

DESIGN CRITERIA:

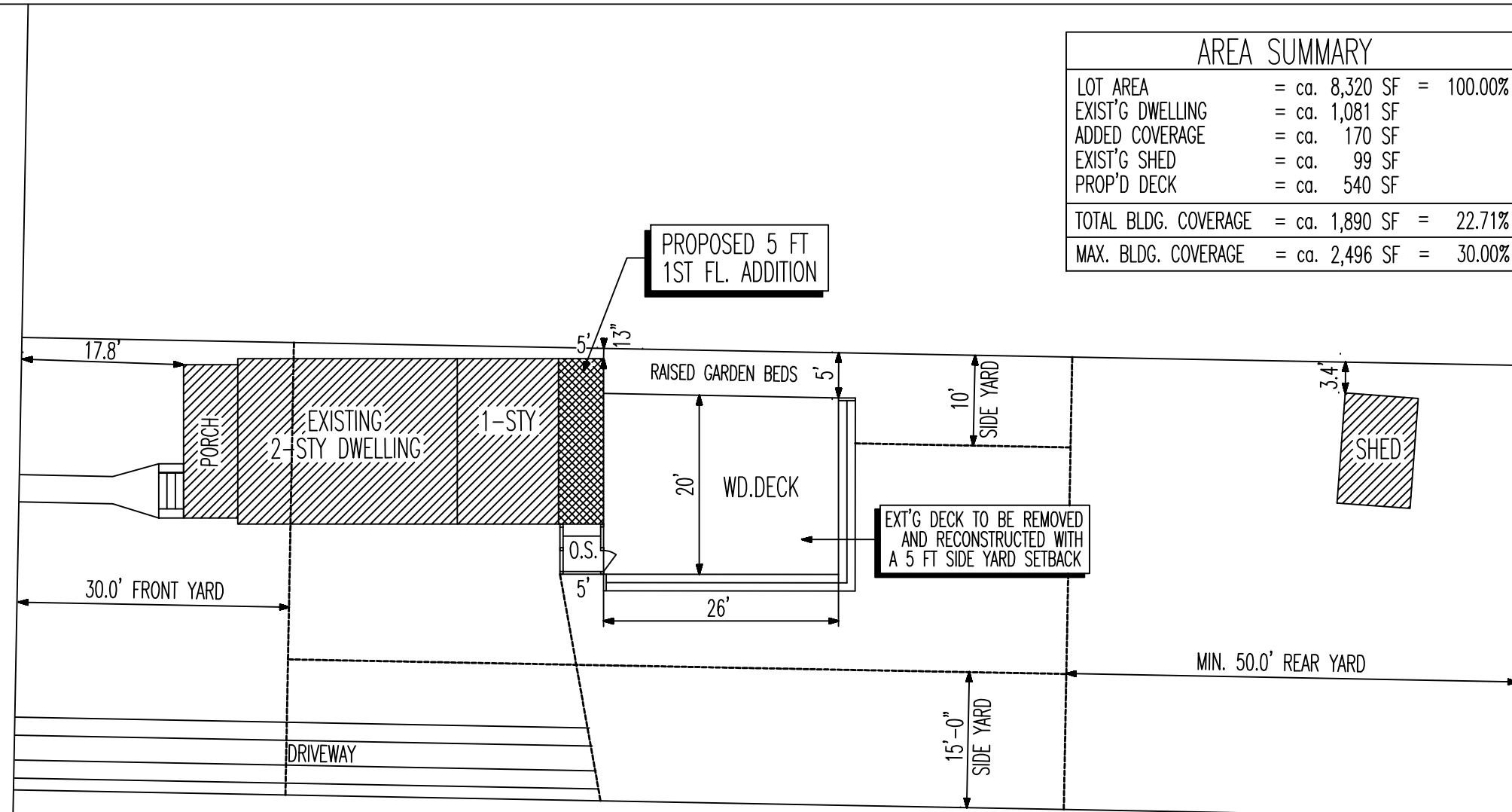
GROUND SNOW LOAD	- 45 PSF.
LIVING AREAS AND DECKS	- 40 PSF.
SLEEPING AREA	- 30 PSF.
WIND SPEED	- 130 MPH
SEISMIC DESIGN CATEGORY	- B
WEATHERING - SEVERE	
FROST LINE DEPTH - 36"	
TERMITE - MODERATE TO HEAVY	
DECAY - SLIGHT	
ICE SHIELD UNDERLAYMENT REQUIRED	- YES

