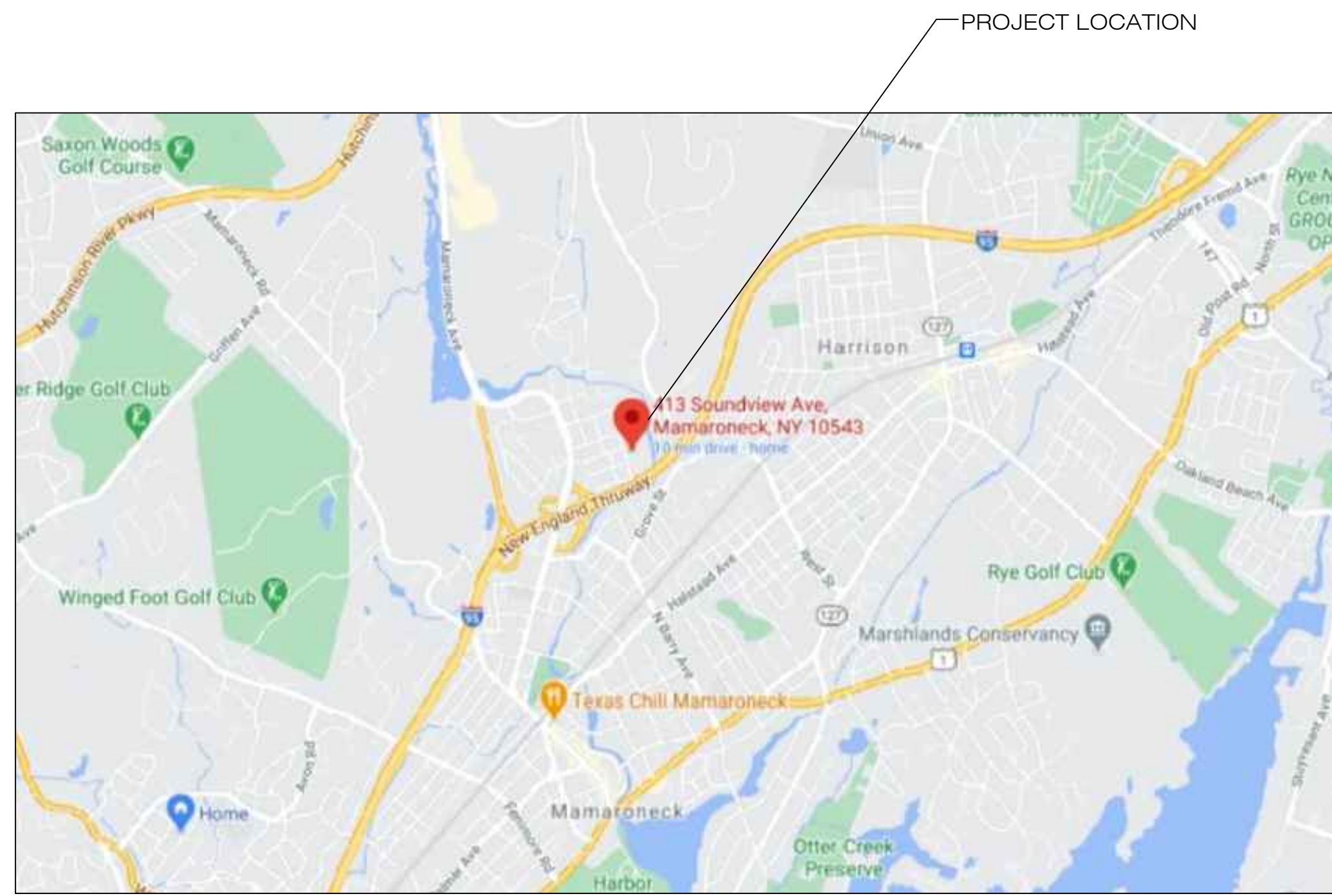
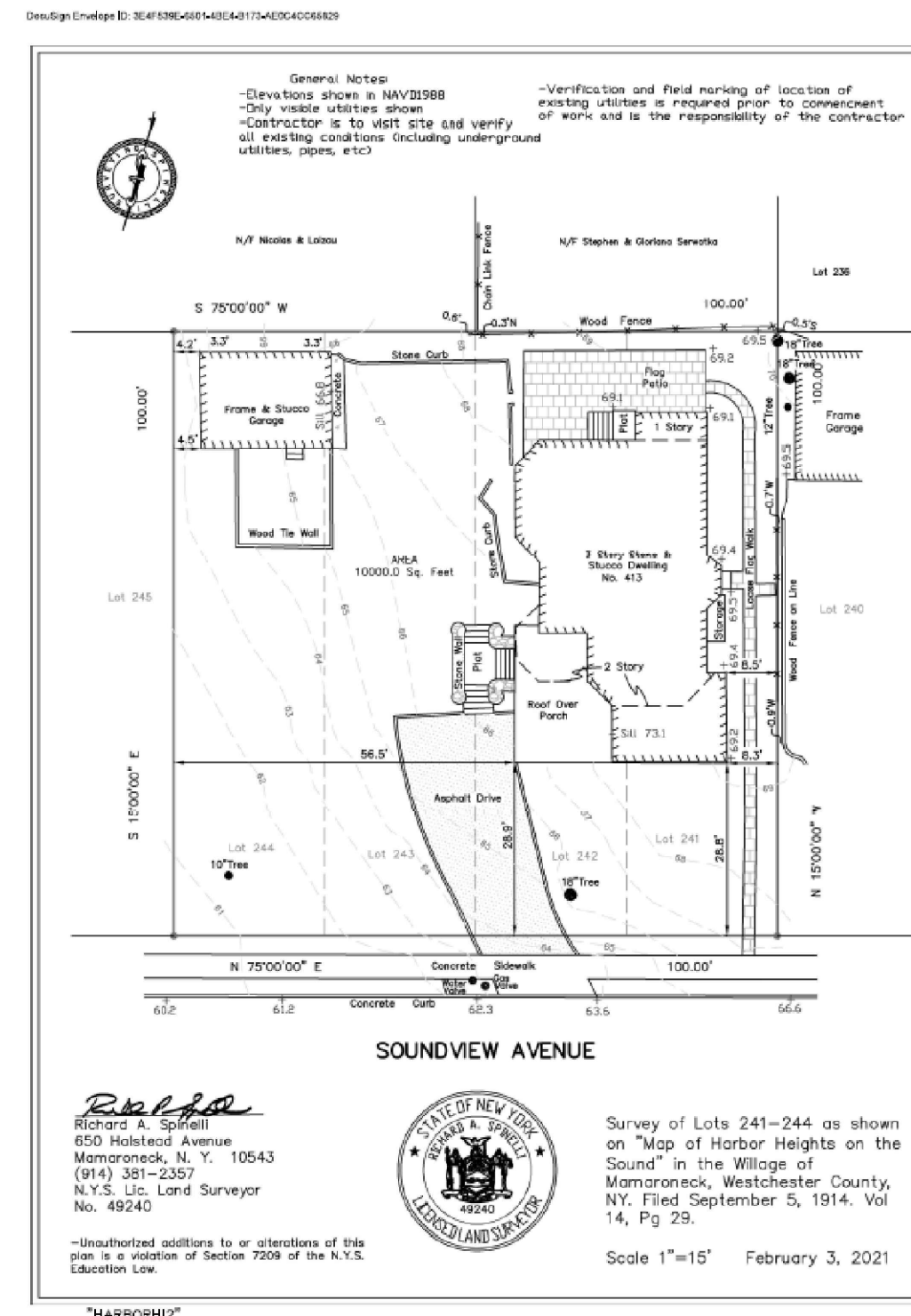


LOCATION



**LOCATION MAP**  
NO SCALE

LOCATION



NOT A LEGAL SURVEY, FOR REFERENCE ONLY  
ORIGINAL DRAWING BY RICHARD A. SPINELLI, SPINELLI SURVEYING DATED FEBRUARY 3, 2021  
**REFERENCE SURVEY**  
NOT TO SCALE

PROJECT NAME

**DERRICO RESIDENCE**

**GARAGE ADDITION**

**413 SOUNDVIEW AVENUE  
MAMARONECK, NEW YORK 10543**

SCOPE OF WORK

- PROPOSED WORK
- ADDITION TO EXISTING DETACHED GARAGE
  - DRIVEWAY EXPANSION
- REFER TO FULL SET OF DRAWINGS FOR ENTIRE SCOPE OF WORK

THERMAL CRITERIA

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE  
CLIMATE ZONE 4  
MINIMUM R-VALUE OF WALLS - R-21  
MINIMUM R-VALUE OF CEILINGS - R-49  
MINIMUM U-VALUE OF FENESTRATIONS - U-32

CLIMATIC AND GEOGRAPHICAL CRITERIA

2020 RESIDENTIAL CODE OF NEW YORK STATE  
GROUND SNOW LOAD : 30 PSF  
WIND SPEED : 120 MPH  
SEISMIC DESIGN CATEGORY : C  
FROST DEPTH : 42"  
WEATHERING : SEVERE  
TERMITE : MODERATE TO HEAVY  
FLOOD HAZARD : NOT APPLICABLE

PSF = POUNDS PER SQUARE FOOT

STRUCTURAL CRITERIA

2020 RESIDENTIAL CODE OF NEW YORK STATE  
LIVE LOAD:  
LIVING AREAS AND DECK : 40 PSF  
BEDROOMS: 30 PSF  
DEAD LOAD : 10 PSF  
GROUND SNOW LOAD: 30 PSF  
ALL STRUCTURAL LUMBER SHALL BE:  
DOUGLAS FIR #2, f =900, E=1,400,000 (OR BETTER)  
PSF = POUNDS PER SQUARE FOOT

DRAWING INDEX

Sheet Number	Sheet Title
T-1	TITLE SHEET
A-0.0	ADJACENT PROPERTIES
A-0.1	NEIGHBORING PROPERTIES
A-1.0	SITE PLANS
A-2.0	EXISTING AND DEMOLITION PLANS
A-3.0	PROPOSED PLANS
A-4.0	PROPOSED REFLECTED CEILING & ELECTRICAL PLANS
A-5.0	EXISTING & PROPOSED FRONT & RIGHT ELEVATIONS
A-5.1	EXISTING & PROPOSED REAR & LEFT ELEVATIONS

**LEWIS + LEWIS  
ARCHITECTS**  
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LARCHMONT, NEW YORK 10538  
(914) 315-6323  
paigejlewis@gmail.com

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ISSUED / REVISIONS	DESCRIPTION	DATE
	VILLAGE OF MAMARONECK ZBA	04/14/21

**Derrico**  
Garage Additions  
413 Soundview Avenue  
Mamaroneck  
New York 10543

NOTES



SHEET DESCRIPTION:

TITLE SHEET

SHEET No.

**T-1**

PHASE:  
**VILLAGE  
BOARDS**

MATERIAL

	EARTH		BATT INSULATION
	GRAVEL		PLYWOOD
	CONCRETE		ROUGH WOOD
	CMU		FINISHED WOOD
	BRICK		GYPSUM BOARD
	STEEL		GLASS
	RIGID INSULATION		

SYMBOLS

	ELEVATION No. 1 SHEET No. A-4.1
	DOOR No. X
	W1
	FIRST FLOOR EL. = 100'-0"
	DETAIL No. 1 SHEET No. ALL

BY OWNER

THE FOLLOWING ITEMS ARE TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR:

