

PETTIBONE / RICCOBONO RENOVATION

KEY PLAN



SITE INFO

LOCATION: 446 6TH STREET, GREENPORT NY
 TOTAL SF: 1,560 SF
 TYPE: RESIDENTIAL
 S.C. Tax Map #: 1001-006.00-03.00-010.000

OWNER:
 ANN PETTIBONE & BO RICCOBONO

SITE AREA: 8,235.17 SF OR .019 ACRES
 SURVEYOR: KENNETH M WOYCHUK LAND SURVEYING

ZONING DISTRICT: R-2

LOT COVERAGE CALCULATION:
 LOT SIZE: 8,235.17 SF
 TOTAL SF PROPOSED: 1,483 SF (NO CHANGE TO EXISTING)
 TOTAL COVERAGE PROPOSED: 18% < 20% REQUIRED

FLOOD ZONES:
 PROPERTY IS NOT LOCATED IN A FLOOD ZONE.

SANITARY/SEPTIC:
 NO CHANGES TO THE EXISTING SEPTIC CONNECTION TO THE GREENPORT SEPTIC DISTRICT.

CODE INFO

ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS AND CONSTRUCTION CRITERIA OF THE OWNER AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANTS CONTRACTOR; ALL PERMITS SHALL BE SECURED AND PAID FOR BY THE TENANTS CONTRACTOR(S). APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

| | |
|-------------------------|----------------------|
| BUILDING AND STRUCTURAL | 2020 CODE |
| SMOKE AND CARBON MONO. | 2020 CODE |
| SAFETY NOTICES | 2020 CODE |
| MECHANICAL | 2020 MECHANICAL CODE |
| PLUMBING | 2020 PLUMBING CODE |
| ENERGY CODE | 2020 NYS ENERGY |
| CONSERVATION | |

GENERAL NOTES

- ALL WORKS SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE, MUNICIPAL, LOCAL ZONING AND BUILDING CODES AND ORDINANCES HAVING JURISDICTION AND BEST STANDARDS OF CONSTRUCTION PRACTICE.
- THE AMERICAN INSTITUTE OF ARCHITECTS CONDITIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTIONS NOT REPORTED ONCE HE HAS STARTED WORK EXCEPT FOR HIDDEN JOB CONDITIONS.
- WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS METHOD, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND HOW.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS BY THE CONTRACTOR NO CHANGES SHALL BE MADE IN THE DOCUMENTS AND/OR THE BUILDING AS DESIGNED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL MAINTAIN CONTINUOUS INSURANCE (COVERAGE STATUTORY POLICIES (WORKER COMPENSATION, ETC.) AND GENERAL LIABILITY IN AN AMOUNT NOT LESS THAN \$ 5 MILLION AND AUTOMOBILE LIABILITY AND DAMAGE COVERAGE NOT LESS THAN \$ 2 MILLION. THE ARCHITECT SHALL BE NAMED INSURED ON ANY AND ALL POLICIES.
- ALL CONSTRUCTION SHALL MEET NYS ENERGY CONSERVATION CONSTRUCTION CODE. ALL GLAZED AREA TO BE DOUBLE GLAZED AND ALL EXTERIOR DOOR TO HAVE INSULATED CORES. THE INSULATION PROTECTION AS INDICATED ON THESE PLANS EXCEEDS THE CODE'S MINIMUM STANDARDS.
- THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT. THEY MAY NOT BE USED ON ANY OTHER PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF THE ARCHITECT.
- A SINGLE STATION SMOKE DETECTOR ALARM DEVICE SHALL BE INSTALLED IN EACH BEDROOM, ON ALL FLOORS AND SHALL BE INTERCONNECTED PER CODE.
- ALL BATHROOMS WITHOUT OPERABLE WINDOWS TO BE MECHANICALLY VENTILATED AS PER NEW YORK STATE CODE.
- NO WORK IS TO BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.
- ALL CONDITIONS AND DIMENSIONS ARE TO BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.
- ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT, IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCY.
- ALL WORK OF THE VARIOUS TRADES IS TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES, AND ALL OTHER APPLICABLE AGENCIES AND STANDARDS GOVERNING THAT PARTICULAR TRADE, AND AS HEREINAFTER STATED OR IMPLIED.
- ANY WORK HEREINAFTER STATED OR IMPLIED WHICH IS CONTRARY TO THAT REQUIRED BY THE APPLICABLE GOVERNING AGENCIES AND CODES IS TO BE BROUGHT TO THE ATTENTION OF THE OWNER, AND CORRECTED IN ORDER TO CONFORM TO THOSE GOVERNING REQUIREMENTS.
- ANY DISCREPANCIES FROM THIS PLAN AND THE ACTUAL CONDITIONS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT OR HIS REPRESENTATIVE.
- ALL CONSTRUCTION MATERIALS ARE TO BE NEW AND OF A LEVEL OF QUALITY WHICH WILL INSURE THE QUALITY OF WORK DESIRED BY THE OWNER.
- RELOCATED PARTITIONS ARE TO BE DISASSEMBLED AND RECONSTRUCTED TO INSURE DURABLE STRONG CONSTRUCTION. DO NOT RELOCATE PARTITIONS AS A COMPLETE WALL.
- SILL PLATES OF NEW AND RELOCATED PARTITIONS ARE TO BE SECURED DIRECTLY TO THE EXISTING FLOORING. REMOVE ANY FINISH MATERIALS, SUCH AS CARPETING, PRIOR TO ANCHORING PLATE.
- PRIOR TO COMPLETION OF THE WORK, REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE, EXCEPT AS OTHERWISE NOTED BY THE OWNER.

ALL CONDITIONS INDICATED OR IMPLIED AS EXISTING AT THE TIME OF THIS APPLICATION ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.

ALL CONDITIONS INDICATED OR IMPLIED AS EXISTING AT THE TIME OF CONSTRUCTION ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.

CONTRACTOR WILL FULLY COMPLY TO THE PROVISIONS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1920 AND TO ANY RULES AND REGULATIONS PURSUANT TO THE ACT.

ALL MATERIALS AS WELL AS METHODS AND PROCESSES USED IN THE PERFORMANCE OF THE WORK SHALL CONFORM TO THE STANDARDS OF THE BUILDING.

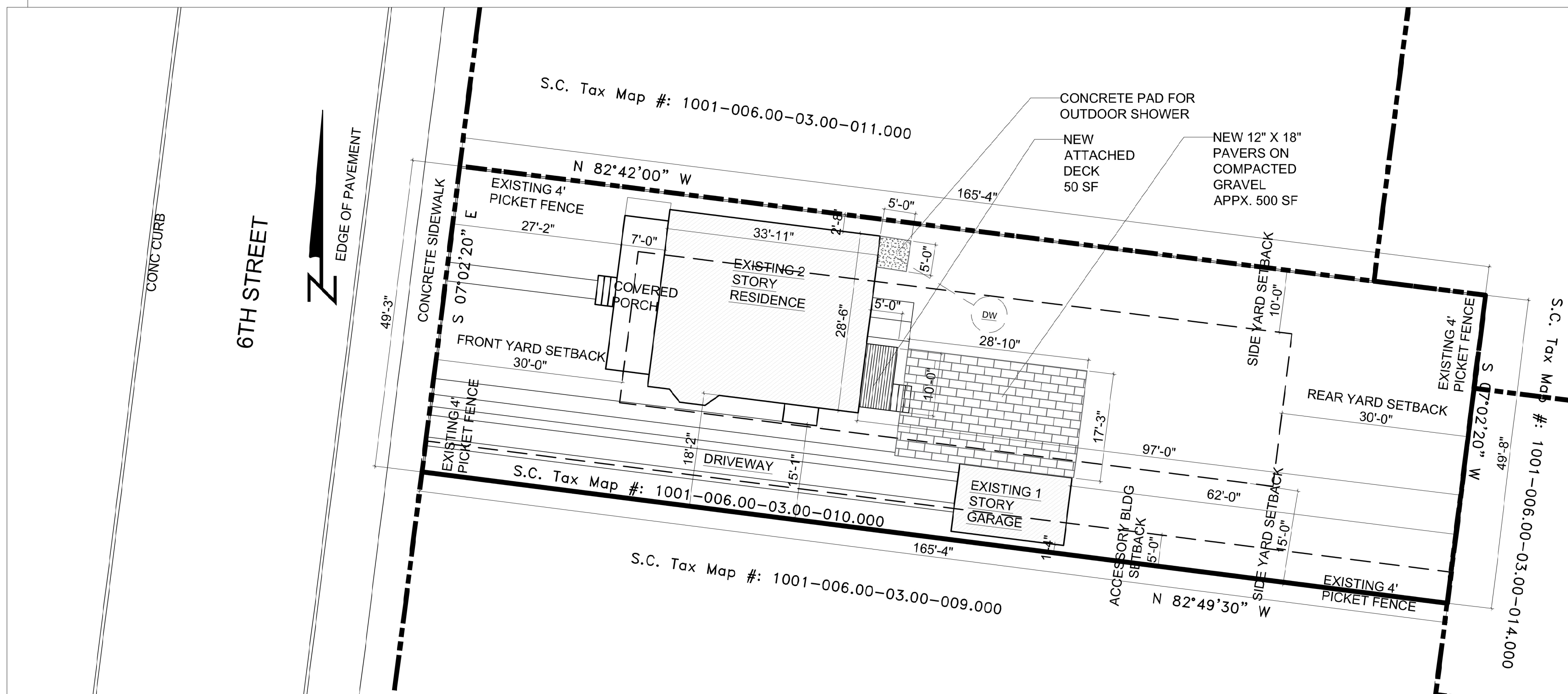
CERTIFICATES OF INSURANCE AS REQUIRED UNDER THE DOCUMENT TITLED "INSURANCE REQUIREMENTS FOR TRADES CONDUCTING OPERATIONS IN BUILDINGS FOR WHICH CUSHMAN & WAKEFIELD INC. ACTS AS AGENT" INCLUDED IN THE CONTRACT DOCUMENTS, MUST BE FURNISHED TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK AND REQUIRED INSURANCE IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

SCOPE OF WORK:

INTERIOR AND EXTERIOR RENOVATION TO AN EXISTING ONE-FAMILY DWELLING. INTERIOR AND EXTERIOR RENOVATION TO GARAGE STRUCTURE. NO ADDITIONAL SF PROPOSED.

DRAWING LIST:

| | |
|----------|---|
| T-100.00 | TITLE SHEET, SITE PLAN |
| A-000.00 | CELLAR DEMO AND CONSTRUCTION PLANS |
| A-001.00 | 1ST FLOOR DEMO, CONSTRUCTION AND ELECTRICAL PLANS |
| A-101.00 | 2ND FLOOR DEMO, CONSTRUCTION AND ELECTRICAL PLANS |
| A-300.00 | PROPOSED SOUTH AND EAST ELEVATIONS |
| A-301.00 | SECTION |
| A-351.00 | DETAILS |
| A-400.00 | INTERIOR ELEVATIONS |

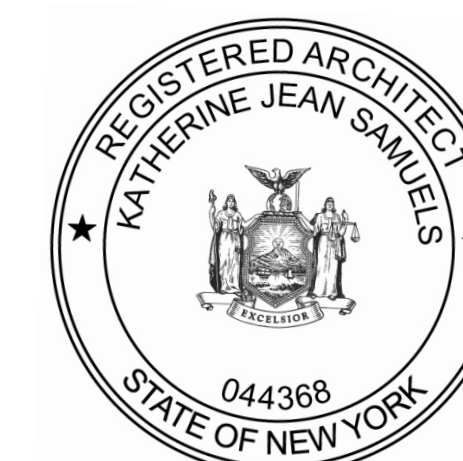


SITE NOTES:

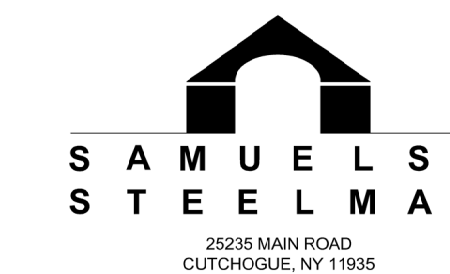
- ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJOINING AREAS OR CONDITIONS WHICH ARE TO REMAIN.
- EXTREME CAUTION IS TO BE TAKEN DURING DEMOLITION, TO OBSERVE ANY VARIATIONS OR UNFORESEEN DISCREPANCIES IN THE PLANS AND REPORTED IMMEDIATELY TO THE OWNER.
- ALL EXISTING SITE CONDITIONS DAMAGED BY EQUIPMENT, MACHINERY, OR CONSTRUCTION, ARE TO BE REPAIRED OR REPLACED TO THEIR EXISTING CONDITION PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE AND STORE ON SITE ALL SHRUBS NOT DAMAGED BY FIRE AND REPLACE AFTER CONSTRUCTION IS COMPLETED.
- FINISH GRADE TO ELEVATIONS AS NOTED ON THE CONTRACT DOCUMENTS. CUT REMOVED FROM NEW EXCAVATED AREAS IS TO BE USED FOR FILL WHERE REQUIRED TO OBTAIN DESIRED GRADE.
- ALL FILL MATERIAL SHALL BE SOIL OR SOIL-ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIAL. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER SIX INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2 1/2 INCHES IN GREATEST DIMENSION.
- TOP 6" OF NEWLY GRADED AREAS IS TO BE TOP SOIL RAKED FREE FROM DEBRIS, STICKS, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL.
- CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME UTILITY COMPANIES LINES, SERVICES AND OTHER POSSIBLE EQUIPMENT OF UTILITY COMPANIES.
- GENERAL CONTRACTOR OR OWNER SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND SEWER CONDITIONS INDICATED PRIOR TO CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION CONTAINED IN SURVEYS OR SEWER DEPARTMENT RECORDS.

PROPOSED SITE PLAN

SCALE: 1:150'



ARCHITECTS:



PETTIBONE / RICCOBONO RESIDENCE
 GREENPORT, NY

OWNERS:

ANN PETTIBONE
 BO RICCOBONO
 GREENPORT, NY 11946

PROJECT ADDRESS:

446 6TH STREET
 GREENPORT, NY 11946

DRAWING SHEET NAME:

SITE PLAN

DRAWN BY: KS

DATE: 09.20.22

SCALE: AS NOTED


DRAWING SHEET NO:

T-100.00

























DEDUCT BIDDING AND PERMIT SET

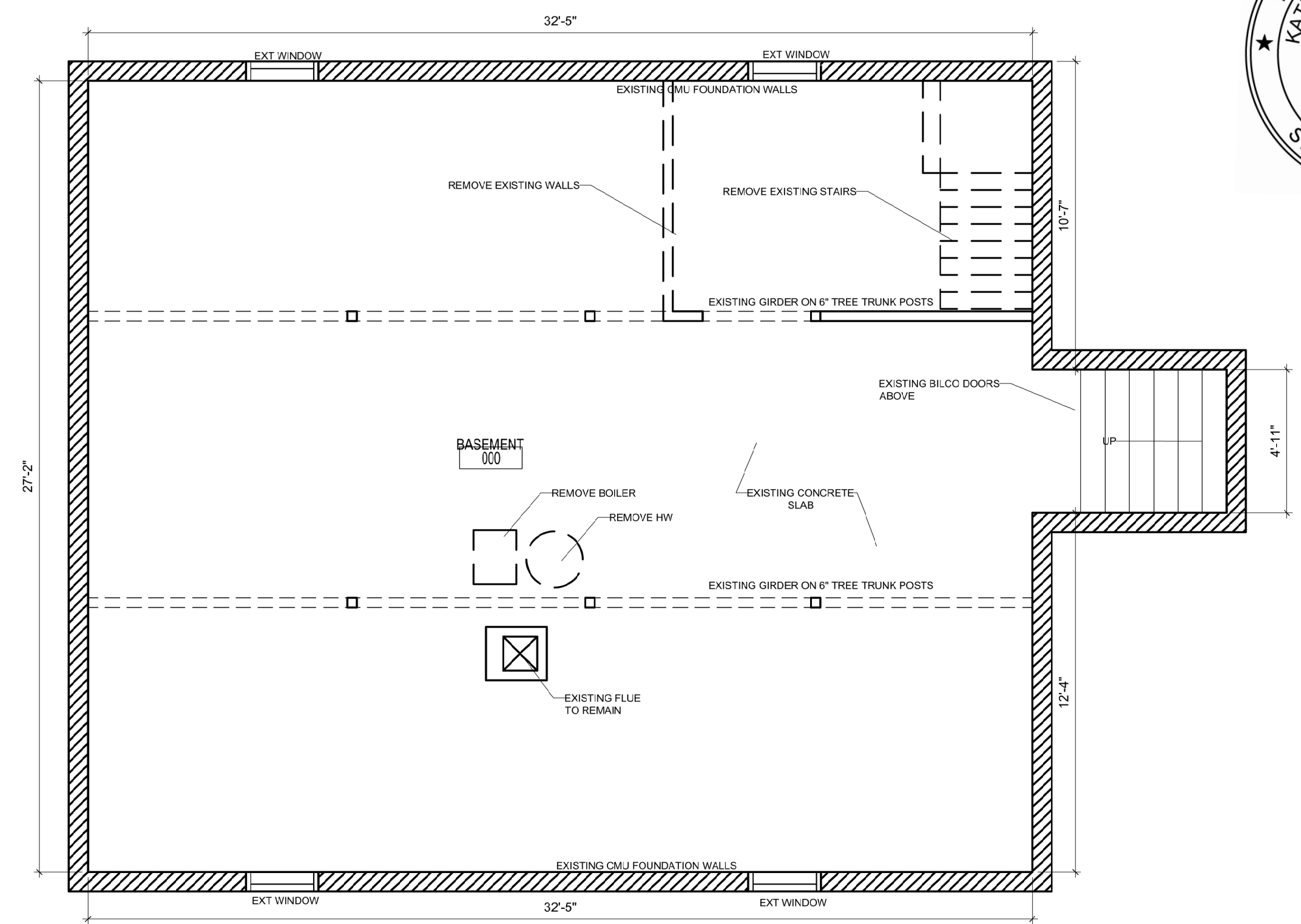
NOTES

1. EXISTING DIMENSIONS SHOWN IN PLAN TO BE CONFIRMED.
2. PRIOR TO DEMO, WALK THROUGH REQUIRED.
3. ELECTRICAL WALKTHROUGH REQUIRED BEFORE WIRING.
4. CONFIRM WINDOW SIZES BEFORE PLACING ORDER.

