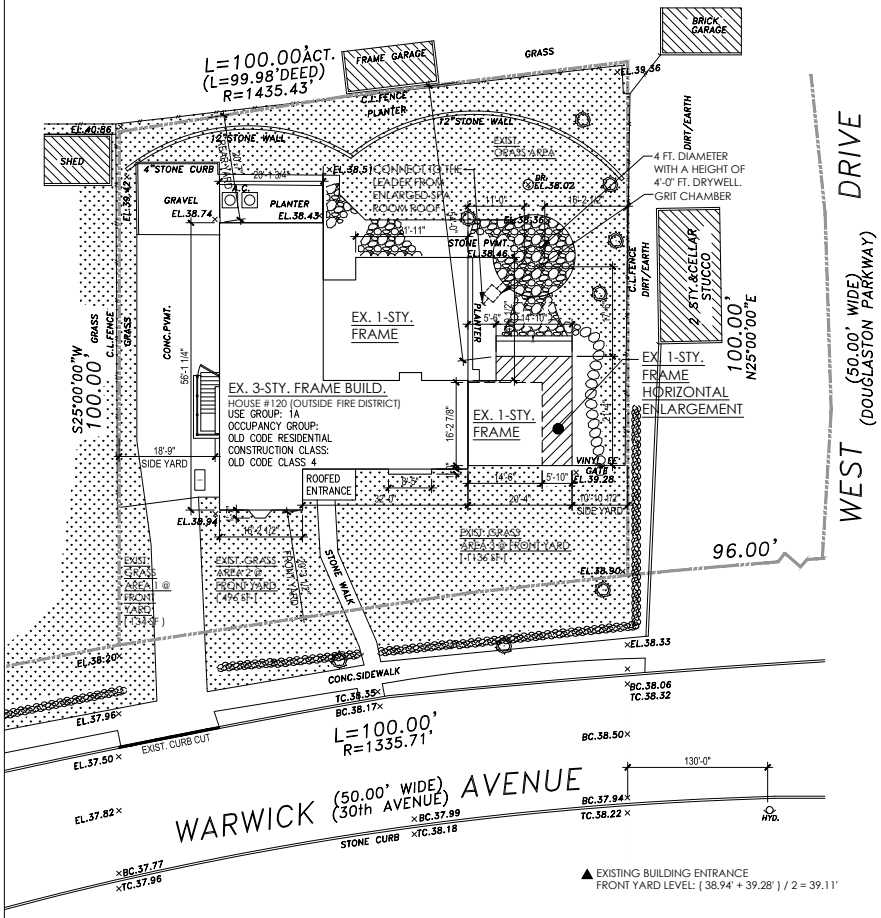
120 Warwick Avenue

Built: 1923

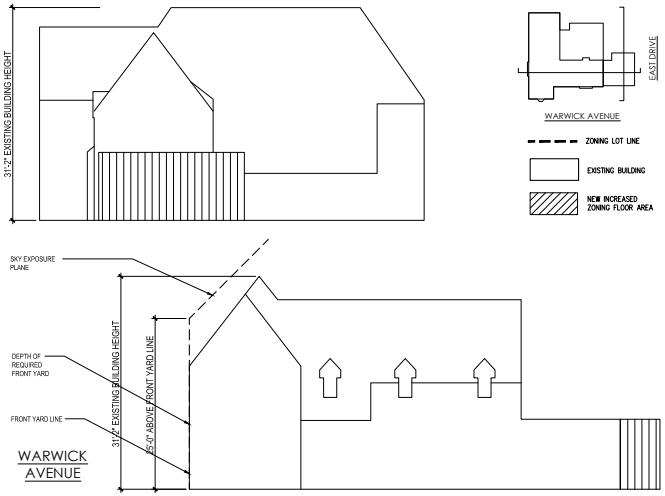
Architect: Frohlich & Quackenbush, Inc.



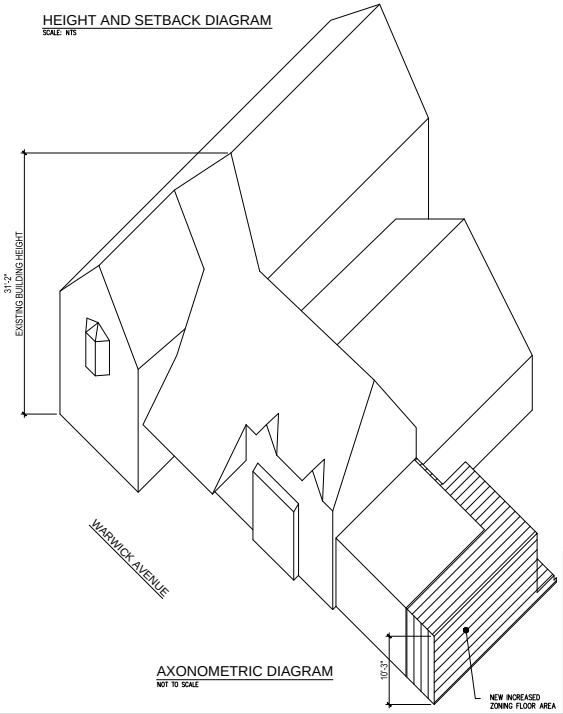
▲ EXISTING BUILDING ENTRANCE
FRONT YARD LEVEL: (38.94' + 39.28') / 2 = 39.11'

1 SITE PLAN
SCALE: 3/32" = 1'-0"

BLOCK: 8026
LOT: 25
ZONING DISTRICT: R1-2
ZONING MAP: 11A
LOT AREA: 9900.20 SF *
*(AS PER KABA SURVEYING DATED ON 2/25/2016)



