TOWN OF LEWISBORO
Westchester County, New York

Zoning Board of Appeals
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3822
Fax: (914) 533-0097
Email: zoning@Lewisborogov.com

AGENDA

Wednesday, July 28, 2021 7:30 P.M

79 Bouton Road, South Salem, Justice Court

I. Review and adoption of the Minutes of April and May 2021

II. PUBLIC HEARINGS

CAL. NO. 16-21-BZ Withdrawn

Application of Morgan and Michelle Campbell [DeAngelis, Louis A. and Olga I. Irrevocable Trust, and Campbell, Michelle, Trustee, owner of record], 34 Old Pond Road, South Salem, NY for a variance in the matter of the proposed accessory (garage) structure that will have an area variance of 1081 square feet, whereas 600 square foot is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; and that will have a southern side yard setback of 13' whereas 30' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the south side of (#34) Old Pond Road, South Salem, NY designated on the Tax Map as Sheet 033C, Block 11368 Lot 001, in an R-1/4A, One Quarter Acre Residential District consisting of approximately 2.016 acres.

CAL. NO. 17-21-BZ

Application of Adam Abeshouse [Abeshouse Productions LLC owner of record], 158 Elmwood Road, South Salem, NY for variances in the matter of the proposed addition to an existing accessory structure with a floor area of 875 square feet will increase the floor area to a total of 3,949 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D (11) of the Town of Lewisboro Zoning Code; and that will have a height of 23' whereas 20' is the maximum permitted per Article I Section 220-2 of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#158) Elmwood Road, designated on the Tax Map as Sheet 0044, Block 10056, Lot 043, in an SCR-2AC, Special Character District, Two- Acre Residential District consisting of approximately 6.71 acres.

CAL. NO. 18-21-BZ

Application of Darren P. Mercer [John& Jeanine Scott, owner of record], 118 East Ridge Road NY for a for variance in the matter of the proposed pool cabana will have a floor area of 752 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D (11) of the Town of Lewisboro Zoning Code.

The property is located on the east side of (#118) East Ridge Road, designated on the Tax Map as Sheet 25, Block 10812, Lot 015, in an R-2AC, Two- Acre Residential District consisting of approximately 4.218 acres.

CAL. NO. 19-21-BZ

Application of Amanda & Charles Boice [Price, Amanda K. & Boice, Charles L. III, owner of record], 204 Smith Ridge Road, South Salem, NY for variances in the matter of the proposed second floor addition will have an eastern front yard setback of 42.5' whereas 50' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code. The proposed second floor addition will have a northern side yard setback of 14' whereas 40' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#204) Smith Ridge Road, designated on the Tax Map as Sheet 045A, Block 09827, Lot 004, in an R-2AC, Two- Acre Residential District consisting of approximately 1.42 acres.

CAL. NO. 20-21-BZ

Application of Javier Valencia, [Valencia, Javier & Maria, owner of record], 11196 Route 35, South Salem, NY for variances in the matter of the proposed front stairs have a west side yard setback of 26'-10" whereas 40' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code, the second-floor dormer has a west side yard setback of 19'-0 1/2" whereas 40' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code, the AC units have a west side yard setback of 23' whereas 40' are required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#1196) Route 35, designated on the Tax Map as Sheet 0031, Block 10805, Lot 045, in an R-2AC, Two- Acre Residential District consisting of approximately 5.30 acres.

CAL. NO. 21-21-BZ

Application of Robert Torre, [Torre, Robert C. III, owner of record], 54 Smith Ridge Road, South Salem, NY for variances in the matter of the proposed detached garage/studio will have a gross floor area of 1272 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#54) Smith Ridge Road, designated on the Tax Map as Sheet 0040, Block 10263, Lot 043, in an R-4AC, Four- Acre Residential District consisting of approximately 2.40 acres.

CAL. NO. 01-21-SP

Application of Paul Stevelman [Paul & Peri Stevelman, owners of record], Robins Wood Lane, South Salem, NY for a Special Permit pursuant to Article IV, Section 220-23A(4) of the Zoning Ordinance to authorize a 1 acre parcel for garden corps (apple orchard).

The property is located on the west side of (#12) Robins Wood Lane, designated on the Tax Map as Sheet 0053, Block 09834, Lot 145, in an R-1AC, One-Acre Residential District consisting of approximately 1.06 acres.

III. CORRESPONDENCE & GENERAL BUSINESS

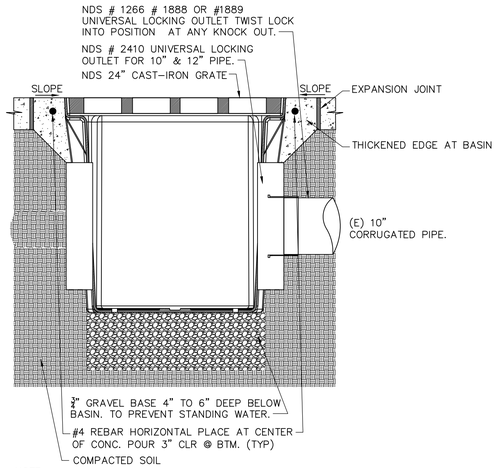
(914) 763-3822
FAX (914) 875-9148
TTY 800-662-1220
Email: zoning@lewisborogov.com
www.lewisborogov.com

TOWN OF LEWISBORO
Zoning Department
79 Bouton Road
South Salem, NY 10590

TOWN OF LEWISBORO, WESTCHESTER COUNTY

ZONING DEPARTMENT

ZONING BOARD OF APPEALS – July 28, 2021		
APPLICANT	***CAL #***	***PAGE(S)***
Campbell - Withdrawn	**16-20-BZ**	**4 to 5**
Abeshouse	**17-21-BZ**	**6 to 12**
Mercer/Scott	**18-21-BZ**	**13 to 21**
Boice	**19-21-BZ**	**22 to 23**
Valencia	**20-21-BZ**	**24 to 27**
Torre	**21-21-BZ**	**28 to 31**
Stevelman	**01-21-SP**	**32 to 42**



NOTE:

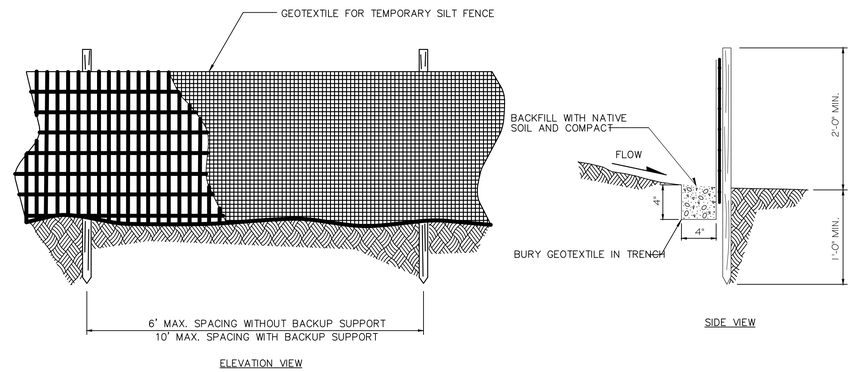
- NDS ADAPTERS THAT FIT THIS BASIN ARE AS FOLLOWS. # 1242, # 1243, # 1245 # 1266 # 1888 & #1889 USE # 1206 IF PLUGGING AN OUTLET. 2410 NEEDED FOR ALL CONNECTIONS.
- GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.

3 NDS 24" SQ. CATCH BASIN

SCALE: NTS

NOTES

1. MAXIMIZE DETENTION OF STORMWATER BY PLACING FENCE AS FAR AWAY FROM THE TOE OF SLOPE AS POSSIBLE WITHOUT ENCROACHING ON SENSITIVE AREAS OR OUTSIDE OF THE CLEARING BOUNDARIES.
2. INSTALL SILT FENCING ALONG CONTOURS WHENEVER POSSIBLE.
3. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UP-SLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.



2 SILT FENCE DETAIL

SCALE: NTS

SITE DATA

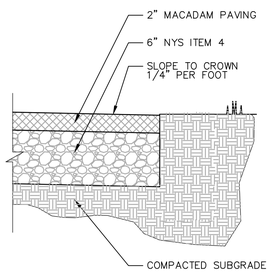
TAX LOT – SECTION 33C BLOCK 11368, LOT 12, 29

ZONE – R1A

	REQUIRED	EXISTING	PROPOSED
LOT SIZE	¼ AC.,10,890 SF	2.016 AC, 87,817 SF	-
YARDS			
FRONT FROM CL STREET	50'	160'+/-	165'+/-
FRONT	25'	150'+/-	155'+/-
SIDE	12'	24.4' / 116.88'	13.0* /134.3'
REAR	25'	135'+/-	160.65'+/-
MAX HEIGHT	2 ½ / 35'	12'	15.5'
MAX. BLDG COVERAGE	25%, 21,954 SF	2.5% 2,208 SF	2.7%, 2,368 SF
MAX AREA IN ACCESSORY BLDG	600 SF	457 SF	1,081 SF **

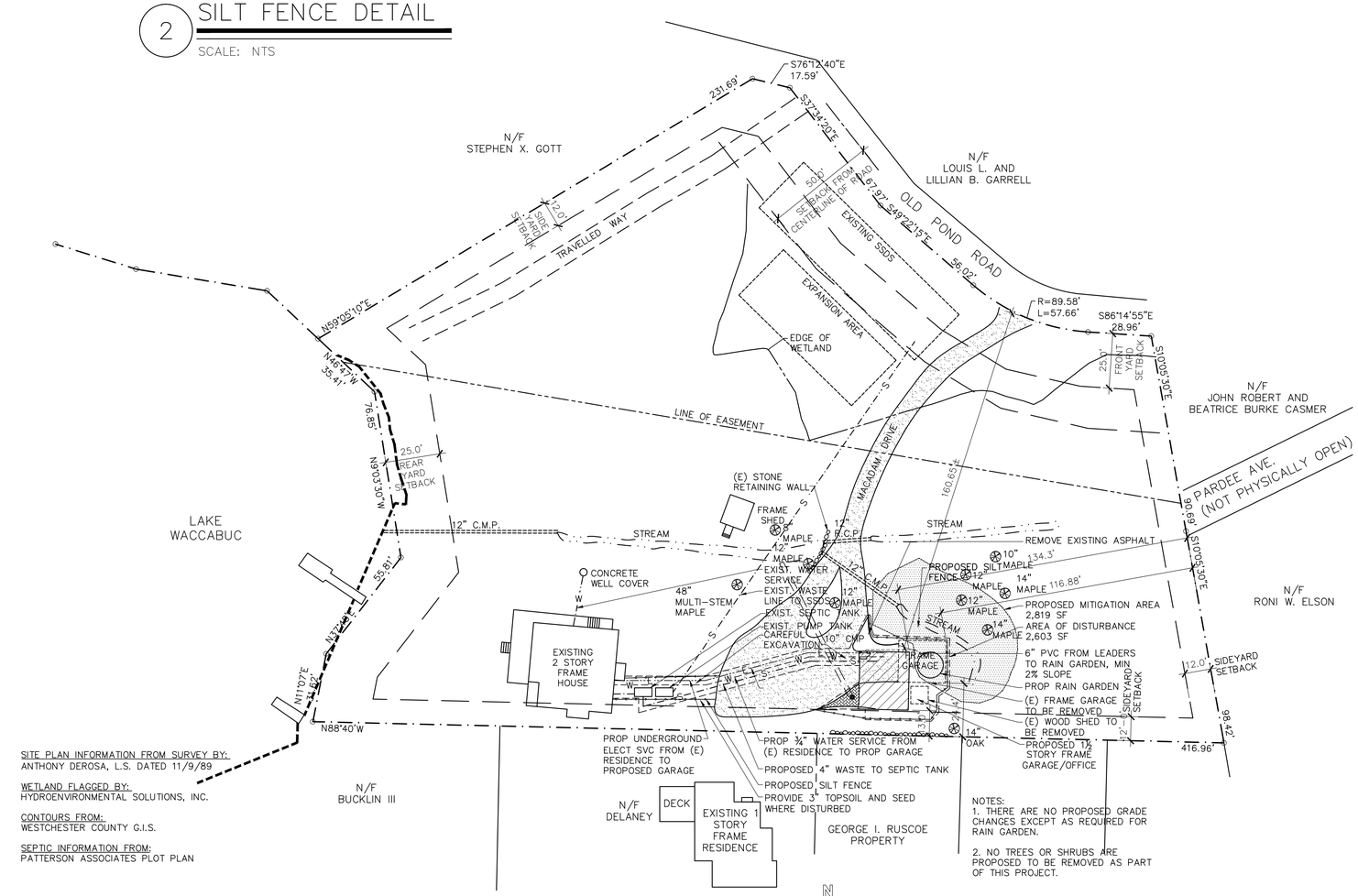
NOTES: 1. OLD POND ROAD IS ELECTED AS FRONTAGE. THE BLDG INSPECTOR HAS DETERMINED THE LAKE SIDE IS THE REAR.

2. ALL DIMENSIONS ARE SHOWN TO THE EXISTING ACCESSORY GARAGE OR THE NEW ACCESSORY GARAGE
3. * = VARIANCE REQUIRED FOR SIDE YARD DISTANCE
4. ** = VARIANCE REQUIRED FOR AREA OF ACCESSORY BLDG
5. THERE ARE 4 BEDROOMS IN THE EXISTING RESIDENCE. NO BEDROOMS ARE PROPOSED IN NEW GARAGE / OFFICE.



4 PAVING DETAIL

SCALE: NTS



SITE PLAN INFORMATION FROM SURVEY BY:
ANTHONY DEROSA, L.S. DATED 11/9/89

WETLAND FLAGGED BY:
HYDROENVIRONMENTAL SOLUTIONS, INC.

CONTOURS FROM:
WESTCHESTER COUNTY G.I.S.

SEPTIC INFORMATION FROM:
PATTERSON ASSOCIATES PLOT PLAN

NOTES:
1. THERE ARE NO PROPOSED GRADE CHANGES EXCEPT AS REQUIRED FOR RAIN GARDEN.

2. NO TREES OR SHRUBS ARE PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.

1 SITE PLAN

SCALE: 1" = 30'

REVISIONS

No.	Desc.	Date

SEAL

CROSS RIVER ARCHITECTS, LLC
ROBERT J. EBERTS R.A., PRINCIPAL
P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518
914.763.5987
FAX 914.763.8409

PROJECT
CAMPBELL RESIDENCE GARAGE REPLACEMENT
34 OLD POND ROAD
SOUTH SALEM, NY 10590

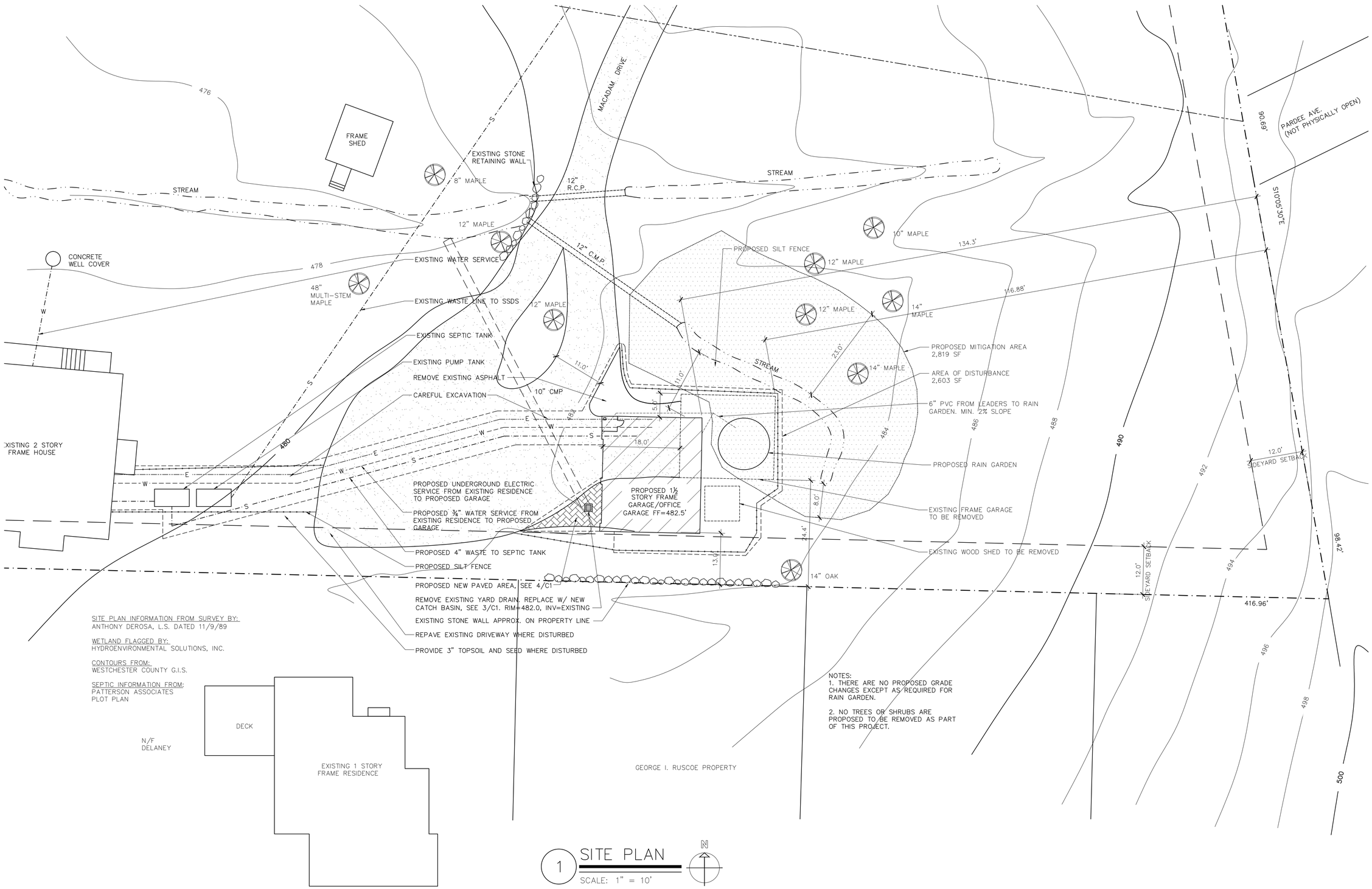
TITLE
SITE PLAN

DATE
MARCH 30, 2021

SCALE
1" = 30'

PROJ. #

DRAWING
C/1



1 SITE PLAN

SCALE: 1" = 10'

REVISIONS

No.	Desc.	Date

SEAL

CROSS RIVER ARCHITECTS, LLC
ROBERT J. EBERTS R.A. PRINCIPAL
P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518
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PROJECT
CAMPBELL RESIDENCE GARAGE REPLACEMENT
34 OLD POND ROAD
SOUTH SALEM, NY 10590

TITLE
SITE PLAN

DATE
MARCH 30, 2021

SCALE
1" = 10'

PROJ. #

DRAWING
C/2

ABESHOUSE BARN ADDITION

158 Elmwood Road
South Salem, NY 10590

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FOS	FACE OF STUDS	OFF	OFFICE
AP	ACCESS PANEL	FOW	FACE OF WALL	OC	ON CENTER (S)
ACT	ACOUSTICAL CEILING TILE	FIN	FINISH (ED)	OPG	OPENING
A/C	AIR CONDITIONING	FFL	FINISH FLOOR LEVEL	OPP	OPPOSITE
ALT	ALTERNATE	FE	FIRE EXTINGUISHER	OA	OVERALL
AL	ALUMINUM	FEC	FIRE EXTINGUISHER CABINET	OH	OVERHEAD
AB	ANCHOR BOLT	FPRF	FIREPROOF (ING)		
ANOD	ANODIC, ANODIZED	FLR	FLOOR (ING)	PTD	PAINTED
ARCH	ARCHITECT (URAL)	FD	FLOOR DRAIN	PVG	PAVE (D), (ING)
ASPH	ASPHALT	FM	FLOOR MAT & FRAME	PVMT	PAVEMENT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	FT	FOOT	PLAM	PLASTIC LAMINATE
		FTG	FOOTING	PLYWD	PLYWOOD
AUX	AUXILIARY	FR	FRAME (D), (ING)	PVC	POLYVINYL CHLORIDE
ANB	ANODIZED BLACK	FBO	FURNISHED BY OTHERS	PSI	POUNDS PER SQUARE INCH
ACL	ANODIZED CLEAR	FURR	FURRED (ING)	PSF	POUNDS PER SQUARE FOOT
				PS	PROJECTION SCREEN
BRG	BEARING	GA	GAGE, GAUGE		
BD	BOARD	GALV	GALVANIZED	QTY	QUANTITY
BS	BOTH SIDES	GB	GRAB BAR		
BOTT	BOTTOM	GC	GENERAL CONTRACTOR	RAD	RADIUS
BLDG	BUILDING	GL	GLASS, GLAZING	REF	REFERENCE
		GYP BD	GYPSUM BOARD	REFR	REFRIGERATOR
CAB	CABINET			REINF	REINFORCING
CARP	CARPET	HC	HANDICAPPED	REQD	REQUIRED
CLG	CEILING	HDR	HEADER	REV	REVISION (S), REVISED
CTR	CENTER	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	RH	RIGHT HAND
<	CENTER LINE			R	RISER
CT	CERAMIC TILE	HT	HEIGHT	RD	ROOF DRAIN
C	CHANNEL	HP	HIGH POINT	RM	ROOM
CLR	CLEAR (ANCE)	HM	HOLLOW METAL	RO	ROUGH OPENING
CL	CLOSET	HORIZ	HORIZONTAL		
COL	COLUMN	HB	HOSE BIBB	SEC	SECTION
CONC	CONCRETE MASONRY UNIT	HWH	HOT WATER HEATER	SHT	SHEET
CMU		HCWD	HOLLOW CORE WOOD	SIM	SIMILAR
CONST	CONSTRUCTION	HCAL	HOLLOW CORE ALUMINUM	STC	SOUND TRANSMISSION
CONT	CONTINUOUS; CONTINUE			S	SOUTH
CONTR	CONTRACT (OR)	IN	INCH	SPEC	SPECIFICATION (S)
CJ	CONTROL JOINT	INSUL	INSULATE (D), (ION)	SQ	SQUARE
COORD	COORDINATE	INT	INTERIOR	SF	SQUARE FEET
CORR	CORRIDOR			SS	STAINLESS STEEL
CRS	COURSE(S)	JAN	JANITOR	STD	STANDARD
	DEMOLISH, DEMOLITION	JT	JOINT	STL	STEEL
DEMO		JST	JOIST	STOR	STORAGE
DTL	DETAIL			STR	STRUCTURAL
DIAG	DIAGONAL	LAV	LAVATORY	SUSP	SUSPENDED
DIA	DIAMETER	LH	LEFT HAND	SCWD	SOLID CORE WOOD
DIM	DIMENSION	LT	LIGHT	ST	STAINED
DN	DOWN	LTL	LINTEL		
DWR	DRAWER	LP	LOW POINT	TB	TACKBOARD
DWG	DRAWING			THK	THICK (NESS)
D	DRAIN	MB	MARKER BOARD	T&G	TONGUE AND GROOVE
		MFR	MANUFACTURE (ER)	T&B	TOP AND BOTTOM
EA	EACH	MO	MASONRY OPENING	TOS	TOP OF SLAB
E	EAST	MAX	MAXIMUM	TO STL	TOP OF STEEL
ELEC	ELECTRIC (AL)	MECH	MECHANIC (AL)	TOW	TOP OF WALL
EWC	ELECTRIC WATER COOLER	MTL	METAL	TYP	TYPICAL
EL	ELEVATION	MIN	MINIMUM		
EMER	EMERGENCY	MISC	MISCELLANEOUS	UL	UNDERWRITERS LABORATORY
ENCL	ENCLOSE (URE)	MTD	MOUNTED	UNO	UNLESS OTHERWISE NOTED
EQ	EQUAL	MULL	MULLION	U	URINAL
EQUIP	EQUIPMENT	MW	MILLWORK		
EXIST	EXISTING	MF	MILL FINISH	VERT	VERTICAL
EB	EXPANSION BOLT			VIF	VERIFY IN FIELD
EJ	EXPANSION JOINT	NOM	NOMINAL	VCT	VINYL COMPOSITION TILE
EXP	EXPOSED	N	NORTH		
EXT	EXTERIOR	NA	NOT APPLICABLE	WC	WATER CLOSET
		NIC	NOT IN CONTRACT	WWF	WELDED WIRE FABRIC
		NTS	NOT TO SCALE	W	WEST
		NO	NUMBER	W	WIDTH, WIDE
				W/	WITH
				W/O	WITHOUT
				WD	WOOD

GENERAL NOTES

GENERAL:

1. ALL DIMENSIONS TO FINISHED FACE OF CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL DIMENSIONS MUST BE FIELD VERIFIED, COORDINATE WITH EXISTING CONDITIONS IN FIELD.

2. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IN THESE DRAWINGS AND RELATED SPECIFICATIONS TO ARCHITECT FOR RESOLUTION PRIOR TO START OF CONSTRUCTION. FAILURE TO VERIFY ALL CONDITIONS AFFECTING THE WORK AND FAILURE TO REPORT DISCREPANCIES WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE COORDINATION OF ALL ASPECTS OF THE WORK.

3. ALL NEW SWITCHING, THERMOSTATS, OUTLETS, SECURITY, OR SIMILAR DEVICE LOCATIONS SHALL BE REVIEWED WITH ARCHITECT IN WALK THROUGH PRIOR TO PLACING IN FIELD.

4. ALL MATERIALS TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE.

5. NOT USED

6. COORDINATE ALL WORK WITH BASE SCOPE DRAWINGS & SPECIFICATIONS.

7. CONTRACTOR TO RESTORE ANY EXISTING FIRE PROOFING TO PRESCRIBED RATING.

8. ALL DOORS TO BE LOCATED 6" FROM NEAREST WALL U.O.N.

9. NOT USED

10. ANY CONTRACTOR OR SUBCONTRACTOR THAT WORKS ON THE PROJECT MUST PROVIDE A "RELEASE OF LIENS," SEE SPECIFICATIONS FOR DETAILS.

