

**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 REQUIREMENTS, & 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 AGENCIES, 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 THEREON.
- 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 & SPECIFICATION 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 RESTORATION WORK AT HIS EXPENSE AND TO THE COMPLETE 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 & OBTAIN INSPECTIONS AND RECD SIGN-OFFS.
- ALL PILING AND NAILING 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 IN THIS REQUIREMENT, 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 UNDER "CLEANING".
- 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, CLEAN 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.

**GENERAL SPECIFICATIONS**

**SITE WORK**

- 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.
  - REMOVE ALL BRUSH WITHIN CONTRACT AREA.
  - REMOVE UNNECESSARY WALLS, FOUNDATIONS, CURBS, AS INDICATED ON PLANS.
  - EXCAVATION OF EARTH, ROCK, AND OBSTRUCTIONS BELOW PRESENT GRADES AS NECESSARY FOR NEW FOUNDATIONS, UTILITY TRENCHES AND SITE GRADING.
  - MIN 6" FORTIFIED FILL UNDER INTERIOR CONCRETE FOUNDATION SLAB.
  - FURNISHING AND PLACING SHORING AND BEARING REQUIRED AND REMOVAL OF SAME FROM SITE.
  - BACKFILLING AGAINST FOUNDATION WALLS, PIERS AND FOOTINGS AND UTILITY TRENCHES WHERE INDICATED. UNDER NO CIRCUMSTANCES SHALL EXCAVATION CONTRACTOR BACKFILL AGAINST FOUNDATION WALLS. DIAGONAL SHORING AT INSIDE OF FOUNDATION WALLS SHALL BE PROVIDED @ 8'-0" O.C. PRIOR TO BACKFILLING.
  - SITE DRAINAGE SHALL BE EXECUTED ACCORDING TO A SEPARATE DRAINAGE PLAN PREPARED BY A CERTIFIED ENGINEER.
  - EXCAVATING: EXCAVATIONS SHALL INCLUDE REMOVAL OF ALL MATERIALS TO PERMIT PROPER WORKING CLEARANCE AND INSTALLATION OF CONCRETE FOOTINGS WALLS, PIERS, AREAWAYS, SLABS FORGUS FILL UNDER SLAB AND ANY BRACING, UNDERPINNING AND WATERPROOFING. ALL ROCK REMOVED SHALL BE DONE BY MEANS OF MECHANICAL HAMMER OR HYDRAULIC SPLITTER. ARCHITECT'S COST ESTIMATE FOR REMOVAL OF UNDERGROUND ROCK FORMATIONS & ROCK BED FOR COMPLETION OF PROJECT SHALL BE FINAL & BINDING. UNDER NO CIRCUMSTANCES SHALL ROCK-BLASTING BE PERMITTED ON THIS JOB SITE.
  - BACKFILLING & GRADING: CONTRACTOR SHALL BACKFILL AS PROMPTLY AS THE WORK SITE PERMITS, COMPLYING WITH GRADES AND ELEVATIONS INDICATED ON WORKING DRAWINGS.
    - EARTH FOR BACKFILL SHALL CONSIST OF CLEAN, EASILY COMPACTED BACKFILL, FREE FROM EXCESS CLAY, DEBRIS OR ORGANIC MATTER.
    - BACKFILL SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS OF NOT MORE THAN 12" DEPTH, RUIDLED AND TAMPED OR ROLLED, SO AS TO PREVENT FUTURE SETTLEMENT.
    - ENTIRE AREAS UNDER INTERIOR CONCRETE SLAB SHALL BE BACKFILLED WITH 4" TO 6" DURABLE CLEAN BRUSHED TRAP ROCK, COMPACTED AND LEVELLED TO A REASONABLY EVEN SURFACE OR AS PER SITE PLAN.
    - UTILITY TRENCHES: ALL UTILITY TRENCHES SHALL BE EXCAVATED TO ALLOW UTILITY LINES TO BE PLACED BELOW THE FROST LINE, MIN. 3'-6".
    - SEEDING: LANDSCAPING IS NOT THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. OWNER SHALL PROVIDE SEPARATE LANDSCAPING CONTRACTOR AT HIS OWN EXPENSES. COST OF ANY DAMAGES TO BUILT STRUCTURES OR SITE STRUCTURES DUE TO LANDSCAPING CONTRACTOR'S NEGLIGENCE ARE SOLELY THE RESPONSIBILITY OF THE LANDSCAPING CONTRACTOR.

**CONCRETE & MASONRY**

- 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.
- ALL CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS, INCLUDING FOOTINGS, PIERS, SLABS AND PLATFORMS. ALL CONCRETE EXPOSED TO WEATHER MUST BE AIR ENTRAINED.
- CONCRETE SLAB REINFORCING SHALL BE OF THE THICKNESS INDICATED ON THE PLANS. INTERIOR CONCRETE SLAB SHALL BE PROVIDED WITH COMBINATION EXPANSION JOINTS WATER STOP WHERE INDICATED ON PLANS. PERIMETER OF SLAB ADJOINING WALLS SHALL HAVE 1/2" EXPANSION JOINT WITH BITUMINOUS FILLER.
- CONCRETE SLAB SHALL BE PROVIDED WITH #6@10X10 WELDED WIRE MESH REINFORCING THROUGHOUT. PERIMETER OF SLAB AREA OR BACKFILL SHALL RECEIVE #4 RE-BARS 24" O.C. TIED INTO FOUNDATION WALL OR AS INDICATED ON PLANS.
- VAPOR BARRIER UNDER INTERIOR SLAB SHALL BE (2) # MILS. THICK, UNLESS OTHERWISE INDICATED ON DRAWINGS.
- TOP OF CONCRETE SLAB TO RECEIVE CERAMIC TILE OR CARPETING AND SHALL BE SCREENED TO AN EVEN, TRUE LEVEL, PLANE, FLOATED AND TROWELED TO A HARD SMOOTH AND EVEN FINISH.
- ALL MASONRY UNITS SHALL BE OF THE SIZE INDICATED ON THE PLANS. NON-CORROSIVE DURO-WALL TIES TO BE PROVIDED EVERY OTHER COURSE BETWEEN MASONRY JOINTS & #4 VERTICAL REBARS @ 32" O.C. OR AS INDICATED ON PLANS. SEE SPECIFICATIONS ON DRAWINGS FOR FOUNDED CONCRETE WALLS REINFORCING.
- CEMENT FOR MASONRY SHALL BE PORTLAND CEMENT CONFORMING TO ASTM DESIGNATION C144 PASSING NO. 80 SIEVE, HYDRATED LIME SHALL CONFORM TO ASTM DESIGNATION C-6.
- MORTAR FOR THE ENTIRE WORK EXCEPT OTHERWISE SPECIFIED SHALL BE PROPORTIONED BY VOLUME, 1 PART PORTLAND CEMENT, 1/4 PART HYDRATE LIME, AND 3 PARTS SAND. WATER / CEMENT RATIO SHALL BE 0.35 - 0.40 MAXIMUM.

**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 CAULKED 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 PANE 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 - SPURTS 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 CEMENT 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 ELECTRIC 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.
- WATER DRAIN AND VENT LINE WILL BE CAST IRON PIPE OR AS REQUIRED BY LOCAL PLUMBING CODES. ALL BELOW GRADE WATER PIPING TO BE EXTRA HEAVY CAST IRON WITH LEAD AND OAKUM JOINTS.
- ALL HOT AND COLD WATER LINES TO BE TYPE L COPPER W/1/8" SOLDERED JOINTS, COPPER FITTINGS AND BRASS VALVES AND OF PROPER SIZE. PROVIDE (1) 3/4" HOSE BIB AS INDICATED ON PLANS. PROVIDE CHROME 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 CAULKED 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.

**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 ACI 318-2005.
- CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 4000 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 318.
- 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 318, LATEST EDITION.
- PLACING AND SUPPORTS OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH CRSI. \*RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS AND ACI-318.

**IMPERVIOUS SURFACE TABULATION**

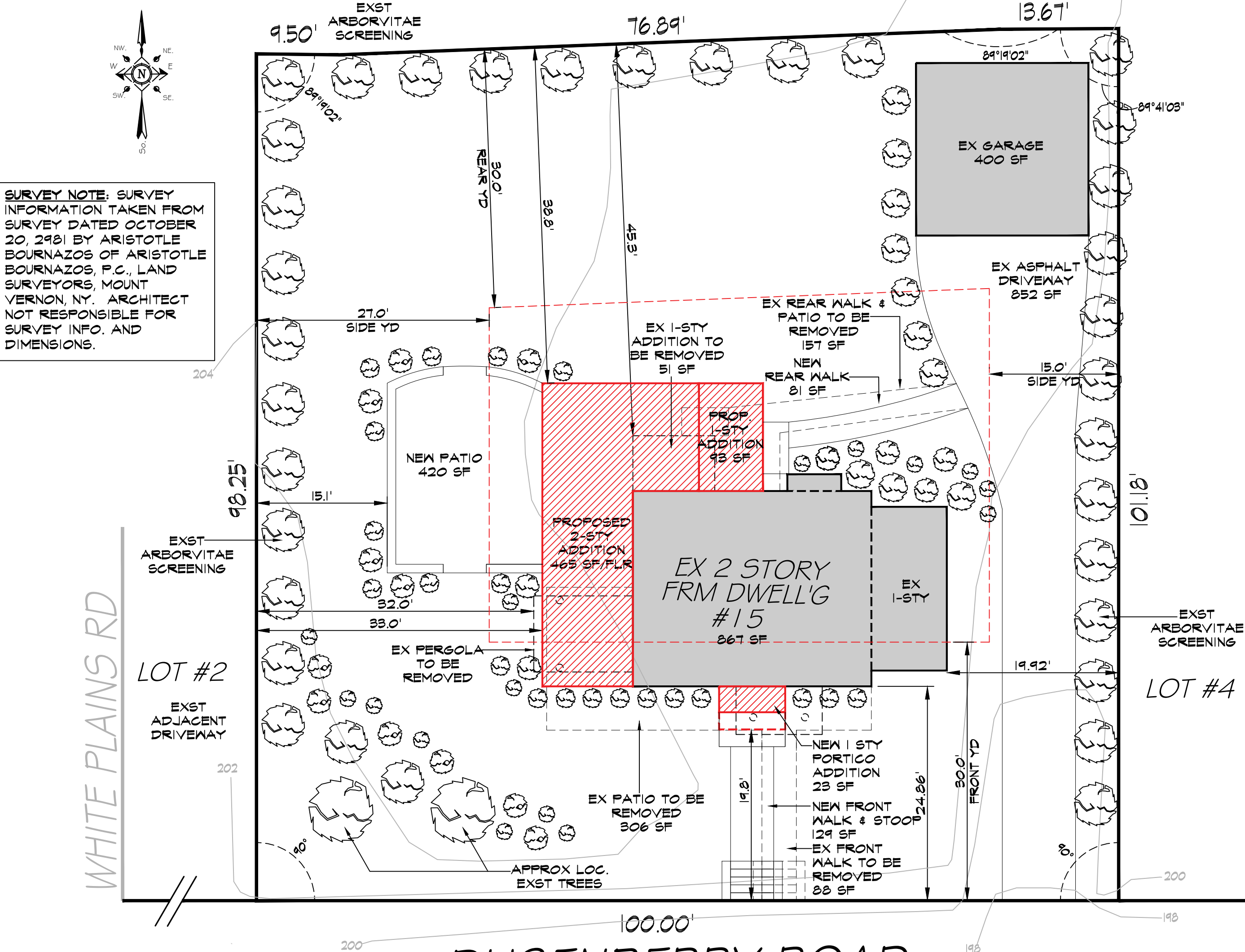
EXIST IMPERVIOUS SURFACES	EXIST ASPHALT DRIVEWAY:	252 SF
	EXIST DETACHED GARAGE	400 SF
	EXIST REAR WALK & PATIO TO BE REMOVED:	157 SF
	EXIST FRONT WALK:	98 SF
	EXIST PATIO TO BE REMOVED:	306 SF
	EXIST PRINCIPAL BUILDING FOOTPRINT:	267 SF
	TOTAL EXISTING IMPERVIOUS SURFACES:	2,670 SF
PROPOSED IMPERVIOUS SURFACES	EXIST ASPHALT DRIVEWAY:	252 SF
	EXIST DETACHED GARAGE	400 SF
	NEW FRONT WALK & STOOP:	124 SF
	NEW PATIO:	420 SF
	NEW REAR WALK:	81 SF
	PROPOSED PRINCIPAL BUILDING FOOTPRINT:	1,386 SF
	TOTAL PROPOSED IMPERVIOUS SURFACES:	3,268 SF
CHANGE	NET CHANGE IN TOTAL IMPERVIOUS SURFACES:	598 SF

