



1 57 LOCUST AVE (PROJECT SITE)



1.B 57 LOCUST AVE (PROJECT SITE)



1.C 57 LOCUST AVE (PROJECT SITE)



1.D 57 LOCUST AVE (PROJECT SITE)



6 95 WEBSTER RD



2 59 LOCUST AVE



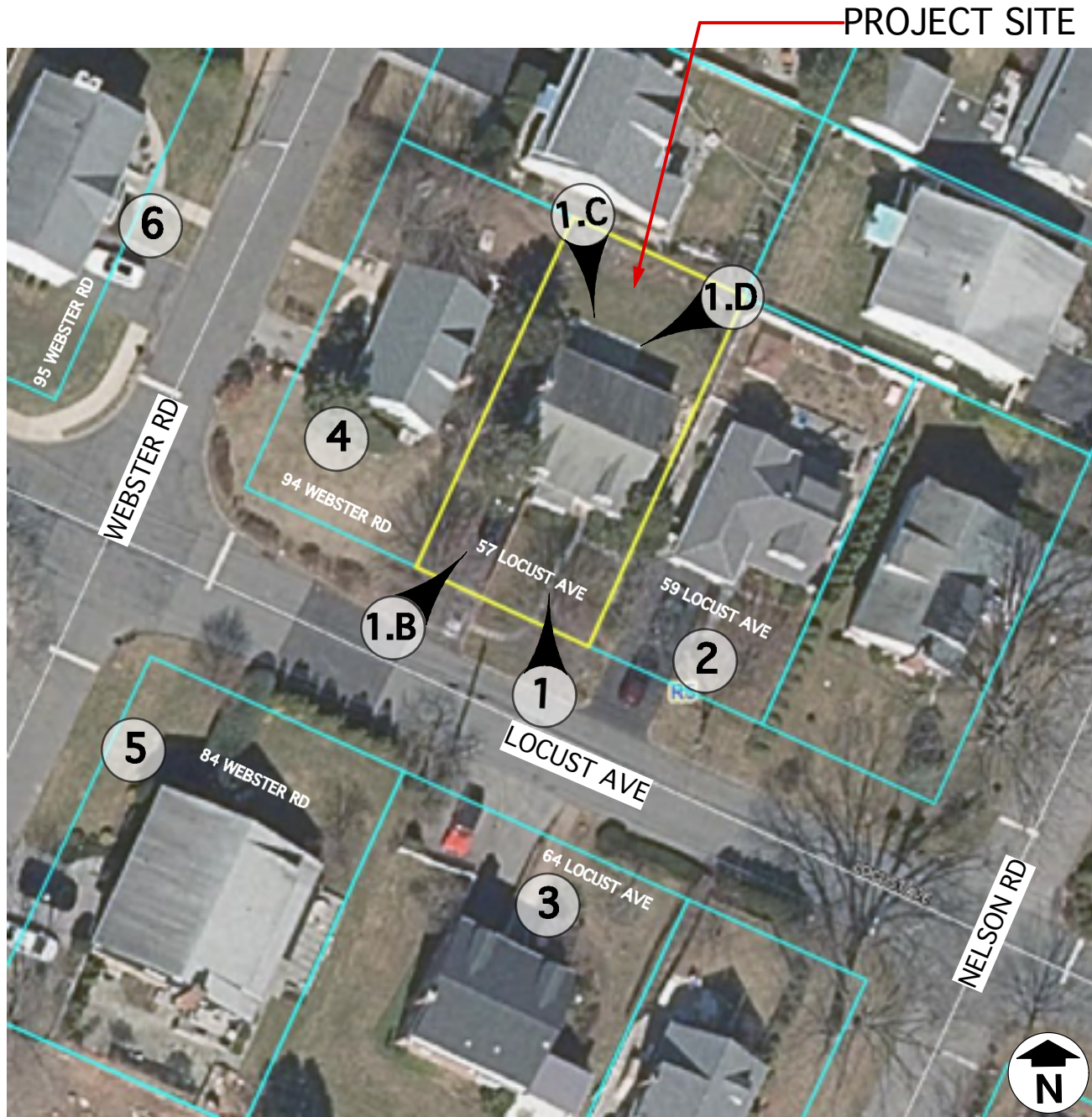
3 64 LOCUST AVE



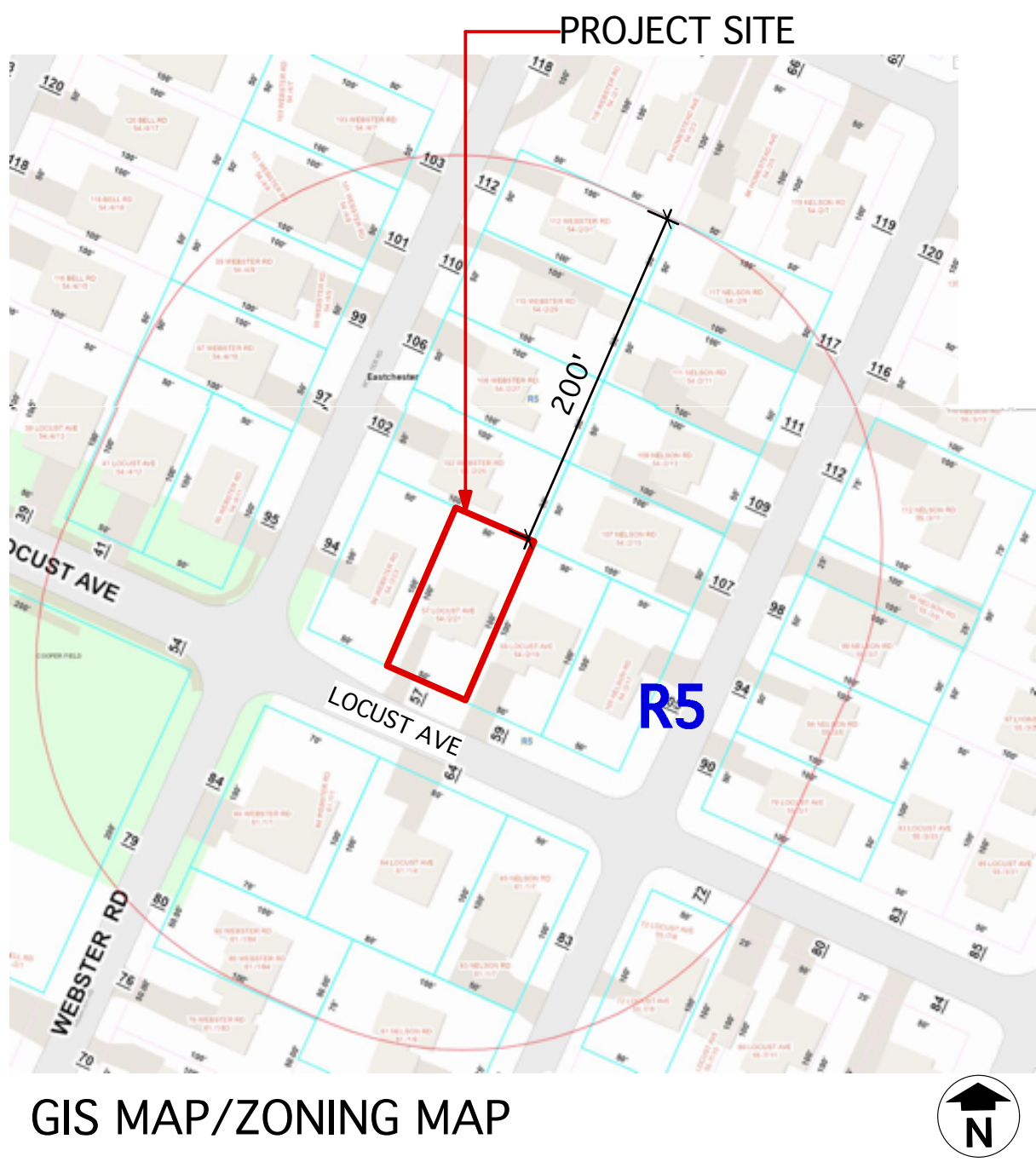
4 94 WEBSTER RD



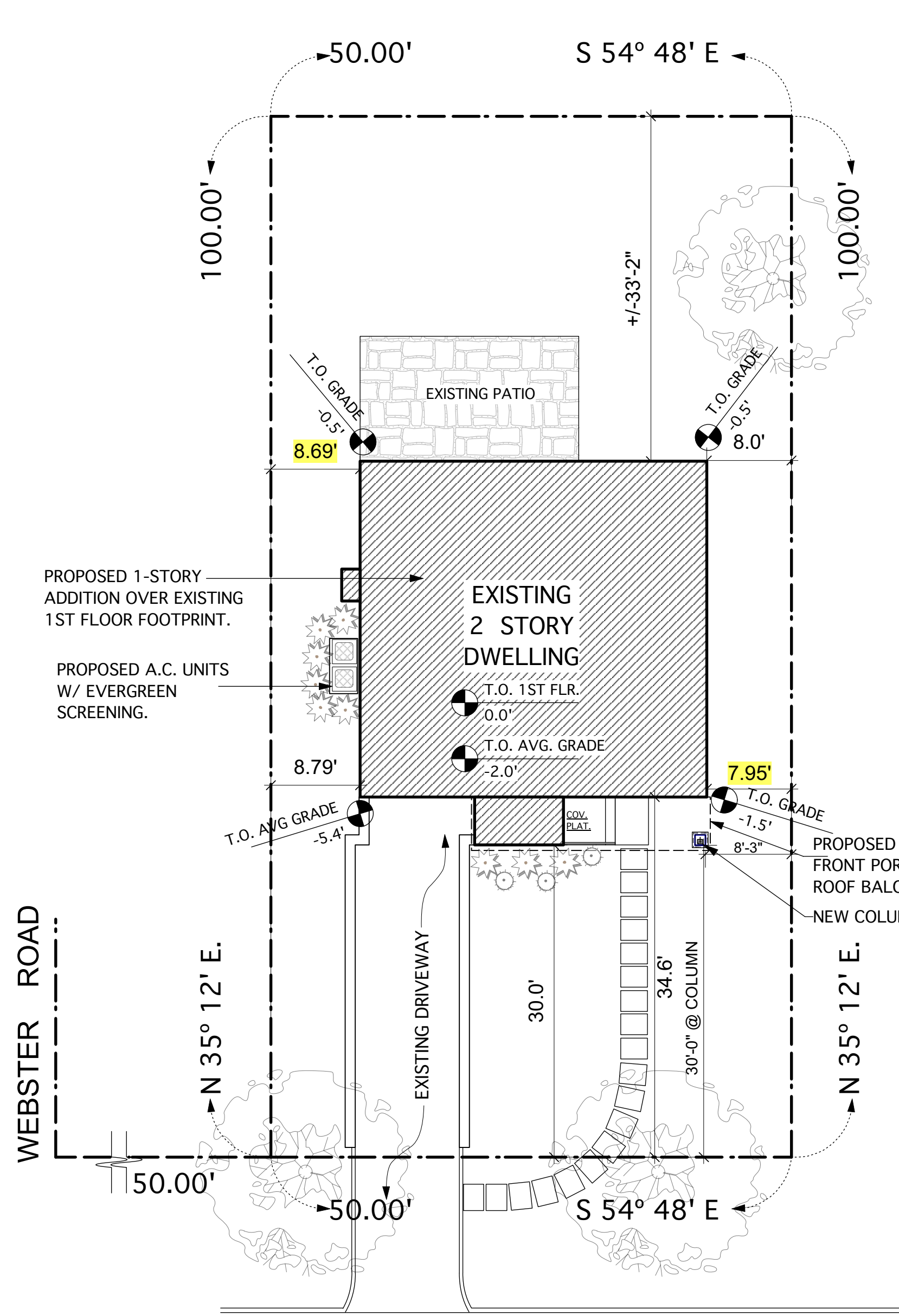
5 84 WEBSTER RD



AERIAL VIEW