HEIGHT AND SETBACK DIAGRAM
SCALE: NTS



AXONOMETRIC DIAGRAM
NOT TO SCALE

Architect :
KEVIN WOLFE ARCHITECT, PC
337 Kenmore Road, Douglas Manor, NY
Tel: 718.428.0631

No.	Date	Revision

PROJECT:
LAGRASSA RESIDENCE
120 WARWICK AVE
DOUGLAS MANOR, NY

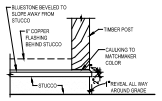
Dwg. Title
ZONING DIAGRAMS

Seal & Signature

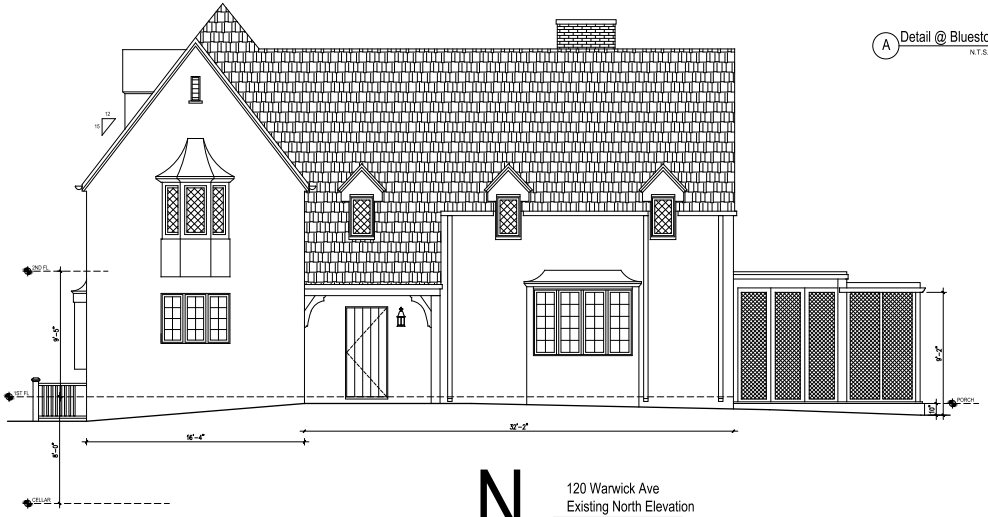
Date: 02-20-17
Project No.:
Drawing by: KK
Checked by: KW
Dwg. No.
ZD-1.00
Cadfile: 01 OF 01

N

120 Warwick Ave
Proposed North Elevation
1/4" = 1'-0"



A Detail @ Bluestone Ledge
N.T.S.



N

120 Warwick Ave
Existing North Elevation
1/4" = 1'-0"

KEVIN WOLFE ARCHITECT, PC

No.	Date	Revision
4		

PROJECT:

Dwg. Title

Seal & Signature

Date: 02-20-17
Project No.:
Drawing by: KK
Checked by: KW
Dwg. No.
A-200.00
Cadfile:

W

120 Warwick Ave
Proposed West Elevation

1/4" = 1'-0"

W

120 Warwick Ave
Existing West Elevation

1/4" = 1'-0"

4	
	SALVAGE & RE. INSTALL EXISTING TIMBER COLUMNS
	MAHOGANY RAILING TO BE SOLID STAINED TRIM COLOR

KEVIN WOLFE ARCHITECT, PC

No.	Date	Revision

PROJECT:

Dwg. Title

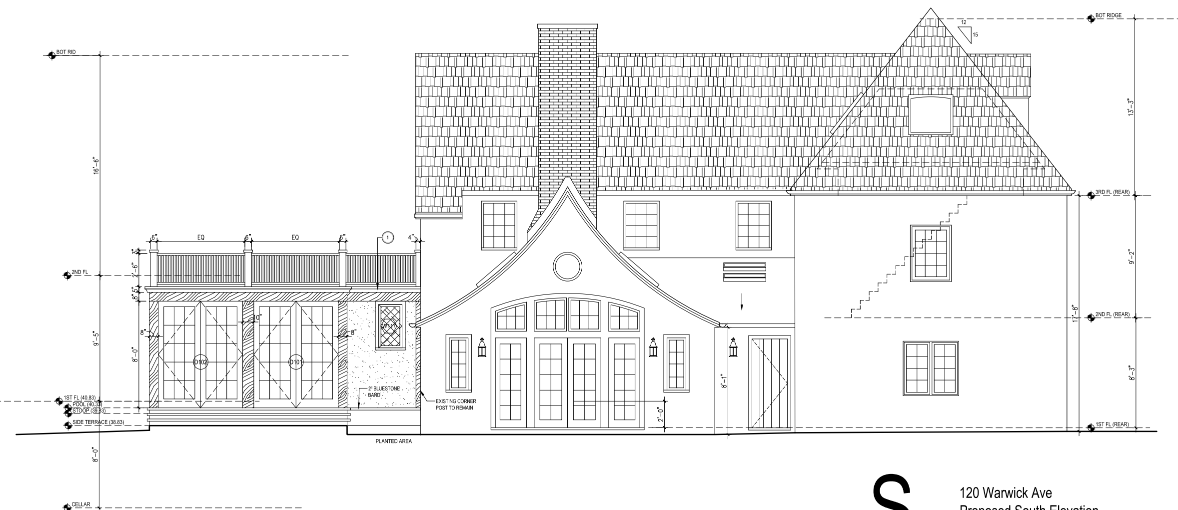
Seal & Signature

Date: 02-20-17
Project No.:
Drawing by: KK
Checked by: KW
Dwg. No.

