

ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: GONDA RESIDENCE

Project Street Address: 21 SUNSET AVENUE

Section: 18 Block: 7 Lot(s): 4 Zone: AA

Applicant: MARY ANN HARRONE

Address: 21 NORTHWAY

City: BRONXVILLE State: N.Y. Zip: 10708

Phone #: 914-525-5410 Email: mgmaia5@aol.com

Owner: TAMAS GONDA + CLAIRE KEATING

Address: 21 SUNSET AVE

City: BRONXVILLE State: NY Zip: 10708

Phone #: 202-262-8059 Email: tgonda@gmail.com

Application is for:

- An interpretation of the Zoning Law or a determination by the Superintendent of Buildings
- Area variance(s) 310-9.D.1 & 310-9.D.3
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: SQUARE OFF ABOVE GRADE BAYMENT ON WEST SIDE OF HOUSE AND ADD A FAMILY ROOM ABOVE WITH STAIRS FROM THE FAMILY ROOM TO THE EXISTING BAYMENT LEVEL PLAYROOM. ADD A COVERED PORCH BEHIND THE NEW FAMILY ROOM AT THE EXISTING ROOF DECK & SQUARE OFF THE ROOF DECK WITH A DECK AT THE REAR...

When did present owner acquire title? 8/2016

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? _____

310-9-D-1 - REQUIRED FRONT YARD - 35' (25' EXIST'G) - PROPOSED @ CORNER
OUT WEST SIDE - 17.5' (17.5' VARIANCE REQ'D)

310-9-D-3 - REQUIRED REAR YARD - 32' (29.8' EXIST'G) - PROPOSED
DECK - 20'-0" (12' VARIANCE REQ'D)

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?

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: 7/23/2021

Tamas A. Gonda and Claire Keating

21 Sunset Ave
Bronxville NY 10708
T: 202-262-8059
T: 917-536-8840

20 July, 2021

RE: Application for variance

Dear Madam/Sir,

We are requesting a permit for variance to our home on 21 Sunset Avenue. The home has a basement recreation room with a bathroom. This recreation room is separated from the main building. It is not accessible from inside the home, only from the exterior, so it is underutilized. Our deck, which is off the kitchen, is situated above this recreation space. Our goal is to convert a large portion of our deck to a sitting room/office to enhance the indoor living space for our family, in addition to allow a staircase to connect our home to the downstairs recreation room. In addition, to retain some reasonable outdoor terrace we are slightly extending our existing terrace structure. The areas of variance are the necessary "squaring off" of the basement wall and the squaring off of the terrace/porch in the back of the property. In addition, this will aesthetically make the home more symmetric on the exterior.

Without the extension and variance, despite multiple attempts to avoid this, we were unable to come up with any alternative solution to internally connect the difficult to access the basement recreation room. The additional indoor spaces created and accessed in this project will be a great asset to our family, and would lead to a minimal increase in proximity to our neighbors. As you know several of our neighbors have structures much closer to the street and these have not resulted in concerns for us and have added to the high quality of buildings in our neighborhood.

We hope you will be able to consider our application favorably.

Sincerely,



Tamas Gonda and Claire Keating

VILLAGE OF BRONXVILLE
Department of Buildings
200 Pondfield Road
(914) 337-7338
(914) 337-0158 (Fax)

PLAN REVIEW COMMENTS

APPLICATION NUMB: ALT 127-21
DATE RECEIVED: June 28, 2021
LOCATION: 21 Sunset Avenue
SBL: 18./7/4.A
APPLICANT NAME: Paladini Construction, Inc.
APPLICANT ADDRESS: PO Box 410
Tuckahoe, NY 10707

DESCRIPTION OF WORK : Add family room with stairs to existing lower level room over existing patio, square off front of lower level room, add new deck at rear over patio & square off at rear. Renovate lower level room & bath.

DISAPPROVED July 14, 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.

Plan Review - ALT 127-21 21 Sunset Road

Zoning Review -

- 1) Front Yard Required - 35'; 25' existing; 17.5' proposed; 17.5' Variance required
- 2) Rear Yard Required - 32'; 29.8' Existing; 20' proposed; 12' Variance requested

ZONING CODE REVIEW (Section Numbers refer to Village Code of 1981)

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.

APPLICATION REVIEW

PLAN REVIEW

Plan Review -

To be completed upon approval of required variances.

VILLAGE OF BRONXVILLE

Department of Buildings

200 Pondfield Road

(914) 337-7338

(914) 337-0158 (Fax)



Paul Taft
Building Inspector

CC: Gonda, Tamas

21 Sunset Ave
 Revised 7/9/21

Zoning Compliance Worksheet - District 'AA'

| Bronxville District 'AA' | District | Height | Stories | Lot Area | Lot Width | Lot Depth | Front Yard | Side Yard with Garage | FRONT Side Yard without Garage | Side Yard corner lot with garage | FRONT Side Yard Corner Lot without garage | Side Yard w/ alternative with a garage | Rear Yard | Fence > than 6-1/2' H | ACC Building | Max Building coverage | Off street parking | FAR | Open space | % OF EXIST'G FAR |
|--|----------|-----------------|-------------|-----------|-----------|-----------|--------------------------|--------------------------------------|----------------------------------|---|---|--|------------|-----------------------|---|-----------------------|--------------------|-----------------|------------|----------------------|
| Bronxville District 'AA' Description of Bulk Requirements | AA | 30' mean Height | 2-1/2 | 15000 sf | 100' | 120' | 35'; alternative a) & b) | 15'/ 35' min one side/ total 2 sides | 27'/ 42' one side/ total 2 sides | 30'/ 15' side opp primary front/ other side | 30'/ 27' side opp primary front/ other side | deduct 5' | 32' | Same as building | No closer than front of principal building, planning may issue special permit | 22.5% | 2 cars | | 55% | < 30% OF EXIST'G FAR |
| 310-09 Code Section- https://ecode360.com/9450530 | | 310-9B | 310-9B | 310-9C | 310-9C | 310-9C | 310-9D | 310-9D(2) | 310-9D(2) | 310-9D(2) | 310-9D(2) | 310-9D(2) | 310-9D(3) | 310-9D(4) | 310-9D(5) | 310-9E | 310-9F | 310-9G; 310-22E | 310-9H | |
| Property Address: | | | | | | | | | | | | | | | | | | | | |
| Allowed | AA | 30' | 2.5 stories | 15000 sf | 100' | 120' | 35' | 15'/ 35' | 27'/ 42' | 30'/ 15' | 30'/ 27' | | 32' | | | 22.5% | 2 cars | .322 | 55% | .2691 |
| Existing | AA | 28' | 2 | 14,810 sf | 145' | 90' | 24.7' | | 25' | | 24.5' | | 29.8' | | | 23.9% | - | .207 | 58% | .207 |
| Proposed | AA | 23.5' | 2 | 14,810 | 145' | 90' | 24.7' | | 17.5' | | 24.5' | | 20.10 DECK | | | 19.7% | - | .229 | 61.3% | .229 |
| Variance required = (proposed - allowed) | | | | | | | | | | | | | | | | | | | | |

EXISTING FAR: .207
 $.207 \times .3 = .0621$
 $.207 + .0621 = .2691$ ALLOWED FAR
 PROPOSED: .229 ∴ OK

1.25.21

Zoning Compliance Analysis

REV. 6.26.21
7.9.21

Property Address: 21 Sunset Ave.

Zoning District: AA

Flood Zone: Yes: No: X

| ZONING STANDARD | REQUIRED | EXISTING | PROPOSED | STATUS |
|-------------------------|----------------------------------|-----------------------------------|--|----------------------|
| BUILDING USE | 1 FAM RES. | SAME | SAME | |
| LOT AREA | 15,000 SF | 14,810 SF | 14,810 SF | EXIST'G |
| LOT WIDTH | 124' ± | 120' | 124' ± | |
| LOT DEPTH | | 96' | 96' | |
| FRONT YARD | 35' | 24.7' | 24.9' | EXIST'G |
| FRONT SIDE YARD #1 | 35' (street side) | 25' | 17.5' | 17.5' VARIANCE REQ'D |
| FRONT SIDE YARD #2 | 35' (street side) | 25' | 25' | EXIST'G |
| REAR YARD | 32' | 29.8' | 20' (DECK FOR REMOVED PATIO) | VARIANCE REQ'D 12' |
| HEIGHT (Feet & Stories) | 2.5 / 35' | 2 / 28' | 2 / 23.5' | OK |
| BUILDING COVERAGE | 22.5% 3,332.5 SF | 23.0% 3,415.5 SF | 19.7% (REMOVED PATIO) 2,928.75 SF | OK |
| USABLE OPEN SPACE | 55% OPEN 6,664.5 SF (LOWLAND) | 58% OPEN 6,221.65 SF (LOWLAND) | 61.3% OPEN 5,734.9 SF (REMOVED PATIO) | OK |
| F.A.R. | .322 4,768.82 SF | .207 3,074.5 SF | .229 3,405 SF | OK |
| PARKING | 2 CARS | | | EXIST'G |
| | | | | |

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 No

If yes, describe all additional variances:

Form Prepared By: Name (Print): Mary Ann Marione KIA
Signature: Mary Ann Marione KIA



21 SUNSET AVE
1/25/21

6-26-21

Zoning F.A.R. Calculation

| | EXISTING | PROPOSED | SUB TOTAL |
|---|----------|----------|-----------|
| BASEMENT ^(b) | 451 | 478 | 478 |
| 1 ST FLOOR | 1703 | 2007 | 2007 |
| 2 ND FLOOR | 920 | 920 | 920 |
| 3 RD FLOOR ^(d) | — | — | |
| ATTIC ^(d) | — | — | |
| GARAGE ^(c) | NA | NA | |
| | | | |
| | | | |
| | | | |
| ACTUAL TOTAL BUILDING FLOOR AREA = | | | 3405 SF |
| ACTUAL LOT AREA = | | | 14,810 SF |
| PERMITTED F.A.R. (From Table, interpolate if necessary) = | | | .322 |
| MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) = | | | 4,768.82 |

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): Mary Ann Morrow
Signature: Mary Ann Morrow



21 Sunset Ave



Imagery ©2021 Bluesky, Maxar Technologies, New York GIS, Map data ©2021 50 ft

[Bronxville Tax Parcel Viewer](#) (Data: 2019)

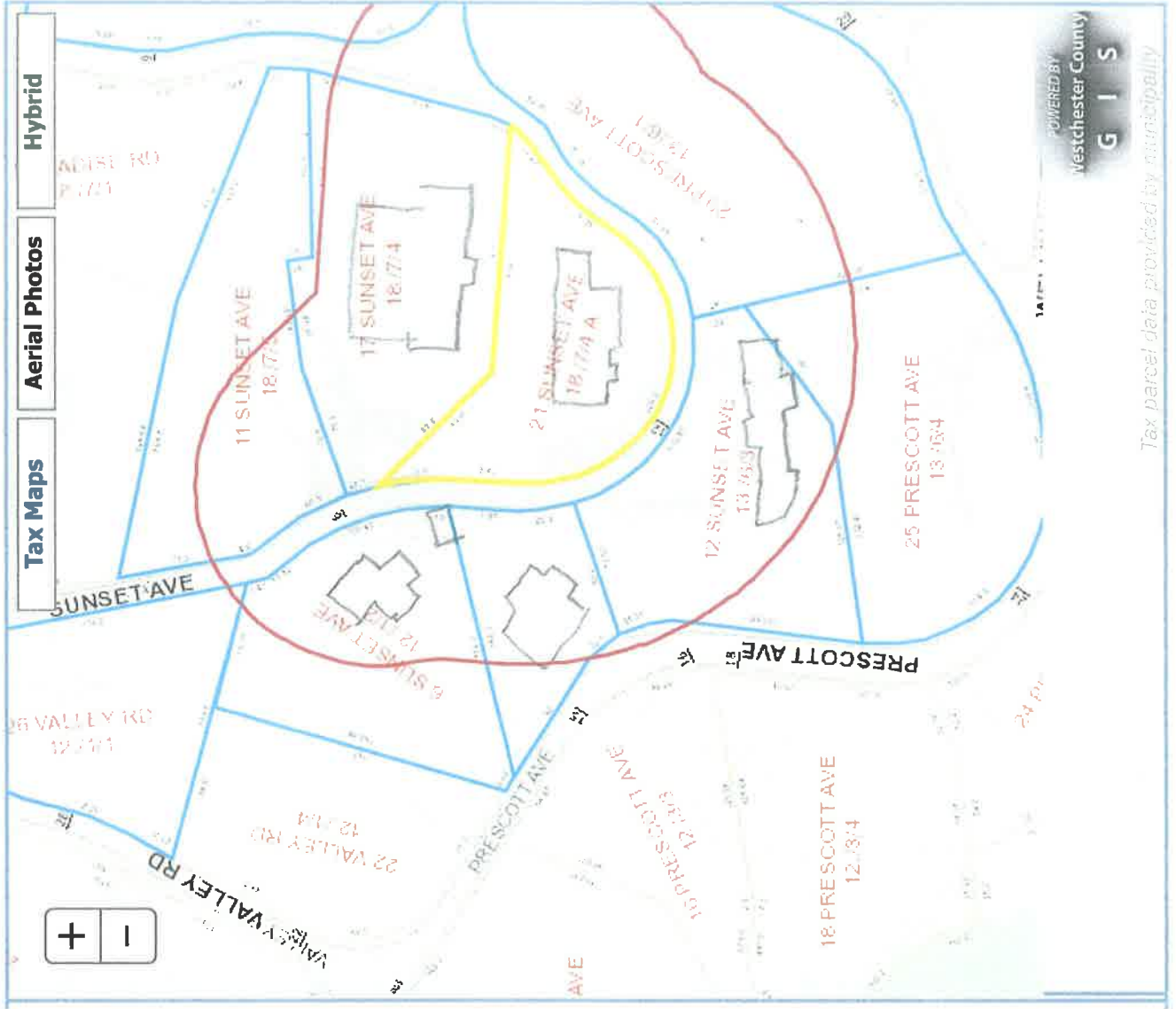
Search by owner's name

21 SUNSET AVE

Search

11 parcels found. Click row for map. [Clear](#)

| Owner | Prop Address | Printkey |
|----------------------------|-----------------|-----------|
| 6 SUNSET LLC - | 6 SUNSET AVE | 12./1/2 |
| GALLOWAY, A - | 17 SUNSET AVE | 18./7/4 |
| PURDY ELISABETH - | 15 PRESCOTT AVE | 12./1/3 |
| SCHMIDT BRIAN - | 12 SUNSET AVE | 13./6/3 |
| GONDA TAMAS A - | 21 SUNSET AVE | 18./7/4.A |
| CLARK MARIELLA - | 9 PARADISE RD | 18./4/6 |
| SALUTI JOSEPH & ERIN - | 25 PRESCOTT AVE | 13./6/4 |
| FROST A C - | 11 SUNSET AVE | 18./7/5 |
| GREER J. KRISTEN TRUSTEE - | 29 PRESCOTT AVE | 13./6/1 |
| MILLER SCOTT D - | 35 PRESCOTT AVE | 18./4/7 |
| HANSEN THOMAS B | 26 VALLEY RD | 12./1/1 |



