ABBREVIATIONS COMMONLY USED:

A.F.F. - ABOVE FINISHED FLOOR
ALUM. - ALUMINUM
& - AND
@ - AT
BLDG. - BUILDING
CMU - CONCRETE MASONRY UNIT
CONC. - CONCRETE
DBL. - DOUBLE
EA. - EACH
ELEC. - ELECTRICAL
E.P.S. - EXPANDED POLYSTYRENE
EXT. - EXTERIOR
EXTG. - EXISTING
F.D. - FLOOR DRAIN
FT. - FEET
GA. - GAUGE
GALV. - GALVANIZED
GWB - GYPSUM WALL BOARD
H. - HIGH
HORZ. - HORIZONTAL
I.D. - INSIDE DIAMETER
INSUL. - INSULATION
INT. - INTERIOR
L - LENGTH, LONG
LAV. - LAVATORY
MACH. - MACHINE
MAX. - MAXIMUM
MFR. - MANUFACTURER
MIN. - MINIMUM
M.P.H. - MILES PER HOUR
MTL. - METAL
NEO. - NEOPRENE
N.I.C. - NOT IN CONTRACT
O.C. - ON CENTER
O.D. - OUTSIDE DIAMETER
OPP. - OPPOSITE
PLAS. LAM. - PLASTIC LAMINATE
PLYWD. - PLYWOOD
P.S.F. - POUNDS PER SQUARE FOOT
P.S.I. - POUNDS PER SQUARE INCH
P.T. - PRESSURE TREATED
REINF. - REINFORCING
R.O. - ROUGH OPENING
RUN. - RUNNER
SHT. - SHEET
SHTNG. - SHEATHING
SIM. - SIMILAR
S-N-L - SNAP-N-LOCK
S.M.S. - SHEET METAL SCREW
SPECS - SPECIFICATIONS
S.S. - STAINLESS STEEL
STL. - STEEL
T&G - TONGUE AND GROOVE
TYP. - TYPICAL
U.O.N. - UNLESS OTHERWISE NOTED
VERT. - VERTICAL
V.I.F. - VERIFY IN FIELD
W/ - WITH
W.C. - WATER CLOSET
WD. - WOOD
W.H. - WATER HEATER
W/O - WITHOUT
W.W.F. - WELDED WIRE FABRIC

DESIGN LOADS

STRUCTURAL MEMBERS HAVE BEEN DESIGNED FOR FULL DEAD
LOADS AND THE FOLLOWING LIVE LOADS IN ACCORDANCE WITH
THE 2015 INTERNATIONAL BUILDING CODE w/ NEW YORK DEPARTMENT OF STATE 2017 SUPPLEMENT:

1. BUILDING CATEGORY: II
2. IMPORTANCE FACTOR:
   WIND (LW) = 1.0;
   SNOW (LS) = 1.0
   SEISMIC (LE) = 1.0
3. GROUND SNOW LOAD: 20 PSF
4. ROOF LIVE LOAD: 20 PSF
5. LIVING AREA LIVE LOAD: 40 PSF
6. SLEEPING AREA LIVE LOAD: 30 PSF
7. WIND LOAD:
   Vult = 138 MPH
   WIND EXPOSURE: B
   VELOCITY PRESSURE EXPOSURE COEFFICIENT, KZ 0.85
   DIRECTIONALITY FACTOR, KD: 0.85
   GUST EFFECT FACTOR, G: 0.85
   INTERNAL PRESSURE COEFFICIENT, GCPI: ±0.18

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD (PSF)	20
WIND SPEED (MPH)	138
WIND TEMPERATURE EFFECTS	NO
SPECIAL WIND REGION	YES
SEISMIC DESIGN CATEGORY	B
WEATHERING DAMAGE POTENTIAL	SEVERE
TERMITE DAMAGE POTENTIAL	MOD. TO HEAVY
FROST LINE DEPTH DAMAGE POTENTIAL (IN.)	36
WINTER DESIGN TEMPERATURE (DEG.)	15
ICE BARRIER UNDERLAYMENT REQUIREMENT	YES
FLOOD HAZARD	NO
AIR FREEZING INDEX	452
MEAN ANNUAL TEMPERATURE (DEG.)	51.2