A-201.00

Cadfile:

#	
	INSTALL 5" HALF ROUND ALUMINUM GUTTERS TO MATCH EXISTING



S

120 Warwick Ave
Proposed South Elevation
1/4" = 1'-0"

S

120 Warwick Ave
Existing South Elevation
1/4" = 1'-0"

KEVIN WOLFE ARCHITECT, PC

No.	Date	Revision

PROJECT:

Dwg. Title

Seal & Signature

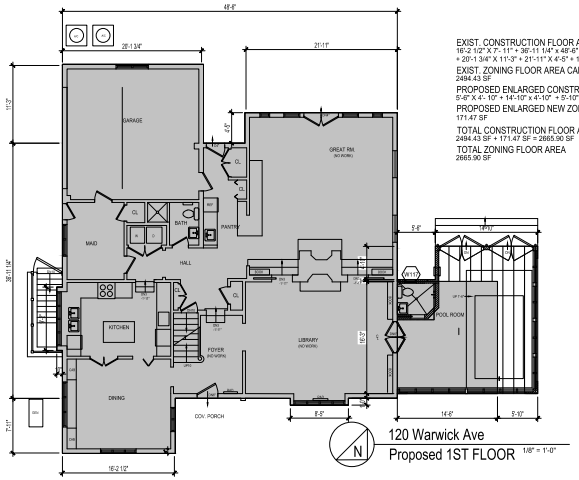
Date: 02-20-17
Project No.:
Drawing by: KK
Checked by: KW
Dwg. No.

A-202.00

Cadfile:

LEGEND

- AREA WITH CEILING ABOVE 8'-0"
- EXISTING STRUCTURE
- NEW ENLARGEMENT



EXIST. CONSTRUCTION FLOOR AREA CALCULATION
16'-2 1/2" X 7'- 11" + 36'-11 1/4" x 48'-8" + 8'-5" x 1'-0" + 10" x 9'-2" + 20'-1 3/4" X 11'-3" + 21'-11" X 4'-5" + 14'-6" X 16'-3" = 2494.43 SF

EXIST. ZONING FLOOR AREA CALCULATION
2494.43 SF

PROPOSED ENLARGED CONSTRUCTION FLOOR AREA
5'-6" X 4'- 10" + 14'-10" x 4'-10" + 5'-10" X 16'-3" = 171.47 SF

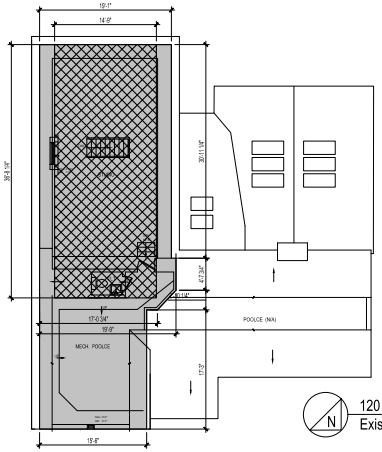
PROPOSED ENLARGED NEW ZONING FLOOR AREA
171.47 SF

TOTAL CONSTRUCTION FLOOR AREA
2494.43 SF + 171.47 SF = 2665.90 SF

TOTAL ZONING FLOOR AREA
2665.90 SF

N

120 Warwick Ave
Proposed 1ST FLOOR 1/8" = 1'-0"



EXIST. CONSTRUCTION FLOOR AREA CALCULATION
19'-1" X 30'-11" + 19'-9" X 4'-4" + (17'-1" + 19'-9") X 2'-10" / 2 + 15'-6" X 17'-3" = 1001.87 SF

EXIST. ZONING FLOOR AREA CALCULATION
(AREA WITH CEILING HEIGHT ABOVE 8'-0")
14'-8" X 36'-8" = 541.02 SF

PROPOSED ENLARGED CONSTRUCTION FLOOR AREA
0 SF

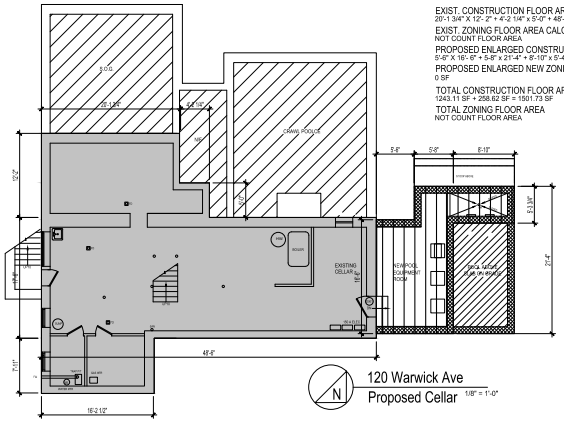
PROPOSED ENLARGED NEW ZONING FLOOR AREA
(AREA WITH CEILING HEIGHT ABOVE 8'-0")
0 SF

TOTAL CONSTRUCTION FLOOR AREA
1001.87 SF

TOTAL ZONING FLOOR AREA
541.02 SF

N

120 Warwick Ave
Exist. 3rd Floor 1/8" = 1'-0"



EXIST. CONSTRUCTION FLOOR AREA CALCULATION
20'-1 3/4" X 12'- 2" + 4'-2 1/4" x 5'-0" + 48'-6" x 17'-6" + 16'-2 1/2" x 7'-11" = 1243.11 SF

