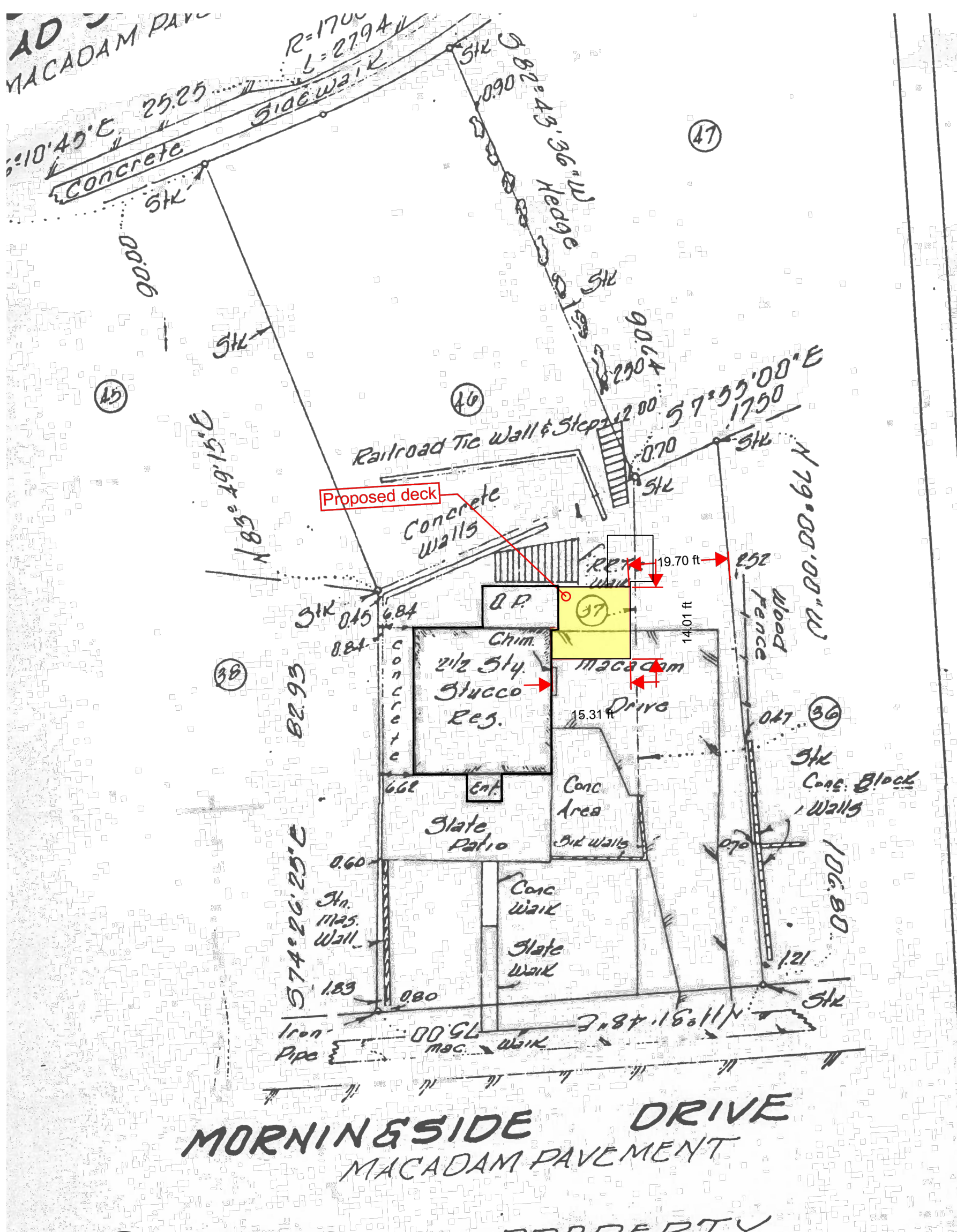
