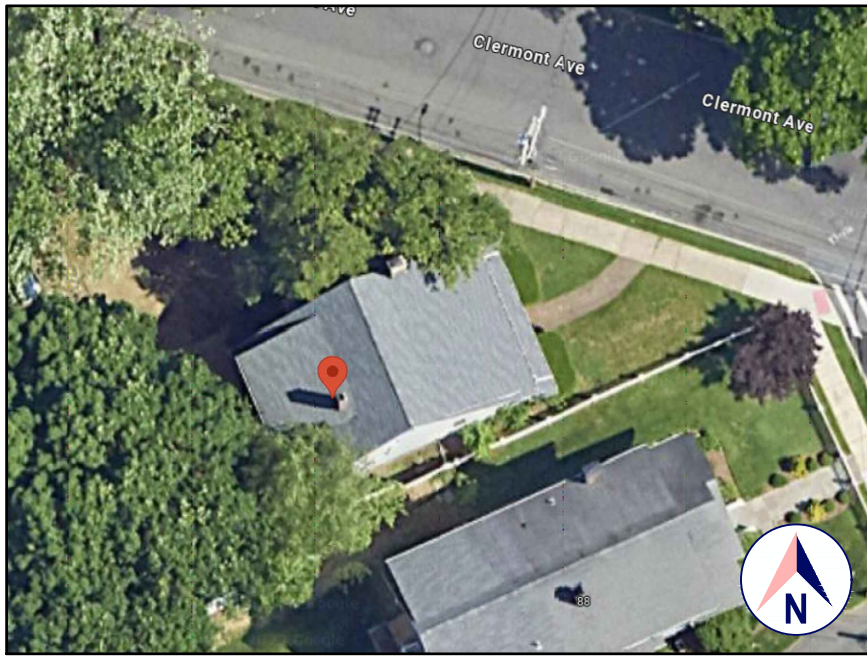
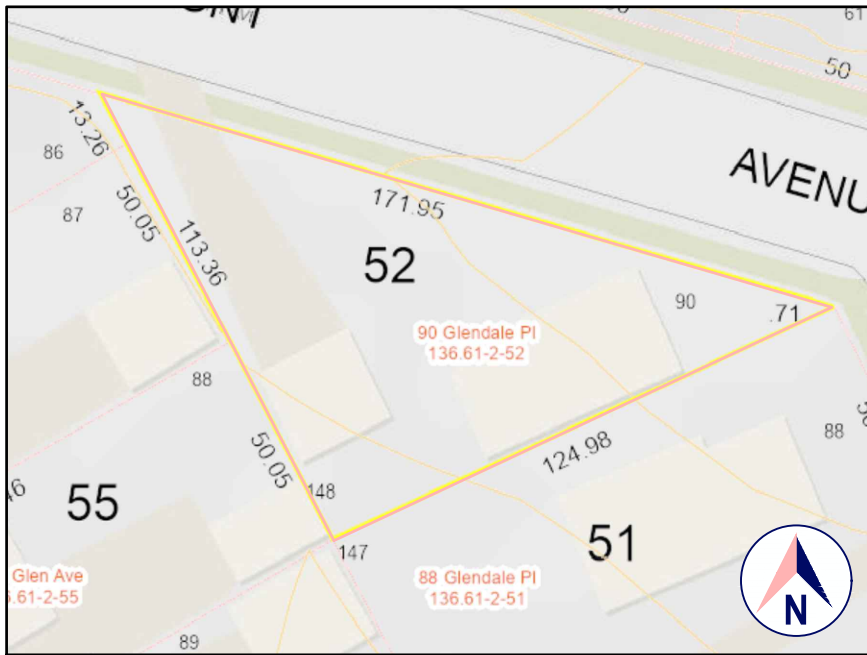


