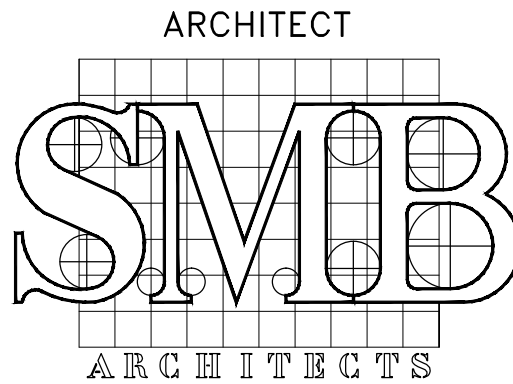


INTERIOR RENOVATION
ROSENFELD RESIDENCE
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SOUTHAMPTON, NY 11968



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GENERAL NOTES:

- ALL WORK SHALL BE IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE LOCAL BUILDING DEPARTMENT, THE NEW YORK STATE BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE.
- DIMENSION FIGURES INDICATED SHALL BE TAKEN IN PREFERENCE TO SCALING OF DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS.
- ALL NEW WORK WITHIN EXISTING AREAS SHALL MATCH WITH EXISTING MATERIALS AND FINISHED UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL WORK SCHEDULES WITH OWNER.
- CONTRACTOR SHALL PROVIDE AN ALL INCLUSIVE JOB AND MAINTAIN A CLEAN JOB SITE AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL VISIT PROJECT SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- PROTECT THE OWNERS PROPERTY FROM ALL DAMAGE RELATED TO CONSTRUCTION ACTIVITIES DURING THE COURSE OF THE WORK. REPLACE AND REPAIR ALL DAMAGED ITEMS WITH EQUAL AND MATCHING MATERIALS AND METHODS AS APPROVED BY THE OWNER.
- CAULK ALL DISSIMILAR SURFACES FOR MOISTURE CONTROL WITH SILICON BASE COLOR TO MATCH LOCATIONS AS REQUIRED AND AS DIRECTED IN FIELD.
- IT IS THE INTENT OF THIS PLAN TO EXPLAIN THE REQUIREMENTS OF THE PROPOSED ADDITION. HOWEVER THERE ARE FIELD CONDITIONS THAT MAY ARISE DURING CONSTRUCTION THAT MAY NOT HAVE BEEN EXHAUSTIVELY DETAILED.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL OF ALL CUSTOM CABINETRY WORK AND OTHER ITEMS AS REQUESTED BY ARCHITECT.
- CONTRACTOR SHALL PROVIDE OWNER WITH ALL OWNERS MANUALS FOR ITEMS INSTALLED.

FRAMING NOTES:

- ALL FRAMING LUMBER TO BE GRADE MARKED AND BE HEM-FIR #1 OR BETTER.
- ALL STUDS TO BE 16" O.C. UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL VERIFY WINDOW SIZES WITH MANUFACTURER BEFORE COMMENCEMENT OF INSTALLATION.
- ALL CARPENTRY WORK TO BE INSTALLED STRAIGHT, TRUE, LEVEL, PLUMB AND IN ACCORDANCE WITH GOOD PRACTICE. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE CCA TREATED WITH A 40% RETENTION GRADE MARK. ALL STRUCTURAL LUMBER SHALL BE 1400F STRESS GRADE MARKED DOUGLAS FIR. ALL PLYWOOD SHALL BEAR THE APA GRADE MARK AND BE DOUGLAS FIR MATERIAL OF THE TYPES SPECIFIED ON THE DRAWINGS.
- THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BLOCKING, SHORING AND TEMPORARY SUPPORT WORK TO PROTECT THE EXISTING STRUCTURE DURING THE CONSTRUCTION PROCESS. NOTIFY THE OWNER AND THE ARCHITECT OF ANY DEVIATIONS FROM THE PLANS OR DISCREPANCIES IN THE ACTUAL AS-BUILT CONDITIONS AS COMPARED TO THE CONDITIONS ASSUMED OR REPRESENTED ON THE DRAWINGS AS EXISTING CONDITIONS.
- UNLESS DESIGNATED OTHERWISE ON THE DRAWINGS, ALL OPENINGS IN WOOD FRAME CONSTRUCTION SHALL RECEIVE HEADERS AS FOLLOWS: UP TO 4'-0" OPENINGS
4'-0" TO 6'-0" 2 - 2" X 6"
6'-0" TO 8'-0" 2 - 2" X 8"
8'-0" TO 12'-0" 3 - 2" X 10"
8'-0" TO 12'-0" 3 - 2" X 12"
- OPENINGS CREATED BY THE REMOVAL OF BEARING WALLS SHALL BE TREATED AS ABOVE. FIELD VERIFICATION OF ALL STRUCTURAL WORK SHOULD BE ACCOMPLISHED BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO CLOSURE OF WALLS.
- ALL NEW EXTERIOR WALLS AND ROOFS SHALL RECEIVE R-19 AND R-30 BATT INSULATION BETWEEN STUDS AS REQUIRED BY THE NYS ENERGY CONSERVATION CODE.
- PROVIDE FIRESTOPPING AS PER CODE REQUIREMENTS.

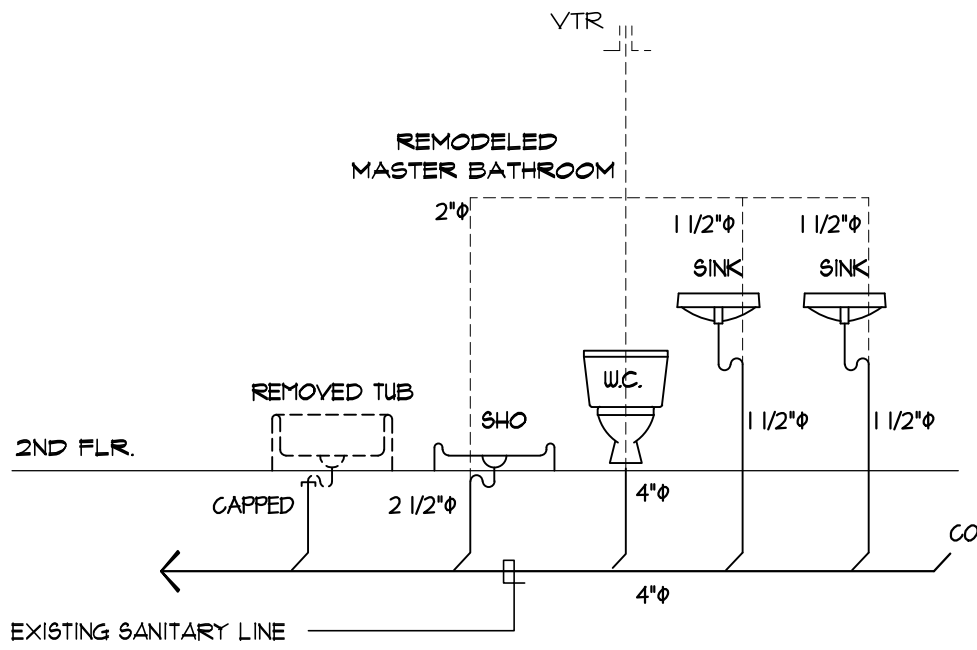
ELECTRICAL NOTES:

- ALL ELECTRICAL WORK TO BE UNDERWRITERS APPROVED AND TO COMPLY WITH ALL CODES. ALL WIRING SHALL BE COPPER, ELECTRICAL TO PROVIDE OWNER AND MUNICIPAL AUTHORITY WITH A NYEFC CERTIFICATE AT THE COMPLETION OF WORK.
- CONTRACTOR SHALL SUBMIT CUT SHEETS TO ARCHITECT FOR APPROVAL OF ALL ELECTRICAL ITEMS TO BE INSTALLED.

PLUMBING NOTES:

- ALL WASTE, SOIL AND VENT PIPING TO BE SCHEDULE 40 PVC IN ABOVE GRADE AND CAST IRON IN BELOW GRADE LOCATIONS. PROVIDE SHUT OFF VALVES AND DRAIN VALVES AT ALL LOW POINTS IN SYSTEM. CONTRACTOR TO MODIFY PLUMBING TO COMPLY WITH NEW BATHROOM LAYOUT. THE ENTIRE SYSTEM IS TO BE PRESSURE TESTED AT COMPLETION. PROVIDE SEPARATE SHUT OFF VALVES ON HW AND CW MAINS FOR EACH FIXTURE GROUP.
- ALL PLUMBING WORK TO BE TO CODE. CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS.
- ALL HW & CW LINES TO BE COPPER WITH 005% MAX. LEAD SOLDER CONTENT.
- INSULATE HW & CW LINES WITH ARMO-FLEX PIPE INSULATION.
- ALL WASTE AND WATER LINES TO BE CONCEALED INSIDE WALLS ABOVE CEILINGS OR BELOW FLOORS.
- CONTRACTOR SHALL SUBMIT CUT SHEETS TO ARCHITECT FOR APPROVAL OF ALL PLUMBING FIXTURES TO BE INSTALLED.

PLUMBING RISER DIAGRAMS

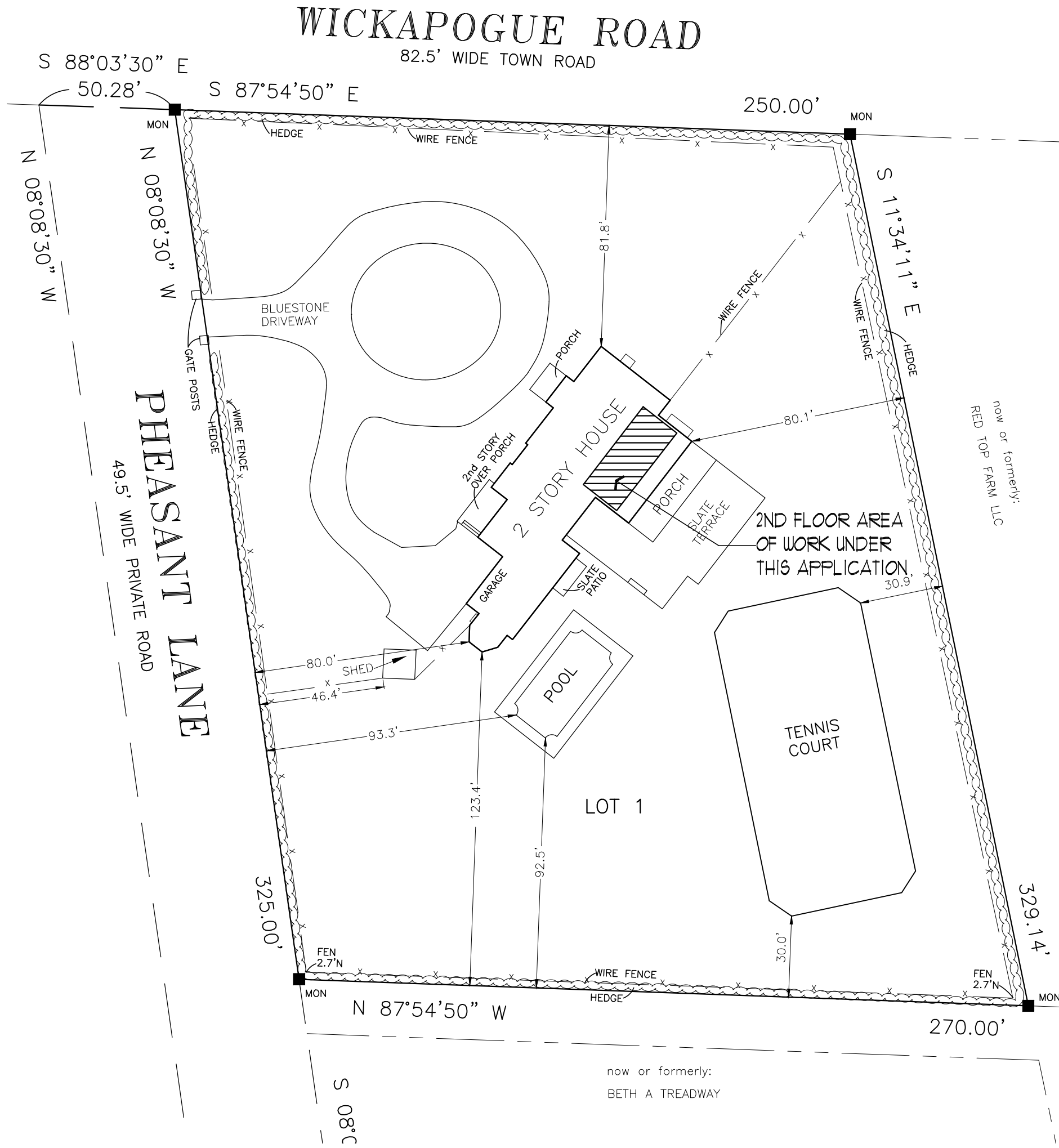


PLUMBING RISER DIAGRAM - MASTER BATHROOM
NTS

SCOPE OF WORK

INTERIOR RENOVATION OF THE EXISTING MASTER BEDROOM, BATHROOM, WALK-IN CLOSET AND ATTIC AREA IN SECOND FLOOR
NOTE:
NO CHANGE IN FLOOR AREA AND ENVELOPE ON THE BUILDING

SITE PLAN



1" = 40 FT

LIST OF DRAWINGS:

- C-001 COVER SHEET, GENERAL NOTES AND SITE PLAN
A-001 BASEMENT PLAN
A-002 FIRST FLOOR PLAN
A-003 SECOND FLOOR PLAN
A-004 DEMOLITION PLANS - 2ND FLOOR & ATTIC
A-005 DEMOLITION SECTION - ELEVATIONS
A-101 ENLARGED PARTIAL PLAN 2ND FLOOR PLAN
A-102 ENLARGED PARTIAL PLAN 2ND FLOOR CEILING PLAN
A-103 ENLARGED ATTIC FLOOR PLAN
A-201 INTERIOR SECTIONS AND ELEVATIONS
A-202 INTERIOR SECTIONS AND ELEVATIONS
A-203 INTERIOR SECTIONS AND ELEVATIONS
A-204 INTERIOR ELEVATIONS - FAMILY ROOM
A-205 INTERIOR ELEVATIONS - DINING ROOM
A-206 INTERIOR ELEVATIONS

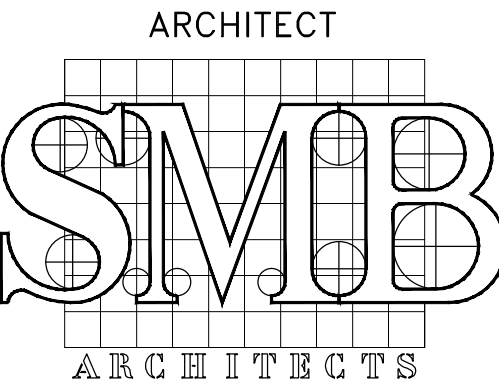
ZONING ANALYSIS

320 WICKAPOGUE ROAD (20 PHEASANT LANE)
DIST: 0004 SECTION: 30 BLOCK: 01 PARCEL: 033.002
ZONING DISTRICT: RESIDENCE R-120

LOT AREA	83,151 SF	
	REQUIRED	PROPOSED
FRONT YD SETBACK	80'-0"	81'-9" (EXISTING)
FRONT YD SETBACK (CORNER)	80'-0"	80'-0" (EXISTING)
SIDE YD SETBACK	35'-0"	80'-0" (EXISTING)
REAR YD SETBACK	100'-0"	123'-4" (EXISTING)
BUILDING HEIGHT	35'-0"	33'-0" ± (EXISTING)
LOT COVERAGE	14% (11,642 SF)	8.6 % / 4,101 SF (EXISTING))

