

MINOR SUBDIVISION FOR
 "THOMAS MONSELL"
 FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY
 ON APRIL 16, 2014 AS FILE No. 1195

SURVEY OF
 P/O LOT 133
 MAP OF
 GREENPORT VILLAGE
 FILE No. 9 FILED AUGUST 10, 1838
 SITUATE
 THE INCORPORATED VILLAGE OF
 GREENPORT
 TOWN OF SOUTHOLD
 SUFFOLK COUNTY, NEW YORK
 S.C. TAX No. 1001-04-02-35.3

- NOTES:
- ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM
 EXISTING ELEVATIONS ARE SHOWN THUS: ~~XXX~~
 - ALL HOUSES WITHIN 150' OF SUBJECT PROPERTY ARE
 CONNECTED TO PUBLIC WATER AND PUBLIC SEWER.
 - THIS PROPERTY IN AN UNDERSIZED LOT IN THE
 R-2 ZONING USE DISTRICT
 FRONT YARD SETBACK = 12'
 SIDE YARD SETBACK CALCULATION:
 50.22' (WIDTH) x 0.4 = 20.09' - TOTAL SIDE YARD SETBACK
 10' - MIN. SIDE YARD SETBACK
 10.09' - 2nd SIDE YARD SETBACK
 REAR YARD SETBACK = 30'
 - THIS PROPERTY IS IN THE HISTORIC DISTRICT
 - % OF LOT MAX. 30%
 - HEIGHT MAX. 35'

LOT 2
 DWELLING
 USES PUBLIC WATER
 USES PUBLIC SEWER

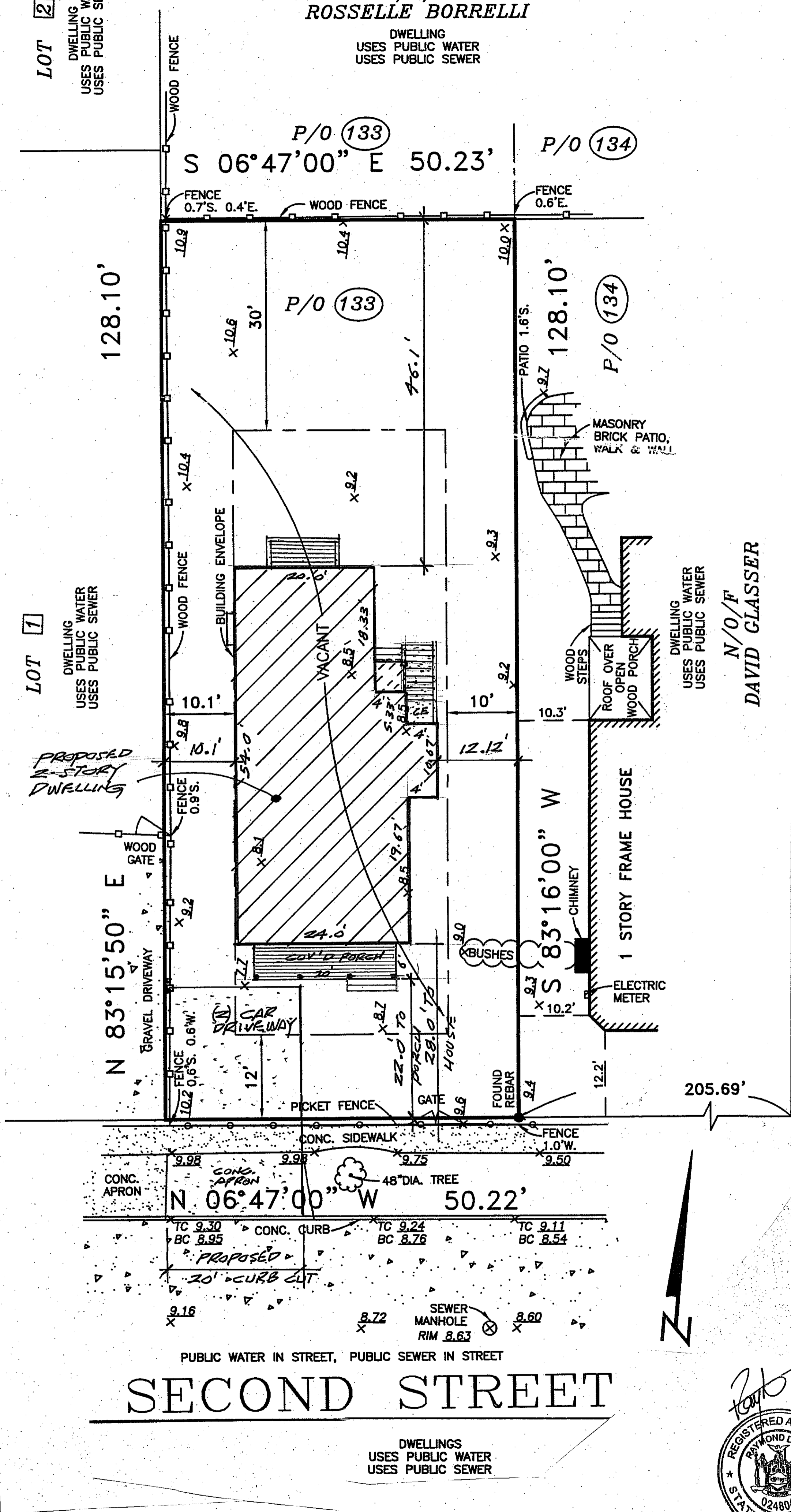
N/O/F
 ROSSELLE BORRELLI

DWELLING
 USES PUBLIC WATER
 USES PUBLIC SEWER

LOT 1
 DWELLING
 USES PUBLIC WATER
 USES PUBLIC SEWER

N/O/F
 DAVID GLASSER

CENTER STREET



PLOT PLAN
 SCALE: 1" = 10'-0"
 SURVEY BY:

Nathan Taft Corwin III
 Land Surveyor

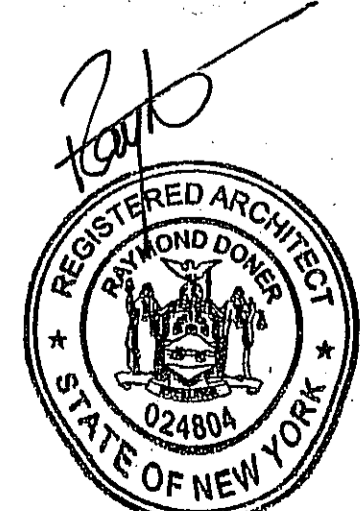
PROPOSED WORK ADDED
 TO SURVEY BY ARCHITECT:

LOT AREA	= 6434 #
BUILDINGS AREA	
DWELLINGS (INCLUDING SIDE CAR'D PORCH - 2ND FLOOR OVER)	= 1281 #
FRONT PORCH W/ ROOF OVER	= 120 #
REAR LANDINGS	= 36 #
TOTAL	= 1437 #
% OF LOT OCCUPIED	= 22.33%

SECOND STREET

DWELLINGS
 USES PUBLIC WATER
 USES PUBLIC SEWER

AREA = 6,434 sq. ft.
 0.148 ac.



NEW RESIDENCE
 VIVA GROUP LLC
 SECOND STREET GREENPORT

RAY DONER, ARCHITECT
 ARCHITECTURAL DESIGN
 INTERIOR DESIGN
 PLANNING & DEVELOPMENT
 RESIDENTIAL - COMMERCIAL - INDUSTRIAL
 95 RICHMOND AVENUE
 S. AMITYVILLE, NEW YORK 11701
 (631)691-1718 FAX (631)691-1718
 EMAIL: RDARCHITECT@YAHOO.COM

DRAWING NO:
 PLOT PLAN 1
 DATE:
 1-28-23
 REVISIONS:

Table 3.1 Nailing Schedule. Table with columns for Joint Description, Number of Common Nails, Number of Box Nails, and Nail Spacing.

Table 3.5A Top and Bottom Plate to Stud Lateral Connections Exposure B. Table with columns for Wind Speed (mph) and Required Number of 16d Common Nails or 40d Box Nails per Stud to Plate Connection.

Table 3.5-B Ridge Tension Strap Connection Requirements for Wind Exposure B. Table with columns for Ridge Height (ft) and Required Number of 16d Common Nails or 40d Box Nails per Ridge to Strap Connection.

Table 3.2B Bottom Plate to Foundation Connections (Anchor Bolts) Resisting Lateral and Shear Loads from Wind Exposure B and C. Table with columns for Wind Speed (mph) and Maximum Anchor Bolt Spacing (ft).

Table 3.5A Rafters/Ceiling Joist Heel Joint Connection Requirements Exposure B. Table with columns for Rafters/Ceiling Joist Spacing (ft) and Required Number of 16d Common Nails or 40d Box Nails per Heel Joint Connection.

Table 3.2C Sill or Bottom Plate to Foundation Connections (Anchor Bolts) Resisting Uplift Loads from Wind Exposure B. Table with columns for Wind Speed (mph) and Maximum Anchor Bolt Spacing (ft).

Table 3.3.0 Roof Sheathing Attachment Requirements for Wind Exposure B. Table with columns for Sheathing Location, Stud Spacing (inches), and Maximum Nail Spacing for 8d Common Nails or 16d Box Nails.

Table 3.4-U Uplift Strap Connection Requirements (Roof-to-Wall, Wall-to-Wall, and Wall-to-Foundation) Exposure B. Table with columns for Wind Speed (mph) and Maximum Anchor Bolt Spacing (ft).

Table 3.3.1 Wall Sheathing and Cladding Attachment Requirements for Wind Loads Exposure B. Table with columns for Sheathing Location, Stud Spacing (inches), and Maximum Nail Spacing for 8d Common Nails or 16d Box Nails.

Table 3.4-A Rafters and/or Ceiling Joist to Top Plate Lateral and Shear Connections Exposure B. Table with columns for Wind Speed (mph) and Maximum Anchor Bolt Spacing (ft).

Table 3.4-B Shear Walls Resisting Uplift and Shear Exposure B. Table with columns for Wood Structural Panel Shear Wall Requirements, Top & Bottom of Panel Nailing Requirements, and Maximum Roof Span (ft).

SECTION R301 DESIGN CRITERIA

R301.1 Application. Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by this code.

SECTION R303 LIGHT, VENTILATION AND HEATING

R303.1 Habitable rooms. Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoors.

SECTION R314 SMOKE ALARMS

R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314. R314.1.1 Listings. Smoke alarms shall be listed in accordance with UL 217. Combustion smoke and carbon monoxide alarm shall be listed in accordance with UL 217 and UL 2034.

SECTION R315 CARBON MONOXIDE ALARMS

R315.1 General. Carbon monoxide alarms shall be provided in accordance with Section 915 of the Fire Code of New York State.

Table 3.1.1-1 Allowable Deflection of Structural Members. Table with columns for Member Type, Deflection Limit, and Notes.

Table 3.1.1-2 Minimum Unfactored Dead Load. Table with columns for Location and Minimum Unfactored Dead Load (psf).

Table 3.1.1-3 Minimum Factored Dead Load. Table with columns for Location and Minimum Factored Dead Load (psf).

Table 3.1.1-4 Minimum Required Compressive Strength of Concrete. Table with columns for Location and Minimum Required Compressive Strength (psi).

Table 3.1.1-5 Minimum Required Compressive Strength of Concrete (continued). Table with columns for Location and Minimum Required Compressive Strength (psi).

Table 3.1.1-6 Minimum Required Compressive Strength of Concrete (continued). Table with columns for Location and Minimum Required Compressive Strength (psi).