 EXISTING WALL

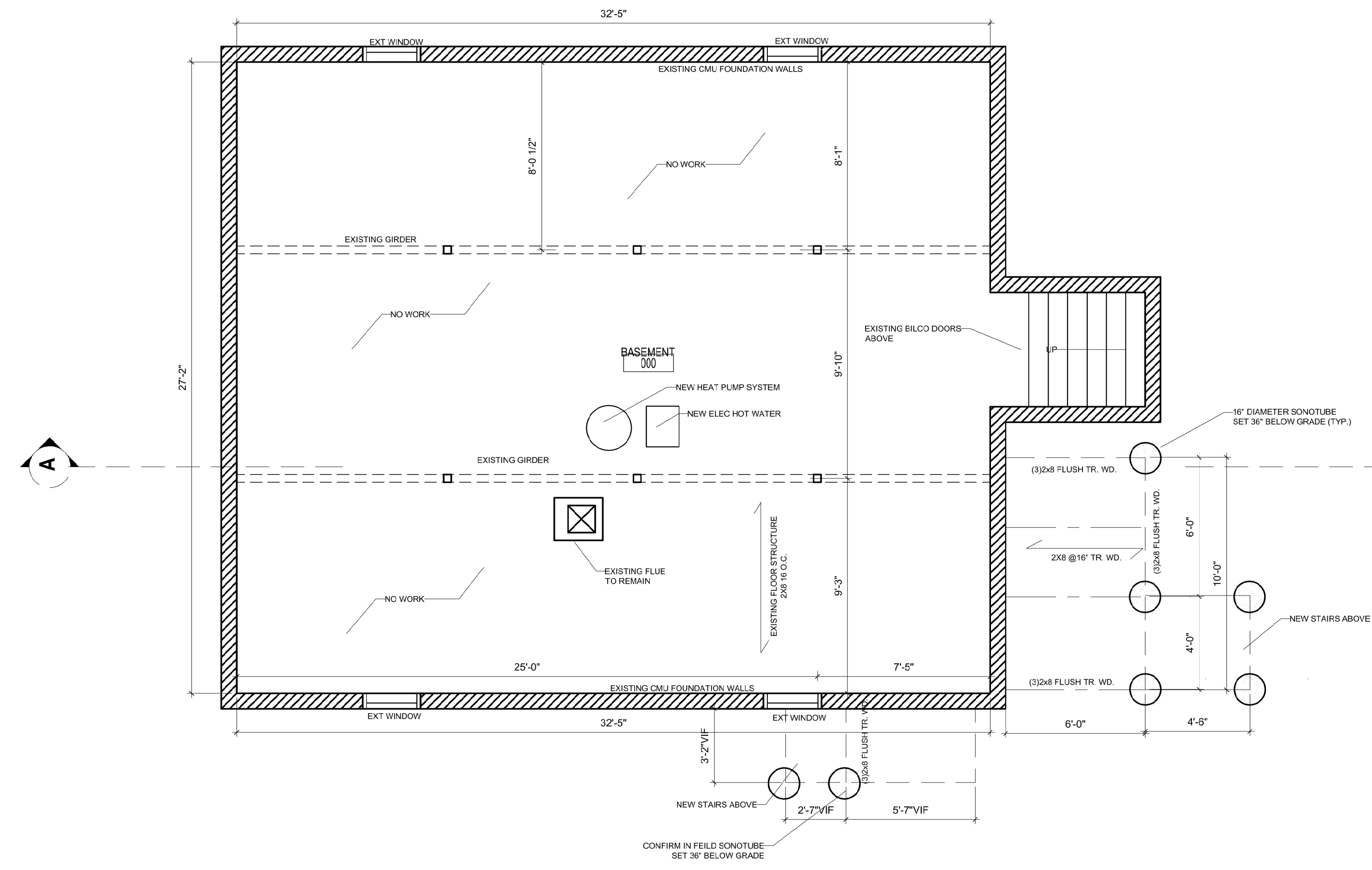
 NEW WALL

-  DUPLEX RECEPTACLE OUTLET
-  220V RECEPTACLE OUTLET
-  QUADRAPLEX RECEPTACLE OUTLET
-  HALF HOT RECEPTACLE OUTLET
-  WATER PROOF RECEPTACLE OUTLET
-  GROUND FAULT INTERRUPTOR OUTLET
-  HIGH HAT FIXTURE
-  SURFACE MOUNTED CEILING FIXTURE
-  SURFACE MOUNTED WALL FIXTURE
-  SURFACE MOUNTED SPOT LIGHT
-  SWITCH
-  SWITCH DIMMER
-  TELEPHONE
-  TELEVISION
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  SURFACE MOUNTED CEILING FAN
-  EXHAUST FAN
-  SURFACE MOUNTED FLORESCENT FIXTURE
-  UNDER CABINET MOUNTED FLORESCENT FIXTURE
-  SURFACE MOUNTED LIGHTING TRACK
-  EXTERIOR WALL MOUNTED FLOOD LIGHT
-  EXHAUST FAN
-  SURFACE MOUNTED CEILING FIXTURE w/ PULL CHAIN



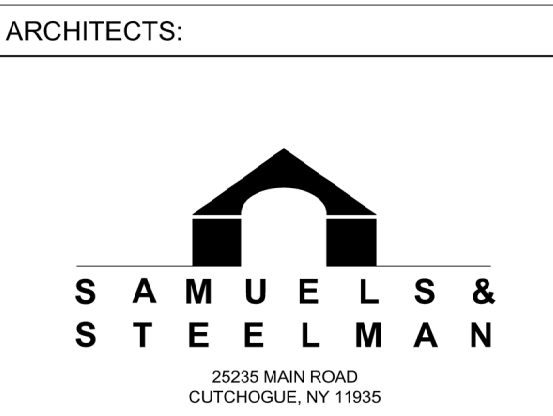
BASEMENT DEMO PLAN

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



BASEMENT CONSTRUCTION PLAN

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



PETTIBONE / RICCOBONO RESIDENCE
GREENPORT, NY

OWNERS:
ANN PETTIBONE
BO RICCOBONO
GREENPORT, NY 11946

PROJECT ADDRESS:
446 6TH STREET
GREENPORT, NY 11946

DRAWING SHEET NAME:
BASEMENT PLANS

DRAWN BY: KS
DATE: 09.20.22
SCALE: AS NOTED

DRAWING SHEET NO:

A-001.00

DEDUCT BIDDING AND PERMIT SET



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GREENPORT, NY

OWNERS:
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BO RICCOBONO
GREENPORT, NY 11946

PROJECT ADDRESS:
446 6TH STREET
GREENPORT, NY 11946

DRAWING SHEET NAME:
FIRST FLOOR PLANS

DRAWN BY: KS
DATE: 09.20.22
SCALE: AS NOTED

DRAWING SHEET NO:

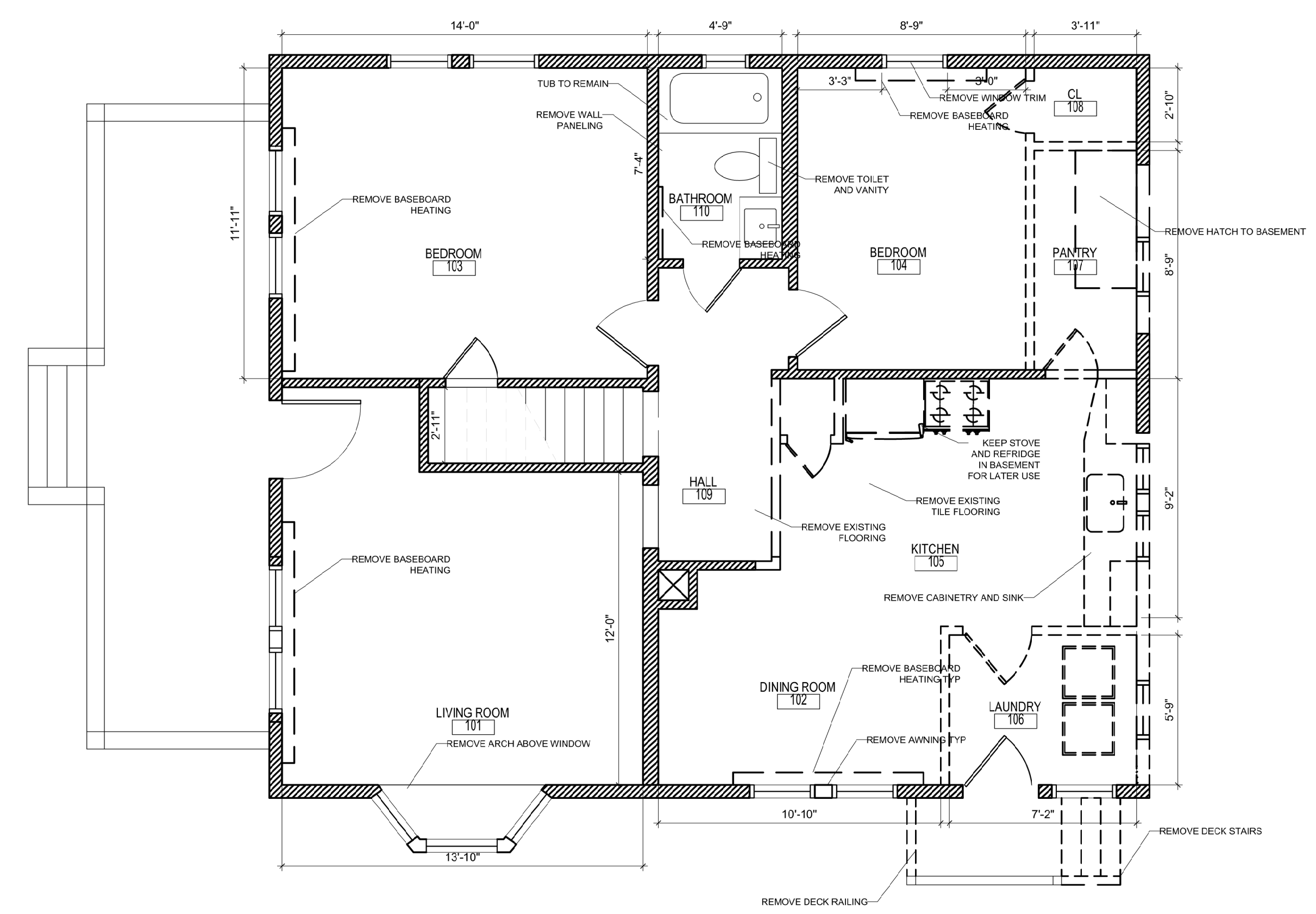
A-100.00

- NOTES**
- EXISTING DIMENSIONS SHOWN IN PLAN TO BE CONFIRMED.
 - PRIOR TO DEMO, WALK THROUGH REQUIRED.
 - ELECTRICAL WALKTHROUGH REQUIRED BEFORE WIRING.
 - CONFIRM WINDOW SIZES BEFORE PLACING ORDER.

