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## GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE, MUNICIPAL, LOCAL ZONING AND BUILDING CODES AND ORDINANCES HAVING JURISDICTION AND BEST STANDARDS OF CONSTRUCTION PRACTICE

CONTRACTOR SHALL VERIFY ALL CONDITIONS TO THE SITE PRIOR TO STARTING OF WORK. HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT OF THESE PLANS AND MAKE WORK AGREE WITH SAME. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT

IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THE PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE, AND CONTINUE THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY ARISING THEREFROM

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. AND S/HE SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS' FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS BY THE CONTRACTOR. NO CHANGES SHALL BE MADE IN THE DOCUMENTS AND/OR THE BUILDING AS DESIGNED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT

CONTRACTOR AND SUB-CONTRACTORS SHALL MAINTAIN CONTINUOUS INSURANCE COVERAGES

THE ARCHITECT HAS NOT BEEN RETAINED FOR SERVICES FOR THE CONSTRUCTION PHASE

DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THE ARCHITECT'S DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING

GRADING AROUND NEW CONSTRUCTION SHALL SLOPE AWAY

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM SOIL PRESSURE OF 2 TONS PER SQ. FT. AND SHALL HAVE A MINIMUM OF 3'-0" COVER

ALL CONCRETE SHALL BE 3000 PSI CONC. @ 28 DAYS

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE PRESERVATIVELY TREATED LUMBER

A SINGLE OR MULTI-STATION SMOKE ALARM SHALL BE INSTALLED IN EACH BEDROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH ADDITIONAL FLOOR INCLUDING BASEMENT AND CELLAR

HEATING TO BE DESIGNED TO PROVIDE 70 DEGREES F. WITH OUTDOOR DESIGNED AIR-TEMPERATURE OF 0 DEGREES F. AND 15 MPH WIND

ALL ELECTRICAL WORK TO BE IN ACCORDANCE TO THE RULES AND REGULATIONS OF THE N.Y.B.F.U AND A N.Y.B.F.U. CERTIFICATE IS TO BE PRESENTED TO THE OWNER AT THE COMPLETION OF THE JOB

PLUMBING INSTALLATION TO COMPLY WITH STATE AND LOCAL CODES AND THE SEWAGE DISPOSAL SYSTEM TO MEET HEALTH DEPARTMENT STANDARDS

ALL WORK TO CONFORM TO THE RULES AND REGULATIONS OF THE NEW YORK ENERGY

CONSERVATION CONSTRUCTION CODE. ALL GLAZED AREA TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS TO HAVE INSULATED CORES

ALL HEADERS SHALL BE MIN. 2-2"x8" IN 2"x4" WALLS UNLESS NOTED OTHERWISE, AND SHALL BEAR ON 2-2"x4" POSTS IN 4"WALLS FOR OPENINGS OVER 5'-0"

ALL CONVENTIONAL LUMBER TO BE DOUGLAS FIR LARCH #2

ALL FLOOR JOISTS SHALL BE Laterally SUPPORTED BY BRIDGING OR BLOCKING AT INTERVALS NOT EXCEEDING 8'-0"

MAINTAIN 2" MIN. CLEARANCE BETWEEN ALL STRUCTURAL FRAMING MEMBERS AND FIREPLACE OR CHIMNEY MASONRY

ALL RAFTERS SHALL BE ANCHORED TO FRAMED WALLS WITH HURRICANE CLIPS

INSTALLATIONS OF ENGINEERED LUMBER SHALL BE IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS

ALL FLUSHINGS SHALL BE ALUMINUM

ALL METAL JOIST HANGERS AND OTHER METAL CONNECTORS REQUIRED SHALL BE "TECO CONNECTORS" OR EQUAL AND SHALL BE CAPABLE OF HANDLING LOADS @ CONNECTION POINTS. INSTALLATIONS SHALL BE IN CONFORMANCE WITH MANUFACTURES SPECIFICATIONS

DOUBLE JOISTS UNDER PARALLEL WALLS AND AROUND ALL OPENINGS

PLYWOOD DECKING SHALL BE EXTERIOR GRADE PLYWOOD WITH EDGES SOLID BLOCKED OR PLY CHIPS

ALL STRUCTURAL STEEL SHALL BE A-36 STEEL AND SHALL BE INSTALLED PER A.I.S.C.

