

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)
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.

04.27.21: - UPDATED APPLICATION: BLDG COVERAGE AREA VARIANCE NO LONGER REQUIRED AS PART OF THIS APPLICATION BECAUSE ORIGINALLY PROPOSED SIDE YARD PATIO SIZE HAS BEEN REDUCED (NLF)

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

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:

by Nicholas Frosini
ON BEHALF OF
JOHN KNOX & KRISTIN O'HARA

Date:

4/27/21

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	17.0 FT/2.0 STY	
BUILDING COVERAGE	22.5%	16.7%	22.4%	
USABLE OPEN SPACE	55.0%	73.2%	67.2%	
F.A.R.	0.37	0.15	0.25	
PARKING	1.0	3.0	3.0	

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.

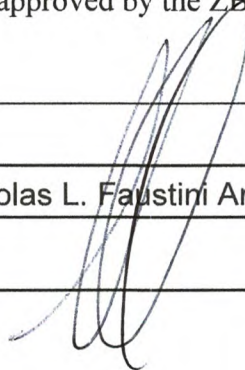
Are any variances required (or were any variances approved by the ZBA) that are not listed on the table above? Yes X No

If yes, describe all additional variances: _____

Form Prepared By:

Name (Print): Nicholas L. Faustini Architect PC

Signature: _____



Zoning F.A.R. Calculation

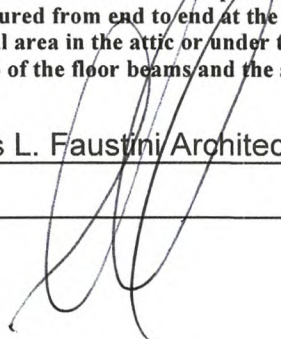
	EXISTING	PROPOSED	SUB TOTAL
BASEMENT ^(b)	0.0	0.0	0.0
1 ST FLOOR	866.6	1,386.4	1,386.4
2 ND FLOOR	627.1	1,092.2	1,092.2
3 RD FLOOR ^(d)	N/A	N/A	N/A
ATTIC ^(d)	N/A	N/A	N/A
GARAGE ^(c)	0.0	0.0	0.0
ACTUAL TOTAL BUILDING FLOOR AREA =			2,478.6
ACTUAL LOT AREA =			9,967.8
PERMITTED F.A.R. (From Table, interpolate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



GENERAL NOTES

- 1. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE VILLAGE OF BRONXVILLE NY BUILDING CODE AND ZONING ORDINANCES... 2. 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...

DOORS & WINDOWS

- 1. ALL DOORS AND WINDOWS SHALL BE SIZE, TYPE AND FIRE RATINGS INDICATED ON PLANS AND SCHEDULES... 2. EXTERIOR DOORS SHALL HAVE INSULATING CORES WITH AN ALUMINUM SADDLE OR EQUIVALENT INDICATED ON PLANS...

FINISHES

- 1. CONCRETE SLAB - CONCRETE FLOOR SLABS SHALL BE CLEANED AND TREATED WITH SEALER TO HELP SLAB RESIST ABRASION, WEAR, IMPACT AND CRACKING... 2. MASONRY WALLS - SPURTS BLOCK TO BE TREATED WITH WATERPROOFING AGENT UPON COMPLETION...

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 ELECTRIC 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... 2. MAJOR DRAIN AND SEWER LINE WILL BE CAST IRON PIPE OR AS REQUIRED BY LOCAL PLUMBING CODES...

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...

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 CLEANING, EXCAVATING, BACKFILLING AND GRADING AS INDICATED HERE AND IN WORKING DRAWINGS...

STEEL & CONCRETE DESIGN DATA

Table with columns for STEEL DESIGN DATA, CONCRETE DESIGN DATA, and IMPERVIOUS SURFACE TABULATION. Includes structural steel grades (ASTM A492, A500, A325, A36), welding electrodes (E70, E80), and concrete strength/cover requirements.

BUILDING COVERAGE TABULATION

Table with columns for EXIST BUILDING COVERAGE, PROPOSED BUILDING COVERAGE, and CHANGE. Lists existing detached garage, rear patio, and proposed detached garage, patio, and principal building footprint.

METALS

- 1. STRUCTURAL STEEL - ALL STRUCTURAL STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM - A - 36 LATEST EDITION... 2. EXTERIOR DOOR FRAMES, SADDLES AND WINDOW FRAMES AND WINDOW WALLS SHALL BE CALKED WITH NON-BITUMINOUS, NON-STAINING 'MONO' MANUFACTURED BY TREMCO...

WOOD & PLASTICS

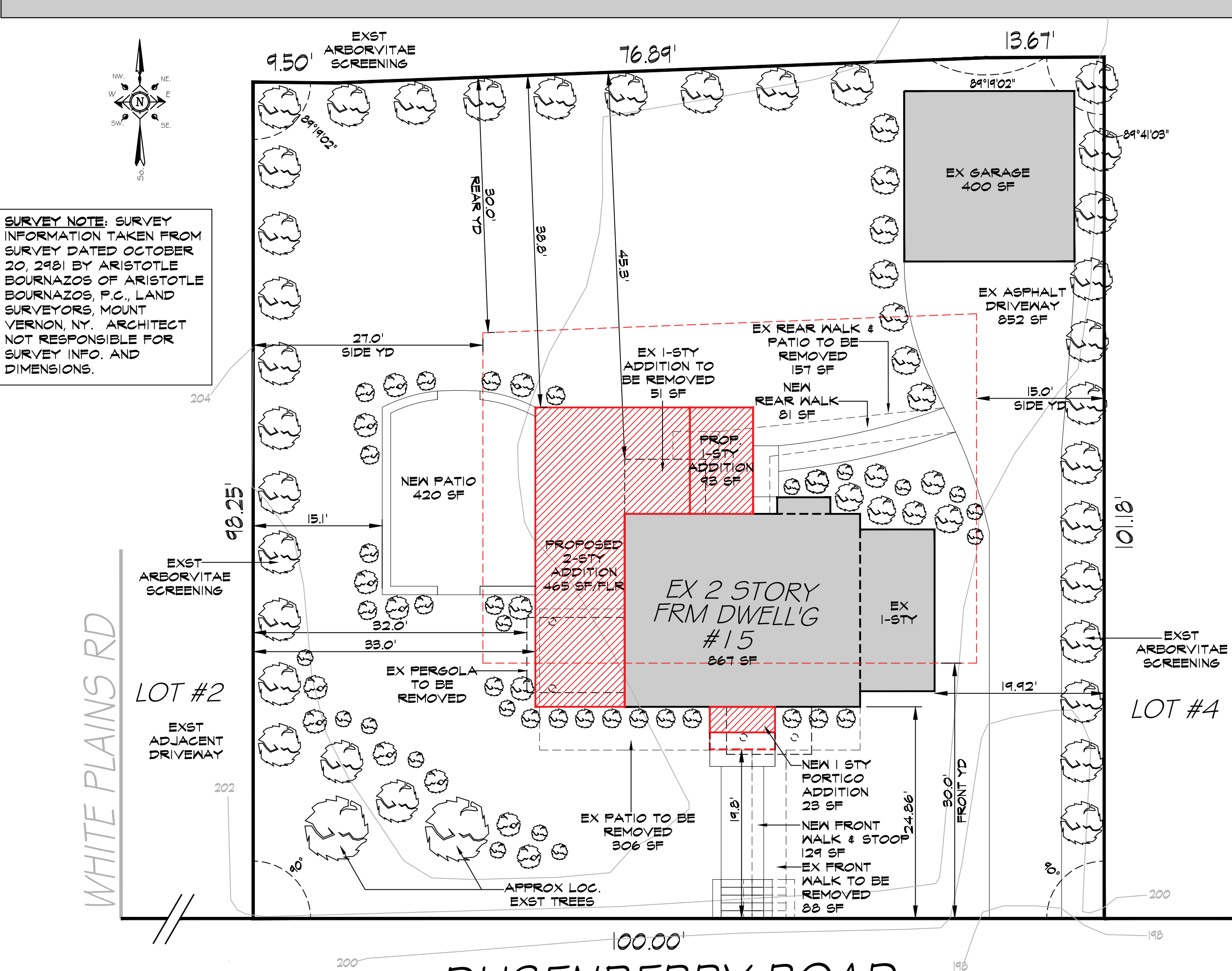
- 1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 1 AND 2 COMMON HAVING A MIN. ALLOWABLE BENDING STRESS OF 900PSI... 2. LUMBER SIZE AND SPACING AS INDICATED ON WORKING DRAWINGS...

THERMAL & MOISTURE PROTECTION

- 1. INSULATION - ALL EXTERIOR WALLS, CEILING, AND ROOFS, AS INDICATED ON WORKING DRAWINGS AND PER NY STATE ENERGY & BUILDING CODE - LATEST EDITION... 2. EXTERIOR DOOR FRAMES, SADDLES AND WINDOW FRAMES AND WINDOW WALLS SHALL BE CALKED WITH NON-BITUMINOUS, NON-STAINING 'MONO' MANUFACTURED BY TREMCO...

15 DUSENBERRY ROAD

BRONXVILLE, NY



1 PROPOSED PLOT PLAN

ZONING INFORMATION SCHEDULE

Zoning information table with columns: GENERAL CODE (VILLAGE OF BRONXVILLE), EX ZONE (RESIDENCE A DISTRICT), ITEM, REQ/ALLOW, EXISTING, PROPOSED. Includes lot area, width, depth, setbacks, height, and coverage.

