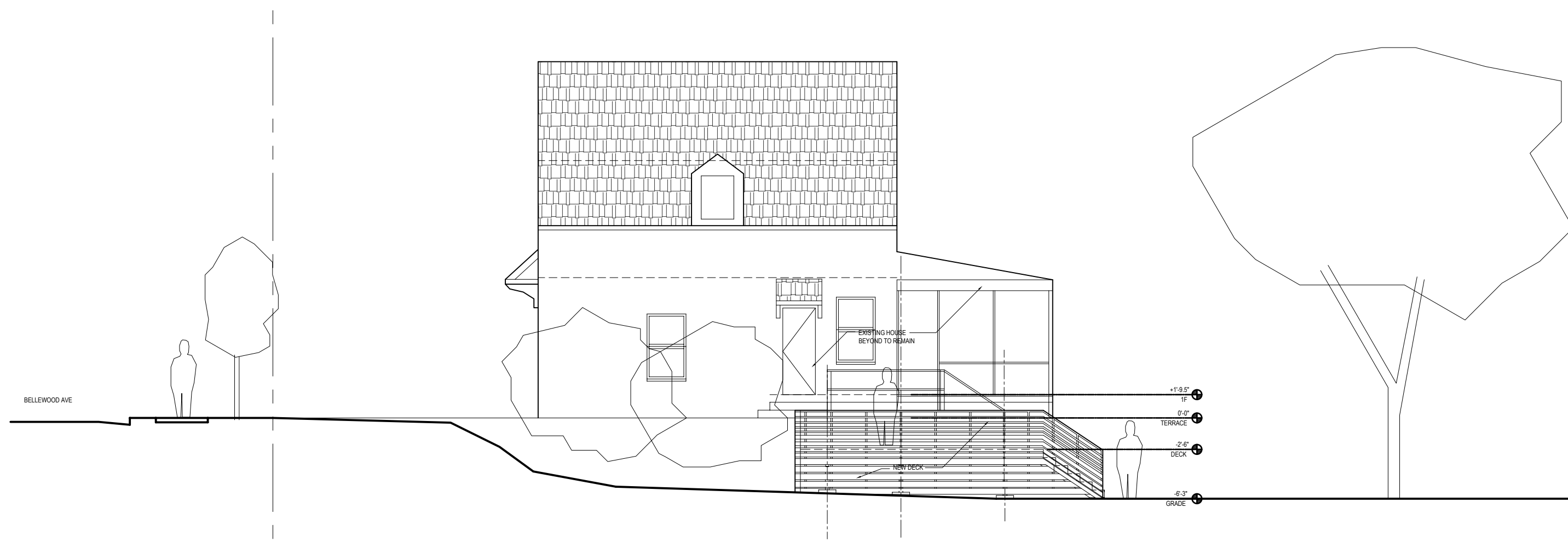
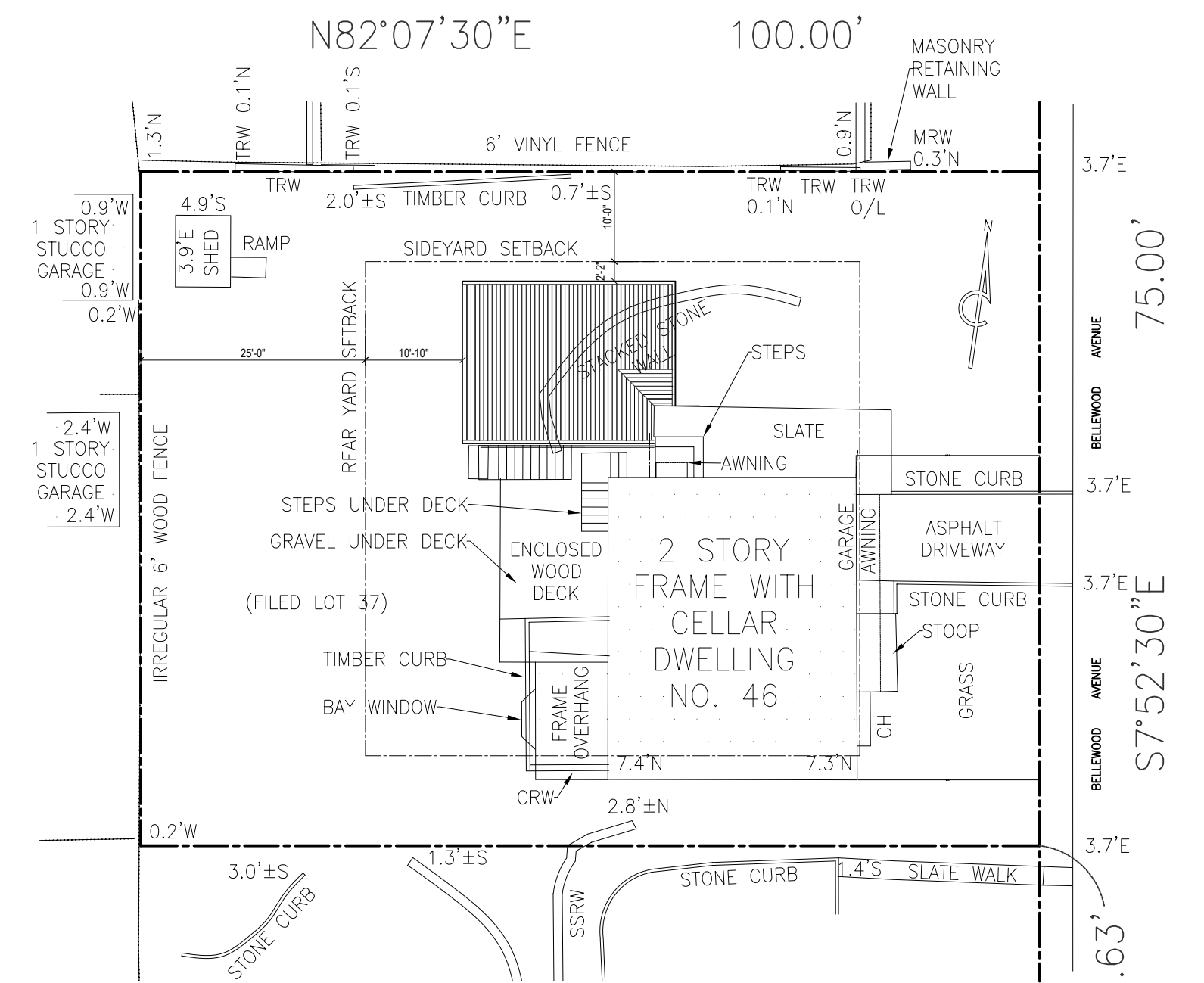