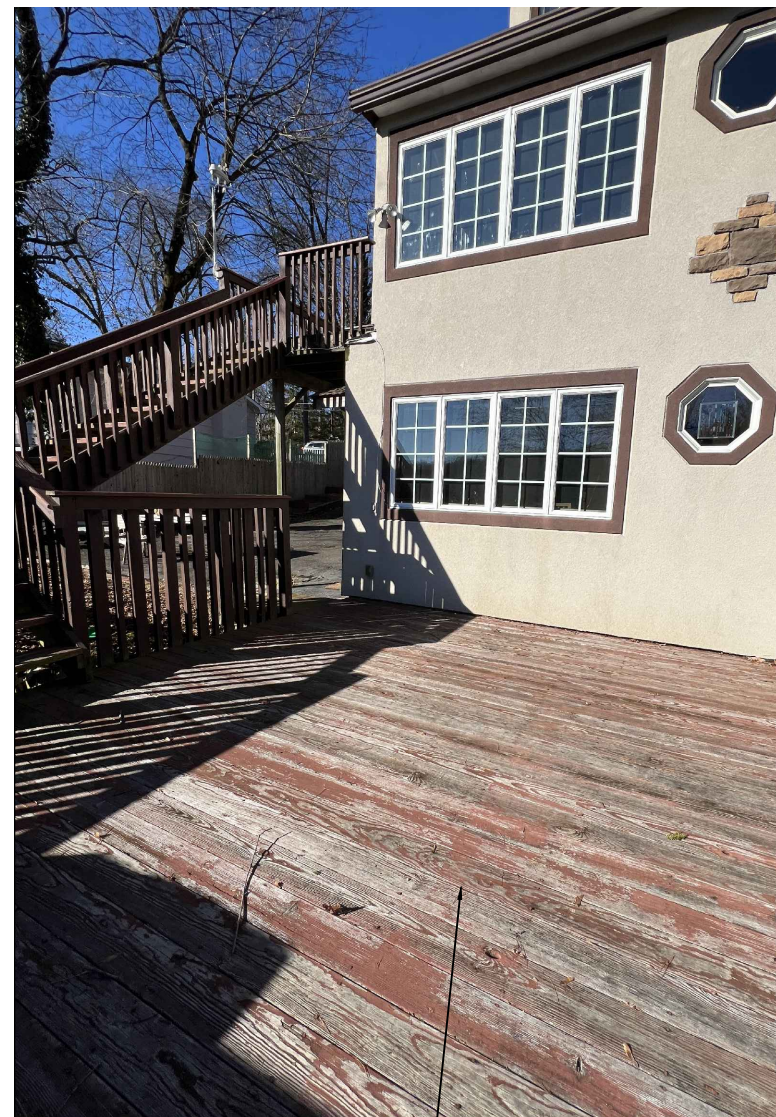