ALL DRYWALL SHALL BE U.S.G. NATIONAL GYPSUM CO. 1/2" THICK TAPED AND SPACKLED THREE COATS, EXCEPT NOTED OTHERWISE ON PLAN

PROVIDE FIRE STOP PER NEW YORK STATE CODE

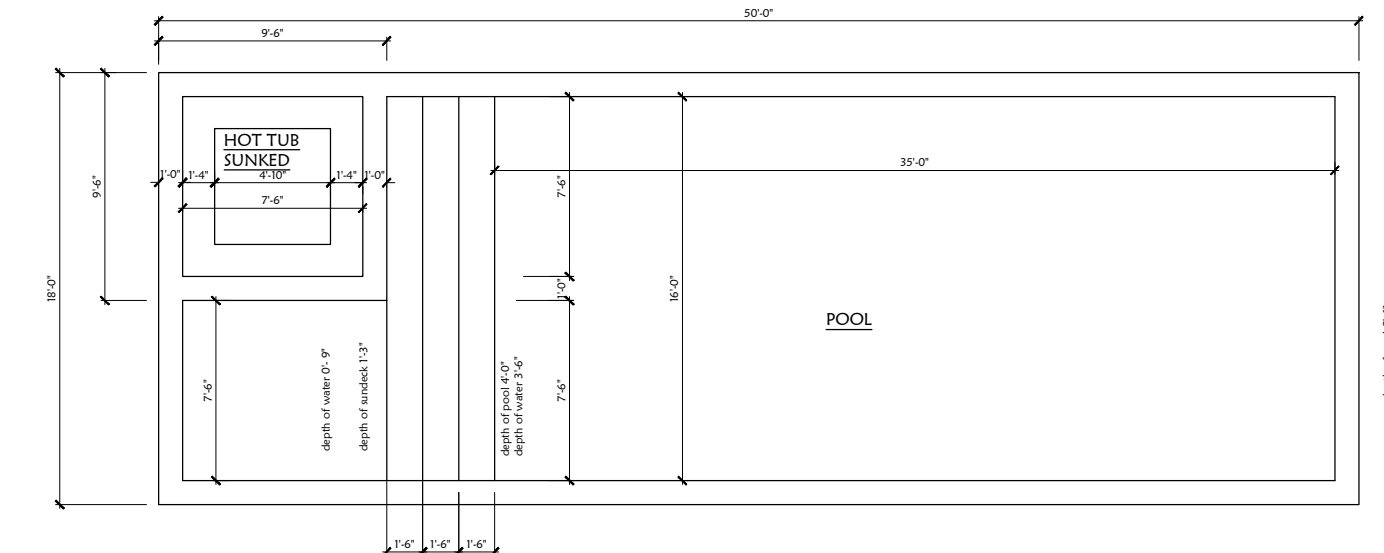
ALL WINDOWS SHALL BE PERMA-SHIELD INCLUDING DOUBLE INSULATED GLASS, INSECT SCREEN, & JAMB EXTENSION AS REQ'D, MANUFACTURED BY ANDERSEN WINDOWS OR EQUAL W/ U FACTORS OF 0.35 OR LESS

CONTRACTOR IS TO PROVIDE PROPER SUPPORT AND UNDERPINNING AS NECESSARY OF THE EXISTING CONSTRUCTION THROUGHOUT CONSTRUCTION OF NEW FOUNDATION AND GIRDERS

ALL TRIMMED AND FLUSH CONNECTIONS BETWEEN JOISTS, POSTS, OR RAFTERS TO BEAMS, GIRDERS OR STRUCTURAL MEMBERS TO BE FASTENED USING GALVANIZED METAL HANGERS BY SIMPSON STRONG TIE OR APPROVED EQUAL.

