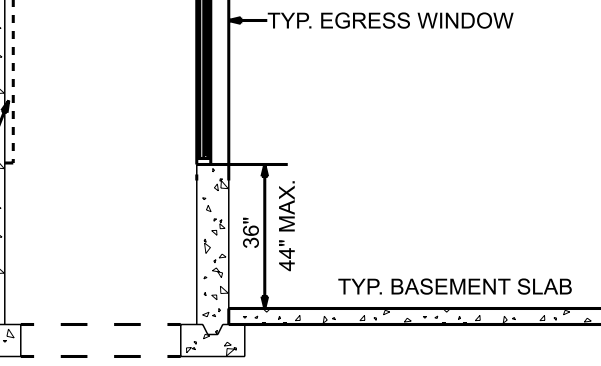


**BARS, GRILLES, COVERS R310.4**  
BARS, GRILLES, GRATES OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED AS FOLLOWS: NET CLEAR OPENING SIZE COMPLYING WITH R310.1.1 TO R310.2.3 AND SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.

**WINDOW WELL R310.2.3**  
HORIZONTAL AREA SHALL BE MIN 9'-0" SQ FT. WITH A HORIZONTAL DIMENSION OF MIN 3'-0" TO ALLOW FOR EMERGENCY ESCAPE AND RESCUE. LADDER SHALL BE PERMITTED TO ENCROUGH NOT MORE THAN 6" INTO REQUIRED WINDOW WELL DEPTH.

**LADDER & STEPS R310.2.3.1**  
WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULL OPEN POSITION. RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON-CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.



**CONCRETE EGRESS WINDOW WELL**  
SCALE: 1/4" = 1'-0"

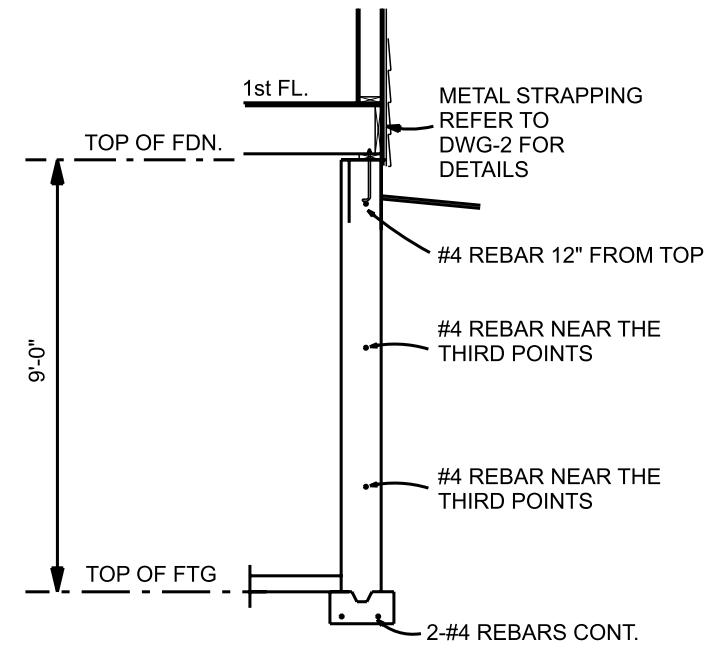
**R310.2.3.2 Drainage**  
Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.  
Exception: A drainage system for window wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the Unified Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

**PLUMBING NOTE:**  
ALL PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH PART VII - PLUMBING

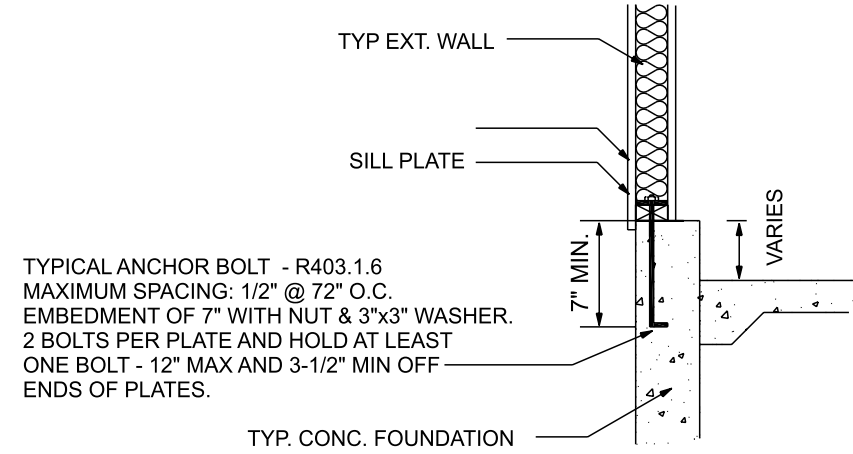
**ELECTRICAL NOTE:**  
ALL ELECTRICAL EQUIPMENT AND WIRING SHALL BE INSTALLED IN ACCORDANCE WITH PART VIII - ELECTRICAL OF THE NYC CODE. A MINIMUM OF 75% PF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICIENCY LAMPS.

