

**ZONING DATA: NYACK**

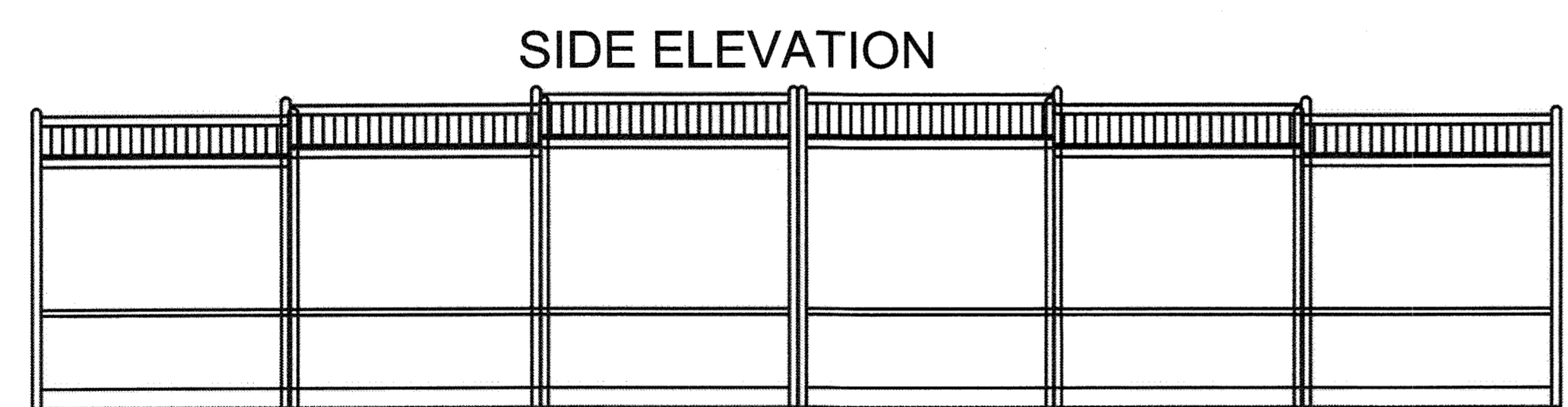
TAX MAP #: 66.54 - 1 - 29  
ZONE: RG-6

TABLE BUILDING REQUIREMENTS				
	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA 1	6,000 SF	27,557 SF	NO CHANGE	NO
FRONTAGE	60 FT	108 FT	NO CHANGE	NO
MAX LOT COVERAGE	50% (13,778.5SF)	15.54% (4,250 SF)	20% (5,527 SF)	NO
MINIMUM HEIGHT	3 ST / 30'	2 ST / <30'	NO CHANGE	NO
SETBACK REQUIREMENTS				
MIN. FRONT (NORTH)	25'	28.7 FT	NO CHANGE	NO
MIN. REAR (SOUTH)	20'	168'±	± 129'	NO
MIN. SIDE (EAST)	12'	59.7'	NO CHANGE	NO
MIN. SIDE (WEST)	12'	5.9' *	22' (POOL)	NO
SIDES COMBINED	25'	65.6'	NO CHANGE	NO

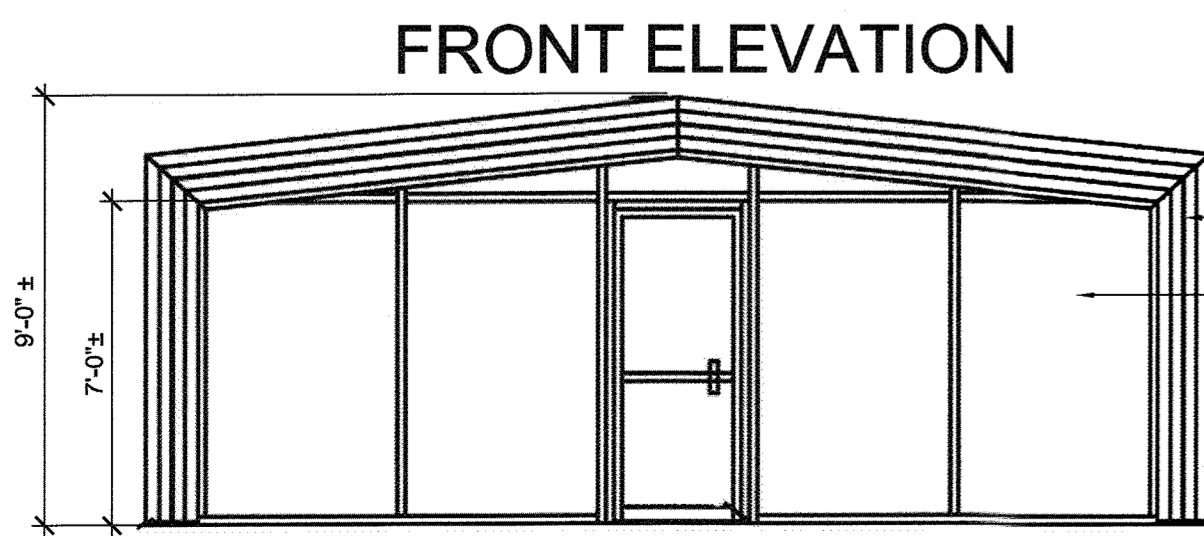
\* EXISTING NON-CONFORMING

INFORMATION ON SITE PLAN FROM SURVEY FROM:  
WILLIAM YOUNGBLOOD ASSOCIATES  
LAND SURVEYORS - PLANNERS  
384 ROUTE 59  
MONSEY, NY 10952  
914-633-0100  
LICENSE No. 40178  
DATED: APRIL 26, 2000

