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PROJECT:
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PHOTO MONTAGE

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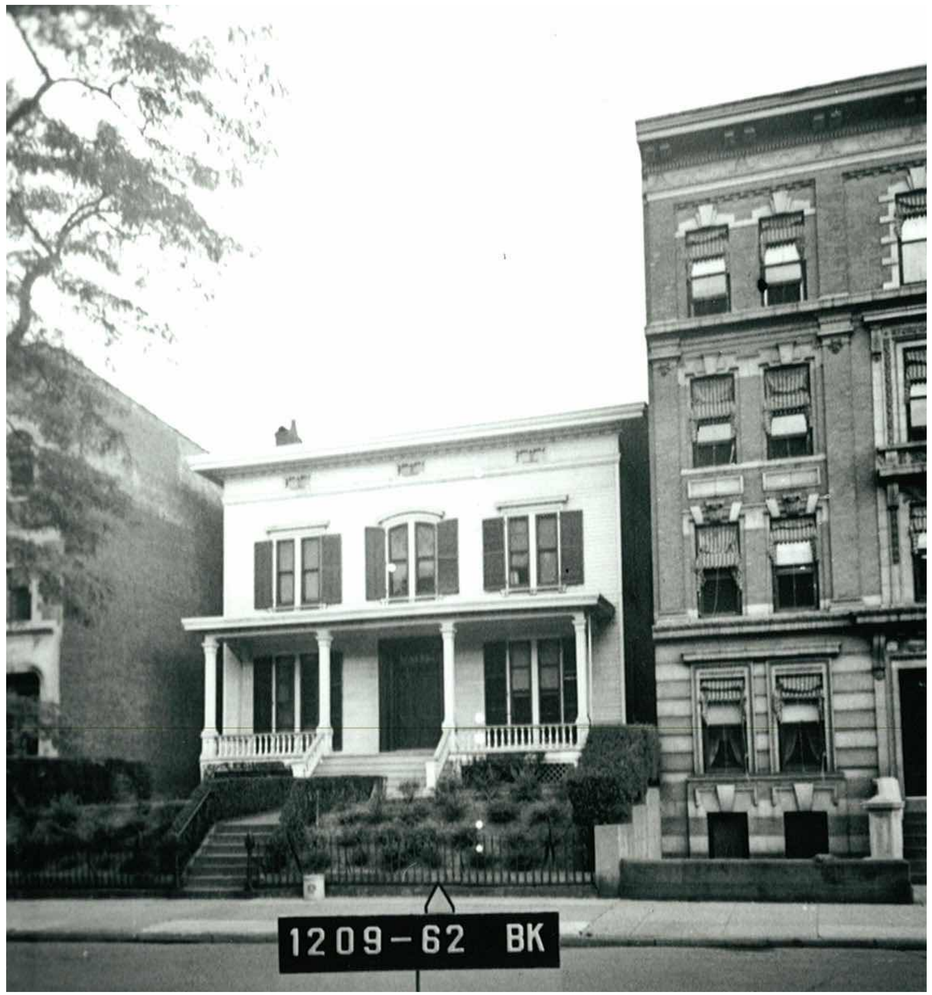

