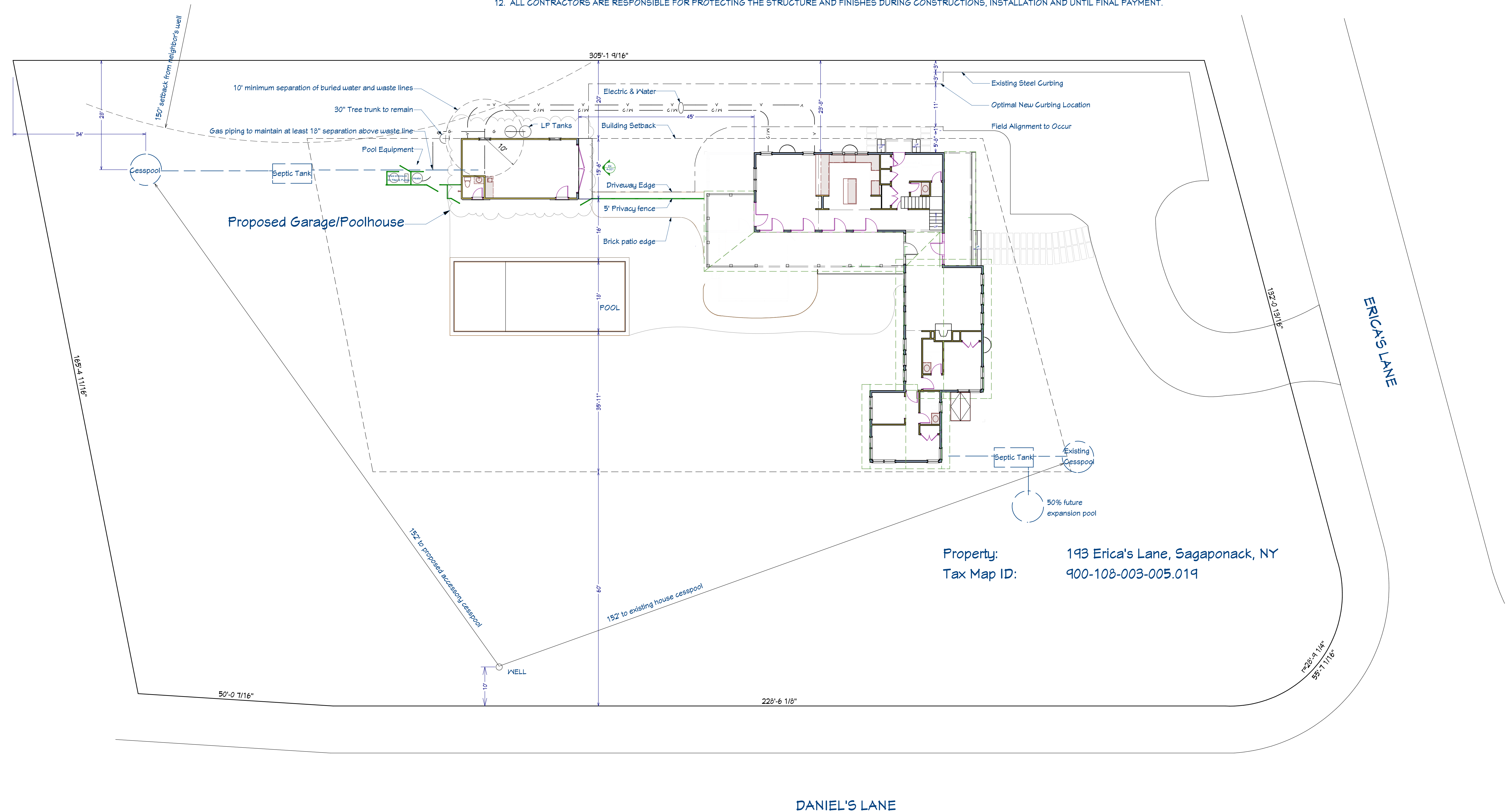


Type		Sq Ft
Gross Floor Area	Existing House 1st Fl	2093
	Existing House 2nd Fl	1000
	Existing House 1st Fl ceiling > 15'	182
	Existing House 2nd Fl ceiling > 15'	57
	Existing House Attic ceiling > 7'	150
Roofed Accessory	Existing Roofed Deck	811
	Proposed Garage	476
Total GFA + RA		4770
Lot Size		51020
Max Gross Floor Area		5551
Max GFA + RA		6384

GENERAL NOTES:

- DO NOT SCALE DIMENSIONS OFF DRAWINGS. USE WRITTEN OR CALCULATED DIMENSIONS.
- ALL CONTRACTORS ARE RESPONSIBLE FOR CHECKING DIMENSIONS BEFORE ESTIMATING, ORDERING OR STARTING WORK.
- ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWING MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN AND ENGINEERING TEAM IMMEDIATELY.
- ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING ANY PRODUCT, MATERIAL OR METHOD OF ASSEMBLY IS TO BE POINTED OUT TO THE DESIGN AND ENGINEERING TEAM IMMEDIATELY. A WRITTEN ADDENDUM SHALL BE ISSUED AS NECESSARY AND SHALL BECOME A PART OF THE CONTRACT DOCUMENTS THEREIN.
- ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO ASSURE WEATHER TIGHT CONDITION.
- 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.
- THE GENERAL CONTRACTOR TO SUPPLY SAMPLES OF ALL MATERIAL FINISHES AND COLORS FOR FINAL APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
- 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.
- ALL CONTRACTORS SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITIONS, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS.
- ALL CONTRACTORS SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.
- 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.
- ALL CONTRACTORS ARE RESPONSIBLE FOR PROTECTING THE STRUCTURE AND FINISHES DURING CONSTRUCTIONS, INSTALLATION AND UNTIL FINAL PAYMENT.