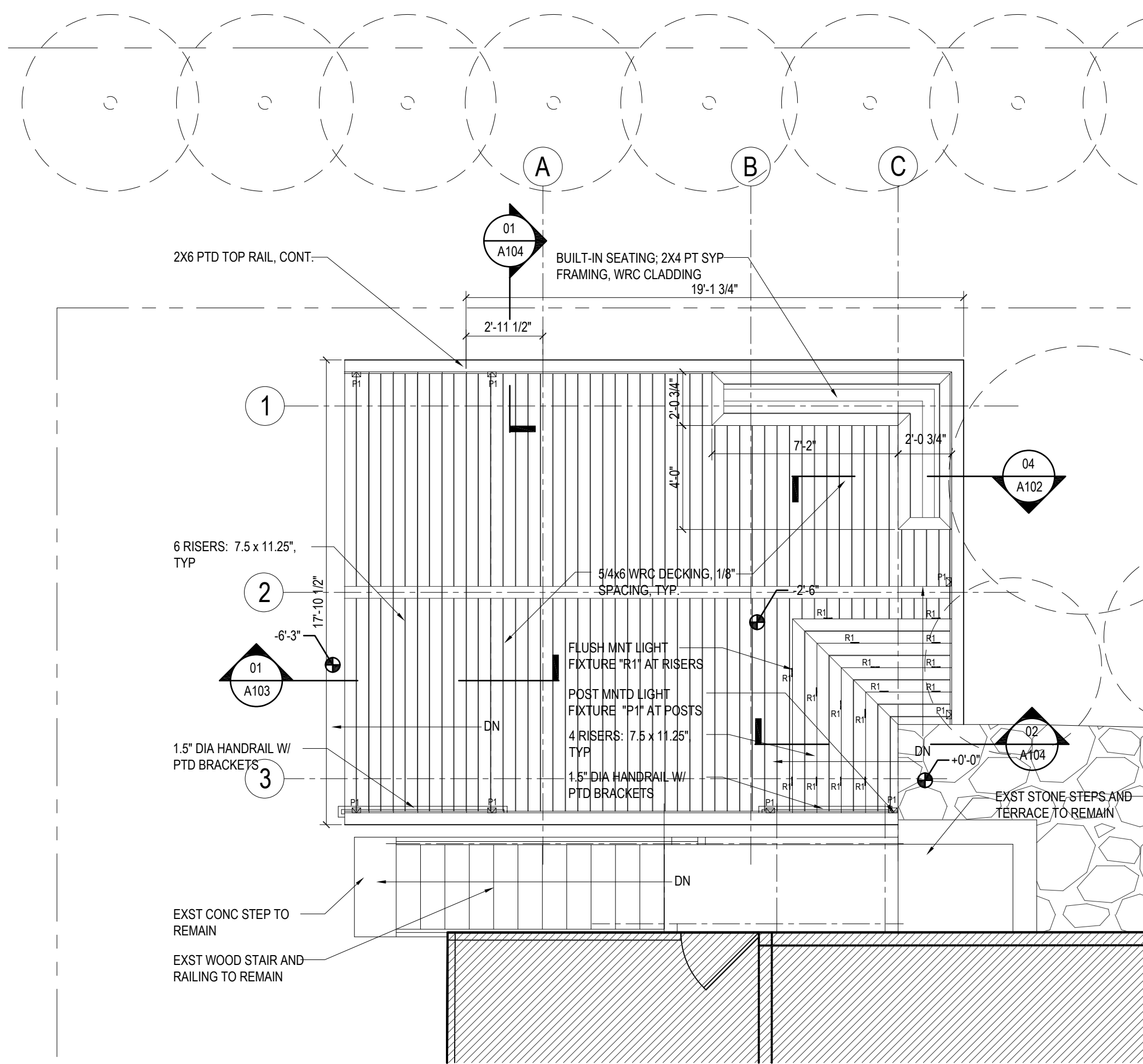
WEST ELEVATION
1/4"=1'-0" 06



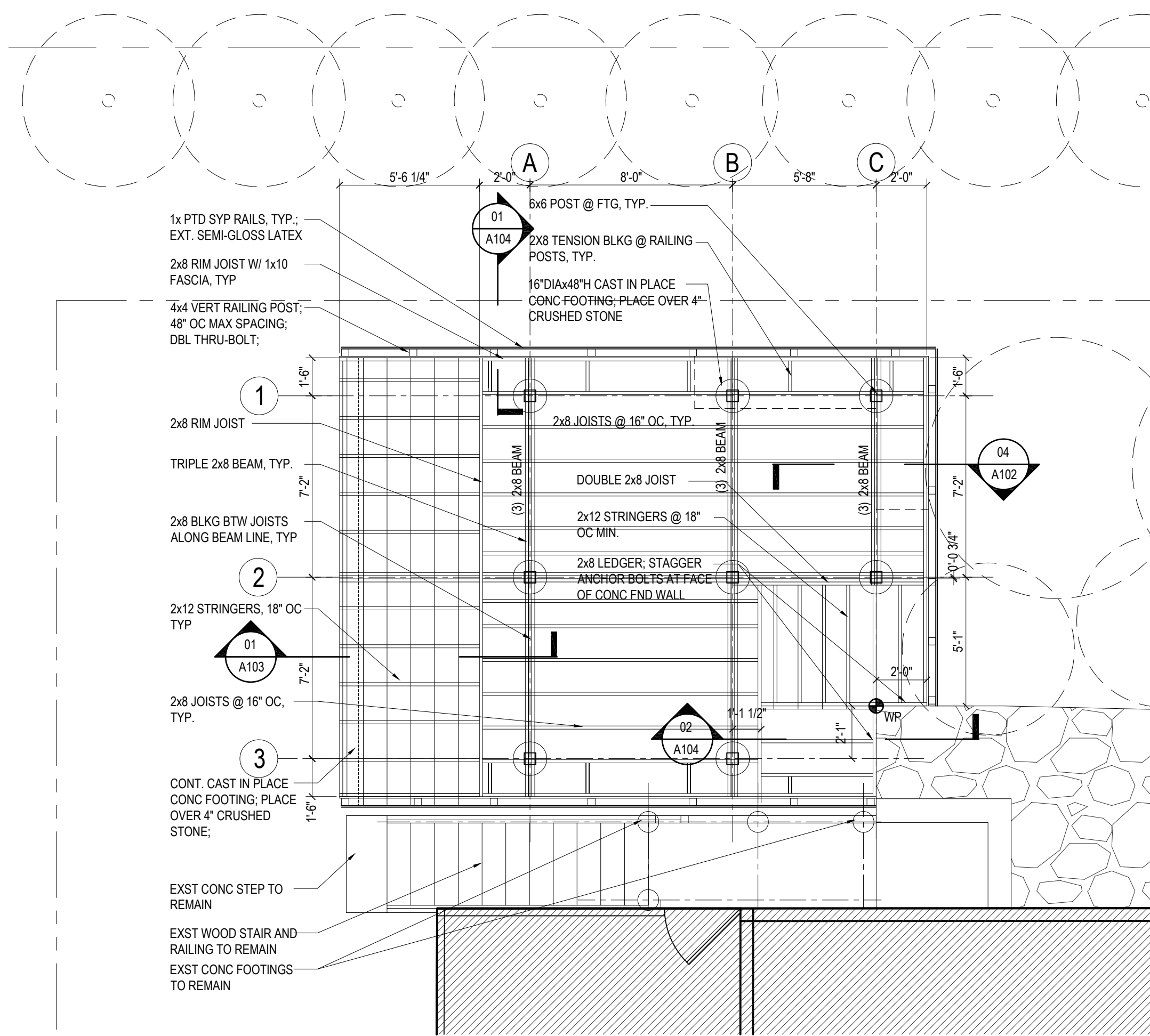
NORTH ELEVATION
1/4"=1'-0" 05



SITE PLAN
1/16"=1'-0" 02



DECK PLAN
1/4"=1'-0" 04



FRAMING PLAN
1/4"=1'-0" 03

| TYPE | SIZE | MATERIAL | GRADE | SPACING | MAX SPAN | ALLOW SPAN | CANT. | ALLOW CANT |
|----------------|---------|-------------------------|-----------|---------------|----------|------------|-------|------------|
| BEAMS | (3)-2x8 | PT SOUTHERN YELLOW PINE | #2 OR BTR | 8'-0" | 7'-2" | 9'-6" | 1'-6" | 1'-10 3/4" |
| JOISTS | 2x8 | PT SOUTHERN YELLOW PINE | #2 OR BTR | 16" O.C. | 8'-0" | 11'-10" | 2'-0" | 2'-3" |
| DECKING | 5/4x6 | WESTERN RED CEDAR | #2 OR BTR | 1/8" | 16" | 24" | - | - |
| POSTS | 6x6 | PT SOUTHERN YELLOW PINE | #2 OR BTR | - | 6'-6" | - | - | - |
| FOOTINGS/PIERS | 16" DIA | CAST IN PLACE CONC. | - | 42" BLW GRADE | - | - | - | - |

