DUCKHAM
ARCHITECTURE & INTERIORS

150 Tappan Street

Brookline, Massachusetts

ZBA Submission Set - May 06, 2021

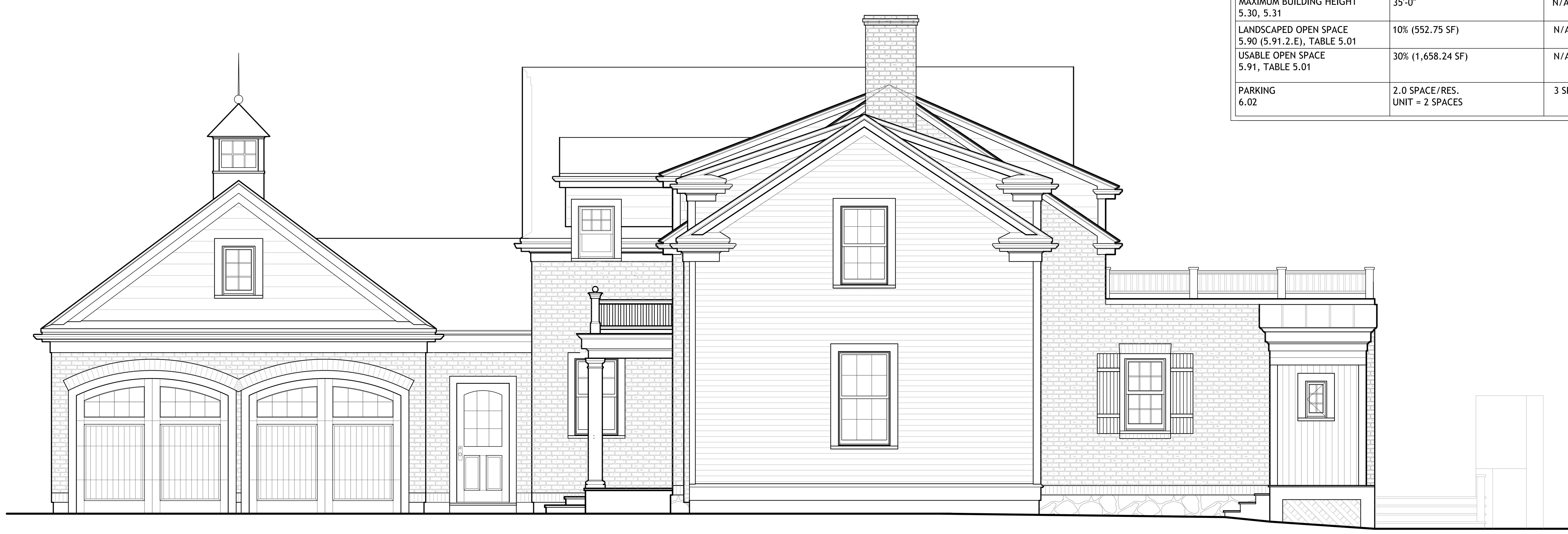
150 TAPPEN STREET
ZONING LEGEND:

DUCKHAM
ARCHITECTURE & INTERIORS

2021-03-01

ZONING DISTRICT: SC-10 LOT SIZE: 16,062 SF LOT x 0.35 F.A.R. = 5,621.7 SF MAX TOTAL

CATEGORY	REQUIRED	EXISTING	PROPOSED	FINDING
USE 4.07	SINGLE FAMILY	SINGLE FAMILY USE, USE #1	SINGLE FAMILY USE, USE #1	COMPLIANT
MINIMUM LOT SIZE, TABLE 5.01	10,000 SQ. FT.	16,062 SQ. FT.	16,062 SQ. FT.	COMPLIANT
GROSS LIVING AREA, TABLE 5.01	5,621 SQ. FT. ALLOWED	2,585 SQ. FT.	5,527 SQ. FT. (LIVING)	COMPLIANT
FLOOR AREA RATIO, TABLE 5.01	0.35	.16	.34	COMPLIANT
LOT WIDTH, TABLE 5.01	65'	131'	131'	COMPLIANT
FRONT YARD SETBACK (REAR LOT CONDITION) 5.04, 5.40, 5.55, TABLE 5.01	30' Max.	52.5' (TO EXIST. ENTRY PORCH) 52.3' (TO EXIST. HOUSE)	52.5' (TO EXIST. ENTRY PORCH) 27.6' (TO PROP. GARAGE CORNER 1) 32.8' (TO PROP. GARAGE CORNER 2) (GARAGE AVERAGE = 30.2')	COMPLIANT
SIDE YARD SETBACK 5.40, 5.60, 5.61, TABLE 5.01	7.5'	8.77' - SIDE (TO EXIST. HOUSE CORNER 1) 6.28' - SIDE (TO EXIST. HOUSE CORNER 2) (EXIST. HOUSE AVERAGE = 7.52')	8.77' - SIDE (TO EXIST. HOUSE CORNER 1) 6.28' - SIDE (TO EXIST. HOUSE CORNER 2) (EXIST. HOUSE AVERAGE = 7.52')	COMPLIANT
		84.91' - SIDE (TO EXIST. HOUSE)	41.57' - SIDE (TO PROPOSED GARAGE)	COMPLIANT
REAR YARD SETBACK 5.70, 5.71, 5.74, TABLE 5.01	30'	12.80' - REAR (TO EXIST. HOUSE)	12.80' - REAR (TO EXIST. HOUSE)	EXISTING NON-CONFORMING
		00.29' - REAR (TO EXIST. GARAGE)	31.31' - REAR (TO PROP. HOUSE) 15.38' - REAR (TO PROP. DECK)	COMPLIANT
MAXIMUM BUILDING HEIGHT 5.30, 5.31	35'-0"	N/A	14.5' (SEE CIVIL PLANS)	COMPLIANT
LANDSCAPED OPEN SPACE 5.90 (5.91.2.E), TABLE 5.01	10% (552.75 SF)	N/A	201.55% (11,140.74 SF)	COMPLIANT
USABLE OPEN SPACE 5.91, TABLE 5.01	30% (1,658.24 SF)	N/A	128.21% (7,087.04 SF)	COMPLIANT
PARKING 6.02	2.0 SPACE/RES. UNIT = 2 SPACES	3 SPACES	2 SPACES	COMPLIANT



150 TAPPAN STREET, BROOKLINE, MA
FLOOR AREA NOT INCLUDED IN F.A.R. COMPUTATIONS

FLOOR:	
BASEMENT (EXISTING FULL HEIGHT)	UNFINISHED: 414 SQ. FT.
BASEMENT (EXISTING CRAWLSPACE)	UNFINISHED: 672 SQ.FT.
BASEMENT (PROPOSED MECH. ROOM)	UNFINISHED: 148 SQ.FT.
BASEMENT (PROPOSED GARAGE)	N/A: 568 SQ.FT.
BASEMENT (PROPOSED REC. SPACE)	UNFINISHED: 843 SQ.FT.
ATTIC (EXISTING)	N/A: MAX. HEIGHT = (+/-) 4'-6"
ATTIC (PROPOSED)	N/A: MAX. HEIGHT = (+/-) 3'-0"

ENERGY COMPLIANCE

ALL CONSTRUCTION WILL BE IN COMPLIANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE. ALL INSULATION WILL MATCH ENERGY COMPLIANCE CERTIFICATE SUPPLIED BY ARCHITECT. ALL WALLS TO BE R-20 , ALL ROOFS/CEILINGS TO BE MIN. R-49, ALL FLOORS TO BE MIN. R-30, BASEMENT WALLS TO BE MIN. R-19, ALL GLAZING TO BE MAX. U-32. HOUSEWRAP WILL BE INSTALLED PER MANUFACTURERS INSTRUCTION. ALL OPENINGS WILL BE SEALED IN COMPLIANCE WITH THE 2015 IECC.

PROJECT DIRECTORY

OWNER:

ARCHITECTURE:
ARCHITECT: Duckham Architecture & Interiors
53 Central Avenue
Needham, MA 02494
T. (781) 449-4109
Contact: Kent Duckham

SITE SURVEY:

CIVIL ENGINEER: Everett M. Brooks CO.
49 Lexington Street
West Newton, MA 02465
T. (617) 527-8750
F. (617) 332-1578
Contact: Bruce Bradford

STRUCTURAL ENGINEER: Swanson Structural, Inc.
92 Acre Hill Road
Barnstable, MA 02630
T. (508) 446-1042
Contact: Paul Swanson, P.E.