Property: 193 Erica's Lane, Sagaponack, NY
 Tax Map ID: 900-108-003-005.019

Site Plan Scale: 1" = 12'

Rev	Date	Description
6.2	12/17/16	Garage Permit Set Submitted
6.3	12/22/16	Ext. Lighting, HX & Barn Door
6.4.1	1/5/17	FAR, Utilities, Plumbing, Details
6.5	1/14/17	Shear wall details
6.5.1	1/25/17	Barn doors are to be natural cedar
6.5.3	2/29/17	Utility separation (un-shifted house)
6.5.4	3/17/17	Garage hinges, Bathroom sill

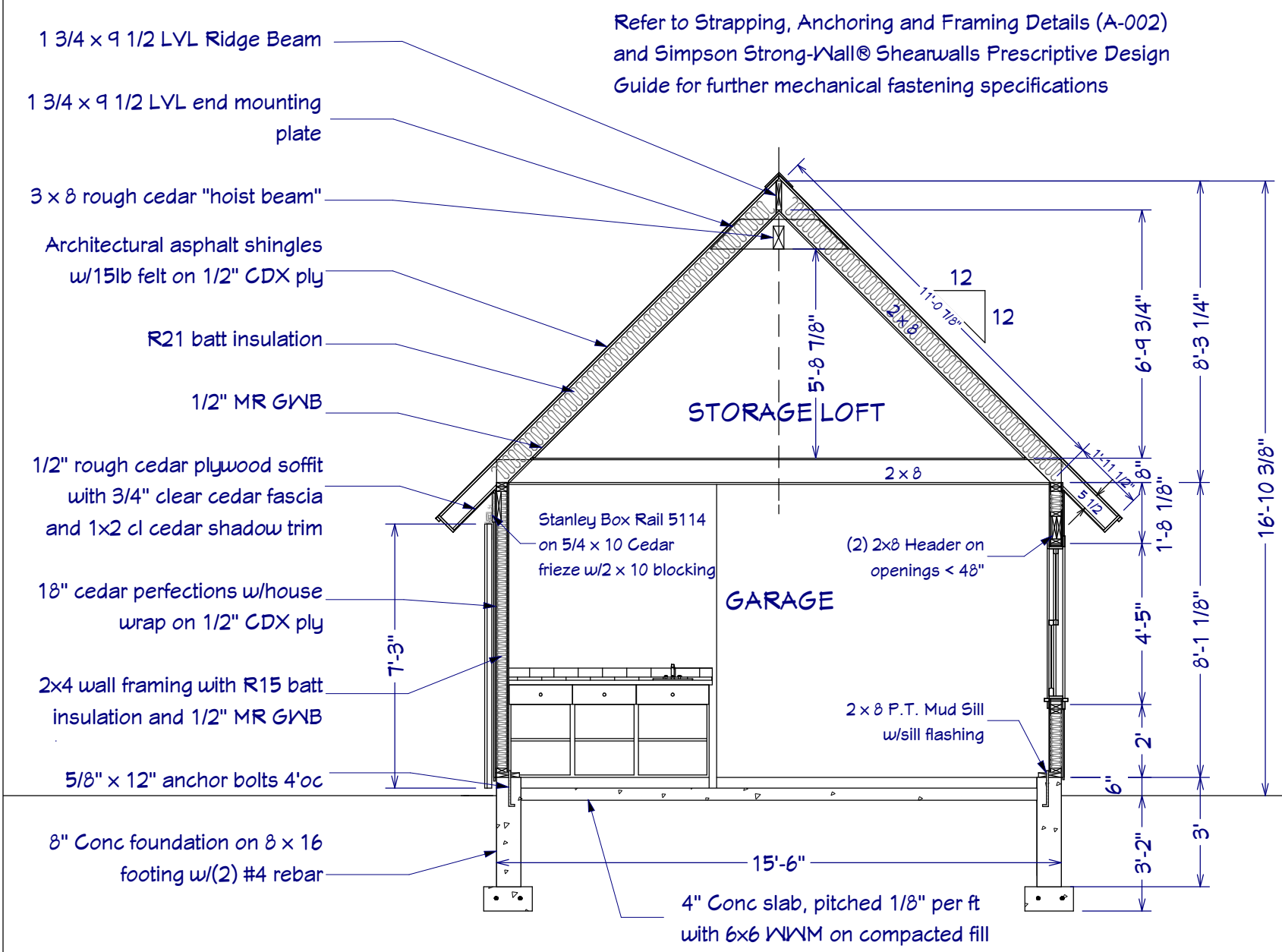
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 Design and Construction - www.dwebbbaite.com
 A.S. Engineering Services, P.C.
 www.asengineering.com

