-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY JAY A. GREENWELL, PLS DATED MAY 12, 2021, PROVIDED BY OWNER.

I. AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING. 2. STORMWATER MANAGEMENT PLIASE II REGULATIONS: ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS THE TREE PROTECTION AND PRESERVATING GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL

A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER TREE CANOPY. 3. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT. D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE

ESTABLISHED BY ONE OF THE FOLLOWING METHODS:

SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS

-ONE (I) FOOT RADIUS FROM TRUNK PER INCH DBH -DRIP LINE OF THE TREE CANOPY THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBL A BARRIER OF SNOW FENCE OR QUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE IF IT I AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITICATE THE IMPACT:

-LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK. -LICHIT IMPACTS ONLY - INSTALLATION OF 3/4"

OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA

THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITH THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FOR THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN 6(SIX) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAT THE TREE CANOPY 4. ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THE SITE ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE

BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING

GROWING SEASON. 5. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, NCLUDING THE REMOVAL OF TREES, THE APPLICAN SHALL INSTALL SOIL TROSING AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERINGIDEME SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION. 6. THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED,

SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD. 7. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORSEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESITAGE THE CONDITIONIS), AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS O CORRECT THE CONDITION(S), OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SUBDIVISION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREAIL WETLANDS-US ARMY CORP. OF ENGINEERS). 8. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY(30) DAYS OF THE COMPLETION OF CONSTRUCTION.

9. PRIOR (AT LEAST 14 DAYS) TO THE PLACING OF ANY ROAD SUB-BASE, THE APPLICANT SHALL PROVIDE THE TOWN OF ORANGETOWN SUPERINTENDENT OF HIGHWAYS AND DEME WITH A PLAN AND PROFILE OF THE GRADED ROAD TO BE PAVED IN ORDER THAT THESE DEPARTMENTS MAY REVIEW THE DRAWINGS CONFORMANCE TO THE APPROVED CONSTRUCTION PALMS AND THE TOWN STREET SPECIFICATIONS. 10. THE PLANNING BOARD SHALL RETAIN

JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.

#### 11. ZONE: R-22 12. DISTRICTS:

SOUTH NYACK HRE DISTRICT NYACK UNION FREE SCHOOL DISTRICT SCHOOL: WATER: TOWN OF ORANGETOWN TOWN OF ORANGETOWN

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. IIS DOCUMENT IN ANY COURT, RANSACTION, OR OR OFFICE 15 AN UNAUT FEDERAL



NOTES CONT'D:

13. AREA OF DISTURBANCE = 2,200 SF.

MUNICIPAL LAW OF THE STATE OF NEW YORK.

14. NO TREES ARE TO BE REMOVED. 15. NO WATER SUPPLY IMPROVEMENTS ARE NECESSARY.

19. ELEVATION DATUM IS GPS DERIVED NAVD88-SANITARY SEWER MANHOLE(359.2).

16. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED. 17. ALL UTILITIES, INCLUDING ELECTRIC & TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND 18. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP & HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L & M OF THE GENERAL

BULK REQUIREMENTS ZONE: R-22

JOEN REGOTTENTO ZONE REZE											
US <del>L</del> ROUP	MINIMUM LOT AREA	(FEET) WIDTH LOT	FRONT YARD (FLET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR SETBACK (FEET)	STR <del>LL</del> T FRONTAGE (FLET)	MAXIMUM HELGHT (FEET)	FLOOR AREA RATIO (FAR)	SIDE SETBACK (FEET) POOL	REAR SETBACK (FEET) STREET
REQ'D	22,500 50. fT.	125	40	25	60	45	75	20'	0.20	25	20
XIST.	15,663 5Q. FT.*	100.1*	39.1*	21.7*	63.2	71.7	100.0	NA	NA	NA	NA
Z'OS	15,663 5Q. FT.*	100.1*	39.1*	15.9**	57.4**	71.7	100.0	NA	NA	28.5	33.8
* PRE-FXISTING CONDITION											

