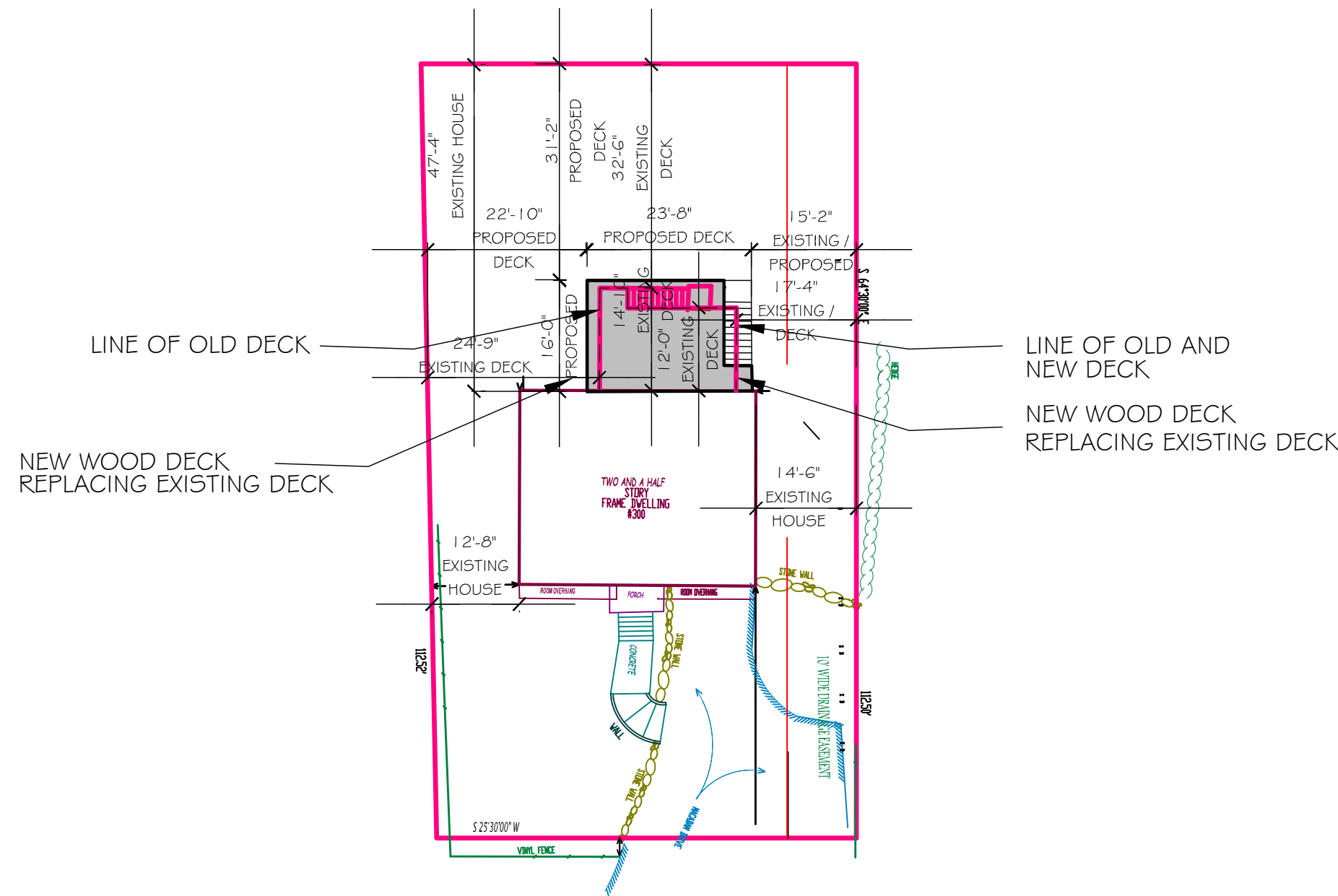


**LIST OF DRAWINGS**

ARCHITECTURAL DRAWINGS  
SHEET DESCRIPTION  
A-0 SITE LOCATION PLAN, DECK FOUNDATION AND FRAMING PLAN AND DECK PLAN  
A-1 DECK ELEVATIONS AND NOTES  
A-2 DECK DETAIL AND STAIR CODE MIN DETAIL AND SPECIFICATIONS

**SITE LOCATION PLAN**



**SITE LOCATION PLAN**  
SCALE: 1"=20'-0"

THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY OWNER BY ANTHONY CELENTANO PLS DATED 7/21/21.  
THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR ACCURACY OF ORIGINAL SURVEY. REFER TO ORIGINAL SURVEY FOR ALL ADDITIONAL INFORMATION.

**BULK TABLE**

ZONING BULK TABLE		300 North Midland Avenue Nyack NY 10960 (Village of Upper Nyack NY) TAX MAP - SBL - 60.17-1-23 - 0.1604 acres - 6,991.37 s.f.		
ZONE - R-10	USE - SINGLE FAMILY RESIDENTIAL			
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
NET LOT AREA	10,000 S.F.	6,991 +/- SQ. FT.	6,991 +/- SQ. FT.	ENC - NO CHANGE
LOT WIDTH	90'-0"	61'-0"	61'-0"	ENC - NO CHANGE
LOT FRONTAGE	90'-0"	61'-0"	61'-0"	ENC - NO CHANGE
FRONT YARD(S)	35'-0"	36'-6"	36'-6"	
SIDE YARD(S)	25'-0"	12.7' 17.33' - DECK SET BACK	12.7' 15.17' DECK SET BACK	(*) variances issued prior New for deck required.
TOTAL SIDE YARD	50'-0"	12.7' + 14.5' = 27.08' DECK COMBINED - 17.33' + 24.75' = 42.08'	12.7' + 14.5' = 27.08' DECK COMBINED - 15.17' + 22.83' = 38'	(*) variances issued prior New for deck required.
REAR YARD	25'-0"	32.5'	31.17'	
BUILDING HEIGHT - PRINCIPAL	28'-0"	EXISTING	EXISTING	
BUILDING HEIGHT - ACCESSORY	15'-0"	N/A	N/A	
BUILDING COVERAGE	20 % x 6,991 = 1,398.2	980 s.f.	980 s.f.	
DEVELOPMENT COVERAGE	40 % x 6,991 = 2,796.4	2,181 s.f.	2,272 s.f.	
FAR	.25 (25%)	.3344 (33.44%)	.3344 (33.44%)	ENC - NO CHANGE
PARKING/DRIVEWAY/WALK	5'-0"	EXISTING	EXISTING	

