EXTERIOR ELEVATION WITH PROPOSED MODIFICATION SCOPE

1. Painted metal framing at existing storefront, doors, windows, and miscellaneous exterior portion of building to match new front stoop and rail in stainless steel.

2. New planting and landscape design provided by landscape architect.

3. Install new stone/porcelain treads at existing concrete steps. Site landscape architect to design for natural.

4. Existing concrete shall be clean with new, horizontal, linear stacked stone to match the "new" garage as per landscape architect.

5. Proposed stacked stone.

6. Proposed porcelain finish.

7. Proposed stainless steel finish.

Existing Front Elevation

Remove existing bump rail at light fixtures.

Remove existing columns to balance and repair.

Prepare stairs to receive new stone/porcelain finish.

Remove existing metal railing at stairs and set flush exterior patio entry.

Existing Front Elevation
1. Landscape Layout Plan: Overall and Enlargement, Planting Notes, Soil Chart, Proposed Planting Schedule and Proposed Lighting Schedule - See Sheets L-1.0 and L-1.1.

2. Site & Landscape Details - See Sheet L-2.0.

3. Site Development Plan, Drainage Plan and Grading Plan - See Civil Drawings.

NOTES

Unit Paving
Standard
2
L-2.0

Unit Paving
Standard
3
L-2.0

Stone Border
Curbless & Flush with Adjacent Paving and Landscaping
Curbed @ Stairway Landings

Lawn

Pillars with Signage - Designed by others.

Architectural Stairs w/ Illuminated Handrail

In-grade Light

Pole Light

Concrete Paving

Stone Edge

Stone Border
Curbless & Flush with Lawn Center

Stone Border
Curbless & Flush with Adjacent Paving

Stone Border
Curbless & Flush with Adjacent Paving and Landscaping

Proposed Pavers

Existing Building

Existing Trees to Remain

Proposed Trees

Proposed Shrubs

Pole Light

Lawn

Pillars with Signage - Designed by others.

Architectural Stairs w/ Illuminated Handrail

In-grade Light

Pole Light

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Existing Trees to Remain

Proposed Trees

Proposed Shrubs

Pole Light

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Existing Trees to Remain

Proposed Trees

Proposed Shrubs

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Architectural Stairs w/ Illuminated Handrail

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Proposed Trees

Proposed Shrubs

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Proposed Trees

Proposed Shrubs

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Architectural Stairs w/ Illuminated Handrail

In-grade Light

Pole Light

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Curbless & Flush with Lawn Center

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Curbless & Flush with Adjacent Paving

Stone Border
Curbless & Flush with Adjacent Paving and Landscaping

Proposed Pavers

Existing Building

Existing Trees to Remain

Proposed Trees

Proposed Shrubs

Pole Light

Lawn

Pillars with Signage - Designed by others.

Architectural Stairs w/ Illuminated Handrail

In-grade Light

Pole Light

Concrete Paving

Stone Edge
Stone Border and Stone Curb
9
18" MIN

In-grade Light

Groundcover Planting

Deciduous Tree Planting

Concrete Paving

Unit Paving

Architectural Stairs w/ Illuminated Handrail

Stone Edge

In-grade Light

Shrub Planting

Evergreen Tree Planting

Pole Light

Groundcover Planting

Deciduous Tree Planting

Concrete Paving

Unit Paving

Architectural Stairs w/ Illuminated Handrail

Stone Edge

In-grade Light

Shrub Planting

Evergreen Tree Planting

Pole Light

Groundcover Planting

Deciduous Tree Planting

Concrete Paving

Unit Paving

Architectural Stairs w/ Illuminated Handrail

Stone Edge

In-grade Light

Shrub Planting

Evergreen Tree Planting

Pole Light

Groundcover Planting

Deciduous Tree Planting
Scale: 1/4" = 1'-0"
1. Painted metal framing at existing dormer openings, deck, roo, and windows. All interior portions of metal framing at roof to be clad in stainless steel.

