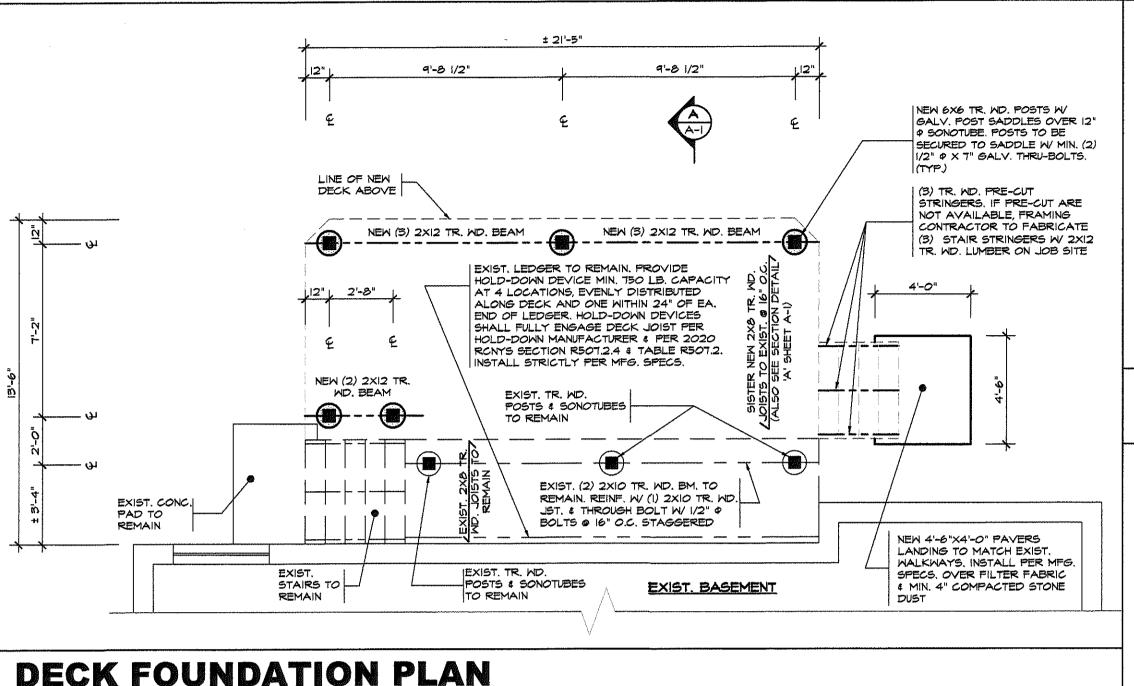
JULKA RESIDENCE

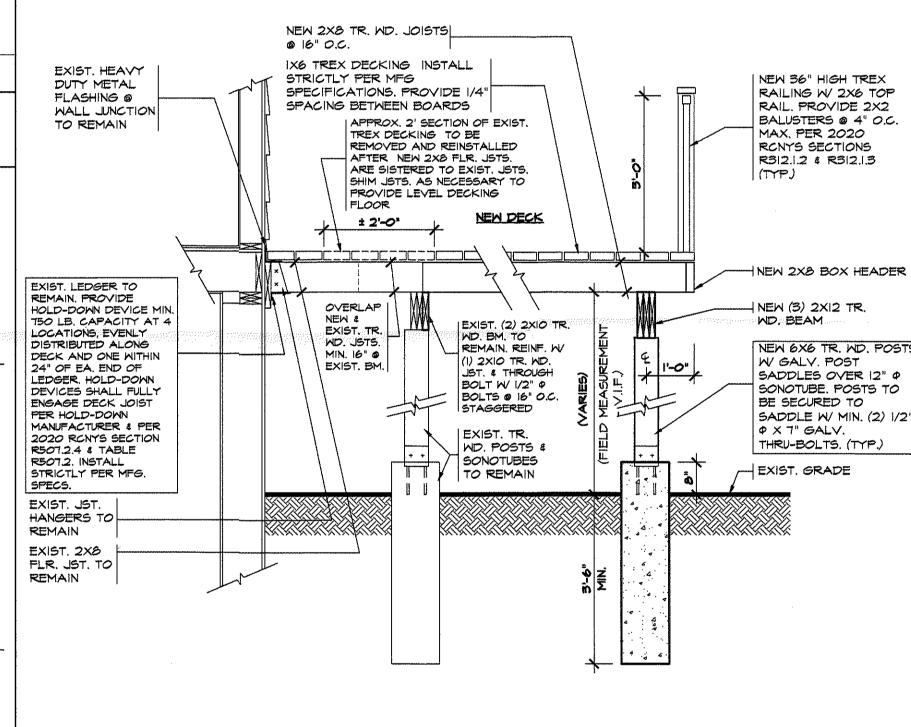
DOBBS FERRY, NEW YORK

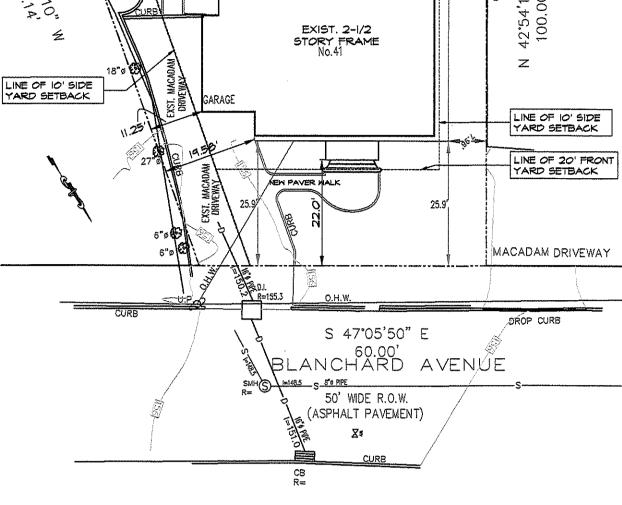


DEMOLITION LEGEND EXST. TO REMAIN APPROX. 2' SECTION OF EXIST. TREX DECKING TO BE REMOVED AND REINSTALLED AFTER NEW 2X8 FLR EXST. DECK RAILING TO ______ JSTS. ARE SISTERED TO EXIST. JSTS. SHIM JSTS. AS NECESSARY TO BE REMOVED PROVIDE LEVEL DECKING FLOOR RAILING TO BE REMOYED

DECK DEMOLITION PLAN

SCALE: 1/8"=1'-0"





PLOT PLAN INFORMATION TAKEN FROM SURVEY DATED DECEMBER 18, 2015 BY

SUMMIT LAND SURVEYING P.C., DOBBS FERRY, NY. ARCHITECT NOT RESPONSIBLE

1. All work performed shall comply with the Zoning Ordinance of the

Village of Dobbs Ferry, 2020 Building Code of New York State (BCNYS),

2020 Residential Code of New York State (RCNYS), and 2020 Energy

2. All Electrical work shall shall be performed by a Westchester County

3. Contractor or any subcontractors doing any work under this contract

shall carry liability & property damage insurance against accidents of any

4. Contractor shall check all dimensions on plan against field conditions

prior to construction and shall immediately report any discrepancies to the

5. Architect has not been retained for construction inspection services or

for approval of shop drawings & for asbestos investigation or for

preparation of asbestos removal specifications of any kind. His

responsibility is strictly limited to the contents of working drawings and

their related specifications only. Architect is not responsible for any