*It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of the architect who altered the item, and the date of such alteration, and a specific description of the alteration.*

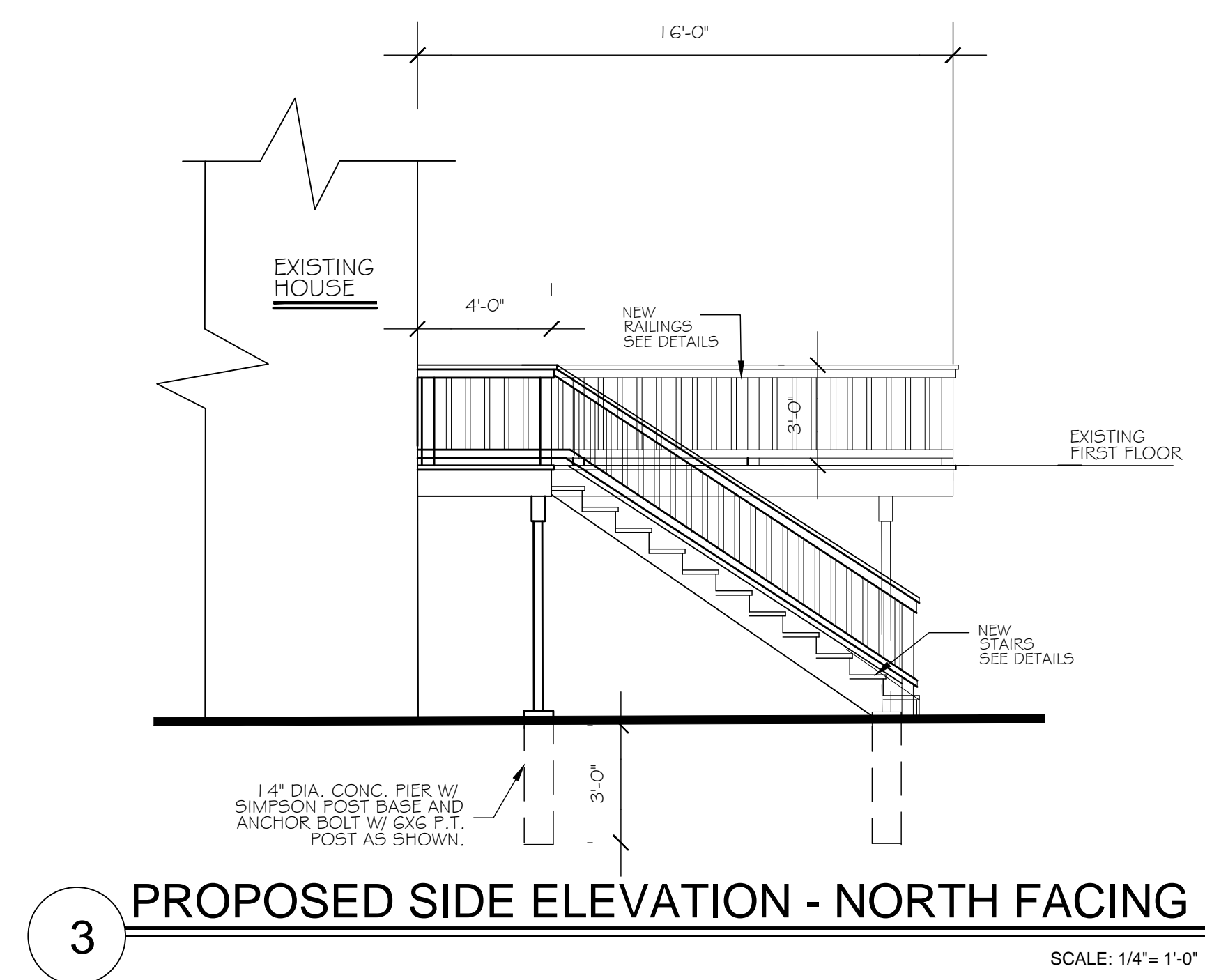
