



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

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

Estimated cost of proposed improvements: \$ app. \$15,000 per terrace

Anticipated increase number of Residents: Shopper; Employees; ect. None

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

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

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

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

No change will be made to current footprint or square footage on the buildings or any  
apartments therein. Current terrace tally: 74 total: 37 open, 4 screened-in, 33 closed.

Owners Name: Stoneleigh Parkway, Inc.; Anthony Mercado, Board President

Owners Signature:  Date: 1/13/2022

**Stoneleigh Parkway, Incorporated  
Stoneleigh Plaza  
Bronxville, NY 10708**

To: Village of Bronxville Building Department and Planning Board

We are submitting an application for approval of a protocol for enclosing individual terraces in the 1, 2, 3 Stoneleigh buildings. Currently, approximately 50% of the 74 terraces are enclosed or screened-in. Our Terrace Protocol approved in 2019 requires that apartment owners remove any improvements to their terraces at the time of apartment transfer to allow the co-op to waterproof the terrace slab. We will then permit apartment owners to rebuild terrace enclosure or screen-in their terrace if they wish using a standard protocol for enclosures and screens developed by our building architects, Surface Design LLC. These individual project plans will of course be submitted to the Village of Bronxville building department at the time requested, but we are submitting this current application to the Village for approval of the standard design protocols and look of the enclosures.

The Stoneleigh Board has discussed this process with Paul Taft, who has been extremely cooperative and supportive of this plan. We are of course available to answer any questions at any time.

Sincerely,



Anthony Mercado  
Board President

[mercando@gmail.com](mailto:mercando@gmail.com)



**STONELEIGH PLAZA - NEW TERRACE ENCLOSURE PROTOCOL**



◀ **New enclosed terrace, Floor 6**

◀ **New railing, Floor 5**

◀ **New enclosed terrace, Floor 4**

◀ **New screened terrace, Floor 3**

**1-3 STONELEIGH PLAZA**  
NEW BALCONY AND BALCONY ENCLOSURE REQUIREMENTS  
1-3 STONELEIGH PLAZA  
BRONXVILLE, NY 10708

**LIST OF DRAWINGS & DETAILS:**

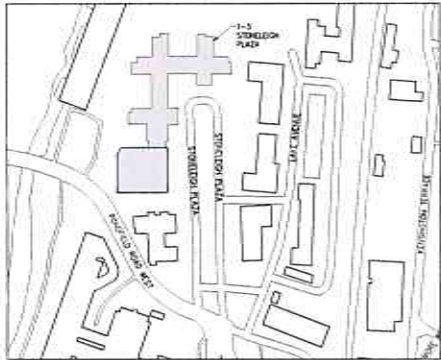
- 1-100: TITLE SHEET AND NOTES
- A-201: BALCONY ENCLOSURE PLAN AND ELEVATIONS
- A-202: BALCONY ENCLOSURE ELEVATIONS AND SECTIONS
- A-203: BALCONY ENCLOSURE DETAILS

**ENERGY CODE REQUIREMENTS:**

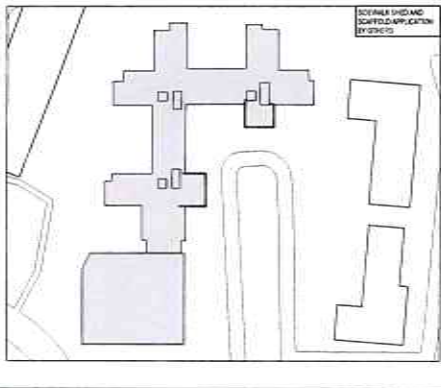
1. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THE APPLICATIONS IN COMPLIANCE WITH THE FOLLOWING CONSTRUCTION CONSTRUCTION CODES OF NEW YORK STATE:

COMMERCIAL BUILDING THERMAL BUILDING ENVELOPE					
NYSECC-2020 CITATION	PROVISIONS	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION
<b>OPAQUE ASSEMBLIES</b>					
TABLE G4E1.1	PAINT ABOVE GRADE: METAL FRAMED	NEW BALCONY ENCLOSURE CONSTRUCTION USING STEEL STUDS EXTERIOR SHADING AND SCREEN	R-4.5 58% REDUCED SOLAR R-14.5 50% 100% MINERAL WOOL AND R-11 50% 100% MINERAL WOOL INSULATION BENEATH THE SLAB	MINIMUM U-0.17 (BTU)	BUILDING PLAN, ELEVATION AND SECTIONS ON DRAWING SETS A-201, A-202 AND A-203
<b>FENESTRATION</b>					
TABLE G4E1.4	VERTICAL FENESTRATION	NEW SLIDING AND FIXED WINDOWS OPTIONAL ENERGY EFFICIENT	OPERABLE LAPFACOR 1.66 SHGC: 0.50 (SHGC) 0.58	OPERABLE LAPFACOR 1.64 SHGC: 0.50 (SHGC) 0.58	BUILDING PLAN, ELEVATION AND SECTIONS ON DRAWING SETS A-201, A-202 AND A-203
<b>AIR LEAKAGE OF FENESTRATION</b>					
TABLE G4E1.2	WINDOWS	NEW SLIDING AND FIXED WINDOWS OPTIONAL ENERGY EFFICIENT	MAX. A4TE: 1.24 (CFM/FT <sup>2</sup> )	MAX. A4TE: 1.24 (CFM/FT <sup>2</sup> )	BUILDING PLAN, ELEVATION AND SECTIONS ON DRAWING SETS A-201, A-202 AND A-203

