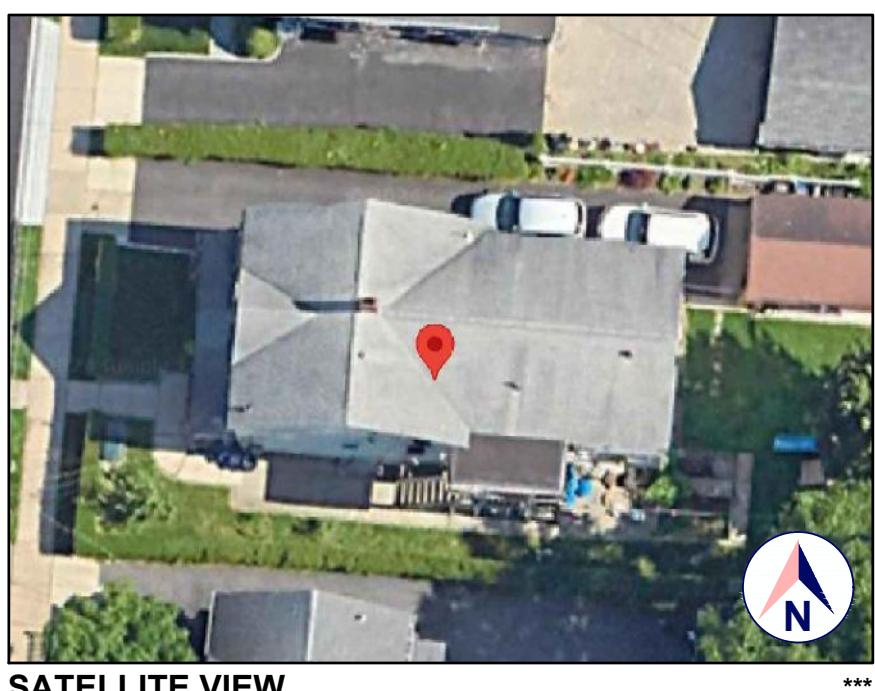
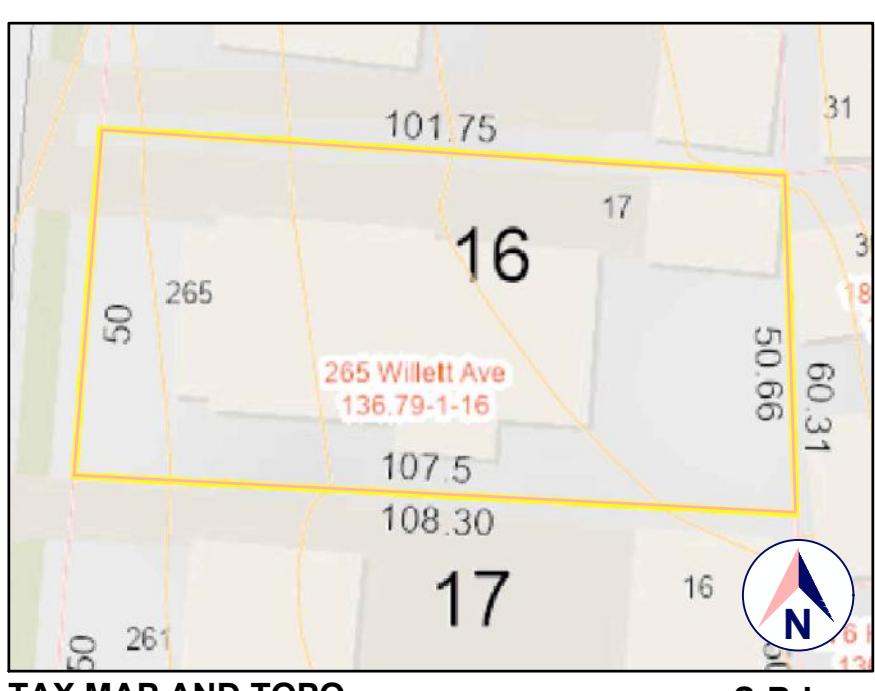


**LOCATION**  
GOOGLE MAPS



**SATELLITE VIEW**  
GOOGLE EARTH



**TAX MAP AND TOPO**  
WESTCHESTER COUNTY GIS



**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 REPAIR, PER THE EXISTING BUILDING CODE, SECTION 301.2, AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 4 OF THAT CODE.

