

APPLICATION FOR BUILDING PERMIT

The Village of Irvington | 85 Main St | Irvington NY 10533

Application Number:	822	Date:	12/29/2020
Job Location:	47 KINGSLEY CL	Parcel ID:	2.140-90-1
Property Owner:	Seungkyu Ok	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:	Ok Residence		

Applicant	Contractor
SCHAEFER, CRAIG J & SCHAEFER, IRIS M	
Seungkyu Ok	
47 KINGSLEY CL IRVINGTON 10533	

Description of Work

Type of Work:	Deck	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	25000.00	Property Class:	1 FAMILY RES

Description of Work

Construct a new open wood deck to the rear of the existing residence.

Please Note: Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

Job Location: 47 KINGSLEY CL

Parcel Id: 2.140-90-1

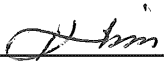
AFFIDAVIT OF APPLICANT

I Seungkyu Ok ~~SCHAEFER, CRAIG J & SCHAEFER, IRIS M~~ being duly sworn, depose and says: That s/he does business as: with offices at: 47 KINGSLEY CL IRVINGTON 10533 and that s/he is:

- ☒ The owner of the property described herein.
☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of _____ with offices _____ and that said Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☐ The Architect of Engineer duly authorized by the owner to make this application.
- ☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 36th day of December of 2020



Notary Public / Commission of Deeds

LIM KIM A.

Notary Public, State of New York
No. 01L16144154
Qualified in Westchester County
Commission Expires Apr. 24, 2022



Applicant's Signature

OWNER'S AUTHORIZATION

I Seungkyu Ok as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number _____ Owner email address _____

- ☐ _____ I hereby acknowledge that it is my responsibility as the **property owner** to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

Sworn to before me this _____ day of _____ of _____

Notary Public / Commission of Deeds

Applicant's Signature

VILLAGE OF IRVINGTON

BUILDING DEPARTMENT

85 MAIN STREET

IRVINGTON, NEW YORK 10533

TEL: (914) 591-8335 • FAX: (914) 591-5870

WWW.IRVINGTONNY.GOV



BUILDING DEPARTMENT

FEE SCHEDULE

Local Law #13-11

FEES ASSOCIATED WITH BUILDING PERMITS:

BUILDING PERMIT

- Application Fee: (Non-Refundable) \$85.00 (Includes records management fee) 85
- Permit Fee: \$17.00 per thousand estimated cost (rounded to the next thousand) 17 x 25 = 425
- Applications for Undocumented Work or Legalizing: Applications to legalize work done prior to applying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee \$500
- Permit Extensions
- Permit renewals prior to expiring (less than 12 months) from approval (plus inspection and CO fees) \$50.00
- Permit renewals requested after one year (more than 12 months) of approval (plus inspection and CO fees) \$100.00

Inspection Fees (as applicable)

- Sediment and erosion control (prior to any excavation) \$50.00
 - Footing \$50.00 ✓
 - Preparation for concrete slabs and walls \$50.00
 - Foundation damp/waterproof and drainage \$50.00
 - Framing \$50.00 ✓
 - Building systems, including underground and rough-in \$50.00
 - Fire resistant construction and penetrations \$50.00
 - Insulation \$50.00
 - Solid Fuel \$50.00
 - Energy Code compliance \$50.00
 - Final Inspection for Certificate of Occupancy \$50.00 ✓
 - Re-inspection fee for work not ready at time of inspection or not in compliance with all State and local laws (per re-inspection) \$50.00
- (3) @ 50 = 150

Certificate Of Occupancy

- CO Fee: (\$1.00 per thousand dollars of estimated cost at time of permit application)
 - Minimum Fee \$25.00The applicant must furnish the Building Inspector with a statement of final construction costs in order that appropriate fees may be calculated prior to the issuance of a Certificate of Occupancy.
- Copy of Certificate of Occupancy \$35.00
- Letter In Lieu of Certificate of Occupancy: (See policy statement for Pre Date letters) \$100.00

25
\$685

Note: pursuant to 224-54A all permits are valid for one (1) year from date

INSTRUCTIONS

REQUIREMENTS FOR OBTAINING A PERMIT:

The following items must be submitted in order to obtain a Building Permit:

1. One (1) Building Permit application signed by the owner or a notarized Agent Letter.
2. One (1) property survey (signed and sealed), reflecting existing conditions.
3. Two (2) sets of construction drawings and specifications, including existing and proposed conditions, state design criteria, structural and architectural details, plans, and cross sections, mechanical, electrical, and plumbing drawings (signed and sealed by a licensed professional).
4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 25MB).
5. Copy of approved site plan from the Irvington Planning Board when applicable (required on all increases of FAR, footprint, coverage, driveways and increases of cubic content under a roof).
6. Approval by the Architectural Review Board (ARB) when applicable. An additional five (5) sets of construction drawings and specifications (please see ARB requirements (available on the village web site www.irvingtonny.gov) prior to submission).
7. Visit the Village of Irvington website www.irvingtonny.gov for additional check list for solar panels, generators, underground propane tanks, signs and awnings(found in forms and documents in the Building & Planning General Information folder).
8. Village Zoning Code is available on the Village website: www.irvingtonny.gov.
9. Provide evidence that the application meets the NYS Energy code as described by www.dos.state.ny.us/code/energycode/overview.htm

Contractor Requirements in order to obtain a Building Permit:

10. Contractor's Certificate of Liability listing the Village of Irvington as the Certificate Holder with no disclaimer in the description other than certificate holder is named additional insured (any additional comments will not be accepted).
11. Contractor's Workers Compensation C-105 form (or equivalent) listing the Village of Irvington as Certificate Holder.
12. Copy of Contractor's Westchester County Home Improvement License.
13. All information above uploaded into permit application with the contractor's contact information, including mailing address, phone number, and email address.
14. Contractor's signature on Affidavit of Contractor (required prior to issuance of the permit).