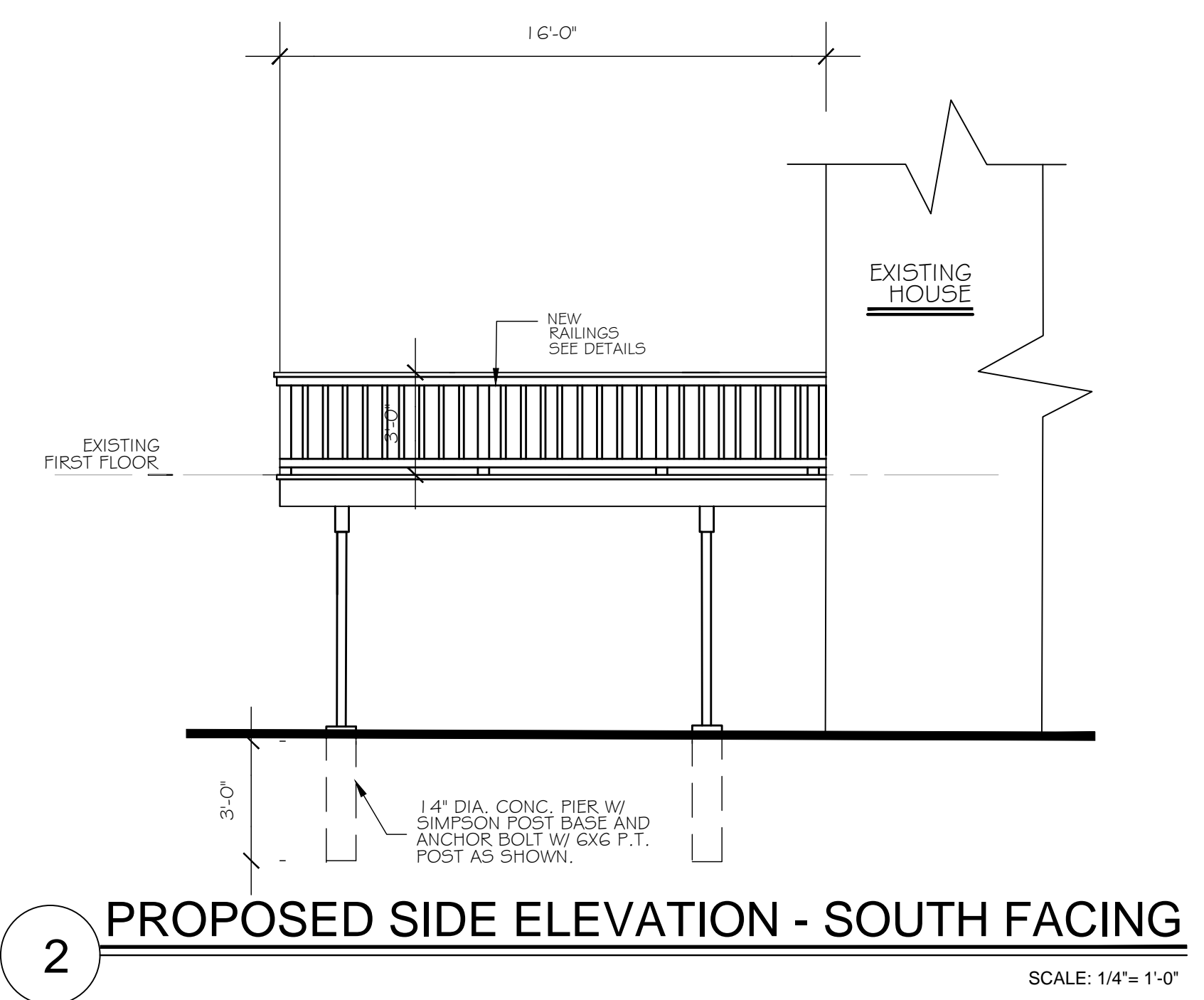
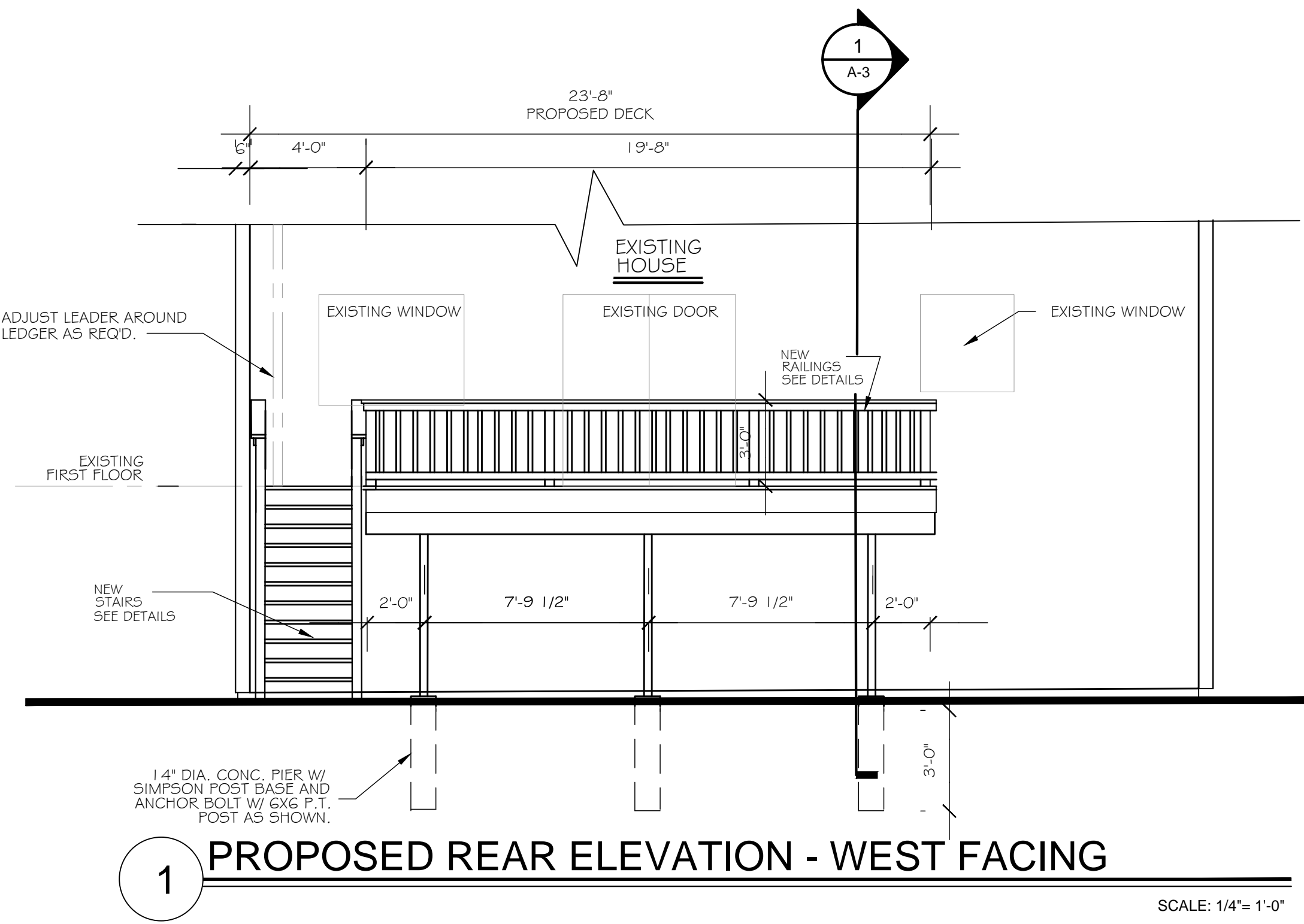
**Karl E. Ackermann, AIA Architect PLLC**  
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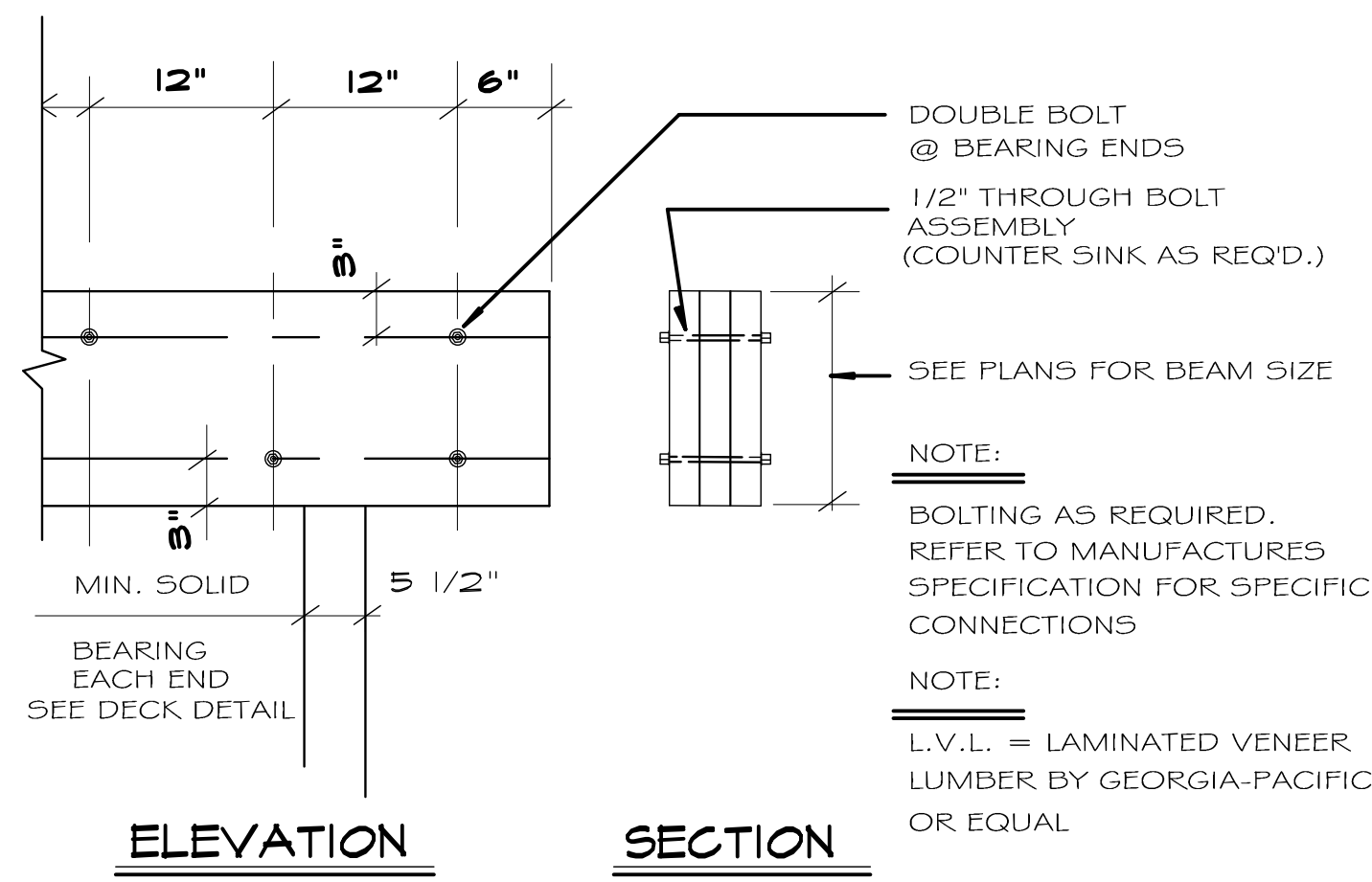