GIS MAP/ZONING MAP

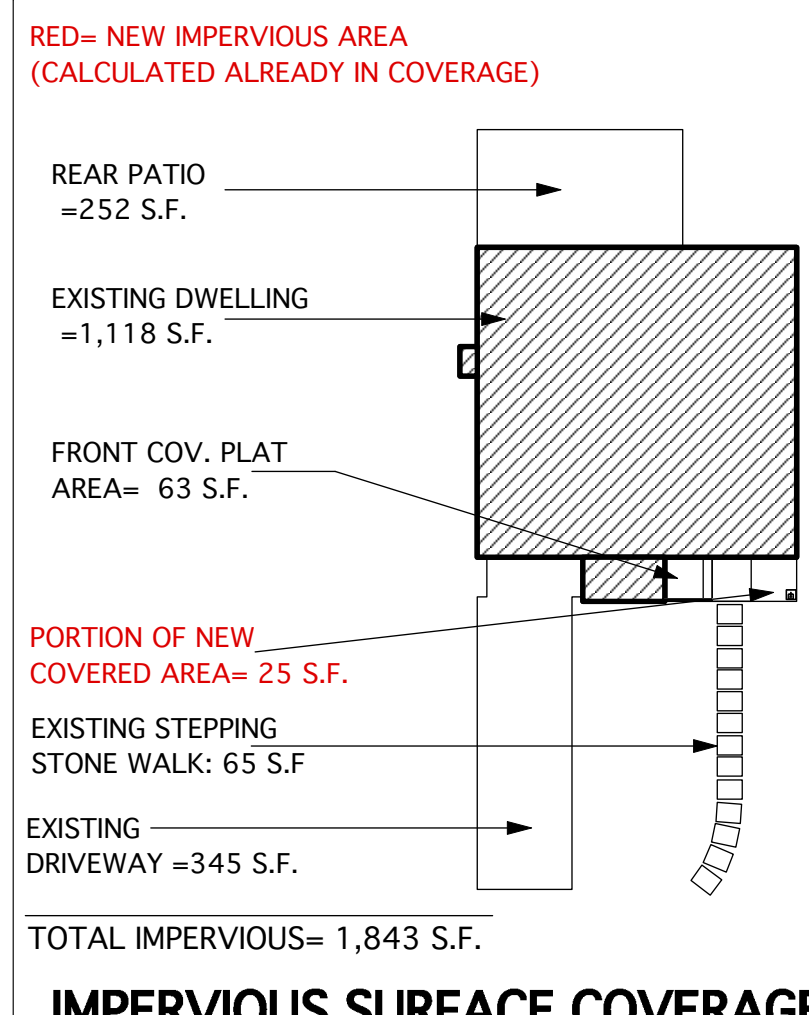
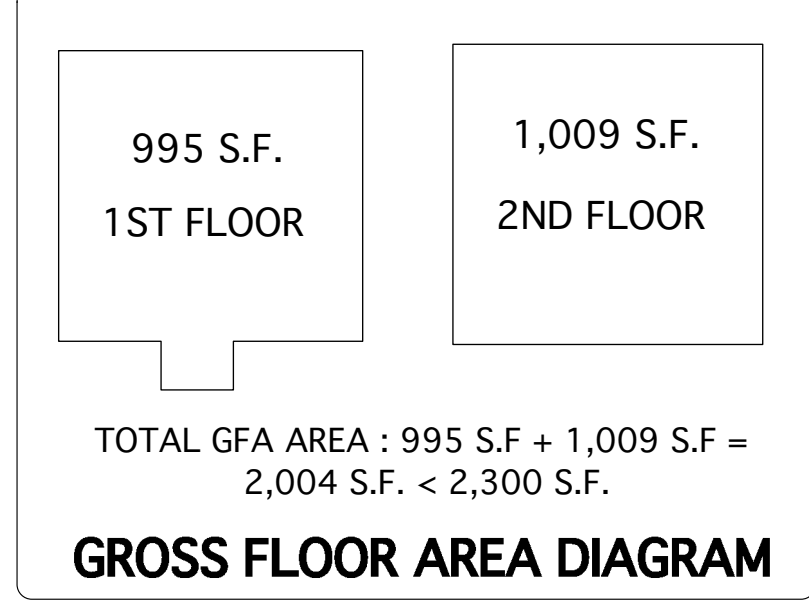
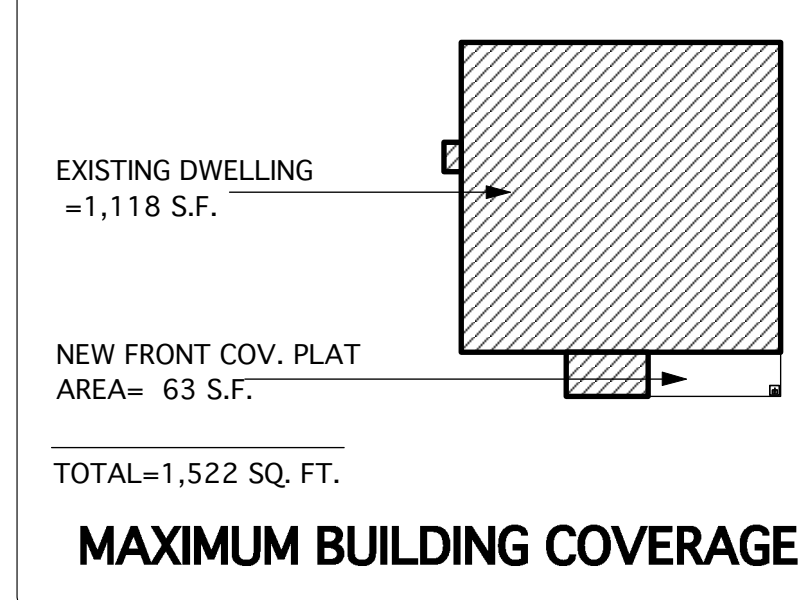
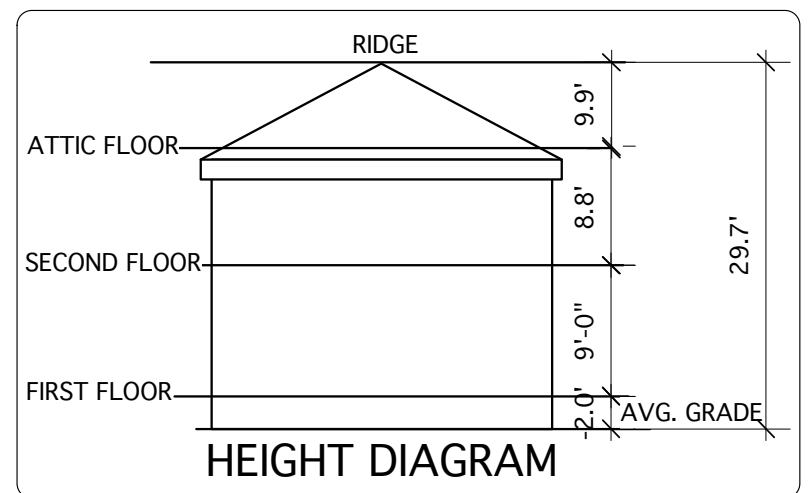