F.A.R. CALCULATIONS

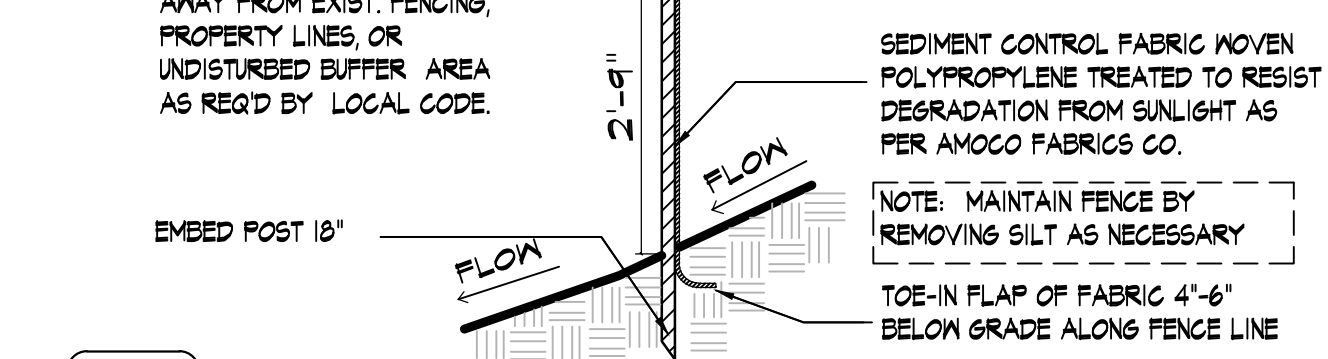
F.A.R. calculations table with columns: EXISTING, PROPOSED, SUB-TOTAL. Shows calculations for existing and proposed floor area, including basement, first floor, second floor, and detached garage.

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 columns: GROUND SNOW LOAD, WIND DESIGN, SUBJECT TO DAMAGE FROM, WINTER DESIGN TEMP, ICE BARRIER UNDERLAYMENT, FLOOD HAZARDS, AIR FREEZING INDEX, MEAN ANNUAL TEMP. Includes wind speed, direction, exposure, and climate data.

2 SEDIMENT CONTROL/SILT FENCE DETAIL



Nicholas L. Faustini Architect PC

T 914.329.1518 nfaichitect.com

Greenburgh: 6 Burns Street, Hartsdale, NY 10730

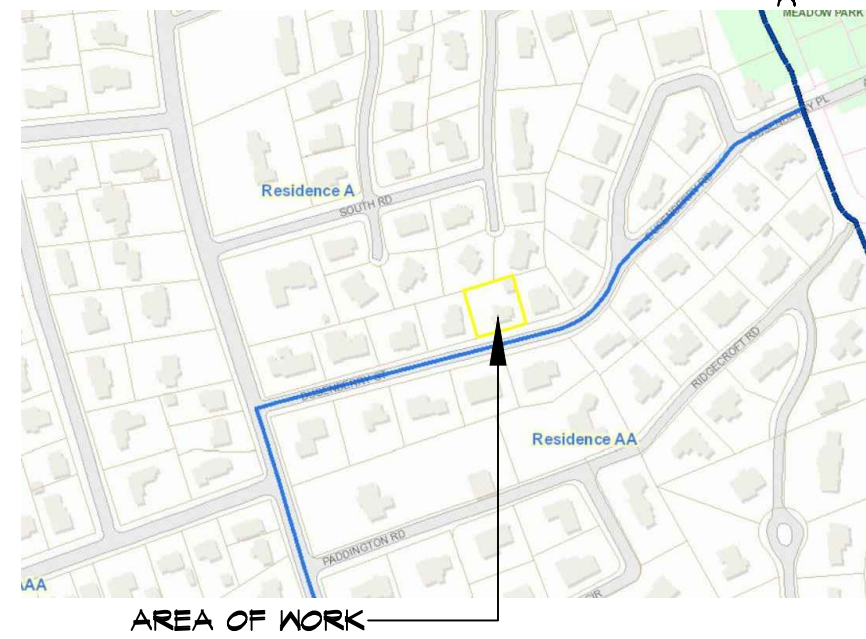
Yonkers: 77 Remsen Road, Yonkers, NY 10710

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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

Table with columns: Drawing ID, Description, Date/Status. Lists T-1 Plot Plan, C-1 Grade Plans, A-1 Existing Floor Plans, A-2 Proposed Floor Plans, A-3 Proposed Exterior Elevations, A-4 Proposed Exterior Elevations.

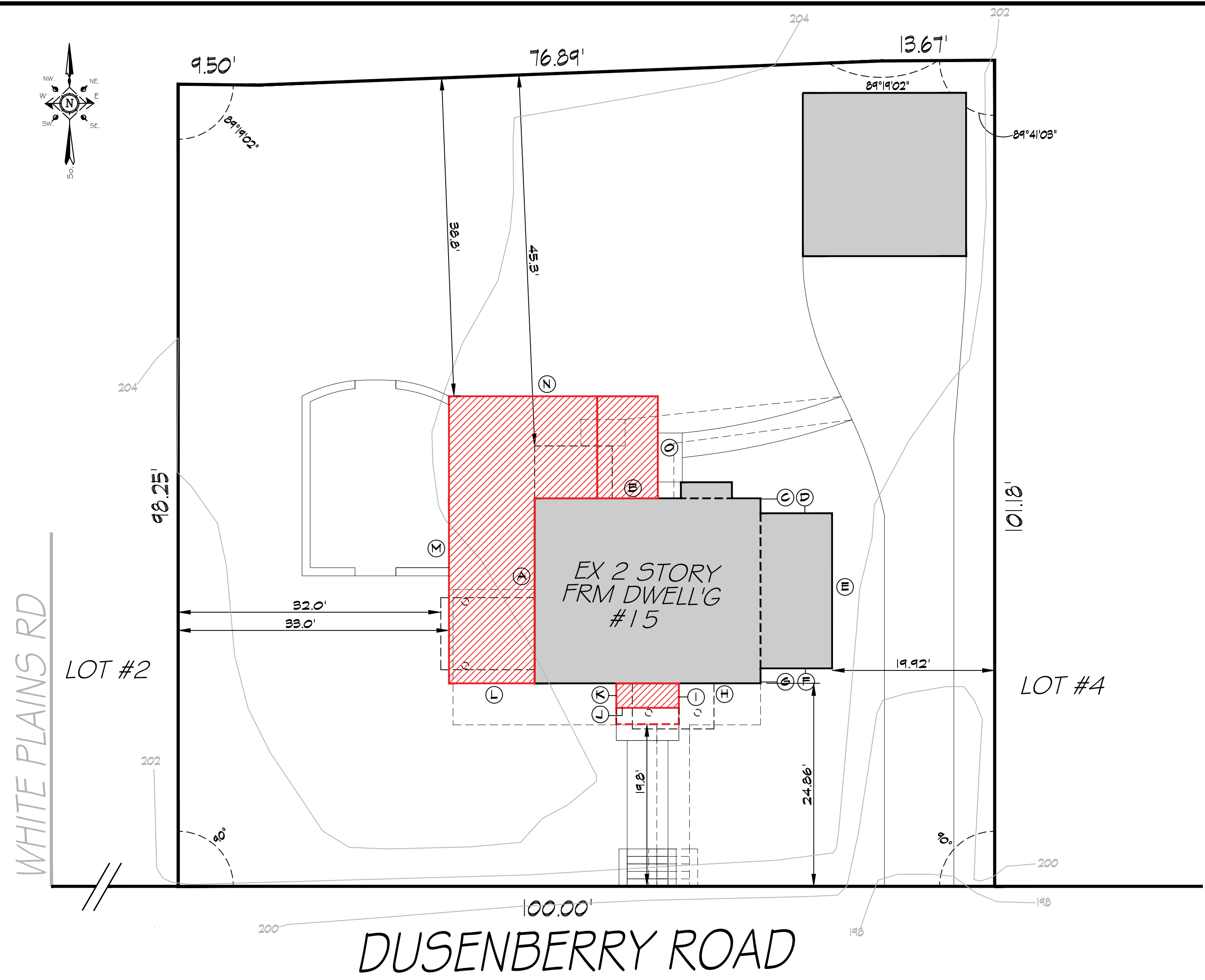
Table with columns: ID, DATE, ACTION. Shows revision history for drawings 02, 01, 03, 02, 03, 05, 02, 03, 09, 02, 02, 08, 02.

