SUTTON LAND, LLC.
315 Greenwich Ave.  Greenwich, CT

DRAWING LIST

ARCHITECTURAL DRAWINGS

ISSUED: FOR ARC REVIEW JUNE 30, 2020

ARCHITECT:
RIDBERG + Associates
315 Church St., Suite A
Greenwich, CT 06830
203-622-0349
203-622-0341 (Fax)
www.ridberg.com

PROJECT:
SUTTON LAND, LLC.
315 Greenwich Ave.  Greenwich CT

I1 COVER SHEET
I2 REAR PORCH - EXPANSION CONSTRUCTION
I3 DESIGN OBSERVATIONS - BID PACKages
I4 DESIGN OBSERVATIONS
I5 FIELD ENSURE
Application for Exterior Alteration/ New Construction

Name of Project: SUTTON VANDO LLC
Address of Project: 315 GREENWICH AVE, GREENWICH, CT 06830
Tax ID: 01-2137/5 Building Zone: CGBR

Proposed Use of Floor Space: RETAIL
Previous Occupant: VERIZON Previous Use: RETAIL

Other tenants/uses in the building: LA FENICE, BENNET, RESID. APARTS
Changes to the floor area (GSF): Existing: SAME Proposed:

Has a site plan been submitted to Planning and Zoning for this site/project? ☐ NO ☐ YES: 
Has this project been reviewed by ARC prior to this submission? ☐ NO ☐ YES: 
Describe the project including ALL changes to the exterior, landscaping, and exterior lighting.

REPLACE EXISTING STOREFRONT (FIRST FLOOR) FOR FORMER VERIZON STORE

Will there be any change to, or addition of mechanical equipment? ☐ NO ☐ YES: 
Where will it be located?

Name of Property Owner: SUTTON VANDO LLC
Signature of Property Owner: § Y. ABRAMZON MANAGING MEMBER

Name of Applicant: RUY V. RUDEN, LLC
Email: This email address will be used to contact you. RVC RUDARCH@LON
Address: 20 CHURCH ST, SUITE 24, GREENWICH, CT 06830
Daytime Phone: 203 969-6356
Applicant Signature: 

Architectural Firm: RUDEN & ASSOC. ARCHITECTS PC
Architect’s Phone Number: 203 969-6356

Check #: ____________________ Check Amount: PLPZ  

PZ EX ALT 5/1/19
Application for Exterior Alteration/ New Construction

Name of Project: SUTTON UANO WC
Address of Project: 315 GREENWICH AVE. GREENWICH, CT 06830
Tax ID: 01-2137/5 Building Zone: CSBR
Proposed Use of Floor Space: RETAIL
Previous Occupant: VERIZON
Previous Use: RETAIL
Other tenants/uses in the building: LA FENICE, BENEFIT, REGIO. APTS
Changes to the floor area (GSF): Existing: SAME Proposed: ____________

Has a site plan been submitted to Planning and Zoning for this site/project? ☐ NO ☐ YES:
Has this project been reviewed by ARC prior to this submission? ☐ NO ☐ YES:

Describe the project including ALL changes to the exterior, landscaping, and exterior lighting.

REDUCE EXISTING STOREFRONT (FIRST FLOOR) FOR FORMER VERIZON STORE

Will there be any change to, or addition of mechanical equipment? ☐ NO ☐ YES:
Where will it be located? ____________________________

Name of Property Owner: SUTTON UANO WC
Signature of Property Owner: [Signature]
Managing Member: [Name]

Name of Applicant: RUV V. ROBEN AL
Email: This email address will be used to contact you. RUV@ROBEN.COM
Address: 20 CHURCH ST. SUITE 44 GREENWICH, CT 06830
Daytime Phone: 203-969-6356

Applicant Signature: [Signature]
Architectural Firm: ROBEN & ASSOC. ARCHITECTS PC
Architect’s Phone Number: 203-969-6356

Check #: ____________ Check Amount: ____________ PLPZ

PZ EX ALT 5/1/19
Application for Exterior Alteration/ New Construction

Name of Project: SUTTON VANO WC
Address of Project: 315 GREENWICH AVE, GREENWICH, CT 06830
Tax ID: 01-2137/S Building Zone: GSBR

