



# ZONING BOARD OF APPEALS APPLICATION

## AREA VARIANCE

236 Third Street, Greenport, New York, 11944  
 (631) 477-0248  
[www.villageofgreenport.org](http://www.villageofgreenport.org)

Date of Application \_\_\_\_\_

All information below is to be completed by the applicant. This completed application is to be accompanied by the Notice of Disapproval, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, details of footings and foundation, and species of lumber and quality of material, where applicable.

**THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)**

Jenna and Donald Williams			
First Name	Last Name	Business Name, if applicable	
[REDACTED]	[REDACTED]	[REDACTED]	
Mailing Address	City/ Town/ Village	State	Zip
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Phone #	E-Mail Address		
[REDACTED]	[REDACTED]		

**CONTACT PERSON (if different from owner)**  
*The person to receive all correspondence:*

Isaac Clay	Coffey	Isaac-Rae Studio	
First Name	Last Name	Business Name, if applicable	
11575 Main Bayview Road	Southold NY	11971	
Mailing Address	City/ Town/ Village	State	Zip
347-276-6093	clay@isaac-rae.com		
Phone #	E-Mail Address		

**IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.**

**Location:**

Suffolk County Tax Map Number: 1001 Section: 4 Block: 3 Lot 32

Street Address: 511 Carpenter Street Greenport, New York, 11944

Zoning District:  WC  R1  R2  PD  CR  CG

Is property located within the Historic District?  Yes  No



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The Code Official reviewed and denied an application dated January 12, 2021 for a Building Permit for the location specified on this application.

**Provisions of the Zoning Code appealed:**

*(Indicate Article, Section and Subsection of Zoning Code by numbers)*

Article: 2 Section: 150 - 12 Subsection: \_\_\_\_\_

**Type of appeal made for:**

A Variance to the Zoning Code or Zoning Map.

An interpretation of the Village Code Article: \_\_\_\_\_ Section: \_\_\_\_\_ Subsection: \_\_\_\_\_

**Has a prior appeal been made at any time with respect to this property?**  Yes  No  I Don't Know

*If yes, please provide the date appeal was made:* March 31, 1983

**Project Description:**

**For Demolition of Existing Building Areas:**

Please describe area being removed:

Construction will remove the deteriorating existing back deck and exterior stairs. A portion of an exterior wall will be removed to connect primary structure with accessory structure.

**New Construction Areas (New Dwelling or New Addition/Extensions)**

Dimensions of First Floor (Addition/Extension): 20sqft ground floor extension to connect buildings

Dimensions of Second Floor Addition/Extension) : 175 sqft 2nd floor deck

Height (from finished grade to top of ridge): 38 - Feet, 0 - Inches

**Is basement or lowest floor area being constructed?**  Yes  No

*If yes, please provide height (above ground) measured from natural existing grade to first floor:*

\_\_\_\_ - Feet, \_\_\_\_ - Inches.

MAR 11 2021





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#### Project Description: (CONTINUED)

#### Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 2.5

Describe General Characteristics BEFORE alterations:

A pre-existing non-conforming 2.5-story 5,503sq ft building and a pre-existing non-conforming 4791.6 sq ft accessory structure located in the front and side yards.

Number of floors AFTER Alterations: 2.5

Describe General Characteristics AFTER alterations:

A 2.5 story 5,523 sq ft building that incorporates existing accessory structure and constructs habitable living space including (4) bedrooms and (1) bath on the existing ground floor and creates (1) bath and (1) bedroom as on the existing the 2.5 floor.

#### Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 2,505 GROUND FLOOR SF

Proposed Increase in Building Coverage: 20 SF

Square Footage of this Lot: 4791.6 SF

Percentage of Coverage of this Lot by Building Area: 52 %

#### Purpose of New Construction:

*Please describe:*

Renovation for a single family to convert existing non-conforming 2.5 story building and accessory structure into a contiguous single family residence consisting of a existing 2505 sq habitable ground floor, with an existing 1870 sq second floor residential space and proposed conversion of existing 998sq ft 2.5 level loft into a legally habitable third floor without expanding existing footprint of 2.5 level loft or changing the existing roof line of the building.

The renovation proposes a newly built 20 sq ft ground floor extension to connect the existing accessory structure with the existing ground floor. The extension is enclosed and part of the thermal envelope of the building. This will bring the ground floor habitable square footage to 2525 sq ft.

Ground floor renovation will include (4) new bedrooms and (1) new bath. Renovation will also update the 2.5 level to be a code compliant habitable living space consisting of (1) new bedroom and (1) new bathroom. Construction will also include installing a code-compliant sprinkler system. Construction will also rebuild and reduce the size of deteriorating existing back deck and exterior stairs. Proposed rebuilt deck will be 175 sq ft.

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**Area Variance Reasons for Appeal:**

Please answer in detail. *Additional sheets may be submitted with preparers signature.*

**Will an undesirable change occur in the characteristics of the neighborhood or will a detriment to nearby properties be created by the granting of this area variance?**

The requested area variances regarding Section 150-12 will not impact the characteristics of the neighborhood nor will it be a detriment to neighboring properties. The area variances will address the pre-existing non-conforming site of the one-family dwelling. The area variances being requested regarding Section 150-12 pertain only to the 2.5 single family dwelling and are as follows: (1) to address building height requirements that have been cited by stating that the 2.5 floor level will not in any way increase the building height or roofline. This project will only convert the existing footprint of the 2.5 level into legally habitable space; (2) to allow a 22% lot coverage increase; (3) to allow an additional 29ft 6in to the front yard setback; (4) allow an additional 8ft 6in to the side yard setback; (5) allow an additional 13ft 9.5in combined yard setback, please note that the single-family dwelling meets the southside side yard setback, but does not meet the northside side yard setback; (6) allow an additional 22ft 7.5in to the rear yard setback.

**Can the benefit sought by the Applicant be achieved by another method, feasible for the Applicant to pursue, other than an Area Variance?**

No, there is no other way to achieve the benefit that is sought by the homeowners other than requesting area variances that recognize the pre-existing non-conforming aspects of this property.

**Is the requested Area Variance substantial?**

The area variances requested pertaining to Section 150-12 of district regulations are as follows:  
(1) to address building height requirements that have been cited by stating that the 2.5 floor level will not in any way increase the building height or roofline. This project will only convert the existing footprint of the 2.5 level into legally habitable space; (2) to allow a 22% lot coverage increase; (3) to allow an additional 29ft 6in to the front yard setback; (4) allow an additional 8ft 6in to the side yard setback; (5) allow an additional 13ft 9.5in combined yard setback, please note that the single-family dwelling meets the southside side yard setback, but does not meet the northside side yard setback; (6) allow an additional 22ft 7.5in to the rear yard setback.

**Will the requested Area Variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?**

No, there will be no physical or environmental impact to the neighborhood or district by granting these area variances. They merely will recognize the pre-existing non-conforming site of this property.

**Was the alleged difficulty self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the Area Variance?**

No, the current homeowners inherited the pre-existing non-conforming aspects of this one-family dwelling/2.5 story building and accessory structure and wish to bring this property up to village compliant standards.

**Are there Covenants or Restrictions concerning this land?** [ ] Yes [X] No

*If yes, please furnish copies.*

MAR 11 2021





**Village of Greenport Building Department**

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

AMENDED NOTICE OF DISAPPROVAL

Date: March 4, 2021

To: Donald Williams  
511 Carpenter Street  
Greenport, New York 11944

PLEASE TAKE NOTICE that your application dated December 24, 2020 – with required documents received on January 7, 2021 - to make alterations to a 2-story building and an accessory structure at 511 Carpenter Street - is returned herewith and disapproved on the following grounds:

**1. Building Height Requirements.**

150-12 District Regulations

One-Family dwelling: Max. Height: 35' OR 2 ½ Stories. (R-2)

The plans show a proposed third floor addition. This would require an area variance for a third story.

**2. Lot Coverage Requirements.**

150-12 District Regulations

One-Family dwelling: Max. lot coverage: 30% (R-2)

The specifications show the proposed lot coverage is 2,525 SF (52%). The allowable lot coverage is 1,437 SF (30%) This would require an area variance of 1,088 SF (22%) lot coverage increase.

**3. Front Yard Setback Requirements.**

150-12 District Regulations

One-Family dwelling: Front Yard Setback: 30-feet. (R-2)

The plans show the front yard of the 2-story building setback of 1-foot, 6-inches. This would require an area variance of 28-feet, 6-inches.

**4. Side Yard Setback Requirements.**

150-12 District Regulations

One-Family dwelling: Side Yard Setback: 10-feet. (R-2)

The plans show the front yard setback of 1-foot, 6-inches. This would require an area variance of 8-feet, 6-inches.

**5. Combined Yard Setback Requirements.**

150-12 District Regulations

One-Family dwelling: Combined Yard Setbacks: 25-feet. (R-2)

The plans show the front yard setback of 1-foot, 6-inches on the north side. And 3-feet, 4-inches on the south side. this would require an area variance of 20-feet, 4-inches.

**6. Rear Yard Setback Requirements.**

150-12 District Regulations

One-Family dwelling: Rear Yard Setback: 30-feet. (R-2)

The plans show the front yard setback of 5-feet, 6-inches. This would require an area variance of 24-feet, 6-inches.

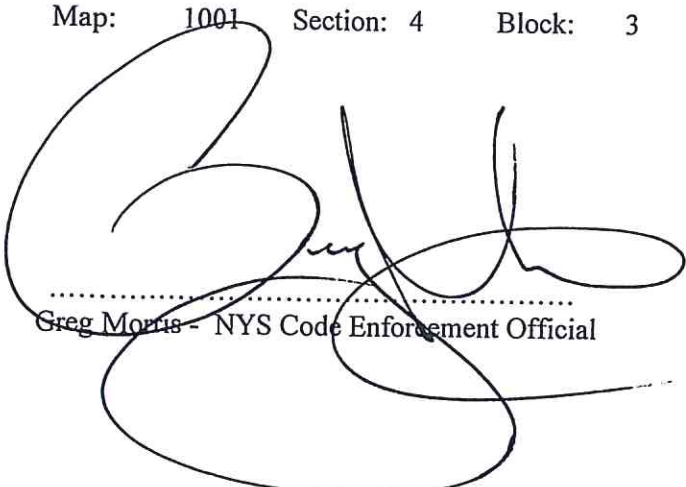
**This application is therefore denied, requiring the above-mentioned use variances and area variances.**

**Additionally, this project will have to obtain a Certificate of Appropriateness from the Historic Preservation Commission prior the issuance of Building Permit.**

The premise to which this application applies to is located at:  
511 Carpenter Street, Greenport, New York 11944.

This property is located in the R-2 District. This Property is located in the Historic District.

Map: 1001 Section: 4 Block: 3 Lot(s): 32



.....  
Greg Morris - NYS Code Enforcement Official

3/4/2021

.....  
Date

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: 511 Carpenter Street			
Project Location (describe, and attach a location map): 511 Carpenter Street, Greenport NY			
Brief Description of Proposed Action: Renovation for a single family to convert existing non-conforming 2.5 story building and accessory structure into a contiguous single family residence consisting of a existing 2505 sq habitable ground floor, with an existing 1870 sq second floor residential space and proposed conversion of existing 998 sq ft 2.5 level loft into a legally habitable third floor without expanding existing footprint of 2.5 level loft or changing the existing roof line of the building. The renovation proposes a newly built 20 sq ft ground floor extension to connect the existing accessory structure with the existing ground floor. The extension is enclosed and part of the thermal envelope of the building. This will bring the ground floor habitable square footage to 2525 sq ft. Ground floor renovation will include (4) new bedrooms and (1) new bath. Renovation will also update the 2.5 level to be a code compliant habitable living space consisting of (1) new bedroom and (1) new bathroom. Construction will also include installing a code-compliant sprinkler system. Construction will also rebuild and reduce the size of deteriorating existing back deck and exterior stairs. Proposed rebuilt deck will be 175 sq ft.			
Name of Applicant or Sponsor: Isaac Clay Coffey, Margot Coffey		Telephone: 646-275-2447 E-Mail: margot@isaac-rae.com	
Address: 11575 Main Bayview Road			
City/PO: Southold	State: NY	Zip Code: 11971	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Department Historical Review Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.11 acres	
b. Total acreage to be physically disturbed?		NA acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.11 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? This is single family residence, the homeowners currently live here full time and park 2 cars on the street.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES any storm water runoff will be contained on site via drywells	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Clay Coffey, RA</u> Date: <u>3/1/21</u>		
Signature: <u>Clay Coffey</u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

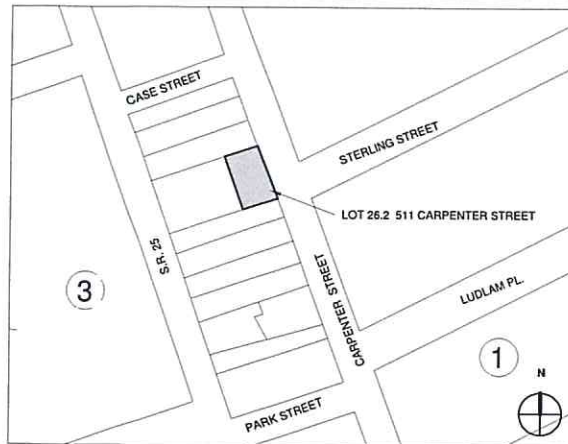


# Williams Residence

511 CARPENTER STREET  
GREENPORT NY 11939  
NY 11944, SCTM#: 1001-04-03-32

### ZONING INFORMATION

COUNTY	SUFFOLK
TAX MAP NUMBER	1001-04-03-32
VILLAGE	GREENPORT
BLOCK	3
LOT	26.3
NUMBER OF FLOORS	3
LOT AREA	.11 ACRES OR 4791.6 SQ FT
ALLOWABLE BUILDING COVERAGE	1,437 OR 30%
EXISTING ROOFED BUILDING COVERAGE	2,505 OR 52%
PROPOSED ROOFED BUILDING COVERAGE	2,525 OR 52%
ZONING	R-2
ZONING MAP	GREENPORT VILLAGE
LANDMARK DESIGNATION	NONE
HISTORIC DISTRICT	YES
BUILDING HEIGHT	38 FT
CONSTRUCTION CLASSIFICATION	VB- CONBUSTIBLE
OCCUPANCY USE GROUP	RESIDENTIAL R-2
ACCESSORY OCCUPANCY USE GROUP	-
SPRINKLERS SYSTEM	PARTIALLY SPRINKLERED (PROPOSED)



LOCATION MAP NOT TO SCALE

### SCOPE OF WORK PROPOSED IN THIS FILING:

INTERIOR ALTERATIONS TO INCLUDE THE REMOVAL OF THE FOLLOWING:

- REMOVAL OF EXISTING NON LOAD BEARING INTERIOR WALLS
- REMOVAL OF EXISTING PLUMBING FIXTURES
- REMOVAL OF PORTION OF STORAGE LOFT FLOOR

INTERIOR ALTERATIONS TO INCLUDE THE FOLLOWING:

- NEW PROPOSED INTERIOR NON LOAD BEARING WALLS
- NEW PROPOSED PLUMBING FIXTURES AND IN EXISTING AND NEW LOCATIONS
- NEW PROPOSED ELECTRICAL FIXTURES AND LOCATIONS
- NEW PROPOSED FIXED PANED WINDOW TO REPLACE EXISTING SLIDING DOORS ON 2ND FLOOR
- CONVERSION OF EXISTING ATTIC LOFT INTO HABITABLE 3RD FLOOR
- PROPOSED EGRESS STAIR TO PROPOSED 3RD FLOOR
- PROPOSED CONCRETE TOPPING SLAB ON GROUND FLOOR
- PROPOSED LEGALIZATION OF EXISTING NON CODE COMPLIANT 2ND FLOOR EXTERIOR DECK AND STAIR TO GRADE.

### SCOPE OF WORK NOT PROPOSED IN THIS FILING:

- CHANGE IN USE, NO CHANTE IN OCCUPANCY, BUILDING CLASSIFICATIONS OR TYPE
- NO PROPOSED EXTERIOR CHANGES VISABLE FROM STREET
- NO PROPOSED CHANGE TO EXTERIOR WALLS SIDING OR THERMAL ENVELOPE OF EXISTING BUILDING.

### ASSOCIATED FILINGS

AUTOMATIC FIRE SPRINKLER SYSTEM TO BE FILED UNDER SEPARATE FILING BY SENTRY AUTOMATIC FIRE SPRINKLERS

### FEMA NOTE

THE PROPERTY IS NOT IN THE SPECIAL FLOOD HAZARD AREA. NO CHANGES ARE BEING MADE TO THE FLOOD ELEVATIONS.

### ENERGY CODE STATEMENT OF COMPLIANCE

TO THE BEST OF MY KNOWLEDGE, BELIEVE AND PROFESSIONAL JUDGMENT THE PROPOSED BUILDING IS IN COMPLIANCE WITH NYS 2020 ENERGY CODE. RESCHECK ENERGY ANALYSIS IS ALSO PROVIDED IN THIS SUBMISSION

### GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE AND WILL COMPLY WITH 2017 SUPPLEMENTAL REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- CONTRACTOR SHALL BE HELD TO HAVE VISITED AND EXAMINED THE PROJECT SITE BEFORE SUBMITTING HIS PROPOSAL SO AS TO FULLY UNDERSTAND ALL EXISTING CONDITIONS RELATING TO THIS WORK. THE NATURE AND SCOPE THEREOF AND THE FEATURES AND DIFFICULTIES THAT WILL AFFECT ITS EXECUTION. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA AND/OR MATERIALS REQUIRED OR FOR DIFFICULTIES WHICH WOULD HAVE BEEN FORESEEN HAD THE REQUIRED INSPECTIONS BEEN MADE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASUREMENTS FOR HIS WORK AT THE SITE, VERIFY ALL CONDITIONS AND REPORT ANY DISCREPANCY IN DIMENSIONS OR EXISTING CONDITIONS TO THE ARCHITECT.
- THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL A KICK OFF MEETING HAS BEEN HELD AT THE PROJECT SITE WITH THE OWNER AND ARCHITECT. THE PURPOSE OF THIS MEETING IS TO REVIEW THE PLANNED WORK AND TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH THE APPROVED PLANS.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE APPROVED CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS ADVISED THAT HIS WORK WILL BE STOPPED IF AT ANY POINT IT HAS BEEN DETERMINED THAT THE WORK HAS ALTERED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, OBTAIN PERMITS AND ERECT TEMPORARY CONSTRUCTION AS NECESSARY TO SAFEGUARD PERSONS AND PROPERTY. ALL MACHINERY, TOOLS, SERVICE LINES AND CONDUITS SHALL BE GUARDED, SHIELDED OR BARRICADED TO PROVIDE SAFETY AND TO PREVENT CONTACT WITH PUBLIC.
- THE CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF ADJOINING WALLS, GROUNDS AND PROPERTY AND PROTECT THE SAME FROM INJURY.
- CONTRACTOR SHALL DETERMINE LOCATION, PROTECT AND SAFEGUARD ALL UTILITIES ON AND ADJACENT TO SITE.
- THE CONTRACTOR SHALL REPAIR AT HIS OWN COST ALL EXISTING MATERIAL OR EQUIPMENT DAMAGED AS A RESULT OF CONSTRUCTION FOR THIS WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE JOB SITE CLEAR OF TRASH AND DEBRIS AT ALL TIMES AND FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE SITE PRIOR TO FINAL COMPLETION.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (SPRINKLER, MECHANICAL, PLUMBING, ELECTRICAL, ETC.).
- SPRINKLER, PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- THE CONTRACTOR SHALL GUARANTEE THE WORK FOR A MINIMUM OF ONE(1) YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER AGAINST ALL DEFECTS IN MATERIAL AND/OR WORKMANSHIP. THE IS GUARANTEE SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR TO THE OWNER.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH THE HIGHEST DEGREE OF SKILL, QUALITY AND COMPLETENESS.
- THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGNOFFS AS REQUIRED.
- NO WORK SHALL BE DONE, EXCEPT BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAYS, EXCEPT AS OTHERWISE AGREED TO. NO WORK SHALL BE DONE ON SATURDAYS, SUNDAYS AND HOLIDAYS, AND NO WORK THAT CAN PRODUCE UNUSUAL NOISES THAT MIGHT BE DISTURBING TO BUILDING OCCUPANTS SHALL BE DONE BEFORE 10:00 A.M.
- THE CONTRACTOR AND ALL SUB- CONTRACTORS AGREE TO ABIDE BY ALL REGULATIONS AS OUTLINED IN THE ALTERATION AGREEMENT
- THE USE OF POWER TOOLS SUCH AS PNEUMATIC JACKHAMMERS SHALL BE PROHIBITED
- PROPOSED WORK SHALL NOT ALTER OR RELOCATE THE MAIN PLUMBING, HEATING AND INTERCOM LINES.

### SITE PROTECTION PLAN:

- EGRESS AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY NEW YORK STATE, SOUTHDOLD TOWN AND SUFFOLK COUNTY
- FIRE SAFETY. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSARY BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
- HEALTH REQUIREMENTS. SPECIFICATION OF MEANS AND METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.
- THESE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS, AND SUCH STATEMENT SHALL DESCRIBE WITH PARTICULARITY WHAT MEANS AND METHODS ARE BEING UNDERTAKEN TO MEET SUCH COMPLIANCE.
- COMPLIANCE WITH HOUSING STANDARDS. THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
- STRUCTURAL SAFETY. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE SITE OR CONTRACTED WORKERS
- NOISE RESTRICTIONS. WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED MONDAY-FRIDAY 7 AM TO 5PM EXCEPT FEDERAL HOLIDAYS
- MAINTAINING ESSENTIAL SERVICES. WHERE HEAT, HOT WATER, COLD WATER, GAS, ELECTRICITY, OR OTHER UTILITY SERVICES ARE PROVIDED IN SUCH BUILDING OR IN ANY DWELLING UNIT LOCATED THEREIN, THE SITE AND CONSTRUCTION PROTECTION PLAN SHALL SPECIFY THE MEANS AND METHODS TO BE USED FOR MAINTAINING SUCH SERVICES DURING SUCH WORK IN ACCORDANCE WITH THE REQUIREMENTS OF SOUTHDOLD TOWN & SUFFOLK COUNTY. IF A DISRUPTION OF ANY SUCH SERVICE IS ANTICIPATED DURING THE WORK, THEN SUCH PLAN SHALL SPECIFY THE ANTICIPATED DURATION OF SUCH DISRUPTION AND THE MEANS AND METHODS TO BE EMPLOYED TO MINIMIZE SUCH DISRUPTION, INCLUDING THE PROVISION OF SUFFICIENT ALTERNATIVES FOR SUCH SERVICE DURING SUCH DISRUPTION.

### ABBREVIATIONS

AF	ABOVE FINISHED FLOOR	CL	CLOSET	EL	ELEVATION	B.O.	BY OTHERS/OWNER	LAM.	LAMINATE	N.I.C.	NOT IN CONTRACT	R.A.	RETURN AIR	TEL.	TELEPHONE
A.P.	ACCESS PANEL	CL.	COLUMN	EMER.	EMERGENCY	GL.	GLASS	L.V.	LOW VOLTAGE	NO.	NUMBER	REV.	REVISE/REVISION	T.B.D.	TO BE DETERMINED
ACOUS.	ACOUSTICAL	CONC.	CONCRETE	EQT.	EQUIPMENT	GR.	GROUND FAULT INTER.	MATL.	MATERIAL	O.C.	ON CENTER	OPNG.	ROUGH OPENING	TYP.	TYPICAL
ADJ.	ADJACENT	CONSTR.	CONSTRUCTION	EXT.	EXISTING	GWB	Gypsum WALLBOARD.	MAX.	MAXIMUM	OPNG.	OPENING	OPP/OPH	OPPOSITE/OPOSITE HAND	UNLESS	UNLESS
A/C	AIR CONDITIONING	CONT.	CONTINUOUS	EXT.	EXTERIOR	HWDR.	HANDRAIL	MECH.	MECHANICAL	OPP/OPH	OPPOSITE/OPOSITE HAND	SECT.	SECTION	NOTED	NOTED
AL	ALUMINUM	DTL	DETAIL	EXT.	EXTERIOR	HWDR.	HARDWOOD	MTL.	METAL	PART.	PARTITION	PTD.	PAINTED	VERIFY IN FIELD	VERIFY IN FIELD
APPROX.	APPROXIMATE	DM.	DIMENSION	FIN.	FINISH	HWDR.	HARDWOOD	MIL.	MILIMUM	PL.	PLASTER	SM.	SMALLER		
ARCH.	ARCHITECTURAL	DR.	DOUBLE	FIN. FL.	FINISH FLOOR	HWDR.	HARDWOOD	MISC.	MISCELLANEOUS	PLY.	PLYWOOD	SQ. FT.	SQUARE FOOT		
BLDG.	BUILDING	DR.	DOUBLE	FRF.	FIREPROOF	H.W.	HOLLOW METAL	MISC.	MISCELLANEOUS	PLY.	PLYWOOD	SQ. FT.	SQUARE FOOT		
CLG.	Ceiling	DN.	DOWN	FRF.	FIREPROOF	H.W.	HOLLOW METAL	MTD.	MOUNTED	POS.	POINT OF SERVICE	S.S.TL.	STAINLESS STEEL		
C.H.	Ceiling Height	DWG.	DRAWING	FL.	FLOOR	HORIZ.	HORIZONTAL	M.L.	MILLION	PLY.	PLYWOOD	STD.	STANDARD		
CL.	CENTER LINE	EA.	EACH	FL.	FLOOR	INSUL.	INSULATION	MTD.	MOUNTED	POS.	POINT OF SERVICE	STD.	STANDARD		
C.T.	CERAMIC TILE	ELEC.	ELECTRIC/ELECTRICAL	FL.	FLOOR	INSUL.	INSULATION	N.A.	NOT APPLICABLE	REQ'D	REQUIRED	STD.	STANDARD		
				FT.	FOOT/FEET	J.B.	JUNCTION BOX					STOR.	STORAGE		

LOCATION	CEILING/SOFFIT	FINISH								FLOORS	COMMENTS
		N	E	S	W	N	E	S	W		
HALL	C-2	W-2	W-2	W-2	W-2	BB-1	BB-1	BB-1	BB-1	F-2	
QUEST BATHROOM	C-2	W-3	W-2	W-2	W-2	BB-1	BB-1	BB-1	BB-1	F-2	
QUEST BATHROOM	C-2	W-3	W-2	W-2	W-2	BB-1	BB-1	BB-1	BB-1	F-2	
BEDROOM 1, 2, 3, 4	C-1	W-2	W-3	W-3	W-3	-	-	-	-	F-2	
MECHANICAL ROOM	C-2	W-3	W-2	W-2	W-2	BB-1	BB-1	BB-1	BB-1	F-2	
LIVING ROOM	C-1	W-2	W-2	W-2	W-2	BB-1	BB-1	BB-1	BB-1	F-2	
STAR	C-1	W-1	W-1	W-1	W-1	BB-1	BB-1	BB-1	BB-1	F-1	
BATHROOM	C-2	W-2	W-2	W-2	W-2	BB-1	BB-1	BB-1	BB-1	F-1	
CLOSET	C-1	W-1	W-1	W-1	W-1	BB-1	BB-1	BB-1	BB-1	F-1	
OFFICE	C-1	W-1	W-1	W-1	W-1	-	-	-	-	F-1	
BEDROOM	C-1	W-1	W-1	W-1	W-1	-	-	-	-	F-1	

W-1	5/8" GYPSUM BOARD, FINISH W/ 1 COAT BENJAMIN MOORE REGAL FIRST COAT LATEX PRIMER (216) & 2 COATS BENJAMIN MOORE ALTRA MATTE FINISH LATEX PAINT (522), COLOR: TID
W-2	5/8" MOISTURE RESISTANT GYPSUM BOARD, FINISH W/ 1 COAT ZINSSER BULLS EYE ZERO WATER BASED PRIMER & 2 COATS ZINSSER PERMA-WHITE MOLD & MILDEW PROOF INTERIOR PAINT, COLOR: TID
W-3	1/2" DUMBOCK CEMENT BOARD READY TO ACCEPT TILE
W-4	

BB-1	6" WOOD BASE FINISH W/ 1 COAT BENJAMIN MOORE REGAL FIRST COAT LATEX PRIMER (216) & 2 COATS BENJAMIN MOORE ALTRA MATTE FINISH LATEX PAINT (522)
C-1	5/8" GYPSUM BOARD, FINISH W/ 1 COAT BENJAMIN MOORE REGAL FIRST COAT LATEX PRIMER (216) & 2 COATS BENJAMIN MOORE ALTRA MATTE FINISH LATEX PAINT (522), COLOR: WHITE DOWE # SC-17
C-2	5/8" MOISTURE RESISTANT GYPSUM BOARD, FINISH W/ 1 COAT ZINSSER BULLS EYE ZERO WATER BASED PRIMER & 2 COATS ZINSSER PERMA-WHITE MOLD & MILDEW PROOF INTERIOR PAINT, COLOR: WHITE DOWE # SC-17

F-1	3/4" X 1/2" T&G RFT SAWN WHITE OAK W/ WHITE OIL FINISH, STAGGERED JOINTS W/ RANDOM LENGTHS MIN. LENGTH TO BE 5 FT.
F-2	SELF LEVELING CONCRETE TOPPING SLAB OVER EXISTING CONCRETE FLOORING.

S-1	MATTE BLACK W/ BLACK OXIDE FINISH STEEL STRINGERS WOOD TREADS
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FINISH SCHEDULE	1 1/2" = 1'-0"
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Generated by **REscheck-Web Software**  
**Compliance Certificate**

Project: 511 Carpenter Street  
Energy Code: 2020 New York City Energy Conservation Code  
Location: Greenport, New York  
Construction Type: Single-Family  
Project Type: Alteration  
Climate Zone: 4 (5572 HDD)  
Permit Date: PENDING

Construction Site: 511 CARPENTER STREET GREENPORT, NY 11944  
Owner/Agent: Donald Williams 511 Carpenter St Greenport, NY 11944  
Designer/Contractor: Isaac Coffey Isaac-Rae 11575 Main Bayview Road Southold, NY 11971 clay@isaac-rae.com

Compliance: Passed using prescriptive requirements for alteration projects

Envelope Assemblies	Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Existing Wood Frame Ceiling: Other	Exemption: Framing cavity not exposed.					
West Wall: Wood Frame, 16' a.c.	Exemption: Framing cavity not exposed.					
Window 5: Wood Frame	SHGC: 0.00 Exemption: Window film on single-pane existing glazing exemption.					
Window 6: Wood Frame	SHGC: 0.00 Exemption: Window film on single-pane existing glazing exemption.					
Window 13: Wood Frame	SHGC: 0.39	32			0.230	7
Window 14: Wood Frame	SHGC: 0.00 Exemption: Window film on single-pane existing glazing exemption.					
Window 15: Wood Frame	SHGC: 0.00 Exemption: Window film on single-pane existing glazing exemption.					
South Wall: Wood Frame, 16' a.c.	Exemption: Framing cavity not exposed.					
Window 2: Wood Frame	SHGC: 0.23 Exemption: Window film on single-pane existing glazing exemption.					
Window 3: Wood Frame	SHGC: 0.00 Exemption: Window film on single-pane existing glazing exemption.					

Project Title: 511 Carpenter Street  
Data file name: Report date: 12/23/20  
Page 1 of 11

SHEET #	SHEET NAME	ISSUE DATE
T-001.00	TITLE SHEET	12/24/2020
T-002.00	GENERAL NOTES	12/24/2020
A-100.00	SITE PLAN	12/24/2020
A-101.00	REMOVAL PLAN	12/24/2020
A-102.00	REMOVAL PLAN	12/24/2020
A-103.00	REMOVAL PLAN	12/24/2020
A-104.00	GROUND FLOOR PLAN	12/24/2020
A-105.00	2ND FLOOR	12/24/2020
A-106.00	3RD FLOOR	12/24/2020
A-107.00	RCP AND ELECTRICAL PLANS	12/24/2020
A-108.00	RCP AND ELECTRICAL PLANS	12/24/2020
A-300.00	BUILDING SECTION	12/24/2020
P-100.00	PLUMBING RISER DIAGRAM	12/24/2020

### NOTES

DRAWING ISSUE		
NO.	DATE	ISSUED FOR
1	12/24/2020	Greenport Village Review
2	2/05/2020	Greenport ZSA Submittal
3		
4		
5		
6		

THIS APPLICATION IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

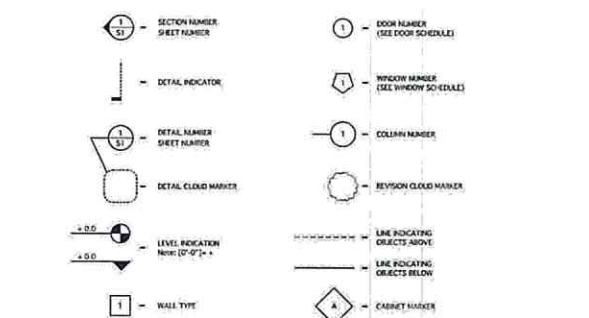
Consultants:  
SPINKLER ENGINEER  
SENTRY AUTOMATIC FIRE PROTECTION INC.  
735 Flanders road  
Flanders, New York 11901

Architect of Record:  
**ISAAC - RAE**  
11575 Main Bayview Road  
Southold, NY 11971  
Contact: Isaac Clay Coffey  
NYS LIC#039767  
T. 347-276-6093 E. clay@isaac-rae.com

Project:  
**511 CARPENTER ST.**  
GREENPORT NY 11944  
Project No.:  
IR-02  
Seal/ Signature:

MAR 11 2021  
Date: Scale: AS NOTED  
Drawing Title:  
TITLE SHEET  
Drawing No.:

# T-001.00



SYMBOL LEGEND

3/9/2021 2:45:18 PM ALL DESIGNS AND OTHER DISCLOSURES SET FORTH HEREIN ARE THE PROPERTY OF WALKER HICCALL LLC. IN ACCEPTING THIS INFORMATION YOU AGREE NOT TO REPRODUCE OR CONSTRUCT, IN WHOLE OR PART, WITHOUT THE EXPLICIT WRITTEN PERMISSION OF ISAAC-RAE LLC.



**GENERAL NOTES :**

CONSTRUCTION NOTES:	
1.	THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEET THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE AND NEW YORK DEPARTMENT OF STATE 2017 UNIFORM CODE SUPPLEMENT, DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DRAWINGS (DO NOT SCALE DRAWINGS).
2.	REFER TO THE WINDOW AND DOOR SCHEDULE FOR EXTERIOR OPENINGS.
3.	REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING PLANS
4.	REFER ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS INCLUDING SLAB AND FINISH FLOOR ELEVATIONS
5.	130 MPH WIND LOAD REQUIREMENTS SHALL BE TAKEN INTO ACCOUNT DURING CONSTRUCTION.
FOUNDATION NOTES:	
1.	THE GENERAL CONTRACTOR AND MASON TO REVIEW PLANS, ELEVATIONS, DETAILS AND NOTES TO DETERMINE INTENDED HEIGHTS OF FINISHED FLOORS ABOVE GRADE.
2.	GENERAL CONTRACTOR TO RETAIN SURVEYOR TO SET OR VERIFY DATUMS AND FINISHED FLOOR ELEVATIONS
3.	DRAINAGE AS REQUIRED BY HALL MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AND NEW YORK DEPARTMENT OF STATE 2017 UNIFORM CODE SUPPLEMENT.
4.	ALL FOOTINGS MUST REST ON APPROPRIATE BEARING MATERIAL SEE STRUCTURAL ENGINEERS DRAWINGS FOR ADDITIONAL DETAILS
5.	ANY NEW CONCRETE WALLS BEING ATTACHED TO EXISTING CONCRETE STRUCTURE TO BE INSTALLED WITH #5 RE-BAR, MIN 18" LONG AT 12" O.C. MIN EMBEDD TO BE 9" USE APPROVED EPOXY FOR ANCHORING UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE TO BE 4000P.S.I. CONCRETE TO BE POURED AT MIN 4" THICK SAND OR GRAVEL FILL WITH 6X6 WIRE MESH REINFORCING. SLAB THICKNESS TO BE MIN 5" THICK. ALL FILL TO BE COMPACTED TO 95% RELATIVE DENSITY AT 6" MAX LIFTS CRAWL SPACES TO BE PROVIDED WITH MIN. 24"x24" ACCESS OPENING. UNCONDITIONED CRAWL SPACES TO HAVE 6X16" CAST IRON FOUNDATION VENTS FOR EVERY 150 SQFT OF AREA
6.	DAMP-PROOF EXTERIOR OF FOUNDATION WITH BITUMINOUS COATING AS REQUIRED BY 2015 INTERNATIONAL BUILDING CODE AND NEW YORK DEPARTMENT OF STATE 2017 SUBPLEMENTAL CODE. A 6 MIL POLYETHYLENE FILM SHALL BE APPLIED TO THE BELOW GRADE PORTION OF EXTERIOR WALLS PRIOR TO BACKFILLING
FRAMING NOTES	
1.	ALL FRAMING TECHNIQUES SHALL MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE AND NEW YORK DEPARTMENT OF STATE 2017 UNIFORM CODE SUPPLEMENT.
2.	STRUCTURAL LUMBER SHALL BE GREEN DOUGLAS FIR LARCH NO. 2, OR BETTER, UNLESS OTHERWISE NOTED ON THE PLANS
3.	INTERIOR METAL FRAMING SHALL BE 18 GAUGE OR BETTER UNLESS OTHERWISE NOTED ON THE PLANS
4.	FLOORS, WALLS, CEILINGS AND RAFTERS TO BE SPACED AT 16 INCHES O.C. UNLESS NOTED
5.	UNLESS OTHERWISE NOTED, ALL BEARING WALL HEADERS TO BE (2) 2X10 #2 + BTR. DOUG. FIR. BEARING WALL HEADERS TO HAVE (2) JACK STUDS AND (2) FULL LENGTH STUDS ON EACH SIDE OF ALL OPENINGS. LVL HEADERS TO HAVE (3) JACK STUDS AND (2) FULL LENGTH STUDS ON EACH SIDE OF OPENINGS. BEARING WALL WINDOW SILLS SHALL ALSO HAVE (2) WINDOW SILL PLATES FOR 2X4 WALL OPENINGS BETWEEN 4"1 AND 6"0 AND 2X6 WALL OPENINGS BETWEEN 5"11 AND 8"9. PROVIDE FIRE AND BLOCKING WHERE APPLICABLE.
6.	ALL FLUSH BEAMS/HEADERS TO BE INSTALLED WITH HEAVY DUTY GALVANIZED HANGERS AND ANCHORS WHERE APPLICABLE TO ALL CONNECTING JOISTS.
7.	DOUBLE UP FLOOR JOISTS UNDER WALLS THAT RUN PARALLEL TO THE FLOOR JOIST AND UNDER BATHUBS. FLOORS TO HAVE CERAMIC TILE INSTALLED SHALL BE VERIFIED FOR PROPER LOAD CAPACITY UNLESS NOTED ON PLANS.
8.	7). PROVIDE 2 - 1-3/4" THICK MICROLAMS ( HEIGHT TO MATCH FLOOR JOISTS) AROUND STAIRWELL AND/OR OTHER ACCESS OPENINGS UNLESS OTHERWISE NOTED (TYPICAL).
9.	PROVIDE BLOCKING/BRIDGING IN FLOOR JOISTS AT 8'0 O.C.. USE SOLID BLOCKING IN FLOOR JOISTS UNDER ALL BEARING WALLS.
10.	PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS. INSTALL DRAFT BLOCKING AS NEEDED.
11.	UNLESS OTHERWISE NOTED, ALL ROOFS AND WALLS TO HAVE A MINIMUM 1/2" THICK, 4-PLY FIR CDX EXTERIOR SHEATHING GRADE PLYWOOD. PLYWOOD TO COVER OVER PLATES AND HEADERS. UNLESS OTHERWISE NOTED USE 3/4" THICK T&G PTS FIR OR ADVANTECH PLYWOOD SUBFLOOR ADHERED WITH PL400 ADHESIVE AND SCREWED TO FLOOR JOISTS. FINISHED FLOOR TO BE INSTALLED OVER SUBFLOOR AS PER MANUFACTURER'S INSTRUCTIONS.
12.	ALL BATHROOM WALLS TO HAVE 5/8" THICK MOISTURE-RESISTANT SHEETROCK.
13.	1 HR FIRE RATED ASSEMBLYS TO HAVE ONE LAYER OF 5/8" TYPE X SHEET ROCK AND TO MEET ANSII/UL 263 AND UL DESIGN NO. U419
14.	2 HR FIRE RATED ASSEMBLYS TO HAVE TWO LAYERS OF 5/8" TYPE X SHEET ROCK AND TO MEET ANSII/UL 263 AND UL DESIGN NO. U419
15.	ALL ROOFS AND SHEATHING TO BE INSTALLED WITH ICE AND WATER SHIELD, HENRY BLUE SKIN OR APPROVED EQUAL
16.	ALL FLAT ROOFS TO BE APPLIED WITH AN EPDM 6MILL MATERIALS
17.	ALL SILL PLATES AND WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. SILL PLATES TO BE INSTALLED WITH FOAM SILL GASKETS AND COP-R-TEX TERMITE SHIELD OR APPROVED EQUAL.

FIREBLOCKING NOTES	
AS REQUIRED BY CURRENT 2018 IBC/2017 SUPPLEMENT - FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.	
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:	
1.	IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIREBLOCKED AT INTERVALS NOT EXCEEDING 10 FEET. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
2.	AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3.	IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH CURRENT N.Y.S. RESIDENTIAL CODE.
4.	AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5.	RECOMMENDED FIRE BLOCKING PRODUCTS BOSS 814 OR APPROVED EQUAL TO MEET ASTM E-814 (UL 1479)
6.	PROVIDE 5/8" TYPE-X SHEETROCK FIRE STOPPING AT 10'0 MAXIMUM DISTANCES FOR NON ACCESSIBLE AREAS.
INSULATION	
1.	INSULATION TO MEET OR EXCEED NYS ECCC 2020 ENERGY CODE 2018 IBC AND 2017 SUPPLEMENTAL CODE
2.	INSULATION TO FOLLOW SPECIFICATIONS AS OUTLINED IN RESCHECK
3.	VAULTED CEILINGS INSULATED TO R45 OR GREATER
4.	ABOVE GRADE WALLS TO BE INSULATED TO R-32 OR GREATER
5.	FOUNDATION WALLS TO BE INSULATED TO R-10 OR GREATER
6.	FRAMED FLOORS TO BE INSULATED TO R-32 OR GREATER
7.	SLABS ON GRADE TO BE INSULATED TO R-10 UNDER SLAB.
REQUIRED INSULATION AS FOLLOWS	
•	CEILINGS : 4" SPRAYED CLOSED CELL CONTINUOUS INSULATION R6.5 per inch. WITH ROCKWOOL R23 5-1/2" for total of R49
•	WALLS: 3" SPRAYED CLOSED CELL CONTINUOUS INSULATION R6.5 PER INCH. WITH ROCKWOOL R15 3-1/2" FOR TOTAL OF R34.5
•	FLOORS: 3" SPRAYED CLOSED CELL CONTINUOUS INSULATION R6.5 PER INCH. WITH ROCKWOOL R15 3-1/2" FOR TOTAL OF R34.5
•	SLABS 3" EXPANDED POLYSTYRENE INSULATION FOR R12
PLUMBING NOTES	
1.	All water supply, drainage and venting to be installed as per IBC 2015/2017 SUPPLEMENT, and shall meet Suffolk County Health Department requirements as stated on septic permit
2.	Verify septic system with the Engineer for Suffolk County Health Department approval.
3.	If wall studs, plates or joists are cut out during installation for any plumbing related work, provide adequate bracing and plates to protect and secure the structure. Verify with the state code and manufacturer's recommendation for maximum hole size and spacing permitted
HVAC SYSTEM NOTES	
1).	Mechanical subcontractor is responsible for adhering to all applicable codes and safety requirements
2).	HVAC subcontractor is to fully coordinate all system data and requirements with the equipment supplier.
3).	HVAC subcontractor to provide final system layout drawing / shop drawings and submit it to the General Contractor and owner for final review and approval.
ELECTRICAL NOTES:	
1).	All electrical to be installed as per IBC 2018/2017 SUPPLEMENT
2).	All electrical work shall be approved by a qualified Underwriter.
3).	Install Smoke detectors and Carbon Monoxide detectors throughout as required by current N.Y.S. Residential Construction Code.

THESE NOTES ARE ONLY TO BE REFERRED TO IF MENTIONED IN SCHEDULE NOTES ONLY.

NAILING SCHEDULE			
DESIGN CRITERIA 2015 INTERNATIONAL BUILDING CODE /2017 SUPPLEMENT			
ROOF			
JOINT DESCRIPTION	NAIL QTY.	NAIL SPACING	NOTES
RAFTER TO TOP PLATE	8' WALL: 3-8d 10' WALL: 4-8d	EACH RAFTER	TOE-NAIL
CEILING JOIST TO TOP PLATE	8' WALL: 3-8d 10' WALL: 4-8d	EACH JOIST	TOE-NAIL
CEILING JOIST TO PARALLEL RAFTER	AS PER TABLE 3.7 WFCM -	EACH LAP	FACE NAIL
CEILING JOIST LAPS OVER PARTITION	AS PER TABLE 3.7 WFCM -	EACH LAP	FACE NAIL
COLLAR TIE TO RAFTER	AS PER TABLE 3.4 WFCM -	EACH END	FACE NAIL
BLOCKING TO RAFTER	2 - 8d	EACH END	TOE NAIL
RIM TO RAFTER	2 - 16d	EACH END	END NAIL
WALL			
JOINT DESCRIPTION	NAIL QTY.	NAIL SPACING	NOTES
TOP PLATE TO TOP PLATE	2 - 16d	PER FOO	FACE NAIL SEE NOTE: 1
TOP PLATES AT INTERSECTIONS	4 - 16d	JOINTS EA. SIDE	FACE NAIL
STUD TO STUD	2 - 16d	24" O.C.	FACE NAIL
HEADER HEADER	16d	16" O.C. ALONG	FACE NAIL
TOP OR PLATE TO STUD	2 - 16d 3 - 16d	PER 2x4 PER 2x6	END NAIL
BOTTOM PLATE FLOOR JOIST, BAND END JOIST OR	2 - 16d	PER FOO	FACE NAIL SEE NOTE: 1.2
FLOOR			
JOINT DESCRIPTION	NAIL QTY.	NAIL SPACING	NOTES
JOIST TO: SILL, TOP PLATE OR GIRDER	4 - 8d	PER JOIST	TOE NAIL
BRIDGING TO JOIST	2 - 8d	EACH END	TOE NAIL
BLOCKING TO JOIST	2 - 8d	EACH END	TOE NAIL
BLOCKING SILL OR TOP PLATE	3 - 16d	EACH BLOCK	TOE NAIL
LEDGER STRIP TO	3 - 16d	EACH JOIST	FACE NAIL
JOIST ON TO	3 - 8d	PER JOIST	TOE NAIL
BAND JOIST TO JOIST	3 - 16d	PER JOIST	END NAIL
BAND JOIST TO: SILL OR TOP PLATE	2 - 16d	PER FOO	TOE NAIL SEE NOTE: 1
ROOF			
JOINT DESCRIPTION	NAIL QTY.	NAIL SPACING	NOTES
STRUCTURAL	8d	AS PER TABLE 3.8 WFCM -	
CEILING SHEATHING:			
JOINT DESCRIPTION	NAIL QTY.	NAIL SPACING	NOTES
GYP SU WALLBOAR	5d	7" O.C. 10" O.C. FIELD	
WALL SHEATHING:			
JOINT DESCRIPTION	NAIL QTY.	NAIL SPACING	NOTES
STRUCTURAL PANELS	8d	AS PER TABLE 3.9 WFCM -	
7/16" OSB PLYWOOD	6d	3" O.C. 6" O.C. FIELD	
GYP SU WALLBOAR	5d	7" O.C. 10" O.C. FIELD	
FLOOR SHEATHING:			
JOINT DESCRIPTION	NAIL QTY.	NAIL SPACING	NOTES
STRUCTURAL 1" OR LESS	8d	6" O.C. 12" O.C. FIELD	
1). Nailing requirements are based on wall sheathing nailed 6" on-center at the panel edge. If 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 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			

**NOTES**

DRAWING ISSUE		
NO.	DATE	ISSUED FOR
1	12/24/2020	Greenport V-849 Review
2	2/10/2021	Greenport ZBA Submittal
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Consultant:  
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Flanders, New York 11901

Architect of Record:  
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Contact: Isaac Clay Coffey  
NYS LIC#039767  
T. 347-276-6093 E. clay@isaac-rae.com

Project:  
**511 CARPENTER ST.**  
GREENPORT NY 11944

Project No.:  
IR-02  
Seal/Signature:

MAR 11 2021

Date: \_\_\_\_\_ Scale: AS NOTED  
Drawing Title:  
**GENERAL NOTES**

Drawing No.:  
**T-002.00**

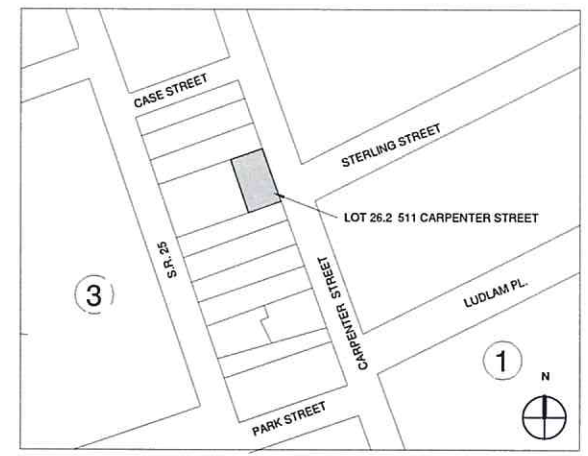
3/9/2021 2:45:20 PM ALL DESIGNS AND OTHER DISCLOSURES SET FORTH HEREIN ARE THE PROPERTY OF WALKER MCCALL, LLC. IN ACCEPTING THIS INFORMATION YOU AGREE NOT TO REPRODUCE OR CONSTRUCT IT, IN WHOLE OR PART, WITHOUT THE EXPLICIT WRITTEN PERMISSION OF ISAAC-RAE, LLC.



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3/9/2021 2:45:11 PM

SITE PLAN INFORMATION	
COUNTY	SUFFOLK
TAX MAP NUMBER	1001-04-03-32
VILLAGE	GREENPORT
BLOCK	3
LOT	26.3
NUMBER OF FLOORS	3
LOT AREA	.11 ACRES OR 4791.6 SQFT
ALLOWABLE BUILDING COVERAGE	1,437 OR 30%
EXISTING ROOFED BUILDING COVERAGE	2,505 OR 52%
PROPOSED ROOFED BUILDING COVERAGE	2,525 OR 52%
ZONING	R-2
ZONING MAP	GREENPORT VILLAGE
LANDMARK DESIGNATION	NONE
HISTORIC DISTRICT	YES
BUILDING HEIGHT	38 FT
CONSTRUCTION CLASSIFICATION	VB- CONBUSTIBLE
OCCUPANCY USE GROUP	RESIDENTIAL R-2
ACCESSORY OCCUPANCY USE GROUP	-
NOTES:	SPRINKLERS SYSTEM PARTIALLY SPRINKLERED (PROPOSED)
ALL ROOFS TO HAVE GUTTERS AND LEADERS TO CONTROL STORM WATER RUNOFF	



2 Plot Plan Copy 1  
1" = 80'-0"

NOTES

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11575 Main Bayview Road  
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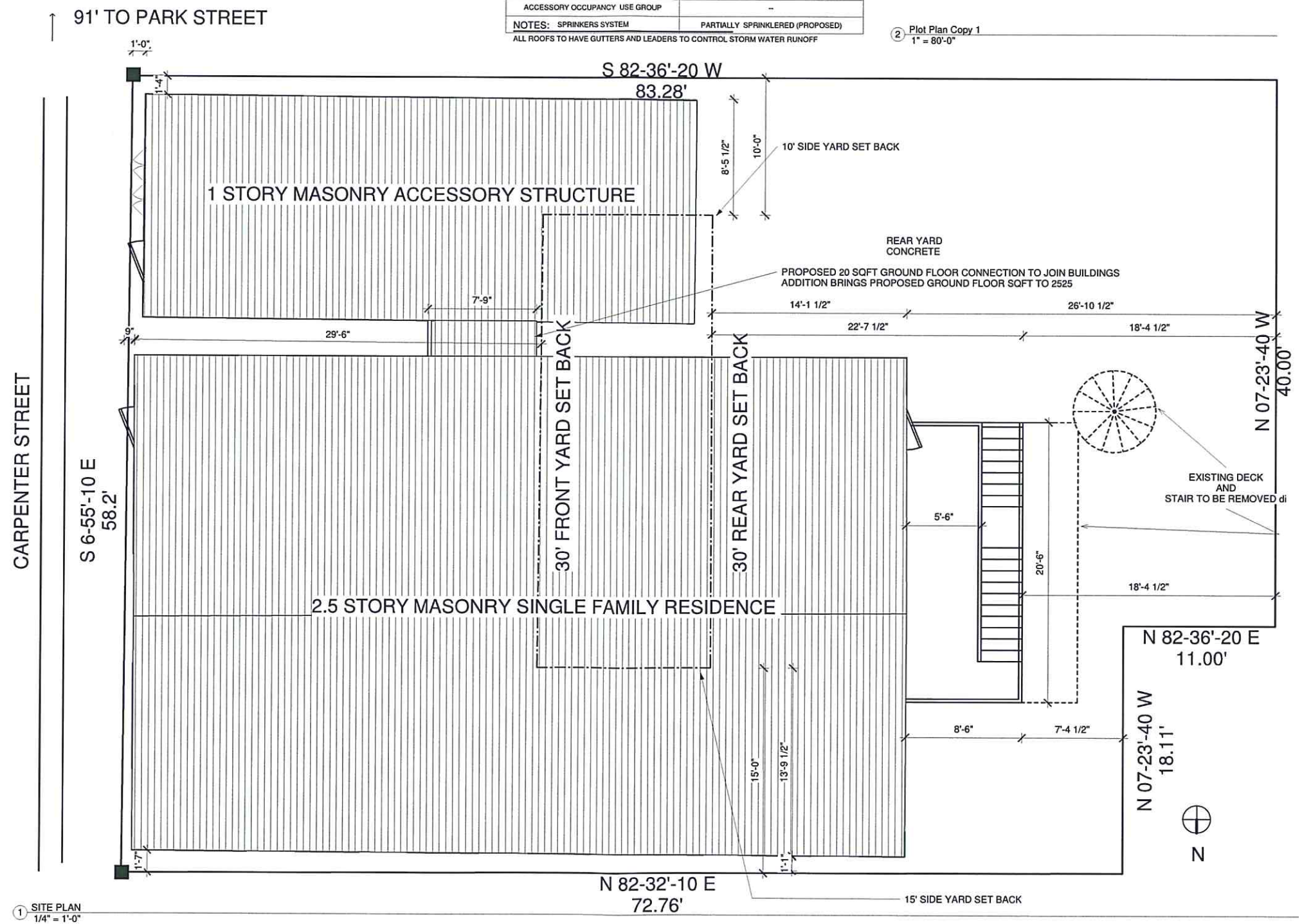
Project:  
**511 CARPENTER ST.**  
GREENPORT NY 11944

Project No.:  
IR-02  
Seal/ Signature:

MAR 11 2021

Date: AS NOTED  
Drawing Title:  
SITE PLAN

Drawing No.:  
**A-100.00**



1 SITE PLAN  
1/4" = 1'-0"

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NOTES

DEMOLITION NOTES

- D1. Remove existing non load bearing interior walls
- D2. Existing stair to 2nd floor to be retained
- D3. Remove existing powder room. Plumbing fixtures to be relocated
- D4. Remove existing flooring in this area to prepare for proposed bathroom.
- D5. Remove existing non complaint deck, stair and other associated structure
- D6. Remove existing doors and replace with fixed Marvin picture window
- D7. Demo existing handrail to be replaced with proposed code compliant handrail in proposed plan
- D8. Remove ceiling in this location for fire proposed fire sprinkler system
- D9. Existing stair to remain protected during construction.
- D10 Remove portion of exterior wall

DRAWING ISSUE

NO.	DATE	ISSUED FOR
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2	2/15/2021	Greenport ZBA Submittal
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GREENPORT NY 11944

Project No.:

IR-02

Seal/ Signature:

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Date:

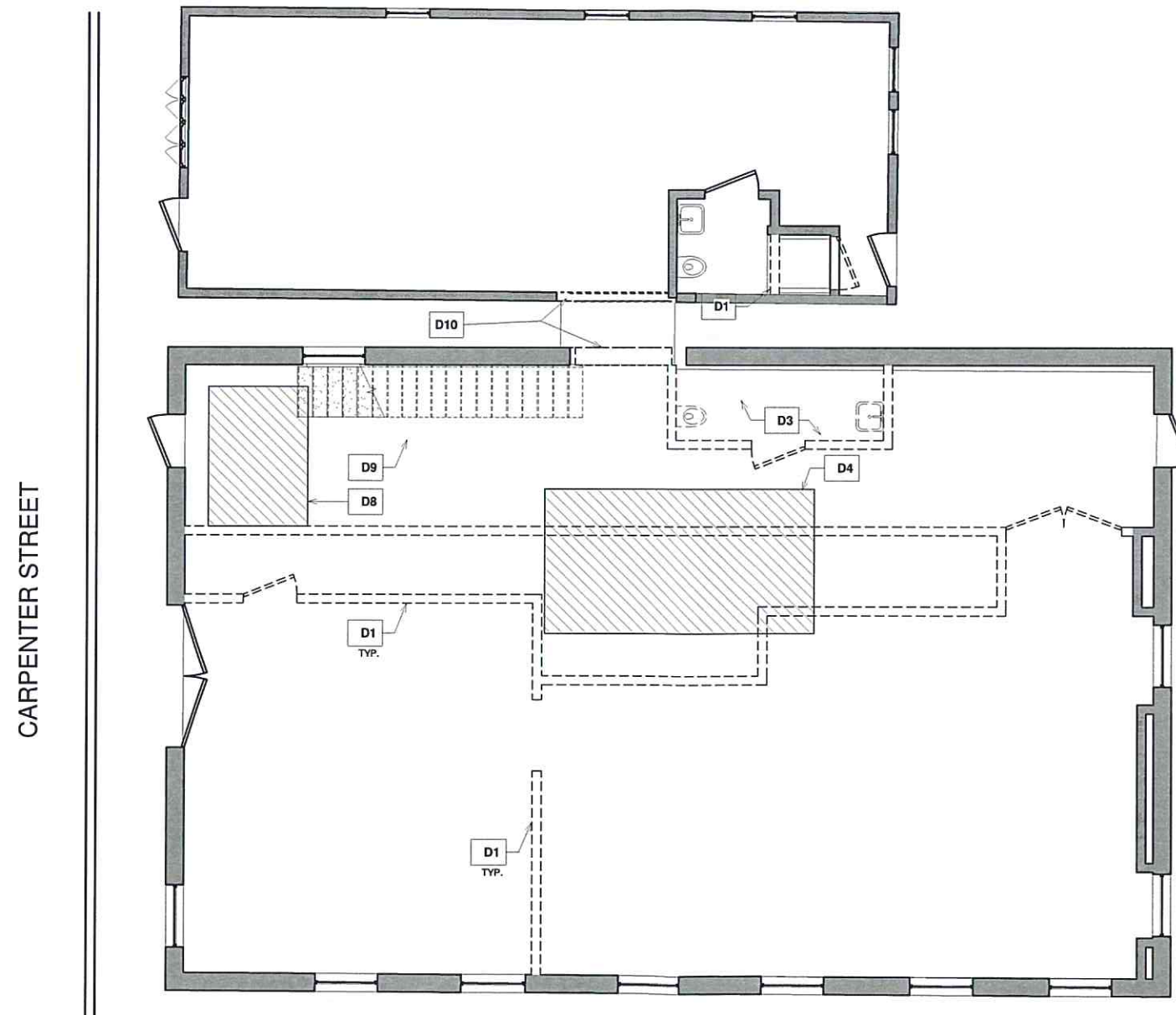
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AS NOTED

Drawing Title:

REMOVAL PLAN

Drawing No.:

**A-101.00**



WALL TYPE LEGEND

- Demolition / Removals
- ▨ Existing Construction

1 GROUND FLOOR DEMOLITION PLAN  
1/4" = 1'-0"



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**NOTES**

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- D10. Remove portion of exterior wall

**DRAWING ISSUE**

NO.	DATE	ISSUED FOR
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**Project:**  
**511 CARPENTER ST.**  
 GREENPORT NY 11944

**Project No.:**  
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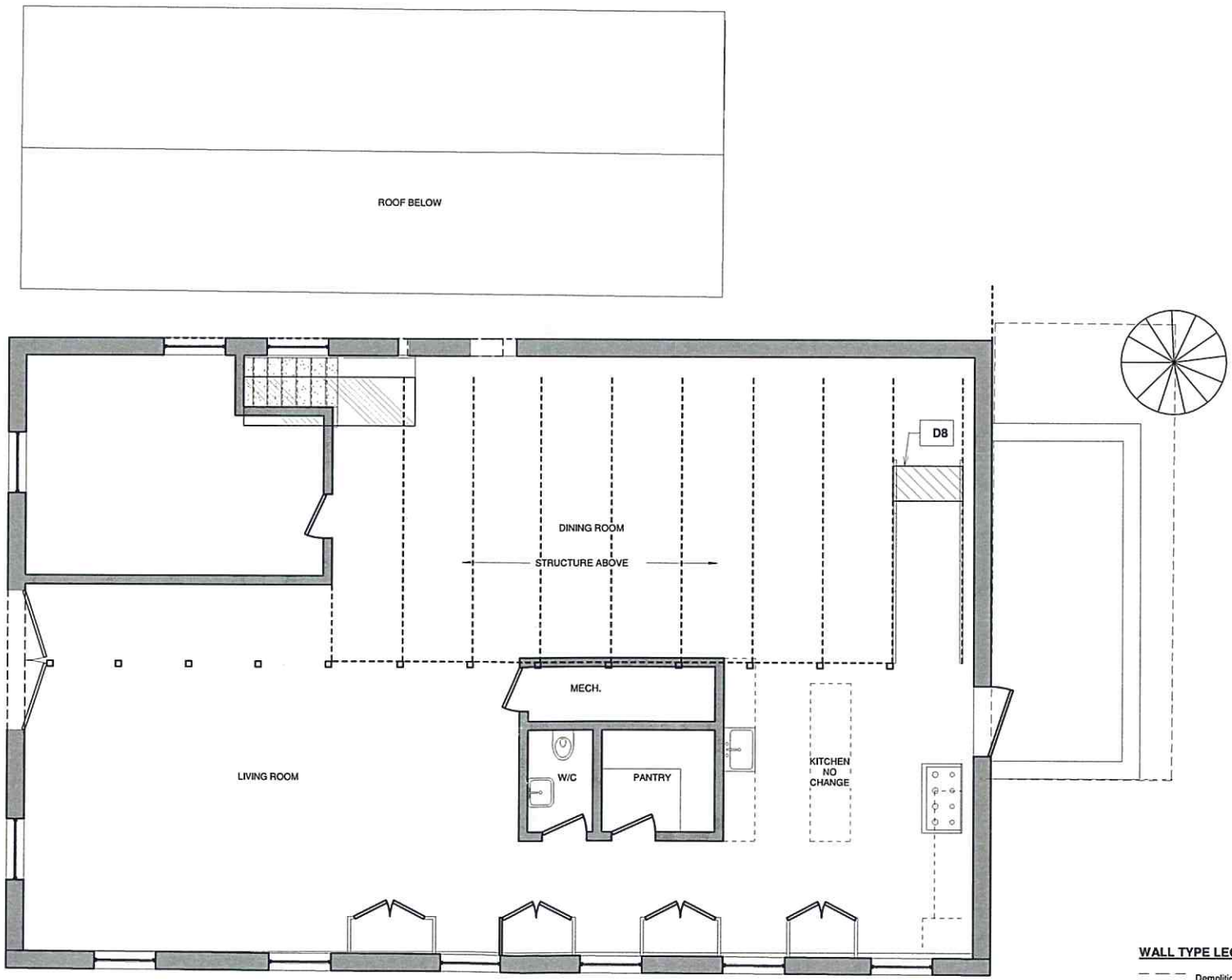
MAR 11 2021

**Date:** **Scale:**  
 AS NOTED

**Drawing Title:**  
 REMOVAL PLAN

**Drawing No.:**

**A-102.00**



1 2ND FLOOR DEMOLITION PLAN  
 1/4" = 1'-0"

NOTES

DEMOLITION NOTES

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DRAWING ISSUE

NO.	DATE	ISSUED FOR
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DRAWING REVISIONS

NO.	DATE	REVISION
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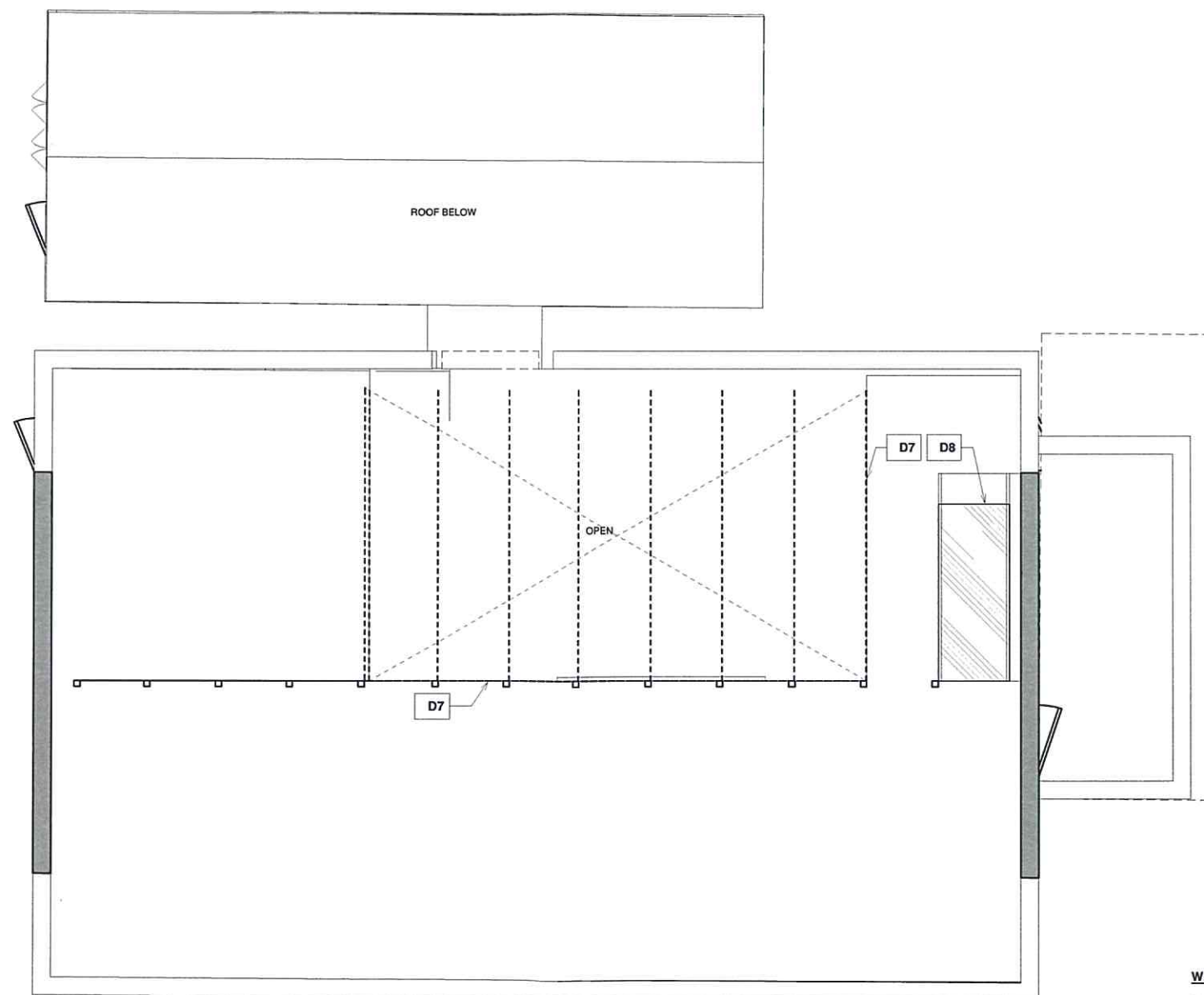
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Architect:

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Contact: Peter Storey

T. 617-824-0810 E. peter@isaac-rae.com



① 3RD FLOOR DEMOLITION PLAN  
1/4" = 1'-0"

WALL TYPE LEGEND

- - - Demolition / Removals
- Existing Construction

Project:

**511 CARPENTER ST.**  
GREENPORT NY 11944

Project No.:

IR-02

Seal/ Signature:

MAR 11 2021

Date:

12/24/2020

Scale:

AS NOTED

Drawing Title:

REMOVAL PLAN

Drawing No.:

**A-103.00**

Author



NOTES

DRAWING ISSUE

NO.	DATE	ISSUED FOR
1	02/05/2021	TOWN ZBA REVIEW
2		
3		
4		
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CONSTRUCTION NOTES	
KEY	NOTE
C-01	PROPOSED INTERIOR WALL
C-02	PROPOSED PLUMBING FIXTURES
C-03	PROPOSED INTERIOR DOORS
C-04	EXISTING EGRESS DOOR TO REMAIN
C-05	PROPOSED CONCRETE TOPPING THROUGHOUT
C-06	DOOR HARDWARE TO BE COORDINATED WITH CLIENT
C-07	EGRESS PATH TO BE PROTECTED VIA AUTOMATIC FIRE SPRINKLERS FIRE SPRINKLERS TO BE FILED IN SEPARATE FILING
NYS ECC 2018.404.1: 90% OR MORE OF PERMANENT FIXTURES TO HAVE TO HIGH EFFICACY LAMPS.	

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Consultants:

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meganewalker1@gmail.com

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Project:

**511 CARPENTER ST.**  
GREENPORT NY 11944

Project No.:

IR-02

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Date:

6/14/2018

Scale:

AS NOTED

Drawing Title:

GROUND FLOOR PLAN

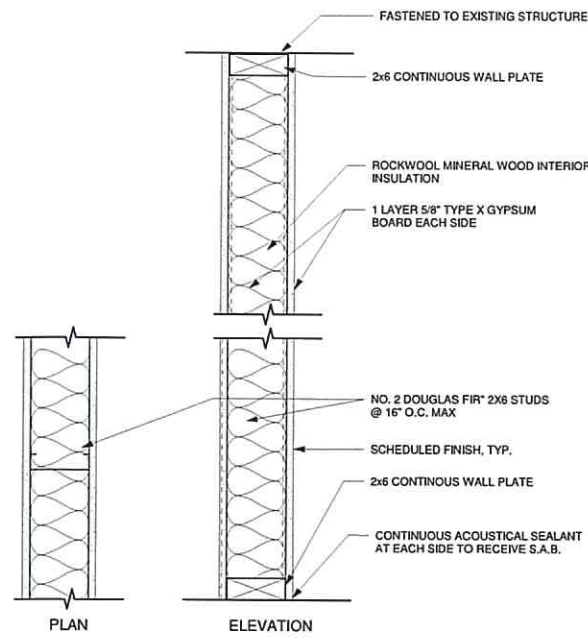
Drawing No.:

**A-104.00**

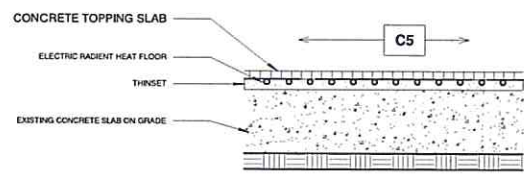
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3 TYP. INTERIOR WALL DETAIL  
1 1/2" = 1'-0"

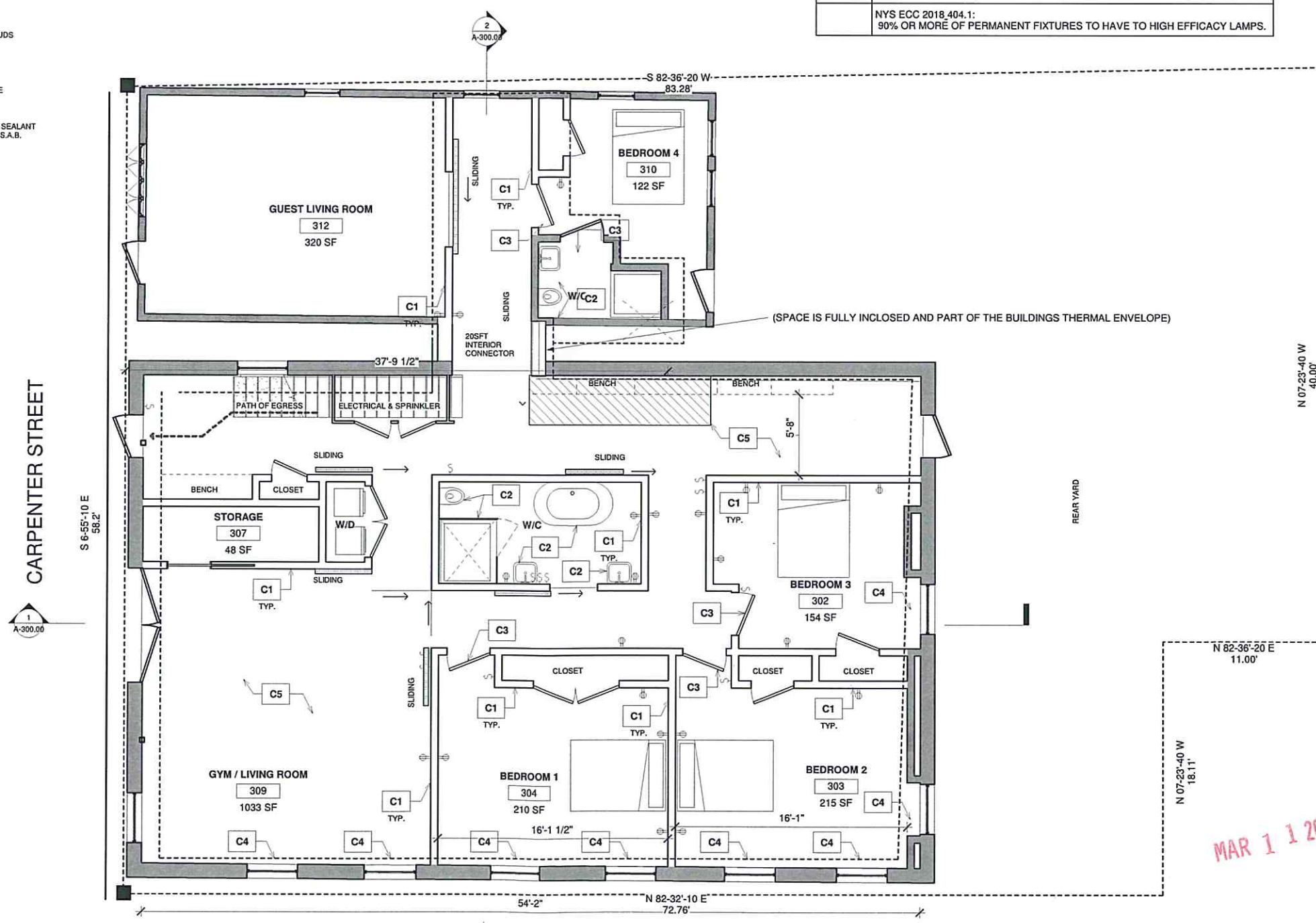


2 TYP. FLOOR DETAIL  
1 1/2" = 1'-0"

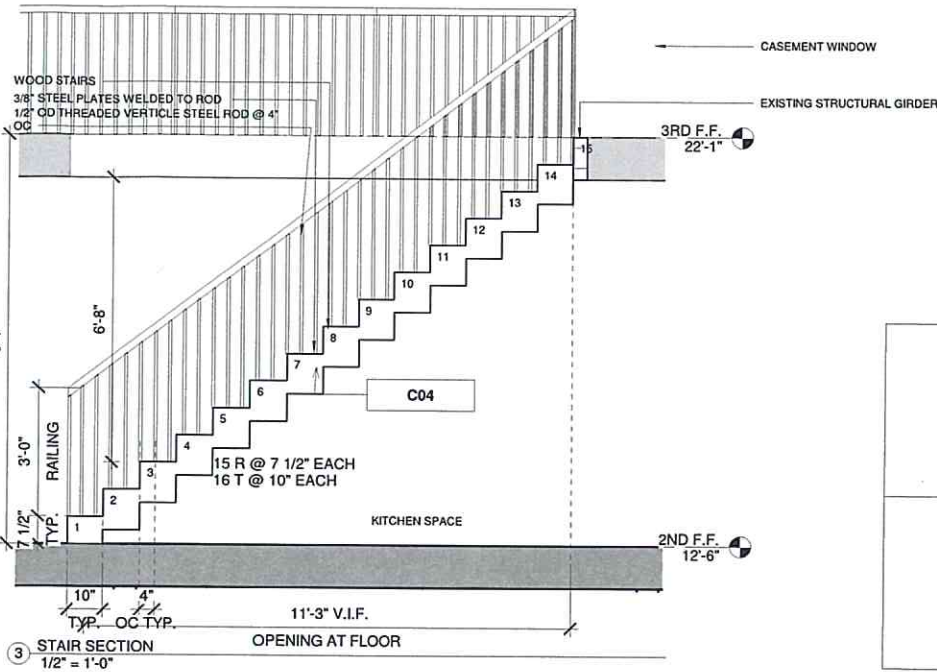
PLAN LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- EXTENTS OF WORK
- PATH OF EGRESS TRAVEL

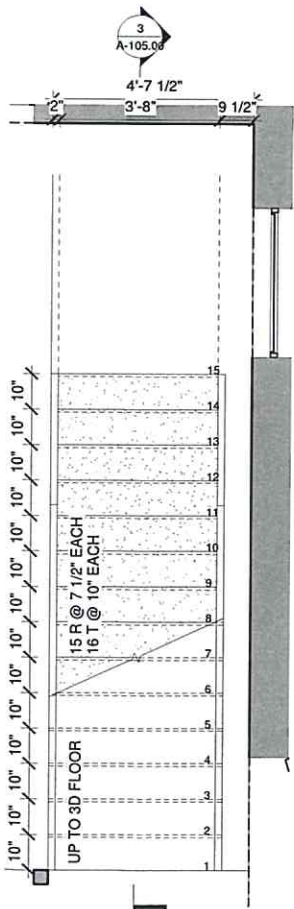
1 GROUND FLOOR PLAN PROPOSED  
1/4" = 1'-0"



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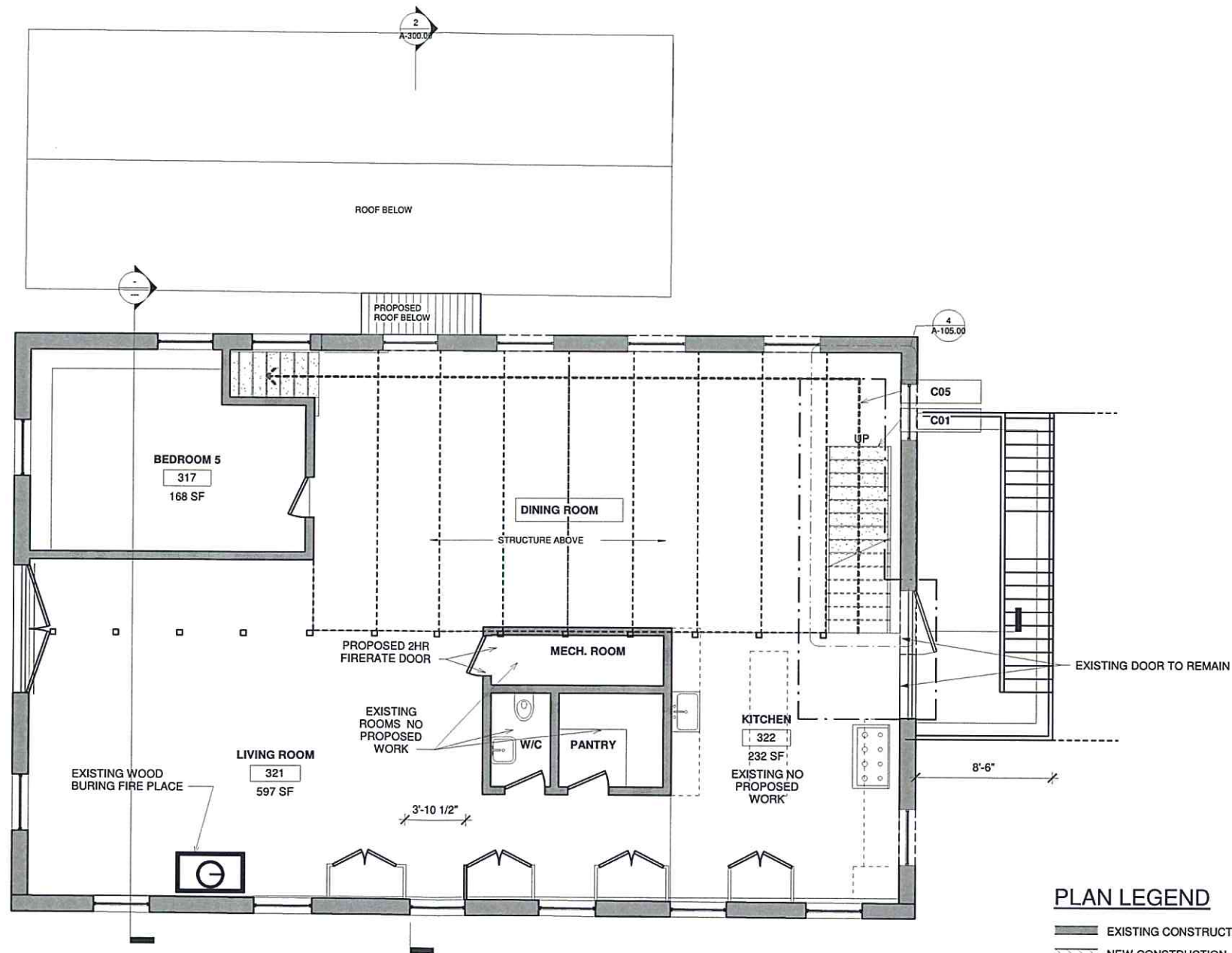


3 STAIR SECTION  
1/2" = 1'-0"



4 STAIR PLAN  
1/2" = 1'-0"

1 2ND FLOOR PLAN PROPOSED  
1/4" = 1'-0"



CONSTRUCTION NOTES	
KEY	NOTE
C-01	PROPOSED EGRESS STAIR
C-02	PROPOSED HANDRAIL
C-03	PROPOSED FIXED PICTURE WINDOW TO REPLACE EXISTING DOOR
C-04	PROPOSED STEEL STRINGER WOOD STAIR
C-05	EGRESS PATH TO BE FULLY SPRINKLERED. SPRINKLER TO BE FILED SEPARATELY

DRAWING ISSUE		
NO.	DATE	ISSUED FOR
1	12/24/2020	Greenport VBAg Review
2	2/05/2021	Greenport ZBA Submittal
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Consultants:  
SPINKLER ENGINEER  
SENTRY AUTOMATIC FIRE  
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735 Flanders road  
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Architect of Record:  
**ISAAC - RAE**  
11575 Main Bayview Road  
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Project:  
**511 CARPENTER ST.**  
GREENPORT NY 11944

Project No.:  
IR-02

Seal/ Signature:

MAR 1 1 2021

PLAN LEGEND	
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	EXTENTS OF WORK
	PATH OF EGRESS TRAVEL

NOTE:  
404.1: 90% OR MORE OF PERMANENT FIXTURES TO HAVE TO HIGH EFFICACY LAMPS.

Date: \_\_\_\_\_ Scale: AS NOTED  
Drawing Title:  
2ND FLOOR

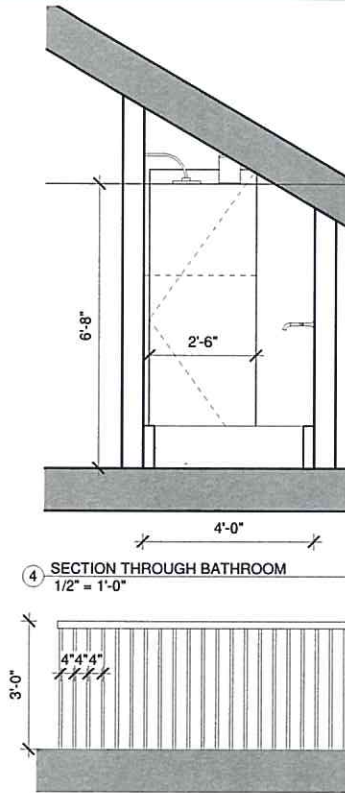
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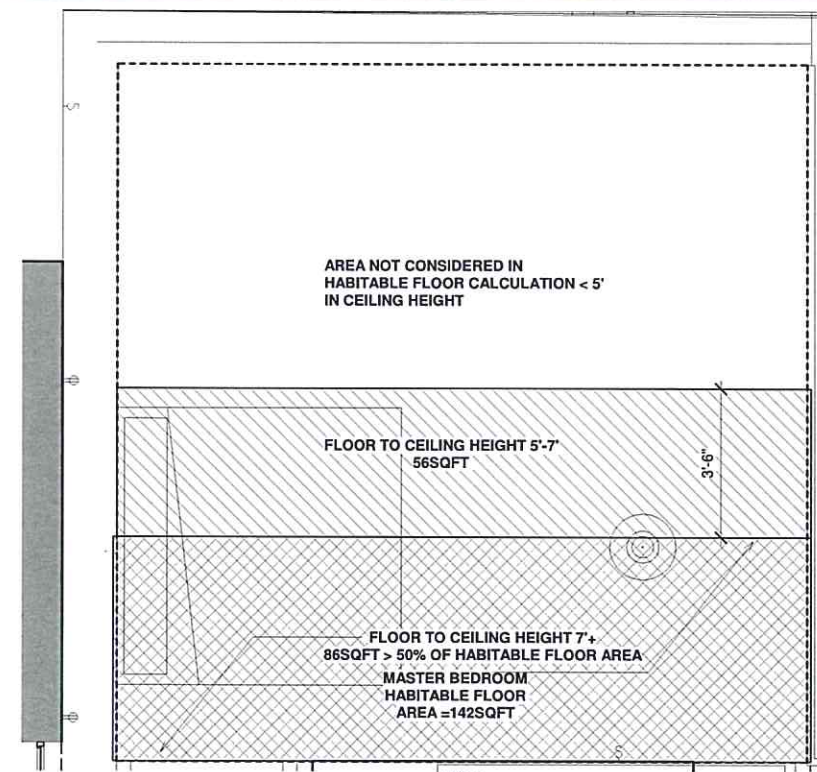
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**NOTE:**  
PROPOSED BATHROOM COMPLIES WITH NYS R305.1 EXCEPTION 2 \* A SHOWER OR TUB EQUIPPED WITH A SHOWER HEAD SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8" ABOVE AN AREA NOT LESS THAN 30" x 30" AT THE SHOWER HEAD.