11. ALL UTILITY SHUTDOWNS THAT IMPACT WILL NEED TO BE DURING NON-BUSINESS/OPERATING HOURS AND MUST BE COORDINATED WITH THE PROPERTY MANAGER AT LEAST 72 HOURS IN ADVANCE.

12. CONTRACTORS MUST NOT PARK IN THE FIRE LANE OR THE ROADWAYS, SEE DESIGNATED AREAS

13. CONTRACTORS MUST CLEAN UP COMMON AREA DAILY, ENSURING THE PARKING LOT AND SIDEWALKS ARE NEAT, CLEAN, AND FREE OF SHARP METAL OBJECTS THAT MAY BE DROPPED DURING DEMOLITION.

VICINITY MAP

BUILDING PROPERTY INFORMATION

LOT #	12.10
BLOCK #	7.15
LOT SIZE	9.511 ACRES

APPLICABLE CODES

BOOK	EDITION
IBC	NJ 2018
IMC	2015
ASHRAE	90.1-2013
IECC	2015
ANSI	A117.1 - 2017
NJAC	5.23-6 & 7
NSPC	2015
NEC	2017
IFGC	2015
IPC	2015

CONSTRUCTION PLAN LEGEND

- XX'-XX" — FLOOR HEIGHT
- XXX — WALL TYPE TAG
- 00 / X000 — BUILDING SECTION TAG
- 00 / X000 — WALL SECTION TAG
- 00 / X000 — ELEVATION TAG
- XX — ORIENTATION GRID
- 1 — REVISION VERSION TAG
- REVISION CLOUD
- 00 / X000 — DWG. TYPE - LOCATION; SCALE = X'-XX" = X'-XX"
- ROOM NUMBER / ROOM NAME / SQUARE FOOTAGE — ROOM TAG
- N / W / XX / XXXX / E / S — INTERIOR ELEVATION TAG
- X'-XX" — DIMENSION
- 000 — KEY NOTE
- NOTE — CONSTR. NOTE
- 00 / A000 — ENLARGED PLAN TAG
- DRAWING ORIGIN INDICATOR
- 000 — WINDOW TAG
- 000 — DOOR TAG
- BREAKLINE
- N — DIRECTION DUE NORTH

DRAWING LIST

SHEET NUMBER	ARCHITECTURAL DRAWINGS
T100	COVER SHEET
G100	CODE ANALYSIS / EGRESS PLAN / DEMOLITION PLAN / DEMOLITION CEILING PLAN
A100	CONSTRUCTION PLAN / REFLECTED CEILING PLAN /
A120	FINISH PLAN
A200	INTERIOR ELEVATIONS
A400	CONSTRUCTION DETAILS
A600	SCHEDULES
A500	INTERIOR ELEVATIONS
A520	INTERIOR ELEVATIONS

SHEET NUMBER	FURNITURE DRAWINGS

DESCRIPTION OF WORK:

EXPANSION OF CURRENT OFFICE SUITE 220 INTO OFFICE SUITE 215. ADDING AND FITTING-OUT 4,494 SF OF OFFICE SPACE

CONSTRUCTION DOCUMENTS

OWNER
ABESHOUSE STUDIO PRODUCTIONS
158 Elmwood Road
South Salem, NY 10590

ACOUSTIC ENGINEER
JAFFE HOLDEN
Russell Cooper
114-A Washington Street
Norwalk, CT 06854
PH: 203.838.4167 X113

M/E/P PROFESSIONAL ENGINEER

ARCHITECT
FAREWELL ARCHITECTS LLC
759 STATE ROAD
PRINCETON, NJ 08540
PH: 609.681.2484
EMAIL: CONTACT@FAREWELL-ARCHITECTS.COM

Michael Farewell FAIA
NY - 028911

T 609-681-2484
F 609-681-2483
759 State Road
Princeton, NJ 08540
www.farewell-architects.com

FAREWELL ARCHITECTS LLC

Drawn By: MTS
Checked By: MF

Date	Issue	No.
05/12/2021	REVIEW	0
07/22/2021	REVIEW	0

Abeshouse Barn Addition
158 Elmwood Road
South Salem, NY, 10590

Project No: 2101

Drawing Title: TITLE PAGE & LOCATION PLANS

File Name: FILENAME

T100

1 SITE PLAN
SCALE: 1"=30'-0"

ZONING TABLE			
ZONING DISTRICT	R-2A		
LOT SIZE	6.71 ACRES = 292,288 SF		
METRIC	REQUIRED SF	PROPOSED SF	COMPLIES
BUILDING COVERAGE	26,306 (9% OF LOT)	4,146 (.01%)	YES
FRONT YARD SETBACK	65' CENTERLINE, 40' LOT LINE	347'	YES
SIDE YARD SETBACK	30'	140' (SOUTH), 124' (NORTH)	YES
REAR YARD SETBACK	50'	548'	YES
MAX. HEIGHT	20'-0"	23'-0"	NO

Michael Farewell FAIA
NY - 028911

T 609-681-2484
F 609-681-2483
759 State Road
Princeton, NJ 08540
www.farewell-architects.com

FAREWELL ARCHITECTS LLC

Drawn By MTS
Checked By MF

Date	Issue	No.
05/12/2021	REVIEW	0
07/22/2021	REVIEW	0

Abeshouse Barn Addition

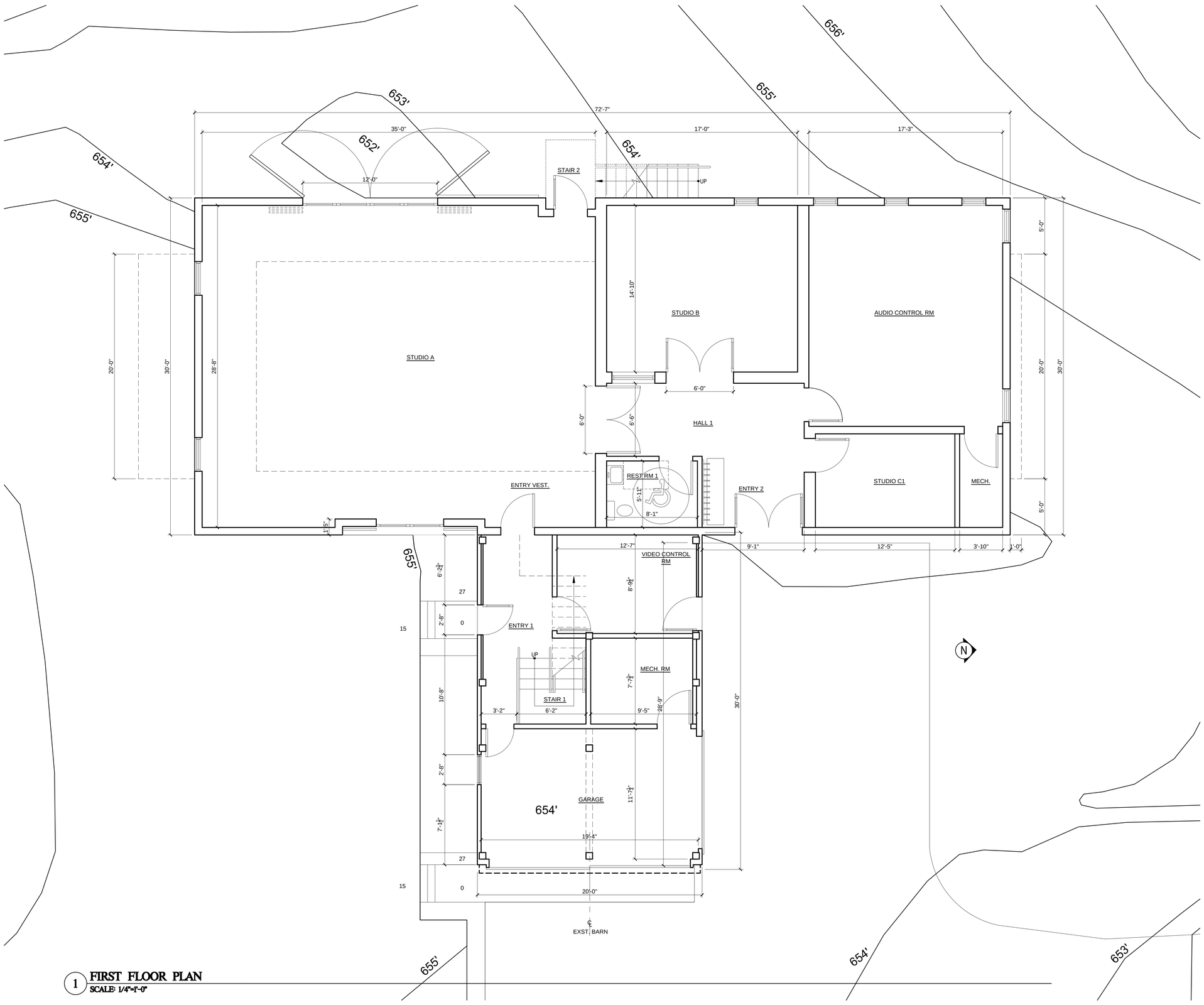
158 Elmwood Road
South Salem, NY, 10590

Project No 2101

Drawing Title SITE PLAN

File Name FILENAME

A000



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

Michael Farewell FAIA
NY - 028911

T 609-681-2484
F 609-681-2483
759 State Road
Princeton, NJ 08540
www.farewell-architects.com

FAREWELL ARCHITECTS LLC

Drawn By: MTS
Checked By: MF

Date	Issue	No.
05/12/2021	REVIEW	0
07/22/2021	REVIEW	0

Abeshouse Barn Addition

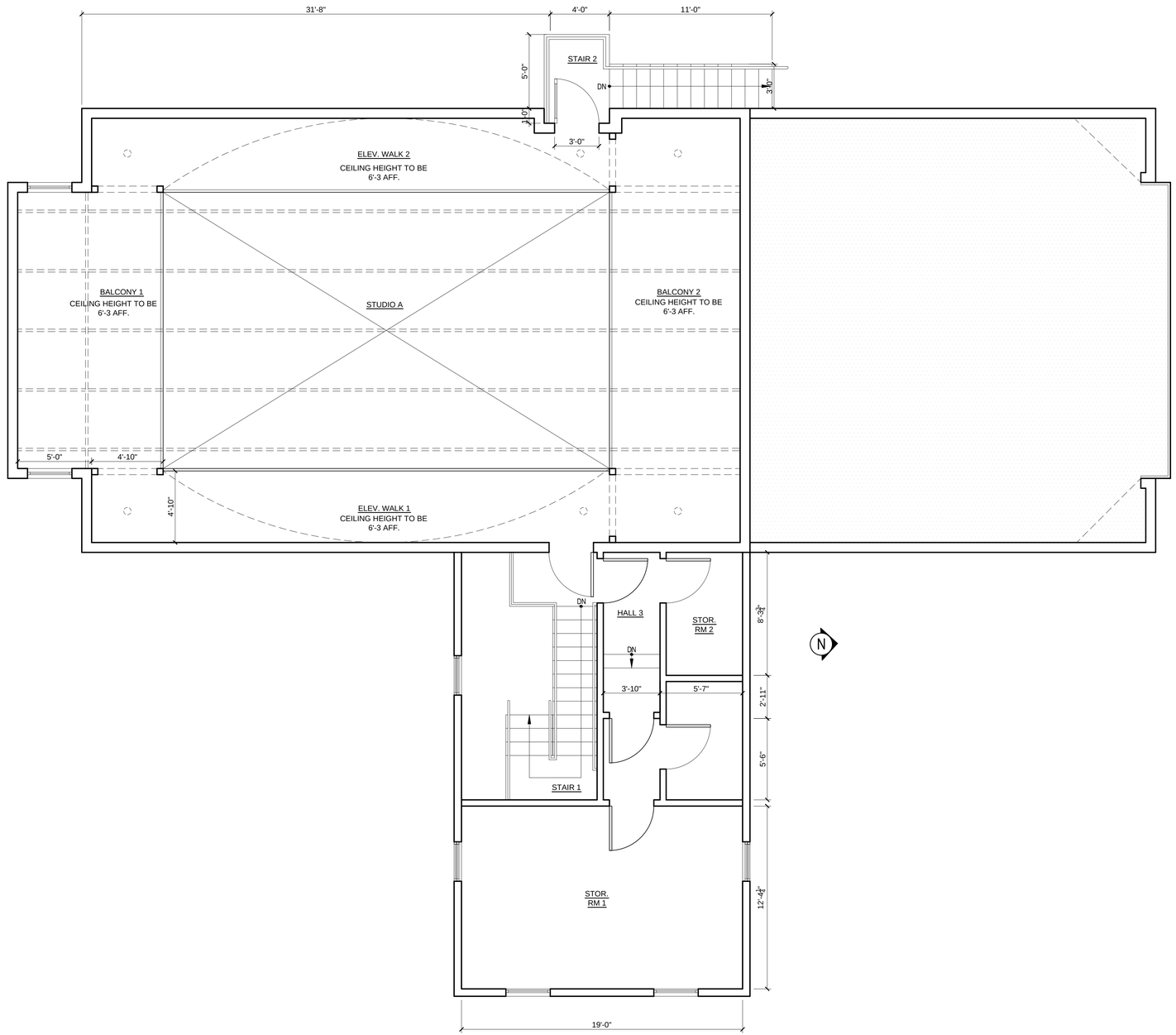
158 Elmwood Road
South Salem, NY, 10590

Project No: 2101

Drawing Title: FIRST FLOOR PLAN

File Name: FILENAME

A101



1 **MEZZANINE FLOOR PLAN**
SCALE: 1/4"=1'-0"

Michael Farewell FAIA
NY - 028911

T 609-681-2484
F 609-681-2483
759 State Road
Princeton, NJ 08540
www.farewell-architects.com

FAREWELL
ARCHITECTS LLC

Drawn By
MTS

Checked By
MF

Date	Issue	No.
05/12/2021	REVIEW	0
07/22/2021	REVIEW	0

Abeshouse Barn Addition

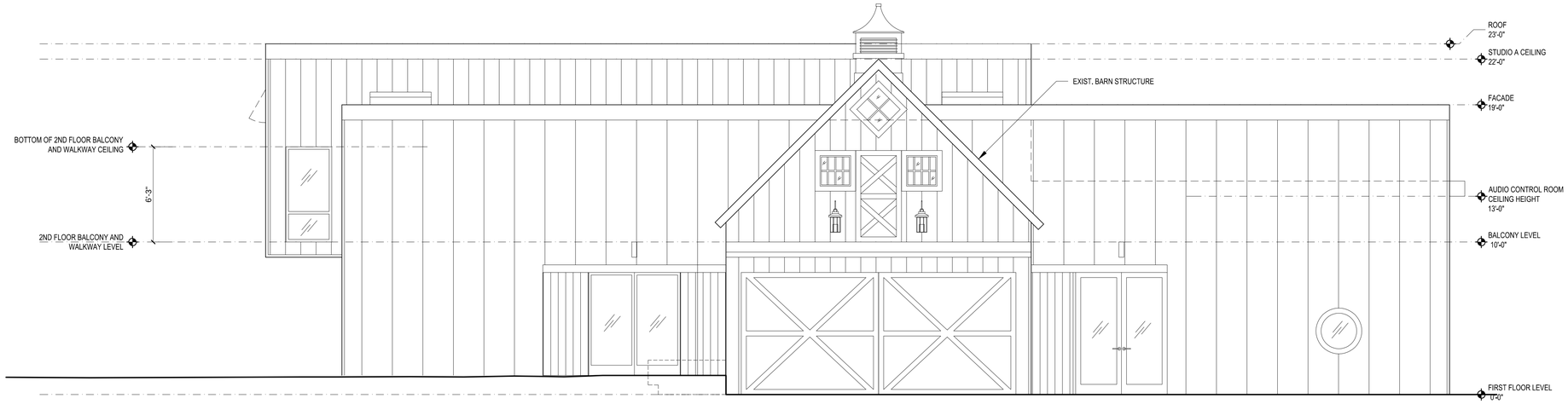
158 Elmwood Road
South Salem, NY, 10590

Project No
2101

Drawing Title
MEZZANINE
FLOOR PLAN

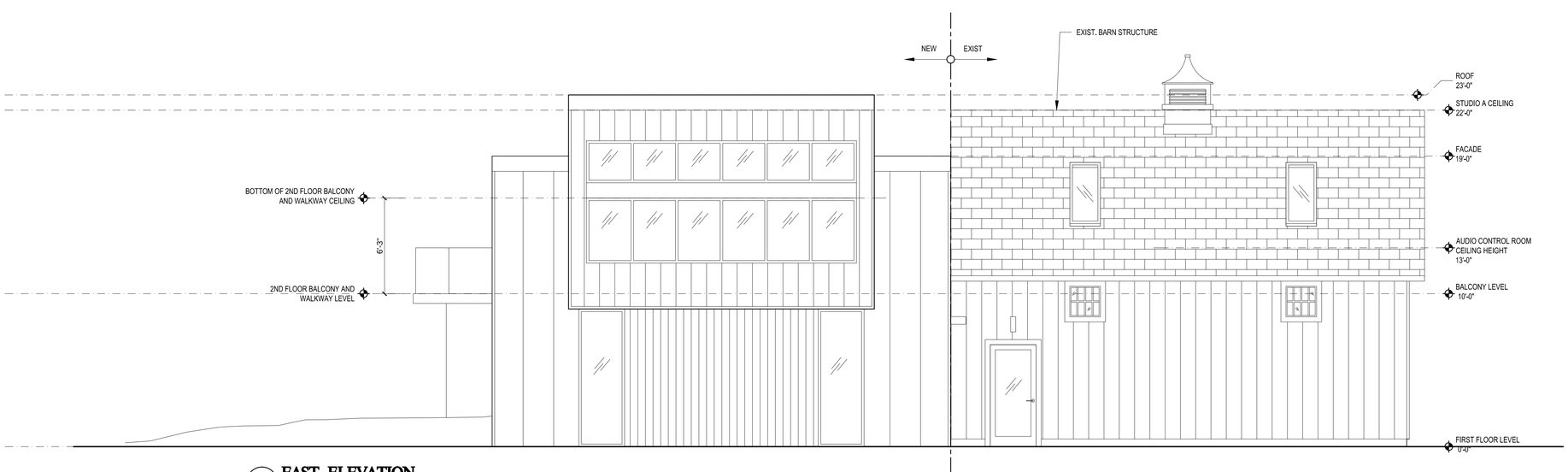
File Name
FILENAME

A102



2 SOUTH ELEVATION

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



1 EAST ELEVATION

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

Michael Farewell FAIA
NY - 028911

T 609-681-2484
F 609-681-2483
759 State Road
Princeton, NJ 08540
www.farewell-architects.com

FAREWELL
ARCHITECTS LLC

Drawn By: MTS

Checked By: MF

Date	Issue	No.
05/12/2021	REVIEW	0
07/22/2021	REVIEW	0

Abeshouse Barn Addition

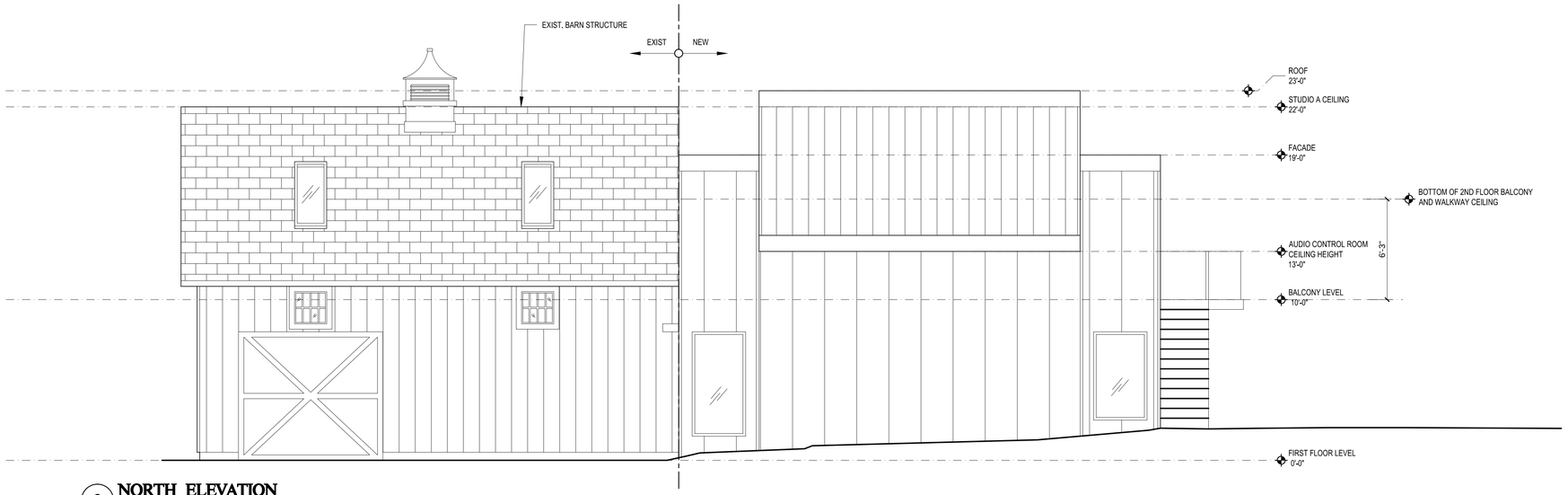
158 Elmwood Road
South Salem, NY, 10590

Project No: 2101

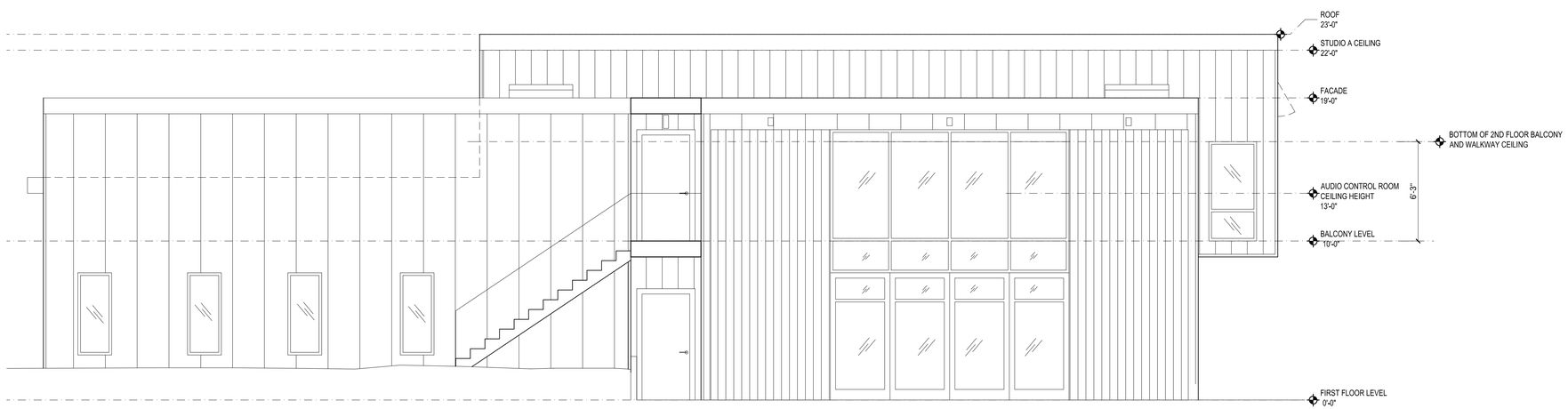
Drawing Title: EXTERIOR ELEVATIONS

File Name: FILENAME

A200



2 **NORTH ELEVATION**
SCALE: 1/4"=1'-0"



1 **WEST ELEVATION**
SCALE: 1/4"=1'-0"

Michael Farewell FAIA
NY - 028911

T 609-681-2484
F 609-681-2483
759 State Road
Princeton, NJ 08540
www.farewell-architects.com

FAREWELL
ARCHITECTS LLC

Drawn By: MTS
Checked By: MF

Date	Issue	No.
05/12/2021	REVIEW	0
07/22/2021	REVIEW	0

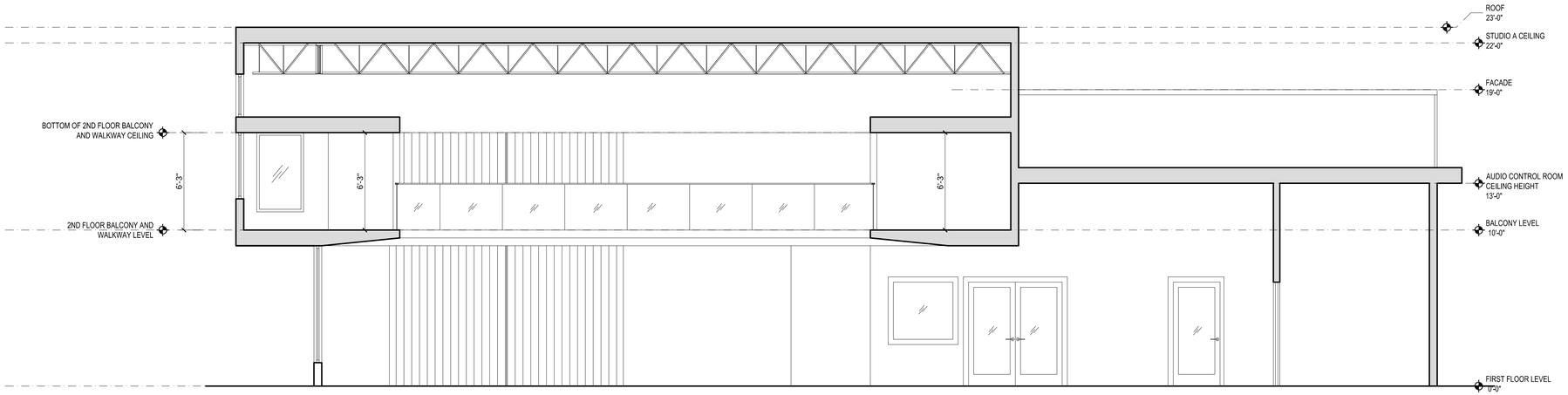
Abeshouse Barn Addition
158 Elmwood Road
South Salem, NY, 10590