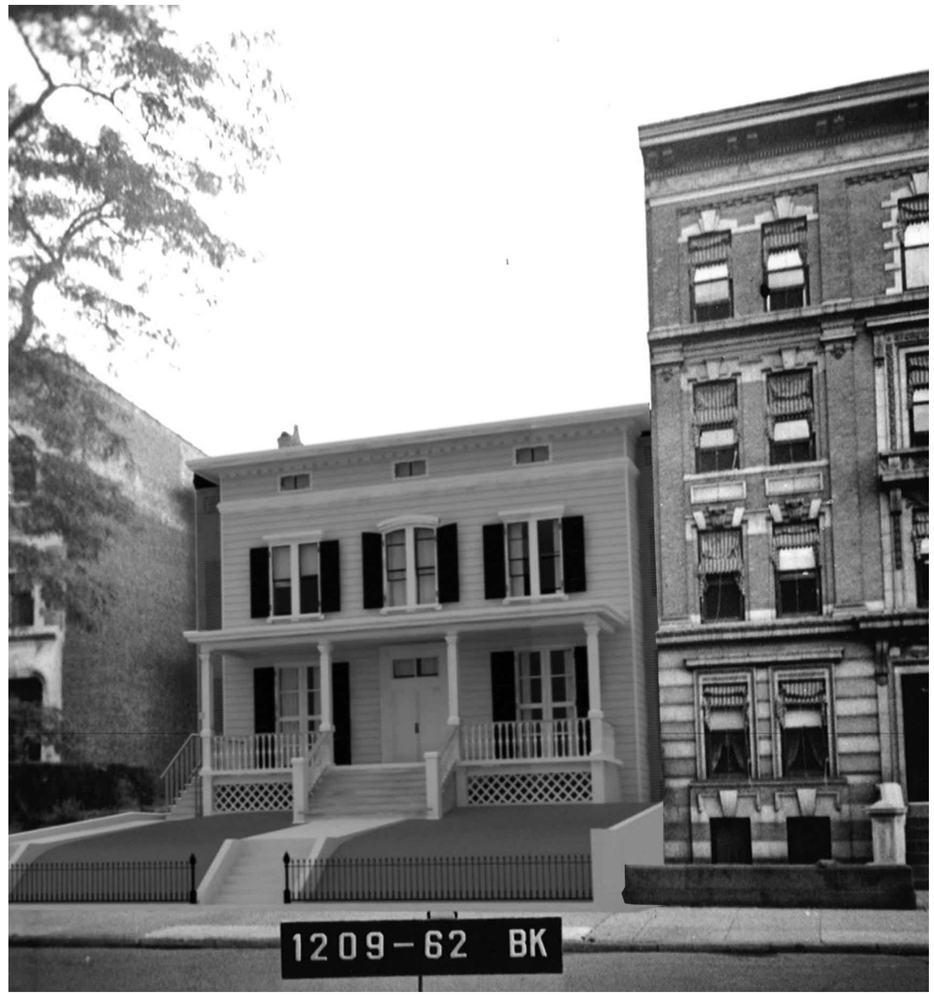

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TAX PHOTO MONTAGE

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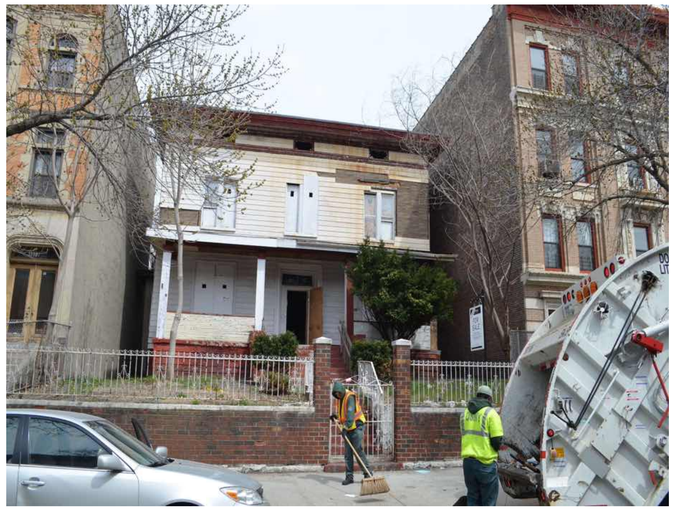


B FRONT VIEW

TAX PHOTO 1980'S

TAX PHOTO 1940'S

A REAR VIEW

C ALLEY VIEW FROM BROOKLYN AVE.

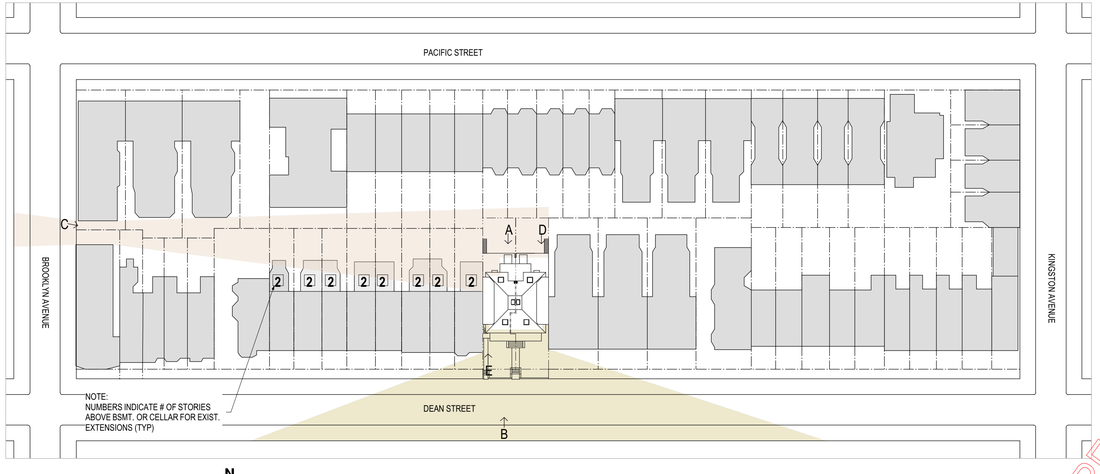
VIEW FRONT 1372 DEAN ST.

AERIAL VIEW

D SIDE YARD - EAST

E SIDE YARD - WEST

SIDE YARD - DETAIL



BLOCK DIAGRAM
Scale: NTS

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BLOCK DIAGRAM, CONTEXT PHOTOS & TAX PHOTOS