**6 SUNSET LLC -
6 SUNSET AVE
BRONXVILLE, NY 10708**

**GALLOWAY, A -
17 SUNSET AVE
BRONXVILLE, NY 10708**

**PURDY ELISABETH -
15 PRESCOTT AVE
BRONXVILLE, NY 10708**

**SCHMIDT BRIAN -
12 SUNSET AVE
BRONXVILLE, NY 10708**

**GONDA TAMAS A -
21 SUNSET AVE
BRONXVILLE, NY 10708**

**CLARK MARIELLA -
9 PARADISE RD
BRONXVILLE, NY 10708**

**SALUTI JOSEPH &
ERIN -
25 PRESCOTT AVE
BRONXVILLE, NY 10708**

**FROST A C -
11 SUNSET AVE
BRONXVILLE, NY 10708**

**GREER J. KRISTEN TRUSTEE -
29 PRESCOTT AVE
BRONXVILLE, NY 10708**

**MILLER SCOTT D -
35 PRESCOTT AVE
BRONXVILLE, NY 10708**

**HANSEN THOMAS B -
26 VALLEY RD
BRONXVILLE, NY 10708**



FRONT OF 21 SUNSET



FRONT OF 21 SUNSET - WEST SIDE



WEST SIDE OF HOUSE (AREA OF PROPOSED WORK)



SUNSET AVENUE - WEST SIDE



EXISTING DECK ABOVE REC. ROOM WITH POINTED EDGE



VIEW OF DECK FROM REAR



VIEW OF 12 SUNSET FROM STREET (NEIGHBOR ACROSS STREET)



GARAGE OF 6 SUNSET ALONG STREET

August 31st, 2021

6 Sunset Avenue
Bronxville, NY 10708

To the Bronxville Building Department:

We are writing regarding the proposed renovations at 21 Sunset Avenue in Bronxville. We are homeowners at 6 Sunset Avenue, and our home faces their backyard. They have shown us the blueprints and we approve of the renovation plans. We support the request for a variance to complete the project.

Thank you,


Jim Murray and Tracey Murray

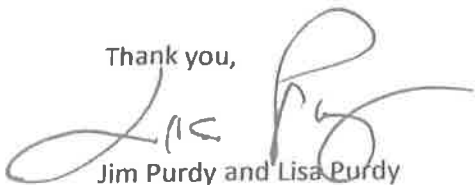
August 31st, 2021

15 Prescott Avenue
Bronxville, NY 10708

To the Bronxville Building Department:

We are writing regarding the proposed renovations at 21 Sunset Avenue in Bronxville. We are homeowners at 15 Prescott Avenue, and our backyard faces their side yard. They have shown us the blueprints and we approve of the renovation plans. We support the request for a variance to complete the project.

Thank you,

A handwritten signature in black ink, appearing to be "Jim Purdy and Lisa Purdy". The signature is written in a cursive style with a large initial "L" and "P".

Jim Purdy and Lisa Purdy

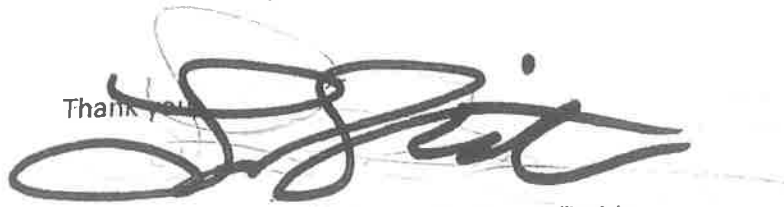
August 22, 2021

12 Sunset Avenue
Bronxville, NY 10708

To the Bronxville Building Department:

We are writing regarding the proposed renovations at 21 Sunset Avenue in Bronxville. We are homeowners at 12 Sunset Avenue, and our home is directly across the street facing their driveway. They have shown us the blueprints and we approve of the renovation plans. We support the request for a variance to complete the project.

Thank you,

A large, stylized handwritten signature in black ink, appearing to be 'Brian Schmidt', written over the 'Thank you,' text.

Brian Schmidt

Laura Frerer - Schmidt

August 22, 2021

17 Sunset Avenue
Bronxville, NY 10708

To the Bronxville Building Department:

We are writing regarding the proposed renovations at 21 Sunset Avenue in Bronxville. We are the homeowners at 17 Sunset Avenue, and our home faces their backyard. They have shown us the blueprints and we approve of the renovation plans. We support the request for a variance to complete the project.

Thank you,

Aubrey Galloway

Annie Galloway

Aubrey Galloway & *Annie Galloway*

This is to certify that I have surveyed
 Tax Lot No. 4A, Block 7, Section 18 as shown on the Tax Maps of
 the Village of Bronxville, Town of Eastchester, Westchester County, New York.

I have located all existing buildings and lines of possession and have shown their positions hereon.

Survey completed: Apr. 28, 2021
 Map Drafted: May 03, 2021 on scale of one inch to 15 feet.

I hereby certify this survey to:

William J. Surin
 L.S., N.Y.S. Lic. # 49586

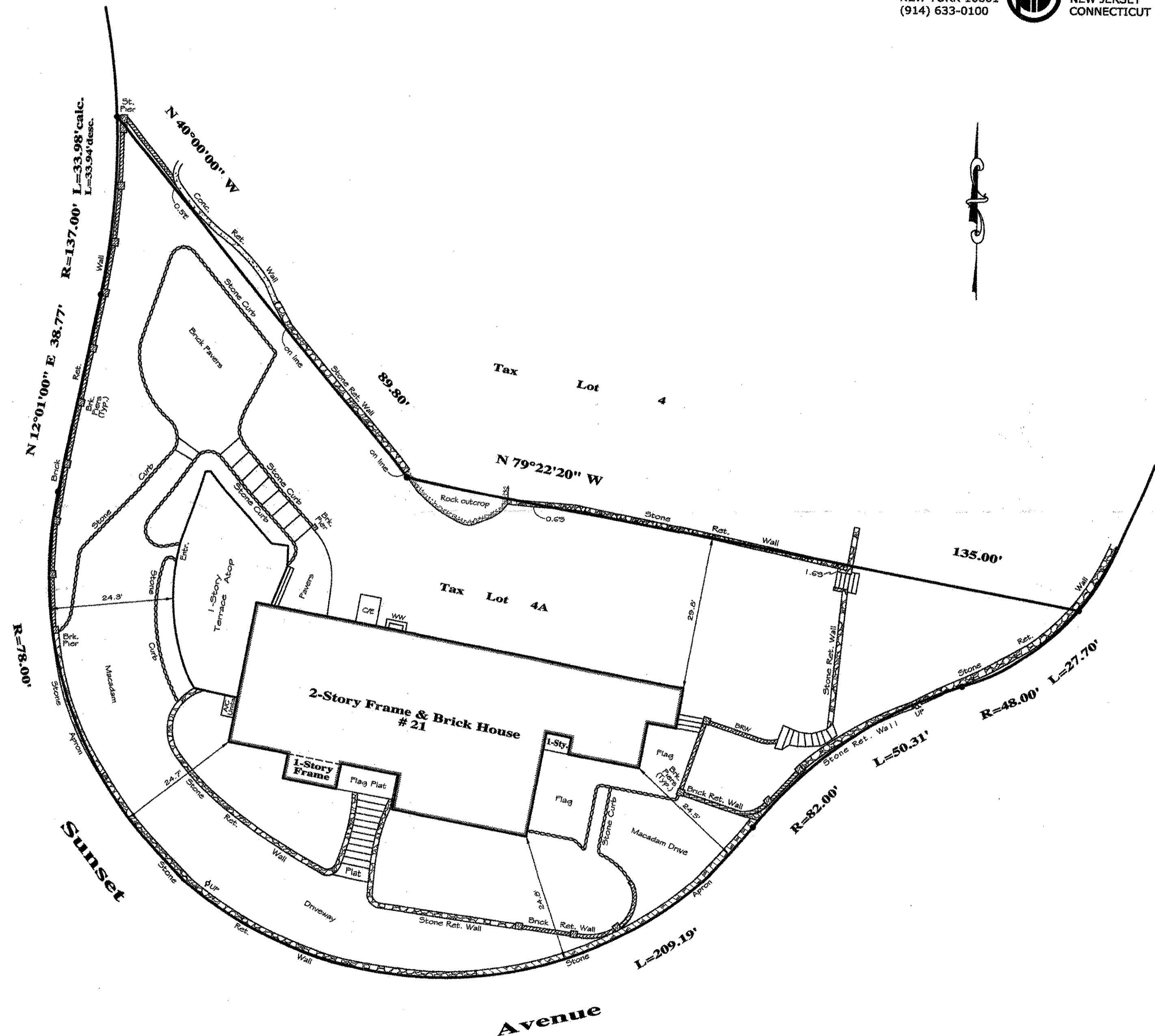
ARISTOTLE BOURNAZOS, P.C.

LAND SURVEYORS - PLANNERS

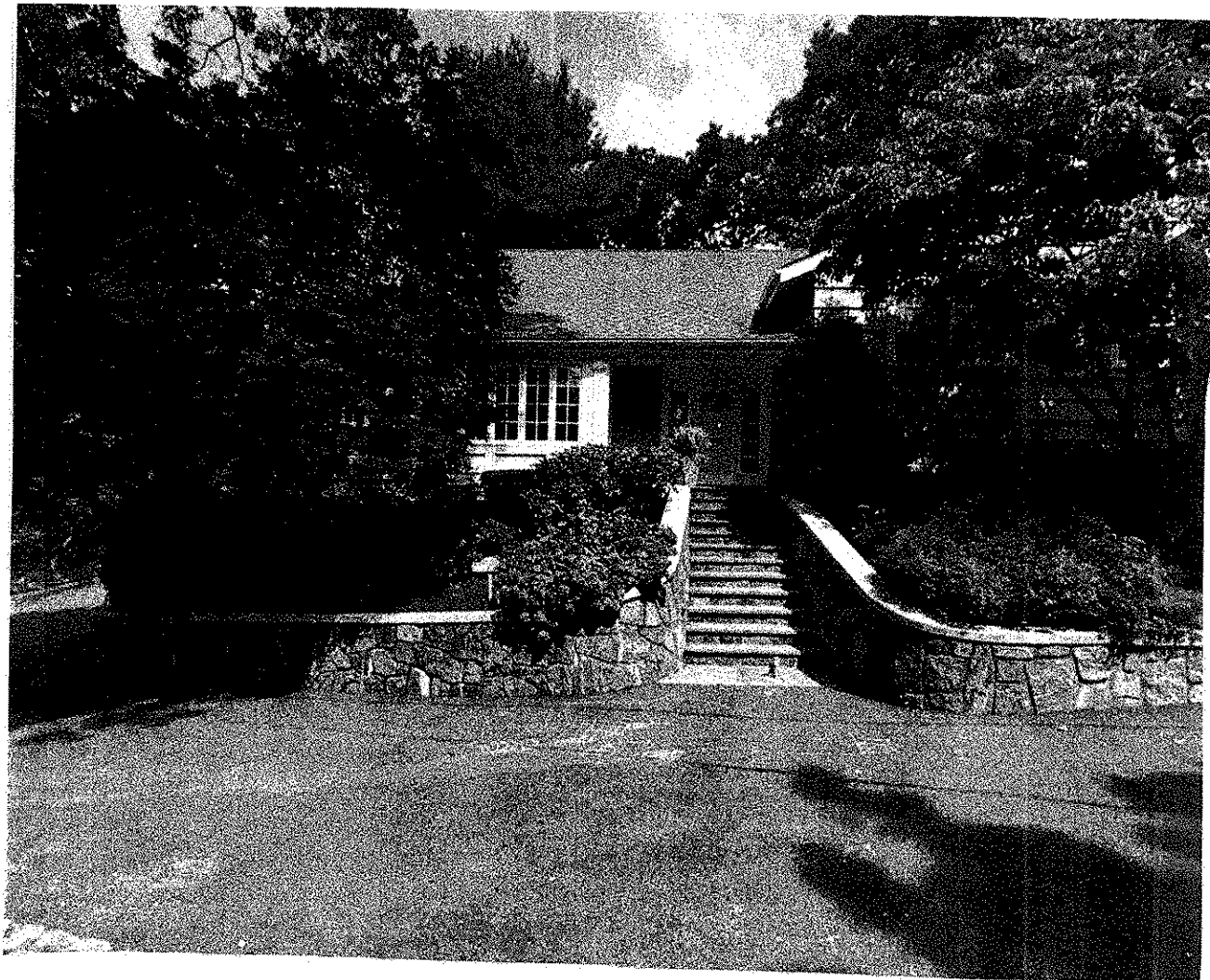
20 CEDAR STREET
 NEW ROCHELLE
 NEW YORK 10801
 (914) 633-0100



LICENSED IN
 NEW YORK
 NEW JERSEY
 CONNECTICUT



Guarantees or certifications indicated hereon shall run only to the person or persons for whom the survey is prepared, and on his behalf to the title company, government agency and lending institution listed hereon. Guarantees or certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or additions to this survey map are a violation of section 7209 sub-section 2, of the New York State Education Law. No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless surveyor has been furnished a complete copy of the title report. Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

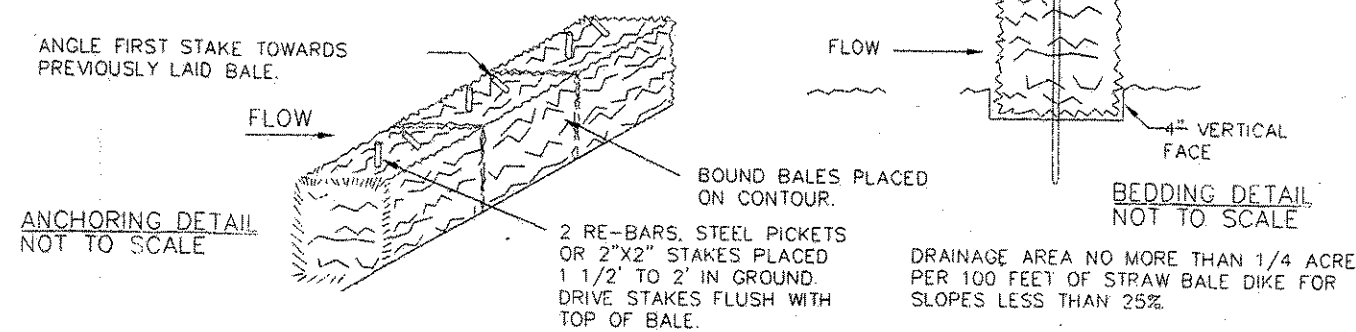


EXIST'G FRONT ELEV.

