APPLICATION OR APEAL#: 45-23

# APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please	check appropriate box(es)	Variance	Appeal of C	ease & Desist	
1) Applicant:	One Elwell, L.L.	C.			
15 15 17 L	7 Southview Ro	ad, New Fairfiel	d, CT. 06812		
-	jb@arqpc.com	Ph	one#: (914)	879-3887	
Email:	Jb@arqpc.com				
2) Premises located a at approx.	t: 7 Southview R feet (N S E W) from	d, New Fairfield "The Millwa	on the (I	NSEW) side of the street nearest intersecting road)	
	ame: One Elwell,				
Interest in Property:	OWNERCONTRA	CT PURCHASER_	LEASEE_	AGENT	
4) Tax Assessor Map	No.:Bl	ock No.: 2	Lot No	.:22	
5) Zone in which prop	erty is located:	R-44	_ Area of Lot:	6,696 SqFt.	_
6) Dimensions of Lot:	Frontage:	**	Average Dept	1:	
	ight of Ways or Easement			No.	
	in 500 feet of Danbury, Sl			No	
	applications been filed with			No	
X)	plication numbers:		Applicable	· · · · · · · · · · · · · · · · · · ·	
	variance is requested:			to existing	
	sidence. Please see				16
-					( )
Hardship:			***************************************		
11) Data of Zaning Con				104	ING BOARD
<ul><li>11) Date of Zoning Con</li><li>12) Variance(s) Reques</li></ul>		(V) DIMEN	ISIONAL		THE BOARD OF
Zoning Regulations (sec	( ) Canada	Non-Compliance Lett			OCTIO
		<del>-</del>			OCT 19 2023
Setbacks Requested: Fr				No Change	
S	ide to: 7.46 '		Side to:	No Change Popul	SAL
13) Use to be made of pr	operty if variance is gran		ain the same ily Residentia	as existing use -	
14) If this Application re of the issue date of that C	lates to a Cease and Desis ease and Desist Order. C	t Order then this app EASE & DESIST OF	olication must be RDER DATE: _	made within 30 Days Not Applicable	
SIGNATURE OF OWNE	CR OR AGENT:	1 mm	DATI	Sept. 20, 2023	



#### TOWN OF NEW FAIRFIELD **ZONING REPORT**

SUBJECT:

VERIFICATION OF NON-COMPLIANCE

FROM:

Evan G. White, Zoning Enforcement Officer

DATE:

**September 26, 2023** 

PROPERTY OWNER:

One Elwell, LLC

**PROPERTY ADDRESS:** 

7 Southview Road

APPLICANT/AGENT:

One Elwell, LLC

**MAILING ADDRESS:** 

7 Southview Road

**ZONING DISTRICT: R-44 MAP: 10** 

**BLOCK: 2** 

LOT: 22

Please be advised that the applicant would like to (See Application for Description).

Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

#### Sections:

- 3.2.5-Minimum Lot Area & Frontage (A+B)
- 3.2.6-Minimum Building & Structure Setbacks (A+B)
- 3.2.11-Mimimum Lot Dimensions
- 7.1.12-Improved Lots Not In a Validated or Approved Subdivision
- 7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+E)

THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.

Evan White, Zoning Enforcement Officer

Town of New Fairfield



September 20, 2023

Mr. Joseph DePaul, Chairman ZONING BOARD of APPEALS Town of New Fairfield New Fairfield Town Hall 4 Brush Hill Road New Fairfield, Connecticut 06812

Re: 7 Southview Road, New Fairfield (S/B/L: 10 – 2 – 22, Zoning District: "R-44")

Dear Mr. DePaul & Honorable Members of the Zoning Board,

As it relates to the aforementioned property location, we appear before the Board this evening on behalf of our Client, *One Elwell, L.L.C.*, seeking an Area Variance at the property. The Variance is requested in order to address the proposed addition/alteration, which once completed, will update and modernize the existing residence originally built in the 1930s'.

While the bulk of the renovations will be at the interior, we are proposing new windows throughout, and the addition of an one-car garage which is typical to the area and adjacent homes.

Additionally, the proposed work will NOT have a negative impact on the character of the neighborhood. To the contrary, the proposed work will enhance not only the property, but contribute to the improvement of the area.

Your time this evening is very much appreciated. Please accept our thanks in advance for your consideration and anticipated approval. As always, should you or the Board Members have any additional questions or comments, please feel free to contact our office at your earliest convenience.

Sincerely

Paul Berte, P.E.

