TOWN OF SOUTHOLD
BUILDING DEPARTMENT
TOWN CLERK'S OFFICE
SOUTHOLD, NY

BUILDING PERMIT

(THIS PERMIT MUST BE KEPT ON THE PREMISES
WITH ONE SET OF APPROVED PLANS AND SPECIFICATIONS
UNTIL FULL COMPLETION OF THE WORK AUTHORIZED)

Permit #: **51891** Date: **04/30/2025**

Permission is hereby granted to:

Zimmer LLC
c/o Mark Breen
Orient, NY 11957

To:

demolish (4) structures and construct a single-family dwelling as applied for per SCHD approval. Contact with NYS DOT shall be conducted prior to construction commencement.

Premises Located at:

29525 Route 25, Orient, NY 11957
SCTM# 13.-2-7.14

Pursuant to application dated **01/31/2025** and approved by the Building Inspector.
To expire on **04/30/2027.**

Contractors:

Required Inspections:

Fees:

Single Family Dwelling- NEW	$3,218.38
DEMOLITION	$3,086.20
CO - RESIDENTIAL	$100.00
Total	**$6,404.58**

Building Inspector

TOWN OF SOUTHOLD – BUILDING DEPARTMENT
Town Hall Annex 54375 Main Road P. O. Box 1179 Southold, NY 11971-0959
Telephone (631) 765-1802 Fax (631) 765-9502 https://www.southoldtownny.gov

APPLICATION FOR BUILDING PERMIT

For Office Use Only

PERMIT NO. 51891 Building Inspector:

Date Received

RECEIVED
JAN 31 2025

Applications and forms must be filled out in their entirety. Incomplete applications will not be accepted. **Where the Applicant is not the owner, an Owner's Authorization form (Page 2) shall be completed.**

Date: 1/29/25

OWNER(S) OF PROPERTY:

Name: Mark Bleen | SCTM # 1000- 13-02-7.14

Project Address: 29525 Main Rd. Orient Ny 11957

Phone #: 347 355 1746 | Email: 247sunny247@gmail.com

Mailing Address: 24405 Main Rd Orient Ny

CONTACT PERSON:

Name: Jasmine Okeefe., Cedar Knolls

Mailing Address: 900 Marconi Avenue Ronkonkoma Ny 11779

Phone #: 631-231-1518 | Email: JASMINE@CEDARKNOLLSHOMES.com

DESIGN PROFESSIONAL INFORMATION:

Name: Kazel Architects

Mailing Address: 2 Windemere Court Po Box 169 Sound Ny 11972

Phone #: 631-874-2975 | Email: keri@kazelarchitects.com

CONTRACTOR INFORMATION:

Name: CEDAR KNOLLS INC.

Mailing Address: 900 MARCONI AVENUE RONKONKOMA NY 11779

Phone #: 631-231-1518 | Email: JASMINE@CEDARKNOLLSHOMES.com

DESCRIPTION OF PROPOSED CONSTRUCTION

☑ New Structure ☐ Addition ☐ Alteration ☐ Repair ☑ Demolition
☐ Other

Estimated Cost of Project: $ 500,000

Will the lot be re-graded? ☑ Yes ☐ No

Will excess fill be removed from premises? ☐ Yes ☑ No

PROPERTY INFORMATION	
Existing use of property: AGRICULTURE	Intended use of property: AGRICULTURE
Zone or use district in which premises is situated: R80	Are there any covenants and restrictions with respect to this property? ☐Yes ☐No IF YES, PROVIDE A COPY.

☐ **Check Box After Reading:** **The owner/contractor/design professional is responsible for all drainage and storm water issues as provided by Chapter 236 of the Town Code. APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building Permit pursuant to the Building Zone Ordinance of the Town of Southold, Suffolk, County, New York and other applicable Laws, Ordinances or Regulations, for the construction of buildings, additions, alterations or for removal or demolition as herein described. The applicant agrees to comply with all applicable laws, ordinances, building code, housing code and regulations and to admit authorized inspectors on premises and in building(s) for necessary inspections. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the New York State Penal Law.**

Application Submitted By (print name): Jasmine Okeefe ☑**Authorized Agent** ☐**Owner**

Signature of Applicant: **Date:**

STATE OF NEW YORK)
SS:
COUNTY OF _____)

Jasmine Okeefe being duly sworn, deposes and says that (s)he is the applicant
(Name of individual signing contract) above named,

(S)he is the Contractor / Agent
(Contractor, Agent, Corporate Officer, etc.)

of said owner or owners, and is duly authorized to perform or have performed the said work and to make and file this application; that all statements contained in this application are true to the best of his/her knowledge and belief; and that the work will be performed in the manner set forth in the application file therewith.

Sworn before me this

5 day of December, 20 25

Laura Fleming
Notary Public

LAURA FLEMING
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FL6434464
Qualified in Suffolk County
My Commission Expires 06-06-2026

PROPERTY OWNER AUTHORIZATION
(Where the applicant is not the owner)

I, MARK Breen residing at 24405 Main RD
ORIENT NY 11957 do hereby authorize Jasmine Okeefe, CEDAR KNOLLS to apply on my behalf to the Town of Southold Building Department for approval as described herein.

MARK Breen
Owner's Signature

12/04/2024
Date

MARK Breen
Print Owner's Name

Building Department Application

AUTHORIZATION

(Where the Applicant is not the Owner)

I, MARK BREEN (Print property owner's name) residing at 24405 MAIN RD. (Mailing Address)

ORIENT, NY 11957 do hereby authorize Jasmine Okeefe (Agent)

Cedar Knolls Inc. to apply on my behalf to the

Southold Building Department.

Mark Breen (Owner's Signature) 12/05/2024 (Date)

MARK BREEN (Print Owner's Name)

Sworn before me on this 5 December 2025

Laura Fleming

LAURA FLEMING
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FL6434464
Qualified in Suffolk County
My Commission Expires 06-06-2026

PSEG LONG ISLAND

4/17/2025

MARK BREEN
24405 MAIN RD
ORIENT NY, NY 11957

Service To:
29525 MAIN RD
ORIENT, NY 11957

Customer Project#: 900000219814

Dear MARK BREEN:

This is to advise you that the PSEG-LI electric facilities at the above referenced location have been disconnected and removed off the building structure that is located on the property.

Please note that there may still be PSEG LI facilities located within the property boundaries and that NYS law (NYCRR Part 753) requires all contractors to call for a utility locate (NY 811) prior to performing any ground excavation or regrade activity. The call to the 811 Call Center must be done at least 2 business days prior to the start of the work and confirmation of utility marks having been identified must be received from all the facility owners prior to any site work.

You must also contact National Grid at 631-348-6150 to procure a letter of demolition associated with natural gas service, whether or not your home or business uses natural gas.

If you have any questions regarding the above, please contact Building & Renovation Services at 1-844-341-6378 or via email at BRSLI@PSEG.com.

Very truly yours,

Katherine Gianelli
Katherine Gianelli
Building & Renovation Services
PSEG-LI

Evan T. Steffens
Senior Supervisor
Gas Customer Connections, NY

Nationalgrid

April 2, 2025

Zimmer, LLC
C/o Mark Breen
24405 Main Road
Orient, NY 11957

E-Mail: 247SUNNY247@GMAIL.COM ;
JASMINE@CEDARKNOLLSHOMES.COM

National Grid WO#: T102667245

Service Address:

29525 Main Road
Orient, NY 11957

To Whom it may concern,

This Letter is to advise you that National Grid investigated your request and confirmed that the subject property does not have an active gas service line.

By Law, excavators and contractors working in New York City and Nassau and Suffolk Counties must contact New York "811" at least 2 full business days, not including the day of contact, prior to digging by calling "811" or by using the website https://newyork-811.com/.

This confirmation letter of no active gas service line to the subject property does not relieve the excavator of contacting NY "811".

If you have any further questions, kindly contact me at 833-359-0645.

Respectfully,

Evan T. Steffens
Senior Supervisor
Gas Customer Connections NY

1650 Islip Ave, Brentwood NY 11717
T: 833-359-0645 evan.steffens@nationalgrid.com ngridlirudprocessing@nationalgrid.com

Albert J. Krupski, Jr.
SUPERVISOR
SOUTHOLD TOWN HALL - P. O. Box 1179
53095 Main Road - SOUTHOLD, NEW YORK 11971

STORMWATER MANAGEMENT
Town of Southold

CHAPTER 236 - STORMWATER MANAGEMENT REFERRAL FORM

(APPLICANT INFORMATION TO BE COMPLETED BY THE APPLICANT ONLY FOR PROPERTIES ONE ACRE IN AREA OR LARGER.)

APPLICANT: (Property Owner, Design Professional, Agent, Contractor, Other)

NAME: Laura Fleming (Print) Laura Fleming (Signature) Date: 1/31/2025

Contact Information: (E-Mail & Telephone Number) laura@cedarknollshomes.com
631-231-1518

Property Address / Location of Construction Site:
29525 Route 25
Orient, NY 11957

S.C.T.M. #: 1000 (District) 13 (Section) 2 (Block) 7.12/13/14 (Lot)

TO BE COMPLETED BY SOUTHOLD TOWN ENGINEERING DEPARTMENT

- [x] - Area of Disturbance is less than 1 Acre. No S.P.D.E.S. Permit is Required !
- [ ] - Project does Not Discharge to Waters of the State. No S.P.D.E.S. Permit is Required !
- [ ] - Area of Disturbance is Greater than 1 Acre & Storm-water Runoff Discharges Directly to Waters of the State of New York. THE APPLICANT MUST OBTAIN a S.P.D.E.S. Permit DIRECTLY From N.Y.S. D.E.C. Prior to Issuance of a Building Permit.
- [ ] - Area of Disturbance is Greater than 1 Acre & Storm-water Runoff Flows Through Southold Town's MS4 Systems to Waters of the State of New York. THE APPLICANT MUST OBTAIN a S.P.D.E.S. Permit through the Southold Town Engineering Department Prior to Issuance of a Building Permit.

Reviewed By: Michael Collins Date: 2/3/25

FORM # SMCP - TOS December 2024

Received 2/3/25

Town Hall Annex
54375 Main Road
P. O. Box 1179
Southold, NY 11971-0959

Telephone (631) 765-1802
Fax (631) 765-9502

BUILDING DEPARTMENT

NOTICE OF UTILIZATION OF TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION

Date: 1/22/25

Owner: Mark Breen

Location of Property: 29525 Main Rd Orient Ny

Please take notice that the (check applicable line):

- ✓ New commercial or residential structure
- _____ Addition to existing commercial or residential structure
- _____ Rehabilitation to an existing commercial or residential structure

to be constructed or performed at the subject property reference above will utilize (check applicable line):

- ✓ Truss type construction (TT)
- _____ Pre-engineered wood construction (PW)
- _____ Timber construction (TC)

in the following location(s) (check applicable line):

- _____ Floor framing, including girders and beams (F)
- ✓ Roof framing (R)
- _____ Floor and roof framing (FR)

Signature: _____

Name (person submitting this form): Jasmine Okeefe

Capacity (check applicable line):

- _____ Owner
- ✓ Owner representative

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Borg & Borg Inc. 148 East Main Street Huntington NY 11743 License#: PC-648965	**CONTACT NAME:** Mary Lou Miner **PHONE (A/C, No, Ext):** 631-673-7600 **FAX (A/C, No):** 631-351-1700 **E-MAIL ADDRESS:** certificates@borgins.com
INSURED Cedar Knolls Inc. 900 Marconi Avenue Ronkonkoma NY 11779 CEDAKNO-02	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Southwest Marine and General — 12294 **INSURER B :** Merchants Mutual Insurance — 23329 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 913565695 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			GL2024LHB00326	10/12/2024	10/12/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	**AUTOMOBILE LIABILITY**			CAPI071165	5/7/2024	5/7/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)**	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Town of Southold
53095 Route 25
PO Box 1179
Southold NY 11971

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

David A Borg

NYSIF
New York State Insurance Fund

PO Box 66699, Albany, NY 12206
| nysif.com

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

SCAN TO VALIDATE
AND SUBSCRIBE

^^^^^^ 113120755
BORG & BORG INC
148 E MAIN ST
HUNTINGTON NY 11743

POLICYHOLDER	CERTIFICATE HOLDER
CEDAR KNOLLS INC. 900 MARCONI AVE RONKONKOMA NY 11779	TOWN OF SOUTHOLD 53095 ROUTE 25 PO BOX 1179 SOUTHOLD NY 11971

POLICY NUMBER	CERTIFICATE NUMBER	POLICY PERIOD	DATE
I2190 763-9	669554	02/12/2024 TO 02/12/2025	1/23/2025

THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 2190 763-9, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW, AND, WITH RESPECT TO OPERATIONS OUTSIDE OF NEW YORK, TO THE POLICYHOLDER'S REGULAR NEW YORK STATE EMPLOYEES ONLY.

IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP. THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.

THIS POLICY DOES NOT COVER THE SOLE PROPRIETOR, PARTNERS AND/OR MEMBERS OF A LIMITED LIABILITY COMPANY.

THE POLICY INCLUDES A WAIVER OF SUBROGATION ENDORSEMENT UNDER WHICH NYSIF AGREES TO WAIVE ITS RIGHT OF SUBROGATION TO BRING AN ACTION AGAINST THE CERTIFICATE HOLDER TO RECOVER AMOUNTS WE PAID IN WORKERS' COMPENSATION AND/OR MEDICAL BENEFITS TO OR ON BEHALF OF AN EMPLOYEE OF OUR INSURED IN THE EVENT THAT, PRIOR TO THE DATE OF THE ACCIDENT, THE CERTIFICATE HOLDER HAS ENTERED INTO A WRITTEN CONTRACT WITH OUR INSURED THAT REQUIRES THAT SUCH RIGHT OF SUBROGATION BE WAIVED.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND

DIRECTOR,INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 1062095156

IL26.3

NEW YORK STATE | Workers' Compensation Board

CERTIFICATE OF INSURANCE COVERAGE

DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by Disability and Paid Family Leave Benefits Carrier or Licensed Insurance Agent or that Carrier

1a. Legal Name and Address of Insured (Use street address only) **Cedar Knolls Inc.** **900 Marconi Avenue** **Ronkonkoma, NY 11779** Work Location of Insured *(Only required if specifically limited to certain locations in New York State, i.e. a Wrap-Up Policy)*	1b. Business Telephone Number of Insured **(631) 231-1518** 1c. Federal Employer Identification Number or Social Security Number **20-3896901**
2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as Certificate Holder) **Town of Southold** **53095 Route 25** **P.O. Box 1179** **Southold, NY 11971**	3a. Name of Insurance Carrier **Hartford Life And Accident Insurance Company** 3b. Policy Number of entity listed in box "1a": **LNY641833** 3c. Policy effective period:**12/31/2024 to 12/31/2025**

4. Policy provides the following benefits:
   - X A. All for the employer's employees eligible under the New York Disability Law
   - _ B. Only the following class or classes of employer's employees:
   - _ C. Paid family leave benefits only

5. Policy covers:
   - X A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law
   - _ B. Only the following class or classes of employer's employees:

_____

_____

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability Benefits insurance coverage as described above.

Date Signed January 23, 2025 By: David M Borg

(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

Telephone No. 631 673 7600 Name and Title: President

IMPORTANT: If box 4a is checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If box "4b" is checked, this certificate is NOT COMPLETE for the purposes of Section 220, Sub. 8 of the Disability Benefits Law. It must be mailed for completion to the Workers' Compensation Board, DB Plans Acceptance Unit, 328 State Street, Schenectady, New York 12305

PART 2. To be completed by the NYS Workers Compensation Board (Only if Box 4C or 5B of Part 1 has been checked)

State of New York
Workers' Compensation Board

According to information maintained by the NYS Workers' Compensation Board, the above-named-insured employer has complied with the NYS Disability Benefits Law with respect to all or his/her employees.

Date Signed _____ By _____

(Signature of NYS Workers' Compensation Board Employee)

Telephone No. _____ Title: _____

Please Note: Only insurance carriers licensed to write NYS disability benefits insurance policies and NYS license insurance agents of those insurance carriers are authorized to issue Form DB-120.1. **Insurance Brokers are not authorized to issue this form.**

DB-120.1 (10-17)

Additional Instructions for Form DB-120.1

By signing this form, the insurance carrier identified in box "3" on this form is certifying that it is insuring the business referenced in box "la" for disability and/or paid family leave benefits under the New York State Disability and Paid Family Leave Benefits Law. The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed as the certificate holder in box "2'.

The insurance carrier must notify the above certificate holder and the Workers Compensation Board within 10 days IF a policy is cancelled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in Box 3c, whichever is earlier.

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This certificate may be used as evidence of a Disability and/or Paid Family Leave Benefits contract of insurance only while the underlying policy is in effect.

Please Note: Upon the cancellation of the disability and/or paid family leave benefits policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of NYS Disability and/or Paid Family Leave Benefits Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Disability and Paid Family Leave Benefits Law.

DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

220. Subd. 8

(a) The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in employment as defined in this article, and not withstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits and after January first, two thousand and twenty-one, the payment of family leave benefits for all employees has been secured as provided by this article. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any disability benefits to any such employee if so employed.

(b) The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in employment as defined in this article and notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits, and after January first, two thousand eighteen, the payment of family leave benefits has been secured as provided be this article.

PROPERTY INFORMATION

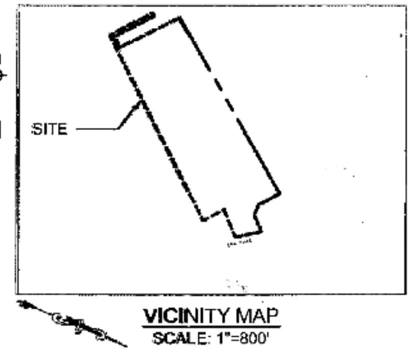
SITE:	29525 MAIN ROAD ORIENT, NY 11957
SCTM #:	1000-13-2-7.12, 13 & 14
GROSS LOT AREA:	764,261± SQ. FT. (17.545 ACRES)
SCDHS REFERENCE NO.:	C10-17-0009

DENSITY CALCULATIONS

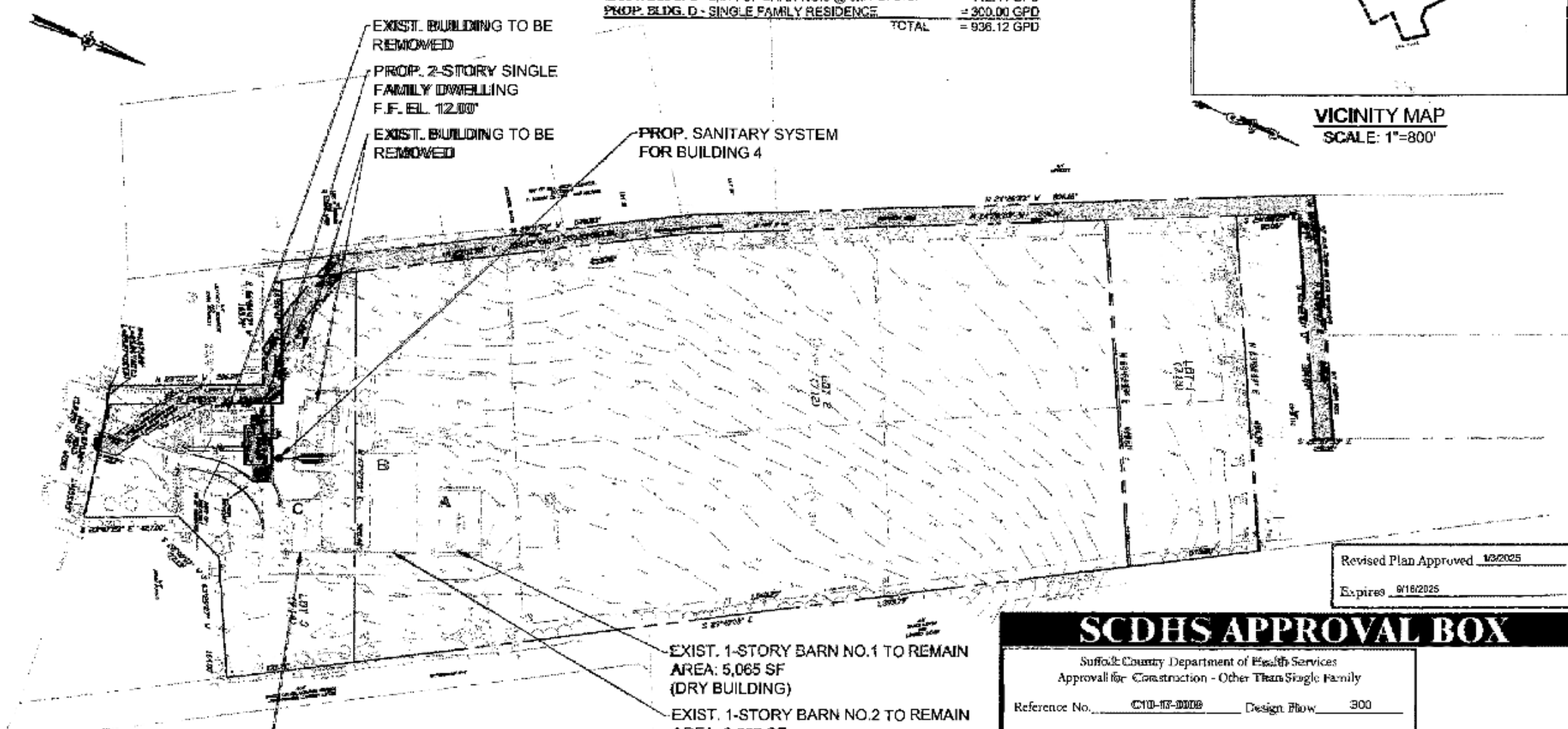
GROUNDWATER MANAGEMENT ZONE IV: 600 GPD / ACRE
SITE SERVED BY PRIVATE WELL: 300 GPD / ACRE
AREA TO BE DEVELOPED WITHIN 2 LOTS - S.C.T.M. TAX LOT 1000-13-2-7.12 & 14
LOT 7.12: 12 ACRES + LOT 7.14: 2.499 ACRES = 14.499 ACRES
ADJUSTED ALLOWABLE SANITARY FLOW: 14.499 ACRES X 300 GPD / ACRE = 4,349.70 GPD

SANITARY SYSTEM DENSITY LOAD CALCULATIONS:

EXIST. BLDG. A - 5,065 SF BARN NO.1 @ 0.04 GPD/SF	= 202.60 GPD
EXIST. BLDG. B - 8,027 SF BARN NO.2 @ 0.04 GPD/SF	= 321.08 GPD
EXIST. BLDG. C - 2,811 SF BARN NO.3 @ 0.04 GPD/SF	= 112.44 GPD
PROP. BLDG. D - SINGLE FAMILY RESIDENCE	= 300.00 GPD
TOTAL	= 936.12 GPD



VICINITY MAP
SCALE: 1"=800'



OVERALL SITE PLAN

SCALE: 1"=150'
0 150 300
SCALE: 1" = 150'

NOTE:
SURVEY INFORMATION OBTAINED FROM L.K. MCLEAN ASSOCIATES ENGINEERING & SURVEYING, DPC DATED DECEMBER 13, 2024.

Water lines must be inspected by the Suffolk County Dept. of Health Services. Call (631) 852-5754, 48 hours in advance, to schedule inspection(s).

Revised Plan Approved 1/3/2025
Expires 9/18/2025

SCDHS APPROVAL BOX

Suffolk County Department of Health Services
Approval for Construction - Other Than Single Family

Reference No. C10-17-0009 Design Flow 300

Use(s) Single-Family Residence

These plans have been reviewed for general conformance with Suffolk County Department of Health Services standards, relating to water supply and sewage disposal. Regardless of any omissions, inconsistencies or lack of detail, construction is required to be in accordance with the attached permit conditions and applicable standards, unless specifically waived by the Department. This approval expires 3 years from the approval date, unless extended or renewed.

12/28/2018
Approval Date

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING ENGINEER AND HYDROGEOLOGIST, P.C.

