

ZONING BOARD OF APPEALS APPLICATION

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

Applicant: John Knox

Address: 15 Dusenberry Rd

City: Bronxville **State:** NY **Zip:** 10708

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

Owner: Kristin O'Hara

Address: 15 Dusenberry Rd

City: Bronxville **State:** NY **Zip:** 10708

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

Application is for:

- An interpretation of the Zoning Law or a determination by the Superintendent of Buildings
- Area variance(s) 310-10D(1), 310-10E
List Sections
- Use Variance _____
List Sections
- Special Permit Use _____
List Sections

Description of the proposed project and nature of the interpretation, variance(s) and/or special permit being sought: Front portico addition in required front yard setback requires area variance. Project also includes new kitchen/dining/family room/mudroom addition design at first floor, and master suite/bedroom/bathroom addition design at second floor. Proposed building coverage requires area variance.

When did present owner acquire title? _____

Was the title acquired by purchase: Yes or No), If so from whom? _____

Are you seeking a variance from the provisions of the ordinance? (Yes or No)

If so, from which ordinance, from which provision thereof and to what extent? _____


Front Yard Setback Variance & Building Coverage Variance

If you are seeking a variance from the provisions of the ordinance, do you contend that the effect of the ordinance on the property to which this appeal pertains is different from its effect on other properties in the same zoning district? Yes or No) If so, in what respect and what is the cause of the difference?

The project would be maintaining a similar setback to the existing front yard portico.

Does the owner of the premises involved in this application own any contiguous property? (Yes or No)

If so, in what respect and what is the cause of the difference? _____

Owners Signature:  Date: 3/22/21

Zoning Compliance Analysis

Property Address: 15 Dusenberry Rd

Zoning District: RES-A

Flood Zone: Yes: No: X

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	R-3 Single-Family Residence	R-3 Single-Family Residence	R-3 Single-Family Residence	
LOT AREA	12,000.0 SF	9,967.8 SF	9,967.8 SF	
LOT WIDTH	80.0 FT	100.0 FT	100.0 FT	
LOT DEPTH	100.0 FT	98.25 FT	98.25 FT	
FRONT YARD	30.0 FT	24.86 FT	19.8 FT	
SIDE YARD #1	15.0 FT	19.92 FT	19.92 FT	
SIDE YARD #2	27.0 FT	32.0 FT	33.0 FT	
REAR YARD	30.0 FT	45.3 FT	38.8 FT	
HEIGHT (Feet & Stories)	30.0 FT/2.5 STY	17.0 FT/2.0 STY	16.8 FT/2.0 STY	
BUILDING COVERAGE	22.5%	16.7%	25.0%	
USABLE OPEN SPACE	55.0%	74.4%	64.1%	
F.A.R.	0.37	0.15	0.25	
PARKING	1.0	4.0	4.0	

All applications for additions to submit complete detailed finished grade and FAR calculations, and completed F.A.R. computation worksheet on reverse, submission to be stamped by the design professional of record.


Are any variances required (or were any variances approved by the ZBA) that are not listed on the table above? Yes X No

If yes, describe all additional variances: _____

Form Prepared By:

Name (Print): Nicholas L. Faustini Architect PC

Signature: _____



Zoning F.A.R. Calculation

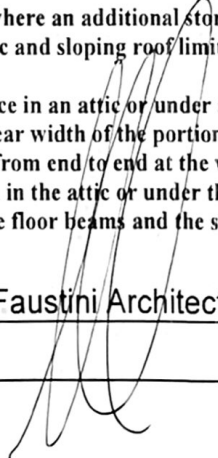
	EXISTING	PROPOSED	SUB TOTAL
BASEMENT ^(b)	0.0	0.0	0.0
1 ST FLOOR	866.6	1,386.4	1,386.4
2 ND FLOOR	627.1	1,092.2	1,092.2
3 RD FLOOR ^(d)	N/A	N/A	N/A
ATTIC ^(d)	N/A	N/A	N/A
GARAGE ^(c)	0.0	0.0	0.0
ACTUAL TOTAL BUILDING FLOOR AREA =			2,478.6
ACTUAL LOT AREA =			9,967.8
PERMITTED F.A.R. (From Table, interpolate if necessary) =			0.37
MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =			3,693.9

Floor Area Ratio (for a lot whose principal use is a one or two family dwelling): The ratio of the gross floor area of all buildings on a lot to the area of the lot on which the buildings are located. For the purpose of determining the floor area ratio (FAR), all floor areas of each floor of all principal and all accessory structures on the lot shall be included. Any interior space with a floor-to-ceiling height in excess of 14 feet shall be counted twice. Notwithstanding the preceding the following shall be excluded from the calculation of floor area:

- a) The aggregate area of all unroofed structures such as decks and patios and all spaces in unenclosed porches and porticos, except that existing unenclosed porches may be enclosed and the enclosed area excluded from the FAR calculation provided that the exterior walls of the unenclosed porch and the walls of the dwelling to which the porch is attached are not relocated closer to the lot lines of the subject property than the existing unenclosed porch.
- b) The aggregate area of any cellar regardless of its use or of any basement unless it is defined as a story. See Basement definition.
- c) The aggregate area of grade level garage parking (whether attached or detached) or basement level parking, in either case, up to a maximum of 400 square feet. In those instances where an additional story is provided above a garage (whether attached or detached) such floor area shall be subject to the attic and sloping roof limitations in (d) below.
- d) The aggregate area of all unfinished or finished space in an attic or under a sloping roof provided that the total exterior width of all dormers does not exceed 30% of the exterior linear width of the portion of the roof upon which they are situated. The exterior linear width of the roof shall be measured from end to end at the widest point of the roof. Where the linear width of the dormers exceeds the limitation above, the total area in the attic or under the sloping roof shall be included in the calculation of FAR, except where floor area between the top of the floor beams and the structural ceiling level is five (5) feet or less.

Calculations Prepared By: Name (Print): Nicholas L. Faustini Architect PC

Signature: _____



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)

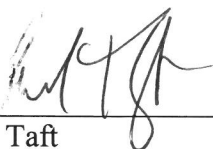
Zoning Review - Plans dated as received - 3/16/2021

- 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

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. - Pgs.

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.

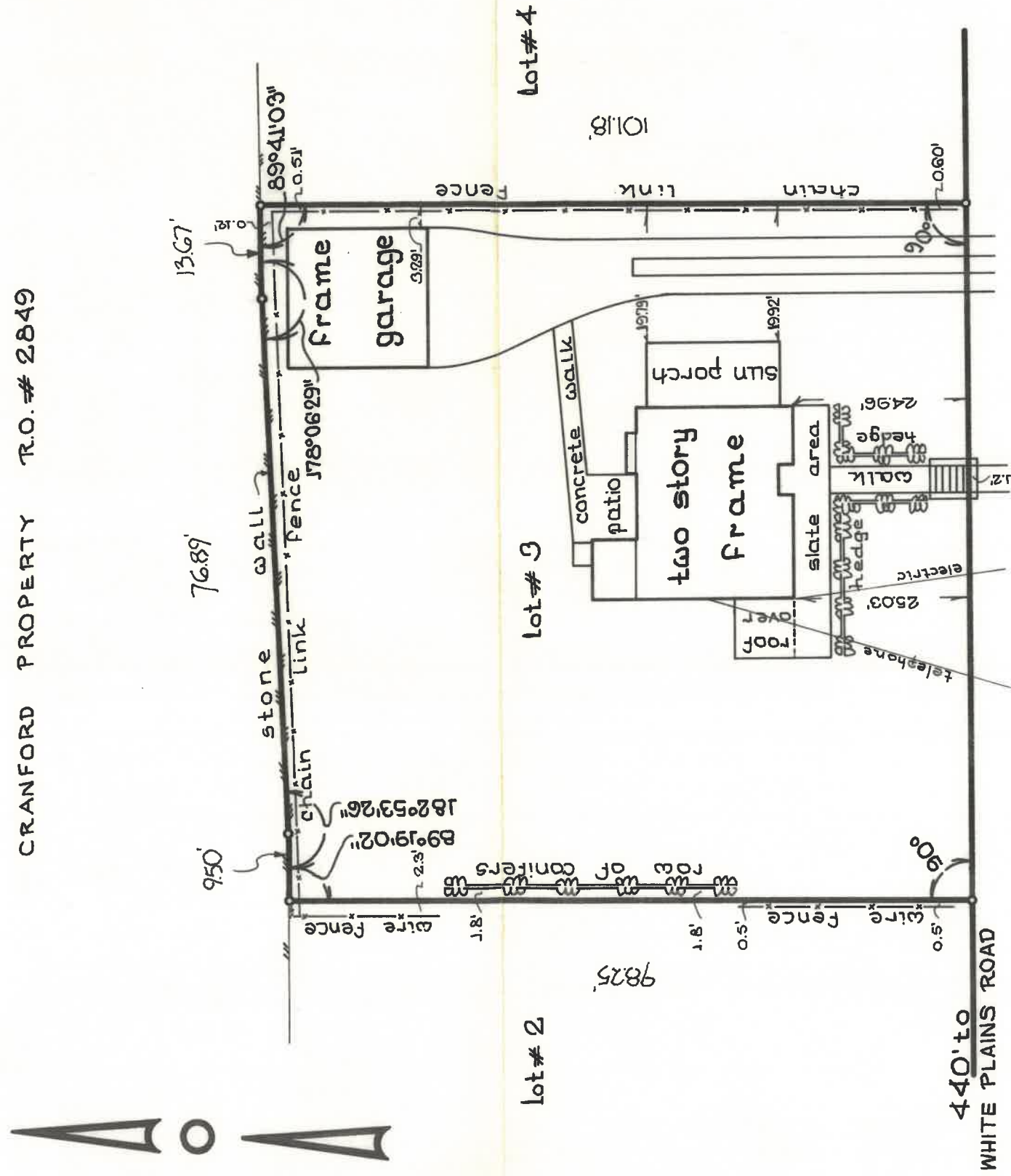
Survey completed: OCT. 20, 1981

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



DUSENBERRY PLACE

GENERAL NOTES

1. 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.

DOORS & WINDOWS

1. 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.

FINISHES

1. 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.

