

**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, February 22, 2023, 7:30 P.M.**

**79 Bouton Road, South Salem,**  
**Justice Court**

- I. Review and adoption of the Minutes of January 25, 2023.**
- II. PUBLIC HEARING**

**CAL. NO. 01-23-BZ**

Application of Leonard Brandes, AIA, [70 Cove Road, LLC, owner of record], 70 Cove Road, South Salem, NY for the following variances of the detached accessory structure that is located within the required front yard setback. The property is located within the R-1/4A zoning district which requires 25’ setback from the property line, while 22’ is proposed, per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code. The applicant is also proposing to install new decks at the front and rear of the main structure. While the decks do not increase the preexisting nonconformity, the proposed work is an extension of the nonconformity and should be documented through a variance. The required side yard setbacks for the main building are 12’. The existing and proposed setbacks are 3.5’ on the left side, and 5.4’ on the right side. This will require a variance of 8.5’ and 6.6’ respectively, Requirements per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#70) Cove Road, South Salem, NY designated on the Tax Map as Sheet 033A, Block 11156, Lot 022, in an R-1/4AC, One-quarter Acre Residential District consisting of approximately 0.11 acres.

**CAL. NO. 04-23-BZ**

Application of Gregory Wark [Petrosian, Valery & Wark, Gregory S., owner of record], 29 Bishop Park Road, Pound Ridge, NY for the following variance to install a propane tank, 28’ feet from the front yard setback, whereas 40’ is required per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code; 21’ feet from the side yard setback, whereas 30’ is required per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code; 25’ feet from the rear yard setback, whereas 40’ is required per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code.

The property is located on the east side of (#29) Bishop Park Road, Pound Ridge, NY designated on the Tax Map as Sheet 0045, Block 10269, Lot 003, in an R-1AC, One-Acre Residential District consisting of approximately 0.13 acres.

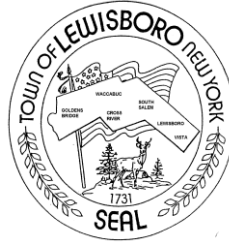
- III. CORRESPONDENCE & GENERAL BUSINESS**
- IV. NEXT MEETING**  
  
**March 22, 2023**
- V. ADJOURN MEETING**

**TOWN OF LEWISBORO, WESTCHESTER COUNTY**

## ZONING BOARD OF APPEALS – December 21, 2022

[illegible]

**TOWN OF LEWISBORO**  
**Westchester County, New York**



**Building Department**  
**79 Bouton Road**  
**South Salem, New York 10590**

**Tel: (914) 763-3060**  
**Fax: (914) 875-9148**  
**Email: [ksullivan@lewisborogov.com](mailto:ksullivan@lewisborogov.com)**

**Zoning Denial 1/24/2022**

**70 Cove Rd, South Salem**  
**11156-022-033A**

The applicant is proposing a detached accessory structure that is located within the required front yard setback. The property is located within the R1/4A zoning district which requires 25' setback from the property line, while 22' is proposed.

Requirements per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code.

The applicant is also proposing to install new decks at the front and rear of the main structure. While the decks do not increase the preexisting nonconformity, the proposed work is an extension of the nonconformity and should be documented through a variance. The required side yard setbacks for the main building are 12'. The existing and proposed setbacks are 3.5' on the left side, and 5.4' on the right side. This will require a variance of 8.5' and 6.6' respectively.

Requirements per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code.

Building Inspector

**ZONING BOARD OF APPEALS**  
**NOTICE OF PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will host a Public Hearing on Wednesday, February 22, 2023, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.**

**CAL. NO. 01-23-BZ**

**Application of Leonard Brandes, AIA, [70 Cove Road, LLC, owner of record], 70 Cove Road, South Salem, NY for the following variances of the detached accessory structure that is located within the required front yard setback. The property is located within the R-1/4A zoning district which requires 25' setback from the property line, while 22' is proposed, per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code. The applicant is also proposing to install new decks at the front and rear of the main structure. While the decks do not increase the preexisting nonconformity, the proposed work is an extension of the nonconformity and should be documented through a variance. The required side yard setbacks for the main building are 12'. The existing and proposed setbacks are 3.5' on the left side, and 5.4' on the right side. This will require a variance of 8.5' and 6.6' respectively, Requirements per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code.**

**The property is located on the west side of (#70) Cove Road, South Salem, NY designated on the Tax Map as Sheet 033A, Block 11156, Lot 022, in an R-1/4AC, One-quarter Acre Residential District consisting of approximately 0.11 acres.**

**Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals, 79 Bouton Road, South Salem, New York during regular business hours. At such Hearing, all interested parties may attend and will be heard.**

**Dated this 25th day of January 2023  
in South Salem, New York**

**ZONING BOARD OF APPEALS  
TOWN OF LEWISBORO  
By: ROBIN PRICE, JR.  
CHAIR**

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.



GENERAL NOTES

- DIVISION 1 - GENERAL REQUIREMENTS
- A. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, PROCEDURE AND COORDINATION OF ALL PORTIONS AND TRADES OF THE WORK.
- B. ALL WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES, AND ALL OTHER AREAS HAVING JURISDICTION.
- C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE CONTRACT WORK.
- D. THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS AT ALL TIMES ON THE JOB SITE, AND WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND WAREHOUSING OF ALL MATERIALS AND EQUIPMENT TO BE INSTALLED.
- F. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS TO MAINTAIN TEMPORARY ELECTRIG, LIGHTING, AND WATER DURING CONSTRUCTION.
- G. GUARANTEE: ALL WORK INCLUDED IN THE CONTRACT DOCUMENTS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR THE PERIOD SPECIFIED BY THE MANUFACTURER OR ONE-YEAR, WHICHEVER IS LONGER, FROM THE OCCUPANCY DATE.
- H. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THEY CAN NOT COMPLY WITH ANY NOTES ON THIS SHEET OR ANY OTHER SHEET IN THIS SET OF CONTRACT DOCUMENTS.
- I. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FIRE EXITS AT ALL TIMES, IF APPLICABLE.
- J. THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
- K. THE CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF ALL SUB-CONTRACTORS TO BE USED ON THIS PROJECT.
- L. THE CONTRACTOR IS REQUIRED TO HAVE A COMPETENT SUPERINTENDENT ON THE SITE WHEN WORK IS IN PROGRESS.
- M. THE CONTRACTOR SHALL PROVIDE A PORT-O-SAN TOILET ON THE JOB SITE USE BY THE CONSTRUCTION CREW.
- N. THE CONTRACTOR SHALL BE COMPETENTLY REPRESENTED AT EVERY WEEKLY JOB MEETING. THE SCHEDULES OF THESE WEEKLY JOB MEETING SHALL BE JOINTLY AGREED AT THE BEGINNING OF CONSTRUCTION.
- O. THE FINISHED JOB SHALL BE DELIVERED IN A FINISHED AND CLEAN MANNER, INCLUDING POLISHING COUNTERTOPS, WINDOWS, AND FLOORS.
- P. DEMOLITION:
1. ALL DEBRIS REMOVAL AND ABATEMENT TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL, AND OSHA GUIDELINES AND LAWS.
- Q. CONTRACTOR SHALL PROTECT ALL MATERIALS FROM MOISTURE DAMAGE AND SECONDARY MOLD GROWTH DURING ALL PHASES OF CONSTRUCTION.

- DIVISION 2 - EXCAVATION
- A. EXCAVATE ALL EARTH, BOULDERS, LOOSE AND SOFT ROCK TO THE LINES AND DEPTHS INDICATED ON THE CONTRACT DOCUMENTS.
- B. ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH.
- C. EXCAVATE FOR ALL UTILITIES AS REQUIRED.
- D. FINISH GRADING SHALL BE ESTABLISHED TO PROVIDE SURFACE DRAINAGE IN ALL DIRECTIONS AWAY FROM THE BUILDING AND WORK.
- E. FOOTINGS:
1. FOOTINGS SET ON ROCKLEDGE TO BE SECURED WITH PINNING, MIN. (4) #4 REBARS SET 6" INTO ROCKLEDGE.
2. ALL PINNED FOOTINGS TO BE APPROVED BY ARCHITECT.
3. FOOTINGS TO BEAR ON SOLID UNDISTURBED EARTH. DESIGN OF FOOTINGS ARE BASED ON 4000 PSF SOIL. IF SOIL BEARING CONDITIONS ARE QUESTIONABLE, CONTRACTOR SHALL CONSULT ENGINEER FOR FOOTING DESIGN. SLOPED FOOTINGS SHALL BE 1:2 MAX SLOPE. PROVIDE (3) #5 BARS CONTINUOUS (REFER TO WALL SECTION).

- DIVISION 3 - CONCRETE
- A. ALL CONCRETE SHALL BE A MINIMUM OF 3500 PSI IN STRENGTH, OR AS NOTED ON THE CONTRACT DOCUMENTS.
- B. CONCRETE FLOORS SHALL HAVE A SMOOTH DENSE STEEL TROWEL FINISH SUITABLE TO RECEIVE TILE OR COMPOSITION FLOORINGS AS REQUIRED.
- DIVISION 4 - MASONRY
- A. NO AIR-ENTRAINING ADMIXTURES OR ANTIFREEZE COMPOUNDS, SUCH AS CALCIUM CHLORIDE, SHALL BE ADDED TO MORTAR.
- B. NO WORK SHALL BE DONE SUBJECT TO FREEZING CONDITIONS.
- C. STUCCO: STUCCO TO BE APPLIED ON SELF-FURRING EXPANDED GALVANIZED METAL LATH SECURED TO SUBSTRATE. THREE-COAT PROCESS. STUCCO USING GLASS-FIBER REINFORCED PORTLAND CEMENT. FINISH AND TEXTURE TO MATCH EXISTING. WAIT TWENTY-EIGHT (28) DAYS MINIMUM BEFORE APPLYING PRIMER AND TWO COATS OF PAINT.
- D. ALL STUCCO SHALL BE INSTALLED WITH A SUITABLE DRAIN PLAN & KEEP SCAFFOLD TO ENSURE PROPER DRAINAGE AND WALL SYSTEM INTEGRITY. REFERENCE ASTM C 1066-12A AND ASTM C 926-12A

- DIVISION 5 - METALS
- A. STEEL: SHALL CONFORM TO A.S.T.M. SPECIFICATION A-36 FOR STRUCTURAL STEEL.
- B. FLITCH BEAMS: ALL STEEL PLATES SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A-36 FOR STRUCTURAL STEEL. ALL BOLT HOLES TO BE PROPERLY DRILLED. TORCHED HOLES NOT ACCEPTABLE.
- C. ANCHOR BOLTS: PROVIDE 1/2" DIA. X 16" WITH HOOKED END. BOLTS TO BE PLACED 2'-0" O.C. MAX. 12" MIN. FROM CORNER AND 2 BOLTS MIN. PER SILL.

- DIVISION 6 - WOOD/PLASTIC
- A. LUMBER: ALL FRAMING LUMBER TO BE STRESS GRADE DOUGLAS FLR LARCH NO. 2 OR BETTER.
- B. FRAMING: INTERIOR PARTIAL FRAMING OF THE HOUSE SHALL BE ERECTED PLUMB, LEVEL, AND TRUE, SECURELY NAILED. JOISTS, STUDS AND RAFTERS SHALL BE DOUBLED ABOVE ALL OPENINGS. ALL FLUSH HEADERS SHALL BE CONNECTED WITH METAL JOIST HANGERS. DOUBLE FRAME UNDER ALL PORTIONS PARALLEL TO FRAMING. PROVIDESOLID BLOCKING UNDER ALL POST.
- C. GULAM BEAM: SHALL BE NO. 1 DOUGLAS FLR (MIN. FB-2200 P.S.I.).
- D. LAMINATED VENEER BEAM: SHALL BE "PARALLAM" BY "MAC MILLAN" OR EQUAL MINIMUM FB. 2850. INSTALL AS PER MANUFACTURERS SPECIFICATIONS. (2.0 E)
- E. SUB FLOOR: SHALL BE 3/4" T&G EXTERIOR GRADE PLYWOOD GLUED AND SCREWED TO EACH FRAMING MEMBER.
- F. SHEATHING: 3/4" EXTERIOR PLYWOOD W/ TYVEK

- H. WOOD FLOORING NOTE: ALL WOOD FLOORING MATERIAL TO BE DELIVERED & STORED ON THE JOB SITE FOR ONE-WEEK PRIOR TO INSTALLATION.
- I. STAIN T.B.S. THEN SEAL COAT & TWO FINISH COATS

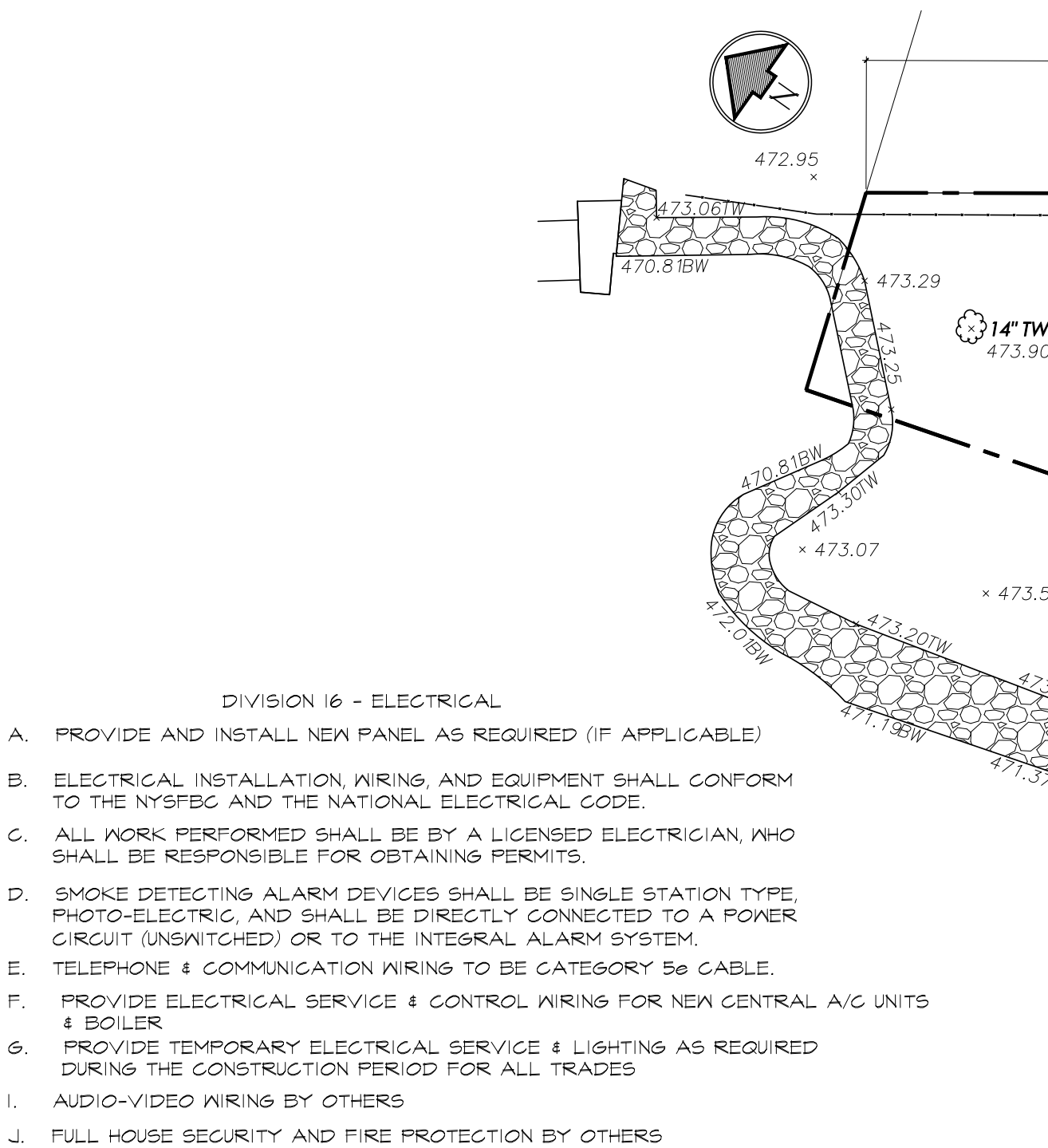
- DIVISION 7 - THERMAL & MOISTURE PROTECTION
- A. PROVIDE FIBERGLASS BATT INSULATION AS NOTED ON THE CONTRACT DOCUMENTS. INSTALL WITH A FOIL-FACED VAPOR BARRIER AT THE WARM SIDE OF THE WALL (INTERIOR).
- B. PROVIDE RIGID EXTRUDED FOAM INSULATION AS NOTED ON THE WALLS PER DOCS
- C. PROVIDE & INSTALL ICYNENE SFPRAY FOAM INSULATION PER DOCS