NOTE:
SITE PLAN BASED ON SURVEY MAP
DATED FEBRUARY 6TH, 1952 BY MONT
M. MATHES NY STATE LIC. SURVEYOR

1 SITE PLAN
Scale: 1" = 10 ft

SP.1 - COVER SHEET- SITE PLAN, ZONING CHART,
GFA DIAGRAM, VICINITY PICTURES.
A.1 - EXISTING AND PROPOSED FLOOR PLANS
A.2 - PROPOSED ELEVATIONS

ZONE R-5						
CRITERIA	REQUIRED	PERMITTED		EXISTING	PROPOSED	REMARKS
USE	ONE FAMILY RESIDENCE		ONE FAMILY RESIDENCE	ONE FAMILY RESIDENCE		PERMITTED
LOT AREA	5,000 S.F.		5,000 S.F.	5,000 S.F.		PERMITTED
FRONTAGE	50 FT		50 FT	50 FT		
FRONT YARD	30 FT		30 FT	30 FT		
FIRST SIDE YARD	8.0 FT		7.95 FT	7.95 FT		VARIANCE REQUIRED
SECOND SIDE YARD	9 FT		8.69 FT	8.69 FT		VARIANCE REQUIRED
REAR YARD	25 FT		33.25 FT.+/-	33.25 FT.+/-		PERMITTED
MAXIMUM BLDG COVERAGE (PRINCIPAL BLDG.)	31.5 % 1,575 S.F.		22.36 % 1,118 S.F.	23.6 % 1,181 S.F.		
MAX IMPERVIOUS SURFACE AREA	50% 2,500 S.F.		36.3 % 1,818 S.F.	36.8 % 1,843 S.F.		
GROSS FLOOR AREA	2,300 S.F.		1,573 S.F.	2,004 S.F.		
MAX. STORIES	2 1/2 STORIES		2 STORIES	2 1/2 STORIES		
HEIGHT TO RIDGE:	33FT		+/-23.1 FT	29.7 FT		PERMITTED