CONSULTANTS

STATE OF NEW YORK · GERRY DEAN ROSEN · LICENSED PROFESSIONAL ENGINEER · 077549

AS NOTED

ZIMMER LLC
29525 MAIN ROAD
ORIENT, NY 11957

29525 MAIN ROAD PROPOSED SANITARY SYSTEM

29525 MAIN ROAD
ORIENT, TOWN OF SOUTHOLD
SUFFOLK COUNTY, NEW YORK

OVERALL SITE PLAN

C-100

1 4

GKH2401

Assessors 51891
13-2-7.14

PAGE #	WMH DRAWING LIST
1	ELEVATIONS
2	FOUNDATION PLAN
3A,3B	FLOOR PLANS
3C	GARAGE PLANS
3WA,3WB	BRACED WALL PLAN
4.1,4.2	CROSS SECTIONS
5A,5B	PLUMBING PLAN
6A,6B	ELECTRICAL PLAN
8	STD. NOTES & DETAILS

TOTAL AREA	= 3267 SQ. FT.
OCCUPANCY CLASS	= DETACHED SINGLE FAMILY DWELLING
CONSTRUCTION TYPE	= WOOD FRAME UNPROTECTED
GROUND SNOW LOAD	= 40 LB/SF
SEISMIC DESIGN CAT.	= B
SOIL SITE CLASS	= D
WIND SPEED (Vult)	= 136 MPH
EXPOSURE CATEGORY	= C
FLOOD ZONE: PER FEMA MAP #	= X 36103C0068H
NUMBER OF STORIES	= 2
FLOOR LIVE LOAD	=
1st FL.	= 40 LB/SF
2nd FL.	= 30 LB/SF
CLIMATE ZONE	4 (5572 HDD)

THIRD PARTY INSPECTION AGENCY

PE / RA

DESIGNED TO THE FOLLOWING:

- 2020 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (WHICH INCORPORATES BY REFERENCE)
- 2020 RESIDENTIAL CODE OF NYS
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
- 2017 NATIONAL ELECTRICAL CODE

NOTE:
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, ARTICLE 145 OF THE NYS EDUCATION LAW.

PROJECT ADDRESS
29275 MAIN RD
ORIENT, NY 11957
SUFFOLK COUNTY

NOTES:
1. THE PLANS AND SPECIFICATIONS OF THIS PERMIT PLAN SET ARE DERIVED FROM AND CONSISTENT WITH THE SYSTEMS SET OF PLANS AND SPECIFICATIONS ON FILE WITH THE DEPARTMENT OF STATE, UNDER SYSTEMS NUMBER M0659-2022-104.
2. ENERGY COMPLIANCE IS SHOWN THROUGH THE USE OF RESCHECK SOFTWARE AND IS IN COMPLIANCE WITH CHAPTER 11 OR THE CODE.
3. BLOWER DOOR TESTING SHALL BE PERFORMED ON SITE BY A QUALIFIED HERS RATER IN ACCORDANCE WITH N1102.4.1.2.RATING COMPANY TO BE USED IS RESIDENTIAL ENERGY CONSERVATION, PO BOX 1013 SMITHTOWN, NY 11787.
4. WHOLE HOUSE VENTILATION SYSTEM TO BE DESIGNED, SUPPLIED, AND INSTALLED ON SITE BY B/P WITH A MINIMUM CONTINUOUS FLOW RATE OF PER TABLE M1505.4.3(1). WITH A MINIMUM CONTINUOUS FLOW RATE OF 90cfm.
5. THERE ARE NO LOT LINE SEPARATION REQUIREMENTS FOR THIS DWELLING AS LOCATED ON THIS LOT.
6. EXISTING HOUSE TO BE REMOVED AND REPLACED.

NOTES:
1. ALL ITEMS NOTED AS "B/P" REFER TO THE BUILDER AND/OR PURCHASER OF THE HOME.
2. B/P SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL ALL MATERIALS ON SITE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS AND STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS: ALL PORCHES, DECKS, STAIRS, RAILS AND GUARDS, ALL SUPPORTING STRUCTURE FROM THE BOTTOM OF THE MODULES TO GRADE AND BELOW, ALL PLUMBING PIPING BELOW THE 1ST FLOOR SHEATHING (INCLUDING CLEANOUTS), HOT WATER HEATER, ALL ELECTRICAL SERVICE TO THE PANEL BOX LOCATION, ALL EQUIPMENT REQUIRED FOR HEATING AND COOLING OF THE RESIDENCE NOT INSTALLED BY WMH.
3. B/P SHALL BE RESPONSIBLE TO COMPLETE TO FOLLOWING ITEMS PARTIALLY DONE IN THE FACTORY: INSTALL ALL REMAINING SIDING AND ACCESSORIES, CONNECT PLUMBING VENT THROUGH ROOF, CONNECT PIPING TO HOT WATER HEATER, INSTALL GWB AT MATING LINE, INSTALL ALL WIRING AND BREAKERS TO ELECTRIC PANEL BOX, AND LOCATE ROOF TRUSS TYPE SIGNAGE (SUPPLIED BY WMH AND INSTALLED ON SITE BY B/P) AT THE ELECTRIC METER.
4. ALL CUTTING, BORING, AND NOTCHING OF STRUCTURAL MEMBERS SHALL BE DONE IN ACCORDANCE WITH R502.7, R602.6, R802.7 OR AS APPROVED BY A QUALIFIED DESIGN PROFESSIONAL.

ANTHONY S. PISARRI, P.E.
DESIGN PROFESSIONAL
3 ROSALIND DRIVE
CORTLANDT MANOR, NY 10567
(914) 739-6580

P.F.S. CORPORATION
3RD PARTY INSPECTION AGENCY
421 CENTRAL ROAD SUITE 2
BLOOMSBURG, PA 17815
(570) 784-8396

SEE STANDARD NOTES & DETAILS DWC #8

SERIAL No. 24050
PRODUCT QU No.

REVISION	DATE
RC	04/24/24

CHECK DATE
RS 01/29/2021

USE GROUP: DETACHED SINGLE FAMILY DWELLING
CONST. TYPE: WOOD FRAME UNPROTECTED
DESIGNED: RS
DATE: 04/02/24
SCALE: N/A
PAGE: 0

BUILDER: CEDAR KNOLLS 900 MARCONI AVE RONKONKOMA, NY 11779

HOMEOWNER: BREEN

SITE: 29275 MAIN RD. ORIENT, NY 11957

NEW YORK 2 STORY
COVER SHEET

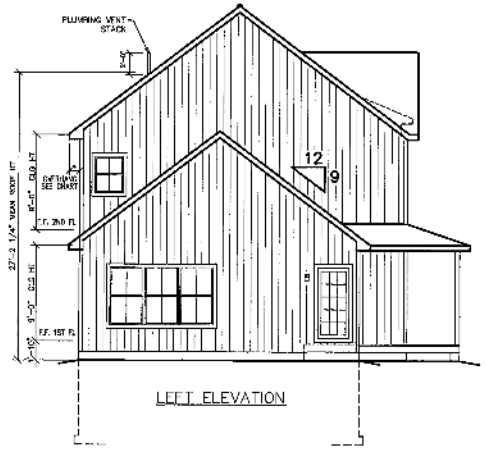
Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

OVERHANG DIMENSION (*)			
ROOF PITCH	HOUSE WIDTH		
	24'-0"	25'-0"/30'-0"	27'-8"/31'-8"
5/12	16"	11"	16"
7/12	16"	11"	16"
9/12	12"	11"	12"
12/12	8 3/4"	8 3/4"	8 3/4"

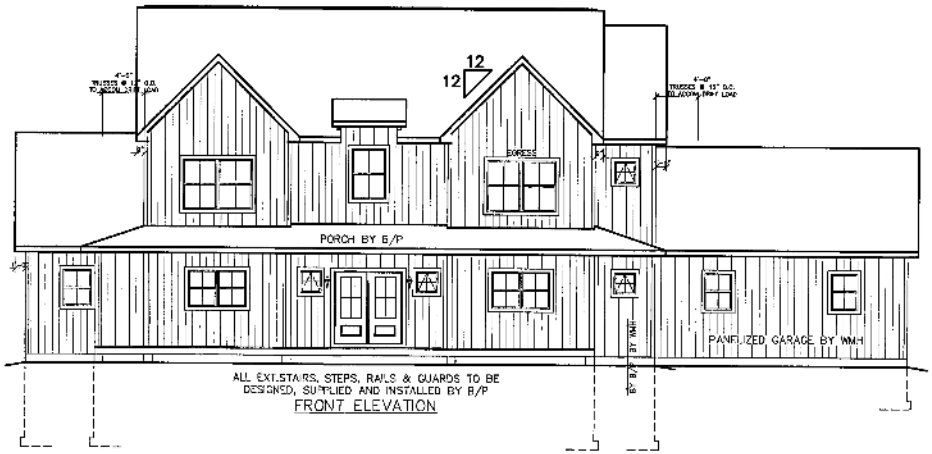
NOTES:
-DELETE SIDING
-DELETE CORNERS
-DELETE SOFFIT AND FASCIA MATERIALS

NOTES:
1. ALL EXTERIOR STAIRS, LANDINGS, RAILS, & GUARDS TO BE DESIGNED, SUPPLIED, AND INSTALLED ON SITE BY B/P PER R311.7, 312.1, & R303.8
2. ALL STAIRWAY ILLUMINATION AT EXTERIOR DOORS TO BE PROVIDED BY WMH PER R303.8

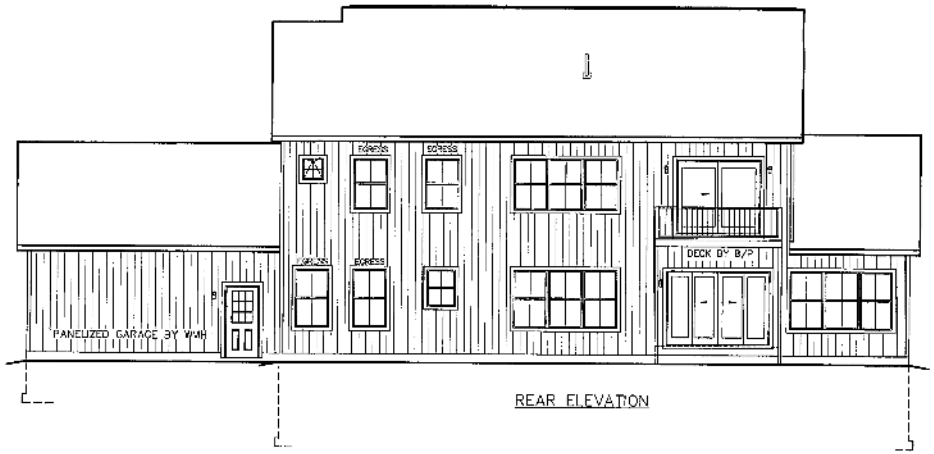
NOTE:
VENT FLASHING SHALL BE INSTALLED AT VENT PIPE PENETRATION PER R3103.3



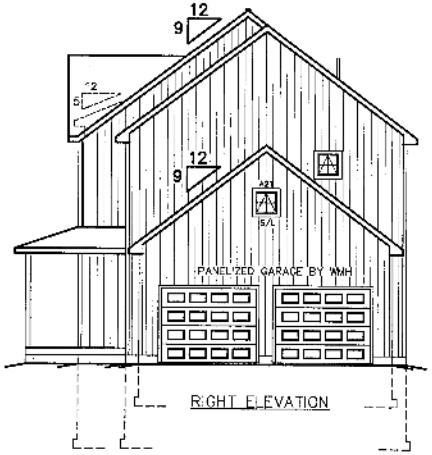
LEFT ELEVATION



ALL EXT.STAIRS, STEPS, RAILS & GUARDS TO BE DESIGNED, SUPPLIED AND INSTALLED BY B/P
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: DETACHED SINGLE FAMILY ONE UNIT

CONST. TYPE: WOOD FRAME UN-PROTECTED

DESIGNED: RC

DATE: 02/02/24

SCALE: 1/8"=1'-0"

PAGE: 1

BUILDER: CEDAR KNOLLS
900 MARCONI AVE
RONKONKOMA, NY 11779

HOMEOWNER: BRIDEN

SITE: 29275 MAIN RD.
GREENT, NY 11957

COLONIAL CTM-L
ELEVATIONS

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

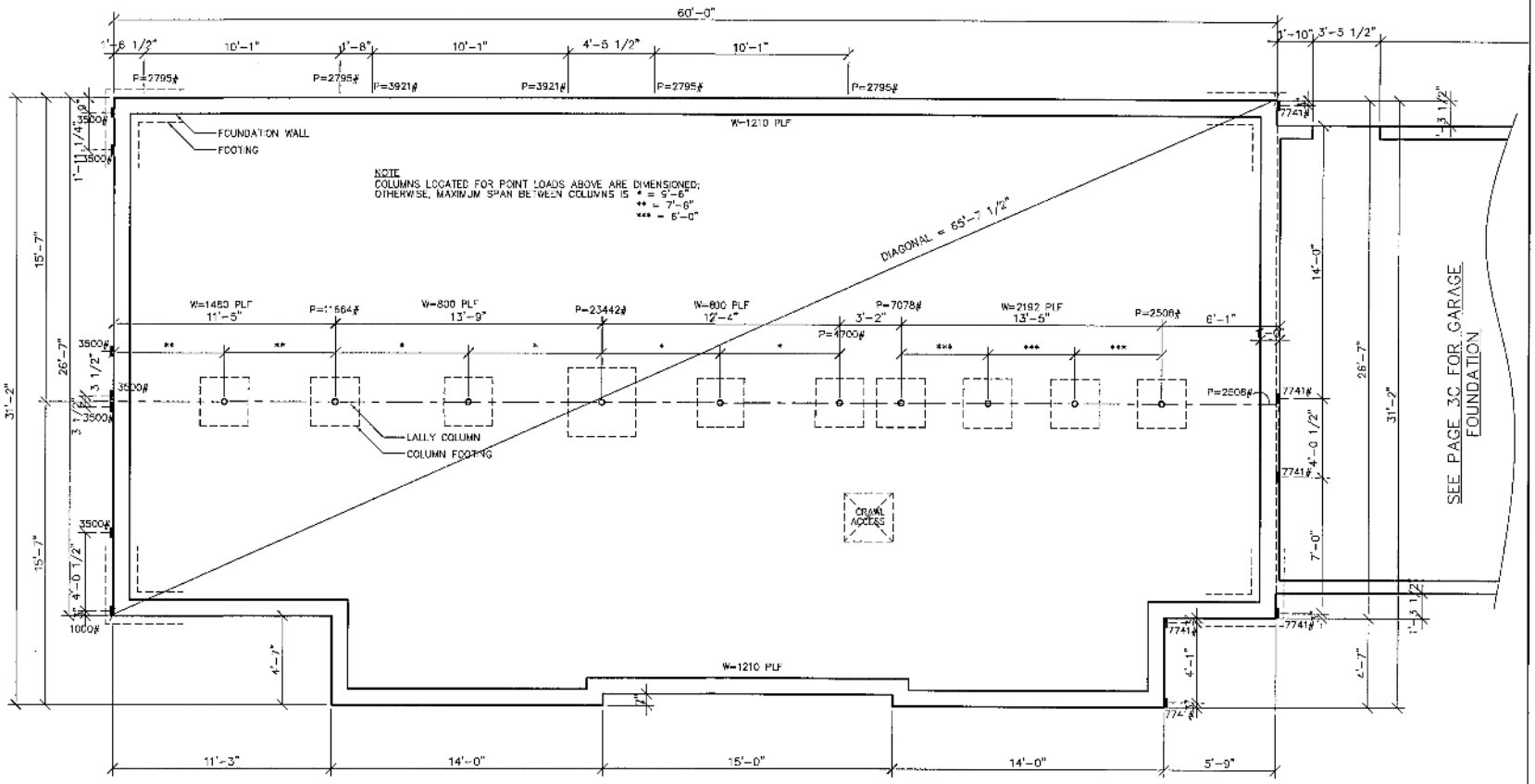
PE / RA

THIRD PARTY INSPECTION AGENCY

SERIAL No. 24050
PRODUCTION No.

REVISION	DATE
RC	04/24/24

CHECK DATE
STD REVISION 01/10/15



LOAD (lbs)	HOLDDOWN LOCATION AND REQUIRED LOAD (BY B/P-U.O.N.)

FOUNDATION NOTES:

1) THE FOUNDATION PLAN IS PROVIDED FOR FOUNDATION DESIGN PARAMETERS ONLY. COMPLETE FOUNDATION ENGINEERING BASED ON SPECIFIC SITE CONDITIONS, APPLICABLE LOCAL AND STATE CODES, TO BE REVIEWED AND APPROVED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF HOUSE DESIGNATION.

2) THE BUILDER/PURCHASER SHALL BE RESPONSIBLE FOR DESIGN, CONSTRUCTION AND CODE COMPLIANCE OF ALL FOUNDATION ELEMENTS INCLUDING (BUT NOT LIMITED TO) STRUCTURAL, PLUMBING, ELECTRICAL, HEATING, ENERGY CONSERVATION AND FIRE SEPARATION.

3) LALLY COLUMN SHALL BE MINIMUM 3 1/2"ø STEEL PIPE WITH 8"x8" TOP PLATE. THICKNESS OF THE TOP PLATE SHALL BE DESIGNED BY PE/RA TO SUPPORT LOADS GIVEN.

4) MINIMUM COLUMN FOOTING SIZE SHALL BE 2'-6" x 2'-6" x 10" DEEP.

5) CONCRETE STRENGTH TO BE A MINIMUM 3000 PSI.

6) FOUNDATION SILL SHALL BE PRESERVATIVE TREATED LUMBER (SUPPLIED AND INSTALLED BY B/P PRIOR TO HOUSE DELIVERY AND SET). THERE SHALL BE NO PROTRUSION ABOVE TOP OF SILL PLATE.

7) FOUNDATION ANCHOR BOLTS TO BE 1/2"ø MINIMUM AND SHALL BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR GROUTED CELLS OF CONCRETE FOUNDATION, LOCATED WITHIN 6" TO 12" OF EACH END OF THE SILL PLATE AND SPACED @ 72"O.C. (OR ANCHOR STRAP EQUIVALENT) PER R403.1.6

8) THE BUILDER/PURCHASER SHALL BE RESPONSIBLE FOR ENCLOSING THE BASEMENT STAIRS AND INSULATING THE BASEMENT STAIR WALLS IN ACCORDANCE WITH ALL APPLICABLE ENERGY CODE REQUIREMENTS

THIRD PARTY INSPECTION AGENCY	PE / RA

SERIAL No. 24050

PRODUCTION No.

REVISION	DATE
RC	04/24/24
	11/18/24

DATE | CHECK

BUILDER:
CEDAR KNOLLS
900 MARCONI AVE
RONKONKOMA, NY 11779

HOMEOWNER:
BREEN

SITE:
29275 MAIN RD.
ORIENT, NY 11957

USE GROUP:
DETACHED SINGLE FAMILY DWELLING

CONST. TYPE:
WOOD FRAME UNPROTECTED

DESIGNER:
RC

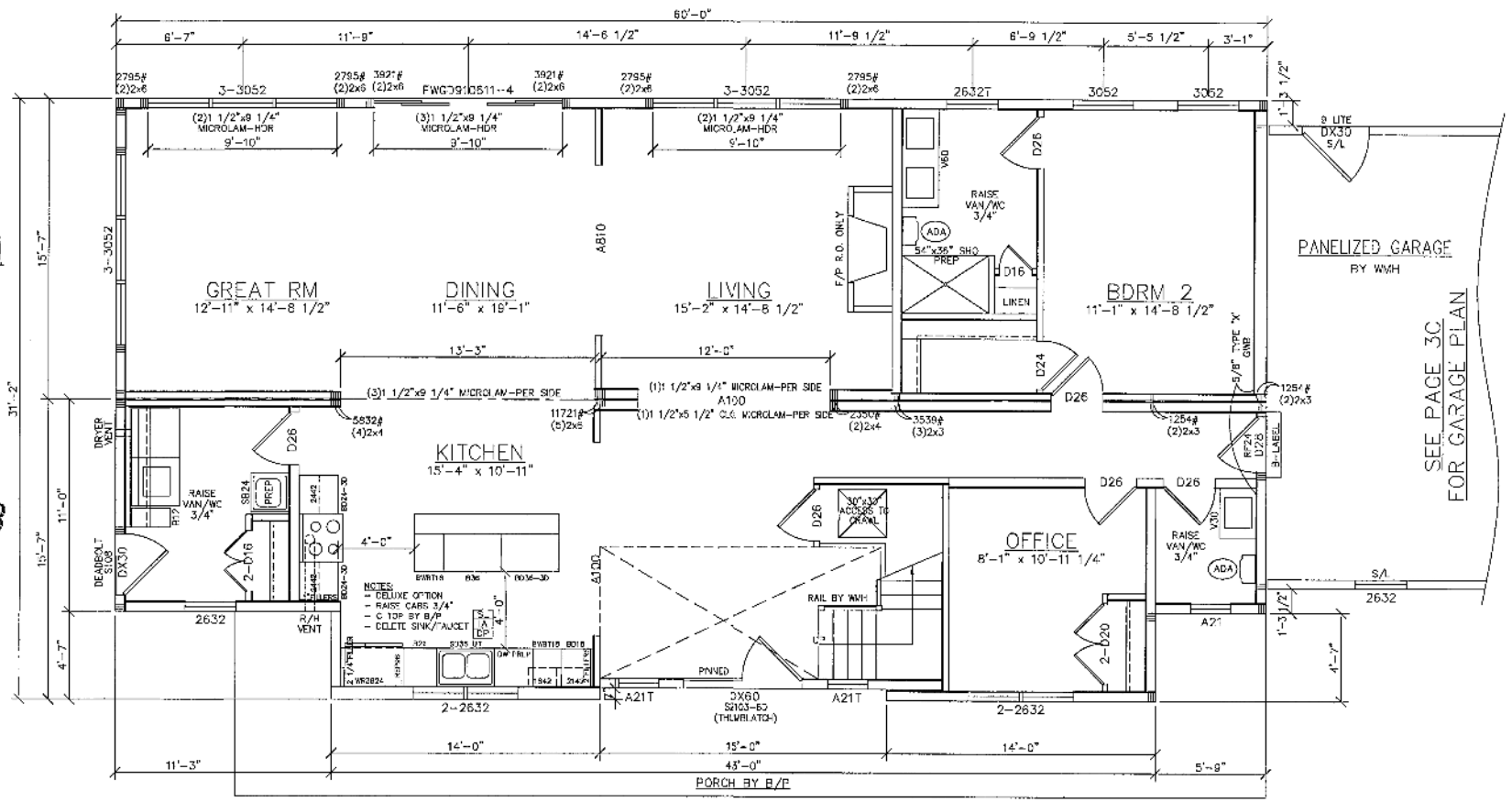
DATE:
04/02/24

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

PAGE:
2

COLONIAL CTM-L
FOUNDATION PLAN

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698



9'-0" 1ST FLOOR CLG HT

NOTES:
- 2x10 12"O.C. FLOOR JOIST
- ZIP EXT. AND OSB MARRIAGE WALL SHEATHING
- ANDERSEN 400 SERIES WINDOWS--2/2 GRILLE BLACK EXTERIOR AND INTERIOR
- 2 PANEL LOGAN SMOOTH SOLID INT. DOORS
- 1x6 FLAT BASE
- 1x4 FLAT CASING

NOTE:
ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24" ABOVE FINISHED FLOOR AND WITH A EXT. HEIGHT OF GREATER THAN 6'-0" TO GRADE SHALL BE EQUIPPED WITH FALL PROTECTION SUPPLIED AND INSTALLED ON SITE BY B/P IN ACCORDANCE W/ R312.2

NOTES
1-ALL LUMBER ARE SPF#2 UNLESS OTHERWISE NOTED
2- ALL WINDOWS AND DOOR HEADER ARE (2)2x10 UNLESS OTHERWISE NOTED

WINDBORNE DEBRIS NOTE:

1) WINDOWS SHALL BE PROTECTED FROM WIND BORNE DEBRIS IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE SECTION R301.2.1.2 EXCEPTION, THE BUILDER/ PURCHASER SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED EXTERIOR PROTECTION, INCLUDING THE FASTENING.

2) WINDOW AND EXTERIOR DOOR DESIGN PERFORMANCE RATING SHALL CONFORM TO IRC SECTION R301.2.1

LIGHT & VENTILATION SCHEDULE (SF)

ROOM	AREA	LIGHT		VENT	
		REQUIRED	SUPPLIED	REQUIRED	SUPPLIED
LIVING	223	17.8	30.9	8.92	17.19
GREAT RM	190	15.2	61.8	7.6	34.38
DINING	219	17.5	38.1	8.76	23.45
KITCHEN	167	13.4	11.1	6.68	6.34
BDRM 2	163	13.0	20.6	6.52	11.46
OFFICE	85	6.8	11.1	3.4	6.34

COMBINE

THIRD PARTY INSPECTION AGENCY

PE / RA

SERIAL No. 24050

PRODUCTION No.