- DIVISION 8 - DOORS & WINDOWS
- A. PROVIDE FIRE-RATED DOORS AND FRAMES AS INDICATED ON THE CONTRACT DOCUMENTS AND DOOR SCHEDULE. ALL RATED DOORS TO CARRY U.L. LABEL MATCHING SPECIFIED REQUIREMENTS.
- B. WOOD DOORS TO MEET ALL SPECIFICATIONS NOTED ON THE CONTRACT DOCUMENTS. EXTERIOR DOORS TO BE COMPLETE WITH WEATHERSTRIP AND BRASS SADDLE WITH SWEEP. INTERIOR DOORS TO BE SELECTED.
- C. HARDWARE: SUBMIT SAMPLES AND/OR CUT SHEETS OF ALL CLOSETS, HANDLES, LOCKS AND ACCESSORIES TO THE OWNER FOR APPROVAL.
- D. WINDOWS: INSULATED GLASS WITH THERMAL-BREAK FRAMES AS NOTED ON THE CONTRACT DOCUMENTS.
- E. MIRRORS IF USED, SHALL BE ONE PIECE, FRAMELESS UNLESS OTHERWISE
- F. WINDOWS: SHALL BE "ANDERSEN" WOOD WINDOWS AND SCREENS, SIZE AND TYPE SHOWN ON PLANS
- H. CONTRACTOR TO PROVIDE TEMPERED GLASS AT ALL TUB/SHOWER LOCATIONS.
- I. ALL WINDOWS AND DOORS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND A PORTION OF EACH TYPE SHALL BE WATER TESTED PRIOR TO INSTALLATION OF INTERIOR WALL SYSTEMS AND INSULATION TO INSURE INSTALLATION INTEGRITY
- B. PAINTING:
- DIVISION 9 - FINISHES
- A. GYPSUM DRYWALL PARTITIONS:
1. APPLICATION AND FINISH TO MEET ANSI STANDARD A97.1
2. WOOD JOISTS SHALL BE SCALED FOR 2X6 @ 16" O.C.
3. SOUND INSULATED AND FIRE-RATED PARTITIONS SHALL BE CAULKED AT PERIMETERS. BACK TO BACK JUNCTION BOXES ARE NOT PERMITTED WITHIN THESE PARTITIONS.
4. ALL DRYWALL PARTITIONS SHALL BE PLUMB, LEVEL, TRUE, AND STRAIGHT, PROPERLY BRACED AND RIGID.
5. ALL TAPING AND SPACKLING SHALL BE SANDED, SPONSSED DOWN, AND PREPARED SO THAT LOCATION OF JOINTS AND BLEMISHES CANNOT BE DETECTED AFTER FINISH.
6. KET AREA & KITCHEN TO RECEIVE 5/8" WATER RESISTANT GMB
7. TUB & SHOWER AREA TO RECEIVE 5/8" STONE BOARD
8. ALL DRYWALL AND WALL BOARD SHALL BE INSTALLED WITH A 1/2 INCH CAPILLARY BREAK BETWEEN THE BOTTOM OF THE DRYWALL AND THE TOP OF THE FINISHED FLOOR TO PREVENT WICKING IN THE EVENT OF A MOISTURE INTRUSION EVENT (FLOODING).

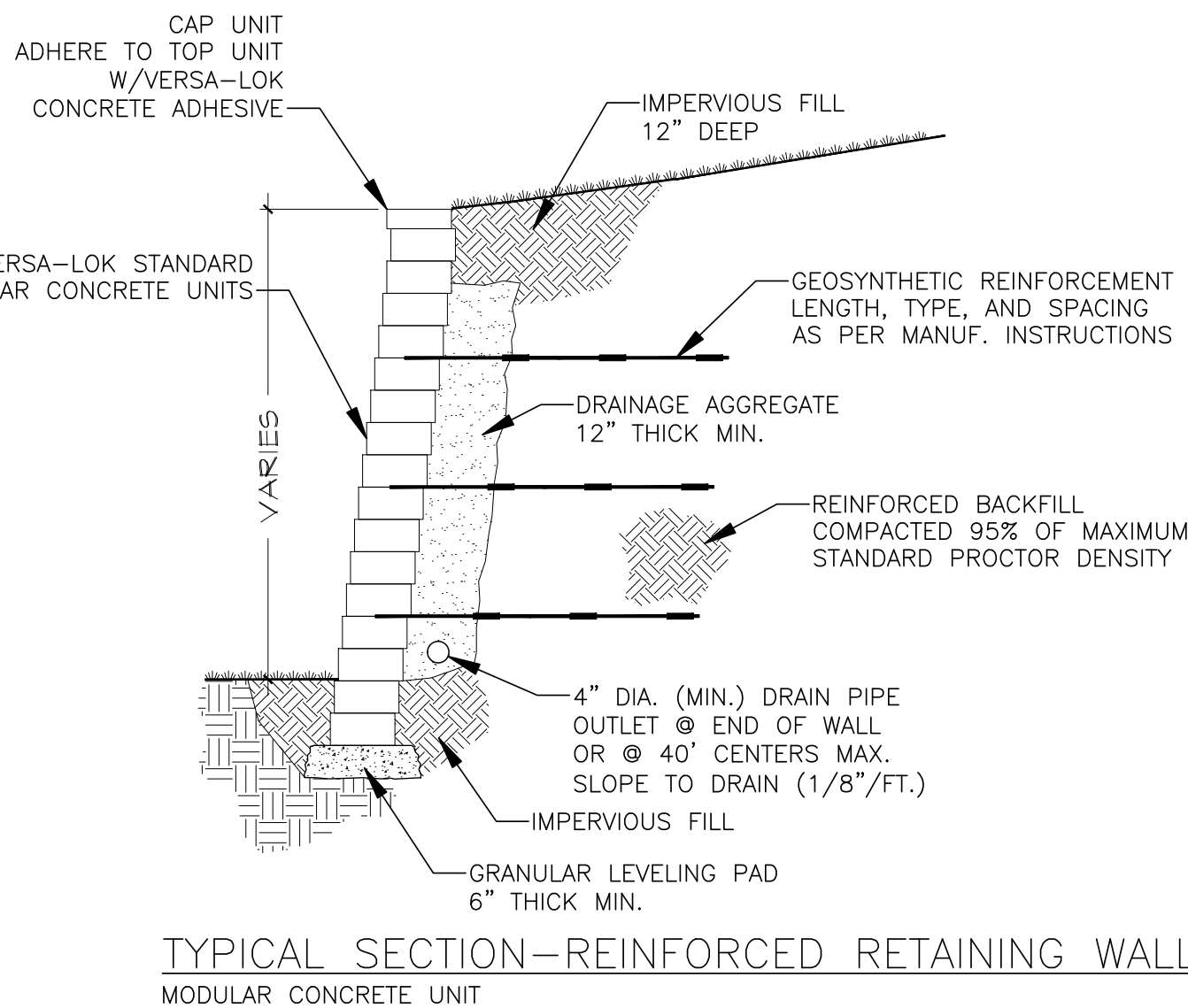
1. CONTRACTOR TO INSPECT AND VERIFY THAT ALL SURFACES TO BE PAINTED ARE PROPERLY PREPARED.
2. ALL PAINTING MATERIALS SHALL BE USED ONLY IN STRICT CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
3. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL AREAS FROM PAINTDRIPS, SPLASHES, OVERSPRAY, ETC.. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND REMOVING SAME.
4. PAINT SHALL BE MANUFACTURED BY EITHER BENJAMIN MOORE TO MATCH SPECIFIED COLORS.
5. ALL PAINTED SURFACES TO RECEIVE ONE COAT OF PRIMER PAINT AND TWO (2) COATS OF FINISH PAINT AS SELECTED.
6. WALLS TO BE "MATT" FINISH UNLESS OTHERWISE NOTED.
- C. WALL COVERINGS SHALL BE APPLIED, MATCHING ALL SEAMS AND PATTERNS. ALL EXCESS ADHESIVES ARE TO BE REMOVED.
- D. WOOD STRIP FLOORING:
1. USE SELECT OAK FLOORING 2-1/4" WIDE PLANKS WHERE SPECIFIED & LAMINATED WOOD FLOORING TO BE SELECTED BY OWNER WHERE SPECIFIED.
2. FILL ALL HOLES W/ MATERIAL TO MATCH
3. FLOORING TO BE INSTALLED ON LEVEL FLOOR W/ 3/4" PLYWOOD SUBFLOOR AND 1/2" SPACE ALONG ALL WALLS FOR EXPANSION
4. FINISH: ONE-COAT SANDSEAL, TWO-COATS SATIN URETHANE BY ZAR OR APPROVED EQUAL. ALL FINISHES TO BE SANDED & VACUUMED BETWEEN EACH COAT.

- DIVISION 10 - SPECIALTIES
- A. CONTRACTOR TO PROVIDE AND INSTALL ALL BATHROOM ACCESSORIES (TOILET HOLDERS, TOILET TISSUE HOLDERS, ETC.).
- B. CONTRACTOR TO PROVIDE AND INSTALL TEMPERED GLASS SHOWER DOORS AND ENCLOSURES AS INDICATED ON THE CONTRACT DOCUMENTS.

- DIVISION 11 - EQUIPMENT
- GENERAL: EQUIPMENT TO BE SELECTED BY OWNER INSTALLED BY CONTRACTOR
- DIVISION 12 - FURNISHINGS
- GENERAL: NOT USED
- DIVISION 13 - SPECIAL CONSTRUCTION
- GENERAL: NOT USED
- DIVISION 14 - CONVEYING SYSTEMS
- GENERAL: NOT USED
- DIVISION 15 - MECHANICAL
- CONTRACTOR TO ADJUST EXISTING HEATING SYSTEM, RADIATORS & PIPES.
- B. HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SIZED TO MAINTAIN 72°F INDOOR TEMPERATURE WITH 0°F OUTDOOR TEMPERATURE AND 70°F OUTDOOR TEMPERATURE WITH 45°F OUTDOOR TEMPERATURE.
- C. ALL HEATING AND AIR CONDITIONING EQUIPMENT AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 NYS UNIFORM CODE
- D. ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH NYSUBFC, NATIONAL PLUMBING CODE AND ANY LOCAL PLUMBING CODES HAVING JURISDICTION.
- E. PROVIDE SHUT-OFF VALVES AT ALL FIXTURES AND APPLIANCES.
- F. INSULATE ALL HOT AND COLD WATER SUPPLY LINES W/ 1" HI-DENSITY POLYPROPYLENE FOAM INSULATION. INSULATE ALL HEATING LINES WITH SEALED HI-DENSITY FIBERGLASS WRAPS.



ZONING INFORMATION			
SECTION: 93	BLOCK: 13	LOT: 2-4	
-----ZONING DISTRICT: R 1/4A -----			
MAIN BLDG. YARD REQUIREMENTS			
YARD	REQUIRED	EXISTING	PROPOSED
FRONT	50CL* / 25 ST	42.0'	NO CHANGE
LEFT SIDE	12.0'	3.5'	NO CHANGE
RIGHT SIDE	12.0'	5.4'	NO CHANGE
REAR	25.0'	7.5'	NO CHANGE
ACCESSORY BLDG. YARD REQUIREMENTS			
YARD	REQUIRED	EXISTING	PROPOSED
FRONT	50CL* / 25 ST	22.0'	22.0'
LEFT SIDE	5.0'	2.3'	5.0'
RIGHT SIDE	5.0'	32.0'	23.5'
REAR	5.0'	60.0'	55.0'
LOT COVERAGE			
LOT SIZE (2 ACRES MIN.)			4,867 SF
EXIST'G LOT COVERAGE (39.7%)			1,883 SF
PROPOSED LOT COVERAGE (34.5%)			1,822 SF



DRAWING LIST	
SY-001	GENERAL NOTES, SITE PLAN, ZONING INFO
SY-002	PROPOSED SITE PLAN (150 FT CONTOUR)
SY-003	GENERAL NOTES & CHARTS
A-101	FIRST FLOOR DEMO & CONSTRUCTION PLAN
A-102	SECOND FLOOR DEMO & CONSTRUCTION PLAN
A-103	PROPOSED ROOF PLAN & STORAGE PLAN + ELEVATION
A-200	PROPOSED FRONT & RIGHT ELEVATION
A-201	PROPOSED REAR & LEFT ELEVATION
A-300	PROPOSED SECTION A-A & DETAILS
EL-101	PROPOSED ELECTRIC & LIGHTING PLANS

Leonard H. Brandes • ARCHITECT

TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
NCARB Certified

Architecture  
Planning & Design

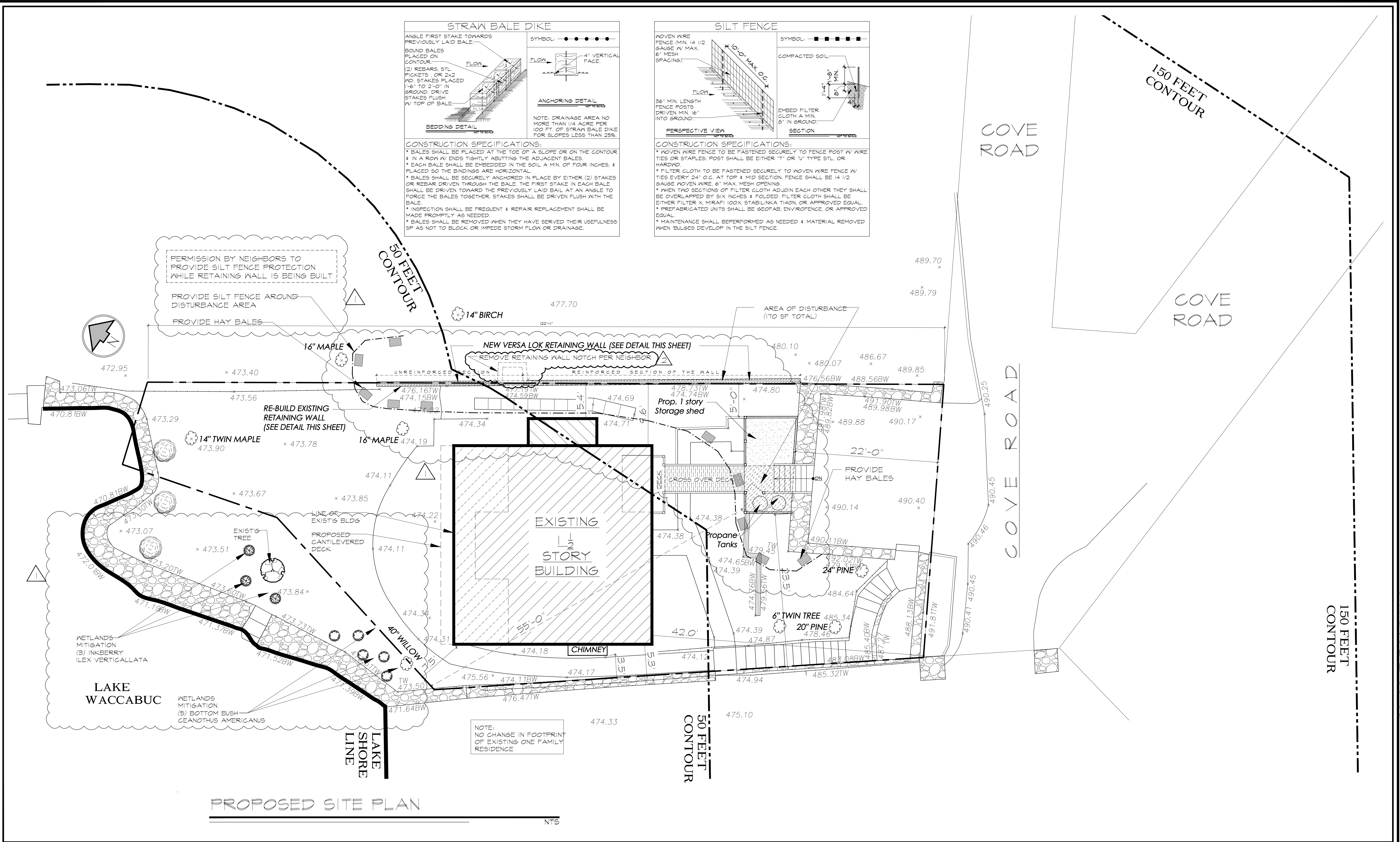
REVISIONS		
No.	Date	Revisions
1	12-14-22	REMOVE RET. WALL NOTCH
Drawn By: E.B.		