NOTE: NO CHANGE IN ZONING DATA

ALL SURVEY DATA TAKEN FROM SURVEY PREPARED BY SQUIRES, HOLDEN, WEISENBACHER AND SMITH



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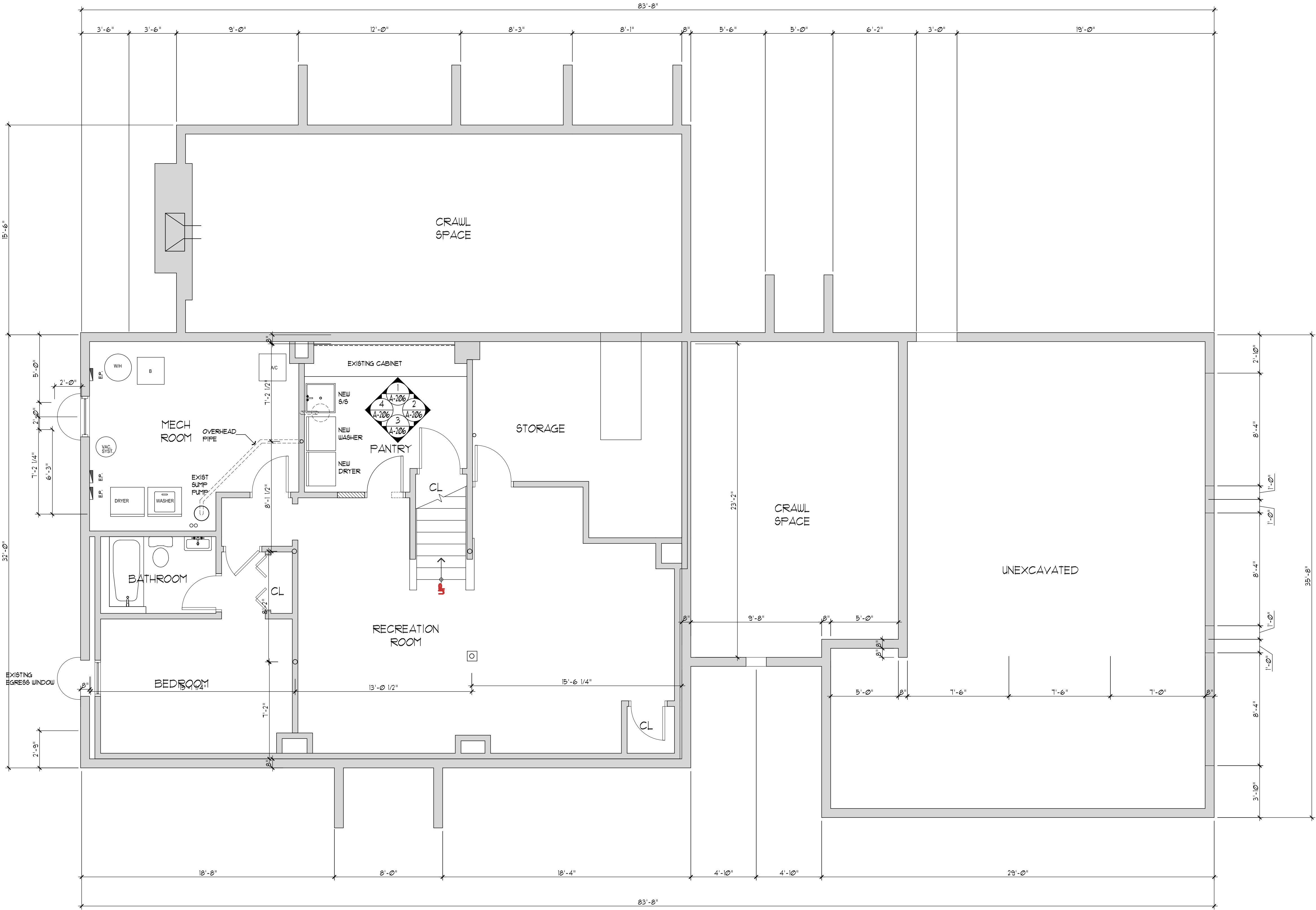
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DOB BSCAN

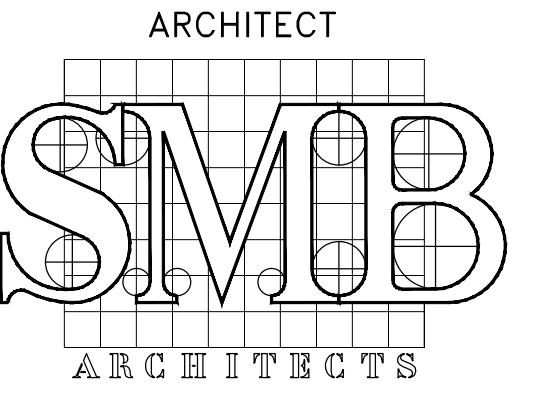
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BASEMENT PLAN

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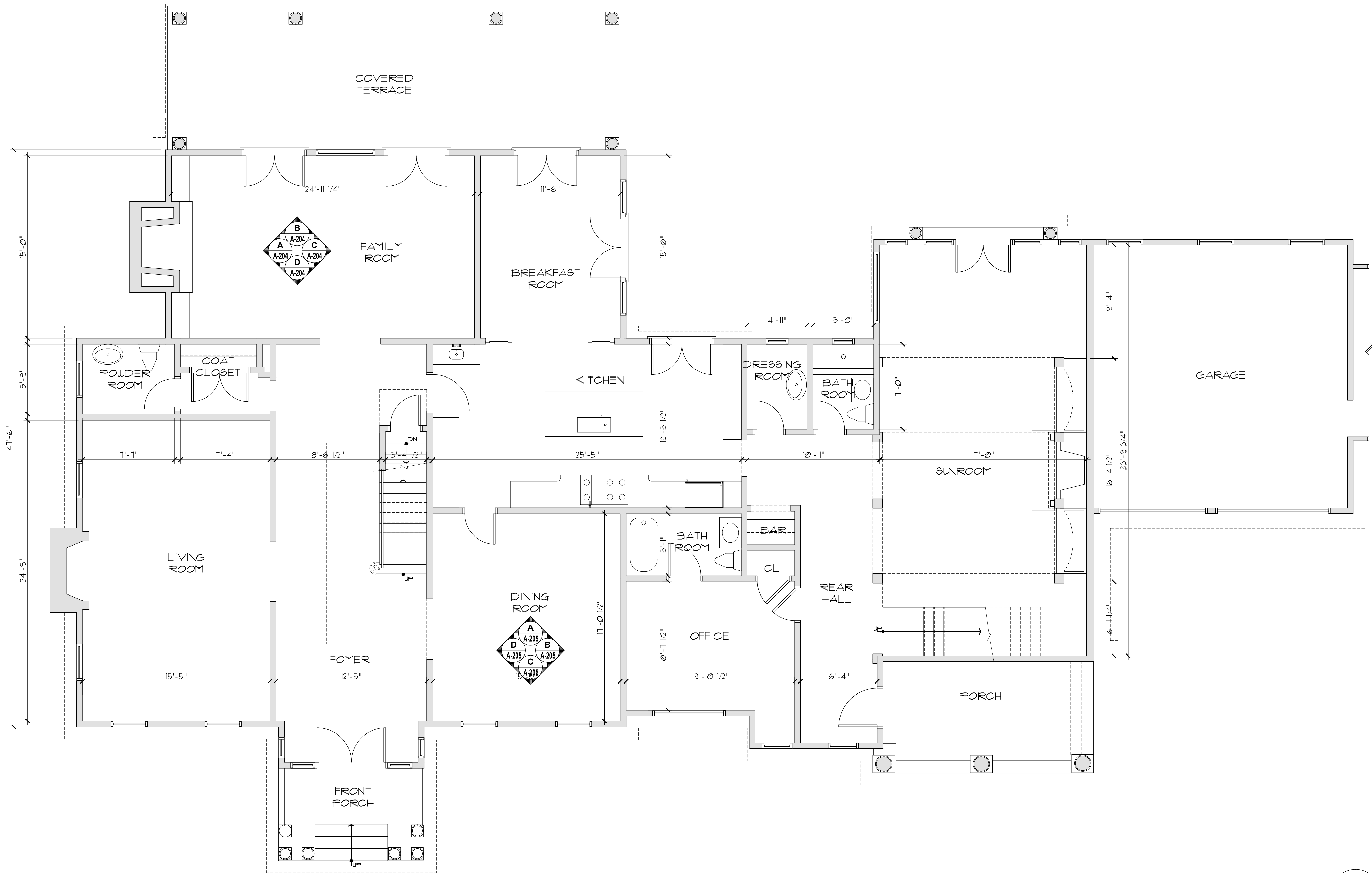


1 BASEMENT FLOOR PLAN
A-00 SCALE: 1/4" = 1'-0"



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1 FIRST FLOOR PLAN
A-002
SCALE: 1/4" = 1'-0"

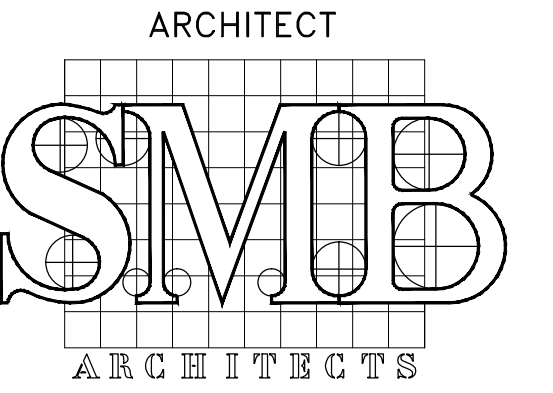


FIRST FLOOR PLAN

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	DWG. No:	A-002

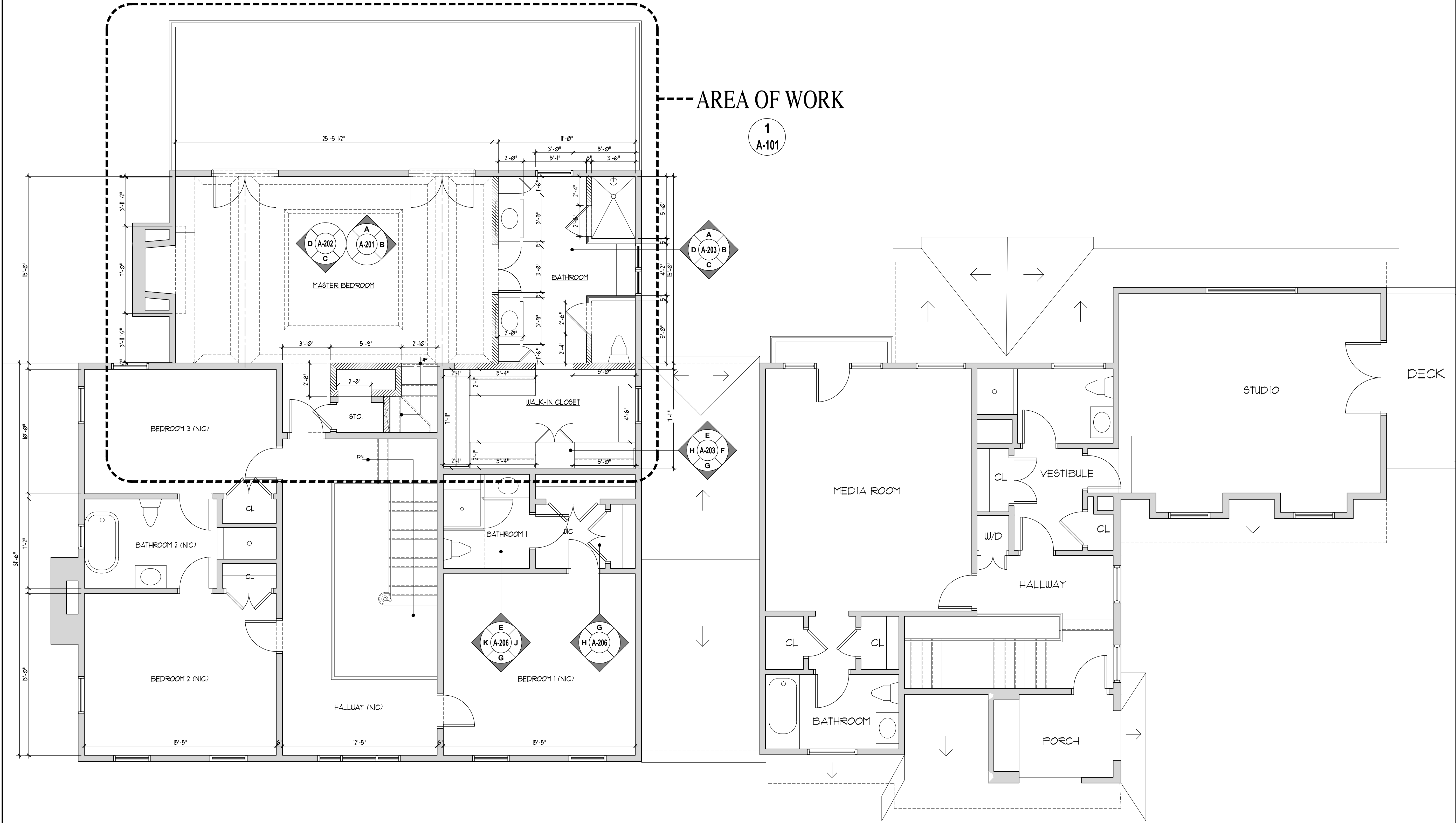
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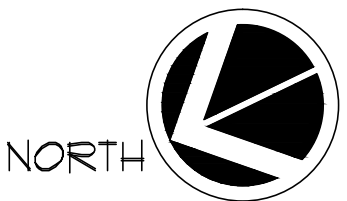
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1
A-101

1
A-003
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

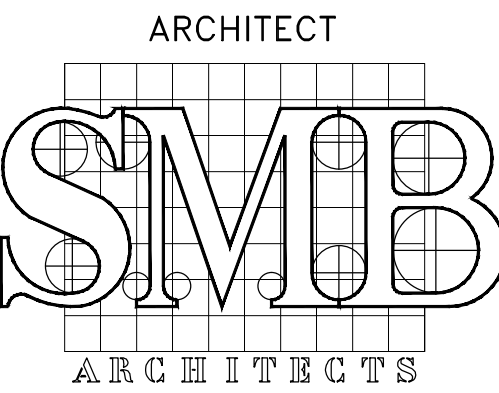


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SECOND FLOOR PLAN

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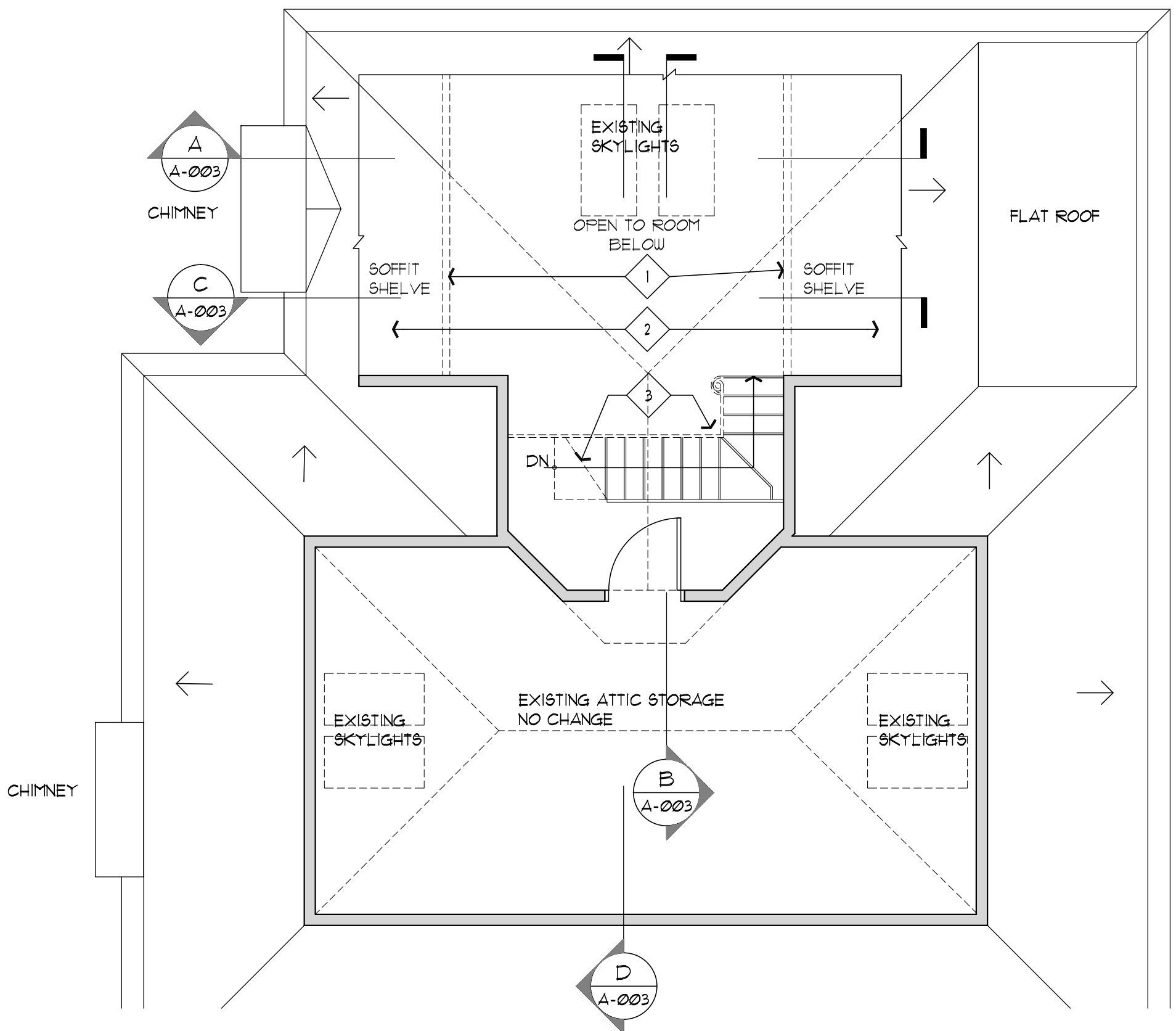
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DEMOLITION PLANS
2ND FLOOR
ATTIC

