

Village of Bronxville
Site Development Application

Site Development Subdivision Special Permit

Project Name, If Applicable: The O'Hara Residence

Project Street Address: 15 Dusenberry Rd, Bronxville, NY 10708

Section: 10 Block: 1 Lot(s): 6 Zone: RES-A

Plans Prepared By: Nicholas L. Faustini Architect PC

Address: 6 Burns St

City: Hartsdale State: NY Zip: 10530

Phone #: (914) 329-1518 Email: nfaustini@nlfarchitect.com

Owner: Kristin O'Hara

Address: 15 Dusenberry Rd

City: Bronxville State: NY Zip: 10708

Phone #: (914) 912-6172 Email: jknox16@me.com

Zoning District: RES-A

Zoning Variances Required: Yes- Front portico addition in required front yard setback;
proposed building coverage exceeds maximum

County; State or Federal Permits Required: No

Proposed use(s) of site: R-3 Detached Single Family Residence

Anticipated construction time: 6 months

Office Use Only							
Date Received	Docket No.	Section	Block	Lot	Permit #	Fee Paid	Date Approved

Current land use of site: (Residential; Commercial; Undeveloped) Residential

Current condition of site: (Building; Brush; ect.) Building

Estimated cost of proposed improvements: \$ 200,000

Anticipated increase number of Residents; Shopper; Employees; ect. 0

Describe proposed use, including primary, secondary uses; ground floor area; height; number of stories for each building. Attach additional 8 1/2" x 11" sheets if required.

-For residential buildings include number of dwelling units by size.

-For non-residential building include total floor area; sales areas; number of automobile and truck parking spaces.

-Other proposed structures (including shed; garages; ect.)

Proposed use: single family detached residence (one dwelling unit)

Proposed ground floor area: 1,354.6 SF

Existing building height: 2.0 stories/21.2 FT (no change in height proposed)

Owners Name:  Kristin O'Hara

Owners Signature:  Date: 3/22/21

VILLAGE OF BRONXVILLE
Department of Buildings
200 Pondfield Road
(914) 337-7338
(914) 337-0158 (Fax)

PLAN REVIEW COMMENTS

APPLICATION NUMB: ALT 046-21
DATE RECEIVED: March 16, 2021
LOCATION: 15 Dusenberry Road
SBL: 10./1/6
APPLICANT NAME: O'Hara, Kristen
APPLICANT ADDRESS: 15 Dusenberry Road
Bronxville, NY 10708

DESCRIPTION OF WORK : Front portico/kitchen/dining/family room/mudroom addition design at first floor and master suite/bedroom/bathroom addition design at second floor.

DISAPPROVED 3/17/2021, FOR THE FOLLOWING:

Your revised application for a permit on the above location has been reviewed and a permit may not be issued at this time for the reasons indicated below.

ZONING CODE REVIEW (Section Numbers refer to Village Code of 1981)

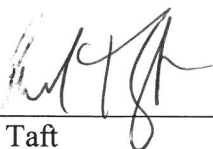
Zoning Review - Plans dated as received - 3/16/2021

- 1) Building Coverage as per 310-10 exceeds maximum 22 1/2 %
- 2) Front Yard setback - 30', proposed front yard setback 19.8"
- 3) FAR (proposed) is .25. Existing FAR - .15; 30% maximum increase = .045; proposed increase = .195. As per 310-26 D (1) (b) [1] maximum FAR increase is 30%, proposed work exceeds the maximum 30% FAR Increase

As per 1 & 2 above referral to zoning is required

As per # 3 above referral for site plan development is required.

This document constitutes a final administrative determination by the Building Inspector denying your application for the reasons set forth above. Section 7-712(a) of the New York State Village Law provides that any appeal of this decision must be filed within 60 days of the date hereof with the Zoning Board of Appeals of the Village of Bronxville.



Paul Taft
Building Inspector

CC: O'Hara, Kristen

GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE VILLAGE OF BRONXVILLE, NY BUILDING CODE AND ZONING ORDINANCES, THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, AS WELL AS ENGINEERING & FIRE DEPT REGULATIONS AND ALL APPLICABLE LAWS, UTILITY COMPANY REGMENTS, & THE BEST TRADE PRACTICES.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR OR ANY SUBCONTRACTOR(S) DOING ANY WORK UNDER THIS CONTRACT SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH BUILDING DEPARTMENT, AND SHALL BE ENTIRELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM ALL AUTHORITIES HAVING JURISDICTION ON THIS MATTER INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL & ASBESTOS REMOVAL PERMITS, IF SO REQUIRED BY OWNER. THE OWNER SHALL BE RESPONSIBLE FOR PAYING PERMIT FEES REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND FEES REQUIRED BY ALL OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION THEREOF.
- THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL WRITTEN MEASUREMENTS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS BY ALL AUTHORITIES AND/OR GOVERNMENTAL AGENCIES HAVING JURISDICTION ON THIS MATTER, AS MAY BE NECESSARY.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, AND THE ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL COMPLY WITH AND KEEP HIMSELF INFORMED OF ALL FEDERAL, STATE, MUNICIPAL AND DEPARTMENTAL LAWS, ORDINANCES, RULES AND REGULATIONS, NOTICES, ORDERS AND REQUIREMENTS.
- THE ARCHITECTURAL FIRM HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR SUPERVISION. ARCHITECT'S RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS ONLY. ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO PLANS & SPECIFICATIONS UNLESS SPECIFICALLY AUTHORIZED BY HIM IN WRITING. ARCHITECT HAS NOT BEEN RETAINED FOR ASBESTOS INVESTIGATION. ARCHITECT IS NOT RESPONSIBLE FOR ANY KIND OF DESIGN & SPECIFICATIONS RELATED TO ASBESTOS PRESENCE.
- DAMAGED WORK: EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE CAUSED TO ANY WORK ON THIS PROJECT BY HIS OWN FORCES OR THOSE OF HIS SUB-CONTRACTORS, OR BY OTHERS CONNECTED WITH HIS OPERATION ON THIS PROJECT IN ANY WAY AND SHALL MAKE ALL NECESSARY REPAIRS AND BE RESPONSIBLE FOR SUCH DAMAGE WORK AT HIS OWN EXPENSE AND TO THE REASONABLE SATISFACTION OF THE OWNER.
- SAFETY REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE NECESSARY BRACINGS AND BARRICADES INCLUDING TEMPORARY WALLS, FENCES AND OTHER PROTECTIVE STRUCTURES TO SAFEGUARD CONSTRUCTION AND PUBLIC SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. ELECTRICAL, PLUMBING, ETC. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR 4 OBTAIN INSPECTIONS AND RECD SIGN-OFFS.
- ALL FINISH AND FINISH SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR FLUSHED.
- JOB MAINTENANCE: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SITE IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES. CONTRACTORS WORKING UNDER SEPARATE CONTRACTS WILL COOPERATE IN THIS REGARD, BUT THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE REQUIRED CLEANING AND MAINTAINING OF THE SITE.
- WASTE MATERIALS, RUBBISH, DEBRIS, BROKEN CONCRETE, PACKING CASES, ETC. SHALL BE REMOVED.
- PRIOR TO TURNING BUILDING OVER TO OWNER, REMAINING RUBBISH SHALL BE REMOVED, THE GROUND AREAS RAKED CLEAN AND THE ENTIRE BUILDING CLEANED AS SPECIFIED.
- CLEANING: IMMEDIATELY BEFORE TURNING THE PROJECT OR PARTS OF SAME OVER TO THE OWNER, THE GENERAL CONTRACTOR SHALL WASH AND CLEAN THE FOLLOWING:
 - REMOVE TEMPORARY PROTECTION
 - REMOVE MARKS, STAINS AND OTHER DIRT FROM PAINTED DECORATED AND FINISHED WOODWORK
 - REMOVE SPOTS, MORTAR, PLASTER, SOIL AND PAINT FROM CERAMIC TILES AND OTHER FINISH MATERIALS AND WASH OR WIPE CLEAN
 - CLEAN FIXTURES, CABINET WORK AND EQUIPMENT AND LEAVE IN UNDAMAGED NEW APPEARING CONDITION
 - CLEAN ALUMINUM AND OTHER FINISH METALS IN ACCORDANCE WITH MFG. RECOMMENDATIONS
 - CLEAN RESILIENT FLOORS THOROUGHLY TO REMOVE ANY SURFACE DIRT AND POLISH TO UNIFORM SHEEN
 - CLEAN BOTH SIDES OF GLASS.

STEEL & CONCRETE DESIGN DATA

STEEL DESIGN DATA

STRUCTURAL STEEL: ASTM A992 GR 50
 TUBE COLUMNS: ASTM - A500, GRADE B
 HIGH STRENGTH BOLTS: ASTM - A325
 SHAPES & PLATES: ASTM - A36

WELDING ELECTRODES - SERIES: E10
 ANCHOR BOLTS: F1554 (FY=36KSI)

CONCRETE DESIGN DATA

- ALL CONCRETE WORK (BOTH MATERIALS AND CONSTRUCTION PROCEDURES) SHALL BE IN ACCORDANCE WITH AC308-2005.
- CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
- REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS IN ACCORDANCE W/ ASTM A615, GRADE 60. ALL DETAILING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI STANDARD 315.
- CALCIUM CHLORIDE OR SOLUTIONS CONTAINING CHLORIDE WILL NOT BE PERMITTED AS ADMIXTURES IN ANY CONCRETE.
- CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
 - BEAMS AND COLUMN TIES: 1/2" FOR #5 OR SMALLER
 - 2" FOR #6 OR LARGER SLABS: 3/4"
 - FOOTINGS AND PADS POURED ON GROUND: 3"
- DETAILING AND FABRICATION OF REINFORCING UNLESS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION.
- PLACING AND SUPPORTS OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH CRSI. RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS AND ACI-315.

IMPERVIOUS SURFACE TABULATION

EXIST IMPERVIOUS SURFACES	EXIST ASPHALT DRIVEWAY:	783 SF
	EXIST DETACHED GARAGE	400 SF
	EXIST REAR PATIO & PATIO TO BE REMOVED:	191 SF
	EXIST FRONT PATIO TO BE REMOVED:	89 SF
	EXIST PATIO TO BE REMOVED:	306 SF
	EXIST PRINCIPAL BUILDING FOOTPRINT:	261 SF
	TOTAL EXISTING IMPERVIOUS SURFACES:	2,351 SF
PROPOSED IMPERVIOUS SURFACES	EXIST ASPHALT DRIVEWAY:	783 SF
	EXIST DETACHED GARAGE	400 SF
	NEW FRONT WALK & STOOP:	124 SF
	NEW PATIO:	546 SF
	NEW PATIO:	80 SF
	NEW SIDE WALK:	168 SF
	NEW REAR WALK:	91 SF
	PROPOSED PRINCIPAL BUILDING FOOTPRINT:	1,826 SF
	TOTAL PROPOSED IMPERVIOUS SURFACES:	3,575 SF
CHANGE	NET CHANGE IN TOTAL IMPERVIOUS SURFACES:	1,024 SF

BUILDING COVERAGE TABULATION

EXIST BUILDING COVERAGE	EXIST DETACHED GARAGE	400 SF
	EXIST REAR PATIO TO BE REMOVED:	91 SF
	EXIST FRONT PATIO TO BE REMOVED:	306 SF
	EXIST PRINCIPAL BUILDING FOOTPRINT:	261 SF
	TOTAL EXISTING BUILDING COVERAGE:	1,660 SF
PROPOSED BUILDING COVERAGE	EXIST DETACHED GARAGE	400 SF
	NEW FRONT STOOP:	31 SF
	NEW PATIO:	546 SF
	NEW PATIO:	80 SF
	NEW SIDE WALK:	168 SF
	NEW REAR WALK:	91 SF
	PROPOSED PRINCIPAL BUILDING FOOTPRINT:	1,826 SF
	TOTAL PROPOSED BUILDING COVERAGE:	2,445 SF
CHANGE	NET CHANGE IN TOTAL BUILDING COVERAGE:	885 SF

METALS

- STRUCTURAL STEEL - ALL STRUCTURAL STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM - A - 36 LATEST EDITION. SIZE AND LOCATION OF ALL STRUCTURAL STEEL IS INDICATED ON WORKING DRAWINGS. THIS INCLUDES STEEL BEAMS, STEEL PIPE COLUMNS, STEEL ANGLES, AND STEEL BEAMS USED AS HEADERS OVER DOORS AND WINDOWS.

WOOD & PLASTICS

- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 1 AND 2 COMMON HAVING A MIN. ALLOWABLE BENDING STRESS OF 900PSI.
- LUMBER SIZE AND SPACING AS INDICATED ON WORKING DRAWINGS.
- ALL PLYWOOD SHALL BE MIN. 1/2" CDX EXTERIOR GRADE FOR SIDING AND MIN. 5/8" CDX FOR ROOF DECKING, OR AS INDICATED ON PLANS.
- ALL FRAMING LUMBER SHALL BE KILN DRIED.
- ROOF TRUSSES WIDER THAN 24" O.C. SHALL HAVE 2" X 4" WOOD BLOCKING UNDER ALL PLYWOOD JOINTS (IF APPLICABLE).
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL WITH FLOOR SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE RAFTERS & CEILING JOISTS AROUND ALL SKYLIGHT OPENINGS (IF APPLICABLE).