Project. **TO COVE ROAD LLC**  
PROPOSED ALTERATIONS @  
TO COVE ROAD  
SOUTH SALEM, NY 10590  
Dwg. Title.  
PROPOSED SITE PLAN

Drawing No.  
**SY-001**  
MAY 10, 2023





**Leonard H. Brandes • ARCHITECT**

TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
NCARB Certified

Architecture  
Planning & Design

REVISIONS		
No.	Date	Revisions
1	11-17-22	WETLAND PROTECTION
2	12-14-22	REMOVE NOTCH IN RET. WALL
Drawn By: E.B.		



Project: 70 COVE ROAD LLC  
PROPOSED ALTERATIONS @  
70 COVE ROAD  
SOUTH SALEM, NY 10590

Dwg. Title:  
PROPOSED SITE PLAN (150FT CONTOUR)

Drawing No.  
5Y-002

JULY 27, 2023



## WALL BRACING

### BRACED WALL PANEL CONSTRUCTION METHODS:

WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 5/16 INCH FOR 16 INCH STUD SPACING AND NOT LESS THAN 3/8 INCH FOR 24 INCH STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH TABLE R602.3(3).

### LENGTH OF BRACED PANELS:

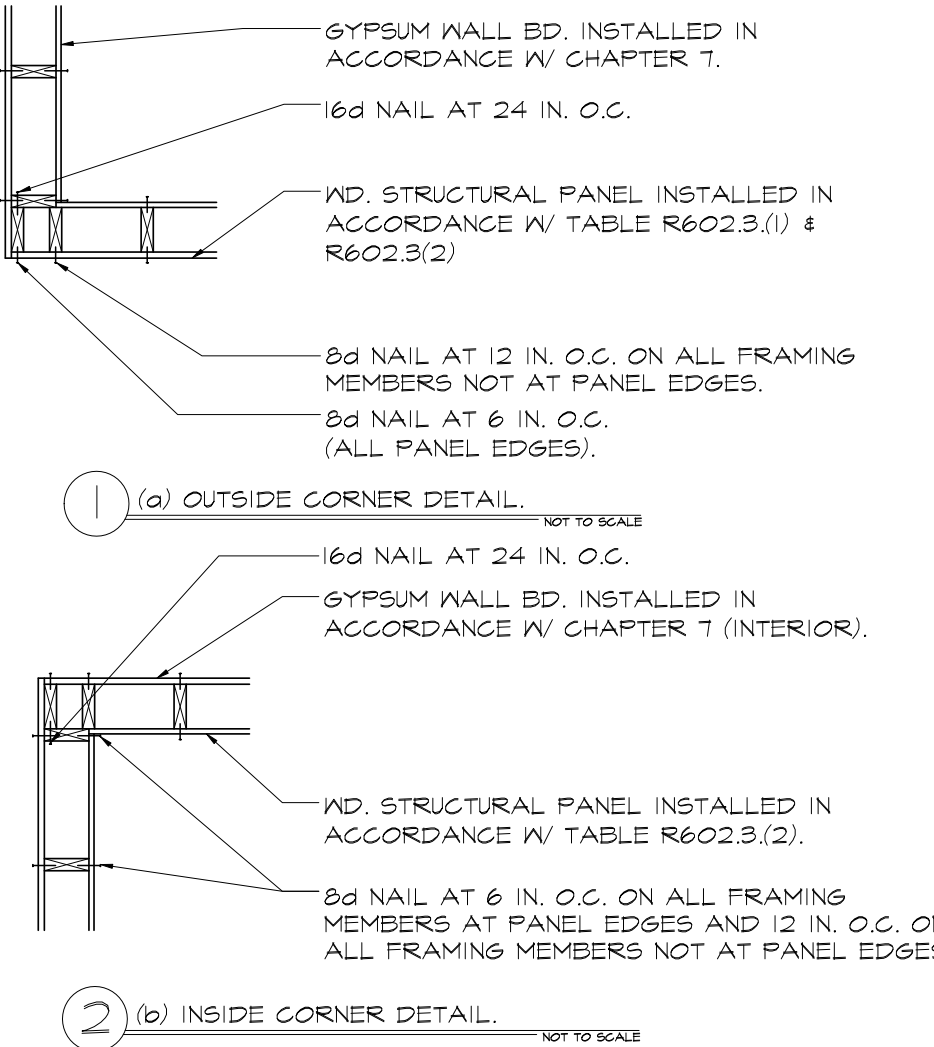
EACH BRACED WALL PANEL SHALL BE AT LEAST 48 INCHES IN LENGTH, COVERING A MINIMUM OF THREE STUD SPACES WHERE STUDS ARE SPACED 16 INCHES ON CENTER AND COVERING A MINIMUM OF TWO STUD SPACES WHERE STUDS ARE SPACED 24 INCHES ON CENTER.

### CONTINUOUS STRUCTURAL PANEL SHEATHING:

WHEN CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING IS PROVIDED IN ACCORDANCE WITH THE BRACED WALL PANEL CONSTRUCTION METHOD LISTED ABOVE, BRACED WALL LENGTHS SHALL BE IN ACCORDANCE WITH TABLE R602.10.6 & R602.10.7 & R602.10.8. OF THE NYS RESIDENTIAL CODE. WOOD STRUCTURAL PANEL SHEATHING AT CORNERS SHALL BE INSTALLED IN ACCORDANCE WITH FIGURE R602.10.5. THE BRACING AMOUNTS IN TABLE R602.10.5 SHALL BE PERMITTED TO BE MULTIPLIED BY A FACTOR OF 0.4 FOR WALLS WITH A MAXIMUM OPENING HEIGHT THAT DOES NOT EXCEED 85 PERCENT OF THE WALL HEIGHT OR A FACTOR OF 0.3 FOR WALLS WITH A MAXIMUM OPENING HEIGHT THAT DOES NOT EXCEED 61 PERCENT OF THE WALL HEIGHT.

### CONNECTIONS:

BRACED WALL PANEL SOLE PLATES SHALL BE FASTENED TO THE FLOOR FRAMING AND JOIST PLATES SHALL BE CONNECTED TO THE FRAMING ABOVE IN ACCORDANCE WITH TABLE R602.3(1). STUDS SHALL BE FASTENED TO THE FOUNDATION OR SLAB IN ACCORDANCE WITH SECTIONS R403.1.6 AND R602.11. WHERE JOISTS ARE PERPENDICULAR TO THE BRACED WALL LINES ABOVE, BLOCKING SHALL BE PROVIDED UNDER AND IN LINE WITH THE BRACED WALL PANELS.



FOR S1: 1 inch = 25.4 mm.

### DRILLING AND NOTCHING - STUDS

ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH TO THE EDGE OF THE STUD AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. EXTERIOR WALLS AND BEARING WALLS PER R602.6(1), INTERIOR WALLS PER R602.6(2) NON BEARING.

### EXCEPTION:

A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED.

### DRILLING AND NOTCHING OF TOP PLATE - PER R602.6.1

WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OF INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING TO THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE OF NOT LESS THAN 0.054 INCH THICK (16 GA) AND 1/2 INCHES WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 16d NAILS AT EACH SIDE OR EQUIVALENT. GIRDER & HEADER SPANS PER TABLE R602.7(1), (2), (3).

### FIREBLOCKING REQUIRED

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIREBLOCKED AT INTERVALS NOT EXCEEDING 10 FEET. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

## MATERIALS:

FIREBLOCKING SHALL CONSIST OF 2 INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32 INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32 INCH WOOD PANELS OR ONE THICKNESS OF 3/4 INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4 INCH PARTICLEBOARD, 1/2 INCH GYPSUM BOARD, OR 1/4 INCH CEMENT BASED MILLBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIRE BLOCK. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIRE BLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
GRAVITY SNOW LOAD (psf)	WIND DESIGN CATEGORY WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				ICE BARRIER UNDERLAYMENT REQUIREMENT	FLOOD HAZARDS	AIR FREEZING INDEX
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
30	115	C	SEVERE	3'-6"	MODERATE TO HEAVY	SLIGHT	15	YES	61ø
									52.2

FOR FIRM MAP  
DATED 9/28/2007

## SECTION R303 PER OF THE 2020 NEW YORK STATE RESIDENTIAL CODE LIGHT, VENTILATION, AND HEATING

### R303.1. HABITABLE ROOMS.

ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THEN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

### EXCEPTIONS:

- THE GLAZED AREA NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED PER CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (cfm)(7.05 L/s) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.
- THE GLAZED AREA NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (68 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762mm) ABOVE THE FLOOR LEVEL.

### R303.7 INTERIOR STAIRWAY ILLUMINATION.

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

### R303.4.1 LIGHT ACTIVATION.

THE CONTROL FOR ACTIVATION OF THE REQUIRED INTERIOR STAIRWAY LIGHTING SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEP. THE ILLUMINATION OF EXTERIOR STAIRWAYS SHALL BE CONTROLLED FROM INSIDE THE DWELLING UNIT.

CONTINUOUS SHEATHING CONDITIONS SEE FIGURES  
R602.10.6.5, R602.10.7 & R602.10.8(1)(2)

FOLLOW FASTENING SCHEDULE PER TABLE R602.3(1).  
SEE TABLE R602.3(5), R602.3(6), R602.3(1) FOR SIZE,  
HEIGHT & SPACING OF WOOD STUDS

TABLE R102.1.2 (R 402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (a.)									
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT (b) U-FACTOR	HSGC R-VALUE	CEILING R-VALUE	WOOD FRAME WALL (h) R-VALUE	MASS WALL R-VALUE (g)	FLOOR R-VALUE	BASEMENT (c) WALL R-VALUE	SLAB (d) CRAWL SPACE & DEPTH WALL R-VALUE
4A	0.32	0.55	0.40	49	20 OR 13-5	8/13	19	10/13	10, 2ft 10/13

- R-VALUE ARE MINIMUMS. U-FACTOR, R-20 INSULATION SHALL BE PERMITTED TO BE COMPRESSED IN 2 x 6 CAVITY
- THE FENESTRATION U-FACTORS COLUMN EXCLUDES SKYLIGHTS.
- THE FIRST R-VALUE APPLIES TO CONTINUOUS INSULATION, THE SECOND TO FRAMING CAVITY INSULATION; EITHER INSULATION MEETS THE REQUIREMENTS.
- R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. - HEATED SLAB = CONTINUOUS R-5
- THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL
- THE FIRST VALUE IS CAVITY INSULATION THE INTERIOR OF THE BASEMENT WALL.

NOTE:  
ALL PLANS TO COMPLY WITH  
2020 NEW YORK STATE RESIDENTIAL CODE

## SECTION R903 WEATHER PROTECTION

### R903.2.1. LOCATIONS.

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS; WHEREEVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION; AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET).

### R903.2. ASPHALT SHINGLES.

### R905.2.1 SHEATHING REQUIREMENTS.

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

### R905.2.3 UNDERLAYMENT.

- UNLESS OTHERWISE NOTED, REQUIRED UNDERLAMENT PER SECTION R905.1.1
- \* UNDERLAYMENT TYPES PER TABLE R905.1.1(1)
- \* UNDERLAYMENT APPLICATION PER TABLE R905.1.1(2)
- R905.2.4.1. REPAIRS AND PATCHES PER TABLE R905.1.1(3)

ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH D 3462.

### R905.2.5 FASTENERS.

FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS. MINIMUM 12 GAUGE (0.105 inch (2.67 mm)) SHANK WITH A MINIMUM 5/8-INCH (9.5 mm) DIAMETER HEAD. ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4-INCH (19.1 mm) INTO THE ROOF SHEATHING, WHERE THE ROOF SHEATHING IS LESS THAN 3/4-INCH (19.1 mm) THICK. THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.

### R905.2.6 ATTACHMENT.

ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER. FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 21 UNITS VERTICAL IN 12 UNITS HORIZONTAL (20:12), SPECIAL METHODS OF FASTENING ARE REQUIRED PER MANUFACTURER

### EXCEPTION:

ASPHALT STRIP SHINGLES SHALL HAVE A MINIMUM OF SIX FASTENERS PER SHINGLE WHERE THE ROOF IS IN ONE OF THE FOLLOWING CATEGORIES:

- THE BASIC WIND SPEED PER FIGURE R301.2(4) IS 110 MILES PER HOUR (171 km/h) OR GREATER AND THE EAVE IS 20 FEET (6.096 m) OR HIGHER ABOVE GRADE.
- THE BASIC WIND SPEED PER FIGURE R301.2(4) IS 120 MILES PER HOUR (193 km/h) OR GREATER.
- SPECIAL WIND ZONES PER FIGURE R301.2(4).

### R905.2.7. ICE PROTECTION.

IN AREAS WHERE THE AVERAGE DAILY TEMPERATURE IN JANUARY IS 25°F (+4°C) OR LESS OR PER SECTION R905.1.2 CRITERIA SO DESIGNATES, AN ICE BARRIER THAT CONSISTS OF A LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24 inches (610 mm) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

### R905.2.8 FLASHING.

### R905.2.8.1. BASE AND CAP FLASHING.

BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019-inch (0.483 mm) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 71 POUNDS PER 100 SQUARE FEET (3.76 kg/m<sup>2</sup>). CAP FLASHING SHALL BE CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019-inch (0.483 mm) THICKNESS.

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

- FOR OPEN VALLEY (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 24 inches (610 mm) WIDE AND OF ANY OF THE CORROSION-RESISTANT METALS IN TABLE R905.2.8.2.
- FOR CLOSED VALLEYS (VALLEYS COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 224 TYPE II OR TYPE III, AND AT LEAST 36 inches (914 mm) WIDE OR VALLEY LINING AS DESCRIBED IN ITEMS 1 AND 2 ABOVE SHALL BE PERMITTED. SPECIALTY UNDERLAYMENT COMPLYING WITH ASTM D 1970 MAY BE USED IN LIEU OF THE LINING MATERIAL.

## TABLE R905.2.8.2 VALLEY LINING MATERIAL

MATERIAL	MATERIAL THICKNESS (inches)	GAGE	WEIGHT (pounds)
COLD ROLLED COPPER	0.016	----	ASTM B370, 16 oz. per square foot
LEAD-COATED COPPER	0.016	----	ASTM B101, 16 oz. per square foot
HIGH-YIELD COPPER	0.0162	----	ASTM B370, 12 oz. per square foot
LEAD-COATED HIGH-YIELD COPPER	0.0162	----	ASTM B101, 12 oz. per square foot
ALUMINUM	0.024	----	----
STAINLESS STEEL	----	26	----
GALVANIZED STEEL	0.0119	26 (ZINC COATED)	----
ZINC ALLOY	0.021	----	----
PAINTED TERNE	----	----	2 1/2
			20

FOR S1: 1 inch = 25.4 mm, 1 pound = 0.454 kg.

