



3052 Dubois Road
Ithaca, NY 14850

607.272.2036
Info@mooresmarineinc.com

March 12, 2024

Town of Ulysses Board
Town of Ulysses Planning Board

The project involves replacing the existing roof of the building located within Development District 8. Additionally, an open 24x40 lean-to cover will be added to the south side of the building. The primary purpose of this addition is to enhance working conditions for employees and to facilitate uninterrupted workflow during inclement weather conditions.

Scope of Work:

Roof Replacement-

- Removal of the existing roof materials.
- Inspection of the underlying structure for any damages or deficiencies.
- Installation of new roofing materials meeting local building code requirements.
- Ensuring proper drainage and waterproofing measures are in place.

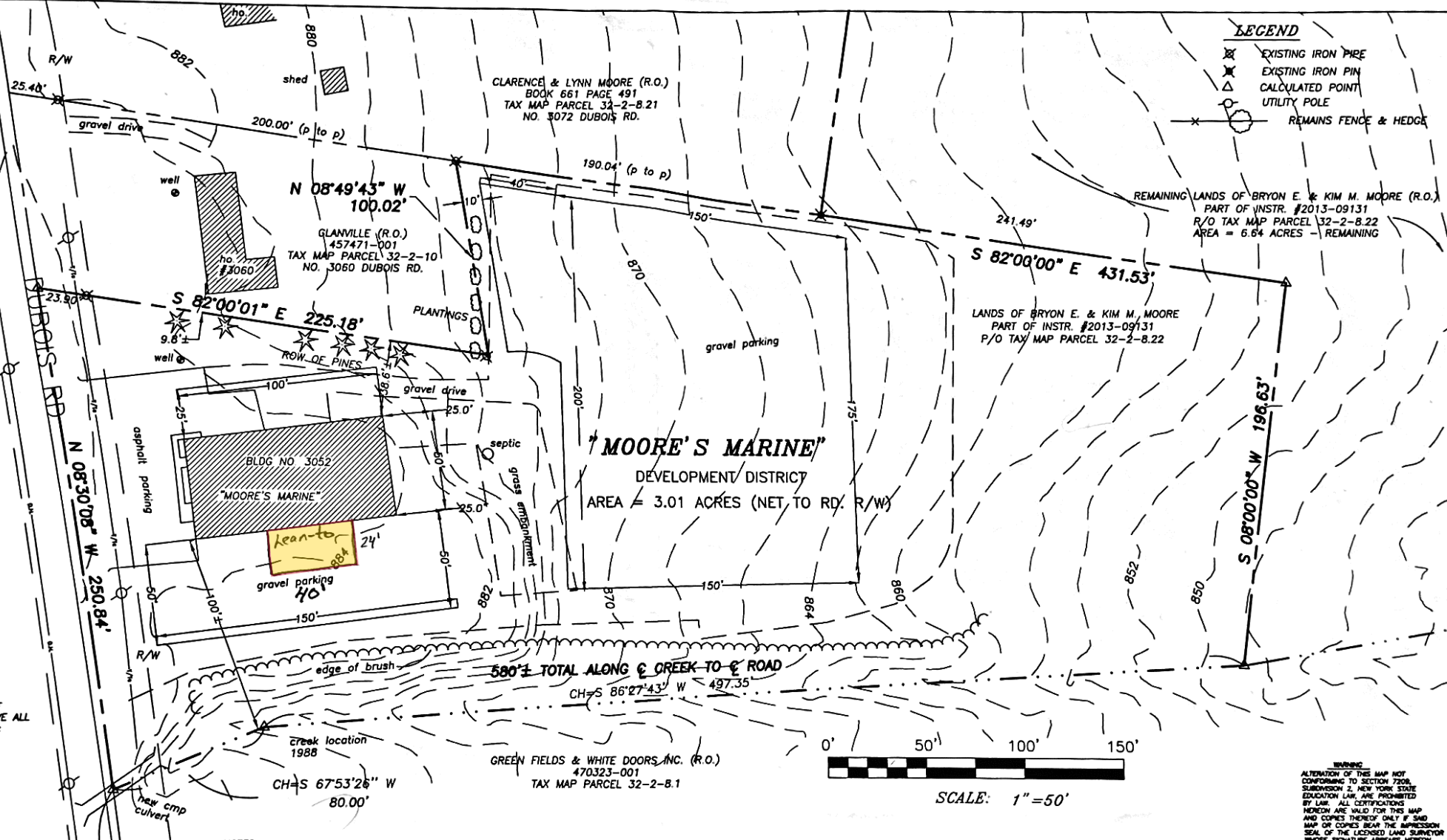
Lean-To Addition-

- Design and construction of a 24x40 open lean-to structure on the south side of the building.
- Compliance with all relevant building codes and regulations.
- Integration of the lean-to with the existing structure seamlessly.
- Ensuring proper anchoring and structural stability.

The successful completion of the roof replacement and lean-to addition project will not only improve working conditions for employees but also enhance the overall functionality and productivity of the building. By obtaining the necessary building permits and adhering to regulatory requirements, we aim to execute the project efficiently and to the highest standards of quality and safety.



DUBOIS ROAD
(3 ROD ROAD = 49.5' WIDE)



LEGEND
 EXISTING IRON PIPE
 EXISTING IRON PIN
 CALCULATED POINT
 UTILITY POLE
 REMAINS FENCE & HEDGE

"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAYS"



SCALE: 1"=50'

WARNING
ALTERNATION OF THIS MAP NOT CONFORMING TO SECTION 7208, SUBSECTION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

NOTES:
1.) THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.
2.) 1/22/18 ADDED PROPOSED PARKING AREAS (100' X 25'-25' X 50' - 50' X 150' & 150' X 200'±)

TIE MEAS. 911'± TO SOUTH CORPORATION LINE OF TOWN OF ULYSSES



T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
ITHACA, NEW YORK 14850
TEL (607)272-6477

TITLE: SURVEY MAP
SHOWING DEVELOPMENT DISTRICT FOR
"MOORE'S MARINE"
LOCATED AT NO. 3052 DUBOIS ROAD
TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

