

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, December 21, 2022

79 Bouton Road, South Salem,
Justice Court

The special meeting will start at 6:30p.m. and end at or before 7:30p.m.

Discussion of the comprehensive plan with Nelson Pope Voorhis (NPV)

Regular meeting will start at 7:30p.m.

I. Review and adoption of the Minutes of November 16, 2022

II. PUBLIC HEARING

CAL. NO. 28-22-BZ

Application of Michael Lynch, [Lynch, Michael J. & Sarah B., owner of record], 41 Grandview Road, South Salem, NY for the following variances of the proposed detached garage and is requesting two side yard setbacks of 4.2' and 12' whereas 15' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; the proposed detached garage will be a total square footage of 672' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the east side of (#41) Grandview Road, South Salem, NY designated on the Tax Map as Sheet 045F, Block 10273, Lot 008,009 & 010 in an R-1/2AC, One Half Acre Residential District consisting of approximately .406 acres.

CAL. NO. 29-22-BZ

Application of Andrew Bowles, [Bowles, Andrew & Cahill, Kristen, owner of record], 28 Todd Road, Katonah, NY for the following variance of a proposed standby generator and (4) 120-gallon propane tanks for their home and are requesting a side yard setback of 29.6' whereas 50' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the south side of (#28) Todd Road, Katonah, NY designated on the Tax Map as Sheet 0005, Block 10777 Lot 010, in a R-4AC, Four-Acre Residential District consisting of approximately 4.35 acres.

III. CORRESPONDENCE & GENERAL BUSINESS

IV. NEXT MEETING

January 25, 2023

V. ADJOURN MEETING

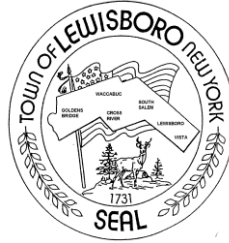
TOWN OF LEWISBORO, WESTCHESTER COUNTY

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: jfarrell@lewisborogov.com

Zoning Denial 11/3/2022

The Lynch Residence
41 Grandview Rd, South Salem
045F-10273-008

The applicant is proposing a detached garage and is requesting two side yard setbacks of 4.2' and 12' whereas 15' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The applicant is proposing a detached garage and is requesting a total square footage of 672' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Building Inspector

Jeff Farrell

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, December 21, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 28-22-BZ

Application of Michael Lynch, [Lynch, Michael J. & Sarah B., owner of record], 41 Grandview Road, South Salem, NY for the following variances of the proposed detached garage and is requesting two side yard setbacks of 4.2' and 12' whereas 15' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; the proposed detached garage will be a total square footage of 672' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

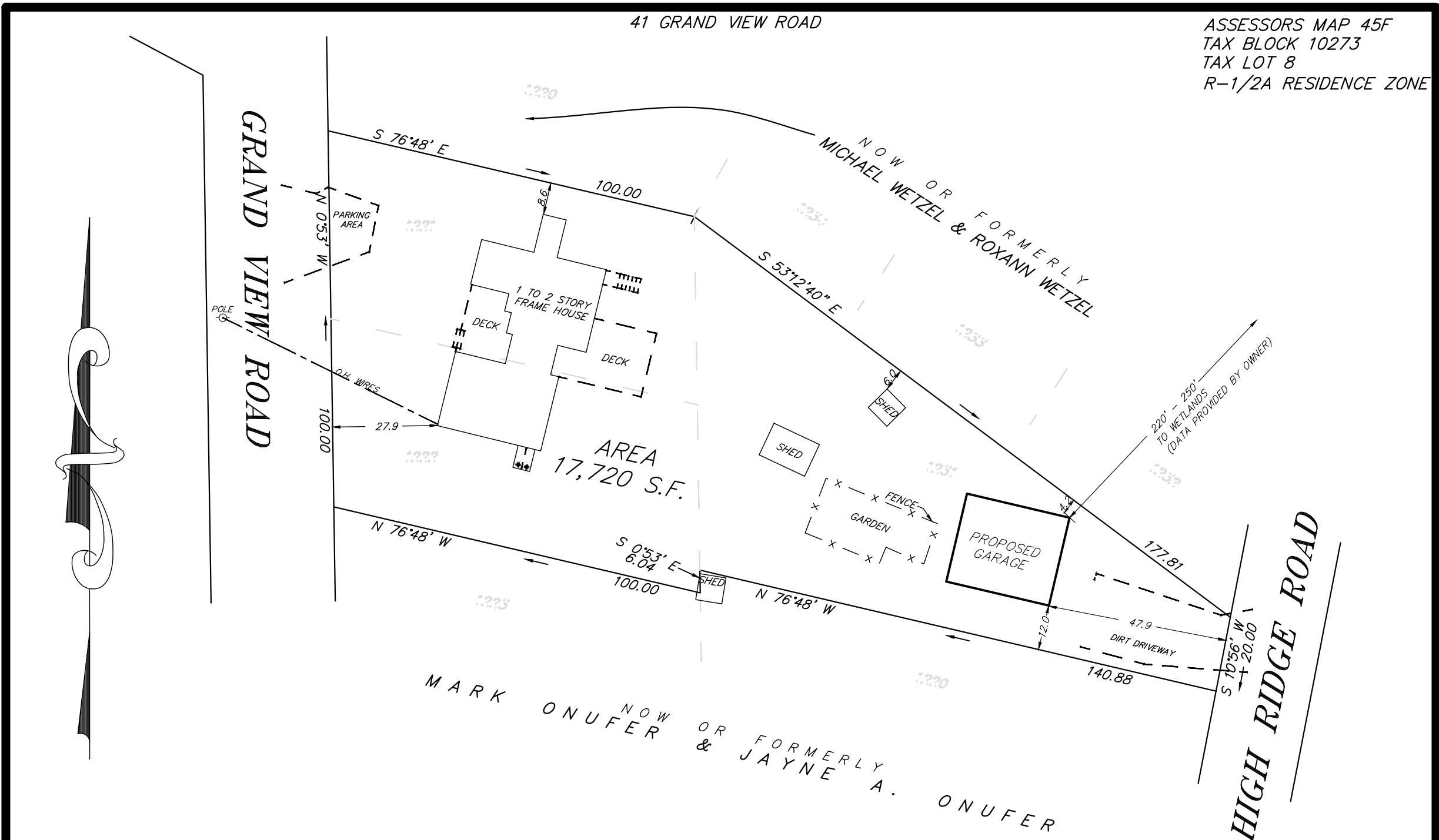
The property is located on the east side of (#41) Grandview Road, South Salem, NY designated on the Tax Map as Sheet 045F, Block 10273, Lot 008,009 & 010 in an R-1/2AC, One Half Acre Residential District consisting of approximately .406 acres.

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 16th day of November 2022
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.



ASSESSORS MAP 45F
TAX BLOCK 10273
TAX LOT 8
R-1/2A RESIDENCE ZONE

SURVEY

PREPARED FOR

MICHAEL J. LYNCH & SARAH B. LYNCH
TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

PROPOSED GARAGE DATA ADDED
ON AUGUST 23, 2022.

THE PURPOSE OF THIS MAP IS FOR A
BUILDING PERMIT.
OTHER FIELD DATA MAY NOT BE SHOWN.

SURVEYED AND PREPARED BY
MOODY & O'BRIEN, L.L.C., LAND SURVEYORS.

JOHN P. O'BRIEN L.S. NO. 50545
OFFICE OF MOODY & O'BRIEN, LLC
AUGUST 30, 2018, NEW CANAAN, CONN.

THE 5' SIDEYARD SETBACK IF FOR ACCESSORY BUILDINGS UNDER 12 FT. HIGH.

ALLOWABLE BUILDING COVERAGE = 2,658 S.F. = 15% OF LOT AREA
EXISTING BUILDING COVERAGE = 1,591 S.F. = 8.98% OF LOT AREA
PROPOSED GARAGE = 672 S.F.
TOTAL BUILDING COVERAGE = 2,263 S.F. = 12.77% OF LOT AREA

REFER TO A MAP ENTITLED "REVISED MAP OF LAKE KITCHAWAN
ESTATES, INC., LEWISBORO, NEW YORK", DATED APRIL 21, 1933
AND MADE BY WALTER K. GOODHUE, C.E.

SCALE: 1"=30'

NEW GARAGE FOR THE: LYNCH RESIDENCE

MINIMUM SPECIFICATIONS

GENERAL NOTES

- NO DRAWINGS ARE TO BE SCALED. USE DIMENSIONS ONLY. THE OWNER IS TO OBTAIN AND PAY FOR ALL LOCAL PERMITS. NO WORK IS TO COMMENCE UNTIL ALL PERMITS ARE OBTAINED.
2. THE OWNER OR SITE ENGINEER MUST VERIFY THAT THIS DWELLING IS NOT LOCATED IN A FLOODWAY AS DEFINED IN THE LATEST FLOODING MAP.
3. THE CONTRACTOR IS TO VISIT THE SITE AND TO THOROUGHLY ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS, TO CHECK AND VERIFY ALL CONDITIONS PERTAINING TO THE PROJECT.
4. THE CONTRACTOR SHALL REVIEW THE PLANS AND VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS AND SHALL REPORT ANY ERRORS, OMISSIONS, VARIATIONS, DIFFERENCES OR DISCREPANCIES FROM INTENT OF THE PLANS TO THE ARCHITECT PRIOR TO THE START OF WORK.
5. ALL CHANGES OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
6. ALL CHANGES TO THESE PLANS MAY ONLY BE APPROVED WITH THE CONSENT OF THE ARCHITECT OR ENGINEER AND OWNER.
7. THE WORK TO BE PROVIDED ON THIS PROJECT SHALL INCLUDE ALL NECESSARY COMPONENTS EVEN THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN; AND THE CONTRACTOR SHALL NOT AVOID HIMSELF OF AN UNINTENTIONAL OMISSIONS, SHOULD THEY EXIST.
9. ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO CORRECT, WITHOUT CHARGE, SUCH CONDITIONS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
10. ALL WORK IS TO BE EXECUTED BY MECHANICS SKILLED IN THEIR TRADE.
11. ALL TRADES TO COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE JOB.
12. THE CONTRACTOR IS TO PROTECT THE PUBLIC AND PREMISE DURING THE PERIOD OF THE CONSTRUCTION WITH ADEQUATE SHORING, BRACING, FENCING, LIGHTING, ETC. CONSTRUCTION IS TO REMOVE ALL DEBRIS FROM THE SITE RESULTING FROM HIS WORK DURING THE PROCESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.
13. THE ARCHITECT/ENGINEER CERTIFIES THESE DRAWINGS TO BE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF N.Y. STATE FOR LIFE GROUP B5 CONSTRUCTION TYPE 5B. IN THE EVENT OF CONFLICTS OF PERMIT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
15. STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ARCHITECTURAL PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
14. ALL CONSTRUCTION IS TO CONFORM WITH APPLICABLE CODES, ORDINANCES, ETC., INCLUDING THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND SHALL CONFORM TO GENERAL ACCEPTED STANDARDS.
15. CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE. NOTE: THEY SHALL BE IN EXCESS OF DESIGN LOADING INDICATED ON DRAWINGS.
16. ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS MEANS, METHODS, TECHNIQUES OR SEQUENCES OF CONSTRUCTION AND THE SAFETY PROCEDURES EMPLOYED BY HIM.
17. THE PROPERTY OWNER SHALL BE THE FINAL JUDGE OF THE QUALITY OF WORKMANSHIP, AND RESERVES THE RIGHT TO REJECT ANY WORK HE CONSIDERS INFERIOR.
18. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR GENERIC EQUIVALENTS, WHICH MEET ACCEPTABLE STANDARDS AND SPECIFICATIONS, MAY BE USED.
19. ALL PLUMBING AND MECHANICAL WORK SHALL CONFORM WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL BUILDING CODES APPLICABLE TO PLUMBING AND MECHANICAL WORK. ALL PLUMBING AND MECHANICAL WORK SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.
20. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST NATIONAL ELECTRICAL CODE AND ANY OTHER LOCAL CODES OR ORDINANCES HAVING JURISDICTION. A COMPETENT ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK AND ALL PERMITS REQUIRED.
21. THE CONTRACTORS SCHEDULE OF WORK SHALL BE ESTABLISHED IN COOPERATION WITH AND APPROVAL OF THE OWNER.
22. THE CONTRACTOR SHALL CARRY A MINIMUM OF \$1,000,000.00 (ONE MILLION DOLLARS) LIABILITY INSURANCE AND PROVIDE WORKER'S COMPENSATION TO HIS EMPLOYEES.
23. FLOODING, STRUCTURES, AND ALL PARTS THEREOF SHOWN ON THESE PLANS HAVE BEEN DESIGNED TO SAFELY SUPPORT ALL LOADS INCLUDING DEAD, LIVE, ROOF, SNOW, WIND & SEISMIC LOADS AS PRESCRIBED BY THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
24. BUILDING INSPECTOR NOTE THAT THESE PLANS ARE INVALID ...
- A. IF ALTERED
- B. IF NOT STAMPED BY A NEW YORK STATE REGISTERED ARCHITECT OR ENGINEER WHOSE SEAL MUST BE EITHER IMPRESSED OR ORIGINALLY STAMPED
- C. IF NOT COLLATED WITH ALL PRESCRIBED SHEETS, INCLUDING THESE NOTES
25. ARCHITECT/ENGINEER SIGNING THESE PLANS HAS NOT BEEN COMMISSIONED TO SUPERVISE CONSTRUCTION NOR INSTALLATION OF THE DESIGN SPECIFIED IN THESE PLANS AND THEREFORE ASSUMES NO RESPONSIBILITY FOR QUALITY OF WORK PERFORMED BY WORKMEN, AND BEARS NO RESPONSIBILITY FOR ANY PERSONAL INJURY TO WORKMEN INCURRED DURING THIS CONSTRUCTION OR INSTALLATION.
- CRAWL SPACE VENTILATION**
- o PAROCHS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE REQUIRES VENTILATION OPENINGS THROUGH THE FOUNDATION WALLS. THE VENTILATION AREA SHALL NOT BE LESS THAN ONE SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. ONE SUCH OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.
- o ALL EXTERIOR WALL FOOTINGS SHALL EXTEND TO VIRGIN UNDISTURBED SOIL, AND THE OWNER IN ALL CASES SHALL BE A MINIMUM OF 3'-6" BELOW THE ADJACENT GRADE.
- o NO TRUCKS OR HEAVY MACHINERY SHALL BE PERMITTED CLOSER THAN 6'-0" FROM ANY FOUNDATION WALL.
- o THE SAFE SLOPE FROM 1 VERTICAL TO 3 HORIZONTAL SHALL BE MAINTAINED BETWEEN THE EDGE OF FOOTING TO ANY EXCAVATION LEVEL LOWER THAN THE FOOTING.
- o COORDINATE THE LAYOUT AND ELEVATIONS OF ALL UNDERGROUND UTILITIES BEFORE PLACEMENT OF THE FOOTING.
- o CONTINUOUS FOOTINGS WHERE SHOWN, MAY BE STEPPED AS REQUIRED, BUT NOT MORE THAN 1'-0" VERTICALLY TO 4'-0" HORIZONTALLY.
- o THE SOIL BEARING CAPACITY AND OTHER CONDITIONS HAVE NOT BEEN INVESTIGATED. ALL FOUNDATION DETAILS ASSUME A MINIMUM OF 3,000 PSF BEARING CAPACITY.
- CONCRETE**
- o CONCRETE SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT THE END OF 28 DAYS.
- | SLAB ON GRADE | 3,500 PSI |
|----------------|--------------------|
| FOOTINGS | 3,000 PSI |
| FOUNDATION | 3,500 PSI |
| MASONRY MORTAR | 5,000 PSI TYPE 'M' |
- o ALL CONCRETE WORK AND DETAILS SHALL CONFORM TO THE LATEST EDITION OF THE "BUILDING CODE" REQUIREMENTS FOR CONCRETE OF THE AMERICAN CONCRETE INSTITUTE (A.C.I. 318-77).
- o ALL FOUNDATION WALLS AND SLABS IN CONTACT WITH THE EARTH TO BE FURNISHED WITH AN "ANTI-HYDR" ADMIXTURE AS PER MANUFACTURE'S SPECIFICATIONS. MINIMUM CONCRETE PROTECTION OF REINFORCING SHALL BE 3/4" IN SLABS, 1 1/2" IN WALLS, 3" IN FOOTINGS AND 2" FOR CONCRETE WORK EXPOSED TO EARTH, FILL, OR WEATHER.
- o CONCRETE FOR SIDEWALKS, INTERIOR PAVES, STAIRS, ETC. SHALL BE 3,500 PSI.
- o STONE CONCRETE ENRICHED WITH 4% AIR MINIMUM.
- o NO ADMIXTURES ARE PERMITTED IN CONCRETE IF NOT PART OF THE MIX DESIGN.
- o ALL SLABS ON GRADE ARE TO BE POURED IN PANELS NOT TO EXCEED 1,200 SQUARE FEET IN AREA.
- REINFORCING**
- o ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL, CONFORMING TO THE REQUIREMENTS ASTM A-615, Grade 60.
- o ALL WELDED WIRE MESH SHALL BE FABRICATED IN ACCORDANCE WITH ASTM A-482 AND A-815.
- o WHERE OPENINGS OCCUR IN WALLS OR SLABS, UNLESS SHOWN OTHERWISE, PROVIDE TWO (2) NO. 8 BARS, BOTH FACES ON ALL SIDES OF OPENING AND EXTEND 2'-0" BEYOND THE FACE OF THE OPENING.
- CONCRETE MASONRY UNITS**
- o ALL CONCRETE BLOCK IS TO BE REINFORCED WITH OUR-0 WALL TRUSS TYPE STANDARD WEIGHT MASONRY REINFORCING AS FOLLOWS: BELOW GRADE EVERY OTHER COURSE, TOP TWO (2) COURSES, ABOVE GRADE EVERY 3RD AND TOP TWO (2) COURSES, PROVIDE PREFABRICATED CORNERS AND TEES, OVERLAP A MINIMUM OF 24".
- o MORTAR: ASTM C-270 TYPE 'M' CONCRETE BLOCK: HOLLOW CORE, LOADED BEARING UNIT MASONRY ASTM C-90, TYPE 'H' CEMENT GRADE: ASTM C-476
- o FILL ALL BEAM POCKETS SOLID AFTER STEEL IS PLACED AND ANCHORED.
- o ALL CONCRETE BLOCK CORNERS WITH VERTICAL REINFORCING ARE TO BE GROUDED SOLID FROM FOOTING TO TOP OF WALL. OVERLAP ALL REINFORCING A MINIMUM OF 12".
- WOOD AND TRUSSES**
- o ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE TO NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENING BY THE APFA. USE CONSTRUCTION DETAILS AND MINIMUM NAILING REQUIREMENTS AS REQUIRED BY THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- o ALL STRUCTURAL LUMBER SHALL CONFORM TO THE FOLLOWING MINIMUM STRENGTH REQUIREMENTS: BEAMS, JOISTS AND WALL PLATES FB-1,200 PSI, E=1.4, 10X6.6 PSI, STUDS AND POSTS FC=925 PSI, FV=75 PSI, E=1.2, 10X6.6 PSI.
- o ALL PLYWOOD FOR FLOOR AND ROOF SHEATHING SHALL BE INSTALLED IN ACCORDANCE WITH APA SPECIFICATIONS, LATEST EDITION (GLUE, NAIL ALL FLOOR AND ROOF SHEATHING TO FLOOR AND ROOF TRUSSES).
- o ALL ENGINEERED BEAMS/ GIRDERS AND TRUSSES ARE DESIGNED IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF+PA) WOOD FRAME CONSTRUCTION MANUAL (WFCM).
- o ALL FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER.
- o FIRE-PROOFING IN COMBUSTIBLE CONSTRUCTION, FIREPROOFING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
- o FIREPROOFING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