ALL WINDOWS ARE TO BE FIELD VERIFIED PRIOR TO ORDERING AND INSTALLATION

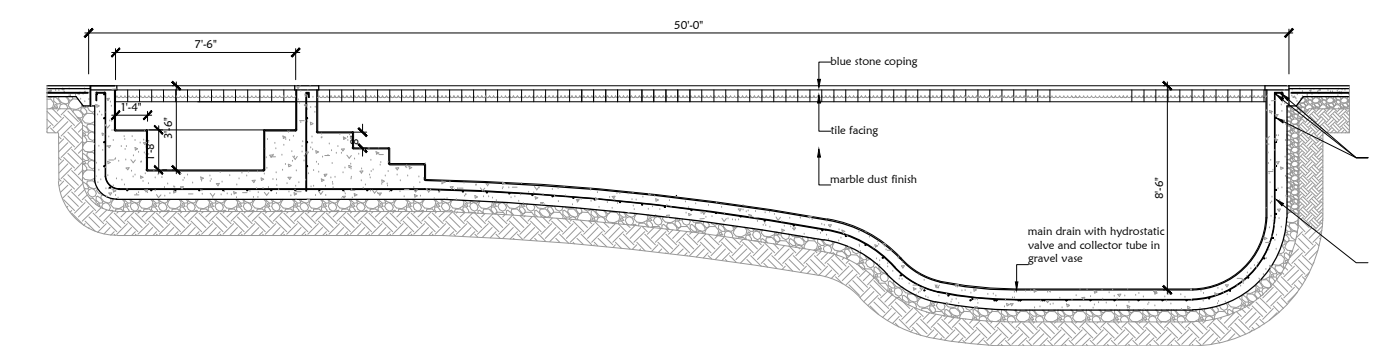
FLOOR ASSEMBLIES THAT ARE NOT REQUIRED IN IRC 2015 TO BE FIRE RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2" GYPSUM WALLBOARD MEMBRANE, 5/8" WOOD STRUCTURAL PANEL MEMBRANE OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED.



FIRST FLOOR GFA = 3493 SF  
FRONT PORCH = 145 SF  
SIDE PORCH = 838 SF  
ATTACHED GARAGE = 573 SF  
SECOND FLOOR GFA = 3173 SF  
BALCONY = 246 SF  
FINISHED BASEMENT AREA GFA = 3041 SF  
TOTAL GFA = 6615 SF

1 PROPOSED SITE PLAN  
SCALE: 1" = 30'

2 SWIMMING POOL TOP VIEW  
SCALE: 1/8" = 1'-0"



3 SWIMMING POOL SIDE VIEW  
SCALE: 1/8" = 1'-0"

## ENERGY NOTES

ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE. THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO DETERMINE AN ENERGY EFFICIENCY PROGRAM TO EXCEED THE ENERGY EFFICIENCY REQUIRED BY THIS CODE.

A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. CERTIFICATE SHALL COMPLY WITH IRC N 1101.14

ATTIC OR CRAWL SPACE ACCESS SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

INSTALLATION - THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE 402.4.1.1 WHERE REQUIRED BY CODE OFFICIAL. AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED HAVING LESS THAN OR EQUAL TO 3 ACH50 IN CZ 4A, 5, 6A. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

DUCTS - SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 @ 3" OR GREATER IN DIAMETER, AND R-6 @ DUCTS LESS THAN 3" IN DIAMETER.

DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED.

DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY AN APPROVED THIRD PARTY.

BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

MECHANICAL SYSTEM PIPING INSULATION CARRYING FLUIDS > 105 F DEGREES OR < 55F DEGREES SHALL BE INSULATED WITH R-3 MINIMUM

MECHANICAL VENTILATION SHALL MEET THE REQUIREMENTS OF THE IRC/IMC

EQUIPMENT SIZING - PER ACCA MANUAL "S", BASED ON LOADS CALCULATED PER ACCA MANUAL "J" AS PROVIDED BY A THIRD PARTY HERS RATER.