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300 Midland Avenue Nyack NY 10960

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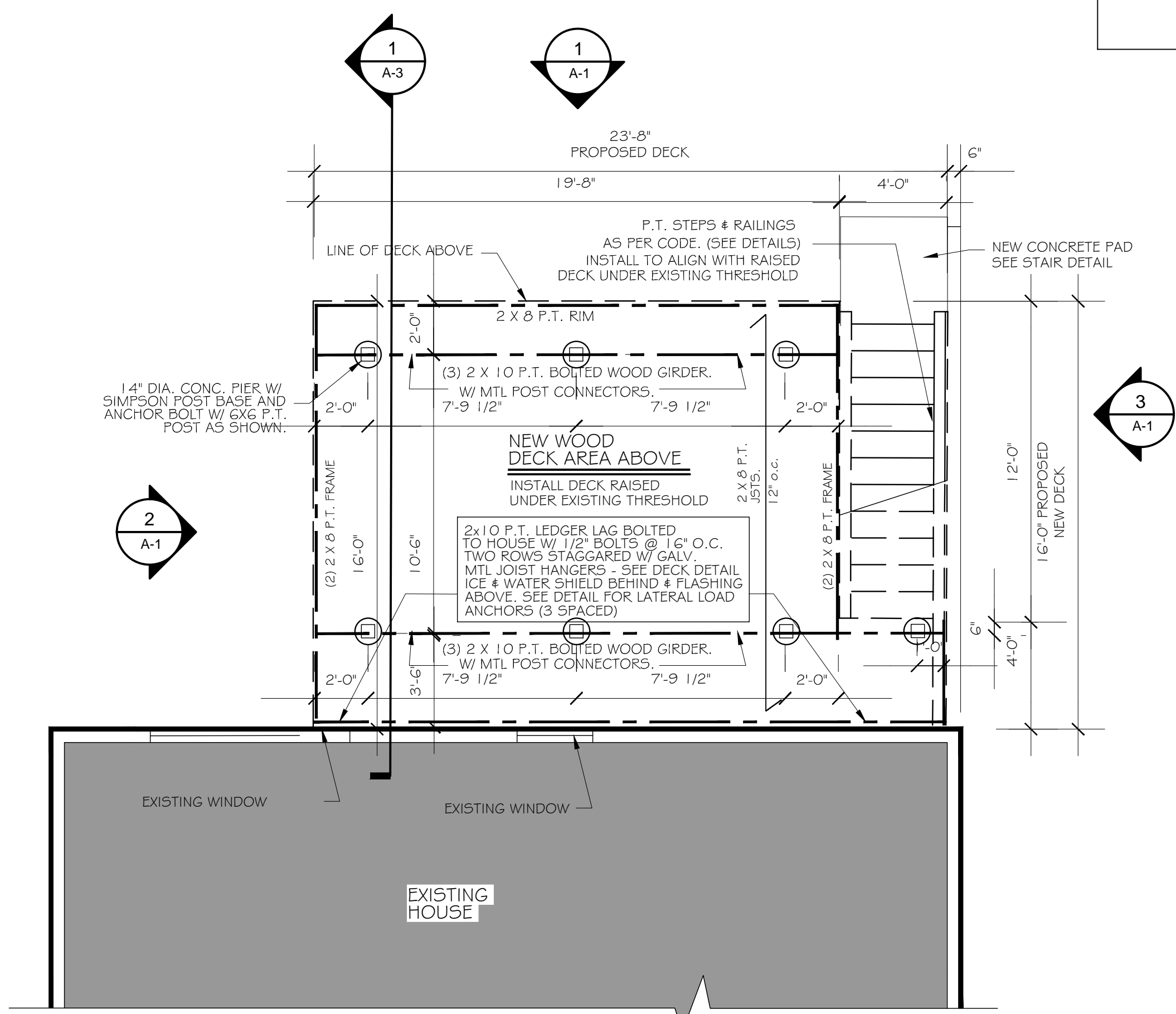




