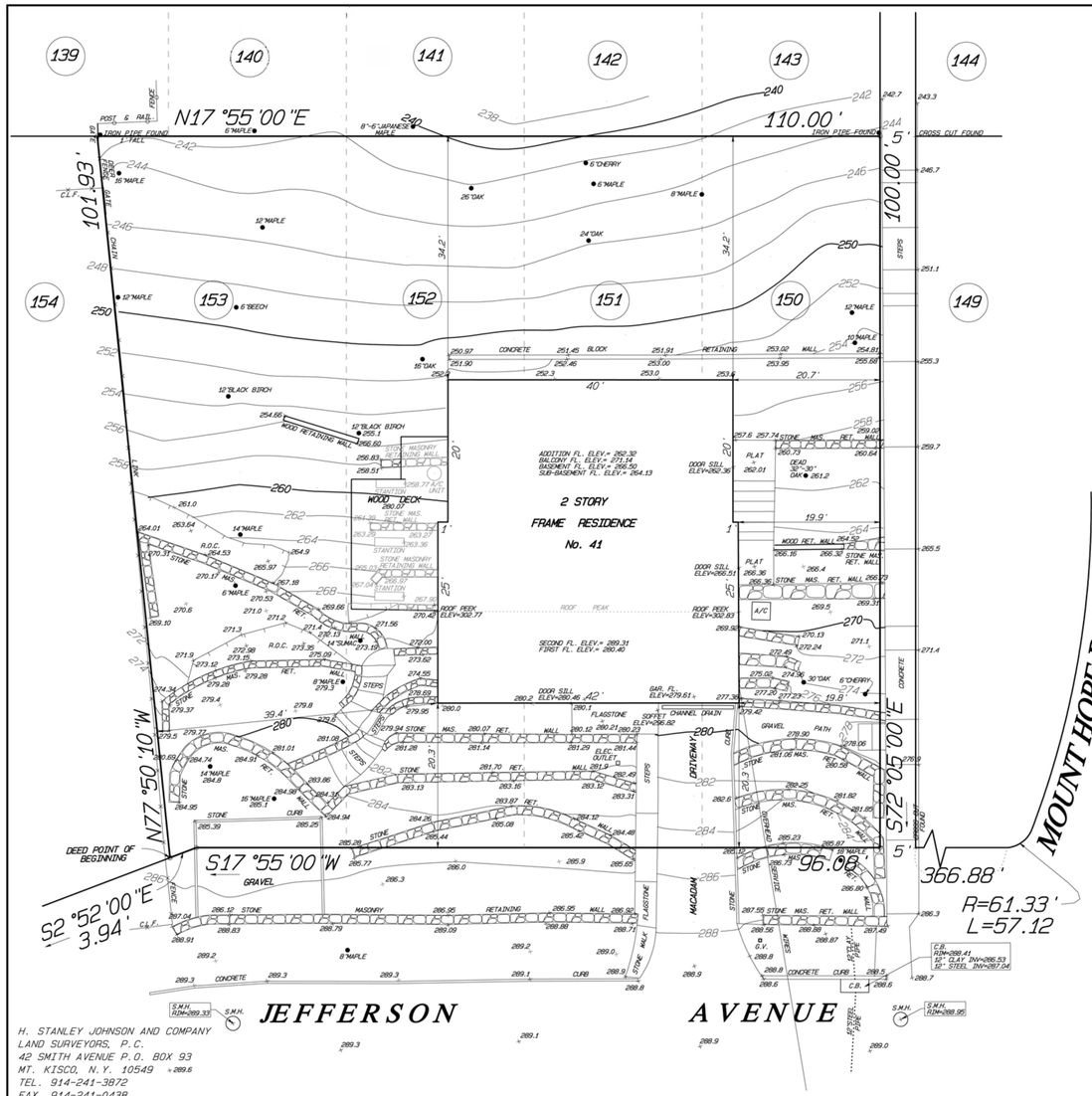
PROKOP - BINDLER RESIDENCE

PROPOSED EXTERIOR DECK EXTENSION

41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON
NEW YORK 10706

PLANNING BOARD REVIEW APPLICATION

JULY 27, 2018



H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-3872
FAX. 914-241-0438

Area = 10,499 S.F. or 0.241 Acres.

Deed Reference: Control No. 551593280

Tax Identification: Section 4.80 Block 74 Lot 7.

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

Notes:

1) Elevations shown hereon are generally in accordance with Westchester County Topographic Datum.

2) Additional underground easements, utilities or structures, etc. other than those shown hereon may be encountered.

3) The subsurface information shown hereon, if any, is not guaranteed as to accuracy or completeness and should be verified by the contractor before any excavation.

SURVEYED: JULY 21, 2017
MAP PREPARED: JULY 26, 2017

BY: _____

NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.

TOPOGRAPHIC SURVEY
PREPARED FOR

YAKOV BINDLER

and

JANE PROKOP

Being Lot No.'s 150, 151, 152 & 153 in Section 4 as shown on a certain map entitled "Final Map, Hudson Heights, etc." said map filed in the Westchester County Clerk's Office, Division of Land Records: September 28, 1916 as Map No. 2139.

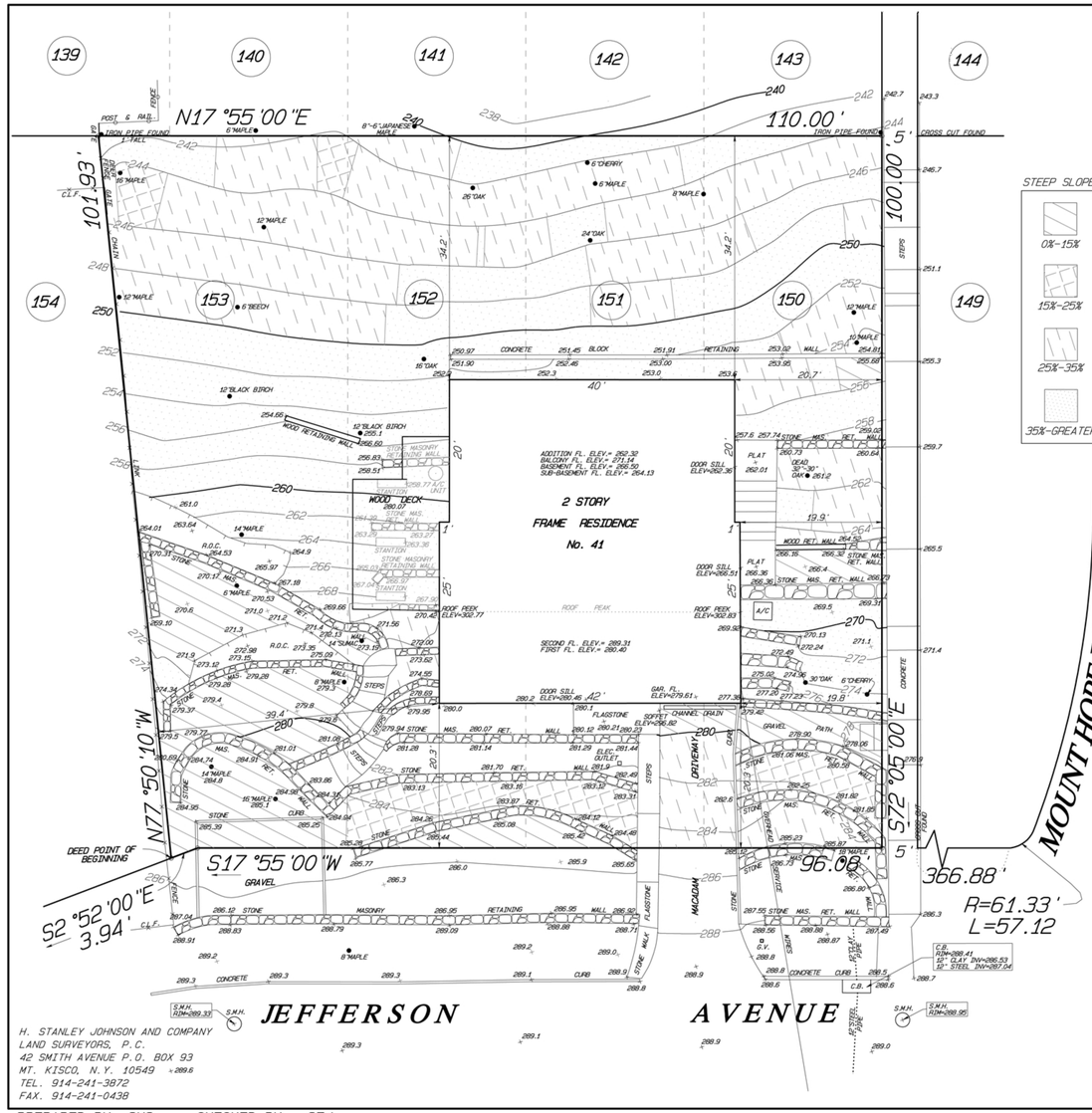
SITUATE IN THE

VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 10'

PREPARED BY: SMS CHECKED BY: STJ

JOB NO. F17-062



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STEEP SLOPES

0%-15%

15%-25%

25%-35%

35%-GREATER

Area = 10,499 S.F. or 0.241 Acres.

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VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 10'

PREPARED BY: SMS CHECKED BY: STJ

JOB NO. F17-062

VILLAGE OF HASTINGS-ON-HUDSON
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
EFFECTIVE 10/03/2016

Location: Village of Hastings on Hudson — Zip Code: 10706

Ground Snow Load	Wind Design: Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone	Seismic Design Category (RCNY Only)	Subject to Damage From: Weathering	Frost Line Depth	Termite	Climate Zone	Ice Barrier Underlayment Reqd	Flood Hazards	Air Freezing Index	Mean Annual Temp
30	120 MPH	NO	Yes	NO	C	Severe	42"	Moderate to Heavy	4A	YES	N/A FIRM Community-Panel Map # 36119C0261F Effective Date, 09/28/2007	2000	51.8

STATEMENT OF COMPLIANCE

The proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the New York State Energy Conservation Construction Code.

5 CODE COMPLIANCE NOTES

VILLAGE OF HASTINGS-ON-HUDSON
INSULATION AND FENESTRATION REQUIREMENTS
BY COMPONENTS

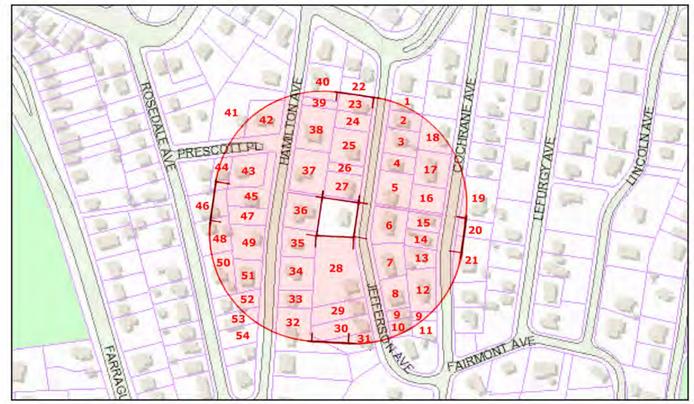
REQUIRED PRESCRIPTIVE ENERGY REQUIREMENTS AT CLIMATE ZONE A4

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENSTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
4A	0.35	0.55	0.4	49	20 or 13+5	8/13	19	10/13	10, 2 FT	10/13
TABLE R402.1.4 EQUIVALENT U-FACTORS										
4A	0.35	0.55		0.026	0.06	0.098	0. 047	0.047	0.059	0.065

PROVIDED PRESCRIPTIVE ENERGY REQUIREMENTS AT CLIMATE ZONE 4A

4A	0.35	N/A	0.40	49	20	N/A	30	10/13	N/A	N/A

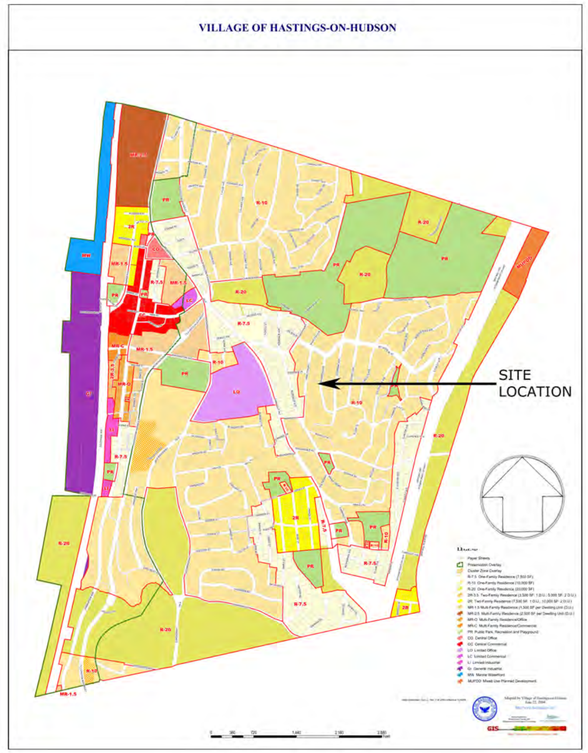
6 ENERGY CONSERVATION REQUIREMENTS



1	4.80-75-14	13	4.80-75-4	25	4.80-74-10	37	4.80-74-19	49	4.80-73-3
2	4.80-75-15	14	4.80-75-5	26	4.80-74-9	38	4.80-74-18	50	4.80-73-11
3	4.80-75-16	15	4.80-75-6	27	4.80-74-8	39	4.80-74-17	51	4.80-73-2
4	4.80-75-17	16	4.80-75-7	28	4.80-74-6	40	4.80-74-16	52	4.80-73-12
5	4.80-75-18	17	4.80-75-8	29	4.80-74-5	41	4-80-72-12	53	4.80-73-13
6	4.80-75-19	18	4.80-75-9	30	4.80-74-4	42	4.80-72-13	54	4.80-73-14
7	4-80-75-20	19	4.90-85-19	31	4.80-74-3	43	4.80-73-6		
8	4.80-75-21	20	4.90-85-20	32	4.80-74-24	44	4.80-73-7		
9	4.80-75-2	21	4-90-85-21	33	4.80-74-23	45	4.80-73-5		
10	4.80-75-22	22	4.80-74-13	34	4.80-74-22	46	4.80-73-9		
11	4.80-75-1	23	4.80-74-12	35	4.80-74-21	47	4.80-73-4		
12	4.80-75-3	24	4.80-74-11	36	4.80-74-20	48	4.80-73-10		

3 300' RADIUS OF PROPERTY WITH TAX I.D. LIST OF PROPERTIES WITHIN

SCALE: 1'-0" = 15'-0"



2 ZONING MAP

SEE MAP

TITLE SHEET

TOPOGRAPHICAL SURVEY BY SURVEYOR
STEEP SLOPES SURVEY BY SURVEYOR

G - 100 GENERAL INFORMATION
G - 101 COLORED STEEP SLOPES SITE PLAN & PROPOSED SITE PLAN
G - 102 STEEP SLOPES SITE PLAN WITH PROPOSED EXTERIOR DECK EXTENSION
G - 103 GENERAL NOTES #1
G - 104 GENERAL NOTES #2

A - 100 EXISTING EXTERIOR DECK AT FIRST FLOOR
A - 101 EXISTING EXTERIOR DECK FOOTING PLAN AT BALCONY FLOOR
A - 102 EXISTING EXTERIOR DECK FOOTING PLAN AT ADDITION FLOOR

A - 200 EXISTING EXTERIOR DECK AT FRONT ELEVATION
A - 201 EXISTING EXTERIOR DECK AT LEFT SIDE ELEVATION
A - 202 EXISTING EXTERIOR DECK AT REAR ELEVATION

A - 300 PROPOSED EXTERIOR DECK EXTENSION FLOOR PLAN AT FIRST FLOOR
A - 301 PROPOSED EXTERIOR DECK EXTENSION ROOF PLAN AT SECOND FLOOR
A - 302 PROPOSED EXTERIOR DECK EXTENSION FOUNDATION PLAN AT BALCONY FLOOR
A - 303 PROPOSED EXTERIOR DECK EXTENSION FOUNDATION PLAN AT ADDITION FLOOR

A - 400 BUILDING SECTION A-A

A - 500 PROPOSED EXTERIOR DECK EXTENSION AT FRONT ELEVATION
A - 501 RIGHT SIDE ELEVATION
A - 502 PROPOSED EXTERIOR DECK EXTENSION AT LEFT SIDE ELEVATION
A - 503 PROPOSED EXTERIOR DECK EXTENSION AT REAR ELEVATION

A - 600 TYPICAL DETAILS

7 DRAWING INDEX

PARCEL SBL: 4.80 – 74 - 7

		REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT		R – 10	R – 10	R -10
ZONING				
MINIMUM LOT AREA	sf.	10,000	10,499	10,499
MINIMUM LOT WIDTH	ft.	100	105 (AVERAGE)	105 (AVERAGE)
MINIMUM YARDS FOR PRINCIPAL STRUCTURE				
FRONT	ft.	30	20.30	20.30
REAR (or 30% of Lot Depth)	ft.	30	34.20	34.20
TWO SIDES	ft.	30	59.20	34.55
ONE SIDE AT LEAST	ft.	12	19.80	14.75 TO NEW PROPOSED EXTERIOR DECK EXTENSION
MAXIMUM HEIGHT FOR PRICIPAL STRUCTURE				
IN FEET		35'-0"	34'-5"	34'-5"
IN STORIES		2 ½	2½	2½
LOT COVERAGES				
BUILDING COVERAG	%	25	20.08 = 2,108 sf.	22.56% = 2,368.7 sf.
DEVELOPMENT COVERAGE	%	35	30.09 = 3,160 sf.	32.92% = 3,456.7 sf.

DEVELOPMENT

EXISTING BUILDING COVERAGE
EXISTING RESIDENCE FOOTPRINT 1,850.0 sf.
EXISTING OUTDOOR DECK 258.0 sf. **TOTAL 2,108 sf.**

PROPOSED NEW ADDITIONAL BUILDING COVERAGE
PROPOSED OUTDOOR DECK EXTENSION 260.7 sf. **TOTAL 2,368.7 sf.**

EXISTING DEVELOPMENT COVERAGE
EXISTING RESIDENCE FOOTPRINT 1,850 sf.
EXISTING WALKWAYS AND DRIVEWAY 1,310 sf. **TOTAL 3,160 sf.**

PROPOSED NEW ADDITIONAL DEVELOPMENT COVERAGE
PROPOSED OUTDOOR DECK EXTENSION 260.7 sf.
PROPOSED OUTDOOR BRIDGE WALK 36.0 sf. **TOTAL 3,456.7 sf.**

STEEP SLOPES AREAS

0% - 15%	958 sf.	= 9.1%	
15% - 25%	432 sf.	= 4.1%	
25% - 35%	2,367 sf.	= 22.6%	
35% - GREATER	3,250 sf.	= 31.0%	TOTAL 7,007 sf. = 66.8%

ROCK OUTCROPPINGS, RETAINING WALLS, WALKWAYS & DRIVEWAY 1,642 sf. = 16.6%

RESIDENCE FOOTPRINT 1,850 sf. = 17.6%

TOTAL LOT AREA 10,499 sf. = 100.0%

TOTAL DISTURBED AREA AT STEEP SLOPES FOR FOOTINGS OF PROPOSED DECK EXTENSION REQUIRED = 100 sf. = 0.95%

4 ZONING & DEVELOPMENT TABULATION

1 LOCATION MAP

N.T.S.

