

ZONING ANALYSIS			
VILLAGE OF LARCHMONT, WESTCHESTER NY			
ZONE SECTION	R-15	BLACK LOT	
ITEM	REQUIRED	EXISTING	PROPOSED
LOT DATA			
MINIMUM LOT AREA	15,000	15,662	15,662 *
MINIMUM LOT WIDTH	100'	73.89'	73.89'
SETBACKS			
PRINCIPAL BUILDING			
FRONT YARD	30'	35.7'	35.7'
ONE SIDE YARD	10'/11.5' FAR	6.2'	6.2'
BOTH SIDES COMBINED	25'/28' FAR **	13.7'	13.7' **
REAR	30'	34.6'	34.6'
ACCESSORY BUILDING			
SIDE SETBACK	5'	EXIST. NO CHANGE	N/A
REAR SETBACK	5'	EXIST. NO CHANGE	N/A
BUILDING HEIGHT			
MAX. HEIGHT-STORIES	2 1/2	2	2
MAX. HEIGHT- FEET	30'	27'-11"	29'-10 3/4"
WALL HEIGHT AT SETBACKS			
LEFT SIDE		EXISTING	COMPLIES
REAR		EXISTING	COMPLIES
RIGHT SIDE		EXISTING	COMPLIES
LOT COVERAGE			
BUILDING		3,169	3,174
PORCH		186	186
DRIVEWAY		899	899
FRONT WALK		241	244
SIDE WALK/ENTRY		196	229
CONCRETE PAD		104	0
REAR DECK/HOT TUB		674	699
POOL		0	308
REAR PATIO/FIREPLACE		703	448
GENERATOR & AC PADS		31	70
TOTAL	6,944	6,208	6,807
FAR			
BASEMENT		0	0
FIRST FLOOR		3,169	3,164
SECOND FLOOR		1,225	2,132
ATTIC		0	0
TOTAL	6,474	4,454	5,301

* NOT INCLUDING LAND UNDER WATER
** ZONING VARIANCE REQUIRED FOR BOTH SIDE YARDS

ENERGY CODE COMPLIANCE

FROM TABLE R402.1.2, FROM THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS, BASED ON 5,750 HEATING DEGREE DAYS IN CLIMATE ZONE 4

FENESTRATION U- FACTOR	0.32
SKYLIGHT U- FACTOR	0.55
GLAZED FENESTRATION SHGC	0.40
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	20 OR 13+5
MASS WALL R-VALUE	8/13
FLOOR R-VALUE	19
BASEMENT WALL R-VALUE	10/13
SLAB R-VALUE & DEPTH	10/2 FT
CRAWL SPACE WALL R-VALUE	10/13

ENERGY NOTES:

- KELLER/EATON ARCHITECTS, P.C. CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.
- THE E.C. SHALL PROVIDE A PERMANENT CERTIFICATE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED PER SYSTEM THROUGH OUT THE RESIDENCE PER SECTION R401.3.
- CEILING INSULATION MAY BE REDUCED IN THE FOLLOWING SITUATIONS:
 - PER SECTION R402.2.1 - CEILING WITH ATTIC SPACES:
 - WHERE R-38 INSULATION IS REQUIRED IN THE CEILING, R30 MAY BE INSTALLED OVER 100 PERCENT OF THE CEILING AREA WHERE THE UNCOMPRESSED INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES.
 - WHERE R41 INSULATION IS REQUIRED IN THE CEILING, R38 MAY BE INSTALLED OVER 100 PERCENT OF THE CEILING AREA WHERE THE UNCOMPRESSED INSULATION EXTENDS OVER THE WALL TOP PLATES AT THE EAVES.
 - PER SECTION R402.2.2 - CEILING WITHOUT ATTIC SPACES:
 - WHERE CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR THE ROOF/ CEILING ASSEMBLIES SHALL BE R-30, THE REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION R402.2.2 SHALL BE LIMITED TO 500 SQUARE FEET OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.
- INSULATION VALUES SHOWN IN THE CHART ABOVE ARE MINIMUM VALUES REQUIRED BY CODE AND MAY NOT REFLECT THE INSULATION VALUES CALLED OUT IN THE CONSTRUCTION DOCUMENTS, WHEN TWO DIFFERENT INSULATION VALUES ARE CALLED OUT, CONTRACTORS ARE HEREBY DIRECTED TO INSTALL THE INSULATION WITH GREATER R-VALUE PER ASSEMBLY.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD REQ'D.	FLOOD HAZARD	AIR FREEZING INDEX
25 (PSF)	105	C	SEVERE	3'-6"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7	YES	F.I.R.M. 9/28/07	YES

4 ZONE - 5750 HEATING DEGREE DAYS

GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE SITE AND SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- DO NOT SCALE THE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- THE CONTRACTORS SHALL BE RESPONSIBLE FOR FILING FOR ALL REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO: ELECTRICAL, PLUMBING AND HVAC WORK UNDER SEPARATE PERMIT(S).
- ALL CONSTRUCTION SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF THE WORKER, OWNERS AND THE PUBLIC AS REQUIRED BY THE STATE OF NEW YORK AND OSHA.
- ALL BRACING AND SHORING SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES.
- ALL WORK SHALL COMPLY WITH THE HIGHEST INDUSTRY STANDARDS AND SHALL BE IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES.

DRAWING LIST

CS-1.0	SITE PLAN, ZONING & NOTES
D-1.1	DEMOLITION PLAN- FIRST FLOOR
D-1.2	DEMOLITION PLAN- SECOND FLOOR
A-1.1	CONSTRUCTION PLAN- FIRST FLOOR
A-1.2	CONSTRUCTION PLAN- SECOND FLOOR
A-1.3	CONSTRUCTION PLAN- ROOF
A-2.0	EXTERIOR ELEVATION- FRONT
A-2.1	EXTERIOR ELEVATION- LEFT SIDE
A-2.2	EXTERIOR ELEVATION- REAR
A-2.3	EXTERIOR ELEVATION- RIGHT SIDE
A-2.4	EXTERIOR ELEVATION- LEFT SIDE HIDDEN

NOTE: THIS SITE PLAN WAS PREPARED WITH INFORMATION OBTAINED FROM A SURVEY PREPARED BY: LINK LAND SURVEYORS, PC 16 SPRING BROOK DRIVE MAHOPAC N.Y. 10541 DATED JUNE 8, 2017

SURVEYOR NOTE: CONTRACTOR TO COMPLETE FOUNDATION & SETBACK STAKE-OUT WITH SURVEYOR PRIOR TO START OF CONSTRUCTION.

PROJECT:

