

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897

ESTABLISHED 1964

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May 13, 2021

By E-mail Only

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: Wilton Medical Realty, LLC – Application for Alternate Signage Program
Premises: 60 Danbury Road, Wilton, Connecticut

Dear Chairman Tomasetti and Members of the Commission:

We represent Wilton Medical Realty, LLC (“**WMR**”), the owner-operator of the condominium unit at 60 Danbury Road with improvements consisting of an office building of 74,398 total (GFA) square feet and existing parking garage with an approved addition to that parking garage currently under construction.

WMR has recently leased the 60 Danbury Road building to Hartford HealthCare (“**HHC**”) which will take possession and begin operations within the next three months. HHC has in turn subleased the major portion of the third floor to Southwest Connecticut Surgery Center. The Application, this letter, the Tighe & Bond letter, and the other materials submitted are to request approval of an alternative signage program (“**ASP**”) for HHC at the property.

The 60 Danbury building is three stories. It has had a series of approvals from the Planning and Zoning Commission. The square footage of each story, the total square footage of the building and the intended use is as follows:

First floor: currently vacant but to be used as medical office space: 25,007.18 square feet.

Second floor: currently vacant but to be used as medical office space: 24,890.90 square feet.

Third floor: currently vacant but with 20,779 square feet to be used for an Ambulatory Surgery Center (“**ASC**”) with four operating rooms. There is additional square footage on the third floor which is to remain vacant for the time being.

Building Total: 74,398 square feet

The use and placement of signs in Wilton is subject to review by the Architectural Review Board (“ARB”) under Section 29-9.K.3.a and Section 29-9.K.6.a.iii.8 of the Wilton Zoning Regulations (“WZR”). The size, type and quantity of signs is also subject to review by the ARB as well as the Planning & Zoning Commission (“P&Z”) under WZR Section 29–8.A.1-10.

At the May 6, 2021 ARB meeting, we presented an Alternative Sign Program proposal which included Appendix/Design A, Appendix/Design B and Appendix/Design C . ARB expressed a consensus view that our proposed sign package was appropriate for submission under the Alternative Signage Program, but also unanimously deferred any such finding since that was within the jurisdiction of P&Z, not ARB. There was a thorough presentation and discussion on each of the signs proposed. The members ultimately reached consensus on a number of questions:

- A. Due to the location of the building in the center of the 22 acre site, recognition of the importance of the signage at the shoulder of Route 7 for patient way-finding and stress reduction.
- B. Recognition of the importance of the need for additional signage once patients are “on-campus” for more way-finding both to the actual 60 Danbury Road building and the appropriate parking area for patients and their families.
- C. There was concern with the size of the signs on the back of the building, on the overhead pedestrian bridge, and the face of the garage. A size reduction was recommended (and the current proposal (Appendix/Design D) makes those reductions).
- D. Board members Kevin Quinlan and John Doyle affirmatively endorsed the use of the Halo/Backlit signs and no members expressed opposition.
- E. Unanimous support for the aesthetics of the signs, particularly the Halo-lit signs.
- F. Vice Chairman Gardner made a motion for ARB support of the Alternative Sign Program design. Chairman Sanders seconded the motion and it passed unanimously.

Because of the large 22.27 acre size of the site, the relative remoteness of the 60 Danbury Road building from Route 7, and also from its neighboring properties, this application for review by P&Z is brought under Section 29-8.A.8 of the Wilton zoning regulations: Alternative Signage Program for Large Developments. The section recognizes that individual uses within a large development such as an office park may have different and unique needs to achieve the purpose of the sign regulations set out at WZR Section 29 -8.A.1 to accomplish "...adequate business identification... visual communication within the town... [and] ...to promote public safety..."

Section 29-8.A.8 reads, in its entirety:

***Alternative Signage Program for Large Developments:** Due to the complexities of site design and occupancy associated with large developments such as shopping centers, office parks and mixed-use facilities, the owner of a unified nonresidential development containing more than 10,000 square feet of gross floor area may submit to the Commission, for approval of a Sign Permit, an “alternative signage program” differing from the standards contained in this section.*

- a. Such signage program shall, at a minimum, contain the information required under 29-8.A.9.b. for the issuance of Sign Permits.*

- b. *In approving such an alternative signage program, the Commission shall find that:*
- (1) Such signage program would be consistent with the purpose of this section.*
 - (2) Such signage program would result in a more comprehensive and attractive arrangement and display of signs than could otherwise be accomplished under the standards of this section.*

The attached April 29, 2021 letter from Brandee Newlson, PE of Tighe & Bond provides a detailed description of the proposed signage as well as aerial photographs of the site and design drawings of the signs themselves. The proposed signage is divided into the following alternatives:

Appendix A-Design A: Original Design Package (Interior Illumination of some building mounted signs and monument sign on Route 7)

Appendix B-Design B: Revised Design Package (Halo/Back-lit some building mounted signs and ground lighting of monument sign on Route 7)

Appendix C-Design C: Photos of Interior Illuminated and Halo/Back-lit signs in use by HHC in CT

Appendix D-Design D: Reduced Size Package: Please see smaller sizing of signs # 2 (Rear of Building), #3 (Bridge) and #8 (Parking Garage)

In addition to the points raised in the Tighe & Bond letter, WMR respectfully submits that a number of other factors should be considered in the zoning regulatory review of the proposed 60 Danbury Road signage. These additional factors are:

1. **Benefit to the Wilton and Regional Community:** The establishment of approximately 75,000 ft.² of medical office and ambulatory surgery center space will be an important and beneficial addition to the town's infrastructure. Local availability and easy access to medical care is an important element in the well-being of the citizens of Wilton and neighboring communities.
2. **Signs will have very little visual impact:** The Hartford HealthCare facility at 60 Danbury Road is located close to the center of the 22 acre site and is therefore well hidden from motorists on Route 7 and also from the neighboring single-family residences to the east. 60 Danbury's neighbors to the north and south are both office buildings with a similar appearance. While the relative invisibility of the three-story medical and surgical care building is a positive from the viewpoint of neighbors and especially single-family homes, it is a significant detriment and impediment to the successful delivery of medical care to patients. As a consequence, a well-designed signage program is very important.
3. **The Proposal Meets the Alternative Signage Program Objectives:** The Alternative Signage Program recognizes the complexities of multi-building, multi-destination properties such as the Wilton Corporate Park. The purpose of the HCC signage program is to allow either first time or infrequent visitors, and especially patients, to find the main Route 7 entrance itself, to next find which of the buildings houses HCC, to then figure out where is the appropriate place to park and finally to locate either the medical offices on the first two floors or the Ambulatory Surgery Center on the third floor.

4. **Benefit to Patients and the Medical Practice:** Each of the signs as well as the signage program as a whole, as described in the Tighe & Bond letter and attached drawings, is designed to accomplish a smooth and mistake-free arrival for the patients. On a large multi-building campus such as this, if patients cannot find their destination they are delayed. This results in some level of stress and anxiety and also creates problems with the highly scheduled medical appointments and especially the very precisely scheduled surgeries on the third floor.

Although WMR is the applicant and also the owner of the property, it submits this application on behalf of, and based upon the long-term patient medical care expertise of the tenant, Hartford HealthCare.

WMR also respectfully submits that, with the exception of the monument sign on the shoulder of Route 7, the other signs described in the application will not be readily visible from any adjacent residential properties, and from most of the nearby commercial properties. Instead, the on-site signs will only be seen, and of value to the patients and other visitors to the property.

With this background, and in support of the application for approval of an Alternative Signage Program for Large Developments, we submit the following:

1. Application for Site Development Plan with Form B – Zoning Data and Parking and Loading Calculation attached;
2. Wilton Map Vicinity Sketch;
3. Zoning Location Survey prepared by D’Andrea Surveying and Engineering dated July 11, 2017;
4. Overall Site Plan (OSP-001) prepared by Tighe & Bond, Inc. (**T&B**) dated July 19, 2017 and last revised June 12, 2020;
5. Vicinity Sketch.
6. First Floor Plans (SA-110) prepared by MBH Architecture (**MBH**) dated August 20, 2020;
7. Second Floor Plans (SA-120) prepared by MBH dated August 20, 2020;
8. Third Floor Plans (SA-130) prepared by MBH dated August 20, 2020;
9. T&B letter to Director Wrinn dated April 29, 2021;
10. **Appendix A – Design A Plans: (Route 7 monument sign and some building-mounted signs have interior illumination.)**
 - a. Site Overview Plan prepared by Pattison Sign Group (**Pattison**) dated July 10, 2020;
 - b. Front Elevation Plan prepared by Pattison dated July 10, 2020 and last revised January 21, 2021;

- c. Illuminated Channel Letters Plan – Front Entrance prepared by Pattison dated July 10, 2020 and last revised January 21, 2021;
- d. Vinyl Decal – Front Windows Plan prepared by Pattison dated July 10, 2020 and last revised January 11, 2021;
- e. Illuminated Channel Letters Plan – Rear Elevation prepared by Pattison dated July 10, 2020 and last revised December 15, 2020;
- f. Illuminated Channel Letters Plan – Rear Entrance prepared by Pattison dated July 10, 2020 and last revised January 19, 2021;
- g. Illuminated Channel Letters Plan – Bridge prepared by Pattison dated July 10, 2020 and last revised January 19, 2021;
- h. Cutout Letters & Logo Plan – Parking prepared by Pattison dated July 10, 2020 and revised February 5, 2021;
- i. D/F Illuminated Monument Sign Plan dated July 10, 2020 and last revised January 11, 2021;
- j. S/F/Non-Illuminated Directional Plan prepared by Pattison dated July 10, 2020 and last revised February 5, 2021;
- k. S/F Non-Illuminated Directional Sign Plan prepared by Pattison dated July 10, 2020 and revised February 5, 2021;
- l. S/F Non-Illuminated Directional Sign Plan prepared by Pattison dated July 10, 2020 and revised February 5, 2021;
- m. Code Check Plan prepared by Pattison dated July 10, 2020;

11. Appendix B – Design B Plans: (Route 7 Monument sign is lit by a ground-mounted light; some building-mounted signs are Halo/Backlit.)

- a. Site Overview Plan prepared by Pattison dated July 10, 2020 and last revised March 22, 2021;
- b. Front Elevation Plan prepared by Pattison dated July 10, 2020 and last revised January 21, 2021;
- c. Halo Lit Channel Letters Plan - Front Entrance prepared by Pattison dated July 10, 2020 and last revised April 26, 2021;
- d. Vinyl Decal – Front Windows Plan prepared by Pattison dated July 10, 2020 and last revised January 11, 2021;

- e. Halo Lit Channel Letters Plan – Rear Elevation prepared by Pattison dated July 10, 2020 and revised December 15, 2020;
- f. Halo Lit Channel Letters Plan – Rear Entrance prepared by Pattison dated July 10, 2020 and last revised April 26, 2021;
- g. Halo Lit Channel Letters Plan – Bridge prepared by Pattison dated July 10, 2020 and last revised April 26, 2021;
- h. D/F Non-Illuminated Monument Plan prepared by Pattison dated July 10, 2020 and last revised April 26, 2021;
- i. Code Check Plan prepared by Pattison dated July 10, 2020;
- j. Illuminated Halo Lit Channel Letters Plan prepared by Pattison dated July 28, 2020;

12. Appendix C – Design A – (HHC Interior Illuminated Signage Photograph and Design B - Halo Back-Lit Letters Representation.)

13. Appendix D – Design D – (Reduced Sign Sizes for Back of Building, Bridge and Garage.)

- a. Site Overview Plan prepared by Pattison Sign Group (“Pattison”) dated July 10, 2020 and last revised May 12, 2021;
- b. Front Elevation Plan prepared by Pattison dated July 10, 2020 and last revised January 21, 2021;
- c. Halo Lit Channel Letters Plan – Front Entrance prepared by Pattison dated July 10, 2020 and last revised April 26, 2021;
- d. Vinyl Decal – Front Windows Plan prepared by Pattison dated July 10, 2020 and last revised January 11, 2021;
- e. Halo Lit Channel Letters Plan – Rear Elevation prepared by Pattison dated July 10, 2020 and last revised December 15, 2020;
- f. Halo Lit Channel Letters Plan – Rear Entrance prepared by Pattison dated July 10, 2020 and last revised May 12, 2021;
- g. Halo Lit Channel Letters Plan – Bridge prepared by Pattison dated July 10, 2020 and last revised May 12, 2021;
- h. Cutout Letters & Logo Plan – Parking prepared by Pattison dated July 10, 2020 and revised May 12, 2021;
- i. Cutout Letters & Logo Plan dated July 10, 2020 and last revised May 12, 2021;

- j. D/F Non-Illuminated Monument Plan prepared by Pattison dated July 10, 2020 and last revised April 26, 2021;
- k. S/F Non-Illuminated Directional Sign Plan (1) prepared by Pattison dated July 10, 2020 and revised February 5, 2021;
- l. S/F Non-Illuminated Directional Sign Plan (2) prepared by Pattison dated July 10, 2020 and revised February 5, 2021;
- m. S/F Non-Illuminated Directional Sign Plan (3) prepared by Pattison dated July 10, 2020 and revised February 5, 2021
- n. Code Check Plan prepared by Pattison dated July 10, 2020;

14. Authorization letter signed by WMR as applicant and owner authorizing Gregory and Adams, P.C. to act as its agent in this matter;

15. Title certification letter; and

16. List of Project Professionals.

Also enclosed is my firm's check payable to the Town of Wilton in the amount of \$360.00 in payment of the application fee.