Please Note:

-State Law requires that the contractor submits a copy of Workman's Compensation as required by the New York State Disability Insurance naming the Department of Buildings, Village of Irvington as certificate holder and showing coverage for general contracting and the locations covered by such insurance. If structure is to be demolished a copy of Liability Insurance must also be submitted.

- Please be advised under State and Municipal Laws, the Workman's Compensation and Disability benefits insurance must be submitted on separate state approved forms. The "Acord Form" is no longer acceptable as proof of Workman's Compensation coverage. Further information or questions may be answered by calling the NYS Bureau of Compliance at (518) 486-6307 or by visiting their website or by contacting your insurance provider.

FEES ASSOCIATED WITH BUILDING PERMIT APPLICATION(All fees must be paid at time of application):

Fee schedule

Building Permit (Non-Refundable)

* Application fee \$85

* Permit fee \$17 per thousand dollars (\$1000) of estimated cost of construction, or fraction thereof

85

• Inspection Fees (as applicable)

- | | |
|--|--|
| • Insulation: \$50 | • Footing: \$50 |
| • Solid Fuel: \$50 | • Preparation for concrete slabs and walls: \$50 |
| • Foundation and footing drain: \$50 | • Framing: \$50 |
| • Energy Code Compliance: \$50 | • Building systems, including underground and rough-in: \$50 |
| • Sediment and erosion control: \$50 | • Fire resistant construction and penetrations: \$50 |
| • Footing: \$50 | • Final Inspection for C.O.: \$50 |
| • Preparation for concrete slabs and walls: \$50 | • State and local laws (per re-inspection): \$50 |

Total Inspections _____

* Certificate of Occupancy Fees: One dollar (\$1.00) per thousand dollars of estimated cost. Minimum Fee \$25.00

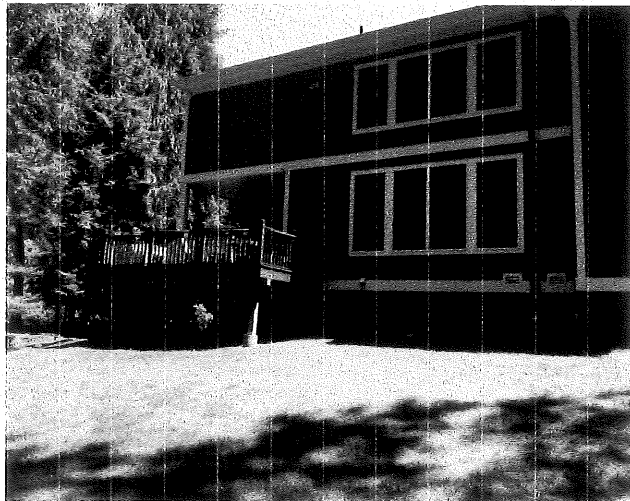
* Permit Revisions or Amendment: \$50.00 (plus \$17 per thousand (\$1000), of the estimated cost of construction and any additional inspections fees).

* Re-inspection fee for work not ready at time of inspection or not in compliance: \$50

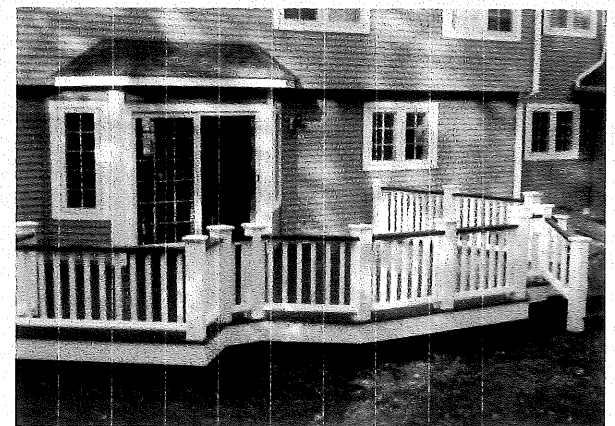
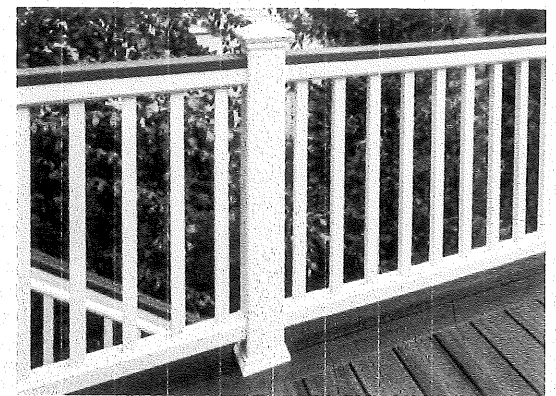
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(To be collected at time of submission of application)Total _____

(Note: pursuant to 224-54A all permits are valid for one (1) year from date on permit
Any permit that expires will be subject to additional fees.)



