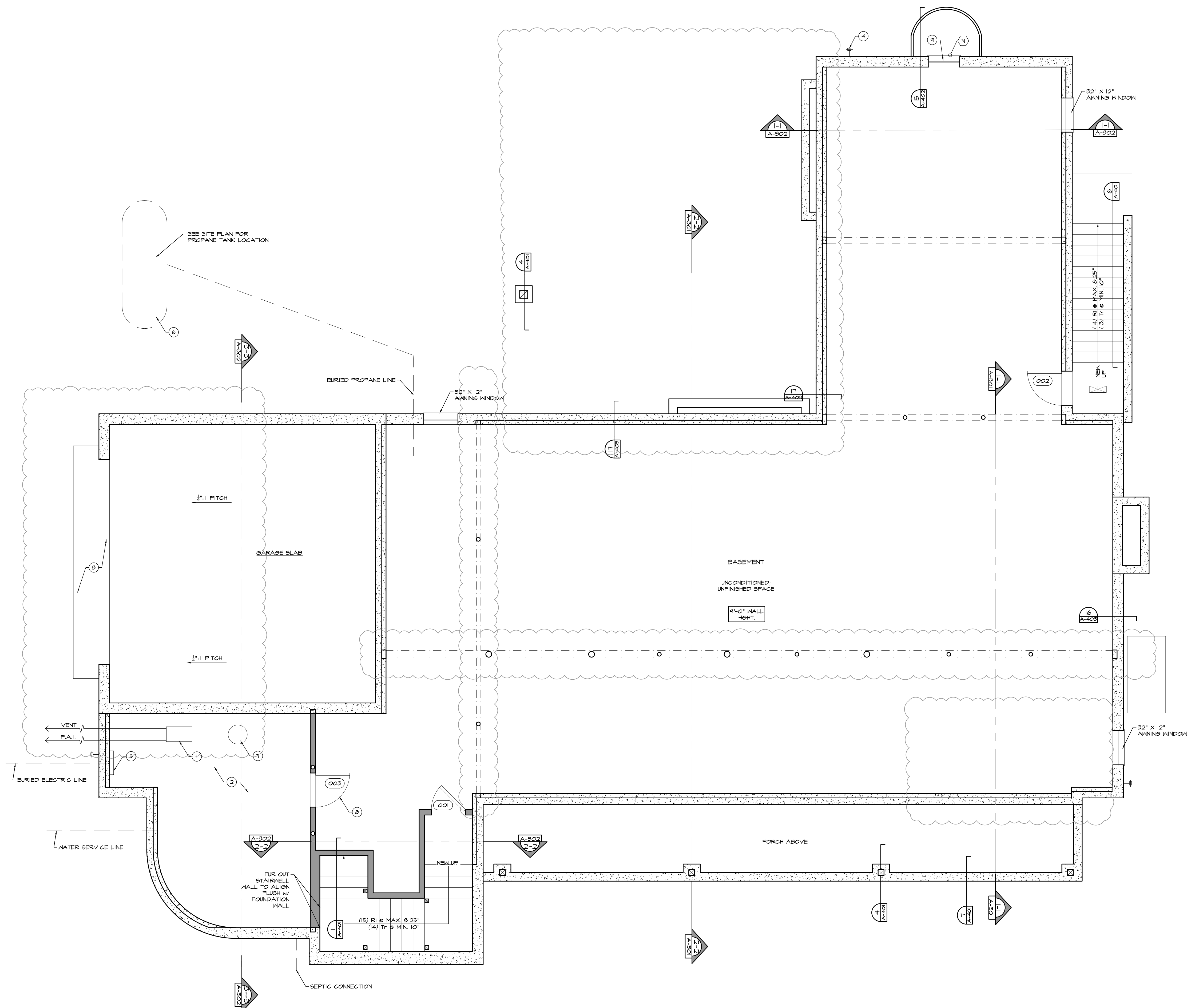


GENERAL SYMBOL KEY:

- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW WOOD FRAME (L.G. STL. WHEN APPLICABLE)
- NEW 1-HR FIRE RATED WOOD FRAME (L.G. STL. WHEN APPLICABLE)
- NEW 2-HR FIRE RATED WOOD FRAME (L.G. STL. WHEN APPLICABLE)
- NEW PARTIAL HEIGHT WOOD FRAME (L.G. STL. WHEN APPLICABLE)
- NEW FOUNDATION WALL
- MIN. (2) 2"x4" STRUCTURAL POST FOR 4" WALLS (MIN. (2) 2"x6" STRUCTURAL POST FOR 6" WALLS), U.O.N.