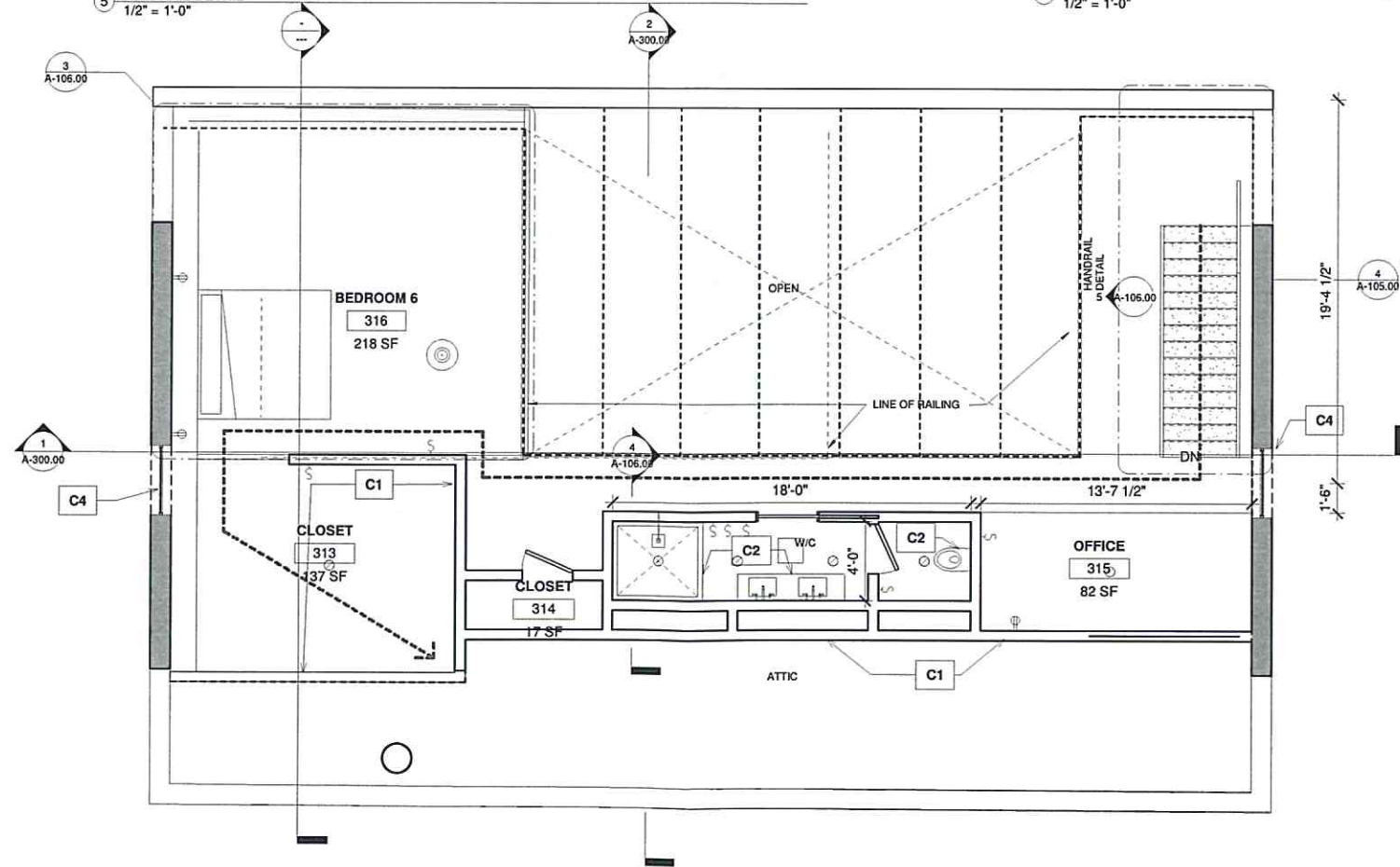
4 SECTION THROUGH BATHROOM  
1/2" = 1'-0"

5 HANDRAIL DETAIL  
1/2" = 1'-0"



**NOTE:**  
PROPOSED BEDROOM COMPLIES WITH NYS R305.1 EXCEPTION 1.50% OF THE PROPOSED BEDROOMS FLOOR AREA HAS A CEILING HEIGHT GREATER THAN 7'

3 HABITABLE BEDROOM AREA/  
CEILING HEIGHT DIAGRAM  
1/2" = 1'-0"



1 3RD FLOOR PROPOSED  
1/4" = 1'-0"

CONSTRUCTION NOTES	
KEY	NOTE
C-01	PROPOSED INTERIOR WALL
C-02	PROPOSED PILLARS/FIXTURES
C-03	PROPOSED INTERIOR DOORS
C-04	EXISTING EDGES WINDOW
C-05	PROPOSED STAIR TO 3RD FLOOR

PLAN LEGEND	
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	EXTENTS OF WORK
	PATH OF EGRESS TRAVEL

**NOTE:**  
EGRESS PATH FROM THIRD FLOOR TO BE FULLY SPRINKLED. SENTRY FIRE PROTECTION TO PROVIDE SPRINKLER DESIGN AND TO BE FILED SEPARATELY

**NOTE:**  
404.1: 90% OR MORE OF PERMANENT FIXTURES TO HAVE TO HIGH EFFICACY LAMPS.

**NOTES**

DRAWING ISSUE		
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GREENPORT NY 11944

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IR-02

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MAR 11 2021

Date: Scale: AS NOTED

Drawing Title:  
3RD FLOOR

Drawing No.:

**A-106.00**

NOTES

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NO.	DATE	ISSUED FOR
1	12/24/2020	Greenport Village Review
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REFLECTED CEILING PLAN LEGEND

- RECESSED DOWNLIGHT
- PENDANT LIGHTING
- BATH FAN
- ⚡ LIGHT SWITCH
- DS DOOR SWITCH

REFLECTED CEILING PLAN NOTES

1. FIRE RATED CEILING BOXES TO BE PROVIDED AT ALL PENETRATION IN FIRE RATED CEILING, INCLUDING BUT NOT LIMITED TO RECESSED LIGHTING.
2. [402.4.5] IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE ≤2.0 CFM LEAKAGE AT 75 PA. REQUIREMENT RESOLUTION
- 3) [403.1.1] PROGRAMMABLE THERMOSTATS INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS.
- 4) [403.6.1] ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT MEET EFFICACY AND AIR FLOW LIMITS PER TABLE R403.6.1.

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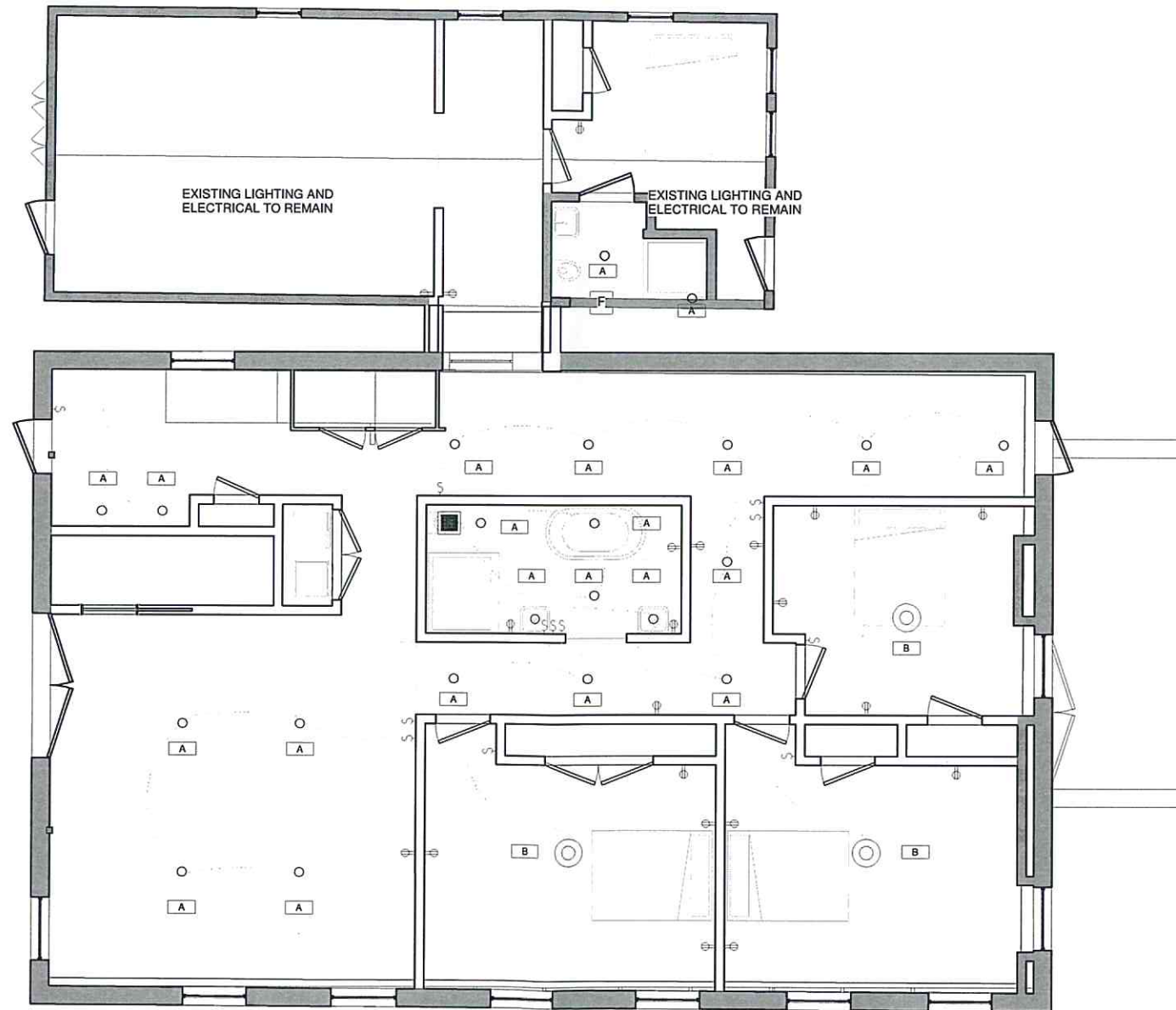
MAR 11 2021

Date: AS NOTED

Drawing Title:  
RCP AND ELECTRICAL PLANS

Drawing No.:

**A-107.00**



GROUND FLOOR RCP AND ELECTRICAL  
PLAN  
1/4" = 1'-0"

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REFLECTED CEILING PLAN LEGEND

- RECESSED DOWNLIGHT
- PENDANT LIGHTING
- BATH FAN
- ⌘ LIGHT SWITCH
- DS DOOR SWITCH

REFLECTED CEILING PLAN NOTES

1. FIRE RATED CEILING BOXES TO BE PROVIDED AT ALL PENETRATION IN FIRE RATED CEILING, INCLUDING BUT NOT LIMITED TO RECESSED LIGHTING.
2. [402.4.5] IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE ≤2.0 CFM LEAKAGE AT 75 PA. REQUIREMENT RESOLUTION
- 3) [403.1.1] PROGRAMMABLE THERMOSTATS INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS.
- 4) [403.6.1] ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT MEET EFFICACY AND AIR FLOW LIMITS PER TABLE R403.6.1.

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Consultants:

SPINKLER ENGINEER  
 SENTRY AUTOMATIC FIRE  
 PROTECTION INC.  
 735 Flanders road  
 Flanders, New York 11901

Architect of Record:

**ISAAC - RAE**  
 11575 Main Bayview Road  
 Southold, NY 11971  
 Contact: Isaac Clay Coffey  
 NYS LIC#039767  
 T. 347-276-6093 E. clay@isaac-rae.com

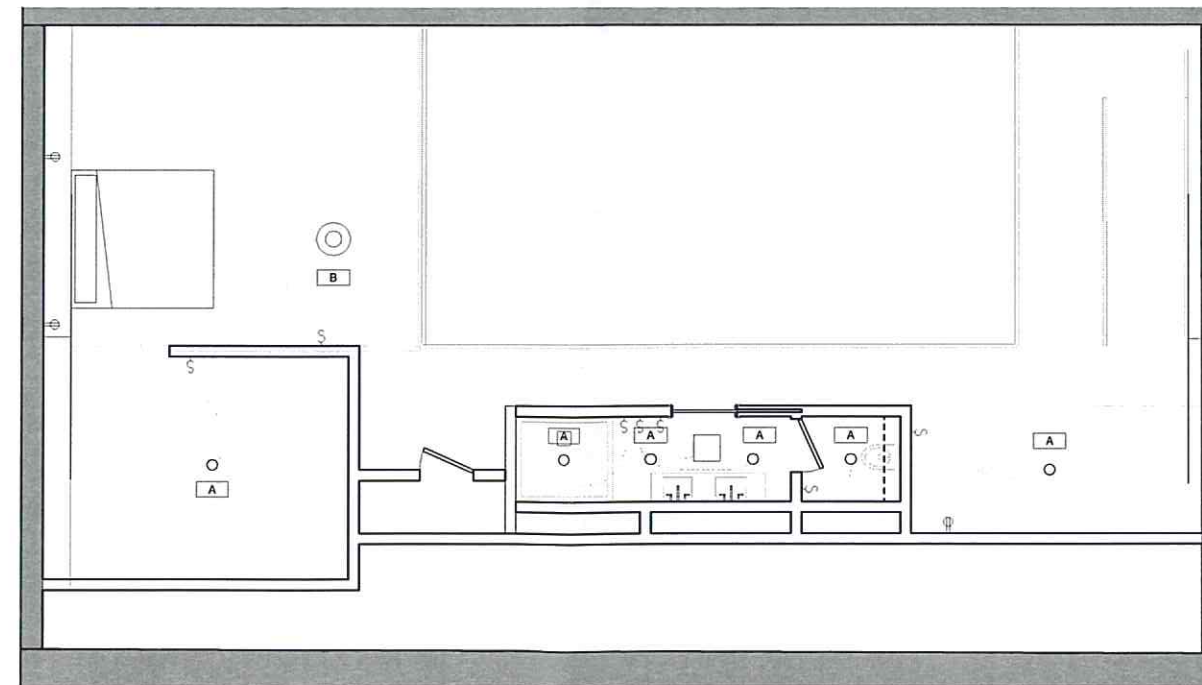
Project:

**511 CARPENTER ST.**  
 GREENPORT NY 11944

Project No.:

IR-02

Seal/ Signature:



① 3RD F.F.  
 1/4" = 1'-0"

