

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. ANY NON-CONFORMING DOCUMENTS DISCOVERED BY CONTRACTOR OR HIS AGENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE WORK IN QUESTION.
4. CONTRACTOR MUST VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
6. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.
7. MIN. TREAD DEPTH TO BE 10" (NOSE TO NOSE) PROVIDE 1" NOSING, MAX. RISER HEIGHT TO BE 8"

FOOTINGS & CONCRETE

1. FOOTINGS ARE DESIGNED TO BEAR ON SOIL HAVING A MINIMUM SAFE BEARING VALUE OF 2000 PSF.
2. BOTTOMS OF ALL FOOTINGS ARE 3'-0" BELOW EXISTING GRADE UNLESS OTHERWISE NOTED.
3. CONCRETE IN FOOTINGS SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN THREE THOUSAND (3,000) POUNDS PER SQUARE INCH (PSI) AT TWENTY-EIGHT (28) DAYS. CONCRETE FOOTINGS SHALL NOT BE POURED THROUGH WATER. CONCRETE FOOTINGS SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION AND FOR A PERIOD OF NOT LESS THAN FIVE (5) DAYS THEREAFTER.
4. CONCRETE IN FLATWORK EXPOSED TO WEATHER SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN THREE THOUSAND FIVE HUNDRED (3,500) POUNDS PER SQUARE INCH (PSI) AT TWENTY-EIGHT (28) DAYS.

FRAMING

1. ALL FRAMING TO BE IN CONFORMANCE WITH THE AMERICAN WOOD COUNCIL, "PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE - 2013 EDITION". ALL FRAMING TO CONFORM TO CODES LISTED BELOW (AND SPECIFICALLY SECTION R507 - EXTERIOR DECKS).
2. **LUMBER:**
ALL DECK BEAMS AND JOISTS TO BE PRESSURE TREATED SOUTHERN YELLOW PINE, No. 2 OR BETTER GRADE (Fb 1100 OR GREATER)
3. **JOIST HANGERS:**
ALL JOISTS AND BEAMS THAT ARE FLUSH MOUNTED TO BEAMS OR LEDGERS TO BE HUNG ON FACE MOUNTED METAL HANGERS. HANGERS TO BE BY SIMPSON-STRONG TIE CONNECTORS OR APPROVED EQUAL WITH 'Z-MAX' COATING FOR CONTACT WITH TREATED LUMBER. INSTALLATION AND NAILING REQUIREMENTS AS PER MANUFACTURERS RECOMMENDATIONS.
4. **FABRICATION:**
CONNECTIONS: ALL CONNECTIONS SHALL BE FABRICATED WITH APPROVED TIMBER CONNECTORS, BOLTS, LAG SCREWS, SPIKES AND NAILS IN ACCORDANCE WITH ACCEPTED ENG. PRACTICE. BOLTED CONNECTIONS SHALL BE SNUGGED UP TIGHTLY WITHOUT CRUSHING WOOD FIBERS UNDER THE WASHERS. ALL CONSTRUCTION SHALL CONFORM TO SECTION 507 'DECKS' OF THE RESIDENTIAL CODE OF NY STATE - 2015 EDITION