ELECTRICAL

1. 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

1. 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.

HEATING

1. 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.

2. JOB MAINTENANCE

1. 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.

GENERAL SPECIFICATIONS

1. THE WORK UNDER THIS SECTION SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, APPLIANCES AND EQUIPMENT AND PERFORMING ALL OPERATIONS NECESSARY FOR COMPLETE EXECUTION OF CLEARING, EXCAVATING, BACKFILLING AND GRADING AS INDICATED HERE AND IN WORKING DRAWINGS.

CONCRETE & MASONRY

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR EQUIPMENT AND APPLIANCES REQUIRED FOR THE COMPLETION, EXECUTION OF ALL CONCRETE FOUNDATION WORK, CONCRETE SLABS AND PLATFORMS, CONCRETE FOOTINGS AND MASONRY WALLS AS INDICATED IN WORKING DRAWINGS.

BUILDING COVERAGE TABULATION

Table with 2 columns: EXIST BUILDING COVERAGE, PROPOSED BUILDING COVERAGE. Lists items like EXIST DETACHED GARAGE, EXIST REAR PATIO, EXIST FRONT PATIO, EXIST PRINCIPAL BUILDING FOOTPRINT, and their square footages.

CHANGE

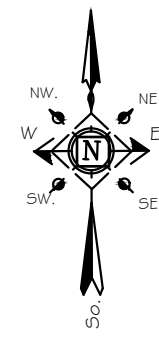
Table with 2 columns: EXIST BUILDING COVERAGE, PROPOSED BUILDING COVERAGE. Lists items like EXIST DETACHED GARAGE, NEW FRONT STOOP, NEW PATIO, NEW PATIO, PROPOSED PRINCIPAL BUILDING FOOTPRINT, and their square footages.

CHANGE

1. INSULATION - ALL EXTERIOR WALLS, CEILING, AND ROOFS, AS INDICATED ON WORKING DRAWINGS AND PER NY STATE ENERGY & BUILDING CODE, LATEST EDITION.

15 DUSENBERRY ROAD

BRONXVILLE, NY



SURVEY NOTE: INFORMATION TAKEN FROM SURVEY DATED OCTOBER 20, 2018 BY ARISTOTLE BOURNAZOS OF ARISTOTLE BOURNAZOS P.C., LAND SURVEYORS, MOUNT VERNON, NY. ARCHITECT NOT RESPONSIBLE FOR SURVEY INFO. AND DIMENSIONS.



DUSENBERRY ROAD

PROPOSED PLOT PLAN

ZONING INFORMATION SCHEDULE

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

Table with 4 columns: ITEM, REQ/ALLOW, EXISTING, PROPOSED. Lists zoning requirements for lot area, lot width, lot depth, front setback, etc.

NOTES:

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

F.A.R. CALCULATIONS

Table with 4 columns: EXISTING, PROPOSED, SUB-TOTAL. Shows calculations for existing basement, first floor, second floor, detached garage, and proposed total building floor area.

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 with 10 columns: GROUND SNOW LOAD, WIND DESIGN, CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA, SUBJECT TO DAMAGE FROM, WINTER DESIGN TEMP, ICE BARRIER UNDERLAYMENT, FLOOD HAZARDS, AIR FREEZ NG INDEX, MEAN ANNUAL TEMP.

NOTE:

INSTALL SILT FENCE AT INDICATED AREAS 2' AWAY FROM EXIST. FENCING, PROPERTY LINES, OR UNDISTURBED BUFFER AREA AS REQD BY LOCAL CODE.

NOTE:

MAINTAIN FENCE BY REMOVING SILT AS NECESSARY. TOE-IN FLAP OF FABRIC 4'-6" BELOW GRADE ALONG FENCE LINE.

SEDIMENT CONTROL/SILT FENCE DETAIL

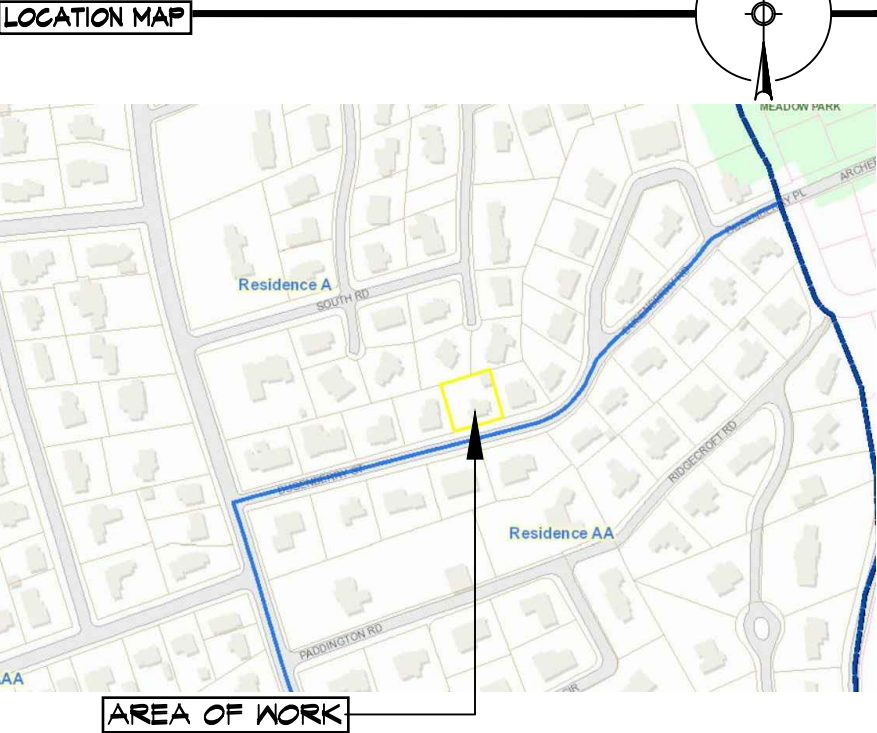
Nicholas L. Faustini Architect PC T 914.329.1518 nfaarchitect.com Greenburgh: 6 Burns Street, Hartsdale, NY 10530 Yonkers: 77 Remsen Road, Yonkers, NY 10710



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LOCATION MAP



NOTE: Drawings may be printed at reduced scale

Table with 2 columns: TAX MAP ID#, ZONE. Values: 10-1-6, 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

Table with 4 columns: NO., DATE, ISSUE/REV. Lists drawing revisions such as 03.22.21 ISSUED PER DOB COMMENTS, 03.15.21 ISSUED FOR DOB PERMIT, etc.

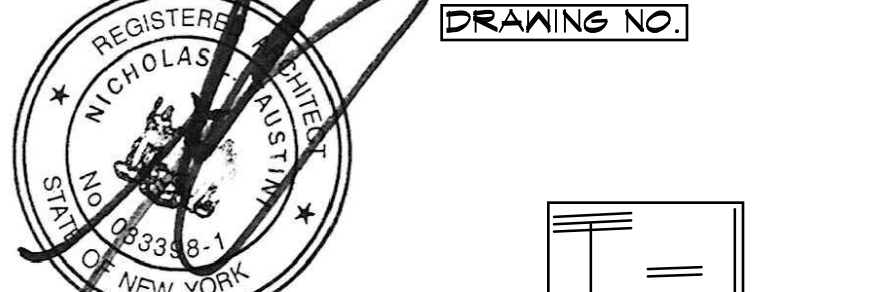
Table with 3 columns: NO., DATE, ISSUE/REV. Lists drawing revisions such as 03.08.21 ISSUED FOR CLIENT REVIEW, 03.05.21 ISSUED FOR CLIENT REVIEW, etc.

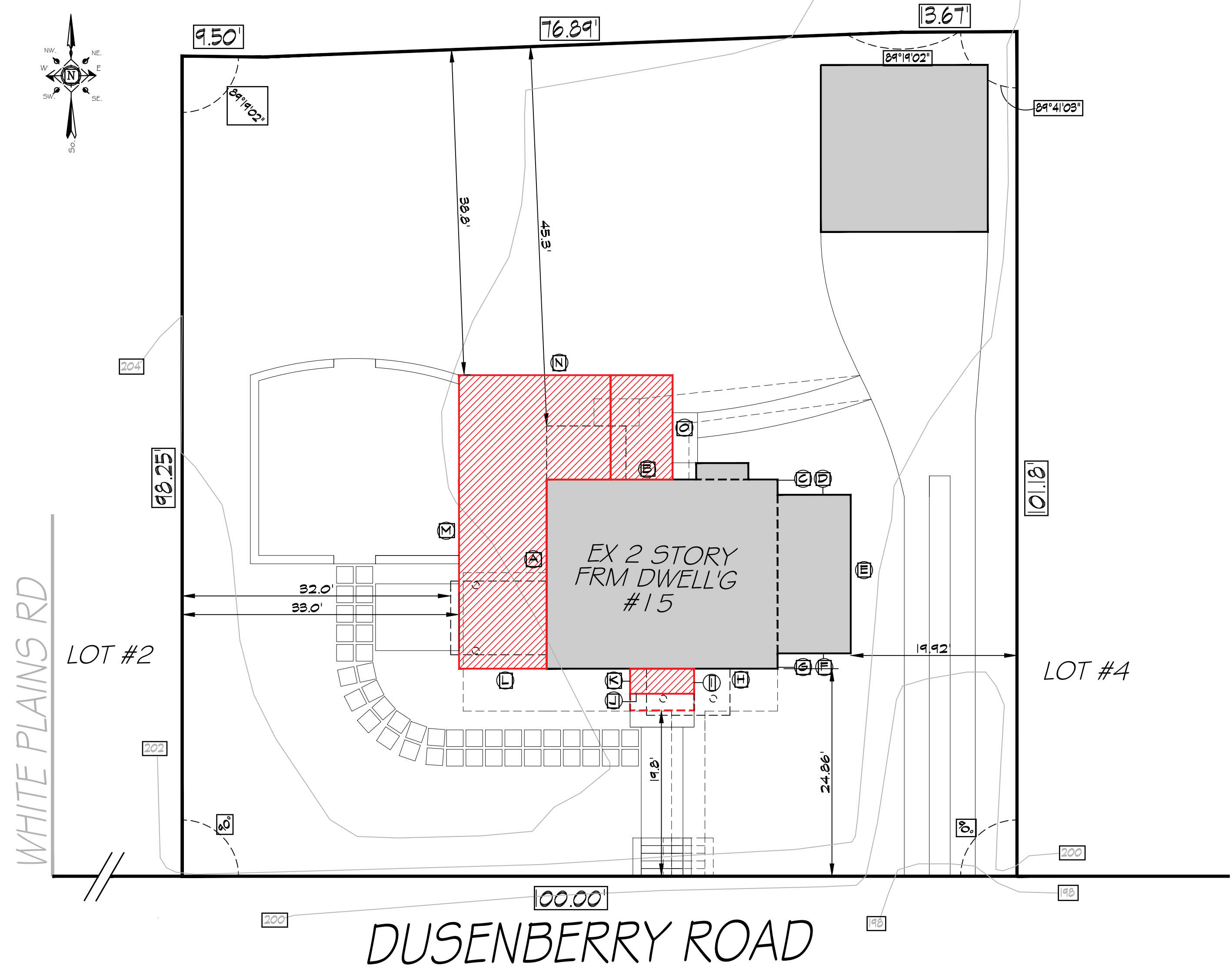
CLIENT: JOHN KNOX 1BK RESIDENTIAL BRONXVILLE, NY 10708 PROJECT: PROPOSED FRONT FOYER/PORTICO ADDITION DESIGN, KITCHEN/DINING ROOM/FAMILY ROOM ADDITION DESIGN AND MASTER SUITE ADDITION & SECOND FLOOR ADDITION DESIGN FOR: 15 DUSENBERRY RD, BRONXVILLE, NY 10708

