

AS PER TABLE R602.3(1) OF 2018 IRC

- ALL CONSTRUCTION IS TO CONFORM TO N.Y. STATE AND LOCAL BUILDING CODES.
- ALL PLUMBING IS TO CONFORM TO COUNTY AND LOCAL HEALTH DEPARTMENT REQUIREMENTS.
- ALL MECHANICAL WORK IS TO CONFORM TO LOCAL, N.E.C. AND UNDERWRITERS REQUIREMENTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF CONFLICTS OR DISCREPANCIES IMMEDIATELY.
- DO NOT SCALE THE DRAWINGS, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED ONES. LARGER SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DETAILS. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR A COMPLETE JOB IN ALL RESPECTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE DESIGN. THE ARCHITECT IS NOT RESPONSIBLE FOR CHANGES MADE WITHOUT NOTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING ALL STRUCTURAL MEMBERS TO PREVENT DEFLECTION, BUCKLING, TWISTING AND MISALIGNMENT ACCORDING TO ALL CODES, STANDARDS AND GOOD PRACTICE.
- ALL CODES, STANDARDS AND GOOD PRACTICE DETECTORS ARE PER N.Y. CODES.
- THE INSTALLATION OF ALL MATERIALS AND PRODUCTS SHALL MEET ALL BEARING CAPACITY REQUIREMENTS.
- ALL JOISTS ARE TO BE SOLID MIN. ON 1 TON PER SQUARE FOOT SOIL BEARING CAPACITY. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO SOIL ARE TO BE 4" MIN. THICK. USE 3600 P.S.I. MIN. CONCRETE. VERIFY SOIL BEARING CAPACITY IN FIELD.
- DOUBLE BRACE AROUND ALL OPENINGS, UNDER PARALLEL PARTITIONS AND UNDER WALLS.
- SIMPSON "STRONG-TIE" CONNECTIONS REQUIRED AT ALL FLUSH STRUCTURAL JOINTS.
- ALL FRAMING LUMBER IS TO BE DOUG-FIR #2 FB = 1800 PSI, E=1M, FSI 1.1.
- ALL HEADERS 4 GIRDER TO BE DOUG-FIR FB #2 FB, 1800 PSI, E=1M, FSI 1.1.
- ALL JOISTS AND RAFTERS TO BE BRIDGED WITH CORDON, 18" PRESSURE TREATED LUMBER.
- ALL JOIST AND DECK FRAMING SHALL BE AC TREATED LUMBER.
- THE ARCHITECT ALLOWS ONE STRUCTURE TO BE BUILT WITH THIS SET OF PLANS. THE BUILDING SHALL BE CONSIDERED A SINGLE UNIT. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL STRUCTURES BUILT USING THESE PLANS.
- PREFABRICATED FIREPLACES AND FLUES SHALL BE U.L. 127 APPROVED.
- ALL BRIDGING TO BE NOTED OR NOTED TO BE 4" X 8" OR 6" X 8" OR 8" X 8" OR 10" X 10" OR 12" X 12" OR 14" X 14" OR 16" X 16" OR 18" X 18" OR 20" X 20" OR 22" X 22" OR 24" X 24" OR 26" X 26" OR 28" X 28" OR 30" X 30" OR 32" X 32" OR 34" X 34" OR 36" X 36" OR 38" X 38" OR 40" X 40" OR 42" X 42" OR 44" X 44" OR 46" X 46" OR 48" X 48" OR 50" X 50" OR 52" X 52" OR 54" X 54" OR 56" X 56" OR 58" X 58" OR 60" X 60" OR 62" X 62" OR 64" X 64" OR 66" X 66" OR 68" X 68" OR 70" X 70" OR 72" X 72" OR 74" X 74" OR 76" X 76" OR 78" X 78" OR 80" X 80" OR 82" X 82" OR 84" X 84" OR 86" X 86" OR 88" X 88" OR 90" X 90" OR 92" X 92" OR 94" X 94" OR 96" X 96" OR 98" X 98" OR 100" X 100" OR 102" X 102" OR 104" X 104" OR 106" X 106" OR 108" X 108" OR 110" X 110" OR 112" X 112" OR 114" X 114" OR 116" X 116" OR 118" X 118" OR 120" X 120" OR 122" X 122" OR 124" X 124" OR 126" X 126" OR 128" X 128" OR 130" X 130" OR 132" X 132" OR 134" X 134" OR 136" X 136" OR 138" X 138" OR 140" X 140" OR 142" X 142" OR 144" X 144" OR 146" X 146" OR 148" X 148" OR 150" X 150" OR 152" X 152" OR 154" X 154" OR 156" X 156" OR 158" X 158" OR 160" X 160" OR 162" X 162" OR 164" X 164" OR 166" X 166" OR 168" X 168" OR 170" X 170" OR 172" X 172" OR 174" X 174" OR 176" X 176" OR 178" X 178" OR 180" X 180" OR 182" X 182" OR 184" X 184" OR 186" X 186" OR 188" X 188" OR 190" X 190" OR 192" X 192" OR 194" X 194" OR 196" X 196" OR 198" X 198" OR 200" X 200" OR 202" X 202" OR 204" X 204" OR 206" X 206" OR 208" X 208" OR 210" X 210" OR 212" X 212" OR 214" X 214" OR 216" X 216" OR 218" X 218" OR 220" X 220" OR 222" X 222" OR 224" X 224" OR 226" X 226" OR 228" X 228" OR 230" X 230" OR 232" X 232" OR 234" X 234" OR 236" X 236" OR 238" X 238" OR 240" X 240" OR 242" X 242" OR 244" X 244" OR 246" X 246" OR 248" X 248" OR 250" X 250" OR 252" X 252" OR 254" X 254" OR 256" X 256" OR 258" X 258" OR 260" X 260" OR 262" X 262" OR 264" X 264" OR 266" X 266" OR 268" X 268" OR 270" X 270" OR 272" X 272" OR 274" X 274" OR 276" X 276" OR 278" X 278" OR 280" X 280" OR 282" X 282" OR 284" X 284" OR 286" X 286" OR 288" X 288" OR 290" X 290" OR 292" X 292" OR 294" X 294" OR 296" X 296" OR 298" X 298" OR 300" X 300" OR 302" X 302" OR 304" X 304" OR 306" X 306" OR 308" X 308" OR 310" X 310" OR 312" X 312" OR 314" X 314" OR 316" X 316" OR 318" X 318" OR 320" X 320" OR 322" X 322" OR 324" X 324" OR 326" X 326" OR 328" X 328" OR 330" X 330" OR 332" X 332" OR 334" X 334" OR 336" X 336" OR 338" X 338" OR 340" X 340" OR 342" X 342" OR 344" X 344" OR 346" X 346" OR 348" X 348" OR 350" X 350" OR 352" X 352" OR 354" X 354" OR 356" X 356" OR 358" X 358" OR 360" X 360" OR 362" X 362" OR 364" X 364" OR 366" X 366" OR 368" X 368" OR 370" X 370" OR 372" X 372" OR 374" X 374" OR 376" X 376" OR 378" X 378" OR 380" X 380" OR 382" X 382" OR 384" X 384" OR 386" X 386" OR 388" X 388" OR 390" X 390" OR 392" X 392" OR 394" X 394" OR 396" X 396" OR 398" X 398" OR 400" X 400" OR 402" X 402" OR 404" X 404" OR 406" X 406" OR 408" X 408" OR 410" X 410" OR 412" X 412" OR 414" X 414" OR 416" X 416" OR 418" X 418" OR 420" X 420" OR 422" X 422" OR 424" X 424" OR 426" X 426" OR 428" X 428" OR 430" X 430" OR 432" X 432" OR 434" X 434" OR 436" X 436" OR 438" X 438" OR 440" X 440" OR 442" X 442" OR 444" X 444" OR 446" X 446" OR 448" X 448" OR 450" X 450" OR 452" X 452" OR 454" X 454" OR 456" X 456" OR 458" X 458" OR 460" X 460" OR 462" X 462" OR 464" X 464" OR 466" X 466" OR 468" X 468" OR 470" X 470" OR 472" X 472" OR 474" X 474" OR 476" X 476" OR 478" X 478" OR 480" X 480" OR 482" X 482" OR 484" X 484" OR 486" X 486" OR 488" X 488" OR 490" X 490" OR 492" X 492" OR 494" X 494" OR 496" X 496" OR 498" X 498" OR 500" X 500" OR 502" X 502" OR 504" X 504" OR 506" X 506" OR 508" X 508" OR 510" X 510" OR 512" X 512" OR 514" X 514" OR 516" X 516" OR 518" X 518" OR 520" X 520" OR 522" X 522" OR 524" X 524" OR 526" X 526" OR 528" X 528" OR 530" X 530" OR 532" X 532" OR 534" X 534" OR 536" X 536" OR 538" X 538" OR 540" X 540" OR 542" X 542" OR 544" X 544" OR 546" X 546" OR 548" X 548" OR 550" X 550" OR 552" X 552" OR 554" X 554" OR 556" X 556" OR 558" X 558" OR 560" X 560" OR 562" X 562" OR 564" X 564" OR 566" X 566" OR 568" X 568" OR 570" X 570" OR 572" X 572" OR 574" X 574" OR 576" X 576" OR 578" X 578" OR 580" X 580" OR 582" X 582" OR 584" X 584" OR 586" X 586" OR