If you have any questions, please contact me.

Respectfully submitted,
Gregory and Adams, P.C.

By: /s/ James D'Alton Murphy
James D'Alton Murphy

JD'AM/ko
Enclosures

cc: Mr. Ken Rosenquest, Chief Operating Officer - Constitution Surgery Alliance
Julie Grey, Esq., General Counsel – Constitution Surgery Alliance
John W. Block, P.E. and Brandee Nelson, P.E. – Tighe & Bond, Inc.
Kathleen Royle, Esq. Gregory and Adams, PC

M:\Clients\Constitution Surgery Alliance\2021 HHC Signage\Working file\PZC ltr JD'AM (15).doc

WILTON PLANNING AND ZONING COMMISSION	SITE DEVELOPMENT PLAN	SDP#
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SITE DEVELOPMENT PLAN: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29 - 8-A.8 for approval of a sign permit under the Planning and Zoning Commission's
alternate signage program for large developments.

Wilton Medical Realty, LLC			c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT		
APPLICANT'S NAME			ADDRESS		
Wilton Medical Realty, LLC			c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT		
OWNER'S NAME			ADDRESS		
60 Danbury Road			Design Enterprise (DE-5) District		
PROPERTY LOCATION			ZONING DISTRICT		
5648	2517	836	68	33-60	22.27 acres
WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- * Fifteen (15) complete **COLLATED/FOLDED** sets are required.
- * All plans shall be equal in sheet size, collated into sets (either stapled or clipped), with **maps folded**, not rolled.
- * All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item.
- ☒ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.
- ☒ **CLASS A-2 SURVEY MAP** of the subject property.
- ☒ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations.
- ☒ **FORM B – ZONING DATA.**
- ☒ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.
- ☒ **LETTER OF TITLE** certifying owner of record as of date of the application.
- ☒ **PROOF OF APPLICANT'S LEGAL INTEREST** in property.
- ☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations.
- ☒ **ELECTRONIC EMAILED SUBMISSION** of all materials (Consolidated into 1- 2 PDFs Maximum)
- ☒ **\$360 FILING FEE + \$50/Unit or \$50/2000 sq. ft.** payable to: **Town of Wilton.**

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

Wilton Medical Realty, LLC by its Agent, Gregory and Adams, P.C.

By: 5/13/21 jmurphy@gregoryandadams.com 203-571-6309
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

Wilton Medical Realty, LLC by its Agent, Gregory and Adams, P.C.

By: 5/13/21 jmurphy@gregoryandadams.com 203-571-6309
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

For Planning and Zoning Department Use Only:

Mandatory Referrals - Jurisdiction/Agency		
Village District Design Advisory Committee (VDDAC):	Yes	No
Architectural Review Board (ARB):	Yes	No
Western Connecticut Council of Governments (WestCOG):	Yes	No
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	Yes	No
First Taxing District Water Department Designated Public Watershed:	Yes	No
State-Designated Aquifer Protection Area:	Yes	No
Adjoining Community Notification:	Yes	No

WILTON PLANNING AND ZONING COMMISSION	FORM B - ZONING DATA
Include the following data on the required Site Development Plan, as well.	

50, 60 and 64 Danbury Road	22.27± acres
PROPERTY ADDRESS	LOT ACREAGE
DE-5	1,136 l.f.
ZONING DISTRICT	LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	—	435,602	—	435,602
BUILDING FOOTPRINT [SF]	—	206,796	—	206,796
BUILDING COVERAGE [SF/%] (round up)	25% maximum	21.3%	—	21.3%
BUILDING HEIGHT [FT - Story]	4 stories/55'	3 stories/ 50.53'	—	3 stories/ 50.53'
FLOOR AREA RATIO (F.A.R.)	N/A	—	—	—
PARKING SPACES (round up)	1,207	1,422	—	1,422
LOADING SPACES	2	2	—	2
SITE COVERAGE [SF/%]	50% maximum	49.96%	—	49.96%

OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

PARKING CALCULATION (Use separate page, if necessary)

See Parking Calculation attached for 60 Danbury Road.

LOADING CALCULATION (Use separate page, if necessary)

See Loading Calculation attached for 60 Danbury Road.

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:
Wilton Medical Realty, LLC by its Agent Gregory and Adams, P.C.

By: James D'Alton Murphy

APPLICANT'S SIGNATURE

DATE

4/30/21

Wilton Medical Realty, LLC
Application for Site Development Plan (Alternate Signage Program)
60 Danbury Road, Wilton, CT
April 27, 2021

60 Danbury Road – 3-story office building

Parking Calculation

Section 29-8.B.5.b (6) –
Medical or dental offices:

74,398 sq. ft. @ 1 space per each 200 ft.² 372

Less parking waiver granted by Planning and Zoning
Commission by Resolution #0321-467SP dated
March 22, 2021 25

Total Parking Spaces Required 347

Total Parking Spaces Supplied 368

Loading Calculation

Section 29-8.B.7.a –
Off Street Loading Requirements

Offices of 40,001 to 125,000 sq. ft. of Gross Floor Area 1

Total Loading Spaces Required 1

Total Loading Spaces Supplied 1

Wilton Medical Realty, LLC

Application for Alternate Signage Program Sign Permit

Premises: 60 Danbury Road, Wilton, Connecticut

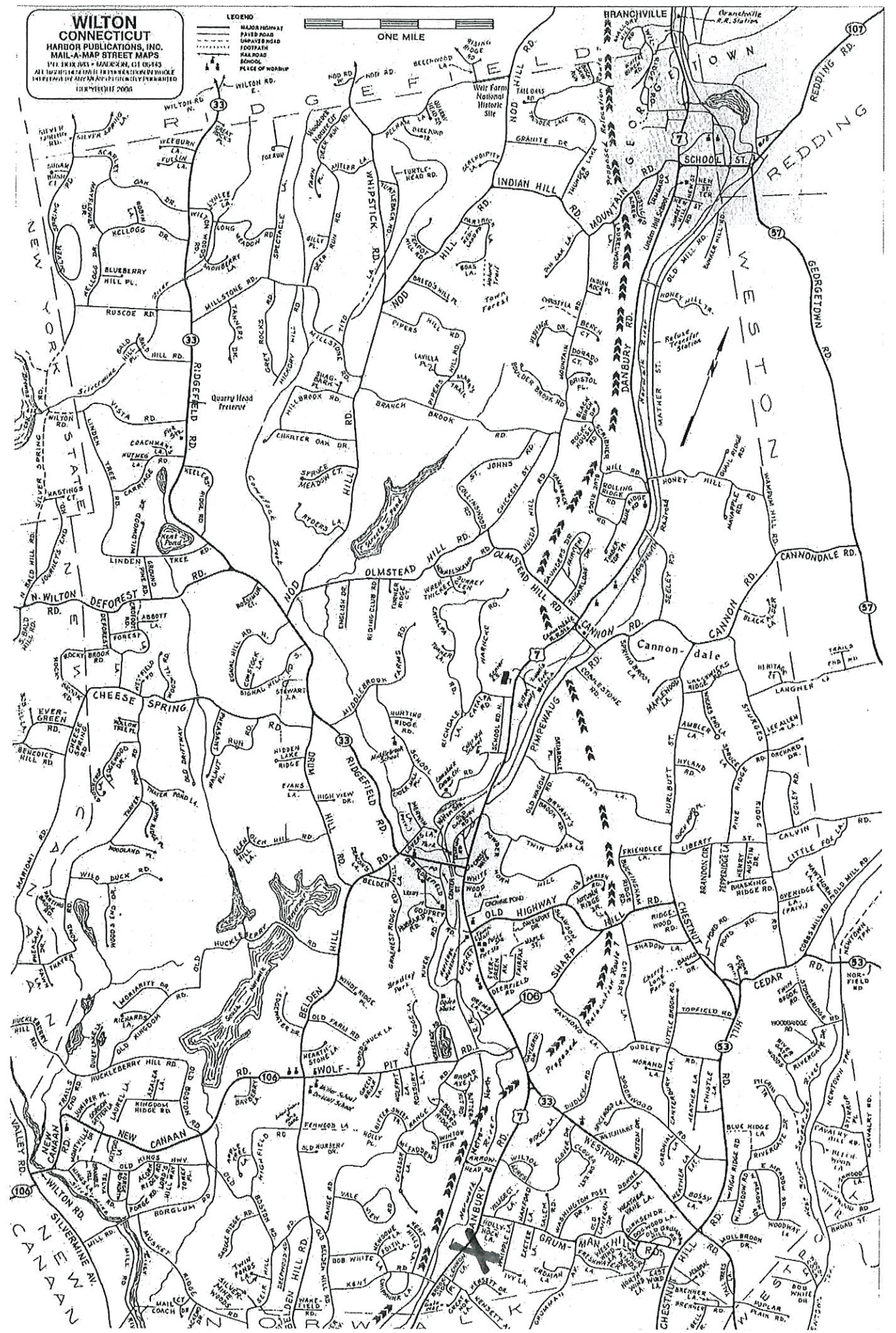
Statement of Compliance with Plan of Conservation and Development

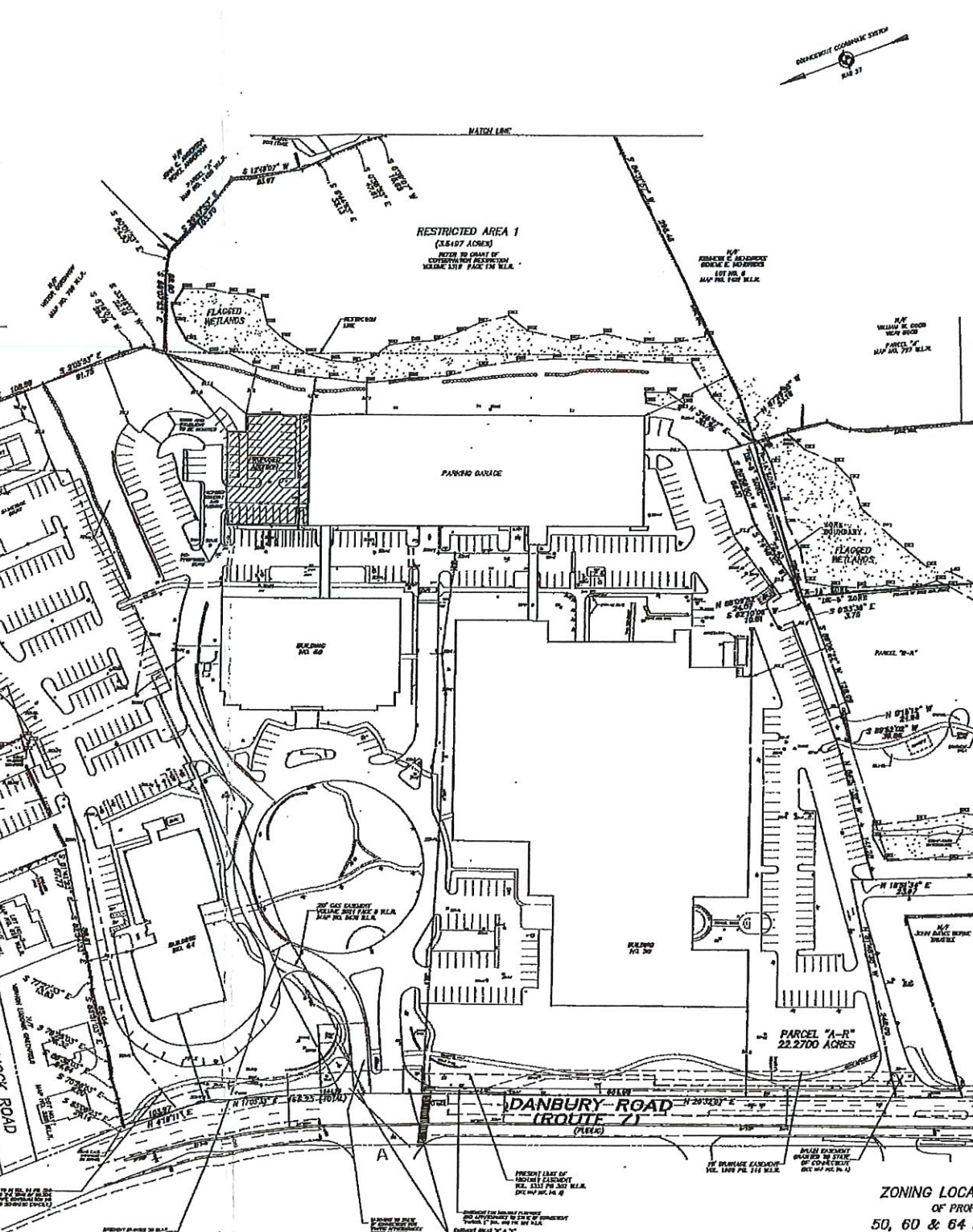
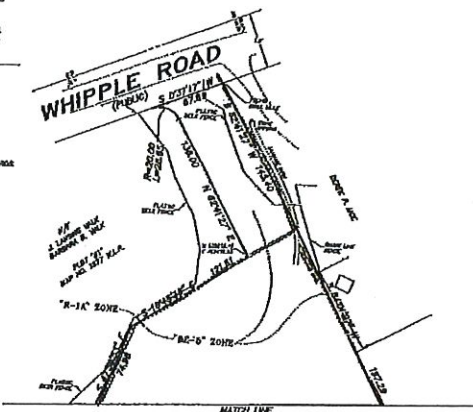
The Premises is 22.27 acres in area and is located in a Design Enterprise District (the “**DE-5 Zone**”). Medical offices are a permitted use in the DE-5 Zone (reference being made to Section 29-7.C.2.a of the Zoning Regulations). Signage identifying businesses located on a property and signage directing the public to those businesses are compatible with the Town’s Plan of Conservation and Development – adopted on September 23, 2019 and effective on October 1, 2019.