OK RESIDENCE
47 KINGSLEY CLOSE





OK RESIDENCE
47 KINGSLEY CLOSE



GENERAL REQUIREMENTS

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES & ALL AUTHORITIES HAVING JURISDICTION. IN THE ABSENCE OF OTHER STANDARDS, THE LATEST EDITION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE SHALL GOVERN.
- VERIFY ALL DIMENSIONS & CONDITIONS ON THE SITE & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. CLAIMS FOR EXTRA WORK RESULTING FROM FAILURE TO DO SO WILL NOT BE ALLOWED.
- CONTR. AND SUB-CONTR.'S SHALL MAINTAIN WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN ADEQUATE AMOUNTS TO RENDER THE OWNER & HIS AGENTS HARMLESS IN CASE OF ACCIDENTS TO PERSONS OR PROPERTY INVOLVED IN THIS PROJECT. PROVIDE CERTIFICATES OF SAME TO OWNER.
- PROTECT FROM DAMAGE ALL STRUCTURES, FINISHES, UTILITIES, EQUIPMENT, VEGETATION, ETC. SCHEDULED TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY OF BUILDING & TEMPORARY SHORING AS REQUIRED. PROVIDE TEMPORARY PROTECTIVE DUST, FROM SECURITY & WEATHER - TIGHT ENCLOSURES WHEN & WHERE REQUIRED.
- THE WORK INCLUDES ALL CUTTING & PATCHING & RESTORATION OF AREAS & SURFACES DISTURBED DUE TO THE EXECUTION OF THIS CONTRACT. MATCHING OF KIND, COLOR, QUALITY, TEXTURE, & INSTALLED IN MATCHING PATTERN & COURSE WHERE APPLICABLE.
- THE CONTRACTOR SHALL SECURE & PAY FOR ALL PERMITS, AND INSPECTIONS OF LOCAL AUTHORITIES & OBTAIN FINAL APPROVALS OF, AND/OR CERTIFICATES OF COMPLIANCE FOR ALL WORK UPON COMPLETION AND/OR DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS & EQUIPMENT TO COMPLETE ALL WORK. ALL LABOR MATERIALS & ASSEMBLIES SHALL BE OF GOOD WORKMANSHIP QUALITY, & SHALL CONFORM TO NATIONAL & LOCAL INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THEIR MFG.'S SPECIFICATIONS. THE CONTRACTOR SHALL CONVEY TO THE OWNER ALL APPLICABLE MFG.'S, GUARANTEES AND/OR WARRANTIES ON MATERIALS & EQUIPMENT INSTALLED.
- THE BUILDING & GROUNDS SHALL BE KEPT CLEAN & SAFE AT ALL TIMES AND PLACE ALL DEBRIS INTO A RECEPTACLE AT THE END OF EACH DAY. REMOVE ALL DEBRIS FROM THE SITE TO A POINT OF LEGAL DISPOSAL, IN STRICT ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS. IF OWNER IS TO OCCUPY THE EXISTING RESIDENCE DURING CONSTRUCTION, MAINTAIN CLEAR ACCESS TO THE SITE AT ALL TIMES.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK, OR AFTER ACCEPTANCE BY THE OWNER OF SPECIFIC DESIGNATED EQUIPMENT OR PORTIONS OF THE WORK. THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR PORTION THEREOF, IS THE DATE AGREED UPON BY THE OWNER & THE CONTRACTOR WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE TO ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT THE OWNER CAN OCCUPY OR UTILIZE WORK, OR DESIGNATED PORTION OF THE WORK, FOR THE USE FOR WHICH IT IS INTENDED. MFG.'S, GUARANTEES, WARRANTIES, SHALL BE CONVEYED IN ACCORDANCE WITH 1.7 ABOVE. IF ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS DURING THE GUARANTEE/WARRANTY PERIOD, THE CONTRACTOR SHALL PROMPTLY CORRECT SAME AFTER RECEIPT OF WRITTEN NOTICE FROM THE OWNER TO DO SO UNLESS THE OWNER HAS PREVIOUSLY GIVEN THE CONTRACTOR WRITTEN ACCEPTANCE OF SUCH CONDITION. THE OWNER SHALL GIVE SUCH NOTICE PROMPTLY AFTER DISCOVERY OF THE CONDITION.

