

Vicinity Map - Scale: 1" = 350'
 Tax Lot Designation - Section 60.13 Block 3 Lot 16

PROPOSED DECK REPLACEMENT
SITE PLAN
 For
RICHARD DEMAN
 Village of Upper Nyack
 Town of Clarkstown Rockland County, NY
 Scale: 1" = 20' Area = 0.50

February 8, 2022

Lot # 1
 Filed Map # 5093
 N. or F.
 FULLER
 Tax Lot Designation
 Section 60.13 Block 3 Lot 18

Lot # 2
 Filed Map # 5093
 N. or F.
 SUAREZ
 Tax Lot Designation
 Section 60.13 Block 3 Lot 17

RO 9344

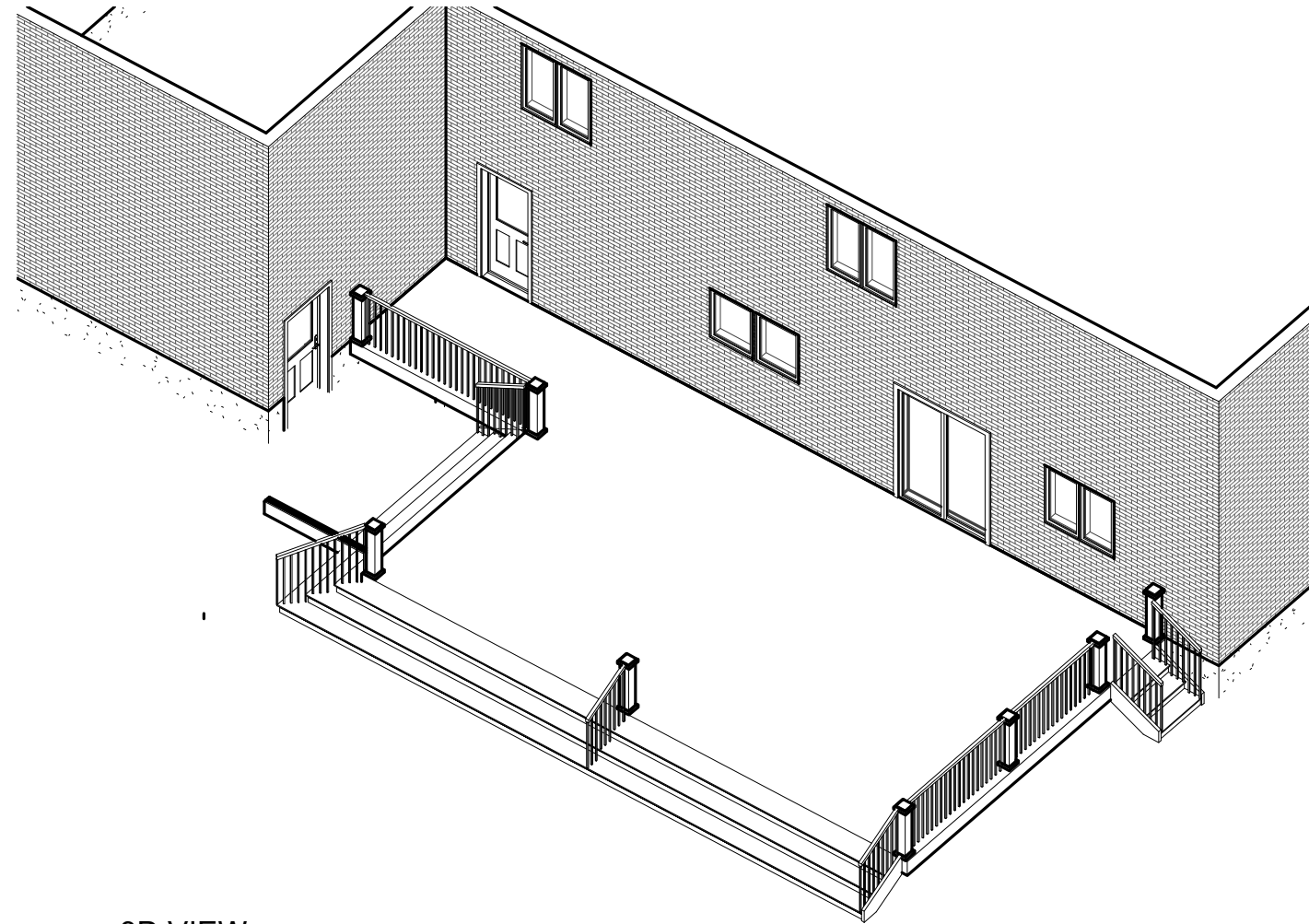
Districts	
School	Nyack Union Free School
Fire	Upper Nyack Dist.
Sewer	Village of Upper Nyack
Light	District #1
Water	District #11
Zone	R-3 District
Library	Nyack Library
Ambulance	Nyack