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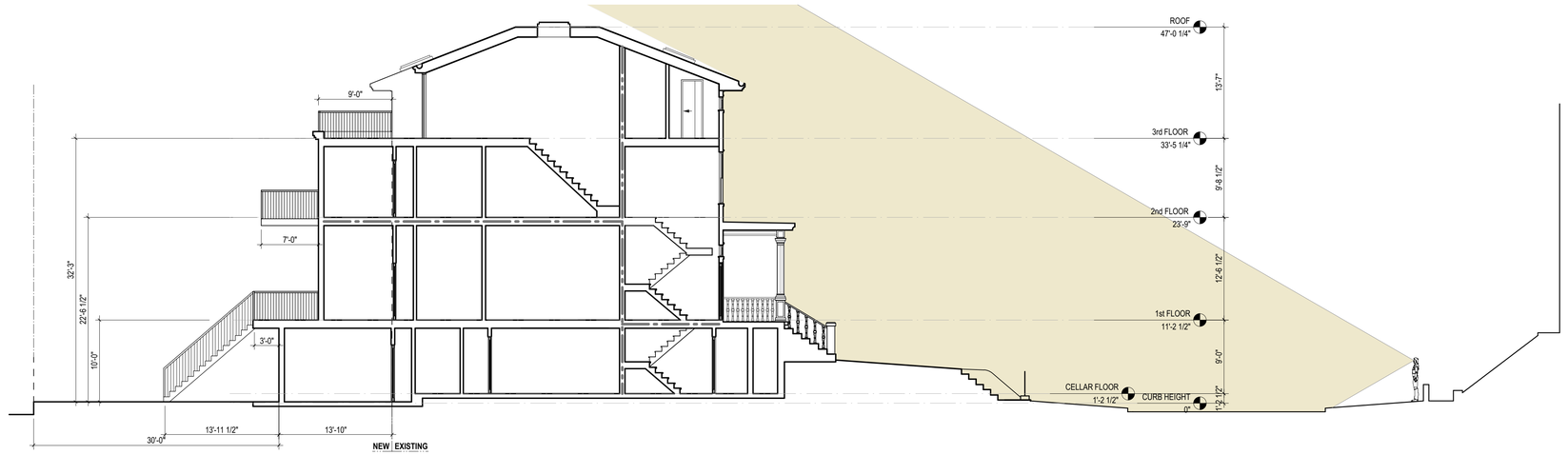
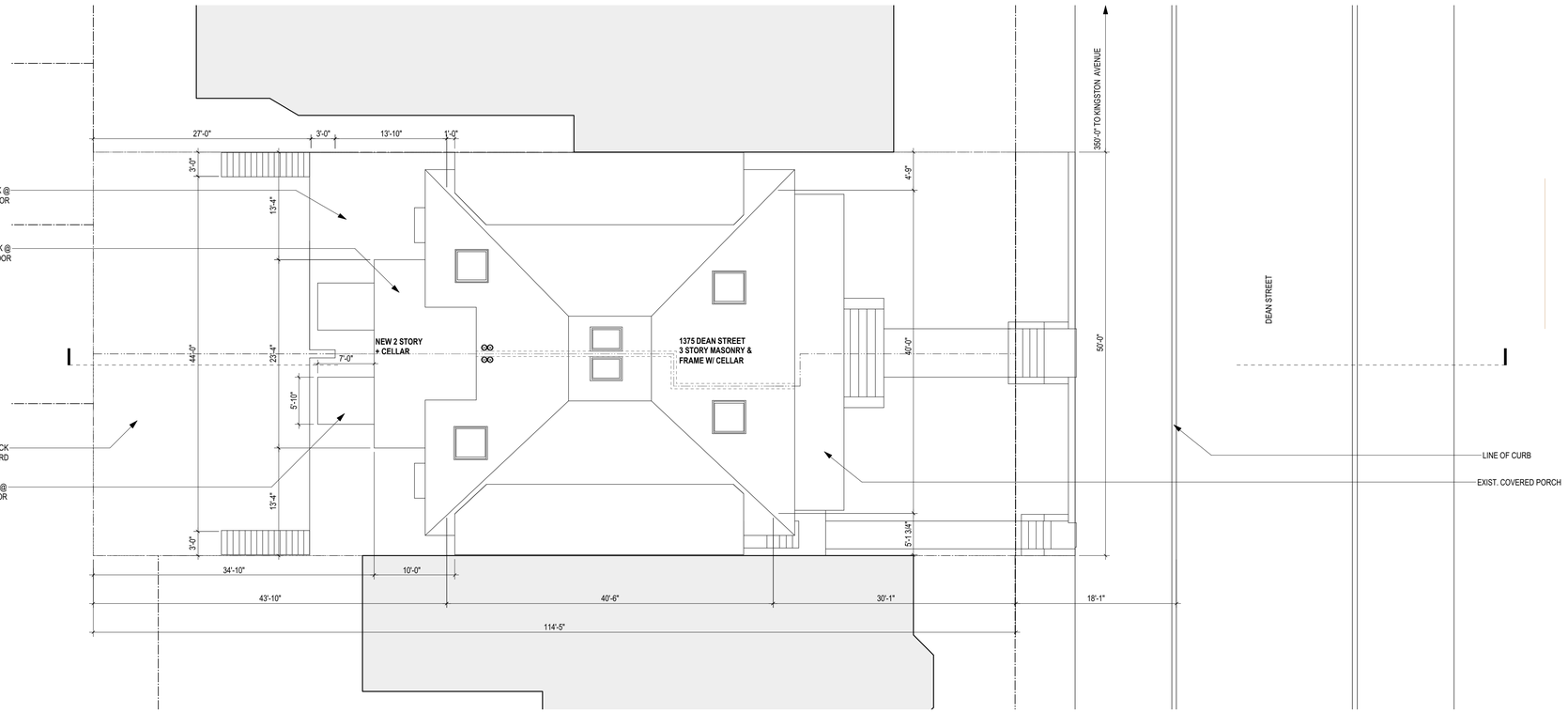
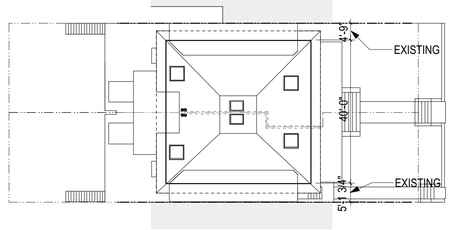


LONGITUDINAL SECTION
Scale: 1:100



PLOT PLAN
Scale: 1:100

BLOCK 1209
LOT 62
ZONE R6
MAP 17A



ZONING DIAGRAM (R6)
EXISTING SIDE YARD NON-COMPLIANCE

-REQUIRED SIDE YARD WIDTH FOR 1 OR 2 FAMILY DETACHED BUILDINGS AT 13' TOTAL, MIN 5' (ZR 23-461)

-REQUIRED SIDE YARD WIDTH FOR 3+ FAMILY (MULTIPLE DWELLING) OR SEMI-DETACHED BUILDING = 0' OR, IF SIDE YARDS ARE PROVIDED, MIN 8' (ZR 23-462)

-SIDE YARD REQUIREMENTS MUST BE SATISFIED ON ALL LEVELS OF BUILDING

-AN EXISTING NON-COMPLIANT BUILDING MAY BE ENLARGED PROVIDED THAT THE DEGREE OF NON-COMPLIANCE IS NOT INCREASED (ZR 54-31)

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PLOT PLAN, SITE SECTION & SIDE YARD ZONING DIAGRAM

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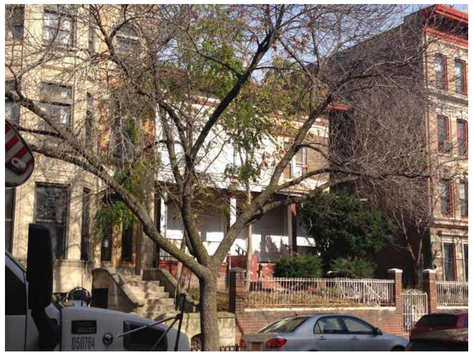
A DEAN ST. VIEW FROM WEST