CONCRETE

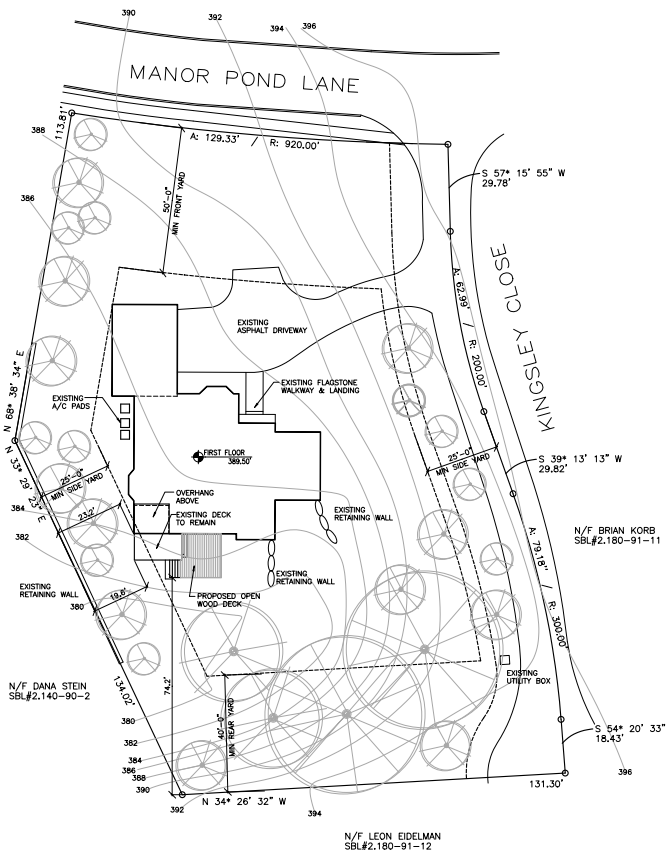
- ALL CONCRETE FOR FOOTINGS, WALLS, SLABS, ETC., SHALL BE AIR-ENTRAINED STONE CONCRETE AT 4000 PSI TEST AT 28 DAYS, CONFORM TO ASTM C-380. SPECIFICATIONS FOR AIR-ENTRAINED ADMIXTURES FOR CONCRETE, FOR AIR ENTRAINMENT MIXTURES, READY-MIXED CONCRETE SHALL CONFORM TO ASTM C-28. SPECIFICATIONS FOR READY-MIXED CONCRETE. QUALITY, CONVEYING AND DEPOSITING OF CONCRETE SHALL CONFORM TO ACI 613. RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE AND ACI 614. RECOMMENDED PRACTICE FOR MEASURING, MIXING & PLACING CONCRETE.

CARPENTRY

- ROUGH CARPENTRY:-
 - FRAMING LUMBER: DOUGLAS FIR-LARCH #2 OR BETTER F#800 PSI MINIMUM (SINGLE), F#850 PSI MINIMUM (REPTITING), 19% MAXIMUM MOISTURE CONTENT, AS STRESS-RATED BY WEST COAST LUMBER INSPECTION BUREAU (WCLB) & WESTERN WOOD PRODUCTS ASSOCIATION (WWPA).
 - SHEATHING, EXTERIOR WALLS: 1/2" DOUGLAS FIR PLYWOOD CDX EXTERIOR - APA PLYWOOD.
 - ROOF SHEATHING: 3/4" DOUGLAS FIR PLYWOOD, CDX EXTERIOR APA (DIMENSION AS NOTED ON DWGS).
 - SUB FLOOR: 3/4" DOUGLAS FIR PLYWOOD, C-D INTERIOR UNDERLAYMENT, 5/8" PLYWOOD UNDERLAYMENT GRADE INTERIOR - APA WITH EXTERIOR GLUE.
 - BLOCKING, BRIDGING, NAULS, AND FLOORING: #1 COMMON DOUGLAS FIR, SOUTHERN PINE OR HEMLOCK, BRIDGES TO BE 1/4" X 4" X 3', OR APPROVED EQUAL, AT 8'-0" O.C. MAXIMUM. LEDGER BOARDS, WHERE REQUIRED, SHALL BE SECURELY SET WITH JOISTS NOTCHED TIGHTLY.
 - DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FRAMING.
 - ALL WOOD SHALL SET ON CONCRETE SHALL BE PRESSURE-TREATED ("WOLMANIZED", "TOMSOKE K-33", OR EQUAL).
 - 2 X10'S OVER ALL OPENINGS UNLESS SHOWN OTHERWISE.
 - PROVIDE SOLID BLOCKING FOR BEARING POINTS OF ALL BEAMS AND COLUMNS. USE SHAP OF SLATE OR STEEL FOR LEVELING WOOD MEMBERS ON CONCRETE OR MASONRY. BEARING FOR ALL BEAMS SHALL BE FULL WIDTH OF THE BEAM.
 - SOFFITS: 1/2" MEDIUM DENSITY OVERLAP PLYWOOD EXTERIOR GLUE WITH CONTINUOUS ALUMINUM SCREEN VENT.
 - NAILING: ALL NAILING TO BE COMPLETED IN ACCORDANCE WITH NEW YORK STATE RESIDENTIAL CODE.
 - GANG-LAM LVL:
 - GANG-LAM LVL'S SHALL BE AS MANUFACTURED BY PSI COMPONENTS OR APPROVED EQUAL. MEMBERS SHALL BE 2800 PSI MINIMUM IN BENDING, -2.0E GRADE.
 - NOTCHING AND HOLES IN JOISTS AND BEAMS: NOTCHING AND BORED HOLES IN JOISTS AND BEAMS FOR PLUMBING PIPING, HEATING PIPING, ELECTRICAL CONDUITS, ETC. ARE PERMITTED PROVIDED THAT THEY COMPLY WITH THE NEW YORK STATE BUILDING CODE MANUAL - PART 3, PAGE 91. VERIFY SIZES AND LOCATIONS OF EXCESSIVE NOTCHING AND BORED HOLES THAT MAY BE REQUIRED WITH ARCHITECT PRIOR TO CREATING THE PENETRATIONS.
 - ALL MULTIPLE-MEMBER BEAMS OR JOISTS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 16D NAILS @ 12" ON CENTER AT TOP AND BOTTOM.
 - ALL WINDOW & DOOR OPENINGS TO HAVE MINIMUM DBL JACK STUDS IN STRICT ACCORDANCE WITH STATE CODE PERMITS.