ALL FRAMING HARDWARE SHOWN ON THESE PLANS, UNLESS OTHERWISE INDICATED IS "SIMPSON STRONG-TIE". NO SUBSTITUTIONS ARE APPROVED OR AUTHORIZED DUE TO THE RELATIONSHIP OF FRAMING HARDWARE TO THE OTHER COMPONENTS OF THE STRUCTURE, ANY FRAMING HARDWARE SUBSTITUTIONS WILL RENDER THESE PLANS NULL AND VOID AND WILL RESULT IN THE INSTALLER / CONTRACTOR ASSUMING RESPONSIBILITY FOR THE DESIGN AND PERFORMANCE OF THE ENTIRE SYSTEM.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2006 INTERNATIONAL MECHANICAL CODE, CONSTRUCTION CODE, LATEST EDITION AT THE TIME OF PERMIT APPROVAL.
2. EXTERIOR DOORS AND DOORS TO GARAGE U = 0.45 MAX.
3. WINDOWS AND ALL GLAZING SHALL BE U = 0.30 MAX.
4. ALL FIREPLACES TO BE PROVIDED WITH A DAMPER FOR OUTSIDE COMBUSTION AIR INTAKE AND MUST BE CAPABLE TO HAVE TIGHT SEATED DAMPER-MAX. AIR LEAKAGE 2.0 CFM.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT THE SIZE, LOCATION AND TYPE OF EXHAUST EQUIPMENT TO THE BUILDING DEPARTMENT FOR DETAIL AS IS REQUIRED BY THE BUILDING DEPARTMENT.
6. HEATING EQUIPMENT SHALL BE U = 0.30 MAX. F. F. FOR COMBINATION HEATING AND COOLING THERMOSTATS THE RANGE SHALL BE 45-95 DEG. F.
7. COMBUSTION EQUIPMENT FOR SPACE HEATING AND WATER HEATING SHALL HAVE AN EFFICIENCY OF 80% OR GREATER. IF THE EFFICIENCY IS LESS THAN 80% LESS THAN THE CODE SPECIFIED MAXIMUM BASED ON ACTUAL EQUIPMENT SIZE.
8. INSULATE ALL PIPES AND DUCTS AS PER CODE.
9. ALL WATER HEATERS SHALL BE INSULATED AND SET AT 140 DEG. F. MAX.
10. ALL LAVATORIES AND SHOWERS SHALL BE EQUIPPED WITH DEVICES TO LIMIT WATER TO 2.0 G.P.M. PER FIXTURE.
11. HVAC COOLING EQUIPMENT SHALL BE RATED IN ACCORDANCE WITH TABLE 4-6 OF THE ENERGY CODE. MIN. EER (EFFICIENCY) SHALL BE AS SPECIFIED IN TABLE 4-6.
12. THERMAL TRANSMITTANCE VALUES SHALL NOT BE GREATER THAN THE VALUES TABULATED IN TABLE 5-1 OF THE ENERGY CODE.
13. ALL ROOFS SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE OF INSULATION.
14. ALL WALLS SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE CONTINUITY OF INSULATION AT PLATE LINES, BAND JOISTS AND CORNERS.

1, NICHOLAS A. VERO, ARCHITECT, STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT THAT THE PLANS AND SPECIFICATIONS CONTAINED IN THESE DRAWINGS COMPLY WITH THE N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE. REFER TO RESCHECK COMPLIANCE REPORT FILED AS PART OF THE BUILDING PERMIT APPLICATION, ATTACHED TO THESE CONSTRUCTION DOCUMENTS.

THIS PROJECT COMPLIES WITH THE MECHANICAL CODE OF NY STATE, CHAPTERS 12 THROUGH 24, THE PLUMBING CODE OF NY STATE, CHAPTERS 25 THROUGH 32, THE ELECTRICAL CODE OF NY STATE, CHAPTERS 33 THROUGH 42.

	ZONE 5	ZONE 6		
FIELD	12" O.C.	12" O.C.		
EDGE	6" O.C.	6" O.C.		