**1 SITE PLAN**  
SCALE: 1" = 20'



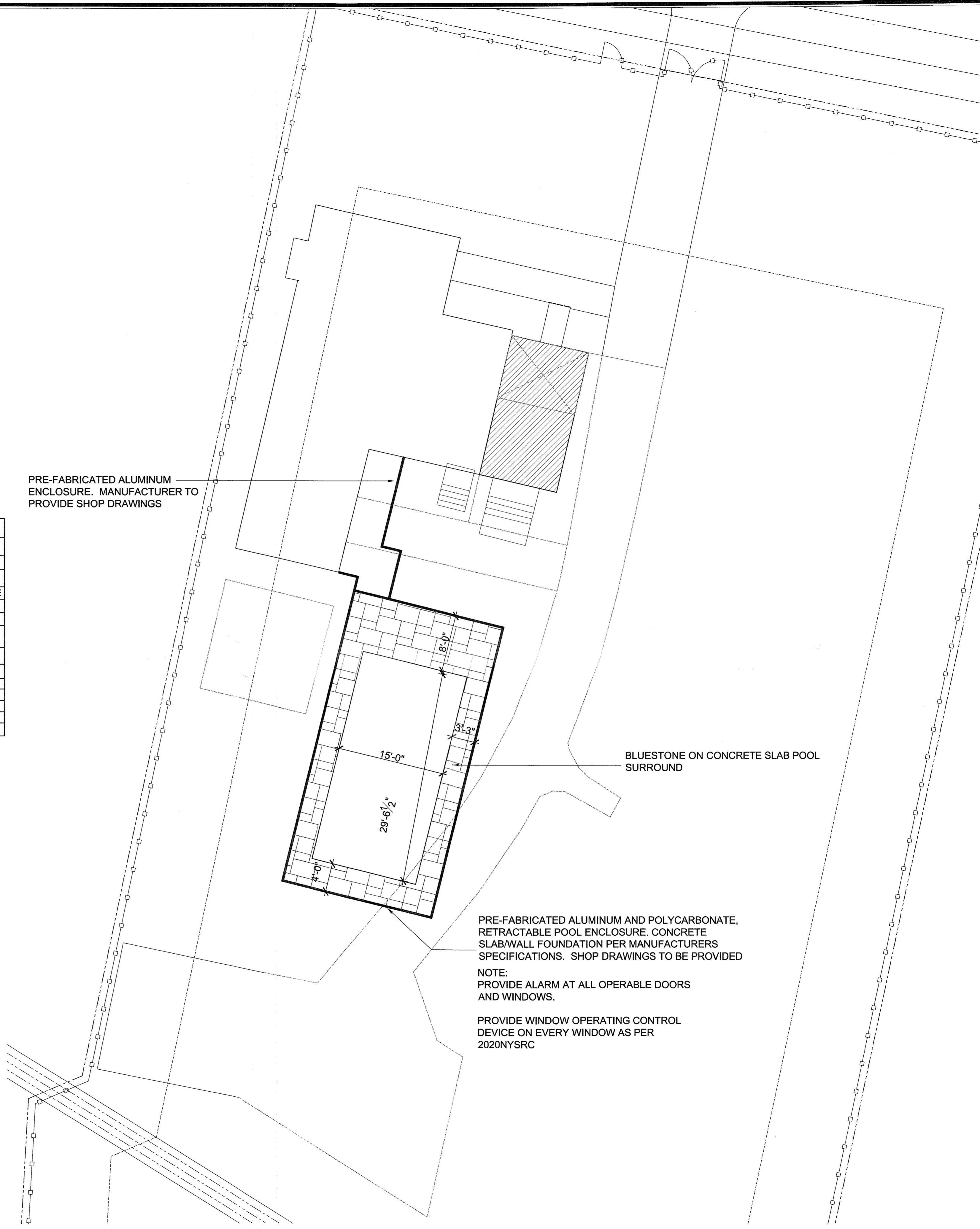
**SIDE ELEVATION**



**FRONT ELEVATION**

ALUMINUM FRAME  
POLYCARBONATE PANELS  
ENCLOSURE SHALL CONFORM TO 2020 RCNYS. PROVIDE MANUFACTURER, ENGINEER STAMPED DRAWINGS FOR ENCLOSURE STRUCTURE AND FOUNDATION.

**3 POOL ENCLOSURE**  
SCALE: 1/4" = 1'-0"



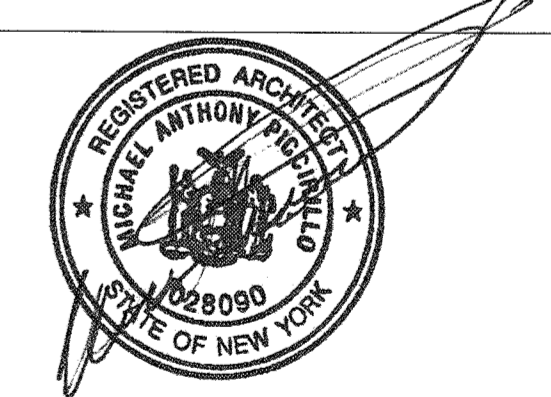
**2 ENLARGED PLAN**  
SCALE: 1/8" = 1'-0" SEE POOL NOTES: A-151

EXISTING TO BE REMOVED

No.	DATE:	ISSUE:
1	2-3-22	ISSUED

**PROJECT NAME:**  
NEBOT RESIDENCE RENOVATION/ADDITION

**PROJECT ADDRESS:**  
11 BROOKSIDE AVENUE  
NYACK, NY 10960



**MICHAEL A. PICCIRILLO, AIA**  
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FACSIMILE: 914-368-9839  
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www.mpiccirilloarchitect.com

**SITE PLAN ZONING DATA**

SCALE:	AS NOTED	DATE:	03-12-22
DRAWN BY:	MAP	<b>SP-1</b>	
CHK'D BY:	MAP		
1 OF 1			

NOTE: DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY. OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES.  
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**WALL AND DOOR SYMBOLS**

- EXISTING WALL TO REMAIN
- NEW WALLS TO BE CONSTRUCTED. SEE BUILDING SECTION FOR DETAILS
- EX. DOOR TO REMAIN.
- NEW DOOR TO BE INSTALLED
- NEW CONCRETE FOUNDATION WALL
- EX. FOUNDATION WALL TO REMAIN
- EX. WALL TO BE REMOVED

No.	DATE:	ISSUE:

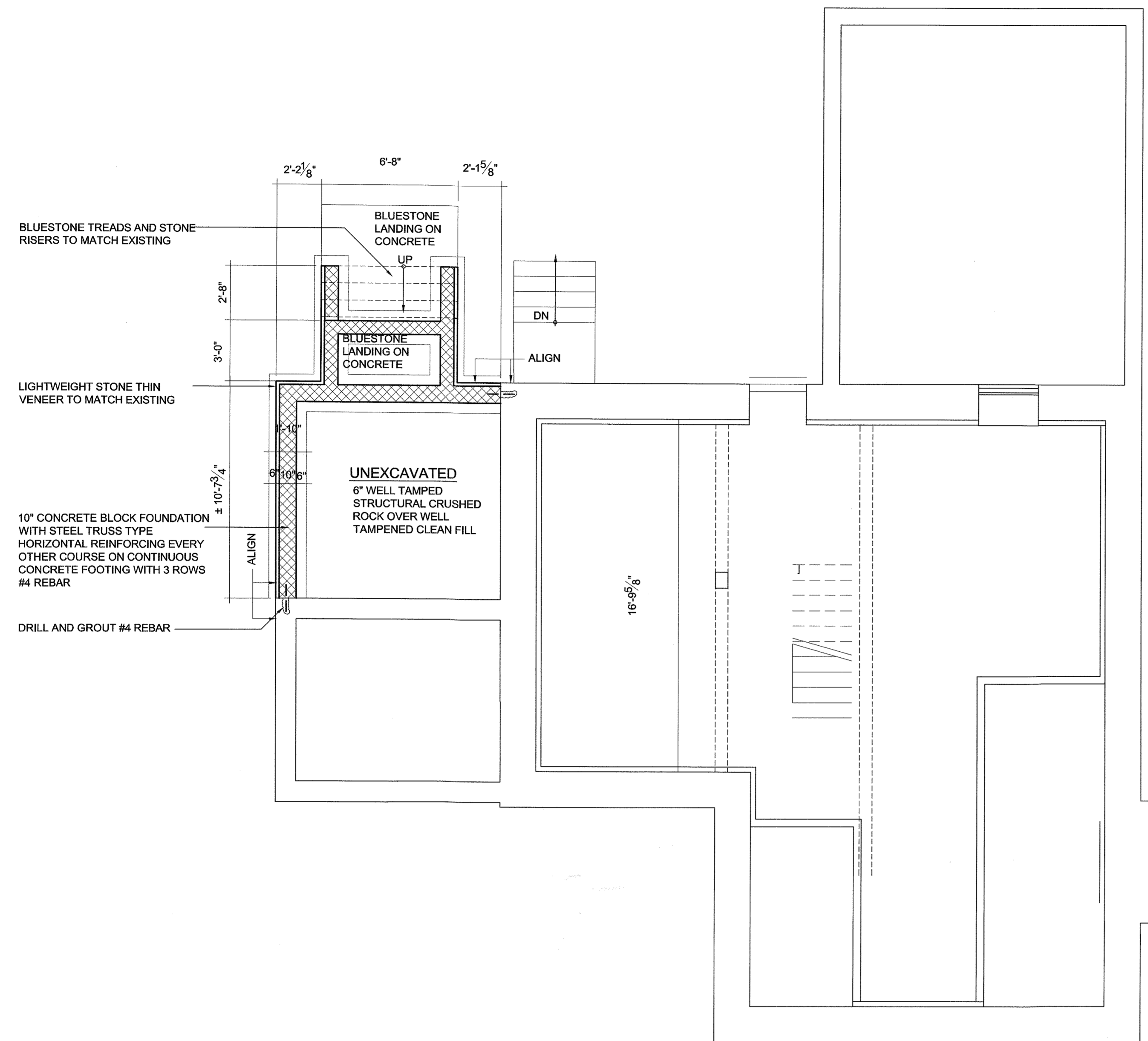
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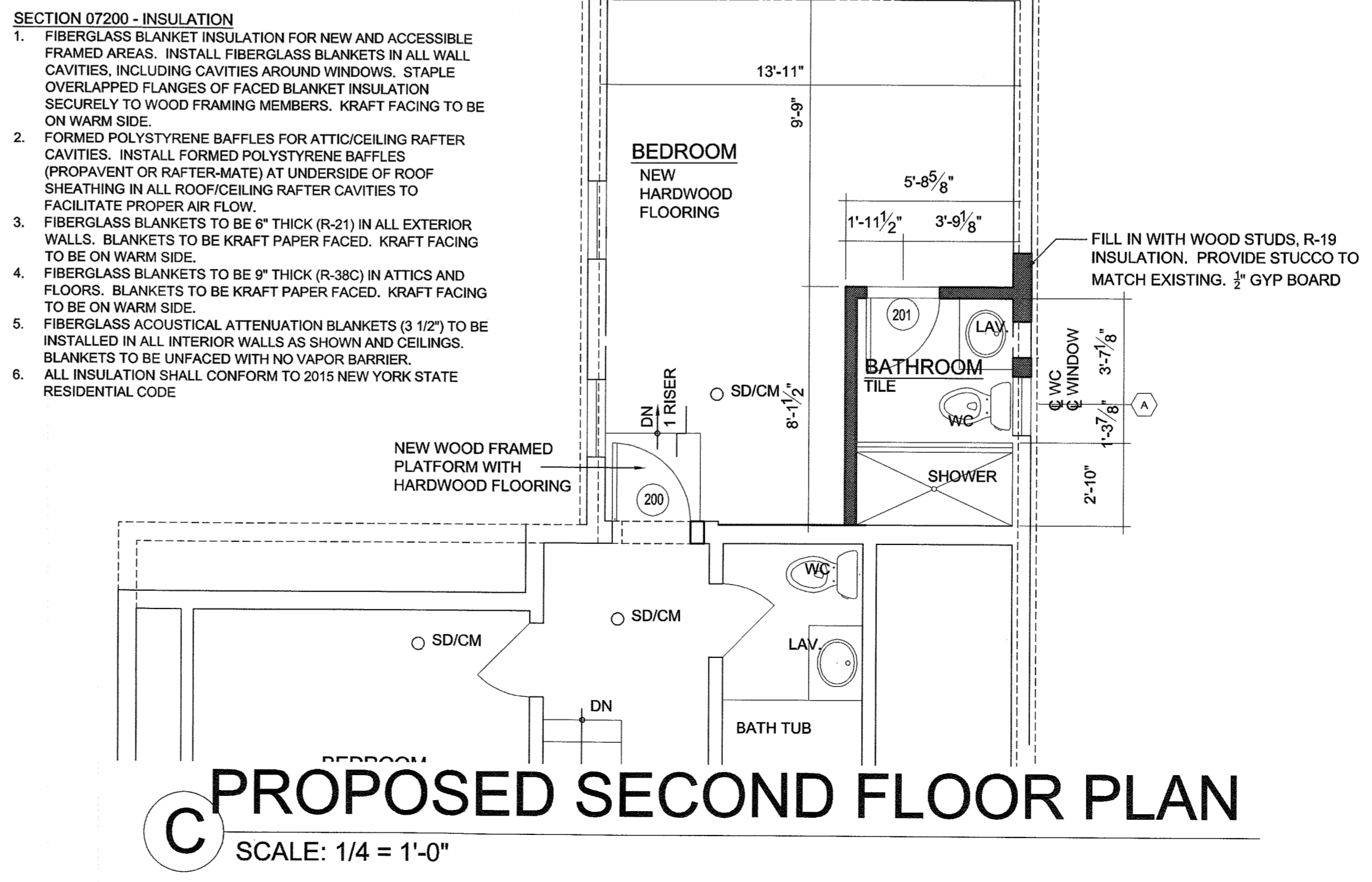
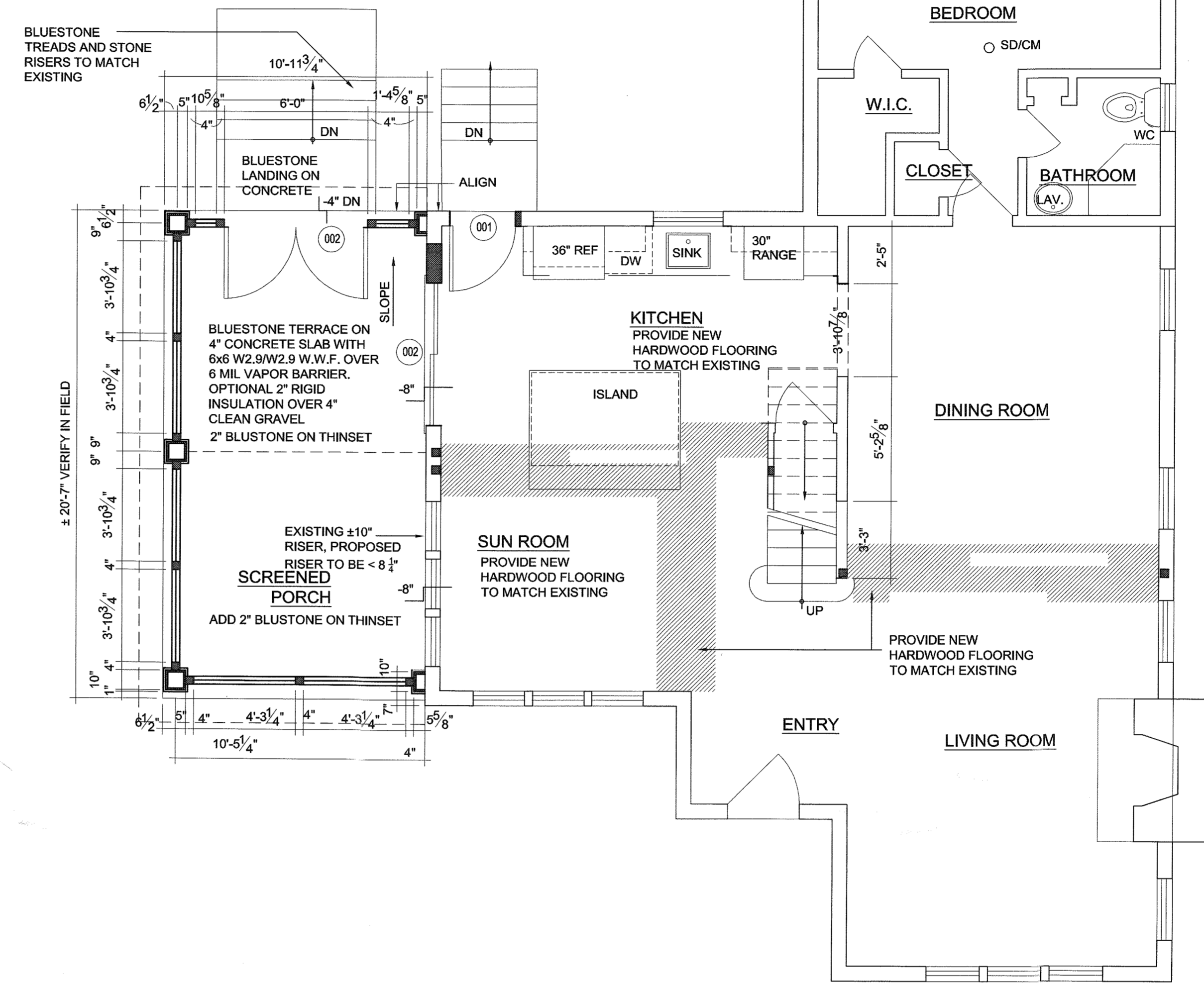
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<b>PLANS</b>	
SCALE: AS NOTED	DATE: 1-5-21
DRAWN BY: MAP	<b>A-100</b>
CHKD BY: MAP	
1 OF 1	