FOUNDATION PLAN NOTES

- AS PER COVENANTS & RESTRICTIONS DATED 9TH OF MARCH 2023.
- ALL UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CABLE AND WATER MUST BE LOCATED UNDERGROUND.
 - UNDERGROUND STORAGE TANKS ARE PROHIBITED, EXCEPT THOSE WITH SPILL, OVERFILL AND CORROSION PROTECTION REQUIREMENTS IN PLACE.
1. PROVIDE (2) NEW FURNACES:
 1. UNITS BY RHEEM OR APPROVED EQUAL.
 2. PROVIDE 4-TON UNIT FOR 1ST FLOOR "ZONE 1" & "ZONE 2" UNIT LOCATED IN BASEMENT.
 3. PROVIDE 5-TON UNIT FOR 2ND FLOOR, UNIT LOCATED IN ATTIC.
 4. VENT THROUGH WALL.
 5. F.A.I. THROUGH WALL.
 6. INSTALL AS PER MANU. SPEC'S.
2. NEW MECH. AREA:
 1. INSTALL ALL INDICATED EQUIPMENT AS PER MANU. SPEC'S.
 2. MAINTAIN 30"X60" CLEARANCE IN FRONT OF MECHANICAL UNITS AS PER NYS MC 306.
 3. MAINTAIN ALL APPLICABLE VENTING CLEARANCES REQUIRED PER NYS MC 304.
 4. IF APPLICABLE, DISCONNECT, REROUTE, & RECONNECT EQUIPMENT TO EXIST. PIPING AS REQ'D.
- TYPICAL MECHANICAL AREA NOTES:
 1. FOR 1ST FR. FLOOR - PROVIDE 1/2" CONC. BD. BY "DURROCK" (OR EQUAL).
 2. FOR 1ST FR. WALLS - PROVIDE (1) LAYER OF 5/8" TYPE "X" GYP. BD. UL 505 (OMIT ON CONC. WALLS).
 3. WHEN NEW, INSTALL FURNACE/BOILER AS PER MANU. SPEC'S AND AS PER NYS MECH. AND FUEL GAS CODE.
 4. WHEN EXIST. MECH. EQUIP. SHALL BE VERIFIED THAT IT CONFORMS TO NYS MECH. AND FUEL GAS CODE.
 5. COMB. AIR VOLUME AS PER MANU. SPEC'S - PROVIDE FRESH AIR INTAKE FROM EXTERIOR.
 6. MAINTAIN OR PROVIDE FURNACE/BOILER ELECTRICAL EMERGENCY SHUT OFF SWITCH.
 7. FOR GAS SERVICE, PROVIDE GAS SHUT OFF SWITCH. LOCATE MECH. EQUIP. TO ALLOW FOR PROPER CLEARANCES AS PER CODE.
 8. PROVIDE 3" FLOOR DRAIN IF REQ'D BY EQUIPMENT & CONNECT TO SANITARY SYSTEM AS PER NYS PLUMBING CODE.
 9. APPLIANCES JOINED THROUGH A COMMON NATURAL DRAFT VENTING SYSTEM SHALL COMPLY WITH ALL SECTIONS OF 2022 NYS RC §2421.
3. CONCRETE APRON:
 1. PROVIDE CONCRETE APRON SLAB TO TRANSITION SMOOTHLY FROM SLAB EL. TO GRADE.
 2. APRON SLOPE SHALL BE NO STEEPER THAN 1:12.
 3. CROSS SLOPE MEASURED PERPENDICULAR TO TRAVEL OF APRON SHALL BE NO STEEPER THAN 1:48 (2% SLOPE).
 4. BROOM FINISH TO PROVIDE SLIP-RESISTANT SURFACE.
4. FREEZE PROOF HOSE BIB:
 FASTENED w/ MASONRY ANCHORS (PRELISE LOCATION T.B.D. IN FIELD - CONSULT W/ OWNER)
5. ELECTRICAL PANEL:
 NEW 200 AMP ELECTRICAL PANEL LOCATION. ALL INSTALLATION AS PER NYS ELECTRICAL CODE.
6. BURIED PROPANE TANK:
 1. PROVIDE NEW 1000 GALLON BURIED PROPANE TANK.
 2. INSTALL AS PER MANU. SPEC'S.
 3. INSTALL MIN. 10'-0" FROM DWELLING, SANITARY & STORM WATER STRUCTURES, & BURIED UTILITY LINES. REFER TO SITE PLAN FOR INSTALLATION LOCATION.
7. WATER HEATER:
 NEW RHEEM PERFORMANCE HIGH DEMAND 100 GAL. PROPANE WATER HEATER (OR APPROVED EQUAL).
 1. VENT THROUGH WALL.
 2. F.A.I. THROUGH WALL.
 3. INSTALL PER MANU. SPEC'S.
8. DOOR NOTE:
 1. INSTALL NEW INTERIOR DOORS WHEN CALLED OUT ON PLANS BY "ELD-WEN" (OR EQUAL).
 2. INSTALL NEW EXTERIOR DOORS WHEN CALLED OUT ON PLANS BY "THERMATR", "ANDERSEN" (OR EQUAL).
 3. NOTE DOES NOT INDICATE EACH NEW DOOR PROPOSED; SEE DESIGNATIONS & DOOR SCHEDULE.
 4. PLACE DOORS 4" MIN. FROM PERPENDICULAR WALLS, U.O.N.
 5. INSTALL AS PER MANU. SPEC'S.
 6. PROVIDE (2) 2"x10" HDR. U.O.N.
 7. SEE PAGE G-003 FOR ALL OTHER FRAMING ELEMENTS AROUND DOORS (TYP. FOR ALL) U.O.N.
9. WINDOW NOTE:
 1. ALL NEW WINDOWS & DOORS SHALL BE ANDERSEN CASEMENT, DOUBLE-HUNG, OR SLIDING (AS NOTED). INSTALL AS PER MANU. SPEC'S.
 2. NOTE DOES NOT INDICATE EACH NEW WINDOW PROPOSED; SEE DESIGNATIONS & WINDOW SCHEDULE.
 3. FOR SUBSTITUTIONS, SEE NOTE #8 IN "GLASS WINDOWS AND DOORS" ON PAGE G-002.
 4. ALL CASEMENT WINDOWS TO HAVE STRAIGHT ARM HINSE.
 5. ALL DOUBLE HUNG WINDOWS TO BE TILT WASH.
 6. IN GENERAL, TYP. S.L. SHALL BE PROVIDED:
 6.1. FOR ALL SKYLIGHTS & OPERABLE PANELS OF SHAKING SLIDING, & BIFOLD DOORS WITHIN 18" OF F.F.
 6.2. WITHIN 24" OF A DOOR.
 6.3. WITHIN STAIRWAYS & WITHIN 36" OF A LANDING.
 6.4. WITHIN TUB/SHOWER ENCLOSURES.
 6.5. WITHIN TUB/SHOWER ENCLOSURES.
 6.6. SEE ALSO GENERAL NOTES ON PAGE G-002.
 7. SEE PAGE G-003 FOR FRAMING ELEMENTS AROUND WINDOWS (TYP. FOR ALL) U.O.N.; PROVIDE AT A MINIMUM (2) 2"x10" HEADER U.O.N.
 8. WINDOW WALL PROTECTION SHALL BE PROVIDED PER NYS RC12.2 FOR OPERABLE WINDOWS WITH SILL HEIGHTS LESS THAN 24" ABOVE F.F. THAT ARE MORE THAN 12" ABOVE GRADE OR THE ADJACENT SURFACE AT THE BUILDING EXTERIOR.
- EGRESS NOTE:
 IN COMPLIANCE WITH NEW YORK STATE BUILDING CODE SECTION RB10.2, THE FOLLOWING MEANS OF EGRESS SHALL BE FOLLOWED:
 NET CLEAR OPENING..... 5.7 S.F.
 NET CLEAR HEIGHT..... 24" MINIMUM
 NET CLEAR WIDTH..... 20" MINIMUM



PROPOSED FOUNDATION PLAN

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

SEE PAGE A-104 FOR WINDOW & DOOR SCHEDULE

AMP Architecture Anthony Portillo, R.A., LEED AP
 Design + Build
 10200 Main Rd, Unit 3a
 P.O. Box 152
 Mattituck, N.Y. 11952
 O: 516-214-0160

DATE	REV.	COMMENTS
01/24/24	1	INITIAL SUBMISSION TO BUILDING DEPARTMENT
05/01/25	1	PAA DOC 2: UPDATED CD SET, FLOOR PLANS AND ELEVATIONS