Project No 2101

Drawing Title
EXTERIOR ELEVATIONS

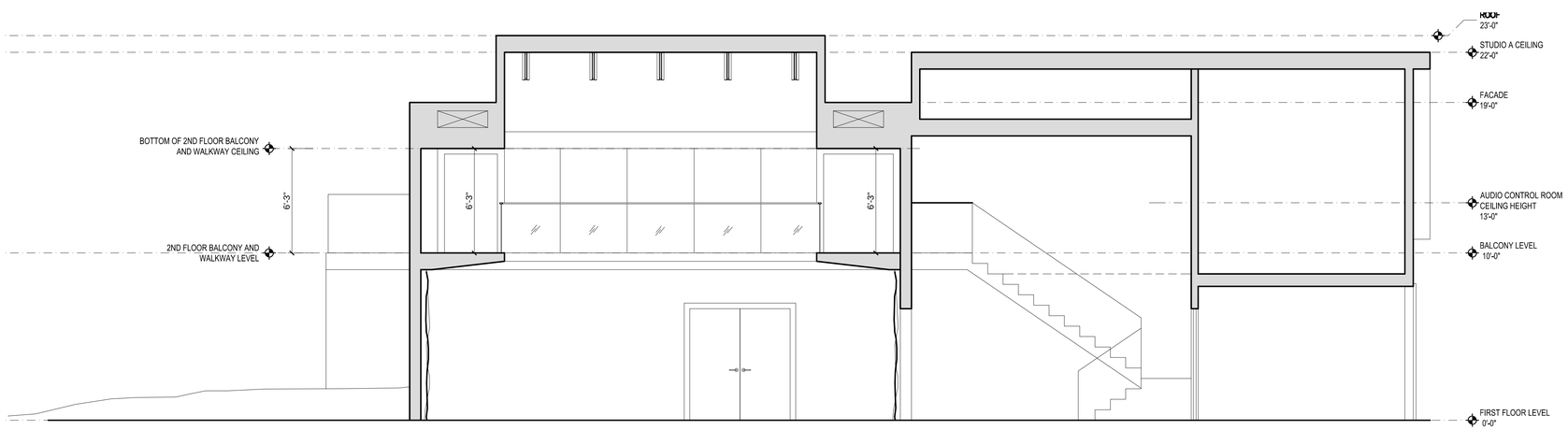
File Name
FILENAME

A201



2 NORTH SOUTH SECTION

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



1 EAST WEST SECTION

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

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NY - 028911

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F 609-681-2483
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Princeton, NJ 08540
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FAREWELL
ARCHITECTS LLC

Drawn By
MTS

Checked By
MF

Date	Issue	No.
05/12/2021	REVIEW	0
07/22/2021	REVIEW	0

Abeshouse Barn Addition

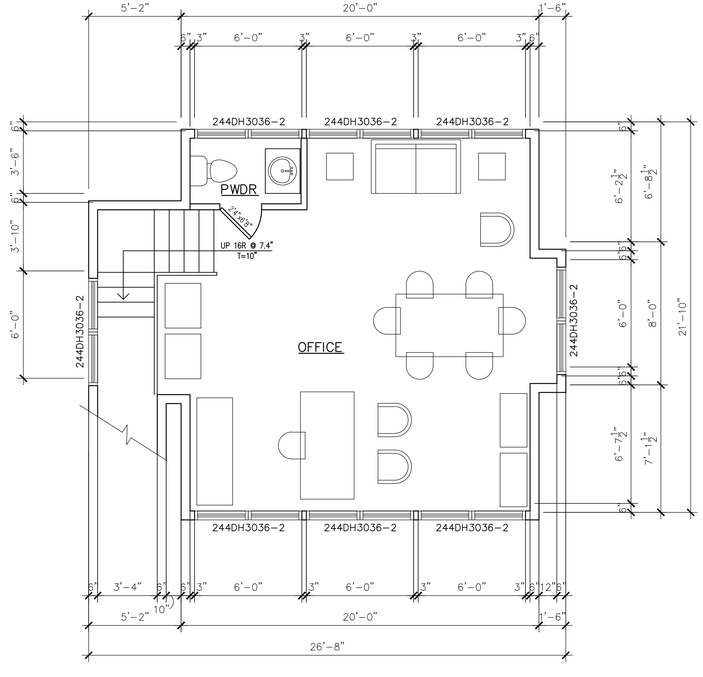
158 Elmwood Road
South Salem, NY, 10590

Project No
2101

Drawing Title
SECTIONS

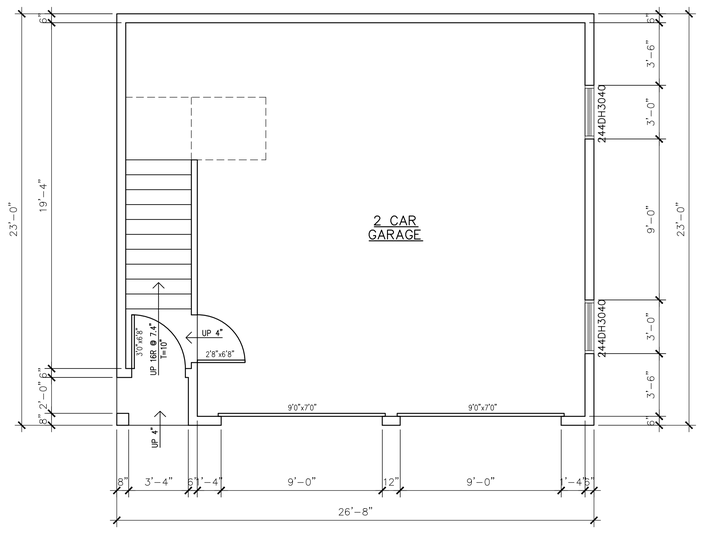
File Name
FILENAME

A300



2 SECOND FLOOR PLAN 481 SF

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



1 FIRST FLOOR PLAN 600 SF

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

1ST FL = 600 SF
2ND FL = 481 SF
TOTAL AREA = 1,081 SF

SEAL

REVISIONS

No.	Desc.	Date

CROSS RIVER ARCHITECTS, LLC
ROBERT J. EBERTS R.A., PRINCIPAL
P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518
914.763.5987
FAX 914.763.8409

PROJECT
CAMPBELL RESIDENCE GARAGE REPLACEMENT
34 OLD POND ROAD
SOUTH SALEM, NY 10590

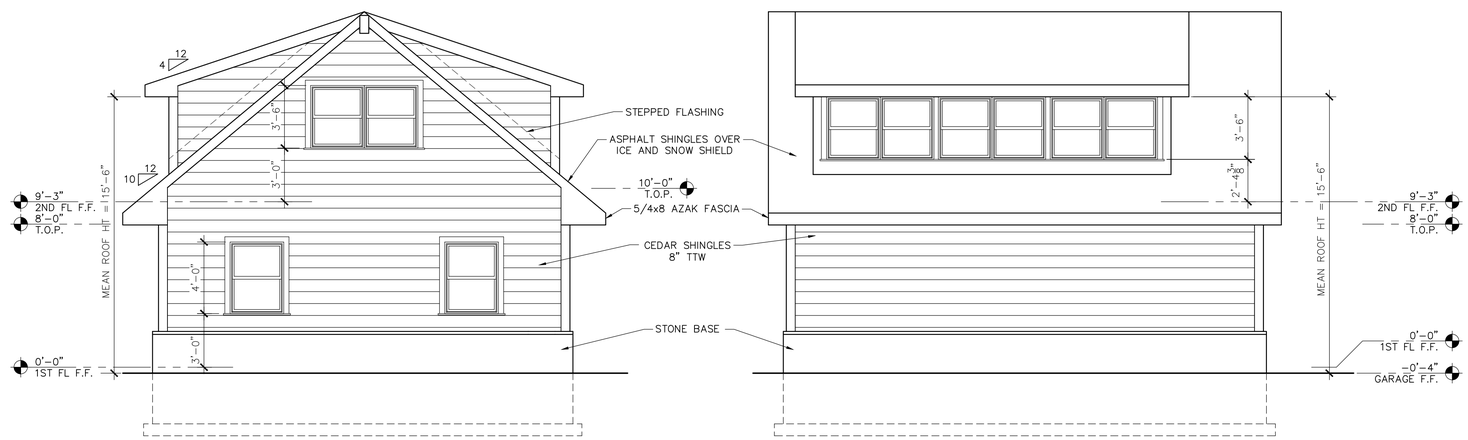
TITLE
FLOOR PLANS

DATE
FEBRUARY 7, 2021

SCALE
AS NOTED

PROJ. #

DRAWING
A/1

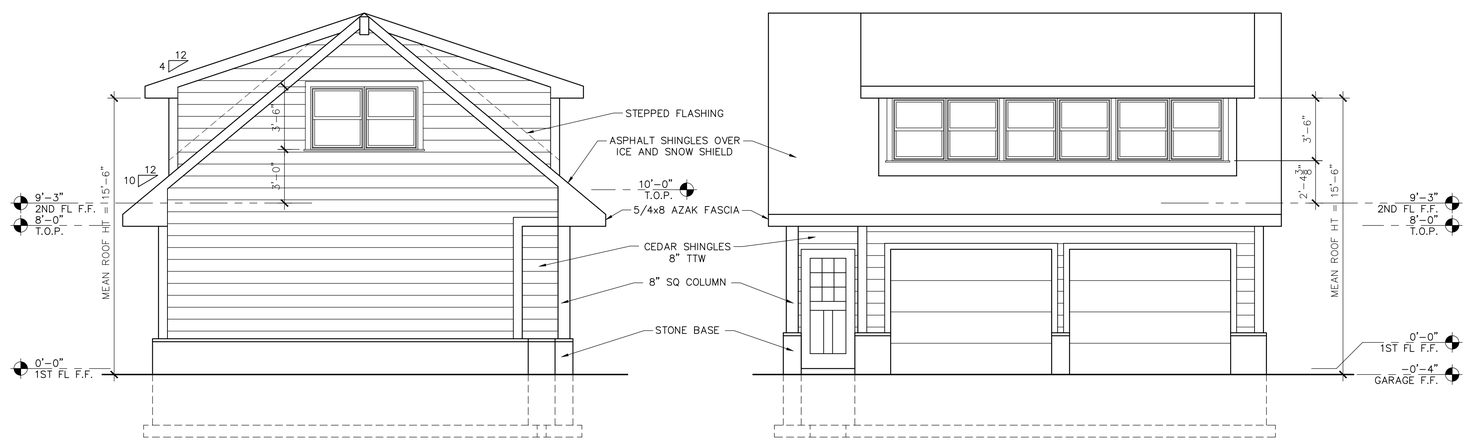


4 SOUTH ELEVATION

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

3 EAST ELEVATION

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



2 NORTH ELEVATION

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

1 WEST ELEVATION

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

REVISIONS

No.	Desc.	Date

SEAL

CROSS RIVER ARCHITECTS, LLC
ROBERT J. EBERTS R.A., PRINCIPAL
P.O. BOX 384
19 NO. SALEM RD. 2nd FL.
CROSS RIVER, N.Y. 10518
914.763.5987
FAX 914.763.8409

PROJECT
CAMPBELL RESIDENCE GARAGE REPLACEMENT
34 OLD POND ROAD
SOUTH SALEM, NY 10590

TITLE
EXTERIOR ELEVATIONS

DATE
MARCH 30, 2021

SCALE
AS NOTED

PROJ. #

DRAWING
A/2

ZONING DISTRICT R-2A (2 ACRE, One Family Residential District)

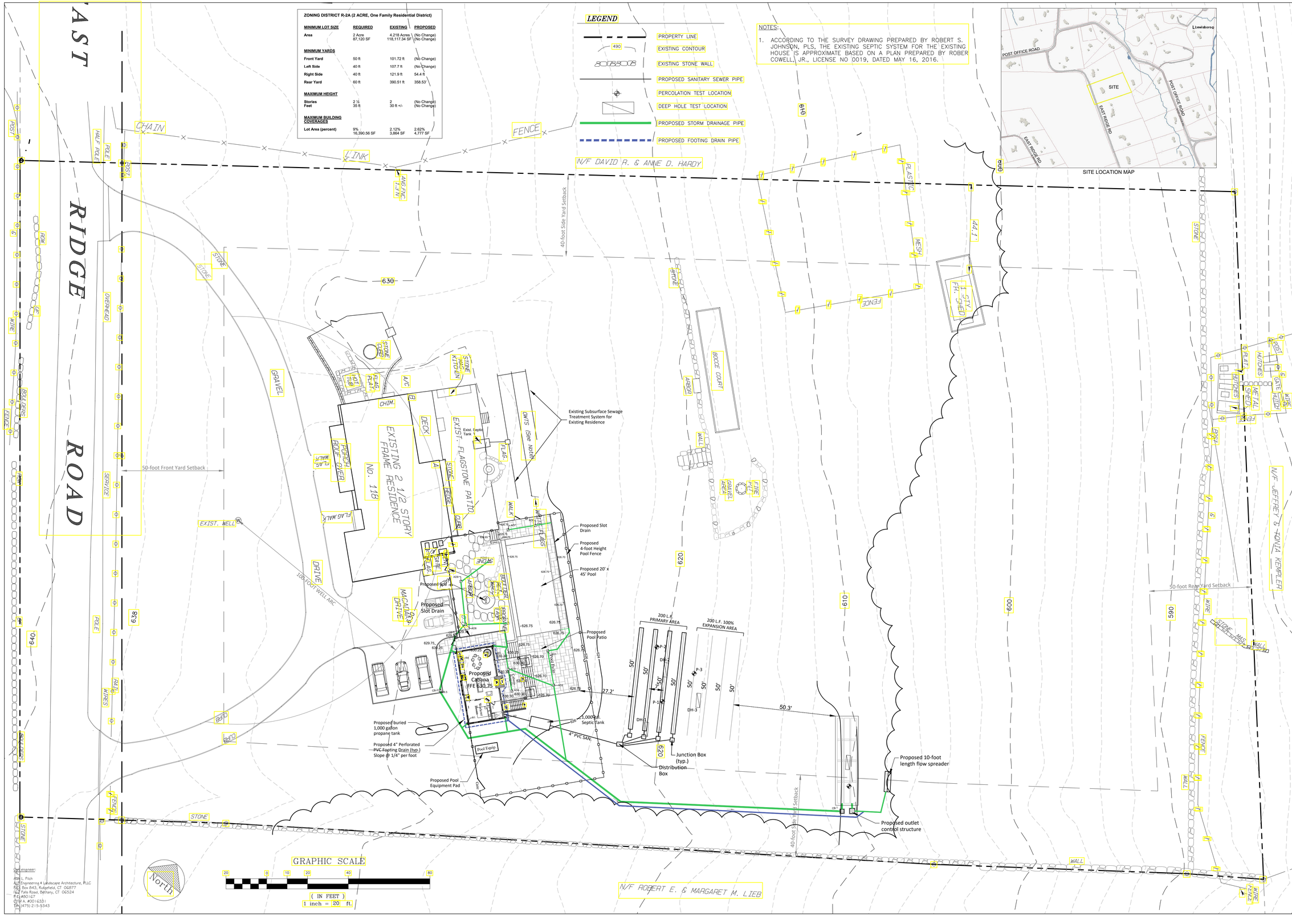
MINIMUM LOT SIZE	REQUIRED	EXISTING	PROPOSED
Area	2 Acre 87,120 SF	4.218 Acres 118,117.34 SF	(No Change) (No Change)
MINIMUM YARDS			
Front Yard	50 ft	101.72 ft	(No Change)
Left Side	40 ft	107.7 ft	(No Change)
Right Side	40 ft	121.9 ft	54.4 ft
Rear Yard	60 ft	390.51 ft	358.53'
MAXIMUM HEIGHT			
Stories Feet	2 ½ 35 ft	2 30 ft +/-	(No Change) (No Change)
MAXIMUM BUILDING COVERAGES			
Lot Area (percent)	9% 16,390.56 SF	2.12% 3,864 SF	2.62% 4,777 SF

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING STONE WALL
- PROPOSED SANITARY SEWER PIPE
- PERCOLATION TEST LOCATION
- DEEP HOLE TEST LOCATION
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED FOOTING DRAIN PIPE

NOTES:

1. ACCORDING TO THE SURVEY DRAWING PREPARED BY ROBERT S. JOHNSON, PLS, THE EXISTING SEPTIC SYSTEM FOR THE EXISTING HOUSE IS APPROXIMATE BASED ON A PLAN PREPARED BY ROBER COWELL, JR., LICENSE NO 0019, DATED MAY 16, 2016.



SITE LOCATION MAP

Civil engineer:
Alan L. Pilch
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
162 Falls Road, Bethany, CT 06524
P.E. #50167
Cert. A. #0016331
Tel. (475) 215-5343

CONSULTANTS:

ARCHITECT:

Darren P. Mercer, Architect, PLLC
32 Flintlock Ridge Road
Katonah, NY 10536
Tel: (914) 391-4490

ISSUED:

6-3-21 ZBA Submission

SEAL:

STATE OF NEW YORK · ALAN L. PILCH · No. 080167 · LICENSED PROFESSIONAL ENGINEER

PROJECT NAME:

SCOTT RESIDENCE POOL PROJECT

118 East Ridge Road
Waccabuc, New York

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 Ridgefield, CT 06877
Direct Tel. (475) 215-5343 Cell (203) 710-0587

Drawing Title:

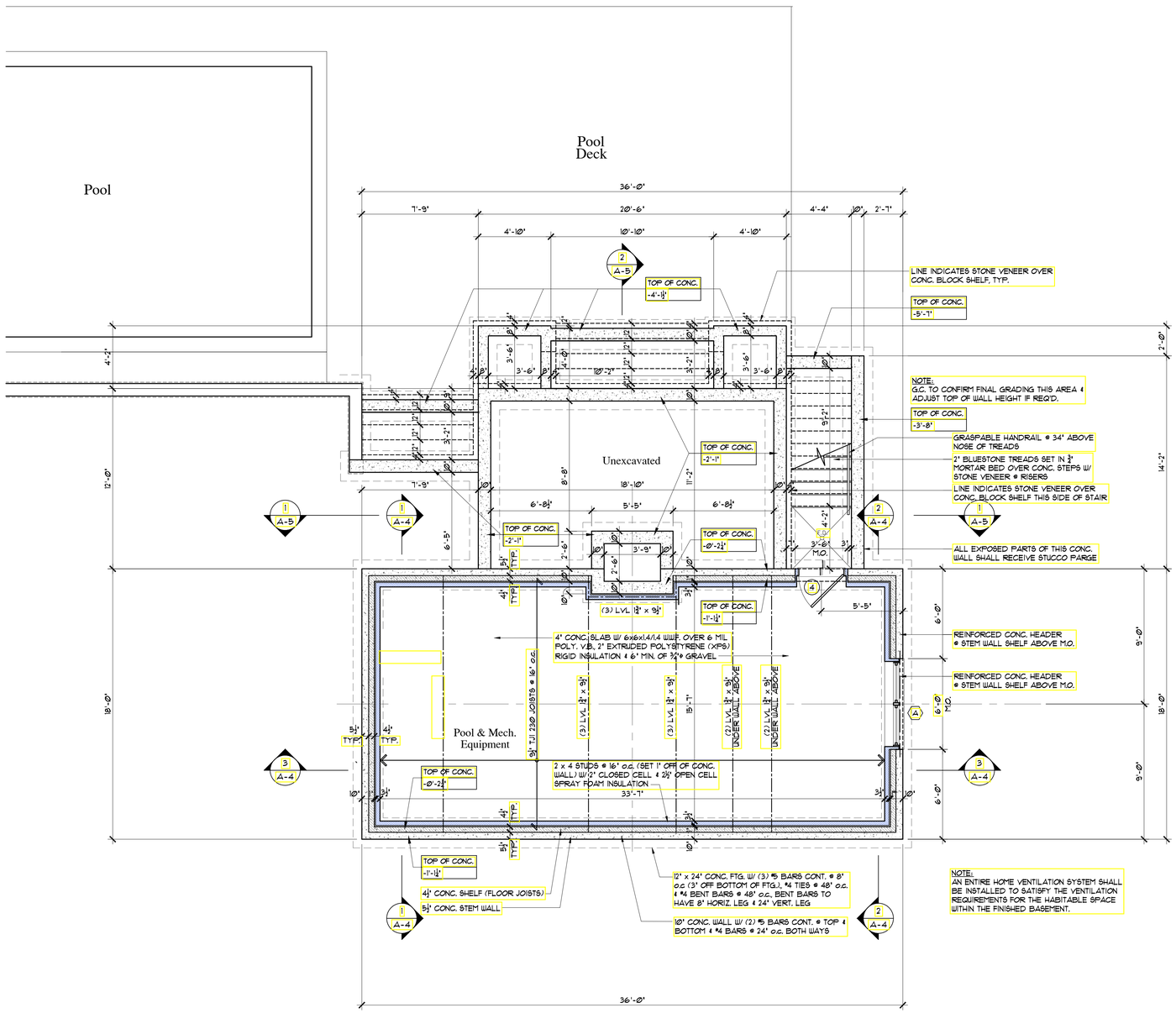
Site Plan

Date: May 14, 2021

Dwn. by: alp

ID: Scott 118 E Ridge Rd_C05-14-2021

C-101



2 BASEMENT / FOUNDATION PLAN

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

Darren P. Mercer, Architect, PLLC

NYS Lic. No. 020910 | NJ Lic. No. 11952
CT Lic. No. 9243 | MA Lic. No. 31909

Darren P. Mercer, Architect, PLLC
Architecture & Interior Design
32 Flintlock Ridge Road
Katonah, New York 10536
914.391.4490
darrenpmercer@gmail.com

Pool Cabana For:
The Scott Residence
118 East Ridge Road
Waccabuc, New York

Revisions:

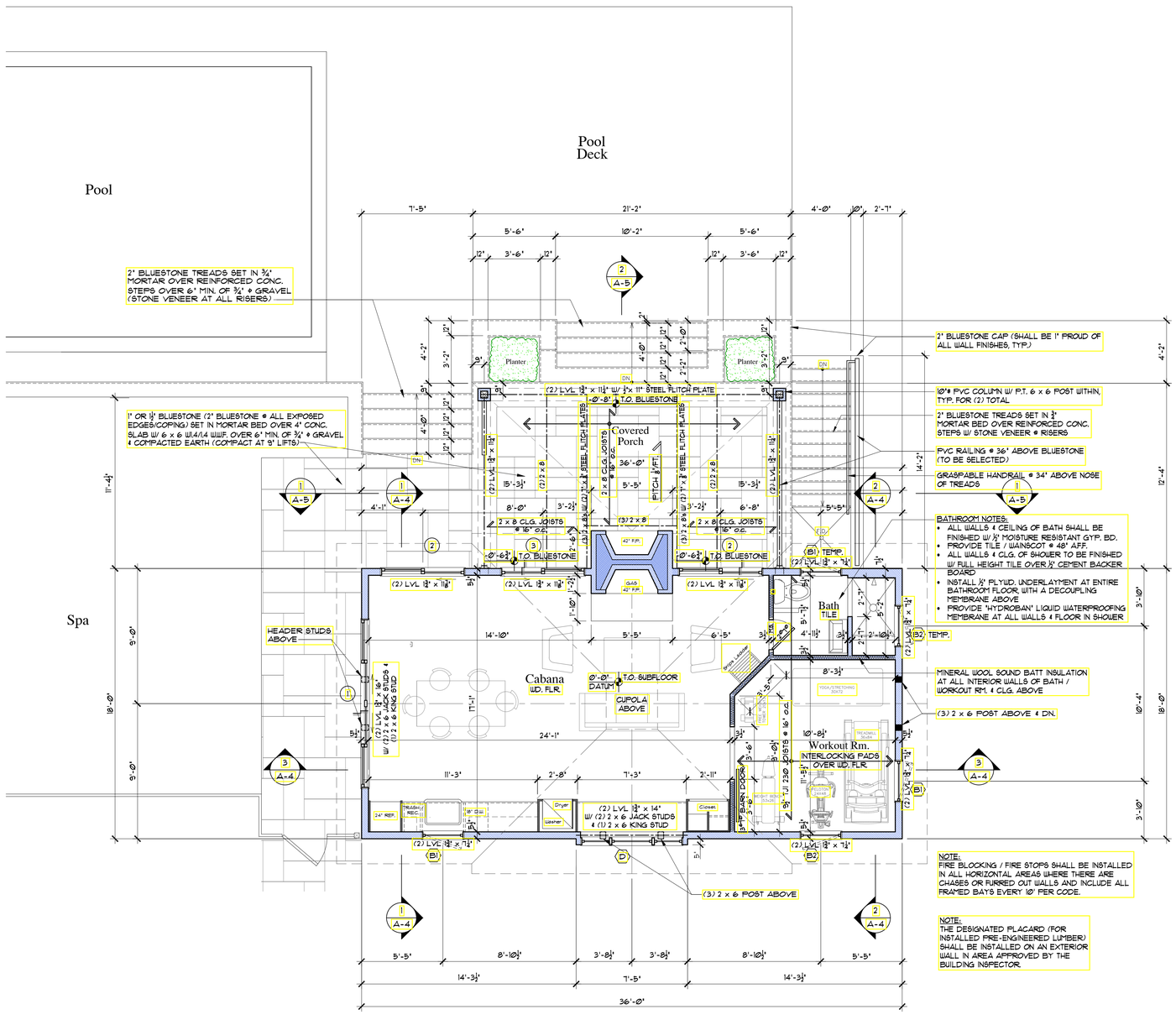
	Date:	Description:
	3/17/21	Design Devel. #2
	4/12/21	Issued for Bldg. Permit
	6-3-21	ZBA Submission

Drawing Title:
BASEMENT / FOUNDATION PLAN

Date: 04/12/21
Scale: 1/4"=1'-0"
Drawn: DM/MP
Rev.: --
Job#: 2105

Scott Cabana

A.0



2 GROUND FLOOR PLAN

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

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CT Lic. No. 9243 MA Lic. No. 31909

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914.391.4490
darrenpmercer@gmail.com

Pool Cabana For: The Scott Residence
118 East Ridge Road
Waccabuc, New York

Revisions:

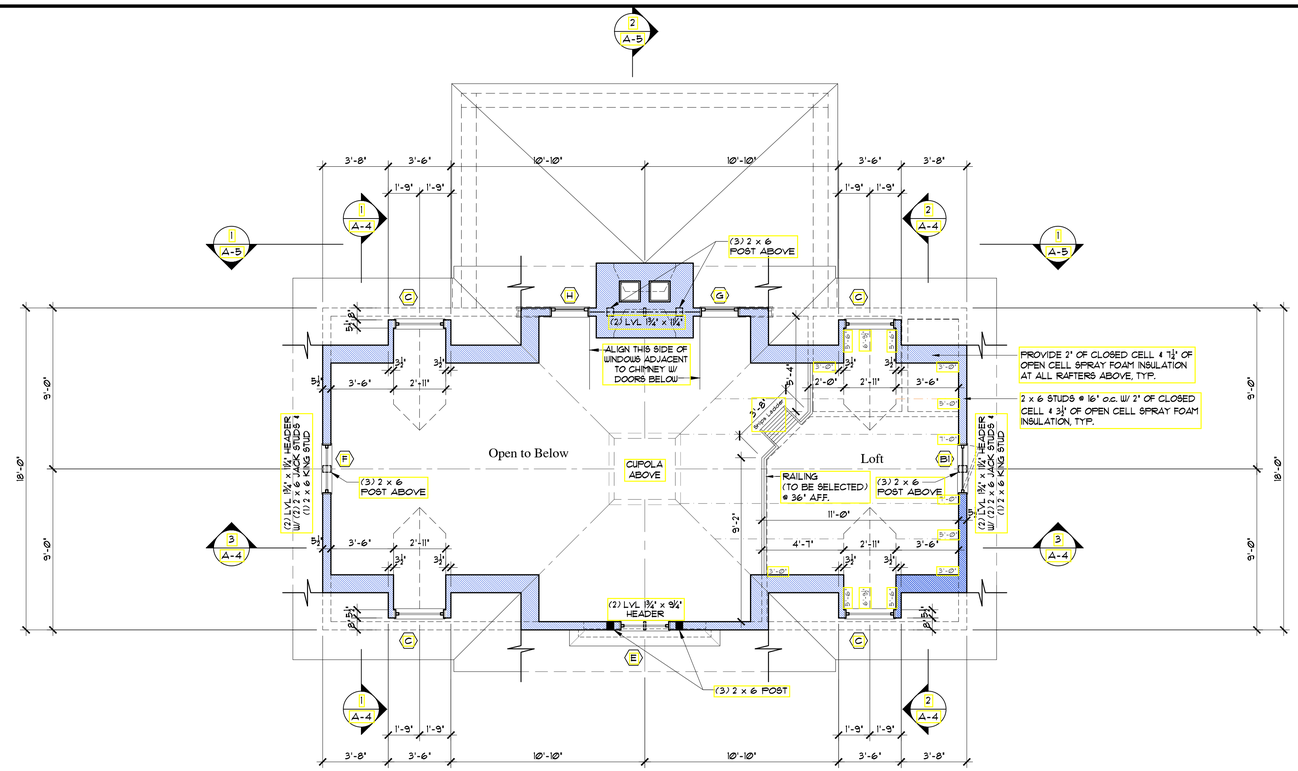
	Date:	Description:
	3/17/21	Design Devel. #2
	4/12/21	Issued for Bldg. Permit
	6-3-21	ZBA Submission

Drawing Title: GROUND FLOOR PLAN

Date: 04/12/21
Scale: 1/4"=1'-0"
Drawn: DM/MP
Rev.: --
Job#: 2105

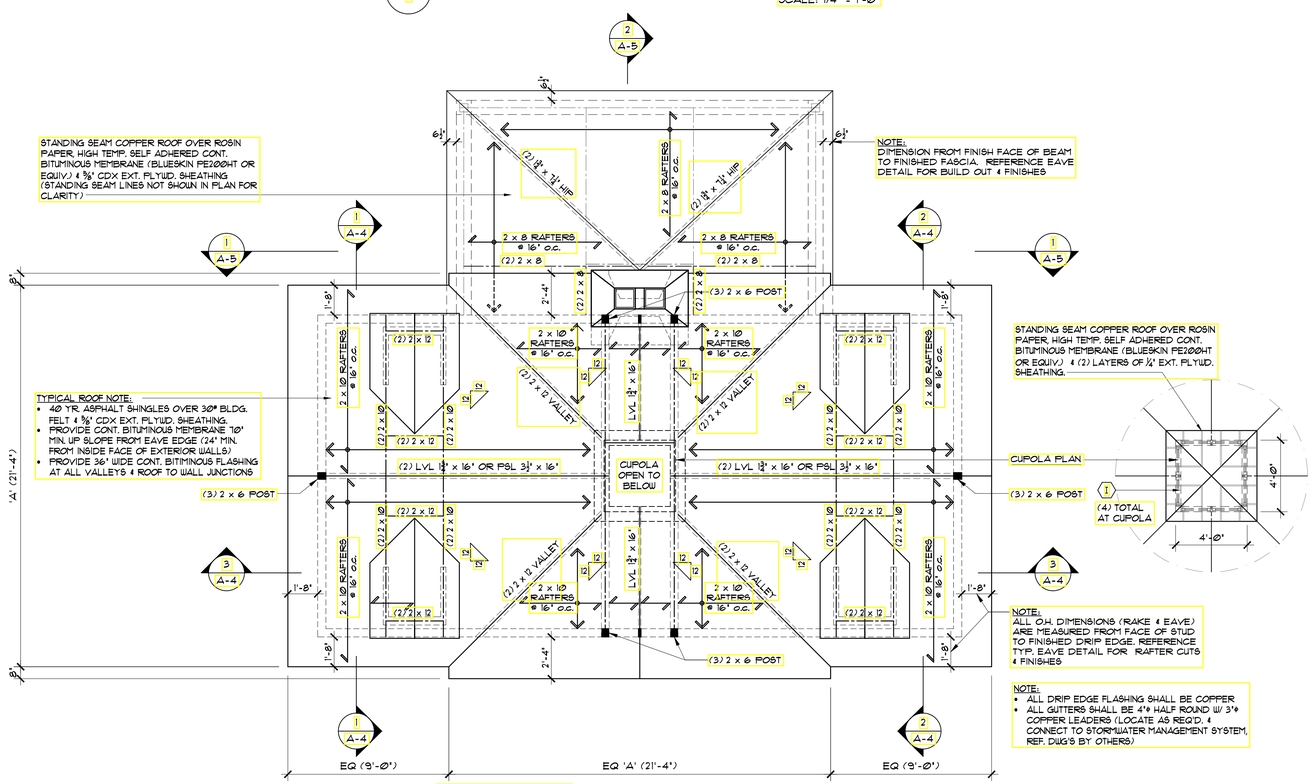
Scott Cabana

A.1



1 LOFT FLOOR PLAN

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



2 ROOF PLAN

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

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32 Flintlock Ridge Road
Katonah, New York 10536
914.391.4490
darrenpmercer@gmail.com

Pool Cabana For: The Scott Residence
118 East Ridge Road
Waccabuc, New York

Revisions:

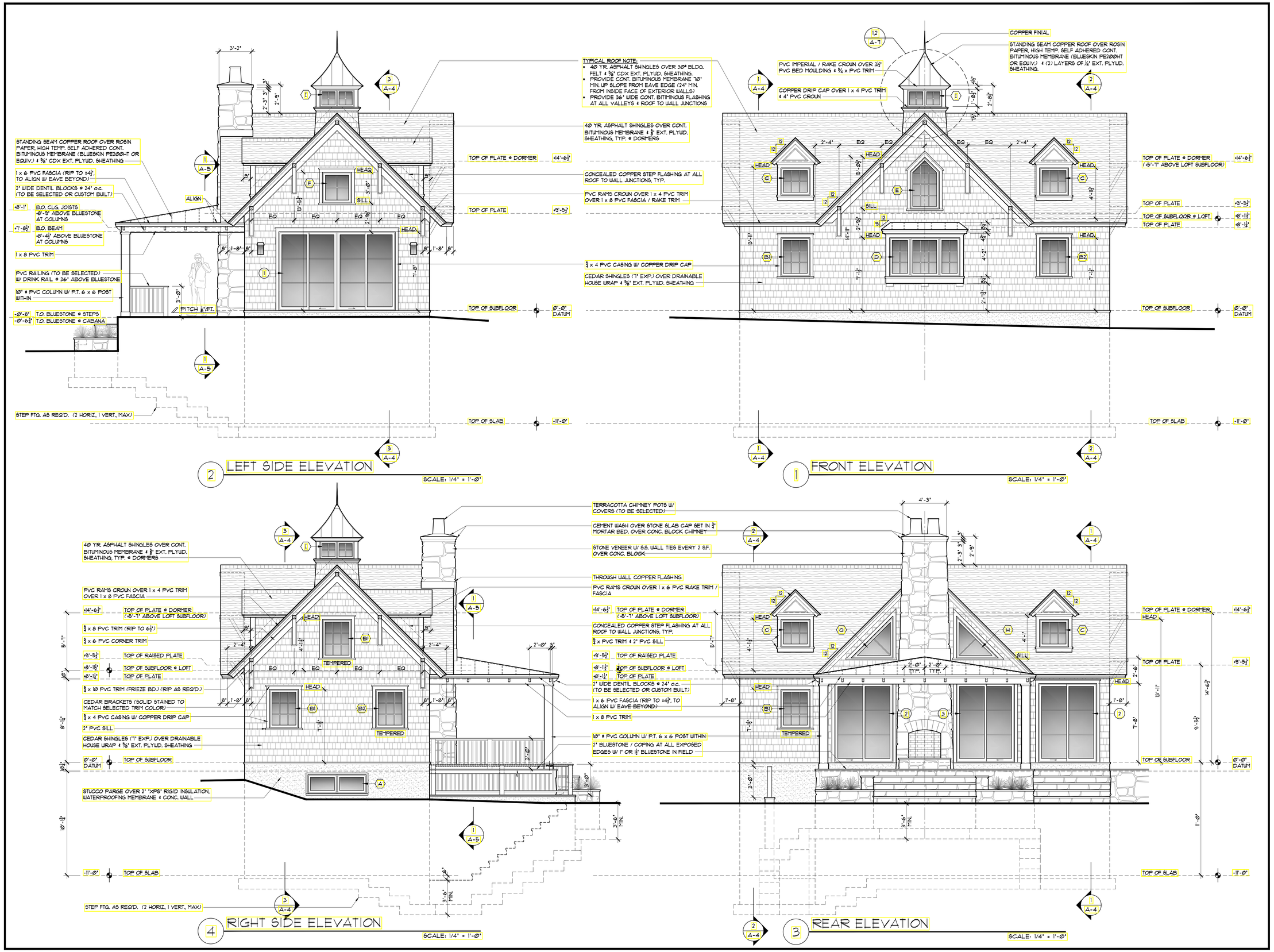
Date:	Description:
3/17/21	Design Devel. #2
4/12/21	Issued for Bldg. Permit
6-3-21	ZBA Submission

Drawing Title: LOFT PLAN & ROOF PLAN

Date: 04/12/21
Scale: 1/4"=1'-0"
Drawn: DM/MP
Rev.: --
Job#: 2105

Scott Cabana

A.2



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Revisions:

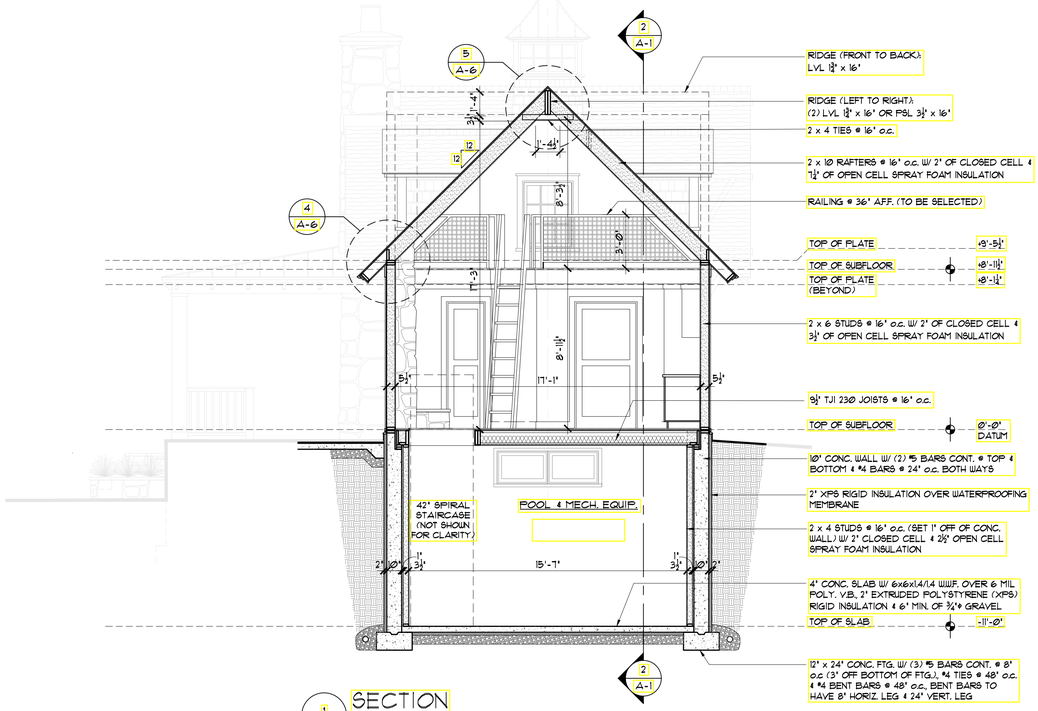
Date:	Description:
3/17/21	Design Devel. #2
4/12/21	Issued for Bldg. Permit
6-3-21	ZBA Submission

Drawing Title: ELEVATIONS

Date: 04/12/21
Scale: 1/4"=1'-0"
Drawn: DM/MP
Rev.: --
Job#: 2105

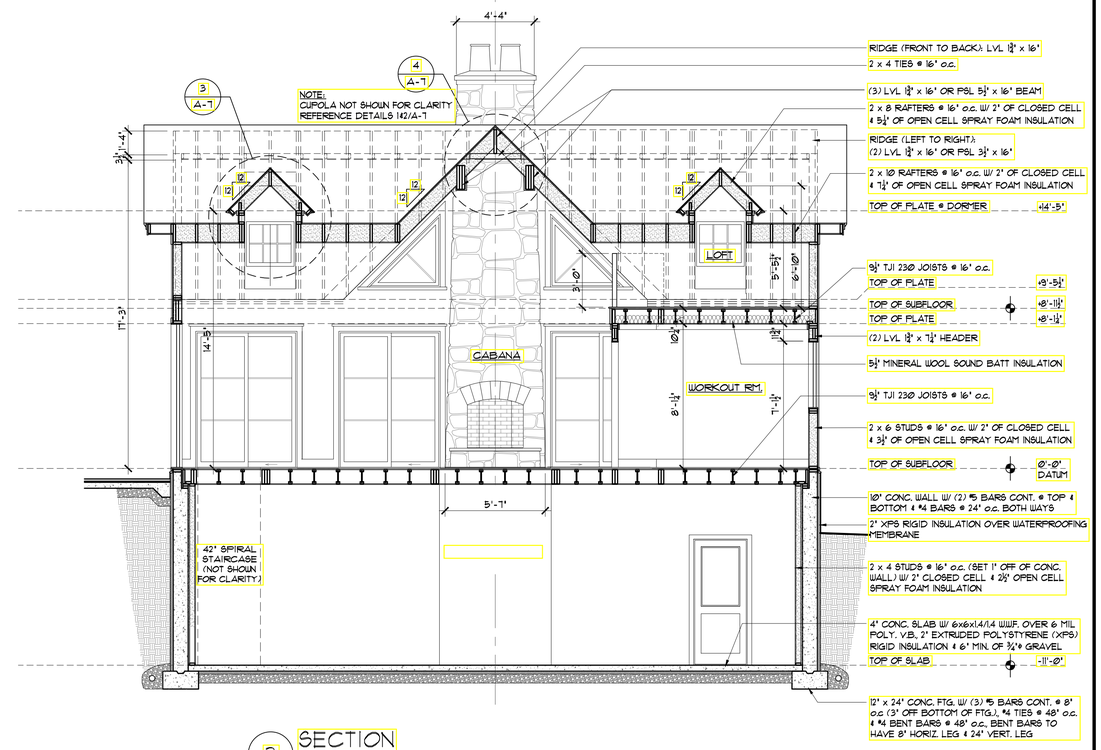
Scott Cabana

A.3



1 SECTION

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



3 SECTION

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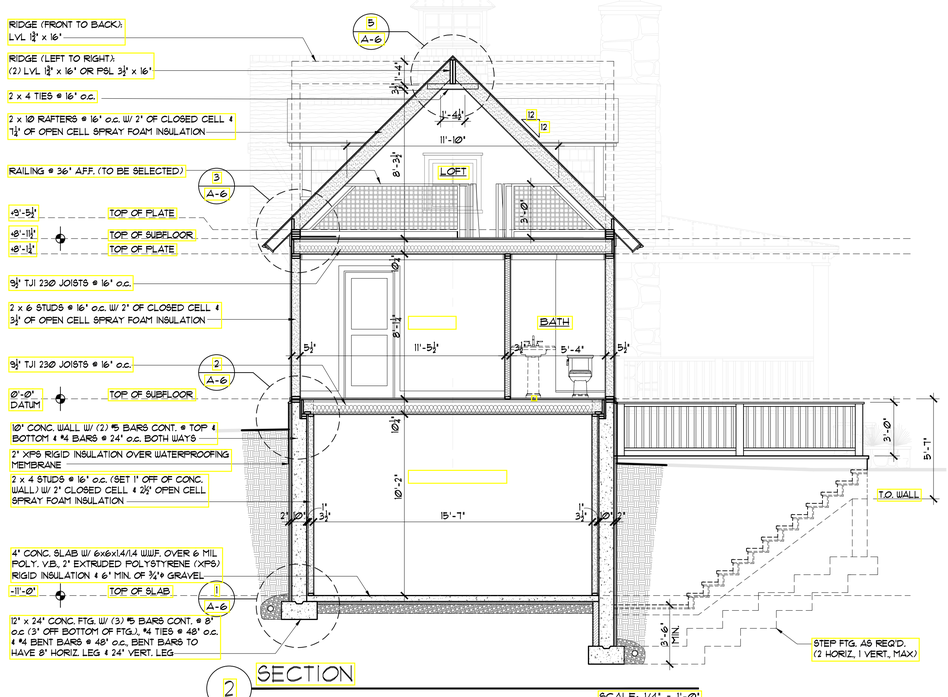

2 SECTION

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

Darren P. Mercer, Architect, PLLC ©

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CT Lic. No. 9243 MA Lic. No. 31909

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32 Flintlock Ridge Road
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Revisions:

	Date:	Description:
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	6-3-21	ZBA Submission

Drawing Title: SECTIONS

Date: 04/12/21
Scale: 1/4"=1'-0"
Drawn: DM/MP
Rev.: --
Job#: 2105

Scott Cabana

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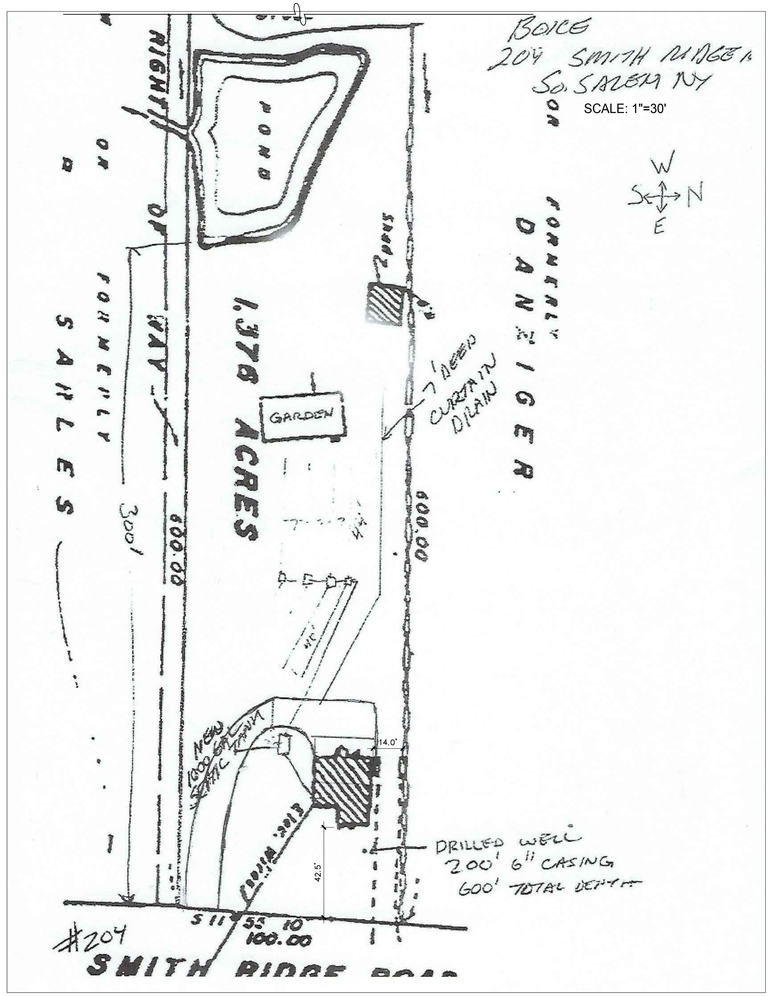


ENERGY CODE COMPLIANCE:

IECC 2018, CHAPTER 4: RESIDENTIAL ENERGY EFFICIENCY

- CLIMATE ZONE 4 -

PRESCRIPTIVE REQUIREMENTS:
FENESTRATION U-FACTOR - 0.36
FENESTRATION SHGC - NR
SKYLIGHT U-FACTOR- 0.55
CEILING R-VALUE- 49
WALL R-VALUE- 20
FLOOR R-VALUE- 19
(REFER TO PLANS FOR PROJECT INSULATION VALUES)
PROVIDED
DOUBLE PANE GLAZING UG = 1.1 W / M² K
-THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION.
-ALL JOINTS, SEAMS , AND PENETRATIONS
-JOINTS AROUND DOORS/WINDOWS AND THEIR FRAMING
-UTILITY PENETRATIONS
-WALLS AND CEILINGS SEPARATING CONDITIONED FROM NON CONDITIONED SPACE
-ATTIC ACCESS OPENINGS
-RIM JOIST JUNCTION, SILL PLATES AND HEADERS
-BUILDING ENVELOPE AIR TIGHTNESS SHALL BE TESTED IN ACCORDANCE WITH ASHREA/ASTM E779.
-PROVIDE A MINIMUM OF ONE THERMOSTAT FOR EACH HEATING AND COOLING SYSTEM CAPABLE OF AUTOMATICALLY ADJUSTING SPACE TEMPERATURE PER IECC 2015, R403.1.1.
-DUCTS IN ATTIC SHALL BE INSULATED TO MIN. R-8. ALL OTHER DUCTS SHALL BE INSULATED TO MIN. R-6 (EXCEPT DUCTS LOCATED COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE)
-ALL DUCTS SHALL BE SEALED AND COMPLY WITH M1601 OF IRC 2018-HOT AND COLD WATER PIPES SHALL BE INSULTED TO MIN. R-3
-HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL J. GC SHALL PROVIDE SYSTEM SPECIFICATIONS SHOWING COMPLIANCE WITH ABOVE.
-A MINIMUM OF 75% OF LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS

LIGHT AND VENTILATION NOTE:

THE BUILDING PLANS SHOWN HEREIN ARE IN COMPLIANCE WITH RESIDENTIAL CODE OF NEW YORK STATE. THE BUILDING PLANS DESCRIBED HEREIN COMPLY WITH SECTION 3 OF THE IRC 201

ALL HABITABLE ROOMS HAVE BEEN PROVIDED WITH AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. THE MINIMUM OPERABLE AREA FOR VENTILATION TO THE OUTDOORS HAVE BEEN PROVIDED AT NOT LESS THAN 4 PERCENT OF FLOOR AREA.

ENERGY CODE NOTE :

I CERTIFY THAT I AM A LICENSED PROFESSIONAL. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THE BUILDING PLANS SHOWN HEREIN ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF NEW YORK STATE.

SIGNED:

DATE:

THESE PLANS HAVE BEEN DESIGNED TO CONFORM WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE NEW YORK STATE UNIFORM 2017 CODE SUPPLEMENT.

