415 KAPLAN AVE, GREENPORT

THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE OWNER. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSES 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 THE LOSS OR USE RESULTING THEREFROM), (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, 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 OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION.

CONCRETE BLOCK
ALL CONCRETE BLOCK IS TO HAVE "DUR-O-WALL" REINFORCING EVERY THIRD COURSE. FILL TROP COURSE SOLID. MORTAR MIX TO BE ONE PART PORTLAND CEMENT, ONE PART LIME PUTTY, AND SIX PARTS SAND, OR ONE PART MASONRY CEMENT AND THREE PARTS SAND.

CONCRETE
NO EXTERIOR CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ENGINEER. ALL CONCRETE IS TO BE MIN. 3,000 P.S.I. AT 28 DAYS & 3,500 PSI FOR GARAGE SLAB. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODE. UNLESS INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 6" DEEP PROJECTING AT LEAST 2" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #5 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6X6 10/10 WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 3' O.C. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

ASPHALT ROOF SHINGLES
INSTALLED AS PER SECTION R905.2 OF THE RESIDENTIAL CODE OF N.Y.S. ALL SLOPED ROOF SHINGLES SHALL BE GAF-CLASS-A ASPHALT ROOF SHINGLES OR APPROVED EQUAL. SHINGLES SHALL BE APPLIED OVER 15# ASPHALT FELT WITH GAF-WEATHER-WATCH ICE AND WATER BARRIER APPLIES AT EAVES, VALLEYS AND FLASHING. ROOFING CONTRACTOR TO PROVIDE ALL FLASHING NECESSARY FOR A WATERTIGHT, WEATHERPROOF JOB. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS. CONTRACTOR SHALL SUPPLY COLOR SAMPLES OF THE SHINGLES FOR OWNER'S APPROVAL, PRIOR TO INSTALLATION.

INSULATION
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 OR AS SHOWN ON PLANS.

PROTECTION AGAINST DECAY
PROVIDE PROTECTION OF WOOD IN ACCORDANCE WITH SECTION R317 2015 IRC. PROVIDE PRESSURE PRESERVATIVE TREATED WOOD IN ALL AREAS WHERE WOD MEMBERS ARE IN CONTACT WITH CONCRETE OR MASONRY.

FIREBLOCKING
PROVIDE IN ACCORDANCE WITH R302.11 OF 2015 RESIDENTIAL CODE OF N.Y.S. SPECIFICALLY VERTICALLY AT CEILING AND FLOOR LEVELS. BETWEEN CONCEALED STAIR STRINGERS AT TOP AND BOTTOM OF RUN, AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT FLOOR AND CEILINGS LEVELS. BLOCKING TO BE 2x WOOD FRAMING OR FIBERGLASS BATT INSULATION INSTALLED AS REQUIRED BY

JOISTS RAFTERS AND STUDS SHALL BE CONSTRUCTION GRADE DOUGLAS FIR 1100 PSI. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE CCA TREATED. ALL EXTERIOR SHEATHING SHALL BE MIN. 5/8 CDX DOUGLAS FIR STRUCTURAL PLYWOOD UNLESS NOTED OTHERWISE. SUB-FLOORS TO BE 3/4" CDX PLYWOOD EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL. BLOCK STUD WALLS AT 1/2 STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF PLYWOOD. PROVIDE SOLID BLOCKING AND DIAGONAL BRACING OF FLOOR JOISTS AT 8' O.C. MAXIMUM AND SOLID BLOCKING UNDER ALL UNSUPPORTED EDGES OF PLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILED BOTTOM CAP PLATED TO END OF STUDS. LAP CAP PLATES AT CORNERS. WHERE FLUSH FRAMING OCCURS, USE MIN. 16GA SHEET METAL JOIST HANGERS BY "TECO" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM (3)2X STUDS. HEADERS SHALL BE MINIMUM (2)2X6 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOISTS AND BEAMS SHALL BE 3 1/2". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH. SEE NAILING SCHEDULE NEW YORK STATE CODE.

PLUMBING
CONTRACTOR SHALL INSTALL WATER SUPPLY AND SANITARY SYSTEM AS APPROVED BY SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES. PROVIDE HOT AND COLD SHUT-OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT BASE OF VERTICAL WASTES. USE 4" CAST IRON THROUGH FOUNDATION WALL PITCHED MIN. 1/8" PER FOOT. TRAP/WASTE SIZES FOR FIXTURES SHALL BE AS FOLLOWS:

SINK	1.5"
LAVATORY	1.25"
SHOWER	2"
TOILET	3"

ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK INCREASED TO 4" THROUGH THE ROOF. PROVIDE FROSTPROOF HOSE-BIBS AS INDICATED ON PLANS WITH EASILY ACCESSIBLE DRAIN-COCKS. APPROVAL OF ALL PLUMBING MUST BE OBTAINED FROM APPROPRIATE LOCAL AUTHORITIES PRIOR TO CONCEALMENT. PRIOR TO ORDERING, CONTRACTOR SHALL SUPPLY CUTS OF FIXTURES FOR OWNERS APPROVAL.

GLASS WINDOWS AND DOORS
TO BE INSTALLED AS PER SECTIONR308 OF THE RESIDENTIAL CODE OF N.Y.S. ALL GLASS IS TO BE INSULATED LOW-E UNLESS OTHERWISE SPECIFIED. GLASS SUBCONTRACTOR SHALL NOT INSTALL GLASS UNTIL PROPER CLEARANCES ARE PROVIDED. ALL SLIDING GLASS DOORS, SKYLIGHTS AND/OR WINDOWS AS REQUIRED BY CODE, SHALL BE INSULATED TEMPERED GLASS. ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS. ALL WINDOWS ARE TO BE CAULKED AND SEALED AS PER N.Y.S. ENERGY CONSERVATION CODE REQUIREMENTS. PROVIDE FLASHING PANS UNDER ALL SLIDER, DOORS, AND WINDOWS WITHIN A 6" OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED. PROVIDE ALL SCREENS AND HARDWARE AS REQUIRED. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. DOOR AND WINDOW MANUFACTURER TO BE DETERMINED BY OWNER.