Director of Engineering

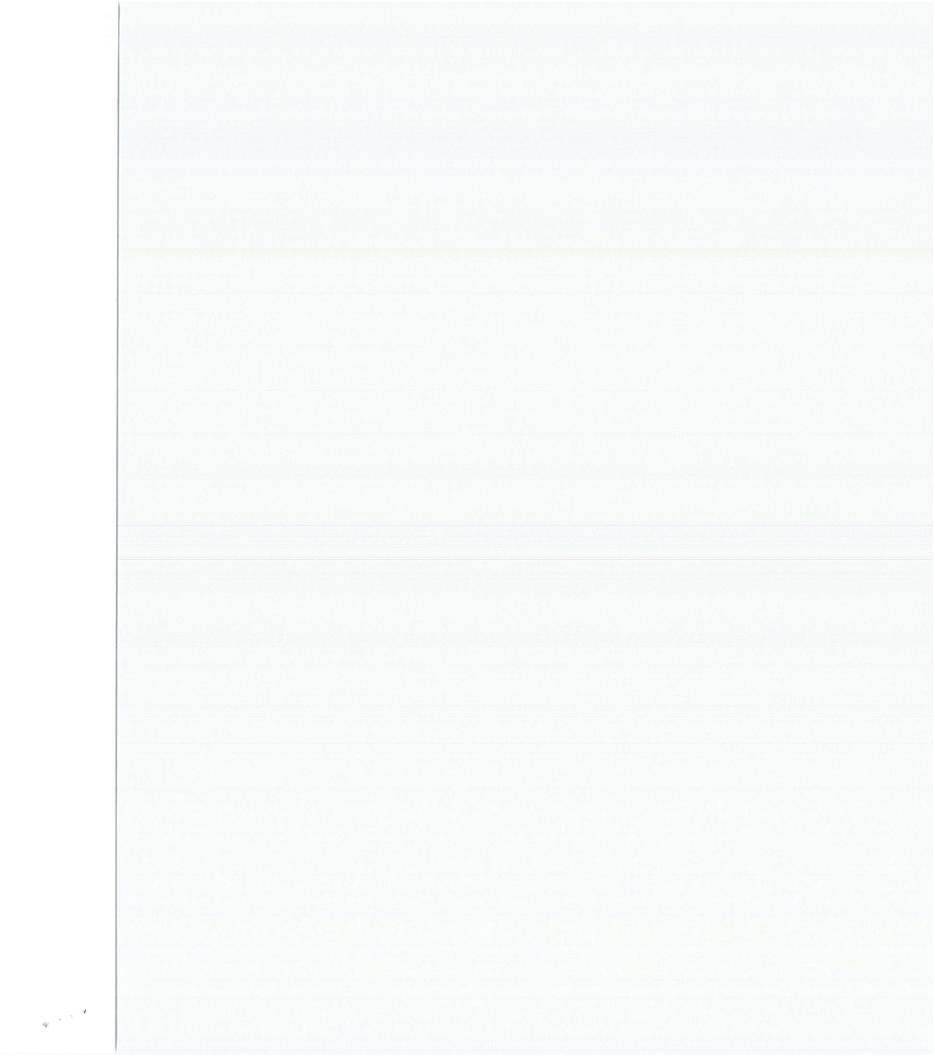
//Attachment(s)