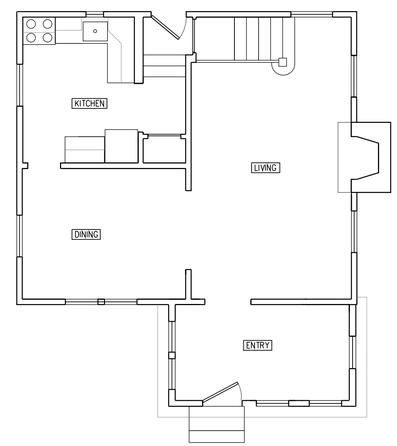
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA															
GROUND SNOW LOAD	DECK LIVE LOAD	WIND DESIGN				SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	CLIMATE ZONE CATAGORY	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
		Speed (MPH)	Topographic Effects	Special Wind Region	Wind Borne Debris Zone		Weathering	Frost Line Depth	Termite						
30 lb/ft²	40 lb/ft²	115	No	Yes	No	C	Severe	42"	Mod/ Heavy	7°	ZONE 5	Yes	361227 9/07	618 100-Yr	52.2°

Natural Ventilation And Lighting

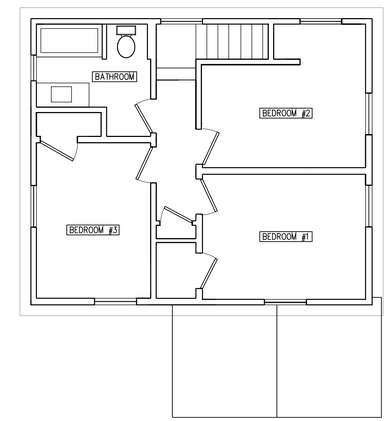
New Bedroom = 170 Sq Ft
170 Sq Ft / 4% = 6.8 sqft Have 17.2 sqft
170 Sq Ft / 8% = 13.6 sqft Have 34.4 sqft

Entry
66 Sq Ft / 4% = 2.7sqft Have 34.6
66 Sq Ft / 8% = 5.4sqft Have 35.3

204 Smith Ridge Road South Salem, NY



1 A1 Existing First Floor Plan
3/16" = 1'-0"



2 A1 Existing Second Floor Plan
3/16" = 1'-0"

3 A1 South Elevation
3/16" = 1'-0"

4 A1 East Elevation
3/16" = 1'-0"

5 A1 North Elevation
3/16" = 1'-0"

Owner
Amanda & Lou Boice
204 Smith Ridge Road
South Salem, NY 10590

Architect
Peter Dusenberry
49 Frontier Road
Cos Cob, CT 06807

Boice Residence
Proposed Front Porch Addition

204 Smith Ridge Road,
South Salem NY

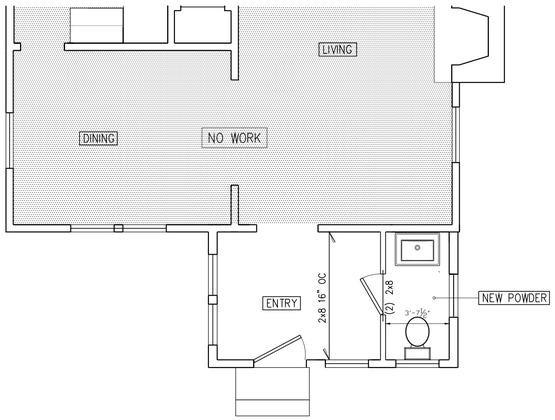
REGISTERED ARCHITECT PETER DUSENBERRY 035581 STATE OF NEW YORK

Rev.	Date	Description

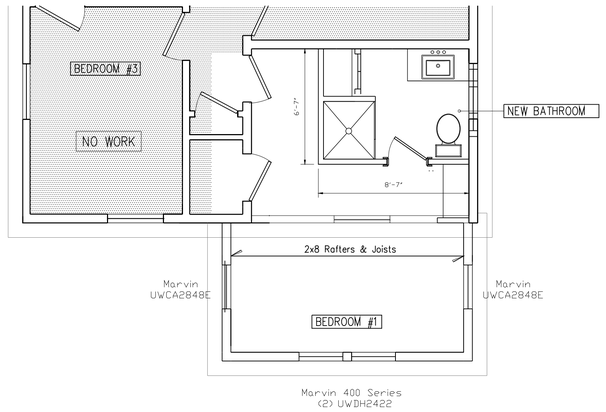
Sheet Title:
Existing Plans and Elevations

Date: May 28, 2021
Scale: 3/16" = 1'-0"
Dwg By: pd

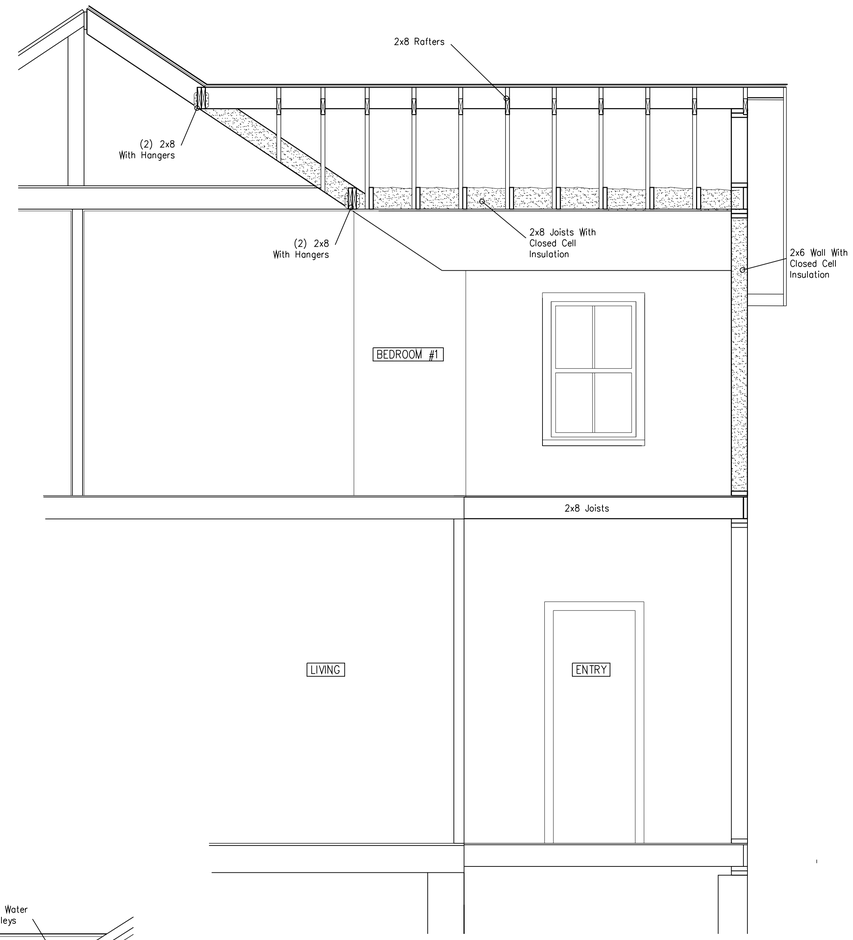
A1

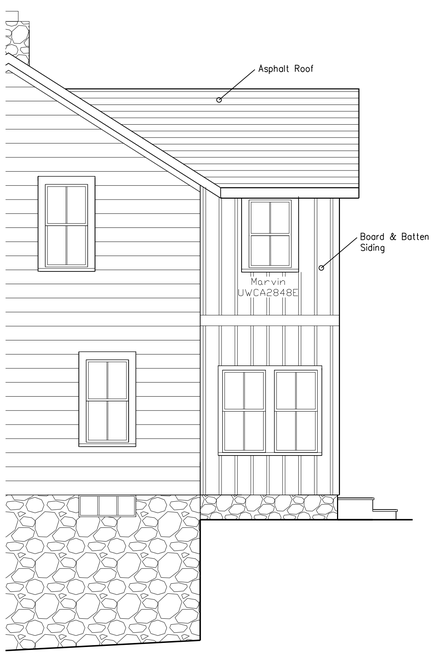


1 A2 Proposed First Floor Plan
1/4" = 1'-0"



2 A2 Proposed Second Floor Plan
1/4" = 1'-0"

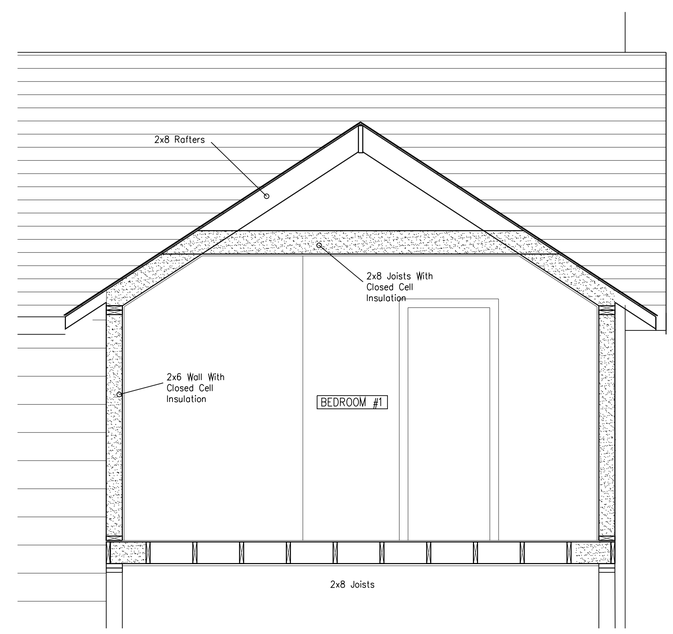




3 A2 Partial South Elevation
1/4" = 1'-0"

4 A2 Partial East Elevation
1/4" = 1'-0"

4 A2 Partial East Elevation
1/4" = 1'-0"



204 Smith Ridge Road South Salem, NY

Owner

Amanda & Lou Boice
204 Smith Ridge Road
South Salem, NY 10590

Architect

Peter Dusenberry
49 Frontier Road
Cos Cob, CT 06807

Boice Residence

Proposed Front Porch
Addition

204 Smith Ridge Road,
South Salem NY

REGISTERED ARCHITECT
PETER DUSENBERRY
035581
STATE OF NEW YORK

Rev.	Date	Description

Sheet Title:

Proposed Plans
and Elevation

Date: May 28, 2021
Scale: 1/4" = 1'-0"
Dwg By: pd

A2

GENERAL NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS, NOTIFYING THE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO COMMENCING THE WORK.

THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR SHALL PATCH AND REPAIR TO MATCH EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES DISTURBED DURING THE INSTALLATION OF ARCHITECTURAL, MECHANICAL, PLUMBING OR ELECTRICAL WORK.

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 IRC & 2017 NYS SUPPLEMENT.

ALL METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CODE.

ALL ELECTRICAL, PLUMBING AND MECHANICAL (HVAC) WORK SHALL BE FILED UNDER SEPARATE PERMIT APPLICATIONS.

ALL ELECTRICAL WORK SHALL COMPLY WITH 2014 NATIONAL ELECTRICAL CODE.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER, CONSTRUCTION GRADE AND SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR STRESS - GRADE LUMBER AND ITS FASTENERS ACCORDING TO THE NATIONAL LUMBER MANUFACTURERS ASSOCIATION.

PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS PER THE 2015 IRC & 2017 NYS SUPPLEMENT R314 & R315

PROVIDE FIRESTOPPING AS PER THE 2015 IRC & 2017 NYS SUPPLEMENT R302

BATHROOM VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF M1507 OF THE 2015 IRC & 2017 NYS SUPPLEMENT.

CLOTHES DRYER EXHAUST SHALL COMPLY WITH THE REQUIREMENTS OF M1502 OF THE 2015 IRC & 2017 NYS SUPPLEMENT.

PROVIDE GFI & AFI OUTLETS AS REQ'D BY THE 2015 IRC & 2017 NYS
SUPPLEMENT E3902

RECEPTACLES IN BATH, LAUNDRY & UNFINISHED SPACES TO BE GFI, AS PER SECTION E3902 OF THE 2015 IRC & 2017 NYS SUPPLEMENT

AT LEAST 75% OF NEWLY INSTALLED LIGHT FIXTURES SHALL HAVE HIGH EFFICACY LAMPS AS PER SECTION N1104.1.1 OF THE 2015 IRC & 2017 NYS SUPPLEMENT

2015 IRC AND AS AMENDED BY 2017 NYS UNIFORM CODE SUPPLEMENT.
2015 IPC, 2016 IECC AND TOWN OF LEWISBORO CODE

1 HOUR MINIMUM SEPARATION BETWEEN DWELLING UNITS AT CEILINGS & COMMUNICATING WALLS.

BATH NOTES:

PROVIDE 1/2" TYPE "W" GWB AT WALLS & 1/2" DURAROCK FULL HT AT SHOWERS

BATHROOM VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 IRC & 2017 NYS SUPPLEMENT.

BATHROOM GLAZING SHALL COMPLY WITH THE 2015 IRC & 2017 NYS SUPPLEMENT.

ADDITIONAL NOTES:

PROVIDE FRESH AIR INTAKE AS PER 2015 NYS RESIDENTIAL CODE.

LIGHTING & MECHANICAL VENITLATION @ LAUNDRY ROOM TO COMPLY W/ THE THE 2015 IRC & 2017 NYS SUPPLEMENT.

ALLOW 6" CLEARANCE BEHIND WASHER/ DRYER.

NOTE: THESE PLANS WERE PREPARE TO MEET OR EXCEED THE REQUIREMENTS OF THE 2016 NEW YORK STATE RESIDENTIAL CODE, THE TOWN OF LEWISBORO MUNICIPAL CODE AND ALL APPLICABLE RULES AND REGULATIONS.

2015 IRC AND AS AMENDED BY 2017 NYS UNIFORM CODE SUPPLEMENT.
2015 IPC, 2016 IECC AND TOWN OF LEWISBORO CODE

ADDITIONAL NOTES

CONTRACTOR TO VERIFY CABINET DIMNESIONS PRIOR TO FRAMING.

PROVIDE TEMPORARY PROTECTION AS REQUIRED TO PROTECT EXISTING FINISHES TO REMAIN. SEAL DOORWAYS TO AVOID DUST TRANSMISSION.

ALL WATER LINES (HOT & COLD) TO BE INSULATED.

ENERGY CODES NOTES

CLIMATE ZONE: 4A	
ROOF/ CEILING::	R49
WALL :	R20/ 13+5
FLOOR:	R19
BASEMENT WALL:	R10/ 13
FENESTRATION:	U 0.35

BUILDING INFORMATION

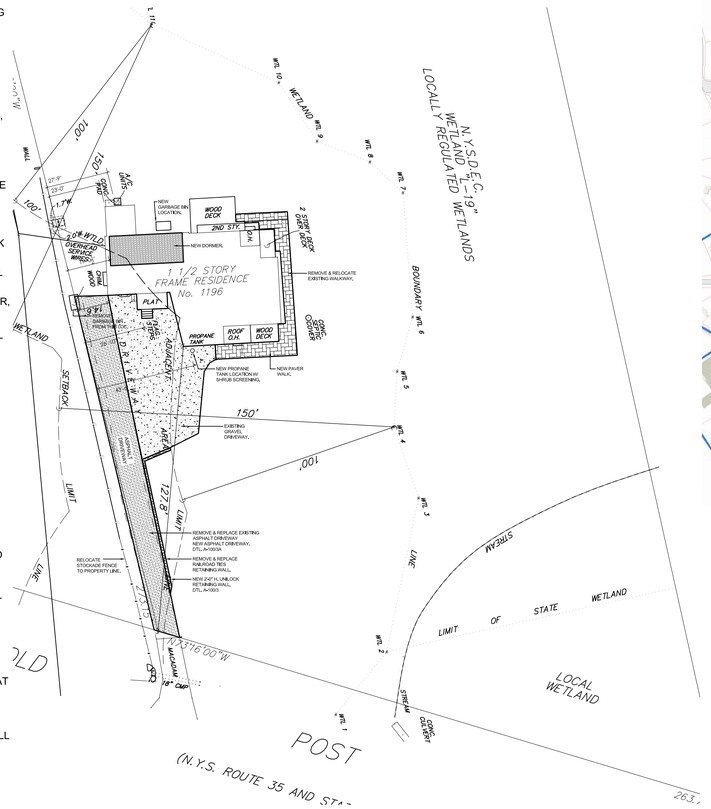
1196 ROUTE NY-35, SOUTH SALEM, NY 10590

ZONING DIST - R-2A

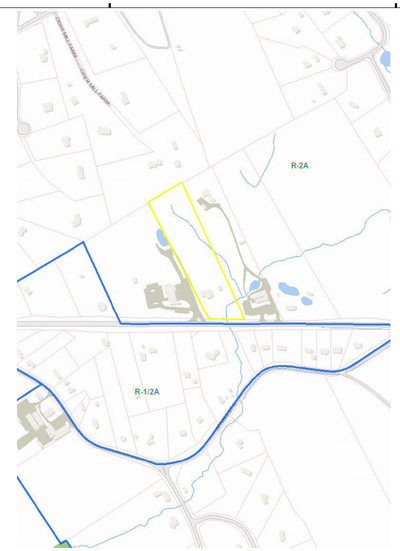
SEC: 5.329Ac BLOCK: 10805 LOT: 45

ZONING ANALYSIS

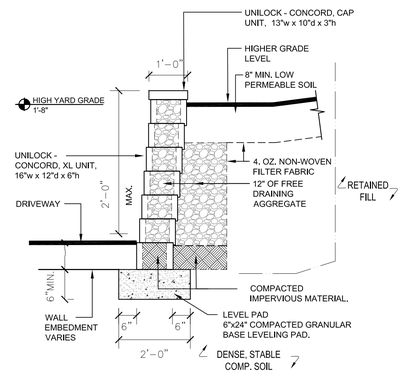
	REQUIRED	EXIST	PROPOSE
LOT SIZE:	2 AR	232,120 SF	NO CHANGE
LOT WIDTH:	200 FT	230 FT	NO CHANGE
FRONT YARD:	50 FT	136.4 FT	NO CHANGE
SIDE YARD(COMB)	40 FT	160.6 FT	NO CHANGE
REAR YARD	50 FT	N/A	NO CHANGE
HEIGHT	35 FT	25 FT	NO CHANGE
BUILDING COVERAGE (BUILDING, PORCH, STEPS)	20,890 SF 9%	2,925 SF 1.2%	NO CHANGE



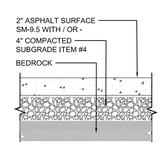
1 PARTIAL SITE PLAN
SCALE: 1"=15'-0"



2 LOCATION MAP
SCALE: NTS



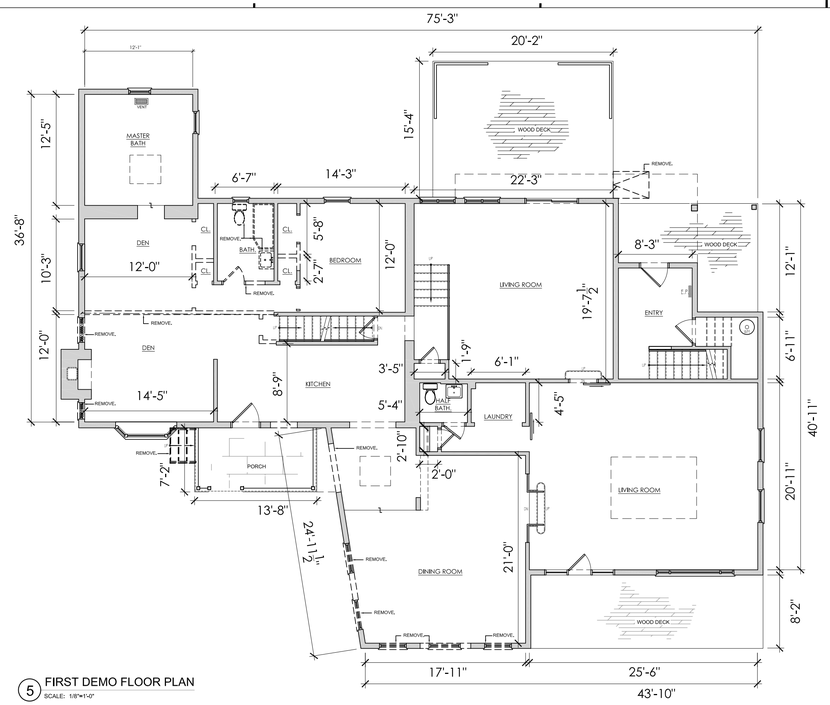
3 TYP. GRAV. RET. WALL SECT.
SCALE: 1/2"=1'-0"



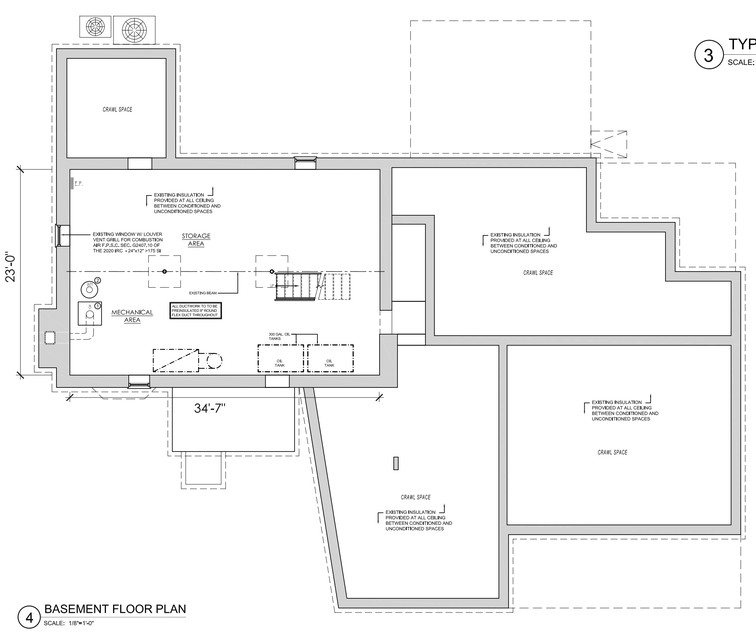
3A DRIVEWAY DTL.
SCALE: N.T.S.

EQUIPMENT SCHEDULE					
NO.	EQUIP.	MAKE	MODEL	BTUS	TYPE
O	BOILER	WEIL MCLAIN	WGO-5	175,000	OIL
O	WATER HT.				ELECTRIC

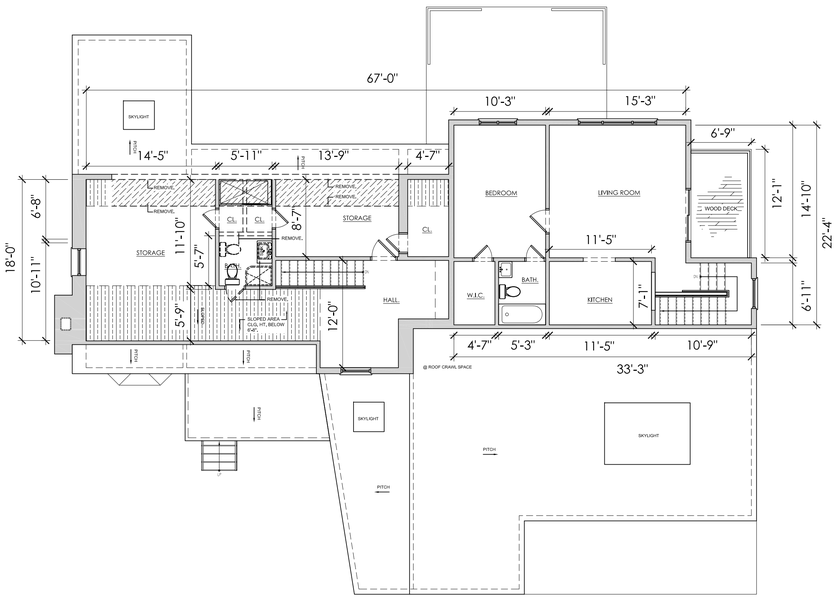
ONE (1) SQUARE INCH OF VENTILATION FOR EVERY 1000 BTU OUTPUT



5 FIRST DEMO FLOOR PLAN
SCALE: 1/8"=1'-0"



4 BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"



6 SECOND FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"

NEW YORK STATE ENERGY CODE STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH NEW YORK STATE ENERGY CODE

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA (2016) - CLIMATE ZONE 4A												
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAY-MENT REQ'D	FLOOD HAZARD	AIR FREEZ'G INDEX	MEAN ANNUAL TEMP
	SPEED	TOPO. EFFECTS	SPECIAL REGION WINDS	WIND-BORN DEBRIS ZONE		WEATHER'G	FROST LINE DEPTH	TERMITE					
30 PSF	125 MPH	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	7° F	YES	361227 9/07	618 100-YEAR	52.2°F

LIST OF DRAWINGS

GENERAL DRAWINGS		REV.	DATE
A-100	EXIST. & DEMO BASEMENT, 1ST & 2ND FLOOR PLAN	2	05.11.2021
A-200	1ST FLOOR PLAN AND RISER DIAGRAM	2	05.11.2021
A-300	2ND FLOOR PLAN AND RISER DIAGRAM	2	05.11.2021
A-400	EXTERIOR ELEVATIONS	2	05.11.2021
A-500	EXTERIOR ELEVATIONS	2	05.11.2021

PROJECT/ CLIENT:

HOME RENOVATION

VALENCIA RESIDENCE

1196 ROUTE NY-35,
SOUTH SALEM, NY 10590

ARCHITECT:

piRo STUDIO

Contact:
Phone: 908-868-1644
WWW.PIRO-STUDIO.COM

New York:
119 West 81st Street, 5F
New York, NY 10024

ISSUE	DESCRIPTION	DATE
1	DEPARTMENT OF BUILDINGS	03.27.2020
2	DEPARTMENT OF BUILDINGS	05.11.2021

CONDITIONS

ALL IDEAS, NOTES, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY PIETRO ROSATO ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR THE USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF PRA.