- CAST-IN-PLACE CONCRETE**
- DO ALL WORK IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS. PERFORM ALL WORK IN ACCORDANCE WITH ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, UNLESS SPECIFIED OTHERWISE.
  - INSPECTION AND TESTING (INCLUDING BUT NOT LIMITED TO TEST CYLINDERS, TAKE THREE TEST CYLINDERS FROM EACH POUR, LABEL WITH DATE AND LOCATION PLACED, AND DELIVER TO OWNER FOR TESTING) OF CONCRETE WORK AND CONCRETE MIX SHALL BE PERFORMED IN ACCORDANCE OF THE LOCAL BUILDING DEPARTMENT.
  - CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ANCHOR BOLTS, ETC., AS REQUIRED BY ALL TRADES, BEFORE CONCRETE IS PLACED.
  - PROVIDE SAND AND GRAVEL BASE.
  - WELDED WIRE FABRIC SHALL BE 6" X 6" W2.9/W2.9 SIZE PLAIN FINISH CONFORMING TO ASTM A185 UNLESS OTHERWISE INDICATED. ALL REINFORCING BARS SHALL CONFORM TO ASTM SPEC A615 GRADE 60.
  - REINFORCING STEEL SHALL BE BILLET STEEL BARS, GRADE 60, GALVANIZED FINISH, CONFORMING TO ASTM A615. COMPLETE WITH ALL ACCESSORIES SUCH AS CHAIRS, BAR SUPPORTS, SPACERS, TIE WIRE, ETC.
  - SCREED AND FINISH CONCRETE SMOOTH AND LEVEL OR SLOPED AS INDICATED TO RECEIVE FURTHER CONSTRUCTION. EXTERIOR PAVEMENTS TO HAVE BROOMED FINISH.
  - ALL CONCRETE DESIGN AND PLACEMENT SHALL COMPLY WITH THE LATEST EDITION OF THE ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS". HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 309, "COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306. ALL OTHER APPLICABLE CODES SHALL ALSO BE FOLLOWED.
  - CONCRETE SHALL BE NORMAL WEIGHT CONCRETE EXCEPT LIGHT WEIGHT CONCRETE SHALL BE USED FOR SLABS ON STEEL DECK UNLESS NOTED OTHERWISE. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS FOR FOUNDATIONS. SLUMP SHALL NOT EXCEED 4".
  - REINFORCEMENT SHALL BE DEFORMED INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
  - FOLLOW ACI RULES AS TO TIES, ANCHORAGE, SPLICES, CONCRETE COVERAGE AND REINFORCEMENT SUPPORTS.
  - REINFORCEMENT MARKED "CONTINUOUS" (CONT.) SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND CORNERS, AND HOOKED AT NON-CONTINUOUS ENDS OR EXTENDED 36 BAR DIAMETERS UNLESS OTHERWISE NOTED.
  - CONSTRUCTION JOINTS SHALL BE LOCATED AT POINTS OF ZERO SHEAR. NO CONSTRUCTION JOINTS SHALL BE LOCATED IN MEMBERS CARRYING A CONCENTRATED LOAD. PROVIDE SHEAR BARS AS DIRECTED BY THE ENGINEER. LOCATIONS OF CONSTRUCTION JOINTS SHALL BE ACCEPTED BY THE ENGINEER.
  - PROVIDE SLEEVES AND BOX OUT FOR OPENINGS FOR MECHANICAL TRADES FOR SIZE AND LOCATION OF ALL OPENINGS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS IN ADDITION TO STRUCTURAL DRAWINGS. OPENINGS SHALL BE PLACED SO AS NOT TO AFFECT THE STRENGTH OF THE STRUCTURAL MEMBERS.