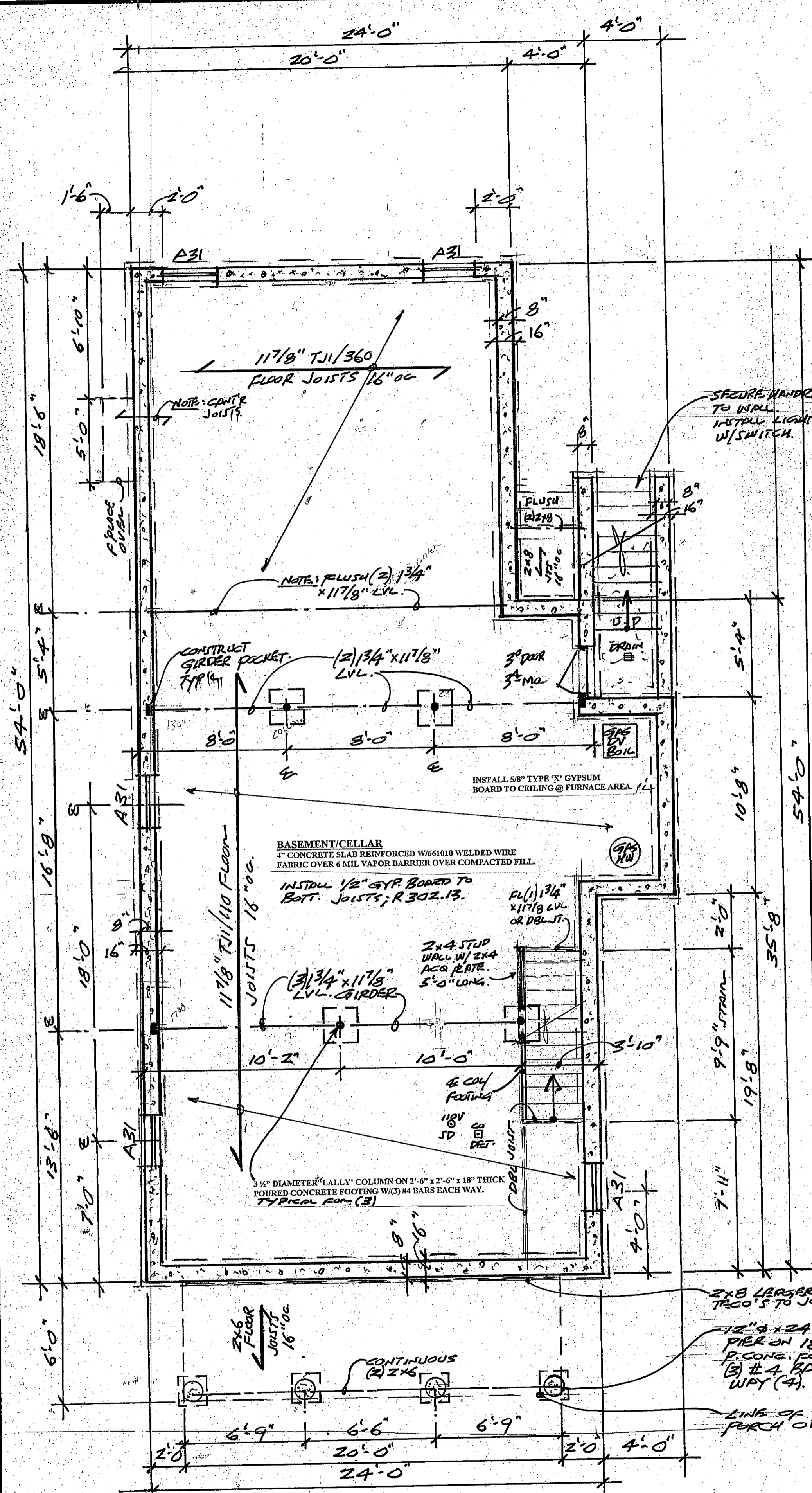
VER logo and project information for 'NEW RESIDENCE FOR VIVA GROUP LLC' located at 'SECOND STREET GREENPORT'. Includes architect name RAY DONER and drawing number 1-28-23.

GENERAL NOTES:

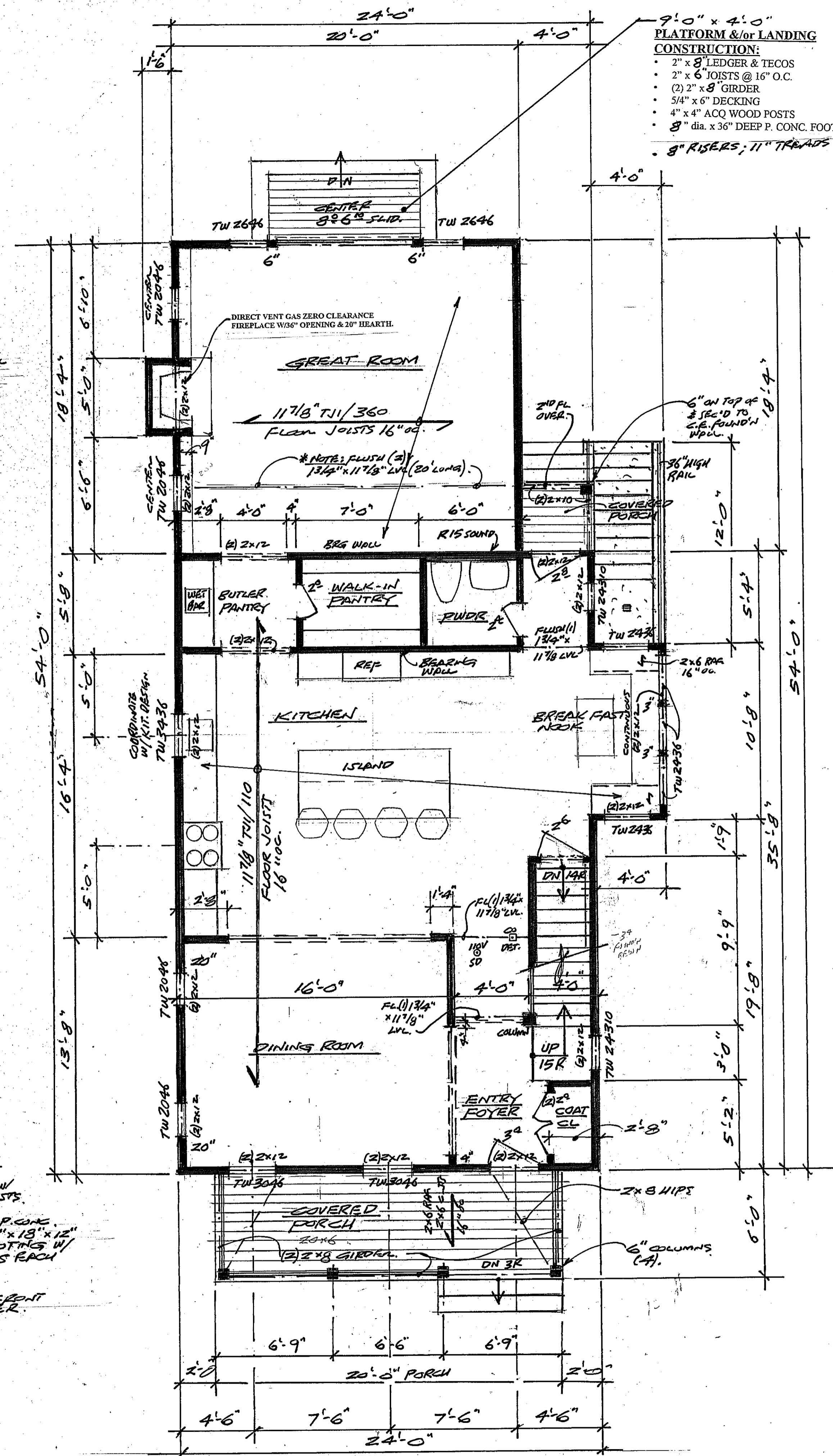
- 1. THESE DRAWINGS HAVE BEEN PREPARED BY THE UNDERSIGNED & TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 DESIGN CRITERIA IN ACCORDANCE WITH THE AMERICAN WOOD COUNCIL WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (WFCM) 2018 EDITION.

- CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE. THE OWNER &/OR BUILDER ARE RESPONSIBLE FOR VERIFYING ALL SITE & SOIL CONDITIONS ABOVE & BELOW THE CONSTRUCTION.

VER logo and project information for 'NEW RESIDENCE FOR VIVA GROUP LLC' located at 'SECOND STREET GREENPORT'. Includes architect name RAY DONER and drawing number 1-28-23.

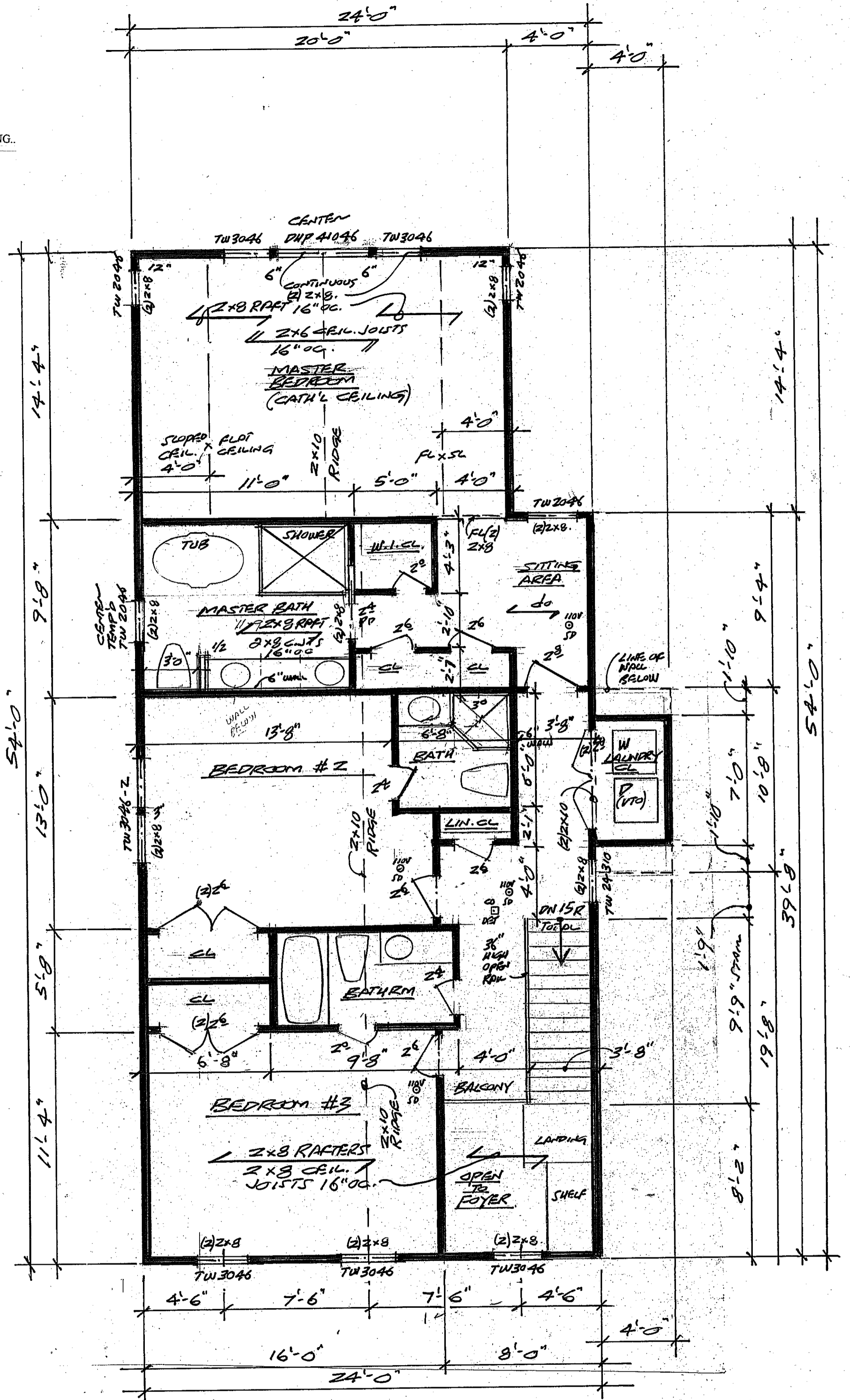


FOUNDATION/CELLAR PLAN 1/4"=1'-0"



FIRST FLOOR PLAN SCALE: 1/4"=1'-0"
 LIVING AREA = 1265 #
 FRONT PORCH AREA = 120 #
 REAR LANDINGS = 36 #
 SIDE LANDINGS (2ND FLOOR OVER) = 16 #

9'-0" x 4'-0" PLATFORM &/or LANDING CONSTRUCTION:
 • 2" x 8" LEDGER & TECOS
 • 2" x 6" JOISTS @ 16" O.C.
 • (2) 2" x 8" GIRDER
 • 5/4" x 6" DECKING
 • 4" x 4" ACQ WOOD POSTS
 • 8" dia. x 36" DEEP P. CONC. FOOTING.
 • 8" RISERS; 11" TREADS