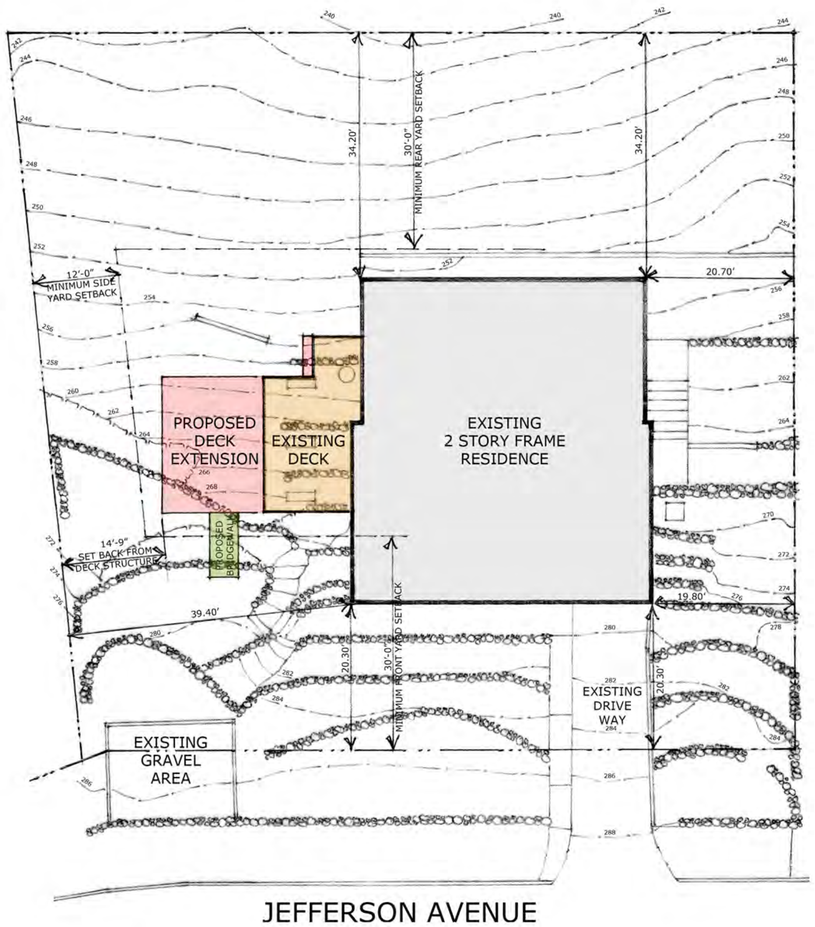
RENE ROBERT MUELLER, ARCHITECT, PLLC
AIA / NCARB / HTL / LEED AP
5774 MOSHOLU AVENUE, BRONX NY 10471
TEL.: 718-432-2510 FAX.: 718-432-2512
E-MAIL: RMUE33323@AOL.COM

GENERAL INFORMATION

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	N/A
DRAWN	RRM

G 100



LEGEND

- EXISTING 2 STORY RESIDENCE FOOT PRINT AREA = 1,850.0 sf.
- EXISTING OUTDOOR DECK AREA = 258.0 sf.
- PROPOSED OUTDOOR DECK EXTENSION AREA = 260.7 sf.
- PROPOSED OUTDOOR BRIDGE WALK AREA = 36.0 sf.

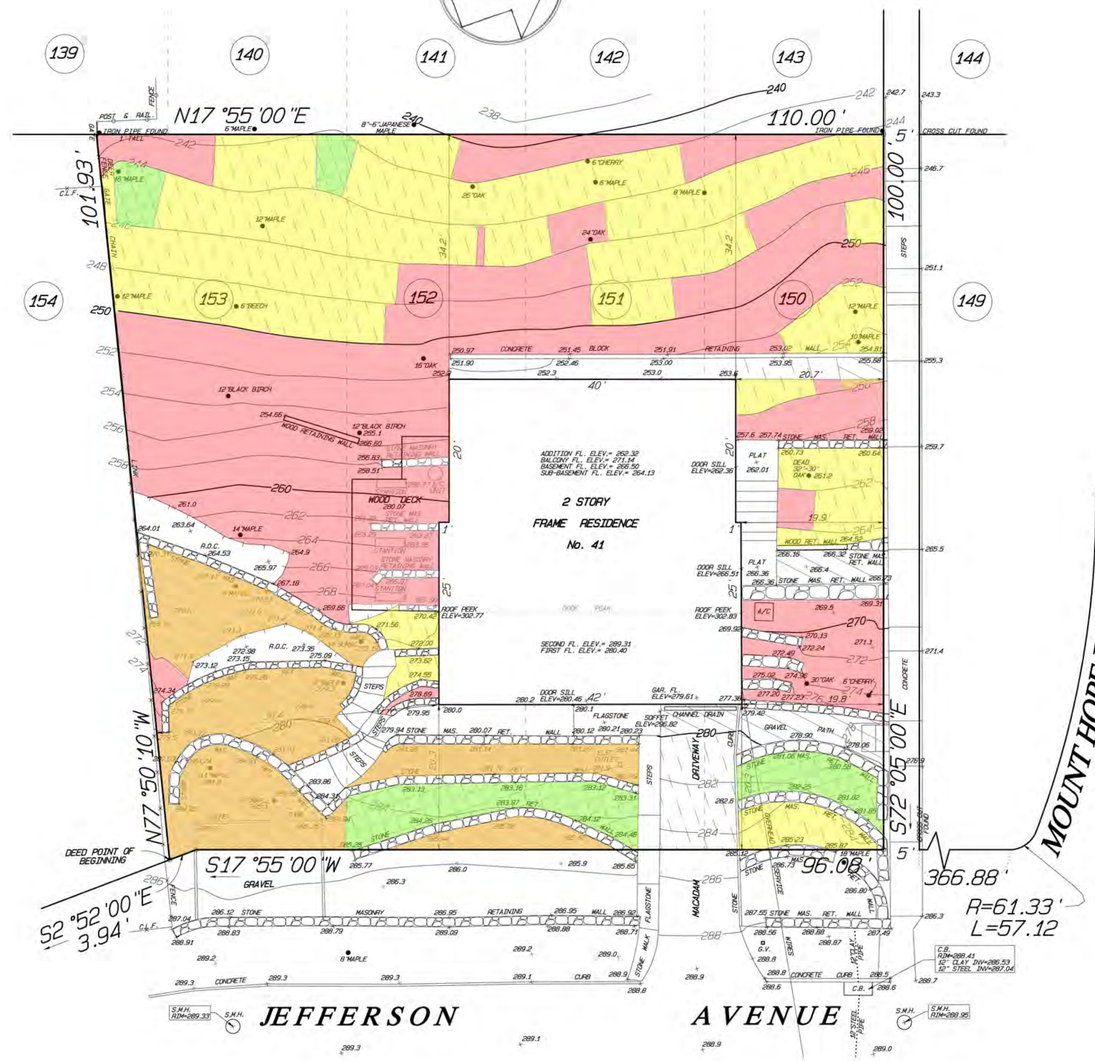
2 PROPOSED SITE PLAN

SCALE: 1"=10'-0"

SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY:

H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C.
42 SMITH AVENUE, P.O.BOX 93, MT. KISCO NY 10549

SURVEYED : JULY 21, 2017
MAP PREPARED : JULY 26, 2017



STEEP SLOPES LEGEND

- 0% - 15% = 9.1% = 958 sf.
- 15% - 25% = 4.1% = 432 sf.
- 25% - 35% = 22.6% = 2,367 sf.
- 35% - GREATER = 31.0% = 3,250 sf.
- ROCK OUTCROPPINGS, RETAINING WALLS, WALKWAYS & DRIVEWAY = 16.6% = 1,642 sf.
- RESIDENCE FOOT PRINT = 17.6% = 1,850 sf.

SUMMARY
TOTAL LOT AREA = 100.0% = 10,499 sf.
TOTAL STEEP SLOPES AREAS = 66.8% = 7,007 sf.

1 COLORED STEEP SLOPES SITE PLAN

SCALE: 1"=10'-0"

SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY:

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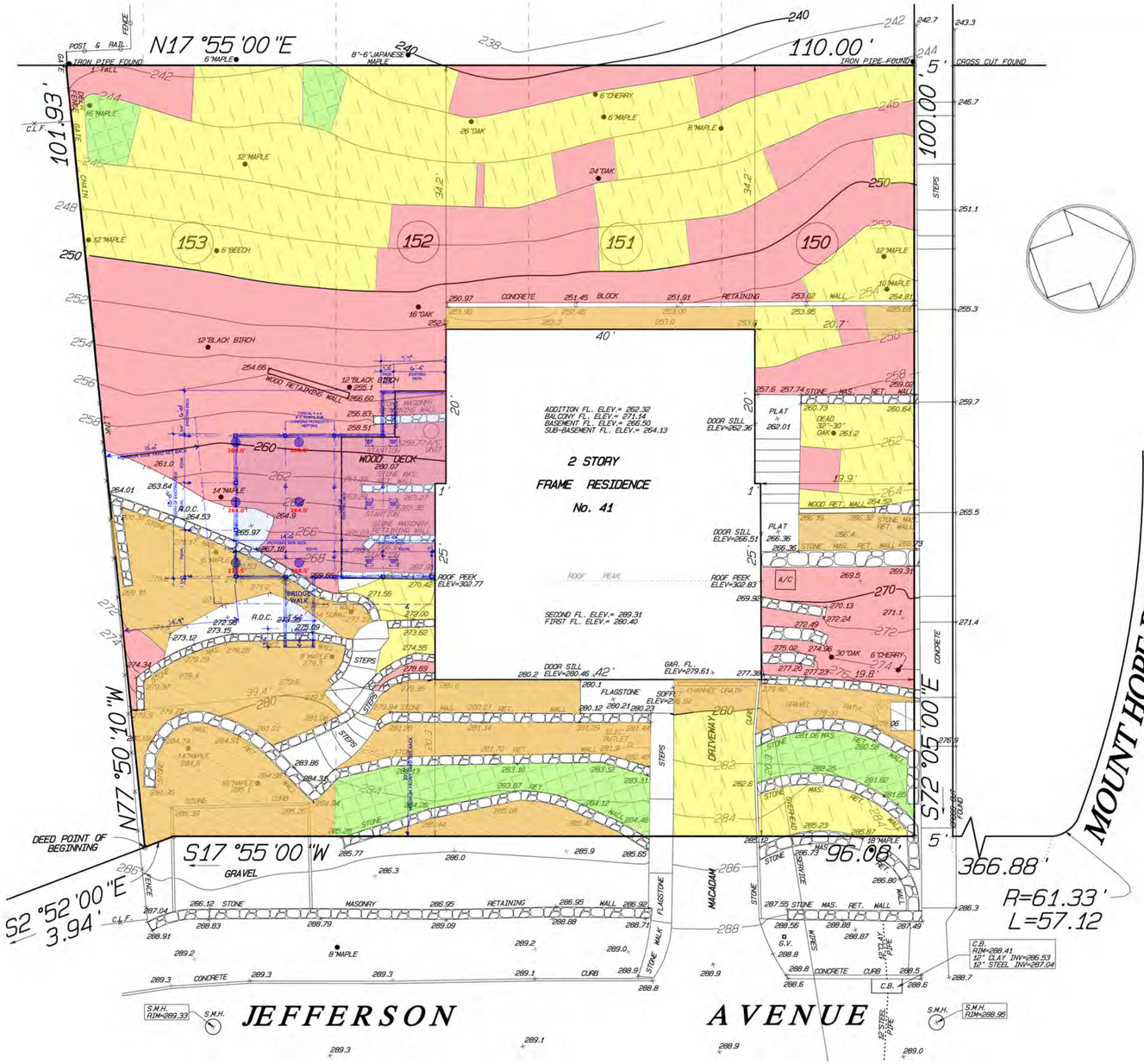
E-MAIL: RMUE333233@AOL.COM

COLORED STEEP SLOPES SITE PLAN & PROPOSED SITE PLAN

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1"=10'-0"
DRAWN	RRM

G 101



1 STEEP SLOPES SITE PLAN WITH PROPOSED EXTERIOR DECK EXTENSION

SCALE: 1/8" = 1'-0"

SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY:

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42 SMITH AVENUE, P.O.BOX 93, MT. KISCO NY 10549

SURVEYED : JULY 21, 2017
MAP PREPARED : JULY 26, 2017

STEEP SLOPES LEGEND

0% - 15% = 9.1%	25% - 35% = 22.6%
15% - 25% = 4.1%	35% - GREATER = 31.0%

SUMMARY
TOTAL LOT AREA = 100.0% = 10,499 sf.
TOTAL STEEP SLOPES AREAS = 66.8% = 7,007 sf.

TOTAL DISTURBED AREA AT STEEP SLOPES FOR FOOTINGS OF PROPOSED DECK EXTENSION REQUIRED = 0.95% = 100 sf.

LEGEND

PROPOSED NEW 14" DIAM. SONOTUB FOOTING FOR NEW EXTENDED DECK AREA

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STEEP SLOPES SITE PLAN WITH PROPOSED EXTERIOR DECK EXTENSION

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/8"=1'-0"
DRAWN	RRM

G
102

SECTION I – GENERAL NOTES

A-1 All work shall conform to the rules and regulations of the Residential Code of New York State, Village of Hastings-on-Hudson, and to all agencies having jurisdiction whether expressly called for or not.

A-2 All work shall comply with the 2015 International Residential Code (IRC) and the 2017 NYS supplemental Codes, plus all applicable adapted Codes, Local State, etc.

A-3 The General Contractor and Sub Contractors by submitting the cost budget, thereby confirm that they had personally walked through/visited/investigated and made them self familiar to current work status and current work conditions of existing residence to be legalized and brought up to code compliance and reviewed the Construction Documents and that they agree with the plans and all details contained therein.

If the General Contractor and Sub Contractors find that the plans and details are at variance with what is physically in the field or that there are discrepancies or error within the plans, they shall immediately notify the Owner and Architect.

A-4 The General Contractor and Sub Contractors shall ascertain and secure all permits, licenses, fees, etc. and respective site inspections required by the Village Hastings-on-Hudson Building Department, State of New York, or any other governing authority.

A-5 All materials and construction to be incorporated in the work shall be in strict accordance with the latest edition of the ASTM Specifications applicable, and to conform to the standards and recommendations of the various trade institutes (ACI, etc.) where applicable. All materials to be incorporated into the work shall be new.

A-6 Written dimensions on these drawings shall have precedence over scaled dimensions.

A-7 All construction, dimensions, and details shall concur with and be determined from these drawings only.

A-8 The Architect will not be responsible when construction deviates from drawings or written recommendation, any revisions or changes to the scope of the work shall require amended plans and/or a separate application.

A-9 The General Contractor will be responsible for making all the measurements and obtaining or establishing all the dimensions and quantities prior to bidding and as necessary to order, fabricate, or install all items and perform all work.

A-10 All notes herein mentioned with those on the various drawings shall apply to all drawings and form part of the contract.

A-11 The General Contractor shall:
1. Verify drawings for coordination between the various trades.
2. Comply with the Construction Documents.
3. Comply with the Construction Schedule.
4. Confirming and correlating quantities and dimensions.
5. Selecting fabrication processes and techniques of construction.
6. Coordination of work represented by each submittal with other trades.
7. Performing work in a safe and satisfactory manner.

A-12 Each Sub-Contractor will be held strictly responsible for his work. Any discrepancies in the plans or details shall be called to the attention of the Architect.

A-13 Mill-work shop drawings shall be prepared accurately and to a scale sufficient to show all information pertinent to the submitted item or assembly. Indicate the following type of information as required:
1. working erection dimensions and/or field dimensions.
2. sectional views and/or arrangement of components.
3. details including connection to other elements
4. description of material and finishes

A-14 The General Contractor shall notify all necessary utility companies prior to the commencement of work.

A-15 Representatives of the local Building Department shall have the right to inspect and have access to all work performed at any time in its preparation or progress.

A-16 The General Contractor shall name the Architect as additional insured on the Comprehensive General Liability Policies and Builder's Risk Policies.

A-17 All specified items shall be installed in conformance to Manufacturer's recommendations and specifications.

A-18 The General Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortions and misalignment according to the applicable codes, standards and good practice.

A-19 Protection of adjacent property shall be maintained in accordance with rules and regulations. Safety of public and property to be maintained during construction operations in compliance with Building Codes.

A-20 All structural work shall be coordinated with other trades, any discrepancies or interference shall be reported to the Architect immediately. Framing shall be square on bearings. Use metal shims to level bearing points. Shore properly at opening prior to starting work as required meantime Architect is not responsible for structural failure. The Architect shall not be responsible for methods of construction, other safety procedure or practices of the contractor.

A-21 These plans are the property of Rene Robert Mueller, Architect, PLLC. Any use or reproduction, in whole or in part, without the written consent of Rene Robert Mueller, Architect, PLLC. is prohibited. Any Person or Corporation using plans without proper authorization will be held responsible to compensate the Architect.

A-22 The Architect of Record has not been retained for the supervision of the construction nor for any control inspections.

A-23 No work shall be started by General Contractor/Sub Contractor until permit is obtained.

A-24 General Contractor/Sub Contractor must observe the permitted working hours as per the Hastings-on-Hudson Building Department regulations.

A-25 Construction shall comply with all federal, state, and local codes, ordinances, rules and regulations pertaining to labor and materials.

A-26 The General Contractor shall carry appropriate insurance, workman's compensation and liability in the sum prescribed by authorities having jurisdiction over the project.

A-27 The General Contractor shall submit an as-built Survey after completion of work to the Building Department prior to the C.O. application.

A-28 The General Contractor shall obtain the certificate of occupancy for the project when construction is completed.