PROPOSED RENOVATIONS:

- RE-BUILD DECK
- RE-FINISH BASEMENT

Layout Page Table

Sheet	Title
G-001	Overview
S-001	Survey
A-001	Existing Plans
A-100	Proposed Plan
R-002	Proposed Renderings

GENERAL NOTES:

1 DO NOT SCALE DIMENSIONS OFF DRAWINGS. USE WRITTEN OR CALCULATED DIMENSIONS. ALL CONTRACTORS ARE RESPONSIBLE FOR CHECKING DIMENSIONS BEFORE ESTIMATING, ORDERING OR STARTING WORK.
2 ERRORS OR OMISSIONS, IN ANY SCHEDULE OR DRAWING MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM IMMEDIATELY.
3 ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING ANY PRODUCT, MATERIAL OR METHOD OF ASSEMBLY MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM IMMEDIATELY. A WRITTEN ADDENDUM SHALL BE ISSUED AS NECESSARY AND SHALL BECOME A PART OF THE CONTRACT DOCUMENTS THEREIN.
4 DIMENSIONS AND DETAILS OF EXISTING CONSTRUCTION GIVEN IN DRAWINGS ARE APPROXIMATE AND ARE BASED ON LIMITED INFORMATION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATIONS AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM IMMEDIATELY.
5 OPENINGS SHALL NOT BE MADE IN ANY STRUCTURAL MEMBER UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
6 ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO ASSURE WEATHER TIGHT CONDITION.
7 ALL WORK SHALL CONFORM TO CODES, ORDINANCES, REGULATIONS AND REQUIREMENTS OF LOCAL, COUNTY, STATE, NATIONAL BUILDING SAFETY CODES AND OTHER AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
8 NO NOTE OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING ANY CONTRACTOR FROM EXECUTING ALL WORK IN CONFORMANCE AS NOTED ABOVE.
9 THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ACTS OF OMISSION OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR OR AGENTS OR ANY OTHER PERSONS PERFORMING THE WORK.
10 THE GENERAL CONTRACTOR IS TO SUPPLY SAMPLES OF ALL MATERIAL FINISHES AND COLORS FOR FINAL APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
11 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES WITH EACH OTHER TO AVOID CONFLICTS RESULTING FROM THE LOCATION OF SUPPLY LINES AND EQUIPMENT TO SATISFY THE OVERALL DESIGN OF THE PROJECT.
12 ALL CONTRACTORS SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITIONS, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS.
13 ALL CONTRACTORS SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES.
14 ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL PLANS AND SPECIFICATIONS. IT IS THE RESPONSIBILITY OF ALL TRADES TO COORDINATE THEIR JOBS WITH OTHER TRADES AND PERFORM THEIR JOB IN A WORKPERSON-LIKE MANNER AND ACCORDING TO THE ABOVE SAID BUILDING AND SAFETY CODES.
15 ALL CONTRACTORS ARE RESPONSIBLE FOR PROTECTING THE STRUCTURE AND FINISHES DURING CONSTRUCTION, INSTALLATION AND UNTIL FINAL PAYMENT.
16 THE INSTALLER SHALL PROVIDE ADEQUATE TEMPORARY BRACING, SHORING & GUYING OF FRAMING AGAINST WIND, CONSTRUCTION LOADS & OTHER TEMPORARY FORCES UNTIL NO LONGER REQUIRED FOR THE SUPPORT OF THE FRAMING.
17 ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES AND SAFETY AND SECURITY ON THE JOB SITE. THE DESIGN AND ENGINEERING TEAMS AND ALL THEIR AGENTS AND EMPLOYEES ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND SHALL BE HELD HARMLESS AND INDEMNIFIED BY ALL CONTRACTORS FROM ANY AND ALL CLAIMS, LOSSES, SUITS AND LEGAL ACTION WHATSOEVER ARISING FROM THE PERFORMANCE OF WORK ON THIS PROJECT.