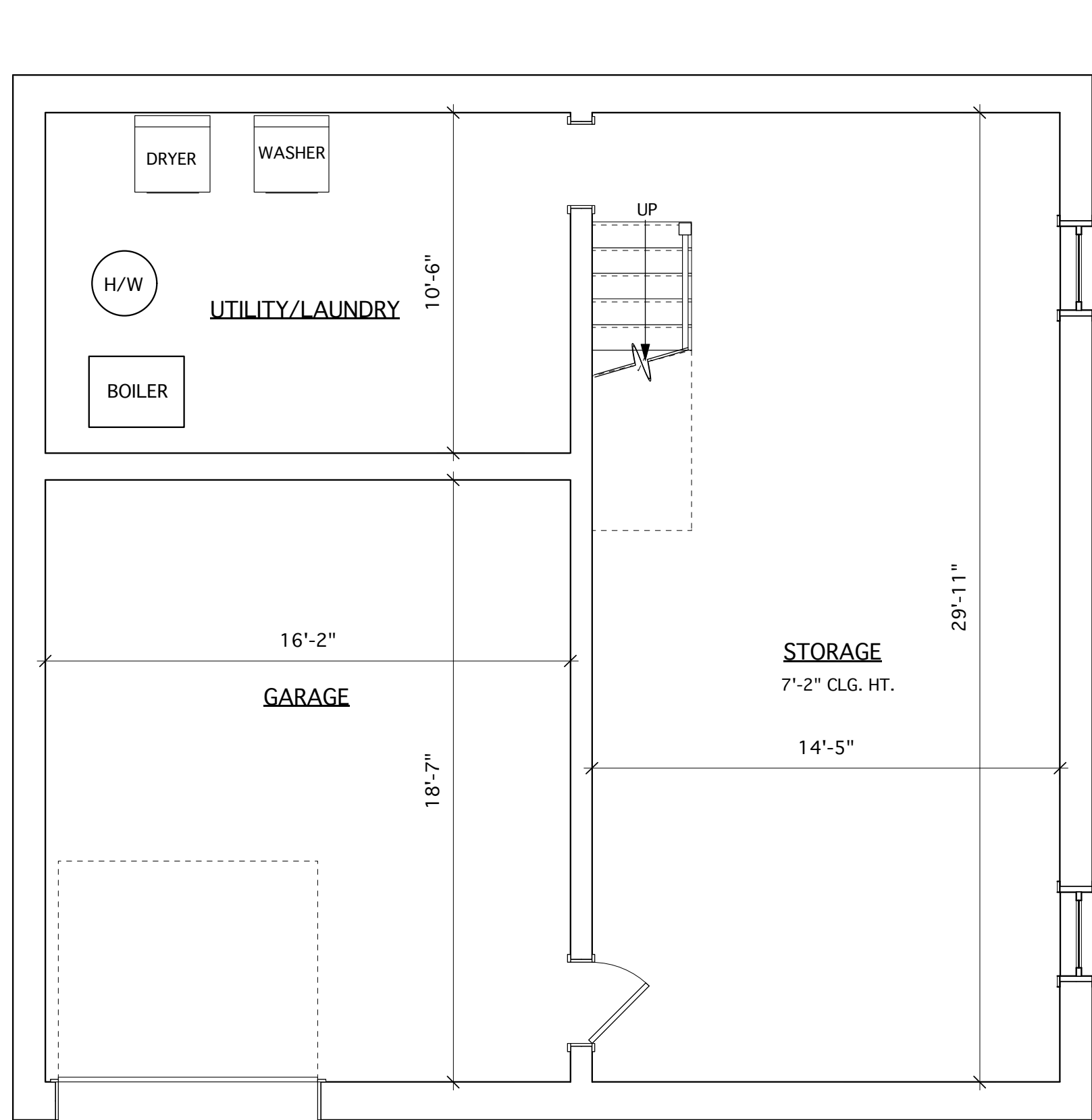


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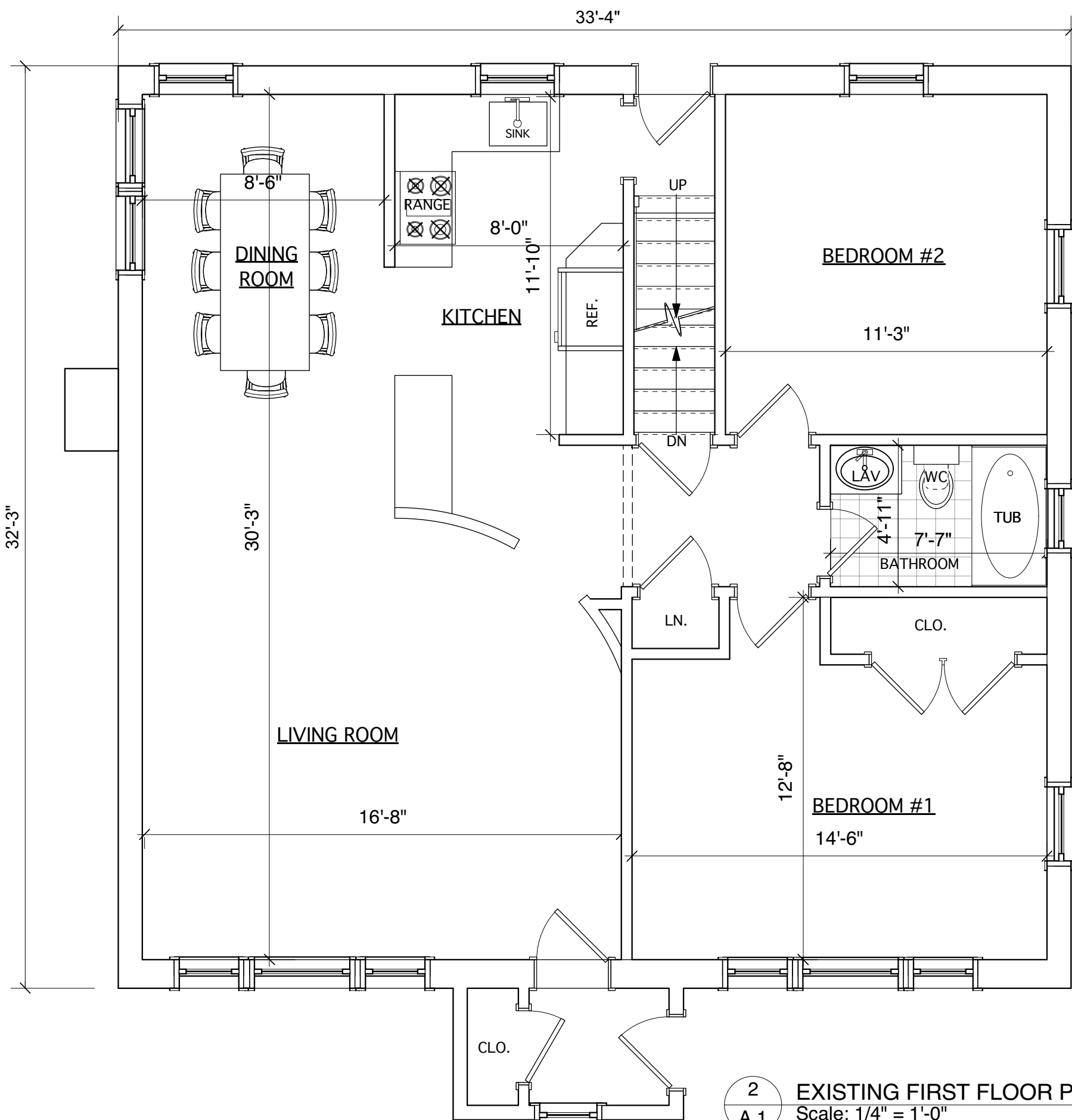
PROPOSED 1-STORY ADDITION
& INTERIOR ALTERATIONS
57 LOCUST AVE
SCARSDALE, NY 10583
SECTION:54 BLOCK:2 LOT(S):21 ZONE:R-5