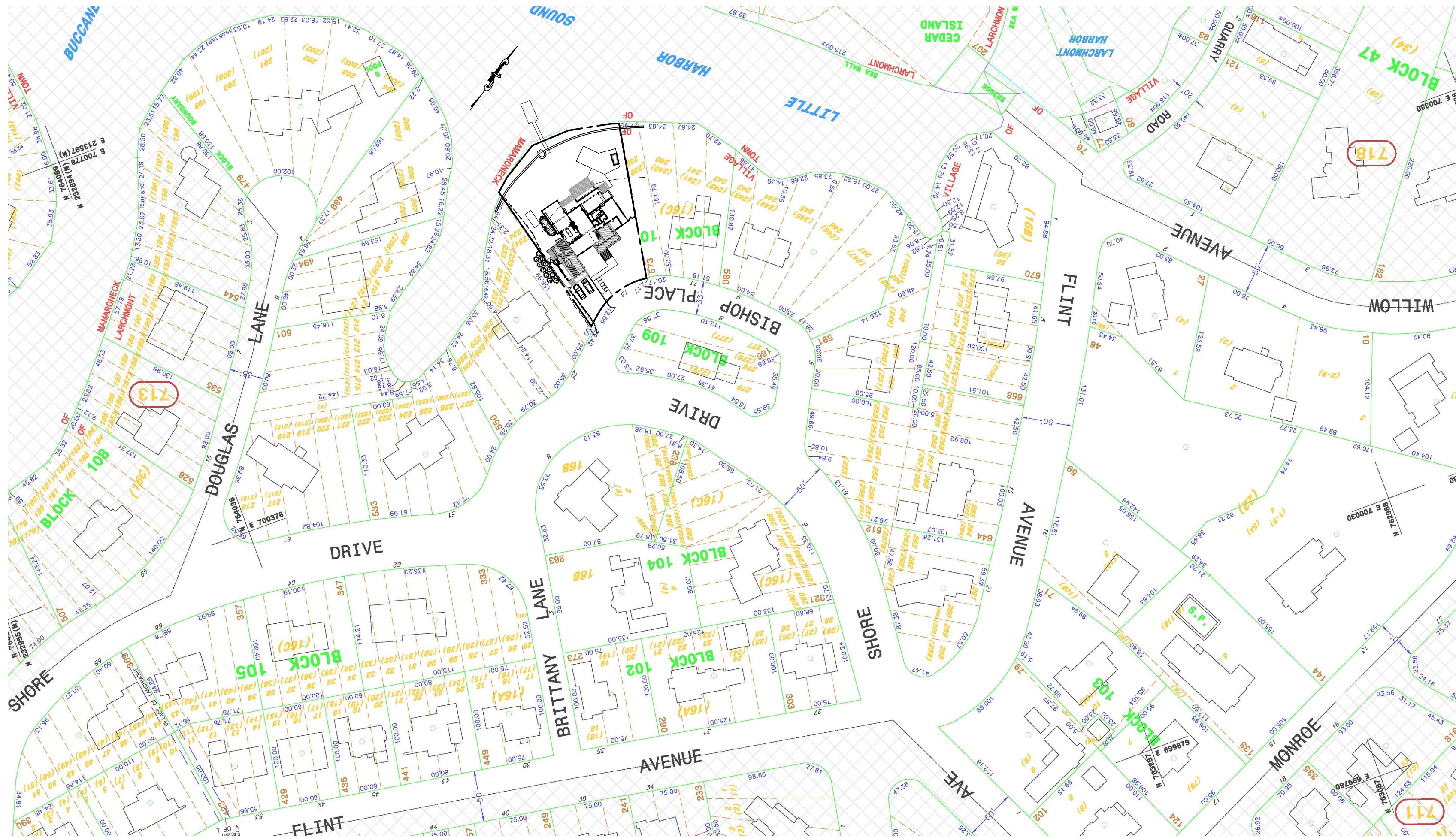
BOWERMAN RESIDENCE

15 BISHOP PLACE
LARCHMONT, NY 10538

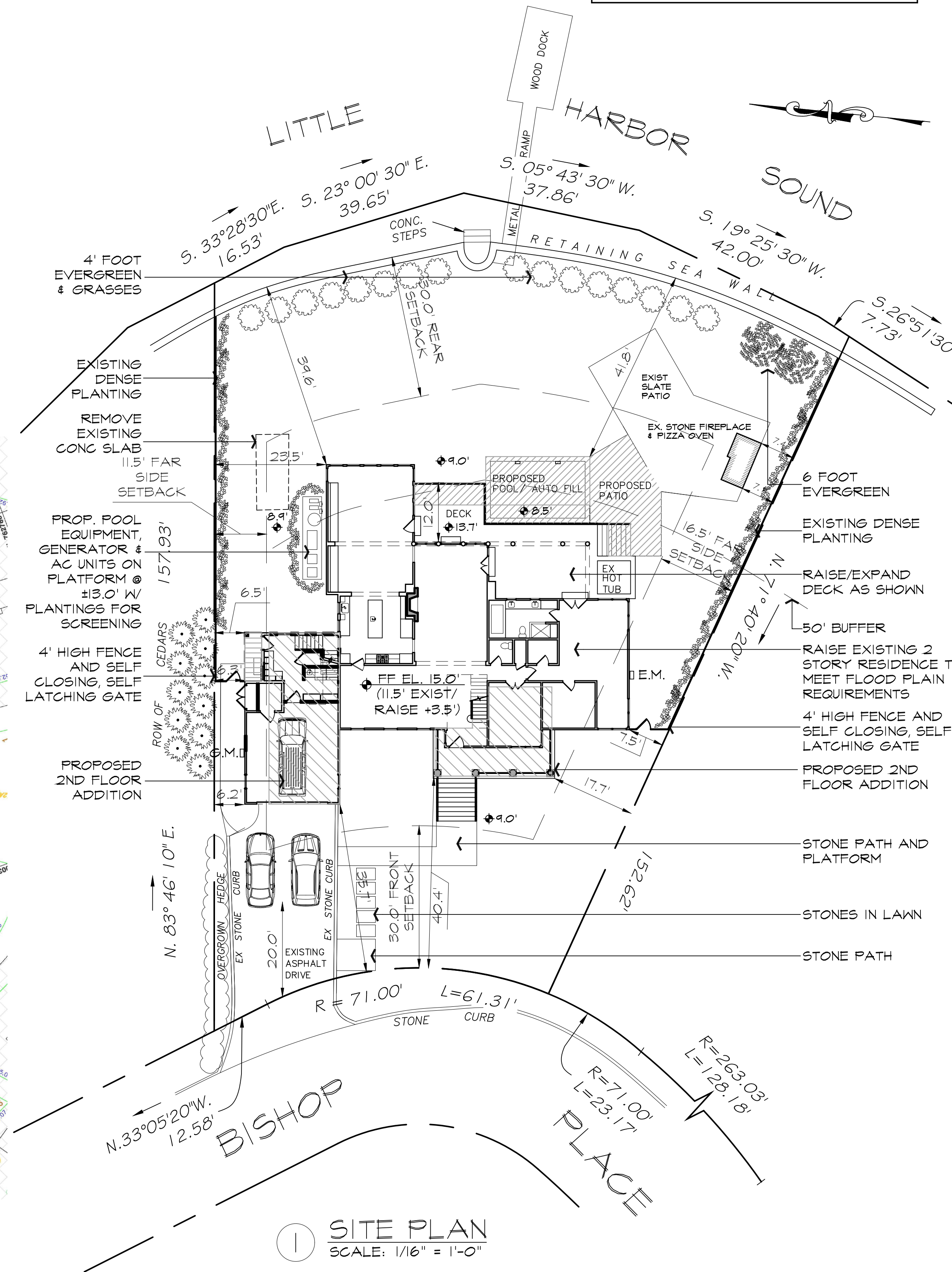
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- FEMA MAP DESIGNATION AE 13
- POOL WITH AUTO COVER
- POOL LIGHTING
-2 LIGHTS IN POOL
-RISER STAIR LIGHTS (6)
- WATER SUPPLY BY TRUCK
- FILL EXISTING CRAWL SPACE AS REQUIRED TO NEW SLAB AT GRADE.

KEY:	
	PROPOSED POOL/DECK/PATIO
	PROPOSED SECOND FLOOR ADDITION



2 AREA MAP
SCALE: NTS



1 SITE PLAN
SCALE: 1/16" = 1'-0"

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DRAWING TITLE:
SITE PLAN, ZONING CALCULATIONS
GENERAL NOTES

ARCHITECT'S PROJECT NUMBER: 2102
SCALE: AS NOTED
DATE:
SEAL: DRAWING NUMBER:

CS-1.0

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HOUSE LIFT NOTES:

- GO TO DISCONNECT EXISTING HOUSE, PORCH & DECK FROM FOUNDATION & MAKE TERMINATIONS AS REQUIRED (STRUCTURAL, PLUMB, HVAC, ELEC, ETC.) TO PREPARE FOR LIFTING HOUSE TO THE CURRENT FEMA FLOOD LEVEL REQUIREMENT. REMAINING DEMOLITION TO OCCUR AFTER HOUSE IS LIFTED AND SECURED. COORDINATE WITH LIFT COMPANY.
- HOUSE LIFT N.I.C. HOUSE TO BE LIFTED 3.5'. EXISTING GARAGE, MECH. RM. & MUD/LAUNDRY TO REMAIN.