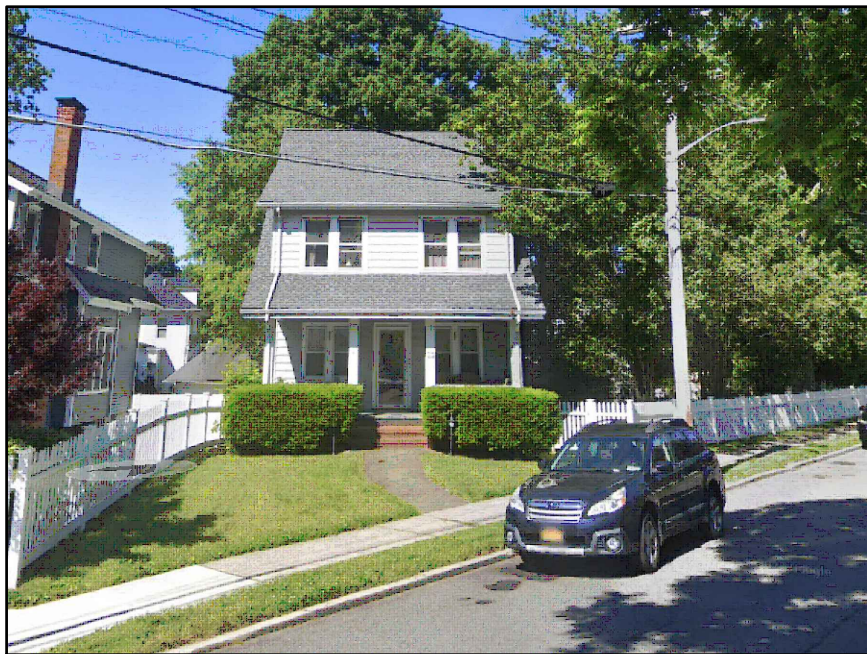
LOCATION  
GOOGLE MAPS  
\*\*\*, PORT CHESTER



SATELLITE VIEW  
GOOGLE EARTH  
\*\*\*



TAX MAP & CONTOURS  
WESTCHESTER COUNTY GIS  
TAX ID: \*\*\*



FRONT VIEW  
GOOGLE STREET VIEW  
THIS DRAWING IS AS A SAMPLE ONLY  
\*\*\* PERSONAL (CLIENT) INFORMATION WITHHELD

## 1.0 GENERAL REQUIREMENTS:

### 1.1 DESIGN INTENT:

IT IS THE INTENT OF THESE DRAWINGS TO CALL FOR COMPLETE AND FINISHED WORK, IN COMPLIANCE WITH THE NOTED CODES, AND TESTED AND GUARANTEED AND READY FOR OPERATION.

THE ENGINEER HAS NOT BEEN ENGAGED TO SUPERVISE ANY WORK AND DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

### 1.2 SCOPE:

THIS IS A PROPOSED ALTERATION LEVEL ----, AND AS FOLLOWS:

ALL PROPOSED WORK IS OUTSIDE THE EXISTING BUILDING ENVELOPE.

CONSTRUCTION TYPE: TYPE V-B (WOOD FRAMED), AS DEFINED IN TABLE 601  
YEAR BUILT: 1916 (PER ZILLOW)  
OCCUPANCY CLASSIFICATION: DETACHED ONE-FAMILY DWELLING STRUCTURE (NO PROPOSED CHANGE)

### ARCHITECTURAL REVIEW:

THE PROPOSED ALTERATION WILL NOT SUBSTANTIALLY CHANGE THE EXTERIOR CHARACTER AND APPEARANCE OF THE BUILDING OR STRUCTURE

### 1.3 COMPLIANCE:

#### ALL WORK SHALL BE IN COMPLIANCE WITH:

- THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (2018 IRC WITH AMENDMENTS) AND ALL OTHER CODES REFERENCED THEREIN; PER R101.1, THIS CODE IS PART OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (THE "UNIFORM CODE")
- THE 2020 EXISTING BUILDING CODE OF NEW YORK STATE (2018 IBCB WITH AMENDMENTS)
- PART II: GENERAL LEGISLATION; CHAPTER 151: BUILDING CODE ADMINISTRATION AND ENFORCEMENT; OF THE VILLAGE OF PORT CHESTER
- ALL OTHER REFERENCED CODES AND ALL OTHER CODES AND REGULATIONS, LOCAL, STATE AND FEDERAL, THAT APPLY.

### 1.4 AUTHORITY HAVING JURISDICTION:

THE AUTHORITY HAVING JURISDICTION, AS DEFINED IN [NY] 103.1 OF THE BUILDING CODE, AND WHICH SHALL PROVIDE FOR ADMINISTRATION AND ENFORCEMENT OF THE UNIFORM CODE AND ENERGY CODE BY LOCAL LAW, ORDINANCE, OTHER APPROPRIATE REGULATION, OR COMBINATION THEREOF, IS THE VILLAGE OF PORT CHESTER.

THE DULY APPOINTED BUILDING OFFICIAL OF THE VILLAGE OF PORT CHESTER IS AUTHORIZED TO ENFORCE THE PROVISIONS OF THE CODE.