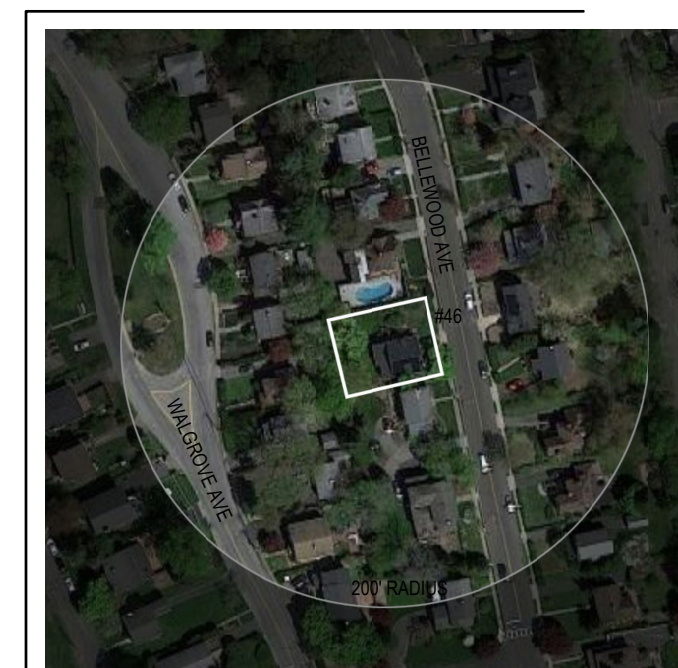
NOTES:
A) 40psf SNOW LIVE LOAD
B) 10psf DEAD LOAD
C) 20psf LIVE LOAD
D) SOIL BEARING: 1500psf ASSUMED
E) ALL FRAMING LUMBER PRESSURE TREATED, SOUTHERN YELLOW PINE, #2 GRADE OR BTR, ASSUMING WET SERVICE FACTOR
F) ALLOWABLE SPACING AND SPANS PER TABLES R507.5 AND R507.6, NYS RESIDENTIAL CODE 2020
G) FOOTINGS SIZING AS PER TABLES R507.3.1, NYS RESIDENTIAL CODE 2020

CONNECTORS:
POST TO FOOTING: SIMPSON STRONG-TIE ABU6ZMAX
POST TO BEAM: SIMPSON STRONG-TIE BC52-3/8Z
BEAM TO JOIST: SIMPSON STRONG-TIE H1Z
JOIST TO RIM: SIMPSON STRONG-TIE MLZ
RAILING POST TO RIM: SIMPSON STRONG-TIE DTT22 W/ 1/2" BOLT, STAINLESS STL

ZONING INFORMATION:
1. ZONING DISTRICT: OF-6
2. LOT AREA: 7500sf
3. BUILDING/IMPERVIOUS COVERAGE: 1793sf
4. LOT COVERAGE (PERMISSIBLE LOT COVERAGE): 24% (27%)
5. SETBACKS (FRONT / SIDE / REAR): 20' / 10' / 25'
NOTE: NO EXCEPTIONS REQUIRED

