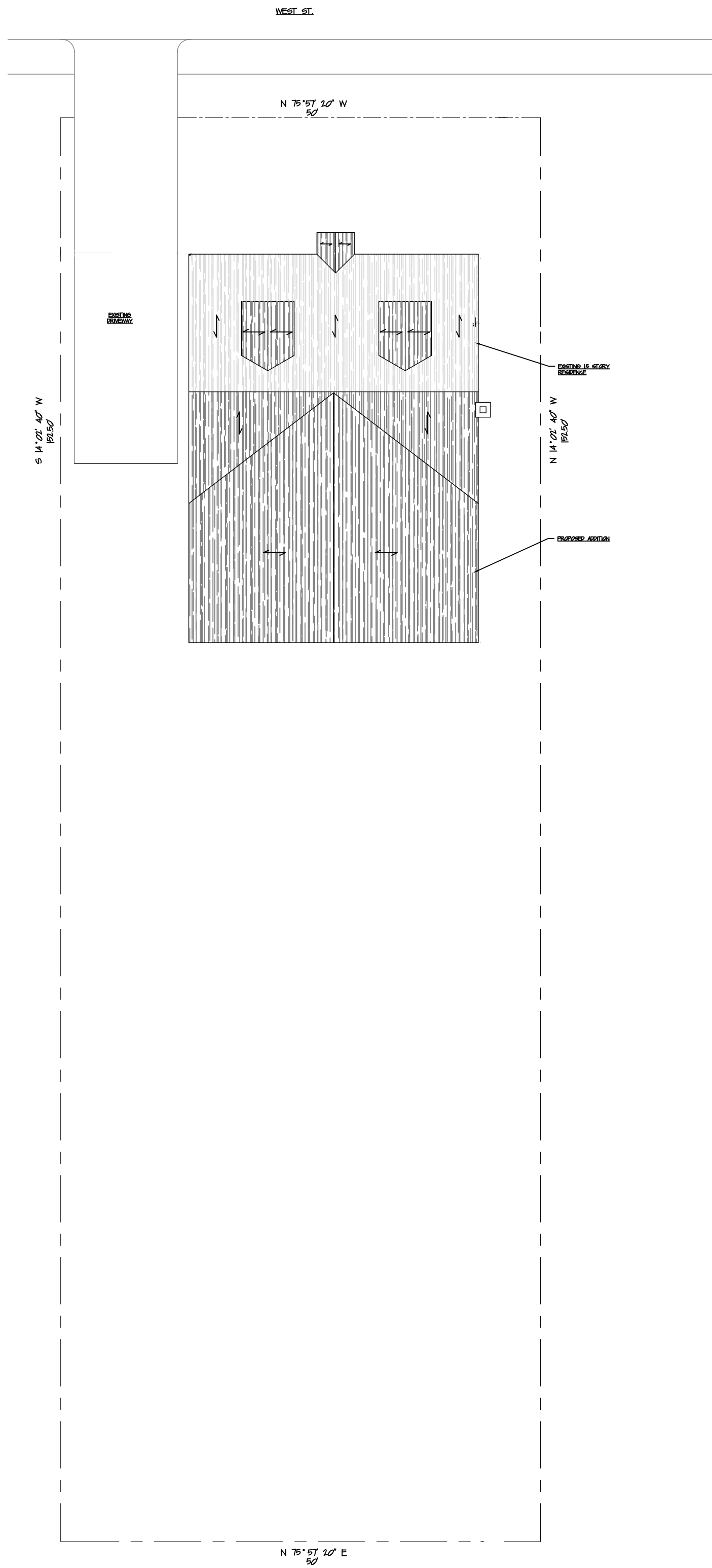


412 West
Residence

412 West St. Greenport, N.Y. 11944



SITE PLAN
1" = 10'-0"

PROJECT DATA			
HABITABLE SPACE	EXISTING	PROPOSED	TOTAL
FIRST FLOOR AREA	734 S.F.	429 S.F.	1,163 S.F.
SECOND FLOOR AREA	491 S.F.	462 S.F.	953 S.F.
TOTAL BEDROOM COUNT	3	+1	4
TOTAL BATHROOM COUNT	2	+1	3

LOT COVERAGE		
DESCRIPTION (FOOTPRINT)	AREA	% LOT COVERAGE
TOTAL LOT AREA	7,625 S.F.	-
EXISTING DWELLING	734 S.F.	9 %
PROPOSED DWELLING ADDITIONS	430 S.F.	5 %
TOTAL AREA OF ALL STRUCTURES	1,074 S.F.	14 %
MAXIMUM LOT COVERAGE ALLOWED - 30		



Project: 412 West Residence
Energy Code: 2020 NYC Energy Conservation Code
Location: Greenport, New York
Construction Type: Single-family Addition
Climate Zone: 4 (5572 HDD)
Permit Number:
All Electric: false
In Renewable: false
Has Charger: false
Has Battery: false
Has Heat Pump: false

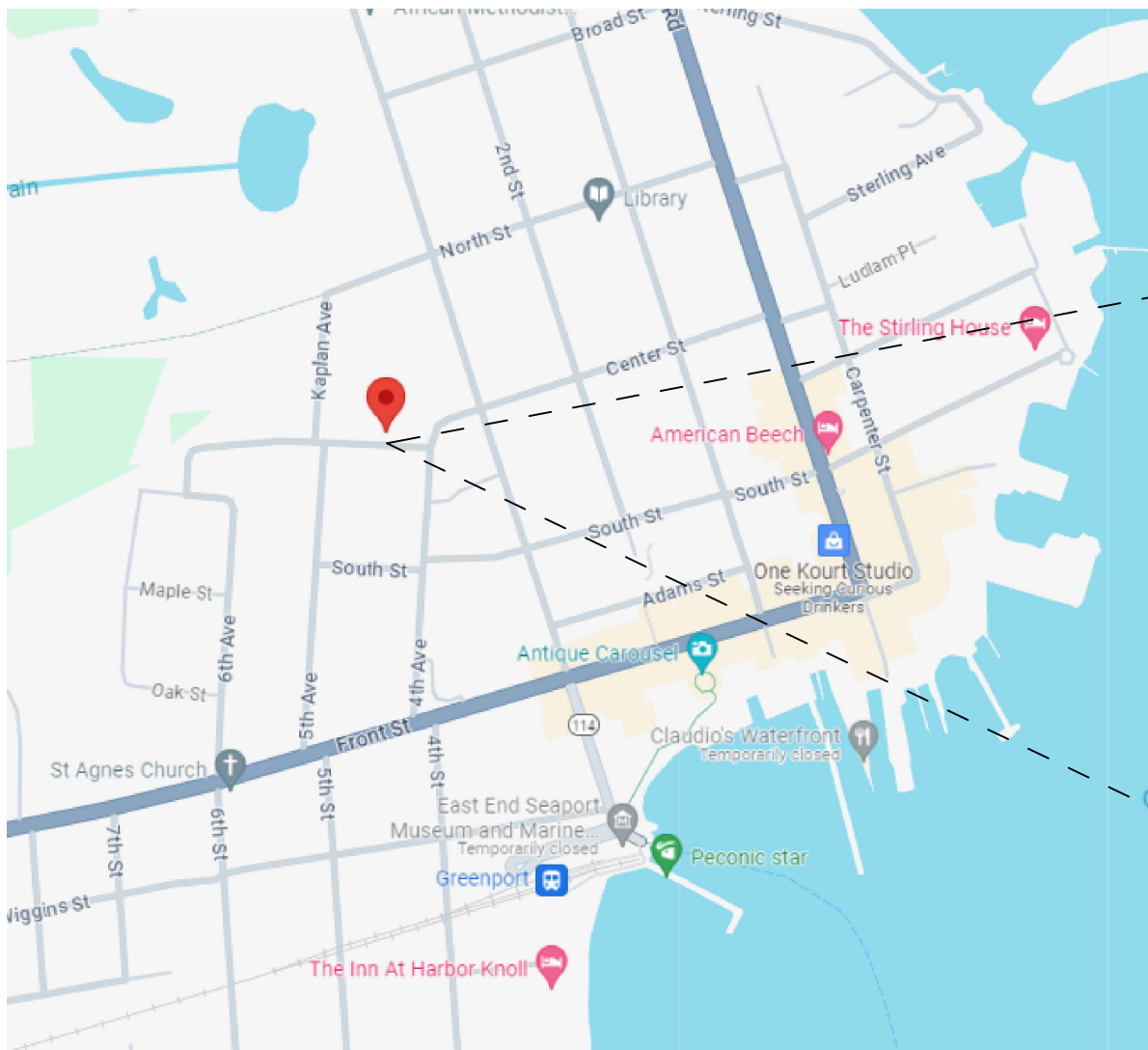
Construction Site: 412 West St., Greenport, New York 11944
Designer/Agent: Francisco Arana, 112 West St., Greenport, New York 11944
Designer/Contractor:

Compliance: Passes using UA trade-off
Compliance: 5.8% Better Than Code
Maximum UA: 304 Year UA: 382 Maximum SHGC: 0.40 Year SHGC: 0.30
This is better or more than Code-trade-off. You may use this to complete the house based on code trade-off rules.
This SHGC is based on a number of energy code trade-off rules.
Sub-on-grade trade-offs are no longer considered in the UA or performance compliance path in REScheck. Sub-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies									
Assembly	Gross Area of Partition	Cavity R-Value	Cont. U-Factor	Prop. U-Factor	Req. U-Factor	Req. U-Factor	Req. U-Factor	Req. U-Factor	Req. U-Factor
Ceiling: Flat Ceiling or Sissor Truss	980	30.0	21.0	0.020	0.026	18	23		
Wall: Wood Frame, 16" o.c.	980	0.0	21.0	0.039	0.045	33	38		
Door: Glass Door (over 50% glazing)	45			0.300	0.270	14	12		
Window: Wood Frame	89			0.300	0.270	27	24		
SHGC: 0.31									
Cover: Solid Concrete or Masonry	220	7.5	7.5	0.060	0.042	10	7		
Wall height: 8.0'									
Depth below grade: 3.0'									
Insulation depth: 3.0'									

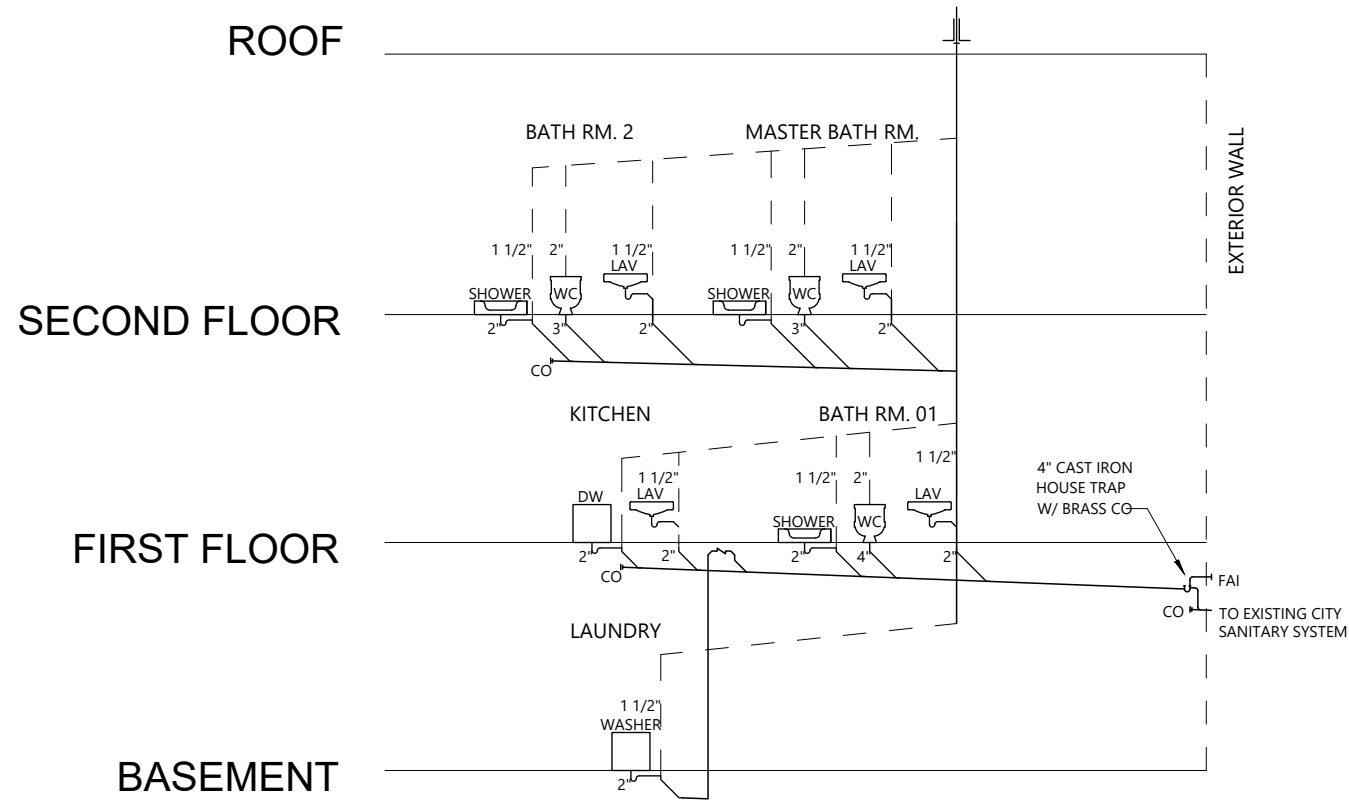
Project Title: 412 West Residence
Data Filename:
Report date: 04/10/24
Page 1 of 10

COMPLIANCE CERTIFICATE



LOCATION MAP

DRAWING LIST	
PROJECT LOCATION & SCOPE	A-001
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DESIGN DETAILS	A-005
PROPOSED DEMOLITION PLANS	D-100
PROPOSED BASEMENT & FIRST FLOOR	A-100
PROPOSED SECOND FLOOR & ROOF	A-101
PROPOSED EXTERIOR ELEVATIONS	A-200
PROPOSED EXTERIOR ELEVATIONS	A-201
BUILDING SECTIONS	A-300



PLUMBING RISER DIAGRAM
N.T.S.

No. Issue Issued no.

412 West Renovation

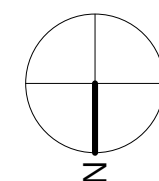
Scale: 1" = 10'-0" Date: 03/24/24 Drawn By: Author

412 West Residence

412 West St. Greenport, N.Y. 11944

PROJECT LOCATION
& SITE PLAN

Dwg. no.



A-001

NOTES & SPECIFICATIONS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION DOCUMENT BINDER TOGETHER AT ALL TIMES. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO READ ALL NOTES, SPECIFICATIONS, AND BE FAMILIARIZED WITH THE PLANS PRIOR TO WORK.

GENERAL

1. NO WORK TO START UNTIL APPROVED PLANS ARE OBTAINED FROM THE APPLICABLE BUILDING DEPARTMENT.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMAN LIKE MANNER. ALL DIMENSIONS, CONDITIONS, AND ANY OTHER INFORMATION NOT SPECIFICALLY STRUCTURE/SITE SHALL BE FIELD VERIFIED BY GENERAL CONTRACTOR.
3. ALL WORK SHALL CONFORM TO NATIONAL, STATE, AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
4. ALL UNNOTED OR NON-VISIBLE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER.
5. ANY OMISSIONS OR DISCREPANCIES OF PLANS AND/OR JOB CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. NO DEVIATIONS OR CHANGES TO THE STRUCTURAL SYSTEM SHALL BE MADE UNLESS APPROVED BY THE ARCHITECT/ENGINEER.
7. CONTRACTOR TO VERIFY DIMENSIONS OF FOUNDATION WITH FLOOR PLANS BEFORE THE START OF FRAMING.
8. DRY WELLS AS REQUIRED BY STATE AND LOCAL CODES.
9. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.

10. OWNER/BUILDER ARE RESPONSIBLE FOR ALL INSPECTIONS, APPROVALS, CERTIFICATES, CERT. OF OCCUPANCY OR COMPLETION AND ALL APPROVALS. 11. THESE SET OF DRAWINGS ARE THE PROPERTY OF ANTHONY PORTILLO, RA AND SHALL NOT BE ALTERED OR BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

12. THE ARCHITECT IS NOT RETAINED FOR SUPERVISION OF THE WORK AND IS RESPONSIBLE FOR DESIGN INTENT ONLY.

13. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY.

14. THE CONTRACTOR SHALL KEEP PREMISES REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL RUBBISH, WASTE MATERIALS, TOOLS, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN.

15. THE CONTRACTOR SHALL CARRY WORKMANS COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES.

16. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF THE SUB-CONTRACTORS FOR A PERIOD OF AT LEAST ONE YEAR AFTER COMPLETION OF PROJECT.

17. THE CONTRACTOR SHALL INDIVIDUALLY AND HOLD HARMLESS THE OWNER, ARCHITECT/ENGINEER, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THOSE OF THE OWNER, ARCHITECT/ENGINEER, OR AGENT, IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISION OF THE CONTRACTOR, ANY SUB-CONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOM ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEPENDENT HEREUNDER.

18. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORMWORK, BLOCKWORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT/ENGINEER.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHOP DRAWINGS NEEDED, UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS AND CONDITIONS PERTAINING ARE TO BE FIELD VERIFIED.

20. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION IN A WORKMAN LIKE MANNER.

21. ALL MATERIALS ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS, UNLESS NOTED OTHERWISE.

22. PROVIDE FIREBLOCKING AS PER NEW YORK ACCESSIBILITY STANDARDS.

23. PLEASE NOTE THAT THESE PLANS ARE PROTECTED AGAINST ANY UNAUTHORIZED USE UNDER FEDERAL LAW BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA), WHICH HAS SEVERE PENALTIES.

CODES AND REFERENCE STANDARD:
1. ALL NEW WORK PERFORMED SHALL CONFORM TO THE 2020 NEW YORK STATE BUILDING CODE, 2020 NEW YORK STATE RESIDENTIAL CODE, 2020 NEW YORK STATE PROPERTY MAINTENANCE CODE, AND 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

REFERENCE STANDARD USED FOR ALL WOOD FRAMING, CONNECTIONS OF WOOD FRAMING, AND CONNECTION TO FOUNDATION: 2018 WOOD FRAME CONSTRUCTION MANUAL, BY THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) AMERICAN WOOD COUNCIL, (AWC).

3. ALL FRAMING WORK SHALL CONFORM TO THE 2020 NEW YORK STATE FLOODING CODE.

4. ALL MECHANICAL WORK SHALL CONFORM TO THE 2020 NEW YORK STATE MECHANICAL CODE AND 2020 NEW YORK STATE FUEL GAS CODE.

5. ALL ELECTRICAL WORK SHALL CONFORM TO 2017 NATIONAL ELECTRIC CODE, NFPA 70 AND 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

GENERAL WIND PROTECTION CONNECTION NOTES:
ADAPTED FROM STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION, 85% IC-90 AND 120% SBG HIGH WIND EDITION WOOD FRAME CONSTRUCTION.
1. A CONTINUOUS LOAD PATH BETWEEN FOOTINGS, FOUNDATION WALLS, FLOORS, STUDS AND ROOF FRAMING SHALL BE PROVIDED.

2. APPROVED CONNECTORS, ANCHORS AND OTHER FASTENING DEVICES NOT INCLUDED IN THE STANDARD BUILDING CODE, SECTION 2306 OF IBC, SHALL BE USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

3. METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER OR SUBJECT TO SALT CORROSION IN COASTAL AREAS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

4. WHERE WINDOWS AND DOORS INTERRUPT WOOD STRUCTURAL PANEL SHEATHING AND SIDING, FRAMING ANCHORS OR CONNECTORS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF CRAPLE STUDS, HEADER STUDS AND AT LEAST ONE STUD AT EACH SIDE OF OPENING.

5. RIDGE STRAPS SHALL BE ATTACHED TO EACH PAIR OF OPPOSING RAFTERS EXCEPT WHERE COLLAR TIES OF 1"X8 OR 2"X4 LUMBER IS LOCATED IN UPPER THIRD OF ATTIC SPACE AND ATTACH TO EACH PAIR OF RAFTERS.