REVISION	DATE
RC	04/24/24
	11/18/24

DATE | CHECK

BUILDER:
CEDAR KNOLLS
900 MARCON AVE
RONKONKOMA, NY 11779

HOMEOWNER:
BREEN

SITE:
29275 MAIN RD.
ORIENT, NY 11957

USE GROUP: DETACHED SINGLE FAMILY DWELLING

CONST. TYPE: WOOD FRAME UNPROTECTED

DESIGNER: RC

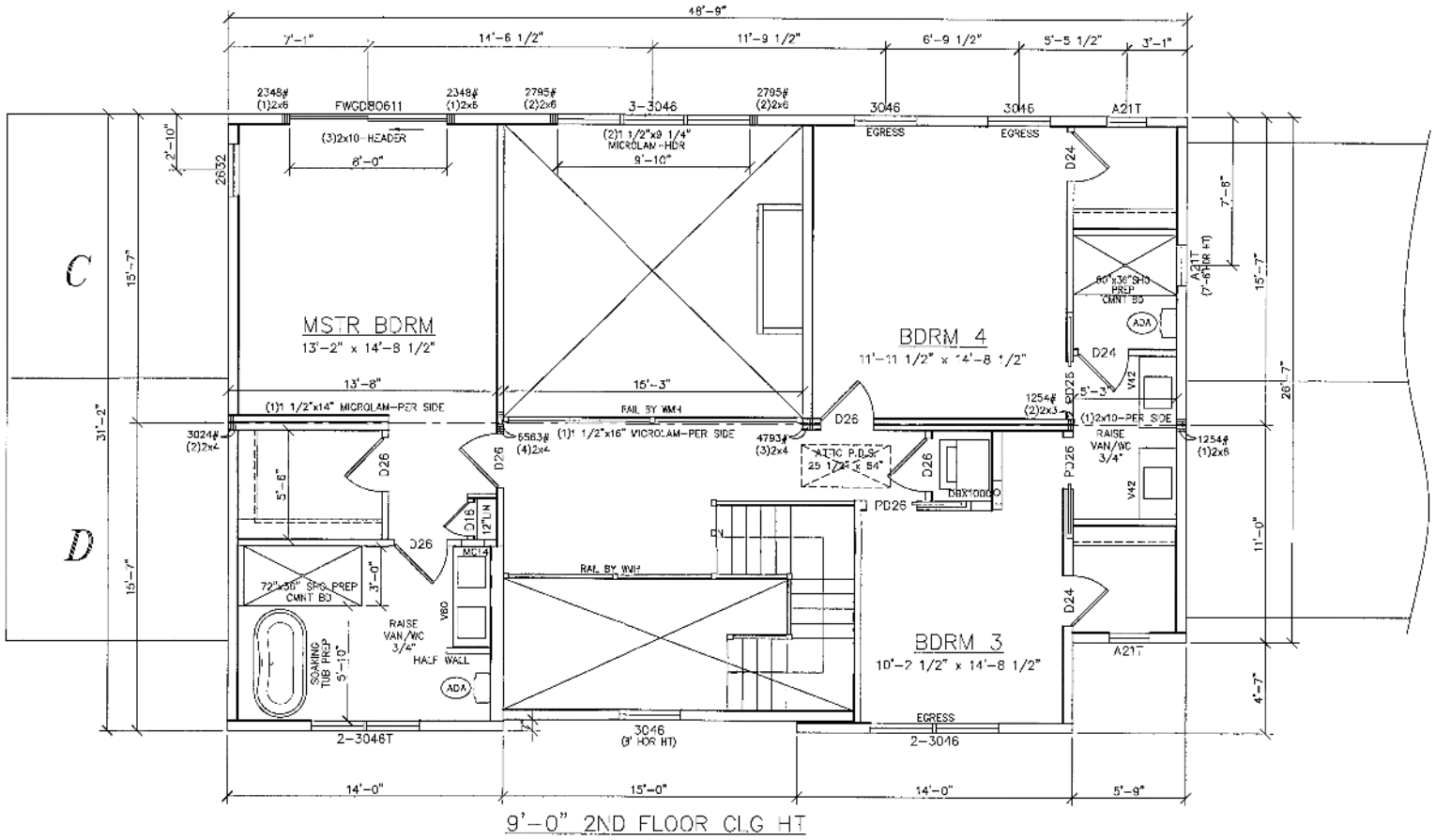
DATE: 04/02/24

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

PAGE: 3A

COLONIAL CTM-L
FIRST FLOOR PLAN

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698



9'-0" 2ND FLOOR CLG HT

LIGHT & VENTILATION SCHEDULE (SF)					
ROOM	AREA	LIGHT		VENT	
		REQUIRED	SUPPLIED	REQUIRED	SUPPLIED
MSTR BDRM	194	15.5	41.6	7.76	24.56
BDRM 3	148	11.8	20.6	5.92	11.46
BDRM 4	176	14.1	20.6	7.04	11.46

THIRD PARTY INSPECTION AGENCY	PE / RA
	STATE OF NEW YORK

SERIAL No. 24050

PRODUCTION No.

REVISION	DATE
RC	04/24/24
	11/18/24
DATE	CHECK

BUILDER:
CEDAR KNOLLS
900 MARCONI AVE
RONKONKOMA, NY 11779

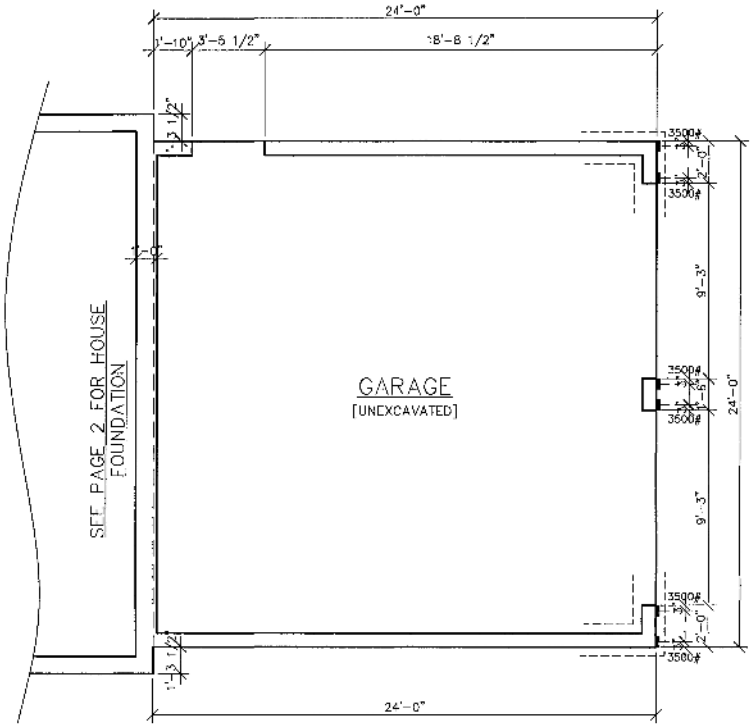
HOMEOWNER:
BREEN

SITE:
29275 MAIN RD.
ORIENT, NY 11957

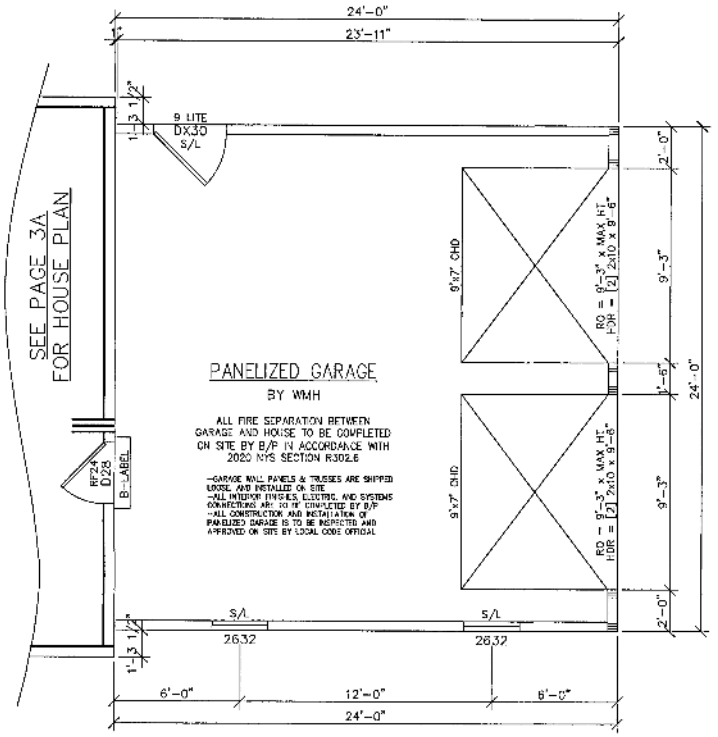
COLONIAL CTM-L
SECOND FLOOR PLAN

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

USE GROUP: DETACHED SINGLE FAMILY DWELLING
CONST. TYPE: WOOD FRAME UNPROTECTED
DESIGNER: RC
DATE: 04/02/24
SCALE: 1/4" = 1'-0"
PAGE: 3B



GARAGE FOUNDATION



GARAGE PLAN

⊣ LOAD (lbs)	HOLDDOWN LOCATION AND REQUIRED LOAD (BY B/P- U.O.N)

THIRD PARTY INSPECTION AGENCY	PE / RA
	STATE OF NEW YORK

SERIAL No. 24050
PRODUCTION No.

REVIS ON	DATE
RC	04/24/24
	11/18/24
DATE	CHECK

BUILDER:
CEDAR KNOLLS
900 MARCONI AVE
RONKONKOMA, NY 11779

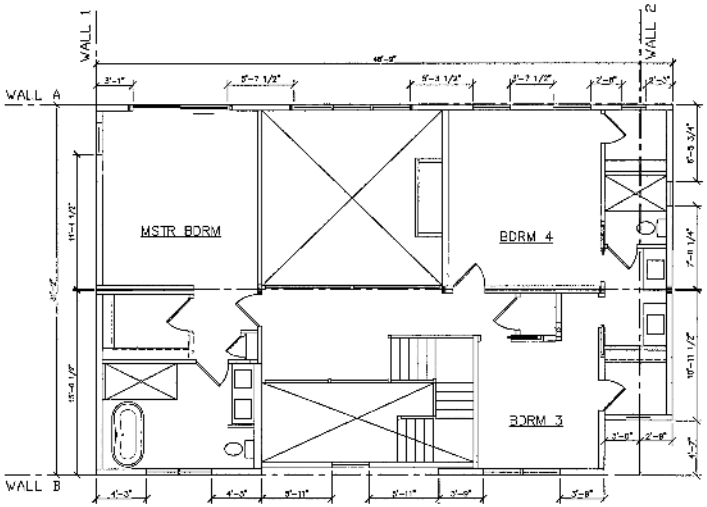
HOMEOWNER:
BREEN
SITE:
29275 MAIN RD.
ORIENT, NY 11957

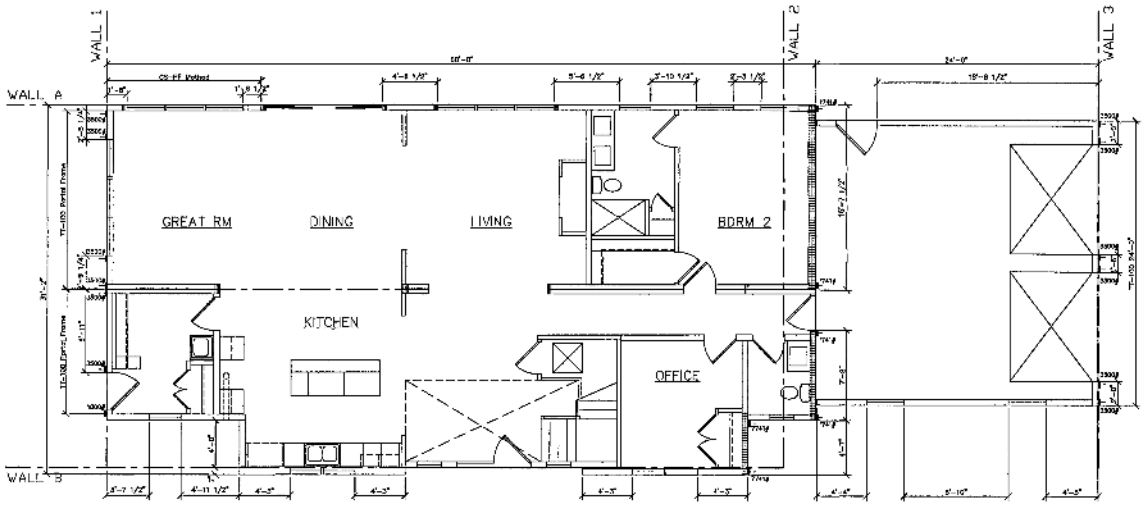
USE GROUP:
DETACHED SINGLE FAMILY DWELLING
CONST. TYPE:
WOOD FRAME UNPROTECTED

COLONIAL CTM-L GARAGE PLAN

DESIGNER: RC
DATE: 04/02/24
SCALE: 1/4" = 1'-0"
PAGE: 3C

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698





Design Parameters:
2018 International Residential Code

Wind Speed	136 mph (Ultimate)
Exposure Category	B
Wind Speed (ASD)	105
Wind Exposure	C
Shear Resistance (plf)	1080
Interior Shear Height	10 ft
Roof Dead Load (psf)	12.0 psf
Roof Live Load (psf)	20 psf
Seismic Design Category	D2
Shear Panels on Interior Walls	YES

CS-WSP BRACING UNLESS NOTED

Braced Wall Lines - Second Floor of a Two Story

Wall Bracing Both/North-South Direction: Story Height: 10 ft

Adjustment Factors

Story Height Factor	Wall Height Factor	Exposure Factor	Floor Plan Factor	Building Omission Factor
1	1.18	1	1	1

Wall Line	Spacing	Required Bracing per 2018 IRC Table R602.10.1.2	Required Bracing per Table R602.10.1.2 (Adjusted)	Provided Bracing per Code Method	Code Method Adequate?	Building Pier Detail Adequate?	
Wall 1	40'	192 ft	226.56 ft	256 ft	YES		Passes
Wall 2	29'	139 ft	164.02 ft	256 ft	YES		Passes

Wall Bracing East/West Direction

Wall Line	Spacing	Required Bracing per 2018 IRC Table R602.10.1.2	Required Bracing per Table R602.10.1.2 (Adjusted)	Provided Bracing per Code Method	Code Method Adequate?	Building Pier Detail Adequate?	
Wall A	55'	264 ft	311.52 ft	384 ft	YES		Passes
Wall B	55'	264 ft	311.52 ft	384 ft	YES		Passes

Braced Wall Lines - First Floor of a Two Story

Wall Bracing North-South Direction: Story Height: 10 ft

Adjustment Factors

Story Height Factor	Wall Height Factor	Exposure Factor	Floor Plan Factor	Building Omission Factor
1.00	1.3	1.5	1.15	0

Wall Line	Spacing	Required Bracing per 2018 IRC Table R602.10.1.2	Required Bracing per Table R602.10.1.2 (Adjusted)	Provided Bracing per Code Method	Code Method Adequate?	Building Pier Detail Adequate?	
Adj #1		Engineered Wall - See Calculations					Passes
Adj #2		Engineered Wall - See Calculations					Passes
Adj #3		Engineered Wall - See Calculations					Passes

Wall Bracing East/West Direction

Wall Line	Spacing	Required Bracing per 2018 IRC Table R602.10.1.2	Required Bracing per Table R602.10.1.2 (Adjusted)	Provided Bracing per Code Method	Code Method Adequate?	Building Pier Detail Adequate?	
Wall A	55'	17.60 ft	21.12 ft	42 ft	42.00 ft	YES	Passes
Wall B	55'	12.10 ft	21.12 ft	42 ft	42.00 ft	YES	Passes

SHEAR WALL DESIGN 33.3 WSP(S) (ENGINEERED METHOD)

LOCATION: Main House — Floor: 1st Floor

DESIGN CRITERIA

Wind Speed (V-ult)	136 mph	Roof Slope = (12)	4
Exposure Category	C	Number of Stories Above	1
Exposure Factor	1.15	Wall Height (ft)	9

SHEAR WALL SPECIFICATIONS

		Wall Strength (lb/ft)	Dry Interior Dry Service	
WSP, WSP Wall, GF Sheathing (Per Table 3.1(1))		V Force Allowed	426	n/a
Min Stapling Schedule	3/4"	V Height Allowed	960	1,280
Min Fastening Schedule	3.25"	V Edge Allowed	720	1280

SEGMENTED (PIER) SHEAR WALL (WSP)

	Wall 1	Wall 2	Load Path Adjustment Factor (Per Footnote 2)	Load Path Adjustment Factor (Per Footnote 2)
Segment Width	80	61	3' 2"	5' 1"
Length of Wall / Level (ft)			40.6 ft	29.6 ft
Effective Length of Full Height Sheathing - Uplift (ft)			40.6 ft	29.6 ft
Uplift Force on Wall Due to Roof Uplift (Per Table 2.2B5A)			876	639
Uplift Force on Wall Due to Wind Uplift (Per Table 2.2B5A)			288	210
Total Force on Wall Due to Uplift			1164	2130
Required Shear Wall Strength (plf)			1164	849
Provided Shear Wall Strength (plf)			1472	1280
Wall Height Adjustment (Per Footnote 2)			1.15	1.15
Unknown Capacity (Hold - Segmented Wall)	1080	1080	OK	OK
Perforated Shear Wall Capacity (Perforated Wall) (plf)			3265	2741
Perforated Shear Factor (plf) (Perforated Wall) (plf)			1913	1576
Wall Segment Factor (Per Table 3.1(1))			3	3
Total Segment Length (ft)			27	16
Wall Segment Capacity (plf)			5760	3456
Wall Segment Capacity (plf)			1.15	1.15

Includes 32" Return Corner Wall

SHEAR WALL DESIGN 33.3 WSP(S) (ENGINEERED METHOD) — 24050 — 04/02/24

LOCATION: Garage — Floor: 1st Floor

DESIGN CRITERIA

Wind Speed (V-ult)	136 mph	Roof Slope = (12)	4
Exposure Category	C	Number of Stories Above	1
Exposure Factor	1.15	Wall Height (ft)	9

SHEAR WALL SPECIFICATIONS

		Wall Strength (lb/ft)	Dry Interior Dry Service	
WSP, WSP Wall, GF Sheathing (Per Table 3.1(1))		V Force Allowed	426	n/a
Min Stapling Schedule	3/4"	V Height Allowed	960	1,280
Min Fastening Schedule	2.5"	V Edge Allowed	720	1280

SEGMENTED (PIER) SHEAR WALL (WSP)

	Wall 1	Wall 2	Load Path Adjustment Factor (Per Footnote 2)	Load Path Adjustment Factor (Per Footnote 2)
Segment Width	24	24	2'	2'
Length of Wall / Level (ft)			16 ft	16 ft
Effective Length of Full Height Sheathing - Uplift (ft)			16 ft	16 ft
Uplift Force on Wall Due to Roof Uplift (Per Table 2.2B5A)			2016	2016
Uplift Force on Wall Due to Wind Uplift (Per Table 2.2B5A)			288	288
Total Force on Wall Due to Uplift			2304	2304
Required Shear Wall Strength (plf)			1474	1474
Provided Shear Wall Strength (plf)			1480	1480
Wall Height Adjustment (Per Footnote 2)			1.15	1.15
Unknown Capacity (Hold - Segmented Wall)	1080	1080	OK	OK
Perforated Shear Wall Capacity (Perforated Wall) (plf)			3265	2741
Perforated Shear Factor (plf) (Perforated Wall) (plf)			1913	1576
Wall Segment Factor (Per Table 3.1(1))			3	3
Total Segment Length (ft)			27	16
Wall Segment Capacity (plf)			5760	3456
Wall Segment Capacity (plf)			1.15	1.15

TT-100 Portal Frame Overturning weight = Actual x 1.5

136 MPH WIND ZONE

SHEARWALL LEGEND

ALL FIELD NAILING IS 12" OC
INTERIOR SWS FASTENED WITH ADHESIVE PER MANUFACTURER'S SPECIFICATIONS, OWB
ADDITIONAL LATERAL LOAD RESISTANCE: 130PLF

SHEAR WALL–1080plf	EDGE NAILS: 8d NAILS @ 4"o.c. PLYWOOD BOTH SIDE OF STUD WALL
TT–100 PORTAL –1400plf	FASTEN PER PORTAL FRAME DETAIL
HOLDDOWN LOCATION	AND REQUIRED LOAD (BY B/P–LION)

THIRD PARTY INSPECTION AGENCY

PE / RA

STATE OF NEW YORK — Anthony J. Bisi P.E.

SERIAL No. 24050

PRODUCTION No.

REVISION	DATE
RC	04/24/24

DATE / CHECK

BUILDER:
CEDAR KNOLLS
900 MARCONI AVE
RONKONKOMA, NY 11779

HOMEOWNER:
BREEN

SITE:
29275 MAIN RD.
ORIENT, NY 11957

USE GROUP: DETACHED SINGLE FAMILY DWELLING

CONST. TYPE: WOOD FRAME UNPROTECTED

COLONIAL CTM-L BRACED WALLS

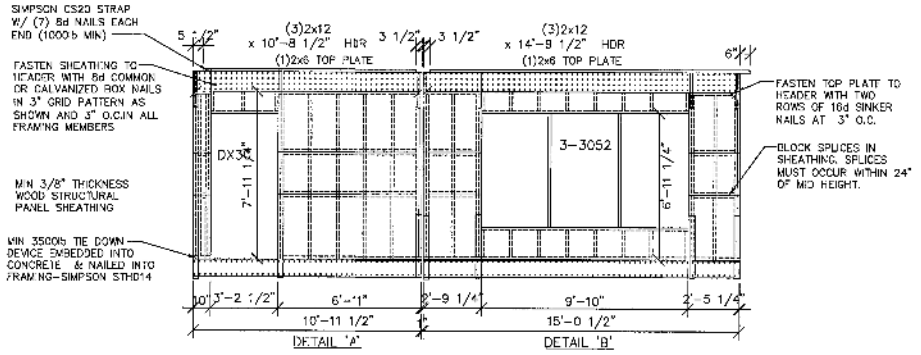
DESIGNER: RC

DATE: 04/02/24

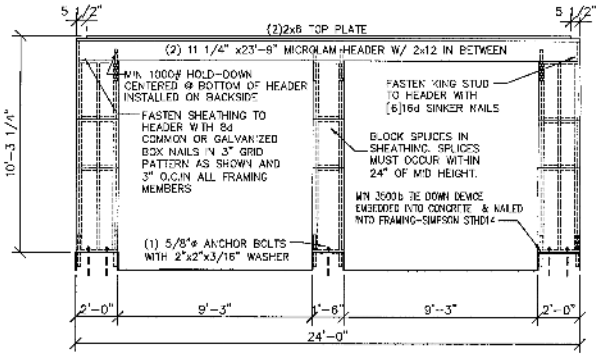
SCALE: NOT TO SCALE

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

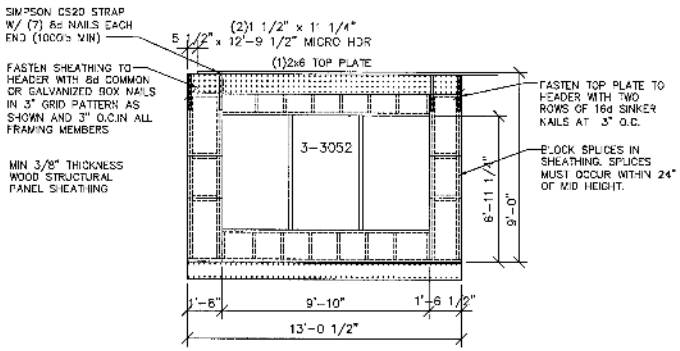
PAGE: 3WA



WALL DETAIL APA PORTAL FRAME
WALL TT-100



APA PORTAL FRAME WALL TT-100F
PANELIZED GARAGE



WALL DETAIL CS PORTAL FRAME
DETAIL 'C'

THIRD PARTY INSPECTION AGENCY	PE / RA
	STATE OF NEW YORK — William J. Bassi, P.E.

SERIAL No. 24050
PRODUCTION No.