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 Sagaponack, NY

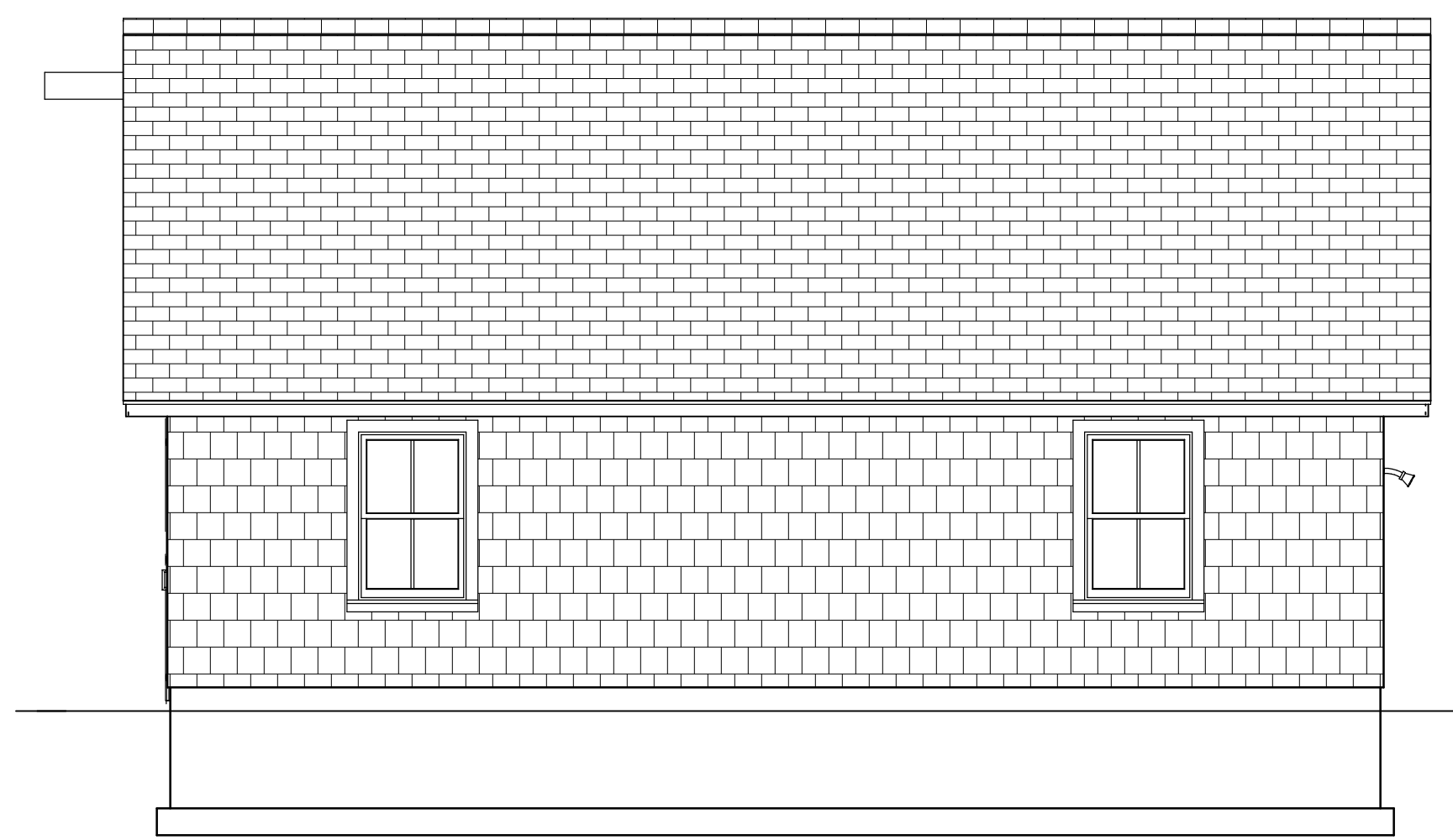
Site Plan

DATE:
 3/1/2017
 SCALE:
 SHEET:
 G-100

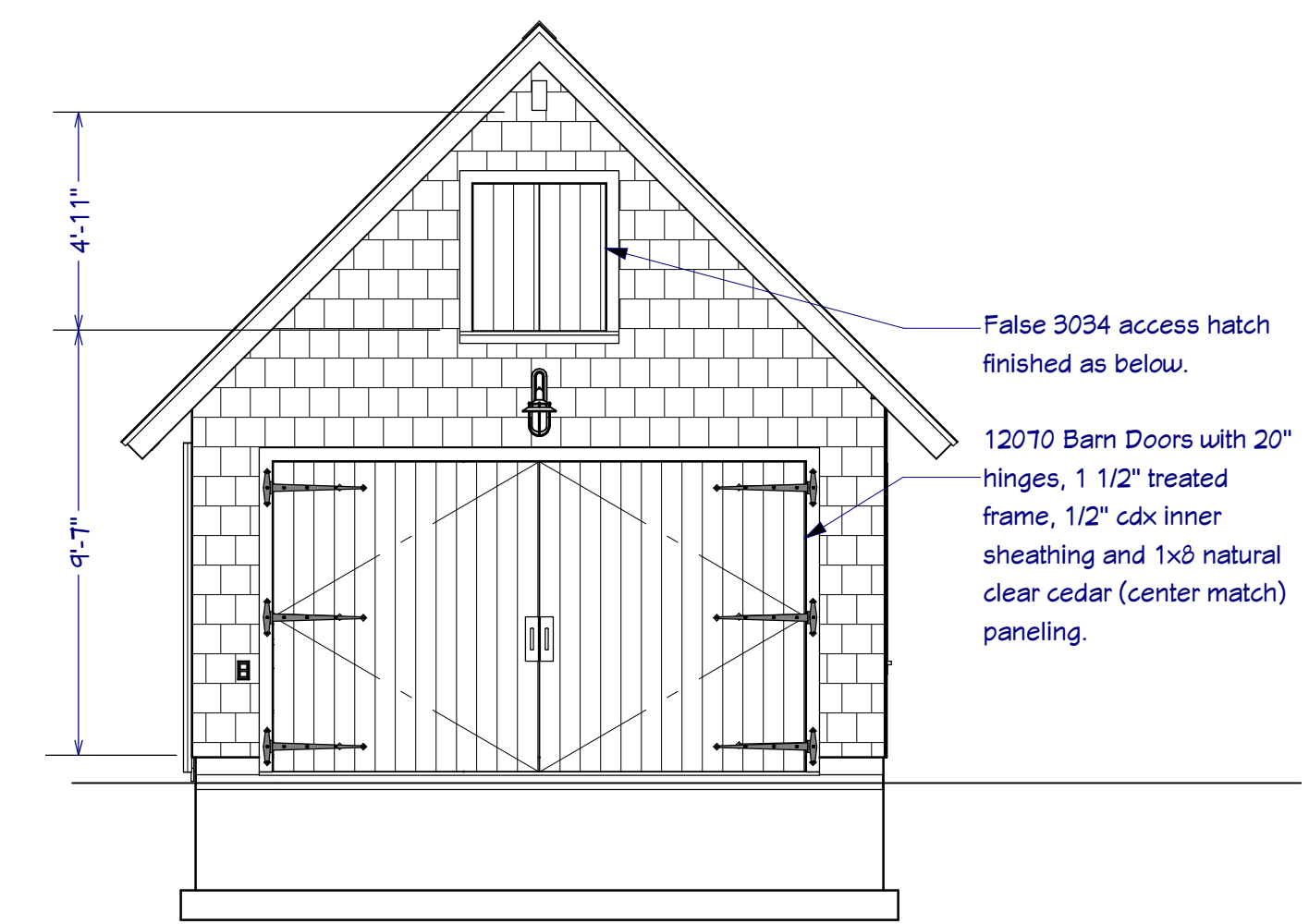
Note: 100% scale when printed on Arch D. 50% scale on Arch B.