6. UPLIFT CONNECTORS SHALL BE PROVIDED AT EACH RAFTER BEARING.

7. FLOOR TO FLOOR HOLD-DOWNS TO BE PROVIDED EVERY 48" AND EVERY 16" WITHIN 4' OF EXTERIOR CORNERS.

8. SILL PLATE TO FOUNDATION ANCHORAGE: SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS HAVING A MIN. BOLT DIAMETER OF 3/8" AND 3"X8"X3" WASHERS. A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6" TO 12" OF EACH END OF EACH PLATE. ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 1" IN CONCRETE/MASONRY FOUNDATIONS. ANCHOR BOLTS SHALL BE LOCATED WITHIN 12" OF CORNERS AND AT SPACING NOT EXCEEDING 4' ON CENTER.

ELECTRICAL:
1. ALL NEWLY INSTALLED ELECTRICAL WORK OR APPLIANCES SHALL CONFORM TO 2017 NATIONAL ELECTRIC CODE, NFPA 70 AND 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

2. CONTRACTOR WILL FURNISH A FIRE UNDERWRITERS CERTIFICATE UPON COMPLETION OF WORK.

3. SMOKE DETECTORS, IN CONFORMANCE WITH NFPA 72:
- GENERALLY, VERIFY OR PROVIDE HAND NIPED SMOKE DETECTORS IN BATHROOMS.
A. EACH SLEEPING ROOM.

B. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS (GENERALLY THE HALLWAY).

C. EVERY LEVEL OF DWELLING (BASEMENT, FIRST FLOOR, & SECOND FLOOR, ETC.)

WOOD FRAMING MATERIAL STANDARDS:
THE PROVISIONS OF THIS STANDARD ARE NOT INTENDED TO PREVENT THE USE OF ANY MATERIAL OR METHOD OF CONSTRUCTION NOT SPECIFICALLY PRESCRIBED HEREIN, WHEN IT CAN BE SHOWN AND THE AUTHORITY HAVING JURISDICTION FINDS BY EXPERIENCE, MODELING, OR TESTING BY AN APPROVED AGENCY, THAT A PRODUCT OR PROCEDURE PROVIDES EQUIVALENT OR GREATER STRUCTURAL SAFETY OR DURABILITY. SUCH PRODUCT OR PROCEDURE SHALL BE DEEMED TO CONFORM TO THE REQUIREMENTS OF THIS DOCUMENT. (THIS DOCUMENT IS TO MEAN A REFERENCE TO THE CURRENT AMERICAN WOOD COUNCIL'S WOOD FRAME CONSTRUCTION MANUAL AND THIS PD FORMAT, AS APPLICABLE AS A DERIVED WORK).

1. IDENTIFICATION: ALL SOLID-SAWN LUMBER, GLUED LAMINATED TIMBER, PREFABRICATED WOOD I-JOISTS, STRUCTURAL COMPOSITE LUMBER, OR OTHER WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADEMARK OF A LUMBER GRADING OR INSPECTION AGENCY WHICH PARTICIPATES IN AN ACCREDITATION PROGRAM, SUCH AS THE AMERICAN LUMBER STANDARDS COMMITTEE OR EQUIVALENT. THE GRADEMARK SHALL INCLUDE AN EASILY DISTINGUISHABLE MARK OR INSIGNIA OF THE GRADING AGENCY WHICH COMPLIES WITH THE REQUIREMENTS OF U.S. DEPARTMENT OF COMMERCE PRODUCT.

1.1. LUMBER: ALL WOOD MEMBERS USED FOR LOAD-BEARING PURPOSES, INCLUDING END-JOINTED AND EDGE-GLUED LUMBER, SHALL BE IDENTIFIED BY THE GRADEMARK OF A LUMBER GRADING OR INSPECTION AGENCY WHICH PARTICIPATES IN AN ACCREDITATION PROGRAM, SUCH AS THE AMERICAN LUMBER STANDARDS COMMITTEE OR EQUIVALENT. THE GRADEMARK SHALL INCLUDE AN EASILY DISTINGUISHABLE MARK OR INSIGNIA OF THE GRADING AGENCY WHICH COMPLIES WITH THE REQUIREMENTS OF U.S. DEPARTMENT OF COMMERCE PRODUCT.

1.2. GLUED LAMINATED TIMBERS: GLUED LAMINATED TIMBERS SHALL MEET THE PROVISIONS OF ANSI/ALVT A 1 & 4.01. STRUCTURAL GLUED LAMINATED TIMBERS.

1.3. PREFABRICATED WOOD I-JOISTS: ASSEMBLIES USING PREFABRICATED WOOD I-JOISTS SHALL MEET THE PROVISIONS OF ASTM D2909, STANDARD SPECIFICATION FOR ESTABLISHING AND MONITORING STRUCTURAL CAPACITIES OF PREFABRICATED WOOD I-JOISTS. THIS DOCUMENT, THE GOVERNING BUILDING CODE AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.

1.4. STRUCTURAL COMPOSITE LUMBER: SINGLE MEMBERS OR ASSEMBLIES USING STRUCTURAL COMPOSITE LUMBER SHALL MEET THE PROVISIONS OF ASTM E2846 STANDARD SPECIFICATION FOR EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS. THIS DOCUMENT, THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.

1.5. PREFABRICATED WOOD TRUSSES: ASSEMBLIES USING PREFABRICATED WOOD TRUSSES SHALL MEET THE PROVISIONS OF THIS DOCUMENT, THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN ANSI/ITP 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION. THE TRUSS DESIGN DRAWINGS, OR THE MANUFACTURER'S CODE EVALUATION REPORT.

1.6. GYPSUM: GYPSUM MATERIAL USED IN A STRUCTURAL APPLICATION SHALL MEET THE PROVISIONS OF ASTM C840 SPECIFICATION FOR GYPSUM HALFBLOOD, ASTM C91 SPECIFICATION FOR GYPSUM LATH, OR ASTM C718 SPECIFICATION FOR GYPSUM SHEATHING BOARD.

1.7. HARBORBOARD: HARBORBOARD USED IN A STRUCTURAL APPLICATION SHALL MEET THE PROVISIONS OF ANSI/AIA A135.4 BASIC HARBORBOARD OR ANSI/AIA A135.6 HARBORBOARD SIDING.

1.8. STRUCTURAL PANELS:

1.8.1. PLYWOOD: PLYWOOD USED IN STRUCTURAL APPLICATIONS SHALL MEET THE PROVISIONS OF U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD 2 (PS-1) NATIONAL DESIGN STANDARD FOR INDUSTRIAL PLYWOOD. U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD 2 (PS-2) PERFORMANCE VOLUNTARY PRODUCT STANDARD FOR WOOD-BASED STRUCTURAL USE PANELS, APPLICABLE CODE EVALUATION REPORTS.

1.8.2. ORIENTED-STRAND BOARD (OSB): WATERBOARD ORIENTED-STRAND BOARD OR WATERBOARD USED IN STRUCTURAL APPLICATIONS SHALL MEET THE PROVISIONS OF U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD 2 (PS-2) PERFORMANCE VOLUNTARY PRODUCT STANDARD FOR WOOD-BASED STRUCTURAL USE PANELS OR APPLICABLE CODE EVALUATION REPORTS.

1.8.3. PARTICLE BOARD: PARTICLE BOARD USED IN STRUCTURAL APPLICATIONS SHALL CONFORM TO ANSI/APA 208.1 AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.

1.8.4. FIBERBOARD: FIBERBOARD USED IN STRUCTURAL APPLICATIONS SHALL MEET THE PROVISIONS OF ANSI/APA 208.2 STANDARD SPECIFICATION FOR CELLULOSIC FIBER INSULATING BOARD.

1.8.5. STRUCTURAL PANEL SIDING: STRUCTURAL PANEL SIDING USED IN STRUCTURAL APPLICATIONS SHALL MEET THE REQUIREMENTS OF U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD 1 (PS-1), THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN APPLICABLE CODE EVALUATION REPORTS.

2.2. FASTENERS AND CONNECTORS: ALL FASTENERS AND CONNECTORS SHALL CONFORM TO THE STANDARDS SPECIFIED IN 4.2.1 THROUGH 4.2.7.

2.2.1. BOLTS: BOLTS SHALL COMPLY WITH ANSI/ASME B 18.2.1 SQUARE AND HEX BOLTS AND SCREWS (NGH SERIES).

2.2.2. LAG SCREWS: LAG SCREWS OR LAG BOLTS SHALL COMPLY WITH ANSI/ASME B18.2.1 SQUARE AND HEX BOLTS AND SCREWS (NGH SERIES).

2.2.3. TRUSS METAL CONNECTOR PLATES: TRUSS METAL CONNECTOR PLATES SHALL MEET THE REQUIREMENTS OF ANSI/ITP 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION. THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORTS.

2.2.4. METAL CONNECTORS: WHERE METAL PLATE OR STRAPPING SIZE AND GAGE ARE SPECIFIED, MINIMUM ASTM A653, STRUCTURAL QUALITY, GRADE 55 STEEL SHALL BE USED. OTHER METAL CONNECTORS SHALL MEET THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORTS.

2.2.5. NAILS: NAILS SHALL COMPLY WITH ASTM F 1667 STANDARD SPECIFICATION FOR DRIVEN FASTENERS: NAILS, SPIKES AND STAPLES.

2.2.6. PNEUMATIC NAILS AND STAPLES: PNEUMATIC NAILS AND STAPLES SHALL MEET THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORTS.

2.2.7. SCREWS: SCREWS SHALL COMPLY WITH ANSI/ASME B 18.2.1 WOODSCREWS (NGH SERIES).

MECHANICAL CONNECTIONS:

1. ALL MECHANICAL CONNECTIONS SPECIFIED AS "SIMPSON" MAY BE SUBSTITUTED WITH AN APPROVED EQUAL PRODUCT.

2. THE SUBSTITUTION SHALL MEET ALL OF THE MINIMUM CRITERIA SPECIFIED BY "SIMPSON" MANUFACTURER.

3. ALL LOADING CAPACITIES SHALL MATCH EXACTLY OR EXCEED VALUES INDICATED IN "SIMPSON" PRODUCT LITERATURE. THERE MAY BE SEVERAL LOADING VALUES; CONTRACTOR SHALL CONTACT ARCHITECT IF ANY LOADING VALUES ARE LESS THAN WHAT IS SPECIFIED BY "SIMPSON".

4. ALL MECHANICAL CONNECTIONS SHALL BE HOT DIPPED GALVANIZED.

5. INSTALLATION PROCEDURES SHALL ALWAYS BE CARRIED OUT AS PER MANUFACTURER SPECIFICATIONS OF THE PRODUCT BEING INSTALLED.

6. ALL FASTENING CRITERIA SHALL BE CARRIED OUT AS PER MANUFACTURER SPECIFICATIONS OF THE PRODUCT BEING INSTALLED.

7. VARIATIONS IN CONNECTOR CONFIGURATION SHALL BE APPROVED BY ARCHITECT.

8. ALL CONNECTORS SPECIFIED AS A "SIMPSON" TOP MOUNTED BEAM HANGER SHALL BE ALLOWED TO BE SUBSTITUTED WITH A TOP MOUNTED BEAM HANGER ONLY ALONG WITH SPECIFICATIONS LISTED ABOVE.

INSULATION:
1. ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED WITH FOIL FACED FIBERGLASS BATT INSULATION BY JOHN MANVILLE OR APPROVED EQUAL. FOIL TO BE PLACED TOWARD WARM SIDE.

2. PROVIDE 2" R-10 RIGID FOAM INSULATION FOR EXTERIOR FOUNDATION WALLS FROM 1' BELOW GRADE TO 1' AHEAD PRODUCTIONS. PROVIDE CONTRACTOR OR OWNER, CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING.

3. GENERALLY, UNLESS NOTED OTHERWISE, INSULATE AS FOLLOWS:
- 8"25" R-30C FOR VAULTED AND CATHEDRAL CEILINGS
- 35" R-15 FOR 2"X4" WALL CONSTRUCTION
- 5"25" R-21 FOR 2"X6" WALL CONSTRUCTION
- 5"25" R-21 FOR FLOORS

GARMENTERY:
1. ALL LUMBER SHALL BE DOUGLAS FIR LARCH #2 & BETTER (Fb = 875) UNLESS OTHERWISE NOTED.

2. ALL LUMBER IN CRACK SPACES TO BE 18" ABOVE SCRATCH COAT, MAINTAIN 8" MIN. FOUNDATION EXPOSURE.

3. SILLS TO BE P.T. & SECURELY FLASHED WITH A TERMITE SHIELD, ALSO PROVIDE 18" MIN. INSULATION SIZE OF SILL TO BE (2) 2"x6" UNLESS (1) 2"x6" IS NECESSARY TO MATCH FLOOR HEIGHTS WITH THE EXISTING STRUCTURE.

4. AT FLUSH FRAMING USE 16 GAGE METAL JOISTS HANGERS BY "TECO" OR EQUAL.

5. MINIMUM DOUBLE HEADERS AND TRIMMERS AROUND ALL OPENINGS IN FLOORS, ROOFS, AND WALLS.

6. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS, POSTS, AND BATH TUBS, U.O.N.

7. ALL BEAMS, GIRDERS, ETC. TO HAVE MIN. OF 3/4"2" BEARING.

8. MIN. HEADER TO BE (2) 2"x10" UNLESS OTHERWISE NOTED.

9. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY/CONCRETE TO BE P.T.

10. ALL EXTERIOR SHEATHING SHALL BE NAILED AS PER FASTENING SCHEDULE ON PAGE 6-003. GENERALLY, SHEATHING IS OF 1/2" THICKNESS ON WALLS AND ROOF AND IS OF CDX GRADE, UNLESS OTHERWISE NOTED. SEE FLOOR PLANS FOR ADDITIONAL NAILING OR DIFFERENT NAILING REQUIREMENTS WHEN APPLICABLE.

11. SUB FLOORING, GENERALLY, TO BE OF 5/4" THICKNESS AND OF CDX GRADE, NAILING AS PER FASTENING SCHEDULE ON PAGE 6-003 AND GLUED, U.O.N.

12. EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL.

13. BLOCK EXTERIOR STUD WALLS AT HALF STORY HEIGHTS AND AT UNSUPPORTED EDGE BEAMS OF EXTERIOR SHEATHING.

14. PROVIDE "X" CROSS BRACING AT JOISTS, STUDS, AND RAFTERS WHEN SPANS EXCEED 8'-0" AND AT EVERY 8'-0".

15. TOP PLATES TO BE DOUBLED AND LAPPED AT CORNERS, SEE ALSO PAGE 6-003.

16. APPLY ALL CONDITIONS ADDRESSED IN FASTENING SCHEDULE AS NECESSARY.

17. PROVIDE ALL NAILING AND STRAPPING ADDRESSED ON PAGES 6-003.

18. AT "NET WALL" PARALLEL TO JOISTS FRAME DOUBLE JOIST AS PER CODE. GENERALLY, SEPARATE DOUBLE JOIST SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING. PANELS SHALL BE PRECUTTED AND SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AS PER THE ANCHORAGE METHOD SELECTED IN ACCORDANCE WITH TABLE R301.7. ATTACHMENT HARDWARE SHALL BE PERMANENTLY INSTALLED ON CORROSION-RESISTANT AND THE ANCHORS SHALL BE PERMANENTLY INSTALLED ON THE BUILDING.

19. AT "NET WALL" PARALLEL TO JOISTS FRAME DOUBLE JOIST AS PER CODE. GENERALLY, SEPARATE DOUBLE JOIST SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING. PANELS SHALL BE PRECUTTED AND SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AS PER THE ANCHORAGE METHOD SELECTED IN ACCORDANCE WITH TABLE R301.7. ATTACHMENT HARDWARE SHALL BE PERMANENTLY INSTALLED ON CORROSION-RESISTANT AND THE ANCHORS SHALL BE PERMANENTLY INSTALLED ON THE BUILDING.

20. "T.T." SPECIFIED PRESERVATIVELY TREATED LUMBER IN ACCORDANCE WITH ANSI/APA 208.1 AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.

21. LVL LAMINATED VENEER LUMBER DENOTES EITHER OF THE FOLLOWING:
A. TRUSS JOIST MCILLIAN 2.0E 6-P LAM
B. GEORGIA PACIFIC 2.0E 6-P LAM
C. PARALLEL STRAND LUMBER DENOTES:
A. TRUSS JOIST MCILLIAN 2.0E PARALLAM
ALL TO BE INSTALLED AS PER MAN. SPEC'S.

22. "JOIST FLOOR SYSTEMS SHALL BE IN ACCORDANCE WITH THE WOOD FRAMING MATERIAL STANDARDS SECTION, THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.

23. NOTCHES IN THE TOP OR BOTTOM EDGE OF SOLID SAWN RAFTERS SHALL NOT BE CUT IN THE MIDDLE ONE-THIRD OF THE RAFTER SPAN. NOTCHES IN THE OTHER THIRDS OF THE SPAN SHALL NOT EXCEED ONE-SIXTH OF THE ACTUAL Rafter DEPTH. NOTCHES ARE MADE AT SUPPORTS THEY SHALL NOT EXCEED ONE-FORTH THE ACTUAL RAFTER DEPTH. BORED HOLES ARE LIMITED IN DIAMETER TO ONE-THIRD THE ACTUAL RAFTER DEPTH AND THE EDGE OF THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM EDGES.

24. NOTCHES IN EITHER EDGE OF STUDS SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE STUD LENGTH. NOTCHES IN THE OUTER THIRDS OF THE STUD LENGTH SHALL NOT EXCEED 25% OF THE ACTUAL STUD DEPTH. BORED HOLES SHALL NOT EXCEED 40% OF THE ACTUAL STUD DEPTH AND THE EDGE OF THE HOLE SHALL NOT BE CLOSER THAN 5/8" TO THE EDGE OF THE STUD. NOTCHES AND HOLES SHALL NOT OCCUR IN THE SAME CROSS-SECTION.

25. FOR NEW WALLS, A PERFORATED SHEARWALL SYSTEM IS USED, THE CONTRACTORS ATTENTION IS DIRECTED TO THE APPLICABLE DETAILS, NOTES, AND TABLES ON PAGES 6-003 & 6-004. THE FASTENING SCHEDULE SPECIFIES THE REQ'D NAILING FOR THE SHEATHING (ANY NAILING SPECIFICATIONS ON THE FLOOR PLANS SHALL SUPERSEDE THE FASTENING SCHEDULE). HOLD-DOWNS OPERATE IN CONJUNCTION WITH THE PERFORATED SHEARWALL SYSTEM (INSTALL AS PER APPLICABLE DETAILS & MANU. SPEC.'S). HOLD-DOWN LOCATIONS ARE SPECIFIED ON THE FOUND./FLOOR PLANS.

26. COLUMN BEARINGS AS FOLLOWS:
WOOD POSTING TO BE BLOCKED SOLID TO FOUND. WALL W/ END GRAIN TREATED WOOD & FLASHING. STEEL COLUMNS ARE TO BEAR UPON FOUND. WALL W/ STEEL SHIMS (4" MIN. 3/4" OF NOTCHING GROUT). SECURE W/ (2) 1/2" & ANCHOR BOLTS (4" LONG EXPANSION BOLTS & EXIST. WALLS & 12" LONG HOOKED BOLTS & NEW FOUND. WALLS). FOR ANY POSTING & C.M.U. WALL, SEE PLAN FOR REQUIRED REINFORCING & MIN. 16" WIDE 5 COURSES OF SOLID BRICK MASONRY CENTERED & POSTING, U.O.N.). PROVIDE 2"X4" HORIZONTAL BRACING PART OF THE LOAD PATH FOR USE IN A SHEARWALL. ALL ANCHORS MAKING AN ATTACHMENT ARE TO BE STANDARD SHEARWALL HARDWARE (W/ NOTED VALUES) & ANCHOR BOLTS (W/ 6" RISE & 1/2" 3/4" BOLTS THROUGH CENTER LINE OF VERTICAL LEGS SET 6" DIST. U.O.N. - ADDITIONAL INFO. IS FOUND ON PAGE 6-003).

27. SHINGLES SHALL BE APPLIED OVER 3/8" BUILDING FELT, UNLESS OTHERWISE NOTED. ALSO, CONTRACTORS OPTION TO APPLY GAF-WEATHER-WATCH ICE AND WATER BARRIER FROM EDGE OF EAVE TO 24" INSIDE EXTERIOR WALL LINE & 24" FROM ALL VALLEYS AND ROOF FLASHING CONDITIONS.