THERMAL & MOISTURE PROTECTION

- INSULATION - ALL EXTERIOR WALLS, CEILING, AND ROOFS, AS INDICATED ON WORKING DRAWINGS AND PER NY STATE ENERGY & BUILDING CODE, LATEST EDITION.
- EXTERIOR DOOR FRAMES, SADDLES AND WINDOW FRAMES AND WINDOW WALLS SHALL BE CALKED WITH NON-BITUMINOUS NON-STAINING MONO MANUFACTURED BY TREMCO OR EQUAL AND PACKED WITH INSULATION AT EDGES TO PREVENT DIRECT AIR INFILTRATION.

DOORS & WINDOWS

- ALL DOORS AND WINDOWS SHALL BE SIZE, TYPE AND FIRE RATINGS INDICATED ON PLANS AND SCHEDULES. ALL GLAZING SHALL BE REGULAR DOUBLE FRAME INSULATED GLASS BY ANDERSEN WINDOWS & DOORS MFG. OR APPROVED EQUIVALENT. SEE PLANS FOR ADDL INFO.
- EXTERIOR DOORS SHALL HAVE INSULATING CORES WITH AN ALUMINUM SADDLE OR EQUIVALENT INDICATED ON PLANS. ALL DOORS TO GARAGES AND MECHANICAL ROOMS SHALL BE EQUIPPED WITH SELF-CLOSING HINGES. ALL DOOR FIRE RATINGS SHALL BE AS INDICATED ON PLANS.

FINISHES

- CONCRETE SLAB - CONCRETE FLOOR SLABS SHALL BE CLEANED AND TREATED WITH SEALER TO HELP SLAB RESIST ABRASION, WEAR, IMPACT AND CRACKING AND CONCRETE DUST. SEALER TO PREVENT PENETRATION OF WATER, OILS, GREASES AND SOLVENTS.
- MASONRY WALLS - SP. TUBS BLOCK TO BE TREATED WITH WATERPROOFING AGENT UPON COMPLETION.
- FRAME WALLS - FRAME WALLS SHALL RECEIVE GYPSUM BOARD PANELS (THICKNESS - INDICATED ON PLANS) WHICH SHALL RECEIVE 2 COATS OF PAINT PROVIDING A WASHABLE FINISHED SURFACE. BATHROOMS SHALL RECEIVE STANDARD GRADE CRYSTALLINE CERAMIC TILE OR PER OWNER'S INSTRUCTIONS OVER GYPSUM BOARD AS REQUIRED. ALL BATH GYPSUM BOARD SHALL BE MOISTURE RESISTANT TYPE.

ELECTRICAL

- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A NY STATE WESTCHESTER COUNTY LICENSED ELECTRICAL CONTRACTOR AND SHALL CONFORM WITH ALL PROVISIONS OF THE NYS BUILDING CODE, NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.

PLUMBING

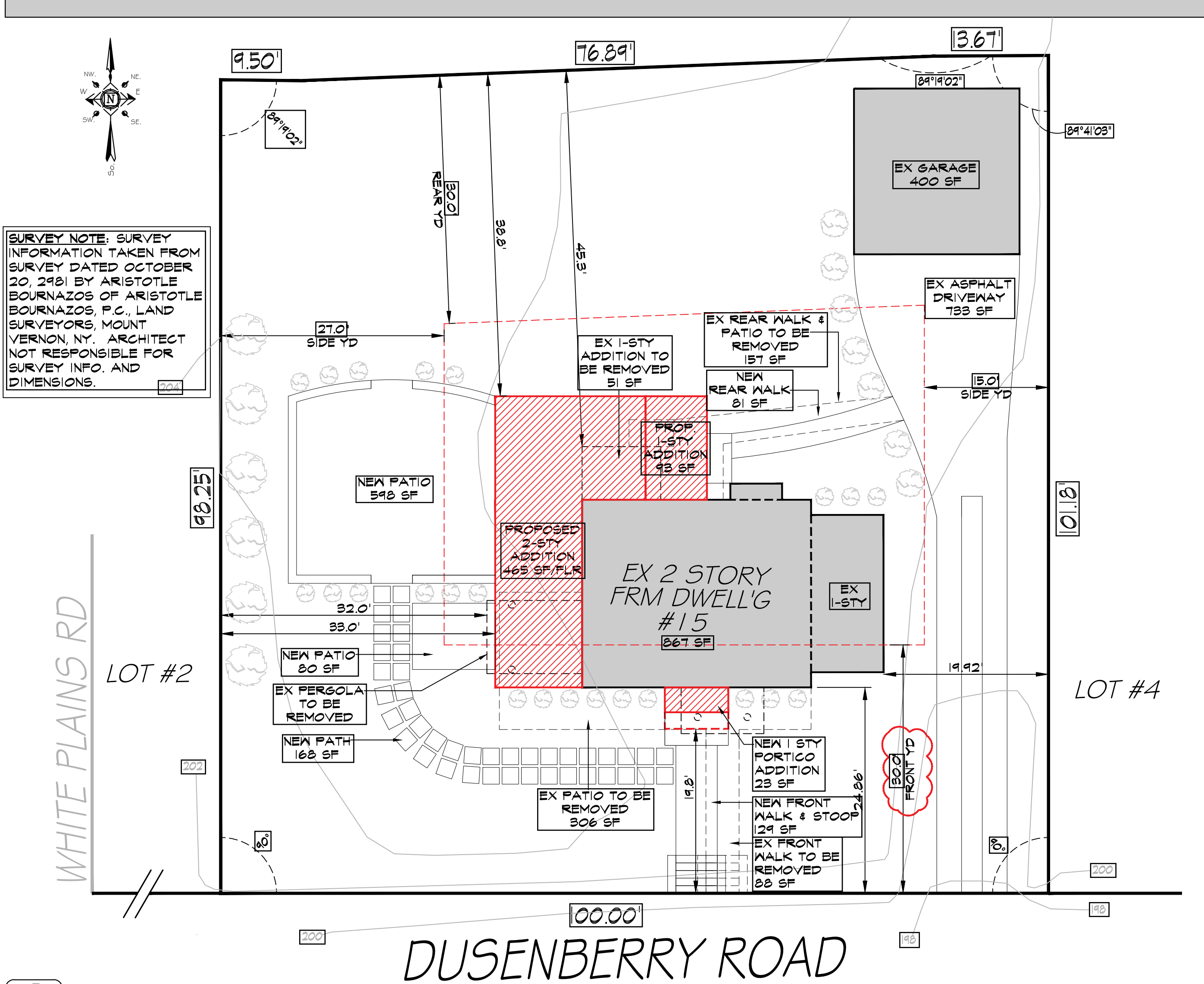
- ALL PLUMBING WORK SHALL BE APPROVED BY THE LOCAL BOARD OF HEALTH OR BLDG. DEPARTMENT, AND SHALL BE PERFORMED BY A NY STATE WESTCHESTER COUNTY LICENSED PLUMBING CONTRACTOR.
- HOUSE DRAIN AND SEWER LINE WILL BE CAST IRON PIPE OR AS REQUIRED BY LOCAL PLUMBING CODES. ALL BELOW GRADE WASTE PIPING TO BE EXTRA HEAVY CAST IRON WITH LEAD AND OAKUM JOINTS.
- ALL HOT AND COLD WATER LINES TO BE TYPE L COPPER, W/MS SOLDERED JOINTS, COPPER FITTINGS AND BRASS VALVES AND OF PROPER SIZE. PROVIDE (1) 3/4" HOSE BIB AS INDICATED ON PLANS. PROVIDE MATERIAL PLATED SHUT-OFF VALVES UNDER ALL FIXTURES. HOSE CONNECTIONS TO BE ANTI-FREEZE.
- PROVIDE HOT AND COLD WATER LINES TO DISHWASHER, CLOTHES WASHER AND TO ALL OTHER FIXTURES. ALL PLUMBING FIXTURES ARE TO BE MFG. BY AMERICAN STANDARD, KOHLER OR EQUIVALENT, MODEL # TO BE SELECTED BY OWNER.

HEATING

- HEATING CONTRACTOR SHALL GUARANTEE THAT THE HEATING SYSTEM SHALL BE PROPERLY DESIGNED, INSTALLED AND ADJUSTED TO MAINTAIN A CONSTANT 70° F INDOOR TEMPERATURE WHEN OUTDOOR TEMPERATURE IS 0° F WITH A 15 MPH WIND.
- HEATING SYSTEM SHALL BE GAS FIRED (OIL IF GAS NOT AVAILABLE). HEATING SYSTEM SHALL HAVE A MIN. COMBUSTION EFFICIENCY OF 75% AT MAX. RATED OUTPUT. ALL HOT WATER PIPING SHALL RECEIVE MIN. 1" OF PIPE INSULATION WHEN IN UNHEATED SPACES. IN ADDITION TO REGULAR BUILDING INSULATION.
- EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, UTILITY SERVICES AND OTHER SUCH OPENINGS IN BLDG. ENVELOPE SHALL BE CALKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED.
- HVAC CONTRACTOR SHALL SIZE SYSTEMS, DETERMINE MAKE & MODEL #S OF HEATING AND COOLING SYSTEMS AND SHALL PROVIDE THIS INFORMATION TO LOCAL BUILDING DEPARTMENT IN CONFORMANCE WITH THE ENERGY CODES.

15 DUSENBERRY ROAD

BRONXVILLE, NY



PROPOSED PLOT PLAN

ZONING INFORMATION SCHEDULE

GENERAL CODE: VILLAGE OF BRONXVILLE EX ZONE: RESIDENCE A DISTRICT

ITEM	REQ/ALLOW	EXISTING	PROPOSED
LOT AREA (SQUARE FT)	12,000.0	9,467.8 (1)	NO CHANGE
LOT WIDTH (FT)	80.0	100.0	NO CHANGE
LOT DEPTH (FT)	100.0	48.25 (1)	NO CHANGE
FRONT SETBACK (FT)	30.0	24.86 (1)	(1) 3.0
FIRST SIDE YARD SETBACK (FT)	15.0	19.92	NO CHANGE
SECOND SIDE YARD SETBACK (FT)	21.0	32.0	33.0
REAR SETBACK (FT)	30.0	43.0	38.8
MAX. BUILDING HEIGHT (FT/STY)	30.0/2.5	10.7/2.0	16.8/2.0
MAX. BUILDING COVERAGE (%)	22.5	16.7	25.0 (2)
MIN. OPEN SPACE REQUIREMENT (%)	6.1	74.4	64.1
FLOOR AREA RATIO	0.21	0.15	0.25 (3)
PARKING	1.0	3.0	NO CHANGE

NOTES:
 (1) DENOTES EXISTING NON-CONFORMING CONDITION
 (2) DENOTES ZONING AREA VARIANCE REQUIRED
 (3) DENOTES SITE PLAN APPROVAL REQUIRED

F.A.R. CALCULATIONS

	EXISTING	PROPOSED	SUB-TOTAL
EXISTING BASEMENT	0.0	0.0	0.0 (1)
EXISTING FIRST FLOOR	366.6 (3)	1386.4	1753.0
EXISTING SECOND FLOOR	627.1	1,042.2	1,669.3
EXISTING DETACHED GARAGE	0.0	0.0	0.0 (2)
PROPOSED TOTAL BUILDING FLOOR AREA			2,419.6
PROPOSED F.A.R.			0.25
ACTUAL LOT AREA			9,467.8
PERMITTED F.A.R.			0.31
MAX. PERMITTED BUILDING FLOOR AREA			3,643.9