ZONE R-3 Village of Upper Nyack		
Item	Required	Provided
Min. Lot Area	20,000 sf	21,792 sf
Min. Str. Frontage	100 ft.	281.54 ft.
Min. S/B from Str. Line	35 ft.	38.9 ft & 39.5 ft.
Min. S/B from Rear Lot Line	25 ft.	49.7 ft.
Min. S/B from Side Lot Line	25 ft.	43.2 ft.
Min. Livable Flr. Area 1st Flr.	800 sf	2,488 sf
Min. Livable Flr. Area 2nd Flr.	750 sf	1,821 sf
Max Bldg. Height	35 ft.	27 ft +/-
Max Cov. Primary Bldg./Struct.	16%	16%
Max Cov. Primary Building	12%	11.4%

Robert E. Sorace, PLS
 135 South Main Street
 New City, NY 10956
 845-638-1498
 Lic. 49162

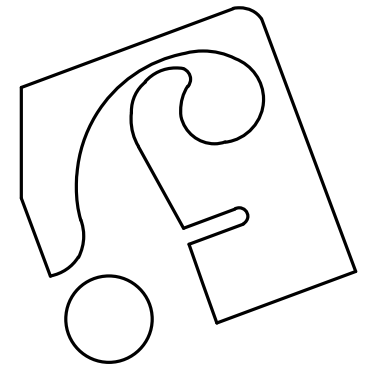
DEMAN RESIDENCE DECK

506 BROADWAY - NYACK, NY 10960
SECTION: 60.13 BLOCK: 3 LOT: 16



① 3D VIEW

SCOPE OF WORK:
REMOVE EXISTING DECK IN REAR
REPLACE WITH DECK AS PER PLANS



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ARCHITECT

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DEMAN
506 NORTH BROADWAY
NYACK NY 10960

COVER SHEET

Project number	DEMAN
Date	1-12-22
Drawn by	JF
Checked by	JF

A-1

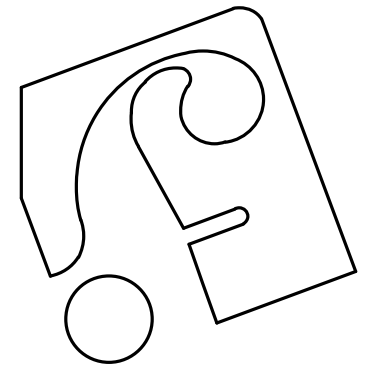
Scale

GENERAL NOTES:

1. ALL WORK INCLUDING MATERIAL STRESSES & METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL LOCAL ORDINANCES GOVERNING THIS CONSTRUCTION.
2. DO NOT SCALE DRAWINGS DIMENSIONS INDICATED. ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION.
3. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THESE DRAWINGS CONFORM TO THE MOST RECENT ADDITION OF THE APPLICABLE NEW YORK STATE ENERGY CODE. ALL LOCAL CODES AND GENERALLY ACCEPTED PRACTICES
4. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH ANY AND ALL LOCAL CODES AND GENERALLY ACCEPTED PRACTICES
5. THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE DRAWINGS. TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION DEEMED NECESSARY BY JOHN ANTHONY FERRARO P.C., ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT THE SAID ADDITIONAL DRAWINGS ARE TO BE OF EQUAL FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS FORMING PART OF THESE NOTES TO WHICH THEY RELATE.
6. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPLICABLE STATE BUILDING CODES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES. ALL PERMITS SHALL BE PROPERLY DISPLAYED.
7. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICES EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS
 - A. ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE
 - B. ACCEPTED FOR USE UNDER PRESCRIBED CODE TEST METHODS.
8. ALL INSULATION SHALL BE EITHER KRAFT OR FOIL FACED OR UNFACED A 6 MIL POLYETHYLENE
- 8A ALL CONCRETE SHALL MEET A STRENGTH OF 4000 PSI OVER 28 DAYS
9. CONTRACTOR TO CONSULT WITH OWNER PAINTING ALL INTERIOR ROOMS INCLUDING THOSE NOT EFFECTED BY CONSTRUCTION
10. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE BUILDING IN THE FIELD BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECTS PRIOR TO START OF WORK. ARCHITECT TO BE NOTIFIED OF DEVIATIONS OR CHANGES MADE TO PLANS
11. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, COORDINATION, BONDS, INSURANCE, PERMITS AND INSPECTIONS AS NECESSARY FOR THE COMPLETION OF WORK.
12. CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF OTHER CONTRACTORS AND SUPPLIERS.
13. CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO STAIRS, ENTRANCES OR MEANS OF EGRESS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING WORK DURING THE COURSE OF CONSTRUCTION ANY DAMAGE RESULTING FROM CONSTRUCTION PROCEDURES SHALL BE THE RESPONSIBILITY OF THOSE CONTRACTORS CAUSING SUCH DAMAGE.
15. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR INSPECTION OF ALL STRUCTURAL ELEMENTS OF THE CONSTRUCTION. 48 HOURS MINIMUM NOTICE IS REQUIRED.
16. CONTRACTOR SHALL NOTIFY THE ARCHITECT AT LEAST FORTY- EIGHT (48) HOURS IN ADVANCE OF WORK WHICH WILL AFFECT THE EXISTING BUILDING SERVICES AND OBTAIN THE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.
17. CONTRACTOR SHALL MAINTAIN THE SECURITY AND WEATHER TIGHTNESS OF THE EXISTING BUILDING.