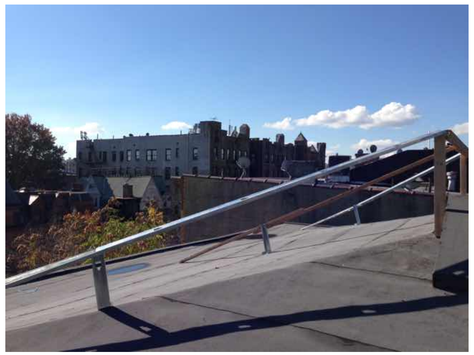


B DEAN ST. VIEW FROM WEST

C DEAN ST. FRONT VIEW

D DEAN ST. VIEW FROM EAST

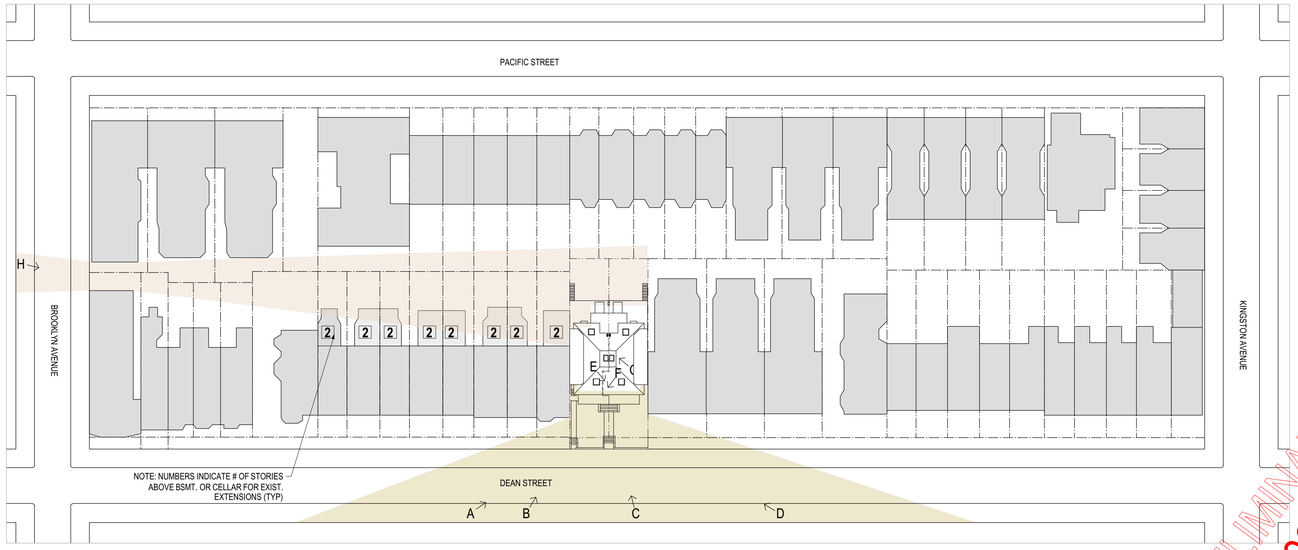
E MOCKUP FROM ROOF



F MOCKUP FROM ROOF

G MOCKUP FROM ROOF

H ALLEY VIEW FROM BROOKLYN AVE.



BLOCK DIAGRAM
Scale: NTS

N

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ROOFTOP MOCKUP PHOTOS

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FRONT VIEW 1

FRONT VIEW 2

REAR VIEW 1

REAR VIEW 2

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3D RENDERINGS

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FRONT ELEVATION- DEMO.
Scale: 3/16" = 1'-0"

REAR ELEVATION- DEMO.
Scale: 3/16" = 1'-0"

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FRONT & REAR ELEVATIONS DEMO.

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FRONT ELEVATION - PROPOSED
Scale: 3/16" = 1'-0"

REAR ELEVATION - PROPOSED
Scale: 3/16" = 1'-0"

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FRONT & REAR ELEVATIONS - PROP.