ALL PROPOSED WORK IS OUTSIDE THE EXISTING BUILDING ENVELOPE.

CONSTRUCTION TYPE: TYPE V-B (WOOD FRAMED), AS DEFINED IN TABLE 601

YEAR BUILT: N.A. (PER ZILLOW)

ZONING: R2F

OCCUPANCY CLASSIFICATION: DETACHED TWO-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:

- 2020 RESIDENTIAL CODE OF NEW YORK STATE (INTERNATIONAL BUILDING CODE 2018 WITH AMENDMENTS) PER R101.1. THIS CODE IS PART OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (THE "UNIFORM CODE")
- EXISTING BUILDING CODE OF NEW YORK STATE (INTERNATIONAL EXISTING BUILDING CODE 2018 WITH AMENDMENTS)
- PART II, GENERAL LEGISLATION, CHAPTER 151, BUILDING CODE ADMINISTRATION AND ENFORCEMENT, OF THE CODE 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.
- OBTAINT 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 VERIFY AND FAMILIARIZE HIM/HIMSELF 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.
- 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 BY THE LAW AND ISSUE CERTIFICATE(S) AS REQUIRED BY THE HOMEOWNER AND/OR THE AUTHORITY HAVING JURISDICTION.

## 3. DEMOLITION

THE CONTRACTOR SHALL:

DEMOLISH AND REMOVE ALL ELEMENTS NOTED IN THE DRAWINGS FOR DEMOLITION, AND AS REQUIRED FOR THE COMPLETION OF ALL WORK SHOWN ON THESE DRAWINGS.

ALLOW NO DEBRIS TO ACCUMULATE; HAUL AWAY FROM SITE ALL DEBRIS AT CONTRACTOR'S EXPENSE; REMOVE ALL DEBRIS ON A REGULAR BASIS AND MAINTAIN JOBSITE IN A CLEAN AND TIDY CONDITION.

FULLY PROTECT ALL STRUCTURES, BUILDING ELEMENTS, EQUIPMENT, APPLIANCES AND FINISHES THAT ARE TO REMAIN FROM DAMAGE CAUSED BY ANY OF THE CONTRACTOR'S ACTIVITIES.

PROTECT ALL ADJACENT AREAS, AND ALL NEIGHBORING PROPERTY, FROM DAMAGE, INJURY AND DISCOMFORT CAUSED BY DUST.

PROTECT ALL PUBLIC PROPERTIES AND PREMISES FROM DAMAGE AND PREVENT ANY ACCUMULATION OF DEBRIS, DUST OR RUBBISH IN ANY PUBLIC AREA.

ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE CAUSED TO EXISTING ELEMENTS AND MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

CONDUCT ALL DEMOLITION OPERATIONS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED ENTRY OF ANY PERSONS AT ANY TIME; POST APPROPRIATE SIGNAGE AS REQUIRED.

LOCATE ALL UTILITY AND DRAINAGE LINES PRIOR TO COMMENCEMENT OF DEMOLITION AND PROTECT ALL ACTIVE LINES AS REQUIRED. IDENTIFY CLEARLY ANY WORK THAT MAY RESULT IN THE INTERRUPTION OF ANY SERVICES WITHIN THE AREA OF WORK OR IN ANY ADJACENT SPACE OR PROPERTY AND COORDINATE SUCH INTERRUPTIONS WITH ALL INVOLVED PARTIES.

NOTIFY THE OWNER, UTILITY COMPANIES, FIRE DEPARTMENT, ALARM COMPANIES, ETC.... OF ANY WORK AFFECTING THEIR SYSTEMS AS REQUIRED BY ALL APPLICABLE CODES, RULES, AND REGULATIONS.

## 4. ENVIRONMENTAL

### HAZARDOUS MATERIALS:

THE DESIGNER HAS NO KNOWLEDGE OF THE PRESENCE - OR OTHERWISE - OF ASBESTOS, LEAD OR ANY OTHER HAZARDOUS MATERIALS ON THIS PROJECT, AND SHALL NOT BE LIABLE, IN ANY WAY, FOR ANY HAZARDOUS MATERIALS THAT ARE DISCOVERED - OR PRESENT AND NOT DISCOVERED - BEFORE, DURING OR AFTER CONSTRUCTION.