**MECHANICAL NOTE:**  
THE MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH PART V & VI OF THE RC OF NYC. ALL MECHANICAL SIZING PER ACCA MANUAL "S" BASED ON LOADS CALCULATED PER ACCA MANUAL "D" DUCT COMPLIANCE WITH MANUAL "D"

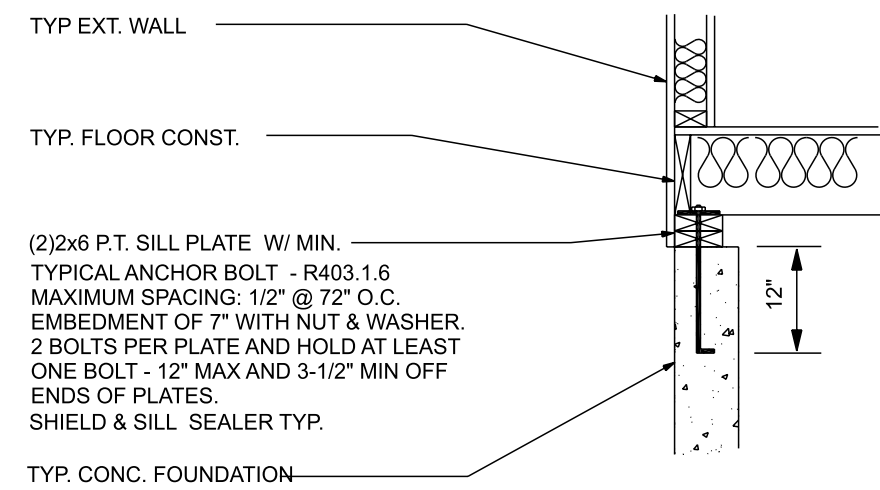
**R303.4 MECHANICAL VENTILATION**  
DWELLING UNIT SHALL BE PROVIDED WITH WHOLE HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH SECTION M1507.3



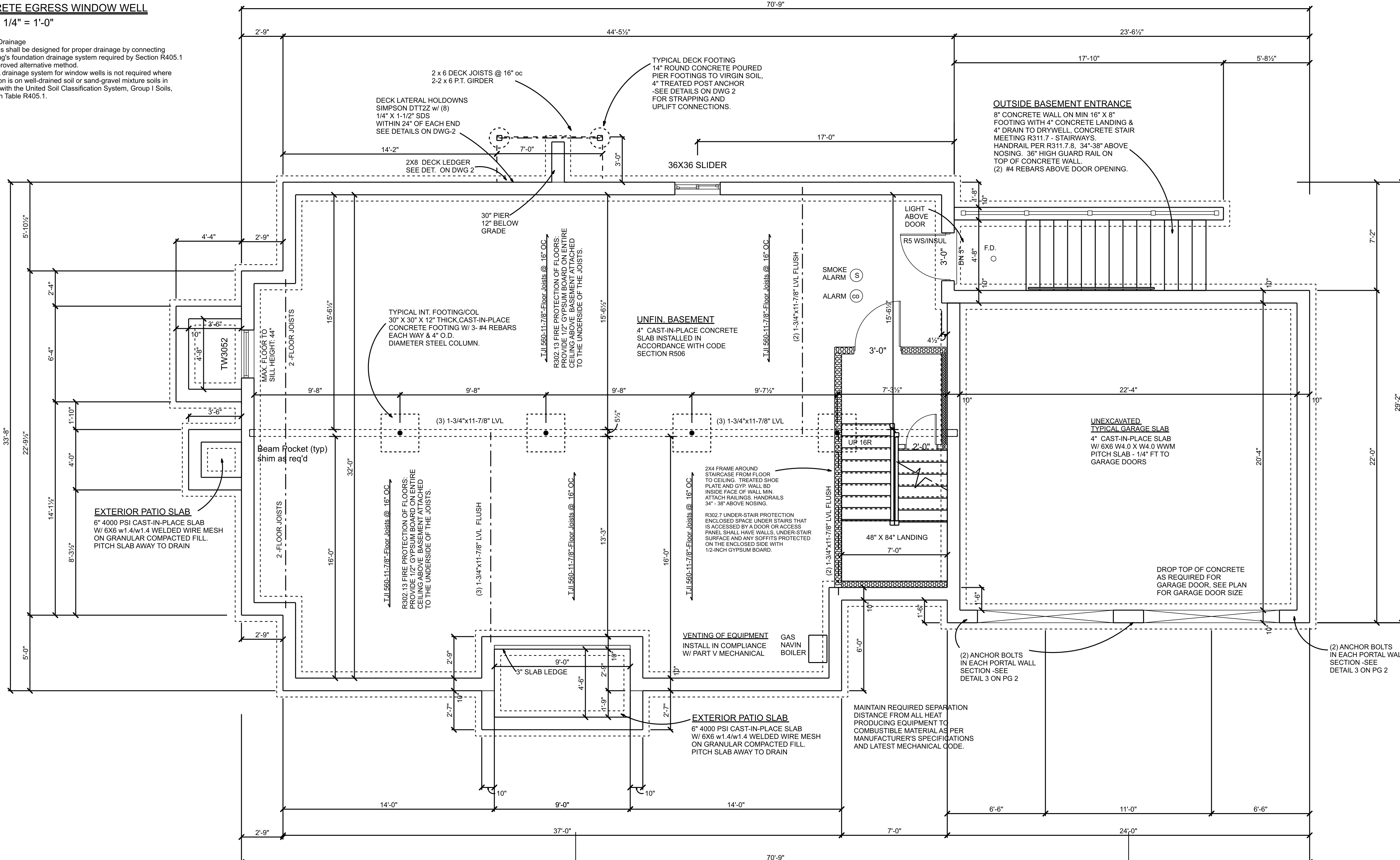
**TYP. FDN REBAR SECTION**  
SCALE: 1/4" = 1'-0"