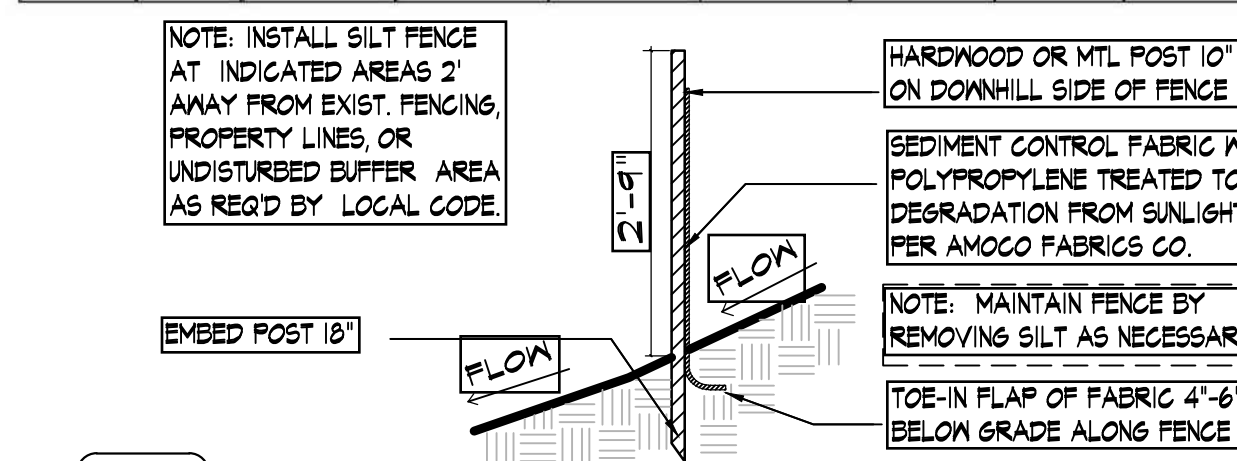
NOTES:
 (1) BASEMENT AREA NOT COUNTED TOWARDS F.A.R. IF NOT CONSIDERED A STORY
 (2) UP TO 400 SF OF GRADE LEVEL PARKING EXEMPT FROM F.A.R. CALCULATIONS
 (3) UNENCLOSED PORCHES AND PORTICOS EXEMPT FROM F.A.R. CALCULATIONS

NYS ENERGY CODE COMPLIANCE STATEMENT

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE PROPOSED WORK WHICH IS SHOWN IN THE PLANS OR SPECIFICATIONS IS IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN	SUBJECT TO DAMAGE FROM	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 PSF	Speed (mph): 115 Topographic effects: No Special wind region: No Wind-borne debris zone: No	Weathering: Severe Frost line depth: 42" Termit: Mod To Heavy	15 DEG	Yes	a) 3/11/96 b) 9/28/07 Flood Insurance Study c) Panel Numbers & Dates of current FRMS & FBM's, Amendments 35119C0325F - 9/28/07 35119C0337F - 9/28/07	618	52.2



SEDIMENT CONTROL/SILT FENCE DETAIL

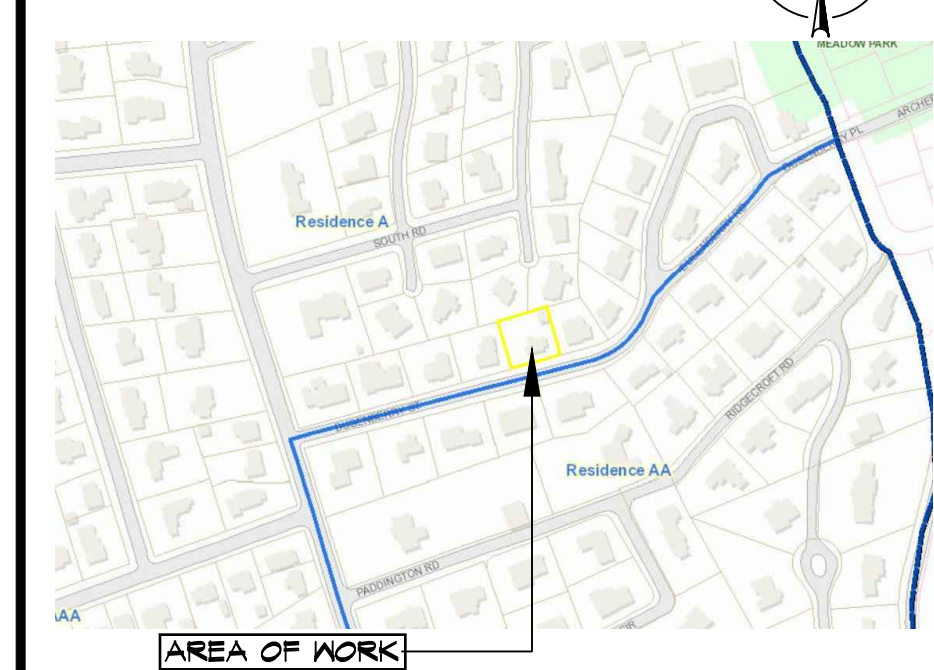
Nicholas L. Faustini Architect PC
 T 914.329.1518
 nfaarchitect.com
 Greenburgh: 6 Burns Street, Hartsdale, NY 10530
 Yonkers: 77 Remsen Road, Yonkers, NY 10710

General Notes

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LOCATION MAP



NOTE:
 Drawings may be printed at reduced scale

TAX MAP ID#: 10-1-6 ZONE: RES-A

LIST OF DRAWINGS

- T-1 PLOT PLAN & ZONING INFO SCHEDULE
- C-1 GRADE PLANE CALCULATIONS
- A-1 EXISTING FLOOR PLANS & EXTERIOR ELEVATIONS
- A-2 PROPOSED FLOOR PLANS
- A-3 PROPOSED FLOOR PLANS
- A-4 PROPOSED EXTERIOR ELEVATIONS

NO.	DATE	ISSUE/REV.
01	03.22.21	ISSUED PER DOB COMMENTS
02	03.15.21	ISSUED FOR DOB PERMIT
03	03.09.21	ISSUED FOR CLIENT REVIEW
04	03.05.21	ISSUED FOR CLIENT REVIEW
05	03.03.21	ISSUED FOR CLIENT REVIEW
06	02.18.21	ISSUED FOR CLIENT REVIEW
07	02.05.21	PRELIMINARY ZONING ANALYSIS

CLIENT:
 JOHN KNOX
 15K RESIDENTIAL
 BRONXVILLE, NY 10708

PROJECT

PROPOSED FRONT FOYER/PORTICO ADDITION DESIGN, KITCHEN/DINING ROOM/FAMILY ROOM ADDITION DESIGN AND MASTER SUITE ADDITION & SECOND FLOOR ADDITION DESIGN FOR:

15 DUSENBERRY RD, BRONXVILLE, NY 10708

DRAWINGS TITLE

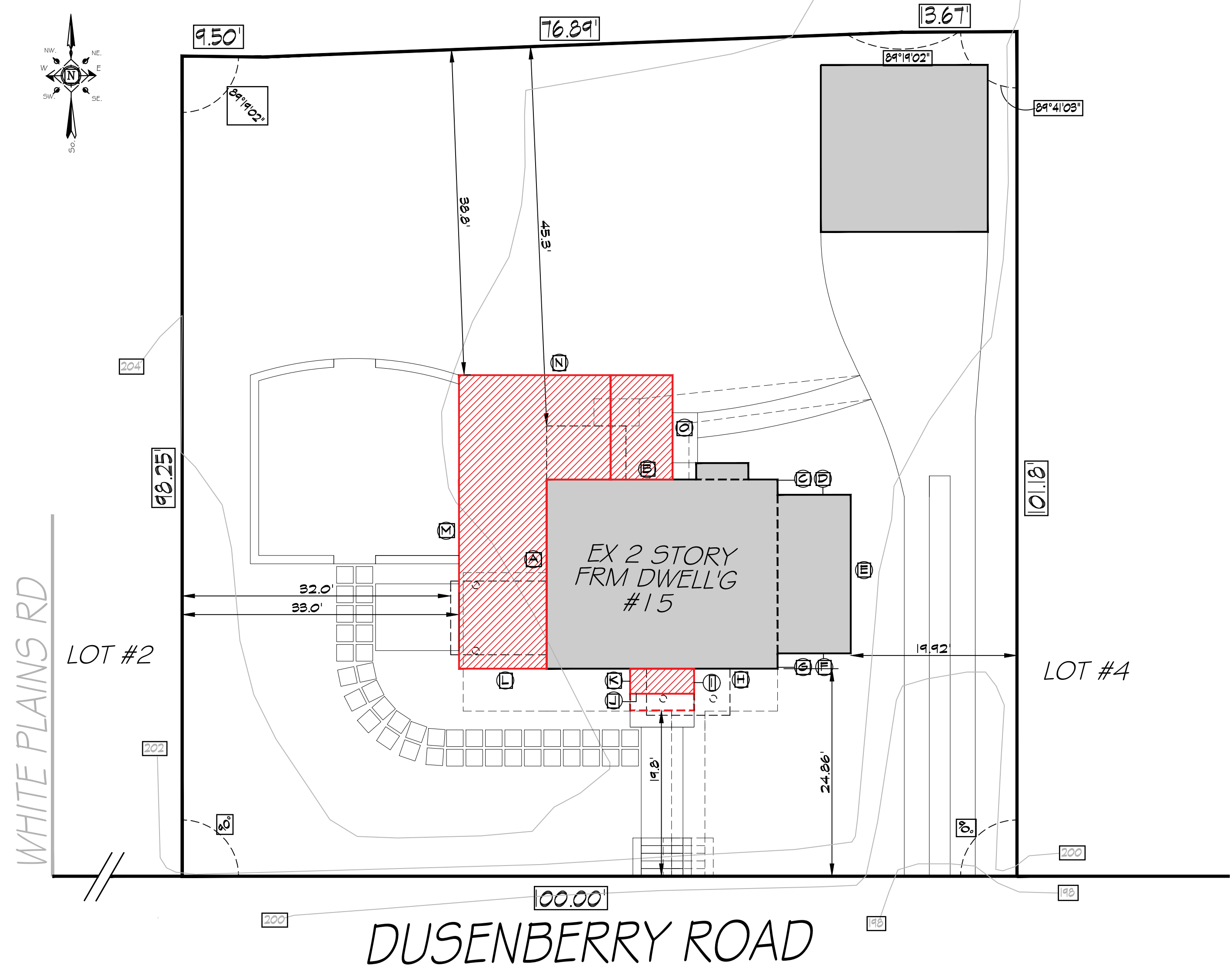
PLOT PLAN & ZONING INFO SCHEDULE

DRAWN BY: VB CHECKED BY: NF PROJECT NO.: 18.0212

DATE: 03.22.21

DRAWING NO.:





GRADE PLANE WORKSHEET - EXISTING CONDITIONS						
Wall Desig.	Lowest Elev 1	Lowest Elev 2	Average Elevation	Wall Length	Weighted Perimeter	
A	204	203.5	203.8	x	22.7	4625.1
B	203.5	202.5	203.0		27.7	5623.1
C	202.5	202.5	202.5		1.8	364.5
D	202.5	202.25	202.4		8.8	1780.9
E	202.25	202.15	202.2		19.3	3902.5
F	202.15	202.5	202.3		8.8	1780.5
G	202.5	202.66	202.6		1.8	364.6
H	202.66	204	203.3		27.7	5632.2
TOTAL					118.60	24073.4
GRADE PLANE ELEVATION = TOTAL WEIGHTED PERIMETER/TOTAL WALL LENGTH						
24073.4 divided by 118.60 equals 202.98						

BUILDING PERIMETER - EXISTING CONDITIONS			
Wall Desig.	Wall Length	1st Flr < 6ft Above Fin. Grade	1st Flr > 6ft Above Fin. Grade
A	22.7	22.7	0.0
B	27.7	27.7	0.0
C	1.8	1.8	0.0
D	8.8	8.8	0.0
E	19.3	19.3	0.0
F	8.8	8.8	0.0
G	1.8	1.8	0.0
H	27.7	27.7	0.0
TOTAL		118.60	0.0

GRADE PLANE WORKSHEET - PROPOSED CONDITION						
Wall Desig.	Lowest Elev 1	Lowest Elev 2	Average Elevation	Wall Length	Weighted Perimeter	
B	203	202.5	202.8	12.6	2554.7	
C	202.5	202.5	202.5	1.8	364.5	
D	202.5	202.25	202.4	8.8	1780.9	
E	202.25	202.15	202.2	19.3	3902.5	
F	202.15	202.5	202.3	8.8	1780.5	
G	202.5	202.66	202.6	1.8	364.6	
H	202.66	203.2	202.9	10.0	2029.3	
I	203.2	203.2	203.2	3.0	609.6	
J	203.2	203.5	203.4	7.7	1565.8	
K	203.5	203.5	203.5	3.0	610.5	
L	203.5	204	203.8	20.5	4176.9	
M	204	204	204.0	35.2	7180.8	
N	204	202.9	203.5	25.6	5208.3	
O	202.9	203	203.0	12.5	2536.9	
TOTAL				170.60	34665.7	
GRADE PLANE ELEVATION = TOTAL WEIGHTED PERIMETER/TOTAL WALL LENGTH						
34665.7 divided by 170.60 equals 203.20						

BUILDING PERIMETER - PROPOSED CONDITION			
Wall Desig.	Wall Length	1st Flr < 6ft Above Fin. Grade	1st Flr > 6ft Above Fin. Grade
B	12.6	12.6	0.0
C	1.8	1.8	0.0
D	8.8	8.8	0.0
E	19.3	19.3	0.0
F	8.8	8.8	0.0
G	1.8	1.8	0.0
H	10.0	10.0	0.0
I	3.0	3.0	0.0
J	7.7	7.7	0.0
K	3.0	3	0.0
L	20.5	20.5	0.0
M	35.2	35.2	0.0
N	25.6	25.6	0.0
O	12.5	12.5	0.0
TOTAL		170.60	0.0