SECOND FLOOR PLAN 1/4"=1'-0"
 LIVING AREA = 1267 #

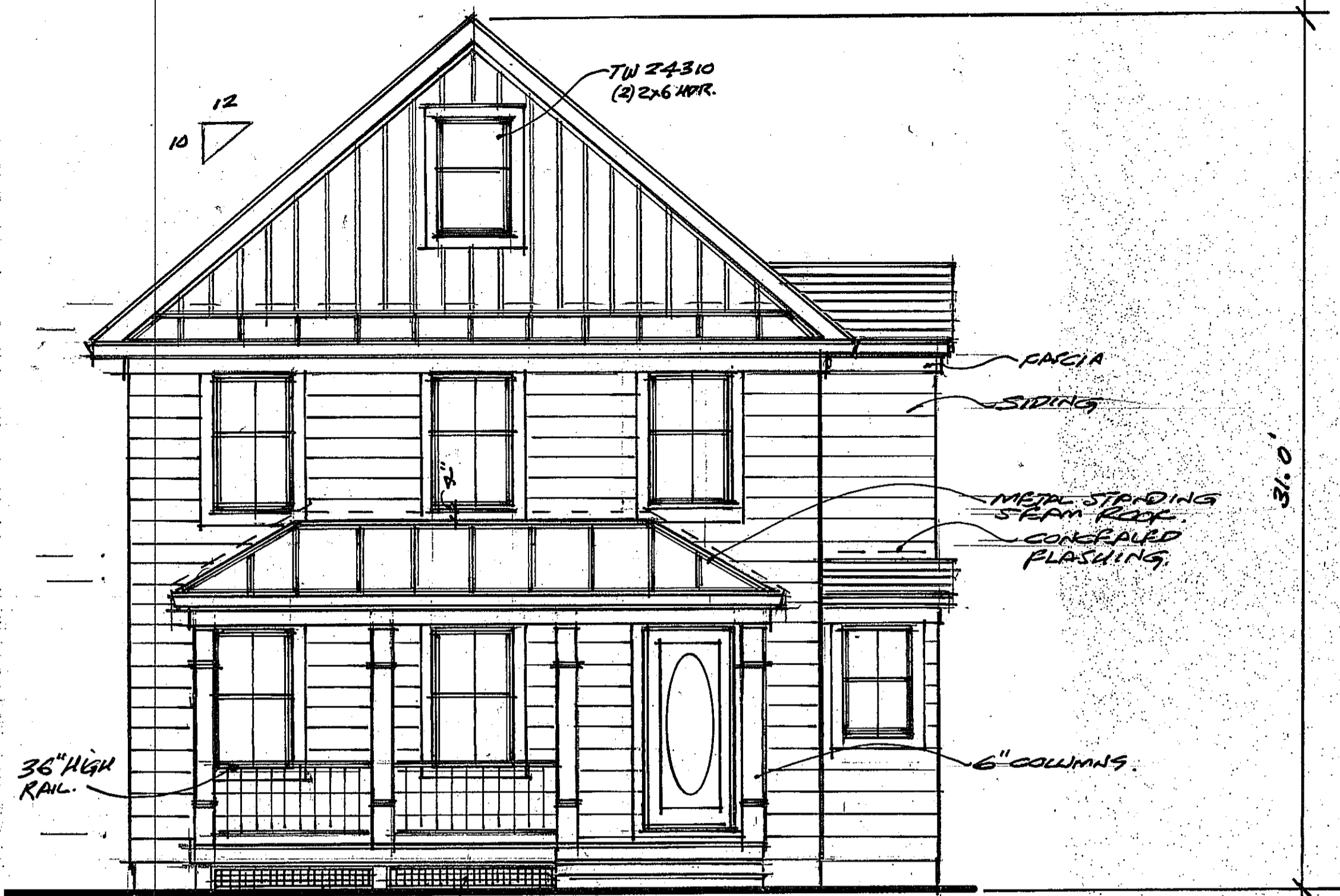


NEW RESIDENCE
 VIVA GROUP LLC
 SECOND ST. GREENPORT

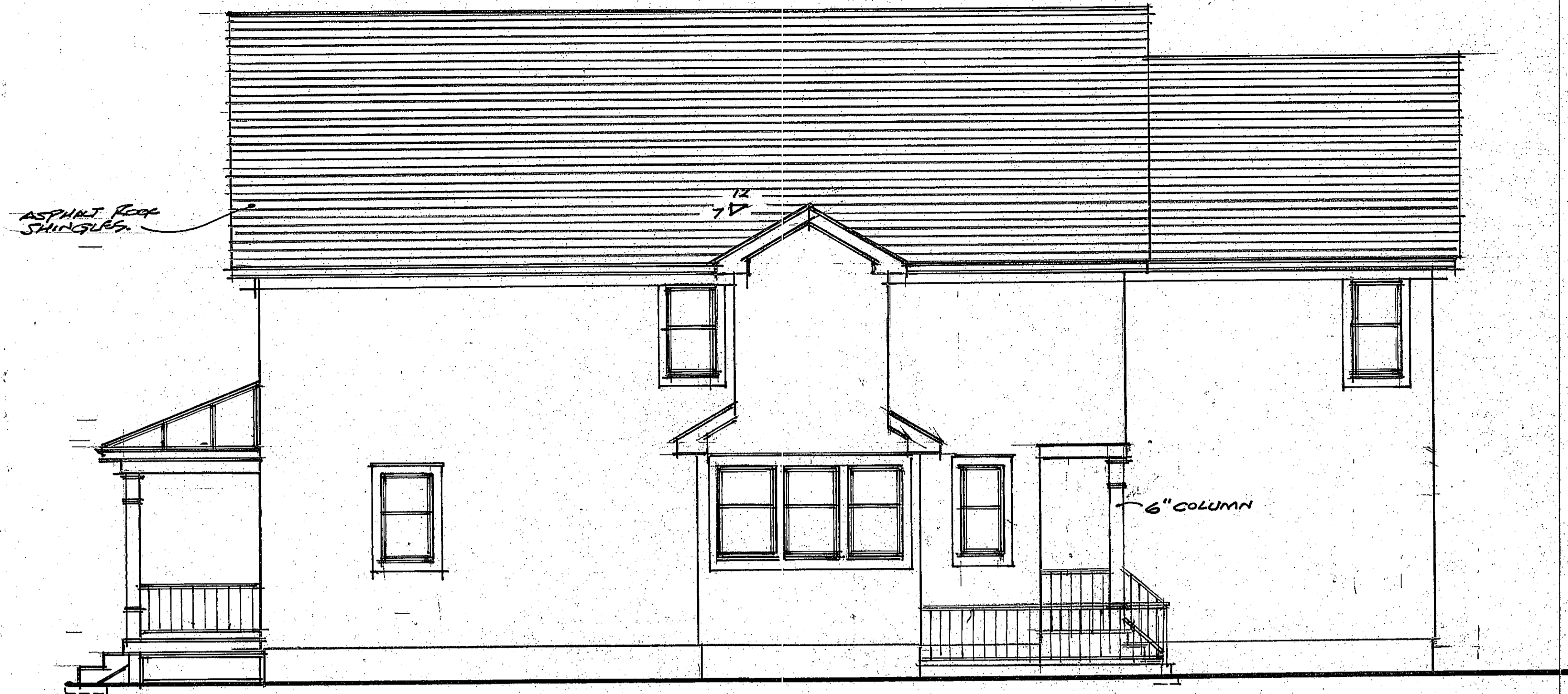
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DRAWING NO: 2023
 DATE: 1-28-23
 REVISIONS:

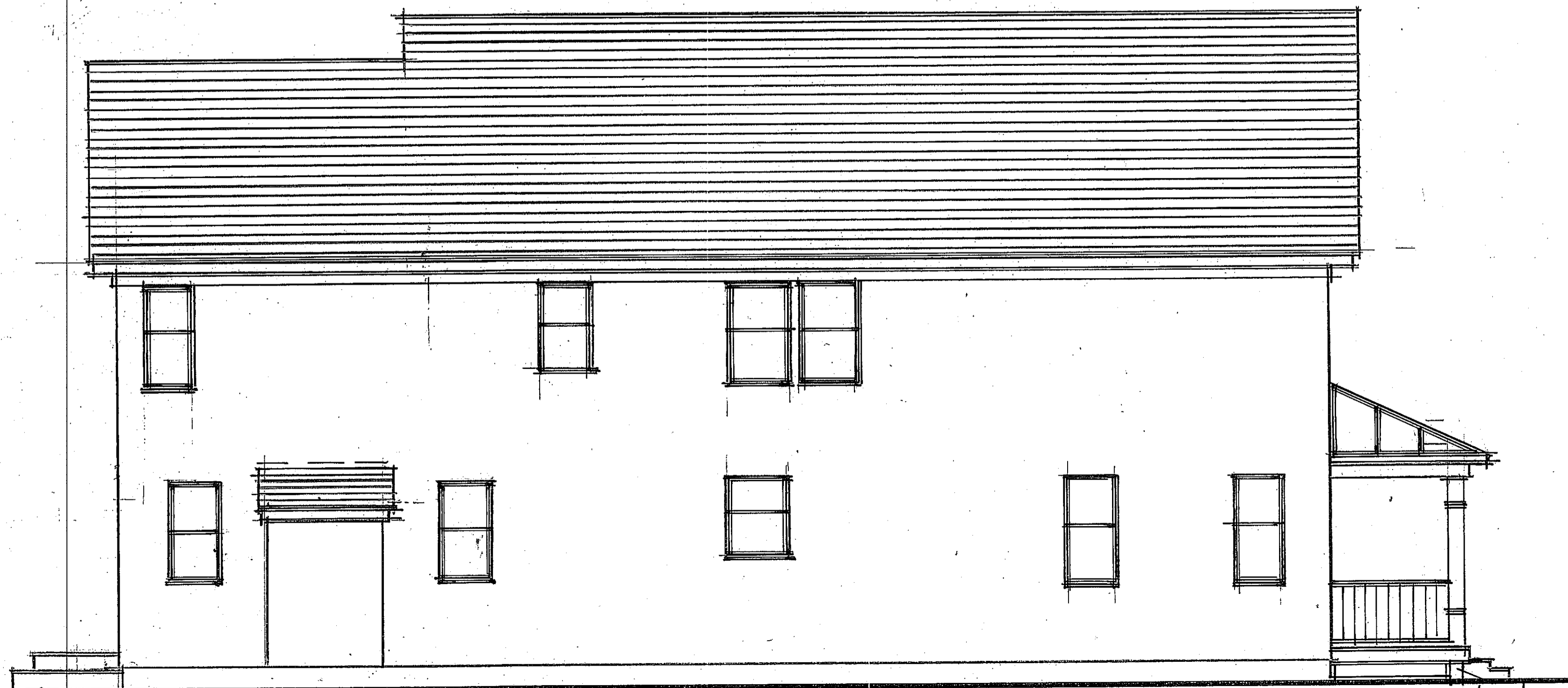
Max. HT. 35'



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



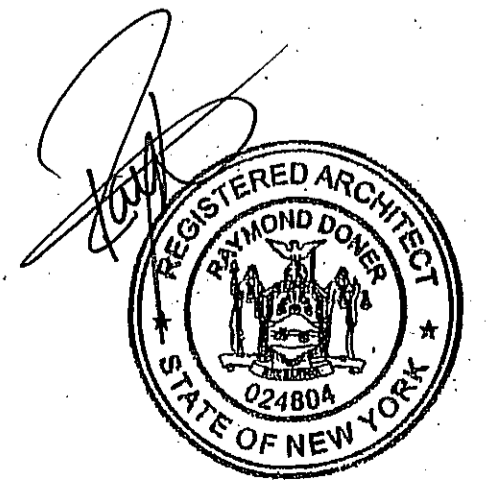
RIGHT SIDE ELEVATION 1/4" = 1'-0"



LEFT SIDE ELEVATION 1/4" = 1'-0"



