

East Providence Zoning Board of Review

DIMENSIONAL VARIANCE FORM (Ref. 19-47)

This form must be completed in full prior to being considered by the Zoning Board of Review.

File #	_____
Date of Filing	_____
Received By	_____
Date of Hearing	_____
Action	_____
Recorded	Bk _____ Pg _____

PHONE NUMBER: 401 527 4822

1. LOCATION OF PROPERTY 210. RIVERSIDE DRIVE AVENUE/STREET
MAP 414 BLOCK 20 PARCEL 002 ZONING DISTRICT R-3

2. OWNER KENNETH & MELANIE TWITCHELL
ADDRESS 210 RIVERSIDE DRIVE RIVERSIDE RI 02915
DATE OF PURCHASE 9.5.2006
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 50' 135' 6375
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	HOUSE	1.75 STORIES	1040 SQ FT	WOOD
(2)	GARAGE	1.0 STORY	216 SQ FT	WOOD
(3)				

4. LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	No. of Height Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	HOUSE	35' 2 STORIES	YES	1118 SQ FT		✓
(2)	GARAGE	15' 1 STORY	NO	343 SQ FT		✓
(3)						

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- Setback Requirement Number of Dwelling Units
 Lot/Building Coverage Floor Area
 Landscaping Height
 Amount Parking or Loading Signs/Billboards
 Location/Dimensions of Parking or Loading Other: _____
 Extension of Nonconforming Structure

6. VARIANCE SOUGHT: List each applicable section of the Zoning Ordinance for which Variance is sought plus a brief description of the nature of the variance (s):

Section Number	Description Variance
<u>19-132</u>	<u>SUBSTANDARD LOT OF REAR</u>
<u>19-134</u>	<u>DIMENSIONAL REFLECTION GENERAL LOT SITE AS LESS THAN MIN. DIMENSION</u>
<u>19-136 B, C</u>	<u>MINIMUM SIDE AND REAR SETBACK MEASUREMENTS, EXISTING HOUSE & GARAGE ARE ALREADY OVER NON-CONFORMING SETBACK LINES.</u>
<u>19-140 A, C</u>	<u>MEASUREMENTS LOT FRONTAGE AND WIDTH ARE NONCONFORMING.</u>

7. DEVIATION FROM REQUIRED STANDARDS

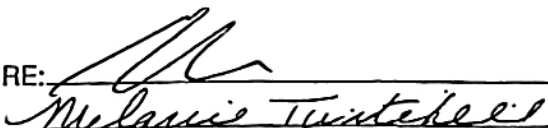
Section Number	Ordinance Requirement	Proposed	
<u>19-145</u>	<u>SIDESETBACK (N) 15'</u>	<u>5'</u>	<u>CURRENTLY 1'5"</u>
<u>19-145</u>	<u>SIDESETBACK (S) 15'</u>	<u>7'9"</u>	<u>CURRENTLY 7'</u>
<u>19-145</u>	<u>REAR SETBACK 25'</u>	<u>18'5"</u>	<u>CURRENTLY 13'5"</u>

8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

WATERFRONT PROPERTY

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL

I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE:  DATE 3-2-2023
 DATE 3/2/2023

Agent/Attorney _____ Address _____

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

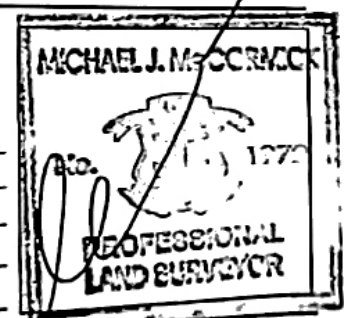
OMB No. 1660-0008
 Expiration Date: July 31, 2015