PROJECT:
LAUREL AVENUE LOT 4
 1815 LAUREL AVENUE
 SOUTHOLD, N.Y. 11971

DRAWING TITLE:
 PROPOSED FOUNDATION PLAN

PAGE:
A-101.01

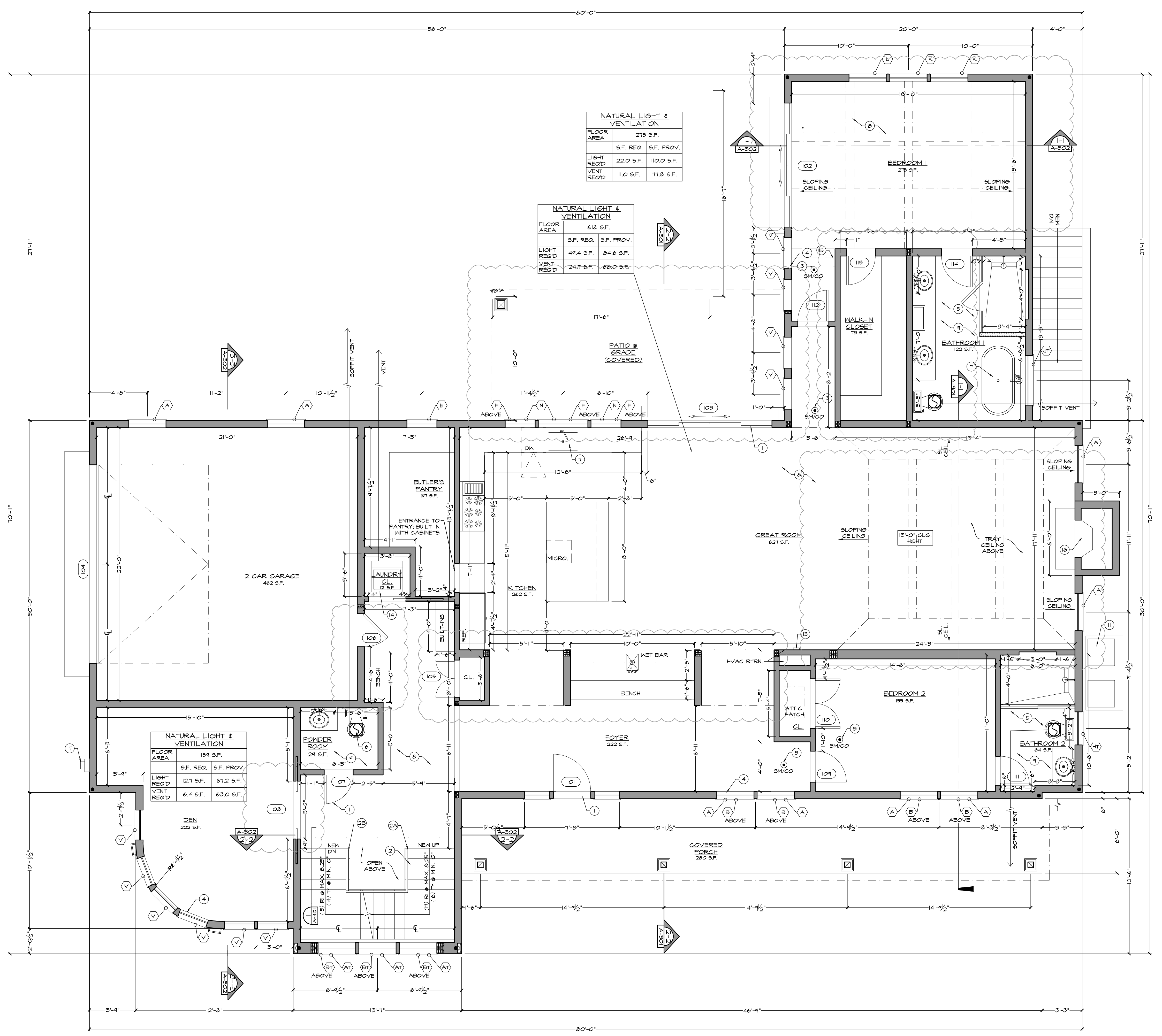
DATE: 05/01/25 5 OF 22

GENERAL SYMBOL KEY:

- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW WOOD FRAME (L.G. STL. WHEN APPLICABLE)
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FLOOR PLAN NOTES:

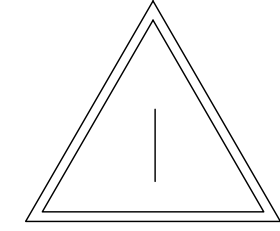
- 1 DOOR NOTE:**
 1. INSTALL NEW INTERIOR DOORS WHEN CALLED OUT ON PLANS BY "JELD-KEN" (OR EQUAL).
 2. INSTALL NEW EXTERIOR DOORS WHEN CALLED OUT ON PLANS BY "THERMATRU" (ANDERSEN (OR EQUAL)).
 3. NOTE DOES NOT INDICATE EACH NEW DOOR PROPOSED. SEE DESIGNATIONS & DOOR SCHEDULE.
 4. PLACE DOORS 4" MIN. FROM PERPENDICULAR WALLS, U.O.N.
 5. INSTALL AS PER MANU. SPEC.'s
 6. PROVIDE (2) 2"x10" HDR. U.O.N.
 7. SEE PAGE G-005 FOR ALL OTHER FRAMING ELEMENTS AROUND DOORS (TYP. FOR ALL) U.O.N.
- 2 STAIR & RAILING NOTE:**
 1. ALL NEW STAIRS SHALL HAVE MAX. 8-1/4" R1 & MIN. 10" T7 - RISERS SHALL BE CLOSED.
 2. GREATEST RISER HEIGHT IN A FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
 3. HEADROOM IN STAIRWAYS SHALL BE AT LEAST 6'-8".
 4. STAIRS SHALL HAVE THE FOLLOWING CLEAR WIDTHS:
 4.1. BETWEEN CLEAR HEIGHT & HANDRAILS: 36" MIN.
 4.2. BELOW HANDRAIL, RAILS ON ONE SIDE: 31.5" MIN.
 4.3. BELOW HANDRAIL, RAILS ON BOTH SIDES: 27" MIN.
 5. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS CONTAINING FOUR OR MORE RISERS, AND WHERE SHOWN ON PLANS, GUARDRAILS SHALL BE PROVIDED FOR OPEN-SIDED WALKING SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE, & WHERE SHOWN ON PLANS, 42" HIGH GUARDRAIL & 4" SPHERE, 56" HIGH HANDRAIL & SPINDLE LOCATING NOT TO ALLOW PASSAGE OF A 4" Ø SPHERE.
 6. GRIPABLE RAIL AS PER CODE.
 7. RAILING & TREADS TO BE WOOD.
- 3 WOOD TREADS, RISERS & TOPRAIL, METAL SPINDLES**
- 4 WOOD TREADS, RISERS & TOPRAIL & SPINDLES**
- 5 SMOKE DETECTOR / CO DETECTOR NOTES:**
 1. CONTRACTOR SHALL PROVIDE CODE COMPLIANT SMOKE / CARBON MONOXIDE COMBINATION DETECTOR HARD WIRED TO EACH OTHER BATTERY BACKUP.
 2. INTERCONNECTION BETWEEN NEW & EXISTING DEVICES SHALL NOT BE REQUIRED WHERE EXISTING ALARMS ARE NOT INTERCONNECTED AS PER NYS R314.4.
 3. PROVIDE SMOKE / CO DETECTORS AS INDICATED AND PER GENERAL ELECTRICAL NOTES ON PAGE G-002.
 4. SMOKE / CO DETECTORS TO MAINTAIN 9" MIN. HORIZONTAL SEPARATION FROM SUPPLY/RETURN DUCTS & OPENINGS AS PER MANU. SPEC. OR TUB.
 5. INSTALL AS PER MANU. SPEC.
 6. SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN COMPLIANCE WITH LOCAL CODE.
- 6 WINDOW NOTE:**
 1. ALL NEW WINDOWS & DOORS SHALL BE ANDERSEN CASEMENT, DOUBLE-HUNG, OR SLIDING (AS NOTED), INSTALL AS PER MANU. SPEC.'s.
 2. NOTE DOES NOT GATE EACH NEW WINDOW PROPOSED. SEE DESIGNATIONS & WINDOW SCHEDULE.
 3. FOR SUBSTITUTIONS, SEE NOTE #1 IN "GLASS WINDOWS AND DOORS" ON PAGE G-002.
 4. ALL CASEMENT WINDOWS TO HAVE STRAIGHT ARM HINGE.
 5. ALL DOUBLE HUNG WINDOWS TO BE TILT / KASH.
 6. IN GENERAL, TYP. GL. SHALL BE PROVIDED:
 6.1. FOR ALL SKYLIGHTS & OPERABLE PANELS OF SPINNING, SLIDING, & BIFOLD DOORS
 6.2. WITHIN 18" OF FF.
 6.3. WITHIN 24" OF A DOOR.
 6.4. WITHIN STAIRWAYS & WITHIN 36" OF A LANDING.
 6.5. WITHIN BUSHINGS ENCLOSURES.
 6.6. SEE ALSO GENERAL NOTES ON PAGE G-002.
 7. SEE PAGE G-005 FOR FRAMING ELEMENTS AROUND WINDOWS (TYP. FOR ALL) U.O.N. PROVIDE AT A MINIMUM (2) 2"x10" HDR. U.O.N.
 8. WINDOW FALL PROTECTION SHALL BE PROVIDED PER NYS R312.2 FOR OPERABLE WINDOWS WITH SILL HEIGHTS LESS THAN 24" ABOVE F.F. THAT ARE MORE THAN 72" ABOVE GRADE OR THE ADJACENT SURFACE AT THE BUILDING EXTERIOR.
- 7 EGRESS NOTE:**
 IN COMPLIANCE WITH NEW YORK STATE BUILDING CODE, SECTION 240.2.1, THE FOLLOWING MEANS OF EGRESS SHALL BE FOLLOWED:
 NET CLEAR OPENING..... 5.7 SF.
 NET CLEAR HEIGHT..... 24" MINIMUM
 NET CLEAR WIDTH..... 20" MINIMUM
- 8 TYPICAL BATHROOM NOTE:**
 1. WALL BOARD
 1.1. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS
 1.2. INSTALL CONCRETE BOARD IN ALL SHOWERS AND TUB SURROUNDINGS
 2. SHOWER FLOORS
 2.1. NEW TILE FINISH (N.O. TO SELECT) UPON
 2.2. CONCRETE MID-SET (SLOPE 1/8" PER FOOT TOWARDS DRAIN) UPON
 2.3. WATER PROOF MEMBRANE TO COVER SHOWER FLOOR, INRAIP DRAIN & AT LEAST 18" UP WALLS
- 9 NEW EXHAUST FAN SHALL BE INSTALLED WHERE VENTILATION IS NOT MET BY MEANS OF NATURAL CIRCULATION THROUGH WINDOWS OR DOORS TO OUTDOOR SPACES AS PER NYS MECH. CODE SECTION 403.2.3, INSTALL AS PER MANU. SPEC.'s**
- 10 NEW PLUMBING FIXTURES:**
 ALL NEW PLUMBING FIXTURES TO COMPLY WITH PC 405. SEE ALSO PLUMBING GENERAL NOTES ON PAGE G-002.
- 11 NEW FLOOR:**
 1. NEW 3/4" PLYWOOD SUBFLOOR BENEATH (BLUE & SCREW), SCREEN PERIMETER OF SHEATHING 6" O.C. & 12" O.C. @ INTERIOR.
 2. NEW FINISHED FLOOR PER H.O. SELECTION
- 12 NEW TILE FLOOR:**
 1. NEW TILE FINISH (N.O. TO SELECT) UPON
 2. ONE LAYER THINSET (LEVELED PROPERLY) UPON
 3. NEW 1/2" DUROCK CEMENTBOARD (OR EQUAL) UPON
 4. NEW 3/4" PLYWOOD SUBFLOOR BENEATH (BLUE & SCREW), SCREEN PERIMETER OF SHEATHING 6" O.C. & 12" O.C. @ INTERIOR.
- 13 ATTIC ACCESS - PULL-DOWN STAIR/ACCESS HATCH:**
 1. MIN. 350 # CAPACITY