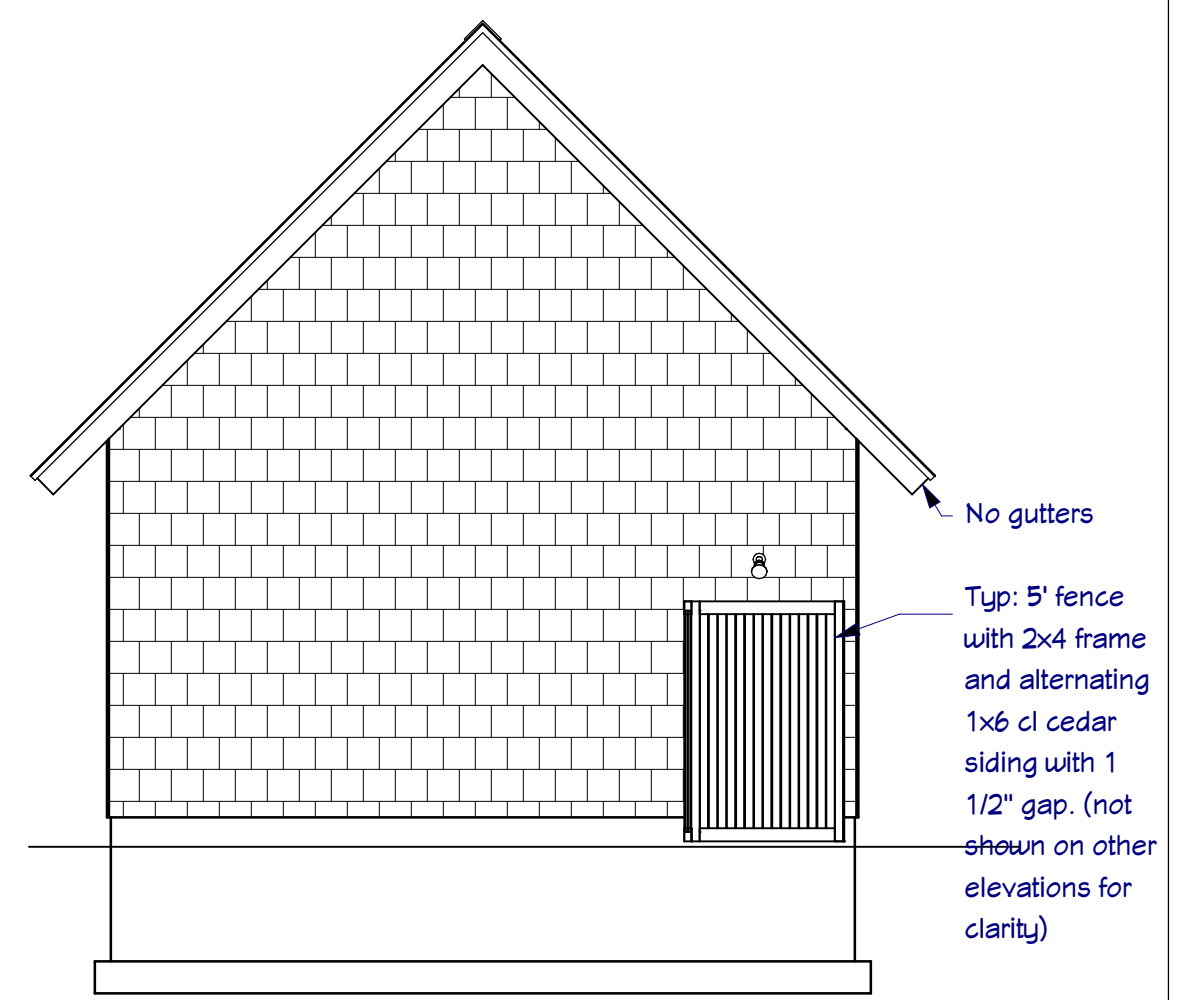
Section 1



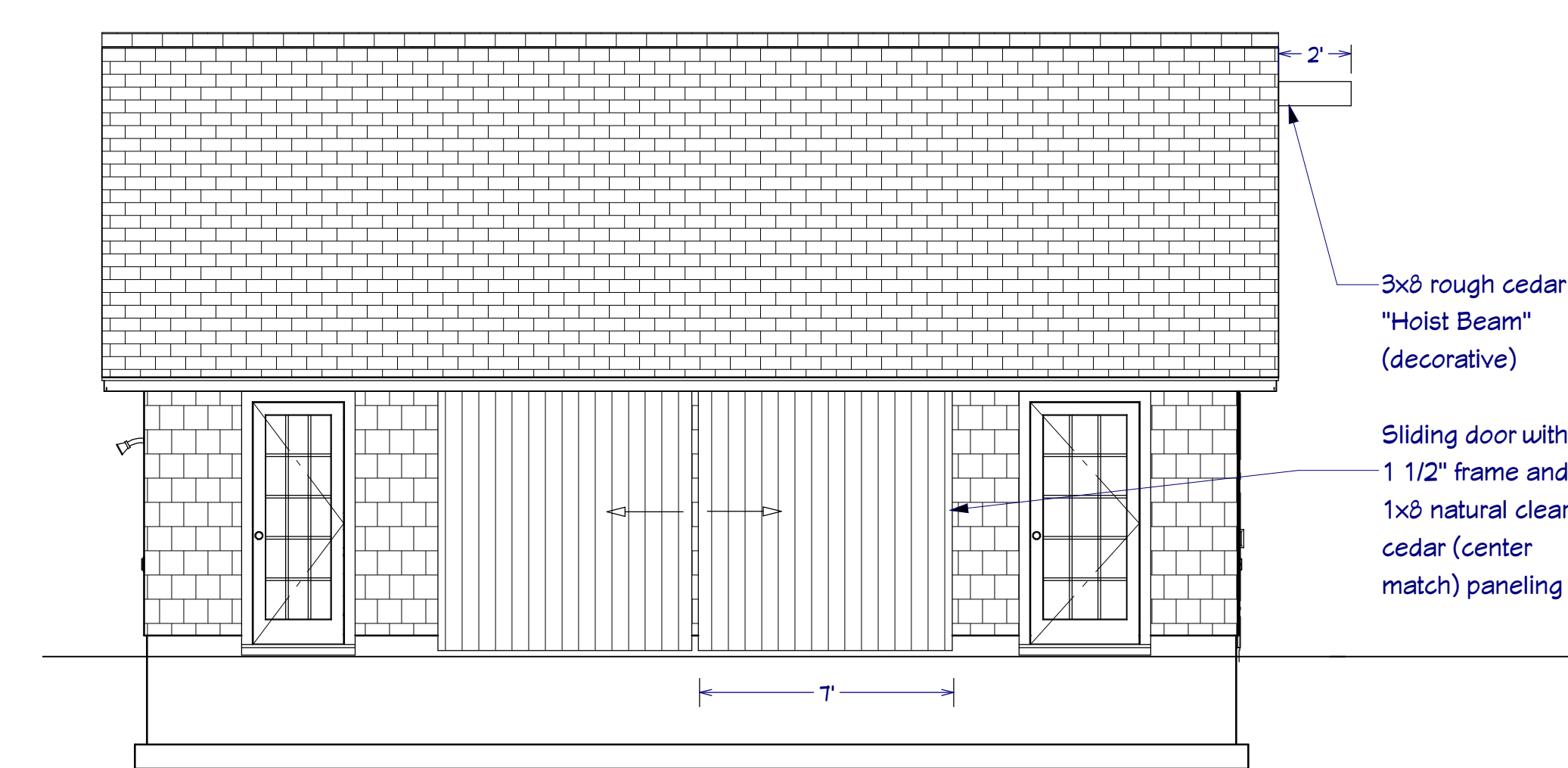
North Side



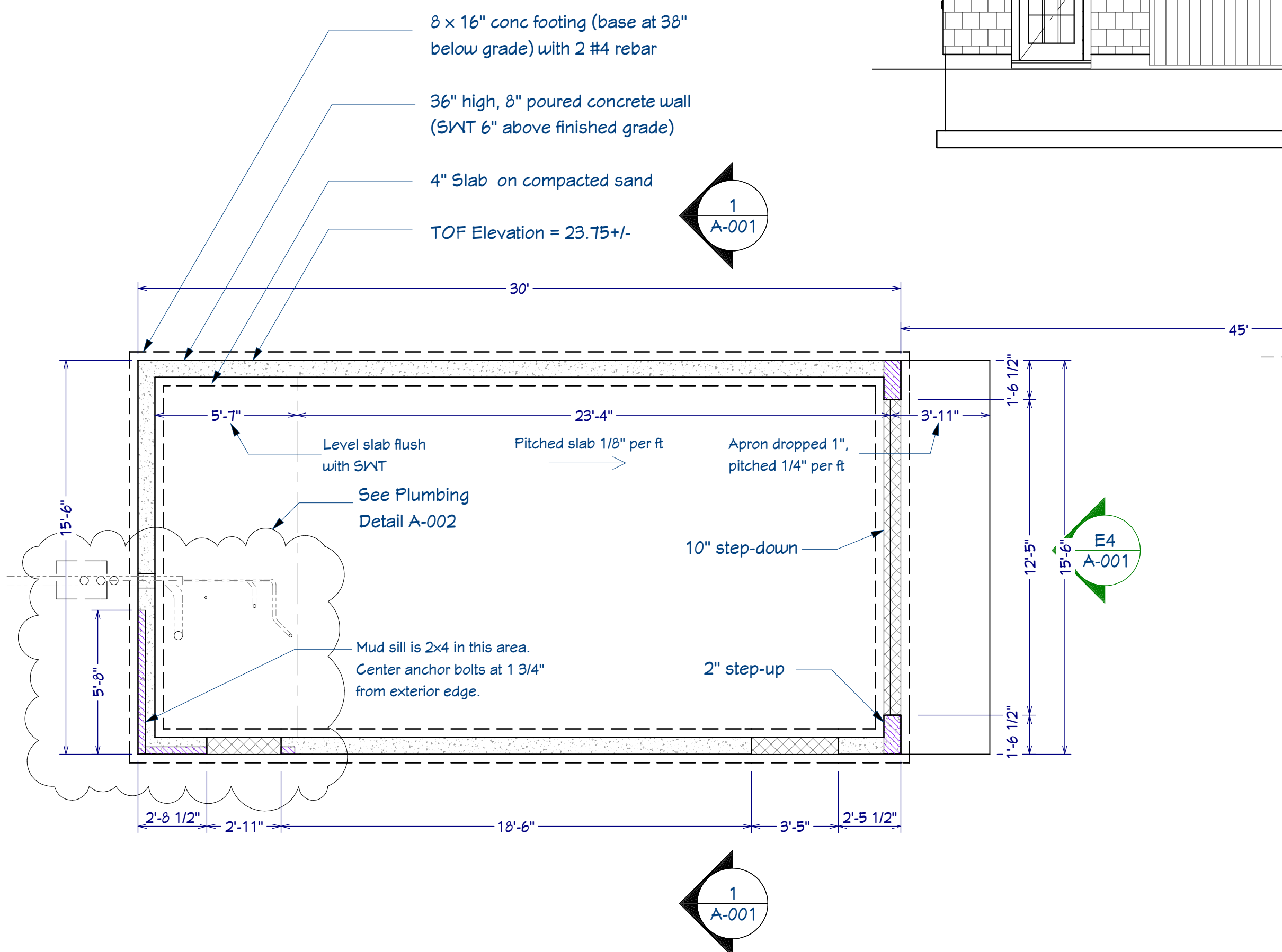