## TABLE R602.3 (1) FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d box(3 1/2"x0.131")or 3-8d common(2 1/2"x0.131")or 3-10d box(3"x0.128")or 3-3"x0.131" nails	TOE NAIL
CEILING JOISTS TO TOP PLATE	4-8d box(2 1/2"x0.131")or 3-8d common(2 1/2"x0.131")or 3-10d box(3"x0.128")or 3-3"x0.131" nails	PER JOIST, TOE NAIL
CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER. LAPS OVER PARTITIONS (SEE SECTION R602.5.2 AND TABLE R602.5.2)	4-10d box(3"x0.128")or 3-16d common(3 1/2"x0.162")or 4-3"x0.131" nails	FACE NAIL
CEILING JOIST ATTACHED TO PARALLEL RAFTER (JOINT) (SEE SECTION R602.5.2 AND TABLE R602.5.2)	TABLE R602.5.2	FACE NAIL
RAFTER TO RAFTER, FACE NAIL OR 1 1/4" x 20 GA. RIDGE STRAP TO RAFTER.	4-10d box(3"x0.128")or 3-10d common(3 1/2"x0.162")or 4-3"x0.131" nails	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	3-16d box(3 1/2"x0.135")or 3-10d common nails (3"x0.148")or 4-10d box(3"x0.128")or 4-3"x0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM.	3-16d box(3 1/2"x0.135")or 2-16d box(3 1/2"x0.135")or 3-10d box(3"x0.128")or 3-3"x0.131" nails	END NAIL
WALL		
STUD TO STUD (NOT AT BRACED PANELS)	16d common(3 1/2"x0.162")or 10d common(3 1/2"x0.135")or 3"x0.131" nails	24" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS(AT BRACED WALL PANELS)	16d common(3 1/2"x0.162")or 10d common(3 1/2"x0.135")or 3"x0.131" nails	2" O.C. FACE NAIL
BUILT-UP HEADER, (2"x2" header w/ 1/2" spacer)	16d common(3 1/2"x0.162")or 10d common(3 1/2"x0.135")or 3"x0.131" nails	6" O.C. EACH EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	5-8d box(2 1/2"x0.131")or 4-8d common(3 1/2"x0.131")or 4-10d box(3"x0.128")	2" O.C. EACH EDGE FACE NAIL
TOP PLATE TO TOP PLATE	10d box(3"x0.128")or 10d common(3 1/2"x0.135")or 3"x0.131" nails	6" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	8-16d box(3 1/2"x0.162")or 12-16d box(3 1/2"x0.135")or 12-10d box(3"x0.128")or 12-3"x0.131" nails	2" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	16d common(3 1/2"x0.162")or 16d box(3 1/2"x0.162")or 3"x0.131" nails	6" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3-16d box(3 1/2"x0.135")or 2-16d common(3 1/2"x0.162")or 4-3"x0.131" nails	8 EACH 6" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	4-8d box(3"x0.128")or 3-16d common(3 1/2"x0.131")or 4-10d box(3"x0.128")or 3-3"x0.131" nails	2 EACH 6" O.C. FACE NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	3-16d box(3 1/2"x0.135")or 2-16d common(3 1/2"x0.162")or 4-3"x0.131" nails	TOE NAIL
1" BRACE TO EACH STUD AND PLATE	3-16d box(3 1/2"x0.135")or 2-16d common(3 1/2"x0.162")or 4-3"x0.131" nails	FACE NAIL
1" x 6" SHEATHING TO EACH BEARING	3-8d box(3 1/2"x0.135")or 2-8d common(3 1/2"x0.162")or 4-3"x0.131" nails	FACE NAIL
1" x 8" x WIDER SHEATHING TO EACH BEARING	3-8d box(3 1/2"x0.135")or 2-8d common(3 1/2"x0.162")or 4-3"x0.131" nails	FACE NAIL
FLOOR		
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR PLATE (ROOF APPLICATIONS ALSO)	4-8d box(3 1/2"x0.135")or 3-8d common(3 1/2"x0.162")or 4-3"x0.131" nails	4" O.C. TOE NAIL
1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d box(3 1/2"x0.135")or 2-8d common(3 1/2"x0.162")or 4-3"x0.131" nails	6" O.C. TOE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	3-16d box(3 1/2"x0.135")or 2-16d common(3 1/2"x0.162")or 4-3"x0.131" nails	BLIND AND FACE
2" PLANKS/PLAN & BEAM/FLOOR & ROOF BAND OR RIM JOIST TO JOIST	3-16d box(3 1/2"x0.135")or 2-16d common(3 1/2"x0.162")or 4-3"x0.131" nails	AT EACH END, FACE NAIL
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d common(4"x0.142") or 20d common(4"x0.142") or 3-10d box(3"x0.128")or 3-3"x0.131" nails	END NAIL
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d box(3 1/2"x0.135")or 3-16d common(3 1/2"x0.162")or 4-10d box(3"x0.128")or 4-3"x0.131" nails	NAIL EACH LAYER AS FOLLOWS: 32" o.c. AT TOP AND BOTTOM AND STAGGERED, OR OPPOSITE
BRIDGING OR BLOCKING TO JOIST	2-10d box(3"x0.128") or 2-8d common(3 1/2"x0.162") or 2-3"x0.131" NAILS	FACE nail at ends and at each splice

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
R-602.3(4)	b.c.d.e	EDGES (inches) i
		INTERMEDIATE SUPPORTS c.e (inches)

WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF, AND WALL SHEATHING TO FRAMING, AND PARTICLEBOARD WALL SHEATHING TO FRAMING.			
3/8" TO 1/2"	6d COMMON (2"x0.131") NAIL (SUBFLOOR, WALL, 8d COMMON (2 1/2"x0.131") NAIL (ROOF) OR RRS-01 (2 3/8"x0.131") NAIL ROOF	6	12
1/4" TO 1"	8d COMMON NAIL (2 1/2"x0.131") OR RRS-01 (2 3/8"x0.131")	6	12
1 1/8" TO 1 1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12
OTHER WALL SHEATHING h. TABLE R602.3(2) (PARTIAL)			
1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING.	1 1/2" GALVANIZED ROOFING NAIL 8d COMMON NAIL, STAPLE 16 ga., 1 1/2" LONG.	3	6
23/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING.	1 3/4" GALVANIZED ROOFING NAIL 8d COMMON NAIL, STAPLE 16 ga., 1 3/4" LONG.	3	6
1/2" GYPSUM SHEATHING.	1 1/2" GALVANIZED ROOFING NAIL; 6d COMMON NAIL, STAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S.	7	7
5/8" GYPSUM SHEATHING.	1 3/4" GALVANIZED ROOFING NAIL; 8d COMMON NAIL, STAPLE GALVANIZED, 1 3/4" LONG; 1 3/8" SCREWS, TYPE W OR S.	7	7

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING

3/4" AND LESS. 6d DEFORMED NAIL OR 8d COMMON NAIL. 6

7/8" - 1" 8d COMMON NAIL OR 8d DEFORMED NAIL. 6

1 1/8" TO 1 1/4" 10d COMMON NAIL OR 8d DEFORMED NAIL. 6

FOR S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h

a. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS FOLLOWS: 80 ksi (551 Mpa) FOR SHANK DIAMETERS OF 0.192" (5.00 mm), 90 ksi (620 Mpa) FOR SHANK DIAMETERS LARGER THAN 0.192" BUT NOT LARGER THAN 0.217", AND 100 ksi (689 Mpa) FOR SHANK DIAMETERS OF 0.217" OR LARGER.

b. STAPLES ARE 16 GAUGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.

c. NAILS SHALL BE SPACED AT NOT MORE THAN 6 inches ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 inches OR GREATER.

d. 4-FOOT-BY-8-FOOT OR 4-FOOT-BY-4-FOOT PANELS SHALL BE APPLIED VERTICALLY.

e. SPACING OF FASTENERS NOT INCLUDED IN THE TABLE SHALL BE BASED ON TABLE R602.3(1).

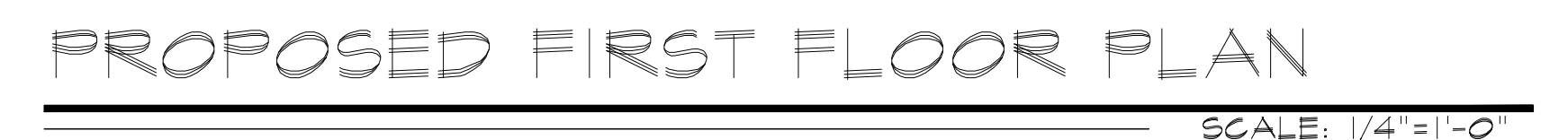
f. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 6" O.C. WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 MPH AND SHALL BE SPACED





## CONTRACTOR NOTES:







- \* ALL FLASHING TO BE 20oz COPPER.
- \* REINSULATE PLUMB, & LEVEL MALLS, CL.G.'S, & FLUR.'S AS REQ'D.
- \* W/IN'S TO BE LOW "E" ARGON FILLED DOUBLE PANE GLAZING.
- \* PROVIDE 20oz COPPER FLASHINGS & CAULKING ABOVE ALL NEW DR. & WIN. OPENINGS.
- \* PROVIDE 20oz COPPER DRIP EDGE ABOVE ALL DR.'S & WIN.'S.
- \* PATCH & PAINT MALLS/ CL.G.'S THROUGHOUT AS REQ'D.
- \* PATCH/ PROVIDE NEW FLIR. AS REQ'D. (SEE PLAN THIS PAGE).
- \* CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING FOR FRAMING AT BATHS, ALCOVES, CLOSETS, ETC. AS REQ'D.
- \* ALL CLOSETS TO RECEIVE NEW CLOSET FOLE & KD. SHELF (U.O.N.).
- \* PROVIDE WATER FILTER FOR KITCHEN COLD WATER SUPPLY.
- \* ALL DUCT WORK TO BE SHEET METAL ONLY W/ CAULKING ABOVE JOINTS. PROVIDE CONTROL DAMPERS.
- \* ALL PIPING TO BE INSULATED.
- \* DUCT WORK TO HAVE FIRE DAMPERS AS REQ'D. BY CODE.
- \* FLEX DUCT TO BE NO MORE THAN 6'-0" (U.O.N.).



LIGHT AND VENT CALCULATIONS						
ROOM NAME	AREA	REQ'D LIGHT 8%	PROVIDED LIGHT	REQ'D VENT 4%	PROVIDED VENT	COMPLY
LIVING ROOM DINING ROOM & FAMILY ROOM	465 SF	37 SF	145 SF	19 SF	20 SF	YES





WALL SCHEDULE	
SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN.
	EXISTING ITEM TO BE REMOVED
	EXISTING PARTITION TO BE REMOVED
	NEW 2x4 WOOD STUD PARTITION. STUDS SPACED AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE (U.O.N.).
	NEW 2x6 WOOD STUD PARTITION. STUDS SPACED AT 16" O.C. INTERIOR FACE 5/8" GYPSUM BOARD (U.O.N.) OVER 6 MIL. POLY. VAPOR BARRIER w/ R-2 UNFACED BATT INSULATION BETWEEN STUDS. EXTERIOR, 3" BRICK TIE WITH 1" AIR SPACE BETWEEN
	NEW 2x4 WOOD STUD PARTITION. STUDS SPACED AT 16" O.C. WITH 5/8" GYPSUM BOARD AND 5/8" WATER RESISTANT 1/2" MINER. RESISTANT GYPSUM BOARD AT BATH/ LAUNDRY AREAS / 3 1/2" THICK SOUND ATTENUATION BLANKETS BETWEEN STUDS. ( USE 2x6 WOOD STUDS AT PLUMBING WALLS ).
<ul style="list-style-type: none"> <li>* ALL BATHROOM AREAS TO RECEIVE 5/8" WATER RESISTANT GYP. BD. INSTEAD OF 5/8" GYP. BD. (U.O.N.).</li> <li>* ALL SHOWER/ TUB AREAS TO RECEIVE 1/2" CEMENTITIOUS BACKER BD. TO RECEIVE 5/8" GYP. BD. (U.O.N.) INSTALLED w/ SCREWS ( TYP. ).</li> </ul>	

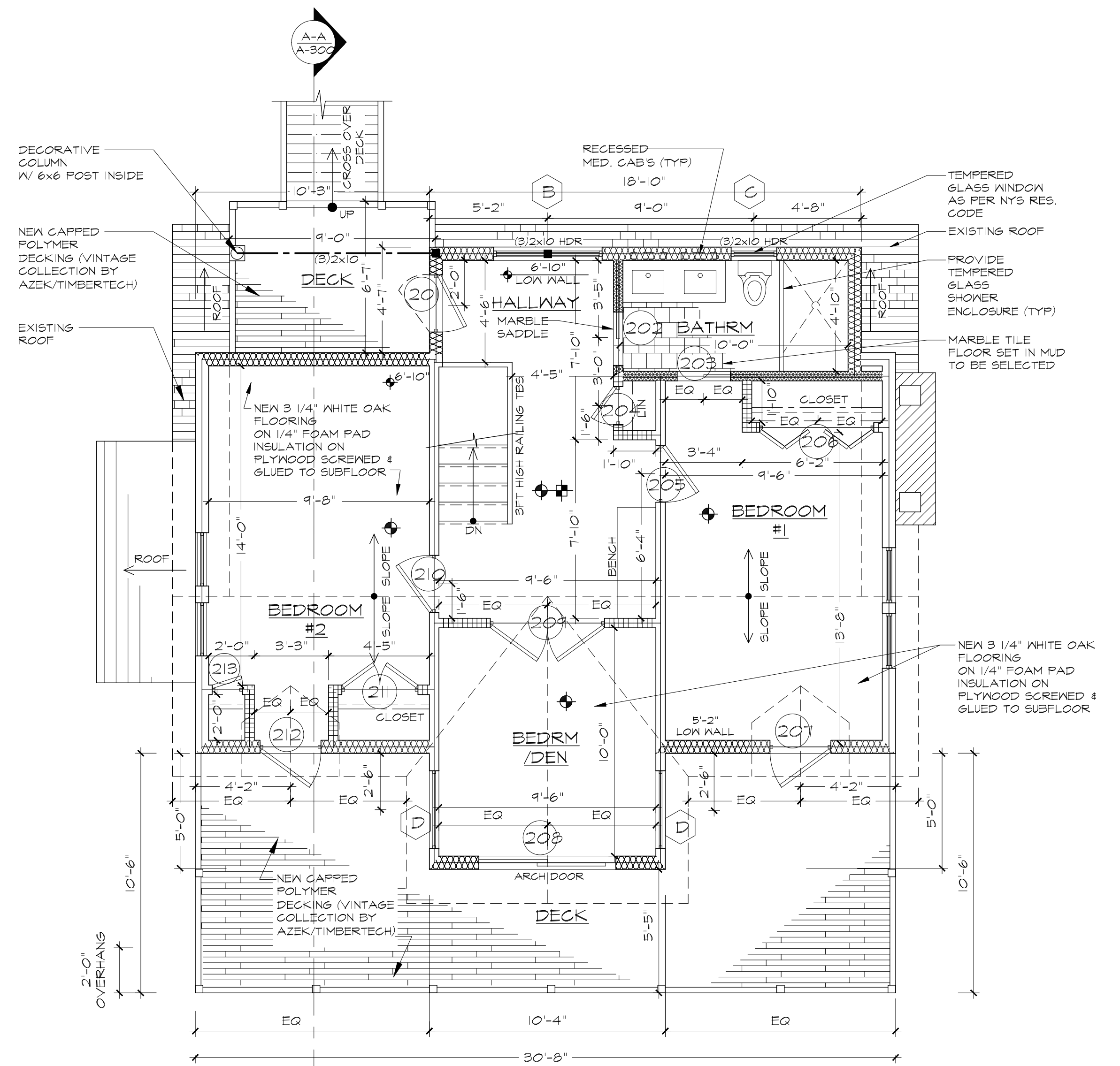
FIRST FLOOR DOOR SCHEDULE			
TYPE	MF&R	MODEL	REMARKS
FRENCH DOOR	MARVIN ELEVATE	ELIFD2665 X L	INSULATED , PRIVACY LOCK , FULL WEATHER STRIP, TRIPLE LOCK
CORE POCKET DOOR	T.B.S.	T.B.S.	PRIVACY LOCK , MARBLE SADDLE
CORE POCKET DOOR	T.B.S.	T.B.S.	PRIVACY LOCK , MARBLE SADDLE
CORE DOOR	T.B.S.	T.B.S.	
CORE DOOR	T.B.S.	T.B.S.	PRIVACY LOCK , WOOD SADDLE
CORE DOOR	T.B.S.	T.B.S.	
BIG FRENCH DOOR	MARVIN ELEVATE	ELOFD2665 XL	INSULATED , PRIVACY LOCK , FULL WEATHER STRIP, TRIPLE LOCK
PATIO DOOR	MARVIN ELEVATE	ELDS RT1218 / ELSPD6068 OX	INSULATED , PRIVACY LOCK , FULL WEATHER STRIP, TRIPLE LOCK
FR FRENCH DOOR	T.B.S.	T.B.S.	
CORE DOOR	T.B.S.	T.B.S.	PRIVACY LOCK , WOOD SADDLE
SOLID CORE DOOR	T.B.S.	T.B.S.	
BIG FRENCH DOOR	MARVIN ELEVATE	ELOFD2665 XR	INSULATED , PRIVACY LOCK , FULL WEATHER STRIP, TRIPLE LOCK
CORE DOOR	T.B.S.	T.B.S.	