A-29 Material and products indicated on drawings shall be installed in accordance with manufacturer's requirements.

A-30 Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.

A-31 All work shall be guaranteed for one year after final payment. The General Contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials at no cost to owner.

A-32 The General Contractor shall clean upon completion of project the following:
- complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work
- removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.
- removal of stains and paint from glass, hardware, finished flooring, cabinets, etc.

SECTION II – SITE WORK

B-1 Remove all debris from the site to a point of legal disposal. When workmen perform work after Substantial Completion, clean up immediately afterwards.

B-2 Scaffolds and platforms shall be constructed and maintained in accordance with applicable regulations of the agencies having jurisdiction at the place of work. Scaffolds and platforms shall not be overloaded. Contractor shall be responsible for safety of scaffolding.

B-3 All footings to bear on virgin undisturbed soil of 2 tons per square foot capacity. (Minimum)

B-4 Fill shall not be placed against foundation walls until concrete has attained maximum strength.

B-5 Backfill shall be placed in layers not to exceed 8" in loose depth. Each layer shall be compacted to its required maximum density.

B-6 Do not place backfill material on surface which are muddy, frozen or contain ice or frost.

B-8 All fill material shall be free of clay, rocks, gravel of 2" or better, debris, tree trunks or vegetable matter, water or frozen material.

B-9 The bottom of all exterior footings shall be placed a minimum of 3'-6" below final grade (on undisturbed soil) for reason of frost.

B-10 Where footings are stepped, the bottoms are to be stepped not more than two feet vertical to four feet horizontal.

B-11 Excavation shall be performed so that the area of the site and the area immediately surrounding the site and affecting operations at the site will be continually and effectively drained. Water shall not be permitted to accumulate in the excavation. The excavation shall be drained by pumping or other satisfactory method to prevent softening of the foundation bottom, under cutting of the footings, or other actions detrimental to proper construction procedures.

B-12 Any rock ledge that does not have frost protection or any sloping ledge at foundation walls shall be doweled to wall. Dowel # 5 bars @ 36" o.c. max. to 9" rock penetration (min.) and 9" to stick up. Any footings less than 2 feet below grade shall be waterproofed between ledge and footing.

B-13 Finish grade shall be established to provide surface drainage in all directions away from the new structure and excavated areas.

B-14 If required, provide 12" thickness of fine aggregate fill under, to each side, and 24" above, all piping. Suitable materials for remainder of backfill at piping: earth, sand and gravel, soft shale, or other approved materials. Unsuitable materials; blasted rock, broken concrete or pavement, refuse, debris, organic material, mulch and other unstable materials.

B-15 No fires shall be permitted on site at any time.

SECTION III – CONCRETE

C-1 All concrete work (Design and Construction) shall conform to the American Concrete Institute Standard Building Code. (ACI 318). Place concrete in accordance with ACI 304R.

C-2 The compressive strength for concrete after a period of 28 days shall be as follows: (ASTM C94)

Footings	:	4000 psi.
Slab on Grade	:	3000 psi
Garage floor & exposed slabs	:	5000 psi air-entrained
Walls	:	3000 psi

C-3 The local Building Inspector is to inspect and approve footings prior to pouring concrete.

C-4 Concrete shall not be poured subject to freezing conditions or on frozen ground.

C-5 Reinforcing bars shall be of new billet steel conforming to ASTM A 615, Grade 60.

C-6 Welded wire mesh shall conform to ASTM A 185.

C-7 The minimum coverage for reinforcing steel is as follows:

Footing	:	3"
Slab on Grade	:	1 ½"
Walls (unfilled Side)	:	3"

C-8 If required, steel lintels shall have a minimum of 6" bearing. Lintels shall be hot-dip galvanized.

SECTION IV – MASONRY (IF REQUIRED)

D-1 Concrete masonry construction shall conform to the "Recommended Practice for Engineered Brick Masonry", latest edition by Structural Clay Products Institute as well as "Specifications for the Design and Construction of Load Bearing Concrete Masonry" by the National Concrete Masonry Institute and to requirements of the New York State Building Code.

D-2 Concrete masonry units (CMU) shall be load bearing type to sizes indicated. All blocks to be laid up plumb and level with joints filled and pointed on the exposed interior faces and struck flush on the exposed exterior.

D-3 Concrete block to conform to ASTM C – 90 Grade N – 1.

D-4 Mortar shall be type M or S. Mix 1 part Portland Cement, ¼ to ½ part hydrated lime and 2 ¼ to 3 parts sand. (ASTM C 270)

D-5 Block shall be stored off the ground and shall be covered to protect them from the elements.

D-6 No work shall be done subject to freezing conditions.

D-7 Provide beam support at concrete/masonry foundation walls, provide beam pockets:
- 4" bearing minimum
- treated lumber under wood beam
- vertical reinforcing

SECTION V – METALS (IF REQUIRED)

E-1 All steel construction shall conform to "AISC Manual of Steel Construction" latest edition.

E-2 All structural steel shall be ASTM A – 36, ASTM A992, ASTM A – 53, ASTM A – 501, ASTM A – 307, ASTM A – 325.

E-3 All reinforcing bars shall be new billet steel conforming to ASTM A-615, Grade 60.

E-4 All welded wire mesh shall conform to ASTM A-185.

E-5 If required, Columns shall be 3" diameter IPS SCH 40 standard weight steel pipe columns unless otherwise noted. Bearing plates are to be provided at the top and bottom, welded to the column. Provide a prime coat or paint after welding.

E-6 Column bearing plates are to bear directly on concrete foundations, or seated with non-shrinking grout.

E-7 Sheet steel shall conform to the American Iron and Steel Institute specification from "The Design of light gauge cold formed steel structural members in deck installation" and shall conform to Manufacturer's specifications.

E-8 Provide and install bearing plates leveled up with cement grout for beams bearing on concrete or masonry.

E-9 All base plates not indicated on drawings to be 8"x8"x1/4".

E-10 All leveling plates to be ¼" thick, size to match base plates.

E-11 All holes to be drilled or punched unless otherwise noted and shall be 5/8" diameter.

E-12 All nails, bolts and all metal fasteners for exterior to be galvanized.

E-13 Provide a 2x plate bolted to the top flange of the steel beam with 3/8" diameter bolts, staggered at 24" o.c.

E-14 The General Contractor is to verify all dimensions and heights of steel in field.

E-15 The General Contractor shall provide Simpson Hardware.

E-16 All lintels to be hot-dip galvanized.

E-17 Exposed fasteners used for unpainted exterior woodwork shall be stainless steel or aluminum.

E-18 Fasteners for other carpentry on the exterior or in potentially damp location shall be stainless steel, aluminum or double hot- dip galvanized steel.

E-19 Fasteners for copper, brass and bronze in all locations and under all conditions shall be copper, brass or bronze.

E-20 Fasteners for aluminum shall be stainless steel or aluminum where exposed to view and stainless steel, aluminum or double hot-dip galvanized steel where not exposed to view.

E-21 Primer Paint: Shop paint interior steel members with Tnemec #99 modified alkyd rust-inhibiter red primer. If no further specifications are given, use galvanized paint as the final coat.

E-22 All bolted connections to be stressed maximum of 50% of allowable stress.

SECTION VI – WOOD AND PLASTICS

F-1 All framing shall be in accordance with the Residential Code of New York State.

F-2 All new lumber shall be douglas fir-larch or hem-fir, No. 2 or better, with minimum Fb = 850 psi.

F-3 All lumber shall be of best quality, sound, dry and free from rot, large and loose knots, shakes and other imperfections.

F-4 All joists, rafters and beams shall be with natural crown up.

F-5 All workmanship shall be done in accordance with the Residential Code of New York State.

F-6 Headers are Parallam 3 ½" x 9 ½" unless noted otherwise.

F-7 All headers to rest on minimum of (2) 2x4 posts unless otherwise noted.

F-8 If required, plywood grades shall be as follows:
Sub floor sheathing:
32/16, ¾" APA C-C plugged exterior grade (P.T.) exterior of APA underpayment Index stump shall be visible on all sheets. Tongue and groove type. Glue; water proof, water base, air cure type, cartridge dispensed.
Exterior wall sheathing:
C-D APA rated/nailing sheeting, 24/10, 3/4", exterior grade (P.T.)
Roof sheathing:
C-D APA rated/nailing sheeting, 24/10, 3/4", exterior grade (P.T.)

F-9 All plywood to be nailed to floor joists with 8d common nails @ 6" o.c. at exterior edges and 10" o. c. at intermediate supports.

F-10 Plywood face grain shall be placed in direction of span.

F-11 A 1/16" space shall be provided at all plywood panel and joints and a 1/8" space at all panel edge joints.

F-12 If required, exterior walls (if required) shall be 2x6 framing with 3/4" plywood sheeting and exterior vapor barrier ("Tyvek") beneath a 2" Styrofoam insulation layer covered by STO-Stucco system (or equal). Installation as per Manufacturer's specifications.

F-13 Joist hangers, hurricane clips, framing anchors, standoff column bases and rafter anchors etc. shall be manufactured by "Simpson".

F-14 All wood plates and sills in contact with concrete foundation walls, concrete slabs etc. shall be of pressure treated timber or TimberSIL, installed over polyethylene foam sill seal.

F-15 Exterior fascia, frieze and rake board, corner boards and other decorative wood items shall be 5/4" Pine No. 1 boards or 1" AZEK boards. If wooden board trims prime all faces and edges and back prime exterior trims before installation.

F-16 Provide horizontal reinforcing "cats" for all equipment to be secured to walls.

F-17 Provide 1 1/8" x 3" cross bridging, 8'-0" o.c. max. for all joists, bottom ends of bridging shall not be nailed until after sub floors and plywood are laid.

F-18 If required, exterior perimeter sheeting shall be in 3/4" plywood fastened with 10d nails at 4" c/c.

F-19 Provide (3) 2x4 members spiked at bearing points of all triple framing members unless otherwise noted.

F-20 Wood which comes in contact with concrete shall be treated with paintable clear wood preservative as recommended by the Western Red Cedar Lumber Association and the Forest Products Laboratory.

F-21 Ceiling at new covered deck area to be ¾" T & G siding. Stained as per Owner's choice.

SECTION VII – THERMAL AND MOISTURE PROTECTION

G-1 Provide caulking at all exterior joints, in particular between dissimilar materials and shall be caulked with a permanent elastic caulking compound capable of holding paint. (Tremco DyMonic or approved alternative)

G-2 If required, provide and install continuous aluminum metal drip edges at all roof, eaves and rakes to match existing.

G-3 If required, provide continuous metal drip caps over openings at exterior Walls and over deck edges, etc,.

G-4 Seal cracks and openings to make exterior skin of building tight to water and air entry. If methods of doing so are not specified, notify Owner/Architect and proceed as directed.

G-5 Required R- Values:

Ceiling R-Value		: R-49
Wood Frame Exterior Wall R-Value		: R-20
Floor R-Value		: R-30

SECTION VIII – WINDOWS AND DOORS (N/A)

SECTION IX - FINISHES

I-1 Fascia's, friezes, rakes, etc. shall receive 2 finish coats exterior stain and match existing.

I-2 Paint shall be the highest quality grade manufactured by "Pratt and Lambert", "Sherwin Williams", "Benjamin Moore", "PPG Industries" or "Devoe". Provide mildew resistant additives for all exterior paints and interior bathroom walls, trim and cabinetry paint.

I-3 Prime and back-prime all exterior trim with latex base paint before installation to protect against dampness.

SPECIFICATION OF MATERIALS AND INDOOR ENVIRONMENTAL QUALITY FOR (IF REQUIRED):

I-4 Paint, coatings, and primers applied to interior surfaces shall not exceed the following VOC content limits:
As established by Green Seal Standard GC-11
Paints Edition 3.1, July 2013, as amended:

Flat Paint: 50g/L flat
Non-Flat Paint: 150g/L non-flat

I-5 Clear wood finishes, floor coatings, stains, sealers, and shellacs, applied to interior surfaces, shall not exceed the following VOC content limits. As established by South Coast Air Quality Management District Rule 1113, Architectural Coatings, June 3, 2011, as amended:

Varnish	:	275g/L
Lacquer	:	275 g/L
Shellac	:	730 g/L clear, 550 g/L pigmented
Sealers	:	100 g/L waterproofing, 275 g/L sanding, 100 g/L all others

I-6 No materials shall contain added urea formaldehyde

I-7 A list of permissible low VOC finishes applicable must be maintained by the Building Department. Document of compliance of these requirements must be submitted to the Building Inspector.

I-8 Carpet adhesive shall not exceed a VOC content limit of 50 g/L.

SECTION X – SPECIAL CONSTRUCTION

J-1 If required, provide and install foam sill sealer by "Owens Corning" (or equal) below all P.T. sill plates.

J-2 If required, provide and install termite shields by "Tamlyn" (or equal) below all P.T. sill plats.

J-3 The General Contractor shall supply and install all new 36" horizontal steel cable railings with wooden top rail and installed as per Manufacturer's Specifications.

J-4 Provide and install hurricane clips by "Simpson" at upper roof joists framing and new roof deck framing.

J-5 The General Contractor shall supply and install at all outdoor decks a new composite 1 x 6 board decking with 1/8" spacing. Brand as per Owner's choice, and installed as per Manufacturer's Specifications.

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GENERAL NOTES 1

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	
DRAWN	RRM

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SECTION XI – MECHANICAL

I. MECHANICAL (IF REQUIRD)

K-1 The Mechanical Sub Contractor, by submitting the cost budget, thereby confirms that he had personally walked through/visited/investigated and made himself familiar to current work status and current work conditions of existing residence to be extended due to proposed new floor layout and brought up to code compliance and reviewed the Construction Documents and that he agrees with the plans and all details contained therein.

K-2 The licensed Mechanical Sub Contractors shall ascertain and secure all permits, licenses, fees, etc. and respective site inspections required by the Village Hastings-on-Hudson Building Department, State of New York, or any other governing authority.

If required, installations must be adjusted to conform to the Local Hastings-on-Hudson Code regulations and Residential Code of New York State requirements.

II. PLUMBING (IF REQUIRED)

L-1 The Plumbing Sub Contractor, by submitting the cost budget, thereby confirms that he had personally walked through/visited/investigated and made himself familiar to current work status and current work conditions of existing residence to be extended due to proposed new floor layout and brought up to code compliance and reviewed the Construction Documents and that he agrees with the plans and all details contained therein.

L-2 The licensed Plumbing Sub Contractor shall ascertain and secure all permits, licenses, fees, etc. and respective site inspections required by the Village Hastings-on-Hudson Building Department, State of New York, or any other governing authority.

If required, installations must be adjusted to conform to the local Hasting-on-Hudson Code regulations and Residential Code of New York State requirements.

SECTION XII – ELECTRICAL (IF REQUIRED)

M-1 The Electrical Sub Contractor, by submitting the cost budget, thereby confirms that he had personally walked through/visited/investigated and made himself familiar to current work status and current work conditions of existing residence to be extended due to proposed new floor layout and brought up to code compliance and reviewed the Construction Documents and that he agrees with the plans and all details contained therein.

M-2 The licensed Electrical Sub Contractor shall ascertain and secure all permits, licenses, fees, etc. and respective site inspections required by the Village Hastings-on-Hudson Building Department, State of New York, or any other governing authority.

If required, installations must be adjusted to conform to the local Hastings-on-Hudson Code regulations, the Residential Code of New York State requirements and all aspects of the national electrical code (NFPA code).

SECTION XIII – FIRE AND SMOKE DETECTION (IF REQUIRED)

N-1 The required Smoke and Carbon Monoxide Detectors shall be installed as per 2015 IRC.

N-2 All residential work shall have smoke detectors that comply with R-317 of the Residential Code of New York State. (in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling).

SECTION XIV - LANDSCAPE/SITE WORK

O-1 The General Contractor shall be responsible for any damage outside contracted work and specific closed off areas due to construction operations.

O-2 The General Contractor shall provide top soil and seed to all areas disturbed by construction. Patch any existing drives and walkways which were disturbed during construction.

O-3 The General Contractor shall install and maintain the erosion control measures. Maintain silt fence and hay ball protection perimeters and comply with governing agency requirements.

O-4 The Contractor shall protect all existing, to be remaining landscape features, trees etc.

O-5 Provide if required topsoil. Provide clean, fertile, friable, natural loam obtained from local, well drained sources.

O-6 The General Contractor shall repair if required walkways with gravel top over rolled and well compacted item #4.

O-7 The General Contractor shall provide "Hosta Plants" as ground cover below new proposed exterior deck extension.

SECTION XV – DECONSTRUCTION

P-1 Construction Waste Management.
A minimum of 25% of construction waste by weight shall be recycled, repurposed and/or reused and not sent to a landfill or incinerator. Documentation of compliance must be submitted to the Building Inspector.

SECTION XVI - ENERGY UTILIZATION EQUIPMENT (IF REQUIRED)

Q-1 For fixtures and appliances:
All new or replacement appliances governed by Energy Star, such as but not limited to, microwaves, convection ovens, Ovens, dishwashers, refrigerators, freezers, washing machines, water heaters and room air conditioners, shall be compliant with Energy Star.

SECTION XVII – DISPLAY PLACARDS NOTICE FOR UTILIZATION OF PRE-ENGINEERED WOOD CONSTRUCTION

R-1 Apply display Placard notice of utilization of truss type construction, pre-engineered wood construction and/or timber construction in residential structures in accordance with Title 19 of the New York Codes, Rules and Regulations (NYCRR), Part 1265.

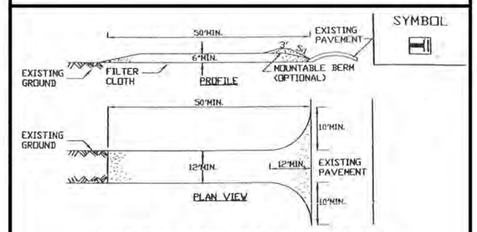
SECTION XVIII – ENERGY CODE COMPLIANCE

The Architect, Rene Robert Mueller, Architect, PLLC. hereby acknowledges that to the best of his knowledge, belief and professional judgment the plans and specifications are in accordance with the 2015 International Residential Code (IRC) and the 2017 NYS supplemental Codes.

RENE ROBERT MUELLER
ARCHITECT, PLLC.
AIA / NCARB / HTL / LEED AP

Date: July 27, 2018

Figure 5A.35
Stabilized Construction Entrance



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ENTRANCE

New York Standards and Specifications
For Erosion and Sediment Control — Page 5A.76 — August 2005

1 STABILIZED CONSTRUCTION ENTRANCE REQUIREMENT

N.T.S.