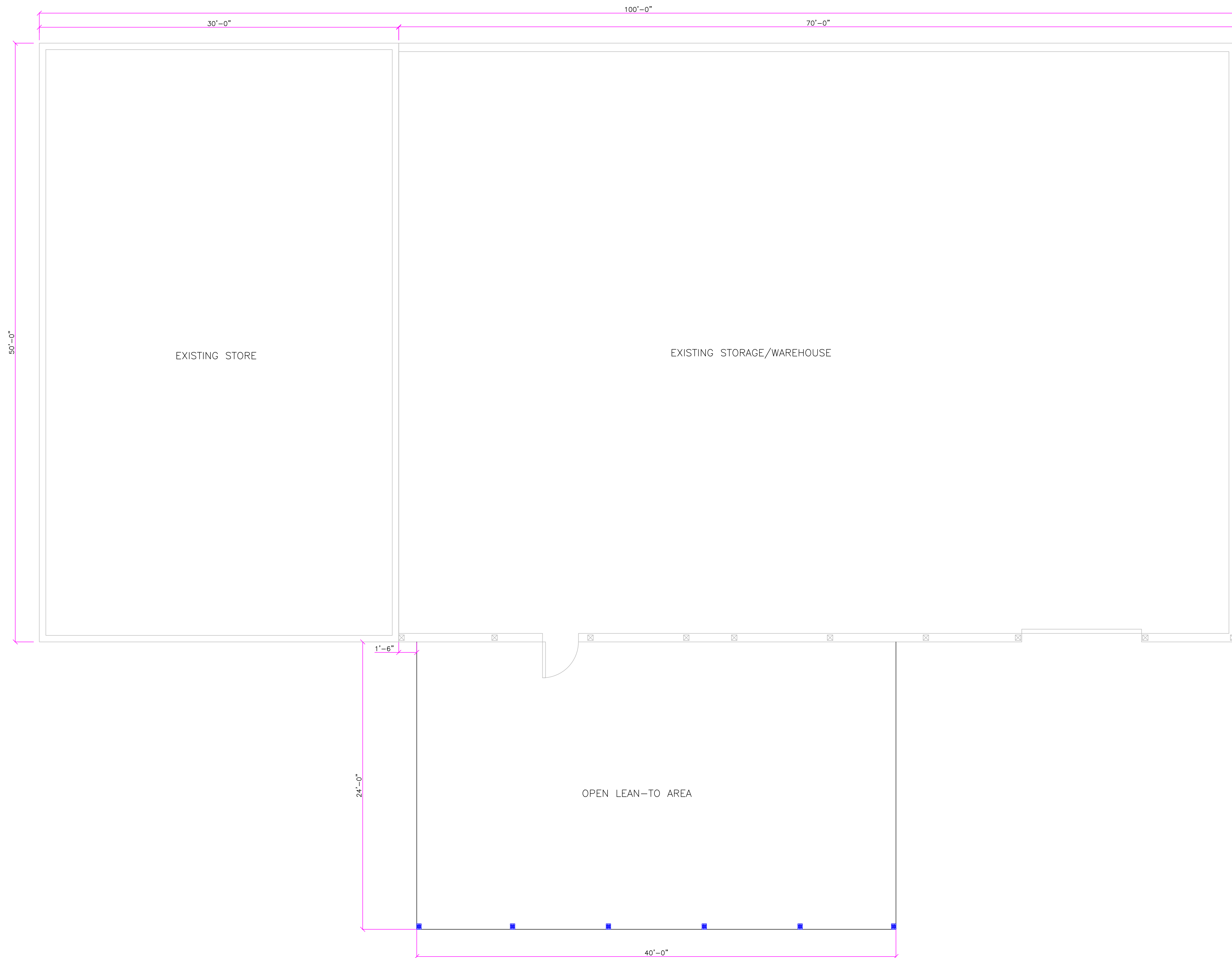
DATE: 9/6/2017

S17658

SCALE: 1"=50'

REVISED
1/22/18 - PER NOTE 2





CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION

CONTRACTOR SHALL CONFIRM LOCATION AND SIZE OF ALL DOORS WITH OWNER PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION

WARNING
 IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWN BY: JTM			
PROJ. ENGR.: JTM			
PROJ. MNGR.: JTM	0	02/28/24	FOR APPROVAL
CHECKED BY: JTM	NO.	DATE	DESCRIPTION
REVISIONS			