28. PROVIDE FLASHING NECESSARY FOR WATER TIGHT AND WEATHERPROOF CONSTRUCTION.

29. FLASHING VENEER TO BE ANCHORED WITH CORROSION RESISTANT TIES - (1) WALL TIE PER (3) 50. FT.

30. FLASH JOINT AT BRICK LEDGE AND PROVIDE KEEP HOLES, MAX. 32'-0" O.C. TO DRECT ANY CONDENSATION TO THE EXTERIOR.

31. APPLY (1) COAT OF TAR BASED WATERPROOFING TO EXTERIOR OF FOUND. FROM FOOTING TO 2' ABOVE FINISH GRADE.

32. NO CONCRETE OR MASONRY WORK IS TO BE PERFORMED IN TEMPERATURES OF 40°F AND FALLING UNLESS APPROVED BY ARCHITECT/ENGINEER. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES.

33. NO ADDITIVES SHALL BE PLACED IN CONCRETE UNLESS SPECIFIED BY ARCHITECT/ENGINEER.

34. PROVIDE BUTT-JOINT JOINTS BETWEEN SLABS AND FOUNDATION WALLS AND WHERE EVER APPLICABLE.

35. UNLESS OTHERWISE INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 10" DEEP PROTECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO 4"X4" PERFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6#8 @16" W/ NO HELIXED WIRE REINFORCING.

36. FOR SECOND STORY ADDITIONS, EXIST. FOUNDATIONS ARE TO BE VERIFIED AS IN SOLID & SOUND CONDITION WITH AN EXIST. FOOTING OF MIN. 16" WIDE X 6" DEEP & 5'-0" BELOW GRADE.

37. SITE WORK:
1. STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR.

38. VERIFY ALL GIVEN DATA ON DRAWINGS. IF THERE IS A DISCREPANCY, RECEIVE CLARIFICATION FROM ARCHITECT/ENGINEER PRIOR TO PROCEEDING.

39. EXCAVATE AND BACK FILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED MATERIALS.

40. NEW AND EXISTING BACK FILL MATERIAL ARE TO BE FREE OF WEEDS, TREE ROOTS, ROCKS, AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACK FILL MATERIAL SHALL BE REMOVED FROM SITE.

41. PROTECT TREES WITHIN EIGHT FEET OF THE BUILDING.

GLASS WINDOWS AND DOORS:
1. ALL GLASS TO BE INSULATED LOW-E UNLESS OTHERWISE SPECIFIED.

2. GLASS DOORS AND WINDOWS SHALL NOT BE INSTALLED UNTIL PROPER CLEARANCES ARE PROVIDED.

3. ALL SLIDING GLASS DOORS, SKYLIGHTS, AND ANY GLASS UNIT INSTALLED WITHIN 18" OF FINISHED FLOOR SHALL BE OF INSULATED TEMPERED GLASS, UNLESS OTHERWISE NOTED.

4. ALL GLASS UNITS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

5. ALL WINDOWS TO BE CAULKED AND SEALED AS PER NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

6. PROVIDE FLASHING PANS UNDER ALL SLIDING GLASS DOORS, WINDOWS, OR ANY OTHER TYPE OF GLASS UNIT WHEN WITHIN 6" OF AN EXTERIOR SURFACE.

7. ALL EXTERIOR DOORS ARE TO BE WEATHERED STRIPPED AND PROVIDE ALL SCREENS AND HARDWARE NECESSARY FOR PROPER FUNCTION OF SUCH UNITS.

8. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS. GLASS SHOULD BE GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF 5 YEARS.

9. ALL WINDOWS TO BE ANDERSEN IF CONTRACTOR IS TO SUBSTITUTE WITH ANOTHER WINDOW MANUFACTURER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE CHARACTERISTICS OF THE WINDOW MATCH THE CHARACTERISTICS OF THE ANDERSEN WINDOW SPECIFIED. THE CHARACTERISTICS ARE AS FOLLOWS BUT NOT LIMITED TO: DESIGN, PRESSURE, ROUGH OPENING, U-FACTOR, LIGHT AREA, VENT AREA, AND EGRESS REQUIREMENTS.

10. WINDOWS IN TUB/SHOWER ENCLOSURES AND WITHIN STAIRWAYS SHALL BE TEMPERED GLASS.

11. EXTERIOR GLAZING SHALL BE PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION SHALL MEET THE REQUIREMENTS OF THE LARGE MISLE TEST OF ASTM E1846 AND ASTM E1846 AS MODIFIED BY 2020 NYS BC SECTION 901.2.1. GARAGE DOOR GLAZED OPENING PROTECTION SHALL MEET THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTANT STANDARD OR ANSI/AIA 135.15.

12. AS AN ALTERNATIVE TO NOTE #11 ABOVE, WOOD STRUCTURAL PANELS WITH A THICKNESS OF NOT LESS THAN 2" AND A SPAN OF NOT MORE THAN 8' SHALL BE PERMITTED AS GLAZING PROTECTION. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING. PANELS SHALL BE PRECUTTED AND SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AS PER THE ANCHORAGE METHOD SELECTED IN ACCORDANCE WITH TABLE R301.7. ATTACHMENT HARDWARE SHALL BE PERMANENTLY INSTALLED ON CORROSION-RESISTANT AND THE ANCHORS SHALL BE PERMANENTLY INSTALLED ON THE BUILDING.

13. PROVIDE FROST-PROOF HOSE BIBS WITH EASILY ACCESSIBLE DRAIN & DRAIN COCKS AS REQUIRED. HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW PROTECTION.

14. WASTE FROM CLOTHES WASHERS AND LAUNDRY TUBS ARE TO BE PROVIDED WITH BACK FLOW PROTECTION.

15. THE WATER SUPPLY AND SANITARY SYSTEM SHALL COMPLY WITH LOCAL HEALTH DEPARTMENT STANDARDS AND REGULATIONS.

16. APPROVAL AND INSPECTION IS REQUIRED BY LOCAL JURISDICTION PRIOR TO COMPLETION OF PLUMBING.

17. NOTCHING AND BORING OF STUDS, JOISTS, RAFTERS AS PER BUILDING CODE. NO NOTCHING AND BORING OF STRUCTURAL MEMBERS SHALL BE PERMITTED NOR ANY POTENTIAL DAMAGE THEREOF.

MECHANICAL FUEL GAS:
1. MECHANICAL AND FUEL GAS SYSTEMS SHALL COMPLY W/ THE NYS MECHANICAL CODE AND FUEL GAS CODE.

FOUNDATION CONCRETE AND MASONRY:
1. CONTRACTORS TO VERIFY ALL DIMENSIONS OF EXISTING FOUNDATION AS IT APPLIES TO THE NEW WORK BEING PERFORMED AND SHALL COORDINATE THE SUB-CONTRACTORS IN SUCH A MANNER TO ASSURE THAT THE CONDITIONS OF THE FIRST AND SECOND FLOORS ARE TAKEN INTO ACCOUNT.

2. ALL FOOTINGS TO BEAR ON FIRM, VIRGIN, UNDISTURBED SOIL.

3. SOIL TO HAVE MIN. BEARING CAPACITY OF (1) TONS/50 FT. U.O.N.

4. FOOTINGS TO REST A MIN. OF 4'-0" BELOW GRADE, UNLESS OTHERWISE NOTED.

5. WALLS TO BE POURED CONCRETE OF SIZE SHOWN ON DRAWINGS, U.O.N.

6. NO BACK FILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL 18" AFTER FRAMING IS IN PLACE.

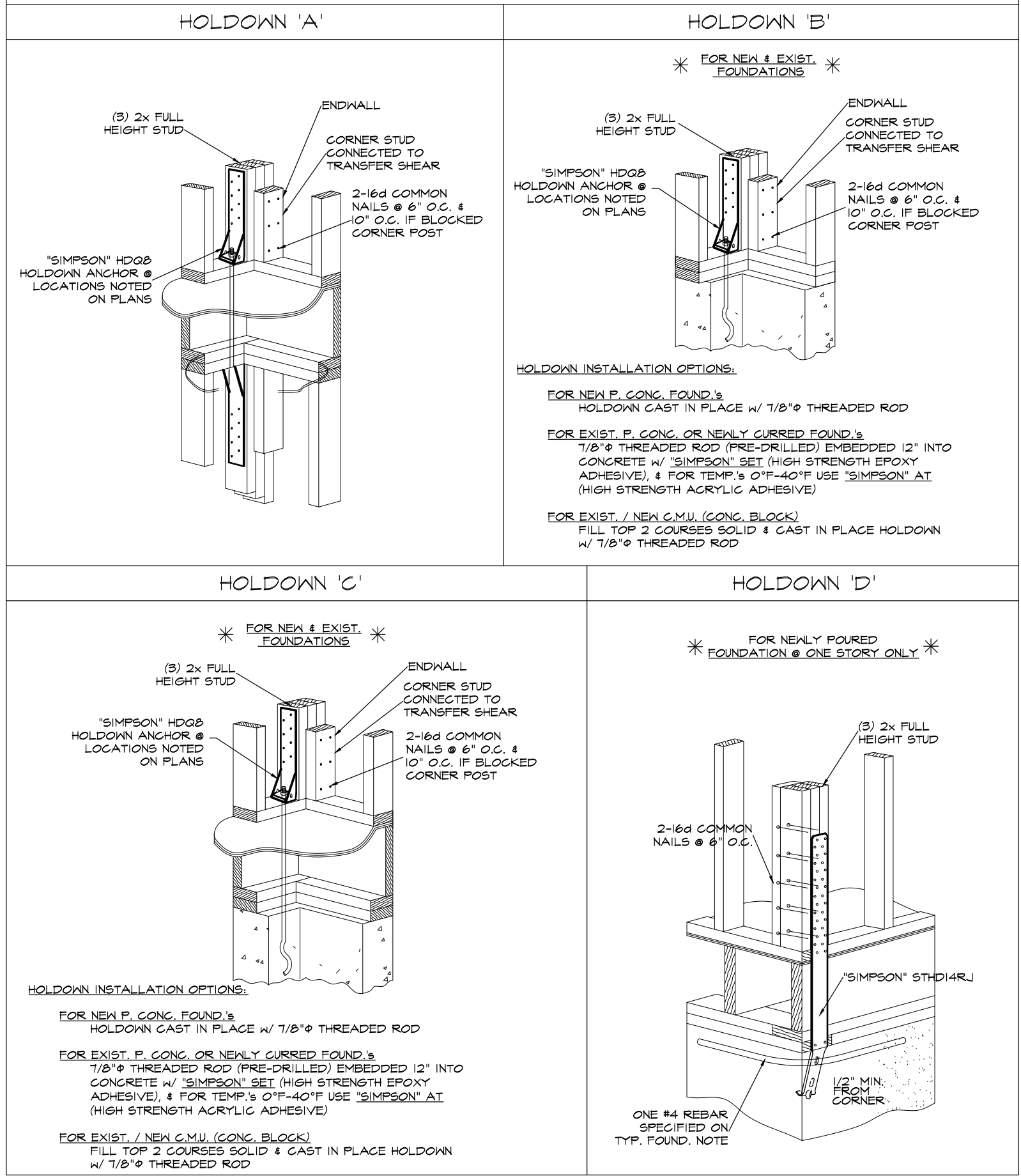
7. FOOTINGS TO BE POURED CONCRETE

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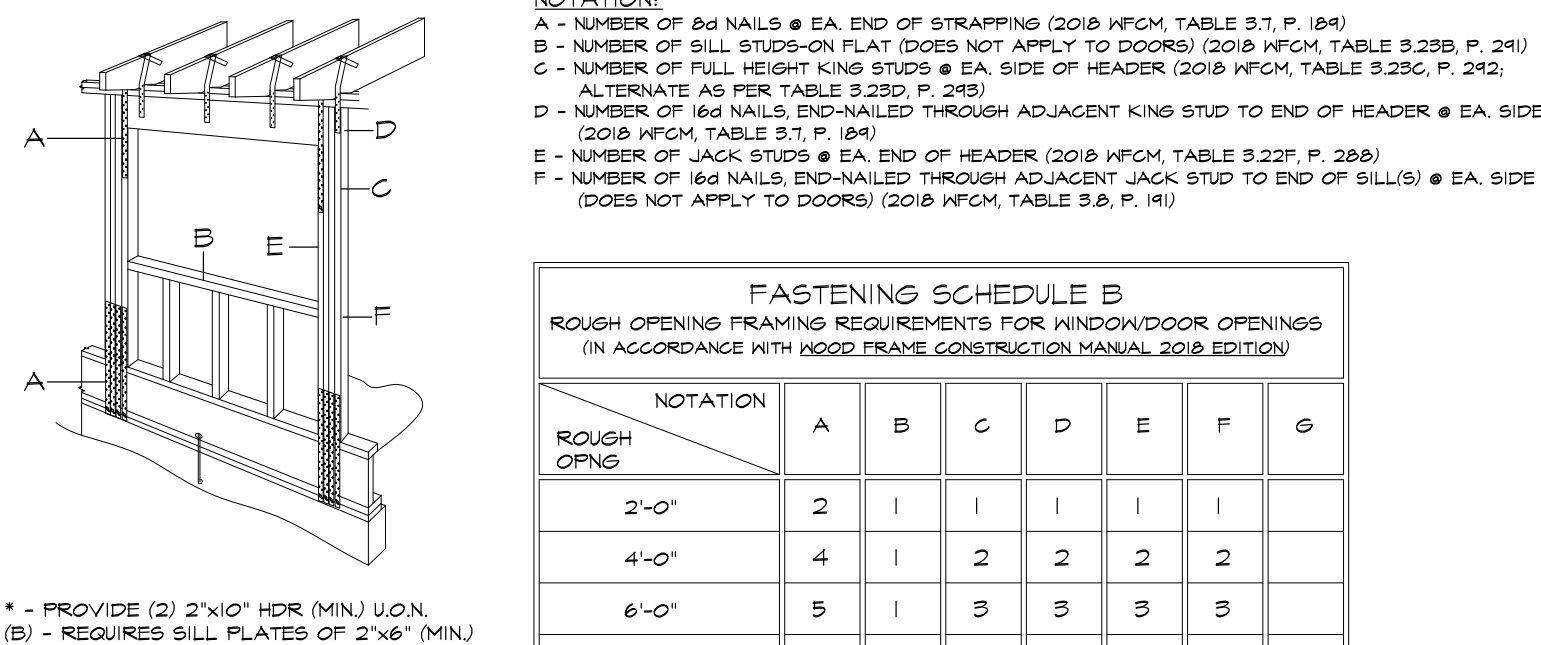
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HOLDOWN DETAILS

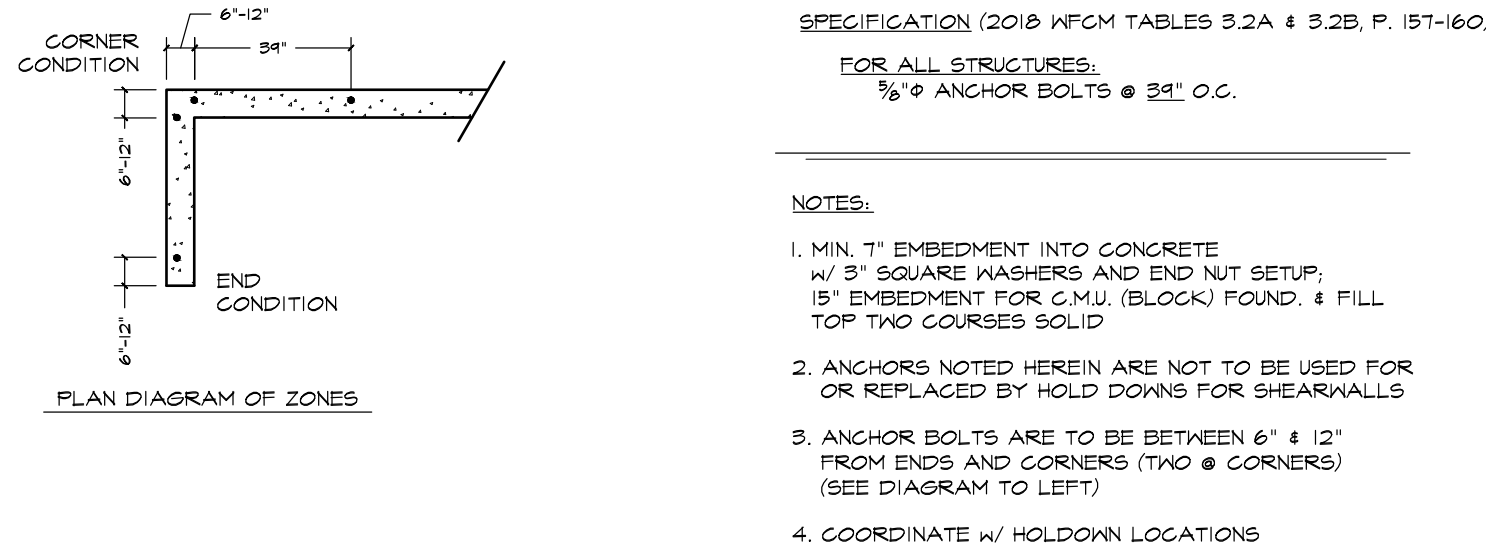
ALL HARDWARE TO BE INSTALLED AS PER MAN. SPEC. & MANUFACTURER. SUBSTITUTIONS MAY BE MADE WHEN LOAD CAPACITIES ARE MATCHED.



NAILING/STRAPPING @ WINDOW/DOOR HEADER



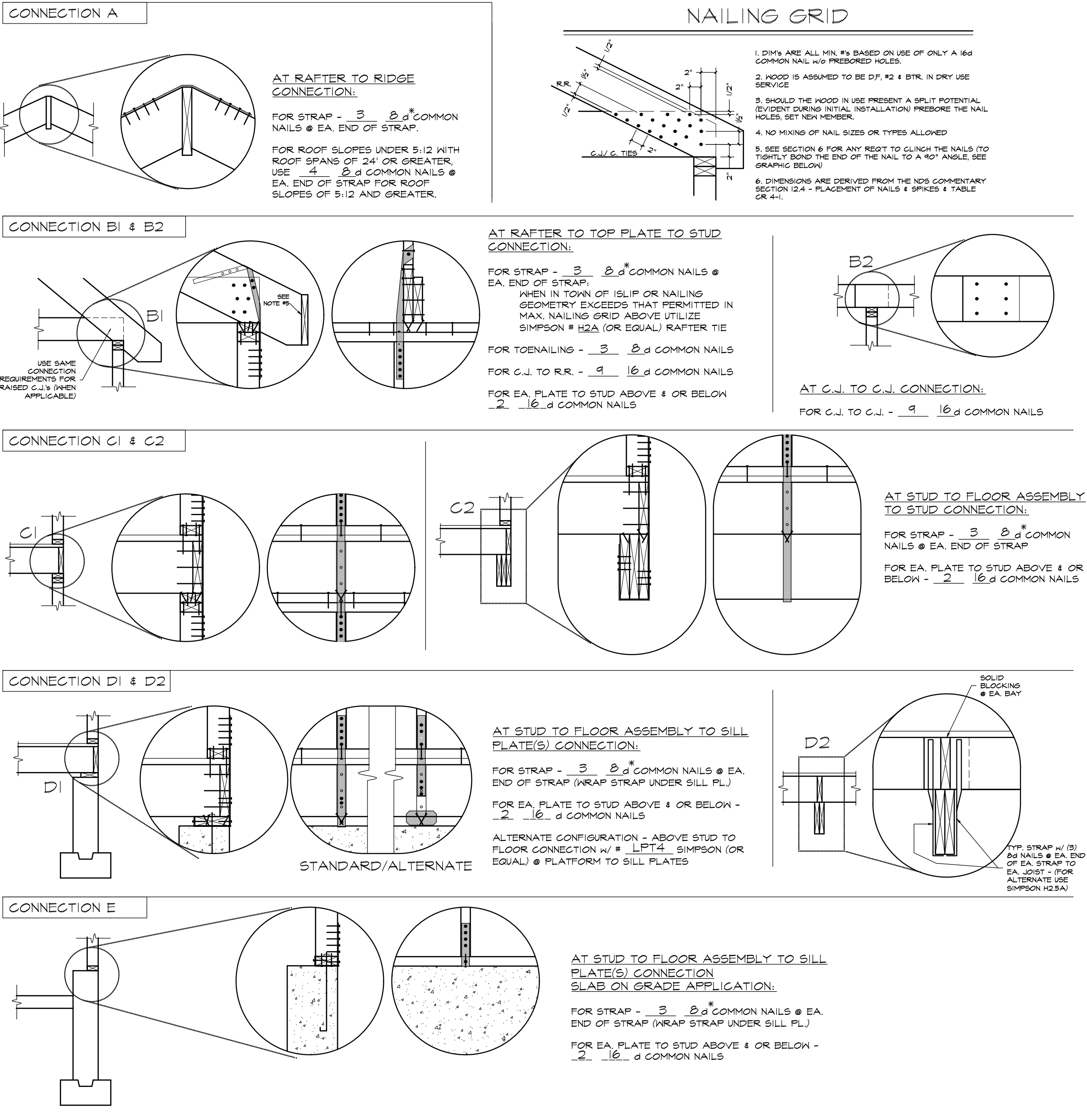
ANCHOR BOLT SPECIFICATIONS



TYPICAL NAILING/STRAPPING REQUIREMENTS FOR UPLIFT, SHEAR, & LATERAL WIND RESISTANCE

ALL STRAPPING TO BE 1/4"x 20 GAUGE -- 'SIMPSON' EQUIVALENT - CG20 (COILED STRAP)

*USE 10d NAILS IF STRAPPING IS OVER PLYWOOD; TYP. FOR ALL



SPLICING OF TOP PLATE

TOP PLATE SPLICE REQUIREMENTS FOR WIND - EXPOSURES B4C - ALL OTHER CASES		TOP PLATE SPLICE REQUIREMENTS FOR WIND - EXPOSURES B4C - ONE STORY SLAB ON GRADE	
BUILDING DIMENSION (FT.)	MINIMUM SPLICE LENGTH (FT.)	BUILDING DIMENSION (FT.)	MINIMUM SPLICE LENGTH (FT.)
12'-0"	2'-0"/2'-6"	12'-0"	3'-0"
16'-0"	3'-0"/3'-4"	16'-0"	4'-0"
20'-0"	4'-0"/5'-0"	20'-0"	5'-0"
24'-0"	4'-0"/5'-0"	24'-0"	6'-0"
28'-0"	5'-0"/6'-3"	28'-0"	7'-0"
32'-0"	6'-0"/7'-6"	32'-0"	8'-0"
36'-0"	7'-0"/8'-4"	36'-0"	9'-0"
40'-0"	8'-0"/10'-0"	40'-0"	11'-0"
50'-0"	10'-0"/12'-6"	50'-0"	13'-0"
60'-0"	12'-0"/15'-0"	60'-0"	16'-0"
70'-0"	14'-0"	70'-0"	19'-0"
80'-0"	16'-0"	80'-0"	22'-0"

THIS COLUMN w/ MULTIPLIER FOR 10'-0" WALL

1. TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO-TOP PLATE CONNECTION USING 2x4x NAILS PER FOOT. FOR SHORTER SPLICE LENGTHS, THE NAIL SPACING SHALL BE REDUCED IN ORDER TO PROVIDE AN EQUIVALENT NUMBER OF NAILS.