DEMO NOTES:

- CONTRACTOR TO PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK.
- PROVIDE PROTECTION FOR SPACES AND FINISHES TO REMAIN. PROVIDE BARRIERS TO MINIMIZE DUST INFILTRATION TO EXISTING HOUSE.
- DEMO CEILING AND WALLS AS REQUIRED FOR PROPOSED HVAC DUCTWORK/REGISTERS/LIGHTING/ELECTRICAL SCOPE OF WORK.
- CONTRACTOR TO COMPLY WITH THE RULES AND REGULATIONS IN THE 2010 EPA LEAD PAINT REMOVAL IN RESIDENTIAL RENOVATIONS.
- SALVAGE ALL DOORS AND HARDWARE, TO BE REUSED. VIF W/ ARCHITECT FOR LOCATIONS.
- CONTRACTOR TO CAP/EXTEND PLUMBING/ELEC. AS REQUIRED.
- CONTRACTOR TO REMOVE ALL ABANDONED PIPING/HIRING THROUGHOUT AFFECTED AREAS.
- CONTRACTOR TO STORE ALL STONE FOR REUSE.
- CONTRACTOR SHALL PROVIDE PROTECTION TO EXISTING AC UNITS AND GENERATOR AS REQUIRED.
- REMOVE CRAWL SPACE AND FOUNDATION WALLS, COORDINATE WITH HOUSE LIFTING AS REQUIRED.

- = DEMO/REMOVE PARTITIONS
- ===== = EXISTING PARTITIONS

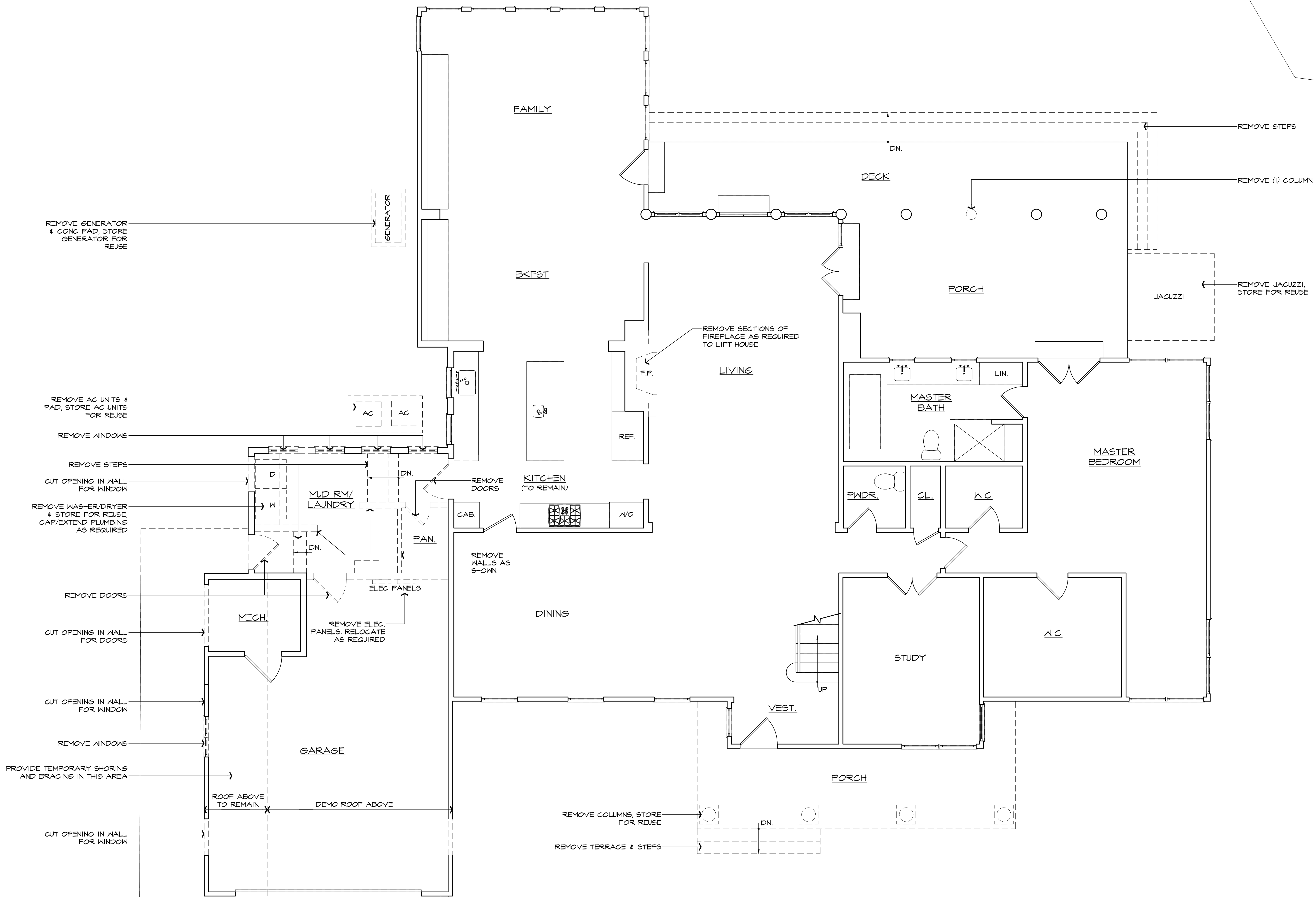
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DRAWING TITLE:
DEMOLITION PLAN

ARCHITECT'S PROJECT NUMBER: 2102

SCALE: 1/4" = 1'-0" DATE:

SEAL: DRAWING NUMBER:

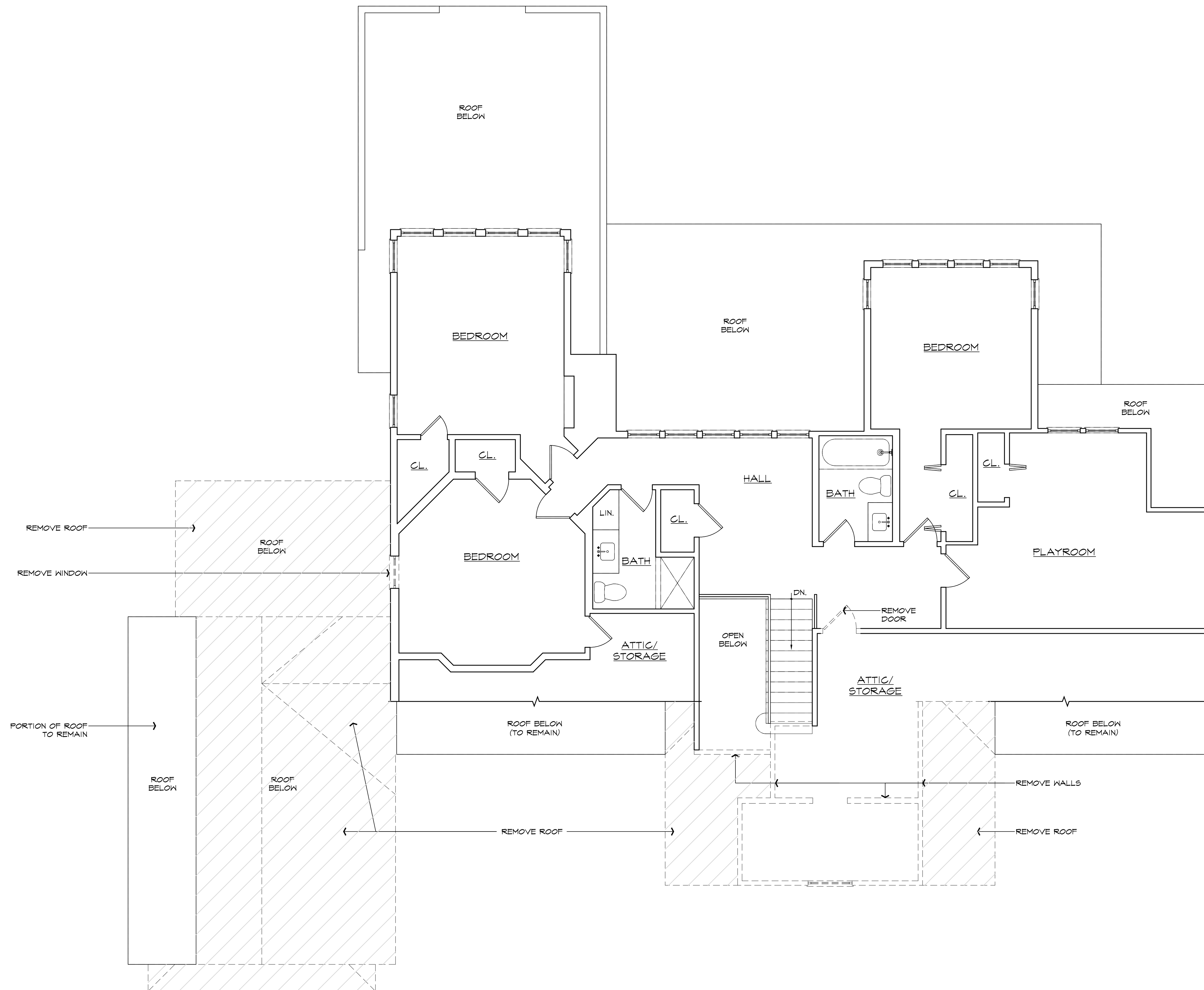


① FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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7	FOR ARB	03/10/22



- DEMO NOTES:**
1. CONTRACTOR TO PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED.
 2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK.
 3. PROVIDE PROTECTION FOR SPACES AND FINISHES TO REMAIN, PROVIDE BARRIERS TO MINIMIZE DUST INFILTRATION TO EXISTING HOUSE.
 4. DEMO CEILING AND WALLS AS REQUIRED FOR PROPOSED HVAC DUCTWORK/REGISTERS/LIGHTING/ELECTRICAL SCOPE OF WORK.
 5. CONTRACTOR TO COMPLY WITH THE RULES AND REGULATIONS IN THE 2010 EPA LEAD PAINT REMOVAL IN RESIDENTIAL RENOVATIONS.
 6. SALVAGE ALL DOORS AND HARDWARE, TO BE REUSED, VIF W/ ARCHITECT FOR LOCATIONS.
 7. CONTRACTOR TO GAP/EXTEND PLUMBING/ELEC. AS REQUIRED.
 8. CONTRACTOR TO REMOVE ALL ABANDONED PIPING/MIRING THROUGHOUT AFFECTED AREAS.
 9. REMOVE ROOF AS REQUIRED OVER EXISTING BEDROOMS/HALL- REFER TO STRUCTURAL DWGS FOR ADDITIONAL INFO.
 10. CONTRACTOR SHALL PROVIDE PROTECTION TO EXISTING AC UNITS AS REQUIRED.

- = DEMO/REMOVE AREA
- = DEMO/REMOVE PARTITIONS
- = EXISTING PARTITIONS

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DRAWING TITLE:
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SCALE: 1/4" = 1'-0" DATE:
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1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"


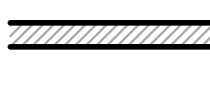
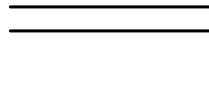
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NOTES:

- PROVIDE 3 HOSE BIBS. VERIFY LOCATIONS, INCLUDING INTERIOR ACCESS PANEL LOCATIONS, WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.
- REFER TO STRUCTURAL DWGS FOR ADDITIONAL INFORMATION.
- GC TO PROVIDE & INSTALL STAIRS, WITH STAIN GRADE OAK TREADS & PLATFORM, PAINTED RISERS, STAIN GRADE WOOD HANDRAIL & PAINTED METAL BALUSTERS & POST. VERIFY FINAL SELECTION WITH OWNER & ARCHITECT. STAIRS/WINDERS AND RAILINGS ARE TO COMPLY WITH ALL APPLICABLE SECTIONS OF LATEST CODE. VERIFY HEAD HEIGHT IN FIELD.
- GC TO REFER TO ELEC DWGS FOR ADDITIONAL INFO ON COFFERED/TRAY CEILINGS.
- REFER TO FINISH SCHEDULE FOR FINISH FLOORING.
- GC TO PROVIDE DRAIN UNDER WASHER AND GAS LINE TO DRYER AS REQ'D. VENT DRYER TO THE EXTERIOR AS PER THE LATEST CODE.
- PROVIDE FRESH AIR OUTLET IN ALL MECH. AREAS, V.I.F. W/ EQUIP.
- PLUMBER TO REPLACE ALL EXPOSED PLUMBING IN AFFECTED AREAS. INSTALL NEW IN ORDER TO PROVIDE A COMPLETE SYSTEM OF HOT AND COLD WATER SUPPLY AND HOT WATER RETURN LINES TO ALL FIXTURES AND EQUIPMENT AS SPECIFIED OR IMPLIED HEREIN.
- GC TO COORDINATE FRAMING WITH ELECTRICAL LIGHTING & HVAC DUCTWORK.
- GC TO INSTALL ALL OWNER PROVIDED LAUNDRY APPLIANCES.
- GC TO PROVIDE BLOCKING AS REQUIRED FOR CABINETS.
- EXTERIOR DECK - PROVIDE MAHOGANY TREADS & PAINTED MAHOGANY RISERS, CONT. STAINED MAHOGANY RAILING/ HANDRAIL W/ PAINTED SQUARE MAHOGANY BALUSTERS. PROVIDE PAINTED SQUARE MAHOGANY NEWEL POST.
- GC TO PATCH ALL SURFACES WITH MATERIALS IN KIND AS REQUIRED, U.O.N.
- ALL PROPOSED ELECTRICAL OUTLETS MORE THAN THE EXISTING OUTLET COUNT WILL BE PLACED AT OR ABOVE 15 NAVD88.