Recent Revision History

REV	DATE	DESCRIPTION
1.0	10/28/26	Initial
1.1	11/2/26	Existing Fl Plan & Side Additions
1.2	11/4/26	Red line dims & Studio Idea
1.3	11/19/26	Kitchen, Mud rm, Refine details

Engineering:
(TBD)

Design:
Webb Builders, Inc.
516-482-9502

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57 Woodruff Residence
Renovations

Title: Overview

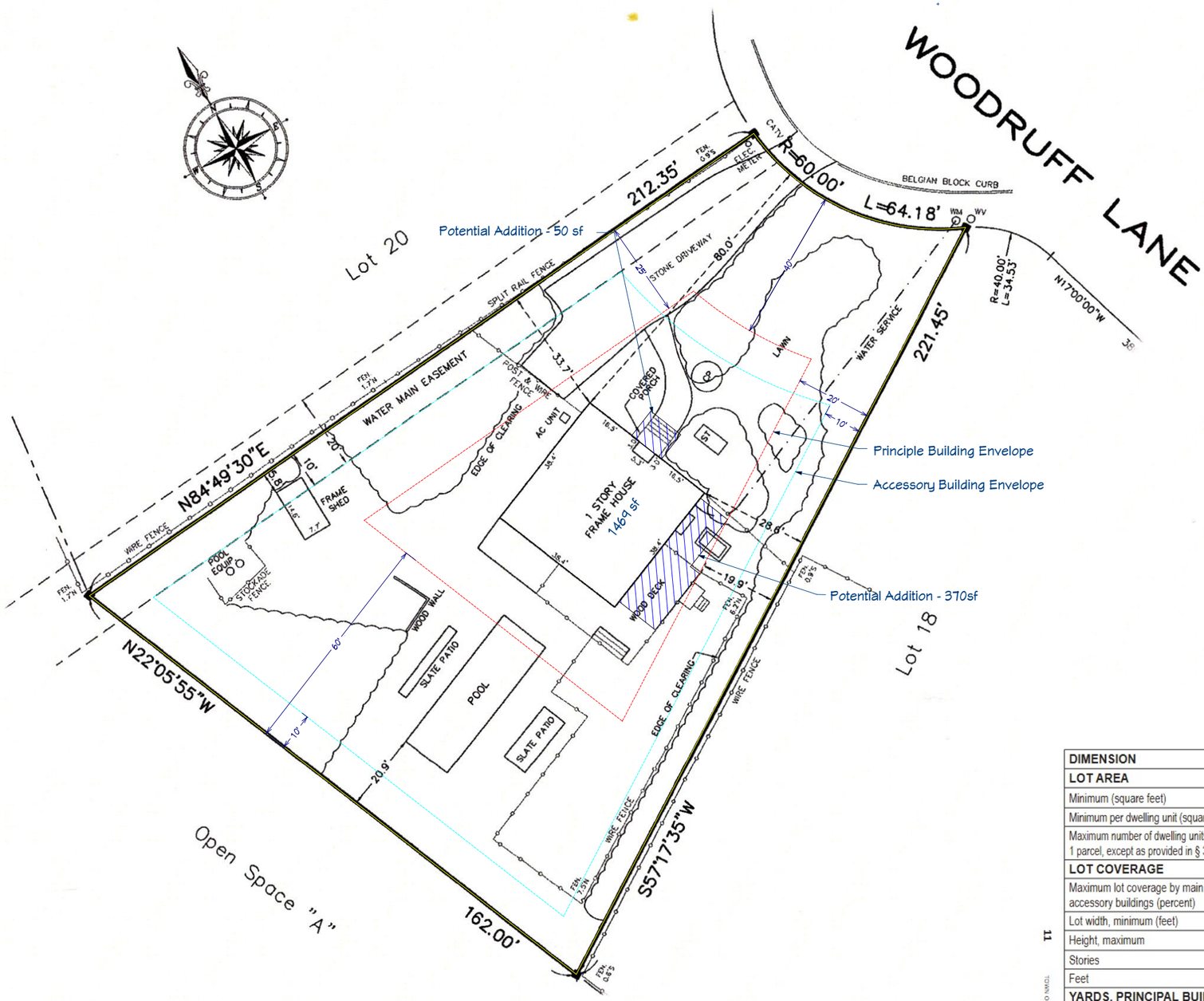
DATE: 11/18/2026

SCALE:

SHEET: G-001

VERIFY ALL DIMENSIONS IN FIELD

Note: 100% scale when printed on ARCH D. 50% scale on ARCH B.