\* PRE-EXISTING CONDITION LOT AREA CALC: \*\* VARIANCE REQUIRED AREA = 16,291 SF -1,256\*.5(SLOPE >25%)

AREA = 15,663 SF

W WATER LINE / VALVE

UTILITY POLE

LIGHT POLE

------UE------ UNDERGROUND ELECTRIC

OHW OVERHEAD WIRES

FS-FORCE SEWER

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM

UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL

AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL

OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE

THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

LOCATION, SIZE, AND INVERT OF ALL UTILITIES PRIOR TO ANY

UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING

CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON

MB = MULBERRY

CH = CHERRY

DG = DOGWOOD

LN = LINDEN

C = CEDAR

= ASH

LC = LOCUST

M = MAPLE

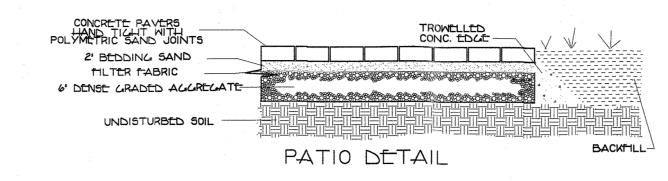
P = PINE

6.0" [150 mm] SDR-35 / SCH. 40 PVC ENDCAR

--- 6.0" [150 mm] SDR-35 / SCH. 40 PVC RISER

6.0" [150 mm] SDR-35 / SCH. 40 PVC

6.0" [150 mm] SDR-35 / SCH 40 PVC



- CULTEC NO. 410 NON-WOVEN GEOTEXTILE AROUND

STONE. TOP AND SIDES MANDATORY, BOTTOM PER

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A

2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND

3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR

4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE

5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULINESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE

-6' THICKNESS OF 2' CRUSHED STONE

\_\_\_ COMPACTED SUBGRADE

STABILIZED CONSTRUCTION ENTRANCE

TREVIRA NO. 1127 OR APPROVED EQUAL

RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE

BALES TOGETHER, STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.

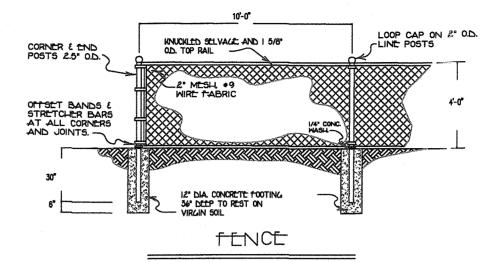
ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

PLACED SO THE BINDINGS ARE HORIZONTAL.