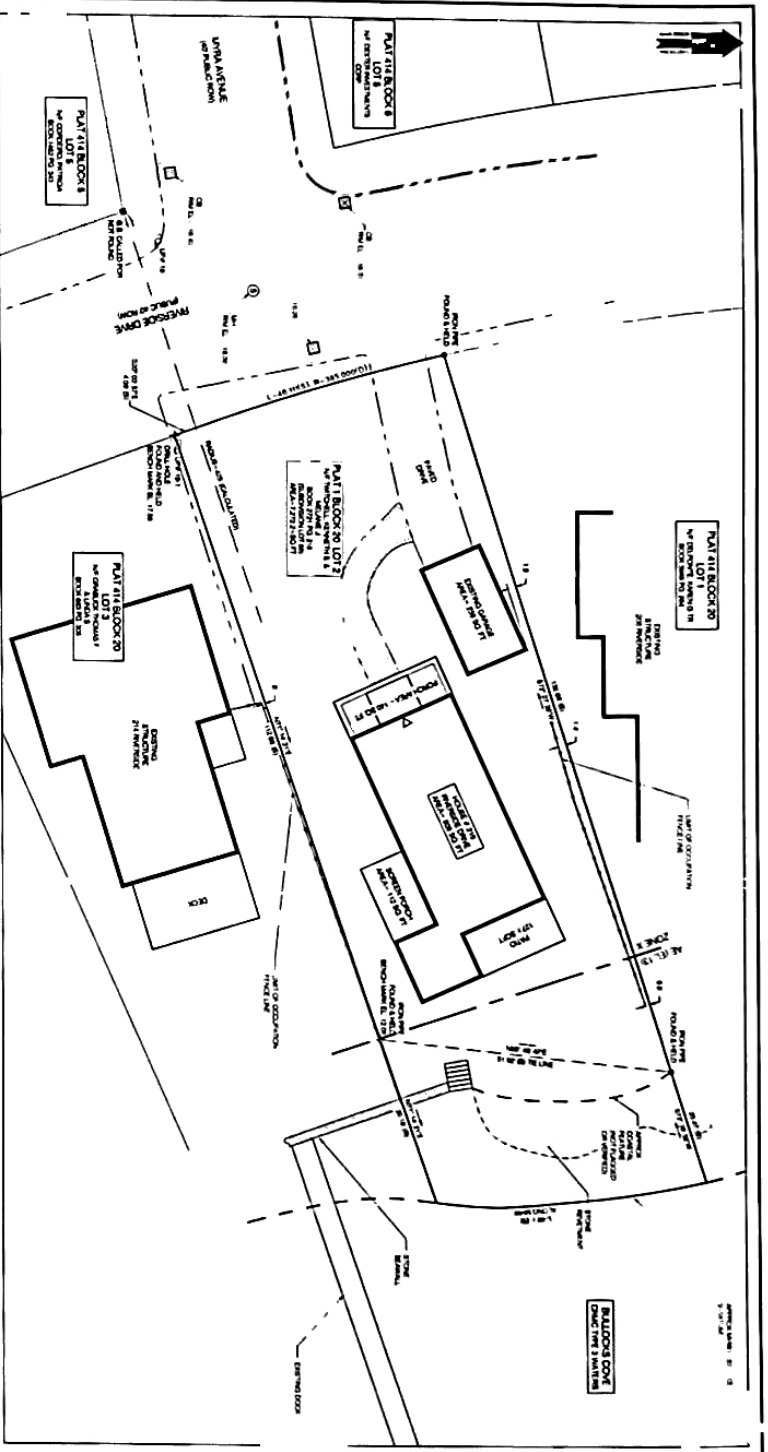
SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Kenneth & Melanie Twitchell		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 210 Riverside Drive		Company NAIC Number:
City East Providence	State RI	ZIP Code 02915
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Assessors Plat 414, Block 20, Lot 2		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>41 44' 53.54"</u> Long. <u>-71 21' 26.18"</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>2</u>		
A8. For a building with a crawspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawspace or enclosure(s) <u>846</u> sq ft	a) Square footage of attached garage _____ sq ft	
b) Number of permanent flood openings in the crawspace or enclosure(s) within 1.0 foot above adjacent grade _____	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____	
c) Total net area of flood openings in A8.b _____ sq in	c) Total net area of flood openings in A9.b _____ sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number East Providence 445398		B2. County Name Providence		B3. State Rhode Island	
B4. Map/Panel Number 44007C0451	B5. Suffix H	B6. FIRM Index Date 3/2/09	B7. FIRM Panel Effective/Revised Date 9/18/13	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 13
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: <u>RIBPR 433</u> Vertical Datum: <u>NAVD 88</u> Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.	
	Check the measurement used.
a) Top of bottom floor (including basement, crawspace, or enclosure floor) <u>9 0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor <u>16 0</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only) _____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab) _____	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>10 0</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG) <u>9 7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG) <u>15 5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>11 9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
<input checked="" type="checkbox"/> Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/> Check here if attachments.	
Certifier's Name <u>Michael J. McCormick</u>	License Number <u>1972</u>
Title <u>PLS</u>	Company Name <u>Alpha Associates, Ltd.</u>
Address <u>35 Rocky Hollow Road</u>	City <u>East Greenwich</u> State <u>RI</u> ZIP Code <u>02818</u>
Signature <u>[Signature]</u>	Date <u>3/7/16</u> Telephone <u>401 884.8506</u>





TITLE LIMITED CONTENT BOUNDARY SURVEY

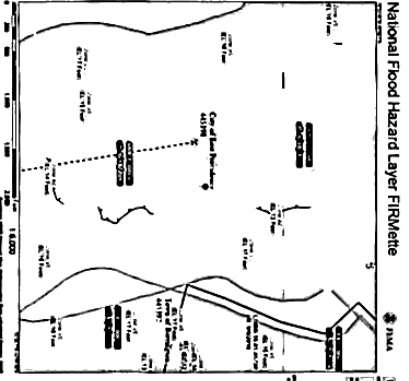
DEED RESEARCH

City of East Providence Planning Department
Project # 2010-001
Date: 11/15/2010

PLAT	BOOK	PAGE	DATE	RECORDING OFFICE	PLAT	BOOK	PAGE	DATE	RECORDING OFFICE
111	111	111	11/15/2010	PLAT 111	111	111	11/15/2010	PLAT 111	111
111	111	111	11/15/2010	PLAT 111	111	111	11/15/2010	PLAT 111	111
111	111	111	11/15/2010	PLAT 111	111	111	11/15/2010	PLAT 111	111

PLAT 111 LOT 1

PLAT	BOOK	PAGE	DATE	RECORDING OFFICE	PLAT	BOOK	PAGE	DATE	RECORDING OFFICE
111	111	111	11/15/2010	PLAT 111	111	111	11/15/2010	PLAT 111	111
111	111	111	11/15/2010	PLAT 111	111	111	11/15/2010	PLAT 111	111
111	111	111	11/15/2010	PLAT 111	111	111	11/15/2010	PLAT 111	111



RECORDS OF COLLISIONS

PLAT	BOOK	PAGE	DATE	RECORDING OFFICE
111	111	111	11/15/2010	PLAT 111
111	111	111	11/15/2010	PLAT 111
111	111	111	11/15/2010	PLAT 111

LEGEND

- Boundary Line
- Easement
- Right of Way
- Utility Line
- Structure
- Fence
- Road
- Water
- Tree
- Other

NOTES

- This is a Title Limited Content Boundary Survey.
- The survey was conducted on 11/15/2010.
- The survey was conducted by [Surveyor Name].
- The survey was conducted in accordance with the standards of the Surveying Board of Rhode Island.
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NET
Naragansett
Engineering Inc.
1111 Mitchell Residence Drive
East Providence, Rhode Island 02911
Tel: 401.433.4333
www.net-eh.com