### LEAD:

HOMES BUILT PRIOR TO 1978 ARE LIKELY TO CONTAIN LEAD-BASED PAINT.

THE CONTRACTOR FOR THIS PROJECT MUST BE CERTIFIED AS A LEAD SAFE FIRM BY THE EPA PER 40 CFR 745.226, SHALL BE SUBJECT TO THE PROVISIONS OF 40 CFR PART 745.

### ASBESTOS:

- PRIOR TO DISTURBING ANY ELEMENT THAT MAY CONTAIN ASBESTOS, THE CONTRACTOR SHALL ASCERTAIN WHETHER THAT ELEMENT IS AN ASBESTOS CONTAINING MATERIAL (ACM), A SUSPECT ACM, OR A PRESUMED ASBESTOS CONTAINING MATERIAL (PACM)
- IN THE EVENT THAT THE PRESENCE OF ACM IS KNOWN OR SUSPECTED, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA(S) AND CONTACT THE HOMEOWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
- WORKERS OR CONTRACTORS WHO DISTURB ACM WHILE WORKING MUST BE CERTIFIED AND LICENSED ACCORDING TO NEW YORK STATE LAW, AS REGULATED BY THE DEPARTMENT OF LABOR.

## 5. EXCAVATION

### EXCAVATION - LOCATING UTILITIES - CALL 811:

NEW YORK STATE LAW (16 NYCRR PART 753) REQUIRES ALL EXCAVATORS TO FILE A LOCATION REQUEST WITH DIG SAFELY NEW YORK AT LEAST TWO (2) FULL WORKING DAYS, BUT NO MORE THAN 10 WORKING DAYS, BEFORE BEGINNING AN EXCAVATION PROJECT IN ORDER TO ENSURE ALL UNDERGROUND UTILITY LINES ARE PROPERLY MARKED BY THEIR OWNERS.

A LOCATION REQUEST MAY BE PLACED, AND THE PROCESS OF MARKING UNDERGROUND UTILITIES MAY BE TRACKED, BY USING THE ONLINE LOCATION REQUEST PROGRAM, EXACTIX, OR THE EXCAVATOR MAY CALL 811 TO PLACE THE LOCATION REQUEST.

NOTIFY: NOTIFY 811 OR CALL WITH EXACTIX OR BY CALLING 811.

WAIT: AT LEAST TWO DAYS FOR UTILITIES TO RESPOND (NOT INC. THE DAY YOU CALL).

CONFIRM: CHECK ALL UTILITIES HAVE RESPONDED.

RESPECT: ADHERE TO UTILITY MARKS AND FLAGS.

DIG WITH CAUTION: DIG CAREFULLY AROUND BURIED UTILITIES.

NOTE: THE VILLAGE OF PORT CHESTER MAY REQUIRE THE CONTRACTOR TO PROVIDE A "DIG SAFELY" CODE 753 CASE NUMBER.

## 7. 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 VISIBLE 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.

## 8. 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:

BUILDING DEPARTMENT OF THE VILLAGE OF PORT CHESTER  
 22 GRACE CHURCH STREET  
 PORT CHESTER, NY 10573  
 TEL: (914) 939-5203  
 EMAIL: N.A.  
 WBSITE: PORTCHESTERNY.GOV

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.
- FRAMING (SUBSEQUENT TO THE INSPECTION & APPROVAL OF PLUMBING, ELECTRICAL & MECHANICAL).
- 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, EVEN IF THE CONTRACTOR IS THE CONTRACTOR.

AFTER INSPECTION, THE WORK OR CONDITION THEREOF SHALL BE NOTED AS SATISFACTORY, UNSATISFACTORY, OR 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 INSPECTION.