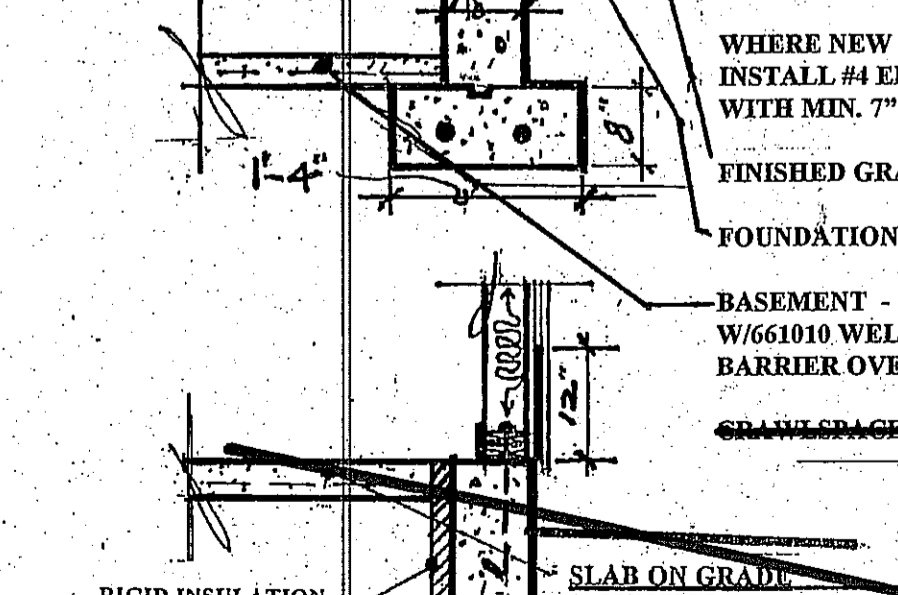
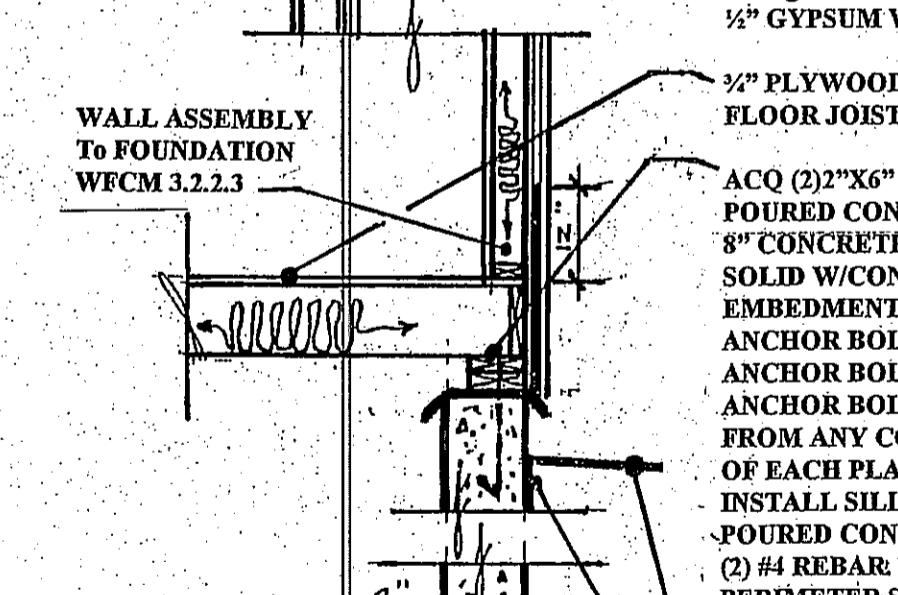
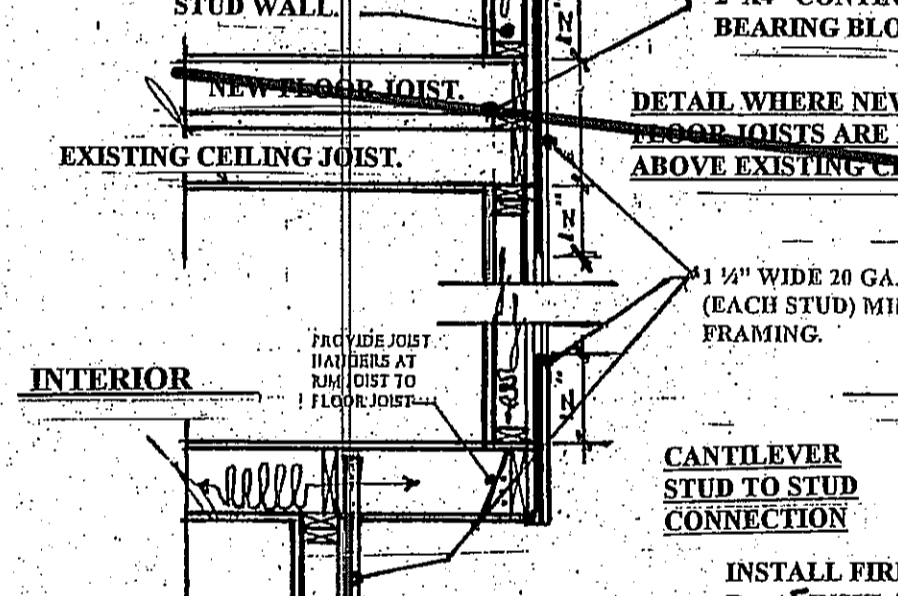
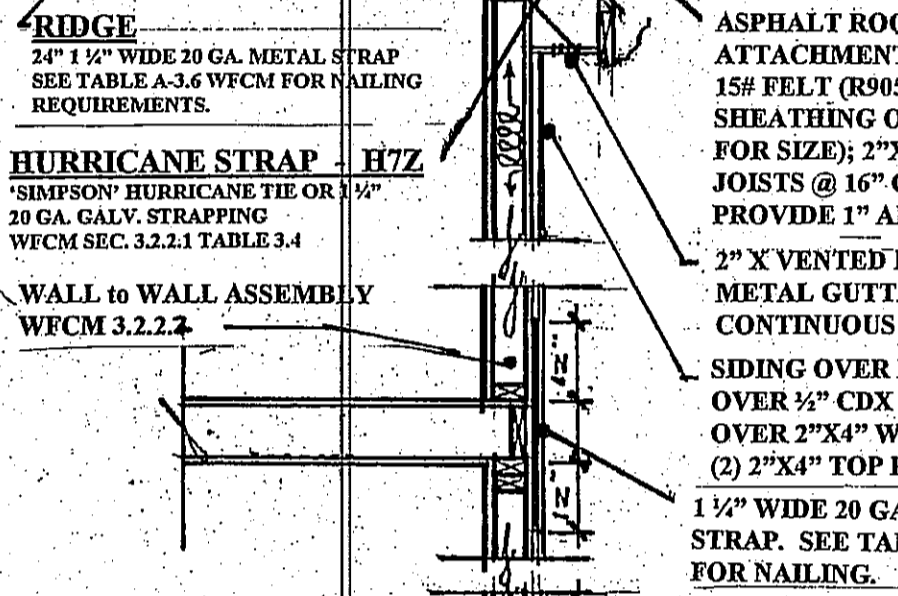
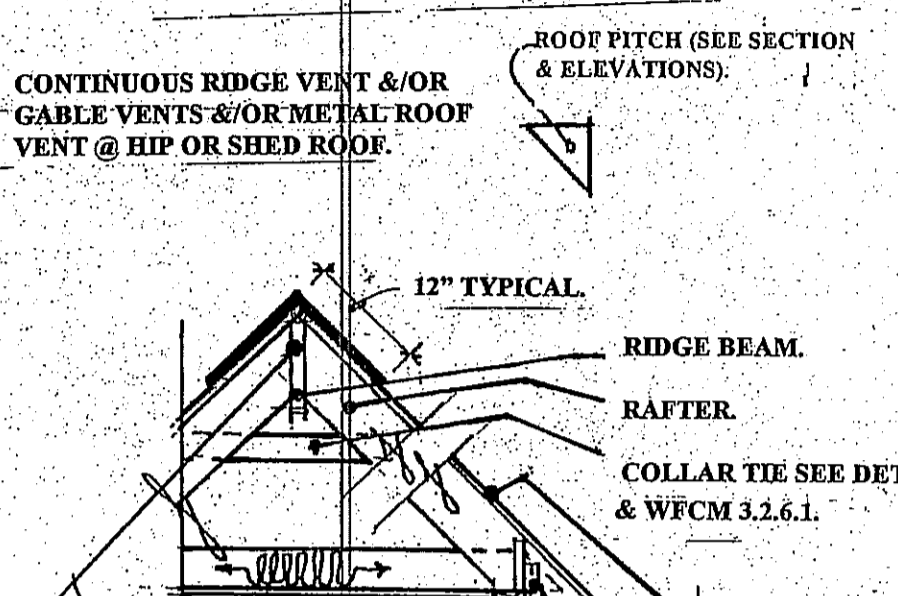
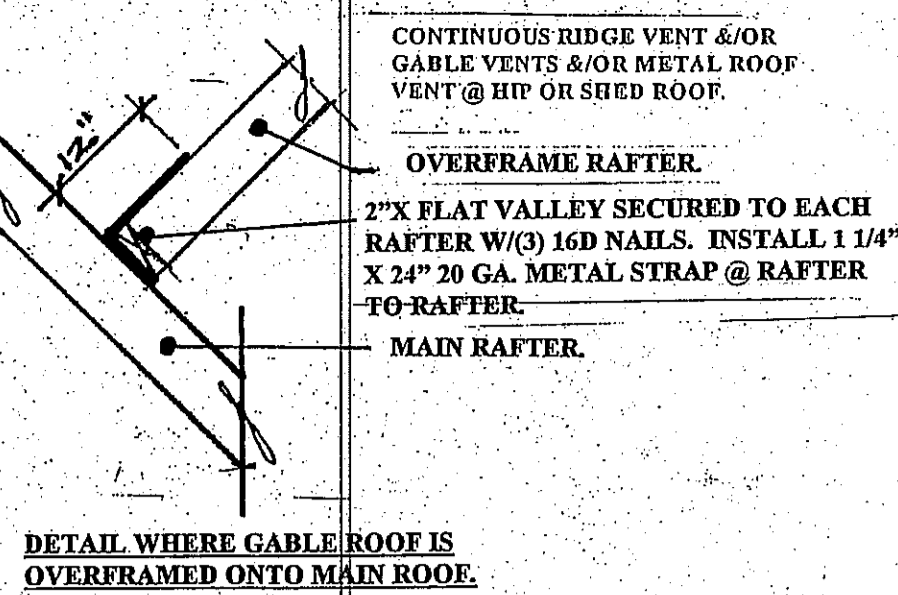
REAR ELEVATION 1/4" = 1'-0"