**ANCHOR BOLT DETAIL**  
SCALE: 1/2" = 1'-0"



**ANCHOR BOLT DETAIL**  
SCALE: 1/2" = 1'-0"



AREA SCHEDULE	
NAME	AREA
COVERED ENTRY AREA	51.9 sq ft.
FINISHED VESTIBULE AREA	119.7 sq ft.
UNFINISHED BASEMENT AREA	1241.7 sq ft.

9'-0" FDN WALL HT  
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

FIRE BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH R302.11 THRU R302.12 AND DRAFTSTOPPING PER R302.12 THRU R302.12.1

TYPICAL ANCHOR BOLT - R403.1.6  
MAXIMUM SPACING: 1/2" @ 72" O.C. EMBEDMENT OF 7" WITH NUT & 3" SQ WASHER. 2 BOLTS PER PLATE AND HOLD AT LEAST ONE BOLT - 12" MAX AND 3-1/2" MIN OFF ENDS OF PLATES.

- Walls 24 inches total length or shorter connecting offset braced wall panels shall be anchored to the foundation with not fewer than one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3(1). (Fastening Schedule)
- Connection of walls 12 inches total length or shorter connecting offset braced wall panels to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3(1). (Fastening Schedule)

**R302.13 Fire protection of floors.**  
Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch gypsum wallboard membrane, 1/2-inch wood structural panel membrane, or equivalent on the underside of the floor framing member.  
Penetrations or openings for ducts, vents, electrical outlets, lighting devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Exceptions:

- Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section F2504, NFPA 13D, or other approved equivalent sprinkler system.
- Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
- Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
  - The aggregate area of the unprotected portions does not exceed 80 square feet per story.
  - Firestopping in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
- Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

**PROPOSED TWO STORY DWELLING**  
**450 MAIN STREET**  
**GREENPORT, NY**  
S.C. TAX No. 1000-34-03-21

The architect has not been retained for the construction phase of this project. Including supervision during construction, the architect shall not be responsible for the construction means, methods, techniques, sequences or programs in connection with the work, for the acts or omissions of the Contractor, subcontractor or any others persons performing the work.

MARCH 7, 2024  
REVISED:

SCALE: AS NOTED

**ROBERT JAMES HIGGINS**  
**ARCHITECT**  
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**11**

Pre-Fab/ Factory Built Fireplaces  
In accordance with chapter  
10, factory-built fireplace inserts shall  
be UL listed and labeled and shall be  
installed in accordance with the  
conditions of the listing. Factory-Built  
fireplaces shall be tested in accordance  
with UL 127. Hearths shall be installed in  
accordance with the listing of the  
Fireplace & in accordance with NYS code  
for Hearths & Hearth extension.  
All Fireplace shall be equipped with an  
exterior air supply. Exterior air ducts  
shall be UL listed. Factory Built Chimneys  
shall be in accordance with chapter  
10 Section R1005 Factory Built Chimneys.

NOTE: GLAZING HAZARDOUS LOCATION: R308.4  
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

SAFETY GLAZING (TEMP GLASS) IS REQUIRED  
AT GLAZING IN A BUILDING WALL ENCLOSED  
BATHS AND SHOWERS WHERE THE  
BOTTOM EDGE OF THE GLAZING IS LESS  
THAN 60 INCHES ABOVE A STANDING  
SURFACE AND DRAIN INLET.