FASTENERS

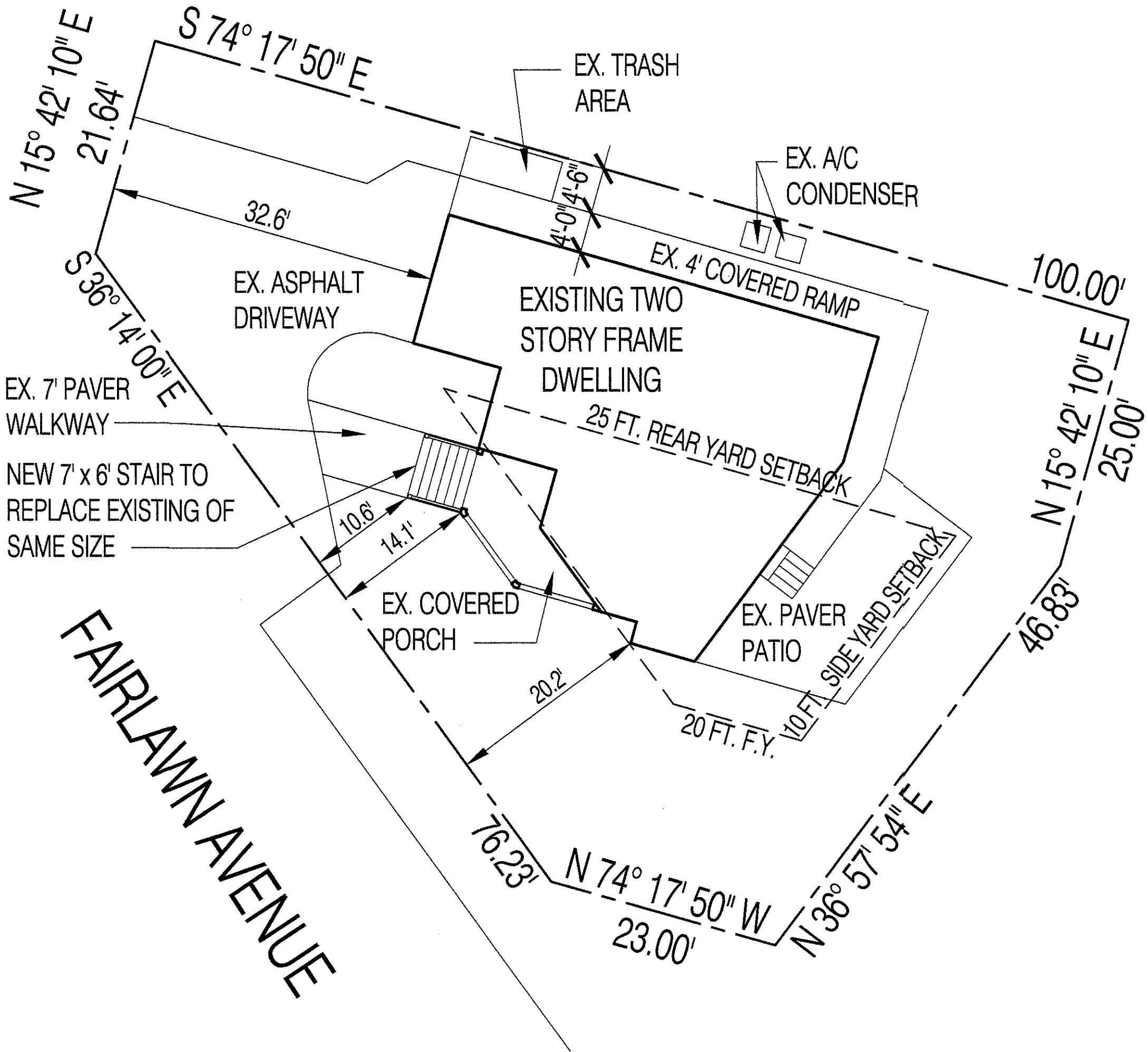
1. FASTEN BOTTOM OF EACH JOIST TO DROPPED BEAM WITH (3) 8d RING SHANK OR SPIRAL NAILS. TOENAIL (2) INTO ONE SIDE AND (1) OPPOSITE AND IN BETWEEN OPPOSING NAILS.
2. ALL FASTENERS TO BE HOT DIP GALVANIZED EXCEPT 'LEDGERLOK' WHICH HAS PROPRIETARY COATING AND 'SIMPSON' Z-MAX PROPRIETARY COATING (OR EQUAL).

BUILDING CODES

CONSTRUCTION CODES IN EFFECT:
• 2020 RESIDENTIAL CODE OF NEW YORK STATE

STRUCTURAL DESIGN LOADS:

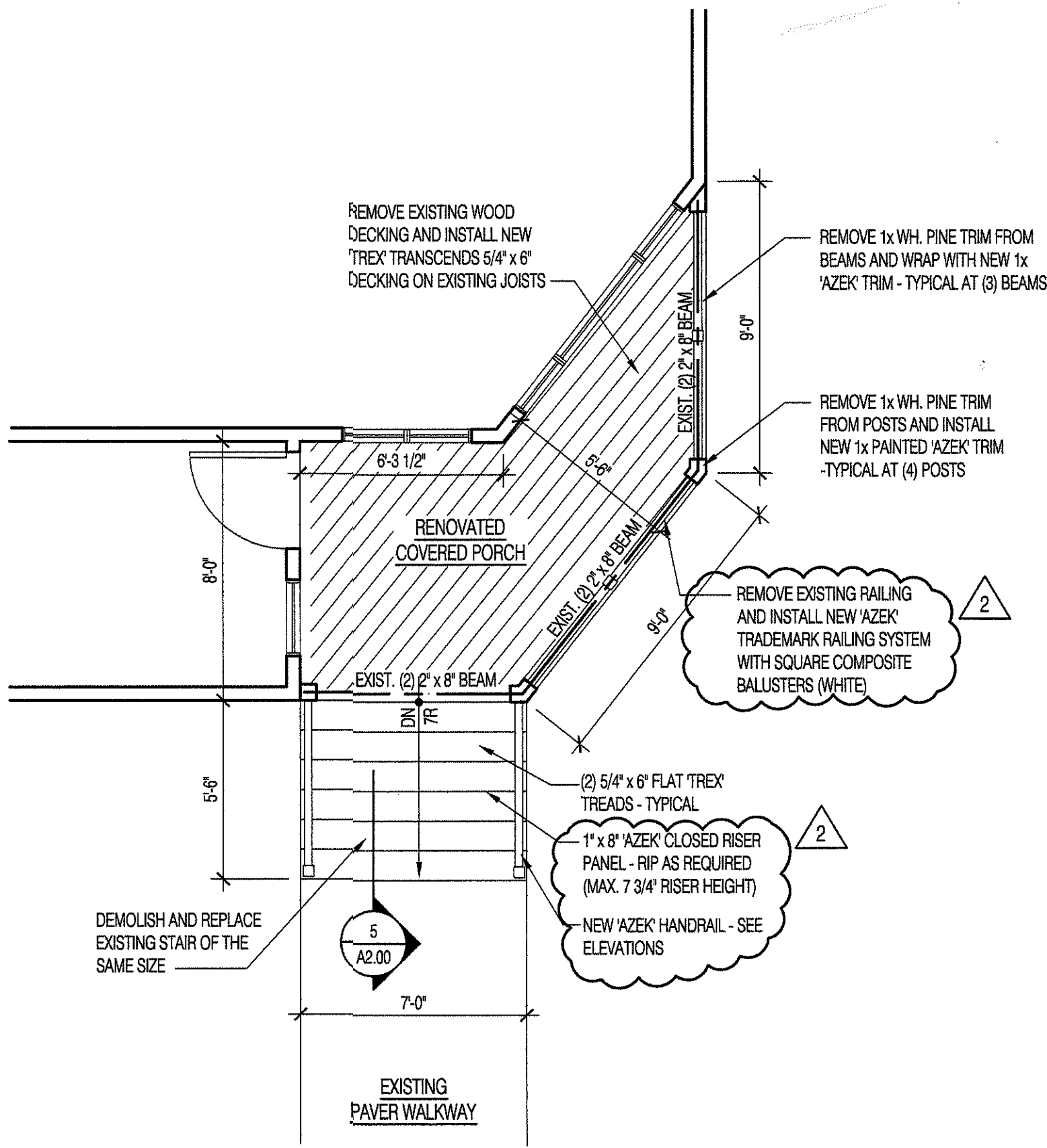
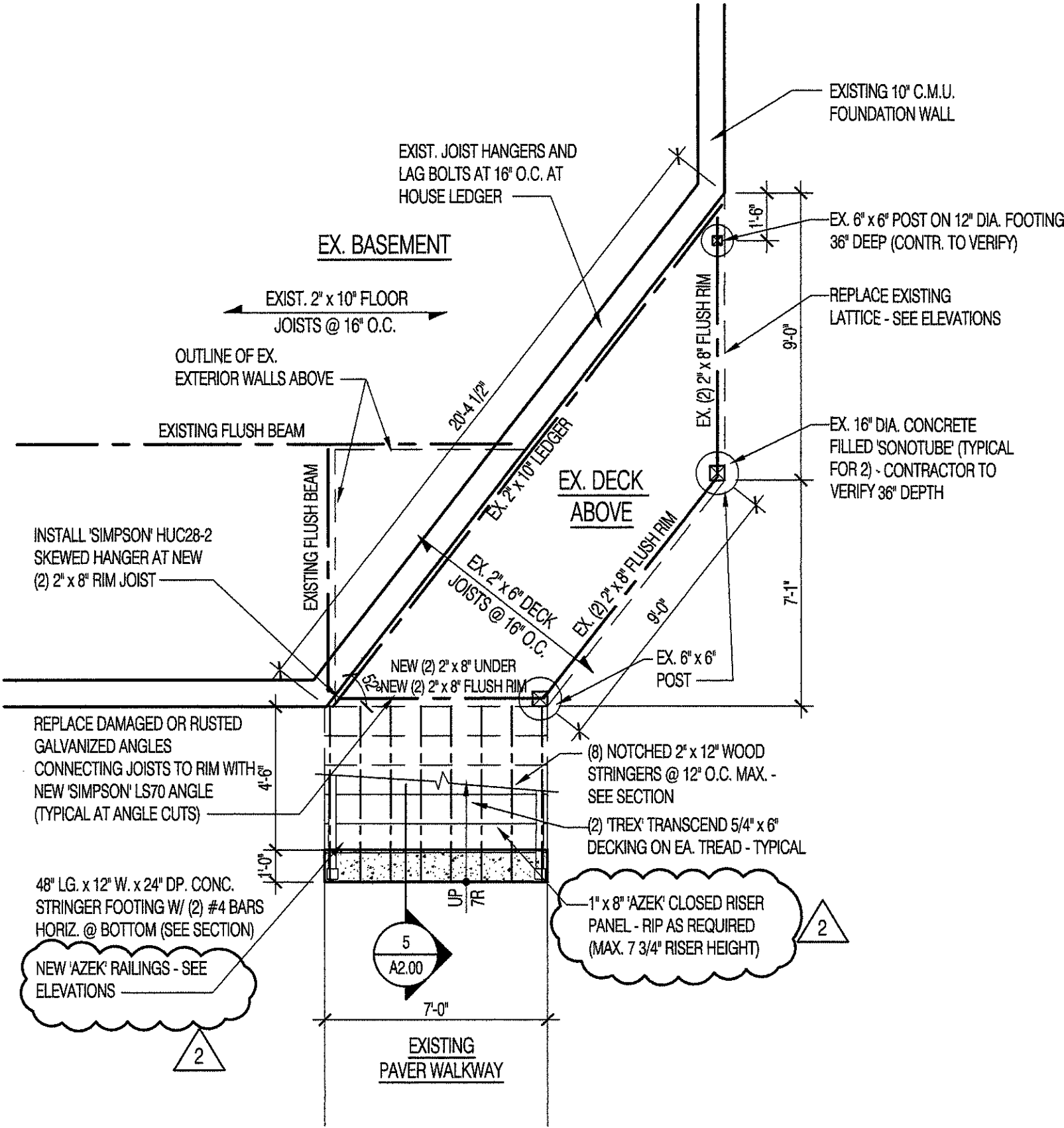
DECK: 40 P.S.F. LIVE LOAD + 10 P.S.F. DEAD LOAD