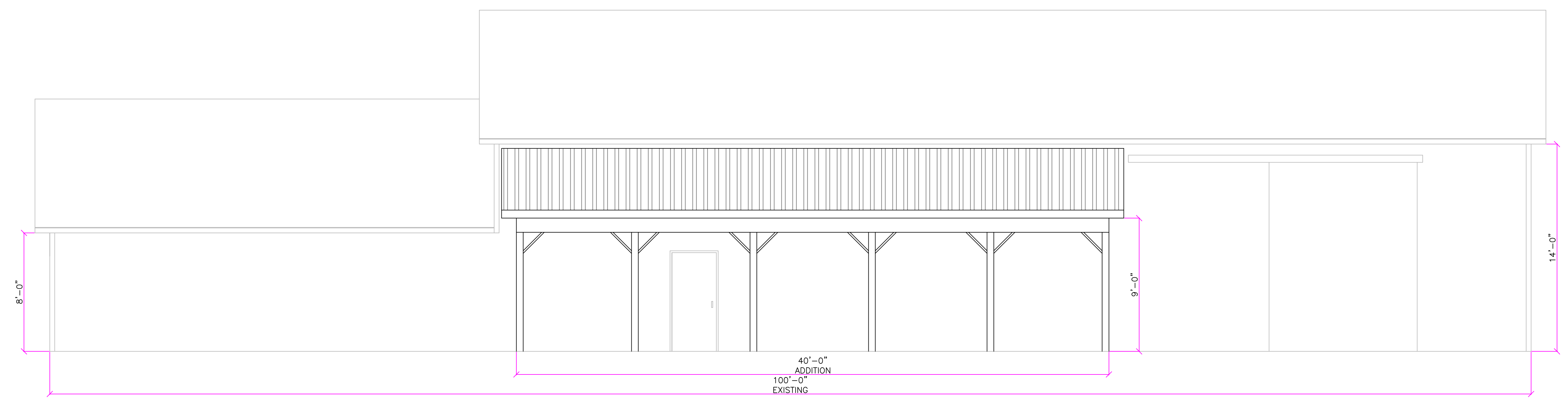
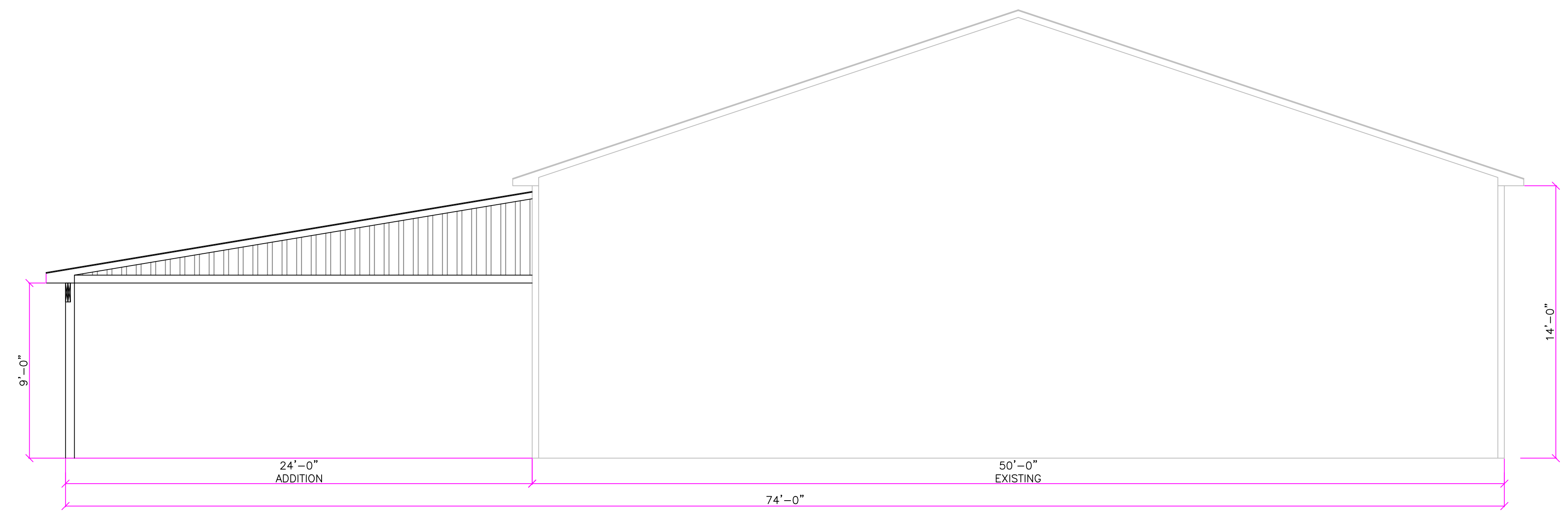
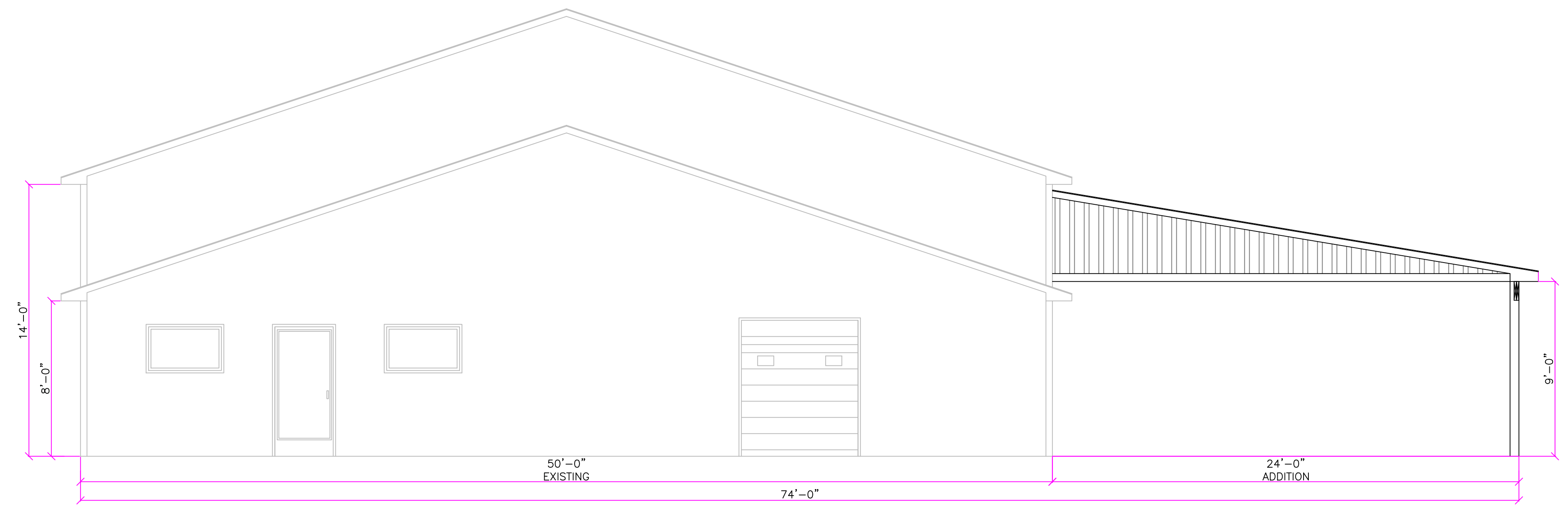
McCormick Engineering P.C.
 294 Skuse Road
 Geneva, New York 14456 (585) 721-7219

JOB No. 24-149

MOORE
3052 Dubois Road
Ithaca, New York 14850
Town of Ulysses, Tompkins Co.