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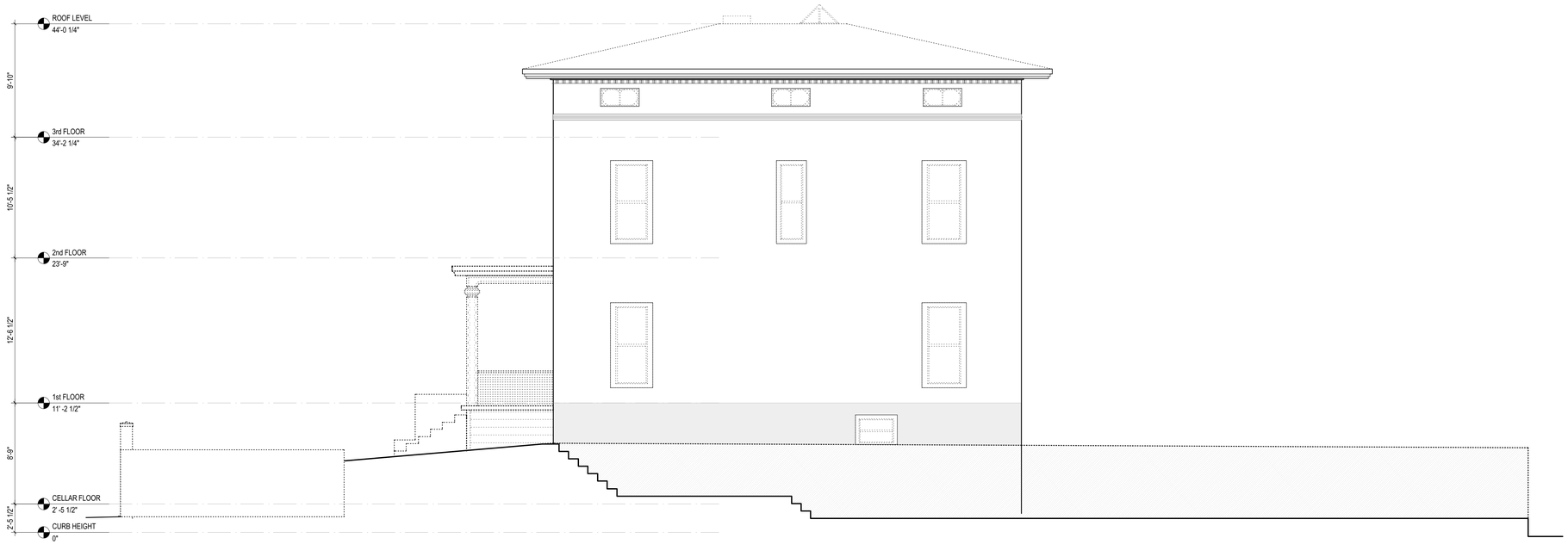
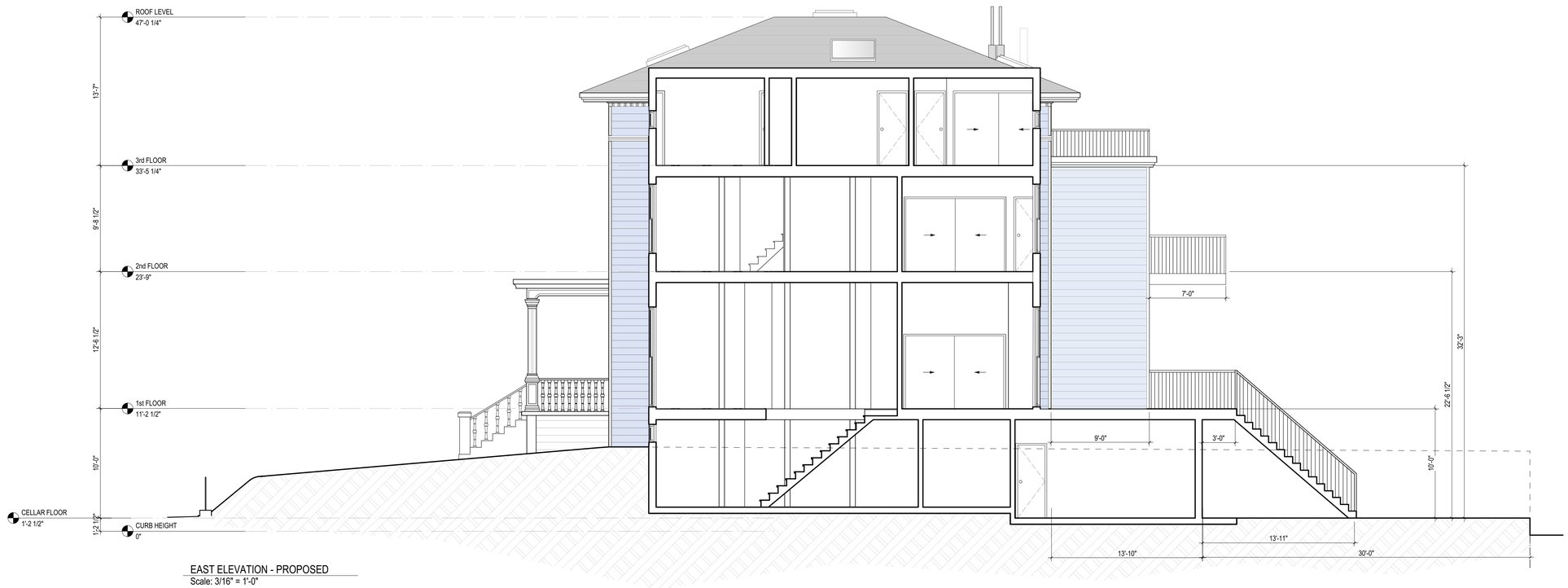


EAST ELEVATION- DEMO.
Scale: 3/16" = 1'-0"



EAST ELEVATION - PROPOSED
Scale: 3/16" = 1'-0"

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EAST ELEVATIONS - DEMO. & PROP.

