

OUTDOOR SHOWER, SAUNA & EXTENSION OF OPEN WOOD DECK AT:

276 SOUTH BOULEVARD

NYACK, NY ~ TOWN OF ORANGETOWN

ISSUED FOR PLANNING BOARD APPLICATION - DECEMBER 27th, 2021

PROJECT DESCRIPTION:

ADDITION OF NEW OPEN WOOD DECK (353 S.F.), WITH COVERED OUTDOOR SHOWER AND SAUNA, ADJACENT AND CONNECTED TO THE EXISTING OPEN WOOD DECK AT:

276 SOUTH BOULEVARD, NYACK, NY
SECTION: 71.05-1-41, BLOCK: 44, LOT: 4, ZONE R-22
(SINGLE FAMILY DWELLING)

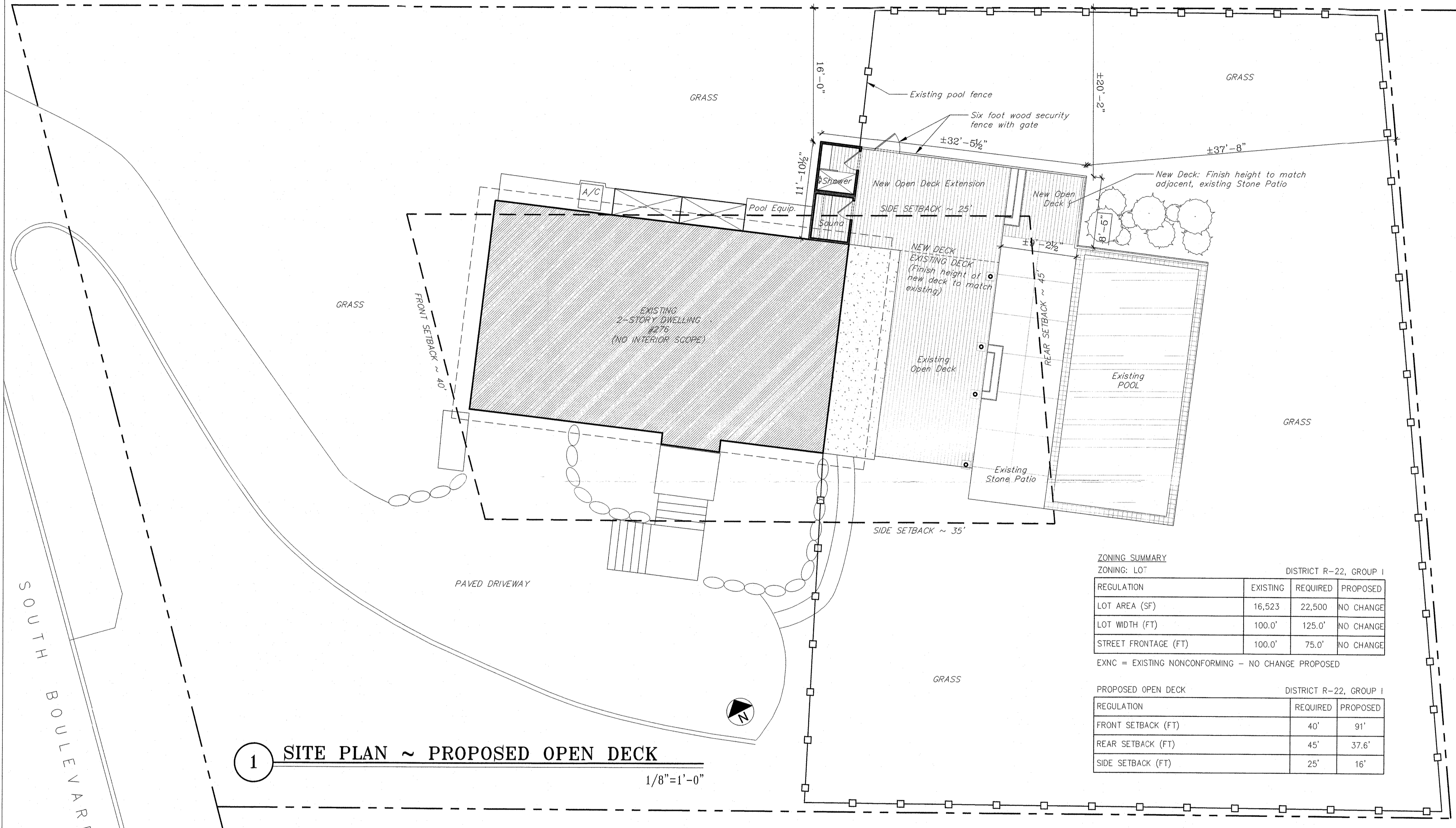
SHEET INDEX:

A-1 TITLE SHEET, PROJECT NOTES, PLANS AND DETAILS

GENERAL CONSTRUCTION NOTES:

VERIFY ALL CONSTRUCTION DIMENSIONS ON FLOOR PLANS, COORDINATE AS REQUIRED.
EXISTING ELECTRICAL IN EXISTING PORTION OF HOUSE TO REMAIN. PROTECT.
EXISTING ROOF TO REMAIN. PROTECT DURING ALL PHASES OF CONSTRUCTION.

IF, ONCE EXPOSED, ANY EXISTING STRUCTURAL CONDITION IS FOUND TO BE DETERIORATED, VISIBLY INSUFFICIENT OR OTHERWISE DIFFERENT THAN WHAT'S SHOWN IN THESE DRAWINGS, THE GC SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ALLOW FOR AN INSPECTION PRIOR TO ANY FURTHER WORK BEING PERFORMED IN THE IMPACTED AREA.



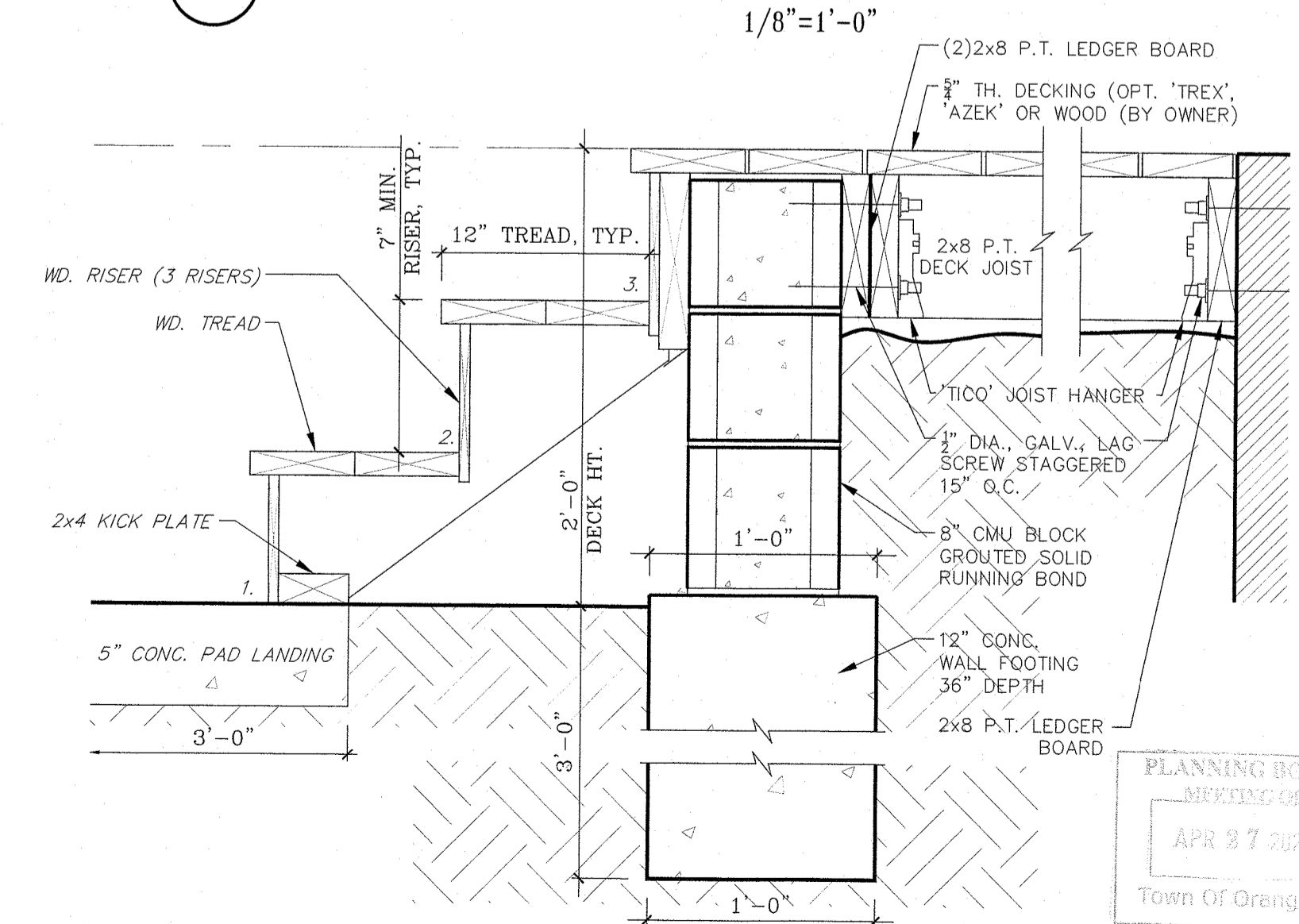
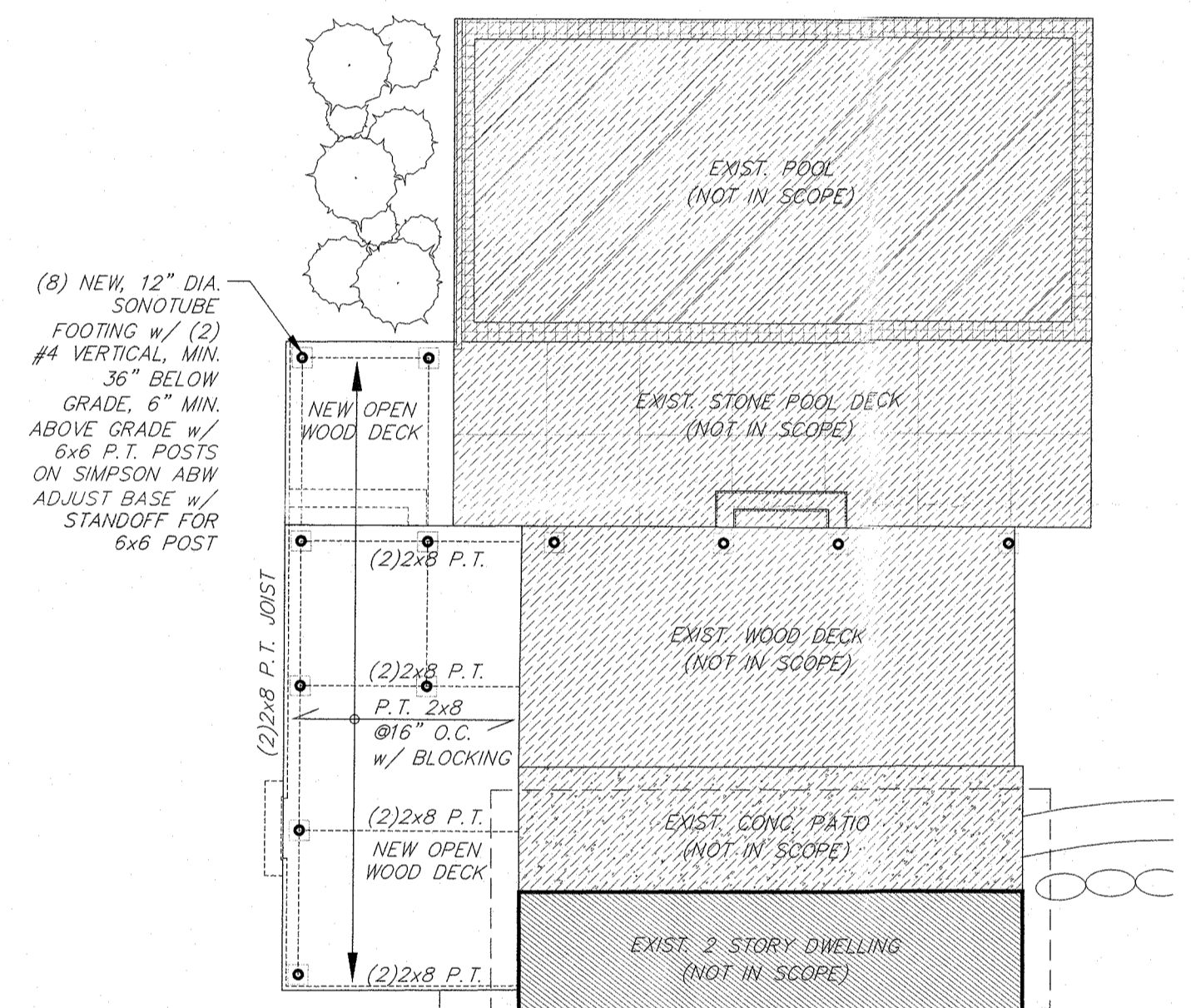
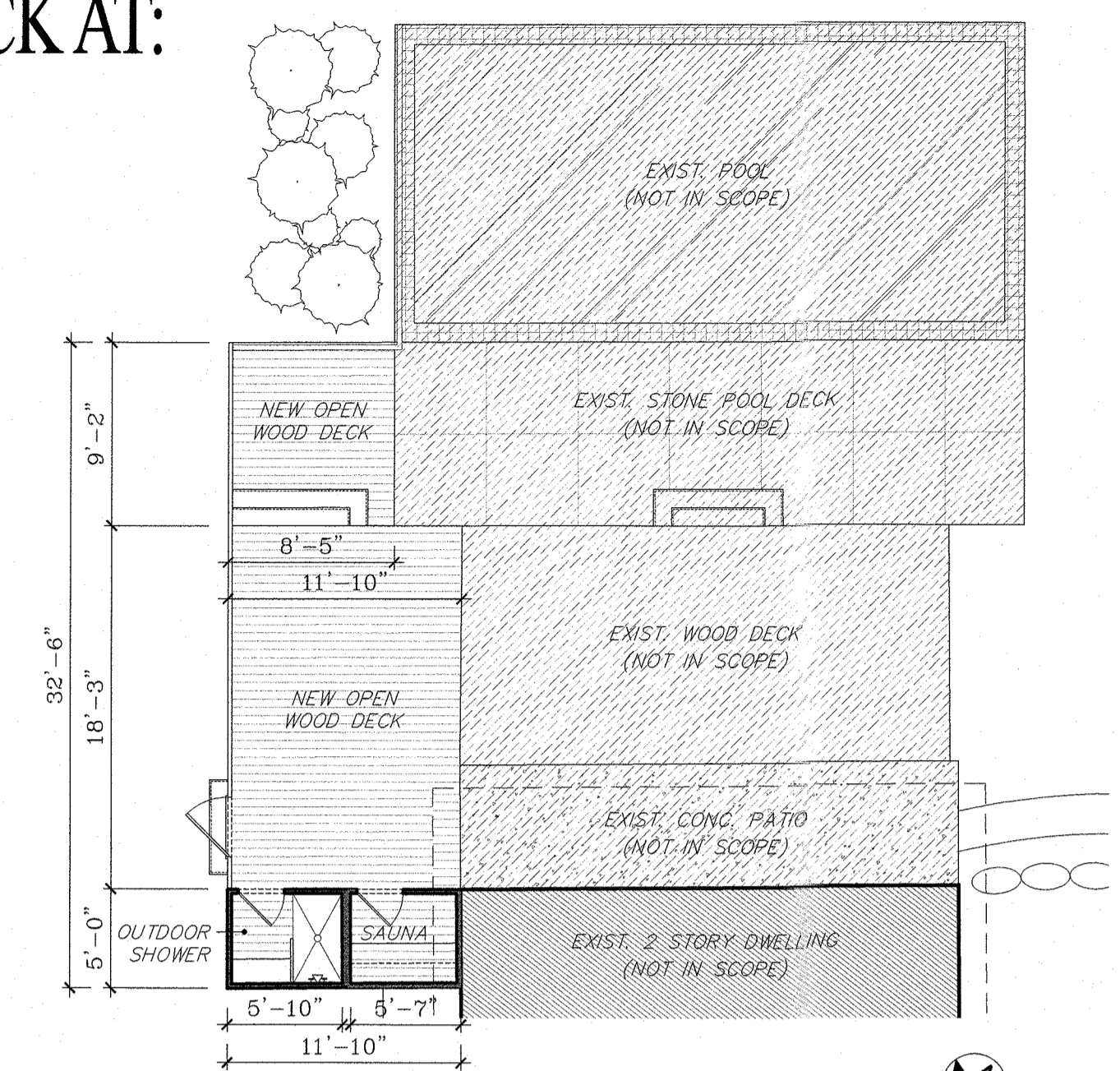
ZONING SUMMARY
ZONING: LOT DISTRICT R-22, GROUP I