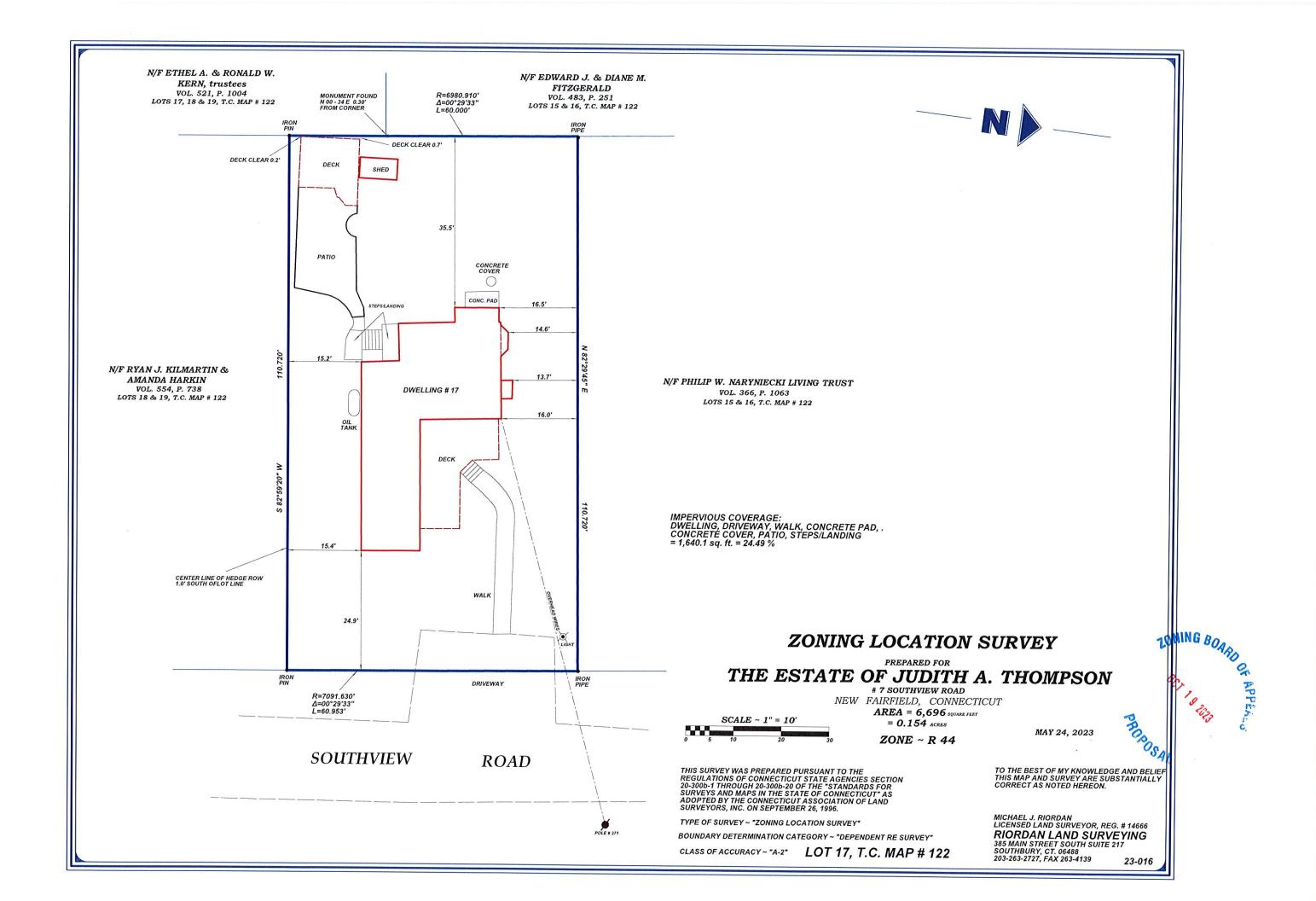
cc: Job File No.: 22-124

# EXHIBIT "A"

Existing Square Footage is 914 Square Feet, after renovation the dwelling will be 1,350 SqFt.

At the first level the current two small bedrooms will be converted into a Master Suite. Master suite bathroom will have Toilet/Sink and shower. The Second bedroom will be relocated to the Second Floor (1/2 Story) with closet and an additional Bathroom with Toilet/Sink and Shower. New Kitchen Cabinets and Granite countertop. Hardy Plank Siding/White PVC Trim and 400 Series Andersen Windows. Remove existing finishes throughout existing structure. Repair structural framing. Add new roof rafters as required. Replace existing windows/Add egress windows at bedrooms/ New Kitchen/New Bathrooms/ New insulation/ Repair wall boards as required/Paint repaired walls and replace doors as required.





# PROPOSED RENOVATION AT:

7 SOUTHVIEW RD. NEW FAIRFIELD CT 06812

PROPOSED RENOVATION



PAUL A. BERTE P.F.

REVISIONS	DATE	BY
ACOORDINATION .	8-20-2023	ARG
		-
		_

DRAWING TITLE:

PROJECT: PROPOSED

RENOVATION SOUTHVIEW RD. NEW FAIRFIELD

CT. O6812 DOB EXAMINER SIGNATURE:

MAPS & GENERAL NOTES

## DOB BSCAN STICKER

SEAL & SIGNATURE



24/20/2023 DRAWING BY: CHECKED BY:

# **LOCATION MAP**

SITE

### **EAGLE VIEW**





7 SOUTHVIEW RD NEW FAIRFIELD CT 06812 MUNICIPALITY/BUILDING DEPARTMENT: TOWN OF NEW FAIRFIELD:

**GENERAL INFO** 

TAX MAP DESIGNATION:

ZONING DISTRICT: R-44

LOT SIZE: O.15 AC.

ALTERATION LEVEL: ALTERATION LEVEL 2

OCCUPANCY CLASSIFICATION - R-2 (1 FAMILY)

CONTRUCTION TYPE: V-B

STORIES: 1.5 EXISTING

# **DRAWING LIST**

T-1 MAPS & GENERAL NOTES
 S-1 EXISTING & PROP. SITE PLAN ZONING TABLE,
 A-1 EXISTING & PROPOSED FRST & SECOND FLOOR PLANS
 A-2 EXISTING & PROPOSED BLEVATIONS
 A-3 TYPICAL DETALS

CODE: ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND CODES OF AGENCES HAVING JURISDICTION ABSENT OTHER STANDARDS THE 2021 RC PORTION OF THE 2021 CONNECTICUT STATE BULDING CODE