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

## 9. STATEMENT OF DESIGN PROFESSIONAL:

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

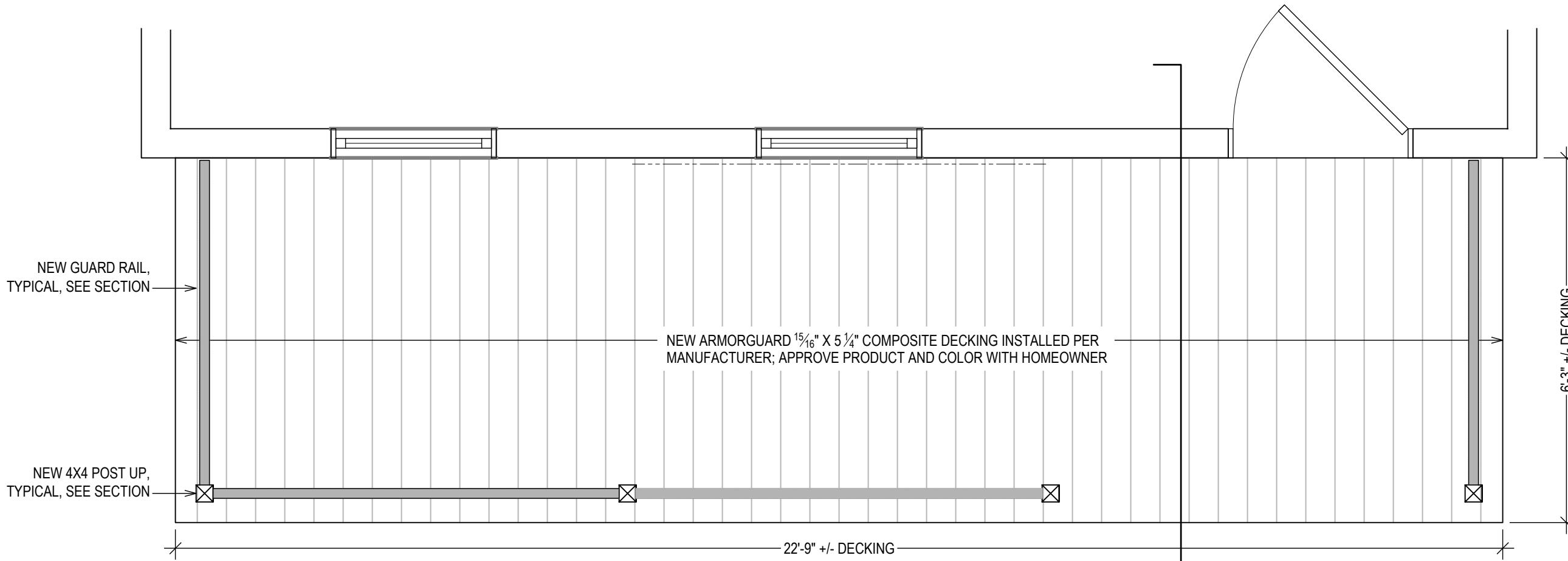
2. TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN CONFORMANCE WITH THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE.