**BUILDING COVERAGE TABULATION**

EXIST BUILDING COVERAGE	EXIST DETACHED GARAGE	400 SF
	EXIST REAR PATIO TO BE REMOVED:	21 SF
	EXIST FRONT PATIO TO BE REMOVED:	306 SF
	EXIST PRINCIPAL BUILDING FOOTPRINT:	267 SF
	TOTAL EXISTING BUILDING COVERAGE:	1,660 SF
PROPOSED BUILDING COVERAGE	EXIST DETACHED GARAGE	400 SF
	NEW FRONT STOOP:	31 SF
	NEW PATIO:	420 SF
	PROPOSED PRINCIPAL BUILDING FOOTPRINT:	1,386 SF
	TOTAL PROPOSED BUILDING COVERAGE:	2,237 SF
CHANGE	NET CHANGE IN TOTAL BUILDING COVERAGE:	577 SF

**15 DUSENBERRY ROAD**

BRONXVILLE, NY



**1 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	9,967.8 (1)	NO CHANGE
LOT WIDTH (FT)	80.0	100.0	NO CHANGE
LOT DEPTH (FT)	100.0	98.25 (1)	NO CHANGE
FRONT SETBACK (FT)	30.0	24.86 (1)	19.8 (2)
FIRST SIDE YARD SETBACK (FT)	15.0	19.92	NO CHANGE
SECOND SIDE YARD SETBACK (FT)	27.0	32.0	33.0
REAR SETBACK (FT)	30.0	45.3	33.8
MAX. BUILDING HEIGHT (FT/STY)	30.0/2.5	17.0/2.0	16.8/2.0
MAX. BUILDING COVERAGE (%)	22.5	16.7	22.4
MIN. OPEN SPACE REQUIREMENT (%)	35.0	12.2	67.2
FLOOR AREA RATIO	0.37	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	866.6 (3)	1,386.4	1,386.4
EXISTING SECOND FLOOR	627.1	1,042.2	1,042.2
EXISTING DETACHED GARAGE	0.0	0.0	0.0 (2)

PROPOSED TOTAL BUILDING FLOOR AREA	2,478.6
PROPOSED F.A.R.	0.25
ACTUAL LOT AREA	9,967.8
PERMITTED F.A.R.	0.37
MAX. PERMITTED BUILDING FLOOR AREA	3,693.9

- 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

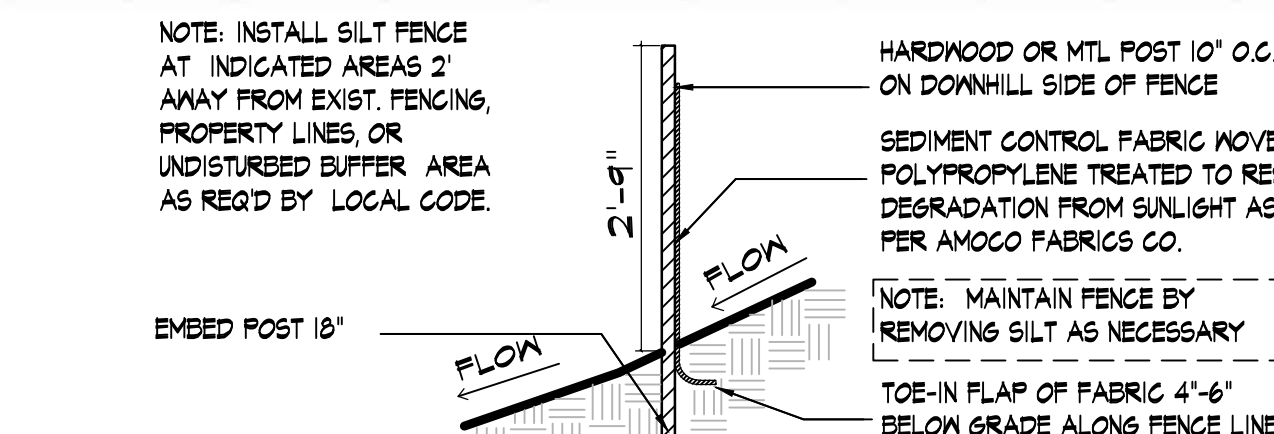
**NYS ENERGY CODE COMPLIANCE STATEMENT**

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.

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS <sup>a</sup>	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed <sup>b</sup> (mph)	Topographic effects <sup>c</sup>	Special wind region	Wind-borne debris zone <sup>d</sup>		Weathering <sup>e</sup>	Frost line depth <sup>f</sup>	Termites <sup>g</sup>					
30 PSF	115	No	No	No	C	Severe	42"	Mod To Heavy	15 DEG	Yes	a) 3/11/86 b) 9/28/07 Flood Insurance Study c) Panel Numbers & Dates of current FIRMS & FBRM's, Amendments 35119CD328F - 9/28/07 35119CD337F - 9/28/07	618	52.2

**ADDITION DESIGN LOADS**

ROOF	LIVE LOAD SNOW DEAD LOAD	40 PSF 10 PSF
ATTIC	LIVE LOAD (45' HEADRM) DEAD LOAD	30PSF 10 PSF
1ST	LIVE LOAD	40PSF
2ND FLR	DEAD LOAD	10 PSF

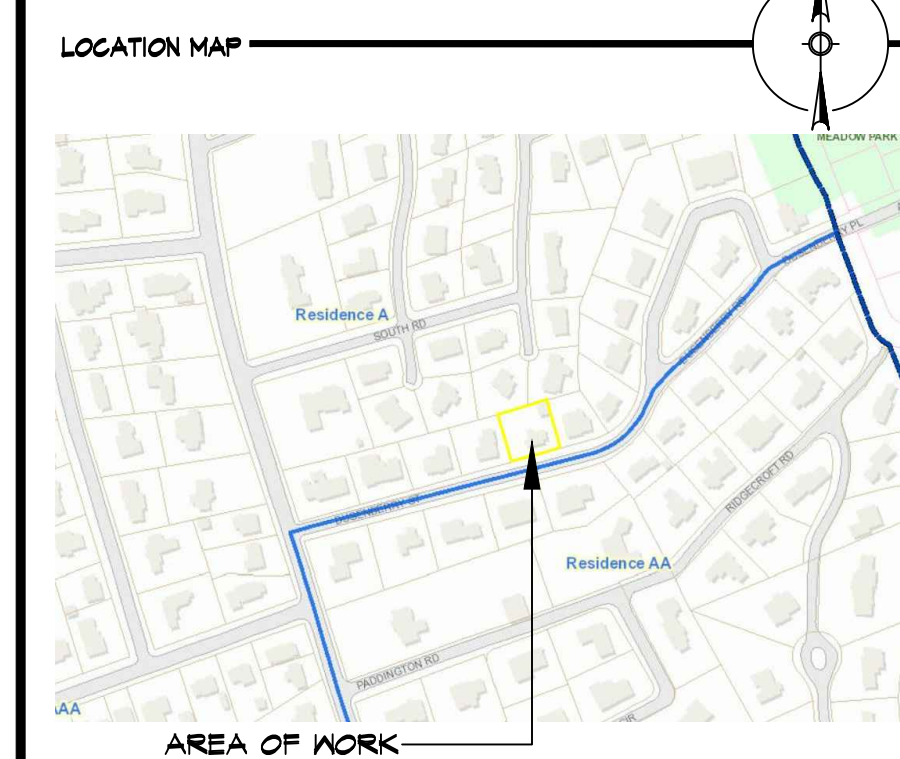


**2 SEDIMENT CONTROL/SILT FENCE DETAIL**

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NOTE:  
 Drawings may be printed at reduced scale

TAX MAP ID#:	10.-1-6	ZONE:	RES-A
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**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.
02	04.12.21	UPDATED PER FB COMMENTS
01	03.22.21	ISSUED PER DOB COMMENTS
--	03.15.21	ISSUED FOR DOB PERMIT
--	03.09.21	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