VERFEATCH: VERFY ALL DIMENSIONS AND CONDITIONS ON SITE. REPORT DIFFERENCES FROM CONTRACTIONS FOR ALL DECIDE ANY INCESSARY ADJUSTMENTS BETWEEN FELL DIESUREMENTS AND ARCHTECT. CLAIMS FOR EXTRA PAYMENTS RESULTING FROM CONTRACTOR'S FALURE TO DO SO WILL NOT BE APPROVED. ARCHTECT SHALL DECIDE ANY INCESSARY ADJUSTMENTS BETWEEN FELL DIESUREMENTS AND DRAWINGS. A PRECONSTRUCTION MEETING SHALL BE SCHECULED ON THE SITE WITH THE PROJECT MANAGER, OWNER, ARCHTECT, PROR TO THE COMMENCEMENT OF WORK.

PRAMINSS: BY SUBMITTING A BD OR STARTING WORK, CONTRACTOR AGREES THAT HE HAS EXAMINED THE DRAWINSS. AND SPECIFICATIONS AND FOUND THEM ADEQUATE FOR PROPER COMPLETION OF PROJECT.

CLAIMS FOR EXTRA CHARGES BECAUSE OF ALLEGED NADEQUATE DRAWINSS OR SPECIFICATIONS WILL NOT BE ALLOWED UNLESS NOTFICATION WAS MADE IN WRITING TO ARCHTECT PROR TO SUBMISSION OR BEGINNING. UTILITY STAREOUT: PRIOR TO DEMOLITION OR EXCAVATION, CONTRACTOR SHALL REQUEST FOR UTILITY STAREOUT. PRIOR TO DEMOLITION OR EXCAVATION, CONTRACTOR SHALL REQUEST FOR UTILITY STAREOUT. CONTRACTOR WILL CONTRACTOR WILL CONTRACTOR WILL CONTRACTOR WILL CONTRACTOR WILL CONTRACTOR SHALL REQUEST FOR UTILITY STAREOUT. CONTRACTOR WILL CONTRACTOR SHALL STORE MATERIALS, DISPOSE OF DEBRIS, COORDINATE AND SCHEDULE ALL WORK IN COOPERATION WITH OWNER FOR MINIMM DISRUPTION. MANTAIN SAFE ACCESS TO ALL ARREAS AT ALL TIME.

PREMITS: OWNER SHALL SECURE AND PAY FOR ALL PREMITS, TESTS AND CERTIFICATES REQUIRED.

PREMITS: OWNER SHALL SECURE AND PAY FOR AND PAY FOR NOVIDUAL PERMITS. INSPECTIONS AND APPROVALS AS REQUIRED, LEEP APPROVED PERMIT DERMITS, TESTS AND CERTIFICATES REQUIRED.

LECTIFICATION ALL NECESSARY PERMITS TO BE ADD STORED.

LICENSE CONTRACTOR MUST DELICENSED BY FARFFELD COUNTY AND PROVIDE OWNER AND BULDING DEPARTMENT A COPY OF CERTIFICATE IMMBER.

NSURANCE: PRIOR TO STARTING WORK CONTRACTOR SHALL SUPPLY OWNER AND BUILDING DEPARTMENT WITH CERTFICATES OF WORKMENS COMPENSATION INSURANCE, LIABLITY INSURANCE FOR BOOLY INJURY, PROPERTY DAMAGE, AUTOMOTIVE AND OTHER INSURANCES REQUIRED BY LAW OR BY OWNER IN THE AMOUNTS AND TERM SATISFACTORY TO THE OWNER TO RENDER THE OWNER HARMLESS IN CASE OF ACCOUNT TO PERSONS OR PROPERTY INVOLVED IN THIS PROJECT, MAINTAIN SUCH INSURANCE IN FULL FORCE DURING ENTRE TIME OF

ELECTRICAL: THE DESIGN AND INSTALLATION OF ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NATIONAL ELECTRIC CODE, PROVIDE OWNER/BUILDER COPY OF INDERWRITER'S CERTIFICATE UPON COMPLETION OF WORK. ELECTRICAL CONTRACTOR MUST BE INSIDE AND LICENSED IN COUNTY. SEE PLAN FOR FIXTURE TYPE, REVEW ALL FIXTURES WITH OWNER BEFORE ORDERING.

PLUMBING THE DESIGN AND INSTALLATION OF ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NEW YORK STATE BUILDING CODE. PLUMBING CONTRACTOR MUST BE INSURED AND LEEMSED IN COUNTY, IN, NBULATE ALL HOT WATER SUPPLY PIPES LOCATED IN BASEMENT FROM BOLER TO FIRST FLOOR PENETRATIONS.

<u>UTLITES:</u> COORDNATE THE LOCATION AND SZE OF ALL NEW UTLITES (ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, CABLE) WITH EACH UTLITY COMPANY REPRESENTATIVE AND UTLITY SPECIFICATIONS.