FINISH CARPENTRY

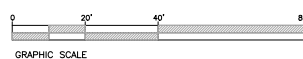
- INTERIOR AND EXTERIOR TRIM (MOLDINGS, CASINGS, CORNICES, BASES, ETC.) OTHER THAN STAINED OR PREFINISHED, SHALL BE NO. 1 KILN DRIED WHITE PONDROUSA PINE. MATCH EXISTING PROFILES OR INSTALL NEW AS NOTED ON DWGS.
- SURFACES OF INTERIOR PARTITIONS AND INTERIOR OF EXTERIOR WALLS AND CEILINGS SHALL BE 1/2" GYPSUM BOARD TYPE X, FIRE CODE, WHERE INDICATED ON THE DRAWINGS AND REQUIRED BY CODE. SCHEDULED WITH 1/4" TYPE W DRYWALL. SCORING PER MANUFACTURER'S RECOMMENDATIONS, TAPE, 3 COATS AND SANDED, READY FOR FINAL FINISH. PROVIDE METAL CORNER BEADS AND OTHER DRYWALL ACCESSORIES AS REQ'D.



SITE PLAN

SCALE: 1" = 20'-0"

ALL INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM A SURVEY DATED MAY 5, 2017 AS PREPARED BY W.E. JAMES - ENGINEERING AND LAND SURVEYING. ACCURACY IS LIMITED TO THE DATA PROVIDED THEREIN.



CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA					
TABLE R301.2 (1)					
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		
			WEATHERING	FROST LINE DEPTH	TERMITES
45 PSF	90 - 100 MPH	C	SEVERE	42"	MODERATE TO HEAVY
					SLIGHT TO MODERATE
					7 F
					YES
					NO

ALL PROPOSED WORK IS IN COMPLIANCE WITH NEW YORK STATE RESIDENTIAL CODE 2015 AND NYS SUPPLEMENT 2017

ZONING COMPLIANCE SUMMARY

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	TOTAL	COMMENTS
ZONING DISTRICT	1F-40				
AREA OF LOT	40,000 SF	32,958 SF	N/A	N/A	EXISTING NON-CONFORMING LOT SIZE
FRONT YARD SETBACK	50'-0"	60'-5"	no change	N/A	
REAR YARD SETBACK	40'-0"	79'-2"	74'-2"	N/A	
SIDE YARD SETBACK 1	25'-0"	19'-7"	no change	N/A	EXISTING NON-CONFORMANCE UNAFFECTED
SIDE YARD SETBACK 2	25'-0"	55'-4"	no change	N/A	
LOT WIDTH	150'-0"	156'-6"	N/A	N/A	
LOT DEPTH	150'-0"	223'-0"	N/A	N/A	
LOT COVERAGE	12% 3,955 SF	12% 3,730 SF	222 SF	12% 3,952 SF	

COVERAGE CALCULATIONS

LOT COVERAGE MAX ALLOWABLE = 12% OF (32,958 SF) = 3,955 SF				
DESCRIPTION	EXISTING	PROPOSED	TOTAL	
PRINCIPAL BUILDING COVERAGE	3,274 SQ FT	0 SQ FT	3,274 SQ FT	
FRONT PORCH & WALKWAY	120 SQ FT	0 SQ FT	120 SQ FT	
EQUIPMENT & UTILITY PADS	36 SQ FT	0 SQ FT	36 SQ FT	
RETAINING WALLS	154 SQ FT	0 SQ FT	154 SQ FT	
EXISTING DECK	146 SQ FT	0 SQ FT	146 SQ FT	
PROPOSED DECK	0 SQ FT	222 SQ FT	222 SQ FT	
TOTAL COVERAGE	3,730 SQ FT	222 SQ FT	3,952 SQ FT	

SITE PLAN NOTES:
CONTOUR INFORMATION WAS TAKEN FROM WESTCHESTER COUNTY GIS MAP.
NO TREES WITH A DIAMETER GREATER THAN 8" ARE LOCATED NEAR THE LIMITS OF CONSTRUCTION AND NO TREES WILL BE DISTURBED BY THE PROPOSED WORK.
EXCAVATION IS LIMITED TO THE PROPOSED DECK FOOTINGS.
NO UTILITIES WILL BE DISTURBED BY THE PROPOSED WORK.
THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNDESIRABLE EROSION AND EROSION OF DISTURBED SOILS.
AS-BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.

DRAWING LIST

- A-0-1 SITE PLAN AND ZONING DATA
A-0-2 SITE PLAN NOTES AND DETAILS
A-1 DECK PLANS AND ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW YORK	
NO.	DATE
REMARKS	

ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y.S.