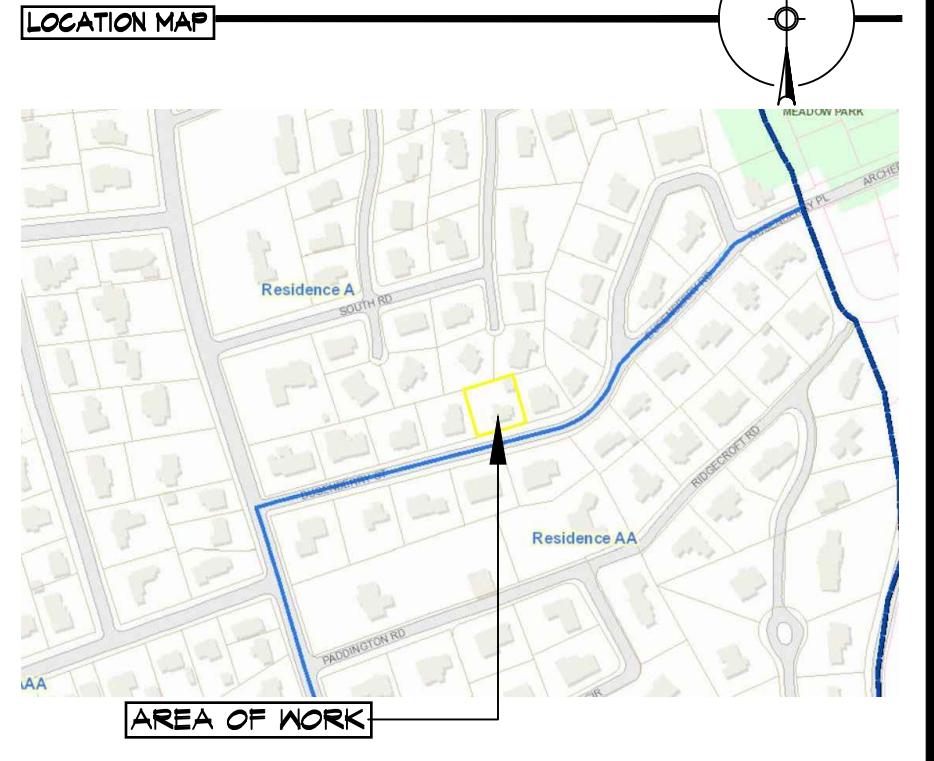
PROPOSED GRADE ANALYSIS PLAN 1" = 10'-0"



LEFT SIDE YARD EXTERIOR ELEVATION WITH GRADE ANALYSIS OVERLAY 1/4" = 1'-0"

Nicholas L. Faustini Architect PC
 T 914.329.1518
 nfaarchitect.com
 Greenburgh: 6 Burns Street, Hartsdale, NY 10530
 Yonkers: 77 Remsen Road, Yonkers, NY 10710

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NOTE:
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TAX MAP ID#: 10-1-6 ZONE: RES-A

- LIST OF DRAWINGS**
- T-1 PLOT PLAN & ZONING INFO SCHEDULE
 - C-1 GRADE PLANE CALCULATIONS
 - A-1 EXISTING FLOOR PLANS & EXTERIOR ELEVATIONS
 - A-2 PROPOSED FLOOR PLANS
 - A-3 PROPOSED FLOOR PLANS
 - A-4 PROPOSED EXTERIOR ELEVATIONS

- 01 03.22.21 ISSUED PER DOB COMMENTS
- 02 03.15.21 ISSUED FOR DOB PERMIT
- 03 03.08.21 ISSUED FOR CLIENT REVIEW
- 04 03.05.21 ISSUED FOR CLIENT REVIEW
- 05 03.03.21 ISSUED FOR CLIENT REVIEW
- 06 02.18.21 ISSUED FOR CLIENT REVIEW
- 07 02.05.21 PRELIMINARY ZONING ANALYSIS

NO.	DATE	ISSUE/REV.
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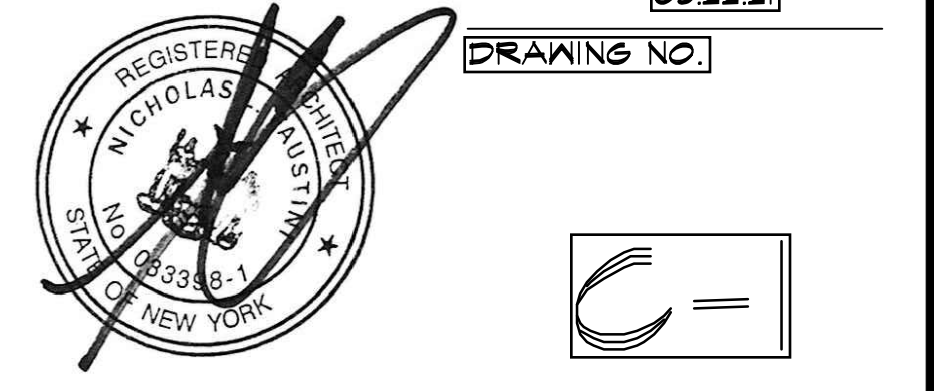
CLIENT
 JOHN KNOX
 1BK RESIDENTIAL
 BRONXVILLE, NY 10708

PROJECT
 PROPOSED FRONT FOYER/PORTRICO ADDITION DESIGN, KITCHEN/DINING ROOM/FAMILY ROOM ADDITION DESIGN AND MASTER SUITE ADDITION & SECOND FLOOR ADDITION DESIGN FOR:
 15 DUSENBERRY RD, BRONXVILLE, NY 10708

DRAWINGS TITLE
 GRADE PLANE CALCULATIONS

DRAWN BY VB **CHECKED BY** NF **PROJECT NO.** 18.0212

DATE 03.22.21 **DRAWING NO.**

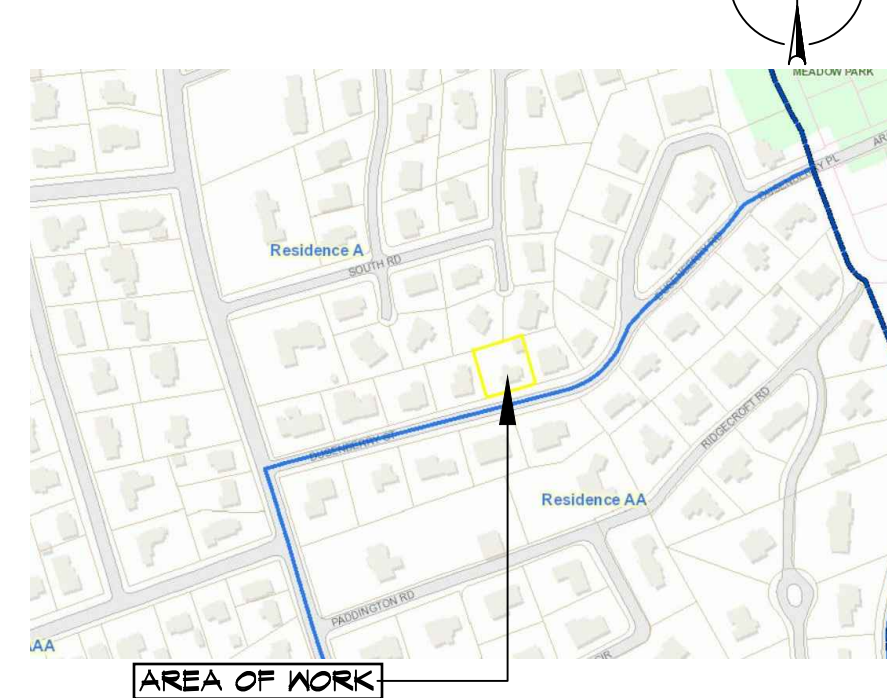


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LOCATION MAP



NOTE:
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TAX MAP ID#: 10-1-6 ZONE: RES-A

LIST OF DRAWINGS

- T-1 PLOT PLAN & ZONING INFO SCHEDULE
- C-1 GRADE PLANE CALCULATIONS
- A-1 EXISTING FLOOR PLANS & EXTERIOR ELEVATIONS
- A-2 PROPOSED FLOOR PLANS
- A-3 PROPOSED FLOOR PLANS
- A-4 PROPOSED EXTERIOR ELEVATIONS

NO.	DATE	ISSUE/REV.
01	03.22.21	ISSUED PER DOB COMMENTS
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07	02.05.21	PRELIMINARY ZONING ANALYSIS

CLIENT

JOHN KNOX
JBK RESIDENTIAL
BRONXVILLE, NY 10708

PROJECT

PROPOSED FRONT FOYER/PORCH ADDITION DESIGN, KITCHEN/DINING ROOM/FAMILY ROOM ADDITION DESIGN AND MASTER SUITE ADDITION & SECOND FLOOR ADDITION DESIGN FOR:

15 DUSENBERRY RD, BRONXVILLE, NY 10708

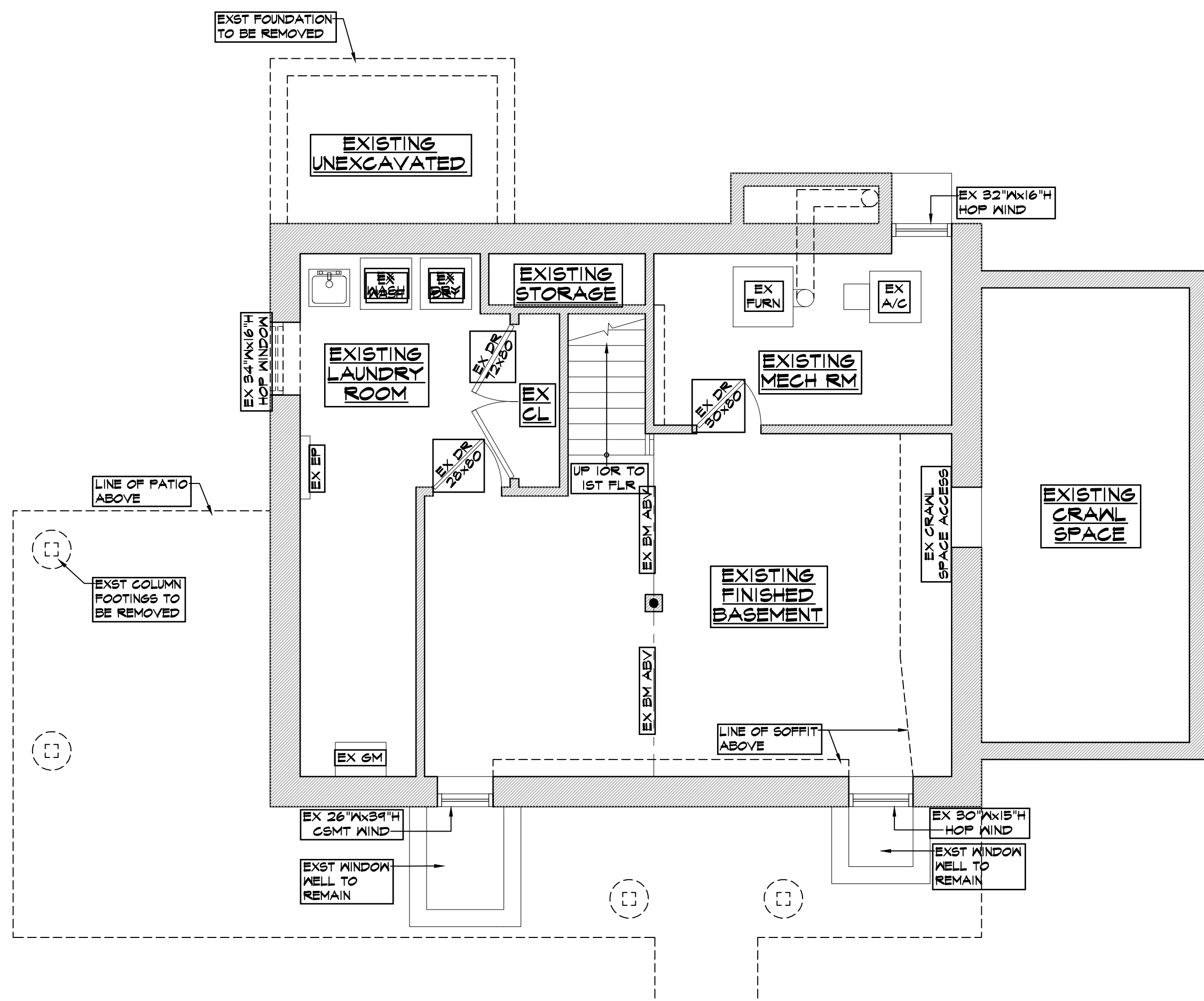
DRAWINGS TITLE

EXIST FLOOR PLANS & EXTERIOR ELEVATIONS

DRAWN BY	CHECKED BY	PROJECT NO.
VB	NF	18.0212
DATE		03.22.21
DRAWING NO.		A-1



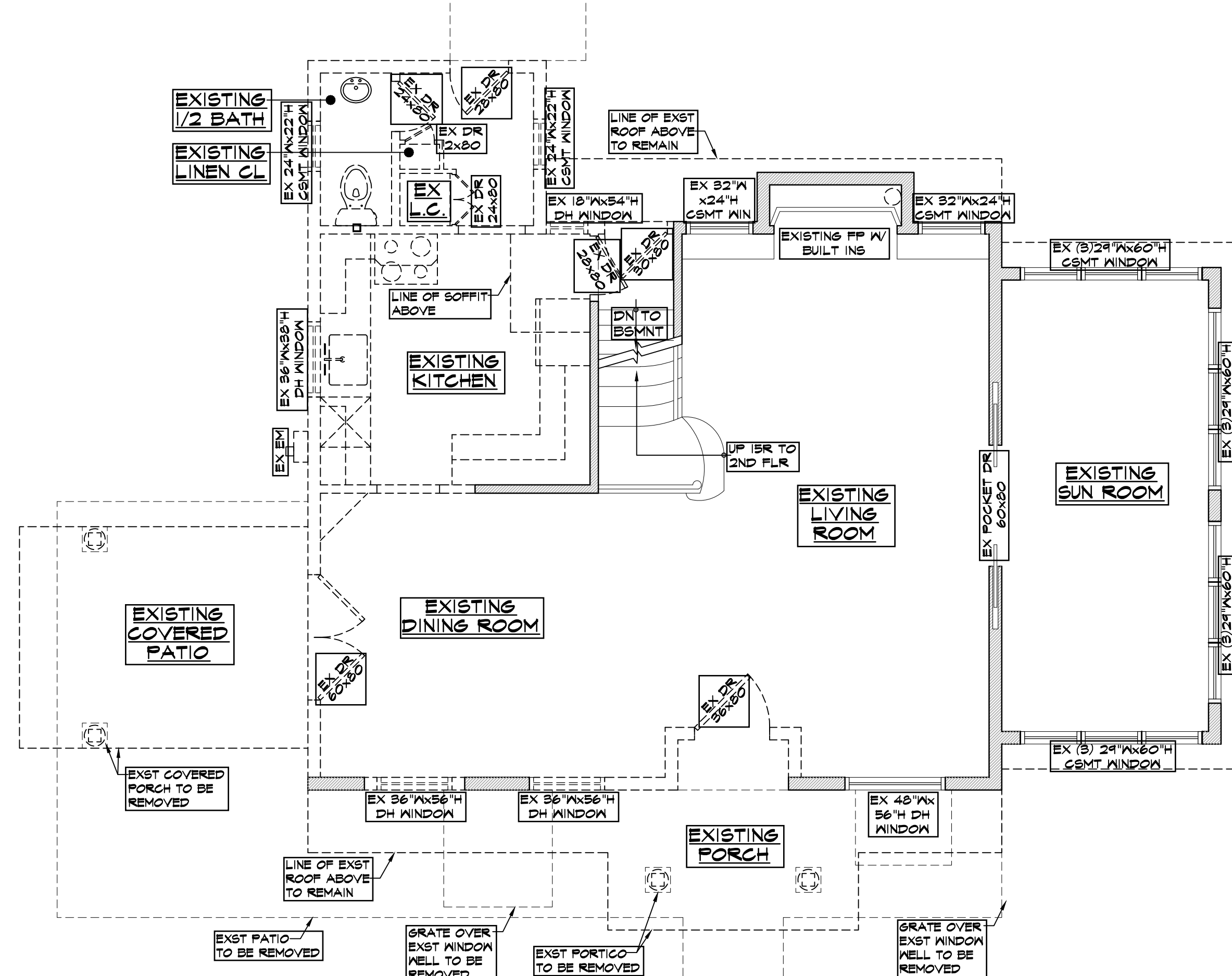
A-1



EX BASEMENT/DEMO PLAN

EX BASEMENT CL6 HT 6'-8" U.O.N.

1/4" = 1'-0"



EX FIRST FLOOR/DEMO PLAN

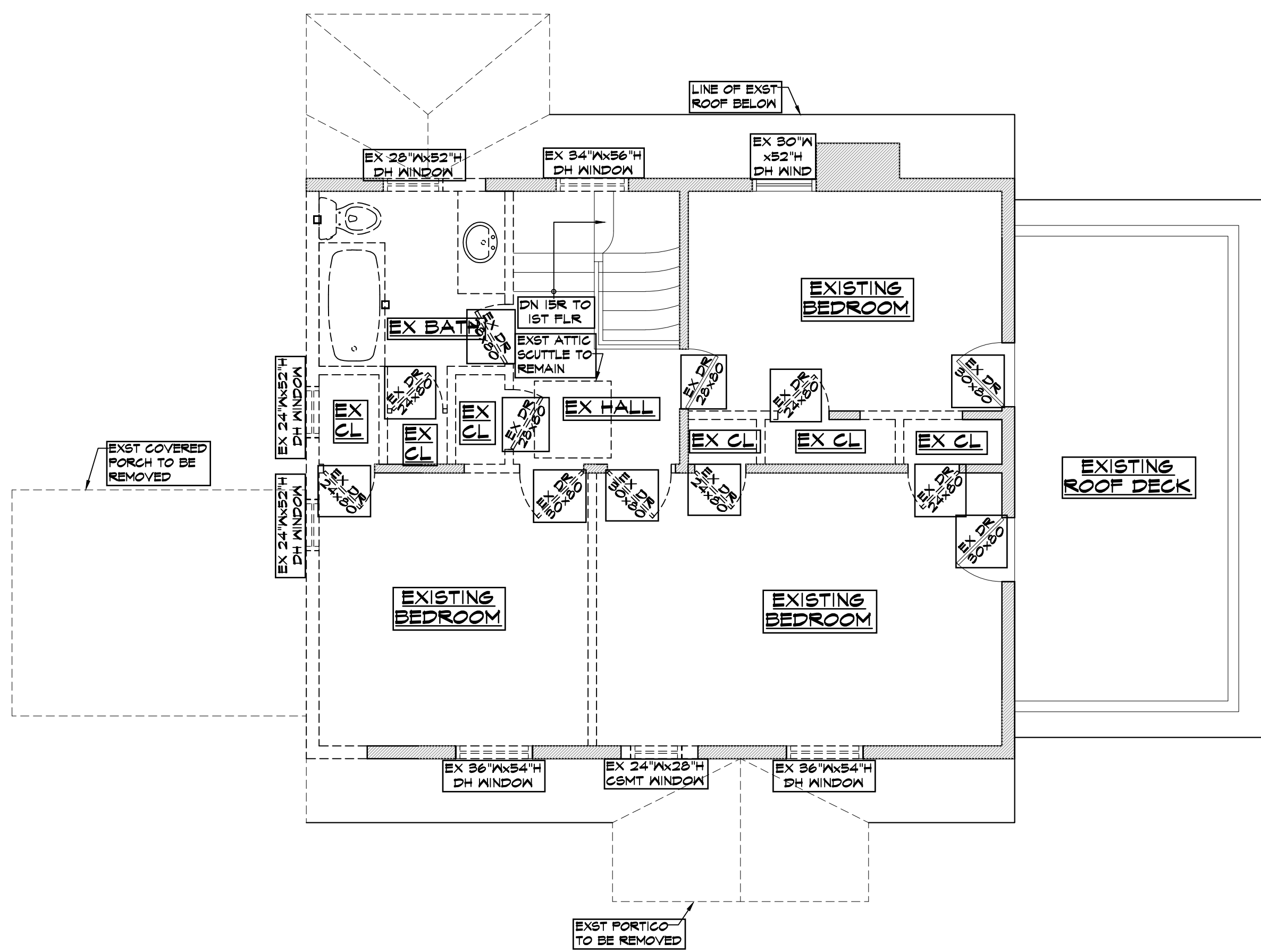
EX FIRST FLR CL6 HT 8'-4" U.O.N.

1/4" = 1'-0"

DEMOLITION GENERAL NOTES:

1. DEMOLITION CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR THE PROJECT AND NOTIFY ARCHITECT AND/OR THE CLIENT OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF CONSTRUCTION.
2. DEMOLITION SHALL BE DONE IN NEAT WORKMANLIKE MANNER WITHIN THE LIMITS INDICATED IN THE DRAWINGS AND IN ALL CASES TO THE EXTENT NEEDED TO PRODUCE THE INTENDED WORK.
 - A) GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL DEBRIS AND DISCARDED MATERIALS &/OR EQUIPMENT AS INDICATED WITHIN THE SPACE.
 - B) GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF MATERIALS FROM RESIDENCE PREMISES ON A DAILY BASIS. DO NOT MIX CONSTRUCTION DEBRIS WITH THAT OF THE RESIDENTS.
 - C) IMMEDIATELY CLEAN AND REMOVE ALL DEBRIS FROM HALLWAYS & ROOMS AFTER DEMOLITION OPERATION AND BEFORE COMMENCEMENT OF THE NORMAL WORK DAY.
3. ALL UNUSED PLUMBING, SHEET METAL DUCTS, AND EQUIPMENT LINES MUST BE REMOVED & CAPPED AT THE MAIN RISER OR BRANCH CONNECTION. PATCH ALL EXISTING CONSTRUCTION TO REMAIN AS REQUIRED (V.P.F.) TO ACCOMMODATE DEMOLITION & SCOPE OF ALL NEW WORK.
4. S.C. TO COORDINATE DEMOLITION WITH ALL TRADES. IT IS THE GC'S RESPONSIBILITY TO DETERMINE WHICH ITEMS ARE TO BE REMOVED, WHICH ARE TO REMAIN AND WHICH NEED TO BE PROTECTED, AS REQUIRED, DURING DEMOLITION (INCLUDING, BUT NOT LIMITED TO, PARTITIONS, FINISHES, DOORS, FRAMES, HARDWARE AND ELECTRICAL CIRCUITRY).
5. S.C. IS RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN THROUGH THE ENTIRE COURSE OF DEMOLITION AND CONSTRUCTION (INCLUDING, BUT NOT LIMITED TO, PARTITIONS, FINISHES, DOORS, FRAMES, HARDWARE AND ELECTRICAL CIRCUITRY). CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGE WHICH MIGHT OCCUR.
6. PATCH AND REPAIR AS REQUIRED ALL EXISTING PARTITIONS TO REMAIN WHERE AN EXISTING PARTITION THAT INTERSECTED THE PARTITION IS REMOVED. PREPARE ALL SURFACES TO RECEIVE NEW FINISHES AS SPECIFIED.

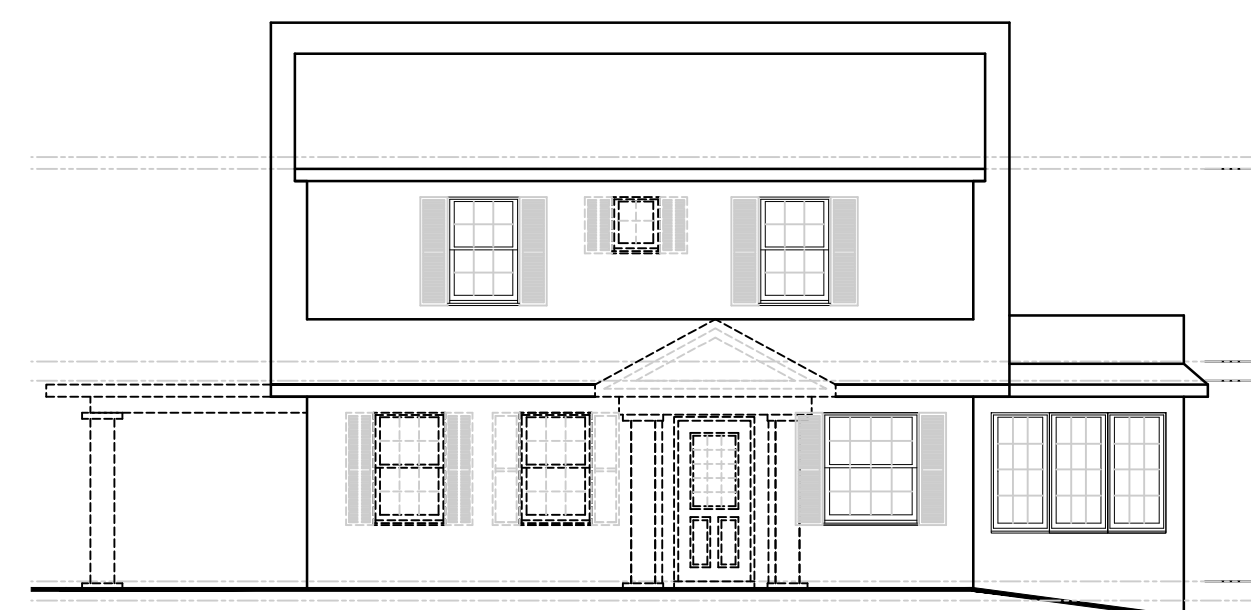
ITEM	DESCRIPTION
[Solid Line]	EXISTING WALL TO REMAIN
[Dashed Line]	EXISTING WALL OR ELEMENT TO BE REMOVED