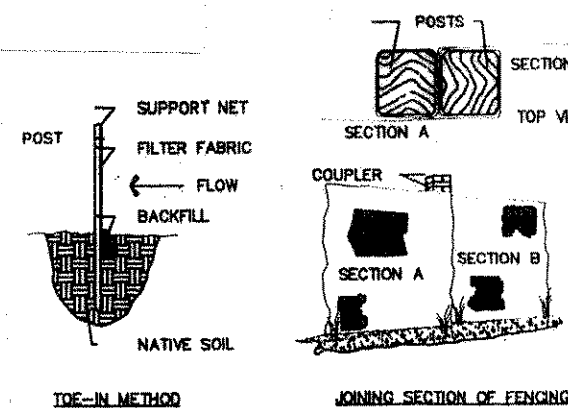
Sedimentation and Erosion Control and General Notes

1. All work and material shall conform to the local laws of the Village of Bronxville and the 2020 NYS Residential Code.
2. The contractor shall verify all dimensions and job conditions prior to starting work. He shall report any discrepancies to the Engineer or the Architect.
3. At the very beginning of the work, before construction machinery is brought to the site, the contractor shall install all silt fencing and hay bales as shown on the plan and maintain it in good condition for the duration of the work as directed by the inspector.
4. It is the responsibility of the contractor to keep the adjacent streets clean of dirt and debris resulting from the excavation and construction activities.
5. All drywells shall be located a minimum of 10' from the house and all property lines.
6. The contractor is responsible for the removal of all construction debris.
7. The existing property shall be cleaned of all existing debris and existing overgrown vegetation will be cut and trimmed prior to the permit being issued.
8. No encroachment beyond the property line is permitted.

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



HAY BALE DIKE



INSTALLATION NOTES

1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.

SILT FENCE DETAIL



Legend

- Existing to remain
- - - Existing to be removed
- ≡≡≡ New 2x4 partition with 1/2" gypsum Board each side with studs 16" o.c.
- ≡≡≡ New 2x6 partition with 1/2" gypsum Board on inside, studs 16" o.c. and 1/2" Plywood with #15 building paper and Finish exterior siding exterior.
- ▣ New concrete block foundation wall
- C.H. - Ceiling height
- S.H. - Sill height
- A.F.F. - Above finish floor
- M.S. - Marble saddle
- ⬡ Window type- see window schedule
- ⚡ Light switch at 4'-0" A.F.F.
- ⊕ Recessed down light on ceiling by Lightolier or approved fixture
- ⊙ Wall mounted light fixture
- ⊙ Door Type
- ⚡ Three way light switch
- ⚡ Light switch dimmer
- Ⓢ Smoke detector (hardwired) on ceiling
- ⚡ CO Detector

Design Data:

| | |
|-----------------------|------------------------------------|
| Assumed soil bearing: | Two tons |
| Concrete | See concrete |
| Wood Joist/beams: | |
| First floor | 40 psf Live Load, 15 psf Dead Load |
| Second Floor | 40 psf LL, 15 psf DL |
| Attic | 25 psf LL, 15 psf DL |
| Roof | 30 psf LL, 15 psf DL |

I, Mary Ann Marrone, A.I.A., certify that these plans and specifications comply with the 2020 Energy Conservation Code of New York State

Applicability Statement:

Scope: These plans have been prepared in conformance with the 2020 Residential Code of New York State in that this is a single family residence - occupancy not more than 3 stories in height with a separate means of egress.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DATA

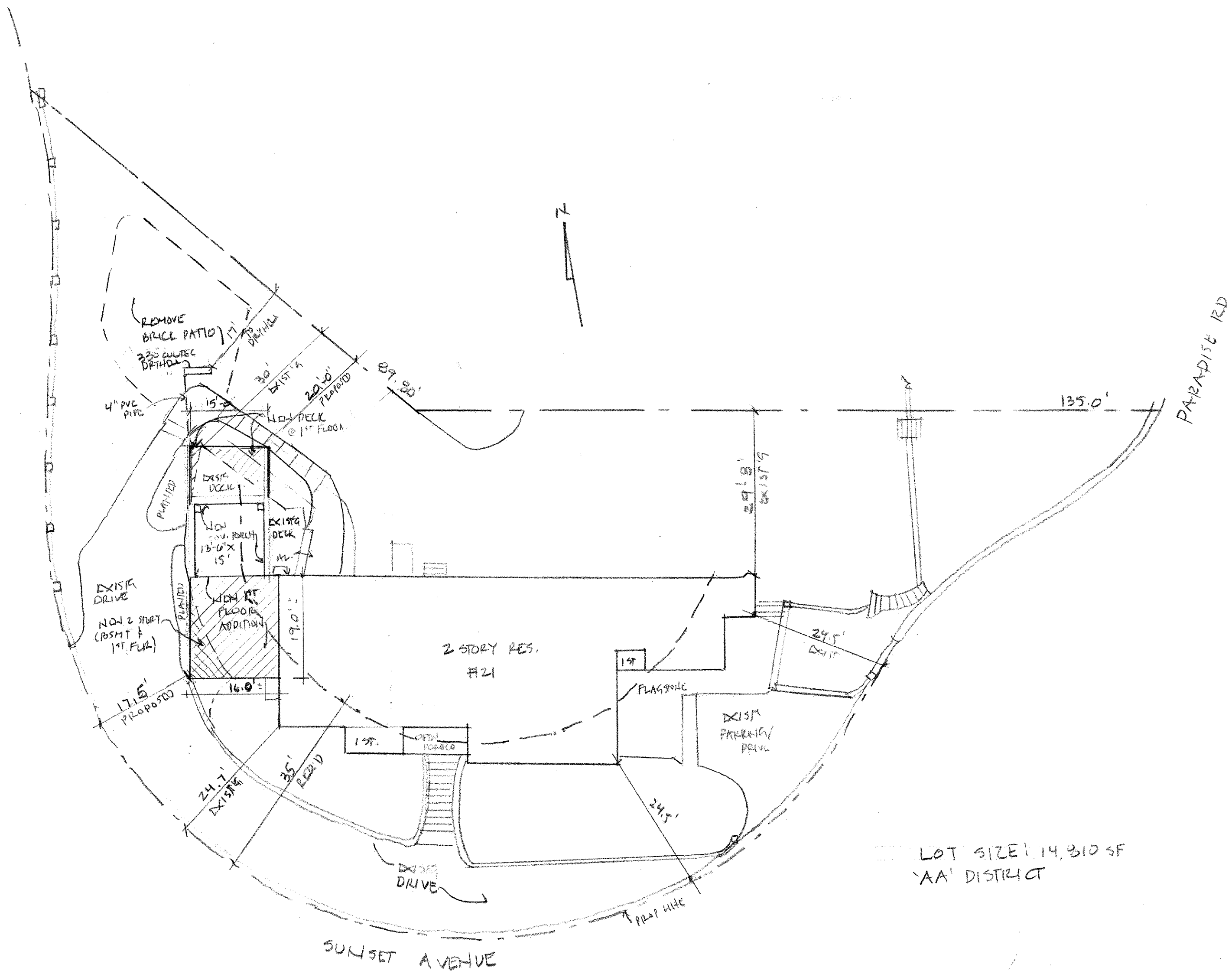
| Ground Snow Load | Wind Design | | | | Seismic Design Category (f) | Subject to Damage From | | | Winter Design Temp (e) | Ice Barrier Underlay-ment | Flood Hazards (g) | Air Freezing Index | Mean Annual Temp |
|------------------|---------------|-------------------------|-------------------------|----------------------------|-----------------------------|------------------------|----------------------|---------------|------------------------|---------------------------|---|--------------------|------------------|
| | Speed MPH (d) | Topographic effects (k) | Special wind region (l) | Wind-borne debris zone (m) | | Weathering (a) | Frost line depth (b) | Termite (c) | | | | | |
| 30 PSF | 115 | No | No | No | C | Severe | 42" | Mod. to Heavy | 15° F | Yes | a) 3/11/96 b) 9/28/07 Flood Insurance study c) Panel #s and dates of current FIRMS & FRBM's, Amendments 36119C0329F - 9/28/07 36119C0337F - 9/28/07 | 618 | 52.2 |

Marrone Architects
21 Northway
Bronxville, NY 10708
(914) 779-5538
mgmaia5@aol.com

21 SUNSET AVENUE
BRONXVILLE, NY

6.27.21
4.28.21
1.29.21
12.25.20
11.29.20

IA



SITE PLAN
1" = 15'-0"

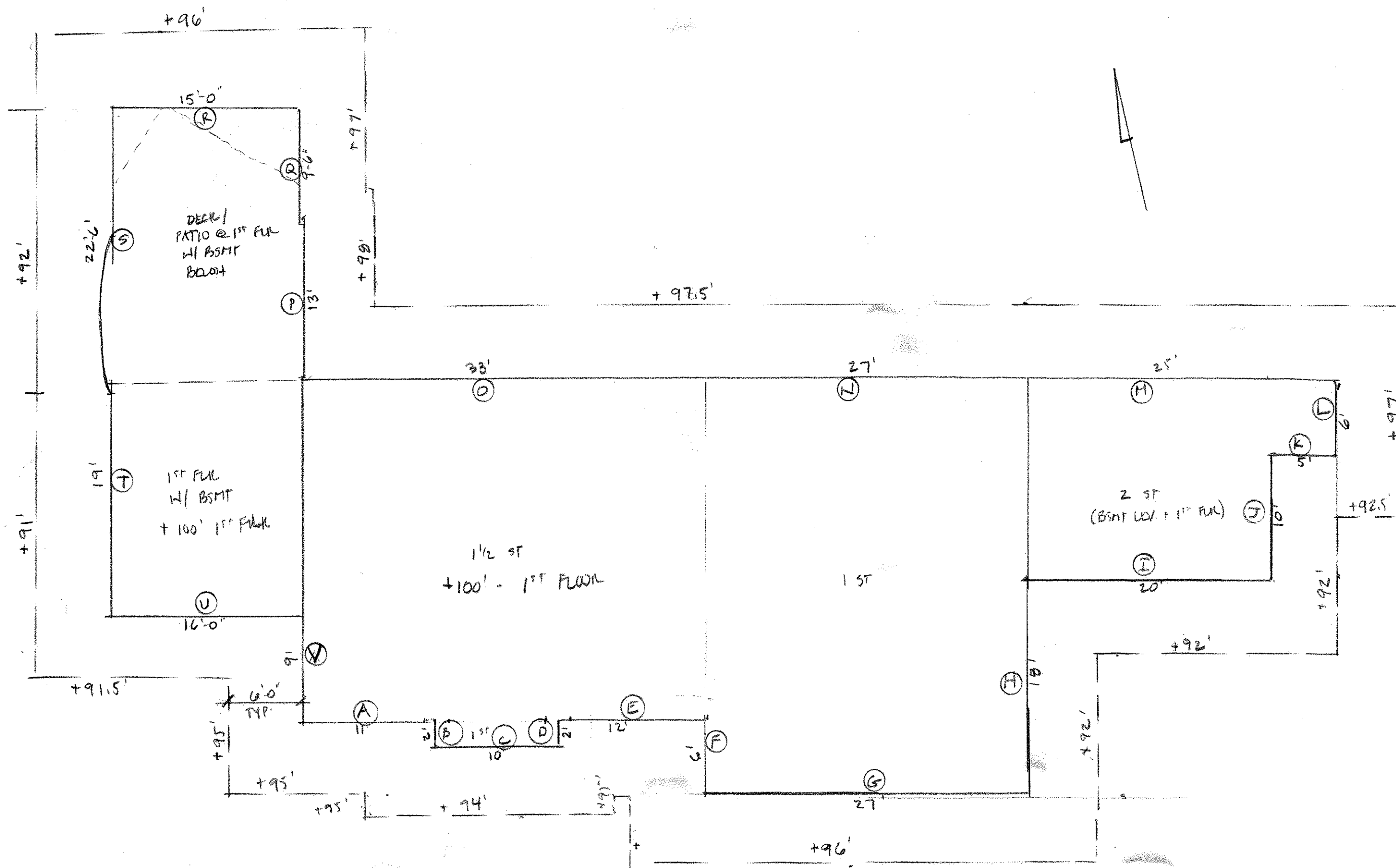
LOT SIZE: 14,810 SF
'AA' DISTRICT

Marrone Architects
21 Northway
Bronxville, NY 10708
(914) 779-5538
mgmaia5@aol.com

Project:
21 SUNSET AVENUE
BRONXVILLE, NY

6.27.21

Drawing#



GRADE PLANE DIAGRAM
1/8" = 1'-0"

Grade Plane Work Sheet

| Wall Design | Lowest or Average Elevation | x | Wall Length | Weighted Perimeter |
|-------------|-----------------------------|---|-------------|--------------------|
| A | 95.0' | | 11' | 1045 SF |
| B | 95.0' | | 2' | 190 |
| C | 94.0' | | 10' | 940 |
| D | 95.0' | | 2' | 190 |
| E | 95.0' | | 12' | 1140 |
| F | 95' | | 6' | 570 |
| G | 96' | | 27' | 2592 |
| H | 92' | | 18' | 1656 |
| I | 92' | | 20' | 1840 |
| J | 92' | | 10' | 920 |
| K | 92.5' | | 5' | 462.5 |
| L | 97' | | 6' | 582 |
| M | 97.5' | | 25' | 2437.5 |
| N | 97.5' | | 27' | 2632.5 |
| O | 97.5' | | 33' | 3217.5 |
| P | 98' | | 13' | 1274 |
| Q | 97' | | 9.5' | 921.5 |
| R | 96' | | 15' | 1440 |
| S | 92' | | 22.5' | 2070 |
| T | 91' | | 19' | 1729 |
| U | 91.5' | | 16' | 1464 |
| V | 95' | | 9' | 855 |
| Total | | | 318' | 30,168.5 SF |

Grade Plane elevation = Total weighted perimeter/Total wall length
 AVERAGE GRADE PLANE: 94.9' or 5.2' BELOW 1st FLOOR

Zoning Compliance Analysis

Property Address: 21 Sunset Ave.
 Zoning District: AA
 Flood Zone: Yes: No:

| ZONING STANDARD | REQUIRED | EXISTING | PROPOSED | STATUS |
|-------------------------|---------------------|-------------------------|--------------------------|----------------------|
| BUILDING USE | 1 FAM RES. | SAME | SAME | |
| LOT AREA | 15,000 SF | 14,810 SF | 14,810 SF | EXIST'G |
| LOT WIDTH | 124' ± | 120' | 124' ± | |
| LOT DEPTH | | 96' | 96' | |
| FRONT YARD | 25' | 24.7' | 24.7' | EXIST'G |
| SIDE YARD #1 | 35' (street side) | 25' | 17.5' | 17.5' VARIANCE REQ'D |
| SIDE YARD #2 | 35' (street side) | 25' | 25' | EXIST'G |
| REAR YARD | 30' | 28' ± | 20' FOR DECK | VARIANCE REQ'D |
| HEIGHT (Feet & Stories) | 2.5 / 35' | 1.5 / 28' | 1.5 / 28.5' | OK |
| BUILDING COVERAGE | 26.5% 3,332.5 SF | 14.5% 2,154.5 SF | 16.0% 2,381 SF | OK |
| USABLE OPEN SPACE | 50% 7,405 SF | 58% OPEN 6,221.65 SF | 61.3% OPEN 5,734.9 SF | OK |
| F.A.R. | .322 4,768.82 SF | .207 3,074.5 SF | .229 3,405 SF | OK |
| PARKING | 2 CARS | | | EXIST'G |

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Drawing#

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General Notes:

- Contractor to verify all dimensions and conditions on the job and report all discrepancies to the Architect and/or owner before proceeding with the work.
- All work shall conform to local and state building codes and regulations of all other agencies having jurisdiction.
- Contractor shall obtain and pay for all required permits.
- Contractor to be EPA certified.
- All materials shall be new and of the best quality.
- Contractors to be fully covered by Workmen's Compensation Insurance as may be required by law.
- Contractors to remove all debris from premises as required.
- Tape and spackle as required.
- Patch and repair interior and exterior walls, floors and ceilings as required.
- The contractor shall fully cover the drains and water pipes when replacing the existing plumbing fixtures in order to prevent debris from clogging or damaging the drains or water pipes.
- All new gypsum board to align with existing.
- Firestopping to be installed as required by code. Prevention of interior fire spread. Concealed spaces within walls, partitions, floors, stairs and around chimney, pipe and duct openings in such construction, shall be firestopped to prevent the passage of flame, smoke, fumes, and hot gasses.
- Firestopping to be installed where new work joins existing.
- Single and multiple-station smoke detecting alarm devices to be hardwired and installed to conform with 2020 New York State Residential Code and the 2020 Fire Code of New York State and shall be provided in the following locations:
 - Each sleeping area
 - Outside of each sleeping area in the immediate vicinity of the bedrooms
 - On each additional story of the dwelling, including basements and cellars but not including crawl spaces any uninhabitable attics.
- Smoke alarms shall be interconnected as indicated in Section R314.4 The power source for smoke alarms shall comply with the 2020 Residential Code of New York State.
- Smoke Detectors, Regardless of the category of work, smoke detectors shall be provided where required by the 2020 Residential Code of New York State. In every bedroom, outside every bedroom and on each floor level**
- New Carbon Monoxide detector to be installed as per 2020 New York State Residential Codes and Fire Code.

Site Work:

- All footings to bear on firm undisturbed soil - minimum bearing capacity of 12 tons per square foot. Bottom of footing min. 3'-6" below finish grade for frost proofing.
- Trucks and heavy equipment shall not be permitted within 8' of foundation.
- Backfill and compact equally on both sides of foundation wall.
- Dispose of all excavated and demolished material in a legal manner.
- Stepped footing to be stepped not more than 2' vertically to 4' horizontally.
- Soil Bearing value: 2 ton.

Concrete:

- No concrete shall be poured on frozen ground or subject to freezing conditions.
- 28 Day compressive strength of all concrete shall be 3000 p.s.i., minimum as per 2020 Res. Code of NY.
- Concrete footing to be formed to sizes shown on drawings.
- All concrete work shall comply with the latest provisions of ACI 318.
- Reinforcing bars shall be of new billet steel - conforming to ASTM A615, wire mesh to conform to ASTM 185.

Masonry:

- Concrete masonry walls shall conform to 2020 Res. Code of NY building Requirements for Masonry Structures. All concrete block to be standard hollow load bearing units meeting ASTM C-90. Place cement 1/4 to 1/2 part hydrated lime and 2 1/4 to 3 parts sand.
- No work shall be done subject to freezing conditions or using frozen materials. No antifreeze is permitted. Protect work subject to freezing.
- Form Continuous 2 x 4 key in top of footing - fill first block course and top 3 courses with cement.
- Crawl space access to be a minimum of 18" x 24" as per R408.4 2020 Res. Code of NY.
- Crawl space ventilation - 3' maximum from corners as per 2020 Res. Code of NY.

Thermal and Moisture Protection:

- Insulation: Provide Type 2 (non-reflective vapor barrier on one side) mineral fiber insulation batts with integral nailing flange or closed cell spray foam insulation in the R-values as per the 2020 New York State Residential Code:
 - exterior walls R-21
 - Floors above unheated spaces: R:30
 - Ceilings above heated spaces: R-49
 - Walls at basement where below grade (lower level): R-15
- All exterior openings shall be properly flashed.

Insulation:

- New fiber glass insulation shall be by Owens Corning or equal. Sizes and thicknesses per drawings.
- Vapor retarder performance ration - 1.0 permiable.

Wood:

- All framing to be done in accordance with 2018 NDS for Wood Framed Construction (AWD NDS-2018).
- All lumber and wood shall be sound and kiln dried, free from rot, large loose knots and other imperfections, to be used at 19% moisture content.
- Framing lumber shall be Douglas Fir/Larch No. 2 or better with Min. Fb = 1200 p.s.i. and E = 1,700,000 p.s.i. Provide full depth (or metal) bridging at midspan and at a maximum spacing of 8'-0" on center.
- All framing lumber shall bear visible grade stamp.
- Provide all needed ledgers, blocking, nailers, cats, grounds and framing hardware for a complete job.
- Pressure Treated (PT) wood shall be ACQ treated southern yellow pine. Sawdust and wood scraps shall be contained and disposed of as recommended by mfr. Pressure treated wood shall not be burned.
- All framing exposed to weather or in contact with masonry or concrete shall be pressure treated in accordance with the American Wood preservers Association specification and be No. 2 southern pine. Where possible, all cuts and holes should be complete before treatment, cuts and holes due to on-site fabrication shall be brushed with 2 coats of copper naphthenate solution containing a minimum of 2% metallic copper in solution.
- The contractor shall carefully select lumber to be used in load bearing applications. The length of split on the wide face of 3" (nominal) and thicker lumber shall be limited to 1/2 of the narrow face dimensions.
- Provide double joists under all partitions which run parallel with joists and under all concentrated loads from framing above.
- Provide header beams of the same size as joists or rafters to frame around openings in the plywood deck unless otherwise indicated.
- Prefabricated laminated lumber headers and beams shall be as manufactured by "oLevel by Weyerhaeuser" or approved equal. Laminated beam material shall be 2.0E grade with a Fb of 2,600 PSI. Do not cut or notch laminated beam material without manufacturer's approval.
- Holes and notches drilled or cut into wood framing shall not exceed the requirements of the 2020 NYS Residential Code.
- Contractors to provide all temporary shoring and partitions as needed
- Roof sheathing to be 5/8" plywood minimum as per 2020 Res. Code of NY
- Girder/Header spans as per Table R606.7 2020 Res. Code of NY.
- Number of jack studs as per R602.7 2020 Res. Code of NY
- All cutting and notching of all floor joists to be in accordance with the following: **Cutting, notching and boring in wood members.** The cutting, notching and boring of wood members shall comply with applicable section of AWC NDA02015 (sec 4.4.3) and 2020 Res. Code of NY.

Joist Notching and Boring: Notching at the ends of joists shall not exceed one-fourth the joist dept. Holes bored in joists shall not be within 2" of the top and bottom of the joist and their dieter shall not exceed one-third the depth of the member. Notches in the top or bottom of the joist aha not exceed one-sixth the depth and shall not be located in the middle one-third of the span.

Any pre-notched or drilled framing to be repaired prior to reinstalling piping.

When truss type construction, pre-engineered wood construction including LVL's or Glu lams and/or timber construction is to be utilized in the construction of a new residential structure or in an addition to or rehabilitation of an existing residential structure, the design professional shall notify the authority having jurisdiction of that fact. Such notice on the required department form.

Metals:

- Steel plates, shapes and bars shall conform to ASTM A 36
- Fasteners: Unfinished bolts and nuts conforming to ASTM A 307, Grade A.
- All steel design shall conform with the latest recommendations of AISC. The contractor shall be responsible for method and sequence of steel erection as well as correct positioning of structural steel.
- Provide all necessary bearing plates, column bases and caps and fasteners necessary.
- All plates, anchors, nails, bolts, nuts, washers, and other miscellaneous hardware shall be hot dipped galvanized.
- Structural steel plate connectors shall conform to ASTM A-36 specifications and be 1/4" thick unless otherwise indicated. Bolts connecting wood members shall be per ASTM A-307 and be 3/4" diameter unless otherwise indicated. Provide washers for all bolt heads and nuts in contact with wood surfaces.
- Bolt holes shall be carefully centered and drilled not more than 1/6" larger than the bolt diameter. Bolted connections shall be snugged tight but not to the extent of crushing wood under washers.

Finishes:

- Interior walls to be painted with primer and 2 coats latex eggshell paint. Trim final coat to be semi-gloss finish.
- All new wood trim to match existing

Electrical:

- Electrical work, wiring and equipment shall conform to the National Electrical Code (NFPA) latest edition and all regulating agencies.
- Electrical contractor to provide all required wiring, additional circuit breakers, conv. outlets and switches per code and as required by law.
- Light fixtures and bulbs to be supplied and installed by electrician. Fixtures shall be selected and approved by the owner, with the exception of recessed down lights to be selected by the architect or contractor, if applicable.
- All recessed down lights shall have 1c - air seal rough - in boxes.

Mechanical:

- Plumbing to be executed by licensed plumber, to comply with all applicable building codes.

Chapter 11 (RE) Energy Efficiency:

Climate Zone 4A (Westchester County)

N1109.1 (R503.1) General

Alterations to any building or structure shall comply with requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less conforming with the provisions of this chapter than the existing building or structure was prior to the alteration.

New Exterior wall - closed cell spray foam to be minimum R-21 Insulation for 2 x 6 stud wall construction.

New Ceilings below unheated spaces - closed cell spray foam to be minimum R-49 for 2 x 10 ceiling construction.

New Floors above unheated spaces - closed cell spray foam to be minimum R-30.

N1109.1.1.1 (R503.1.1.1) Replacement Fenestration

Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the replacement fenestration unit shall meet the applicable requirements for U-Factor and SHGC as provided in Table N1102.1.2

New window U-Factor = .35 max.

N1102.4.1.1 (R402.4.1.1) Installation

The components of the building thermal envelope as indicated in Table N1102.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in table N1102.4.1.1, as applicable to the method of construction.

Air sealing shall be provided between the unheated attic/ crawl space and the conditioned spaces.

Lighting Schedule

| Type | Size / Model |
|----------------|---|
| ⊕ _A | 5 1/2" Round recessed down light by Lightolier or approved equal. White Baffle LED |
| ⊕ _B | Wall mounted light fixture by owner. |
| ⊕ _C | Automatic door operated closet light. LED |
| ⊕ _D | 3 1/2" round MR 16 recessed light fixture by Lightolier or equal LED |
| ⊕ _E | 5 1/2" Round recessed down light at shower by Lightolier: (water resistant) RATED FOR WET LOCATIONS |
| ⊕ _F | Ceiling mounted light fixture by owner (or hanging) |

Window Schedule

| Type | Size | Model |
|----------------|-----------------------------------|---|
| ⊕ _A | (3) - 2'-9" x 5'-4" SH = 20" | (3) - WCM 2864'S - CSMTS BY MARVIN W/ SDLS |
| ⊕ _B | 4'-6" x 6'-2" SH = 20" | WLDH P5270 - PICTURE WINDOW BY MARVIN - W/ DOUBLE GLAZING LOW'E |
| ⊕ _C | 2'-5" x 4'-0" SH = 3'-0" 2 W/P | WCM 2848 - CSMT BY MARVIN W/ SDLS |
| ⊕ _D | 2'-0" x 3'-0" SH = 3'-6" | WCM 2436 - CSMT BY MARVIN W/ SDLS |

DOUBLE GLAZED, LOW'E

Door Schedule

| Type | Size/Model |
|----------------|---|
| ⊕ ₁ | 6'-1" x 6'-11" 9/16" - 6066 FR. DR. W/ SAFETY GL'S SDLS BY MARVIN - 14 SWING |

DOUBLE GLAZED, LOW'E

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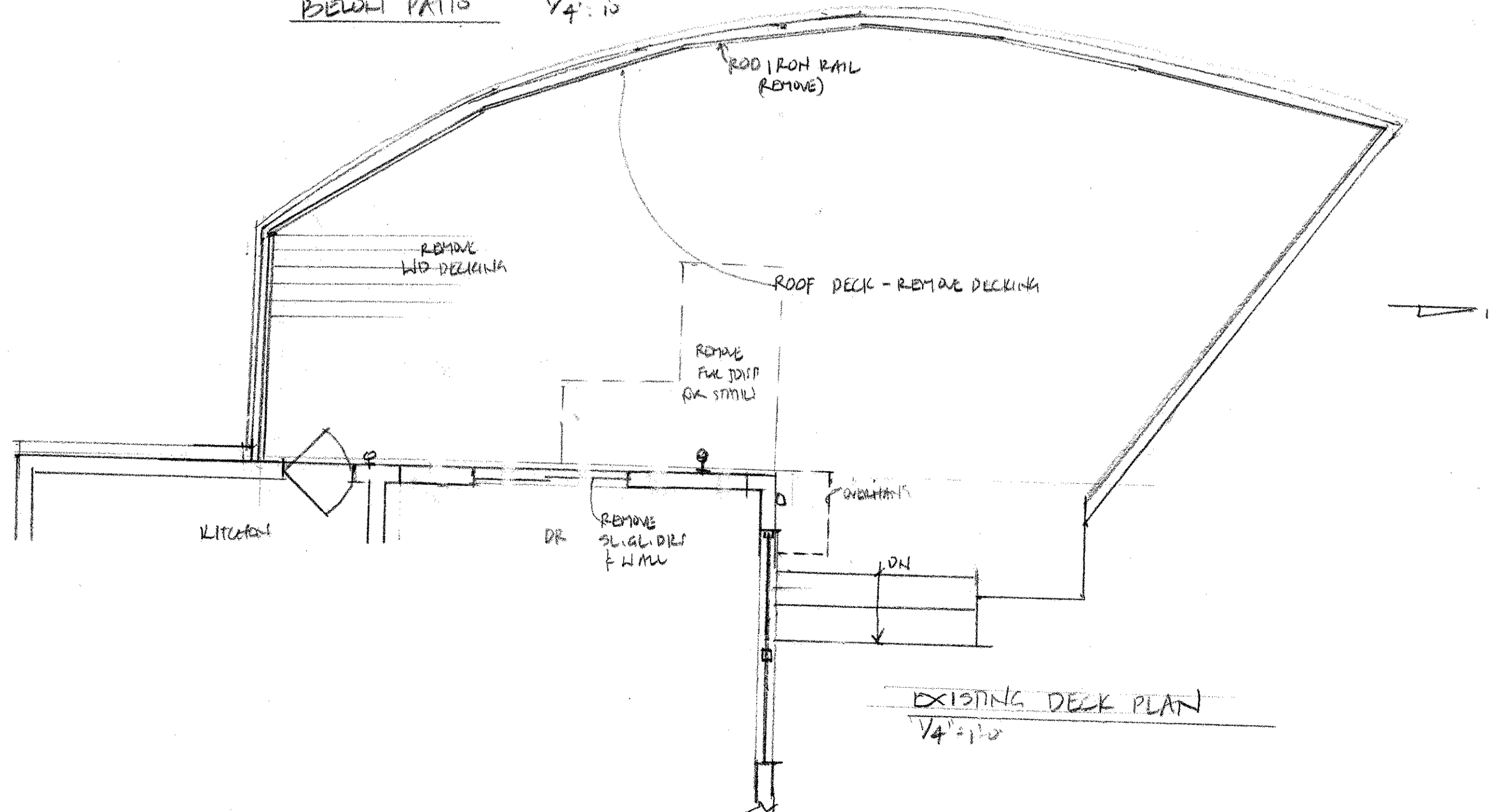
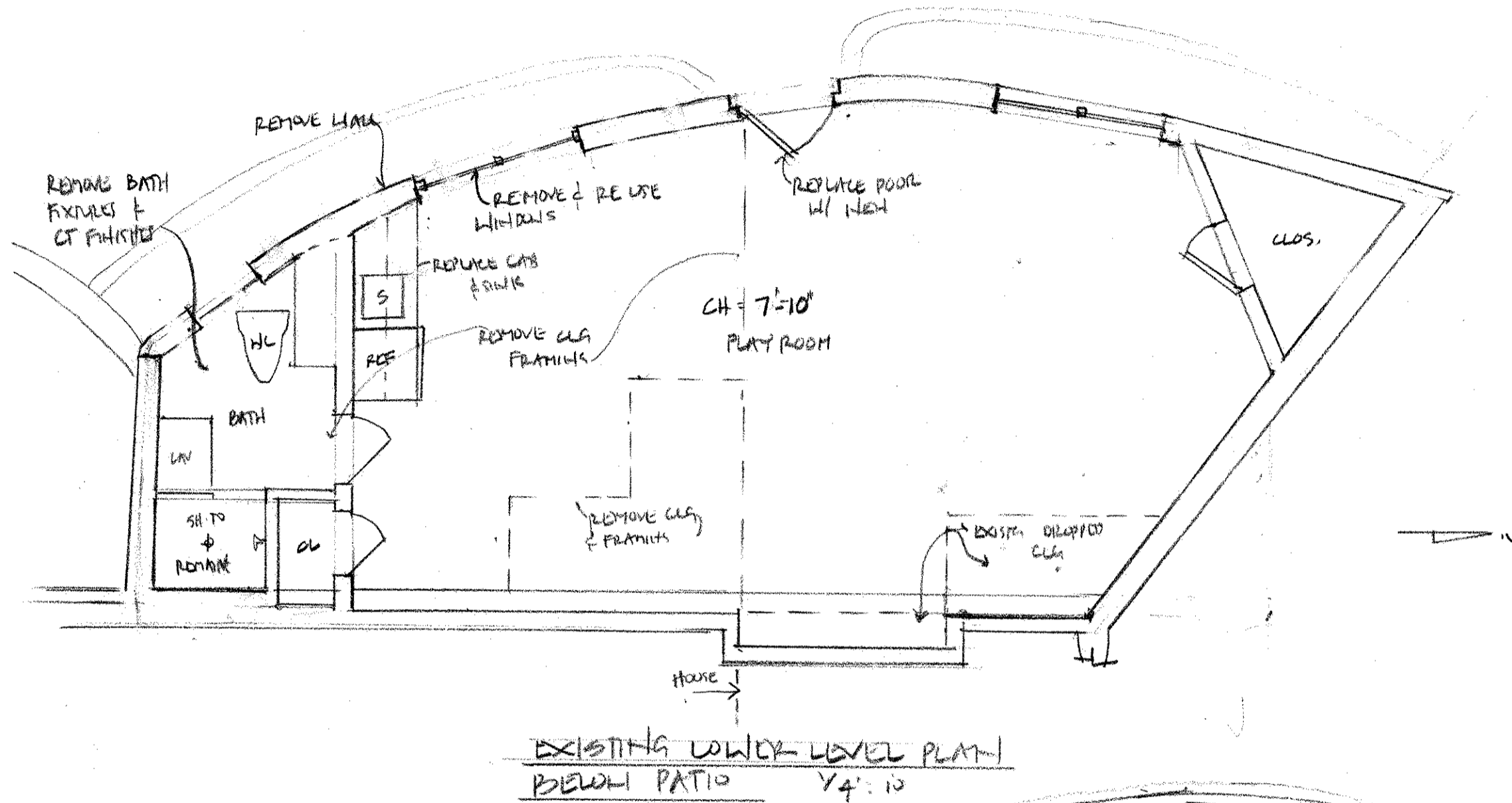
Project:
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12.25.20

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Demolition Notes:

1. Remove portions of existing partitions, walls as shown on demolition plans, including doors, frames and hardware, cut back wiring of electrical devices in removed walls back to nearest panel.
2. Remove existing ceramic tile flooring, scrape and remove any residue down to substrate at second floor bath.
3. Remove existing cabinetry and countertops in bathroom.
4. Remove existing toilet and sink in existing bath, cut back piping and cap at nearest riser.
5. Existing wall surfaces shall be scraped, patched, sanded and prepared to receive new finish.
6. The contractor shall fully cover the drains and water pipes when replacing the existing plumbing fixtures in order to prevent debris from clogging or damaging the drains or water pipes.
7. The contractor shall not use any plumbing fixtures or waste pipe for disposal of any waste, paints, oil or other materials.
8. The contractor shall adequately enclose and protect area against dust and protect areas where the installation is incomplete at the end of each working day, contractor shall be responsible for any damage or inconvenience due to his failure to do so.
9. Maintain an egress route at all times during construction.
10. Provide dumpster with tarp for removal of rubbish. Adequately protect dumpster during construction.
11. At project completion, remove construction debris and patch/repair surfaces damaged by contractor activities, thoroughly clean work areas of debris to the satisfaction of owner.

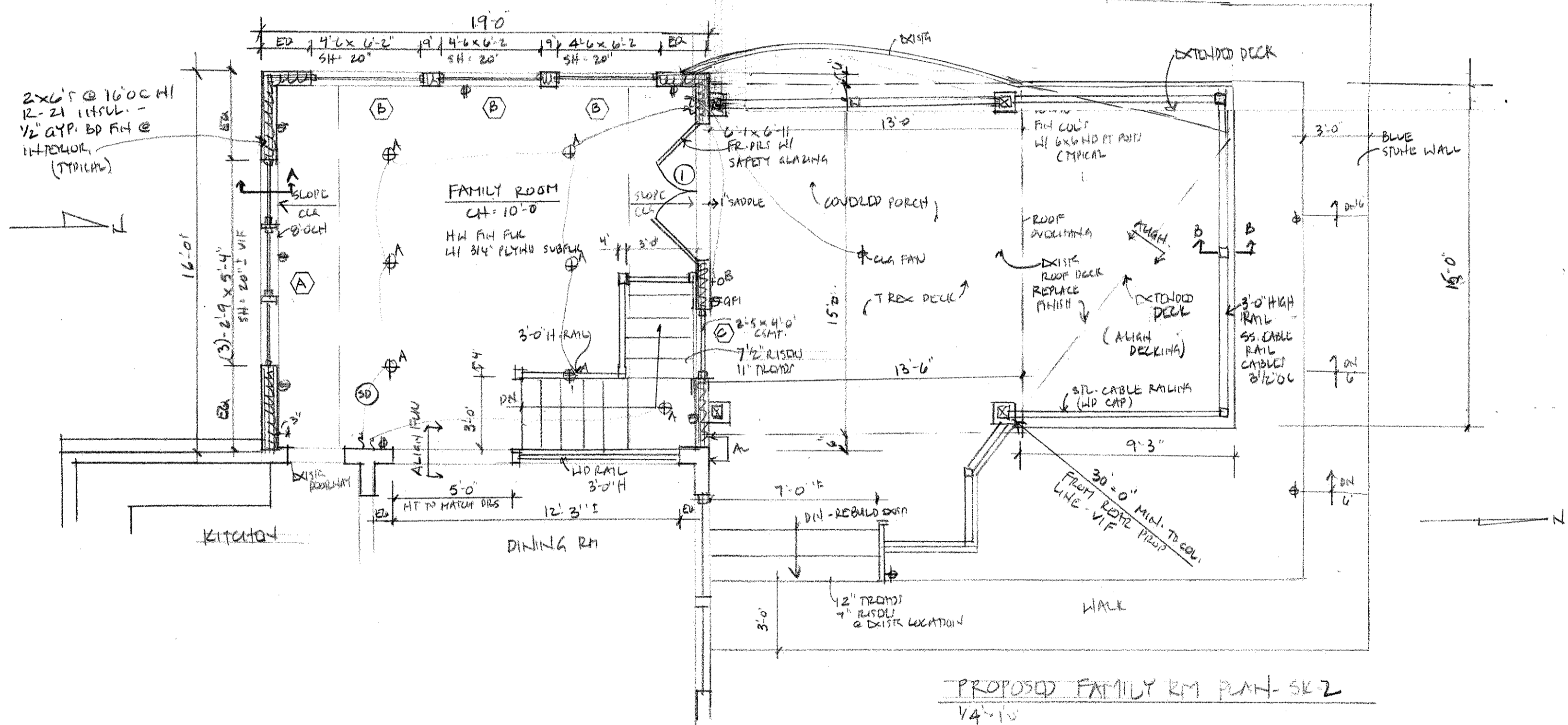


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PROPOSED FAMILY RM PLAN - SK-2
V4.10

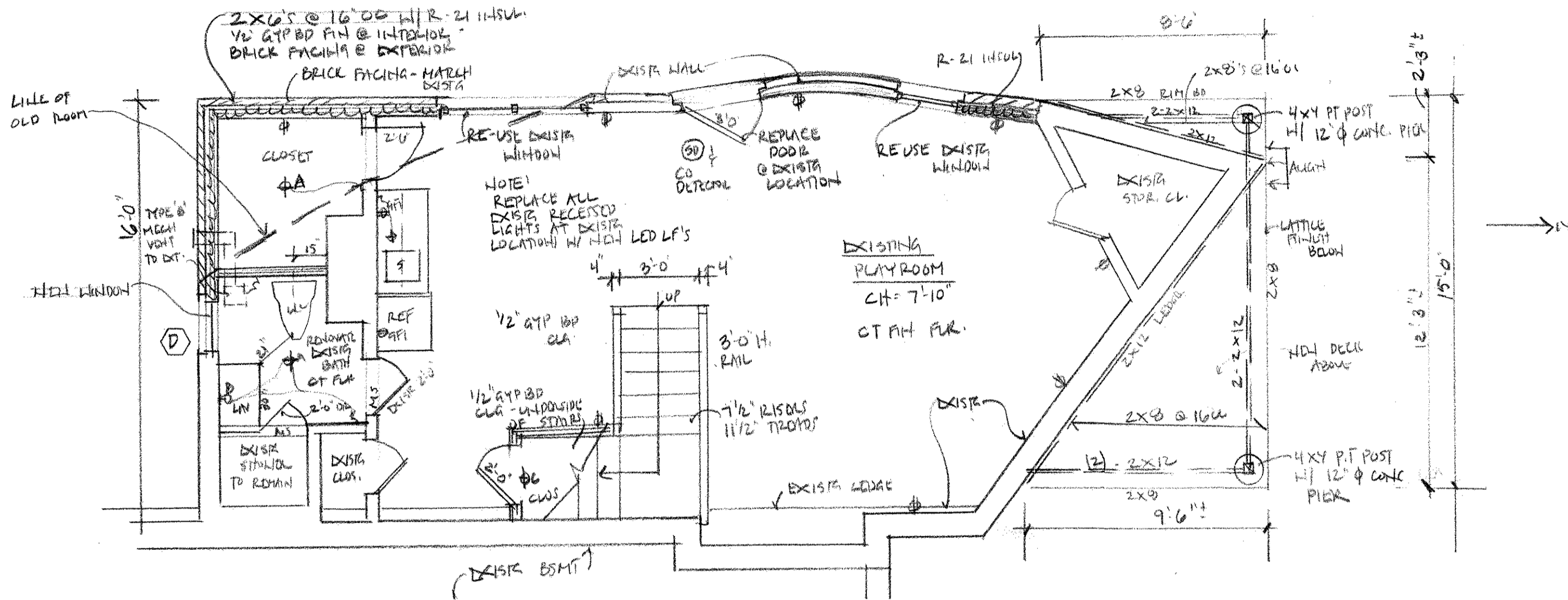
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PROPOSED LOWER LEVEL PLAN
1/4" = 1'-0"

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REV. 4-28-21

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FRONT ELEVATION SK-2
1/4" = 1'-0"

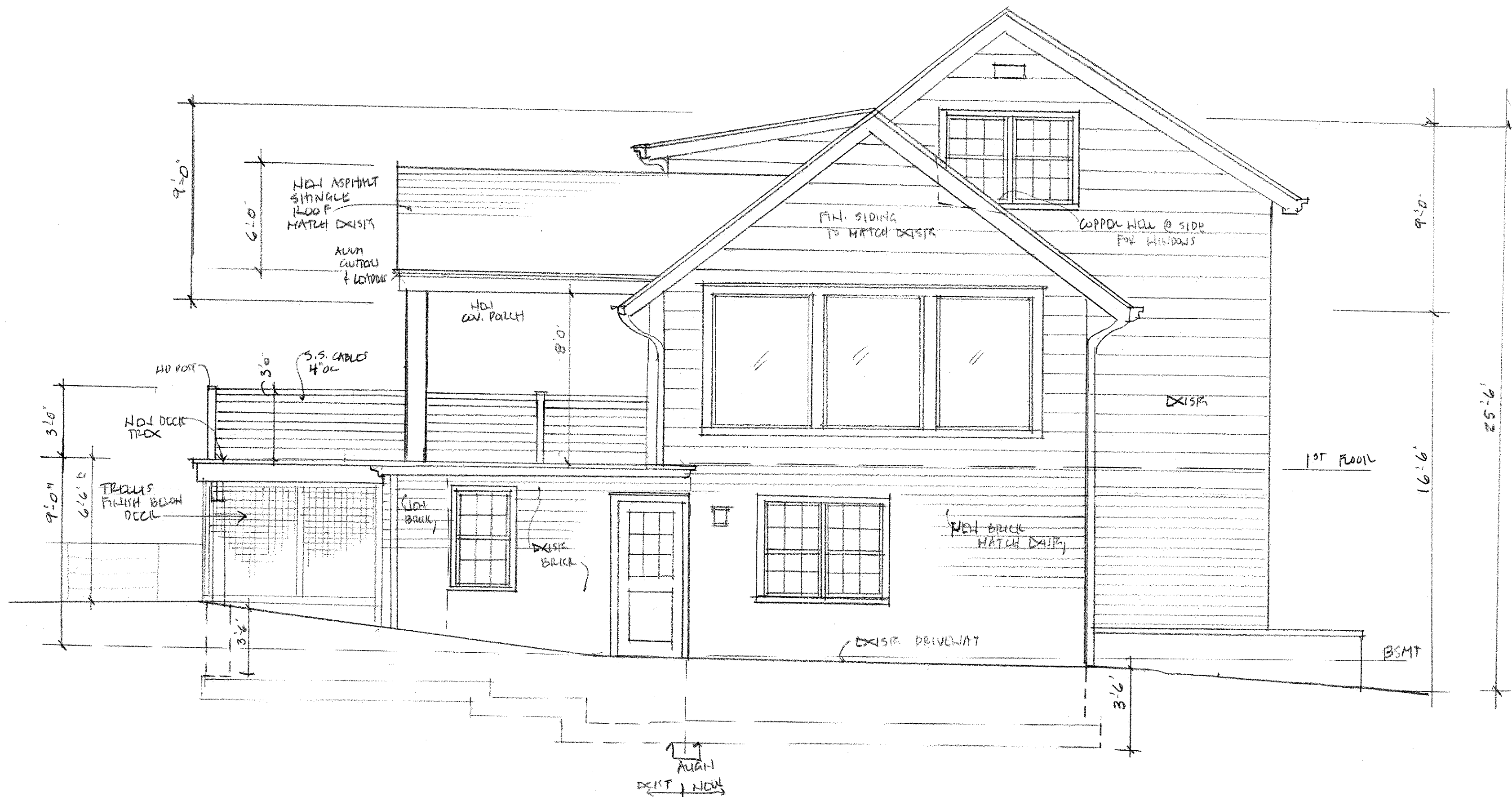
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SIDE ELEVATION
 1/4" = 1'-0"

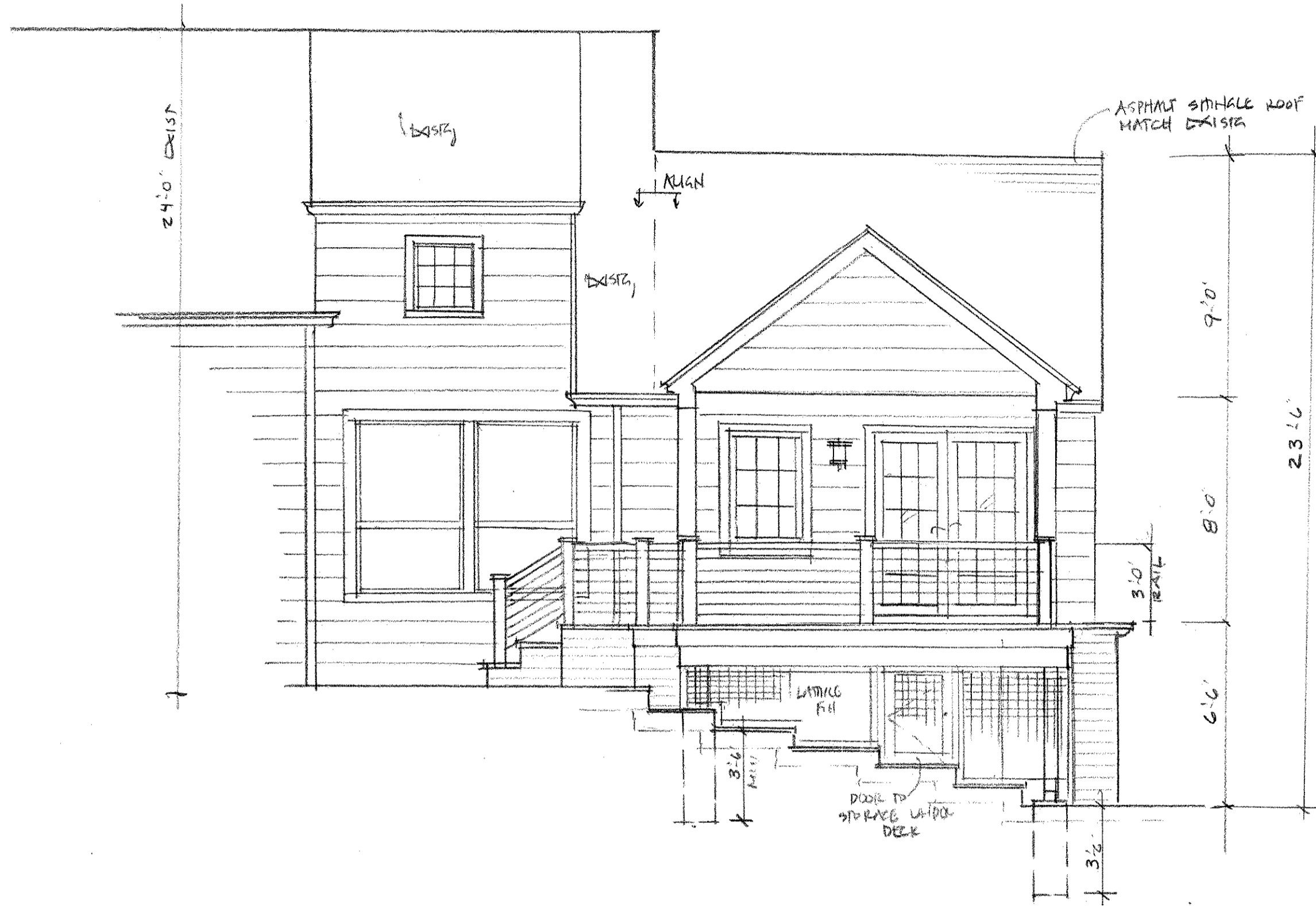
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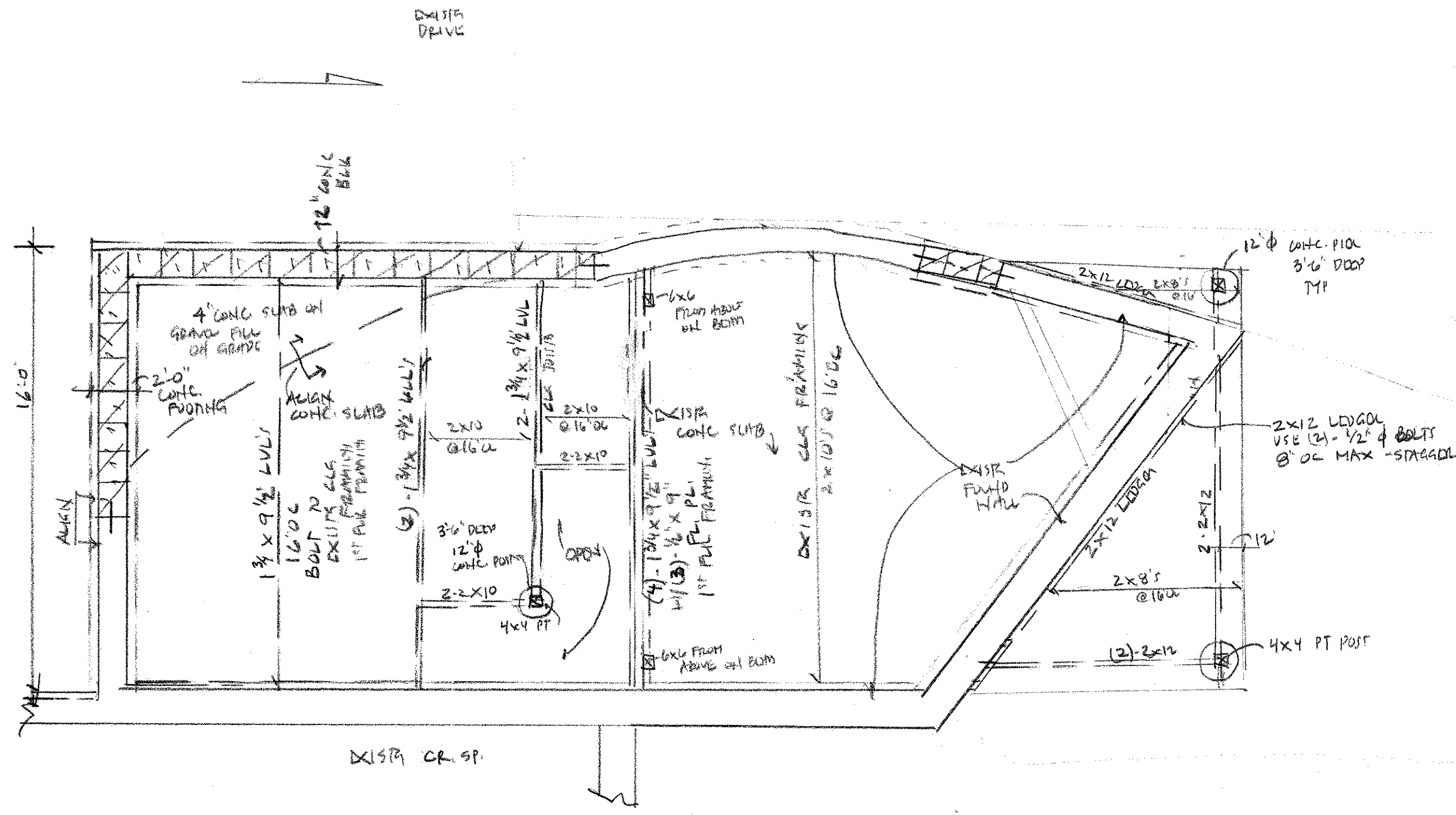
REAR ELEVATION
 1/4" = 1'-0"