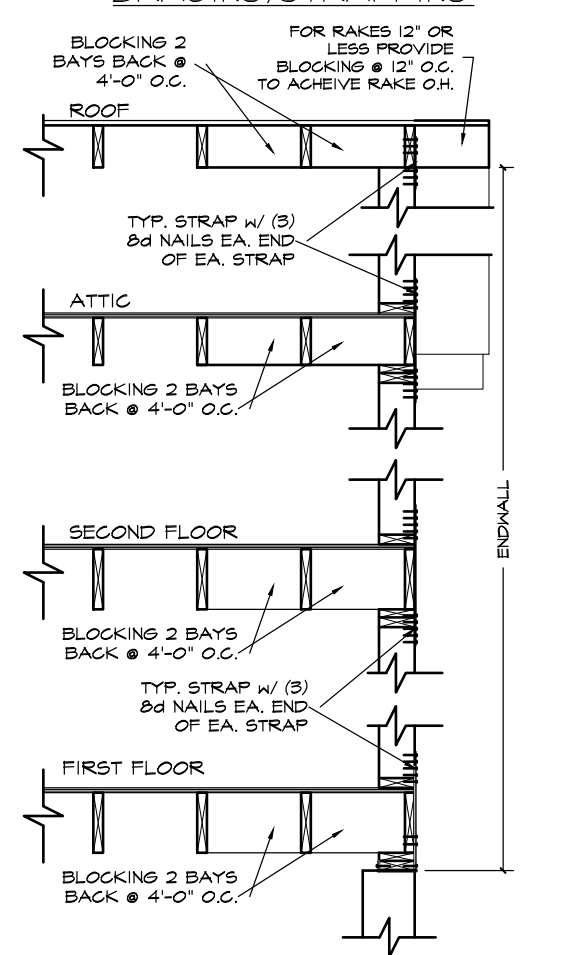
2. TABULATED SPLICE LENGTHS ASSUME A BUILDING LOCATED IN EXPOSURE B.

3. TABULATED SPLICE LENGTHS ARE BASED ON 8' FOOT WALL HEIGHTS. FOR OTHER WALL HEIGHTS, IF THE TABULATED UNIT LATERAL LOADS SHALL BE MULTIPLIED BY H/8. FOR ALTERNATIVE WALL HEIGHTS, MULTIPLY THE ABOVE NOTED MIN. SPLICE LENGTH BY THE FOLLOWING FACTOR (ADDITIONALLY, ROUND UP TO THE NEAREST FOOT):

4" WALL - 1/25
10" WALL - 1/25
11" WALL - 1/25
12" WALL - 1/5

4. TOP PLATES SHALL BE A MINIMUM OF STUD GRADE MATERIAL.

GABLE ENDWALL BRACING/STRAPPING



FASTENING SCHEDULE A

NOTE: THIS SCHEDULE DOES NOT INCLUDE NAILING FOR METAL FRAMING STRAPS (SEE PAGE G-003 FOR STRAPPING AND NAILING REQUIREMENTS), AND ROUGH OPENING FRAMING REQUIREMENTS (SEE PAGE G-003 FOR STRAPPING AND NAILING REQUIREMENTS).

ALL NAILING IS A GENERAL SPECIFICATION. IT APPLIES UNLESS NOTED OTHERWISE (SCHEDULE AS PER AVG 2018 WOOD FRAME CONSTRUCTION MANUAL TABLE 3.1)

DESCRIPTION	FASTENER SPEC. AND QUANTITY	FASTENER SPACING
ROOF & CEILING FRAMING		
RAFTER TO TOP PLATE (TOE-NAIL)	SEE PAGE G-003	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAIL)	SEE PAGE G-003	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAIL)	SEE PAGE G-003	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAIL)	1-16d COMMON	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAIL)	SEE PAGE G-003	PER TIE
BLOCKING TO RAFTER (TOE-NAIL)	2-16d COMMON	EACH END
RIM BOARD TO RAFTER (END-NAIL)	2-16d COMMON	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE-NAIL)	2-16d COMMON ¹	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAIL)	4-16d COMMON	JOISTS - EA. SIDE
STUD TO STUD (FACE-NAIL)	2-16d COMMON	24" O.C.
HEADER TO HEADER (FACE-NAIL)	16d COMMON	16" O.C. ALONG EDGES
TOP or BOTTOM PLATE TO STUD (END-NAIL)	2-16d COMMON	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST, or BLOCKING (FACE-NAIL)	2-16d COMMON ²	PER FOOT
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE or GIRDER (TOE-NAIL)	4-8d COMMON	PER JOIST
BRIDGING TO JOIST (TOE-NAIL)	2-8d COMMON	EACH END
BLOCKING TO JOIST (TOE-NAIL)	2-8d COMMON	EACH END
BLOCKING TO SILL or TOP PLATE (TOE-NAIL)	3-16d COMMON	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAIL)	3-16d COMMON	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAIL)	3-8d COMMON	PER JOIST
BAND JOIST TO JOIST (END-NAIL)	3-16d COMMON	PER JOIST
BAND JOIST TO SILL or TOP PLATE (TOE-NAIL)	2-16d COMMON ¹	PER FOOT
ROOF SHEATHING		
STRUCTURAL PANELS: INTERIOR ZONE	8d COMMON	6" EDGE / 12" FIELD
PERIMETER EDGE ZONE 3	8d COMMON	6" EDGE / 6" FIELD
GABLE ENDWALL, RAKE OR RAKE TRUSS w/ UP TO 9' RAKE OVERHANG	8d COMMON	4" O.C.
CEILING SHEATHING		
GYPSUM WALLBOARD	5d COOLERS	1" EDGE / 10" FIELD
WALL SHEATHING		
STRUCTURAL PANELS	8d COMMON	6" EDGE / 12" FIELD
GYPSUM WALLBOARD	5d COOLERS	1" EDGE / 10" FIELD
FLOOR SHEATHING (SUBFLOOR)		
STRUCTURAL PANELS: 1" or LESS, GREATER THAN 1"	8d COMMON	6" EDGE / 12" FIELD
	10d COMMON	6" EDGE / 12" FIELD

¹ - NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" O.C. AT THE PANEL EDGE. ALTERNATIVE NAILING SCHEDULES SHALL BE USED WHERE WALL SHEATHING NAILING IS REDUCED. FOR EXAMPLE, IF WALL SHEATHING IS NAILED 3" O.C. AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS SHALL BE USED TO MAINTAIN THE LOAD PATH.

² - WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT.

³ - FOR ROOF SHEATHING WITHIN 4' OF THE PERIMETER EDGE OF THE ROOF, INCLUDING 4" ON EACH SIDE OF THE ROOF PEAK, THE 4" PERIMETER EDGE ZONE ATTACHMENT REQUIREMENTS SHALL BE USED.

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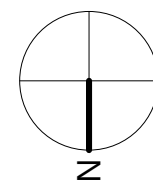
412 West Renovation

Scale 1" = 10'-0" Date 03/24/24 Drawn By Author

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GENERAL NOTES

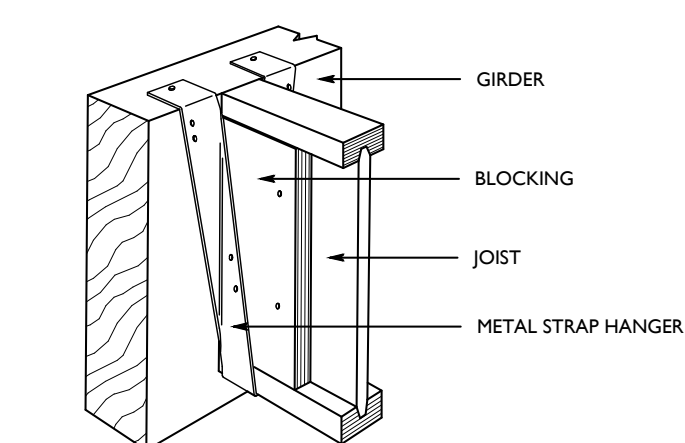
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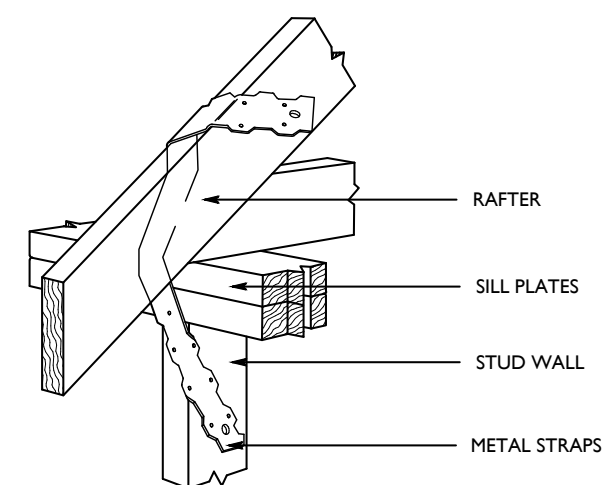
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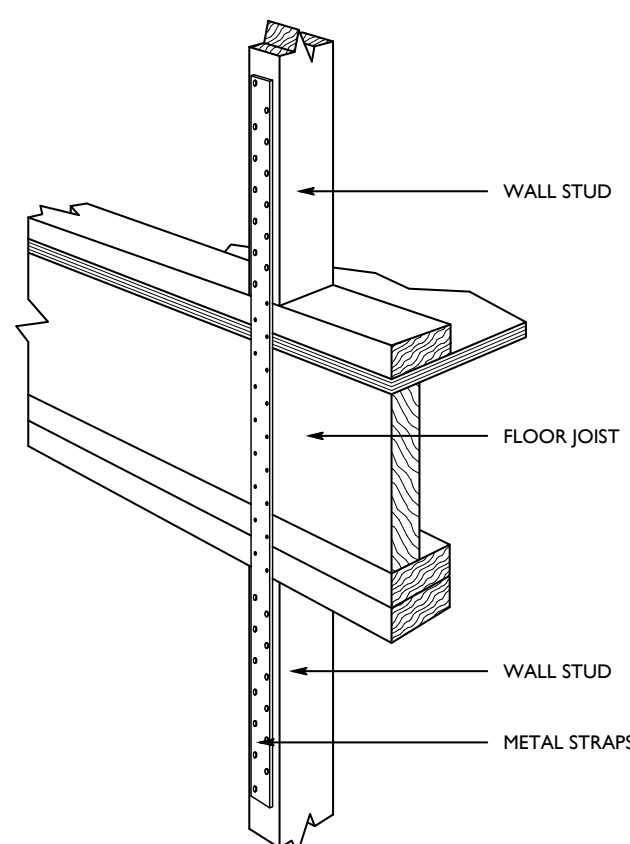
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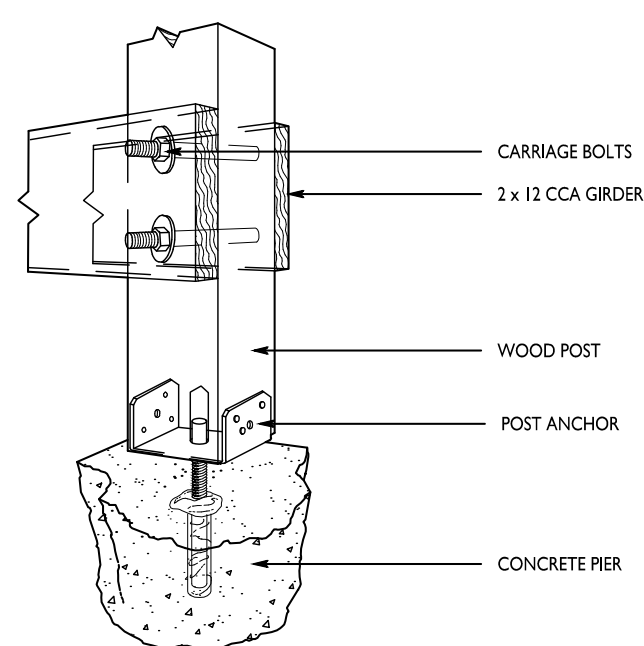
1 TYPICAL JOIST HANGER
NOT TO SCALE



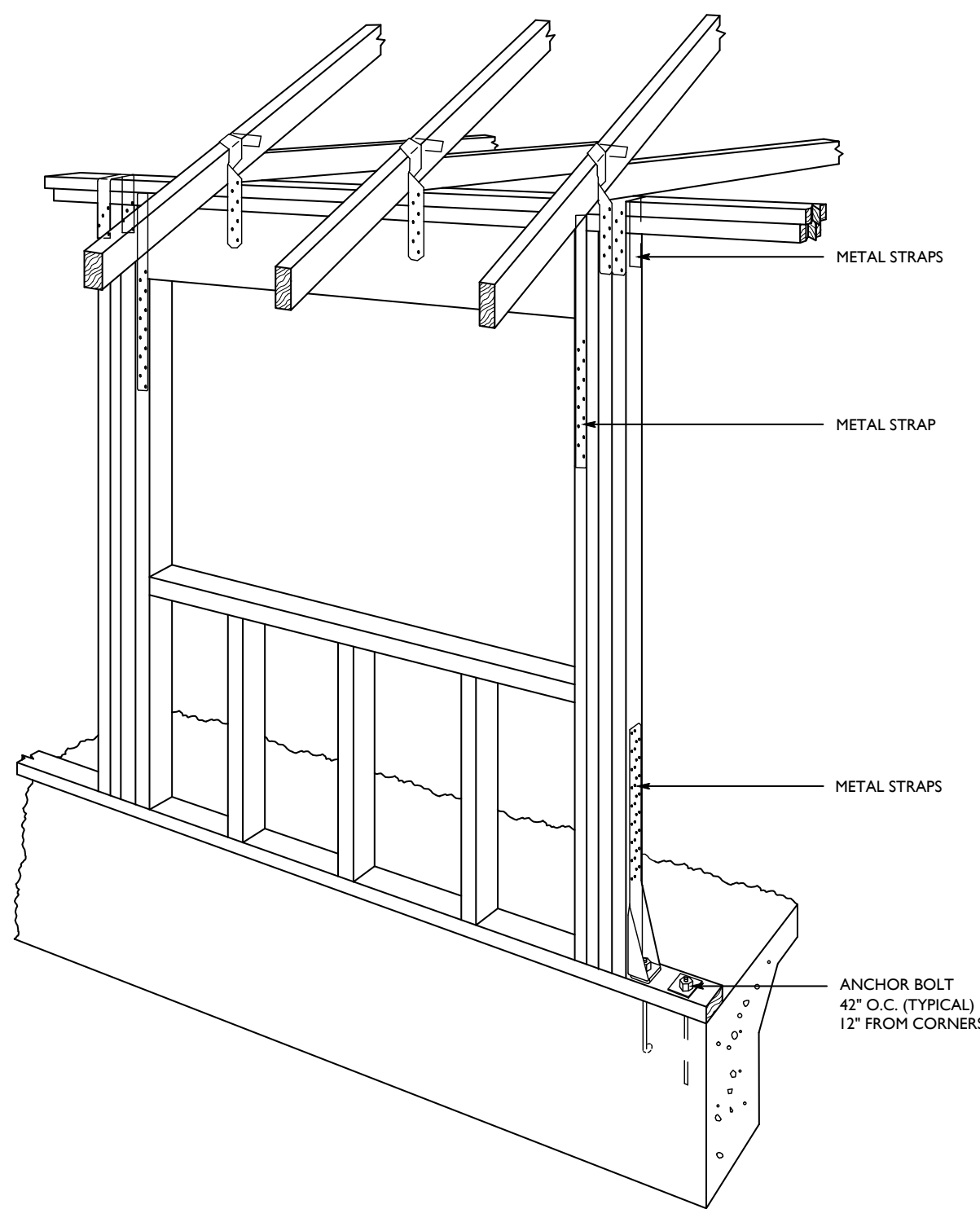
2 RAFTER / PLATE / STUD CONNECTION
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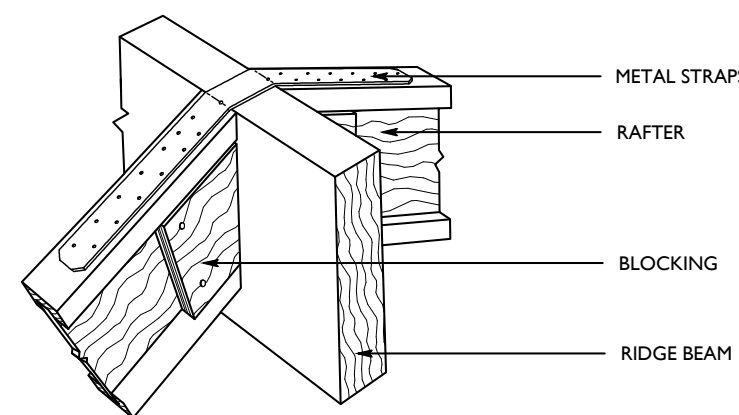
3 STUD STRAPS @ SECOND FLOOR BOX
NOT TO SCALE