2. New planting and landscaping design to be provided by landscape architect.

3. Install new stones/porcelain treads at existing concrete steps. Set landscape architect design for natural.

4. Existing concrete shall to be clad with new, horizontal, linear stacked stone to match the new framing at all entrance areas.

5. Landscape architect.

Existing Front Elevation:

- Remove existing bumpy oxidized metal light fixtures.
- Remove existing coverings to Male Round Patch and repair metal framing.
- Prepare stairs to receive new stones/porcelain finish.
- Remove existing metal railings.
- Set fiber glass exterior panel entry.

Proposed Stacked Stone

Proposed Porcelain Finish

Proposed Steel Finish

Exterior Elevation with Proposed Modification Scope
### COMMERCIAL

#### VALUATION RECORD

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#### LAND DATA AND CALCULATIONS

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### Supplemental Cards

**TRUE TAX VALUE:** 6256900
### Physical Characteristics

**Roofing**
- Built-up

**Walls**
- Frame: B 1 2 U
- Brick: Yes
- Metal: Yes
- Guard: Yes

**Framing**
- B 1 2 U
- F Res: 0 12630 12767 12767
- R Conc: 13152 0 0 0

**Heating and Air Conditioning**
- B 1 2 U
- Heat: 0 12630 12767 12767
- Sprink: 13152 12630 12767 12767

### Improvement Data

#### Special Features

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#### Summary of Improvements

Data Collector/Date: bd 05/07/2012  
Appraiser/Date: TOG 10/03/2015  
Neighborhood: Neigh 2400 AV  
Supplemental Cards: TOTAL IMPROVEMENT VALUE 15220200
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Proposed New Curb Cut, Driveway, and Visitor Parking for Office Building
Applicant/Owner: Collins 53 Forest LLC
53 Forest Avenue, Old Greenwich; GB Zone

To Whom It May Concern:

As owner of the above-referenced Premises, we hereby authorize the firm of Fogarty Cohen Russo & Nemiroff LLC to serve as our agent in securing all necessary land use approvals from the Greenwich Planning and Zoning Commission and the Greenwich Architectural Review Committee for the above-referenced project.

BY: ____________________________  7/9/20
Duly Authorized                     Date
Application for Exterior Alteration/ New Construction

Name of Project: New Driveway/Curb Cut for Office Building at 53 Forest Avenue

Address of Project: 53 Forest Avenue, Old Greenwich, CT

Tax ID: 06-3903/S Building Zone: GB-IND-RE

Proposed Use of Floor Space: Office Space - No Change in Use or Building

Previous Occupant: N/A
Previous Use: N/A

Other tenants/uses in the building: N/A

Changes to the floor area (GSF): Existing: 39,841 SF (Office Only) Proposed: No Change

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.

Applicant proposes to construct a new curb-cut and driveway off of Forest Avenue in order to provide a dedicated entrance for the office building. Access is currently shared with the adjacent condominium complex known as Old Greenwich Gables. In addition to the new driveway, 5 new visitor parking spaces are proposed, along with renovations/resurfacing or the existing entrance stair, new landscaping, site lighting (and signage to be reviewed under a separate sign application).

Will there be any change to, or addition of mechanical equipment? □ NO □ YES: ____________

Where will it be located? ____________

Name of Property Owner: Collins 53 Forest LLC
Signature of Property Owner: See attached letter of authorization

Name of Applicant: Collins 53 Forest LLC
Email: This email address will be used to contact you. c/o Michele A. Cronin mcronin@fcsn.com
Address: 1455 East Putnam Avenue, 2nd Floor, Old Greenwich, CT 06870
Daytime Phone: 203-358-0004
Applicant Signature: See attached letter of authorization

Architectural Firm: N/A - Landscape Architect is Wesley Stout Associates
Architect’s Phone Number: (203) 966-3100

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

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894. For submittal deadline dates, refer to the Meetings list, at Architectural Review Committee page at www.greenwichct.gov or in the P+Z office.

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

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

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