**LOCATION MAP:**



**PLOT PLAN:**



**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK STATE BUILDING CODE AND ALL OTHER LOCAL, STATE AND FEDERAL GOVERNMENT'S WRITING JURISDICTION UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS (INCLUDING PLUMBING AND ELECTRICIANS) SHALL BE REQUIRED TO REGISTER IN A LICENSED COUNTRY.
3. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL, COUNTY, ORDINANCE, RULES AND REGULATIONS BY CHANGING LOCAL ORDINANCES AND REGULATIONS.
4. ALL CONTRACTORS SHALL EXERCISE ALL LAWS AND ORDINANCES GOVERNING THE WORK OF THE CONTRACT. THIS SHALL INCLUDE AND PAY FOR ALL NECESSARY PERMITS, INSPECTIONS OR FEES REQUIRED FOR THE WORK OF THE TRADE OR TRADES GROUPS TO BE EMPLOYED.
5. THE CONTRACTOR SHALL OBTAIN AND OBTAIN CLEARANCES OF WORKING COMPANIES AND LICENSES.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS TO COMPLETE THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND RESTORATION OF THE PLUMBING AND ELECTRICAL SYSTEMS AND ALL UTILITIES AND CONDUITS WITHIN THE PROJECT SITE. THE WORK OF THE MORE STRONG MATERIALS CONTRACTOR SHALL BE CALLED OUT BY THE ARCHITECT BEFORE COMMENCEMENT OF ANY WORK.
8. OBSERVATIONS SHALL NOT BE MADE UNLESS THEY ARE WRITTEN ON DRAWINGS AND APPROVED BY THE ARCHITECT.
9. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY ARCHITECT IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
10. BEFORE THE CONTRACT ARTS OR DRAWINGS CALL FOR ANY WORK OF A MORE STRONG NATURE THAN THAT REQUIRED BY THE BUILDING CODES OR ANY OTHER GOVERNMENT AGENCIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MORE STRONG MATERIALS CONTRACTOR SHALL BE CALLED OUT BY THE ARCHITECT BEFORE COMMENCEMENT OF ANY WORK.
11. ALL DIMENSIONS AND CONDITIONS SHALL BE CALLED OUT BY THE ARCHITECT AND SHALL BE PART OF THE CONTRACT DOCUMENTS.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES AND REGULATIONS OF THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. HOWEVER, IT IS EMPHATICALLY STATED THAT THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND RESTORATION OF THE PROJECT SITE.
13. BEFORE SUBMITTING A PROPOSAL, ALL CONTRACTORS SHALL VISIT THE SITE, FAMILIARIZE THEMSELVES WITH THE CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS BEFORE THE SUBMISSION OF A PROPOSAL. THE SUBMISSION OF A PROPOSAL SHALL BE AN ACKNOWLEDGEMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND IS AWARE OF ALL CONDITIONS, INCLUDING ANY OBSTRUCTIONS, UTILITIES AND CONDUITS, WHICH COULD HAVE BEEN OBSERVED AND NOTED IN THE PROPOSAL. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND RESTORATION OF THE PROJECT SITE.
14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND UNLESS OTHERWISE NOTED, SHALL MEET ALL THE REQUIREMENTS THAT SHALL AFFECT THE WORK.
15. PROVIDE ALL EQUIPMENT AND TEMPORARY CONSTRUCTION NECESSARY TO SAFEGUARD ALL PERSONS AND PROPERTY.
16. BEFORE SUBMITTING WORK SHALL REPORT ALL DEFECTS TO THE ARCHITECT IMMEDIATELY.
17. PROVIDE FIRE PROTECTIVE EQUIPMENT AS REQUIRED BY FIRE DEPARTMENT.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL SITE CONDITIONS FOR THE JOB SITE IN ORDER TO PREVENT ANY SORT OF SUIT FROM ARISING FROM THE WORK.
19. THE GENERAL CONTRACTOR SHALL PROTECT THE ADJACENT AND NEIGHBORING INFRASTRUCTURE OR WORK, AND DAMAGE TO SAME SHALL BE HIS WORK OR IMPROVEMENTS OF SAME SHALL BE HIS WORK. PAVING AND REPAIRING OF DAMAGED WORK SHALL BE DONE BY THE CONTRACTOR WHO IS RESPONSIBLE FOR THE DAMAGE.
20. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION OF HIS WORK UNITS, TURNED OVER TO THE OWNER.
21. THE GENERAL CONTRACTOR SHALL DO ALL DETAILING AND RECORDING OF WORK THAT MAY BE REQUIRED TO HAVE ALL PARTS DONE PROPERLY AND TO BECOME OR BE RECEIVED BY THE ARCHITECT OR OTHER CONTRACTORS IN ACCORDANCE WITH THE DRAWINGS AND NOTES.
22. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND UNLESS OTHERWISE NOTED, SHALL MEET ALL THE REQUIREMENTS THAT SHALL AFFECT THE WORK.
23. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE MANUFACTURER'S INSTRUCTIONS, ALL A.S.I., ETC. UNLESS OTHERWISE SPECIFIED. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
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**2020 ENERGY CODE BUILDING ENVELOPE REQUIREMENTS:**

1. BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION G4E1 AND G4E2 BASED ON THE CLIMATE ZONE SPECIFIED HEREIN FOR OPAQUE PORTIONS OF THE BUILDING THERMAL ENVELOPE AND TO COMPLY WITH THE REQUIREMENTS OF SECTION G4E1.1 FOR FENESTRATION PORTIONS OF THE BUILDING THERMAL ENVELOPE.
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DATE: 08/09/2024

PROJECT NO: 1-3 STONELEIGH PLAZA BRONXVILLE, NY 10708

TITLE SHEET AND NOTES

BALCONY PROTOCOL

SCALE: 1/4" = 1'-0"

PROJECT NO: 1-3 STONELEIGH PLAZA BRONXVILLE, NY 10708

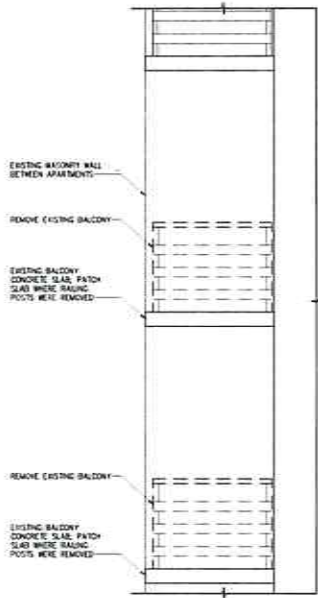
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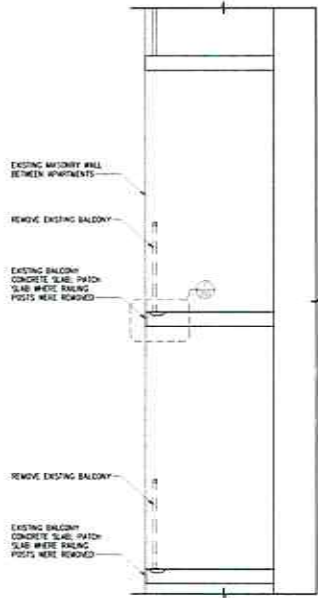