BUILDING TYPE: SINGLE FAMILY RESIDENCE
DESIGN DEGREE DAYS: 5,790 (WESTCHESTER COUNTY)
CLIMATE ZONE: 4

INSULATION & PENETRATION REQUIREMENTS BY COMPONENT	MIN. R-VALUE	MAX. U-VALUE
FENESTRATION	N/A	U-0.35
SKYLIGHTS	N/A	U-0.35
CEILING	R-38	
EXTERIOR WALLS	R-19	
FLOOR	R-30	
BASEMENT WALL	R-10 / 13	
SLAB	10.2	

DESIGN LIVE LOAD

MINIMUM REQUIREMENTS:

FIRST FLOOR:	40 PSF
SECOND FLOOR:	30 PSF
ATTIC FLOOR (WITH STORAGE):	20 PSF
ROOF LOAD:	30 PSF
SOIL BEARING CAPACITY:	2 TONS / SQ FT

NEW DECK:

OK RESIDENCE

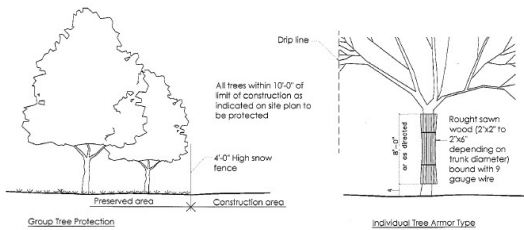
47 KINGSLEY CLOSE IRVINGTON, NY

SITE PLAN
SITE & ZONING DATA
GENERAL NOTES

MATTHEW BEHRNS
ARCHITECT
25 BEDFORD ROAD
SLEEPY HOLLOW, NY 10591
914-391-1689

PROJ. NO. 399
DATE: OCT 21, 2020
SCALE: AS NOTED

A-0-1



TREE PROTECTION DETAIL

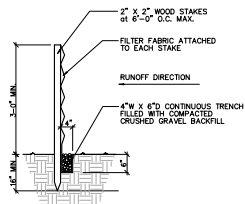
TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY



SOIL STOCKPILING

AREAS CHOSEN FOR STOCKPILING MUST BE DRY AND STABLE
MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2

UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCE OR STRAW BALES - THEN STABILIZED WITH VEGETATION OR COVER
SEE SILTFENCE DETAILS ABOVE



SILT FENCE DETAIL

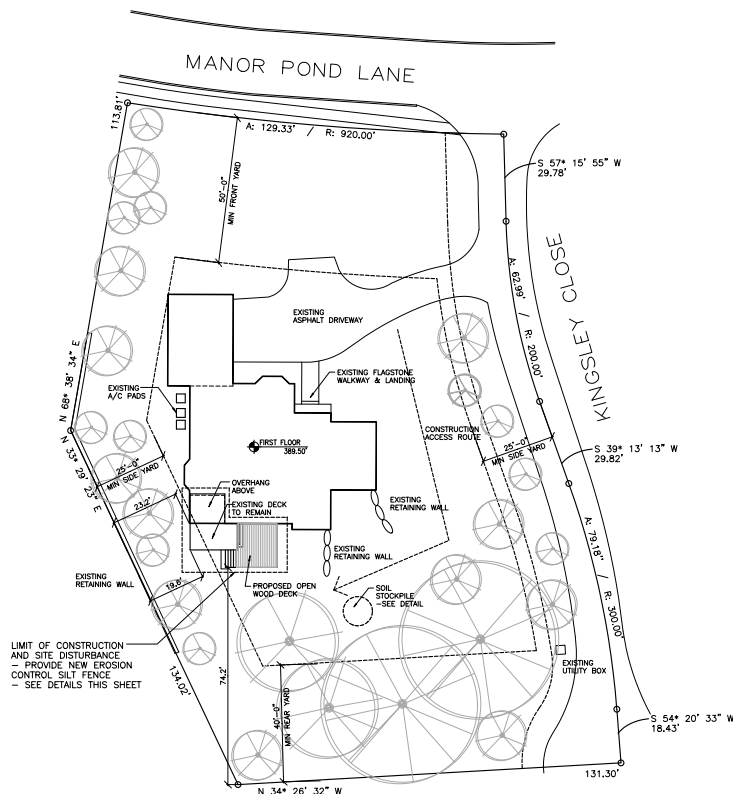
SILT FENCE CONSTRUCTION NOTES:

EXCAVATE A 4" WIDE X 6" DEEP TRENCH ALONG THE LOWER PERIMETER OF THE SITE AS INDICATED ON THE SITE PLAN

UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) SIDE OF THE TRENCH

DRIVE THE POSTS INTO THE GROUND UNTIL THE NETTING IS APPROX. 2 INCHES FROM THE BOTTOM OF THE TRENCH

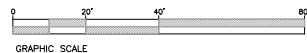
LAY THE TOE-IN FLAP OF THE SILT FABRIC INTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL.