**WOOD GIRDER BOLTING DETAIL**  
SCALE: 1" = 1'-0"

**GENERAL NOTE:**

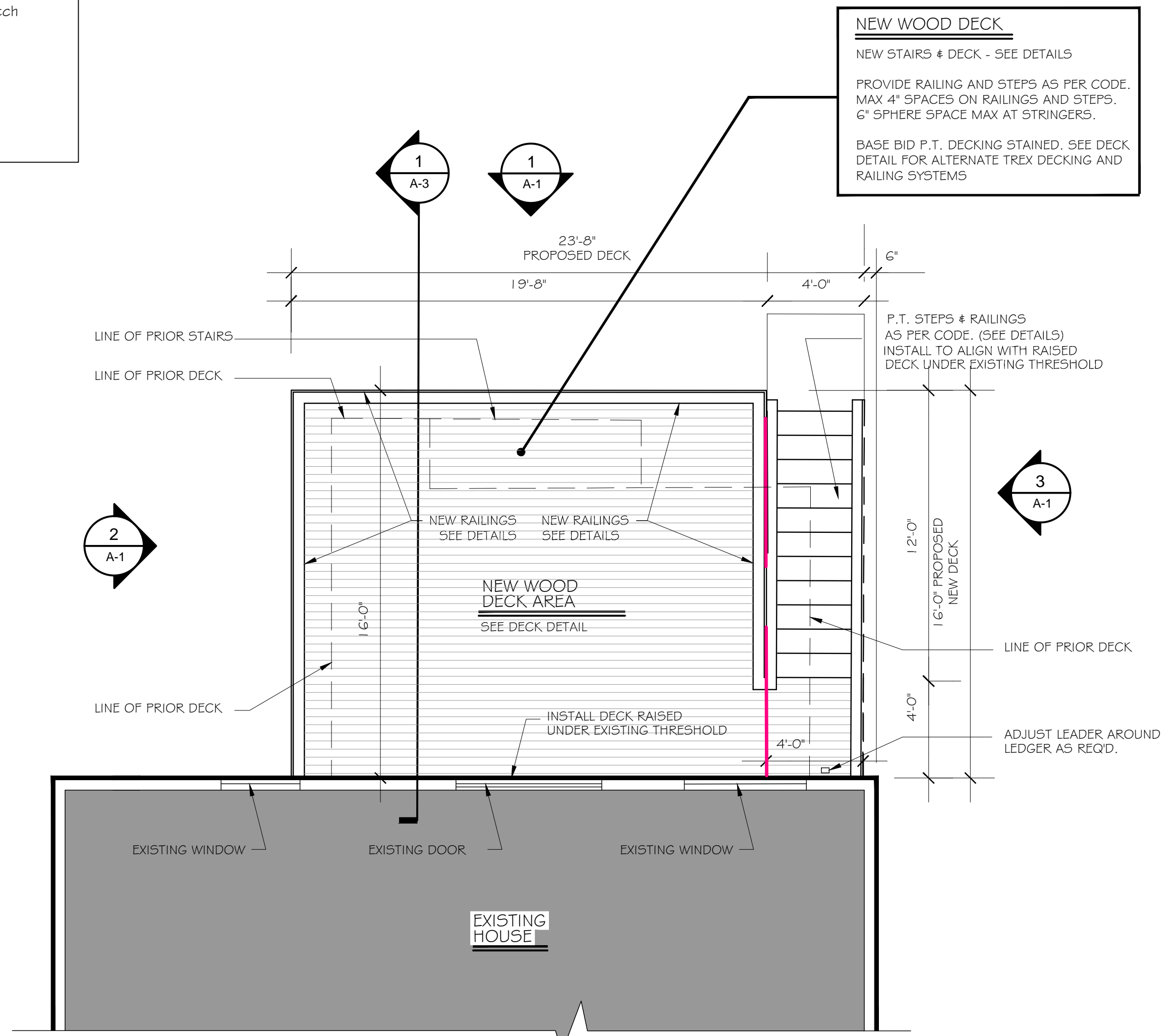
- All work and materials shall conform to all local, county and New York State Codes.  
Code Compliance & Building Standards:  
2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE
- Contractor to consider all dimensions approximate pending field verification, prior to construction, consult architect as required.
- Contractor to furnish and provide all labor materials and equipment required to fully complete the job as shown on these documents. 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 reasonable intended on documents. It shall include but not limited to:
  - A. Building permit
  - B. Certificate of Insurance
  - C. Demolition as required
  - D. Excavation
  - E. Painting and Finishing
  - F. Masonry/Concrete
  - G. Trim work
  - H. Carpentry
  - I. Siding Adjustments
  - J. Caulking/Sealant
- Contractor shall furnish and install interior paint and exterior paint as specified.
- All framing lumber to be #2 Douglas Fir or better. All new work and materials unless otherwise specified shall match existing construction.
- All materials shall be installed in strict accordance with manufacturers specifications.