Proposed Use of Floor Space: RETAIL
Previous Occupant: VERIZON Previous Use: RETAIL
Other tenants/uses in the building: LA-PERICE, BENNET, RES ID. APTS
Changes to the floor area (GSF): Existing: SAME Proposed:

Has a site plan been submitted to Planning and Zoning for this site/project? ☒ NO: ☐ YES:
Has this project been reviewed by ARC prior to this submission? ☐ NO ☐ YES:
Describe the project including ALL changes to the exterior, landscaping, and exterior lighting.

REDUCE EXISTING STOREFRONT (FIRST FLOOR) FOR FORMER VERIZON STORE

Will there be any change to, or addition of mechanical equipment? ☒ NO ☐ YES:
Where will it be located?

Name of Property Owner: SUTTON VANO WC
Signature of Property Owner: ☐ MANAGING MEMBER
Name of Applicant: RUVY V. RUBEN, LLC
Email: This email address will be used to contact you. RUVY RUBEN, LLC
Address: 20 CHURCH ST, SUITE 84, GREENWICH, CT 06830
Daytime Phone: 203-969-6356
Applicant Signature:

Architectural Firm: RUBEN & ASSOC. ARCHITECTS, LLC
Architect’s Phone Number: 203-969-6356

Check # Check Amount: PLPZ
### ADMINISTRATIVE INFORMATION

**PARCEL NUMBER**
01-2137/S

**Parent Parcel Number**

**Property Address**
GREENWICH AVENUE 0315

**Neighborhood**
2100 GREENWICH AVE

**Property Class**
235 Mixed - Use

**TAXING DISTRICT INFORMATION**

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Area</th>
<th>Corporation</th>
<th>District</th>
<th>Section &amp; Plat</th>
<th>Routing Number</th>
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**Site Description**

- Topography:
- Public Utilities: Sewer, Electric
- Street or Road:

**Property Class**
235 Mixed - Use

**Reason for Change**

<table>
<thead>
<tr>
<th>VALUATION</th>
<th>Market</th>
<th>70% Assessed</th>
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</tr>
<tr>
<td>T</td>
<td>3476550</td>
<td>4041590</td>
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**Zoning:**
CGBR Central Business

**Legal Acres:** 0.1093

**Neighborhood:**

- **Zoning:**
- CGBR Central Business
- **Legal Acres:** 0.1093

**Valuation Record**

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>10/01/2010</th>
<th>10/01/2015</th>
<th>10/01/2016</th>
<th>10/01/2017</th>
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**Land Data and Calculations**

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<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured</th>
<th>Product Factor (BF)</th>
<th>Effective Depth</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
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**Supplemental Cards**

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<th>Permit Number</th>
<th>Filing Date</th>
<th>Est. Cost</th>
<th>Field Visit</th>
<th>Est. SqfT</th>
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**Total Land Value:** 3593900
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

WALLS

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GUARD

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<td>2500</td>
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HEATING AND AIR CONDITIONING

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SPECIAL FEATURES

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<th>Stray</th>
<th>Const</th>
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<th>Const Year Cond</th>
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<th>Adj Size</th>
<th>Computed</th>
<th>Phys</th>
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<td>0.00</td>
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<td>1960</td>
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SUMMARY OF IMPROVEMENTS

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<th>Description</th>
<th>Sheets</th>
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<td>5.20</td>
<td>N</td>
<td>7.80</td>
<td>1100</td>
<td>8500</td>
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Base Cost: 8260
Exterior Walls: 8260
Heating & Cooling: 10760
Basic Structure Cost: 8260
Unfinished Basement: 2500
Building Cost New: 8260
Physical: 0
Depreciated Cost: 8260
Rounded Total: 0
Neighborhood: 0.00
Total Exterior Features Value: 1330
Total Before Adjustments: 1448170
Neighborhood Adjustment: 724130 | 50.00 |

TOTAL VALUE: 2172300