# Keller Williams Building Signage

114" Side Wall Usuable Area Same as Monument sign face --> REALTY GROUP 48" **KELLER**WILLIAMS. 28.5" 76" 4" Deep Pan Face Sign with 3/4" Clear Acrylic, allowing Push-Thru Letters of +1/2" projection, faced with Avery Supercast Opaque Light Ash Gray Vinyl and printed Pantonce 200C on Translucent Vinyl

Double Sided Pan Face Sign, 14" Deep (Flagstone: 16") with 3/4" Clear Acrylic, allowing Push-Thru Letters of +1/2", faced with Avery Supercast Opaque Light Ash Gray Vinyl, LED Illuminated



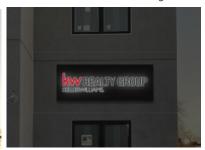
7" OC -



LED Illuminated

Night View Day View





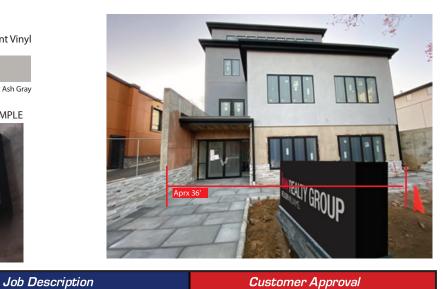
Pantone 200C Transluscent Vinyl



Avery Supercast Opaque Light Ash Gray







16" Depth

San Signs & Awnings 925 Saw Mill River Rd. Yonkers, NY 10710



www.sansigns.com | info@sansigns.com **Ph: 914.375.6674 | Fax: 914.375.6689** 

**Customer Information** Job Name: 23552 - Keller Williams Signage

Location: 760 White Plains Rd Eastchester, New York 10709

**United States** Date: 3/5/2021

Project Manager: Jamie Jones

Designer: Eddy S

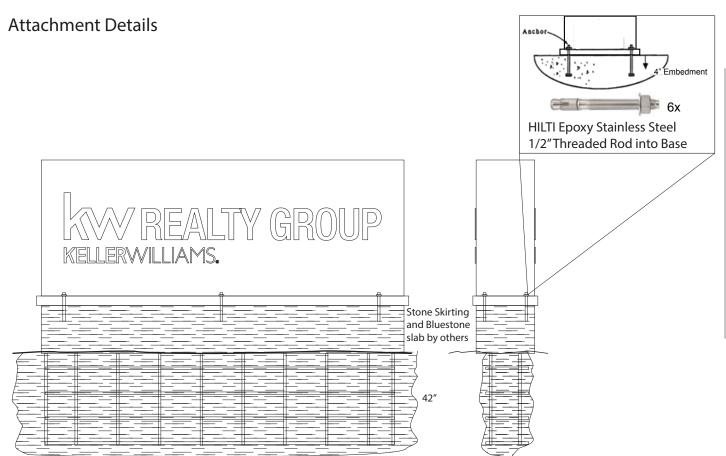
Material: See Above Qty: See Above Size: See Above Color/Copy: Varving Lamination: N/A Install: By SSA

Customer Signature

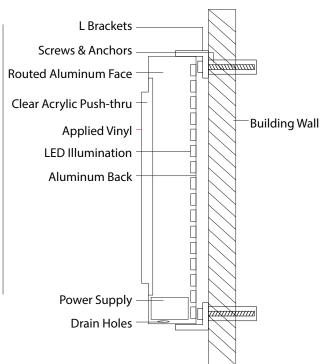
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Customer Approval

Z:\K\KELLER WILLIAMS\OR 23552 - Eastchester - Office Signage



Side Building Attachment Detail



Existing Monument Sign Base locked in place with Rebar Cage and J Bolts in concrete footing

As per Architectural Notes - "John lannacito Architect" SP-1 (following Page)





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Job Description Material: See Above Qty: See Above