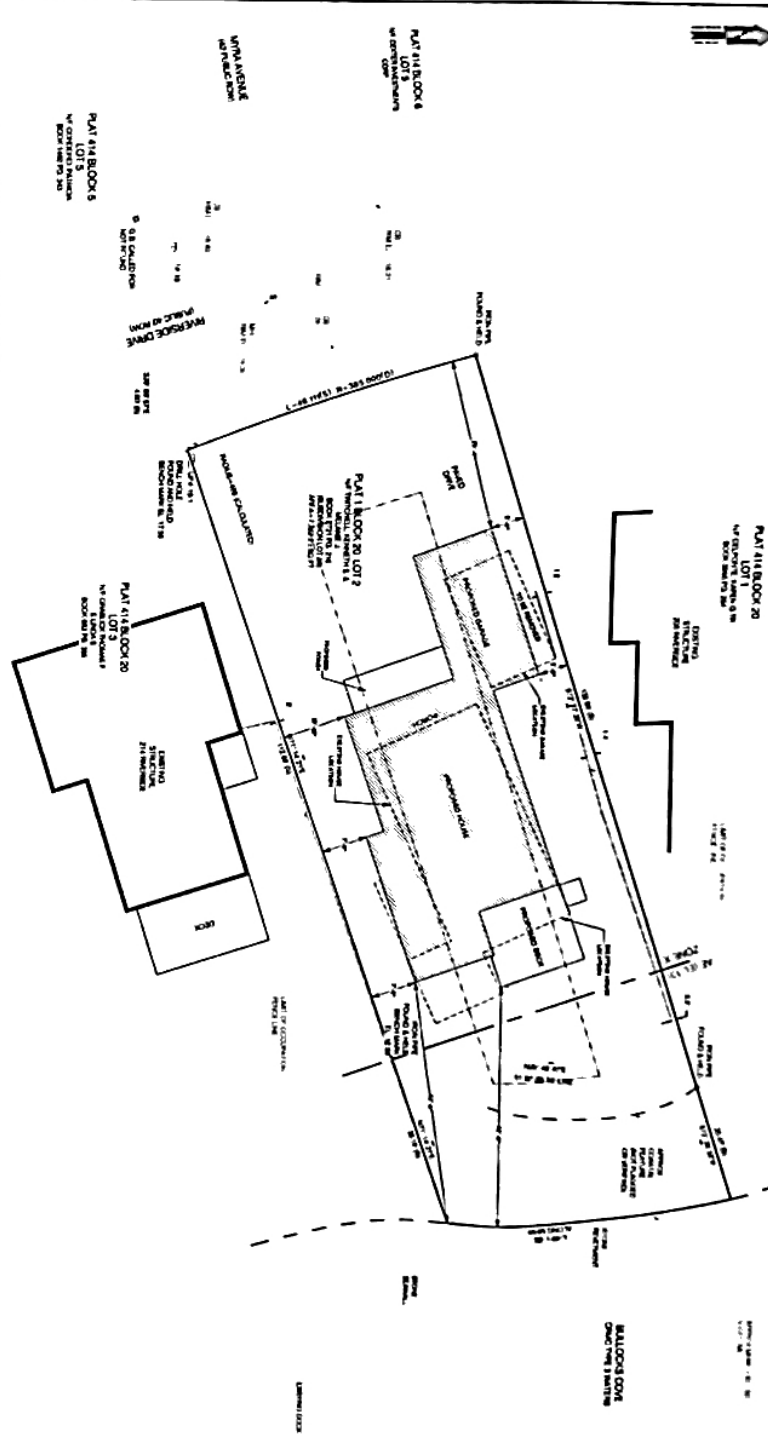
United County Boundary Survey
Survey Property Lines of 230
MITCHELL RESIDENCE
EAST PROVIDENCE

NEAL K. HIGDON
LAND SURVEYOR
No. 10000 State St. 2nd Fl.
Providence, RI 02906
Tel: 401.848.8888
www.neal-k.com

SCALE
1" = 100'

STREET INDEX

STREET	PLAT	BOOK	PAGE
Mitchell Residence Drive	111	111	111
Upton Avenue	111	111	111
...

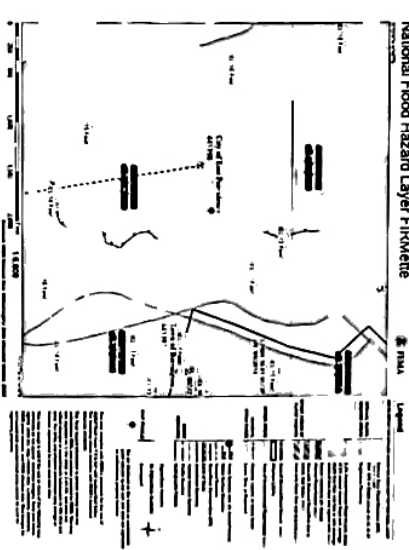


TITLE UNITED CONTENT BOUNDARY SURVEY

DATE: 11-11-20
BY: [Signature]

DEED RESEARCH

DATE	BOOK	PAGE	DESCRIPTION	DATE	BOOK	PAGE	DESCRIPTION
11-11-20	111	111	UNITED CONTENT BOUNDARY SURVEY	11-11-20	111	111	UNITED CONTENT BOUNDARY SURVEY
11-11-20	111	111	UNITED CONTENT BOUNDARY SURVEY	11-11-20	111	111	UNITED CONTENT BOUNDARY SURVEY



- NOTES:**
1. THIS SURVEY IS A BOUNDARY SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF TITLE OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS THAT WOULD AFFECT THE RESULTS OF THIS SURVEY.
 3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS THAT WOULD AFFECT THE RESULTS OF THIS SURVEY.
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 10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS THAT WOULD AFFECT THE RESULTS OF THIS SURVEY.