THE BUILDING OFFICIAL MAY ADOPT POLICIES AND PROCEDURES IN ORDER TO CLARIFY THE APPLICATION OF THE PROVISIONS OF THE CODE. SUCH POLICIES AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE INTENT AND PURPOSE OF THE CODE.

## 2. CONTRACTOR'S RESPONSIBILITIES:

### THE CONTRACTOR SHALL:

- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FINISHED JOB.
- PROVIDE ALL NECESSARY SHORING AND BRACING FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.
- OBTAIN AND PAY FOR ALL REQUIRED PERMITS - UNLESS OTHERWISE STIPULATED.
- PRIOR TO THE SUBMISSION OF ANY BID, AND BEFORE PROCEEDING WITH ANY WORK, VISIT THE SITE AND FAMILIARIZE HIM/HERSELF WITH ALL SITE DIMENSIONS AND CONDITIONS, WITH SITE WORKING CONDITIONS, HOURS OF LEGAL OPERATION, METHODS AND ROUTES OF ACCESS, AND THE EXISTENCE AND EXTENT OF ANY OTHER RESTRICTIONS, AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL SUCH CONDITIONS AND DIMENSIONS WHICH PERTAIN TO THE PROJECT.
- BRING ALL DISCREPANCIES IN CONDITIONS AND DIMENSIONS, BETWEEN THE APPROVED DRAWINGS AND ACTUAL FIELD CONDITIONS, TO THE IMMEDIATE ATTENTION OF THE OWNER, AND RECEIVE DIRECTION IN WRITING, BEFORE PROCEEDING WITH THE AFFECTED WORK.
- VERIFY THE AVAILABILITY, LOCATION LAYOUT AND CONDITION OF UTILITIES, INCLUDING SEWER, WATER, GAS AND ELECTRIC LINES, PRIOR TO THE SUBMISSION OF ANY BID.
- HAVE CONTROL OVER AND SUPERVISE AND DIRECT THE WORK, INCLUDING THAT OF ITS SUBCONTRACTORS, AND BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR JOBSITE SAFETY, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- PRIOR TO THE COMMENCEMENT OF ANY WORK, VERIFY THE CONDITION OF ALL ADJOINING STRUCTURES WHICH MAY BE AFFECTED, AND PROVIDE ADEQUATE PROTECTION TO ANY STRUCTURE THAT MIGHT BE OTHERWISE AFFECTED.
- IN THE EVENT THAT DAMAGE IS CAUSED TO ANY STRUCTURE, FINISH, OR OTHER ELEMENT, RESTORE SUCH ELEMENTS TO THEIR ORIGINAL CONDITION.
- HAVE CONTROL OVER AND SUPERVISE, COORDINATE AND DIRECT THE WORK, INCLUDING THAT OF HIS SUBCONTRACTORS, AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR JOBSITE SAFETY.
- IF APPLICABLE, PROVIDE WEATHER PROTECTION, IN AN EFFECTIVE AND TIMELY MANNER, TO PROTECT THE PREMISES, PERSONNEL, MATERIALS AND INSTALLED

### WORK.

- BE A HOME IMPROVEMENT CONTRACTOR WITH A CURRENT LICENSE ISSUED BY THE WESTCHESTER COUNTY DEPARTMENT OF CONSUMER AFFAIRS.
- BE CERTIFIED AS A LEAD SAFE FIRM BY THE EPA PER 40 CFR 745.226.
- CARRY LIABILITY INSURANCE TO THE LIMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION AND ISSUE CERTIFICATE(S) OF INSURANCE AS REQUIRED BY THE HOMEOWNER AND/OR THAT AUTHORITY.
- CARRY WORKMAN'S COMPENSATION AND DISABILITY INSURANCE AS REQUIRED THE LAW AND ISSUE CERTIFICATE(S) AS REQUIRED BY THE HOMEOWNER AND/OR THE AUTHORITY HAVING JURISDICTION.

## 3. BUILDING PERMIT:

NO PERSON OR ENTITY SHALL COMMENCE, PERFORM, OR CONTINUE ANY WORK THAT MUST CONFORM WITH THE UNIFORM CODE AND/OR ENERGY CODE UNLESS:

- SUCH PERSON OR ENTITY HAS APPLIED TO THE VILLAGE OF PORT CHESTER FOR A BUILDING PERMIT,
- THE VILLAGE OF PORT CHESTER HAS ISSUED A BUILDING PERMIT AUTHORIZING SUCH WORK,
- SUCH BUILDING PERMIT HAS NOT BEEN REVOKED OR SUSPENDED, AND
- SUCH BUILDING PERMIT HAS NOT EXPIRED.