**FOUNDATION GENERAL NOTES:**

- CONTRACTOR TO PROVIDE NEW CONCRETE AS SHOWN WITH 3500 PSI CONCRETE. SEE DECK DETAIL AND SPECIFICATIONS.

**PROPOSED DECK FOUNDATION & FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED DECK PLAN**  
SCALE: 1/4" = 1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of the altering architect, and shall indicate the date of such alteration, and a specific description of the alteration.

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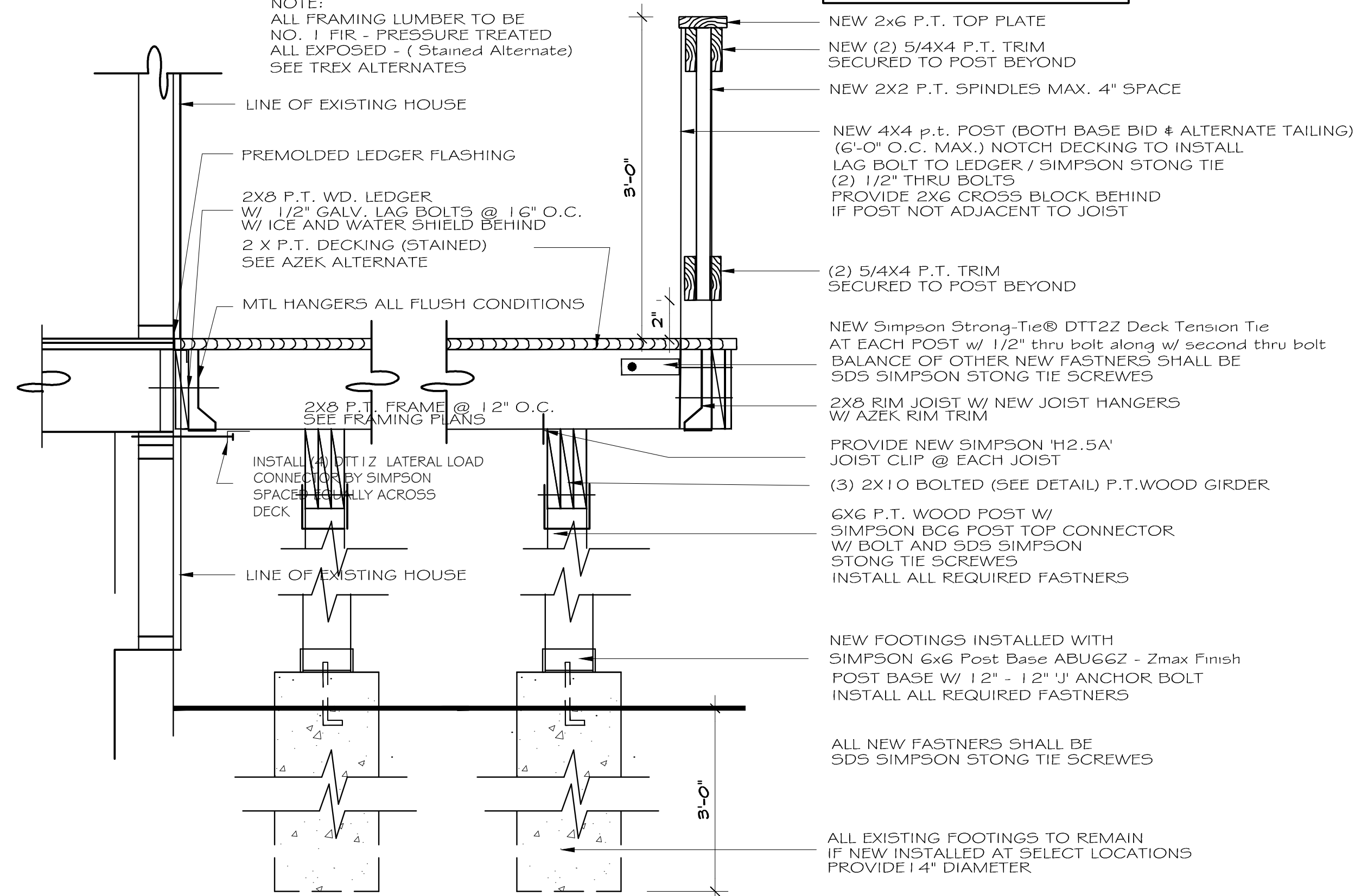
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**STAIR FRAMING NOTE:**  
CONTRACTOR TO INSURE STAIRS COMPLY W/ CODE. NO SPACES IN RAILING GREATER THAN 4" AND NO SPACE AT RISER GREATER THAN 4" ALSO CONTRACTOR TO PROVIDE SOLID RISER OR OTHER METHOD. CONTRACTOR TO INSURE NO SPACE BETWEEN TREAD AND RAILING GREATER THAN 6".

**NOTE:**  
ALL FRAMING LUMBER TO BE NO. 1 FIR - PRESSURE TREATED ALL EXPOSED - (Stained Alternate) SEE TREX ALTERNATES

**RAILING ALTERNATE NOTE:**  
CONTRACTOR TO PROVIDE BASE DETAIL OR ALTERNATE AZEK RAILING SYSTEM AS SELECTED BY OWNER. RAILINGS MUST MEET NYS CODE FOR LATERAL LOADS



1 TYPICAL & LATERAL - DECK DETAIL

SCALE: 1" = 1'-0"

GENERAL CONSTRUCTION SPECIFICATIONS  
DIVISION 1 - GENERAL CONDITIONS

1.1 **Scope of Work:** Contractor shall furnish and install all labor, materials and equipment required to complete all work shown on drawings and work required for a complete project. All materials and workmanship shall be of the best quality and shall meet all applicable codes. Drawings and specifications shall serve as general limits and minimum standards for scope of work. Contractors, sub-contractors and vendors shall abide by and provide for residential or commercial industry standards as well as adhering to building code requirements.