1. SURFACE MOUNTED LIGHTS
2. COUNTERTOPS
3. TILE

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. THE ARCHITECT CERTIFIES THESE DRAWINGS TO BE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NYS (ALSO CALLED 2020 IRC) AND THE 2020 ENERGY CONSERVATION CODE OF NYS (ALSO CALLED 2020 EEC). SEE "BUILDING ENVELOPE THERMAL COMPONENTS CRITERIA" FOR ENERGY COMPLIANCE INFORMATION.
3. ALL CONSTRUCTION IS TO CONFORM WITH ALL APPLICABLE CODES, ORDINANCES, ETC. INCLUDING THE RESIDENTIAL CODE OF NEW YORK STATE 2020 RESIDENTIAL ENERGY CODE OF NEW YORK STATE.
4. THE WORK TO BE PROVIDED ON THIS PROJECT SHALL INCLUDE ALL NECESSARY COMPONENTS EVEN THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN. AND THE CONTRACTOR SHALL NOT AVAIL HIMSELF OF ANY MANIFESTLY UNINTENTIONAL OMISSIONS, SHOULD THEY EXIST. THESE DRAWINGS REPRESENT A "BUILDER SET" OF DRAWINGS AND ARE TO BE USED AS A GUIDE TO THE CONSTRUCTION PROCESS. THEY DO NOT REPRESENT A FULL OR COMPLETE ARCHITECTURAL SERVICE.
5. ARCHITECT SUPERVISION OF CONSTRUCTION IS NOT INCLUDED WITH THESE DRAWINGS. THEREFORE THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORKMANSHIP, CODE OR PLAN COMPLIANCE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY ALL MATERIALS, DIMENSIONS, DETAILS AND CONDITIONS AND SHALL REPORT ANY ALLEGED DIFFERENCES OR DISCREPANCIES AT ONCE TO THE OWNER.
7. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS THE MORE STRINGENT PROVISIONS SHALL GOVERN.
8. STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ARCHITECTURAL PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE RESIDENTIAL CODE OF NEW YORK STATE.
9. CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADING INDICATED ON DRAWINGS.
10. ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS MEANS, METHODS, TECHNIQUES OR SEQUENCES OF CONSTRUCTION AND THE SAFETY PROCEDURES EMPLOYED BY HIM.
11. BUILDING INSPECTOR NOTE THAT THESE PLANS ARE INVALID...  
A. IF ALTERED.  
B. IF NOT STAMPED BY A NEW YORK STATE REGISTERED ARCHITECT WHOSE SEAL MUST BE EITHER IMPRESSED OR ORIGINALLY STAMPED.  
C. IF NOT COLLATED WITH ALL PRESCRIBED SHEETS, INCLUDING THESE NOTES.
12. ALL CHANGES TO THESE PLANS MAY ONLY BE APPROVED WITH THE CONSENT OF THE ARCHITECT AND OWNER.
13. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUALS, WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS, MAY BE USED.
14. IN THE ABSENCE OF A SOILS REPORT THE DRAWINGS SHOWING THE FOOTINGS, FOUNDATION AND SLAB ARE TO BE USED AS A GUIDE TO THEIR CONSTRUCTION AND ARE NOT BASED ON ACTUAL SOIL CONDITIONS AT THE CONSTRUCTION SITE.
15. ALL INTERIOR AND EXTERIOR INFILL WALLS SHALL BE 2X4 STUDS @ 16" O.C. EXCEPT WHERE NOTED.
16. RELOCATE EXISTING SUPPLY AND RETURN DIFFUSERS/DUCTWORK AS REQUIRED.
17. ALL EXHAUST FANS, RANGE HOODS AND DRYERS SHALL VENT TO THE OUTSIDE THROUGH SHEET METAL DUCTS. CAULK AROUND ALL PENETRATIONS THROUGH EXTERIOR.
19. ALL ELECTRICAL WORK SHALL BE SUPPLIED BY A COMPONENT LICENSED ELECTRICAL CONTRACTOR AND SHALL CONFORM TO THE 1999 ELECTRICAL CODE.
20. ALL PLUMBING WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NYS AND ALL LOCAL LAWS. ALL PLUMBING WORK SHALL BE PROVIDED BY A LICENSED PLUMBING CONTRACTOR.
21. ALL PIPE PENETRATIONS OF FLOOR AND FIRE RATED WALL ASSEMBLIES SHALL HAVE FIRE STOP SEALANT BOTH SIDES TYPICAL OF 3M GP 25N/S CAULK OR ACCEPTABLE EQUAL PER MANUFACTURER'S RECOMMENDATIONS.
22. THE ARCHITECT CERTIFIES THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NYS FOR TERMITE PROTECTION (R318) BY REQUIRING PRESSURE PRESERVATIVE TREATED WOOD AS PRESCRIBED IN SECTION R317.1 AND FOR PROTECTION AGAINST DECAY (R317).
23. ALL INSULATION MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE BUILDING CODE. VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION. NO EXPOSED VAPOR BARRIERS SHALL BE PERMITTED, RATHER VAPOR BARRIERS SHALL BE COVERED WITH CODE COMPLIANT COVERING.
24. THE PROPOSED WORK HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2020 NYS ENERGY CODE.

CODE AND BUILDING DATA

HABITABLE AREA - SQUARE FEET	EXISTING	PROPOSED ADDITION	TOTAL
FIRST FLOOR	1,406	0	1,406 *
SECOND FLOOR	1,297	0	1,297 *
ATTIC	602	0	602 *
BASEMENT	1,204	0	1,204 *
GARAGE	352	382	734
TOTAL	4,861	382	5,243
PATIO	312	0	312 *
COVERED PORCH	288	0	258 *
VILLAGE OF MAMARONECK ZONING DISTRICT: R-5			
MAXIMUM FAR : 0.55      MAXIMUM FLOOR AREA ALLOWED : 5,500 SF			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA - SQUARE FEET	5,000	10,000 *	10,000 *
MINIMUM LOT WIDTH	50'	100' *	100' *
MINIMUM LOT DEPTH	100'	100' *	100' *
MINIMUM YARD DIMENSIONS			
PRINCIPAL BUILDING			
FRONT YARD	20'	28.8' *	28.8' *
ONE SIDE YARD	6'	8.3' *	8.3' *
BOTH SIDE YARDS	14'	54.3' *	54.3' *
REAR YARD	25'	13.0' *	13.0' *
ACCESSORY BUILDING			
FRONT YARD	50'	80.8'	71.6'
SIDE YARDS	6'	4.2' *	4.2' *
REAR YARDS	6'	3.3' *	3.3' *
LOT COVERAGE	35%	20.5%	24.2%
IMPERVIOUS AREA	NO MAX	3,376 SF	4,945 SF
MAXIMUM HEIGHT			
PRINCIPAL BUILDING (FEET)	35'	30' *	30' *
PRINCIPAL BUILDING (STORIES)	2.5	2.5 *	2.5 *
ACCESSORY BUILDING (FEET)	20'	14.5'	16.6'
ACCESSORY BUILDING (STORIES)	2.5	1	2
* EXISTING CONDITION, NO CHANGE REQUESTED			





