

ARCHITECT:
BUILD WELL DEVELOPMENT
 110 WILLIAM STREET, FLOOR 32
 NEW YORK, NEW YORK 10038

- NOTES:
- GENERAL NOTES
- CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH THE 2020 FIRE CODE OF NYS-SECTION 915.4 (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS INTER-WIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 720 AND SEC. R314 AND R315 OF THE 2020 RESIDENTIAL CODE OF NYS SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
 - ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
 - ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.
 - NO GALV. NAILS OR CONNECTORS IN ACQ LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR ACQ LUMBER MUST BE GALVANIZED G-185
 - AS PER SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-8" A.F.F.
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 - ALL ENGINEERED LUMBER EXTERIOR OF ENVELOPE TO BE ENCAPSULATED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT.

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LEGEND

	NEW WOOD FRAME CONSTRUCTION
	NEW POURED CONCRETE
	HARD WIRED SMOKE DETECTOR W/ BATTERY BACKUP AS PER SECTION 314
	HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP AS PER SECTION 915.4
	WALL TYPES (SEE SECTIONS): F1 - FURRING WALL P1 - 2x4 INTERIOR PARTITION P2 - 2x6 INTERIOR PARTITION P3 - FIRE RATED INTERIOR PARTITION W1 - EXTERIOR WALL

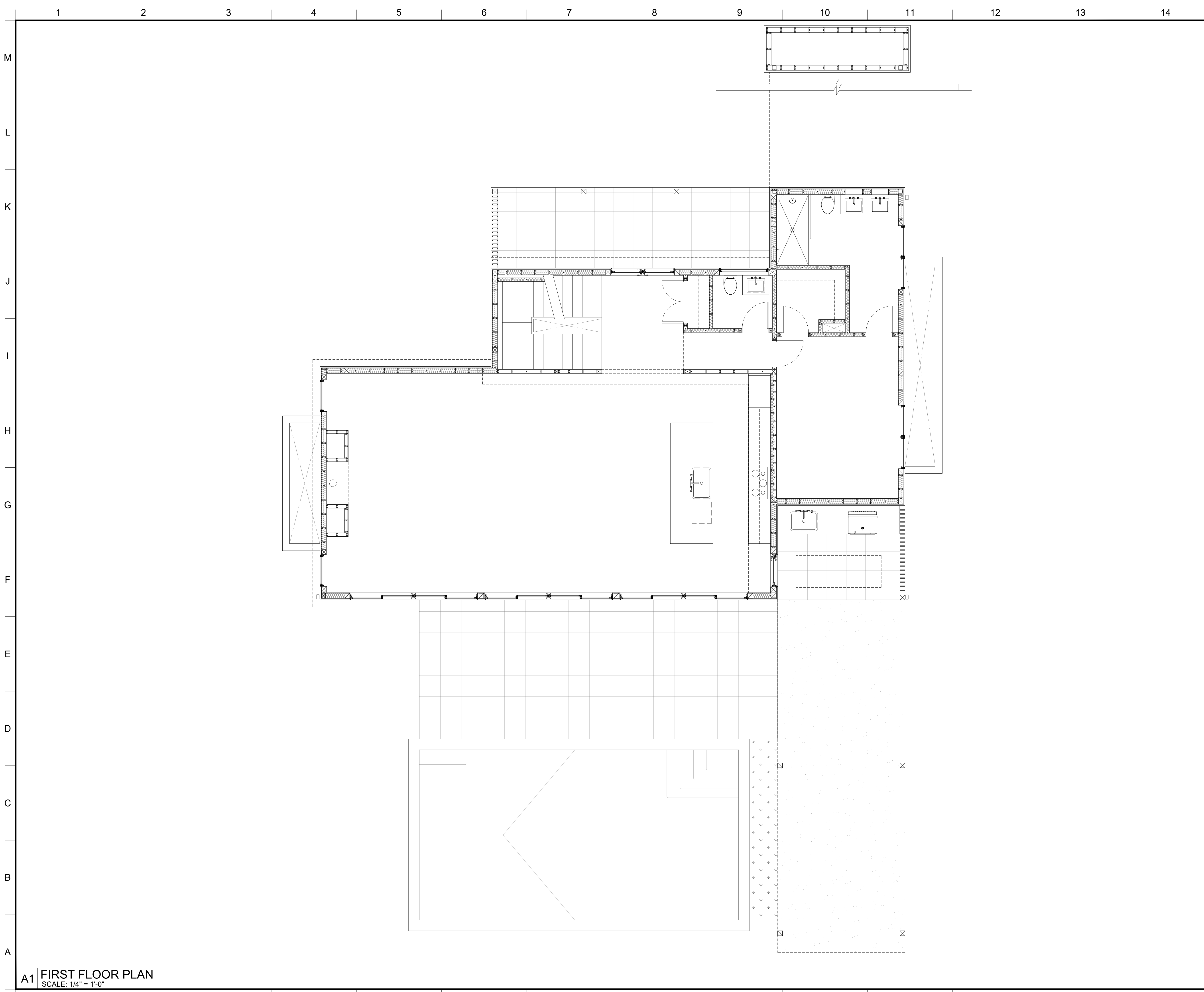
	REISSUED FOR CONSTRUCTION	251229
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0	ISSUED FOR CONSTRUCTION	250909
No.	ISSUE	