4

SITE PLAN

SCALE: 1" = 10'



3

FIRST FLOOR PLAN

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

PROJECT

Decking and
Stair
Replacement
for

CLIENT

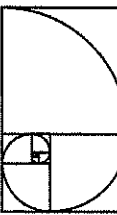
Austin Braswell
21 Fairlawn Avenue
Dobbs Ferry, NY 10522

PROJECT LOCATION

Tax Map #3.150-135-4
21 Fairlawn Avenue
Village of Dobbs Ferry
Town of Greenburgh
Westchester County, NY

ARCHITECT

KEVIN BRODIE
ARCHITECT
218 SPRING STREET
MONROE, NY 10950
TEL: 845-928-2504
FAX: 845-827-6123



RESIDENTIAL AND COMMERCIAL DESIGN
NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

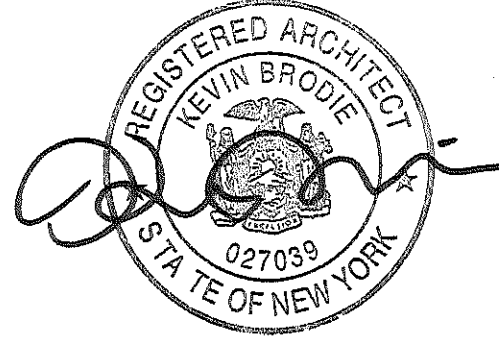
CONSULTANT

Issues and Revisions				
No.	Date	Issues and Revisions	By	Check
1.	7/7/20	ISSUED FOR PERMIT	KB	KB
2.	10/6/20	REVISED FOR AHRB SUBMISSION	KB	KB

Registration and Signature

Kevin Brodie

NY License No: 027039



Drawing Description:

SITE PLAN
FOUNDATION PLAN FIRST FLOOR PLAN
GENERAL NOTES

Project Number: 1312

Computer File:

Scale
0

1

GENERAL NOTES

SCALE: NONE

2

FOUNDATION PLAN

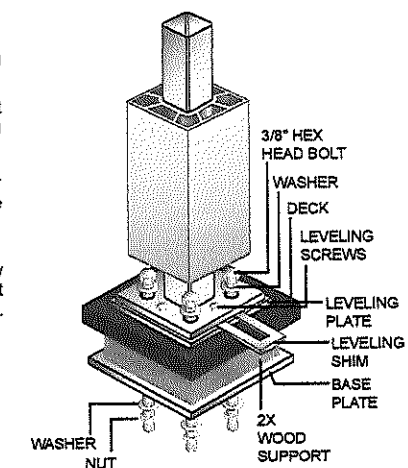
SCALE: 1/4" = 1'-0"

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Deck Applications

- For up to 42" x 8" Rail Applications install the Secure-Mount Post with Deck Mounting Kit that includes Leveling Plate, Base Plate, and Mounting Hardware.
- Whether you are installing a 36" or 42" high railing section, the Secure-Mount Post provides the flexibility for proper attachment with its adjustable Top Mounting Block.
- The Secure-Mount Post comes packaged and set for a 36" high railing application.
- To use with a 42" Railing System, remove the 1-1/4" Set screw, located inside the top opening of the Top Attachment Block.

Once the set screw is removed, slide the Top Attachment Block up approximately 8" and align the bottom opening with the pre-drilled hole of the internal support post. Securely fasten the 1-1/4" set screw and you are ready for the 42" installation.



3 Attach Post

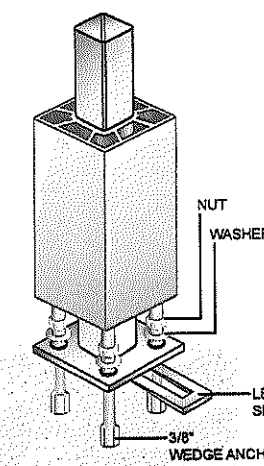
Once the TimberTech or AZEK decking has been installed and the blocking is in place, use the base plate of the Secure-Mount Post as a template and mark the four corner holes for the 3/8" x 5-1/2" Hex Head Bolts.

- Drill four 7/16" holes through the marked holes, drilling through the deck planks and the reinforcement blocking below.
- Align the leveling plate over the drilled holes.
- Take the Secure-Mount Post and place it on the leveling plate lining up the holes.
- Screw the 5/16" leveling set screws into the four tapped holes.
- Insert the four 3/8" x 5-1/2" bolts into the drilled 7/16" holes.
- Position the Base Plate under the deck, aligned with the bolts.
- Using the provided washers and 3/8" nuts, securely tighten all four bolts.
- If needed, adjust the leveling set screws to plumb the Secure Mount Post.
- For corner post installations, use the off-set holes of the base plate.

Once the Secure-Mount Post is securely attached, trim the Post Cover to the desired height and slide it over the post to begin rail section installation.

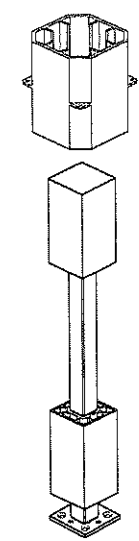
Concrete Mount Application (hardware not included)

- For up to 42" x 8" Rail Applications install using Secure Mount Post.
- 3/8" Diameter Wedge Anchor recommended for concrete applications.