GENERAL CONTRACTOR:

DRAWING INDEX

COVER

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GENERAL NOTES

1. ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, AND MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE AND THE APPLICABLE CITY OR TOWNSHIP, ALL LOCAL AND STATE HANDICAP AND FEDERAL REQUIREMENTS, AND GENERAL CONDITIONS PER AIA DOCUMENT #A205 AND OWNER/CONTRACTOR AGREEMENT DOCUMENT #A105.

2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.

3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE ARCHITECT FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLECT OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.

4. PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.

5. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECTS FOR CLARIFICATION AND/OR SIMILAR DETAIL.

6. THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED OR PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNER'S VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS, HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS MATERIALS AND FINISHES WITH THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.

8. THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.

9. CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC.), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.

10. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.

11. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES, SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING WORK.

12. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.

13. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.

14. CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTOR OR THEIR WORK.

15. CONTRACTOR SHALL ASSIST DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.

16. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECT'S APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.

17. CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.

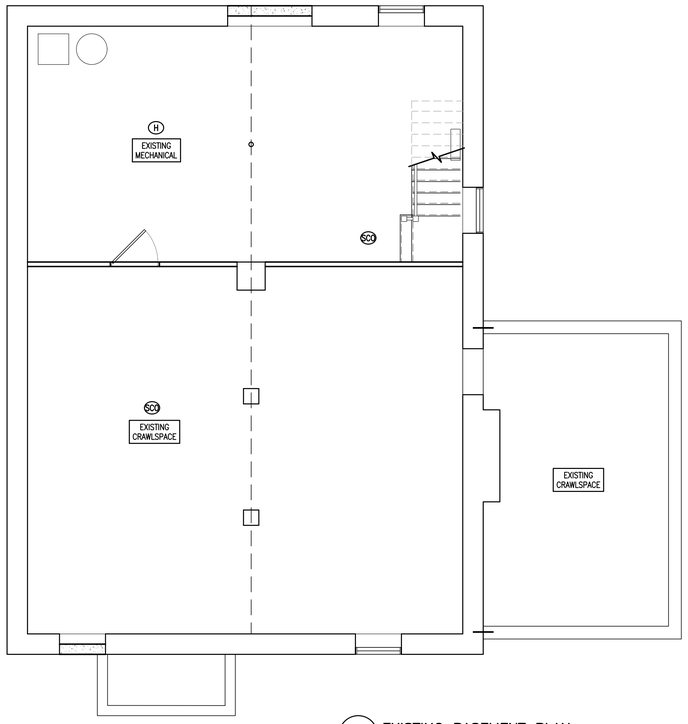
18. CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTIES AND WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DUST; WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. ALL FLOORS MUST BE MOPPED CLEAN.

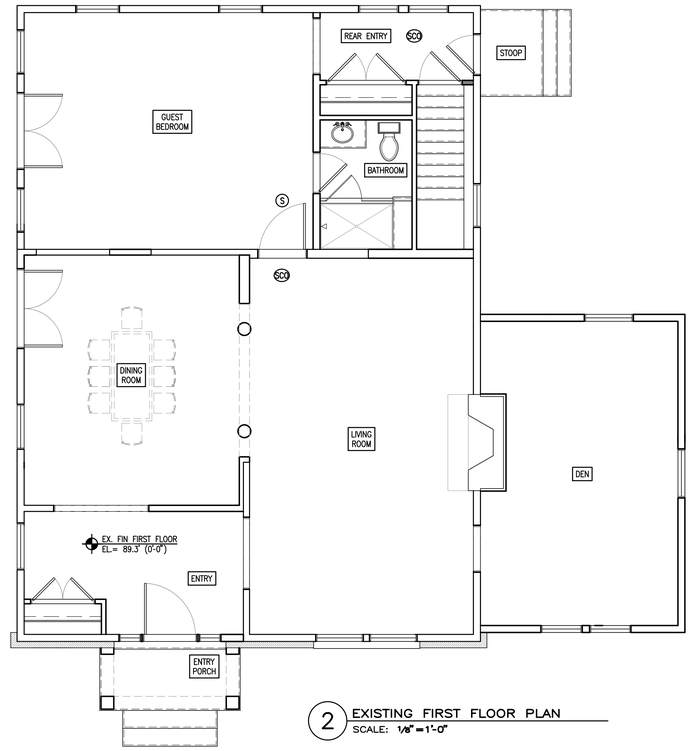
20. CONTRACTOR TO PROVIDE 3 COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTIES AND WARRANTIES.

21. CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.

REGISTERED ARCHITECT
KENTON L. DUCKHAM
BOSTON, MASS
COMMONWEALTH OF MASSACHUSETTS

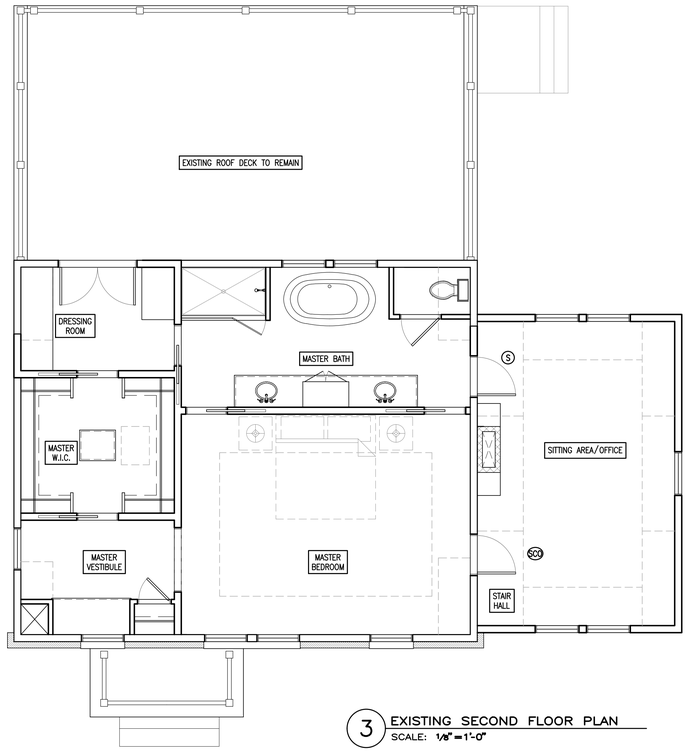


1 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"

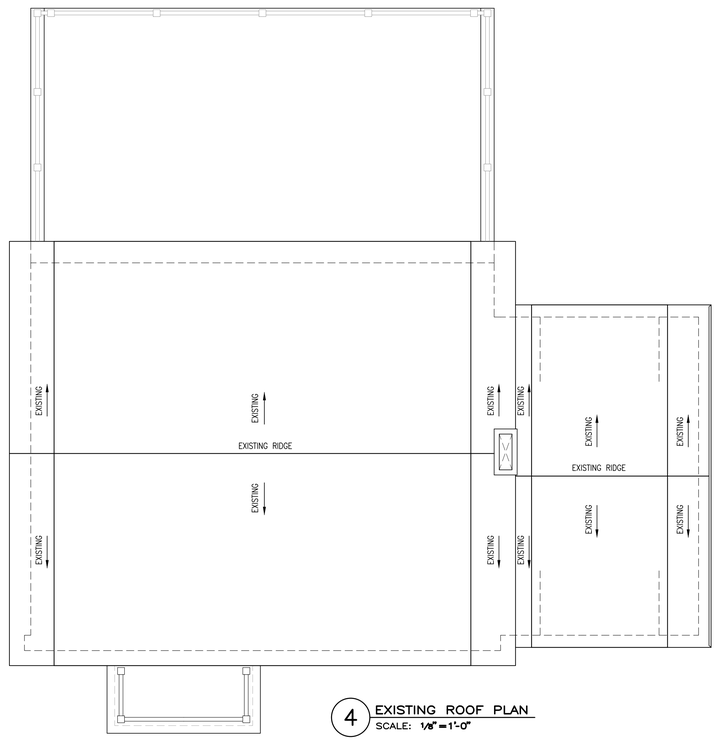


2 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

150 TAPPAN STREET, BROOKLINE, MA SQUARE FOOTAGE SUMMARY: 2020.10.05		
BUILDING ZONE: SC-10 (SINGLE FAMILY) LOT SIZE: (+/-) 16,062 SQ. FT.		
MAX. ALLOWABLE F.A.R. : 0.35 OR 5,621.7 SQ. FT.		
	EXISTING	INCLUDED IN GFA
BASEMENT	436.63 S.F.	0 S.F.
FIRST FLOOR	1,543.07 S.F.	1,543.07 S.F.
SECOND FLOOR	1,041.48 S.F.	1,041.48 S.F.
ATTIC	0 S.F.	0 S.F.
TOTALS	3,021.18 S.F.	2,584.55 S.F.
8,081 - 2,584.55 = 5,496.45 S.F. UNDER MAXIMUM ALLOWED PROPOSED F.A.R. = 2,584.55 / 16,062 = 0.16		