DRAWINGS TITLE: PLOT PLAN & ZONING INFO SCHEDULE

Table with 3 columns: DRAWN BY, CHECKED BY, PROJECT NO. Values: YB, NF, 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	118.6	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						

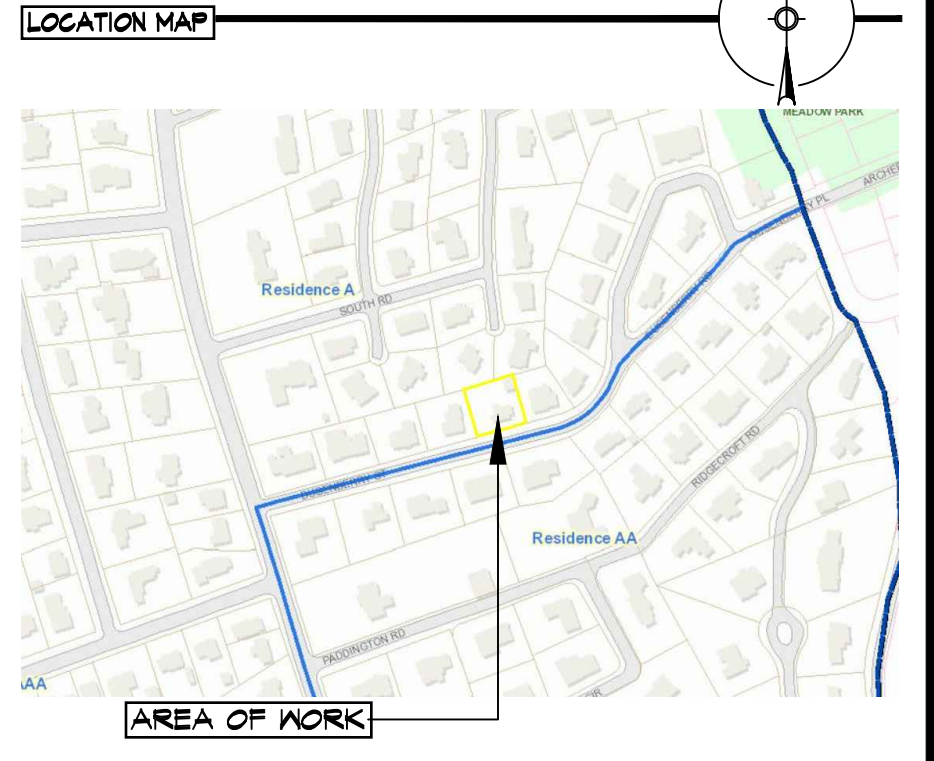
BUILDING PERIMETER - PROPOSED CONDITION			
Wall Desig.	Wall Length	1st Flr < 6ft Above Fin. Grade	1st Flr > 6ft Above Fin. Grade
B	12.6	12.6	0.0
C	1.8	1.8	0.0
D	8.8	8.8	0.0
E	19.3	19.3	0.0
F	8.8	8.8	0.0
G	1.8	1.8	0.0
H	10.0	10.0	0.0
I	3.0	3.0	0.0
J	7.7	7.7	0.0
K	3.0	3	0.0
L	20.5	20.5	0.0
M	35.2	35.2	0.0
N	25.6	25.6	0.0
O	12.5	12.5	0.0
TOTAL	170.60	170.6	0.0

PROPOSED GRADE ANALYSIS PLAN 1" = 10'-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:
 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

- 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.
-----	------	------------

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.**



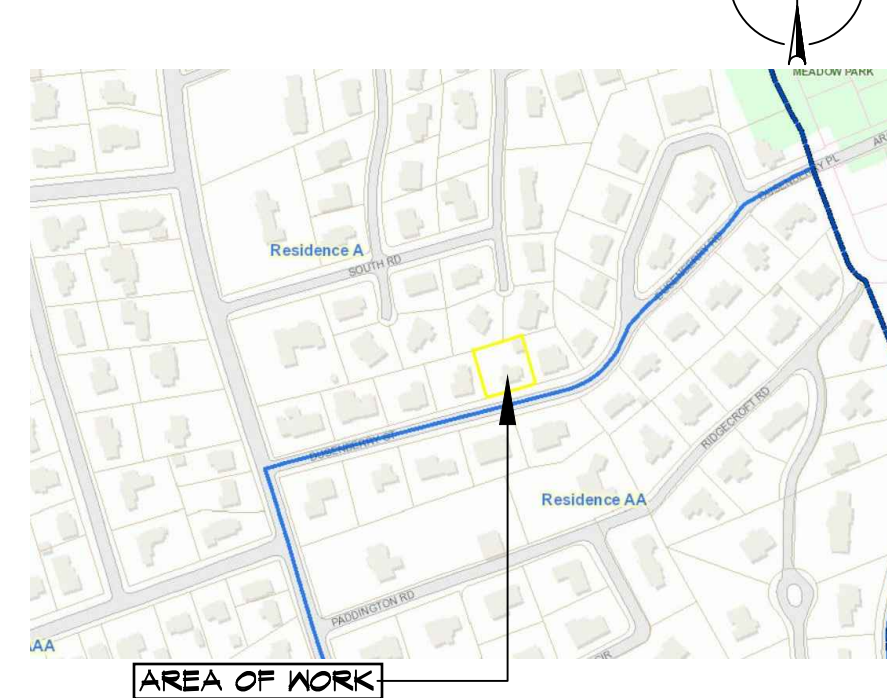
LEFT SIDE YARD EXTERIOR ELEVATION WITH GRADE ANALYSIS OVERLAY 1/4" = 1'-0"

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LOCATION MAP



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

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- 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	03.08.21	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