WET SURFACES: R308.4.5  
GLAZING IN WALLS, ENCLOSURES CONTAINING  
WHIRLPOOL, BATH TUBS, SHOWERS,  
SWIMMING POOLS, HOT TUBS WHERE THE BOTTOM  
EDGE OF THE GLASS IS LESS THAN 60"  
MEASURED VERTICALLY ABOVE ANY STANDING OR  
WALKING SURFACE SHALL BE CLASSIFIED AS  
PER TABLE R308.3.1(1) AND R308.3.1(2)

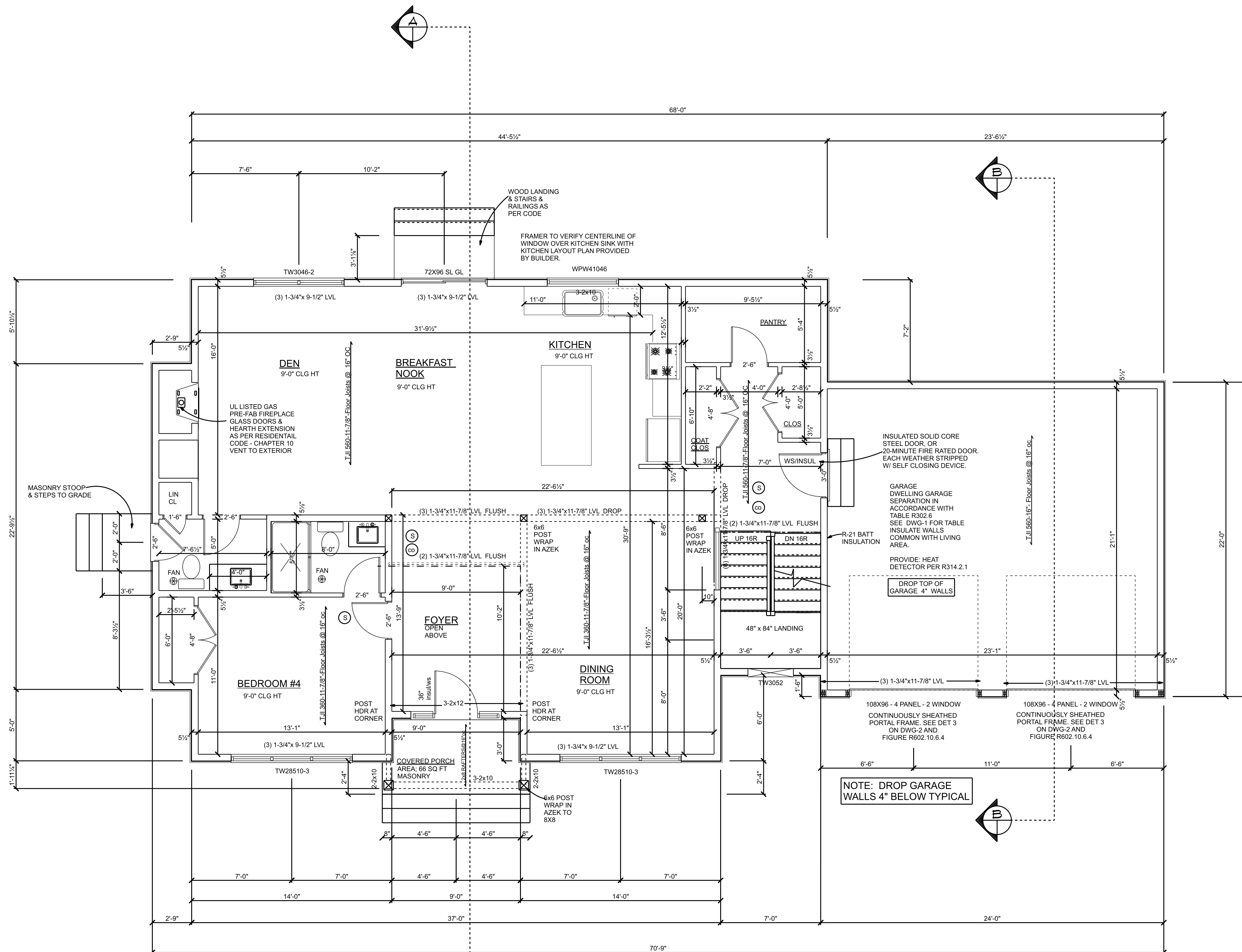
EXCEPTION: GLAZING THAT IS MORE THAN 60"  
MEASURED HORIZONTALLY AND IN A STRAIGHT LINE,  
FROM THE WATERS EDGE

SAFETY GLAZING IS REQUIRED ADJACENT TO  
STAIRWAYS, LANDINGS, AND RAMPS WITHIN  
36 INCHES HORIZONTALLY OF WALKING SURFACE  
OR WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM  
TREAD OF STAIRWAY IN ANY DIRECTION AND WHEN  
EXPOSED SURFACE OF GLASS IS LESS THAN  
60 INCHES ABOVE THE NOSE OF THE TREAD  
OR WALKING SURFACE.