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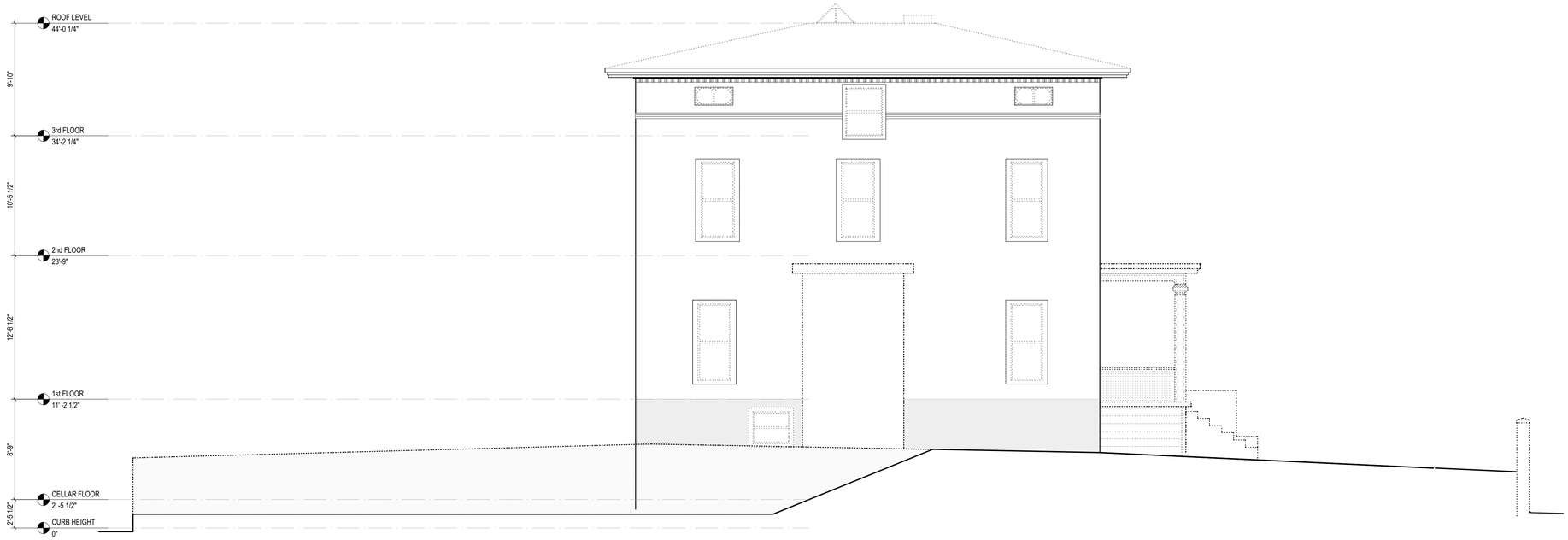
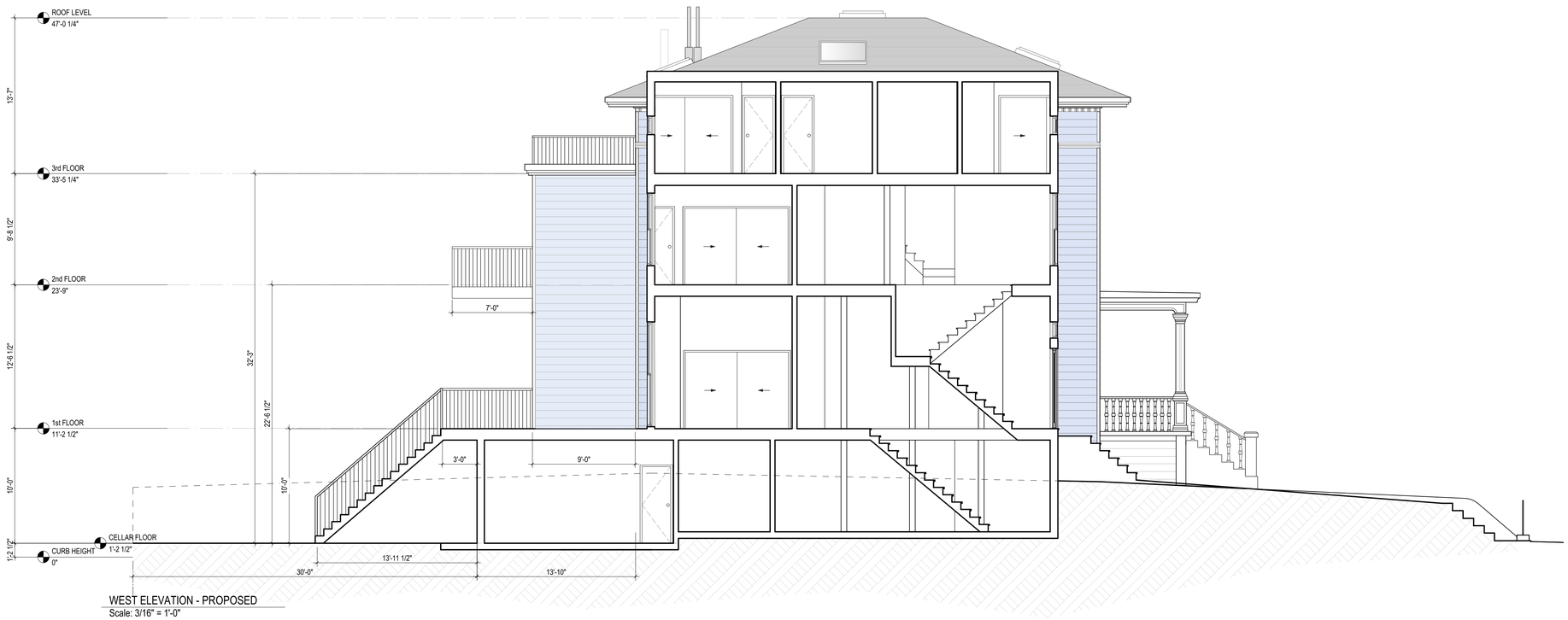


WEST ELEVATION- DEMO.
Scale: 3/16" = 1'-0"



WEST ELEVATION - PROPOSED
Scale: 3/16" = 1'-0"

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WEST ELEVATIONS - DEMO. & PROP.

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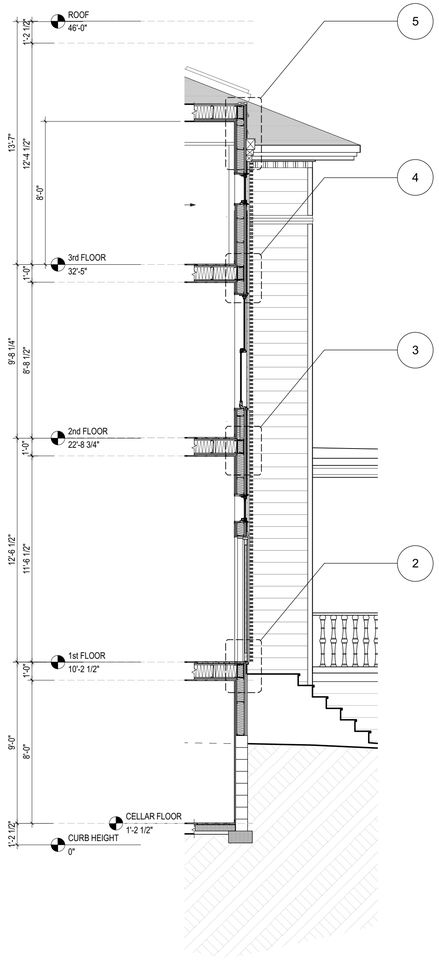
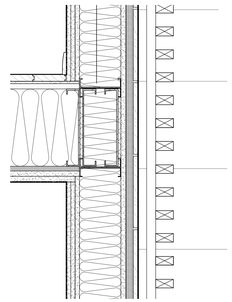
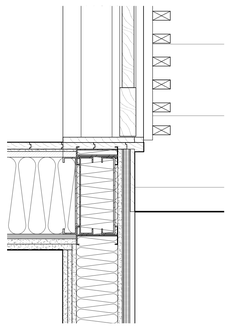


