

32 & 34
Orkney Rd

Proposal

Seeking to combine two lots and change the occupancy from two 2- family dwellings to one 7-family dwelling. Also, to erect a single-story addition and renovate

Aerial View



Rear Aerial View



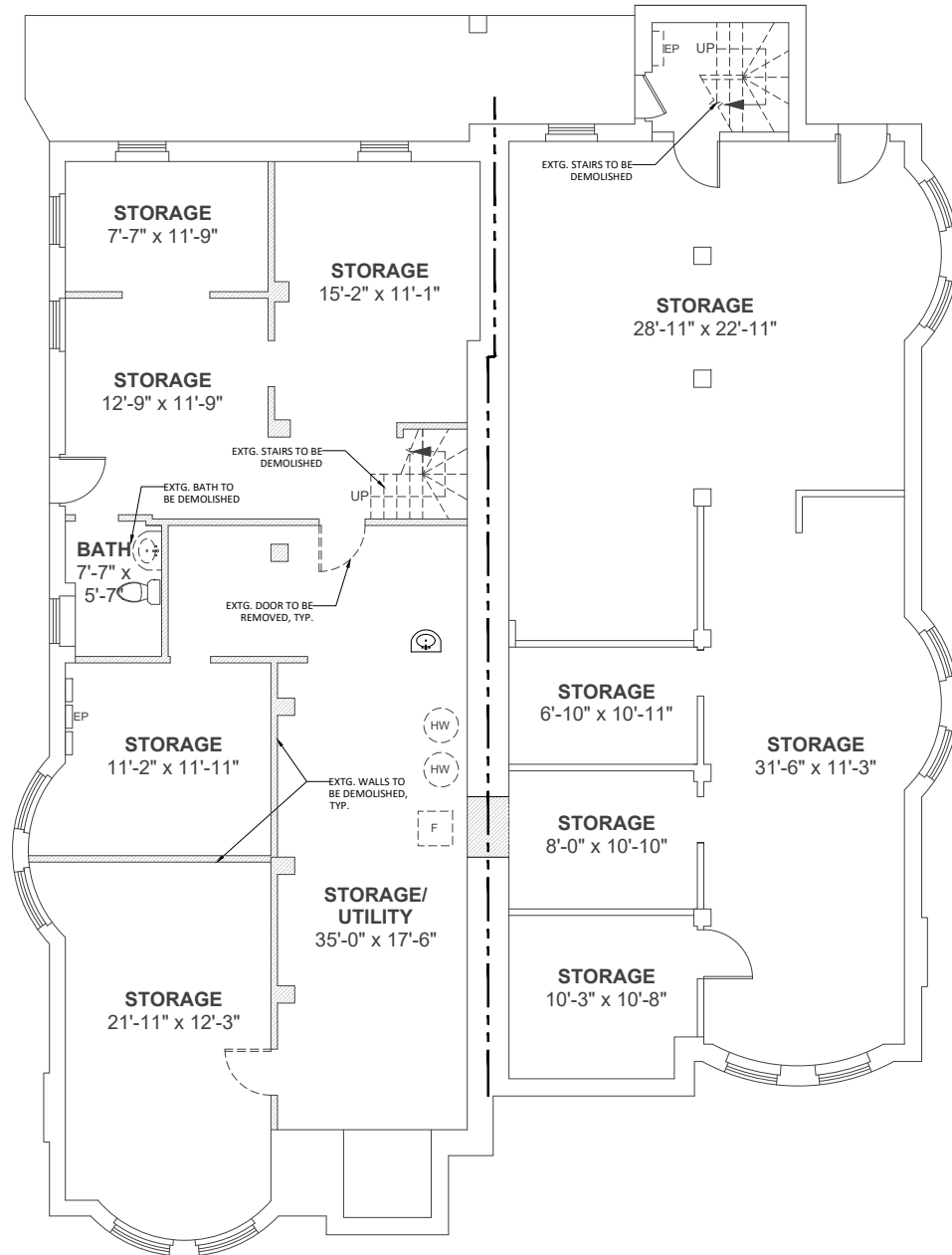
Orkney Street



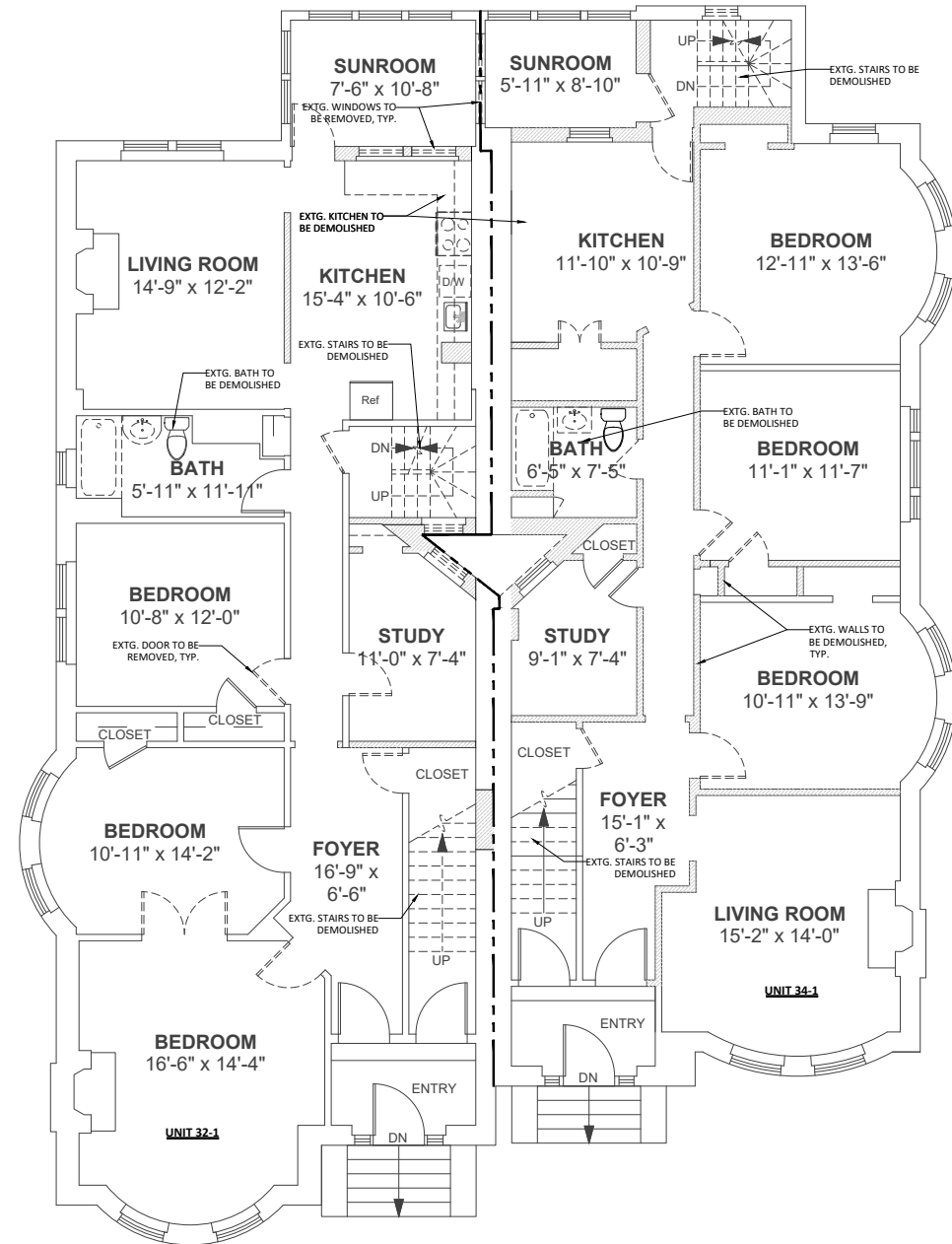
Existing Conditions – Orkney Street & 32-34 Orkney Street



Existing Plans

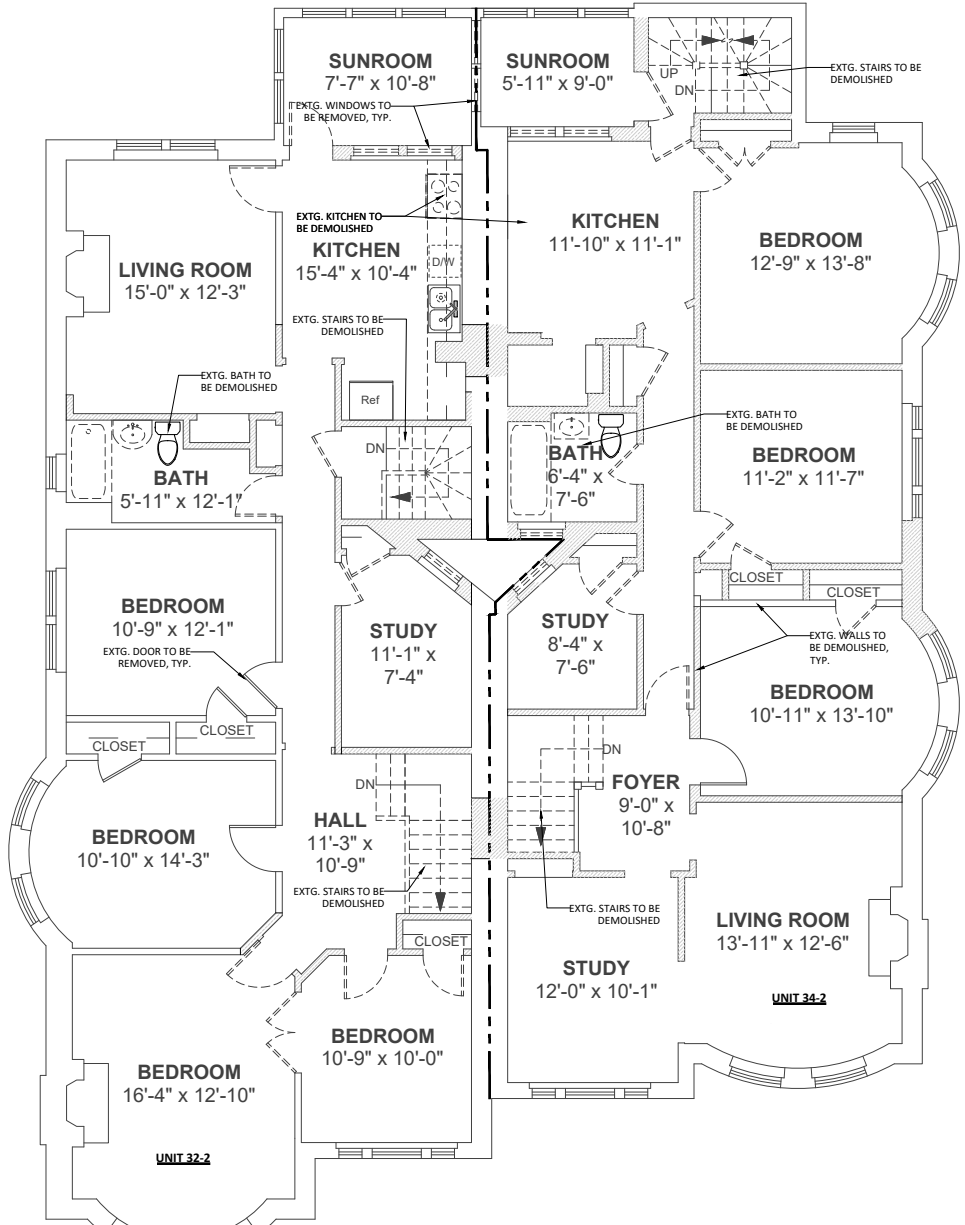


BASEMENT PLAN
Ceiling Height = 8'-0"

