

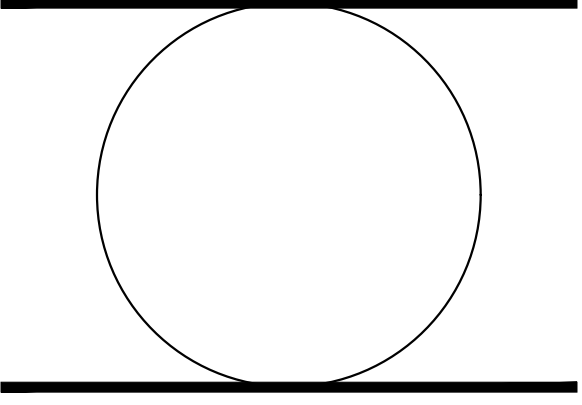
Architect:
WILL MINNEN ARCHITECT P.C.
67 HAMPTON ROAD, SUITE 203
SOUTHAMPTON, NY 11968
Telephone: 516 729-8028
Consultants:
A.S. ENGINEERING SERVICES, P.C.
112 WILSON DRIVE
PORT JEFFERSON, NY 11777
Telephone: 631 560-0259

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Revisions	
PROGRESS SET	10.21.2020
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155 SURFSIDE DRIVE
BRIDGEHAMPTON, NY
SOUTHAMPTON, NEW YORK

Scale:	AS NOTED
Job Number:	2020-12
Phase :	PERMIT SET
Drawn by:	WPM & JCG
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Date:	09-21-2020



GROUND FLOOR PLAN

Sheet Number

A-3
Sheet 2 of 16
PERMIT SET

R302.11 FIRE-BLOCKING
IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIRE-BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - 1.1 VERTICALLY AT THE CEILINGS AND FLOOR LEVELS.
 - 1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGER AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIR SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5. FOR THE FIRE-BLOCKING OF CHIMNEY AND FIREPLACES, SEE SECTION R1003.19.
6. FIRE-BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF A DWELLING UNIT SEPARATION.

R302.12 DRAFTSTOPPING
IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

R302.13 FIRE PROTECTION OF FLOORS

FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE 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, LIGHTNING DEVICES, LUMINARIES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED.

EXCEPTIONS:

1. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION P2404, NFPA 13D, OR OTHER APPROVED EQUIVALENT SPRINKLER SYSTEM.
2. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A CRAWL SPACE NOT INTENDED FOR STORAGE OR FUEL-FIRED APPLIANCES.
3. PORTIONS OF FLOOR ASSEMBLIES SHALL BE PERMITTED TO BE UNPROTECTED WHERE COMPLYING WITH THE FOLLOWING:
 - 3.1. THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS DOES NOT EXCEED 80 SQ.FT. PER STORY
 - 3.2. FIREBLOCKING IN ACCORDANCE WITH SECTION R302.11.1 IS INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION TO SEPARATE THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.
4. WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2"x10" NOMINAL DIMENSION, OR OTHER APPROVED FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE.