REGULATION	EXISTING	REQUIRED	PROPOSED
LOT AREA (SF)	16,523	22,500	NO CHANGE
LOT WIDTH (FT)	100.0'	125.0'	NO CHANGE
STREET FRONTAGE (FT)	100.0'	75.0'	NO CHANGE

EXNC = EXISTING NONCONFORMING - NO CHANGE PROPOSED

PROPOSED OPEN DECK
DISTRICT R-22, GROUP I

REGULATION	REQUIRED	PROPOSED
FRONT SETBACK (FT)	40'	91'
REAR SETBACK (FT)	45'	37.6'
SIDE SETBACK (FT)	25'	16'



MASONRY NOTES

- All work shall comply with the specifications, local codes and the Specifications for Masonry Structures (TMS 404/602-16)
- Concrete masonry units shall comply with ASTM C90-00 "Standard Specification for Hollow Load-Bearing Concrete Masonry Units" and shall be Grade N, Type I. CMU blocks shall be normal weight blocks (125 PCF min.) with a compressive strength of (f'm = 1500 PSI).
- Mortar shall comply with ASTM C270-00 and shall be Type M (2500 PSI) or S (1800 PSI) made from masonry cement.
- Grout shall comply with ASTM C476, latest edition. Grout strength to match masonry assemblage strength (f'm = 1500 PSI).
- Steel reinforcing shall comply with ASTM A615-00 Grade 60.
- Lay masonry in running bond.
- Inspection and testing shall be paid for as described in the ACI-530.1-08/ASCE 6-08. Services shall include those required by ACI-530.08/ASCE 6-08 and in addition, those required by the New York Building Code.
- Unless otherwise specified, to be fully grouted, masonry cells shall be full grouted at the following locations: a. cells where reinforcing bars are placed, b. where mechanical anchors are installed, c. full height under bearing lintels, d. other locations shown on drawings.
- Provide bond beam course with 2-#5 horizontal bars at top and bottom of wall and at 48" O.C., unless otherwise shown.

GENERAL NOTES:

All work shall conform with the requirements of the 2020 Residential Code of New York State, National Electric Code, National Plumbing Code, N.F.P.A. recommendations, O.S.H.A., and all local codes and ordinances applicable to this project. Construction documents are in compliance with ASCE 24.

Prior to submitting a bid, the contractor shall become familiar with the project by careful inspection of the site and construction documents. Should any error, omission, ambiguity or discrepancy exist on the drawings which the contractor might reasonably be expected to detect, the same shall be brought to the attention of the Architect for correction or clarification prior to proceeding with the work involved. Any work that proceeds otherwise shall, if incorrectly performed, be replaced or repaired at no additional cost.

If any modifications to these drawings are not reviewed and approved by the Architect, the Architect takes no responsibility for the changes.

The contractor shall be solely responsible for construction means, methods, techniques, sequences, and procedures required for the safe execution and completion of work and for initiating, maintaining, and supervising all safety precautions and programs in connection with the work.

All work shall be performed in a workman-like manner. Match and align all surfaces where applicable to afford a finished, neat appearance. All existing surfaces and equipment shall be protected and any damage to such caused by the work shall be patched/repainted such that they are left as they were before the commencement of the work. Contractor shall clean all dirt and refuse caused by the work.

All work that is either implied or reasonably inferable from the contract documents shall be the responsibility of the contractor and a reference to any work by mention, note, detail or implication indicates the contractor shall perform a complete installation of such work. All equipment, fixtures and other devices shall be fully installed and shall be made fully operational and warranted when the job is complete.

WOOD NOTES:

GRADE: All lumber for framing shall be Douglas Fir Select Structural Grade or better clearly stamped and graded.