CLIENT: JOHN KNOX 'BOK' RESIDENTIAL BRONXVILLE, NY 10708

PROJECT: PROPOSED FRONT FOYER/PORCH/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

DRAWING TITLE: PLOT PLAN & ZONING INFO SCHEDULE

DRAWN BY: YB 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

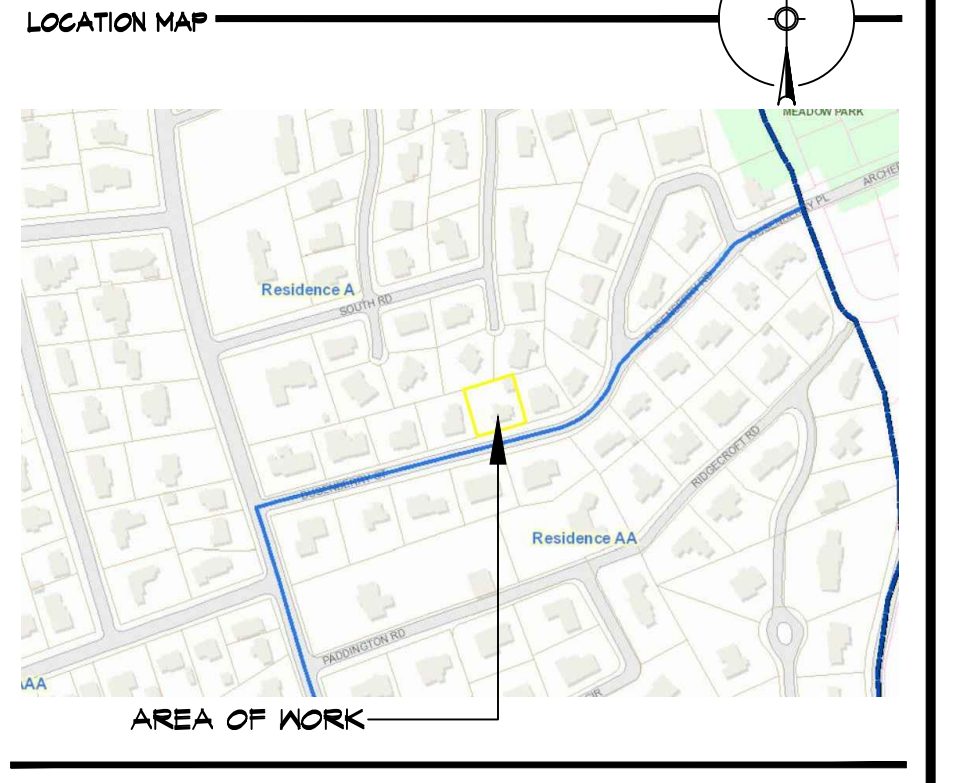
1 PROPOSED GRADE ANALYSIS PLAN 1" = 10'-0"



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

Nicholas L. Faustini Architect PC
 T 914.329.1518
 nlfarchitect.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

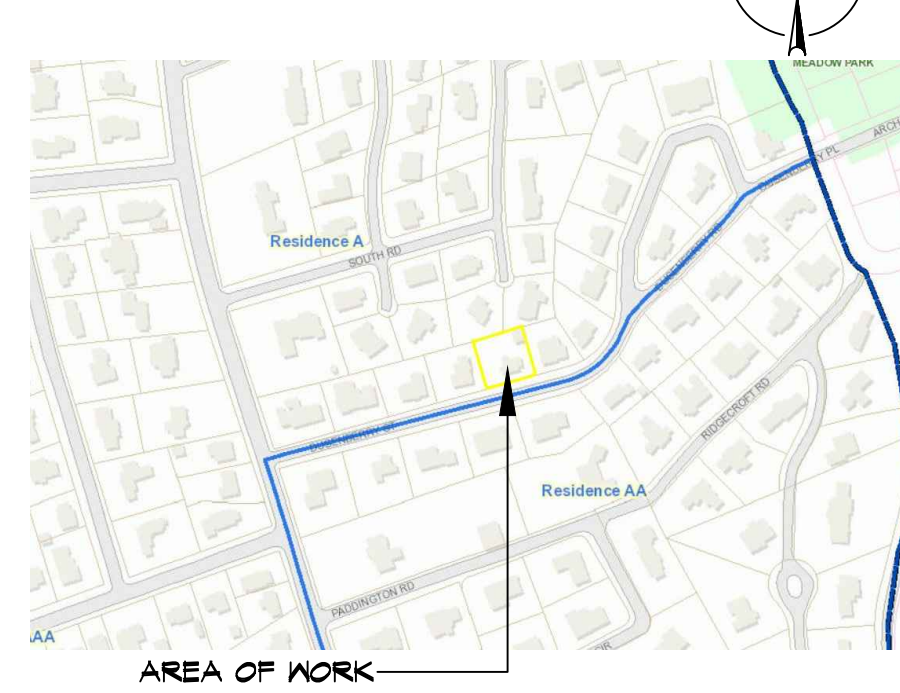
DATE: 04.12.21
 DRAWING NO.:

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02	04.12.21	UPDATED PER FB COMMENTS
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--	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.

CLIENT

JOHN KNOX
JBK RESIDENTIAL
BRONXVILLE, NY 10708

PROJECT

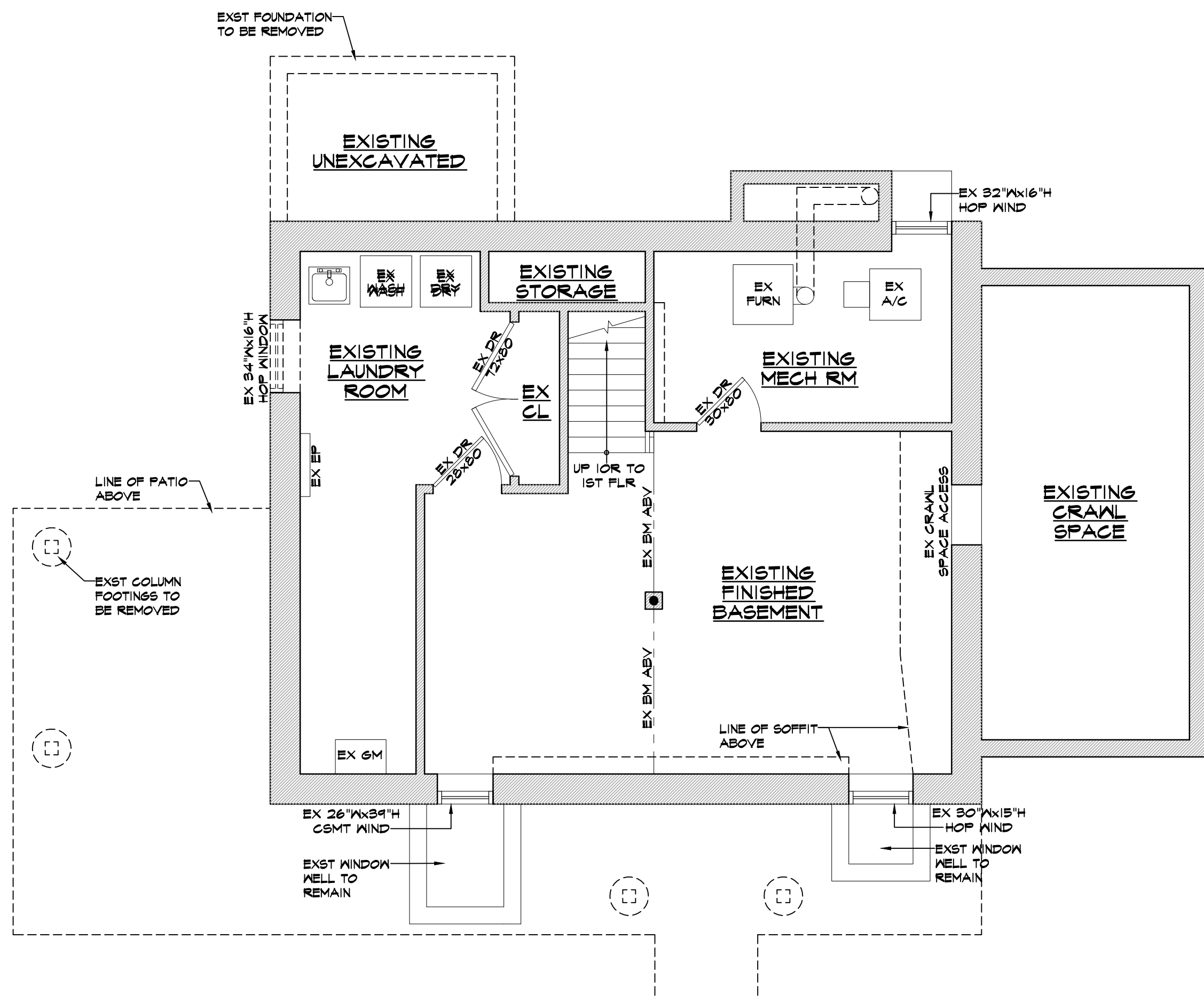
PROPOSED FRONT FOYER/PORCH ADDITION DESIGN, KITCHEN/DINING ROOM/FAMILY ROOM ADDITION DESIGN AND MASTER SUITE ADDITION & SECOND FLOOR ADDITION DESIGN FOR:

