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	1,513 SQ FT
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

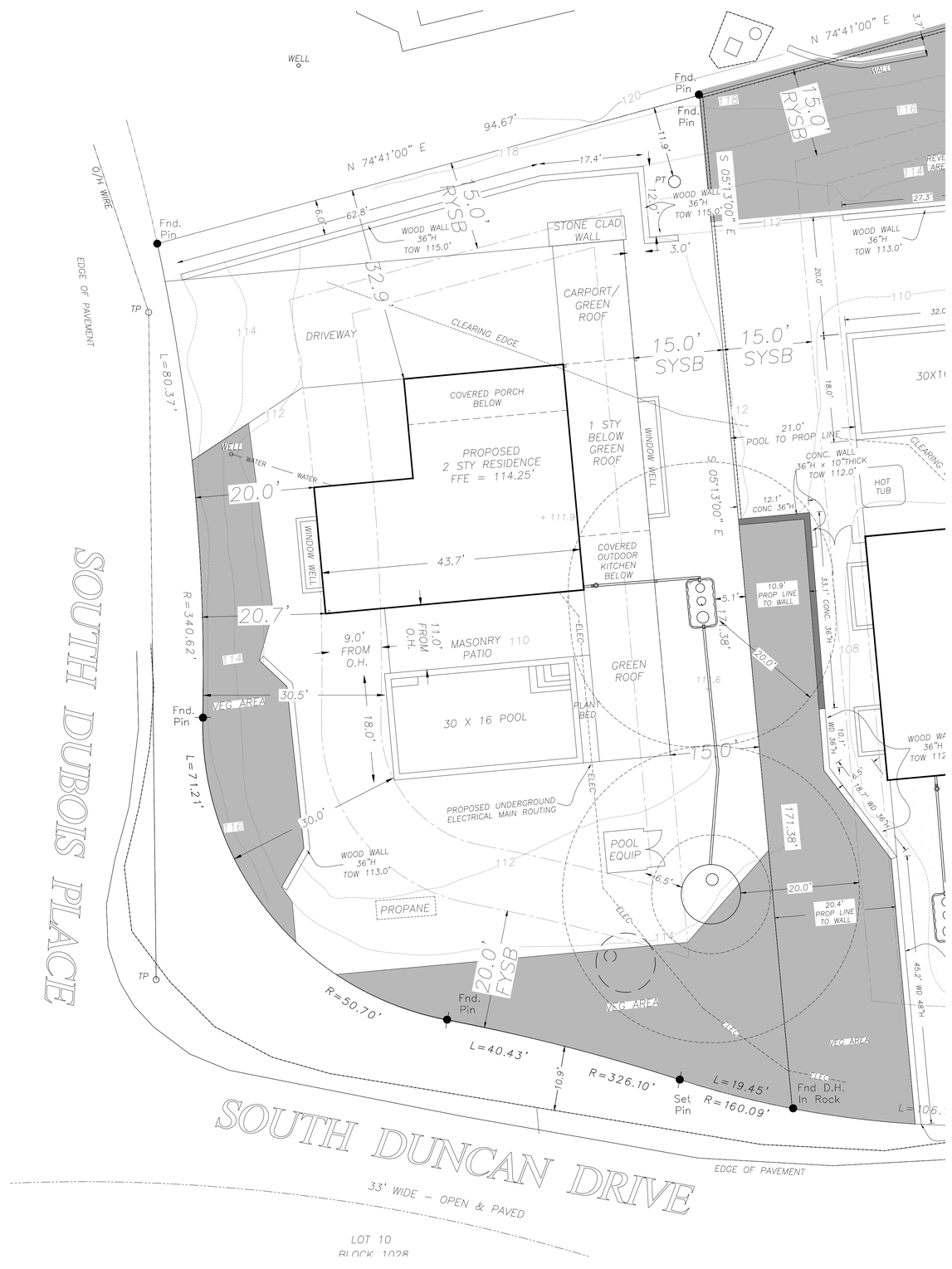
2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 24 FOR FUEL & GAS SYSTEMS

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



A1 SITE AND ZONING DATA
SCALE: 1:10

ARCHITECT:

BUILD WELL DEVELOPMENT

110 WILLIAM STREET, FLOOR 32
NEW YORK, NEW YORK 10038

NOTES:

No.	ISSUE	
8	REISSUED FOR CONSTRUCTION	251229
7	REISSUED FOR CONSTRUCTION	251210
6	REISSUED FOR CONSTRUCTION	251205
5	REISSUED FOR CONSTRUCTION	251201
4	REISSUED FOR CONSTRUCTION	251103
3	REISSUED FOR CONSTRUCTION	251024
2	REISSUED FOR CONSTRUCTION	251013
1	REISSUED FOR CONSTRUCTION	250922
0	ISSUED FOR CONSTRUCTION	250909

PROJECT

21 DUBOIS PROJECT

21 SOUTH DUBOIS PLACE
MONTAUK, NEW YORK 11954

DRAWING

SITE
AND ZONING DATA

SEAL & SIGNATURE

DATE	DECEMBER 5, 2025
PROJECT NUMBER	BWD-19D
PAGE NUMBER	SEE FIELDWIRE
DRAWING NUMBER	A-100.02