SITE LOGISTICS & ACCESS

SCALE: 1" = 20'-0"

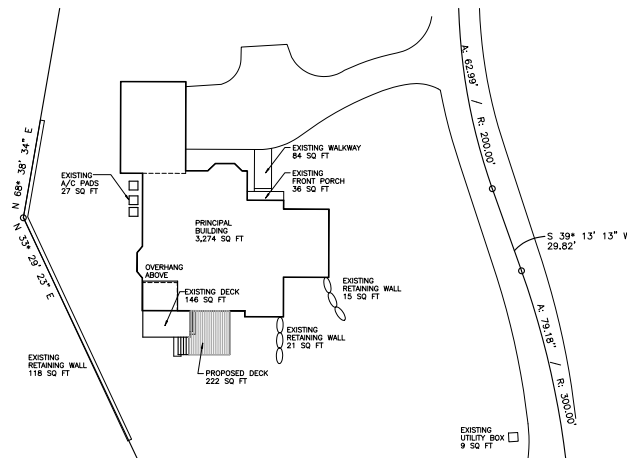
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ACCURACY IS LIMITED TO THE DATA PROVIDED THEREIN



SITE EXCAVATION IS LIMITED TO NEW FOOTINGS ONLY
- APPROXIMATE TOTAL = 6 CU YDS
- ALL EXCAVATED SOIL TO BE REMOVED FROM SITE

COVERAGE CALCULATIONS

LOT COVERAGE MAX ALLOWABLE = 12% OF (32,958 SF) = 3,955 SF			
DESCRIPTION	EXISTING	PROPOSED	TOTAL
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COVERAGE CALCULATION DIAGRAM

SCALE: 1" = 20'

NO.	DATE	REMARKS	

NEW DECK:

OK RESIDENCE

47 KINGSLEY CLOSE

IRVINGTON, NY

SITE PLAN NOTES
and DETAILS

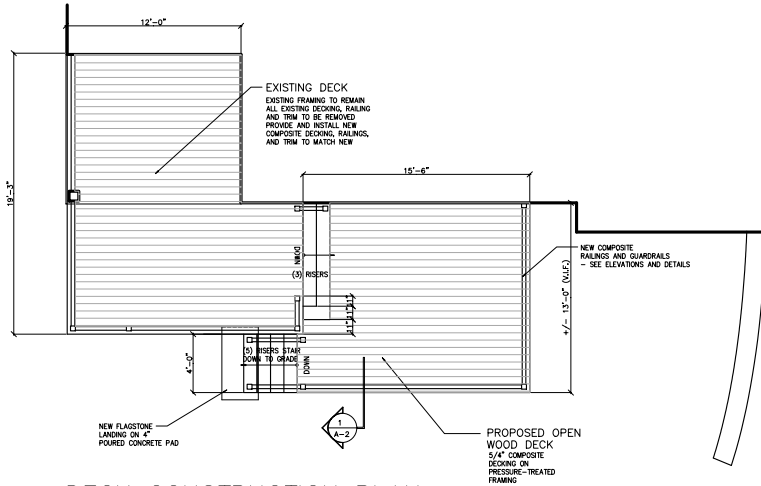
PROJ. NO. 399

DATE: OCT 21, 2020

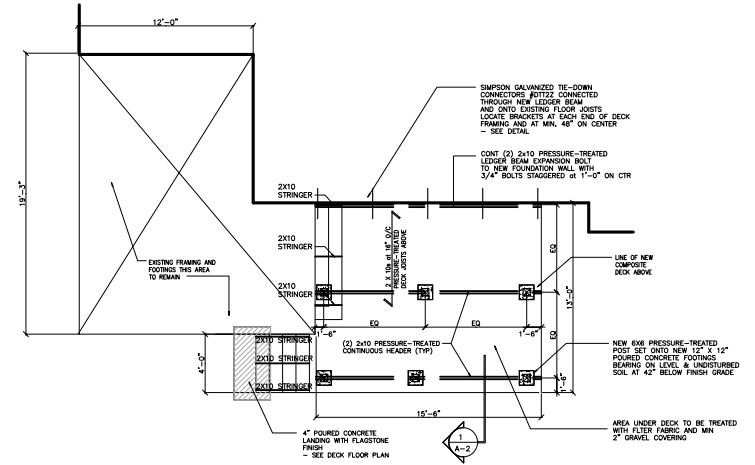
SCALE: AS NOTED

MATTHEW BEHRENS
ARCHITECT
25 BEDFORD ROAD
SLEEPY HOLLOW, NY 10591
914-391-1689

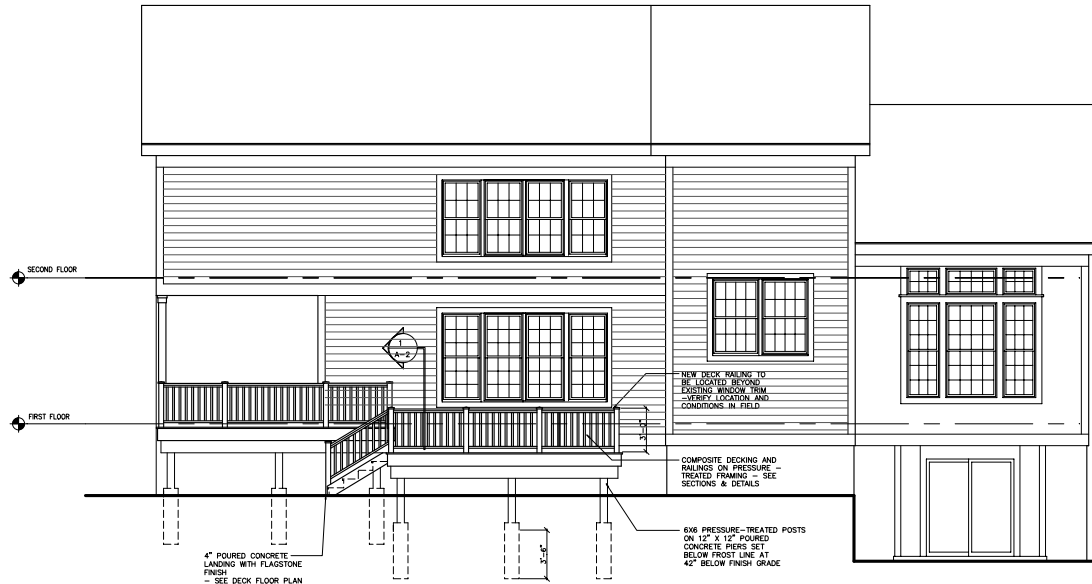
A-0-2



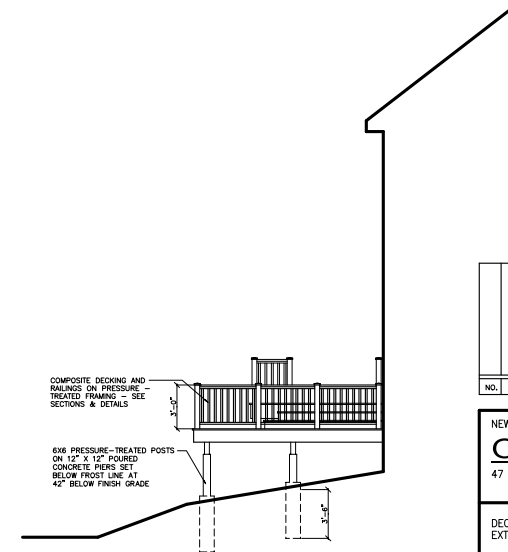
DECK CONSTRUCTION PLAN
SCALE : 1/4" = 1'-0"



DECK FRAMING & FOUNDATION PLAN
SCALE : 1/4" = 1'-0"



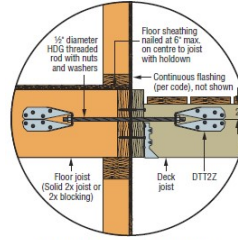
REAR (SOUTH) ELEVATION
SCALE : 1/4" = 1'-0"



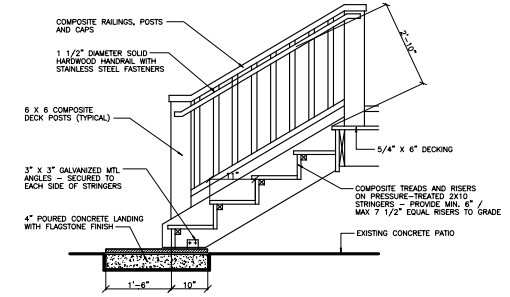
SIDE (EAST) ELEVATION
SCALE : 1/4" = 1'-0"

NO.	DATE	REMARKS

NEW DECK:	
OK RESIDENCE	
47 KINGSLEY CLOSE	IRVINGTON, NY
DECK PLANS and EXTERIOR ELEVATIONS	
PROJ. NO. 399	DATE : JUN 4, 2021
SCALE : AS NOTED	
MATTHEW BEHRENS ARCHITECT 25 BEDFORD ROAD SLEEPY HOLLOW, NY 10591 914-391-1689	
A-1	

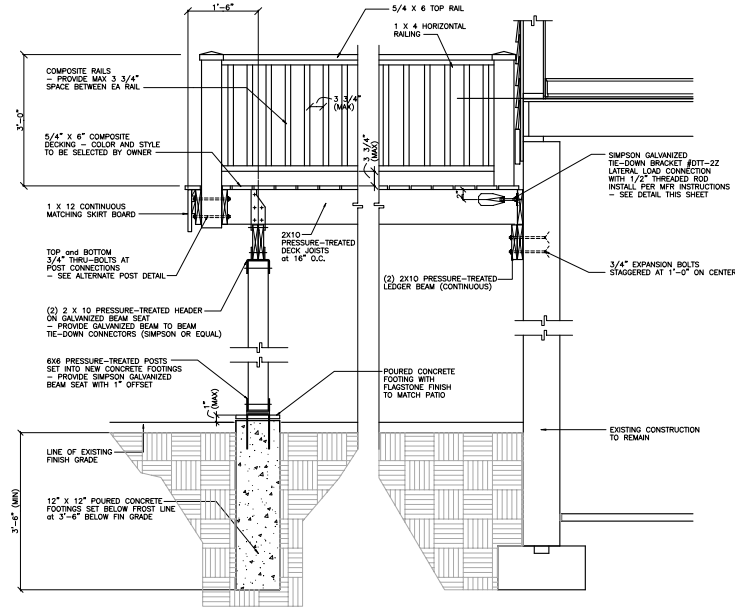


Typical DTT22 Deck-to-House
Lateral Load Connection



B TENSION TIE DETAIL
A-2 SCALE : 3/4" = 1'-0"

A DECK STAIR DETAIL
A-2 SCALE : 3/4" = 1'-0"



1 DECK SECTION
A-2 SCALE : 3/4" = 1'-0"

NO.	DATE	REMARKS
NEW DECK: OK RESIDENCE 47 KINGSLEY CLOSE IRVINGTON, NY		
DECK SECTIONS and DETAILS		PROJ. NO. 399 DATE : JUN 4, 2021 SCALE : AS NOTED
MATTHEW BEHRENS ARCHITECT 25 BEDFORD ROAD SLEEPY HOLLOW, NY 10591 914-391-1689		A-2