changes to plans & specifications unless specifically authorized by him in

writing. Architect not responsible for any construction supervision,

construction management and / or construction administration tasks.

Architect not responsible for contractor's means & methods of

Subcontractor(s) doing any work under this contract shall file all required

Certificates of Insurance with Building Department, and shall be entirely responsible for obtaining all required permits from all Authorities having jurisdiction on this matter, including but not limited to, environmental & asbestos removal permits, if so required by owner. The Owner shall be

7. General Contractor shall be responsible for coordinating the work of other trades and subcontractors. G.C. is also responsible for complete

removal of construction debris form the premises upon completion of

8. Do not scale drawings. All written measurements shall take

responsible for paying permit fees required by the local Building

6. Prior to commencement of work, the Contractor or any

kind and to provide owner with certificates of said insurance.

FOR SURVEY INFORMATION & DIMENSIONS

Conservation Code of New York State (ECCNYS).

Licensed Electrical Contractor (if applicable).

Architect, prior to commencement of work.

PLOT PLAN

GENERAL SPECIFICATIONS

SCALE: |" = 20'

construction.

iurisdiction thereof.

precedence over scaled dimensions.

project.

NOTE: INSTALL ALL NEW TREX DECKING STRICTLY PER MFG. SPECIFICATIONS AND FASTENING SCHEDULE.