ELECTRICAL NOTES:

- 1 CONTRACTOR SHALL RELOCATE LIGHT FIXTURES, RECEPTACLES, AND/OR SWITCHES DESIGNATED FOR RELOCATION. MODIFY EXISTING CIRCUITRY AS NECESSARY TO REINSTALL LIGHT FIXTURE, RECEPTACLE AND/OR SWITCHES IN LOCATIONS SHOWN ON DRAWING
- 2 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND PAINTING ASSOCIATED WITH ALL ELECTRICAL WORK.
- 3 ALL ELECTRICAL CIRCUITRY SHALL BE CONCEALED IN WALLS, CEILINGS AND FLOORS. IF SAME IS IMPOSSIBLE, ADVISE THE OWNER AND AWAIT APPROVAL/AUTHORIZATION FOR SURFACE MOUNTING. SUCH EXPOSED CIRCUITRY SHALL BE RUN IN SURFACE METAL RACEWAY.
- 4 ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE LATEST EDITION, AND THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CONSTRUCTION CODE. THIS INCLUDES ALL TERMINATED ELECTRIC.
- 5 CONTRACTOR SHALL OBTAIN, PAY FOR AND COMPLY WITH ALL REQUIRED PERMITS. CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO OWNER PRIOR TO COMPLETION OF PROJECT.
- 6 CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS, NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE ELECTRICAL INSTALLATION COMPLETE AND OPERATIVE AND IN COMPLIANCE WITH APPLICABLE CODES.
- 7 ALL WIRING SHALL BE COPPER CONDUCTOR MINIMUM SIZE #12 AWG. UNLESS OTHERWISE NOTED.
- 8 CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING EQUIPMENT AND NOTE CONDITIONS AND AREAS WHERE WORK WILL OCCUR IN FIELD.
- 9 CONTRACTOR SHALL COORDINATE LOCATION OF LIGHT FIXTURES AND ELECTRICAL EQUIPMENT WITH OTHER TRADES TO AVOID CONFLICTS.
- 10 CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND CEILING AT BETWEEN BASEMENT AND AREA OF NEW CONSTRUCTION WITH AN INTUMESCENT STOP MATERIAL .
- 11 CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES TO AVOID CONFLICTS OF EQUIPMENT INSTALLATION. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL EQUIPMENT CONNECTIONS, WIRING DEVICES AND LIGHTING WITH ARCHITECT PRIOR TO INSTALLATION.
- 12 CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIAL INSTALLED UNDER THIS CONTRACT FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER AND AGREES TO REPLACE DEFECTIVE WORK AT NO ADDITIONAL COST TO OWNER DURING THE GUARANTEE PERIOD.
- 13 FINAL LOCATIONS AND ELEVATIONS OF ALL LIGHT FIXTURES, RECEPTACLES, IN THE FIELD.



