

TABLE OF DRAWINGS	CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA(RCNYS 2020)	CONCRETE AND MASONRY NOTES	CONNECTION REQUIREMENTS	RAFTER/WALL CONNECTIONS	MECHANICAL VENTILATION NOTES																																																																												
<p>A-1 GENERAL NOTES</p> <p>A-2 EXISTING FLOOR PLANS</p> <p>A-3 FIRST FLOOR AND SECOND FLOOR PLANS</p> <p>A-4 FOUNDATION AND ROOF PLAN</p> <p>A-5 WEST ELEVATION</p> <p>A-6 SOUTH ELEVATION</p> <p>A-7 EAST ELEVATION</p> <p>A-8 NORTH ELEVATION</p> <p>A-9 BUILDING SECTIONS</p> <p>A-10 EXTERIOR TRIM DETAILS</p> <p>S-1 SITE/LANDSCAPE PLAN</p> <p>GENERAL NOTES</p> <p>1. SCOPE OF WORK: ADDITIONS AND NEW FOUNDATION FOR EXISTING SINGLE-FAMILY DWELLING.</p> <p>2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE &amp; INTERNATIONAL RESIDENTIAL BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR DAMAGE TO STRUCTURE OR INJURY TO OCCUPANTS CAUSED BY CONSTRUCTION SYSTEMS REQUIRED BY CODE. ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION DELAYS OR COST OVERAGES CAUSED IMPLEMENTATION OF CODE REQUIREMENTS.</p> <p>3. 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 AGENCIES.</p> <p>4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.</p> <p>5. 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.</p> <p>6. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EQUIPMENT AND MATERIALS WITHIN THE 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.</p> <p>8. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).</p> <p>9. THE PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.</p> <p>10. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL WORK INDICATED IN THE DRAWING, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.</p> <p>11. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.</p> <p>12. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.</p> <p>PROPERTY &amp; ZONING NOTES:</p> <p>TM# 903-2-1-21</p> <p>7660 SF LOT AREA, R-20 ZONING.</p> <p>LOT COVERAGE (EXISTING/PROPOSED)</p> <p>ROOFED STRUCTURES: 1284/1723</p> <p>TOTAL: 1632/1909</p> <p>GFA (EXISTING/PROPOSED)</p> <p>FIRST FLOOR: 1200 SF/523 SF</p> <p>SECOND FLOOR: 420 SF/282 SF</p> <p>TOTAL: 1620 SF/805 SF (+49.7%)</p> <p>PRIMARY SET BACKS: 20'/20'/30'/30'</p>	<p>GROUND SNOW LOAD: 20psf</p> <p>DESIGN WIND SPEED: 130mph</p> <p>SEISMIC DESIGN CATEGORY: C</p> <p>WEATHERING PROBABILITY: SEVERE</p> <p>FROST LINE DEPTH: 3'</p> <p>TERMITE DAMAGE: MODERATE TO HEAVY</p> <p>DECAY DAMAGE: SLIGHT TO MODERATE</p> <p>WINTER DESIGN TEMP: 11</p> <p>ICE SHIELD: YES-SEE BUILDING SECTIONS</p> <p>FLOOD HAZARD: N/A</p> <p>DEAD LOADS:</p> <p>1st AND 2nd FLOORS: 20psf</p> <p>ATTIC: 10psf</p> <p>ROOF: 15psf</p> <p>LIVE LOADS (RCNYS 2020 R301.5)</p> <p>1st AND 2nd FLOORS: 40psf</p> <p>ATTIC: 20psf</p> <p>BALCONIES/DECKS: 40</p> <p>DECK: 40psf</p> <p>GARAGE: 50psf</p> <p>NON-SLEEPING ROOMS: 40psf</p> <p>SLEEPING ROOMS: 30psf</p> <p>STAIRS: 40psf</p> <p>HANDRAILS: 200psf</p> <p>DEFLECTIONS</p> <p>RAFTERS: L/180</p> <p>INTERIOR FLOORS: H/180</p> <p>FLOORS, CEILINGS: L/360</p> <p>EXTERIOR WALLS: L/240</p> <p>OTHER: L/240</p>	<p>ALL WORK SHALL CONFORM TO NYS RESIDENTIAL CONSTRUCTION CODE AND ALL LOCAL RULES AND REGULATIONS.</p> <p>ALL PHASES OF CONSTRUCTION INC. FORM WORK AND PLACEMENT OF CONCRETE ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR.</p> <p>ALL CONCRETE SHALL BE 3000 psi AT 28 DAYS, 3500 psi AT GARAGE AND EXTERIOR STAIRS.</p> <p>ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM OF 3"-0" OF COVER.</p> <p>2000 lbs per sq. ft. MINIMUM SOIL BEARING PRESSURE.</p> <p>FOOTINGS SHALL BE REINFORCED WITH min (3) CONTINUOUS HORIZONTAL #5 REBAR. REFER ALSO TO FOUNDATION DWGS.</p> <p>VERTICAL #5 REBARS FROM FOOTINGS INTO FOUNDATION WALLS #42" o.c..</p> <p>EXTERIOR OF CMU FOUNDATION WALL TO HAVE min. 3/8" PORTLAND CEMENT FARGING AND BITUMINOUS DAMPPROOFING AS PER sec. R406 OF NYS BUILDING CODE.</p> <p>5/8" ANCHOR BOLTS w/min. 7" EMBEDMENT &amp; 3 x 3 WASHER. ANCHOR BOLTS #36" o.c. min. ONE BOLT 6" min. - 12" max. FROM ANY FOUND. CORNER. (as per WFCM 1995 3.2A)</p> <p>IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT INDICATED ON PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT OR ENGINEER. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY THEREFROM.</p> <p>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.</p>	<p>GENERAL CRITERIA, 1 STORY FLAT ROOF ADDITION:</p> <p>16" MAX. ROOF SPAN</p> <p>1 STORY, &lt;33'TOTAL HEIGHT.</p> <p>DESIGN WIND SPEED 130 MPH, EXPOSURE B</p> <p>RAFTERS, JOISTS, AND STUDS 16" O.C. MAX</p> <p>127lb. CONNECTION CAPACITY REQ'D @RAFTER/RIDGE CONNECTIONS (WFCM 2015 Table 15)</p> <p>148lb. CONNECTION CAPACITY REQ'D @RAFTER/WALL CONNECTIONS (WFCM 2015 Table 14)</p> <p>141lb CONNECTION CAPACITY REQ'D AT END WALL ASSEMBLIES. USE 2 16d COMMON END NAILED (WFCM 2015 Table 8)</p> <p>49lb CONNECTION CAPACITY REQ'D AT EXTERIOR LOAD BEARING WALLS. USE 2 16d COMMON END NAILED (WFCM 2015 Table 7)</p> <p>282lb CONNECTION CAPACITY REQ'D AT STEM WALL FOUNDATIONS. USE 3/8" ANCHOR BOLTS #48" O.C. (WFCM 2015 Table 3)</p> <p>CLAPBOARDS @ 1/2" EXPOSURE APPLIED AS PER NYS RES. BUILD. CODE R703.5.1.</p> <p>3/4" PLYWOOD ROOF SHEATHING: 8d COMMON NAILS @6" o.c. WHERE 48" min. FROM RIDGES, EAVES, AND GABLE END WALLS, 4" ELSEWHERE(NYS RES. BUILD. CODE TABLE 602.3(1)).</p> <p>3/8" PLYWOOD WALL SHEATHING: 8d COMMON NAILS @6" o.c. WHERE 48" min. FROM EAVES AND GABLE END WALLS, 4" ELSEWHERE(NYS RES. BUILD. CODE TABLE 602.3(1)).</p> <p>WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR 3/8" WOOD STRUCTURAL PANELS PROTECTING WINDOWS AND EXT. DOORS(RCNYS 2020 TABLE R301.2.1.2.)</p> <table border="1"> <thead> <tr> <th>FASTENER TYPE</th> <th colspan="3">FASTENER SPACING</th> </tr> <tr> <td></td> <th>PANEL SPAN LESS THAN 4'</th> <th>PANEL SPAN 4'-6'</th> <th>PANEL SPAN 6'-8'</th> </tr> </thead> <tbody> <tr> <td>2 1/2" #6 WOOD SCREWS</td> <td>16"</td> <td>12"</td> <td>9"</td> </tr> </tbody> </table> <p>WALL/FOUNDATION CONNECTIONS</p> <p>STH04RU</p> <p>#5 rebar (min.)</p> <p>1/2" SHEAR WALL HOLDOWN- S.S.T. PH02-SD3 w/SSTB16 ANCHOR BOLT</p> <p>WINDOWS AND EXTERIOR DOORS</p> <table border="1"> <thead> <tr> <th>UNIT</th> <th>QTY</th> <th>TYPE</th> <th>APPROX. 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WHITE FRAME SCREEN, STANDARD WHITE LOCK</p>	FASTENER TYPE	FASTENER SPACING				PANEL SPAN LESS THAN 4'	PANEL SPAN 4'-6'	PANEL SPAN 6'-8'	2 1/2" #6 WOOD SCREWS	16"	12"	9"	UNIT	QTY	TYPE	APPROX. UNIT SIZE	NOTES	EW	N/A	EXISTING	VARIABLES	EXISTING WINDOWS-REPAIR AS NEEDED	101	4	MDH2418	2'-4" x 3'-6"	DH	102	3	MDH2622	2'-6" x 4'-4"	DH	201	3	MAW3224	2'-8" x 2'-0"	MULLED AWNING UNIT	202	1	MAW4824	4'-0" x 2'-0"	AWNING	203	1	MAW2424	2'-0" x 2'-0"	AWNING	204	1	MCM2840	2'-4" x 3'-4"	MULLED CASEMENT UNIT	205	3	MCM2848	2'-4" x 4'-0"	CASEMENT w/SIMULATED CHECK RAIL	D101	1		10'-3" x 6'-10 1/2"	4 PANEL SLIDING DOOR	D102	1		5'-3" x 6'-10 1/2"	3 PANEL SLIDING DOOR	D103	1		7'-9" x 6'-10 1/2"	2 PANEL SLIDING DOOR	D104	1		3'-3" x 6'-10 1/2"	SIDE DOOR	<p>UPON COMPLETION OF THE VENTILATING SYSTEM A TEST SHALL BE CONDUCTED IN THE PRESENCE AND UNDER THE DIRECTION OF A PROFESSIONAL LICENSED ENGINEER OR REGISTERED ARCHITECT QUALIFIED TO CONDUCT SUCH TESTS OR OTHER PERSON NOT HAVING LESS THAN 5 YEARS EXPERIENCE SUPERVISING THE INSTALLATION OF VENTILATING SYSTEMS AND QUALIFIED TO CONDUCT SUCH TESTS. THE TESTS SHALL SHOW COMPLIANCE WITH THE CODE REQUIREMENTS FOR VENTILATION AND THE PROPER FUNCTIONING OF ALL OPERATING DEVICES BEFORE THE SYSTEM IS APPROVED.</p> <p>THE LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT OR OTHER QUALIFIED PERSON WHO CONDUCTS THE TESTS SHALL FILE A CERTIFICATE AND REPORT OF TEST AS TO WHETHER THE TEST SHOWS THAT THE RATE OF AIR SUPPLY AND EXHAUST COMPLIES WITH THE REQUIREMENTS OF THE CODES PERTAINING TO VENTILATION.</p> <p>FOR REQUIRED VENTILATION SYSTEMS, A STATEMENT SHALL BE FILED BY THE OWNER THAT THE SYSTEM OF VENTILATION SHALL BE KEPT IN CONTINUOUS OPERATION AT ALL TIMES DURING NORMAL OCCUPANCY OF THE STRUCTURE AS PROVIDED IN THE APPLICABLE SECTIONS OF THE NYS RES. BUILD. CODE.</p> <p>THE ENTIRE VENTILATION SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL &amp; NYS 2020 BUILDING AND ENERGY CODES AND THE RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.</p> <p>PROVIDE THREE HVAC ZONES-BASEMENT, 1ST FLOOR, 2ND FLOOR. REUSE EXISTING FURNACE IF POSSIBLE.</p> <p>ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES TO STRUCTURE OR INJURY TO OCCUPANTS CAUSED BY ANY MECHANICAL AND THERMAL &amp; MOISTURE PROTECTION SYSTEMS REQUIRED BY CODE. ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION DELAYS CAUSED BY ENERGY CODE AUDITS AND INSPECTIONS.</p>
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				<p>PLUMBING AND DRAINAGE NOTES</p> <p>1. ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE RESIDENTIAL BUILDING CODE.</p> <p>2. PLUMBING FIXTURES SHALL BE OF TYPE AND MANUFACTURE APPROVED FOR USE IN NEW YORK STATE, AND SHALL BEAR ESKA APPROVAL.</p> <p>3. ALL GAS-FIRED EQUIPMENT TO BE A.G.A. OR M.E.A. APPROVED.</p> <p>4. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY, BASED ON CONDITIONS UNCOVERED IN THE FIELD, IN ORDER TO INSTALL ALL FIXTURES, EQUIPMENT, AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NYS RES. BUILDING CODE.</p> <p>5. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.</p> <p>6. REMOVE OR RELOCATE ALL PLUMBING AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES SHALL BE CUT TO POINT OF CONCEALMENT BEHIND OR BELOW THE FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.</p>																																																																													
				<p>ELECTRIC AND LIFE SAFTY NOTES</p> <p>1. ELECTRIC CONTRACTOR TO VERIFY ALL FIXTURES COMPLY TO ALL FEDERAL, STATE, AND LOCAL CODES.</p> <p>2. LOCATIONS OF FIXTURES, RECEPTACLES AND SWITCHES SHALL COMPLY WITH ALL PARTICIPATING CODES AND AGENCIES.</p> <p>3. SMOKE DETECTORS SHALL BE LINE VOLTAGE WITH BATTERY BACK-UP AND INTERCONNECTE. SMOKE DETECTORS SHALL BE LOCATED BY THE ELECTRICAL CONTRACTOR TO CONFORM TO ALL FEDERAL, STATE, AND LOCAL CODES.</p> <p>4. ALL REQUIRED INSPECTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR SHALL MAKE ALL NECESSARY CHANGES TO MAKE THE WORK COMPLY.</p> <p>5. CARBON MONOXIDE DETECTORS SHALL BE LINE VOLTAGE WITH BATTERY BACK-UP AND INTER-CONNECTED WITH SMOKE DETECTORS.</p> <p>6. CARBON MONOXIDE DETECTORS SHALL BE LOCATED BY ELECTRICAL CONTRACTOR TO CONFORM TO ALL FEDERAL, STATE, AND LOCAL CODES.</p>																																																																													