15 DUSENBERRY RD, BRONXVILLE, NY 10708

DRAWINGS TITLE

EXST FLOOR PLANS & EXTERIOR ELEVATIONS

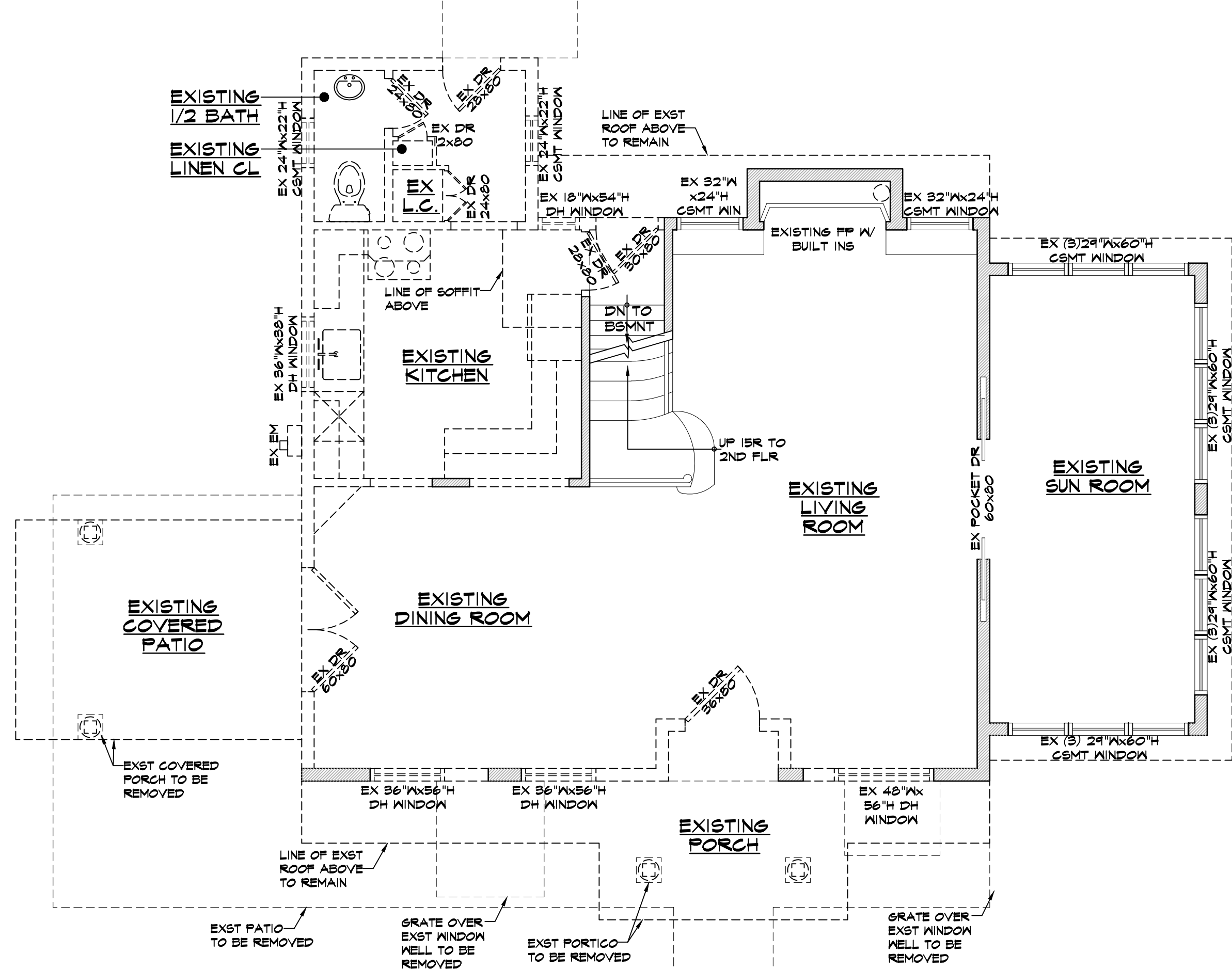
DRAWN BY	CHECKED BY	PROJECT NO.
VB	NF	18.0212
DATE		04.12.21
DRAWING NO.		A=1



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.

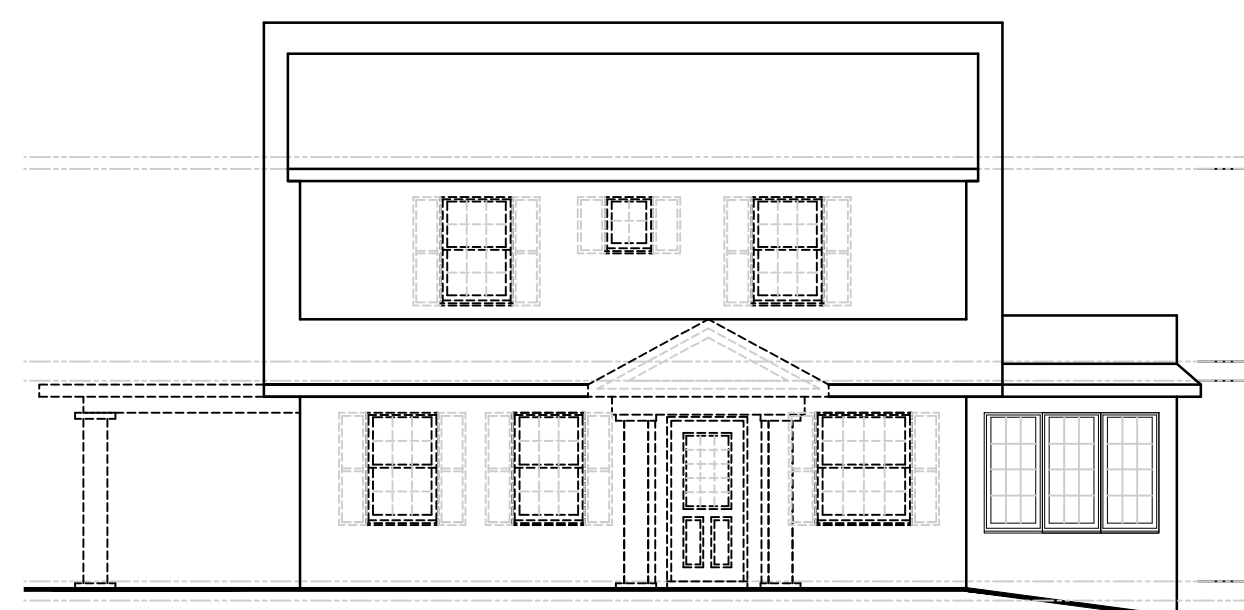
1/4" = 1'-0"

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.