FOUNDATION

- ALL EXTERIOR WALL FOOTINGS SHALL EXTEND TO VEGIN UNDISTURBED SOIL, AND IN ALL CASES SHALL BE A MINIMUM OF 3'-6" BELOW THE ADJACENT GRADE.
- NO TRUCKS OR HEAVY MACHINERY SHALL BE PERMITTED CLOSER THAN 6'-0" FROM ANY FOUNDATION WALL.
- THE SAFE SLOPE FROM 1 VERTICAL TO 3 HORIZONTAL SHALL BE MAINTAINED BETWEEN THE EDGE OF FOOTING TO ANY EXCAVATION LEVEL LOWER THEN THE FOOTING.
- COORDINATE THE LAYOUT AND ELEVATIONS OF ALL UNDERGROUND UTILITIES BEFORE PLACEMENT OF THE FOOTING.
- CONTINUOUS FOOTINGS WHERE SHOWN, MAY BE STEPPED AS REQUIRED, BUT NOT MORE THAN 1'-0" VERTICALLY TO 4'-0" HORIZONTALLY.
- SITE SOIL BEARING CAPACITY AND OTHER CONDITIONS HAVE NOT BEEN INVESTIGATED. ALL FOUNDATION DETAILS ASSUME A MINIMUM OF 3,000 PSF BEARING CAPACITY.

CONCRETE

- CONCRETE SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT THE END OF 28 DAYS.
- | | |
|----------------|--------------------|
| SLAB ON GRADE | 3,500 PSI |
| FOOTINGS | 3,000 PSI |
| FOUNDATION | 3,500 PSI |
| MASONRY MORTAR | 5,000 PSI TYPE 'M' |
- ALL CONCRETE WORK AND DETAILS SHALL CONFORM TO THE LATEST EDITION OF THE "BUILDING CODE" REQUIREMENTS FOR CONCRETE OF THE AMERICAN CONCRETE INSTITUTE (A.C.I. 318-77).
- ALL FOUNDATION WALLS AND SLABS IN CONTACT WITH THE EARTH TO BE FURNISHED WITH AN "ANTI-HYDRO" ADJUSTIVE AS PER MANUFACTURER'S SPECIFICATIONS.
- MINIMUM CONCRETE PROTECTION OF REINFORCING SHALL BE 3/4" IN SLABS, 1 1/2" IN WALLS 3" IN FOOTINGS AND 2" FOR CONCRETE WORK EXPOSED TO EARTH, FILL, OR WEATHER.
- CONCRETE FOR SIDEWALKS, INTERIOR PADS, STAIRS, ETC., SHALL BE 3,500 PSI.
- SOME CONCRETE ENTRAINED WITH 4% AIR MINIMUM.
- NO ADMIXTURES ARE PERMITTED IN CONCRETE NOT PART OF THE MIX DESIGN.
- ALL SLABS ON GRADE ARE TO BE POURED IN PANELS NOT TO EXCEED 1,200 SQUARE FEET IN AREA.

REINFORCING

- ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF ONE BILLET STEEL, CONFORMING TO THE REQUIREMENTS ASTM A-615, Grade 60.
 - ALL WELDED WIRE MESH SHALL BE FABRICATED IN ACCORDANCE WITH ASTM A-62 AND A-185.
 - WHERE OPENINGS OCCUR IN WALLS OR SLABS, UNLESS SHOWN OTHERWISE, PROVIDE TWO (2) NO. 6 BARS, BOTH FACES ON ALL SIDES OF OPENING AND EXTEND 2'-0" BEYOND THE OPENING.
- ### CONCRETE MASONRY UNITS
- ALL CONCRETE BLOCK IS TO BE REINFORCED WITH OUR-0 WALL TRUSS TYPE STANDARD WEIGHT MASONRY REINFORCING AS FOLLOWS: BELOW GRADE EVERY OTHER COURSE, TWO (2) COURSES, ABOVE GRADE EVERY 3RD AND TWO (2) COURSES, PROVIDE PREFABRICATED CORNERS AND TEES, OVERLAP A MINIMUM OF 24".
 - MORTAR: ASTM C-270 TYPE "M" CONCRETE BLOCK: HOLLOW CORE, LOADED BEARING UNIT; MASONRY ASTM C-90, TYPE "H"
 - CEMENT GROUT: ASTM C-476
 - FILL ALL BEAM POCKETS SOLID AFTER STEEL IS PLACED AND ANCHORED.
 - ALL CONCRETE BLOCK COURSES WITH VERTICAL REINFORCING ARE TO BE GROUTED SOLID FROM FOOTING TO TOP OF WALL. OVERLAP ALL REINFORCING A MINIMUM OF 12".

WOOD AND TRUSSES

- ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE TO NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENING BY THE APFA. USE CONSTRUCTION DETAILS AND MINIMUM NAILING SEQUENCE AS REQUIRED BY THE
- 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- ALL STRUCTURAL LUMBER SHALL CONFORM TO THE FOLLOWING MINIMUM STRENGTH REQUIREMENTS: BEAMS, JOISTS AND WALL PLATES $F_b=1,200$ PSI, $E=1.4 \times 10^6$ PSI, STUDS AND POSTS $F_c=925$ PSI, $F_v=75$ PSI, $E=1.2 \times 10^6$ PSI.
- ALL PL WOOD FOR FLOOR AND ROOF SHEATHING SHALL BE INSTALLED IN ACCORDANCE WITH APFA SPECIFICATIONS, LATEST EDITION (CLUE, NAIL FLOOR AND ROOF SHEATHING TO FLOOR AND ROOF TRUSSES).
- ALL ENGINEERED BEAMS/ GIRDERS AND TRUSSES ARE DESIGNED IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF + PA) WOOD FRAME CONSTRUCTION MANUAL (WFCM).
- ALL FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER.
- FIRE-ROCKING: IN COMBUSTIBLE CONSTRUCTION, FIRE-ROCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
- FIRE-ROCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FLURRED SPACED AND PARALLEL ROWS OF STUDS OR SPACGERD STUDS AS FOLLOWS:
 - 1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - 1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- SEE SECTION 905.2.11 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE FOR OTHER LOCATIONS AND FIRE-ROCKING REQUIREMENTS.

THERMAL & MOISTURE PROTECTION

- ASPHALT ROOF SHINGLES SHALL BE SELF STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR 3462. SHINGLES SHALL BE SECURED TO ROOF WITH NOT LESS THAN 4 FASTENERS PER STRIP SHINGLE, UNLESS IN A SPECIAL WIND ZONE AS NOTED IN THE CLIMATIC & GEOGRAPHIC DESIGN CHART ON DWG. A-2. SPECIAL WIND ZONES REQUIRE 6 FASTENERS PER STRIP SHINGLE. FASTENERS SHALL BE GAL. STEEL MINIMUM 12 GA. SHANK WITH A MINIMUM 5/8" DIAMETER HEAD, UNLESS THE SHINGLE MANUFACTURER SPECIFIES MORE. WHERE THE ROOF SLOPE EXCEEDS 20:12 SPECIAL METHODS OF FASTENING ARE REQUIRED, CONSULT WITH SHINGLE MANUFACTURER.
- ALL ROOFS, VALLEYS AND WALL TO ROOF INTERSECTIONS SHALL BE FLASHED AND CALLED WATERPROOF. WHERE ROOF SLOPE FROM 2:12 TO 4:12 UNDERLAYMENT SHALL BE 2 LAYERS OF FELT APPLIED WITH A 19" STRIP PARALLEL WITH AND STARTING AT THE EAVES FASTENED TO HOLD IN PLACE. THEN STARTING AT EAVE APPLY 56" WIDE STRIP AND OVERLAPPING SUCCESSIVE SHEETS 19" AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOF SLOPES OF 4:12 OR GREATER, UNDERLAYMENT FELTS SHALL BE APPLIED SLOPE FASHION STARTING FROM AND PARALLEL TO THE EAVE AND LAPPED 2" FASTENED SUFFICIENTLY TO HOLD IN PLACE. ENLAPPS SHALL BE OFFSET BY 6 FEET.
- EXCEPT WHERE REQUIRED TO BE WATERPROOFED, EXTERIOR BELOW GRADE DAMPROOFING ON CONCRETE WALLS SHALL EXTEND FROM BOTTOM OF FOOTING TO FINISHED GRADE DAMPROOFING SHALL AN APPROVED BITUMINOUS COATING.
- INSTALL ALL INSULATIONS AND VAPOR BARRIERS IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, EXCEPT WHERE OTHERWISE SPECIFIED, INSTALL ALL BATT INSULATION IN ACCORDANCE WITH MFG.'S SPECIFICATIONS, INSULATE BUILDING TO COMPLETELY SEPARATE HEATED SPACES FROM UNHEATED SPACES. SEAL ALL JOINTS AROUND EXTERIOR WINDOW DOORS AND OTHER PENETRATIONS. INSULATION MATERIALS INCLUDING FACINGS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450.

PLUMBING & HEATING

- ALL PLUMBING & HEATING WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
 - ALL APPLIANCES SHALL HAVE PERMANENT FACTORY APPLIED NAMEPLATES AFFIXED TO THE FRONT OF THE APPLIANCE. THE NAMEPLATE SHALL BE AFFIXED TO THE FRONT OF THE APPLIANCE ON WHICH SHALL APPEAR MANUFACTURE'S NAME OR TRADEMARK, THE MODEL NUMBER, SERIAL NUMBER, AND THE SEAL OR MARK OF THE TESTING AGENCY.
 - ALL PLUMBING WORK SHALL BE INSPECTED BY ANY LOCAL OR STATE BUILDING OFFICIAL HAVING JURISDICTION.
 - DO NOT RUN PIPES IN UNHEATED SPACES. KEEP ALL PIPES ON HEATED SIDE OF INSULATION.
 - AIR ADMITTANCE VALVES SHALL NOT BE USED UNLESS OTHERWISE NOTED ON PLANS.
 - PROVIDE ALL SCALD PROTECTION VALVES, RELIEF VALVES, PRESSURE RELIEF VALVES, AND TEMPERATURE RELIEF VALVES AS PER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- ELECTRIC

○ ALL ELECTRIC

- NATIONAL ELECTRICAL CODE and the 2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTER 34 - 41 FOR GENERAL EQUIPMENT REQUIREMENTS.
- o ALL ELECTRIC WORK SHALL BE INSPECTED AND APPROVED BY A LICENSED UNDERWRITER OFFICIAL.
- PROTECTION AGAINST DECAY AND TERMITES**
- o ALL WOOD USED IN AREAS SPECIFIED BELOW SHALL BE APPROVED PRESSURE PRESERVATIVELY TREATED SUCH AS WOOD IN CONTACT WITH GROUND SUPPORTING PERMANENT STRUCTURES, JOISTS CLOSER THAN 18" TO GROUND, SILL PLATES CLOSER THAN 8" TO GROUND, PLATES FASTENED TO CONCRETE IN CONTACT WITH GROUND, EXTERIOR WOOD SIDING, SHEATHING OR WALL PRAISING LESS THAN 6" FROM GROUND, WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO WEATHER OR WOOD ATTACHED TO MASONRY OR CONCRETE WITHOUT ANY APPROVED VAPOR BARRIER.

○ TERMITE PROTECTION SHALL BE PROVIDED USE OF PRES

- ## FINISHES
- AS NOTED ON AS MENTIONED ABOVE, AND THE USE OF METAL OR PLASTIC TERMITE SHIELDS
- o ALL WALL AND CEILING FINISHED SHALL HAVE A FLAME SPREAD CLASS OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.
 - o ALL GYPSUM BOARD TO BE OF TYPE AND THICKNESS SHOWN IN DRAWINGS, TAPE, SPACKLED (3 COATS), PRIME AND PAINTED 2 COATS TO FORM A SMOOTH, UNIFORM WALL FINISH. GYPSUM BOARD TO BE SCREW APPLIED, FOLLOWING THE SPECIFICATIONS OF UNITED STATES GYPSUM PRODUCTS.
 - o ALL CERAMIC TILE SHALL BE PROPERLY INSTALLED USING THICK OR THIN SET METHOD FOLLOWING THE SPECIFICATIONS OF THE NATIONAL TILE COUNCIL OF AMERICA.
 - o ALL VINYL FLOOR SYSTEMS SHALL BE INSTALLED OVER AN APPROVED UNDERLAYMENT MATERIAL. AS APPROVED BY THE TILE MANUFACTURER INSTALL VINYL IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ## DESIGN LOADS
- o FLOOR: 40 POUNDS PER SQUARE FEET LIVE LOAD.
10 POUNDS PER SQUARE FEET DEAD LOAD.
 - o BEDROOM: 30 POUNDS PER SQUARE FEET LIVE LOAD.
10 POUNDS PER SQUARE FEET DEAD LOAD.
 - o CEILING: 20 POUNDS PER SQUARE FEET LIVE LOAD.
10 POUNDS PER SQUARE FEET DEAD LOAD.
 - o ROOF: 30 POUNDS PER SQUARE FEET LIVE LOAD.
15 POUNDS PER SQUARE FEET DEAD LOAD.



