

*DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2 x 8 LEDGERS TO 2 x 8 BAND JOISTS. GENERAL REQUIREMENTS

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5.5" MIN. FOR 2 X 8" 6.5" MIN. FOR 2 X 10 7.5" MIN. FOR 2 X 12

ADDRESS: 9 CONSTANCE AVE
OWNER: RICHARD ALLEN
TAX MAP: 3.150-133-4
RS: 1 CLASS, 1 FAMILY RES.
CONST. CLASS: 'V'- WOOD FRAME

TOWN OF DOBBS FERRY, NY

1. REMOVE ONE SECTION OF EXISTING DECK RAIL 2. ADD 383 S.F. OF NEW DECK AND RAILINGS. 3. NO ELECTRICAL OR PLUMBING WORK.

SCOPE OF WORK

TABLE R507.9.1.3(1) (Deck live load = -

6' and less

16'1" to 18'

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CODES, RULES AND REGULATIONS OF THE TOWN AND 2020 RESIDENTIAL CODE OF NEW YORK STATE.

2. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDINCE OVER SCALED DIMENSIONS, ALL PLAN DIMENSIONS ARE GAVEN DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR UNFORESEEN CONDITIONS PRODE UNTIL CLARIFICATION AND RESOLUTION OF THE DISCREPANCIES ON THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE SITE AND NOTIFY THE DISCREPANCIES OF ANY DISCREPANCIES ON THE SITE AND NOTIFY THE DISCREPANCIES OF ANY DISCREPANCIES ON UNFORESEEN CONDITIONS PRODE UNTIL CLARIFICATION AND RESOLUTION OF THE DISCREPANCIES OF ANY DIAMETER WORK MENSOLUTING FROM FAILURE TO DO SO WILL NOT BE ACCEPTED.

4. THE CONTRACTOR IS TO MAINTAIN WORKMEN'S COMPENSATION AND LABILITY INSURANCE FOR BODILY INJURY, PROPERTY DAMAGE, AUTOMOTIVE LABILITY, AND OTHER INSURANCES REQUIRED BY LAW. THE CONTRACTOR SHALL MENTER TIME OF THE CONTRACT PROVIDE CERTIFICATES OF SAME TO THE OWNER. BOTH THE OWNER AND THE ARCHITECT ARE TO BE HELD HARMLESS FROM ANY CLAMAS EITHER DIRECTLY OR INDIRECTLY ARISING OUT OF THIS CONTRACT.

5. PROTECT FROM DAMAGE ALL COMPLETED STRUCTURES. FINISHES, UTILITIES, EQUIPMENT, VEGETATION, ETC. PROVIDE TEMPORARY PROTECTIVE DUST AND WEATHER-TIGHT ENCLOSURES WHERE AND WHEN REQUIRED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO THE APPLICABLE CODES, AND STALLORM AND ADDITIONAL APPROVALS OF WORK UPON COMPLETION.

8. THE BUILDING AND BROCTORE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE REQUIRED FROM THE OWNER BEFOR THE CHARGE IS INCURRED.

10. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL MATERIALS DELIVERED TO THE SITE AND WILL ASSUME OWNERSHIP ON THE SITE AND WILL ASSUME OWNERSHIP ON THE OWNERSHIP OWNERSHIP OWNERSHIP ON THE SITE AND WILL BE GUARANTEED.

11. ALL WORKMAN SHIP AND MATERIALS SHALL BE GARANTEED.

FOOTINGS
 FRAMING
 FINAL INSPECTION

CODE COMPLIANCE

INSPECTIONS

LEVEL 2

ALTERATION LEVEL

19

ALL WORK AND MATERIALS FURNISHED SHALL COMPLY WITH:

• 2020 RESIDENTIAL CODE OF NEW YORK STATE.

with Section R703.4 to prev

foot = 0.0479 kPa

SEE ATTACHED "ZONING WORKSHEET"

ZONING

DRAWING INDEX

DEMOLITION & SPECIFICATIONS CONST. PLANS & ELEVATIONS

TABLE R507.9.1.3(2) NND BOLTS IN DECK LE

11. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF (1) YEAR AFTER ACCEPTANCE BY THE OWNER UNLESS OTHERWISE NOTED.

