# Foglia-Mccarthy-Ohea Residence

PERMIT / HPC SUBMISSION

540 First Street, Greenport, NY, 11944

Drawing List & Issue Dates						
	Issue Name:	Permit/HPC Set				
	Issue Date:	9/8/25				
Sheet No.	Sheet Title					
A-000	Cover Sheet	9/8/25				
A-001	Cover Sheet	9/8/25				
A-002	Code Sheet	9/8/25				
A-003	Window Schedule	9/8/25				
A-004	Door Schedules	9/8/25				
A-100	Foundation Plan	9/8/25				
A-101	First Floor Plan	9/8/25				
A-102	Second Floor Plan	9/8/25				
A-103	Roof Plan	9/8/25				
A-200	Building Elevations	9/8/25				
A-201	Building Elevations	9/8/25				
A-300	Building Section	9/8/25				
A-800	Accessory Structure	9/8/25				
HPC-1	Details & Materials	9/8/25				
7∩N-1	Front Sethacks	9/8/25				

## **Architect**

Kramer + deConciliis Architecture 260 Hortons Lane, Southold, NY 11971

Office: (631) 477 - 8736

## **Engineer**

**Buchner Engineering PLLC** 33 Flying Point Road, Suite 208 Southampton, NY, 11968

Office: (631) 260 - 0840

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ZON-1	Front Setbacks	9/8/25					

## **GENERAL NOTES:**

- 1. ALL WORK MATERIAL, AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM BUILDING CODE, AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AND LOCAL AUTHORITIES.
- 2. ALL DIMENSIONS AND GRADE CONDITIONS TO BE VERIFIED BY CONTRACTOR(S) PRIOR TO START OF CONSTRUCTION AND ORDERING OF MATÉRIALS. 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.
- 3. PROVIDE FLASHING AT ALL ROOF BREAKS, CHIMNEYS, SKYLIGHTS, EXTERIOR DOORS, WINDOWS AND DECKS ETC.
- 4. DO NOT SCALE DRAWINGS.
- 5. 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.
- 6. THIS DRAWING IS AN INSTRUMENT PREPARED TO FACILITATE CONSTRUCTION AND SHALL NOT BE CONSTRUED AS A CONTRACT BETWEEN BUILDER AND OWNER.
- 7. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CODE.
- 8. CONTRACTOR SHALL OBTAIN ALL PERMITS

9. DIMENSIONS, ELEVATIONS, MEMBER SIZES, AND DETAILS OF EXISTING STRUCTURE SHOWN IN THE DRAWINGS ARE BASED ON LIMITED FIELD MEASUREMENTS AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING CONSTRUCTION AT THE JOB SITE PRIOR TO FABRICATION OR CONSTRUCTION. ANY DEVIATIONS FOUND IN THE FIELD FROM WHAT IS SHOWN ON THE DRAWINGS SHALL BE REPORTED IN WRITING TO THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION OR CONSTRUCTION.

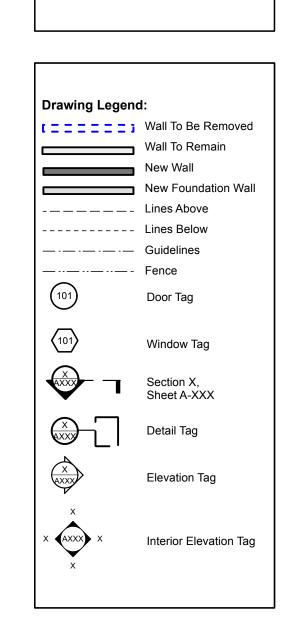
- 10. THE STRUCTURAL ELEMENTS OF THE PROJECT HAVE BEEN DESIGNED FOR THE SPECIFIED VERTICAL AND LATERAL FORCES ACTING ON THE COMPLETED BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN AND PROVIDE ALL REQUIRED SHORING AND BRACING NEEDED DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF THE PARTIALLY-COMPLETED STRUCTURE AND FOR CONSTRUCTION LOADINGS THAT EXCEED THE SPECIFIED DESIGN LOADS.
- 11. DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE TYPICAL DETAIL IS TO BE DETERMINED BY THE TITLE OF THE TYPICAL DETAIL. SUCH TYPICAL DETAILS SHALL APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION IN THE DRAWINGS.
- 12. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S OR ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF





Permit/HPC Set

Issue Date:



Kramer+deConciliis
ARCHITECTURE

260 Hortons Lane, P.O. Box 1600 Southold, NY 11971 631-477-8736 kdcarchitecture.com

Foglia - McCarthy O'Hea Residence

540 First Street, Greenport, NY, 11944

**Cover Sheet** 

SCALE: As Noted

A-000



## **Compliance Certificate**

#### **Project Information**

Foglia - McCarthy Ohea **Project Title:** Energy Code: 2021 IECC Greenport, New York Location: Single Family Construction Type: Project Type: **New Construction** Project Sub Type: Bldg. faces 270 deg. from North Orientation: Conditioned Floor Area: 2160 ft2 Glazing Area: 15% 4a (5572 HDD) Climate Zone: All Electric: Is Renewable: Has Battery: Has Charger: Has Heat Pump

Construction Site: Owner/Agent: D
540 First St
Greenport , New York 11944

Project Notes:

#### **Energy Credits**

Description	Credits
Improved Air Sealing and Efficient Ventilation System Option - R408.2.5	1.0
Reduced Energy Use in Service Water Heating Option - R408.2.3	1.0
Enhanced Envelope Performance Option - R408.2.1	1.0
More Efficient HVAC Equipment Option - R408.2.2	1.0
More Efficient Duct Thermal Distribution System Option - R408.2.4	1.0

Required: 1 Proposed: 5

Report Title: Foglia - McCarthy Ohea

Report Date: 8/8/25, 11:26 AM

#### **Envelope Assemblies**

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U- Factor/ F-Factor	Req. U- Factor/ F-Factor	Prop. UA	Req. UA
Exist. South Bump Out (Dining Room): Flat Ceiling or Scissor Truss	21	49.0	2.0	0.025	0.024	1	1
Exist. North Bump Out (Living Room): Flat Ceiling or Scissor Truss	25	49.0	2.0	0.025	0.024	1	1
Connect. North Flat Roof (Over Laundry & Pantry): Flat Ceiling or Scissor Truss	43	63.0	2.0	0.022	0.024	1	1
Existing Main Volume: Flat Ceiling or Scissor Truss	558	63.0	2.0	0.022	0.024	12	13
Connect South Flat Roof (Over Kitchen): Flat Ceiling or Scissor Truss	46	63.0	2.0	0.022	0.024	1	1
Addition North Bump Out (Over Bedroom): Flat Ceiling or Scissor Truss	25	63.0	2.0	0.022	0.024	1	1
Connection Volume: Flat Ceiling or Scissor Truss	205	63.0	2.0	0.022	0.024	5	5
Addition Flat Ceiling: Flat Ceiling or Scissor Truss	373	63.0	2.0	0.022	0.024	8	9
Addition Cathedral: Cathedral Ceiling	349	63.0	2.0	0.016	0.024	6	8
First Floor (Over Existing and Glab): All-Wood Joist/Truss	799	38.0	1.6	0.025	0.047	20	38
Basement Slab: Slab-On-Grade (Unheated) Insulation depth: 4.00' Insulation position: Horizontal nsulation	125		12.0	0.636	0.640	0	0
North Walls Addition: Wood Frame, 16" o.c. Orientation: Right side	648	23.0	8.1	0.036	0.045	21	27
North Addition Window B (1): Wood Frame SHGC: 0.28 Orientation: Right side	12			0.320	0.300	4	4
North Addition Window F (1): Wood Frame SHGC: 0.28 Orientation: Right side	12			0.320	0.300	4	4
North Addition Window F (2): Wood Frame SHGC: 0.28 Orientation: Right side	12			0.320	0.300	4	4
North Addition Window L (1): Wood Frame SHGC: 0.28 Orientation: Right side	4			0.320	0.300	1	1
North Addition Window L (2): Wood Frame SHGC: 0.28 Orientation: Right side	4			0.320	0.300	1	1
North Addition Window M (1): Wood Frame SHGC: 0.28 Orientation: Right side	8			0.320	0.300	3	2
North Addition Window N (1): Wood Frame SHGC: 0.28 Orientation: Right side	4			0.320	0.300	1	1

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U- Factor/ F-Factor	Req. U- Factor/ F-Factor	Prop. UA	F
East Foundation Walls: Solid Concrete or Masonry Orientation: Unspecified Wall height: 7.50 Insulation depth: 7.50' Insulation position: Integral Insulation	227	0.0	24.1	0.033	0.059	7	1
West Foundation Walls: Solid Concrete or Masonry Orientation: Unspecified Wall height: 7.50 Insulation depth: 7.50' Insulation position: Integral Insulation	227	0.0	24.1	0.033	0.059	7	1
South Foundation Walls: Solid Concrete or Masonry Orientation: Unspecified Wall height: 7.50 Insulation depth: 7.50' Insulation position: Integral Insulation	296	0.0	24.1	0.033	0.059	10	1
Compliance: Passes using	y UA trade-off						
Compliance: 8.2% Better Than	Code		M 41	ax UA: Your U 17 383	IA: Max SHG 0.40	C: Your 0.29	

The proposed building design described here is consistent with the building plans, specifications, and other calculations

REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in

Date

6 of 19

Report Date: 8/8/25, 11:26 AM

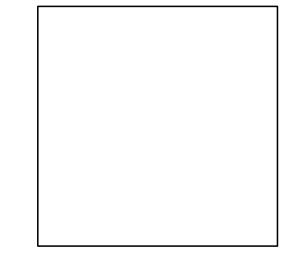
**Compliance Statement** 

Report Title: Foglia - McCarthy Ohea

Name - Title

PROJE	CT INFORMATION
SCTM#	1001-04-03-02
PROPERTY ADDRESS	540 First Street, Greenport, NY, 11944
ZONING	R-2 Residential
BUILDING HEIGHT	ALLOWABLE - 35' ACTUAL - 22' 4"
ENERGY CODE	COMPLIES WITH 2021 IECC

Issue Date:	Set:
9/8/25	Permit/HPC Set



Drawing Legend	i:
.======	Wall To Be Removed
	Wall To Remain
	New Wall
	New Foundation Wall
	Lines Above
	Lines Below
	Guidelines
	Fence
101	Door Tag
(101)	Window Tag
7	Section X, Sheet A-XXX
$\stackrel{\times}{\swarrow}$	Detail Tag
X	Elevation Tag
X AXXX X	Interior Elevation Tag



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Foglia - McCarthy O'Hea Residence