BLOCKING: Provide solid bearing under all joists, beams and posts. Provide solid blocking above sill plate below all posts. DETAILS: Set all beams and joists natural camber up. Members shall not be drilled or notched excessively (see code for limitations on notching lumber and manufacturer's data for limitations on notching composite wood members. The

minimum distance from grade to untreated lumber is 8". Provide metal joist and beam anchors, hangers, braces and connectors at all points of flush and suspended framing (products by Simpson, Teco or equal). Use hurricane anchors at all roof-to-wall connections, all wall-to-foundation connections, and all other connections as required by code. For composite wood girders, provide bearing as per manufacturer's recommendations. Where girders are noted to be "flush", the bottom of girder is to align with the bottom of adjacent joists. Size, number and location for all nailing and other connectors shall be as per building code.

FRAMING: Joist/beam/header hangers: galvanized w/ fasteners for interior and z-max fasteners for exterior applications or in contact with preservative treated lumber by simpson strong-tie or eq. - Continuous bearing from point of load to foundation shall be provided by means of columns and solid blocking at each floor level. - Provide fire-blocking at 10'-0" horizontally per I.R.C. section R302.11 with materials as prescribed in I.R.C. section R302.11.1. - All exterior plumbing walls shall be framed with 2x6 studs, remaining interior stud walls shall be framed with 2x4 studs unless noted otherwise. - Provide 25/4" x 54" attic access with conventional framing.

FABRICATION/CONNECTIONS: All connections shall be fabricated with approved timber connectors, bolts, lag screws, spikes and nails in accordance with accepted engineering practice. Bolted

connections shall be snugged up tightly without crushing wood fibers under the washers. All nailed connections shall meet the minimum requirements of the International Residential Code, (NY edition) 2020.

AT GRADE PROTECTION: All exterior wood framework, whether structural or non-load bearing, shall be supported on approved foundation walls at least eight (8) inches above the finished grade. Where climatic conditions or the geographical location require, additional control measures to protect buildings and structures against decay and termite attack should be used.

FOUNDATION NOTES

DEPTH: Bottom of all footings shall be minimum of 3'-0" below finished grade. If footings are stepped, the line of the footing shall be sloped not more than one foot vertical to two feet horizontal. Footings shall be formed to their full depth. SOIL: All footing design is based on a presumptive soil bearing capacity of 2000 PSF, minimum. If conditions encountered under all or part of the footings do not allow such bearing capacity, notify Architect for redesign. Footing shall be on undisturbed virgin soil, free of frost. If required, provide stone or concrete fill under the supervision of a N.J. Registered Geotechnical Engineer.

BACKFILLING: All interior and exterior backfilling to be performed simultaneously. Backfilling against foundation walls shall not be performed until floors or roof they support have been completely installed.

FILL SOLID with concrete all block cells below grade. Also fill solid all cells where anchors occur, and entire top course.

FOUNDATION ANCHORAGE: Wall sill plates, a minimum of two by six inch (2" x 6") member, shall be sized and anchored to foundation wall or piers and at intermediate intervals as required to resist wind uplift. - anchor bolts shall be minimum of 5/8" in diameter w/ 3" x 3" x 1/4" washer plate. The bolts shall be embedded in foundations to a depth of not less than fifteen (15) inches in unit masonry and 8" in poured concrete. There shall be a minimum of two (2) anchor bolts per section of plate and anchor bolts shall be placed within twelve (12) inches from end to each section of plate with intermediate bolts spaced a max. of 42" o.c. anchor bolts, washer plates, and nuts to be hot dipped, galvanized, provide anchor bolts on each side of garage doors to meet wind bracing R403.1.6.

CONCRETE STRENGTH: All concrete shall be controlled stone type with a minimum ultimate compressive strength of 3000 PSI for footings. All concrete shall comply with current A.C.I. requirements.

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EXTENSION OF OPEN WOOD DECK:
276 SOUTH BLVD.
NYACK, NY
TOWN OF ORANGETOWN

SHEET TITLE:
DECK EXPANSION

DATE ISSUED:
27 DECEMBER 2021

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

DRAWN BY:
JPW

DATE CREATED:
08/31/2021

A-1

JONATHAN WOLFE ARCHITECTURE + DESIGN
518 Laurel Avenue, W. Allentown NJ 07711
E: jon@jonathanwolfearchitect.com
T: 917-966-0299

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