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GENERAL NOTES 2

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE: 07.27.2018
SCALE:
DRAWN: RRM

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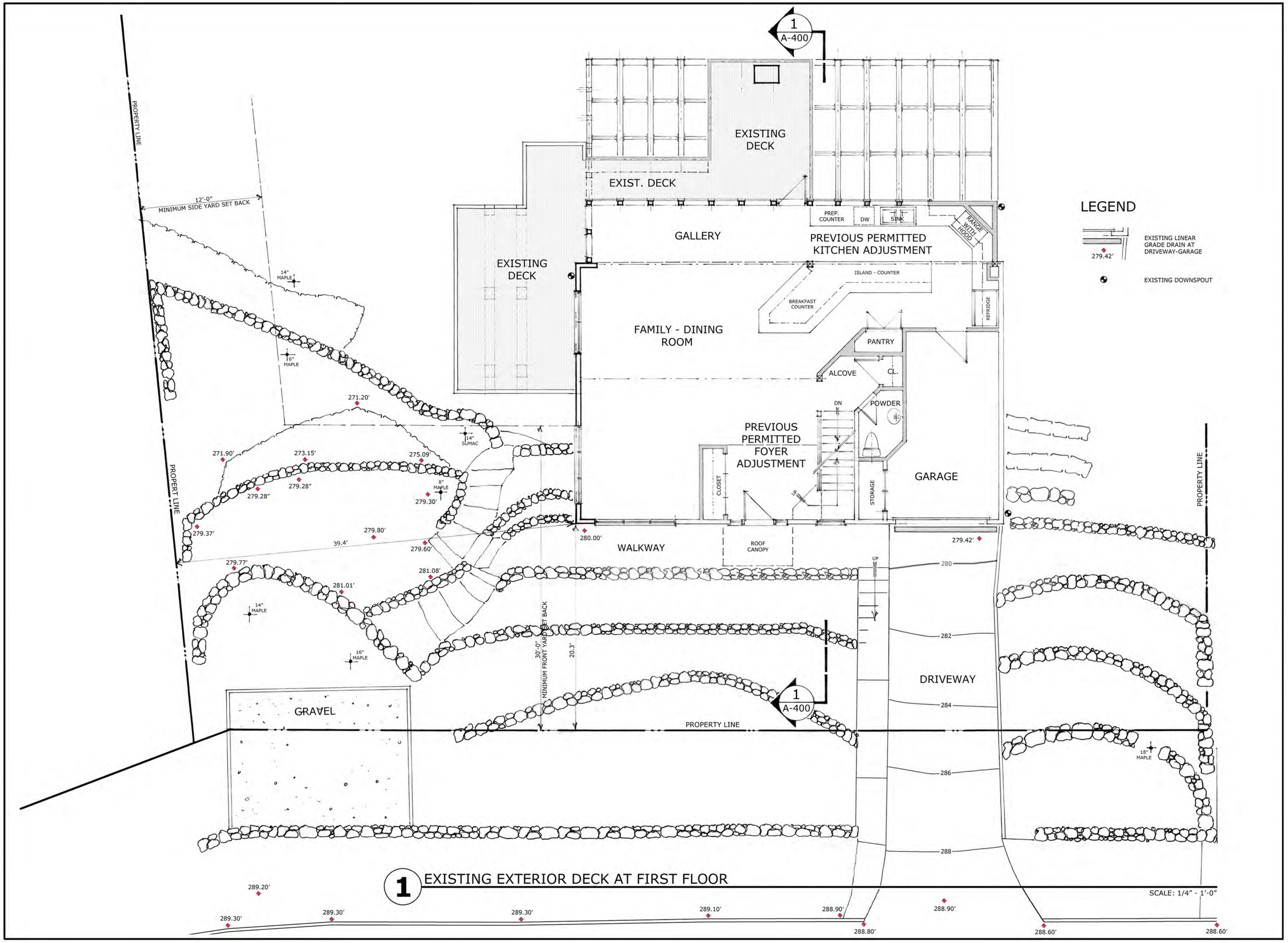

1 EXISTING EXTERIOR DECK AT FIRST FLOOR

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EXISTING EXTERIOR DECK AT FIRST FLOOR

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/4"=1'-0"
DRAWN	RRM

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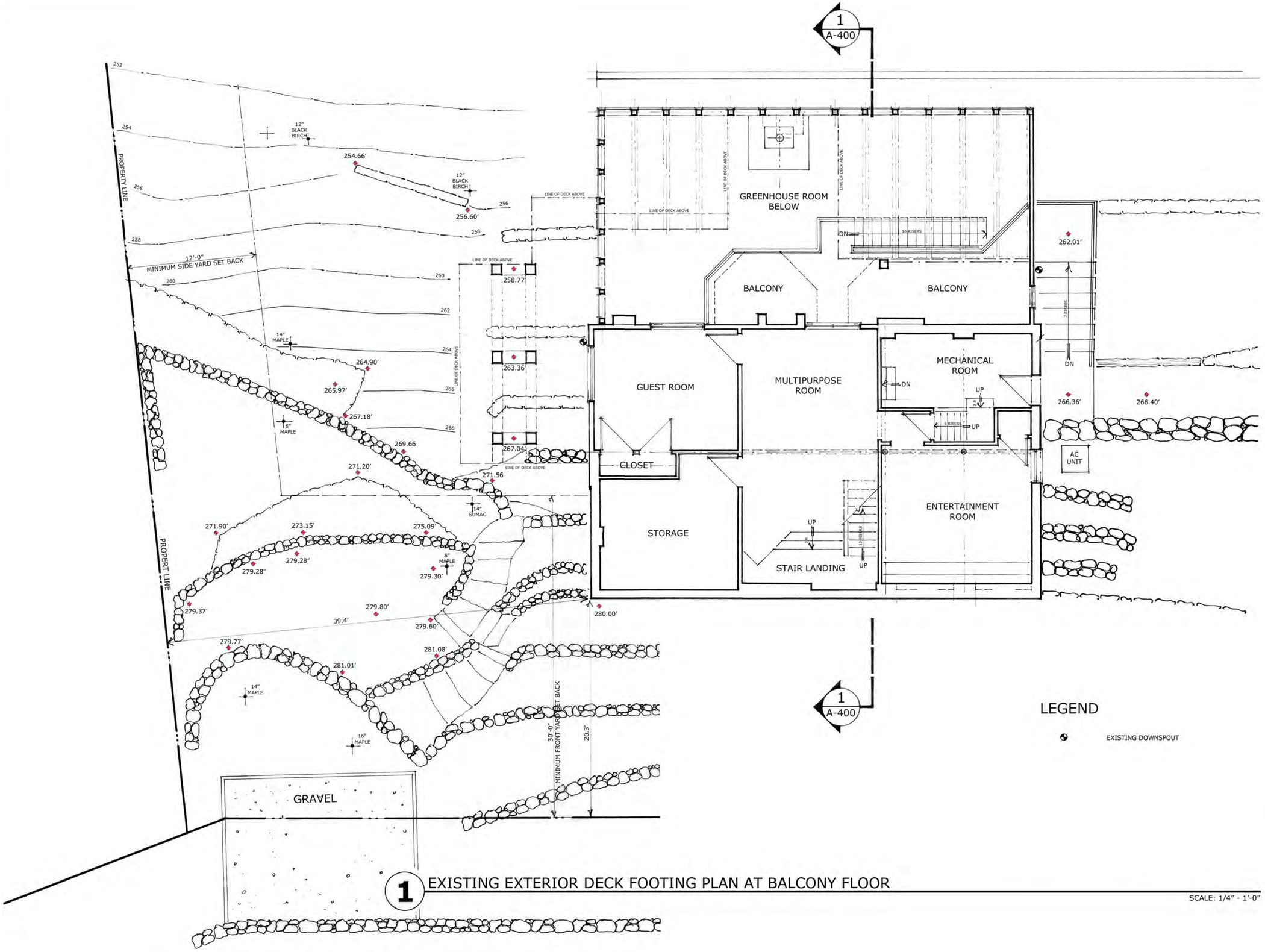

1 EXISTING EXTERIOR DECK FOOTING PLAN AT BALCONY FLOOR

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

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EXISTING EXTERIOR DECK FOOTING PLAN AT BALCONY FLOOR

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/4"=1'-0"
DRAWN	RRM

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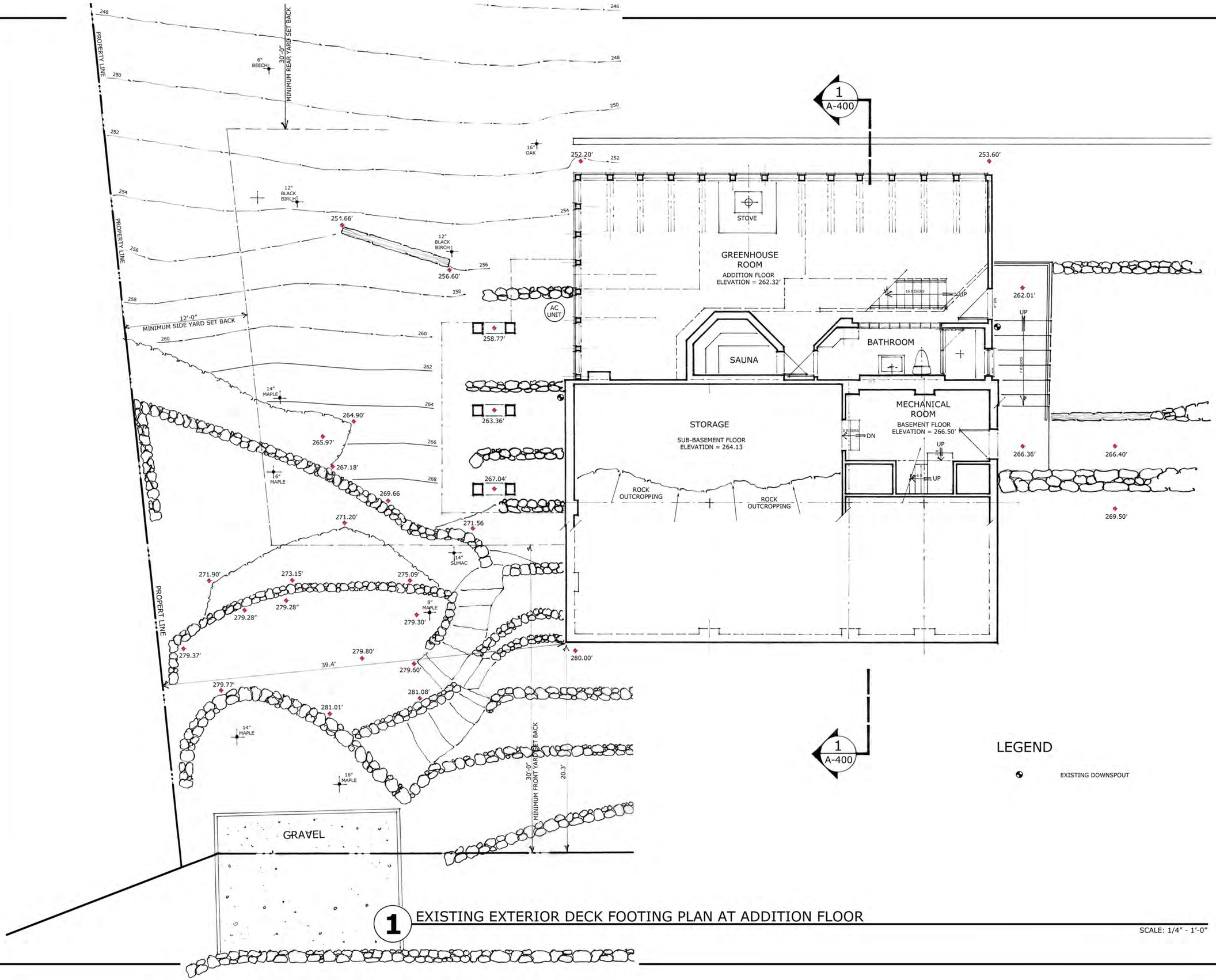

1 EXISTING EXTERIOR DECK FOOTING PLAN AT ADDITION FLOOR

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

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EXISTING EXTERIOR DECK FOOTING PLAN AT ADDITION FLOOR

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/4"=1'-0"
DRAWN	RRM

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LEGEND

- EXISTING ASPHALT SHINGLE ROOF
- EXISTING SIDING
- EXISTING STUCCO
- EXISTING BRICK VENEER

1 EXISTING EXTERIOR DECK AT FRONT ELEVATION

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

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EXISTING EXTERIOR DECK AT FRONT ELEVATION

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/4"=1'-0"
DRAWN	RRM

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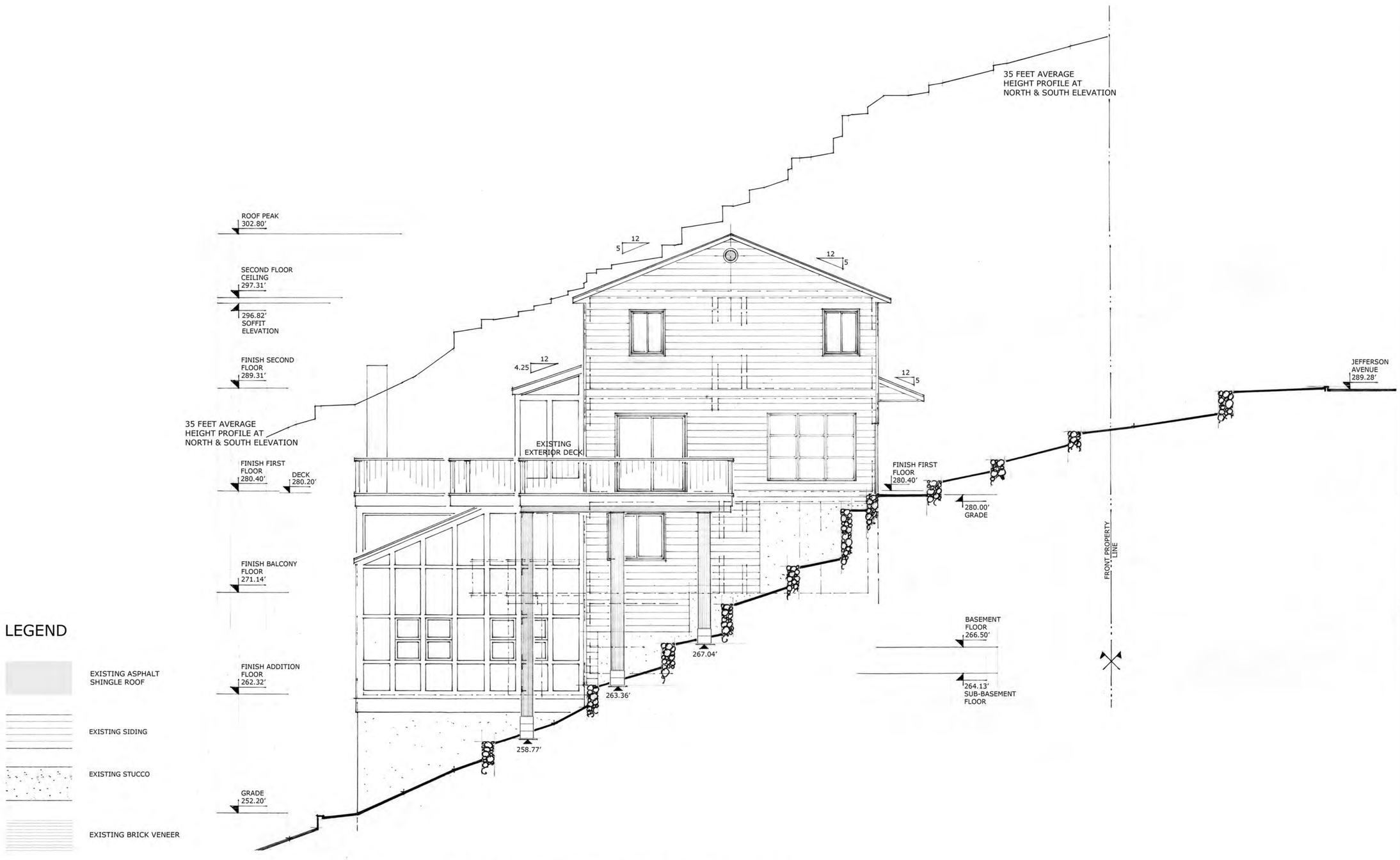

1 EXISITING EXTERIOR DECK AT LEFT SIDE ELEVATION

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

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EXISTING EXTERIOR DECK AT LEFT SIDE ELEVATION

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/4"=1'-0"
DRAWN	RRM

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LEGEND

- EXISTING ASPHALT SHINGLE ROOF
- EXISTING SIDING
- EXISTING STUCCO
- EXISTING BRICK VENEER
- PREVIOUS PERMITTED NEW ASPHALT SHINGLE ROOF, 30 YEAR WARRANTY, ARCHITECTURAL STYLE AND TO MATCH EXISTING
- PREVIOUS PERMITTED NEW VINYL SIDING AND TO MATCH EXISTING