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

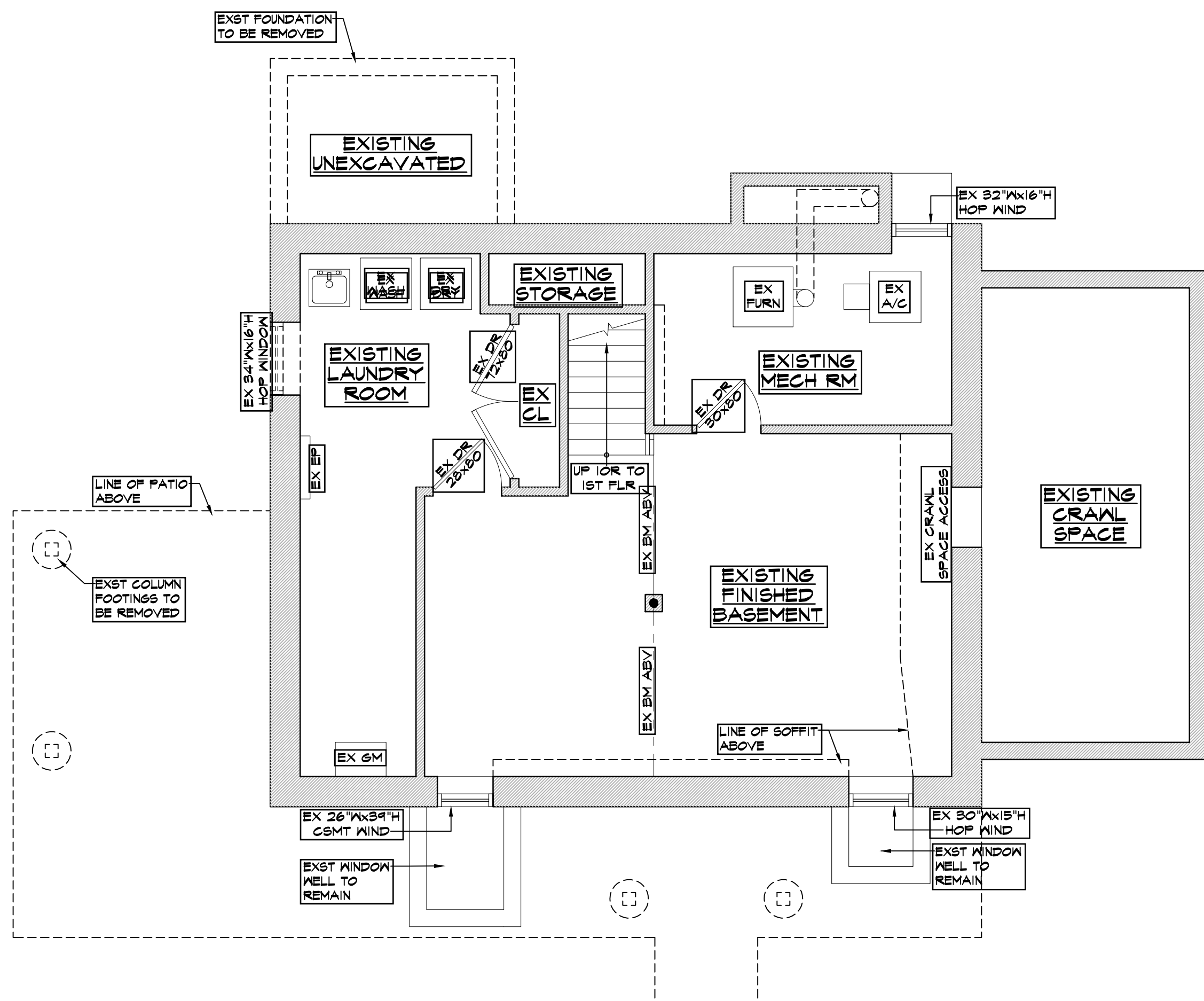
DRAWINGS TITLE

EXIST FLOOR PLANS & EXTERIOR ELEVATIONS

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



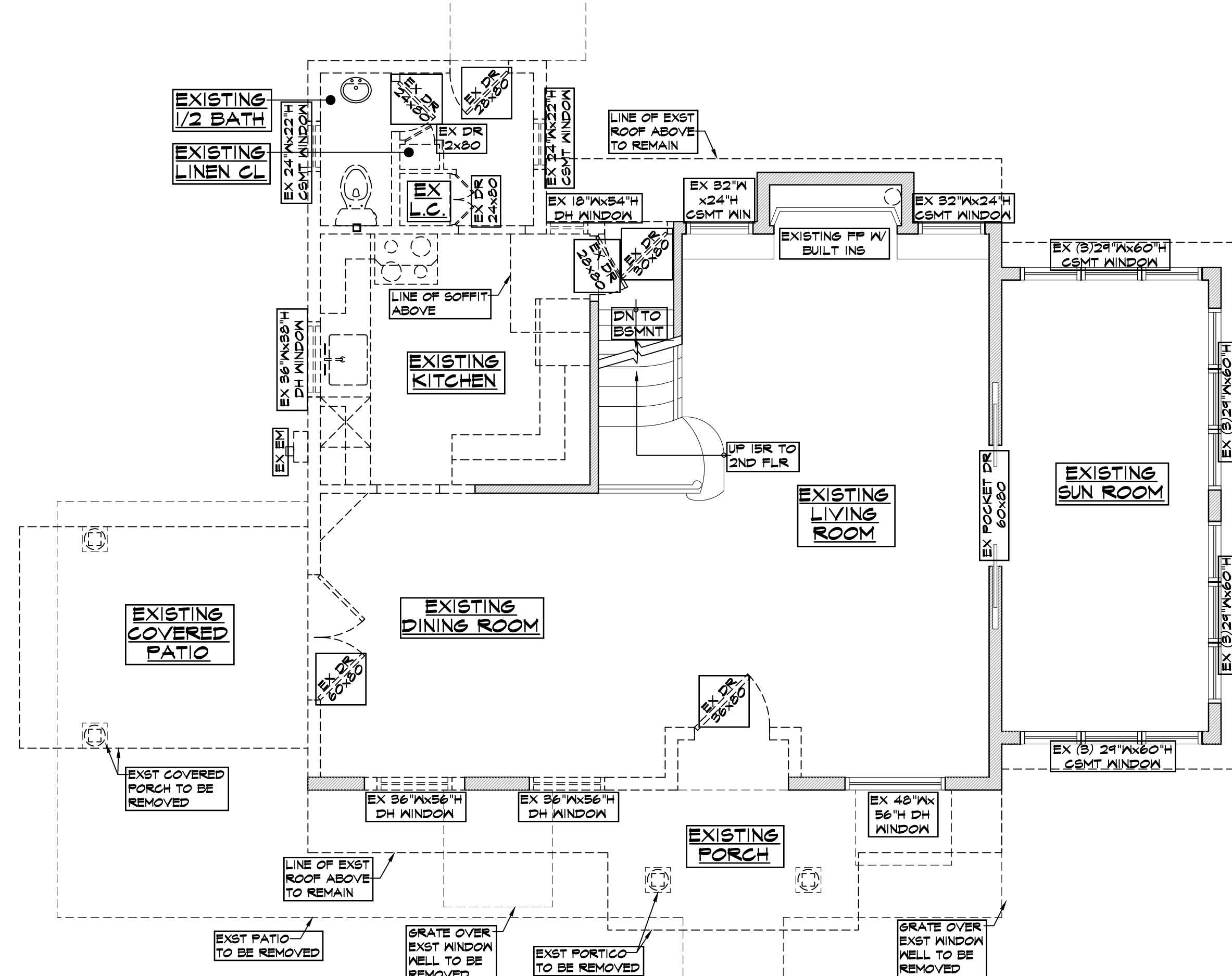
A-1



EX BASEMENT/DEMO PLAN

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

1/4" = 1'-0"



EX FIRST FLOOR/DEMO PLAN

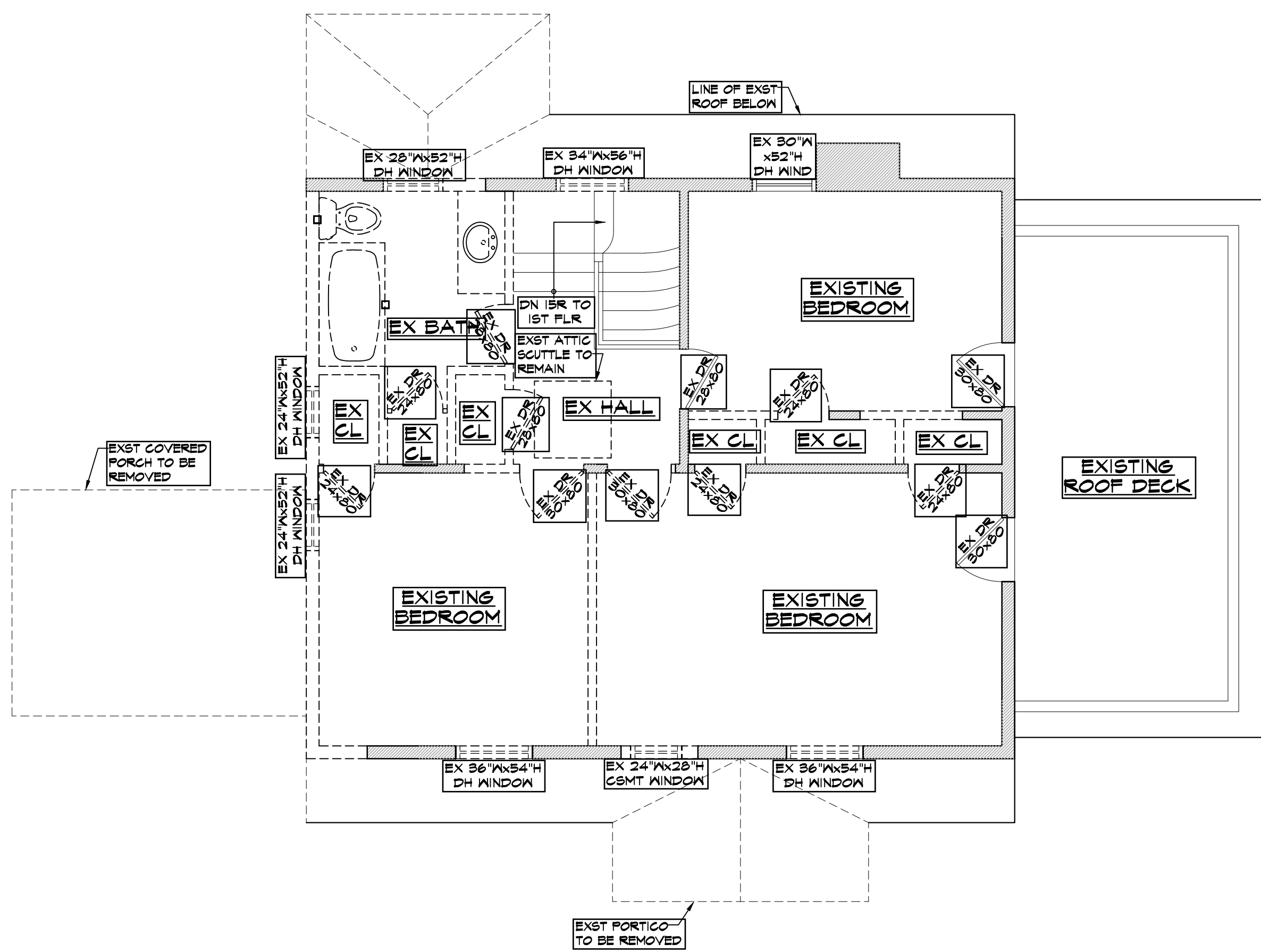
EX FIRST FLR CL6 HT 8'-4" U.O.N.

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.