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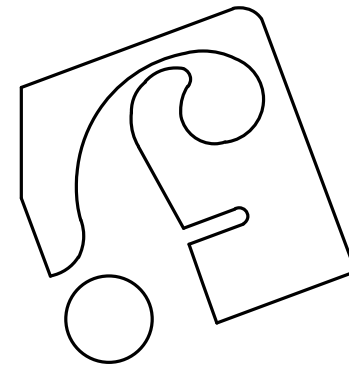
**DEMAN
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NOTES

Project number	DEMAN
Date	1-12-22
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A-2

Scale



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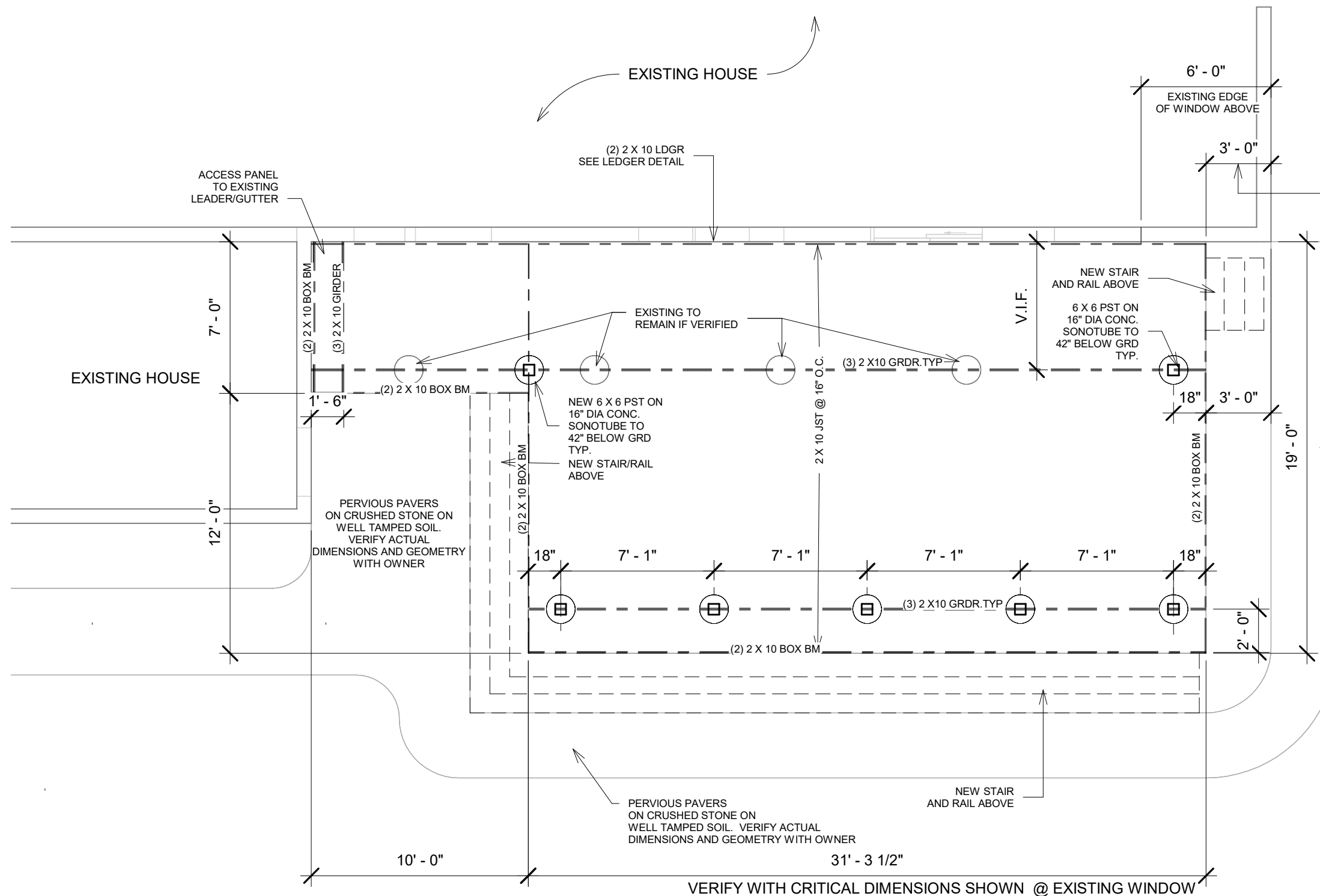
DECK FTG/FRAM'G PLAN

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Checked by	Checker

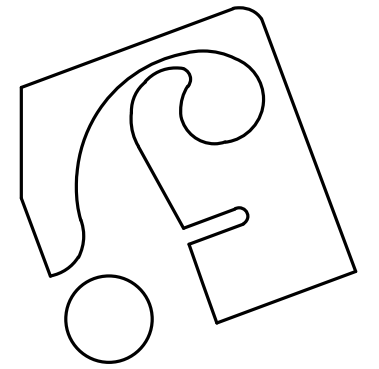
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Scale 3/16" = 1'-0"

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1 PROPOSED DECK FRAMING/FTG
3/16" = 1'-0"