R312.2 WINDOW FALL PROTECTION NOTE:

TOP OF THE WINDOW SILL SHALL  
BE A MINIMUM OF 24" ABOVE THE FINISHED  
FLOOR AND GREATER THAN 72" ABOVE THE  
FINISHED GRADE OR OTHER SURFACES  
BELOW ON THE EXTERIOR SIDE OF THE  
BUILDING. SHALL COMPLY AS FOLLOWS:

R312.2.2 WINDOW OPENING CONTROL DEVICES:  
WINDOW OPENING CONTROL DEVICE SHALL  
COMPLY WITH ASTM F 2000. THE OPENING  
DEVICE AFTER OPERATION TO RELEASE THE  
DEVICE SHALL ALLOW THE WINDOW TO  
FULLY OPEN TO MEET THE CLEAR OPENING  
AS REQUIRE TO MEET EGRESS R310.2.1



WINDOWS, EXTERIOR FRENCH & SLIDING DRs  
Plans indicates ANDERSEN series 400 Tilt Wash  
Model Numbers and shall be in accordance with R609  
To be designed & installed as per manufacturers  
specification for 140 ultimate design wind speed  
and Table 301.2(2), 301.2(3)  
Provide HP LOW-E4 glass; U = .30, SHGC = .30  
EGRESS: shall meet R 310  
WINDOW FALL PROTECTION: shall meet R312.2  
Substitutions made upon meeting Code.  
See page one, general notes for additional  
code requirements.

9'-1" PLATE HEIGHT  
1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1506 sq. ft.
GARAGE AREA	518 sq. ft.
SECOND FLOOR AREA	1415 sq. ft.
COVERED ENTRY AREA	52 sq. ft.

TOTAL GROSS FLOOR AREA: 3491 sq. ft.  
ALLOWBLE SQ FT 3507 sq. ft.

AREA CALCULATIONS:  
LOT AREA = 134X161 = 21574 SQ. FT.  
UP TO 30,000 SF = 3350 X 10% OF 1574SF = 157 SQ. FT.  
TOTAL ALLOWABLE SF = 3507 SQ. FT.

(S) SMOKE DETECTOR  
(CO) CARBON MONOXIDE DETECTOR  
REFER TO DWG-1 GENERAL NOTES  
IN ACCORDANCE WITH SECTION 915 OF THE  
2020 IFC, R314, R315 OF THE RESIDENTIAL  
CODE OF NYS

[NY] 915.3.3 Residential Buildings and Commercial Buildings  
With an Attached Motor Vehicle Related Occupancy

Carbon monoxide detection shall be installed in a central or otherwise approved  
location in each occupiable space in a commercial building and within 10 feet of  
the entrance to sleeping areas and sleeping units in residential buildings  
and commercial buildings that:

1. Have a communicating opening with an attached motor vehicle related occupancy,
2. Share one or more common walls with an attached motor vehicle related occupancy, or
3. Are located one story above or below a motor vehicle related occupancy.

PROPOSED TWO STORY DWELLING  
450 MAIN STREET  
GREENPORT, NY

S.C. TAX No. 1000-34-03-21

The architect has not been retained for the  
construction phase of this project. Including  
supervision during construction or during the  
operation and maintenance of the building,  
the quality and quantity of work being performed.  
The Architect shall not have control or charge of  
and shall not be responsible for the construction  
means, methods, techniques, sequences or  
programs in connection with the work, for the acts or omissions  
of the Contractor, subcontractor or any others  
performing the work.

MARCH 7, 2024

REVISED:

SCALE: AS NOTED

ROBERT JAMES HIGGINS  
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11

**PROPOSED TWO STORY DWELLING**  
**450 MAIN STREET**  
**GREENPORT, NY**  
 S.C. TAX No. 1000-34-03-21

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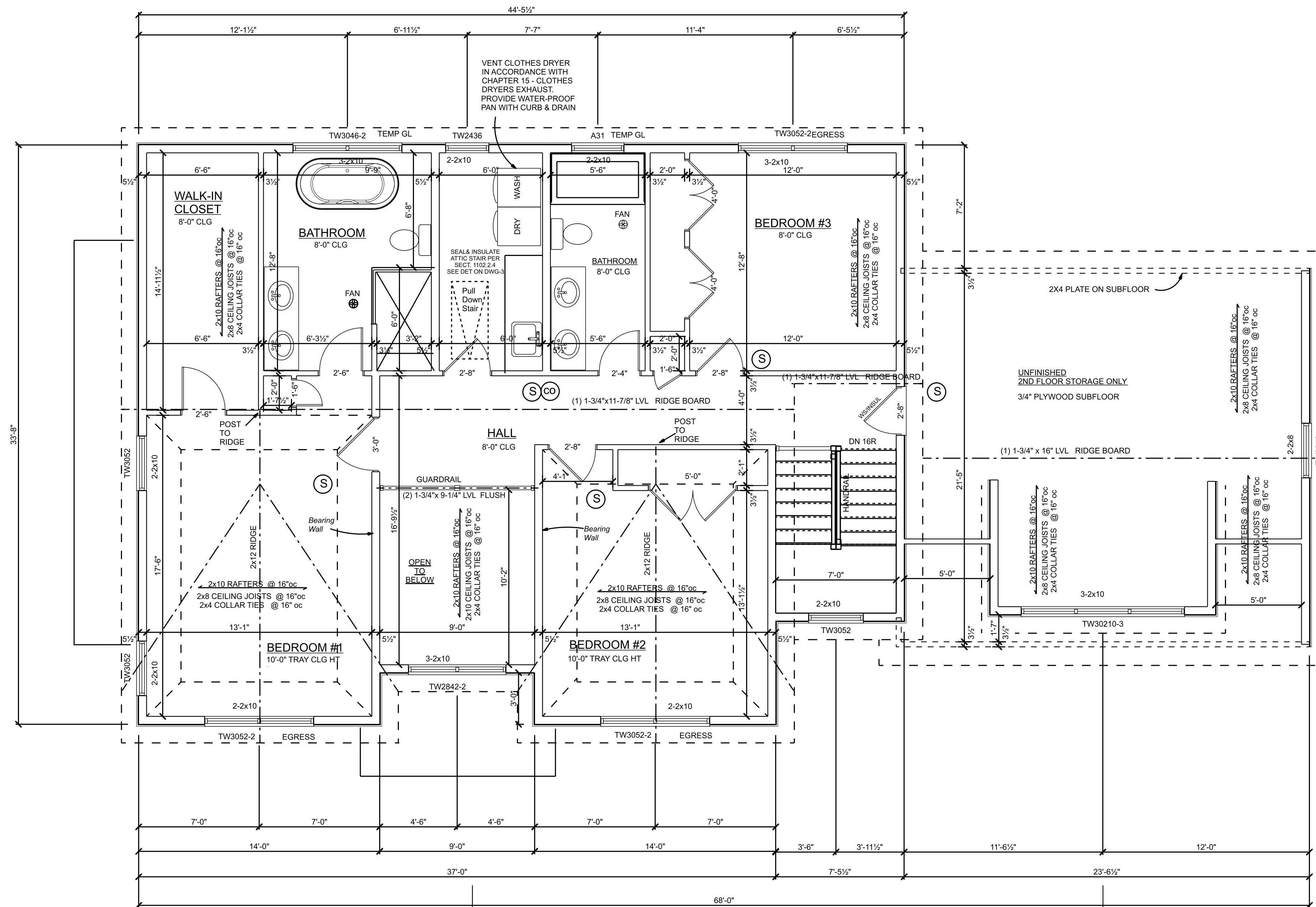
R302.11 Fireblocking required. Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations.

- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs; as follows:
  - Vertically at the ceiling and floor levels.
  - Horizontally at intervals not exceeding 10 feet.
- At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7
- At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
- For the fireblocking of chimneys and fireplaces, see Section R1003.19
- Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.
- Fireblocking material: two inch nominal lumber, bats or blankets of mineral wood or glass fiber installed securely in place or 1/2" gypsum board.

NOTE: GLAZING HAZARDOUS LOCATION: R308.4 INCLUDING BUT LIMITED TO THE FOLLOWING:  
 SAFETY GLAZING (TEMP GLASS) IS REQUIRED AT GLAZING IN A BUILDING WALL ENCLLOSING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.  
 WET SURFACES: R308.4.5 GLAZING IN WALLS, ENCLOSURES CONTAINING WHIRLPOOL, BATH TUBS, SHOWERS, SWIMMING POOLS, HOT TUBS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CLASSIFIED AS PER TABLE R308.3.1(1) AND R308.3.1(2)

EXCEPTION: GLAZING THAT IS MORE THEN 60" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATERS EDGE

SAFETY GLAZING IS REQUIRED ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF WALKING SURFACE OR WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF STAIRWAY IN ANY DIRECTION AND WHEN EXPOSED SURFACE OF GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD OR WALKING SURFACE.