1 - 413 SOUNDVIEW AVE FRONT



2 - 413 SOUNDVIEW AVE RIGHT



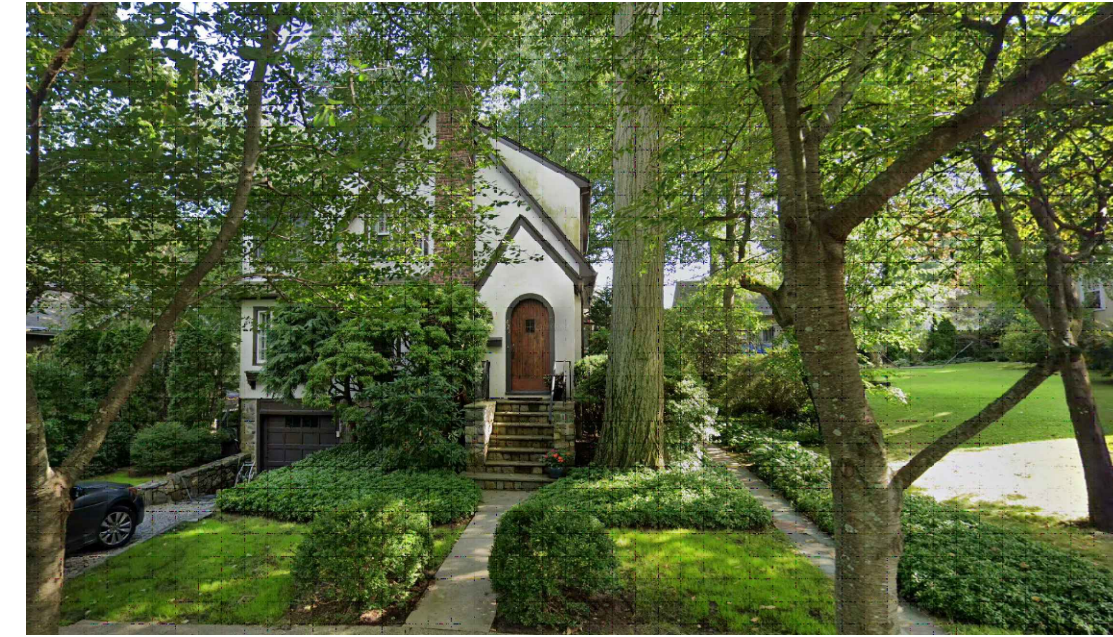
3 - 413 SOUNDVIEW AVE LEFT



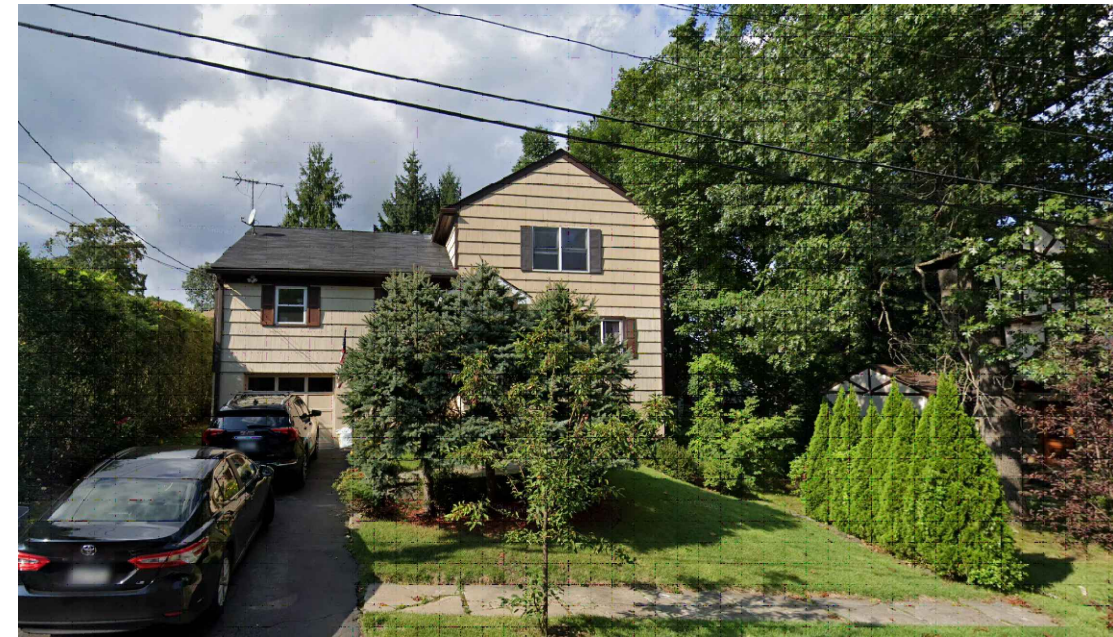
4 - 413 SOUNDVIEW AVE REAR



5 - 407 SOUNDVIEW AVE



6 - 425 SOUNDVIEW AVE



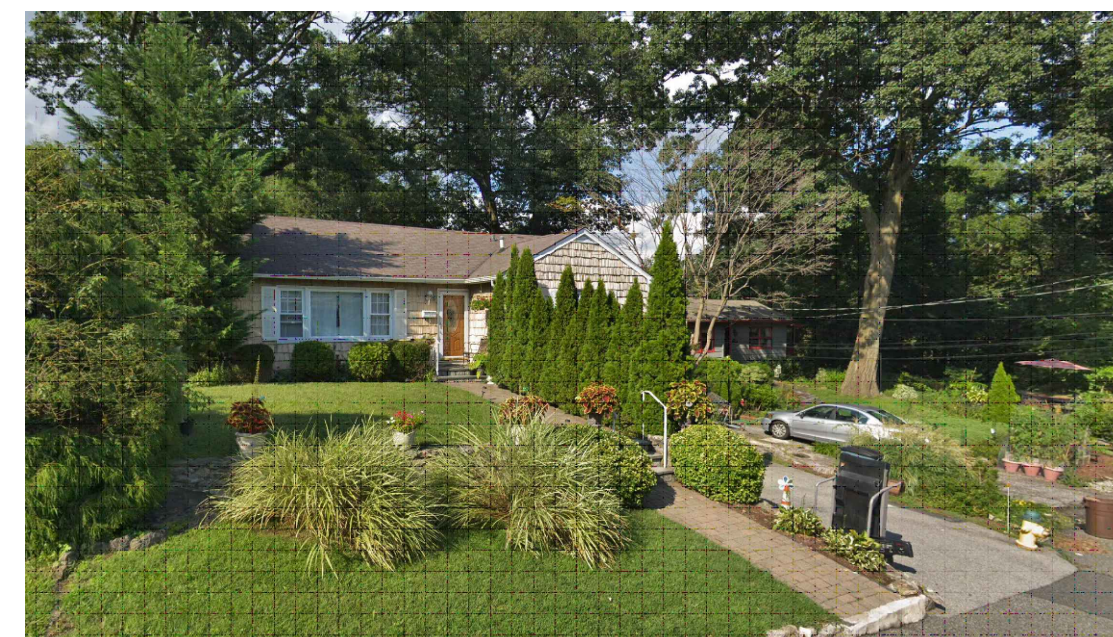
7 - 414 SOUNDVIEW AVE



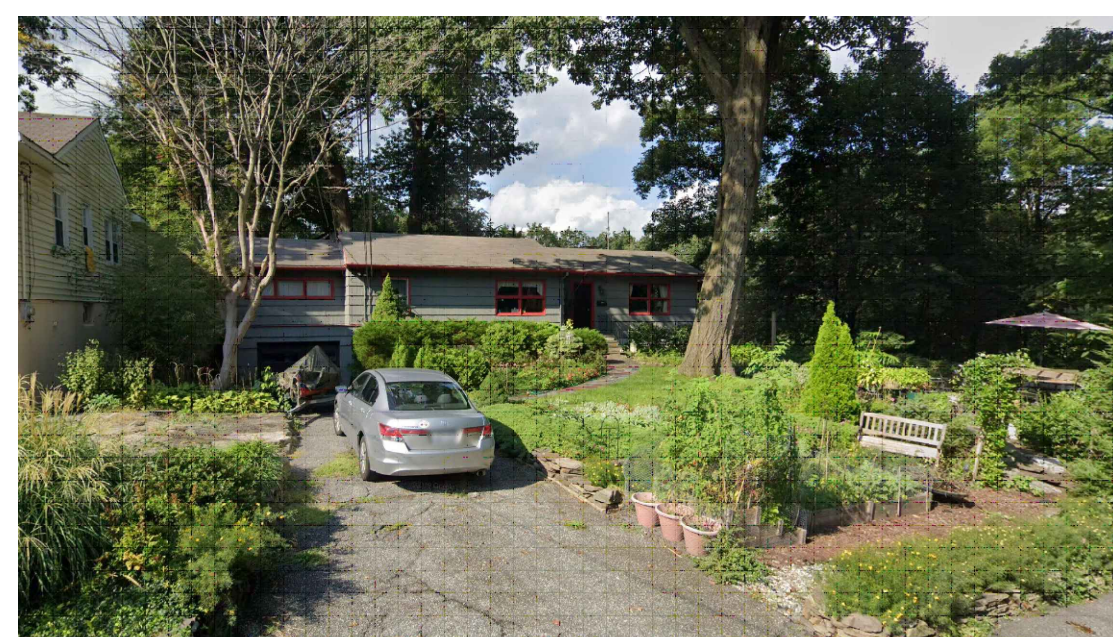
8 - 422 SOUNDVIEW AVE



9 - 412 GRANT TERRACE



10 - 416 GRANT TERRACE



11 - 420 GRANT TERRACE

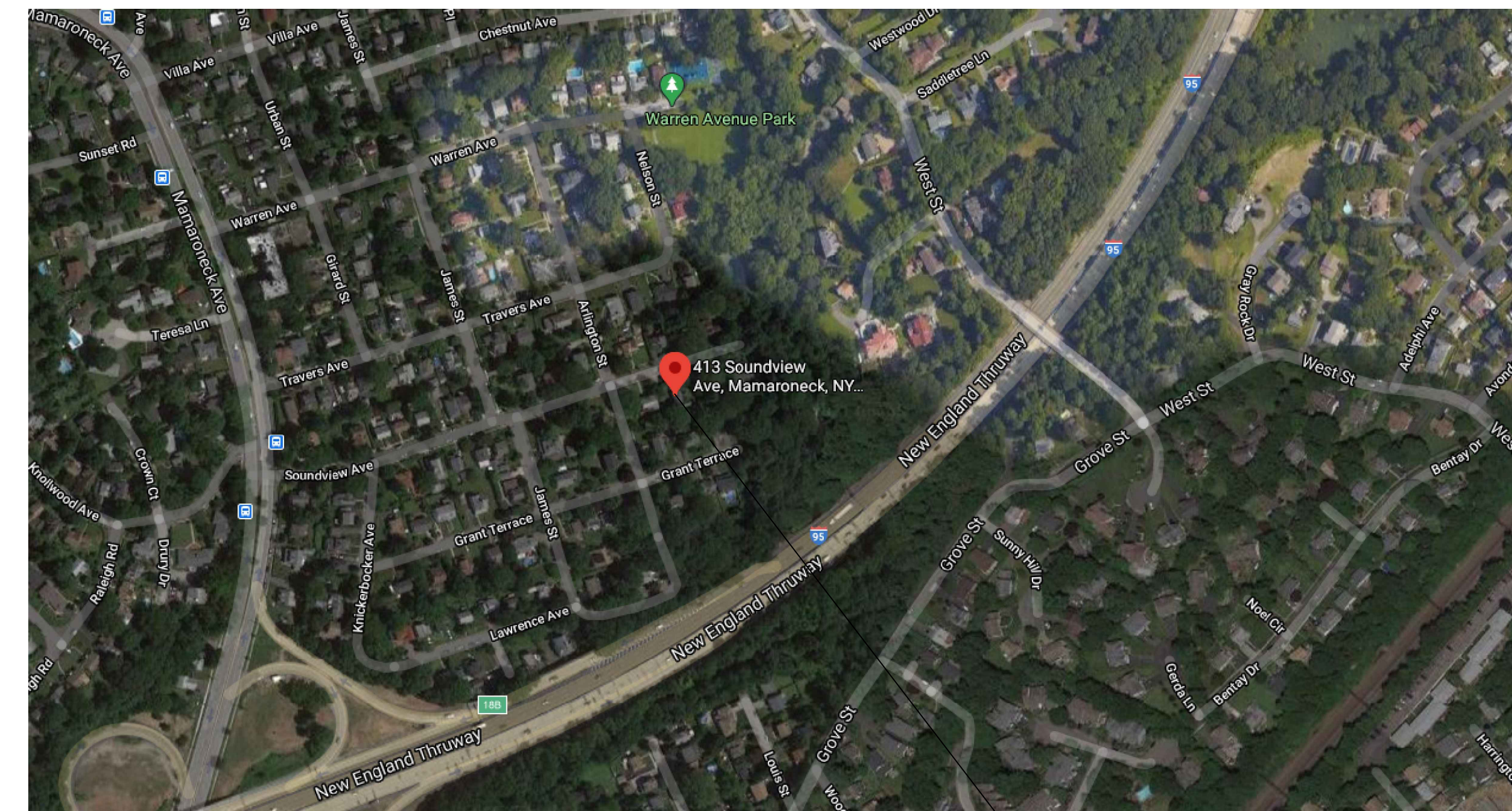


12 - 1233 ARLINGTON ST



**AERIAL MAP**  
N.T.S.

LOCATION AND DIRECTION OF PHOTOGRAPH



**AERIAL MAP**  
N.T.S.

SITE LOCATION

**LEWIS + LEWIS ARCHITECTS**

753 FOREST AVENUE  
LARCHMONT, NEW YORK 10538  
(914) 315-6323  
paigejlewis@gmail.com

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ISSUED / REVISIONS	
DESCRIPTION	DATE
VILLAGE OF MAMARONECK ZBA	04/14/21

**Derrico**  
Garage Additions  
413 Soundview Avenue  
Mamaroneck  
New York 10543

**NOTES**



SHEET DESCRIPTION:  
**NEIGHBORING PROPERTIES**

SHEET No.  
**A-0.1**

PHASE:  
**DESIGN DEVELOPMENT**



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 Mamaroneck  
 New York 10543

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SHEET DESCRIPTION:

**ADJACENT PROPERTIES**

SHEET No.

**A-0.0**

PHASE: **DESIGN DEVELOPMENT**



**1 NEIGHBORING PROPERTIES**  
 SCALE : 1/32" = 1'-0"

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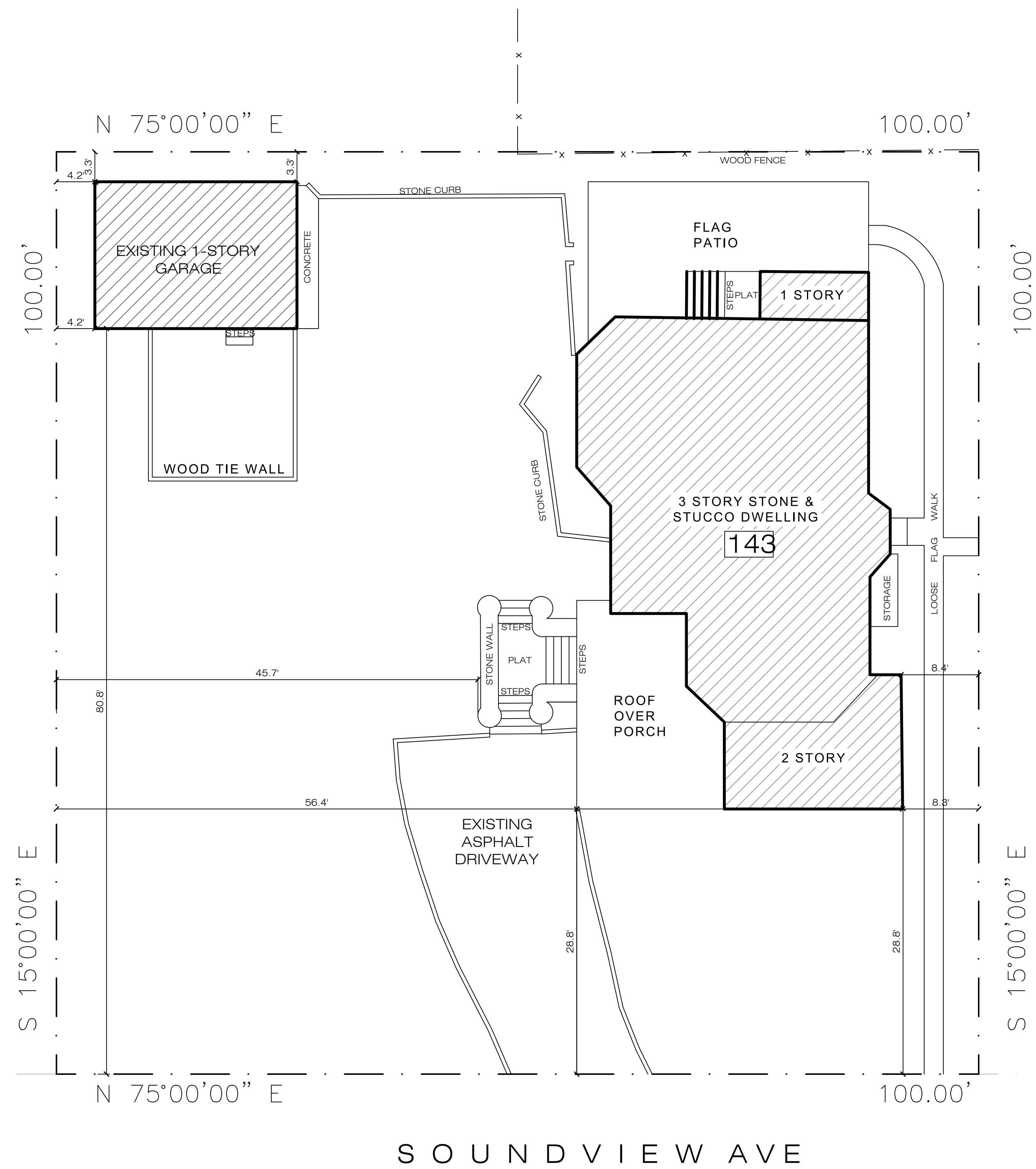
**NOTES**