1 EXISTING EXTERIOR DECK AT REAR ELEVATION

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

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E-MAIL: RMUE333233@AOL.COM

EXISTING EXTERIOR DECK AT REAR ELEVATION

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/4"=1'-0"
DRAWN	RRM

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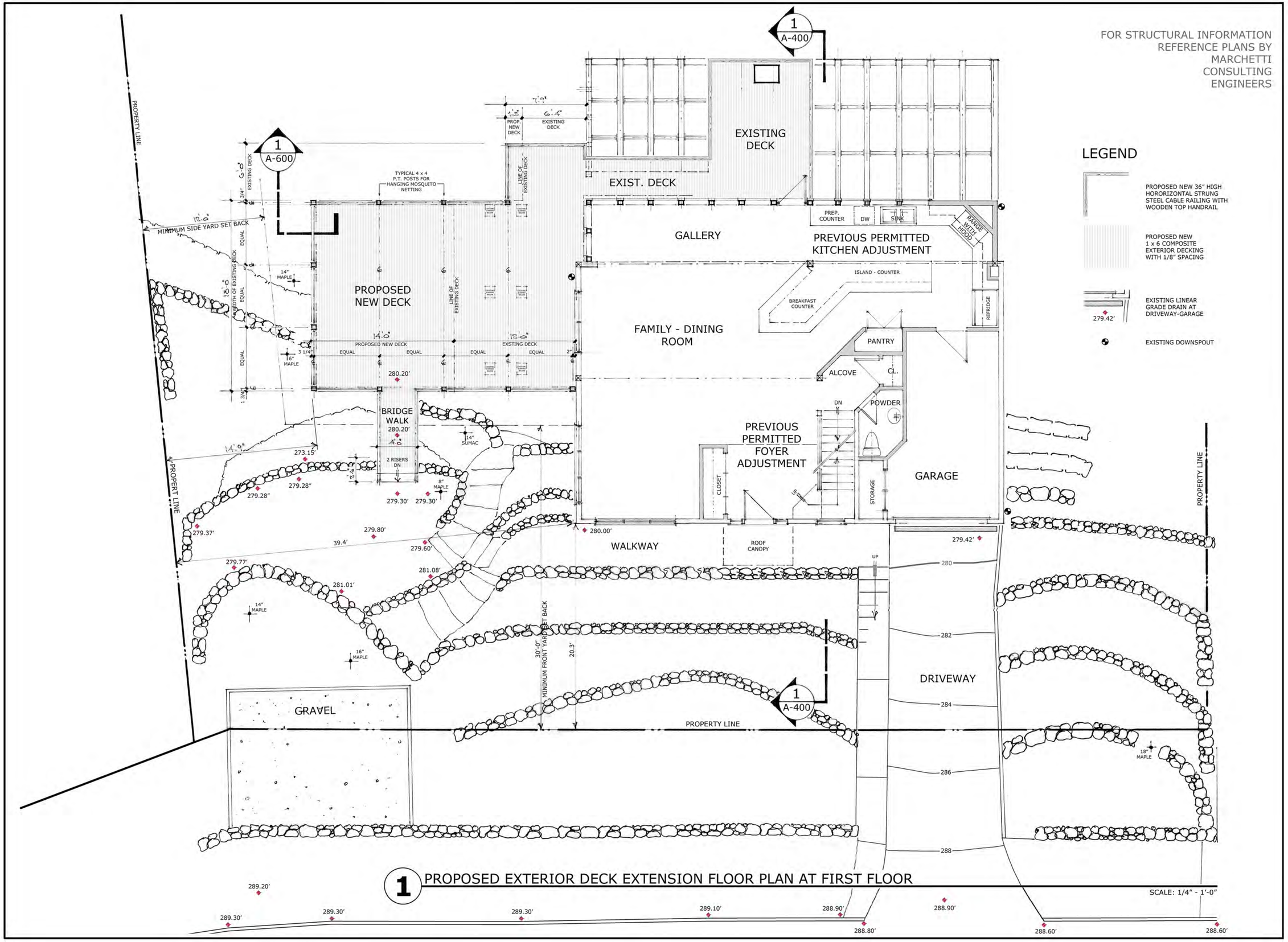
FOR STRUCTURAL INFORMATION
REFERENCE PLANS BY
MARCHETTI
CONSULTING
ENGINEERS



1 PROPOSED EXTERIOR DECK EXTENSION FLOOR PLAN AT FIRST FLOOR

LEGEND

- PROPOSED NEW 36" HIGH HORORIZONTAL STRUNG STEEL CABLE RAILING WITH WOODEN TOP HANDRAIL
- PROPOSED NEW 1 x 6 COMPOSITE EXTERIOR DECKING WITH 1/8" SPACING
- 279.42' — EXISTING LINEAR GRADE DRAIN AT DRIVEWAY-GARAGE
- EXISTING DOWNSPOUT

RENE ROBERT MUELLER, ARCHITECT, PLLC
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PROPOSED EXTERIOR DECK EXTENSION FLOOR PLAN AT FIRST FLOOR

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/4"=1'-0"
DRAWN	RRM

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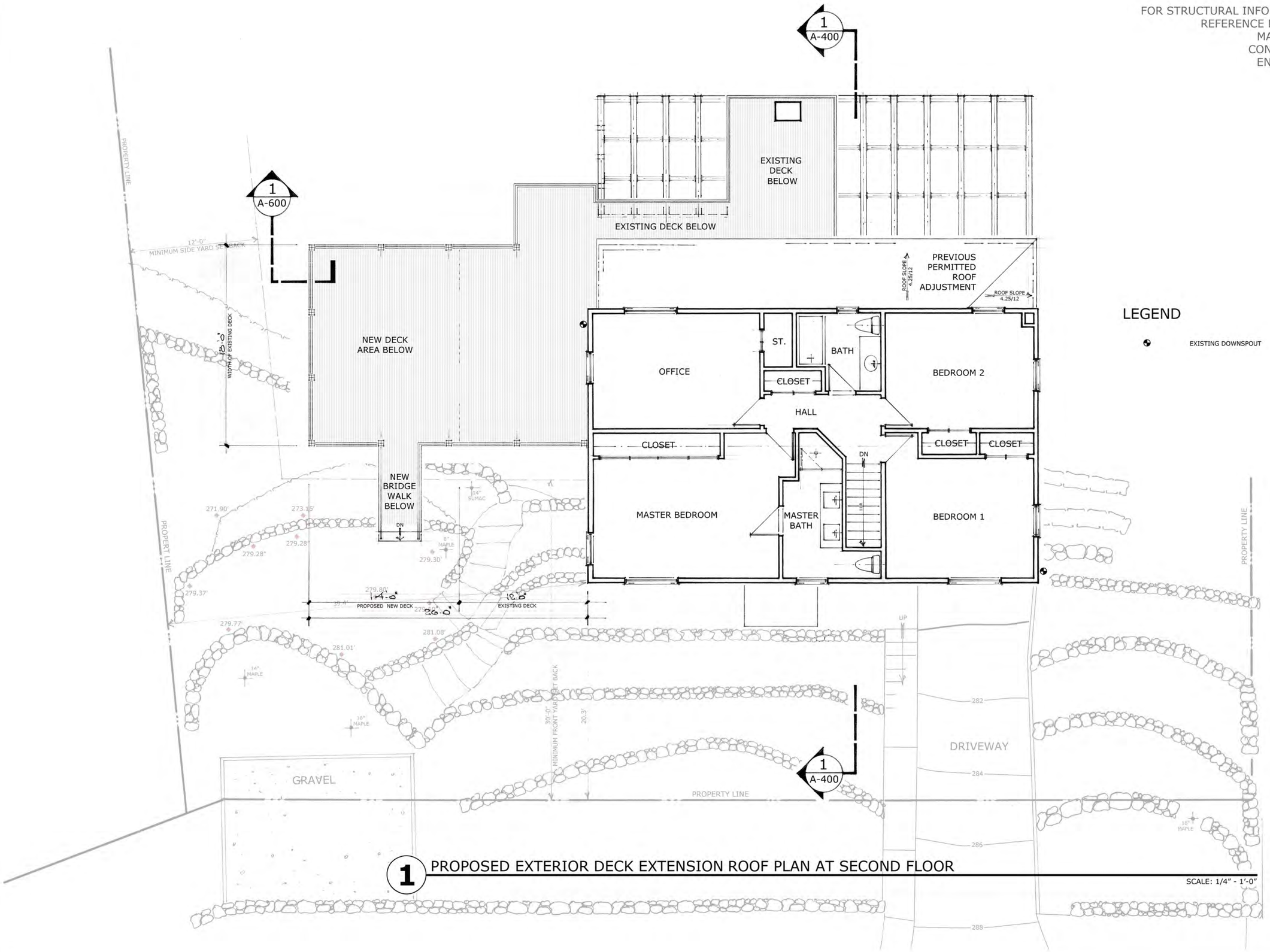
FOR STRUCTURAL INFORMATION
REFERENCE PLANS BY
MARCHETTI
CONSULTING
ENGINEERS



LEGEND

EXISTING DOWNSPOUT

1 PROPOSED EXTERIOR DECK EXTENSION ROOF PLAN AT SECOND FLOOR

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

RENE ROBERT MUELLER, ARCHITECT, PLLC
AIA / NCARB / HTL / LEED AP
5774 MOSHOLU AVENUE, BRONX NY 10471
TEL.: 718-432-2510 FAX.: 718-432-2512
E-MAIL: RMUE33223@AOL.COM

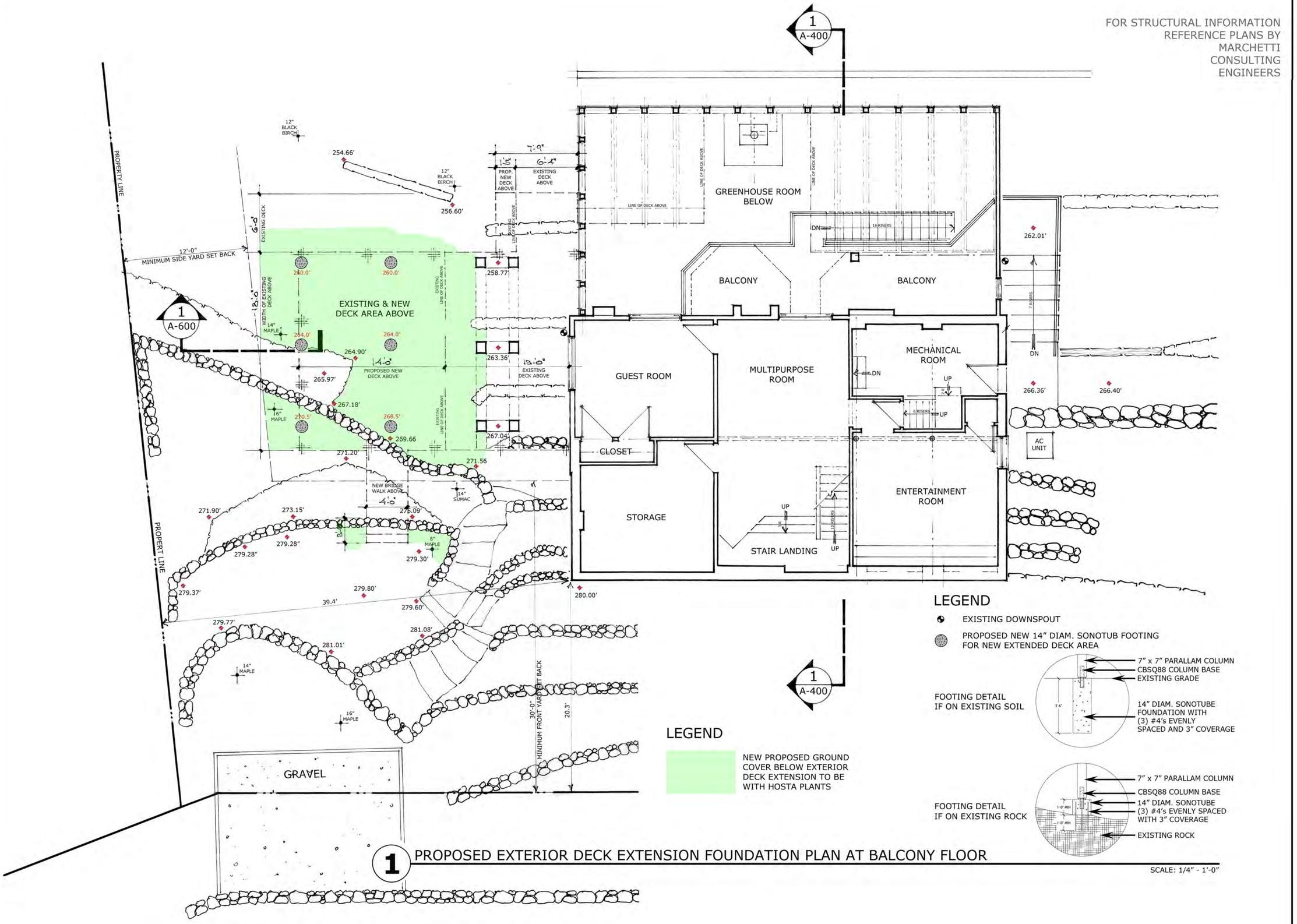
PROPOSED EXTERIOR DECK EXTENSION ROOF PLAN AT SECOND FLOOR

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/4"=1'-0"
DRAWN	RRM

A
301

FOR STRUCTURAL INFORMATION
REFERENCE PLANS BY
MARCHETTI
CONSULTING
ENGINEERS



LEGEND

NEW PROPOSED GROUND COVER BELOW EXTERIOR DECK EXTENSION TO BE WITH HOSTA PLANTS

LEGEND

EXISTING DOWNSPOUT

PROPOSED NEW 14" DIAM. SONOTUB FOOTING FOR NEW EXTENDED DECK AREA

FOOTING DETAIL IF ON EXISTING SOIL

7" x 7" PARALLAM COLUMN
CBSQ88 COLUMN BASE
EXISTING GRADE
14" DIAM. SONOTUBE FOUNDATION WITH (3) #4's EVENLY SPACED AND 3" COVERAGE

FOOTING DETAIL IF ON EXISTING ROCK

7" x 7" PARALLAM COLUMN
CBSQ88 COLUMN BASE
14" DIAM. SONOTUBE (3) #4's EVENLY SPACED WITH 3" COVERAGE
EXISTING ROCK

1 PROPOSED EXTERIOR DECK EXTENSION FOUNDATION PLAN AT BALCONY FLOOR

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

RENE ROBERT MUELLER, ARCHITECT, PLLC
AIA / NCARB / HTL / LEED AP
5774 MOSHOLU AVENUE, BRONX NY 10471
TEL.: 718-432-2510 FAX.: 718-432-2512
E-MAIL: RMUE333233@AOL.COM

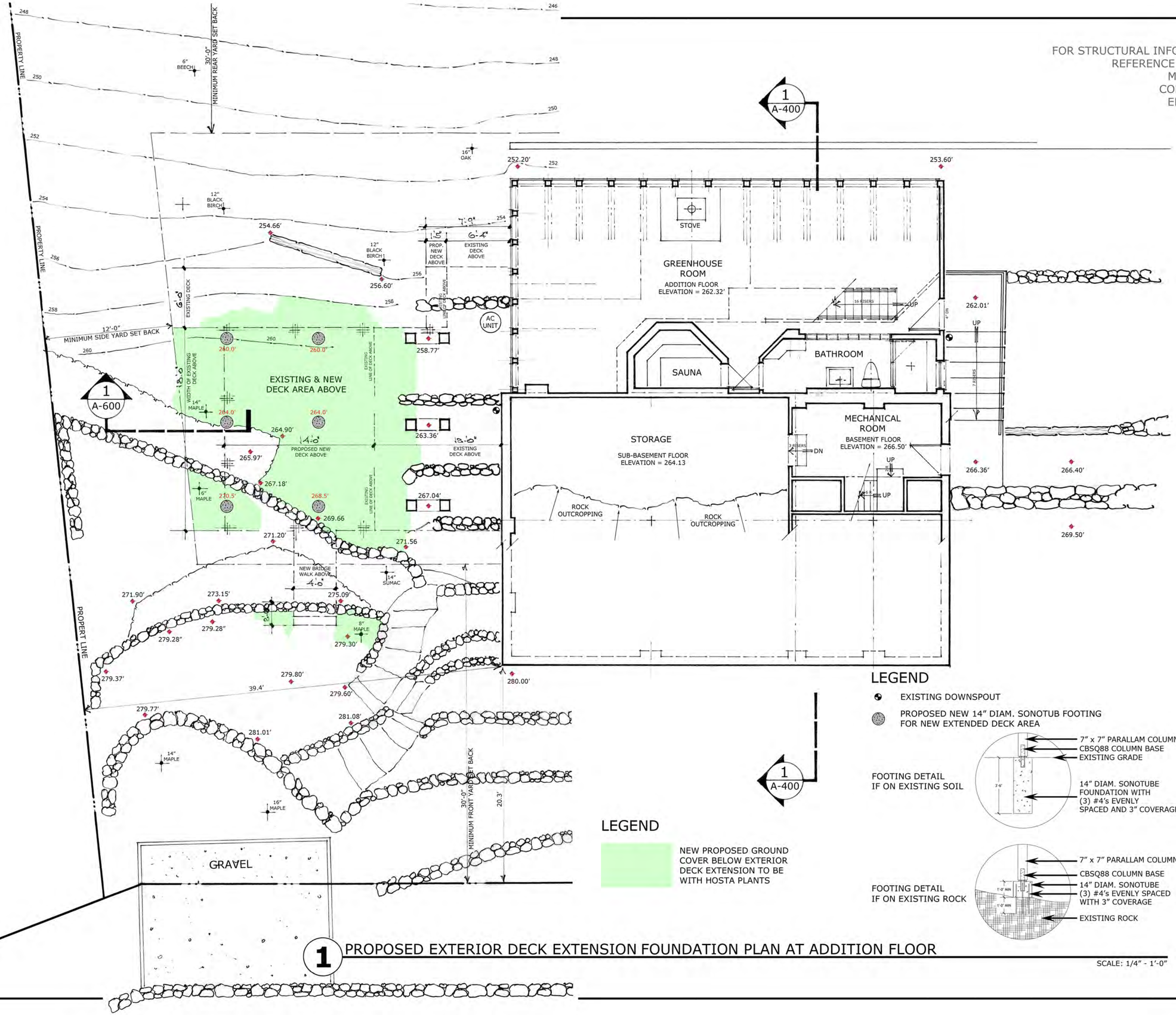
PROPOSED EXTERIOR DECK EXTENSION FOUNDATION PLAN AT BALCONY FLOOR

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	SCALE:	DRAWN
07.27.2018	1/4"=1'-0"	RRM

A
302

FOR STRUCTURAL INFORMATION
REFERENCE PLANS BY
MARCHETTI
CONSULTING
ENGINEERS



LEGEND

EXISTING DOWNSPOUT

PROPOSED NEW 14" DIAM. SONOTUB FOOTING FOR NEW EXTENDED DECK AREA

FOOTING DETAIL IF ON EXISTING SOIL

FOOTING DETAIL IF ON EXISTING ROCK

LEGEND

NEW PROPOSED GROUND COVER BELOW EXTERIOR DECK EXTENSION TO BE WITH HOSTA PLANTS

1 PROPOSED EXTERIOR DECK EXTENSION FOUNDATION PLAN AT ADDITION FLOOR

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

RENE ROBERT MUELLER, ARCHITECT, PLLC
AIA / NCARB / HTL / LEED AP
5774 MOSHOLU AVENUE, BRONX NY 10471
TEL.: 718-432-2510 FAX.: 718-432-2512
E-MAIL: RMUE33323@AOL.COM