LOT	AREA (SQ. FT.)	AREA (SQ. YDS.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23

LEGEND

	EASEMENT
	RIGHT OF WAY
	BOUNDARY LINE
	SURVEY LINE
	EASEMENT
	RIGHT OF WAY
	BOUNDARY LINE
	SURVEY LINE

STREET INDEX

WINTERS AVENUE
WINTERS DRIVE
WINTERS ROAD
WINTERS LANE
WINTERS COURT
WINTERS PLACE
WINTERS TERRACE
WINTERS BLVD
WINTERS ST
WINTERS WAY
WINTERS RD
WINTERS DR
WINTERS CR
WINTERS LN
WINTERS CT
WINTERS PL
WINTERS TR
WINTERS BL
WINTERS ST
WINTERS WAY
WINTERS RD
WINTERS DR
WINTERS CR
WINTERS LN
WINTERS CT
WINTERS PL
WINTERS TR
WINTERS BL

SCALE
1" = 100'

NET Harransett Engineering Inc.

11111 WINTERS DRIVE, SUITE 100
WINTERS, CA 95786
TEL: (916) 486-1111
WWW.NETENGINEERING.COM

United Content Boundary Survey
Survey Property Lines @ \$200
WINTERS, CALIFORNIA

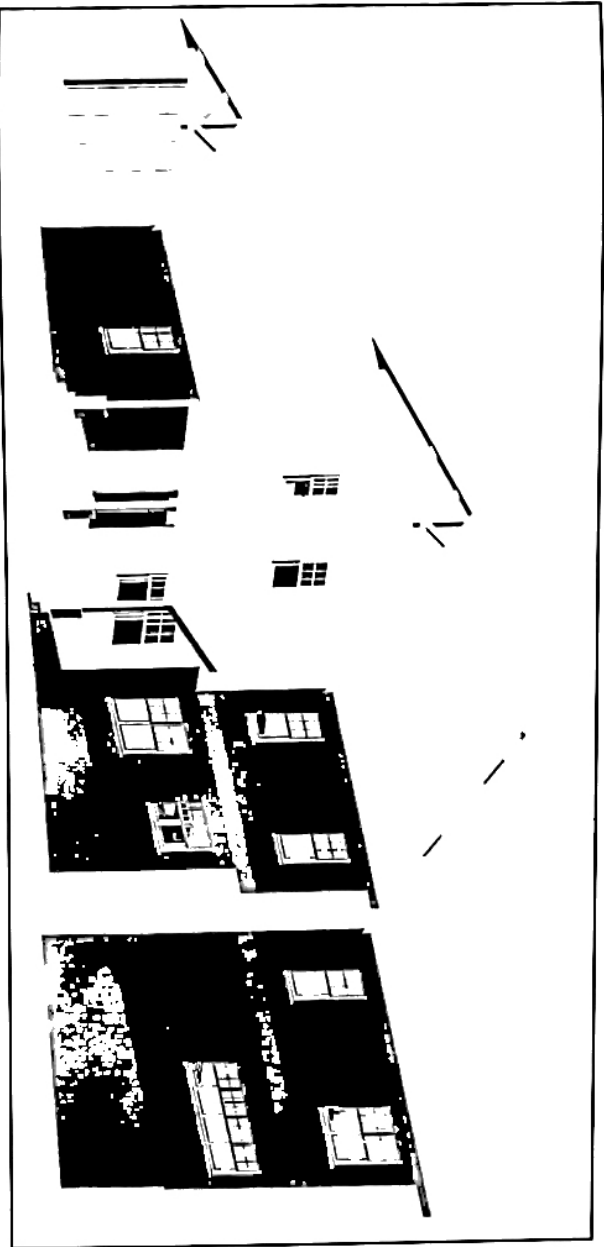
NEAL E. HARRANSETT
REGISTERED PROFESSIONAL SURVEYOR
NO. 11111
11111 WINTERS DRIVE, SUITE 100
WINTERS, CA 95786
TEL: (916) 486-1111

PROJECT # [Blank]
DATE [Blank]
BY [Blank]