1.2 **Code Compliance & Building Standards:** All work and materials shall conform and comply with all local codes, ordinances and the following authorities as applicable:  
2020 - Residential Code of New York State

1.3 **Permits:** The contractor is responsible for filing for any and all permits including the general permit from the local building department. The Owner shall pay the permit fee. Each construction trade shall be responsible for obtaining permits relevant to their respectable trades, as well as all required inspections, (i.e. UL-electrical permits and inspection; plumbing permits and inspections if applicable). Final payments shall be subject to the contractor providing the Owner with a Certificate of Occupancy upon completion of the job.

1.4 **Certificates and Inspections:** The Contractor shall schedule and perform all required inspections. Contractor shall coordinate the required municipality inspections with the local code enforcement official. Contractor shall furnish Owner with a Certificate of Occupancy from the permitting agency. Contractor shall furnish all other warranties and documentation listed in specification before project completion and final payment.

1.5 **Certificate of Insurance:** Contractors shall furnish Owner copies of insurance policies required by permitting agency including workers compensation, naming Owner and Architect as certificate holders.

1.6 **Licenses:** General Contractor and each trade shall be licensed as required by the State of New York, Westchester County or the municipality governing the proposed work. Contractor shall furnish a copy of license certificate of all trades who will be working on the project to the Owner.

1.7 **GUARANTEE:** The General Contractor shall provide a one year guarantee for all workmanship and material from date of substantial completion as established by the Architect. General Contractor shall furnish all other documentation, manuals and warranties before project completion and receipt of final payment.

1.8 **Contract:** Contractor shall execute a contract with Owner using an AIA document or agreement approved by both parties. The Architect shall prepare the AIA contract.

1.9 **Contract Set of Prints:** If required by article of construction contract, the Contractor and owner shall sign a set of contract documents (drawings & specifications) which shall serve as the contract scope of work for the project. Additional agreed upon items shall be written and approved by both parties and become a part of the contract.

1.10 **Allowances:** Shall be included in the contractors Scope of Work. The allowances are to be applied toward the purchase of a pre-contract schedule of items created by the Owner, Architect and Contractor. Installation of all allowance items shall included in the general contract Scope of Work.

1.11 **SUBSTITUTIONS:** In general, equal or better product substitutions are permitted where specific esthetic desires or requirements are not in question. Proposed alternative submittal documents shall include a side by side comparison to the specified product's submittal document(s).

DIVISION 3 - CONCRETE

3.1 **Poured Concrete:**

- A. MATERIALS:  
B. concrete shall be 3,500 psi, air-entrained  
C. (total air content, % by volume of concrete, shall be not less than 5% or D. more than 7%) and batched at a central plant.  
E. trowel finish. No slab shall be less than 3 1/2" thick as per R50G. 1.  
F. SUBMITTALS: Product data, batch tickets and test results for 28-day compression tests

G. EXECUTION:

- No work with materials containing water shall be carried out during unreasonably cold weather.
- Work may be started when temperature is 28 degrees F and rising, and shall be stopped when temperature is 34 degrees F and falling. Furthermore, during such cold weather conditions the following precautions shall be taken: Water shall be heated and kept warm. Sand shall be heated and kept warm. An anti-freeze such as "Euco" made by Euclid Chemical Co. "Tn-Mix" by Sonnenborn, or "No Freeze" by Horn shall be added to the mixture in proportions as recommended by the manufacturer. Material shall be placed as soon as possible and shall not be permitted to get too cold. No material containing ice or frozen parts shall be used. All footings and trenches when exposed must be dewatered and protected from freezing.
- Work shall be protected against cold weather or frost by means of hay, straw, canvas, "salamanders" or other approved methods. Work damaged by cold weather or frost will not be accepted.
- Contraction joints shall be provided by placing plastic inserts or grooves into the fresh concrete to a depth of 1/4 the thickness of the slab or with saw cuts. Saw cuts shall be made the same day that the concrete is cast. Contraction joint spacing for interior concrete of 4" thickness shall be 16'-0" max on center and for interior concrete of 5" thickness shall be 20'-0" max on center.
- Do not overwork the concrete surface to avoid crazing cracks.
- Do not add mix water to concrete beyond the amount for proper slumps.

DIVISION 5 - METALS

5.1 **METAL FABRICATIONS:**

A. MATERIALS:

- general: For metal fabrications exposed to view in the completed Work, provide materials with smooth, flat surfaces without blemishes. Do not use materials with exposed pitting, seam marks, roller marks, rolled trade names or roughness.
- steel plates, shapes, & bars: ASTM A-36 or A-36M.
- steel columns: ASTM A-36 with welded steel plates at top and bottom
- welding rods and bare electrodes: Select according to AWS specifications for metal alloy welded.
- primer for interior steel: Shop paint with modified oil-alkyd primer, Tnemec 88-559 or IO-1009 or equivalent. Primer shall be compatible with finish paint.
- primer for galvanized steel: Shop paint with polyamide epoxy primer, Tnemec F.C. Typoxy Series 27, or equivalent. Primer shall be compatible with finish paint.
- fasteners: Provide Type 304 or 316 stainless-steel fasteners for exterior use and zinc-plated fasteners with coating complying with ASTM B633, Class Fe/Zn 5, where built into exterior walls, except as otherwise noted. Select fasteners for type, grade, and class required.
- anchor bolts: ASTM F 1554, Grade 36. Anchor bolts shall be rated for contact to 'ACQ' pressure treated material.
- bolts and nuts: Regular hexagon-head bolts, ASTM A-307, Grade A, with hex nuts, ASTM A-563 and flat washers. Bolts, nuts and washers shall be rated for contact to 'ACQ' pressure treated material.
- machine screws: ASME B18.6.3
1. Lag bolts: ASME B18.2.1
2. wood screws: Flat head, carbon steel, ASME B18.6.1
3. plate washers: Round, carbon steel, ASME B18.22.1
4. lock washers: Helical, spring type, carbon steel, ASME B18.21.1
5. expansion anchors: Carbon-steel components zinc-plated to comply with ASTM B-633, Class Fe/Zn 5. Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to six times the load imposed when installed in unit masonry and equal to four times the load imposed when installed in concrete, by testing per ASTM E 488.

B. SUBMITTALS: For each product indicated, submit manufacturer's product data, product test reports based on comprehensive tests performed by a qualified testing agency, environmental 'green' performance/certifications and installation manual.