Size: See Above Color/Copy: Varying Lamination: N/A

Install: By SSA

Customer Approval

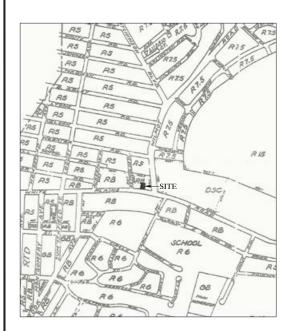
Customer Signature

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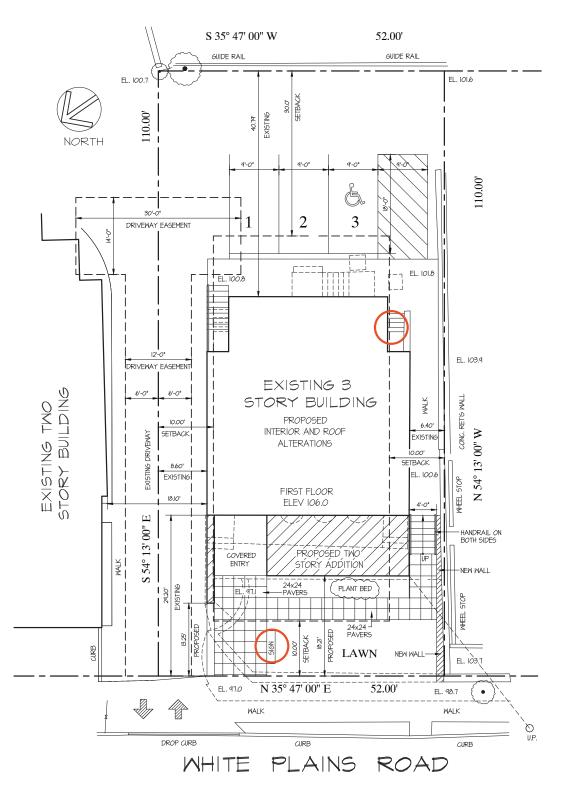
Z:\K\KELLER WILLIAMS\OR 23552 - Eastchester - Office Signage

# WEBSTER ROAD WEBSTER ROAD RECORD STATE OF THE PLAINS ROAD Since District Inc.





2 ZONING MAP



NOTE: A PERMIT FROM THE HIGHWAY DEPARTMENT IS REQUIRED FOR WORK WITHIN THE TOWN RIGTH-OF-WAY. THE PERMIT FROM THE HIGHWAY DEPARTMENT MUST BE OBTAINED PRIOR TO THE START OF WORK.

# 3 PROPOSED SITE PLAN

SITE PLAN BASED ON SURVEY PREPARED BY SUMMIT LAND SURVEYING, PC DOBBS FERRY, NEW YORK DATED APRIL 30, 2016

### ZONING COMPLIANCE TABLE

ZONING DISTRICT RB

|                          | REQUIRED              | EXISTING              | PROPOSED              |
|--------------------------|-----------------------|-----------------------|-----------------------|
| TOTAL LOT AREA           |                       | 5,720 SQ. FT.         | NO CHANGE             |
| BUILDING COVERAGE        | 3,432 SQ. FT. (60%)   | 1,398 SQ. FT. (24.4%) | 1,795 SQ. FT. (31.4%) |
| GROSS FLOOR AREA         |                       | 4,310 SQ. FT.         | 4,800 SQ. FT.         |
| FRONT YARD SETBACK       | 10.00'                | 29.20'                | 13.25'                |
| REAR YARD SETBACK        | 30.00'                | 40.79'                | NO CHANGE             |
| FIRST SIDE YARD SETBACK  | 10.00'                | 6.40'                 | 6.40'                 |
| SECOND SIDE YARD SETBACK | 10.00'                | 8.60'                 | 8.60'                 |
| BUILDING HEIGHT          | 45.00'<br>(4 STORIES) | 42.50'<br>(3 STORIES) | 38.10'<br>(3 STORIES) |