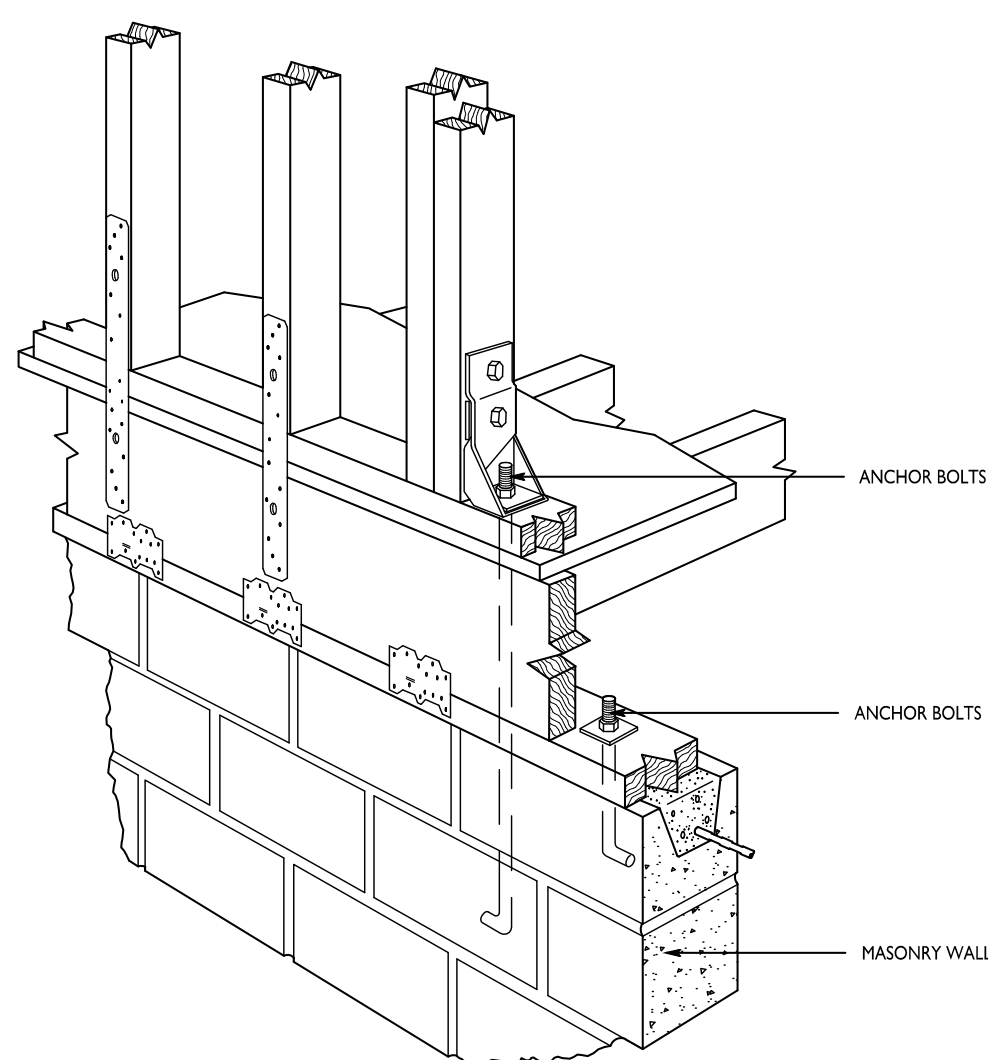
4 DECK RAILING / POST ANCHOR
NOT TO SCALE



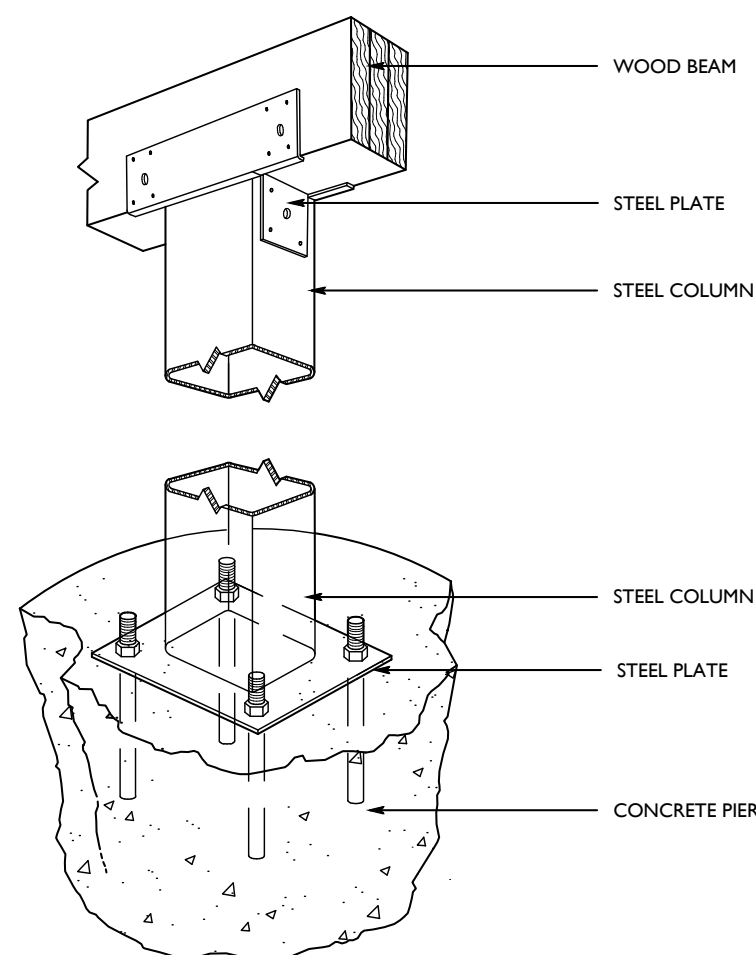
5 HEADER & POST TIE DOWNS
NOT TO SCALE



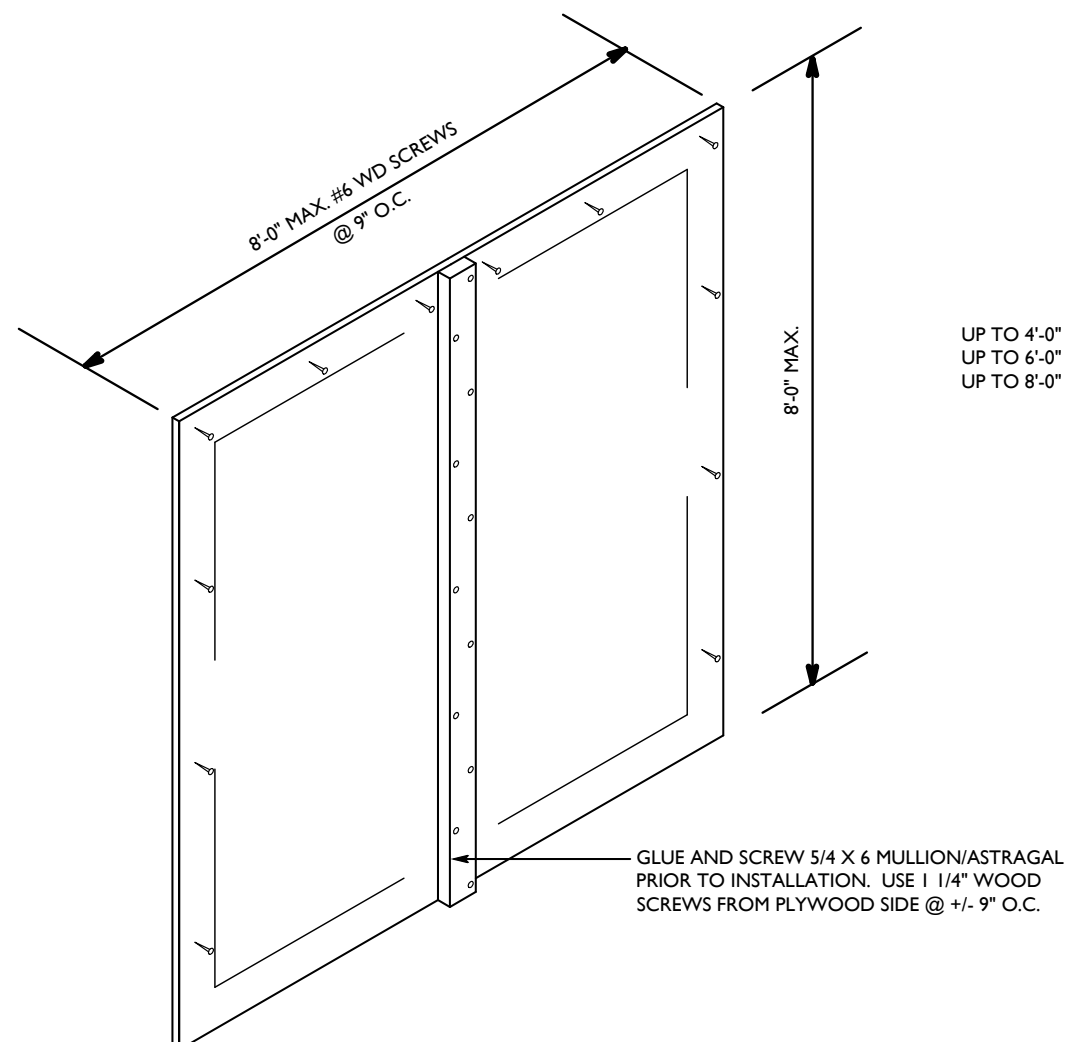
6 RAFTER STRAPS
NOT TO SCALE



7 FIRST FLOOR & SILL ANCHORS
NOT TO SCALE

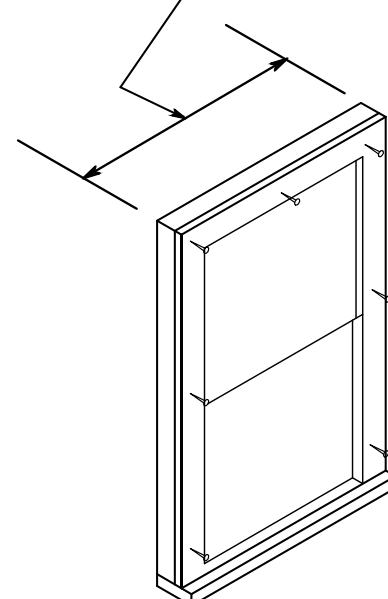


8 PORCH BEAM / COLUMN ANCHOR
NOT TO SCALE

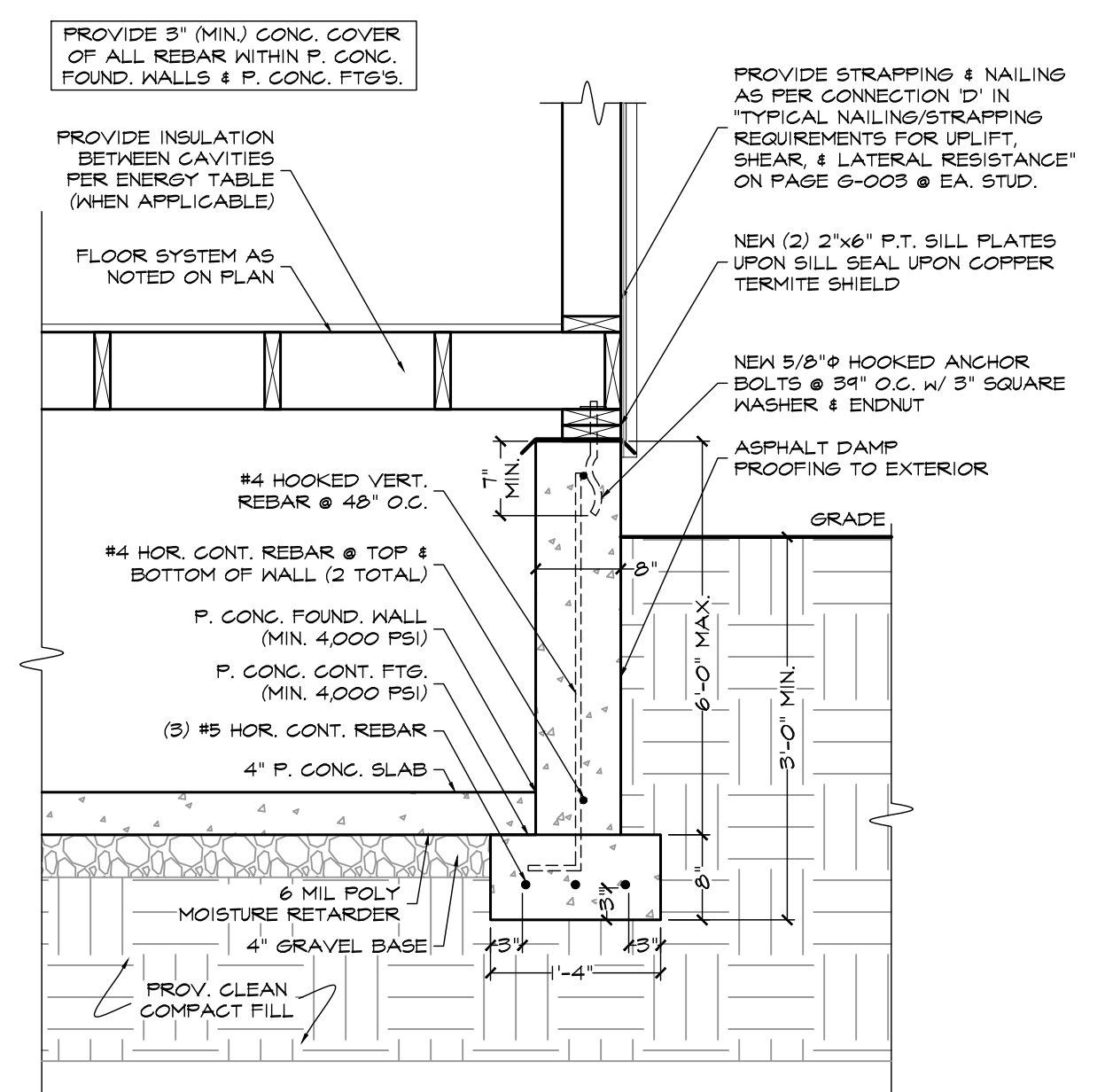


MULTIPLE UNIT

*NOTE: ALL UNITS TO BE LABELED & ON SITE READY FOR INSTALLATION

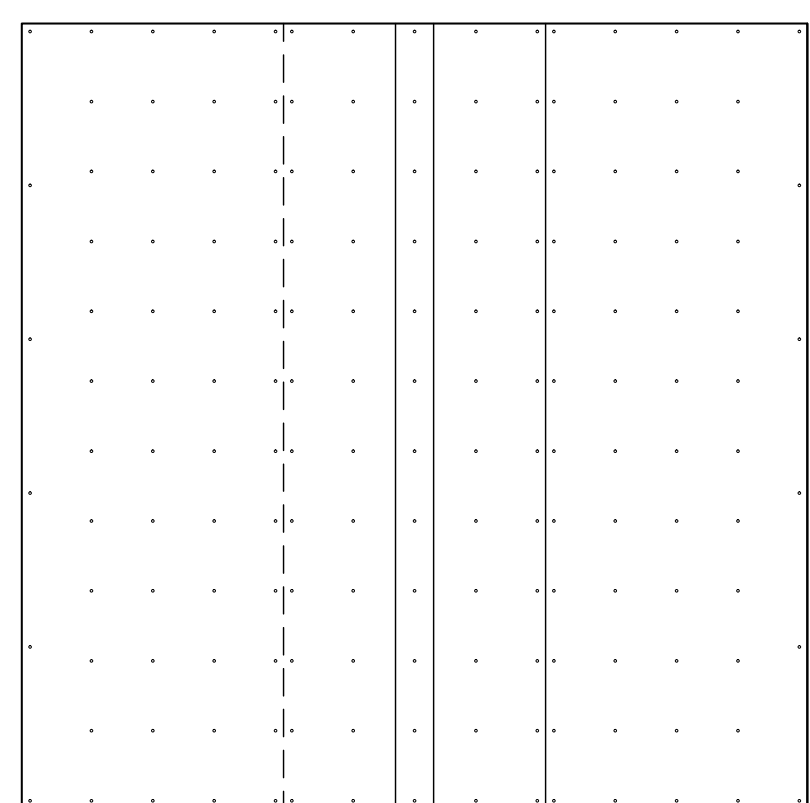


SINGLE WINDOW

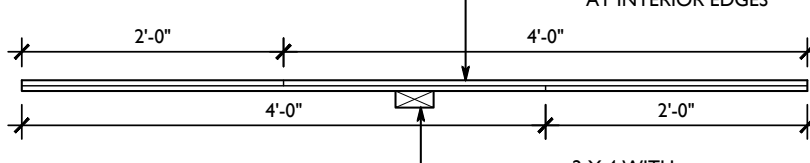


11 FOUNDATION WALL DETAIL

SCALE: 3/4" = 1'-0"

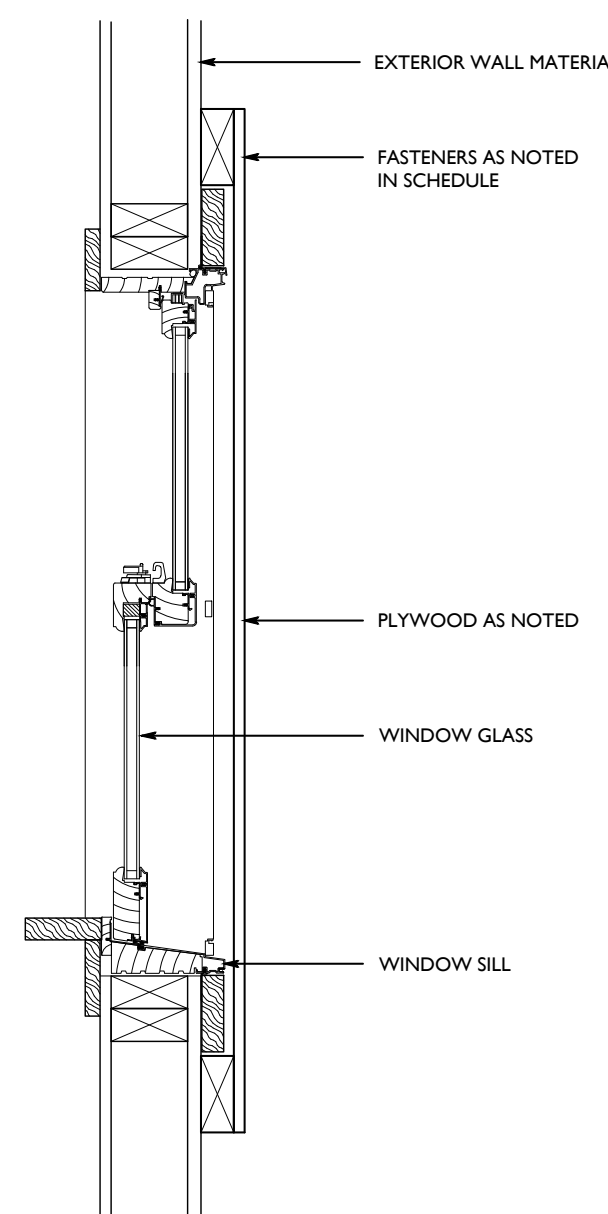


FRONT VIEW



TOP VIEW

10 1/2" PLYWOOD PANELS
NOT TO SCALE



11 PLYWOOD STORM PANEL SHUTTER DETAIL
SCALE: 1-1/2" = 1'-0"

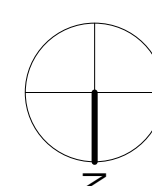
412 West Renovation

Scale: 1/4" = 1'-0" Date: 07/10/22 Drawn By: Author

412 West Residence

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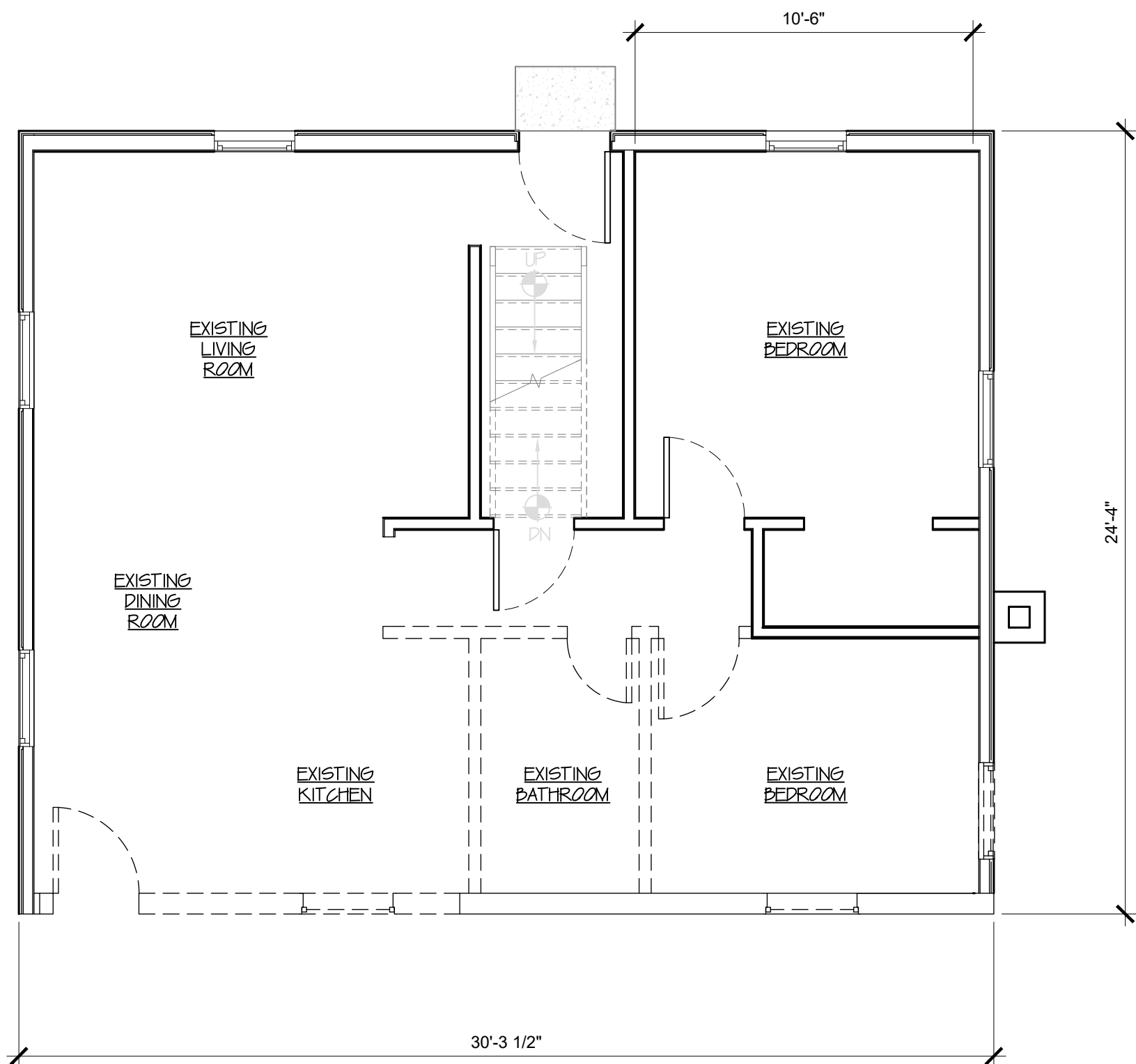
DESIGN DETAILS