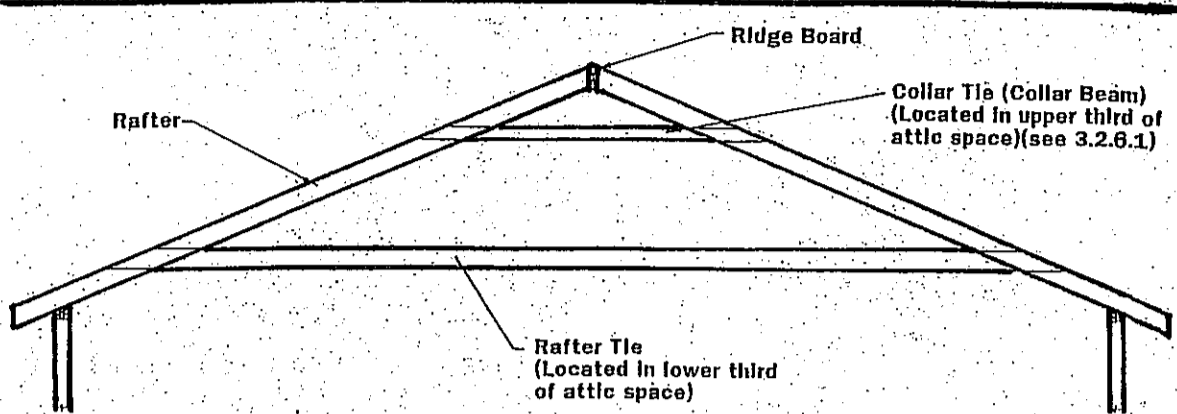
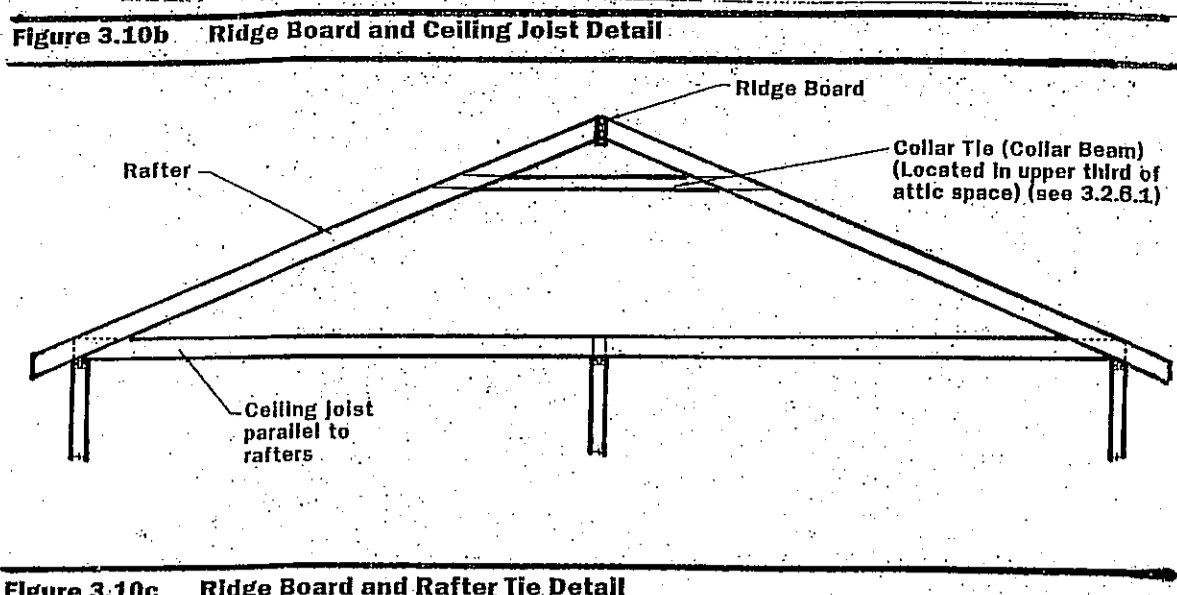
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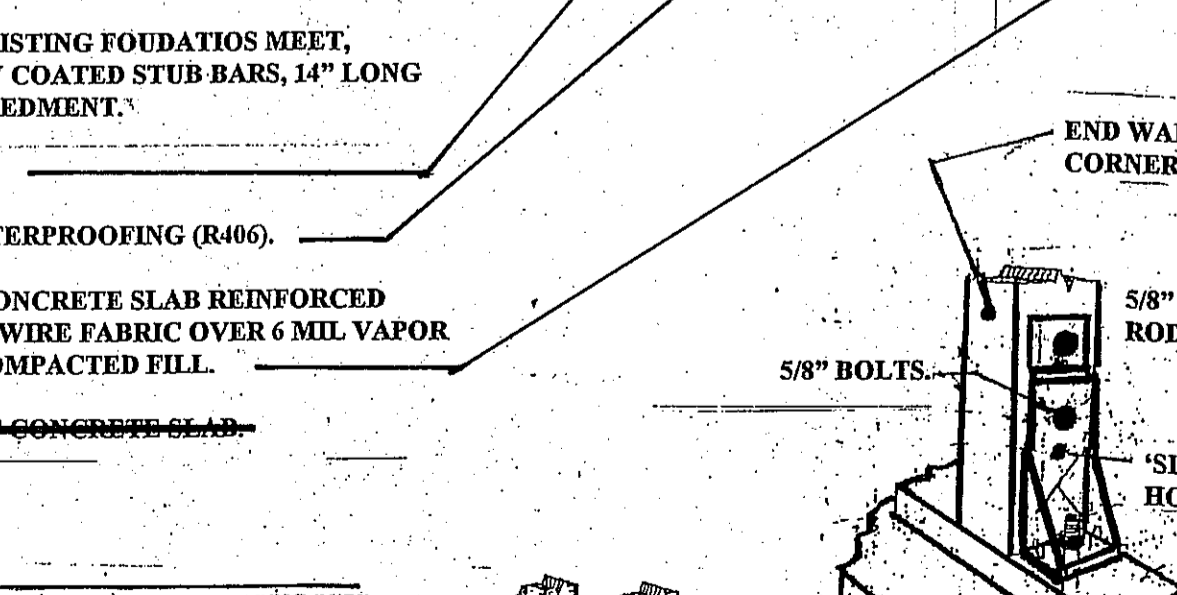
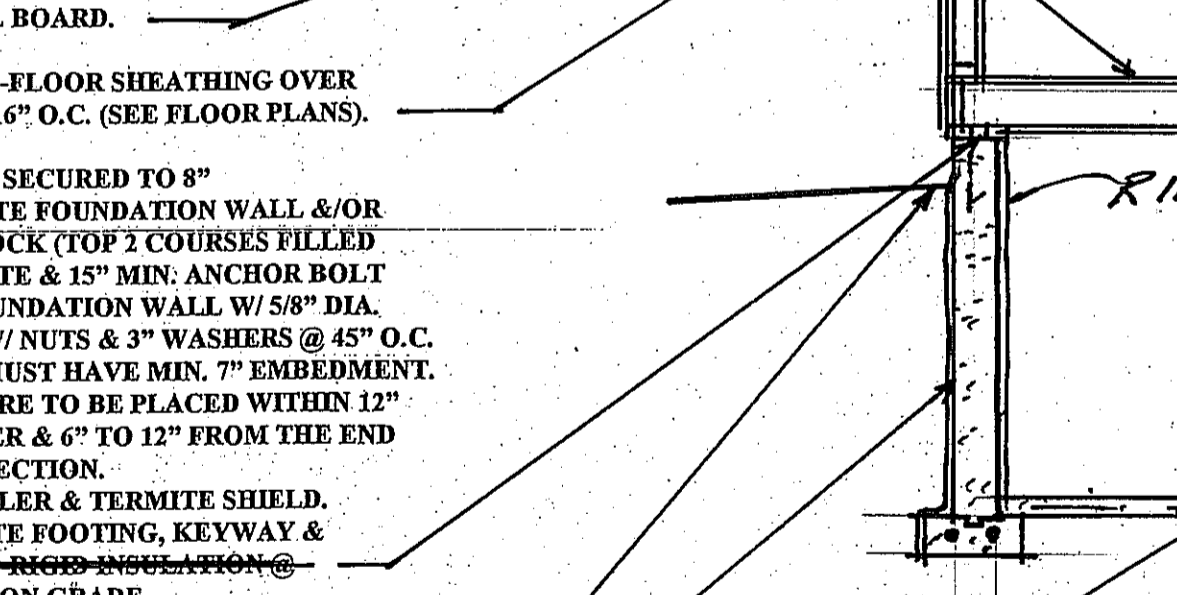
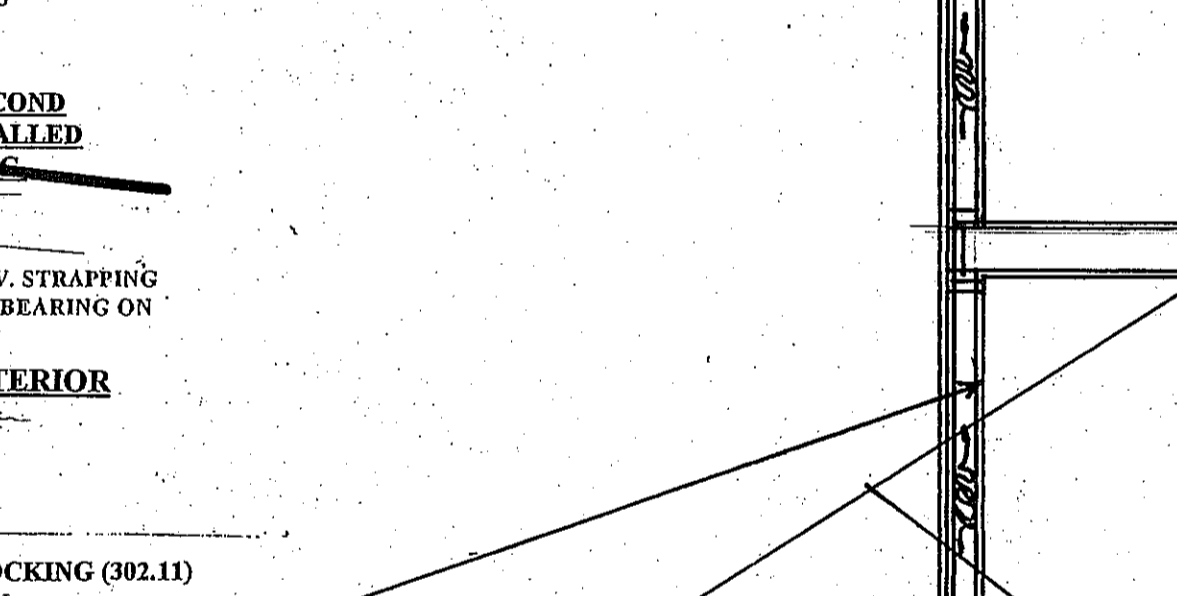


TYPICAL WALL SECTION & DETAILS - 1/2" = 1'-0"
(REPRESENTS MULTIPLE SCENARIOS)
NOTE: FOR ALL METAL SIMPSON HANGARS, SEE MANUFACTURER'S SPECIFICATIONS FOR PROPER INSTALLATION TO MEET CODE.



3.2.6 Special Connections
3.2.6.1 Ridge Connection Requirements
Ridge connections shall be in accordance with the requirements given in Table A-3.6. Prescriptive solutions for ridge straps are provided in Table A-3.6. Where ridge straps are used, they shall attach to opposing rafters.
EXCEPTION: Ridge straps are not required when collar ties (collar beams) of nominal 1x6 or 2x4 lumber are located in the upper third of the attic space and attached to rafters in accordance with Table A-3.6.
3.2.6.2 Ice Barriers: In areas where there has been a history of ice forming along the eaves, a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, non-asphalted roll roofing, blue and blue-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than 8 units vertical in 12 units horizontal, the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.
3.2.6.3 Ice Barriers: In areas where there has been a history of ice forming along the eaves, a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, non-asphalted roll roofing, blue and blue-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than 8 units vertical in 12 units horizontal, the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

ASPHALT ROOF SHINGLES (NAILING R905.2.5 & ATTACHMENT R905.2.6) OVER 15# FELT (R905.L1) OVER 1/2" CDX PLYWOOD SHEATHING OVER RAFTERS @ 16" O.C. (SEE PLANS FOR SIZE); 2"x4" COLLAR TIES @ 32" O.C.; CEILING JOISTS @ 16" O.C. (SEE PLANS); R-30 INSULATION; PROVIDE 1" AIR SPACE; INSTALL ICE BARRIER.
2" X VENTED BLOCKING METAL GUTTER OVER FASCIA CONTINUOUS 2" VENTING SOFFIT.
SIDING OVER HOUSE WRAP OVER FOAM INSULATION OVER 1/2" CDX PLYWOOD &/OR 1/2" OSB SHEATHING OVER 2"x4" WOOD STUDS @ 16" O.C. R15
(2) 2"x4" TOP PLATE
1 1/2" WIDE 20 GA. METAL STRAP. SEE TABLE A-3.4 FOR NAILING.
2"x4" CONTINUOUS BEARING BLOCK
DETAIL WHERE NEW SECOND FLOOR JOISTS ARE INSTALLED ABOVE EXISTING CEILING JOIST.
1 1/2" WIDE 20 GA. GALV. STRAPPING (EACH STUD) MIN. 12" BEARING ON FRAMING.
CANTILEVER STUD TO STUD CONNECTION
INSTALL FIREBLOCKING (902.11) R-15 INSULATION 1/2" GYPSUM WALL BOARD.
3/4" PLYWOOD SUB-FLOOR SHEATHING OVER FLOOR JOISTS @ 16" O.C. (SEE FLOOR PLANS).
ACQ (2)"x6" SILL SECURED TO 8" POURED CONCRETE FOUNDATION WALL &/OR 8" CONCRETE BLOCK (TOP 3 COURSES FILLED) SOLID W/CONCRETE & 1" MIN. ANCHOR BOLT EMBEDMENT) FOUNDATION WALL W/ 5/8" DIA. ANCHOR BOLTS W/ NUTS & 3" WASHERS @ 45" O.C. ANCHOR BOLTS MUST HAVE MIN. 7" EMBEDMENT. ANCHOR BOLTS ARE TO BE PLACED WITHIN 12" FROM ANY CORNER & 6" TO 12" FROM THE END OF EACH PLATE SECTION.
INSTALL SILL SEALER & TERMITE SHIELD.
POURED CONCRETE FOOTING, KEYWAY & (2) #4 REBAR. PERMANENT SLAB ON GRADE.
WHERE NEW & EXISTING FOUNDATIONS MEET, INSTALL #4 EPOXY COATED STUD BARS, 14" LONG WITH MIN. 7" EMBEDMENT.
FINISHED GRADE.
FOUNDATION WATERPROOFING (R406).
BASEMENT - 4" CONCRETE SLAB REINFORCED W/661010 WELDED WIRE FABRIC OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL.
RAWLROCK - 3" CONCRETE SLAB.
SLAB ON GRADE:
4" CONCRETE SLAB REINFORCED W/661010 WELDED WIRE FABRIC OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL. GARAGE, PITCH 4" TO OVERHEAD DOOR. AT PORCH, DROP TO SLAB 4" BELOW FINISHED FLOOR.



DETAIL-CORNER HOLDOWN TO FOUNDATION
DETAIL-CORNER HOLDOWN WALL TO WALL

SECTION R406 FOUNDATION WATERPROOFING AND DAMPROOFING
R406.1 Concrete and masonry foundation damp-proofing. Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be damp-proofed from the higher of (a) the top of the footing or (b) 6 inches (152 mm) below the top of the basement floor, to the finished grade. Masonry walls shall have not less than 1/4 inch (9.5 mm) Portland cement grout applied to the exterior of the wall. The grouting shall be done in accordance with one of the following:
1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of acrylic modified cement.
3. One-half-inch (12 mm) coat of surface-bonding cement complying with ASTM C 887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials.
EXCEPTION: Parting of wall masonry walls, if not required where a masonry wall is approved for direct application of the masonry.
Concrete walls shall be damp-proofed by applying any one of the listed damp-proofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.
R406.2 Concrete and masonry foundation waterproofing. In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the higher of (a) the top of the footing or (b) 8 inches (203 mm) below the top of the basement floor, to the finished grade. Walls shall be waterproofed in accordance with one of the following:
1. Two-ply hot-mopped felt.
2. FFW (two-ply 24 kg roll roofing).
3. Six-mil (0.15 mm) polyethylene chloride.
4. Six-mil (0.15 mm) polyethylene.
5. Four-mil (0.1 mm) polymer-modified asphalt.