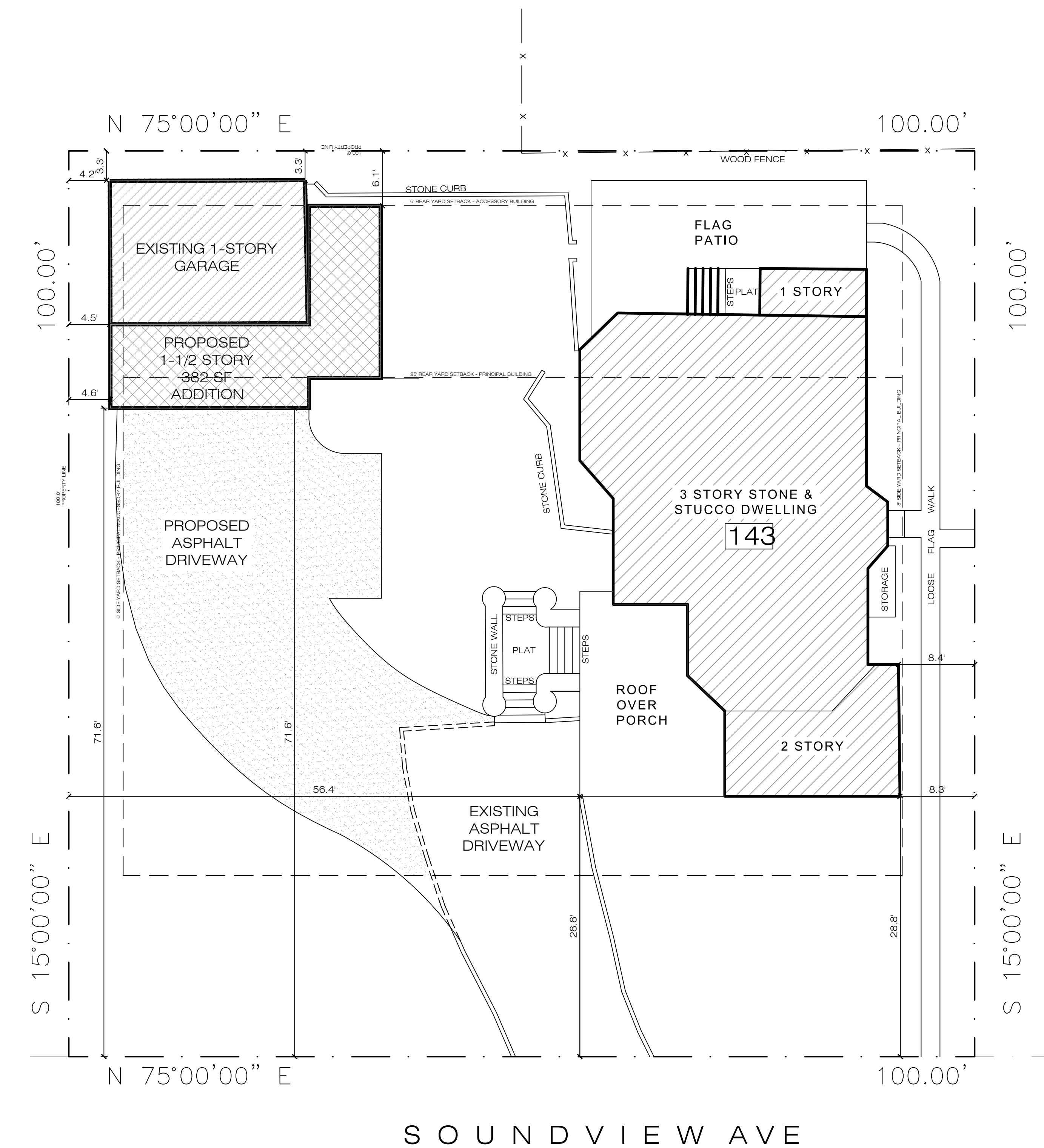
SHEET DESCRIPTION:  
**SITE PLANS**

SHEET No.  
**A-1.0**

PHASE:  
**DESIGN DEVELOPMENT**



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



**2 PROPOSED SITE PLAN**  
 SCALE : 1/8" = 1'-0"



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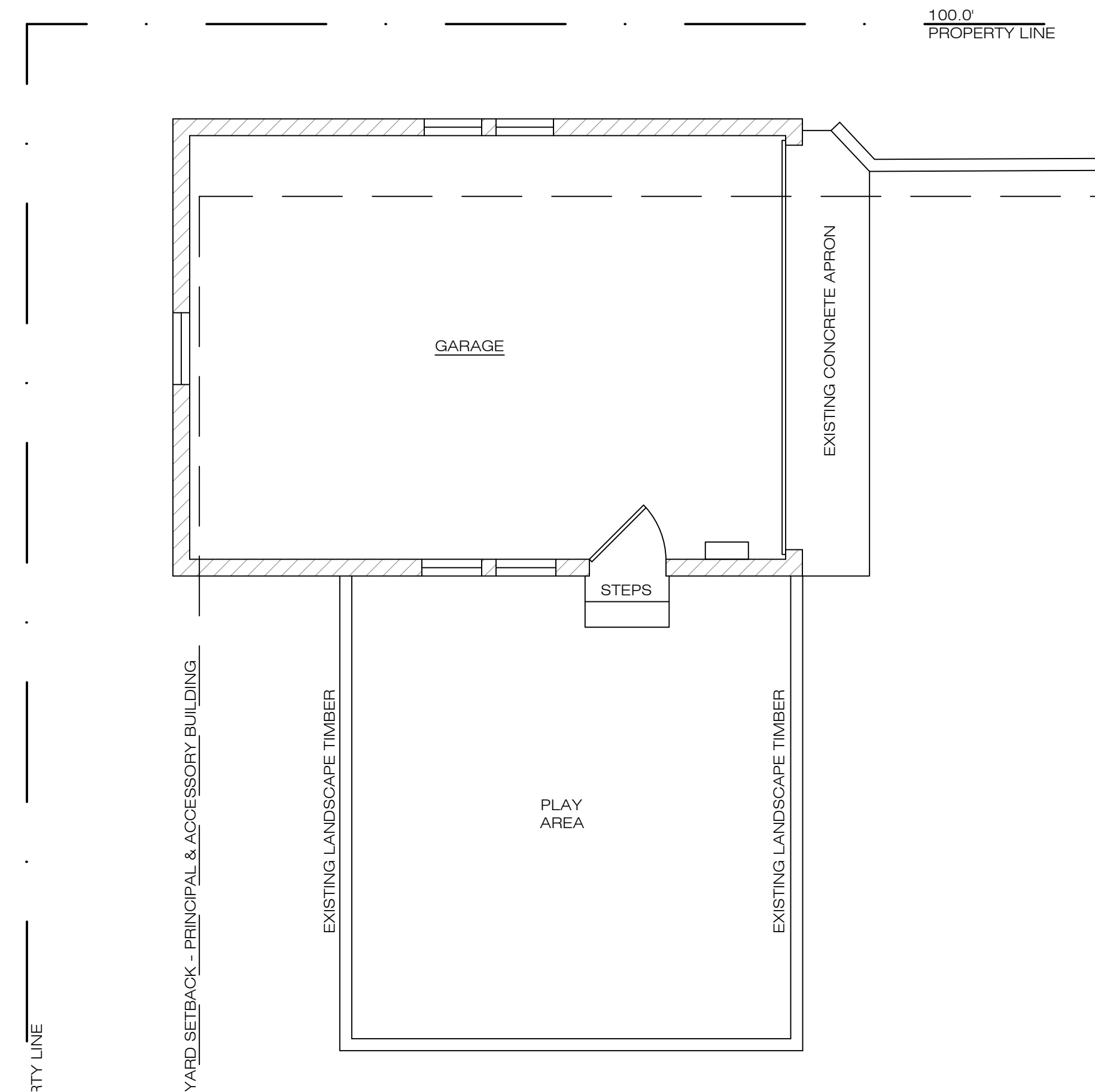
**NOTES**



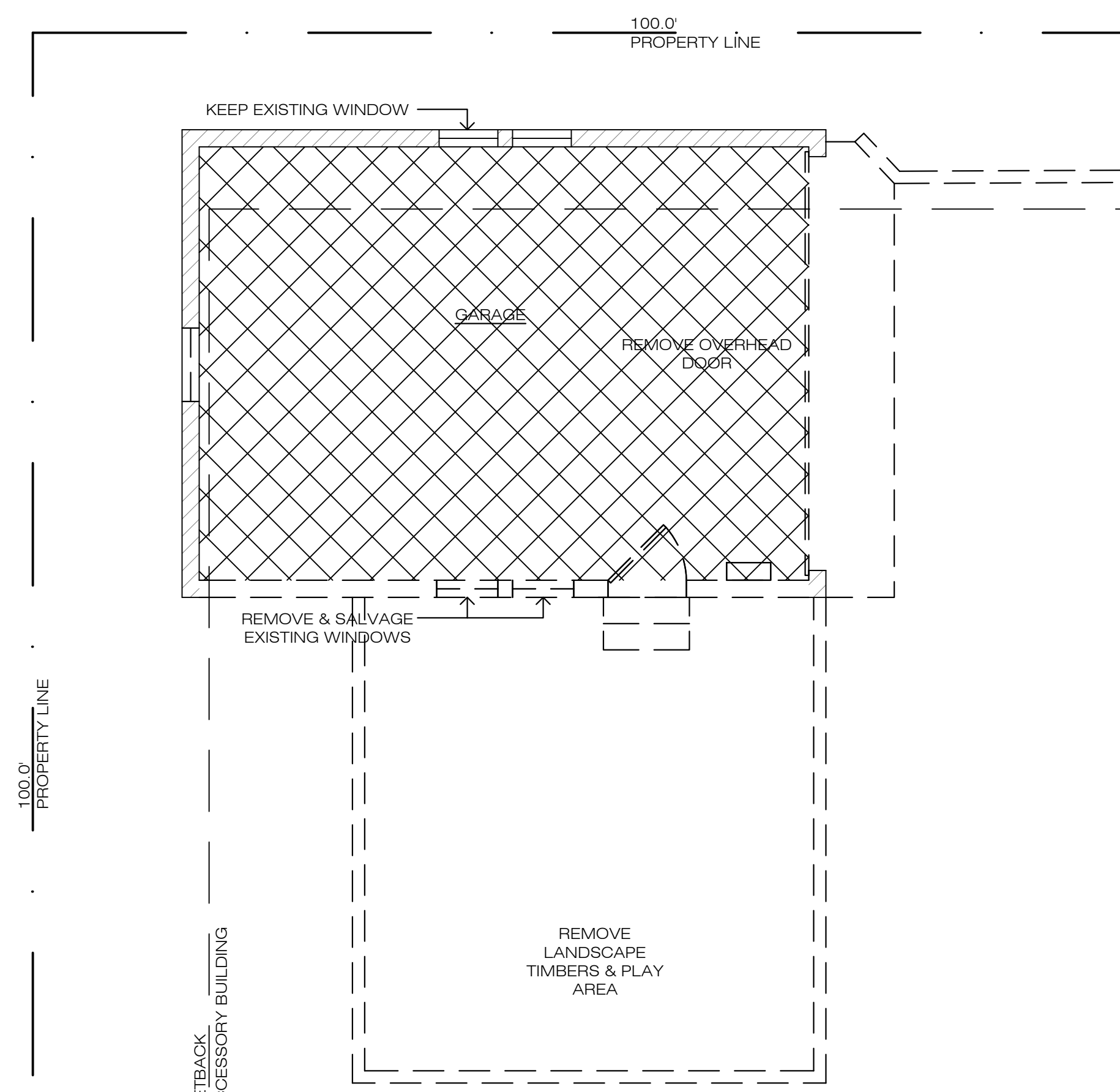
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**EXISTING AND DEMOLITION PLANS**

SHEET No.  
**A-2.0**

PHASE:  
**DESIGN DEVELOPMENT**

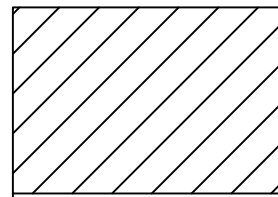
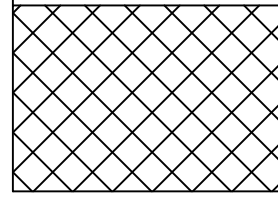
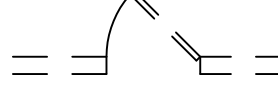
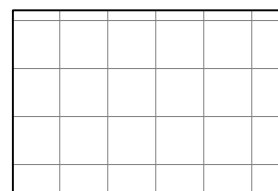


**1 EXISTING GARAGE PLAN**  
SCALE : 1/4" = 1'-0"



**1 DEMOLITION PLAN**  
SCALE : 1/4" = 1'-0"

**DEMOLITION LEGEND:**

-  INDICATES THE REMOVAL OF THE FLOORING, INSPECT SUBFLOOR AND REPAIR OR REPLACE ANY DAMAGED PIECES
-  INDICATES THE COMPLETE REMOVAL OF ALL ITEMS WITHIN THIS SPACE DOWN TO EXISTING STRUCTURE (GUT DEMOLITION).
-  DASHED LINES INDICATE ITEMS TO BE REMOVED.
-  INDICATES THE REMOVAL OF THE CEILINGS / CEILING STRUCTURE TO EXPOSE ATTIC RAFTERS.

**DEMOLITION GENERAL NOTES:**

- A. REMOVE OR RELOCATE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING AS REQUIRED FOR NEW LAYOUT.
- B. ALL DEMOLITION AREAS WHICH EXPOSE THE BUILDING TO THE ELEMENTS ARE TO BE COVERED AND PROTECTED DURING THE CONSTRUCTION PROCESS UNTIL THE BUILDING IS COMPLETELY PROTECTED FROM THE ELEMENTS BY THE NEW CONSTRUCTION.
- C. NOT USED.
- D. NOT USED.
- E. PROTECT LANDSCAPING DURING THE CONSTRUCTION PROCESS.
- F. PROTECT AREA OF NON-WORK FROM DAMAGE. PROVIDE VISQUEEN PARTITIONS BETWEEN EXISTING NON-DEMOLITION AREAS AND DEMOLITION AREAS. REPAIR ANY DAMAGED AREA TO ORIGINAL CONDITIONS.
- G. REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR NEW CONSTRUCTION.
- H. TEST AND REMOVE ANY TOXIC MATERIAL PER EPA AND GOVERNMENT GUIDELINES. DISPOSE OF ALL DEMOLISHED MATERIAL LEGALLY.