A-1

70 GLOVER STREET  
SAG HARBOR, NEW YORK

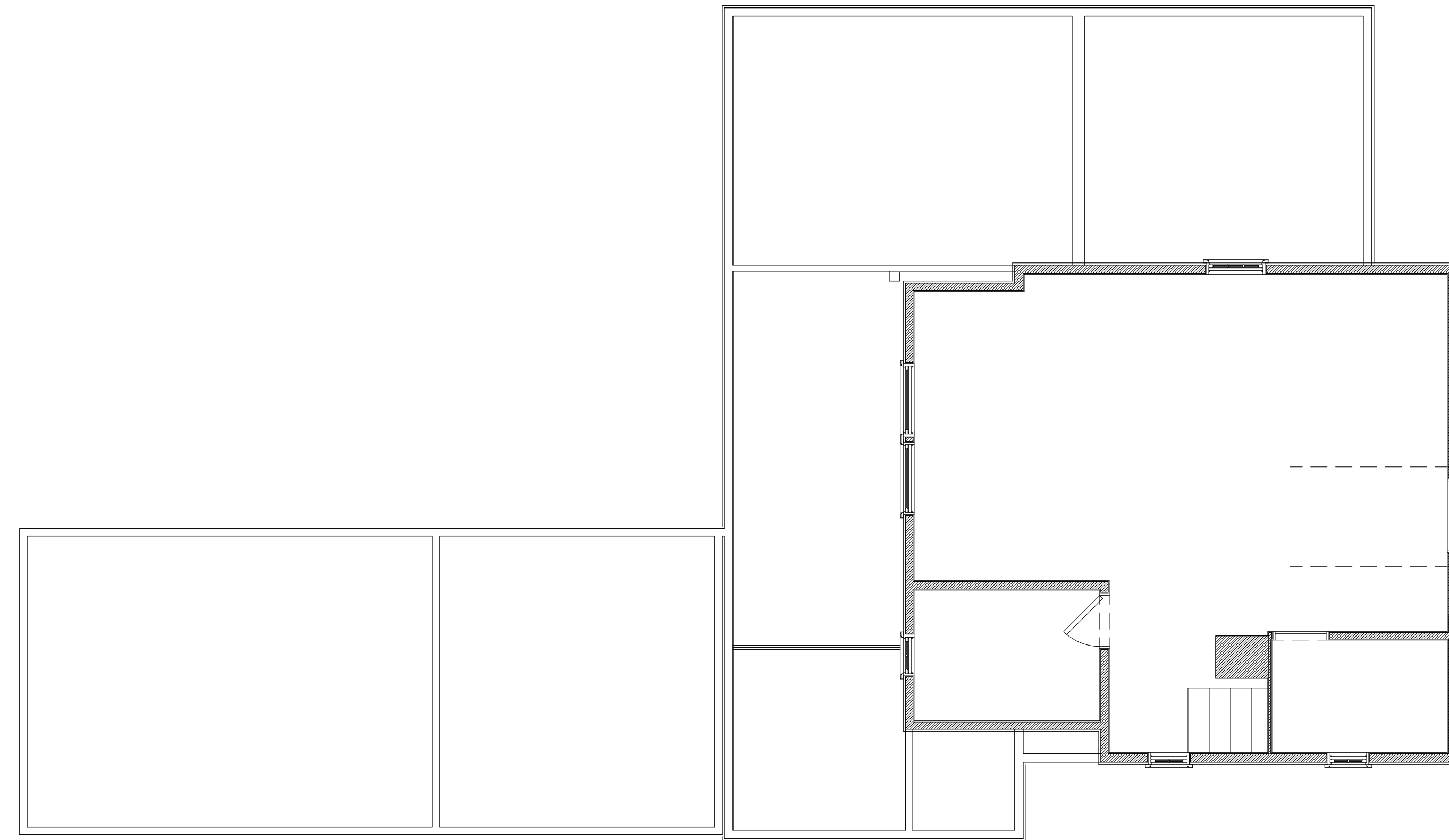
GENERAL NOTES

ISSUED: 06.12.2023  
10.22.2023

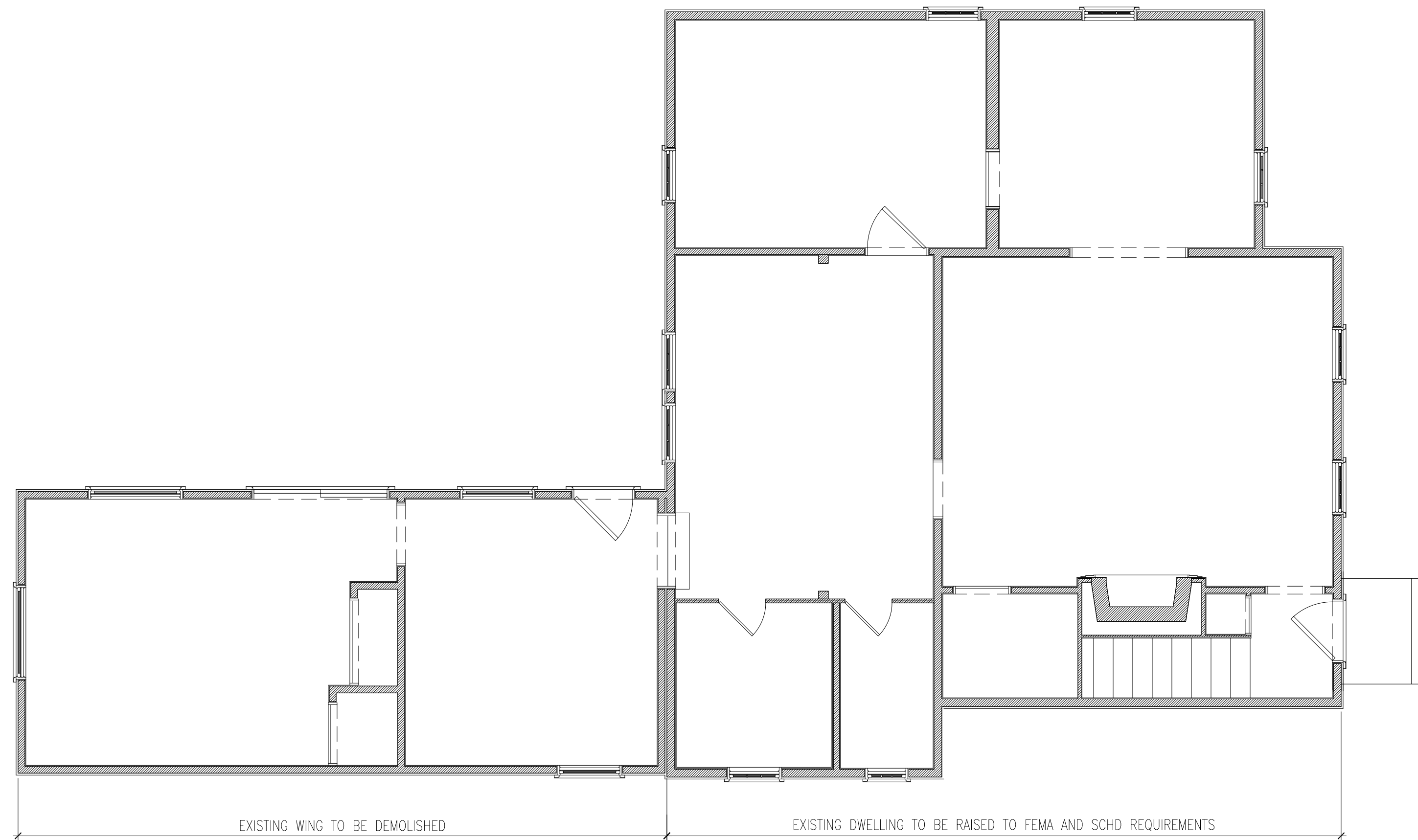
REVISED:

ANTHONY VERMANDOIS  
ARCHITECT

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631 725-2177/AVERMAN@OPTONLINE.NET

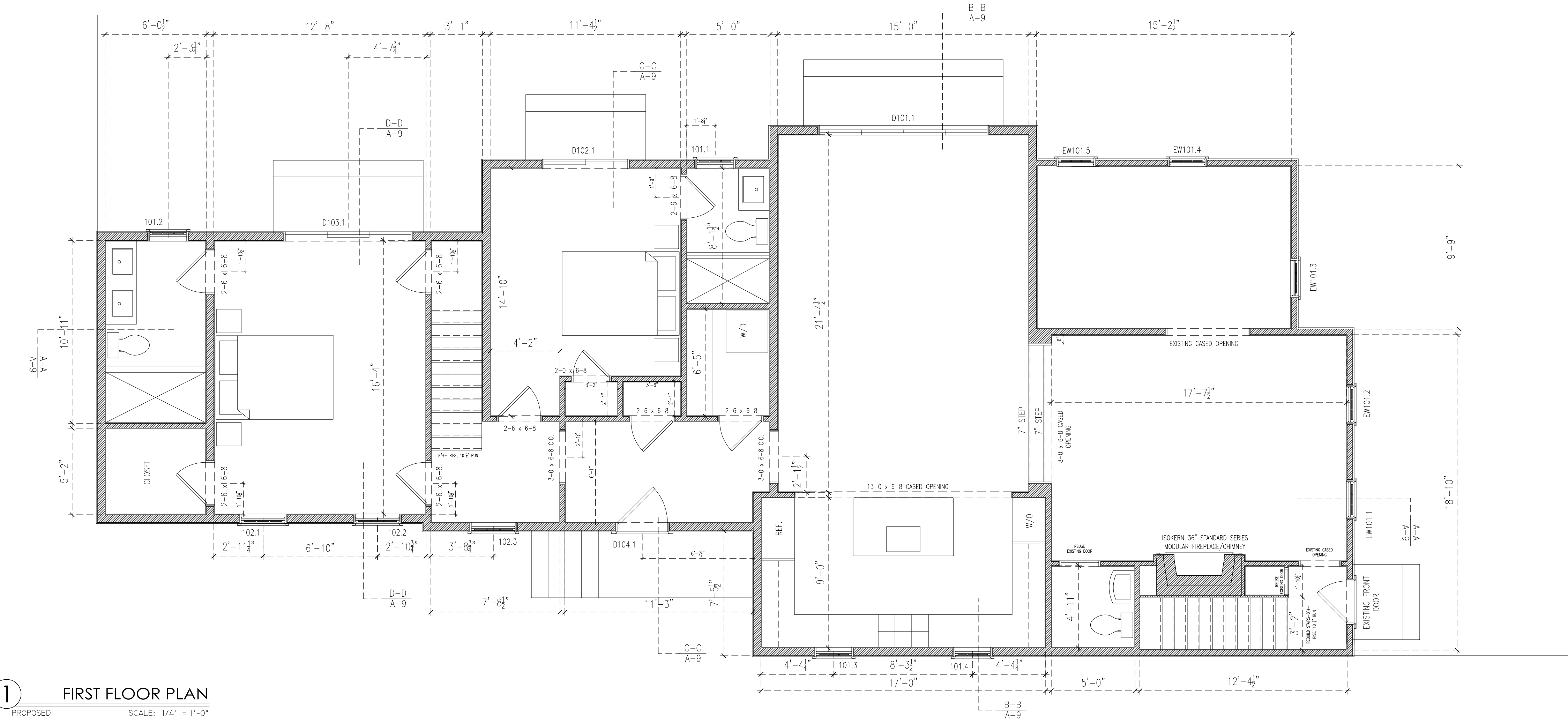
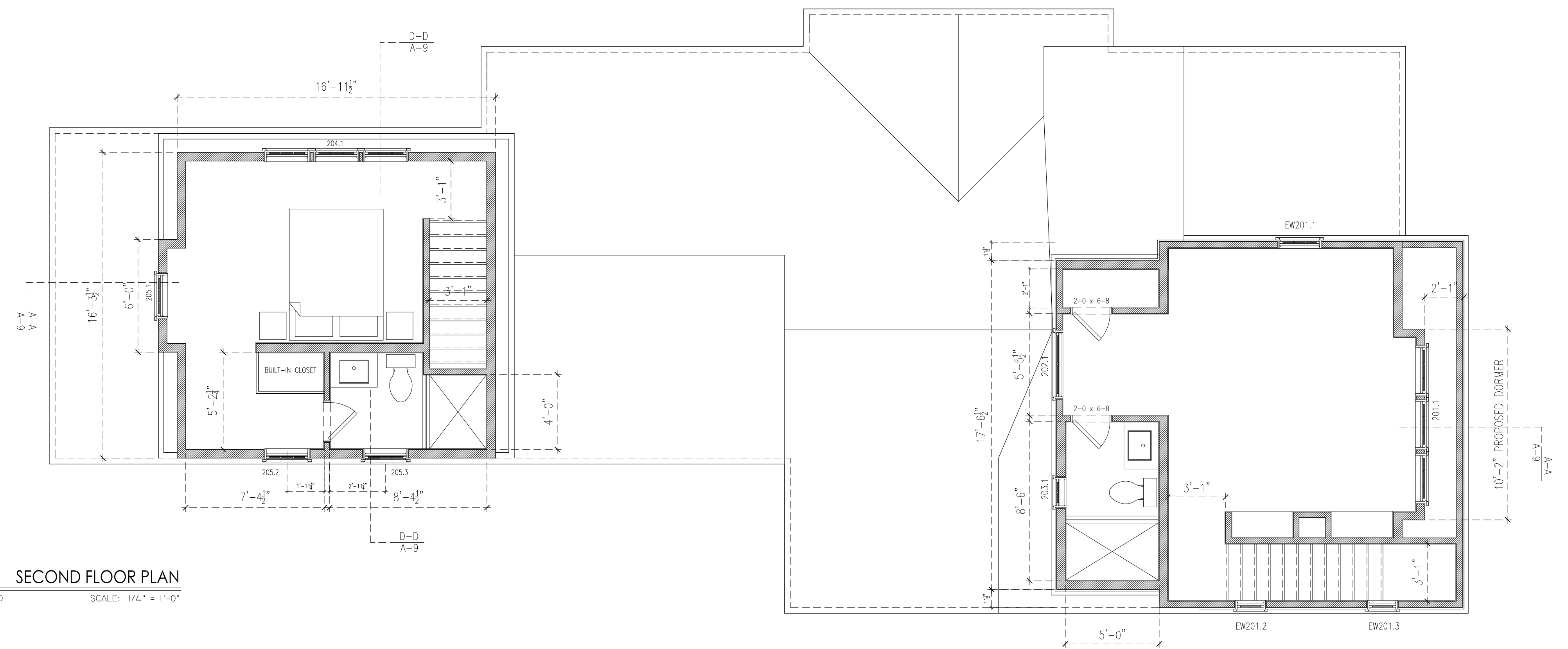


② SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

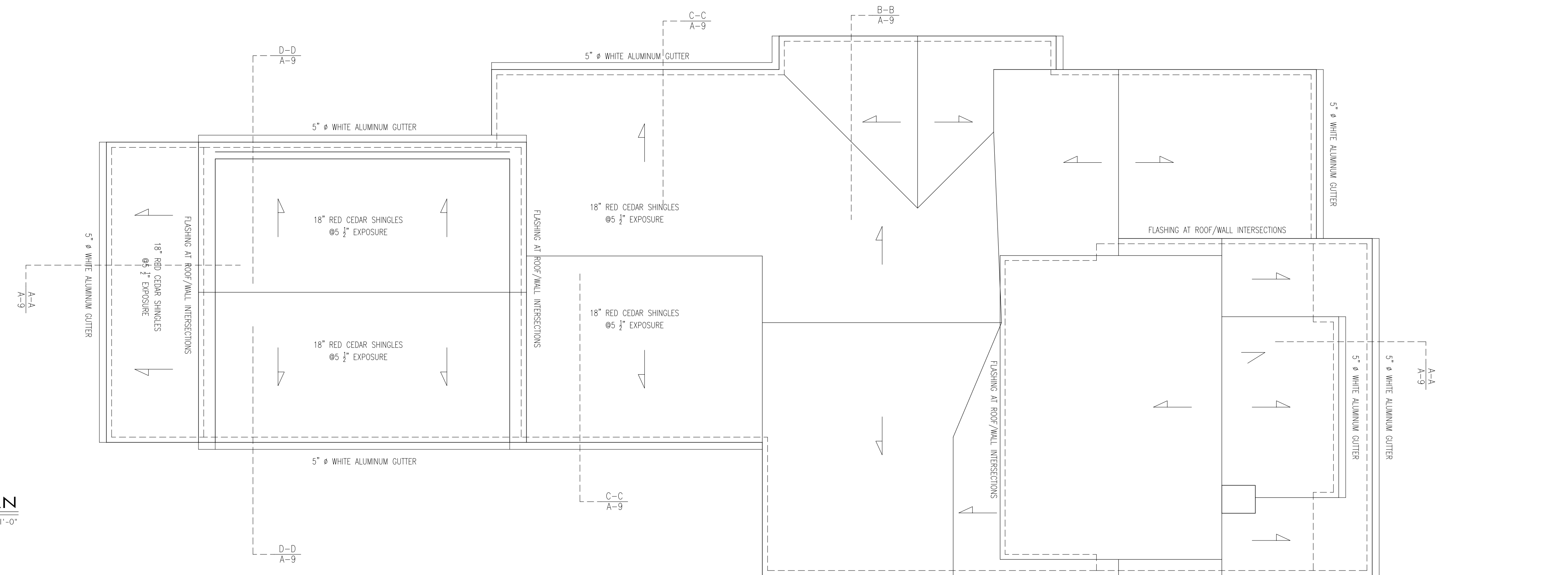


① FIRST FLOOR PLAN  
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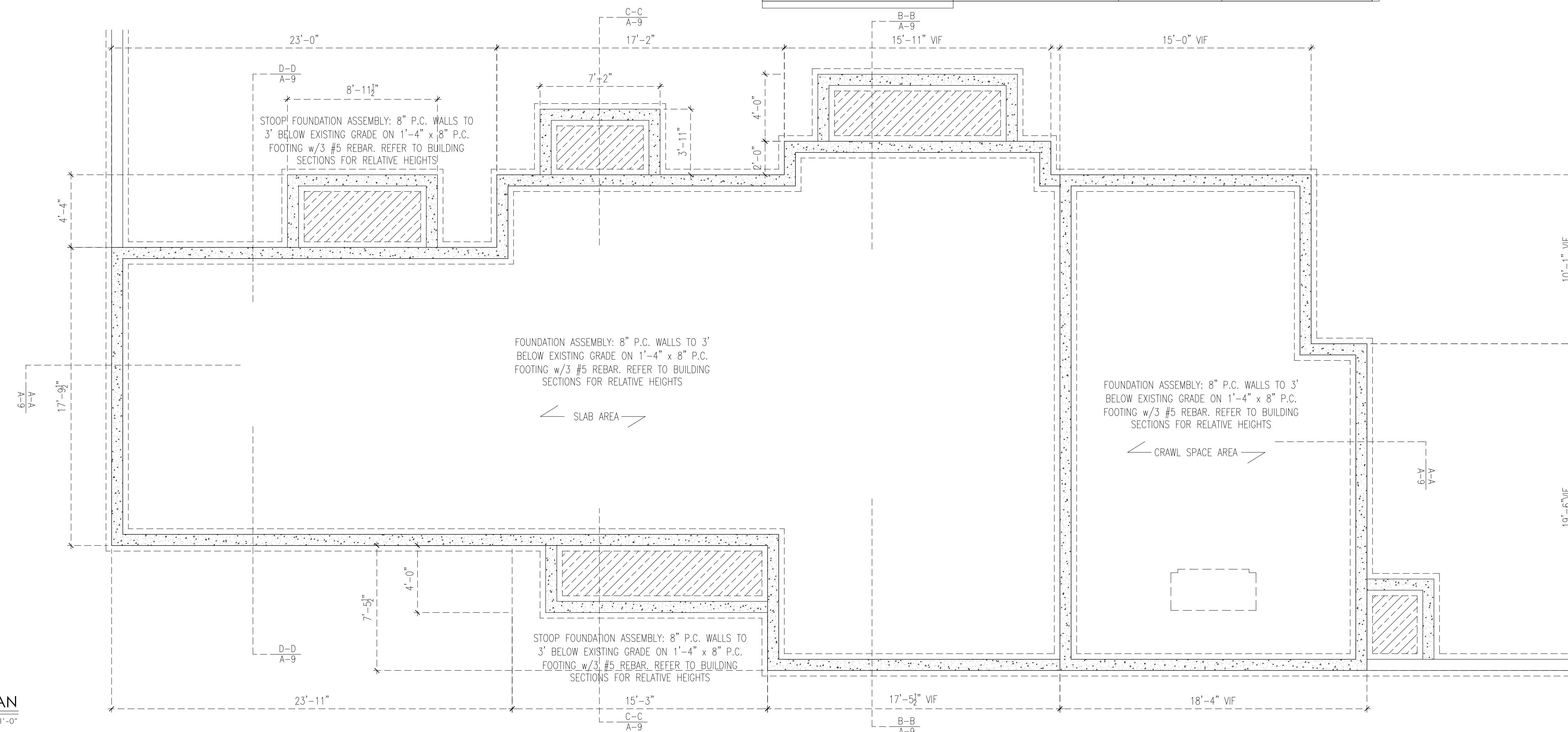
A-2	70 GLOVER STREET SAG HARBOR, NEW YORK	EXISTING FLOOR PLANS	ISSUED: 01.03.2023 10.22.2023	REVISED: 05.05.2023	ANTHONY VERMANDOIS ARCHITECT 68 UNION STREET SAG HARBOR, NEW YORK 631 725-2177/AVERMAN@OPTONLINE.NET	
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<h1>A-3</h1>	<p>70 GLOVER STREET        SAG HARBOR, NEW YORK</p>	<p>FIRST AND SECOND        FLOOR PLANS</p>	<p>ISSUED: 01.03.2023        06.15.2023        10.22.2023</p>	<p>REVISED:</p>	<p>ANTHONY VERMANDOIS        ARCHITECT        68 UNION STREET        SAG HARBOR, NEW YORK        631 725-2177/AVERMAN@OPTONLINE.NET</p>	
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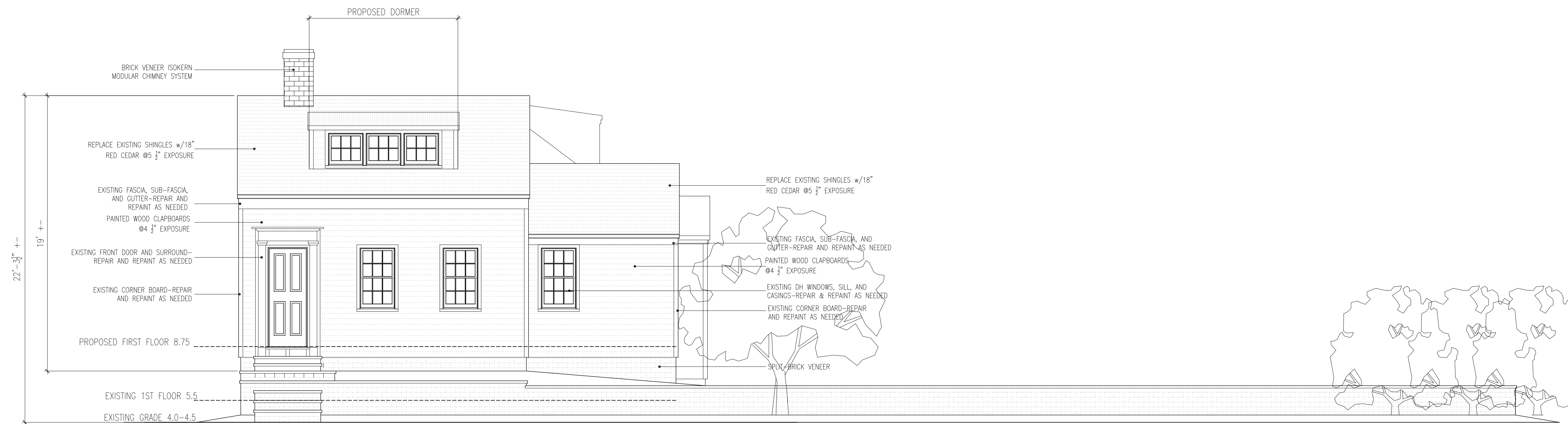


**2** ROOF PLAN  
SCALE: 1/4" = 1'-0"



**1** FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

<p style="font-size: 2em; text-align: center;">A-4</p>	<p>70 GLOVER STREET SAG HARBOR, NEW YORK</p>	<p>FOUNDATION AND ROOF PLANS</p>	<p>ISSUED: 01.03.2023 06.15.2023 10.22.2023</p>	<p>REVISED:</p>	<p>ANTHONY VERMANDOIS ARCHITECT 68 UNION STREET SAG HARBOR, NEW YORK 631 725-2177/AVERMAN@OPTONLINE.NET</p>	
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1 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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

A-5	70 GLOVER STREET SAG HARBOR, NEW YORK	EXISTING & PROPOSED EAST ELEVATIONS	ISSUED: 01.03.2023 10.22.2023	REVISED:	ANTHONY VERMANDOIS ARCHITECT 68 UNION STREET SAG HARBOR, NEW YORK 631 725-2177/AVERMAN@OPTONLINE.NET	
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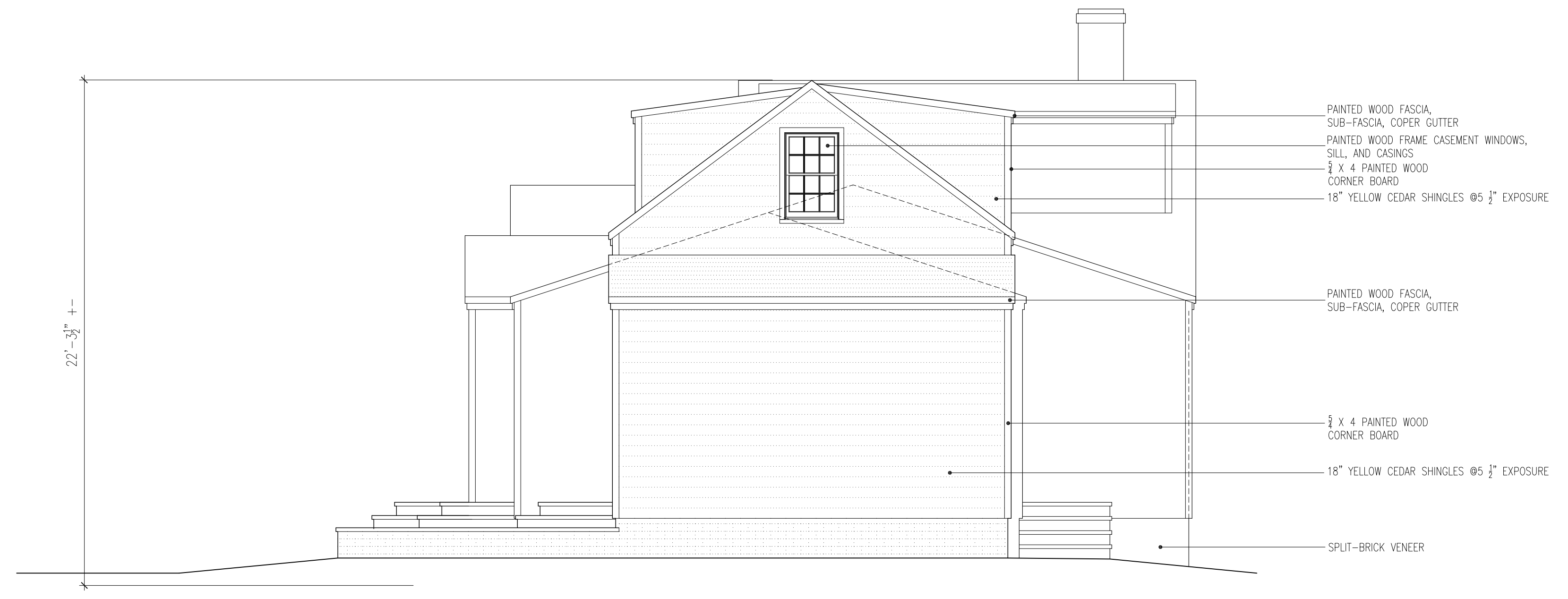