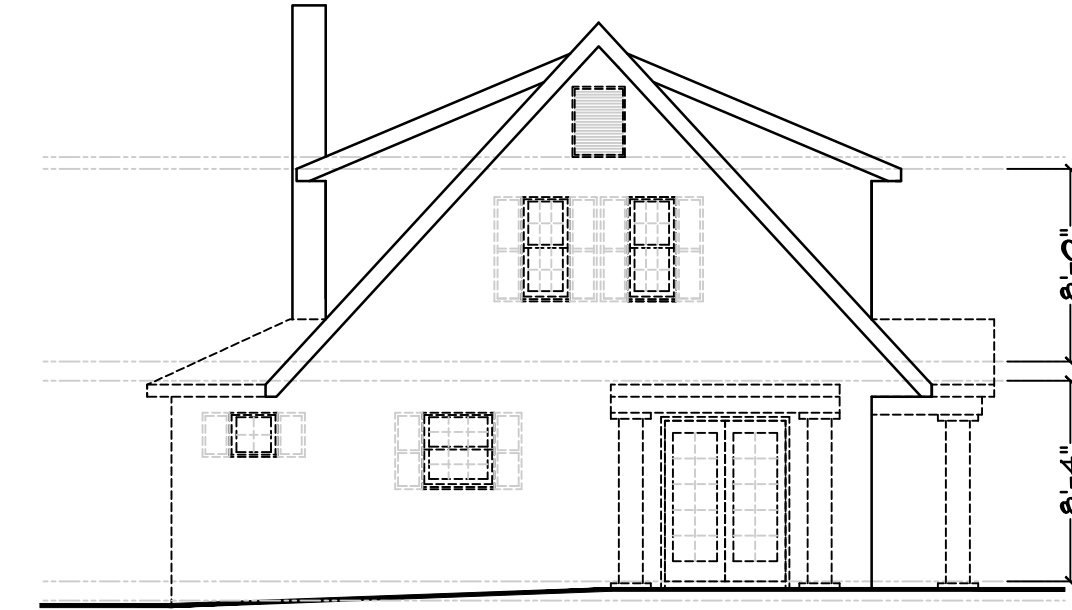
WALL LEGEND

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



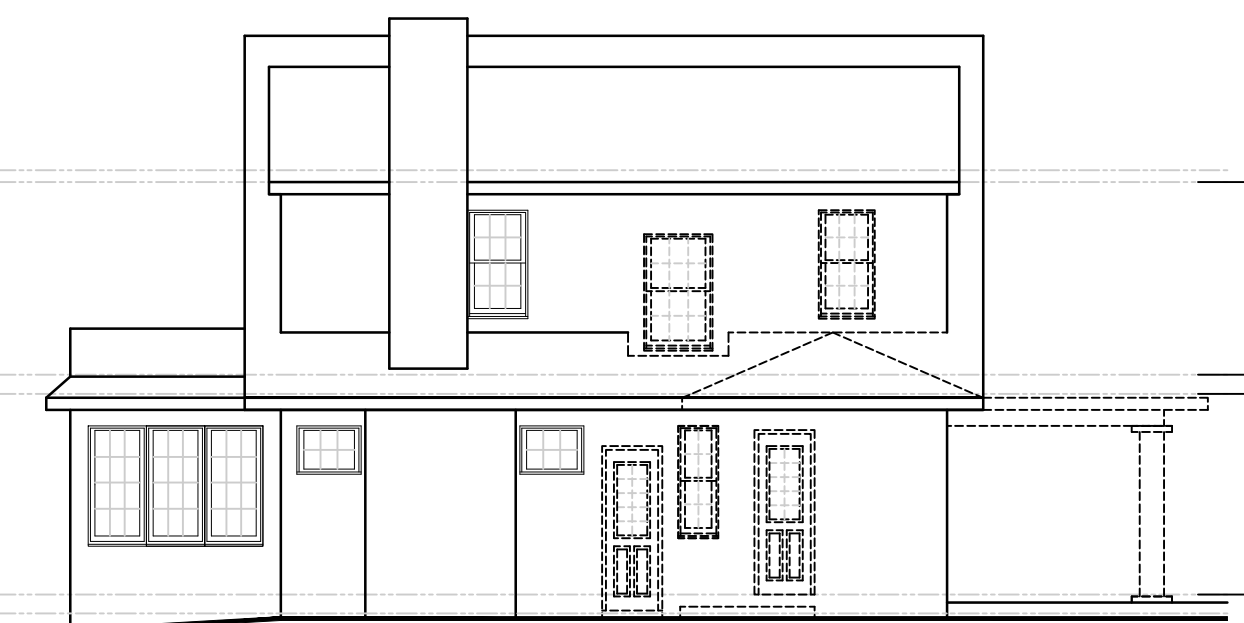
E1 EX FRONT EXT ELEV

1/8" = 1'-0"



E2 EX LEFT SIDE EXT ELEV

1/8" = 1'-0"



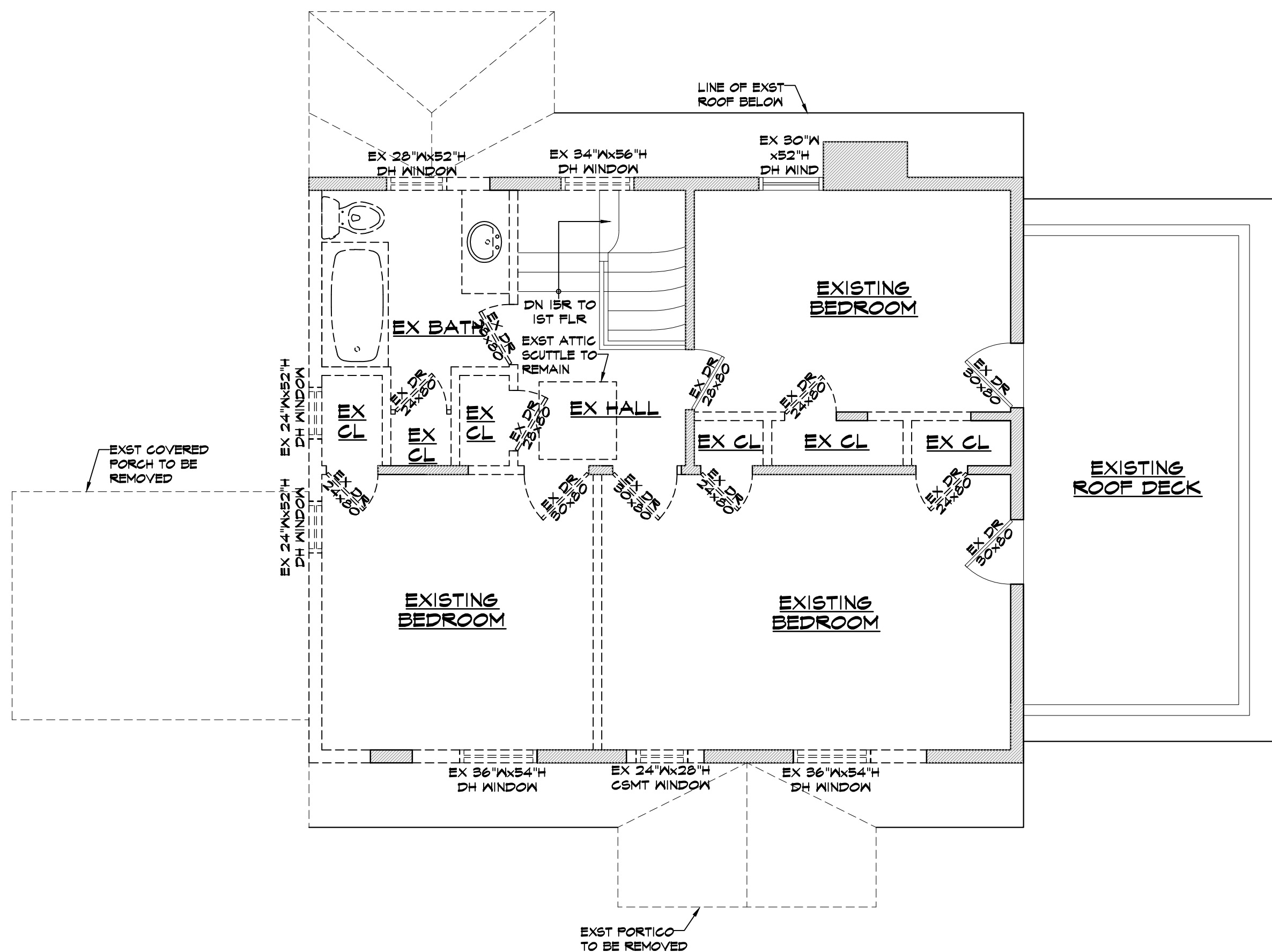
E3 EX REAR EXT ELEV

1/8" = 1'-0"



E4 EX RIGHT SIDE EXT ELEV

1/8" = 1'-0"



2 EX SECOND FLOOR/DEMO PLAN

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

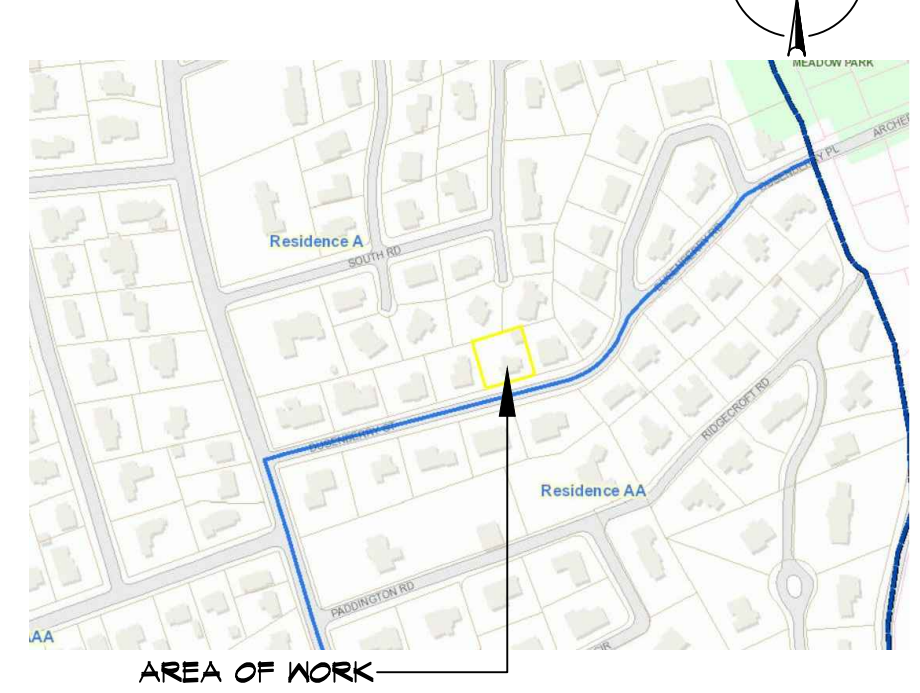
1/4" = 1'-0"

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

02	04.12.21	UPDATED PER FB COMMENTS
01	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/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