- GENERAL NOTES**
- A. EXCAVATION AND EARTHWORK**
- SOILS AT THE BASE OF ALL EXCAVATIONS SHALL HAVE A PRESUMPTIVE BEARING VALUE OF NO LESS THAN 2 TSF.
  - IF SOILS ARE UNSUITABLE AT THE LEVELS SHOWN ON THE DRAWINGS FOR FOUNDATIONS, THE EXCAVATION SHALL BE DEEPENED UNTIL SUITABLE SOILS ARE ENCOUNTERED.
  - SOILS AT THE EXCAVATION LEVEL SHALL BE COMPACTED TO 95% MAX. DENSITY, ASTM D 1557.
- B. CONCRETE WORK**
- ALL CONCRETE SHALL CONFORM TO ACI 318-86 (REV. 1986) BUILDING CODE, AND ACI DESIGN HANDBOOK 340.
  - CONCRETE: F<sub>c</sub> = 3500 PSI
  - REINFORCING STEEL: F<sub>y</sub> = 60 KSI
  - ALL EXTERIOR CONCRETE REQUIRES AIR ENTRAINMENT.
  - CONCRETE SLUMP SHALL BE NO GREATER THAN 4".
  - CURING IS REQUIRED PER ACI CODE.
  - WELDING REINFORCING STEEL IS PROHIBITED.
  - ANCHOR BOLTS SHALL BE IMBEDDED, OR DRILL-IN, AT THE DISCRETION OF THE CONTRACTOR. ANY EXTERIOR ANCHOR BOLTS SHALL BE GALVANIZED.
- C. FIELD VERIFY ALL EXISTING DIMENSIONS AS INDICATED ON DRAWINGS.**
- GENERAL CONTRACTOR TO LAYOUT ROOM WITH EXISTING CONDITIONS AND FIELD VERIFY PRIOR TO INSTALLING INTERIOR WALLS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.



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## CONNECTOR SCHEDULE

SIMPSON STRONG TIE CONNECTORS:	
STRUCTURAL MEMBERS	CONNECTOR MODEL NO.
<b>EXTERIOR DECK</b>	
GUARDRAIL POST TO DECK	DTT2Z
DECK TO HOUSE LATERAL LOAD, AND REFER TO S106, LEDGER DETAIL	DTT2Z
STAIR STRINGER	LSCZ
STAIR TREAD	TA TREAD ANGLE
BEAM TO CMU PIER	CCQM, CCTQM
<b>POST/BASE</b>	
POST BASE	ABU88Z
POST CAP	PCZ
<b>FLOOR/DECK JOISTS</b>	
JOIST HANGER (DIMENSIONAL LUMBER)	LUC 2102
JOIST HANGER (TJI)	ITT
MULTI LVL HANGER	EGQ
<b>ROOF RAFTERS</b>	
RAFTER TO RIDGE REFER TO DETAIL (H5)	LSSU
TJI RAFTER DETAILS FOR STRAP SPEC	
RAFTER (UPLIFT, TWIST STRAP)	HTS 30
No.	DATE: ISSUE:

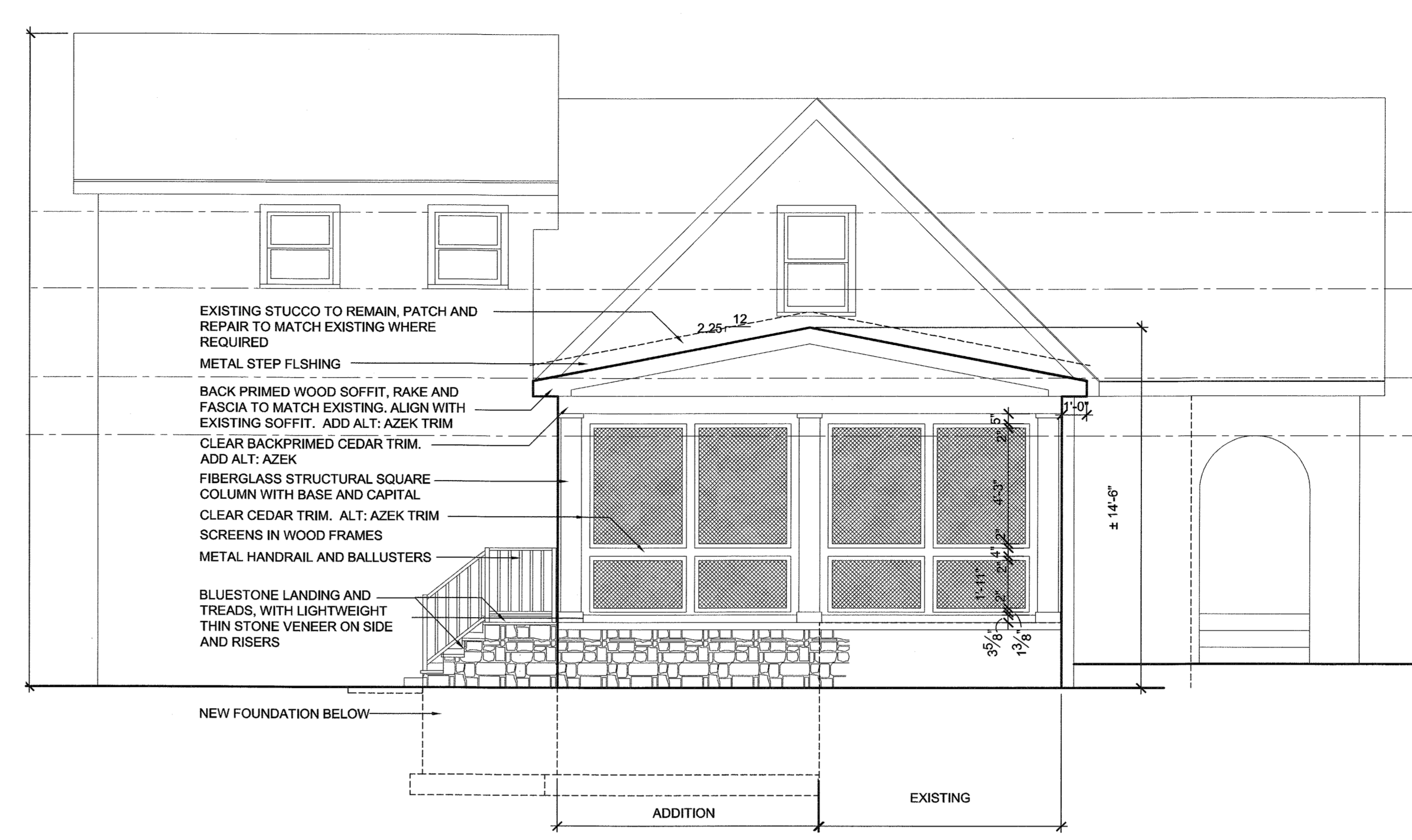
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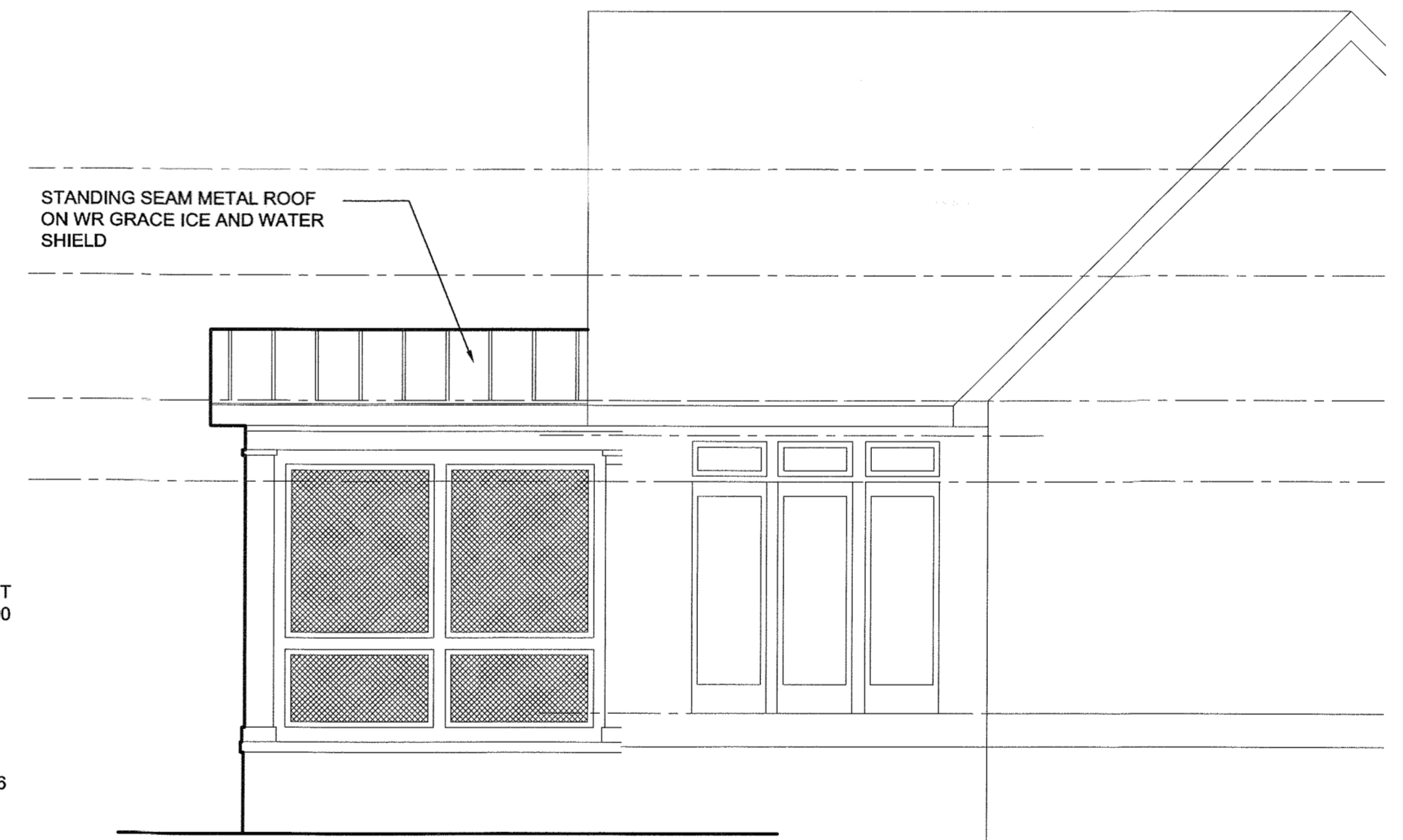


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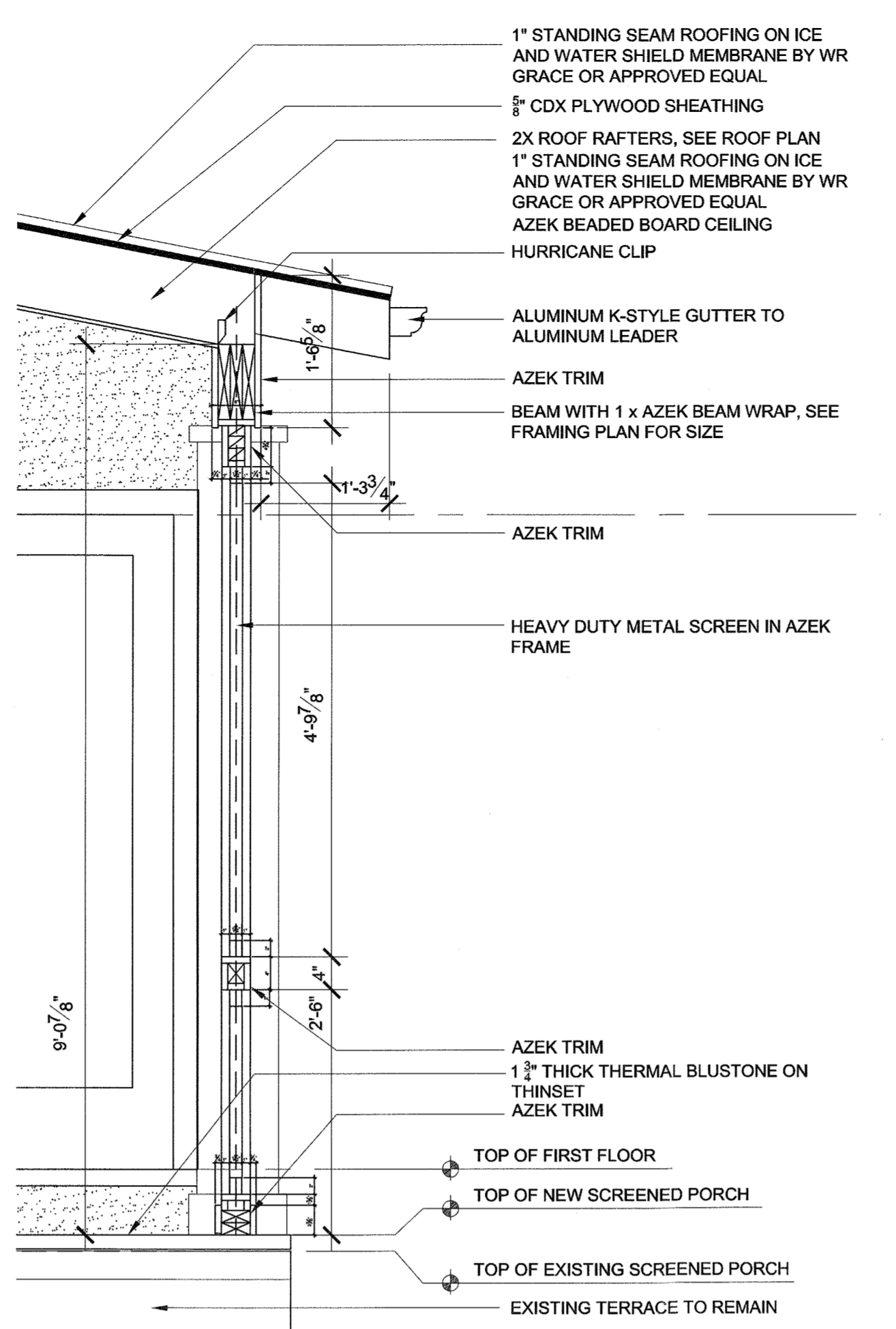
SECTIONS	
ELEVATIONS	
DETAILS	
SCALE: AS NOTED	DATE: 04-01-22
DRAWN BY: MAP	A-200
CHKD BY: MAP	
1 OF 1	