**ENGINEER'S DESIGN PREFERENCE** 

-NATURALLY

COMPACTED FILL



LEGEND FOR EROSION CONTROL

\_**\_\_** 

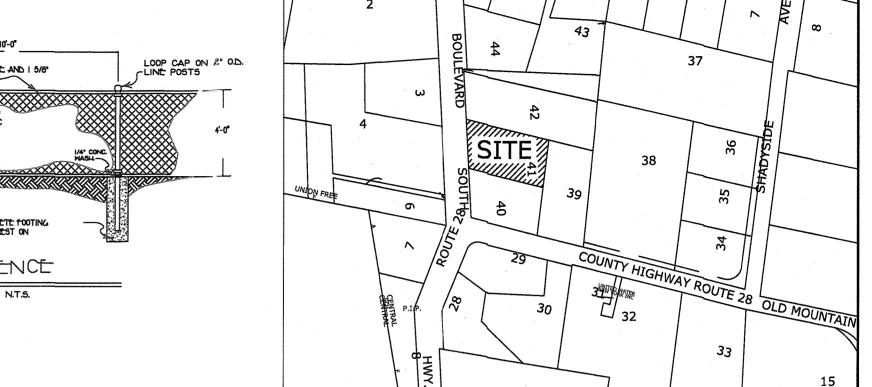
DURING CONSTRUCTION

STAB. CONSTRUCTION ENTRANCE

SILT FENCE

INLET PROTECTION

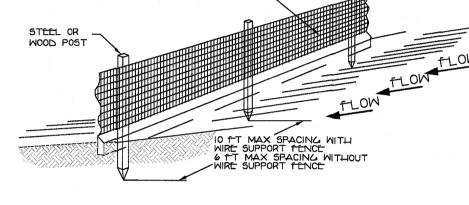
STRAW BALE DIKE

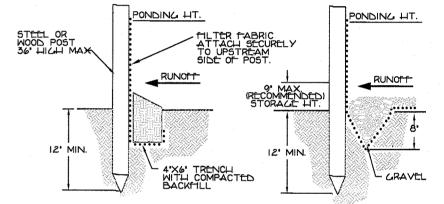


VICINITY MAP 1" = 200'

AVENUE

EXTRA STRENGTH FILTER FABRIC NEEDED WITHOUT WIRE MESH SUPPORT





STANDARD DETAIL ALTERNATE DETAIL TRENCH WITH NATIVE BACKROTTE

> INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY

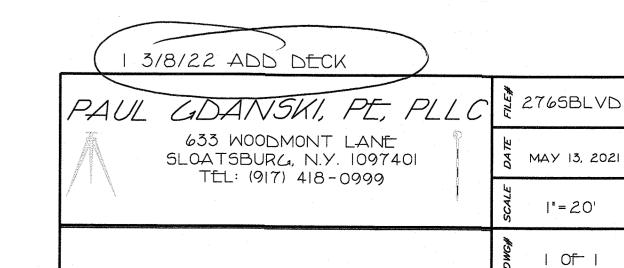
PLANNING BO r-MERIINGOF , APR 27 2022 Town Of Orangetow