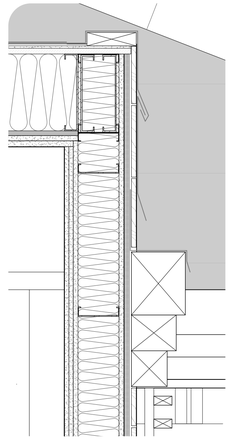
1 SECTION DETAILS
Scale: 1/4" = 1'-0"



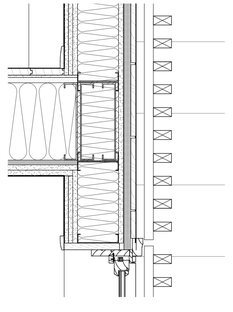
3 WALL DETAIL
Scale: 1 1/2" = 1'-0"



2 WALL DETAILS
Scale: 1 1/2" = 1'-0"



5 WALL DETAIL
Scale: 1 1/2" = 1'-0"



4 WALL DETAIL
Scale: 1 1/2" = 1'-0"

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SIDE EXTENSION DETAILS

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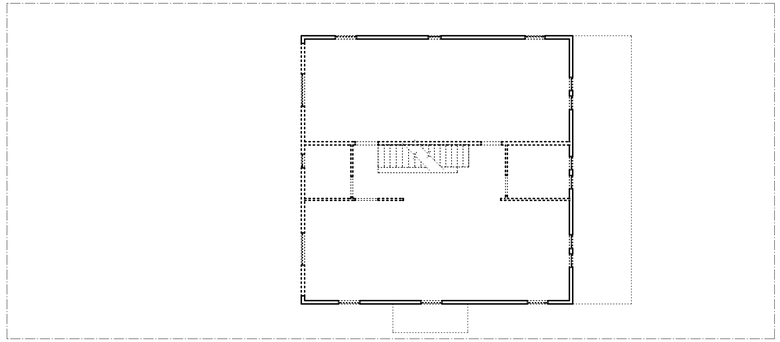
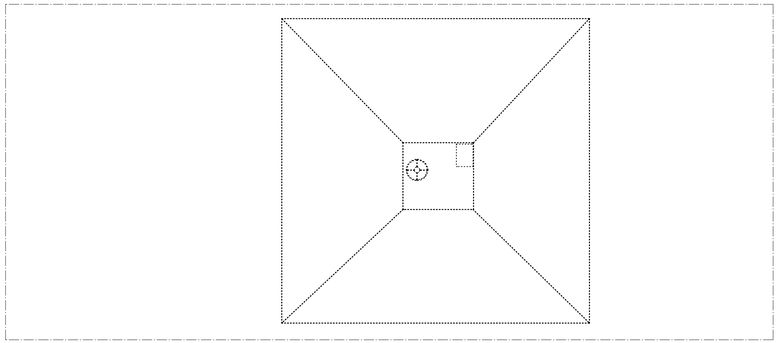
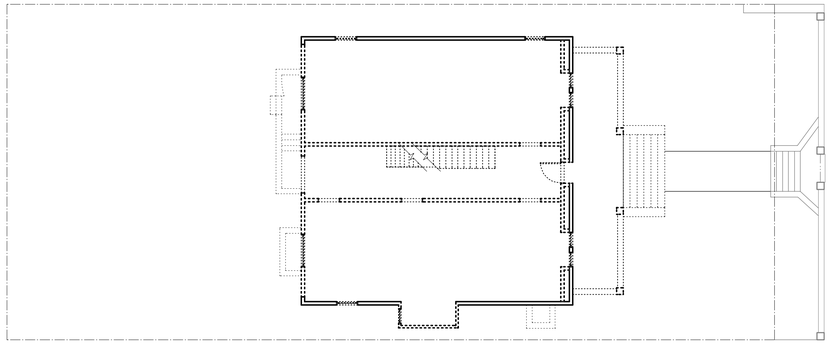


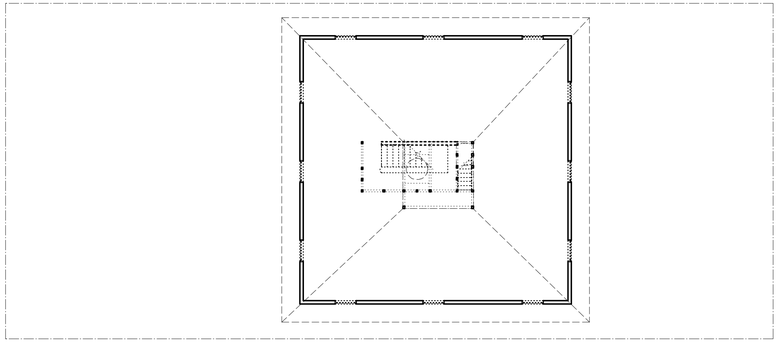
SECOND FLOOR PLAN- DEMO.
Scale: 3/32" = 1'-0"



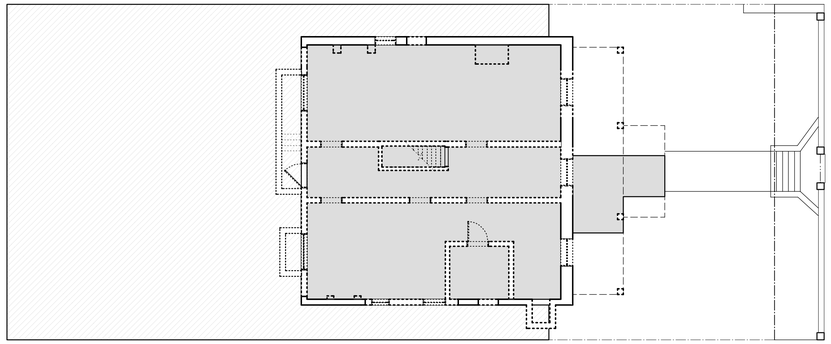
ROOF PLAN- DEMO.
Scale: 3/32" = 1'-0"