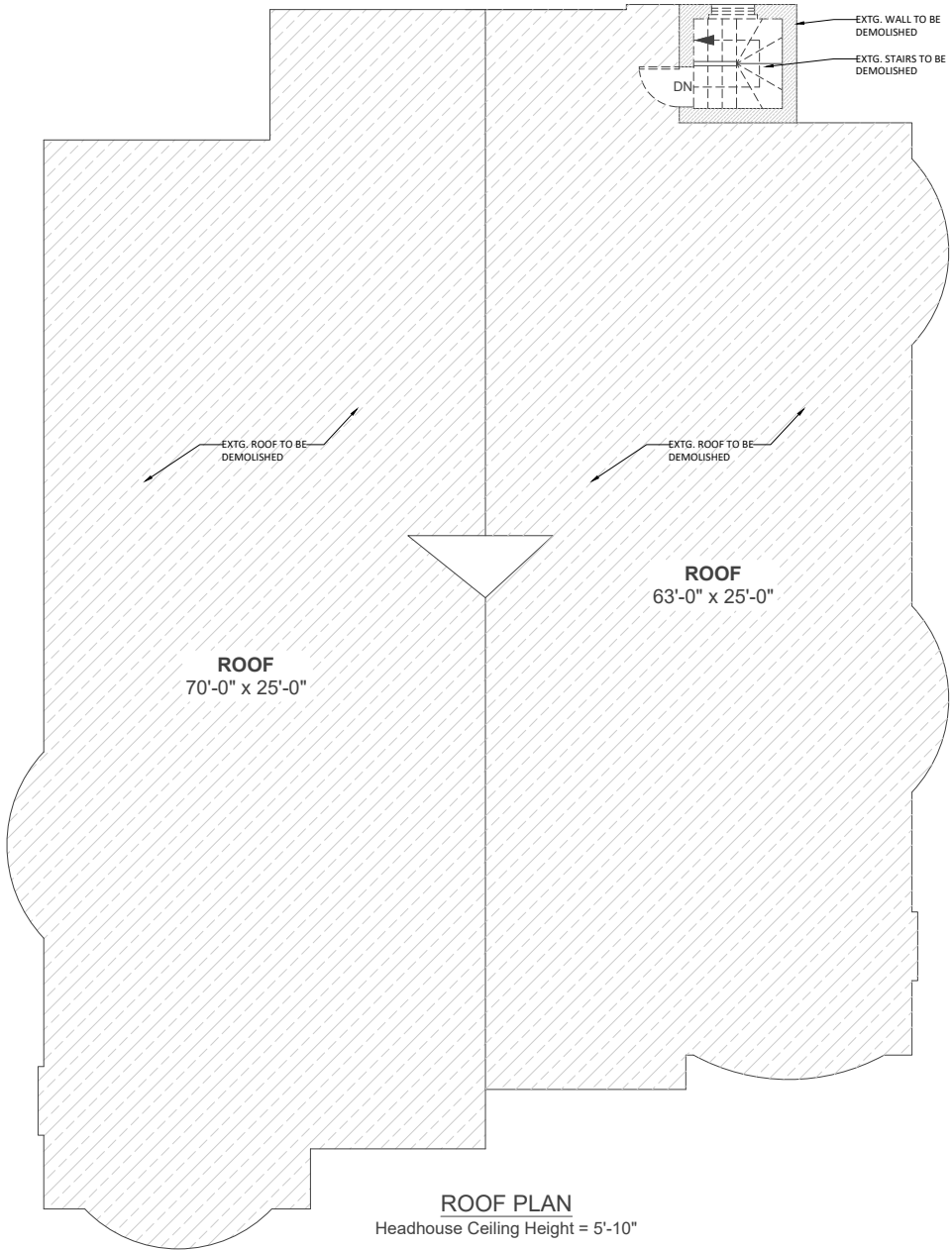


FIRST FLOOR PLAN
Ceiling Height = 9'-0"

Existing Plans



SECOND FLOOR PLAN
Ceiling Height = 9'-1"

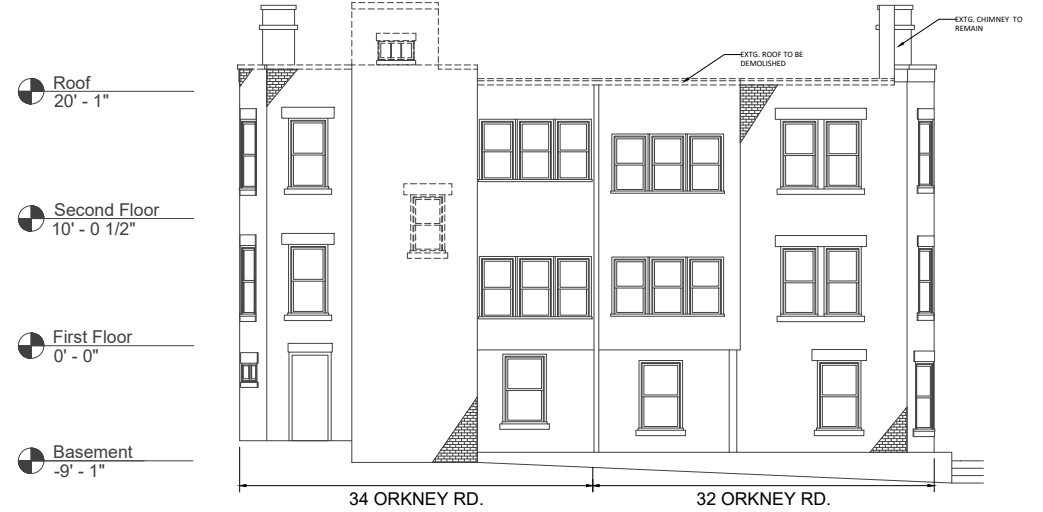


ROOF PLAN
Headhouse Ceiling Height = 5'-10"