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

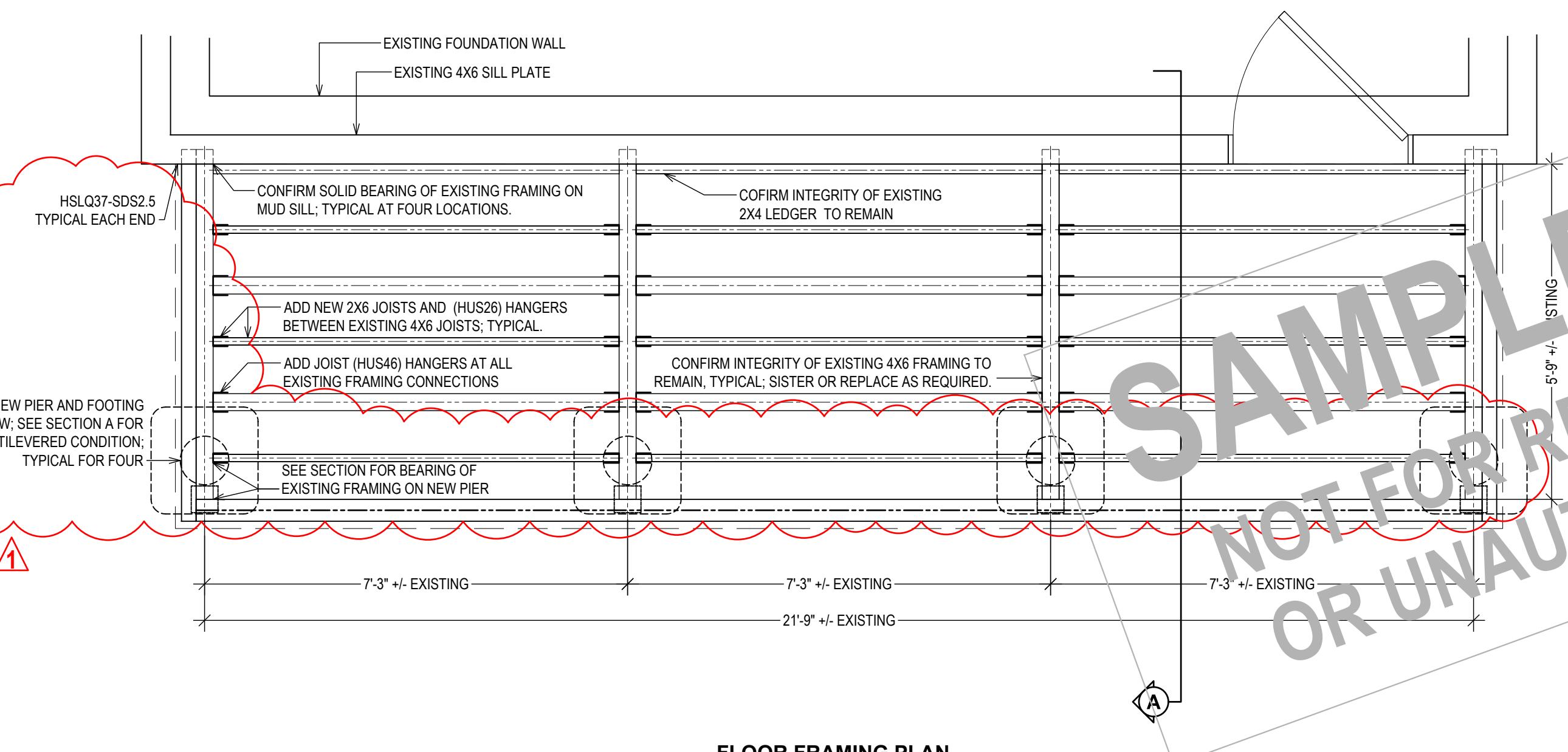
## LIST OF DRAWINGS

SHEET	DRAWING NAME	DATE	REVISION
C-01	COVER SHEET	02.01.2024	08.15.2024
S-01	LAYOUT	02.01.2024	08.15.2024
S-02	DETAILS	02.01.2024	08.15.2024

NOTE:  
 THIS DRAWING IS VALID FOR CONSTRUCTION IF (AND ONLY IF) A PERMIT IS ISSUED, BASED ON THIS DRAWING, BY THE VILLAGE OF PORT CHESTER.