WILTON
CONNECTICUT
HARBOR PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
1/4" INCH = 1 MILE
ALL RIGHTS RESERVED
PRINTED IN THE U.S.A.
100% RECYCLED PAPER

LEGEND
MAJOR HIGHWAY
PAVED ROAD
UNPAVED ROAD
FOOTPATH
RAILROAD
SCHOOL
PLACE OF WORSHIP

ONE MILE



[illegible]

SYNOPSIS: LEOPOLD	
1st	1st/2nd DEAN HANDEL
2nd	1st/2nd JAMES MANN
3rd	1st/2nd ROBERT ARNOLD
4th	1st/2nd ROBERT ARNOLD
5th	1st/2nd ROBERT ARNOLD
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97th	1st/2nd ROBERT ARNOLD
98th	1st/2nd ROBERT ARNOLD
99th	1st/2nd ROBERT ARNOLD
100th	1st/2nd ROBERT ARNOLD

EXISTING BUILDING COVERAGE	
450 BUILDING	107, 615 S.F.
450 EXERCISE	620 S.F.
450 GARAGE	29, 720 S.F.
460 BUILDING	25, 100 S.F.
460 GARAGE	29, 252 S.F.
464 BUILDING	14, 904 S.F.
TENNIS COURT	2, 786/2=1, 393 S.F.
SHEDS	183 S.F.
TOTAL	195, 464 S.F.

PERCENT COVERAGE = $195, 464/270.081=72.37\%$

PROPOSED BUILDING COVERAGE	
#50 BUILDING	107, 613 S. F.
#50 GENERATOR	290 S. F.
#50 GARAGE	80, 723 S. F.
#60 BUILDING	25, 100 S. F.
#60 GARAGE	25, 250 S. F.
#64 BUILDING	14, 904 S. F.
TENNIS COURT	2, 786-21, 383 S. F.
SHEDS	183 S. F.
PROPOSED ADDITION	11, 332 S. F.
TOTAL	206, 796 S. F.

EXISTING SITE COVERAGE

PARKING, WALKS, DRIVES	=	288,750 S.F.
BUILDINGS	=	135,164 S.F.
TOTAL	=	423,914 S.F.

PERCENT COVERAGE = $423,914 / 970,081 = 43.7\%$

PROPOSED SITE COVERAGE

PARKING, WALKS, DRIVES	=	277,905 S.F.
BUILDINGS	=	206,796 S.F.
TOTAL	=	484,701 S.F.
PERCENT COVERAGE	=	484,701/970,081=49%

THIS MAP IS A ZENITH LOCATION SURVEY BOUNDARY INFORMATION AS BASED BY A RESURVEY CONDUCTED IN ACCORDANCE WITH INFORMATION ACQUISITION CLASS "A-3" AS FORMER IN THE REGULATIONS OF CONVENTIONAL STATE BORDERS, BETWEEN 20-30N-1 THROUGH 20-30N-20.

NEW INFORMATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

GRAY COPIES OF THIS MAP, BEING AN OFFICIAL AMOUNT OF THE SURVEYING EXCESSIVE SET, SHALL BE CONSIDERED TO BE BLUE, YOLD COPIES.

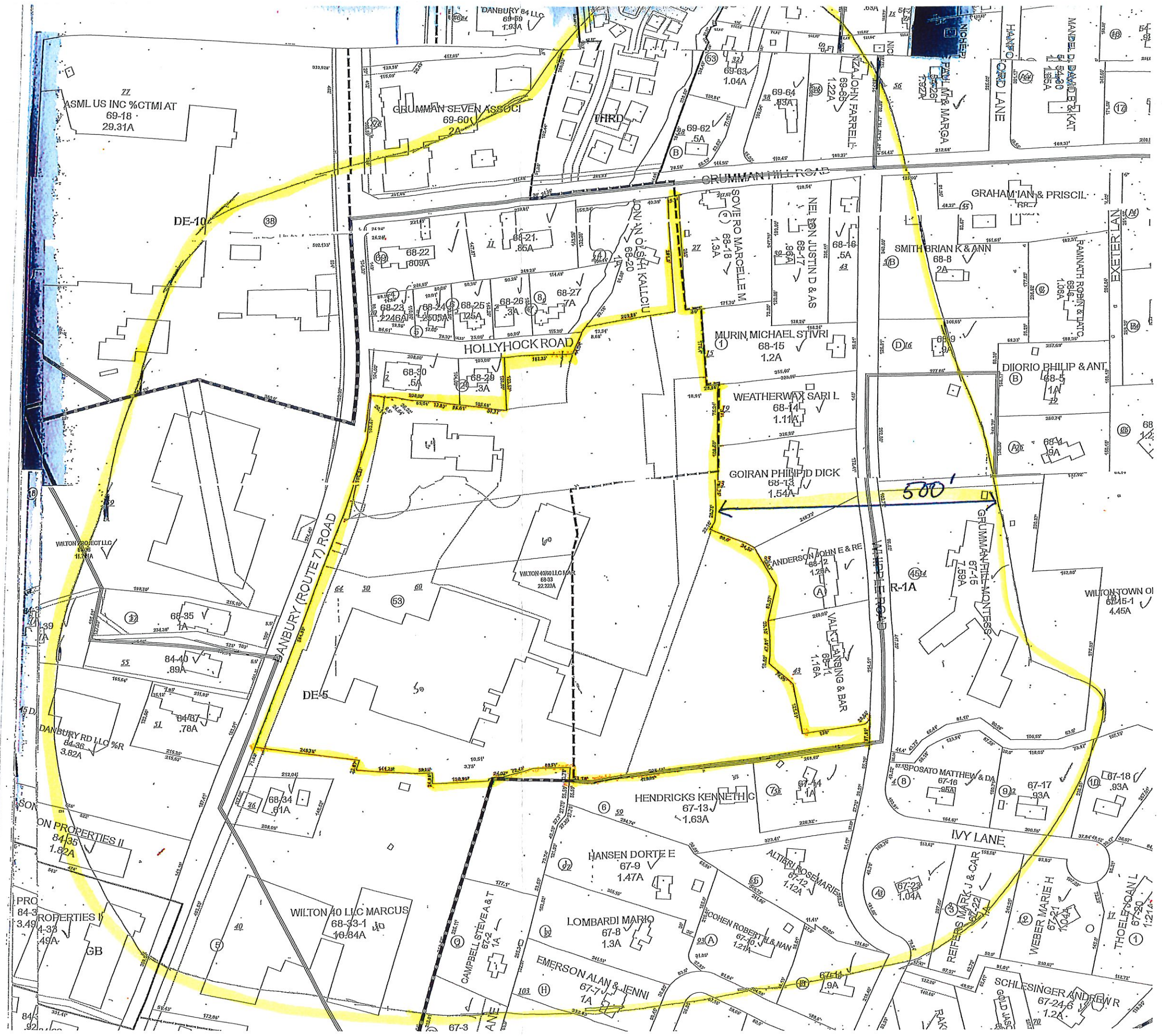
AREA = 22.2700 ACRES (970,000 S.F.)
LAND LIES IN "DE-S" ZONE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.

Robert L. Lopez, Jr., SURVEYOR
 REGENT L. LOPEZ, JR., CT LS HA 15775
 RIVERSIDE, CONNECTICUT JULY 11, 2017

**ZONING LOCATION SURVEY
OF PROPERTY AT
50, 60 & 64 DANBURY ROAD
WILTON, CONNECTICUT
PREPARED FOR
DIVFIFTY, LLC**



ASML US INC %CTMIAT
69-18
29.31A

GRUMMAN SEVEN ASSOCI
69-60
2A

JOHN FARRELL
69-63
1.04A

MADELL D. DANIEL & KAT
69-60
1.85A

DE-10

68-21
85A

GOVIERO MARCELLE M
68-17
1.3A

GRAHAM IAN & PRISCIL

HOLLYHOCK ROAD

MURIN, MICHAEL STIVRI
68-15
1.2A

SMITH BRIAN K & ANN
68-8
2A

RAMNATH ROBIN & LITIC
68-6
1.06A

WEATHERWAX SARI L
68-14
1.11A

GOIRAN PHILIP D DICK
68-13
1.54A

DIORIO PHILIP & ANT
68-5
1A

WILTON PROJECT LLC
68-35
1A

68-35
1A

84-40
.89A

84-47
.78A

DANBURY RD LLC %R
84-36
3.82A

ON PROPERTIES II
84-35
1.82A

PRO
84-3
3.49A

PROPERTIES I
84-3
4.9A

WILTON 40 LLC MARCUS
68-33-1
10.84A

CAMPBELL STEVE A & T
67-2
1A

HENDRICKS KENNETH C
67-13
1.63A

HANSEN DORTE E
67-9
1.47A

LOMBARDI MARIO
67-8
1.3A

EMERSON ALAN & JENNI
67-7
1A

ALTERI ROSEMARIE
67-12
1.12A

COHEN ROBERT L & NAW
67-10
1.21A

SPASATO MATTHEW & DA
67-16
.95A

67-17
.93A

67-18
.93A

REIFERS MARK J & CAR
67-22
1A

WEBER MARIE H
67-21
1.04A

THOLESON L
67-20
1.21A

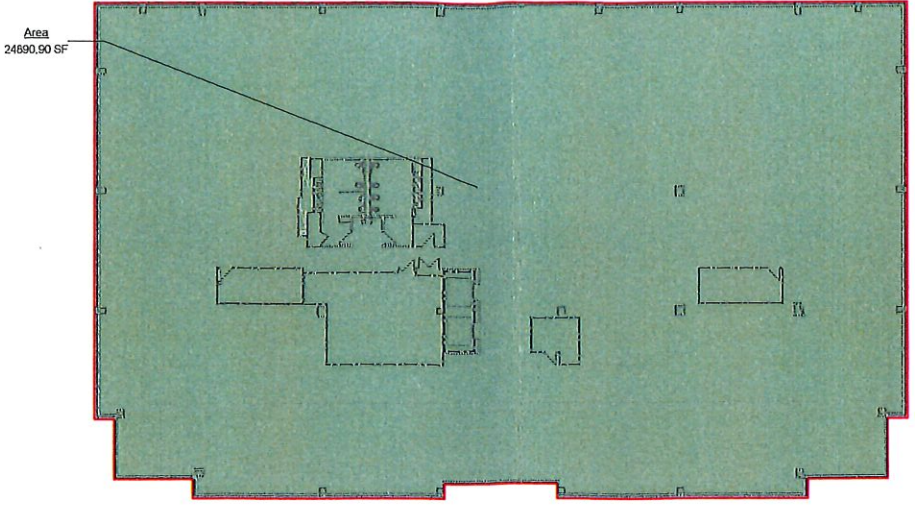
SCHLESINGER ANDREW R
67-24
1.2A

500'