Existing Plans



(*) Refer to Plot Plan by R.J. O'Connell and Associates



REAR ELEVATION

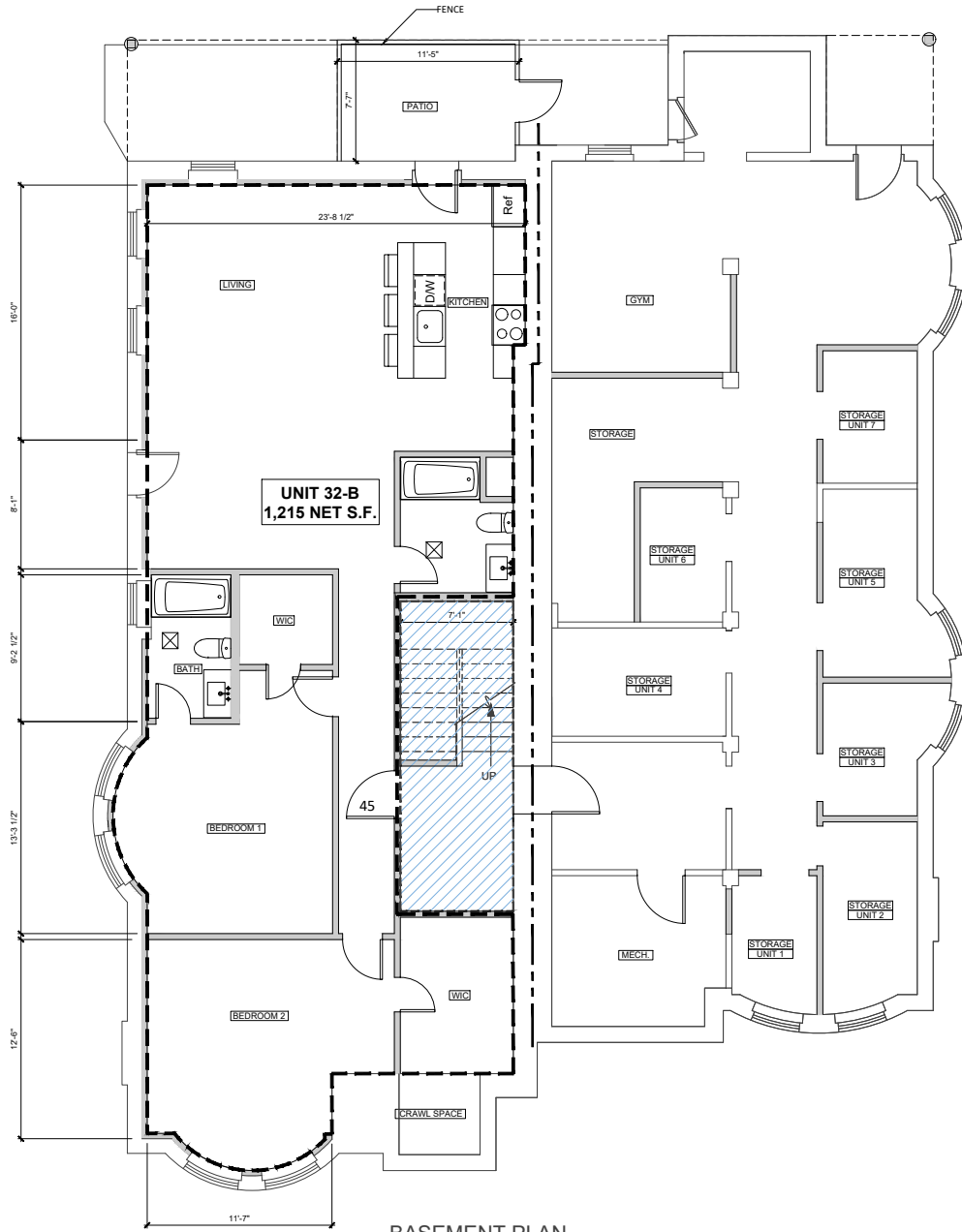


LEFT SIDE ELEVATION