EXIST. ZONING FLOOR AREA CALCULATION
NOT COUNT FLOOR AREA

PROPOSED ENLARGED CONSTRUCTION FLOOR AREA
5'-6" X 16'- 6" + 5-6" x 21'-4" + 8'-1/2" x 5'-4" = 258.62 SF

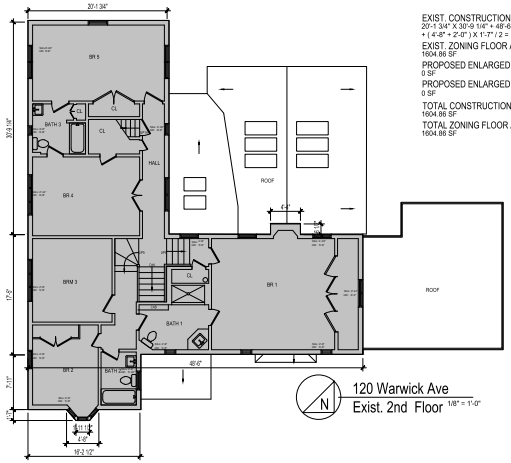
PROPOSED ENLARGED NEW ZONING FLOOR AREA
0 SF

TOTAL CONSTRUCTION FLOOR AREA
1243.11 SF + 258.62 SF = 1501.73 SF

TOTAL ZONING FLOOR AREA
NOT COUNT FLOOR AREA

N

120 Warwick Ave
Proposed Cellar 1/8" = 1'-0"



EXIST. CONSTRUCTION FLOOR AREA CALCULATION
20'-1 3/4" X 30'-9 1/8" + 48'-6" X 17'-5" + 1'-7" X 4'-4" + 16'-2 1/2" X 7'-11" + (4'-8" + 2'-0") X 1'-7" / 2 = 1604.86 SF

EXIST. ZONING FLOOR AREA CALCULATION
1604.86 SF

PROPOSED ENLARGED CONSTRUCTION FLOOR AREA
0 SF

PROPOSED ENLARGED NEW ZONING FLOOR AREA
0 SF

TOTAL CONSTRUCTION FLOOR AREA
1604.86 SF

TOTAL ZONING FLOOR AREA
1604.86 SF

N

120 Warwick Ave
Exist. 2nd Floor 1/8" = 1'-0"

Architect :

KEVIN WOLFE ARCHITECT, PC

337 Kenmore Road, Douglas Manor, NY

Tel: 718.428.0631

No.	Date	Revision

PROJECT:

LAGRASSA RESIDENCE

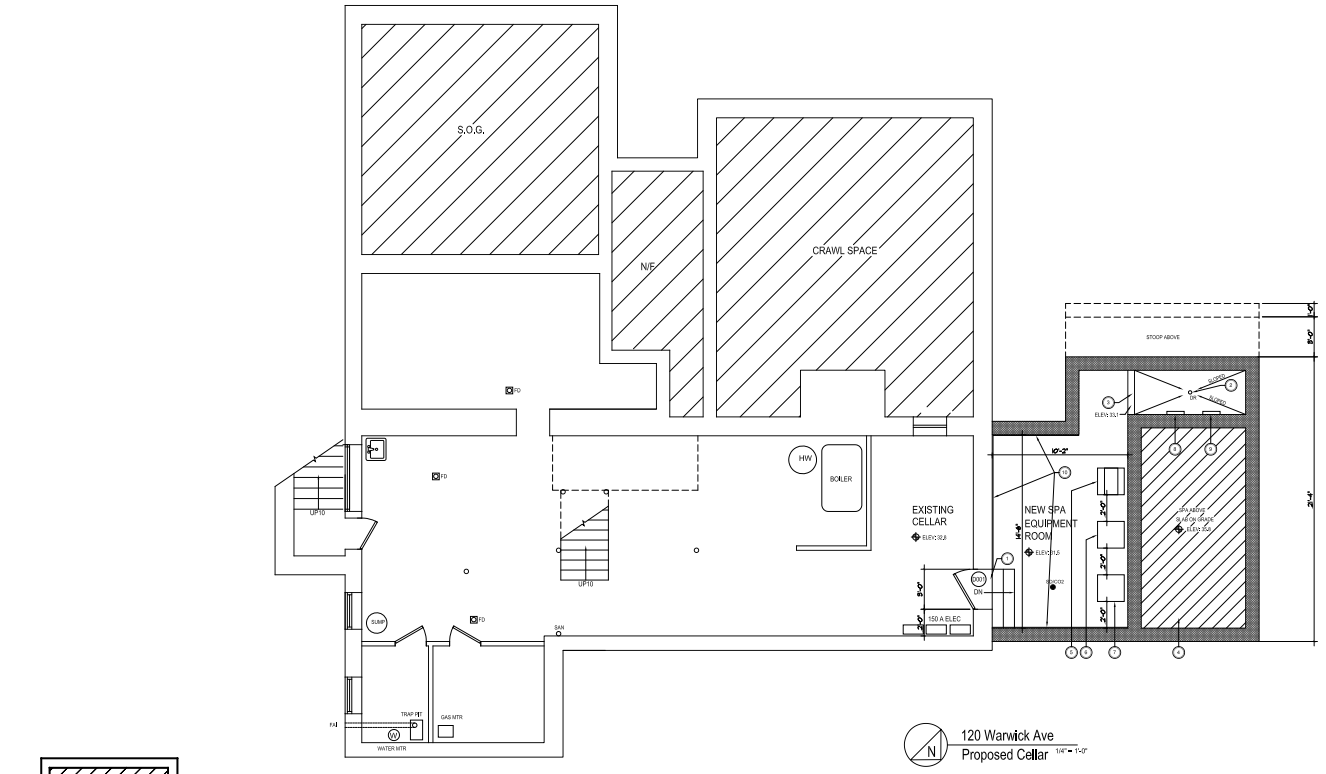
120 WARWICK AVE
DOUGLAS MANOR, NY

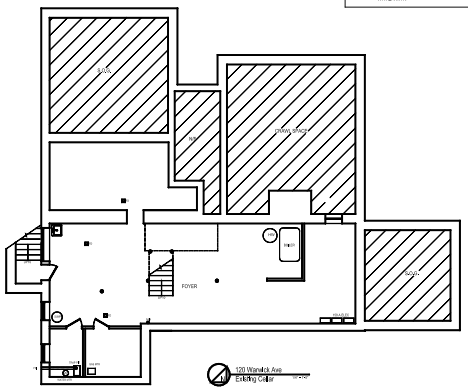
Dwg. Title

ZONING BREAKDOWN

Seal & Signature

Date:	02-20-17
Project No.:	
Drawing by:	KK
Checked by:	KW
Dwg. No.	Z-002.00
Cadfile:	