EX SECOND FLOOR/DEMO PLAN

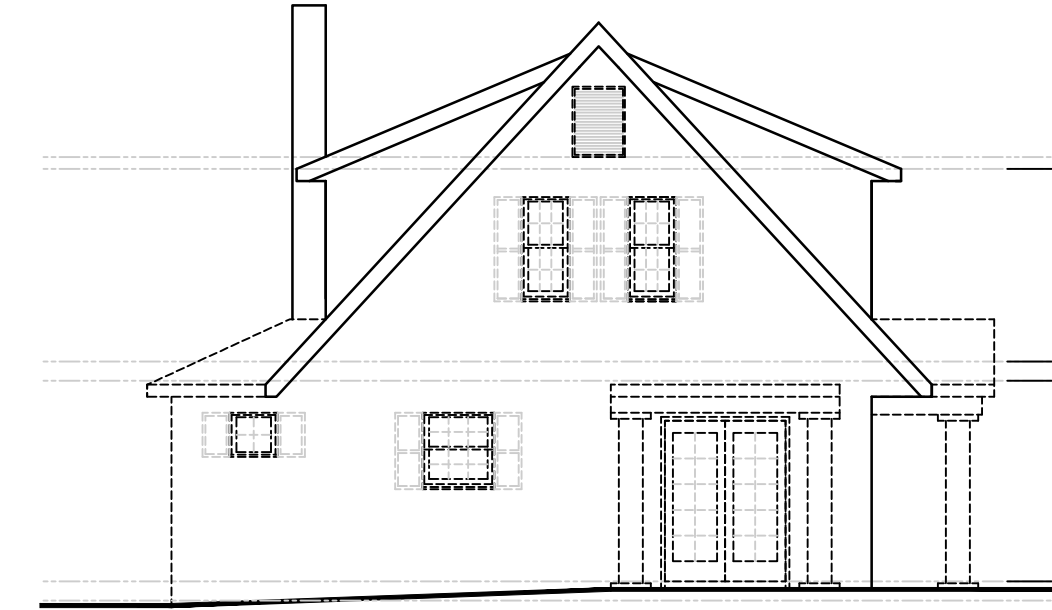
EX SECOND FLR CL6 HT 8'-0" U.O.N.

1/4" = 1'-0"



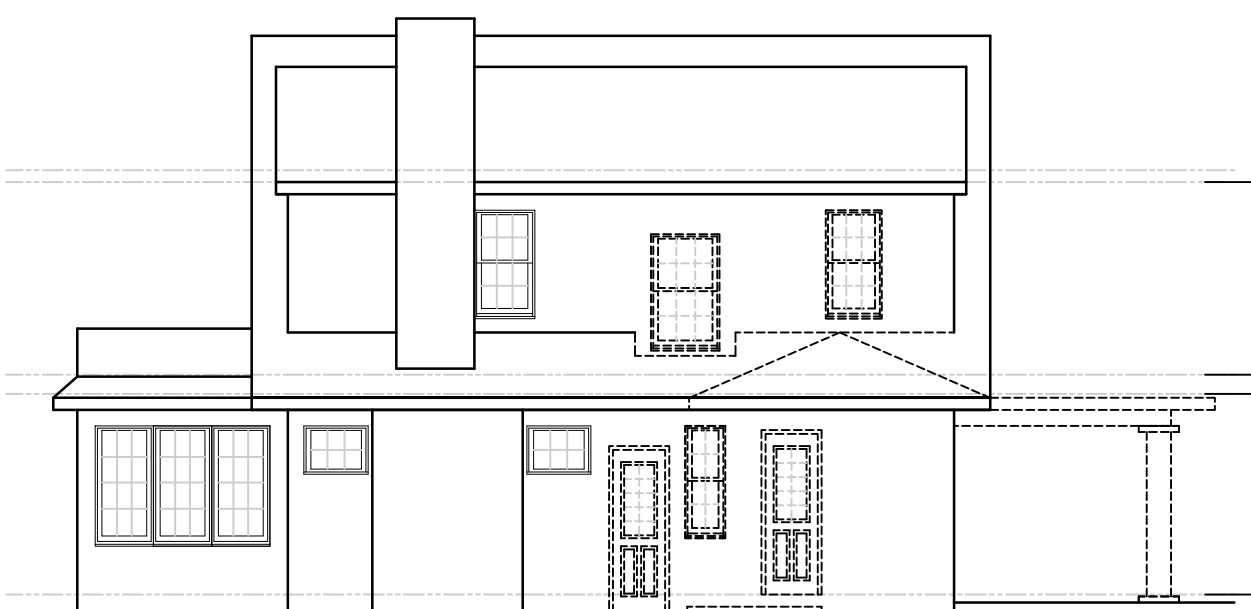
EX FRONT EXT ELEV

1/8" = 1'-0"



EX LEFT SIDE EXT ELEV

1/8" = 1'-0"



EX REAR EXT ELEV

1/8" = 1'-0"



EX RIGHT SIDE EXT ELEV

1/8" = 1'-0"

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LOCATION MAP



NOTE:
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TAX MAP ID#: 10-1-6 ZONE: RES-A

LIST OF DRAWINGS

T-1	PLOT PLAN & ZONING INFO SCHEDULE
C-1	GRADE PLANE CALCULATIONS
A-1	EXISTING FLOOR PLANS & EXTERIOR ELEVATIONS
A-2	PROPOSED FLOOR PLANS
A-3	PROPOSED FLOOR PLANS
A-4	PROPOSED EXTERIOR ELEVATIONS

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0	03.15.21	ISSUED FOR DOB PERMIT
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0	02.18.21	ISSUED FOR CLIENT REVIEW
0	02.05.21	PRELIMINARY ZONING ANALYSIS

NO.	DATE	ISSUE/REV.
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CLIENT
JOHN KNOX
JBK RESIDENTIAL
BRONXVILLE, NY 10708

PROJECT
PROPOSED FRONT FOYER/PORTICO ADDITION DESIGN, KITCHEN/DINING ROOM/FAMILY ROOM ADDITION DESIGN AND MASTER SUITE ADDITION & SECOND FLOOR ADDITION DESIGN FOR:
15 DUSENBERRY RD, BRONXVILLE, NY 10708

DRAWINGS TITLE

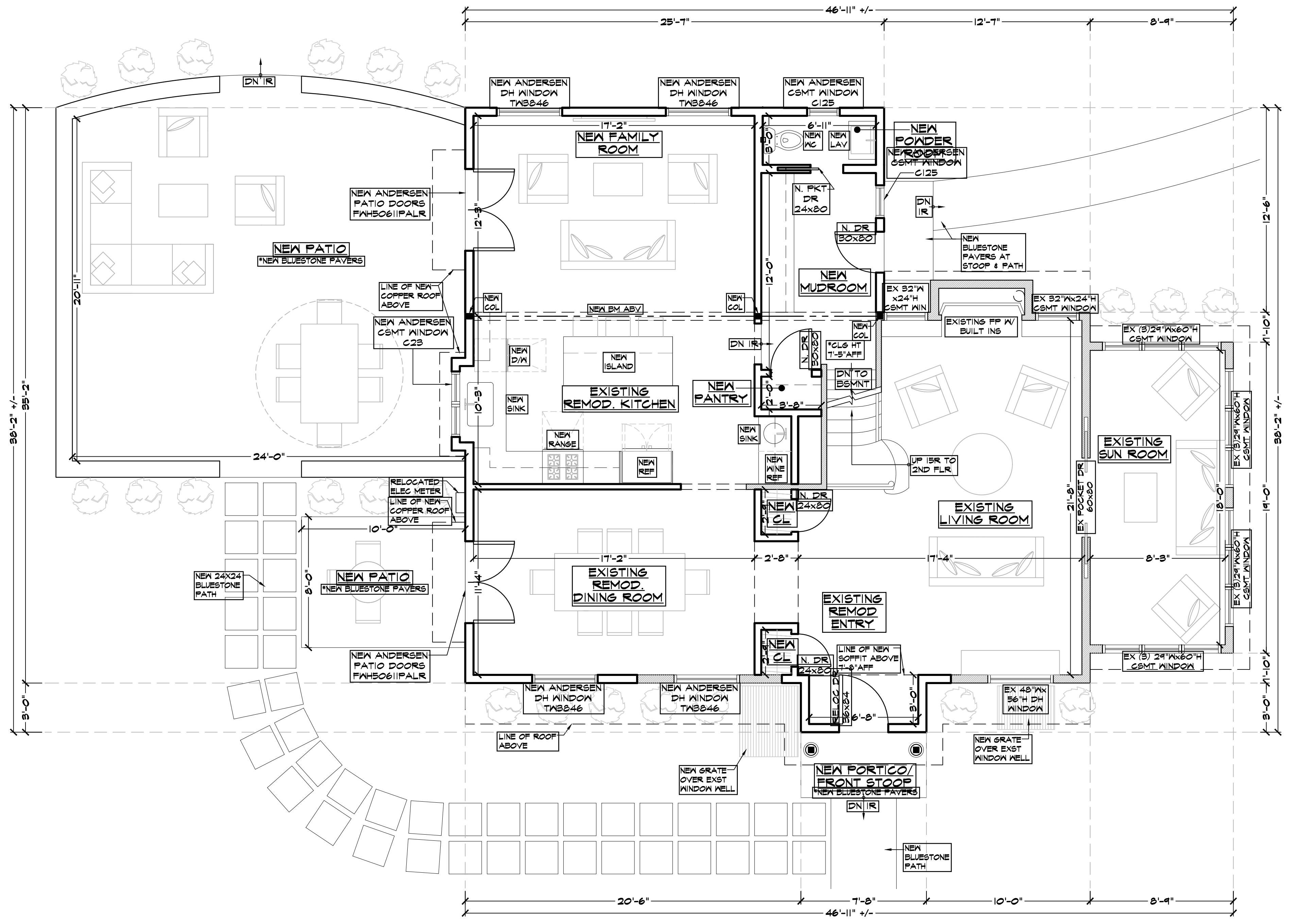
PROPOSED FLOOR PLANS

DRAWN BY	CHECKED BY	PROJECT NO.
VF	NF	18.0212
DATE		03.22.21

DRAWING NO.



A-2



PROPOSED FIRST FLOOR PLAN

EX FIRST FLR CLG HT 8'-4" AFF U.O.N.

1/4" = 1'-0"

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02.05.21	PRELIMINARY ZONING ANALYSIS

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JBK RESIDENTIAL
BRONXVILLE, NY 10708

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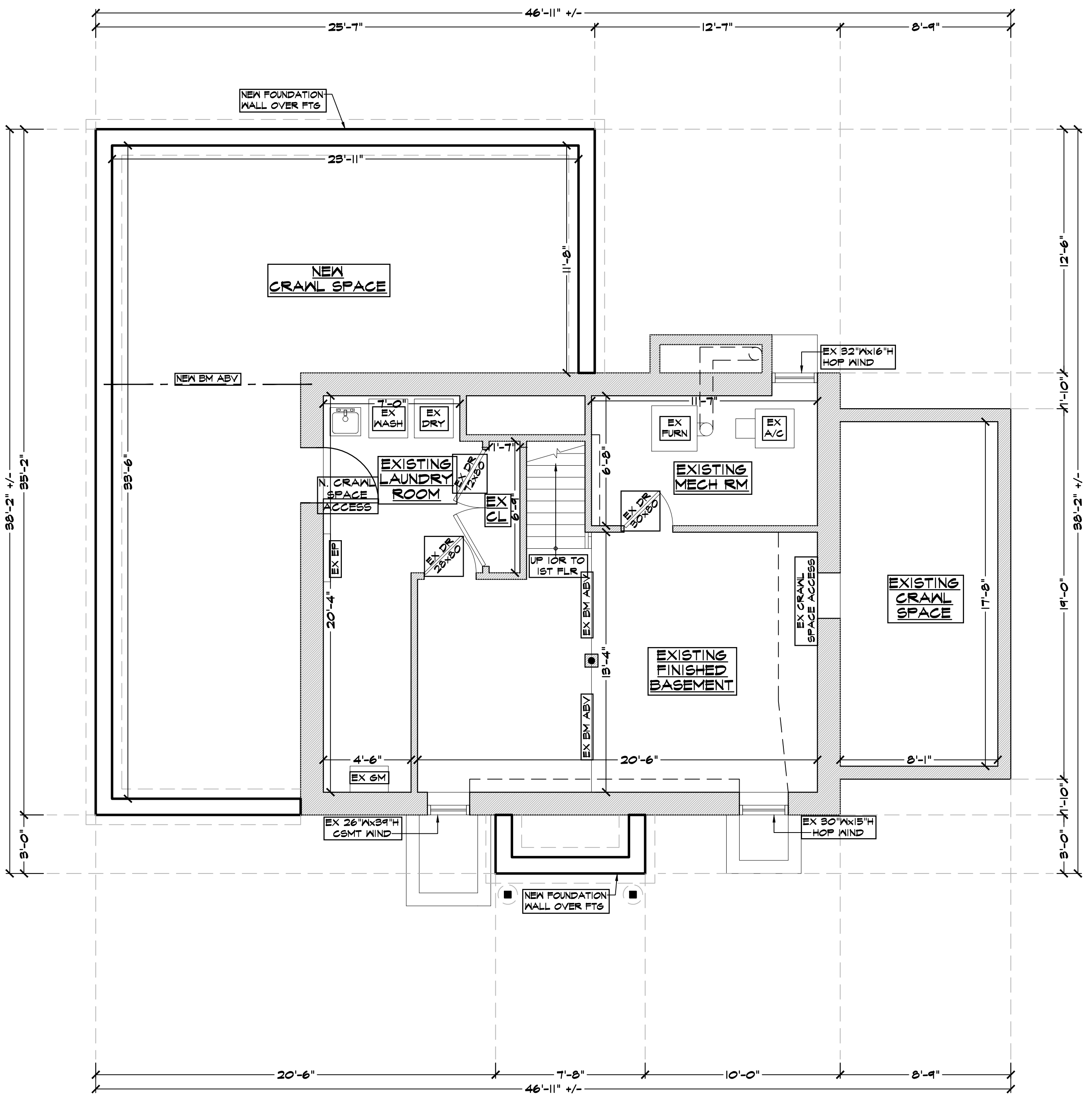
DRAWINGS TITLE
PROPOSED FLOOR PLANS

DRAWN BY	CHECKED BY	PROJECT NO.
VE	NF	10.0212
DATE		03.22.21

DRAWING NO.