GROUND FLOOR PLAN

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

NOTE: ALL WALLS TO BE 5 1/2" LVL VERSA-STUD 1.7 FRAMED WALL @ 16" O.C. CONSTRUCTION, UNLESS NOTED OTHERWISE

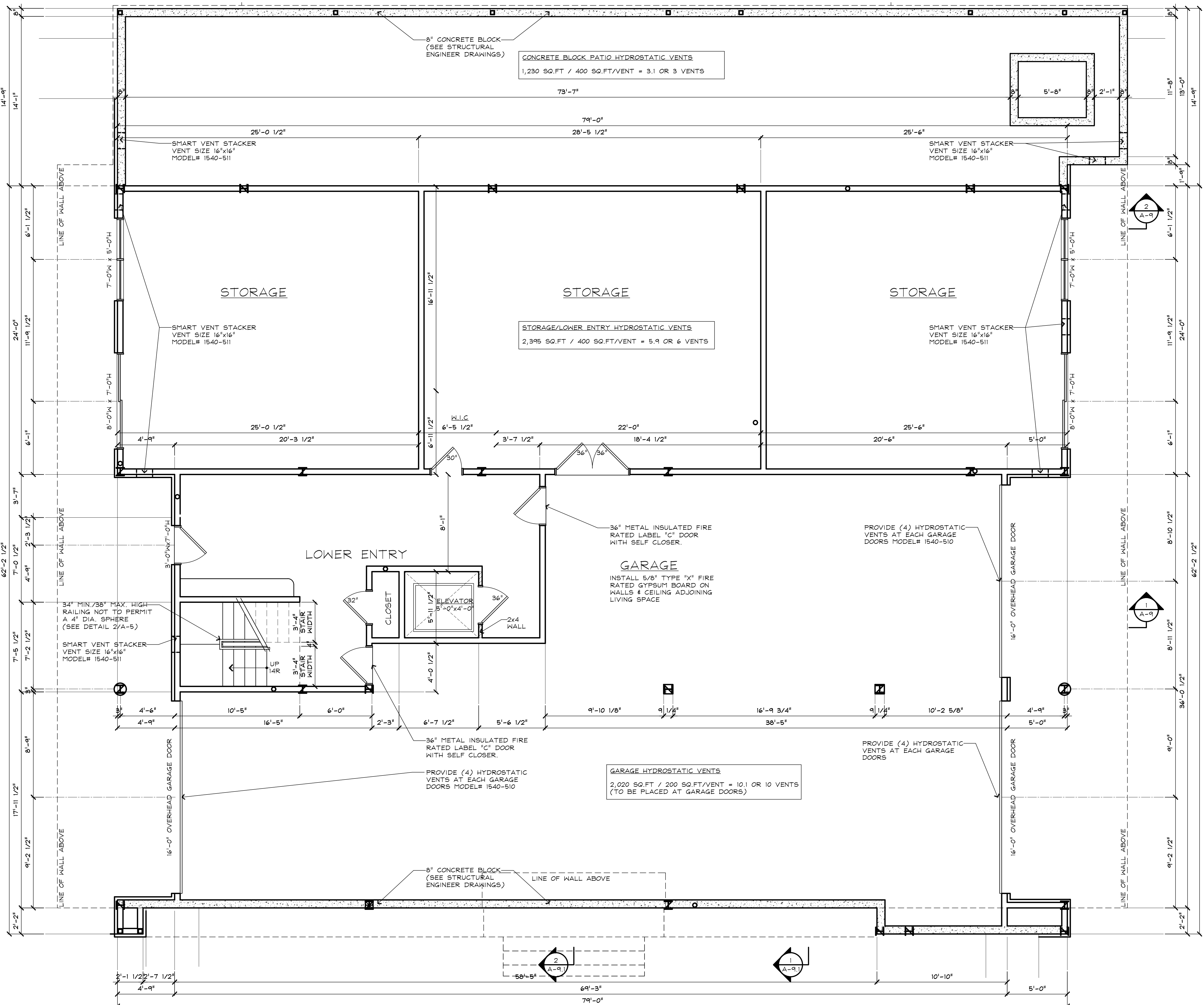
800T DENOTES HARDWIRED SMOKE & CARBON MONOXIDE DETECTORS AS PER SECTION R314 OF NYS RES. CODE, TYP.

ALL AREAS WITHIN ONE MILE OF COASTLINE AND EAST OF RIVERHEAD ARE REQUIRED TO HAVE WIND BORN DEBRIS PROTECTION AS DETAILED ON SHEET A1 (302.1.1)

R313.2 AUTOMATIC SPRINKLER SYSTEMS: BUILDING HAVING A HEIGHT OF THREE STORIES ABOVE GRADE SHALL BE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D

WALL LEGEND:

DENOTES 2x6 FRAMED WALL
HATCH DENOTES 2x4 FRAMED WALL (SEE PLAN)