**FAÇADE LEGEND**  
 --- EXISTING TO BE DEMOLISHED

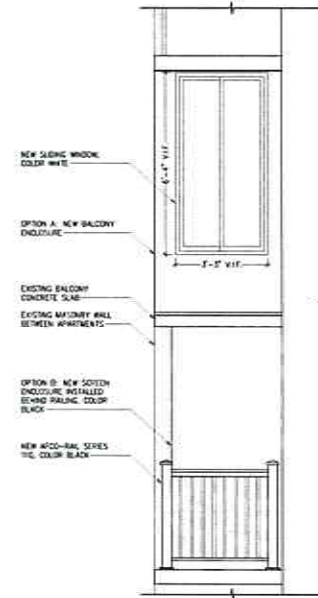
**SCOPE OF WORK**  
 1. NEW BALCONY ENCLOSURE AND THE PROPOSED WORK TO BE FILLED BY THE SHAWHOLDSER'S ARCHITECT AND/OR ENGINEER.  
 2. REMOVE EXISTING RAILING AND PATCH CONCRETE SLAB WHERE REQUIRED.  
 3. INSTALL NEW SHALATIC 644 ROOF SYSTEM OVER THE BALCONY CONCRETE SLAB PER MANUFACTURER'S SPECIFICATIONS.  
 4. INSTALL NEW SLIDING WINDOWS IN COMPLIANCE WITH AMCO OR DETER AND MUST MEET THE PERFORMANCE QUALITY PER THE PRESCRIPTIVE ENERGY CODE.



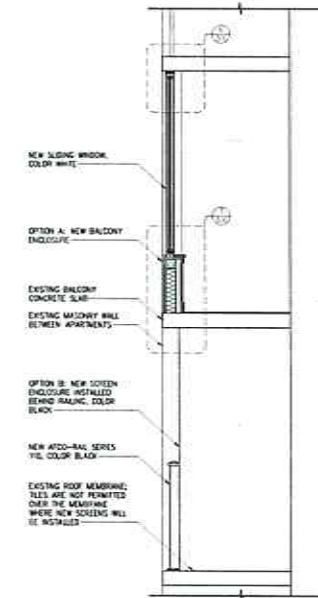
1. EXISTING BALCONY ELEVATION  
 1/2" = 1'-0"



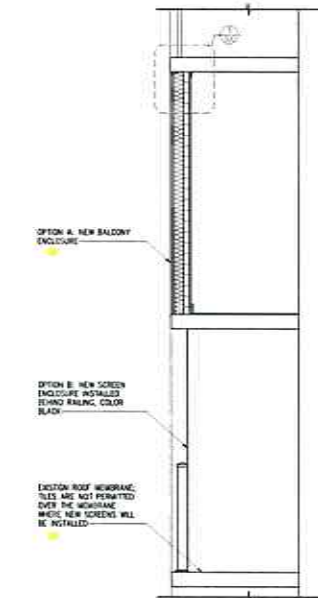
2. EXISTING BALCONY SECTION  
 1/2" = 1'-0"



3. PROPOSED BALCONY ELEVATION  
 1/2" = 1'-0"

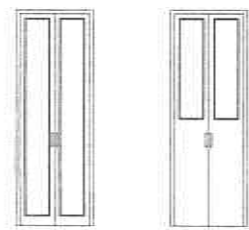


4. PROPOSED BALCONY SECTION  
 1/2" = 1'-0"



5. PROPOSED BALCONY SECTION  
 1/2" = 1'-0"

**BUILDING-RELATED DOOR/STILES**  
 NOTE: EXTERIOR GRADE DOORS ARE NOT REQUIRED IN NEW ENCLOSED BALCONIES. EXTERIOR GRADE DOORS ARE REQUIRED AT OPEN AND SCREENED BALCONIES. THE EXTERIOR FACING SIDE MUST BE WHITE.