ZONING BOARD APPROVAL GRANTED FOR THE FOLLOWING AREA VARAINCES ON OCTOBER 12, 2017

- I. FIRST SIDE YARD SETBACK (IO.O' REQUIRED 8.60' PROPOSED)
- 2. SECOND SIDE YARD SETBACK (IO.O' REQUIRED 6.40' PROPOSED)
- 3. OFF-STREET PARKING SPACES (24.0 REQUIRED 3.0' PROPOSED)

ARCHITECTURAL REVIEW BOARD APPROVAL GRANTED ON APRIL 4, 2019. PLANNING BOARD APPROVAL GRANTED ON APRIL 25, 2019.

|              | FLOOR AREA CALCULATIONS |            |            |  |
|--------------|-------------------------|------------|------------|--|
|              |                         | EXISTING   | PROPOSED   |  |
| GROUND FLOOR |                         | 1,055 S.F. | 1,251 S.F. |  |
| FIRST FLOOR  |                         | 1,324 S.F. | 1,618 S.F. |  |
| SECOND FLOOR |                         | 1,324 S.F. | 1,324 S.F. |  |
| THIRD FLOOR  |                         | 607 S.F.   | 607 S.F.   |  |
| TOTAL        |                         | 4,310 S.F. | 4,800 S.F. |  |

NET INCREASE TO FLOOR AREA = 490 S.F.

| COVERAGE CALCULATIONS |            |            |  |  |
|-----------------------|------------|------------|--|--|
|                       | EXISTING   | PROPOSED   |  |  |
| BUILDING              | 1,398 SF   | 1,795 SF   |  |  |
| DRIVEWAY/PARKING      | 2,420 SF   | 2,420 SF   |  |  |
| STEPS AND WALKS       | 1,167 S.F. | 1,400 S.F. |  |  |
| WALLS                 | 155 S.F.   | 100 S.F.   |  |  |
| TOTAL                 | 5,140 S.F. | 5,715 S.F. |  |  |

NET INCREASE TO IMPERVIOUS SURFACES = 575 S.F.

### PARKING COMPLIANCE TABLES

|                                                | EXISTING          | PROPOSED          |
|------------------------------------------------|-------------------|-------------------|
| PARKING (PERSONAL SERVICE)<br>(I PER 150 S.F.) | 1,056/150 = 7.04  |                   |
| PARKING (OFFICE)<br>(I PER 200 S.F.)           | 3,254/200 = 16.27 | 4,800/200 = 24.00 |
| PARKING (TOTAL REQUIRED)                       | 24 SPACES         | 24 SPACES         |
| PARKING (TOTAL PROVIDED)                       | 3 SPACES          | 3 SPACES          |

## JOHN IANNACITO ARCHITECT

453 WHITE PLAINS ROAD EASTCHESTER, N.Y. 10709 914-779-2065

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JOHN IANNACITO NYS LIC. NO. 027684

| 12/2/20 | BLDG. DEPT. COMMENTS |
| 11/9/20 | AS-BUILT REVISIONS |
| 1/17/20 | NEW FRAMING FOUNDATION |
| 5/28/19 | REMOVE FIRE SPRINKLERS |
| 5/28/19 | BLDG. DEPT. COMMENTS #2 |
| 12/17/18 | BLDG. DEPT. COMMENTS |

PROJECT NAME

ISSUE/REVISION

NO. DATE

760 WHITE PLAINS ROAD

ADDITION

AND ALTERATIONS

10/22/18 ISSUED FOR BLDG PERMIT REVIEW

REVISION

BUILDING ADDRESS

760 WHITE PLAINS ROAD
SCARSDALE, NEW YORK

PROJECT NUMBER

DRAWING TITLE

SITE PLAN AND NOTES

SCALE
AS NOTED
DATE
DATE