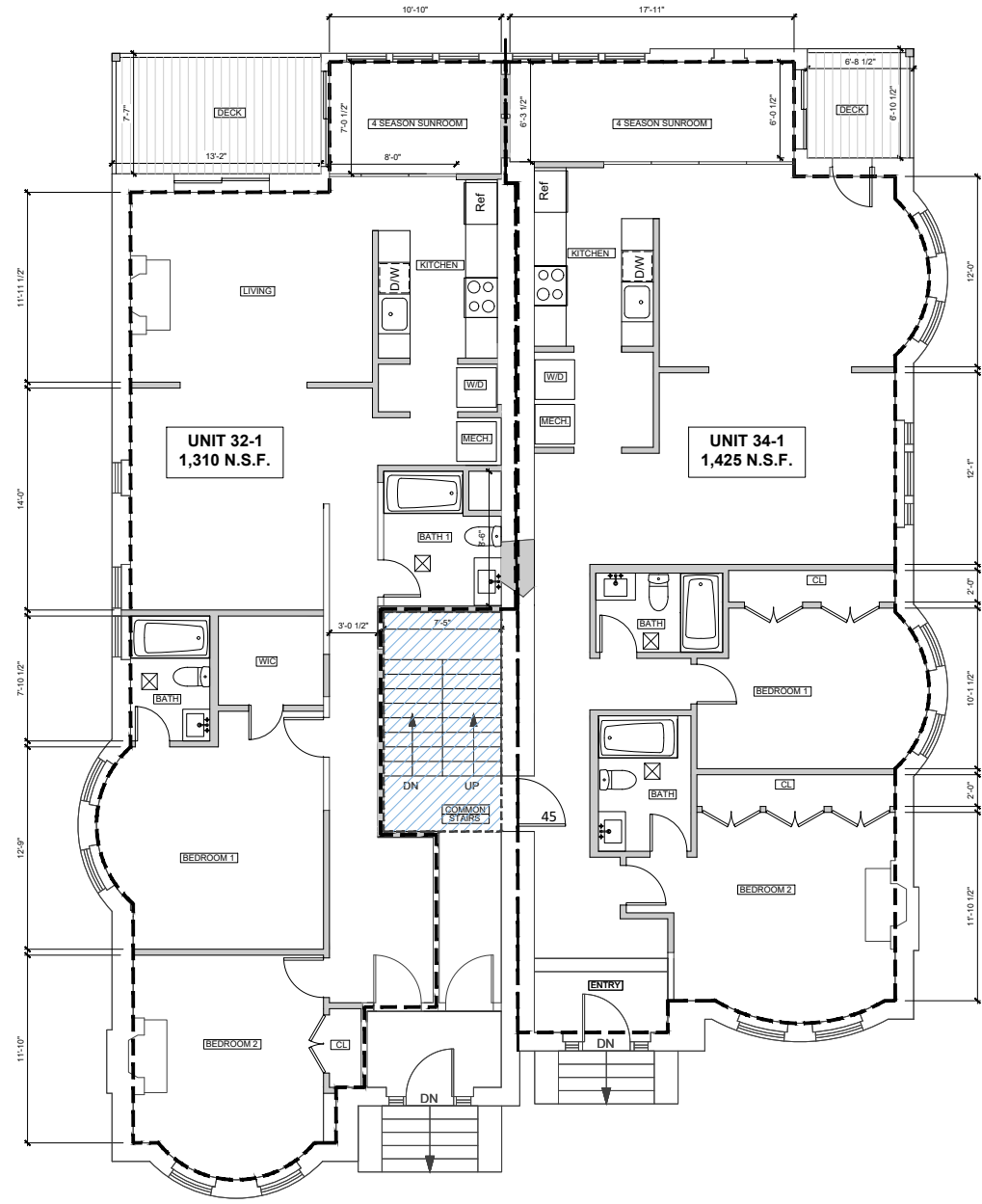


RIGHT SIDE ELEVATION

Proposed Plans

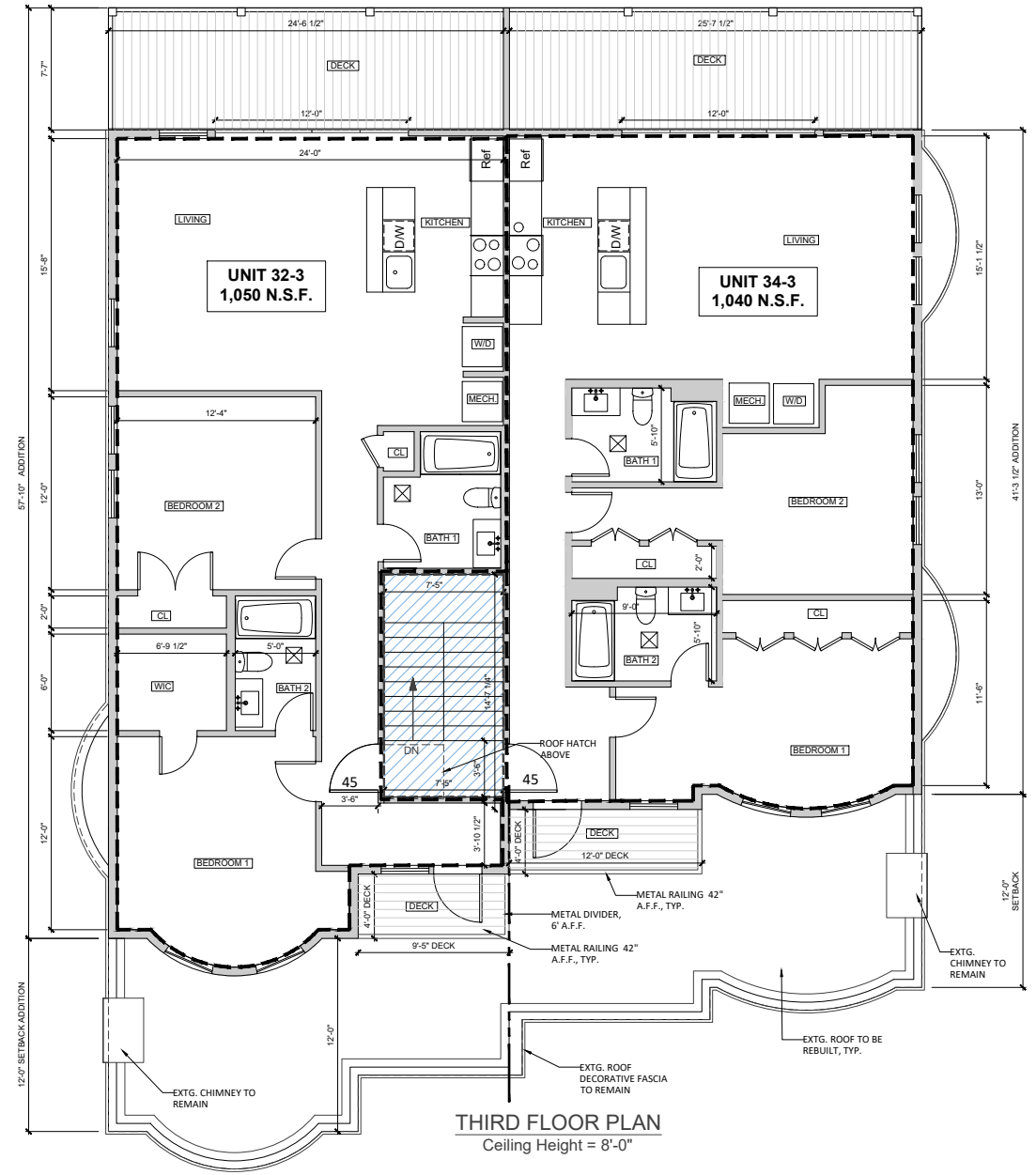
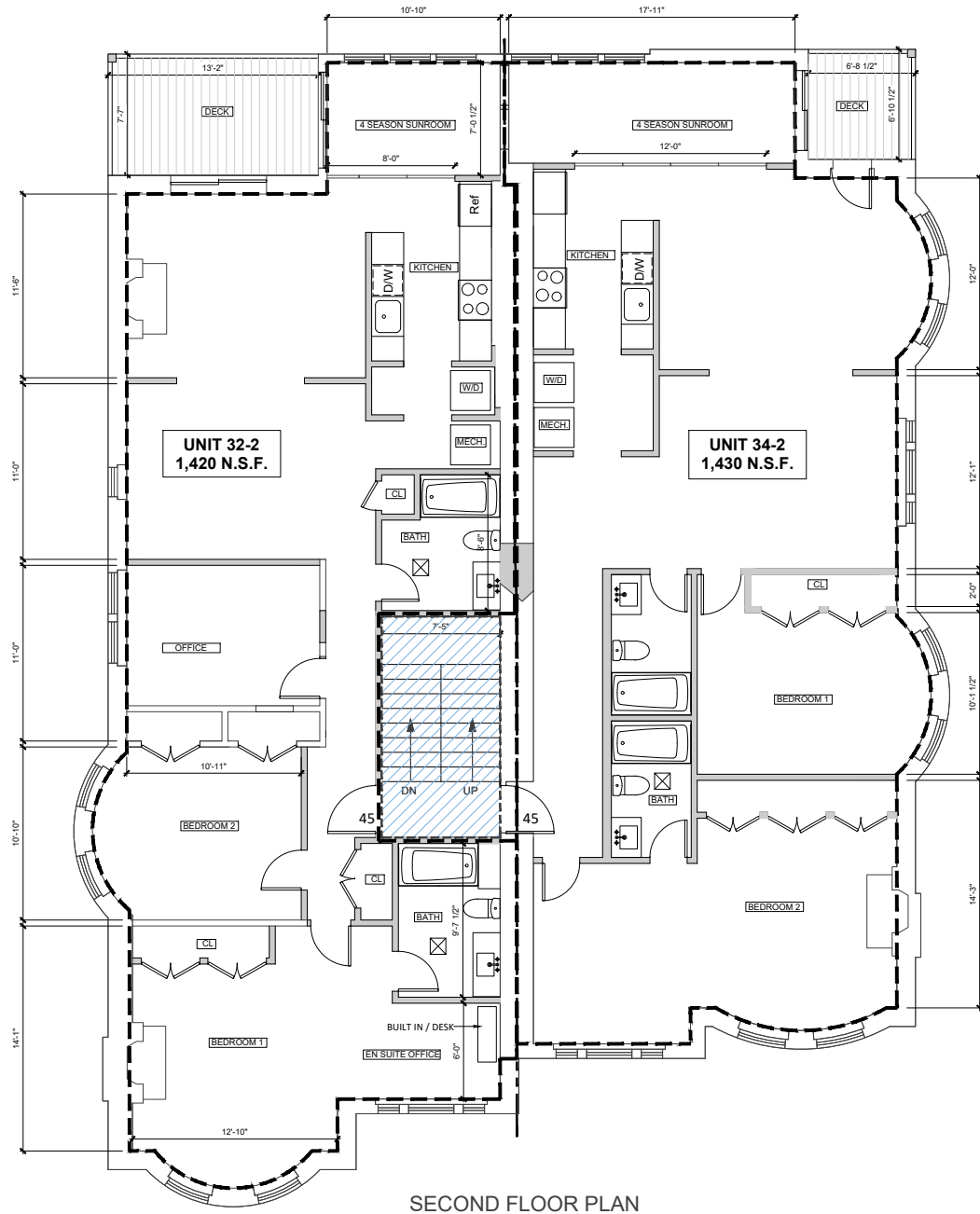