ALL 1/2" EXT. PLYWOOD WALL SHEATHING TO BE SECURED
WITH 6d COMMON NAILS- 2" x 11 1/2" GA. - PATTERN AS
INDICATED ABOVE.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA											
GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE-SHIELD UNDER-LAYMENT REQUIRED	FLOOD	WIND EXPOSURE	AIR FREEZING INDEX
			WEATHERING	FROSTLINE DEPTH	TERMITES	DECAY					
20 PSF	130 MPH	SUFFOLK B	SEVERE	3'-0"	MODERATE TO HEAVY	SLIGHT TO MODERATE	SUFFOLK II	YES	AS PER FEPA	B	599

NOTE: THIS SET OF PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2010 INTERNATIONAL BUILDING CODE AND THE 2020 RESIDENTIAL CODE OF NEW YORK STATE & 2016 SUPPLEMENT TO THE NYS ENERGY CONSERVATION CONSTRUCTION CODE

(AS PER RESIDENTIAL CODE OF NEW YORK STATE SEC. R401.4.1)

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBER

NOTE: L=SPAN LENGTH, H=SPAN HEIGHT.

A. THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN.

MINIMUM ROOF LIVE LOADS

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	45

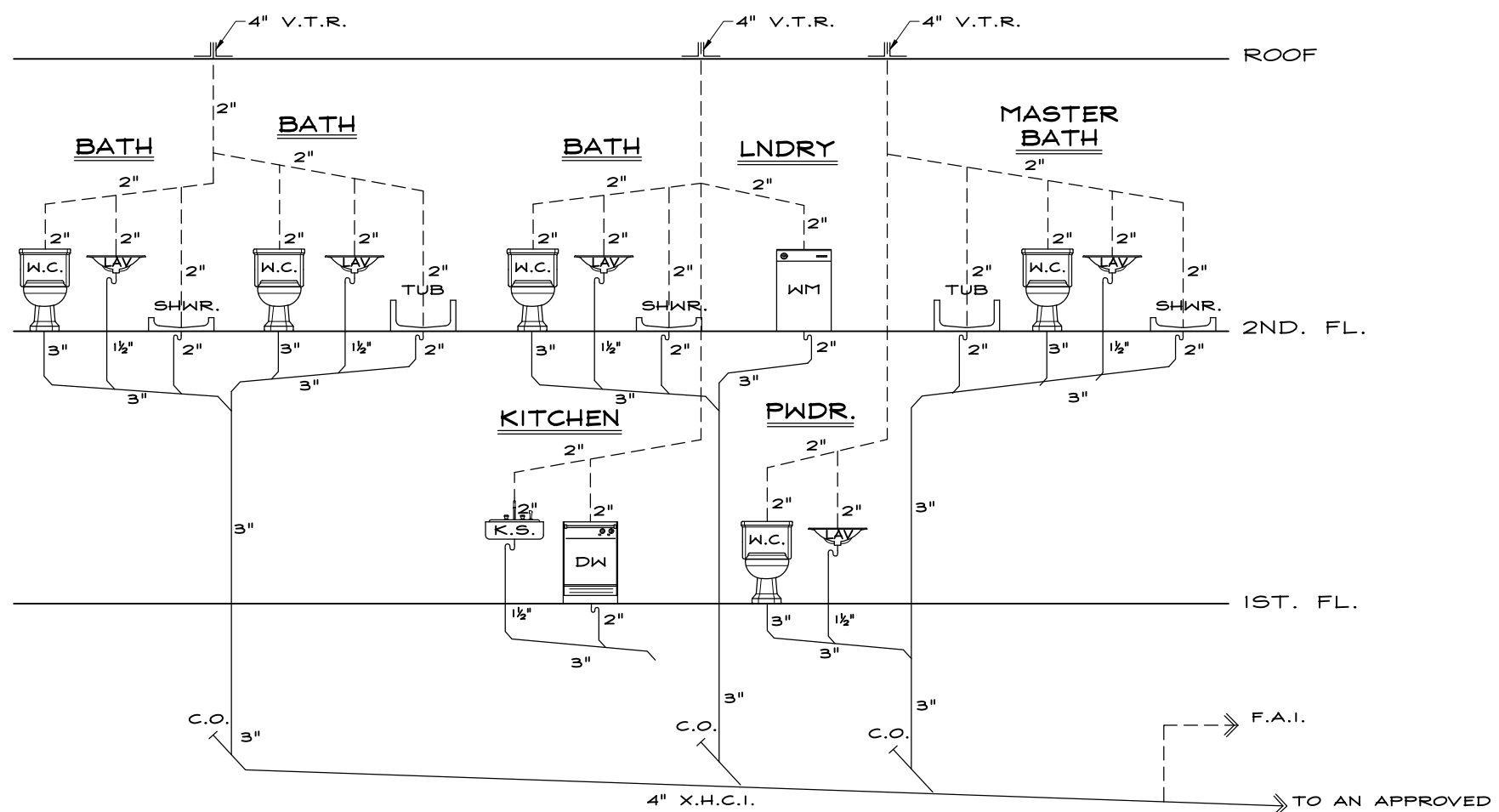
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS	
(IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40
GUARD RAILS/ HANDRAILS	200

(AS PER RESIDENTIAL CODE OF NEW YORK STATE SEC. R301.2.2.2.1)

AVERAGE DEAD LOADS SHALL NOT EXCEED 15 PSF (0.72kN/m²) FOR ROOFS/CEILING ASSEMBLIES OR 10 PSF (0.48 kN/m²) FOR FLOOR ASSEMBLIES, EXCEPT AS FURTHER LIMITED BY SECTION R901.2.2. DEAD LOADS FOR WALLS ABOVE GRADE SHALL NOT EXCEED THE FOLLOWING:	
WALL TYPES	POUNDS PER SQUARE FOOT (PSF)
EXTERIOR LIGHT-FRAME WOOD WALLS	15 PSF (0.72 kN/m ²)
EXTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS	14 PSF (0.67 kN/m ²)
INTERIOR LIGHT-FRAME WOOD WALLS	10 PSF (0.48 kN/m ²)
INTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS	5 PSF (0.24 kN/m ²)
8" THICK MASONRY WALLS	80 PSF (3.93 kN/m ²)
6" THICK MASONRY WALLS	85 PSF (4.07 kN/m ²)