 2. SIZE TO FIT MECH. EQUIP. THRU OPENING (MIN. 22"x30")
 3. DBL. FRAMING WHEN NEW OPENING
 4. WEATHERSTRIP ACCESS OPENING & PROVIDE R-44 INSULATION ABOVE W/ KD. FR. (OR EQ.) BAFFLE OR RETAINER TO PREVENT INSULATION FROM ENTERING DUELLING WHEN OPENED, AS PER NYS ECC R402.2.4 (OMIT WHEN ATTIC ACCESS DOES NOT PENETRATE THERMAL ENVELOPE OF BUILDING).
 5. INSTALL AS PER MANU. SPEC.'s
- 14 A/C CONDENSERS:**
 1. PROVIDE (1) NEW 4-TON A/C CONDENSER BY "RHEEM" OR APPROVED EQUAL FOR FIRST FLOOR ZONE 1 & 2
 2. PROVIDE (1) NEW 5-TON A/C CONDENSER BY "RHEEM" OR APPROVED EQUAL FOR SECOND FLOOR
 3. INSTALL AS PER MANUFACTURER SPEC.'s
 4. INSTALL UPON LEVEL GROUND & PROVIDE GRADE SURFACE (CONC. PAD OR OTHER) w/ HEIGHT RATING SUFFICIENT TO ACCOMMODATE GROSS WEIGHT OF CONDENSER
 5. ALWAYS LOCATE CONDENSER 10' MIN. FROM ANY GAS APPLIANCE, AND AT LEAST 3' FROM WINDOWS/DOORS WHENEVER POSSIBLE.
- 15 PROVIDE (2) NEW FURNACES:**
 1. UNITS BY "RHEEM" OR APPROVED EQUAL
 2. PROVIDE 4 TON UNIT FOR 1ST FLOOR ZONE 1 & 2
 2' UNIT LOCATED IN BASEMENT
 3. PROVIDE 5 TON UNIT FOR 2ND FLOOR, UNIT LOCATED IN ATTIC
 4. VENT THROUGH HALL
 5. FALL THROUGH WALLS
 6. INSTALL AS PER MANU. SPEC.'s.
- 16 NEW 4"x3" ALUM. DOWNSPOUT (TYP.) WHITE**
- 17 NEW LAUNDRY CLOSET/ROOM:**
 1. NEW WASH / DRY HOOK UP
 2. COORDINATE LAUND. ROOM & DOOR DIM.'s
 3. PROVIDE HOOK UPS AS REQ.'s PER MANU.
DRYER EXHAUST NOTE:
 1. DUCT SHALL TERMINATE TO EXTERIOR
 2. DUCT SHALL TERMINATE MIN. 3'-0" FROM ANY OPENINGS
 3. DUCT SIZE AS PER MANU.
 4. DUCT SHALL BE EQUIPPED W/ A BACKDRAFT DAMPER
 5. TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION, FLEXIBLE TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE LIMITED TO SINGLE LENGTHS, NOT TO EXCEED 8 FEET AND SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 218A.
 6. EXHAUST DUCTS SHALL BE MIN. 0.061" THK. RIGID METAL W/ SMOOTH INTERIOR SURFACES WITH JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. EXHAUST DUCTS SHALL NOT BE CONNECTED WITH SHEET-METAL SCREENS
 7. MAX. LENGTH SHALL NOT EXCEED 25 FT FROM DRYER LOCATION TO THE HALL OR ROOF TERMINATION. THE MAX. LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45° BEND AND 5 FEET FOR EACH 90° BEND. THE MAX. LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
- 18 THERMOSTAT:**
 1. PROVIDE THERMOSTAT FOR (2) ZONES:
 - ZONE 1: FIRST FLOOR
 - ZONE 2: SECOND FLOOR
 2. H.O. TO SELECT MODEL; INSTALL AS PER MANU. SPEC.'s
- 19 NEW GAS FIREPLACE INSERT. CONNECT AS PER MANUFACTURER'S SPECIFICATIONS AND NYS STATE MECHANICAL CODE; PROVIDE ALL NECESSARY VENTING.**
- 20 ELECTRICAL METER:**
 INSTALL NEW ELEC. METER AS PER NYS MECH. CODE, & UTILITY CO. STANDARDS
- 21 IRRIGATION, LANDSCAPING AND FERTILIZER RESTRICTIONS AS PER COVENANTS & RESTRICTIONS DATED 5TH MARCH 2023:**
 1. USE SMART IRRIGATION CONTROL SYSTEMS TO PREVENT OVER-WATERING
 2. THE USE OF SYNTHETIC FERTILIZERS, HERBICIDES OR PESTICIDES IS PROHIBITED
 3. THE USE OF NATIVE, DROUGHT-TOLERANT PLANTS ARE REQUIRED IN LANDSCAPING
 4. THE USE OF FERTILIZER PRODUCTS CONTAINING NITROGEN, PHOSPHORUS OR POTASSIUM IS PROHIBITED BETWEEN NOVEMBER 1 AND APRIL
 5. ONLY ORGANIC FERTILIZERS WHERE THE WATER-SOLUBLE NITROGEN IS NO MORE THAN 20% OF THE TOTAL NITROGEN IN THE MIXTURE MAY BE UTILIZED ON THE LOTS
 6. A MAXIMUM OF 1 POUND OF NITROGEN PER 1000 SQUARE FEET IN ANY ONE APPLICATION WITH A CUMULATIVE APPLICATION OF NO MORE THAN 2 POUNDS PER 1000 SQUARE FEET PER YEAR IS PERMITTED
 7. THE USE OF LAWN FERTILIZER CONTAINING PHOSPHORUS IS PROHIBITED UNLESS ESTABLISHING A NEW LAWN OR A SOIL TEST SHOWS THAT THE LAWN DOES NOT HAVE ENOUGH PHOSPHORUS
 8. ANY FERTILIZER THAT IS SPILLED ON IMPERVIOUS SURFACES SHALL BE IMMEDIATELY PICKED UP
- 22 HIGH EFFICIENCY LAMPS:**
 40% OF THE PERMANENTLY INSTALLED NEW LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS, AS PER 2020 NYS ECC R404.1
- 23 HOT WATER PIPING INSULATION:**
 MECHANICAL SYSTEM PIPING AND HOT WATER PIPING SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-3 FOR THE FOLLOWING CONDITIONS PER 2020 NYS ECC R403.4 & R403.5:
 1. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS 105°F OR 155°F (R403.4)
 2. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER
 3. PIPING SERVING MORE THAN (1) DWELLING UNIT
 4. PIPING LOCATED OUTSIDE CONDITIONED SPACE
 5. PIPING FROM WATER HEATER TO A DISTRIBUTION MANIFOLD
 6. PIPING LOCATED UNDER A FLOOR SLAB
 7. BURIED PIPING
 8. SUPPLY & RETURN PIPING IN REGULATION SYSTEMS OTHER THAN DEMAND REGULATION SYSTEMS.
- 24 SOUND BARRIER WITHIN INTERIOR WALLS & FLOOR:**
 FILL INTERIOR WALLS & FLOOR WITH INSULATION TO PROVIDE A SOUND TRANSMISSION CLASS (STC) FOR AIR-BORNE NOISE OF NOT LESS 50 AS MEASURED IN ACCORDANCE WITH ASTM E 90.