CLIENT  
 JOHN KNOX  
 JKB RESIDENTIAL  
 BRONXVILLE, NY 10708

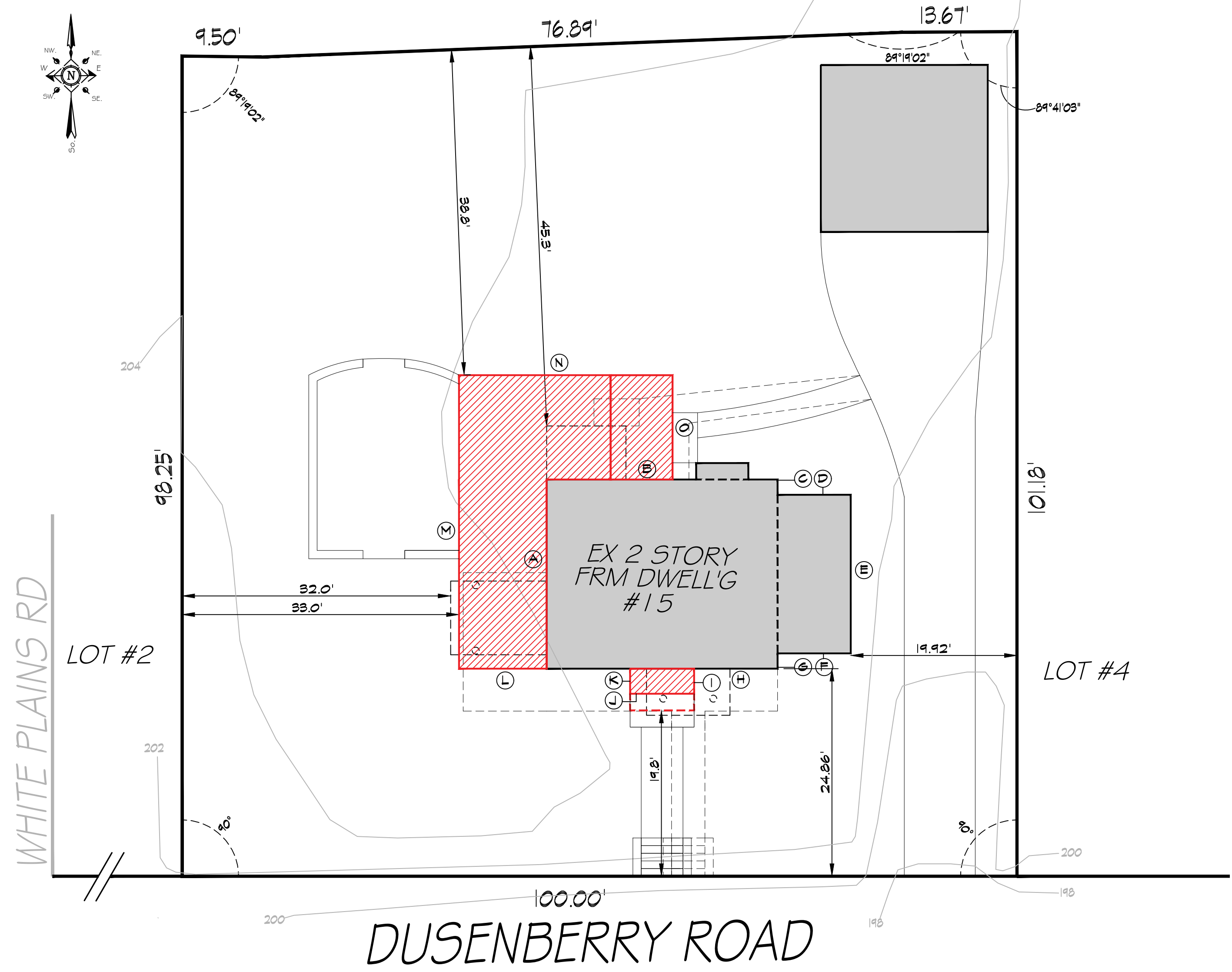
PROJECT  
 PROPOSED FRONT FOYER/PORCH/STOOP ADDITION DESIGN, KITCHEN/DINING ROOM/FAMILY ROOM ADDITION DESIGN AND MASTER SUITE ADDITION & SECOND FLOOR ADDITION DESIGN FOR:

15 DUSENBERRY RD, BRONXVILLE, NY 10708

DRAWINGS TITLE  
 PLOT PLAN & ZONING INFO SCHEDULE

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

DATE: 04.12.21  
 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						

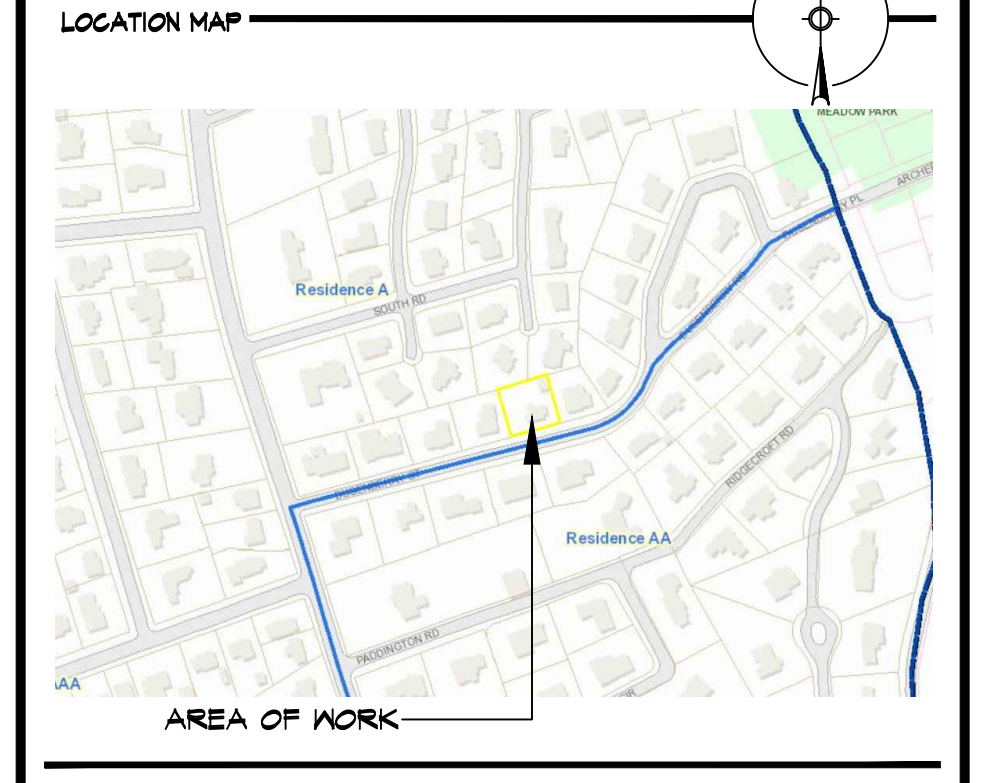
BUILDING PERIMETER - EXISTING CONDITIONS			
Wall Desig.	Wall Length	1st Flr < 6ft Above Fin. Grade	1st Flr > 6ft Above Fin. Grade
A	22.7	22.7	0.0
B	27.7	27.7	0.0
C	1.8	1.8	0.0
D	8.8	8.8	0.0
E	19.3	19.3	0.0
F	8.8	8.8	0.0
G	1.8	1.8	0.0
H	27.7	27.7	0.0
TOTAL	118.60	118.6	0.0

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

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

NO.	DATE	ISSUE/REV.
02	04.12.21	UPDATED PER PB COMMENTS
01	03.22.21	ISSUED PER DOB COMMENTS
--	03.15.21	ISSUED FOR DOB PERMIT
--	03.09.21	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

**CLIENT**  
 JOHN KNOX  
 J&K 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**  
 GRADE PLANE CALCULATIONS

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

**DATE** 04.12.21  
**DRAWING NO.**

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



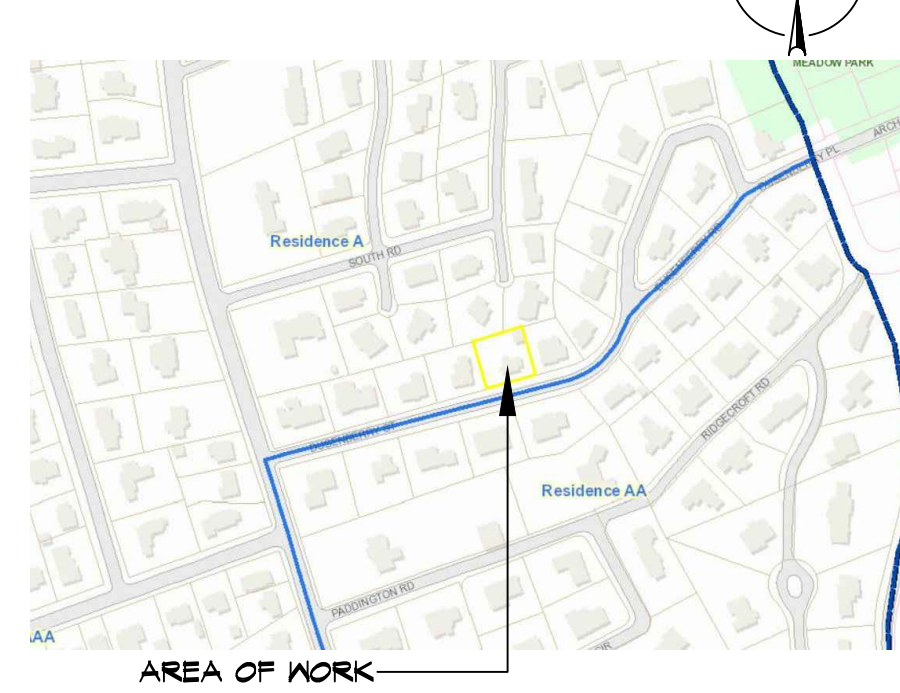
2 LEFT SIDE YARD EXTERIOR ELEVATION WITH GRADE ANALYSIS OVERLAY 1/4" = 1'-0"

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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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--	02.18.21	ISSUED FOR CLIENT REVIEW
--	02.05.21	PRELIMINARY ZONING ANALYSIS

NO.	DATE	ISSUE/REV.