PROJECT
21 DUBOIS PROJECT
 21 SOUTH DUBOIS PLACE
 MONTAUK, NEW YORK 11954

DRAWING
FINISHED BASEMENT PLAN

SEAL & SIGNATURE	DATE DECEMBER 5, 2025
	PROJECT NUMBER BWD-19D
	PAGE NUMBER SEE FIELDWIRE
	DRAWING NUMBER A-101.04

A1 **FINISHED BASEMENT PLAN**
 SCALE: 1/4" = 1'-0"



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PROJECT
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 21 SOUTH DUBOIS PLACE
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DRAWING
FIRST FLOOR PLAN

SEAL & SIGNATURE	DATE DECEMBER 5, 2025
	PROJECT NUMBER BWD-19D
	PAGE NUMBER SEE FIELDWIRE
	DRAWING NUMBER A-102.04

A1 **FIRST FLOOR PLAN**
 SCALE: 1/4" = 1'-0"



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PROJECT

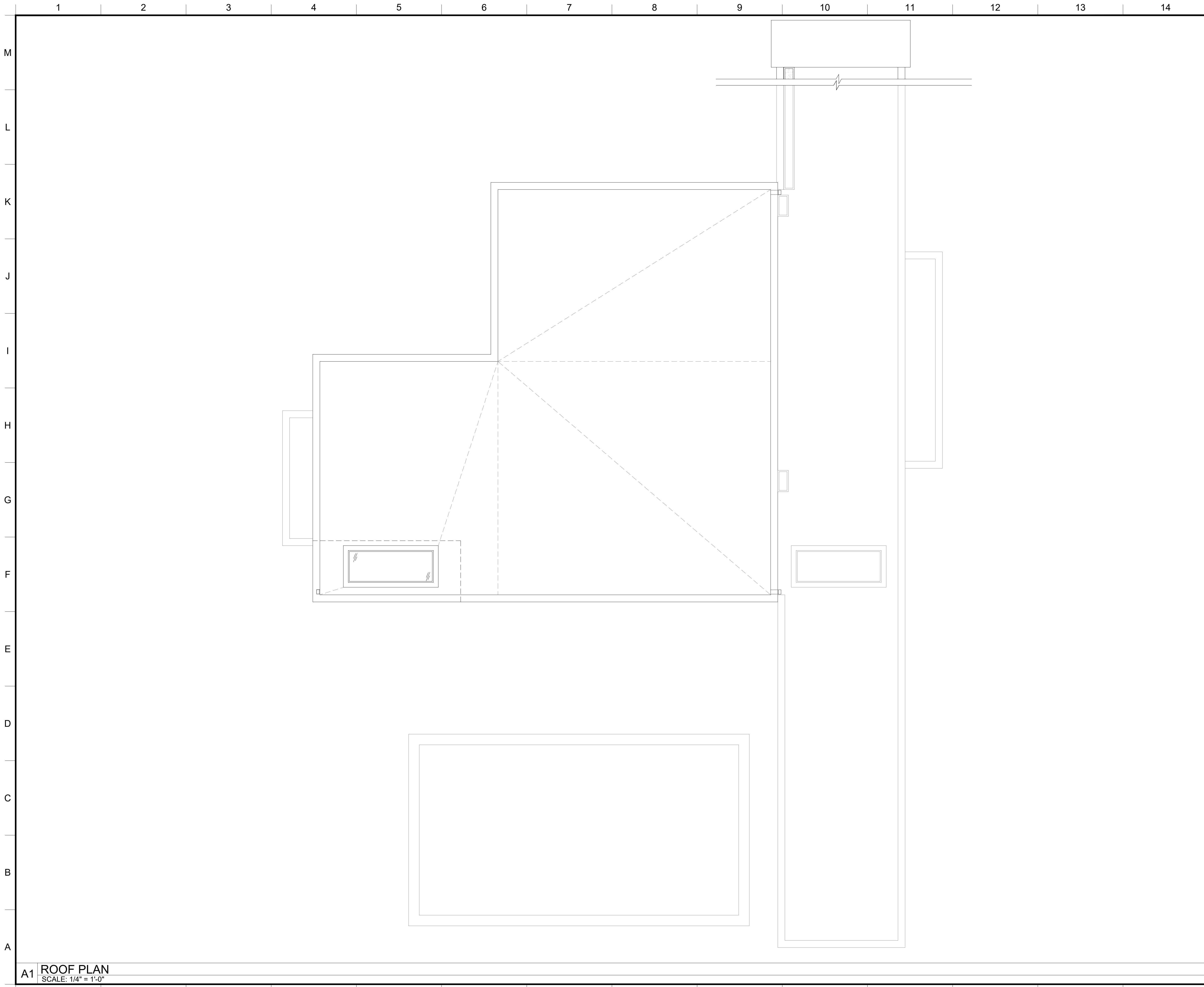
21 DUBOIS PROJECT
 21 SOUTH DUBOIS PLACE
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DRAWING

SECOND FLOOR PLAN

SEAL & SIGNATURE	DATE	DECEMBER 5, 2025
	PROJECT NUMBER	BWD-19D
	PAGE NUMBER	SEE FIELDWIRE