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New York 10543

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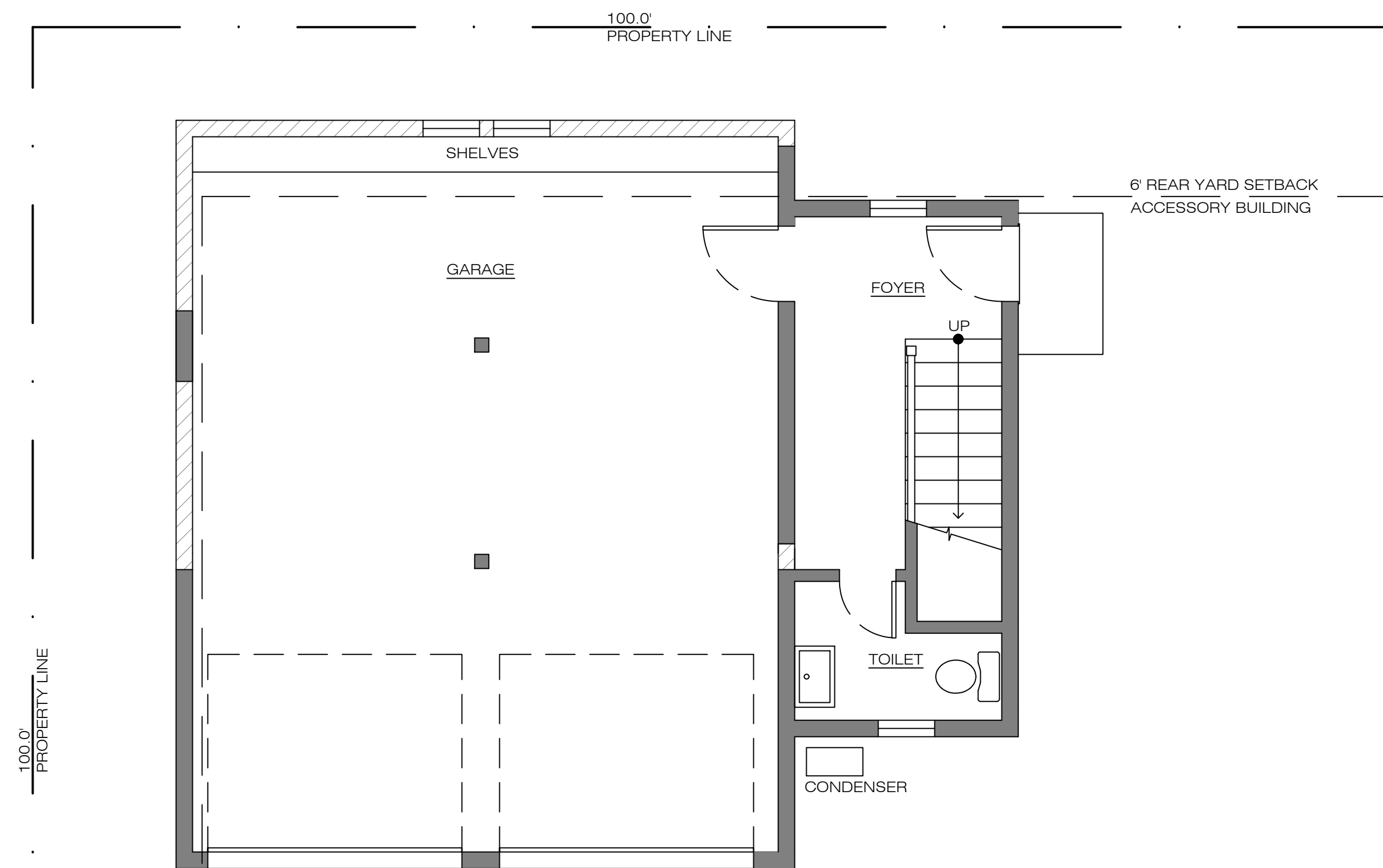
**PROPOSED PLANS**

SHEET No.

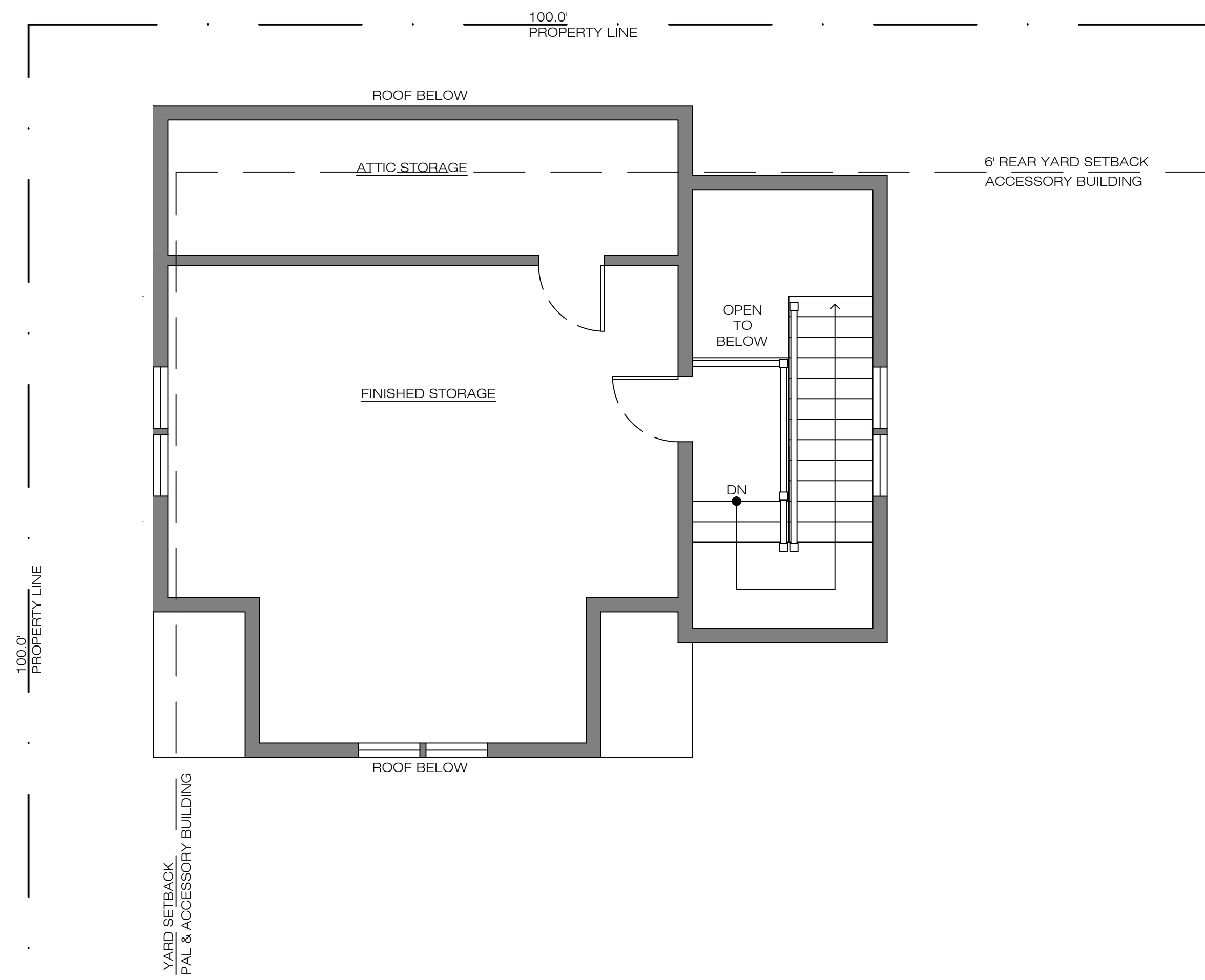
**A-3.0**

PHASE:  
**DESIGN DEVELOPMENT**

STRUCTURAL GENERAL NOTES	FLOOR PLAN SYMBOL LEGEND
1. PROVIDE (2)2X10 HEADERS AT ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED.	(X) DOOR SYMBOL-SEE DOOR SCHEDULE
2. FRAMING PLANS FOR ILLUSTRATIVE PURPOSES ONLY. NOT ALL MEMBERS SHOWN.	(X) WINDOW SYMBOL-SEE WINDOW SCHEDULE
3. PROVIDE 3" MINIMUM BEARING AT ALL BEAMS.	EXISTING CONSTRUCTION
4. PROVIDE 1 1/2" MINIMUM BEARING AT ALL HEADERS.	NEW WOOD FRAMED WALLS
5. ALL EXTERIOR WALLS TO BE 2X6 STUDS AT 16" O.C. (2X4 AT INTERIOR WALLS U.N.O.)	2X4 @ 16" O.C. @ INTERIOR WALLS
6. NOTCH COLUMNS AT EXTERIOR BEAMS (OR PROVIDE SIMPSON CONNECTORS).	2X6 @ 16" O.C. @ EXTERIOR WALLS (R-21)
7. MAINTAIN 6'-8" MINIMUM HEAD CLEARANCE AT ALL STAIRS	(UNLESS NOTED OTHERWISE)
8. FIRE CAULK AT ALL FLOOR PENETRATIONS	
9. ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR #2 (OR BETTER).	
10. PROVIDE SIMPSON CONNECTORS AS REQUIRED AT BEAMS/COLUMNS	



**1 PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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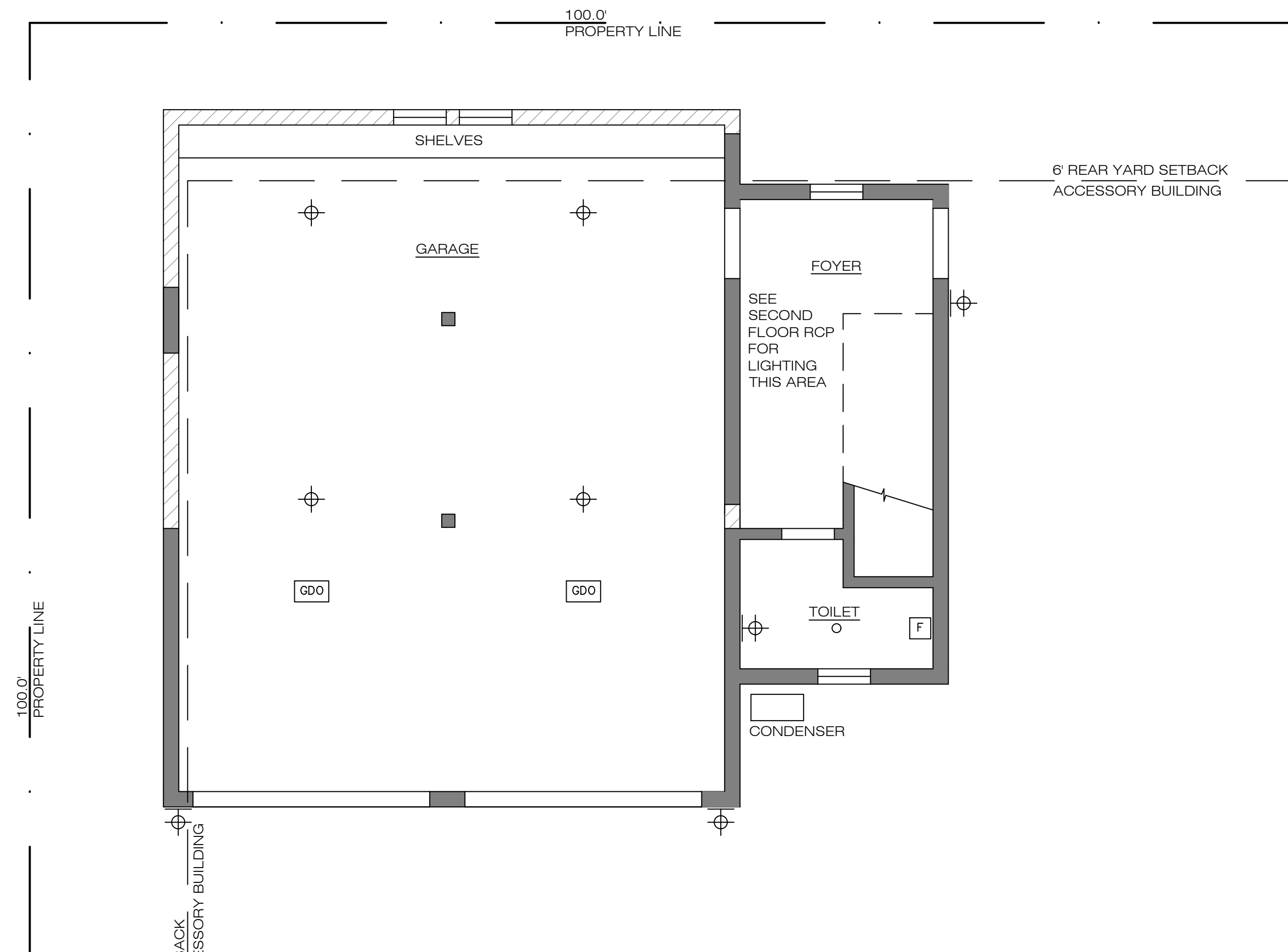