Date: Scale:  
 AS NOTED

Drawing Title:  
 RCP AND ELECTRICAL PLANS

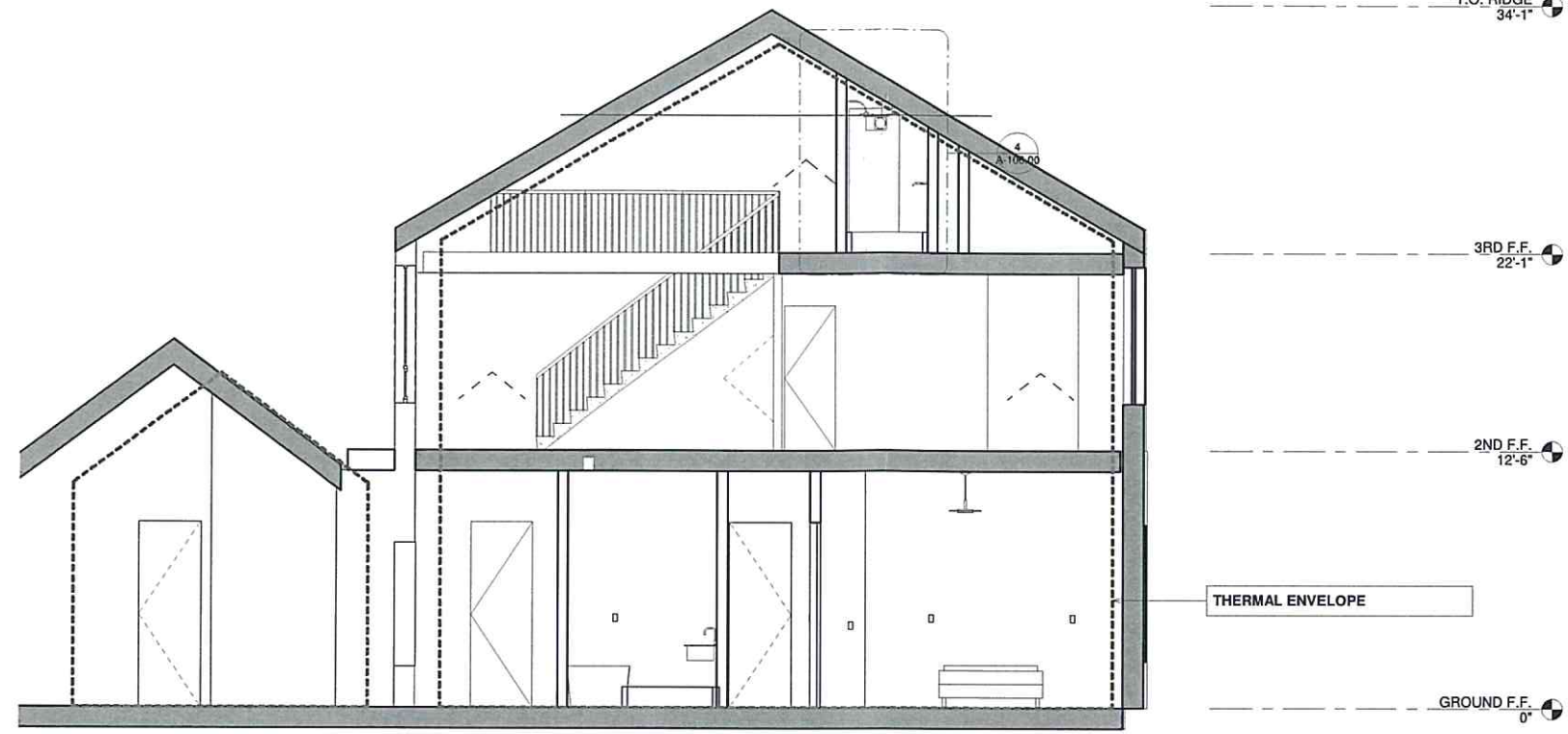
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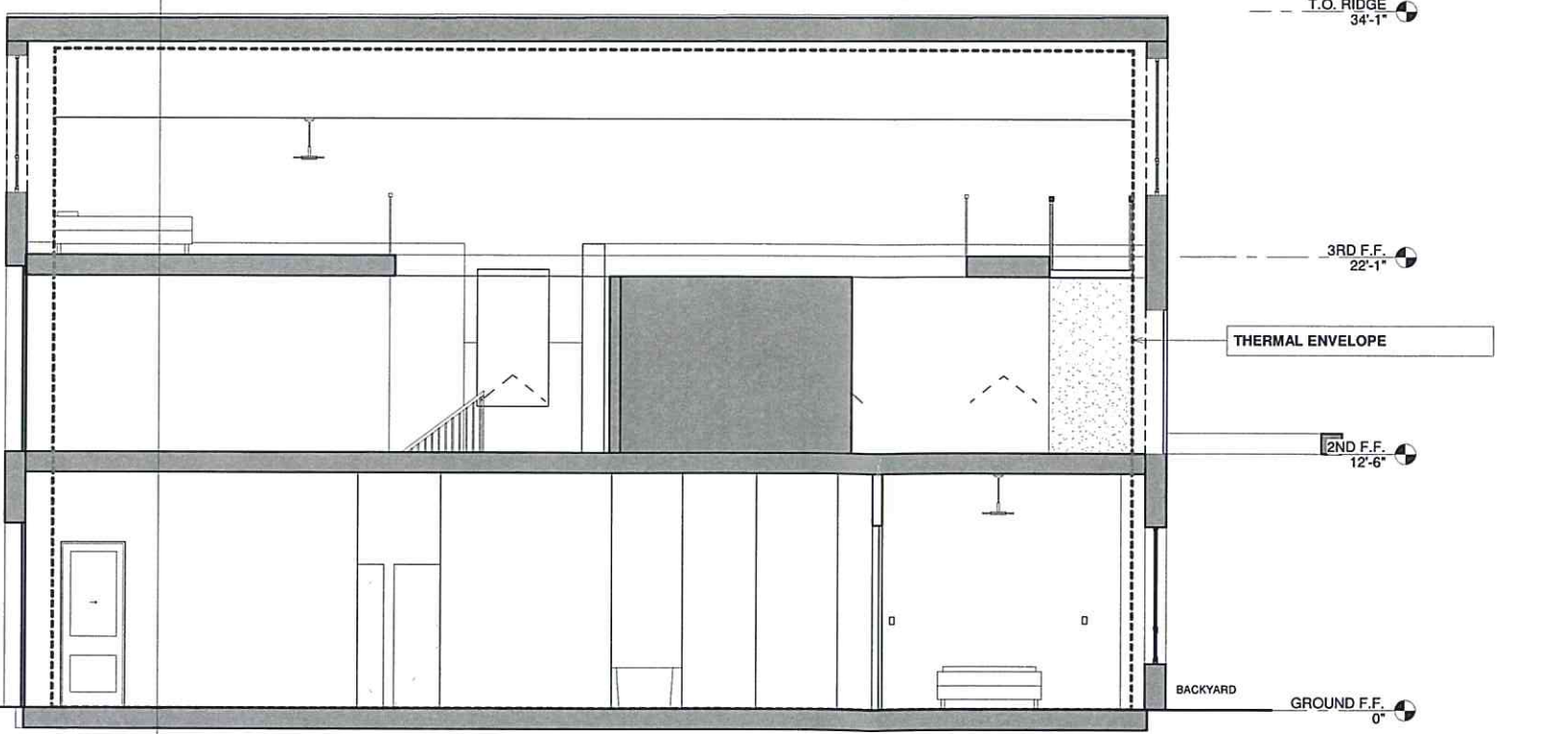
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SECTION 1  
1/4" = 1'-0"



SECTION 2  
1/4" = 1'-0"

**SECTION LEGEND**  
----- THERMAL ENVELOPE

**NOTES**

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**Project:**  
**511 CARPENTER ST.**  
GREENPORT NY 11944

**Project No.:**  
IR-02

**Seal/Signature:**

MAR 11 2021

**Date:** **Scale:**  
AS NOTED

**Drawing Title:**  
BUILDING SECTION

**Drawing No.:**

**A-300.00**



NOTES

NOTES:

- 1) [403.4] HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.
- 2) [403.5.3] Hot water pipes are insulated to ≥R-3.

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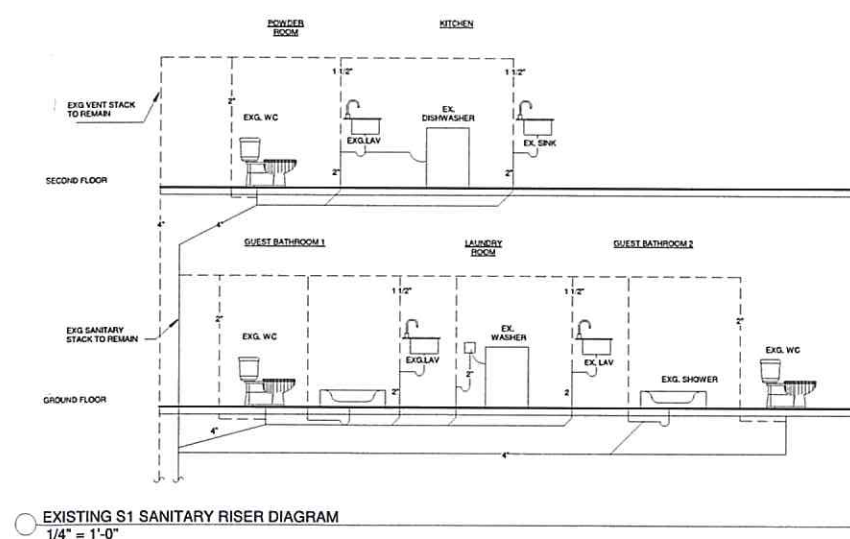
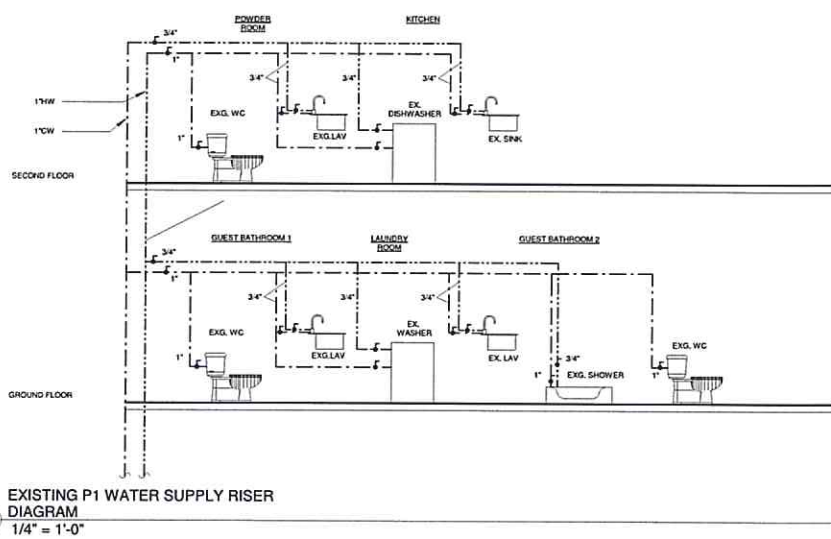
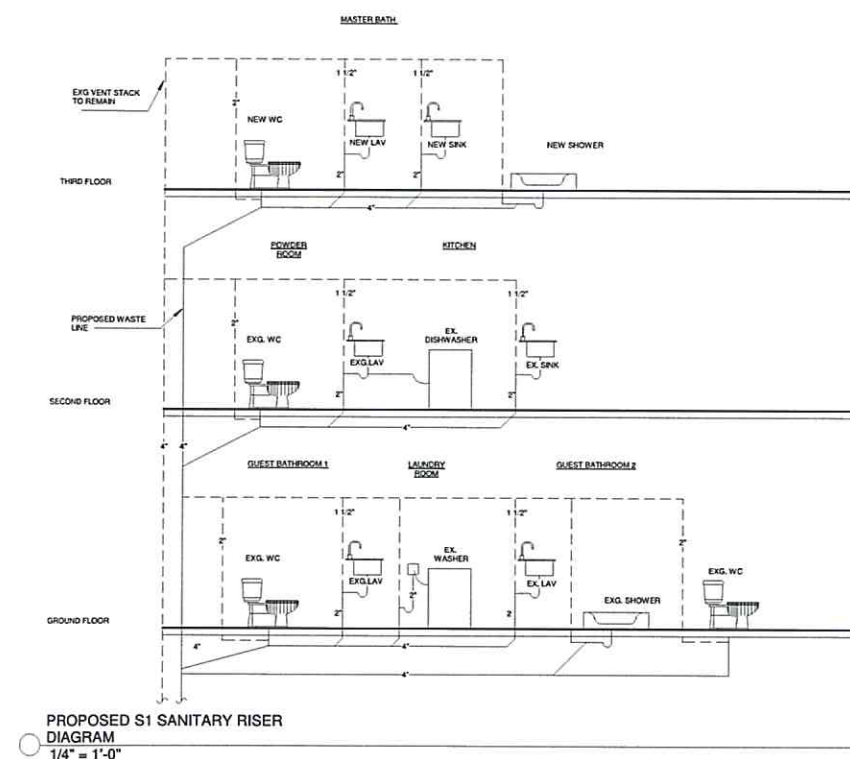
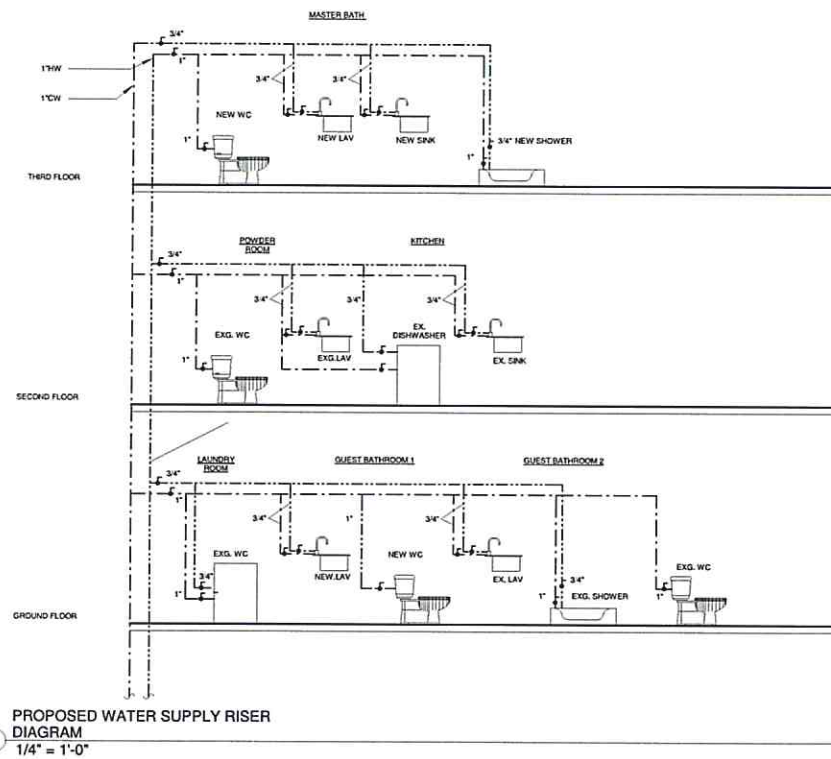
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Drawing Title:

PLUMBING RISER DIAGRAM

Drawing No.:

**P-100.00**



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