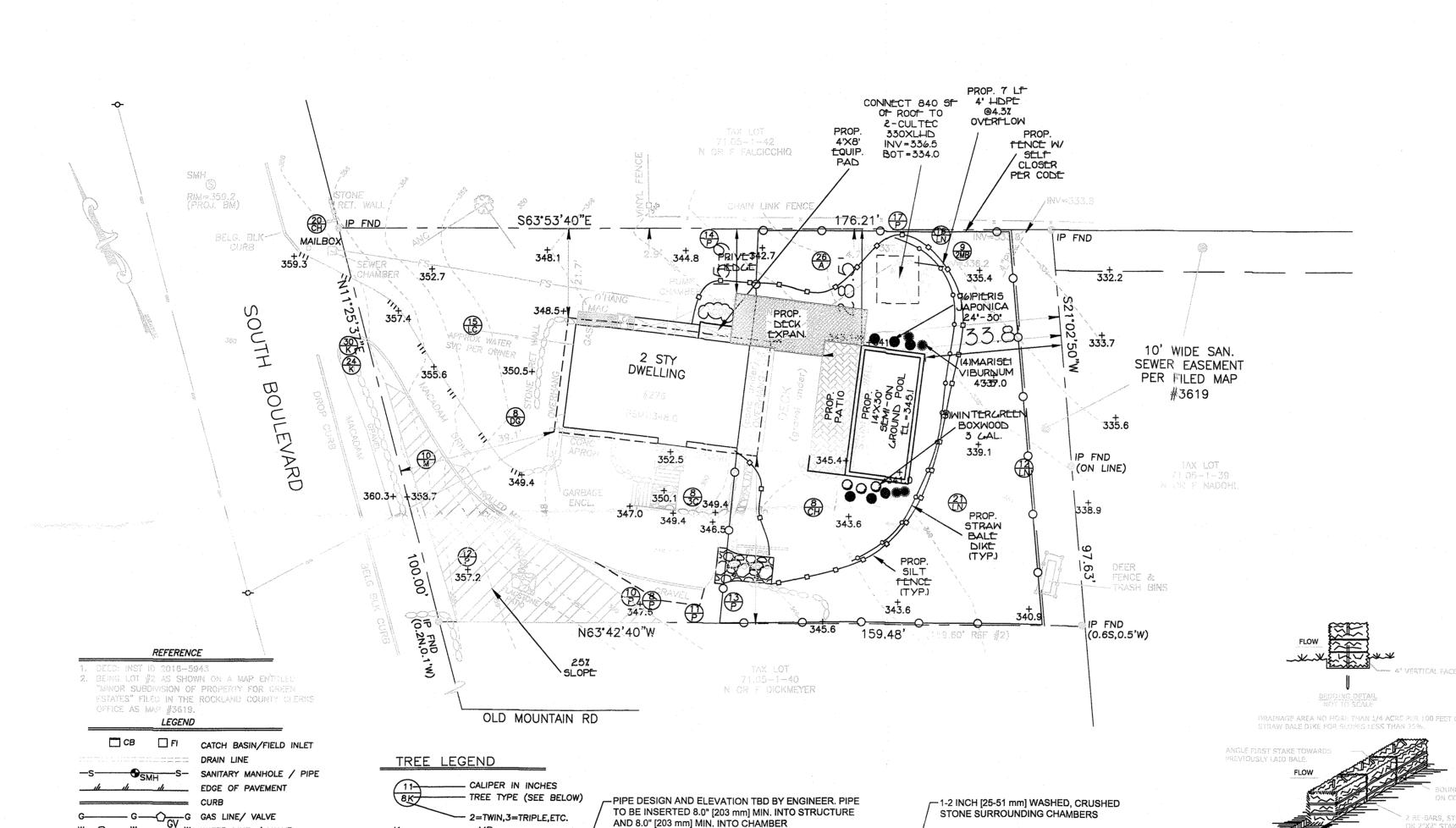
EVAN ROSSITER, OWNER

TAX MAP SECTION 71.05 BLOCK | LOT 41 POOL PLAN

## ROSSITER

276 S. BOULEVARD VILLAGE OF UPPER GRANDVIEW TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK





-FINISHED GRADE

**HEAVY DUTY CHAMBER** CULTEC NO. 66 WOVEN GEOTEXTILE (FOR SIDE PORTAL TO BE CUT IN FIELD TO ALLOW FOR SCOUR PROTECTION) TO BE PLACED BENEATH-HVLV FC-24 FEED CONNECTOR AS NEEDED. INTERNAL MANIFOLD FEATURE AND BENEATH CUT SHALL BE WITHIN 1/4" [6 mm] TOLERANCE 12.0' [3.66 m] ALL INLET/OUTLET PIPES OF SIDE PORTAL TRIM GUIDELINE TRIM CHAMBER INSPECTION PORT KNOCK-OUT TO MATCH O.D. OF 6.0" [150 mm] INSPECTION PORT PIPE \_ 58.0" [1473 mm] MIN. CENTER TO CENTER 12.0" [305 mm] MIN. 52.0\* [1321 mm] CUL-TEC RECHARGER 330XLHD GRAPHIC SCALE

-INSPECTION PORT

( IN FEET )

1 inch = 20 ft.