3 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

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53 Central Avenue
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May 06, 2021

KENT L. DUCKHAM
REGISTERED ARCHITECT
No. 7
MASS.
COMMONWEALTH OF MASSACHUSETTS

Issues

Number	Date	Description

Revisions

Number	Date	Description

Checked by :

Drawn by :

150 Tappan Street Brookline, MA

EXISTING PLANS

Drawing Scale:
1/8" = 1'-0"

Project Number:
201619.00

Date Issued:
2021.05.06

EX100

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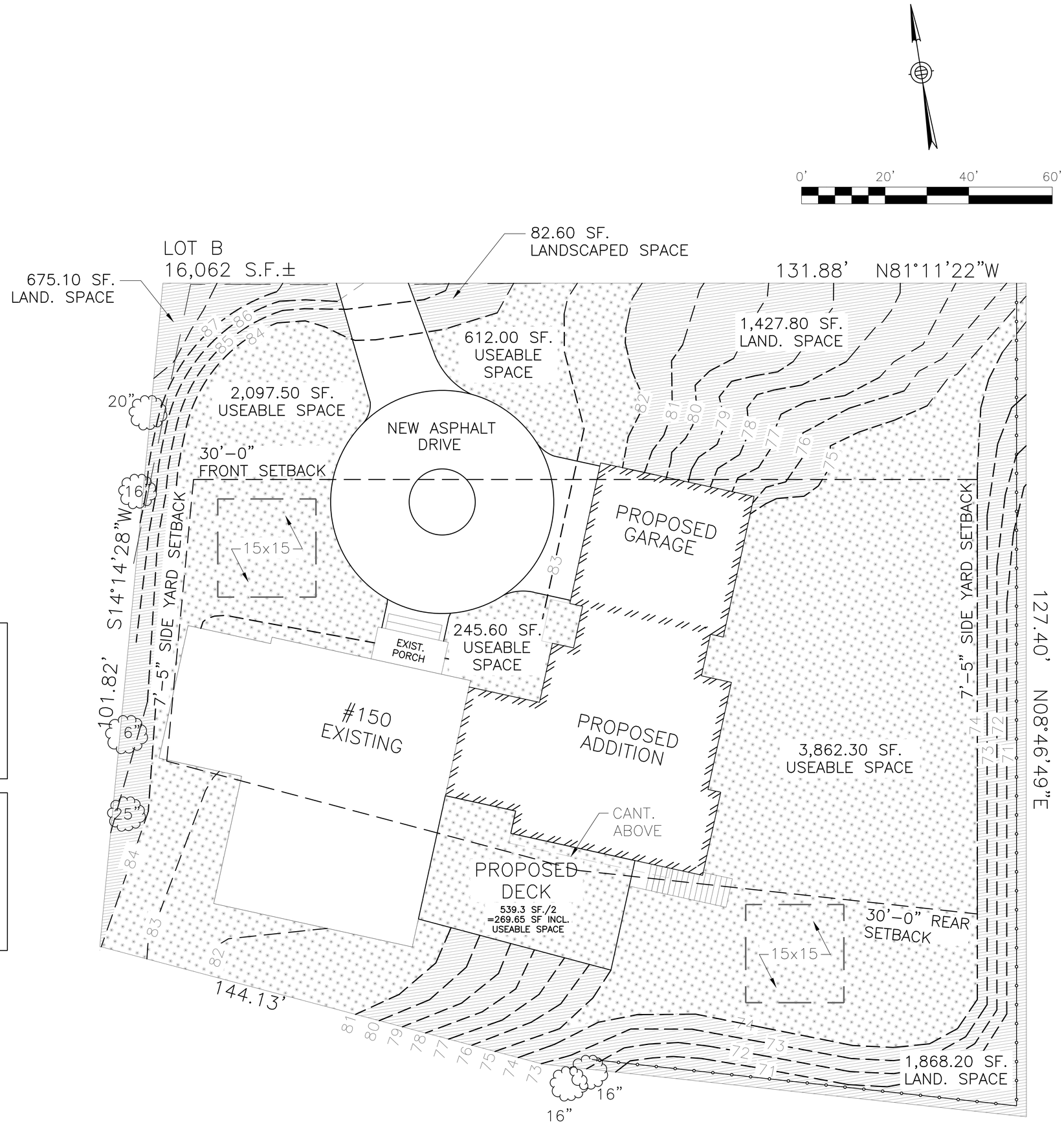

AREA=16,062 S.F. +/-
PROP. BUILDING GROSS S.F. = 5,527.46 S.F.
BUILDING ZONE : SC-10
USEABLE SQFT
LANDSCAPED SQFT

USEABLE SPACE
REQUIRED: 30% OF 5,527.46 SQFT=1658.24 SQFT

	PROPOSED:
	2,097.50 SQFT
	245.60 SQFT
	612.00 SQFT
	3,862.30 SQFT
(PROPOSED DECK)	269.64 SQFT
=	7,087.04 SQFT

7,087.04 SQFT = 128.21% USEABLE SPACE

LANDSCAPED SPACE
REQUIRED: 10% OF 5,527.46 SQFT=552.75 SQFT

	PROPOSED:
(USEABLE SPACE)	7,087.04 SQFT
	675.10 SQFT
	82.60 SQFT
	1,427.80 SQFT
	1,868.20 SQFT
	11,140.74 SQFT

11,140.74 SQFT = 201.55% LANDSCAPED SPACE

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150 Tappan Street
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PROPOSED
USEABLE SPACE DIAGRAM

Drawing Scale:

Project Number:
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Date Issued:
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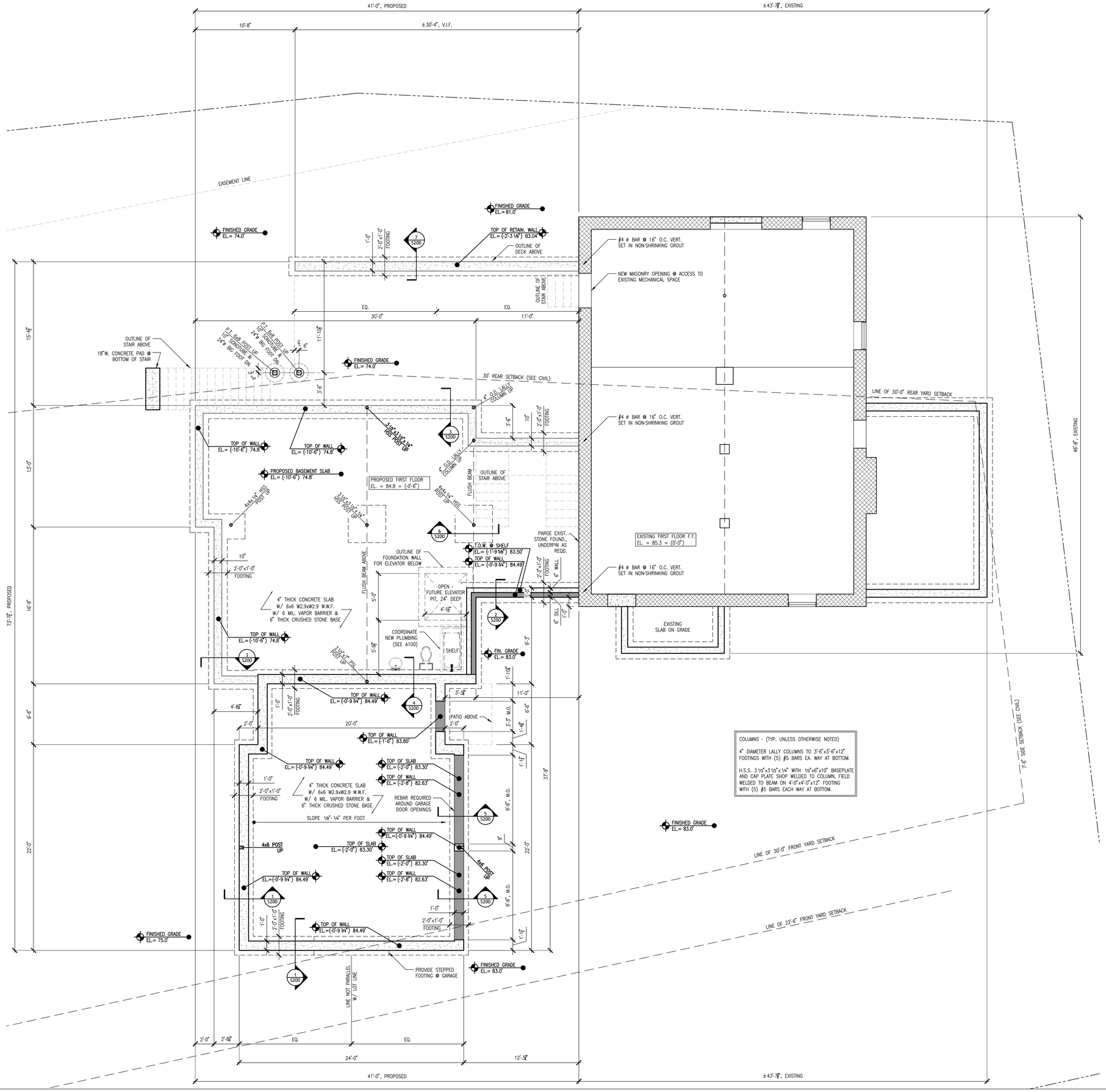