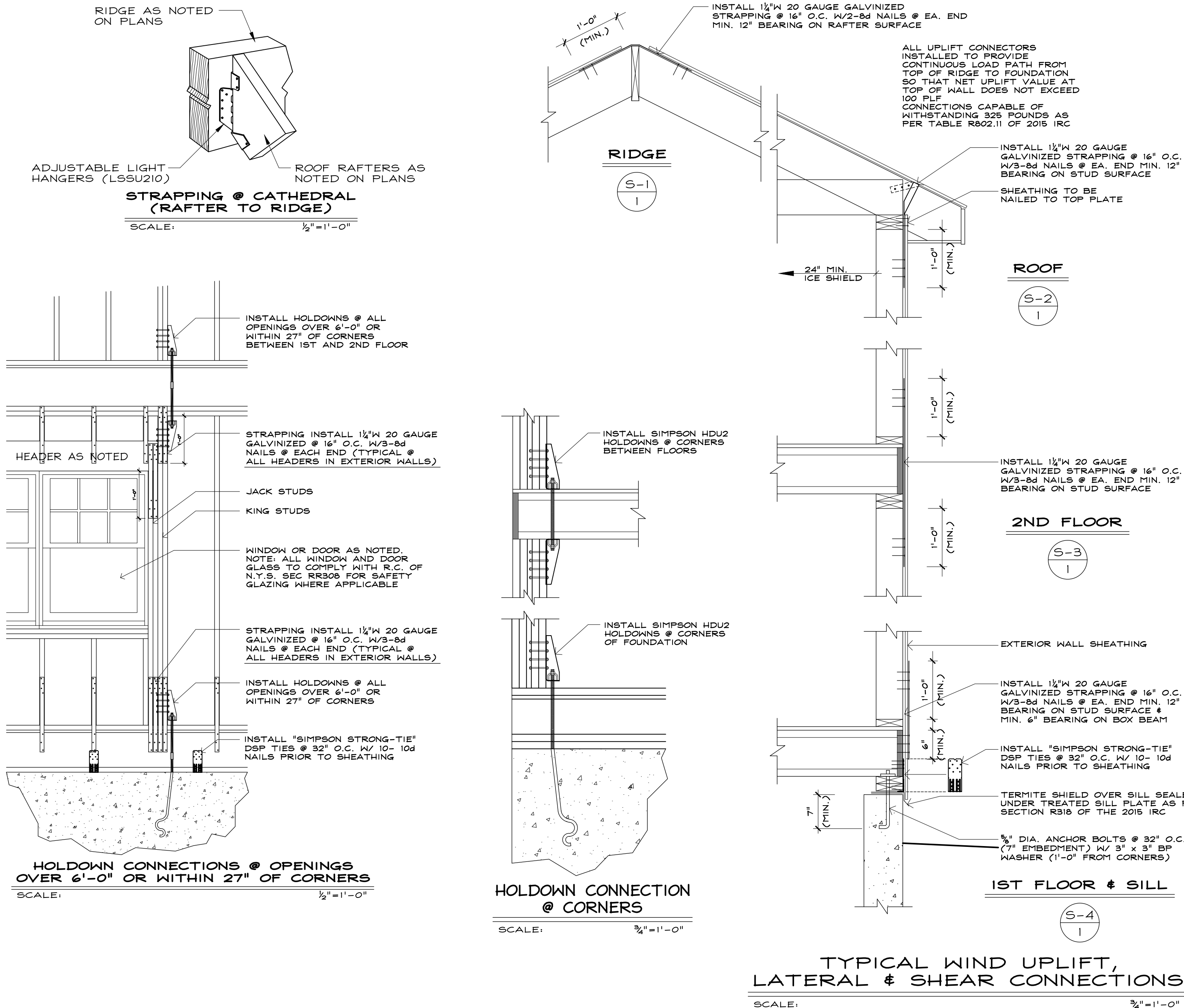
NOTE. PROVIDE STRUCTURAL WOOD PANELS WITH A MINIMUM THICKNESS OF $\frac{7}{8}$ " AND A MAXIMUM SPAN OF 8'-0" FOR EVERY WINDOW. PANELS SHALL BE PRE-CUT TO COVER THE GLAZED OPENINGS, LABELED, WITH APPROPRIATE ATTACHMENT HARDWARE. ATTACHMENT HARDWARE SHALL BE PROVIDED IN ACCORDANCE WITH THE CHART BELOW.

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN 4'-0"	PANEL SPAN 4'-6"	PANEL SPAN 6'-0"
2½" #6 WD. SCREWS	16"	12"	9"
2½" #8 WD. SCREWS	16"	16"	12"

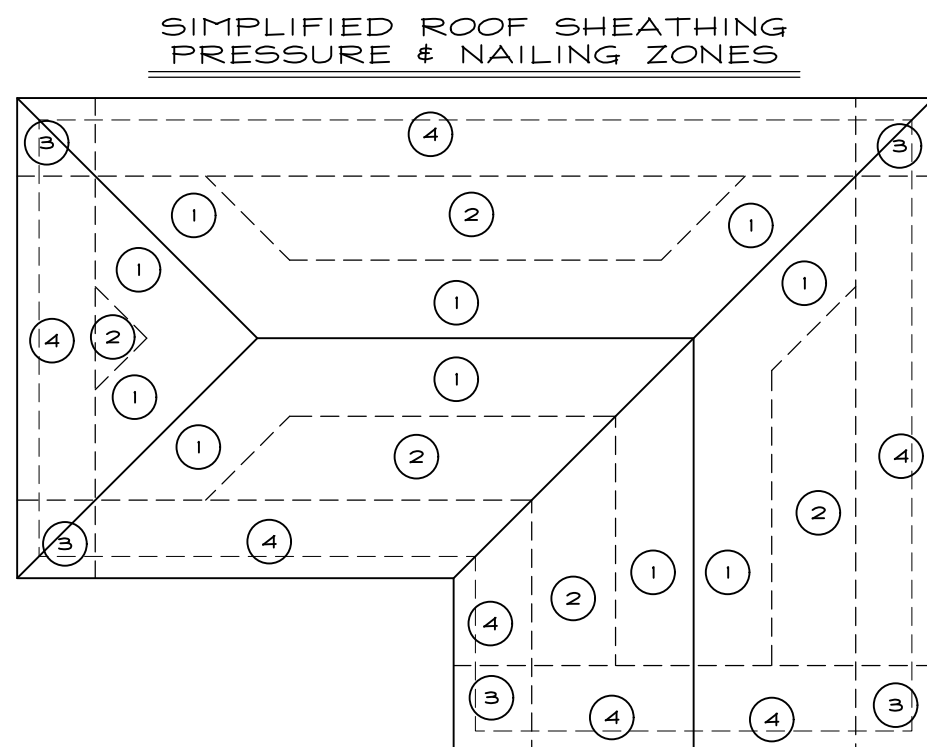


N.T.S.

DESIGN COMPLIES WITH 2018 INTERNATIONAL BUILDING CODE & THE 2020 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE STATE ENERGY CONSERVATION CONSTRUCTION CODE



SCALE: $\frac{3}{4}" = 1' - 0"$



	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	8" O.C.	12" O.C.	3" O.C.	4" O.C.
EDGE	4" O.C.	6" O.C.	3" O.C.	4" O.C.

AREA CALCULATIONS		
FIRST FLOOR	+	1436 SQ. FT.
SECOND FLOOR	+	1325 SQ. FT.
TOTAL	+	2761 SQ. FT.
COVERED FRONT PORCH (EXIST'G)	+	30 SQ. FT.
COVERED PATIO (ADDITION)	+	235 SQ. FT.

ALL 1/2" EXT. PLYWOOD WALL SHEATHING TO BE SECURED WITH 8d COMMON NAILS- 2 1/2" x 10 1/4" GA. - PATTERN AS INDICATED ABOVE.