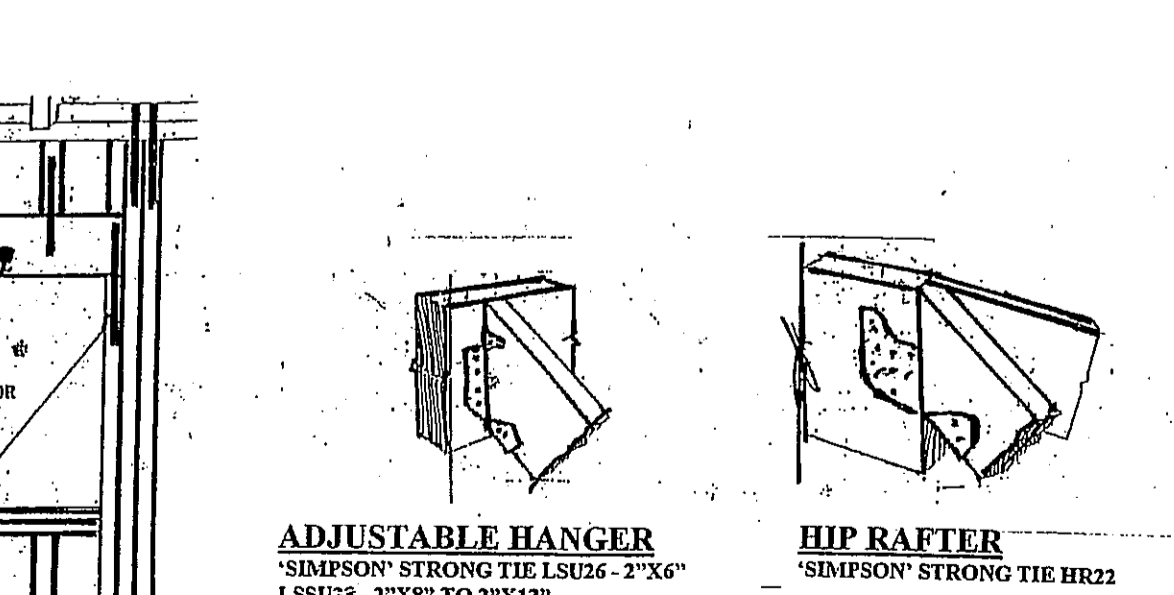
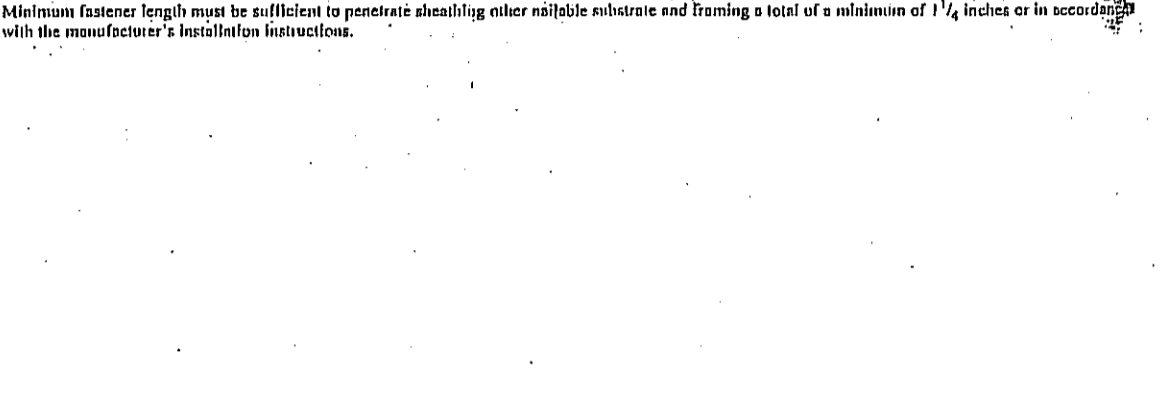
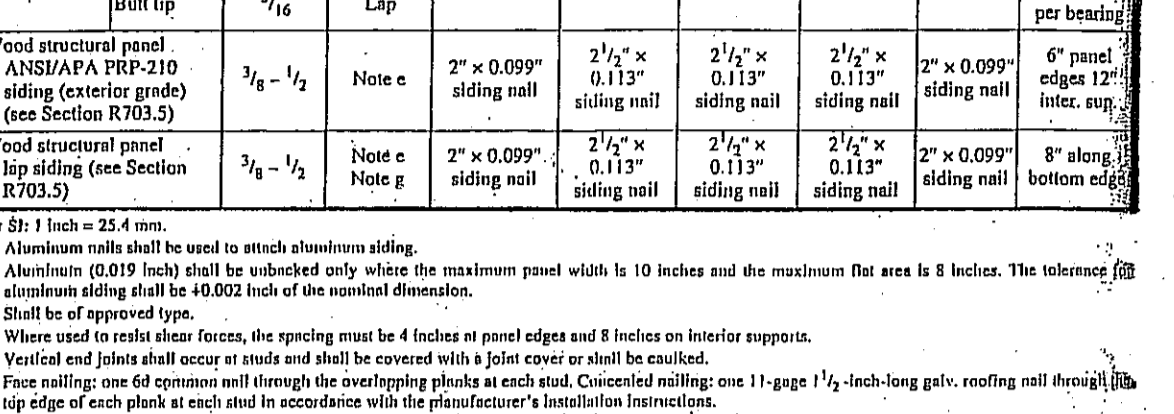
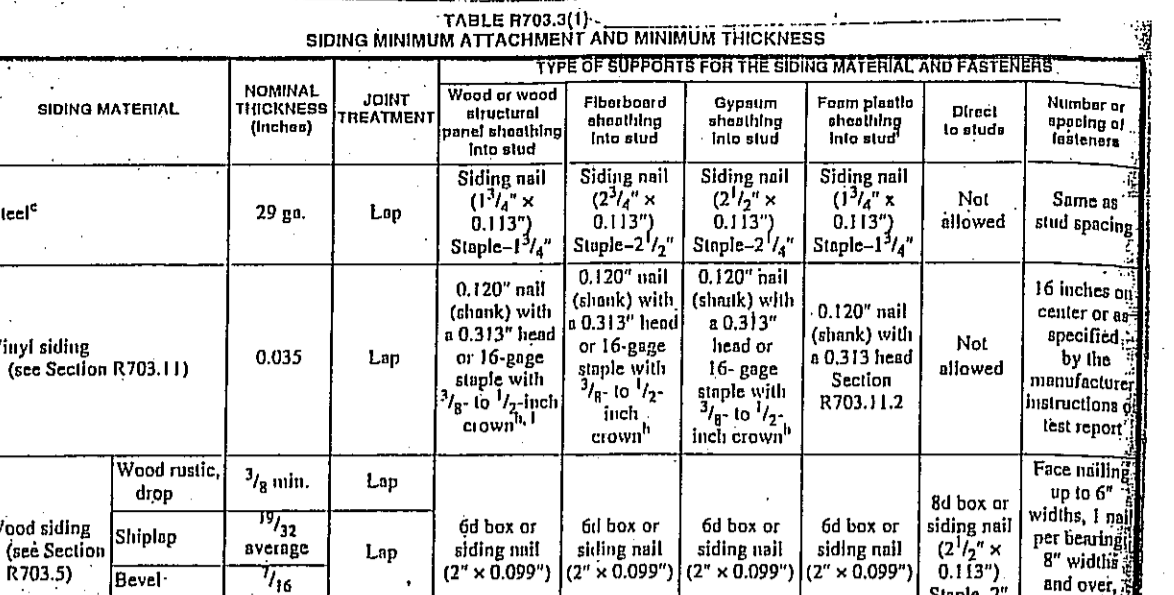
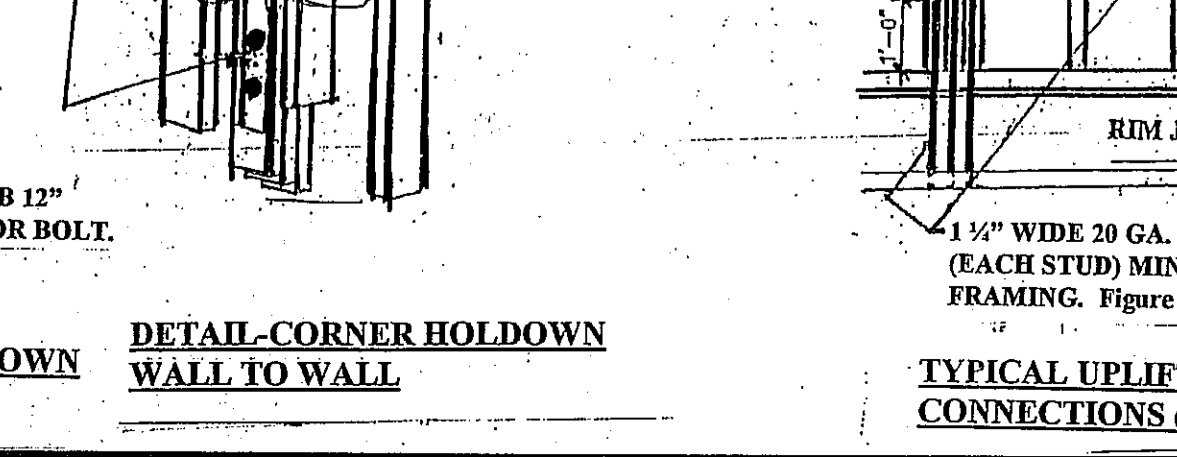
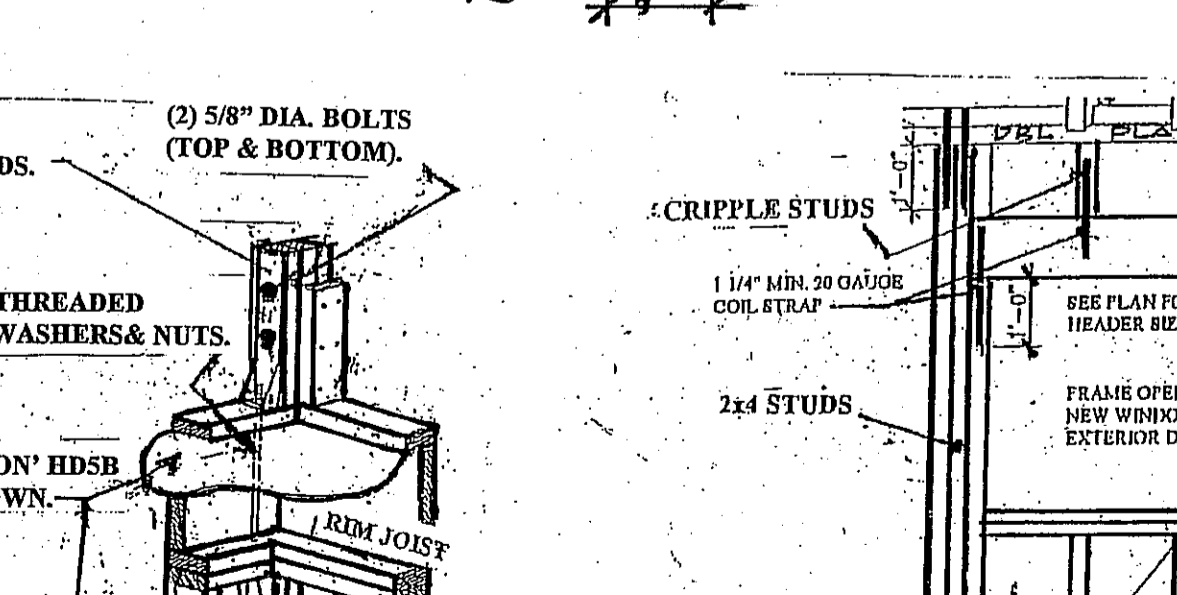
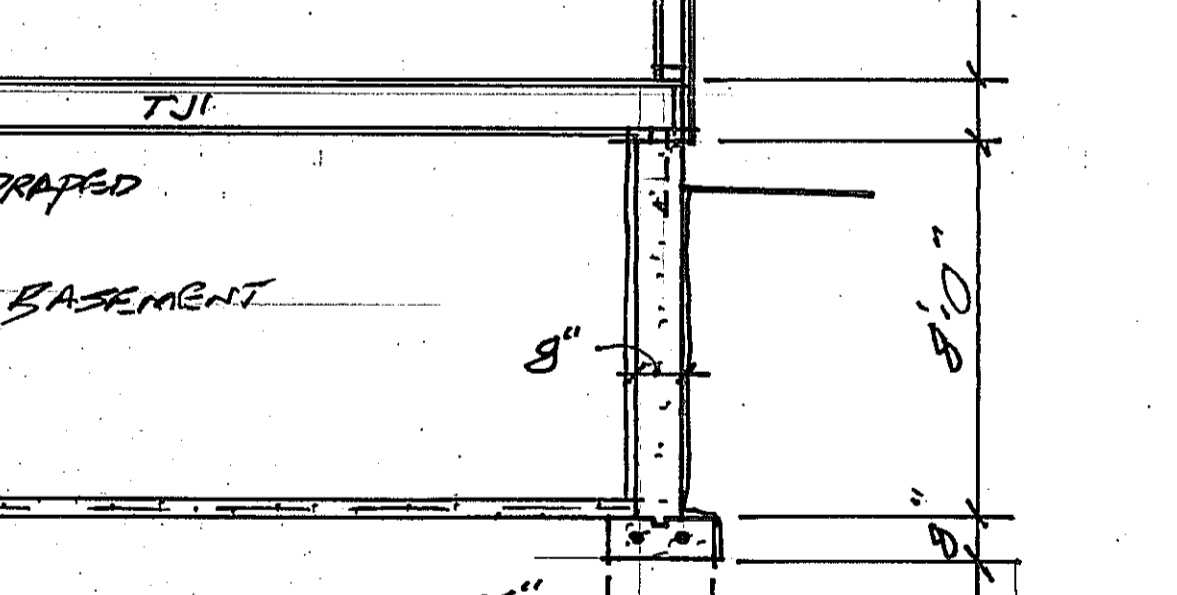
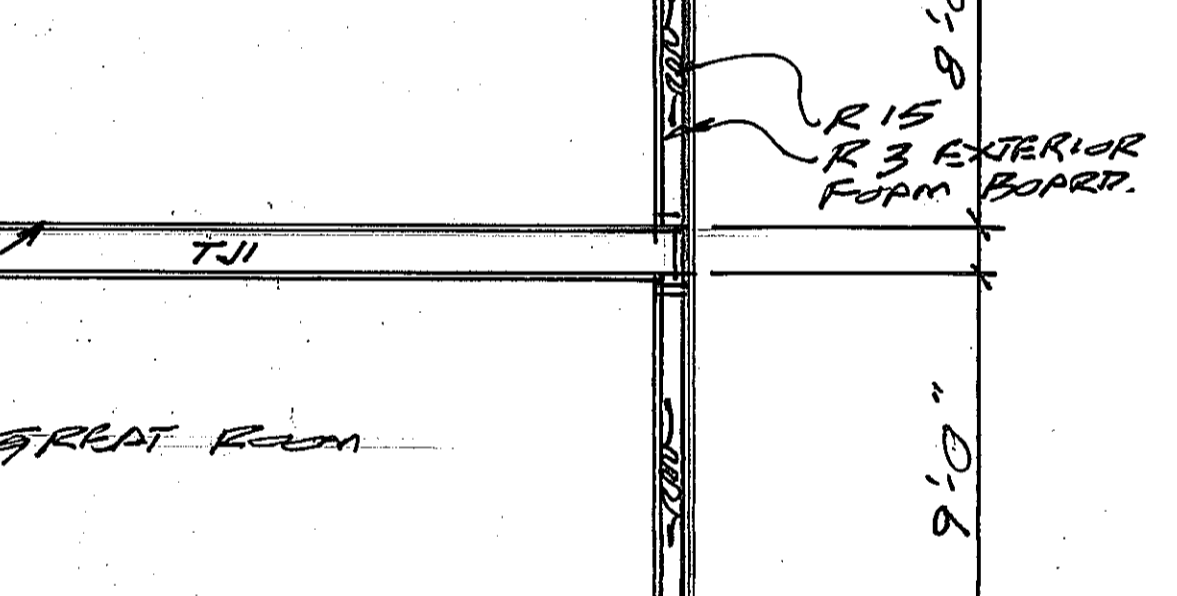
SECTION R1004 FACTORY-BUILT FIREPLACES
R1004.1 General. Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Factory-built fireplaces shall be tested in accordance with UL 127.
R1004.2 Hearth extensions. Hearth extensions of approved factory-built fireplaces shall be limited in accordance with the listing of the fireplace. The hearth extension shall be clearly distinguishable from the surrounding floor area. Listed and labeled hearth extension shall comply with UL 1618.