East Side



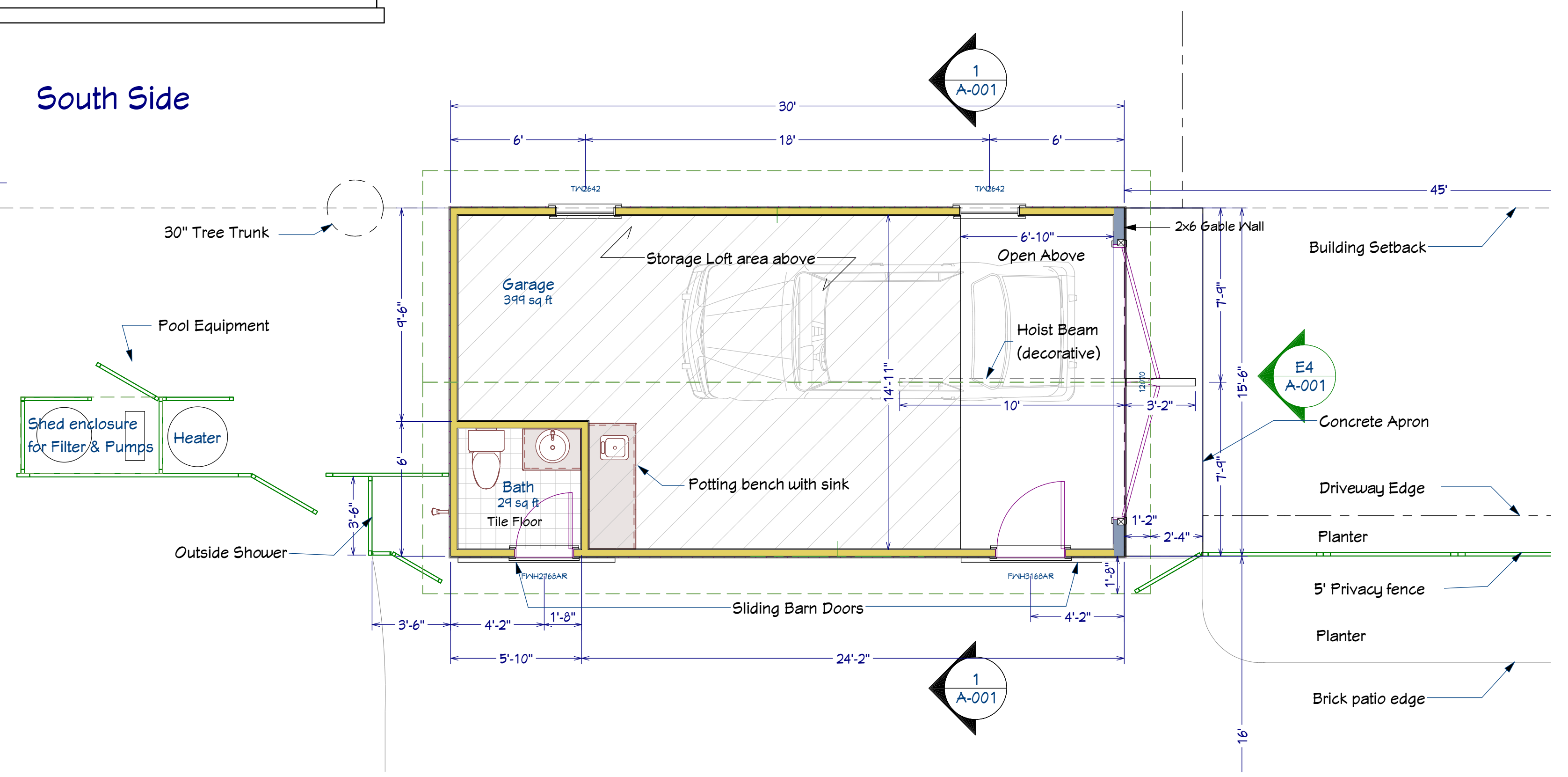
West Side



South Side



Garage/Poolhouse Foundation



Garage/Poolhouse 1st Floor

Rev	Date	Description
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6.5.4	3/17/17	Garage hinges, Bathroom sill