**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:

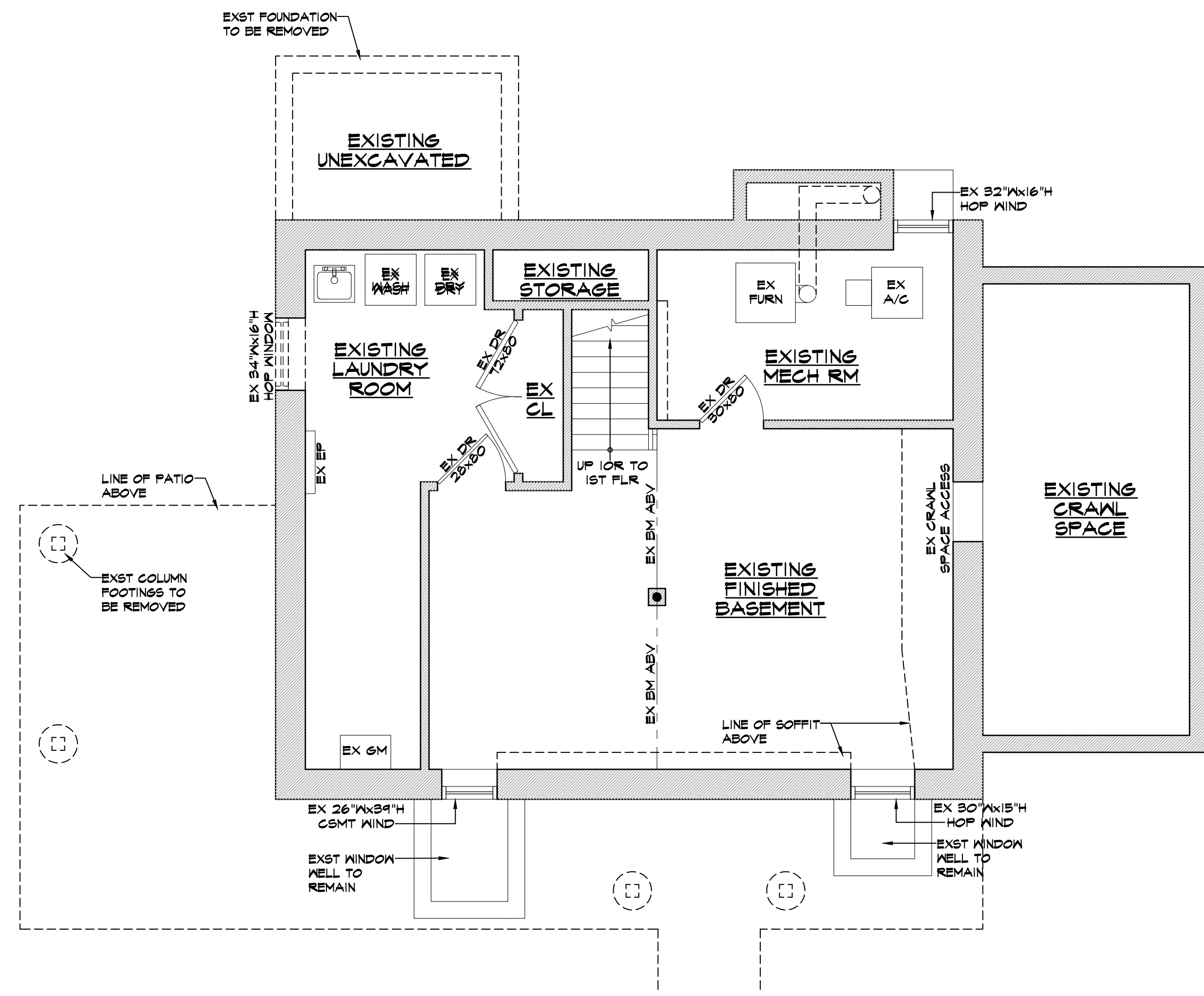
15 DUSENBERRY RD, BRONXVILLE, NY 10708

**DRAWINGS TITLE**

**EXST FLOOR PLANS & EXTERIOR ELEVATIONS**

DRAWN BY	CHECKED BY	PROJECT NO.
VB	NF	18.0212
DATE		04.12.21
DRAWING NO.		A-1

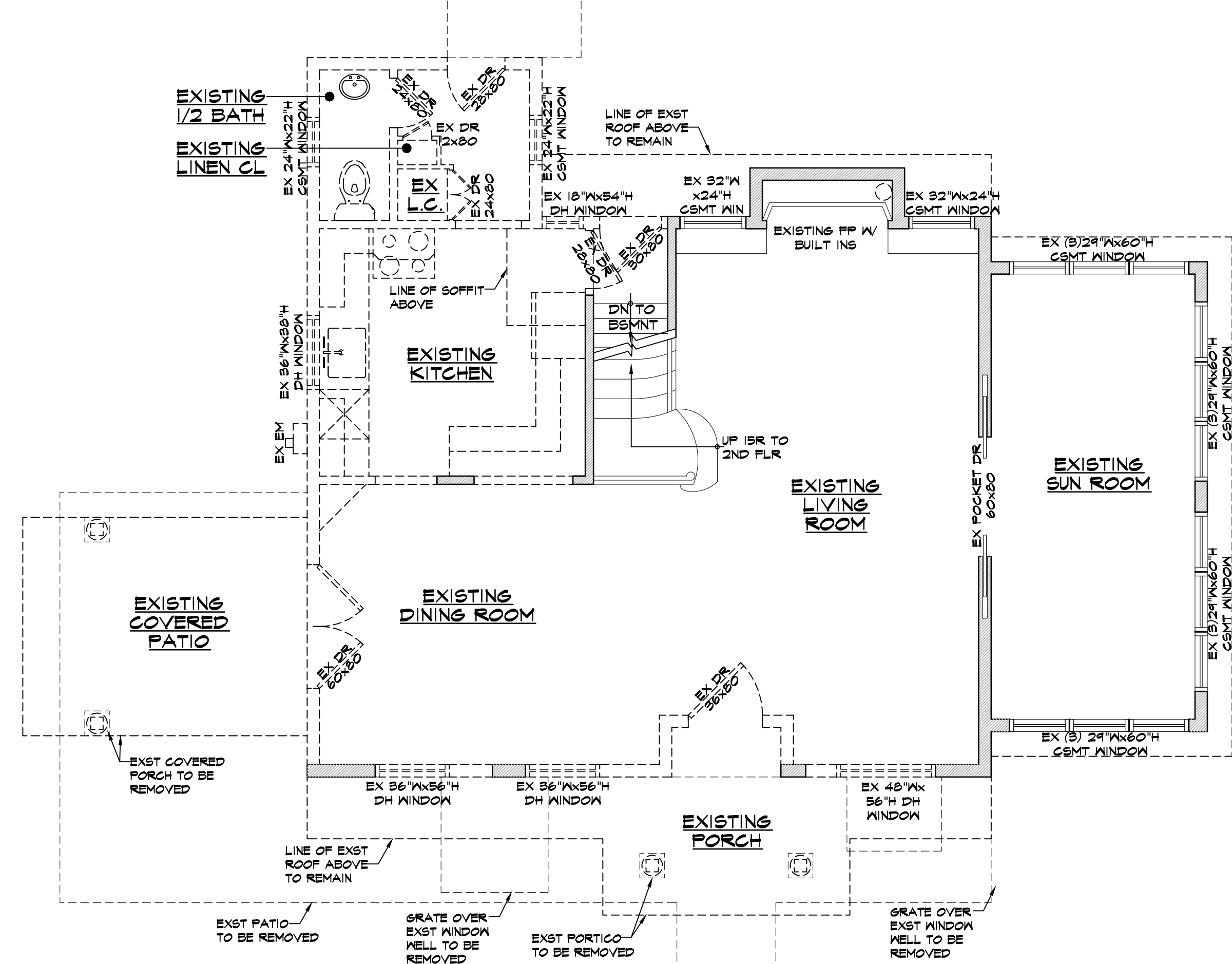
A-1



**0 EX BASEMENT/DEMO PLAN**

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

1/4" = 1'-0"



**1 EX FIRST FLOOR/DEMO PLAN**

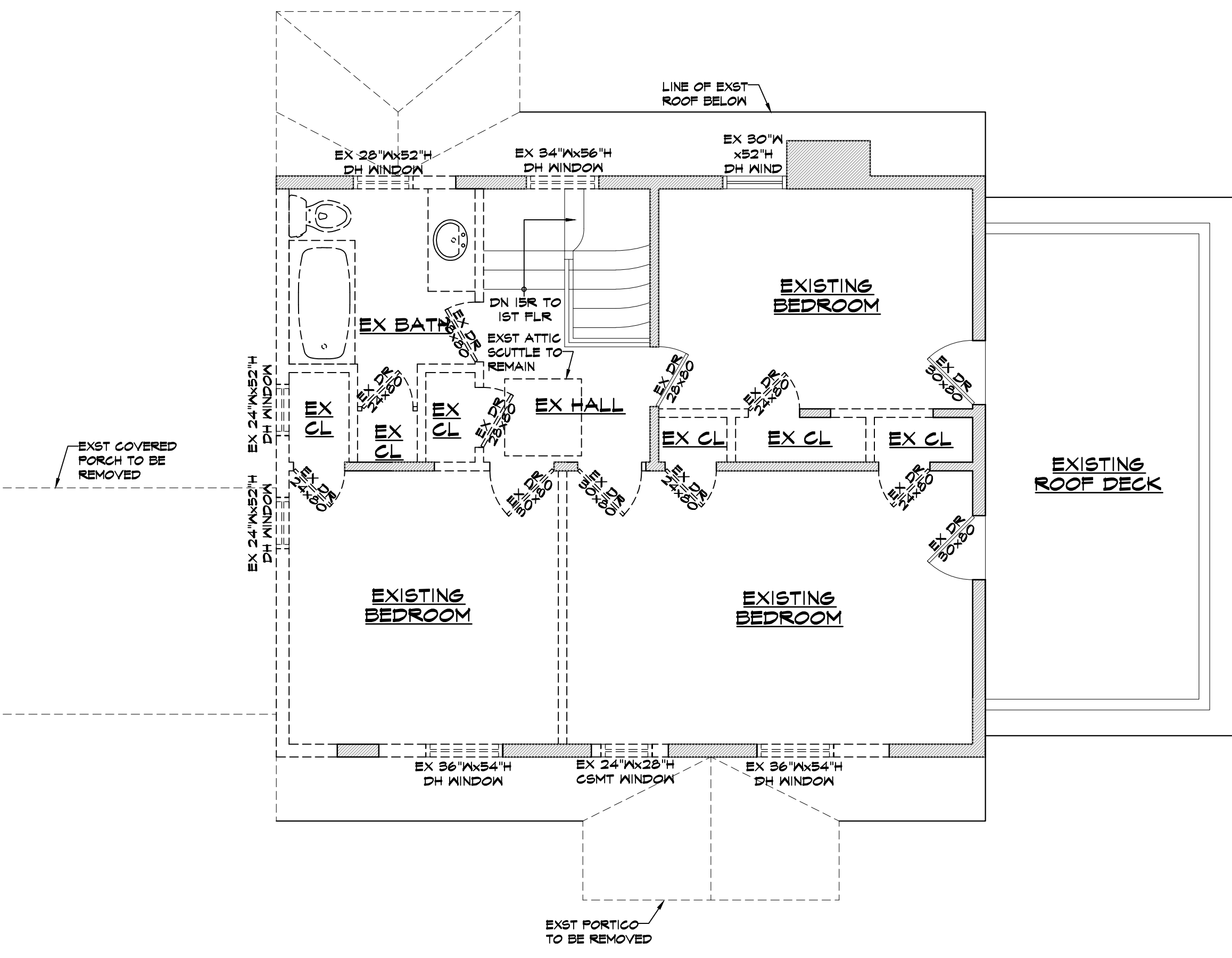
EX FIRST FLR CL6 HT 8'-4" U.O.N.

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 IS REMOVED. PREPARE ALL SURFACES TO RECEIVE NEW FINISHES AS SPECIFIED.