	DRAWING NUMBER	A-103.06

A1 **SECOND FLOOR PLAN**
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PROJECT
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DRAWING
ROOF PLAN

SEAL & SIGNATURE	DATE DECEMBER 5, 2025
	PROJECT NUMBER BWD-19D
	PAGE NUMBER SEE FIELDWIRE
	DRAWING NUMBER A-104.02

A1 **ROOF PLAN**
 SCALE: 1/4" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14

M
L
K
J
I
H
G
F
E
D
C
B
A

FLOOR AREA CALC	
ZONE: RES-B	SQ FOOTAGE
LOT AREA	13,267 SQ FT
1ST FLOOR	1,542 SQ FT
2ND FLOOR	1,384 SQ FT
TOTAL	2,926 SQ FT
1ST FLOOR FRONT OH	199 SQ FT
REAR PATIO OH	510 SQ FT
FINISHED BASEMENT	N/A
MAX GROSS FLOOR AREA:	
10% OF LOT AREA + 1,600 SQ FT	
10% X 13,267 + 1,600 SQ FT = 2,927	2,926 SQ FT

TO THE BEST OF MY KNOWLEDGE BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE FOLLOWING:

2020 RESIDENTIAL CODE OF NEW YORK STATE PUBLICATION 2019

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 12-23 FOR MECHANICAL SYSTEMS