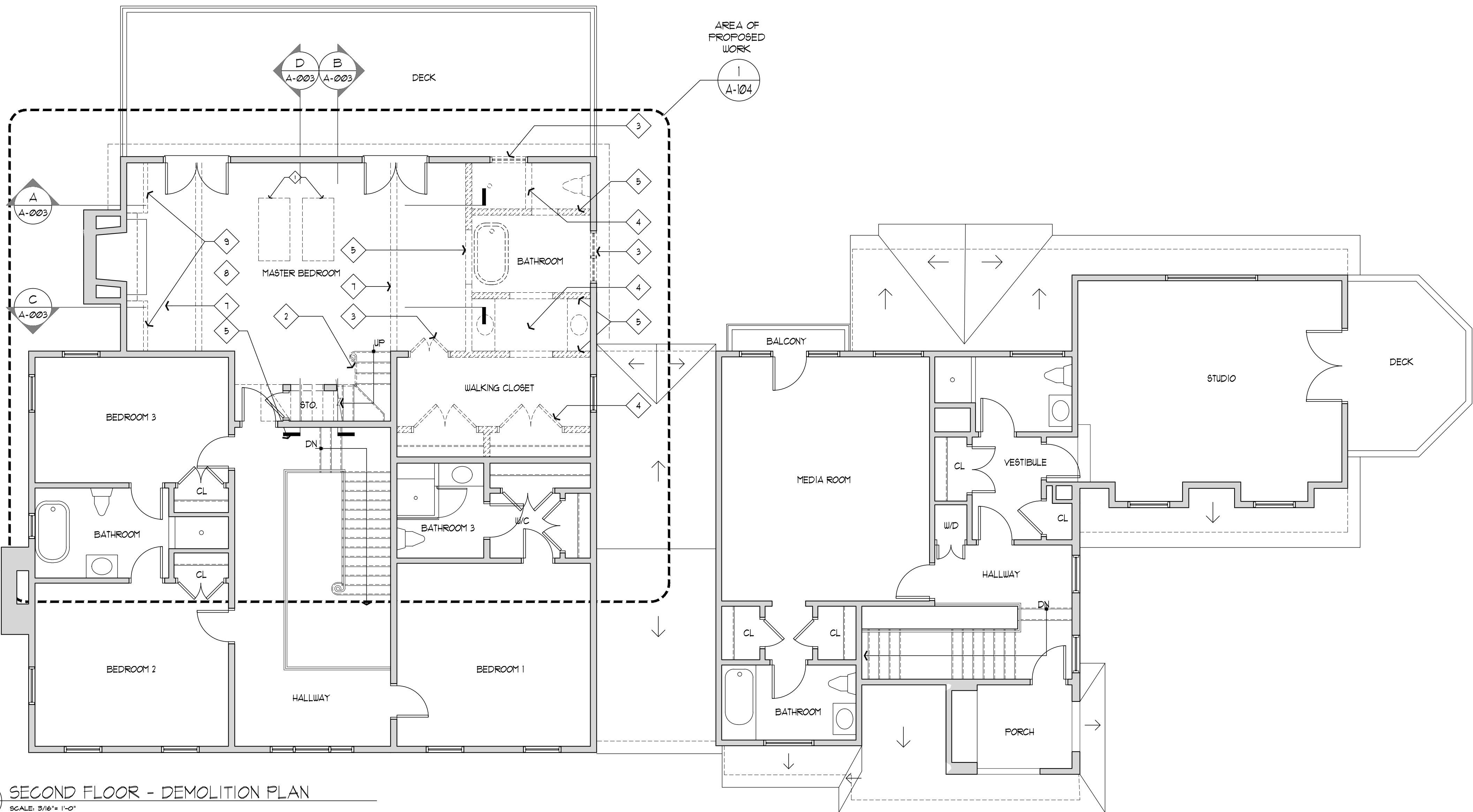
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	DWG. No.	A-004



2 ATTIC - DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

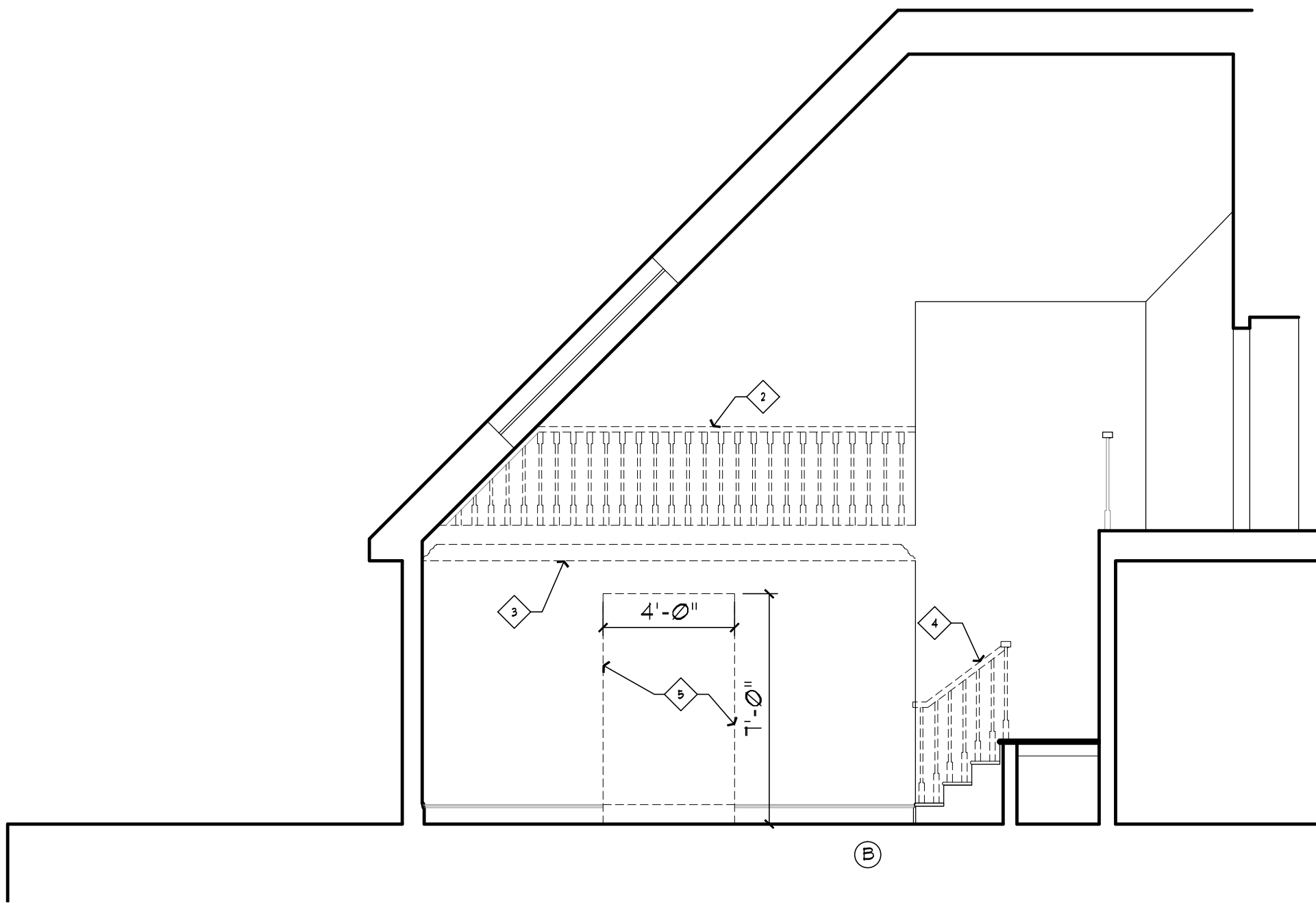
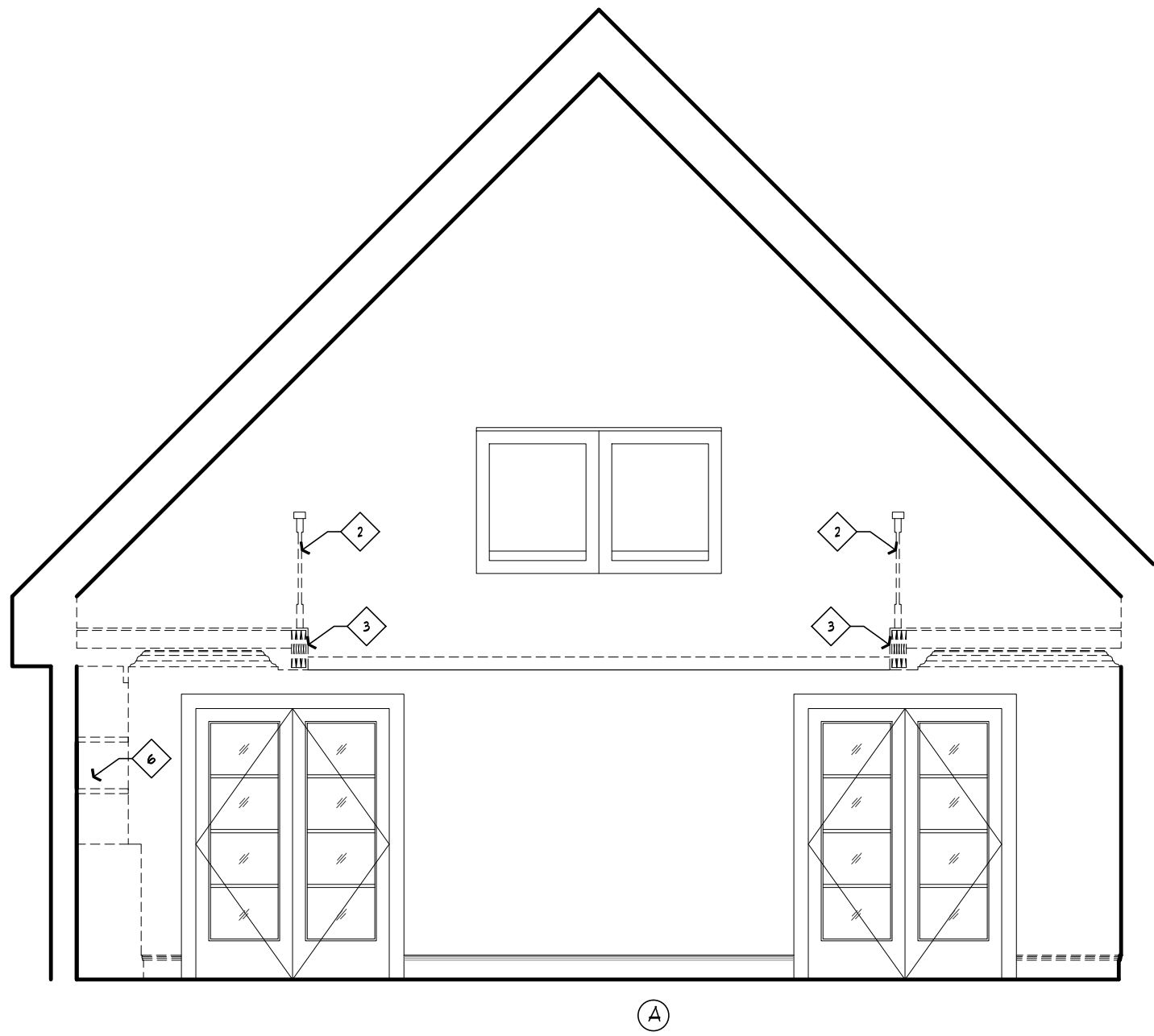
- LEGEND
- EXISTING PARTITION TO REMAIN
 - EXISTING DOOR TO BE REMOVED
 - EXISTING WINDOW TO BE REMOVED
 - EXISTING PARTITION TO BE REMOVED
 - EXISTING DOOR TO BE REMOVED
 - EXISTING WINDOW TO BE REMOVED

- REMOVAL KEY NOTES
- SKYLIGHTS ABOVE TO REMAIN
 - HANDRAIL TO BE REMOVED
 - DOOR OR WINDOW - TO BE REPLACE ON EXISTING ROUGHING
 - SANITARY EQUIPMENT TO BE REMOVED
 - PORTION OF EXISTING WALL TO BE REMOVED, REFER TO NEW WORK FOR REMOVAL HEIGHT, CUT AND CAP ANY SANITARY AND WATER LINE AS REQ'D
 - CLOSETS DOORS AND WALL PARTITIONS TO BE REMOVED
 - REMOVE SOFFITS AND CEILING CROWN MOLDING
 - REMOVE CARPET
 - BOOKCASE AND SHELVING TO BE REMOVED

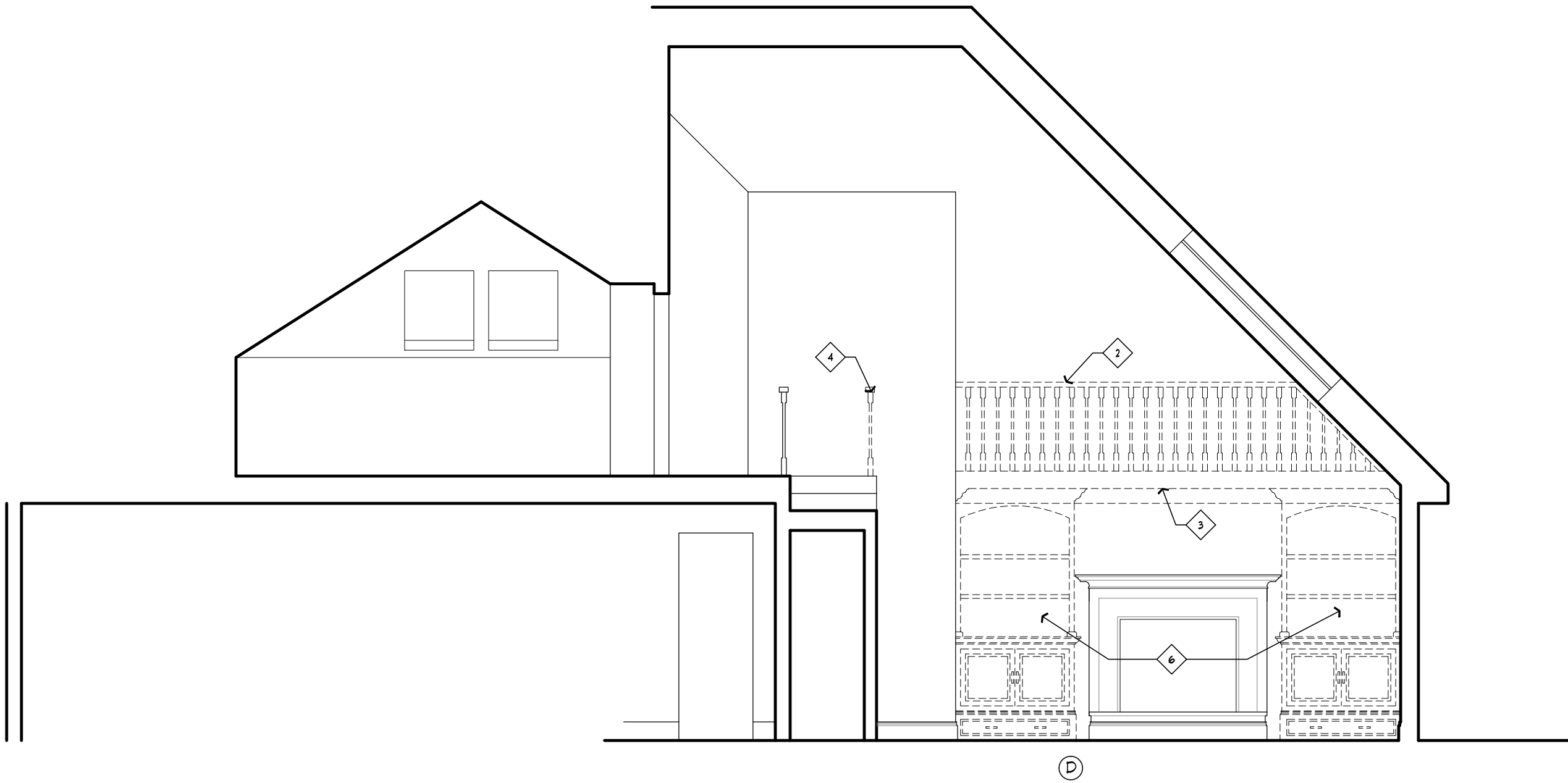
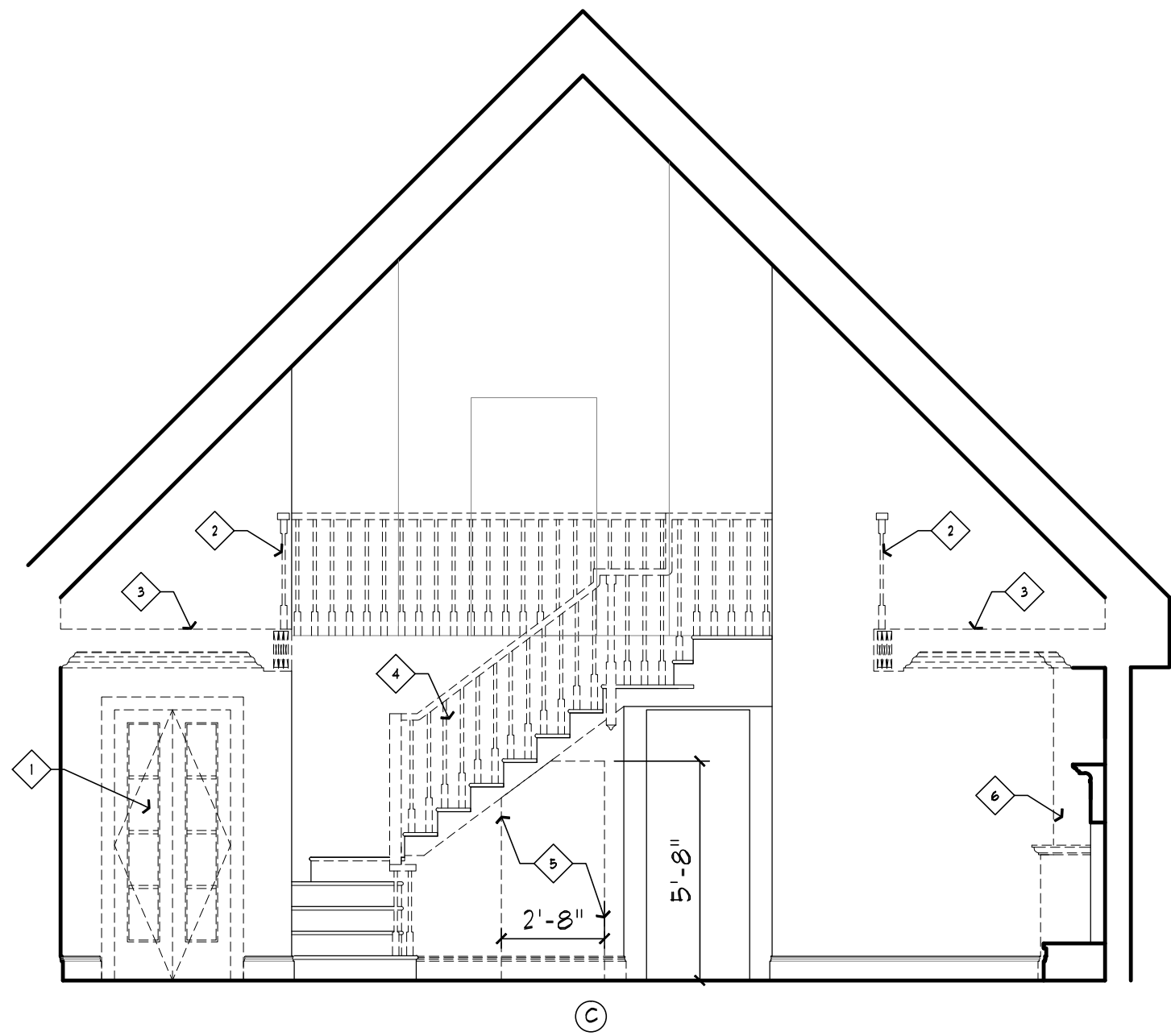