Site Plan Scale: 1" = 15'

TOWN OF SOUTHAMPTON
RESIDENCE DISTRICTS TABLE OF DIMENSIONAL REGULATIONS

DIMENSION	CR200	CR120	CR80	CR60	CR40	R120	R80	R60	R40	R20	R15	R10
LOT AREA												
Minimum (square feet)	200,000	120,000	80,000	60,000	40,000	120,000	80,000	60,000	40,000	20,000	15,000	10,000
Minimum per dwelling unit (square feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum number of dwelling units on any 1 parcel, except as provided in § 330-8												
LOT COVERAGE												
Maximum lot coverage by main and accessory buildings (percent)	5	10	10	15	20	10	10	15	20	20	20	20
Lot width, minimum (feet)	200	200	175	150	150	200	175	150	150	120	100	75
Height, maximum												
Stories	2	2	2	2	2	2	2	2	2	2	2	2
Feet	32	32	32	32	32	32	32	32	32	32	32	32
YARDS, PRINCIPAL BUILDING, MINIMUM (FEET)												
Front	100	80	80	80	60	80	80	80	60	40	40	30
Side, minimum for	50	30	30	25	20	30	30	25	20	20	15	10
Side, total for both on interior lot	125	75	75	65	60	75	75	65	60	45	35	25
Side, abutting side street on corner lot	100	80	80	80	60	80	80	80	60	40	40	30
Rear	100	100	100	100	70	100	100	100	70	60	50	30
YARDS, ACCESSORY BUILDINGS AND STRUCTURES, EXCEPT FENCES AND RETAINING WALLS, MINIMUM (FEET)												
Distance from street	110	90	90	90	70	90	90	90	70	50	50	40
Distance from side and rear lot lines	50	30	30	30	20	30	30	30	20	10	10	8

Recent Revision History

REV	DATE	DESCRIPTION
1.0	10/28/26	Initial
1.1	11/2/26	Existing Fl Plan & Side Additions
1.2	11/4/26	Red line dims & Studio Idea
1.3	11/19/26	Kitchen, Mud rm, Refine details

Design:
Webb Builders, Inc.
516-482-3502

Engineering:
(TBD)

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57 Woodruff Residence
Renovations