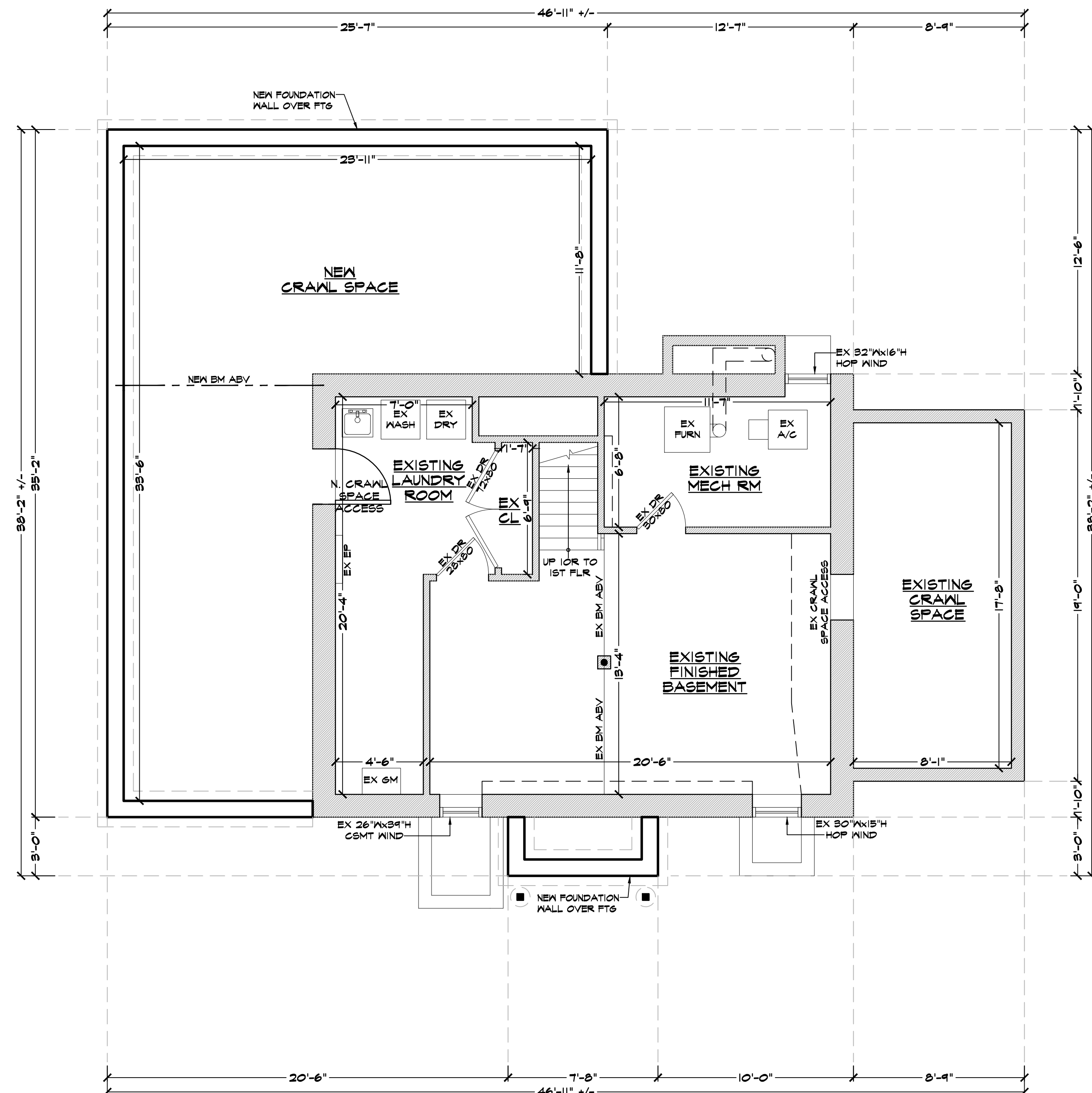
PROPOSED FLOOR PLANS

DRAWN BY	CHECKED BY	PROJECT NO.
VB	NF	18.0212

DATE 04.12.21

DRAWING NO.

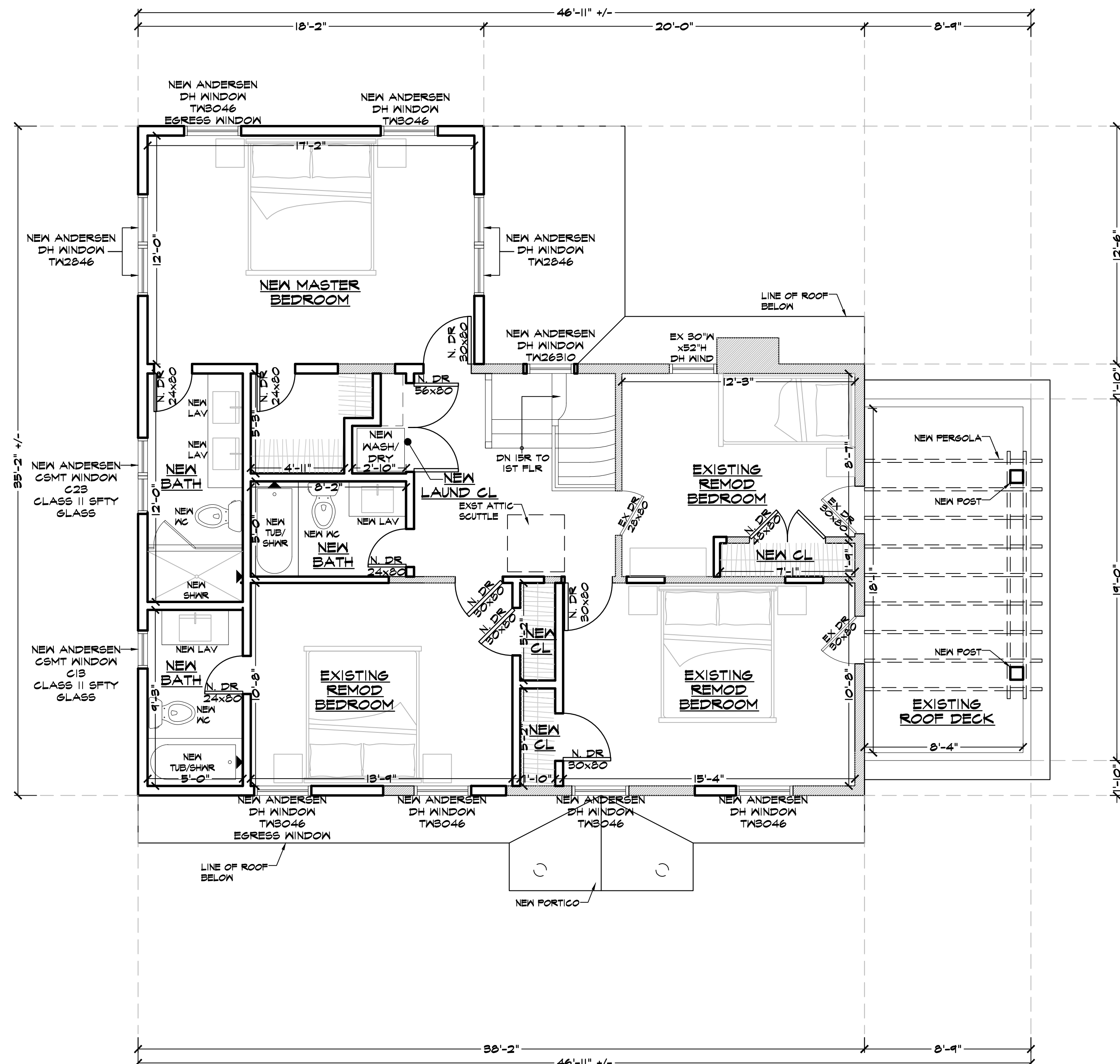
A=3



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.

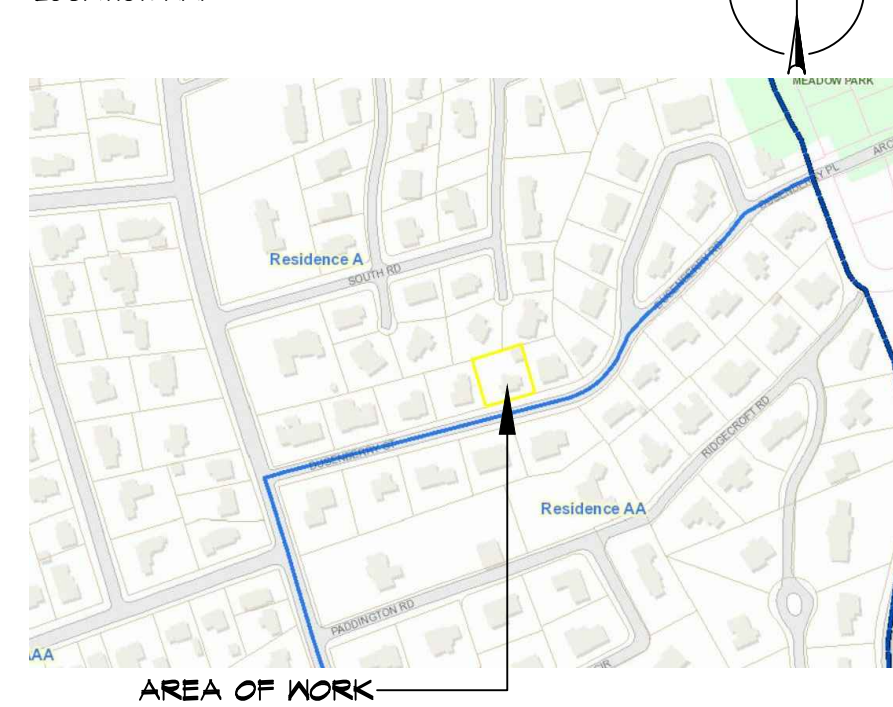
1/4" = 1'-0"

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LOCATION MAP



NOTE:

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TAX MAP ID#: 10-1-6

ZONE: RES-A

LIST OF DRAWINGS

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- A-1 EXISTING FLOOR PLANS & EXTERIOR ELEVATIONS
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- A-3 PROPOSED FLOOR PLANS
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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

