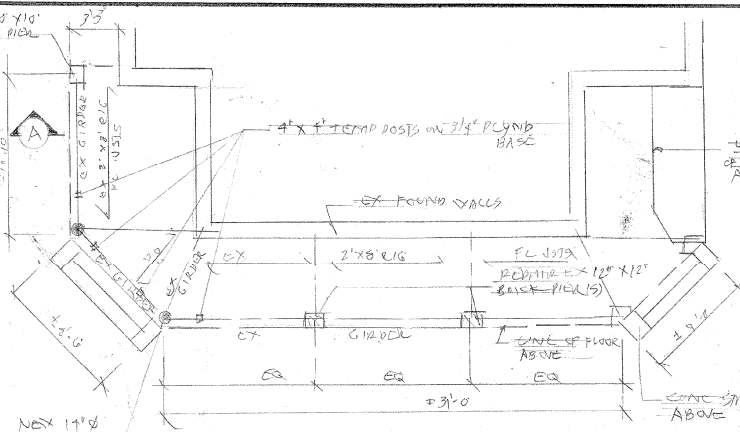
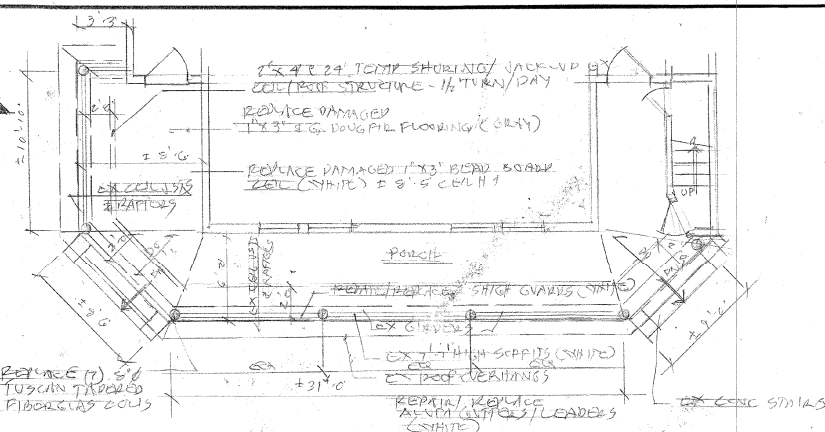


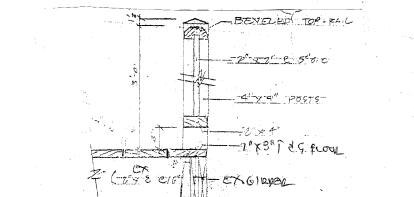
SITE PLAN



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



FIRST FLOOR PLAN SCALE 1/4"=1'-0"



RAILING DETAIL SCALE 1/4"=1'-0"

GENERAL NOTES AND SPECIFICATIONS
 1. All work shall comply with the Residential Code of New York State 2020 IRC, 2020 IRC, 2014 NEC and the NYS Energy Code 2020 (ECC) as well as all local municipal ordinances.

- No electrical work is required.
- Site plan based on survey provided by owner.
- The General Contractor shall obtain all required permits and approvals including the Certificate of Occupancy.
- The General Contractor shall maintain Workman's Compensation liability and automobile insurance during the work.
- All work to be performed in an orderly, clean and "grade A" workmanlike manner.
- The General Contractor shall maintain the site (remove rubbish) and protect the owner's property. Provide shoring at areas adjoining the work. Disturbed lawn areas shall be reseeded. Install new drywall as located on site plan. Secure property at the end of each workday. Provide protection to adjoining properties during construction (i.e. site fencing).
- Structural lumber shall be pressure treated Douglas fir (DF) S4 - S75 P.S.I. Stress grade to be marked on lumber. All lumber to be free of splits/cracks and mould.
- Design Load:
 Attic Roof 40 lbs/SF
 Floor Deck 60 lbs/SF
 45 lbs/SF

10. NYS Residential Code requirements:

SUBJECT TO DAMAGE FROM		Ground		Wind		Seismic		Frost		Ice Barrier		Flood	
		Load	Speed	Design	Category	Weathering	Depth	Termite	Underlayment	Required	Hazard		
30 PSF	120	C	SEVERE	42"	MODERATE/HEAVY	YES	NO						

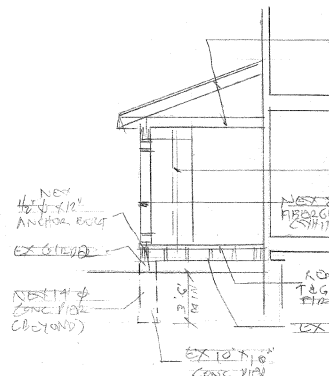
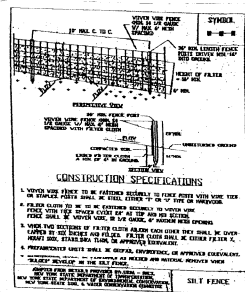
11. Floor joints to be set with crowned edge finishing.

12. Provide toe-jointing between joints @ 8" max.

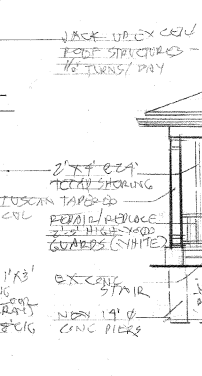
13. All footing shall bear on virgin soil (2 tons/SF min. capacity).

14. Concrete shall be 3,500-P.S.I.

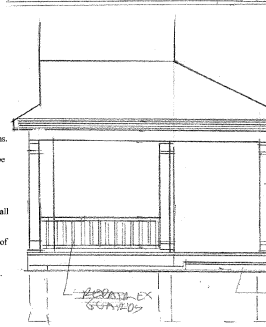
SUBJECT TO DAMAGE FROM		Winter		Wind		Special		Topography	
		Design	Temp	Annual	Index	Freezing	Debris	Region	Effects
77°F	52-24°F	1500 or LESS	36112023	41P (2007)	NO	NO	NO	NO	NO



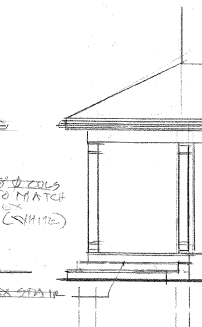
SECTION A SCALE 1/4"=1'-0"



FRONT ELEVATION SCALE 1/4"=1'-0"



LEFT SIDE ELEVATIONS



RIGHT SIDE ELEVATIONS

10.15.24
 DATE 10.15.24
 REGISTERED ARCHITECT
 JOHN COTUGNO
 STATE OF NEW YORK
 PROJECT
 PORCH REPAIRS
 KUMAR RESIDENCE
 21 RUCHANIBAN AVE
 DOBBS FERRY
 NY
 John Cotugno Architect, P.C.
 90 N Central Ave
 Hartsdale, N.Y.
 tel. 914.589.2521
 SHEET
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