MANUFACTURERS. LISTED ARE ONLY FOR ITEM SPECIFICATION THE LISTING IS NOT INTENDED TO LIMIT SELECTION OF SMULAR ITEMS FROM OTHER MANUFACTURERS.

CONTRACTOR: IS RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND SMALL ARRANGE FOR ALL MANDATORY INSPECTIONS, COMPLITING WITH LOCAL MANCPALITY OF JURISDICTION REQUIREMENTS.

NO WORK SHALL BE CLOSED UNTIL INSPECTED AND APPROVED.
ALL WORK SHOULD BE PERFORMED IN THE BEST PROFESSIONAL MANNER BY MECHANICS SKILLED IN
THER TRADE.

#### SAFE DIG

CALL US TOLL FREE 1-800-962-7962 NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice. UFPO

Before You Dig, Drill or Blast

**GENERAL NOTES** 

SAISPACIONT OF THE OWNER TO RENDER THE OWNER HARMLESS IN CASS OF ACCOENT TO PERSONS OR PROPERTY MYOLVED IN THIS PROJECT, MANTAIN SUCH NUISANCE IN RULL FORCE DURNS ENTRE TIME OF CONSTRUCTION.

LATENT DEFECTS: NO RESPONSBLITY IS ASSIMED BY ARCHTECT FOR INFORMATION SUPPLED BY OTHERS AND RELIED UPON BY ARCHTECT TO BE ACCURATE FOR LATENT DEFECTS IN STRUCTURE MYDOSSBLE TO DETECT WITHOUT SUSSTAINLE PROPOSED.

SUPERVISION: ARCHTECT HAS NOT BEEN RETAINED BY THE OWNER TO PROVIDE OBSERVATION AND SUPERVISION OF CONSTRUCTION OF DEATHERTS.

SUPERVISION OF CONSTRUCTION OPERATIONS AND CERTIFICATION OF PAYMENTS.

COOPERATION CONTRACTORS AND SUBCONTRACTORS SMALL COORDINATE THEIR WORK WITH ADJACENT WORK AND COOPERATE WITH OTHER TRADES TO FACILITATE PROGRESS OF WORK EACH TRADE SHALL AFFORD OTHER TRADES REASONABLE OPPORTUNITY FOR INSTALLATION OF THEIR WORK AND FOR TEMPORARY STORAGE OF THEIR TOOLS AND MATERIALS.

LANDSCAPE: ALL LAWN APERAS DAMAGED BY NEW CONSTRUCTION OF CONSTRUCTION OPPRATIONS SHALL BE REPLACED AS ORGINAL LAWNS HAY BE SOODED OR SECOED WITH BLUEGRASS AND/OR RYEGRASS TO ESTABLISH 98% OR RETTER COVER, REVEW TREES AND SHRIB REMOVAL REQUIRED FOR CONSTRUCTION WITH OWNER AND OF STEE ACCESS PROR TO CONSTRUCTION SHALL BE RESPONSIBLE FOR TYMIS UP PLANT MATERIAL IN THE WAY OF SITE ACCESS PROR TO CONSTRUCTION SHALL BE RESPONSIBLE FOR TYMIS UP PLANT MATERIAL IN THE WAY OF SITE ACCESS PROR TO CONSTRUCTION ECONOMIC ONTEOL MEASURES SHALL BE INSTALLED IN EACH AREA SEFORE AND DELINOS SHALL BE STATED.

ALL SEDMENT AND BEOSON CONTROL MEASURES SHALL BE INSTALLED AND MANTANED IN ACCORDANCE WITH THE PEARPELL COUNTY MEMORY MEMORY. PROPOSED TO MATERIAL AMOUNT OF SITE PREPARATION CLEARNS AND ERUSING MEMORY MEMORY. PROPOSED TO MATERIAL BE STATED.

ALL SEDMENT AND BEOSON CONTROL MEASURES SHALL BE INSTALLED AND MANTANED IN ACCORDANCE WITH THE PEARPELL COUNTY MEMORY. PROFOSED TO WEATHER SHALL BE ARTENDED.

ALL SEDMENT AND BEOSON CONTROL MEASURES SHALL BE INSTALLED AND MANTANED ON A DAY SHALL BE TREFORD AND MANTANED ON A DAY SHALL BE ARRENTED AND

CARPENTRY: DOUBLE JOISTS UNDER ALL INTERIOR PARTITIONS, AND ABOUT ALL OPENINGS.
FRAMINS LUMBER: DOUGLAS FR \$12 OR BETTER F1/075 NI.
STUDS: DOUGLAS FR STUD GRADE, 214 HYBEROR WALLS, 6/OC, UNLESS NOTED OTHERWISE,
JOIST HANGERS: SIMPSON OR EQUIAL, GALVANZED STEEL TO FIT FRAMINS MEMBER: INSTALL FRAMING AMAIDRS
AT ALL FLUSH FRAMED COINECTIONS AND AS INDICATED ON PLANS.
TREATED MOOD: PRESSURE TREATED SOUTHERN YELLOW PINE, ABOVEGROUP, 25 LIN/OUT, GROUND CONTACT.
AO 113/OUT.