PROPERTY OWNER:
JANICE KRICK
57 LOCUST AVE
SCARSDALE NY 10583

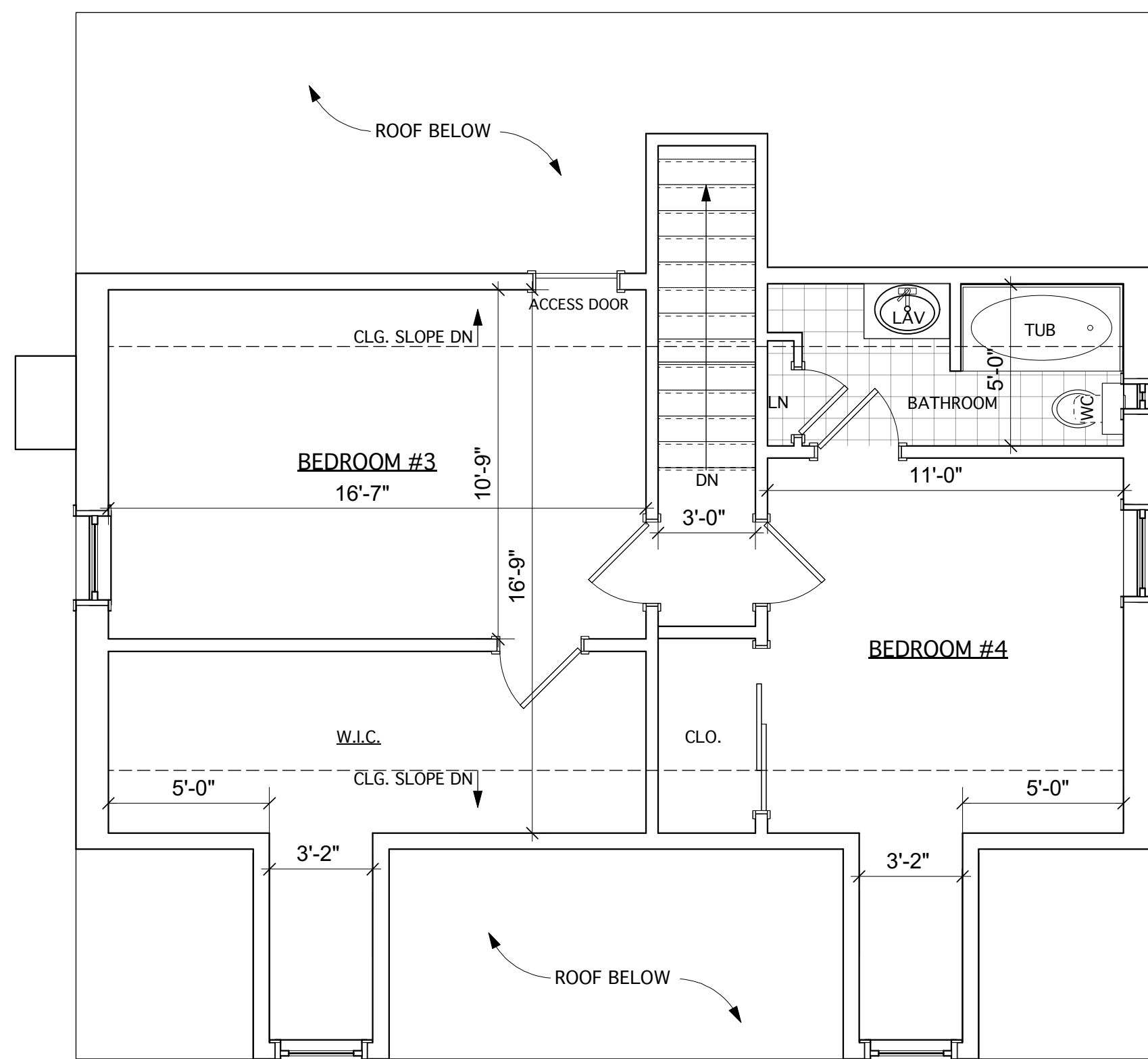
ARB-SET
NO. REVISION DATE
PROJECT ID/DATE: 2233 / 9.22.22
SHEET SCALE: AS NOTED
SITE PLAN & NOTES
SP.1
DRAWN BY: AM CHECKED BY: MM
PLOT DATE: 5/21/24



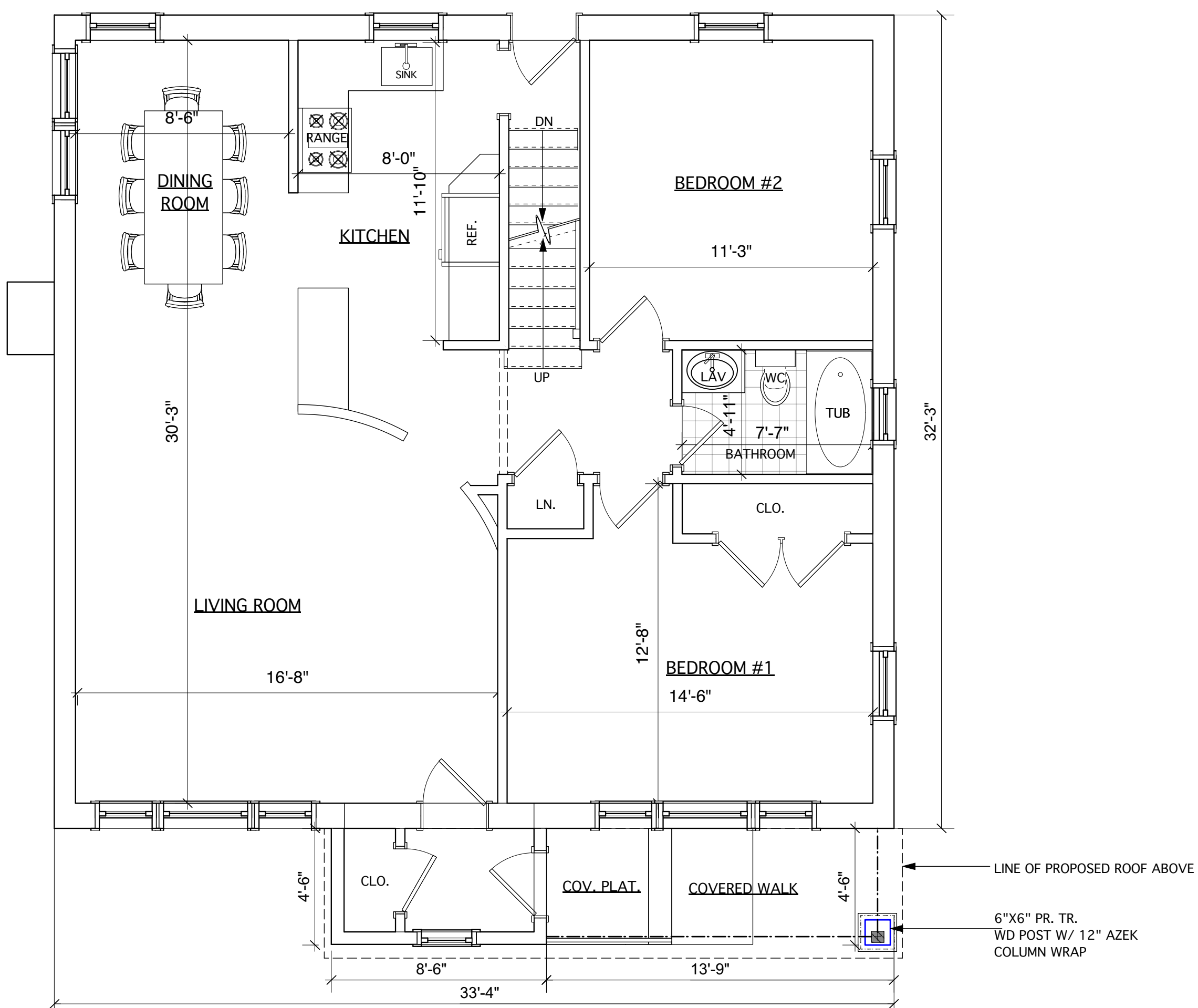
1
A.1
EXISTING BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