1 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

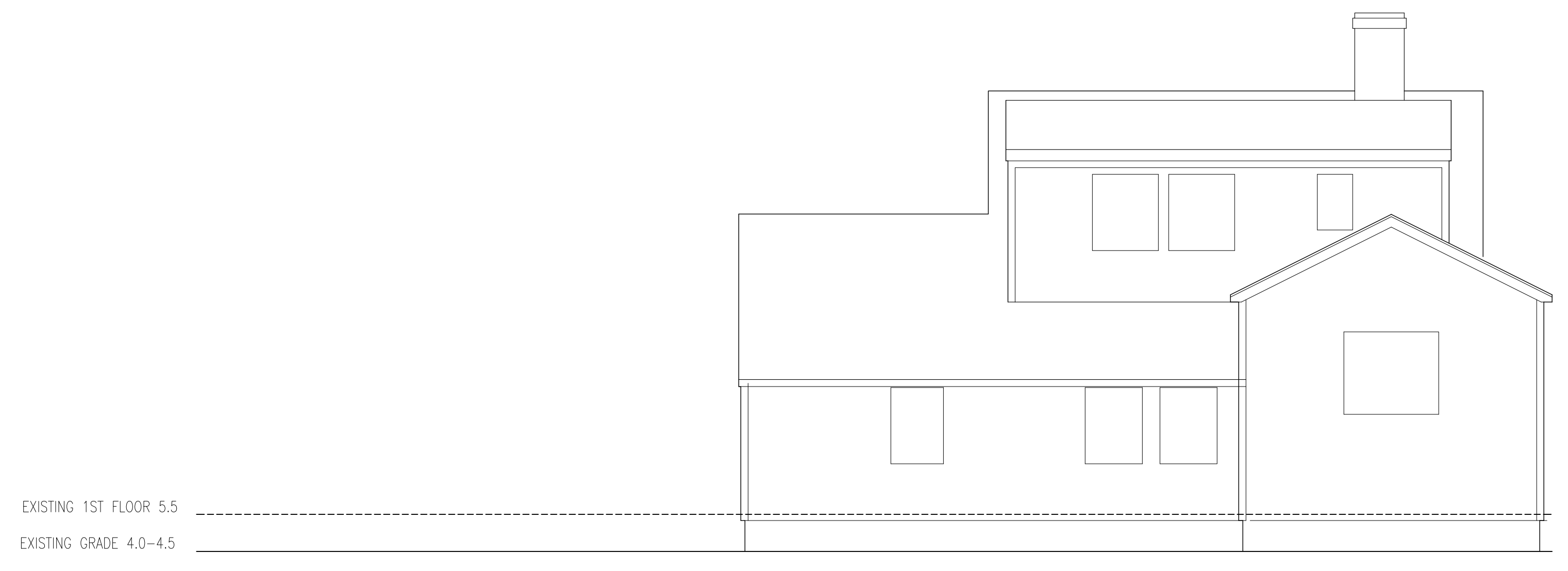


2 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

A-6	70 GLOVER STREET SAG HARBOR, NEW YORK	EXISTING & PROPOSED SOUTH ELEVATIONS	ISSUED: 01.03.2023 10.22.2023	REVISED:	ANTHONY VERMANDOIS ARCHITECT 68 UNION STREET SAG HARBOR, NEW YORK 631 725-2177/AVERMAN@OPTONLINE.NET	
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① PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

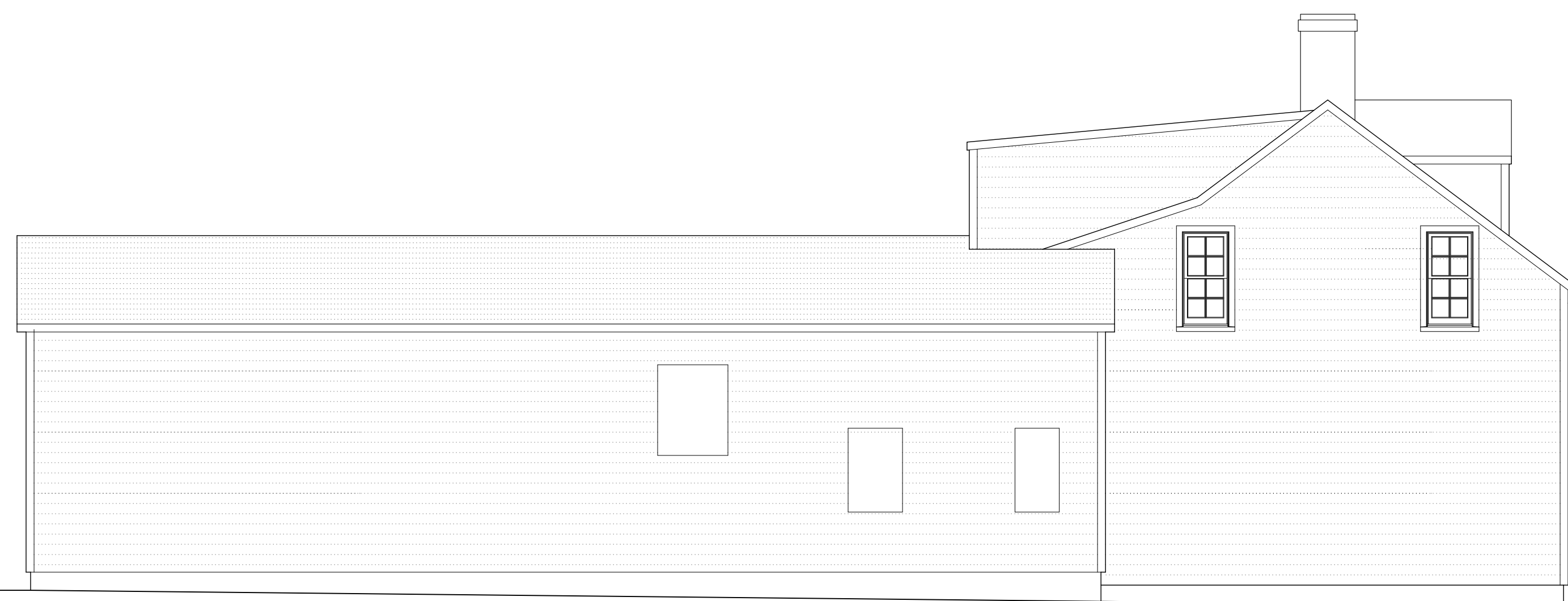


② EXISTING WEST ELEVATION  
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A-7	70 GLOVER STREET SAG HARBOR, NEW YORK	EXISTING & PROPOSED WEST ELEVATIONS	ISSUED: 01.03.2023 10.22.2023	REVISED:	ANTHONY VERMANDOIS ARCHITECT 68 UNION STREET SAG HARBOR, NEW YORK 631 725-2177/AVERMAN@OPTONLINE.NET	
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1 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

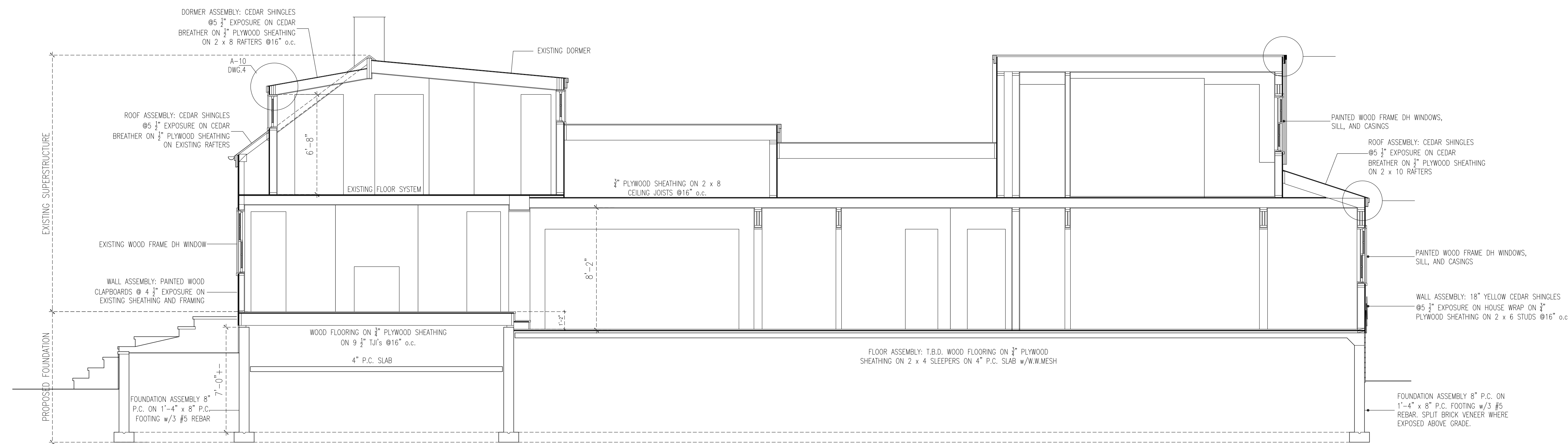


EXISTING GRADE 4.0-4.5  
0-0 ASL

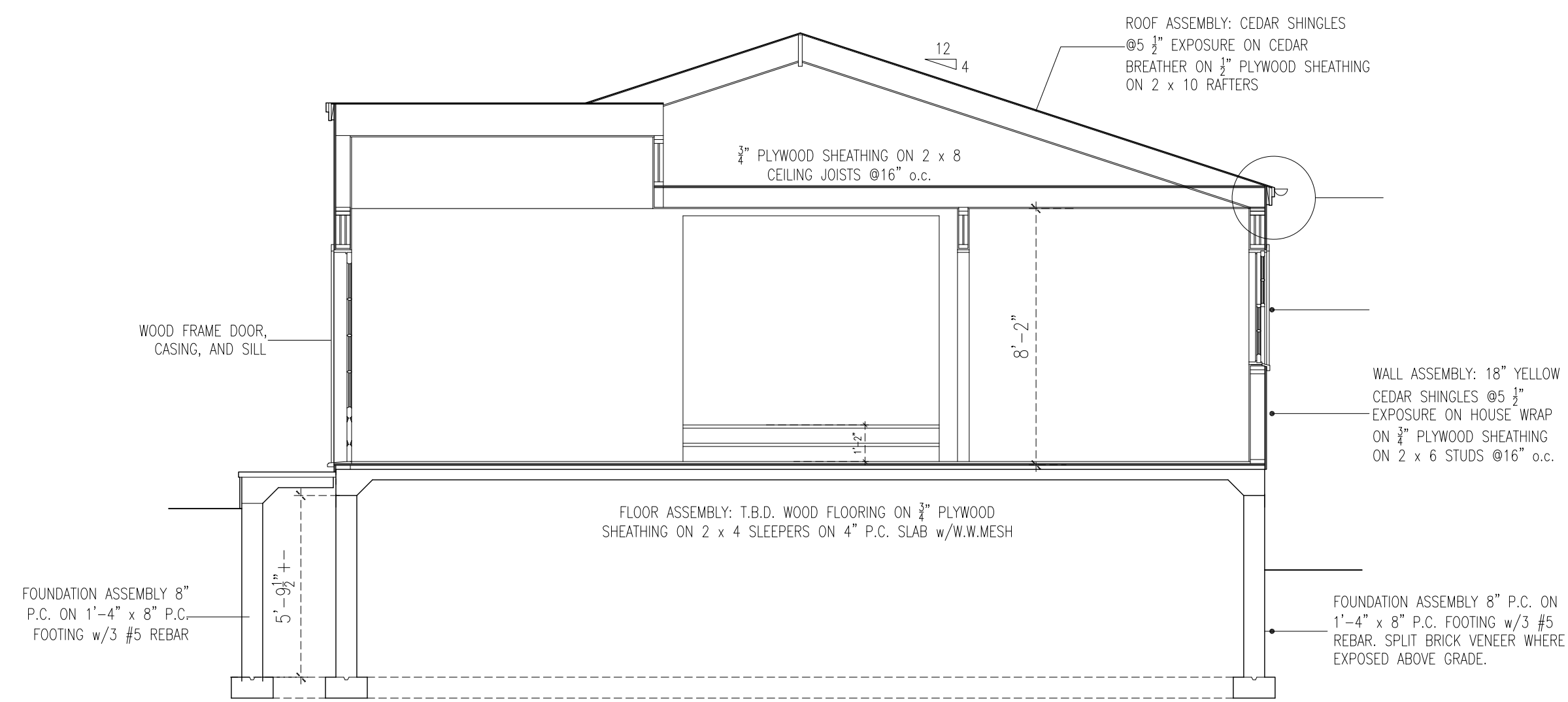
2 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