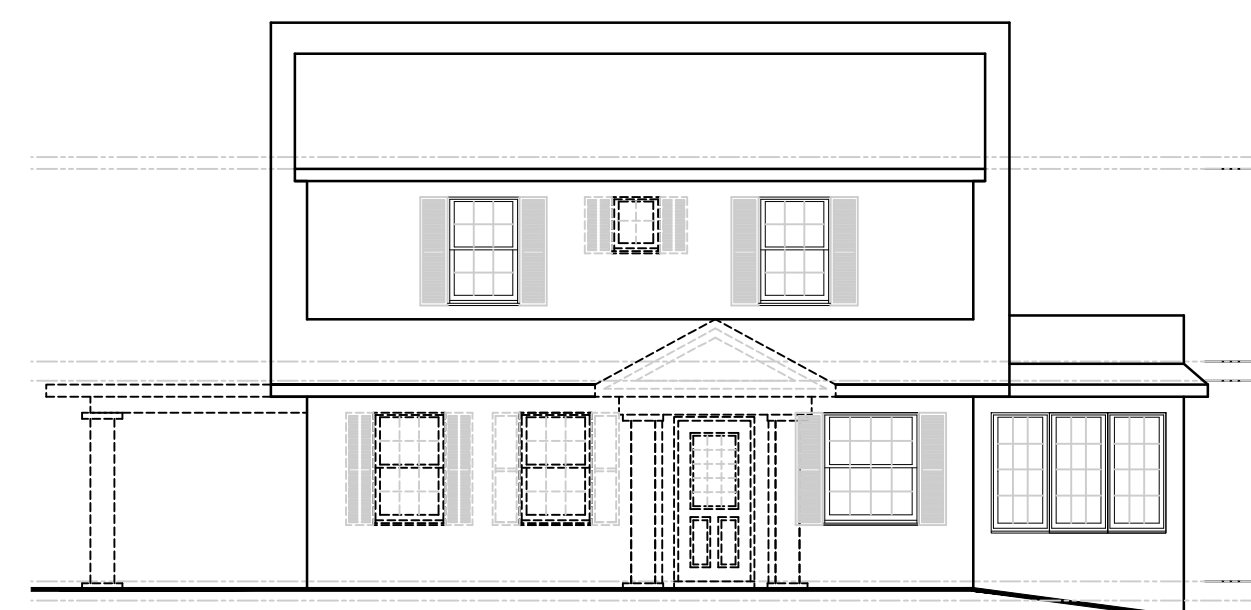
ITEM	DESCRIPTION
[Solid Line]	EXISTING WALL TO REMAIN
[Dashed Line]	EXISTING WALL OR ELEMENT TO BE REMOVED



EX SECOND FLOOR/DEMO PLAN

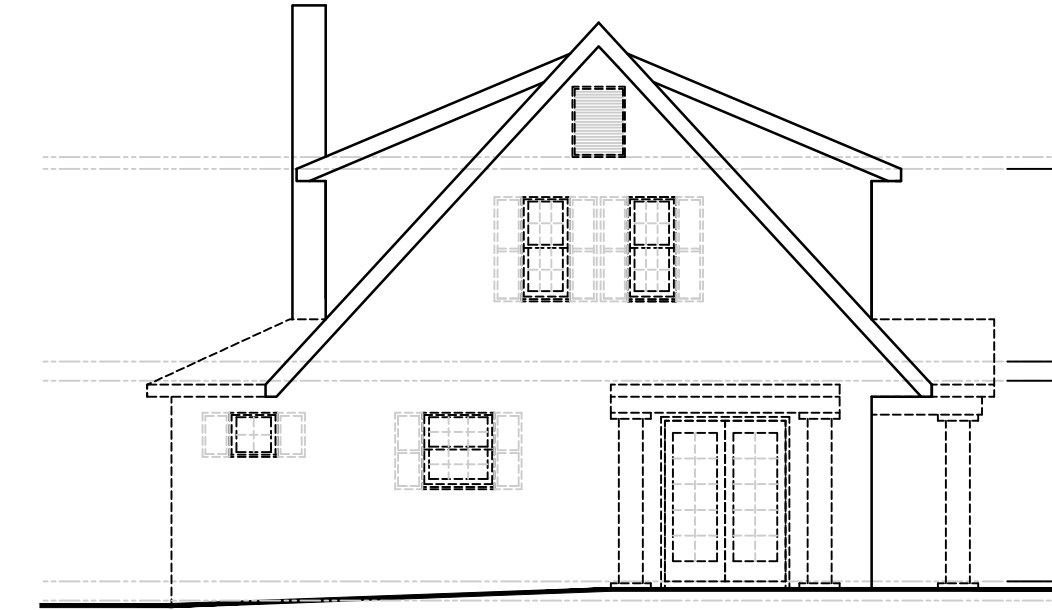
EX SECOND FLR CL6 HT 8'-0" U.O.N.

1/4" = 1'-0"



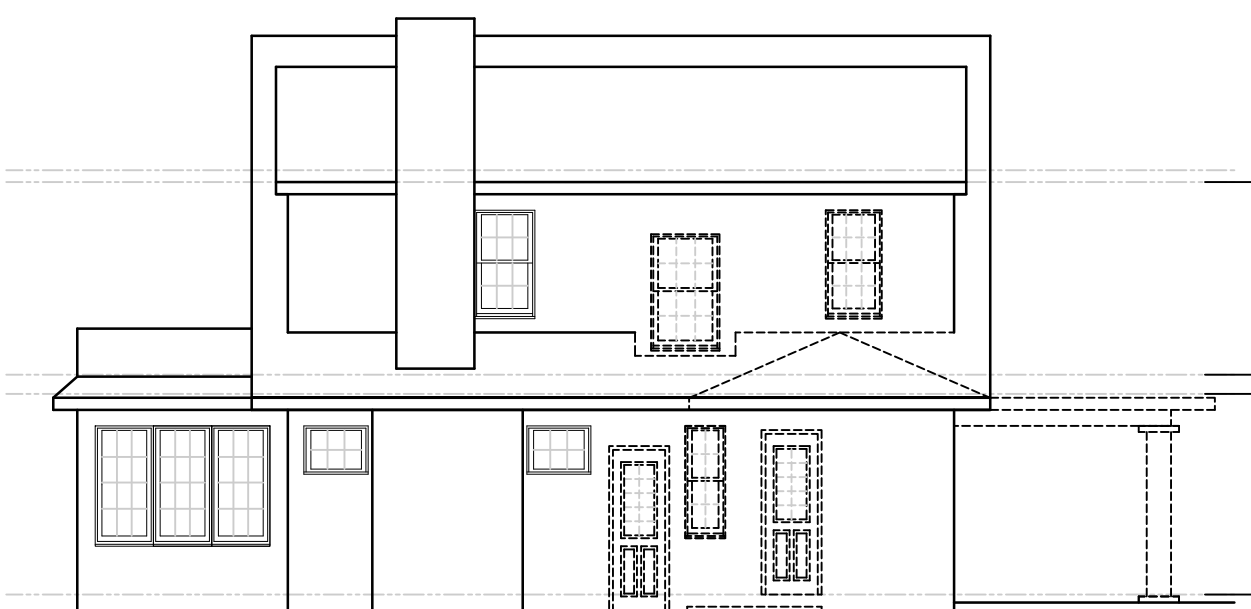
EX FRONT EXT ELEV

1/8" = 1'-0"



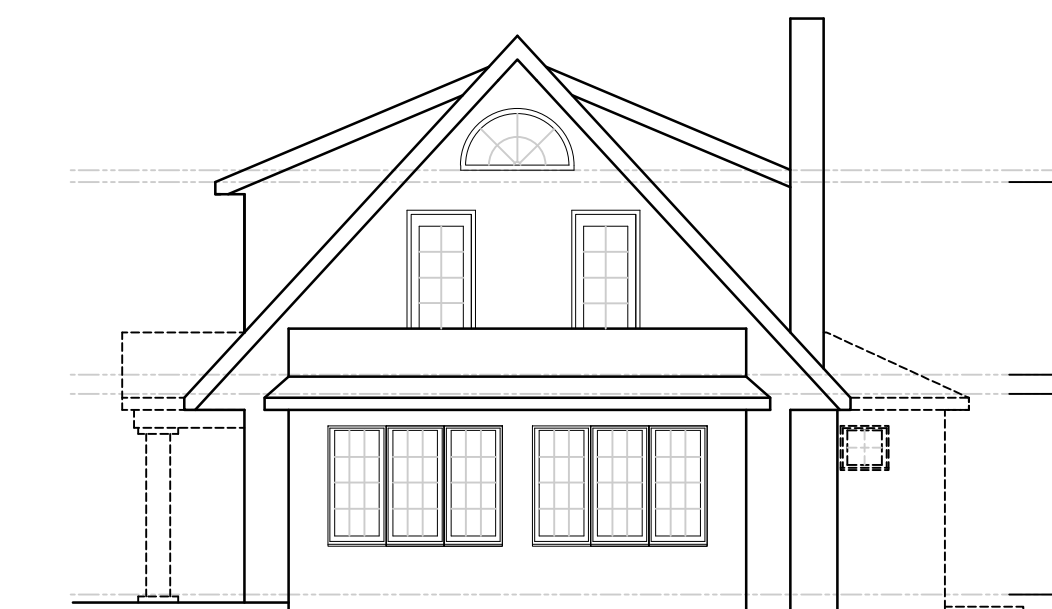
EX LEFT SIDE EXT ELEV

1/8" = 1'-0"



EX REAR EXT ELEV

1/8" = 1'-0"



EX RIGHT SIDE EXT ELEV

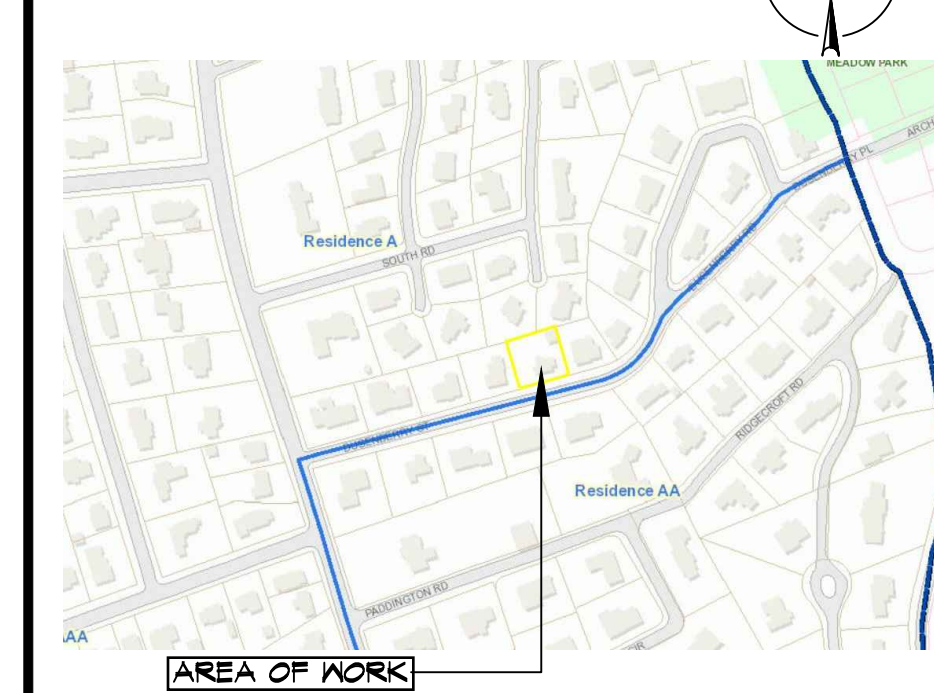
1/8" = 1'-0"

