Application for Exterior Alteration/ New Construction

Name of Project:  Greenwich Medical Spa

Address of Project:  1233-1285 East Putnam Avenue, Riverside, CT 06878 (Riverside Commons)

Tax ID:  12-1021/S  Building Zone:  LB

Proposed Use of Floor Space:  Medical Spa

Previous Occupant:  Greenwich Medical Spa  Previous Use:  Medical Spa

Other tenants/uses in the building:  Retail

Changes to the floor area (GSF):  Existing:  8,277.2  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 restore exterior of building damaged by a fire accident. Applicant further proposes to convert an existing parking area entrance on the lower level to a new entrance to the medical spa.

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

Where will it be located?  

Name of Property Owner:  Thru-Way Shopping Center LLC

Signature of Property Owner:  See Authorization Letter

Name of Applicant:  Greenwich Medical Spa

Email:  This email address will be used to contact you.  c/o Attorney John Heagney JHeagney@HLS248.com

Address:  

Daytime Phone:  (203) 661-8400

Applicant Signature:  

Architectural Firm:  makeSHIFT Architecture

Architect’s Phone Number:  rr@studio-makeshift.com

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, bulbing, 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:
  a. Elevations. One (1) set of existing and proposed exterior elevations of all sides of the building(s).
  b. Floor Plans. One (1) full sized set of architectural floor plans for each floor.
  c. Building Sections. One (1) set of building sections at a scale of at least 1” = 30’.
  d. Context Elevations. One (1) set of schematic elevations of all buildings on abutting properties.

☑️ Color photographs. Two (2) sets of color photographs of the existing building(s) on site (every elevation), adjacent buildings on and off-site, and the streetscape.

☐ Material list. A list of all building materials and colors that are proposed.

☐ Samples. Samples of all building materials and colors that are proposed.

☐ Other material. Additional material may be deemed appropriate to enable the Committee to evaluate the design.

☐ Processing fee. The applicant shall submit fees with the application as shown on the fee schedule made payable to the Town of Greenwich.

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

☐ 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.
**Existing Top of Building**

**Legend:**
- Existing to remain.

**Project Notes:**
- Project 39'-2" Existing Top of First Floor
- Project 13'-6" Existing Grade

**Scale:** 1/4" = 1'-0"

**Building Plan Notes:**
- On square format
- Existing floor plan
- Existing elevation
- Proposed retail elevation
- North retail signage
- New signage to match
- North signage at base of entrance
- New signage to match
- New signage to match
- Stone watercourse
- Existing location of new lighting
- Proposed exterior lighting location
- Fixture to be determined
- Proposed exterior lighting location
- Fixture to be determined
- Location of existing emergency lighting
- Refer to photometric plan by architect

**Drawing numbers:**
- 1/A-310

**Drawings provided are for review of project information.**

**Copyright:**
- This electronic document is NOT FOR CONSTRUCTION.
- Copyrighted material.
- This drawing is for reference, coordination, and/or feasibility, as required to obtain required approvals, and is not intended to be used for any construction or permit purposes.
- No part of this document may be reproduced or utilized in any form without the express written consent of makeSHIFT Architecture, PLLC

**Project Information:**
- Greenwich Medical Spa
- 1285 East Putnam Avenue
- Greenwich, CT
- 06830
- Original project no.
- Drawing no.
- 1/A-310
- 2020.005

**Architect:**
- makeSHIFT Architecture
- 495 West End Ave, 2C
- New York, NY 10024
- Project no.
- 2020.005

**Drawings are conceptual in nature intended to show design intent only without regard for structural integrity or compliance with local building codes or any other requirements.**

**Construction Plan Notes:**
- All exterior doors and windows to be Crystal or approved equal
- Proposed exterior lighting location
- Fixture to be determined
- Location of existing emergency lighting
- Refer to photometric plan by architect
- All exterior doors and windows to be Crystal or approved equal
- Proposed exterior lighting location
- Fixture to be determined
- Location of existing emergency lighting
- Refer to photometric plan by architect

**Storefront, Grout and Masonry to I:**
- Location of existing garage door
- Openning infill masonry around new stone watercourse
- New signage to match
- New signage to match
- New signage to match
- Stone watercourse

**Existing Photos:**
- Existing top of building
- Existing top of building
- Existing top of building

**Existing Notes:**
- Keyed Notes
- Others
- Others
- Others
- Others

**Project Description:**
- This project involves the renovation of an existing medical spa located in Greenwich, CT.
- The project includes the addition of retail spaces on the first floor and the expansion of the existing building.
- The design intent is to create an elegant and modern facade while maintaining the character of the existing building.

**General Notes:**
- Architectural dimensions have been rounded to the nearest 1/2". Refer to structural drawings for exact layout of structural items.
- Contractor shall field verify all existing conditions and new construction layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.

**Project Center:**
- Center of window, and center of door openings.

**Drawing Table:**
- Door #
- Type
- Hand
- Manufacturer
- Hrdware

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Existing to remain.

Drawings are conceptual in nature intended to show design intent only

EXISTING TOP OF BUILDING

PROJECT 39'-2"

EXISTING LOCATION OF GARAGE DOOR

NEW SIGNAGE TOWARDS NORTH RETAIL COURSE.

EXISTING TOP OF FIRST FLOOR

PROJECT 13-6"

EXISTING GRADE

EXISTING RETAINING WALL LOCATION

KEYED NOTES

Existing site photos

2020.005

DOB official use.

DOB reference no.

Greenwich Medical Spa
1285 East Putnam Avenue
Riverside, CT 06878

[feasibility study].

drawing title.