NOTE:
EL. (-) 0'-6" = TOP OF PROPOSED FIRST FLOOR SUBFLOOR EL. 0'-0" = EXISTING FIRST FLOOR FINISHED FLOOR LEVEL

COLUMNS - (TYP. UNLESS OTHERWISE NOTED)

4" DIAMETER LALLY COLUMNS TO 3'-6"x3'-6"x12" FOOTINGS WITH (5) #5 BARS EA. WAY AT BOTTOM.

H.S.S. 3 1/2"x3 1/2"x 1/4" WITH 1/2"x6"x10" BASEPLATE AND CAP PLATE SHOP WELDED TO COLUMN, FIELD WELDED TO BEAM ON 4'-0"x4'-0"x12" FOOTING WITH (5) #5 BARS EACH WAY AT BOTTOM.

FOUNDATION WALL HATCH LEGEND:

- PROPOSED C.I.P. CONC. WALL
- C.I.P. CONC. MUDSILL
- EXISTING FIELDSTONE FOUNDATION TO REMAIN
- C.I.P. CONC. FOOTING BELOW
- CENTER LINE OF BEAM ABOVE

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150 Tappan Street Brookline, MA

PROPOSED FOUNDATION PLAN

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

Project Number:
201619.00

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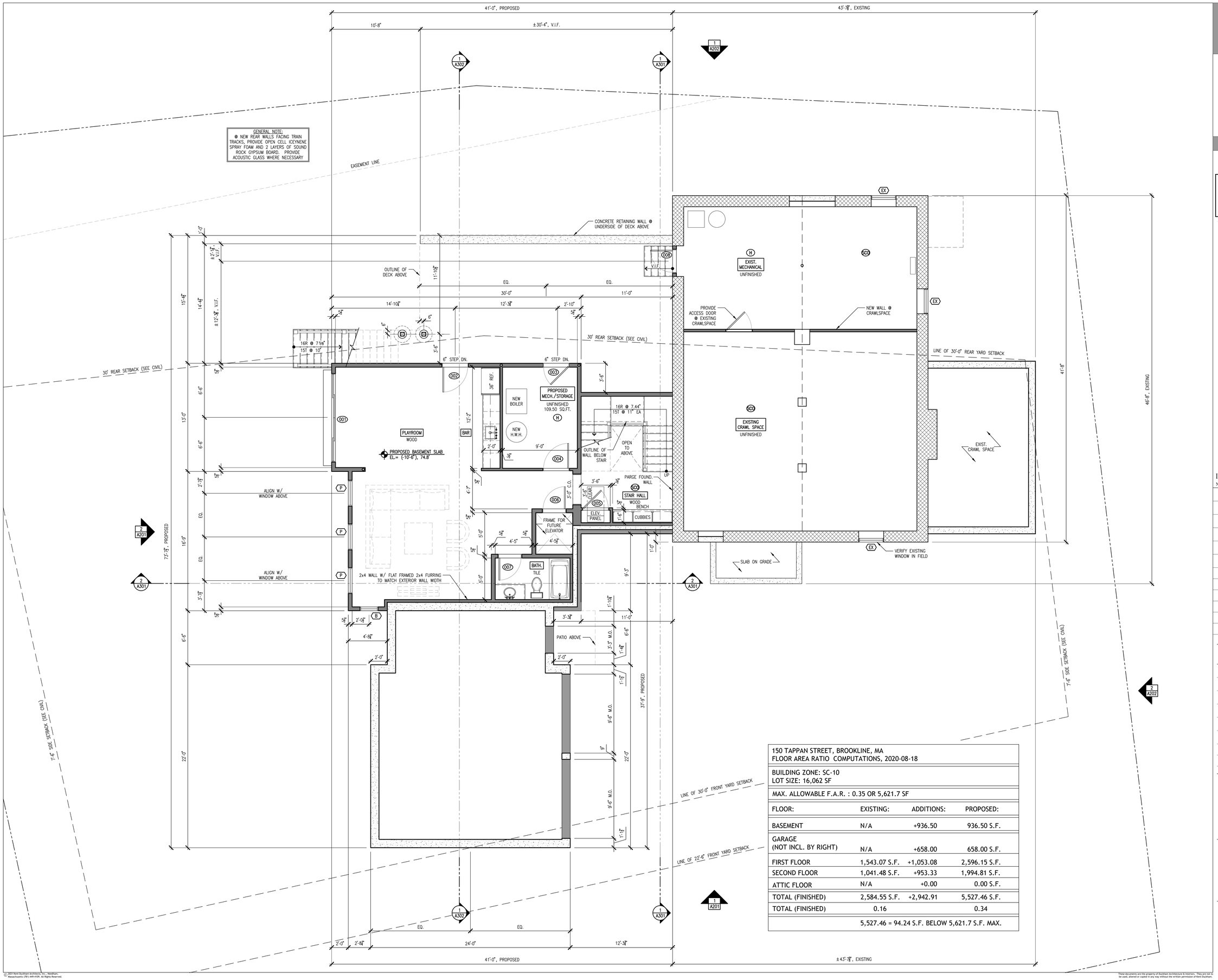

150 TAPPAN STREET, BROOKLINE, MA FLOOR AREA RATIO COMPUTATIONS, 2020-08-18			
BUILDING ZONE: SC-10 LOT SIZE: 16,062 SF			
MAX. ALLOWABLE F.A.R. : 0.35 OR 5,621.7 SF			
FLOOR:	EXISTING:	ADDITIONS:	PROPOSED:
BASEMENT	N/A	+936.50	936.50 S.F.
GARAGE (NOT INCL. BY RIGHT)	N/A	+658.00	658.00 S.F.
FIRST FLOOR	1,543.07 S.F.	+1,053.08	2,596.15 S.F.
SECOND FLOOR	1,041.48 S.F.	+953.33	1,994.81 S.F.
ATTIC FLOOR	N/A	+0.00	0.00 S.F.
TOTAL (FINISHED)	2,584.55 S.F.	+2,942.91	5,527.46 S.F.
TOTAL (FINISHED)	0.16		0.34
	5,527.46 = 94.24 S.F. BELOW 5,621.7 S.F. MAX.		