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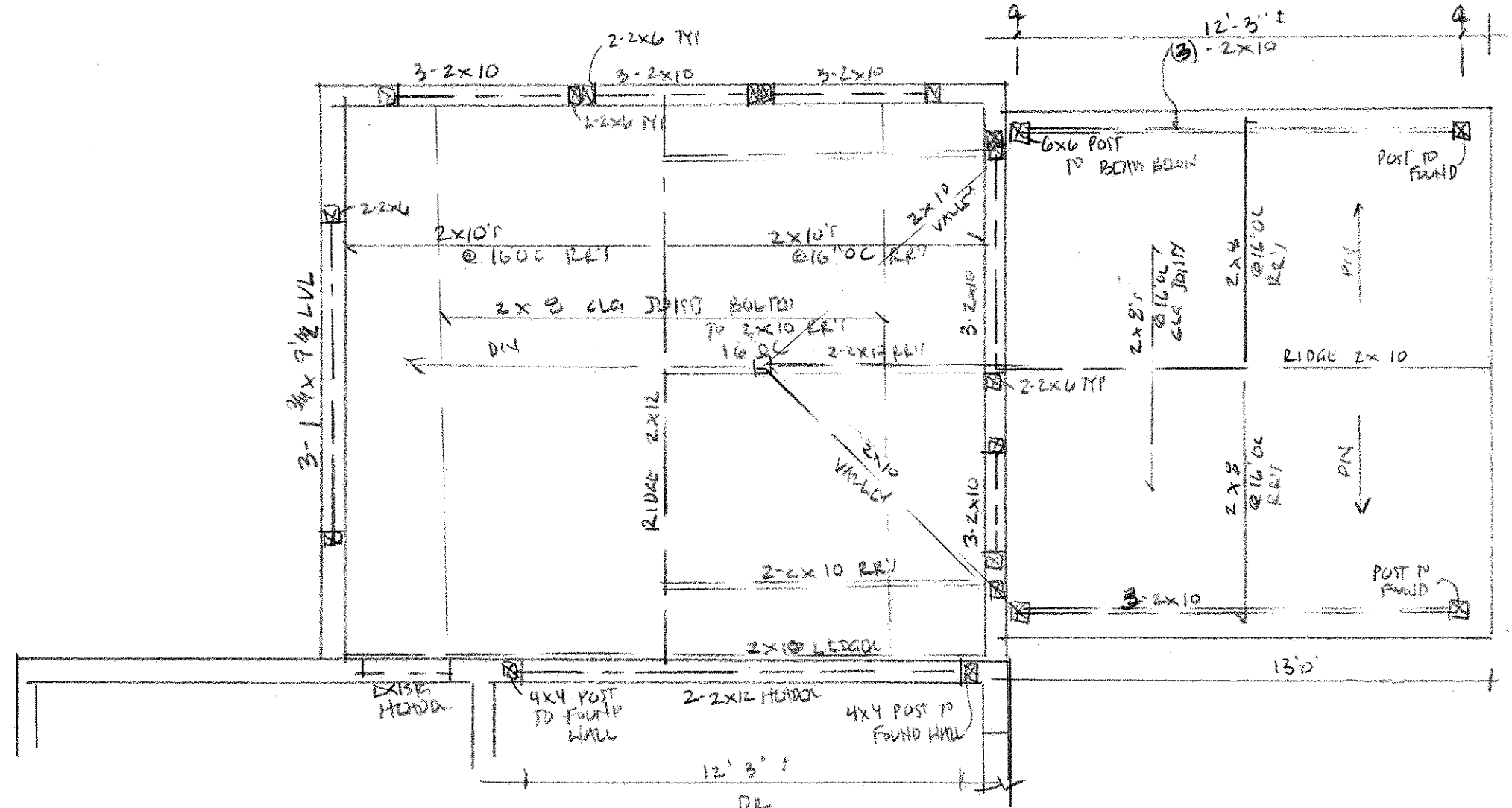
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Project:
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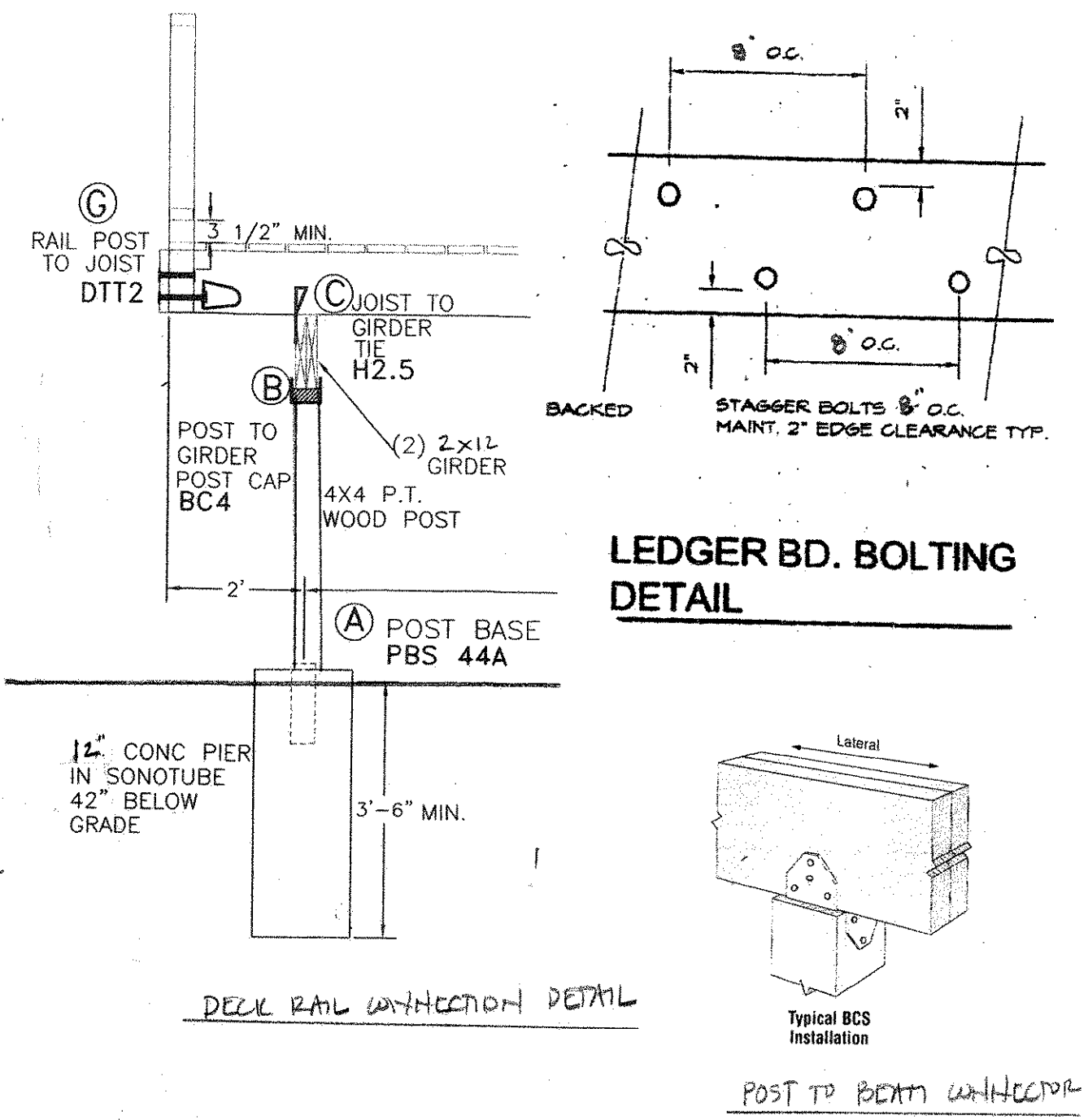
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FOUNDATION PLAN - 1ST FLOOR (CLG OF BSMT) FRAMING PLAN)
 1/4" = 1'-0"



ROOF FRAMING PLAN
 1/4" = 1'-0"



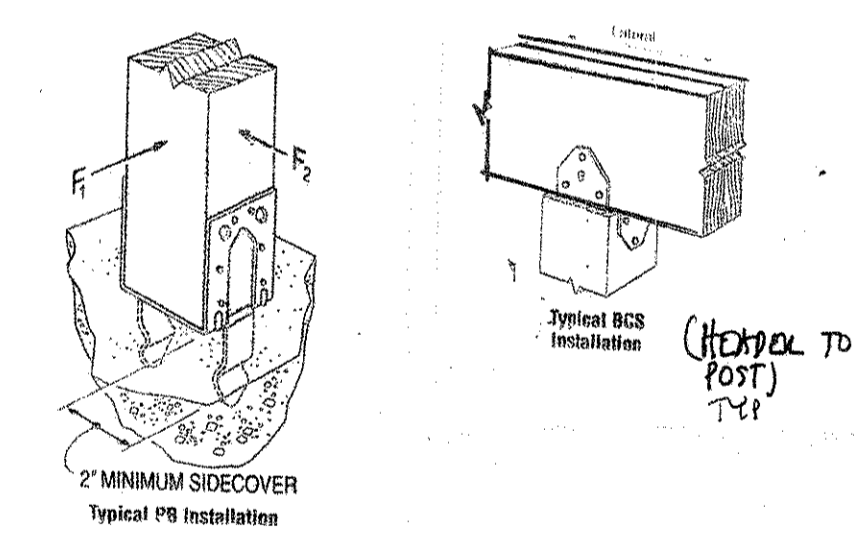
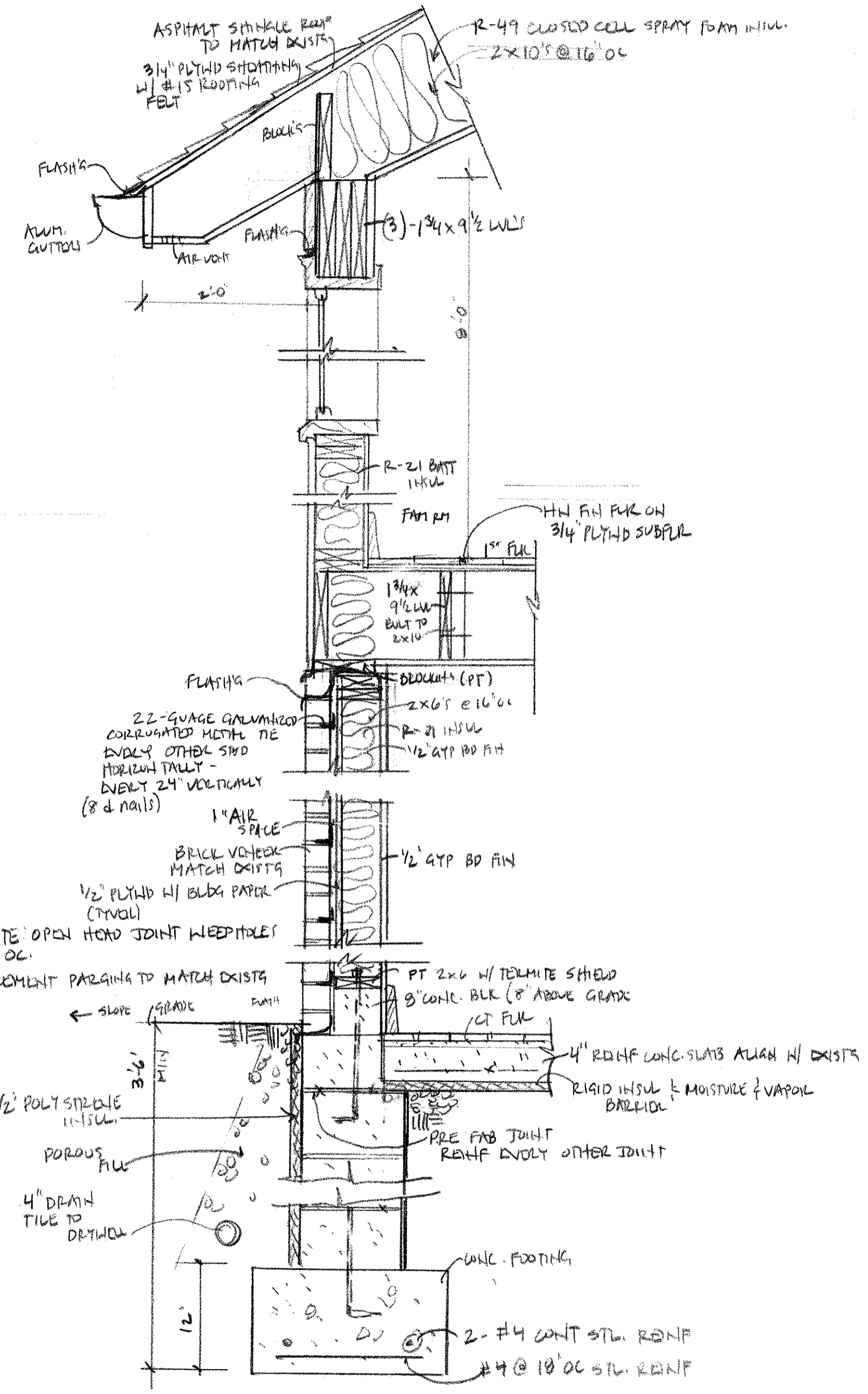
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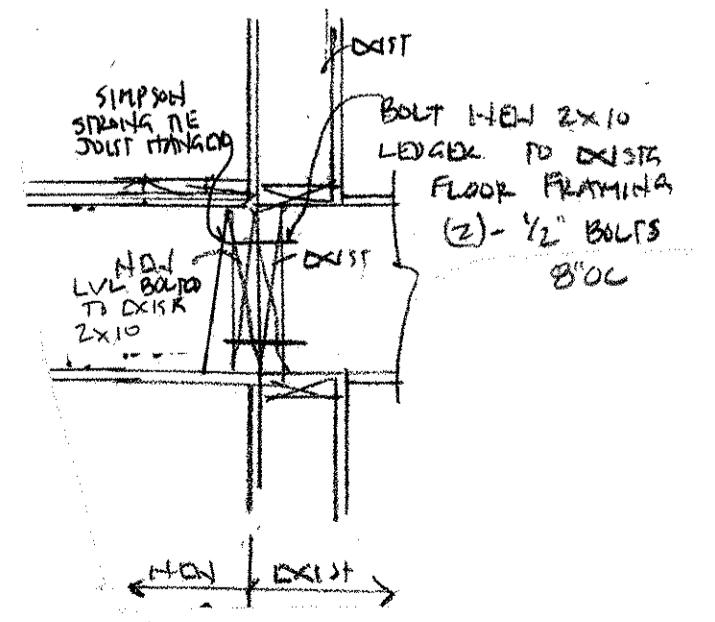
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BASE DETAIL @ POSTS TO CONCR TYP