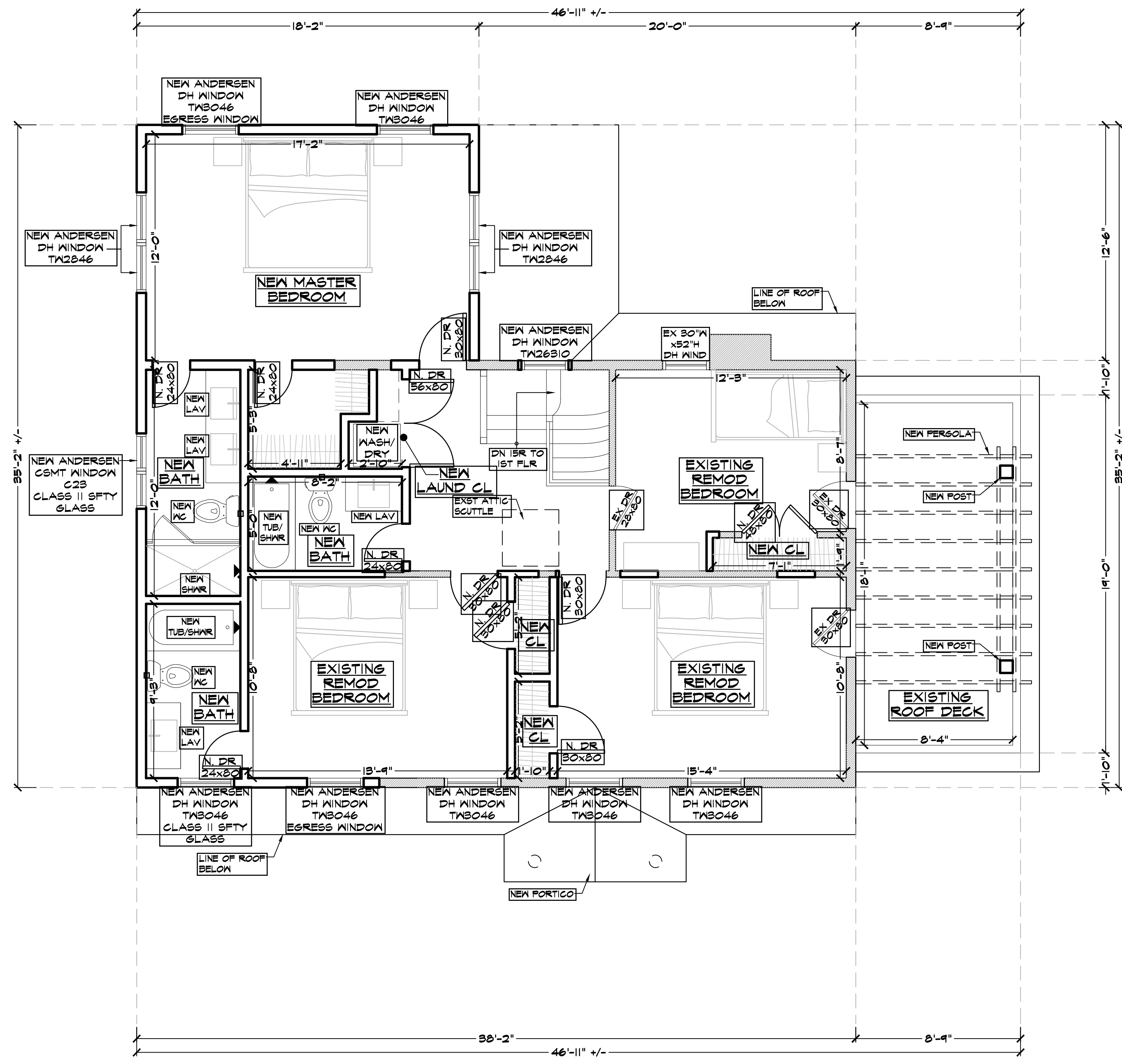
A-3



PROPOSED BASEMENT/FOUNDATION PLAN

EX BASEMENT CL& HT 6'-6" AFF U.O.N.

1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN

EX SECOND FLOOR CL& HT 8'-0" AFF U.O.N.

1/4" = 1'-0"

ARISTOTLE BOURNAZOS, P.C.

LAND SURVEYORS - PLANNERS

LOT No 3
MAP OF CHESTER HILL REALTY CO. (THORNE PROPERTY)
TOWN OF EASTCHESTER, WESTCHESTER CO., N.Y.



10 FISKE PLACE
MT. VERNON, N.Y. 10550
914 668-0880, 0910

271 NORTH AVE.
NEW ROCHELLE, N.Y. 10801
914 632-2068

Vol. - Ps.
as Map 33-53

Filed in the Westchester County Clerk's Office Division of Land Records FEB. 6, 1971

I have located all existing buildings and lines of possession and have shown their positions hereon.

I hereby certify this survey to FIRST AMERICAN TITLE INS. CO. - SCARSDALE NATIONAL BANK & TRUST CO.

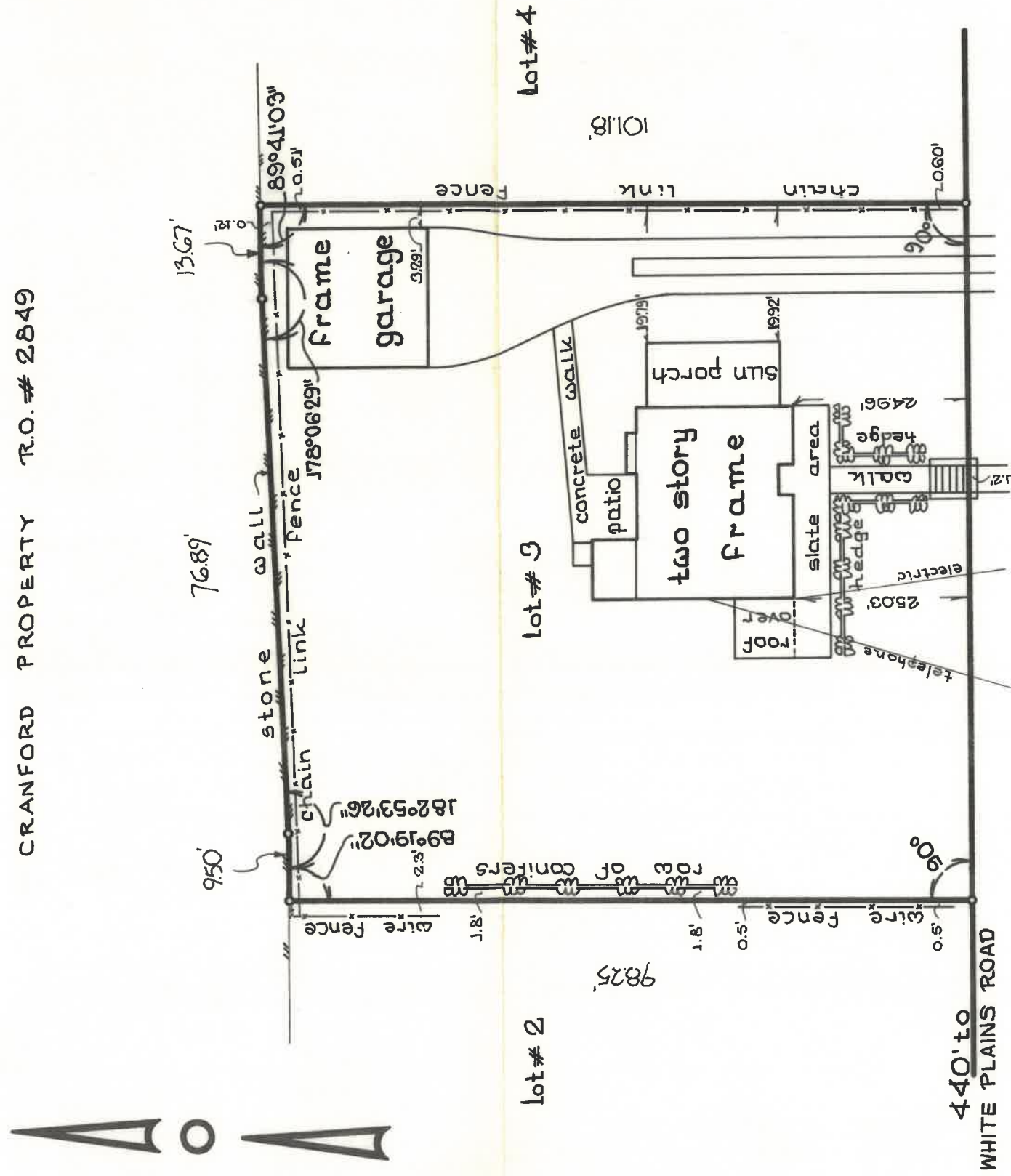
Survey completed: OCT. 20, 1981

on scale of one inch to 20 feet.

Map drafted: OCT. 21, 1981

Aristotle Bournazos, L.S.
N.Y.S. Lic. 46553
Pro.

CRANFORD PROPERTY R.O. # 2849



10000'

440' to
WHITE PLAINS ROAD

DUSENBERRY PLACE

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15 DUSENBERRY RD, BRONXVILLE, NY 10708