540 First Street, Greenport , NY, 11944

Cover Sheet

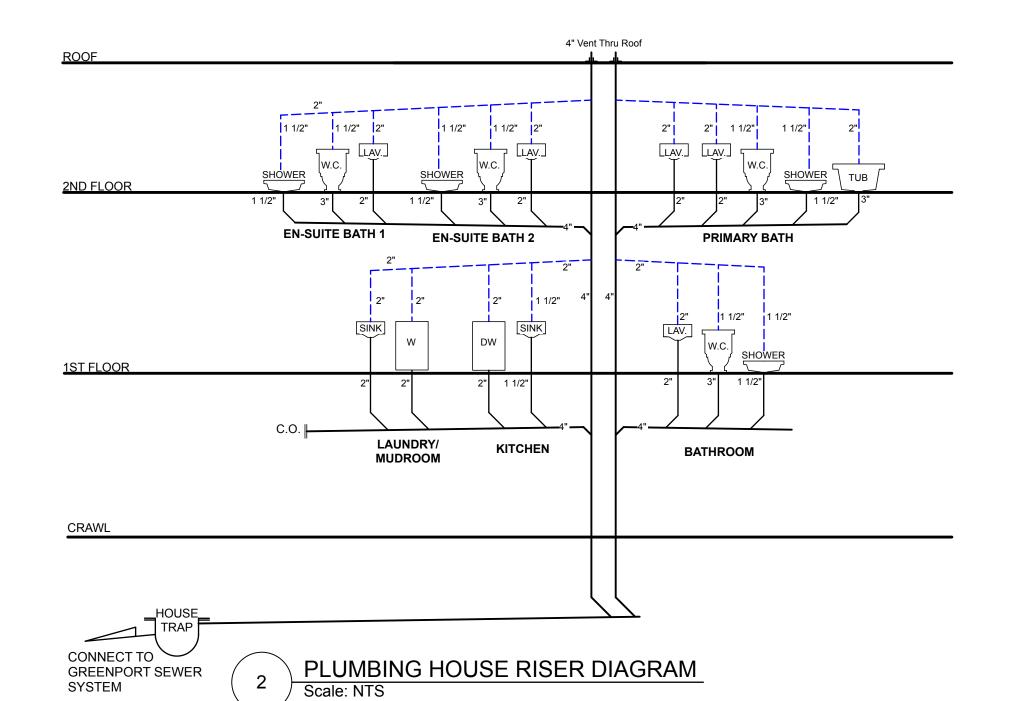
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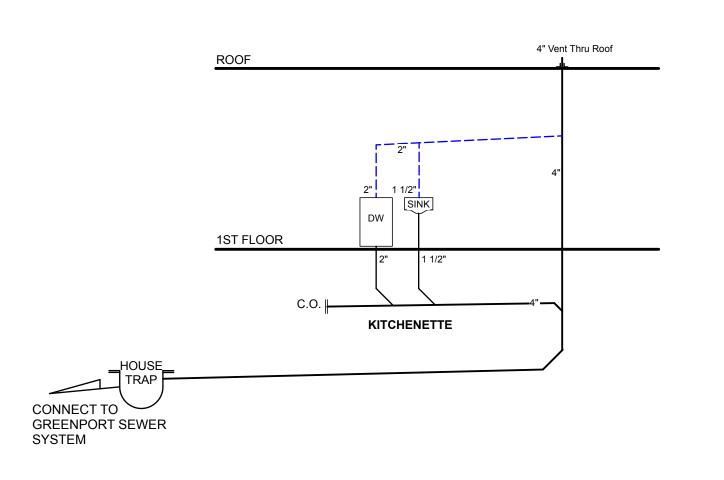
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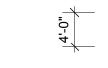
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1 RES CHECK REPORT
Scale: NTS







#### CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA AS PER NYS RESIDENTIAL CODE R 301.2.1 ICE SHIELD UNDERLAYMENT UI TIMATE GROUND SNOW LOAD WINTER DESIGN TEMP. SEISMIC DESIGN CATEGORY WEATHERING FROST LINE DEPTH TERMITE DECAY FLOOD HAZARDS WIND SPEED (MPH) REQUIRED YES 130 SEVERE 36" (TOP) M to H S to M 1984/1998

ROOF FRAMING

WALL FRAMING

FLOOR FRAMING

**ROOF SHEATHING** 

**CEILING SHEATHING** 

WALL SHEATHING

FLOOR SHEATHING

Nailing requirements are based on wall sheathing nailed 6" on-center at the panel edge. If wall sheathing is

members shall be doubled, or alternate connectors , such as shear plates , shall be used to maintain the load

nailed 3" on-center at the panel edge to obtain higher shear capacities , nailing requirements for structural

3 - 8d

10d

1001-04-03-02

540 FIRST STREET

ALLOWABLE - 35'

ACTUAL - 24.4'

GREENPORT, NY 11944

Joint Description

Rafter to Top Plate (Toe-nailed)

Collar Tie to Rafter (Face-nailed)

Blocking to Rafter (Toe-nailed)

Stud to Stud (Face-nailed)

Bridging to Joist (Toe-nailed)

Blocking to Joist (Toe-nailed)

Header to Header (Face-nailed)

Rim Board to Rafter (End-nailed)

Top Plate to Top Plate (Face-nailed)

Top Plates at Intersections (Face-nailed)

Top or Bottom Plate to Stud (End-nailed)

Joist to Sill, Top Plate or Girder (Toe-nailed)

Blocking to Sill or Top Plate (Toe-nailed)

Ledger Strip to Beam (Face-nailed)

Band Joist to Joist (End-nailed)

Diagonal Board Sheathing

1" x 6" or 1" x 8'

1" x 10" or wider

25 / 32"

Structural Panels

Gypsum Wallboard

Structural Panels

Fiberboard Panels

Gypsum Wallboard

Particleboard Panels

Structural Panels

Diagonal Board Sheathing

1" x 6" or 1" x 8"

1" x 10" or wider

1" or less

SCTM#

**PROPERTY** 

**ADDRESS** 

BUILDING

**HEIGHT** 

ZONING

greater than 1"

1" x 6" or 1" x 8"

1" x 10" or wider

Diagonal Board Sheathing

Hardboard

Joist on Ledger to Beam (Toe-nailed)

Band Joist to Sill or Top Plate (Toe-nailed)

Bottom Plate to Floor Joist,Bandjoist,Endjoist or Blocking

Ceiling Joist to Top Plate (Toe-nailed)

Ceiling Joist to Parallel Rafter (Face-nailed)

Ceiling Joist Laps over Partitions (Face-nailed)

Nail Sizes

(common nails U.O.N.)

3 - 8d

3 - 8d

3 - 16d

4 - 16d

2 - 8d

2 - 8d

2 - 16d

4 - 16d

2 - 16d

2 - 16d

2 - 8d

2 - 8d

3 - 16d

3 - 16d

3 - 8d

3 - 16d

2 - 16d

16d

Nail Spacing

per rafter

per joist

each lap

each end

each end

24" o.c.

per 2x4 stud

per 2x6 stud

per 2x8 stud

per foot

each end

each end

each block

each joist

per joist

per joist

per foot

per support

per support

7" edge / 10" field

(see detail 10/A002)

3" edge / 6" field

3" edge / 6" field

(see table 3.9)

(see table 3.9)

per support

per support

6" edge / 12" field

6" edge / 6" field

per support

per support

7" edge / 10" field

SEE NAILING SCHEDULE

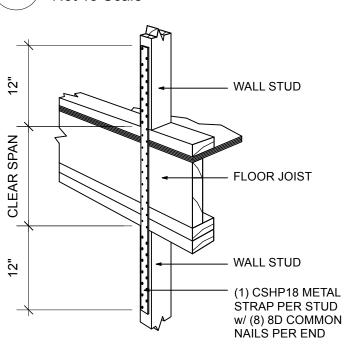
ioints-each side

16" o.c. along edges

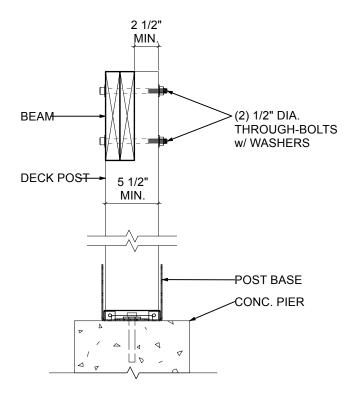
per tie

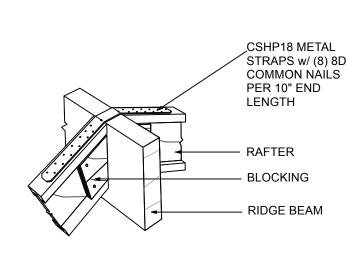
each lap





# Stud Straps @ Second Floor Box





1) CSHP18 METAL STRAF

COMMON NAILS PER 10"

**ANCHOR BOLT** 

w/ 0.229"x3"x3"

(TYP.)

4' O.C. (TYPICAL)

BEARING PLATES,

12" FROM CORNÉRS

PER STUD w/ (8) 8D

END LENGTH

	<del>,</del>	4'-0"	7	4' TYP.		
†  - 	3	2	2	3	4 / TYP.	3
	2	1	1	2		2
†  -  -	3	2	2	3	4 TYP.	3

TYP.

	·	
ble Roof Plan: 0 to 7 degrees		Gable Roof Plan: 7 to 45 degrees

# ROOF SHEATHING NAILING SCHEDULE

Zone 1

6" O.C.

6" O.C.

FIELD

**EDGE** 

CODE BOOK.

FOR ADDITIONAL STRUCTURAL NAILING REQUIREMENTS. FEFER TO "FASTENING SCHEDULE FOR STRUCTURAL MEMBERS"- NEW YORK STATE

Zone 2

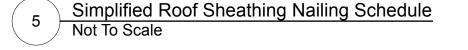
4" O.C.

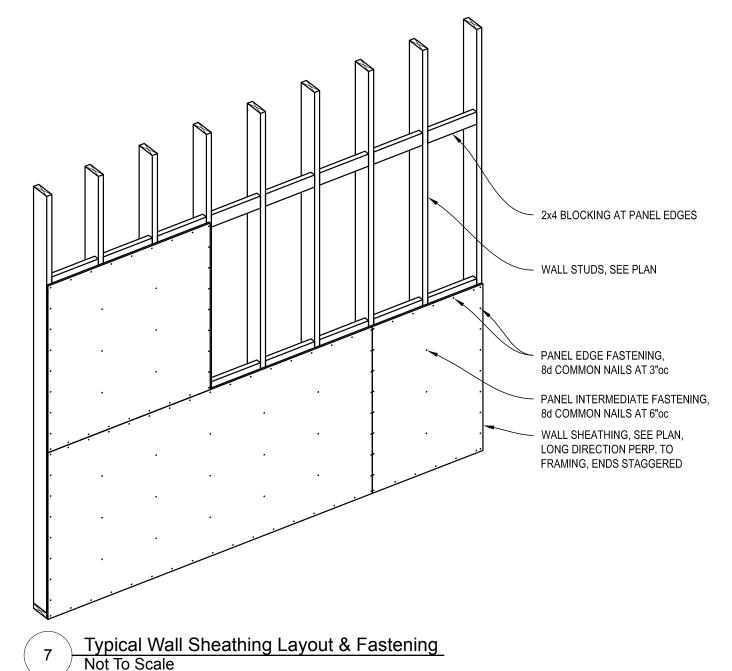
4" O.C.

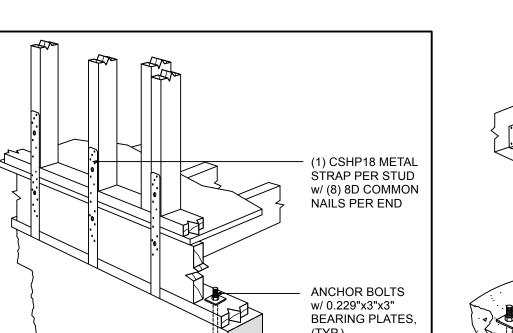
Zone 3

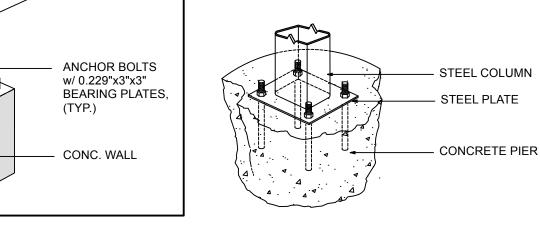
3" O.C.

3" O.C.