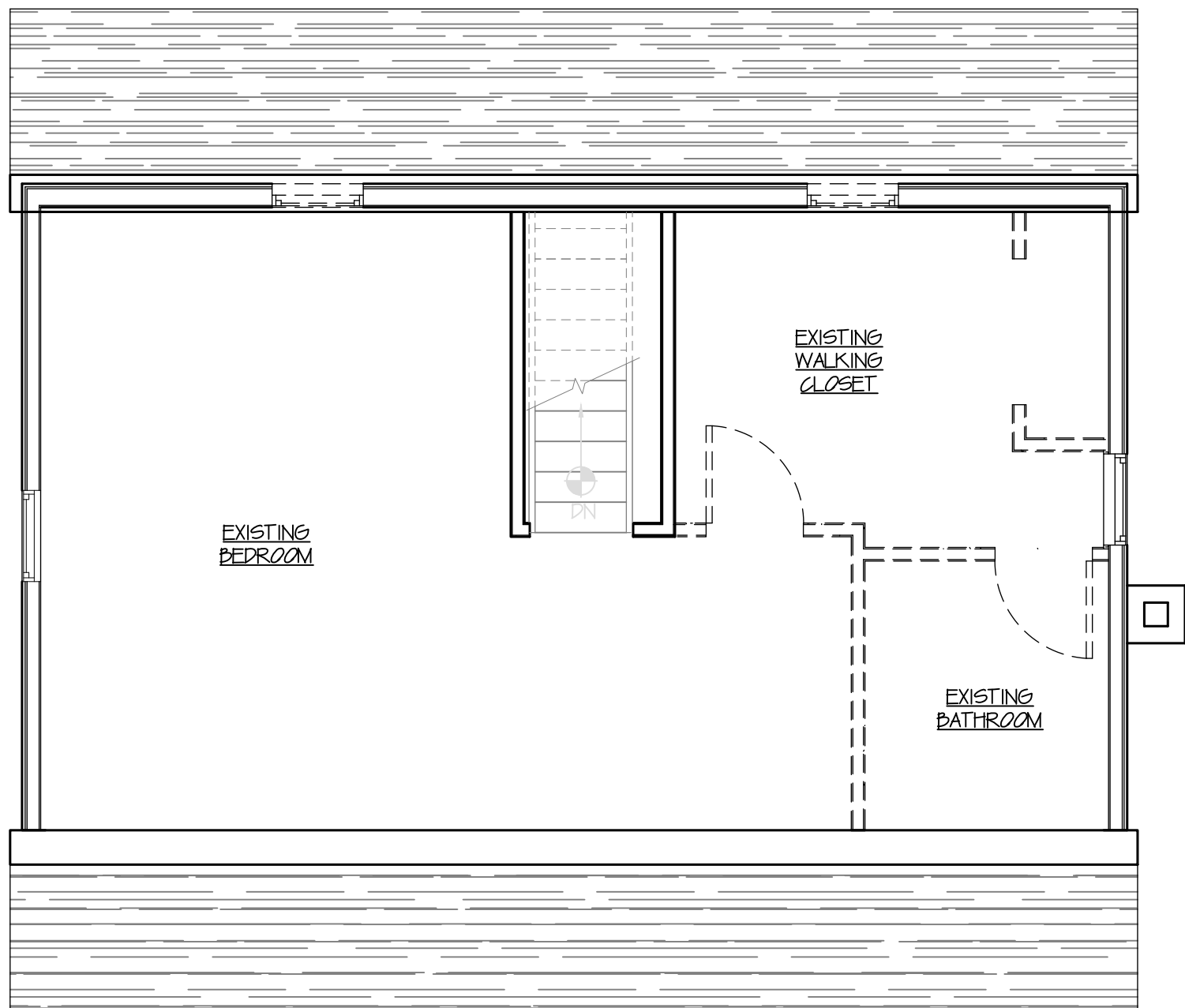
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Residence

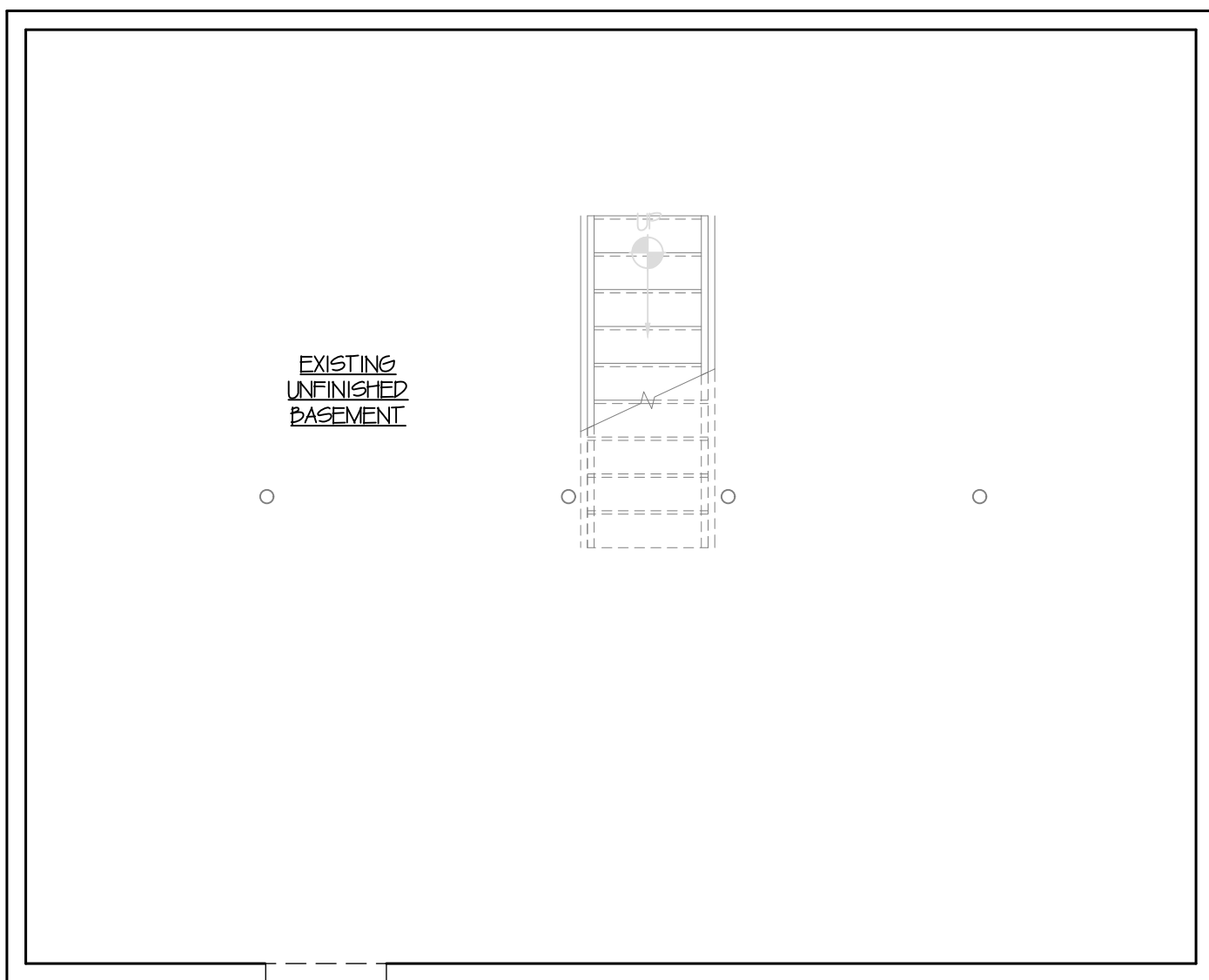
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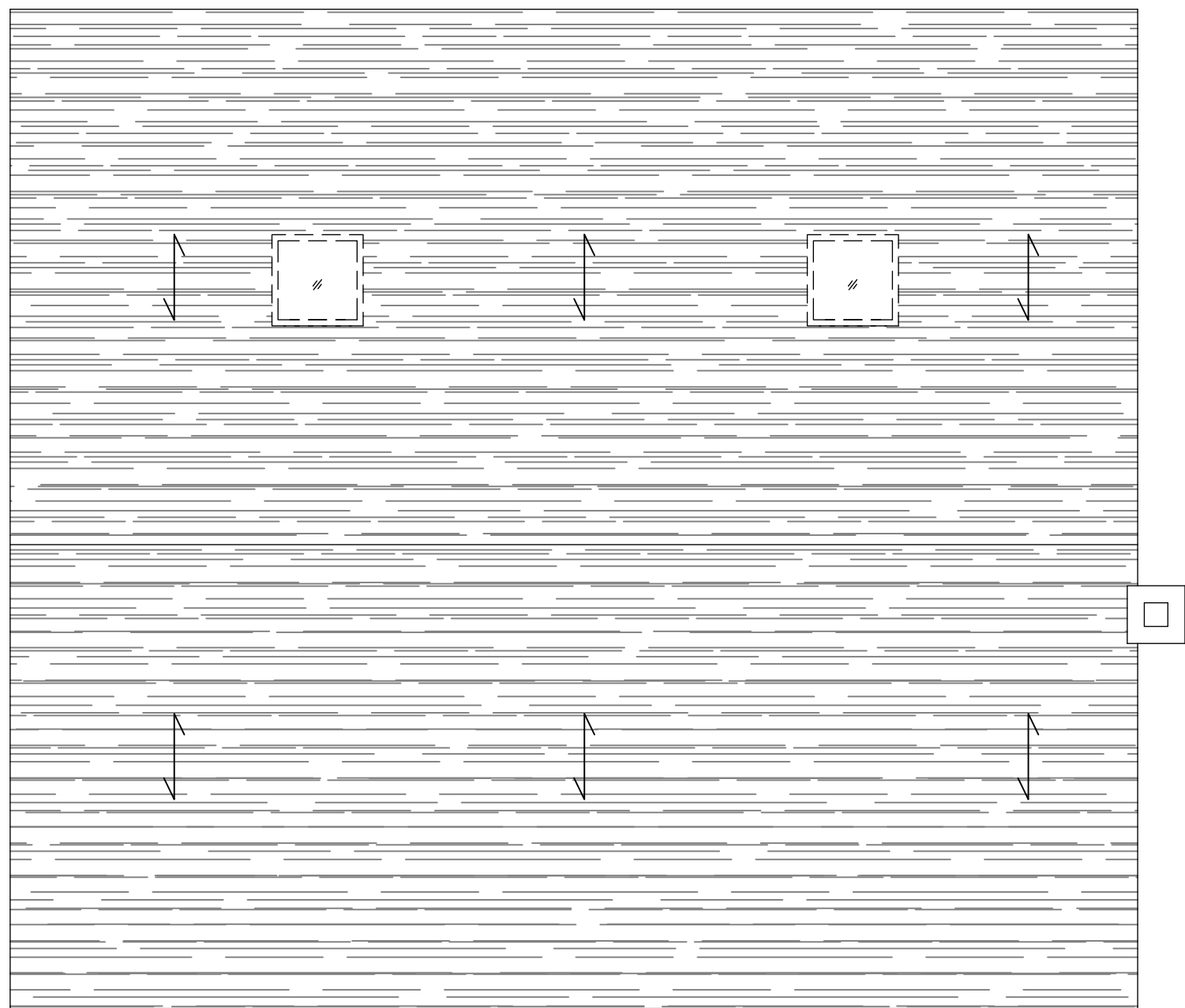
① Proposed First floor Demo
1/4" = 1'-0"



② Second Floor Demo
1/4" = 1'-0"



③ Basement Demo
1/4" = 1'-0"



④ Existing Roof
1/4" = 1'-0"

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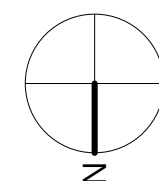
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Scale	Date	Drawn By
1/4" = 1'-0"	07/10/22	Author

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PROPOSED
DEMOLITION PLANS

Dwg. no.



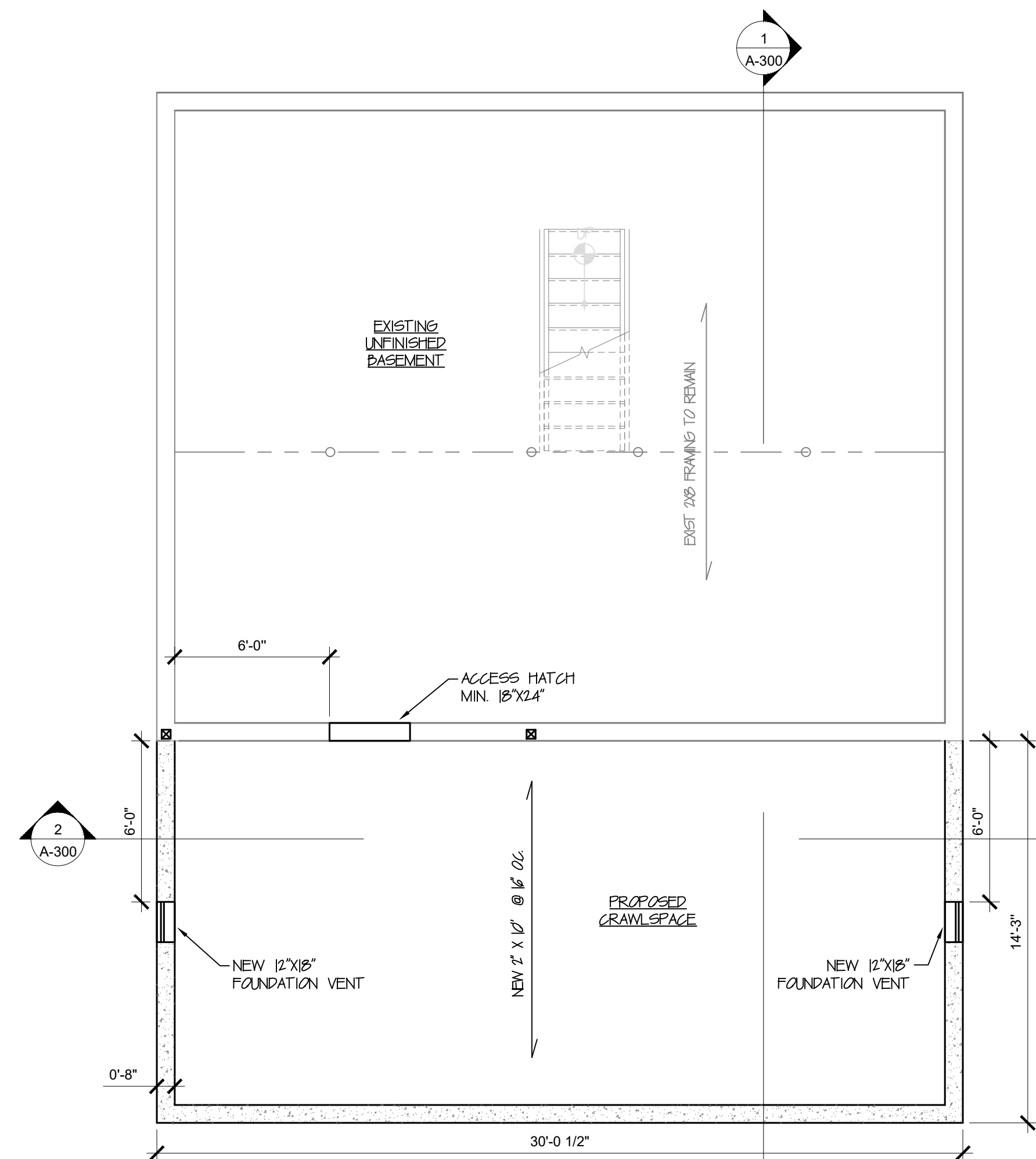
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Residence

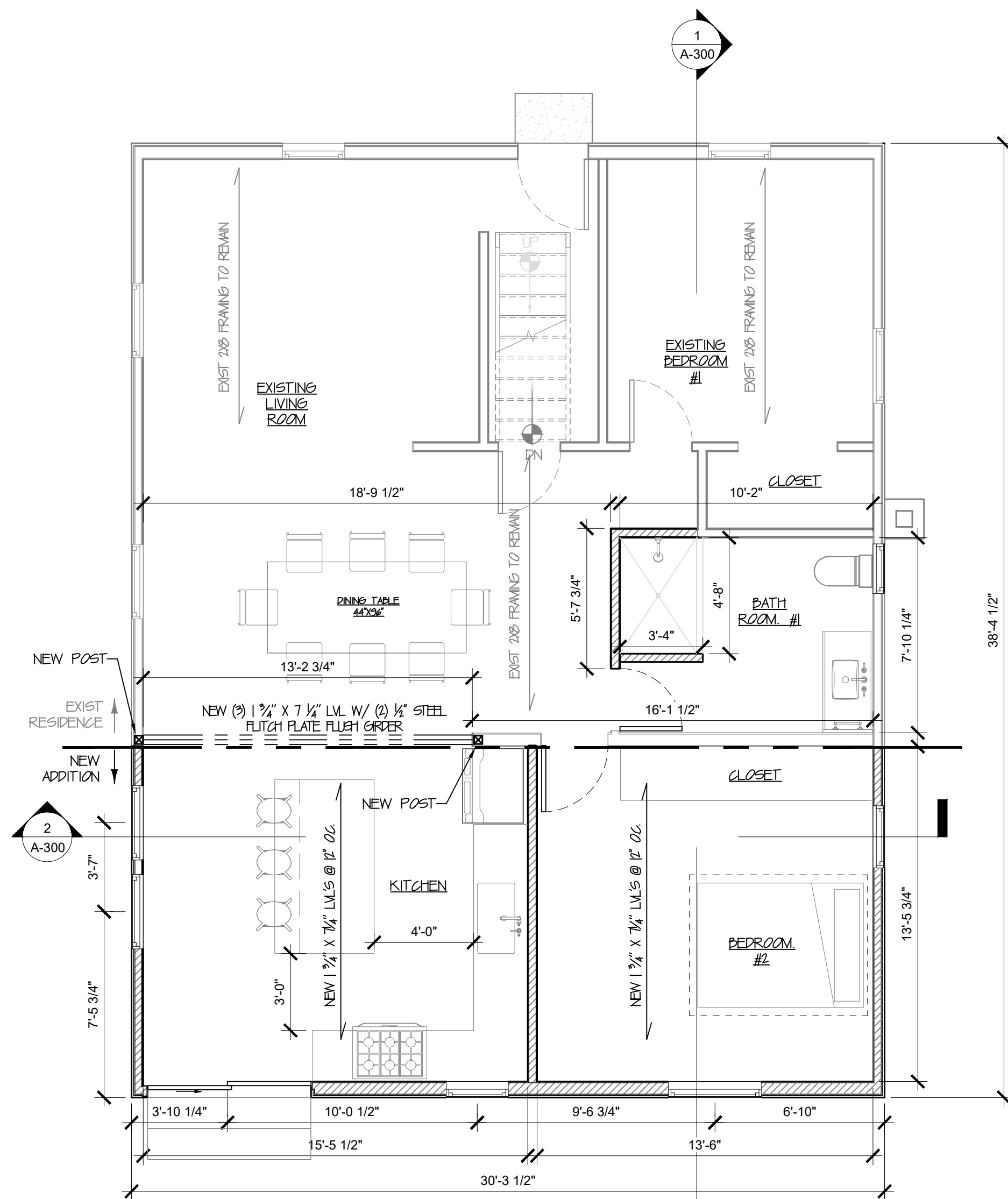
412 West St. Greenport, N.Y. 11944

LEGEND

- EXISTING WALL
NEW WALL
NEW FOUNDATION



1 Proposed Basement
1/4" = 1'-0"



2 Proposed First Floor
1/4" = 1'-0"

No. Issue Issued to

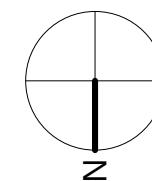
412 West Renovation

Scale Date Drawn By
1/4" = 1'-0" 07/10/22 Author

412 West Residence
412 West St. Greenport, N.Y. 11944

PROPOSED
BASEMENT & FIRST FL

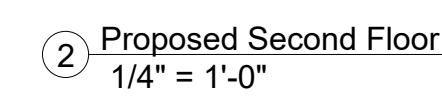
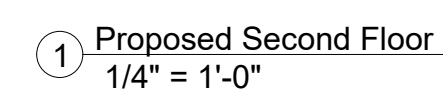
Dwg. no.