[illegible]

Seal / Signature

Project No. 2077
**PRIVATE
RESIDENCE**
32 Cooper Street
Southampton, NY 11968
Town of Southampton, Suffolk County, NY

S.C.T.M #:
0904-02-02-32

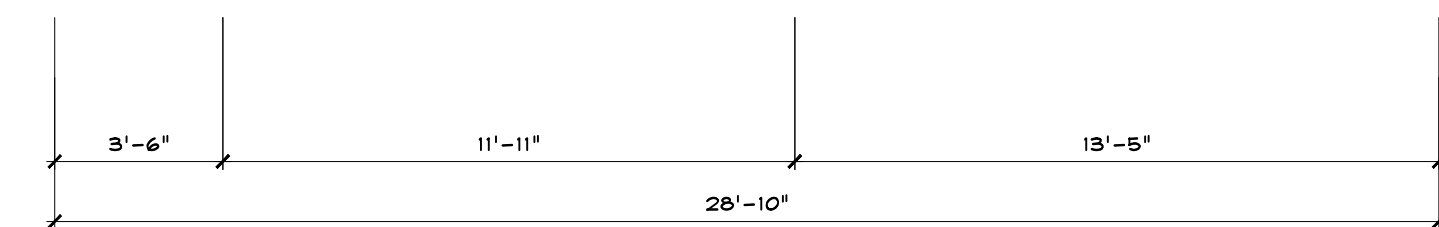
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Date	Scale
1-22-21	AS NOTED
Drawing Title	
NOTES	

Drawing No.:

G001

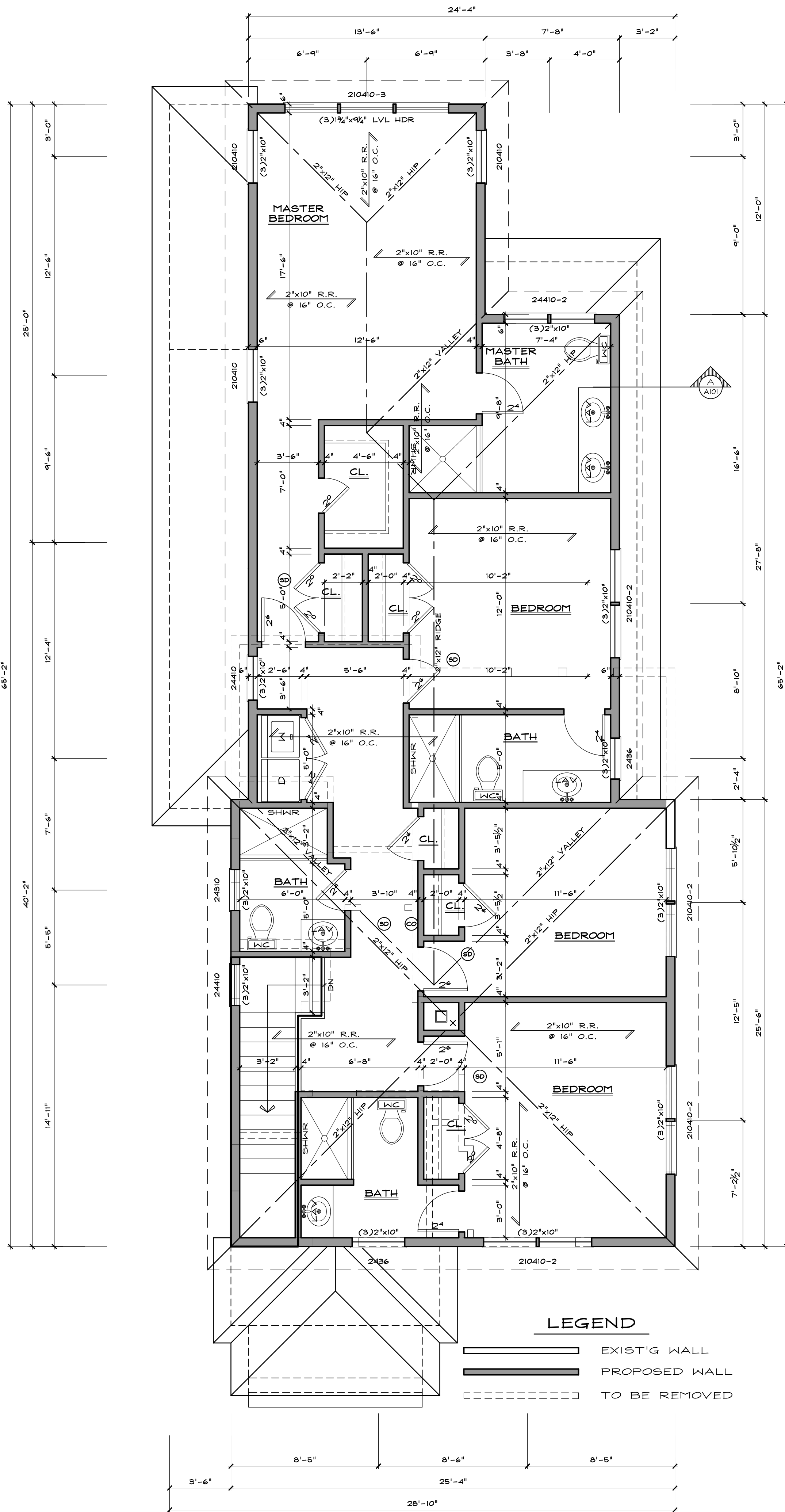
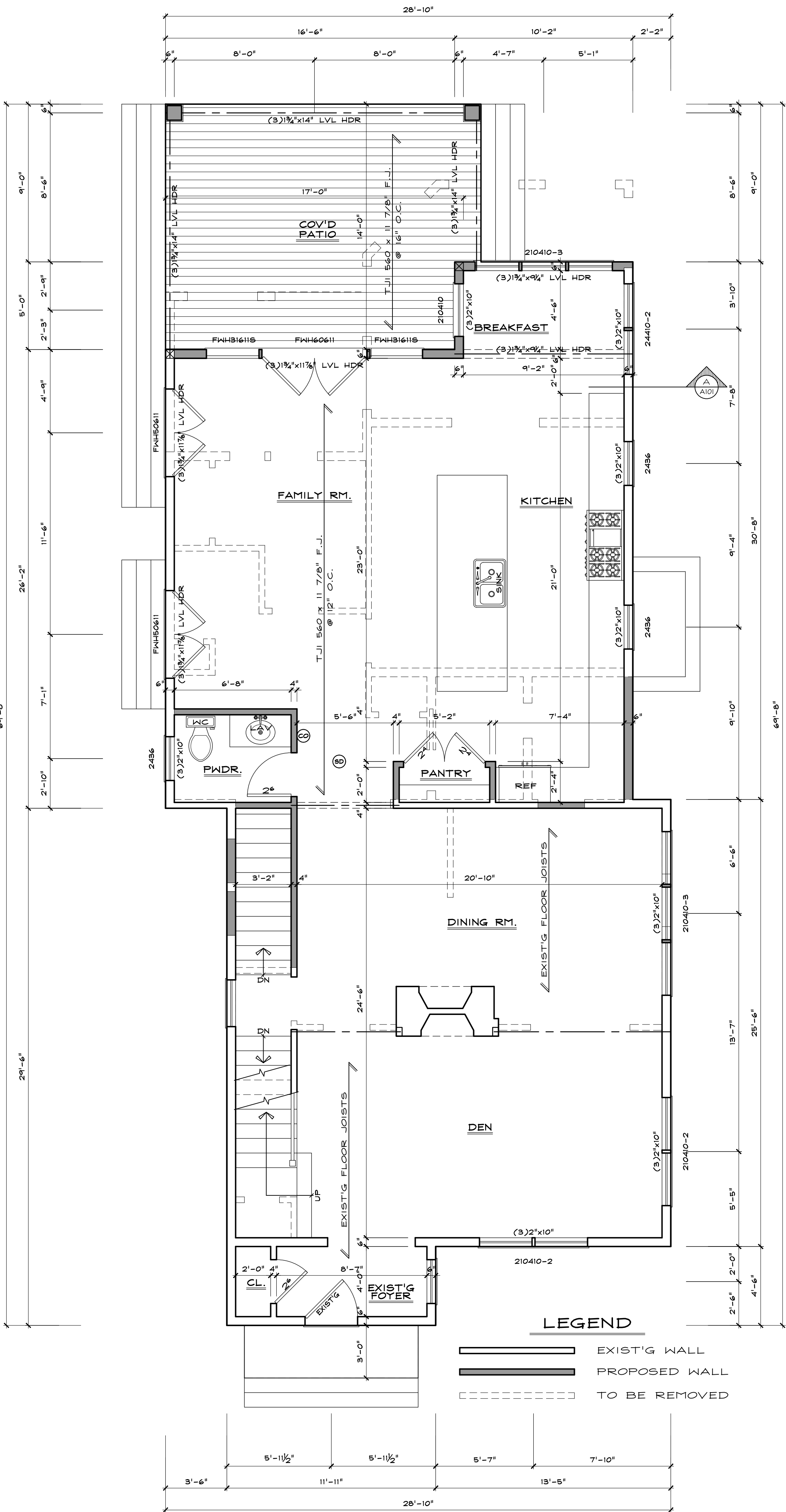