12. FOR THE DURATION OF THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL DAMAGES CAUSED BY HIS MEN OR SUBCONTRACTORS. THE CONTRACTOR SHALL REPAIR AND / OR REPLACE ALL BROKEN PARTS, INCLUDING GLASS, AT NO ADDITIONAL COST TO THE

RED CEDAR: 2x8x60" SISTERED TO 2X10 JOISTS @ 32" O.C. -SCREW FASTENERS - STAGGERED

5'-0"

-0,

shall govern

OWNER.

13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY
TEMPORARY FACILITIES, SUCH AS HEAT, ELECTRICITY, WATER AND
"JOB SITE JOHNNY", REQUIRED FOR THE WORK OF THIS CONTRACT.
TEMPORARY WORK OF ANY NATURE, INCLUDING STAIRS, LADDERS,
RUNWAYS, AND SCAFFOLDING, SHALL MEET THE SAFETY
REQUIREMENTS OF THE STATE, AND OTHER AUTHORITIES HAVING
JURISDICTION.

14. WORKMANSHIP: IT IS ASSUMED THAT ALL WORK SHALL BE
PERFORMED BY PEOPLE WHO ARE SKILLED AND LICENSED IN THEIR
RESPECTIVE TRADES. ALL INSTALLATIONS SHALL OPERATE
PROPERLY IN A FIRST CLASS MANNER. WORKMANSHIP SHALL
CONFORM TO THE BEST TRADE PRACTICES. FINISHED SURFACES
SHALL BE PLUMB AND LEVEL, STRAIGHT AND FREE FROM
IMPERFECTIONS AND SET FIRMLY TO ACCURATE MEASUREMENTS.
FINISHED PRODUCTS SHALL BE TOTALLY FREE OF COVERING
MATERIALS, LOOSE AND FOREIGN MATERIALS, ETC.

15. THE CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS
OBSERVATIONS OF THE EXISTING STRUCTURE DURING THE
PERFORMANCE OF HIS WORK. SHOULD HE BECOME AWARE OF
SITUATIONS THAT REQUIRE FURTHER INVESTIGATION OR STUDY
(SUCH AS CRACKS IN CONCRETE AND PARTITIONS, ADDITIONAL
DEFLECTIONS, ETC.) HE SHALL NOTIFY THE ARCHITECT AND OWNER
IMMEDIATELY.

16. CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE
THEIR WORK WITH ADJACENT WORK AND COOPERATE WITH THE
OTHER TRADES TO FACILITATE THE GENERAL PROGRESS OF THE
WORK. EACH TRADE SHALL AFFORD ALL OTHER TRADES EVERY
REASONABLE OPPORTUNITY FOR INSTALLATION OF THEIR WORK
AND FOR THE TEMPORARY STORAGE OF THEIR WORK
AND FOR THEIR WORK
AND FOR THEIR WORK

RED CEDAR: 2X8

 \boxtimes

FASCIA: "AZEK"

MATERIALS.

17. IN THE EVENT THAT THERE ARE CONFLICTING DRAWINGS, NFORMATION OR SPECIFICATIONS REGARDING BUILDING PRODUCT OR METHOD OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THESE MATTERS TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION. IT WILL BE THE POSITION OF THE ARCHITECT THAT THE BETTER PRODUCT, MATERIAL, OR BUILDING METHOD WILL BE USED. THIS DETERMINATION WILL BE THE SOLE PURVIEW OF THE ARCHITECT.