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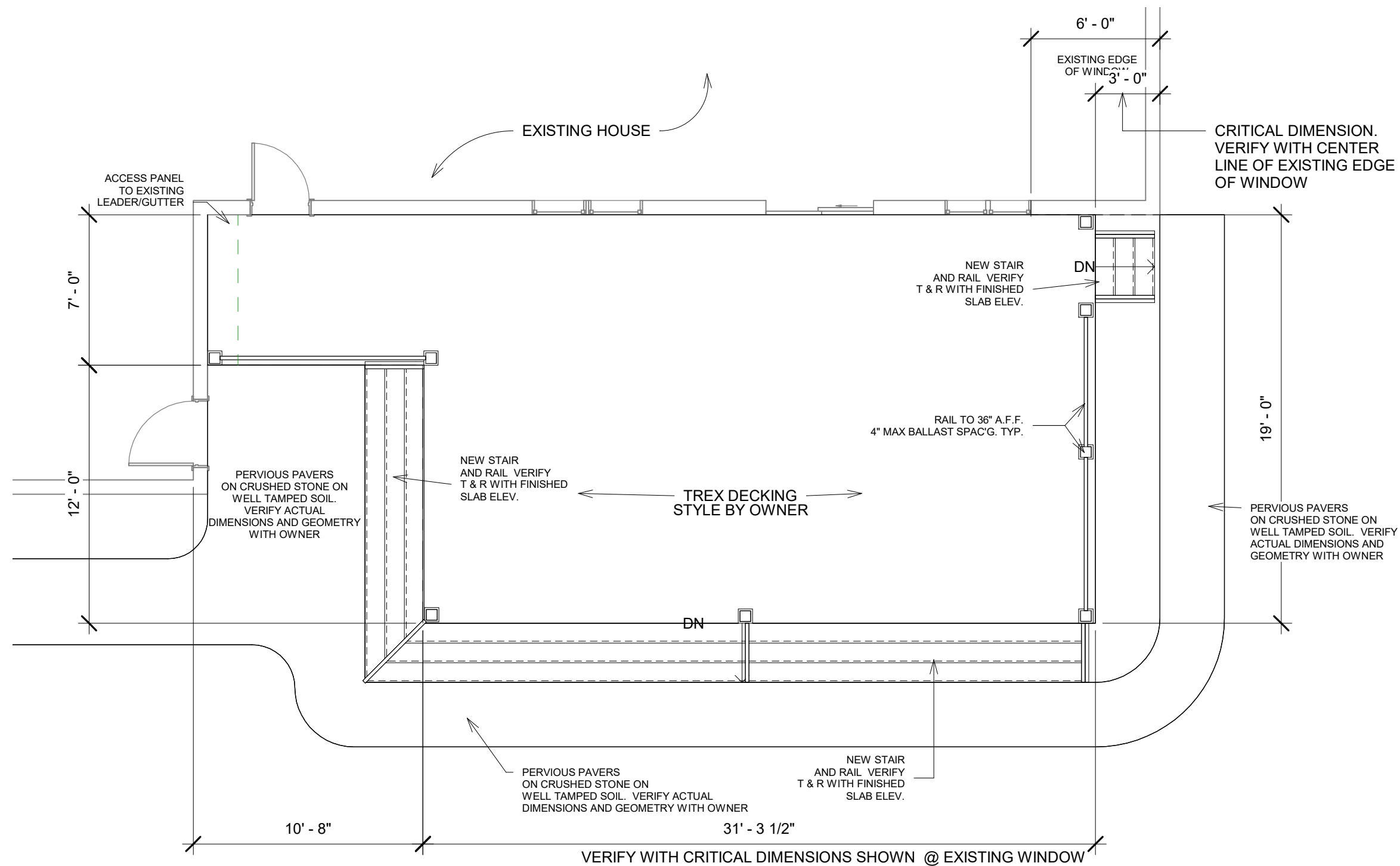
PROP. DECK PLAN

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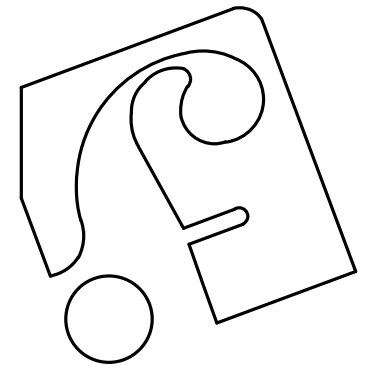
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Scale 3/16" = 1'-0"

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1 **PROPOSED DECK PLAN2**
3/16" = 1'-0"