1 SECOND FLOOR - DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

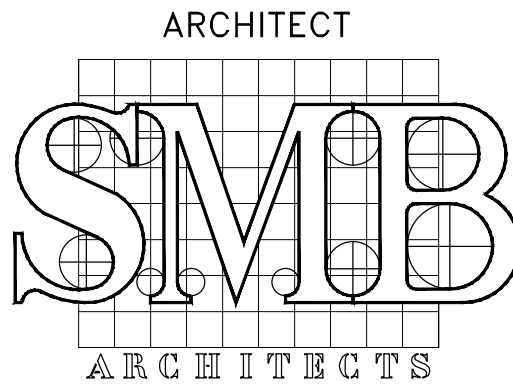




- REMOVAL KEY NOTES
- 1 EXISTING DOORS, FRAME AND TRIM TO BE REMOVED
 - 2 SIDE SOFFITS RAILING TO BE REMOVED
 - 3 SIDE SOFFITS GYPSUM BOARD FINISH AND CROWN MOLDINGS TO BE REMOVED
 - 4 STAIR RAILING TO BE REMOVED AND STORED FOR REINSTALLATION
 - 5 PORTION OF EXISTING WALL TO BE REMOVED
 - 6 EXISTING BOOKCASES AND SIDE WOOD SHELVES TO BE REMOVED



1
A-005
EXISTING / REMOVAL BUILDING SECTIONS AT MASTER ROOM
SCALE: 1/4" = 1'-0"



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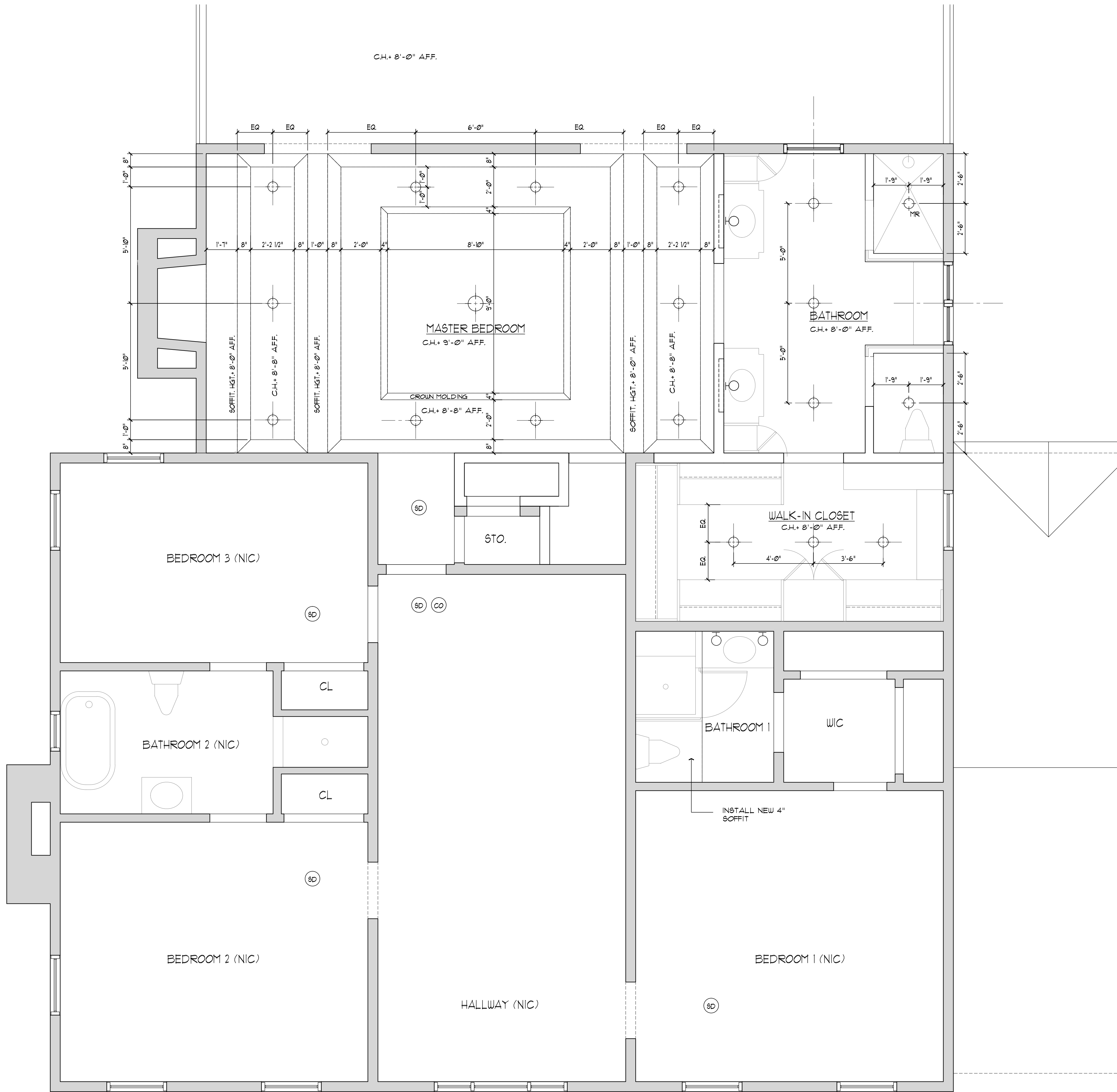
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DEMOLITION
SECTIONS - ELEVATIONS

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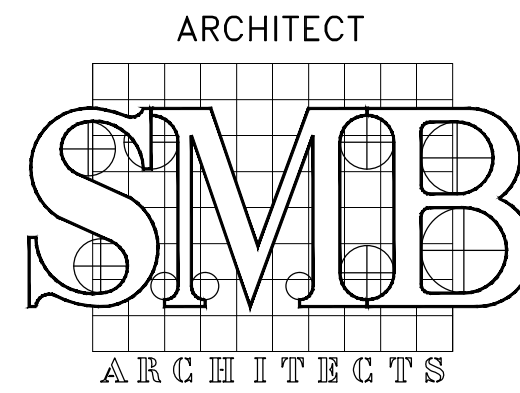
A-101-102 PROF PLAN 2FL.DWG



ENLARGED CEILING PLAN - MASTER BEDROOM & BATHROOM
SCALE: 1/2" = 1'-0"

LEGEND

- NEW RECESSED LIGHT FIXTURE
- NEW WALL SCONCE LIGHT FIXTURE
- NEW MOISTURE RESISTANT RECESSED LIGHT FIXTURE
- SMOKE DETECTOR
- C/O DETECTOR



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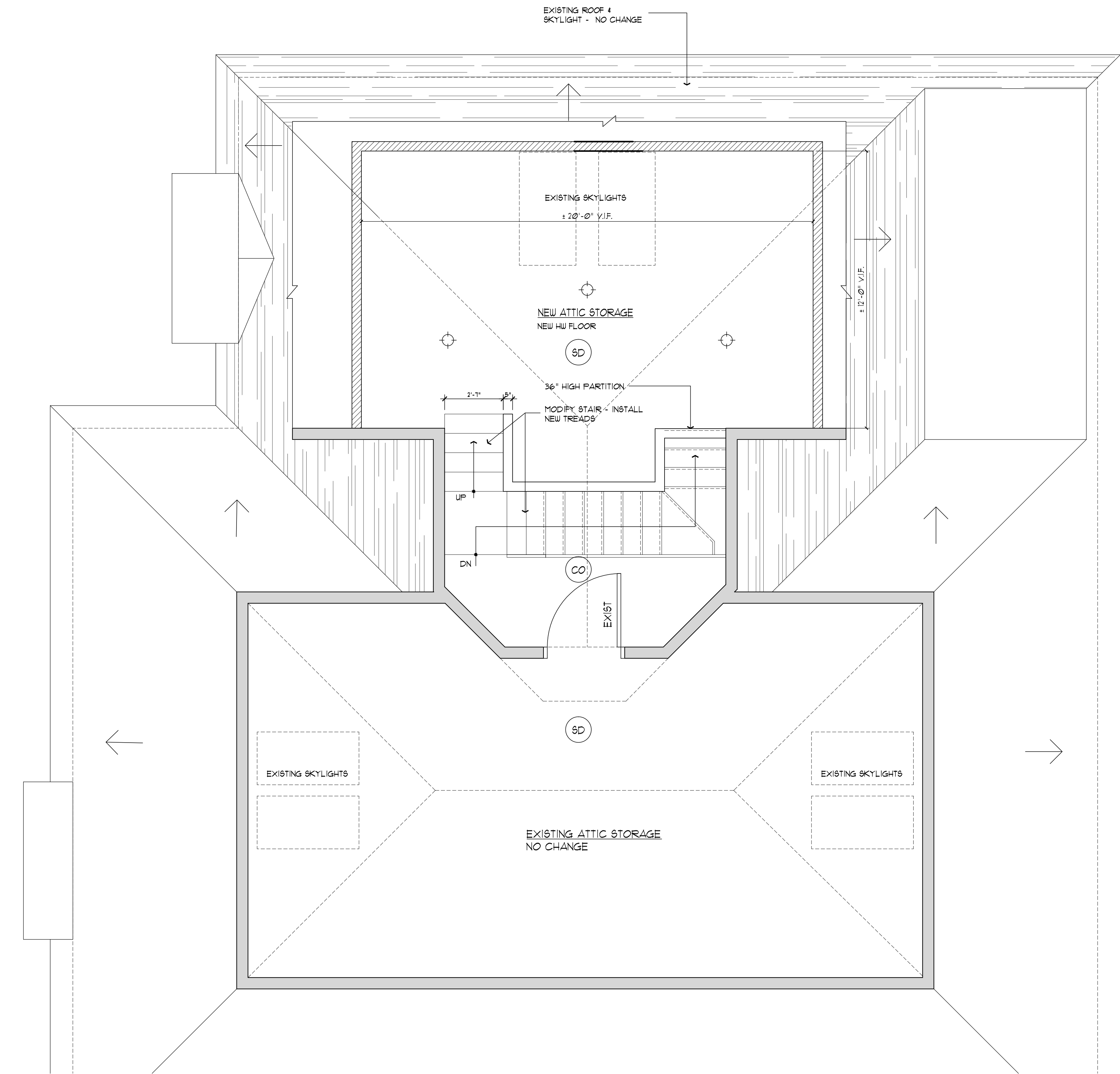
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**ENLARGED PARTIAL CEILING
PLAN - SECOND FLOOR**

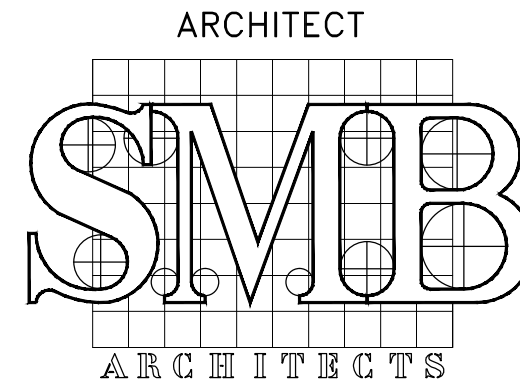
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A-103 PROP PLAN ATTIC.DWG



1
A-103 ENLARGED ATTIC FLOOR PLAN
SCALE: 3/8" = 1'-0"



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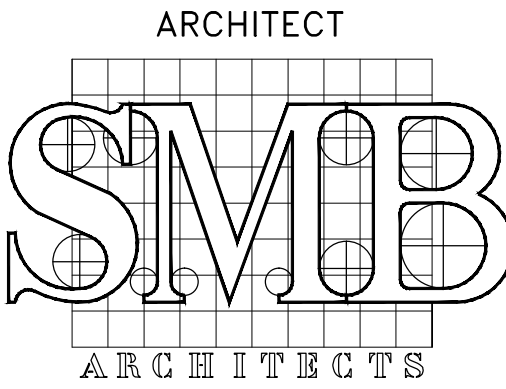
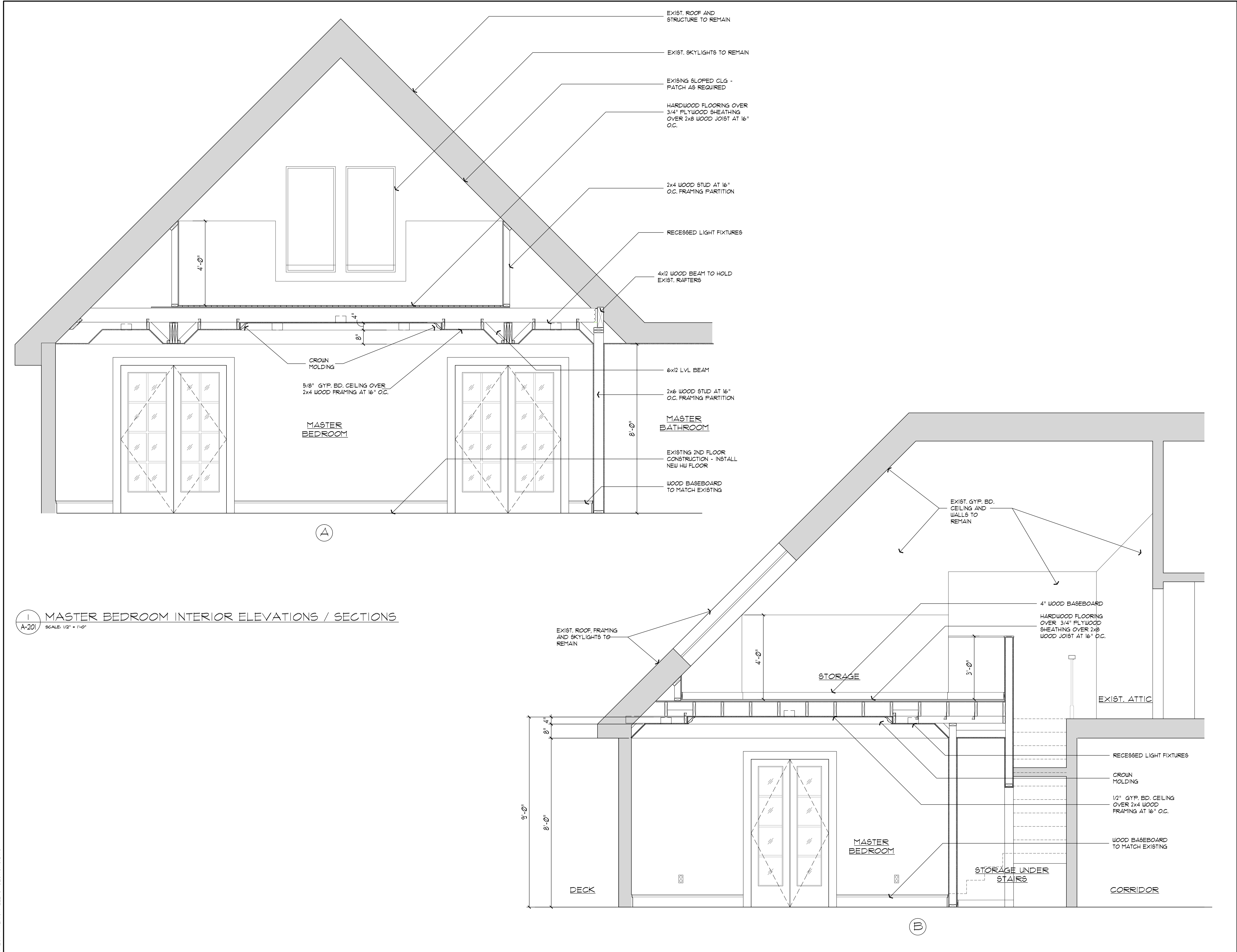
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ENLARGED FLOOR
EXIST. ATTIC AND
STORAGE AREA