PROPOSED FIRST FLOOR PLAN
 2,800 S.F. HABITABLE SPACE; 3,286 S.F. GROSS AREA

SEE PAGE A-104 FOR WINDOW & DOOR SCHEDULE

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



AMP Architecture Anthony Portillo, R.A., LEED AP
 10200 Main Rd, Unit 3a
 P.O. Box 152
 Mattituck, N.Y. 11952
 O: 516-214-0160
 Design + Build

DATE:	REV.	COMMENTS
01/24/24	1	INITIAL SUBMISSION TO BUILDING DEPARTMENT
05/01/25	1	PAA DOC 2: UPDATED CD SET, FLOOR PLANS AND ELEVATIONS

PROJECT:
LAUREL AVENUE LOT 4
 1815 LAUREL AVENUE
 SOUTHOLD, N.Y. 11971

DRAWING TITLE:
 PROPOSED FIRST FLOOR PLAN

PAGE:
A-102.01

DATE: 05/01/25 6 OF 22

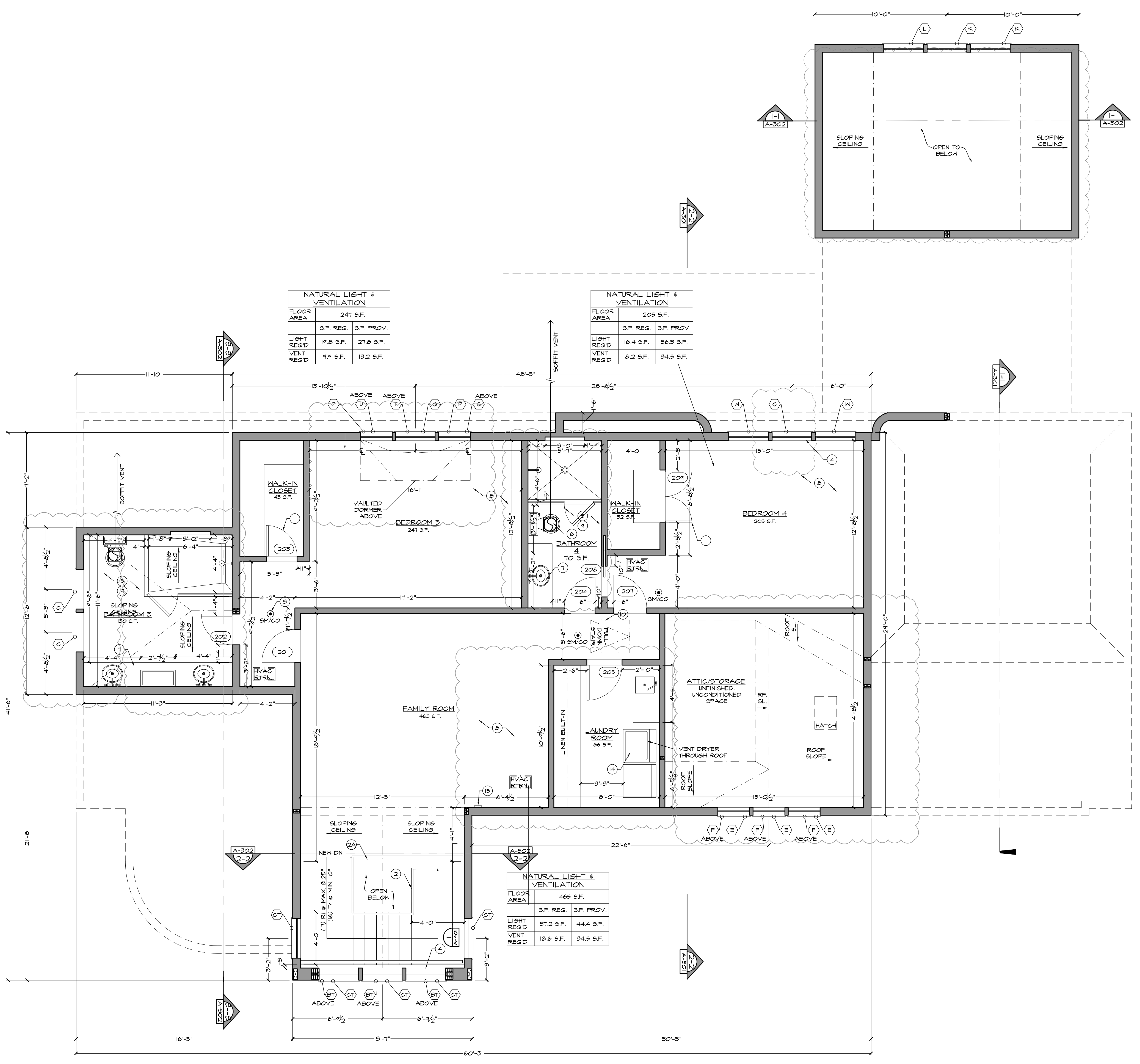
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- NEW 2-HR FIRE RATED WOOD FRAME (L.G. STL. WHEN APPLICABLE)
- NEW PARTIAL HEIGHT WOOD FRAME (L.G. STL. WHEN APPLICABLE)
- NEW FOUNDATION WALL
- MIN. (2) 2"x4" STRUCTURAL POST FOR 4" WALLS
MIN. (2) 2"x6" STRUCTURAL POST FOR 6" WALLS, U.O.N.