THE BUILDING PERMIT IS REQUIRED TO BE VISIBLY DISPLAYED AT THE WORKSITE AND TO REMAIN VISIBLE UNTIL THE PROJECT, AND ALL REQUIRED INSPECTIONS, HAVE BEEN COMPLETED.

THE APPROVED DRAWINGS MUST BE KEPT AT THE WORKSITE AND BE AVAILABLE FOR REVIEW AT THE TIME OF ANY REQUIRED INSPECTIONS.

## 4. CONSTRUCTION INSPECTIONS:

IT SHALL BE THE DUTY OF THE HOLDER OF THE BUILDING PERMIT, OR THEIR DULY AUTHORIZED AGENT, TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION:

PORT CHESTER BUILDING DEPARTMENT  
PORT CHESTER VILLAGE HALL  
222 GRACE CHURCH STREET  
PORT CHESTER, NY 10573  
(914) 939-5203

ANY PERSON OR ENTITY PERFORMING WORK FOR WHICH A BUILDING PERMIT HAS BEEN ISSUED SHALL KEEP SUCH WORK ACCESSIBLE AND EXPOSED UNTIL THE WORK HAS BEEN INSPECTED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION, OR ITS AUTHORIZED AGENT, AT EACH ELEMENT OF THE CONSTRUCTION PROCESS THAT IS APPLICABLE TO THE WORK.

BUILDING PERMIT HOLDERS SHALL BE REQUIRED TO NOTIFY THE BUILDING

OFFICIAL OF THE VILLAGE OF PORT CHESTER WHEN CONSTRUCTION WORK IS READY FOR INSPECTION.

THE BUILDING OFFICIAL SHALL MAKE THE REQUIRED INSPECTIONS OR SHALL HAVE THE AUTHORITY TO ACCEPT WRITTEN REPORTS OF INSPECTION BY APPROVED AGENCIES OR INDIVIDUALS.

REQUIRED INSPECTIONS FOR THIS PROJECT MAY INCLUDE THE FOLLOWING, AS APPLICABLE, OR AS SPECIFIED IN THE CODE ENFORCEMENT PROGRAM OF THE VILLAGE OF PORT CHESTER (ALL MAY NOT APPLY):

- WORKSITE PRIOR TO THE ISSUANCE OF A PERMIT
- FOOTING/FOUNDATION
- PLUMBING\*
- ELECTRICAL\*
- MECHANICAL
- FRAMING (SUBSEQUENT TO THE INSPECTION & APPROVAL OF PLUMBING, ELECTRICAL & MECHANICAL)
- FIRE RESISTANT CONSTRUCTION
- FIRE RESISTANT PENETRATIONS
- ENERGY CODE COMPLIANCE
- A FINAL INSPECTION AFTER ALL WORK AUTHORIZED BY THE BUILDING PERMIT HAS BEEN COMPLETED

ANY OTHER INSPECTIONS AS REQUIRED BY THE VILLAGE OF PORT CHESTER. A SCHEDULE OF REQUIRED INSPECTIONS IS AVAILABLE FROM THE BUILDING DEPARTMENT.

\*THE WORK APPLICABLE TO SOME OF THE ABOVE INSPECTIONS (FOR INSTANCE PLUMBING AND ELECTRICAL) SHALL BE COMPLETED UNDER A SEPARATE PERMIT, FILED BY THE RELEVANT LICENSED CONTRACTORS.

AFTER INSPECTION, THE WORK OR A PORTION THEREOF SHALL BE NOTED AS SATISFACTORY AS COMPLETED, OR THE BUILDING PERMIT HOLDER SHALL BE NOTIFIED AS TO THE MANNER IN WHICH THE WORK FAILS TO COMPLY WITH APPLICABLE CODES, INCLUDING A CITATION OF THE SPECIFIC CODE PROVISION OR PROVISIONS THAT HAVE NOT BEEN MET.

IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO ASCERTAIN THE RESULTS OF REQUIRED INSPECTIONS.

CONSTRUCTION WORK NOT IN COMPLIANCE WITH APPLICABLE CODES SHALL BE REQUIRED TO REMAIN EXPOSED UNTIL IT HAS BEEN BROUGHT INTO COMPLIANCE WITH THE CODES, RE-INSPECTED, AND FOUND SATISFACTORY AS COMPLETED.