R312.2 WINDOW FALL PROTECTION NOTE:

TOP OF THE WINDOW SILL SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACES BELOW ON THE EXTERIOR SIDE OF THE BUILDING. SHALL COMPLY AS FOLLOWS:

R312.2.2 WINDOW OPENING CONTROL DEVICES: WINDOW OPENING CONTROL DEVICE SHALL COMPLY WITH ASTM F 2000. THE OPENING DEVICE AFTER OPERATION TO RELEASE THE DEVICE SHALL ALLOW THE WINDOW TO FULLY OPEN TO MEET THE CLEAR OPENING AS REQUIRE TO MEET EGRESS R310.2.1

[NY] 915.3.3 Residential Buildings and Commercial Buildings With an Attached Motor Vehicle Related Occupancy

Carbon monoxide detection shall be installed in a central or otherwise approved location in each occupiable space in a commercial building and within 10 feet of the entrance to sleeping areas and sleeping units in residential buildings and commercial buildings that:

- Have a communicating opening with an attached motor vehicle related occupancy.
- Share one or more common walls with an attached motor vehicle related occupancy, or
- Are located one story above or below a motor vehicle related occupancy.

- (S) Smoke Detector
  - (CO) Carbon Monoxide Detector
- Refer to DWG-1 General Notes

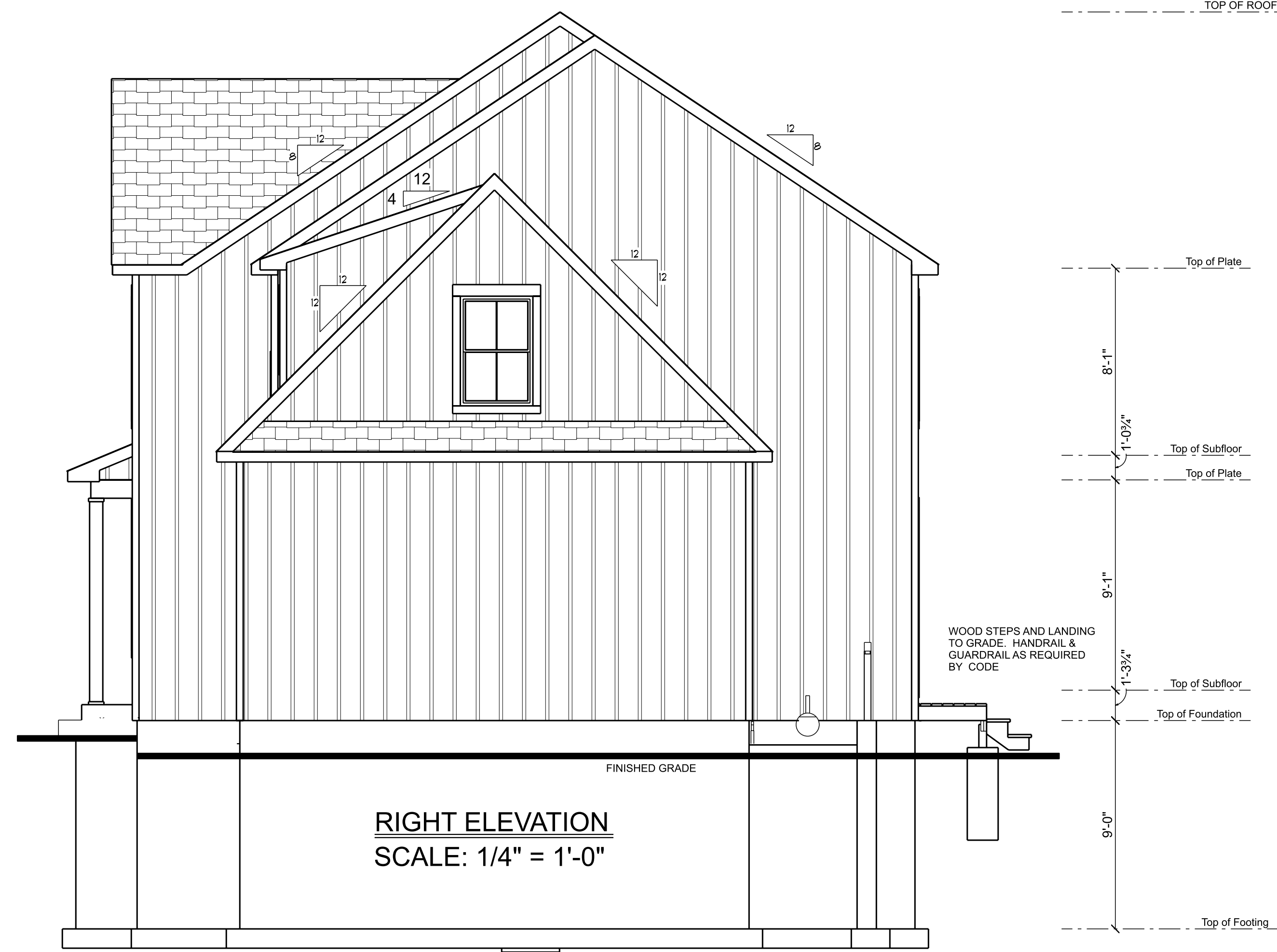
In accordance with Section 915 of the 2020 IFC, R314, R315 of the Residential code of NYS

**2ND FLOOR PLAN**

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

8'-1" PLATE HEIGHT

AREA SCHEDULE	
NAME	AREA
SECOND FLOOR AREA	1418.0 sq ft.