### 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:**

TITLE SHEET, PROJECT NOTES, PLANS AND DETAILS

### **GENERAL CONSTRUCTION NOTES:**

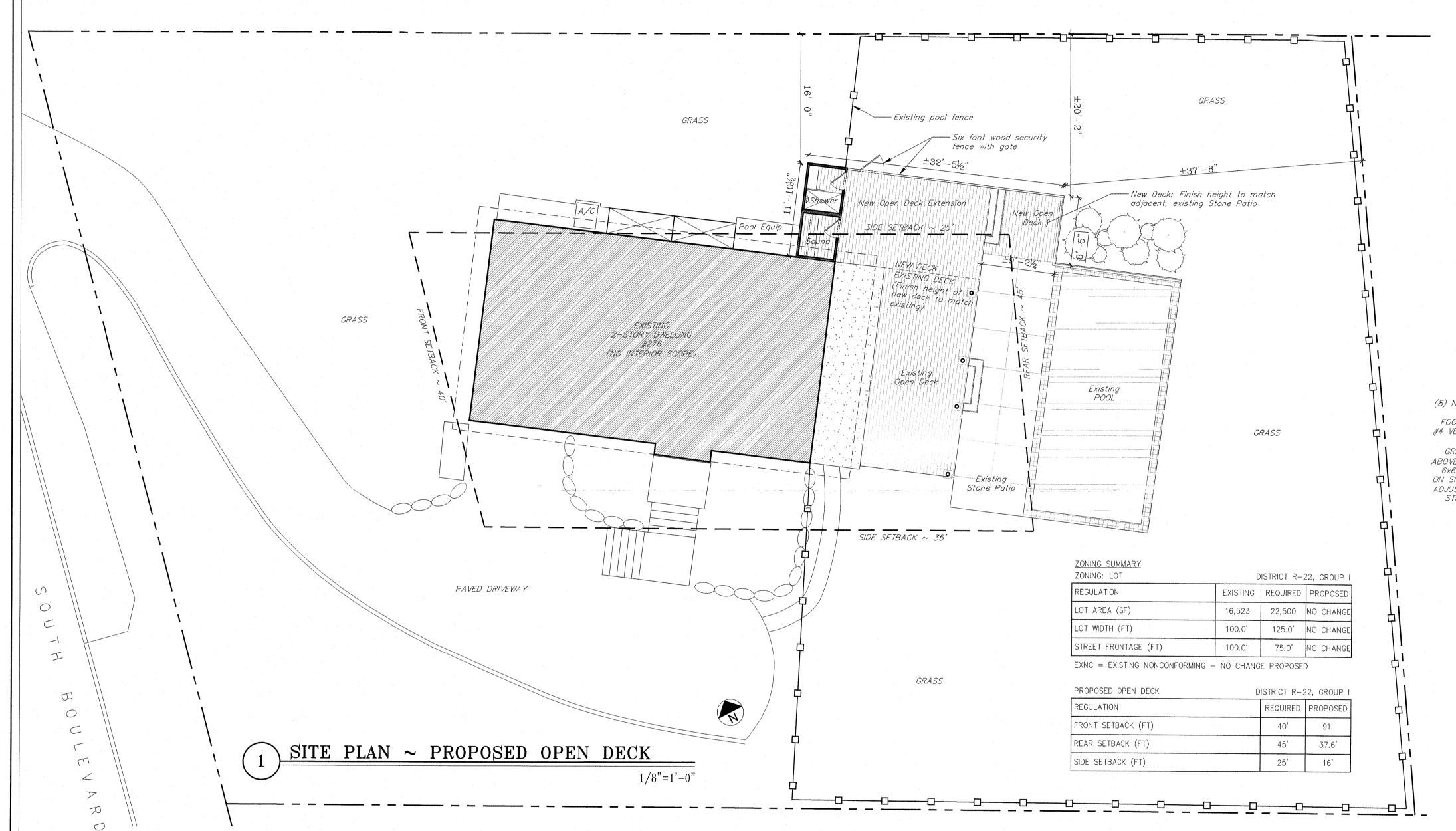
VERIFY ALL CONSTRUCTION DIMENSIONS ON FLOOR PLANS, COORDINATE AS REQUIRED. EXISTING ELECTRICAL IN EXISTING PORTION OF HOUSE TO REMAIN. PROTECT. EXISTING ROOF TO REMAIN. PROTECT DURING ALL PHASES OF CONSTRUCTION.

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.

# 276 SOUTH BOULEVARD

# NYACK, NY ~ TOWN OF ORANGETOWN

ISSUED FOR PLANNING BOARD APPLICATION - DECEMBER 27th, 2021



### **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 the contract documents shall be the responsibility of the construction documents. Should any error, omission, ambiguity contractor and a reference to any work by mention, note, 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/repaired 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 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 warranteed when the job is complete.