SECOND FLOOR WINDOW SCHEDULE									
No.	MIN. R.O. ( Width x Height )	TYPE	MFGR	MDL. No.	GLASS	FINISH	REMARKS	SHGC	U-FACTOR
B	4'-9" x 4'-11 5/8"	CASEMENT	MARVIN ELEVATE	ELCA2454 2W E	INSUL. DBL. PANE GLASS	T.B.S.		0.28	0.33
C	2'-11" x 2'-11 1/8"	CASEMENT	MARVIN ELEVATE	ELCA 2535	INSUL. DBL. PANE GLASS	T.B.S.	TEMPERED GLASS	0.28	0.33
D	3'-5" x 4'-7 5/8"	CASEMENT	MARVIN ELEVATE	ELCA 2155 2W	INSUL. DBL. PANE GLASS	T.B.S.		0.28	0.33

HITECT  
SUITE 12  
YORK 10583  
NCARB Certified

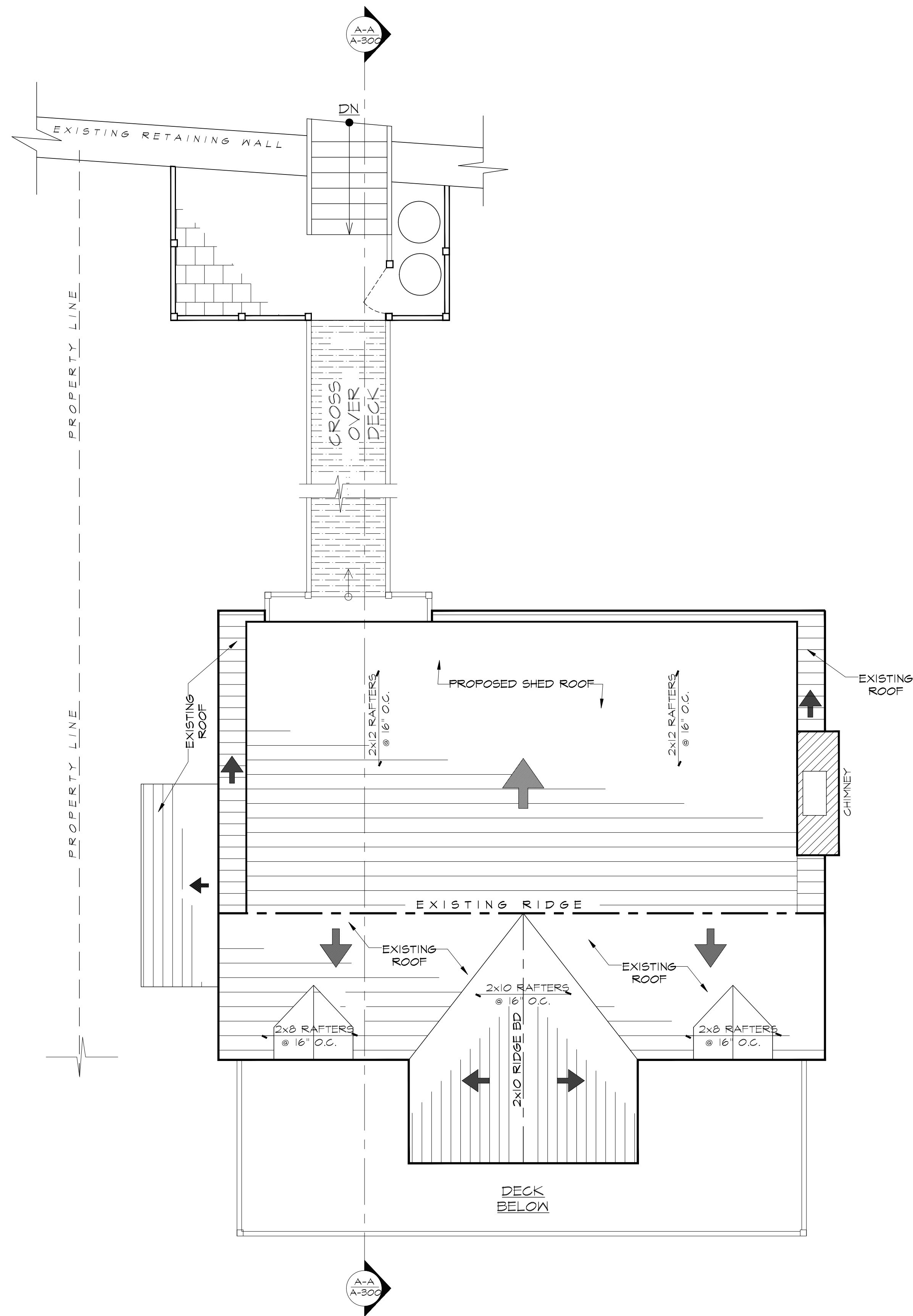
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Drawing No.  
A-102



PROPOSED SECOND FLOOR PLAN



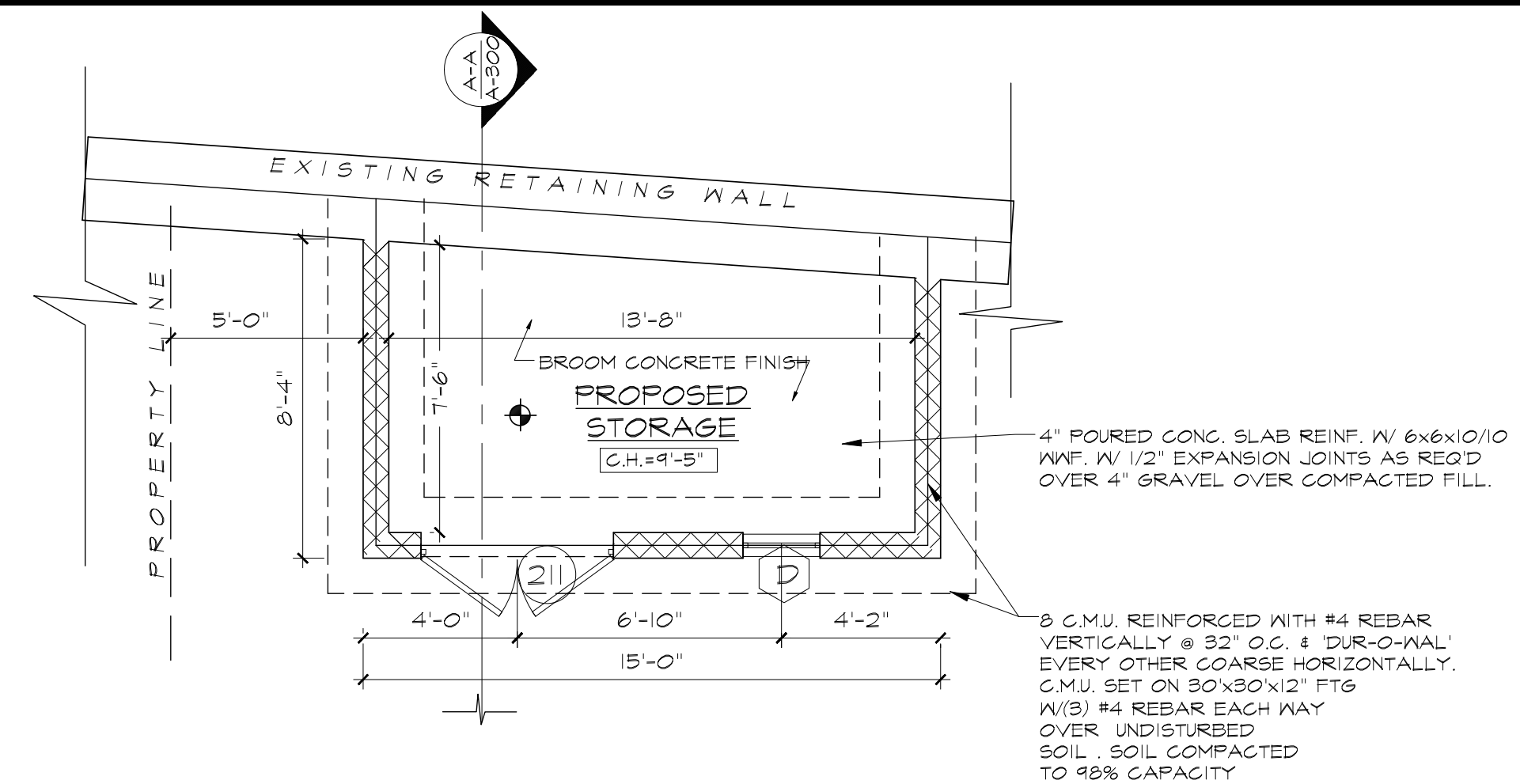


PROPOSED ROOF PLAN

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

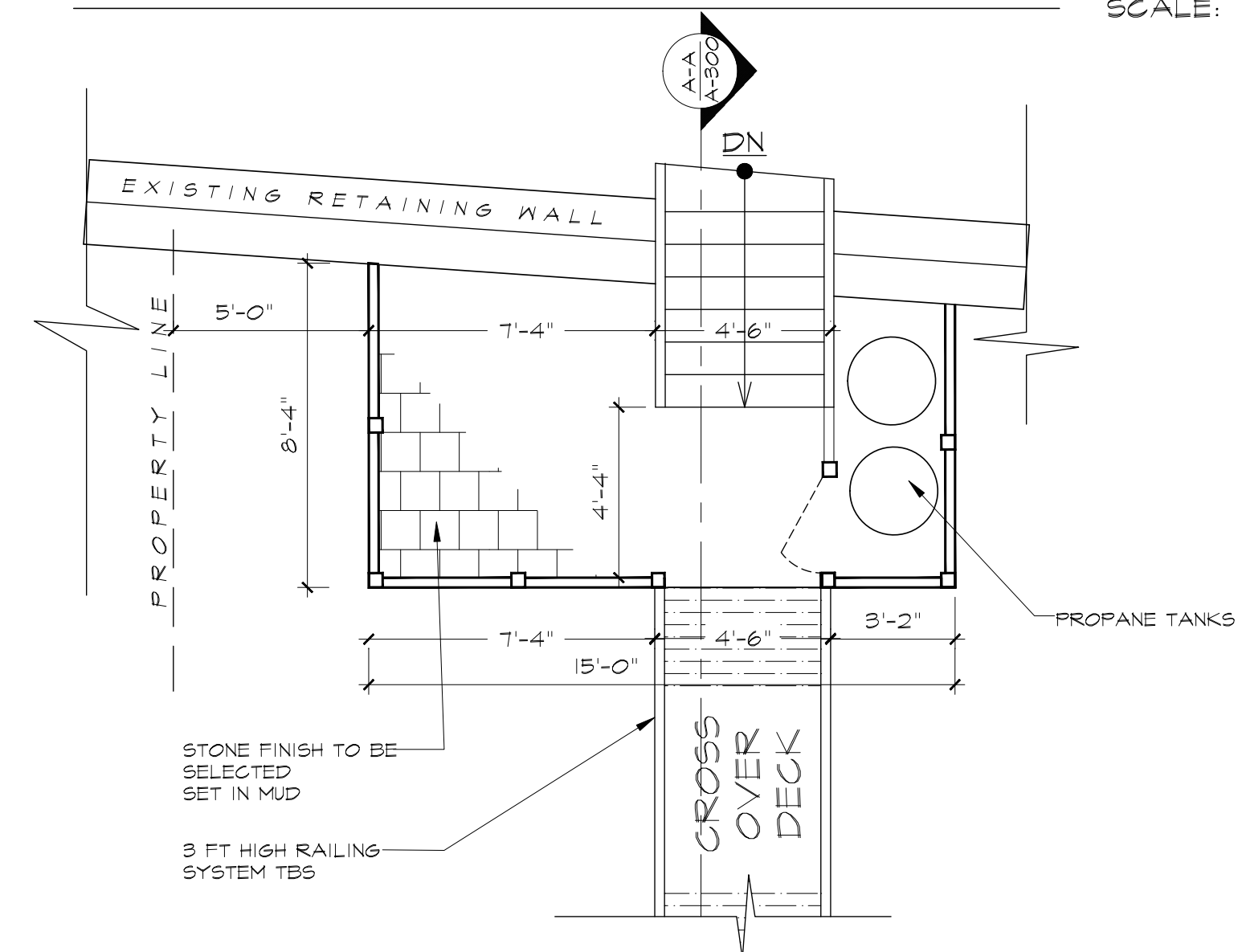
NOTE:  
PROVIDE HIGH WIND CONNECTIONS FOR ROOF  
FRAMING SYSTEM PER THE 2020  
RESIDENTIAL CODE OF NY STATE - USE  
SIMPSON H0 @ ALL RAFTERS