Title: Survey

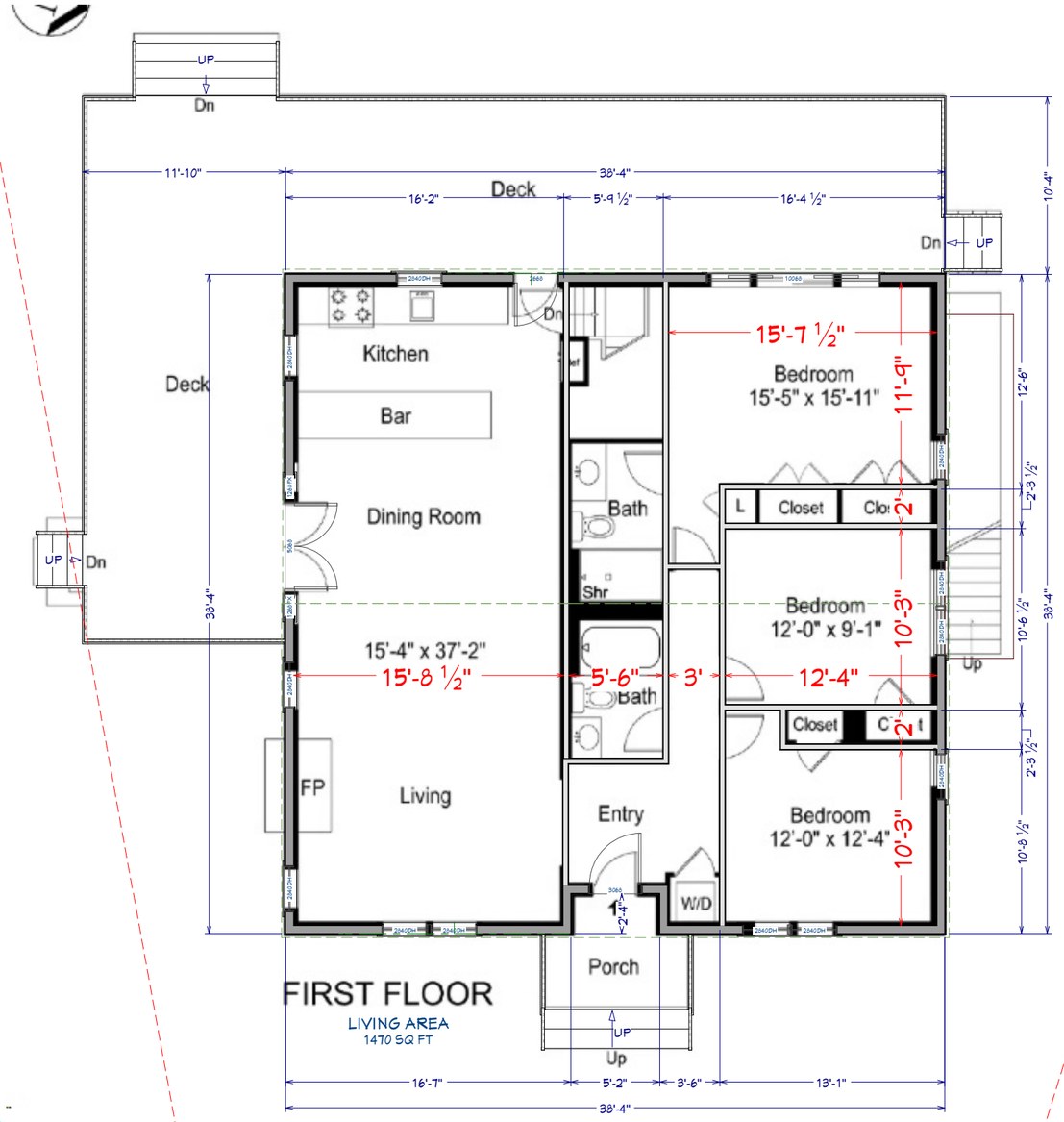
DATE: 11/18/2026

SCALE:

SHEET: S-001

VERIFY ALL DIMENSIONS IN FIELD

Note: 100% scale when printed on ARCH D. 50% scale on ARCH B.



Existing 1st Floor

VERIFY ALL DIMENSIONS IN FIELD

Note: 100% scale when printed on ARCH D. 50% scale on ARCH B.

Recent Revision History

REV	DATE	DESCRIPTION
1.0	10/28/26	Initial
1.1	11/2/26	Existing Fl Plan & Side Additions
1.2	11/4/26	Red line dims & Studio Idea
1.3	11/19/26	Kitchen, Mud rm, Refine details

Engineering: (TBD)

Design:
Webb Builders, Inc.
516-482-9502

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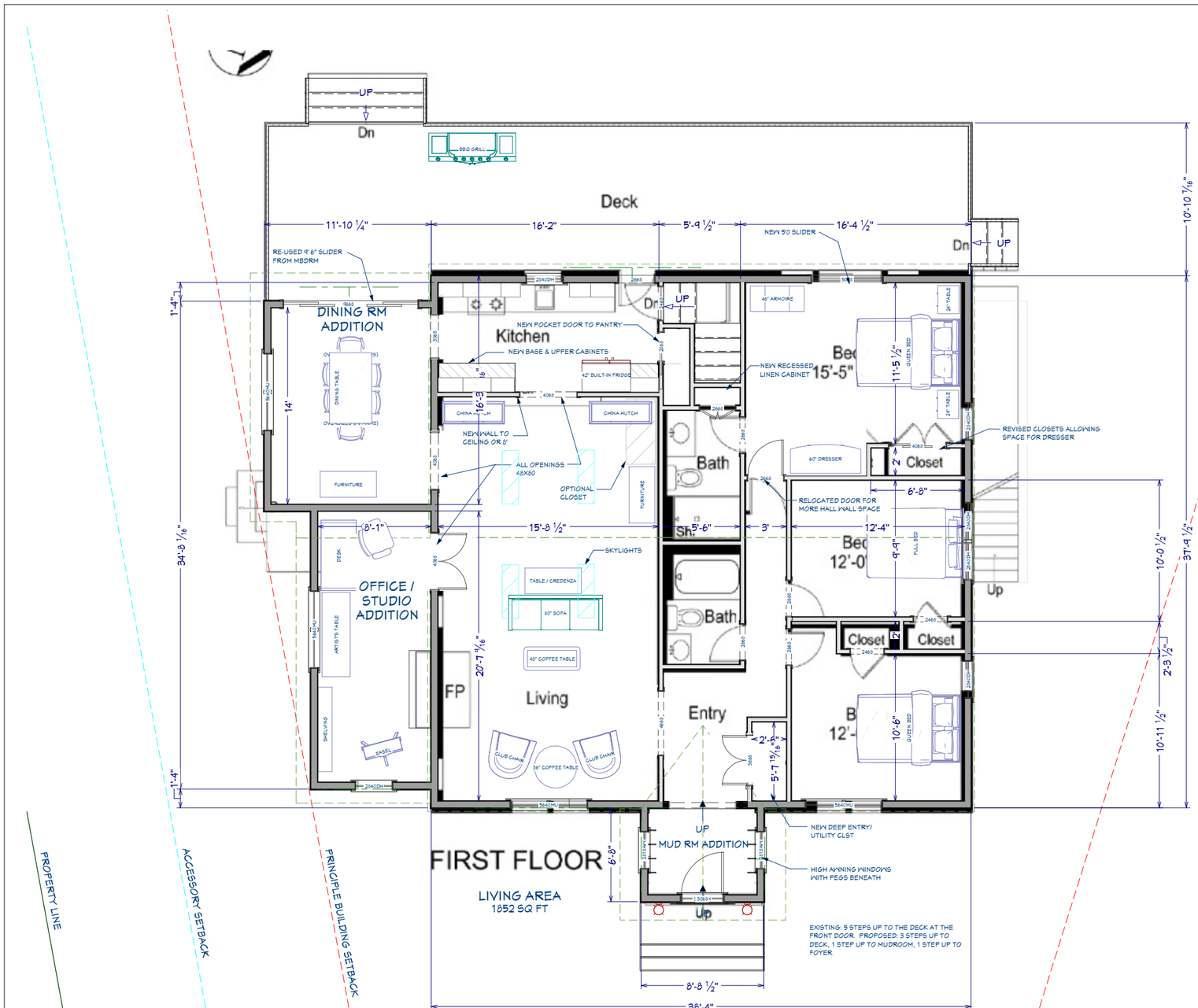
57 Woodruff Residence
Renovations

Title: Existing Plans

DATE: 11/18/2026

SCALE:

SHEET: A-001



Side Additions: 1st Floor

Recent Revision History

REV	DATE	DESCRIPTION
1.0	10/28/26	Initial
1.1	11/2/26	Existing Fl Plan & Side Additions
1.2	11/4/26	Red line dims & Studio Idea
1.3	11/19/26	Kitchen, Mud rm, Refine details

Engineering: (TBD)

Design: Webb Builders, Inc. 516-482-9502

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57 Woodruff Residence
Renovations

Title: Proposed Plan

DATE: 11/18/2026

SCALE:

SHEET: A-100

VERIFY ALL DIMENSIONS IN FIELD

Note: 100% scale when printed on ARCH D. 50% scale on ARCH B.





VERIFY ALL DIMENSIONS IN FIELD

Note: 100% scale when printed on ARCH D. 50% scale on ARCH B.

Recent Revision History

REV	DATE	DESCRIPTION
1.0	10/28/26	Initial
1.1	11/2/26	Existing Fl Plan & Side Additions
1.2	11/4/26	Red line dims & Studio Idea
1.3	11/19/26	Kitchen, Mud rm, Refine details

Design:
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Engineering:
(TBD)

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57 Woodruff Residence
Renovations

Title:
Proposed Renderings

DATE:
11/18/2026

SCALE:

SHEET:
R-002