SCALE: $1/4" = 1' - 0"$

Seal / Signature

Date	Scale
1-22-21	1/4"=1'-0"
Drawing Title	
FOUNDATION	
PLAN	

A101



Notes		Description
No.	Date	
1	4-8-21	Revisions for ARB

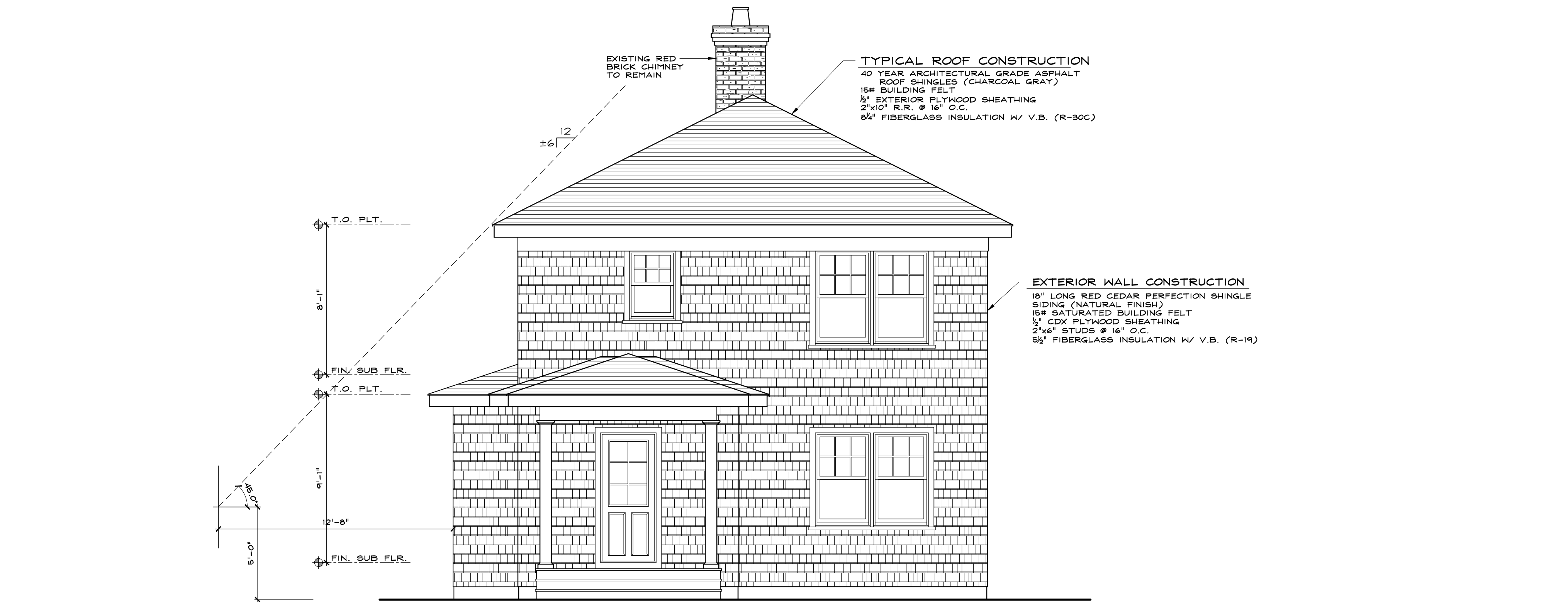
Seal / Signature

Project No. 2077
PRIVATE RESIDENCE
32 Cooper Street
Southampton, NY 11968
Town of Southampton, Suffolk County, NY

S.C.T.M #:
0904-02-02-32

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Date 1-22-21
Drawing Title **FIRST FLOOR PLAN**
Drawing No.:



FRONT ELEVATION (NORTH ELEV.)

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



LEFT ELEVATION (EAST ELEV.)