SECTION R1006 EXTERIOR AIR SUPPLY
R1006.1 Exterior air. Factory-built or masonry fireplaces covered in this chapter shall be equipped with an exterior air supply to ensure proper fuel combustion unless the room is mechanically ventilated and controlled so that the oxygen pressure is neutral or positive.

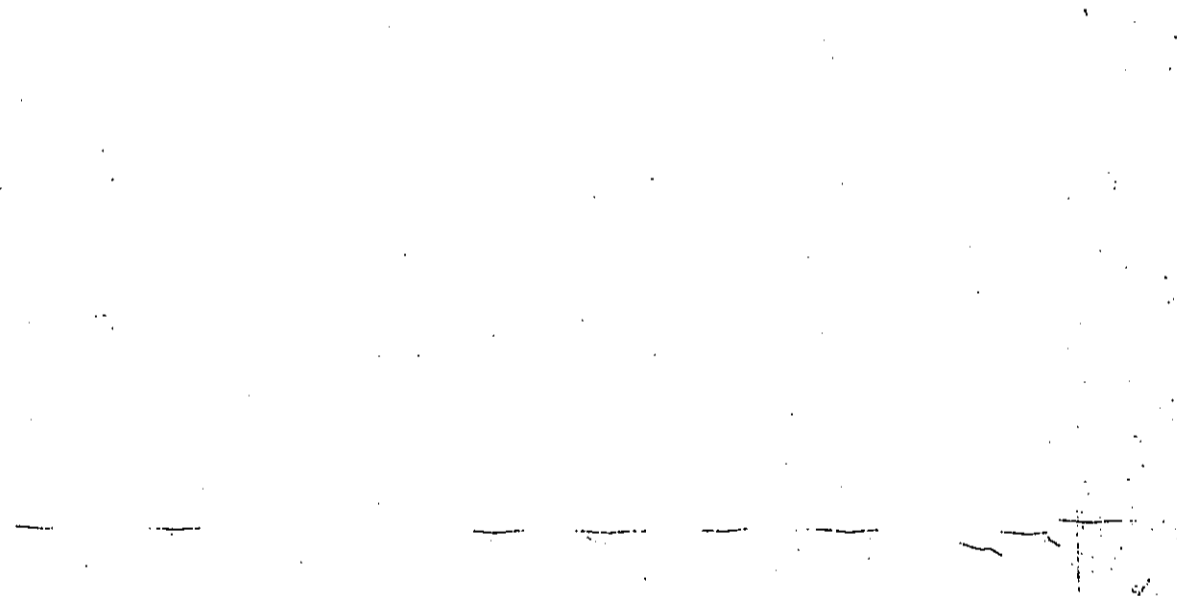
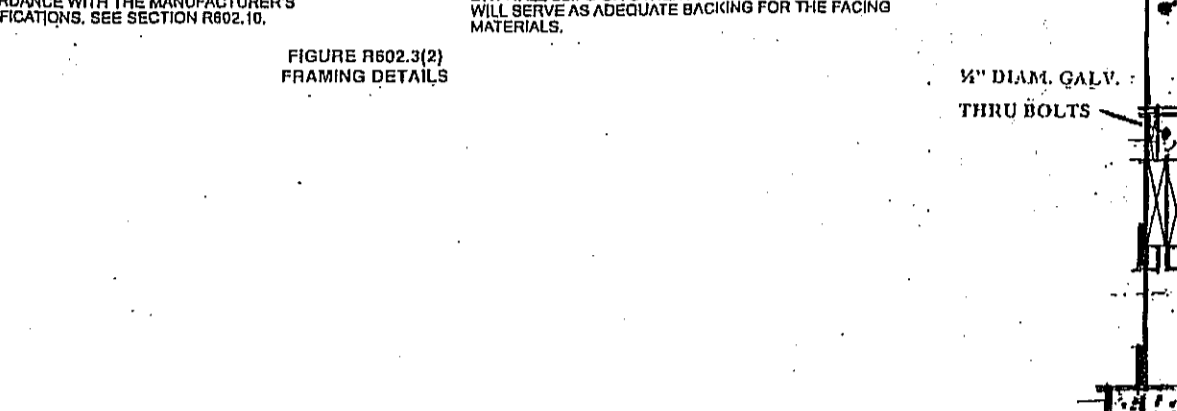
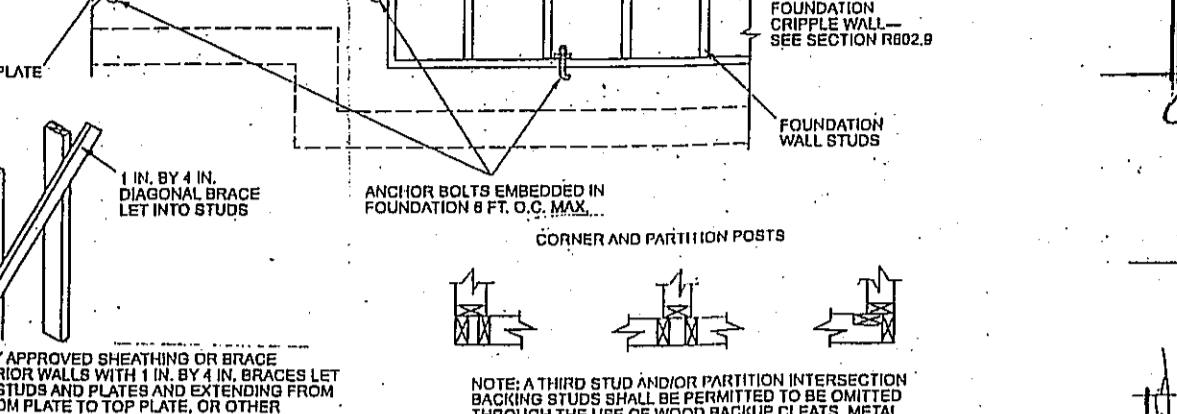
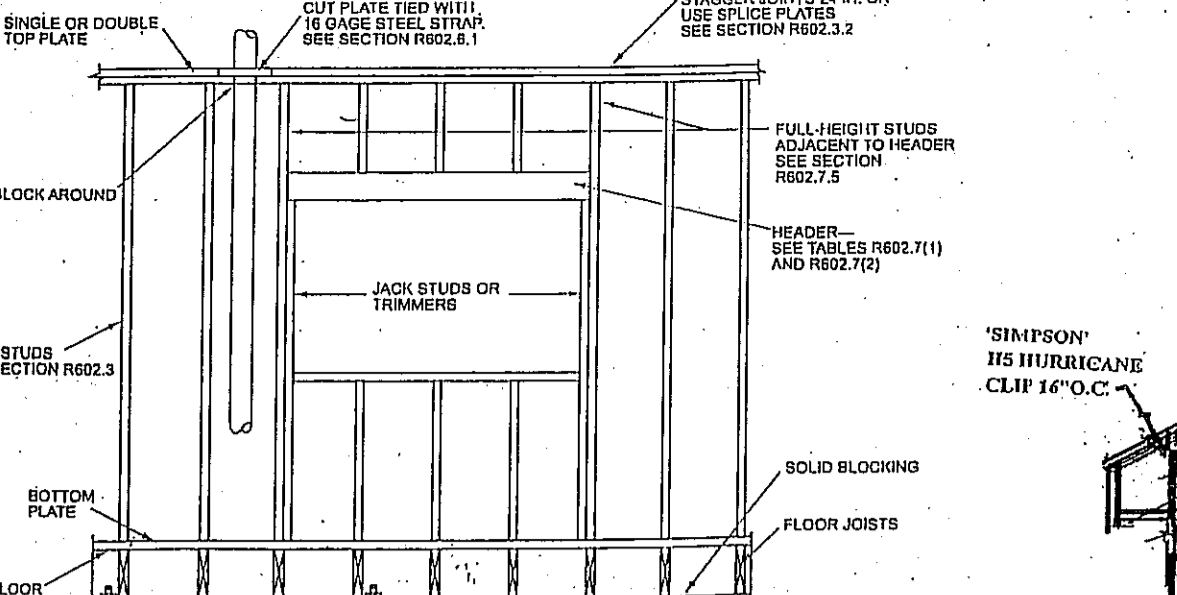
SECTION R703.1(1) BEING MINIMUM ATTACHMENT AND MINIMUM THICKNESS