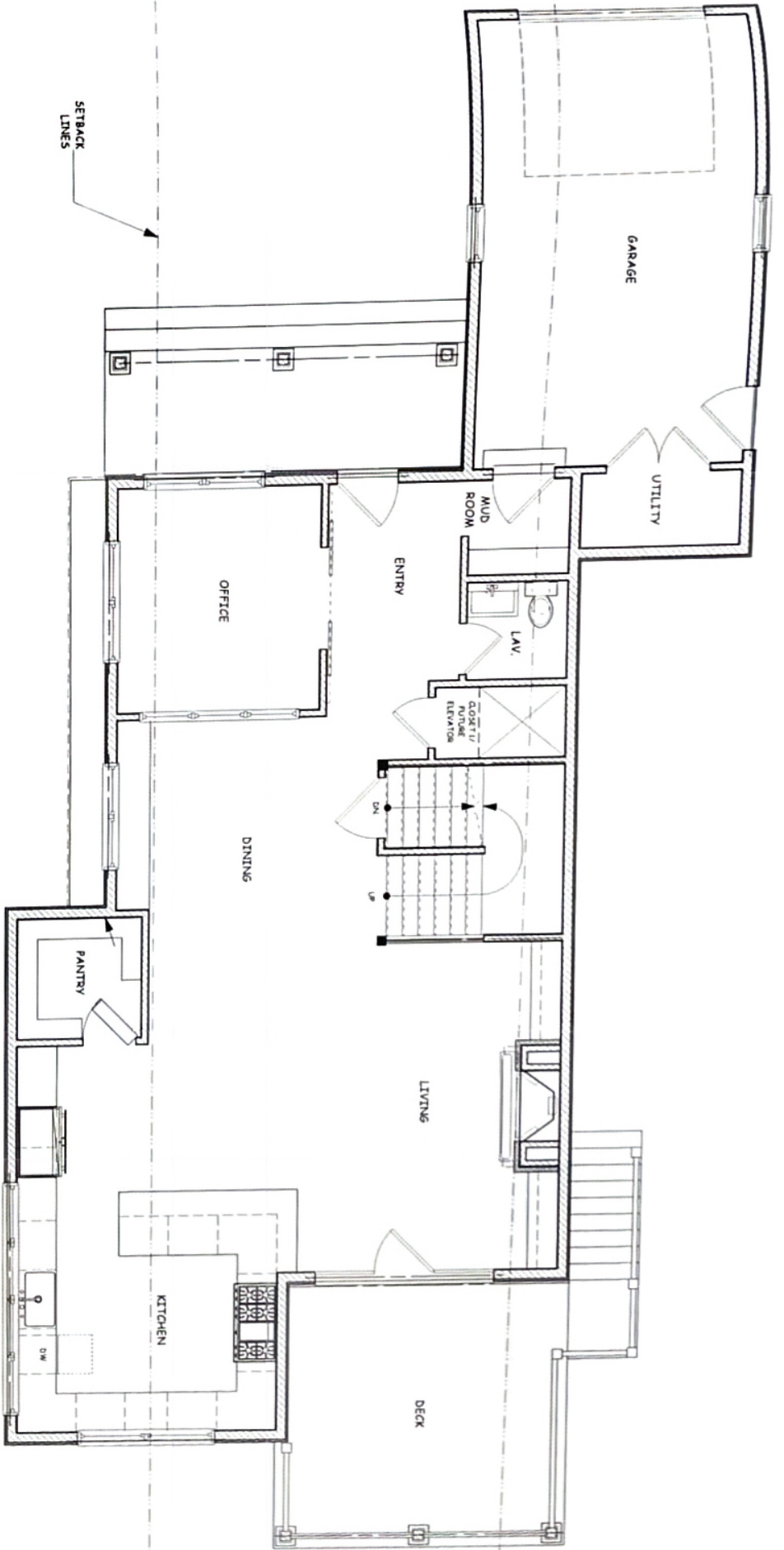
LOCUS MAP
SCALE 1" = 100'
SV-100

TWITCHELL RESIDENCE

210 RIVERSIDE DRIVE

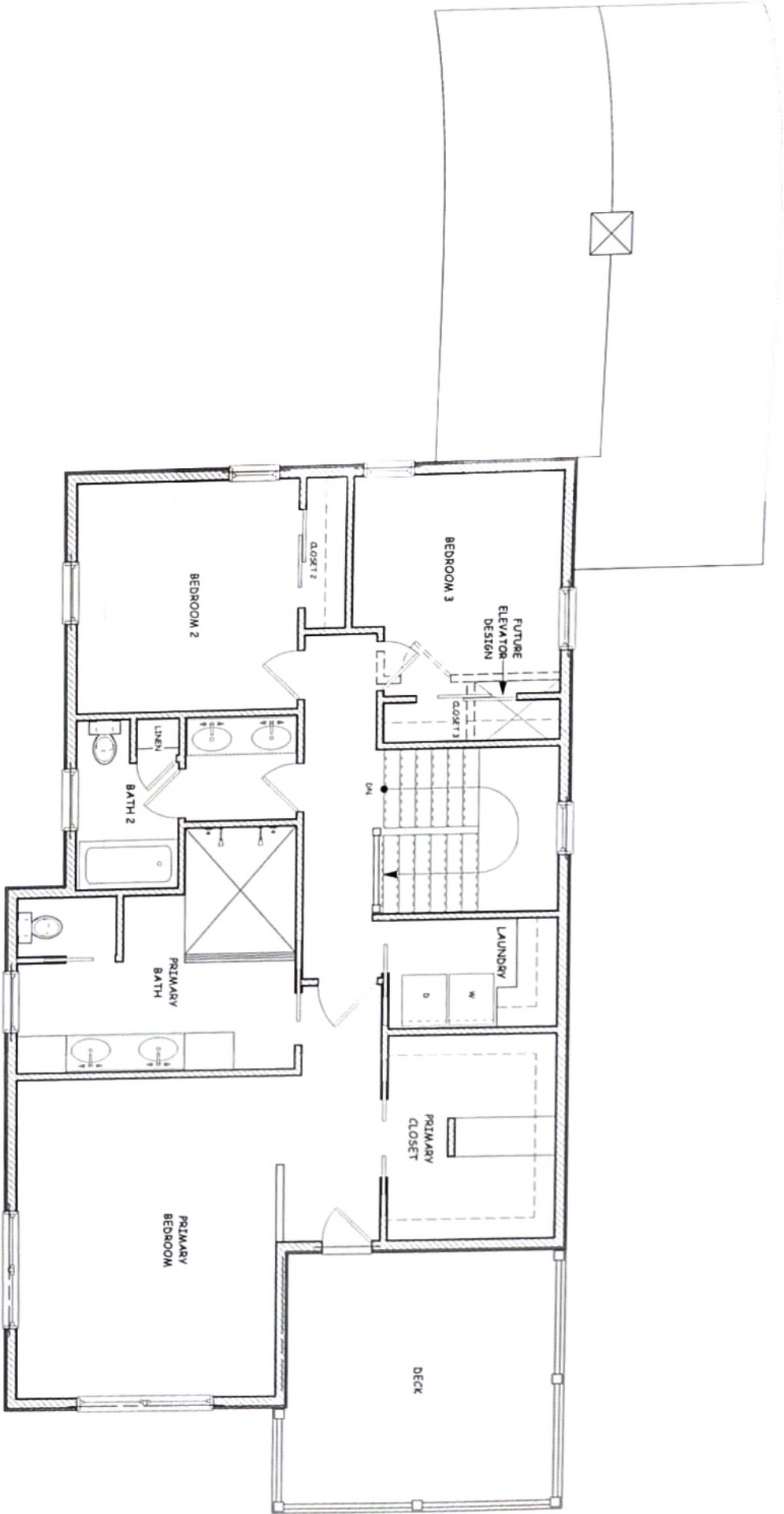


ADDITION & RENOVATION FOR: KEN & MELBAE TWITCHELL 210 RIVERSIDE DRIVE RIVERSIDE, RHODE ISLAND MAP #117/ BLOCK 20/ LOT 002		NOTE: This drawing is the architect's and has been prepared specifically for the project of this site and shall not be used for any other project without the consent of the architect
GAIL GRANVILLE CARLEY ARCHITECT 61 SOWMANS ROAD BARRINGTON, RHODE ISLAND 02806 PHONE/FAX: +01-244-9043		
ZONING CODE STATEMENT 	DRAWN BY DATE FEBRUARY 21, 2023 JOB NO. 2022.07	66C
TITLE PAGE	SK-1	DWG NO.