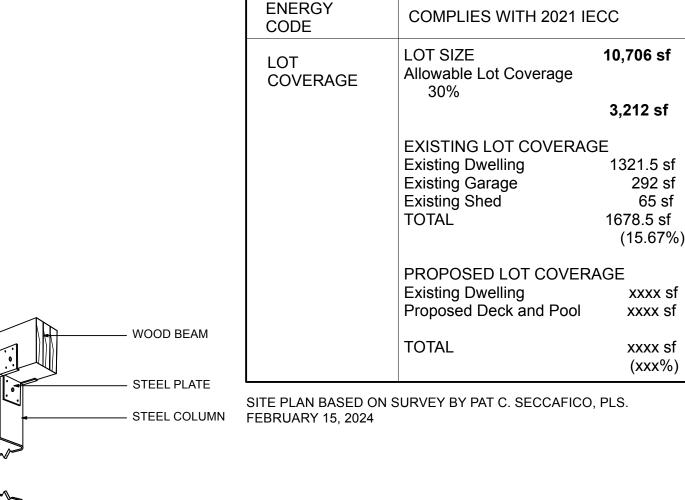












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3. PROVIDE FLASHING AT ALL ROOF BREAKS, CHIMNEYS, SKYLIGHTS, EXTERIOR

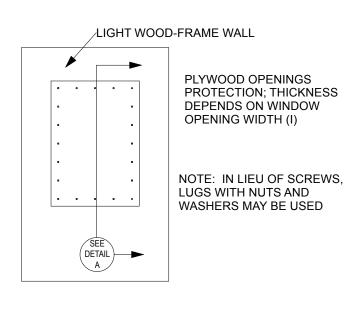
BETWEEN BUILDER AND OWNER.

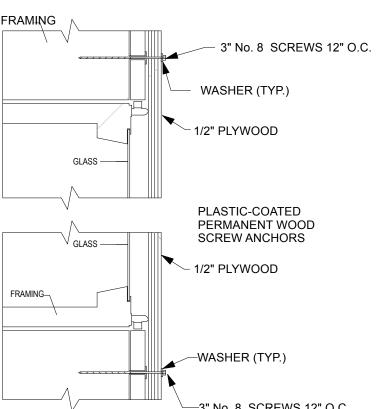
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PROTECTION TO WOOD-FRAME BUILDING

**ALTERNATE TO 120 MPH CERTIFIED** WINDOW AND DOOR PROTECTION FOR **WOOD FRAMED BUILDINGS** 

DOORS, WINDOWS AND DECKS ETC. DO NOT SCALE DRAWINGS.

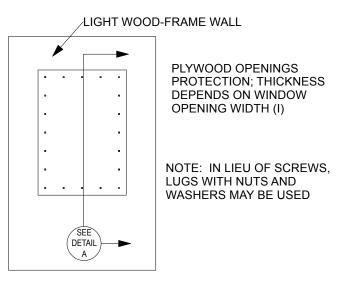
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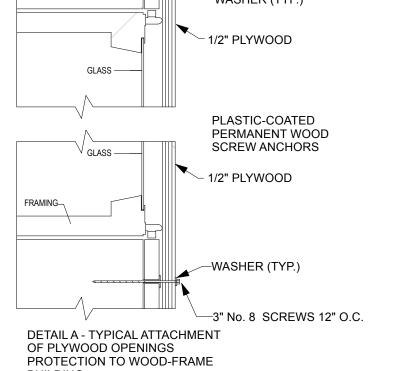
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8. CONTRACTOR SHALL OBTAIN ALL PERMITS

IN AT EACH LOCATION IN THE DRAWINGS

CONSTRUCTION.





WINDOW INSTALLATION: PLYWOOD PANEL

#### **FOUNDATION NOTES**

THE CONTRACTOR IS TO VERIFY ALL MEASUREMENTS IN THE FIELD AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

1 - ALL CONCRETE 3,500 PSI MINIMUM AFTER 28 DAYS.

2 - ALL REBAR ASTM A-615 GRADE 60.

3 - FOOTINGS ARE TO BE INSTALLED ON UNDISTURBED VIRGIN SOIL. THE BOTTOMS OF ALL FOOTINGS ARE TO BE INSTALLED A MINIMUM OF 3' BELOW GRADE UNLESS INDICATED OTHERWISE.

4 - REBAR INSTALLED ALONG THE TOP OF THE FOUNDATION WALLS WITHOUT WINDOWS ARE TO BE INSTALLED 3" BELOW THE TOP OF THE FOUNDATION WALL. REBAR INSTALLED ALONG THE TOP OF FOUNDATION WALLS WITH WINDOWS ARE TO BE INSTALLED 3" BELOW THE BOTTOM OF THE WINDOW OPENING.

5 - ALL SNAP OFF FORM TIES ARE TO BE REMOVED AND REMAINING OPENINGS ARE TO BE SEALED/GROUTED.

6 - THE FOUNDATION CONTRACTOR SHALL COORDINATE WITH THE PLUMBING AND ELECTRICAL CONTRACTORS RELATIVE TO INSTALLATION OF SLEEVES AND OTHER PENETRATIONS PRIOR TO POURING CONCRETE.

7 - THE ENGINEER IS TO BE CONTACTED IF UNACCEPTABLE OR QUESTIONABLE SOIL IS ENCOUNTERED DURING EXCAVATION. UNACCEPTABLE SOIL IS SOIL CONTAINING CLAY AND/OR ORGANIC MATERIAL OR HAVING A BEARING CAPACITY OF LESS THAN 2 TONS PER SQUARE FOOT

8 - INSTALL ISOLATION JOINTS ALONG FOUNDATION WALLS AND AT COLUMN AND OTHER FLOOR PENETRATIONS.

9 - INSTALLED CONTRACTION JOINTS IN THE CELLAR FLOOR SLAB EVERY 18' MAXIMUM.

10 - FOUNDATION EXCAVATION IS NOT TO BE BACK FILLED PRIOR TO THE INSTALLATION OF THE FLOOR FRAMING. 11 - BACKFILL ALONG FOUNDATION WALLS IS TO BE GW, GP,SW OR SP SOILS PER USCS (ASTM D 2487) AND IS TO BE MECHANICALLY COMPACTED IN 6" LIFTS TO 95% OF MAXIMUM DRY DENSITY.

12 - UNDERPIN EXISTING FOUNDATION. CONNECT EXISTING FOOTING TO NEW FOOTINGS AND WALL TOPS WITH NO.5 REBAR DOWELS

SUGGESTED UNDERPINNING PROCEDURES:

A) UNDERPIN PRIOR TO ADDITION OF ANY NEW LOADS ON WALL.

B) EXCAVATE SMALL EXPLORATORY PIT AT EXTERIOR WALL TO DETERMINE DEPTH AND WIDTH OF EXISTING FOOTING. INFORM ARCHITECT/ENGINEER OF FINDINGS BEFORE PROCEEDING.

C) UPON RECEIVING APPROVAL, EXCAVATE TO THE TOP OF THE EXISTING FOOTING FOR THE ENTIRE LENGTH OF THE AREA TO BE UNDERPINNED ON BOTH SIDES OF THE FOUNDATION WALL. REMOVE INTERIOR CONCRETE

D) EXCAVATE BY HAND BELOW THE EXISTING FOOTING AT NO MORE THAN 3 FOOT LENGTHS. E) INSTALL A KEY WAY BETWEEN SECTIONS. ALLOW 7 DAYS CURING.

F) BACK FILL AND REPLACE INTERIOR FLOOR AS NECESSARY.

G) DURING THE UNDERPINNING PROCEDURE, MONITOR THE EXISTING FOUNDATION WALL FOR EXCESSIVE MOVEMENT AND/OR CRACKS. NOTIFY THE ARCHITECT/ENGINEER IF MOVEMENT AND/OR CRACKS ARE NOTED.

13 - DOWEL TO EXISTING FOUNDATION WALL WITH NO. 5 REBAR. GROUT SOLID ALL CAVITIES IN EXISTING WALL FOR THREE FEET FROM NEW WALL.

#### **FRAMING NOTES:**

THE CONTRACTOR IS TO VERIFY ALL MEASUREMENTS IN THE FIELD AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

#### **WOOD FRAMING**

1. ALL LUMBER IS TO BE NO. 2 OR BETTER DOUGLAS FIR LARCH WITH THE FOLLOWING MINIMUM SPECIFICATIONS FB = 900 PSI FV = 180 PSI

FC PERP = 625 PSI E = 1,600,000 PSI

2. ALL LAMINATED VENEER LUMBER IS TO HAVE THE FOLLOWING MINIMUM SPECIFICATIONS: FB = 2,900 PSI

FV = 290 PSI FC PERP = 750 PSI

E = 2,000,000 PSI

3. ALL LAMINATED STRUCTURAL LUMBER IS TO HAVE THE FOLLOWING MINIMUM SPECIFICATIONS:

FB = 2,800 PSI FV = 290 PSI FC PFRP = 740 PSI E = 2,100,000 PSI

4. ALL ANTHONY POWER BEAMS (APB) ARE TO HAVE THE FOLLOWING MINIMUM SPECIFICATIONS: FB = 3,000 PSI

FV = 300 PSI FC PERP = 850 PSI E = 2,100,000 PSI

5. ALL TREATED LUMBER IS TO BE NO. 2 OR BETTER SOUTHERN PINE AS GRADED BY THE SPIB.

6. ALL BEAMS FABRICATED WITH MULTIPLE LAMINATED VENEER LUMBER BOARDS ARE TO BE NAILED/BOLTED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

7. ALL STRAPS, CONNECTORS, PLATES, BOLTS, NAILS, ETC. ARE TO BE GALVANIZED OR STAINLESS STEEL. DESIGNATED CONNECTORS, STRAP ETC. ON THESE DRAWINGS ARE MADE BY SIMPSON UNLESS INDICATED OTHERWISE. ALL CONNECTORS, STRAPS ETC. ARE TO BE NAILED/BOLTED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

8. ALL FLOOR SHEATHING IS TO BE 23#32 INCH AC TYPE PLYWOOD. TONGUE AND GROOVE, WITH AN APA SPAN RATING OF 48/24. FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO THE FLOOR JOISTS (6" O.C. EDGES AND 12 " O.C. FIELD ).

9. ALL ROOF SHEATHING IS TO BE 5/8 INCH APA RATED SHEATHING. SPAN RATING AS REQUIRED TO SUIT SUPPORT

SPACING INDICATED, EXPOSURE DURABILITY1, TWO SPAN MINIUMUM. 10. ALL WALL SHEATHING IS TO BE 15/32 INCH APA RATED EXPOSURE 1 PLYWOOD AND SHALL BE NAILED

(PER DETAIL 10) 11. SOLID BLOCKING IS TO BE INSTALLED EVERY 8' MAX OR MID SPAN OF ALL FLOOR JOISTS WITH SPANS

12. DOUBLE JOISTS ARE TO BE INSTALLED BELOW PARALLEL WALLS.

13. BLOCKING IS TO BE INSTALLED AT ALL POINT LOAD BEARING POINTS.

14. 24" MIN. SPLICING LENGTH TO BE PROVIDED FOR REBAR UNLESS OTHERWISE NOTED

15. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%.

16. CONSTRUCT LOAD BEARING FRAMING FULL LENGTH WITHOUT SPLICES.

17. USE SHEATHING CLIPS BETWEEN SHEETS BETWEEN ROOF FRAMING MEMBERS.

18. ALL POSTS AND COLUMNS FROM HEADERS AND BEAMS SHALL BEAR CONTINUOUSLY TO CONCRETE FOUNDATIONS INCLUDING SOLID BLOCKING IN FLOOR SPACES.

19. ALL BEARING WALLS SHALL BE BLOCKED AT 4'-0" ON CENTER, VERTICALLY, UNLESS NOTED OTHERWISE.

20. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE PRESSURE TREATED, PT. 21. FILL ALL FASTENER HOLES IN WOOD CONSTRUCTION CONNECTORS WITH MANUFACTURER'S RECOMMENDED

### STEEL

FASTENER.

1. ALL STEEL IS TO BE ASTM SPECIFICATION A-36

2. ALL BOLTED CONNECTIONS ARE TO BE MADE WITH A-325 BOLTS.

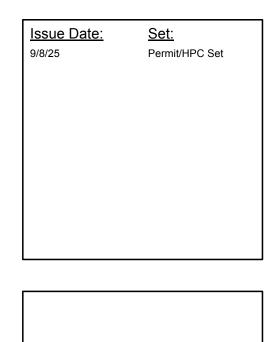
3. SQUARE/RECTANGULAR AND CIRCULAR COLUMNS ARE TO BE ASTM SPECIFICATION A500.