A-8	70 GLOVER STREET SAG HARBOR, NEW YORK	EXISTING & PROPOSED NORTH ELEVATIONS	ISSUED: 01.03.2023 10.22.2023	REVISED:	ANTHONY VERMANDOIS ARCHITECT 68 UNION STREET SAG HARBOR, NEW YORK 631 725-2177/AVERMAN@OPTONLINE.NET	
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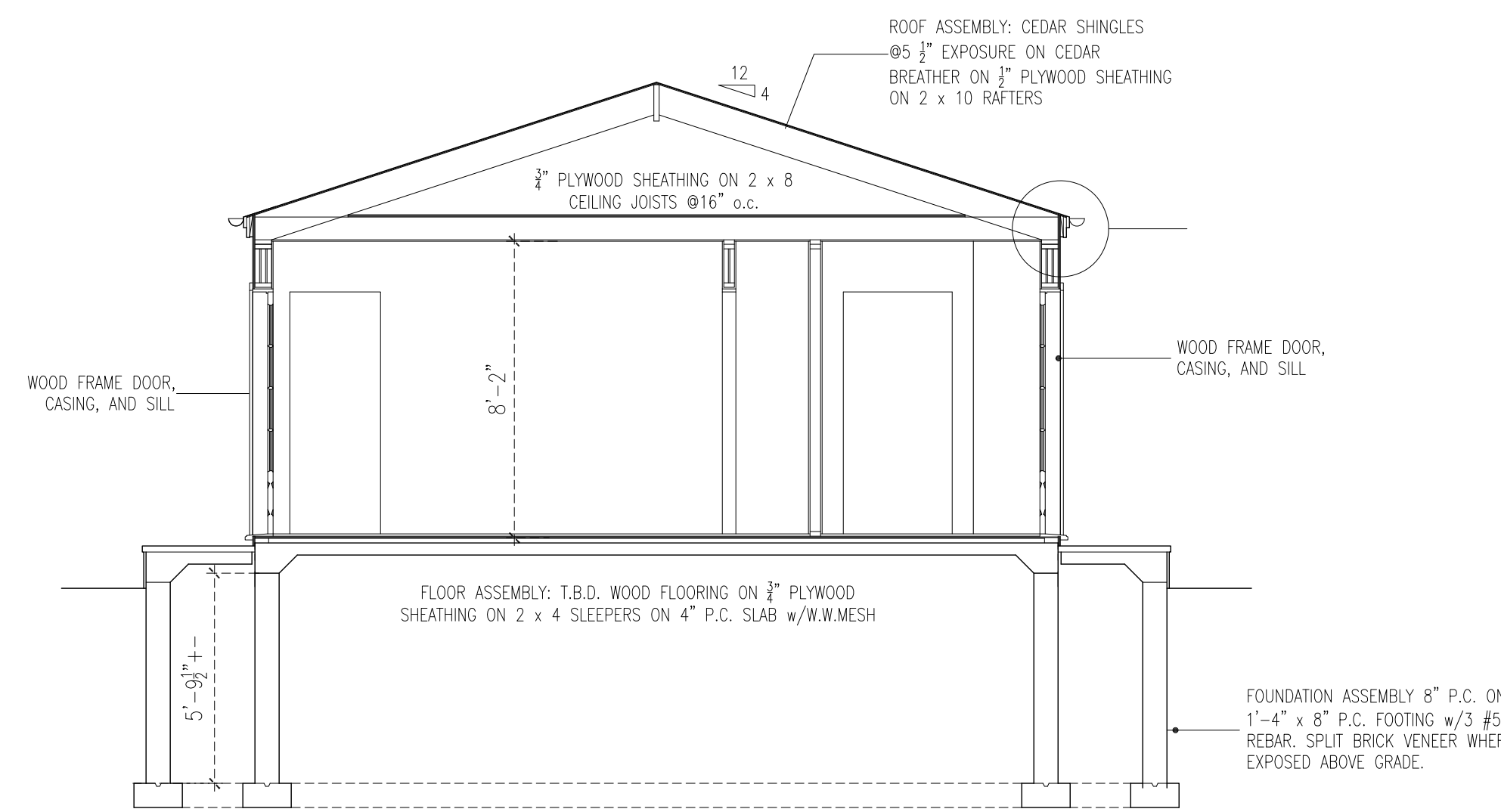




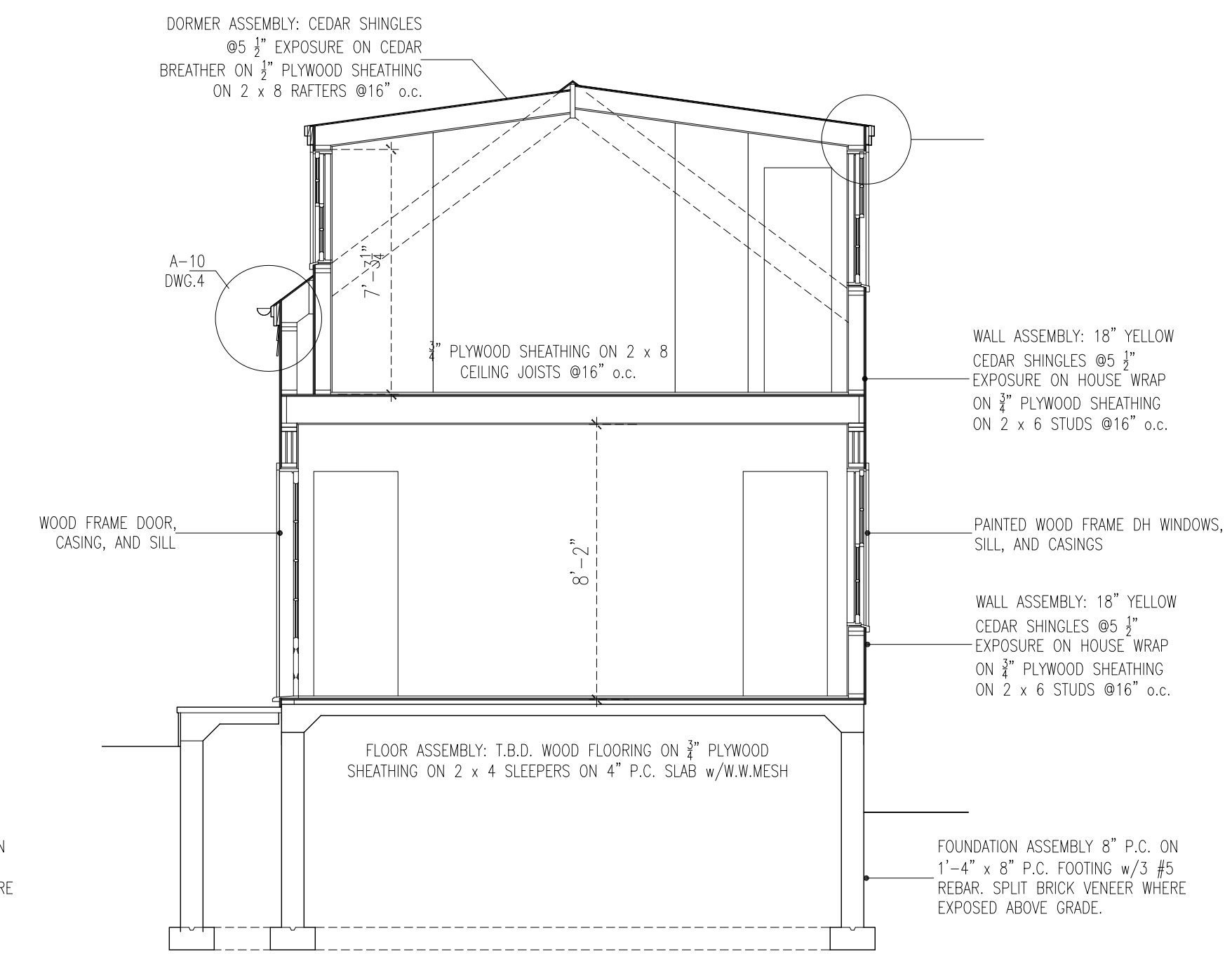
1 SECTION A-A  
SCALE: 1/4" = 1'-0"