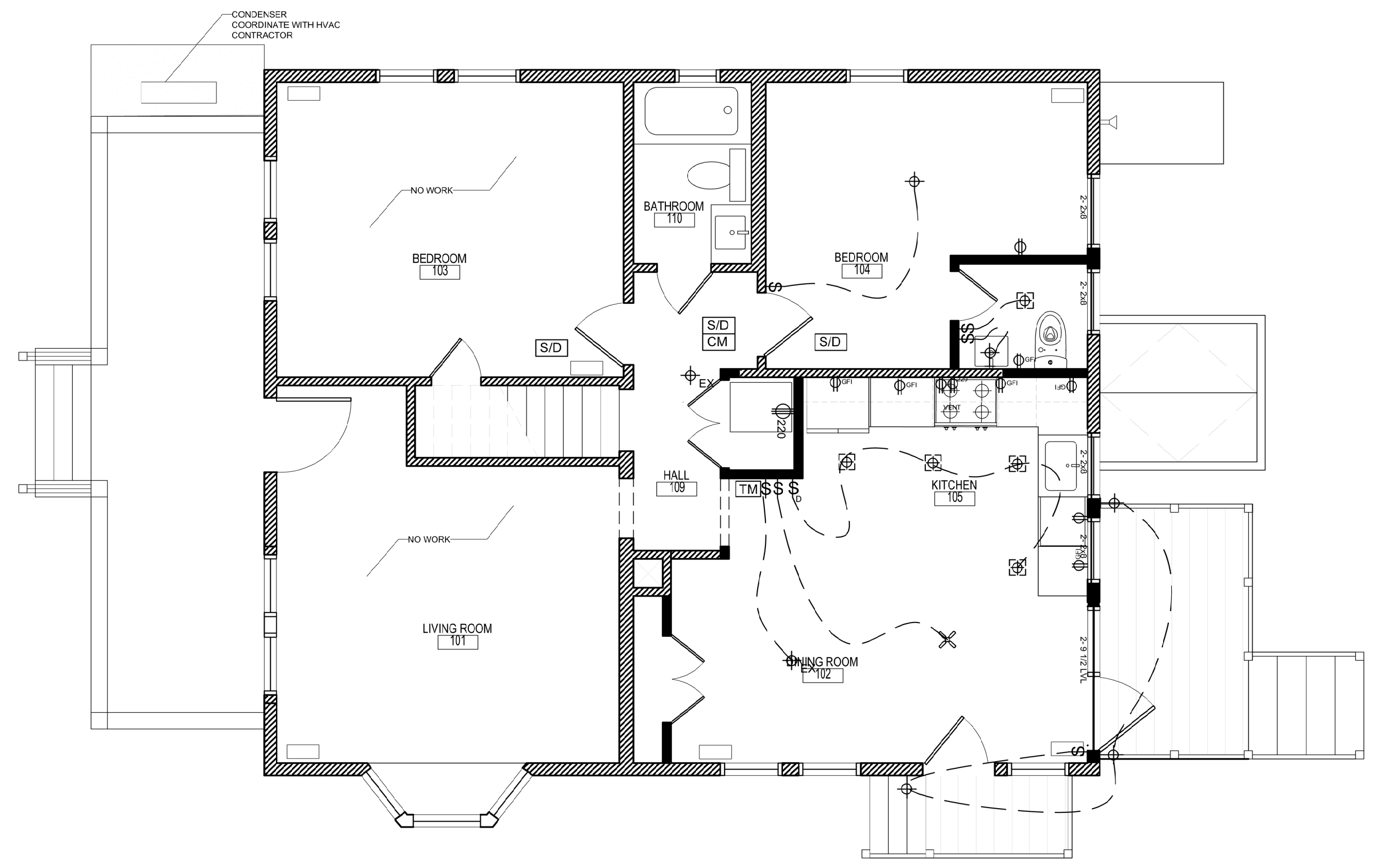
EXISTING WALL

NEW WALL

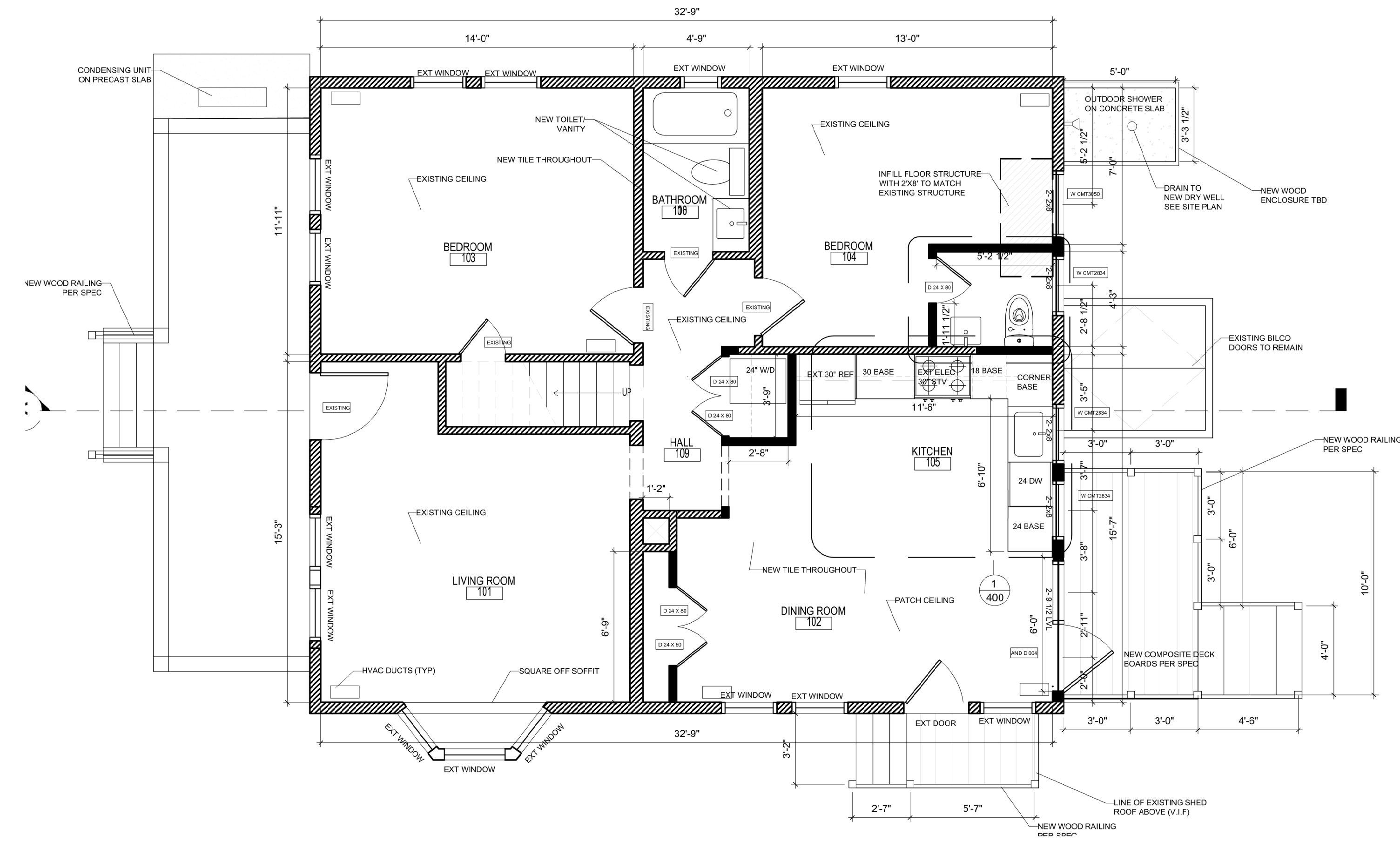
- ⊕ DUPLEX RECEPTACLE OUTLET
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- ⊕ HALF HOT RECEPTACLE OUTLET
- ⊕ WP WATER PROOF RECEPTACLE OUTLET
- ⊕ GFI GROUND FAULT INTERRUPTOR OUTLET
- ⊕ HH HIGH HAT FIXTURE
- ⊕ SM SURFACE MOUNTED CEILING FIXTURE
- ⊕ SW SURFACE MOUNTED WALL FIXTURE
- ⊕ SL SURFACE MOUNTED SPOT LIGHT
- ⊕ S SWITCH
- ⊕ SD SWITCH DIMMER
- ⊕ PH TELEPHONE
- ⊕ TV TELEVISION
- ⊕ S/D SMOKE DETECTOR
- ⊕ CM CARBON MONOXIDE DETECTOR
- ⊕ SC SURFACE MOUNTED CEILING FAN
- ⊕ EX/F EXHAUST FAN
- ⊕ F SURFACE MOUNTED FLORESCENT FIXTURE
- ⊕ UC UNDER CABINET MOUNTED FLORESCENT FIXTURE
- ⊕ T SURFACE MOUNTED LIGHTING TRACK
- ⊕ EW EXTERIOR WALL MOUNTED FLOOD LIGHT
- ⊕ EX/F EXHAUST FAN
- ⊕ PC SURFACE MOUNTED CEILING FIXTURE w/ PULL CHAIN



1ST FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"











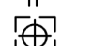
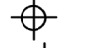

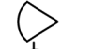


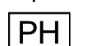
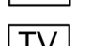

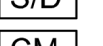
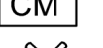

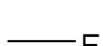
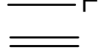

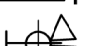
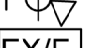
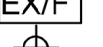
1ST FLR ELEC PLAN
SCALE: 1/4"=1'-0"



1ST FLR CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

DEDUCT BIDDING AND PERMIT SET

- NOTES**
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 - PRIOR TO DEMO, WALK THROUGH REQUIRED.
 - ELECTRICAL WALKTHROUGH REQUIRED BEFORE WIRING.
 - CONFIRM WINDOW SIZES BEFORE PLACING ORDER.

-  EXISTING WALL
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 -  SURFACE MOUNTED WALL FIXTURE
 -  SURFACE MOUNTED SPOT LIGHT
 -  SWITCH
 -  SWITCH DIMMER
 -  TELEPHONE
 -  TELEVISION
 -  SMOKE DETECTOR
 -  CARBON MONOXIDE DETECTOR
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 -  EXHAUST FAN
 -  SURFACE MOUNTED FLORESCENT FIXTURE
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PETTIBONE / RICCOBONO RESIDENCE
 GREENPORT, NY

ARCHITECTS:

OWNERS:

ANN PETTIBONE
BO RICCOBONO
GREENPORT, NY 11946

PROJECT ADDRESS:

446 6TH STREET
GREENPORT, NY 11946

DRAWING SHEET NAME:

SECOND FLOOR PLANS

DRAWN BY: KS

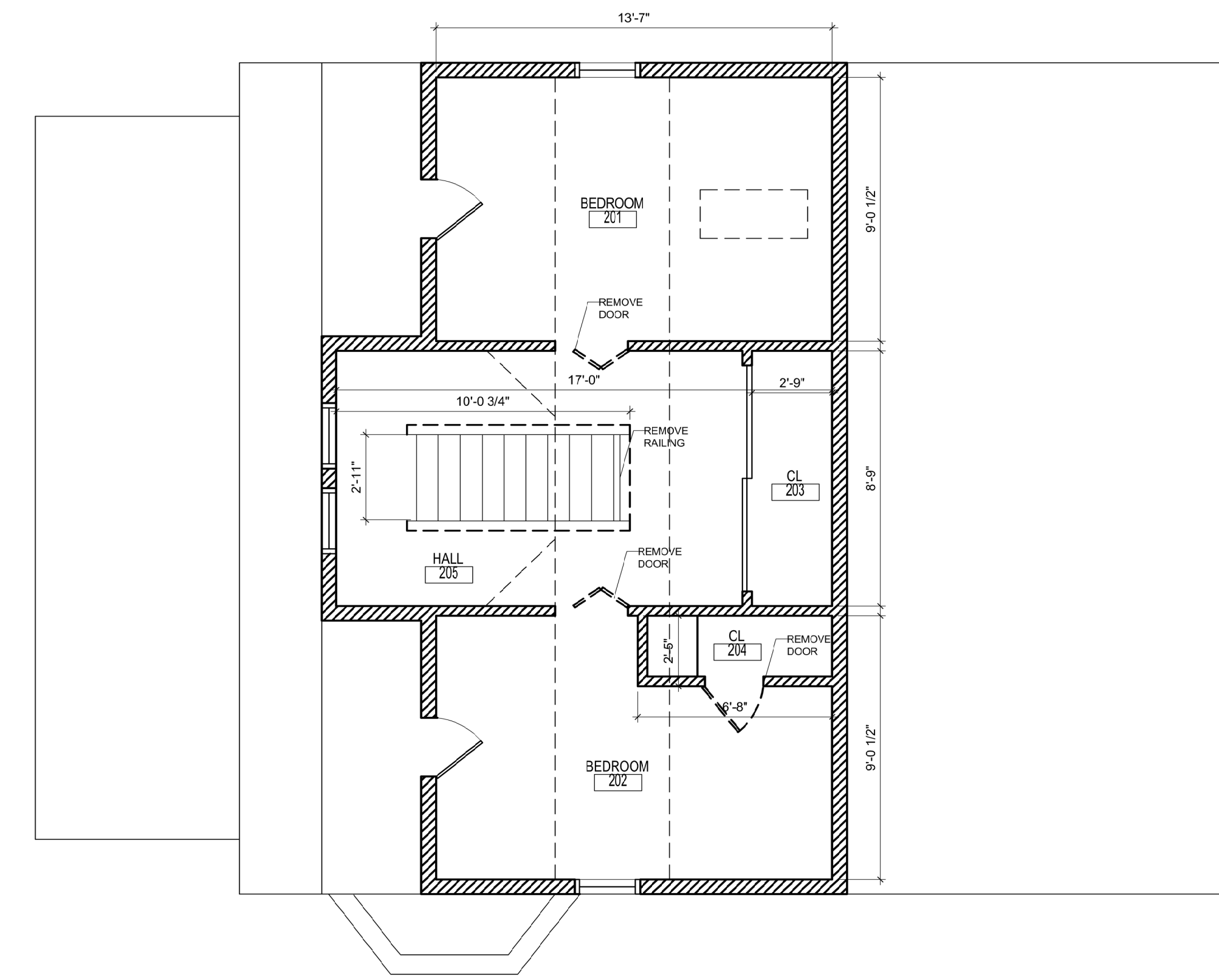
DATE: 09.20.22

SCALE: AS NOTED

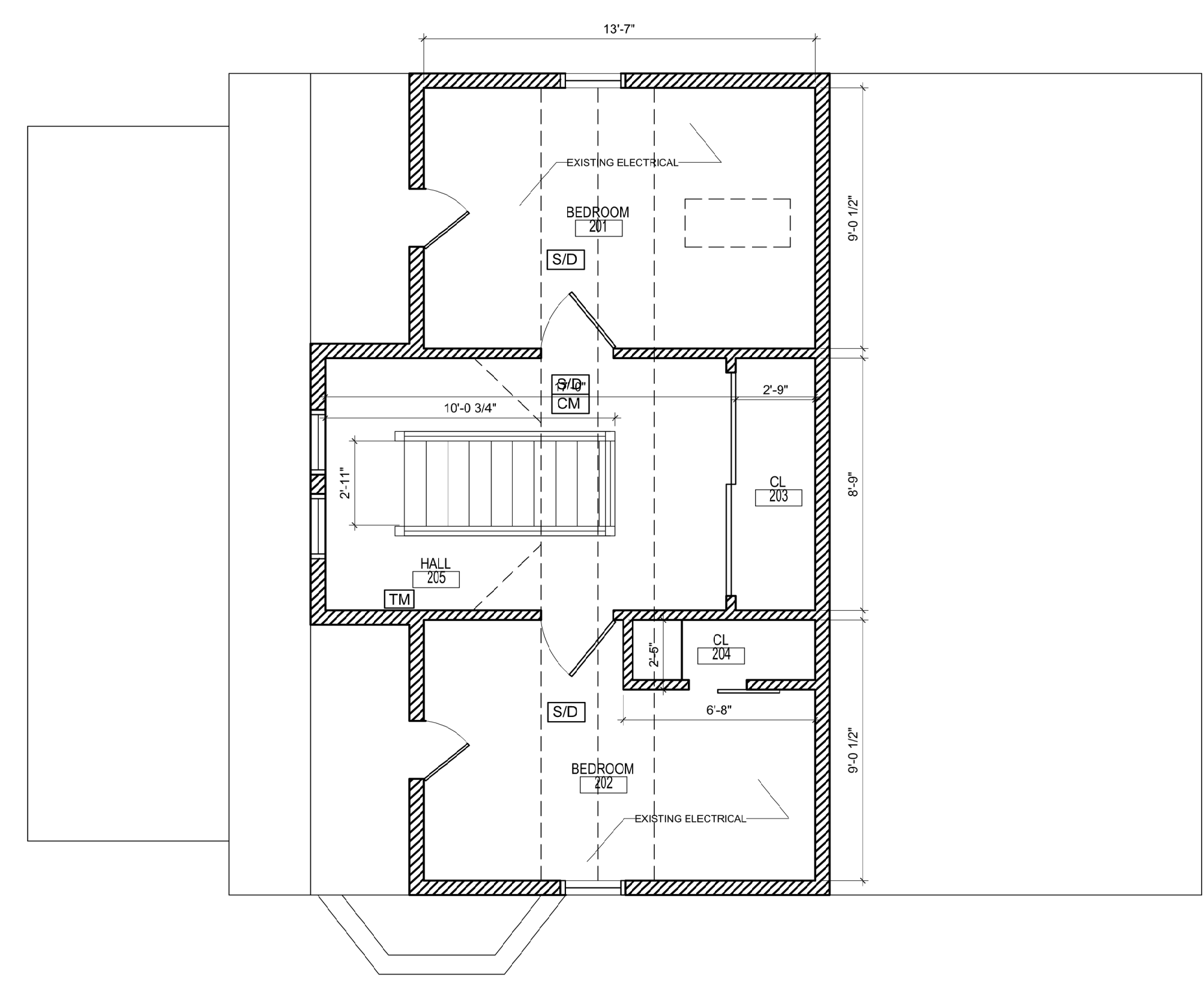
DRAWING SHEET NO:

A-200.00

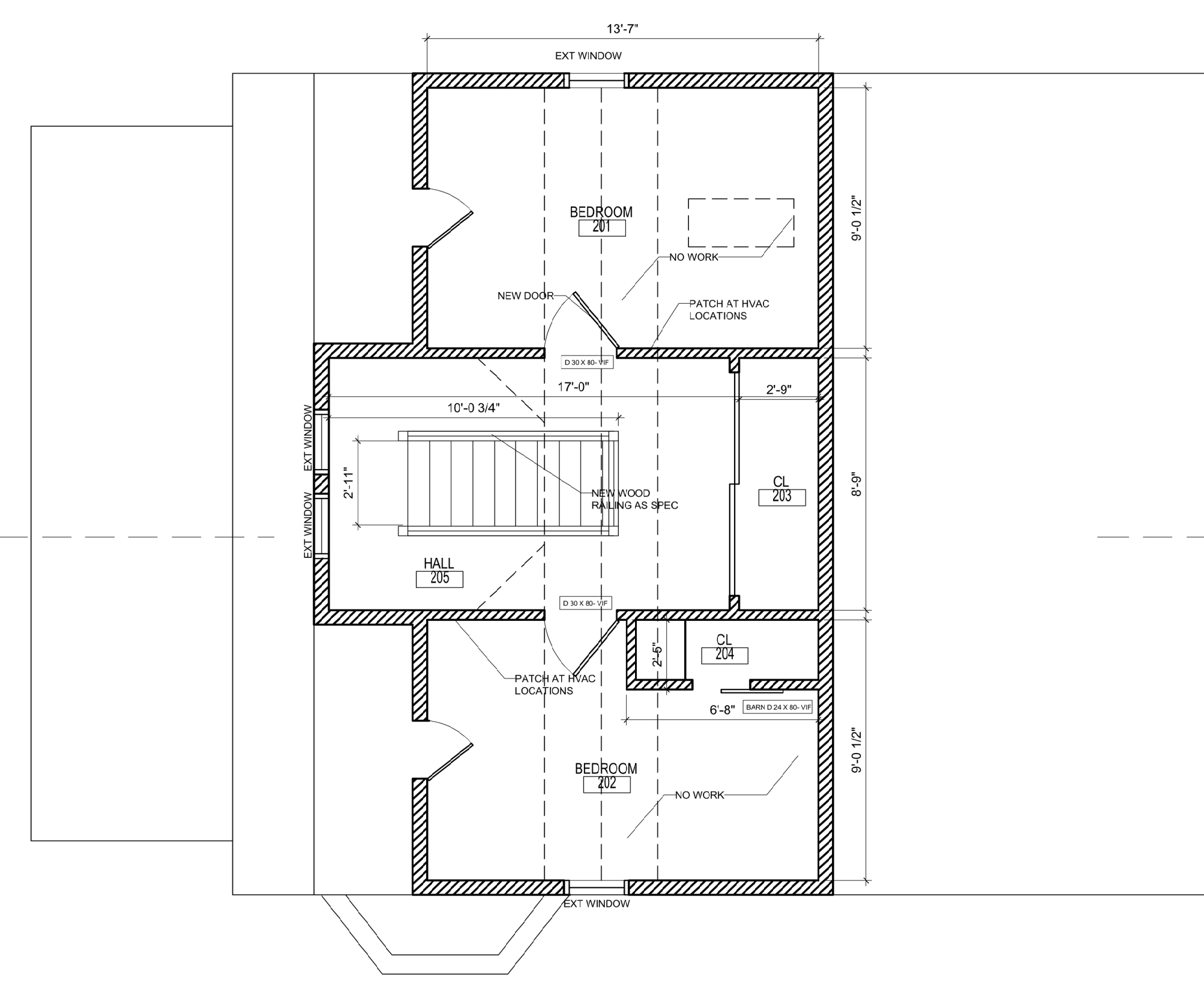
DEDUCT BIDDING AND PERMIT SET



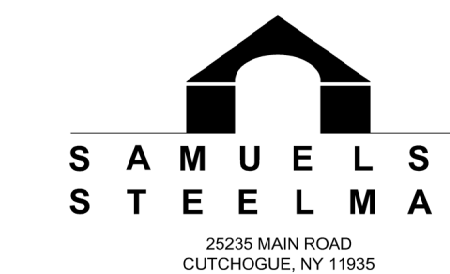
2ND FLOOR DEMO PLAN
SCALE: 1 / 4"=1'-0"