GYPSUM WALL BOARD
INSTALLED AS PER SECTION R702.3.2. THROUGHR702.3.6 OF THE RESIDENTIAL CODE OF N.Y.S. GYPSUM WALLBOARD APPLICATION SHALL BE TAPE JOINT SYSTEM. ALL GYPSUM BOARD TO BE 1/2" ON WALLS AND 1/2" ON CEILINGS UNLESS OTHERWISE INDICATED. FINISH JOINTS, J-BEADS. NAIL DIMPLES, CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH. METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS.

ELECTRICAL
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL, AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHED TO BE LOCATED 36" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

NAILING SCHEDULE AS PER ANSI/AF&PA WFCM

JOINT DESCRIPTION	NUMBER OF COMMON NAILS				NAIL SPACING
ROOF FRAMING					
RAFTER TO TOP PLATE (TOE-NAILED): 16" O.C. SPACING	(3) 8d				PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED): 16" O.C. SPACING	(3) 8d				PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE NAILED):	ROOF SPAN				
	12'-0"	20'-0"	28'-0"	36'-0"	
16" O.C. SPACING 9:12 PITCH	(3) 16d	(3) 16d	(4) 16d	(5) 16d	EACH LAP
16" O.C. SPACING 12:12 PITCH	(3) 16d	(3) 16d	(3) 16d	(4) 16d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED):	ROOF SPAN				
	12'-0"	20'-0"	28'-0"	36'-0"	
16" O.C. SPACING 9:12 PITCH	(3) 16d	(3) 16d	(4) 16d	(5) 16d	EACH LAP
16" O.C. SPACING 12:12 PITCH	(3) 16d	(3) 16d	(3) 16d	(4) 16d	EACH LAP
RIDGE STRAPPING (TABLE 3.4) 7:12-12:12 PITCH	SPAN 12'-0"		(1) 8d		EACH END OF STRAP
BLOCKING TO RAFTER (TOE-NAILED)	(2) 8d				EACH END
RIM BOARD TO RAFTER (END NAILED)	(2) 16d				EACH END
WALL FRAMING					
TOP PLATE TO TOP PLATE (FACE NAILED)	(2) 16d[1]				PER FOOT
TOP PLATE AT INTERSECTIONS (FACE NAILED)	(4) 16d				JOINTS - EACH SIDE
STUD TO STUD (FACE NAILED)	(2) 16d				24" O.C.
HEADER TO HEADER (FACE NAILED)	16d				16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END NAILED):	(2) 16d (3) 16d (4) 16d				PER 2x4 STUD PER 2x6 STUD PER 2x8 STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST, OR BLOCKING (FACE NAILED)	(2) 16d[2]				PER FOOT
FLOOR FRAMING					
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)	(4) 8d				PER JOIST
BRIDGING TO JOIST (TOE NAILED)	(2) 8d				EACH END
BLOCKING TO JOIST (TOE NAILED)	(2) 8d				EACH END
BLOCKING TO SILL OR TO TOP PLATE (TOE NAILED)	(3) 16d				EACH BLOCK
LEDGER STRIP TO BEAM (FACE NAILED)	(3) 16d				EACH JOIST
JOIST ON LEDGER TO BEAM (TOE NAILED)	(3) 8d				PER JOIST
BAND JOIST TO JOIST (END NAILED)	(3) 16d				PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	(2) 16d				PER FOOT
ROOF SHEATHING					
STRUCTURAL PANELS	8d				*SEE TABLE 3.8*
CEILING SHEATHING					
GYPSUM WALL BAORD	5d COOLERS				7" EDGE / 10" FIELD
WALL SHEATHING					
STRUCTURAL PANELS - SHEAR REQUIRES $\frac{7}{16}$ MIN. PLY	10d				3" EDGE / 6" FIELD
GYPSUM WALL BAORD	5d COOLERS				7" EDGE / 10" FIELD
HARDBOARD	8d				*SEE TABLE 3.9*
FLOOR SHEATHING					
STRUCTURAL PANELS 1 INCH OR LESS GREATER THAN 1 INCH	8d 10d				6" EDGE / 12" FIELD 6" EDGE / 6" FIELD

1 NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6 INCHES ON-CENTER AT THE PANEL EDGE. OF WALL SHEATHING IS NAILED 3" ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, 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.

RAFTER TO TOP PLATE / CEILING JOIST TO TOP PLATE JOINT NOTES :
-10d BOX NAILS SHALL BE PERMITTED TO BE SUBSTITUTED FOR 8d COMMON NAILS

-WHEN CEILING JOIST ARE INSTALLED PARALLEL TO RAFTERS, THE SUM OF THE TOENAILS IN THE RAFTER AND AND CEILING JOIST SHALL EQUAL OR EXCEED THE TABULATED NUMBER OF NAILS REQUIRED

-TO AVOID SPLITTING, NO MORE THAN TWO TOENAILS SHALL BE INSTALLED IN EACH SIDE OF THE RAFTER OR CEILING JOIST WHEN FASTENED TO A 2x4 TOP PLATE OR 3 TOENAILS IN EACH SIDE WHEN FASTENED TO A 2x6 TOP PLATE

CEILING JOIST TO PARALLEL RAFTER / CEILING JOIST LAPS OVER PARTITIONS JOINT NOTES:
-NAILING REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED 25% IF NAILS ARE CLINCHED

-HEEL JOINT CONNECTIONS ARE NOT REQUIRED WHEN THE RIDGE IS SUPPORTED BY A LOADBEARING WALL, HEADER OR RIDGE BEAM

-WHEN INTERMEDIATE SUPPORT OF THE RAFTER IS PROVIDED BY VERTICAL STRUTS OR PURLINS TO A LOAD BEARING WALL, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED PROPORTIONALLY TO THE REDUCTION IN SPAN

-EQUIVALENT NAILING PATTERNS ARE REQUIRED FOR CEILING JOIST TO CEILING JOIST LAP SPLICES

-TABULATED HEEL JOINT CONNECTION REQUIREMENTS ASSUME CEILING JOISTS OR RAFTER TIES ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE. WHEN CEILING JOIST OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC SPACE, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE INCREASED BY THE FOLLOWING FACTORS:

COLLAR TIE TO RAFTER NOTES:
-TABULATED CONNECTION REQUIREMENTS ARE BASED ON TOTAL UPLIFT MINUS 2/3 OF THE ROOF ASSEMBLY DEAD LOAD (2/3 x 10psf)

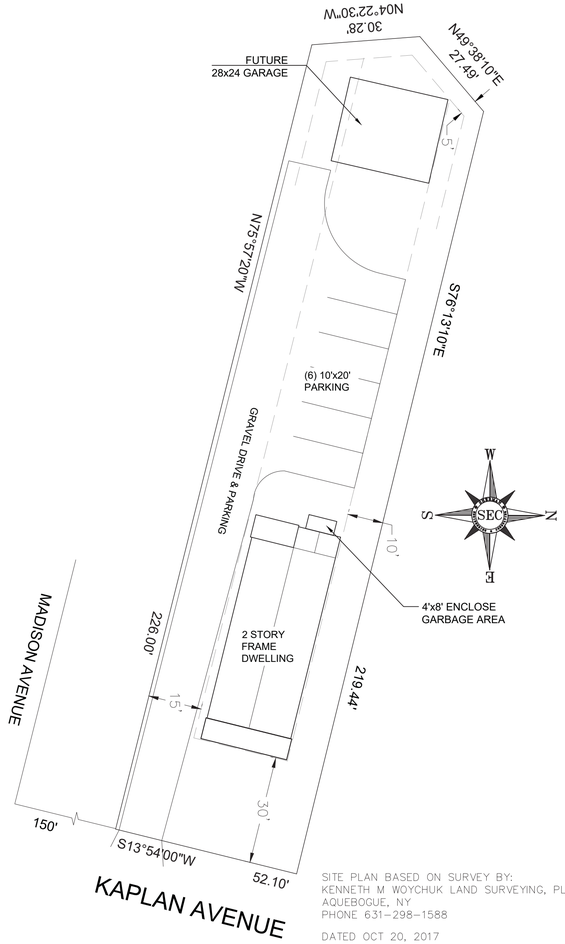
-WHEN THE TABULATED NUMBER OF NAILS REQUIRED IN EACH END OF THE STRAP IS EQUAL TO 1 AND THE FRAMING IS ATTACHED IN ACCORDANCE WITH TABLE 3.1, THE RIDGE STRAP AND ADDITIONAL NAILING IS NOT REQUIRED

-WHEN A COLOR TIE IS USED IN LIEU OF A RIDGE STRAP, THE NUMBER OF 10d COMMON NAILS REQUIRED IN EACH END OF THE COLLAR TIE NEED NOT EXCEED THE TABULATED NUMBER OF 8d NAILS IN A STEEL STRAP

-TABULATED CONNECTION REQUIREMENTS ARE BASED ON 12" RIDGE STRAP SPACING, FOR DIFFERENT RIDGE STRAP SPACING MULTIPLY THE TABULATED VALUES BY THE APPROPRIATE MULTIPLIER BELOW: IF THE NUMBER OF NAILS IN EACH END OF THE RIDGE STRAP EXCEEDS 8, SPECIAL CONNECTION HARDWARE IS REQUIRED

RIDGE CONNECTION SPACING (IN.)	12	16	19.2	24	48	72
MULTIPLIER	1.00	1.33	1.60	2.00	4.00	6.00

HVAC EQUIPMENT;
DSZC180601 - CAPF4961D6 - MBVC2000AA-1 - TX5N4
5 TON 18 SEER GOODMAN HEAT PUMP SYSTEM



SITE PLAN BASED ON SURVEY BY:
KENNETH M WOYCHUK LAND SURVEYING, PLLC
AQUEBOGUE, NY
PHONE 631-298-1588

DATED OCT 20, 2017

SITE PLAN

SCALE 1"=20'

SCTM 1001-4-1-6
LOT SIZE; 0.27 AC

PROPOSED BUILDING TO BE CONNECTED TO PUBLIC WATER AND SEWER SERVICES USING EXISTING CONNECTIONS TO MAINS.

DESIGN LOADS AND SPECIFICATIONS

GROUND SNOW LOAD	20 PSF
ATTIC W LIMITED STORAGE LIVE LOAD	20 PSF
CEILING LIVE LOAD	20 PSF
SECOND FLOOR & STAIRS LIVE LOAD	40 PSF
FIRST FLOOR & DECKS LIVE LOAD	40 PSF
ULTIMATE WIND SPEED	135 MPH
DESIGN WIND SPEED (R301.2.1.3)	106 MPH
WIND EXPOSURE CATEGORY	B
SEISMIC DESIGN CATEGORY	C
WEATHER INDEX	SEVERE
FROST LINE DEPTH	3 FEET
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE	11
ICE SHIELD UNDERLAYMENT REQUIRED	YES
LOAD BEARING VALUE OF SOIL	1,500 PSF

STATE OF NEW YORK
KENNETH M. WOYCHUK
083584
LICENSED PROFESSIONAL ENGINEER

SHERMAN ENGINEERING
& CONSULTING P.C.
14 NELMAR AVENUE ST AUGUSTINE, FL 32084
631.831.3872

REV #	DATE	NOTE:	BY:

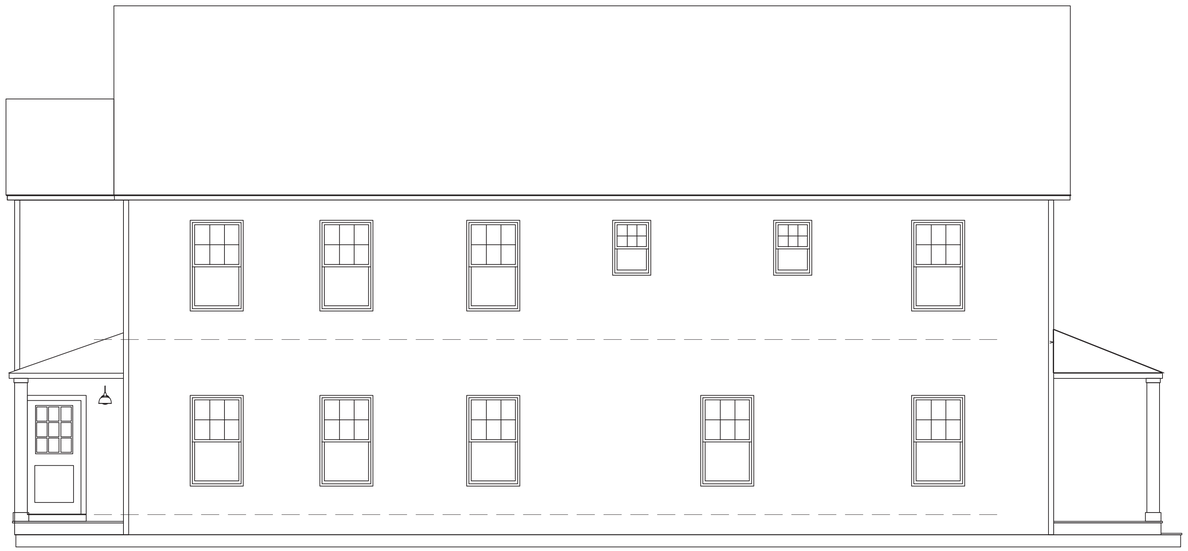
CHECKED BY: SECPC
DRAWN BY: MBS

PROPOSED RESIDENCE
Olinkiewicz Property
415 KAPLAN AVE
GREENPORT, NY

DRAWING: SPECIFICATONS, NAIL SCHEDULE, SITE PLAN

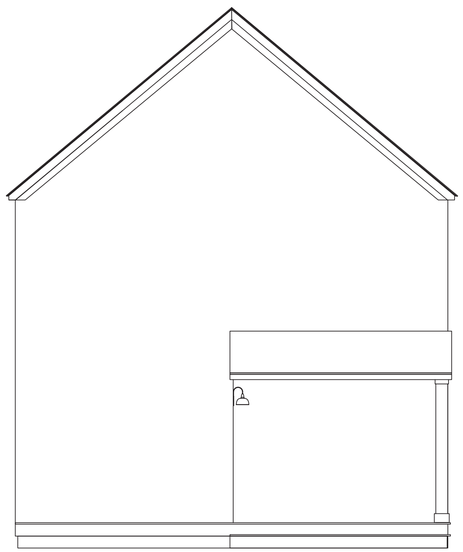
JOB#: OLI-1914
DATE: 10.17.19
SCALE: AS NOTED

DRAWING NUMBER
A-1

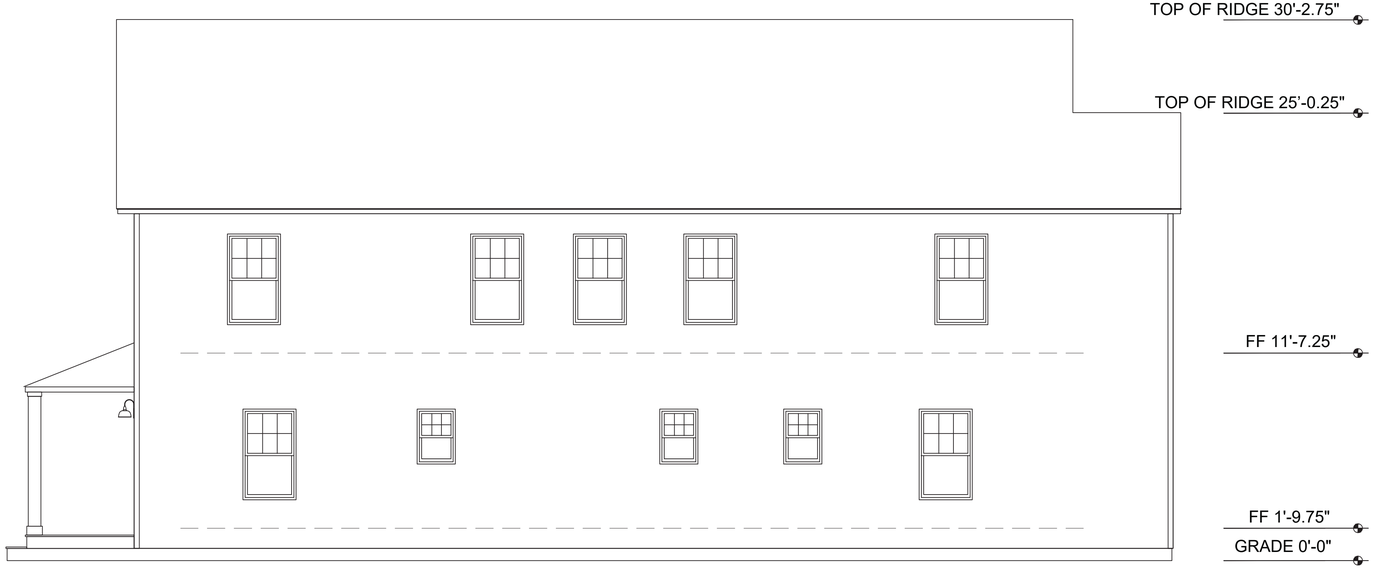


SIDE ELEVATION
SCALE ¼"=1'

FRONT ELEVATION
SCALE ¼"=1'



REAR ELEVATION
SCALE ¼"=1'



SIDE ELEVATION
SCALE ¼"=1'