FLOOR PLAN NOTES

- 1 DOOR NOTE:**
1. INSTALL NEW INTERIOR DOORS WHEN CALLED OUT ON PLANS BY "JELD-HEN" (OR EQUAL).
2. INSTALL NEW EXTERIOR DOORS WHEN CALLED OUT ON PLANS BY "THERMATRU", "ANDERSEN" (OR EQUAL).
3. NOTE DOES NOT INDICATE EACH NEW DOOR PROPOSED. SEE DESIGNATIONS & DOOR SCHEDULE.
4. PLACE DOORS 4" MIN. FROM PERPENDICULAR WALLS, U.O.N.
5. INSTALL AS PER MANU. SPEC.'s
6. PROVIDE (2) 2"x10" HDR, U.O.N.
7. SEE PAGE G-003 FOR ALL OTHER FRAMING ELEMENTS AROUND DOORS (TYP. FOR ALL) U.O.N.
- 2 STAIR & RAILING NOTE:**
1. ALL NEW STAIRS SHALL HAVE MAX. 8'-1/4" RI & MIN. 10" TP - RISERS SHALL BE CLOSED.
2. GREATEST RISER HEIGHT IN A FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
3. HEADROOM IN STAIRWAYS SHALL BE AT LEAST 6'-8".
4. STAIRS SHALL HAVE THE FOLLOWING CLEAR WIDTHS:
4.1. BETWEEN CLEAR HEIGHT & HANDRAILS: 36" MIN.
4.2. BELOW HANDRAIL, RAIL ON ONE SIDE: 31.5" MIN.
4.3. BELOW HANDRAIL, RAILS ON BOTH SIDES: 21" MIN.
5. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS CONTAINING FOUR OR MORE RISERS, AND WHERE SHOWN ON PLANS.
6. GUARDRAILS SHALL BE PROVIDED FOR OPEN-SIDED WALKING SURFACES LOCATED MORE THAN 30" ABOVE FINISHED FLOOR OR GRADE, & WHERE SHOWN ON PLANS.
7. 42" HIGH GUARDRAIL & SPINDLE SPACING NOT TO ALLOW PASSAGE OF A 4" Ø SPHERE, 36" HIGH HANDRAIL & SPINDLE SPACING NOT TO ALLOW PASSAGE OF A 4" Ø SPHERE.
8. GRIPABLE RAIL AS PER CODE.
9. RAILING & TREADS TO BE WOOD.
- 3 WOOD TREADS, RISERS & TOPRAIL, METAL SPINDLES**
- 4 WOOD TREADS, RISERS & TOPRAIL & SPINDLES**
- 5 SMOKE DETECTOR / CO DETECTOR NOTES:**
1. CONTRACTOR SHALL PROVIDE CODE COMPLIANT SMOKE / CARBON MONOXIDE COMBINATION DETECTOR HARD WIRE TO EACH OTHER w/ BATTERY BACKUP.
2. INTERCONNECTION BETWEEN NEW & EXISTING DEVICES SHALL NOT BE REQUIRED UNLESS EXISTING ALARMS ARE NOT INTERCONNECTED, AS PER NYS R24.4.
3. PROVIDE SMOKE / CO DETECTORS AS INDICATED AND PER GENERAL NOTES ON PAGE G-002.
4. SMOKE / CO DETECTORS TO MAINTAIN 3" MIN. HORIZONTAL SEPARATION FROM SUPPLY/RETURN DUCTS & OPENINGS TO BATHROOMS w/ SHOWER OR TUB.
5. INSTALL ALL AS PER MANU. SPEC.'s
6. SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN COMPLIANCE WITH LOCAL CODE.
- 6 WINDOW NOTE:**
1. ALL NEW WINDOWS & DOORS SHALL BE ANDERSEN CASEMENT, DOUBLE-HUNG, OR SLIDING (AS NOTED). INSTALL AS PER MANU. SPEC.'s
2. NOTE DOES NOT INDICATE EACH NEW WINDOW PROPOSED. SEE DESIGNATIONS & WINDOW SCHEDULE.
3. FOR SUBSTITUTIONS, SEE NOTE #4 IN "GLASS WINDOWS AND DOORS" ON PAGE G-002.
4. ALL CASEMENT WINDOWS TO HAVE STRAIGHT ARM HINGE.
5. ALL DOUBLE HUNG WINDOWS TO BE TILT WASH.
6. IN GENERAL, TEMP. GL. SHALL BE PROVIDED:
6.1. FOR ALL SKYLIGHTS & OPERABLE PANELS OF SWINGING SLIDING, & BIFOLD DOORS
6.2. WITHIN 18" OF F.F.
6.3. WITHIN 24" OF A DOOR
6.4. WITHIN STAIRWAYS & WITHIN 36" OF A LANDING
6.5. WITHIN TUB/SHOWER ENCLOSURES
6.6. SEE ALSO GENERAL NOTES ON PAGE G-002
7. SEE PAGE G-003 FOR FRAMING ELEMENTS AROUND WINDOWS (TYP. FOR ALL) U.O.N.; PROVIDE AT A MINIMUM (2) 2"x10" HEADER U.O.N.
8. WINDOW FALL PROTECTION SHALL BE PROVIDED PER NYS R24.2 FOR OPERABLE WINDOWS WITH SILL HEIGHTS LESS THAN 24" ABOVE F.F. THAT ARE MORE THAN 72" ABOVE GRADE OR THE ADJACENT SURFACE AT THE BUILDING EXTERIOR.
EGRESS NOTE:
IN COMPLIANCE WITH NEW YORK STATE BUILDING CODE, SECTION R24.2, THE FOLLOWING MEANS OF EGRESS SHALL BE FOLLOWED:
NET CLEAR OPENING..... 5.7 S.F.
NET CLEAR HEIGHT..... 24" MINIMUM
NET CLEAR WIDTH..... 20" MINIMUM
- 9 TYPICAL BATHROOM NOTE:**
1. WALL BOARD
1.1. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS
1.2. INSTALL CONCRETE BOARD IN ALL SHOWERS AND TUB SURROUNDS
2. SHOWER FLOORS
2.1. NEW TILE FINISH (H.O. TO SELECT) UPON
2.2. CONCRETE MID-SET (SLOPE 1/8" PER FOOT TOWARDS DRAIN) UPON
2.3. WATER PROOF MEMBRANE TO COVER SHOWER FLOOR, SHAR DRAIN & ATLEAST 6" UP WALLS
- 10 NEW EXHAUST FAN SHALL BE INSTALLED WHERE VENTILATION IS NOT MET BY MEANS OF NATURAL CIRCULATION THROUGH WINDOWS OR DOORS TO OUTDOOR SPACES AS PER NYS MECH. CODE SECTION R402.2.3. INSTALL AS PER MANU. SPEC.'s**
- 11 NEW PLUMBING FIXTURES:**
ALL NEW PLUMBING FIXTURES TO COMPLY WITH PG 405. SEE ALSO PLUMBING GENERAL NOTES ON PAGE G-002.
- 12 NEW FLOOR:**
1. NEW 3/4" PLYWOOD SUBFLOOR BENEATH (GLUE & SCREW); SCREEN PERIMETER OF SHEATHING 6" O.C. & 12" O.C. @ INTERIOR
2. NEW FINISHED FLOOR PER H.O. SELECTION
- 13 NEW TILE FLOOR:**
1. NEW TILE FINISH (H.O. TO SELECT) UPON
2. ONE LAYER THINSET (LEVELED PROPERLY) UPON
3. NEW 1/2" DUROCK CEMENTBOARD (OR EQUAL) UPON
4. NEW 3/4" PLYWOOD SUBFLOOR BENEATH (GLUE & SCREW); SCREEN PERIMETER OF SHEATHING 6" O.C. & 12" O.C. @ INTERIOR.
- 14 ATTIC ACCESS - FULL-DOWN STAIR/ACCESS HATCH:**
1. MIN. 350 # CAPACITY
2. SIZE TO FIT MECH. EQUIP. THRU OPENINGS (MIN. 22"x30")
3. DBL. FRAMING WHEN NEW OPENING
4. WEATHERSTRIP ACCESS OPENINGS & PROVIDE R-44 INSULATION ABOVE w/ KD. FR. (OR EQ.) BATTLE OR RETAINER TO PREVENT INSULATION FROM ENTERING DWELLING WHEN OPENED, AS PER NYS EGC R402.2.4 (OMIT WHEN ATTIC ACCESS DOES NOT PENETRATE THERMAL ENVELOPE OF BUILDING).
5. INSTALL AS PER MANU. SPEC.'s