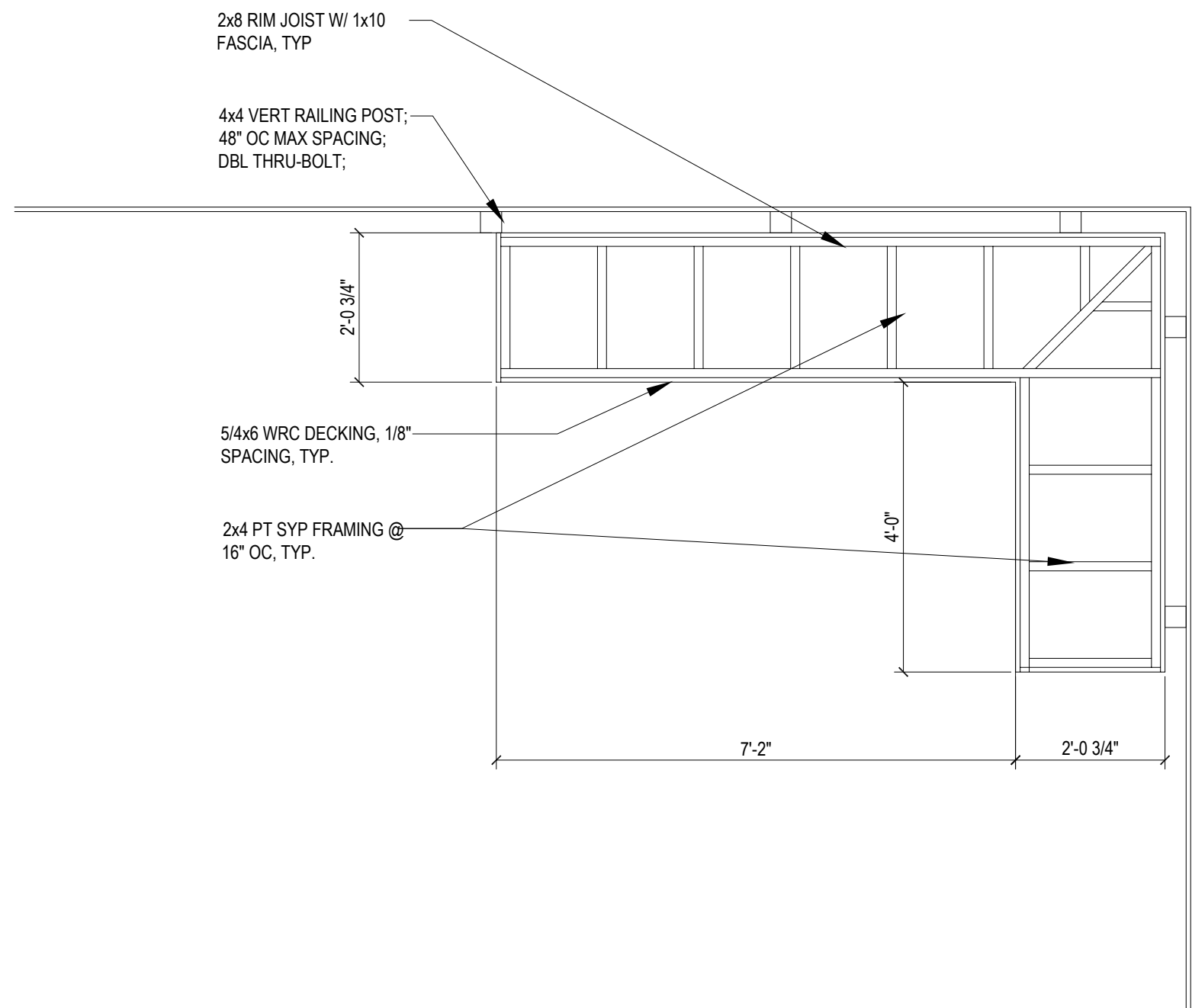
GENERAL NOTES:
1. ALL WORK TO BE PERFORMED ACCORDING TO 2020 RESIDENTIAL CODE OF NEW YORK STATE (2020 RCNY), AND DOBBS FERRY VILLAGE CODE, INCLUDING RESIDENTIAL DESIGN GUIDELINES WHERE APPROPRIATE
2. ALL EXTERIOR LIGHTING TO COMPLY WITH 2020 RCNY AND DOBBS FERRY LOCAL CODE 300-41
3. OPENINGS AT BALUSTERS, RAILINGS, AND RISERS SHALL NOT ALLOW PASSAGE OF 4" SPHERE; TRIANGULAR OPENINGS AT STAIRS SHALL NOT ALLOW PASSAGE OF 6" SPHERE, AS PER RCNY SECTION R311
4. DECKING TO BE NATURAL FINISH WESTERN RED CEDAR; ALL OTHER VISIBLE LUMBER (IE. BALUSTERS, RAILING POSTS, STRINGERS, ETC) SHALL BE PAINTED USING EXTERIOR SEMI-GLOSS. UNDER-DECK FRAMING IS SCREENED FROM VIEW AND SHALL REMAIN UNFINISHED.

LIGHTING AND FINISHES:
1. EXTERIOR PAINT: BEHR PREMIUM TRANSPARENT WOOD WATERPROOFING, CLEAR (OR SIMILAR)
2. CLEAR STAIN/SEALER: BEHR PREMIUM TRANSPARENT WOOD WATERPROOFING, CLEAR (OR SIMILAR)
3. "R1" FIXTURE: CLOLED LOW VOLTAGE LED LINEAR STEP LIGHTS, BLACK (OR SIMILAR)
4. "P1" FIXTURE: JSOT SURFACE MOUNT SOLAR DECK LIGHTS, COOL WHITE, WHITE (OR SIMILAR)