SHERMAN ENGINEERING
& CONSULTING P.C.
14 NELMAR AVENUE ST AUGUSTINE, FL 32084
631.831.3872

CHECKED BY: SECPC
DRAWN BY: MBS

REV #	DATE:	NOTE:	BY:
			MS

PROPOSED RESIDENCE
Olinkiewicz Property
415 KAPLAN AVE
GREENPORT, NY

DRAWING: ELEVATIONS

JOB#: OLI-1914
DATE: 10.17.19
SCALE: AS NOTED

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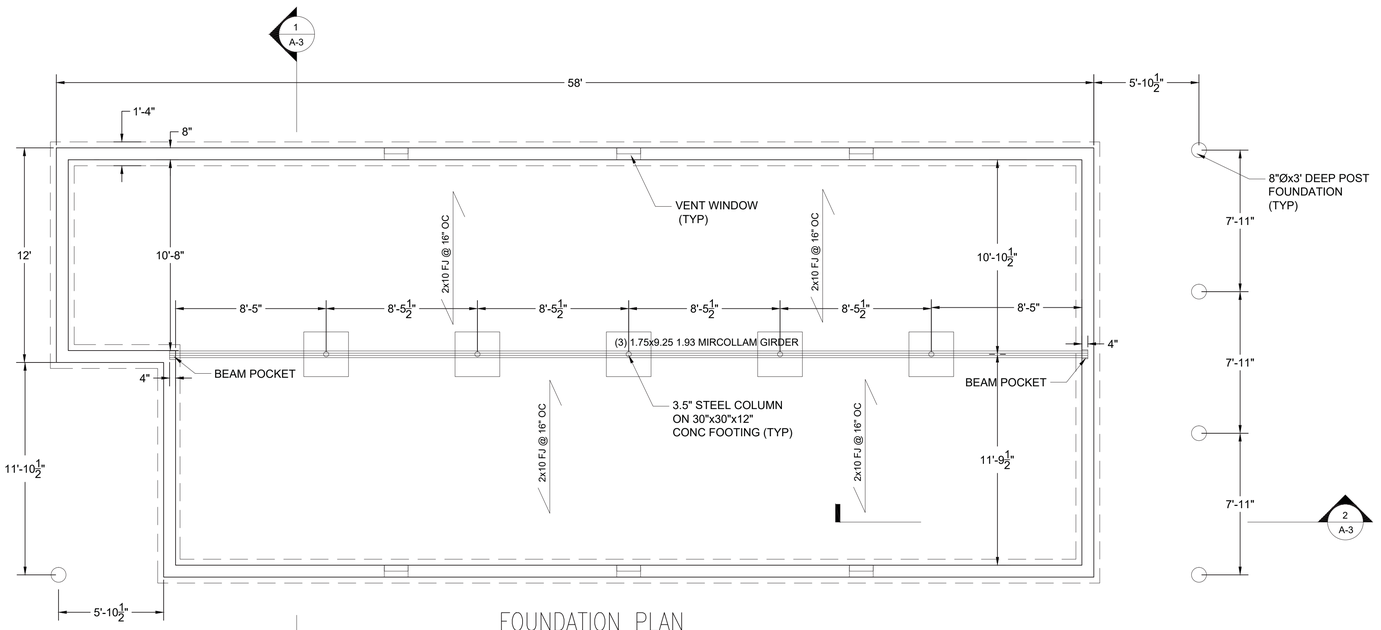
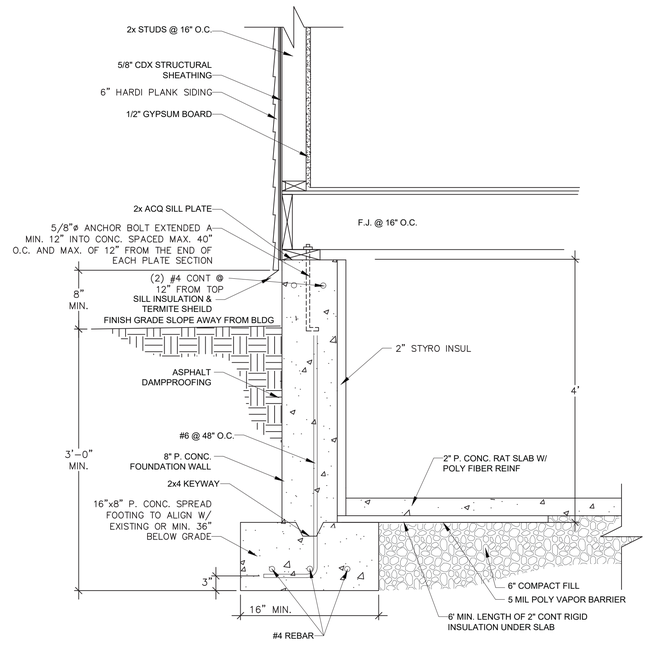
PAGE 2 OF 5



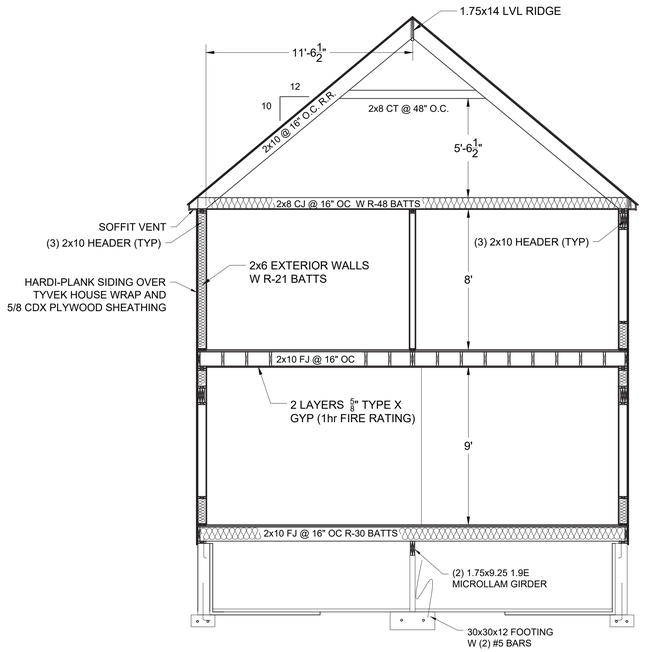
FOUNDATION PLAN

SCALE ¼"=1'