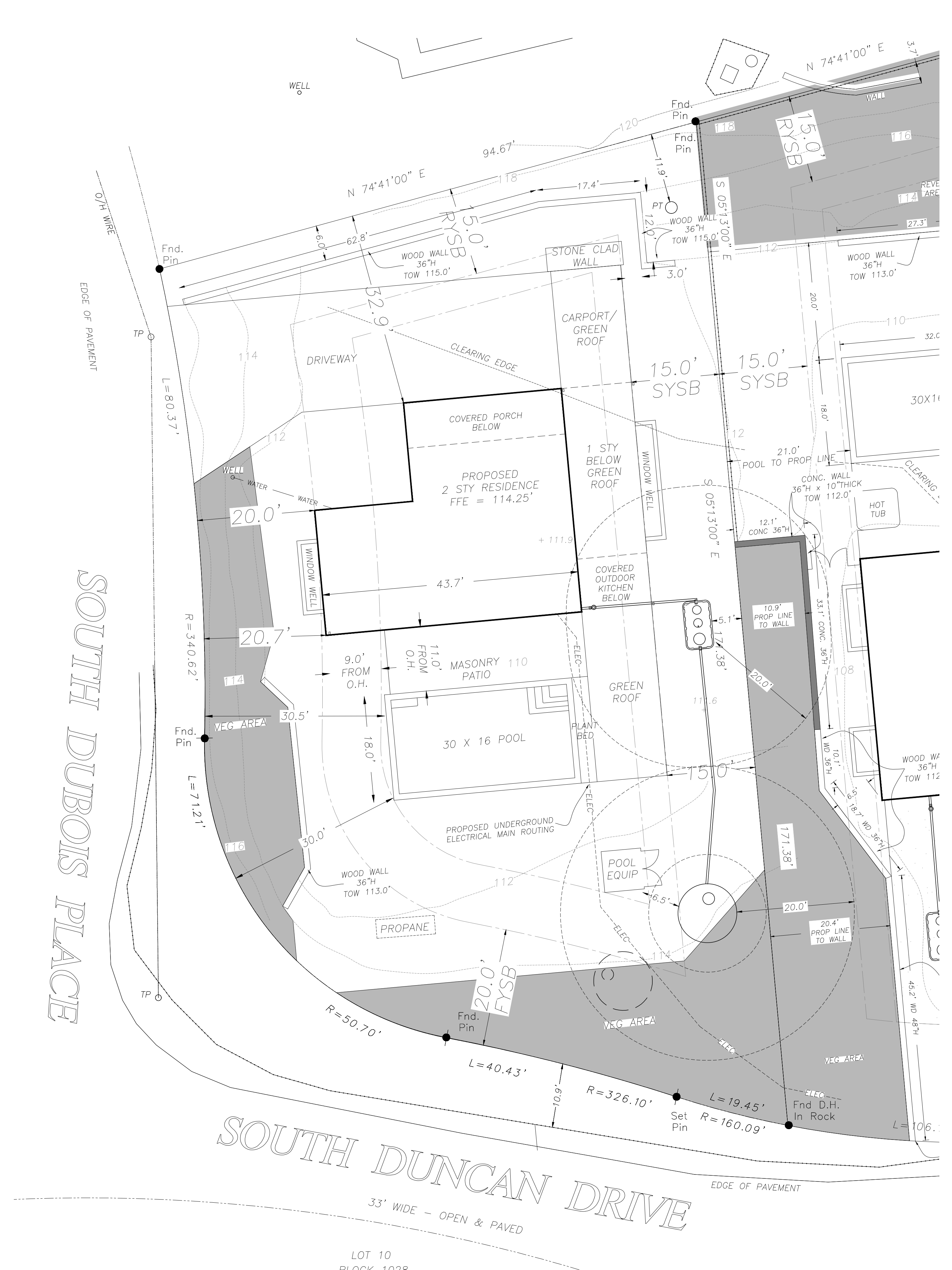
2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 24 FOR FUEL & GAS SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 25-33 FOR PLUMBING SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 34-42 FOR ELECTRICAL SYSTEMS

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE AS ADOPTED WITH THE 2018 IECC

THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RESCHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS



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DRAWING
SITE AND ZONING DATA

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A1 SITE AND ZONING DATA
SCALE: 1:10

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