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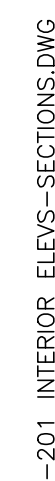
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INTERIOR SECTIONS
AND ELEVATIONS

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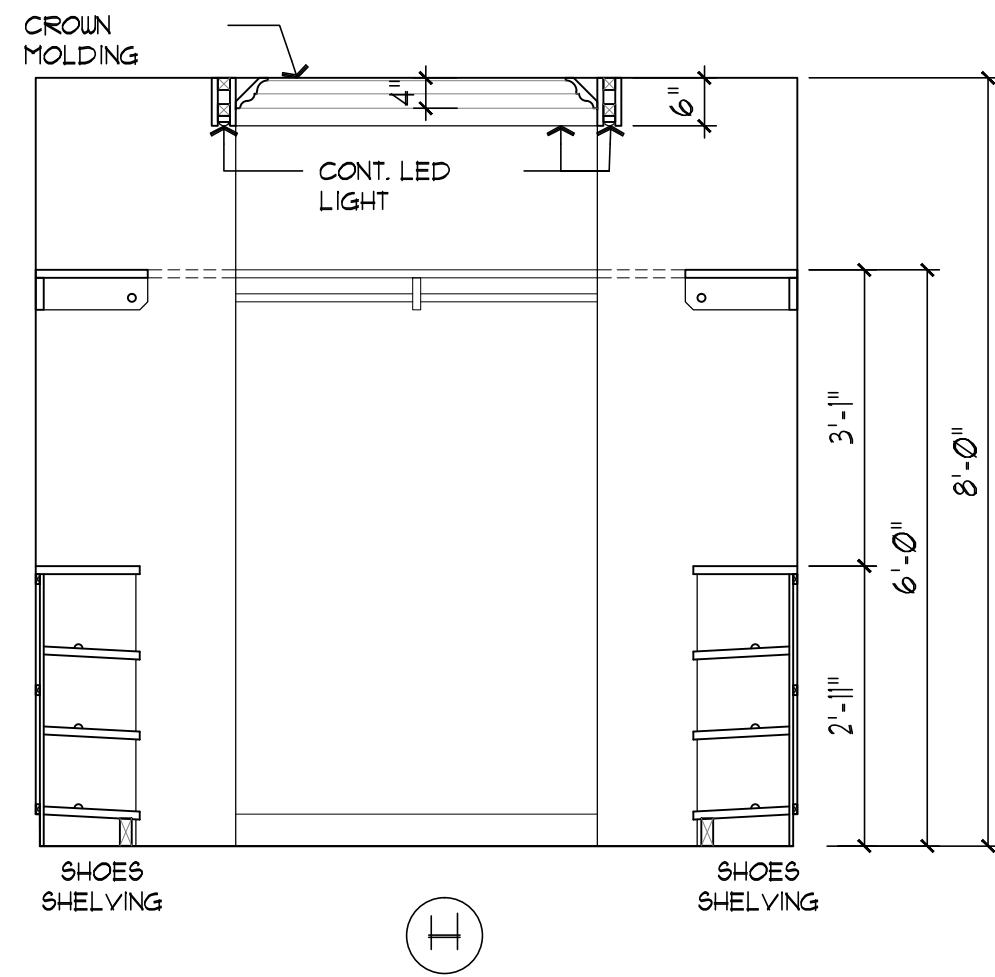
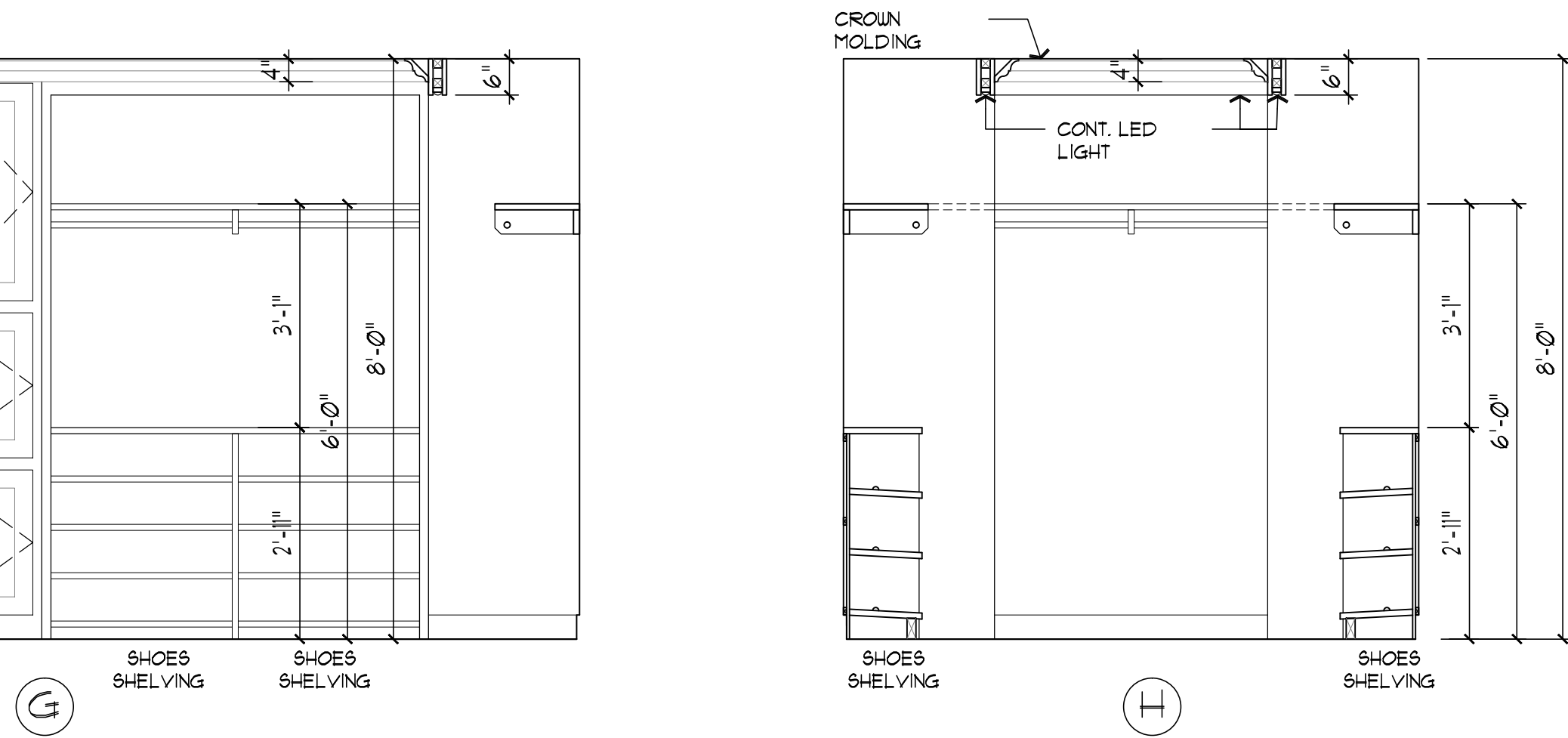
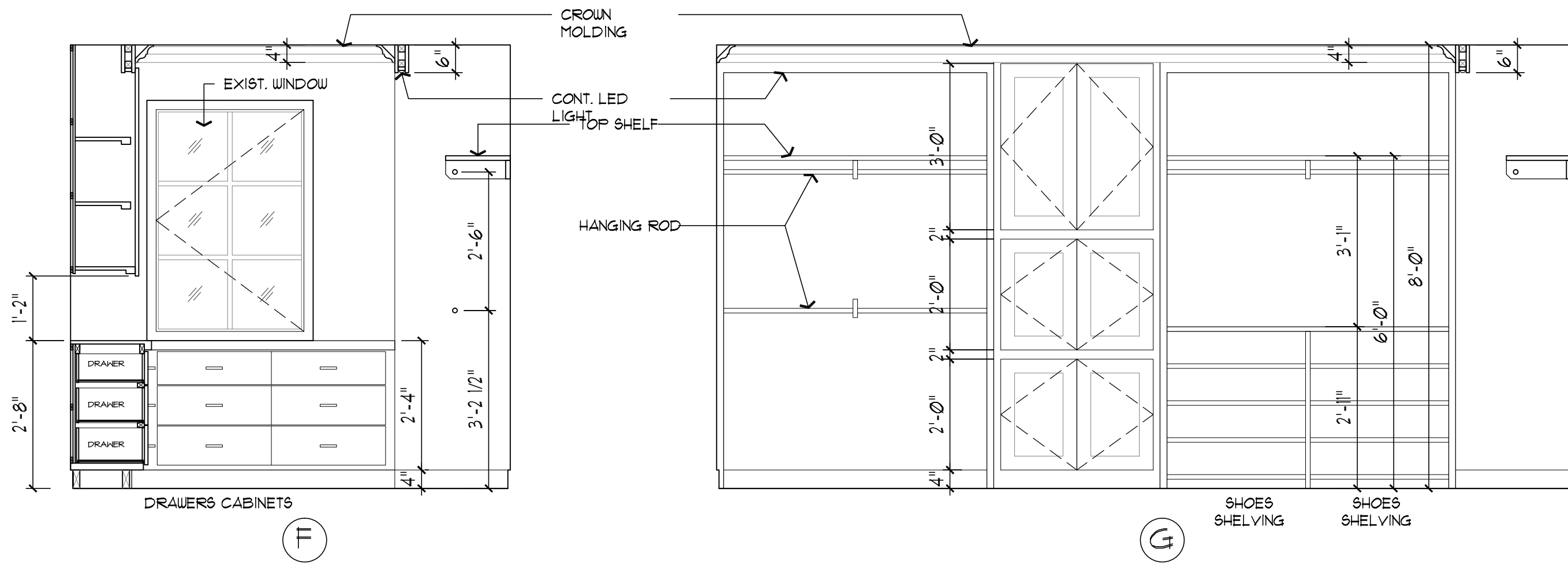
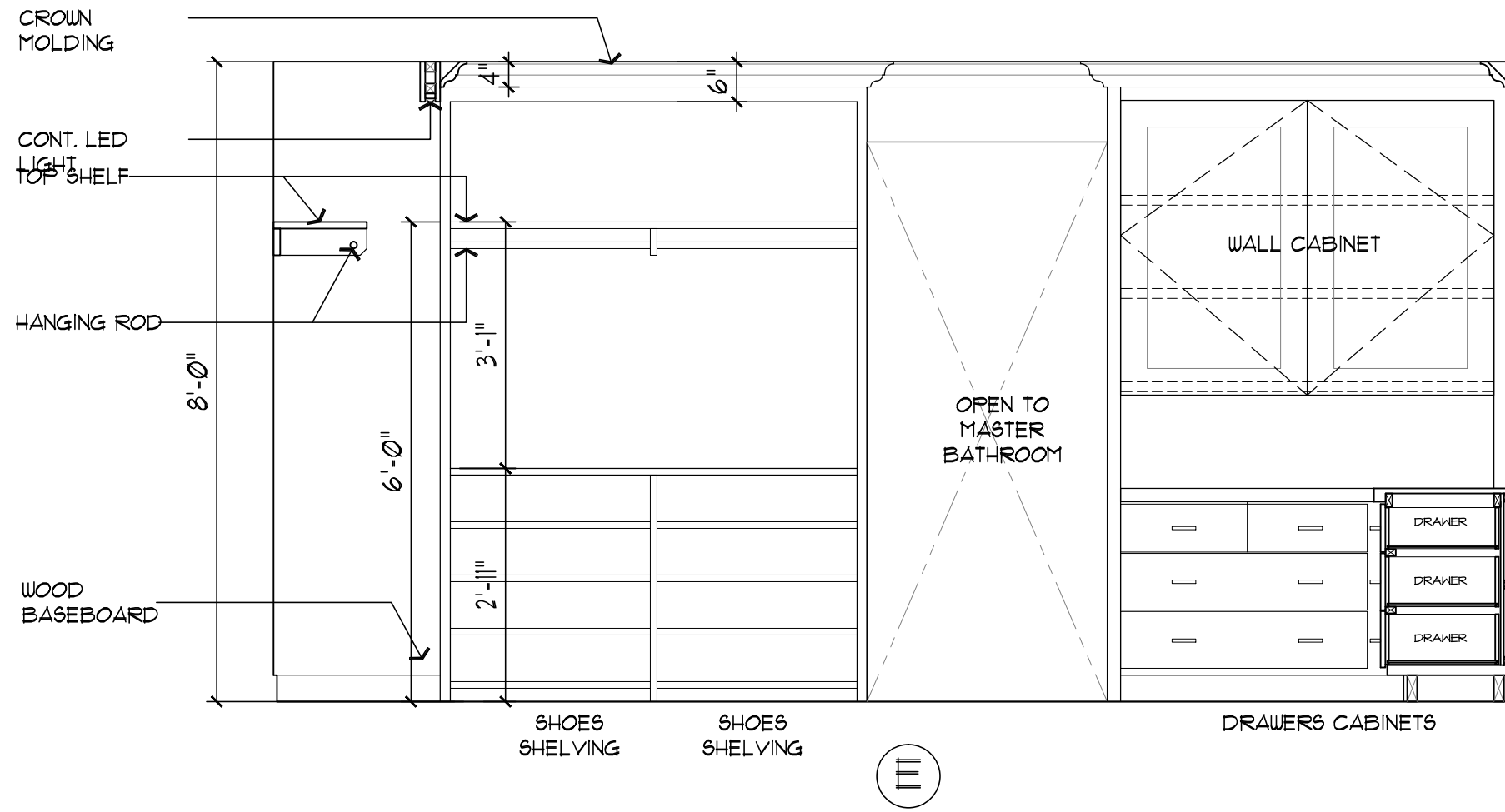
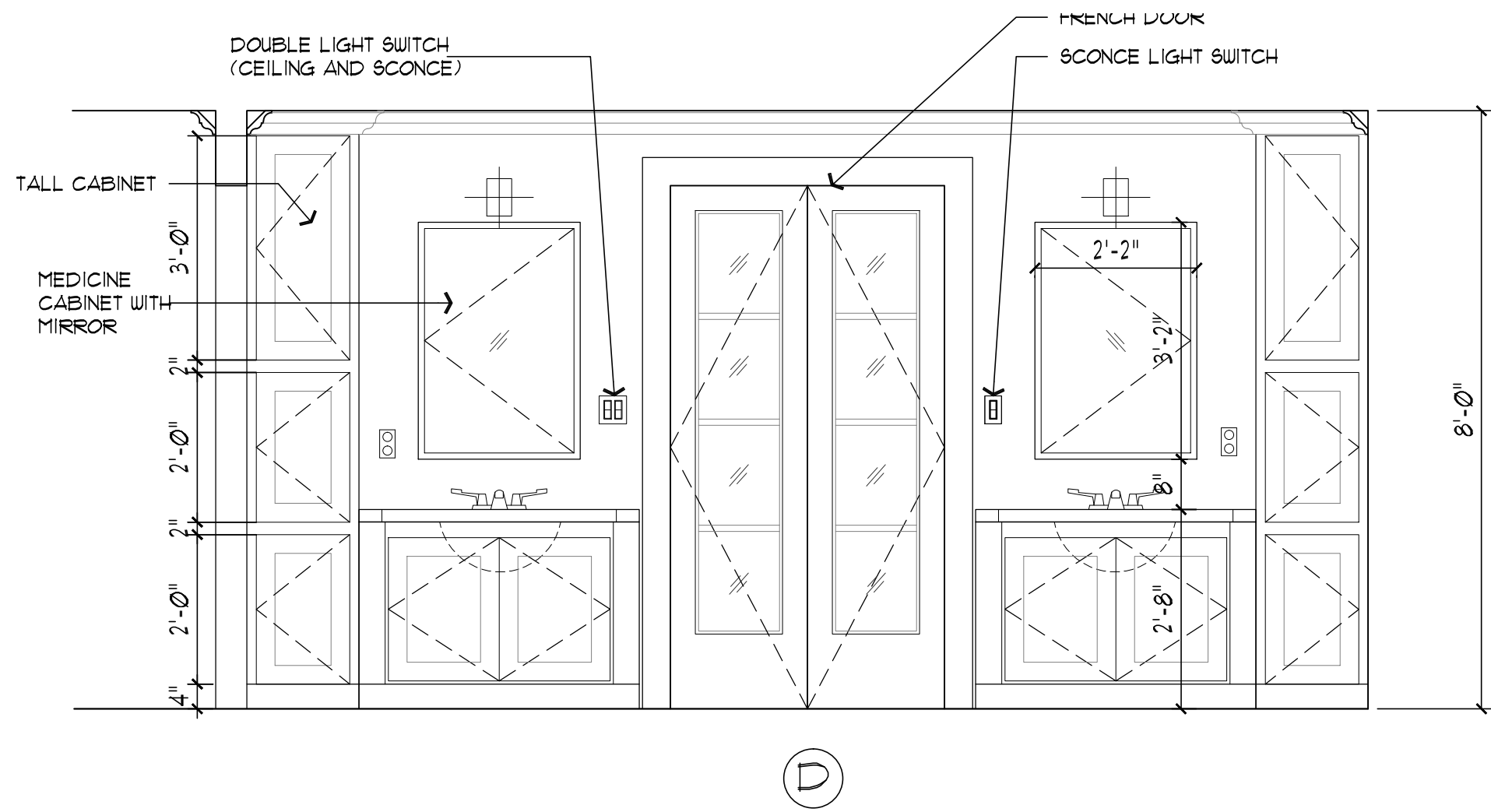
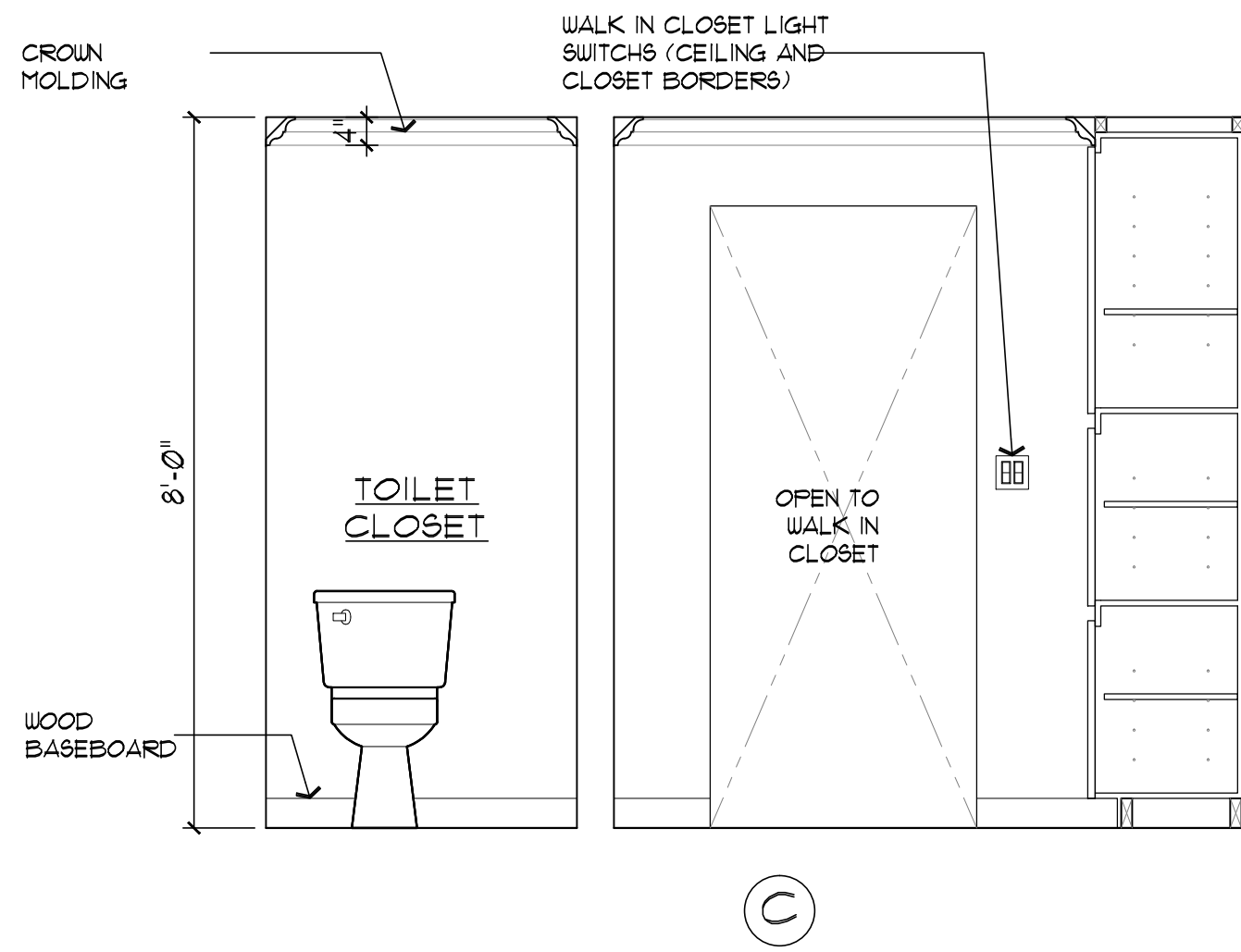
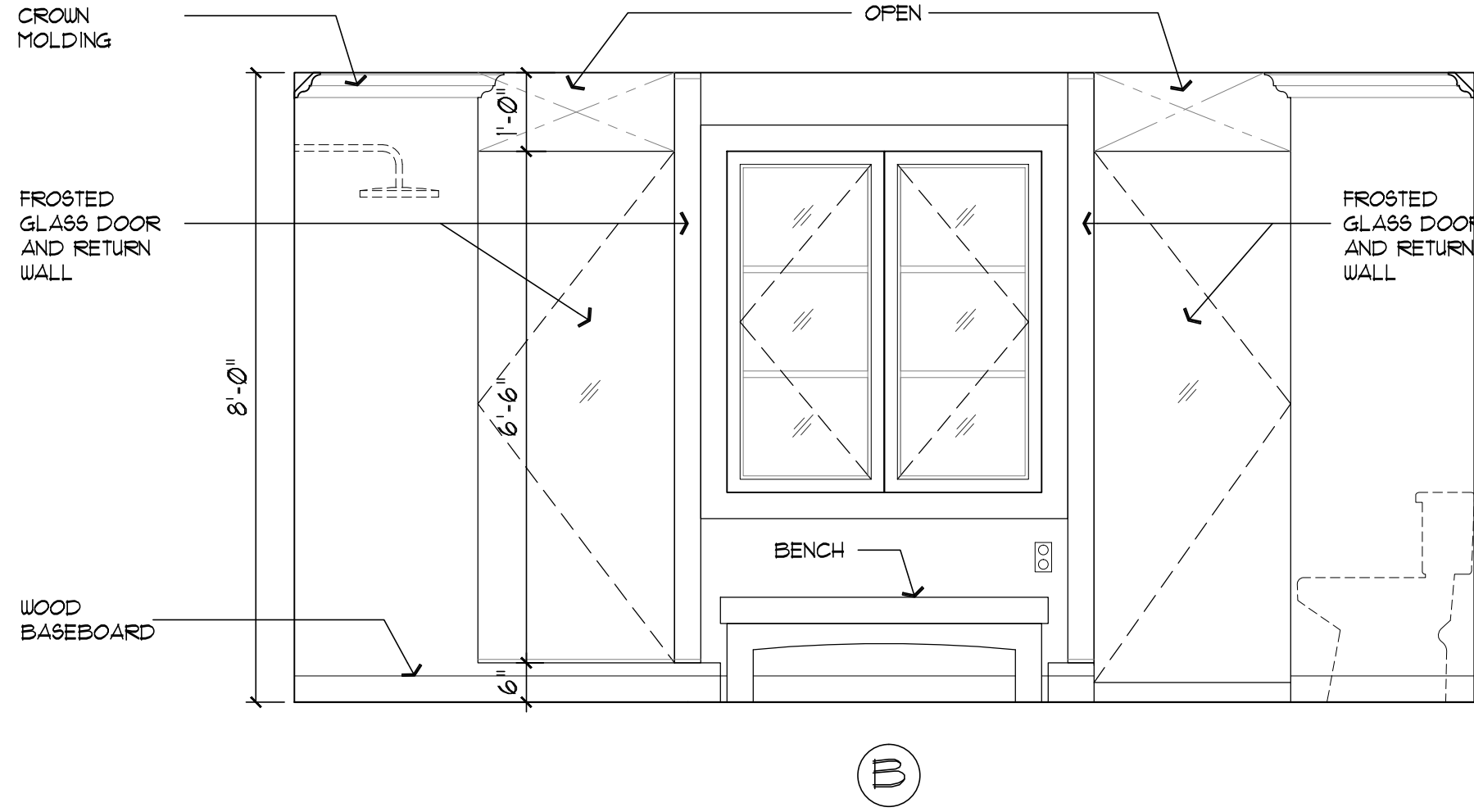
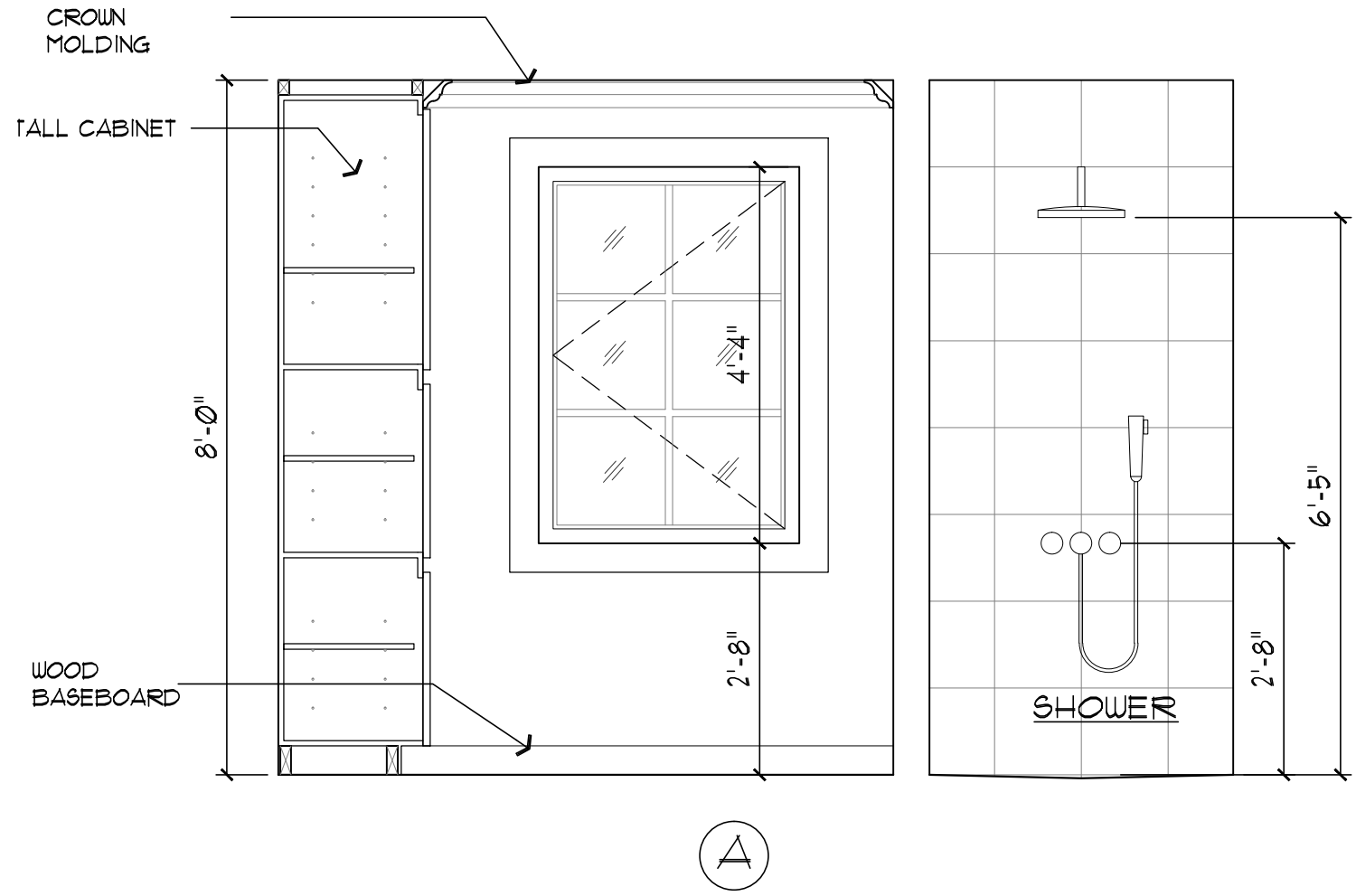
PROJECT
INTERIOR RENOVATION
ROSENFELD RESIDENCE
320 WICKAPOGUE RD
SOUTHAMPTON - NY 11968