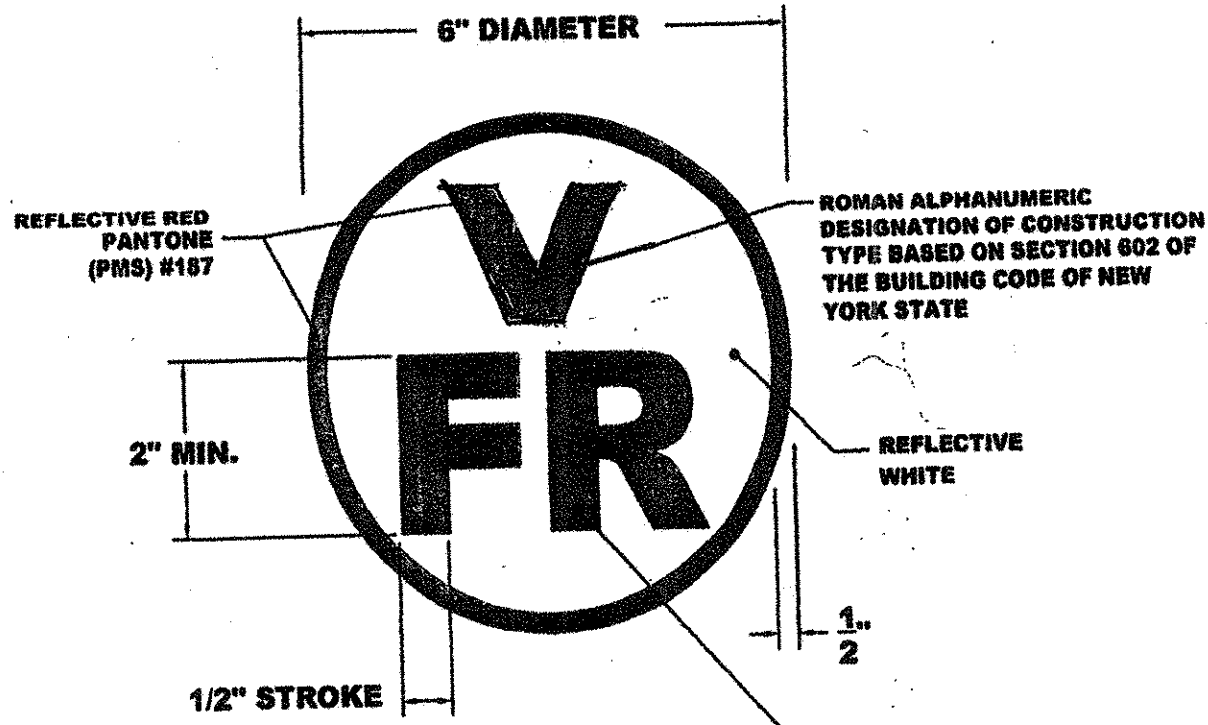
EXISTING WALL - NO FRAMING

(A) WALL SECTION

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 6.27.21
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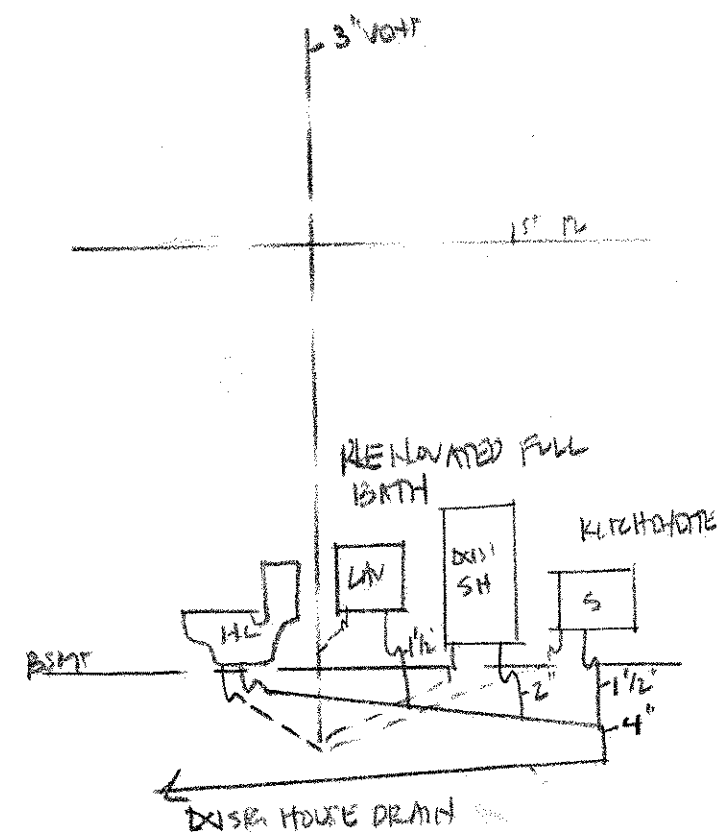
21 SUNSET AVENUE
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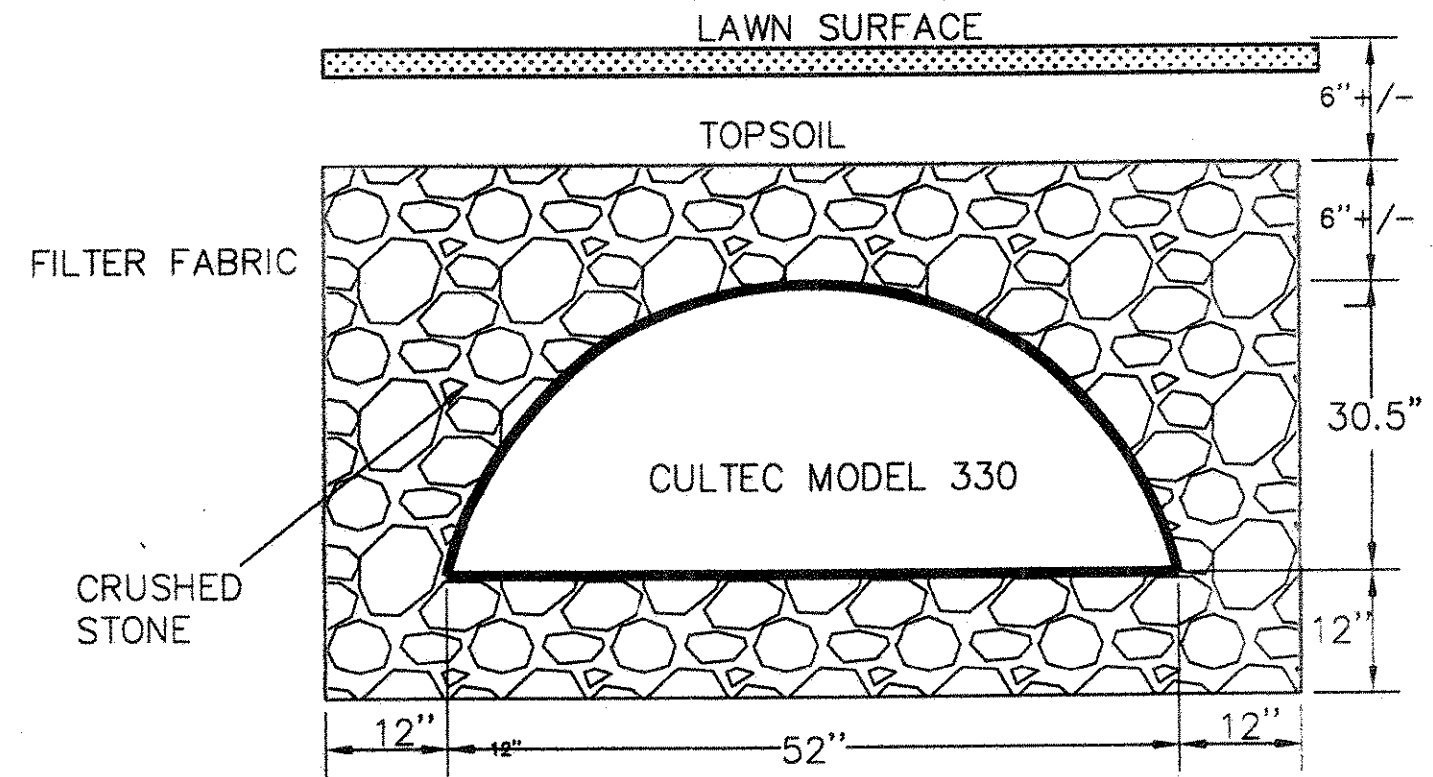
DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS CONSTRUCTION

| | |
|------|--|
| "F" | FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS |
| "R" | ROOF FRAMING |
| "FR" | FLOOR AND ROOF FRAMING |

ENGINEERED WOOD STRUCTURE
COMPLIANCE WITH 19 NYCRR PART 1265



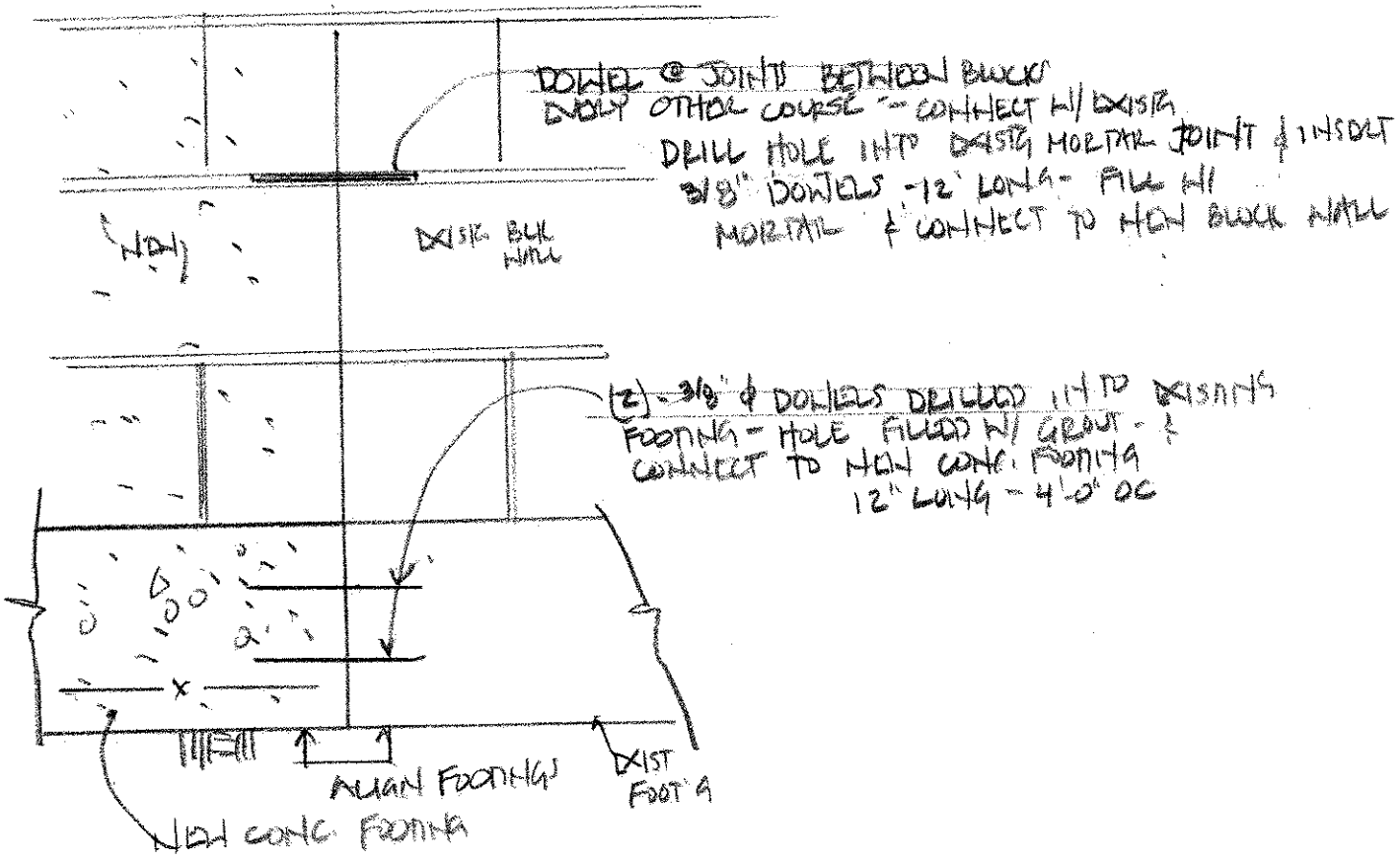
PLUMBING RISER DIAGRAM



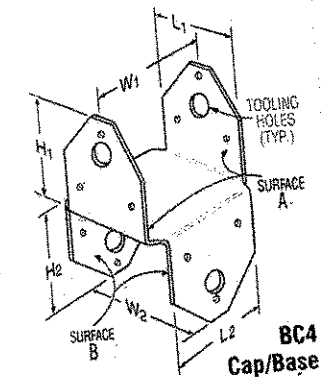
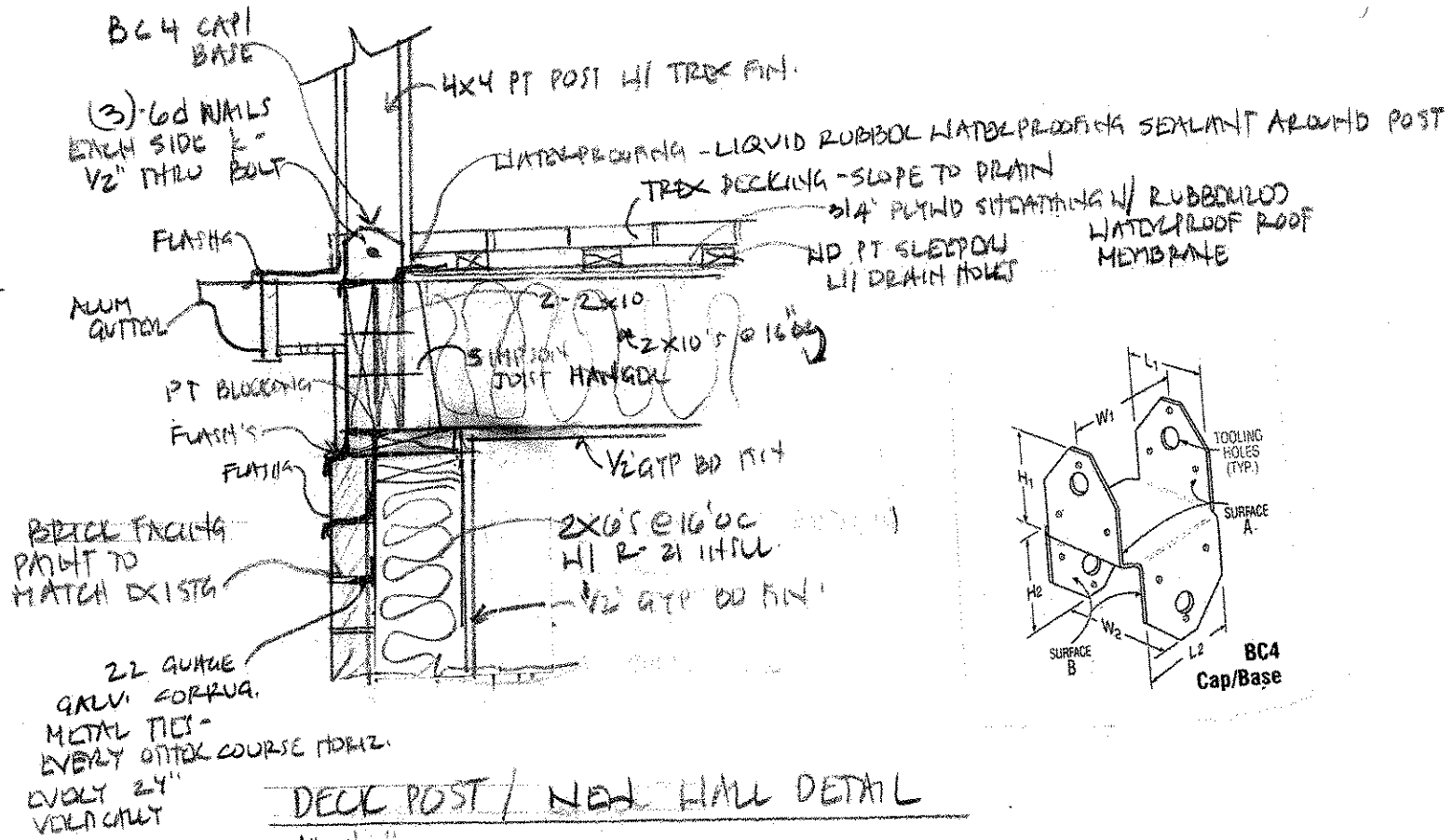
378 SF ADDITIONAL IMP. SURFACE
378 x .234 = 88.4 CU FT
658 GALLONS
USE (2) 330 DRYWELLS

7.5' LONG
DRYWELL DETAIL

| Recharger™ 330 | |
|--------------------|------------|
| Height | 30.5" |
| Invert Height | 24" |
| Width | 52" |
| Length | 7.5' |
| Lay-up Length | 6.25' |
| Capacity | 417.44 gal |
| Effective Leaching | 9.8 ft/ft |



FOOTING/FOUNDATION CONNECTION DETAIL
1"=1'-0"



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