A-100

412 West St. Greenport, N.Y. 11944

EXISTING WALL
NEW WALL
NEW FOUNDATION

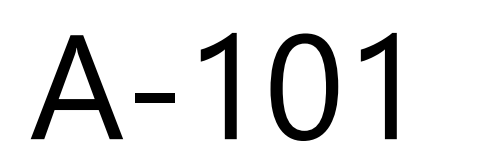


No.	Issue	Issued to
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Scale	Date	Drawn By
1/4" = 1'-0"	07/10/22	Author

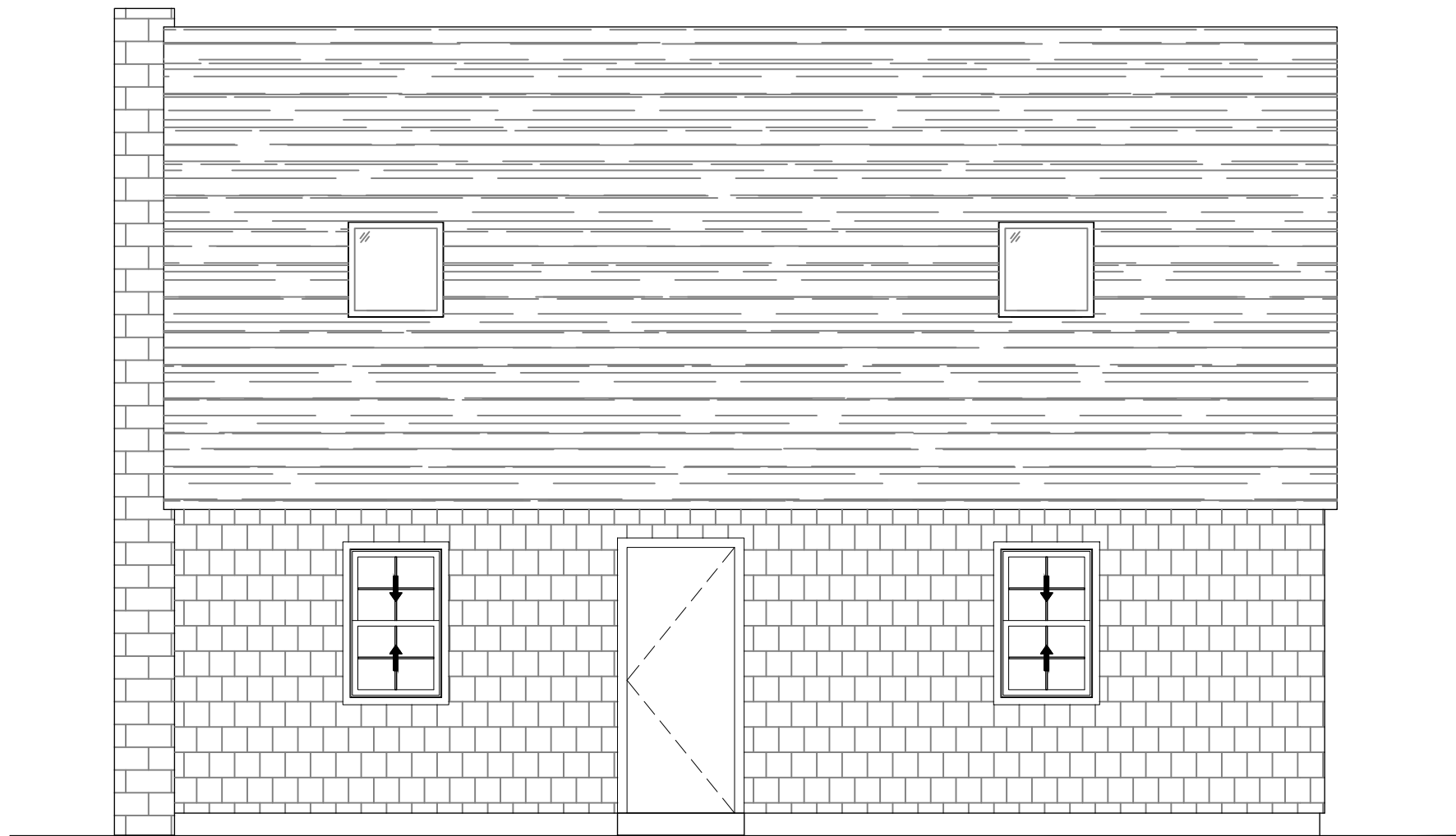
PROPOSED
SECOND FL & ROOF

Fig. no.

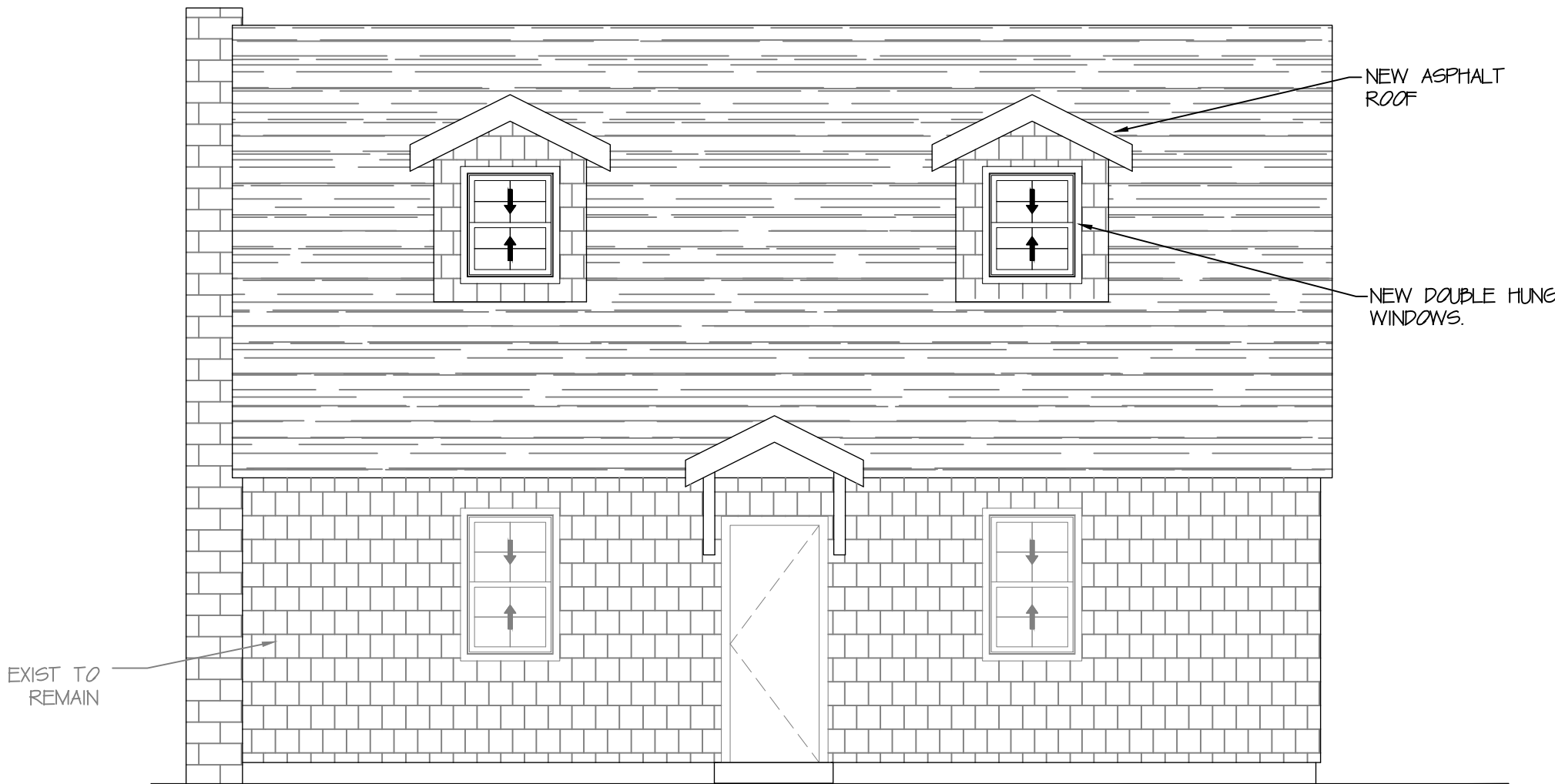


412 West
Residence

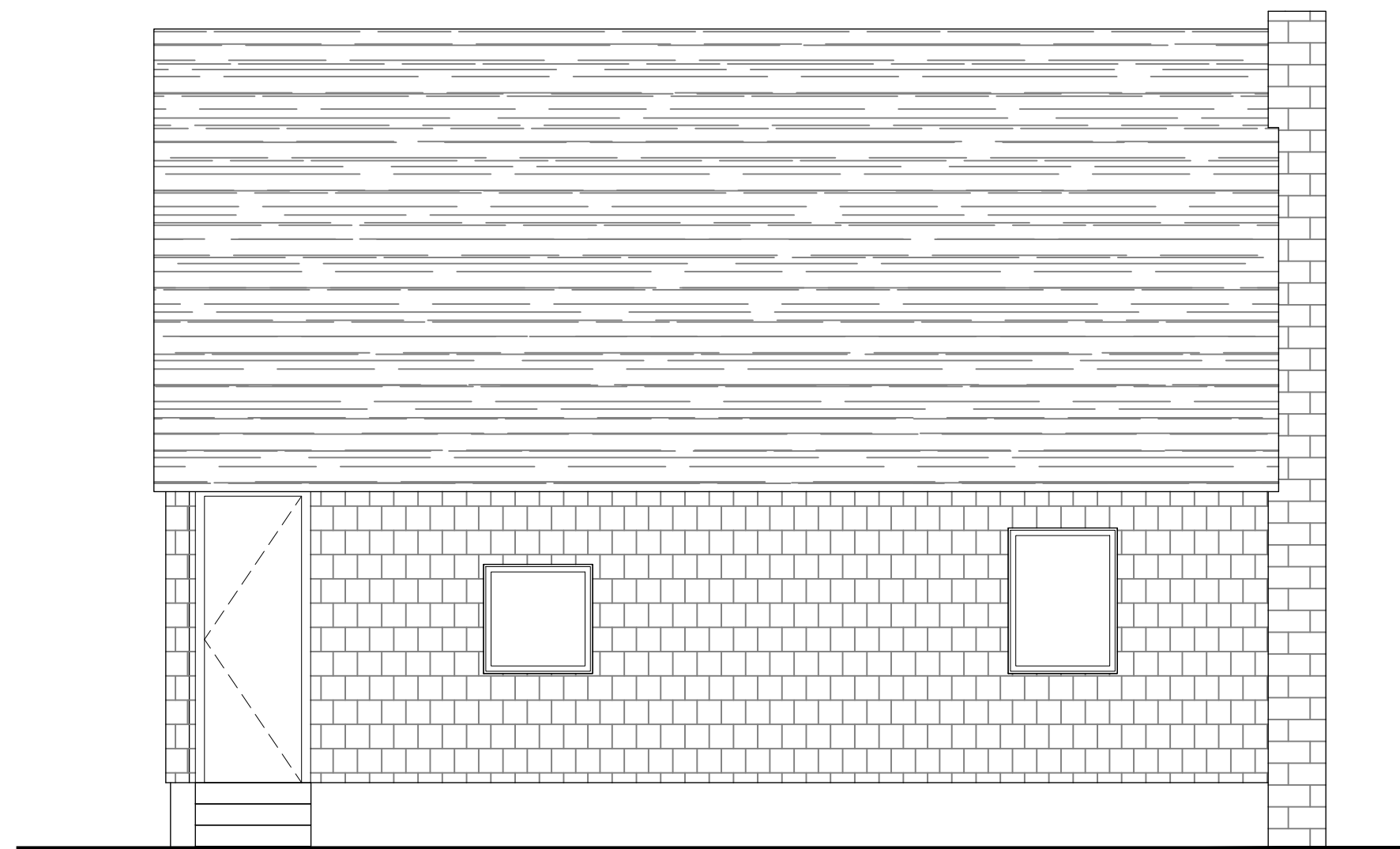
412 West St. Greenport, N.Y. 11944



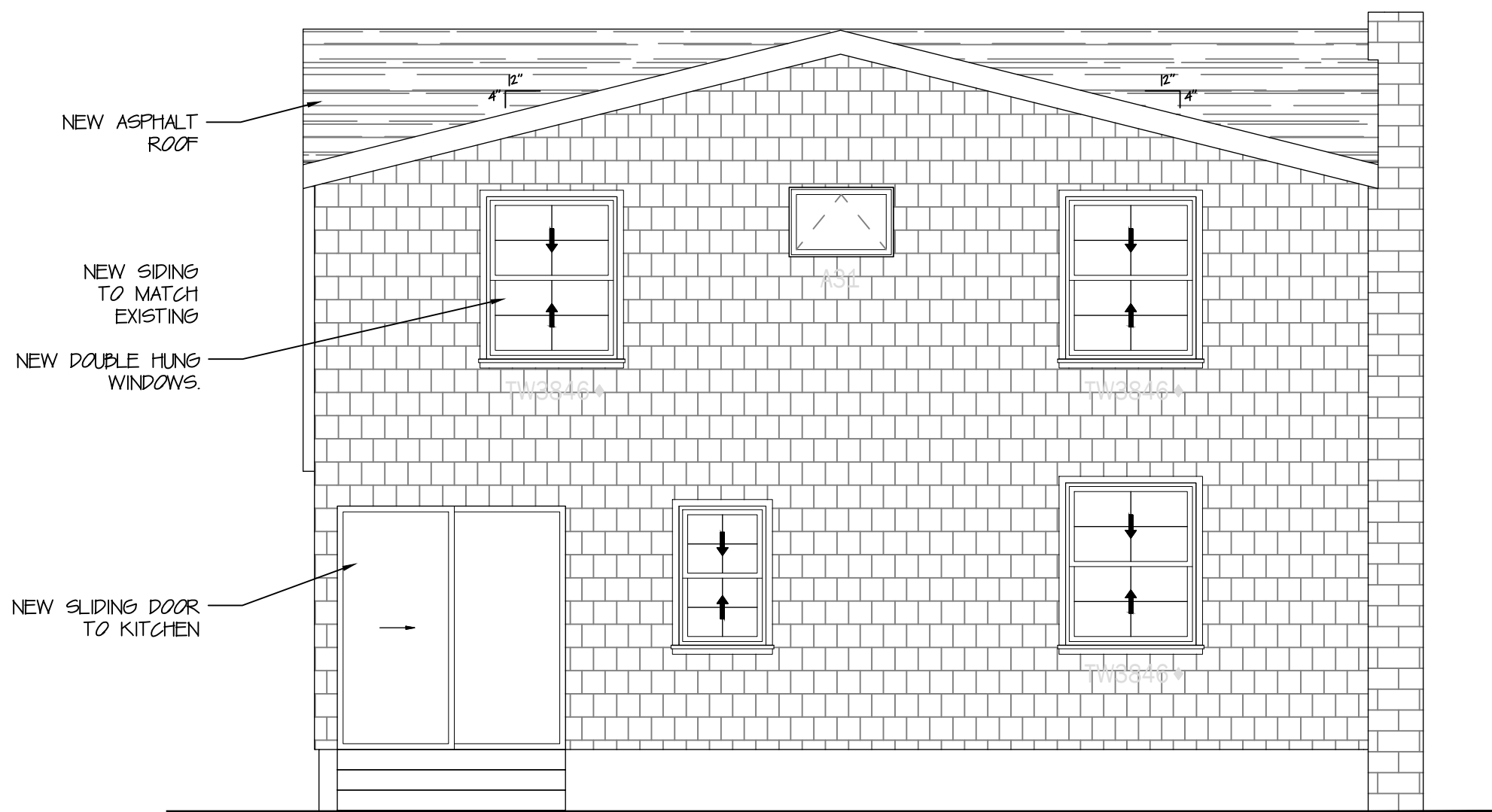
① Existing North Elevation
1/4" = 1'-0"



② Proposed North Elevation
1/4" = 1'-0"



③ Existing South Elevation
1/4" = 1'-0"



④ Proposed South Elevation
1/4" = 1'-0"

No.	Issue	Issued to
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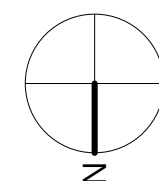
412 West Renovation

Scale	Date	Drawn By
1/4" = 1'-0"	07/10/22	Author

412 West Residence
412 West St. Greenport, N.Y. 11944

PROPOSED
EXTERIOR ELEVATIONS

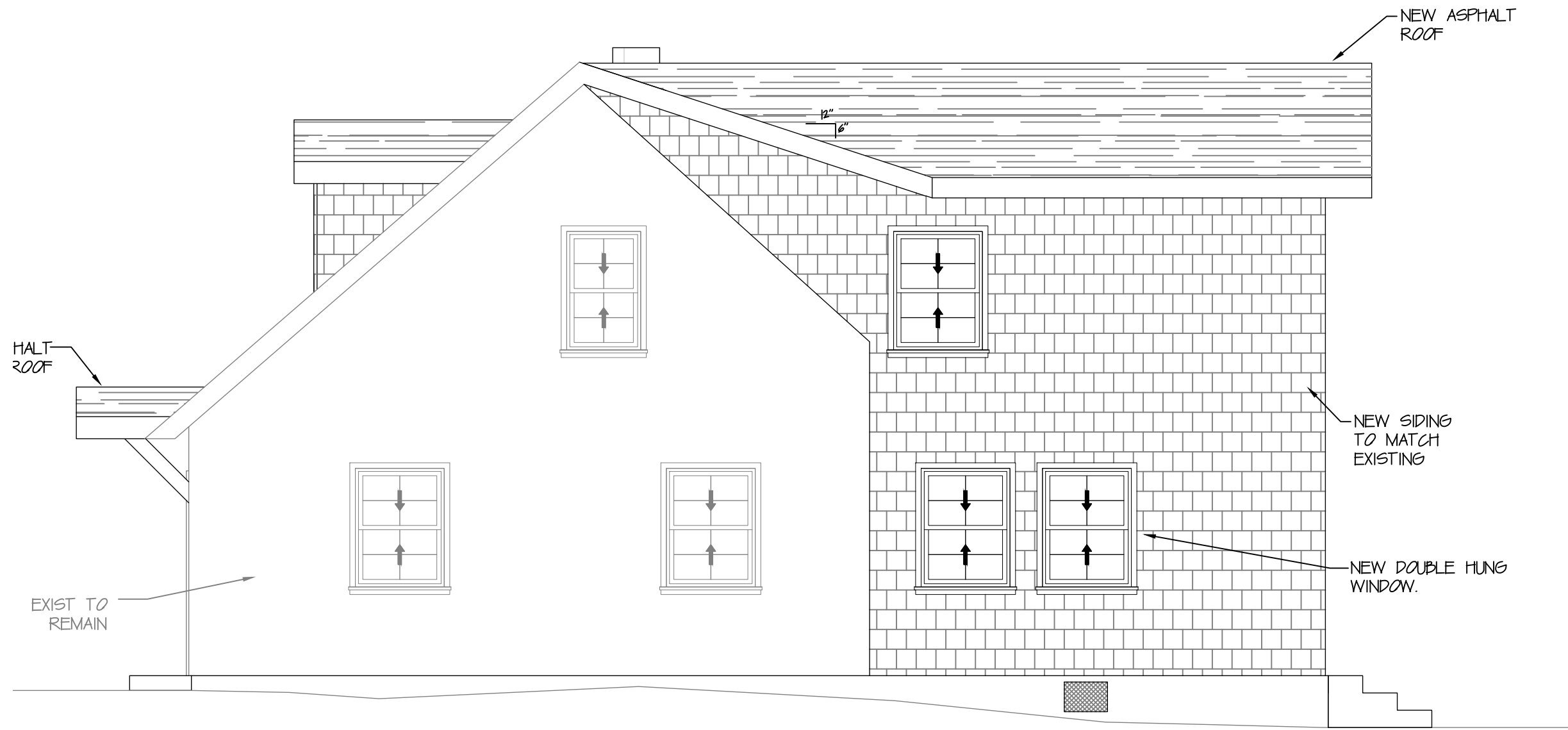
Dwg. no.