SHEET DESCRIPTION:  
**PROPOSED REFLECTED CEILING AND ELECTRICAL PLANS**

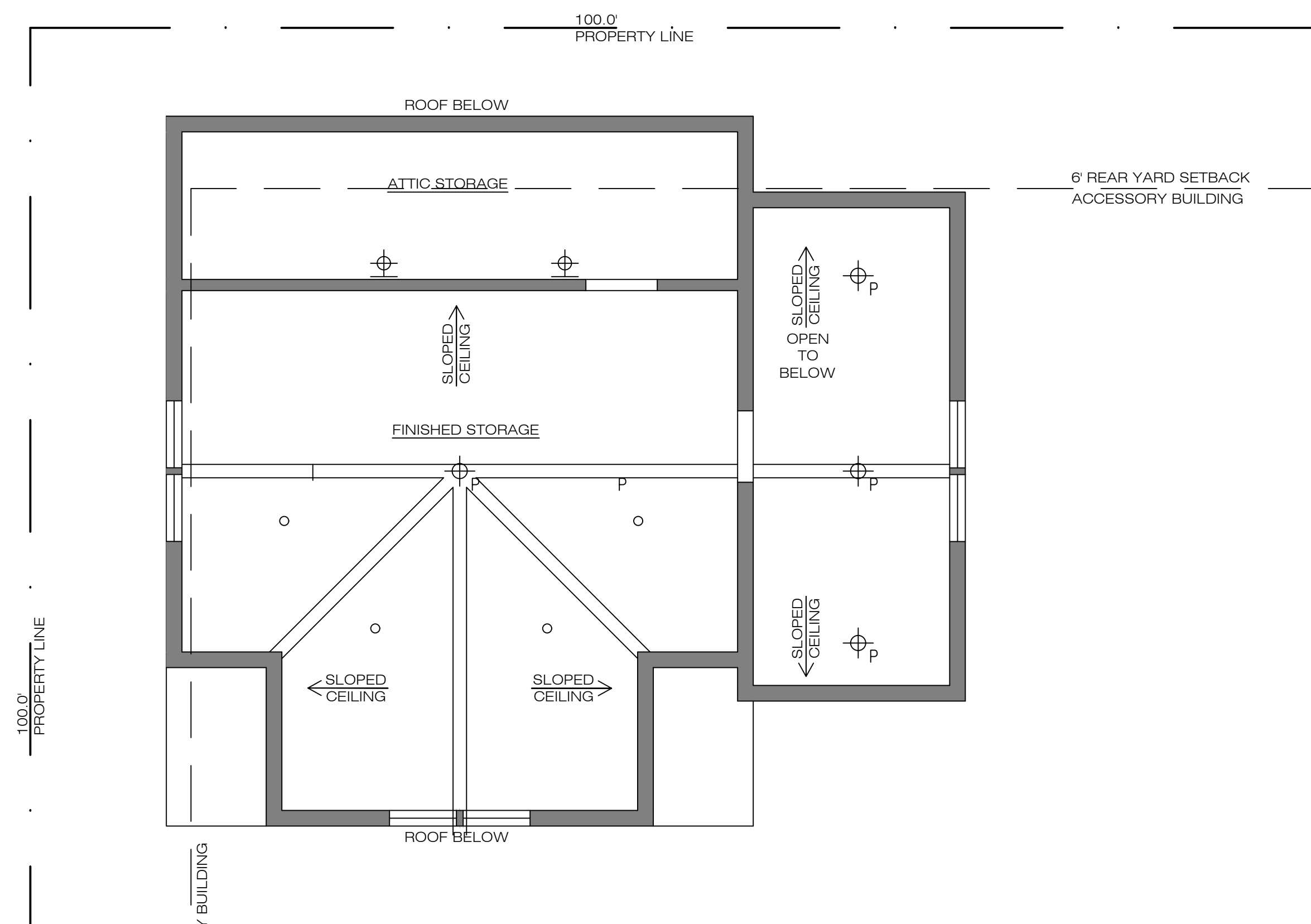
SHEET No.  
**A-4.0**

PHASE:  
**DESIGN DEVELOPMENT**

ELECTRICAL LEGEND		GENERAL LIGHTING / ELECTRICAL NOTES
⊕ <sub>P</sub>	CEILING MOUNTED PENDANT FIXTURE * VERIFY LOCATION WITH OWNER	<ol style="list-style-type: none"> <li>CENTER LIGHTS AND FAN/LIGHT J-BOXES IN ROOMS.</li> <li>CENTER OUTLETS ON WALLS OR UNDER WINDOWS.</li> <li>PROVIDE INDEPENDENT CIRCUITS (OR SUB-PANEL) AS REQUIRED BY CODE.</li> <li>SPACE DOWNLIGHTS EQUALLY ALONG LINE OF DOWNLIGHTS.</li> <li>HARD WIRE, BATTERY BACKUP AND INTERCONNECTED SMOKE + CARBON MONOXIDE DETECTORS.</li> <li>PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS PER ALL CODE REQUIREMENTS.</li> <li>NOT USED.</li> <li>PROVIDE NEW GFCI OUTLETS AT ALL WET LOCATIONS.</li> <li>OWNER TO PROVIDE ALL SURFACE AND PENDANT MOUNTED FIXTURES (SEE * ABOVE) AND TO BE INSTALLED BY THE CONTRACTOR.</li> <li>PROVIDE SAMPLE OF DIMMER AND DOWNLIGHT TO OWNER PRIOR TO INSTALLATION.</li> <li>NOT USED.</li> <li>PROVIDE WEATHERPROOF GFI OUTLETS AT ALL EXTERIOR LOCATIONS.</li> <li>ALL OUTLETS, SWITCHES, ETC TO BE DECORA STYLE.</li> <li>FIRE CAULK ALL FLOOR PENETRATIONS.</li> <li>PROVIDE 4 DIMMERS PER OWNERS'S DISCRETION.</li> <li>ALL FIXTURES INDICATED WITH * ARE OWNER PROVIDED/CONTRACTOR INSTALLED.</li> </ol>
⊕ <sub>F</sub>	CEILING MOUNTED FAN OR FAN/LIGHT * VERIFY LOCATION WITH OWNER	
⊕	CEILING MOUNTED LIGHT *	
○ <sub>E</sub>	EXISTING FIXTURE -- REPLACE TRIM KIT	
○ <sub>EXG</sub>	EXISTING LIGHT FIXTURE TO BE REUSED	
⊕	WALL SCONCE *	
○	4" RECESSED LED DOWNLIGHT	
TV	CATV OUTLET	
E	NEW 200 AMP ELECTRICAL PANEL	
⊏	PHONE JACK	
●	2" LED CABINET LIGHT	
D	DOORBELL	
T	THERMOSTAT FOR ELECTRIC HEATED FLOOR	
GDO	GARAGE DOOR OPENER	
○ <sub>MD</sub>	MOTION ACTIVATED FIXTURE	
⊕ <sub>DB</sub>	DECORA LIGHT SWITCH	
⊕ <sub>3</sub>	DECORA LIGHT SWITCH, 3-WAY	
⊕ <sub>4</sub>	DECORA LIGHT SWITCH, 4-WAY	
⊕ <sub>EXG</sub>	EXISTING LIGHT SWITCH	
⊕ <sub>DB</sub>	DOORBELL	
⊕ <sub>DB</sub>	DECORA DUPLEX OUTLET	
⊕ <sub>FLR</sub>	FLOOR OUTLET	
F	EXHAUST FAN-VENT TO OUTSIDE	
S	SMOKE DETECTOR	
C	CARBON MONOXIDE DETECTOR	
⊏	UNDERCABINET LED LIGHTING	
⊏	MOTION LED LIGHT	
⊕ <sub>S</sub>	THIN SURFACE MOUNT LED LIGHT	
⊕ <sub>V</sub>	IN VANITY	



**1 PROPOSED FIRST FLOOR REFLECTED CEILING AND ELECTRICAL PLAN**  
SCALE : 1/4" = 1'-0"



**2 PROPOSED SECOND FLOOR REFLECTED CEILING AND ELECTRICAL PLAN**  
SCALE : 1/4" = 1'-0"



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ISSUED / REVISIONS	
DESCRIPTION	DATE
VILLAGE OF MAMARONECK ZBA	04/14/21

**Derrico**  
 Garage Additions  
 413 Soundview Avenue  
 Mamaroneck  
 New York 10543

**NOTES**



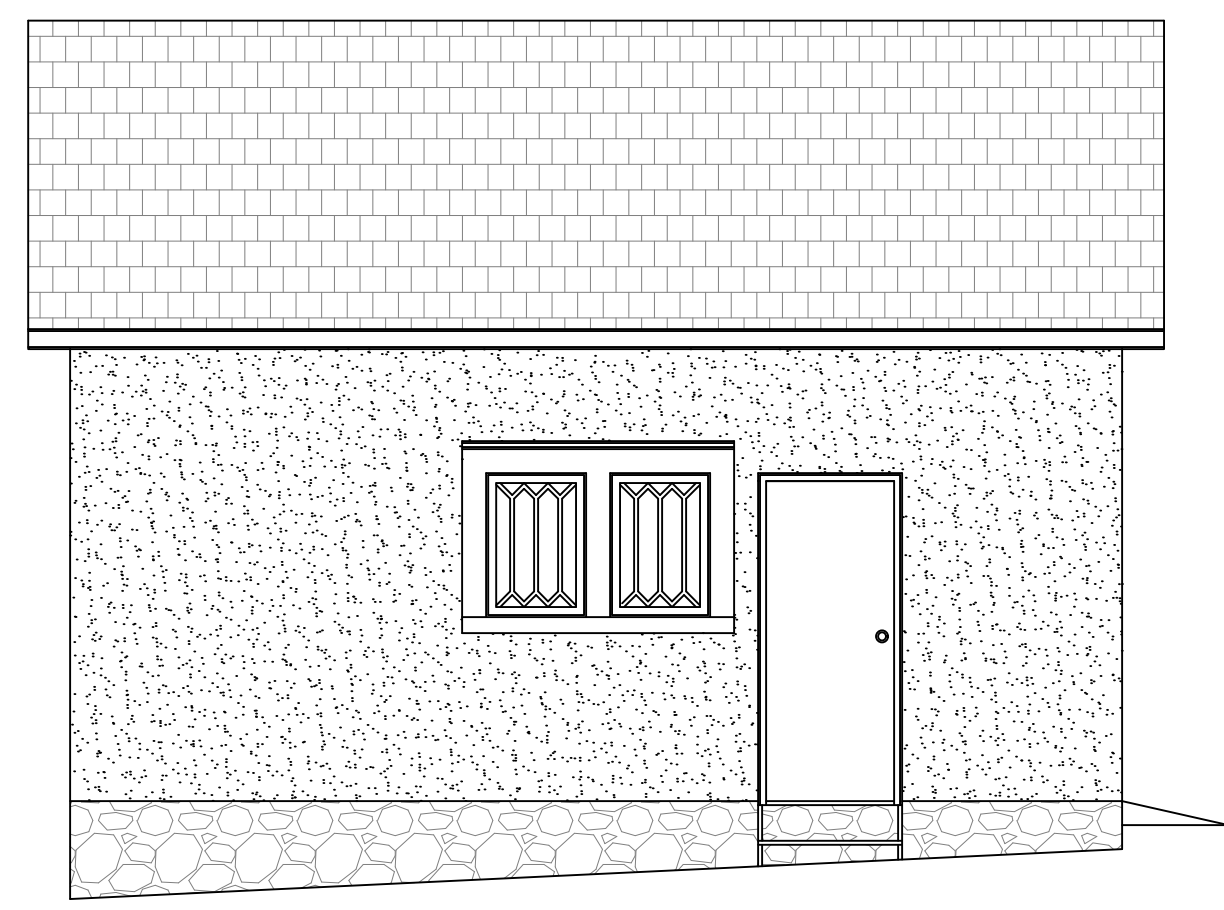
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**ELEVATIONS**