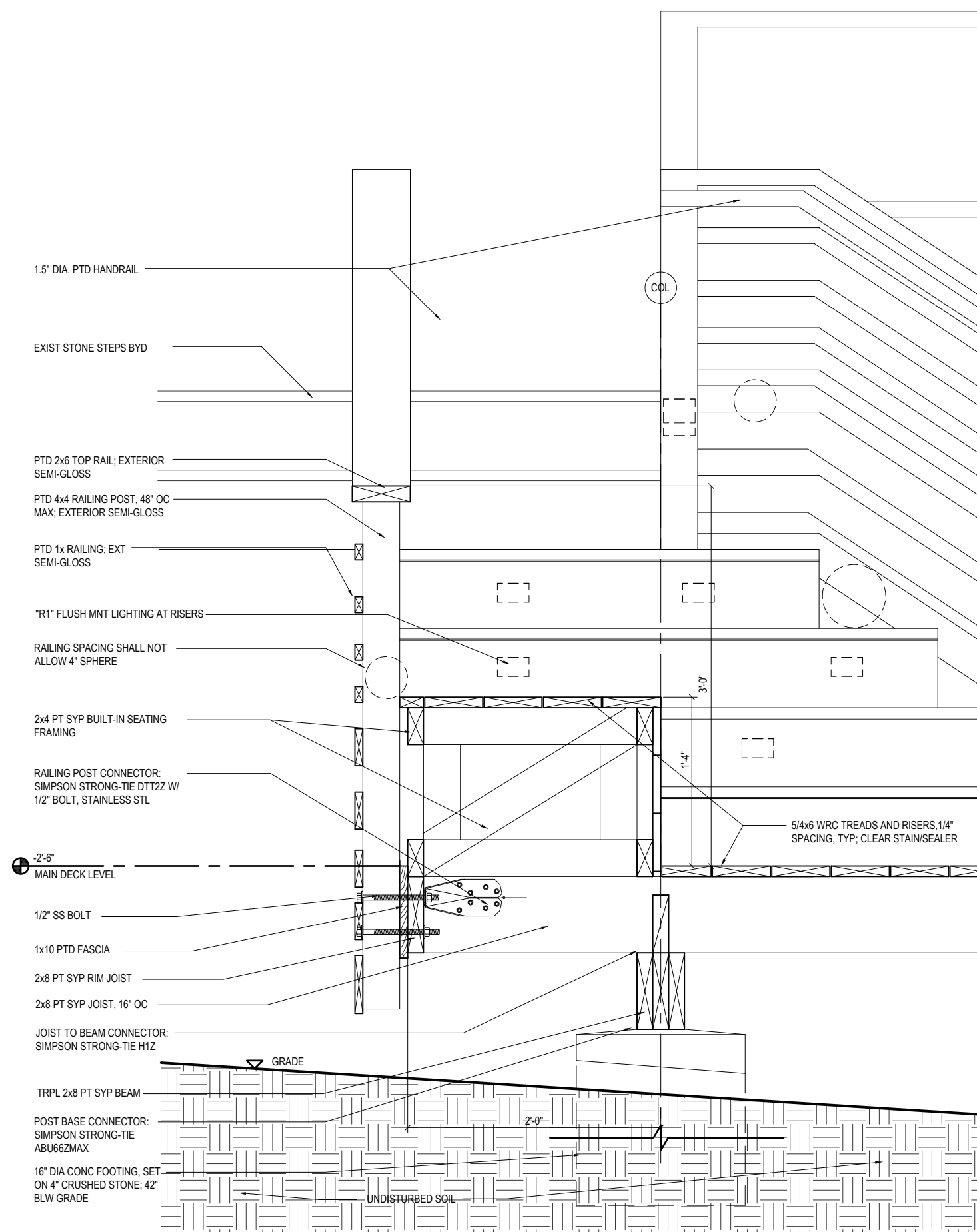
SITE AERIAL
NTS 01A

GENERAL NOTES
NTS 01



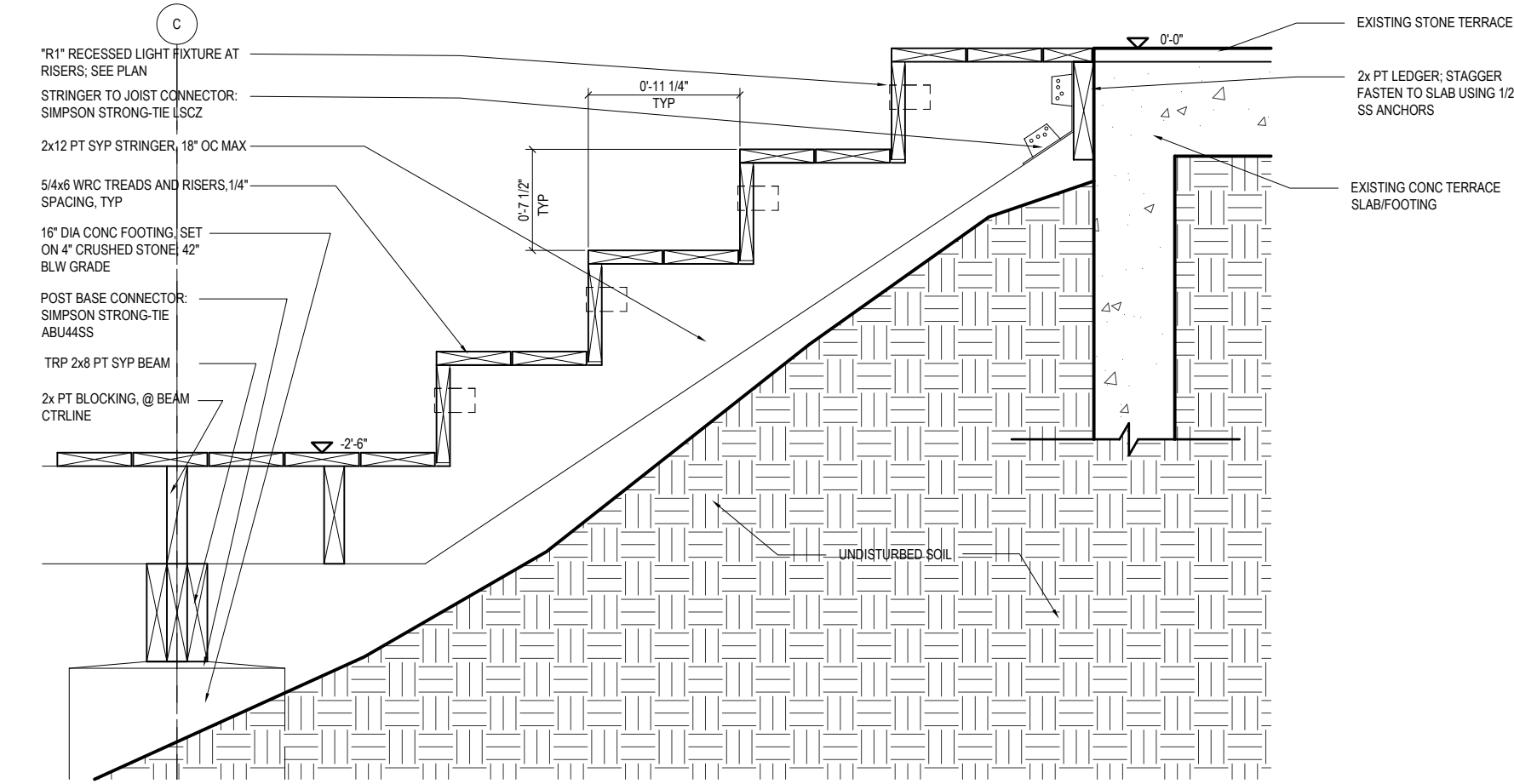