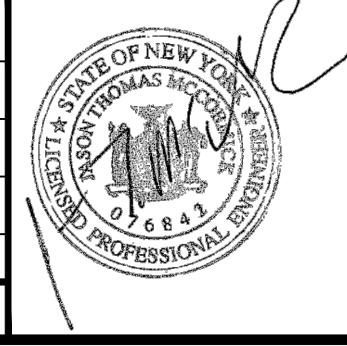
FLOOR PLAN

Scale: 1/4" = 1'-0" Date: 02/24 DWG. A-2.0



WARNING
IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWN BY:	JTM		
PROJ. ENGR.:	JTM		
PROJ. MNGR.:	JTM	0	02/28/24 FOR APPROVAL
CHECKED BY:	JTM	NO.	DATE DESCRIPTION
REVISIONS			

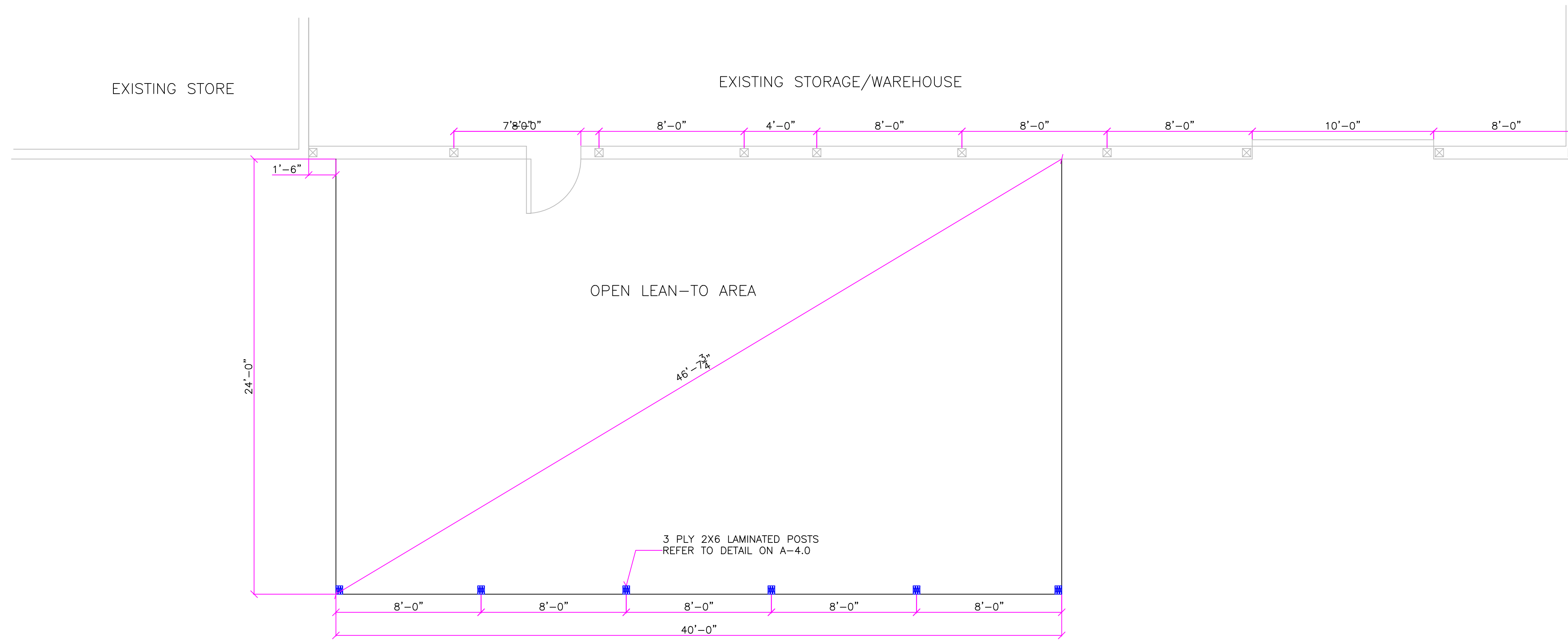


McCormick Engineering P.C.
294 Skuse Road
Geneva, New York 14456
(585) 721-7219

JOB No. 24-149

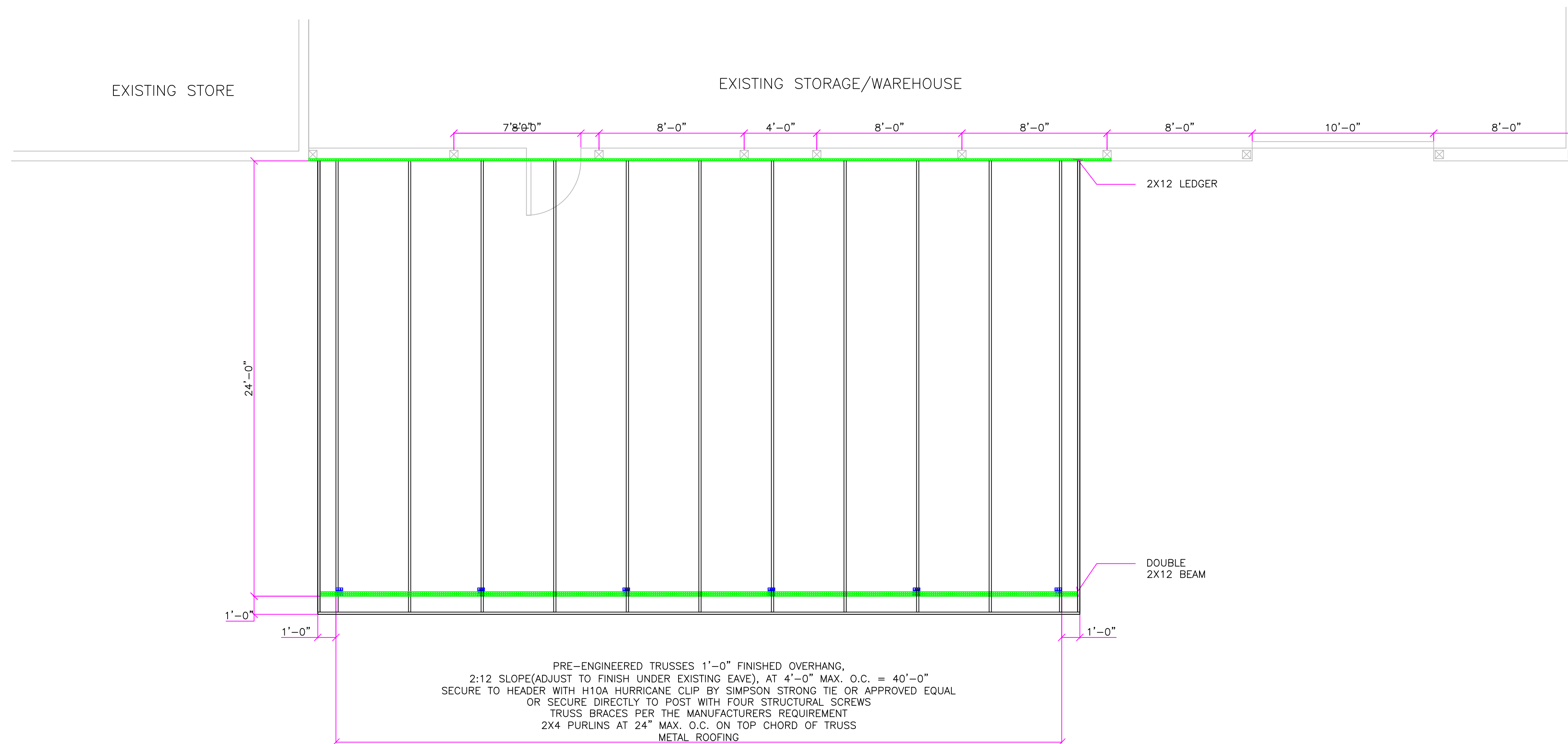
MOORE
3052 Dubois Road
Ithaca, New York 14850
Town of Ulysses, Tompkins Co.

ELEVATION VIEWS		
Scale: 1/4"=1'-0"	Date: 02/24	DWG. A-2.1