BASEMENT PLAN
Ceiling Height = 8'-0"

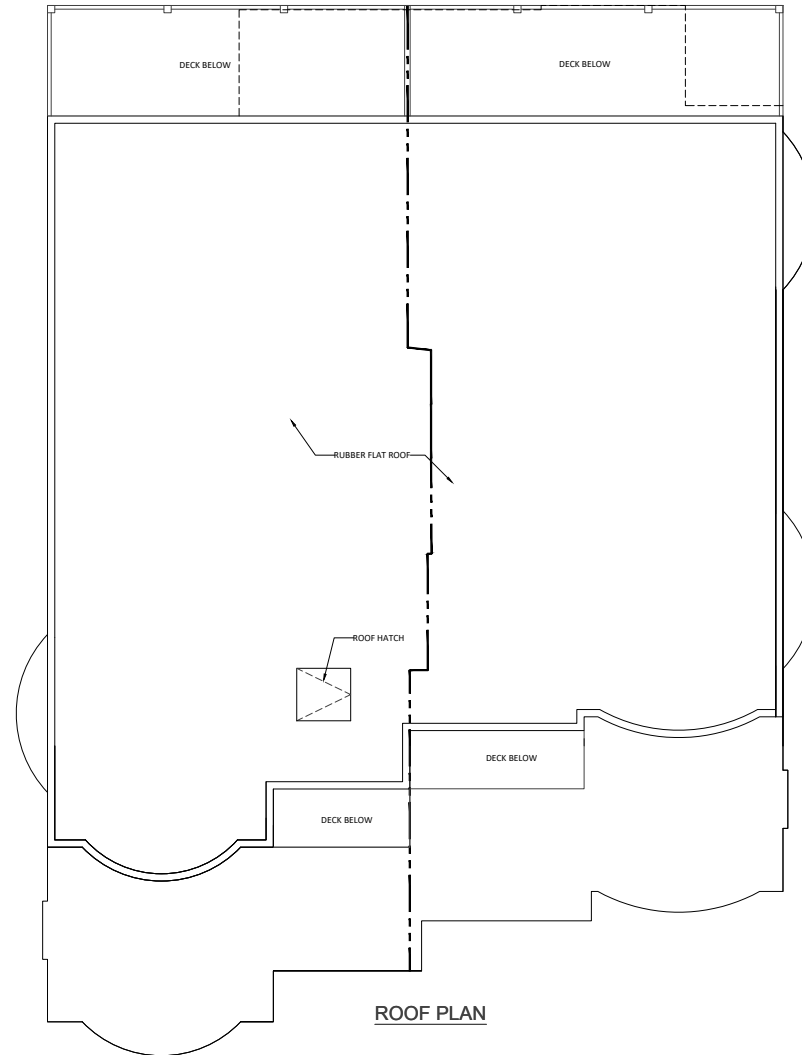


FIRST FLOOR PLAN
Ceiling Height = 9'-0"