SIDING MATERIAL	NOMINAL THICKNESS (Inches)	JOINT TREATMENT	TYPE OF SUPPORT FOR THE SIDING MATERIAL AND FASTENERS
Steel	29 ga.	Lap	Wood or wood structural panel sheathing into stud
Vinyl siding (see Section R703.1.1)	0.035	Lap	Siding nail (1 1/2" x 0.113") Single-2 1/2"
Wood siding (see Section R703.5)	Shiplap 1/2" average Bevel 3/8"	Lap	6d box or siding nail (2" x 0.099") 6d box or siding nail (2" x 0.099") 6d box or siding nail (2" x 0.099") 6d box or siding nail (2" x 0.099")
Wood structural panel (see Section R703.5)	5/8"	Lap	2" x 0.099" siding nail 2 1/2" x 0.113" siding nail 2 1/2" x 0.113" siding nail 2 1/2" x 0.113" siding nail
Wood structural panel lap siding (see Section R703.5)	3/4"	Note a	2" x 0.099" siding nail 2 1/2" x 0.113" siding nail 2 1/2" x 0.113" siding nail 2 1/2" x 0.113" siding nail

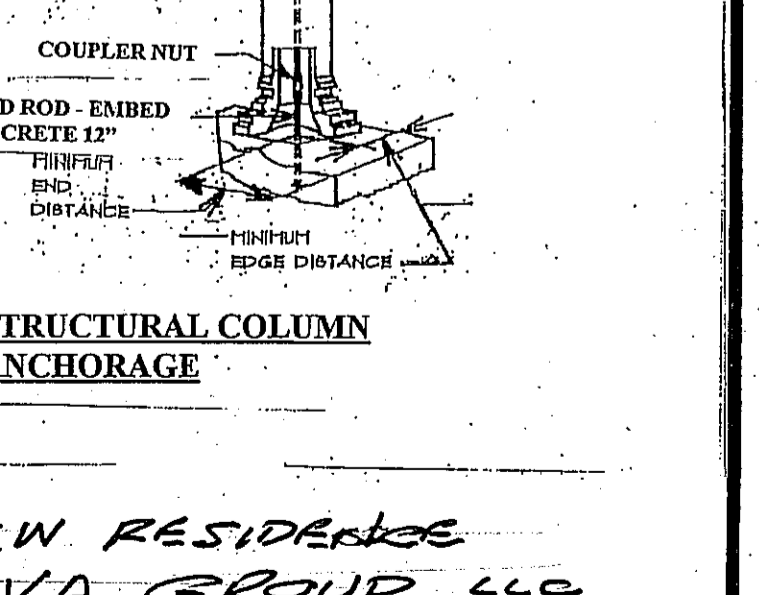
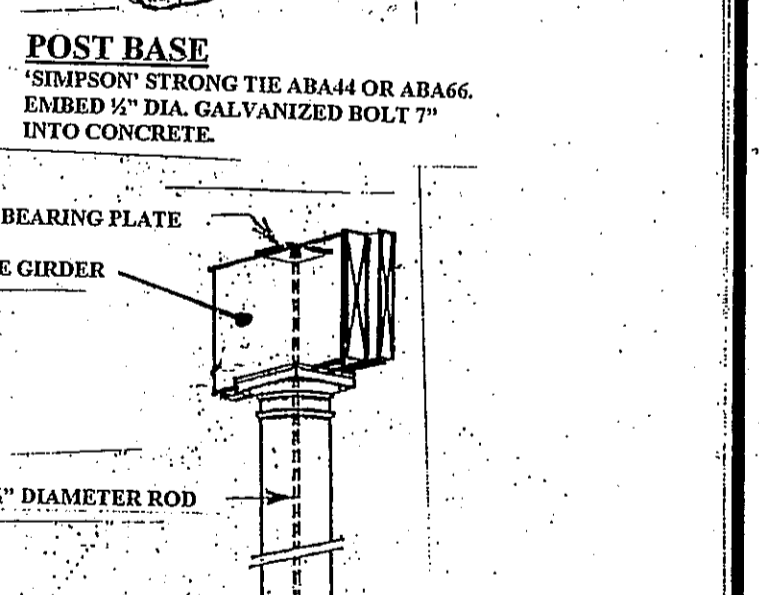
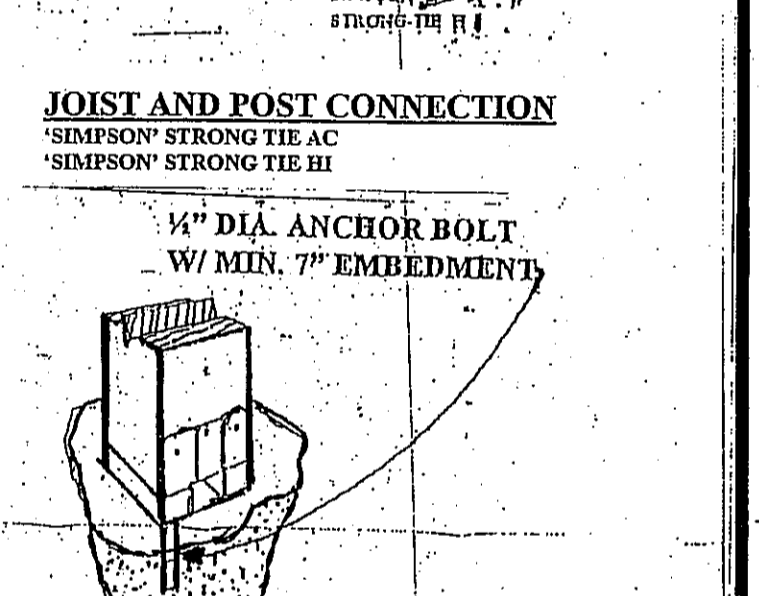
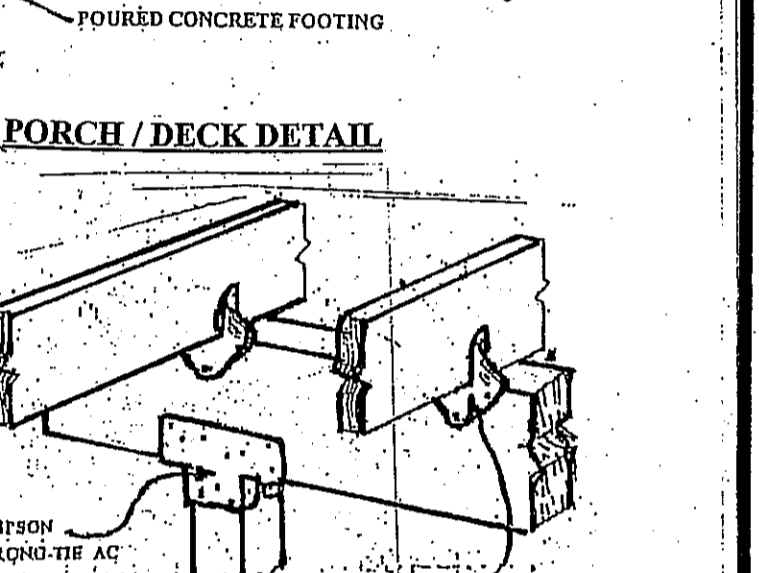
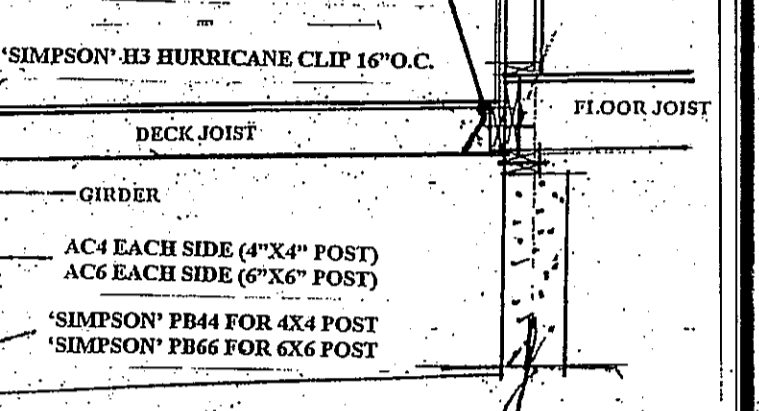
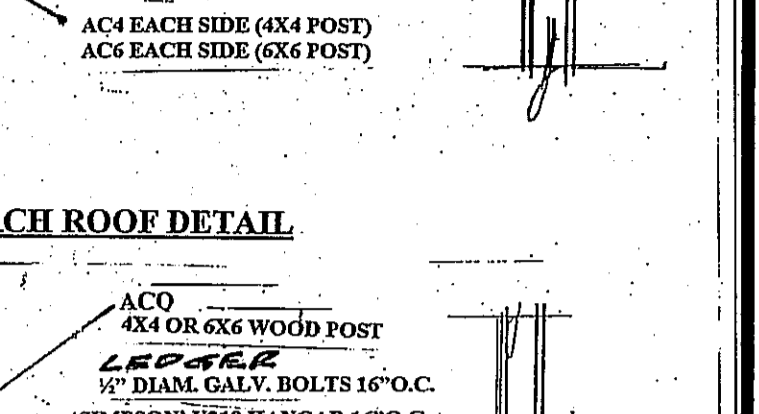
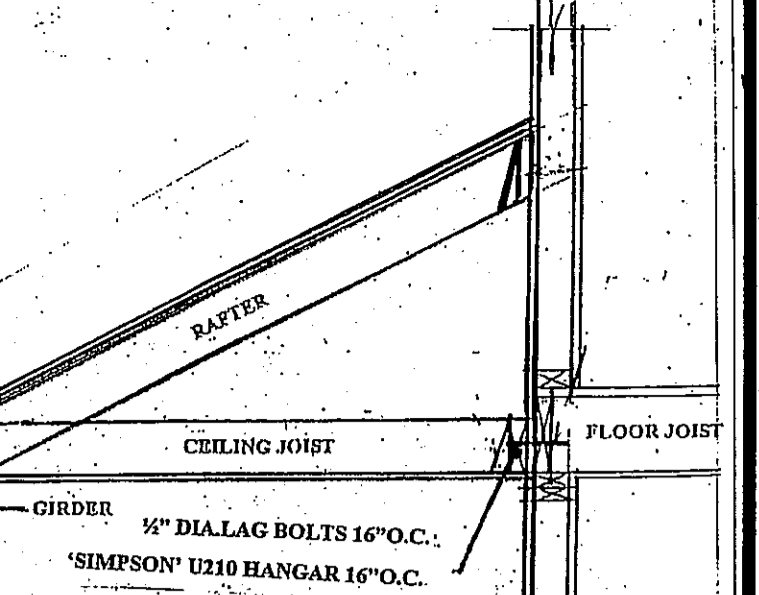
For 8 1/2 inch = 21.4 mm.
a. Aluminum nails shall be used to attach aluminum siding.
b. Aluminum (0.019 inch) shall be substituted only where the maximum panel width is 10 inches and the maximum flat area is 8 inches. The tolerance for aluminum siding shall be 0.002 inch of the nominal dimension.
c. Shall be of approved type.
d. Where used to resist shear forces, the spacing shall be 4 inches at panel edges and 8 inches on interior supports.
e. Vertical joints shall occur or inside shall be covered with a joint cover as shall be specified.
f. Face nailing: one 6d common nail through the overlapping shanks at each stud. Concealed nailing: one 11-gauge 1 1/2-inch-long galv. roofing nail through the top edge of each plank at each stud in accordance with the manufacturer's installation instructions.
g. Vertical joints, if staggered, shall be permitted to be staggered from studs if applied over wood structural panel sheathing.
h. Minimum fastener length must be sufficient to penetrate sheathing or other suitable substrate and framing a total of a minimum of 1 1/2 inches or in accordance with the manufacturer's installation instructions.



STRUCTURAL RIDGE @ CATHEDRAL CEILINGS
'SIMPSON' STRONG TIE WSU26 - 2"x6" ISSUES - 2"x8" TO 2"x12" W/ (2) #4 COMMON NAILS LOCATED @ EACH END OF STRAP. (BOTH STRAPPING & LSSU ARE REQUIRED @ CATH'L & STRUCTURAL RIDGE. NAIL AS PER MANUF. SPECS. 1 1/2" METAL 20 GA. STRAPPING.



STRUCTURAL COLUMN ANCHORAGE
STU 3/4" BEARING PLATE
DOUBLE GIRDER
1/2" DIAMETER ROD
COUPLER NUT
THREADED ROD - EMBED INTO CONCRETE 12"
FINISH END DISTANCE
PARTIAL EDGE DISTANCE



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