-  = PROPOSED AREA
-  = PROPOSED PARTITIONS
-  = EXISTING PARTITIONS

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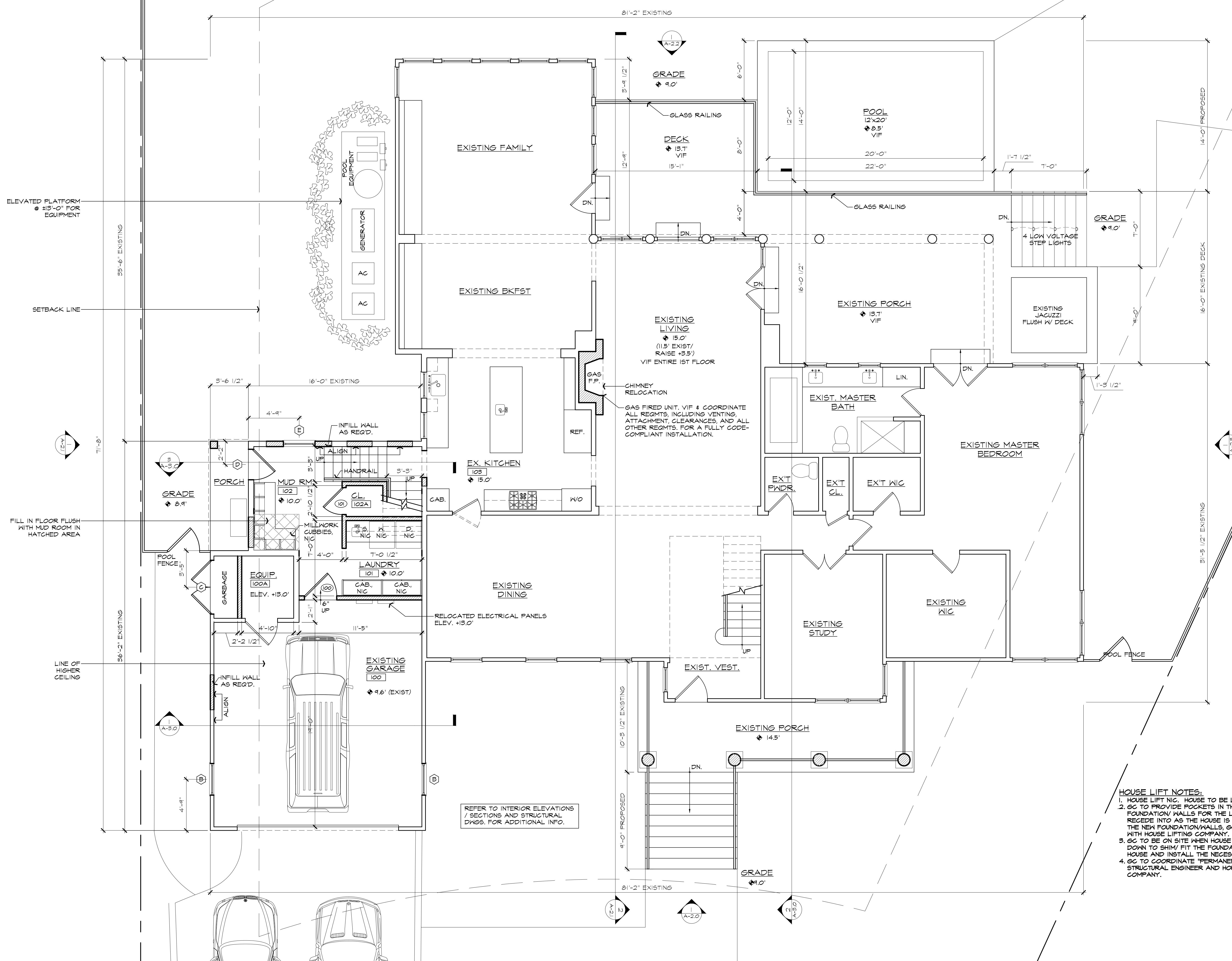
DRAWING TITLE:

PROPOSED PLAN

ARCHITECT'S PROJECT NUMBER:	2102
SCALE:	1/4" = 1'-0"
DATE:	
SEAL:	DRAWING NUMBER:

HOUSE LIFT NOTES:

- HOUSE LIFT NIC. HOUSE TO BE LIFTED 3.5'
- GC TO PROVIDE POCKETS IN THE TOP OF NEW FOUNDATION/ WALLS FOR THE LIFTING STEEL TO RECESS INTO AS THE HOUSE IS BEING SET ONTO THE NEW FOUNDATION/WALLS. GC COORDINATE WITH HOUSE LIFTING COMPANY.
- GC TO BE ON SITE WHEN HOUSE IS BEING SET DOWN TO SHIM/ FIT THE FOUNDATION TO THE HOUSE AND INSTALL THE NECESSARY SUPPORTS.
- GC TO COORDINATE "PERMANENT STEEL" WITH STRUCTURAL ENGINEER AND HOUSE LIFTING COMPANY.





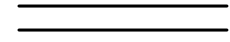
1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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7	FOR ARB	03/10/22

- NOTES:**
- REFER TO STRUCTURAL DWGS FOR ADDITIONAL INFORMATION.
 - GC TO PROVIDE & INSTALL STAIRS, WITH STAIN GRADE OAK TREADS & PLATFORM, PAINTED RISERS, STAIN GRADE WOOD HANDRAIL & PAINTED METAL BALUSTERS & POST. VERIFY FINAL SELECTION WITH OWNER & ARCHITECT. STAIRS/WINDERS AND RAILINGS ARE TO COMPLY WITH ALL APPLICABLE SECTIONS OF LATEST CODE. VERIFY HEAD HEIGHT IN FIELD.
 - GC TO REFER TO ELEC DWGS FOR ADDITIONAL INFO ON COFFERED/TRAY CEILINGS.
 - REFER TO FINISH SCHEDULE FOR FINISH FLOORING.
 - PROVIDE FRESH AIR OUTLET IN ALL MECH. AREAS, V.I.F. W/ EQUIP.
 - PLUMBER TO REPLACE ALL EXPOSED PLUMBING IN AFFECTED AREAS. INSTALL NEN IN ORDER TO PROVIDE A COMPLETE SYSTEM OF HOT AND COLD WATER SUPPLY AND HOT WATER RETURN LINES TO ALL FIXTURES AND EQUIPMENT AS SPECIFIED OR IMPLIED HEREIN.
 - PROVIDE FRESH AIR/ VENTING AT ALL BATHROOMS AS REQUIRED AS PER THE LATEST CODE.
 - GC TO COORDINATE FRAMING WITH ELECTRICAL LIGHTING & HVAC DUCTWORK.
 - BATHROOM SINKS, VANITIES, FIXTURES, TOILETS, ACCESSORIES & TILE N.I.C. PROVIDED BY OWNER & INSTALLED BY GC. GC TO PROVIDE BLOCKING AS REQUIRED. SHOWER ENCLOSURE N.I.C.
 - GC TO PROVIDE BLOCKING AS REQUIRED FOR CABINETRY.
 - GC TO PATCH ALL SURFACES WITH MATERIALS IN KIND AS REQUIRED, U.O.N.