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150 Tappan Street Brookline, MA

PROPOSED BASEMENT PLAN

Drawing Scale:

Project Number: 201619.00

Date Issued: 2021.05.06

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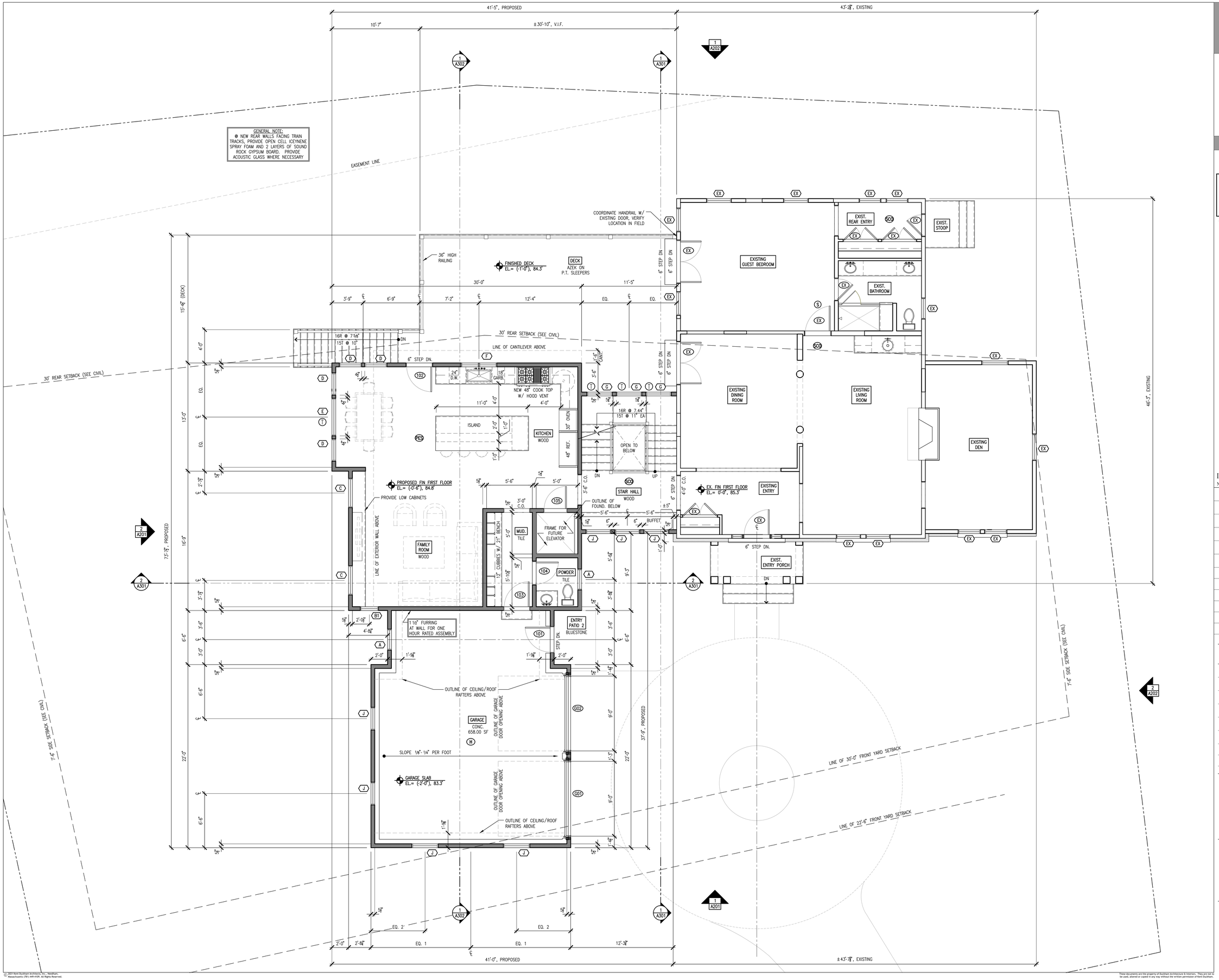

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PROPOSED FIRST FLOOR PLAN

Drawing Scale:

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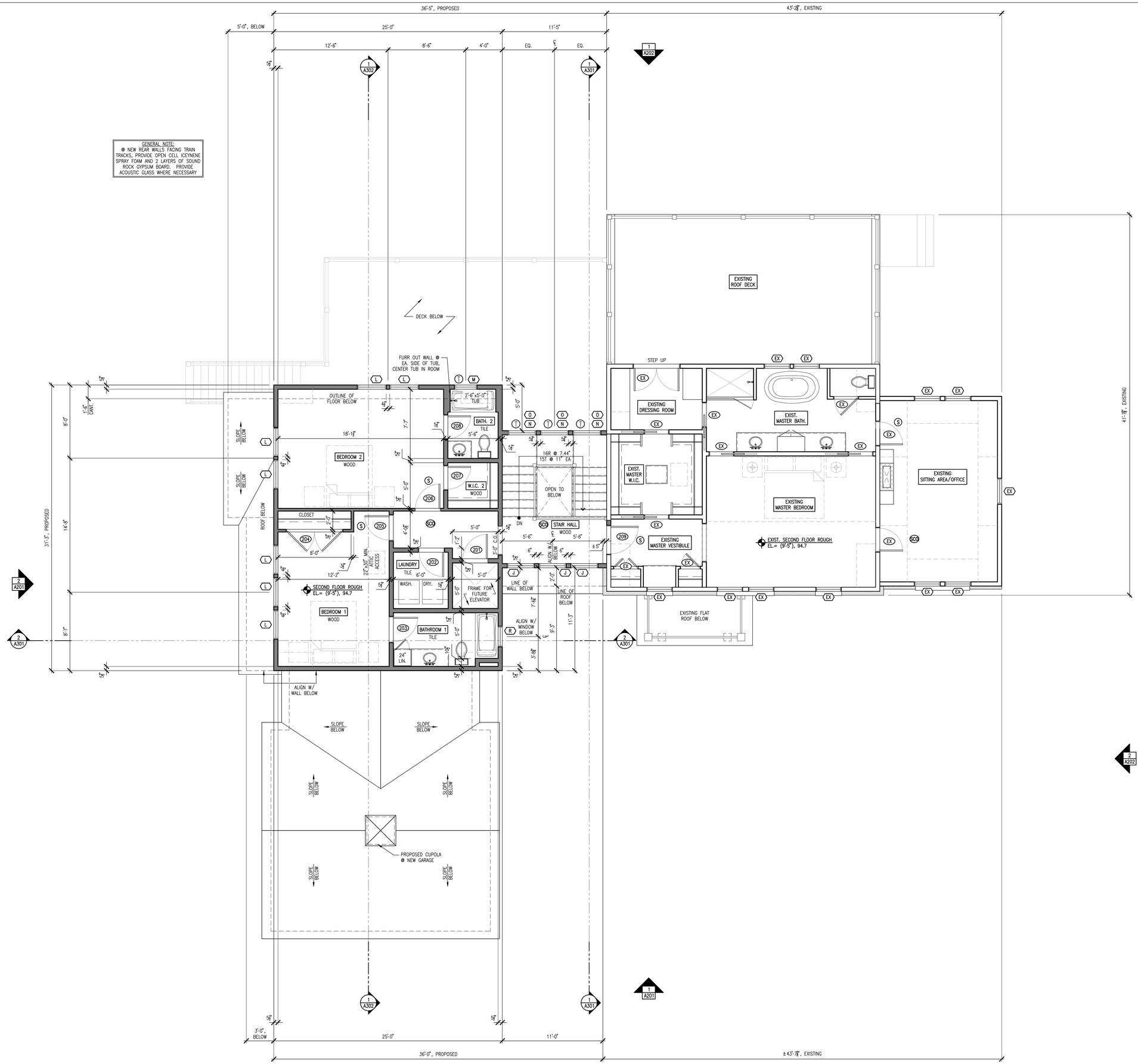

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150 Tappan Street Brookline, MA

PROPOSED
SECOND FLOOR PLAN

Drawing Scale:

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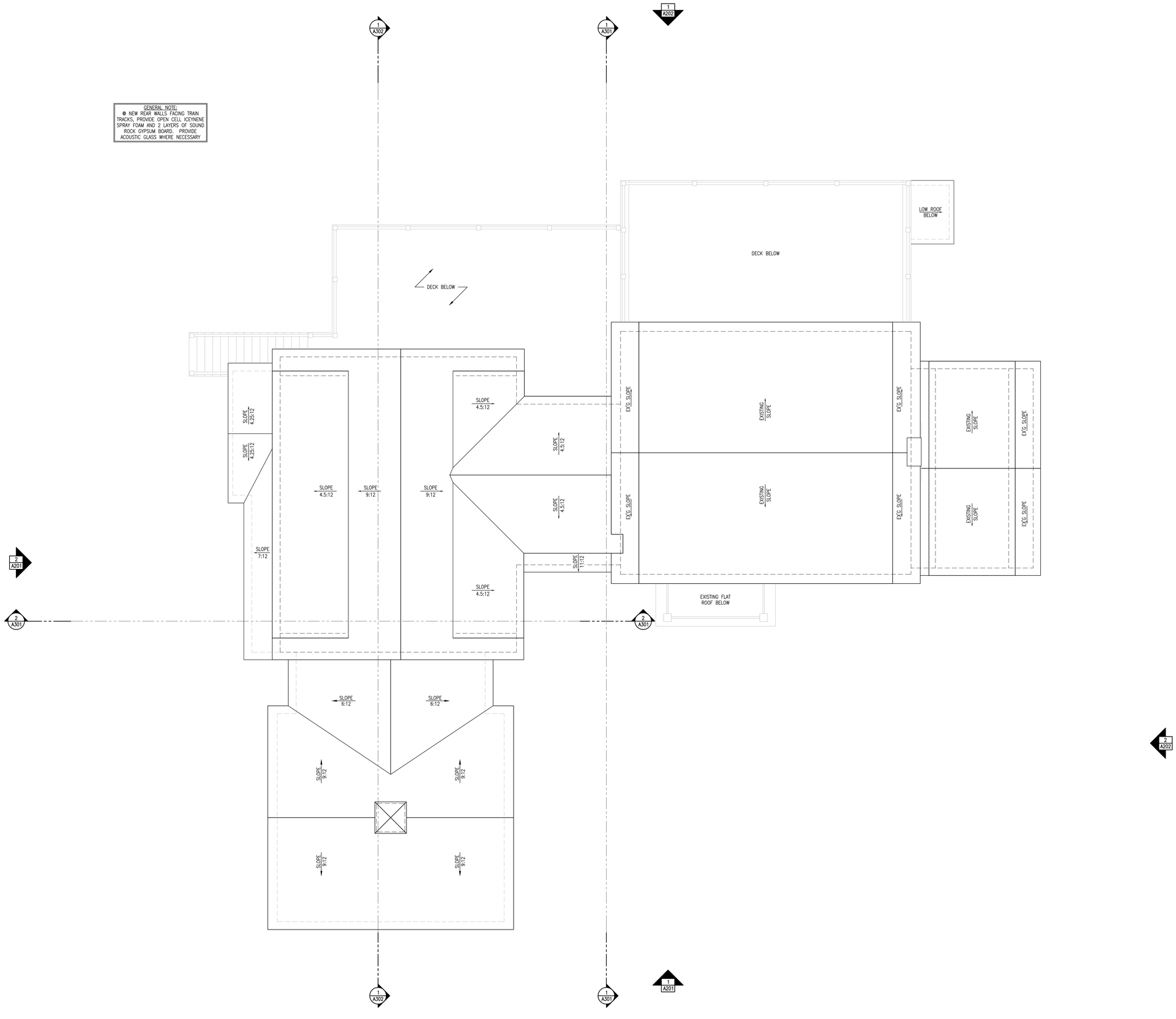
GENERAL NOTE:
❶ NEW REAR WALLS FACING TRAIN TRACKS, PROVIDE OPEN CELL ICEYNENE SPRAY FOAM AND 2 LAYERS OF SOUND ROCK GYPSUM BOARD. PROVIDE ACOUSTIC GLASS WHERE NECESSARY



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KENT L. DUCKHAM
No. 3
MARB
REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

Issues

Number	Date	Description

Revisions

Number	Date	Description

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150 Tappan Street Brookline, MA

PROPOSED ROOF PLAN

Drawing Scale:

Project Number:
201619.00

Date Issued:
2021.05.06

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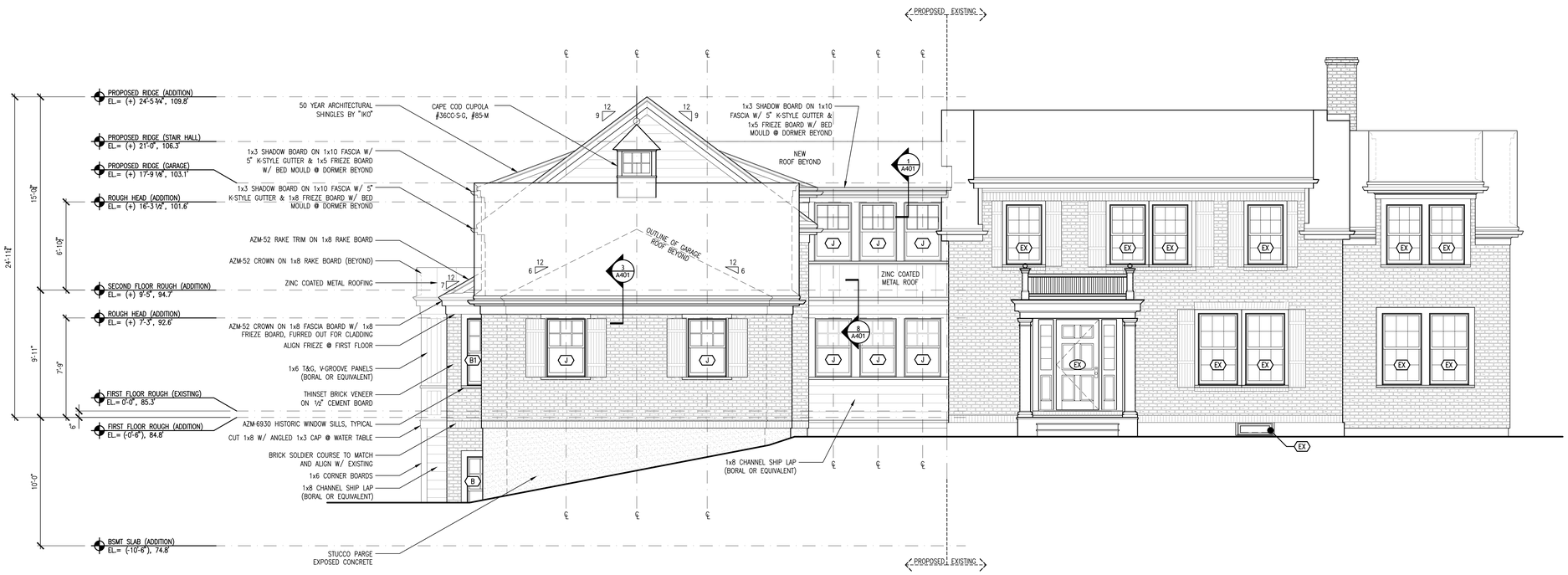
1 EXISTING FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

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EXISTING & PROPOSED FRONT ELEVATIONS

Drawing Scale:

Project Number:
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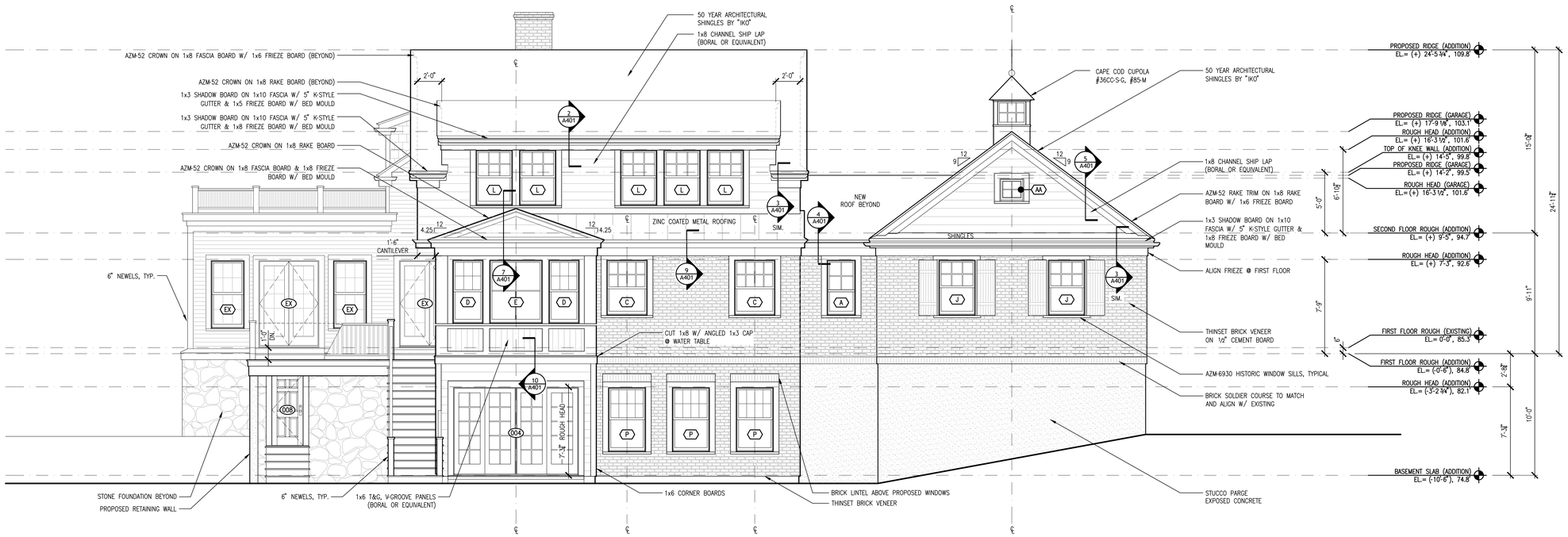
1 EXISTING LEFT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

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EXISTING & PROPOSED LEFT ELEVATIONS

Drawing Scale:

Project Number: 201619.00

Date Issued: 2021.05.06

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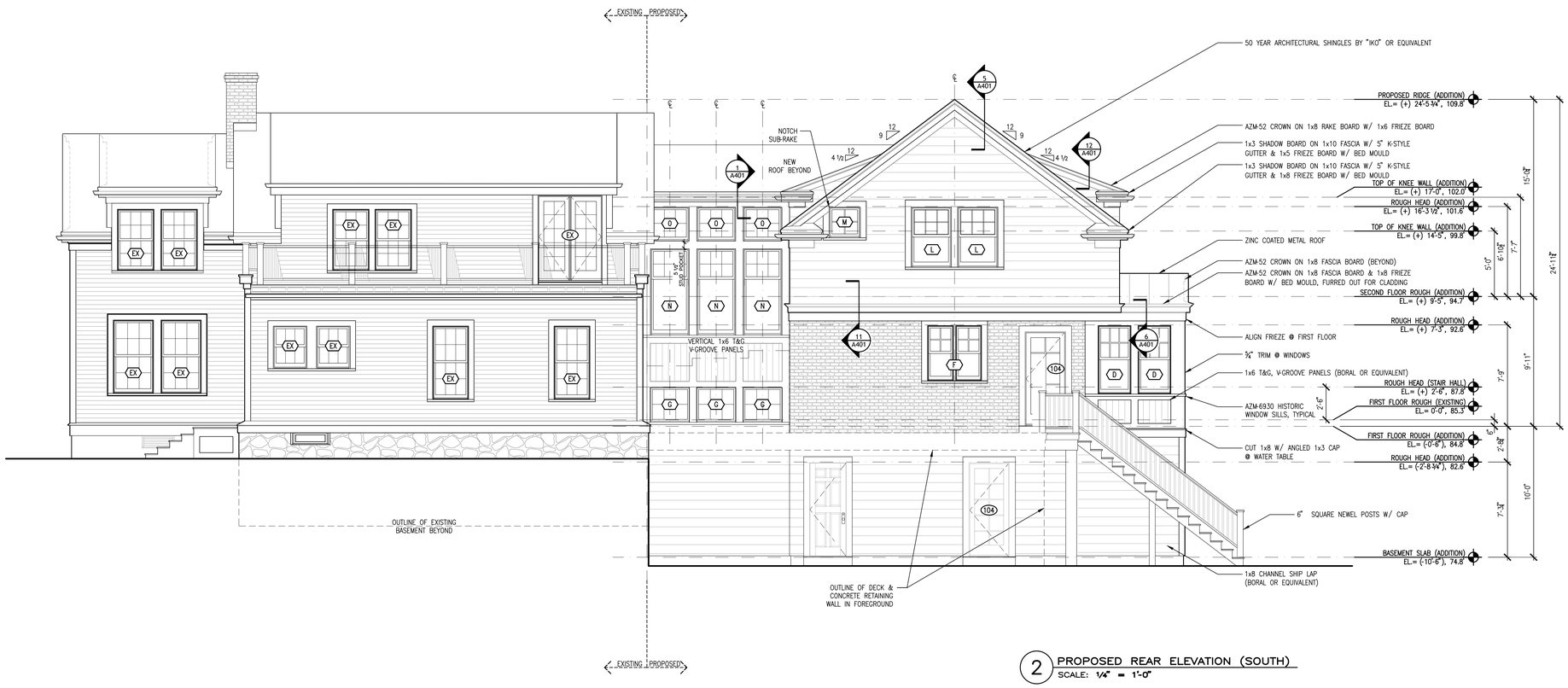
1 EXISTING REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

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EXISTING & PROPOSED REAR ELEVATIONS

Drawing Scale:

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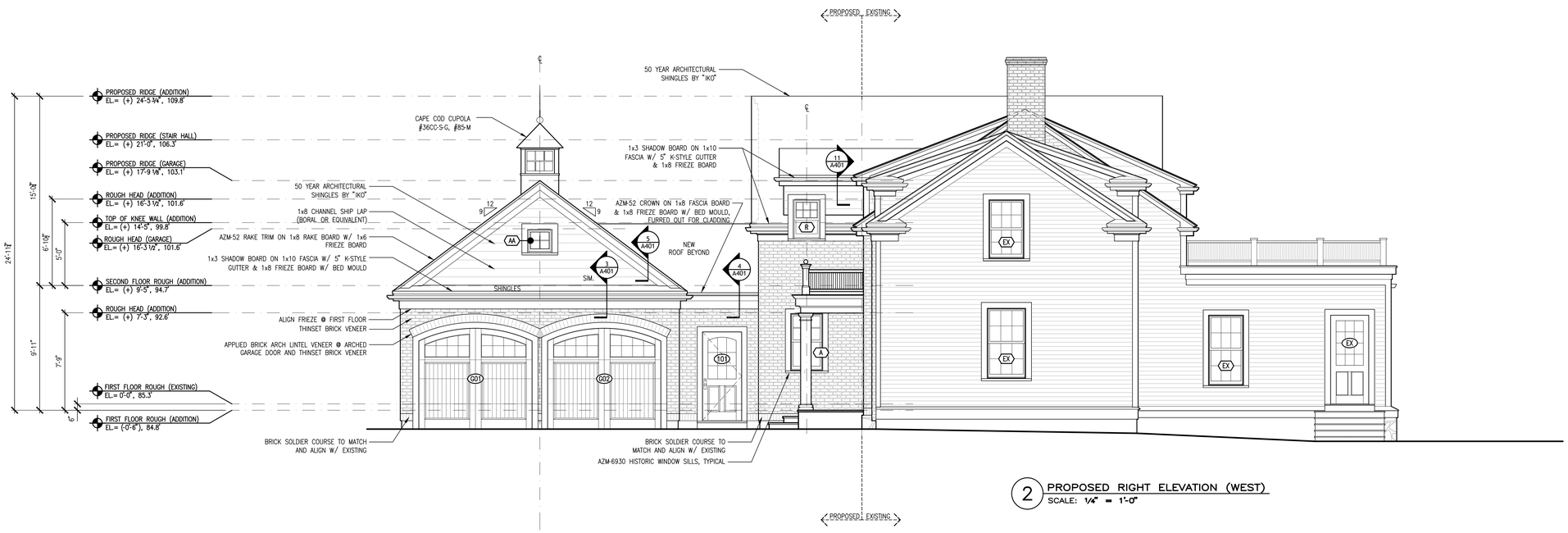
1 EXISTING RIGHT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

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EXISTING & PROPOSED RIGHT ELEVATIONS

Drawing Scale:

Project Number:
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Date Issued:
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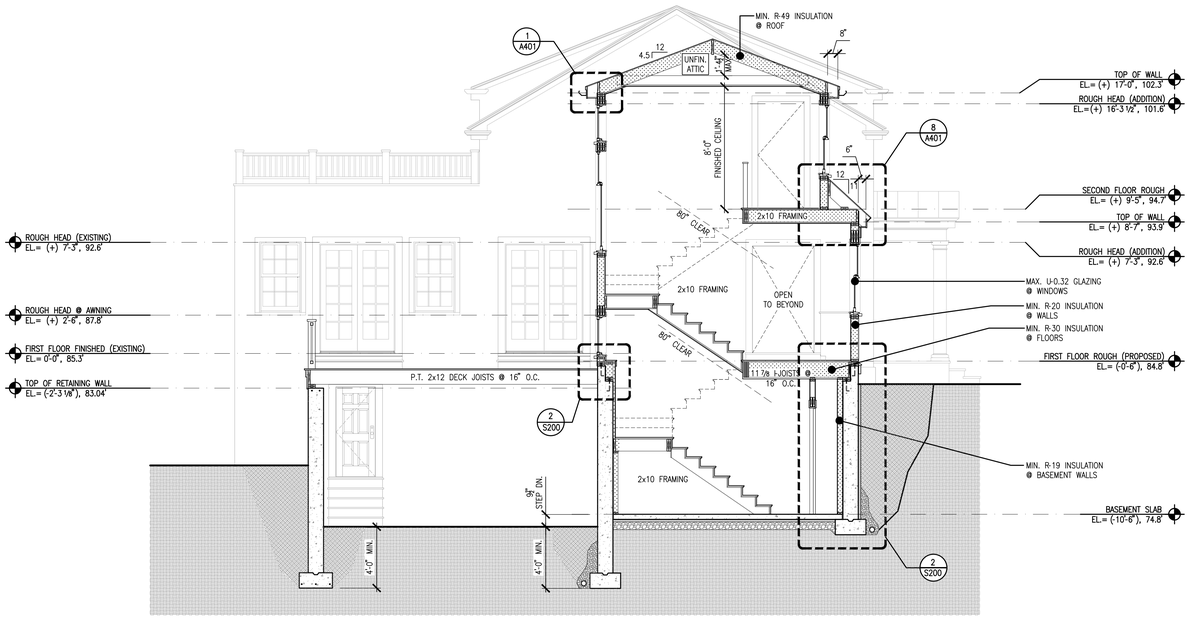
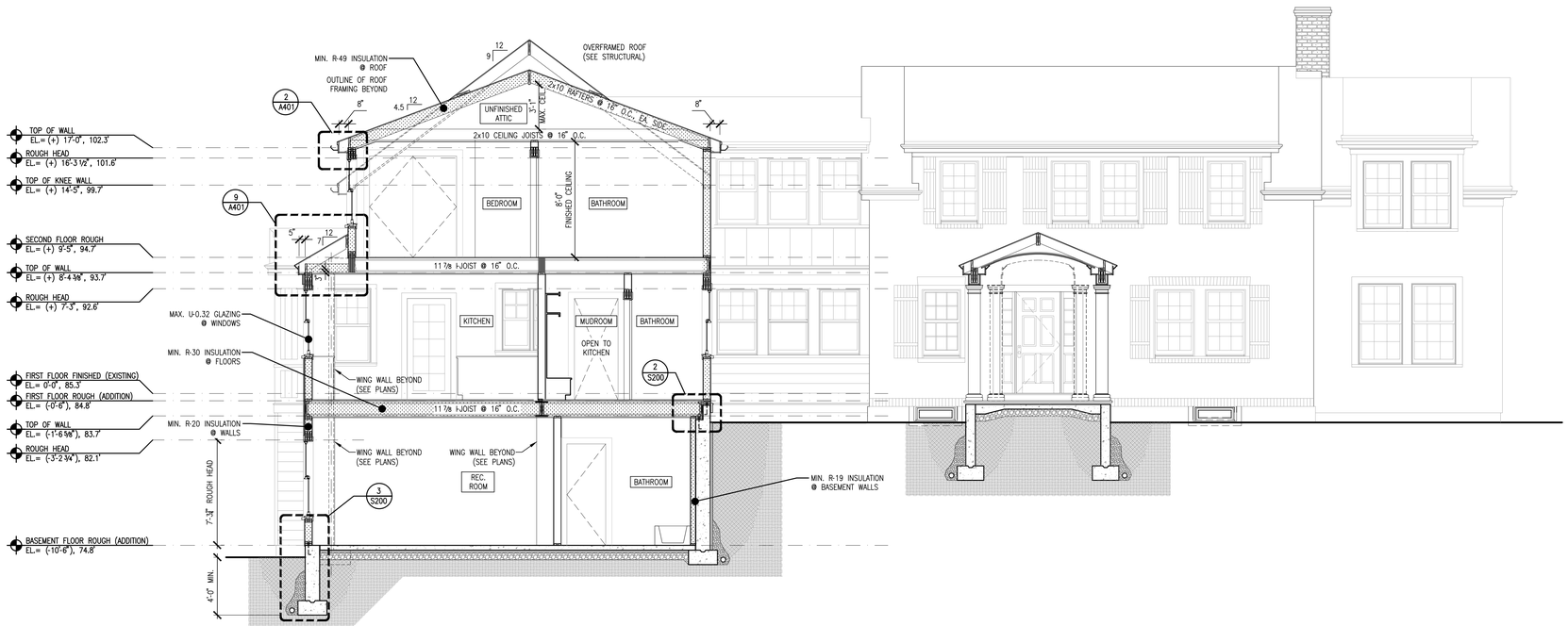


1 BUILDING SECTION AT PROPOSED STAIR HALL
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION AT PROPOSED ADDITION
SCALE: 1/4" = 1'-0"

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PROPOSED
BUILDING SECTIONS

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

Project Number:
201619.00

Date Issued:
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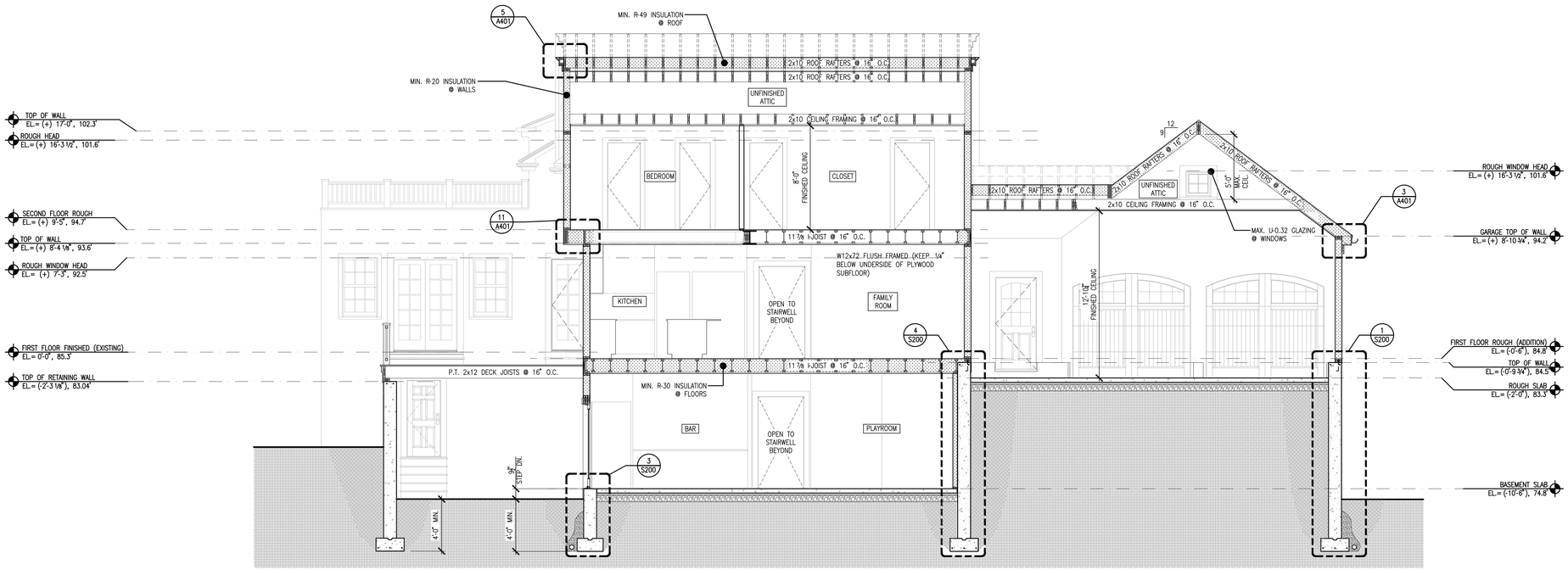

1 BUILDING SECTION AT GARAGE AND KITCHEN
SCALE: 1/4" = 1'-0"

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PROPOSED
BUILDING SECTIONS

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Project Number:
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