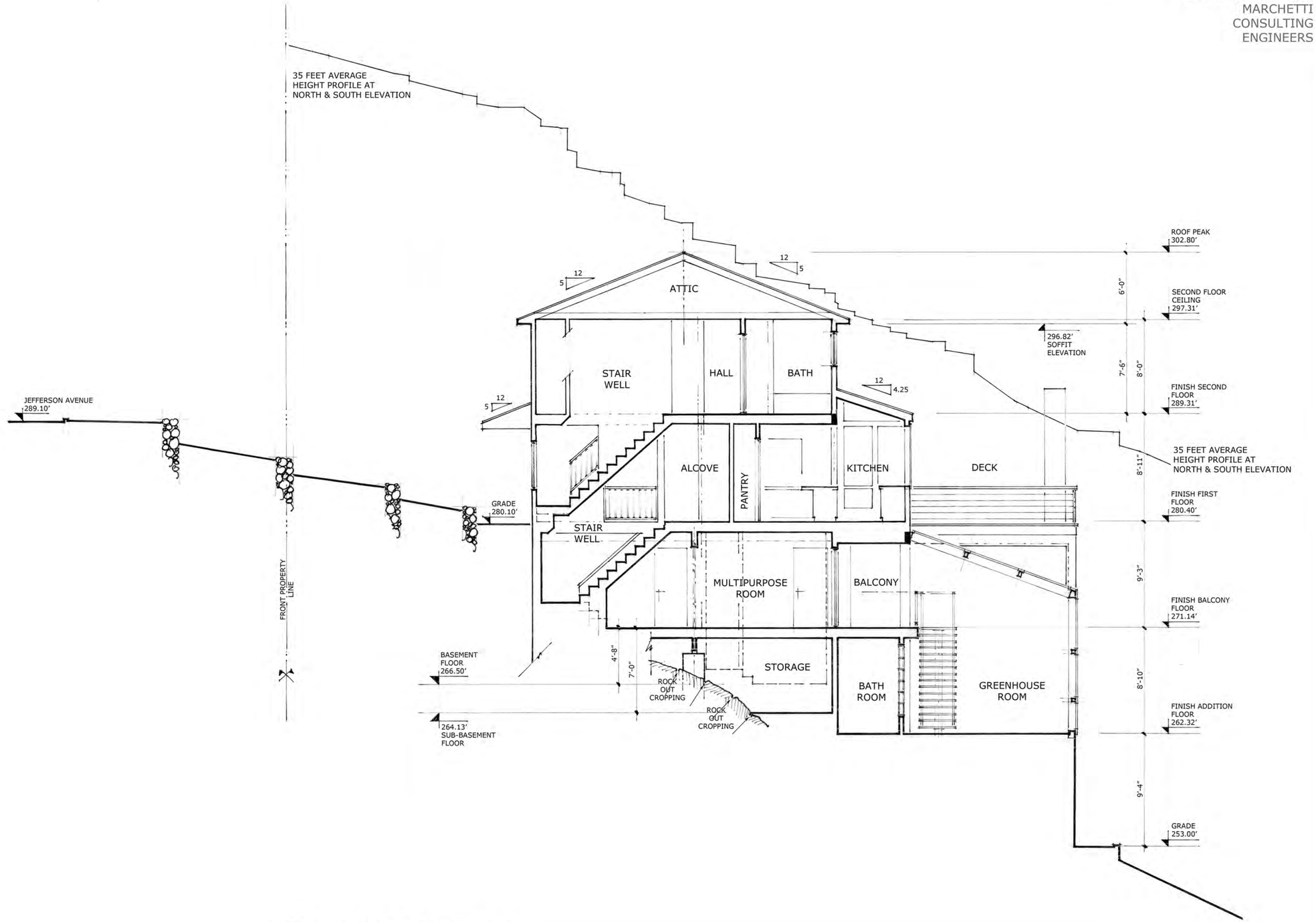
PROPOSED EXTERIOR DECK EXTENSION FOUNDATION PLAN AT ADDITION FLOOR

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	SCALE:	DRAWN
07.27.2018	1/4"=1'-0"	RRM

A
303

FOR STRUCTURAL INFORMATION
REFERENCE PLANS BY
MARCHETTI
CONSULTING
ENGINEERS



1 BUILDING SECTION A-A

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

RENE ROBERT MUELLER, ARCHITECT, PLLC
AIA / NCARB / HTL / LEED AP
5774 MOSHOLU AVENUE, BRONX NY 10471
TEL.: 718-432-2510 FAX.: 718-432-2512
E-MAIL: RMUE333233@AOL.COM

BUILDING SECTION A-A

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/4"=1'-0"
DRAWN	RRM

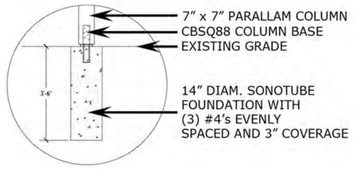
A
400

FOR STRUCTURAL INFORMATION
REFERENCE PLANS BY
MARCHETTI
CONSULTING
ENGINEERS

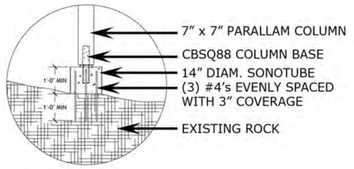
LEGEND

PROPOSED NEW 14" DIAM. SONOTUB FOOTING
FOR NEW EXTENDED DECK AREA

FOOTING DETAIL
IF ON EXISTING SOIL



FOOTING DETAIL
IF ON EXISTING ROCK



EXISTING ASPHALT
SHINGLE ROOF

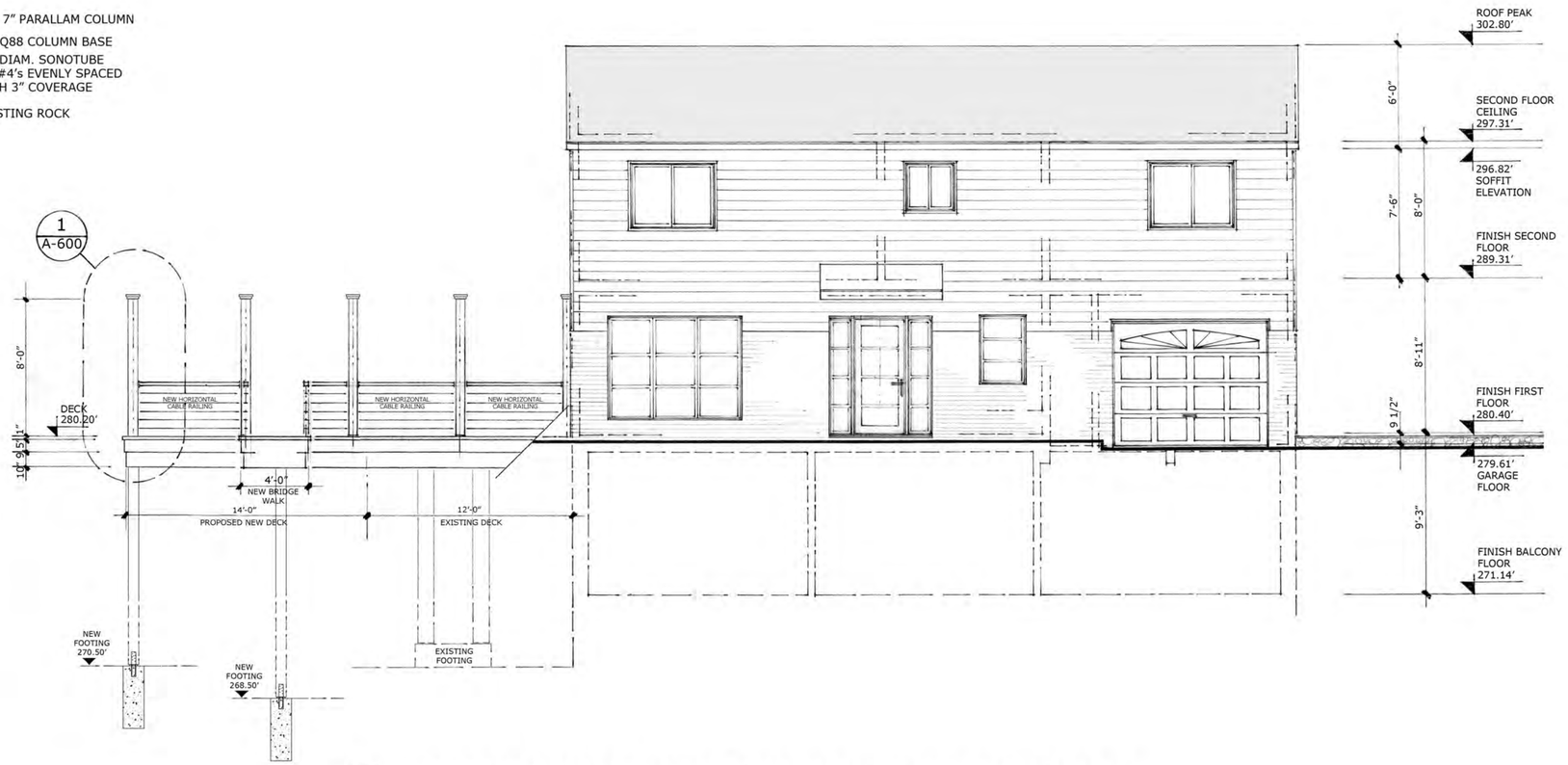
EXISTING SIDING

EXISTING STUCCO

EXISTING BRICK VENEER

NEW HORIZONTAL CABLE RAILING

PROPOSED NEW 36" HIGH
HORORIZONTAL STRUNG
STEEL CABLE RAILING WITH
WOODEN TOP HANDRAIL



1 PROPOSED EXTERIOR DECK EXTENTION AT FRONT ELEVATION

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

RENE ROBERT MUELLER, ARCHITECT, PLLC
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PROPOSED EXTERIOR DECK EXTENSION AT FRONT ELEVATION

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/4"=1'-0"
DRAWN	RRM

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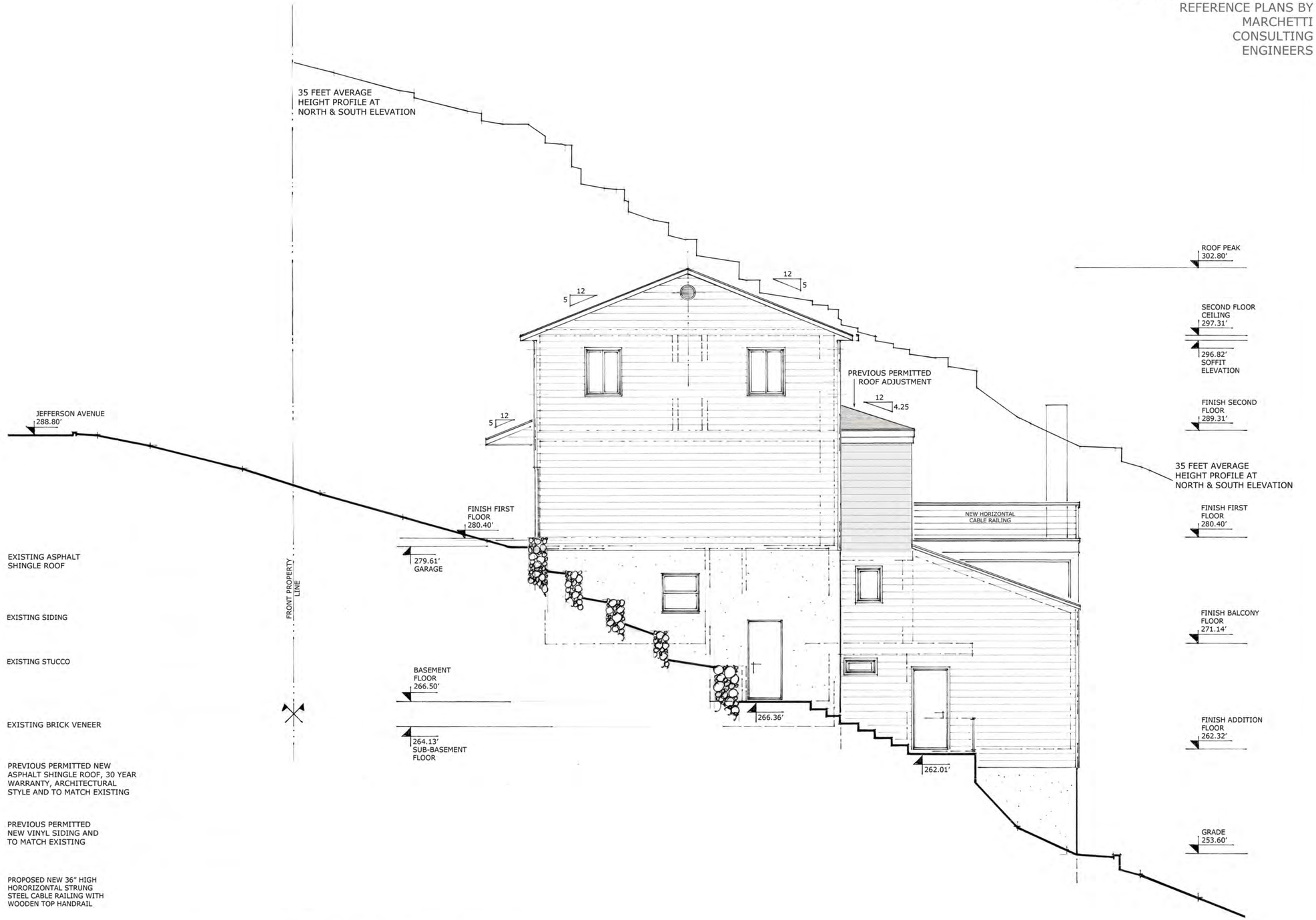
500

FOR STRUCTURAL INFORMATION
REFERENCE PLANS BY
MARCHETTI
CONSULTING
ENGINEERS



LEGEND

- EXISTING ASPHALT SHINGLE ROOF
- EXISTING SIDING
- EXISTING STUCCO
- EXISTING BRICK VENEER
- PREVIOUS PERMITTED NEW ASPHALT SHINGLE ROOF, 30 YEAR WARRANTY, ARCHITECTURAL STYLE AND TO MATCH EXISTING
- PREVIOUS PERMITTED NEW VINYL SIDING AND TO MATCH EXISTING
- NEW HORIZONTAL CABLE RAILING — PROPOSED NEW 36" HIGH HORORIZONTAL STRUNG STEEL CABLE RAILING WITH WOODEN TOP HANDRAIL

1 RIGHT SIDE ELEVATION

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

RENE ROBERT MUELLER, ARCHITECT, PLLC
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TEL.: 718-432-2510 FAX.: 718-432-2512
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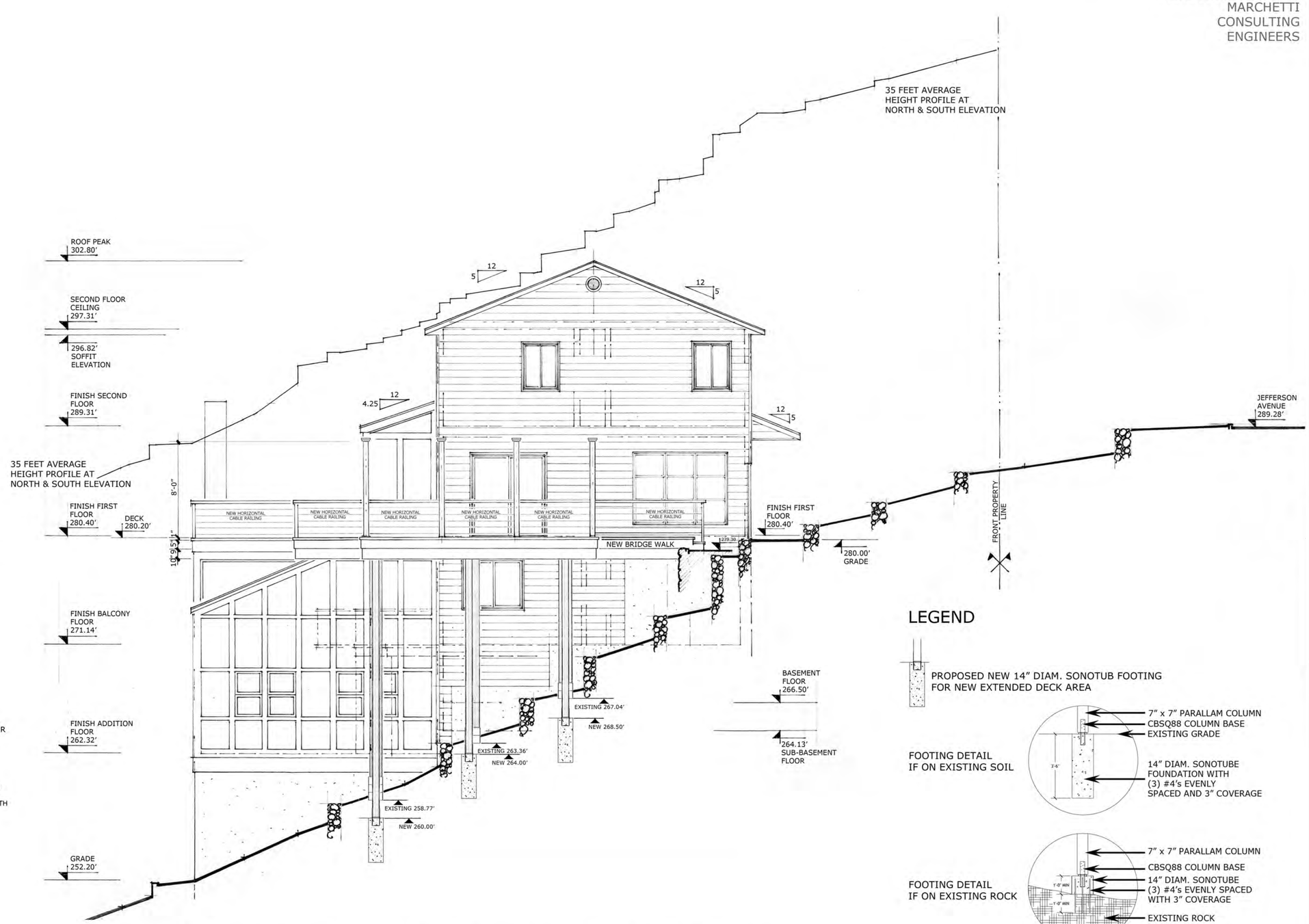
RIGHT SIDE ELEVATION

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	07.27.2018
SCALE:	1/4"=1'-0"
DRAWN	RRM

A
501

FOR STRUCTURAL INFORMATION
REFERENCE PLANS BY
MARCHETTI
CONSULTING
ENGINEERS



LEGEND

- EXISTING ASPHALT SHINGLE ROOF
- EXISTING SIDING
- EXISTING STUCCO
- EXISTING BRICK VENEER
- PROPOSED NEW 36" HIGH HORORIZONTAL STRUNG STEEL CABLE RAILING WITH WOODEN TOP HANDRAIL