ALL DOORS TO NEWLY ENCLOSED TERRACES SHALL BE CONSIDERED BY THE BUILDING ARCHITECT'S REVIEW OF THE PLANS AND THE SOURCE AS PART OF THE APPROVAL PROCESS PRIOR TO SUBMISSION TO THE VILLAGE OF BROWNVILLE.

**SLIDING WINDOW MANUFACTURER**  
 NEW WINDOWS MUST BE IN COMPLIANCE WITH AMCO OR DETER AND MUST MEET THE PERFORMANCE QUALITY PER THE PRESCRIPTIVE ENERGY CODE.

1. OPTICAL WINDOWS  
 2. ARCHITECTURAL WINDOWS  
 3. WALSLEY WINDOWS  
 4. DUNGATELLE WINDOWS  
 5. HELLER WINDOWS

**DOOR MANUFACTURER**  
 1. TRAVEL

**BALCONY SCREENS**  
 1. SHAWHOLDSER SHAWHAN & SON  
 2. SHAWHOLDSER PAIRO BROS  
 3. METRO SCREENWORKS

SUBMITTED TO:  
 VILLAGE OF BROWNVILLE  
 10 STONELEIGH PLAZA  
 BROWNVILLE, NY 12018



PROJECT NAME	DATE	REVISION

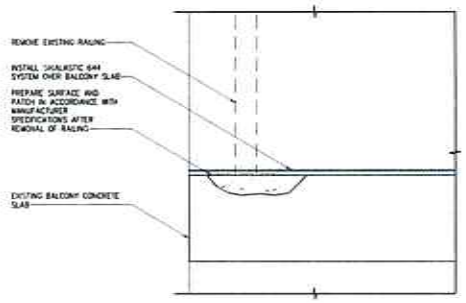
PROJECT NAME  
 10 STONELEIGH PLAZA  
 BROWNVILLE, NY 12018

BALCONY ENCLOSURE  
 ELEVATIONS & SECTIONS  
 BALCONY PROTOCOL

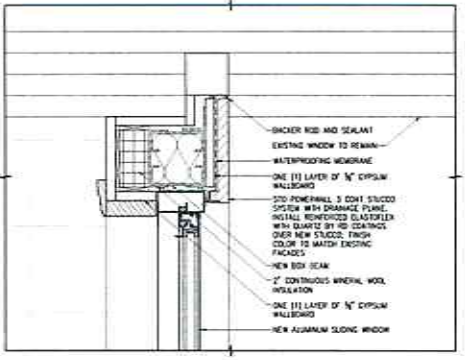
DATE: 3/15/2024  
 SHEET NO.: 3 of 4  
 SCALE: 1/2" = 1'-0"

PROJECT NO.:  
 DRAWING NO.: A-201.00

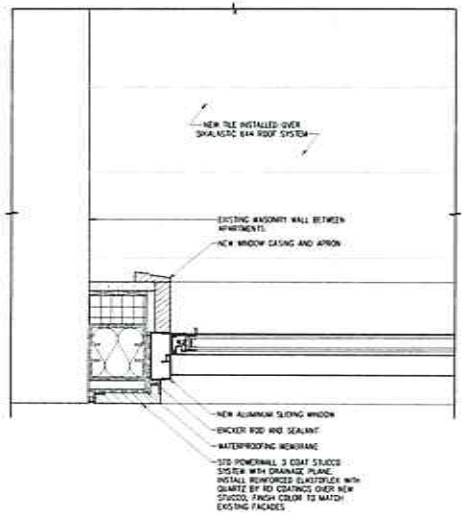
COMPONENTS MUST MEET THE PERFORMANCE QUALITY FOR THE PRESCRIBED ENERGY CODE.