1 SITE PLAN
SCALE: 1"=20'-0"



2 EXIST. CONDITIONS
SCALE: N.T.S.

DESIGN CRITERIA

THIS PROJECT WAS DESIGNED USING THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE									
TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
GROUND SNOW LOAD	SEISMIC DESIGN CATEGORY	WIND SPEED (MPH)	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHEILD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	
			WEATHERING DEPTH	FROST LINE DEPTH	TERMITE			FIRM MAP DEC 1999	HEATING DEGREE DAYS
30LB/FT	C	115	SEVERE	3'-6"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7	YES	5750

PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING:

TABLE R602.3(1)
FASTENERS SCHEDULE FOR STRUCTURAL MEMBERS

TABLE R303.1
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

TABLE 1607.1
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

ALL WORK SHALL CONFORM TO THESE DRAWINGS, THE NEW YORK STATE BUILDING CODE AND ANY OTHER APPLICABLE CODES OR ORDINANCE THAT MAY APPLY TO THIS PROJECT

ALL CONCRETE FOOTINGS SHALL CONFORM TO ACI 318.77, AND DEVELOP A STRENGTH OF 3,000PSI BEARING IN 28 DAYS

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, EXISTING & PROPOSED, ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

DECK FRAMING SHALL COMPLY WITH NYS R507 & (FIGURE 507.2.1(2), 507.2.3 (1), 507.2.3 (2))

ALL DECK FRAMING LUMBER TO BE PRESSURE TREATED SOUTHERN YELLOW PINE (#2 OR BETTER)

TABLE 1607.1
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

USE

DECKS

STAIRS

GUARDRAILS AND HANDRAILS

LIVE LOADS

40

40

200

R905.1.1 UNDERLAYMENT APPLICATION
FOR ROOF SLOPES FROM TWO VERTICAL UNITS IN 12 UNITS HORIZ. UP TO FOUR UNITS VERT. IN 12 UNITS HORIZ. UNITS SHALL BE TWO LAYERS.

ALL FRAMING COMPLIES WITH NYS R802 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE

HANDRAIL TO HAVE GRASPABLE EDGE TO COMPLY WITH NYS CODE R311.5.6

MIN TREAD LENGTH COMPLIES WITH NYS CODE R311.7.5

DECK FRAMING SHALL COMPLY WITH NYS R507 & (FIGURE 507.2.1(2), 507.2.3 (1), 507.2.3 (2))

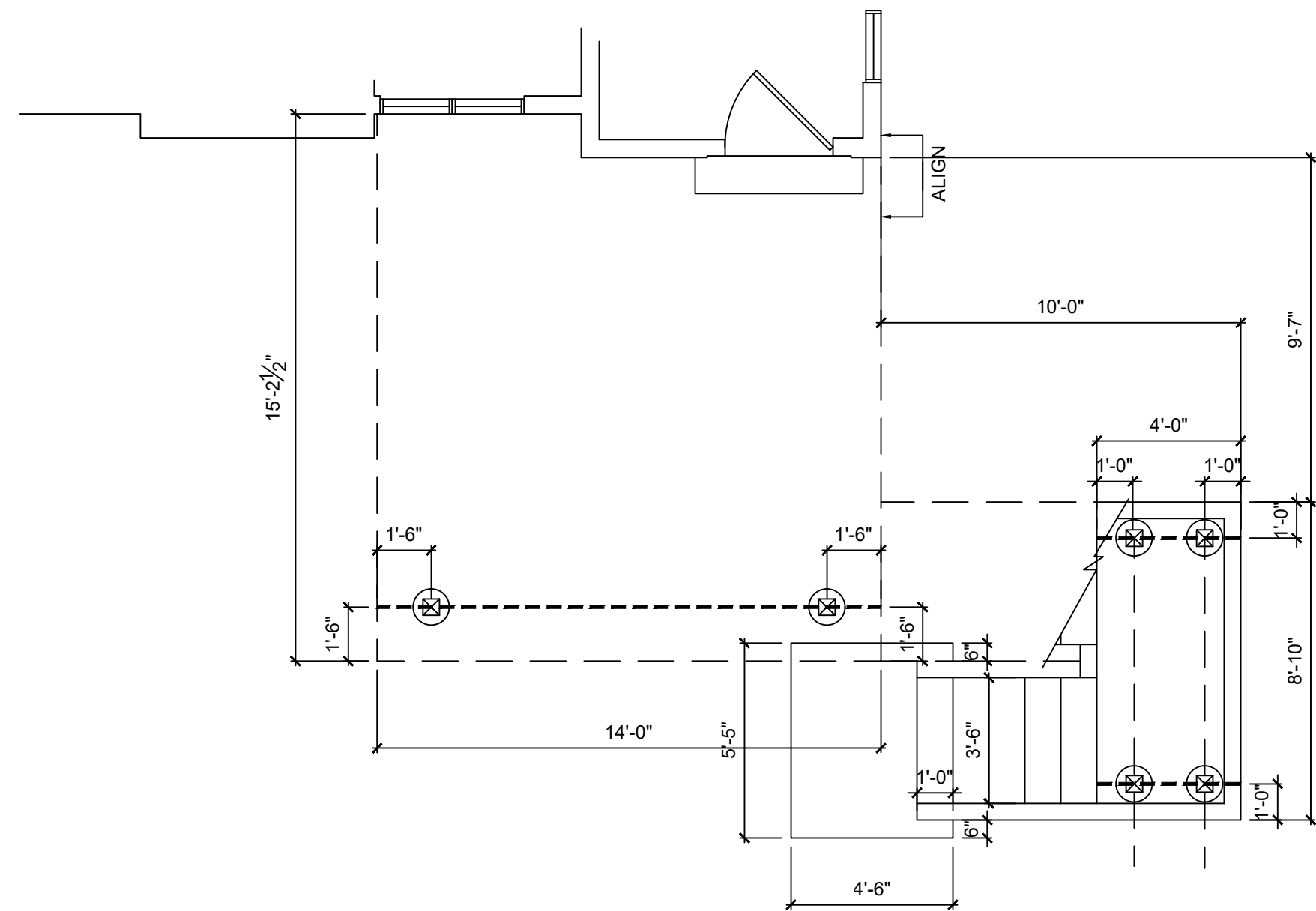
MIN TREAD LENGTH COMPLIES WITH NYS CODE R311.5.3.2