GRUMMAN HILL MONTESS
67-15
1.89A

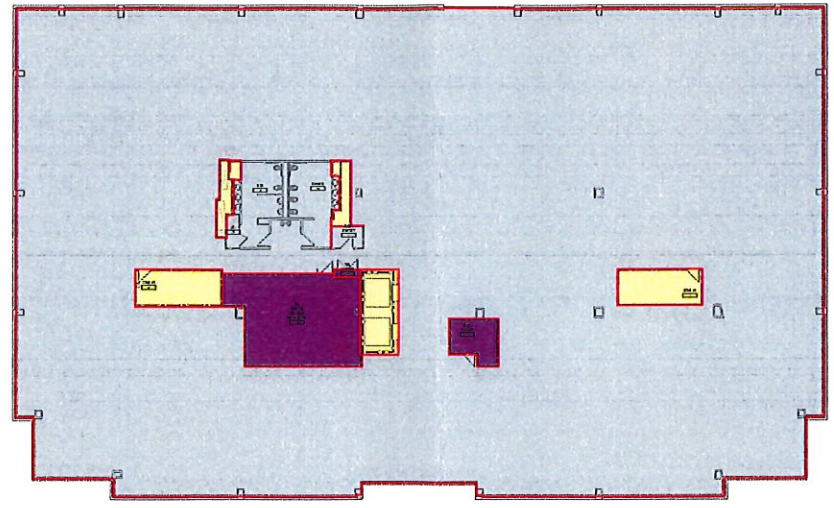
WILTON TOWN OF
67-15-1
4.45A

2/2/2021 11:25:53 AM C:\MSH - Ambulatory Revit\Level\2nd\2nd\11221 (02202) CENTRAL.dwg msh@mbharchitecture.com



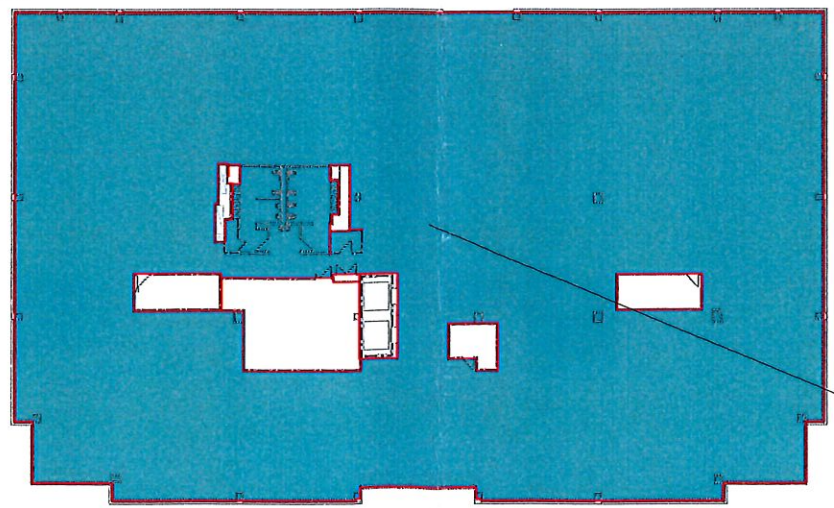
1 2ND FLOOR BUILDING GROSS PLAN
SCALE: 1/16" = 1'-0"

GROSS BUILDING LEGEND
Gross Building Area



2 2ND FLOOR INTERIOR GROSS PLAN
SCALE: 1/16" = 1'-0"

INTERIOR GROSS LEGEND
FLOOR SERVICE AREA
MAJOR VERTICAL PENETRATIONS
TENANT AREA



3 2ND FLOOR INTERIOR GROSS BOUNDARY PLAN
SCALE: 1/16" = 1'-0"

INTERIOR GROSS BOUNDARY LEGEND
2ND FLOOR TENANT

PROGRESS
02/02/2021



REVISIONS		
NO.	DESCRIPTION	DATE

AMBULATORY SURGERY CENTER RENOVATIONS

60 DANBURY ROAD
WILTON, CT 06897

Constitution Surgery Alliance
Operate Better Together.

MBH ARCHITECTURE
ARCHITECTURE • INTERIOR DESIGN • EXTERIOR DESIGN • LANDSCAPE ARCHITECTURE

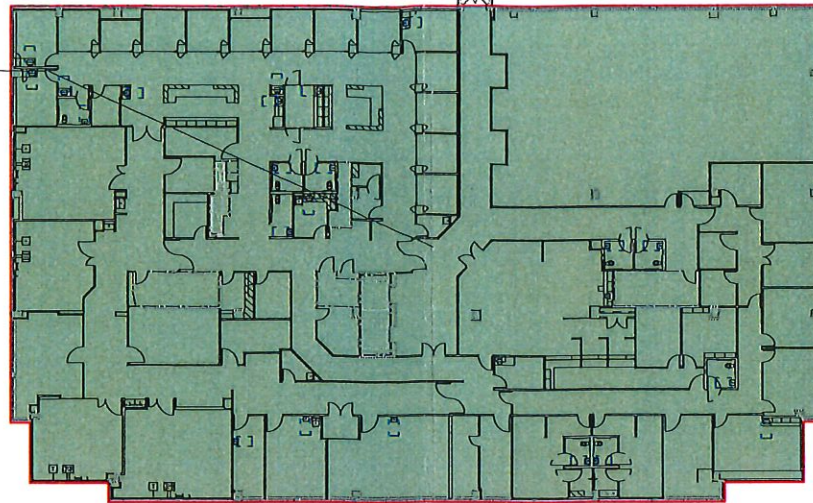
REVISIONS: 01/20/2021
DATE: 01/20/2021
SCALE: 1/16" = 1'-0"
PROJECT NUMBER: 11111
DRAWN BY: KRY

SA-120

BOMA SPACE ALLOCATION 2ND FLOOR PLANS

11/17/2020 12:35:08 AM C:\MBH\Architect\Level Local Files\2020\11\17\2020\CENTRAL\Job\mbhshscenter.dwg

EXTERIOR GROSS
25000.85 SF

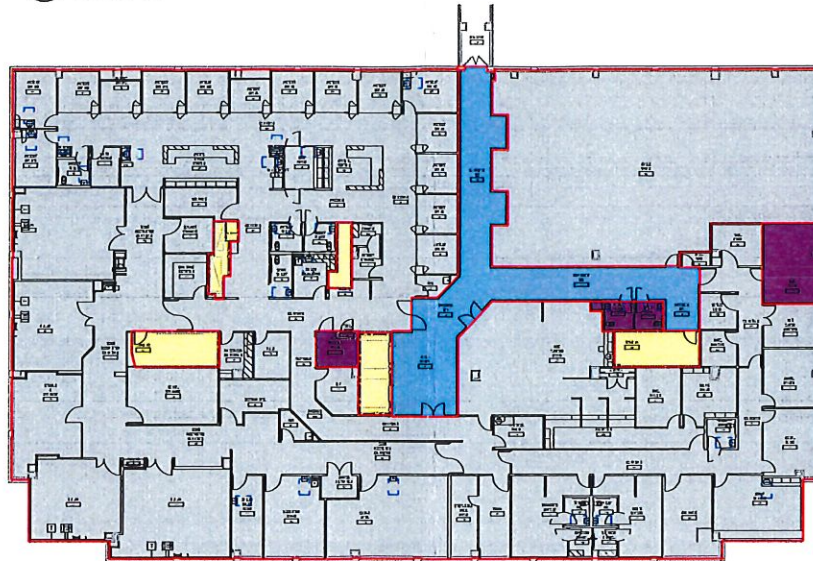


GROSS BUILDING LEGEND

Gross Building Area

1 3RD FLOOR BUILDING GROSS PLAN
SCALE: 1/16" = 1'-0"

3RD FLOOR INTERIOR GROSS SCHEDULE	
AREA	SF
BUILDING SERVICE AREA	1632.26 SF
BUILDING SERVICE AREA: 1	1632.26 SF
FLOOR SERVICE AREA	95.29 SF
FLOOR SERVICE AREA	122.44 SF
FLOOR SERVICE AREA	303.60 SF
FLOOR SERVICE AREA: 3	521.34 SF
MAJOR VERTICAL PENETRATIONS	72.04 SF
MAJOR VERTICAL PENETRATIONS	56.05 SF
MAJOR VERTICAL PENETRATIONS	170.67 SF
MAJOR VERTICAL PENETRATIONS	194.39 SF
MAJOR VERTICAL PENETRATIONS	195.29 SF
MAJOR VERTICAL PENETRATIONS: 5	728.45 SF
TENANT AREA	3665.40 SF
TENANT AREA	18037.76 SF
TENANT AREA: 2	21703.16 SF
Grand Total: 11	24583.21 SF



INTERIOR GROSS LEGEND

BUILDING SERVICE AREA

FLOOR SERVICE AREA

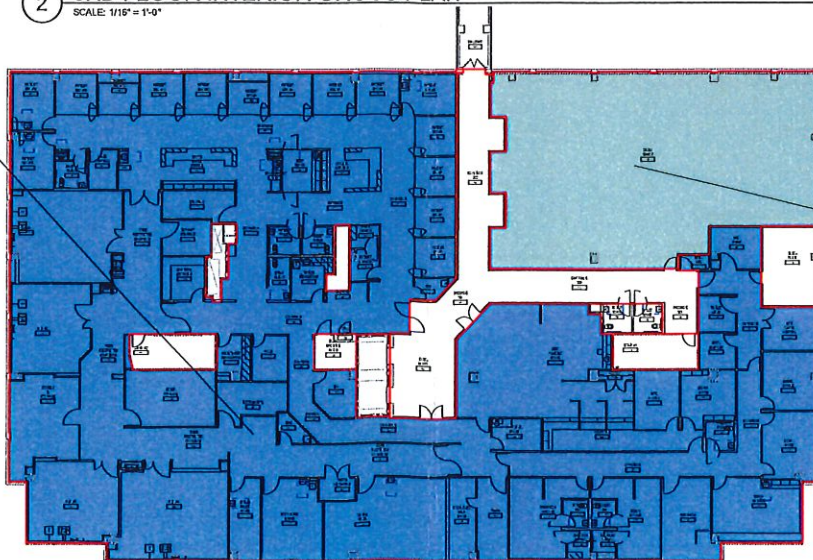
MAJOR VERTICAL PENETRATIONS

TENANT AREA

2 3RD FLOOR INTERIOR GROSS PLAN
SCALE: 1/16" = 1'-0"

3RD FLOOR INTERIOR GROSS BOUNDARY SCHEDULE	
AREA	SF
CSA	18037.76 SF
SHELL SPACE (HHC)	3665.40 SF
Grand Total: 2	21703.16 SF

CSA
18037.76 SF



INTERIOR GROSS BOUNDARY LEGEND

CSA

SHELL SPACE (HHC)

SHELL SPACE (HHC)
3665.40 SF

3 3RD FLOOR INTERIOR GROSS BOUNDARY PLAN
SCALE: 1/16" = 1'-0"

PROGRESS
11/17/2020



REVISIONS		
NO.	DESCRIPTION	DATE

AMBULATORY SURGERY CENTER RENOVATIONS

60 DANBURY ROAD
WILTON, CT 06897



Operate Better Together.

BOMA SPACE ALLOCATION FLOOR PLANS

MBH
ARCHITECTURE



DESIGNED FOR:	1026 COS
DATE REVIEWED:	08-20-2020
SCALE:	1/16" = 1'-0"
PROJECT MANAGER:	10261
DRAWN BY:	NRW

SA-130

APPENDIX C – ILLUMINATED SIGN EXAMPLES

DESIGN A - INTERIOR ILLUMINATED CHANNEL LETTERS



DESIGN B - HALO/BACKLIT LETTERS



AP7-33870Q

SITE OVERVIEW

Installation: ☐ Interior: ☒ Exterior:

#	Descriptions:
1	HALO LIT CHANNEL LETTERS (FRONT ENTRANCE). SEE PAGES 2 & 3
2	HALO LIT CHANNEL LETTERS (REAR) SEE PAGES 5 & 6
3	HALO LIT CHANNEL LETTERS (BRIDGE) SEE PAGE 7
4	D/F NON-ILLUMINATED A4 MONUMENT SEE PAGE 8
5	S/F NON-ILLUMINATED D2 DIRECTIONAL SEE PAGE 11
6	S/F NON-ILLUMINATED D2 DIRECTIONAL SEE PAGE 12
7	D/F NON-ILLUMINATED D2 DIRECTIONAL SEE PAGE 13
8	NON-ILLUMINATED CUTOUT LETTERS SEE PAGE 8 & 9 FOR OPTIONS

#	Revision(s)	By:	Date:
1	CHANGED AERIAL VIEW TO SITE PLAN	TB	03.18.2021
2	ADDED SET BACKS	TB	03.22.2021
3	ADDED DIRECTIONALS	TB	05.12.2021



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE		
Site:	60 DANBURY RD, WILTON, CT		
Consultant:	J. PELLETIER		
Draftsman:	TINA BOLDUC	Date:	07.10.2020
Page:	1/14	Scale:	1/128" = 1'-0"

Date: ____/____/____
Customer Approval: _____



This sign is intended to be installed in accordance with the requirements of Article 601 of the National Electrical Code and Section 34 of the Canadian Electrical Code or applicable local codes. This notice



Fullison Sign Group Illuminated signs contain
Fluorescent, Neon and/or HID Lamps. These
wrps contain Mercury (Hg). Dispose of these
wrps according to Local, Provincial, State

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTON SIGN GROUP FOR THE SIGN OR SIGNS, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER FOR THE AGENTS, AND NOT BY PATTON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CUSTOMER SHALL HOLD PATTON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, SUES, DAMAGES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTON SIGN GROUP ARISING FROM THE FAULT OF THE CUSTOMER (AND/OR ITS AGENT) IN DOING SO.