NOTE: The drawings in this set are for the property of the owner and have been prepared for the owner for this project only. They are not to be used for any other purpose, including, but not limited to, the construction of the work shown.

<p>ADDITION & RENOVATION FOR: KEV & MELANIE TWITT CHELL 210 EVERESIDE DRIVE RYE BROOK, RI 02876 MAP 414 / BLOCK 20 / LOT 002</p>	<p>DATE: FEBRUARY 21, 2023 JOB NO.: 2022.07</p>
<p>ARCHITECT: GAIL GRAMVILLE CARLEY</p>	<p>OWNER NO.: GGC</p>
<p>229 BRIDGE STREET WESTPORT, MA 01891</p>	<p>PROPOSED FIRST FLOOR PLAN SCALE: 3/16" = 1'-0"</p>
<p>229 BRIDGE STREET WESTPORT, MA 01891</p>	<p>SK-3</p>



NOTE:
This drawing is the property of the architect and has been prepared for the owner for the project at this site and is not to be used for any other purpose without written consent of the architect.

DATE: FEBRUARY 21, 2023

DATE: 2022.07

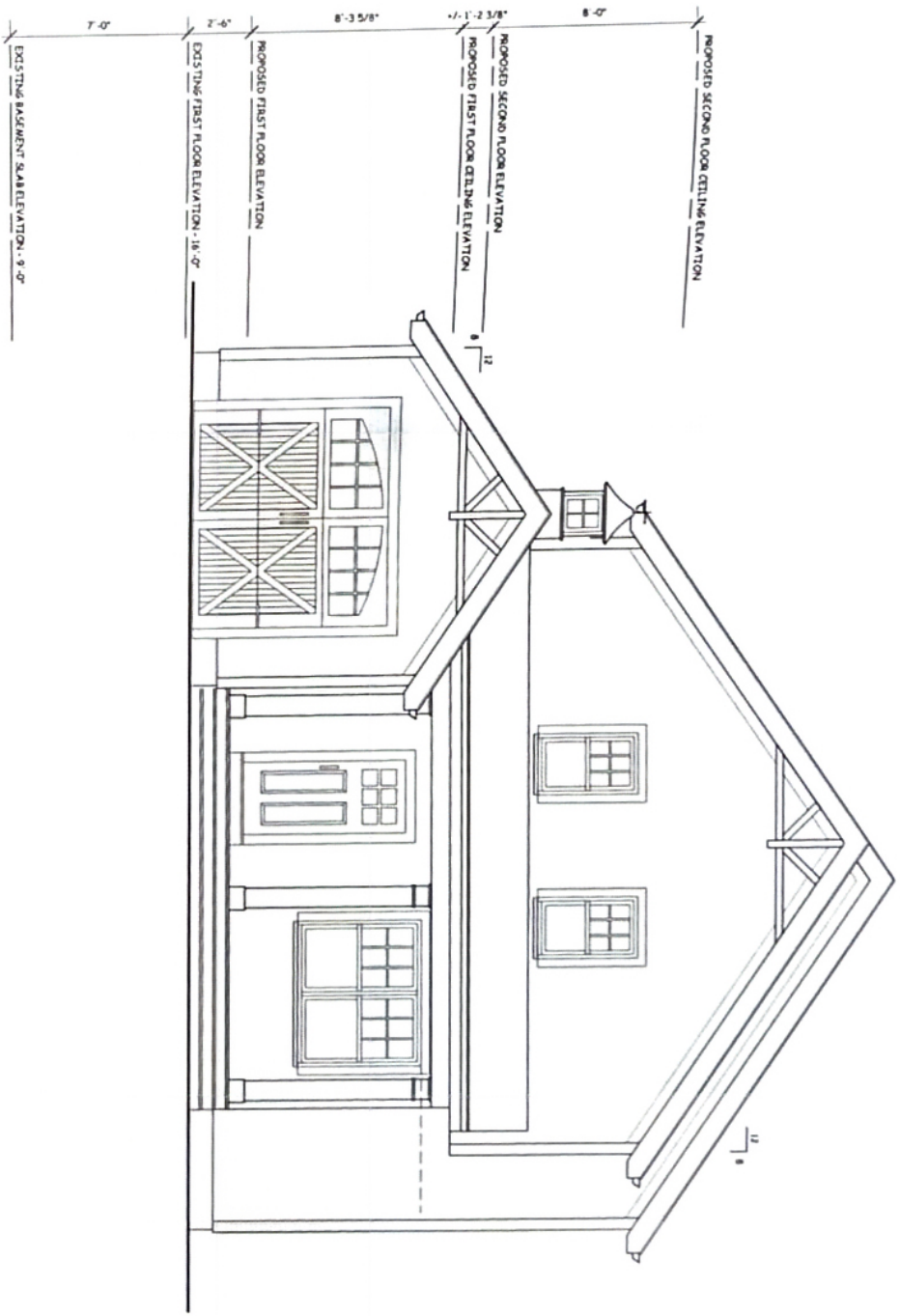
ADDITION & RENOVATION FOR:
KEN & MELVAE TWITCHELL
220 RIVERSIDE DRIVE
RIVERSIDE, RHODE ISLAND
MAP 444 / BLOCK 20 / LOT 002

OWNER:
GAIL GRANVILLE CARLEY ARCHITECT
61 SOWANS ROAD
BARRINGTON, RHODE ISLAND 02815
PHONE/FAX: 401-244-9099

PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

DWG. NO.: SK-4

ZONING OVERSIGHT



NOTE: This drawing is the property of the architect and has been prepared specifically for the project at this site and is not to be used for any other project without written consent of the architect.