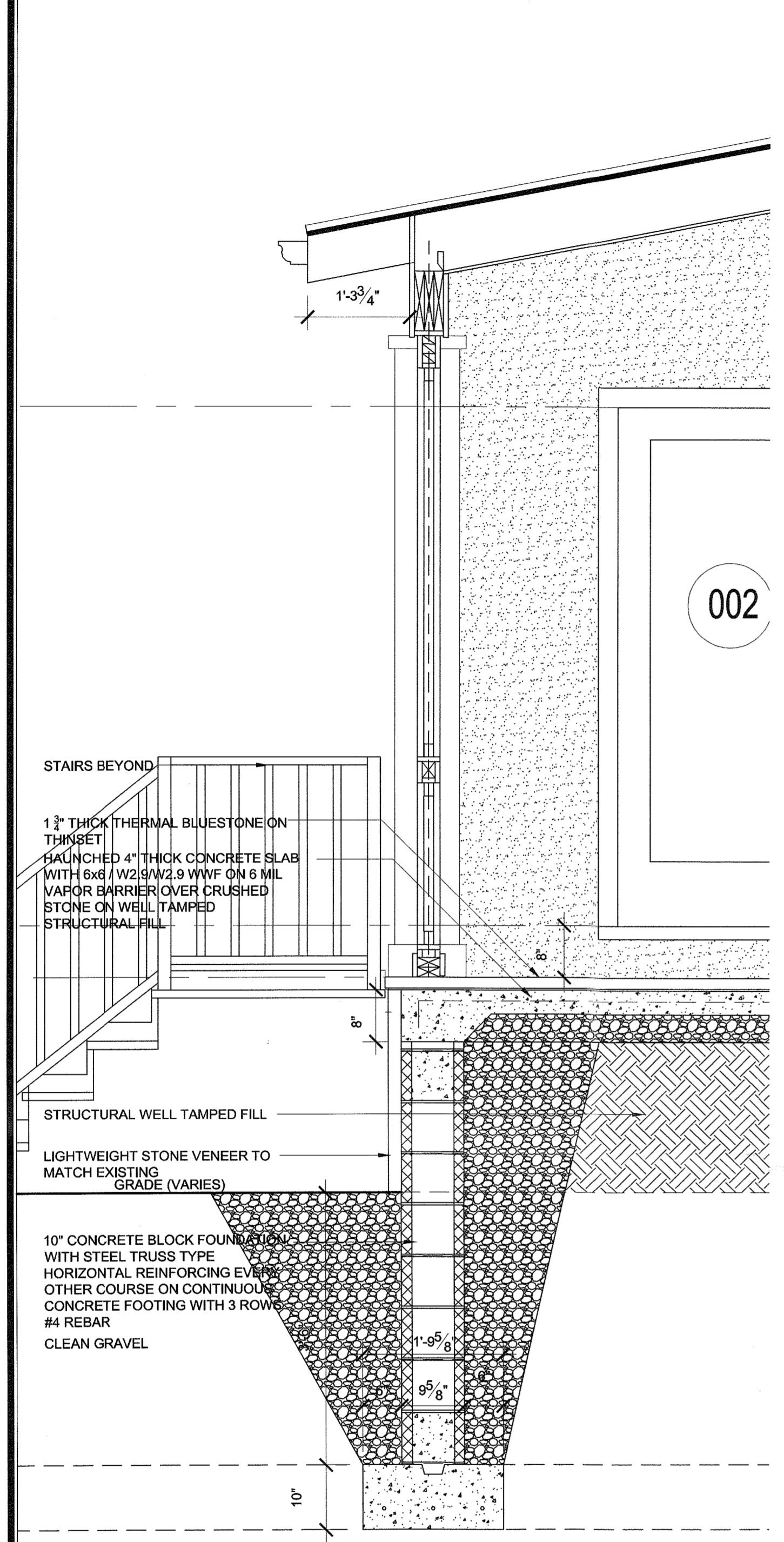
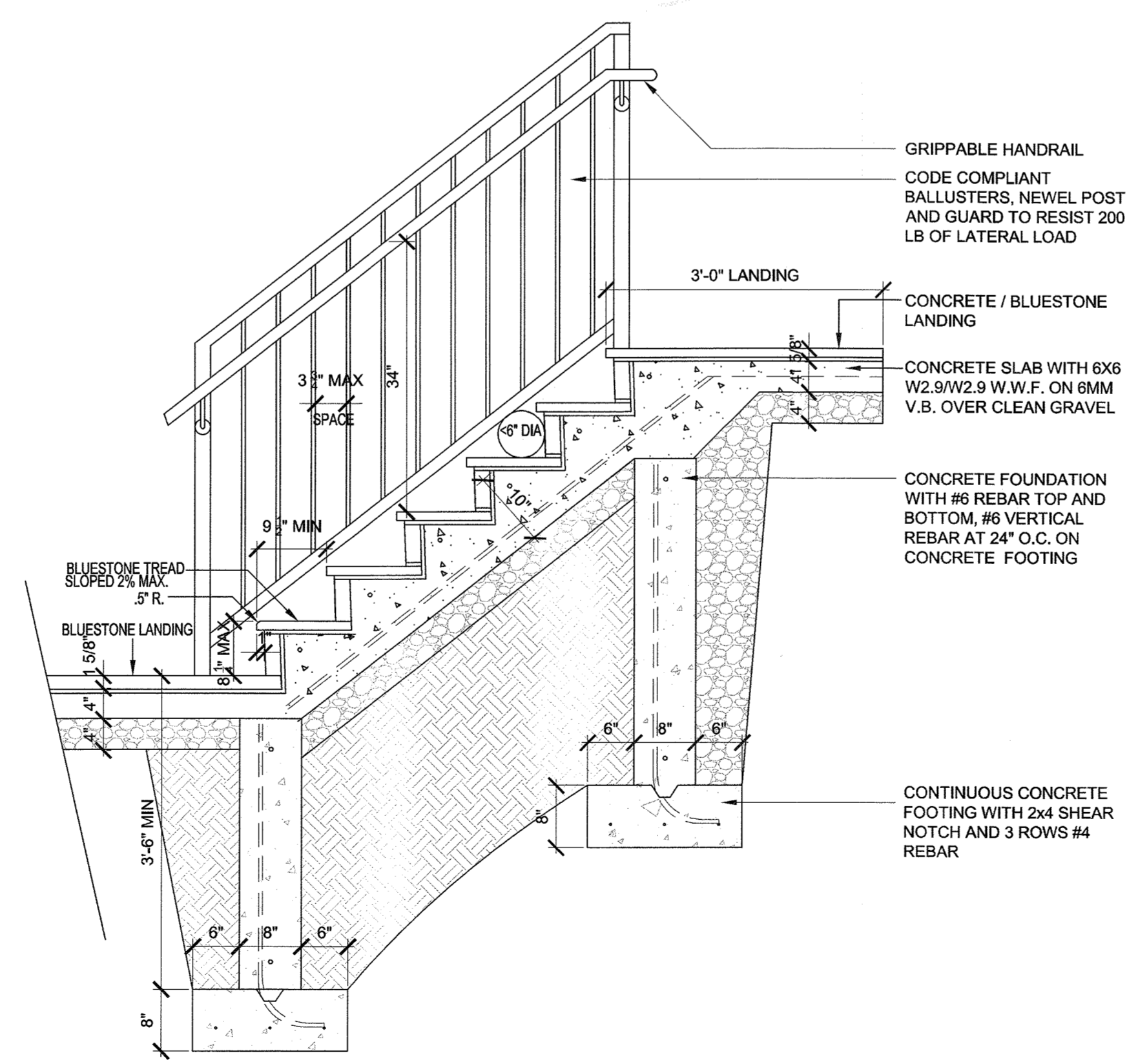
1 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



