

MAP OF BLOCK D
PROPERTY OF MRS. E. J. CORRIGAN
FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY

S-1 SITE PLAN/GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL CONDITIONS TO THE SITE PRIOR TO STARTING OF WORK. HE SHALL FAMILIARIZE HIMSELF WITH THE ALLEYS, STREETS, FIELDS 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 PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THE 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 CONTRACTOR'S FAILURE TO CARRY OUT THE WORK ACCORDING WITH THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK OR FOR THE SAFETY OF THE WORKMEN AND/OR THE BUILDING AS DESIGNED WHICHO THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- CONTRACTOR AND SUB-CONTRACTORS SHALL MAINTAIN CONTINUOUS INSURANCE COVERAGES.
- THE ARCHITECT HAS NOT BEEN DETAINED 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 RETURN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, TO THE OWNER SHALL NOT LOAN, REPRODUCE OR PERMIT THE REUSE OF THE ARCHITECT'S DOCUMENTS EXCEPT BY WRITTEN 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 WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE, MUNICIPAL, LOCAL, ZONING AND BUILDING CODES AND ORDINANCES HAVING JURISDICTION AND BEST STANDARD CONSTRUCTION PRACTICE.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS TO THE SITE PRIOR TO STARTING OF WORK. HE SHALL FAMILIARIZE HIMSELF WITH THE ALLEYS, STREETS, FIELDS 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 PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THE 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 CONTRACTOR'S FAILURE TO CARRY OUT THE WORK ACCORDING WITH THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK OR FOR THE SAFETY OF THE WORKMEN AND/OR THE BUILDING AS DESIGNED WHICHO THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- CONTRACTOR AND SUB-CONTRACTORS SHALL MAINTAIN CONTINUOUS INSURANCE COVERAGES.
- THE ARCHITECT HAS NOT BEEN DETAINED 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 RETURN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, TO THE OWNER SHALL NOT LOAN, REPRODUCE OR PERMIT THE REUSE OF THE ARCHITECT'S DOCUMENTS EXCEPT BY WRITTEN 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 WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE, MUNICIPAL, LOCAL, ZONING AND BUILDING CODES AND ORDINANCES HAVING JURISDICTION AND BEST STANDARD CONSTRUCTION PRACTICE.

- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE PRESERVATIVELY TREATED LUMBER
- A SINGLE OR MULTIFAMILY 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, TO DEGREES F, WITH OUTDOOR DESIGN AIR-TEMPERATING OF 0 DEGREES F, AND 15 MPH WIND
- ALL ELECTRICAL WORK TO BE IN ACCORDANCE TO THE RULES AND REGULATIONS OF THE N.E.C. (A) AND A N.E.C. (B) 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. 2-27"x8" MIN. 2"x4" WALLS (UNLESS NOTED OTHER WEG. AND SHALL BEAR ON 2-27"x4" POSTS IN 4' WALLS FOR CEILING OVER 5'-0"
- ALL CONVENTIONAL LUMBER TO BE DOUGLAS FIR LARCH #2
- ALL FLOOR JOISTS SHALL BE LATERALLY SUPPORTED BY BRACING OR BLOCKING AT INTERVALS NOT EXCEEDING 8'-0"
- MINIMUM 2" MIN. CLEARANCE BETWEEN ALL STRUCTURAL FRAMING MEMBERS AND REPLACE OR CHANGE
- MINIMUM 2" MIN. CLEARANCE BETWEEN ALL STRUCTURAL FRAMING MEMBERS AND REPLACE OR CHANGE

136 Bishop Ln., Southampton, N.Y.

40 Long Pond Road, Wading River, NY 11792

631 929 0480
Siguinarchuk@gmail.com

Site Plan

Site Plan

DATE AUG. 2014

SCALE NOTED

REVISIONS

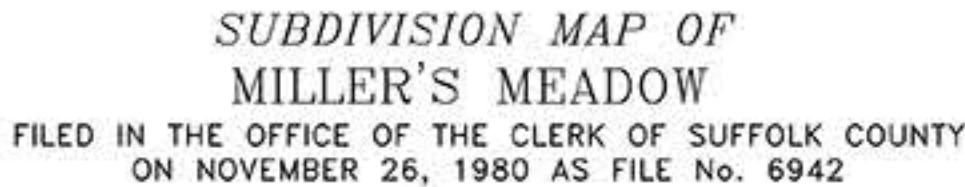
[illegible]

MAR 15 PERMIT

DWG. NO.

Si

1 Site Plan
SCALE: 1" = 20'-0"



TOTAL LOT AREA = 45,055.5 F.
 EXISTING BUILDING FOOTPRINT = 5,029 S.F.
 TOTAL ALLOWABLE LOT COVERAGE AREA (EXCLUDE TENNIS) = 5,029 S.F.
 PROPOSED DETACHED GARAGE = 520 S.F.
 PROPOSED SWIMMING POOL 20' S.F.
 PROPOSED PORCH 295 S.F.
 PROPOSED HOUSE & PORCH = 3407 S.F.
 TOTAL PROPOSED LOT AREA = 3407+800+295+520 S.F.
 = 5022 S.F. < ALLOWABLE
 ALLOWABLE GFA 12% + 1500 S.F. = 6907 S.F.
 PROPOSED FIRST FLR COOL LIVING AREA = 2745 S.F.
 PROPOSED SECOND FLR COOL LIVING AREA = 2154 S.F.
 TOTAL GFA = 4897 S.F. < ALLOWABLE
 MAIN BUILDING SETBACK
 FRONT YARD = 60 FT.
 REAR YARD = 70 FT.
 MN. SIDE YARD = 20 FT.
 TOTAL SIDE YARD = 60 FT.
 DETACHED GARAGE SETBACK
 REAR YARD = 5 FT.
 SIDE YARD = 5 FT.
 ACCESSORY SETBACK
 FRONT YARD = 70 FT.
 REAR YARD = 20 FT.
 SIDE YARD = 20 FT.