REVISION	DATE
RC	04/24/24
DATE	CHECK

BUILD-R:
CEDAR KNOLLS
900 MARCONI AVE
RONKONKOMA, NY 11779

HOMEOWNER:
GREEN

SITE:
29275 MAIN RD.
ORIENT, NY 11957

USE GROUP:
DETACHED SINGLE FAMILY DWELLING

CONST. TYPE:
WOOD FRAME UNPROTECTED

DESIGNER: RC

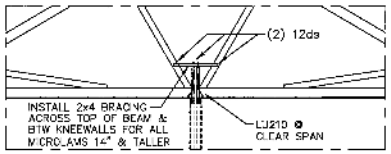
DATE: 04/02/24

SCALE: NOT TO SCALE

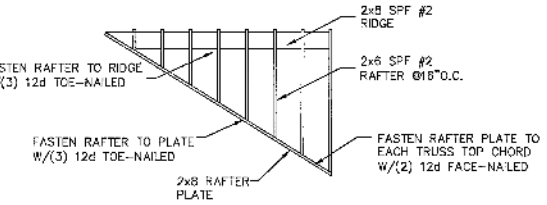
COLONIAL CTM-L BRACED WALLS

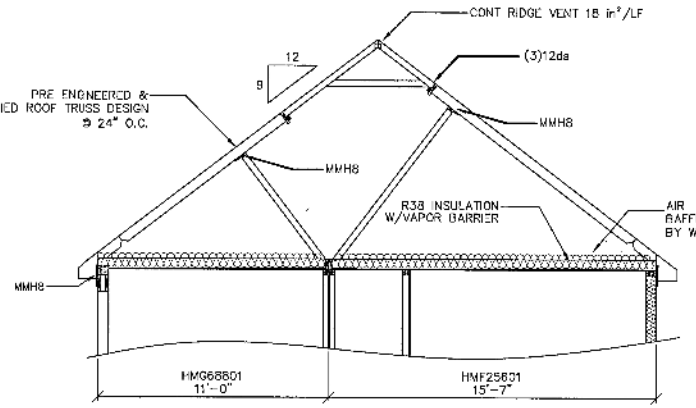
Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

PAGE: 3WB



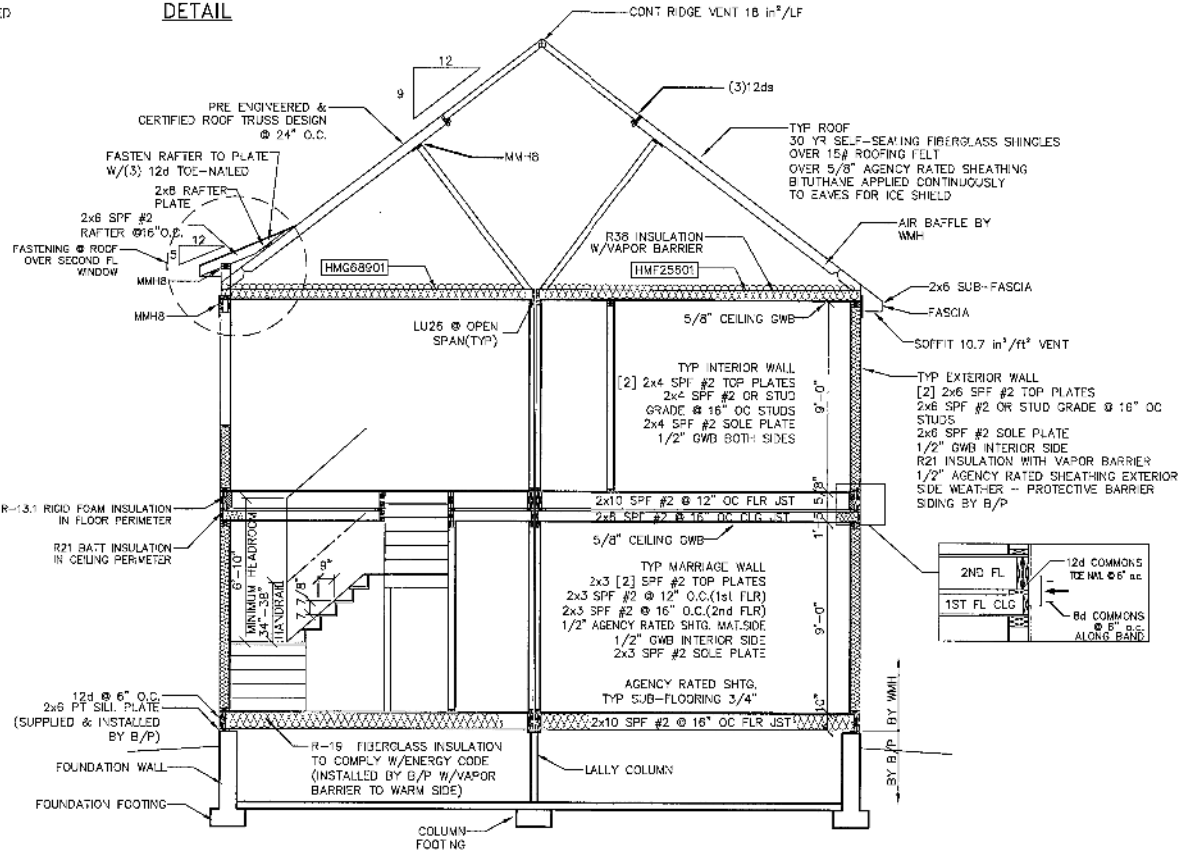
ROOF CLEAR SPAN DETAIL





NOTES
1-ALL LUMBER ARE SPF#2 UNLESS OTHERWISE NOTED
2- ALL WINDOWS AND DOOR HEADER ARE (2)2x10 UNLESS OTHERWISE NOTED

REVERSE GABLE FASTENING DETAIL



WINDOW/DOOR NOTES:
1. ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURE'S INSTRUCTIONS FOR ANCHORAGE PER R609.7
2. MULLED UNITS TO BE INSTALLED USING (1) 2x4 SUPPORT MULLION PER ANDERSEN COMBINATION DESIGNS FOR 400 SERIES D/H WINDOWS AND WILL SUPPORT A PRESSURE OF 40psf
3. ALL WINDOWS AND DOORS LABELED FROM MANUFACTURER TO COMPLY WITH R609.3
4. ALL WINDOW INSTALLATION AND FLASHING TO BE COMPLIANT PER R609
5. WIND PRESSURE FOR WINDOWS/DOORS (PER TABLE R301.2(2))

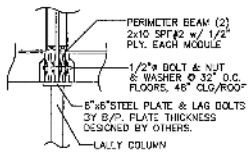
ENERGY NOTE:
- ALL INSULATION VALUES BASED ON ATTACHED RESCHECK COMPLIANCE REPORT

GWB FASTENING NOTE:
- WALL & CLG GYPSUM FASTENED PER TABLE R702.3.5 (UNLESS OTHERWISE NOTED)

FLAMESPREAD NOTES:
1. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200, PER R302.9.1
2. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 25, PER R302.10.1

JOIST/HDR NOTES:
1. ALL FLOOR JOISTS ARE 2x10 @ 16"O.C. SPF#2 PER TABLE R502.3.1(2) W/MAX SPAN OF 15'-5".
2. ALL WINDOW/DOOR HEADERS ARE [2] 2x10 SPF#2 PER TABLE R502.7(1), UNLESS OTHERWISE NOTED.

PERIMETER BEAM DETAIL



SEE STANDARD NOTES & DETAILS DWG #8

BUILDER: CEDAR KNOLLS
900 MARCONI AVE
RONKONKOMA, NY 11779

HOMEOWNER: GREEN
SITE: 29275 MAIN RD. ORIENT, NY 11957

USE GROUP: DETACHED SINGLE FAMILY DWELLING
CONST. TYPE: WOOD FRAME UNPROTECTED
DESIGNER: RSC
DATE: 04/02/24
SCALE: 1/4" = 1'-0"
PAGE: 4.1

COLONIAL CTM-L CROSS SECTION

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

PE / RA

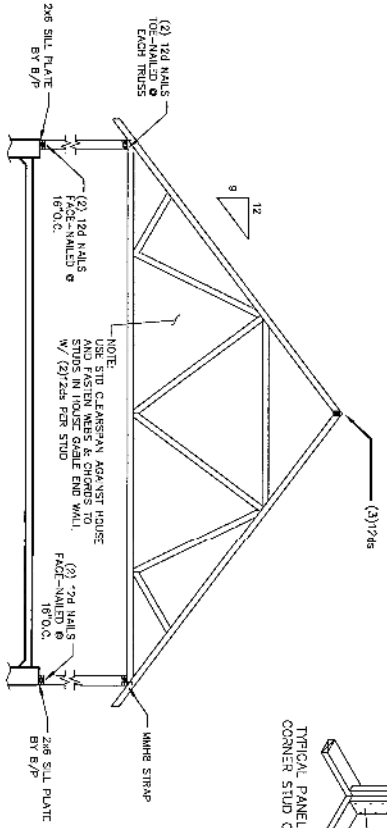
THIRD PARTY INSPECTION AGENCY

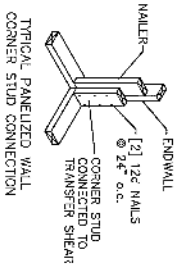
SERIAL No. 24050
PRODUCTION No.

REVISION	DATE
RC	04/24/24

CHECK	DATE
RS	04/21/2023

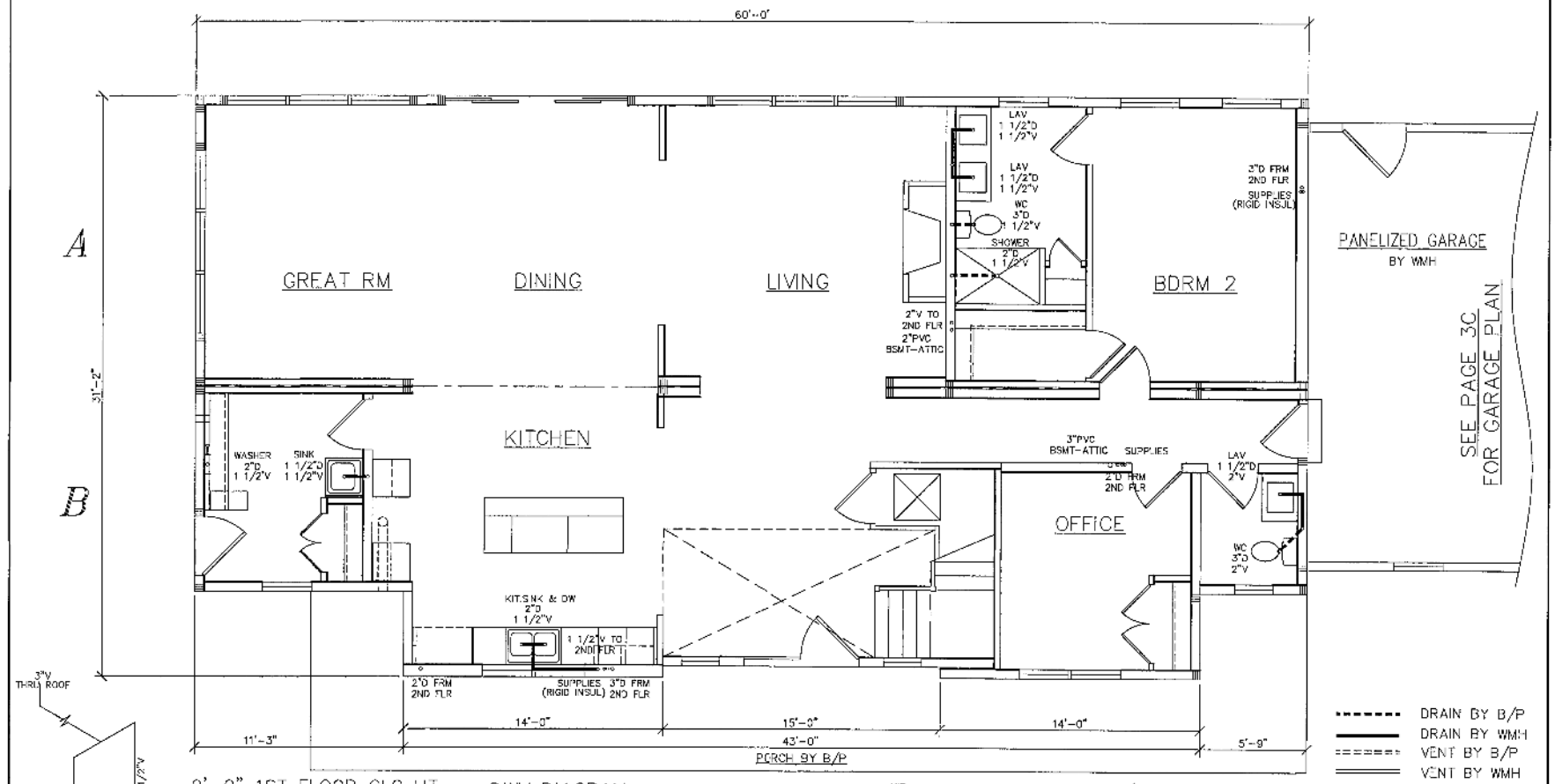
GARAGE CROSS SECTION & DETAILS

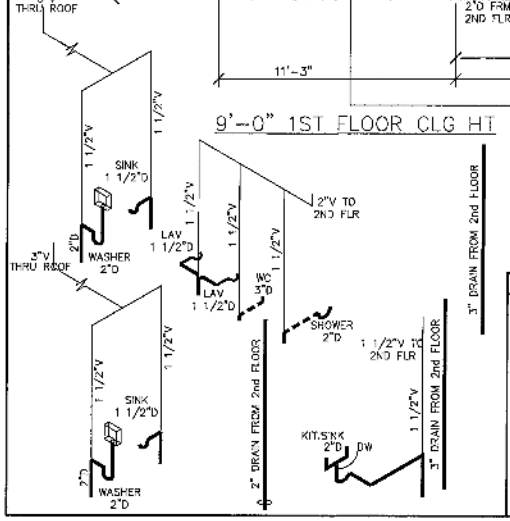




TYPICAL PANELIZED WALL CORNER STUD CONNECTION

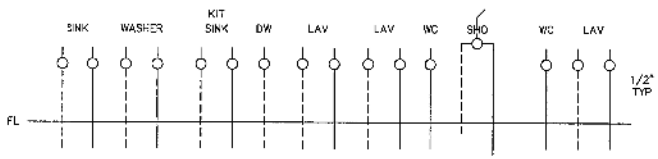
USE GROUP: DETACHED SINGLE FAMILY DWELLING	BUILDER: CEDAR KNOLLS 900 MARCONI AVE RONKONKOMA, NY 11779	HOMEOWNER: BREEN SITE: 29275 MAIN RD. ORIENT, NY 11957	SERIAL No. 24050 PRODUCTION No.	PE / RA	THIRD PARTY INSPECTION AGENCY
CONST. TYPE: WOOD FRAME UNPROTECTED					
DESIGN: RC	COLONIAL CTM-L CROSS SECTION		REVISION / DATE: RC 04/24/24; 11/18/24		
DATE: 04/02/24					
SCALE: 1/4" = 1'-0"			CHECK / DATE: RS 04/21/2023		
PAGE: 4.2	Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698				





DWV DIAGRAM

VIEW 'A' – NTS
D = DRAIN
V = VENT
FV = FUTURE VENT
SP = STAND PIPE
DW = DISH WASHER
WC = WATER CLOSET
FC = FIELD CONNECTION BY B/P
B/P = BUILDER/PURCHASER



SUPPLY DIAGRAM

VIEW 'A' – NTS
FL = FLOOR LINE
○ = 1/2" SHUT OFF VALVE
COLD
HOT

THIRD PARTY INSPECTION AGENCY	PE / RA
	STATE OF NEW YORK

SERIAL No. 24050
PRODUCTION No.

REVISION	DATE
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	11/18/24

DATE CHECK

BUILDER:
CEDAR KNOLLS
900 MARCONI AVE
RONKONKOMA, NY 11779

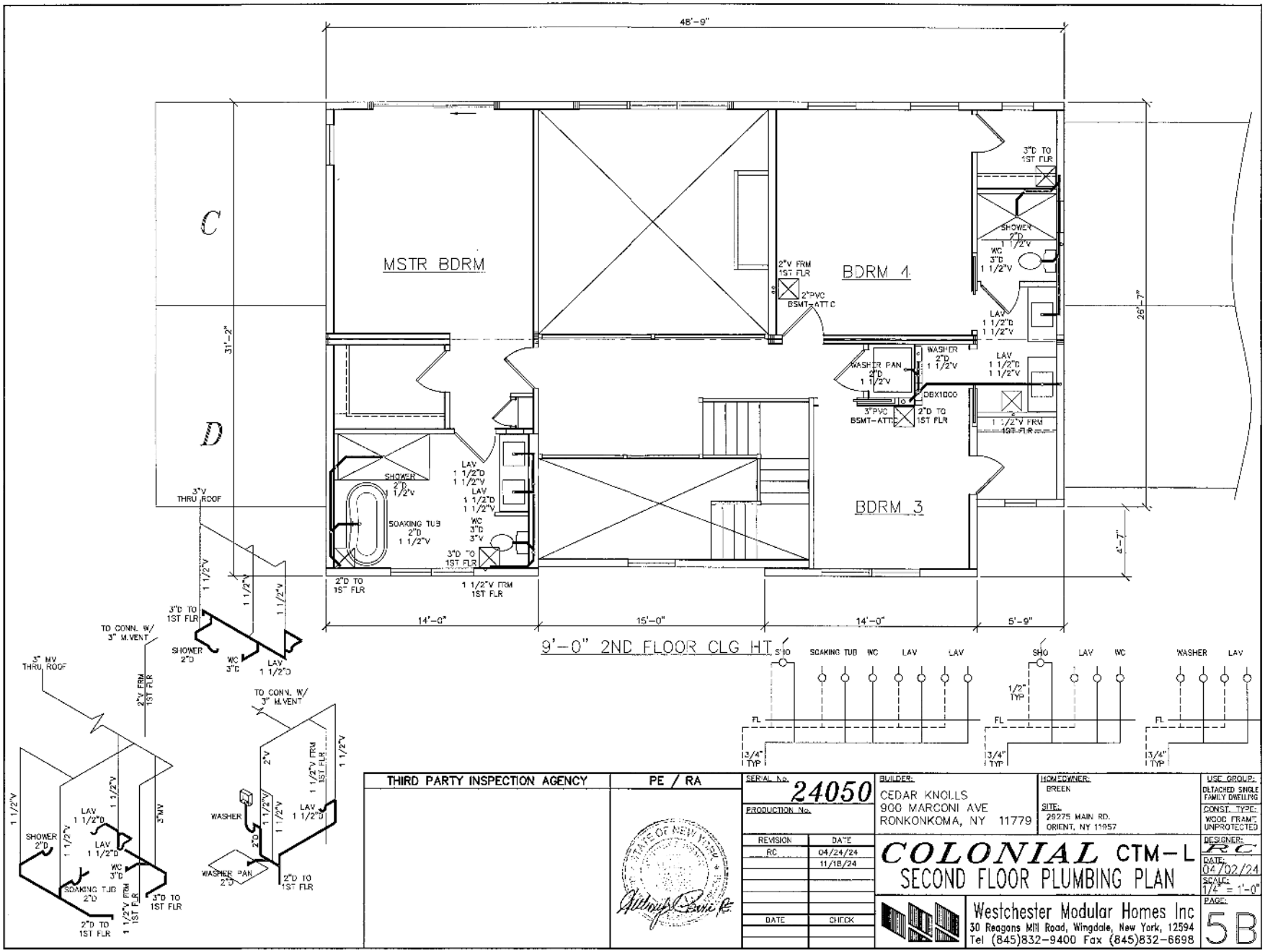
HOMEOWNER:
BREEN

SITE:
29275 MAIN RD.
ORIENT, NY 11957

USE GROUP: DETACHED SINGLE FAMILY DWELLING
CONST. TYPE: WOOD FRAME UNPROTECTED
DESIGNER: RC
DATE: 04/02/24
SCALE: 1/4" = 1'-0"
PAGE: 5A

COLONIAL CTM-L
FIRST FLOOR PLUMBING PLAN

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698



THIRD PARTY INSPECTION AGENCY	PE / RA

SERIAL No. 24050

PRODUCTION No.

REVISION	DATE
RC	04/24/24
	11/18/24
DATE	CHECK

BUILDER:
CEDAR KNOLLS
900 MARCONI AVE
RONKONKOMA, NY 11779

HOMEOWNER:
BREEN

SITE:
26275 MAIN RD.
ORIENT, NY 11957

USE GROUP: DETACHED SINGLE FAMILY DWELLING

CONST. TYPE: WOOD FRAME UNPROTECTED

DESIGNER: RC

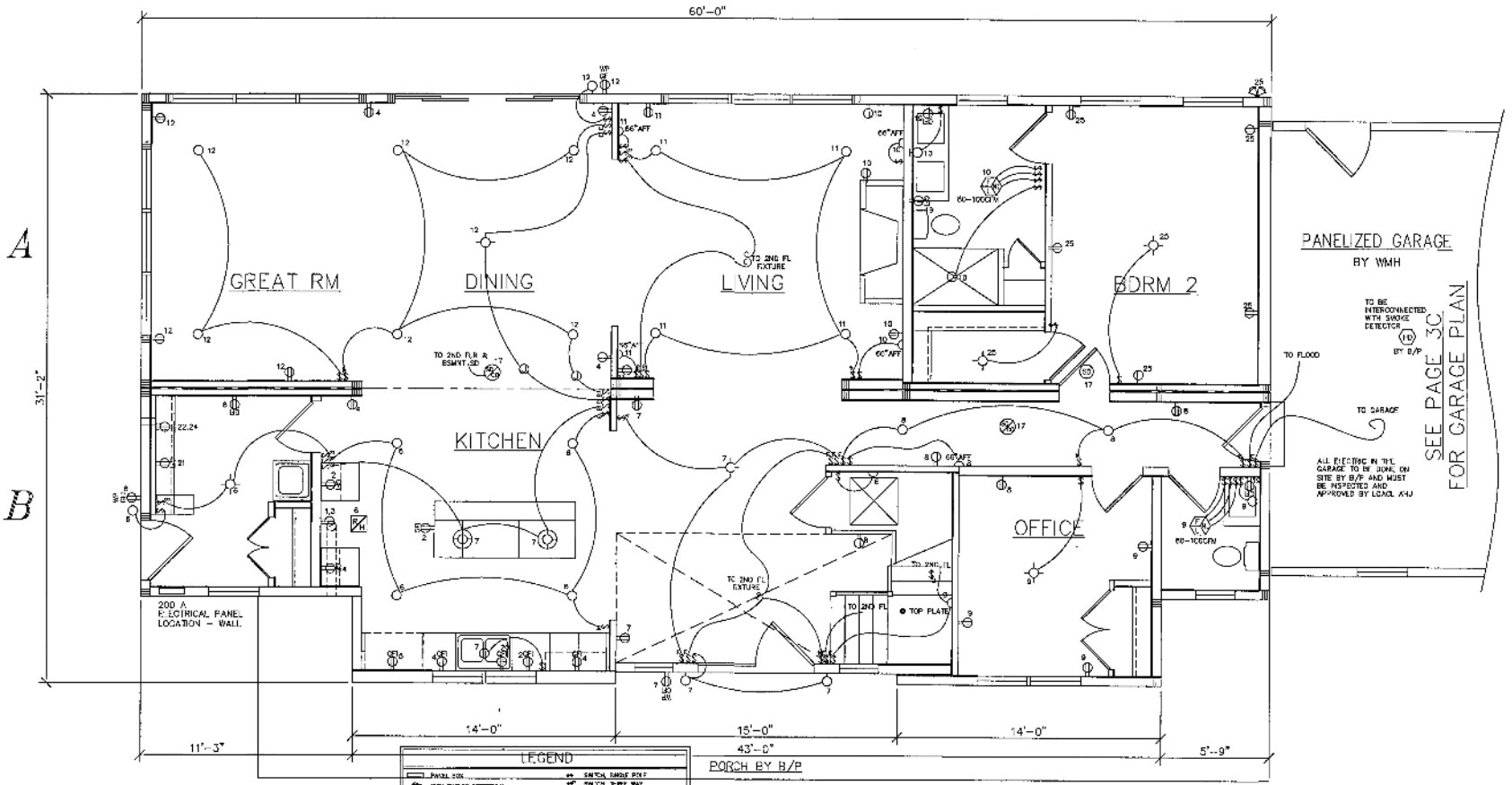
DATE: 04/02/24

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

PAGE: 5B

COLONIAL CTM-L
SECOND FLOOR PLUMBING PLAN

Westchester Modular Homes Inc
30 Reagons Mtn Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698



9'-0" 1ST FLOOR CLG HT

LEGEND

CIRCUIT DIRECTORY							
NO.	AMP	WIRE	CIRCUIT	CIRCUIT	WIRE	AMP	NO.
1	40	8-4	RANGE	KITCHEN COUNT[AFI]	12-2	20	2
3				DIN,KIT CTR[AFI]	12-2	20	4
5	20	12-2	REFRIGERATOR[AFI]	GL-LAUN,KIT[AFI]	14-2	15	6
7	15	14-2	GL-KIT,ENTRY[AFI]	GL-HALL[AFI]	14-2	15	8
9	15	14-2	GL-OFFICE,BTH[AFI]	GL-BTH,LIVING[AFI]	14-2	15	10
11	15	14-2	GL-LIVING[AFI]	GL-GREAT RM[AFI]	14-2	15	12
13	15	14-2	GL-M BDRM[AFI]	GL-BDRM 4[AFI]	14-2	15	14
15	15	14-2	GL-G BTH[AFI]	GL-BDRM 3[AFI]	14-2	15	16
17	15	14-2	GL-HALL,SD/CO[AFI]	GL-M BTH[AFI]	14-2	15	18
19	20	12-2	BATH GFI's[AFI]	DISHWASHER[AFI]	12-2	20	20
21	20	12-2	WASHER[AFI]	DRYER	10-4	30	22
23	20	12-2	WASHER[AFI]				24
25				DRYER	10-4	30	26
27							28
29							30
31							32
33							34
35							36
37							38
39							40

2017 N.E.C.

* ALL OUTLETS TO BE TAMPER RESISTANT *
* ALL LIGHT FIXTURE BOXES TO BE HEAVY DUTY [50# MIN.] *
* ALL EXT. GFI RECEPTACLES TO BE UV RATED *
* FOAM GASKETS ON ALL EXT. WALLS *

THIRD PARTY INSPECTION AGENCY

PE / RA

SERIAL No. 24050

PRODUCTION No.