ELEVATION STUDY

seal and signature.

date.

project no.

drawn by.

REFERENCE SET.

checked by.

NOT FOR CONSTRUCTION.

THIS ELECTRONIC DOCUMENT IS RELEASED FOR THE PURPOSES OF REFERENCE, COORDINATION, AND/OR FACILITY MANAGEMENT. THE DRAWING SHALL NOT BE CONSIDERED FINAL OR COMPLETE UNLESS IT IS SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER OF RECORD AND MARKED APPROVED BY THE AUTHORITIES HAVING JURISDICTION.

Architect.

makeSHIFT Architecture
495 West End Ave, 2C
New York, NY 10024

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General Floor Plan Notes

A. All exterior dimensions on new construction are taken from the outside face of stud, center of window, and center of door openings.

B. All interior dimensions are taken from the face of existing walls, centerline of the new wall partitions, center of windows, and center of door openings. Dimensions shown are the net dimension between exterior walls.

C. Architectural dimensions have been rounded to the nearest 32nds. Refer to structural drawings for exact layout of structural items.

D. Contractor shall field verify all existing conditions and new construction layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.

Architect.

A-311.00

makemeshift.com
Keyed Notes

- Drawings are conceptual in nature intended to show design intent only.
- Elevation has been inferred from existing plans and elevations visible from photographs. Exact configuration of storefront is to be determined.

Existing Notes

- All exterior dimensions on new construction are taken from the outside face of stud, center of window, and center of door openings.
- All interior dimensions are taken from the face of existing walls, centerline of the new wall partitions, center of windows, and center of door openings. Dimensions taken at openings or end of walls are taken at face of finished wall.
- Architectural dimensions have been rounded to the nearest 1/2". Refer to structural drawings for exact layout of structural items.
- Contractor shall field verify all existing conditions and new construction layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.

Existing Photos

- Existing top of first floor
A. All exterior dimensions on new construction are taken from the outside face of stud, center of window, and center of door openings.

B. All interior dimensions are taken from the face of existing walls, centerline of the new wall partitions, center of windows, and center of door openings. Dimensions taken at openings or end of walls are taken at face of finished wall.

C. Architectural dimensions have been rounded to the nearest $\frac{1}{2}$". Refer to structural drawings for exact layout of structural items.

D. Contractor shall field verify all existing conditions and new construction layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.

Note:

- Scale: 1/4" = 1'-0"
- West Proposed Retail Elevation
- Existing Top of Building
- Drawings are conceptual in nature intended to show design intent only.

Legend:
- Keyed Notes:
  - Retail
  - Retail
  - Retail

- General Floor Plan Notes:
  - drawings provided are for review of feasibility, as required to obtain building permits. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.

- Drawing title:
  - ELEVATION STUDY

- Drawing information:
  - Greenwich Medical Spa
  - 1285 East Putnam Avenue
  - Riverside, CT 06878

- Drawing notes:
  - Drawings provided are for review of feasibility, as required to obtain building permits. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.
May 13, 2021

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 1285 East Putnam Avenue, Riverside, CT 06878

To Whom It May Concern:

I hereby authorize Heagney, Lennon & Slane, LLP to act as my agent to appear before the Town of Greenwich Planning and Zoning Commission or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

Greenwich Medical Spa
Applicant

__________________________

Marría Pooya
May 13, 2021

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
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Thru-Way Shopping Center LLC
Property Owner
COMMERCIAL

VALUATION RECORD

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LAND DATA AND CALCULATIONS

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Supplemental Cards

TRUE TAX VALUE 20871100

Supplemental Cards

TOTAL LAND VALUE 20871100
**Site Description**

DBA: Riverside Commons (fka Thru-Way Shopping Center).
C03--1285-Greenwich Medical Skincare, Verizon
P: 386 spcs.
UCIC: Recheck 2021

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### VALUATION RECORD

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

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### LAND DATA AND CALCULATIONS

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**Supplemental Cards**

**TOTAL LAND VALUE**
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

WALLS
B 1 2 U
Frame
Brick Yes Yes
Metal Guard

FRAMING
B 1 2 U
R Conc 12720 20626 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 12720 20626 0 0

SPECIAL FEATURES

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SUMMARY OF IMPROVEMENTS

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(LCM: 150.00)

Item Description Units Cost Total Pct
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M & S Cost Database Date: 01/2015

Base Cost 20626 175.00 3609550
Exterior Walls 20420 44.04 899297
Heat 12720 81.52 1036934
Heating & Cooling 12720 13.16 167395
Semifinished Basement 12720 20626 530914
Building Cost New 20626 302.73 6244090
Rounded Total 0 0.00 6244100

RFX/ 24 22.08 530
Total Exterior Features Value 530
Total Before Adjustments 6244630
Neighborhood Adjustment 312270 50.00
TOTAL VALUE 9366900

EAST PUTNAM AVENUE 1233-1285

Neigh 2300 AV
### Site Description

### VALUATION RECORD

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### LAND DATA AND CALCULATIONS

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### PHYSICAL CHARACTERISTICS

**ROOFING**
- Built-up
- Insulation

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

**FRAMING**
- B 1 2 U
- F Res: 4672 4672 0 0

**HEATING AND AIR CONDITIONING**
- B 1 2 U
- Heat: 4672 69721 0 0
- Sprink: 4672 69721 0 0

### IMPROVEMENT DATA

#### SUMMARY OF IMPROVEMENTS

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**Data Collector/Date**: TD 10/08/2020  
**Appraiser/Date**: TOG 10/01/2015  
**Neighborhood**: Neigh 2300 AV  
**TOTAL IMPROVEMENT VALUE**: 4492200