NTERIOR FINSHES
WALLS 1/2" GYPSIM DRIWALL, 1/4" TYPE "X" AT GARAGE, JONTS TAPED AND FINSHED.
CELINGS 1/2" GYPSIM DRIWALL, 1/4" TYPE "X" AT GARAGE
PROVIDE 5/8" TYPE-X FRE-RATED GYPSIM DRIWALL OVER BOLLER AND HW TANK.

PANTING BENJAMN MOORE & CO. OR EQUAL: COLORS SELECTED BY OWNER PRIME AND PANT ALL NEW INTERIOR TRM, CASINGS, MOULDINGS, DOORS, WIDOWS, ETC. FRIME AND PANT ALL NEW DRYWALL SURFACES.

NITERIOR TRM: PROFILES, SPECES AND FINSH TO BE SELECTED BYO. NER

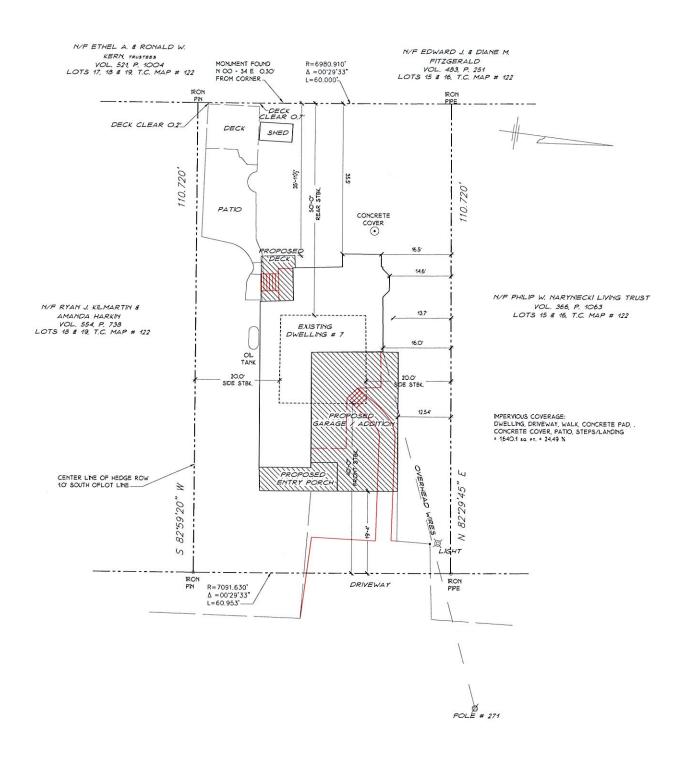
WIDOWS: "ANDERSEN" 400 SERES VIMIL CLAD WOOD WIDOWS WITH HEN-EFFORMANCE LOW-E INSULATING GLASS, AND INSECT SCREENS, STANDARD HARDWARE, AS SCHEDULED PRIME LAD APPLY TWO FINSH COATS PANT TO INTERIOR SASH AND FRAME.

CAULK: SILICON SEALANT WITH COLOR TO MATCH ADJACENT SURFACES.

FLASHING: 1601 COPPER, OR EQUAL.

<u>POORS</u>
INTERIOR DOORS: TO BE SELECTED BY OWNER.
DOOR HARDWARE: AS MANUFACTURED BY 'SCHLAGE' OR EQUAL

ANY LAND CLEARINS, CONSTRUCTION OR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DRAWINGS, PERMIT, AND REGULATIONS OF LOCAL LAW





EXIST. & PROPOSED SITE PLAN

THE MEETS & BOUNDS SHOWN ABOVE HAS BEEN TAKEN FROM THE SURVEY DONE BY MICHAEL J. RIORDAN DATED MAY. 24 2023



100 EXECUTIVE BLVD. SUITE 204 OSSINING, NY 10562 PHONE: (914) 944-3377 FAX: (866) 567-6240

PAUL A. BERTE P.E.