- 11 A/C CONDENSERS:**
1. PROVIDE (1) NEW 4-TON A/C CONDENSER BY "RHEEM" OR APPROVED EQUAL FOR FIRST FLOOR ZONE 1 & 2
2. PROVIDE (1) NEW 3-TON A/C CONDENSER BY "RHEEM" OR APPROVED EQUAL FOR SECOND FLOOR
3. INSTALL AS PER MANUFACTURER SPECS.
4. INSTALL UPON LEVEL GROUND & PROVIDE GROUND SURFACE (CONC. PAD OR OTHER) w/ VENT RATING SUFFICIENT TO ACCOMMODATE GROSS HEIGHT OF CONDENSER.
5. ALWAYS LOCATE CONDENSER 10' MIN. FROM ANY GAS APPLIANCE, AND AT LEAST 3' FROM WINDOWS/DOORS ELEMENTS AROUND DOORS (WHENEVER POSSIBLE).
- 12 PROVIDE (2) NEW FURNACES:**
1. UNITS BY "RHEEM" OR APPROVED EQUAL.
2. PROVIDE 4 TON UNIT FOR 1ST FLOOR, ZONE 1 & 2
2.1. UNIT LOCATED IN BASEMENT
3. PROVIDE 3 TON UNIT FOR 2ND FLOOR, UNIT LOCATED IN ATTIC
4. VENT THROUGH WALL
5. RAIL THROUGH WALL
6. INSTALL AS PER MANU. SPEC.'s.
- 13 NEW 4"x3" ALUM. DOWNSPOUT (TYP.) WHITE**
- 14 NEW LAUNDRY CLOSET/ROOM:**
1. NEW WASH / DRY HOOK UP
2. COORDINATE LAUND. ROOM & DOOR DIM.'s w/ SIZE OF EQUIP.
3. PROVIDE HOOK UPS AS REQ'S PER MANU.
DRYER EXHAUST NOTE:
1. DUCT SHALL TERMINATE TO EXTERIOR
2. DUCT SHALL TERMINATE MIN. 3'-0" FROM ANY OPENINGS
3. DUCT SIZE AS PER MANU.
4. DUCT SHALL BE EQUIPPED w/ A BACKDRAFT DAMPER
5. TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION. FLEXIBLE TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE LIMITED TO SINGLE LENGTHS NOT TO EXCEED 8 FEET AND SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 218A.
6. EXHAUST DUCTS SHALL BE MIN. 0.016" THK RIGID METAL w/ SMOOTH INTERIOR SURFACES WITH JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. EXHAUST DUCTS SHALL NOT BE CONNECTED WITH SHEET-METAL SCREWS
7. MAX. LENGTH SHALL NOT EXCEED 25 FT FROM DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAX. LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45° BEND AND 5 FEET FOR EACH 90° BEND. THE MAX. LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
- 15 THERMOSTAT:**
1. PROVIDE THERMOSTAT FOR (2) ZONES:
- ZONE 1: FIRST FLOOR
- ZONE 2: SECOND FLOOR
2. H.O. TO SELECT MODEL; INSTALL AS PER MANU. SPEC.'s
- 16 NEW GAS FIREPLACE INSERT, CONNECT AS PER MANUFACTURER'S SPECIFICATIONS AND NYS STATE MECHANICAL CODE; PROVIDE ALL NECESSARY VENTING.**
- 17 ELECTRICAL METER:**
INSTALL NEW ELEC. METER AS PER NYS MECH. CODE, & UTILITY CO. STANDARDS
- IRRIGATION LANDSCAPING AND FERTILIZER RESTRICTIONS AS PER COVENANTS & RESTRICTIONS DATED 5TH MARCH 2025:**
1. USE SMART IRRIGATION CONTROL SYSTEMS TO PREVENT OVER-WATERING
2. THE USE OF SYNTHETIC FERTILIZERS, HERBICIDES OR PESTICIDES IS PROHIBITED
3. THE USE OF NATIVE DROUGHT-TOLERANT PLANTS ARE REQUIRED IN LANDSCAPING
4. THE USE OF FERTILIZER PRODUCTS CONTAINING NITROGEN, PHOSPHORUS OR POTASSIUM IS PROHIBITED BETWEEN NOVEMBER 1 AND APRIL 1
5. ONLY ORGANIC FERTILIZERS WHERE THE WATER-SOLUBLE NITROGEN IS NO MORE THAN 20% OF THE TOTAL NITROGEN IN THE MIXTURE MAY BE UTILIZED ON THE LOTS
6. A MAXIMUM OF 1 POUND OF NITROGEN PER 1000 SQUARE FEET IN ANY ONE APPLICATION WITH A CUMULATIVE APPLICATION OF NO MORE THAN 2 POUNDS PER 1000 SQUARE FEET PER YEAR IS PERMITTED
7. THE USE OF LAWN FERTILIZER CONTAINING PHOSPHORUS IS PROHIBITED UNLESS ESTABLISHING A NEW LAWN OR A SOIL TEST SHOWS THAT THE LAWN DOES NOT HAVE ENOUGH PHOSPHORUS
8. ANY FERTILIZER THAT IS SPILLED ON IMPERVIOUS SURFACES SHALL BE IMMEDIATELY PICKED UP
- HIGH EFFICIENCY LAMPS:**
40% OF THE PERMANENTLY INSTALLED NEW LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS, AS PER 2020 NYS EGC R404.1
- HOT WATER PIPING INSULATION:**
MECHANICAL SYSTEM PIPING AND HOT WATER PIPING SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-5 FOR THE FOLLOWING CONDITIONS PER 2020 NYS EGC R402.4 & R402.5:
1. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS 105°F OR 155°F (R402.4)
2. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER
3. PIPING SERVING MORE THAN (1) DWELLING UNIT
4. PIPING LOCATED OUTSIDE CONDITIONED SPACE
5. PIPING FROM WATER HEATER TO A DISTRIBUTION MANIFOLD
6. PIPING LOCATED UNDER A FLOOR SLAB
7. BURIED PIPING
8. SUPPLY & RETURN PIPING IN REGULATION SYSTEMS OTHER THAN DEMAND REGULATION SYSTEMS
- SOUND BARRIER WITHIN INTERIOR WALLS & FLOOR:**
FILL INTERIOR WALLS & FLOOR WITH INSULATION TO PROVIDE A SOUND TRANSMISSION CLASS (STC) FOR AIR-BORNE NOISE OF NOT LESS 50 AS MEASURED IN ACCORDANCE WITH ASTM E 90.



PROPOSED SECOND FLOOR PLAN
1,437 S.F. HABITABLE SPACE; 1,437 S.F. GROSS AREA

SEE PAGE A-104 FOR WINDOW & DOOR SCHEDULE

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

AMP Architecture
Design + Build
Anthony Portillo, R.A., LEED AP
10200 Main Rd, Unit 3a
P.O. Box 152
Mattituck, N.Y. 11952
O: 516-214-0160

REV.	DATE	COMMENTS
1	01/24/24	INITIAL SUBMISSION TO BUILDING DEPARTMENT
2	05/01/25	PAA DOC 2: UPDATED CD SET, FLOOR PLANS AND ELEVATIONS

PROJECT:
LAUREL AVENUE LOT 4
1815 LAUREL AVENUE
SOUTHOLD, N.Y. 11971

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

PAGE:
A-103.01

DATE: 05/01/25 7 OF 22