2 SECTION B-B  
SCALE: 1/4" = 1'-0"



3 SECTION C-C  
SCALE: 1/4" = 1'-0"



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

A-9

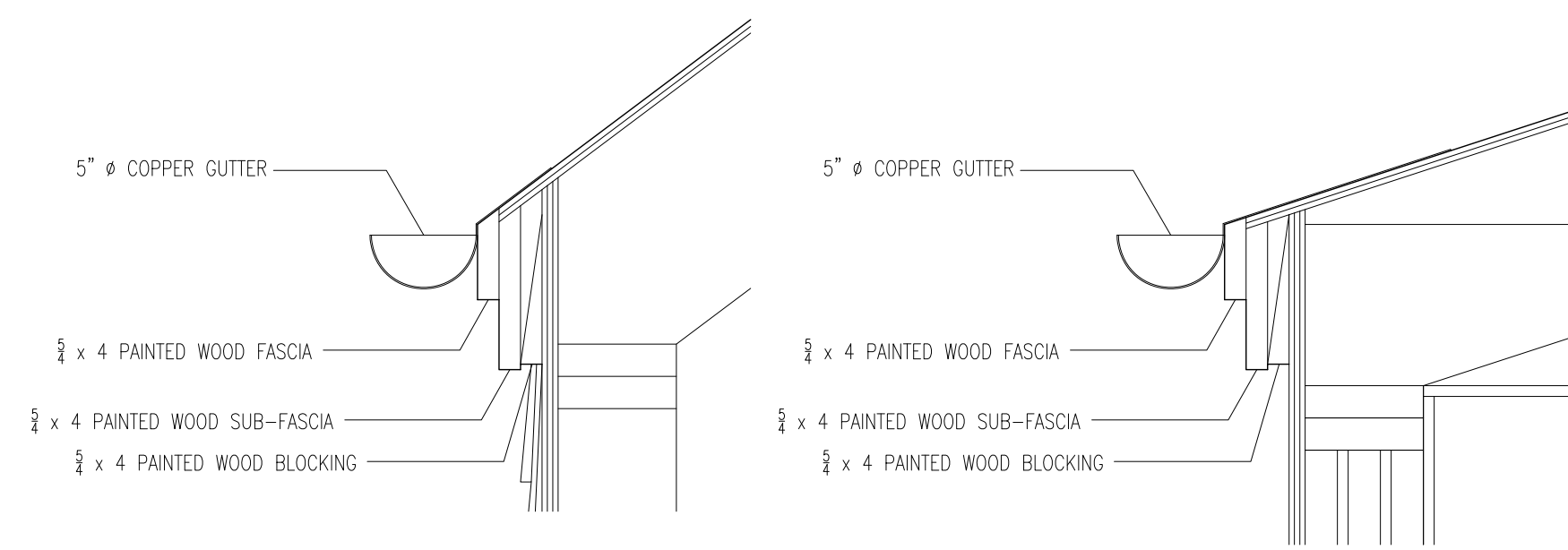
70 GLOVER STREET  
SAG HARBOR, NEW YORK

BUILDING SECTIONS

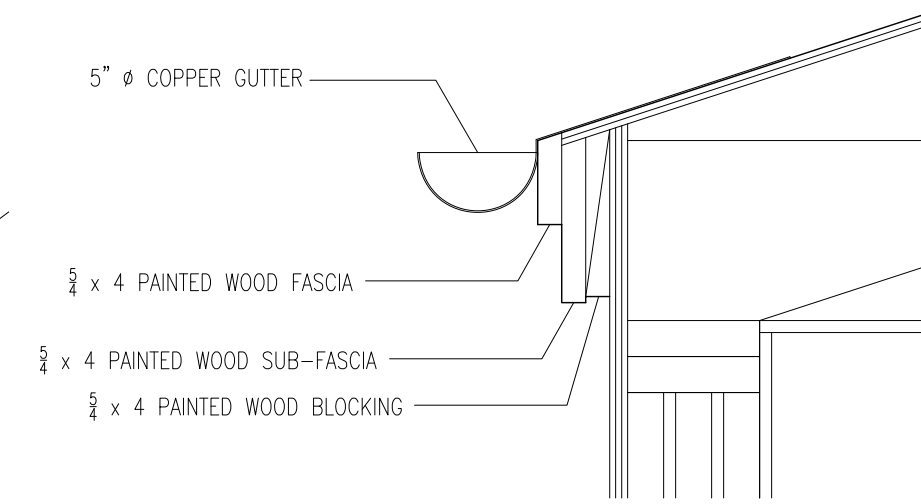
ISSUED: 06.15.2023  
10.22.2023

REVISED:

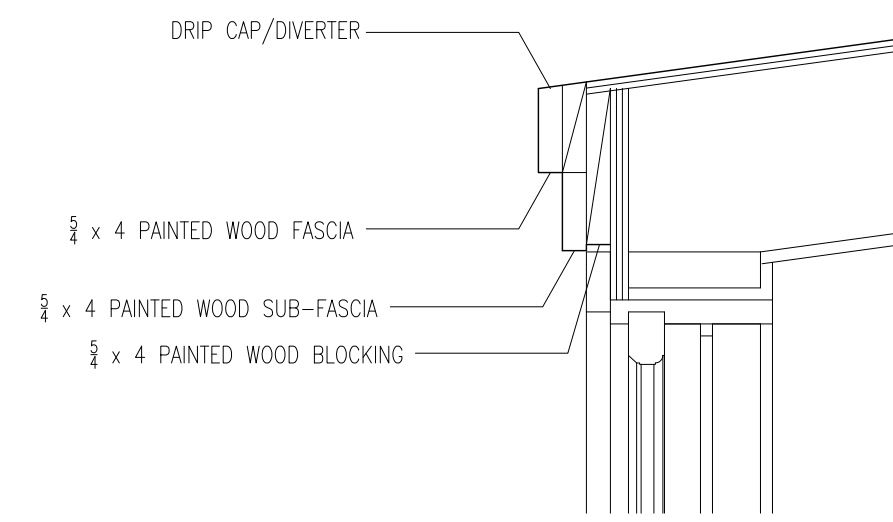
ANTHONY VERMANDOIS  
ARCHITECT  
68 UNION STREET  
SAG HARBOR, NEW YORK  
631 725-2177/AVERMAN@OPTONLINE.NET



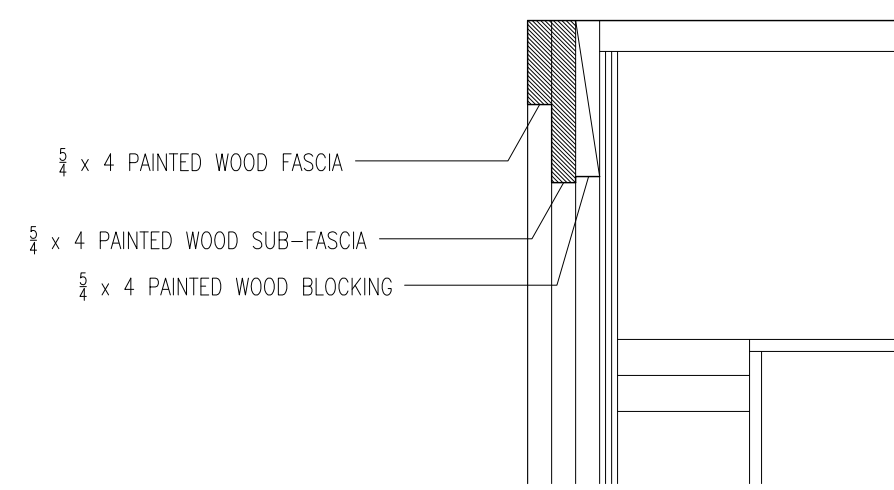
① **FACIA DETAIL A**  
REAR GABLE SCALE: 1/2" = 1'-0"



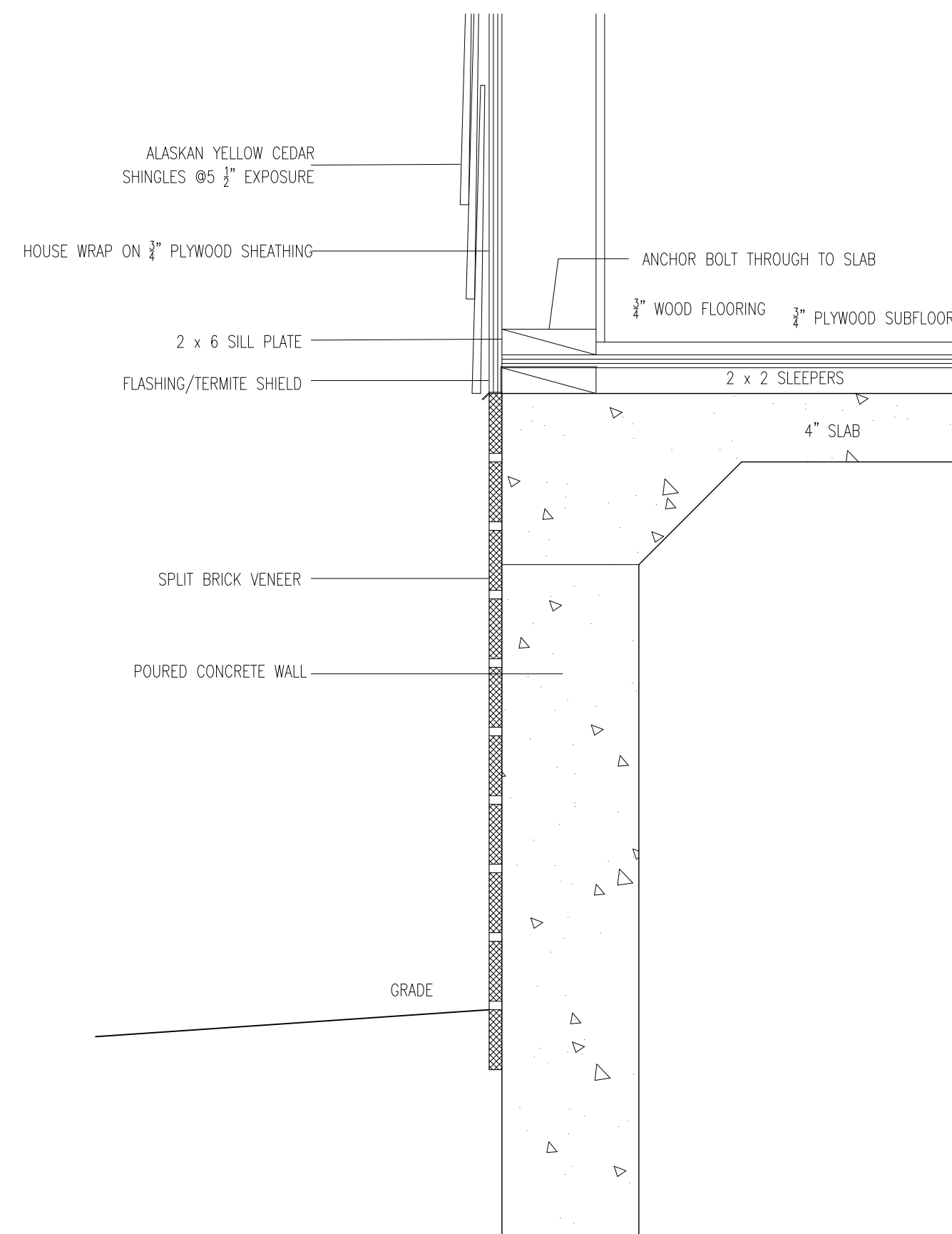
② **FACIA DETAIL B**  
MIDDLE GABLES SCALE: 1/2" = 1'-0"



③ **FACIA DETAIL C**  
DORMERS SCALE: 1/2" = 1'-0"



④ **FACIA DETAIL D**  
GABLE RAKES SCALE: 1/2" = 1'-0"



⑤ **FOUNDATION/SILL DETAIL**  
SCALE: 1/2" = 1'-0"