20. GENERAL CLEANING: UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL CLEAN THE EXTERIOR OF THE STRUCTURE AND THE SITE, REMOVING ALL STAINS, DEBRIS, ETC. RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL ALSO CLEAN ALL INTERIOR AREAS OF THE NEW OR RENOVATED STRUCTURE. ALL GLASS, INSIDE AND OUT, SHALL BE COMPLETELY CLEANED.

21. UPON FINAL COMPLETION OF THE WORK SUBMIT TO OWNER ALL WAIVERS OF MECHANIC LEANS, ALL MATERIAL AND EQUIPMENT WARRANTIES, AND OPERATING/MAINTENANCE MANUALS.

22. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT BE RESPONSIBLE FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR HAVE CONTROL OR CHARGE OF CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT WILL NOT BE RESPONSIBLE OF RHAVE CONTRACTOR, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

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DEMOLITION

1. CONTRACTOR TO BRING ANY QUESTIONABLE CONDITIONS TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO DEMOLITION. CONTRACTOR TO PROVIDE TEMPORARY BRACING OR SHORING OF THE STRUCTURE AS REQUIRED.

2. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.

3. NOTIFY OWNER AT LEAST 48 HOURS IN ADVANCE PRIOR TO

3. NOTIFY OWNER AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF DEMOLITION. PRIOR TO DEMOLITION CUTOFF ALL PLUMBING AND ELECTRICAL SERVICE. ALL WORK TO BE PERFORMED BY A LICENSED PLUMBER & ELECTRICIAN.
4. THE BUILDING SHOULD BE EMPTY DURING DEMOLITION. DO NOT ALLOW DEBRIS TO PILE UP OR FALL ONTO FLOORS.
5. DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
6. DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING AT THE END OF EACH DAY OR AS REQUIRED TO AVOID ANY EXCESSIVE ACCUMULATION.
7. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LOAD. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

CARPENTRY

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CODES,
RULES AND REGULATIONS OF THE TOWN AND 2020 RESIDENTIAL
CODE OF NEW YORK STATE AND THE NATIONAL DESIGN
SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. DESIGN LOADS: DECK: 60 PSF LIVE LOAD
3. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR#2 OR BETTER
4. ALL MEMBERS SHALL BE CLOSELY FITTED, ACCURATELY SET TO
THE REQUIRED LINES AND LEVELS, AND RIGIDLY SECURED IN
PLACE. NAILING SHALL BE IN ACCORDANCE WITH THE STATE AND
LOCAL CODES. ALL FASTENERS TO BE CORROSIVE RESISTANT.
5. ALL STRUCTURAL FRAMING WOOD TO BE PRESSURE TREATED.
6. PROVIDE SOLID BLOCKING FOR THE BEARING OF ALL BEAMS
AND COLUMNS. BEAMS SHALL HAVE BEARING OF NOT LESS THAN 4
INCHES ON CONCRETE OR MASONRY, AND 3 INCHES ON WOOD OR
METAL. JOISTS, TRIMMERS, HEADERS, AND BEAMS FRAMING INTO
CARRYING MEMBERS AT THE SAME RELATIVE LEVELS SHALL BE BE
CARRIED ON JOIST HANGERS.
7. FRAMING DIMENSIONS ARE TYPICALLY TO THE FACE OF STUD.

METAL TIMBER CONNECTORS

1. FOLLOW SIMPSON'S INSTALLATION INSTRUCTIONS FOR PARTICULAR PRODUCTS AND "GENERAL INSTRUCTIONS FOR INSTALLER'.

2. ALL FASTENERS, STRAPS, HANGERS, HOLD DOWNS AND BEAM SEATS INSTALLED OUTDOORS TO BE GALVANIZED OR OTHER NON CORROSIVE COATING AS PER SIMPSON'S SPECIFICATIONS.

3. FILL ALL FASTENER HOLES WITH NAILS OR SCREWS AS PER SPECIFICATIONS FOR EACH PRODUCT.

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9 CONSTANCE AVE., DOBBS FERRY, NY ALLEN RESIDENCE DECK

DATE: AUGUST 3, 2020

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