ADDITION & RENOVATION FOR:
 KEN & MCLANIE TWITCHELL
 20 RIVERSIDE DRIVE
 RIVERSIDE, RHODE ISLAND
 MAP 44/ BLOCK 20/ LOT 002

GAIL GRANVILLE CARLEY
 ARCHITECT
 61 SCHMALS ROAD
 BARRINGTON, RHODE ISLAND 02806
 PHONE/FAX: 401-291-9001

DATE: FEBRUARY 21, 2023
 JOB NO: 2022 07
 DRAWN BY: GAC

SCALE: 3/16" = 1'-0"

WEST ELEVATION

SK-5

ZONING DISTRICT: R1A



PROPOSED SECOND FLOOR

PROPOSED SECOND FLOOR

PROPOSED FIRST FLOOR

EXISTING FIRST FLOOR

EXISTING BASEMENT

ADDITION & RENOVATION FOR:
 NEN & MELANIE THATCHELL
 20 RIVERSIDE DRIVE
 RIVERSIDE, RHODE ISLAND
 02884-4471 / BLOCK 20 / LOT 002

ARCHITECT:
GAIL GRANVILLE CARLEY
 41 SOMERS ROAD
 BARRINGTON, RHODE ISLAND 02806
 PHONE/FAX: 401-293-2085

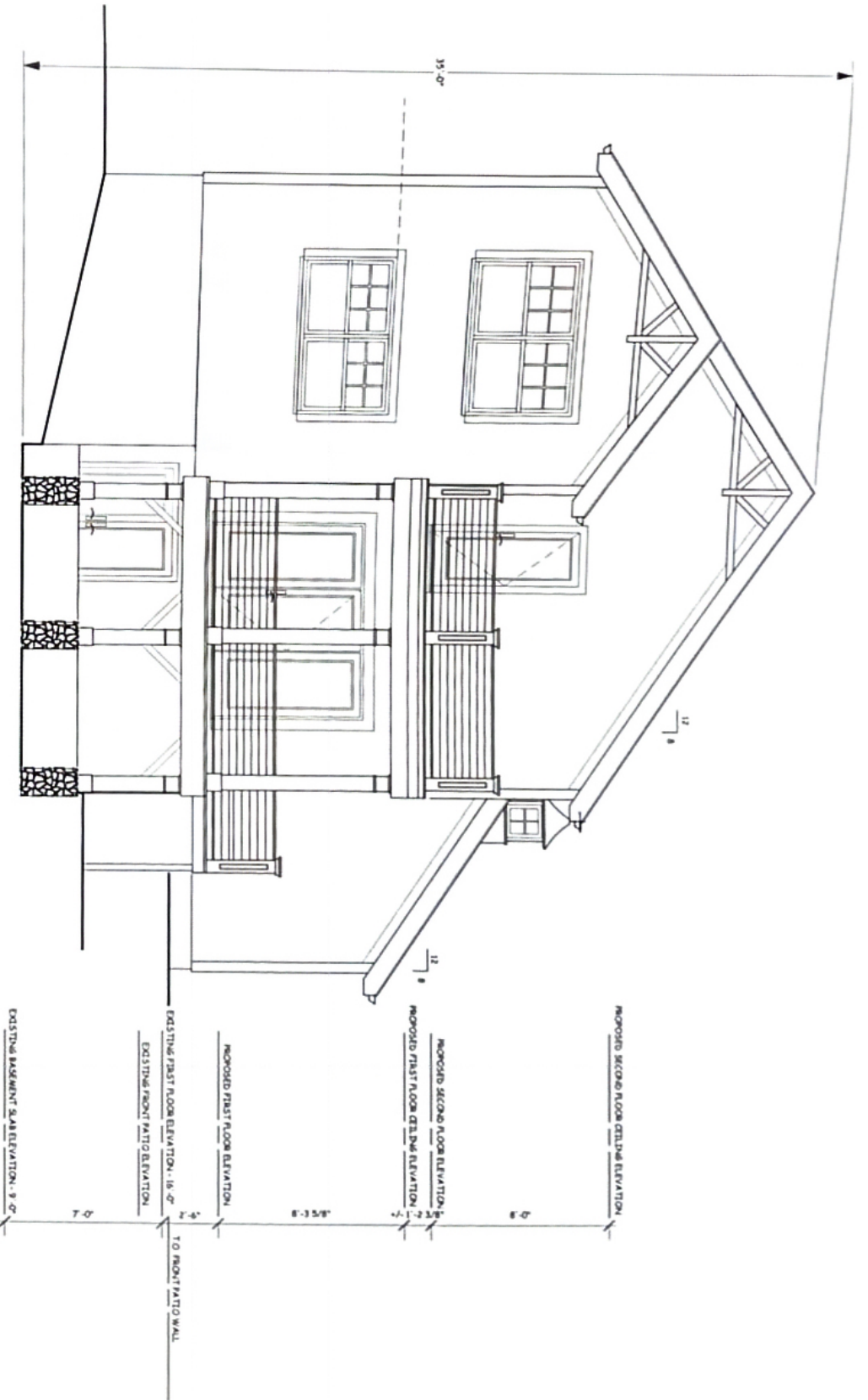
DATE: FEBRUARY 21, 2023
JOB NO.: 2022-07
DRAWN BY: GGC

ZONE OVER SHAPING

SOUTH ELEVATION
 SCALE 3/16" = 1'-0"

SK-6

NOTE:
 This drawing is the property of the architect and is to be used only for the project and site specified. It is not to be used for any other purpose, location, or owner without written consent of the architect.