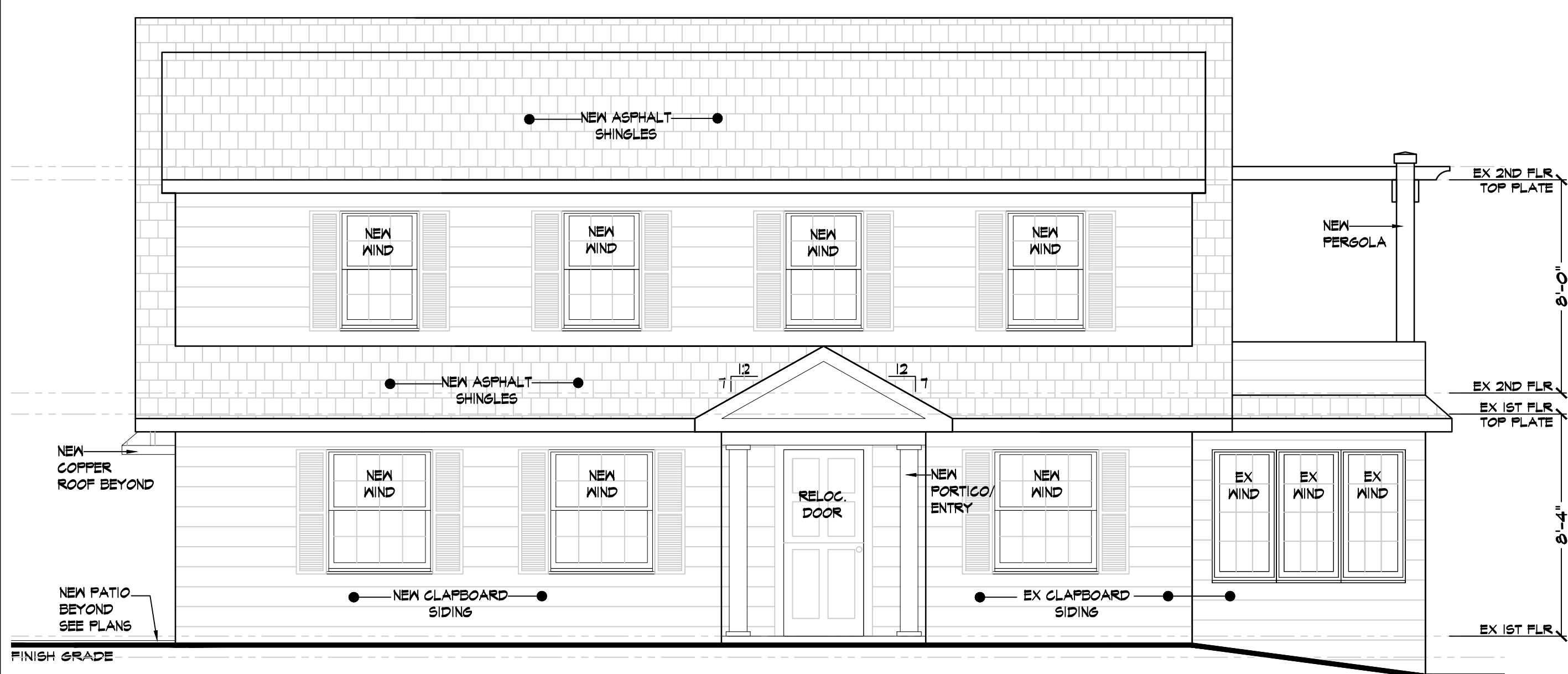
PROPOSED EXTERIOR ELEVATIONS

DRAWN BY	CHECKED BY	PROJECT NO.
VB	NF	18.0212

DATE 04.12.21

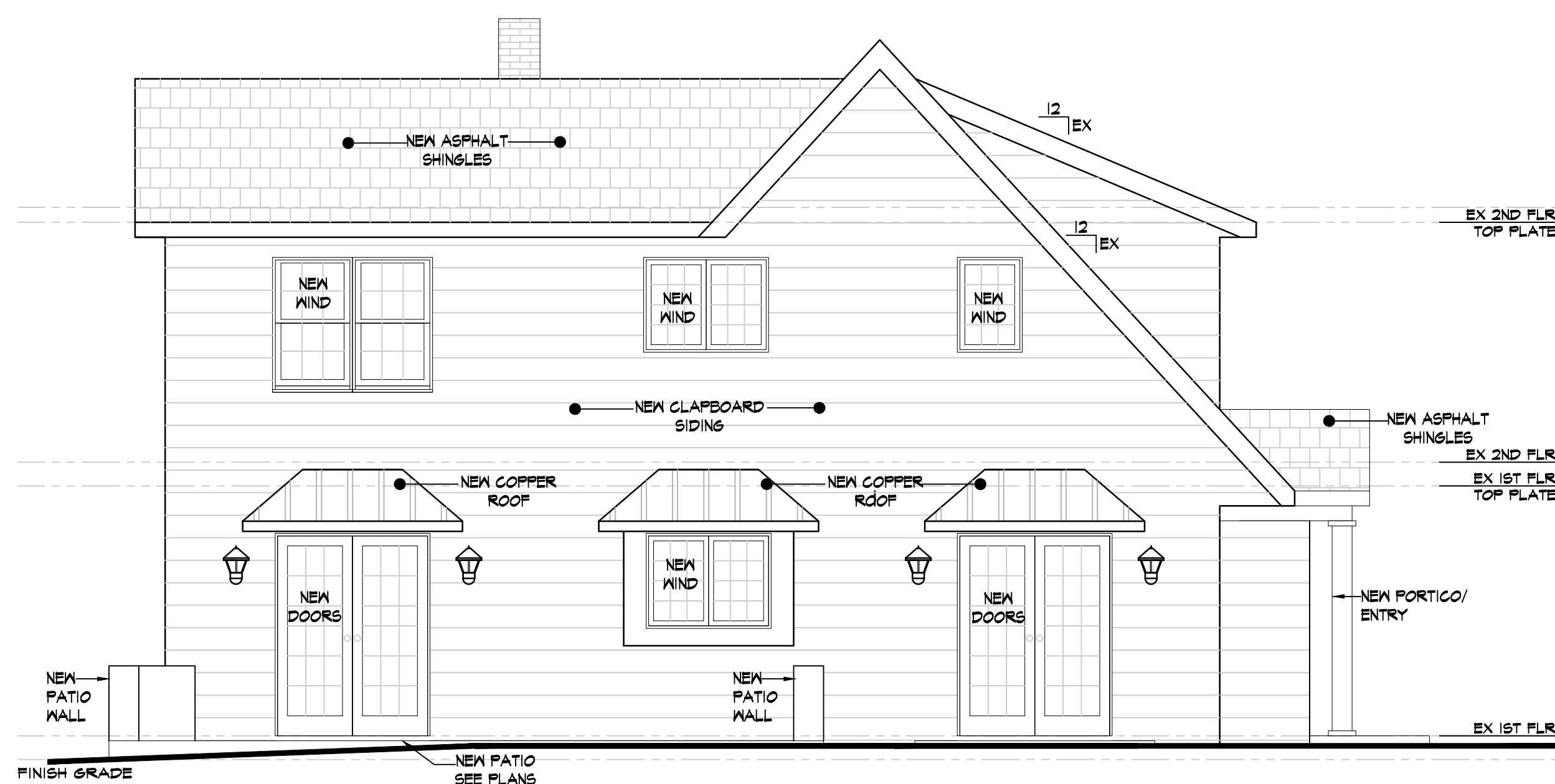
DRAWING NO.

A=4



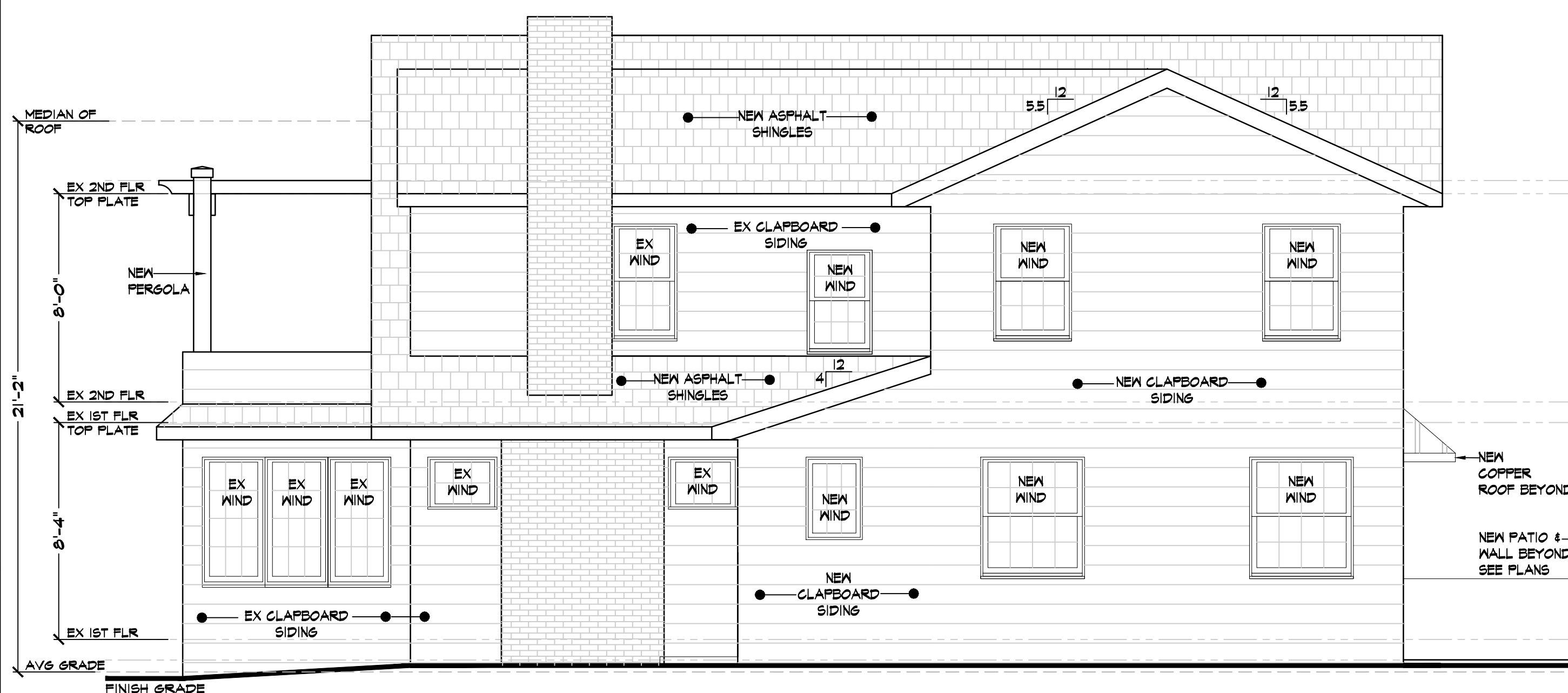
E1 PROPOSED FRONT EXTERIOR ELEVATION

1/4" = 1'-0"