INTERIOR SECTIONS AND ELEVATIONS

SEAL & SIGNATURE	DATE:	03-13-19
	JOB No:	19XX
	DRAWING BY:	RCM
	CHECK BY:	SMB
	DWG. No.	A-202

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A-201 INTERIOR ELEVATIONS.dwg



INTERIOR ELEVATIONS
A-203 SCALE: 1/2" = 1'-0"

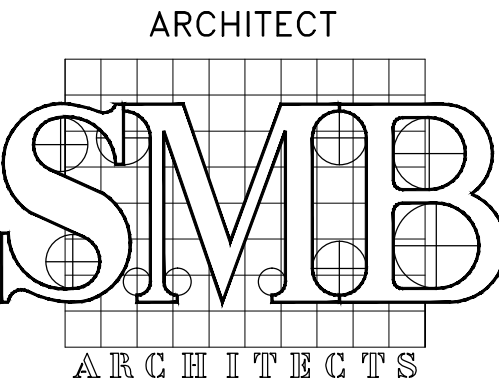
ARCHITECT
SMB
ARCHITECTS
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Tel: (516) 773-7365
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E-Mail: cristina@babcockpepperdesign.com

PROJECT
**INTERIOR RENOVATION
ROSENFELD RESIDENCE
320 WICKAPOGUE RD
SOUTHAMPTON - NY 11968**

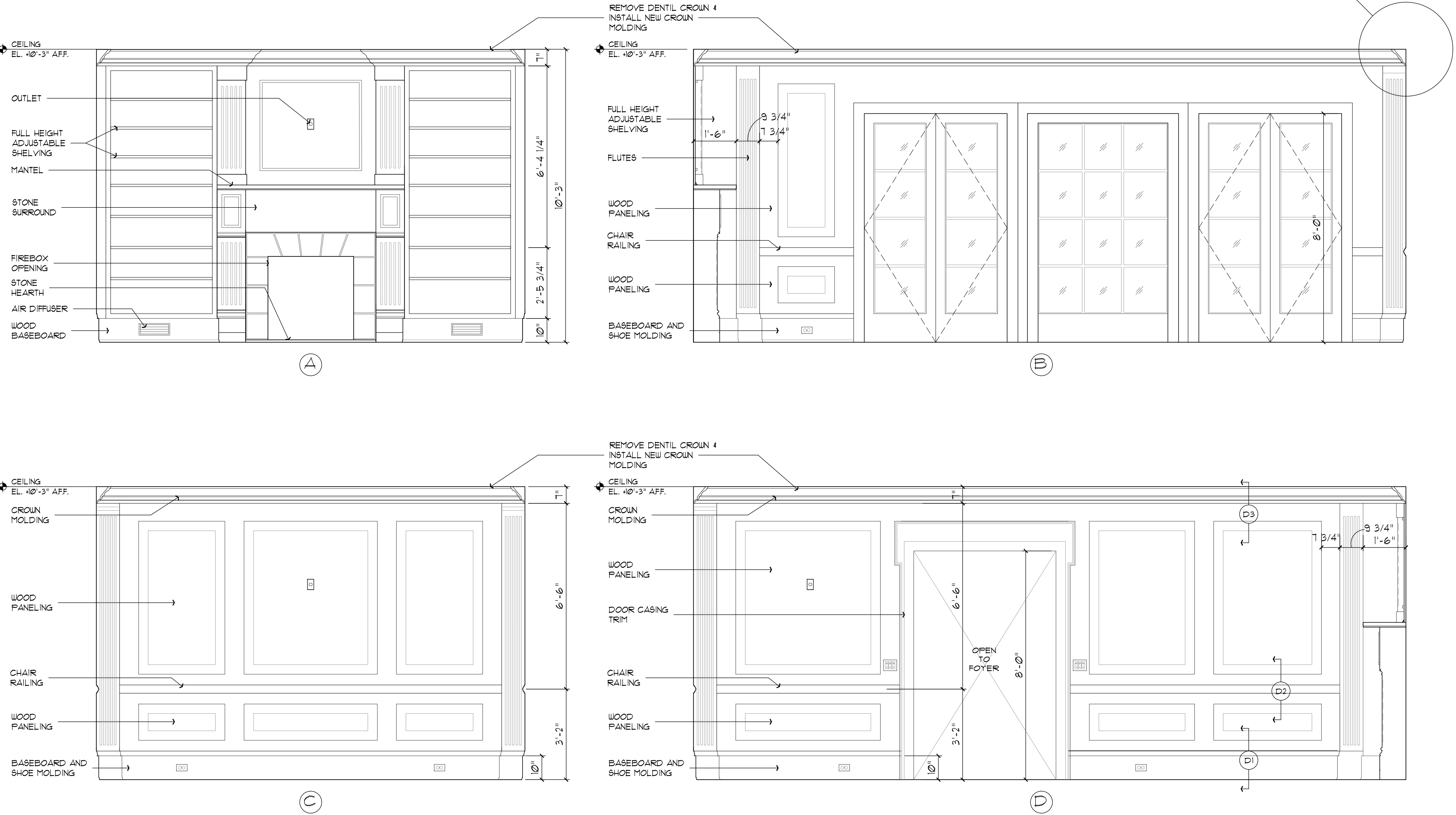
**INTERIOR SECTIONS
AND ELEVATIONS**

SEAL & SIGNATURE	DATE: 03-13-19
	JOB No: 19XX
	DRAWING BY: ROM
	CHECK BY: SMB
	DWG. No. A-203



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1 FAMILY ROOM INTERIOR ELEVATIONS
A-204 SCALE: 1/4" = 1'-0"