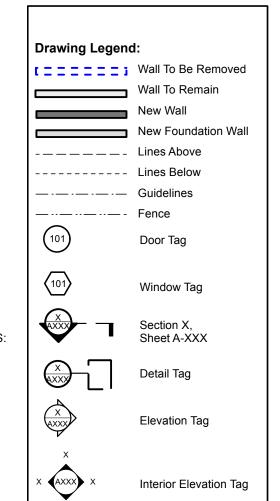
4. ALL COLUMNS ARE TO BE BOLTED TO STEEL GIRDERS WITH 1#2" BOLTS OR UNLESS OTHERWISE SHOWN ON 5. 1/2" WEB STIFFENERS ARE TO BE INSTALLED AT ALL POINT LOAD BEARING POINTS AND OVER ALL COLUMN

6. ALL WELDED CONNECTIONS ARE TO BE DONE BY A CERTIFIED WELDER AND CONFORM TO AWS AND AISC

5. ALL WELD JOINTS ARE TO USE E70XX ELECTRODES.

6. ALL GIRDER SPLICES ARE TO BE MADE ABOVE COLUMNS.







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**Code Sheet** 

SCALE: As Noted

A-002

WINDOW SCHEDULE (BY TYPE)									
						ROUGH (	OPENING		
NO.	QUANTITY	MANUFACTURER	TYPE	GLASS	FINISH	RO Width	RO Height	EGRESS	REMARKS
Α	1	Loewen	Fixed Glass	Low E 272		3'6"	2'5"	FALSE	N/A
В	5	Loewen	Double Hung	Low E 272		2'6 5/8"	5'1"	FALSE	N/A
С	2	Loewen	Double Hung	Low E 272		2'6 5/8"	5'9"	FALSE	N/A
D	4	Loewen	Double Hung	Low E 272		1'4"	5'8"	FALSE	N/A
E	4	Loewen	Double Hung	Low E 272		1'10 5/8"	5'9"	FALSE	Custom
F	2	Loewen	Casement	Low E 272		2'6 1/4"	3'4 1/8"	FALSE	N/A
G	2	Loewen	Double Hung	Low E 272		3'0 3/4"	5'9"	TRUE	EGRESS
Н	1	Loewen	Double Hung	Low E 272		3'2 3/4"	5'9"	TRUE	EGRESS
	1	Loewen	Custom	Low E 272		4'1 3/8"	8'0"	FALSE	Custom
J	3	Loewen	Casement	Low E 272		2'4 3/8"	3'4 1/8"	FALSE	N/A
K	2	Loewen	Single Hung	Low E 272	Wood Clad	2'2 5/8"	5'6"	FALSE	N/A
L	2	Loewen	Casement	Low E 272		2'6 1/4"	4'7 7/8"	TRUE	EGRESS
M	4	Loewen	Single Hung	Low E 272	Wood Clad	1'10 5/8"	5'6"	FALSE	N/A
0	2	Loewen	Casement	Low E 272		1'8 1/2"	2'8 1/4"	FALSE	N/A
Q	4	Loewen	Casement	Low E 272		2'6 1/4"	3'6"	FALSE	N/A
R	1	Loewen	Casement	Low E 272		3'0 1/4"	4'0 3/4"	TRUE	EGRESS Basement Window, Crank Casement, EGRESS HINGE REQ.
S	2	Loewen	Fixed Glass			2'6 1/4"	1'4 1/2"	FALSE	N/A
T	1	Loewen	Casement	Low E 272	Clad Ext. & Primed Int.	2'0 3/8"	3'4 1/8"	FALSE	Accessory Structure
U	3	Loewen	Awning	Low E 272	Clad Ext. & Primed Int.	3'0 1/4"	1'8 1/2"	FALSE	Accessory Structure

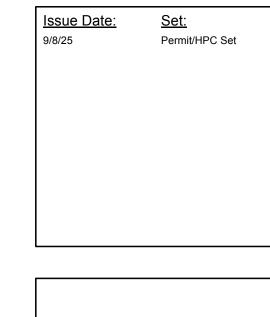


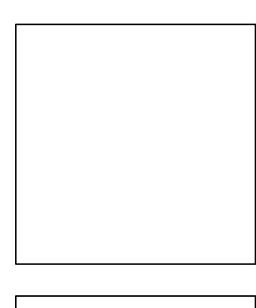
#### WINDOW NOTES:

- ALL FIXED UNITS TO BE SASH SET TYP., UNLESS NOTED OTHERWISE
- QUOTE TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO PLACING ORDER
- CONTRACTOR TO VERIFY R.O. ON WINDOW QUOTE PRIOR TO FRAMING
- LOW-E 272 GLASS TYP.
- WINDOW HARDWARE: TBD
- EXTERIOR FINISH: WHITE
- INTERIOR FINISH: PRIMED, COLOR TBD
- ALUMINUM SCREENS W/ INVISIBLE MESH AT ALL OPERABLE WINDOWS, UNLESS NOTED OTHERWISE
- REFER TO PROJECT NOTES FOR ADDITIONAL SPECIFICATIONS

### **SKYLIGHT NOTES**:

- VELUX ELECTRIC VSE-M08-2004 AND VSE-C01-2004 "FRESH AIR" hard wired to Jbox
- QUOTE TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO PLACING ORDER
- CONTRACTOR TO VERIFY R.O. ON WINDOW QUOTE PRIOR TO FRAMING LOW-E "Clean, Quiet, Safe Glass" LAMINATED GLASS
- EXTERIOR FINISH: CLAD, ALUMINIUM, POWDER COAT STANDARD VELUX GREY EXTERIOR FINISH
- INTERIOR FINISH: PAINTED- W/ VELUX SCREEN
- REFER TO PROJECT NOTES FOR ADDITIONAL SPECIFICATIONS





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Window Schedule

SCALE: As Noted

A-003

EX <sup>-</sup>	EXTERIOR DOOR SCHEDULE								
						ROUGH (	OPENING		
NO.	QUANTITY	MANUFACTURER	TYPE	FINISH	GLASS	RO Width	RO Height	Thickness	REMARKS
1	1	N/A	Swing		LOW E 2 Glass Panel	3'3"	7'0"	1 1/2"	Sand & repair existing door, replace glass panel
2	1	Loewen 4 Panel	Sliding			12'0 1/4"	7'11 7/8"	1 3/4"	w/ screen
3	1	Loewen with mulled side lite	Swing			3'1 1/2"	7'11 3/8"	1 3/4"	
4	1	Loewen 2 Panel	Sliding			6'1"	7'0"	1 3/4"	w/ screen
5	1	Trustile or Equal	Swing			3'3"	6'5"	1 3/4"	N/A
6	1	Loewen 2 panel	Sliding			11'7"	7'0"	1 3/4"	Accessory Structure
7	1	Thermatru or Equal	Swing	Primed for Paint		4'9 1/2"	6'8"	1 3/4"	Accessory Structure



## **EXTERIOR DOOR NOTES**:

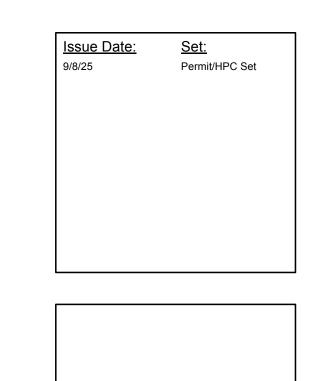
- QUOTE TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO PLACING ORDER
- CONTRACTOR TO VERIFY R.O. ON DOOR QUOTE PRIOR TO FRAMING
- LOW-E 272 GLASS TYP., LOW-E 366 GLASS WHERE INDICATED
- SLIDING DOOR HARDWARE: TBD
- SWING DOOR HARDWARE: TBD
- EXTERIOR FINISH: TBD , UNLESS NOTED OTHERWISE
- INTERIOR FINISH: PRIMED, COLOR TBD
- ENTRY DOOR HARDWARE: TBD
- SCREEN DOOR HARDWARE: MERIT MORTISE SCREEN DOOR LATCH SET 20372LL, FINISH TBD
- SMART LOCK: TBD WHERE NOTED
- ALUMINUM SCREENS W/ INVISIBLE MESH AT ALL SLIDING DOORS, UNLESS NOTED OTHERWISE - REFER TO PROJECT NOTES FOR ADDITIONAL SPECIFICATIONS & COORDINATE FOR SMART LOCK LOCATIONS

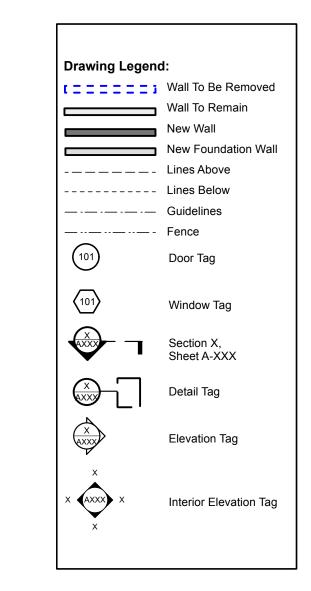
INTERIOR DOOR SCHEDULE											
						ROUGH	OPENING	UNIT	UNIT SIZE		
NO.	QUANTITY	MANUFACTURER	TYPE	FINISH	LOCKSET	RO Width		Width	Height	Thicknes	REMARKS
	-										
001	1	Trustile or Equal	Swing			3'3"	6'8"	3'0"	6'8"	1 3/4"	N/A
002	1	Trustile or Equal	Swing			3'3"		3'0"	6'8"	1 3/4"	N/A
003	1	Trustile or Equal	Swing			3'3"		3'0"	6'8"	1 3/4"	N/A
101	1	EXISTING	Swing			2'11"	_	2'8"	6'11"	1 1/2"	N/A
102	1	Trustile or Equal	Pocket			2'5 1/2"	_	2'4"	7'0"	1 3/4"	
103	1	Trustile or Equal	Swing			2'5 1/2"			6'8"	1 3/4"	
104	1	Trustile or Equal	Swing			3'1 1/2"		3'0"	7'0"	1 3/4"	
105	1	Trustile or Equal	Swing			2'9 1/2"		2'8"	7'0"	1 3/4"	
106	1	Trustile or Equal	Swing			2'9 1/2"			7'0"	1 3/4"	
107	1	Trustile or Equal	Swing			2'9 1/2"		2'8"	7'0"	1 3/4"	
108	1	Trustile or Equal	Pocket			2'5 1/2"		2'4"	7'0"	1 3/4"	
109	1	EXISTING	Swing			2'1 1/2"		2'0"	7'0"	1 3/4"	
201	1	EXISTING	Swing			2'10 3/4"		2'7 3/4"	6'7 3/4"	1 1/2"	N/A
202	1	EXISTING	Swing			2'10 3/4"		2'7 3/4"	6'7 3/4"	1 1/2"	N/A
203	1	Trustile or Equal	Sliding			5'1 1/2"			6'8"	1 3/4"	
204	1	Trustile or Equal	Swing			2'7"		2'6"	6'8"	1 1/2"	N/A
205	1	Trustile or Equal	Pocket			2'5"		2'4"	6'8"	1 1/2"	N/A
206	1	Trustile or Equal	Swing			2'7"			6'8"	1 1/2"	N/A
207	1	Trustile or Equal	Swing			2'9"	•		6'8"	1 3/4"	N/A
208	1	Trustile or Equal	Swing			2'5"			6'8"	1 1/2"	N/A
209	1	Trustile or Equal	Pocket			2'5"		2'4"	6'8"	1 1/2"	N/A
210	1	Trustile or Equal	Swing			2'7"		2'6"	6'8"	1 1/2"	N/A
211	1	Trustile or Equal	Sliding			5'1 1/2"	6'8"	5'0"	6'8"	1 3/4"	



### **INTERIOR DOOR NOTES**:

- QUOTE TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO PLACING ORDER
- HARDWARE (TBD) SEE SCHDULE FOR LOCKSET TYPE
- 1. SWING DOORS: TBD LEVER W/ TBD ESCUTCHEON, TBD HINGES, TYP.
- 2. POCKET DOORS: TBD (TO BE CONFIRMED), TBD
- 3. DOOR STOPS AT SWING DOORS (NOT FOR CLOSET DOORS): TBD, FINISH TBD - SADDLES: REFER TO PROJECT NOTES
- REFER TO PROJECT NOTES FOR ADDITIONAL SPECIFICATIONS





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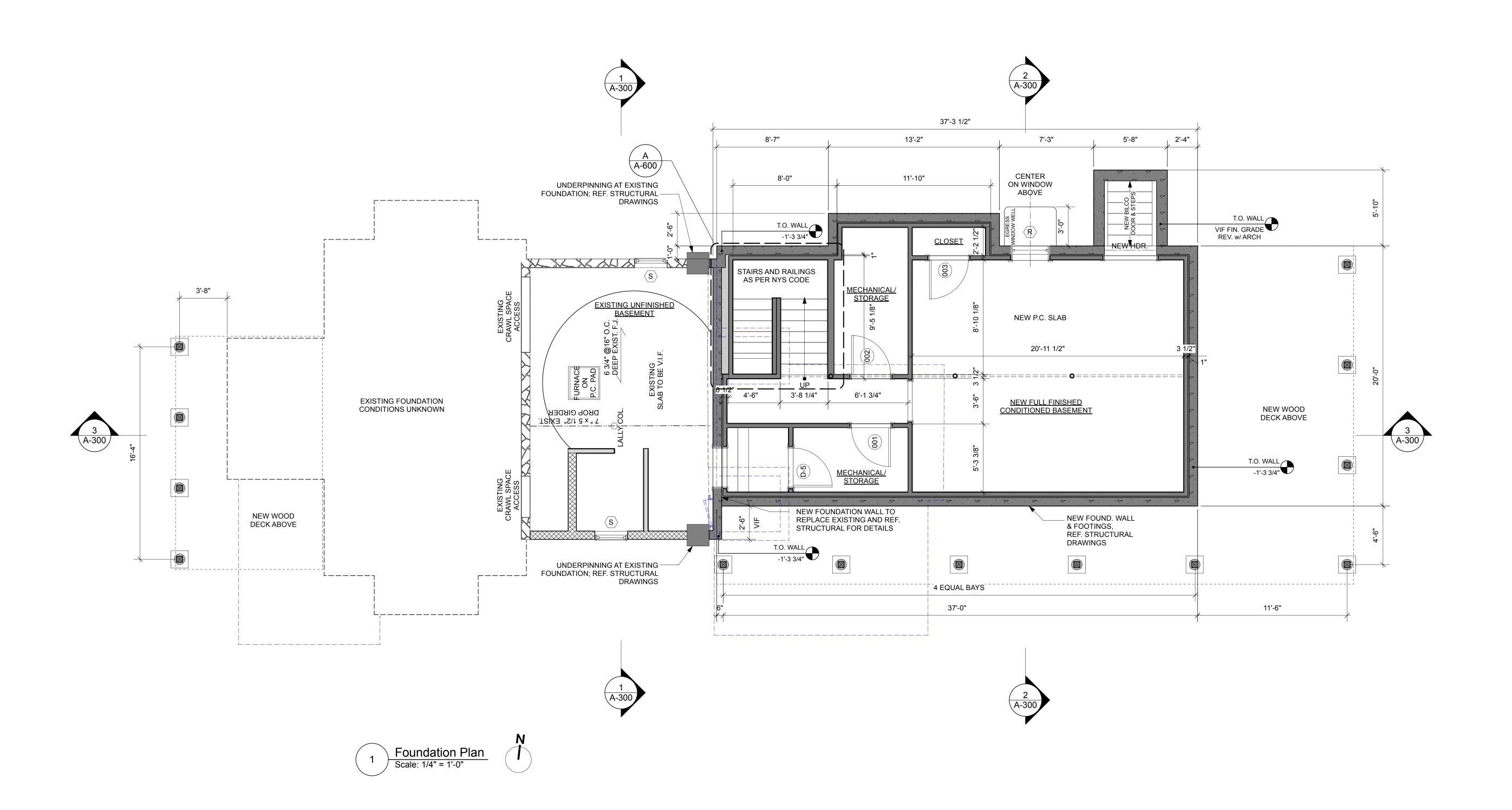
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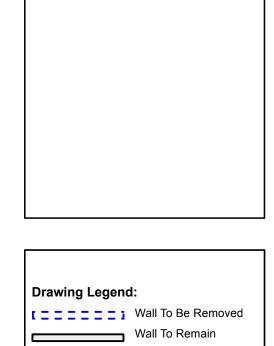
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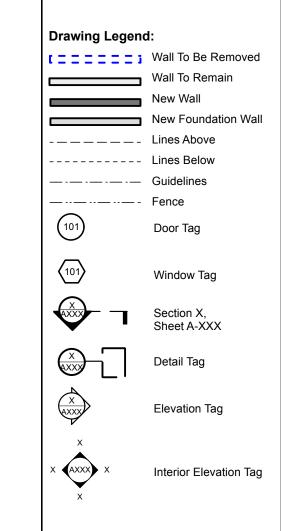
**Door Schedules** SCALE: As Noted

A-004



Issue Date: Set:
9/8/25 Permit/HPC Set





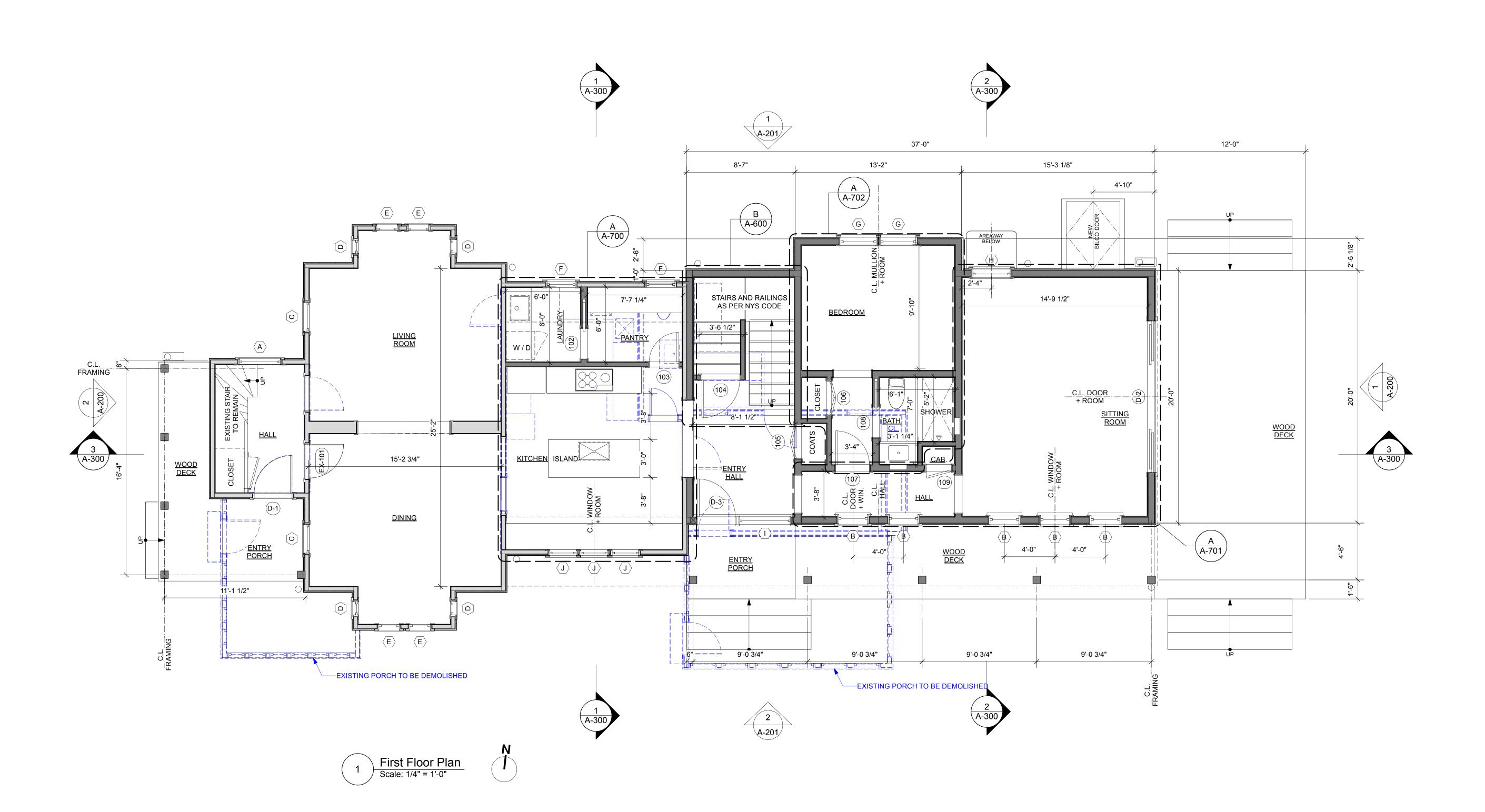


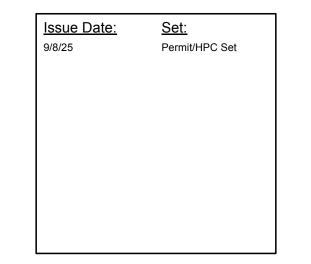
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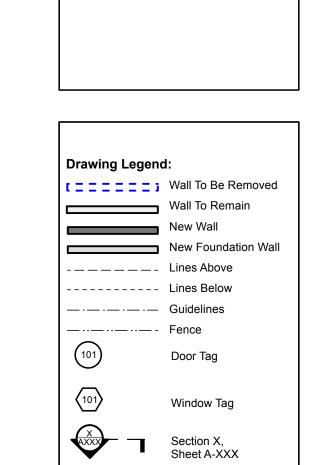
Foundation Plan

SCALE: As Noted

A-100





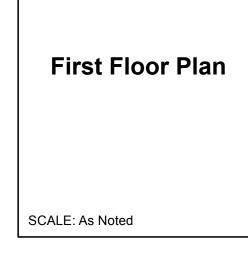




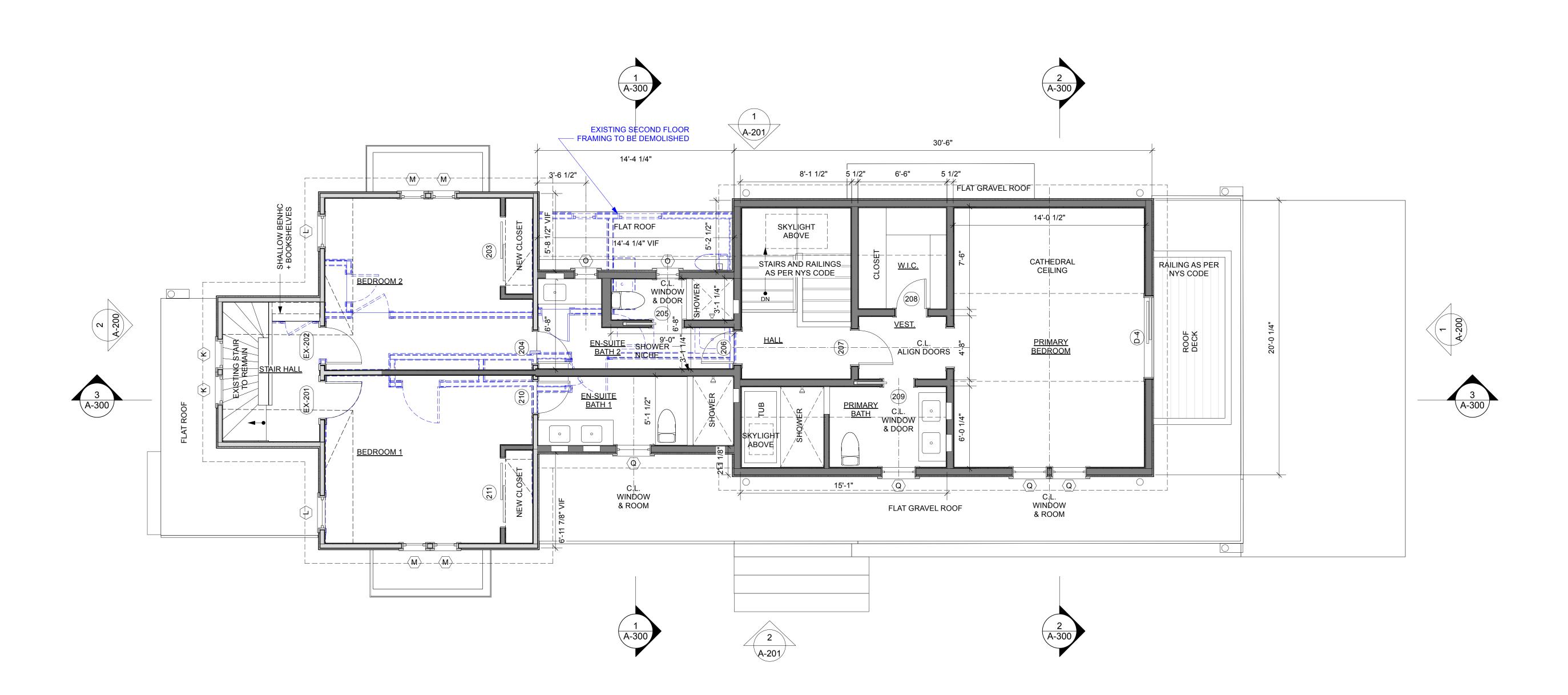
Elevation Tag

Interior Elevation Tag

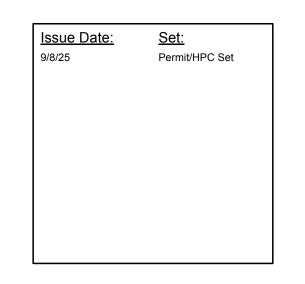
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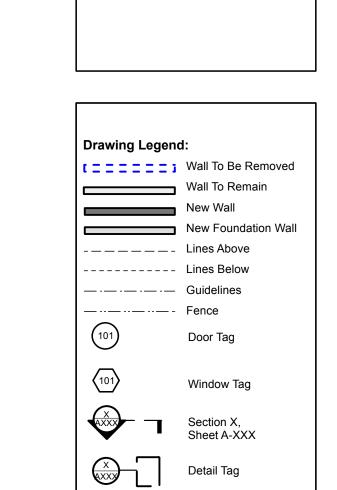


A-101



Second Floor Plan
Scale: 1/4" = 1'-0"



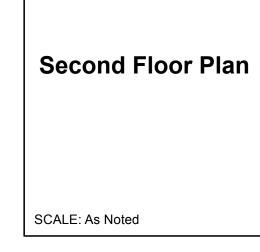




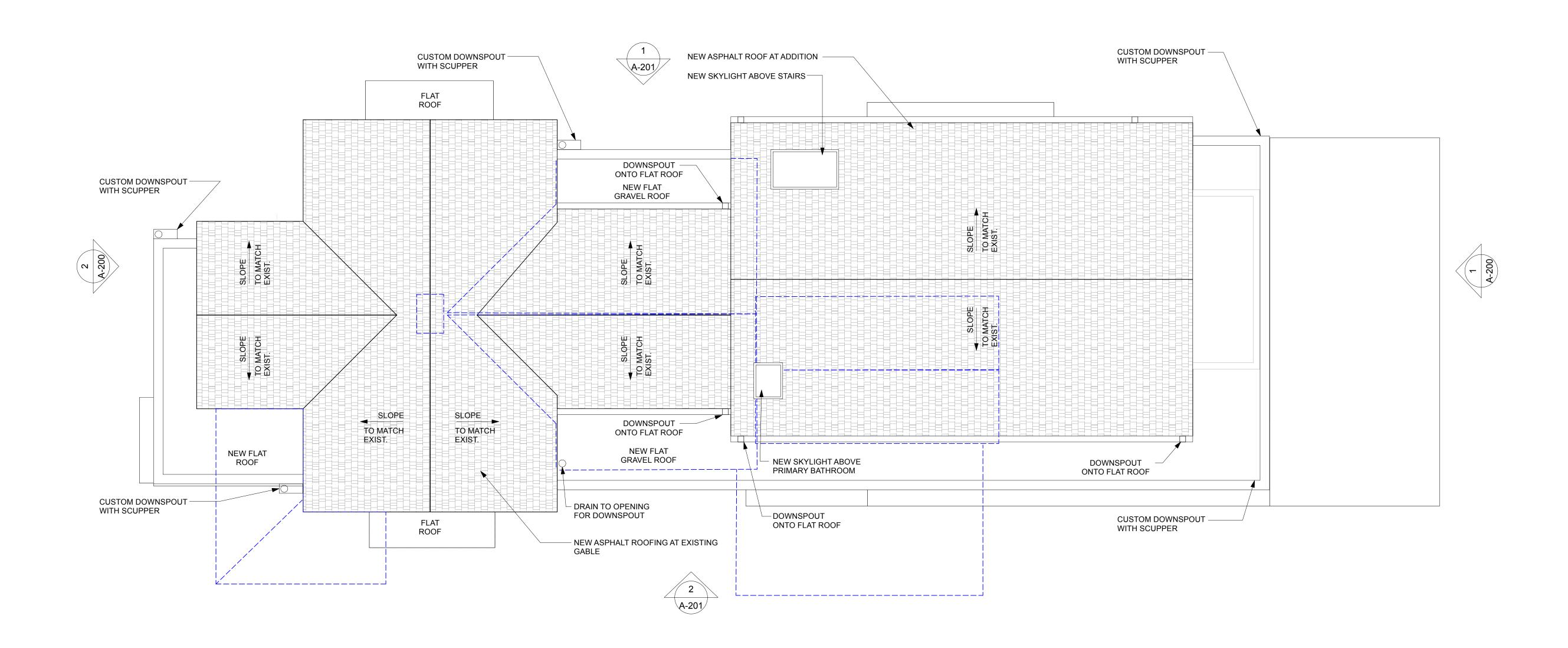
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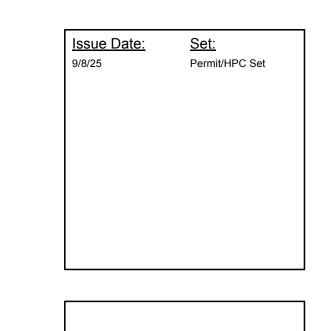
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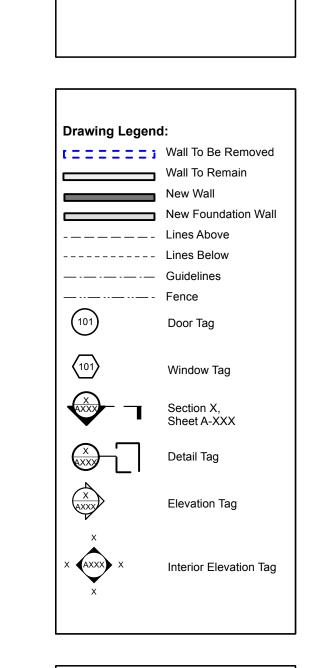


A-102



1 Roof Plan
Scale: 1/4" = 1'-0"







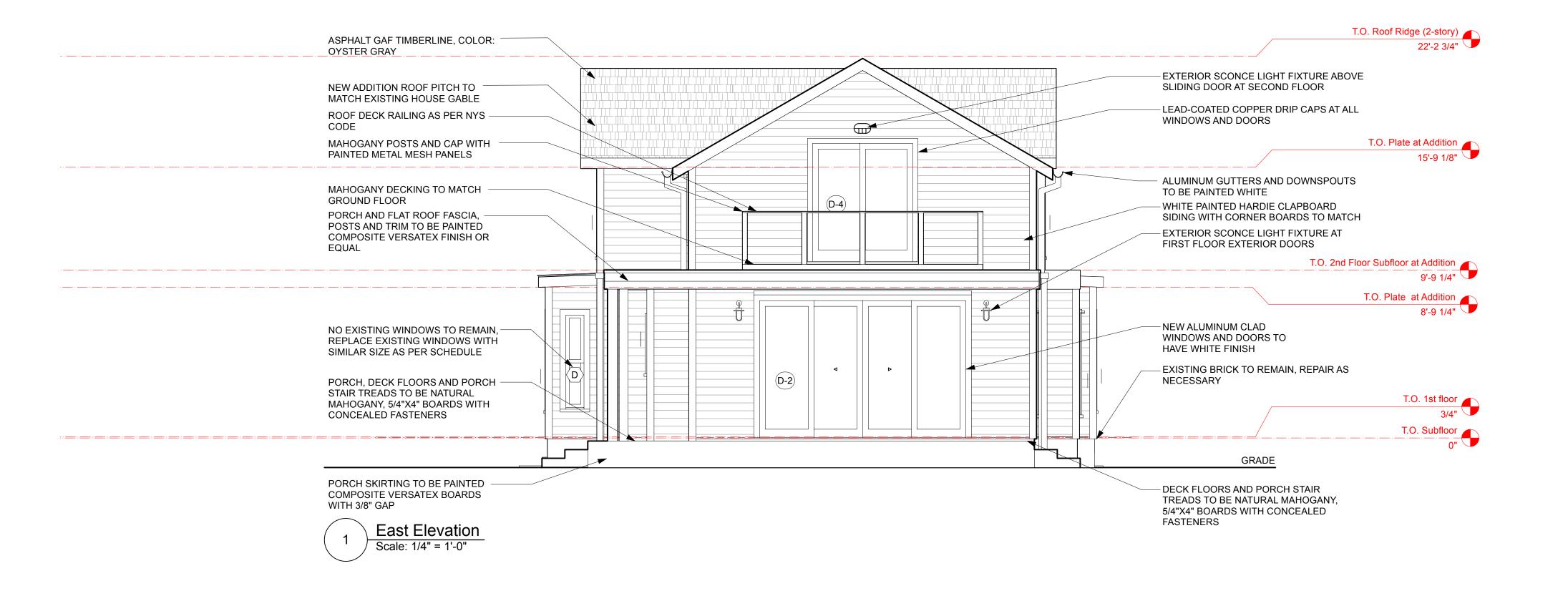
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Roof Plan

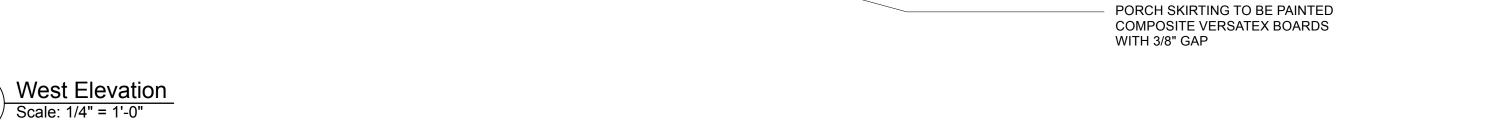
SCALE: As Noted

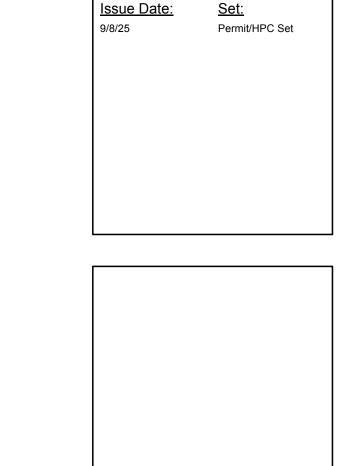
A-103

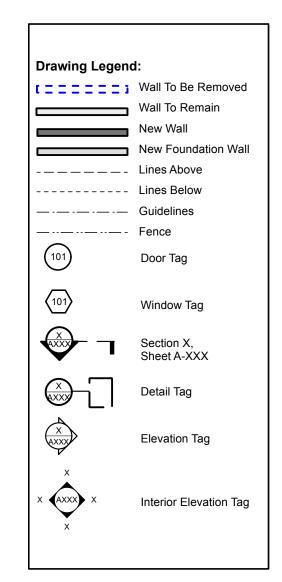
EXISTING WINDOWS BEING REPLACED TO HAVE NEW TRIM TO MATCH EXISTING BUT WITHOUT OUTER SIDE CASING, HEAD TRIM TO FOLLOW ARCH-TOP WINDOWS. NEW WINDOWS TO HAVE SIMPLIFIED VERSION OF TRIM AS PER DRAWINGS