FRONT ELEVATION

GENERAL NOTES



















LOCATION: 41 GRANDVIEW ROAD
SOUTH SALEM, NY 10590

SITE INFORMATION BASED ON GOOGLE MAPS.
REFER TO ORIGINAL ENGINEERING DRAWINGS FOR
SITE INFORMATION.

LIST OF DRAWINGS

[illegible]

SYMBOL LEGEND

	EARTH		RIGID INSULATION
	GRANULAR FILL		FIBERGLASS BATT INSULATION
	CONCRETE		DIMENSIONAL LUMBER
	CONCRETE MASONRY UNITS (CMU)		FINISH WOOD
	FIELDSTONE / BLUESTONE		PLYWOOD
	BRICK		GYPSUM BOARD (GWB)
	CRITICAL ELEVATION		METAL FLASHING
	WINDOW KEY		
	DOOR KEY		
	DETAIL NO./ WALL SECTION NO. SHEET NO.	<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> 2668 </div>	DOOR SIZE: 2068 = 2'-0" x 6'-8" 2468 = 2'-4" x 6'-8" 2668 = 2'-6" x 6'-8" 2868 = 2'-8" x 6'-8" 3068 = 3'-0" x 6'-8"
	BUILDING SECTION NO. SHEET NO.		

RELEASED FOR CONST. JULY 27, 2022

**UNLIMITED
HOUSE DESIGN, LLC**
289 PINE GROVE ROAD
MIDDLETOWN, NEW YORK 10940
P-845-412-5059
info@unlimitedhousedesign.com
www.unlimitedhousedesign.com

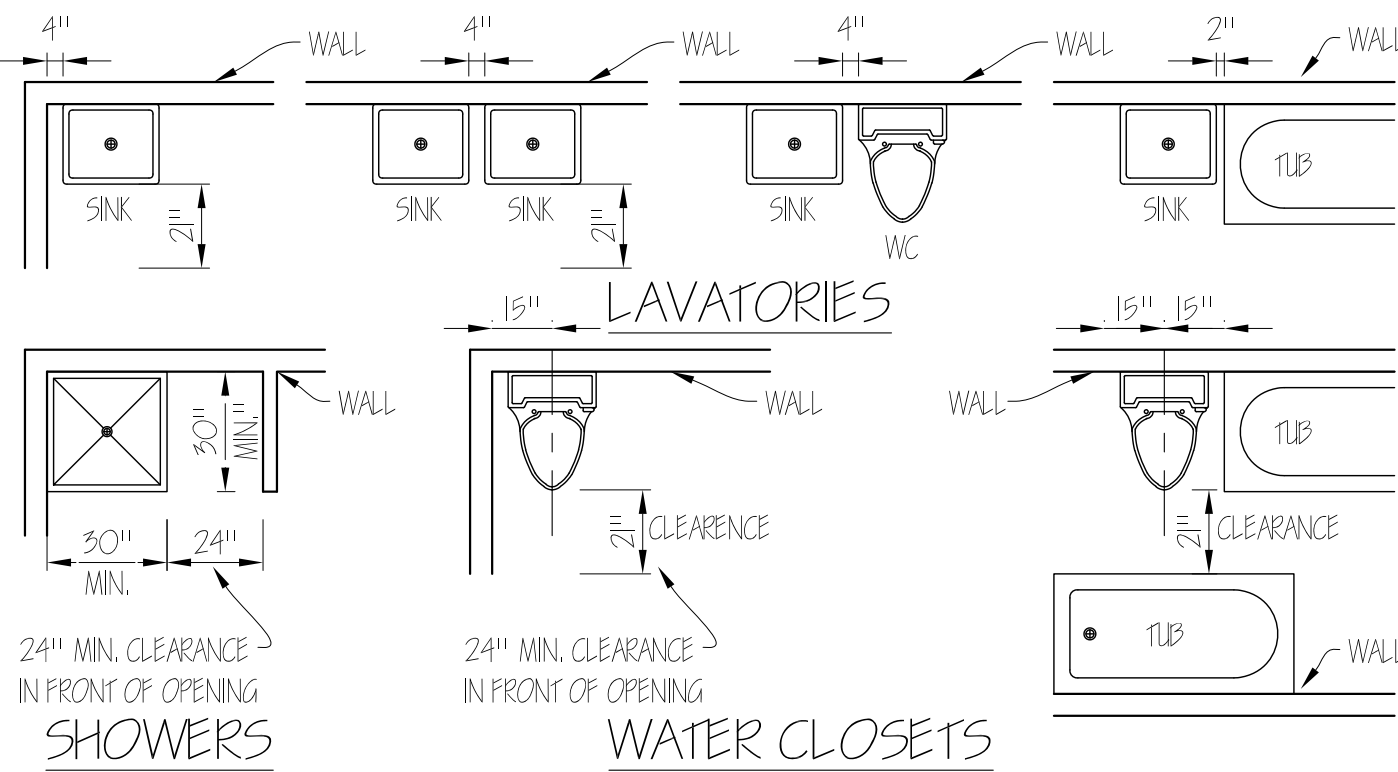
NEW GARAGE;
LYNCH RESIDENCE
41 GRANDVIEW ROAD, SOUTH SALEM, NY 10590
SPECS AND NOTES

THIS PLAN IS NOT VALID IF THE

ENGINEER'S SEAL IS NOT SHOWN IN RED

Drawn by KDS	Date JULY 27, 2022	Scale N=1.5
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A-1



MINIMUM PLUMBING FIXTURE CLEARANCES

A. FOR A CONTINUOUS OR SEMI-CONTINUOUS FLOW INTO A DRAINAGE SYSTEM, SUCH AS FROM A PUMP OR SIMILAR DEVICE, 1.5 FUTURE UNITS SHALL BE ALLOWED PER GPM OF FLOW. FOR A FIXTURE NOT LISTED USE THE HIGHEST D.F.U. VALUE FOR A SIMILAR LISTED FIXTURE.

B. A FLOOR DRAIN ITSELF ADDS NO HYDRAULIC LOAD, HOWEVER, WHERE USED AS A RECEPTOR, THE FIXTURE UNIT VALUE OF THE FIXTURE DISCHARGE INTO RECEPTOR SHALL BE APPLICABLE.

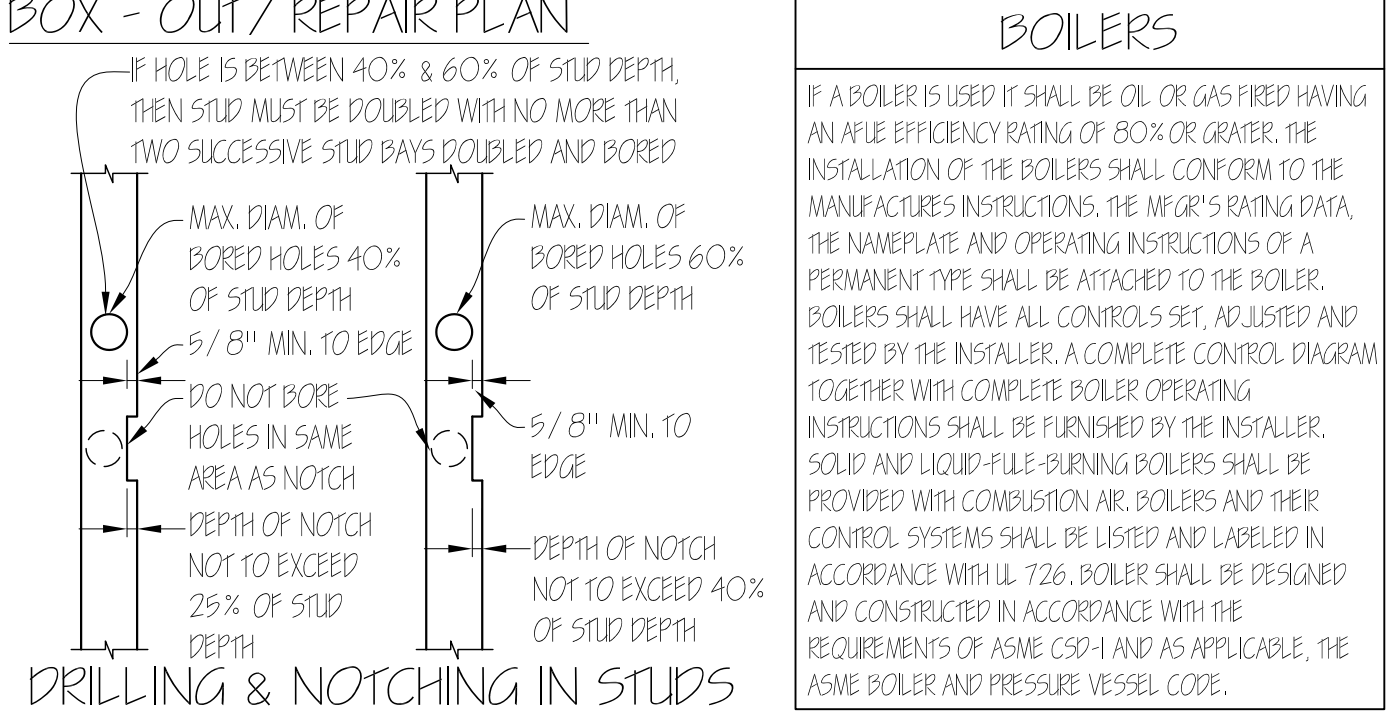
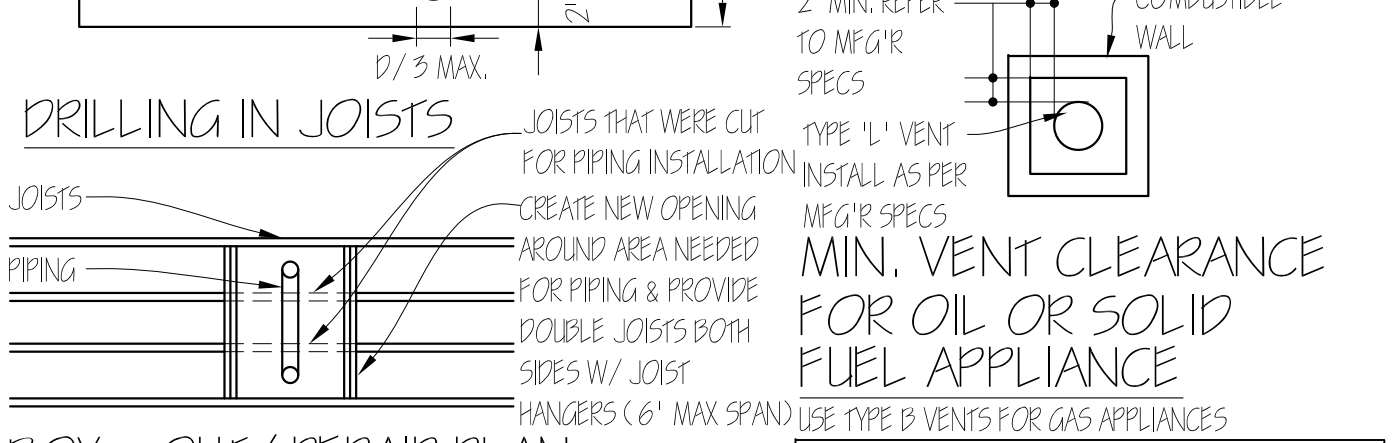
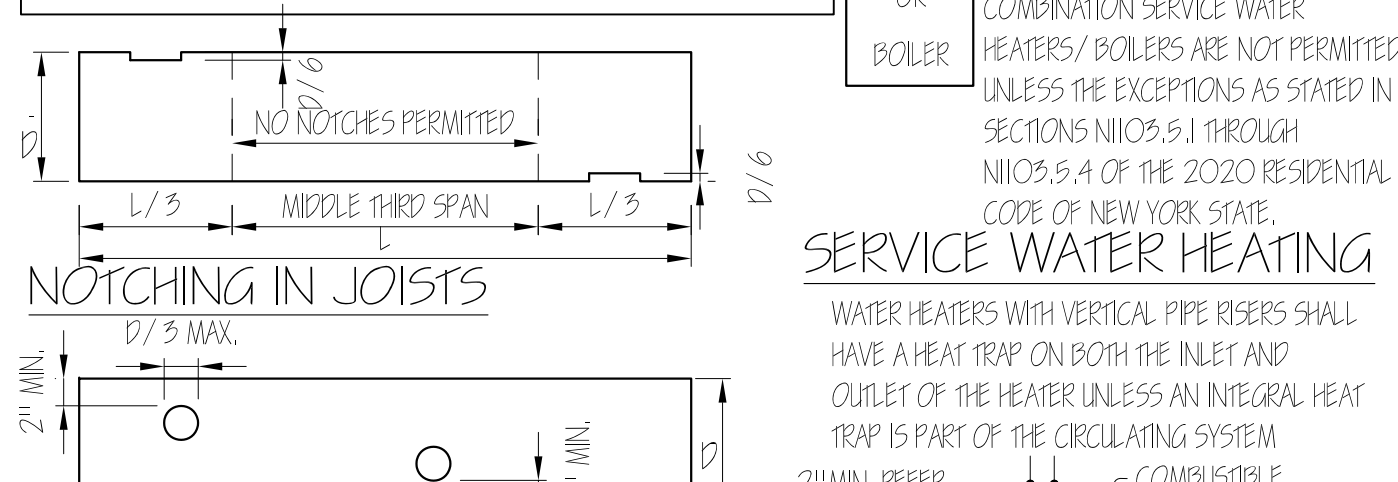
C. ADD 2 D.F.U. FOR EACH ADDITIONAL PLUMB. BATH.

WATER-SUPPLY FIXTURE-UNIT FOR VARIOUS PLUMBING FIXTURES AND FIXTURE GROUPS			
TYPES OF FIXTURES OR GROUP OF FIXTURES	WATER-SUPPLY FIXTURE-UNIT VALUE (W.S.F.U.)		
	HOT	COLD	COMBINED
BATH/TB (W/-W/O OVERHEAD SHOWER HEAD)	1.0	1.0	1.4
CLOTHES WASHER	1.0	1.0	1.4
DISHWASHER	1.4	---	1.4
HOSE BIBB (SILL COCK)	---	2.5	2.5
KITCHEN SINK	1.0	1.0	1.4
LAVATORY	0.5	0.5	0.7
LAUNDRY TUB	1.0	1.0	1.4
SHOWER STALL	1.0	1.0	1.4
WATER CLOSET (TANK TYPE)	---	2.2	2.2
FULL-BATH GROUP W/ BATH/TB (W/-W/O SHOWER HEAD) OR SHOWER STALL	1.5	2.7	3.6
HALF-BATH GROUP (WATER CLOSET AND LAVATORY)	0.5	2.5	2.6
KITCHEN GROUP (DISHWASHER AND SINK W/-W/O GARBAGE GRINDER)	1.9	1.0	2.5
LAUNDRY GROUP (CLOTHES WASHER STANDPIPE AND LAUNDRY TUB)	1.8	1.8	2.5

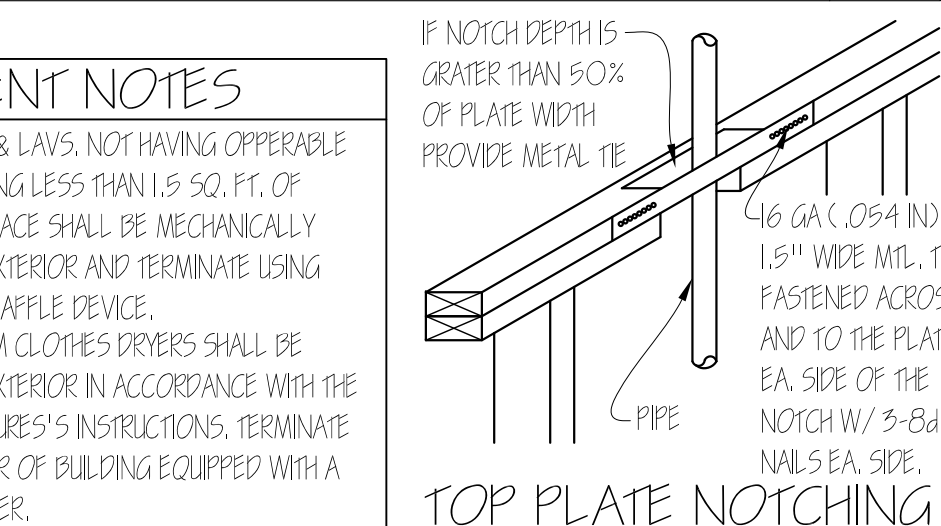
MINIMUM PIPE INSULATIONS					
PIPE SYSTEM TYPE	FLUID TEMPERATURE RANGE, °F	PIPE SIZES			
		RUNOUTS UP TO 2"	2" TO 4"	4" TO 6"	6" TO 12" & LARGER
HEATING SYSTEMS					
STEAM & HOT WATER					
LOW TEMPERATURE	108-200	1/2	1	1 1/2	2 1/2
COOLING SYSTEMS					
CHILLED WATER	40-55	1/2	1/2	3/4	1 1/2
REFRIGERANT & BRINE	BELOW 40	1	1 1/2	1 1/2	1 1/2

PLUMBING & MISCELLANEOUS PIPING NOTES:

RUN PLUMBING & MISCELLANEOUS PIPING PARALLEL TO JOISTS WHENEVER POSSIBLE. IF NOT POSSIBLE, AND IF THE SHOWN DIAGRAMS FOR NOTCHING & HOLES CANNOT BE MET, FOLLOW TYPICAL BOX - OUT / REPAIR PLAN SHOWN ON THIS DRAWING.



PLUMBING DRAINAGE FIXTURE UNIT VALUES		
DESCRIPTION OF BUILDING ELEMENTS	D.F.U. CAN UNIT VALUE	
BAR SINK	1	
BATH TUB WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS	2	
BIDET	1	
CLOTHES WASHER STANDPIPE	2	
DISHWASHER	2	
FLOOR DRAIN (S)	0	
KITCHEN SINK	2	
LAVATORY	1	
LAUNDRY TUB	2	
SHOWER STALL	2	
WATER CLOSET (1.6 GAL. FLUSH)	4	
WATER CLOSET (GRATER THAN 1.6 GAL. FLUSH)	5	
FULL BATH GROUP W/ BATH/TB W/ 1.6 GAL. FLUSH WATER CLOSET, AND WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS ON THE TUB OR SHOWER STALL	6	
HALF BATH GROUP W/ 1.6 GAL. PER FLUSH WATER CLOSET PLUS LAVATORY	4	
HALF BATH GROUP W/ GRATER THAN 1.6 GAL. PER FLUSH WATER CLOSET PLUS LAVATORY	5	
KITCHEN GROUP W/ DISHWASHER AND SINK W/ W/O GARBAGE GRINDER	3	
LAUNDRY GROUP W/ CLOTHES WASHER STANDPIPE AND LAUNDRY TUB	3	
MULTIPLE BATH GROUPS (C)		
1.5 BATHS	7	
2 BATHS	8	
2.5 BATHS	9	
3 BATHS	10	
3.5 BATHS	11	



FLUE GAS NOTES:

ALL FLUE GAS EQUIPMENT USED IN THIS DWELLING, THE CONTRACTOR IS REQUIRED TO MEET THE REQUIREMENTS OF CHAPTER 44 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE FOR USE, LOCATION, AND INSTALLATION OF EQUIPMENT

DUCT INSULATION			
FOR HOUSES BEING CONSTRUCTED W/ IN ANNUAL HEATING DEGREE DAYS OF 3,501 AND 7,500 MINIMUM DUCT INSULATION WILL BE AS FOLLOWS:			
INSULATION R-VALUES			
DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE BUILDING SPACES, GARAGES, AND OTHER UNCONDITIONED SPACES	DUCTS IN UNCONDITIONED BASEMENTS, CRAWL SPACES, AND OTHER UNCONDITIONED SPACES	DUCTS IN UNCONDITIONED BASEMENTS, CRAWL SPACES, AND OTHER UNCONDITIONED SPACES	DUCTS IN UNCONDITIONED BASEMENTS, CRAWL SPACES, AND OTHER UNCONDITIONED SPACES
SUPPLY	RETURN	SUPPLY	RETURN
8	4	8	2

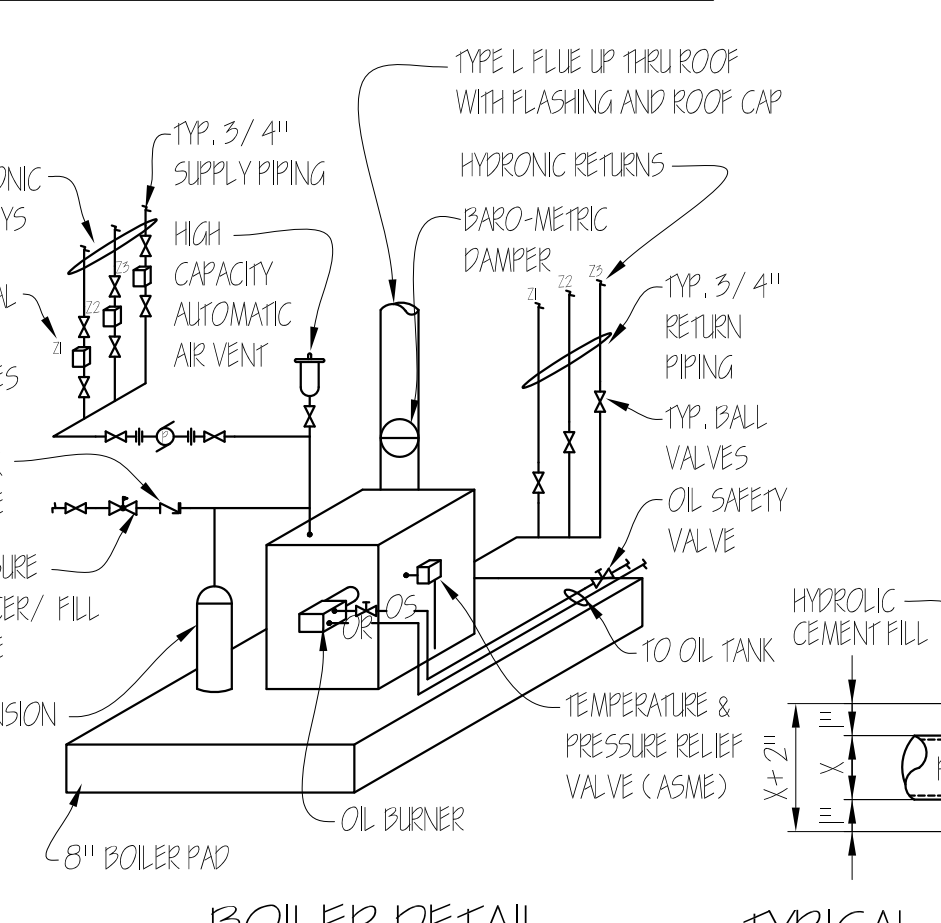
FIREBLOCKING NOTES:

FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL VERTICAL AND HORIZONTAL DRAFT OPENINGS BETWEEN ALL STORES AND BETWEEN TOP STORY AND ROOF SPACE. IN ADDITION PROVIDE FIRE BLOCKING AS FOLLOWS:

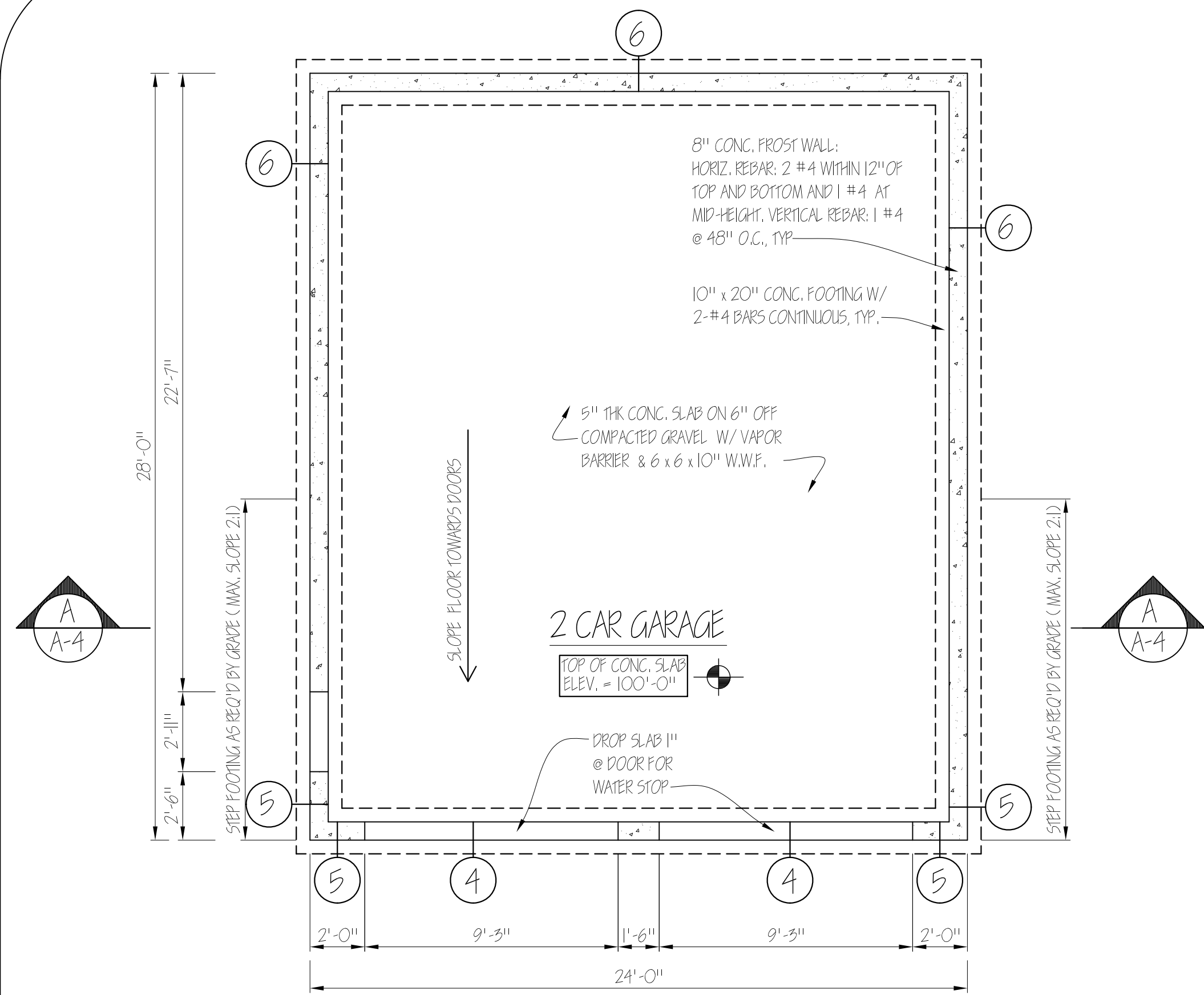
- IN STUD SPACES NOT TO EXCEED 10 FEET, BATTIS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS USING PARALLEL ROWS OF STUDS.
- AT ALL INTERSECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN, ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" THICK GYPSUM BOARD.
- AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- CHIMNEYS AND FIREPLACES SHALL BE FIRE BLOCKING AS PER DETAIL AND NOTES ON THIS DRAWING.

FIRESTOPPING NOTES:

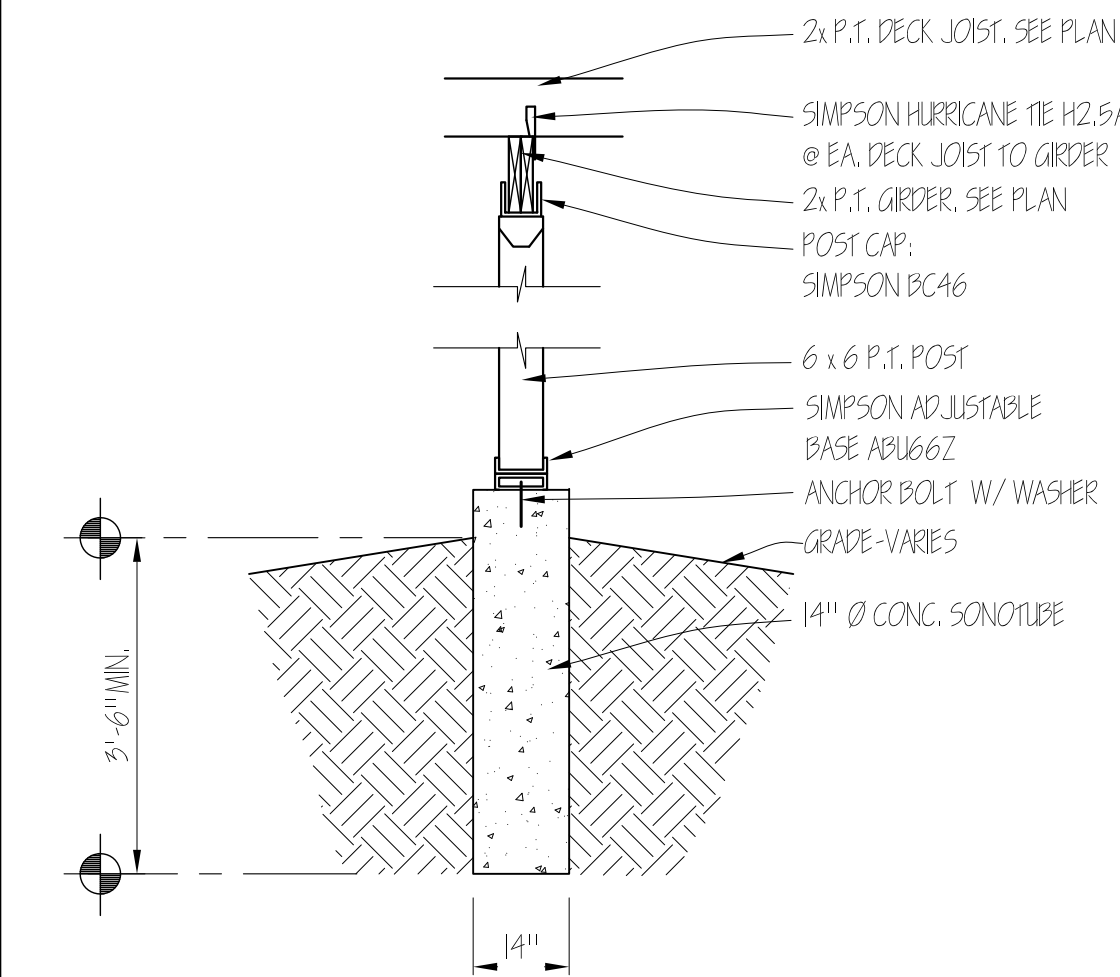
PIPE & DUCT PENETRATIONS THROUGH FLOORS SHALL BE FIRE STOPPED WITH CALK MEETING ASTM RATING 156 OR SHALL BE FILLED WITH NON COMBUSTIBLE THERMIFLEX SAFING INSULATION



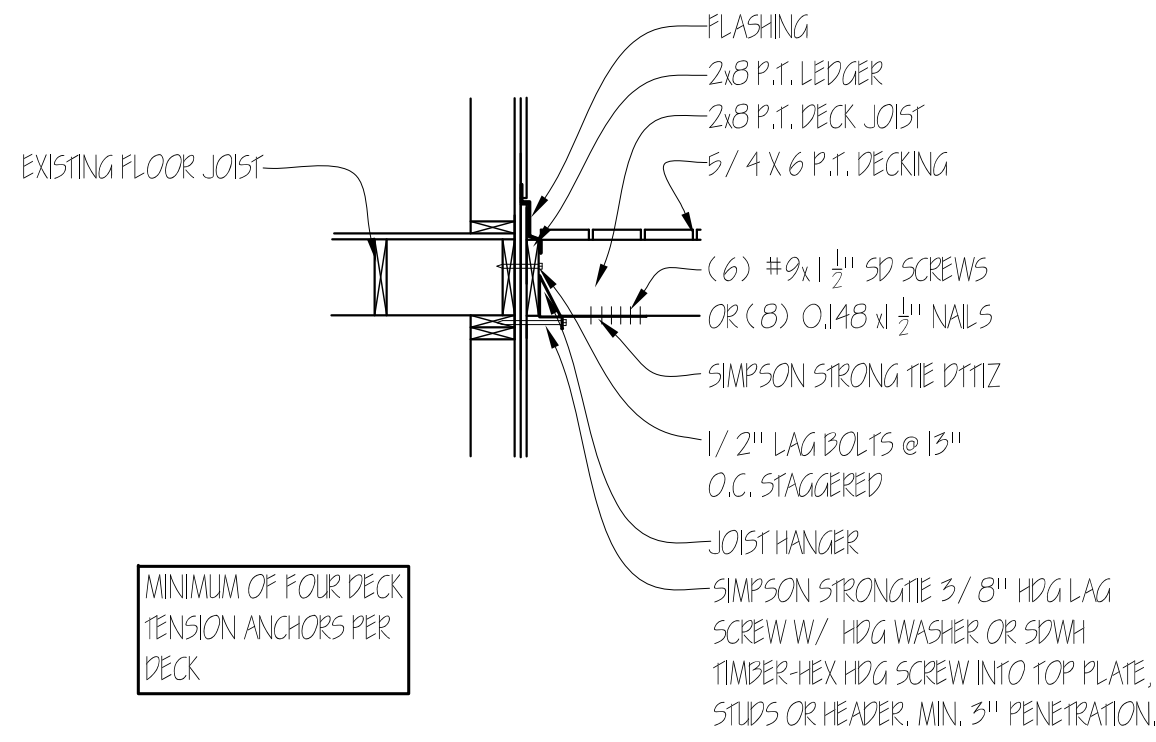
FOLLOWING SPAN TABLES ARE TO BE INFORMED FOR CONSTRUCTION PURPOSES ONLY. THE CONTRACTOR SHALL ADHERE TO THE SPANS SHOWN ON THE DRAWINGS UNLESS OTHERWISE APPROVED BY THE ARCHITECT.					WOOD STRUCTURAL PANELS: SUPPLY ROOF AND WALL SHEATHING TO FRAMING, AND PARCEL/BOARD WALL SHEATHING TO FRAMING				
FLOOR, ROOF SPAN TABLE (SLEEPING AREA 30 PSF LIVE LOAD) 2020 RESIDENTIAL CODE OF NEW YORK STATE (FLOOR L2.1)(1)					FLOOR, ROOF SPAN TABLE (SLEEPING AREA 30 PSF LIVE LOAD) 2020 RESIDENTIAL CODE OF NEW YORK STATE (FLOOR L2.1)(1)				
MAX. 10'0" DEEP LOAD					MAX. 10'0" DEEP LOAD				
SPACING	SPECIES & GRADE	2 X 6	2 X 8	2 X 10	2 X 12	17/32" - 1/2"	3/4" - 1 1/2"	1 1/2" - 1 7/8"	2" - 2 1/2"
12" O.C.	SPELCEL / FINE / FR # 2	11'-0"	14'-0"	14'-0"	19'-0"	17/32" - 1/2"	3/4" - 1 1/2"	1 1/2" - 1 7/8"	2" - 2 1/2"
16" O.C.	SPELCEL / FINE / FR # 2	10'-0"	13'-0"	12'-0"	17'-0"	17/32" - 1/2"	3/4" - 1 1/2"	1 1/2" - 1 7/8"	2" - 2 1/2"
18" O.C.	SPELCEL / FINE / FR # 2	9'-0"	12'-0"	11'-0"	15'-0"	17/32" - 1/2"	3/4" - 1 1/2"	1 1/2" - 1 7/8"	2" - 2 1/2"
24" O.C.	SPELCEL / FINE / FR # 2	8'-0"	11'-0"	10'-0"	14'-0"	17/32" - 1/2"	3/4" - 1 1/2"	1 1/2" - 1 7/8"	2" - 2 1/2"
FLOOR ROOF SPAN TABLE (LIVING AREA 40 PSF LIVE LOAD) 2020 RESIDENTIAL CODE OF NEW YORK STATE (FLOOR L2.1)(2)					FLOOR ROOF SPAN TABLE (LIVING AREA 40 PSF LIVE LOAD) 2020 RESIDENTIAL CODE OF NEW YORK STATE (FLOOR L2.1)(2)				
MAX. 10'0" DEEP LOAD					MAX. 10'0" DEEP LOAD				
SPACING	SPECIES & GRADE	2 X 6	2 X 8	2 X 10	2 X 12	17/32" - 1/2" <th>3/4" - 1 1/2"<th>1 1/2" - 1 7/8"<th>2" - 2 1/2"</th></th></th>	3/4" - 1 1/2" <th>1 1/2" - 1 7/8"<th>2" - 2 1/2"</th></th>	1 1/2" - 1 7/8" <th>2" - 2 1/2"</th>	2" - 2 1/2"
12" O.C.	SPELCEL / FINE / FR # 2	11'-0"	14'-0"	14'-0"	19'-0"	17/32" - 1/2"	3/4" - 1 1/2"	1 1/2" - 1 7/8"	2" - 2 1/2"
16" O.C.	SPELCEL / FINE / FR # 2	10'-0"	13'-0"	12'-0"	17'-0"	17/32" - 1/2"	3/4" - 1 1/2"	1 1/2" - 1 7/8"	2" - 2 1/2"
18" O.C.	SPELCEL / FINE / FR # 2	9'-0"	12'-0"	11'-0"	15'-0"	17/32" - 1/2"	3/4" - 1 1/2"	1 1/2" - 1 7/8"	2" - 2 1/2"
24" O.C.	SPELCEL / FINE / FR # 2	8'-0"	11'-0"	10'-0"	14'-0"	17/32" - 1/2"	3/4" - 1 1/2"	1 1/2" - 1 7/8"	2" - 2 1/2"



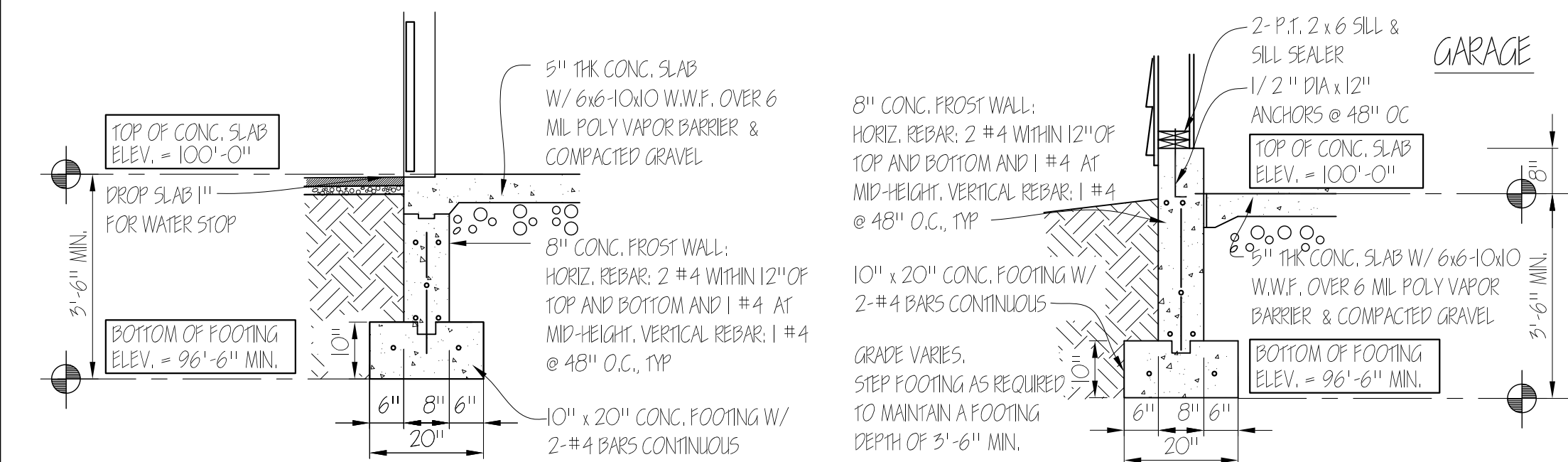
1 FOUNDATION PLAN
SCALE 1/4" = 1'-0"



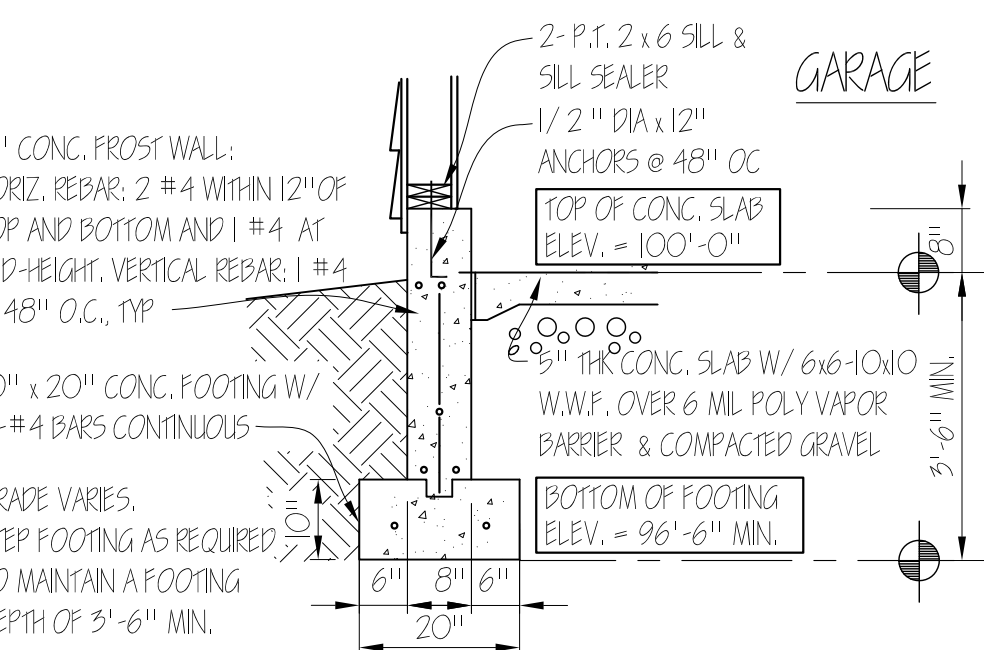
1 SONOTUBE PIER DETAIL
SCALE 1/2" = 1'-0"



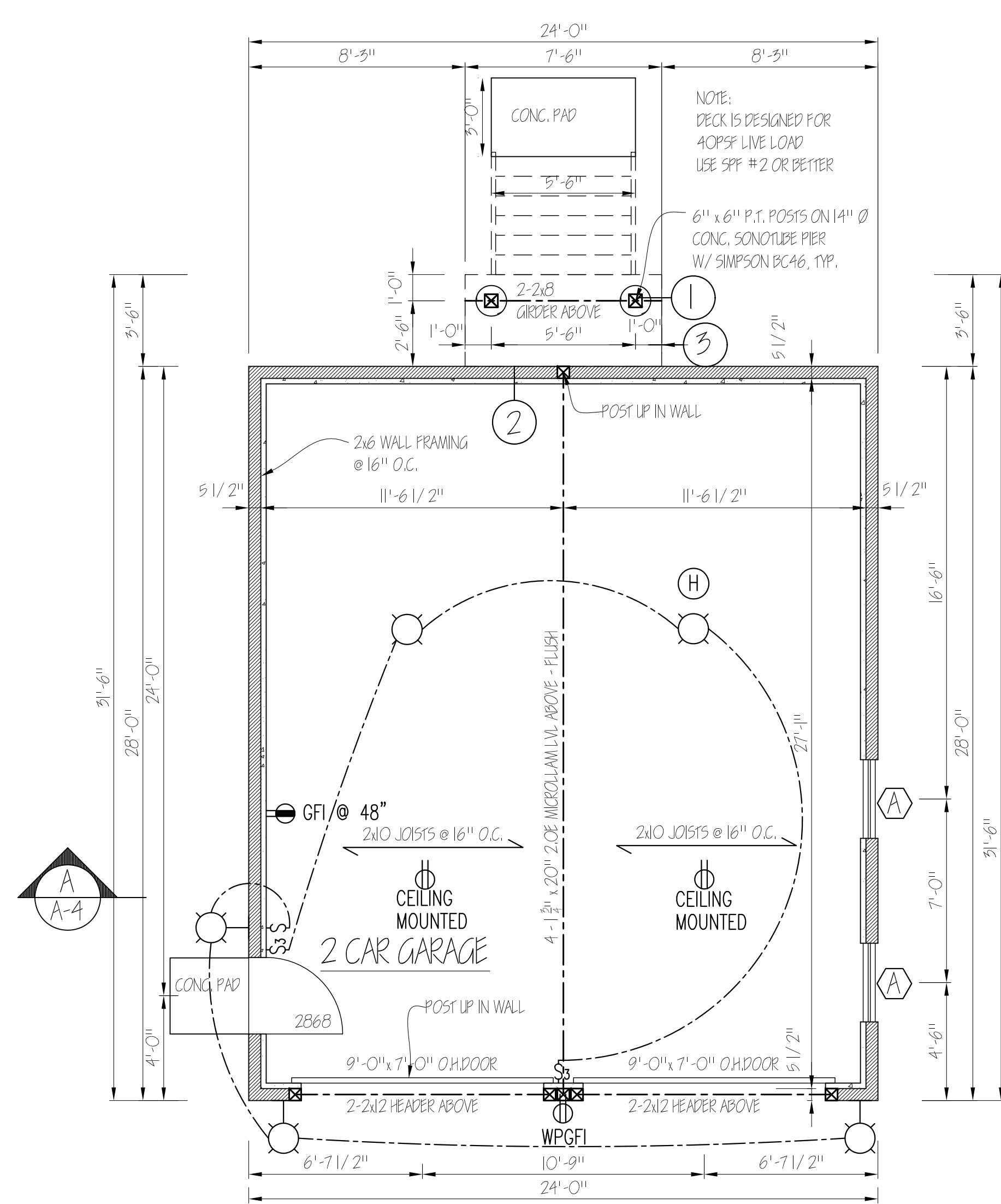
2 DECK TENSION ANCHOR DETAIL
SCALE: 1/2" = 1'-0" 507.9.2(2)



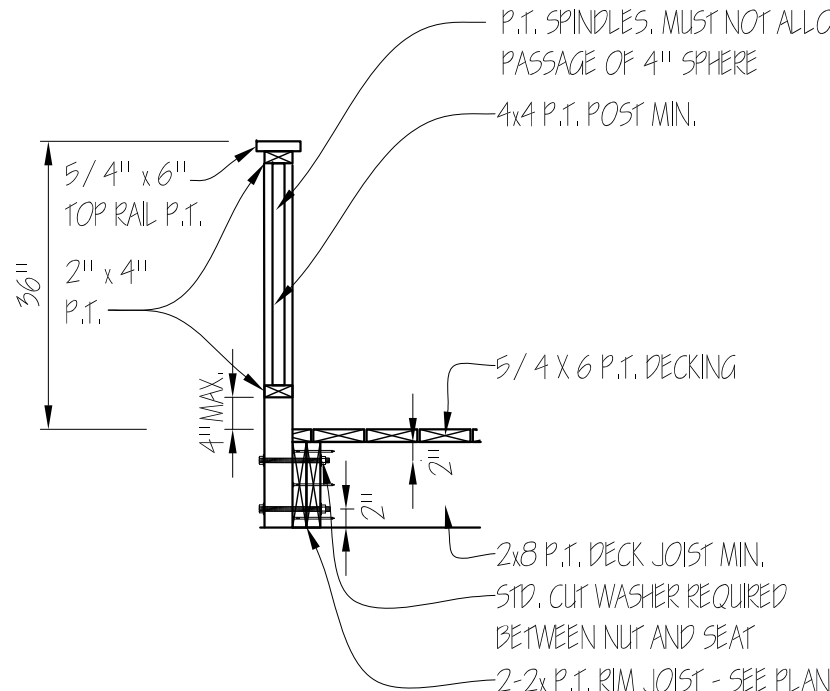
4 GARAGE DOOR FROST WALL DETAIL
SCALE 1/2" = 1'-0"



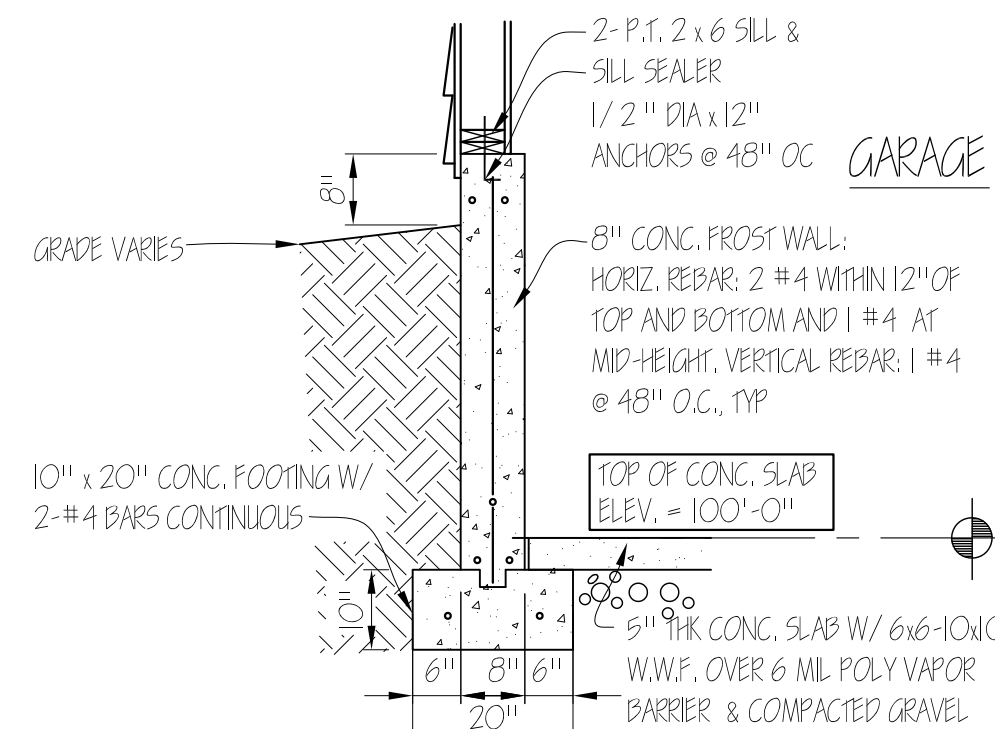
5 FROST WALL DETAIL @ GARAGE
SCALE 1/2" = 1'-0"



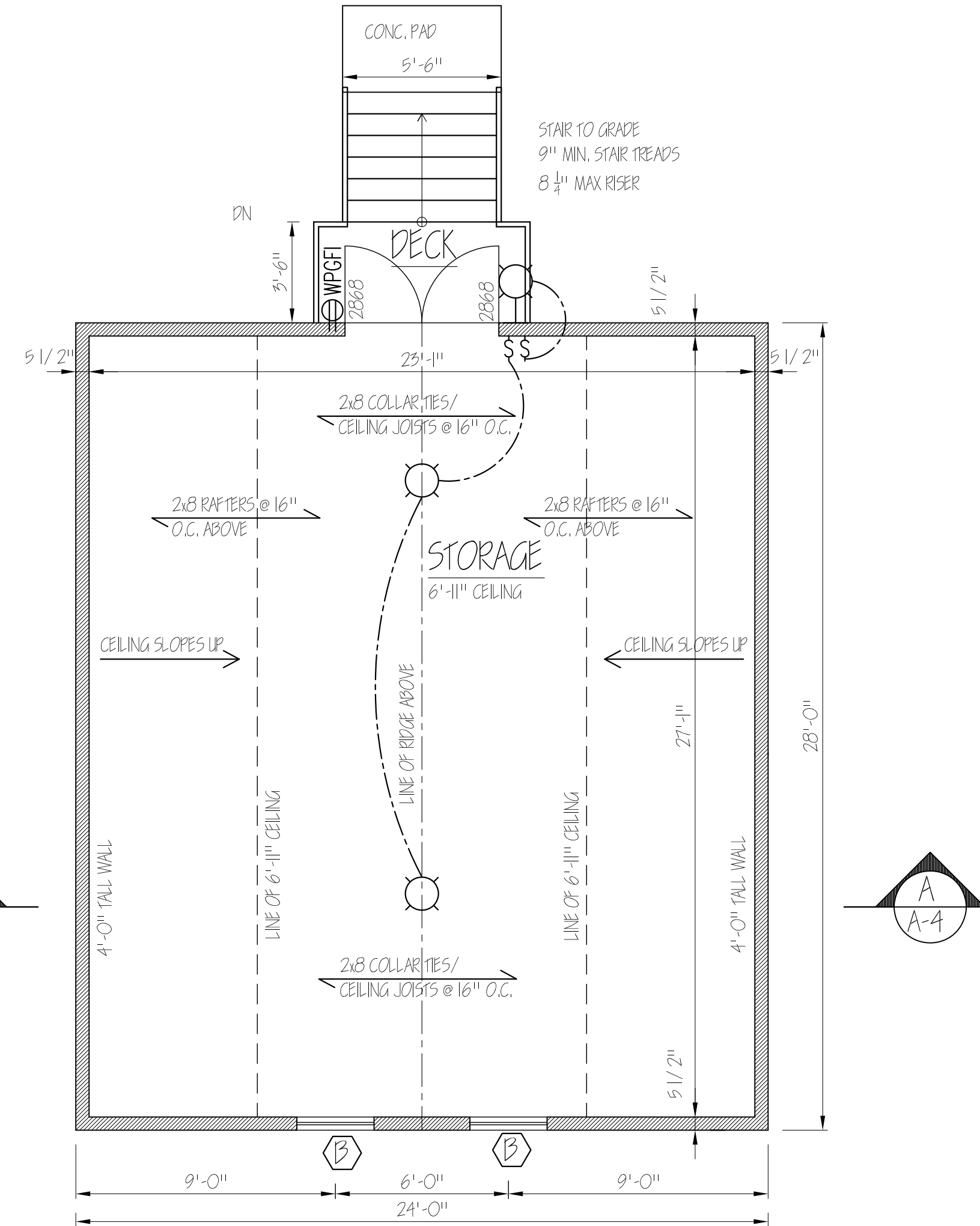
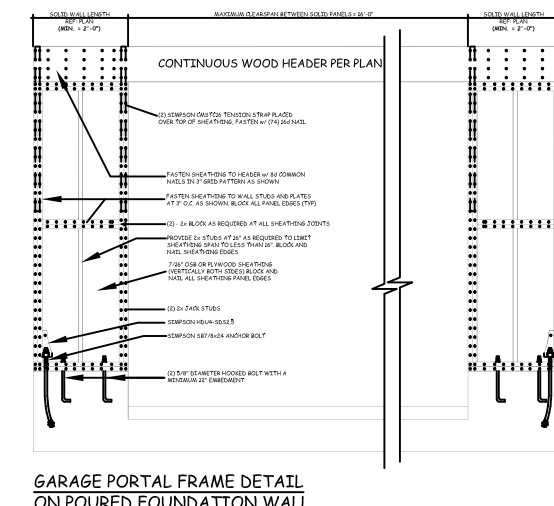
2 GARAGE FLOOR PLAN
SCALE 1/4" = 1'-0"
















































3 DECK RAIL POST DETAIL
SCALE: 1/2" = 1'-0"



6 FROST WALL DETAIL @ GARAGE
SCALE 1/2" = 1'-0"



3 STORAGE FLOOR PLAN
SCALE 1/4" = 1'-0"

ELECTRICAL SYMBOLS					
	DUPLEX OUTLET		THERMOSTAT		LIGHT FIXTURE REFERENCE NUMBER
	SPLIT-WIRED SWITCHED OUTLET		CEILING FAN		CEILING MOUNTED LIGHT FIXTURE
	DEDICATED APPLIANCE OUTLET		SPEAKER VOLUME CONTROL		WALL MOUNTED LIGHT FIXTURE
	ABOVE COUNTER GFI OUTLET		STEREO SPEAKER OUTLET		PENDANT LIGHT FIXTURE
	QUADPLEX OUTLET		EXHAUST FAN / LIGHT		RECESSED LIGHT FIXTURE (HIGH-HAT)
	RECESSED FLOOR OUTLET		EXHAUST FAN		RECESSED LIGHT FIXTURE WATER PROOF
	GROUND-FAULT-CIRCUIT INTERRUPTER		PHONE JACK		RECESSED WALL-WASHER FIXTURE (EYEBALL)
	WEATHER PROOF BOX (GFI OUTLET)		PUBLIC PAY PHONE JACK		WALL MOUNTED UP-LIGHT FIXTURE
	SURGE PROTECTED OUTLET		SINGLE - POLE TOGGLE SWITCH		TRACK LIGHTING
	SMOKE DETECTOR		DIMMER SWITCH		FLOOD LIGHT W/ MOTION DETECTOR
	HEAT DETECTOR		THREE - WAY SWITCH		1-BULB 2'-0" x 2'-0" FLUORESCENT CEILING MOUNTED FIXTURE
	CARBON MONOXIDE DETECTOR		FOUR - WAY SWITCH		2-BULB 4'-0" x 4'-0" FLUORESCENT CEILING MOUNTED FIXTURE
	CABLE T.V. OUTLET		EMERGENCY FURNACE SWITCH		HVAC AIR DIFFUSER
	CENTRAL VACUUM OUTLET		AUTOMATIC CLOSET DOOR LIGHT SWITCH		SPRINKLER HEAD
	DOOR BELL		CEILING FAN SWITCH		BIB HOSE

ELECTRICAL NOTES		
1) ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE - YEAR OF LATEST REVISION AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS. ANY LABOR MATERIALS AND EQUIPMENT NECESSARY DUE TO NON-CONFORMANCE WITH THE ABOVE SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.	2) ALL LIGHTING FIXTURES SHALL BE COMPLETELY LAMPED AND OPERABLE.	3) ALL EQUIPMENT SHALL BE UL LISTED AND LABELED.
4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES & INSPECTIONS. BEFORE POWER IS APPLIED, THE CONTRACTOR SHALL OBTAIN APPROVAL OF ALL REGULATORY AGENCIES HAVING JURISDICTION AND SHALL FURNISH WRITTEN PROOF OF SAME TO THE OWNER.	5) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.	6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONTACTS AND COORDINATION WITH THE ELECTRIC UTILITY COMPANY. ANY AND ALL FEES REQUIRED BY THE ELECTRIC COMPANY SHALL BE BORNE BY THE CONTRACTOR.
7) LOCATIONS OF EQUIPMENT SHOWN ON THE DRAWINGS SHALL BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION WITH THE OWNER IN THE FIELD PRIOR TO INSTALLATION OF THE EQUIPMENT OR WIRING.	8) ALL WIRING SHALL BE COPPER AND SHALL BE A MINIMUM OF AWG NO. 14 UNLESS OTHERWISE NOTED.	9) CONDUIT SHALL BE RIGID GALVANIZED STEEL WITH SEALED JOINTS WHERE INSTALLED UNDERGROUND OR UNDER THE SLAB. CONDUIT IN OTHER AREAS MAY BE EMT WHERE PERMITTED BY CODE.
10) CONDUIT AND CABLE SHALL BE RUN PARALLEL, OR PERPENDICULAR TO BUILDING STRUCTURES AND SHALL BE SECURELY HUNG OR SUPPORTED FROM THE BUILDING STRUCTURE WITH MINIMUM CLEARANCE ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.	11) ALL ELECTRICAL WORK IN FINISHED AREAS SHALL BE RUN CONCEALED WITH ALL RECEPTACLES, SWITCHES AND JUNCTION BOXES INSTALLED FLUSH.	12) ALL WIRING FOR T.V. & PHONES SHALL BE AS PER BUILDER STANDARDS.
13) ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.	14) WHERE WIRING IS TO BE INSTALLED CONCEALED IN FRAME WALLS OR ABOVE CEILING, WIRING IN CONDUIT SHALL BE 1/4" OR THIN COPPER OR AS SHOWN ON DRAWINGS.	15) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING NECESSARY FOR THE INSTALLATION OF ELECTRICAL WORK. NO CUTTING SHALL BE DONE WITHOUT PRIOR ACCEPTANCE OF THE OWNER.
16) LIGHTING AND RECEPTACLE LOADS ARE NOT TO BE CONNECTED TO THE SAME CIRCUIT.	17) CONNECT ALL CIRCUITS SO THAT THE LOAD ON ANY CIRCUIT DOES NOT EXCEED 80% OF THE RATING OF THE CIRCUIT PER THE NATIONAL ELECTRICAL CODE.	18) ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTOR TO BE HARD WIRED AND INTER-CONNECTED AND HAVE BATTERY BACKUP. INSTALL AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
19) ARC-FULT CIRCUIT INTERRUPTER (AFCI) IS REQUIRED FOR ALL 15 AND 20 AMP BRANCH CIRCUITS PROVIDING POWER TO OUTLETS IN RESIDENTIAL FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LOBBIES, DECKS, BEDROOMS, SHOWER, RECREATIONAL ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS. AFCI ARE NOT REQUIRED FOR CIRCUITS THAT PROVIDE MORE THAN 20 AMPS OR OUTLETS IN LAUNDRY ROOMS, UNFINISHED BASEMENTS, ATTICS, GARAGES OR SIMILAR AREAS. REFER TO 204 NEC.	20) HEAT DETECTORS SHALL BE INSTALLED IN NEW CONSTRUCTED GARAGES WHICH HAVE COMMERCIAL POWER.	

RELEASED FOR CONST. JULY 27, 2022

UNLIMITED
HOUSE DESIGN, LLC
289 PINE GROVE ROAD
MIDDLETOWN, NEW YORK 10940
P-845-412-5059
info@unlimitedhousedesign.com
www.unlimitedhousedesign.com

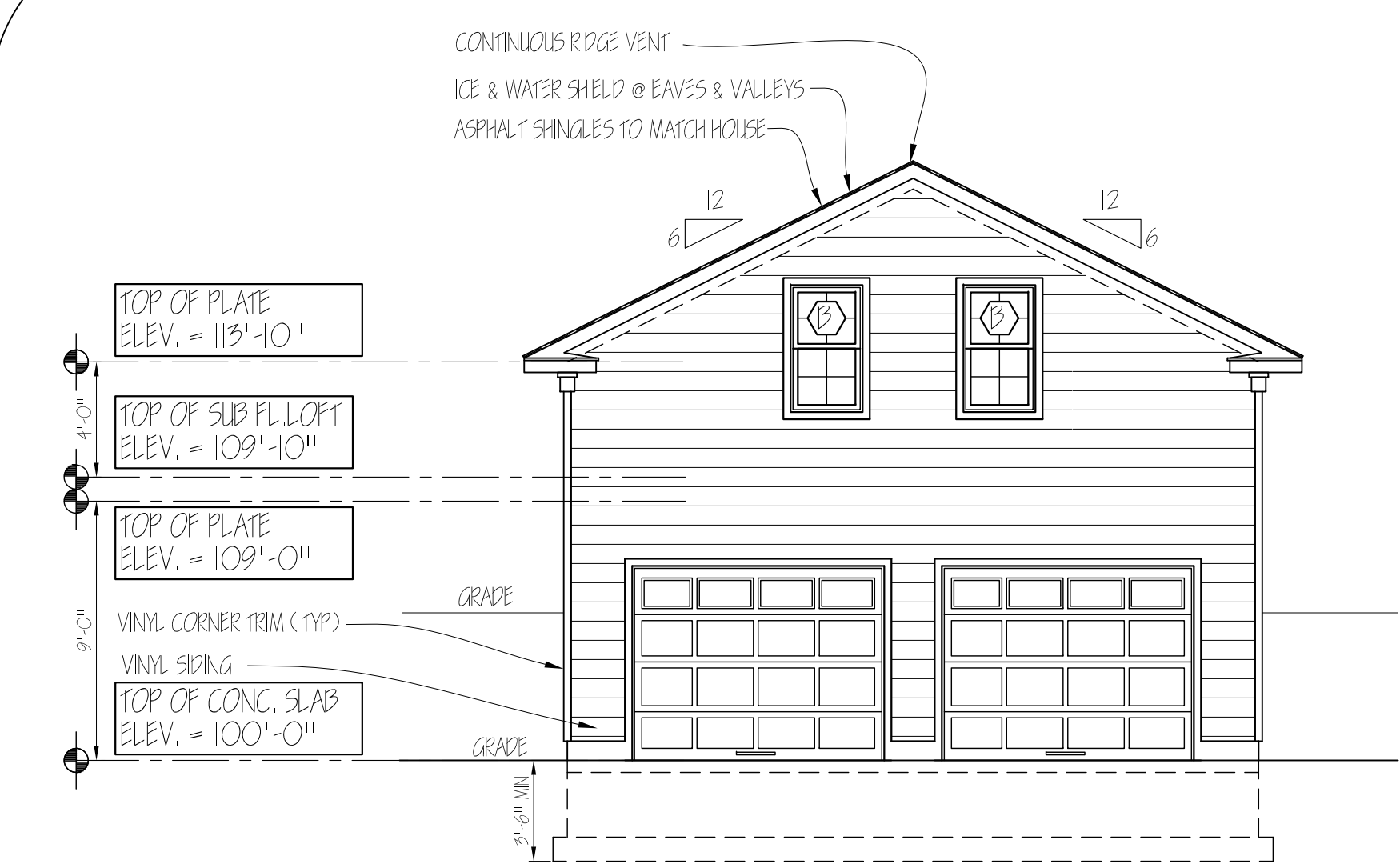
NEW GARAGE:
LYNCH RESIDENCE
41 GRANDVIEW ROAD, SOUTH SALEM, NY 10590
FOUNDATION AND FLOOR PLANS AND DETAILS

THIS PLAN IS NOT VALID IF THE

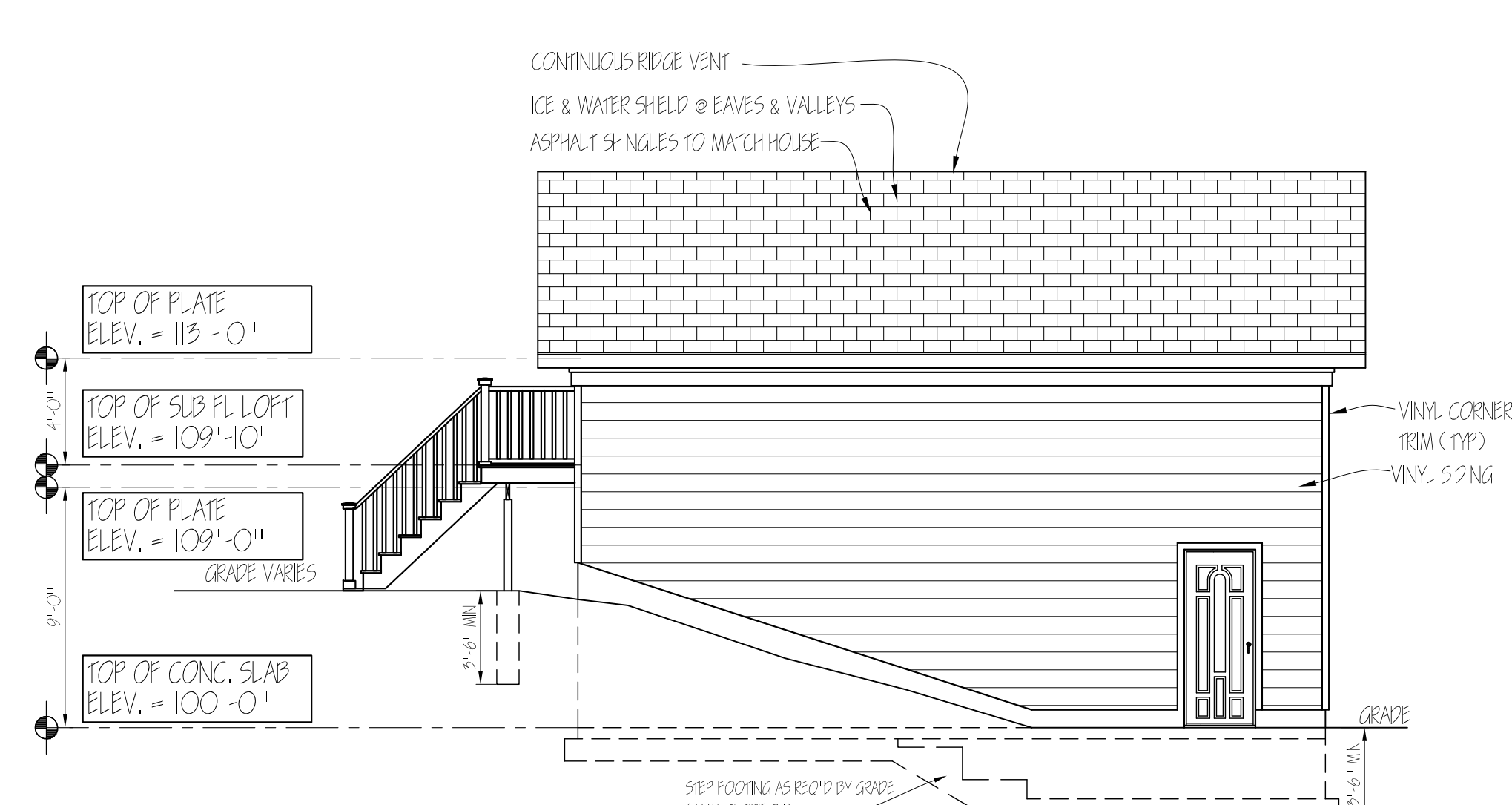
ENGINEER'S SEAL IS NOT SHOWN IN RED

Drawn by
KDS
Date
JULY 27, 2022
Scale
AS NOTED

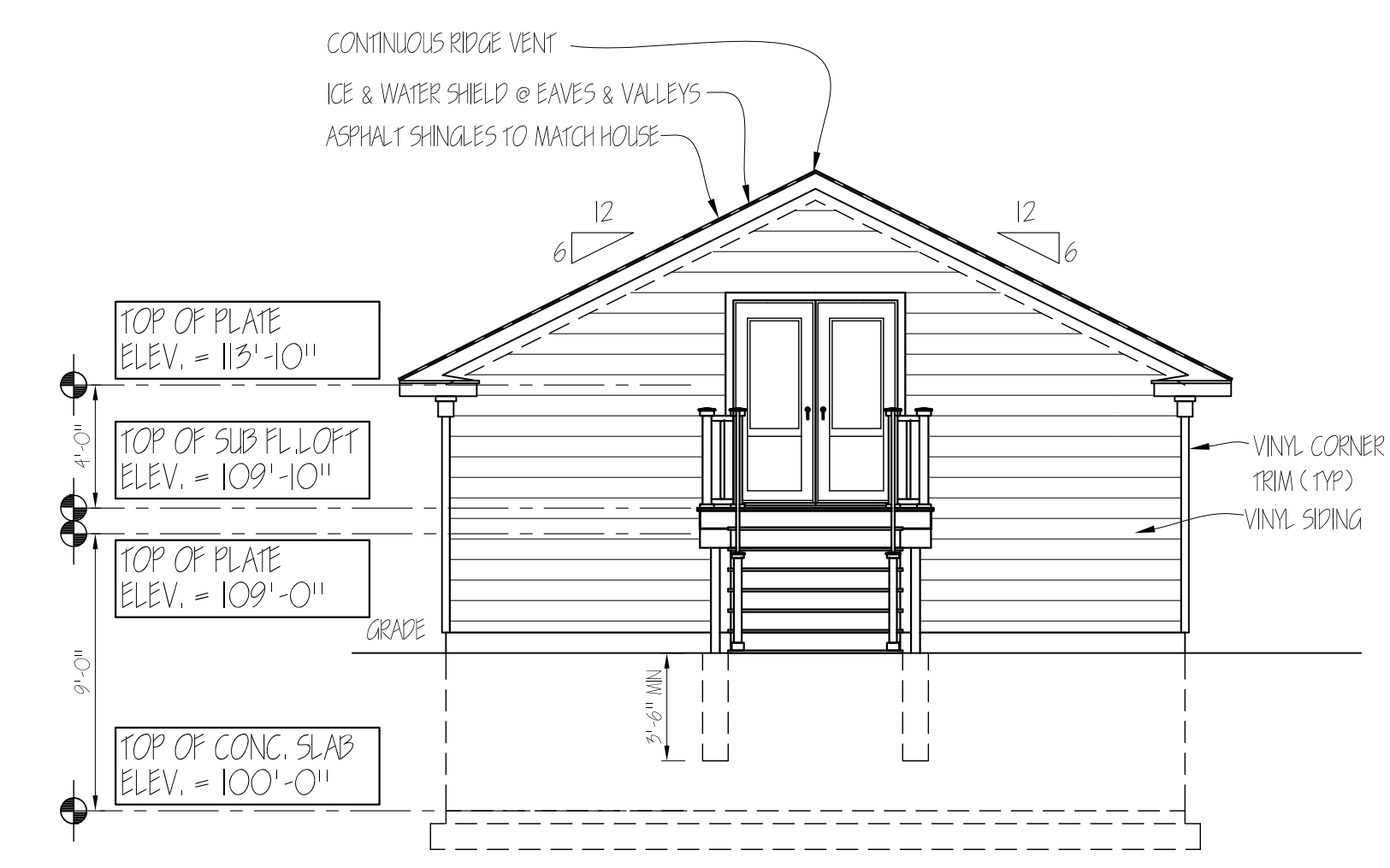
A-3



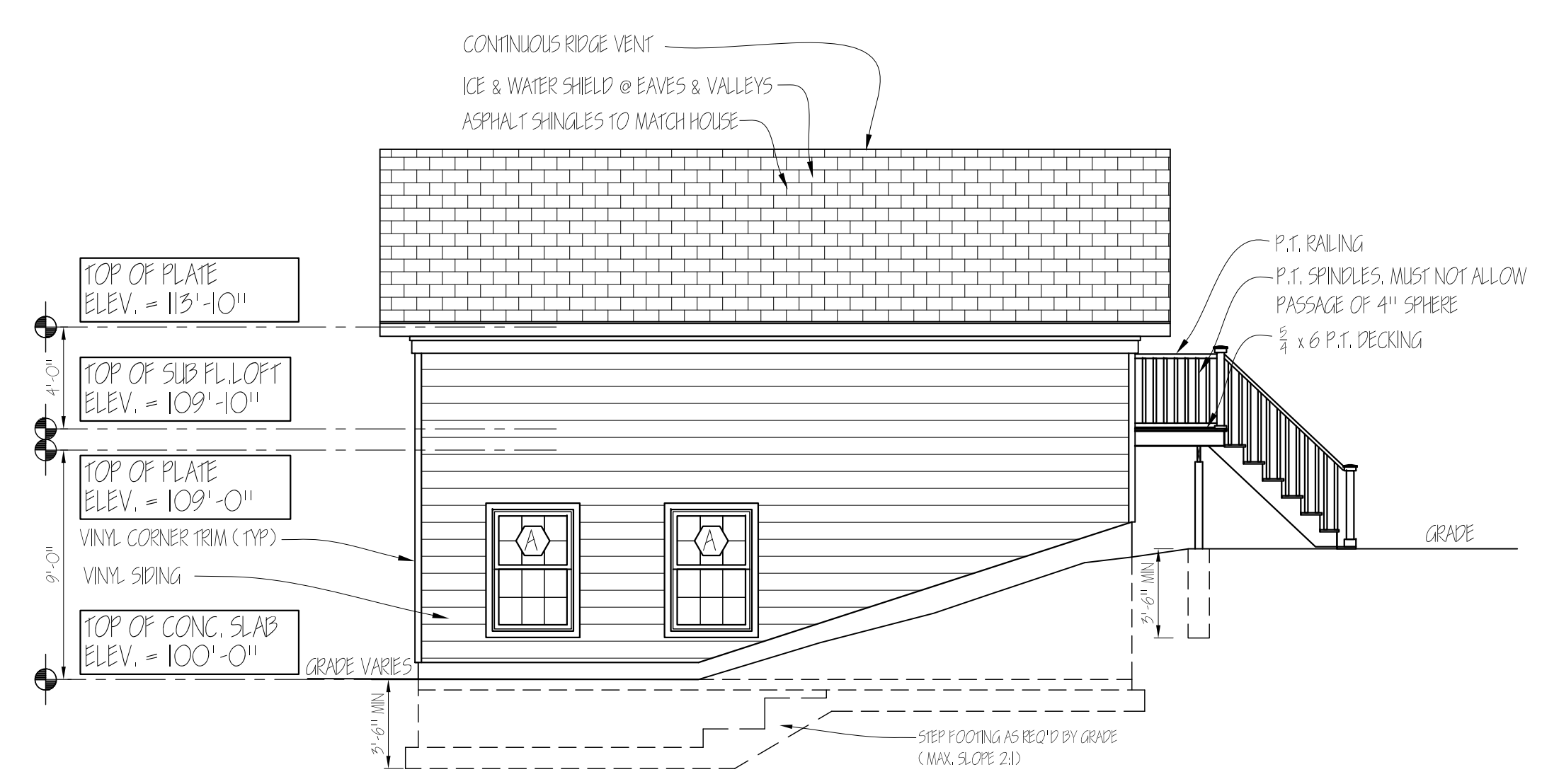
1 FRONT ELEVATION
A-4 SCALE 3/16" = 1'-0"