DOB STAMP

DOB SCAN

PROJECT
ROSENFELD RESIDENCE
320 WICKAPOGUE RD
SOUTHAMPTON – NY 11968

FAMILY ROOM
ELEVATIONS

SEAL & SIGNATURE

DATE: 03-13-19

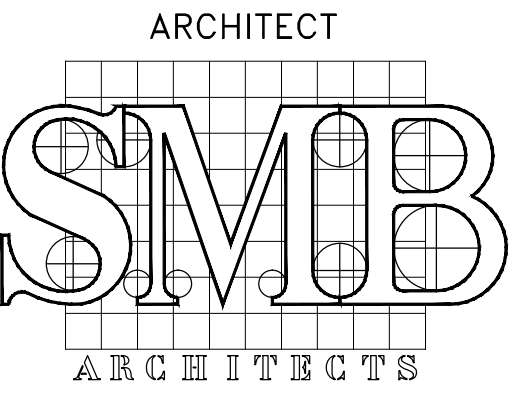
JOB No: 19XX

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A-204



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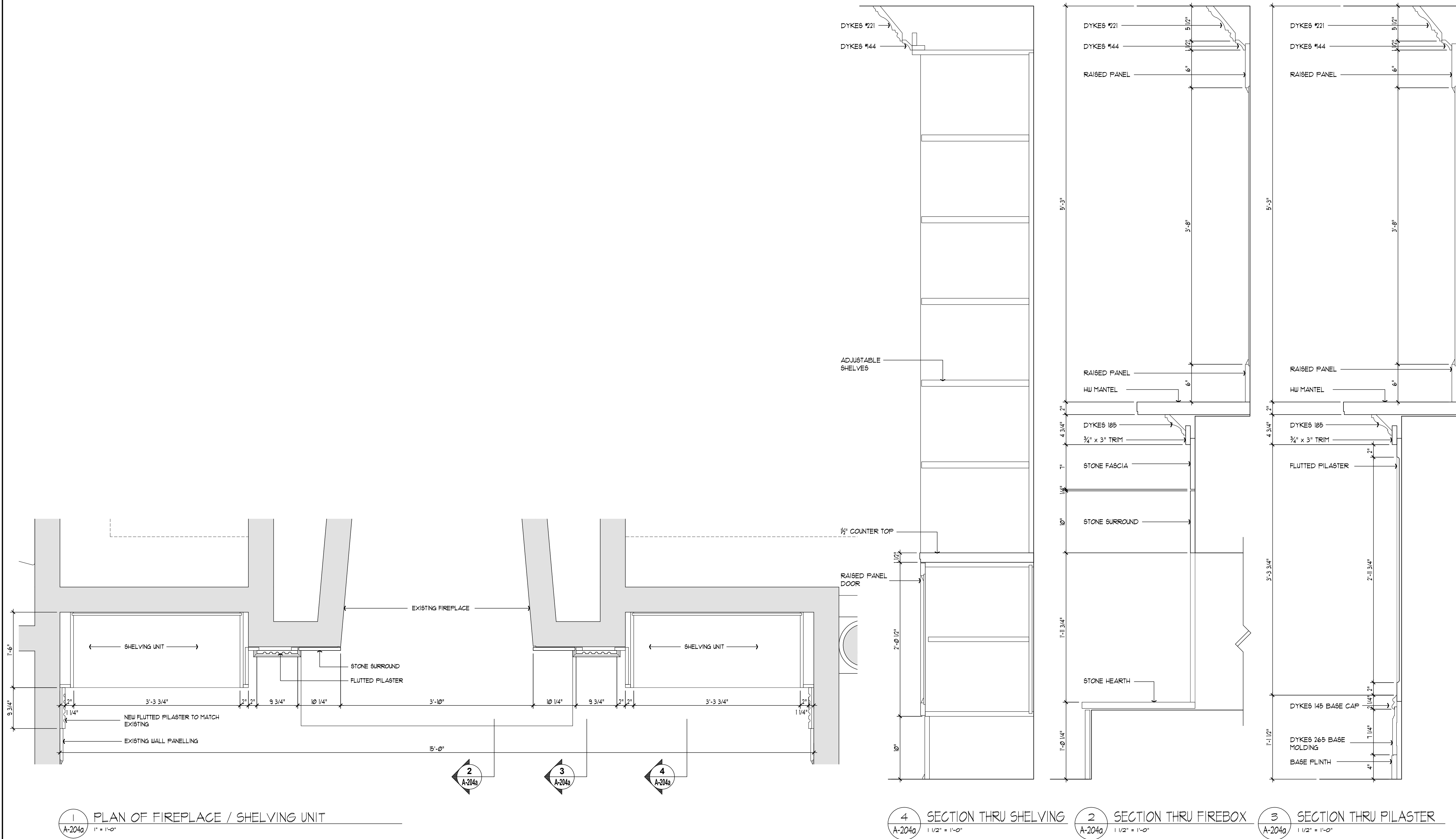
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FAMILY ROOM
FIREPLACE DETAILS

SEAL & SIGNATURE	DATE:	03-13-19
	JOB No:	19XX
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	CHECK BY:	SMB
	DWG. No.	A-204A



1 PLAN OF FIREPLACE / SHELVING UNIT
A-204a 1" = 1'-0"

4 SECTION THRU SHELVING
A-204a 1 1/2" = 1'-0"

2 SECTION THRU FIREBOX
A-204a 1 1/2" = 1'-0"

3 SECTION THRU PILASTER
A-204a 1 1/2" = 1'-0"

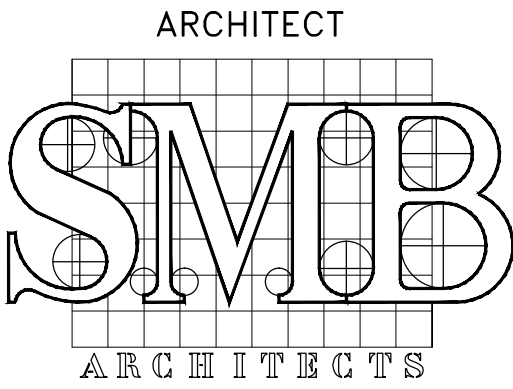


—	04/15/99	ISSUED FOR UPDATING	SMB
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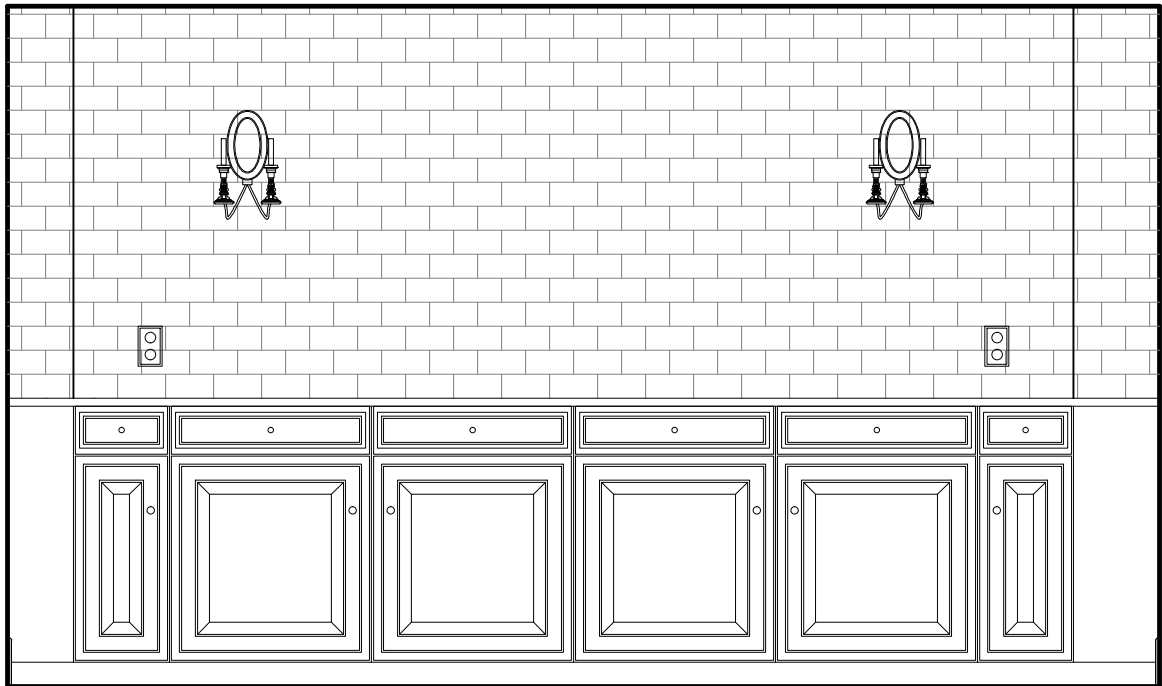
INTERIOR ELEVATIONS DINING ROOM

SEAL & SIGNATURE	DATE:	03-13-19
	JOB No:	19XX
	DRAWING BY:	ROM
	CHECK BY:	SMB
	DWG. No.	A-2005

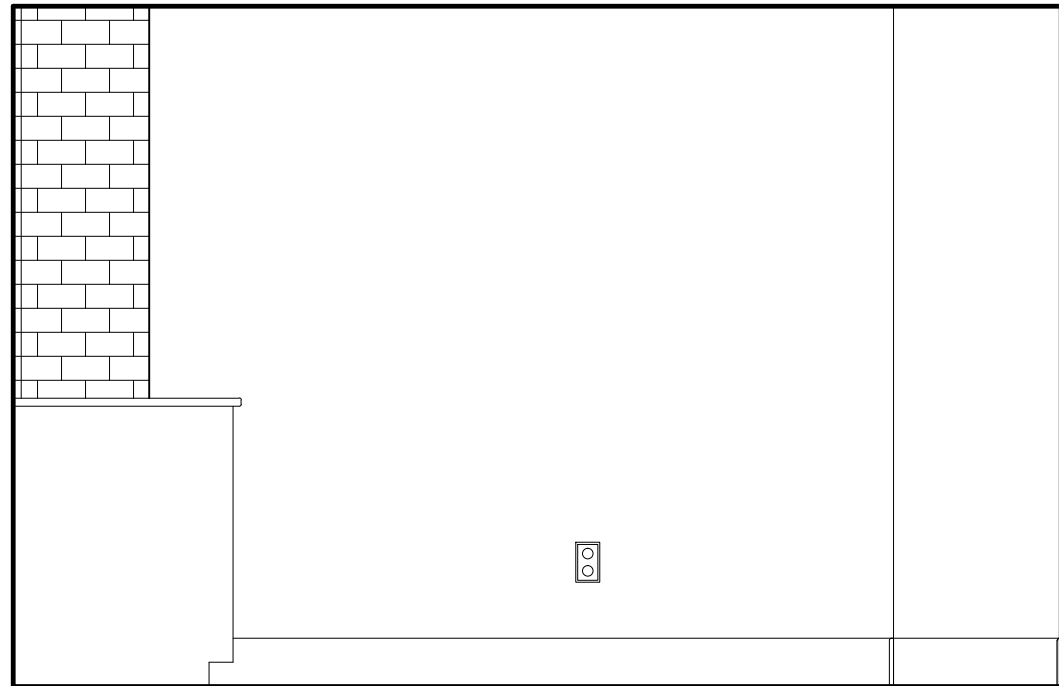


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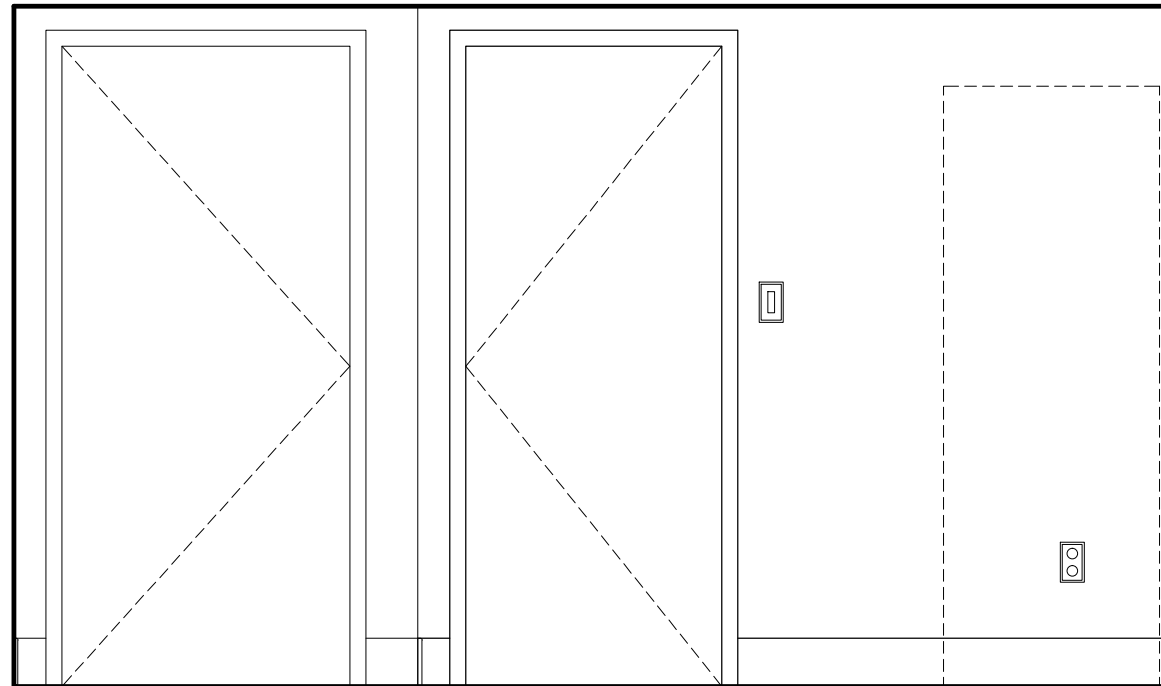
BABCOCK – PEFFER DESIGN
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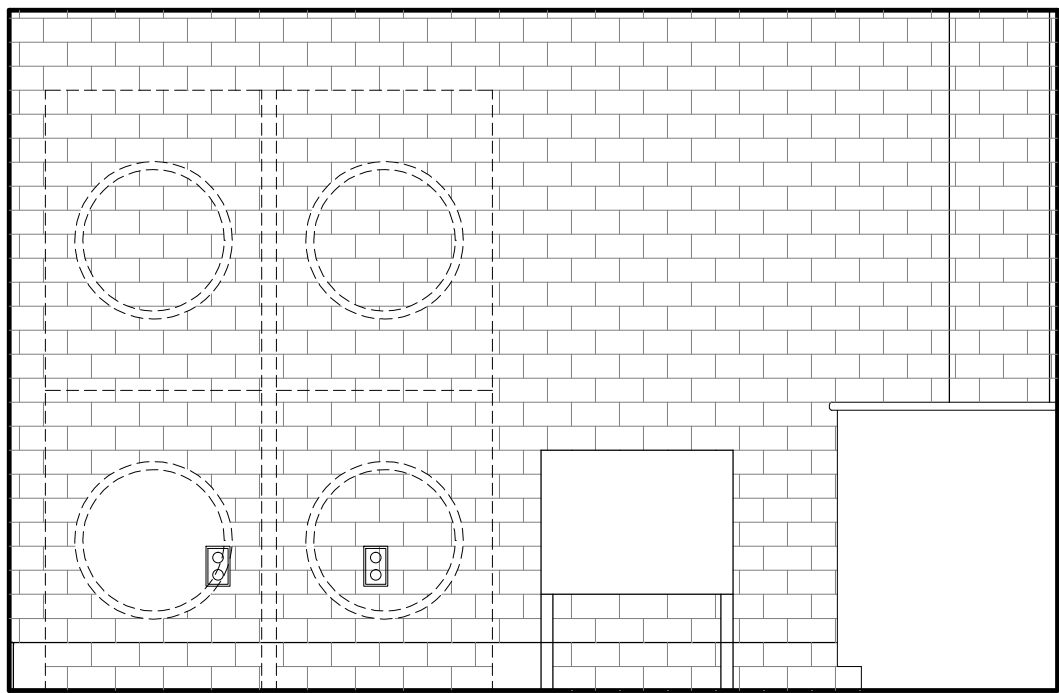
A PANTRY ELEVATION
A-206 SCALE: 1/2" = 1'-0"