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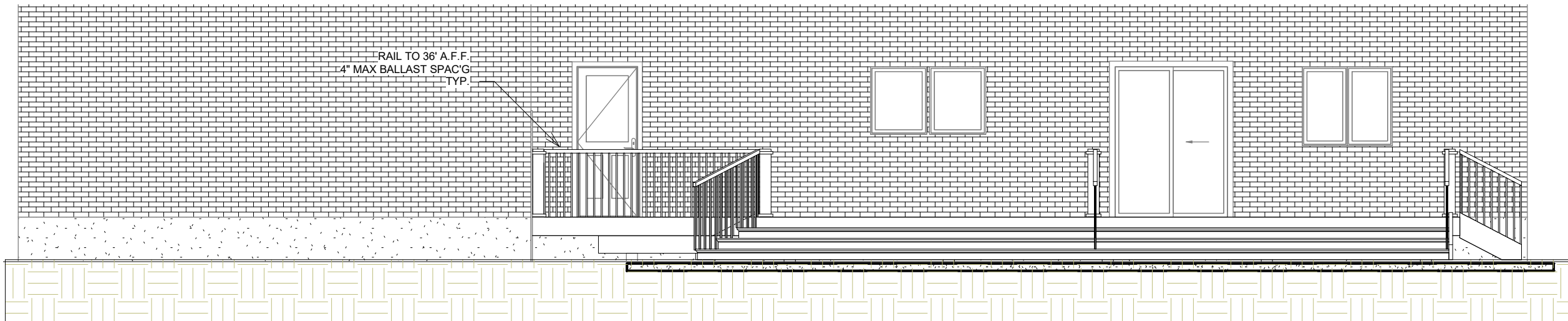
ELEVATIONS

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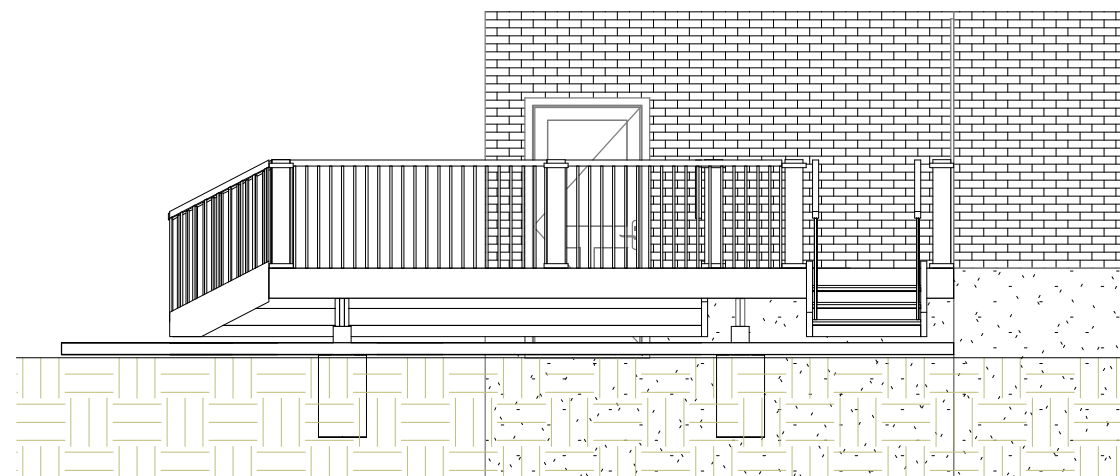
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Scale 3/16" = 1'-0"