NOTE:  
PROVIDE 3 FT. ICE AND WATER SHIELD @  
EAVES & VALLEYS



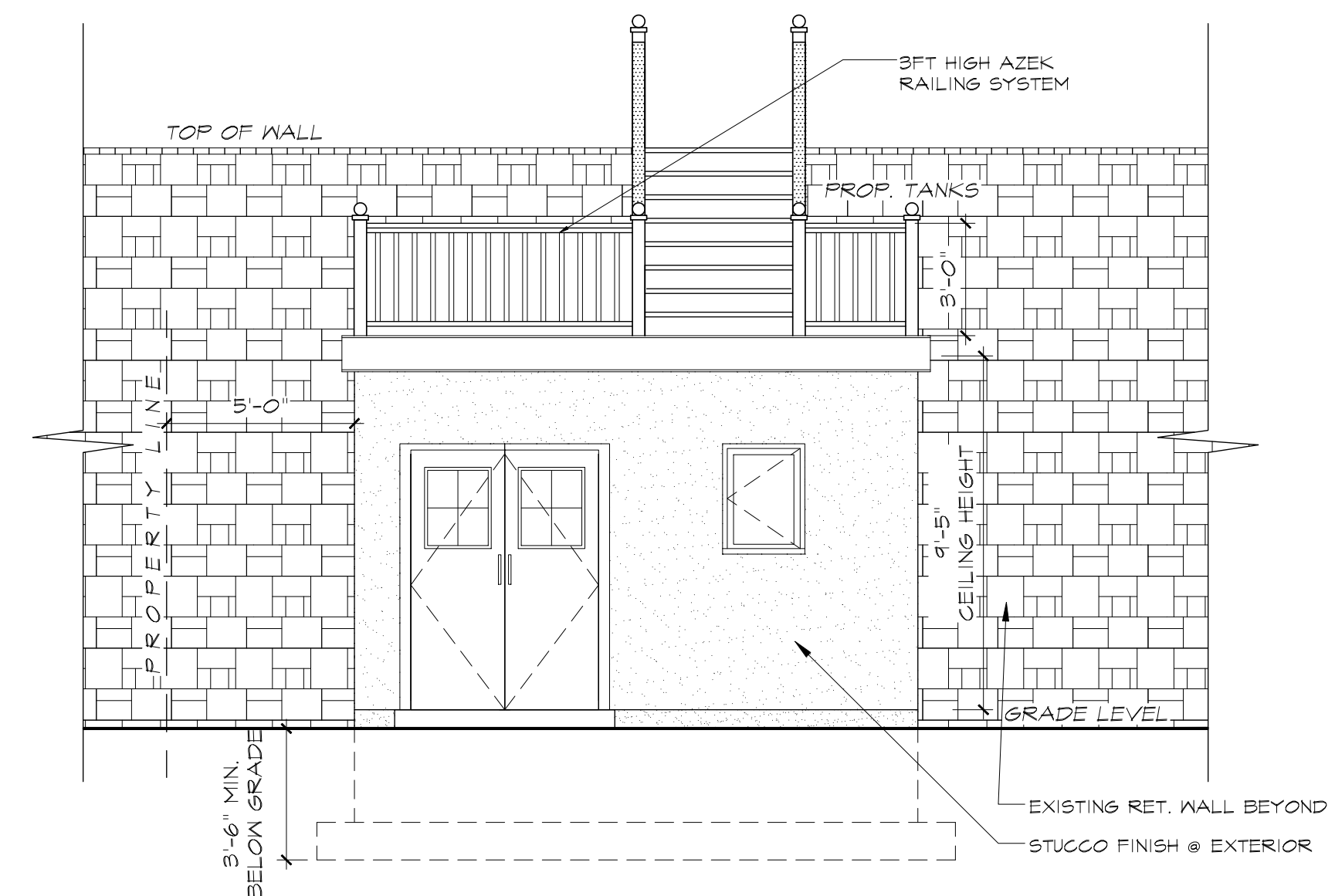
PROPOSED STORAGE PLAN

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



PROPOSED ROOF PLAN OVER STORAGE

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



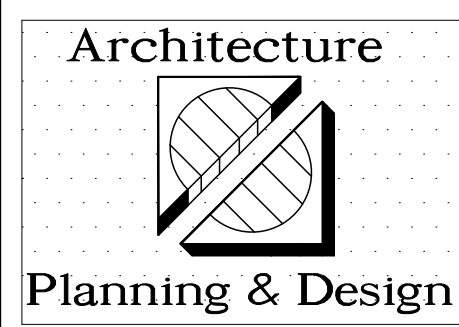
PROPOSED STORAGE ELEVATION

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

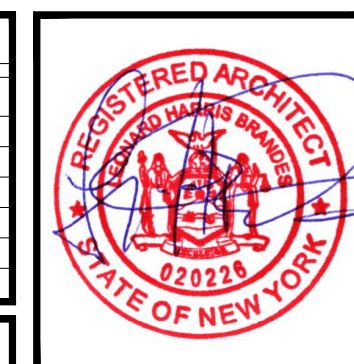
Leonard H. Brandes • ARCHITECT

TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
NCARB Certified

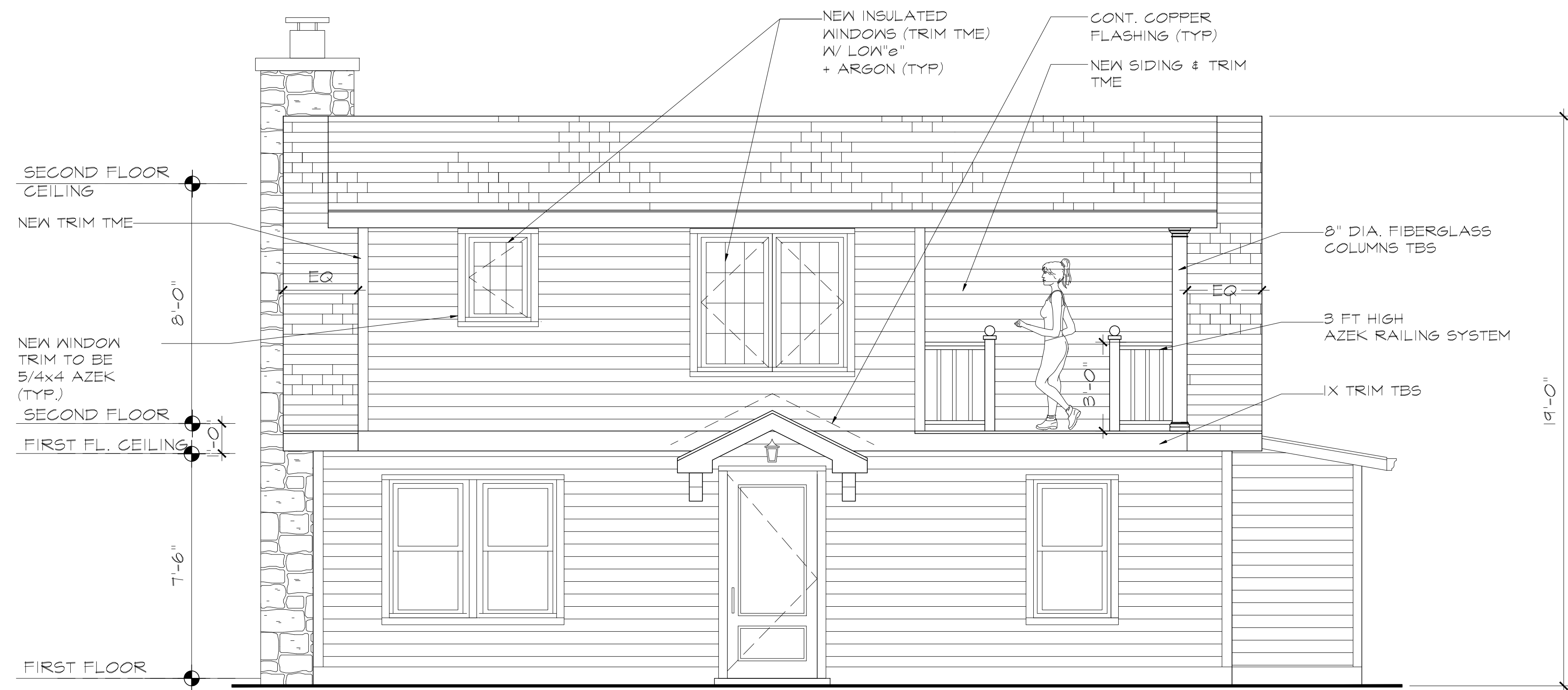


REVISIONS		
No.	Date	Revisions
Drawn By: E.B.		



Project. <b>70 COVE ROAD LLC</b>	Drawing No. <b>A-103</b>
PROPOSED ALTERATIONS @ 70 COVE ROAD SOUTH SALEM, NY 10590	MAY 10, 2023
Dwg. Title. <b>ROOF PLAN</b>	

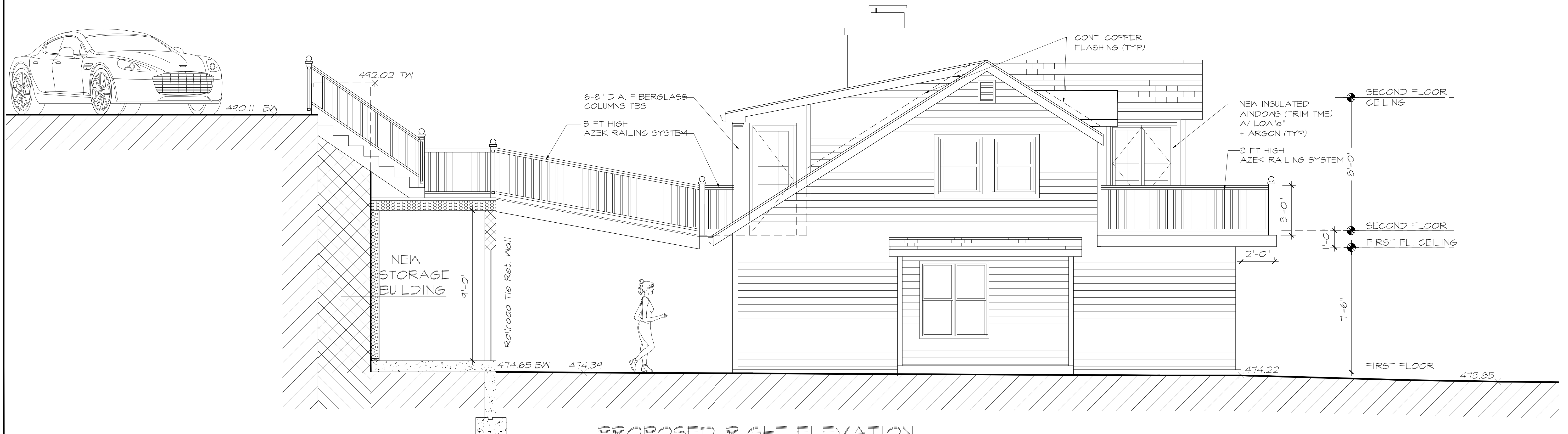
TO COVE ROAD LLC



### PROPOSED FRONT ELEVATION

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

NOTE: NEW ASPHALT SHINGLE ROOF ARCHITECTURAL GRADE T.M.E.OVER 30# ROOFING FELT. PROVIDE ICE AND WATER SHIELD AT ALL EAVES, VALLEYS AND GABLES AS PER CODE. PROVIDE CONT. AL. DRIP EDGE, GUTTERS & LEADER T.B.S.



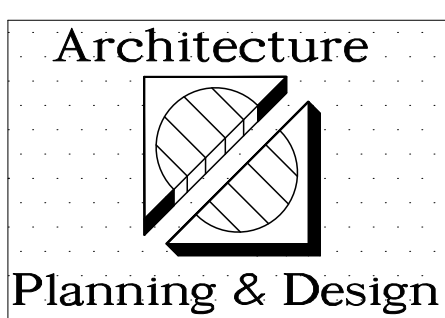
### PROPOSED RIGHT ELEVATION

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

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REVISIONS		
No.	Date	Revisions
Drawn By: E.B.		



Project: **TO COVE ROAD LLC**  
PROPOSED ALTERATIONS @  
TO COVE ROAD  
SOUTH SALEM, NY 10590  
Dwg. Title:  
**PROPOSED ELEVATIONS**

Drawing No.  
**A-200**  
MAY 10, 2023

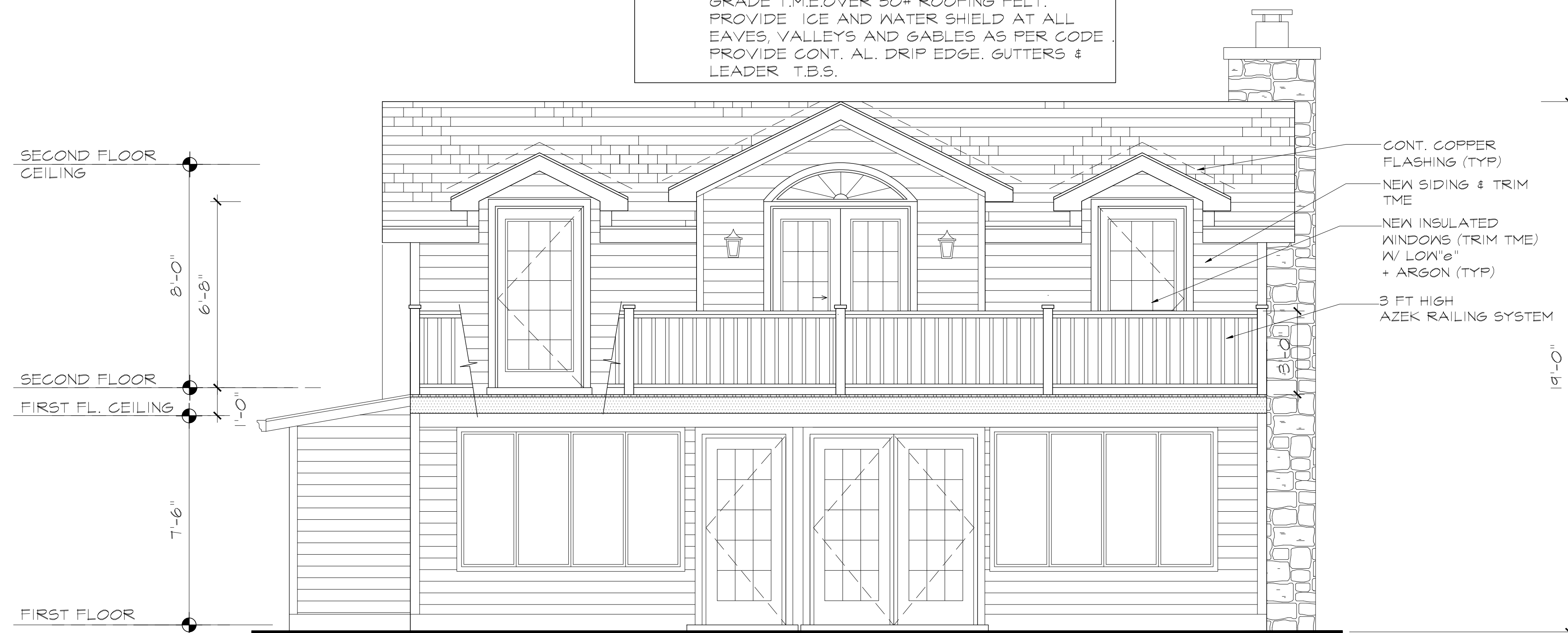




### PROPOSED LEFT ELEVATION

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

NOTE: NEW ASPHALT SHINGLE ROOF ARCHITECTURAL GRADE T.M.E. OVER 30# ROOFING FELT. PROVIDE ICE AND WATER SHIELD AT ALL EAVES, VALLEYS AND GABLES AS PER CODE. PROVIDE CONT. AL. DRIP EDGE, GUTTERS & LEADER T.B.S.



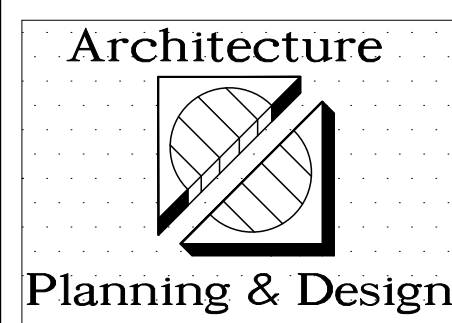
### PROPOSED REAR ELEVATION

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

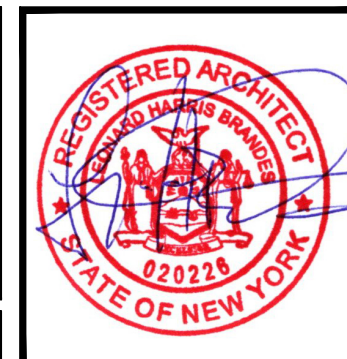
**Leonard H. Brandes • ARCHITECT**

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REVISIONS		
No.	Date	Revisions
Drawn By: E.B.		



Project: **TO COVE ROAD LLC**  
PROPOSED ALTERATIONS @  
TO COVE ROAD  
SOUTH SALEM, NY 10590  
Dwg. Title:  
**PROPOSED ELEVATIONS**