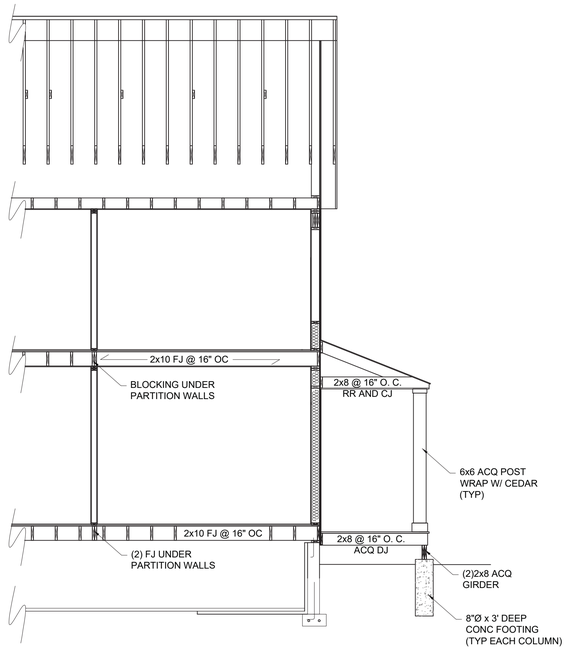
FOUNDATION DETAIL

NOT TO SCALE



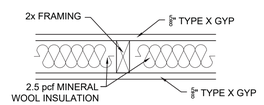
SECTION 1

SCALE ¼"=1'



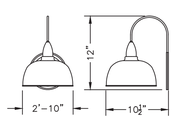
SECTION 2

SCALE ¼"=1'



INTERIOR FIRE WALL DETAIL

SCALE NTS



EXTERIOR LIGHT FIXTURE
FULLY SHIELDED
72w LED BULB
120v

ONE FIXTURE AT
EACH ENTRY DOOR

EXTERIOR WALL LIGHT

SCALE NTS

SHERMAN ENGINEERING
& CONSULTING P.C.
14 NELMAR AVENUE ST AUGUSTINE, FL 32084
631.831.3872

CHECKED BY: SECPC
DRAWN BY: MBS

REV #	DATE:	NOTE:	BY:

PROPOSED RESIDENCE
Olinkiewicz Property
415 KAPLAN AVE
GREENPORT, NY

DRAWING: FOUNDATION PLAN, SECTIONS

JOB#: OLI-1914
DATE: 10.17.19
SCALE: AS NOTED

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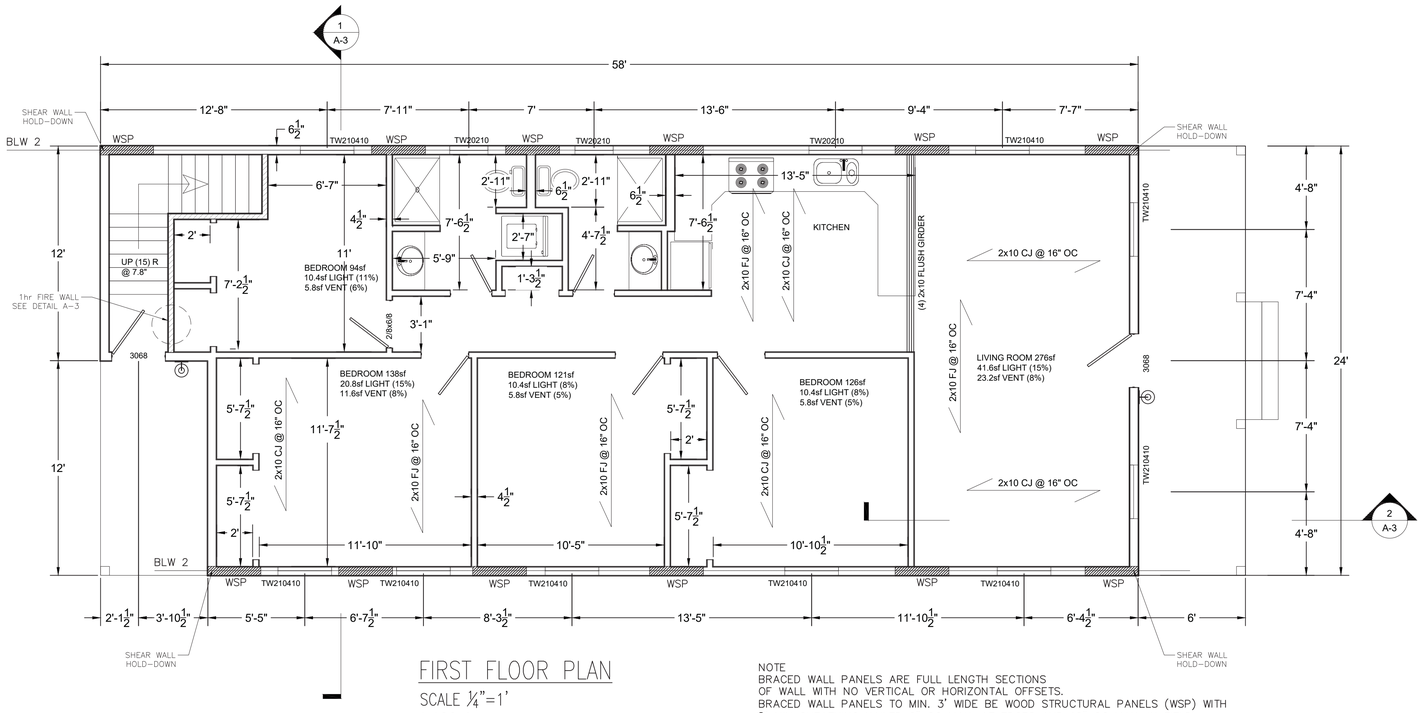
A-3

PAGE 3 OF 5



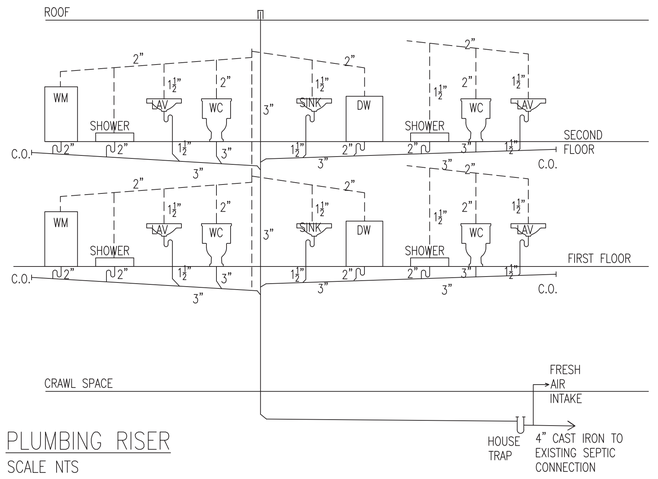
FIRST FLOOR PLAN

SCALE ¼"=1'