-  = PROPOSED AREA
-  = PROPOSED PARTITIONS
-  = EXISTING PARTITIONS

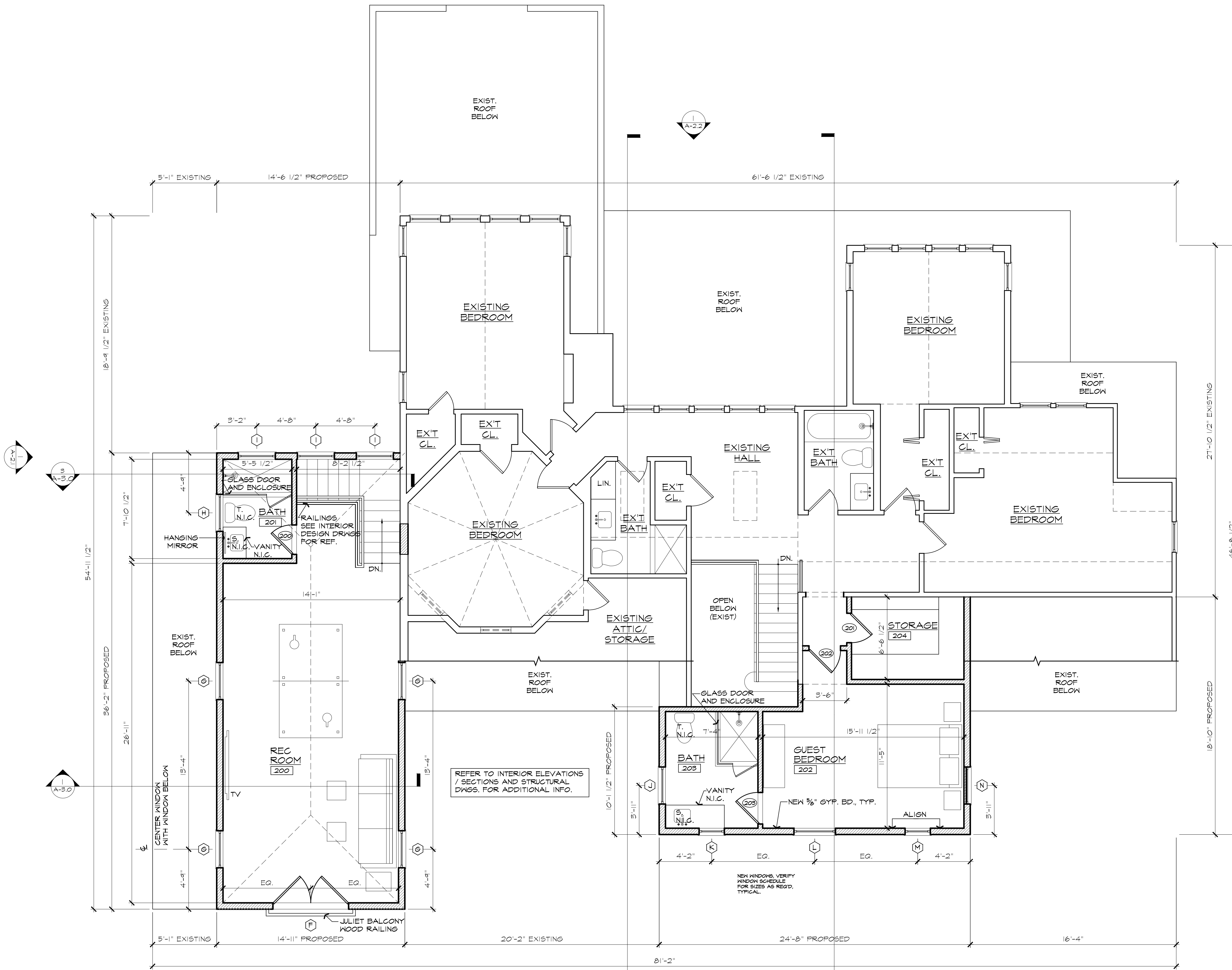
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DRAWING TITLE:
PROPOSED PLAN

ARCHITECT'S PROJECT NUMBER: 2102

SCALE: 1/4" = 1'-0" DATE:

SEAL: DRAWING NUMBER:



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

BOWERMAN RESIDENCE

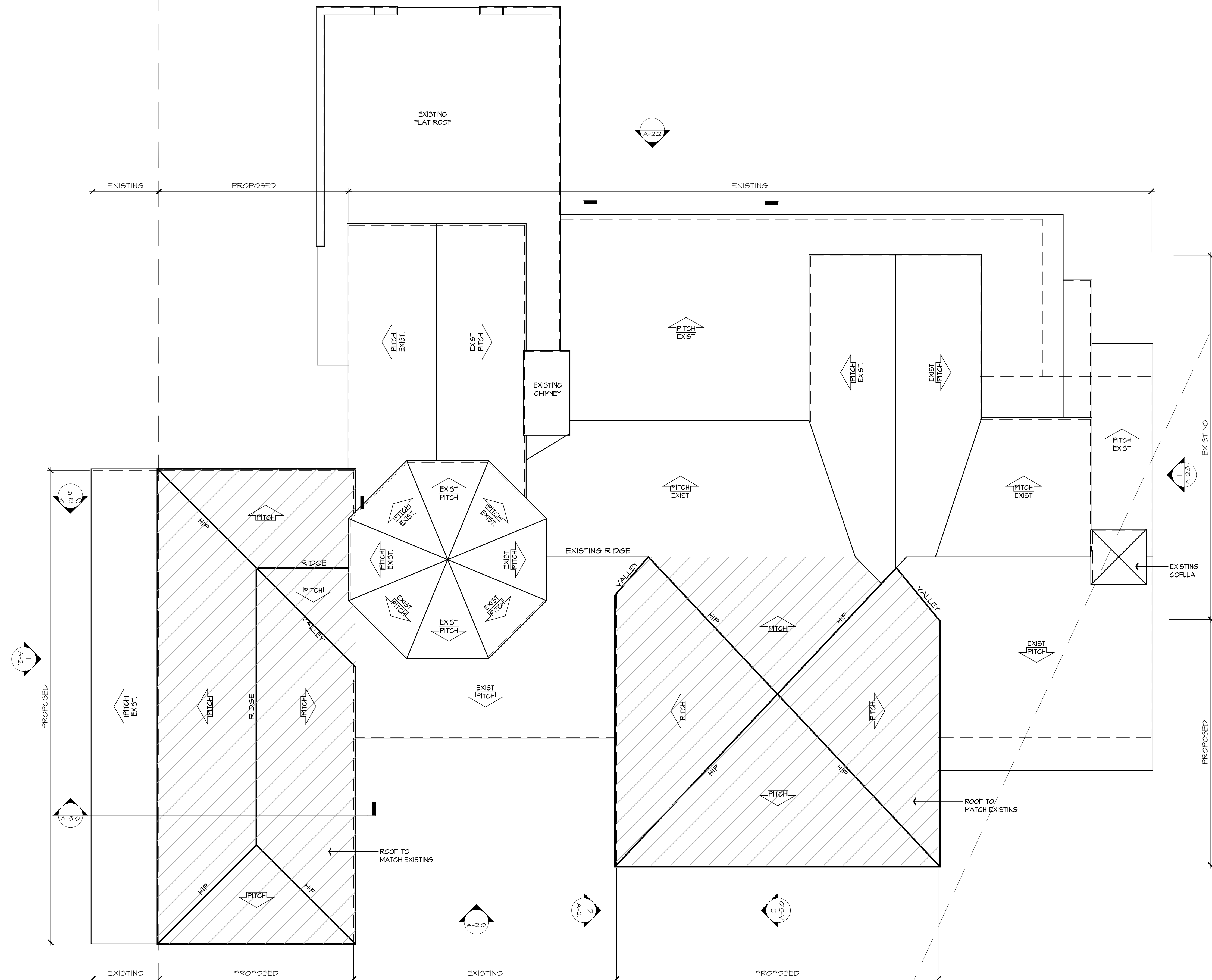
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ROOFING NOTES:

- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL PROVIDE A SYSTEM OF ALUMINUM GUTTERS (MATCH EXISTING) AND ALUMINUM LEADERS (MATCH EXISTING). CONNECT ALL LEADERS TO THE PROPOSED STORM DRAINAGE SYSTEM. REFER TO THE SOIL EROSION DRAWING, FOR ADDITIONAL INFORMATION. VERIFY LEADER/ SCUPPER LOCATIONS IN FIELD WITH ARCHITECT. ESPECIALLY THOSE AT THE TERRACE LOCATIONS, WHICH NEED TO BE DETERMINED PRIOR TO TERRACE SLAB POUR.
- GC TO PATCH ALL SURFACES FOR ALL TRADES AS REQUIRED.
- GC TO INSPECT CONDITION OF EXISTING ASPHALT ROOFING. PROVIDE AN ALTERNATE FOR REPLACEMENT IF REQUIRED.