LOADING

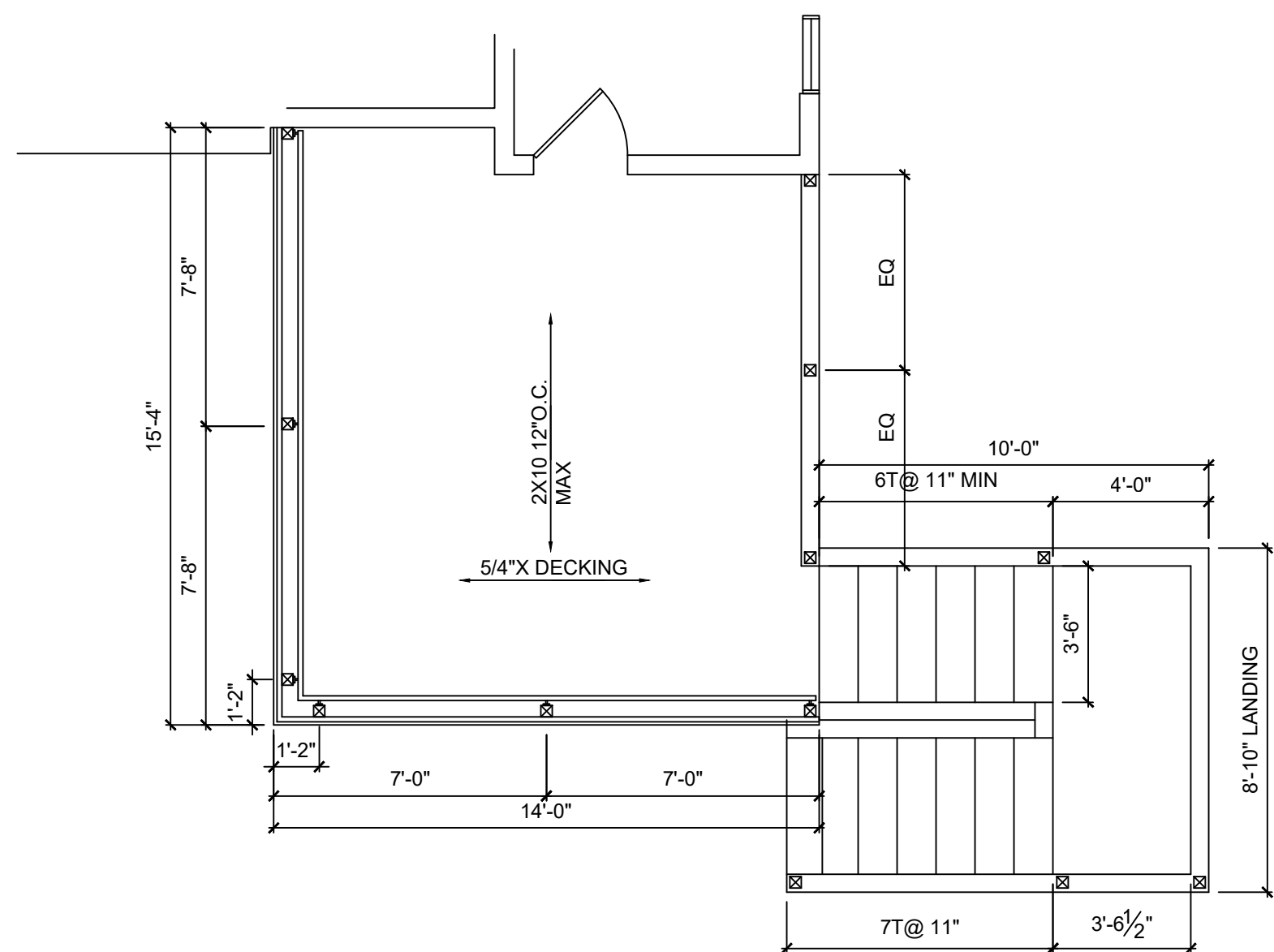
THIS DECK HAS BEEN DESIGNED FOR
LIVE LOAD 40 LBS/SQFT
DEAD LOAD 10 LBS/SQFT
RAILING LATERAL 50 LBS/SQFT THRUST
SOIL BEARING 3,000 LBS/SQFT (ASSUMED)