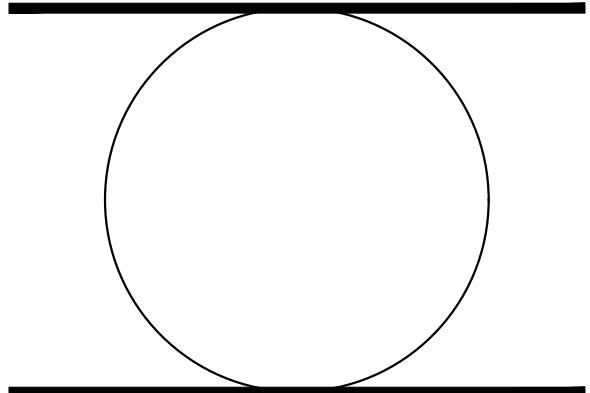


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FIRST FLOOR PLAN

Sheet Number

A-4
Sheet 3 of 16
PERMIT SET

FIRST FLOOR PLAN

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

NOTE: ALL WALLS TO BE 5 1/2" LVL VERSA-STUD 1.7" FRAMED WALL @ 16" O.C. CONSTRUCTION, UNLESS NOTED OTHERWISE

8 DET. DENOTES HARDWIRED SMOKE & CARBON MONOXIDE DETECTORS AS PER SECTION R314 OF NYS RES. CODE, TYP.

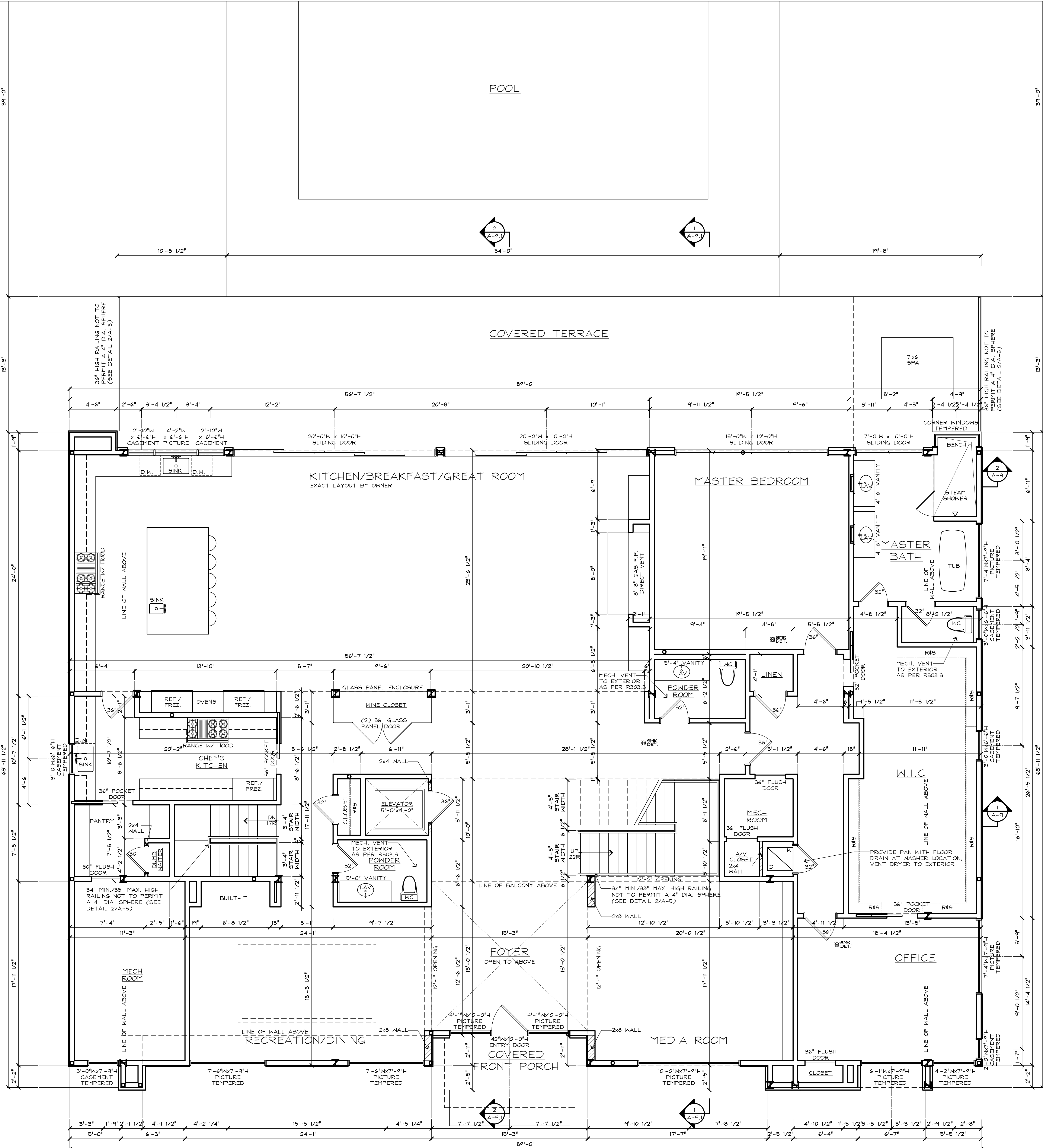
ALL AREAS WITHIN ONE MILE OF COASTLINE AND EAST OF RIVERHEAD ARE REQUIRED TO HAVE WIND BORN DEBRIS PROTECTION AS DETAILED ON SHEET A1 (302.1.1)