 = PROPOSED AREA



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

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SCALE: 1/4" = 1'-0" DATE:

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ELEVATION 0.0'

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



② EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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DRAWING TITLE:
PROPOSED EXTERIOR ELEVATION

ARCHITECT'S PROJECT NUMBER: 2102

SCALE: 1/4" = 1'-0" DATE:

SEAL: DRAWING NUMBER:

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



② EXISTING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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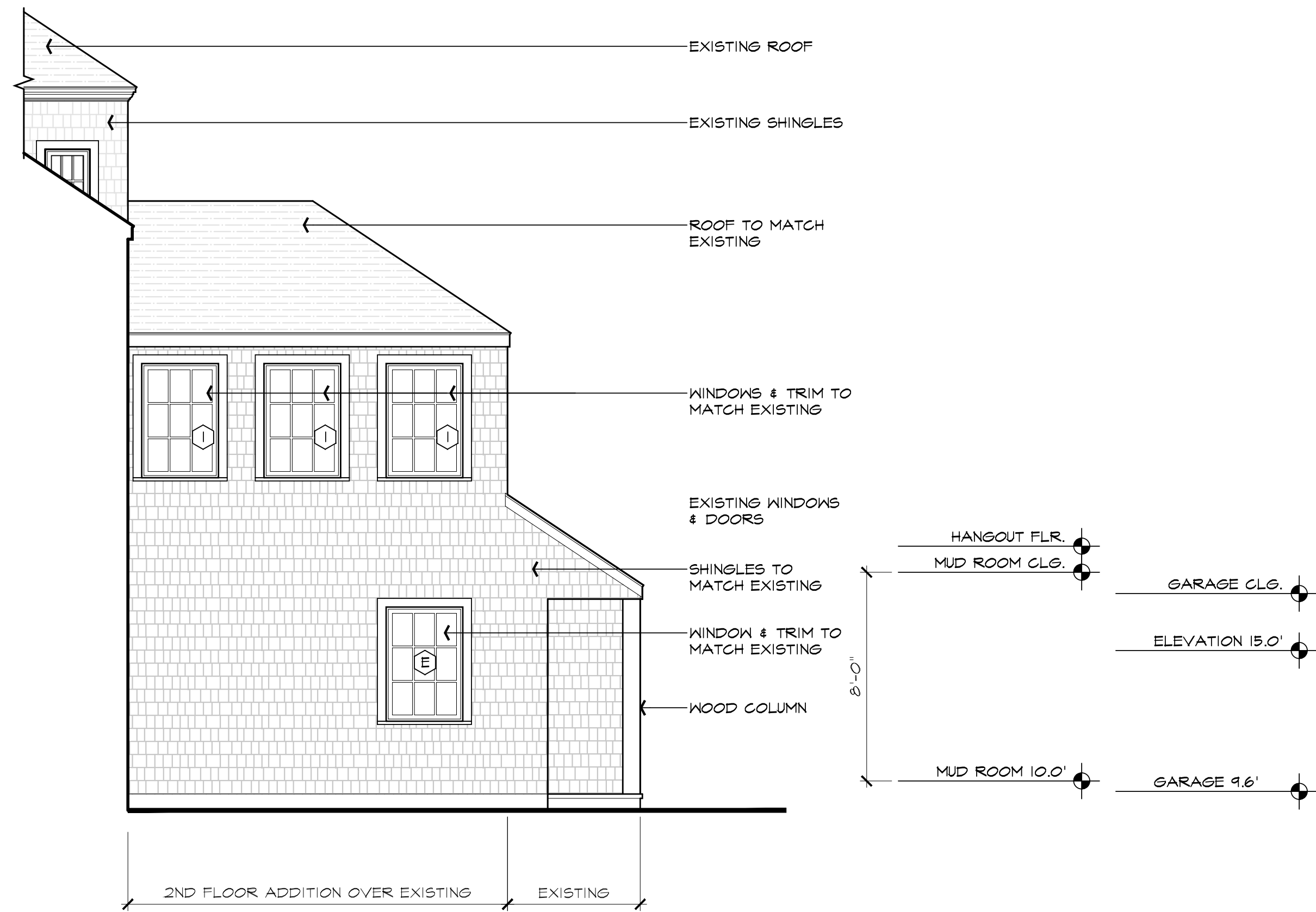
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1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



3 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"

KELLER/EATON ARCHITECTS P.C.

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DRAWING TITLE:
PROPOSED EXTERIOR ELEVATION

ARCHITECT'S PROJECT NUMBER: 2102

SCALE: 1/4" = 1'-0" DATE:

SEAL: DRAWING NUMBER:

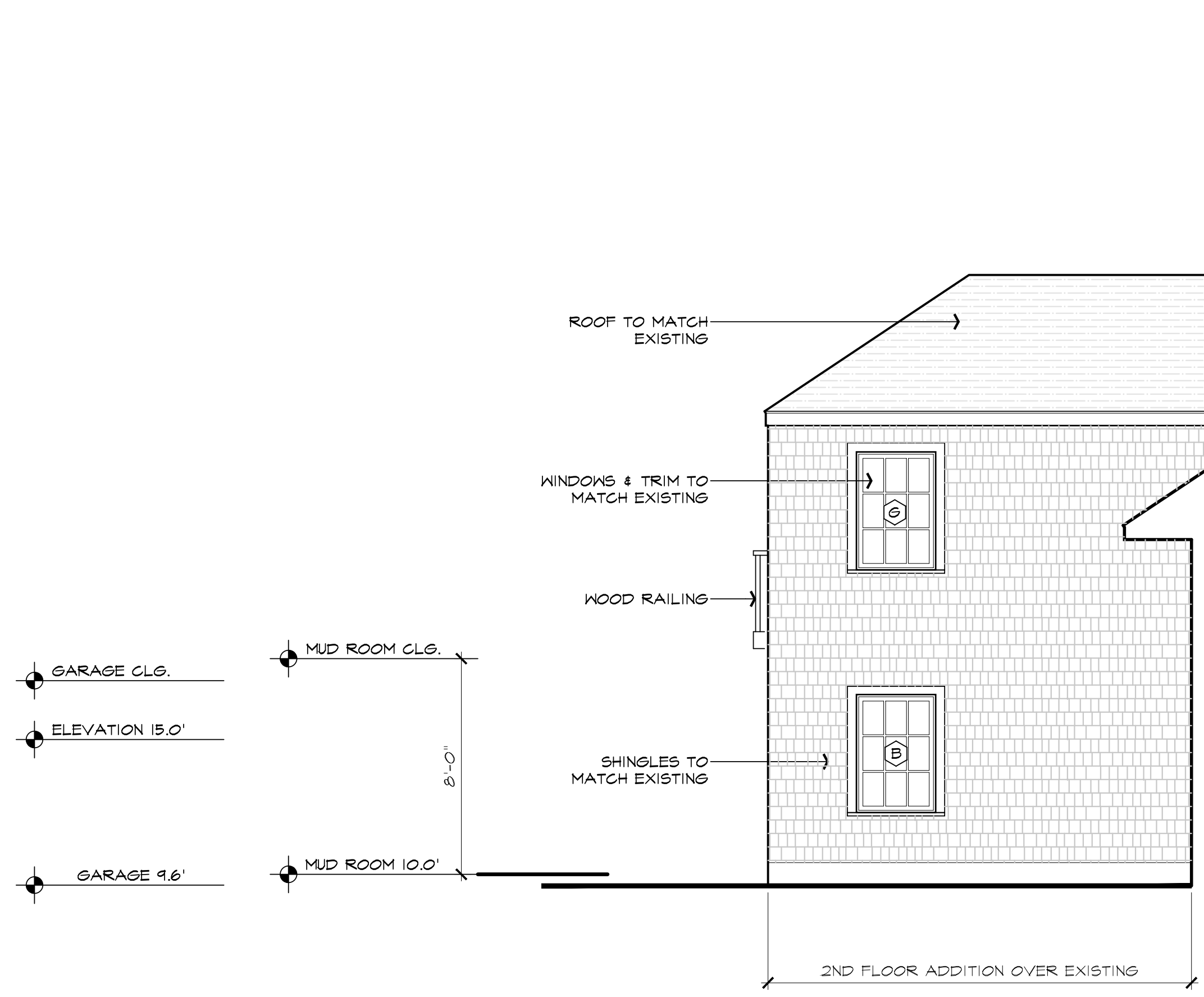
BOWERMAN RESIDENCE

15 BISHOP PLACE
LARCHMONT, NY 10538

NO.	ISSUE/DESCRIPTION:	DATE:
1	FOR PRE-SUBMISSION	06/07/21
2	FOR PLANNING	08/04/21
3	FOR CZMC	09/30/21
4	FOR PLANNING	11/24/21
5	FOR ZONING	01/10/22
6	FOR ROUGH ESTIMATE	01/25/22
7	FOR ARB	03/10/22