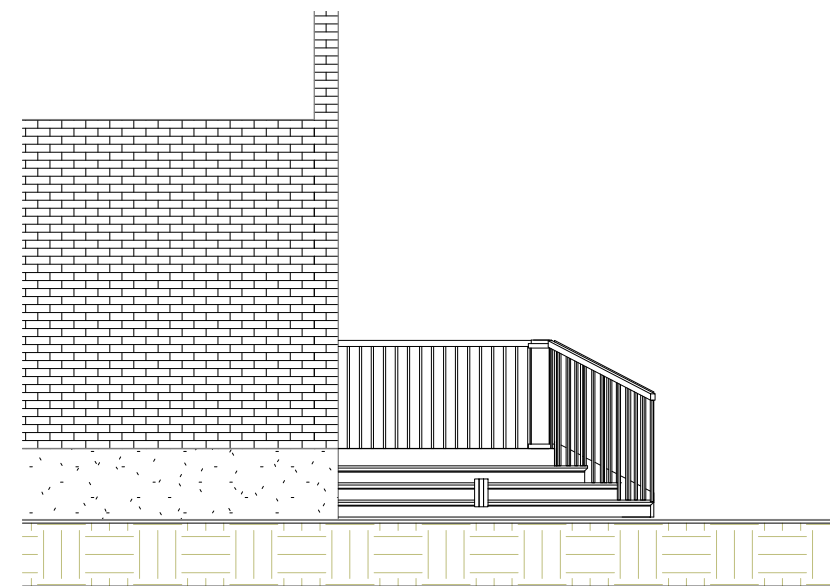
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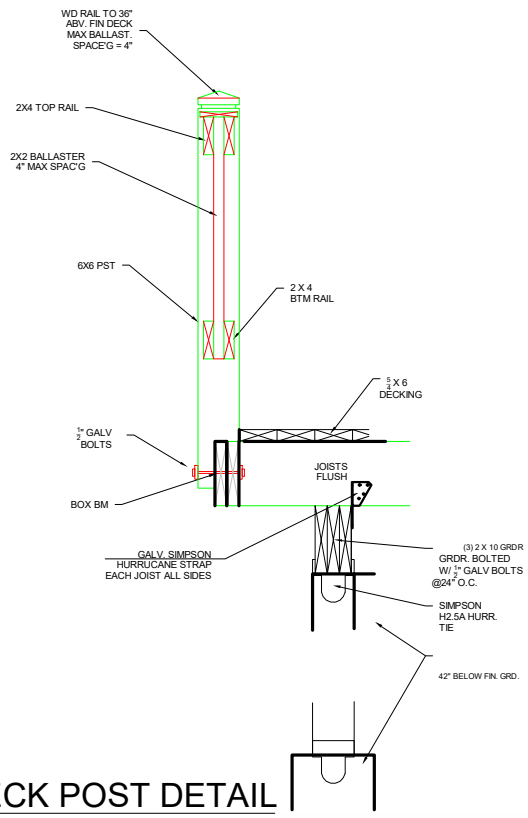
1 PROPOSED REAR ELEVATION
3/16" = 1'-0"



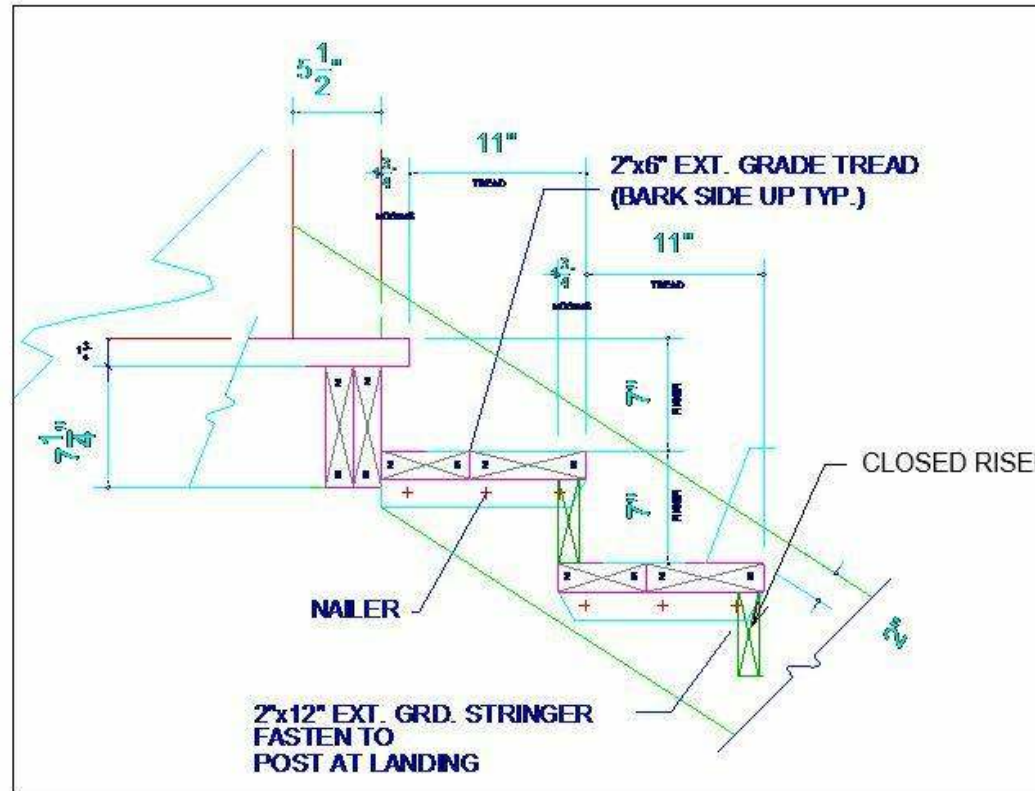
2 PROPOSED RIGHT SIDE ELEVATION
3/16" = 1'-0"