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LOCATION MAP



NOTE:
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

03.22.21	ISSUED PER DOB COMMENTS
03.15.21	ISSUED FOR DOB PERMIT
03.08.21	ISSUED FOR CLIENT REVIEW
03.05.21	ISSUED FOR CLIENT REVIEW
03.03.21	ISSUED FOR CLIENT REVIEW
02.18.21	ISSUED FOR CLIENT REVIEW
02.05.21	PRELIMINARY ZONING ANALYSIS

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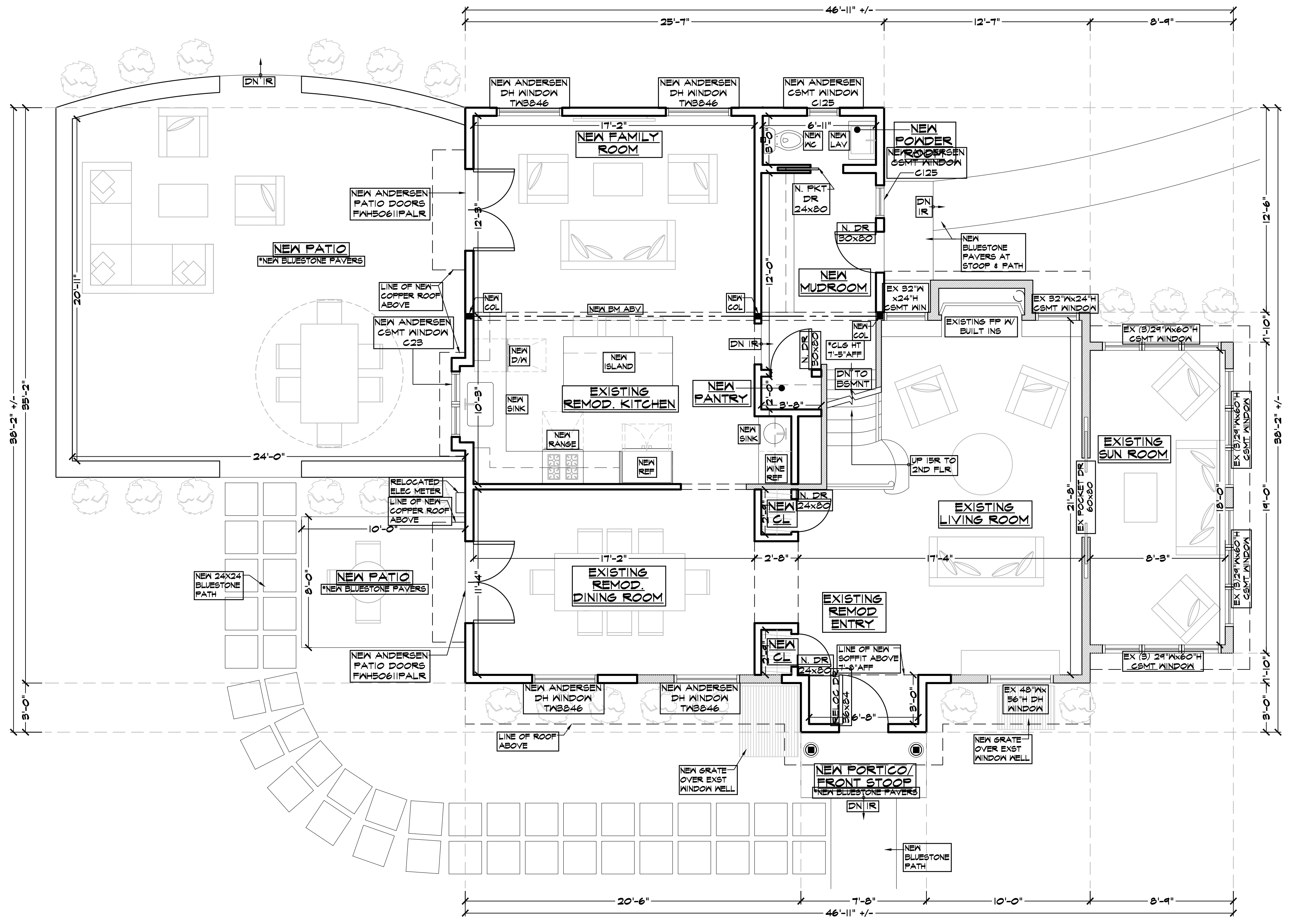
CLIENT
JOHN KNOX
JBK RESIDENTIAL
BRONXVILLE, NY 10708

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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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

03.22.21	ISSUED PER DOB COMMENTS
03.15.21	ISSUED FOR DOB PERMIT
03.08.21	ISSUED FOR CLIENT REVIEW
03.05.21	ISSUED FOR CLIENT REVIEW
03.03.21	ISSUED FOR CLIENT REVIEW
02.18.21	ISSUED FOR CLIENT REVIEW
02.05.21	PRELIMINARY ZONING ANALYSIS

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

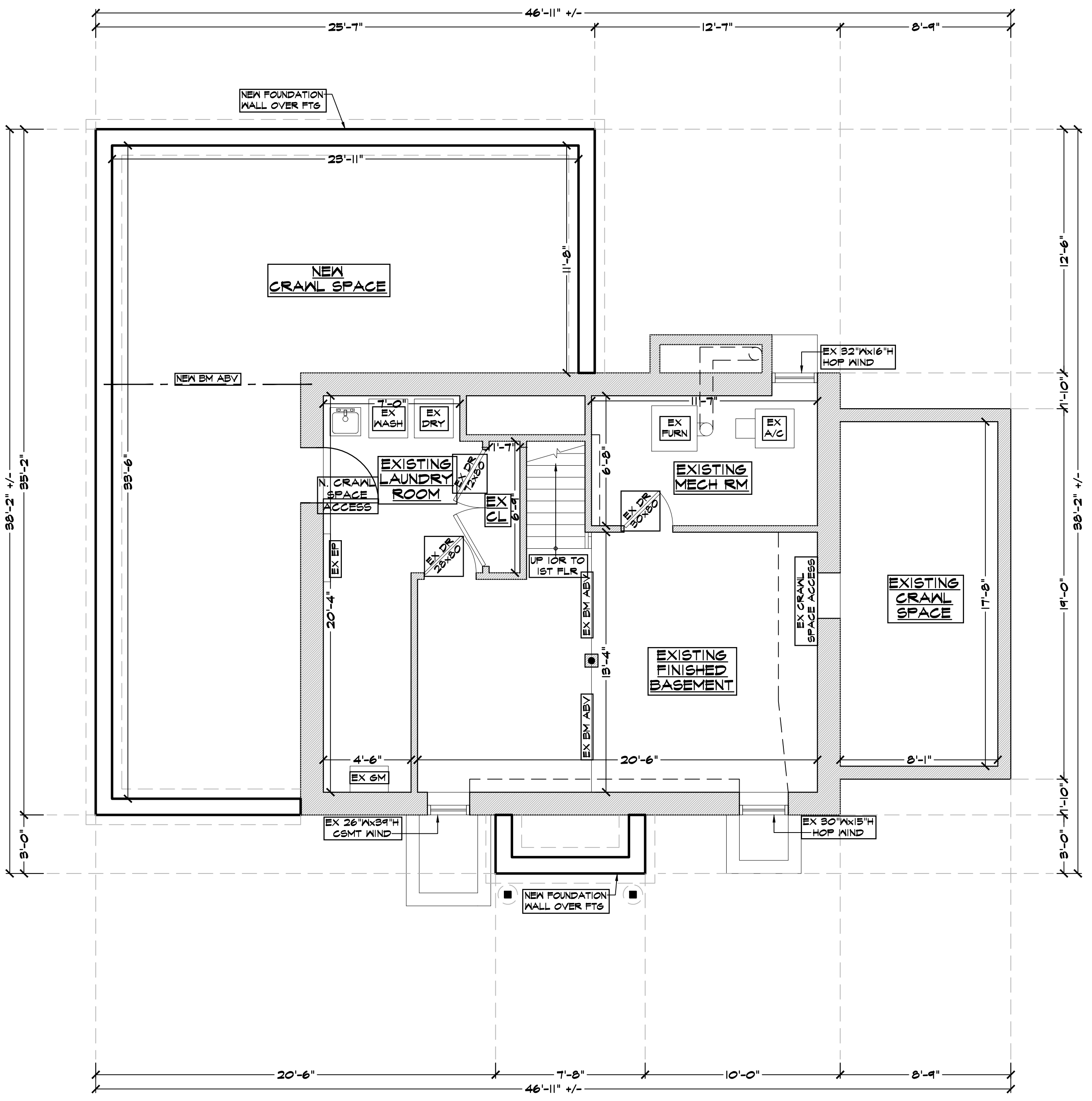
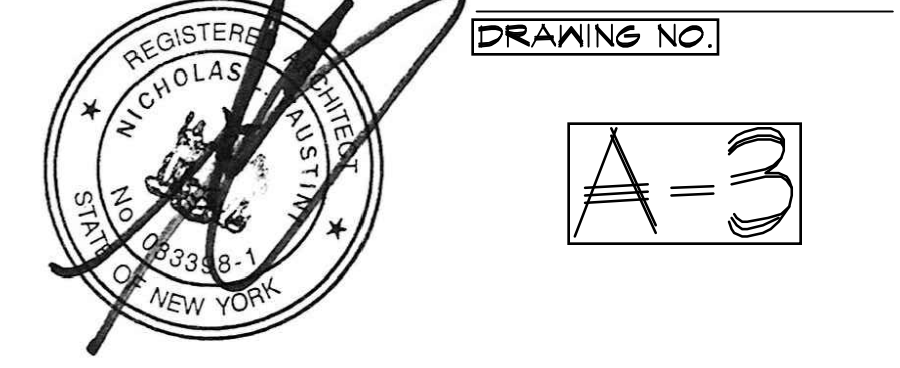
PROJECT
 PROPOSED FRONT FOYER/PORCH ADDITION DESIGN,
 KITCHEN/DINING ROOM/FAMILY ROOM ADDITION
 DESIGN AND MASTER SUITE ADDITION & SECOND
 FLOOR ADDITION DESIGN FOR:
 15 DUSENBERRY RD, BRONXVILLE, NY 10708