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AP7-33870Q

HALO LIT CHANNEL LETTERS

Installation: ☐ Interior: ☒ Exterior:

Descriptions:

1 HALO LIT CHANNEL LETTERS



200.11 SQ. FT.



EXISTING SIGNAGE



PROPOSED SIGNAGE - FRONT ENTRANCE

#	Revision(s)	By:	Date:
1	ADDED BUILDING SIGN	TB	12.07.2020
2	ADDED OPTION 2	TB	12.15.2020
3	REMOVED BACKER	TB	01.21.2021
4	CHANGED TO HALO LIT	TB	04.26.2021

Date:
Customer Approval:



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

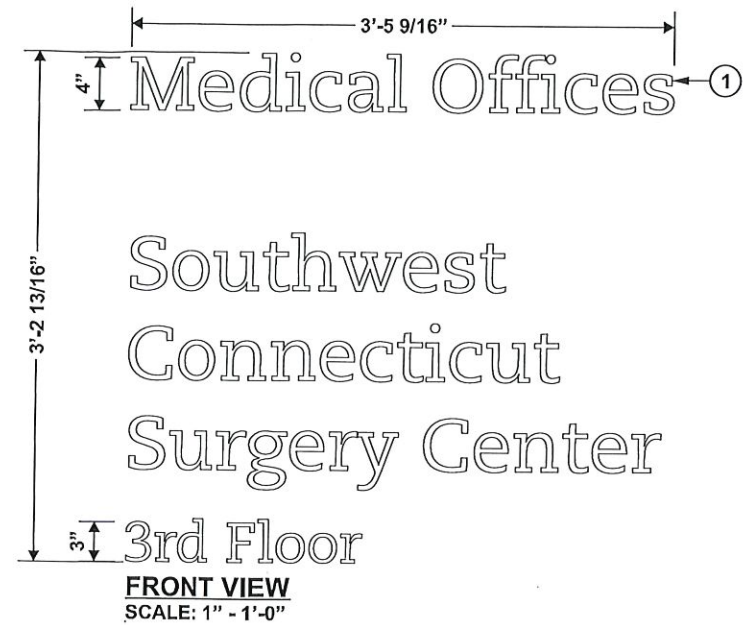
Client:	HARTFORD HEALTHCARE
Site:	60 DANBURY RD, WILTON, CT
Consultant:	J. PELLETIER
Draftsman:	TINA BOLDUC
Page:	3/14
Date:	07.10.2020
Scale:	1/4" = 1'-0"

Diagram showing the front view of the Hartford HealthCare logo. The logo consists of the text "Hartford" in a serif font, followed by a stylized heart icon, and the text "HealthCare" in a sans-serif font. The dimensions are indicated as follows:

- Overall height: 8 5/8"
- Overall width: 1'-11 1/8"
- Heart icon height: 3"

FRONT VIEW
SCALE: 3" = 1'-0"

FRONT VIEW
SCALE: 3" = 1'-0"



EXISTING WINDOWS - FRONT ELEVATION



AP7-33870Q

Installation: ☐ Interior: ☒ Exterior:

#	Descriptions:
1	1. The first row of the matrix is the identity matrix I_n .
2	2. The second row of the matrix is the identity matrix I_n .
3	3. The third row of the matrix is the identity matrix I_n .
4	4. The fourth row of the matrix is the identity matrix I_n .
5	5. The fifth row of the matrix is the identity matrix I_n .
6	6. The sixth row of the matrix is the identity matrix I_n .
7	7. The seventh row of the matrix is the identity matrix I_n .
8	8. The eighth row of the matrix is the identity matrix I_n .
9	9. The ninth row of the matrix is the identity matrix I_n .
10	10. The tenth row of the matrix is the identity matrix I_n .
11	11. The eleventh row of the matrix is the identity matrix I_n .
12	12. The twelfth row of the matrix is the identity matrix I_n .
13	13. The thirteenth row of the matrix is the identity matrix I_n .
14	14. The fourteenth row of the matrix is the identity matrix I_n .
15	15. The fifteenth row of the matrix is the identity matrix I_n .
16	16. The sixteenth row of the matrix is the identity matrix I_n .
17	17. The seventeenth row of the matrix is the identity matrix I_n .
18	18. The eighteenth row of the matrix is the identity matrix I_n .
19	19. The nineteenth row of the matrix is the identity matrix I_n .
20	20. The twentieth row of the matrix is the identity matrix I_n .
21	21. The twenty-first row of the matrix is the identity matrix I_n .
22	22. The twenty-second row of the matrix is the identity matrix I_n .
23	23. The twenty-third row of the matrix is the identity matrix I_n .
24	24. The twenty-fourth row of the matrix is the identity matrix I_n .
25	25. The twenty-fifth row of the matrix is the identity matrix I_n .
26	26. The twenty-sixth row of the matrix is the identity matrix I_n .
27	27. The twenty-seventh row of the matrix is the identity matrix I_n .
28	28. The twenty-eighth row of the matrix is the identity matrix I_n .
29	29. The twenty-ninth row of the matrix is the identity matrix I_n .
30	30. The thirtieth row of the matrix is the identity matrix I_n .
31	31. The thirty-first row of the matrix is the identity matrix I_n .
32	32. The thirty-second row of the matrix is the identity matrix I_n .
33	33. The thirty-third row of the matrix is the identity matrix I_n .
34	34. The thirty-fourth row of the matrix is the identity matrix I_n .
35	35. The thirty-fifth row of the matrix is the identity matrix I_n .
36	36. The thirty-sixth row of the matrix is the identity matrix I_n .
37	37. The thirty-seventh row of the matrix is the identity matrix I_n .
38	38. The thirty-eighth row of the matrix is the identity matrix I_n .
39	39. The thirty-ninth row of the matrix is the identity matrix I_n .
40	40. The fortieth row of the matrix is the identity matrix I_n .
41	41. The forty-first row of the matrix is the identity matrix I_n .
42	42. The forty-second row of the matrix is the identity matrix I_n .
43	43. The forty-third row of the matrix is the identity matrix I_n .
44	44. The forty-fourth row of the matrix is the identity matrix I_n .
45	45. The forty-fifth row of the matrix is the identity matrix I_n .
46	46. The forty-sixth row of the matrix is the identity matrix I_n .
47	47. The forty-seventh row of the matrix is the identity matrix I_n .
48	48. The forty-eighth row of the matrix is the identity matrix I_n .
49	49. The forty-ninth row of the matrix is the identity matrix I_n .
50	50. The fiftieth row of the matrix is the identity matrix I_n .
51	51. The fifty-first row of the matrix is the identity matrix I_n .
52	52. The fifty-second row of the matrix is the identity matrix I_n .
53	53. The fifty-third row of the matrix is the identity matrix I_n .
54	54. The fifty-fourth row of the matrix is the identity matrix I_n .
55	55. The fifty-fifth row of the matrix is the identity matrix I_n .
56	56. The fifty-sixth row of the matrix is the identity matrix I_n .
57	57. The fifty-seventh row of the matrix is the identity matrix I_n .
58	58. The fifty-eighth row of the matrix is the identity matrix I_n .
59	59. The fifty-ninth row of the matrix is the identity matrix I_n .
60	60. The sixtieth row of the matrix is the identity matrix I_n .
61	61. The sixty-first row of the matrix is the identity matrix I_n .
62	62. The sixty-second row of the matrix is the identity matrix I_n .
63	63. The sixty-third row of the matrix is the identity matrix I_n .
64	64. The sixty-fourth row of the matrix is the identity matrix I_n .
65	65. The sixty-fifth row of the matrix is the identity matrix I_n .
66	66. The sixty-sixth row of the matrix is the identity matrix I_n .
67	67. The sixty-seventh row of the matrix is the identity matrix I_n .
68	68. The sixty-eighth row of the matrix is the identity matrix I_n .
69	69. The sixty-ninth row of the matrix is the identity matrix I_n .
70	70. The seventieth row of the matrix is the identity matrix I_n .
71	71. The seventy-first row of the matrix is the identity matrix I_n .
72	72. The seventy-second row of the matrix is the identity matrix I_n .
73	73. The seventy-third row of the matrix is the identity matrix I_n .
74	74. The seventy-fourth row of the matrix is the identity matrix I_n .
75	75. The seventy-fifth row of the matrix is the identity matrix I_n .
76	76. The seventy-sixth row of the matrix is the identity matrix I_n .
77	77. The seventy-seventh row of the matrix is the identity matrix I_n .
78	78. The seventy-eighth row of the matrix is the identity matrix I_n .
79	79. The seventy-ninth row of the matrix is the identity matrix I_n .
80	80. The eightieth row of the matrix is the identity matrix I_n .
81	81. The eighty-first row of the matrix is the identity matrix I_n .
82	82. The eighty-second row of the matrix is the identity matrix I_n .
83	83. The eighty-third row of the matrix is the identity matrix I_n .
84	84. The eighty-fourth row of the matrix is the identity matrix I_n .
85	85. The eighty-fifth row of the matrix is the identity matrix I_n .
86	86. The eighty-sixth row of the matrix is the identity matrix I_n .
87	87. The eighty-seventh row of the matrix is the identity matrix I_n .
88	88. The eighty-eighth row of the matrix is the identity matrix I_n .
89	89. The eighty-ninth row of the matrix is the identity matrix I_n .
90	90. The ninetieth row of the matrix is the identity matrix I_n .
91	91. The ninety-first row of the matrix is the identity matrix I_n .
92	92. The ninety-second row of the matrix is the identity matrix I_n .
93	93. The ninety-third row of the matrix is the identity matrix I_n .
94	94. The ninety-fourth row of the matrix is the identity matrix I_n .
95	95. The ninety-fifth row of the matrix is the identity matrix I_n .
96	96. The ninety-sixth row of the matrix is the identity matrix I_n .
97	97. The ninety-seventh row of the matrix is the identity matrix I_n .
98	98. The ninety-eighth row of the matrix is the identity matrix I_n .
99	99. The

1	WHITE VINYL DECAL APPLIED TO FIRST SURFACE OF WINDOWS
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#	Revision(s)	By:	Date:
1	ADDED COPY	TB	12.07.2020
2	CHANGED FONT	TB	12.08.2020
3	REDUCED SIZE	TB	12.15.2020
4	INCREASED SIZE & ADDED PHOTOS	TB	01.06.2021
5	FIXED LOGO PLACEMENT	TB	01.11.2021

Custom Sign:

CUSTOM FONT

Date: ____/____/____
Customer Approval: ____



This sign is intended to be installed in accordance with the requirements of Article 642 of the National Electrical Code and Section 34 of the Canadian Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.



Patison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State,

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTECON SIGN GROUP FOR THE SIGNS ORDERED HEREON, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE ORDERED OR PROVIDED BY THE CUSTOMER OR HIS AGENT, AND NOT BY PATTECON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, AND SHALL HOLD PATTECON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTECON SIGN GROUP AS A RESULT OF THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) TO DO SO.