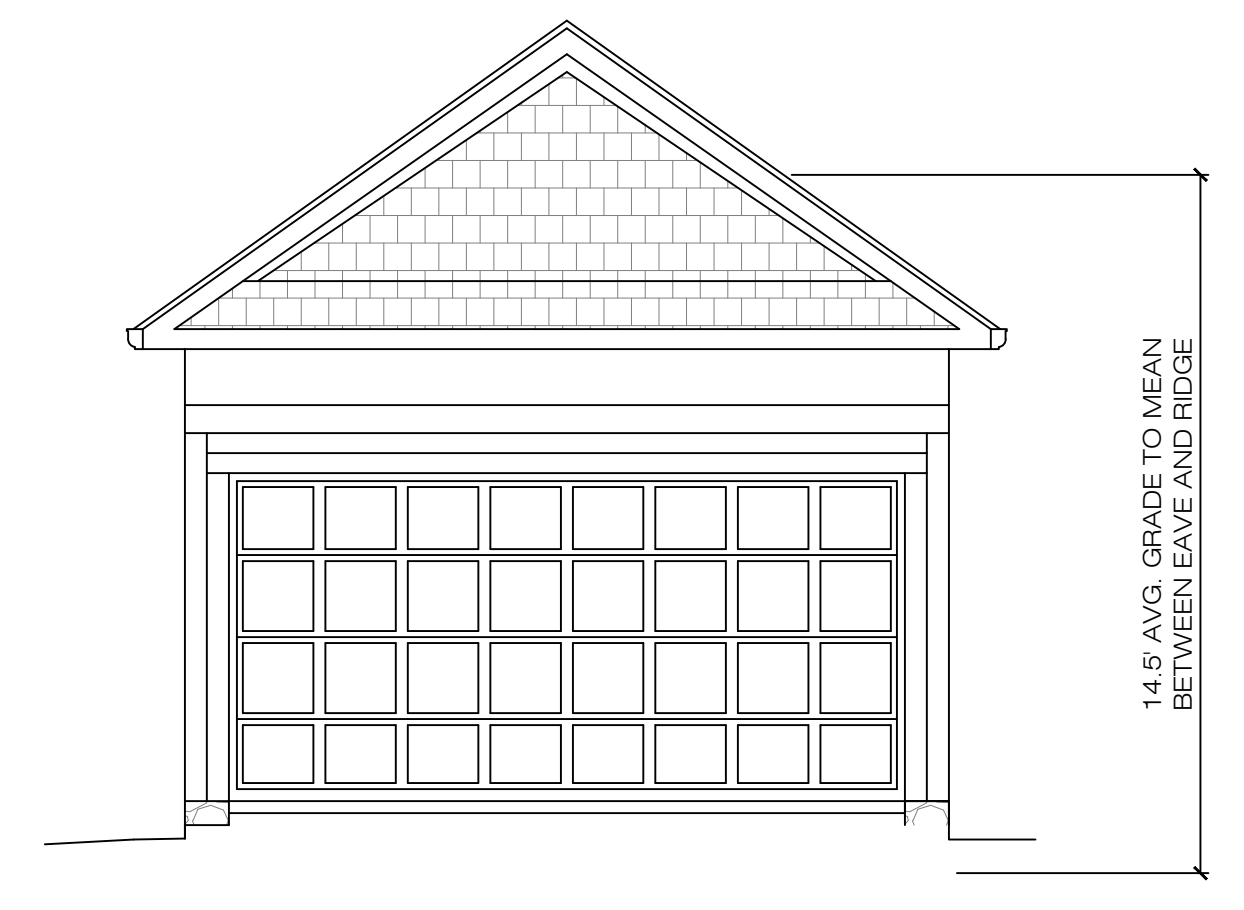
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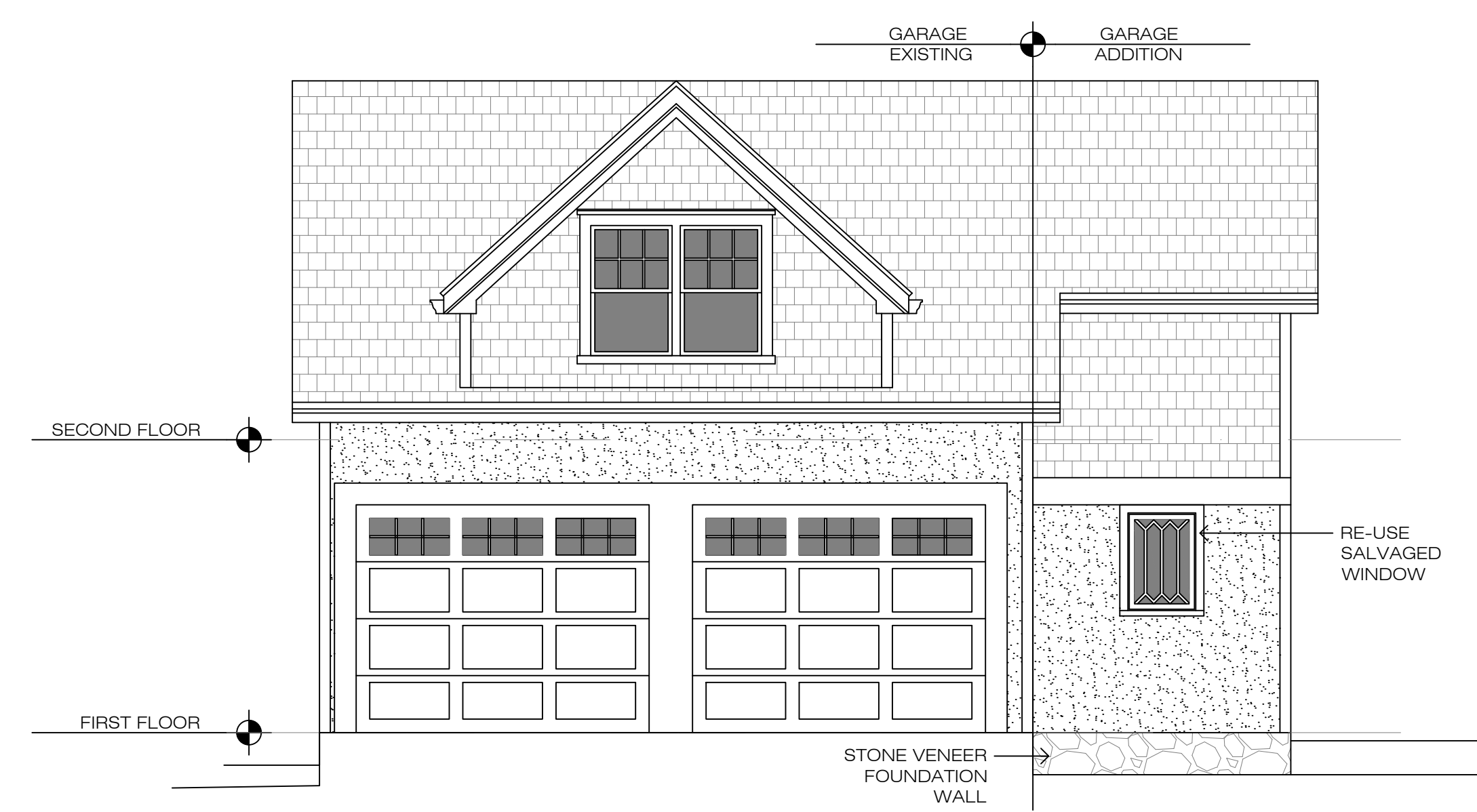
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**DESIGN DEVELOPMENT**



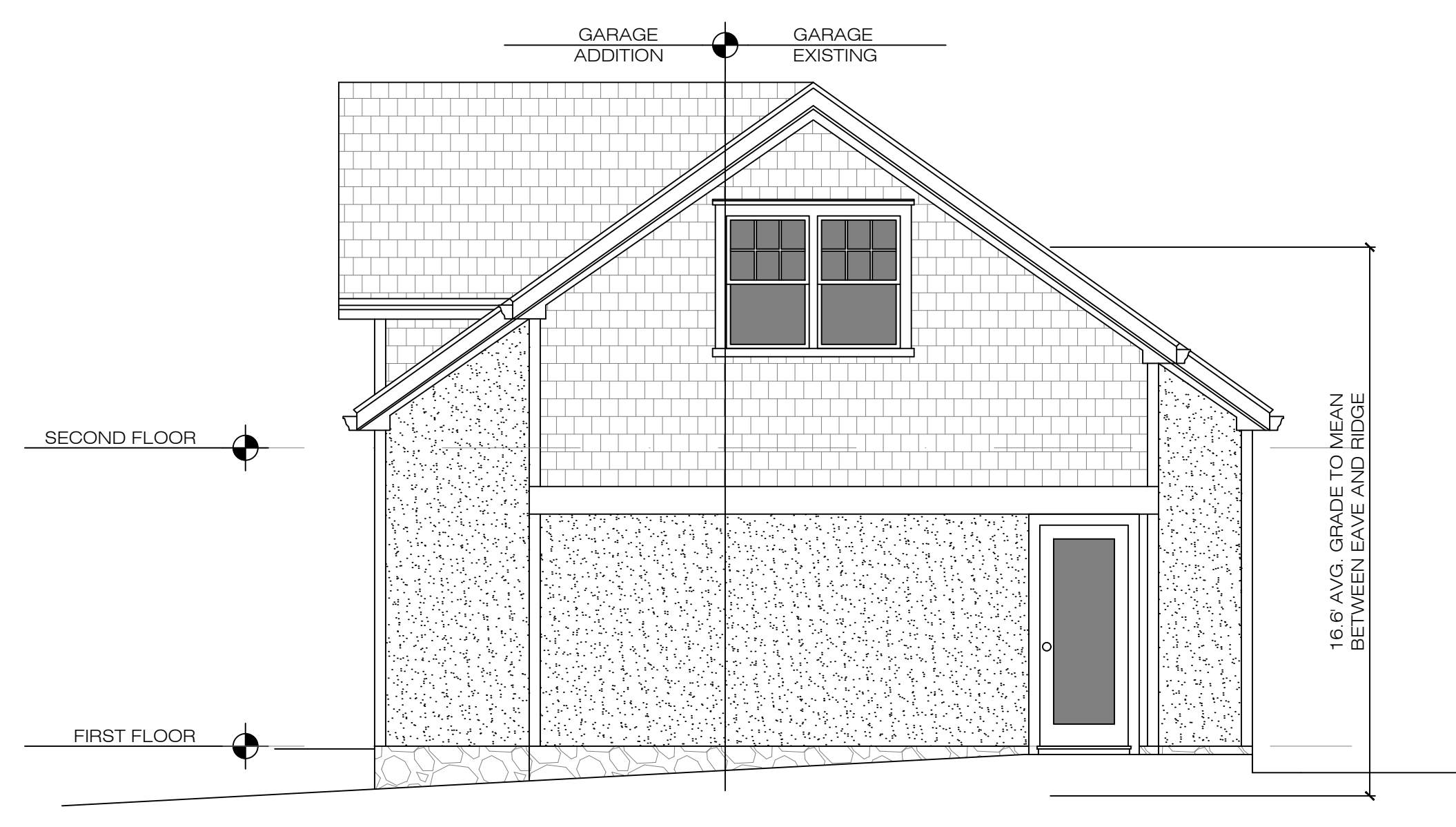
**1 EXISTING FRONT ELEVATION**  
 SCALE : 1/4" = 1'-0"



**1 EXISTING RIGHT ELEVATION**  
 SCALE : 1/4" = 1'-0"



**2 PROPOSED FRONT ELEVATION**  
 SCALE : 1/4" = 1'-0"



**5 PROPOSED RIGHT ELEVATION**  
 SCALE : 1/4" = 1'-0"



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ISSUED / REVISIONS	
DESCRIPTION	DATE
VILLAGE OF MAMARONECK ZBA	04/14/21

**Derrico**  
 Garage Additions  
 413 Soundview Avenue  
 Mamaroneck  
 New York 10543

**NOTES**



SHEET DESCRIPTION:

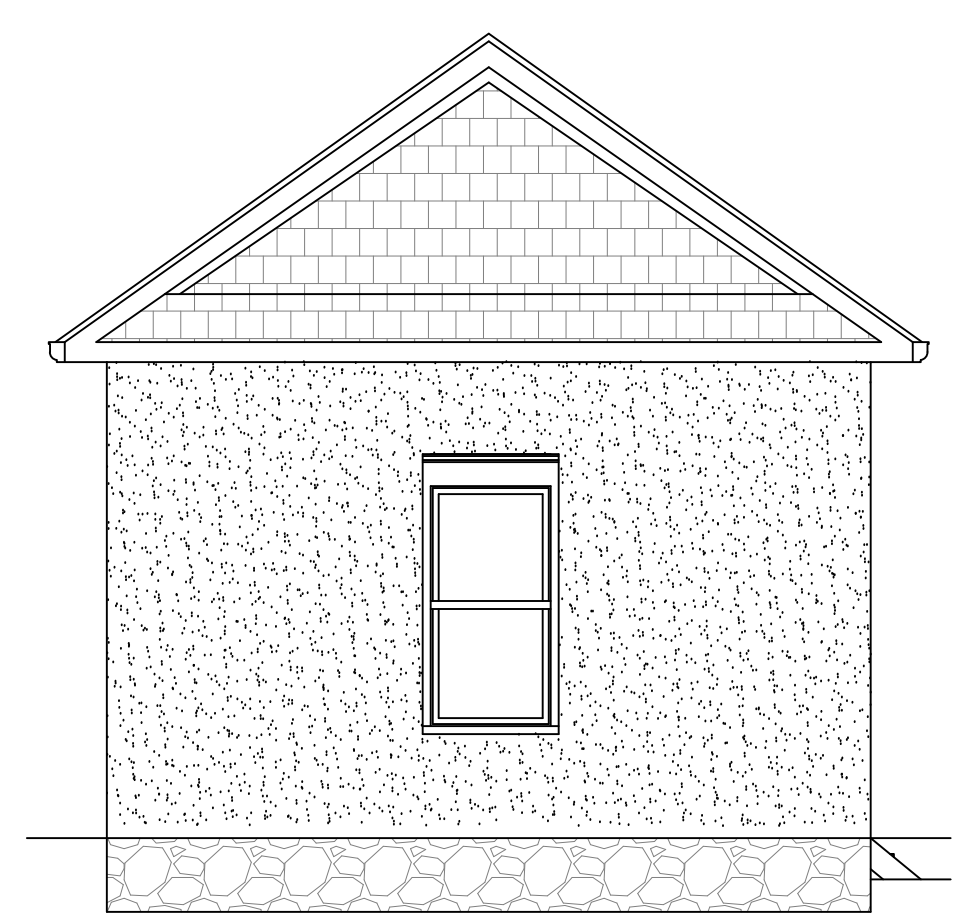
**ELEVATIONS**

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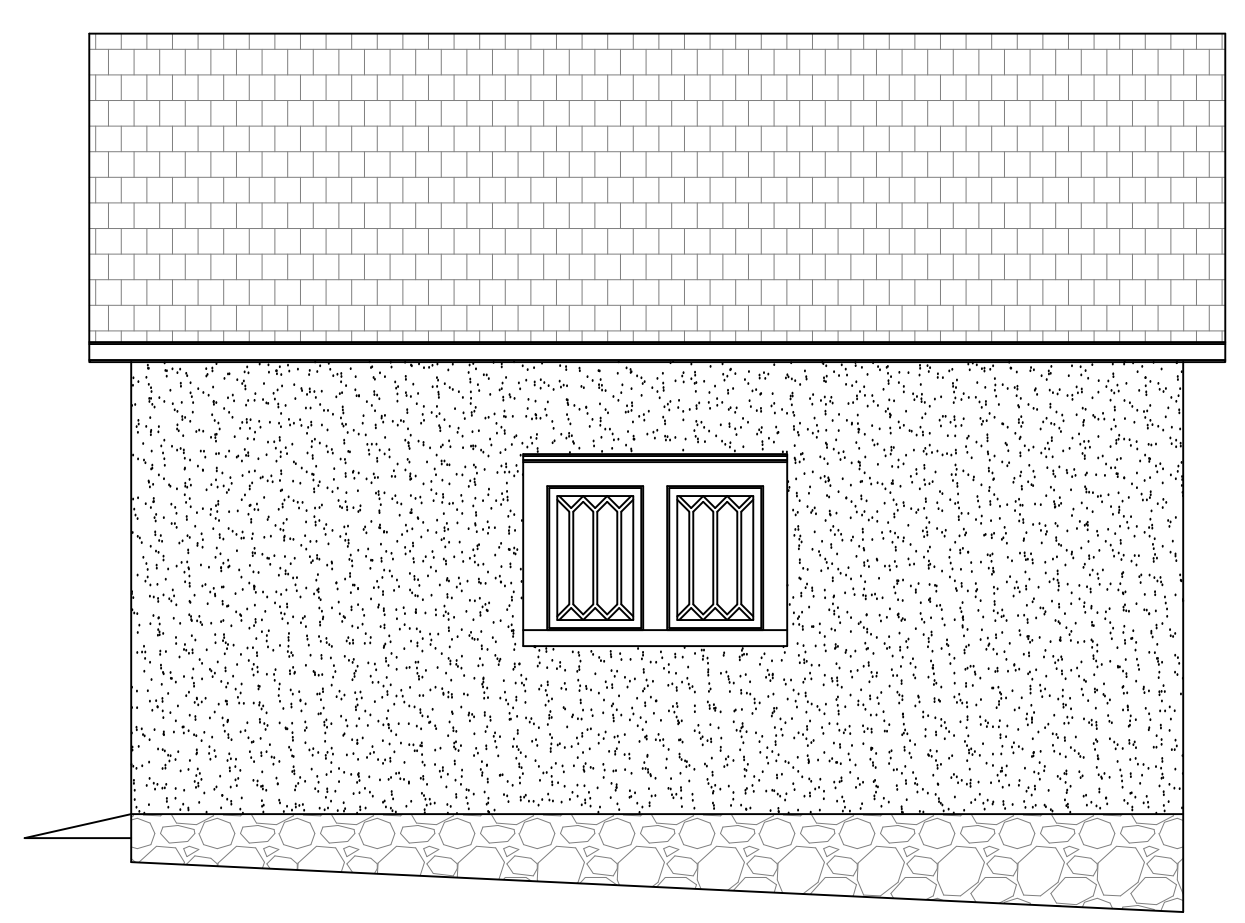
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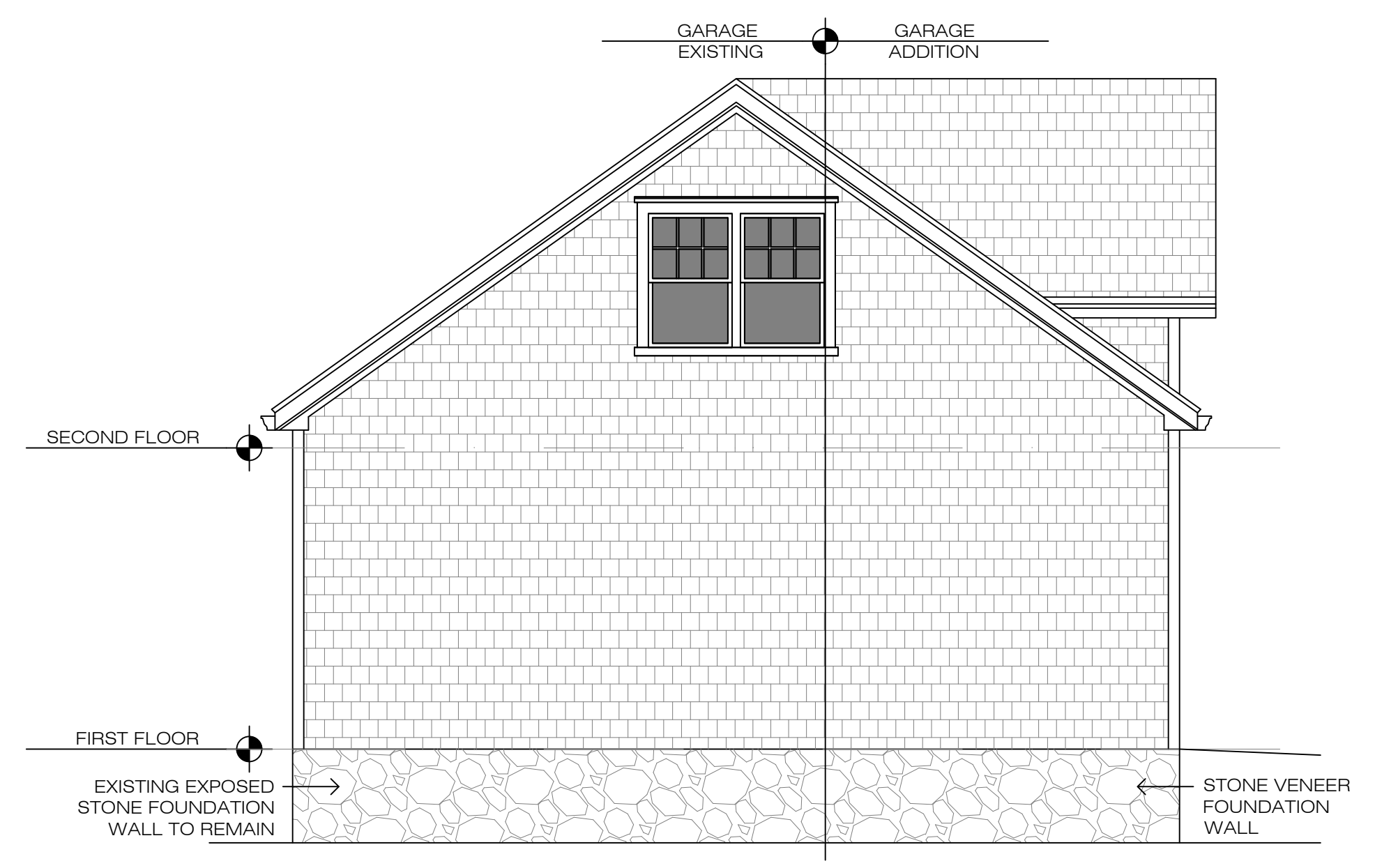
**DESIGN DEVELOPMENT**



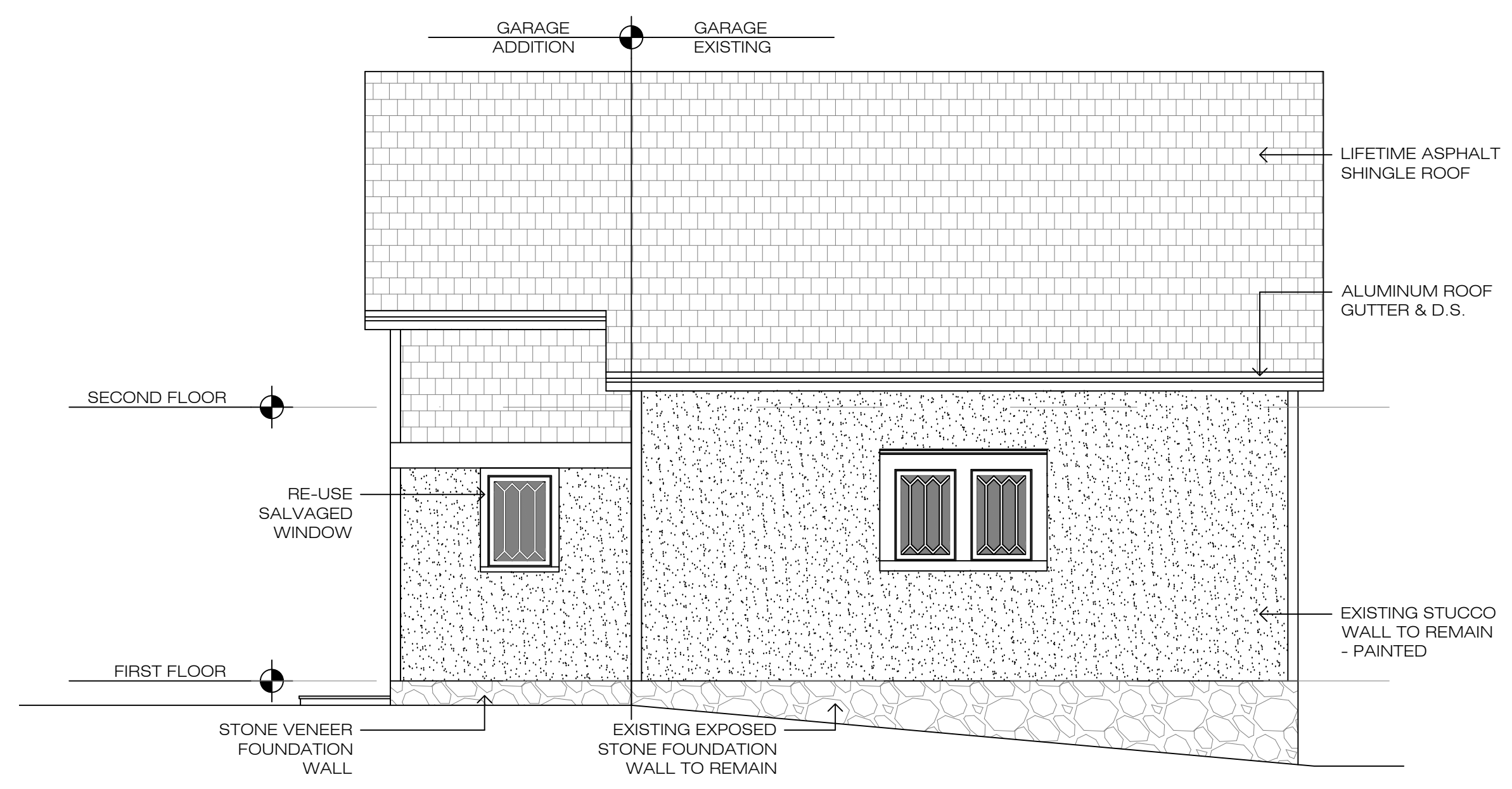
**1 EXISTING LEFT ELEVATION**  
 SCALE : 1/4" = 1'-0"



**3 EXISTING REAR ELEVATION**  
 SCALE : 1/4" = 1'-0"



**2 PROPOSED LEFT ELEVATION**  
 SCALE : 1/4" = 1'-0"



**4 PROPOSED REAR ELEVATION**  
 SCALE : 1/4" = 1'-0"