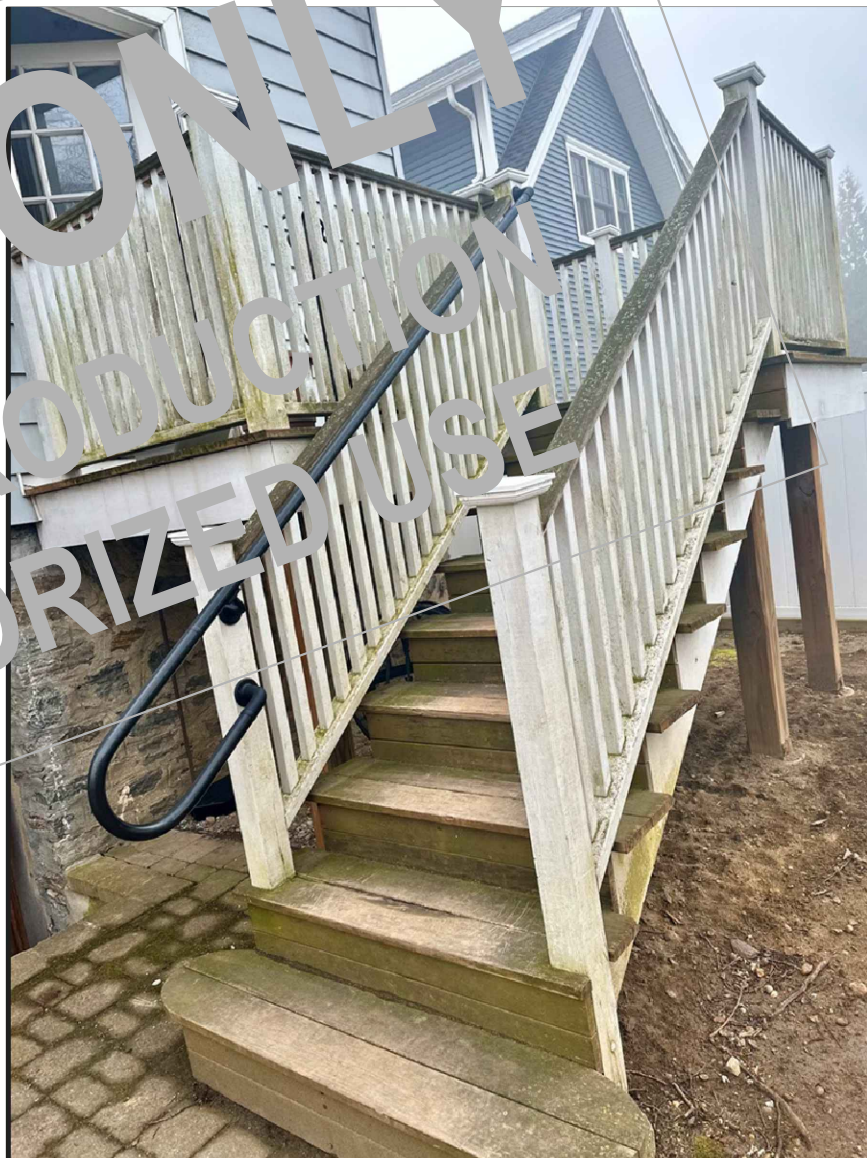
## 5. STATEMENT OF DESIGN PROFESSIONAL:

- THESE PLANS HAVE BEEN PREPARED IN CONFORMANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

VINCENT COAKLEY, P.E.  
(STAMP AFFIXED AND SIGNED)



FOOTING DEPTH  
02.06.2024



AS-BUILT  
02.20.2024

**GISMONDI  
ARCHITECTS**  
904 MEMORIAL DRIVE AUBREY, TX 76227  
(914) 494-8943 MGISMO646@AOL.COM

**Oliver Engineering, P.C.**  
Design - Permit Applications - Legalizations  
Code Compliance - Project Supervision  
188 North Main Street | Port Chester | NY 10573  
(914) 774-9878 | www.proeng.nyc | vc@proeng.nyc