FRAMING @ BUILT-IN SEATING
1/2"=1'-0"

05



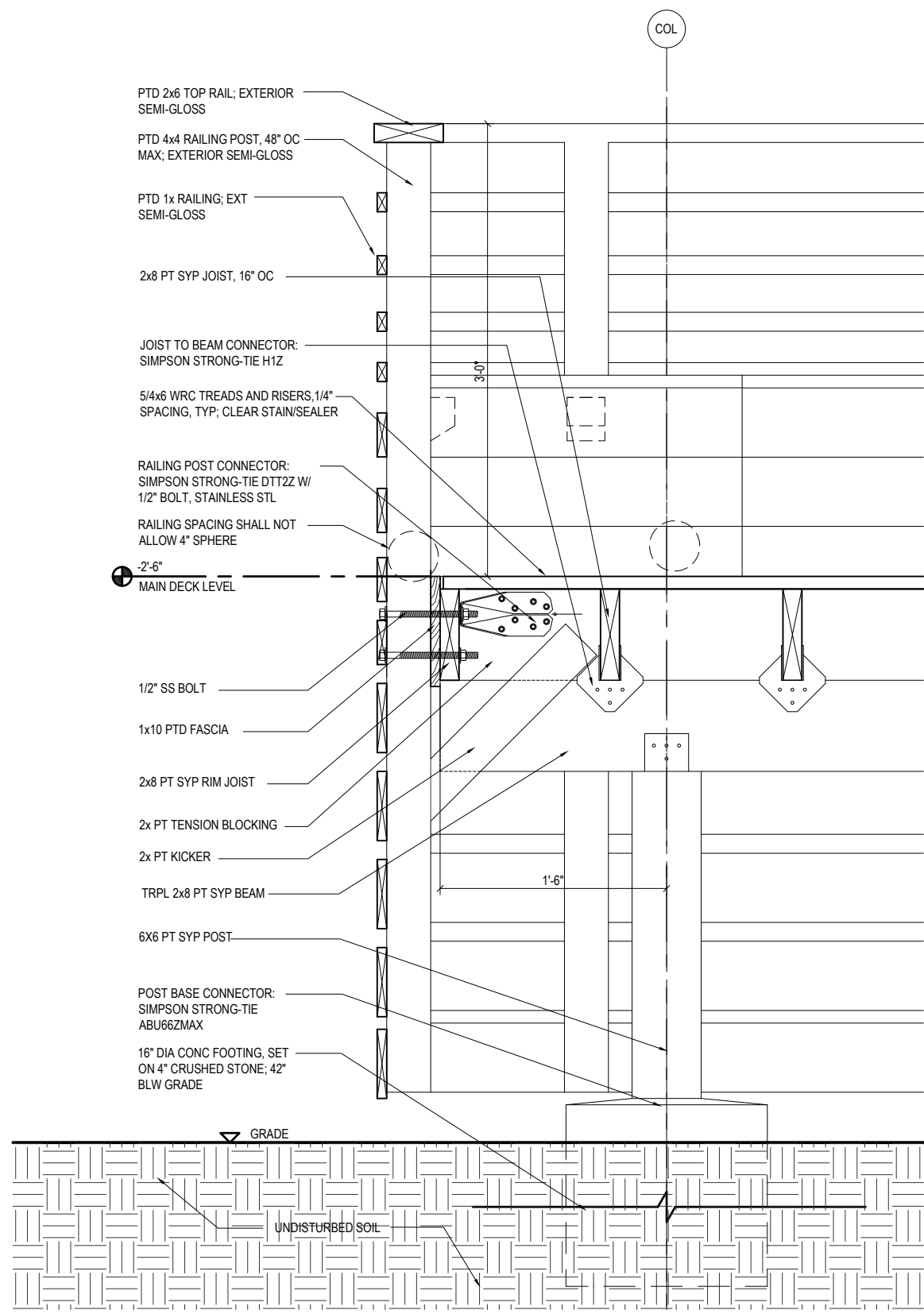
SECTION @ BUILT-IN SEATING
1"=1'-0"