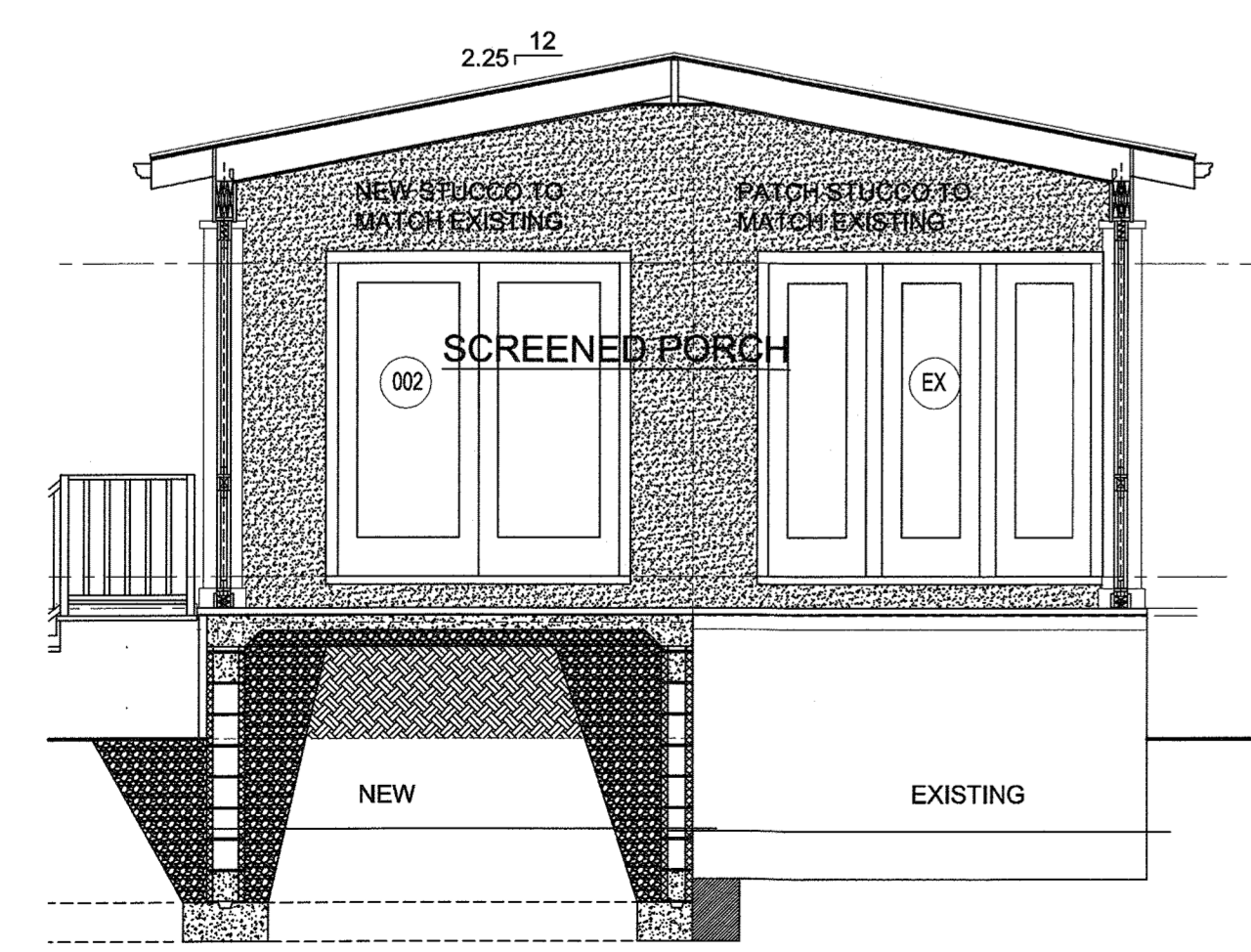
2 PARTIAL FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



3 DETAIL  
SCALE: 3/4" = 1'-0"



A SECTION  
SCALE: 3/4" = 1'-0"



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