2 LEFT ELEVATION
A-4 SCALE 3/16" = 1'-0"

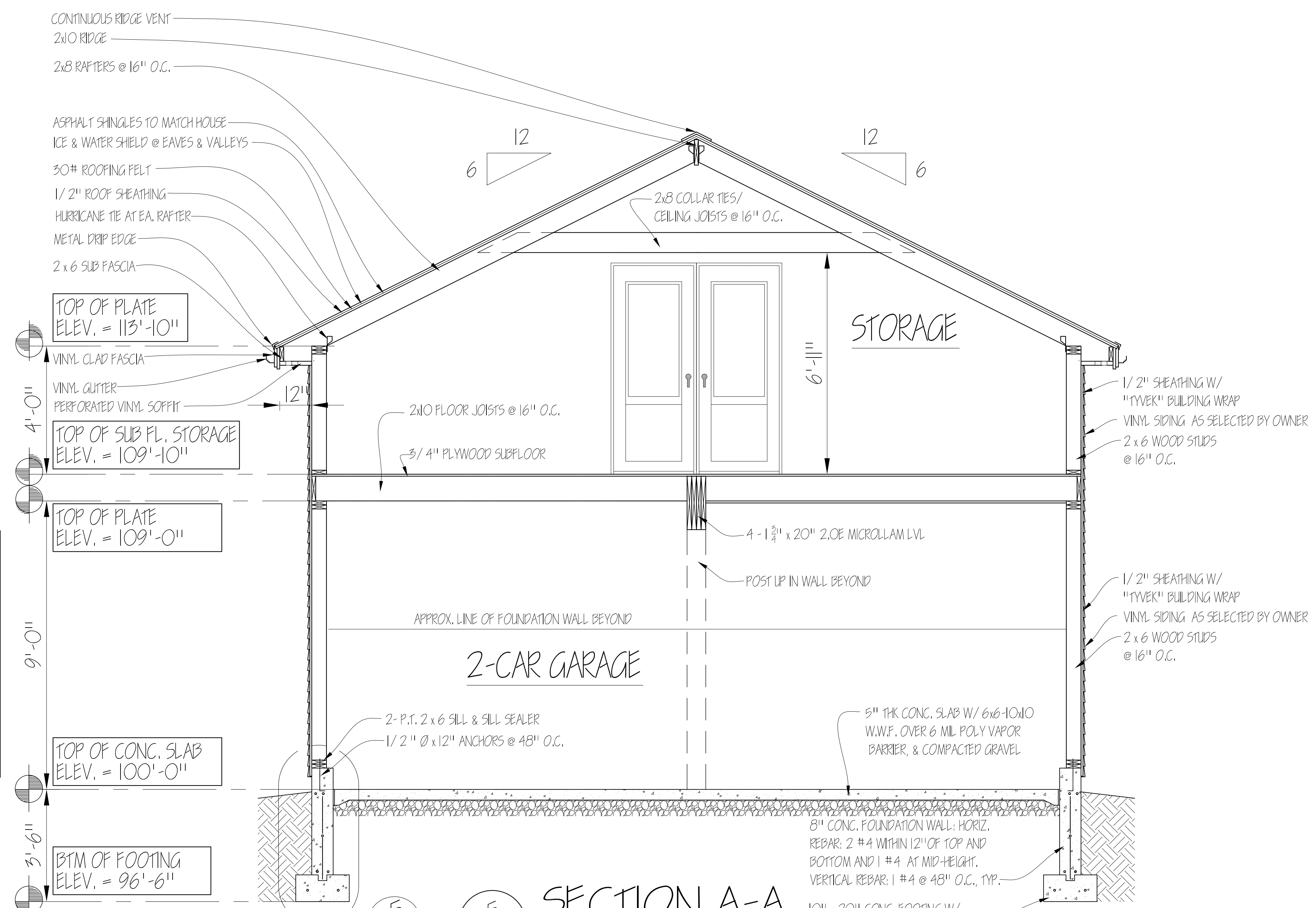


3 REAR ELEVATION
A-4 SCALE 3/16" = 1'-0"



4 RIGHT ELEVATION
A-4 SCALE 3/16" = 1'-0"

WINDOW SCHEDULE						WINDOW INFORMATION	
KEY	MANUF. NO.	TYPE	R.O. WIDTH	R.O. HEIGHT	NOTES		
A	1W2046	DOUBLE HUNG	3'-2 1/8"	4'-8 7/8"	NOTE 1, NOTE 2	NOTE 1: ALL WINDOWS AND GLASS DOORS SHOWN ARE "ANDERSEN" FL-17 WASH 400 SERIES W/ INSULATING LOW "E" GLASS. NOTE 2: PROVIDE EXTENSION JAMBS, SCREENS, HARDWARE ECT. AS REQ'D FOR A COMPLETE INSTALLATION.	
B	1W2646	DOUBLE HUNG	2'-8 1/2"	4'-8 7/8"	NOTE 1, NOTE 2		
EMERGENCY EGRESS NOTES:							
1. ALL GROUND FLOOR SLEEPING ROOMS AND BASEMENTS THAT ARE FINISHED AS HABITABLE SPACE SHALL HAVE AN EMERGENCY ESCAPE & RESCUE OPENING W/ A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. (R910.2.1)							
2. ALL SECOND FLOOR SLEEPING ROOMS SHALL HAVE AN EMERGENCY ESCAPE & RESCUE OPENING W/ A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. (R910.2.1)							
3. ALL EMERGENCY ESCAPE & RESCUE OPENINGS (1 & 2 ABOVE) SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24", A MINIMUM NET CLEAR WIDTH OF 20" (R910.2.1) & A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLOOR. (R910.2.2)							
4. A MINIMUM OF 5.0 SQ. FT. IS REQUIRED FOR GRADE FLOOR OPENINGS WITH A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLOOR. (R910.2.1)							
5. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOWS USED MEET THESE REQUIREMENTS.							
6. OPENING CONTROL DEVICE IS REQUIRED ON OPERABLE WINDOW OPENINGS WITH A SILL OF LESS THAN 24" ABOVE FINISHED FLOOR, PER R912.2.1							



5 SECTION A-A
A-4 SCALE 1/2" = 1'-0"

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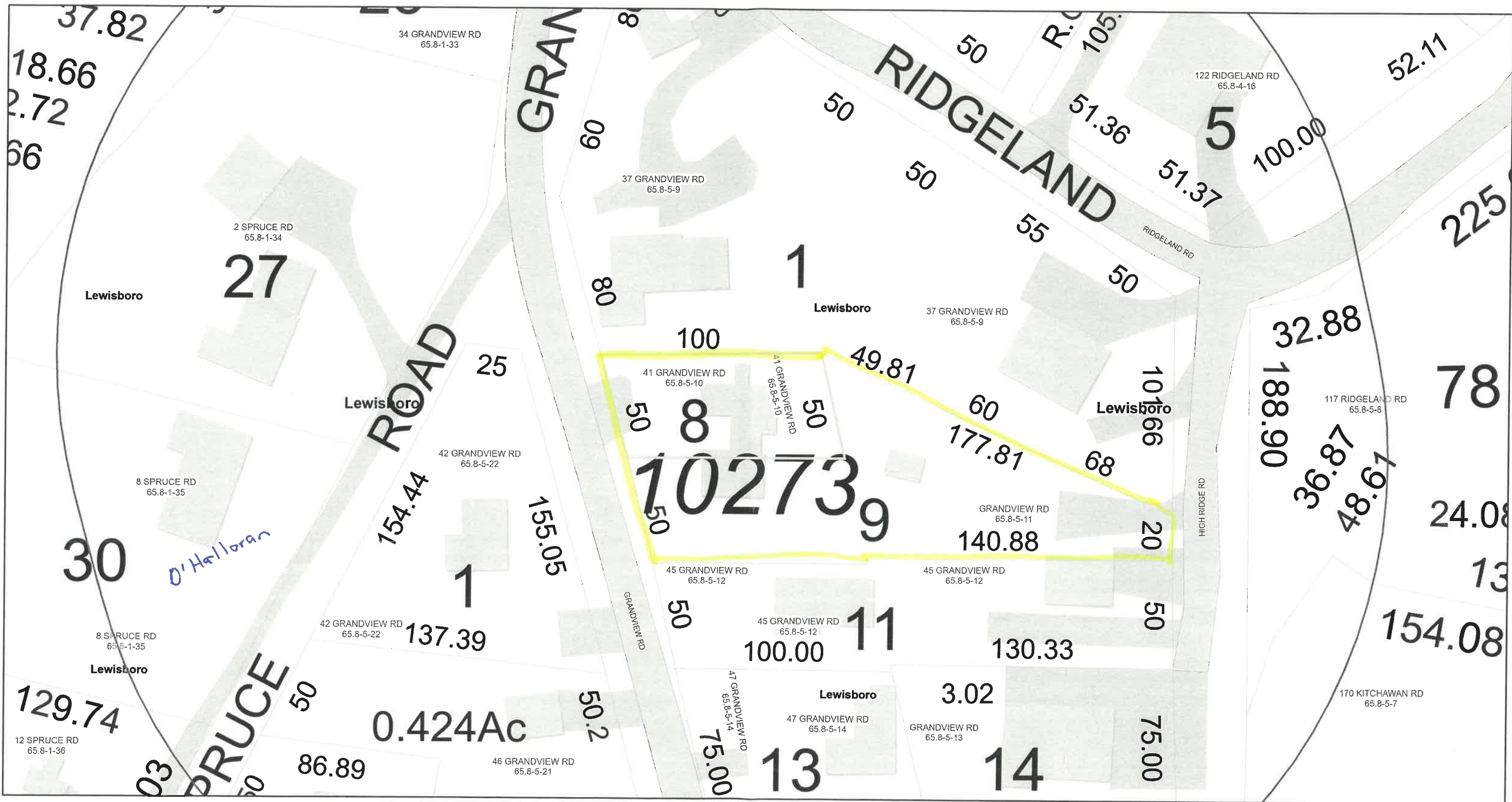
NEW GARAGE:
LYNCH RESIDENCE
41 GRANDVIEW ROAD, SOUTH SALEM, NY 10590
ELEVATIONS AND SECTION

THIS PLAN IS NOT VALID IF THE

ENGINEER'S SEAL IS NOT SHOWN IN RED

Drawn by
KDS
Date
JULY 27, 2022
Scale
AS NOTED
A-4

41 GRANDVIEW RD. ID: 65.8-5-10 (Lewisboro)



September 14, 2022

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:500

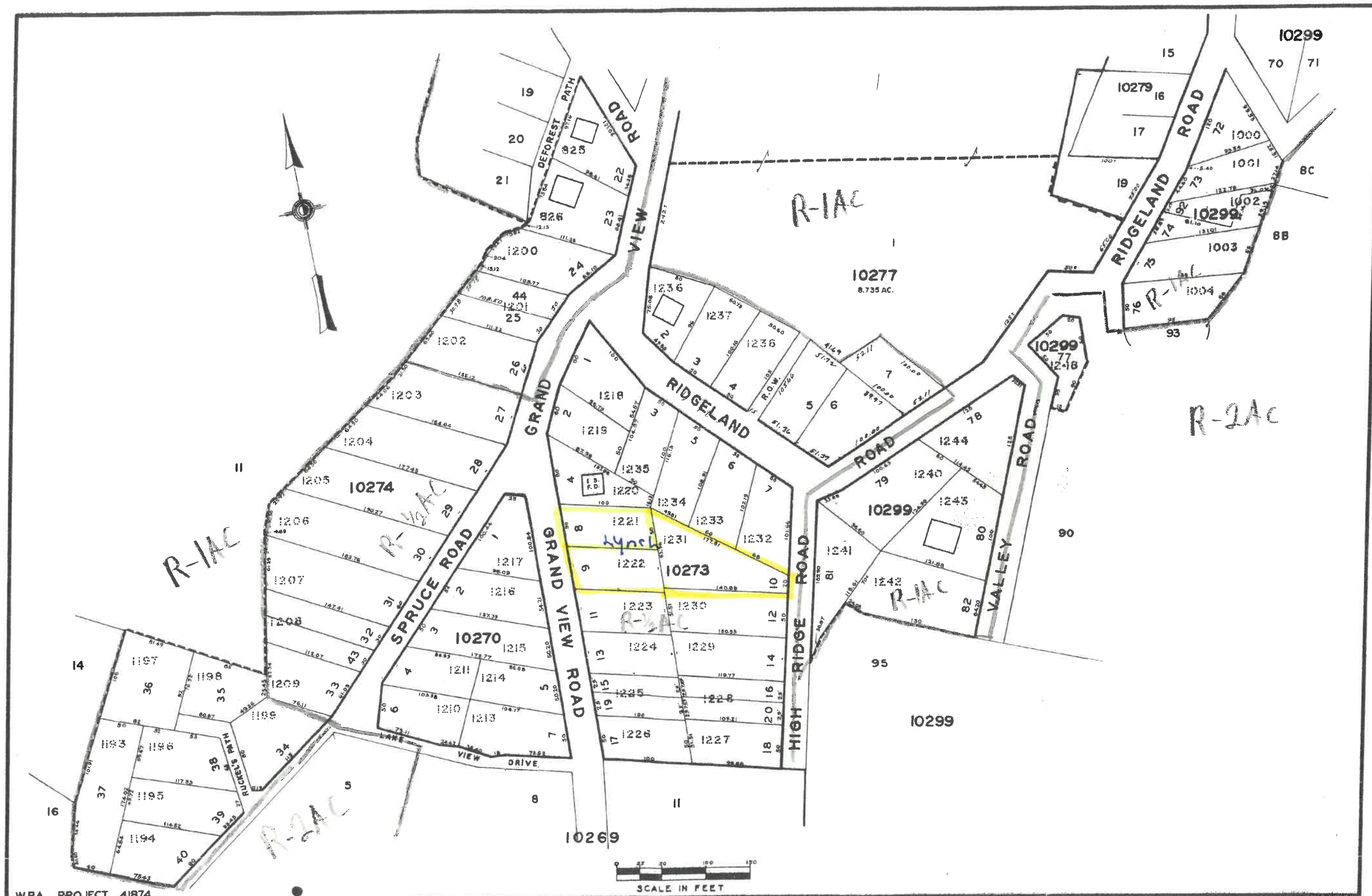


A horizontal scale bar with markings at 0, 20, 40, and 80 feet. The bar is divided into four equal segments, each representing 20 feet.

Westchester County GIS
GIS Geographic Information Systems
<http://giswww.westchestergov.com>
 Michaelian Office Building
 148 Martine Avenue Rm 214
 White Plains, New York 10601

D

E



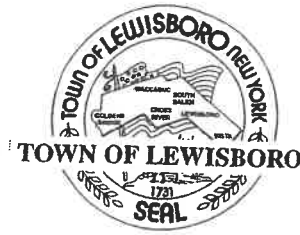
W.P.A. PROJECT 41874

J.L. Wilson, L.S.
 Mar. 1967.
 Dec. 1967.
 Feb. 1972.
 May 1977.

45-F

TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK

Office of Assessor
Telephone
(914) 763-3034
TTY 800-662-1220



Town of Lewisboro
Assessor's Office
79 Bouton Road
South Salem, NY 10590

September 16, 2022

To: Jeff Farrell, Building Inspector

From: Lise Robertson, Assessor

Dear Jeff;

This is to inform you that I have received a request from Michael Lynch to merge his lot know as 41 Grandview Road section 45F block 10273 lot(s) 9 & 10 will merged with section 45F block 10273 lot 8. This will be done on the 2023 assessment roll. If you have any questions please let me know.

102 13-8-701
9 & 10

Lise Robertson

From: Sadeye <sadeye@aol.com>
Sent: Thursday, September 15, 2022 10:34 AM
To: assessor@lewisborogov.com
Subject: Combining lots

Lise: As discussed with you, I would like to have my 3 lots merged into one lot. The property is: Assessors Map 45F, Tax Block 10273, and the Tax Lots are currently 8,9, & 10. Thank you in advance for your help. Mike Lynch

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: jfarrell@lewisborogov.com

Zoning Denial 11/3/2022

The Bowles Residence
28 Todd Rd, Katonah
0005-10777-010

The applicant has proposed standby generator and (4) 120-gallon propane tanks for their home and are requesting a side yard setback of 29.6' whereas 50' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Building Inspector

Jeff Farrell

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, December 21, 2022, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 29-22-BZ

Application of Andrew Bowles, [Bowles, Andrew & Cahill, Kristen, owner of record], 28 Todd Road, Katonah, NY for the following variance of a proposed standby generator and (4) 120-gallon propane tanks for their home and are requesting a side yard setback of 29.6' whereas 50' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the south side of (#28) Todd Road, Katonah, NY designated on the Tax Map as Sheet 0005, Block 10777 Lot 010, in a R-4AC, Four-Acre Residential District consisting of approximately 4.35 acres.

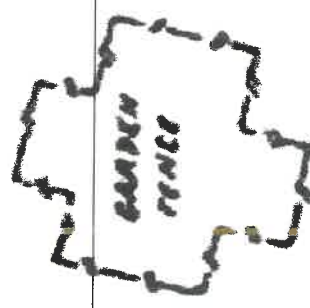
Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals, 79 Bouton Road, South Salem, New York during regular business hours. At such Hearing, all interested parties may attend and will be heard.

**Dated this 16th day of November 2022
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.

2



N/F ~~THOMAS AND BARBARA PRESCOTT~~

*requesting 35 foot

Lake Katonah Electric Inc
PO Box 606
Catskill, NY 12519