04



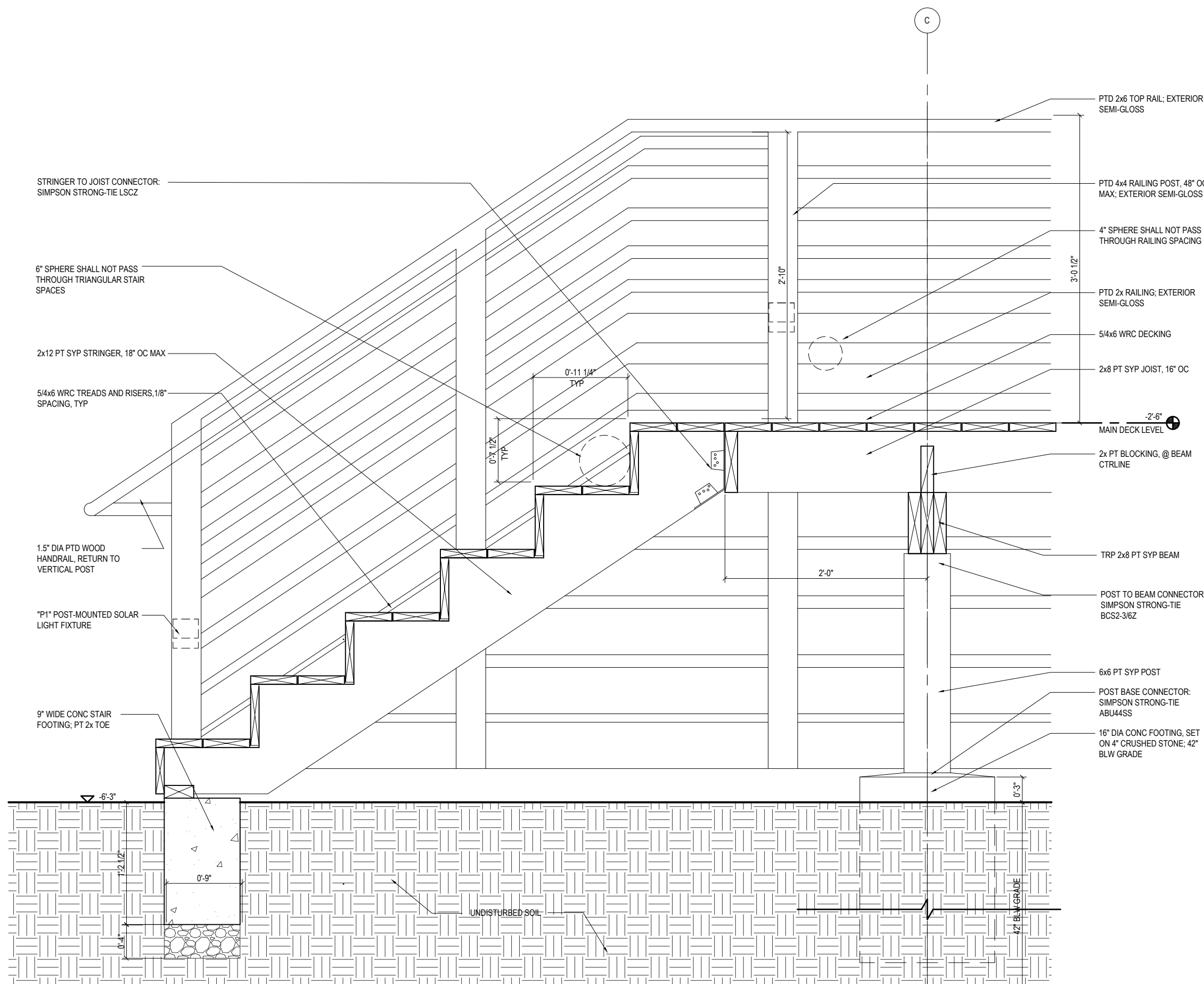
SECTION @ UPPER STEPS
1"=1'-0"

03



SECTION @ DECK PERIMETER
1"=1'-0"

02



SECTION @ LOWER STAIRS
1"=1'-0"

01