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Pattison Sign Group

Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client: HARTFORD HEALTHCARE

Site:	60 DANBURY RD, WILTON, CT
-------	---------------------------

Consultant:	J. PELLETIER
--------------------	--------------

Draftsman: TINA BOLDUC

Page:	4/14	Scale:	AS NOTED
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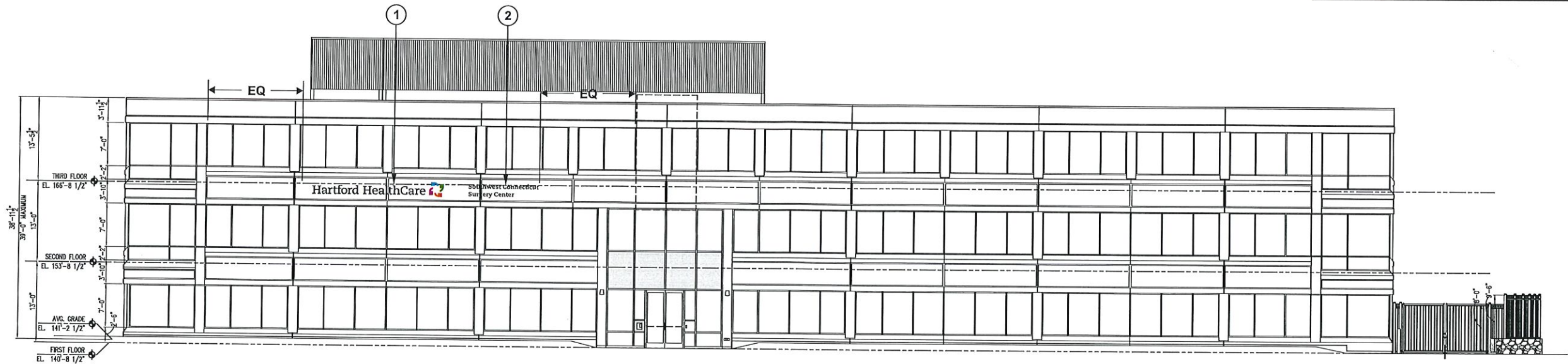
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AP7-33870Q

HALO LIT CHANNEL LETTERS

Installation: ☐ Interior: ☒ Exterior:

#	Descriptions:
1	HALO LIT CHANNEL LETTERS SEE PAGE 7
2	CUTOUT LETTERS SEE PAGE 7




REAR ELEVATION

#	Revision(s)	By:	Date:
1	ADDED ELEVATION	TB	12.15.2020

Date: / /
Customer Approval:

			Pattison Sign Group illuminated signs contain fluorescent, neon and/or LED lamps. These lamps contain mercury vapor. Dispose of these lamps according to Local, Provincial, State, or Federal Laws.
<small>IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN ORDERED, PATTISON SIGN GROUP SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A SIGN IS TO BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, THE CUSTOMER SHALL ENSURE THAT THE SIGN IS BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND PROVE IT AGAINST ANY AND ALL CLAIMS, DAMAGES, ACTIONS, FEES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE USE OF THE CUSTOMER'S (AND ITS AGENTS) DESIGN.</small>			

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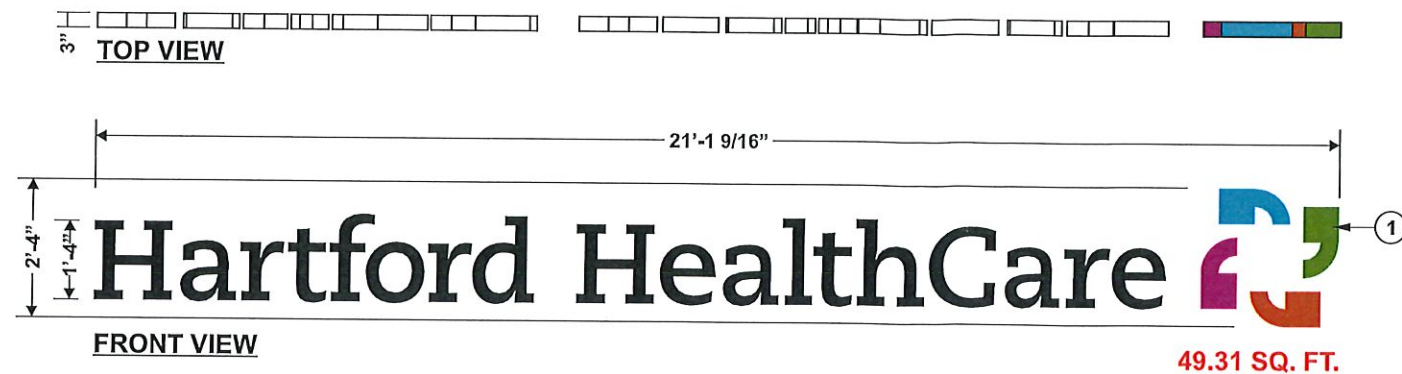
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**Pattison
Sign Group**

Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE
Site:	60 DANBURY RD, WILTON, CT
Consultant:	J. PELLETIER
Draftsman:	TINA BOLDUC
Page:	5/14
Date:	07.10.2020
Scale:	1/16" = 1'-0"



EXISTING SIGNAGE



PROPOSED SIGNAGE - REAR ENTRANCE

Date: / /
Customer Approval:



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AP7-33870Q

HALO LIT CHANNEL LETTERS

Installation: ☐ Interior: ☒ Exterior:

Descriptions:

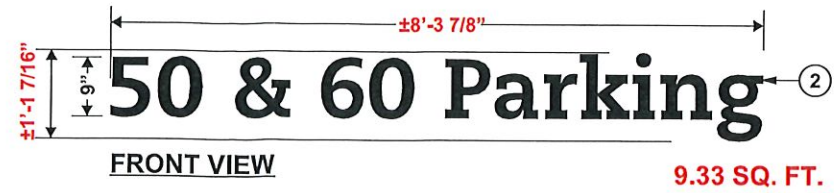
1	HALO LIT CHANNEL LETTERS
2	1/4" TK. ALUMINUM CUTOUT LETTERS PAINTED BLACK, PIN MOUNTED TO WALL

#	Revision(s)	By:	Date:
1	ADDED BUILDING SIGN	TB	12.07.2020
2	CENTERED BOTH SIGNS	TB	12.08.2020
3	ADDED DIMENSIONS	TB	12.15.2020
4	ADDED RACEWAY	TB	01.19.2021
5	CHANGED TO HALO LIT	TB	04.26.2021
6	REDUCED SIZE	TB	05.12.2021



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE
Site:	60 DANBURY RD, WILTON, CT
Consultant:	J. PELLETIER
Draftsman:	TINA BOLDUC
Page:	6/14
Date:	07.10.2020
Scale:	3/8" = 1'-0"



AP7-33870Q

CUTOUT LETTERS & LOGO

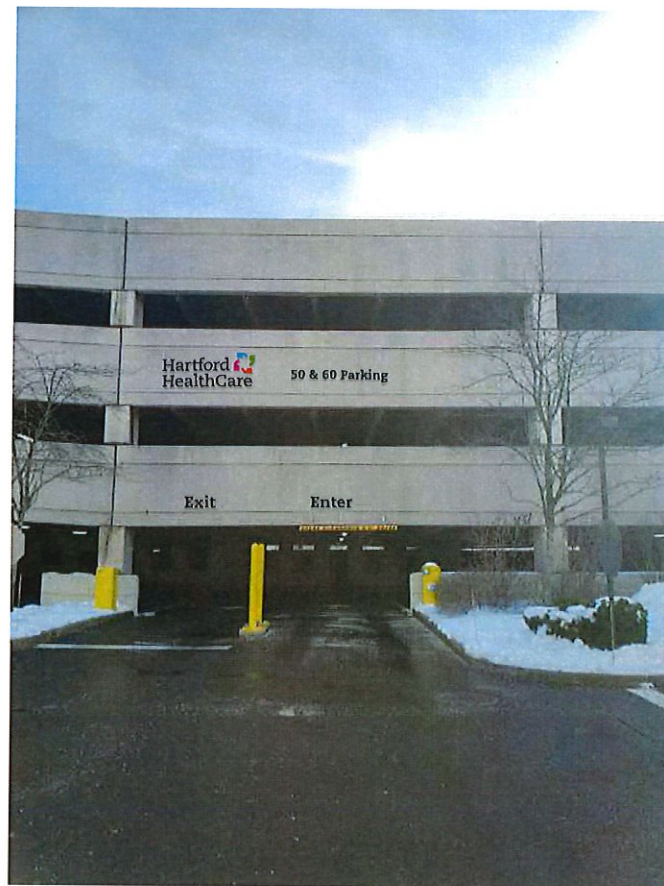
Installation: ☒ Interior: ☐ Exterior:

Descriptions:

1	1/4" TK. ALUMINUM CUTOUT LETTERS PAINTED BLACK & LOGO PAINTED FULL COLOR, PIN MOUNTED TO WALL
2	1/4" TK. ALUMINUM CUTOUT LETTERS PAINTED BLACK, PIN MOUNTED TO WALL



EXISTING SIGNAGE



PROPOSED SIGNAGE

Date: ____/____/____
Customer Approval:



This sign is intended to be installed in accordance with the sign specifications of the manufacturer. The sign is not to be used in any other manner than as intended. The sign is not to be used in any other manner than as intended. The sign is not to be used in any other manner than as intended.

IF THIS AGREEMENT INCLUDES THE MANUFACTURE AND INSTALLATION OF A SIGN BY PATTON SIGN GROUP FOR THE SIGN ORDERED HEREIN, BOTH MANUFACTURE AND INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A SIGN IS TO BE MANUFACTURED AND INSTALLED BY THE CUSTOMER, THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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#	Revision(s)	By:	Date:
1	ADDED SIGNAGE	TB	02.05.2021
2	ADDED APPROX. DIMENSIONS	TB	04.30.2021
3	REDUCED SIZE	TB	05.12.2021



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE
Site:	60 DANBURY RD, WILTON, CT
Consultant:	J. PELLETIER
Draftsman:	TINA BOLDUC
Date:	07.10.2020
Page:	8/14
Scale:	1/2" = 1'-0"

Diagram showing the front view of the Hartford HealthCare logo. The logo consists of the text "Hartford HealthCare" in a serif font, with "Hartford" on the top line and "HealthCare" on the bottom line. To the right of the text is a stylized cross logo composed of four colored squares (blue, green, red, and purple) arranged in a larger square. A dimension line indicates the total width of the logo is $\pm 7'-0 \frac{7}{8}"$. Another dimension line indicates the total height of the logo is $\pm 2'-7 \frac{11}{16}"$. A small dimension line indicates the height of the "Hartford" text is 11". A circled number 1 points to the logo.

FRONT VIEW

18.68 SQ. FT.

Diagram showing the front view of the 50 & 60 Parking sign. The sign is rectangular with a width of $\pm 8' - 3 \frac{7}{8}"$ and a height of $\pm 1' - 1 \frac{7}{16}"$. The text "50 & 60 Parking" is displayed in large, bold, black letters. A small circle with the number "2" is located to the right of the sign. Below the sign, the text "FRONT VIEW" is written in red, and "9.33 SQ. FT." is written in red.

CUTOUT LETTERS & LOGO

Installation: ☒ Interior: ☐ Exterior:

#	Descriptions:
1	1/4" TK. ALUMINUM CUTOUT LETTERS PAINTED BLACK & LOGO PAINTED FULL COLOR, PIN MOUNTED TO WALL
2	1/4" TK. ALUMINUM CUTOUT LETTERS PAINTED BLACK, PIN MOUNTED TO WALL



EXISTING SIGNAGE



PROPOSED SIGNAGE

Date: ____/____/____
Customer Approval: _____



This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and Section 34 of the Canadian Electrical Code and/or other applicable local codes. This includes



Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal laws.

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASES BY PATISSON SIGN GROUP FOR THE SIGN ORDER, THE BASES (BUILT BASES) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR ITS AGENT), AND NOT BY PATISSON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASES ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATISSON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, DAMAGES, ACTIONS, PROCEEDINGS, LOSSES, AND ANT. LEGAL FEES INCURRED BY PATISSON SIGN GROUP ARISING FROM THE FAULT OF THE CUSTOMER (AND/OR ITS AGENT) IN DOING SO.