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

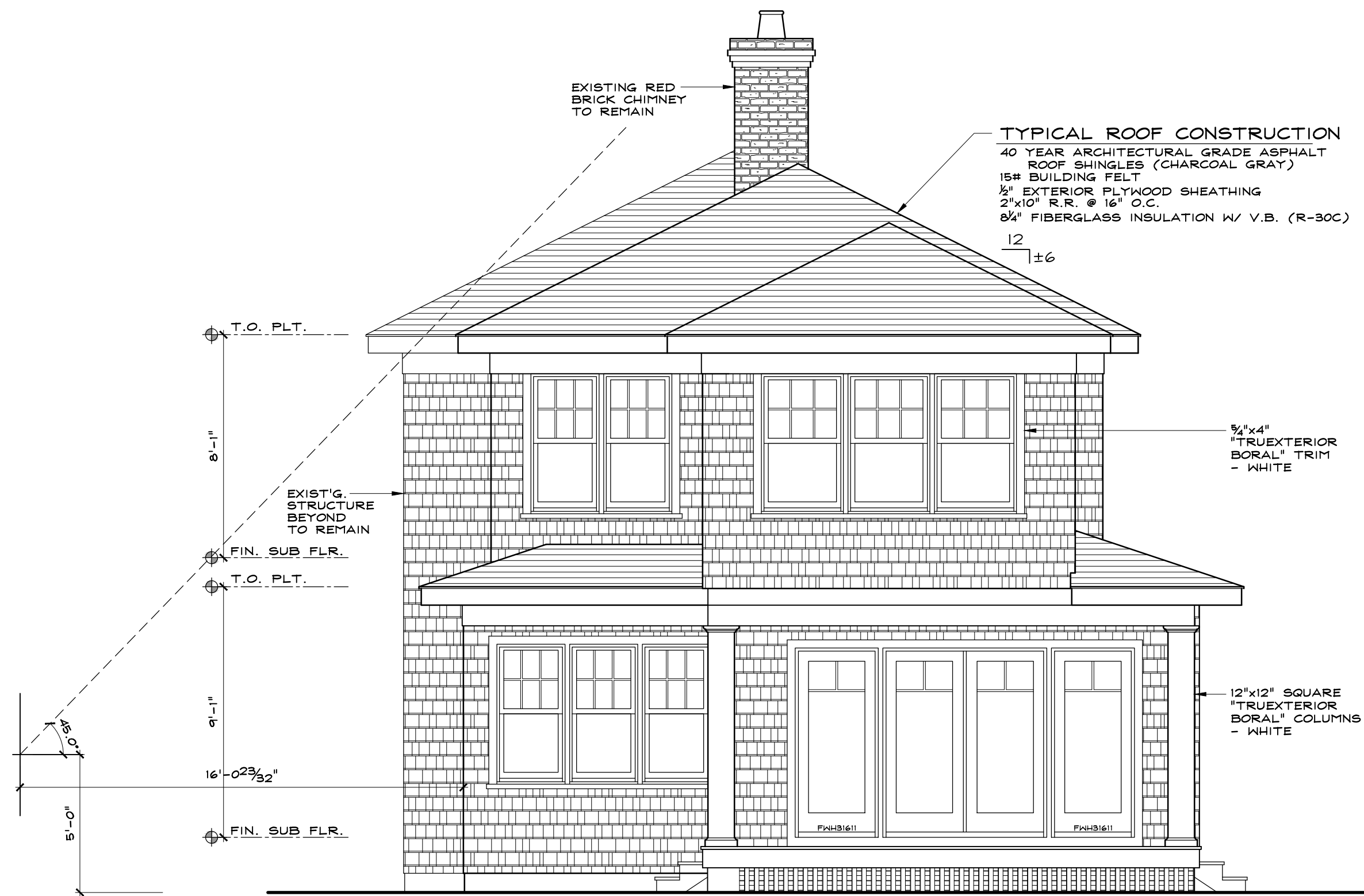
Notes	Revisions for ARB		Description
	No.	Date	
	1	4-8-21	Revisions for ARB

Seal / Signature

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Date 1-22-21 Scale 1/4" = 1'-0"
Drawing Title
ELEVATIONS

Drawing No.:

A201



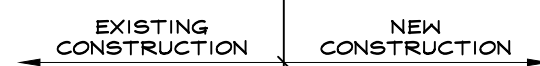
REAR ELEVATION (SOUTH ELEV.)

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



RIGHT ELEVATION (WEST ELEV.)

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



Notes	Description	
	No.	Date
	1	4-8-21

Seal / Signature

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0904-02-02-32

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Date 1-22-21 Scale 1/4" = 1'-0"
Drawing Title
ELEVATIONS

Drawing No.:

A202

SITE DATA:

SITE PLAN INFORMATION TAKEN FROM SURVEY
PREPARED BY DOLLIVER LAND SURVEYORS
DATED 12/22/2016

ELEVATIONS SHOWN BASED ON NAVD (1988)

LOT COVERAGE CALCULATIONS:

TOTAL LOT AREA: 14,419 SF

PROPOSED SF:

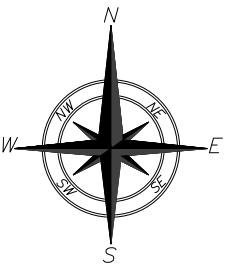
HOUSE:	2,761 SF
FRONT PORCH:	30 SF
COV'D. PATIO:	235 SF
EXIST'G. GARAGE:	439 SF
EXIST'G. COTTAGE:	625 SF
PROPOSED POOL:	504 SF

ZONING INFORMATION:

ZONE R-12.5
SETBACKS:
FRONT YARD: 30'
SIDE YARDS:
MIN.: 10'
TOTAL: 23'
ACCESSORY STRUCTURE:
SIDE YARDS:
20' FOR BOTH
MAXIMUM ALLOWABLE G.F.A.: 2,941 SF
MAX LOT ALLOWABLE COVERAGE: 3,518 SF

PROPOSED GFA:

2,761 SF
PROPOSED LOT COVERAGE:
(HOUSE, ADDITIONS, COTTAGE, GARAGE &
POOL) = 3,269 SF.