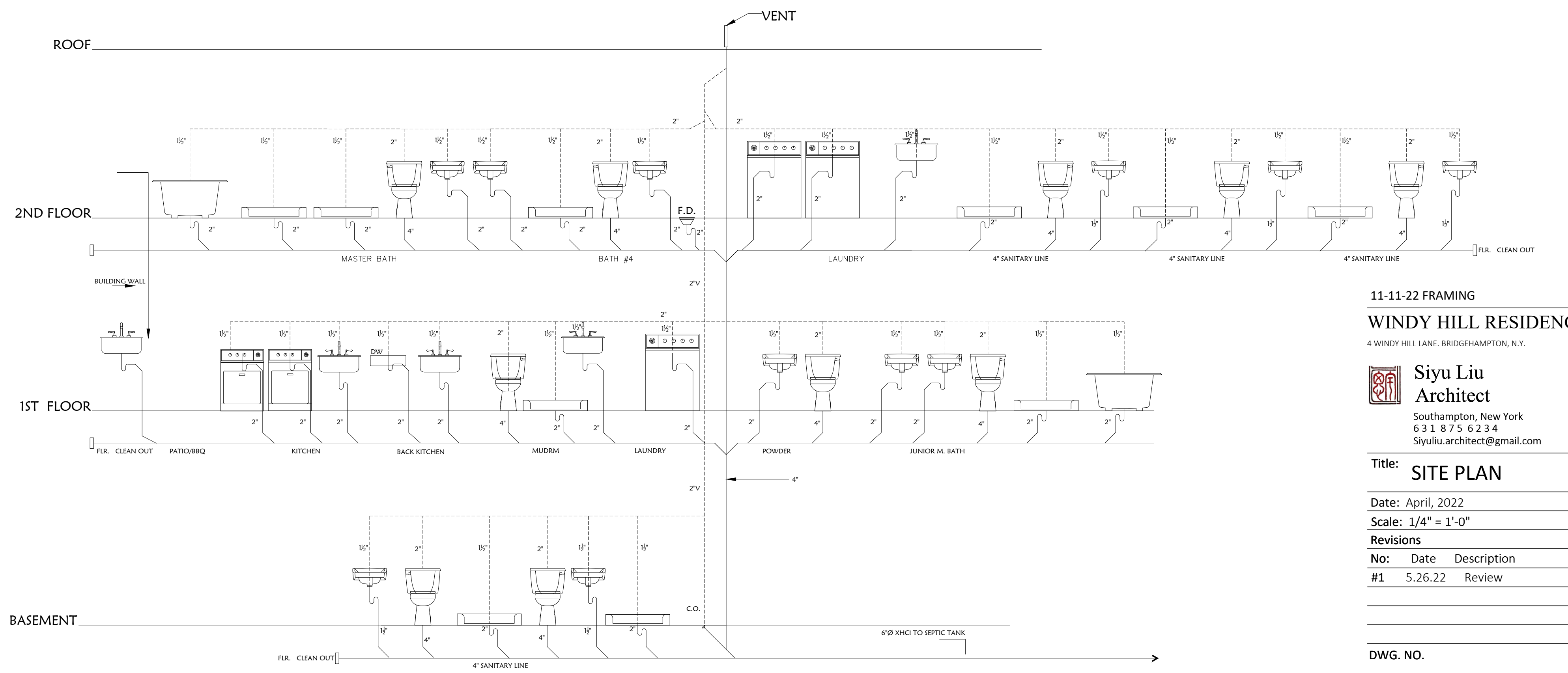
LIGHTING - A MINIMUM OF 75% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH EFFICACY LAMPS.

ALL HVAC, PLUMBING & ELECTRICAL SYSTEMS SHALL MEET THE IRC CHAPTER 11 ENERGY EFFICIENCY, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT IN DETAIL THE DESIGN, CALCULATIONS, DRAWINGS, WRITTEN STATEMENTS OF THE MECHANICAL, AIR CONDITIONING, VENTILATION, HEATING SYSTEMS (NEW, EXISTING OR UPGRADED) STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE OWNER OR BUILDING DEPT.

ADDITIONS, ALTERATIONS OR RENOVATIONS SHALL COMPLY WITH IECC 2015. UNALTERED PORTIONS OF THE EXISTING BUILDING IS NOT REQUIRED TO COMPLY WITH THIS CODE.

MINIMUM ONE PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM IN ACCORDANCE WITH SECTION N1103 CONTROL SYSTEMS.

ALL EXTERIOR WALL/FLOOR/CEILING JOISTS SHALL BE AIR SEALED AND INSULATED IN ACCORDANCE WITH TABLE R 402.4.1.1. APPLY A FRESH BEAD OF CAULK TO THE TOP AND BOTTOM PLATE IMMEDIATELY PRIOR TO INSTALLING INTERIOR GYPSUM WALL BOARD.



4 PLUMBING RISER DIAGRAM  
N.T.S

11-11-22 FRAMING  
WINDY HILL RESIDENCE!  
4 WINDY HILL LANE, BRIDGEHAMPTON, N.Y.

**Siyu Liu**  
Architect  
Southampton, New York  
631.875.6234  
Siyulu.architect@gmail.com

Title: **SITE PLAN**

Date: April, 2022

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

Revisions

No:	Date	Description
#1	5.26.22	Review

DWG. NO.

S.1