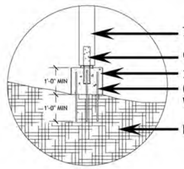
LEGEND

- PROPOSED NEW 14" DIAM. SONOTUB FOOTING FOR NEW EXTENDED DECK AREA

FOOTING DETAIL
IF ON EXISTING SOIL

- 7" x 7" PARALLAM COLUMN
- CBSQ88 COLUMN BASE
- EXISTING GRADE
- 14" DIAM. SONOTUBE FOUNDATION WITH (3) #4's EVENLY SPACED AND 3" COVERAGE

FOOTING DETAIL
IF ON EXISTING ROCK



- 7" x 7" PARALLAM COLUMN
- CBSQ88 COLUMN BASE
- 14" DIAM. SONOTUBE
- (3) #4's EVENLY SPACED WITH 3" COVERAGE
- EXISTING ROCK

1 PROPOSED EXTERIOR DECK EXTENTION AT LEFT SIDE ELEVATION

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

RENE ROBERT MUELLER, ARCHITECT, PLLC
AIA / NCARB / HTL / LEED AP
5774 MOSHOLU AVENUE, BRONX NY 10471
TEL.: 718-432-2510 FAX.: 718-432-2512
E-MAIL: RMUE333233@AOL.COM

PROPOSED EXTERIOR DECK EXTENSION AT LEFT SIDE ELEVATION

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	SCALE:	DRAWN
07.27.2018	1/4"=1'-0"	RRM

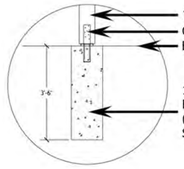
A
502

FOR STRUCTURAL INFORMATION
REFERENCE PLANS BY
MARCHETTI
CONSULTING
ENGINEERS

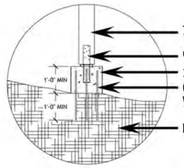
LEGEND

PROPOSED NEW 14" DIAM. SONOTUB FOOTING
FOR NEW EXTENDED DECK AREA

FOOTING DETAIL
IF ON EXISTING SOIL



FOOTING DETAIL
IF ON EXISTING ROCK



EXISTING ASPHALT
SHINGLE ROOF

EXISTING SIDING

EXISTING STUCCO

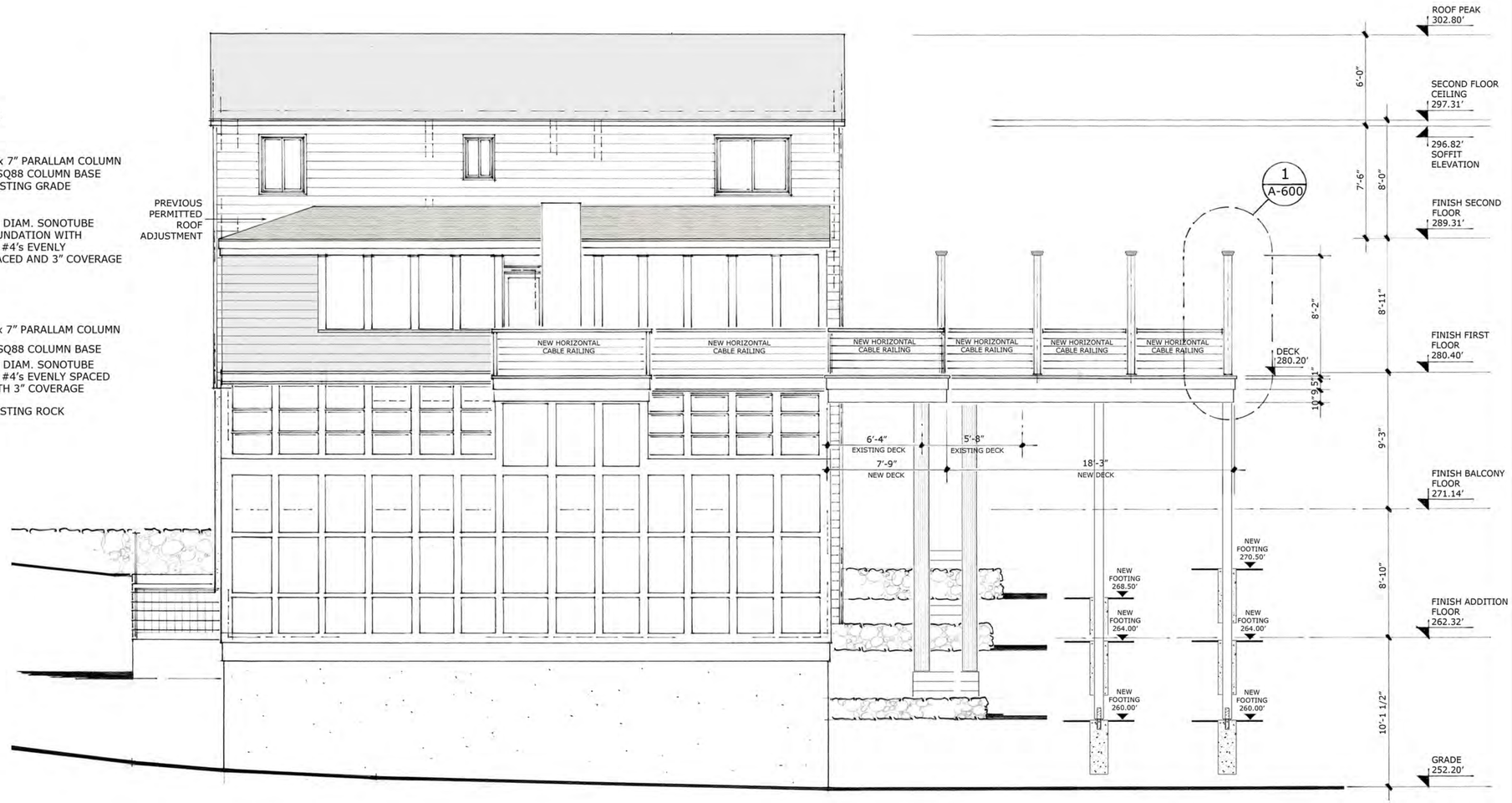
EXISTING BRICK VENEER

PREVIOUS PERMITTED NEW
ASPHALT SHINGLE ROOF, 30 YEAR
WARRANTY, ARCHITECTURAL
STYLE AND TO MATCH EXISTING

PREVIOUS PERMITTED
NEW VINYL SIDING AND
TO MATCH EXISTING

NEW HORIZONTAL CABLE RAILING

PROPOSED NEW 36" HIGH
HORORIZONTAL STRUNG
STEEL CABLE RAILING WITH
WOODEN TOP HANDRAIL



1 PROPOSED EXTERIOR DECK EXTENSION AT REAR ELEVATION

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

RENE ROBERT MUELLER, ARCHITECT, PLLC
AIA / NCARB / HTL / LEED AP
5774 MOSHOLU AVENUE, BRONX NY 10471
TEL.: 718-432-2510 FAX.: 718-432-2512
E-MAIL: RMUE333233@AOL.COM

PROPOSED EXTERIOR DECK EXTENSION AT REAR ELEVATION

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE:	SCALE:	DRAWN
07.27.2018	1/4"=1'-0"	RRM

A
503

NOTICE OF UTILIZATION OF TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION IN RESIDENTIAL STRUCTURES

(In accordance with Title19 of the New York Codes, Rules and Regulations (NYCRR), Part 1265)

Village of Hastings-on-Hudson Building Department

Property Address: 41 JEFFERSON AVENUE

SBL #: 4.80-74-7

Property Owner Name: JANE PROKOP & YAKOV BINDLER

Property Owner Adresss: 41 JEFFERSON AVENUE

Phone #: 646-325-8920

Email Address: ybindler@gmail.com

PLEASE TAKE NOTICE THAT THE (check applicable line):

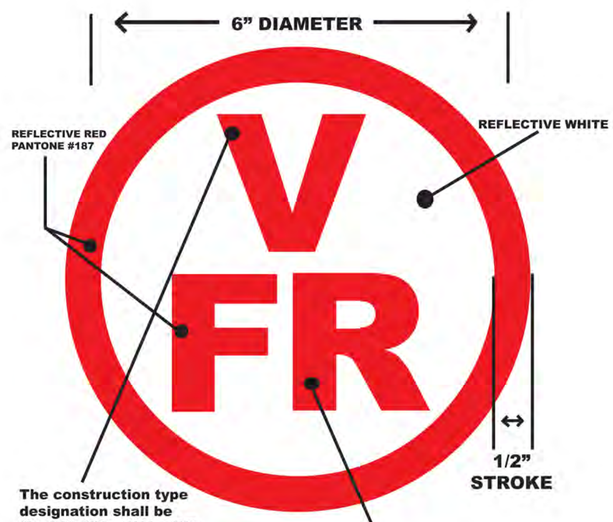
- [ ] new residential structure
- [x] addition to existing residential structure
- [ ] rehabilitation to existing residential structure

TO BE CONSTRUCTED OR PERFORMED AT THE SUBJECT PROPERTY REFERENCED ABOVE, WILL UTILIZE (check each applicable line):

- [ ] truss type construction (TT)
- [x] pre-engineered wood construction (PW)
- [ ] timber construction (TC)

IN THE FOLLOWING LOCATION(S) (check each applicable line):

- [x] floor framing, including girders and beams (F)
- [ ] roof framing (R)
- [ ] floor framing and roof framing (FR)



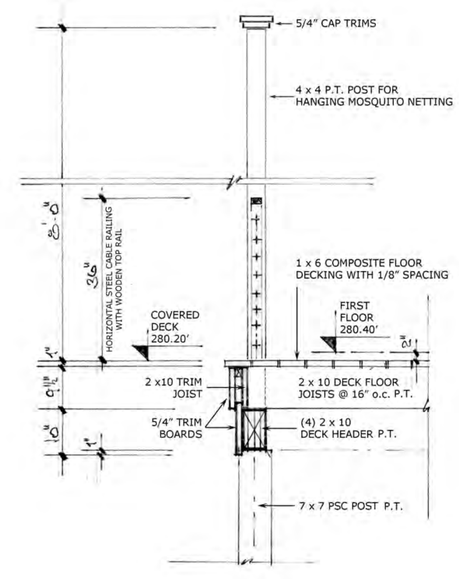
The construction type designation shall be "I", "II", "III", "IV"or "V" to indicate the construction classification of the structure under section 602 of the BCNYS

DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION

"F"	FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR AND ROOF FRAMING

NYS BUILDING STANDARDS AND CODES

2 ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION TO BE PLACARDED AS PER NYSDOS



1 TYPICAL RAILING DETAIL AT DECK EXTENSION

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

RENE ROBERT MUELLER, ARCHITECT, PLLC
AIA / NCARB / HTL / LEED AP
5774 MOSHOLU AVENUE, BRONX NY 10471
TEL.: 718-432-2510 FAX.: 718-432-2512
E-MAIL: RMUE333233@AOL.COM

TYPICAL DETAILS

PROPOSED EXTERIOR DECK EXTENSION
PROKOP-BINDLER RESIDENCE
41 JEFFERSON AVENUE
VILLAGE OF HASTINGS-ON-HUDSON NY 10706

DATE: 07.27.2018
SCALE: SEE DRWG.
DRAWN: RRM

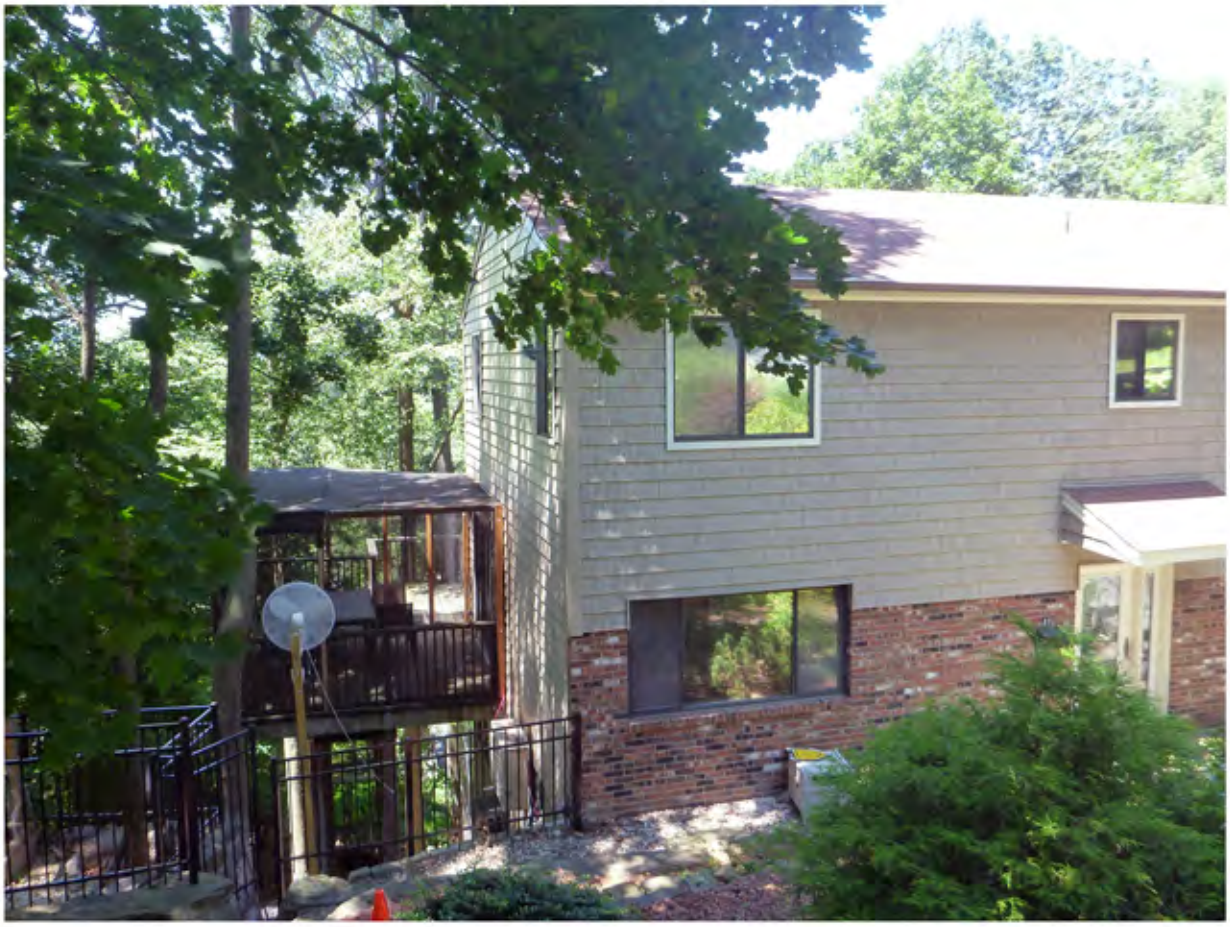
A
600

PHOTOGRAPH KEY MAP FOR
PROKOP-BINDLER RESIDENCE 41 JEFFERSON AVENUE
HASTINGS-ON-HUDSON NY 10706

1

2

3



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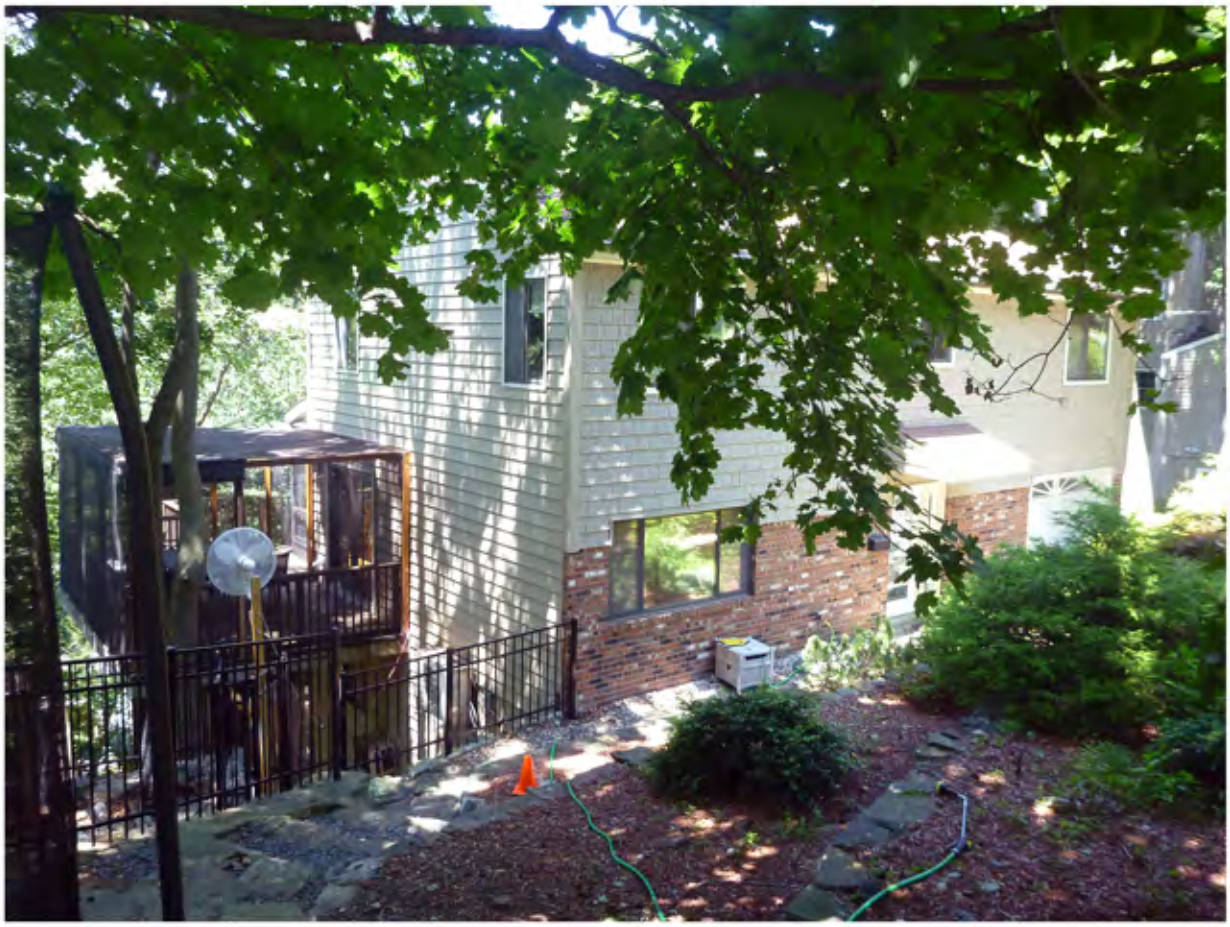