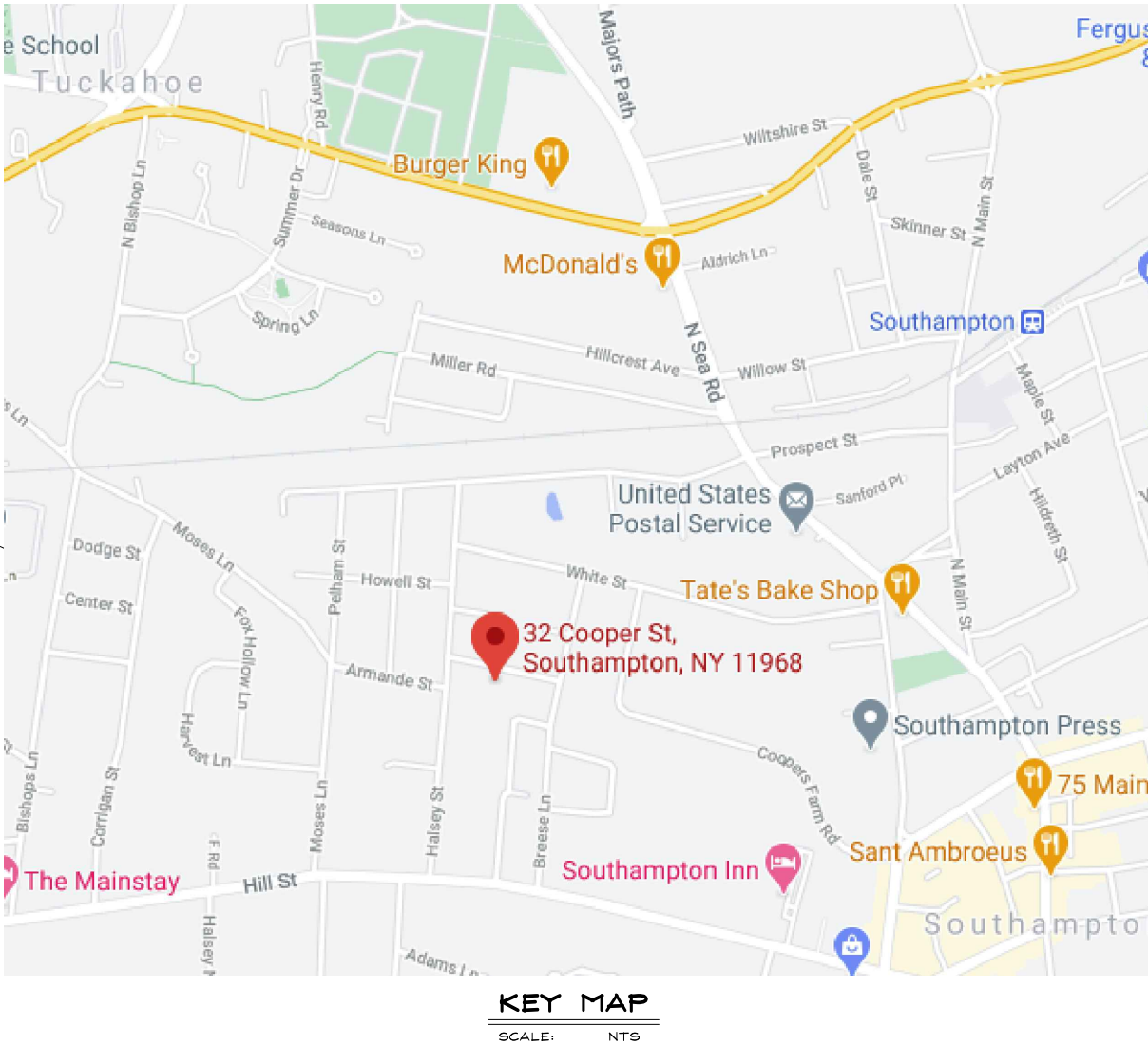
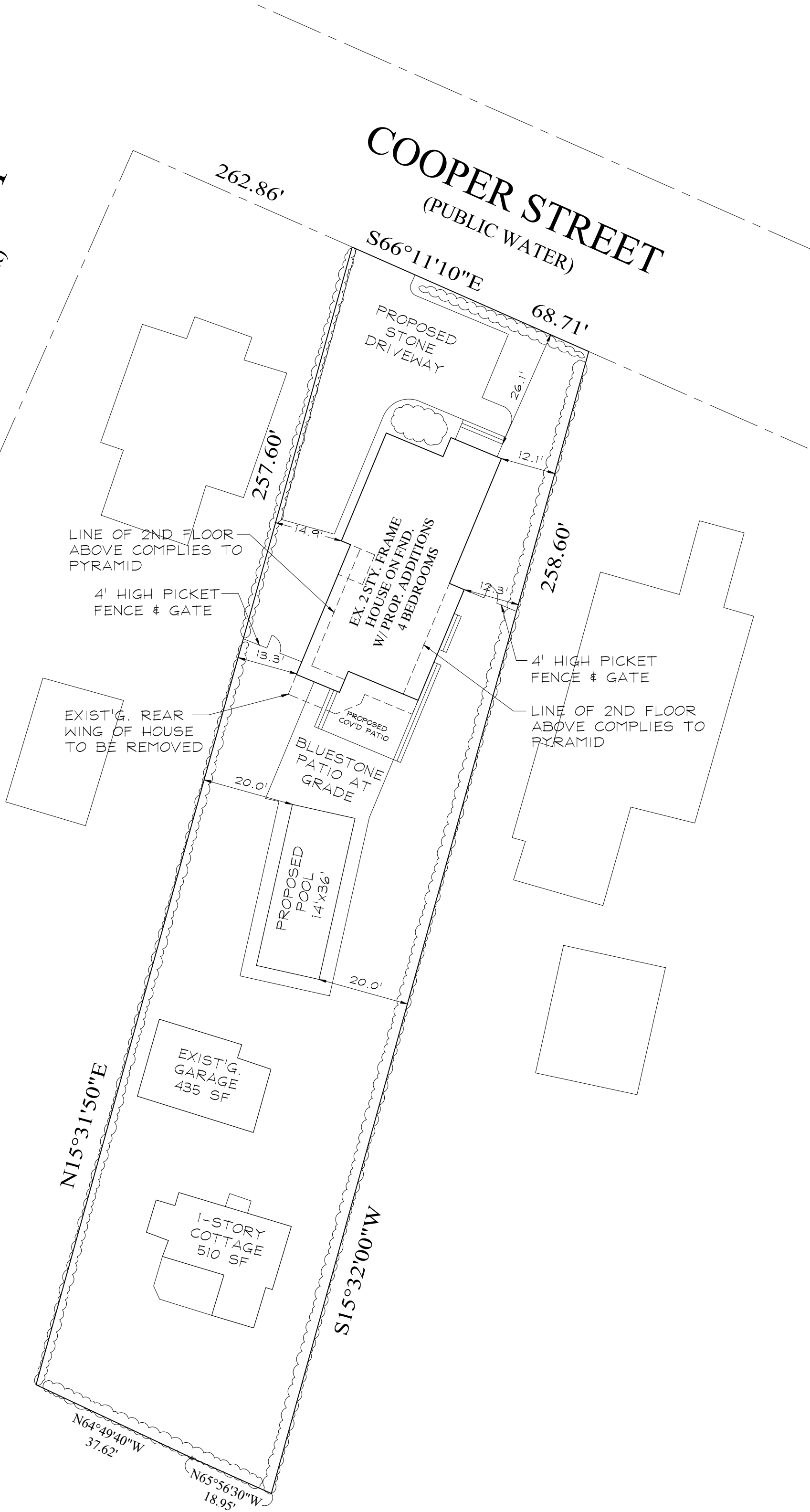


SITE PLAN

SCALE: 1"=20'



HALSEY STREET
(PUBLIC WATER)



Notes	Description		Revisions for ARB		
	No.	Date			
	1	4-8-21			

Seal / Signature

Project No. 2077

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32 Cooper Street
Southampton, NY 11968
Town of Southampton, Suffolk County, NY

S.C.T.M #:

0904-02-02-32

Architect of Record

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Date Scale
2-4-21 1" = 20'-0"

Drawing Title
SITE PLAN

Drawing No.:

S01