PROFESSIONAL STAMP/ SIGNATURE

OFFICIAL DOB APPROVAL STAMP/ SIGNATURE

DATE: 05/19/2020
PROJECT NO: 0020-35
PREPARED BY: JOSE A. RAMIREZ
CHK BY: PR

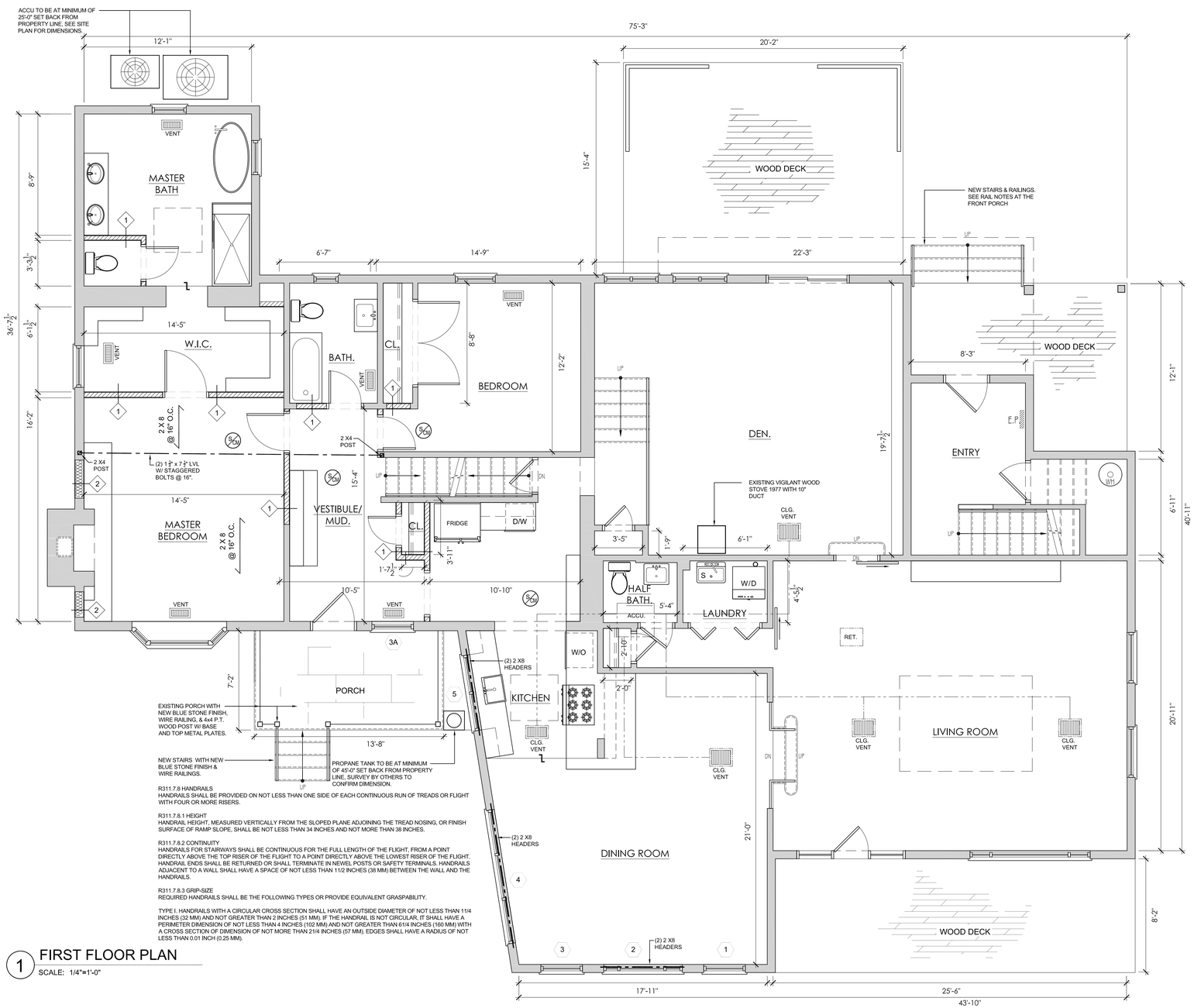
TITLE

EXISTING BASEMENT, 1ST & 2ND FLOOR DEMO PLAN.

DWG NO:

A-100.00

DOB JOB NUMBER



R311.7.8 HANDRAILS
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

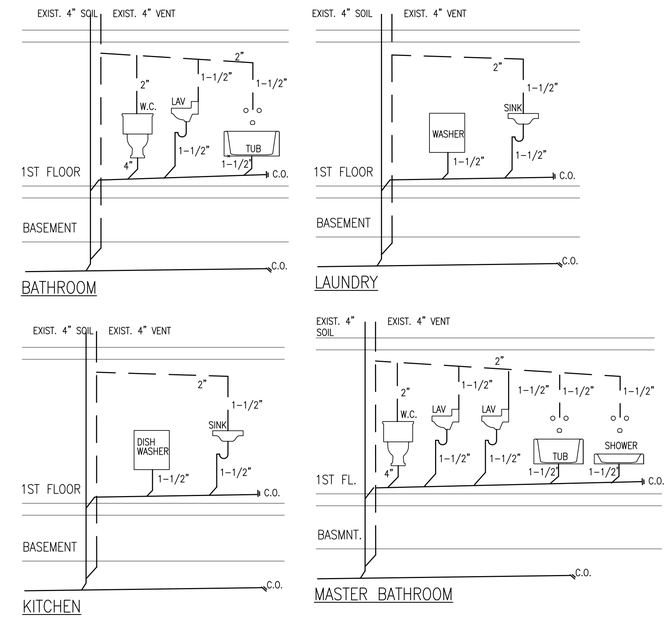
R311.7.8.2 CONTINUITY
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

R311.7.8.3 GRIP-SIZE
REQUIRED HANDRAILS SHALL BE THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 21/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

1 FIRST FLOOR PLAN

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



2 PLUMBING RISER DIAGRAM

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

	WINDOW SCHEDULE
1	D.H 2'-7" x 5'-0" WINDOW BY SIGCO WINDOWS.
2	(2) SIDE LIGHTS 1'-2" x 6'-0" W/ (1) D.H. 3'-0" 4'-8" WINDOWS BY SIGCO WINDOWS.
3	D.H 2'-7"w x 5'-0" WINDOW BY SIGCO WINDOWS.
3A	D.H 2'-7"w x 5'-0" WINDOW BY SIGCO WINDOWS.
4	(3) D.H. 3'-0" x 5'-0" WINDOW BY SIGCO WINDOWS.
5	(2) 1'-10" x 2'-4" WINDOW BY WINDOW BY SIGCO WINDOWS.
6	(2) D.H. 2'-6" x 4'-6" WINDOW BY ROYAL PRIME WINDOWS - HARMONY SERIES.
7	(1) D.H. 1'-6" x 2'-6" WINDOW BY ROYAL PRIME WINDOWS - HARMONY SERIES.
8	(2) D.H. 2'-6" x 4'-6" WINDOW BY ROYAL PRIME WINDOWS - HARMONY SERIES.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS [D]	200 [H]
GUARD IN-FILL COMPONENTS [F]	50 [H]
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

D: A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

F: GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

H:GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.

NATURAL LIGHT AND VENTILATION:

MASTER BEDROOM: 233 SQ. FT.
REQUIRED: 233 SQ. FT. x 8% = 18.7 SQ. FT.
NATURAL LIGHT PROVIDED: 30 SQ. FT. - OK

NATURAL VENTILATION: 233 SQ. FT. x 4% = 9.32 SQ. FT.
PROVIDED: 2.5 SQ. FT. - NON-CONFORMANT.

PLAN LEGEND

	EXISTING PARTITION TO REMAIN	1	NEW 1HR RATED INTERIOR PARTITION - 2"x4" WOOD STUD AT 16" O.C. WITH (1) LAYER OF 5/8" TYPE "X" GYP. BOARD ON EACH SIDE, PER UL U419.
	EXISTING FOUNDATION WALL TO REMAIN	2	NEW EXTERIOR PARTITION - 2"x6" WOOD STUD AT 16" O.C. W/ (1) LAYER OF 5/8" GYP. BOARD ON INTERIOR SIDE & (1) LAYER OF 1/2" CDX PLYWOOD SHEATHING & STUCCO FIN. TO MATCH EXISTING ON EXTERIOR SIDE. WALL TO HAVE 3)" F.G. INSULATION (R=20) TYPICAL. WATER RESISTIVE BARRIER OVER SHEATHING.
	EXISTING DOOR TO REMAIN		
	EXISTING WINDOW TO REMAIN	0'-0"	ROOM CEILING HEIGHT
	WINDOW TO DEMO	S CM	NEW HARD WIRED SMOKE/CARBON MONOXIDE DET. W/ DIGITAL READ-OUT.
	DOOR TO DEMO		NEW DOOR
	EXISTING PARTITION TO BE REMOVED		

PROJECT/ CLIENT:

HOME RENOVATION

VALENCIA RESIDENCE

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SOUTH SALEM, NY 10590

ARCHITECT:

piRo STUDIO

Contact:
Phone: 908-868-1644
WWW.PIRO-STUDIO.COM

New York:
119 West 81st Street, 5F
New York, NY 10024

ISSUE	DESCRIPTION	DATE
1	DEPARTMENT OF BUILDINGS	03.27.2020
2	DEPARTMENT OF BUILDINGS	05.11.2021

CONDITIONS

PROFESSIONAL STAMP/ SIGNATURE

OFFICIAL DOB APPROVAL STAMP/ SIGNATURE

DATE: 05/19/2020
PROJECT NO: 0020-35
PREPARED BY: JOSE A. RAMIREZ
CHK BY: PR

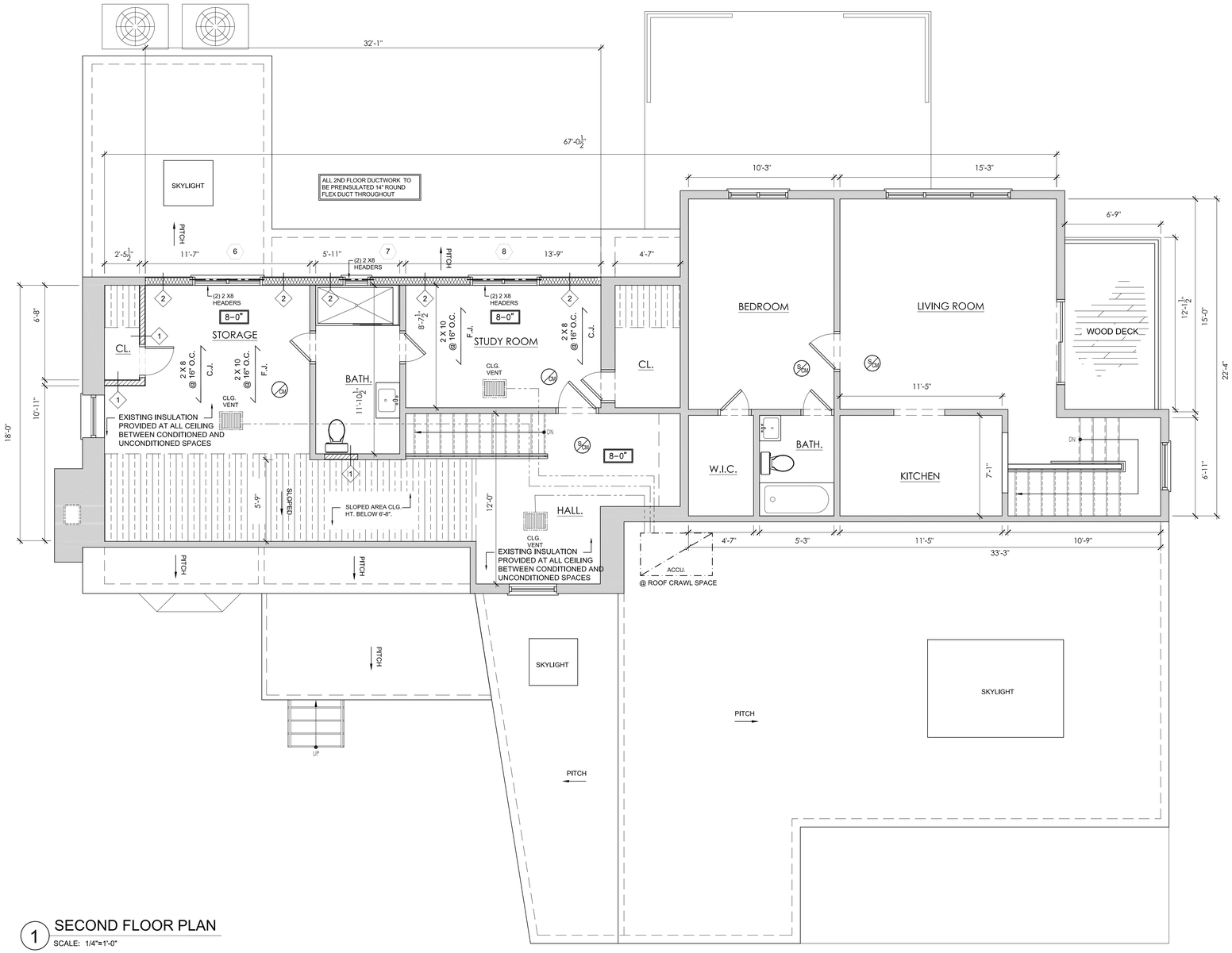
TITLE

FIRST FLOOR PLAN, RISER DIAGRAMS, & SCHEDULE.

DWG NO:

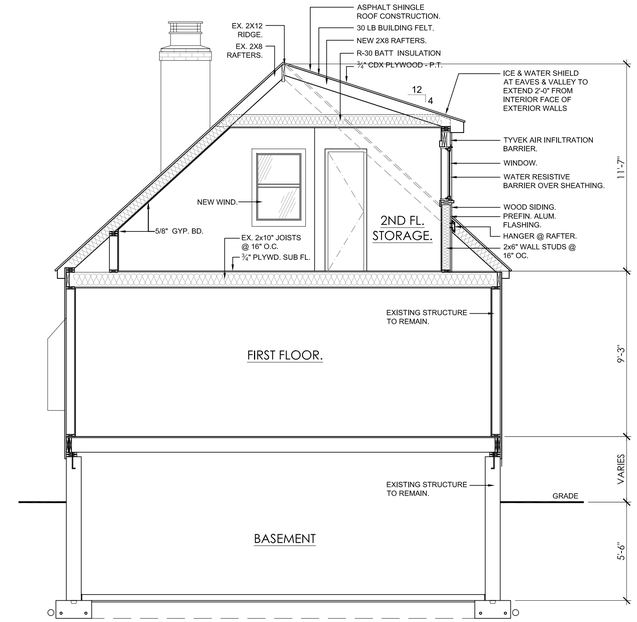
A-200.00

DOB JOB NUMBER



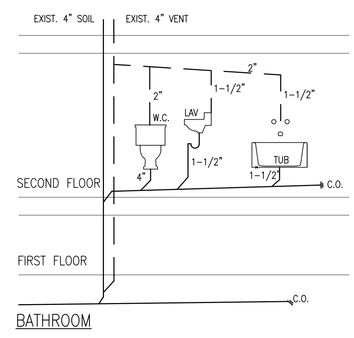
1 SECOND FLOOR PLAN

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



2 SECTION @ STORAGE - 2ND FL.

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



3 PLUMBING RISER DIAGRAM

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

PLAN LEGEND

	EXISTING PARTITION TO REMAIN	1	NEW 1HR RATED INTERIOR PARTITION - 2"x4" WOOD STUD AT 16" O.C. WITH (1) LAYER OF 5/8" TYPE "X" GYP. BOARD ON EACH SIDE. PER UL U419.
	EXISTING FOUNDATION WALL TO REMAIN	2	NEW EXTERIOR PARTITION - 2"x6" WOOD STUD AT 16" O.C. W/ (1) LAYER OF 5/8" GYP. BOARD ON INTERIOR SIDE & (1) LAYER OF 1/2" CDX PLYWOOD SHEATHING & STUCCO FIN. TO MATCH EXISTING ON EXTERIOR SIDE. WALL TO HAVE 3½" F.G. INSULATION (R=20) TYPICAL. WATER RESISTIVE BARRIER OVER SHEATHING.
	EXISTING DOOR TO REMAIN		
	EXISTING WINDOW TO REMAIN	0'–0"	ROOM CEILING HEIGHT
	WINDOW TO DEMO	S/CM	NEW HARD WIRED SMOKE/CARBON MONOXIDE DET. W/ DIGITAL READ-OUT.
	DOOR TO DEMO		NEW DOOR
	EXISTING PARTITION TO BE REMOVED		

PROJECT/ CLIENT:

HOME RENOVATION

VALENCIA RESIDENCE

1196 ROUTE NY-35,
SOUTH SALEM, NY 10590

ARCHITECT:

piRo STUDIO

Contact:
Phone: 908-868-1644
WWW.PIRO-STUDIO.COM

New York:
119 West 81st Street, 5F
New York, NY 10024

ISSUE	DESCRIPTION	DATE
1	DEPARTMENT OF BUILDINGS	03.27.2020
2	DEPARTMENT OF BUILDINGS	05.11.2021

CONDITIONS

PROFESSIONAL STAMP/ SIGNATURE

OFFICIAL DOB APPROVAL STAMP/ SIGNATURE

DATE: 05/19/2020
PROJECT NO: 0020-35
PREPARED BY: JOSE A. RAMIREZ
CHK BY: PR

TITLE

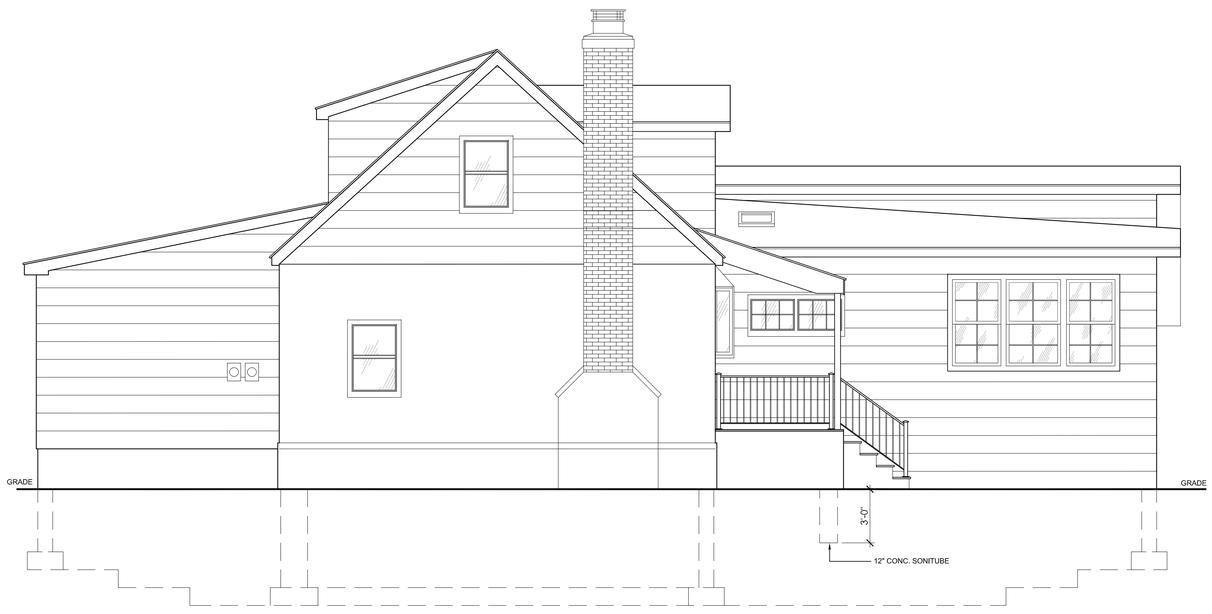
SECOND FL. PLAN, & RISER DIAGRAM.

DWG NO:

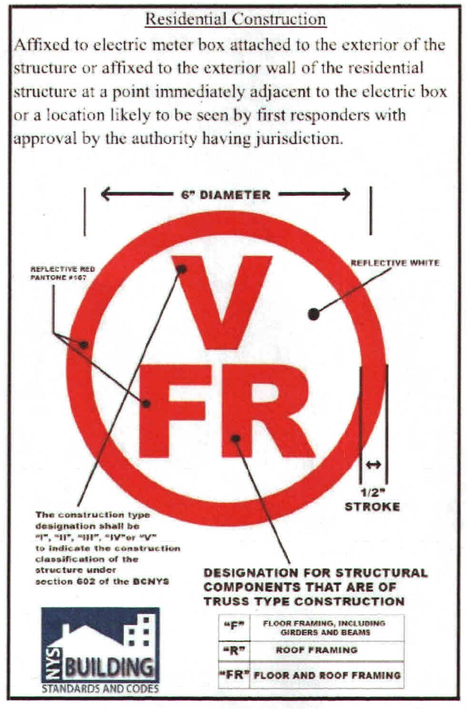
A-300.00

DOB JOB NUMBER

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



2 SIDE ELEVATION
SCALE: 1/4"=1'-0"



PROJECT/ CLIENT:

HOME RENOVATION

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CONDITIONS

PROFESSIONAL STAMP/ SIGNATURE

OFFICIAL DOB APPROVAL STAMP/ SIGNATURE

DATE:	05/19/2020
PROJECT NO:	0020-35
PREPARED BY:	JOSE A. RAMIREZ
CHK BY:	PR

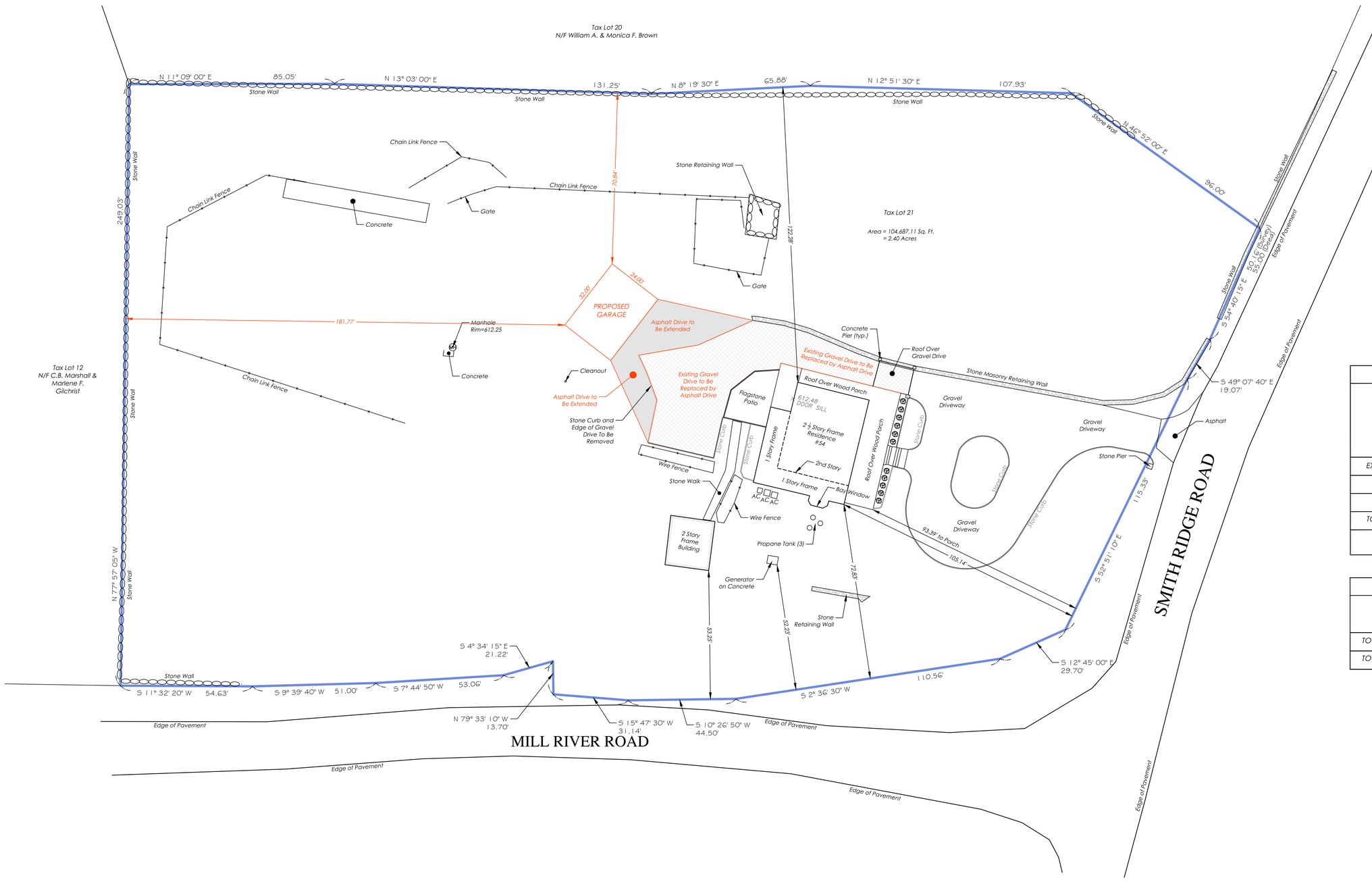
TITLE

ELEVATIONS

DWG NO:

A-400.00

DOB JOB NUMBER



Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified.
Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating.
Additional underground utilities are not shown or certified.
Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Surveyed in accordance with Deed Control Number 582283409.

Premises shown hereon designated on the Town of Lewisboro Tax Maps as: Section 55.1, Block 3, Lot 21.

Property Address:
55 Smith Ridge Road
South Salem, NY 10590

EXISTING IMPERVIOUS SURFACES - R-4A ZONE	
BUILDINGS	2,118.20 S.F.
WALKS/PATIOS/PADS/UTILITIES	1,088.44 S.F.
WALLS	484.13 S.F.
DECKS	936.69 S.F.
EXISTING TOTAL IMPERVIOUS SURFACE	4,627.46 S.F.
TOTAL LOT AREA	104,687.11 S.F.
EXISTING % IMPERVIOUS SURFACE	4.42%
TOTAL EXISTING BUILDING COVERAGE	2,118.20 S.F.
EXISTING BUILDING COVERAGE (MAX. ALLOWED = 6%)	2.02%

PROPOSED IMPERVIOUS SURFACES - R-4A ZONE	
BUILDINGS	768.00 S.F.
DRIVEWAYS	3,525.12 S.F.
TOTAL PROPOSED IMPERVIOUS SURFACE	4,293.12 S.F.
TOTAL PROPOSED BUILDING COVERAGE	768.00 S.F.