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6

7

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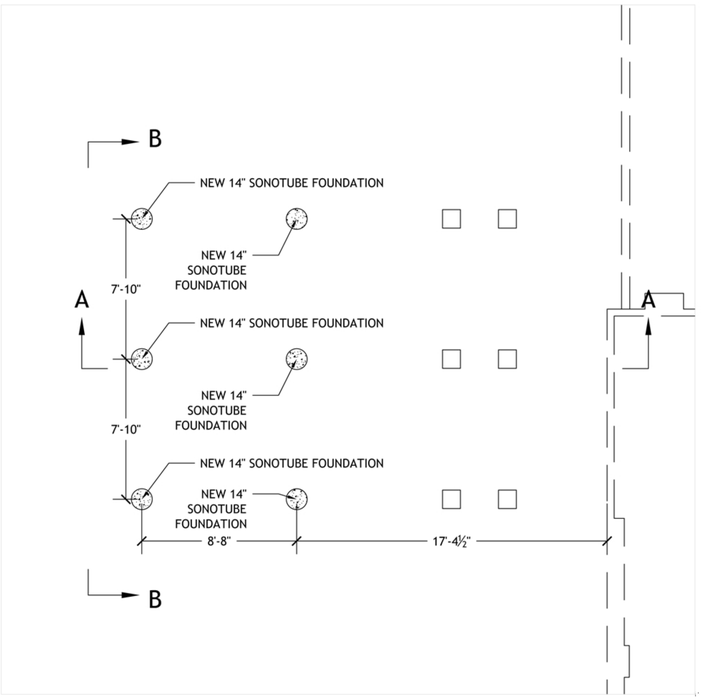
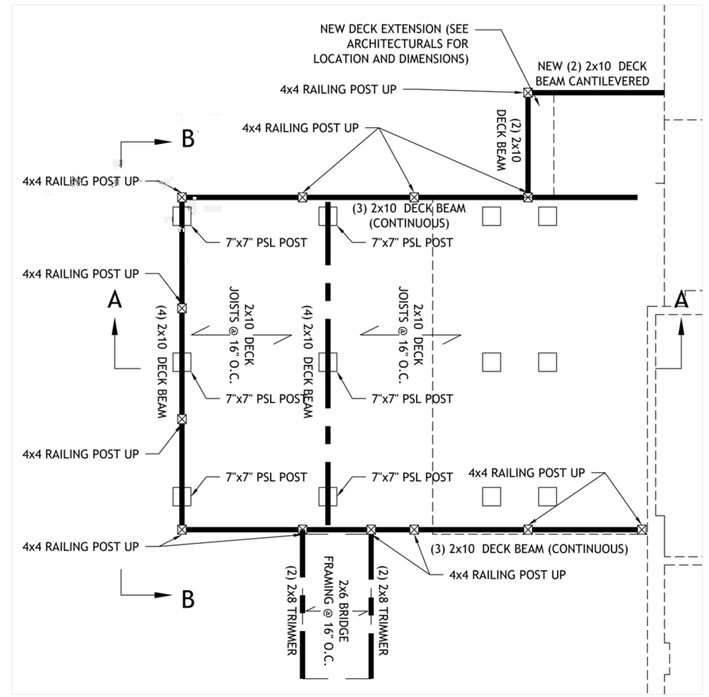


NEW DECK FOOTING PARTIAL PLAN

SCALE: ¼"=1'-0"



NEW COVERED DECK FRAMING PLAN

SCALE: ¼"=1'-0"

MARCHETTI
CONSULTING
ENGINEERS

25 High Ridge Rd
Pound Ridge, NY 10576
P (914) 764-9011
F (914) 764-9012

info@marchetticonsultingengineers.com

Drawings and Specifications, as instruments of professional service, are and shall remain the property of the Engineer. Documents are not to be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of the Engineer. The use of this document is contingent upon payment to the engineer for services rendered. Non-payment shall give the Engineer the authority to bar document use by any and all parties. If owner disputes any Engineer's statements for services, it is required that the owner advise the engineer in writing with ten (10) days. Remaining, undisputed portions are due and payable upon receipt. The owner shall indemnify the Engineer against any claims alleging damages or delays incurred in the event the Engineer exercises the right to bar document use for non-payment. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the Engineer before proceeding.

No.	DESCRIPTION	DATE
1	REMOVAL OF ROOF OVER DECK	7/23/18

STAMP & SIGN:

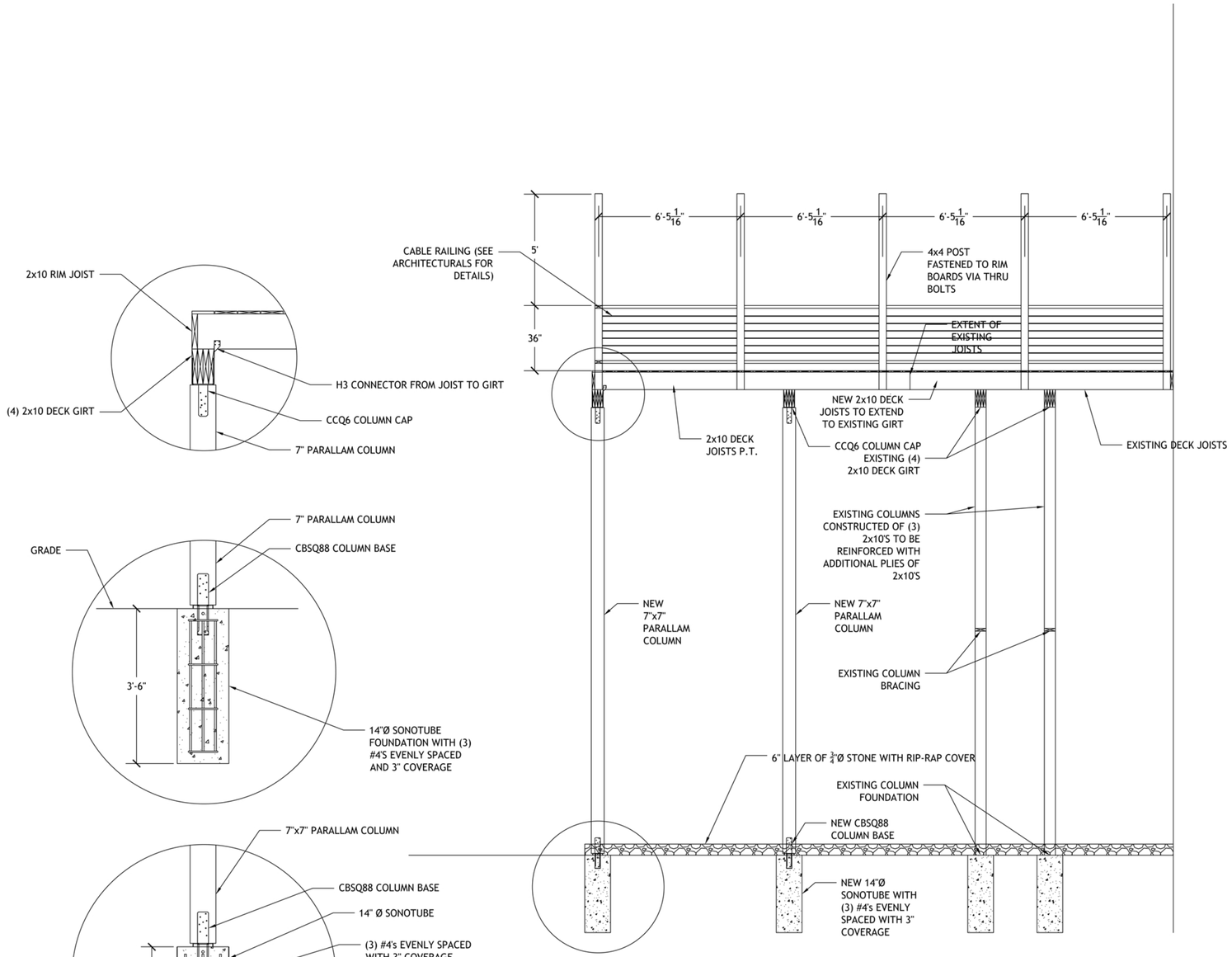
PROKOP-BINDLER
41 JEFFERSON AVE
HASTINGS-ON-HUDSON, NY 10706

PHASE 2 DECK
FOUNDATION AND
FRAMING PARTIAL PLANS

PROJECT NUMBER:	2017-76
DATE:	5-15-18
DRAWN BY:	ZTM
CHECKED BY:	ZTM

ST-1

SCALE: AS NOTED



FOUNDATION PINNING OPTION

DECK FRAMING SECTION A-A

SCALE: 3/8"=1'-0"

MARCHETTI
CONSULTING
ENGINEERS

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Pound Ridge, NY 10576
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No.	DESCRIPTION	DATE
1	REMOVAL OF ROOF OVER DECK	7/23/18

STAMP & SIGN:

PROKOP-BINDLER
41 JEFFERSON AVE
HASTINGS-ON-HUDSON, NY 10706

PHASE 2 DECK FRAMING
SECTION A-A

PROJECT NUMBER:	2017-76
DATE:	5-15-18
DRAWN BY:	ZTM
CHECKED BY:	ZTM

ST-2

SCALE:	AS NOTED

STRUCTURAL SPECIFICATIONS:

ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE OF NEW YORK BUILDING CODE, VILLAGE OF HASTINGS-ON-HUDSON BUILDING DEPT. AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

THE MATERIALS AND INSTALLATION OF ALL STRUCTURAL MEMBERS TO CONFORM TO AMERICAN INSTITUTE OF STEEL CONSTURCTION (AISC EDITION 13), AMERICAN CONCRETE INSTITUTE (ACI 318), NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AND ALL CODES AND STANDARDS APPLICABLE TO THE INSTALLATION.

DESIGN LIVE LOADS

GROUND SNOW	30 P.S.F.
ROOF	20 P.S.F.
FIRST FLOOR	40 P.S.F.
SECOND FLOOR	35 P.S.F

ATMOSPHERIC LOADING CONDITIONS:

SNOW LOAD
FLAT ROOF SNOW LOAD: 25.2 P.S.F.
SNOW EXPOSURE FACTOR, Ce: 1.2
SNOW IMPORTANCE FACTOR, Is: 1.0
THERMAL FACTOR, Ct: 1.0

WIND LOAD
Vult: 120 MPH
RISK CATEGORY: II
WIND EXPOSURE CATAGORY: D
INTERNAL PRESSURE COEFFICIENT: +/- 0.18

ALL WORK IS TO BE APPROVED AND SIGNED OFF AFTER INSTALLATION BY THE ENGINEER OF RECORD, MARCHETTI CONSULTING ENGINEERS.

ALL WORK IS TO BE GUARANTEED FOR A PERIOD OF 1 YEAR AFTER INSTALLATION.

STRUCTURAL NOTES:

TIMBER:
ALL POSTS AND JAMBS TO BE FULLY SPIKED. PROVIDE DOUBLE JACK STUDS AND A FULL HEIGHT STUD UNDER ALL TIMBER HEADERS SPANNING 6'-0" AND GREATER, AND UNDER ALL LVL HEADERS UNLESS NOTED OTHERWISE.

PROVIDE 2X BLOCKING UNDER ALL POSTS AND JAMBS OF WINDOW AND DOOR OPENINGS EXCEEDING 6'-0" IN WIDTH.

ALL FRAMING LUMBER SHALL BE DRY (19% MAXIMUM MOISTURE CONTENT) DOUGLAS FIR #2 GRADE WITH A BASE VALUE FB OF 850 PSI, OR BETTER.

BENDING, SINGLE USE	900 PSI
TENSION PARALLEL TO GRAIN	575 PSI
COMPRESSION PARALLEL TO GRAIN	1300 PSI
HORIZONTAL SHEAR	95 PSI
COMPRESSION PERPENDICULAR TO GRAIN	625 PSI

PROVIDE FULL DEPTH 2X SOLID BLOCKING FOR ALL WOOD AND COMPOSITE JOISTS AT 8'-0" O.C. MAXIMUM SPACING, AND 2X SOLID BLOCKING BETWEEN JOISTS AT ALL SUPPORTS AND PARTITIONS. 2X BLOCKING TO BE PSL, LSL, OR LVL, NOT DOUGLAS FIR.

A.P.A RATED SHEATHING SYSTEM, PLYWOOD TO ADHEAR TO SHEAR WALL BRACING SCHEDULE AND NAILING SCHEDULE AS DESCRIBED. DIAPHRAGM SHEATHING TO ADHEAR TO DIAPHRAGM SCHEDULE, DECKING TO BE GLUED WITH PL400 ADHESIVE AND SCREWED ACCORDING TO SCHEDULE SPACING.

ALL OPENINGS SHALL BE FRAMED WITH DOUBLE MEMBERS UNLESS SHOWN OTHERWISE.

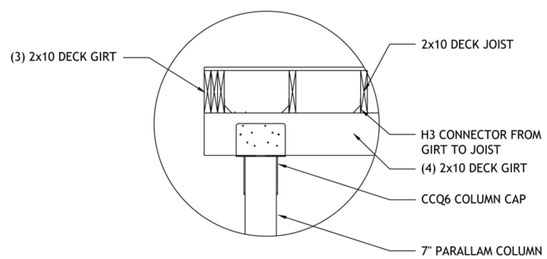
ALL LAMINATED VENEER LUMBER AND COMPOSITE LUMBER SHALL BE MICROLLAMS OR TRUSS JOISTS AS PRODUCED BY WEYERHAUSER, WEST FRASER, OR APPROVED EQUIVALENT. ALL LVL LUMBER SHALL BE NAILED AND BOLTED PER MANUFACTURERS SPECIFICATIONS.

ALL NAILED CONNECTIONS SHALL BE SECURED IN ACCORDANCE WITH THE STATE OF NEW YORK BUILDING CODE NAILING SCHEDULE.

CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING AND JOB SITE SAFETY RELATED TO ALL CONTRACTOR MEANS AND METHODS.

ALL HANGERS, TIE DOWNS, ETC. BY SIMPSON STRONG TIE INC. AND SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS WITH APPROPRIATE NAILING AND BLOCKING REQUIRED.

ALL EXTERIOR HANGERS, TIE DOWNS, ETC OR ANY EXPOSED TO ELEMENTS SHALL BE ZMAX COATED



CONCRETE:

ALL CONCRETE WORK SHALL CONFORM TO THE "AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI301-95)

ALL CONCRETE IS DESIGNED BY ULTIMATE STRENGTH METHODS AND SHALL BE NORMAL WEIGHT AIR ENTRAINED WITH A 28 DAY COMPRESSIVE STRENGTH.

ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS ASTM A615 GRADE 60.

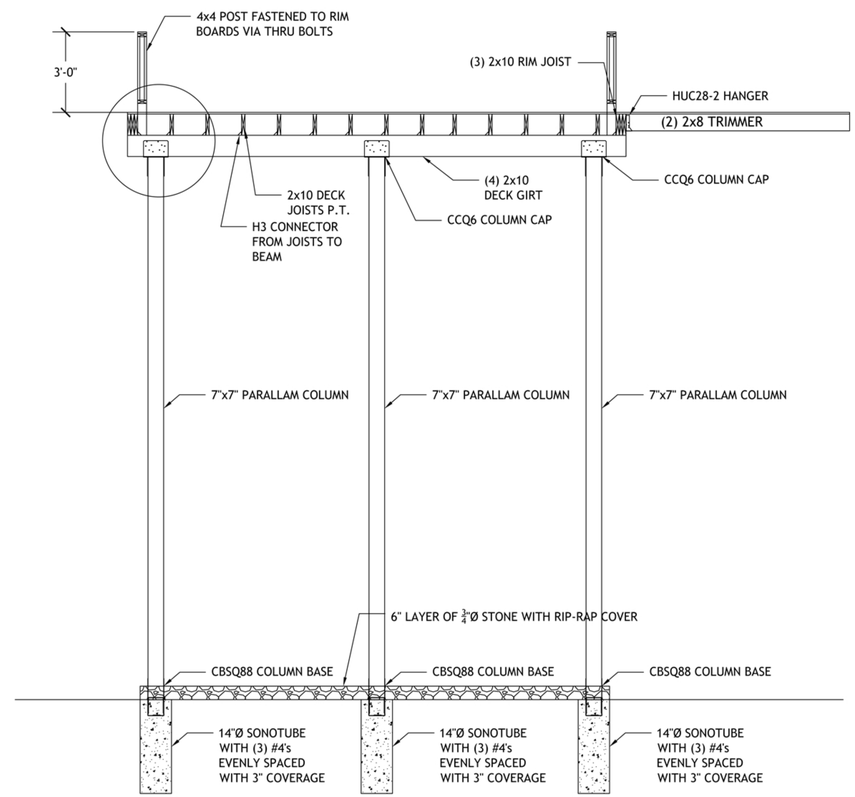
PROVIDE REINFORCEMENT BARS AS INDICATED IN CONCRETE FOOTINGS AND FOUNDATION DETAILS.

ALL REINFORCING TO HAVE THE MINIMUM OF CONCRETE COVERAGE:

3" FOR CONCRETE/EARTH INTERFACE
2" FOR CONCRETE/OUTSIDE EXPOSURE
¾" FOR CONCRETE/INTERIOR/CONCRETE EXPOSURE

ALL CONCRETING TO BE 4000 PSI STRENGTH AT 28 DAYS.

NOTE: SIZE OF FOOTINGS BASED UPON AN ASSUMED 4,000 POUND/SQUARE FOOT SOIL BEARING CAPACITY, FIELD CONDITIONS MAY VARY.



DECK FRAMING SECTION B-B

SCALE: ⅜"=1'-0"

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Drawings and Specifications, as instruments of professional service, are and shall remain the property of the Engineer. Documents are not to be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of the Engineer. The use of this document is contingent upon payment to the engineer for services rendered. Non-payment shall give the Engineer the authority to bar document use by any and all parties. If owner disputes any Engineer's statements for services, it is required that the owner advise the engineer in writing with ten (10) days. Remaining, undisputed portions are due and payable upon receipt. The owner shall indemnify the Engineer against any claims alleging damages or delays incurred in the event the Engineer exercises the right to bar document use for non-payment. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the Engineer before proceeding.

No.	DESCRIPTION	DATE
1	REMOVAL OF ROOF OVER DECK	7/23/18

STAMP & SIGN:

PROKOP-BINDLER
41 JEFFERSON AVE
HASTINGS-ON-HUDSON, NY 10706

PHASE 2 DECK FRAMING SECTION B-B AND STRUCTURAL SPECIFICATIONS

PROJECT NUMBER:	2017-76
DATE:	5-15-18
DRAWN BY:	ZTM
CHECKED BY:	ZTM

ST-3

SCALE: AS NOTED