WALL LEGEND:

DENOTES 2x6 FRAMED WALL

HATCH DENOTES 2x FRAMED WALL (SEE PLAN)

R302.2 AUTOMATIC SPRINKLER SYSTEMS: BUILDING HAVING A HEIGHT OF THREE STORIES ABOVE GRADE SHALL BE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D

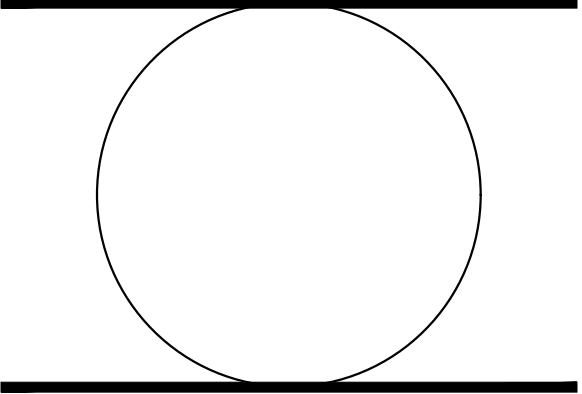


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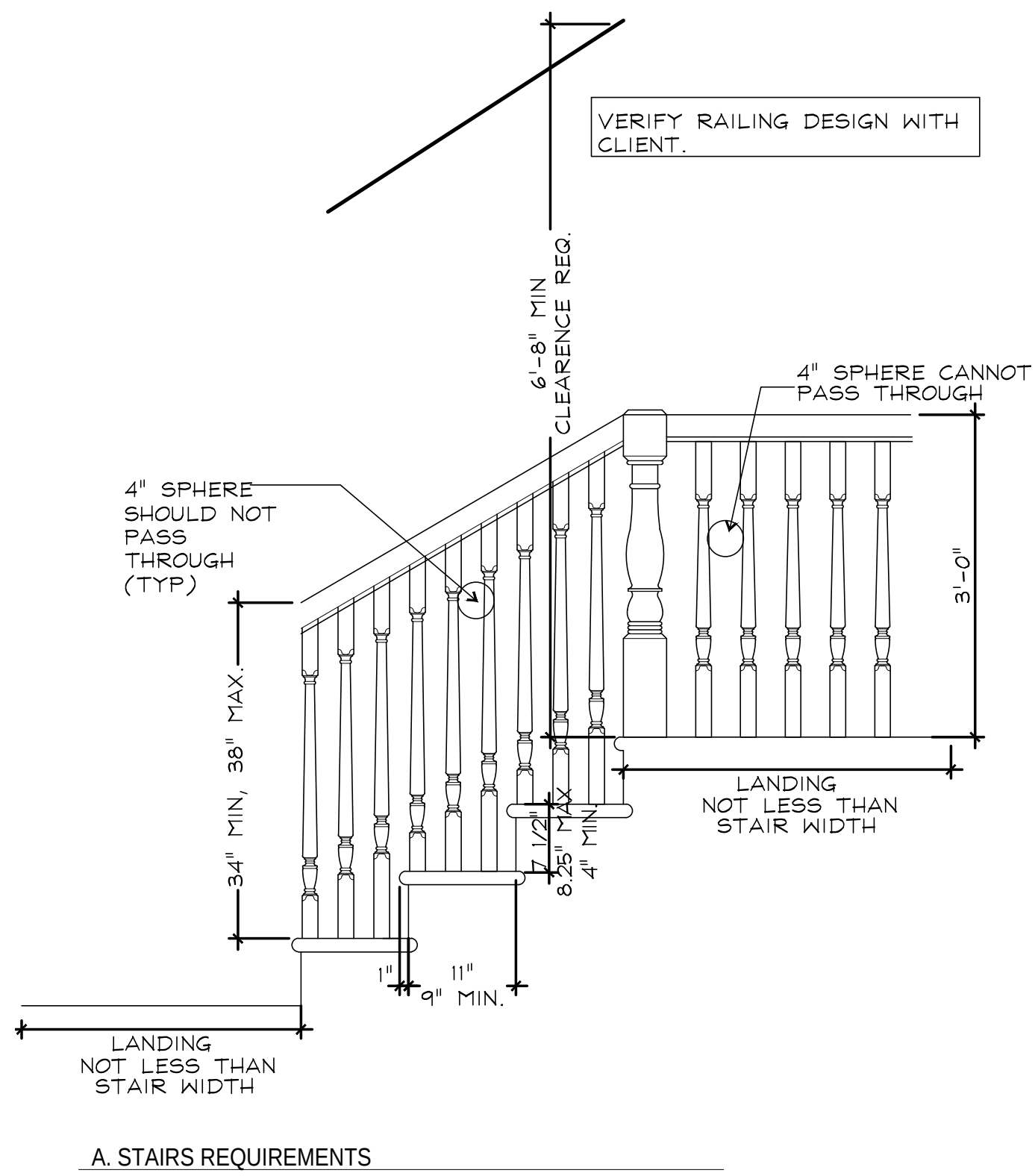
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SECOND FLOOR PLAN