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www.asengineering.com

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Sagaponack, NY

Garage Plans

DATE:
3/1/2017
SCALE:
1/4" = 1'
SHEET:
A-001

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

Prescriptive Design Requirements for Wind Load Protection

Exposure:
C - Open, Coastal

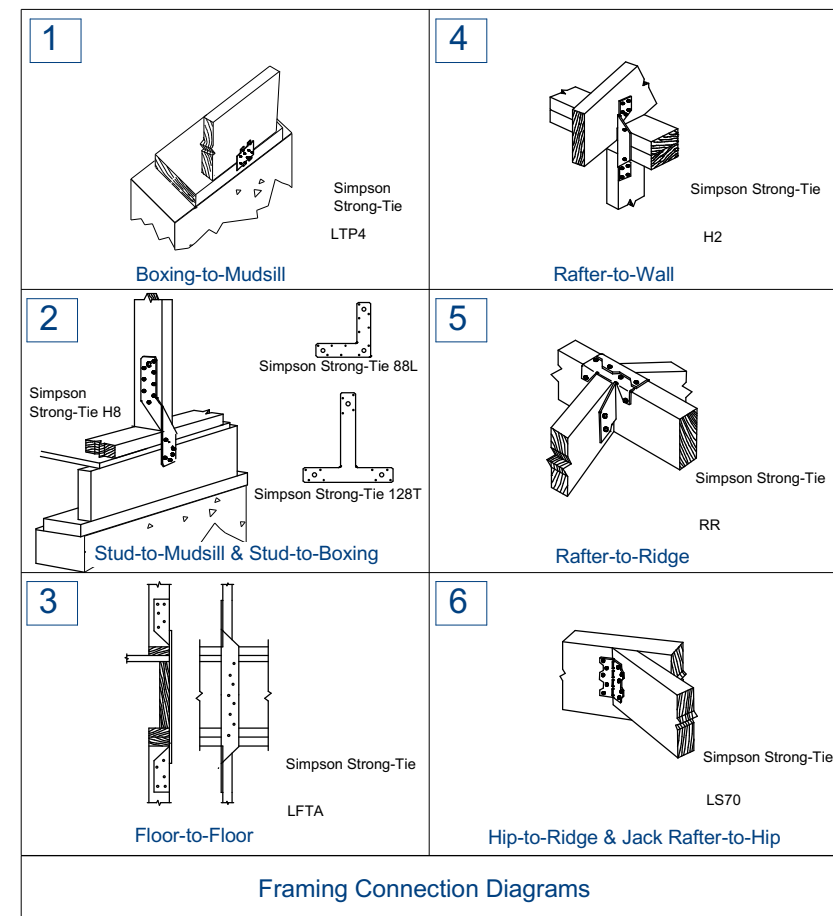
Design Loads:
Floors L=40, D=12; Roof L=45, D=15

Windows:
3/4" plywood storm panels to be provided for all new windows. Panels to be fastened at 8" oc with 3" wood screws into framing.

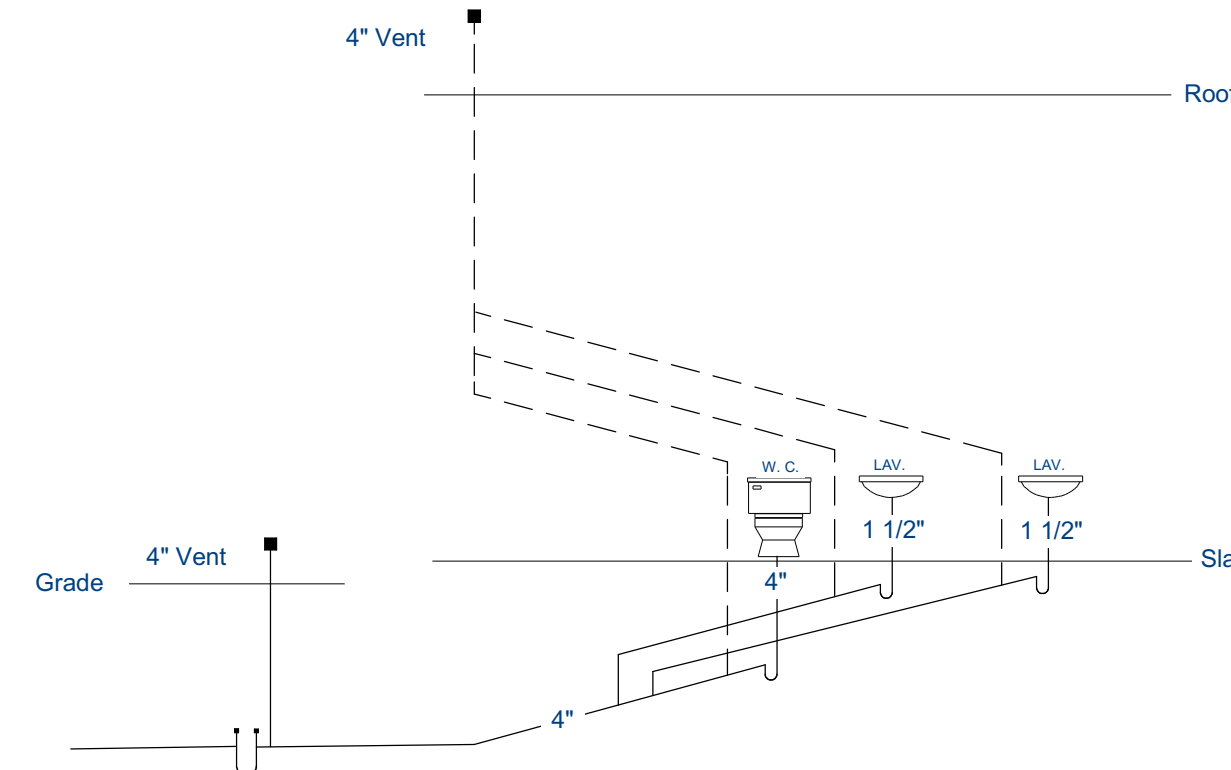
Framing Grades:
All framing members to be 1.6E solid saun Douglas Fir #2 unless otherwise specified.