### **WOOD NOTES:**

GRADE: All lumber for framing shall be Douglas Fir Select Structural Grade or better clearly stomped 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 manufacture'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 manufacture'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 25½" 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 snuggled 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

### FOUNDATION NOTES

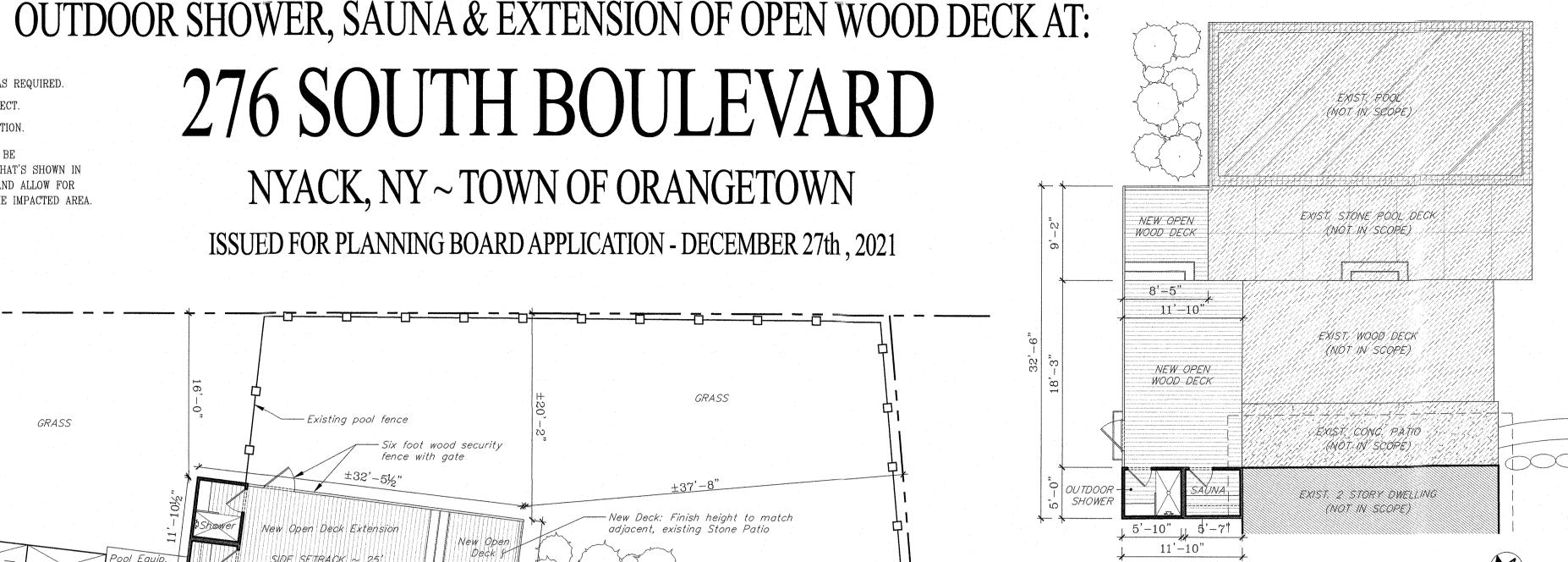
DEPTH: Bottom of all footings shall be minimum of 3'-0" below finished grade. If footings are stepped, the line of the footing shall be sloped not more then one foot vertical to two feet horizontal. Footings shall be formed to their full depth. SOIL: All footing design is based on a presumptive soil 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 CONCRETE STRENGTH: All concrete shall be controlled stone or concrete fill under the supervision of a N.J. Registered

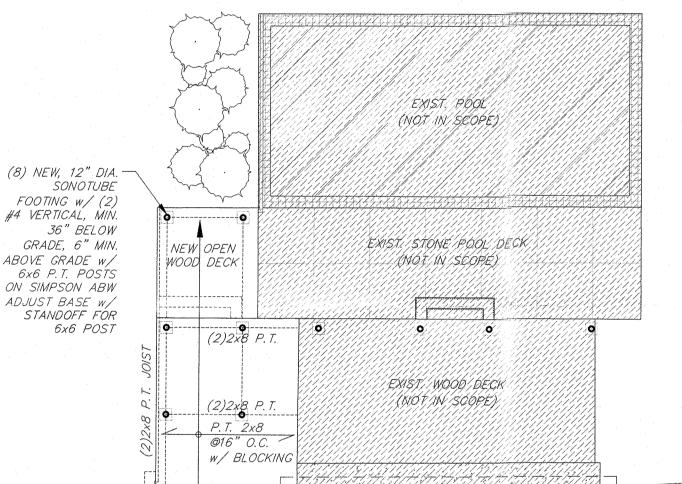
BACKFILLING: All interior and exterior backfilling to be performed simultaneously. Backfilling against foundation walls shall not be performed until floors or roof they support hove been completely installed.