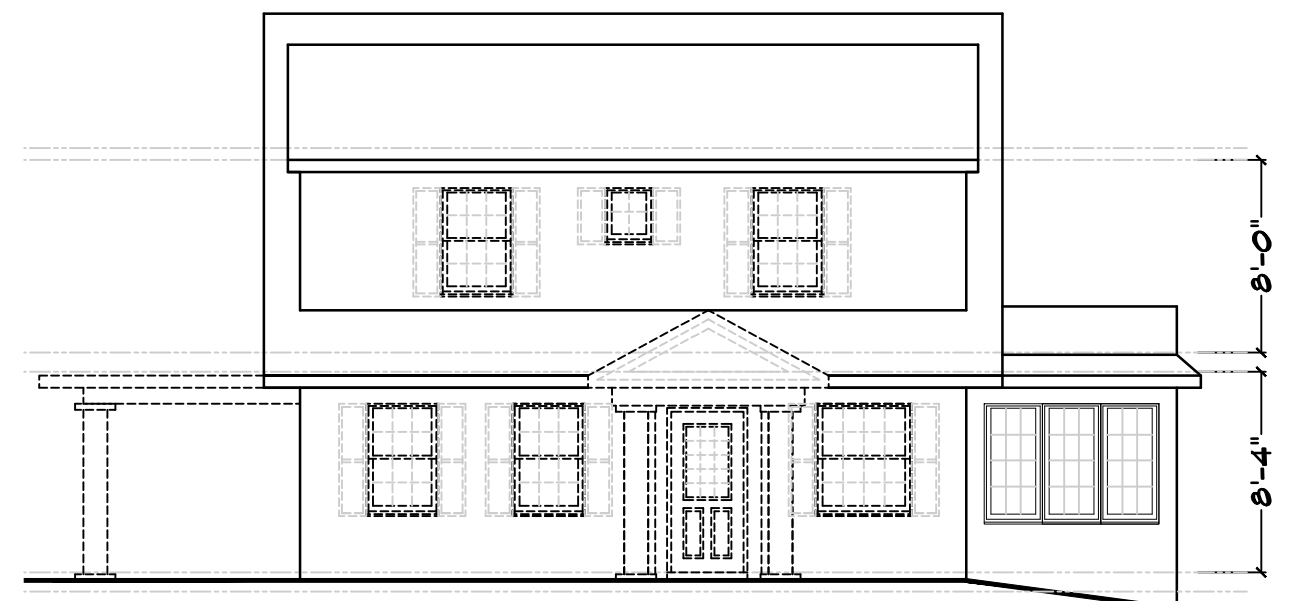
ITEM	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING WALL OR ELEMENT TO BE REMOVED



**2 EX SECOND FLOOR/DEMO PLAN**

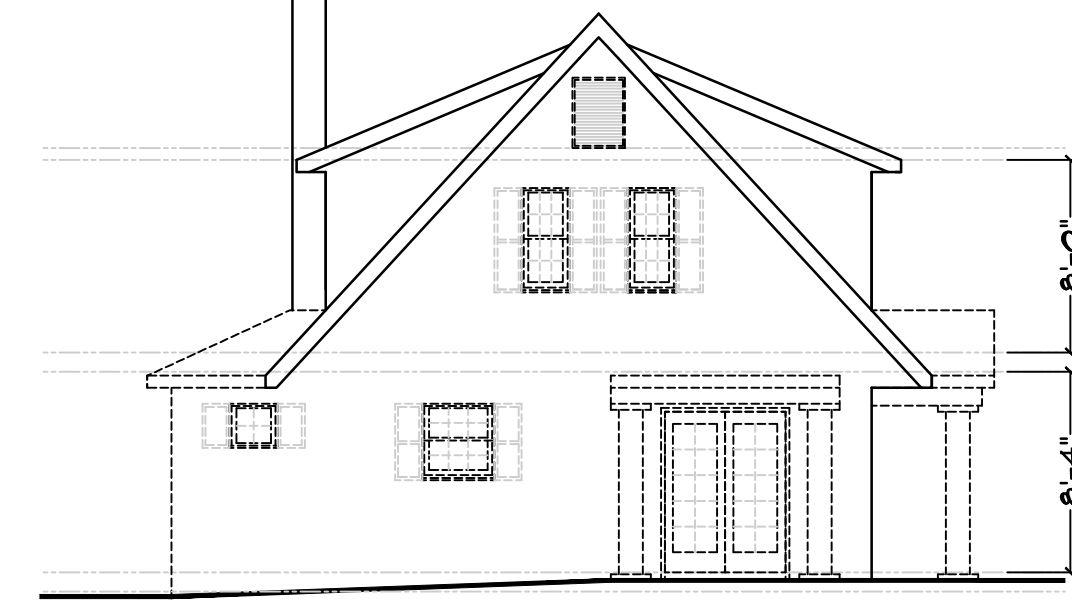
EX SECOND FLR CL6 HT 8'-0" U.O.N.

1/4" = 1'-0"



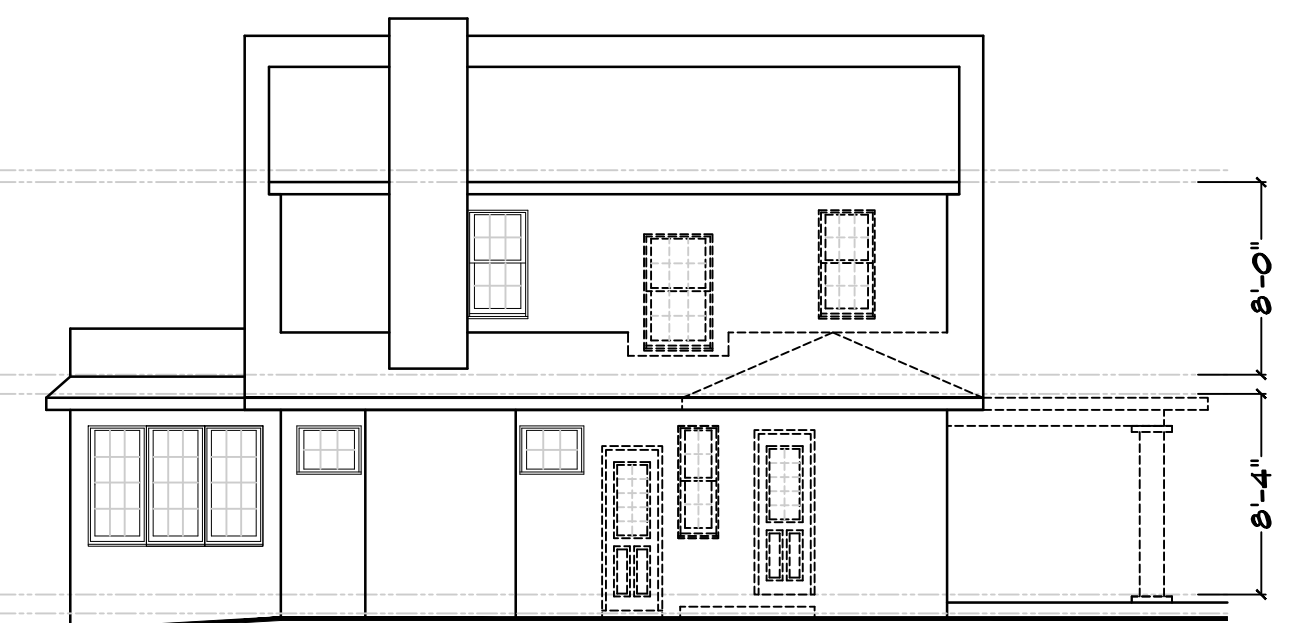
**E1 EX FRONT EXT ELEV**

1/8" = 1'-0"



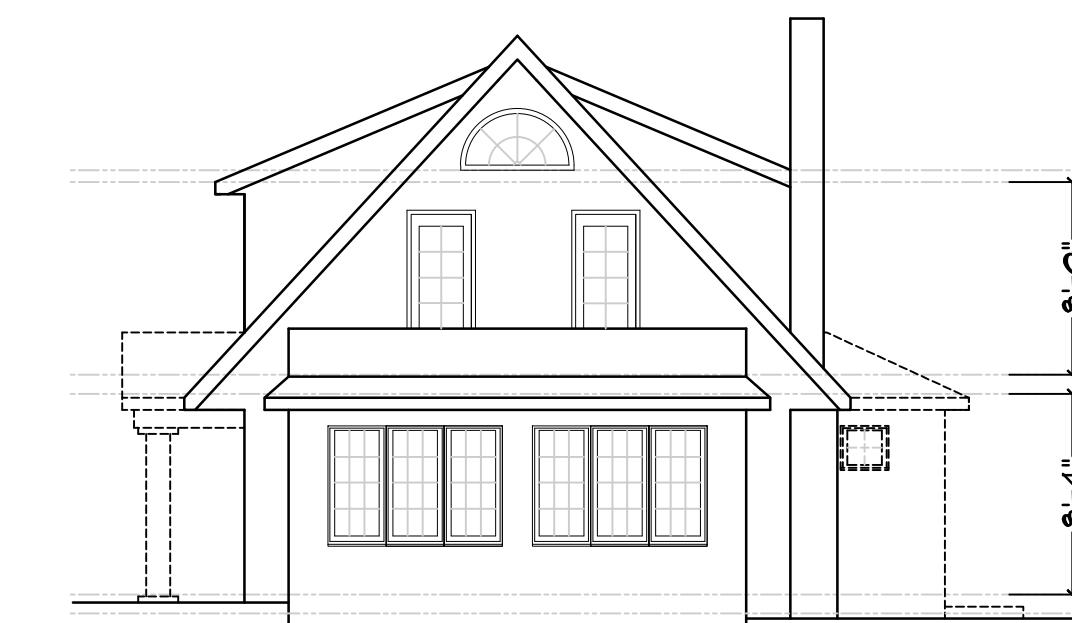
**E2 EX LEFT SIDE EXT ELEV**

1/8" = 1'-0"



**E3 EX REAR EXT ELEV**

1/8" = 1'-0"



**E4 EX RIGHT SIDE EXT ELEV**

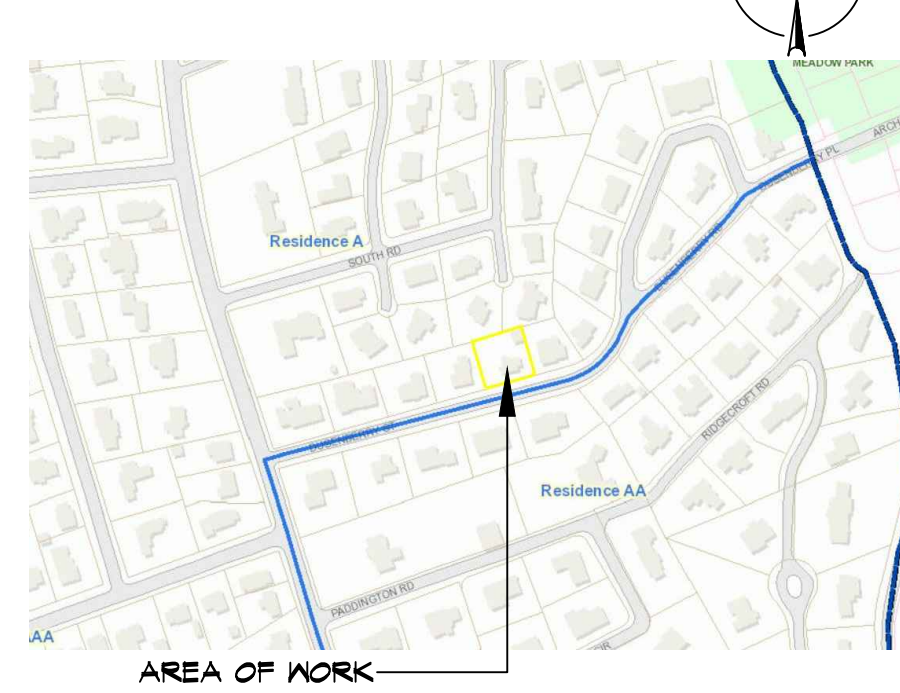
1/8" = 1'-0"