CELLAR

KEYNOTE	CONSTRUCTION NOTES
1	INSTALL NEW STEEL DOOR
2	FLOOR DRAIN
3	4" HIGH CURB
4	SLAB UNDER POOL LINER MUST BE PERFECTLY LEVEL
5	1'-0"x1'-0"x1'-0" MOTOR FOR AUTOMATIC COVER. SEE MANUFACTURER'S SPECIFICATION
6	2'-0"x2'-0"x2'-0" SWIM CURRENT HYDRAULIC POWER UNIT; SEE MANUFACTURER'S SPECIFICATION
7	2'-0"x2'-0"x2'-0" TREADMILL MOTOR; SEE MANUFACTURER'S SPECIFICATION
8	WATER QUALITY SYSTEM
9	ELECTRIC HEATER
10	INSTALL 1/4" PERFORATED PEG BOARD ON 3/4" FURRING; HOLD 6" OFF FLOOR SLAB

Architect:

KEVIN WOLFE ARCHITECT, PC

337 Kenmore Road, Douglas Manor, NY

Tel: 718.428.0631

No.	Date	Revision
1	09-01-16	REVIEW

PROJECT:

LAGRASSA RESIDENCE

120 WARWICK AVE
DOUGLAS MANOR, NY

Dwg. Title

PROPOSED
CELLAR PLAN

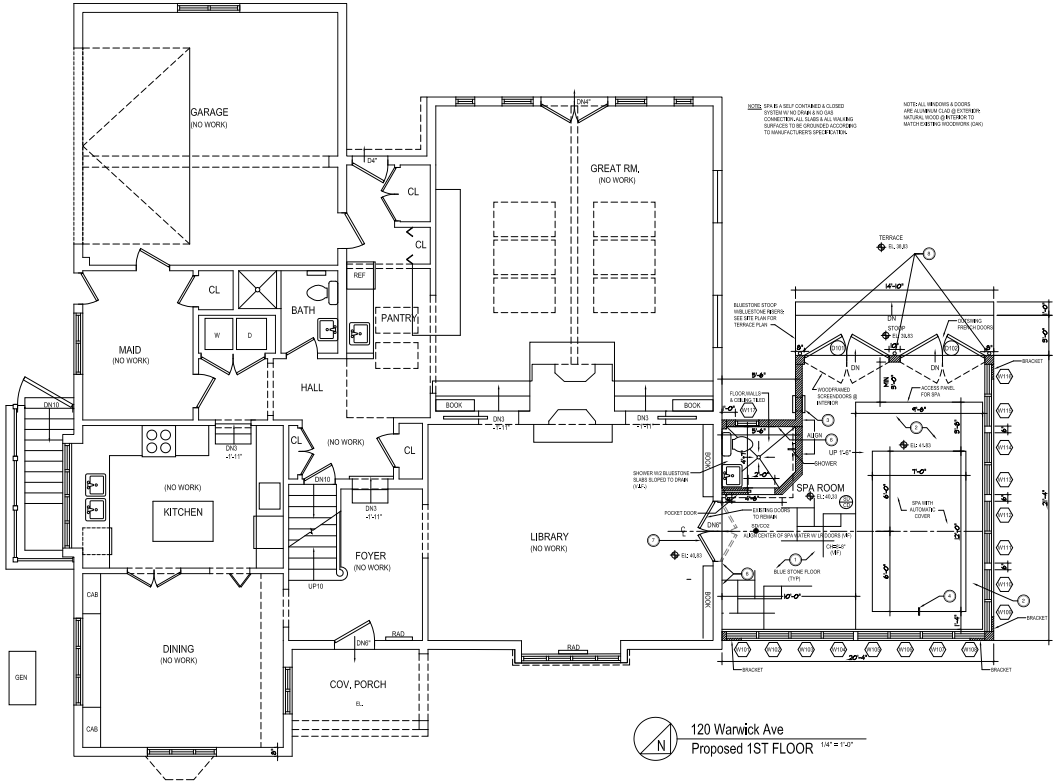
Seal & Signature

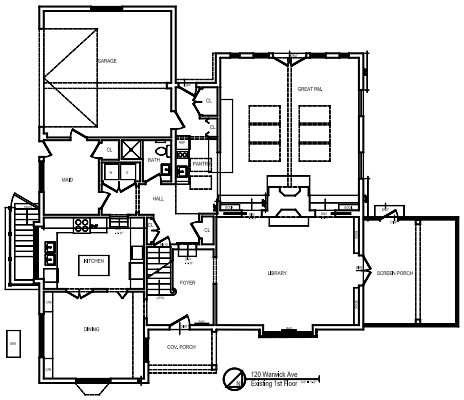
Date:	09-01-16
Project No.:	04516
Drawing by:	KK
Checked by:	KW

Dwg. No.

A-100.00

Cadfile: C:\PLANS-LAGRASSA-120 WARWICK-03





1ST FLOOR

KEYNOTE	CONSTRUCTION NOTES
1	BLUESTONE FLOOR IN RANDOM RECTILINEAR PATTERN
2	BLUESTONE COPING & DECK
3	600 CFM WALL MOUNTED EXHAUST FAN
4	DECK MOUNTED SPA FILLER W/ BACK FLOW PREVENTER
5	SLATTED TEAK BENCH
6	TILED WAINSCOT @ WINDOW SILL HEIGHT ALL THE WAY AROUND: 7'-0" HIGH @ SHOWER
7	REMOVE EXTERIOR DOORS: INTERIOR DOORS TO REMAIN
8	INSTALL BRASS EYE AND HOOK FOR FRENCH DOORS. INTO BLUESTONE PAVING

Architect :

KEVIN WOLFE ARCHITECT, PC

337 Kenmore Road, Douglas Manor, NY

Tel: 718.428.0631

No.	Date	Revision
1	09-01-16	REVIEW

PROJECT:

LAGRASSA RESIDENCE

120 WARWICK AVE
DOUGLAS MANOR, NY

Dwg. Title

PROPOSED
1ST FLOOR PLAN

Seal & Signature

Date:	*09-01-16*
Project No.:	*04516*
Drawing by:	*KK*
Checked by:	*KW*
Dwg. No.	

A-101.00

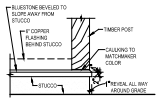
Cadfile:
CD-PLANS-LAGRASSA-120 WARWICK-03

120 Warwick Avenue/North Elevation

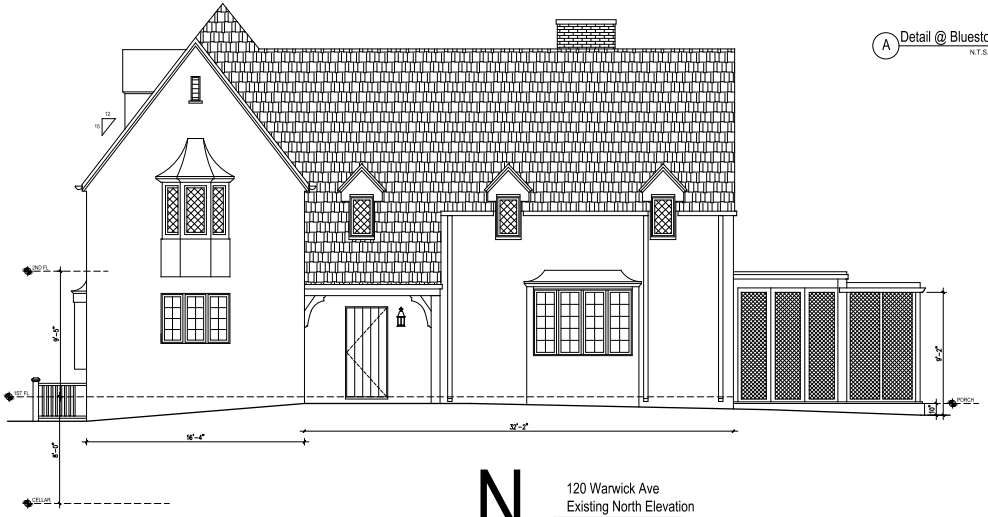
Porch Detail

N

120 Warwick Ave
Proposed North Elevation
1/4" = 1'-0"



A Detail @ Bluestone Ledge
N.T.S.



N

120 Warwick Ave
Existing North Elevation
1/4" = 1'-0"

KEVIN WOLFE ARCHITECT, PC

No.	Date	Revision
4		

PROJECT:

Dwg. Title

Seal & Signature

Date: 02-20-17
Project No.:
Drawing by: KK
Checked by: KW
Dwg. No.
A-200.00
Cadfile:

West Elevation from Warwick Avenue

Porch detail at West Elevation

W

120 Warwick Ave
Proposed West Elevation

1/4" = 1'-0"

W

120 Warwick Ave
Existing West Elevation

1/4" = 1'-0"

4	
	SALVAGE & RE. INSTALL EXISTING TIMBER COLUMNS
	MAHOGANY RAILING TO BE SOLID STAINED TRIM COLOR

KEVIN WOLFE ARCHITECT, PC

No.	Date	Revision

PROJECT:

Dwg. Title

Seal & Signature

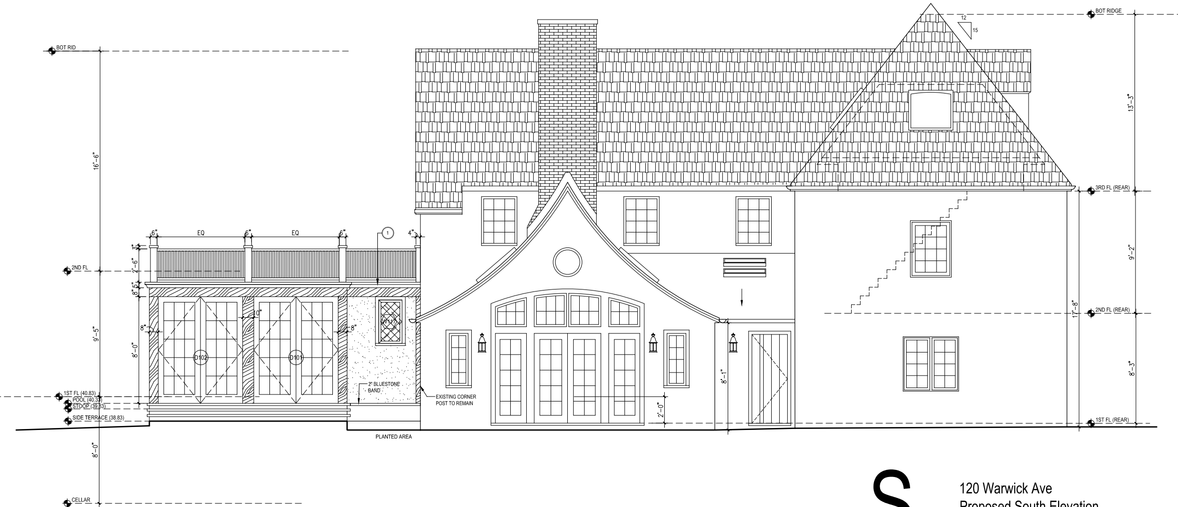
Date: 02-20-17
Project No.:
Drawing by: KK
Checked by: KW
Dwg. No.