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.

type with a minimum ultimate compressive strength of 3000 PSI for footings. All concrete shall comply with current A.C.I. requirements.





(2)2x8 P.

WOOD DECK

NEW OPEN

PROPOSED DECK PLAN

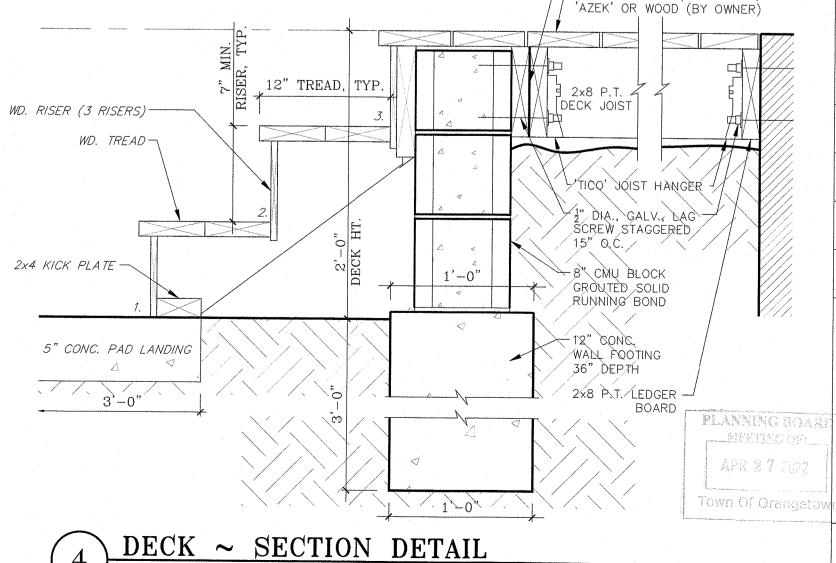
1/8"=1'-0"

FRAMING PLAN 1/8"=1'-0" -(2)2x8 P.T. LEDGER BOARD - ¾" TH. DECKING (OPT. 'TREX',

EXIST CONCIPATIO

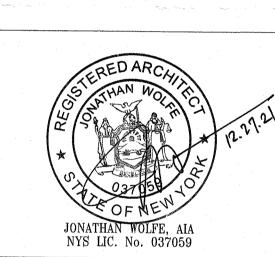
/(NOT/IN/SCOPE)

EXIST. 2 STORY DWELLING (NOT IN SCOPE)



### **MASONRY NOTES**

- 1. All work shall comply with the specifications, local codes and the Specifications for Masonry Structures (TMS 404/602-16
- 2. 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). 3. Mortar shall comply with ASTM C270-00 and shall be Type M (2500 PSI) or S (1800 PSI) made from masonry cement
- 4. Grout shall comply with ASTM C476, latest edition. Grout strength to match masonry assemblage strength (f'M =
- 5. Steel reinforcing shall comply with ASTM A615-00 Grade 60. 6. Lay masonry in running bond
- 7. 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.
- 8. Unless otherwise specified, to be fully grouted, masonry cells shall be full grouted at the following locations: a cells where reinforcing bares 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



OUTDOOR SHOWER & SAUNA. EXTENSION OF OPEN WOOD DECK:

276 SOUTH BLVD.

NYACK, NY TOWN OF ORANGETOWN

08/31/2021

SHEET TITLE DECK EXPANSION

DATE ISSUED 27 DECEMBER 20	21
SCALE 1/4"=1'-0"	SHEET NO.
DRAWN BY JPW	

JONATHAN WOLFE ARCHITECTURE + DESIGN 518 Laurel Avenue, W. Allenhurst NJ 07711 E: jon@jonathanwolfearchitect.com T: 917-992-6299

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ompensation to the designer.