- product data: for Paint products
- shop drawings: Detail fabrication and erection of each metal fabrication indicated. Include plans, elevations, sections and details with their connections. Show anchorage and accessory items.
- Welding certificates: Copies of certificates for welding procedures and personnel. Certify each welder has passed the AWS qualification tests for welding processes involved and, if pertinent, has undergone recertification.

C. EXECUTION:

- For each product indicated, comply with the manufacturer's specifications and installation instructions.
- Anchor bolts shall be galvanized steel 1/2" diameter anchor bolts, with a minimum embedment of 12" in and 3" 'hook'. Bolts shall be spaced as per plans. All bolts must have washer and nut securely fastened.

DIVISION 6 - WOOD

6.2 **Wood Porch and Decks:** Contractor to furnish and install all materials, labor and equipment required for a complete renovated deck installation as shown on plans.

- A. MATERIALS:  
Wood Decking: See Plan Details and alternates.  
B. SUBMITTALS: For each product indicated, submit manufacturer's product data.  
C. EXECUTION:

- All framing not resting on wood headers shall rest on metal hangers "Simpson's - Zmax line or USP Connectors with triple zinc" or equal. All Hangers shall be rated for contact to 'ACQ' pressure treated material and all fasteners shall be approved type.
- Wood decking members, except for tongue and groove members, shall be installed with a "Finish-nal" thickness separation to allow drainage of water and expansion.
- No framing or finished wood shall be within 8" of finished grade.
- Deck ledger shall be decay resistant (pressure treated/Woalmanized) and thru bolted to adjacent construction with (2) rows 1/2" galvanized lag bolts @ 36" on center in staggered layout. Contractor to provide flashing system which shall be approved for contact to pressure treated material and galvanized hangers. Yorkshield 10G PT system or equal with joist protection tape. Contractor to waterproof underlayment membrane behind ledger and approved flashing noted above ledger to divert water away from structure. Contractor to install 'simpson' lateral load anchors which secure deck framing to house ledger at max. spacing 48" on center. See manufacturer's installation guidelines for installation at deck side and interior side of floor framing.
- Railing assemblies shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top. Properly anchor all posts and rails to meet this criteria. Review installation methods with Architect.

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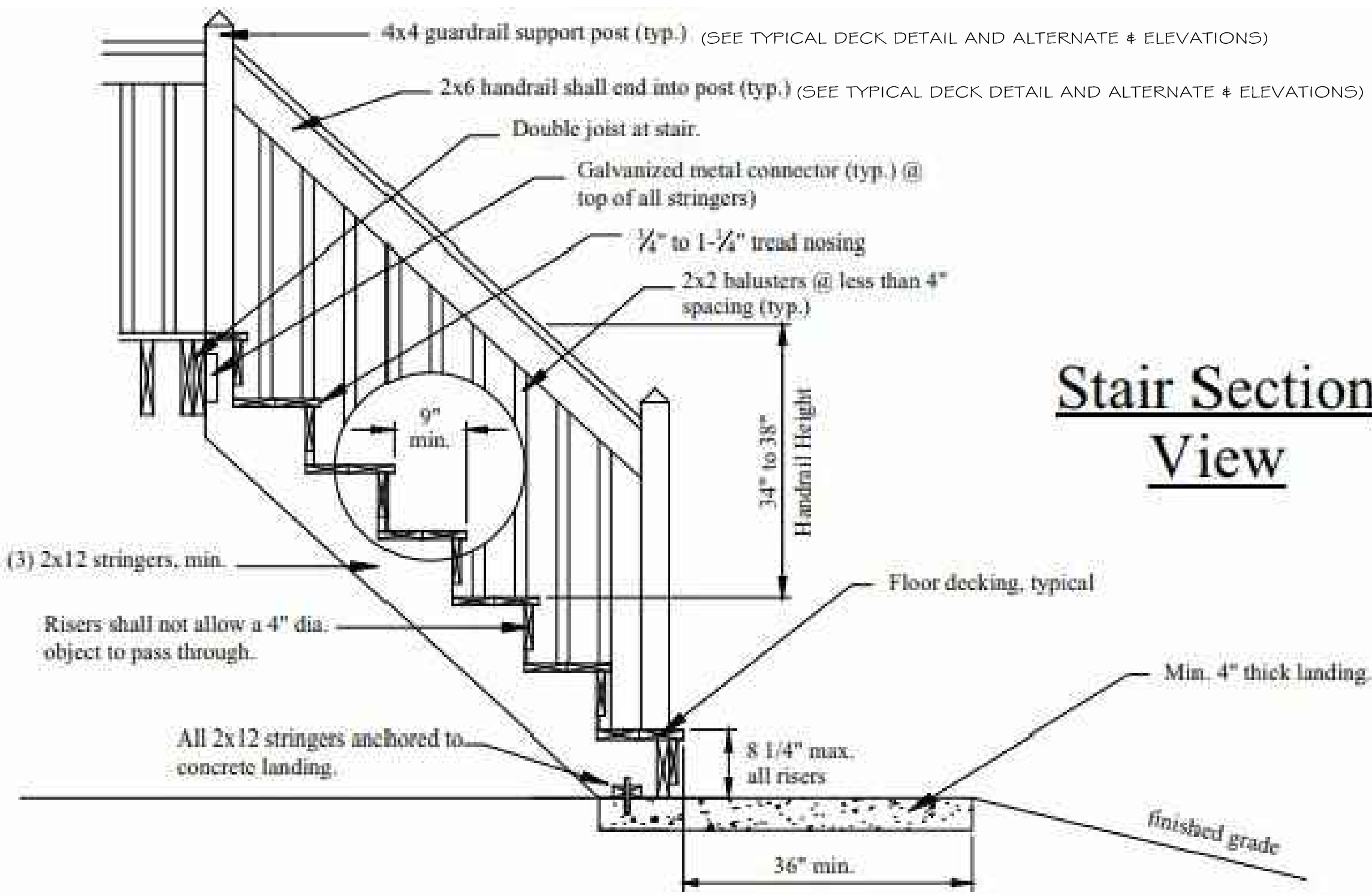
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Stair Section View

2 TYPICAL DECK STAIR - CODE MIN. DIAGRAM

SCALE: 1" = 1'-0"