ZONING DATA

TOWN ZONING REQUIREMENTS				
ZONE:	RA-9			VARIANCE
SETBACKS	ALLOWED	EXISTING	PROPOSED	
LOT SIZE	9,375 MIN	11,846 SQFT	11,846 SQFT	NO CHANGE
LOT WIDTH	75'-0" MIN	75'-0"	75'-0"	NO CHANGE
LOT DEPTH	125'-0" MIN	165'-6"	165'-6"	NO CHANGE
SETBACKS				NO CHANGE
FRONT	25'-0" MIN	27'-2"	27'-2"	NO CHANGE
REAR	30'-0" MIN	89'-8"	104'-10"	NO CHANGE
SIDE 1	12'-0" MIN	6.62'	6.62'	NO CHANGE
BOTH SIDE YARDS	30'-0" MIN	28.3'	23.68'	REQUESTED
MAX HEIGHT	2-1/2 STORY / 35'-0"	32'-0"	32'-0"	NO CHANGE
MAX BUILDING COVERAGE	35%	10.30%	9.95%	COMPLIES

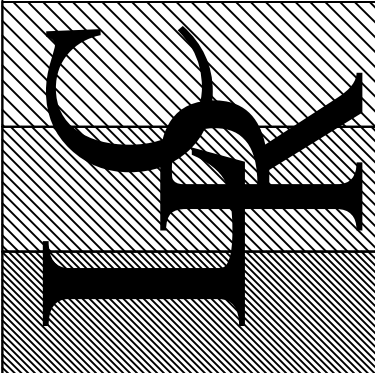


3 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



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

LEWIS C ROANE
ARCHITECT
3 WINDSOR ROAD
CROTON-ON-HUDSON, NEW YORK
TEL (914) 330-1802
LEWISROANEDESIGN@GMAIL.COM



REVISION	DATE	ISSUE
	2/24/2024	ISSUED FOR BID & FILING
	3/17/2024	ISSUED FOR ZONING BOARD OF APPEALS

PROJECT NAME
DECK ADDITION TO THE:
ROSOFF RESIDENCE
80 MORNINGSIDE DRIVE
CROTON ON HUDSON, NY 10520

DRAWING TITLE
CONSTRUCTION
PLANS

7/25/2020
DATE
AS NOTED
PROJECT NO.
2020-20
DRAWING NUMBER

A-1

IT IS A VIOLATION FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION