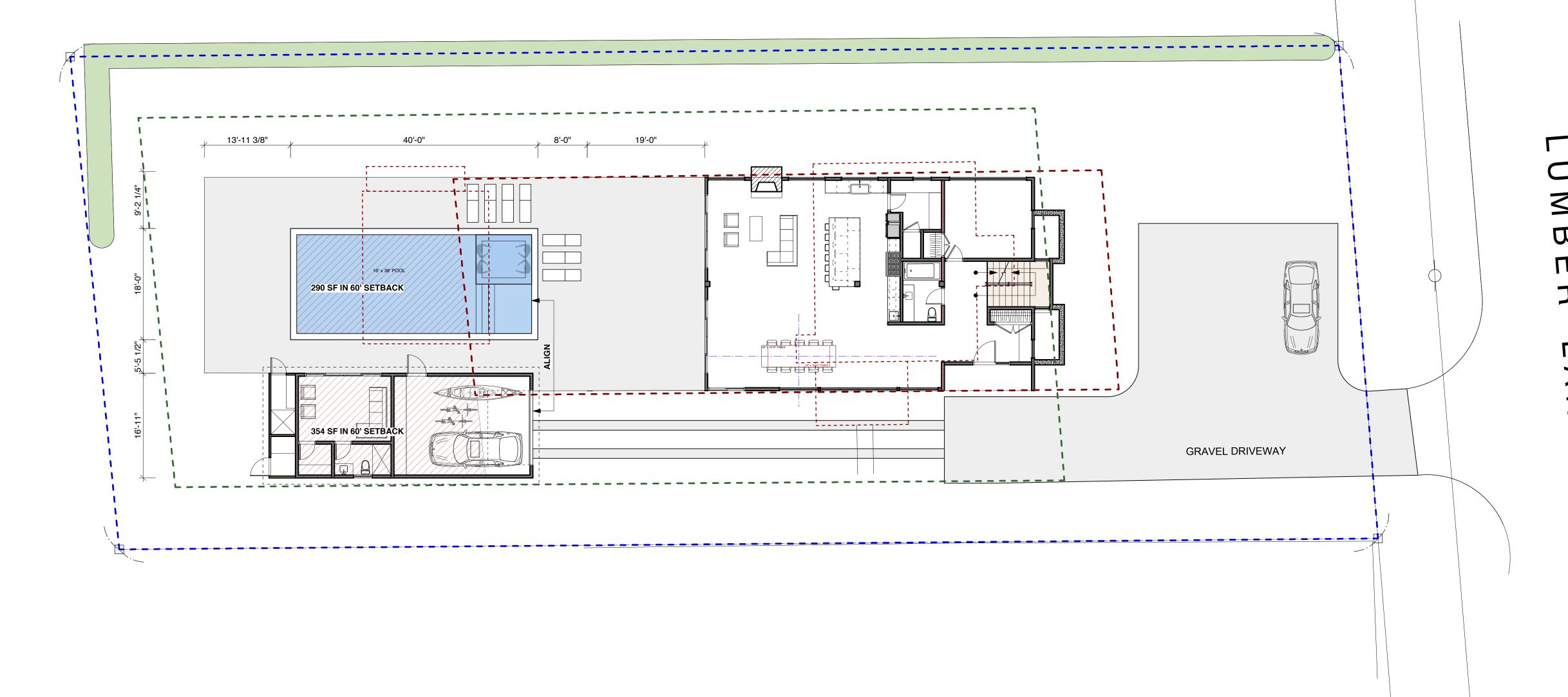
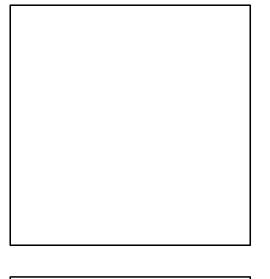
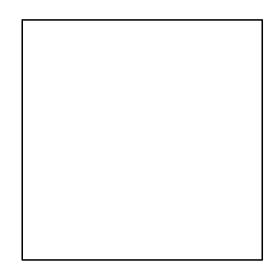
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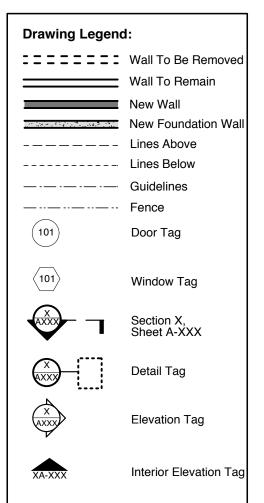
PRINCIPAL SETBACK



MAPLE AVENUE

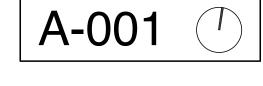






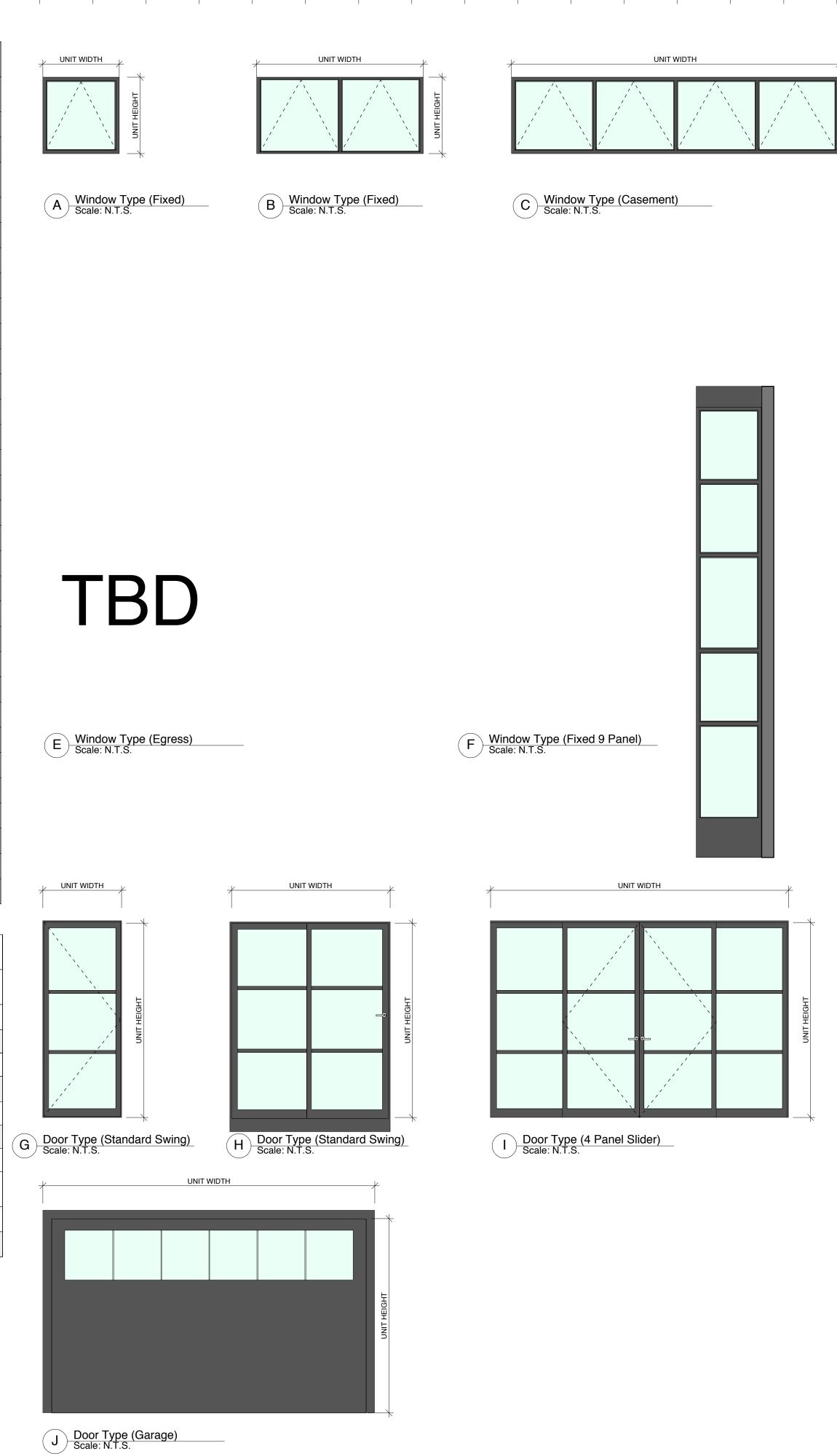


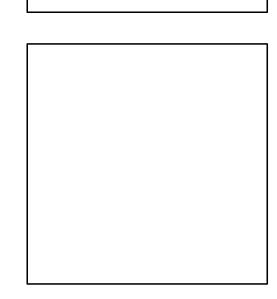


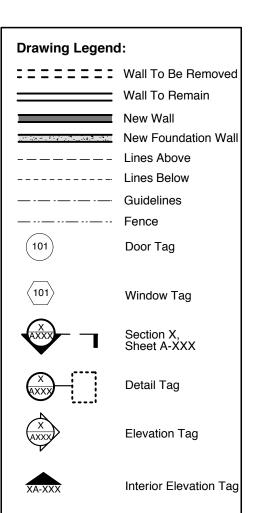


WINDOW SCHEDULE															
N0.	MANUFACTURE R	TYPE	FINISH	UNIT DIM. (W x H)	ROUGH OPENING	U VALUE	MAX. U PER NYSEC	PERFORMANC E RATING (DP)	SOLAR HEAT GAIN COEFF.	AIR INFILTRATIO	MAX ALLOWABLE INFIL. PER	HARDWARE	GLASS & DIVISIONS	REMARKS	
001	TBD	E	TBD	6'-0" x	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered	EGRESS	
002	TBD	E	TBD	6'-0" x	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered	EGRESS	
N0.	MANUFACTURE R	TYPE	FINISH	UNIT DIM. (W x H)	ROUGH OPENING	U VALUE	MAX. U PER NYSEC	PERFORMANC E RATING (DP)	SOLAR HEAT GAIN COEFF.	AIR INFILTRATIO	MAX ALLOWABLE INFIL. PER	HARDWARE	GLASS & DIVISIONS	REMARKS	
100	TBD	В	TBD	6'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
101	TBD	С	TBD	12'-6" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
102	TBD	В	TBD	6'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
103	TBD	В	TBD	6'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
104	TBD	В	TBD	6'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
105	TBD	В	TBD	6'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
106	TBD	Α	TBD	3'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
107	TBD	С	TBD	12'-6" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
108	TBD	Α	TBD	3'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
109	TBD	F	TBD	2'-4" x 15'-6"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
110	TBD	F	TBD	2'-4" x 15'-6"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
111	TBD	Α	TBD	3'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
112	TBD	Α	TBD	3'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered	POOLHOUSE	
N0.	MANUFACTURE R	TYPE	FINISH	UNIT DIM. (W x H)	ROUGH OPENING	U VALUE	PER NYSEC	PERFORMANC E RATING (DP)	SULAR HEAT GAIN COFFF	AIR INFILTRATIO	MAX ALLOWABLE INFIL PER	HARDWARE	GLASS & DIVISIONS	REMARKS	
201	TBD	C	TBD	12'-6" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
202	TBD	Α	TBD	3'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
203	TBD	С	TBD	12'-6" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
204	TBD	Α	TBD	3'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
205	TBD	Α	TBD	3'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
206	TBD	С	TBD	12'-6" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
207	TBD	С	TBD	12'-6" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
208	TBD	Α	TBD	3'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
209	TBD	Α	TBD	3'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
210	TBD	С	TBD	12'-6" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
211	TBD	Α	TBD	3'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
212	TBD	С	TBD	12'-6" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
213	TBD	В	TBD	6'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		
214	TBD	В	TBD	6'-0" x 3'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		HP Low-E Tempered		

EXTERIOR DOOR SCHEDULE														
NO. MANUFACTURER	DR TYPE	FINISH	UNIT DIM. (W x H)	ROUGH OPENING	<u>U VALUE</u>	MAX. U PER NYSEC	PERFORMANC E RATING (DP)	SOLAR HEAT GAIN COEFF.	CERTIFIED AIR INFILTRATION	MAX ALLOWABLE INFIL. PER	DOOR SWING	HARDWARE	GLASS & DIVISIONS	REMARKS
100 TBD	н	TBD	6'-0" x 8'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		Stainless Steel Levers	HP Low-E Tempered	
101 TBD	Н	TBD	6'-0" x 8'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		Steel Levels	HP Low-E Tempered	
102 TBD	I	TBD	12'-0" x 8'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		Steel Levels	HP Low-E Tempered	Screen (2)
103 TBD	I	TBD	12'-0" x 8'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3	OXXO	Stainless Steel Levers	HP Low-E Tempered	Screen (3)
120 TBD	J	TBD	12'-8" x 8'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3	OXXO	Steel Levels	HP Low-E Tempered	
121 TBD	G	TBD	3'-0" x 8'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3		Steel Levels	HP Low-E Tempered	
122 TBD	I	TBD	12'-0" x 8'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3	OXXO	Stainless Steel Levers	HP Low-E Tempered	Screen (2)
NO. MANUFACTURER	DR TYPE	FINISH	UNIT DIM. (W x H)	ROUGH OPENING	<u>U VALUE</u>	MAX. U PER NYSEC	PERFORMANC E RATING (DP)	SOLAR HEAT GAIN COEFF.	CERTIFIED AIR INFILTRATION	MAX ALLOWABLE INFIL. PER	DOOR SWING	HARDWARE	GLASS & DIVISIONS	REMARKS
201 TBD	I	TBD	12'-0" x 8'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3	OXXO	Stainless Steel Levers	HP Low-E Tempered	
202 TBD	I	TBD	12'-0" x 8'-0"	TBD	0.33	0.4	DP 30	0.32	0.1	0.3	оххо	Stainless Steel Levers	HP Low-E Tempered	







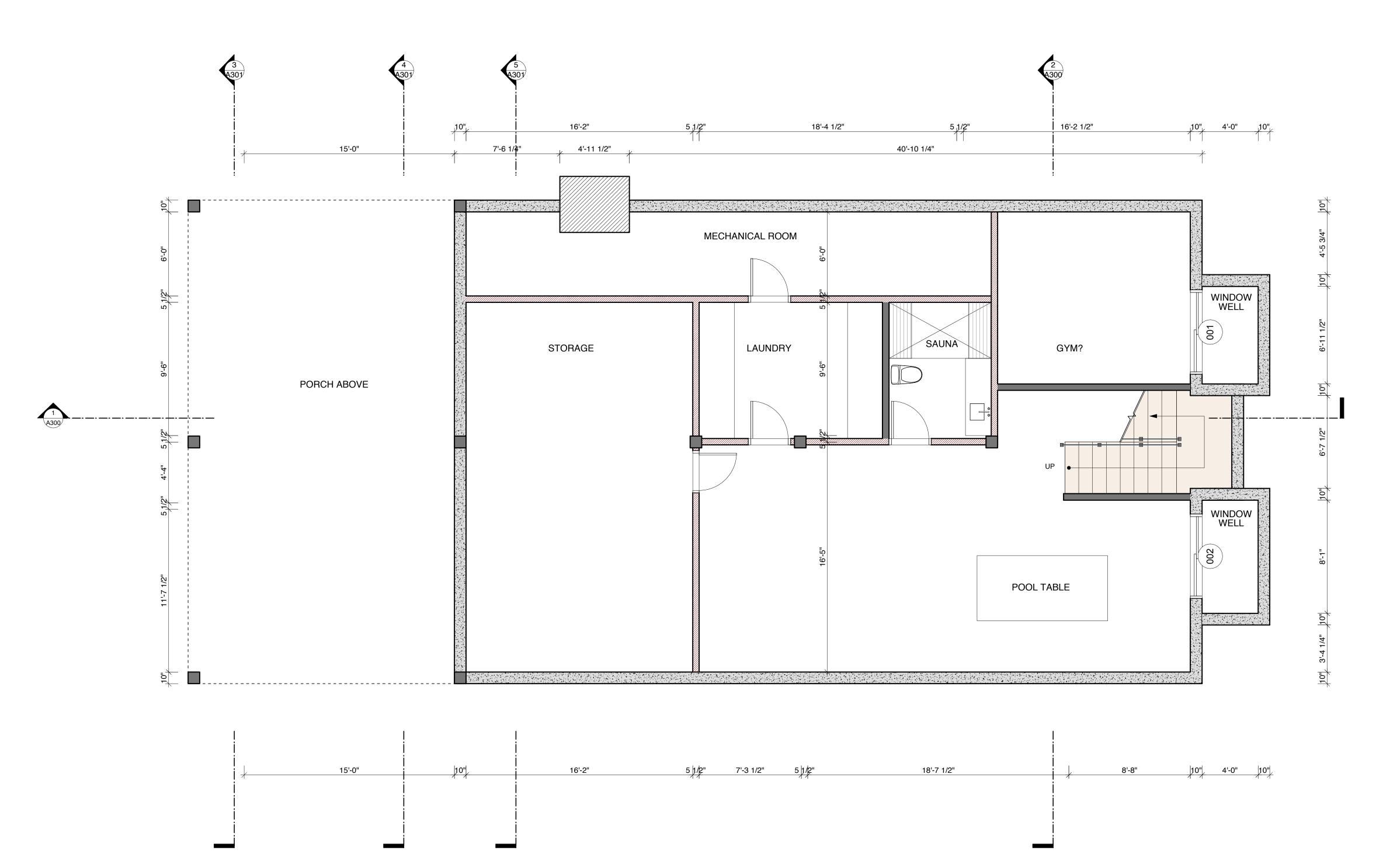


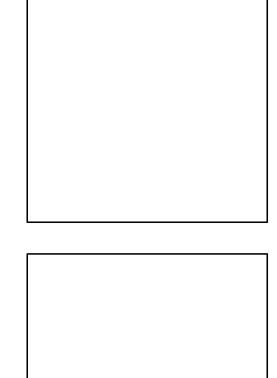
Retreat Residence

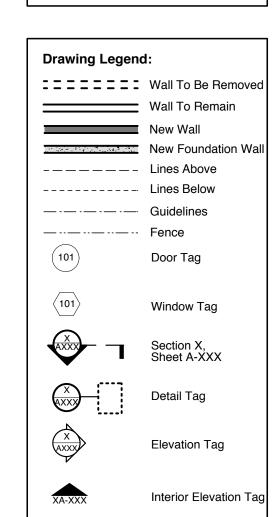
162 Lumber Lane,
Bridgehampton, NY 11932

Door & Window Schedules
Scale: Noted

Note: If Drawing Is Printed On 11x17
Paper Scale Is 50% Scale Above

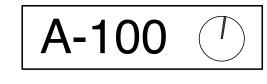


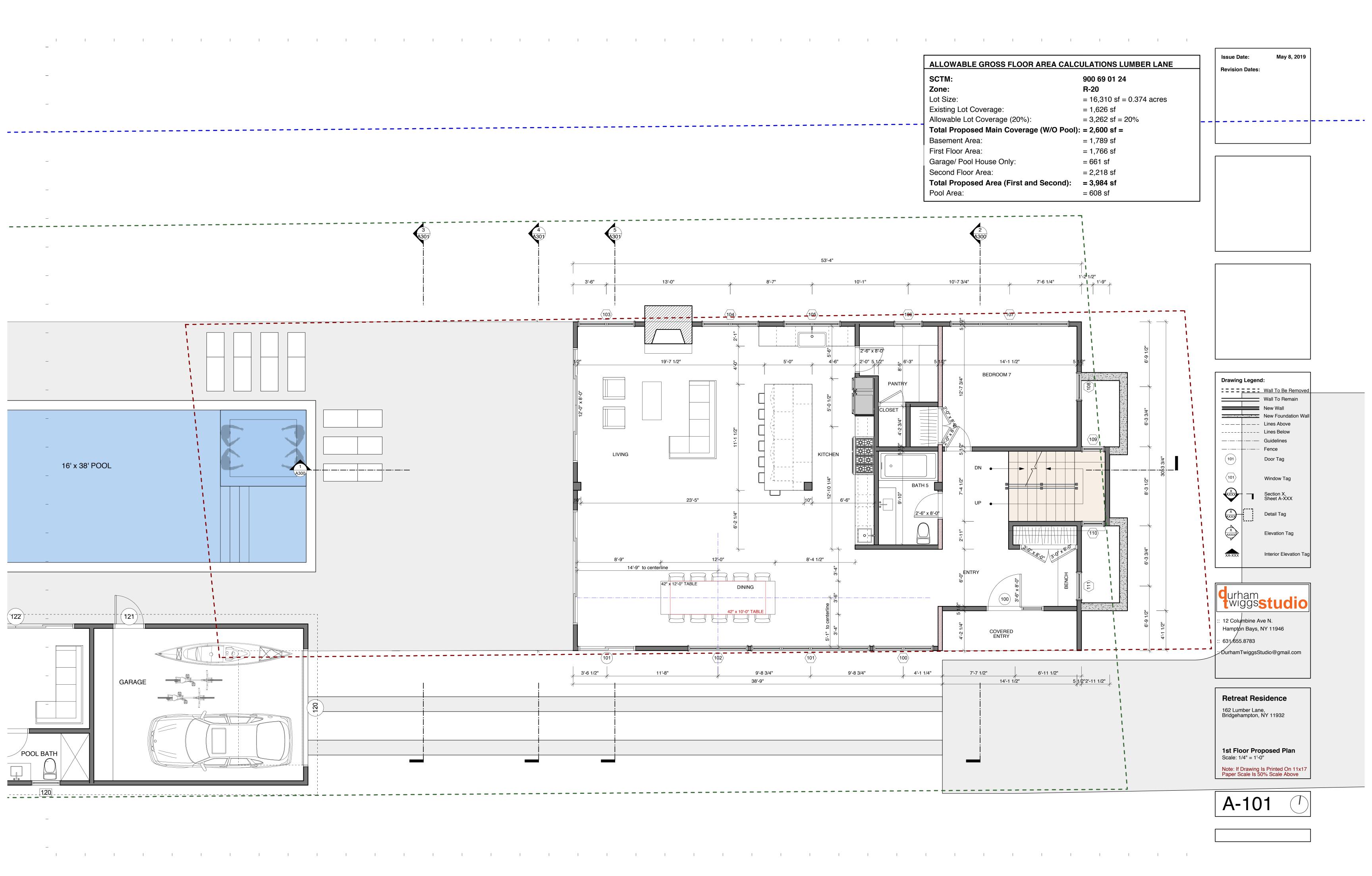


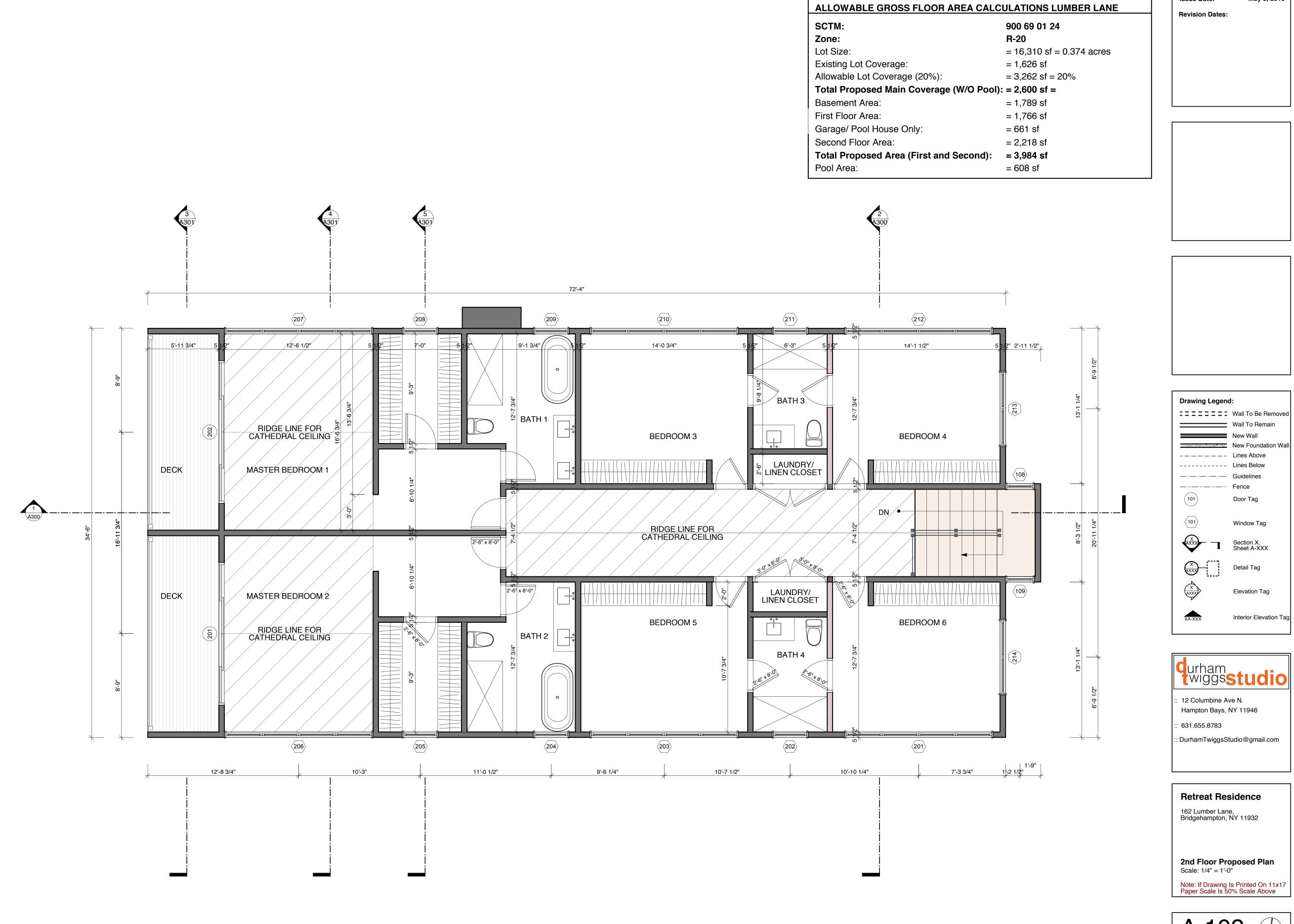


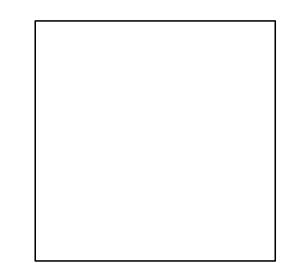


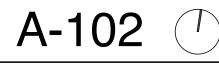




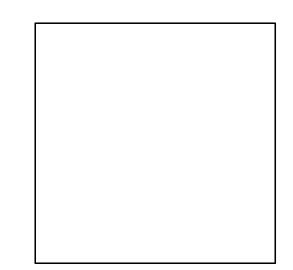


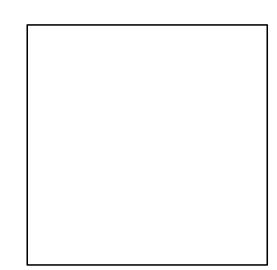


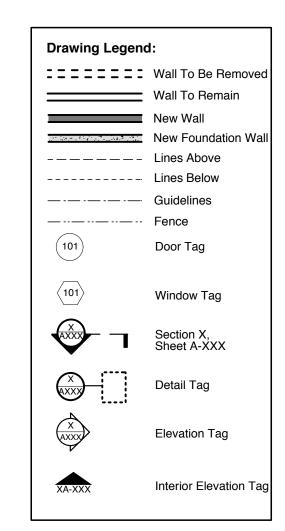




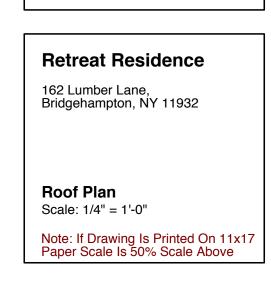
42'-4 1/4"

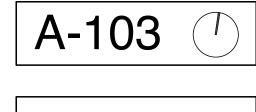


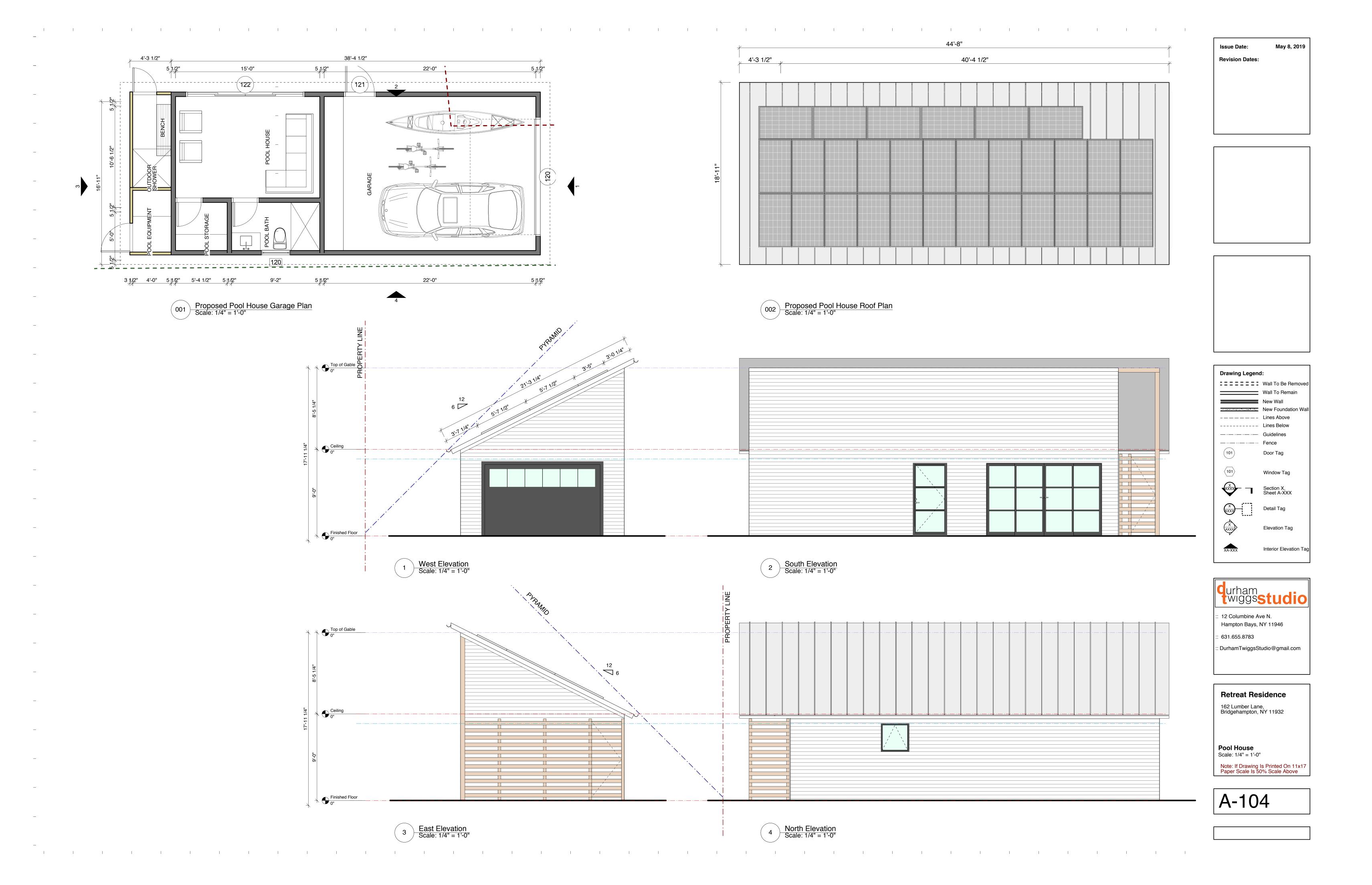




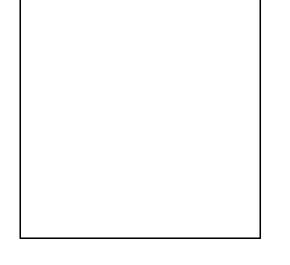


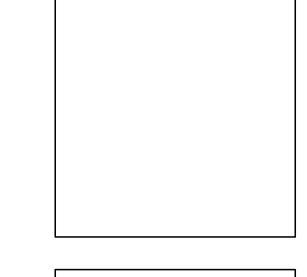


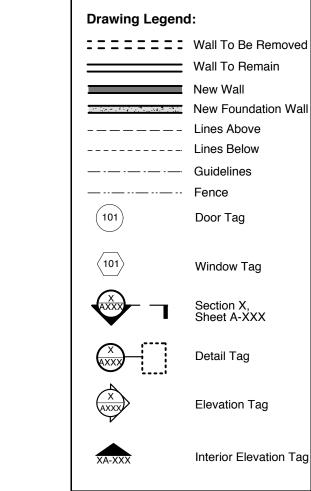














Retreat Residence

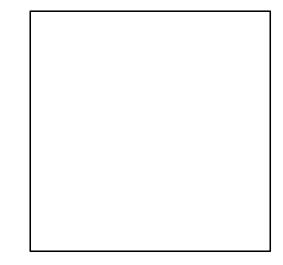
162 Lumber Lane,
Bridgehampton, NY 11932

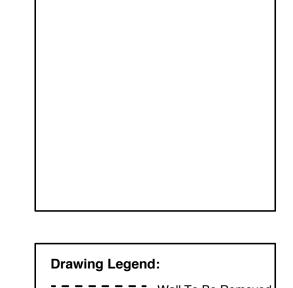
N/E Elevations
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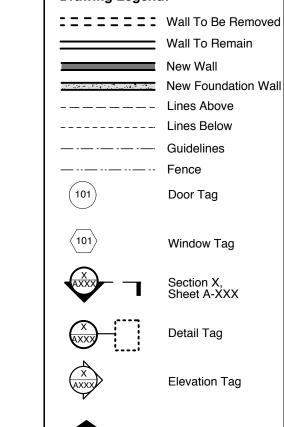
Note: If Drawing Is Printed On 11x17
Paper Scale Is 50% Scale Above



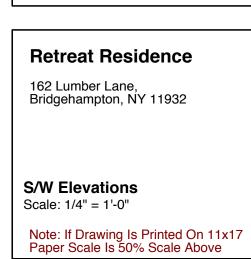
May 8, 2019



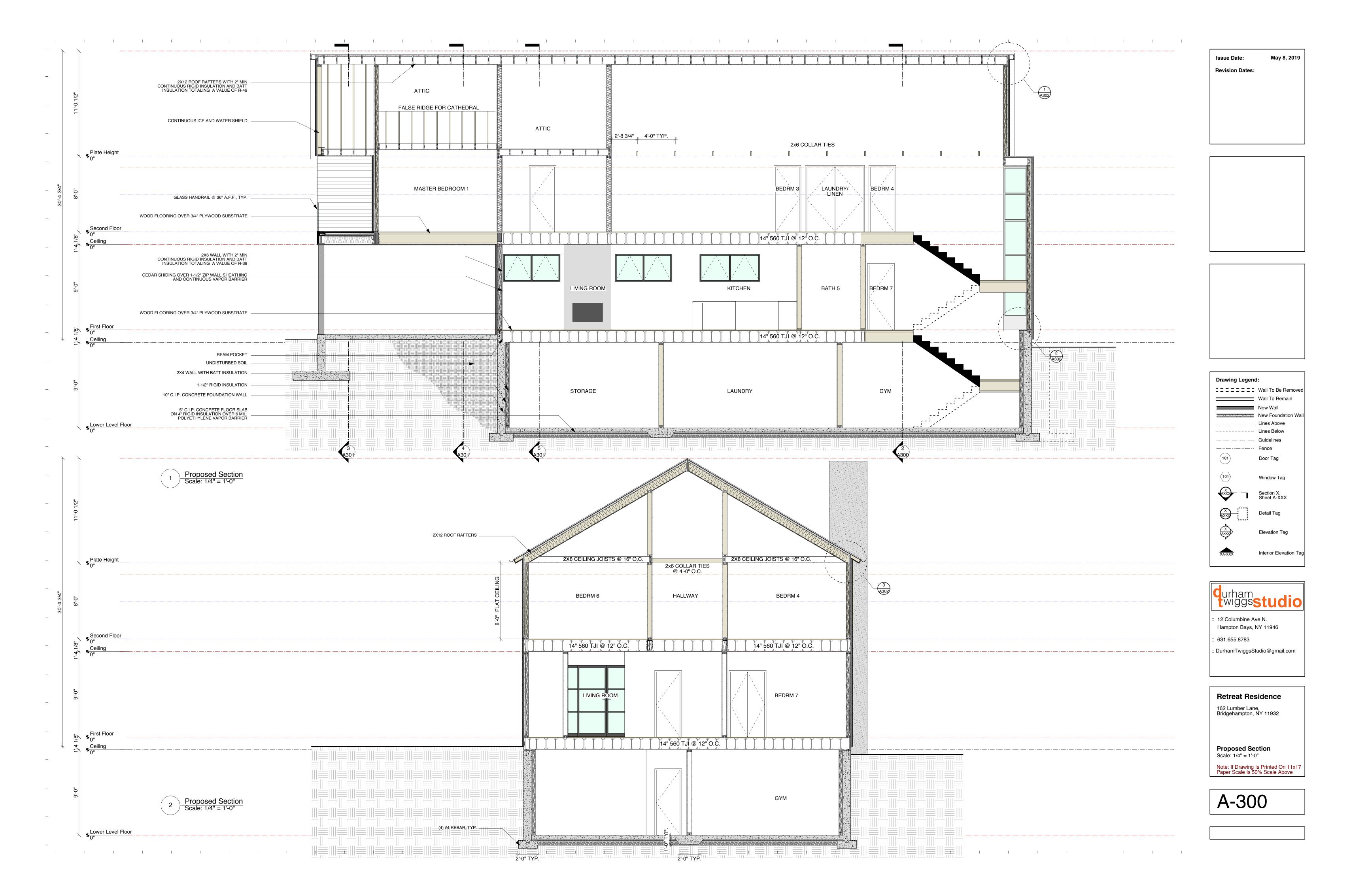


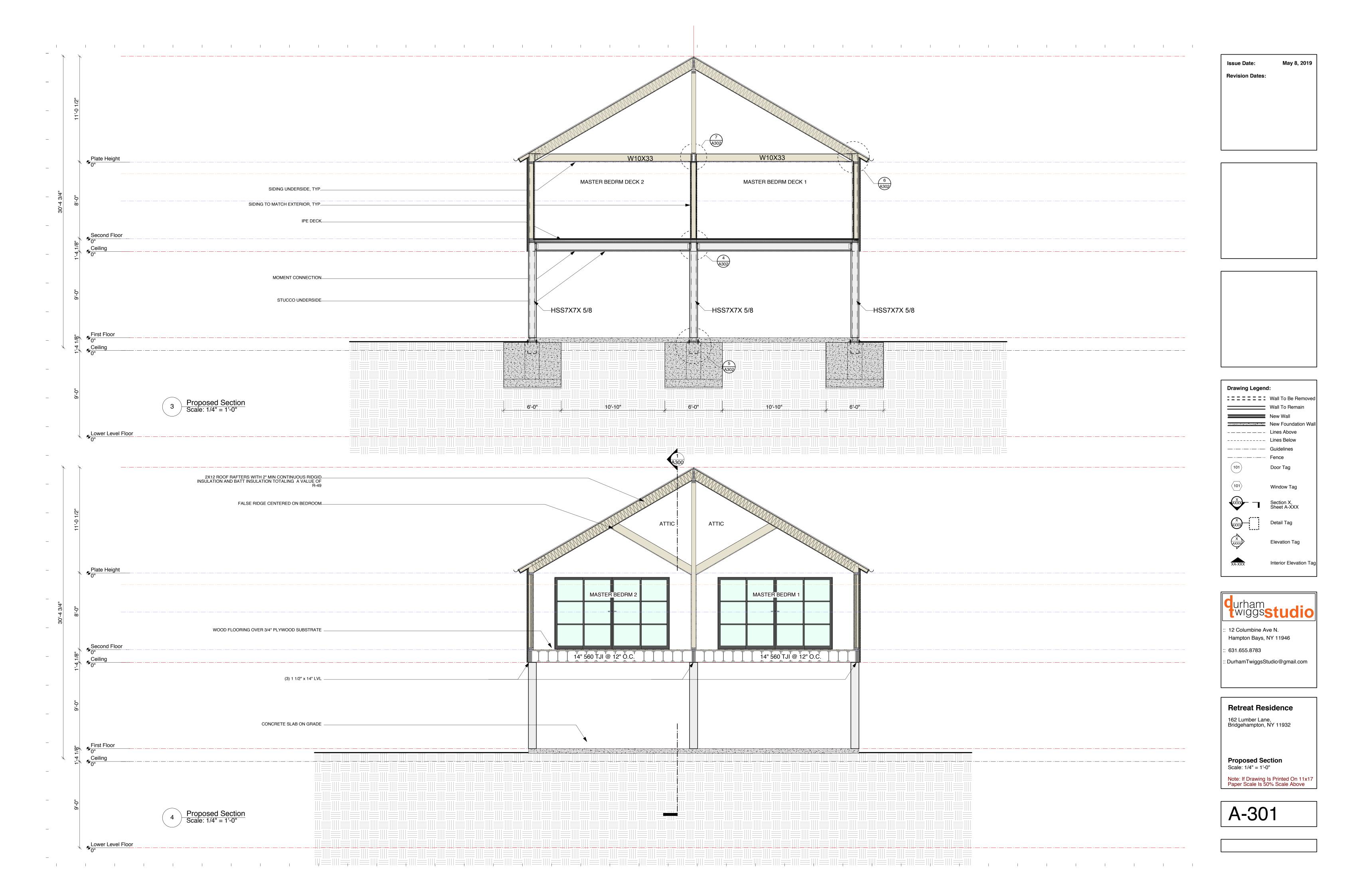


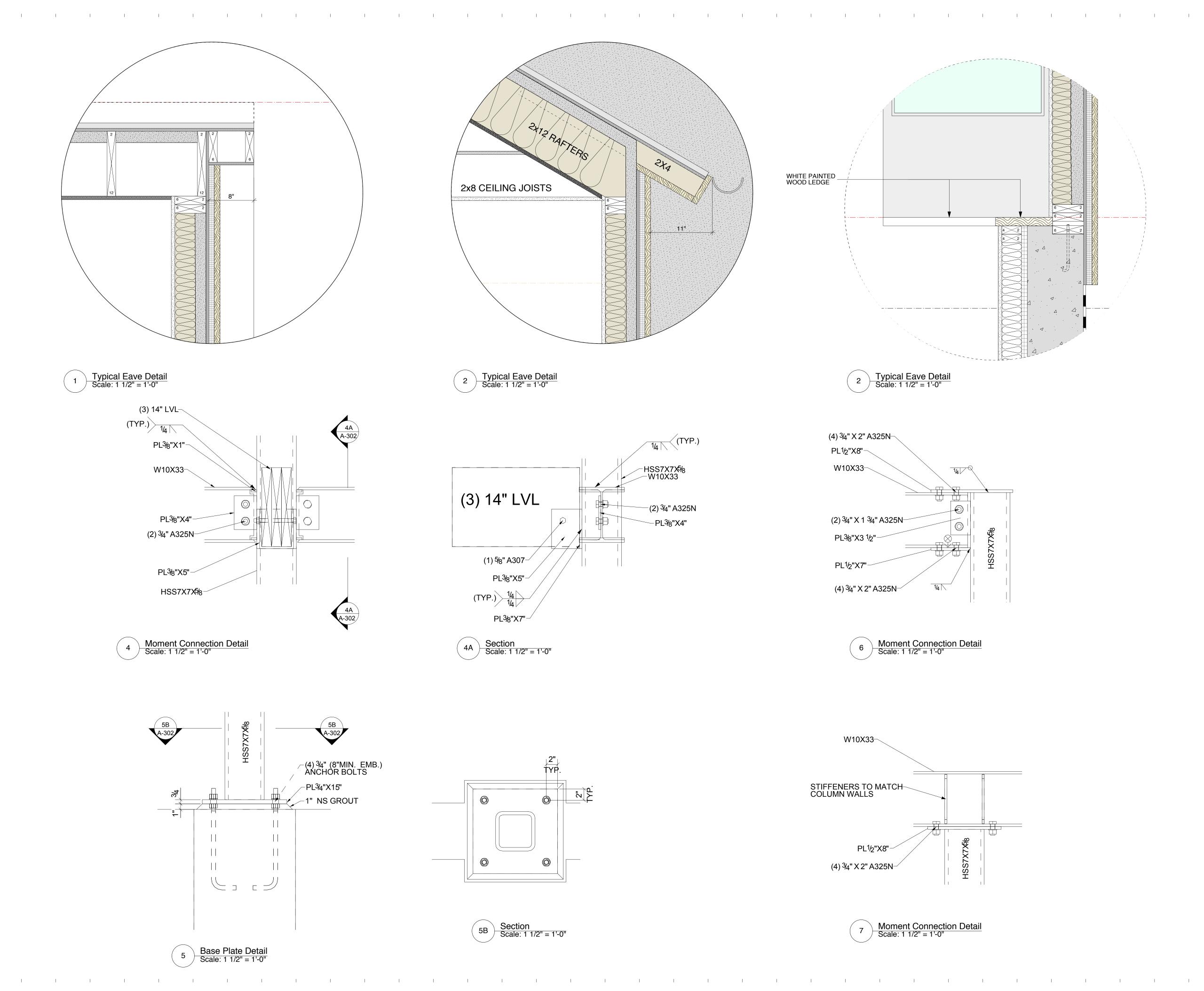


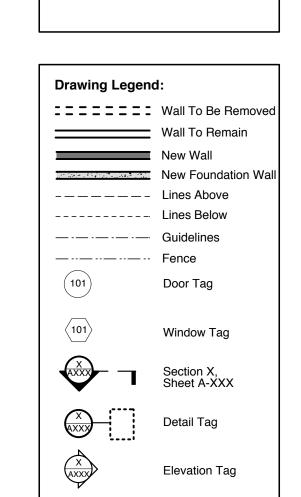






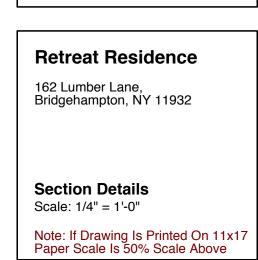


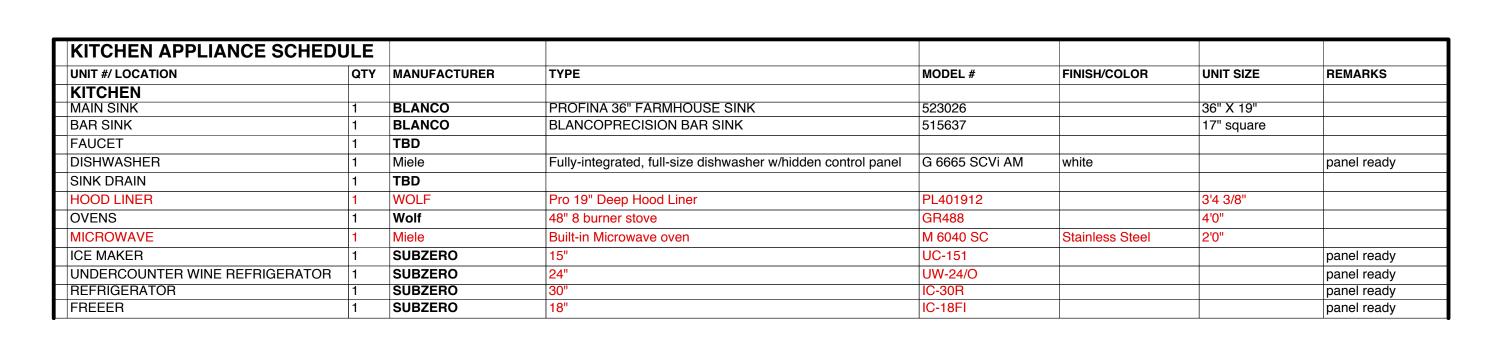


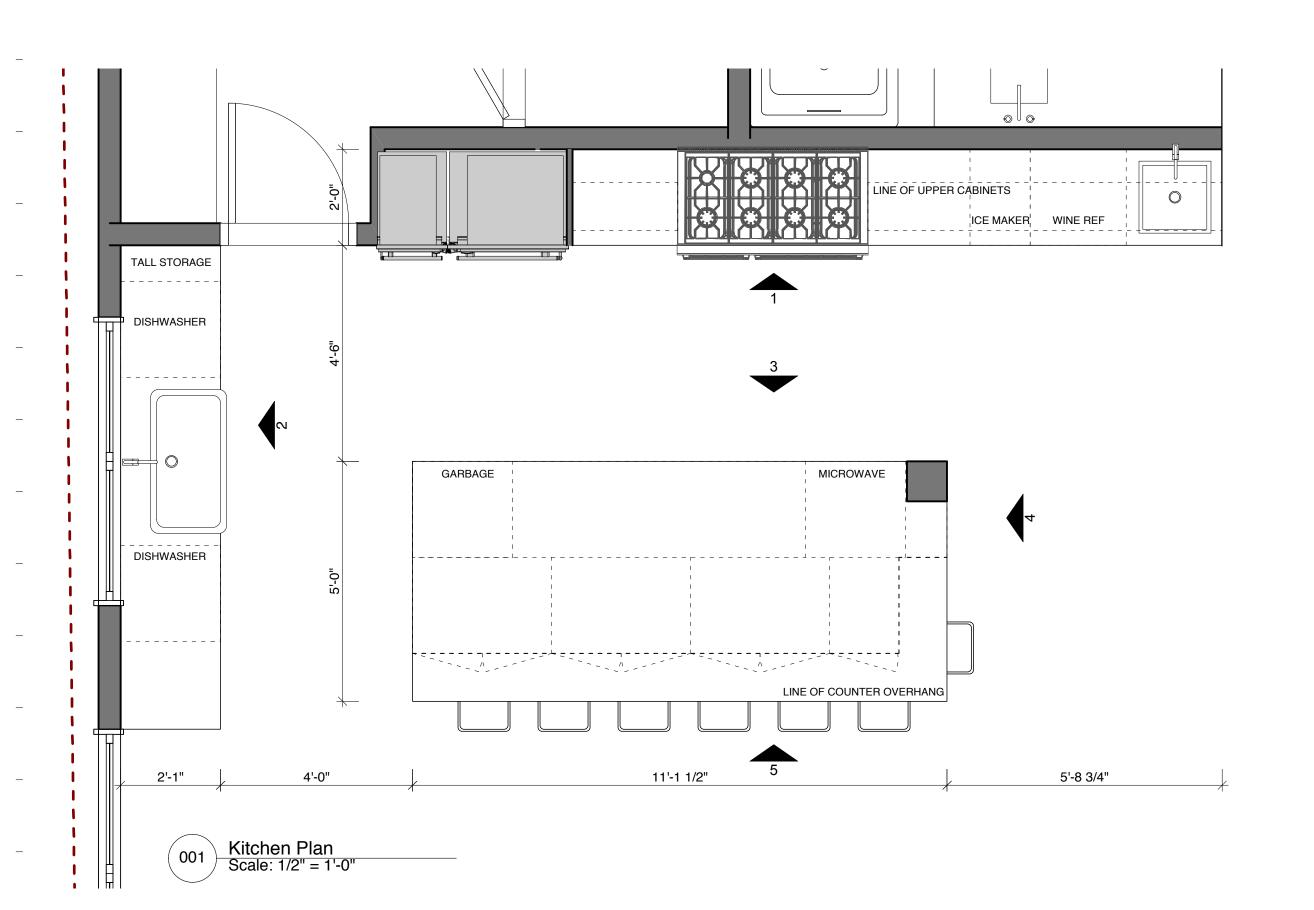


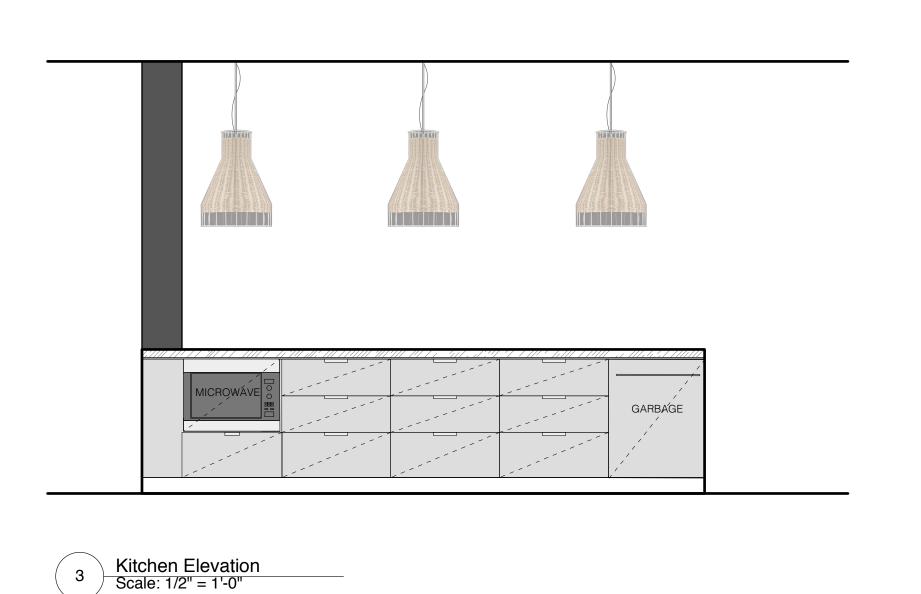


Interior Elevation Tag

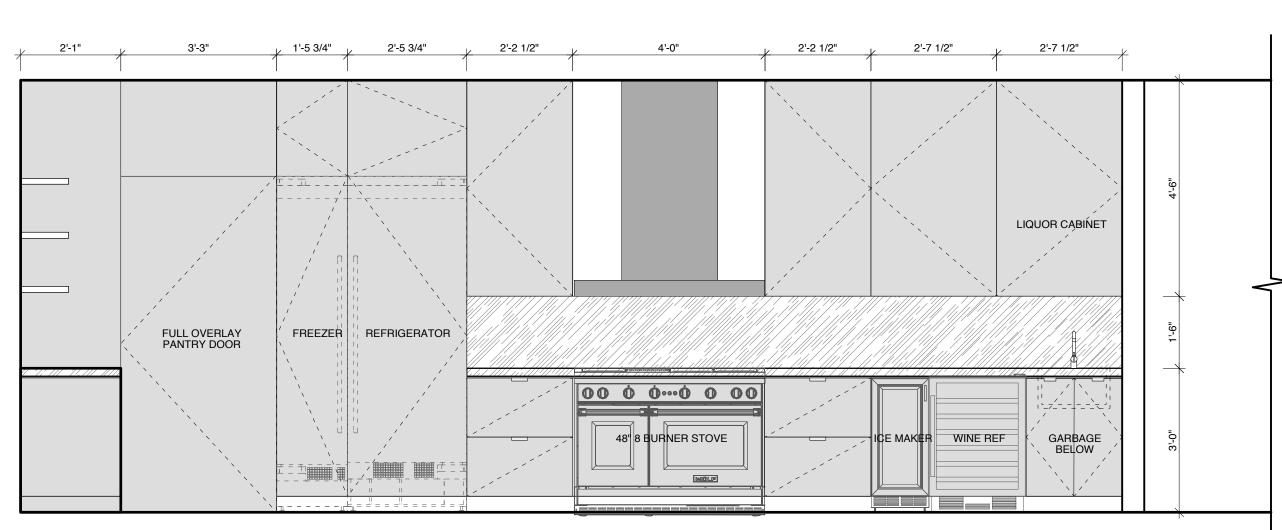


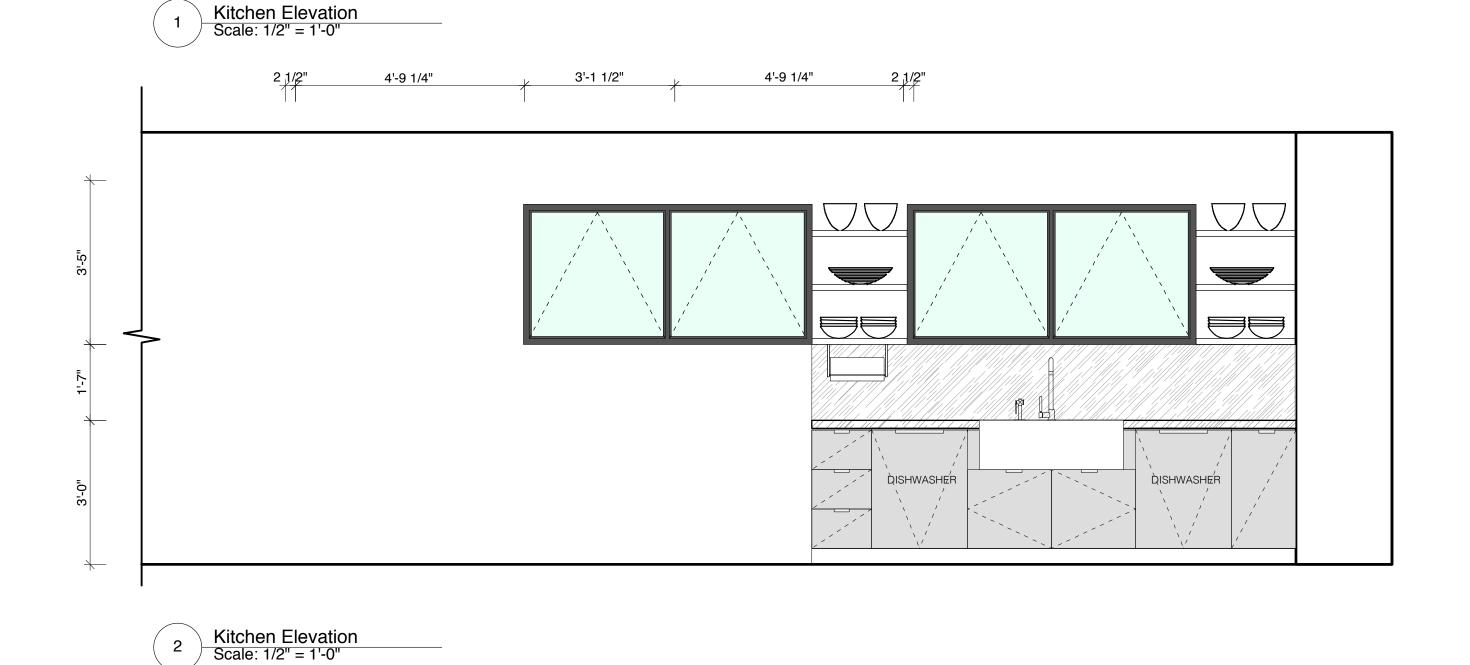


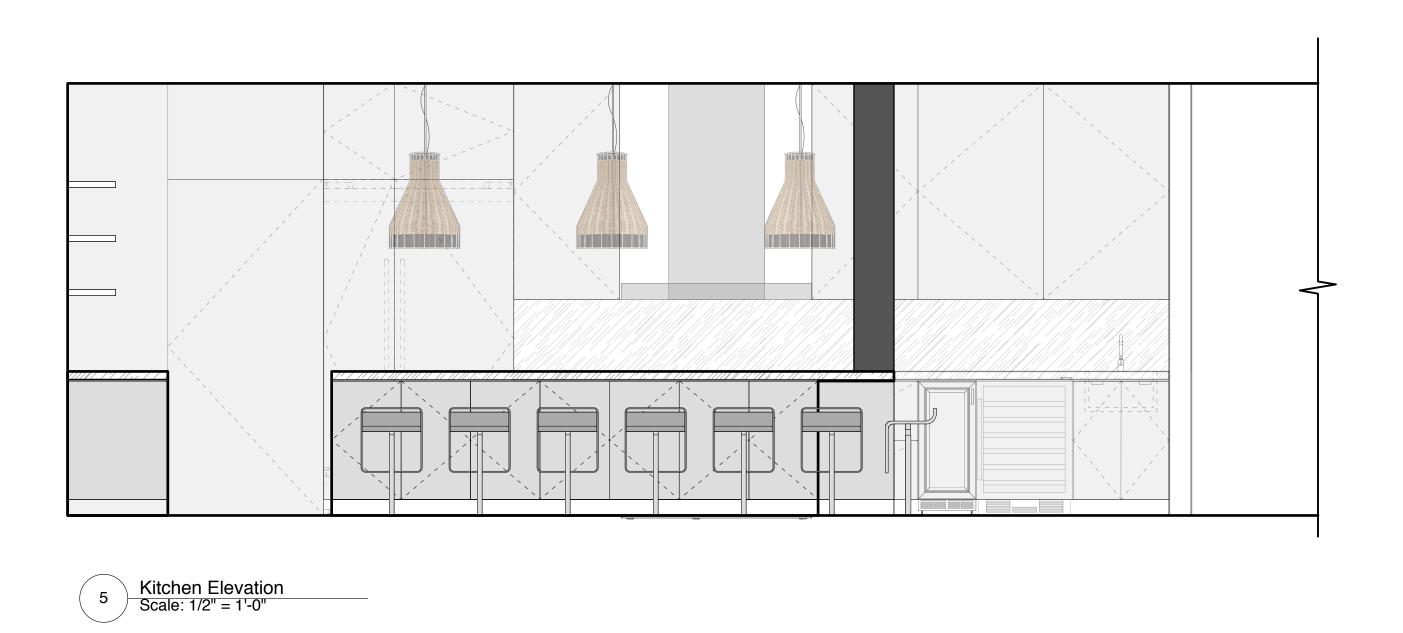


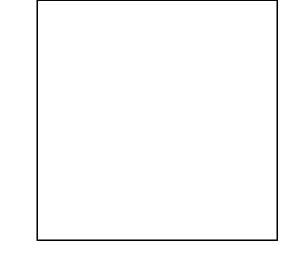


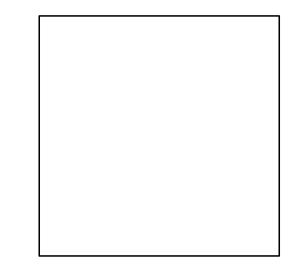


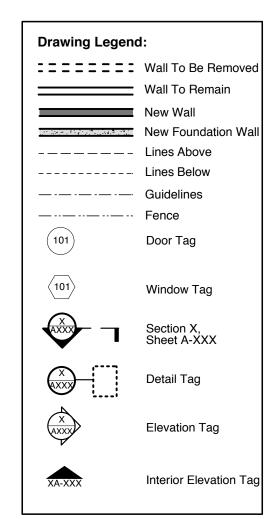




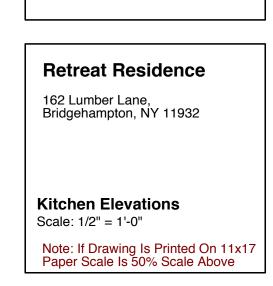




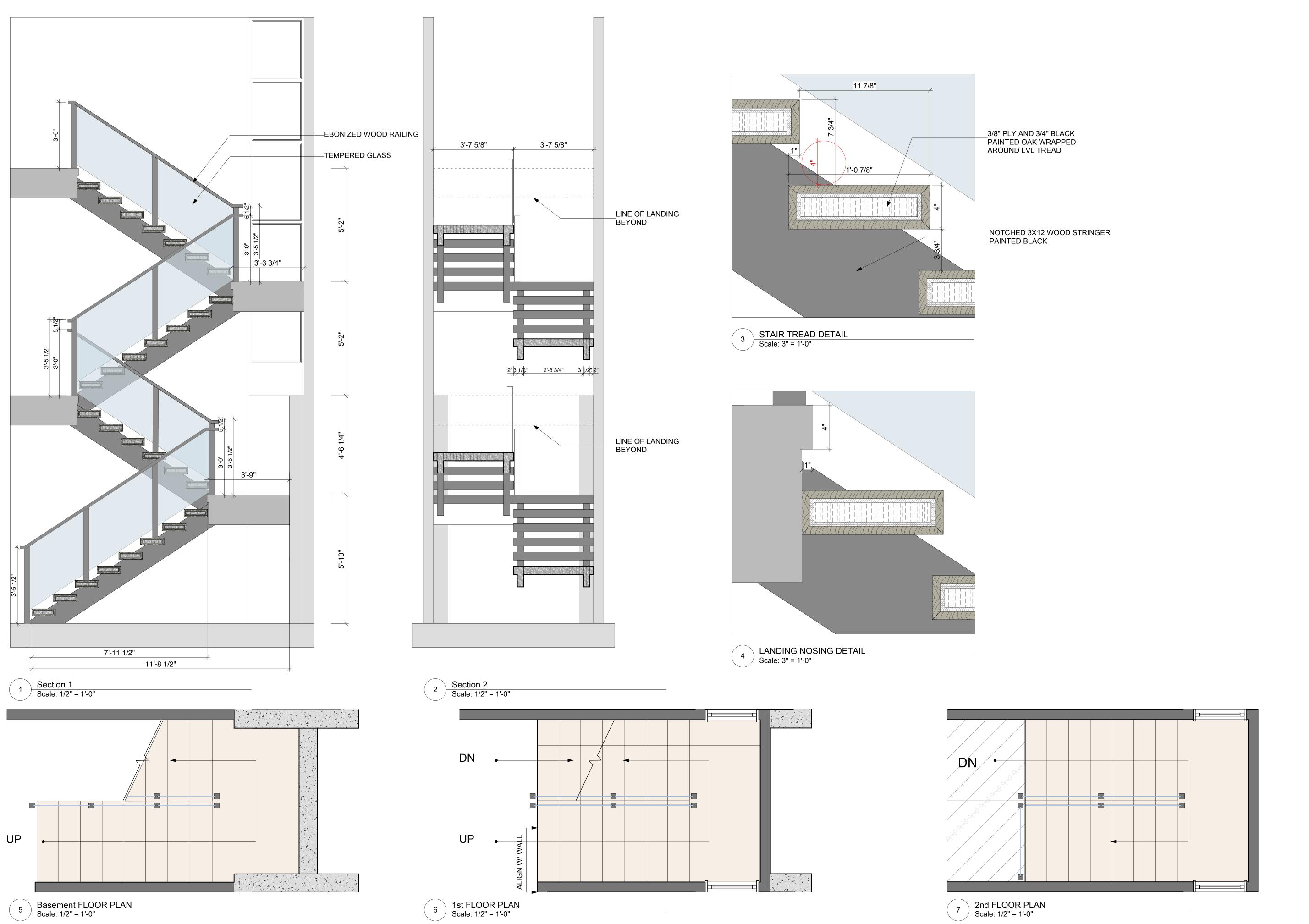




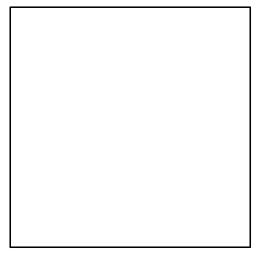


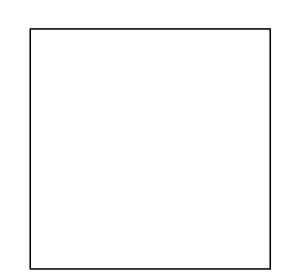


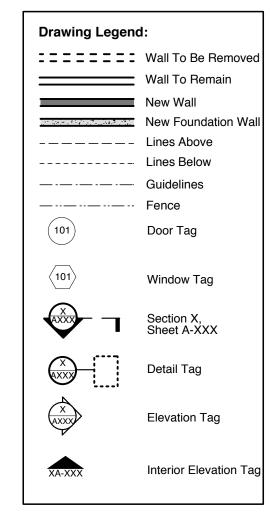




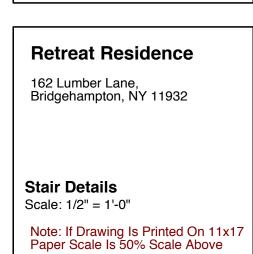
Issue Date: May 8, 2019
Revision Dates:











ELECTRICAL NOTES:

1. ALL WIRING AND EQUIPMENT SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND LOCAL ELECTRICAL CODES. 2. THE CONTRACTOR WILL FILE ALL NECESSARY FORMS AND PAY ALL FEES FOR THE ELECTRICAL WORK SHOWN ON THESE DRAWINGS. THE CONTRACTOR WILL ARRANGE FOR ALL INSPECTIONS AND SECURE A FIRE UNDERWRITERS CERTIFICATE WHICH IS TO BE TURNED OVER TO THE OWNER AT THE COMPLETION OF THE WORK.

3. ALL SWITCH AND OUTLET BOXES, JUNCTION BOXES, AND PULL BOXES INSTALLED ON THE EXTERIOR ARE TO BE GALVANIZED STEEL AND RATED FOR EXTERIOR USE.

4. NEW FEEDERS AND METER PAN ARE TO BE INSTALLED IN ACCORDANCE WITH PSEG

SPECIFICATIONS. 5. THE NEW ELECTRIC PANELS ARE TO BE INSTALLED AND GROUNDED IN ACCORDANCE WITH THE NEC AND LOCAL ELECTRIC CODES.

6. ALL LIGHTING FIXTURES ARE TO BE EQUIPPED WITH BULBS AS SPECIFIED PRIOR TO COMPLETION OF THE WORK.

7. SWITCHES ARE TO BE LEVITON ROCKER TYPE UNITS. COVER PLATES BY DECORA. THE CENTERLINE OF THE COVER PLATES ARE TO BE MOUNTED APPROXIMATELY 44" ABOVE THE FLOOR. 8. GFCI AND CONVENIENCE OUTLETS ARE TO BE HUBBELL DUPLEX TYPE. THE COLOR OF THE OUTLET AND COVER PLATES ARE TO BE THE SAME STYLE AND COLOR AS THE SWITCHES. COVER PLATES ARE BY DECORA AND ARE TO BE MOUNTED WHERE THE BOTTOM OF THE COVER PLATE IS JUST ABOVE THE WALL BASE. THE GC IS TO COORDINATE.

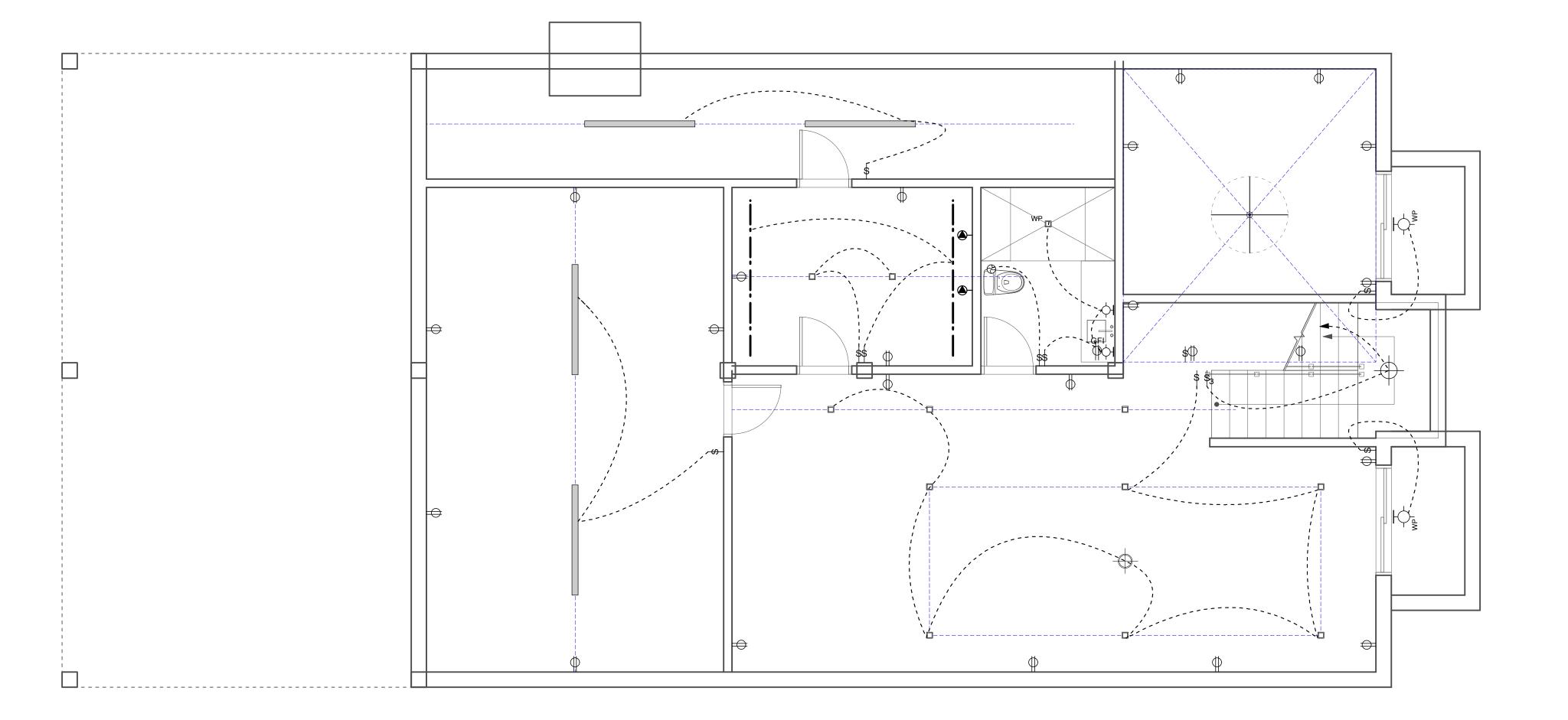
9. TELEPHONE JACKS ARE TO BE FURNISHED AND INSTALLED AT LOCATIONS SHOWN. ALL JACKS ARE TO BE WIRED WITH CAT 5 CABLE AND ARE TO BE HOME RUNNED AND TERMINATED ON A 66 TYPE BLOCK ON A 4'X4'X3/4" PLYWOOD BACKBOARD LOCATED IN THE CELLAR. THE CABLES ARE TO BE NEATLY SECURED WITH STAPLES TO THE BACKBOARD. 10. ALL TV JACKS ARE TO BE TYPE F CONNECTORS AND ARE TO BE WIRED WITH RG59 COAXIAL

CABLE. THE CABLES ARE TO BE HOME RUN TO THE PLYWOOD BACKBOARD IN THE CELLAR. ALL CABLES ARE TO BE STAPLED NEATLY TO THE BACKBOARD.

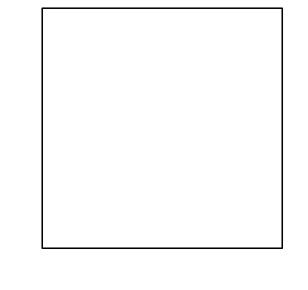
11. FOR FIXTURE TYPES, SEE LIGHTING SCHEDULE...

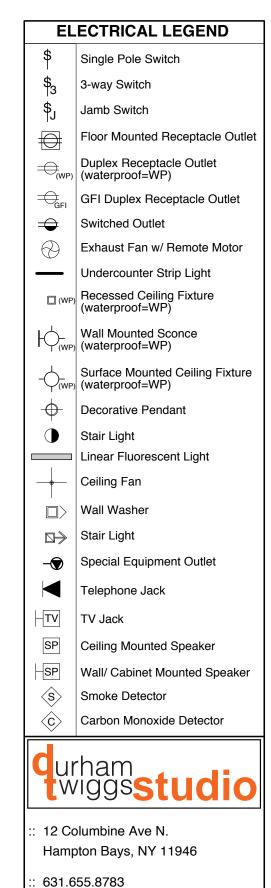
12. THE DWELLING UNIT SHALL BE EQUIPPED WITH HARD WIRED CARBON MONOXIDE DETECTION DEVICES IN ACCORDANCE WITH SUFFOLK COUNTY REQUIREMENTS. 13. THE DWELLING UNIT TO BE SUPPLIED WITH HARD WIRED SMOKE DETECTION DEVICES IN

ACCORDANCE WITH THE 2015 NYS RESIDENTIAL CODE.



May 8, 2019 **Revision Dates:**





Retreat Residence

: DurhamTwiggsStudio@gmail.com

162 Lumber Lane, Bridgehampton, NY 11932

Basement Electrical Plan Scale: 1/4" = 1'-0"

Note: If Drawing Is Printed On 11x17 Paper Scale Is 50% Scale Above

E-100

ELECTRICAL NOTES:

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7. SWITCHES ARE TO BE LEVITON ROCKER TYPE UNITS. COVER PLATES BY DECORA. THE CENTERLINE OF THE COVER PLATES ARE TO BE MOUNTED APPROXIMATELY 44" ABOVE THE FLOOR. 8. GFCI AND CONVENIENCE OUTLETS ARE TO BE HUBBELL DUPLEX TYPE. THE COLOR OF THE OUTLET AND COVER PLATES ARE TO BE THE SAME STYLE AND COLOR AS THE SWITCHES. COVER PLATES ARE BY DECORA AND ARE TO BE MOUNTED WHERE THE BOTTOM OF THE COVER PLATE IS JUST ABOVE THE WALL BASE. THE GC IS TO COORDINATE.

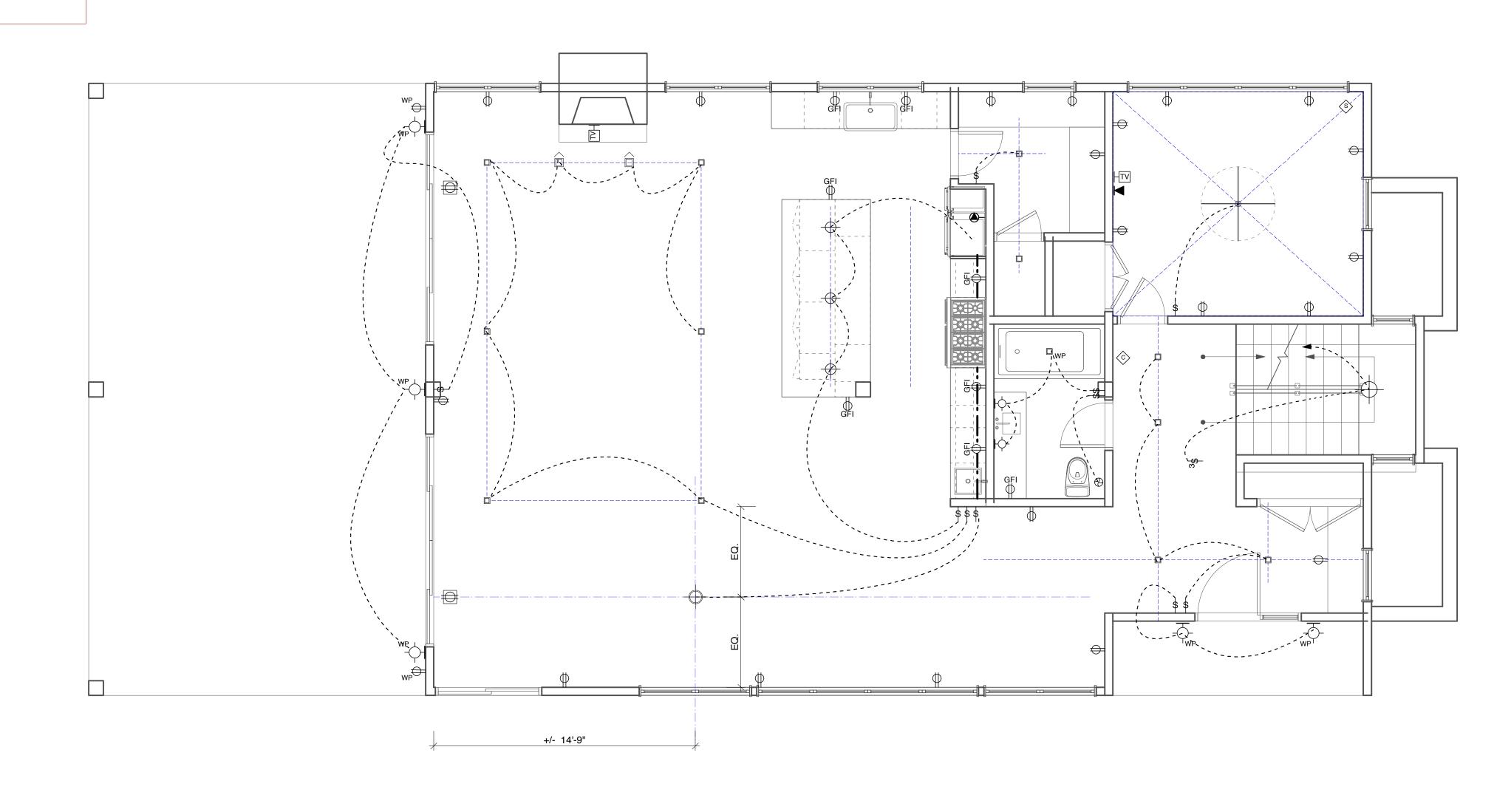
9. TELEPHONE JACKS ARE TO BE FURNISHED AND INSTALLED AT LOCATIONS SHOWN. ALL JACKS ARE TO BE WIRED WITH CAT 5 CABLE AND ARE TO BE HOME RUNNED AND TERMINATED ON A 66 TYPE BLOCK ON A 4'X4'X3/4" PLYWOOD BACKBOARD LOCATED IN THE CELLAR. THE CABLES ARE TO BE NEATLY SECURED WITH STAPLES TO THE BACKBOARD.

10. ALL TV JACKS ARE TO BE TYPE F CONNECTORS AND ARE TO BE WIRED WITH RG59 COAXIAL CABLE. THE CABLES ARE TO BE HOME RUN TO THE PLYWOOD BACKBOARD IN THE CELLAR. ALL CABLES ARE TO BE STAPLED NEATLY TO THE BACKBOARD.

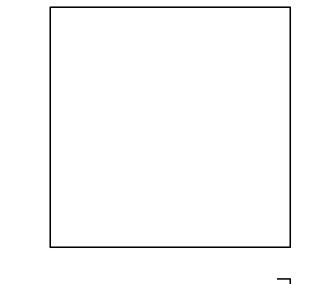
11. FOR FIXTURE TYPES, SEE LIGHTING SCHEDULE..

12. THE DWELLING UNIT SHALL BE EQUIPPED WITH HARD WIRED CARBON MONOXIDE DETECTION DEVICES IN ACCORDANCE WITH SUFFOLK COUNTY REQUIREMENTS. 13. THE DWELLING UNIT TO BE SUPPLIED WITH HARD WIRED SMOKE DETECTION DEVICES IN

ACCORDANCE WITH THE 2015 NYS RESIDENTIAL CODE.



May 8, 2019 **Revision Dates:**



ELECTRICAL LEGEND

- \$ Single Pole Switch
- \$3 3-way Switch \$₁ Jamb Switch
- Floor Mounted Receptacle Outlet
- Duplex Receptacle Outlet (waterproof=WP)
- GFI Duplex Receptacle Outlet
- Switched Outlet
- Exhaust Fan w/ Remote Motor Undercounter Strip Light
- Recessed Ceiling Fixture (waterproof=WP)
- Wall Mounted Sconce (waterproof=WP)
- Surface Mounted Ceiling Fixture
- (waterproof=WP)
- Decorative Pendant
- Linear Fluorescent Light
- Ceiling Fan
- D | Wall Washer
- Special Equipment Outlet
- Telephone Jack
- TV TV Jack
- SP Ceiling Mounted Speaker
- SP Wall/ Cabinet Mounted Speaker
- S Smoke Detector C Carbon Monoxide Detector

Qurham twiggs**studio**

12 Columbine Ave N. Hampton Bays, NY 11946

631.655.8783 : DurhamTwiggsStudio@gmail.com

Retreat Residence

162 Lumber Lane, Bridgehampton, NY 11932

1st Floor Electrical Plan

Note: If Drawing Is Printed On 11x17 Paper Scale Is 50% Scale Above

E-101

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

ELECTRICAL NOTES:

1. ALL WIRING AND EQUIPMENT SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND LOCAL ELECTRICAL CODES.

2. THE CONTRACTOR WILL FILE ALL NECESSARY FORMS AND PAY ALL FEES FOR THE ELECTRICAL WORK SHOWN ON THESE DRAWINGS. THE CONTRACTOR WILL ARRANGE FOR ALL INSPECTIONS AND SECURE A FIRE UNDERWRITERS CERTIFICATE WHICH IS TO BE TURNED OVER TO THE OWNER AT THE COMPLETION OF THE WORK.

3. ALL SWITCH AND OUTLET BOXES, JUNCTION BOXES, AND PULL BOXES INSTALLED ON THE EXTERIOR ARE TO BE GALVANIZED STEEL AND RATED FOR EXTERIOR USE.

4. NEW FEEDERS AND METER PAN ARE TO BE INSTALLED IN ACCORDANCE WITH PSEG

5. THE NEW ELECTRIC PANELS ARE TO BE INSTALLED AND GROUNDED IN ACCORDANCE WITH THE NEC AND LOCAL ELECTRIC CODES.
6. ALL LIGHTING FIXTURES ARE TO BE EQUIPPED WITH BULBS AS SPECIFIED PRIOR TO

COMPLETION OF THE WORK.

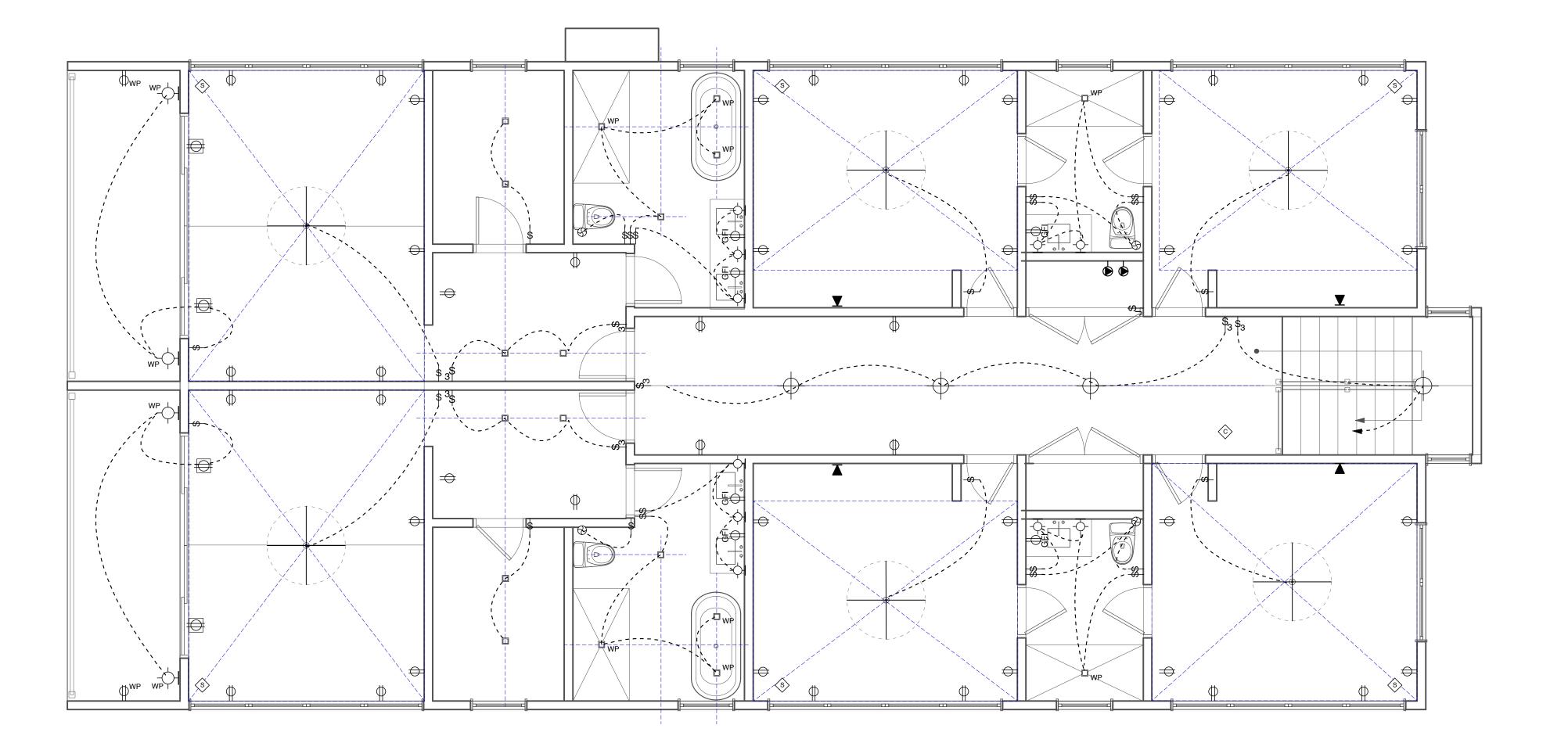
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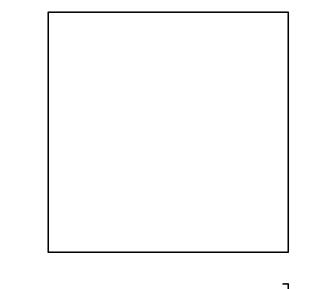
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11. FOR FIXTURE TYPES, SEE LIGHTING SCHEDULE..

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May 8, 2019 **Revision Dates:**



ELECTRICAL LEGEND Single Pole Switch \$₃ 3-way Switch Jamb Switch Floor Mounted Receptacle Outlet Duplex Receptacle Outlet (waterproof=WP) GFI | GFI Duplex Receptacle Outlet Switched Outlet Exhaust Fan w/ Remote Motor Undercounter Strip Light Recessed Ceiling Fixture (waterproof=WP) Wall Mounted Sconce (waterproof=WP) Surface Mounted Ceiling Fixture √(WP) (waterproof=WP) Decorative Pendant Linear Fluorescent Light Ceiling Fan Special Equipment Outlet Telephone Jack TV TV Jack SP Ceiling Mounted Speaker SP Wall/ Cabinet Mounted Speaker (s) Smoke Detector Carbon Monoxide Detector

twiggsstudio

Hampton Bays, NY 11946 631.655.8783

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Retreat Residence

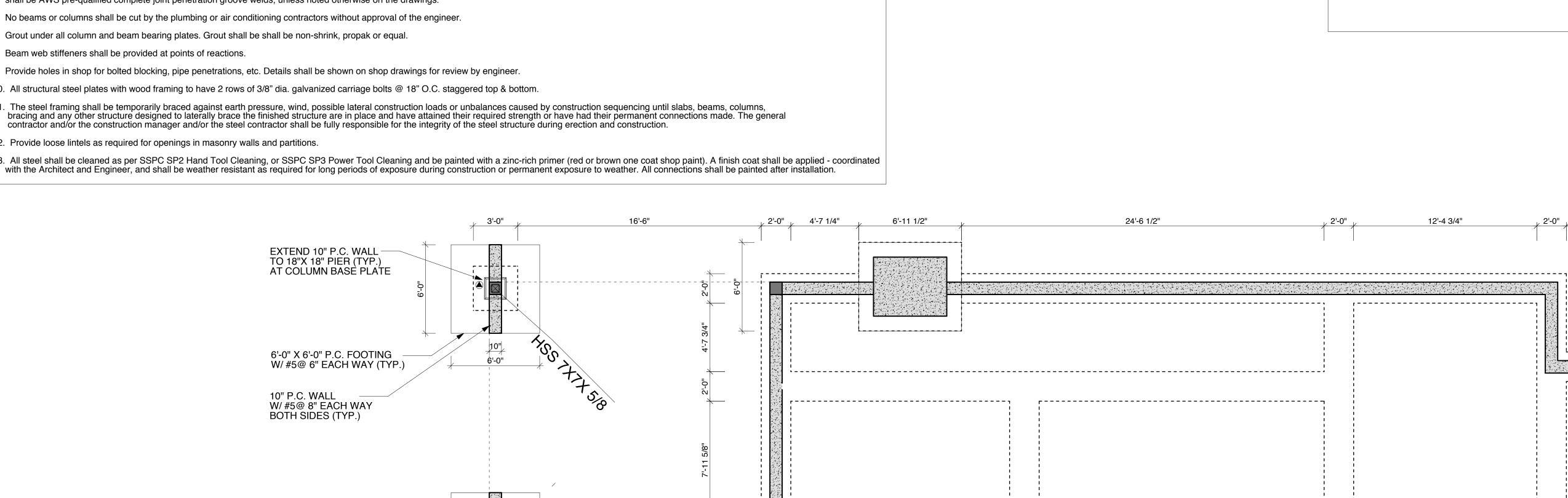
162 Lumber Lane, Bridgehampton, NY 11932

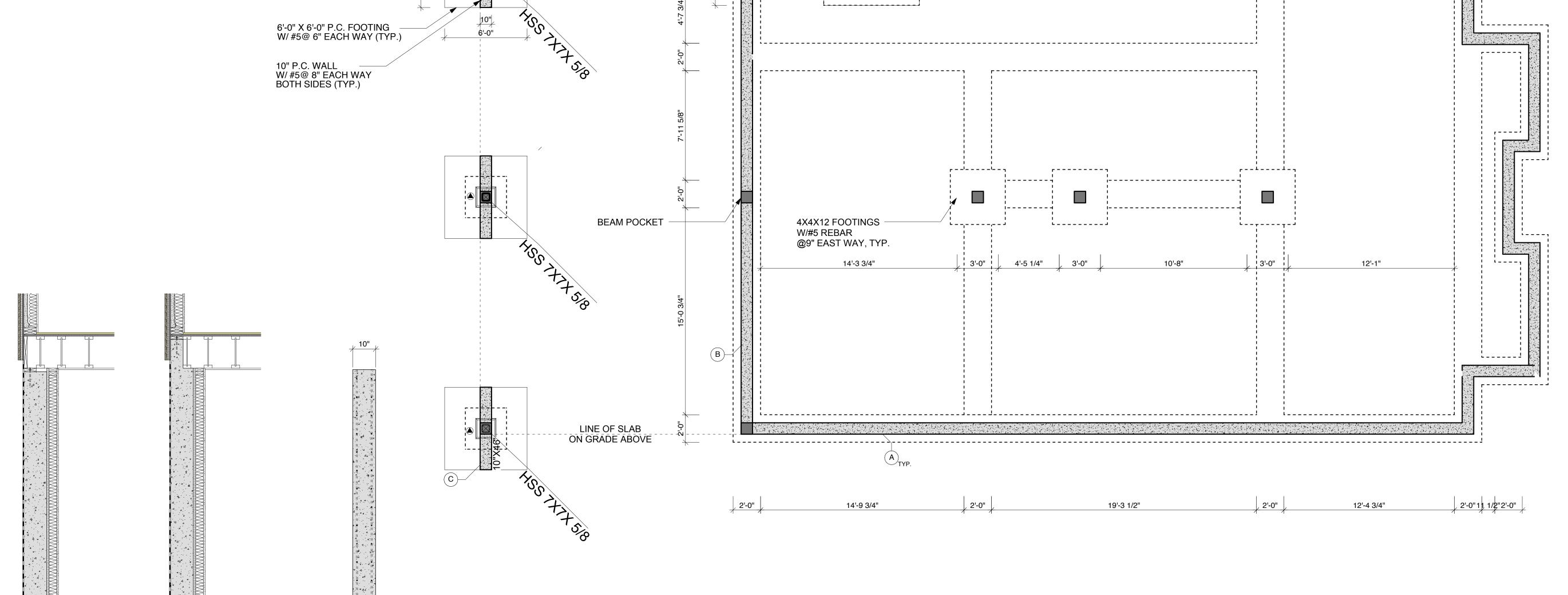
2nd Floor Electrical Plan Scale: 1/4" = 1'-0"

Note: If Drawing Is Printed On 11x17 Paper Scale Is 50% Scale Above

E-102

- 1. All structural steel shall be ASTM A992 or ASTM A572, GRADE 50 steel. All HSS rectangular and round steel shall be ASTM A500, Grade b. plates, angles, etc., used as connection material may be ASTM A36 steel. the type of steel for all structural steel shapes, plates, bars, etc. shall be indicated on shop drawings.
- 2. The structural steel fabricator shall submit shop drawings to the architect for approval. Erection of structural steel shall not proceed until the shop drawings have been approved.
- 3. All field connections to be 3/4" dia. Machine bolts unless indicated otherwise. Shop connections to be either machine bolted or welded. All bolts to be a-325 friction type. Connections shall be per type 1 construction per aisc for portal frames and shall be detailed to develop at least full allowable movement and shear capacity. All remaining steel to have type 2 connections. A-307 bolts may be used for minor connections when acceptable
- 4. All welding electrodes shall be E70XX, low hydrogen.
- 5. Where a weld is required, and no weld is shown on the drawings, provide a 1/4" fillet weld all around, Unless a larger weld size is required as a minimum weld size by AISC.8. All groove welds shall be AWS pre-qualified complete joint penetration groove welds, unless noted otherwise on the drawings.
- 6. No beams or columns shall be cut by the plumbing or air conditioning contractors without approval of the engineer.
- 7. Grout under all column and beam bearing plates. Grout shall be shall be non-shrink, propak or equal.
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- 10. All structural steel plates with wood framing to have 2 rows of 3/8" dia. galvanized carriage bolts @ 18" O.C. staggered top & bottom.
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- 12. Provide loose lintels as required for openings in masonry walls and partitions.
- 13. All steel shall be cleaned as per SSPC SP2 Hand Tool Cleaning, or SSPC SP3 Power Tool Cleaning and be painted with a zinc-rich primer (red or brown one coat shop paint). A finish coat shall be applied coordinated

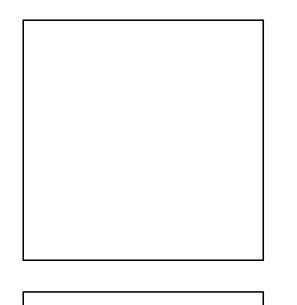


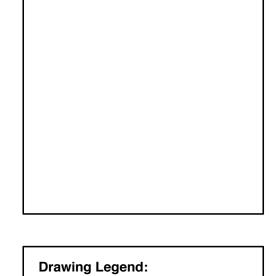


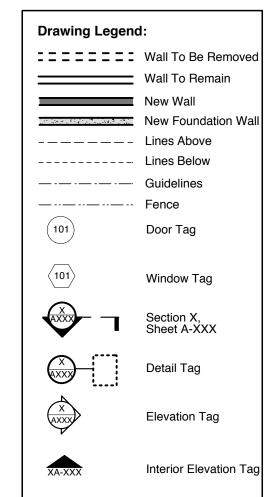
LEGEND:

▲ COLUMN ABOVE BELOW

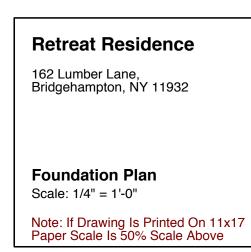
May 8, 2019 Issue Date: **Revision Dates:**











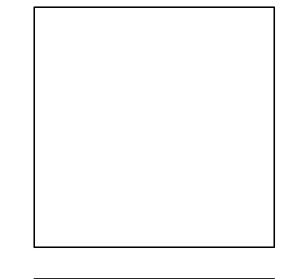
S-100

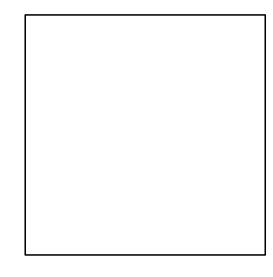
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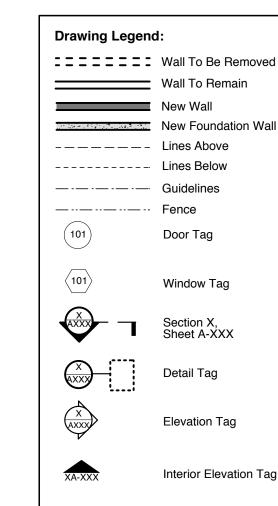


▲▼ COLUMN ABOVE BELOW

Issue Date: May 8, 2019
Revision Dates:









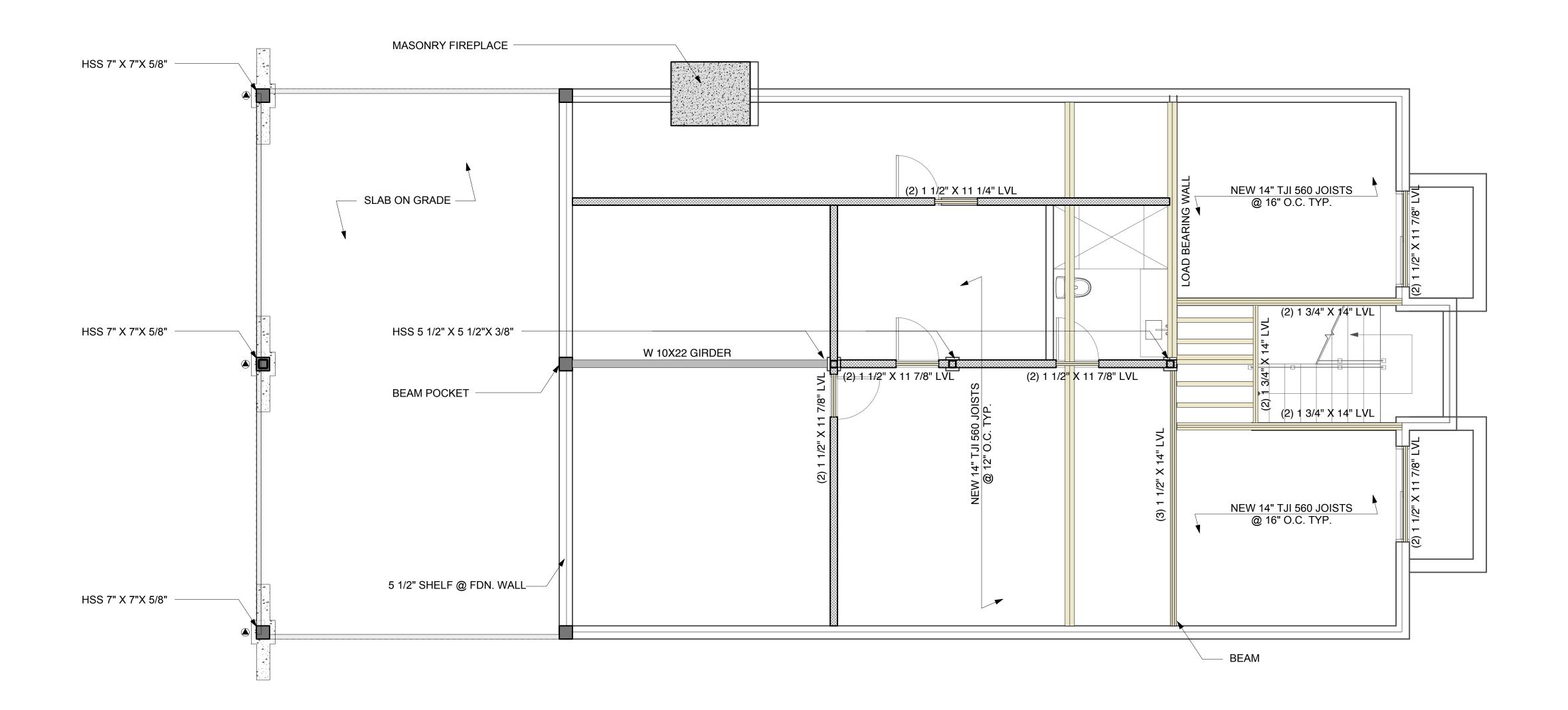
Retreat Residence

162 Lumber Lane,
Bridgehampton, NY 11932

1st Floor
Framing Plan
Scale: 1/4" = 1'-0"

Note: If Drawing Is Printed On 11x17
Paper Scale Is 50% Scale Above

S-101



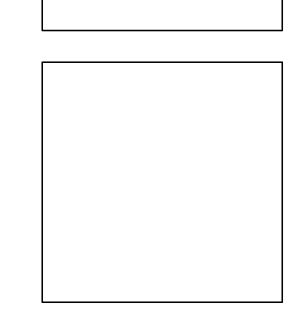
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MOMENT CONNECTION



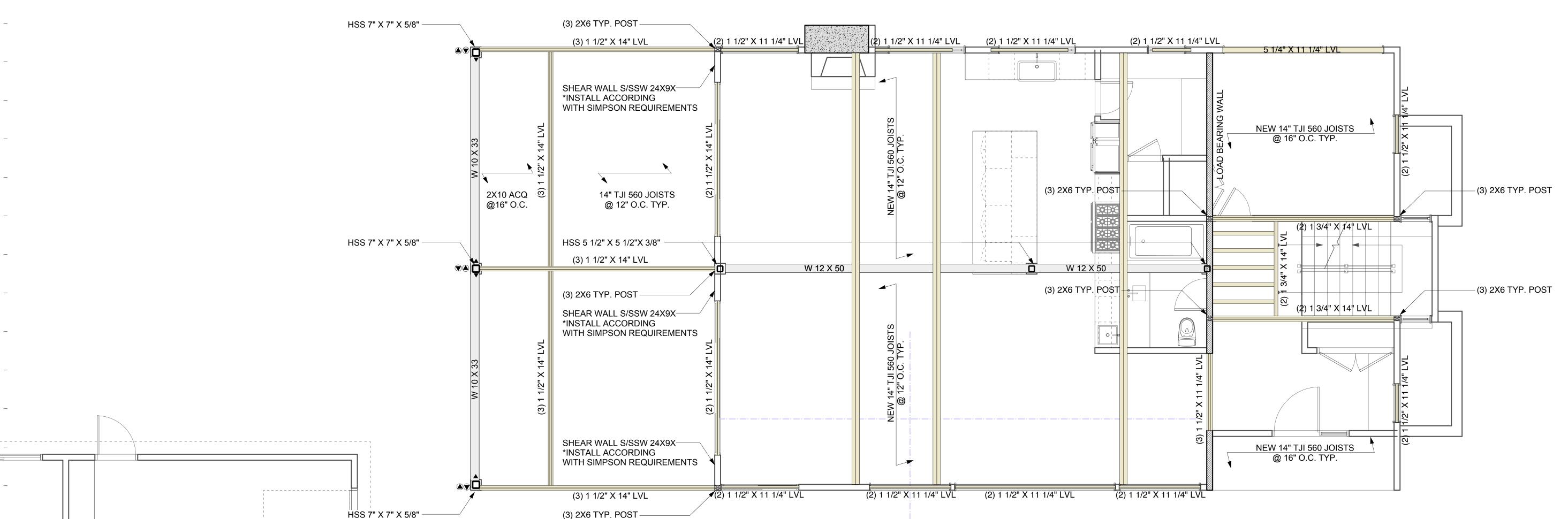
▲ COLUMN ABOVE BELOW

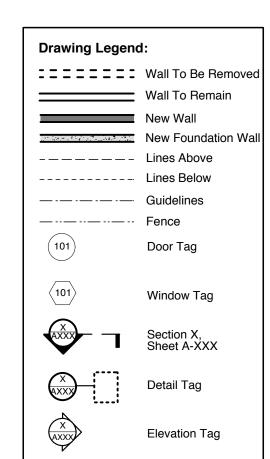


Issue Date:

Revision Dates:

May 8, 2019







Interior Elevation Tag

Retreat Residence

162 Lumber Lane,
Bridgehampton, NY 11932

2nd Floor
Framing Plan
Scale: 1/4" = 1'-0"

Note: If Drawing Is Printed On 11x17
Paper Scale Is 50% Scale Above

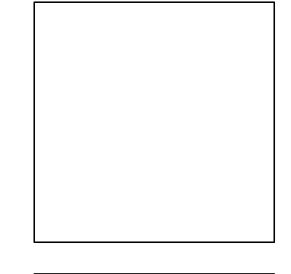
S-102

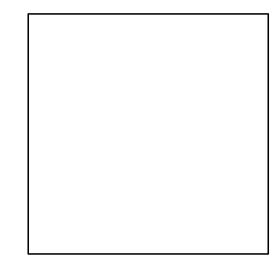
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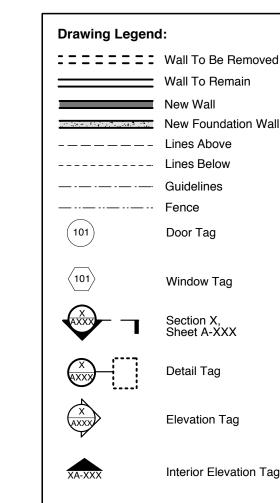
LEGEND:

- MOMENT CONNECTION
- ▲ COLUMN ABOVE BELOW

Issue Date: May 8, 2019
Revision Dates:











S-103