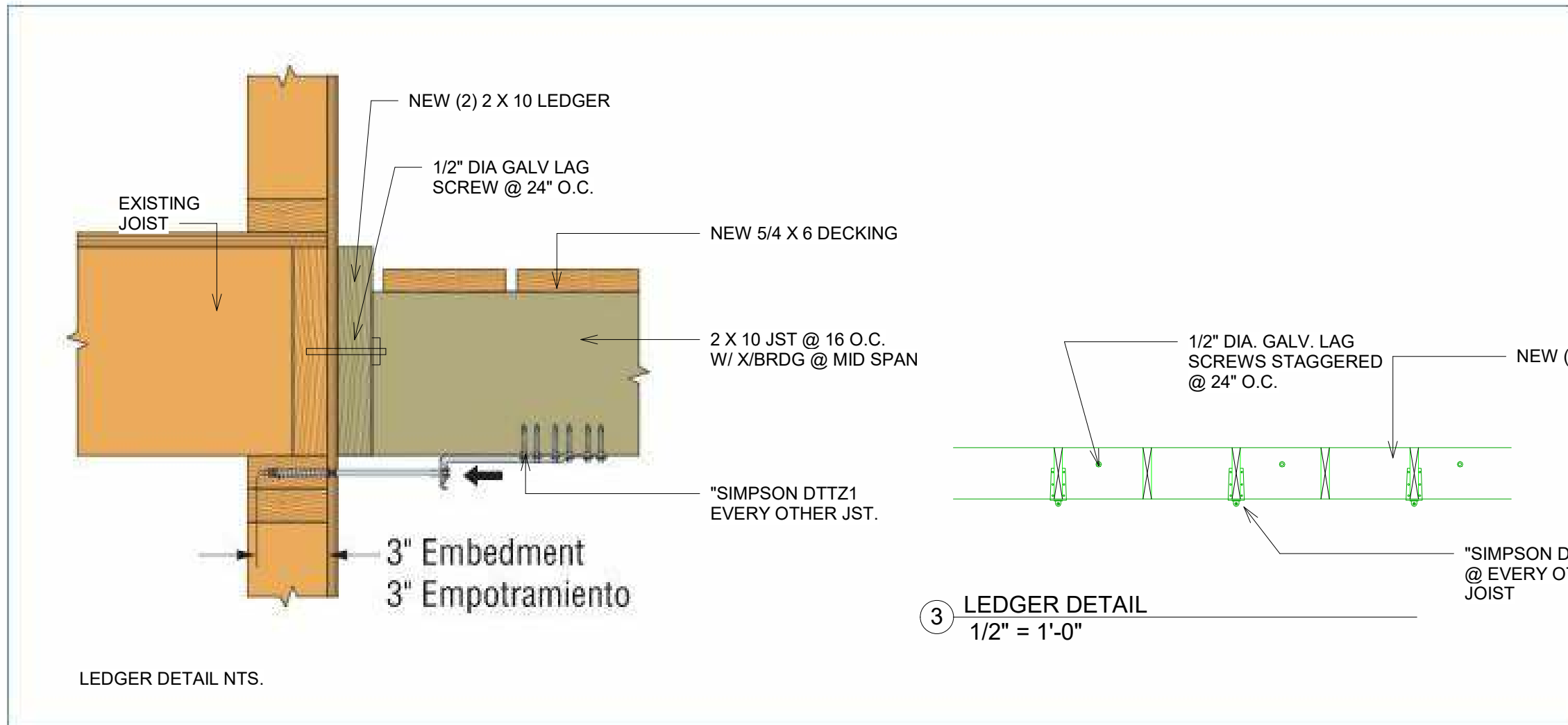
3 PROPOSED LEFT ELEVATION
3/16" = 1'-0"



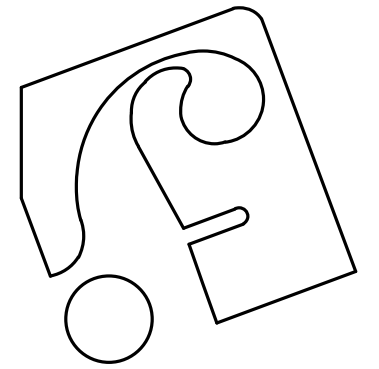
2 DECK POST DETAIL
1/2" = 1'-0"



3 LEDGER DETAIL
1/2" = 1'-0"



LEDGER DETAIL NTS.



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DETAILS

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Scale	1/2" = 1'-0"
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