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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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--	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

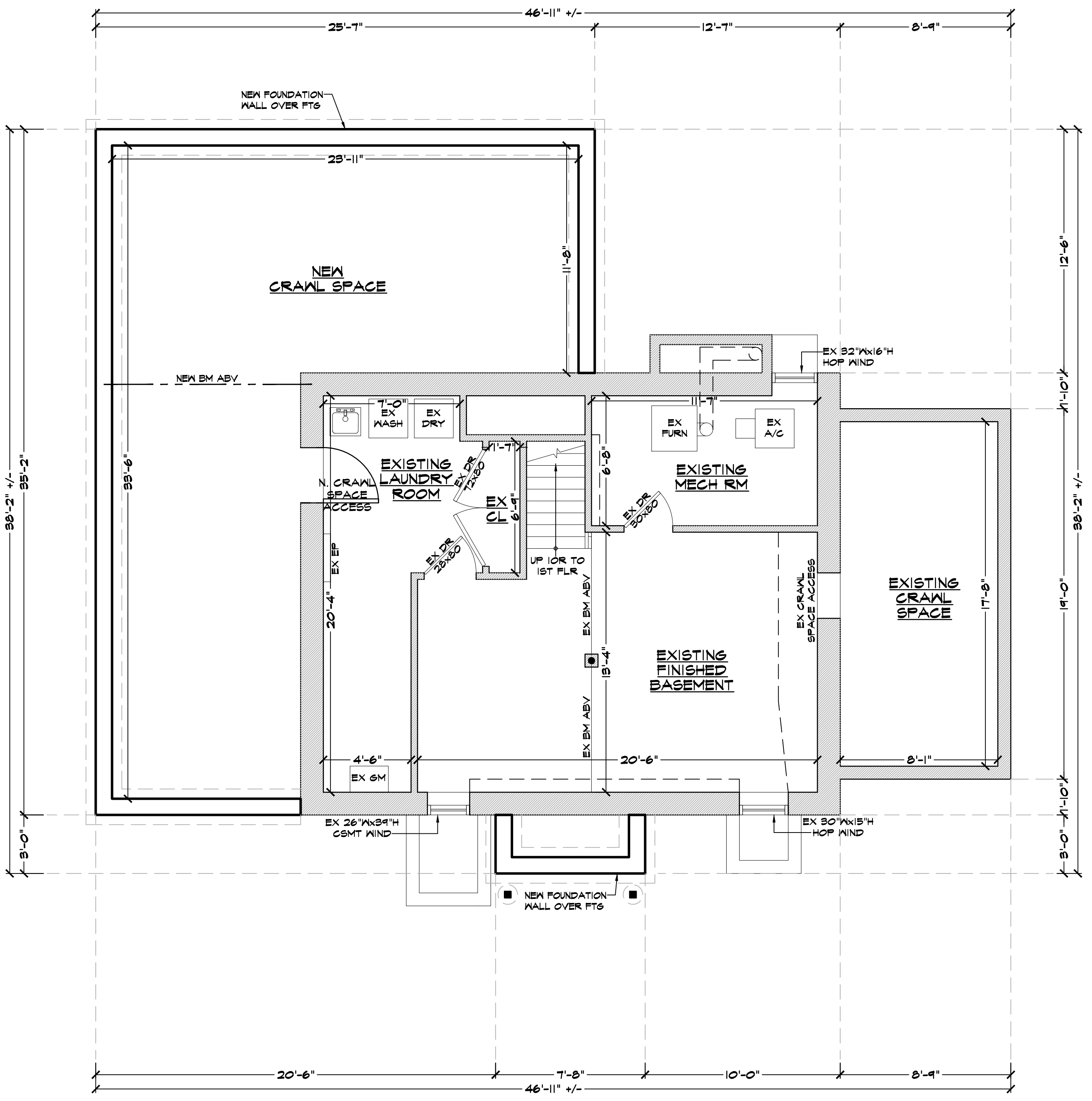
**PROJECT**  
PROPOSED FRONT FOYER/PORTRICO ADDITION DESIGN, KITCHEN/DINING ROOM/FAMILY ROOM ADDITION DESIGN AND MASTER SUITE ADDITION & SECOND FLOOR ADDITION DESIGN FOR:  
15 DUSENBERRY RD, BRONXVILLE, NY 10708

**DRAWINGS TITLE**  
PROPOSED FLOOR PLANS

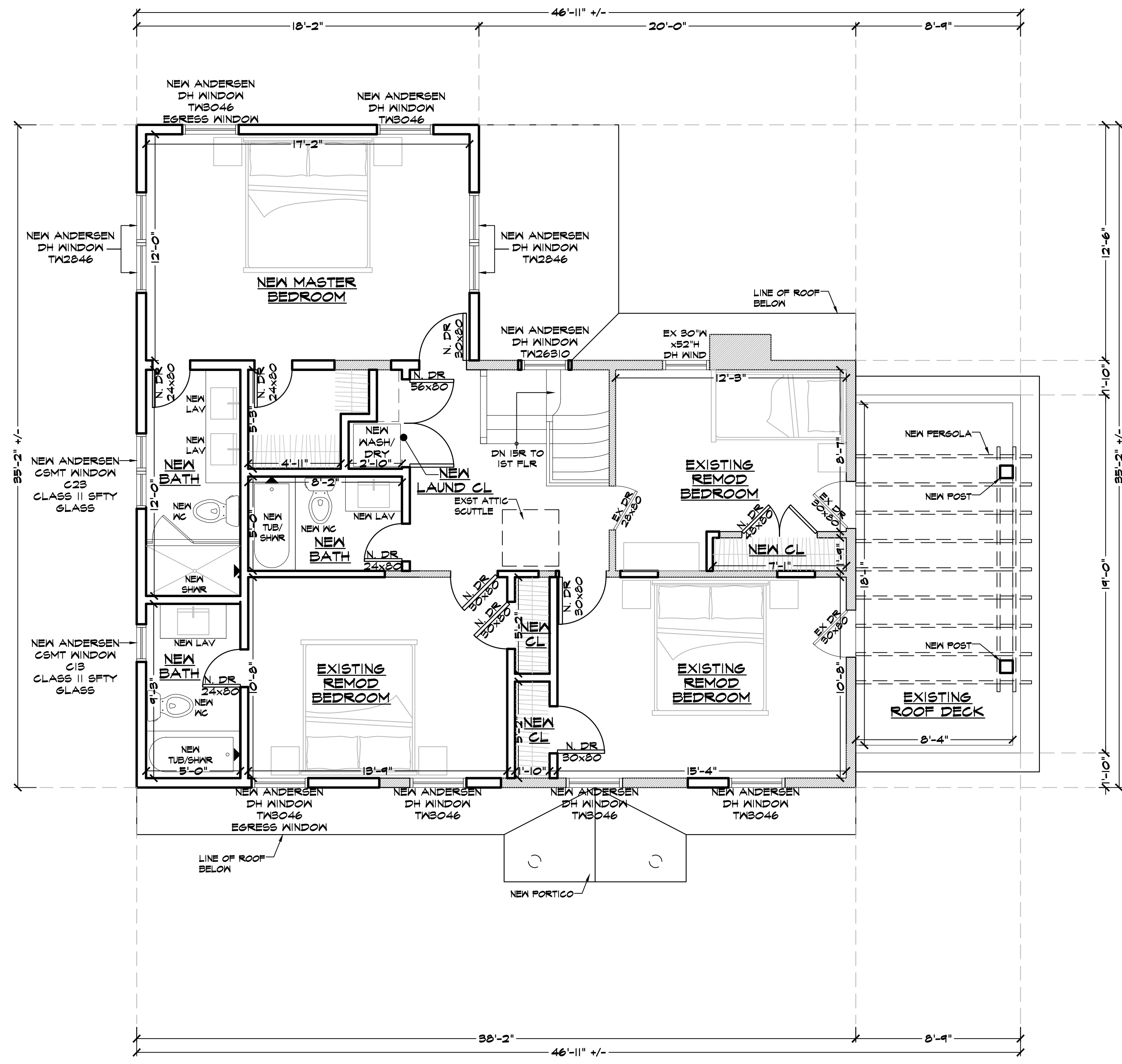
DRAWN BY	CHECKED BY	PROJECT NO.
VB	NF	18.0212

DATE
04.12.21
DRAWING NO.

A=3



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



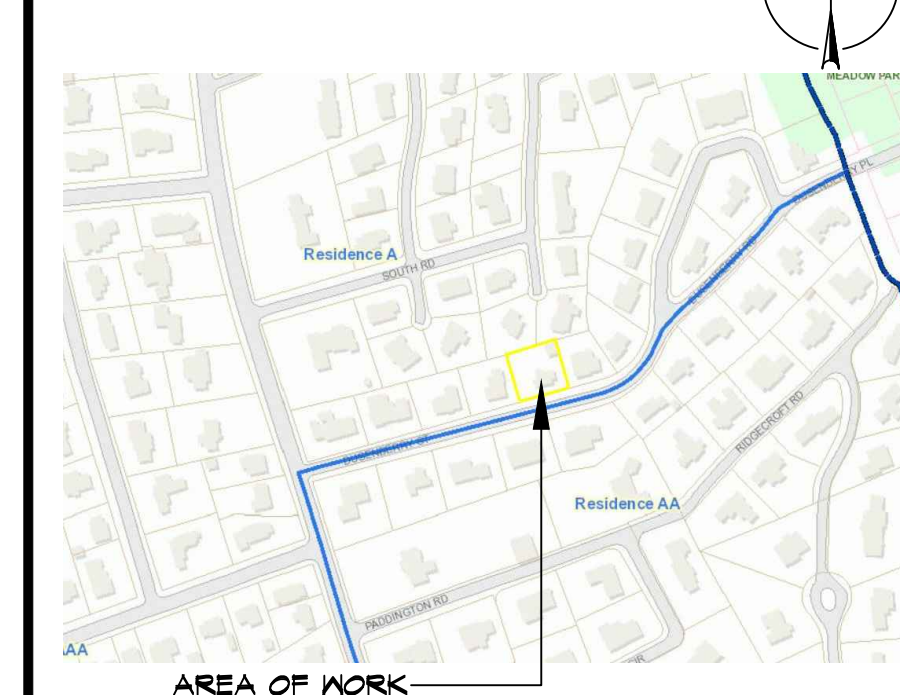
**2 PROPOSED SECOND FLOOR PLAN**  
EX SECOND FLOOR CLG HT 8'-0" AFF U.O.N. 1/4" = 1'-0"

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**LOCATION MAP**



**NOTE:**

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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.
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--	02.18.21	ISSUED FOR CLIENT REVIEW
--	02.05.21	PRELIMINARY ZONING ANALYSIS

NO.	DATE	ISSUE/REV.