PLOT PLAN PREPARED FOR ROBERT C. TORRE, III

SITUATE IN THE
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • (203) 622-8899

STATE OF NEW YORK
DANIEL THOMAS MERRITTS
050604
LICENSED LAND SURVEYOR

Surveyed: January 11, 2021
Map Prepared: January 19, 2021
Map Revised: May 14, 2021 to show plot plan

By: Daniel T. Merritts
New York State Licensed Land Surveyor No.050604

Project: 20-540	Field Survey By: JM/AP
Drawn By: CMP/BJC	Checked By: DM

1 REAR ELEVATION

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

PROJECT/ CLIENT:

HOME RENOVATION

VALENCIA RESIDENCE

1196 ROUTE NY-35,
SOUTH SALEM, NY 10590

ARCHITECT:

piRo STUDIO

Contact:
Phone: 908-868-1644
WWW.PIRO-STUDIO.COM

New York:
119 West 81st Street, 5F
New York, NY 10024

ISSUE	DESCRIPTION	DATE
1	DEPARTMENT OF BUILDINGS	03.27.2020
2	DEPARTMENT OF BUILDINGS	05.11.2021

CONDITIONS

PROFESSIONAL STAMP/ SIGNATURE

OFFICIAL DOB APPROVAL STAMP/ SIGNATURE

DATE: 05/19/2020
PROJECT NO: 0020-35
PREPARED BY: JOSE A. RAMIREZ
CHK BY: PR

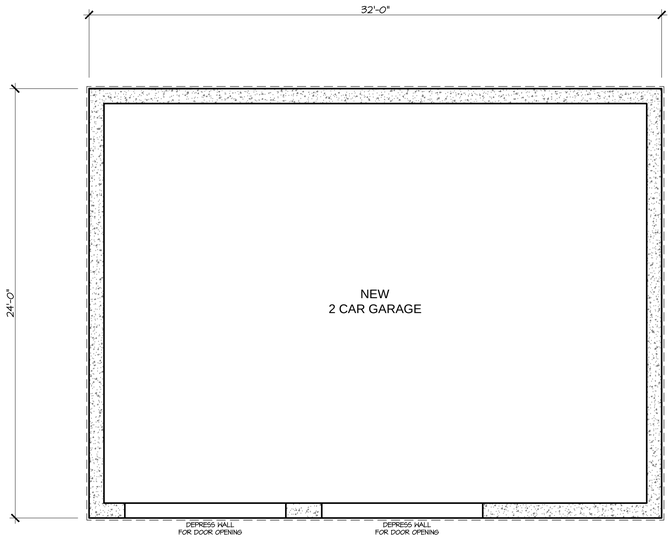
TITLE

ELEVATIONS

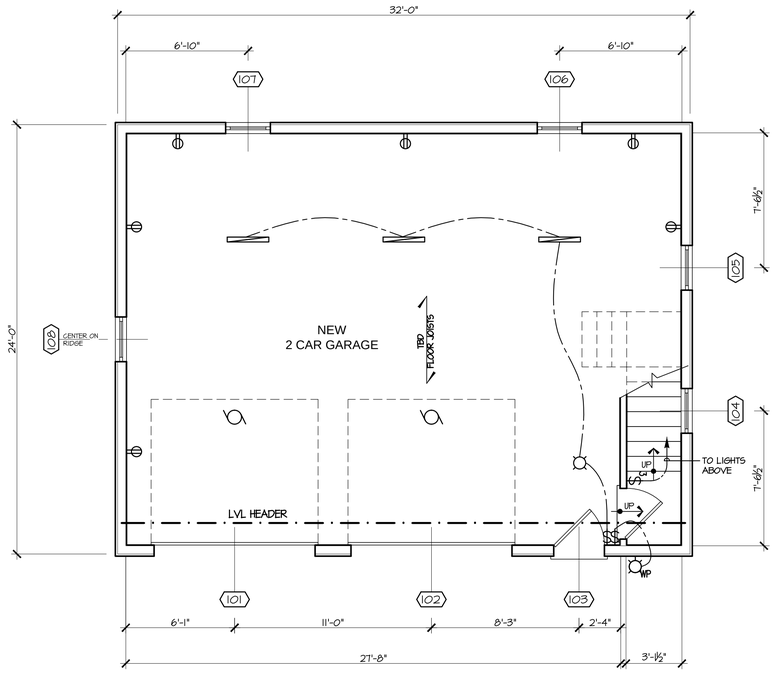
DWG NO:

A-500.00

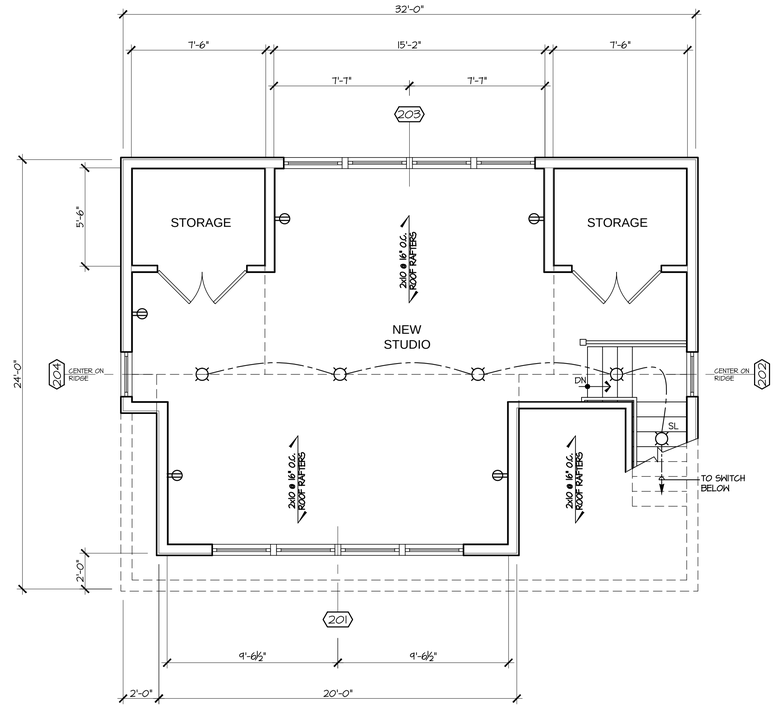
DOB JOB NUMBER



1 / A-1 FOUNDATION PLAN: PROPOSED
1/4" = 1'-0"



2 / A-1 FIRST FLOOR PLAN: PROPOSED
1/4" = 1'-0"



3 / A-1 SECOND FLOOR PLAN: PROPOSED
1/4" = 1'-0"

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL PREVAILING CODES, INCLUDING BUT NOT LIMITED TO, LOCAL MUNICIPAL CODES, 2020 RESIDENTIAL CODE OF NEW YORK, NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (INCLUDING 2017 CODE SUPPLEMENT) NATIONAL ELECTRIC CODE, AND THE STATE ENERGY CONSERVATION CODE.

2. THE CONTRACTOR AND SUBCONTRACTORS WILL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY APPARENT DISCREPANCIES IN THE DRAWINGS. IF SUCH NOTICE IS NOT FURNISHED TO THE ARCHITECT, THE CONTRACTOR AND SUBCONTRACTORS WILL BE DEEMED TO HAVE INSPECTED THE DRAWINGS AND SPECIFICATIONS AND FOUND THEM IN PROPER FORM FOR EXECUTION.

3. THE GENERAL CONTRACTOR OR RELATED PLUMBING, HEATING AND ELECTRICAL SUBCONTRACTORS SHALL FILE SEPARATE APPLICATIONS FOR PERMITS, PAY ALL FEES AND ARRANGE FOR ALL NECESSARY INSPECTIONS AND APPROVALS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK OF SUBCONTRACTORS TO INSURE THAT ALL ITEMS REQUIRED FOR A COMPLETE PROJECT ARE INCLUDED IN RESPECTIVE TRADES. CONTRACTOR MAY SELECT ITEMS OF WORK TO BE PERFORMED BY SPECIFIC QUALIFIED SUBCONTRACTORS FOR PROPER, TIMELY SEQUENCE OF CONSTRUCTION AND TO INSURE COMPLETENESS OF TRADES.

5. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE AND CERTIFICATE OF OCCUPANCY APPLICATION WITH THE DEPARTMENT OF BUILDINGS. OWNER TO PAY BUILDING PERMIT & CERTIFICATE OF OCCUPANCY FEES. ALL OTHER FEES TO BE PAID BY THE CONTRACTOR. CONTRACTOR TO OBTAIN ALL PERMITS, INSPECTIONS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

6. INSURANCE- CONTRACTOR AND SUBCONTRACTORS SHALL SECURE, PAY FOR AND MAINTAIN DURING CONSTRUCTION ALL OF THE INSURANCE POLICYS REQUIRED BY THE STATE, LOCAL AUTHORTIES AND OWNER. SUBCONTRACTOR SHALL NOT COMMENCE ANY WORK UNTIL ALL REQUIRED INSURANCE HAVE BEEN OBTAINED AND CERTIFICATES OF SUCH INSURANCE HAVE BEEN DELIVERED TO THE OWNER. CERTIFICATES OF INSURANCE SHALL COVER ALL WORK PERFORMED BY CONTRACTOR AND EACH OF HIS SUBCONTRACTORS AND MAJOR SUPPLIERS. ALL INSURANCE CERTIFICATES SHALL INCLUDE A HOLD HARMLESS CLAUSE FOR THE BENEFIT OF THE OWNER AND ARCHITECT.

7. COMPLIANCE WITH ALL LOCAL LAWS WITH RESPECT TO BUILDING PLACEMENT, SURVEYS AND OTHER MUNICIPAL REQUIREMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.

SITE WORK:

1. THE CONTRACTOR SHALL VERIFY LOCATION OF PROJECT AND SECURE ALL UTILITIES BEFORE COMMENCING SITE WORK. CONTRACTOR WILL CONSULT WITH "CALL BEFORE YOU DIG" 1-800-962-7962 AND CONDUCT CONSTRUCTION WITH DUE CARE TO AVOID DAMAGE TO EXISTING CONSTRUCTION, UTILITY MAINS, ETC. DURING EXCAVATION AND CONSTRUCTION.

2. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING TREES, SHRUBS, ROCK OUT CROPPING NOT BEING REMOVED AND ANY OTHER SITE CONDITIONS. PRIOR TO START OF WORK CONTRACTOR MUST COORDINATE WITH ARCHITECT/OWNER AND LANDSCAPE ARCHITECT AND OBTAIN OWNER'S WRITTEN APPROVAL AND PLAN IN ADVANCE OF REMOVING ANY TREES OR ROCK.

3. NO DEBRIS SHALL ACCUMULATE ON THE JOB SITE. DEBRIS SHALL BE REMOVED AS THE JOB PROCEEDS.

4. CONTRACTOR TO FINAL GRADE, RAKE, SEED AND HAY ALL DISTURBED AREAS PRIOR TO COMPLETING THE PROJECT.

FOUNDATION NOTES:

1. ALL FOOTINGS TO BEAR ONLY ON SOLID UNDISTURBED SOIL. FOOTINGS WILL NOT BE POURED ON DISTURBED SOIL OR FROZEN SOIL. MINIMUM BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.

2. POURED CONCRETE FOOTING 3500 P.S.I. 12"X24" TO HAVE (2) #4 CONTINUOUS REINFORCING BARS EQUALLY SPACED AND NOT LESS THAT 3" FROM BOTTOM OF FOOTING. 1 1/2"X3 1/2" CONTINUOUS KEY, UNLESS OTHERWISE NOTED.

3. 8" POURED CONCRETE FOUNDATION SOLID AND PROVIDE # 4 RE-BAR EVERY 2'-0" TO TIE INTO SLAB. PROVIDE HORIZONTAL REINFORCING EVERY OTHER COURSE. FILL BOTTOM COURSE SOLID.

4. ANCHOR BOLTS 1/2" DIAMETER X 16" LENGTH AT 6'0" O.C..

5. FOR FOUNDATION WATERPROOFING USE MIRADRI 860/861 SELF ADHESIVE MEMBRANE SYSTEM OR APPROVED EQUAL INSTALLED PER MANUFACTURER SPECIFICATIONS.

6. 2" RIGID INSULATION APPLIED OVER TOP OF FOUNDATION WATERPROOFING FROM FOOTING TO JUST BELOW GRADE, UNLESS OTHERWISE NOTED.

7. 4" DIAMETER PERFORATED PLASTIC FOOTING DRAIN WITH GEOTEXTILE FILTER AND 18" DEEP BANK RUN GRAVEL. SLOPE ALL PIPES TO DAYLIGHT. REVIEW WITH ARCHITECT PRIOR TO STARTING WORK.

8. POURED CONCRETE SLABS 3500 P.S.I. IN CRAWL SPACES WILL BE 2" THICK WITH ELECTRONICALLY WELDED 6"X6" - 1.4X1.4 WIDE MESH (70,000 P.S.I.) ON COMPACTED GRAVEL OVER 6 MIL POLYETHYLENE, UNLESS OTHERWISE NOTED (SEE POROUS FILL NOTES ABOVE) ALL FINISHED SLABS TO BE SMOOTH FLOAT FINISH. UTILITY SLABS CAN BE ROUGH FLOAT.

FRAMING, PARTITIONS, FLOORING:

1. ALL FRAMING DIMENSIONED FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.

2. EXTERIOR WALLS: 2x6 DOUGLAS FIR STUDS #2 OR BETTER @ 16" O.C., UNLESS OTHERWISE NOTED.

3. INTERIOR PARTITIONS: 2x6 DOUGLAS FIR STUDS #2 OR BETTER @ 16" O.C., UNLESS OTHERWISE NOTED.

4. SUBFLOORING: EXISTING TO REMAIN. REPAIR, PATCH & MATCH AS REQUIRED.

5. WALL SHEATHING: 1/2" A.P.A. EXTERIOR PLYWOOD SHEATHING, 4-PLY MIN, UNLESS OTHERWISE NOTED. NAILED AT 6" AT EDGES; 8" C/C INTERIOR WITH 8d NAILS. CONTRACTOR TO LEAVE 1/4" HORIZONTAL GAP BETWEEN ALL EXTERIOR SHEATHING.

6 CONTRACTOR TO APPLY TYVEK HOUSE WRAP IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AS SOON AS SHEATHING IS INSTALLED.

7. ALL WALLS & CEILINGS TO BE 1/2" GYPSUM WALL BOARD. TAPED, FLOAT & SAND READY FOR PAINT.

8. INSTALL FIRE STOPS AT ALL HORIZONTAL AREAS WHERE CHASES OR FURRED OUT WALLS AND INCLUDE FRAMED BAYS EVERY 10' PER CODE.

ROOF AND FLASHING NOTES:

1. ROOF SHEATHING: 5/8" A.P.A. EXTERIOR PLYWOOD SHEATHING, 4-PLY MIN, UNLESS OTHERWISE NOTED. NAILED AT 6" AT EDGES; 8" C/C INTERIOR WITH 8dNAILS.

2. NEW ROOF: FACTORY PAINTED STANDING SEAM METAL ROOF TO BE INSTALLED OVER HIGH HEAT RESISTANT ICE-WATER SHIELD. INSTALL PER MANUFACTURERS SPECIFICATION, INCLUDING ALL ACCESSORIES & COMPONENTS REQUIRED FOR A COMPLETE ROOF PANEL ASSEMBLY INCLUDING TRIM, FASCIA, CLIPS, SEAM COVERS, FLASHINGS, SEALANTS, GASKETS, FILLERS, CLOSURE STRIPS, AND SIMILAR ITEMS.

3. INSTALL ALUMINUM DRIP EDGE FLASHING ALONG ALL EDGES OF ROOF, UNLESS OTHERWISE NOTED.

EXTERIOR FINISH NOTES:

1. NEW SIDING AS INDICATED ON ELEVATIONS. ALL SIDING TO BE PAINTED BENJAMIN MOORE, COLOR: TBD

2. ALL NEW AZEK TRIM, CORNER BOARDS, FASCIA, ETC. ALL TRIM TO BE PAINTED BENJAMIN MOORE, COLOR: TBD

PAINTING NOTES:

1. ALL WALLS, CEILINGS (INCLUDING CLOSETS) TO GET ONE COAT OF PRIMER AND TWO COATS OF LATEX FINISH. OWNER TO SELECT AND APPROVE ALL COLORS AND FINISHES.

2. ALL INTERIOR TRIM TO GET ONE COAT OF PRIMER AND TWO COATS OF LATEX FINISH. OWNER TO SELECT AND APPROVE ALL COLORS AND FINISHES.

EXTERIOR DOOR & WINDOW NOTES:

1. GC TO PROVIDE SUPPLIER W/ PLANS, ELEVATION & SCHEDULE. VERIFY INFO AND R.O'S ON DWGS, SHOP DWGS & MFR.'S INFO PRIOR TO ORDER. CONFIRM W/ OWNER, ARCHITECT & MFR WITH SHOP DRAWGS BEFORE ORDER. REVIEW QUESTIONS, DISCREPANCIES, ETC. W/ ARCHITECT.

2. ALL WINDOWS TO BE MANUFACTURED BY MARVIN (UNLESS OTHERWISE NOTED) W/ STANDARD SILLS. ALL UNITS TO INCLUDE:
A. FACTORY PRIMING AT ALL INTERIOR & EXTERIOR WOOD SURFACES.
B. WINDOW HARDWARE TO BE POLISHED CHROME. DOUBLE HUNG WINDOWS TO HAVE TILT ASSIST HARDWARE.
C. EXT. CASINGS: 3¾" FLAT CASING & STANDARD SILL TO MATCH EXISITNG.
D. REFER TO PLANS & ELEVATIONS FOR SWINGS & MULLIN PATTERNS.
E. INSTALL ALL PER MFR'S WRITTEN SPECIFICATIONS W/ FLASHING, INSULATION, WEATHERSTRIPPING, CAULK, ETC.
F. PROVIDE EXTENSION JAMBS AS REQ'D (V.I.F.) BY WALL CONDITIONS.
G. ALL OPERABLE WINDOW & DOORS UNITS TO HAVE STANDARD COLOR FIBERGLASS INSECT SCREENS SET IN PRIMED WOOD FRAME. COORDINATE FINISH WITH OWNER & ARCHITECT.
H. WINDOW UNITS INSTALLED WITHIN 18" OF ANY OPERATING DOOR TO HAVE TEMPERED HIGH PERFORMANCE GLAZING.
I. TRACK EXTERIOR: WHITE, TRACK INTERIOR: WHITE.

3. ALL WINDOW & DOOR GLAZING TO HAVE U-VLAUE RATING OF.36 OR BETTER (LOW E II).

4. EXTERIOR DOORS TO RECEIVE MULTI-POINT LOCKING HARDWARE. CONFIRM HARDWARE FINISH W/ OWNER & ARCHITECT PRIOR TO ORDER.

5. GARAGE DOORS TO BE CONTEMPORARY BRUSHED ALUMINUM & GLASS. MANUFACTURER TBD.

ELECTRICAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL PREVAILING CODES, INCLUDING, BUT NOT LIMITED TO, LOCAL MUNICIPAL CODES, LOCAL AND STATE FIRE PREVENTION AND BUILDING CODES, NATIONAL ELECTRICAL CODE AND THE LOCAL AND STATE ENERGY CODE. (LATEST ISSUES) ALL ELECTRICAL PERMITS AND INSPECTIONS ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

HVAC NOTES:

1. ALL WORK SHALL COMPLY WITH ALL PREVAILING CODES, INCLUDING, BUT NOT LIMITED TO, LOCAL MUNICIPAL CODES, LOCAL AND STATE FIRE PREVENTION AND BUILDING CODES, NATIONAL ELECTRICAL CODE AND THE LOCAL AND STATE ENERGY CODE. (LATEST ISSUE)

INSULATION NOTES:

1. INSULATION SHALL BE INSTALLED IN A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT PLATE LINES, SILL LINES AND CORNERS. A VAPOR BARRIER SHALL BE LOCATED ON THE WINTER WARM SIDE OF THE INSULATION. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND ROOFS, CEILINGS AND BETWEEN WALL PANELS, CEILINGS AND BETWEEN WALLS AND ROOFS; OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS; AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED AND OTHERWISE SEALED.

2. INSULATION TO BE FIBERGLASS BATT INSULATION BY OWENS CORNING OR APPROVED EQUAL AND/OR CLOSED CELL INSULATION, TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & PER NEW YORK STATE ENERGY & BUILDING CODE.

3. INSULATION USED UNDER SLABS OR ON THE EXTERIOR OF FOUNDATION WALLS WILL BE 2" FOAMULAR 250" RIGID FOAM INSULATION BY OWENS CORNING OR APPROVED EQUAL. INSULATION TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & PER NEW YORK STATE ENERGY & BUILDING CODE.

ENERGY CODE COMPLIANCE TABLE

SECTION N1102: BUILDING ENVELOPE:
SIMPLIFIED PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA
5,500-5,999 HEATING DEGREE DAYS

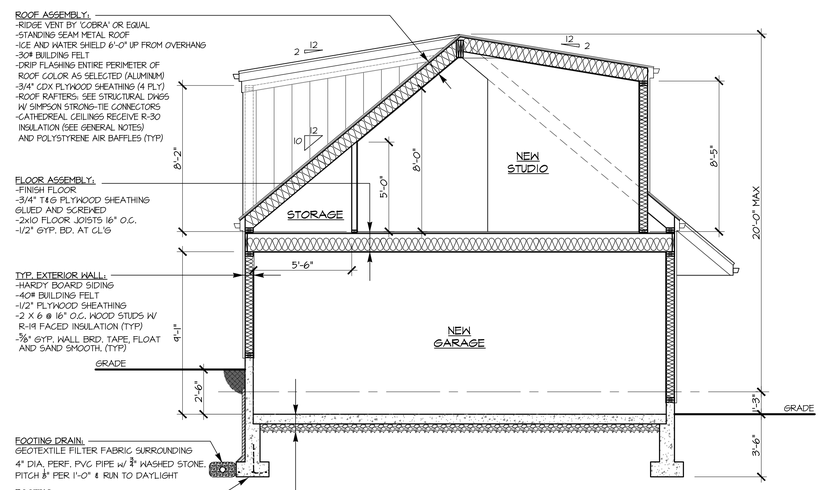
PROVIDED	REQ'D
GLAZING (U-FACTOR)	
0.35	0.35 MAX
CEILING/ROOF	
R49	R49
WALL	
R20	R20
FLOOR	
R30	R19
BASEMENT WALL	
R10/13	R10/13
CRAWL SPACE WALL	
R10/13	R10/13

I CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE SECTIONS OF THE NEW YORK STATE ENERGY CONSERVATION CODE.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

2015 International Residential Code with NYS 2016 Uniform Code Supplement: Table R301.2(1)

GROUND SNOW LOAD (LB/FT 2)	WIND DESIGN:				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM:			ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
	WIND SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH (INCHES)	TERMITE				
30	115	NO	YES	ZONE 1	C	SEVERE	42	MODERATE HEAVY	YES	NO	1500 OR LESS	52.2 F



4 / A-1 SECTION at GARAGE
1/4" = 1'-0"

O'BRIEN ARCHITECTURE, LLC.
24 CLIFFIELD ROAD
BEDFORD, NEW YORK 10506
(914) 646-7691

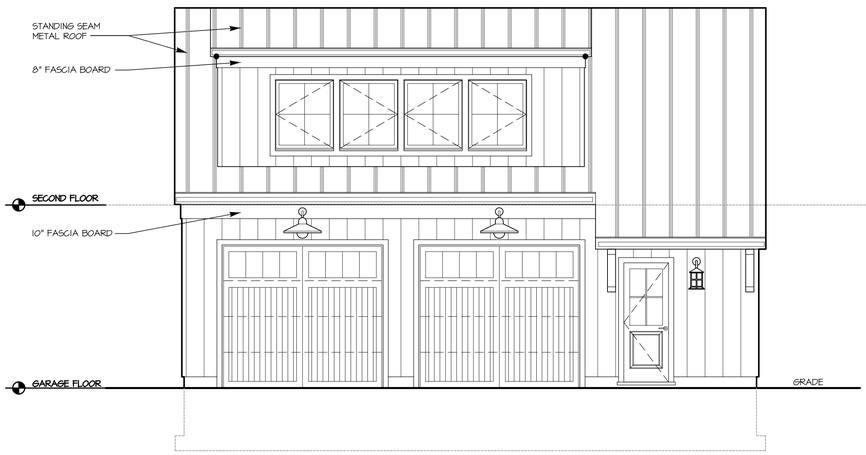
FLOOR PLANS
BUILDING SECTION

R. TORRE GARAGE

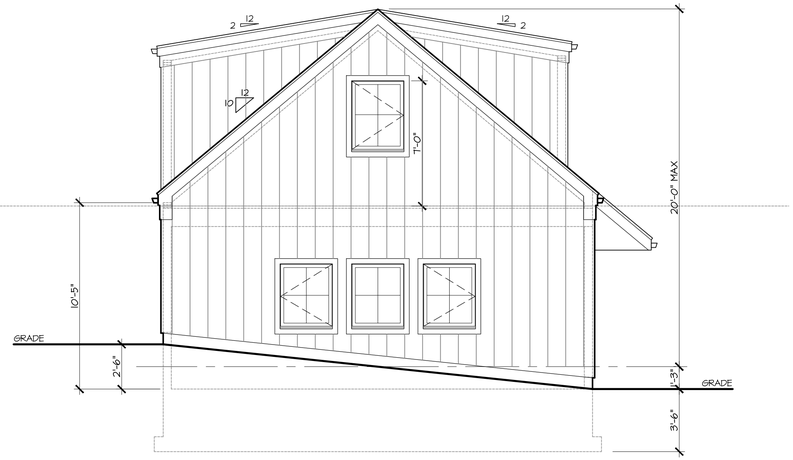
SECT.:
PLATE:
BLOCK:
LOT:

-
BID SET: 04.09.21
JOB No:
DRAWN BY: L.S.
SCALE: AS NOTED

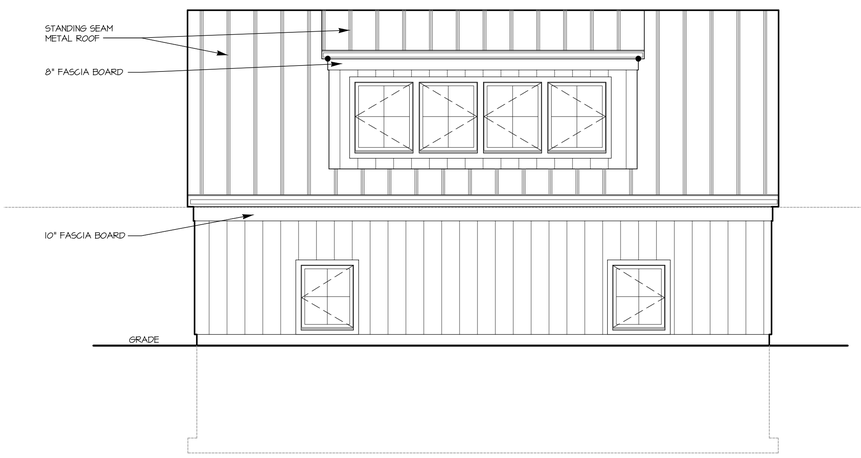
A-1



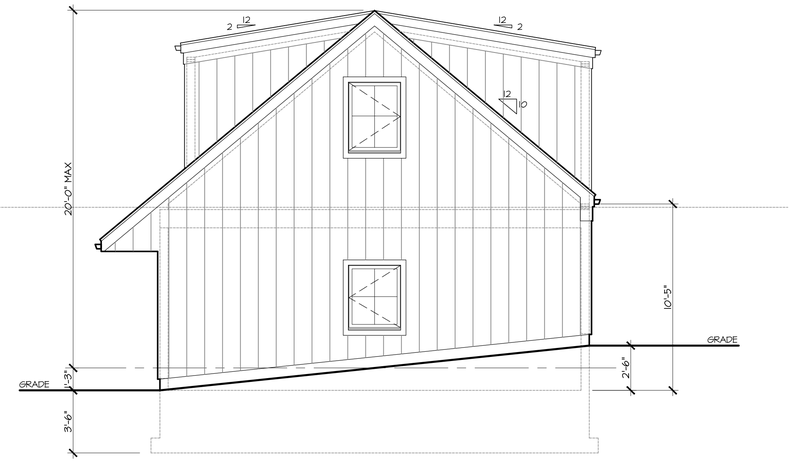
1 / A-2 ELEVATION: FRONT
1/4" = 1'-0"



2 / A-2 ELEVATION: SIDE
1/4" = 1'-0"



3 / A-2 ELEVATION: BACK
1/4" = 1'-0"



4 / A-2 ELEVATION: SIDE
1/4" = 1'-0"

O'BRIEN ARCHITECTURE, LLC.
24 CLIFFIELD ROAD
BEDFORD, NEW YORK 10506
(914) 646-7691

ELEVATIONS

SECT.:
PLATE:
BLOCK:
LOT:

R. TORRE GARAGE

-
BID SET: 04.09.21
JOB No:
DRAWN BY: L.S.
SCALE: AS NOTED

A-2

Zoning Board of Appeals
Robins Wood Orchard
12 Robins Wood Lane, South Salem

Project Description: 1 acre wooded lot transformed into eco-friendly apple orchard to share with friends, neighbors, community and local non-profits. Apples are for personal use and there will be no sales. There will be no structures on the property. Related activities: wildflower garden; honey bee keeping and composting. Entire lot will be planted in lawn of tall meadow fescue (strong root systems and highly water absorbing).