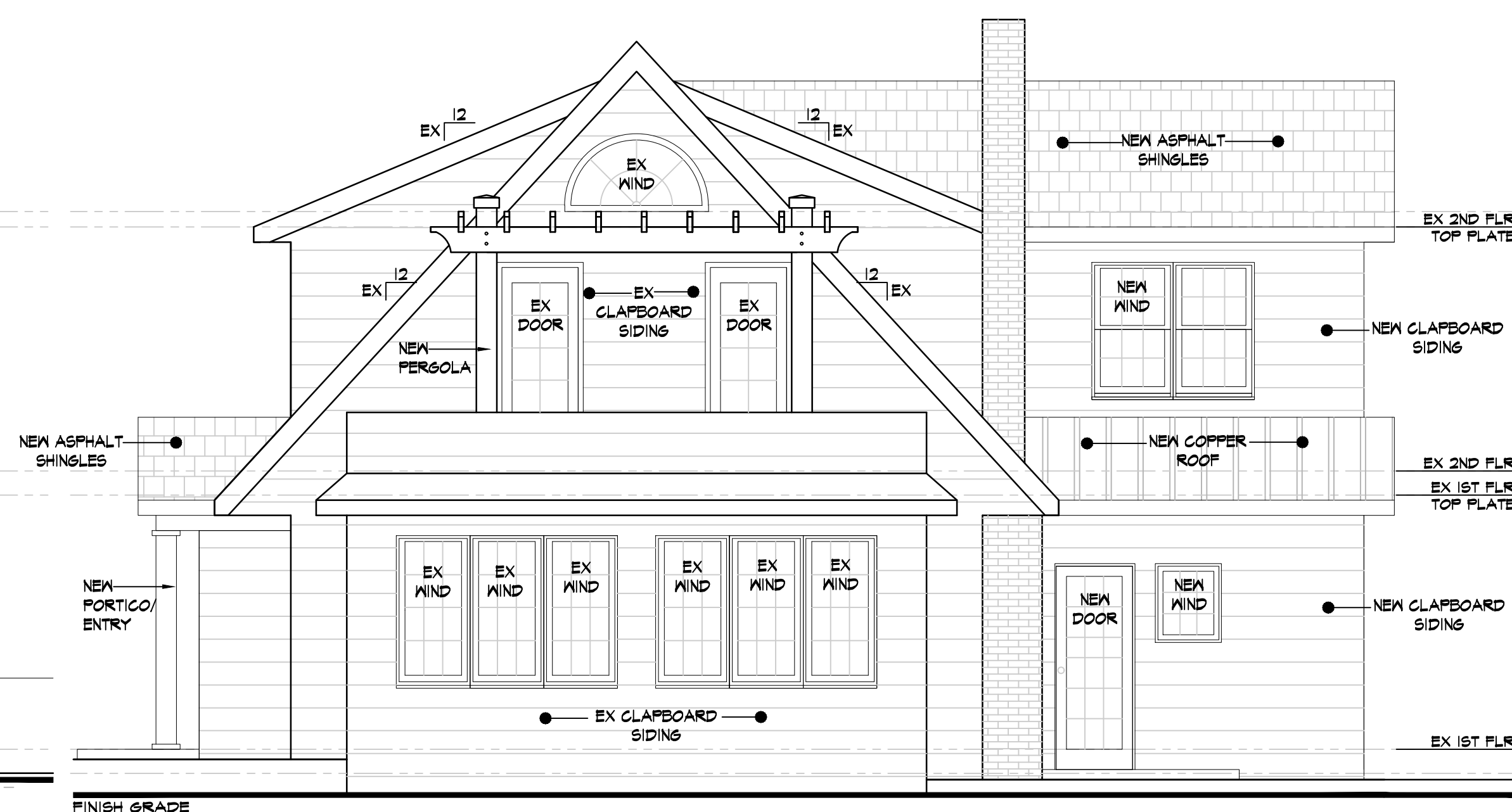
E2 PROPOSED LEFT SIDE EXTERIOR ELEVATION

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



NOTE:

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TAX MAP ID#: 10.-1-6

ZONE: RES-A

LIST OF DRAWINGS

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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

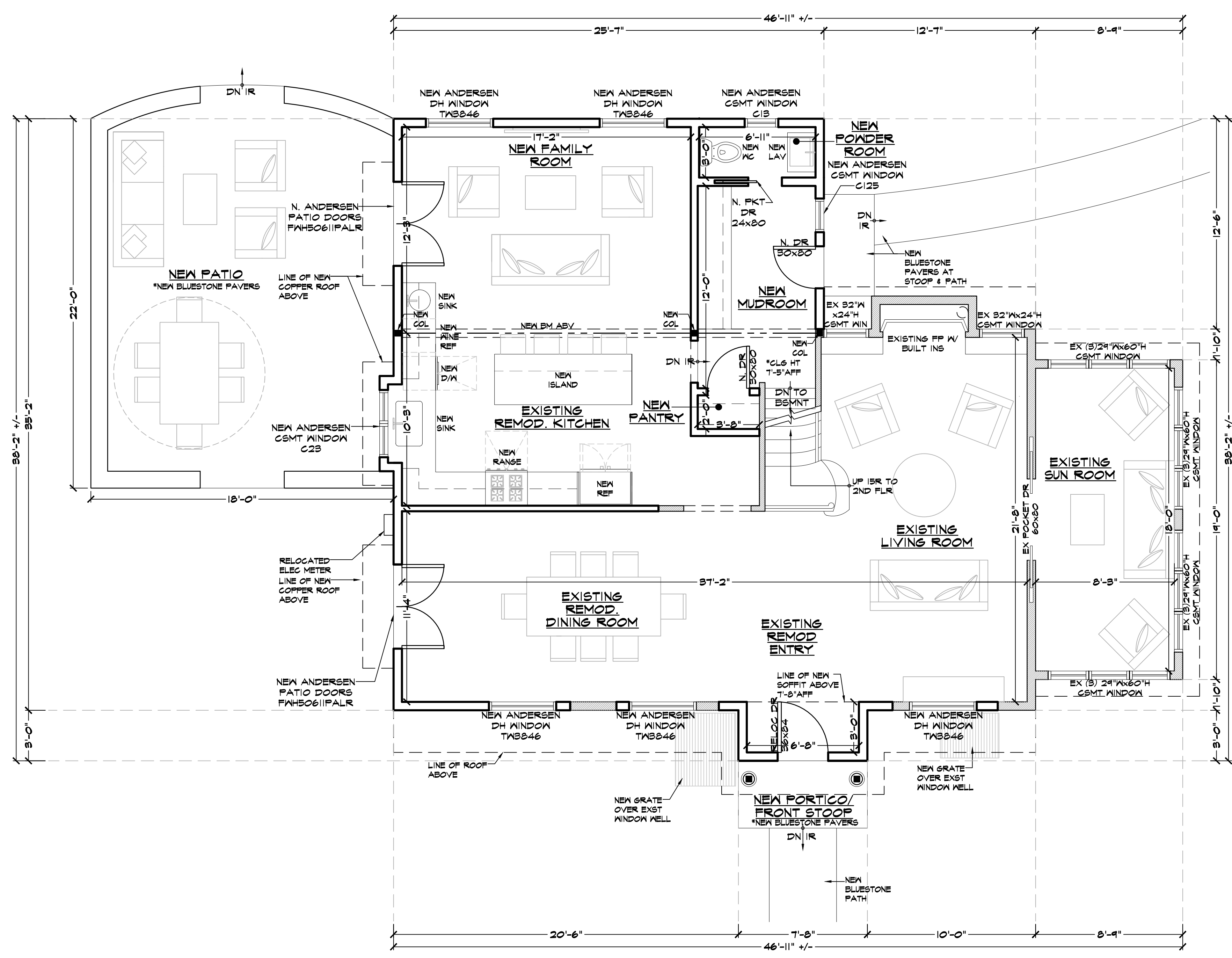
PROPOSED FLOOR PLANS

DRAWN BY	CHECKED BY	PROJECT NO.
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"