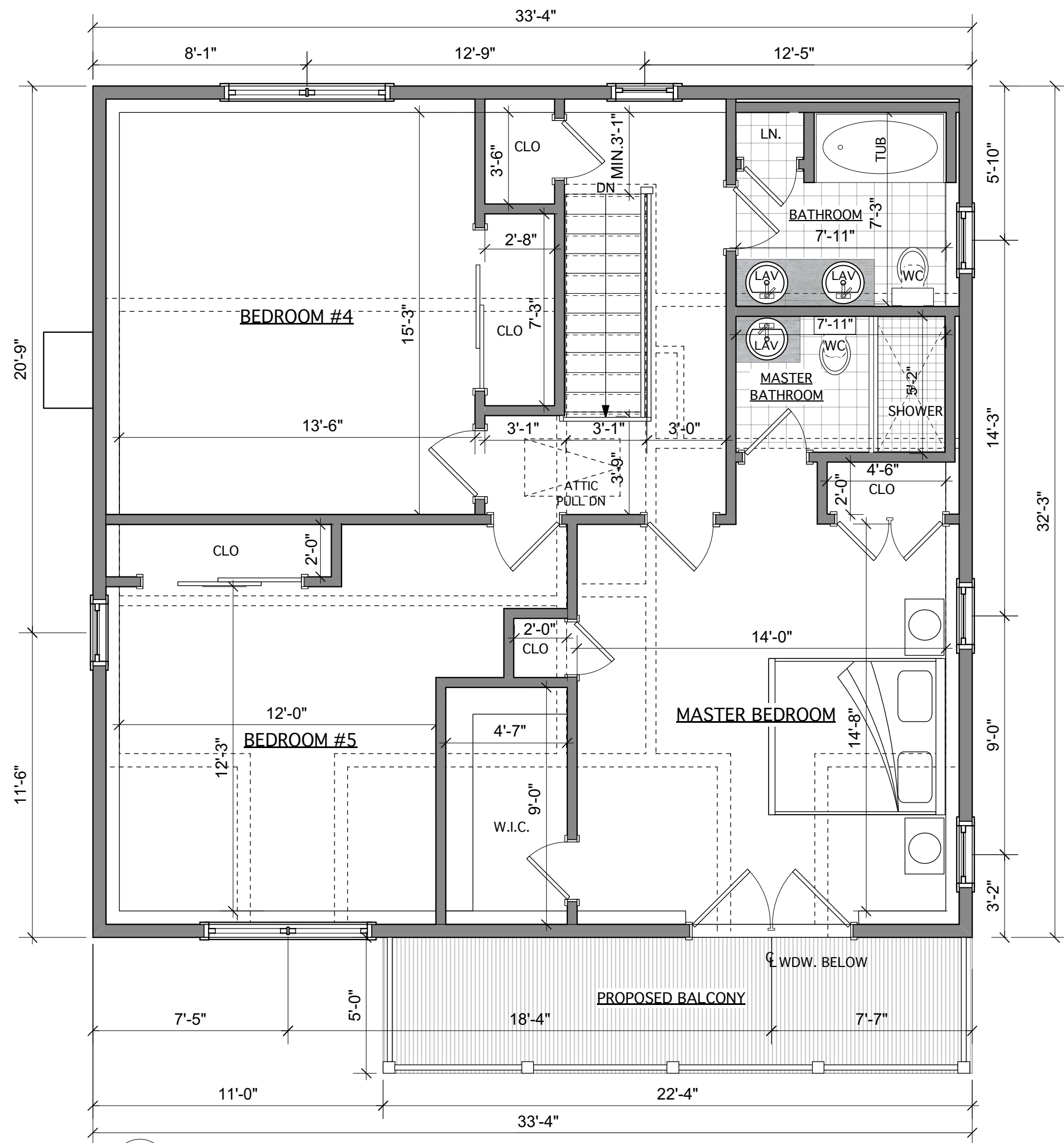
2
A.1
EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



3
A.1
EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



4
A.1
PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



5
A.1
PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

PARTITION LEGEND

- = EXIST'G MASONRY WALL
- = EXISTING PARTITIONS
- = EXISTING PARTITIONS TO BE REMOVED
- = PROPOSED 2"x6" PARTITIONS W/ R-21 BATT INSULATION
- = PROPOSED WD PARTITIONS



PROPOSED 1-STORY ADDITION & INTERIOR ALTERATIONS
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ARB-SET		
NO.	REVISION	DATE