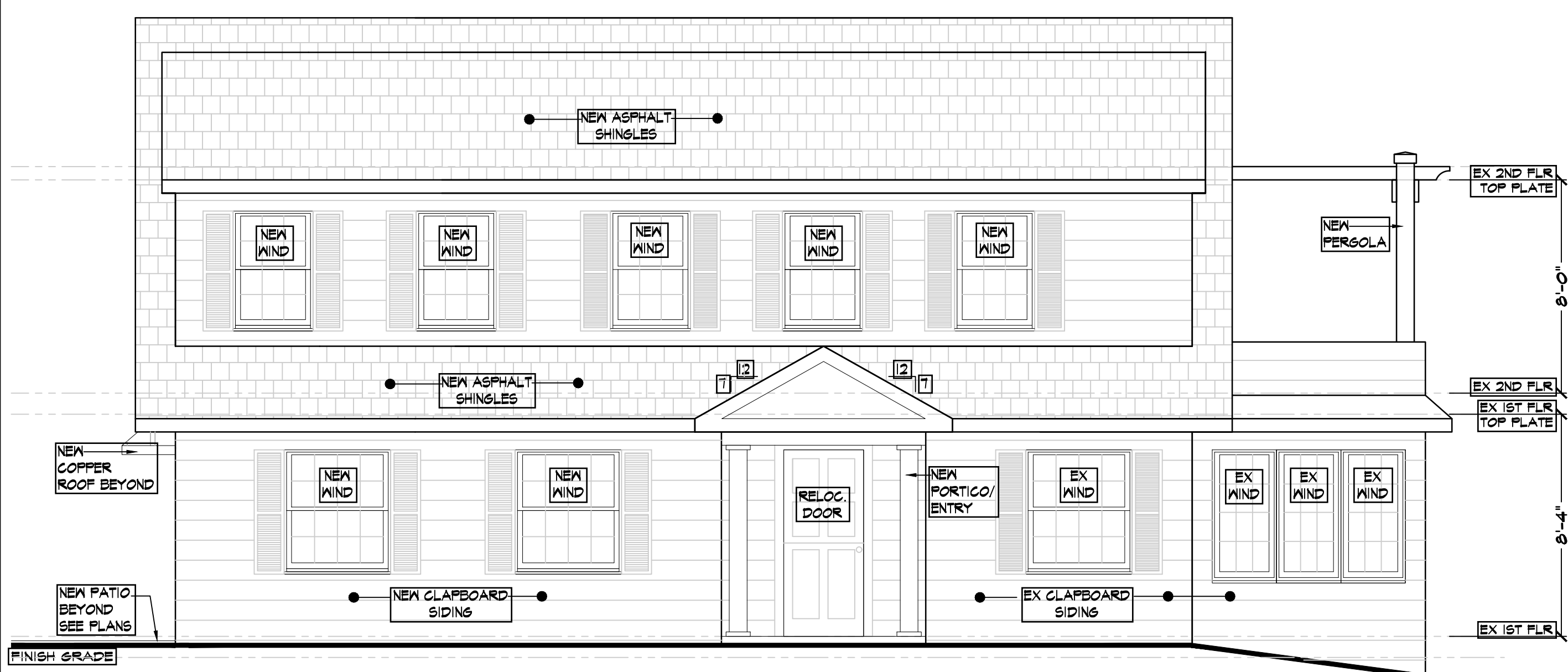
DRAWINGS TITLE

PROPOSED EXTERIOR ELEVATIONS

DRAWN BY: [initials] CHECKED BY: NF PROJECT NO.: 18.0212

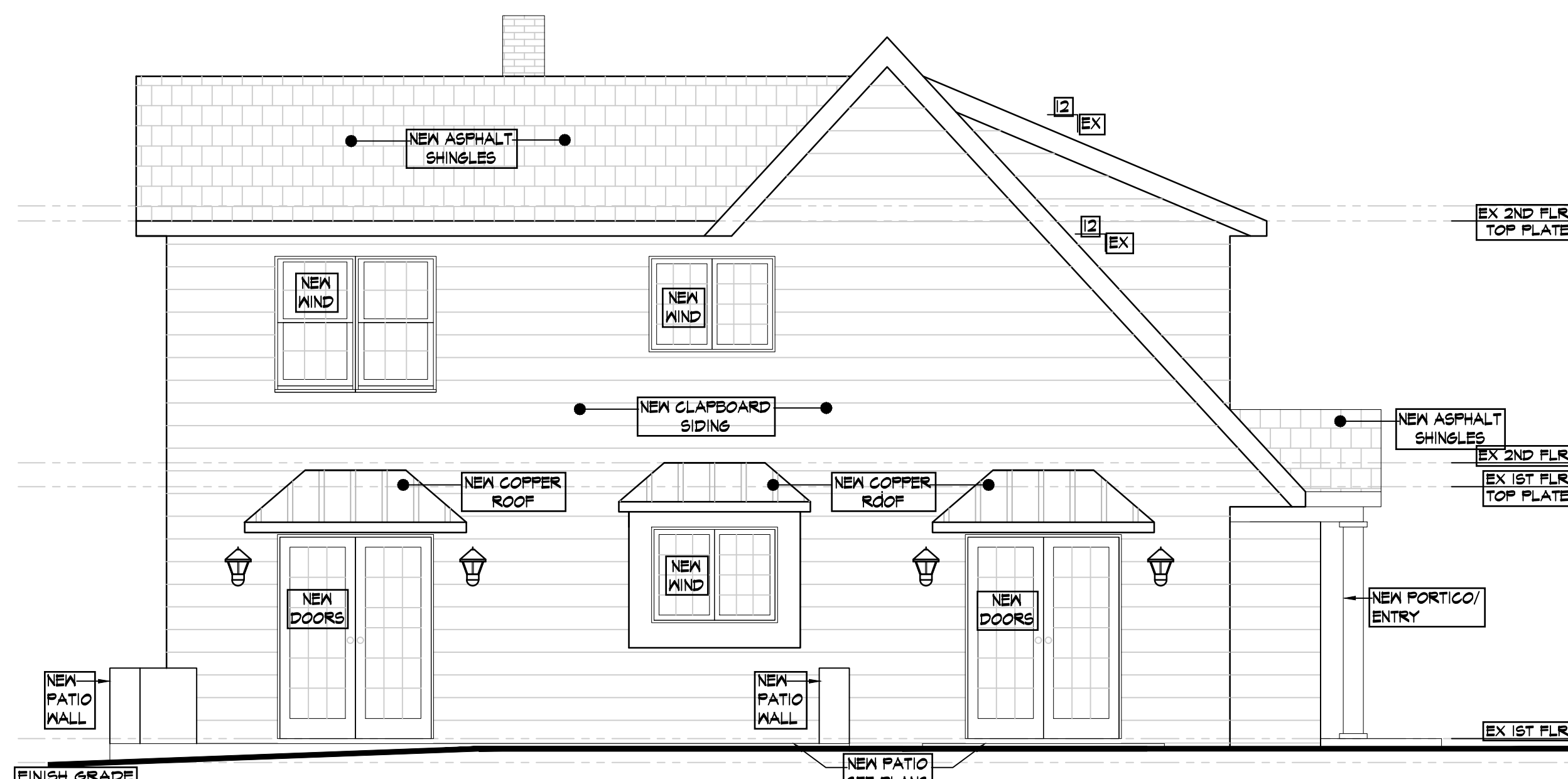
DATE: 03.22.21

DRAWING NO.: A-4



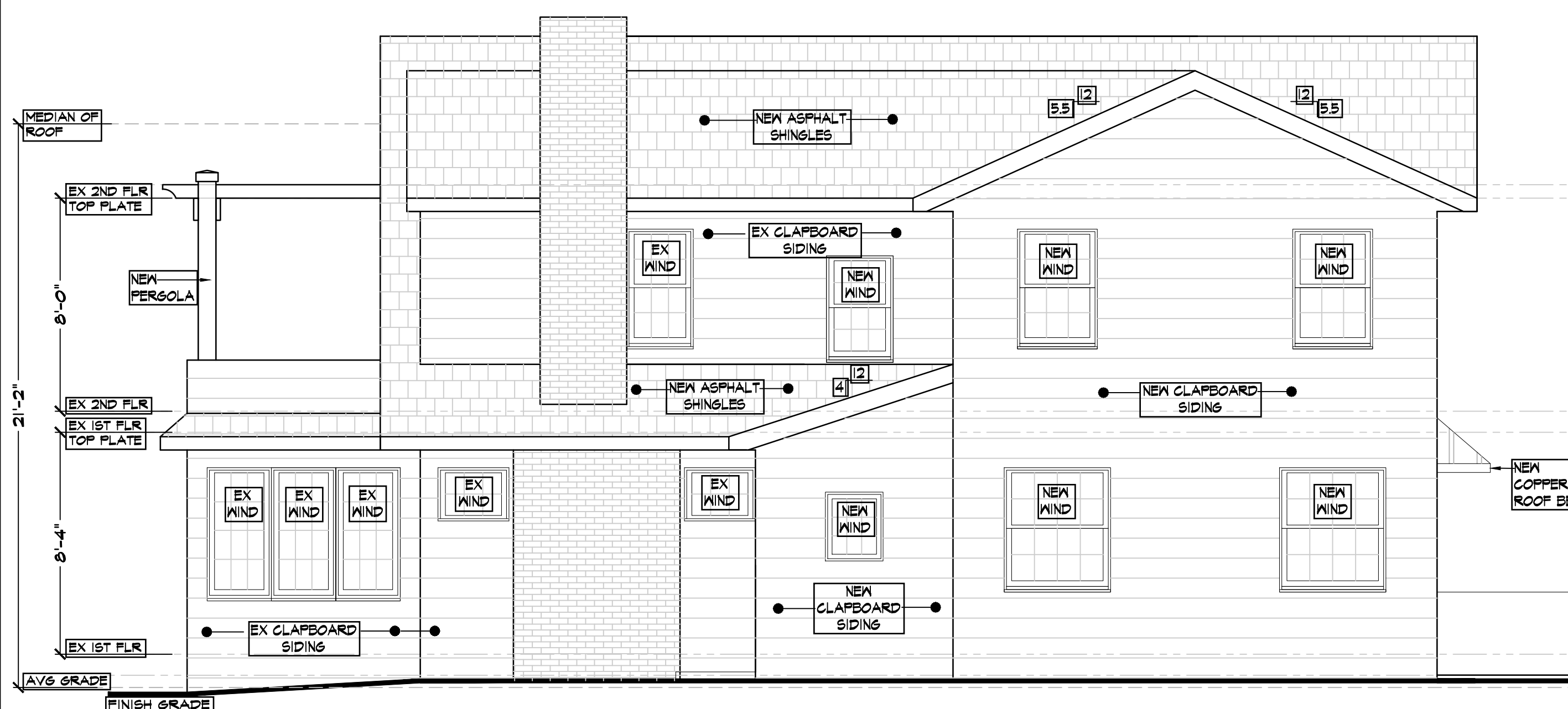
E1 PROPOSED FRONT EXTERIOR ELEVATION

1/4" = 1'-0"



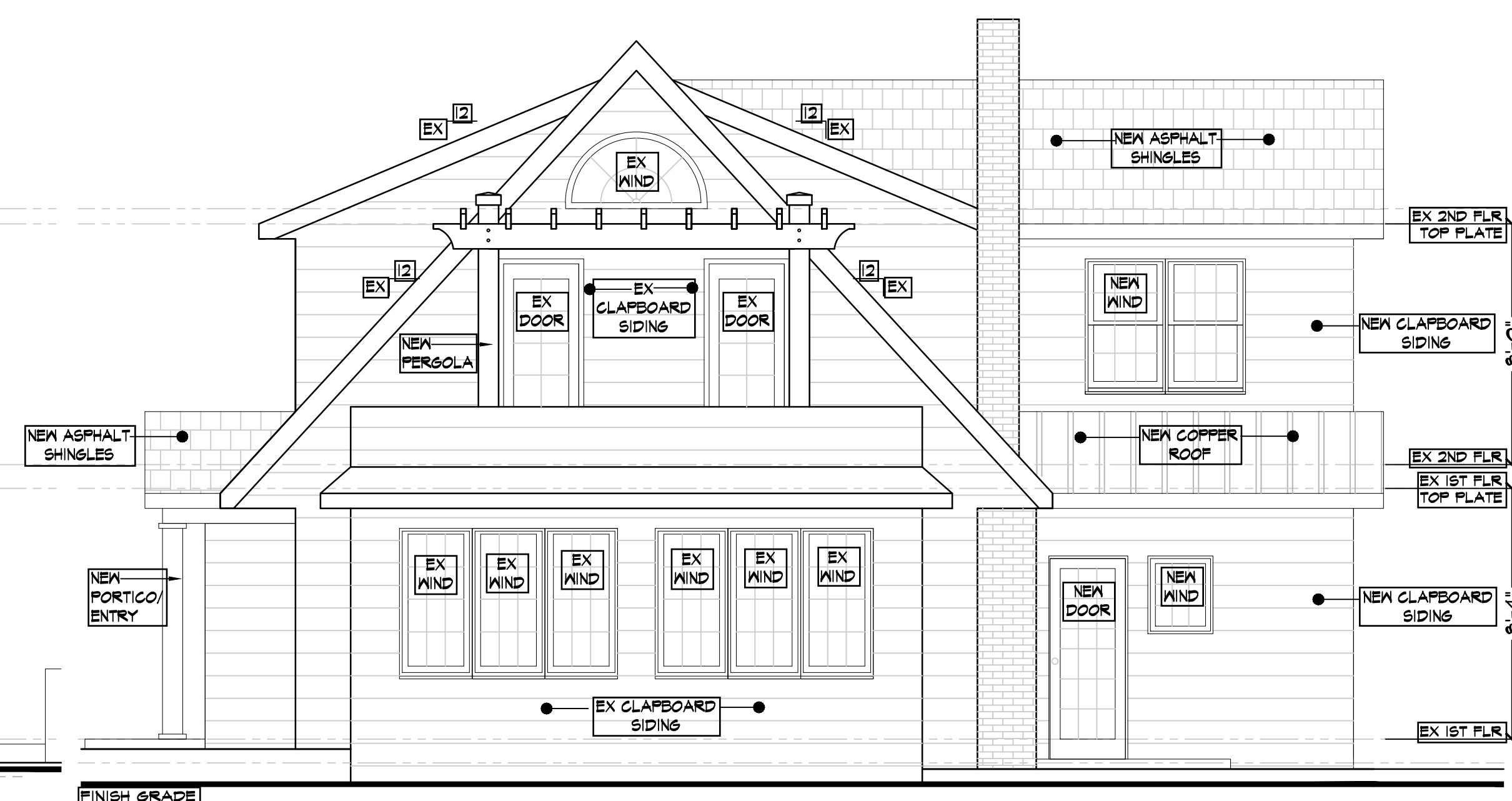
E2 PROPOSED LEFT SIDE EXTERIOR ELEVATION

1/4" = 1'-0"



E3 PROPOSED REAR EXTERIOR ELEVATION

1/4" = 1'-0"



E4 PROPOSED RIGHT SIDE EXTERIOR ELEVATION

1/4" = 1'-0"