POST LOCATION PLAN

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



ROOF FRAMING PLAN

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

WARNING
IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWN BY:	JTM		
PROJ. ENGR.:	JTM		
PROJ. MNGR.:	JTM	02/28/24	FOR APPROVAL
CHECKED BY:	JTM		



McCormick Engineering P.C.
294 Skuse Road
Geneva, New York 14456
(585) 721-7219

MOORE
3052 Dubois Road
Ithaca, New York 14850
Town of Ulysses, Tompkins Co.

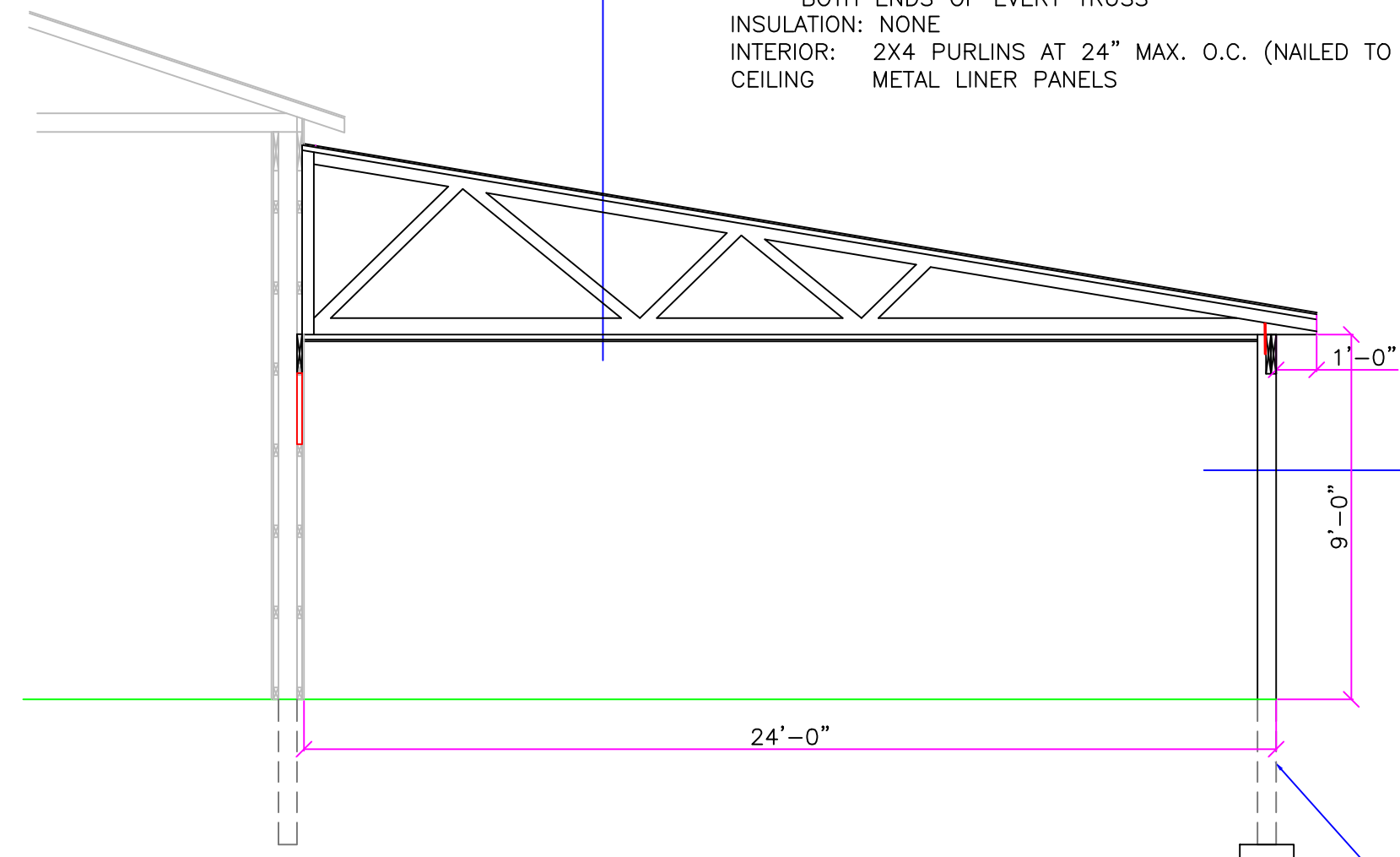
POST LOCATION PLAN AND ROOF FRAMING PLAN		
Scale: 1/4"=1'-0"	Date: 02/24	DWG. A-3.0