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Pattison Sign Group

Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE		
Site:	60 DANBURY RD, WILTON, CT		
Consultant:	J. PELLETTIER		
Draftsman:	TINA BOLDUC	Date:	07.10.2020
Page: 9/14	Scale:	1/2" = 1'-0"	

D/F NON-ILLUMINATED MONUMENT

Installation: ☐ Interior: ☒ Exterior:

#	Descriptions:
1	1. The first row of the matrix is the identity matrix I_n .
2	2. The second row of the matrix is the identity matrix I_n .
3	3. The third row of the matrix is the identity matrix I_n .
4	4. The fourth row of the matrix is the identity matrix I_n .
5	5. The fifth row of the matrix is the identity matrix I_n .
6	6. The sixth row of the matrix is the identity matrix I_n .
7	7. The seventh row of the matrix is the identity matrix I_n .
8	8. The eighth row of the matrix is the identity matrix I_n .
9	9. The ninth row of the matrix is the identity matrix I_n .
10	10. The tenth row of the matrix is the identity matrix I_n .
11	11. The eleventh row of the matrix is the identity matrix I_n .
12	12. The twelfth row of the matrix is the identity matrix I_n .
13	13. The thirteenth row of the matrix is the identity matrix I_n .
14	14. The fourteenth row of the matrix is the identity matrix I_n .
15	15. The fifteenth row of the matrix is the identity matrix I_n .
16	16. The sixteenth row of the matrix is the identity matrix I_n .
17	17. The seventeenth row of the matrix is the identity matrix I_n .
18	18. The eighteenth row of the matrix is the identity matrix I_n .
19	19. The nineteenth row of the matrix is the identity matrix I_n .
20	20. The twentieth row of the matrix is the identity matrix I_n .
21	21. The twenty-first row of the matrix is the identity matrix I_n .
22	22. The twenty-second row of the matrix is the identity matrix I_n .
23	23. The twenty-third row of the matrix is the identity matrix I_n .
24	24. The twenty-fourth row of the matrix is the identity matrix I_n .
25	25. The twenty-fifth row of the matrix is the identity matrix I_n .
26	26. The twenty-sixth row of the matrix is the identity matrix I_n .
27	27. The twenty-seventh row of the matrix is the identity matrix I_n .
28	28. The twenty-eighth row of the matrix is the identity matrix I_n .
29	29. The twenty-ninth row of the matrix is the identity matrix I_n .
30	30. The thirtieth row of the matrix is the identity matrix I_n .
31	31. The thirty-first row of the matrix is the identity matrix I_n .
32	32. The thirty-second row of the matrix is the identity matrix I_n .
33	33. The thirty-third row of the matrix is the identity matrix I_n .
34	34. The thirty-fourth row of the matrix is the identity matrix I_n .
35	35. The thirty-fifth row of the matrix is the identity matrix I_n .
36	36. The thirty-sixth row of the matrix is the identity matrix I_n .
37	37. The thirty-seventh row of the matrix is the identity matrix I_n .
38	38. The thirty-eighth row of the matrix is the identity matrix I_n .
39	39. The thirty-ninth row of the matrix is the identity matrix I_n .
40	40. The fortieth row of the matrix is the identity matrix I_n .
41	41. The forty-first row of the matrix is the identity matrix I_n .
42	42. The forty-second row of the matrix is the identity matrix I_n .
43	43. The forty-third row of the matrix is the identity matrix I_n .
44	44. The forty-fourth row of the matrix is the identity matrix I_n .
45	45. The forty-fifth row of the matrix is the identity matrix I_n .
46	46. The forty-sixth row of the matrix is the identity matrix I_n .
47	47. The forty-seventh row of the matrix is the identity matrix I_n .
48	48. The forty-eighth row of the matrix is the identity matrix I_n .
49	49. The forty-ninth row of the matrix is the identity matrix I_n .
50	50. The fiftieth row of the matrix is the identity matrix I_n .
51	51. The fifty-first row of the matrix is the identity matrix I_n .
52	52. The fifty-second row of the matrix is the identity matrix I_n .
53	53. The fifty-third row of the matrix is the identity matrix I_n .
54	54. The fifty-fourth row of the matrix is the identity matrix I_n .
55	55. The fifty-fifth row of the matrix is the identity matrix I_n .
56	56. The fifty-sixth row of the matrix is the identity matrix I_n .
57	57. The fifty-seventh row of the matrix is the identity matrix I_n .
58	58. The fifty-eighth row of the matrix is the identity matrix I_n .
59	59. The fifty-ninth row of the matrix is the identity matrix I_n .
60	60. The sixtieth row of the matrix is the identity matrix I_n .
61	61. The sixty-first row of the matrix is the identity matrix I_n .
62	62. The sixty-second row of the matrix is the identity matrix I_n .
63	63. The sixty-third row of the matrix is the identity matrix I_n .
64	64. The sixty-fourth row of the matrix is the identity matrix I_n .
65	65. The sixty-fifth row of the matrix is the identity matrix I_n .
66	66. The sixty-sixth row of the matrix is the identity matrix I_n .
67	67. The sixty-seventh row of the matrix is the identity matrix I_n .
68	68. The sixty-eighth row of the matrix is the identity matrix I_n .
69	69. The sixty-ninth row of the matrix is the identity matrix I_n .
70	70. The seventieth row of the matrix is the identity matrix I_n .
71	71. The seventy-first row of the matrix is the identity matrix I_n .
72	72. The seventy-second row of the matrix is the identity matrix I_n .
73	73. The seventy-third row of the matrix is the identity matrix I_n .
74	74. The seventy-fourth row of the matrix is the identity matrix I_n .
75	75. The seventy-fifth row of the matrix is the identity matrix I_n .
76	76. The seventy-sixth row of the matrix is the identity matrix I_n .
77	77. The seventy-seventh row of the matrix is the identity matrix I_n .
78	78. The seventy-eighth row of the matrix is the identity matrix I_n .
79	79. The seventy-ninth row of the matrix is the identity matrix I_n .
80	80. The eightieth row of the matrix is the identity matrix I_n .
81	81. The eighty-first row of the matrix is the identity matrix I_n .
82	82. The eighty-second row of the matrix is the identity matrix I_n .
83	83. The eighty-third row of the matrix is the identity matrix I_n .
84	84. The eighty-fourth row of the matrix is the identity matrix I_n .
85	85. The eighty-fifth row of the matrix is the identity matrix I_n .
86	86. The eighty-sixth row of the matrix is the identity matrix I_n .
87	87. The eighty-seventh row of the matrix is the identity matrix I_n .
88	88. The eighty-eighth row of the matrix is the identity matrix I_n .
89	89. The eighty-ninth row of the matrix is the identity matrix I_n .
90	90. The ninetieth row of the matrix is the identity matrix I_n .
91	91. The ninety-first row of the matrix is the identity matrix I_n .
92	92. The ninety-second row of the matrix is the identity matrix I_n .
93	93. The ninety-third row of the matrix is the identity matrix I_n .
94	94. The ninety-fourth row of the matrix is the identity matrix I_n .
95	95. The ninety-fifth row of the matrix is the identity matrix I_n .
96	96. The ninety-sixth row of the matrix is the identity matrix I_n .
97	97. The ninety-seventh row of the matrix is the identity matrix I_n .
98	98. The ninety-eighth row of the matrix is the identity matrix I_n .
99	99. The

1	D/F NON-ILLUMINATED A4 MONUMENT
---	---------------------------------



This sign is designed to be installed in accordance with the applicable building code. The sign is made of heavy-duty extruded aluminum and is designed to be installed in a secure and proper manner using the mounting hardware provided.

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#	Revision(s)	By:	Date:
1	ADDED SIDE VIEW	TB	09.30.2020
2	CHANGED BRANDING	TB	11.19.2020
3	CHANGED COPY	TB	12.07.2020
4	FIXED LOGO PLACEMENT	TB	01.11.2021
5	CHANGED TO NON-ILLUM.	TB	04.26.2021



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE		
Site:	60 DANBURY RD, WILTON, CT		
Consultant:	J. PELLETIER		
Draftsman:	TINA BOLDUC	Date:	07.10.2020
Page: 10/14	Scale:	3/8" = 1'-0"	

4'-0"

7'-6"

60 Danbury Rd.

Hartford HealthCare

Surgery Center ↗

Medical Offices ↗

Parking ↗

Ⓢ This is a smoke, tobacco and vape free campus.

9"

1

FRONT VIEW - SIDE A

SIDE VIEW

FRONT VIEW - SIDE B



60 Danbury Rd.
Hartford HealthCare
 Surgery Center
 Medical Offices
 Parking

**SIZE OF SIGN ON PHOTO
IS SPECULATION**

 This sign is intended to be installed in accordance with the requirements of Article 34 of the National Electrical Code and Section 34.02 of the National Electrical Safety Code. For more information, contact your state or other applicable local code. This includes proper grounding and bonding of the sign.

 Patison Sign Group illuminated signs contain Fluorescent, High and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Province, State, or Federal Laws.

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTONSBEG GROUP FOR THE BIDS PACKAGE HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER JOINT VENTURE, IT SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CUSTOMER SHALL ENSURE THAT ANY BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. THE CUSTOMER SHALL HOLD PATTONSBEG GROUP HARMLESS SO AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTONSBEG GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) IN DOING SO.

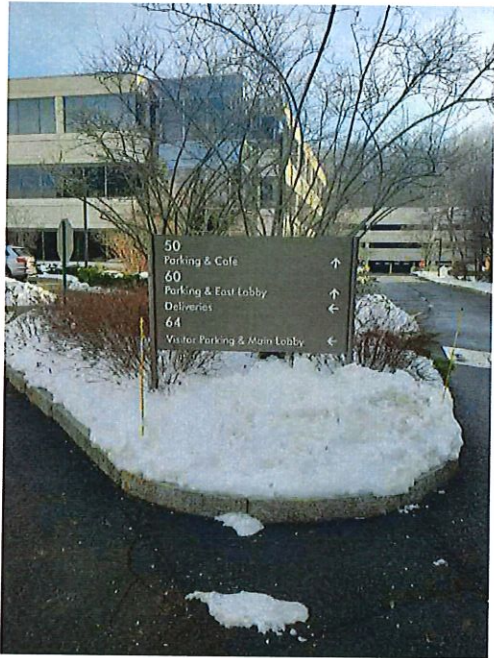
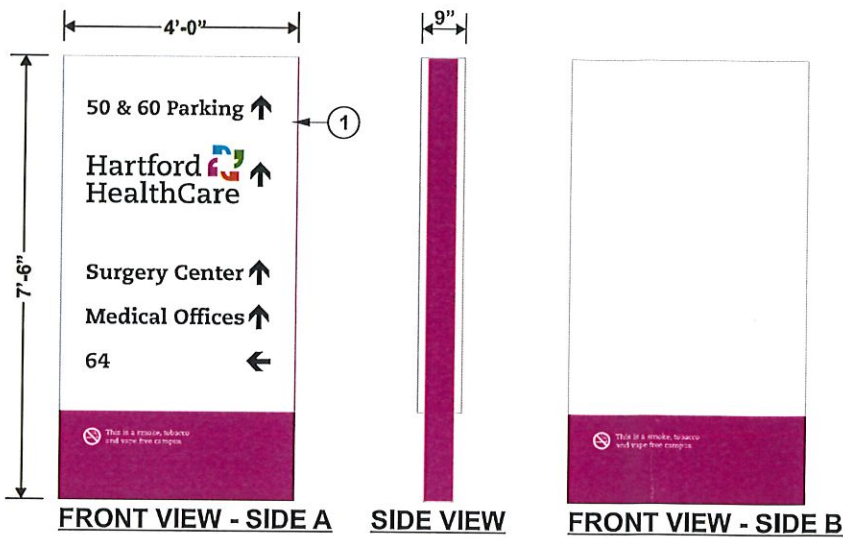
#	Revision(s)	By:	Date:
1	ADDED DIRECTIONAL	TB	02.05.2021



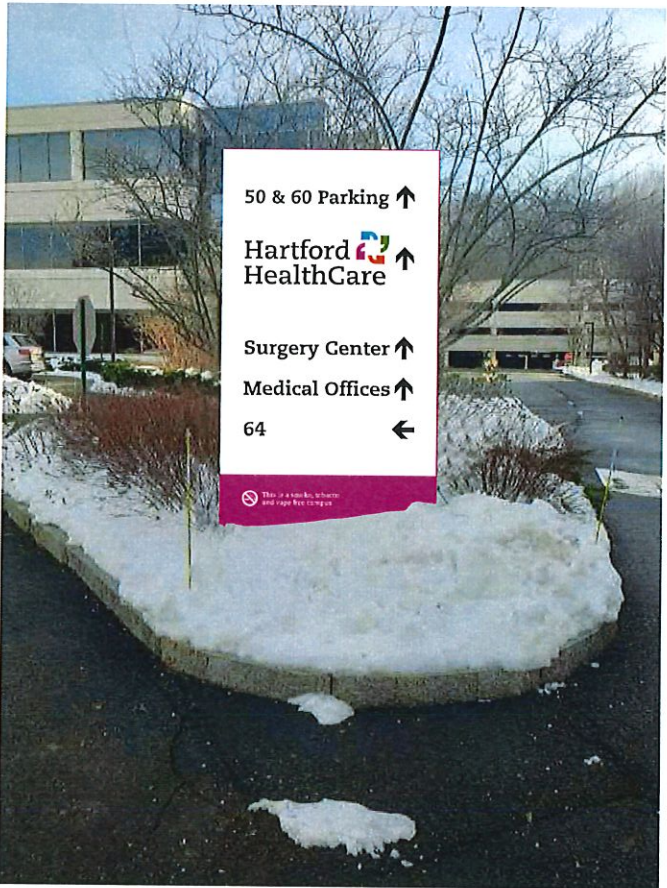
Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE		
Site:	60 DANBURY RD, WILTON, CT		
Consultant:	J. PELLETIER		
Draftsman:	TINA BOLDUC	Date:	07.10.2020
Page:	11/14	Scale:	3/8" = 1'-0"

SIZE & COPY T.B.D.



