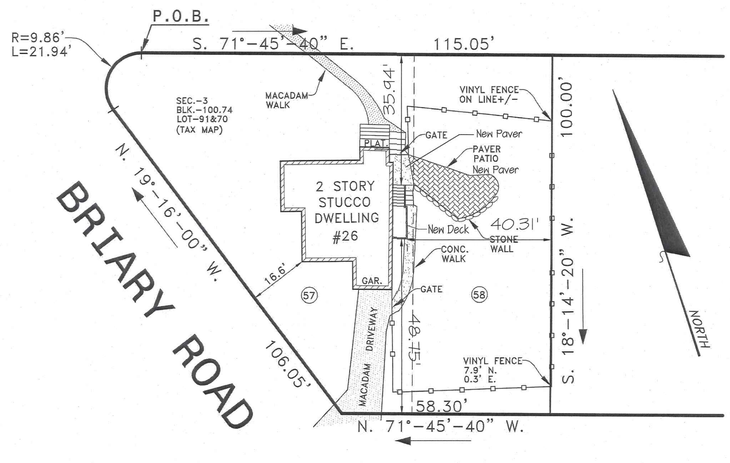


NO ADDITIONAL IMPERVIOUS ADD TO SITE
existing patio and walkway to be replaced in kind

Site Plan

Scale: 1" = 20'-0"

Site Plan Is Based on Survey By
STEPHEN F. HOPPE, L.S.
Dated Dec. 30, 2021
Which was provided by Owner

Zoning Data

Dobbs Ferry

Zone: OF-6

Use: Single Family Residence

	Required By Code	Provided For Deck
Lot Area	5,000 sf	9,578 sf
Set Backs		
Front (Brookside Lane)	20'	48.75'
Front (Hilldale Road)	20'	35.44'
Rear	25'	40.31'
Building Coverage	27 %	106 %
Imprtvious Surface	54 %	19.8 %

General Notes:

ALL WORK AND MATERIALS SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL LOCAL, COUNTY AND STATE CODES.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO FULLY COMPLETE THE JOB. EXCEPT WHERE SPECIFICALLY AGREED ON BY OWNER, JOB SHALL BE READY FOR OCCUPANCY IN A GOOD WORKMANSHIP MANNER WITH ALL WORK DONE AS SHOWN OR REASONABLY INTENDED ON DRAWINGS, IT SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

BUILDING PERMIT
INSURANCE
EXCAVATION
CONCRETE WORK
CARPENTRY

ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED EARTH.

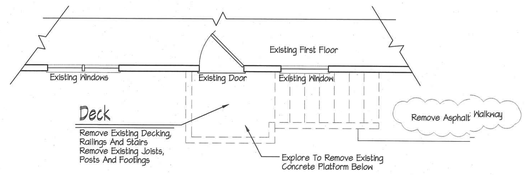
ALL NEW WORK AND MATERIALS, UNLESS OTHERWISE SPECIFIED, SHALL MATCH EXISTING CONSTRUCTION.

ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2020 Residential Code Of New York State

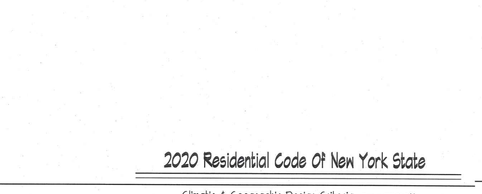
Climatic & Geographic Design Criteria Table R301.2(1)

Ground Snow Load	Wind Design: Speed (mph)	Topographic Effects	Special Wind Region	Wind-Borne Debris Zone	Seismic Design Category	Subject To Damage From: Weathering	Frost Line Depth	Termite	Winter Design Temp.	Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temperature
30 lb/ft	115 - 120 mph	No	Yes	Zone 1	B	Severe	42"	Moderate Heavy	7° F	Yes	No	1500 or Less	52.2 F



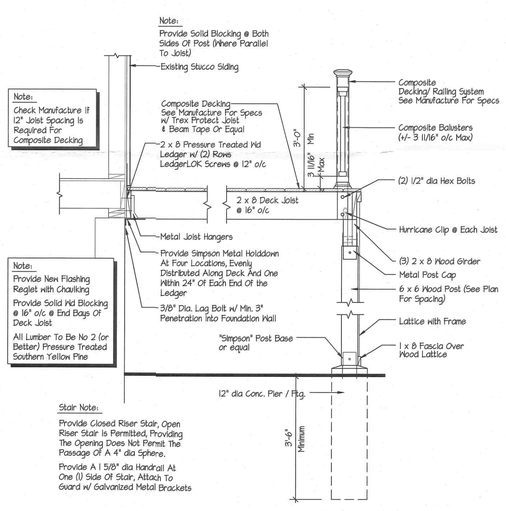
Demolition
Deck Plan

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



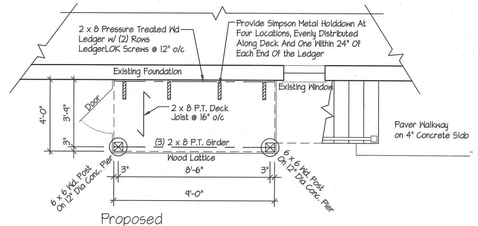
Proposed
Deck Plan

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



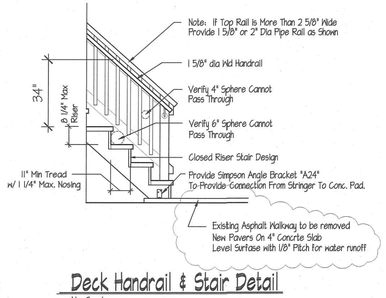
Wood Deck Detail

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



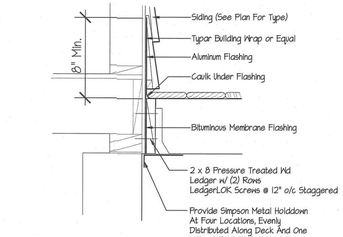
Proposed
Deck Foundation Plan

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



Deck Handrail & Stair Detail

No Scale



Flashing Detail

Scale: 1"=1'-0"

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APR 15 2024
VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

DeMasi Architects P.C.
105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
PHONE: (914) 666-3959
EMAIL: Lou@DemasiArchitects.com
WEBSITE: DemasiArchitects.com

Do Not Scale Prints

Deck Plan For
26 Briary Road
Dobbs Ferry, NY

Walkway	4/12/24
Revision	Date
Date	March 14, 2024
Job No	224-025
Drawing	
	OF

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IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE AND DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.