**PROPOSED TWO STORY DWELLING**  
**450 MAIN STREET**  
**GREENPORT, NY**  
 S.C. TAX No. 1000-34-03-21

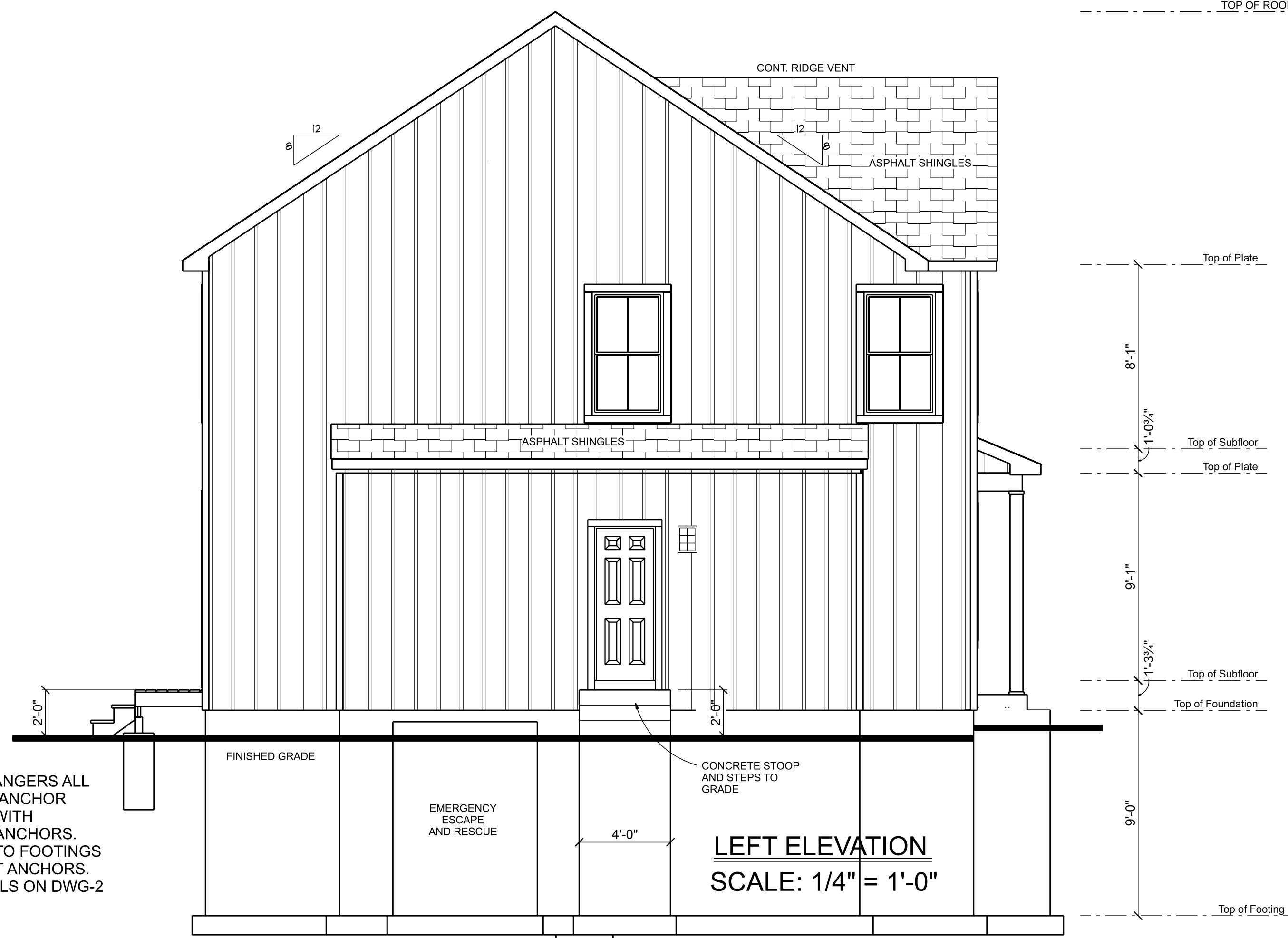
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**11**

STRUCTURAL HANGERS ALL JOISTS TO HDR. ANCHOR POSTS TO HDR WITH SIMPSON POST ANCHORS. ATTACH POSTS TO FOOTINGS WITH GALV POST ANCHORS. REFER TO DETAILS ON DWG-2



R303.8 Exterior Stairway Illumination  
Exterior stairways shall be provided with artificial light source located at the top landing of a stairway. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom of the stairway.

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**450 MAIN STREET**  
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