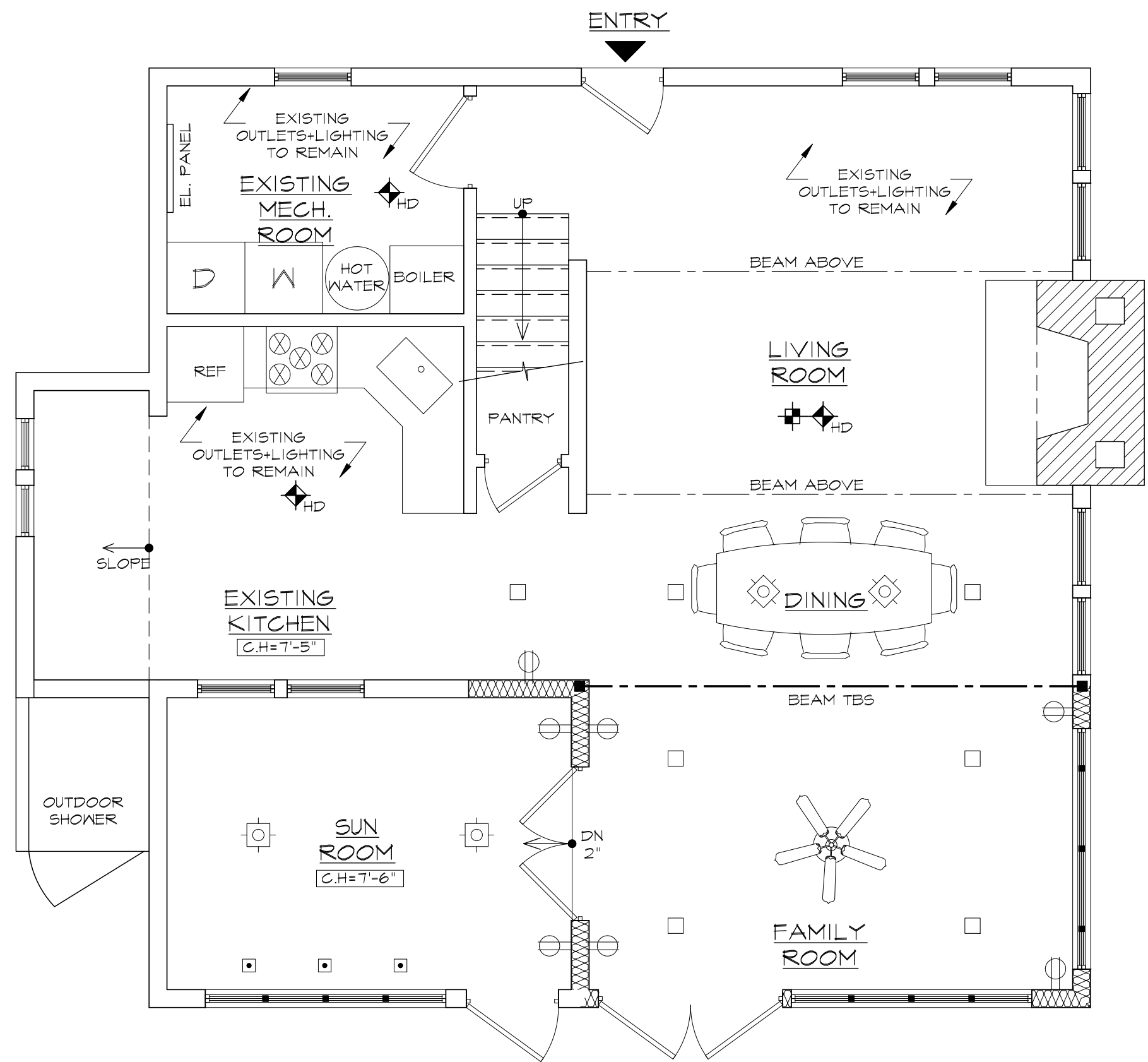
Drawing No.  
**A-201**  
MAY 10, 2023

TO COVE ROAD LLC

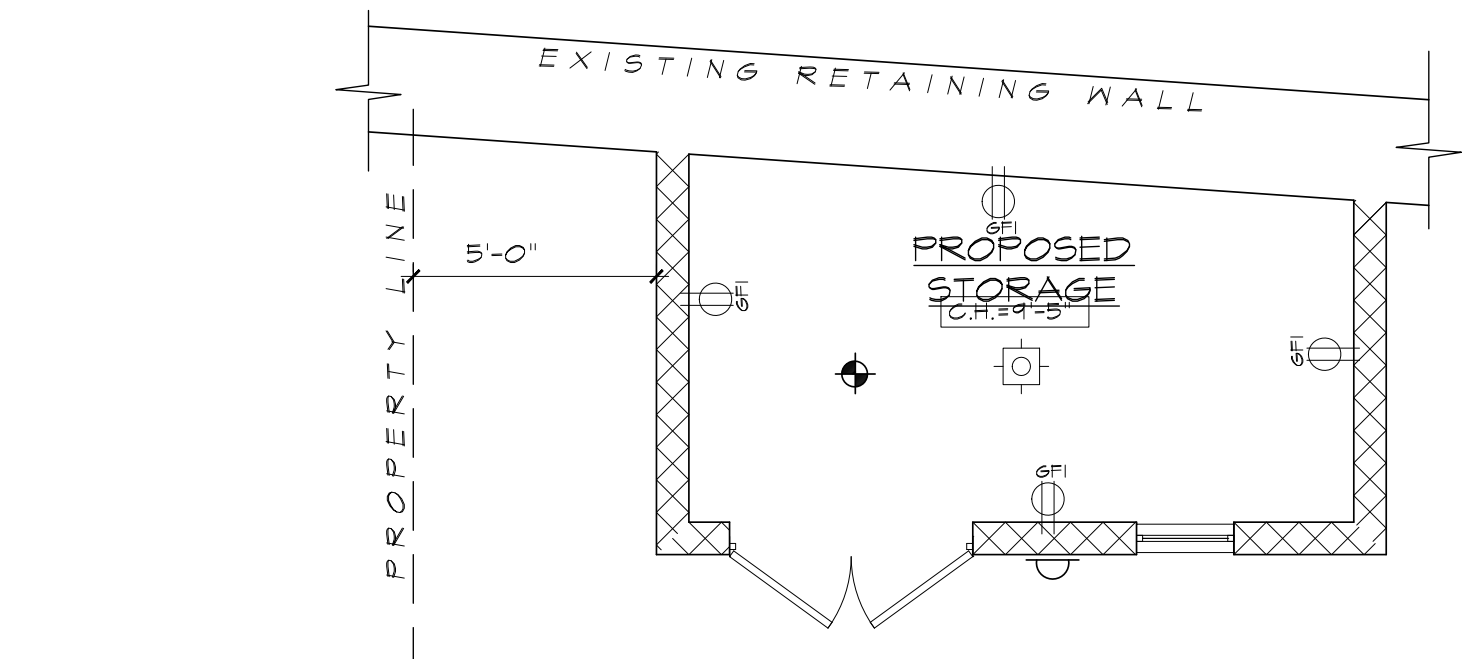








PROPOSED 1ST FLOOR ELEC. & LIGHT. PLAN  
SCALE: 1/4"=1'-0"



PROPOSED STORAGE ELEC. & LIGHT. PLAN  
SCALE: 1/4"=1'-0"

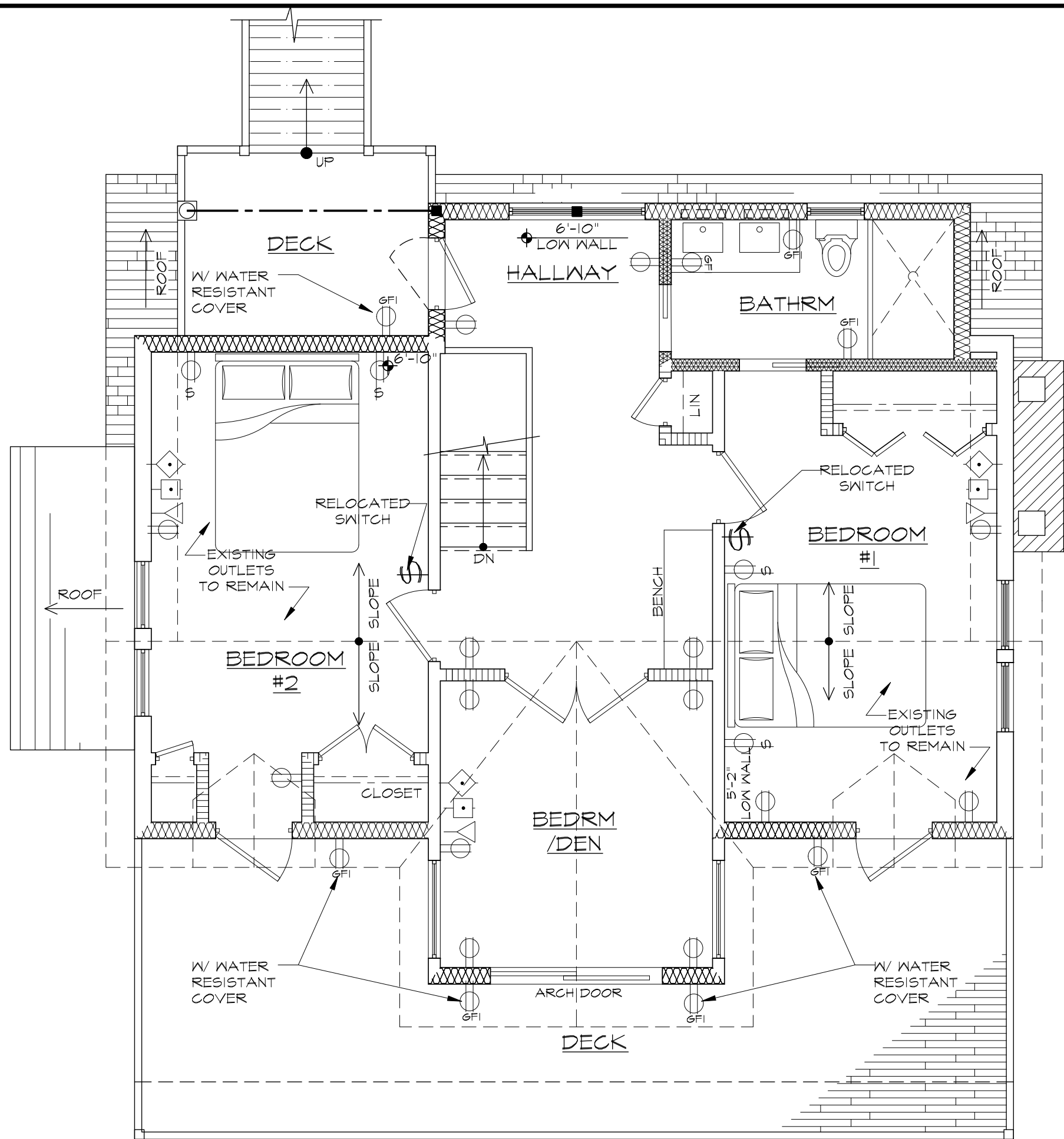
#### LIGHTING & ELECTRICAL NOTES:

- \* ALL OUTLETS, RECEPTACLES, JACKS, & SWITCHES TO BE 'DECORA' STYLE BY LEVITON OR LUTRON.
- \* ALL OUTLETS TO BE PLACED 1'-6" FROM CORNER OF WALL TYP. (U.O.N.).
- \* ALL GROUPED OUTLETS & TELEPHONE JACKS TO BE 4" O.C. WHEN GROUPED TOGETHER ON DRAWINGS.
- \* PROVIDE TWO TWINEAX CABLES FROM BASEMENT SOURCE UP TO ATTIC.
- \* ALL OUTLETS, RECEPTACLES, JACKS, & SWITCHES TO BE 'DECORA' STYLE BY LEVITON OR LUTRON.
- \* CONTRACTOR TO SUPPLY ALL BULBS FOR FIXTURES.
- \* ENTIRE HOUSE TO BE WIRED FOR MONITORED LOW VOLTAGE ALARM SYSTEM.
- \* AT ALL FIXTURES, ELECTRICIAN IS RESPONSIBLE FOR BLOCKING AT CEILING AS REQ'D.
- \* VENT ALL FANS TO EXTERIOR.
- \* SMOKE ALARM NOTE:
- \* PROVIDE HARDWIRED INTERCONNECTED SMOKE ALARM SYSTEM THROUGHOUT THE ENTIRE HOUSE AS PER CODE.
- \* VERIFY OUTLET MOUNTING HEIGHT & LOCATION IN THE FIELD, COORDINATE WITH TILE WORK.
- \* RUN SPARE COAX CABLE & CAT 5e LINES FROM ATTIC TO BASEMENT CONTROL ROOM.
- \* PROVIDE SUBPANELS @ EACH FLOOR LEVEL.
- \* PROVIDE POWER & CONTROL WIRE FOR HVAC CONTROLS & EQUIPMENT.
- \* PROVIDE ADDITIONAL OUTLETS & LIGHTING IN ATTIC ABOVE (3 EACH MIN.).

#### ABBREVIATIONS:

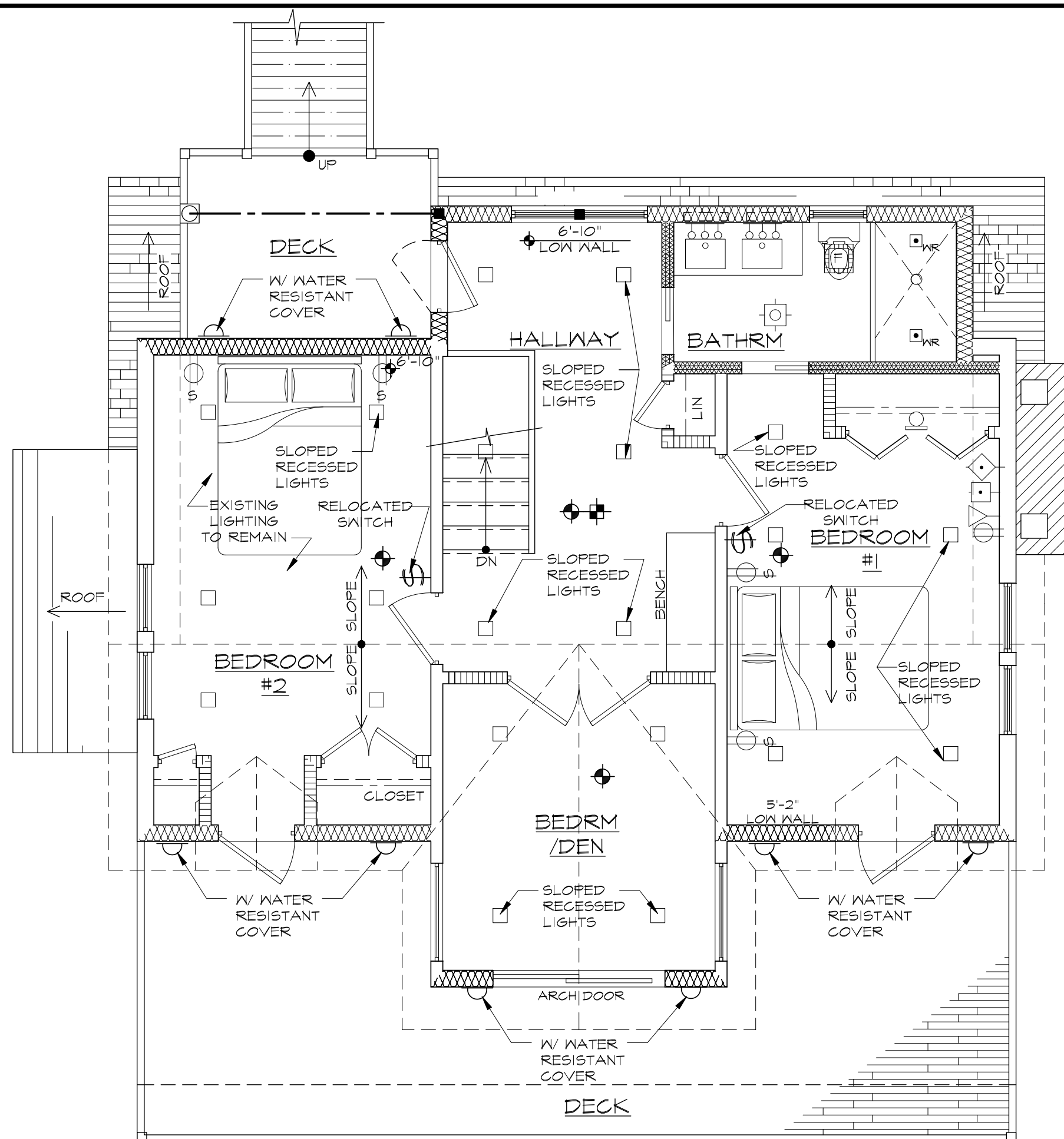
T.M.E. - TO MATCH EXISTING.  
TYP. - TYPICAL.  
T.O.W. - TOP OF WALL.  
- ELEVATION.  
HOR. - HORIZONTAL.  
O.H. - OVER HANG.

T.B.S. - TO BE SELECTED.  
U.O.N. - UNLESS OTHERWISE NOTED.  
V.I.F. - VERIFY IN FIELD.  
VERT. - VERTICAL.  
BET. - BETWEEN.  
W.R. - WATER RESISTANT.