DRAWINGS TITLE

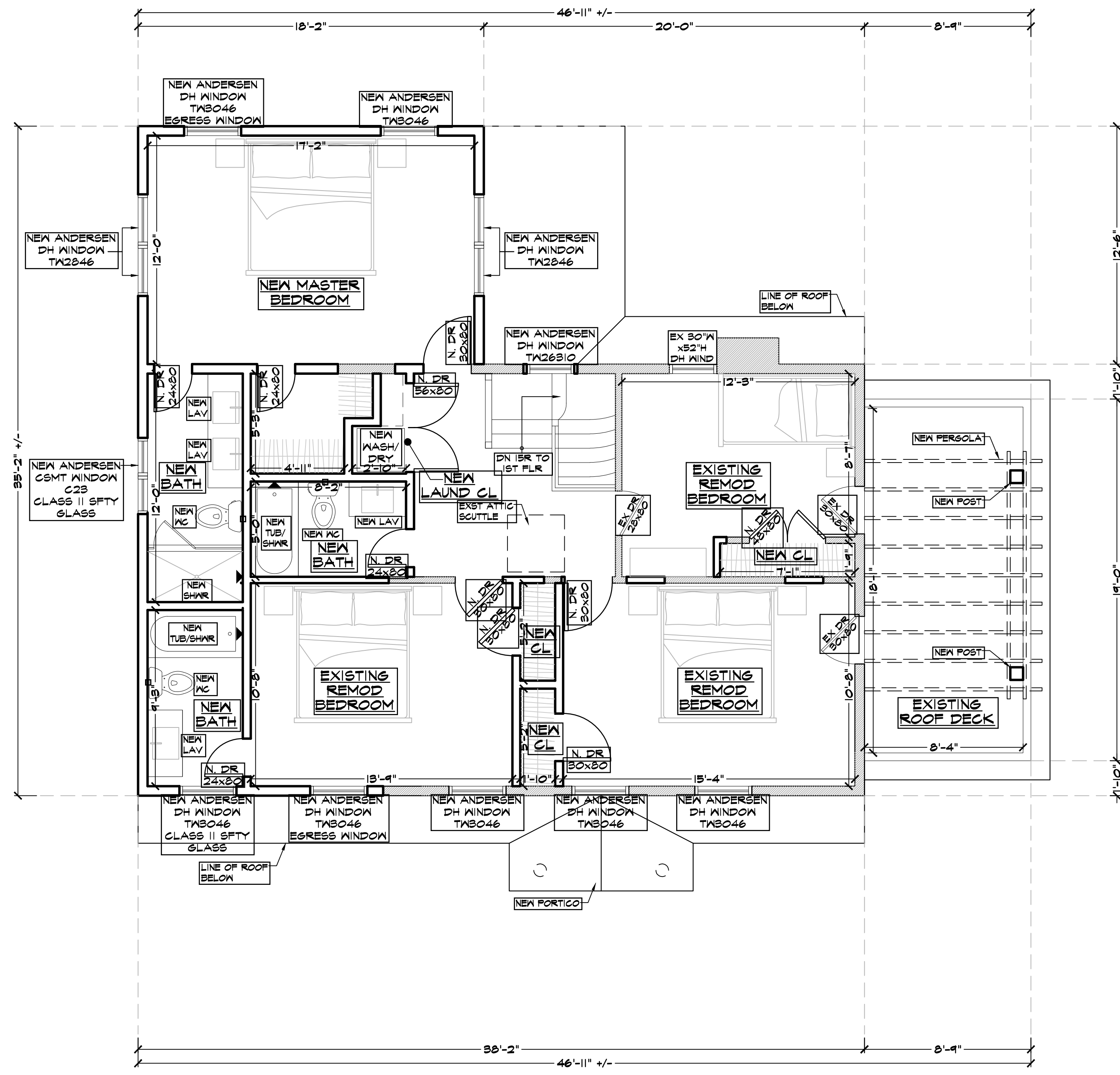
PROPOSED FLOOR PLANS

DRAWN BY	CHECKED BY	PROJECT NO.
VB	NF	10.0212

DATE	03.22.21
DRAWING NO.	A-3



1 PROPOSED BASEMENT/FOUNDATION PLAN
 EX BASEMENT CLG HT 6'-6" AFF U.O.N. 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
 EX SECOND FLOOR CLG HT 8'-0" AFF U.O.N. 1/4" = 1'-0"

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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

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
JBK RESIDENTIAL
BRONXVILLE, NY 10708

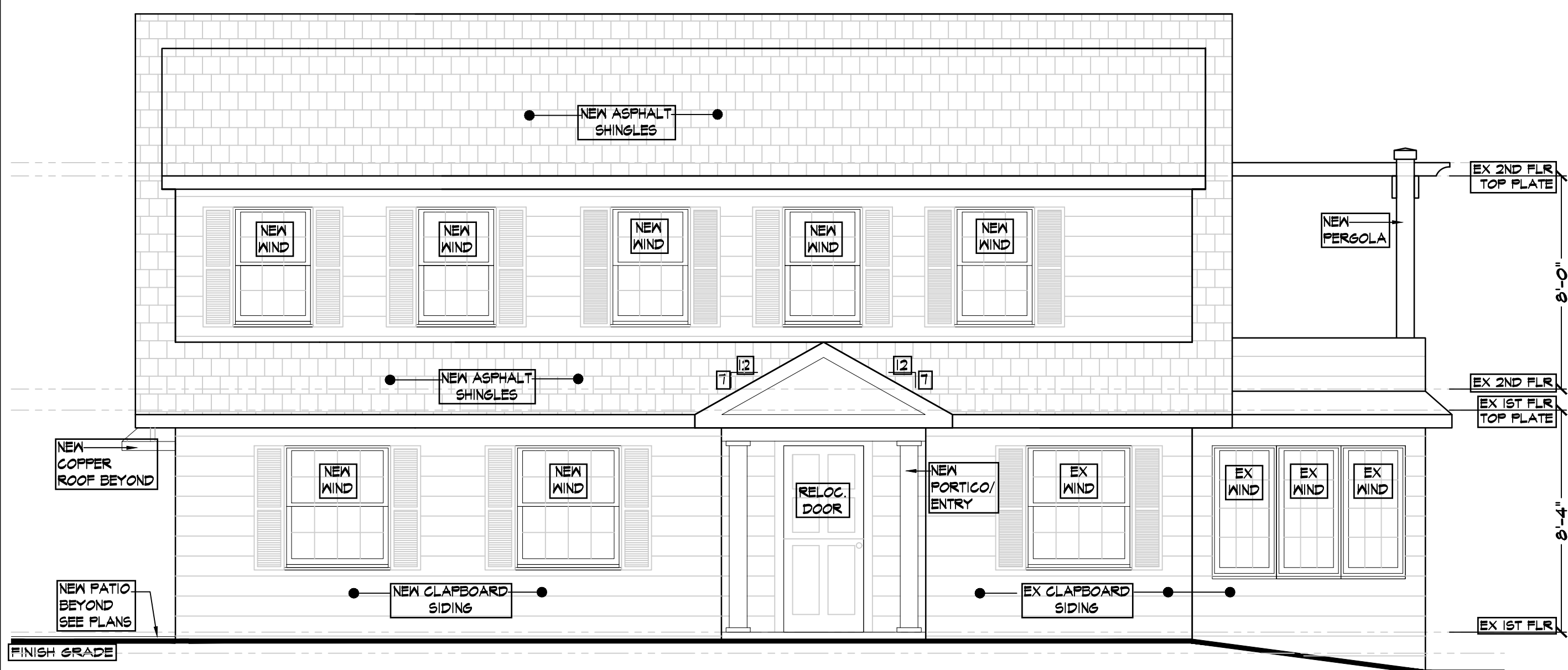
PROJECT
PROPOSED FRONT FOYER/PORTRICO ADDITION DESIGN, KITCHEN/DINING ROOM/FAMILY ROOM ADDITION DESIGN AND MASTER SUITE ADDITION & SECOND FLOOR ADDITION DESIGN FOR:
15 DUSENBERRY RD, BRONXVILLE, NY 10708