Background: Paul and Peri Stevelman are residents of 10 Robins Wood Lane and purchased the vacant wooded lot next to us at 12 Robins Wood for exclusive purpose of expanding our fruit orchard. My passion is growing fruit, particularly rare heirloom varieties. Also, this project will bring our family closer to the community we live in and also will be fun and rewarding. I have been growing fruit trees on my existing lot for almost 20 years and have been successful in growing apple trees and having bountiful harvests.

Plot Plan: See attachment

Work involved: Removing trees, stumps, rocks and underbrush to enable clearing of land and planting of trees.

Why not leave some trees? Apple trees will be planted in a typical orchard format. Apple trees need full sun and cannot compete with taller shade trees for light and their developing root systems cannot compete below ground for nutrients. Nevertheless, there are 3 large specimen oaks marked on the plot plan which will be pruned and saved.

Location: 12 Robins Wood Lane is a wooded lot. Perfect site for apple orchard as (1) southern exposure means sun all day; (ii) modest slope means excellent drainage; (iii) soil has been composting leaves for decades and is rich in organic material. Trees will be spaced 30 feet apart in linear rows, typical formal orchard layout.

Our Commitments:

- **Organic:** no synthetic pesticides or fertilizers. Will use composting, organic materials.
- **Charitable:** Apples are for friends, family, neighbors, community events and local non-profits, as begun by our family years ago: e.g. Inspirica (Stamford) and New Covenant House (Stamford). Eager to share with our community
- **No commercial sales:** We don't sell apples. We donate them. It's a passion not a business.
- **Storm water management/erosion control:** Trees spaced 30 feet apart on hardy, standard sized rootstock, with massive 30 foot root systems and canopies when mature. Some will be transplanted from our current yard, others will be purchased for planting. (See attachment re Antanovka rootstock.)
- **Heritage and Modern varieties:** Many classic New York apples like Cortland and Liberty, to be mixed with heirloom varieties e.g, King of Tompkins County; Hudson Golden Gem.

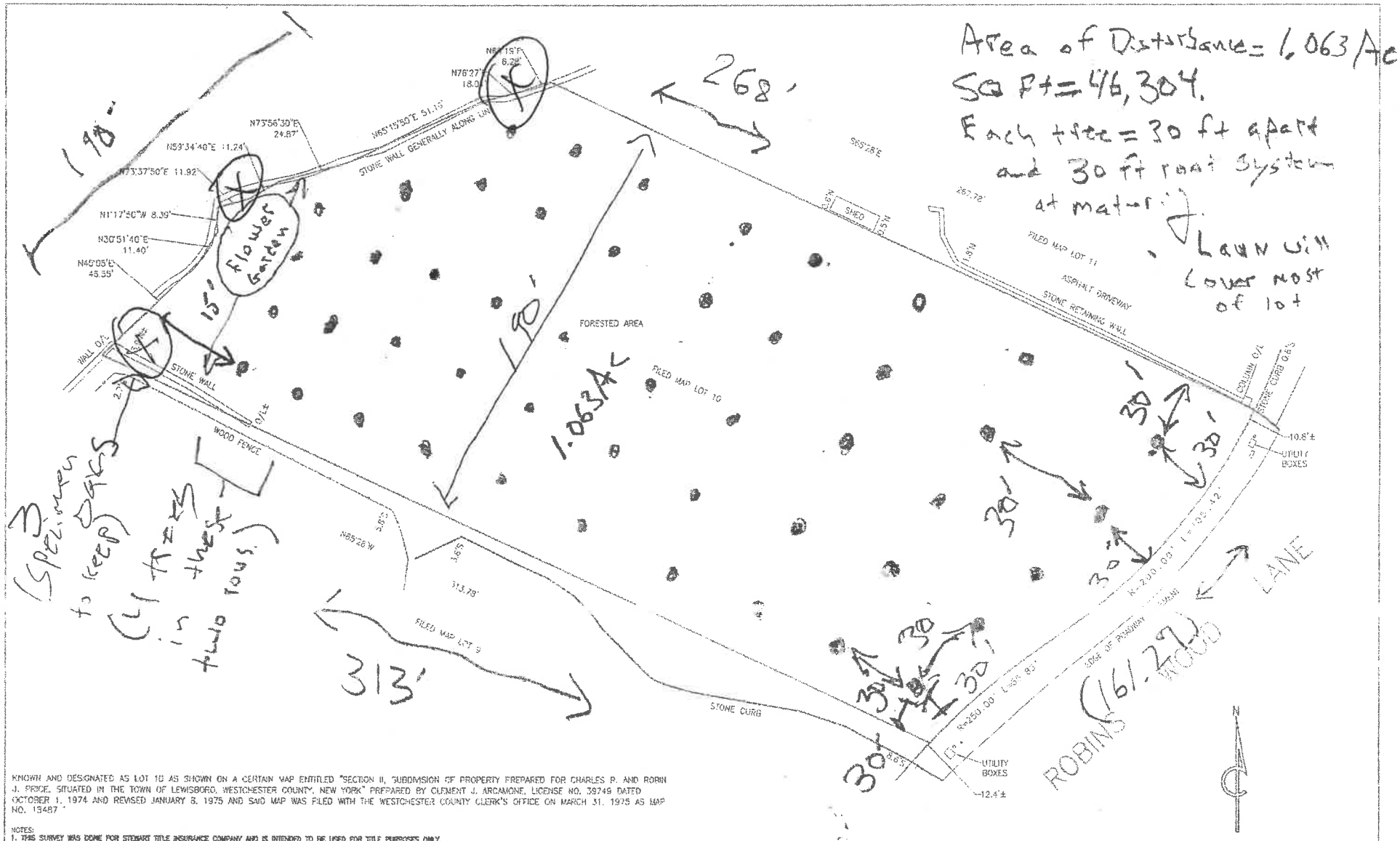
Environmental Impact:

- Cornell University study: in each growing season, an acre of apple trees fixes 20 tons of CO_2 from the air, releases 15 tons of O_2, and provides 15 billion BTUs of cooling power. (Alan Lasko, Dept. Horticulture, Cornell)
- Vigorous root systems absorb storm water and reduce erosion. (50 standard trees is basically 1 acre of root system.
- Reduces transportation costs and CO_2 emissions: local fruit production means less reliance on imported produce.
- Attracts beneficial insects and honeybees

Alignment to town standards:

- Environmentally friendly
- No house or septic; negative Co2 footprint.
- Aesthetically beautiful open space with flowering and fruiting trees vs building lot or wooded lot.
- Charitable purposes
- Community involvement-eager to donate and bring apples to community evets.

Area of Disturbance = 1.063 Ac
Sq Ft = 46,304.
Each tree = 30 ft apart
and 30 ft root system
at maturity.
Lawn will
cover most
of lot



KNOWN AND DESIGNATED AS LOT 10 AS SHOWN ON A CERTAIN MAP ENTITLED "SECTION II, SUBDIVISION OF PROPERTY PREPARED FOR CHARLES P. AND ROBIN J. PRICE, SITUATED IN THE TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK" PREPARED BY CLEMENT J. ARCAMONE, LICENSE NO. 38749 DATED OCTOBER 1, 1974 AND REVISED JANUARY 8, 1975 AND SAID MAP WAS FILED WITH THE WESTCHESTER COUNTY CLERK'S OFFICE ON MARCH 31, 1975 AS MAP NO. 13487.

NOTES:
1. THIS SURVEY WAS DONE FOR STEWART TITLE INSURANCE COMPANY AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY.
2. NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH A COMPLETE COPY OF TITLE REPORT.
3. THIS MAP WAS MADE AT A SCALE OF 1" = 20' WHEN ORIGINALLY DRAWN
4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES
8. THIS SURVEY IS NOT INTENDED TO BE USED FOR NEW CONSTRUCTION.

0 1 2 3
ORIGINAL SIZE IN INCHES

CERTIFIED TO:
STEWART TITLE INSURANCE COMPANY
PAUL STEVELMAN AND PERI STEVELMAN

TAX MAP
SECTION 77.4
BLOCK 3
LOT 51.

TOWN OF LEWISBORO
COUNTY OF WESTCHESTER

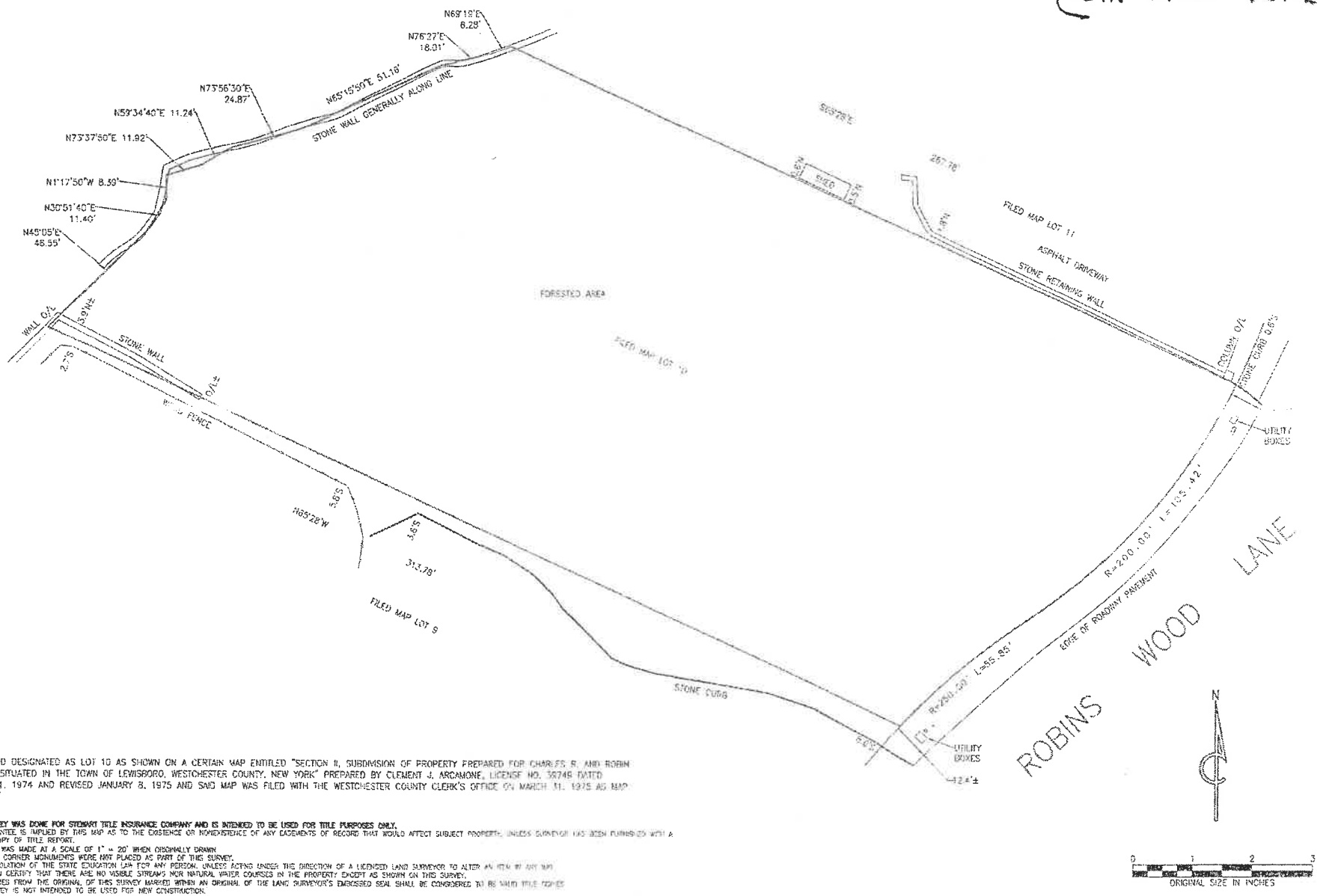
TITLE No. 210920338
STATE OF NEW YORK

DATE SURVEYED: MAY 20, 2021

ALL COUNTY LAND SURVEYOR PC
DONAL A. O'BUCKLEY PLS
167-17 45TH AVENUE
FLUSHING, NY 11358
TEL. 718-353-8114
FAX. 718-353-0958
EMAIL: DOBUCKLEY@ACLSNY.COM

STATE OF NEW YORK
DONAL A. O'BUCKLEY
NEW YORK LICENSE 050831

(Unmarked Survey)



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NOTES:
1. **THIS SURVEY WAS DONE FOR STEWART TITLE INSURANCE COMPANY AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY.**
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3. THIS MAP WAS MADE AT A SCALE OF 1" = 20' WHEN ORIGINALLY DRAWN.
4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM ON ANY MAP.
6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
8. THIS SURVEY IS NOT INTENDED TO BE USED FOR NEW CONSTRUCTION.

0 1 2 3
ORIGINAL SIZE IN INCHES

CERTIFIED TO:
STEWART TITLE INSURANCE COMPANY
PAUL STEVELMAN AND PERI STEVELMAN

TAX MAP
SECTION 77.4
BLOCK 3
LOT 51

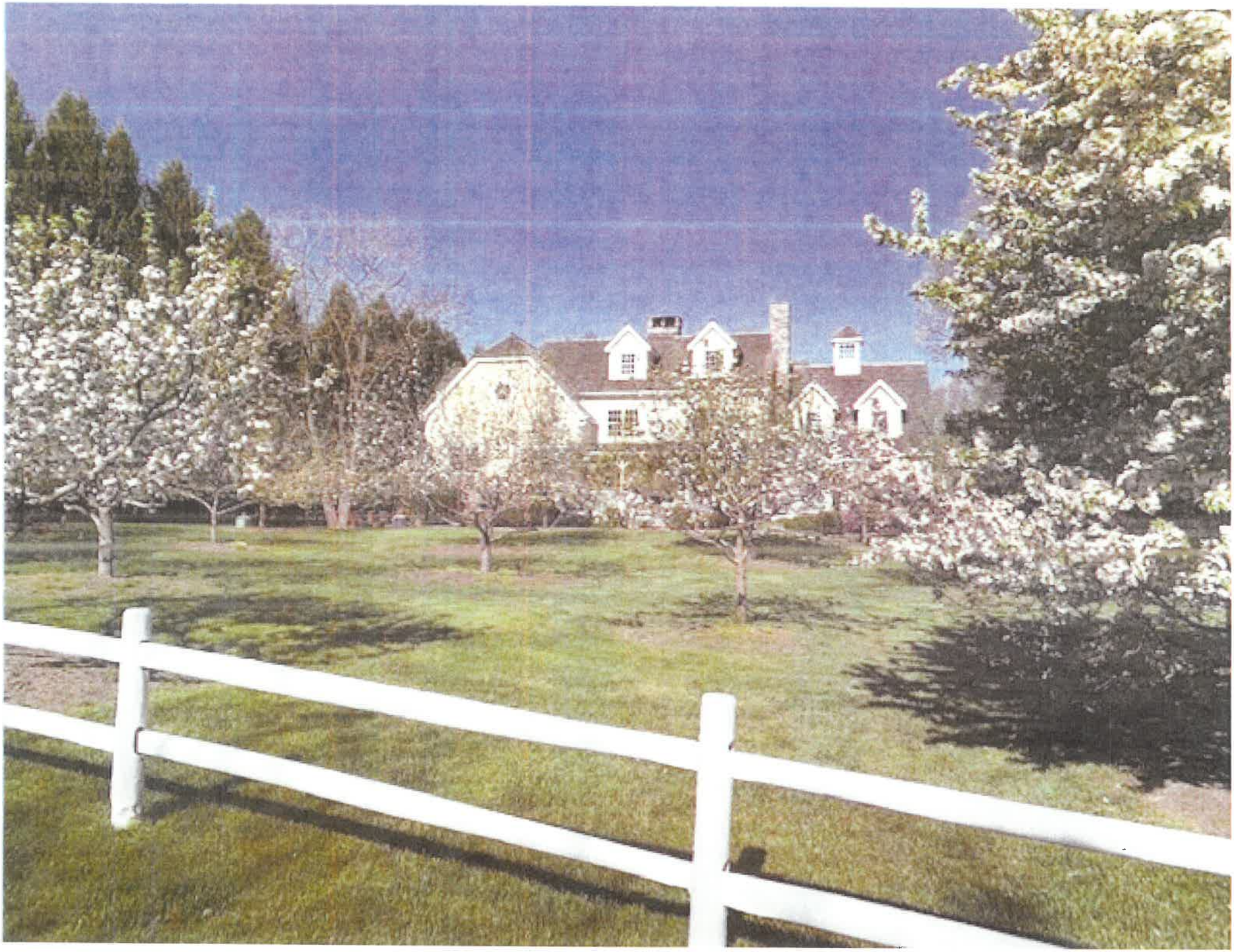
TOWN OF LEWISBORO
COUNTY OF WESTCHESTER

TITLE No. 210980338
STATE OF NEW YORK

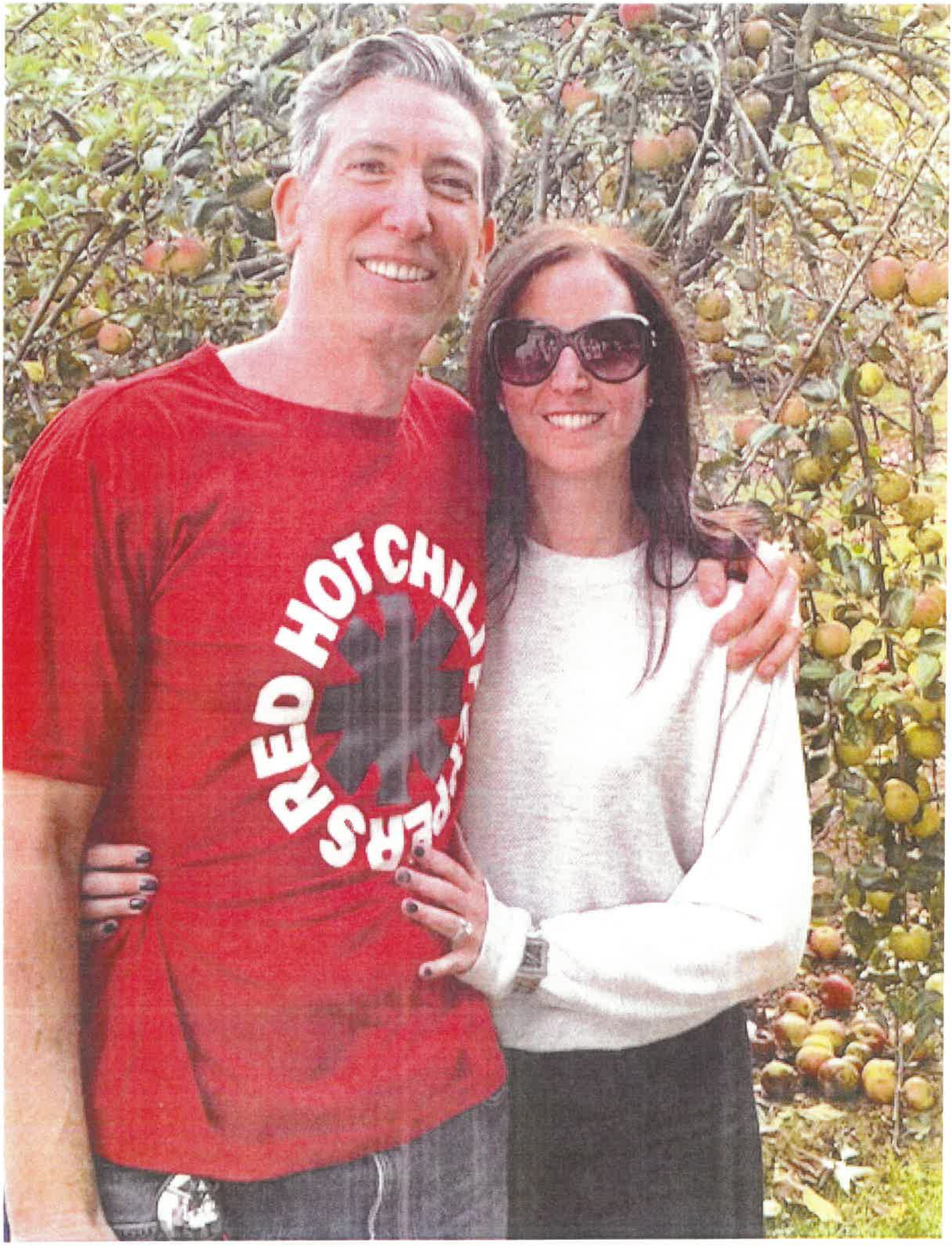
DATE SURVEYED: MAY 20, 2021

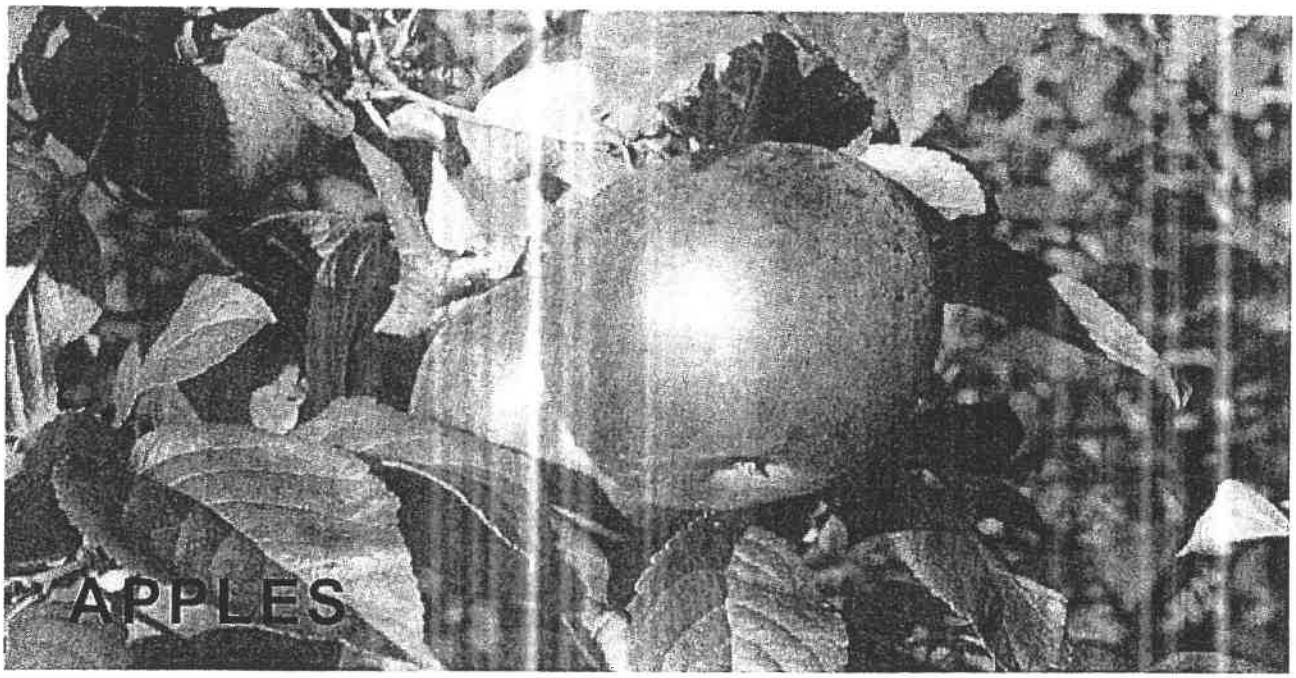
ALL COUNTY LAND SURVEYOR PC
DONAL A. O'BUCKLEY PLS
157-17 45TH AVENUE
FLUSHING, NY 11358
TEL 718-358-8914
FAX. 718-353-0938
EMAIL: DOBUCKLEY@ACLSNY.COM

STATE OF NEW YORK
DONAL A. O'BUCKLEY
LICENSED LAND SURVEYOR
NEW YORK LICENSE 050841



HEIRLOOM APPLES


RED HOT CHILI



AUGUST 22, 2019 BY APPLES

Apple Rootstock Info: Antonovka 313

Characteristic	Detail	Description
Rootstock	Antonovka 313	This is a non-dwarfing rootstock from Russia and produces a free-standing tree that is 100% standard size. Trees are slow coming into bearing and moderately productive, and trees may lean slightly in some situations. Although some nurseries advertise Antonovka 313 to be very cold hardy, it is usually considered moderately cold hardy and may be susceptible
Synonyms	Ant.313, A.313	
Origin	N/A	