PROPOSED 2ND FLOOR ELECTRIC PLAN  
SCALE: 1/4"=1'-0"

LIGHTING SCHEDULE	
SYMBOL	DESCRIPTION
⌚	SINGLE POLE WALL SWITCH; SET @ 48" AFF UNLESS OTHERWISE NOTED
⌚⌚	THREE-WAY WALL SWITCH; SET @ 48" AFF
⌚⌚⌚	SINGLE POLE WALL SWITCH WITH DIMMER AND SEPARATE ON-OFF SWITCH; SET @ 48" AFF UNLESS NOTED
⌚⌚⌚⌚	FAN/LIGHT COMBINATION WALL SWITCH WITH SEPARATE CONTROLS; SET @ 48" AFF
—	SCONCE FIXTURE TO BE SELECTED; MOUNTED 5'-6" AFF
○	RECESSED LED HI-HAT FIXTURE W/ WHITE BAFFLE AND WHITE TRIM RING; 120 VOLT, 150 WATT, 6" DIA
◻	RECESSED LED LIGHT FIXTURE - RAB 2'x2' SQ. 8W 2700K CRI 90 - 80"SPREAD - IC RATED
◻	RECESSED LED LIGHT FIXTURE - RAB 4'x4' SQ. 14W 2700K CRI 90 - 80"SPREAD - IC RATED
◻	RECESSED LED LIGHT FIXTURE - RAB 6'x6' SQ. 14W 2700K CRI 90 - 80"SPREAD - IC RATED
○	RECESSED INSUL. LED HI-HAT FIXTURE WITH WHITE BAFFLE AND WHITE TRIM RING; 20 VOLT, 150 WATT, 6" DIA.
◊	LED RECESSED SLOPED CEILING HI-HAT FIXTURE 6" DIA
◊	LED RECESSED SLOPED CEILING HI-HAT FIXTURE 4 1/2" DIA
◊	LED RECESSED HI-HAT FIXTURE WITH WHITE BAFFLE AND WHITE TRIM RING; 120 VOLT, 75 WATT, 4 1/2" DIA.
◊	LED WATER RESISTANT RECESSED HI-HAT FIXTURE WITH WHITE BAFFLE AND WHITE TRIM RING; 120 VOLT, 75 WATT, 4 1/2" DIA.
◊	LED PENDANT FIXTURE TO BE SELECTED; 120 VOLT
◻	LED FLUSH MOUNTED FIXTURE TO BE SELECTED; 120 VOLT
✱	FAN WITH LIGHTS T.B.S.
◻	BATHROOM FLUSH MOUNTED CEILING FIXTURE WITH BUILT-IN EXHAUST FAN (350 CFM MIN.) ON SEPARATE SWITCHING; PANASONIC MODEL #FV-35VQ2 OR APPROVED EQUAL. (WITHOUT LIGHT)
—	TRACK LIGHTS
⊙⊙⊙	VANITY LIGHTS
⬢	SMOKE DETECTOR WITH INDICATOR LIGHT, CEILING MOUNTED; CONTINUOUS POWER FEED TO BE CONNECTED TO ALARM SYSTEM
⬢	HEAT DETECTOR WITH INDICATOR LIGHT, CEILING MOUNTED; CONTINUOUS POWER FEED TO BE CONNECTED TO ALARM SYSTEM
⬢	CARBON MONOXIDE DETECTOR WITH INDICATOR LIGHT, WALL MOUNTED @ 12" BELOW THE CEILING; CONTINUOUS POWER FEED TO BE CONNECTED TO ALARM SYSTEM
⬢	CLOSET LIGHT FIXTURE WITH JAMB SWITCH



PROPOSED 2ND FLOOR LIGHTING PLAN  
SCALE: 1/4"=1'-0"

ELECTRIC SCHEDULE	
SYMBOL	DESCRIPTION
⊕	DUPLEX OUTLET; 120 VOLT, 20 AMP, SET @ 15" AFF, UNLESS NOTED
⊕	HORIZONTAL MOUNTED DUPLEX OUTLET; 120 VOLT, 20 AMP, SET @ 42" AFF, UNLESS NOTED
⊕	DUPLEX OUTLET; GROUND FAULT INTERRUPTER CIRCUIT; 120 VOLT, 20 AMP SET HORIZONTALLY, SEE MOUNTING HEIGHT ON PLAN
⊕	DUPLEX OUTLET; ONE-HALF REMOTE WALL SWITCH CONTROLLED; 120 VOLT, 20 AMP SET @ 15" AFF, UNLESS NOTED
⊕	DUPLEX OUTLET; DEDICATED CIRCUIT; 120 VOLT, 20 AMP, SET @ 15" AFF, UNLESS NOTED
⊕	QUAD OUTLET; 120 VOLT, 20 AMP, SET @ 15" AFF, UNLESS NOTED
⊕	SINGLE UTILITY OUTLET; 240 VOLT, 50 AMP, SET @ 15" AFF, UNLESS NOTED
⊕	TELEPHONE JACK; STANDARD PLUG IN - CAT 5 WIRE TO HOME BASE, SET @ 15" AFF, UNLESS NOTED.
⊕	TELEPHONE JACK; STANDARD PLUG IN - CAT 5 WIRE TO HOME BASE, SET @ 48" AFF, UNLESS NOTED.
⊕	COAX TV JACK; STANDARD SCREW TYPE, SET @ 15" AFF, UNLESS NOTED. HOOK-UP TO CABLE TV INLET
⊕	ELECTRONIC SETBACK THERMOSTAT
⊕	JACK; CAT 5 WIRE TO HOME BASE, SET @ 15" AFF, UNLESS NOTED OTHERWISE. CABLE TV INLET

NOTE:  
1. ALL SMOKE DETECTORS ARE IN COMPLIANCE WITH THE 2016 RESIDENTIAL CODE OF NEW YORK STATE SECTION R314.1. IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.  
2. COMPLIANT WITH 2016 NEW YORK STATE RESIDENTIAL CODE SECTION R315.1 REQUIREMENTS FOR PROPER INSTALLATION OF CARBON MONOXIDE DETECTORS.

Leonard H. Brandes • ARCHITECT

TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
NCARB Certified

Architecture  
Planning & Design

#### REVISIONS

No.	Date	Revisions

Drawn By: ON



Project. TO COVE ROAD LLC

PROPOSED ALTERATIONS @  
TO COVE ROAD  
SOUTH SALEM, NY 10590

Dwg. Title.  
FIRST & SECOND. FL. ELEC. & LIGHT. PL

Drawing No.

EL-101

MAY 10, 2023

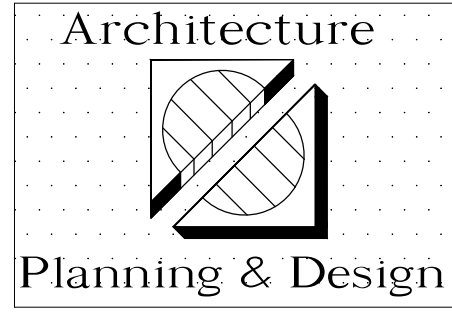




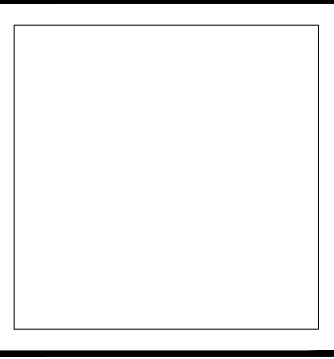
Leonard H. Brandes • ARCHITECT

TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
NCARB Certified



REVISIONS		
No.	Date	Revisions
Drawn By: E.B.		



Project. 70 COVE ROAD LLC  
PROPOSED ALTERATIONS @  
70 COVE ROAD  
SOUTH SALEM, NY 10590  
Dwg. Title.  
PHOTOS @ 70 COVE ROAD

Drawing No.  
PHOTOS  
JAN. 11, 2023

70 COVE ROAD LLC





**LEONARD BRANDES**  
**A R C H I T E C T**

**Date:** December 20, 2022

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

**Project:** **Levy Residence**  
**70 Cove Road**  
**South Salem, New York 10590**  
**Sheet 33 Block 13 Lot 2-9**

**Subject:** Project Overview Zoning District: R - 1/4 A  
Requested Relief from the Front-Yard Setback

Dear Sirs:

Please accept this application to allow for relief of a Front-Yard Setback to Re-Locate a Masonry Storage Shed and Create an Access from the Street Parking Area Directly to the Existing Residence at the Second Floor.

**Background:**

The existing residence at 70 Road is set 15 Feet below the adjacent road/parking area. There is a 20 Step/21 Riser steep stone stair that leads down to the First Floor Grade Level entry. Currently there is an existing 82 square foot Non-Conforming Masonry Storage Shed set 22 Feet from the Front Yard property line. This is adjacent to the masonry 17 Foot high retaining wall. Current Front Yard requirements is 25 Feet.

This property predates the current Zoning Yard Requirements. The north-east Side Yard at the Masonry Storage Shed is only 2.36 Feet. Current requirements for the Side Yard is 5 Feet. A non-conformance of 3.6 feet.

**Proposal:**

We are proposing to Re-Build a 116 square foot Masonry Storage Shed adjacent to the Existing Retaining Wall, 22 Feet from Front Yard Setback with a 5 Foot Side Yard Setback. This new structure will be able to support a new 7 Riser Stair and Cross Over Deck. The roof top can support a Re-located Propane tanks, used for cooking and heating, now with easy, safe access.

**Conclusion:**

The original building was built before the current Zoning requirements.

The proposed Re-Location of the Masonry Storage Shed will remove the Side Yard Setback Non-Conformity (2.36 ft. to 5 ft. per code).

The proposed Access Stair and Cross Over Deck will from the Street level Parking area will allow safe access to the Second Floor of the House throughout the year.

The ability to Re-locate the Propane tanks on top of the Masonry Storage Shed will provide for easy refilling year round.

The proposed Masonry Storage Shed and Cross Over Deck is not visible from the Street level and will not block any vistas to the lake.

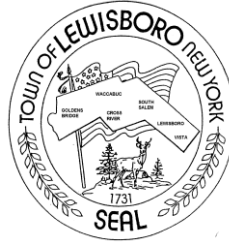
We believe the requested use and relief are within the guidelines within Residential Zoning District.

1. No undesirable change will be produced in the character of the neighborhood and will not be a detriment to nearby properties by granting of this variance.
2. The approval for relief from the Front Yard Setback sought by the applicant can not be achieved by some feasible method given the existing footprint of the current Residence and Retaining Wall.
3. The request is not substantial for the neighborhood.
4. The proposed development will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. The difficulty in developing this property is not self-created. The existing building predates the current zoning requirements.  
Any expansion of the Existing Masonry Stone Shed would require alignment with the 17 Foot High retaining wall

Thank you for your time and consideration.

Leonard Brandes, AIA

**TOWN OF LEWISBORO**  
**Westchester County, New York**



**Building Department**  
**79 Bouton Road**  
**South Salem, New York 10590**

**Tel: (914) 763-3060**  
**Fax: (914) 875-9148**  
**Email: ksullivan@lewisborogov.com**

**Zoning Denial 1/3/2023**

**29 Bishop Park Road, Pound Ridge New York**  
**45-10269-3**

The applicant is proposing a propane tank that is located within the required front yard, side yard and rear yard setback. The property is located within the R1A zoning district which requires:

1. 40-foot front yard setback
  - a. 28' setback, or 12' variance required.
2. 30-foot side yard setback
  - a. 21' right side yard setback, or 9' variance required.
3. 40-foot rear yard setback
  - a. 25' rear yard setback, or 15' variance required.

Requirements per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code.

Building Inspector

## **ZONING BOARD OF APPEALS**

### **NOTICE OF PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN**, that the Zoning Board of Appeals of the Town of Lewisboro will host a Public Hearing on Wednesday, February 22, 2023, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

#### **CAL. NO. 04-23-BZ**

Application of Gregory Wark [Petrosian, Valery & Wark, Gregory S., owner of record], 29 Bishop Park Road, Pound Ridge, NY for the following variance to install a propane tank, 28' feet from the front yard setback, whereas 40' is required per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code; 21' feet from the side yard setback, whereas 30' is required per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code; 25' feet from the rear yard setback, whereas 40' is required per Article IV Section 220-12 and attachment 1, *Schedule of Dimensional and Bulk Regulations for Residential Districts* of the Town of Lewisboro Zoning Code.

The property is located on the east side of (#29) Bishop Park Road, Pound Ridge, NY designated on the Tax Map as Sheet 0045, Block 10269, Lot 003, in an R-1AC, One-Acre Residential District consisting of approximately 0.13 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals, 79 Bouton Road, South Salem, New York during regular business hours. At such Hearing, all interested parties may attend and will be heard.

**Dated this 31st day of January 2023  
in South Salem, New York**

**ZONING BOARD OF APPEALS  
TOWN OF LEWISBORO  
By: ROBIN PRICE  
CHAIR**

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.

Front: 28'  
Left: 60'+  
Right: 21'  
Rear: 25'



## Generator

SRW -- STONE RETAINING WALL  
RWP -- ROOF OVER OPEN PORCH  
CONC -- CONCRETE  
1 STY OH -- 1 STORY FRAME OVERHANG  
SSSW -- STACKED STONE RETAINING WALL  
SC -- STONE CURB

LOT AREA = 5835.29 SQUARE FEET = 0.13 ACRES  
BUILDING AREA = 1017.42 SQUARE FEET = 0.02 ACRES

[illegible]

**CERTIFIED TO:**

SEND TO: JACOBSON LAND TITLE SERVICE COMPANY  
VALLEY VIEW PARK AND COUNTRY CLUB  
10000 VALLEY VIEW PARK  
FIRST HORIZON, SUITE 400  
JACOBSON TITLE SERVICE, LLC

●

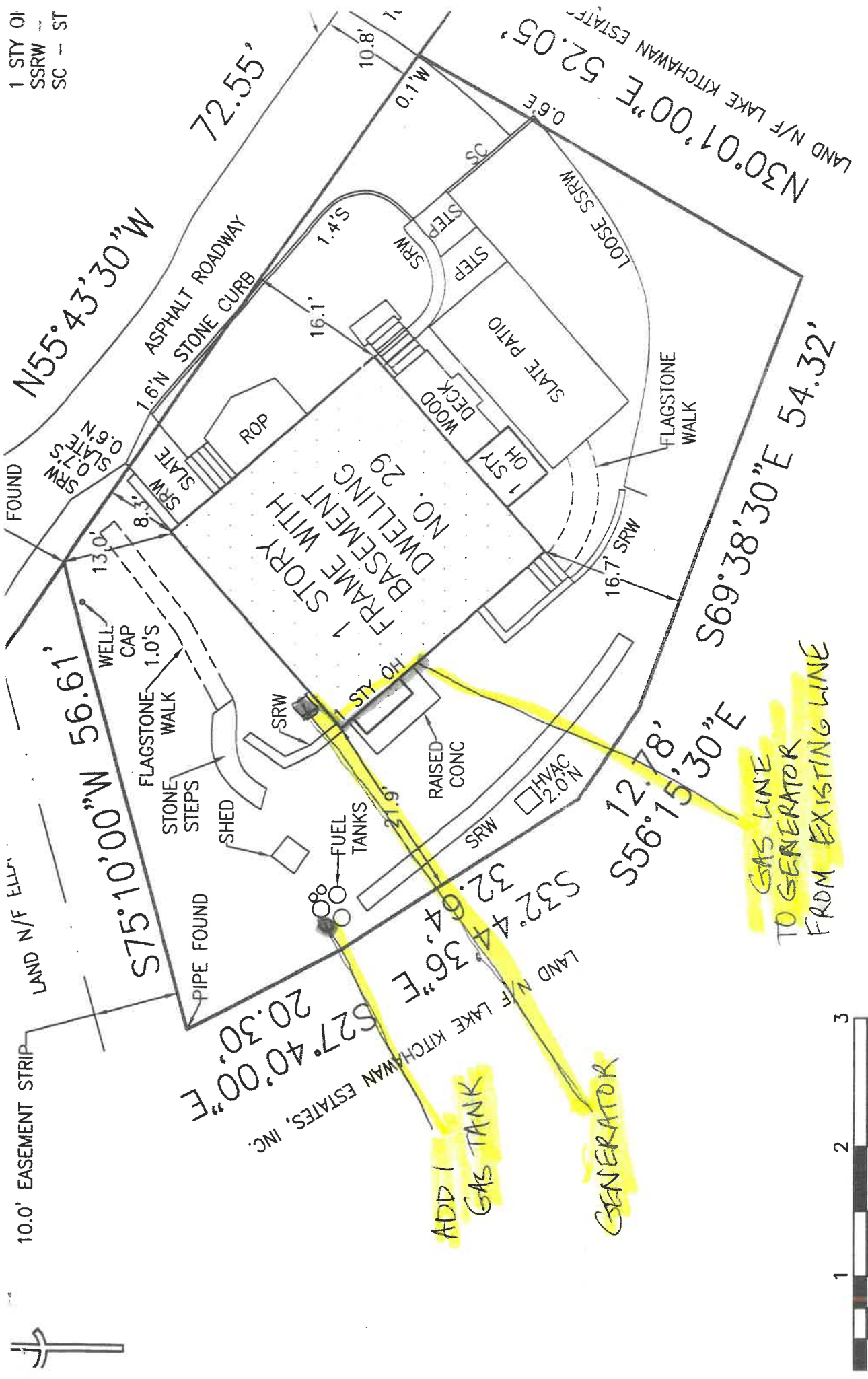
**TOTAL OF 12,000  
EXPRESS 4000  
COUNTRY OF SWITZERLAND**

TABLE NO. (1a-2000)

DATE STARTED: AUGUST 21, 2013  
ALL COUNTY LAND SURVEYOR PC  
CONAL A. STUCKLEY P.L.S.  
187-17 45TH AVE  
FLUSHING, NY 11355  
TEL: 718-358-5114  
FAX: 718-243-0936  
EMAIL: CONAL@STUCKLEYPC.COM



1 STY OF  
SSRW -  
SC - ST



NOTIFIED TO:

FOR LAND TITLE INSURANCE COMPANY  
RY PETROSIAN AND GREGORY S. WARK  
T HORIZON, ISAOA ATIMA  
DON TITLE AGENCY, LLC

ALL C