FIRST FLOOR PLAN- DEMO.
Scale: 3/32" = 1'-0"



THIRD FLOOR PLAN- DEMO.
Scale: 3/32" = 1'-0"



CELLAR PLAN- DEMO.
Scale: 3/32" = 1'-0"

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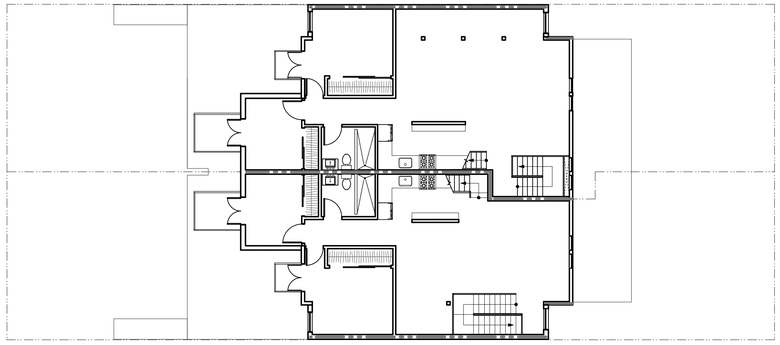
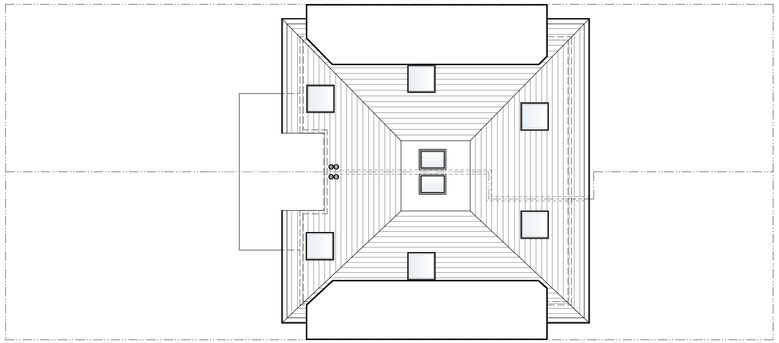
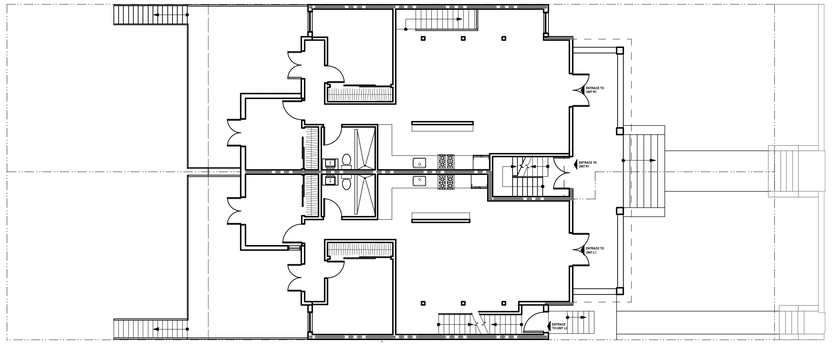


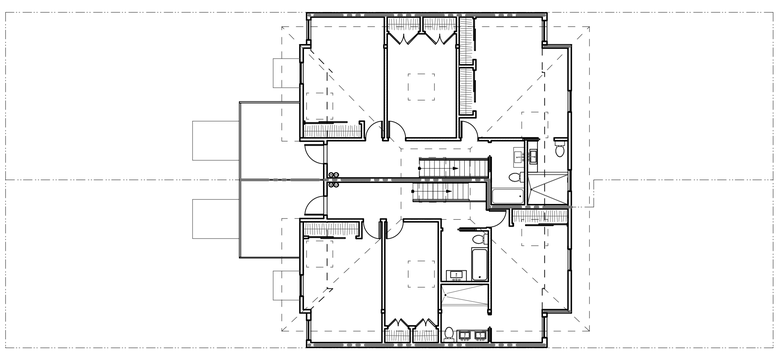
SECOND FLOOR PLAN- PROPOSED
Scale: 3/32" = 1'-0"



ROOF PLAN- PROPOSED
Scale: 3/32" = 1'-0"



FIRST FLOOR PLAN- PROPOSED
Scale: 3/32" = 1'-0"



THIRD FLOOR PLAN-PROPOSED
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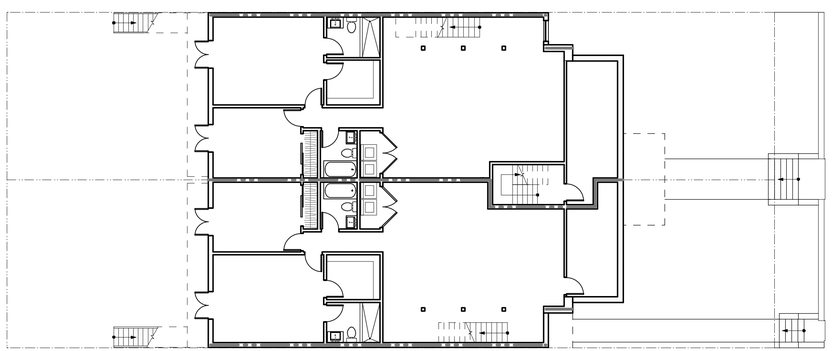

CELLAR PLAN- PROPOSED
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PROPOSED PLANS

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