Proposed Plans



Proposed Plans

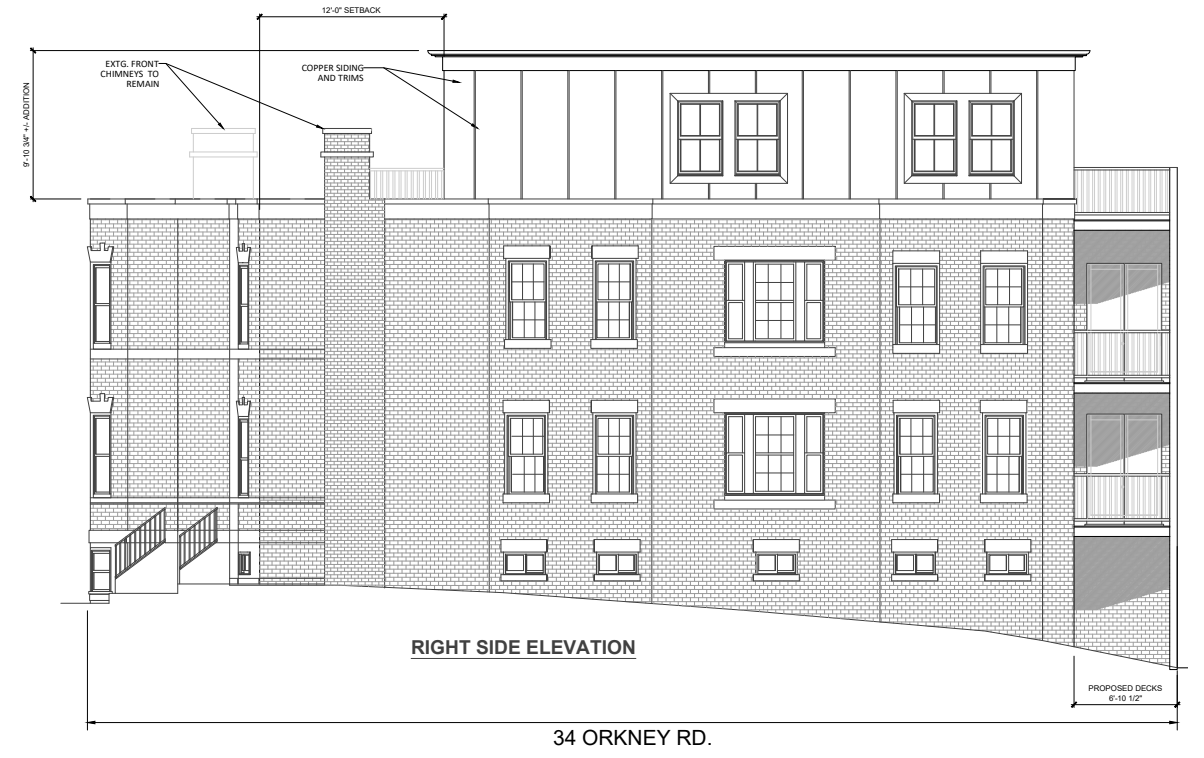
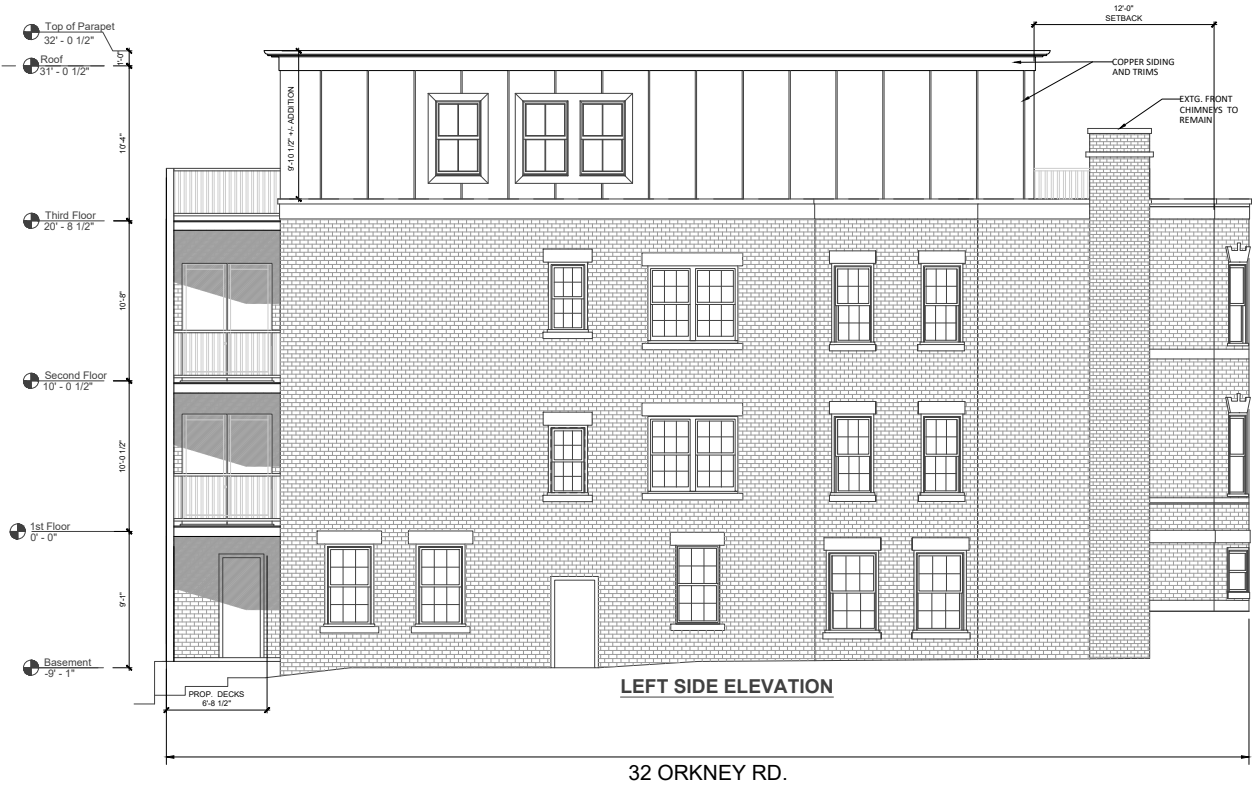