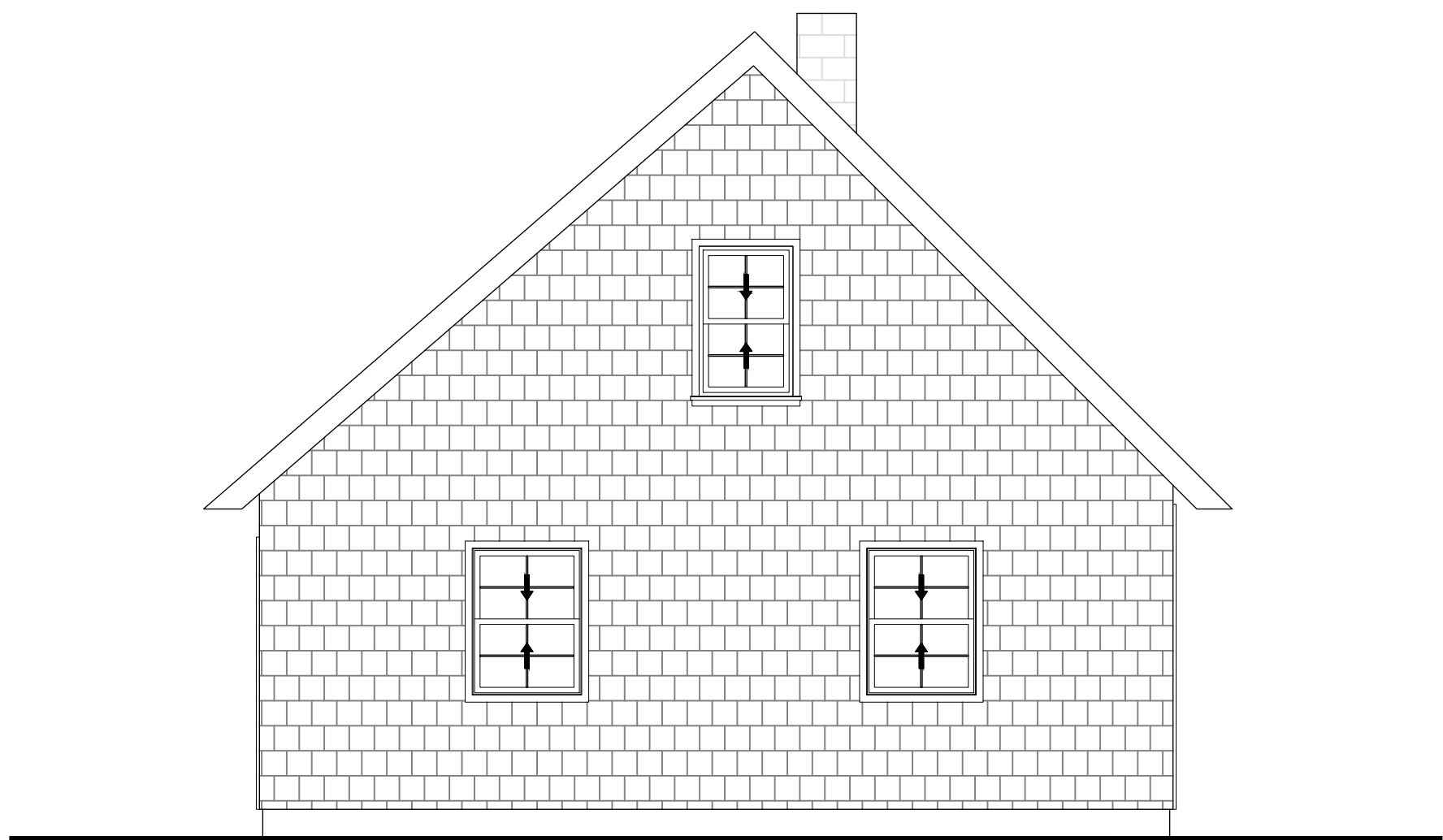
A-200

412 West
Residence

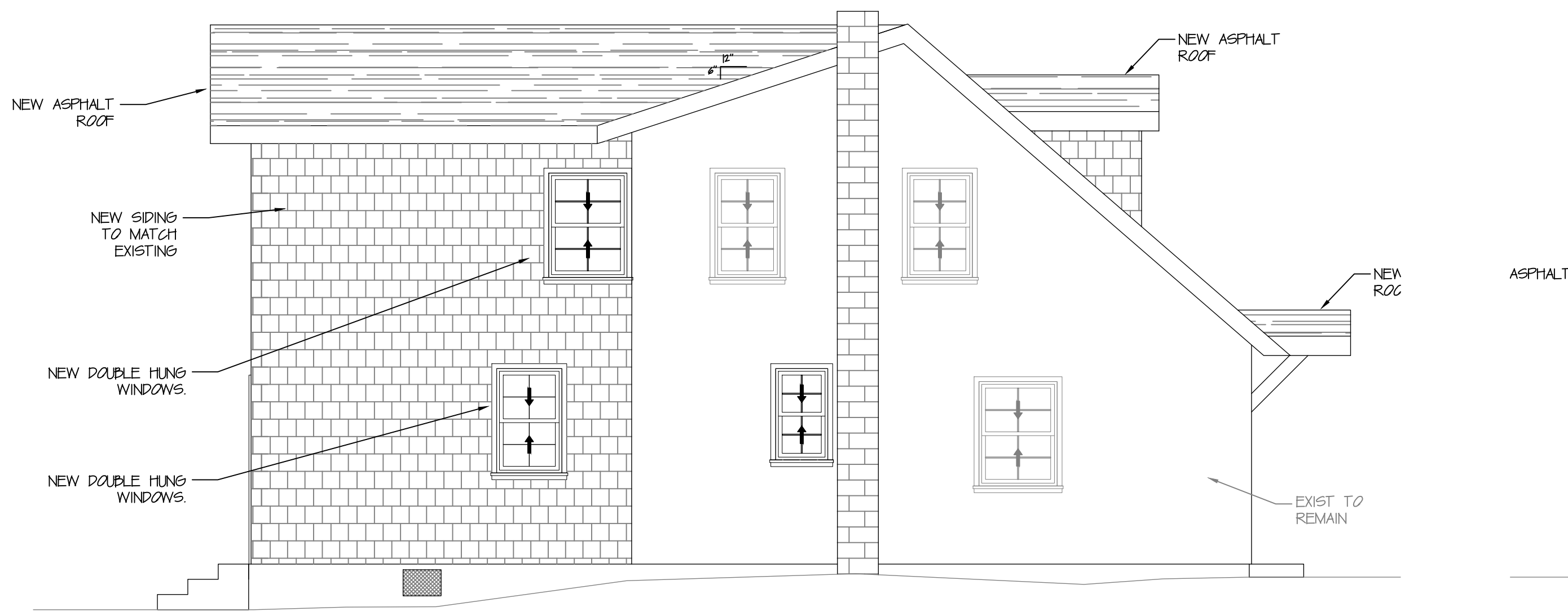
412 West St. Greenport, N.Y. 11944



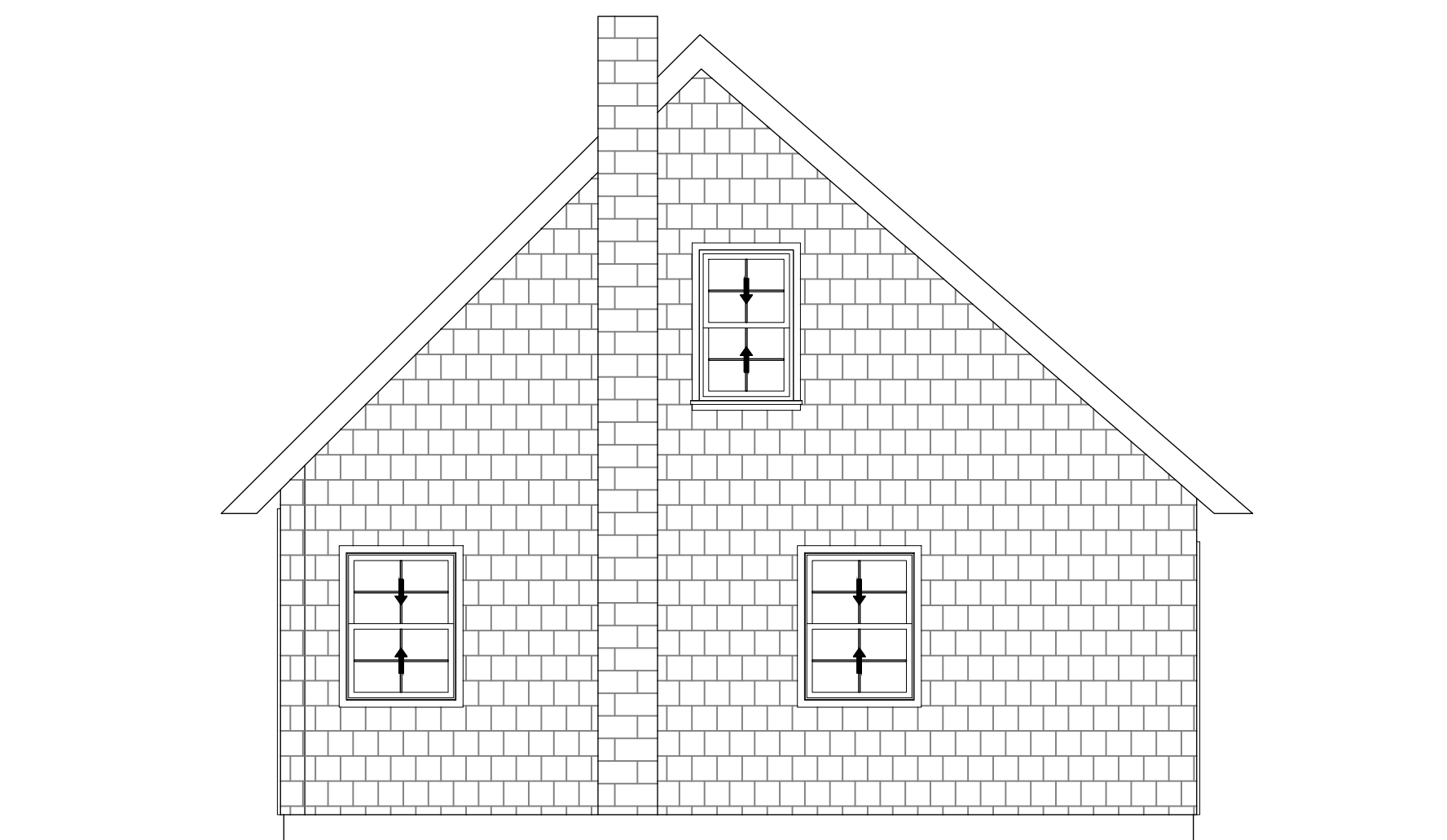
① Proposed West Elevation
1/4" = 1'-0"



② Existing West Elevation
1/4" = 1'-0"



③ Proposed East Elevation
1/4" = 1'-0"



④ Existing East Elevation
1/4" = 1'-0"

No. Issue Issued to

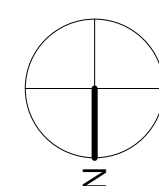
412 West Renovation

Scale Date Drawn By
1/4" = 1'-0" 07/10/22 Author

412 West Residence
412 West St. Greenport, N.Y. 11944

PROPOSED
EXTERIOR ELEVATIONS

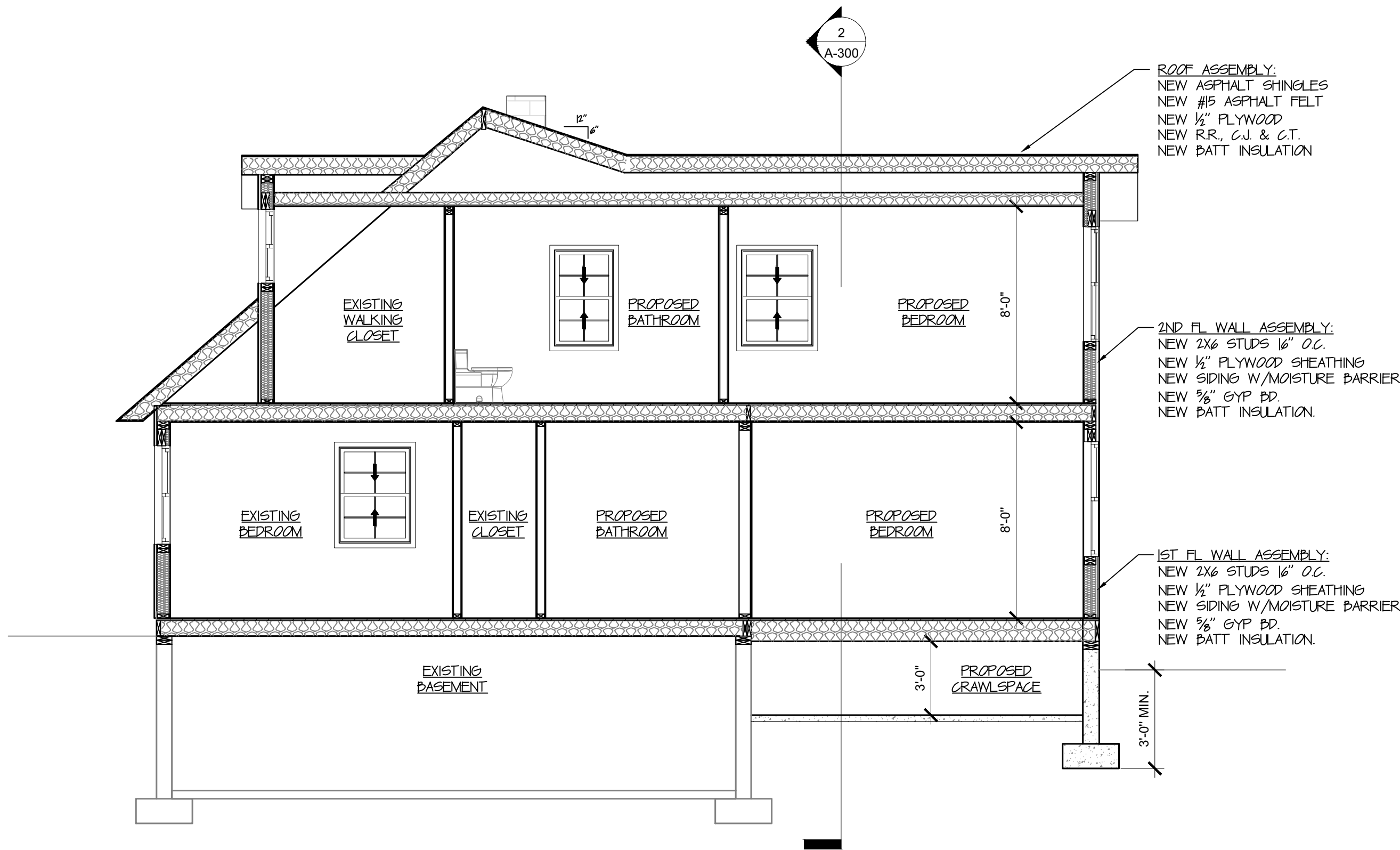
Dwg. no.



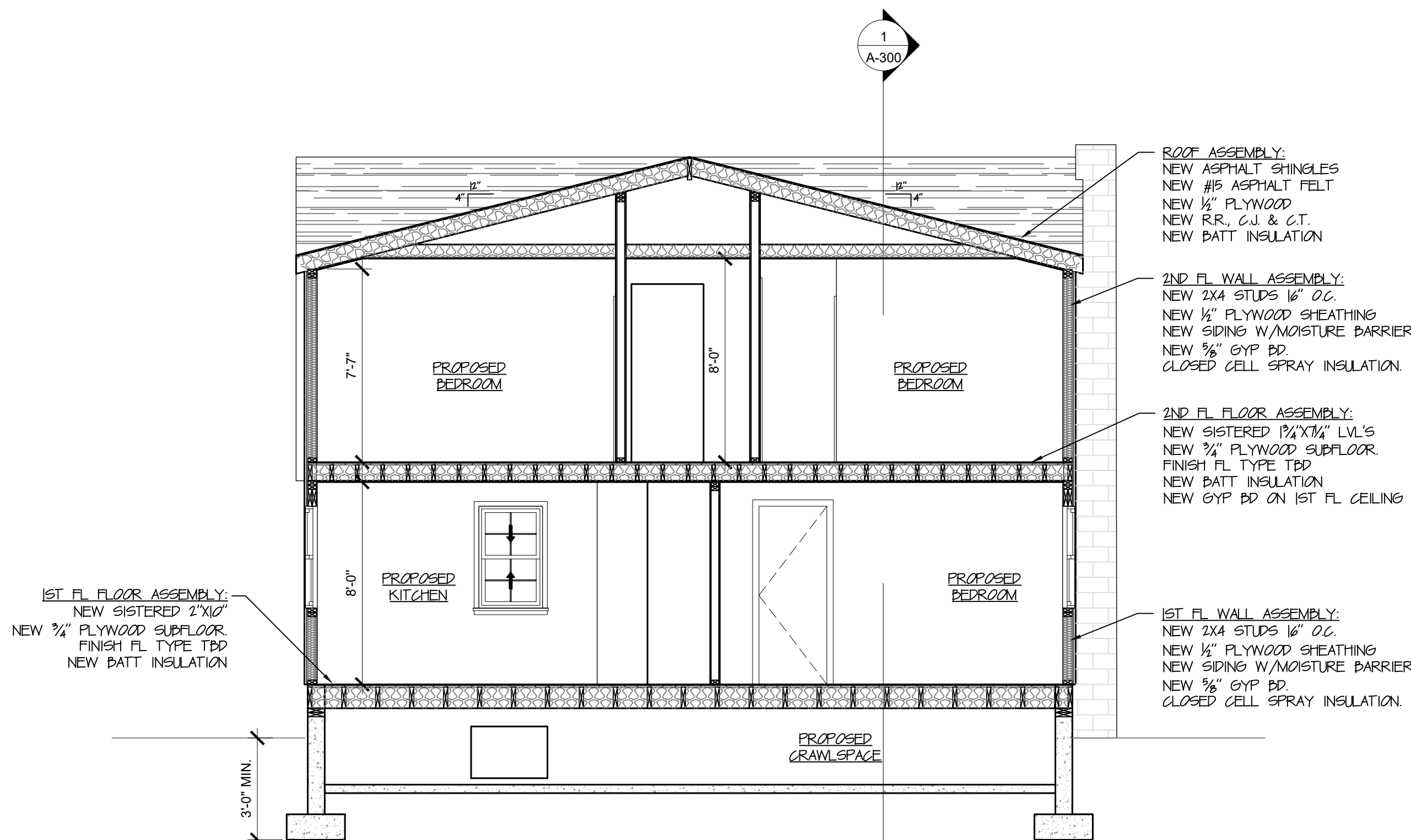
A-201

412 West
Residence

412 West St. Greenport, N.Y. 11944



① SECTION 1-1
1/4" = 1'-0"



② SECTION 2-2
1/4" = 1'-0"

No. Issue Issued to

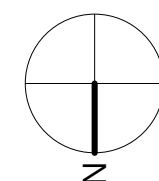
412 West Renovation

Scale Date Drawn By
1/4" = 1'-0" 07/10/22 Author

412 West Residence
412 West St. Greenport, N.Y. 11944

BUILDING
SECTIONS

Dwg. no.



A-300