**DECK FLOOR PLAN**  
 $\frac{1}{2}'' = 1'-0''$



**FLOOR FRAMING PLAN**  
 $\frac{1}{2}'' = 1'-0''$



**EXISTING PIER**  
 REMOVE AND REPLACE PIERS AND FOOTINGS



**EXISTING FRAMING**  
 ADD JOIST HANGERS; ADD JOISTS SEE FRAMINGPLAN



**EXISTING PORCH**  
 REMOVE AND REPLACE FLOORING, GUARD RAIL & POSTS

**SAMPLE ONLY**  
 NOT FOR REPRODUCTION  
 OR UNAUTHORIZED USE

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

PROPERTY ADDRESS:  
 \*\*\*  
 PORT CHESTER, 10573

JURISDICTION:  
 VILLAGE OF PORT CHESTER

S-B-L  
 \*\*\*

DATE: 02.01.2024  
 ISSUE: PRELIMINARY  
 08.15.2024 FOR PERMIT

08.15.2024  
 REVISED PER  
 CONTRACTOR  
 AND PER B.D.  
 COMMENTS

PROJECT NAME:  
**REPAIR FRONT  
 PORCH**

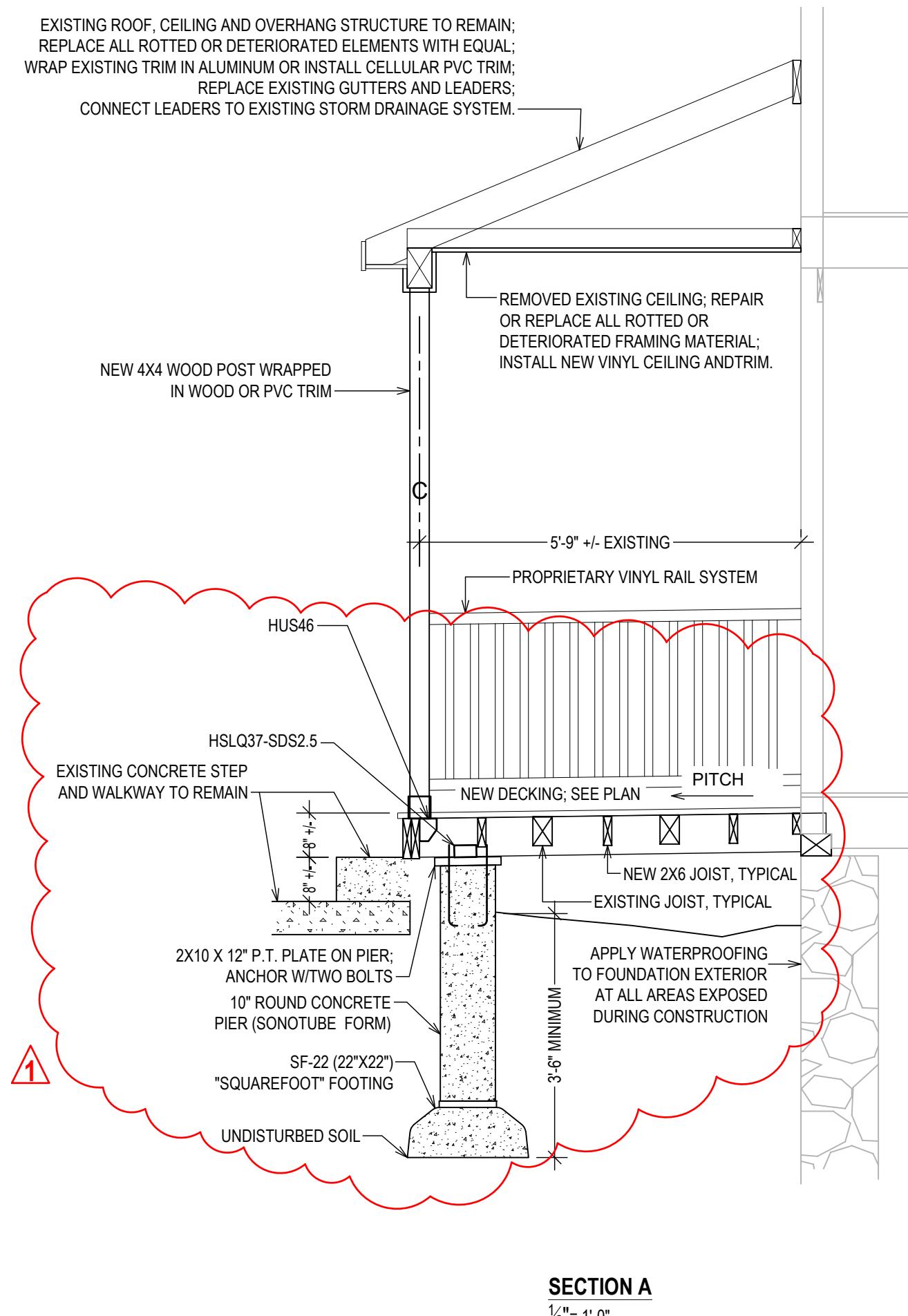
DRAWING NAME:  
**LAYOUT**

DRAWING NUMBER:  
**S-01**

DATE:  
 02.01.2024

SCALE:  
 AS NOTED

NOTE:  
 THIS DRAWING IS VALID  
 FOR CONSTRUCTION IF  
 (AND ONLY IF) A PERMIT IS  
 ISSUED, BASED ON THIS  
 DRAWING, BY THE VILLAGE  
 OF PORT CHESTER.



REMOVE EXISTING CEILING;  
REPAIR ROOF AS NEEDED;  
INSTALL NEW  $\frac{1}{4}$ " X 6" WHITE VINYL PANELING