REVISIONS	DATE	В
<b>∆</b> COORDINATION	8-20-2023	AF
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		-

PROPOSED SITE PLAN

PROJECT: PROPOSED RENOVATION

PROJECT ADDRESS: 7 SOUTHVIEW RD. NEW FAIRFIELD CT, O6812

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

ZONING DATA - NEW FAIRFIELD BOARD ZONING DISTRICT: R-44 MINIMUM EXISTING PROPOSED VARIANCE REQUESTED SEAL & SIGNATURE 1 AC. 0.15 AC. 125.0' 60.95" N.C. E.N.C. MN ROAD FRONTAGE FT. SETBACK REQUIREMENTS 24.83 19.33 TES (20.67)
14.58 12.54 YES (7.46) FT. 40.0'
FT. 20.0'
FT. 20.0'
FT. 50.0'
YTS

X 20% 54 40.0'

NC.

N.C.

25.58%

32,31%

TBD

E.N.C.

E.N.C.

YES (5.58%)

15.25'

35.5

17.55%

23.03%

TBD

10%

35'

FT.

N.C. - NO CHANGE E.N.C. - EXISTING NON-CONFORMING T.B.D. - TO BE DETERMINED

LOT AREA

FRONT YARD

1 SIDE

2 SIDE

REAR YARD

MAXIMUM BUILDING AREA

MAXIMUM BUILDING HEIGHT

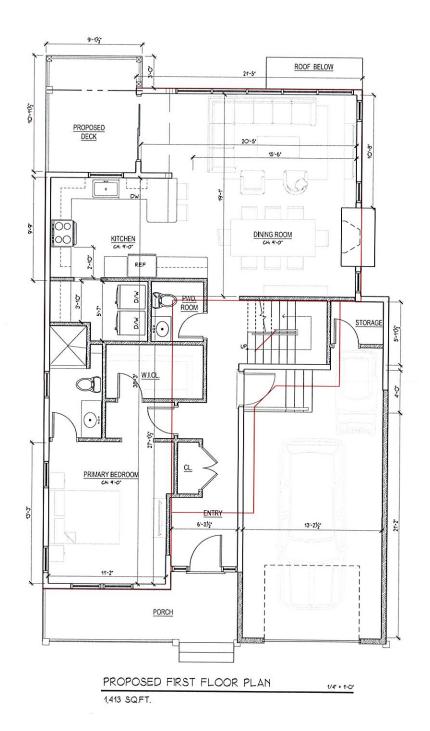
MAXIMUM IMPERVIOUS SURFACES

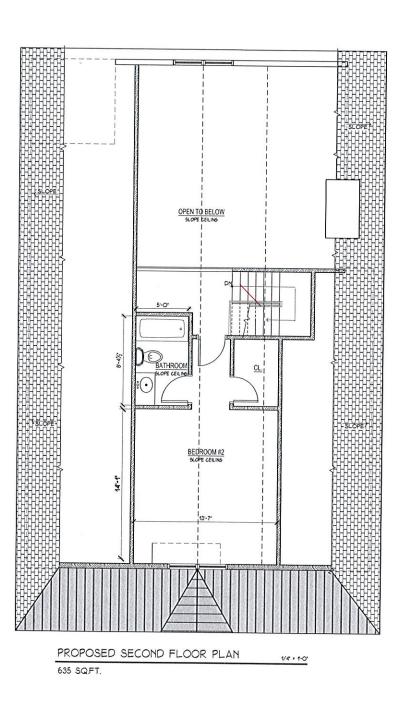
MAXIMUM EFFECTIVE IMPERVIOUS COVERAGE

BUILDING AND COVERAGE REQUIREMENTS



YES (5.58%)		
YES (7.31%)	O4/20/2023	DWG. NO:
ТВО	PROJECT NO: 22-124 DRAWING BY:	S-1
NO	ARQ CHECKED BY:	]
	PB	





CONSTRUCTION LEGEND: SYMBOL DESCRIPTION EXISTING WALL TO REMAIN WALL WITH 2X4 FURRING ON 2X4 P.T. PLATE, NEW WALL 2X4 WOOD STUDS • 16" O.C. WITH 5" GYPSUM BOARD EACH SIDE WWW.DWW. NEW DOOR NOKATES DOOR SIZE 100 EXECUTIVE BLVD. SUITE 204 OSSINING, NY 10562 PHONE: (914) 944-3377 FAX: (866) 567-6240 0 NEW BFOLD DOOR NDICATES DOOR SIZE PAUL A. BERTE P.F. NEW WINDOW NOCATES WINDOW SIZE CT LICENSE NUMBER: 32229 NOB - NOCATES WINDOW SIZE

REMOVE EXISTING CONSTRUCTION
FROM STRUCTURAL SLAB TO
UNDERSIDE OF FLOOR DECKING
ABOVE 2. REMOVE / RELOCATE
EXISTING ELECTRICAL OUTLETS.
SWITCHES ETC. AS REGURED.
REWORK WINNG AS NECESSARY
FOR CONTINUED POWER TO
REMAINS OUTLETS. SWITCHES
OR FOUTLETS NOT REQUIRED
REMOVE WINNG BACK TO
NEAREST JUNCTON BOX TO
REMAIN 3. REMOVE / RELOCATE
EXISTING PLIMBING AS REQUIRED.
TO MAINTAIN HITGEITY OF
EXISTING SYSTEM TO REMAIN CAP
ALL INJUST PHYPH ON WALLS,
FLOOR OR CELINGS TO REMAIN
NOTIFY ARCHITECT FAY
ORSTACLES APPEAR DURING
DEMOLITION