N 47°05'50" W 95.58'

DECK & HATCHED

PAVERS LANDING LINE OF 25' REAR YARD SETBACK

LINE OF EXISTING

DECK TO REMAIN!



Ashford Ave

ZONING DISTRICT: OF-6 LOT AREA: 7,779.00 SF. REQUIRED / ALLOWED EXISTING PROPOSED FRONT SETBACK 22.0' NO CHANGE REAR SETBACK 25.00' (16.0' (*) ONE SIDE SETBACK NO CHANGE 10,00 SIDE SETBACK (COMBINED) NO CHANGE 21.251 20.00'

(*) DENOTES VARIANCE REQUIRED

LOCATION MAP

ALTERATION TO EXISTING F.A.R. OR IMPERVIOUS SURFACES UNDER THIS APPLICATION.

Removal Service

41 Blanchard Ave

CLIENIT/PROJECT NEW DECK DESIGN FOR MR. & MRS. JULKA 41 BLANCHARD AVENUE

DOBBS FERRY, NY 10522

DRAVVING - LOCATION MAP - GENERAL SPECIFICATIONS - ZONING INFORMATION SCHEDULE - PLOT PLAN - DECK DEMOLITION PLAN

- DECK FOUNDATION PLAN - DECK PLAN - DECK ELEVATION - TYPICAL STAIR DETAIL 08/17/20

| ISSUE LOG | 06/25/20 - TO DOB | |
|-----------|-------------------|----------------------|
| | 08/17/20 - TO DOB | AUG 1 9 2020 |
| | | Whage of Ocobs Ferry |
| | | bullating Department |

Department and fees required by all other Governmental Agencies having

TEL: (914) 686-3359

MAX PARANGI ARCHITECTS P.C.

NEW YORK OFFICE 399 KNOLLWOOD ROAD, SUITE 114 WHITE PLAINS, NY 10603

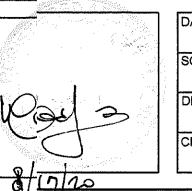
NEW JERSEY OFFICE 7 DANIEL DRIVE ENGLEWOOD, NJ 07631

TEL: (201) 567-5880

REVISIONS PER Z.B.A COMMENTS DATED

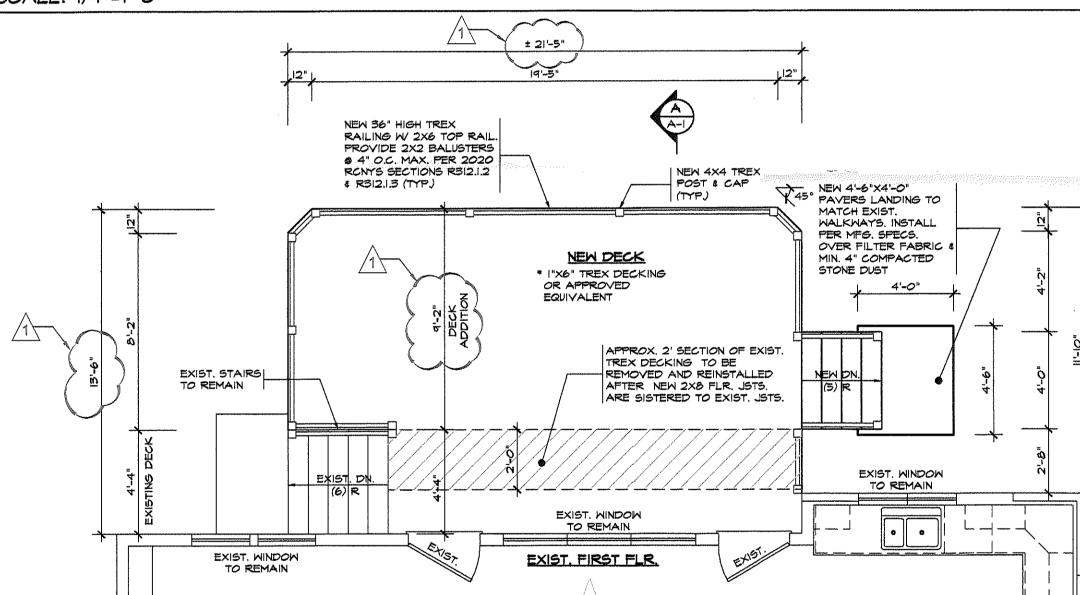
EMAIL:INFO@MAXPARANGI.COM • WEBSITE; WWW.MAXPARANGI.COM