DESIGN IN ACCORDANCE WITH AMERICAN FOREST PRODUCTS WOOD FRAME CONSTRUCTION MANUAL FOR 1&2- FAMILY HOUSE - PRESCRIPTIVE DESIGN METHOD

GENERAL NOTES

- ALL WORK MATERIAL, AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE 2020 NYS RESIDENTIAL CODE AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS PER COMPLIANCE CERTIFICATE DATED 07/17/24
- ALL CONCRETE SHALL BE STONE AGGREGATE WITH A MINIMUM 28 DAY STRENGTH OF 3000 PSI
- ALL LUMBER SHALL BE GRADE STAMPED DOUGLAS FIR-LARCH STRUCTURAL GRADE #2 OR BETTER.
- PROVIDE DOUBLE HEADERS AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS, POSTS AND PARALLEL PARTITIONS, EXCEPT AS NOTED ON DRAWING.
- BRIDGING TO BE PROVIDED FOR ALL JOISTS AND FLOOR BEAMS. SPACING NOT TO EXCEED 8.0 FT.
- ALL DIMENSIONS AND GRADE CONDITIONS TO BE VERIFIED BY CONTRACTOR(S) PRIOR TO START OF CONSTRUCTION AND ORDERING OF MATERIALS. THIS FOUNDATION HAS BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF TWO (2) TSF AND GRADES LESS THAN 5%. CONTRACTOR SHALL VERIFY THAT THESE CONDITIONS ARE MET. ALL FILL BENEATH CONCRETE SLABS TO BE COMPACTED TO 95% RELATIVE DENSITY.
- ALL HEADERS 6.0 FT IN LENGTH AND OVER TO BE SUPPORTED BY DOUBLE UPRIGHTS, 9.0 FT AND OVER BY TRIPLE UPRIGHTS. ALL HEADERS TO BE MINIMUM OF 2-2x8 OR AS SHOWN ON DRAWING.
- PROVIDE FIRESTOPPING AT ALL LEVEL PENETRATIONS
- PROVIDE FLASHING AT ALL ROOF BREAKS, CHIMNEYS, SKYLIGHTS, EXTERIOR DOORS, WINDOWS AND DECKS ETC..
- DO NOT SCALE DRAWINGS.
- DESIGN CONSULTANTS OR RECORD ARCHITECT-ENGINEER ARE NOT RESPONSIBLE FOR THE INSPECTION, SUPERVISION, OR ADMINISTRATION OF THIS CONSTRUCTION PROJECT. FEDERAL, STATE AND LOCAL ZONING AND BUILDING CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THIS DRAWING IS AN INSTRUMENT PREPARED TO FACILITATE CONSTRUCTION AND SHALL NOT BE CONSTRUED AS A CONTRACT BETWEEN BUILDER AND OWNER.
- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CODE.
- ENGINEER TO BE NOTIFIED IN WRITING OF ALL CHANGES PRIOR TO AND DURING CONSTRUCTION.
- ELECTRICAL AND MECHANICAL COMPONENTS TO BE DESIGNED AND SPECIFIED BY OTHERS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSURANCE NECESSARY TO PROTECT THE ENGINEER AND OWNER.
- DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL FLOOR SYSTEM INSTALLATION IS COMPLETE.

SIXTH STREET



AREA SUMMARY	
LOT AREA	= ca. 8,320 SF = 100.00%
EXIST'G DWELLING	= ca. 1,081 SF
ADDED COVERAGE	= ca. 170 SF
EXIST'G SHED	= ca. 99 SF
PROP'D DECK	= ca. 540 SF
TOTAL BLDG. COVERAGE	= ca. 1,890 SF = 22.71%
MAX. BLDG. COVERAGE	= ca. 2,496 SF = 30.00%



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

PROPOSED 1ST FL. ADDITION
 EXISTING STRUCTURES

SURVEY BY PECONIC SURVEYORS, P.C.
DATED: JUNE 08, 2023



PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"
 SCTM# = 1001-07-02-04
 VILLAGE OF GREENPORT
 SUFFOLK COUNTY, NEW YORK

BUILDING PERMIT APPLICATION

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BENEDETTO
GERTZ
 RESIDENCE

RENOVATION PROJECT
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 218 SIXTH STREET
 ARCHITECT
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OWNERS
 SANDRA BENEDETTO
 & ELIZABETH GERTZ
 345 W 58TH ST. APT.14X
 NEW YORK, NY 10019



DATE: 05/31/2024
 SCALE: 1/16" = 1'-0"

SITE PLAN
 DESIGN CRITERIA
 GENERAL NOTES
 DWG. NAME

DWG. NO A-1

08/05/2024 ZBA DECK AMENDMENT