A-201.00

Cadfile:

South Elevation, 1930

South Elevation, 2017



S

120 Warwick Ave
Proposed South Elevation
1/4" = 1'-0"

S

120 Warwick Ave
Existing South Elevation
1/4" = 1'-0"

#	
	INSTALL 5" HALF ROUND ALUMINUM GUTTERS TO MATCH EXISTING

KEVIN WOLFE ARCHITECT, PC

No.	Date	Revision

PROJECT:

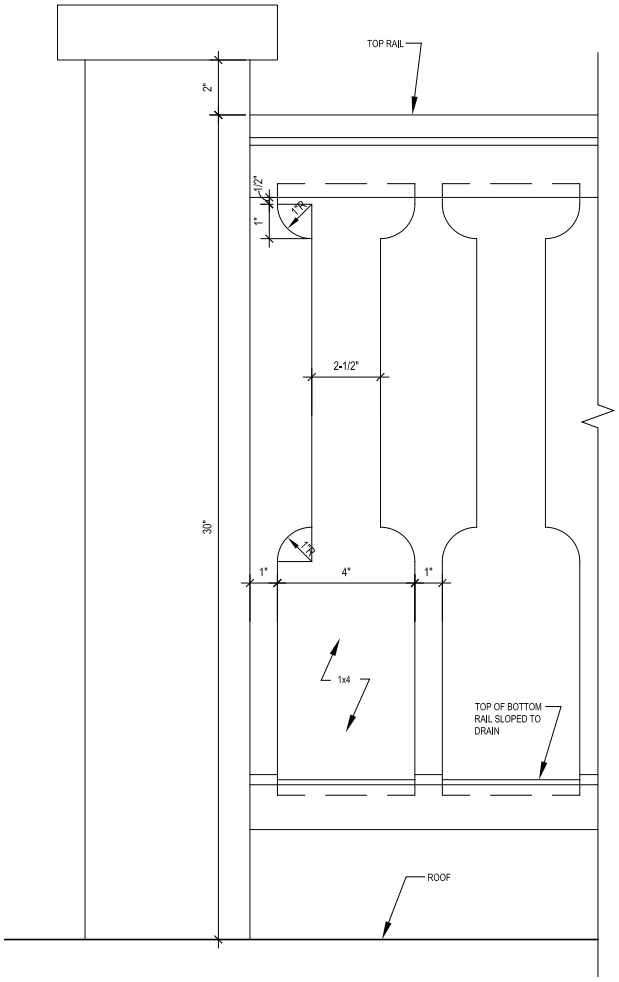
Dwg. Title

Seal & Signature

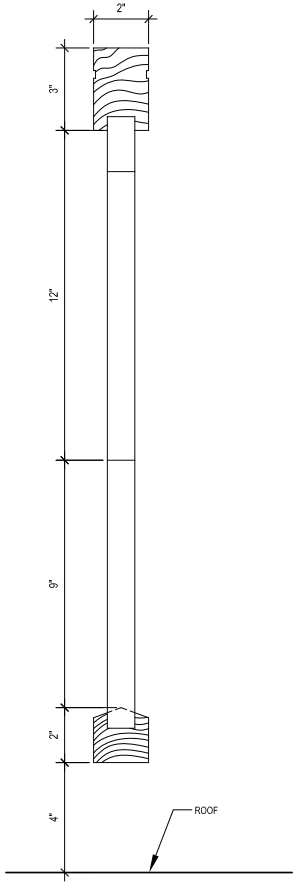
Date: 02-20-17
Project No.:
Drawing by: KK
Checked by: KW
Dwg. No.
A-202.00
Cadfile:

Porch Railing, ca. 1930

Railing Detail



1 ELEVATION
N.T.S.



2 SECTION
N.T.S.

ELEVATION-NORTH

KEYNOTE	CONSTRUCTION NOTES

Architect :

KEVIN WOLFE ARCHITECT, PC

337 Kenmore Road, Douglas Manor, NY

Tel: 718.428.0631

No.	Date	Revision
1	09-01-16	REVIEW

PROJECT:

LAGRASSA RESIDENCE

120 WARWICK AVE
DOUGLAS MANOR, NY

Dwg. Title

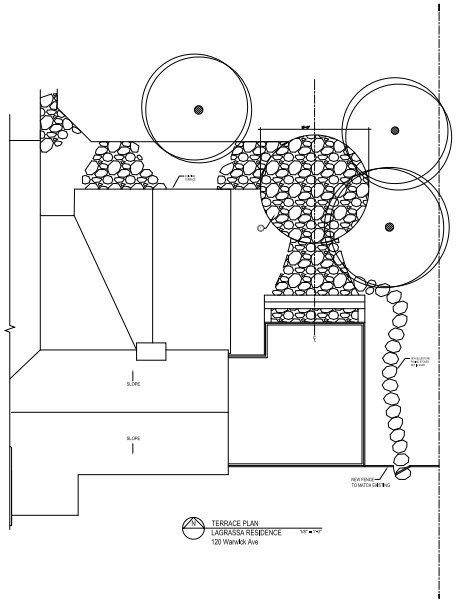
PORCH RAILING DETAIL

Seal & Signature

Date:	*09-01-16*
Project No.:	*04316*
Drawing by:	*KK*
Checked by:	*KW*
Dwg. No.	