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JOB NO. 20012 08/17/20 DWG. NO. AS NOTED **A-1** CHECKED SHEET 1 OF 1

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



NEW 6X6 TR. ND. POSTS

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

WOOD DECK SECTION DETAIL

TYPICAL SECTION AT NEW **DECK STAIRS**

NOT TO SCALE

DECK PLAN

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

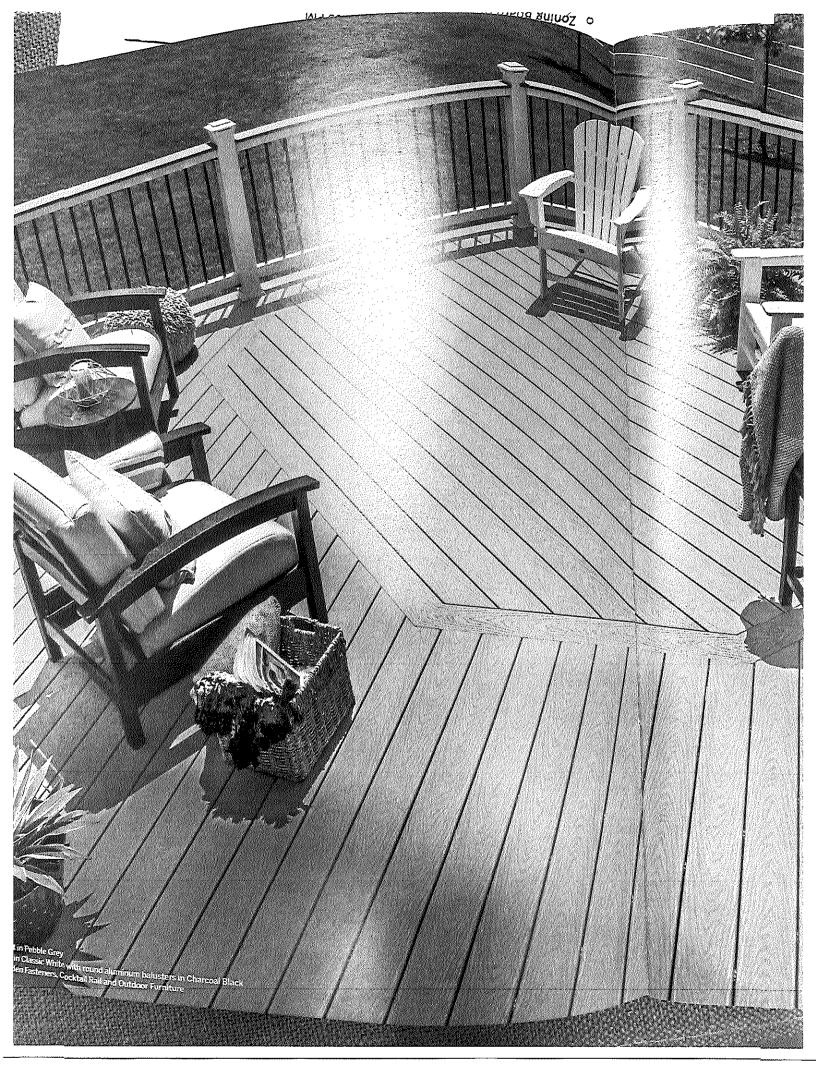
NEW 36" HIGH TREX RAILING W 2X6 TOP RAIL. PROVIDE 2X2 BALUSTERS & 4" O.C. MAX. PER 2020 RONYS SECTIONS R312.1.2 4 R312.13 (TYP) FINISH GRADE

__EXIST. STAIRS

| | | |

DECK ELEVATION

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



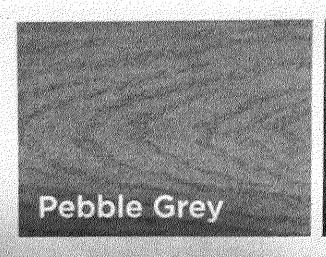


Iter Lattice Works

Cornhole* is manufactured and sold by IPG Global Marketing under a Trademark Licen inted Warranty is provided by the manufacturer for the boards, and a 30-day Limited Warr

LatticeWorks^M is manufactured and sold by Rhea Products, Inc. d/b/a Acurio Latticewo Trex Company, Inc. A 12-Year Limited Warranty is provided by the manufacturer.

AVAILABLE COLORS:



Winchest Grey