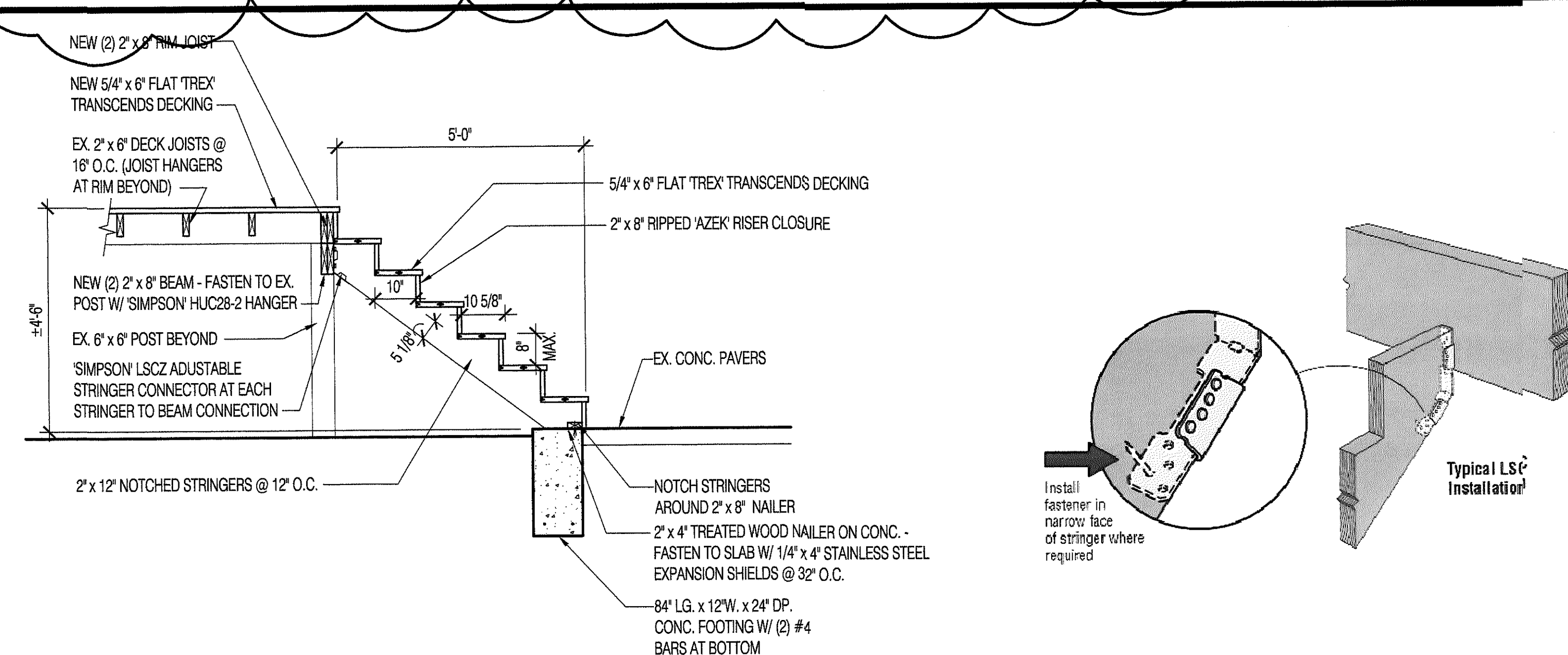
6" Adaptor

- Slide both 6" Adaptors over the 4" blocks on the Secure Mount Post and secure.



- ALL LIGHTING SHALL COMPLY WITH SECTION 300-41 OF THE VILLAGE ZONING ORDINANCE.
- NEW PORCH DECKING AND STAIR TREADS SHALL BE 'TREX' TRANSCENDS 5/4" x 6" IN 'ISLAND MIST' COLOR.
- NEW RAILINGS TO BE 'AZEK' TRADEMARK SERIES RAILING SYSTEM W/ 1 1/2" x 1 1/2" SQUARE BALUSTERS. ENTIRE RAILING SYSTEM AND RAILING POST COVERS TO BE WHITE.
- NEW LATTICE TO BE WHITE PVC LATTICE WITH WHITE 'AZEK' FRAME.
- NEW FASCIA, POST COVERS, STRINGER COVERS, PORCH SKIRT TRIM, ETC. TO BE WHITE 1x 'AZEK' TRIM.