REVISIONS

JOB No. 24-149

TYPICAL ROOF CONSTRUCTION

RIDGE VENT
 50 YR METAL ROOFING (COORDINATE STYLE & COLOR WITH OWNER)
 2X4 PURLINS AT 24" MAX. O.C. (NAILED TO TRUSSES)
 PRE-ENGINEERED TRUSSES (REFER TO BUILDING NOTES AND DRAWING A-3.0)
 @ 4'-0" O.C. MAXIMUM, 2:12 PITCH, 1'-4" FINISHED OVERHANG
 HURRICANE TIE DOWN STRAPS - SECURE TO HEADER WITH H10A HURRICANE CLIPS BY
 SIMPSON STRONG TIE OR APPROVED EQUAL
 OR TRUSS FASTENED DIRECTLY TO POST WITH STRUCTURAL SCREWS)
 BOTH ENDS OF EVERY TRUSS
 INSULATION: NONE
 INTERIOR: 2X4 PURLINS AT 24" MAX. O.C. (NAILED TO BOTTOM CHORD TRUSSES)
 CEILING: METAL LINER PANELS



TYPICAL CONSTRUCTION

POSTS - 4 PLY 2X6 LAMINATED POSTS - REFER TO DRAWING ON A-3.0
 PURLINS - NONE
 BOTTOM BOARD - NONE
 HEADER - TWO 2X12 (TYPICAL)
 REFER TO DETAILS ON DRAWING A-4.0,
 REFER TO DRAWING A-3.0 FOR HEADER LOCATIONS/SIZES
 EXTERIOR FINISH - 50 YR METAL SIDING
 GABLE ENDS ONLY
 INSULATION - NONE
 INTERIOR - NONE
 PANELS SHALL BE TRIMMED AT ALL OPENINGS AND SEAMS

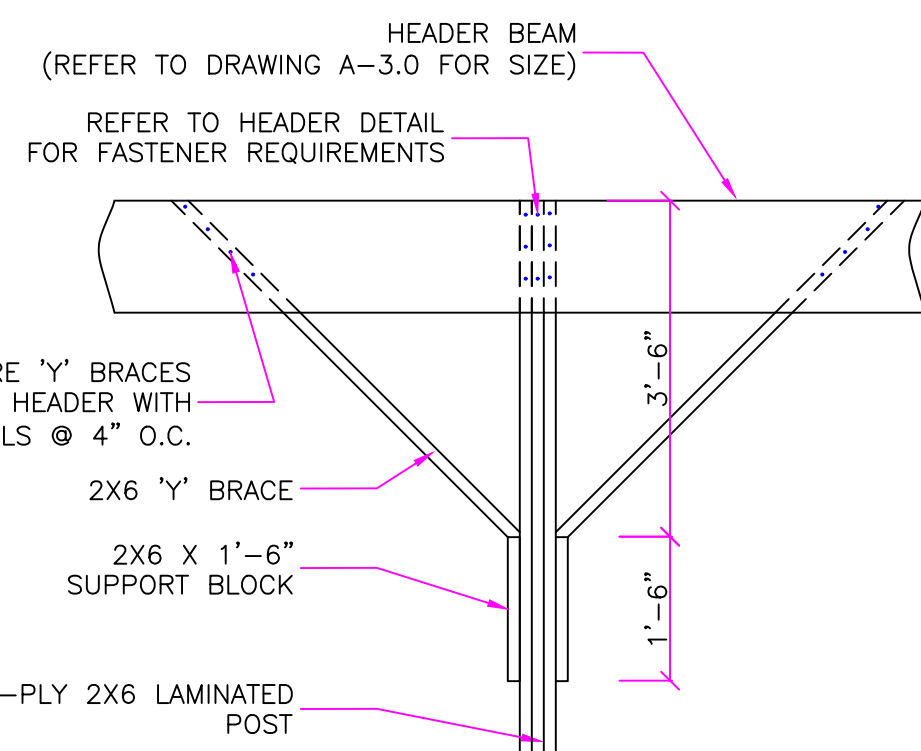
LAMINATED POST WITH POST WRAP AND FOOTER SHALL BE A MINIMUM OF 48" BELOW GRADE. REFER TO DETAILS ON DRAWING A-4.0 (TYPICAL ALL POSTS)

NOTES:

1. ALL WOOD IN CONTACT WITH EARTH OR CONCRETE SHALL BE ACQ TREATED LUMBER

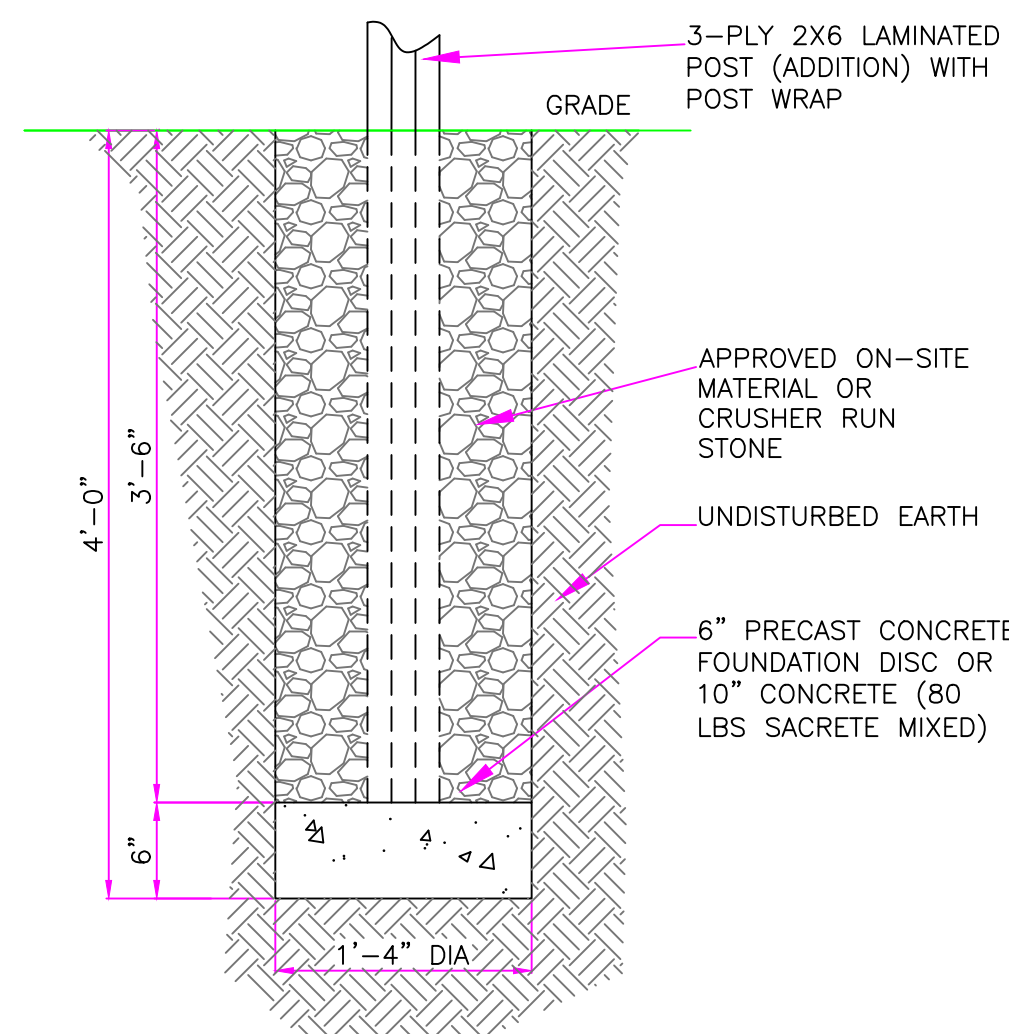
TYPICAL SECTION

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



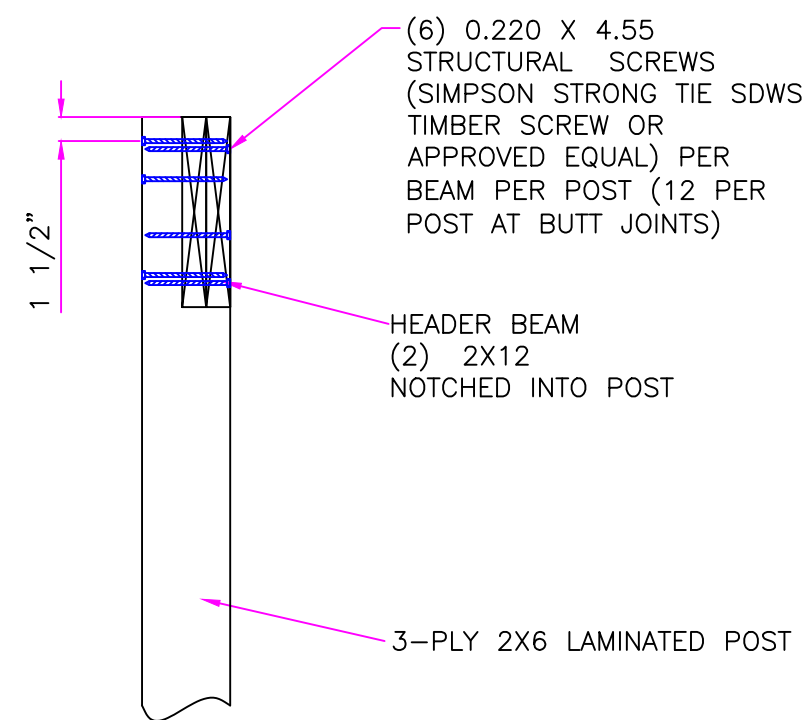
'Y' BRACE DETAIL

SCALE: 1/2" = 1'-0"