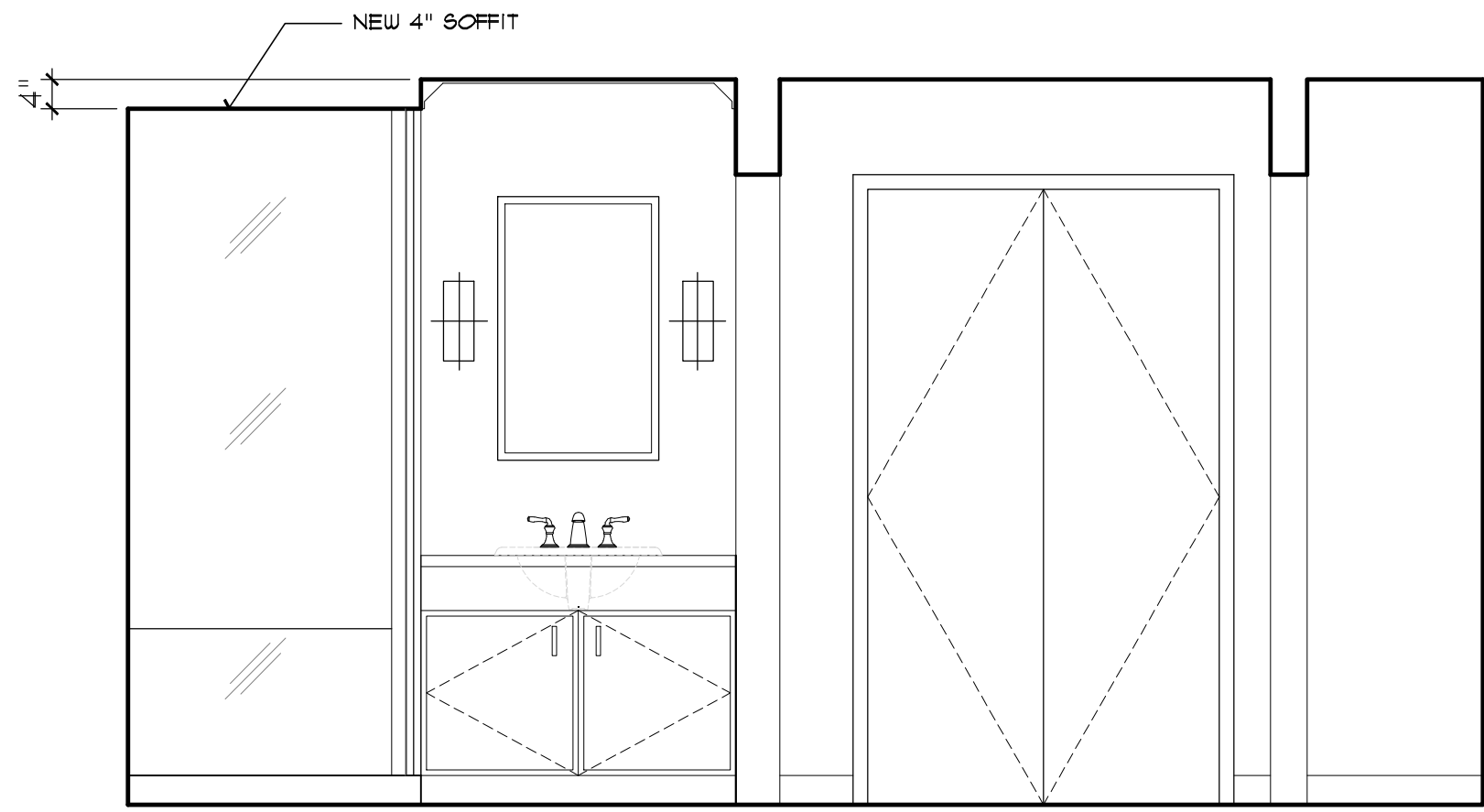
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A-206 SCALE: 1/2" = 1'-0"



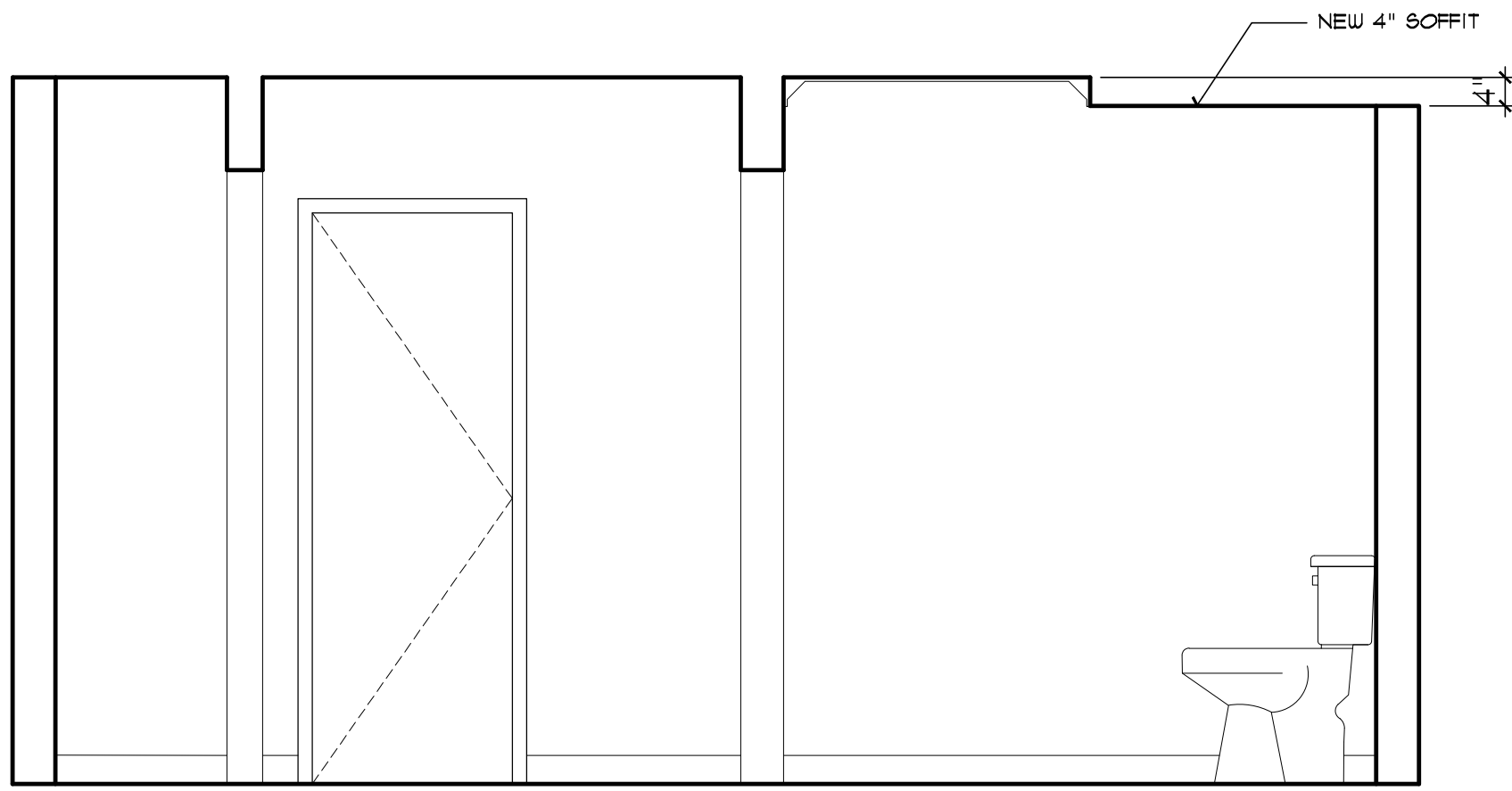
C PANTRY ELEVATION
A-206 SCALE: 1/2" = 1'-0"



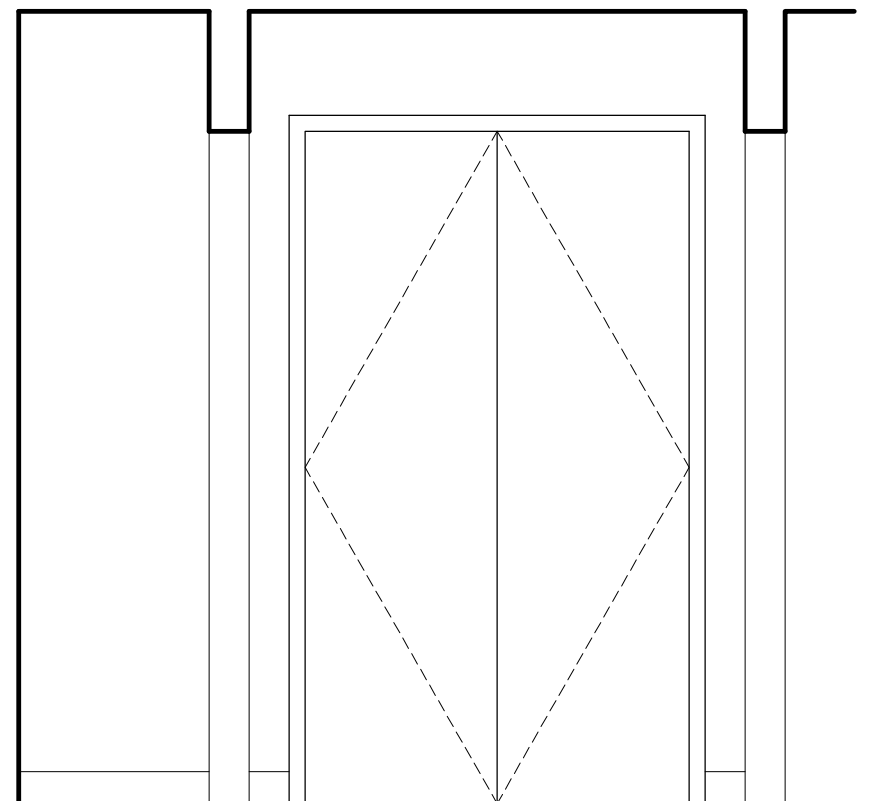
D PANTRY ELEVATION
A-206 SCALE: 1/2" = 1'-0"



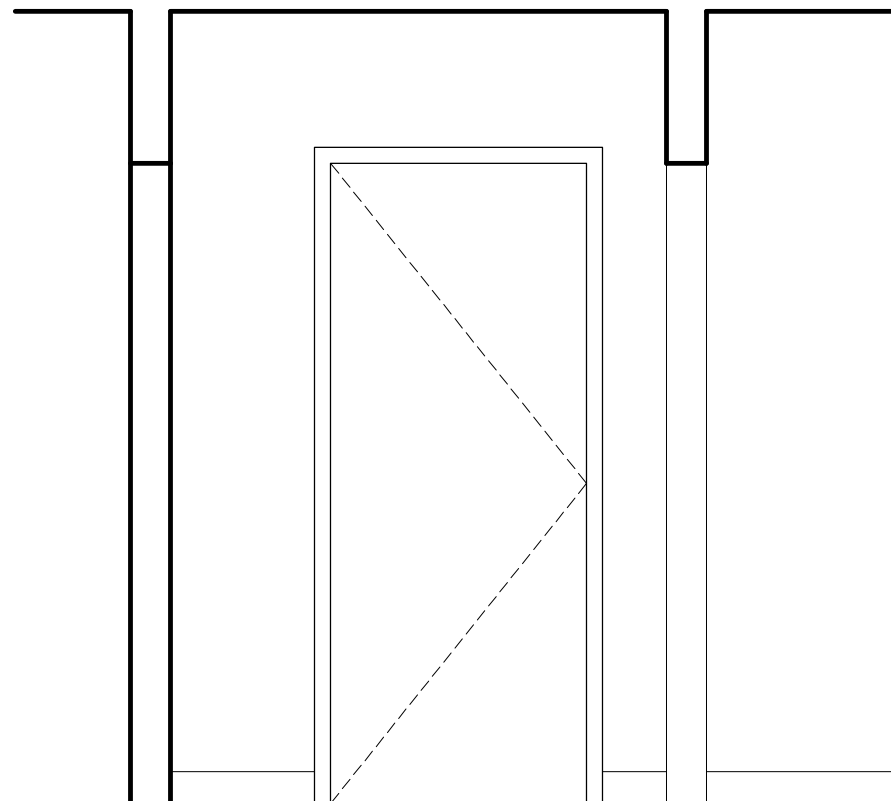
E BATHROOM/WC ELEVATION
A-206 SCALE: 1/2" = 1'-0"



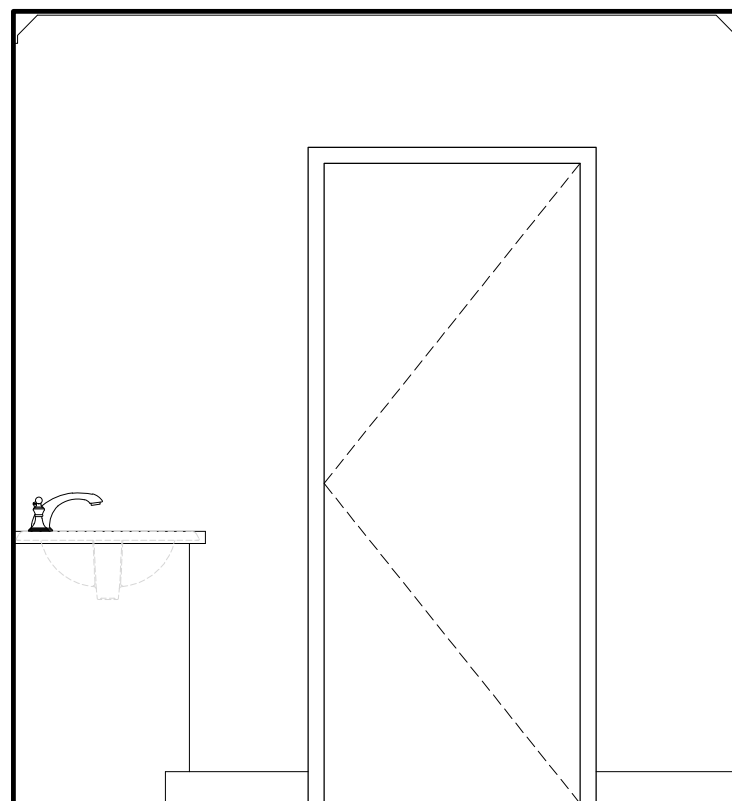
F BATHROOM/WC ELEVATION
A-206 SCALE: 1/2" = 1'-0"



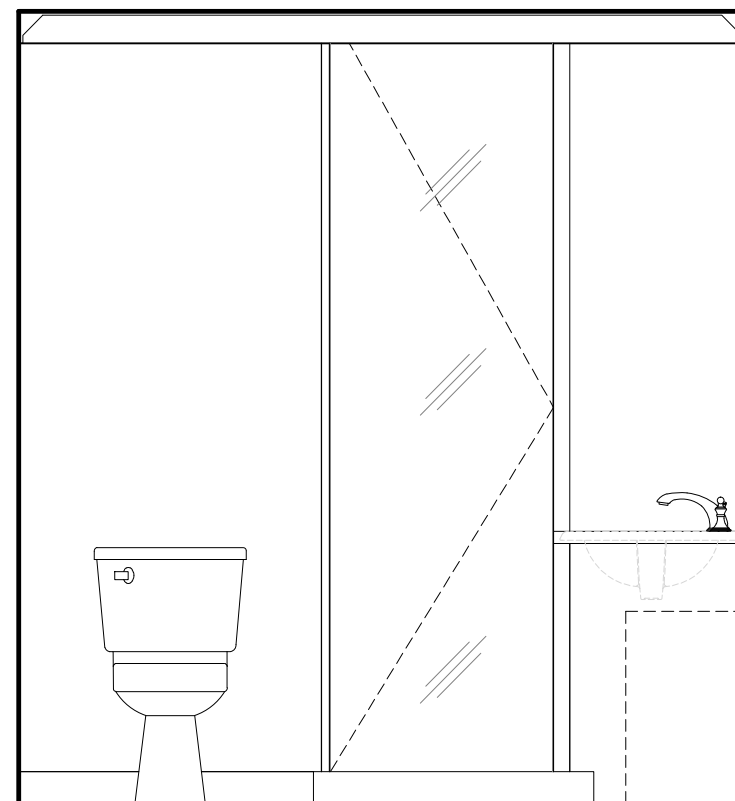
G WALK-IN CLOSET ELEVATION
A-206 SCALE: 1/2" = 1'-0"



H WALK-IN CLOSET ELEVATION
A-206 SCALE: 1/2" = 1'-0"



J BATHROOM ELEVATION
A-206 SCALE: 1/2" = 1'-0"



K BATHROOM ELEVATION
A-206 SCALE: 1/2" = 1'-0"

DOB STAMP

DOB BSCAN

NO.	DATE	DESCRIPTION	BY

PROJECT
ROSENFELD RESIDENCE
320 WICKAPOGUE RD
SOUTHAMPTON – NY 11968

INTERIOR
ELEVATIONS

SEAL & SIGNATURE

DATE: 03-13-19

JOB No: 19XX

DRAWING BY: ROM

CHECK BY: SMB

DWG. No.

A-206