EXISTING & PROPOSED FLOOR PLANS

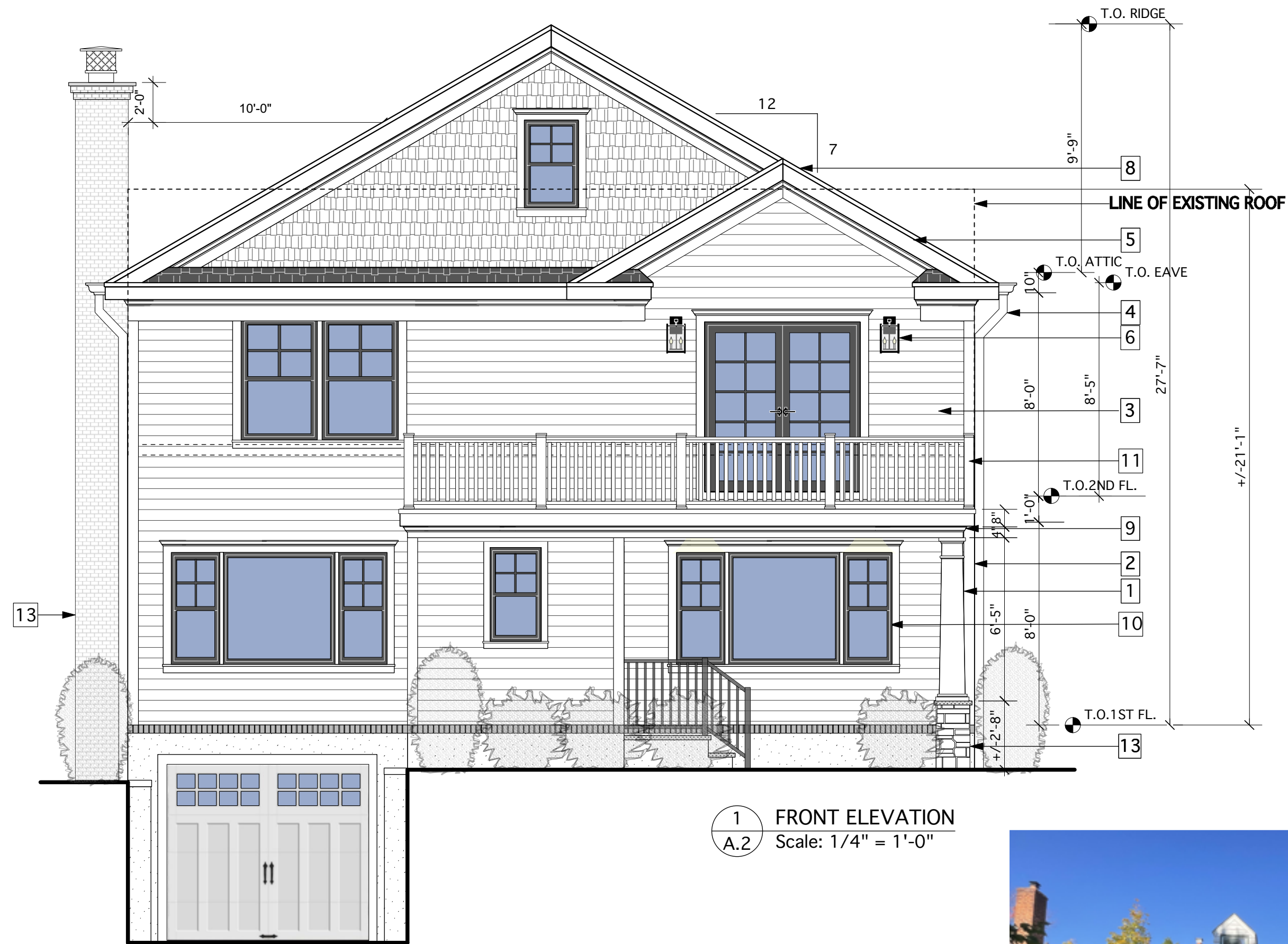
Scale : 1/4" = 1'-0"

	PROJECT ID/DATE: 2233 / 9.22.22	
	SHEET SCALE: AS NOTED	
	A.1	
	DRAWN BY: AM	CHECKED BY: MM
PLOT DATE: 5/21/24		



3 LEFT SIDE ELEVATION
A.2 Scale: 1/4" = 1'-0"

ELEVATION NOTE KEY			
1	AZEK COLUMN WRAP	5	AZEK FASCIA & SOFFIT-WHITE
2	AZEK TRIM BOARD- WHITE	6	WALL HUNG LIGHT FIXTURE
3	ROYAL WOODLAND VINYL SIDING OVER BLDG. PAPER AND 1/2"CDX EXT-GRADE PLYWOOD SHEATHING OVER 2X6 STUDS W/ 16" OC - DBL. TOP PLATES R-21 BATT INSUL. 1/2" GYP. BOARD INTERIOR (TYP) COLOR- WHITE	7	EXTENDED BRICK CHIMNEY
4	WHITE SEAMLESS ALUM. GUTTER TO LEADER TO STORM	8	LIFETIME. ARCHITECTURAL SHINGLE ULTRA HD ASPHALT / FIBERGLASS SHINGLES OVER 30# BUILDING PAPER OVER 5/8" TH. EXT.GR. PLWD SHEATHING OVER 2X10 WD RAFTERS @ 16" OC. COLOR- CHARCOAL
		9	"AZEK" 1/2" X 3-5/8" (3052) CROWN MOULDING
		10	ANDERSON 200 SERIES DBL HUNG WINDOWS SDL GRILLS (BLACK FINISH- 4/0 GRILL PATTERN)
		11	3'-0" H. WHITE PVC. RAILING W/ BALUSTERS NO MORE THAN 4" APART
		12	NATURAL THIN STONE VENEER OXFORD BLEND ASHLAR/LEDGE
		13	WHITE PAINTED BRICK VENEER



1 FRONT ELEVATION
A.2 Scale: 1/4" = 1'-0"



EXISTING FRONT ELEVATION VIEW



2 RIGHT SIDE ELEVATION
A.2 Scale: 1/4" = 1'-0"



4 REAR ELEVATION
A.2 Scale: 1/4" = 1'-0"

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