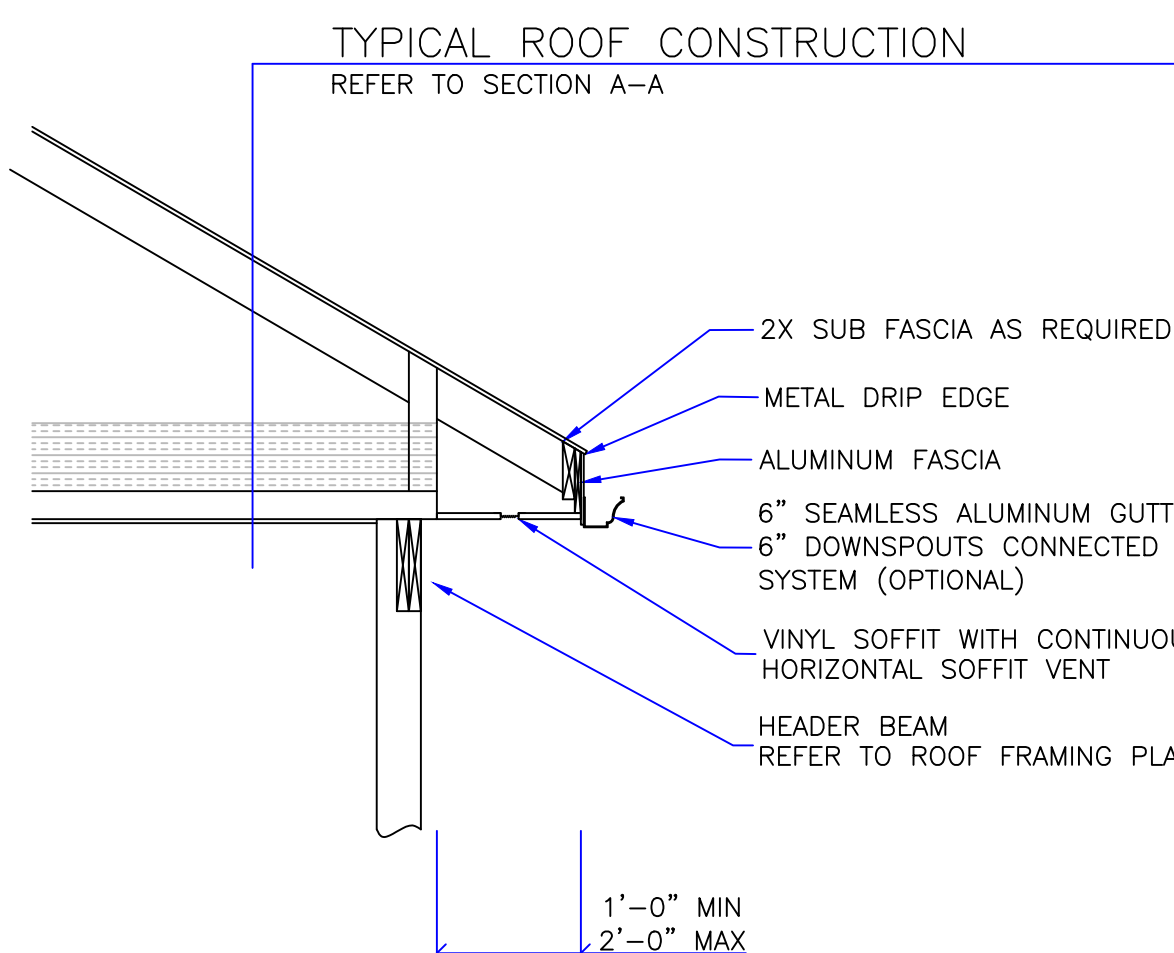
POST DETAIL

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



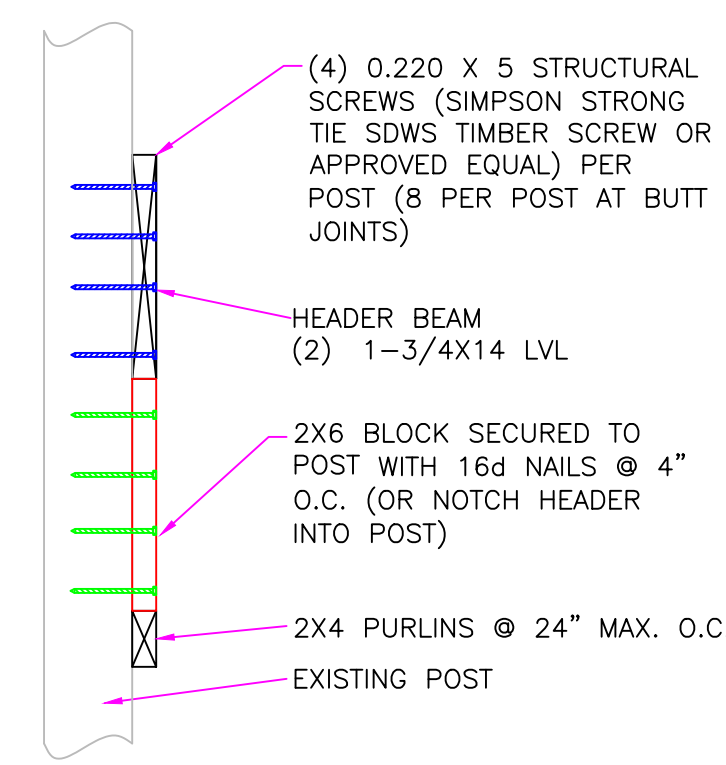
HEADER DETAIL

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



FASCIA DETAIL

SCALE: 1/2" = 1'-0"



LEDGER DETAIL

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

MATERIALS SUMMARY TABLE

ITEM	DIMENSIONS
POSTS	3 PLY 2X6 LAMINATED POST
HEADERS	(2) 2X12 (EAVES) REFER TO ROOF FRAMING PLAN ON DRAWING A-3.0
PURLINS (ROOF)	2X4 @ 24" MAX. O.C.
BOTTOM\BASE BOARD	NONE - OPEN SIDES
'X' BRACES	NONE
'Y' BRACES	2X6 AT EVERY POST
TRUSS CROSS BRACE	2X4
TRUSS FOR BUILDING	PRE-ENGINEERED HALF TRUSS @ 4' MAX OC, REFER TO ROOF FRAMING PLAN ON DRAWING A-3.0
TRUSS TIES	SIMPSON STRONG TIE H10A
STRUCTURAL SCREWS	0.220 X 6 STRONG DRIVE SDWS TIMBER SCREW BY SIMPSON STRONG TIE OR APPROVED EQUAL
ROOFING	50 YEAR STEEL ROOFING PANELS STYLE AND COLOR TO BE DETERMINED
SIDING	50 YEAR STEEL SIDING PANELS ON GABLES ONLY STYLE AND COLOR TO BE DETERMINED
CEILING	WHITE METAL LINER PANELS
INSULATION	NONE
GUTTERS	6" SEAMLESS (OPTIONAL)

WARNING
 IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWN BY:	JTM		
PROJ. ENGR.:	JTM		
PROJ. MNGR.:	JTM	02/28/24	FOR APPROVAL
CHECKED BY:	JTM		
REVISIONS			



McCormick Engineering P.C.
 294 Skuse Road
 Geneva, New York 14456
 (585) 721-7219

BRAWDY MARINE CONSTRUCTION, INC
3878 KEYSER RD
Naples, New York 14512
(T) Italy, Yates County
TAX ID No. 56.03-1-11

TYPICAL SECTIONS AND DETAILS

Scale: AS NOTED	Date: 02/24	DWG. A-4.0
--------------------	----------------	------------