Sheet Number
A-5
Sheet 5 of 16
PERMIT SET



2 STAIR & GUARDRAIL DETAIL

SCALE: 3/4"=1'-0"

STAIR TREADS & RISERS NOTES:

A. THE TOLERANCE BETW. THE LARGEST AND SMALLEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED 0.375" OR 3/8" IN ANY FLIGHT OF STAIR.

B. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD OR BEVELING OF NOSING SHALL NOT EXCEED 0.5".

C. RISERS SHALL BE VERTICAL OR SLOPED A MAX 30° FR. THE VERTICAL.

D. LEADING EDGE OF TREAD SHALL NOT PROJECT MORE THAN 1.25" BEYOND TREAD BELOW.

E. OPENING BETW. TREADS SHALL NOT PERMIT THE PASSAGE OF A 4" DIA SPHERE.

STAIRWAY LANDINGS NOTES:

A. LANDING AT STAIRWAY SHALL HAVE A MIN. LENGTH MEASURED IN THE DIRECTION OF TRAVEL EQ. TO THE WIDTH OF THE STAIRWAY.

B. FLOOR OR LANDING SHALL BE AT TOP & BOTTOM OF EA. STAIRWAY.

C. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO 1/2 THE REQ. WIDTH.

D. MAX. 7" PROJECTION OF FULLY OPENED DOOR ONTO A LANDING.

NOTES:

1. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED WITH ONE-HOUR FIRE RESISTIVE PROTECTION ON ENCLOSED SIDE OR 0.5" GYPSUM BOARD.

2. THE WALKING SURFACE OF TREADS AND LANDINGS SHALL NOT BE SLOPED STEEPER THAN 2% (1:48) IN ANY DIRECTION.

3. A FLIGHT OF STAIR SHALL HAVE A MAX. 12" VERTICAL RISE BETW. FLOOR LEVELS OR LANDINGS.

GUARD RAILS NOTES:

A. GUARD SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, MEZZ., STAIRWAYS, RAMPS AND LANDINGS THAT ARE MORE THAN 30" ABV. THE FLOOR OR GRADE BELOW.

B. GUARD WHOSE TOP RAIL DOES NOT SERVE AS A HANDRAIL SHALL HAVE A HEIGHT OF 42" HIGH ABOVE THE LEADING EDGE OF THE TREAD.

C. GUARD WHOSE TOP RAIL SERVES AS A HANDRAIL SHALL HAVE A HEIGHT OF 34" TO 38" HIGH ABOVE THE LEADING EDGE OF THE TREAD.

D. TRIANGULAR OPENING FORMED BY TREAD, STAIR AND BOTTOM RAIL SHALL NOT PERMIT 6" DIAMETER SPHERE TO PASS THROUGH.

1 SECOND FLOOR PLAN

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

NOTE: ALL WALLS TO BE 5 1/2" LVL VERSA-STUD 1/2" FRAMED WALL @ 16" O.C. CONSTRUCTION, UNLESS NOTED OTHERWISE.

8000 DENOTES HARDWIRED SMOKE & CARBON MONOXIDE DETECTORS AS PER SECTION R314 OF NYS RES. CODE, TYP.

ALL AREAS WITHIN ONE MILE OF COASTLINE AND EAST OF RIVERHEAD ARE REQUIRED TO HAVE WIND BORN DEBRIS PROTECTION AS DETAILED ON SHEET A1 (3021.1).

R313.2 AUTOMATIC SPRINKLER SYSTEMS: BUILDING HAVING A HEIGHT OF THREE STORIES ABOVE GRADE SHALL BE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.

WALL LEGEND:

DENOTES 2x6 FRAMED WALL

DENOTES 2x4 FRAMED WALL

HATCH DENOTES 2x4 FRAMED WALL (SEE PLAN)