ADDITION & RENOVATION FOR:
 KEN & KIELAINE TWIT-HELL,
 20 RIVERSIDE DRIVE,
 RINE SIDDE, RI NORF ISLAND
 MAP 44/ BLOCK 20/ LOT 002

ARCHITECT
GAIL GRAMMILE CARLEY

61 SOWAS ROAD
 BARRINGTON, RI NORF ISLAND 02808
 PH: 401/774-4000 FAX: 401/244-8045

DATE
 FEBRUARY 21, 2023

JOB NO.
 2022 07

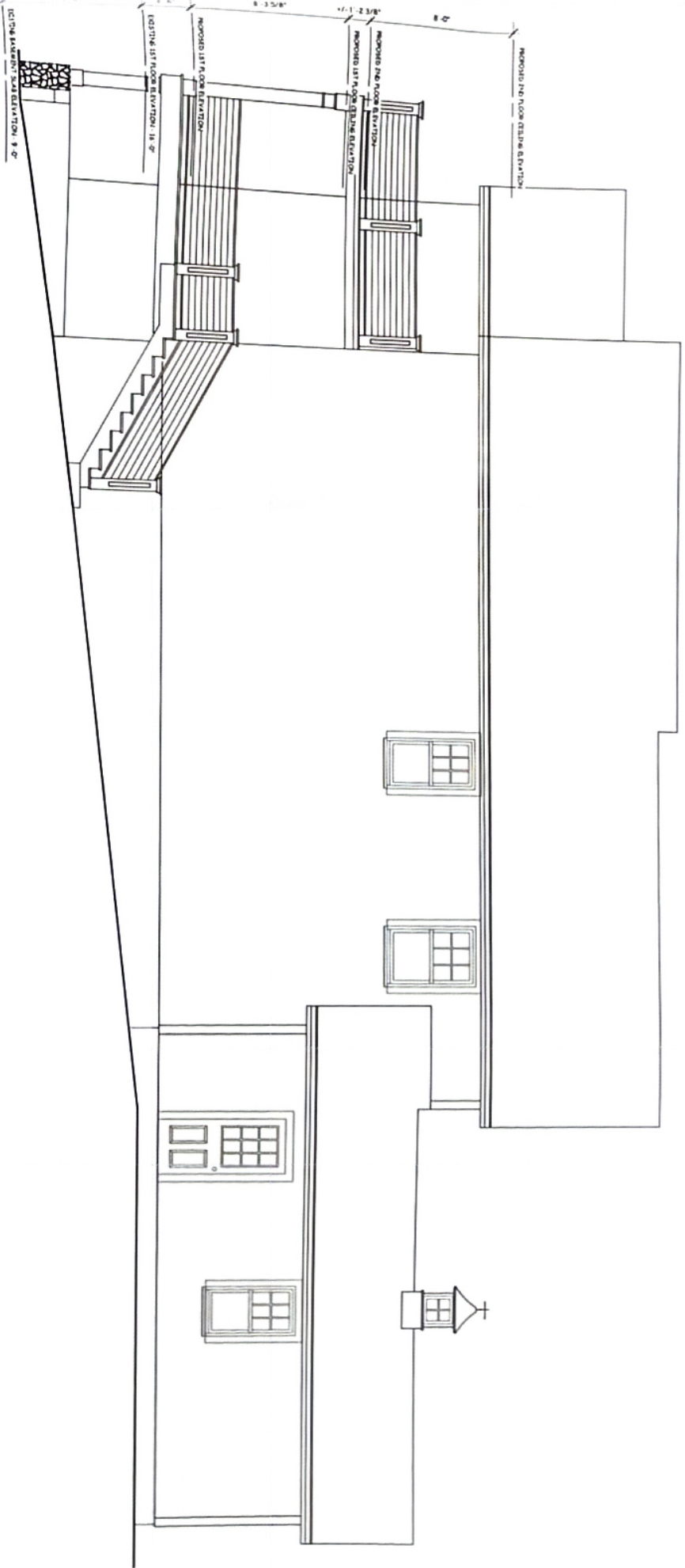
DWG NO.
 016 140

DO NOT DIMENSION
 THIS DRAWING

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

SK-7

NOTE:
 This drawing is the property of the architect and has been prepared specifically for the project at this site and is not to be used for any other purpose without the written consent of the architect.



<p>NOTE: This drawing is the property of the architect and has been prepared for the owner for this project at this site and is not to be used for any other project without written consent of the architect.</p> <p>DATE: FEBRUARY 21, 2023 JOB NO: 2022.07 DRAWN BY: GDC</p>		<p>2022.07.07</p>
<p>ADDITION & RENOVATION FOR: KEN & MELANIE TWITCHELL 200 RIVERSIDE DRIVE RIVERSIDE, BRONX ISLAND MAP 444 / BLOCK 20 / LOT 002</p>		
<p>GAIL GRAMWILL CARLEY ARCHITECT 61 SCHWALD ROAD DARREINGTON, BRONX ISLAND 02836 PHONE/FAX: 401-244-8044</p>		<p>2022.07.07</p>
<p>NORTH ELEVATION SCALE 3/16" = 1'-0"</p>		<p>SK-8</p>

2022.07.07



ZONING OVERLAP

<p>ADDITION & RENOVATION FOR KEN & MELANIE TWITCHELL 230 BATESIDE DRIVE BATESIDE, RHODE ISLAND 04614 / BLOCK 20 / LOT 001</p>	<p>NOTE The drawing is the architect's and has been prepared under license. It is not to be used for any other project without the written consent of the architect.</p>
<p>GAIL GRANVILLE CARLEY ARCHITECT 41 SOWDAIS ROAD DARRENTON, RHODE ISLAND 02836 PHONE/FAX: 401-251-4051</p>	<p>DATE: FEBRUARY 21, 2023 JOB NO: 2022.07</p>
<p>PERSPECTIVE RENDERINGS</p>	<p>DWG NO: SK-9</p>