A-10

70 GLOVER STREET  
SAG HARBOR, NEW YORK

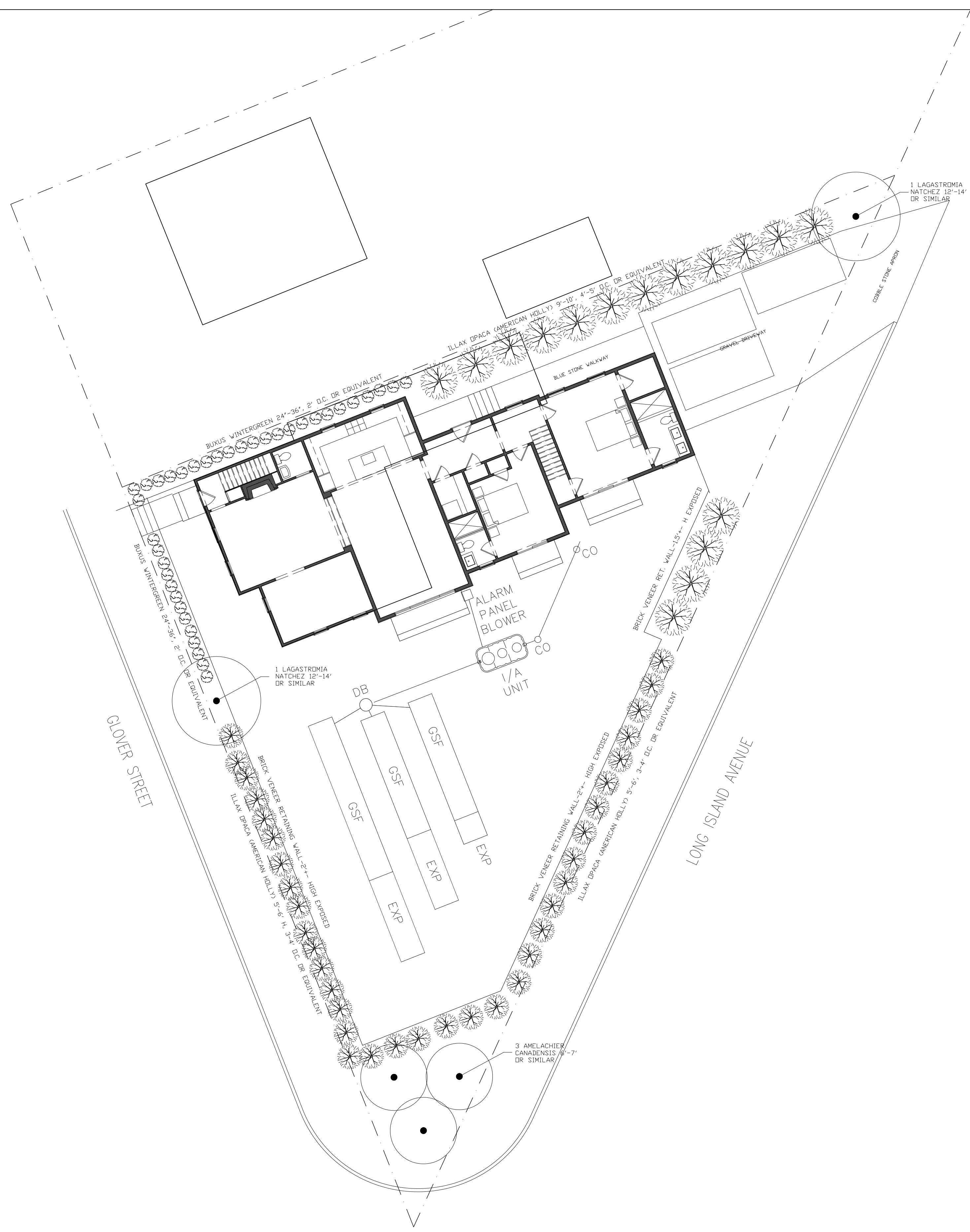
BUILDING SECTIONS  
FASCIA DETAILS

ISSUED: 06.15.2023  
10.22.2023

REVISED:

ANTHONY VERMANDOIS  
ARCHITECT

68 UNION STREET  
SAG HARBOR, NEW YORK  
631 725-2177/AVERMAN@OPTONLINE.NET



1 PROPOSED SITE PLAN  
SCALE: 1" = 10'-0"

S-1	70 GLOVER STREET SAG HARBOR, NEW YORK	SITE PLAN	ISSUED: 05.03.2023 10.22.2023	REVISED:	ANTHONY VERMANDOIS ARCHITECT 68 UNION STREET SAG HARBOR, NEW YORK 631 725-2177/AVERMAN@OPTONLINE.NET	
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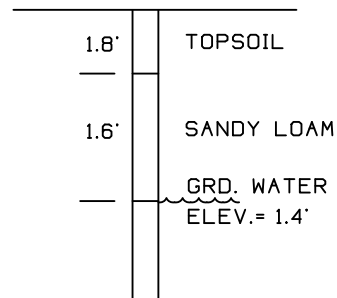
**SURVEYED FOR JEFFREY MILLER & TODD THURMAN**  
**PROPERTY LOCATED IN THE INC. VILLAGE OF SAG HARBOR**  
**TOWN OF SOUTHAMPTON**  
**SUFFOLK COUNTY, NEW YORK**  
**S.C.T.M. # 903-002-01-21**  
**AREA = 7,660 SF. = 0.176 ACRES**  
**SCALE: 1"=20'**

NOTE: THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

SURVEY PREPARED IN ACCORDANCE WITH DEED OF LIBER 12100; PAGE 626

**TEST HOLE DATA**

(NOT TO SCALE)  
 BY: BARYLSKI LAND SURVEYING & ENGINEERING  
 ON DECEMBER 14, 2018  
 GRADE EL. = 4.8'



F.E.M.A. FLOOD ZONE "AE" 6

TOPOGRAPHIC SPOT ELEVATIONS RESULT FROM AN ACTUAL FIELD SURVEY AND REFER TO NAVD 88 - DATUM

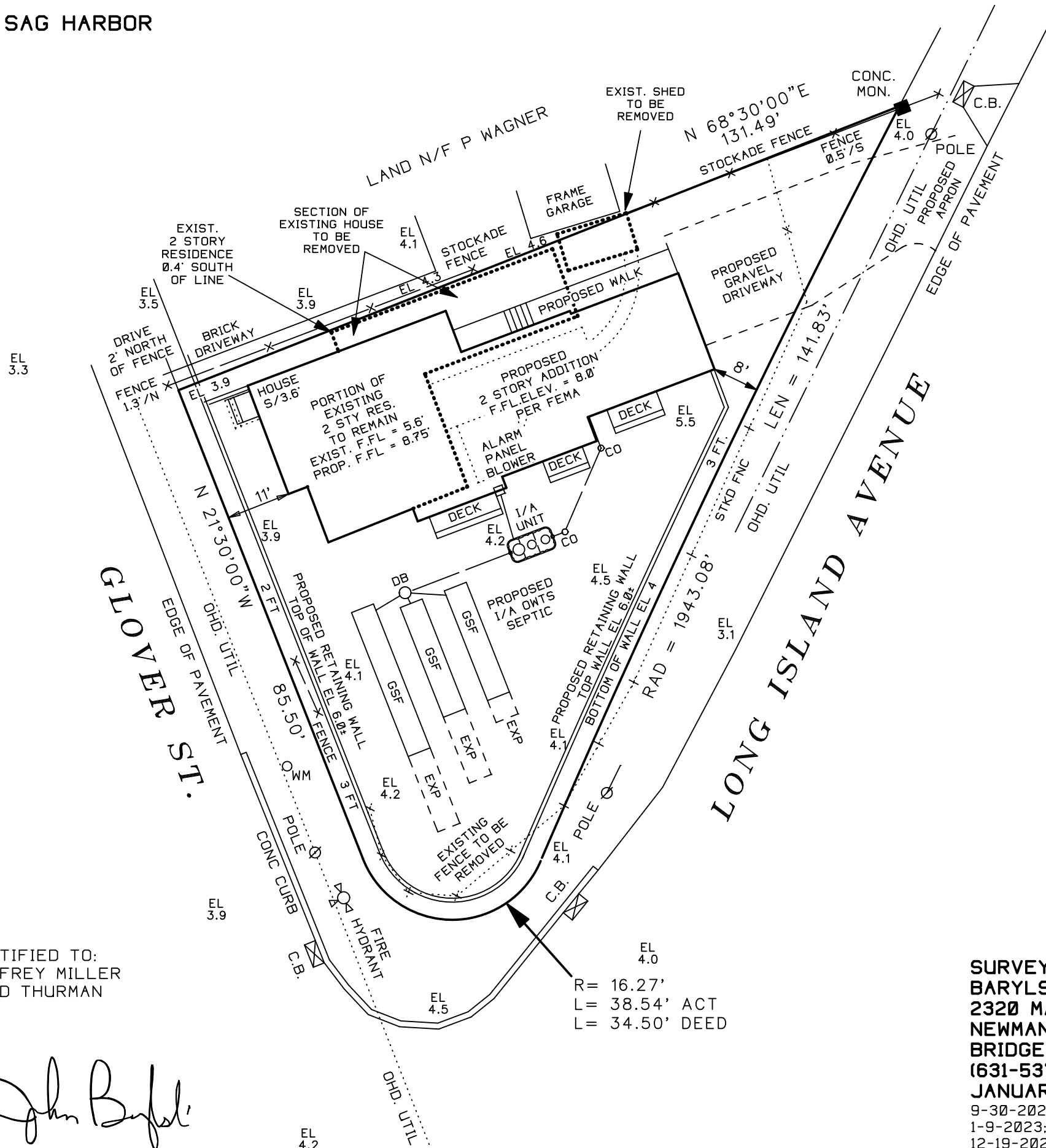
**COVERAGE CALCULATIONS:**

ALLOWABLE BUILDING COVERAGE = 20% = 1,532 SF  
 EXISTING BLDG COVERAGE = 16.6% = 1,270 SF  
 INCLUDING SHED

PROPOSED BUILDING COVERAGE = 1,825 SF = 23.8%  
 SHED TO BE REMOVED  
 RESIDENCE = 1,825 SF

ALLOWABLE TOTAL COVERAGE = 25% = 1,915 SF  
 EXISTING TOTAL COVERAGE = 21.3% = 1,632 SF  
 PROPOSED TOTAL COVERAGE = 1,956 SF = 25.5%  
 RESIDENCE W/ ADDITION, STOOP/DECKS, STEPS

CERTIFIED TO:  
 JEFFREY MILLER  
 TODD THURMAN



EL 3.7



**SURVEYED BY:**  
**BARYLSKI LAND SURVEYING**  
**2320 MAIN ST. P.O. BOX 1302**  
**NEWMAN VILLAGE CONDO.**  
**BRIDGEHAMPTON, NEW YORK**  
**(631-537-7944)**  
**JANUARY 05, 2022**  
 9-30-2022; SITE PLAN  
 1-9-2023; REVISE SITE PLAN  
 12-19-2023; REVISE SITE PLAN