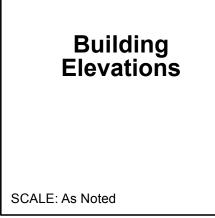






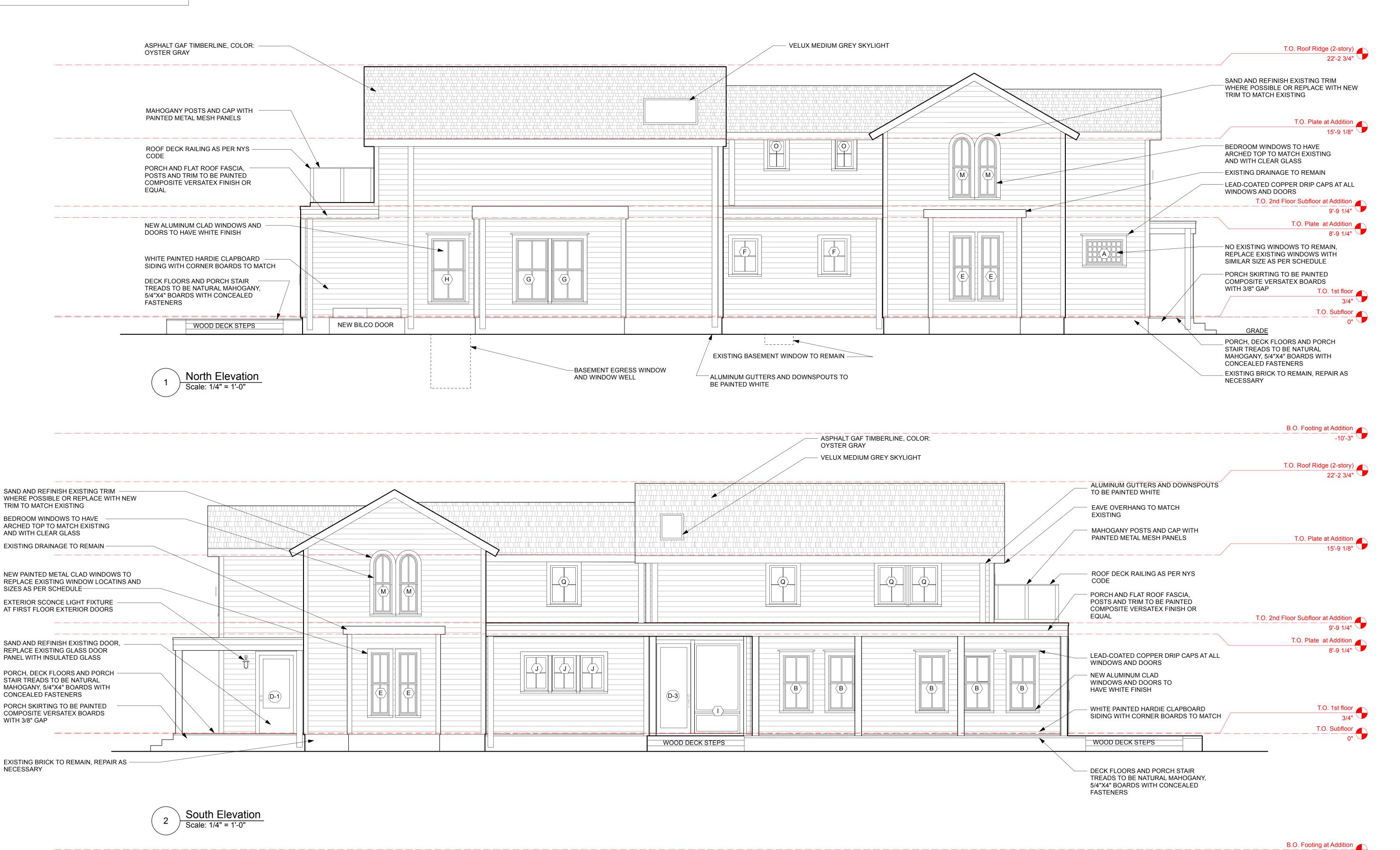




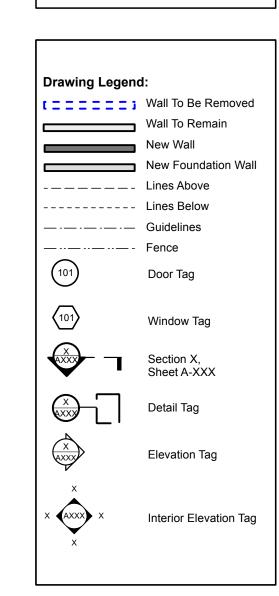




EXISTING WINDOWS BEING REPLACED TO HAVE NEW TRIM TO MATCH EXISTING BUT WITHOUT OUTER SIDE CASING, HEAD TRIM TO FOLLOW ARCH-TOP WINDOWS. NEW WINDOWS TO HAVE SIMPLIFIED VERSION OF TRIM AS PER DRAWINGS



Issue Date: Set:
9/8/25 Permit/HPC Set



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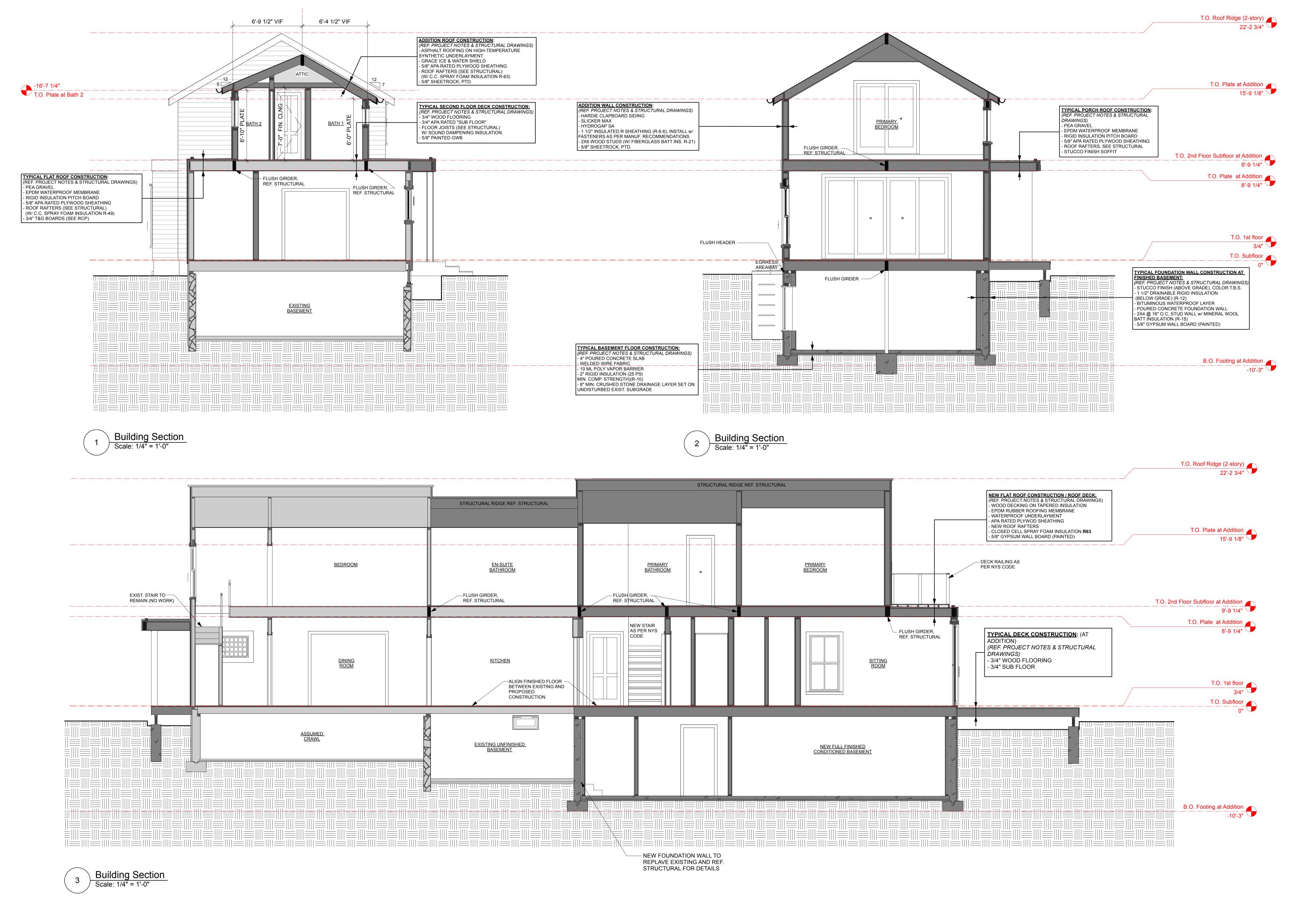
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Building Elevations

SCALE: As Noted

A-201



<u>Issue Date:</u> <u>Set:</u> Permit/HPC Set Drawing Legend: [ = = = = ; Wall To Be Removed Wall To Remain New Wall New Foundation Wall \_\_\_\_ Lines Above ---- Lines Below ------ Guidelines \_---\_ - Fence Door Tag Window Tag Sheet A-XXX Detail Tag

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Elevation Tag

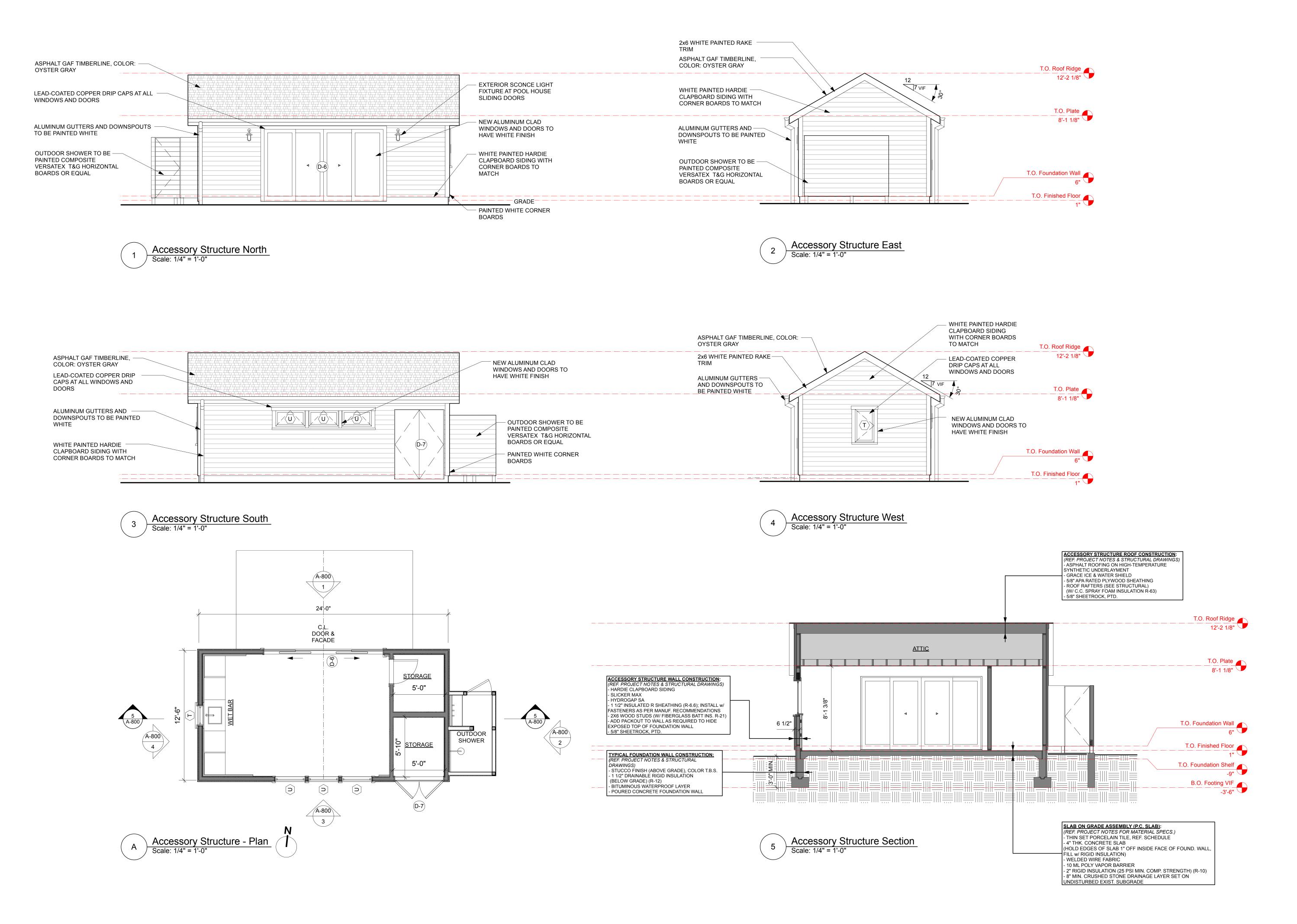
Interior Elevation Tag

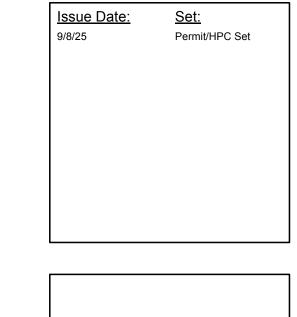
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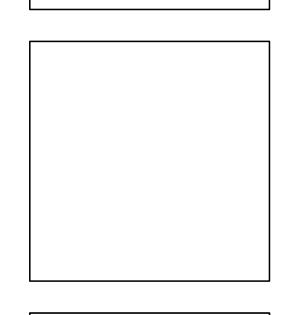
Building Section

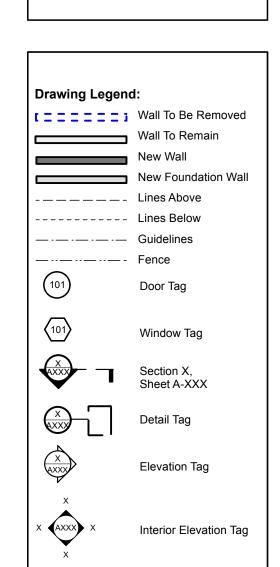
SCALE: As Noted

A-300



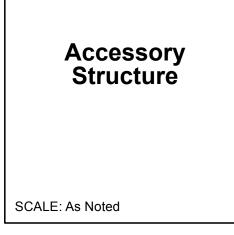




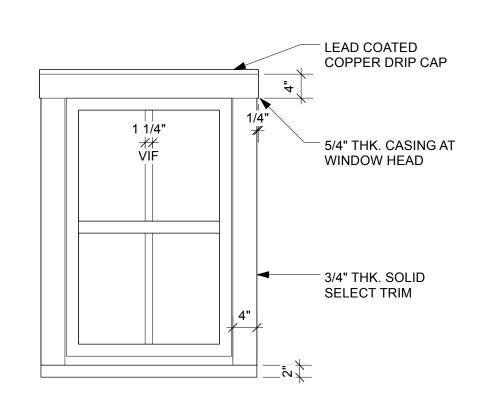




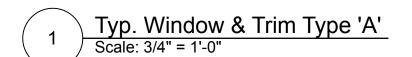
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A-800



EXISTING WINDOWS BEING REPLACED TO HAVE NEW TRIM TO MATCH EXISTING BUT WITHOUT OUTER SIDE CASING, HEAD TRIM TO FOLLOW ARCH-TOP WINDOWS. NEW WINDOWS TO HAVE SIMPLIFIED VERSION OF TRIM AS PER DRAWINGS





NATURAL WOOD FOR PORCH, PORCH DECK AND PORCH STAIR TREADS: NATURAL MAHOGANY: 5/4"X4" Boards Concealed Fasteners

Proposed Porch Material





NEW EXTERIOR SCONCE AT SECOND FLOOR EXTERIOR DOORS: Bega: Wall Luminaire https://www.bega-us.com/categories/exterior/wall/110096/24360 model 24360 Color: Black Shielded Fixture: Width 11.75", Height 7 1/8", Depth 4.50" 6 Watt Incandescent Lamp

NEW WINDOW REPLACEMENTS: LOEWEN WINDOWS: LOEWEN Windows

Aluminum with Wood Cladding

https://www.loewen.com No Grille

Proposed Exterior Sconce



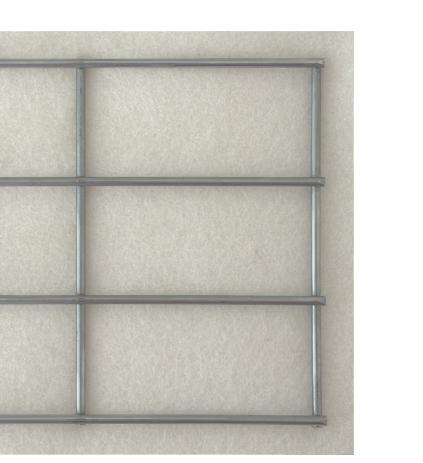
NEW EXTERIOR SCONCE AT FIRST FLOOR EXTERIOR DOORS: Astro Lighting:
Cabin Wall Outdoor Wall Light
https://us.astrolighting.com/products/1368024-cabin-wall
model 1368024 Bronze finish with Clear Glass Shade Backplate Dla: 4.65" Fixture: Width 4.57", Height 8.66", Depth 7.20" 60 Watt Incandescent Lamp

Proposed Exterior Sconce



NEW ROOFING AT ADDITION AND EXISTING: GAF ASPHALT TIMBERLINE: GAF Timberline HDZ Exposure: 5 5/8" Oyster Gray Fire Rating: Class A Model: 0489525

Proposed Roofing Shingles



NEW ROOF DECK METAL WIRE MESH MCNICHOLS:
McNICHOLS Rectangular Wire Mesh
https://www.mcnichols.com/wire-mesh/rectangular/stainless-steel-ss-38341200 Model: 38341200SA Stainless Steel 3" x 1 1/2" Mesh .120" Wire Diatmeter

Proposed Roof Deck Mesh Panel



**NEW ROOF SKYLIGHT** VELUX:
Velux Electric "Fresh Air" Skylight System
https://www.veluxusa.com/professional/products/vse
Model: VSE-M08-2004 AND VSE-C01-2004 Aluminum 30-9/16" x 54 7/16" and 21-1/2" x 27-3/8" Grey Exterior Finish

Proposed Roof Skylight



NEW SIDING AT EXISTING AND ADDITION:

https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-plank-lap-siding

HARDIE SIDING: Hardie Plank Siding

Width: 5.25 inches

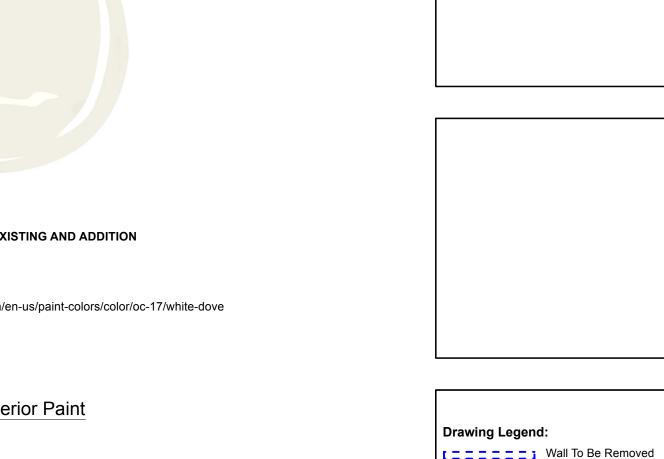
Thickness: 0.312"

Smooth Finish

Painted

NEW EXTERIOR PAINT FOR EXISTING AND ADDITION BENJAMIN MOORE: White Dove Colord Code: OC-17 Exterior Paint https://www.benjaminmoore.com/en-us/paint-colors/color/oc-17/white-dove LRV: 83.16

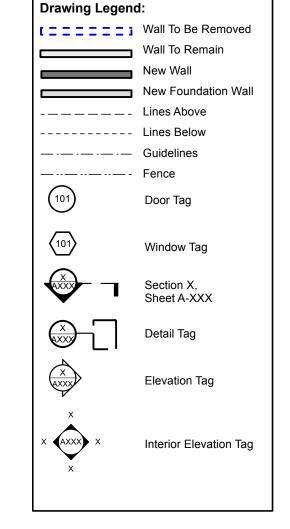
Proposed Exterior Paint



Issue Date:

<u>Set:</u>

Permit/HPC Set



Kramer+deConciliis
ARCHITECTURE

260 Hortons Lane, P.O. Box 1600 Southold, NY 11971 631-477-8736 kdcarchitecture.com

Foglia - McCarthy O'Hea Residence

540 First Street, Greenport, NY, 11944

**Details & Materials** 

SCALE: As Noted

HPC-1





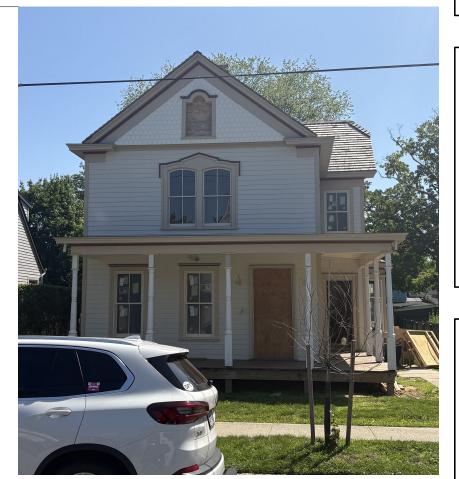












518 1st St

544 1st St

Setback: 5.13 ft

Setback: 13.95 ft

540 1st St

Setback: 3.51 ft

Setback: 5.84 ft

Setback: 10.79 ft

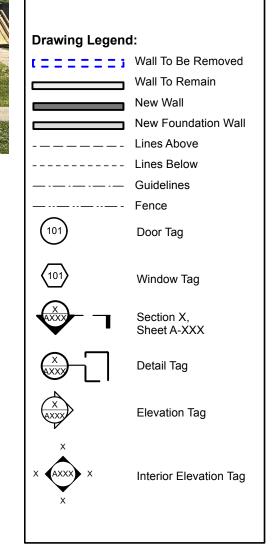
5201st St

Setback: 9.67 ft

## Front Setback Calculations

544 1st st: 5.13 ft 528 1st st: 3.51ft 526 1st st: 5.84ft 520 1st st: 10.79ft 518 1st st: 9.67ft 34.94ft <u>Total:</u> 6.988ft Avg: 540 1st St: 13.95ft







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Front Setbacks

SCALE: As Noted

ZON-1