REVISION	DATE
RC	04/24/24
	11/18/24

DATE | CHECK

BUILDER:
CEDAR KNOLLS
900 MARCONI AVE
RONKONKOMA, NY 11779

HOMEOWNER:
BREEN

SITE:
29275 MAIN RD.
ORIENT, NY 11957

USE GROUP: DETACHED SINGLE FAMILY DWELLING

CONST. TYPE: WOOD FRAME UNPROTECTED

DESIGNER: RC

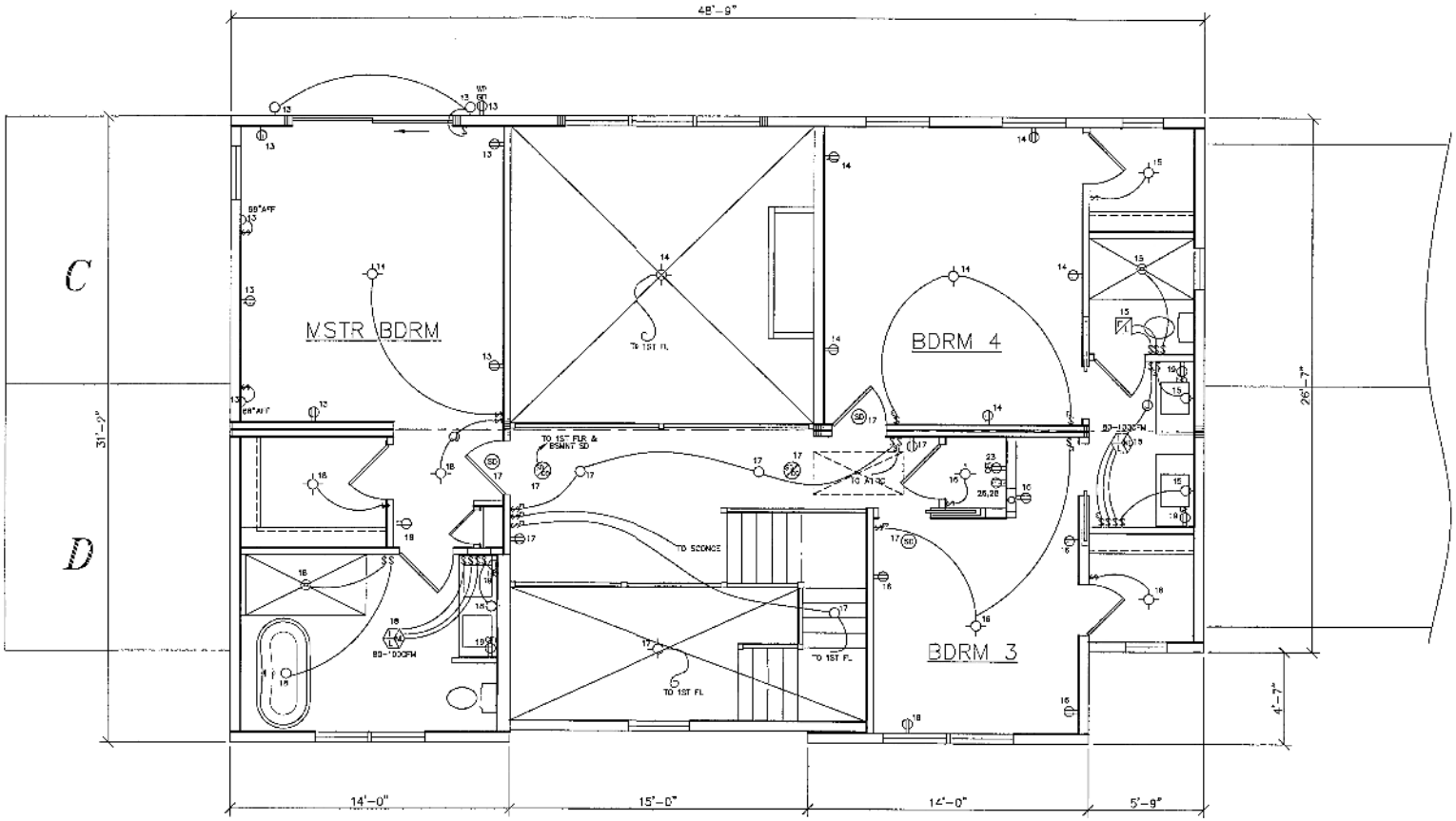
DATE: 04/02/24

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

PAGE: 6A

COLONIAL CTM-L
1st.FL ELECTRICAL PLAN

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698



9'-0" 2ND FLOOR CLG HT

2017 N.E.C.

* ALL OUTLETS TO BE TAMPER RESISTANT *
* ALL LIGHT FIXTURE BOXES TO BE HEAVY DUTY [50# MIN.] *
* ALL EXT. GFI RECEPTACLES TO BE UV RATED *
* FOAM GASKETS ON ALL EXT. WALLS *

THIRD PARTY INSPECTION AGENCY	PE / RA
	STATE OF NEW YORK

SERIAL NO. 24050
PRODUCTION NO.

REVISION	DATE
RC	04/24/24
	11/18/24
DATE	CHECK

BUILDER:
CEDAR KNOLLS
900 MARCONI AVE
RONKONKOMA, NY 11779

HOMEOWNER:
BREEN

SITE:
29275 MAIN RD.
ORIENT, NY 11957

USE GROUP: DETACHED SINGLE FAMILY DWELLING
CONST. TYPE: WOOD FRAME UNPROTECTED
DESIGNER: EC
DATE: 04/02/24
SCALE: 1/4" = 1'-0"
PAGE: 6B

COLONIAL CTM-L
2nd.FL ELECTRICAL PLAN

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

ANDERSEN WINDOW SCHEDULE

WINDOW	SERIES/STYLE	GLASS(SF)	VENT(SF)	"U" VALUE	SHGC	DESIGN PRESSURE(DP)	ROUGH OPENING	UNIT ARE/(SF)
◇ 3052	400/DOUBLE HUNG	12.0	6.67	0.30	0.31	40/40	3'-2 1/8" x 5'-1 7/8"	16.95
◇ 3046	400/DOUBLE HUNG	10.3	5.73	0.30	0.31	40/40	3'-2 1/8" x 4'-8 7/8"	14.85
2632	400/DOUBLE HUNG	5.5	3.17	0.30	0.31	40/40	2'-8 1/8" x 3'-4 7/8"	8.97
A21	400 AWNING	2.6	0.90	0.29	0.32	35/35	2'-0 5/8" x 2'-0 5/8"	4.0

◇ = THESE UNITS MEET OR EXCEED A CLEAR OPENABLE AREA OF 5.7 SQ. FT., WIDTH OF 20", & HEIGHT OF 24". WINDOWS FOLLOWED BY 'T' IN FLOOR PLANS ARE TEMPERED

EXTERIOR DOOR SCHEDULE

THERMATRU DOORS

DOOR	TYPE	SIZE	GLASS(SF)	VENT(SF)	"U" VALUE	MATERIAL	REMARKS
DX60(S2103)	HINGED	6'-0" x 6'-8"	7.13	20	0.26	FIBERGLASS	4-LITE
DX30(S108)	HINGED	3'-0" x 6'-8"	10.92	20	0.34	FIBERGLASS	15-LITE
DX28(RF24)	HINGED	2'-8" x 6'-8"	N/A	N/A	0.18	META.	FIRE RATED

ANDERSEN DOORS

DOOR	TYPE	SIZE	GLASS(SF)	VENT(SF)	"U" VALUE	MATERIAL
FWGD010611-4	FRENCHWOOD GLIDING	9'-10" x 6'-11"	38.91	23.46	0.30	WOOD/VINYL
FWGD80611	FRENCHWOOD GLIDING	8'-0" x 6'-11"	36.03	21.38	0.30	WOOD/VINYL

- ALL THERMATRU DOORS HAVE LEVERS W/ KEY SET UNLESS OTHERWISE NOTED ON PLANS.
- ALL GLASS IN DOORS TO BE TEMPERED
- ALL FIRE RATED DOORS HAVE SELF-CLOSING HINGES

FLOOR PLAN NOTES

1) THE BUILDER/PURCHASER IS NOTED AS B/P.
2) SEE FLOOR PLANS FOR LABEL LOCATIONS, ABBREVIATIONS ARE AS FOLLOWS:
   [SL] STATE LABELS [IBC] INDUSTRIALIZED BUILDINGS COMMISSION
   [TA] THIRD PARTY INSPECTION AGENCY [WL] WARRANTY LABEL
   [DP] DATA PLATE [CTM] CONNECTICUT LABEL/THIRD PARTY INSPECTION AGENCY
3) MAXIMUM HEIGHT OF EGRESS WINDOW SILLS IS 3'-6" ABOVE FINISHED FLOOR.
4) REFER TO ORDER SELECTION FORM FOR SPECIFIC APPLIANCES SUPPLIED WITH THIS HOUSE.
5) BATHROOM FANS ARE RATED AT MIN. 70 CFM UNLESS OTHERWISE NOTED ON PLANS & VENTED TO THE EXTERIOR. ALL FINAL CONNECTIONS ARE TO BE DONE ON SITE BY B/P.
6) ATTIC ACCESS(ES) ON CAPE MODELS ARE TO BE DONE ON SITE BY THE B/P.
7) ALL AREAS TO BE FINISHED OR BUILT BY B/P ON SITE TO BE IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) GARAGE, ADDITIONS, PORCHES & FIRE SEPARATIONS. TO BE INSPECTED AND APPROVED BY LOCAL BUILDING OFFICIALS
8) ALL INTERIOR AND EXTERIOR HANDRAILS OR GUARDRAILS ARE INSTALLED BY B/P HAVING SPINDLES SPACED 4" APART. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.
9) ALL FACTORY INSTALLED/SUPPLIED FIREPLACES ARE TO BE COMPLETED ON SITE BY B/P, INCLUDING FLUE PIPES AND FIRE STOPS. NOTE: NO COMBUSTION AIR TO BE DRAWN FROM BEDROOMS.

SUPPLY NOTES

1) MATERIALS ARE TYPE A PEX.
2) WATER SUPPLY SHALL BE SECURELY ATTACHED TO THE BUILDING AT NOT GREATER DISTANCES BETWEEN SUPPORT INTERVALS THAN SPECIFIED:
   HORIZONTAL PIPE @ 32"
   VERTICAL PIPE AT MID-STORY (10' MAX)
3) WATER HEATER SHALL BE SUPPLIED AND INSTALLED BY B/P.
4) ALL SUPPLY LINES ARE STUBBED THROUGH THE FIRST FLOOR. SUPPLY LINES BELOW FIRST FLOOR SUPPLIED AND INSTALLED BY B/P.
5) ALL HOT WATER LINES IN UNHEATED SPACES SHALL BE INSULATED BY B/P.
6) ALL TUBS AND/OR SHOWERS SHALL BE SUPPLIED WITH ANTI-SCALD VALVES.]
7) ALL DEVICES INSTALLED WITH SELF CLOSING VALVES (I.E. WASHER, DISHWASHER) SHALL HAVE A WATER HAMMER ARRESTING DEVICE ON THE SUPPLY LINE SUPPLIED AND INSTALLED BY B/P ON SITE, IN ACCORDANCE WITH ALL STATE AND LOCAL APPLICABLE CODES.
8) ALL FIXTURE SUPPLY LINES 1/2"ø SHALL HAVE INDIVIDUAL SHUT OFF VALVES.

DWV NOTES

1) MATERIALS ARE PVC SCHEDULE 40.
2) DRAINAGE AND VENT PIPING SHALL BE SECURELY ATTACHED TO THE BUILDING AT NO GREATER SUPPORT INTERVALS THAN SPECIFIED.
   HORIZONTAL PIPE @ 4'-0" FOR 2"ø OR LARGER
   HORIZONTAL PIPE @ 3'-0" FOR 1 1/2"ø OR SMALLER
   VERTICAL PIPE @ 4'-0"
3) ALL DRAINAGE CONNECTIONS HORIZONTAL TO HORIZONTAL AND VERTICAL TO HORIZONTAL ARE LONG SWEEP OR DOUBLE 45° FITTINGS
4) HORIZONTAL VENT PIPE CONNECTIONS TO VERTICAL VENT BRANCH OR STACK SHALL OCCUR AT LEAST 6" ABOVE THE FLOOR RIM OF THE HIGHEST FIXTURE SERVED BY THE HORIZONTAL VENT.
5) STAND PIPES SHALL EXTEND NOT LESS THAN 18 INCHES AND NOT GREATER THAN 42 INCHES ABOVE THE TRAP WEIR.

ELECTRICAL NOTES

1) ELECTRICAL PANEL IS RATED 200 AMPS (UNLESS OTHERWISE NOTED) AND LOCATED PER PLAN.
2) NON-METALLIC SHEATHED CABLE IS TYPE NM-B.
3) WIRES ARE INSTALLED WITH INSULATED STAPLES.
4) ELECTRIC SERVICE SHALL BE GROUNDED BY B/P IN COMPLIANCE WITH NEC, STATE AND LOCAL CODES.
5) ALL ELECTRICAL COMPONENTS SHALL BE LISTED AND/OR LABELED BY A NATIONALLY RECOGNIZED TESTING LAB AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS AND LOCATIONS/USE INSTRUCTIONS.
6) ELECTRIC PANEL SHALL BE LOCATED AND MOUNTED IN BASEMENT BY B/P, UNLESS NOTED OTHERWISE.
7) A SERVICE DISCONNECT SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION NEAREST THE POINT OF ENTRANCE OF THE SERVICE CONDUCTORS.
8) TELEPHONE, AND TELEVISION CABLES TO BE RUN TO THE ELECTRIC PANEL LOCATION, UNLESS OTHERWISE REQUESTED/NOTED
9) WIRELESS DOOR BELL TO BE SHIPPED LOOSE (INCLUDES 2 BUTTONS)
10) ONE GFI CIRCUIT SHALL BE INSTALLED IN BASEMENT BY B/P
11) WATER HEATER, FURNACE, BASEMENT GFI, BASEMENT LIGHTS, ETC. ARE THE SITE RESPONSIBILITY OF THE B/P.
12) A CLOTHES WASHER CIRCUIT SHALL BE INSTALLED IN BASEMENT BY B/P IF WASHER LOCATION IS NOT INCORPORATED IN HOUSE.
13) RECEPTACLES SHALL NOT BE INSTALLED DIRECTLY OVER ELECTRIC BASEBOARD HEATERS.
14) CIRCUIT BREAKERS FOR ELECTRIC BASEBOARD HEATERS ARE ONLY INSTALLED IN PANELS OF HOUSES WITH ELECTRIC BASEBOARD SYSTEMS.
15) SMOKE DETECTORS ARE INTERCONNECTED AND INSTALLED ON A LIGHTING CIRCUIT WITH NO INTERVENING SWITCHES ON THAT CIRCUIT.
16) SMOKE DETECTORS SHALL HAVE A BATTERY BACK-UP POWER SOURCE.
17) BASEMENT SMOKE DETECTORS ARE SUPPLIED BY WMH AND INSTALLED BY B/P ON SITE.
18) ALL RECESSED LIGHTS SHALL BE IC RATED AND ALSO RATED FOR WET LOCATIONS.

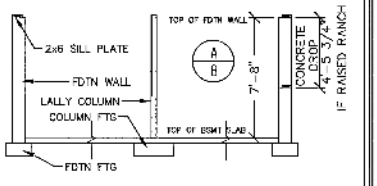
FHW (FORCED HOT WATER) BASEBOARD HEATING NOTES

1) BASEBOARD RATINGS ARE BASED ON 190°F WATER TEMPERATURE AT 1 GPM FLOW RATE WITH 65° ENTERING AIR.
2) FIRST FLOOR BASEBOARD UNITS ARE INSTALLED WITH HEATING PIPES STUBBED THRU FLOOR. SECOND FLOOR HEATING PIPES BETWEEN BASEBOARD UNITS ARE INSTALLED IN FLOOR AND/OR WALL PANELS. B/P IS RESPONSIBLE FOR INTERCONNECTION BETWEEN MODULES AND FLOORS. BALANCE OF HEATING SYSTEM IS TO BE DESIGNED, SUPPLIED AND INSTALLED BY B/P.
3) ALL HEATING PIPES IN UNHEATED SPACES SHALL BE INSULATED BY B/P.
4) MINIMUM THERMOSTAT RANGE IS 45° TO 75°F.
5) ACCESS PANELS ARE FOR THE B/P TO USE IN THE INTERCONNECTION OF THE HEATING SYSTEM. THESE PANELS MAY BE PERMANENTLY ATTACHED AND FINISHED OVER BY B/P AFTER HEATING SYSTEM IS COMPLETED.

EBB (ELECTRICAL BASEBOARD) HEATING NOTES

1) ELECTRIC BASEBOARD HEATING CIRCUITS ARE 20 AMP, 220 VOLTS WITH 12-2 NON-METALLIC SHEATHED CABLE TYPE NM-B.
2) MAXIMUM WATTAGE PER CIRCUIT SHALL BE 3750 WATTS
3) BASEBOARDS ARE RATED AT 250 WATTS PER LINEAR FOOT.
4) MINIMUM THERMOSTAT RANGE IS 45° TO 75°F.
5) GENERAL LIGHTING RECEPTACLES SHALL NOT BE LOCATED ABOVE ELECTRIC BASEBOARD HEATING UNITS.

TYPICAL B/P FOUNDATION DETAIL



USE GROUP: DETACHED SINGLE FAMILY DWELLING
CONST. TYPE: WOOD FRAME UNPROTECTED
DESIGNER: RC
DATE: 04/02/24
SCALE: N/A
PAGE: 8

BUILDER: CEDAR KNOLLS, 900 MARCONI AVE, RONKONKOMA, NY 11779
HOMEOWNER: BREEN
SITE: 29275 MAIN RD, ORIENT, NY 11957

STANDARD NOTES, SCHEDULES & DETAILS

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

SERIAL No. 24050
PRODUCTION No.

REVISION	DATE
RC	04/24/24

CHECK DATE

PE / RA

THIRD PARTY INSPECTION AGENCY

2020 RESIDENTIAL CODE of NEW YORK STATE

13-2-7.14 ASSESSOR'S MAP 5181

GENERAL NOTES

CONSTRUCTION

CONCRETE

MASONRY

STEEL

WOOD

NOTICE OF UTILIZATION OF TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION IN RESIDENTIAL STRUCTURES. (IN ACCORDANCE WITH TITLE 19 NYCRR PART 1265)

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE	WIND DESIGN CATEGORY	MEAN RECURRENCE INTERVAL	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 PSF	120	NO	NO	NO	B	B	B	SEVERE	36"	MOD TO HVY	11° F	A	2000	2000	52.1° F

MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN ILLUMINATURE FOCUNG	HEATING ITEM SECTION 1, DESCRIPTION
400 ft	41° N	72.5°	54°	1.0	75	0.0	0.0
DAILY RANGE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	DAYTIME WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
M	15	7.5	77.0	M	30%	40% - 60%	

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (PSF)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS AND ATTICS	30
SERVED WITH FIXED STAIRS	
SALS OFFICE SLEEPING AREAS AND DECKS	40
FIRE ESCAPES	40
GUNSLIS AND PARTIOUS	100
CORRIDINES COMMENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OF PRIVATE DWELLING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

PROJECT DESCRIPTION:

THESE DRAWINGS CONTAIN ADDITIONAL S RELOCATIVES ADDED TO A PROPOSED 2 STORY MODULAR HOME WITH AT-HOME GARAGE BY WESTCHESTER MODULAR HOMES INC. TO BE SITED AT P. AND SERIAL NO. 24060

THESE DRAWINGS CONTAIN THE FOLLOWING

NEW CRWN. SPACE FOUNDATION	2,000 SF
NEW FRONT COVERED PORCH	82 SF
SIDE STOOP	16 SF
REAR COVERED PORCH	96 SF
REAR 2ND FLOOR WOOD DECK	96 SF

TABLE R301.7
ALLOWANCE FOR DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO PLASTER CEILING	L/180
RAFTERS HAVING SLOPES EQUAL TO OR LESS THAN 3/12 WITH NO PLASTER CEILING	L/120
INTERIOR WALLS AND PARTITIONS WITH PLASTER FINISH	L/240
INTERIOR WALLS AND PARTITIONS WITH BRITTLE FINISH OTHER THAN PLASTER	L/360
FLOORS AND CEILINGS WITH PLASTER FINISH	L/360
FLOORS AND CEILINGS WITH BRITTLE FINISH OTHER THAN PLASTER	L/240
ALL STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH BRITTLE FINISH	L/240
EXTERIOR WALLS WITH FLEXIBLE FINISH	L/120
LIMITED DEFLECTION OF NON-MEMBER WALLS	L/240

R301.2.2.2
WEIGHTS OF MATERIALS (PSF)

USE	DEAD LOAD
CONTINUED ROOF AND CEILING ASSEMBLIES	15 PSF
FLOOR ASSEMBLIES	10 PSF
EXTERIOR LIGHT-FRAME WOOD WALLS	15 PSF
INTERIOR LIGHT-FRAME WOOD WALLS	10 PSF

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING JOB SITE SAFETY DURING THIS PHASE OF WORK & SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE & LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING CODES, OSHA REGULATIONS, JOB SAFETY CODES, & HAZARDOUS MATERIAL REMOVAL & DISPOSAL.

THE CONTRACTOR SHALL INDEMNIFY & HOLD HARMLESS THE OWNER, THE ARCHITECT, AND THEIR AGENTS & EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM ANY OF THE ITEMS LISTED ABOVE.

THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY CONDITIONS NOT ASSUMED. HE SHALL ... AND ARE RESPONSIBLE FOR FIELD MEASUREMENTS AS NEEDED.

THE ARCHITECT SHALL BE HELD HARMLESS BY ANY AGENCY FOR ANY "ERRORS & OMISSIONS" ON THESE DOCUMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR METHODS & MEANS OF CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR FIELD SUPERVISION.

THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE:
1. 2020 RESIDENTIAL CODE OF NEW YORK STATE
2. 2020 ENERGY CONSERVATION CODE OF NYS
3. WIND DESIGN COMPLIANCE AS PER
4. 2020 RESIDENTIAL CODE OF NEW YORK STATE
5. ENERGY COMPLIANCE PRESCRIPTIVE AS PER NYCCC
6. FLOOD RESISTANT CONSTRUCTION IN FRONT OF SOUTHOLD CONSTRUCTION STANDARDS.
7. RAMPS, SECTION, AND ACCE 247.14.
8. ENGINEERED WOOD CONSTRUCTION NOTES REQUIRED ON PLANS PER TITLE 19 NYCRR PART 1265.4
9. TITLE OF SOUTHOLD ZONING & CONSTRUCTION CODES

TABLE R301.7
ALLOWANCE FOR DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO PLASTER CEILING	L/180
RAFTERS HAVING SLOPES EQUAL TO OR LESS THAN 3/12 WITH NO PLASTER CEILING	L/120
INTERIOR WALLS AND PARTITIONS WITH PLASTER FINISH	L/240
INTERIOR WALLS AND PARTITIONS WITH BRITTLE FINISH OTHER THAN PLASTER	L/360
FLOORS AND CEILINGS WITH PLASTER FINISH	L/360
FLOORS AND CEILINGS WITH BRITTLE FINISH OTHER THAN PLASTER	L/240
ALL STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH BRITTLE FINISH	L/240
EXTERIOR WALLS WITH FLEXIBLE FINISH	L/120
LIMITED DEFLECTION OF NON-MEMBER WALLS	L/240

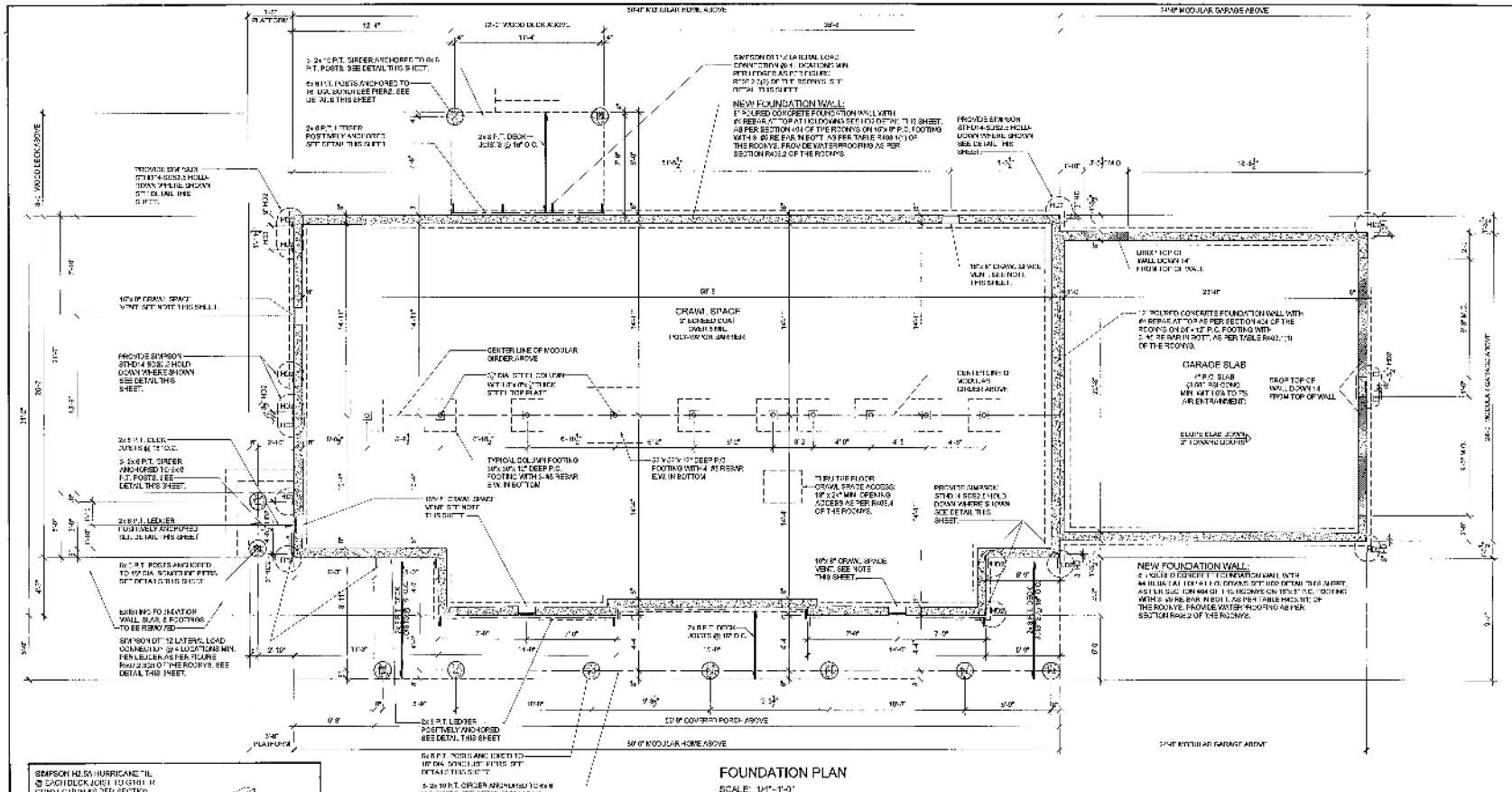
KAZEI ARCHITECTURE
2 Windmere Court, P.O. Box 169, Sound, NY 11972
Phone: 631-871-2925 Fax: 631-871-7472
kazei@kazeiarchitects.com

Proposed Home for the:
Breen Residence
29525 Main Road
Orient, New York, 11957
Town of Southold
County of Suffolk

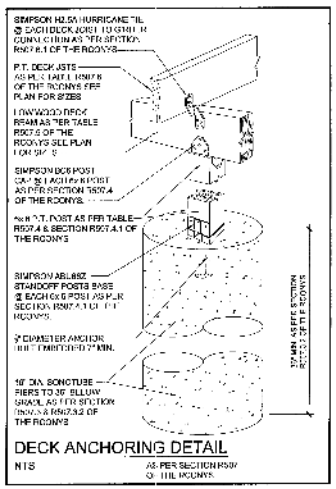
SCTM #: 1000 - 13 - 2 - 7.14

Cover Sheet

Date: December 18, 2024
Date: June 3, 2024
Scale: As noted
Project No.

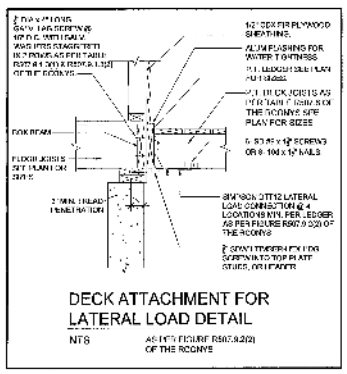


CRAWL SPACE VENT NOTE:
10% OF VENT REQ. AND 1 (EXCEPTION OF THE RCNYS
DAMPENT PROVIDES 0.83 S.F. OF VENTILATION
1,998 S.F. / 1,000 S.F. = 1.75 S.F. REQUIRED
7 VENTS x 0.83 S.F. = 5.81 SF PROVIDED



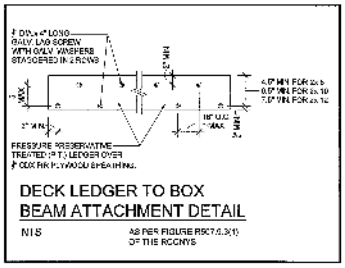
DECK ANCHORING DETAIL

NTS AS PER SECTION R507 OF THE RCNYS



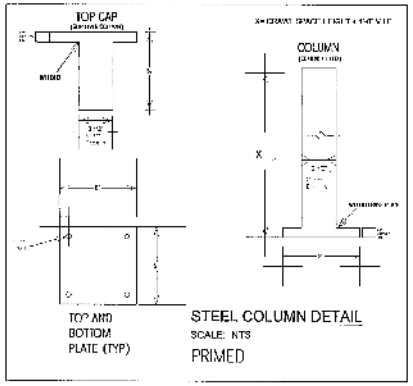
DECK ATTACHMENT FOR LATERAL LOAD DETAIL

NTS AS PER FIGURE R507.9.2(2) OF THE RCNYS



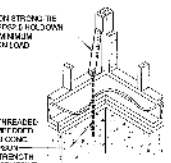
DECK LEDGER TO BOX BEAM ATTACHMENT DETAIL

NTS AS PER FIGURE R507.9.2(1) OF THE RCNYS



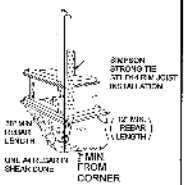
STEEL COLUMN DETAIL

SCALE: NTS



HD1- HOLDOWN DETAIL

SCALE: NTS INSTALL HOLDOWNS AS PER SIMPSON SPECIFICATIONS AND RECOMMENDATIONS



HD2- HOLDOWN DETAIL

SCALE: NTS MINIMUM TENSION LOAD

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING JOB SITE SAFETY DURING THE PERFORMANCE OF WORK & SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, & LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING CODES, OSHA REGULATIONS, LIFE SAFETY CODES, & PREVENTION OF MATERIAL REMOVAL & DISPOSAL.

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THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOT ASSUMED TO BE HIS RESPONSIBILITY PRIOR TO THE START AND BE RESPONSIBLE FOR FIELD MEASUREMENTS AS NEEDED.

THE ARCHITECT SHALL BE NOTIFIED BY ANY AGENCY FOR ANY SIGNING & OR ISSUANCE OF THESE DOCUMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR METHODS & MEANS OF CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR FIELD SUPERVISION.

KAZEL ARCHITECTURE
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Phone: 631-874-2925 Fax: 631-874-7377
kazel@kazelarchitects.com

Proposed Home for the:
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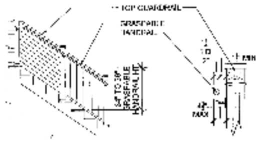
29525 Main Road
Orient, New York, 11957
Town of Southold
County of Suffolk

SCTM #: 1000 - 13 - 2 - 7.14

Foundation Plan

Date: December 18, 2024
Date: June 25, 2024
Scale: As noted
Project No.

A2



GRASPABLE HANDRAIL DETAIL

SCALE: NTS

R311.7.8.2 HANDRAIL PROJECTION. HANDRAILS SHALL NOT PROJECT MORE THAN 4½ INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY.

EXCEPTION: WHERE NOSINGS OF LANDINGS, FLOORS OR PASSING FLIGHTS PROJECT INTO THE STAIRWAY REDUCING THE CLEARANCE AT PASSING HANDRAILS, HANDRAILS SHALL PROJECT NOT MORE THAN 6½ INCHES (165 MM) INTO THE STAIRWAY, PROVIDED THAT THE STAIR WIDTH AND HANDRAIL CLEARANCE ARE NOT REDUCED TO LESS THAN THAT REQUIRED.

R311.7.8.3 HANDRAIL CLEARANCE. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½ INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

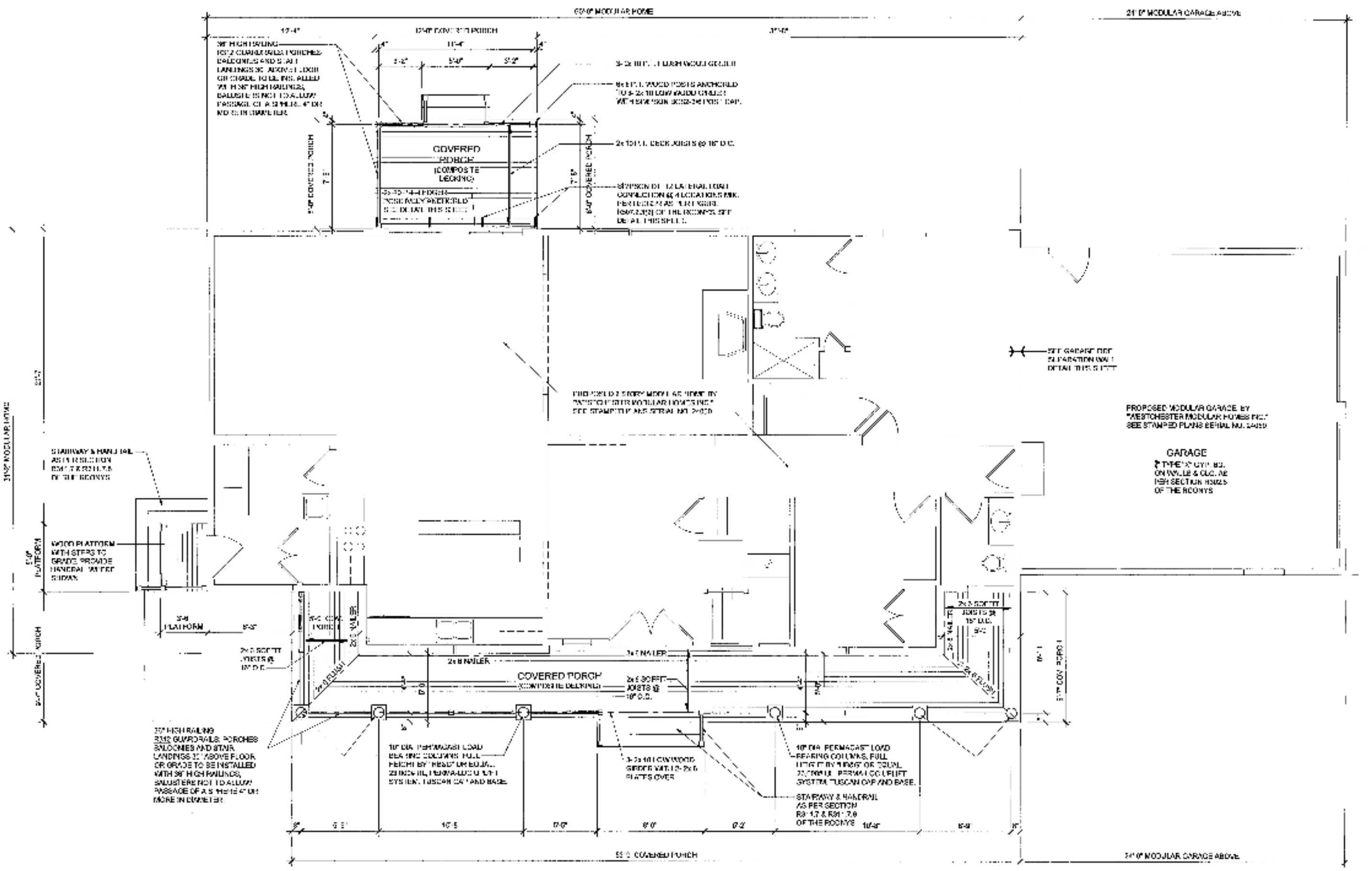
R311.7.8 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

R311.7.8.4 CONTINUITY. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

R311.7.8.5 GRIP SIZE. REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1¼ INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6¼ INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 2¼ INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6¼ INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN ¾ INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN ⅞ INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN ⅜ INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 1¾ INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1¼ INCHES (32 MM) AND NOT MORE THAN 2¾ INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).



FIRST FLOOR PLAN

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

R802.5 FRAMING OF OPENINGS.

OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET (1219 MM), THE HEADER JOIST SHALL BE PERMITTED TO BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. SINGLE TRIMMER JOISTS SHALL BE PERMITTED TO BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET (914 MM) OF THE TRIMMER JOIST BEARING. WHERE THE HEADER JOIST SPAN EXCEEDS 4 FEET (1219 MM), THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOISTS OR RAFTER FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER JOIST TO TRIMMER JOIST CONNECTIONS WHERE THE HEADER JOIST SPAN EXCEEDS 6 FEET (1829 MM). TAIL JOISTS OVER 12 FEET (3658 MM) LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES (51 MM BY 51 MM).

GARAGE FIRE SEPARATION WALL

R302.6 OF THE RCNYS
PROVIDE ONE LAYER OF 5/8" THICK TYPE "X" GWB ON THE GARAGE SIDE OF THE WALL AND PROVIDE ONE LAYER OF 1/2" THICK TYPE "X" GWB ON THE HOUSE SIDE. APPLICATION SHALL BE IN ACCORDANCE WITH SECTION R702.3
(TYPICAL ALL WALLS THAT SEPARATE GARAGE AND HOUSE)

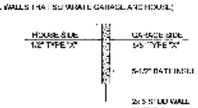


TABLE R302.6
DWELLING GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN ½-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN ⅝-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN ½-INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN ½-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

GARAGE SEPARATION

R302.5 DWELLING-GARAGE OPENING AND PENETRATION PROTECTION
OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.

R302.5.1 OPENING PROTECTION.
OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.

R302.5.2 DUCT PENETRATION
DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

R302.5.3 OTHER PENETRATIONS
PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

R302.6 DWELLING/GARAGE FIRE SEPARATION
THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

NOTES:

SYMBOL LEGEND

Symbol	Description
	EARTH
	POURED CONCRETE OR 8" CMU BLOCK
	EXISTING STUD WALL TO REMAIN
	EXISTING STUD WALL TO BE REMOVED
	NEW 2x4 OR 2x6 STUD WALL @ 16" O.C.
JOISTS	JOISTS ABOVE
	SECTION / DETAIL
	BUILDING SECTION
	WINDOW
	ELEMENTS ABOVE
	GIRDER / HEADER ABOVE
	POST DOWN
SD/CO	INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS AS PER R314 OF THE RCNYS AND R315 OF THE RCNYS

CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR MAINTAINING JOB SITE SAFETY DURING THIS PHASE OF WORK & SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE & LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING CODES, OSHA REGULATIONS, LIFE SAFETY CODES, & HAZARDOUS MATERIAL REMOVAL & DISPOSAL.

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THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY CONDITIONS NOT ASSUMED. HE SHALL TAKE AND BE RESPONSIBLE FOR FIELD MEASUREMENTS AS REQ'D.

THE ARCHITECT SHALL BE HELD HARMLESS BY ANY AGENCY FOR ANY ERRORS & OMISSIONS ON THESE DOCUMENTS

THE CONTRACTOR IS SOLEY RESPONSIBLE FOR METHODS & MEANS OF CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR FIELD SUPERVISION

REGISTERED ARCHITECT · STATE OF NEW YORK

KAZTL ARCHITECTURE
2 Whitlaw Court, P.O. Box 169, Speonk, NY 11972
Phone: 631-874-2925 Fax: 631-874-7377
ken@kazlarchitects.com

Proposed Home for the:
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29525 Main Road
Orient, New York, 11957
Town of Southold
County of Suffolk

SCTM #: 1000 - 13 - 2 - 7.14

First Floor Plan

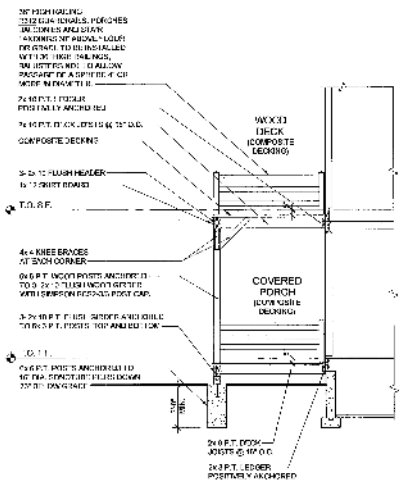
Date: December 18, 2024

Date: June 3, 2024

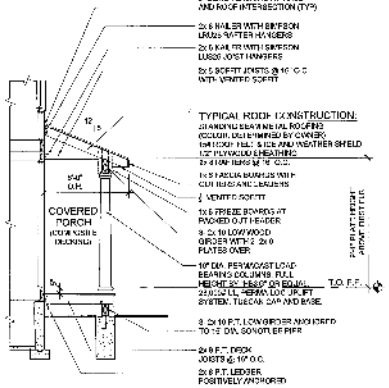
Scale: As noted

Project No.

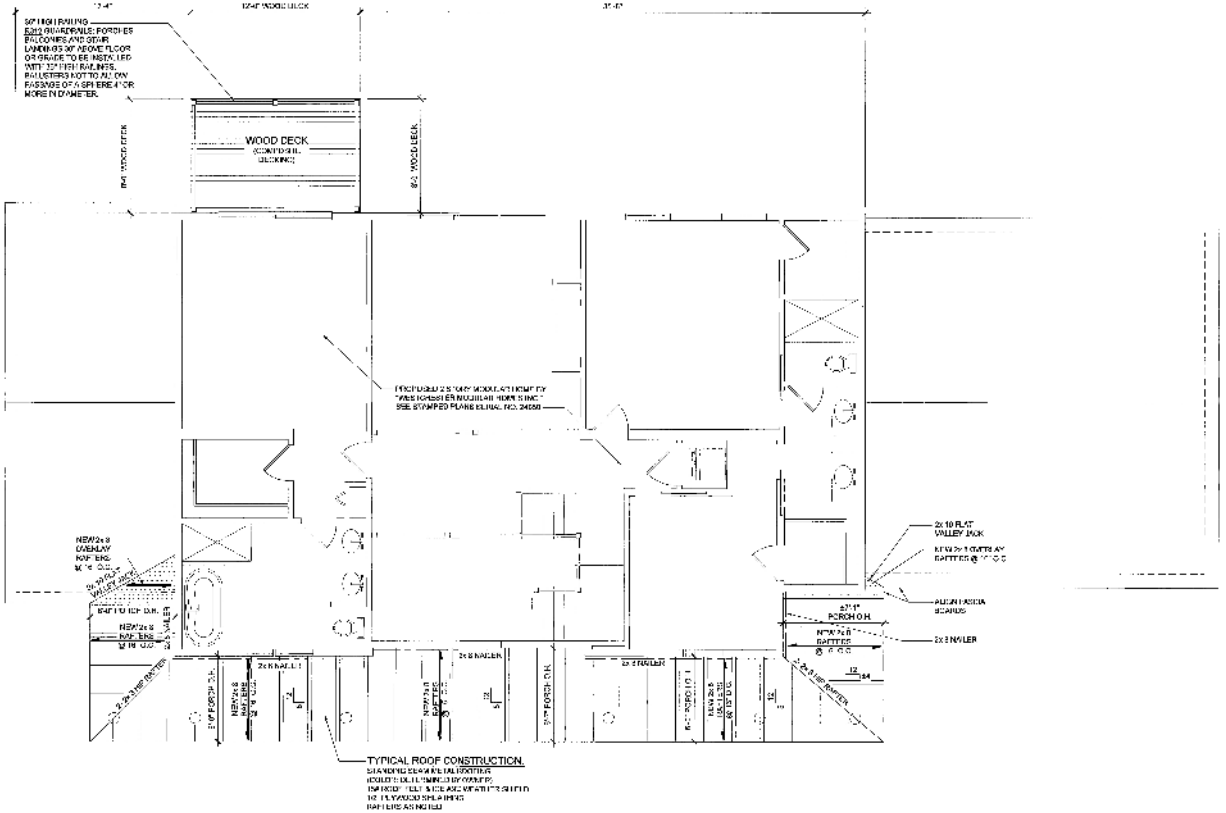
A3



SECTION THRU REAR WOOD
DECK & COVERED PORCH
SCALE: 1/4"=1'-0"



SECTION THRU FRONT
COVERED PORCH
SCALE: 1/4"=1'-0"



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

NOTES:

SYMBOL LEGEND

- EARTH
- POURED CONCRETE OR 8" CMU BLOCK
- EXISTING STUD WALL TO REMAIN
- EXISTING STUD WALL TO BE REMOVED
- NEW 2x 4 OR 2X 6 STUD WALL @ 16" O.C.
- JOISTS ABOVE
- SECTION / DETAIL
- BUILDING SECTION
- WINDOW
- ELEMENTS ABOVE
- GIRDER / HEADER ABOVE
- POST DOWN
- INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS ARE TO BE INSTALLED IN EACH BEDROOM AND OUTSIDE OF THE BEDROOMS AND ON EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING JOB SITE SAFETY DURING THE PHASE OF WORK & SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE & LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO OSHA CODES, OSHA REGULATIONS, LIFE SAFETY CODES, & HAZARDOUS MATERIAL REMOVAL & DISPOSAL.

THE CONTRACTOR IS TO INDEMNIFY & HOLD HARMLESS THE OWNER, THE ARCHITECT, AND THEIR AGENTS & EMPLOYEES FROM AND AGAINST ALL CLAIMS, DEMANDS, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING FROM ANY OF THE ITEMS LISTED ABOVE.

THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY CONDITIONS NOT ASSUMED OR SHOWN. TAKE AND BE RESPONSIBLE FOR FIELD MEASUREMENTS AS REQD.

THE ARCHITECT SHALL BE HELD HARMLESS BY ANY AGENCY FOR ANY ERRORS & OMISSIONS ON THESE DRAWINGS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR METHODS & MEANS OF CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR FIELD SUPERVISION.