6 MATERIAL NOTES AND SPECIFICATIONS

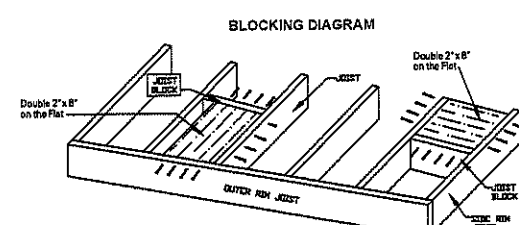


1 Determine Post Location

The secure-mount post should be placed at 72" on center when installing a 9' rail sections and 96" on center when installing an 8' rail section.

2 Install Blocking

Once you have determined the layout for the Secure-Mount Posts on the deck's substructure, you will need to install blocking between the designated joists.



Page 2

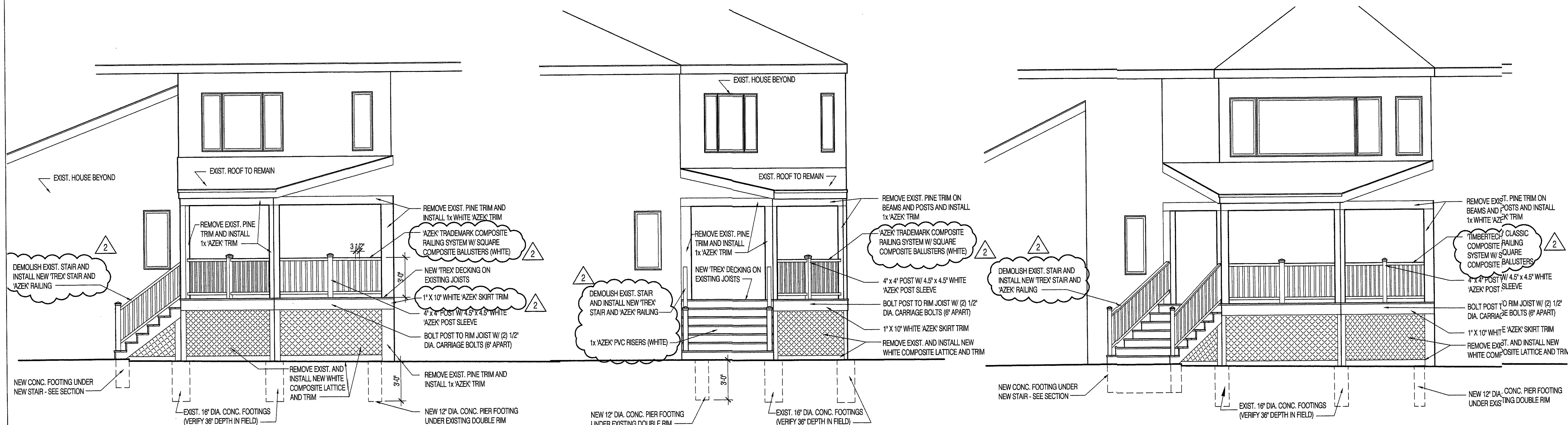
Page 3

4 RAILING POST DETAILS

SCALE: NOT TO SCALE

5 SECTION THRU STAIR

SCALE: 1/2"=1'-0"



1 NORTH ELEVATION

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

2 EAST ELEVATIONS

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

3 NORTHEAST ELEVATION

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

PROJECT

Decking and Stair Replacement for

CLIENT

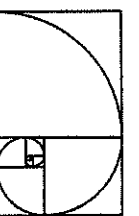
Austin Braswell
21 Fairlawn Avenue
Dobbs Ferry, NY 10522

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RESIDENTIAL AND COMMERCIAL DESIGN
NEW CONSTRUCTION • ADDITIONS • RENOVATIONS

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Registration and Signature

Kevin Brodie

NY License No: 027039



Drawing Description:
DECK SECTION
DECK DETAILS
DECK ELEVATIONS

Project Number: 1312

Computer File: PLAN_01

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

A2.00