EXISTING SIGNAGE



PROPOSED SIGNAGE

SIZE OF SIGN ON PHOTO
IS SPECULATION

AP7-33870Q		
S/F NON-ILLUMINATED DIRECTIONAL		
Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	S/F NON-ILLUMINATED A4 DIRECTIONAL	

#	Revision(s)	By:	Date:
1	ADDED DIRECTIONAL	TB	02.05.2021



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE		
Site:	60 DANBURY RD, WILTON, CT		
Consultant:	J. PELLETIER		
Draftsman:	TINA BOLDUC	Date:	07.10.2020
Page:	12/14	Scale:	3/8" = 1'-0"

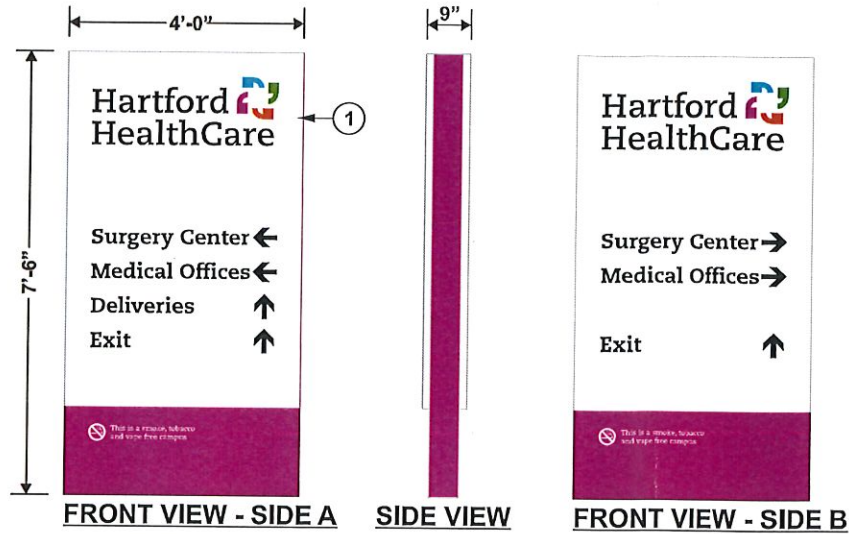
Date: / /
Customer Approval:



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SIZE & COPY T.B.D.



EXISTING SIGNAGE



PROPOSED SIGNAGE **SIZE OF SIGN
ON PHOTO
IS SPECULATION**

Date: ____/____/____
Customer Approval: _____

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AP7-33870Q

S/F NON-ILLUMINATED DIRECTIONAL

#	Revision(s)	By:	Date:
1	ADDED DIRECTIONAL	TB	02.05.2021



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE		
Site:	60 DANBURY RD, WILTON, CT		
Consultant:	J. PELLETIER		
Draftsman:	TINA BOLDUC	Date:	07.10.2020
Page: 13/14	Scale:	3/8" = 1'-0"	

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW

190 OLD RIDGEFIELD ROAD

WILTON, CT 06897

ESTABLISHED 1964

NEW YORK OFFICE:

156 WEST 56TH STREET, NEW YORK, NY 10012

(212) 757-0434

(203) 762-9000 FAX: (203) 834-1628

WWW.GREGORYANDADAMS.COM

JULIAN A. GREGORY

(1912 - 2002)

THOMAS T. ADAMS

(1929 - 2015)

PLEASE REPLY TO SENDER:

JAMES D'ALTON MURPHY

DIRECT DIAL: 203-571-6309

jmurphy@gregoryandadams.com

PAUL H. BURNHAM

SUSAN L. GOLDMAN

J. VANCE HANCOCK

J. CASEY HEALY

DERREL M. MASON*

MATTHEW C. MASON*

JAMES D'ALTON MURPHY*[¶]

RALPH E. SLATER

ROGER R. VALKENBURGH *

* ALSO ADMITTED IN NEW YORK

[¶] ALSO ADMITTED IN VERMONT

§ALSO ADMITTED IN MASSACHUSETTS

April 22, 2021

By E-Mail Only

Julie Grey, Esq.

Re: Wilton Medical Realty, LLC - Applications to the Architectural Review Board
and the Planning and Zoning Commission

Dear Attorney Grey:

The Town of Wilton, State of Connecticut and other government agencies, if applicable, require written authorization from Wilton Medical Realty, LLC as the applicant and the owner of the property located at 60 Danbury Road in Wilton, authorizing Gregory and Adams, P.C. to act as its agent in connection with any and all land use matters involving the subject property. Please sign a copy of this letter and return it to me by email or first class mail, whichever is more convenient for you.

Very truly yours,

/s/ James D'Alton Murphy

James D'Alton Murphy

JD'AM/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with the above-referenced applications.

Wilton Medical Realty, LLC

Julie Grey

By: F53EA8E34389B69CF30BFDA3F5676355 contractworks.

Julie Grey

Its:

Duly Authorized

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897

ESTABLISHED 1964

JULIAN A. GREGORY
(1912 - 2002)

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JAMES D'ALTON MURPHY*⊕
RALPH E. SLATER
ROGER R. VALKENBURGH *

NEW YORK OFFICE:
156 WEST 56TH STREET, NEW YORK, NY 10012
(212) 757-0434

(203) 762-9000 FAX: (203) 834-1628
WWW.GREGORYANDADAMS.COM

PLEASE REPLY TO SENDER:
JAMES D'ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

* ALSO ADMITTED IN NEW YORK
⊕ ALSO ADMITTED IN VERMONT

April 22, 2021

Architectural Review Board
Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Re: Wilton Medical Realty, LLC – Application for Site Development Plan Approval
(Alternate Signage Program)
Premises: 60 Danbury Road, Wilton, CT

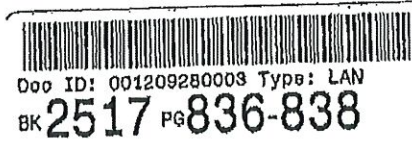
Dear Members of the Board and Commission:

As attorneys for Wilton Medical Realty, LLC, we hereby certify that Wilton Medical Realty, LLC is the owner of that certain property known as Unit 60 of the Wilton Corporate Park located at 60 Danbury Road in Wilton by virtue of a Special Warranty Deed recorded on October 7, 2020 in Volume 2517 of the Wilton Land Records at Page 836 (a copy of which Deed is attached hereto).

Very truly yours,
GREGORY AND ADAMS, P.C.

By: /s/ James D'Alton Murphy
James D'Alton Murphy

JD'AM/ko



RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:

John J. Murphy, Esq.
Cranmore, Fitzgerald & Meaney
1010 Wethersfield Avenue, Suite 206
Hartford, CT 06114

(Space Above Line For Recorder's Use Only)

SPECIAL WARRANTY DEED

WITNESSETH:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WILTON 40/60, LLC, a Delaware limited liability company (hereinafter "Grantor"), hereby grants and contributes to Wilton Medical Realty, LLC, a Connecticut limited liability company (hereinafter "Grantee"), the lots, tracts, or parcels of land or real property lying, being, and situated in the Town of Wilton, County of Fairfield, State of Connecticut, more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements thereon and fixtures affixed thereto and all privileges, easements, tenements and appurtenances thereon or in any way appertaining to such real property (collectively, the "Property").

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO: (a) all liens, encumbrances, easements, covenants, conditions, and restrictions of record; (b) all matters that would be revealed or disclosed in an accurate survey of the Property; (c) a lien not yet delinquent for taxes, and any general or special assessments against the Property; and (d) zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting or regulating the use, occupancy, or enjoyment of the Property.

TO HAVE AND TO HOLD the Property with all rights, privileges, appurtenances, and immunities thereto belonging or in any way appertaining unto the said Grantee and unto Grantee's heirs, successors, and assigns forever.

Grantor covenants that, subsequent to the vesting of title in Grantor, Grantor has not done or suffered anything to be done whereby the Property has been encumbered in any way except as appears of record. This covenant is limited to its express terms and is in lieu of any and all other covenants, warranties, representations and undertakings of or relating to title (whether express or implied and whether arising by statute, other law or otherwise), all of which, to the maximum extent permitted by law, are expressly waived and released by Grantee as part of the consideration for this Deed. Without limiting the generality of the foregoing, the identification in this Deed of particular matters subject to which the Property is conveyed shall not be deemed or construed to create any additional covenants or to expand any covenants herein set forth (whether by implication or otherwise).

IN WITNESS WHEREOF, the undersigned has executed this Deed as of _____,
2020.

Signed and delivered
in the presence of:

Megan Dwyer
Print Name: Megan Dwyer
Anne Marcus
Print Name: Anne Marcus

WILTON 40/60, LLC,
a Delaware limited liability company

By: [Signature]
Name: Paul R. Marcus
Title: Member of the Executive Committee

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF SUFFOLK)

CONVEYANCE TAX RECEIVED
TOWN: \$42,750.00 STATE: \$213,750.00
[Signature]
WILTON, CT TOWN CLERK

On this 20 day of Sept 2020, before me, the undersigned notary public,
personally appeared Paul R. Marcus, proved to me through satisfactory evidence of identification,
which was personally known, to be the person whose name is signed on the
preceding instrument and acknowledged the foregoing instrument to be his free act and deed, as
Member of the Executive Committee of Wilton 40/60, LLC.

[Signature]
Notary Public
My Commission Expires:

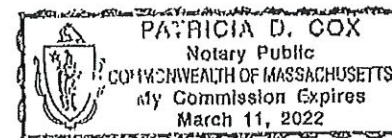


EXHIBIT A

LEGAL DESCRIPTION

Unit 60 of the Wilton Corporate Park Common Interest Community, together with the undivided interests appurtenant thereto in and to the limited common elements and together with, and subject to, the benefit of the rights, easements, restrictions, covenants, agreements, obligations, conditions and other provisions referred to or set forth in that certain Declaration of the Common Interest Community created pursuant to the Common Interest Ownership Act, Chapter 828 of the Connecticut General Statutes, and known as the Wilton Corporate Park dated August 22, 2002, which Declaration is recorded in the Town of Wilton Land Records (the "Registry") in Book 1415, Page 1, as amended by First Amendment to Declaration dated as of June 6, 2007 and recorded in the Registry on June 12, 2007 in Volume 1945, Page 321, as further amended by Second Amendment to Declaration dated as of June 29, 2007 and recorded in the Registry on July 2, 2007 in Volume 1950, Page 234, as further amended by Third Amendment to Declaration dated March 17, 2009 and recorded with the Registry at Book 2042, Page 200, as further amended by that certain Fourth Amendment to Declaration dated as of March 13, 2017 and recorded in the Registry at Book 2469, Page 266 and as further amended by that certain Fifth Amendment to Declaration dated as of July 16, 2020 and recorded in the Registry at Book 2515, Page 640 (as amended, the "Declaration"), and the by-laws and rules and regulations referred to therein (as amended from time to time), being incorporated herein by reference with the same force and effect as if set forth herein in full. Specifically excluded from Unit 60 and its undivided interests appurtenant thereto are any rights reserved to the declarant under the Declaration, including without limitation any development rights, except to the extent previously conveyed by that certain Assignment of Reserved Development Rights (Unit 60) recorded in Volume 1955 at Page 35 of the Registry.

Received for Record at Wilton, CT
On 10/07/2020 At 3:00:00 pm

Gloria A. Soler

Wilton Medical Realty, LLC

Applications to Architectural Review Board and Planning and Zoning Commission

Premises: 60 Danbury Road, Wilton, CT

List of Project Professionals

- | | |
|--------------------------------|--|
| 1. Applicant and Owner | Wilton Medical Realty, LLC
c/o Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
(203) 571-6309 |
| 2. Surveyor | Robert L. Liddel, Jr.
D'Andrea Surveying & Engineering PC
6 Neil Lane
Riverside, CT
(203) 637-1779 |
| 3. Civil Engineer | John W. Block, P.E. and
Brandee Nelson, P.E.
Tighe & Bond, Inc.
1000 Bridgeport Avenue
Shelton, CT 06484
(203) 712-1100 |
| 4. Sign Design and Fabrication | J. Pelletier
Pattison Sign Group
8 Miller Avenue
Edmundston
New Brunswick, Canada
506-735-5506 |
| 5. Attorney | James D'Alton Murphy, Esq.
Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
(203) 571-6304 |