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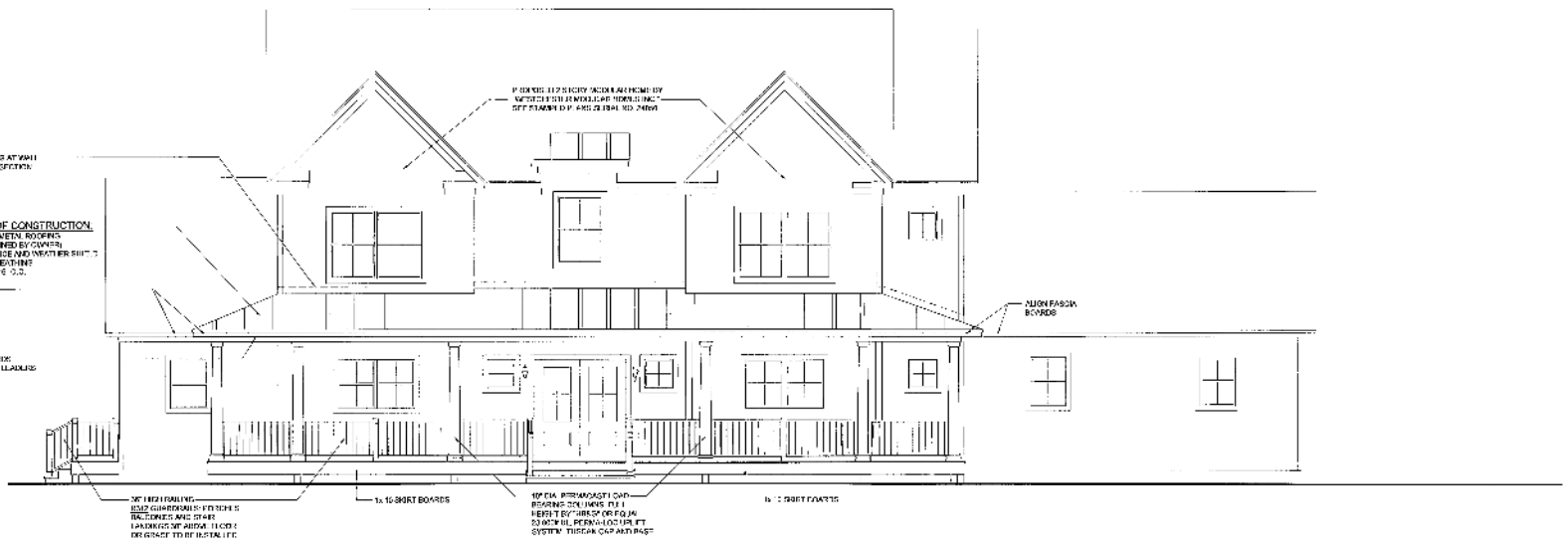
Proposed Home for the:
Breen Residence
29525 Main Road
Orient, New York. 11957
Town of Southold
County of Suffolk

SCTM #: 1000 - 13 - 2 - 7.14

Second Floor Plan

Date: December 18, 2024
Date: June 3, 2024
Scale: As noted
Project No.

A4



FRONT ELEVATION

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

REAR ELEVATION

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

NOTES:

SYMBOL LEGEND

- EARTH
- POURED CONCRETE OR 8" CMU HI CCK
- EXISTING STUD WALL TO REMAIN
- EXISTING STUD WALL TO BE REMOVED
- NEW 2x 4 O/C 2x 6 STUD WALL @ 16" O.C.
- JOISTS @ 16" O.C.
- JOISTS ABOVE
- SECTION / DETAIL
- BUILDING SECTION
- WINDOW
- ELEMENTS ABOVE
- GIRDER / HEADER ABOVE
- POST DOWN
- SD ED INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS AS PER SEC. R314 OF THE IRC 2015 AND SEC. 915 OF THE IECC 2015

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING JOB SITE SAFETY DURING THIS PHASE OF WORK & SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE & LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING CODES, OSHA REGULATIONS, JOB SAFETY CODES, & HAZARDOUS MATERIAL REMOVAL & DISPOSAL.

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THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY CONDITIONS NOT ASSUMED HEREIN. CARE AND IT RESPONSIBLE FOR FIELD MEASUREMENTS AS BUILT.

THE ARCHITECT SHALL BE HELD HARMLESS BY ANY AGENCY FOR ANY DIMENSIONS ON THESE DOCUMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR METHODS & MEANS OF CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR SUPERVISION.

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Proposed Home for the:

Breen Residence

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Town of Southold
County of Suffolk

SCTM #: 1000 - 13 - 2 - 7.14

Building Elevations

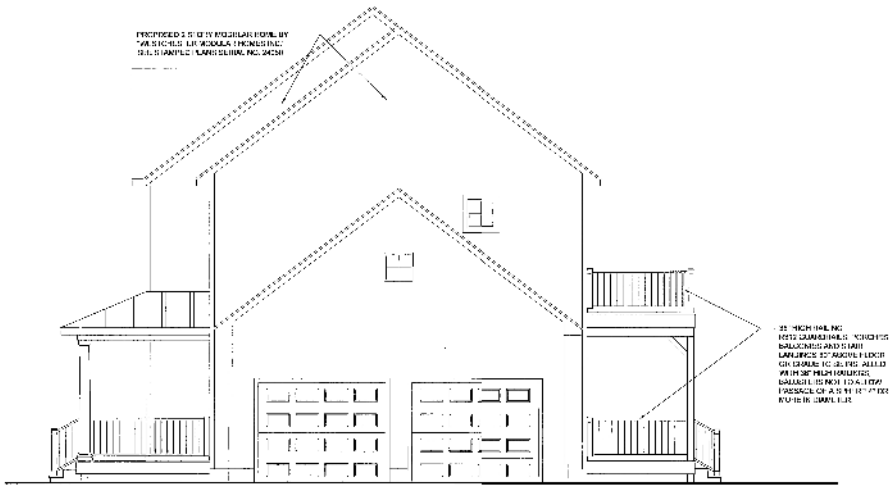
Date: December 18, 2024

Date: June 3, 2024

Scale: As noted

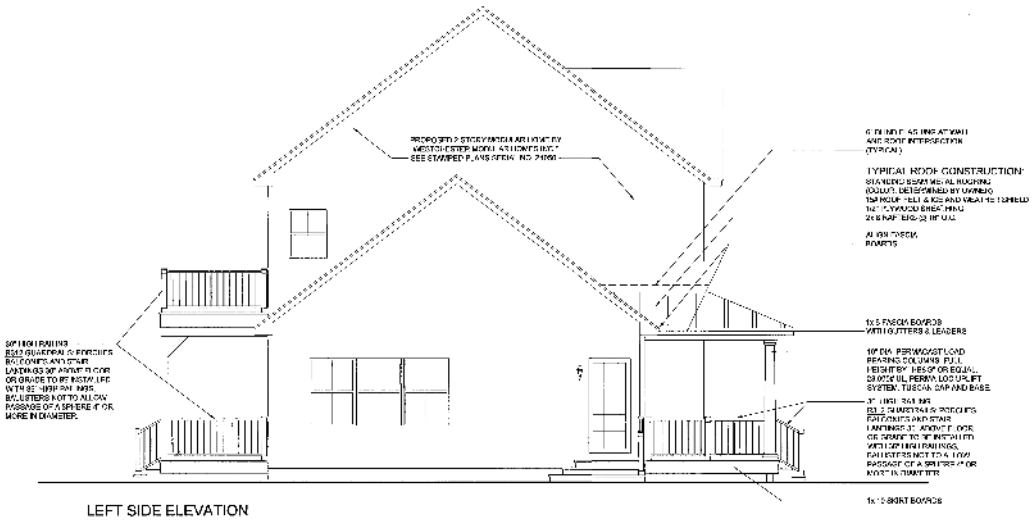
Project No.

A5



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

NOTES:

SYMBOL LEGEND

- EARTH
- POURED CONCRETE OR 8" CMU BLOCK
- EXISTING STUD WALL TO REMAIN
- EXISTING STUD WALL TO BE REMOVED
- NEW 2x 4 OR 2x 6 STUD WALL @ 16" O.C.
- JOISTS @ 16" O.C.
- JOISTS ABOVE
- SECTION / DETAIL
- BUILDING SECTION
- WINDOW
- ELEMENTS ABOVE
- GIRDER / HEADER ABOVE
- POST DOWN
- SD / CD — INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS AS PER NYS OF THE RESIDENTIAL CODE OF NEW YORK STATE

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING JOB SITE SAFETY DURING THIS PHASE OF WORK & SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE & LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING CODES, OSHA REGULATIONS, LIFE SAFETY CODES, & HAZARDOUS MATERIAL REMOVAL & DISPOSAL.

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THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY CONDITIONS NOT ASSUMED HEREIN. THE OWNER AND BE RESPONSIBLE FOR FIELD MEASUREMENTS AS REQD.

THE ARCHITECT SHALL BE HELD HARMLESS BY ANY AGENCY FOR ANY "ERRORS & OMISSIONS" ON THESE DOCUMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR METHODS & MEANS OF CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR FIELD SUPERVISION.

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Proposed Home for the:

Breen Residence

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Orient, New York, 11957
Town of Southold
County of Suffolk

SCTM #: 1000 - 13 - 2 - 7.14

Building Elevations

Date: December 18, 2024

Date: June 3, 2024

Scale: As noted

Project No.

A6

FASTENING SCHEDULE - TABLE R602.3(1) - ABRR

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[S] a,b,c	SPACING AND LOCATION
	ROOF FRAMING		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4 - 8d BOX (2-1/2 INCH BY 0.113 INCH) OR 3 - 8d COMMON	EACH RAFTER, TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4 - 8d BOX (2-1/2 INCH BY 0.113 INCH) OR 3 - 8d COMMON	EACH JOIST, TOE NAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITION (SEE SECTION R802.6.2 AND TABLE R802.5.2)	4 - 10d BOX (3" BY 0.128" INCH) OR 3 - 10d COMMON (3-1/4" BY 0.148" INCH) OR 4 - 3" BY 0.131" NAILS	FACE NAIL
4	CEILING JOISTS ATTACHED TO PARALLEL RAFTER, HEEL JOINT (SEE SECTION R802.6.2 AND TABLE R802.5.2)	TABLE R802.5.1(1)	FACE NAIL
5	COLLAR TIE ON 1" x 6" GYP. DIA. RIDGE STRAPS	4 - 10d BOX (3" BY 0.128" INCH) OR 3 - 10d COMMON (3")	FACE NAIL TO EACH RAFTER
6	RAFTERS TO TOP PLATE	3 - 10d COMMON OR 4 - 10d BOX	2 TOE NAILS ON ONE SIDE, 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP	4 - 10d BOX OR 3 - 10d COMMON	TOE NAIL
		3 - 10d BOX OR 3 - 10d COMMON	END NAIL
	WALL FRAMING		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	10d COMMON (3"x0.148")	24" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	10d BOX (3"x0.128")	16" O.C. FACE NAIL
10	BUILT-UP HEADER	16d COMMON (3-1/2"x0.162")	16" O.C. EACH SIDE NAIL ALONG BLOCKS
11	CONTINUOUS HEADER TO STUD	3 - 16d BOX (3-1/2"x0.135") OR 4 - 16d COMMON	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d BOX (3-1/2"x0.135")	16" O.C. FACE NAIL
13	END TOP PLATE SPLICE	8 - 16d COMMON OR 12 - 10d BOX	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM OF 24" SPLICE LENGTH EA. SIDE OF END JOINT)
14	DOUBLE TOP PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	10d COMMON (3"x0.148") OR 10d BOX (3"x0.128")	12" O.C. FACE NAIL
			12" O.C. FACE NAIL
15	TOP OR BOTTOM PLATE TO STUD	2 - 16d BOX OR 2 - 16d COMMON	END NAIL
16	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2 - 16d BOX OR 2 - 16d COMMON	FACE NAIL
17	1" BRACE TO EACH STUD AND PLATE	2 - 10d BOX OR 2 - 16d COMMON	FACE NAIL
	FLOOR FRAMING		
21	JOIST TO SILL, TOP PLATE OR GIRDER - PER JOIST	4 - 8d BOX, 3 - 8d COMMON	PER JOIST - TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (MUST ALSO FULFILL TIE REQ'S)	8d COMMON	6" O.C. TOE NAIL
23	BLOCKING TO JOIST	2 - 10d BOX, 2 - 8d COMMON	EACH END
24	BLOCKING TO SILL OR TOP PLATE	4 - 10d BOX, 3 - 10d COMMON	TOE NAIL
25	2" PLANKS (PLANK AND BEAM FLOOR AND ROOF)	3 - 16d COMMON, 4 - 10d BOX	AT EACH BEARING - FACE NAIL
26	BAND OR RIM JOIST TO JOIST	4 - 10d BOX, 3 - 16d COMMON	PER JOIST
27	BUILT-UP GIRDERS AND BEAMS	10d BOX	24" O.C. FACE NAIL TO TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4 - 10d BOX, 3 - 16d COMMON	EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2 10d BOX	EACH END, TOE NAIL

SHEATHING, WOOD AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS: PANEL EDGES	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS	WOOD SHEATHING GABLE END WALL FRAMING
30	3/8" TO 1/2"	6d COMMON (2" LONG, 0.113" DIA.) OR 8d BOX (2-1/2" LONG, 0.113" DIA.)	6"	12"[h]	6"
31	19/32" TO 1"	8d COMMON (2-1/2" LONG, 0.131" DIA.)	6"	12"[h]	6"

ALTERNATE WOOD SPECIES AND WALL PANELS FOR ATTACHING WOOD SHEATHING TO GABLE END WALL FRAMING SHALL BE PERMITTED WHERE THE NAILS OR STAPLES PENETRATE THE FRAMING BY AN EQUIVALENT OR GREATER WITHDRAWAL RESISTANCE AND LATERAL LOAD RESISTANCE AS REQUIRED BY THIS TABLE FOR THE SPECIFIED GAGE AND NAIL OR STAPLE SPACING.

EXTERIOR WALL WOOD STRUCTURAL PANELS TO RESIST WIND PRESSURES

MINIMUM NAIL SIZE	NAIL PENETRATION	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	WOOD STRUCTURAL PANEL THICKNESS	WALL STUD SPACING	WALL SPACING: LOADS	WALL SPACING: L LOD
8d COMMON NAIL (2-1/2" x 0.131")	1.75 INCH	24/0	7/16"	16" O.C.	8'	12'

INTERIOR WALL SHEATHING

GYPSUM BOARD THICKNESS	APPLICATION	GYPSUM BOARD ORIENTATION TO FRAMING	FRAMING MEMBERS B/W/O NG	BRACING OF FASTENERS: NAILS	BRACING OF FASTENERS: SCREWS	SIZE OF NAILS TO WOOD FRAMING
1/2"	CEILING WALL	EITHER DIRECTION	16" O.C.	7"	12"	5d COOLER NAILS
5/8"	CEILING WALL	EITHER DIRECTION	16" O.C.	7"	12"	5d COOLER NAILS
5/8"	TYPE "X" AT GARAGE CLG. BENEATH HABITABLE ROOMS	PERPENDICULAR	16" O.C.	8"	8"	1-3/4" LONG 5d COOLER NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH ASTM C 1396, TABLE 5.1

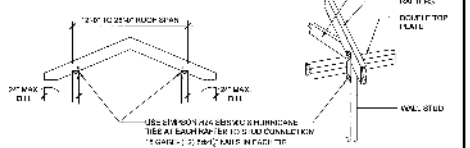
CONTINUOUS LOAD PATH FOR WALL BRACING DETAILS & NOTES AS PER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

TABLE R602.11- ABBREVIATED

RAFTER OR TRUSS UPLIFT CONNECTION FORCES, FROM WIND (POUNDS PER CONNECTION) a, b, c, d, e, f, g, h

EXPOSURE C (MPH WIND SPEED TABLE R301.2(1) WIND EFFECTS)

RAFTER OR TRUSS SPACING	30 PSF	140 MPH
	ROOF PITCH	
	3 TO 12	4.5 TO 12
16" O.C.	12	263
	18	322
	24	422
	28	478
	36	589
	40	645
	48	756



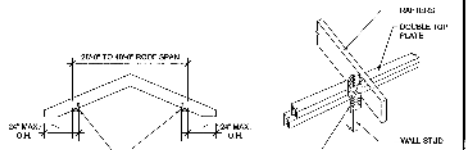


TABLE R602.5.2
RAFTER / CEILING JOIST HEEL JOINT CONNECTIONS

RAFTER SLOPE	RAFTER SPACING	GROUND SNOW LOAD, 20 PSF			
		ROOF SPANS			
		20'-0"	30'-0"	40'-0"	50'-0"
3:12	16" O.C.	3	4	10	13
4:12	16" O.C.	3	5	8	10
5:12	16" O.C.	3	4	6	8
6:12	16" O.C.	3	4	5	8
8:12	16" O.C.	3	4	4	5
12:12	16" O.C.	3	3	4	4

a. Where ceiling joists are perpendicular to trusses, they shall be nailed to trusses as required by the manufacturer's design.

b. Where ceiling joists are not parallel to roof rafters, they shall be nailed to the rafters at their intersections with a toenail and a face nail.

c. Where intermediate supports of the rafter are provided by walls or partitions parallel to the ceiling joists, the unbalanced roof rafter thrust shall be considered in the design of the ceiling joists and their connections.

d. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

e. Ceiling joists may be used to tie rafters provided the connections are designed to resist the unbalanced roof rafter thrust. Where ceiling joists are used to tie rafters, the connections shall be located at the bottom of the rafter slope. Where ceiling joists are used to tie rafters, the connections shall be located in the upper one-third of the rafter slope.

f. Ceiling joists may be notched at the ends over the bearing wall or partition provided the notch depth does not exceed one-fourth the joist depth.

g. Ceiling joists may be framed into the sides of a ridge board or main rafters at a point not less than the top one-third of the height of the main rafter, provided that such framing is located directly opposite ceiling joists framed into the other side of the ridge board or main rafters.

h. Where the ridge board is used to support ceiling joists or rafters, the ridge board shall be not less than 1" nominal thickness and not less than the depth of the cut end of the rafter.

i. Where rafters are framed directly across the ridge from one another, they shall be tied together with a collar tie having a cross-sectional area of not less than 1" x 4" nominal, located in the upper one-third of the rafter height.

j. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

k. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

l. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

m. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

n. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

o. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

p. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

q. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

r. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

s. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

t. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

u. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

v. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

w. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

x. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

y. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

z. Where ceiling joists are parallel to rafters, every pair of opposite rafters shall be tied together with ceiling joists.

Where:

[illegible]

WALL BRACING REQUIREMENTS SHALL BE SPACED IN ACCORDANCE WITH IRC SECTION R602.10. OR WHEN APPLICABLE, SECTION R602.10. OR SECTION R602.10.4.2 CONTINUOUS SHEATHING METHODS. SEE BRACED WALL CONDITIONS AND DIAGRAMS ATTACHED TO THESE DRAWINGS.

A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE APPLICABLE UPLIFT FORCES IN SECTION R602.11.1 FROM THE ROOF ASSEMBLY TO THE FOUNDATION.

R602.11.1 UPLIFT RESISTANCE.

ROOF ASSEMBLIES SHALL HAVE UPLIFT RESISTANCE IN ACCORDANCE WITH SECTIONS R602.11.1.1 AND R602.11.1.2. WHERE THE UPLIFT FORCE DOES NOT EXCEED 200 POUNDS (89.0 KN), RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3(1). WHERE THE BASIC WIND SPEED DOES NOT EXCEED 115 MPH, THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 9:12 OR GREATER, AND THE ROOF SPAN IS 32 FEET (9754 MM) OR LESS, RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R802.3(1).

R802.11.1.1 TRUSS UPLIFT RESISTANCE.

TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS OR TABLE R802.11.1. UPLIFT RESISTANCE SHALL BE DETERMINED BY FIGURE R802.11.1(1) AND, USED IN TABLE R802.3(1) OR AS SHOWN ON THE CONSTRUCTION DOCUMENTS. UPLIFT FORCES USED IN A ROOF SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

R802.11.1.2 RAFTER UPLIFT RESISTANCE.

RAFTERS SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES IN CONFORMANCE WITH REQUIREMENTS FOR RESISTING UPLIFT FORCES AS DETERMINED BY TABLE R802.11.1(1) OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE. CONNECTIONS OF RAFTERS USED IN A ROOF SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

R602.3.6 FOUNDATION ANCHORAGE.

WOOD SILL PLATES AND WOOD SILLS SHALL BE ANCHORED DIRECTLY ON CONCRETE FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH IT IS SECTION.

BOLT-FORMED STEEL FRAMING SHALL BE ANCHORED DIRECTLY TO THE FOUNDATION OR FASTENED TO WOOD SILL PLATES IN ACCORDANCE WITH SECTION R602.3.1 OR R502.3.1 AS APPLICABLE. WOOD SILL PLATES SUPPORTING COLD FORMED STEEL FRAMING SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION

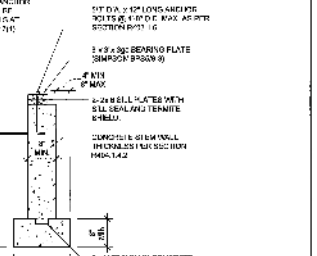
WOOD SOLE PLATES AT EXTERIOR WALLS ON MONOLITHIC SLABS AND WOOD SOLE PLATES OF BRACED WALL PANELS AT BOTH EXTERIOR AND INTERIOR WALLS ON SLABS AND ALL WOOD SILL PLATES AND SOLE PLATES SHALL BE SECURED TO THE FOUNDATION WITH MINIMUM 1/2-INCH DIAMETER (12.7 MM) ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET (1829 MM) ON CENTER AND EMBEDDED A MINIMUM OF 7 INCHES (178 MM) INTO CONCRETE OR MASONRY. ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH DIAMETER (12.7 MM) ANCHOR BOLTS SHALL BE PERMITTED. A MINIMUM OF TWO BOLTS OR ANCHOR STRAPS SHALL BE USED IN EACH PIECE, WITH ONE BOLT OR STRAP LOCATED NOT MORE THAN 12 INCHES (305 MM) NOR LESS THAN SEVEN BOLT DIAMETERS (SEVEN TIMES THE BOLT DIAMETER) FROM EACH END OF EACH PIECE. THE BOLTS SHALL BE EMBEDDED AT LEAST 15 INCHES (381 MM) INTO CONCRETE OR GROUTED MASONRY. THE PLATE AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT THREAD SHALL BE A MINIMUM OF TWO BOLT DIAMETERS (TWO DIAMETERS OF THE BOLT) BUT SHALL NOT EXCEED 3/16 INCH (4.8 MM) EXCEPT WHERE A LARGER HOLE IS REQUIRED BY SECTION R317.3.2. THE PLATE AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT BEFORE THE SHEATHING IS APPLIED. THE BOLTS SHALL BE COUNTERSUNK WHERE NECESSARY SO THAT THE NUTS AND WASHERS WILL NOT INTERFERE WITH THE PROPER INSTALLATION OF THE SHEATHING. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318.

EXCEPTIONS:

1. ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH DIAMETER (12.7 MM) ANCHOR BOLTS SHALL BE PERMITTED. A MINIMUM OF TWO STRAPS SHALL BE USED IN EACH PIECE, WITH ONE STRAP LOCATED NOT MORE THAN 12 INCHES (305 MM) NOR LESS THAN SEVEN BOLT DIAMETERS (SEVEN TIMES THE BOLT DIAMETER) FROM EACH END OF EACH PIECE. THE STRAPS SHALL BE EMBEDDED AT LEAST 15 INCHES (381 MM) INTO CONCRETE OR GROUTED MASONRY. THE PLATE AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT BEFORE THE SHEATHING IS APPLIED. THE BOLTS SHALL BE COUNTERSUNK WHERE NECESSARY SO THAT THE NUTS AND WASHERS WILL NOT INTERFERE WITH THE PROPER INSTALLATION OF THE SHEATHING. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318.

2. CONNECTION OF WALL STUDS TO SILL PLATES OR WOOD FOUNDATIONS SHALL BE PERMITTED TO BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 5 OF TABLE R602.3(1).

3. CONNECTION OF WALL STUDS TO SILL PLATES OR WOOD FOUNDATIONS SHALL BE PERMITTED TO BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 5 OF TABLE R602.3(1).