### ARCHITECT:

### CLIENT:

\*\*\* \*\*\*

TEL: \*\*\*

EMAIL: \*\*\*

### PROPERTY ADDRESS:

\*\*\*  
PORT CHESTER, NY 10573

JURISDICTION:  
VILLAGE OF PORT CHESTER

S-B-L:  
\*\*\*

DATE: 02.25.2024  
ISSUE: FOR PERMIT

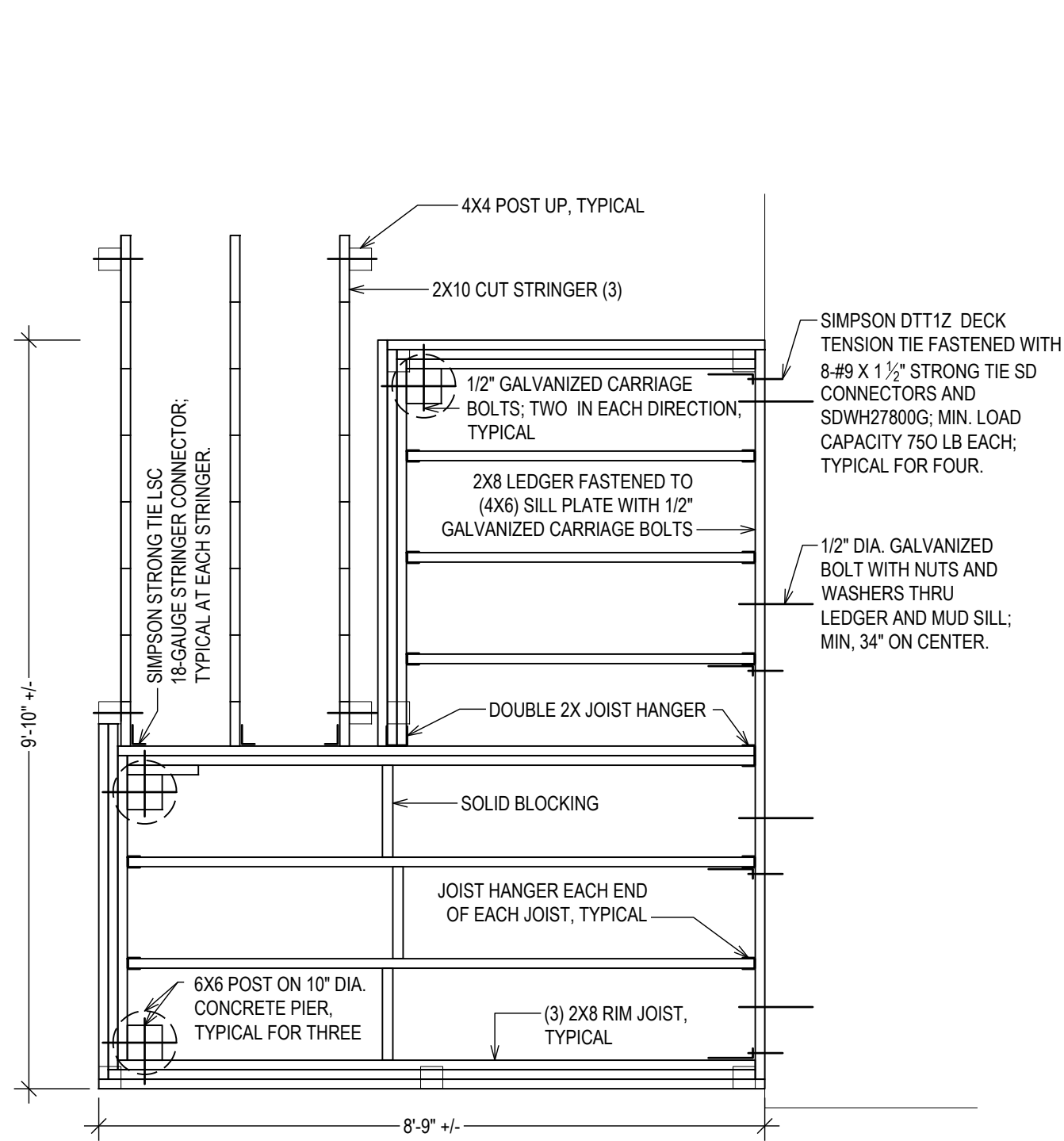
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EXTERIOR DECK