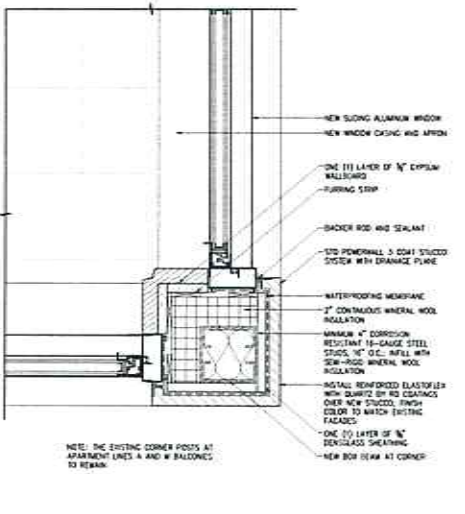
1. EXISTING BALCONY SLAB - DETAIL  
3" x 1'-0"



2. BALCONY ENCLOSURE - DETAIL  
3" x 1'-0"

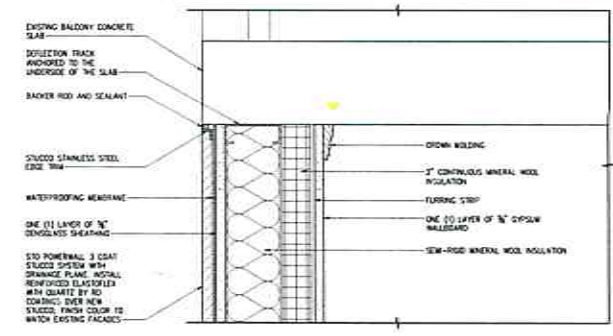


4. BALCONY ENCLOSURE - DETAIL  
3" x 1'-0"

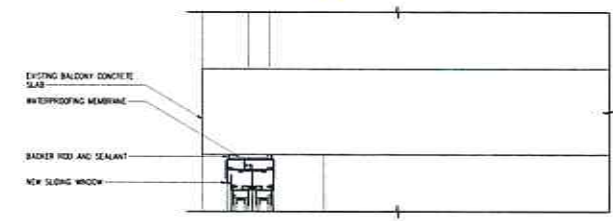


NOTE: THE EXISTING CORNER POSTS AT APARTMENT UNITS A AND W BALCONIES TO REMAIN.

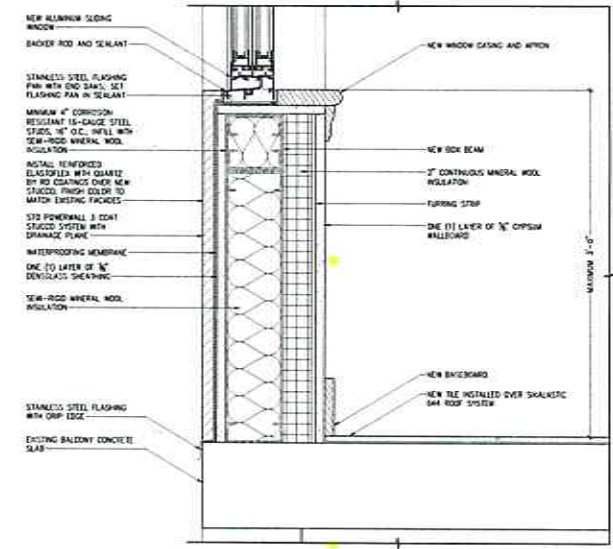
5. BALCONY ENCLOSURE - DETAIL  
3" x 1'-0"



3. BALCONY ENCLOSURE - DETAIL  
3" x 1'-0"



6. BALCONY ENCLOSURE - DETAIL  
3" x 1'-0"



7. BALCONY ENCLOSURE - DETAIL  
3" x 1'-0"

SURFACE FINISH

FINISH



DATE: 10/15/2010

PROJECT: 101 STOKELLEIGH PLAZA, BROWNSVILLE, NY 11768

BALCONY ENCLOSURE DETAILS

SCALE: 3/8" = 1'-0"

PROJECT NO: A-300.00

DATE: 10/15/2010