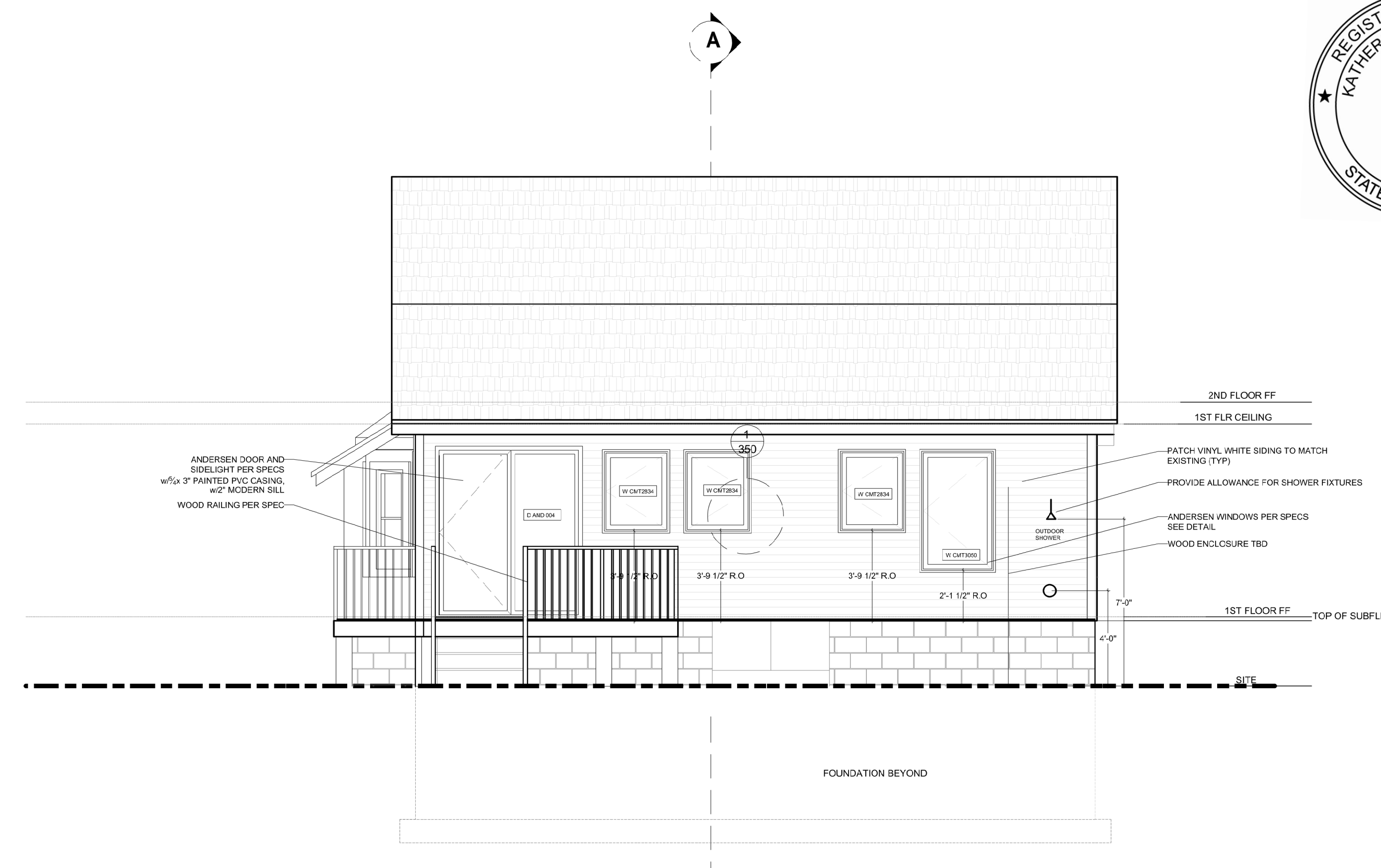
2ND FLR ELEC PLAN
SCALE: 1 / 4"=1'-0"



2ND FLR CONSTRUCTION PLAN
SCALE: 1 / 4"=1'-0"



ARCHITECTS:



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



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

PETTIBONE / RICCOBONO RESIDENCE
GREENPORT, NY

OWNERS:

ANN PETTIBONE
BO RICCOBONO
GREENPORT, NY 11946

PROJECT ADDRESS:

446 6TH STREET
GREENPORT, NY 11946

DRAWING SHEET NAME:

**EXTERIOR
ELEVATIONS**

DRAWN BY: KS

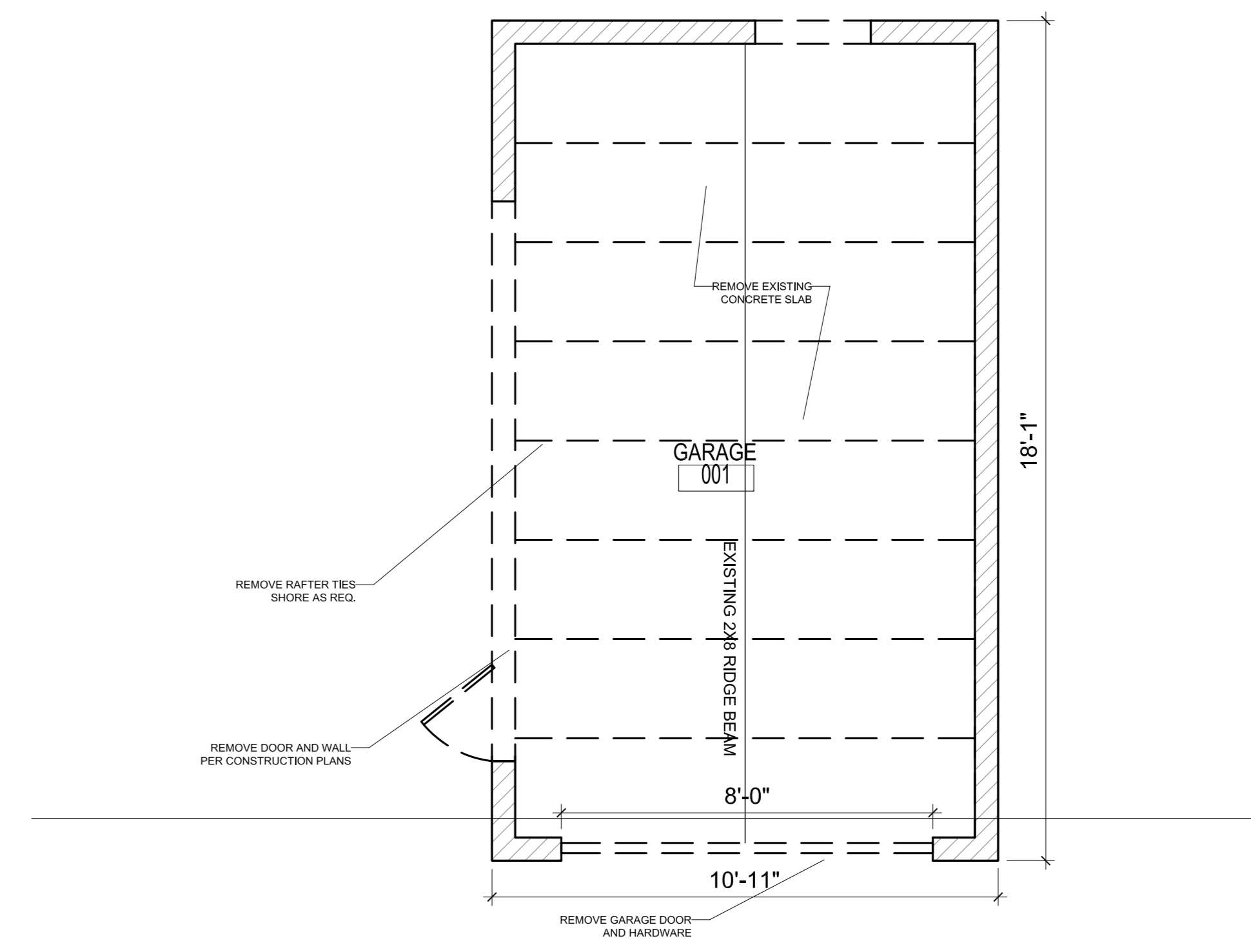
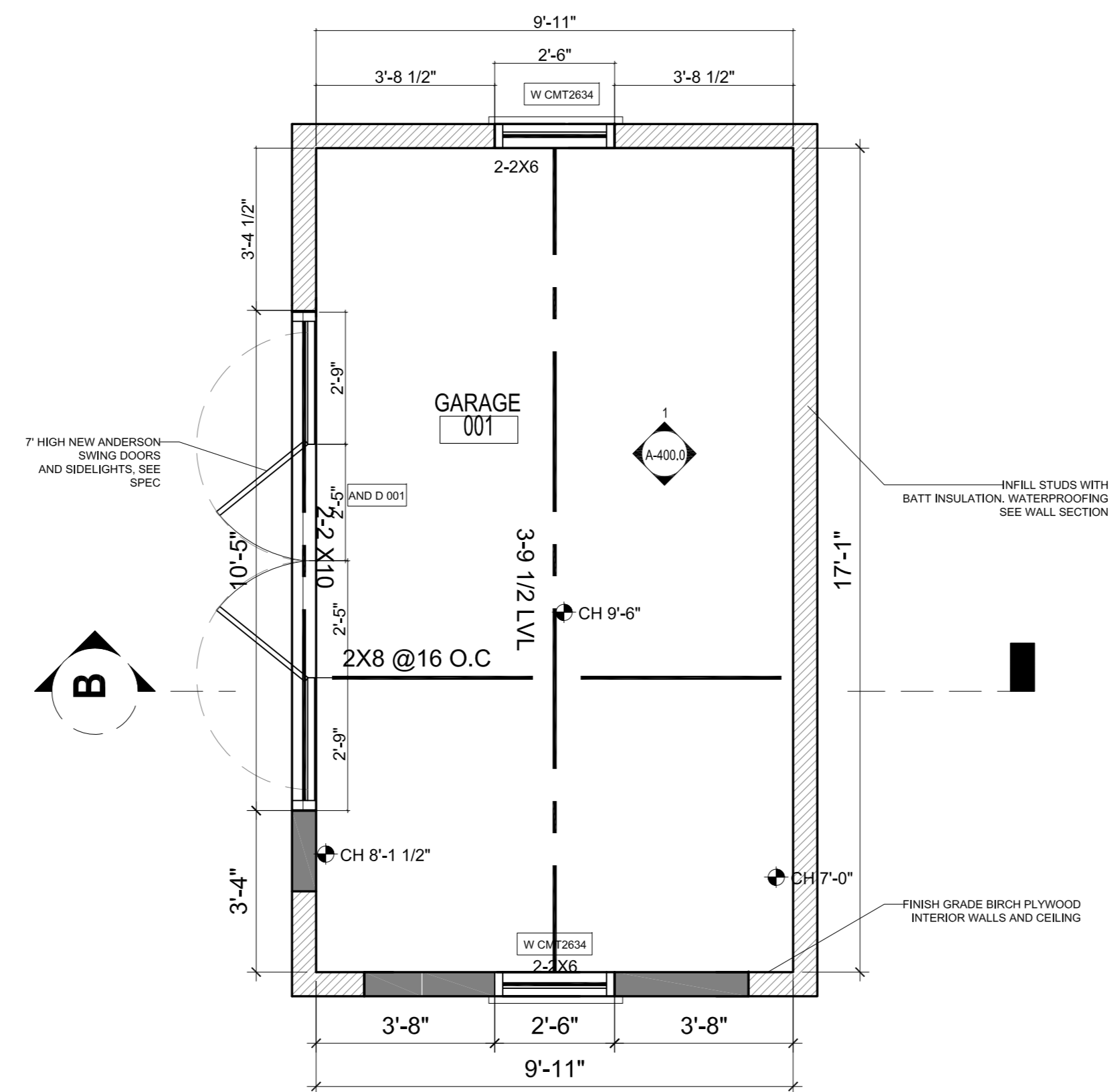
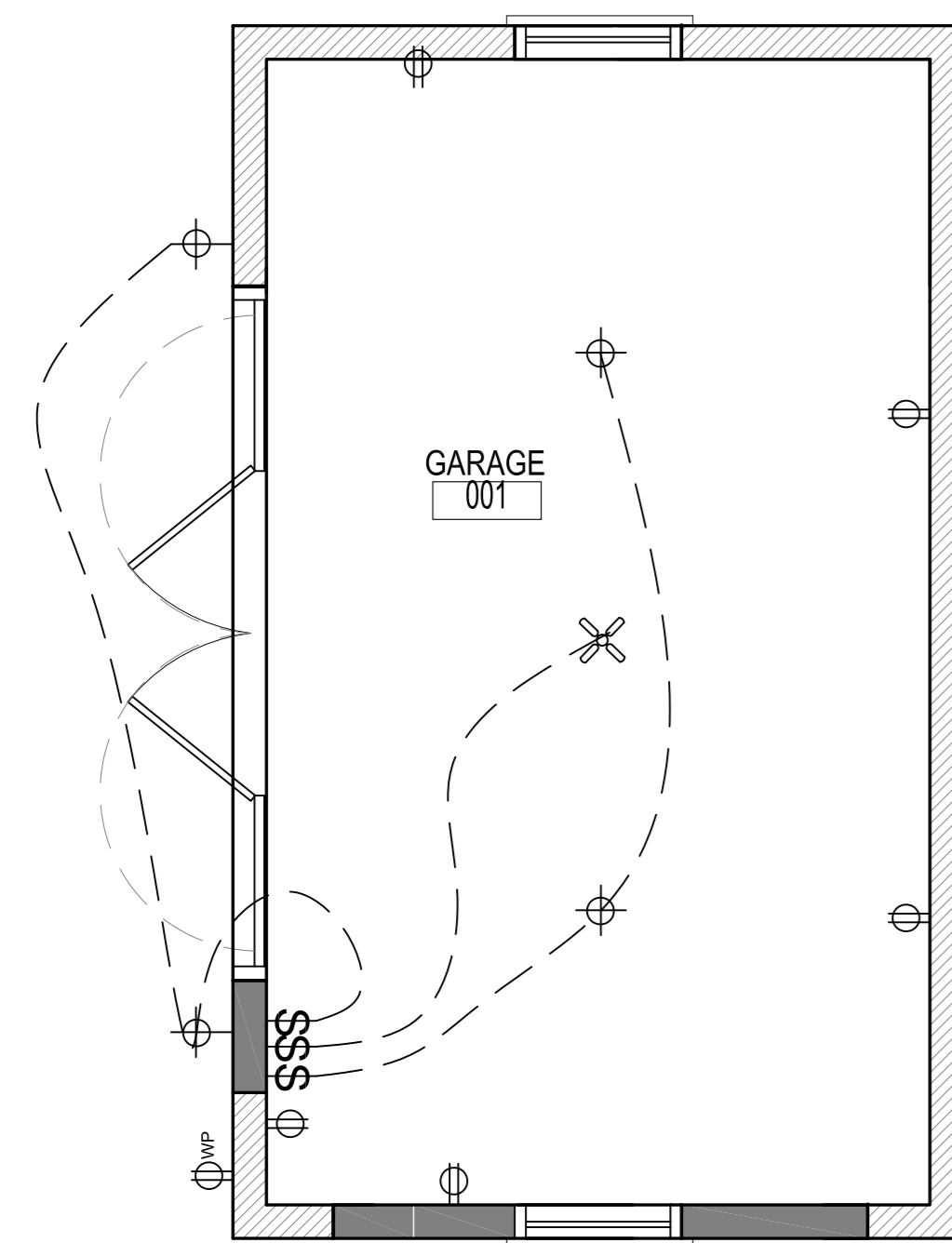
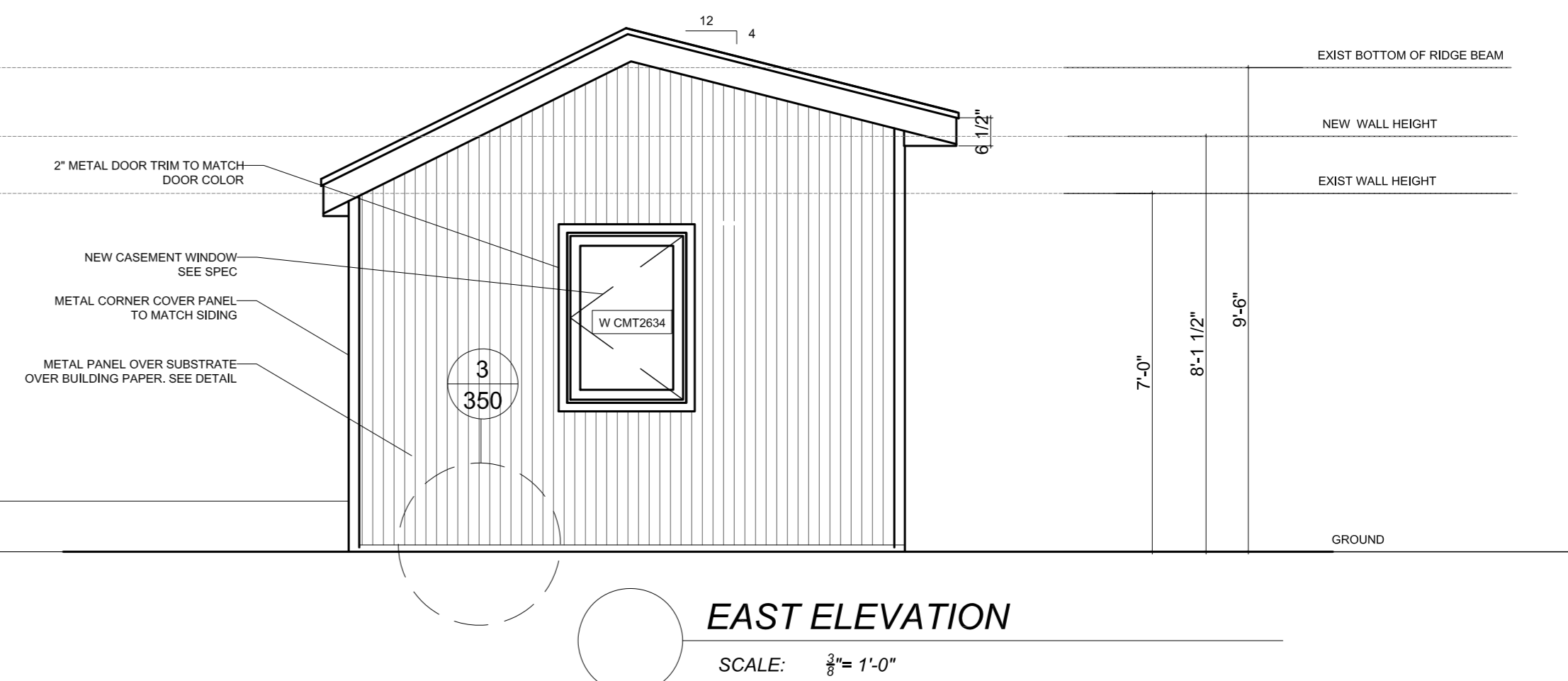
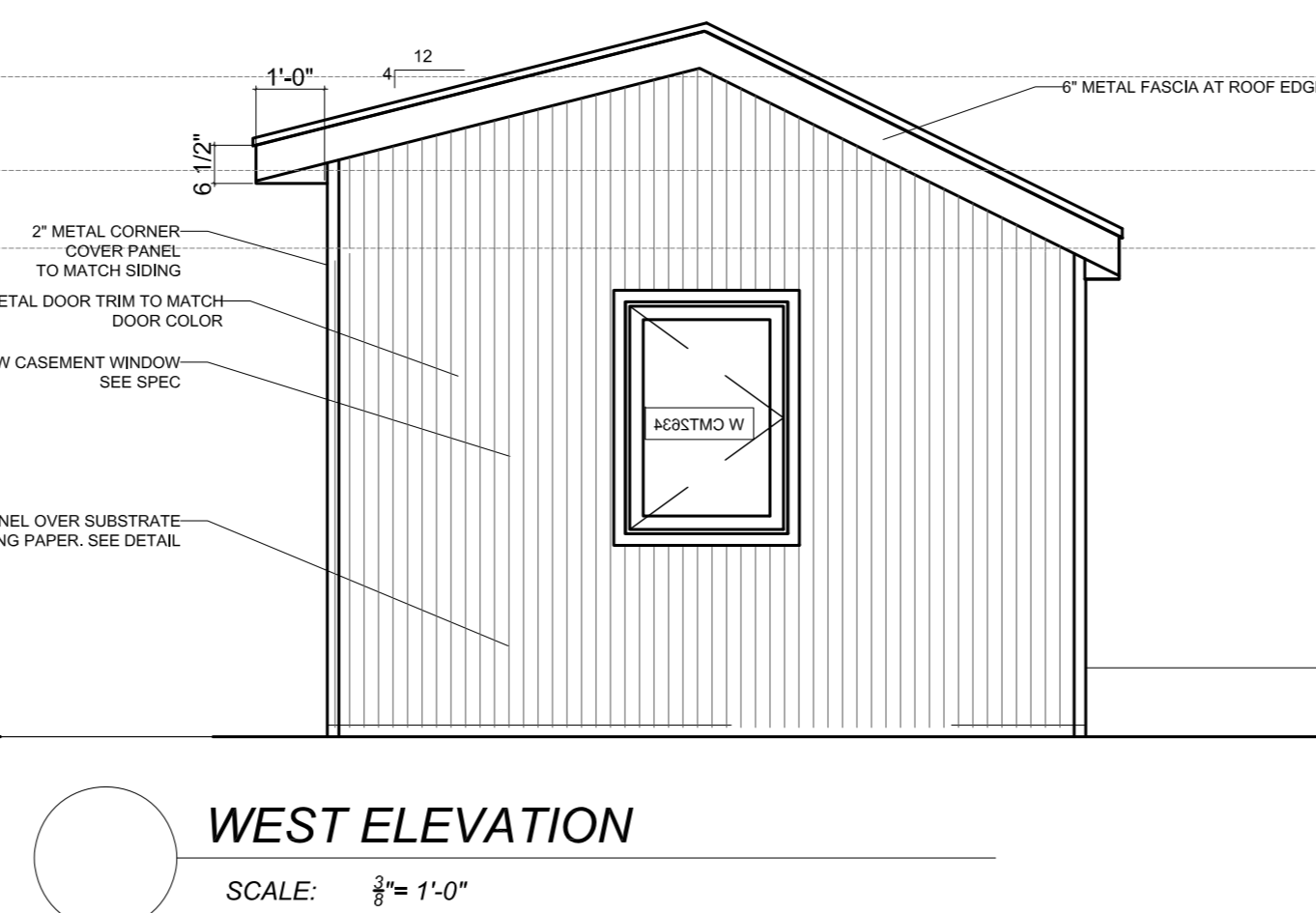
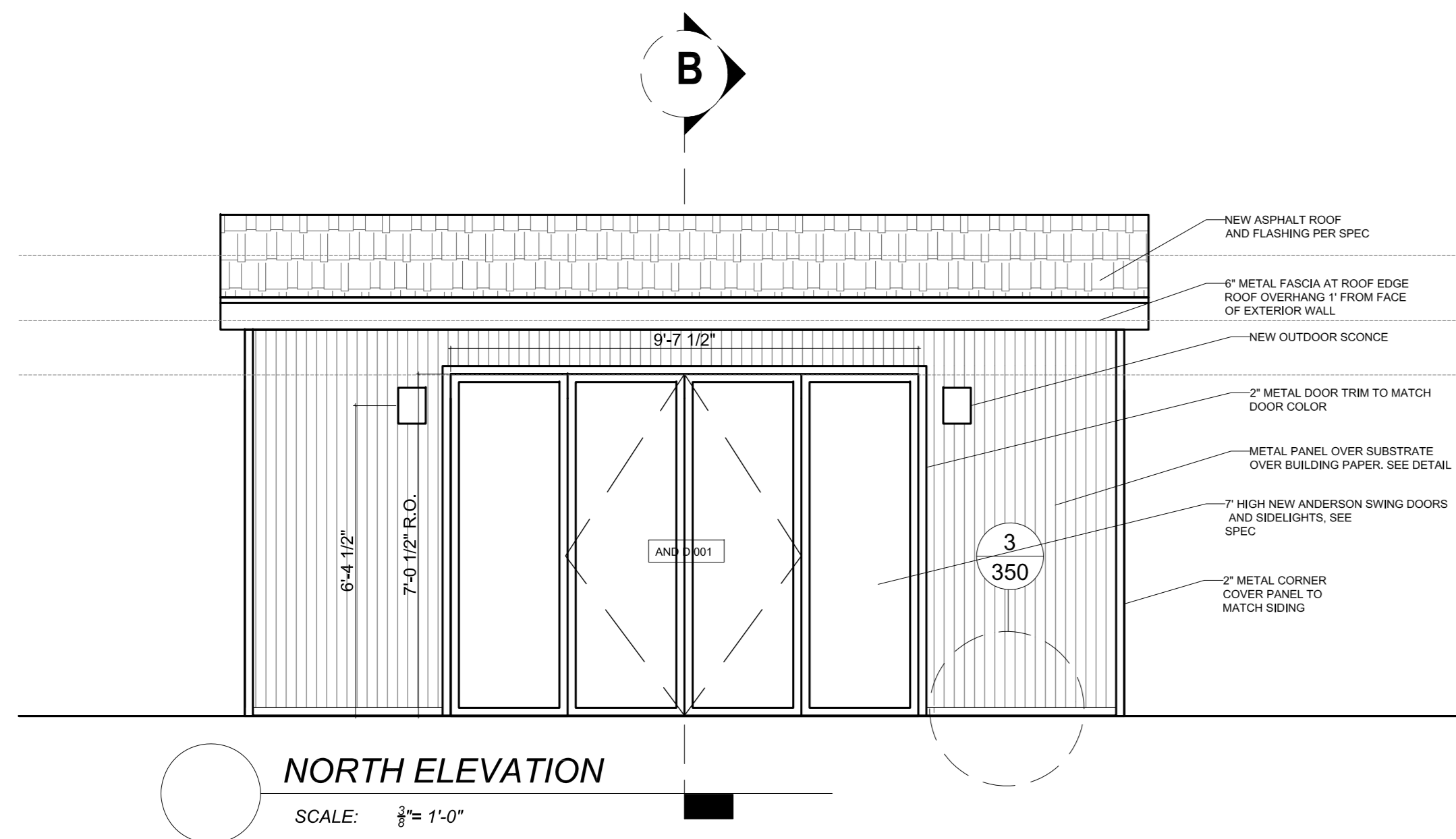
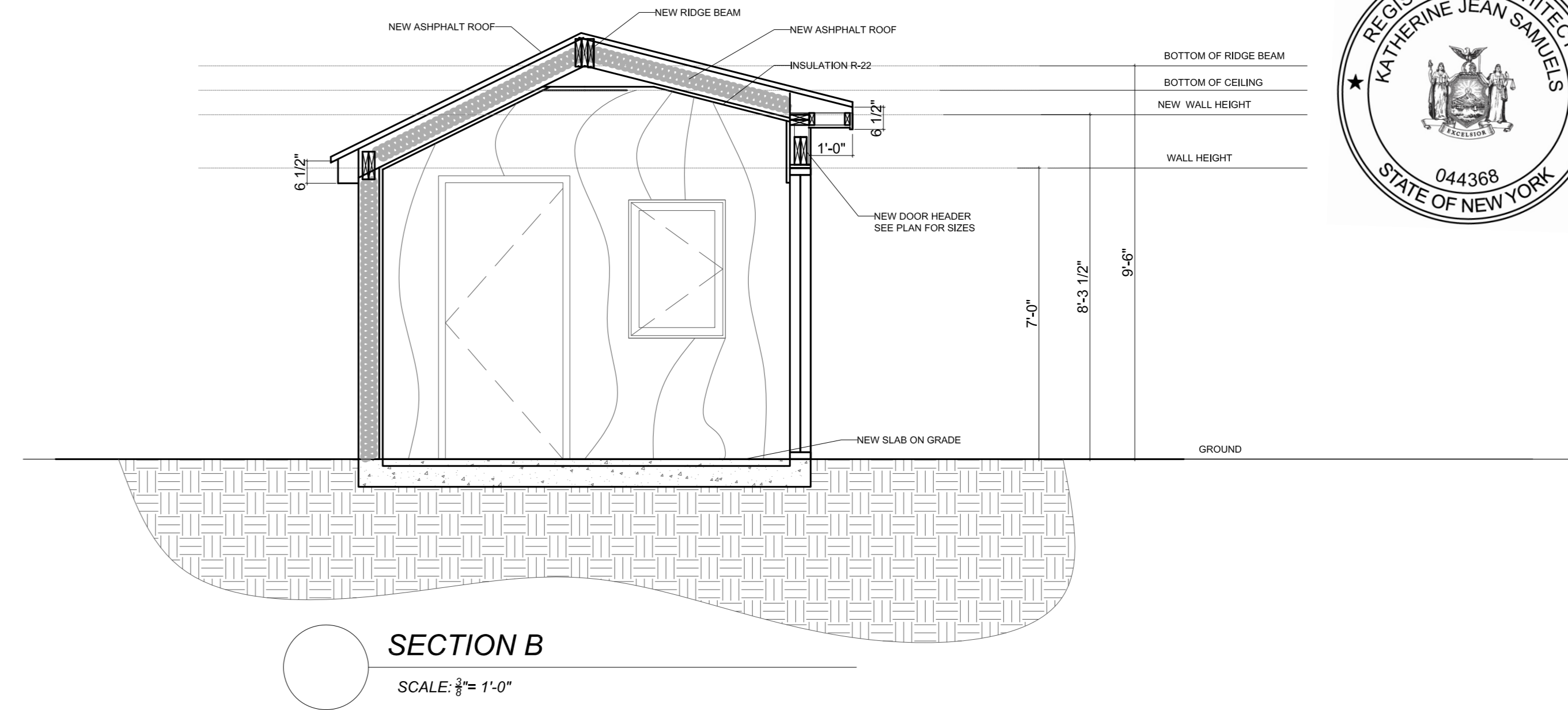
DATE: 09.20.22

SCALE: AS NOTED

DRAWING SHEET NO:

A-300.00

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OWNERS:
 ANN PETTIBONE
 BO RICCOBONO
 GREENPORT, NY 11946

PROJECT ADDRESS:
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 GREENPORT, NY 11946

DRAWING SHEET NAME:
GARAGE PLANS & ELEVATIONS

DRAWN BY: KS
 DATE: 09.20.22
 SCALE: AS NOTED

DRAWING SHEET NO:
A-350.00

DEDUCT BIDDING AND PERMIT SET