BASEMENT OR CRAWL SPACE CONCRETE STEM WALL AND SPREAD FOOTING FOR BRACED WALL PANELS.

R403.1.6.1 FOUNDATION ANCHORAGE IN SEISMIC DESIGN CATEGORIES C, D0, D1 AND D2.

IN ADDITION TO THE REQUIREMENTS OF SECTION R403.1.6, THE FOLLOWING REQUIREMENTS SHALL APPLY TO WOOD LIGHT-FRAME STRUCTURES IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2 AND WOOD LIGHT-FRAME TOWNHOUSES IN SEISMIC DESIGN CATEGORY C.

1. PLATE WASHERS CONFORMING TO SECTION R602.11.1 SHALL BE PROVIDED FOR ALL ANCHOR BOLTS OVER THE FULL LENGTH OF REQUIRED BRACED WALL LINES EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED. PROPERLY SIZED CUT WASHERS SHALL BE PERMITTED FOR ANCHOR BOLTS IN WALLS THAT DO NOT CONTAIN BRACED WALL PANELS.

2. INTERIOR BRACED WALL PLATES SHALL HAVE ANCHOR BOLTS SPACED AT NOT MORE THAN 6 FEET (1829 MM) ON CENTER AND LOCATED WITHIN 12 INCHES (305 MM) OF THE ENDS OF EACH PLATE SECTION WHEN SUPPORTED ON A CONCRETE FOUNDATION.

3. INTERIOR BEARING WALL SOLE PLATES SHALL HAVE ANCHOR BOLTS SPACED AT NOT MORE THAN 6 FEET (1829 MM) ON CENTER AND LOCATED WITHIN 12 INCHES (305 MM) OF THE ENDS OF EACH PLATE SECTION WHEN SUPPORTED ON A CONCRETE FOUNDATION.

4. THE MAXIMUM ANCHOR BOLT SPACING SHALL BE 4 FEET (1219 MM) FOR BUILDINGS OVER TWO STORIES IN HEIGHT.

5. STEPPED CRIPPLE WALLS SHALL CONFORM TO SECTION R602.11.2.

6. WHERE CONTINUOUS WOOD FOUNDATIONS IN ACCORDANCE WITH SECTION R404.2 ARE USED, THE FORCE TRANSFER SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE CONNECTIONS REQUIRED BY SECTION R602.11.1, OR THE BRACED WALL PANEL SHALL BE CONNECTED TO THE WOOD FOUNDATIONS IN ACCORDANCE WITH THE BRACED WALL PANEL-TO-FOUNDATION FASTENING REQUIREMENTS OF TABLE R602.3(1).

R602.10.8 BRACED WALL PANEL CONNECTIONS

BRACED WALL PANELS SHALL BE CONNECTED TO FLOOR FRAMING OR FOUNDATIONS AS FOLLOWS:

1. WHERE JOISTS ARE PERPENDICULAR TO A BRACED WALL PANEL ABOVE OR BELOW, A RIM JOIST, BAND JOIST OR BLOCKING SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE BRACED WALL PANEL IN ACCORDANCE WITH FIGURE R602.10.8(1). FASTENING OF TOP AND BOTTOM WALL PLATES TO FRAMING, RIM JOIST, BAND JOIST AND/OR BLOCKING SHALL BE IN ACCORDANCE WITH TABLE R602.3(1).

2. WHERE JOISTS ARE PARALLEL TO A BRACED WALL PANEL ABOVE OR BELOW, A RIM JOIST, BAND JOIST OR OTHER FRAMING MEMBER SHALL BE LOCATED DIRECTLY ABOVE AND BELOW THE BRACED WALL PANEL IN ACCORDANCE WITH FIGURE R602.10.8(2). WHERE A PARALLEL FRAMING MEMBER CANNOT BE LOCATED DIRECTLY ABOVE AND BELOW THE PANEL, FULL-HEIGHT BLOCKING AT 16-INCH (406 MM) SPACING SHALL BE PROVIDED IN THE PARALLEL FRAMING MEMBERS TO EACH SIDE OF THE BRACED WALL PANEL IN ACCORDANCE WITH FIGURE R602.10.8(2). FASTENING OF BLOCKING AND WALL PLATES SHALL BE IN ACCORDANCE WITH TABLE R602.3(1) AND FIGURE R602.10.8(3).

3. CONNECTIONS OF BRACED WALL PANELS TO CONCRETE OR MASONRY SHALL BE IN ACCORDANCE WITH SECTION R403.1.6.

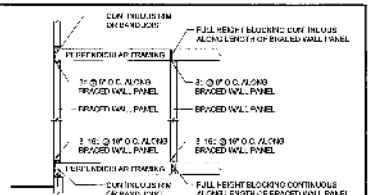


FIGURE R602.10.8(1) BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR / CEILING FRAMING

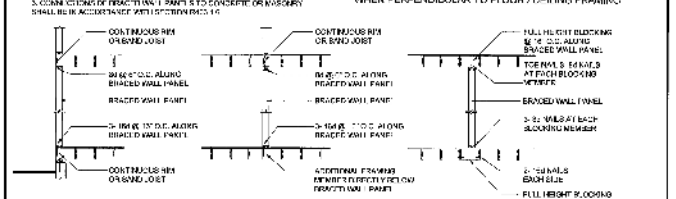


FIGURE R602.10.8(2) BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

R602.10.8.2 CONNECTIONS TO ROOF FRAMING.

TOP PLATES OF EXTERIOR BRACED WALL PANELS SHALL BE ATTACHED TO RAFTERS OR ROOF TRUSSES ABOVE IN ACCORDANCE WITH TABLE R602.3(1), AND THIS SECTION. WHERE REQUIRED BY THIS SECTION, BLOCKING BETWEEN RAFTERS OR ROOF TRUSSES SHALL BE ATTACHED TO TOP PLATES OF BRACED WALL PANELS AND TO RAFTERS OR ROOF TRUSSES IN ACCORDANCE WITH TABLE R602.3(1). A CONTINUOUS BAND, RIM OR HEADER JOIST OR ROOF TRUSS PARALLEL TO THE BRACED WALL PANELS SHALL BE PERMITTED TO REPLACE THE BLOCKING REQUIRED BY THIS SECTION. BLOCKING SHALL NOT BE REQUIRED OVER OPENINGS IN CONTINUOUSLY SHEATHED BRACED WALLS LINES IN ADDITION TO THE REQUIREMENTS OF THIS SECTION, LATERAL SUPPORT SHALL BE PROVIDED FOR RAFTERS AND CEILING JOISTS IN ACCORDANCE WITH SECTION R802.8 AND FOR TRUSSES IN ACCORDANCE WITH SECTION R502.10.8. ROOF VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R806.1.

1. FOR SEISMIC DESIGN CATEGORIES A, B AND C WHERE THE DISTANCE FROM THE TOP OF THE BRACED WALL PANEL TO THE TOP OF THE RAFTERS OR ROOF TRUSSES ABOVE IS 24 INCHES (610 MM) OR LESS IN DOWNSTREAM BETWEEN RAFTERS OR ROOF TRUSSES SHALL NOT BE REQUIRED. WHERE THE DISTANCE FROM THE TOP OF THE BRACED WALL PANEL TO THE TOP OF THE RAFTERS OR ROOF TRUSSES IS BETWEEN 24 INCHES (610 MM) AND 15 INCHES (197 MM), BLOCKING BETWEEN RAFTERS OR ROOF TRUSSES SHALL BE PROVIDED ABOVE THE BRACED WALL PANEL IN ACCORDANCE WITH FIGURE R602.10.8.2(1).

EXCEPTION: WHERE THE OUTSIDE EDGE OF TRUSS VERTICAL WEB MEMBERS ALIGNS WITH THE OUTSIDE FACE OF THE WALL STUDS BELOW, WOOD STRUCTURAL PANEL SHEATHING EXTENDING ABOVE THE TOP PLATE AS SHOWN IN FIGURE R602.10.8.2(2) SHALL BE PERMITTED TO BE FASTENED TO ENDS OF TRUSS WEB WITH THREE 16 NAILS (3-1/2 INCHES x 0.162 INCH) AND BLOCKING BETWEEN THE TRUSSES SHALL NOT BE REQUIRED.

2. FOR SEISMIC DESIGN CATEGORIES D0, D1 AND D2, WHERE THE DISTANCE FROM THE TOP OF THE BRACED WALL PANEL TO THE TOP OF THE RAFTERS OR ROOF TRUSSES ABOVE IS 24 INCHES (610 MM) OR LESS, BLOCKING BETWEEN RAFTERS OR ROOF TRUSSES SHALL BE PROVIDED ABOVE THE BRACED WALL PANEL IN ACCORDANCE WITH FIGURE R602.10.8.2(1).

3. WHERE THE DISTANCE FROM THE TOP OF THE BRACED WALL PANEL TO THE TOP OF RAFTERS OR ROOF TRUSSES EXCEEDS 15 INCHES (381 MM), THE TOP PLATES OF THE BRACED WALL PANEL SHALL BE CONNECTED TO PERPENDICULAR RAFTERS OR ROOF TRUSSES ABOVE IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING METHODS:

3.1 SOFFIT BLOCKING PANELS CONSTRUCTED IN ACCORDANCE WITH FIGURE R602.10.8.2(2).

3.2 VERTICAL BLOCKING PANELS CONSTRUCTED IN ACCORDANCE WITH FIGURE R602.10.8.2(3).

3.3 BLOCKING PANELS PROVIDED BY THE ROOF TRUSS MANUFACTURER AND DESIGNED IN ACCORDANCE WITH SECTION R502.

3.4 BLOCKING, BLOCKING PANELS OR OTHER METHODS OF LATERAL LOAD TRANSFER DESIGNED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ACCEPTED ENGINEERING PRACTICE.

SOLID BLOCKING BETWEEN RAFTERS ATTACHED TO TOP PLATES WITH 6d @ 6" O.C. ALONG LENGTH OF BRACED WALL PANEL

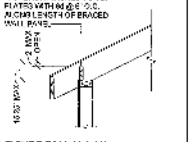


FIGURE R602.10.8.2(1) BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

NOTES:

SYMBOL LEGEND

- EARTH
- POURED CONCRETE OR 8" CMU BLOCK
- EXISTING STUD WALL TO REMAIN
- EXISTING STUD WALL TO BE REMOVED
- NEW 2x4 OR 2x6 STUD WALL @ 16" O.C.
- JOISTS 8" @ 16" O.C. — JOISTS ABOVE
- SECTION / DETAIL
- BUILDING SECTION
- WINDOW
- ELEMENTS ABOVE
- GIRDER / HEADER ABOVE
- POST DOWN
- INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS AS PER SECTION R314 OF IRC2018

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING JOB SITE SAFETY DURING THIS PHASE OF WORK & SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, & LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING CODES OSHA REGULATIONS, LIFE SAFETY CODES, & HAZARDOUS MATERIAL REMOVAL & DISPOSAL.

THE CONTRACTOR SHALL INDEMNIFY & HOLD HARMLESS THE OWNER, THE ARCHITECT, AND THEIR AGENTS & EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM ANY OF THE ITEMS LISTED ABOVE.

THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY CONDITIONS NOT ASSUMED HE SHALL TAKE AND BE RESPONSIBLE FOR FIELD MEASUREMENTS AS REQ.

THE ARCHITECT SHALL BE HELD HARMLESS BY ANY AGENCY FOR ANY "ERRORS & OMISSIONS" ON THESE DOCUMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR METHODS & MEANS OF CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR FIELD SUPERVISION.

KAZTI ARCHITECTURE
7 Wildmere Court, P.O. Box 369, Sprunk, NY 11972
Phone: 631-874-2925 Fax: 631-874-7372
kazti@kaztiarchitects.com

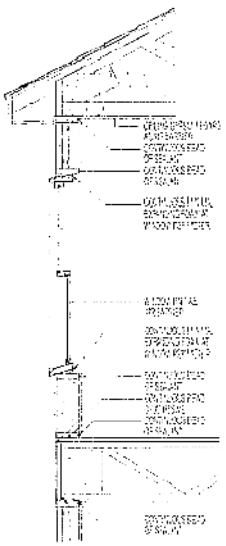
Proposed Home for the:
Breen Residence
29525 Main Road
Orient, New York, 11957
Town of Southold
County of Suffolk

SCTM #: 1000 - 13 - 2 - 7.14

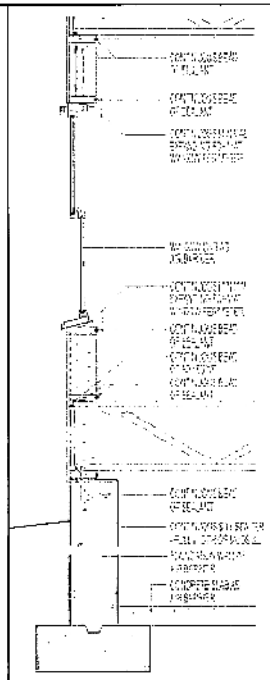
Load Path Diagrams for Wall Braced Walls

Date: December 18, 2024
Date: June 3, 2024
Scale: As noted
Project No.

A7



SECOND FLOOR DETAIL
SCALE: NTS



FIRST FLOOR DETAIL
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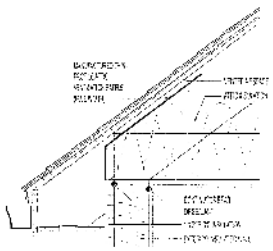
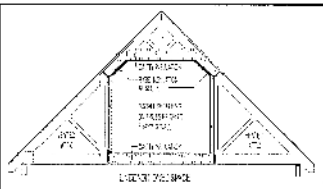
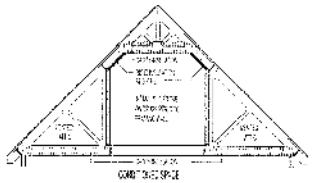


ATTIC EAVE BAFFLE
SCALE: NTS



LIVING SPACE ABOVE UNCONDITIONED SPACE
SCALE: NTS



LIVING SPACE ABOVE CONDITIONED SPACE
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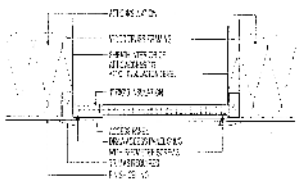

ATTIC ACCESS PANEL
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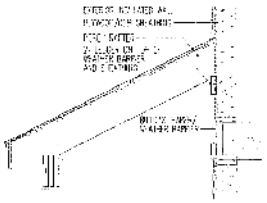
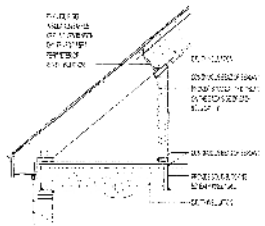
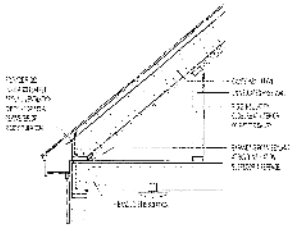


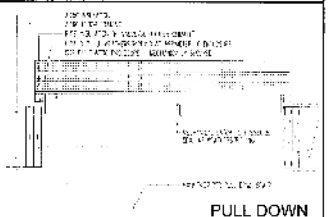
SECTION THRU PORCH ROOF
SCALE: NTS



SECTION THRU KNEE WALL
SCALE: NTS



ALT: SECTION THRU KNEE WALL
SCALE: NTS



PULL DOWN ATTIC STAIR
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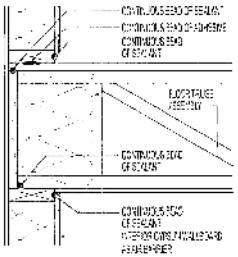

RIM JOIST (BOX BEAM) DETAIL
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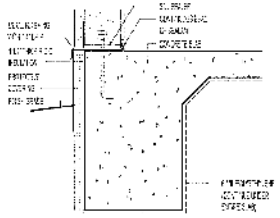

SECTION THRU SLAB
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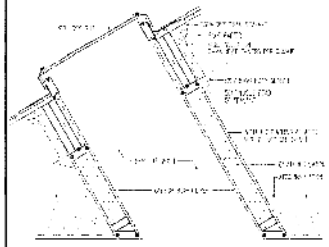

SECTION THRU SKYLIGHT
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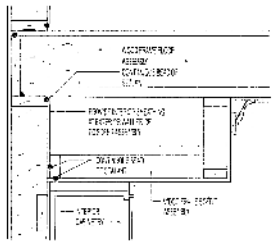

SECTION THRU CABINET SOFFIT WITH SECOND FLOOR ABOVE
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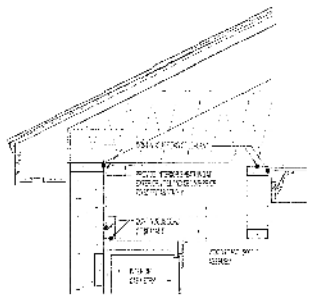

SECTION THRU CABINET SOFFIT WITH ATTIC ABOVE
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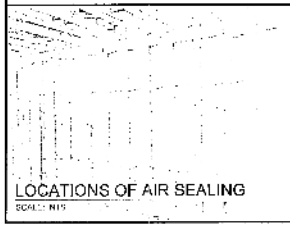

LOCATIONS OF AIR SEALING
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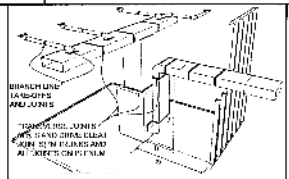


DUCT SEALING DETAILS
SCALE: NTS

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND PROFESSIONAL JUDGMENT, SUCH PLANS DO SPECIFICATIONS ARE IN CONFORMANCE WITH THE ENERGY CODE (TREATY CITY) THAT IS PROPOSED THERMAL ENVELOPE OF THIS PROJECT WAS DESIGNED BY MYSELF OR UNDER MY DIRECTION

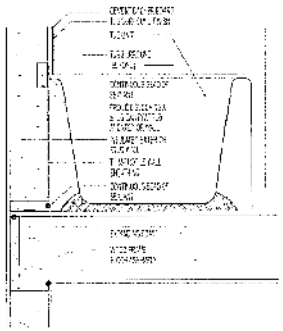
SIGNATURE / SEAL

KAZEL ARCHITECTURE

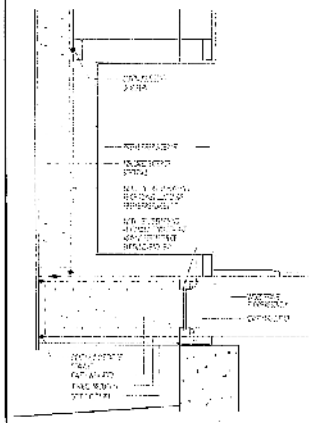
3 Winchester Court, P.O. Box 169, Sparrk, NY 11972
Phone: 631-874-2925 Fax: 631-874-7777
kazelarch@earthlink.com

Air Sealing Details

Date: May 12, 2020	D1
Scale: As noted	
Project No.	



SECTION THRU TUB
SCALE: NTS



SECTION THRU CANTILEVERED FIREPLACE ENCLOSURE
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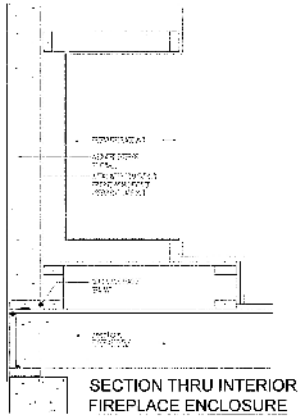

SECTION THRU INTERIOR FIREPLACE ENCLOSURE
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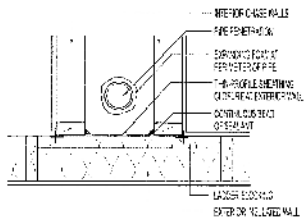
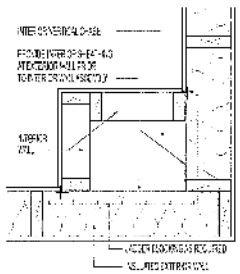
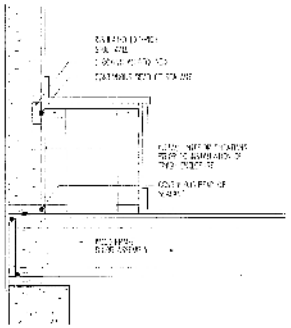


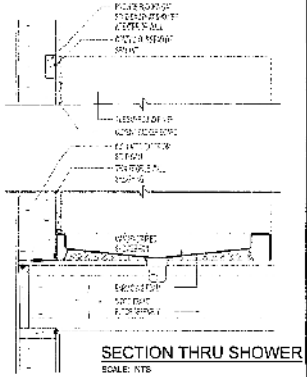
PLAN OF INTERIOR PIPE / CHIMNEY ENCLOSURE
SCALE: NTS



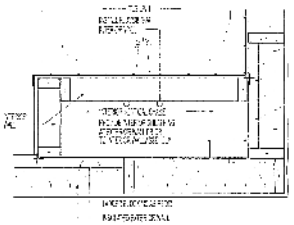
VERTICAL SECTION THRU CHASE
SCALE: NTS



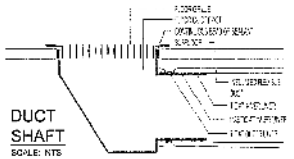
SECTION THRU BUILT IN BENCH
SCALE: NTS



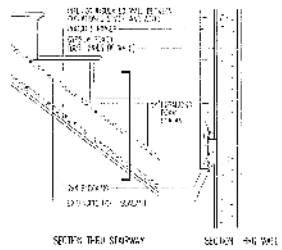
SECTION THRU SHOWER
SCALE: NTS



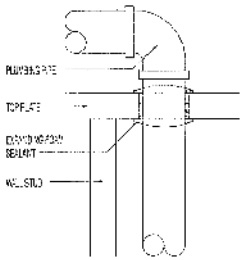
VERTICAL SECTION THRU TUB CHASE
SCALE: NTS



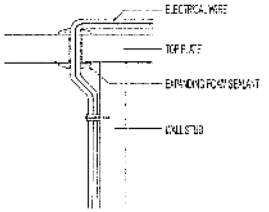
DUCT SHAFT
SCALE: NTS



STAIRWAY WITH UNCONDITIONED SPACE BELOW
SCALE: NTS



PIPE PENETRATIONS
SCALE: NTS



WIRE PENETRATIONS
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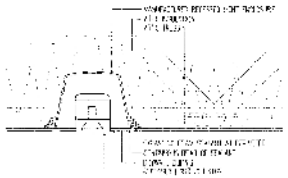

PRE BUILT RECESSED LIGHT
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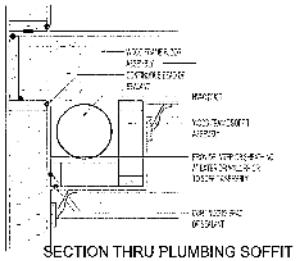
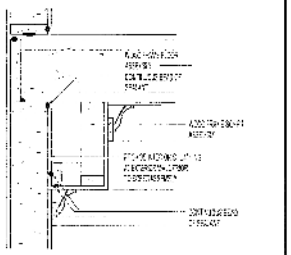


SECTION THRU PLUMBING SOFFIT WITH SECOND FLOOR ABOVE
SCALE: NTS

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE AIR BARRIER SHALL BE CONTINUOUS ACROSS THE UNION OF DISSIMILAR MATERIALS. PENETRATIONS OF THE AIR BARRIER SHALL BE SEALED.	INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
CEILINGS/ATTICS	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP-DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
GRAVEL SPACE WALLS	EXPOSED EARTH IN VENTED CRAWL SPACE WALLS SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT, TUCKED, OR REMOVED. CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE INSULATION AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOXES	HVAC REGISTER BOXES THAT PENETRATE INSULATED CEILING ENCLOSURES SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN RECESSED TO BE SEALED. CONCEALED SPRINKLERS SHALL BE INSTALLED IN A MANNER THAT SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLERS AND COVER PLATES AND WALL OR CEILINGS.	

A. EXCEPTION: THIS SECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-400.



SECTION THRU DROPPED SOFFIT WITH SECOND FLOOR ABOVE
SCALE: NTS

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, SAID PLANS OR SPECIFICATIONS ARE IN FULL COMPLIANCE WITH THE ENERGY CODE. I HEREBY CERTIFY THAT THE PROPOSED THERMAL ENVELOPE OF THIS PROJECT WAS DESIGNED BY MYSELF OR UNDER MY DIRECTION

SIGNATURE / SEAL:

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Air Sealing Details

Date: May 12, 2020
Scale: As noted
Project No.

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