1,180sf

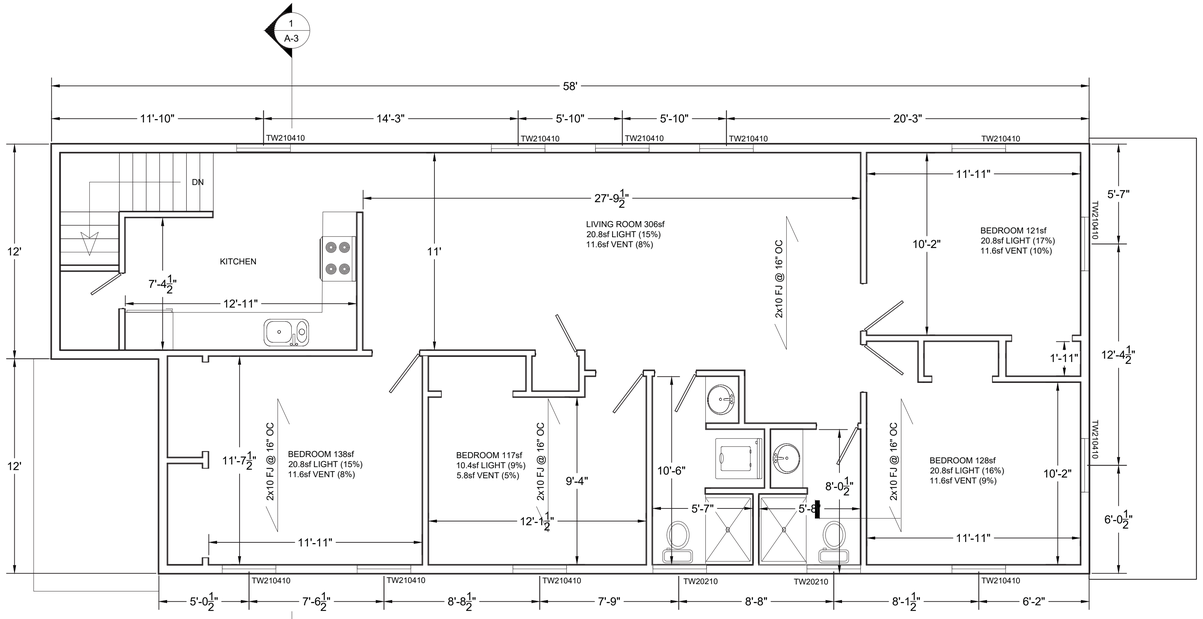
NOTE
BRACED WALL PANELS ARE FULL LENGTH SECTIONS OF WALL WITH NO VERTICAL OR HORIZONTAL OFFSETS.
BRACED WALL PANELS TO MIN. 3' WIDE BE WOOD STRUCTURAL PANELS (WSP) WITH ⅜" MIN SHEATHING NAILED 6" OC MAX. AT EDGES AND 12" OC MAX. IN FIELD

WSP DENOTES LOCATION OF BRACED WALL PANEL



PLUMBING RISER

SCALE NTS



SECOND FLOOR PLAN

SCALE ¼"=1'

1,200sf

Door & Window Schedule													
Type Mark	Count	Rough Opening Width	Rough Opening Height	Type	Manufac.	Model	Glazing Type	Glass Area	Vent Area	U-factor	SHGC	Energy Star	Comments
TW20210	5	2' - 2½"	3' - 0⅛"	Double Hung	Anderson	A-series	Double-Low E	3.68	2.18	0.30	0.31	yes	Tempered
TW210410	20	3' - 0⅛"	5' - 0⅛"	Double Hung	Anderson	A-series	Double-Low E	10.45	5.83	A-series	A-series	A-series	Egress
3068	2	3' - 2"	6' - 10"	Door	tbd	na	na						

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PROPOSED RESIDENCE
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415 KAPLAN AVE
GREENPORT, NY

DRAWING: FIRST, SECOND FLOOR PLANS

CHECKED BY: SECPC
DRAWN BY: MBS

REV #	DATE:	NOTE:	BY:

JOB#: OLI-1914
DATE: 10.17.19
SCALE: AS NOTED

DRAWING NUMBER
A-4
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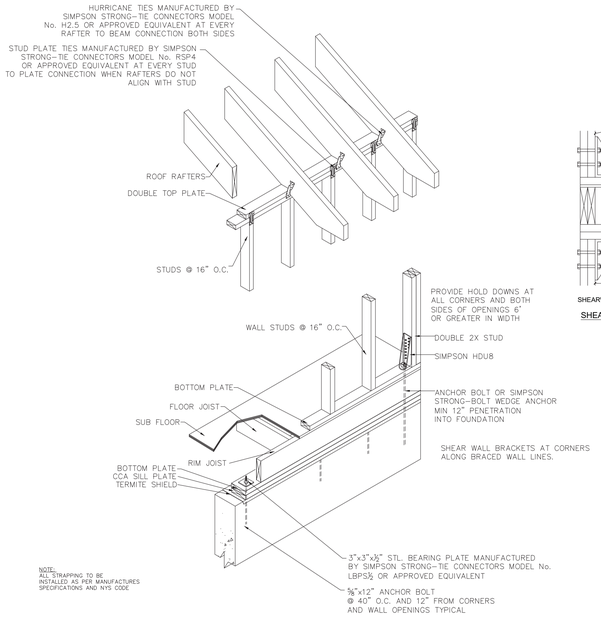
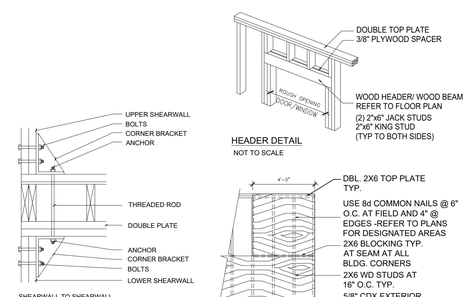