**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**

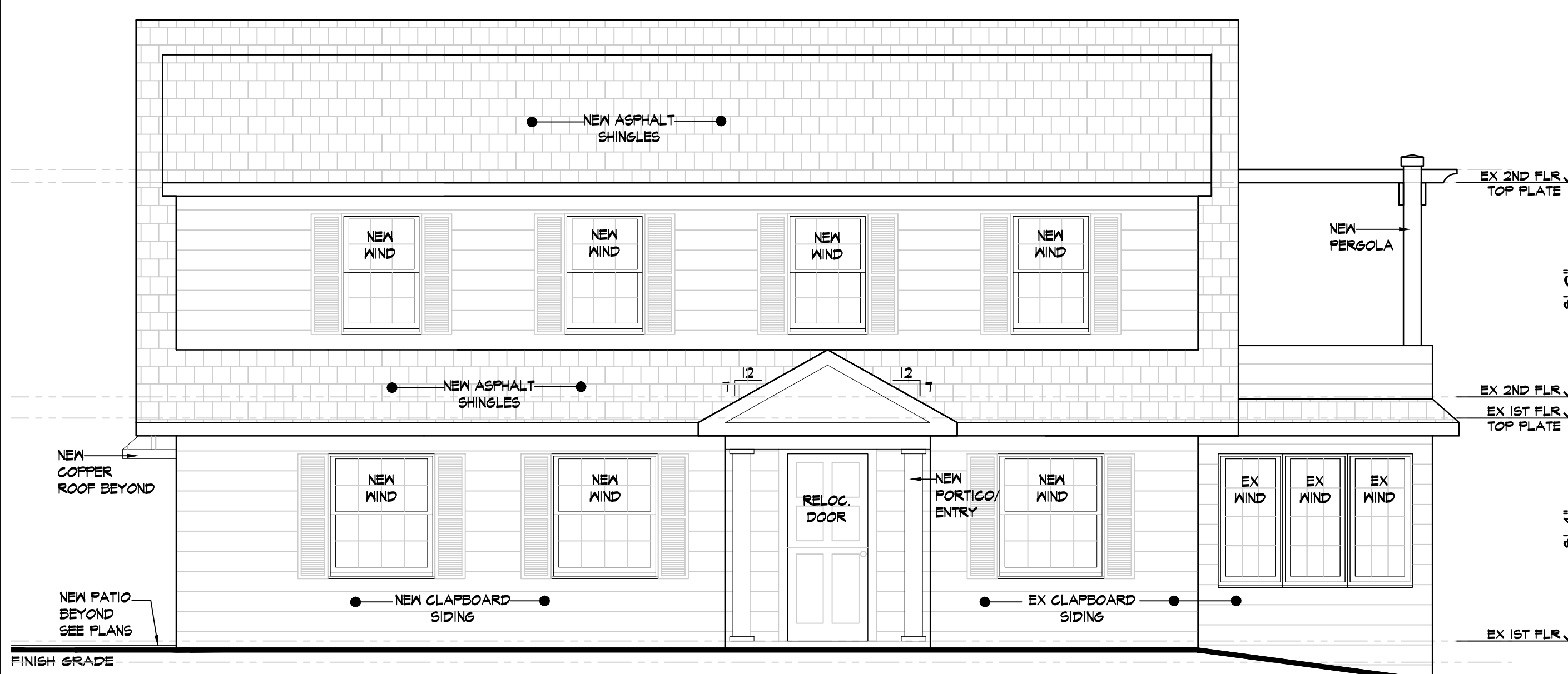
PROPOSED EXTERIOR ELEVATIONS

DRAWN BY	CHECKED BY	PROJECT NO.
VB	NF	18.0212

DATE 04.12.21

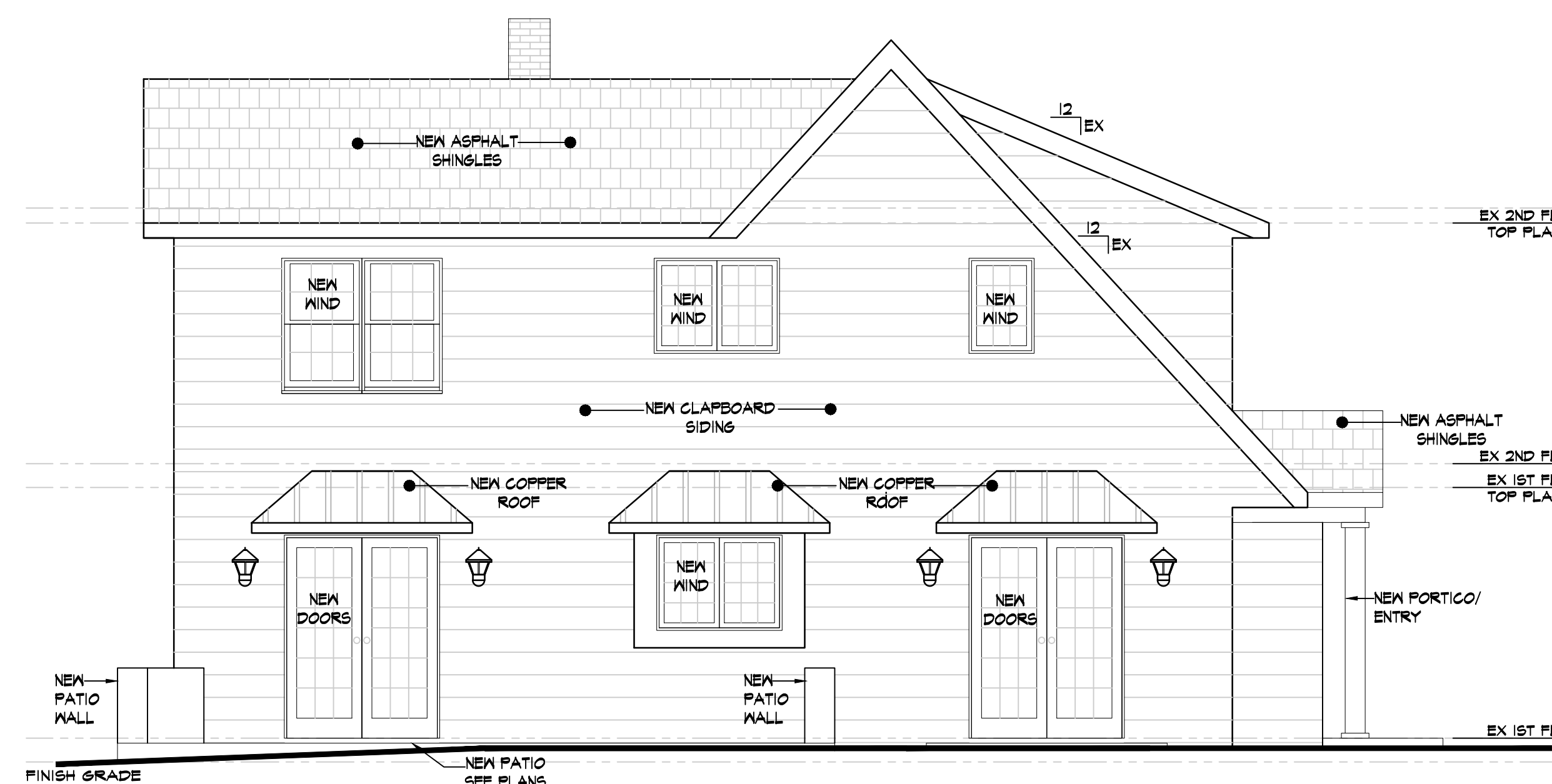
DRAWING NO.

A=4



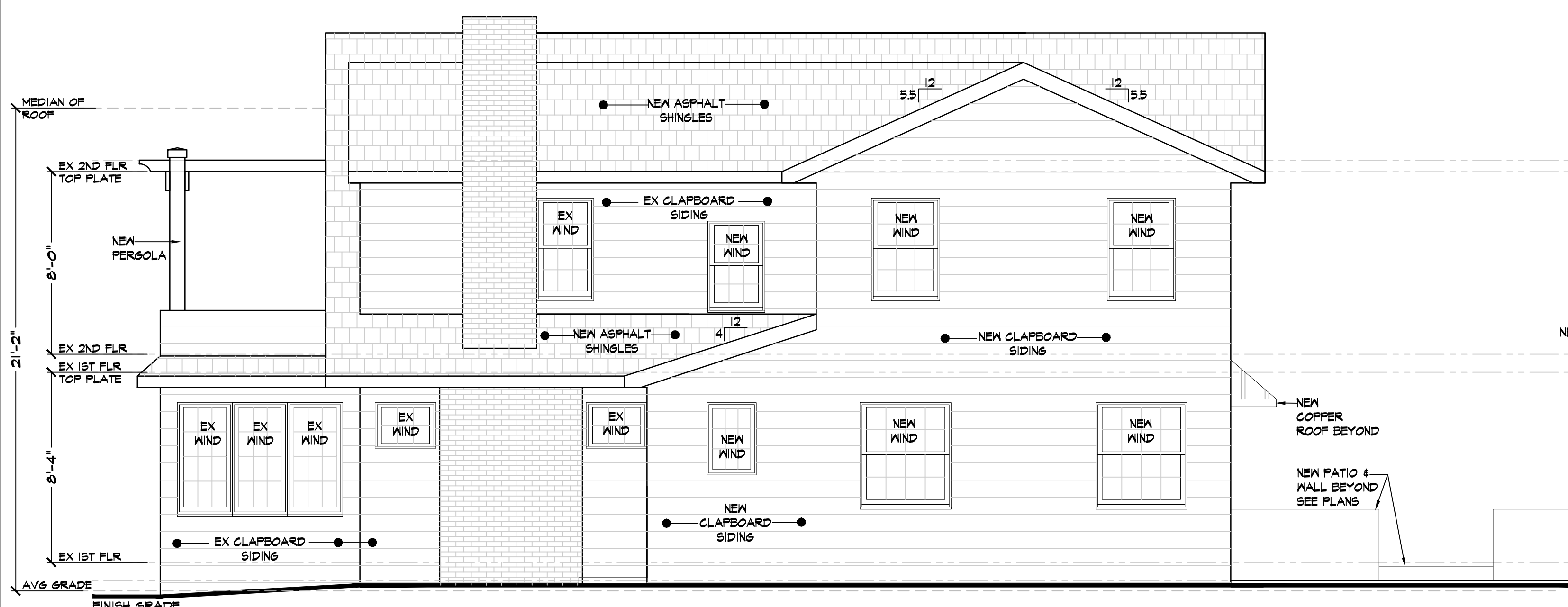
**E1** PROPOSED FRONT EXTERIOR ELEVATION