DRAWING NAME:  
COVER SHEET

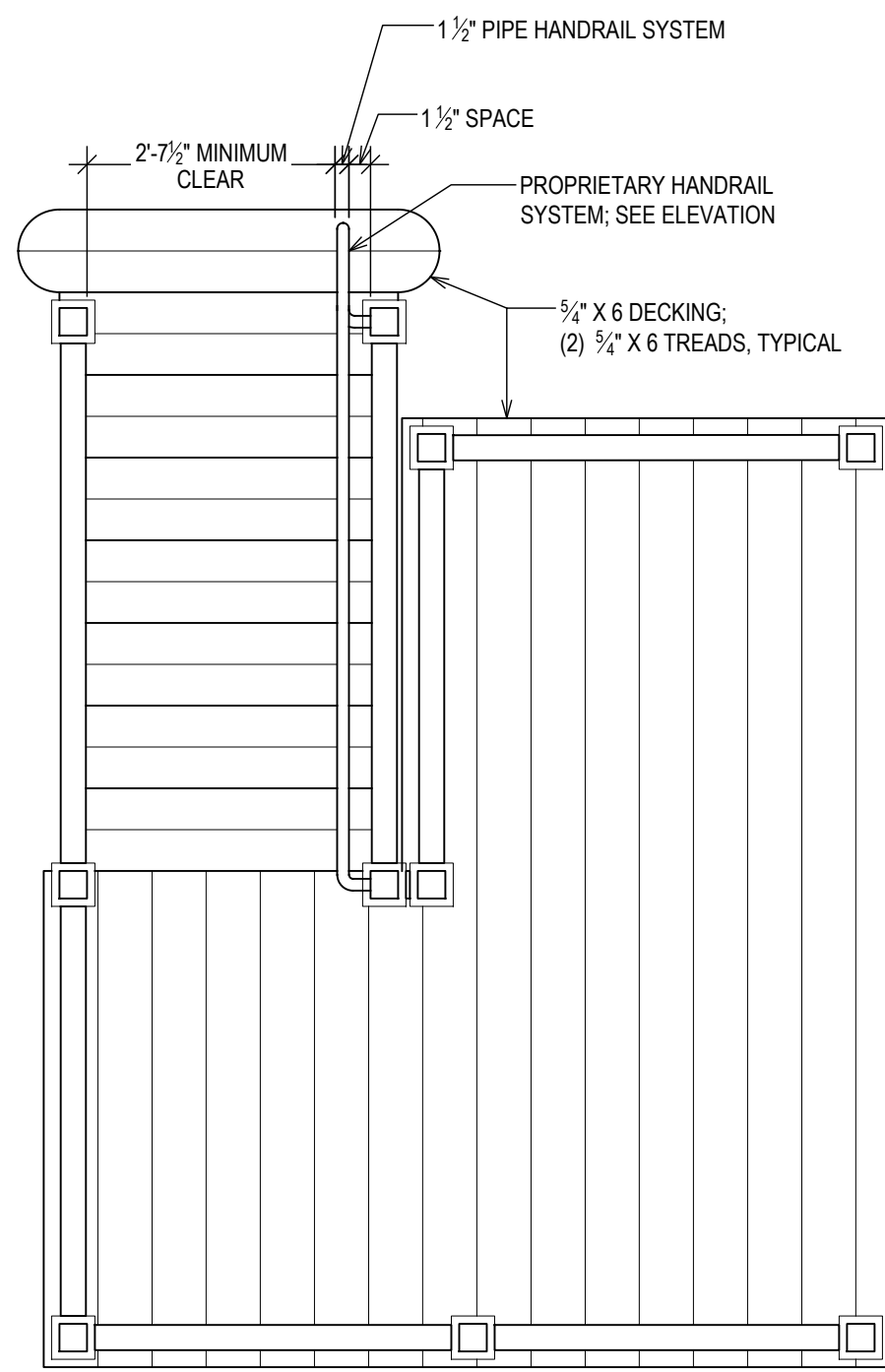
DRAWING NUMBER:

NOTE:  
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CONSTRUCTION IF (AND ONLY IF)  
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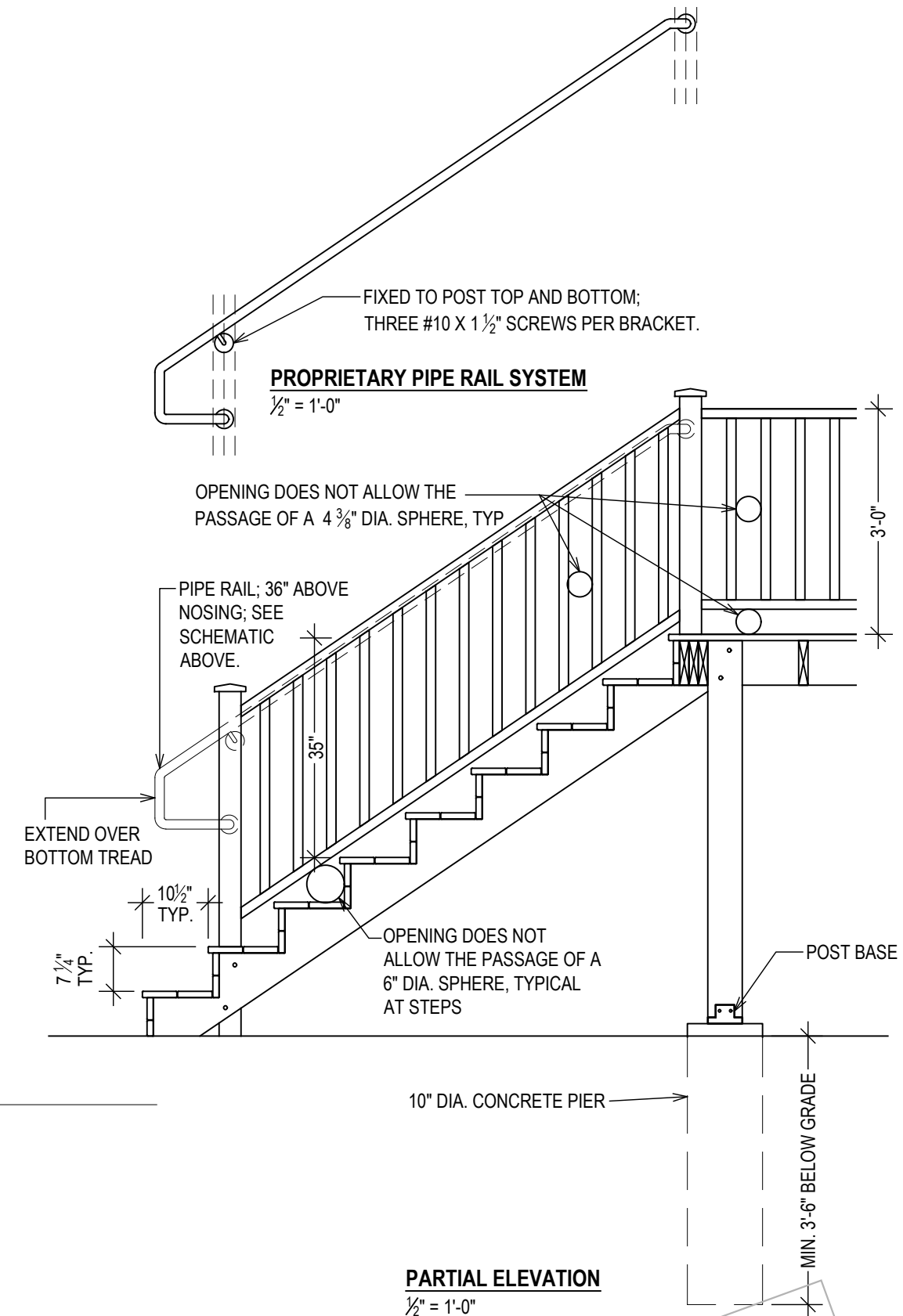




DECK FRAMING  
1/2" = 1'-0"



DECK AND RAILING  
1/2" = 1'-0"



PARTIAL ELEVATION  
1/2" = 1'-0"



PARTIAL SITE PLAN  
1" = 8'-0"  
FROM SURVEY BY LALSA LAND SURVEYING PLLC  
NOVEMBER 18, 2023

THIS DRAWING IS AS A SAMPLE ONLY  
\*\*\* PERSONAL (CLIENT) INFORMATION WITHHELD

SAMPLE ONLY  
NOT FOR REPRODUCTION  
OR UNAUTHORIZED USE

**ZONING:**

LOCATION:	90 GLENDALE PLACE	
PARCEL NUMBER:	136.61-2-52	
ZONING DISTRICT:	CD-3.R5 - R5 ONE FAMILY RESIDENCE	
ACCESSORY BUILDING - DECK:		
<b><u>SETBACK:</u></b>	<b><u>REQUIREMENT:</u></b>	<b><u>AS-BUILT:</u></b>
FRONT SETBACK	NOT ALLOWED IN FRONT YARD	N.A.
SIDE SETBACK	5' MINIMUM	>5.0'
REAR SETBACK	5 FEET MINIMUM	> 30.0'

ZONING  
APPLIES TO AS-BUILT REAR DECK

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ARCHITECT:

CLIENT:  
\*\*\* \*\*

TEL: \*\*\*  
EMAIL: \*\*\*

PROPERTY ADDRESS:  
\*\*\*  
PORT CHESTER, NY 10573  
JURISDICTION:  
VILLAGE OF PORT CHESTER  
S-B-L:  
\*\*\*

DATE: 02.25.2024  
ISSUE: FOR PERMIT

PROJECT NAME:  
EXTERIOR DECK  
DRAWING NAME:  
DECK DETAILS

DRAWING NUMBER:

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