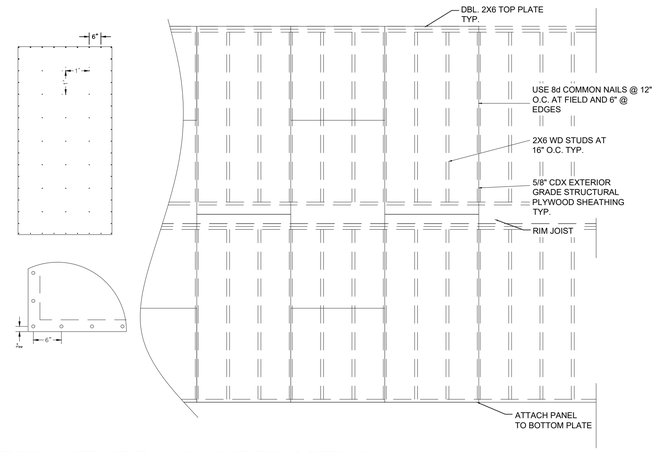
LOAD PATH DETAIL



SHEARWALL HOLD-DOWN DETAILS
N.T.S.

HEADER DETAIL
NOT TO SCALE

NAILING DETAIL (ELEVATION)
NOT TO SCALE



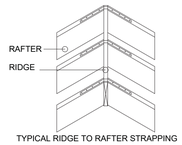
TYPICAL STRUCTURAL WALL SHEATHING DETAILS

NOT TO SCALE

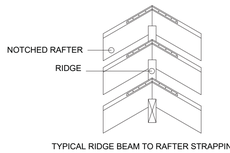
CONTRACTOR TO PROVIDE UPLIFT CONNECTIONS WITH STRAPPING OR TYPICAL STRUCTURAL WALL PANELS AS SHOWN. STRAPPING AT RAFTER TO TOP PLATE, RIDGE, FOUNDATION TO BE REQUIRED.

TYPICAL WALL STRAPPING DETAILS

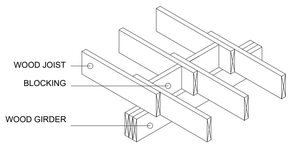
NOT TO SCALE



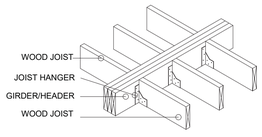
TYPICAL RIDGE TO RAFTER STRAPPING



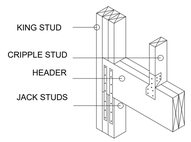
TYPICAL RIDGE BEAM TO RAFTER STRAPPING



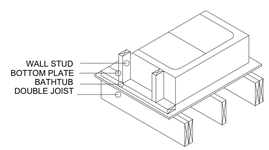
JOIST FRAMING OVER WOOD GIRDER



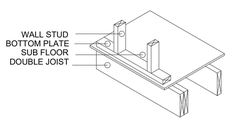
JOIST FRAMING FLUSH WITH GIRDER/HEADER



TYPICAL HEADER CONNECTION



DOUBLE JOIST FOR UNDER A BATHTUB



DOUBLE JOIST FOR NON-BEARING WALLS

GENERAL WIND PROTECTION CONNECTION NOTES
Adapted from Standard for Hurricane Resistant Residential Construction; SSTD 10-99 and 2001 SBC High Wind Edition Wood Frame Construction
Fasteners and Connectors for Wood Frame Construction

1. A continuous load path between footings, foundations walls, floors, studs and roof framing shall be provided.

2. Approved connectors, anchors and other fastening devices not included in the Standard Building Code, Table 2306.1 shall be installed in accordance with manufacturer's recommendations.

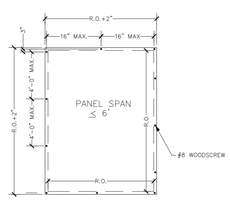
3. Metal plates, connectors, screws, bolts, and nails exposed directly to the weather or subject to salt corrosion in costal areas, shall be stainless steel or hot dipped galvanized.

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 cripple 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 1x6 or 2x4 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.

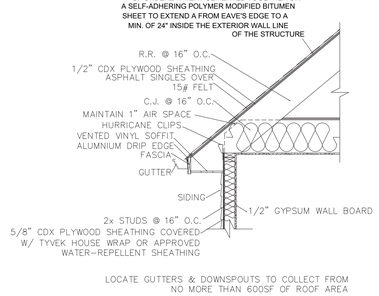
8. Sill Plate to Foundation Anchorage: Sill plate shall be anchored to the foundation with anchor bolts having a min. bolt diameter of 5/8" and 3" x 3" x 1/8" washers. A minimum of one anchor bolt shall be provided within 6 to 12 inches of each end of each plate. Anchor bolts shall have a minimum embedment of 7 inches in concrete/ masonry foundations. Anchor bolts shall be located within 12 inches of corners and at spacing not exceeding 4 feet on center.



PANEL DESIGN BASED ON 1069.1
BUILDING CODE OF NEW YORK STATE.
7/16" PLYWOOD PANELS
2-1/2" #8 WOOD SCREWS @ 16" O.C. MAX.
INSTALLED IN ACCORDANCE WITH RESIDENTIAL CODE OF NEW YORK R301.2.1

STRUCTURAL WOOD PANELS
N.T.S.

PROVIDE ICE PROTECTION AS PER R905.2.7.1 WHICH CONSISTS OF AT LEAST 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET TO EXTEND A FROM EAVE'S EDGE TO A MIN. OF 24" INSIDE THE EXTERIOR WALL LINE OF THE STRUCTURE



LOCATE GUTTERS & DOWNSPOUTS TO COLLECT FROM NO MORE THAN 600SF OF ROOF AREA

CONSTRUCTION DETAILS & WIND LOAD PATH CONNECTION DETAILS

NOT TO SCALE

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STATE OF NEW YORK
SECPC
083584
LICENSED PROFESSIONAL ENGINEER