Proposed Plans

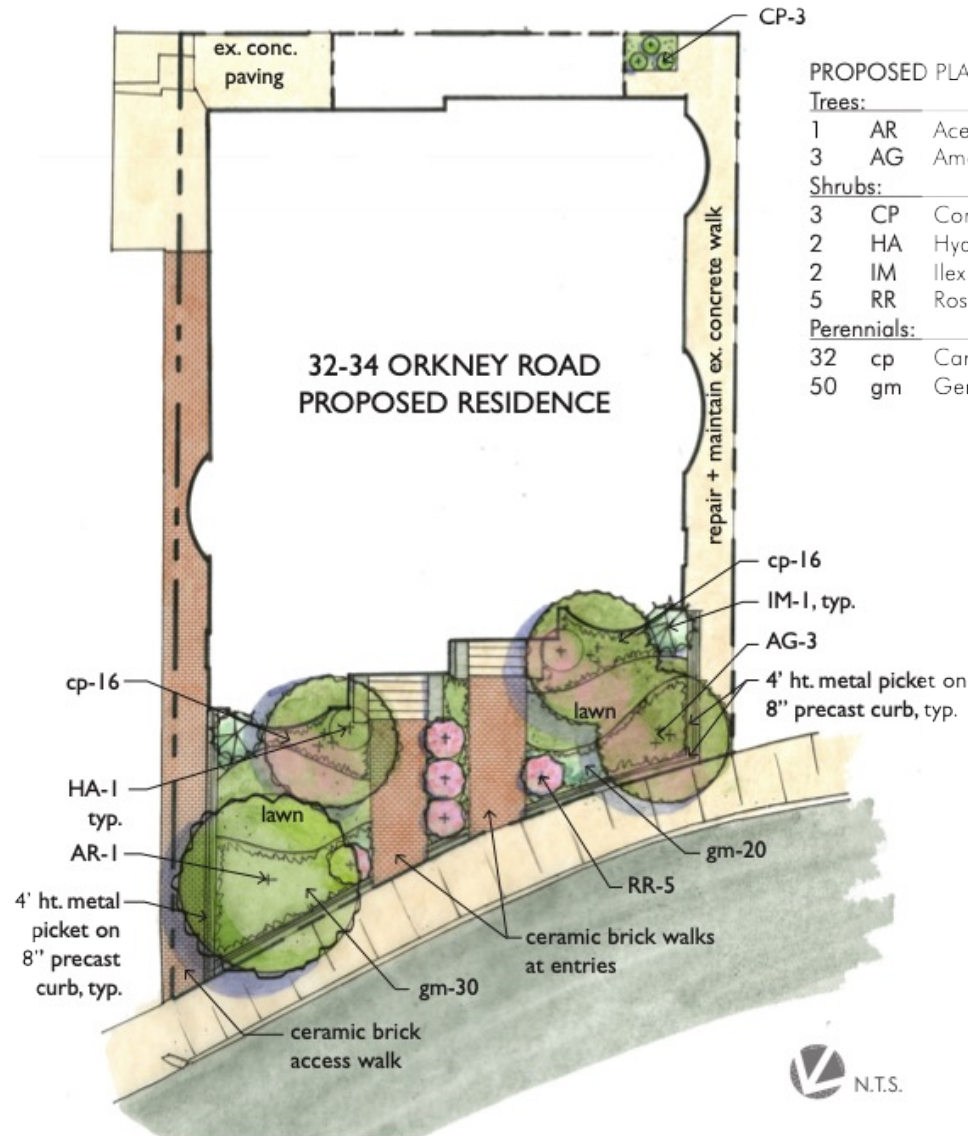


(* Refer to Plot Plan by R.J. O'Connell and Associates

Proposed Plans



Proposed Plans



PROPOSED PLANT LIST

Trees:

1	AR	Acer rubrum	Red Maple	2.5-3" cal.	B&B
3	AG	Amelanchier grandifolia	Serviceberry	2" cal.	B&B

Shrubs:

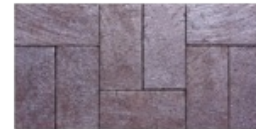
3	CP	Comptonia peregrina	Sweetfern	3 gal.	Pots
2	HA	Hydrangea arborescens 'Annabelle'	Smooth Hydrangea	5 gal.	Pots
2	IM	Ilex x meserveae 'China Girl'	Blue Holly	5 gal.	Pots
5	RR	Rosa 'Radrazz'	Knock Out Roses	5 gal.	Pots

Perennials:

32	cp	Carex pensylvanica	Pennsylvania Sedge	2 gal.	Pots, 15" o.c.
50	gm	Geranium macrorrhizum 'Bevan's Variety'	Bigroot Geranium	2 gal.	Pots, 18" o.c.



Aluminum Metal Picket by Ameristar



Ceramic Brick Pavers



Proposed Plans



Red Maple
Acer rubrum



Serviceberry
Amelanchier grandifolia



Smooth Hydrangea
Hydrangea arborescens 'Annabelle'



Blue Holly
Ilex x meserveae 'China Girl'



Knock Out Rose
Rosa 'Radrazz'



Pennsylvania Sedge
Carex pensylvanica



Sweetfern
Comptonia peregrina



Bigroot Geranium
Geranium macrorrhizum 'Bevan's Variety'

Proposed



Proposed