1/4" = 1'-0"



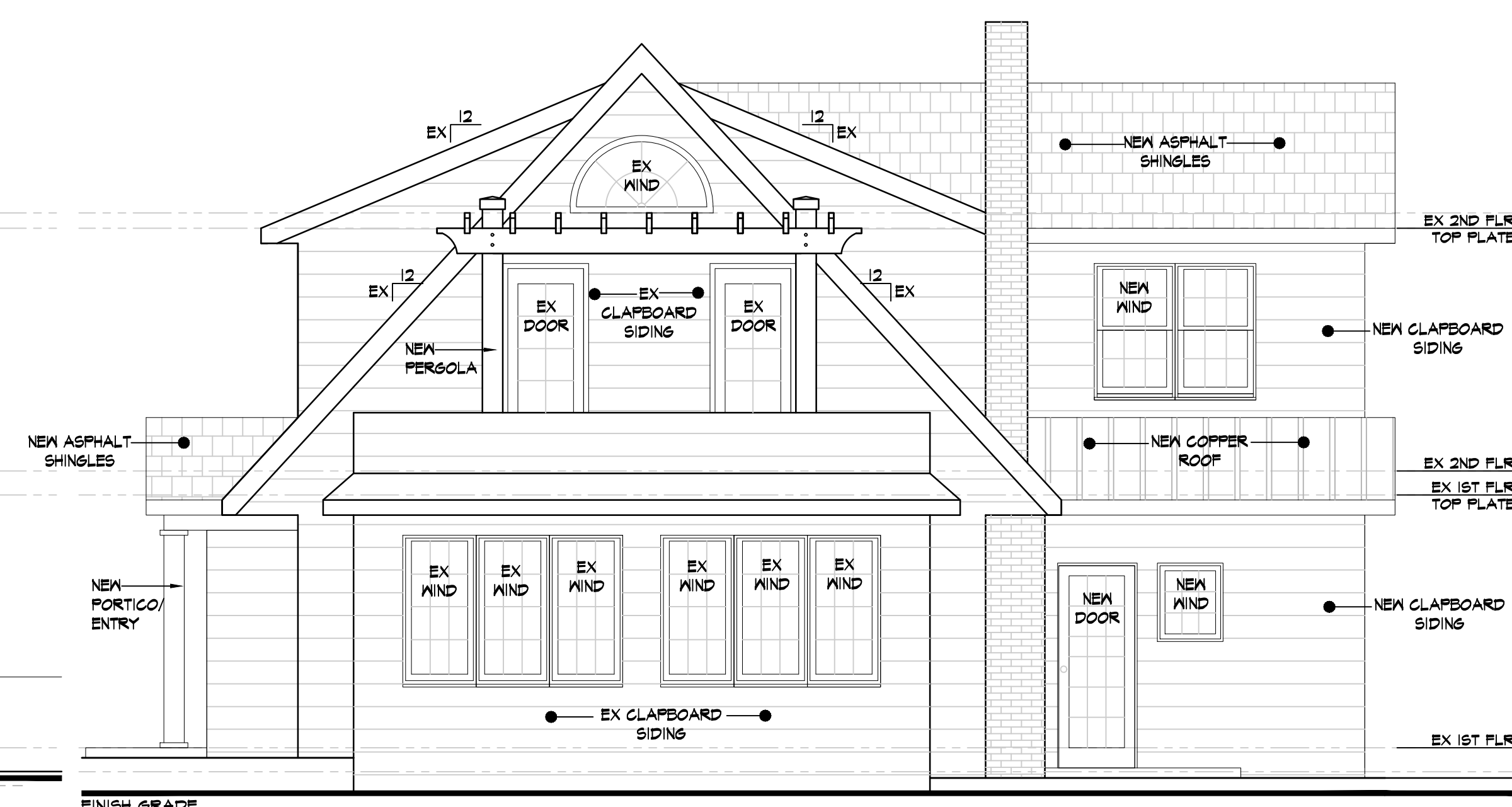
**E2** PROPOSED LEFT SIDE EXTERIOR ELEVATION

1/4" = 1'-0"



**E3** PROPOSED REAR EXTERIOR ELEVATION

1/4" = 1'-0"



**E4** PROPOSED RIGHT SIDE EXTERIOR ELEVATION

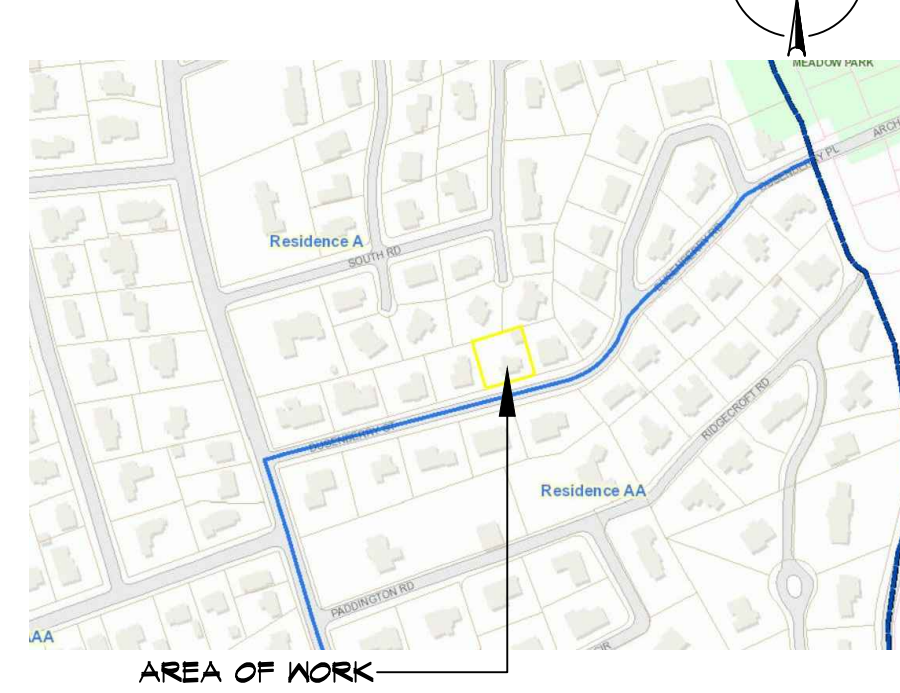
1/4" = 1'-0"

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**LOCATION MAP**



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TAX MAP ID#: 10.-1-6      ZONE: RES-A

**LIST OF DRAWINGS**

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- C-1 GRADE PLANE CALCULATIONS
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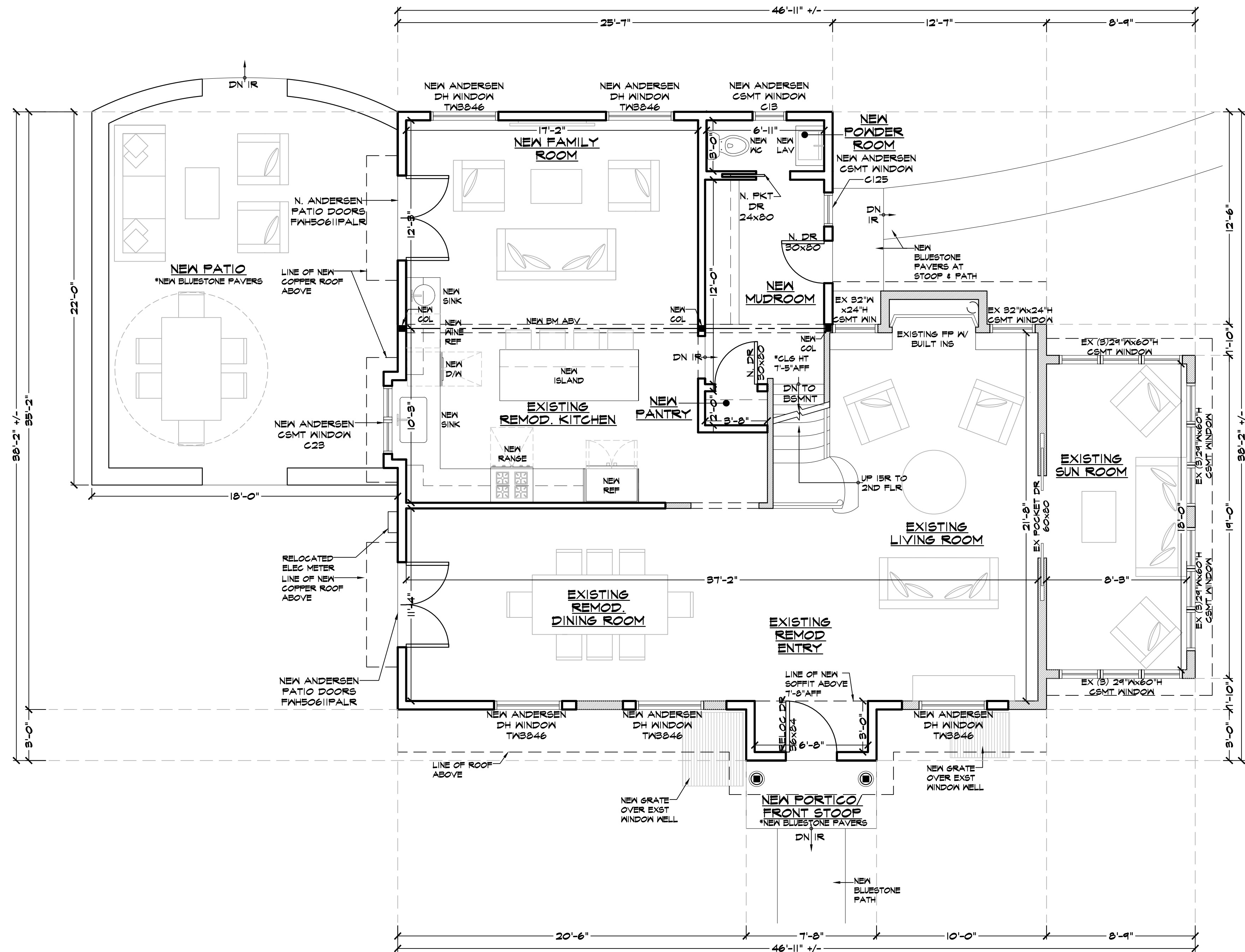
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BRONXVILLE, NY 10708

**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.
VB	NF	18.0212
		DATE
		04.12.21
		DRAWING NO.

A=2



**1 PROPOSED FIRST FLOOR PLAN**

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

1/4" = 1'-0"