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



② PROPOSED RIGHT SIDE ELEVATION- HIDDEN
SCALE: 1/4" = 1'-0"



③ EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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DRAWING TITLE:
PROPOSED EXTERIOR ELEVATION

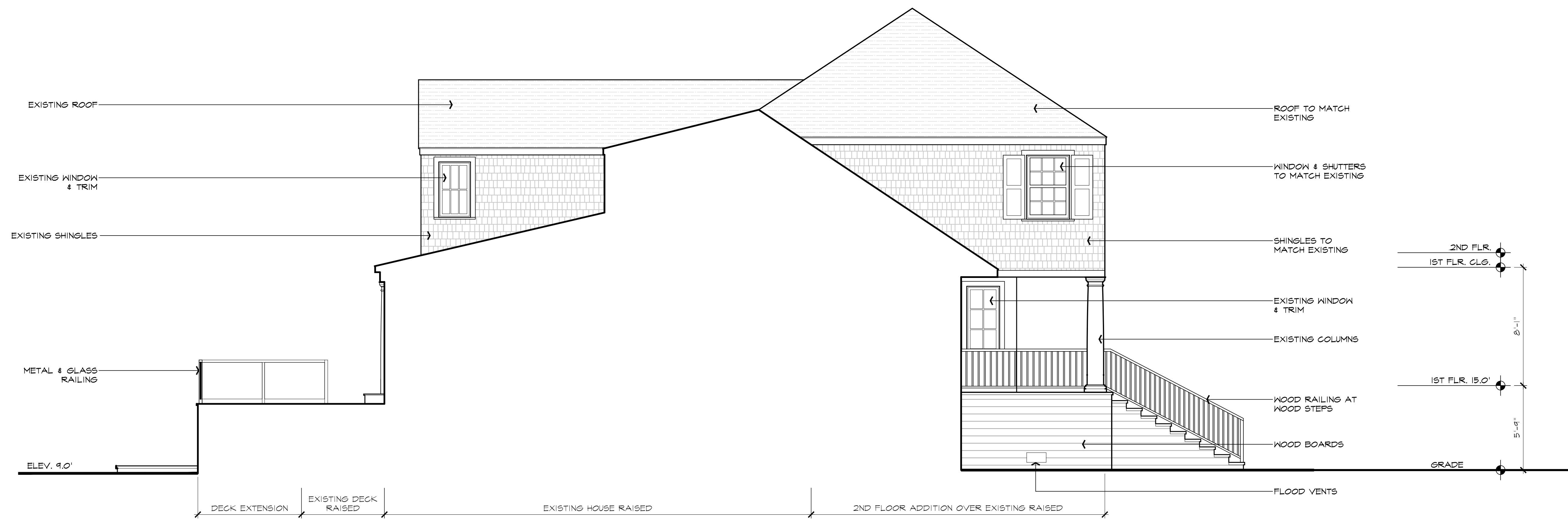
ARCHITECT'S PROJECT NUMBER: 2102
SCALE: 1/4" = 1'-0" DATE:
SEAL: DRAWING NUMBER:

PROJECT:

BOWERMAN RESIDENCE

15 BISHOP PLACE
LARCHMONT, NY 10538

NO.	ISSUE/DESCRIPTION:	DATE:
1	FOR PRE-SUBMISSION	06/07/21
2	FOR PLANNING	08/04/21
3	FOR CZMC	09/30/21
4	FOR PLANNING	11/24/21
5	FOR ZONING	01/10/22
6	FOR ROUGH ESTIMATE	01/25/22
7	FOR ARB	03/10/22



① PROPOSED LEFT SIDE ELEVATION- HIDDEN
SCALE: 1/4" = 1'-0"

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DRAWING TITLE:
PROPOSED EXTERIOR ELEVATION

ARCHITECT'S PROJECT NUMBER: 2102

SCALE: 1/4" = 1'-0" DATE:

SEAL: DRAWING NUMBER:

BOWERMAN RESIDENCE

15 BISHOP PLACE, LARCHMONT, NY 10538

Keller/Eaton Architects, 425 Mt. Pleasant Ave., Mamaroneck, N.Y. 10543



Figure 1 - Front façade of 15 Bishop Place



Figure 2 – Right side of 15 Bishop Place

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Figure 3 – Rear façade of 15 Bishop Place



Figure 4 - Left side of 15 Bishop Place

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Figure 5 – House to the right of 15 Bishop Place



Figure 6 – House to the left of 15 Bishop Place

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Figure 7 – House across from 15 Bishop Place



Figure 8 – Neighbors at Cedar Island



Village of Larchmont villageoflarchmont.org
 Building Department Architectural Review Board Application
 120 Larchmont Avenue, Larchmont, New York 10538 Phone (914) 834-4349
ARCHITECTURAL REVIEW BOARD
APPLICATION

TO BE COMPLETED BY APPLICANT

Application date:		Application Fee: \$150.00
Please fill in dates or N/A (Not Applicable) Note: Dates must be on plans submitted Board Approval Date: <input type="checkbox"/> Zoning	Please fill in dates or N/A (Not Applicable) Note: Dates must be on plans submitted Board Approval DATE: <input type="checkbox"/> Planning	Please fill in dates or N/A (Not Applicable) Note: Dates must be on plans submitted Board Approval DATE: <input type="checkbox"/> ARB

SITE IDENTIFICATION INFORMATION

Project Address:
 No. 15 Street Bishop Place Larchmont NY 10538
 Village of Larchmont Tax Map Designation:
 Section 7 Block 12 Lot(s) 565
 Business Name: Bowerman Residence
 Description of Project:

APPLICANT/OWNER INFORMATION

Contractor (Signage Company):	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
Applicant (If different than owner): Keller Eaton Architects	Phone #: (914) 835-0095 Fax#:	Email: RK@RKDEA.com
Applicant Address (If different than owner): No. 425 Street: Mt. Pleasant Ave Town: Mamaroneck State: NY Zip: 10543		
Representatives & Title: Robert Keller	Phone #: (914) 835-0095 Fax#:	Email: RK@RKDEA.com
Address: No. 425 Street: Mt. Pleasant Ave Town: Mamaroneck State: NY Zip: 10543		

AFFIDAVIT OF OWNERSHIP

State of New York
County of Westchester

I, Robert Keller AIA being duly sworn;
PRINT NAME
 Deposits and states; that Bret Bowerman is the Owner in fee of the premises to which this Application applies; that the Applicant is duly authorized to make this Application; and that the statements made here are true to the best of the Applicant's knowledge and belief, and that the work will be performed in the manner set forth in the Application filled therewith, and in accordance with all applicable laws, ordinances and regulations.

Signature [Signature]
 Sworn to before me this 10 day of March 2022

JOHN DIONISIO
 NOTARY SEAL
 Notary Public State of New York
 Qualified - Westchester County
 # 01DI4804045 Exp. 9/30/22

[Signature]
NOTARY