DRAWINGS TITLE
PROPOSED EXTERIOR ELEVATIONS

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

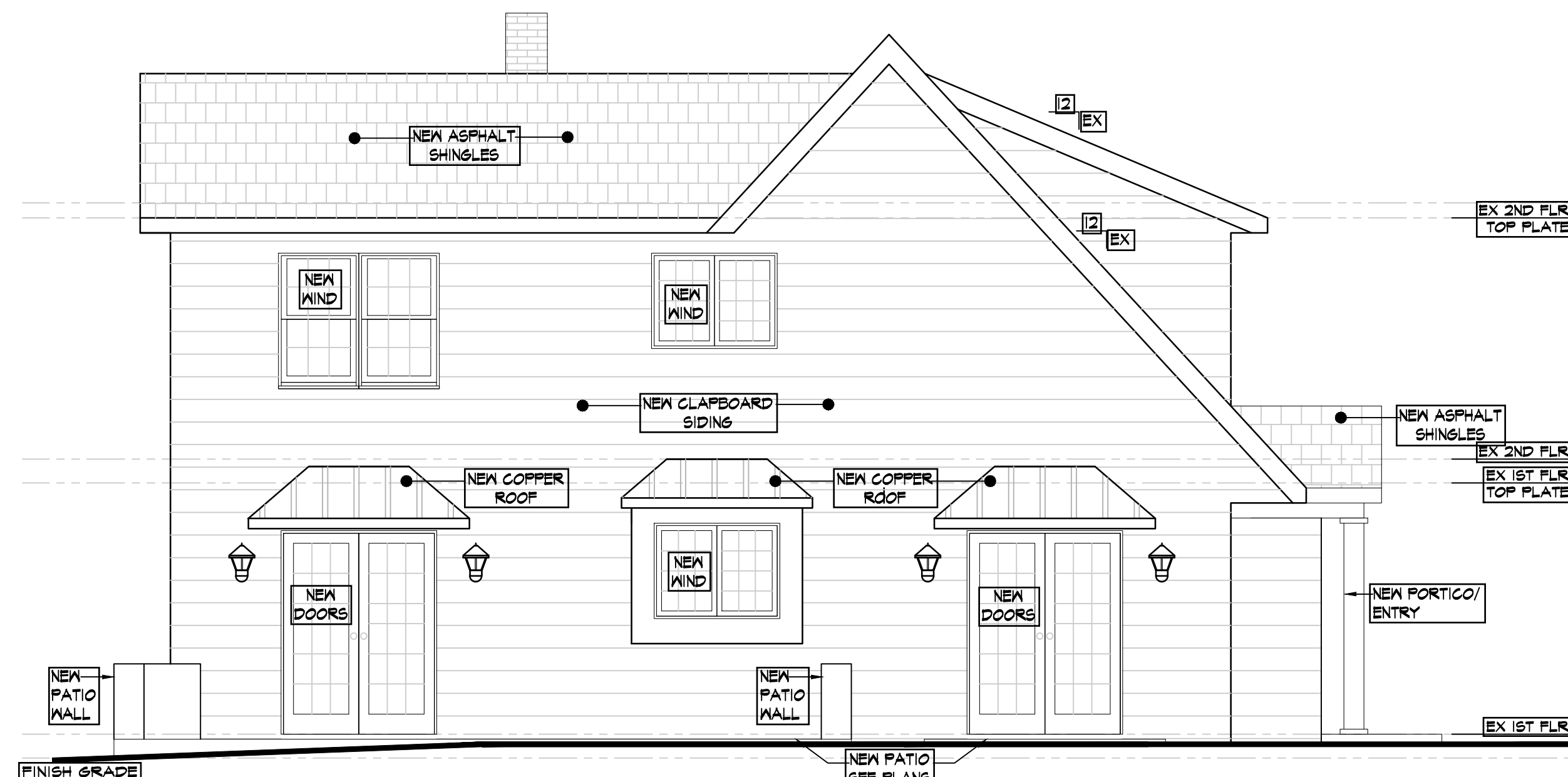
DATE 03.22.21

DRAWING NO. A-4



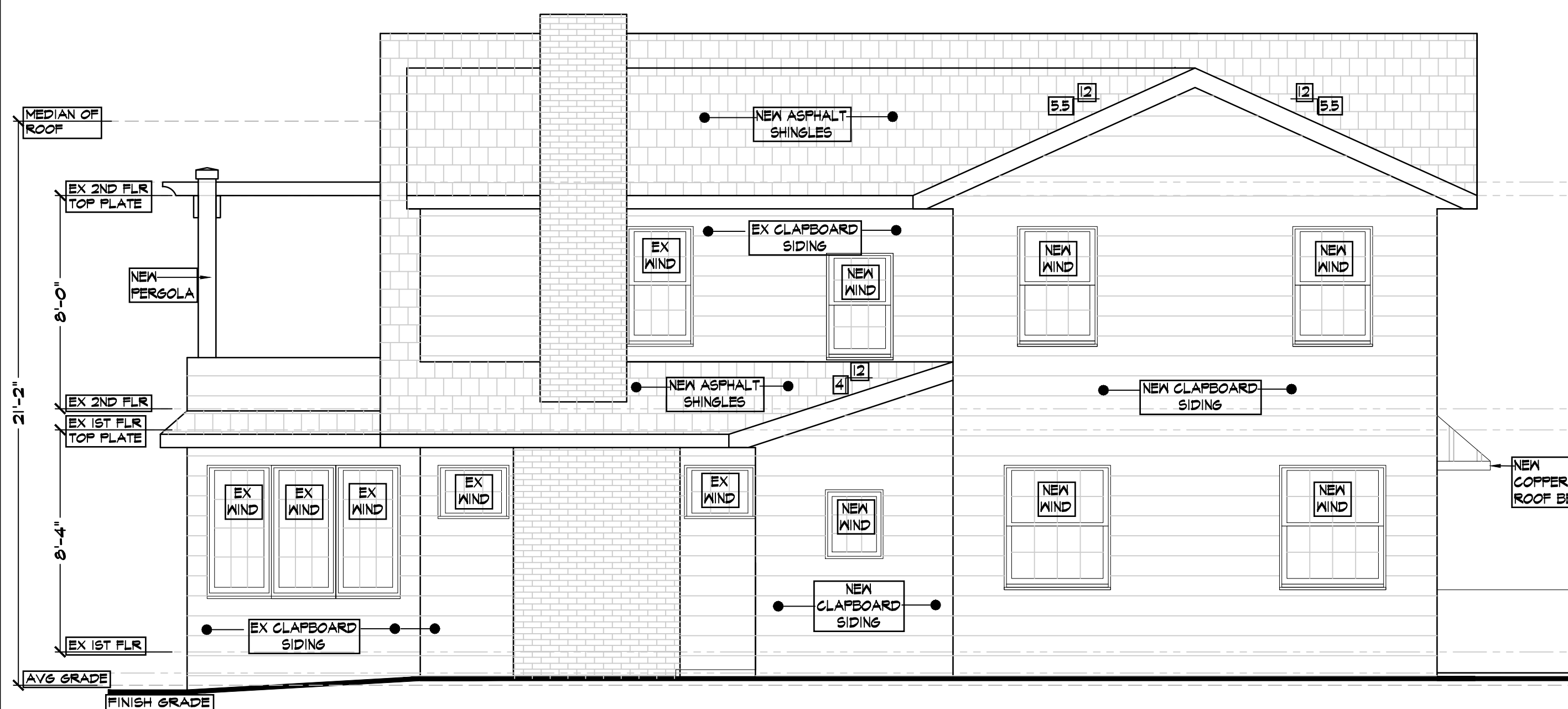
E1 PROPOSED FRONT EXTERIOR ELEVATION

1/4" = 1'-0"



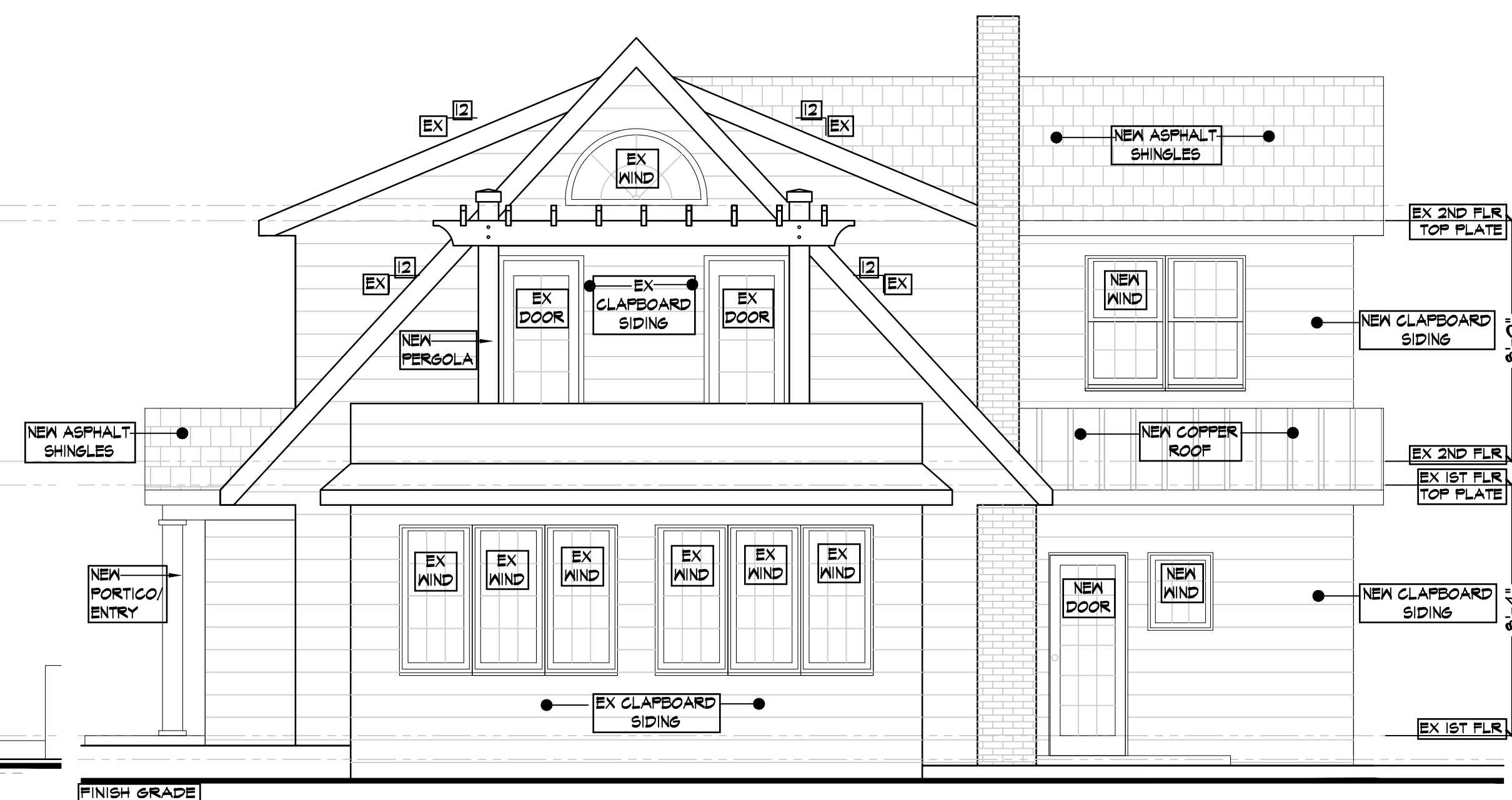
E2 PROPOSED LEFT SIDE EXTERIOR ELEVATION

1/4" = 1'-0"



E3 PROPOSED REAR EXTERIOR ELEVATION

1/4" = 1'-0"



E4 PROPOSED RIGHT SIDE EXTERIOR ELEVATION

1/4" = 1'-0"