A-300.00

Cadfile:
C:\PLANS\LAGRASSA\120 WARWICK-03.



SITE

KEYNOTE	SITE NOTES
1	SALVAGE EXISTING BLUESTONE AND RESET IN SAND TO MATCH EXISTING TERRACE

Architect :

KEVIN WOLFE ARCHITECT, PC

337 Kenmore Road, Douglas Manor, NY

Tel: 718.428.0631

No.	Date	Revision
1	09-01-16	REVIEW

PROJECT:

LAGRASSA RESIDENCE

120 WARWICK AVE
DOUGLAS MANOR, NY

Dwg. Title

PROPOSED
PAVING PLAN

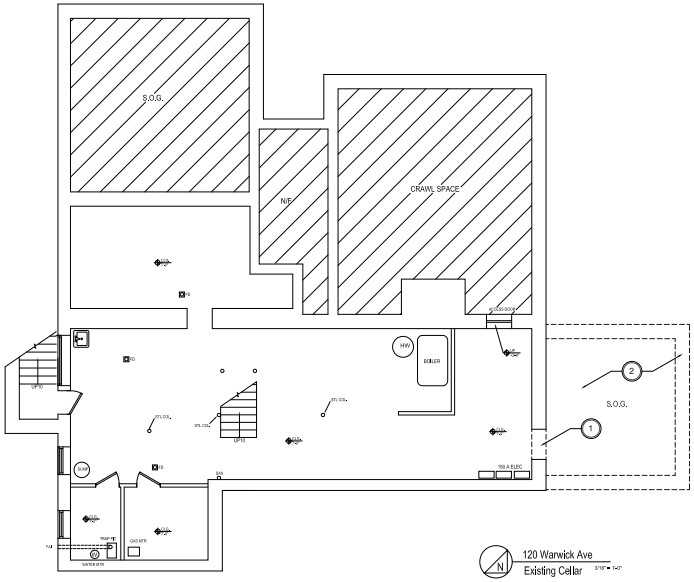
Seal & Signature

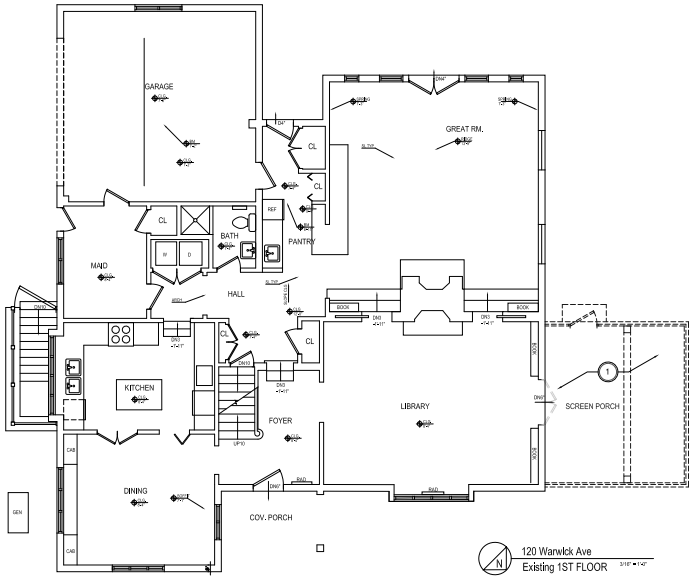
Date:	*09-01-16*
Project No.:	*04516*
Drawing by:	*KK*
Checked by:	*KW*

Dwg. No.

P-100.00

Cadfile: C:\D-PLAN-LAGRASSA-120 WARWICK-03





CELLAR

KEYNOTE	DEMOLITION NOTES
1	PROVIDE OPENING AS REQUIRED, SEE PLAN
2	REMOVE FOUNDATIONS

1ST FLOOR

KEYNOTE	DEMOLITION NOTES
1	REMOVE PORCH

LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- NEW EXTERIOR WALL 2X6 WOOD STUDS AT 16" O.C. WITH ONE LAYER 3/4" PLYWOOD SHEATHING ON THE EXTERIOR SIDE WITH R-19 BATT INSULATION AND ONE LAYER 5/8" FC GYPSUM WALLBOARD ON INTERIOR SIDE.
- NEW CONCRETE FOUNDATION OR INFILL WALL TO MATCH ADJACENT (VIF)
- INTERIOR WALL: STEEL STUDS AT 16" O.C. WITH ONE LAYER 5/8" FC GYPSUM WALLBOARD.
- 1HR RATED INTERIOR WALL: STEEL STUDS AT 16" O.C. WITH ONE LAYER 5/8" FIRECODE 'X' GYPSUM WALLBOARD.
- ALIGN WITH EXISTING WALLS
- NEW WINDOW
- NEW DOOR
- EXISTING TO REMAIN
- NEW APPLIANCE/FIXTURE TAG

NOTE
ALL INTERIOR WALLS TO BE INSULATED FOR SOUND ATTENUATION

Architect :
KEVIN WOLFE ARCHITECT, PC
337 Kenmore Road, Douglas Manor, NY
Tel: 718.428.0631

No.	Date	Revision
1	09-01-16	REVIEW

PROJECT:

LAGRASSA RESIDENCE
120 WARWICK AVE
DOUGLAS MANOR, NY

Dwg. Title

DEMOLITION PLANS
1ST FLOOR & CELLAR

Seal & Signature

Date:	*09-01-16*
Project No.:	*04516*
Drawing by:	*KK*
Checked by:	*KW*
Dwg. No.	**D-100.00**

Cadfile: DEMO-WITH-EXISTING-LAGRASSA-120 W.