ALL PLUMBING WORK SHALL BE PERFORMED BY A DATE ACOORDINATION 8-20-2023 ARQ ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR UNDER A SEPARATE PERMIT, NO WORK SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN APPROVED. NOTES: ALL ITEMS ARE EXISTING TO REMAIN UNLESS OTHERWISE INDICATED. ELECTRICAL LEGEND: SIMPOL. DESCRIPTION

NEW HARDWIRED MITERCONNECTED SMOKE
AND CARBON MONOXDE DETECTOR.

NOTE EXCEPTION RC : R8314.4)

HITERCONNECTION OF SMOKE ALARMS IN
EXISTIS AREAS ARE NOT RECOD WHEN
PROPOSED WORK DOES NOT NICLUDE
REMOVAL OF HITEROR PRISHES, INJUGA2.9

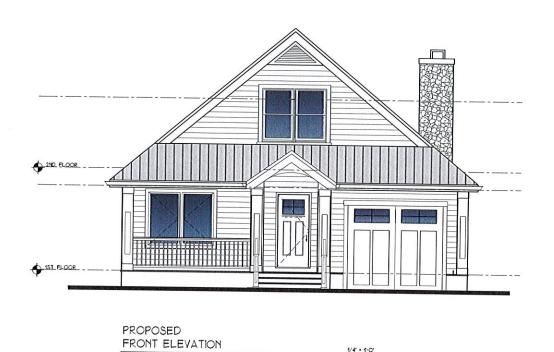
SMOKE ALARMS ARE PERMITTED TO BE
BATTERY OPERATED WHEN PROPOSED WORK
DOES NOT INCLUDE REMOVAL OF NITEROR
FISHES. H NEW HARDWIRED INTERCONNECTED HEAT DETECTOR NEW LIGHT BATHROOM EXHAUST FAN DUCTED TO EXTERIOR V CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS PROPOSED FIRST & SECOND FLOOR PLANS CONTROUS

ITCHEN EXHAUST HOODS SHALL BE DUCTED TO EXTERDOR WITH SHEET METAL DUCTS CONSTRUCTED OF GALVANGED STEEL, STANLESS STEEL, ALLIMINM OR COPPER, DUCTS SHALL BE AR TIGHT AND ECUPPED WITH A BACE DRAFT DAMPER AND SHALL BE NOTERENOUS TO FALL OTHER EXHAUST SYSTEMS, KITCHEN EXHAUST SHALL BE "OO CPM NITERMITTENT OR 25 CPM CONTROLSS." PROJECT: PROPOSED RENOVATION NOTE: ALL OUTLETS IN BATHROOMS, ABOVE COUNTERS
IN KITCHENS, & WITHN 6-07 OF A SIN SHALL BE
GECL VERFY & REPLACE OUTLETS AS REQD. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR UNDER A SEPARATIFE PRINTING WORK SHALL COMMENCE UNTL ALL PERMITS HAVE BEEN APPROVED. SOUTHVIEW RD. NEW FAIRFIELD CT. O6812 DOB EXAMINER SIGNATURE: DOB BSCAN STICKER: SEAL & SIGNATURE

20NING BOARD OF PPPER.



DATE:
04/20/2023
PROJECT NO:
22-124
DRAWING BY:
ARQ
CHECKED BY:
PB



1/4" = 1-0"

1/4" = 1-0"

1ST. FLOOR PROPOSED

1/4' = 1-0"

RIGHT SIDE ELEVATION

2ND\_FLOOR\_ PROPOSED

REAR ELEVATION

2ND FLOOR \_ \_ PROPOSED LEFT SIDE ELEVATION XECUTIVE BLVD. SUITE 20 OSSINING, NY 10562 PHONE: (914) 944-3377 FAX: (866) 567-6240

PAUL A. BERTE P.E. CT LICENSE NUMBER: 32229

REVISIONS	DATE	BY
<b>∆</b> COORDINATION	8-20-2023	ARC
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DRAWING TITLE: PROPOSED ELEVATIONS

PROJECT: PROPOSED RENOVATION

PROJECT ADDRESS: 7 SOUTHVIEW RD. NEW FAIRFIELD CT, O6812

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

SEAL & SIGNATURE



DATE:
O4/2O/2O23
PROJECT NO:
22-124
DRAWING BY:
ARQ
CHECKED BY:
PB A-2