- Strapping/Anchoring Steps:
- All bottom-shoe-to-foundation connections and/or mudsill-to-foundation connections will be attached at 4'o.c. using 5/8" x 12" anchor bolts. Additional anchor bolts shall be provided at 8" from each side of corners and openings.
 - All boxing-to-mudsill connections will be attached as per diagram #1 below. Attachments will be made at each anchor bolt as per step 1.
 - All stud-to-mudsill and/or stud-to-boxing connections will be attached as per diagram #2 below. Alternatively, connections can be made using Simpson Strong-Tie 128T (Tee straps) or 88L (L Straps). Attachments will be made directly above (i.e. at the same frequency) the anchor bolts as per step 1.
 - All floor-to-floor connections will be attached as per diagram #3 below. Attachments will be made directly above (i.e. at the same frequency) the anchor bolts as per step 1, wherever possible. If conditions (e.g. openings) prevent direct alignment, then follow the frequency guidelines defined in step 1.
 - All rafter-to-wall connections will be attached as per diagram #4 below. Attachments will be made at each rafter.
 - All rafter-to-ridge connections will be attached as per diagram #5 below. Attachments will be made at each rafter.
 - All hip-rafter-to-ridge and jack-rafter-to-hip connections will be attached as per diagram #6 below. Attachments will be made at each rafter.

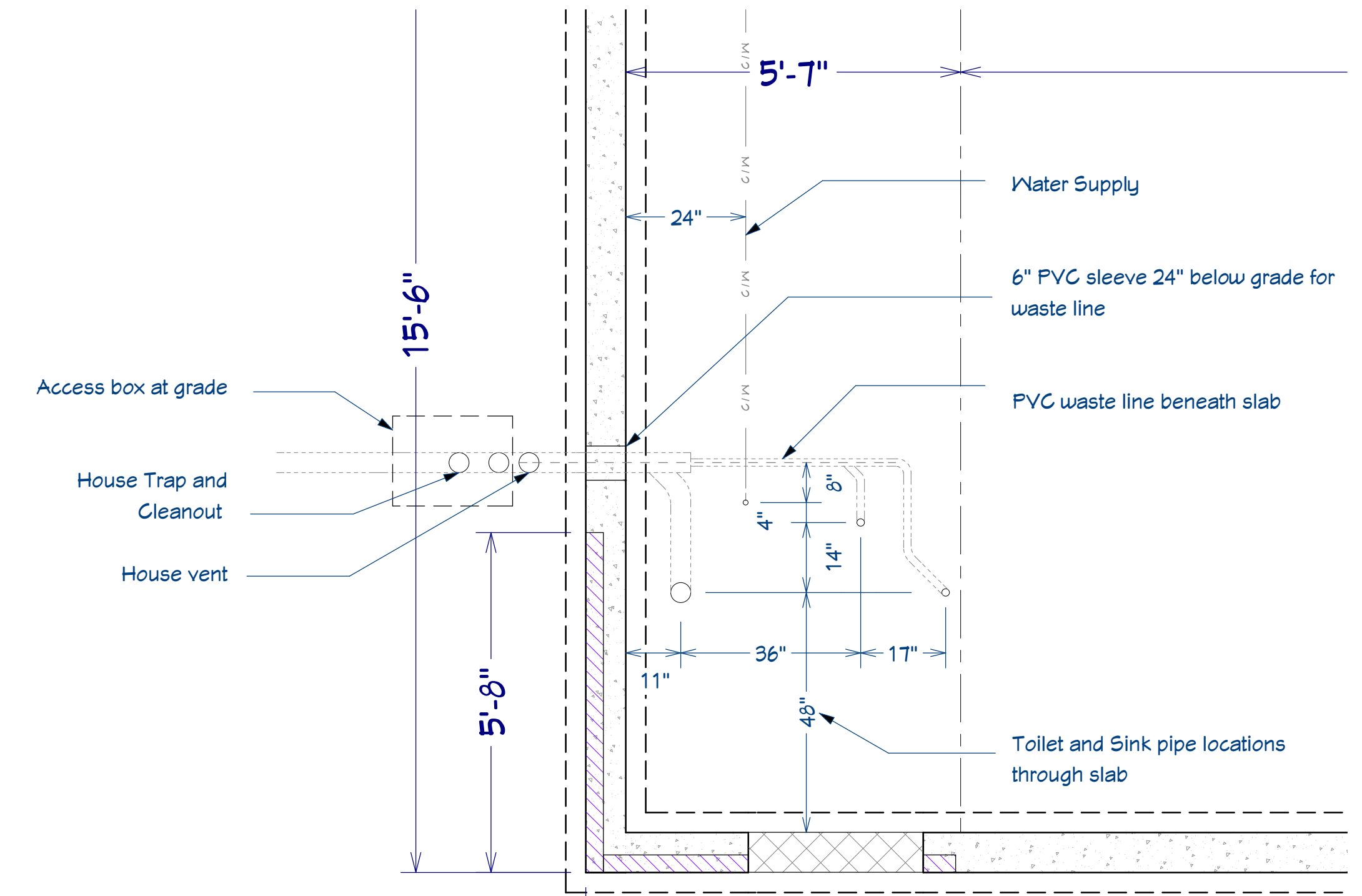
Sheathing Nailing:
All wall and roof sheathing to be nailed 6" o.c. using 8D galv ring-shank nails. All floor sheathing to be glued (const adhesive) and nailed 6" o.c. using 8D galv nails.



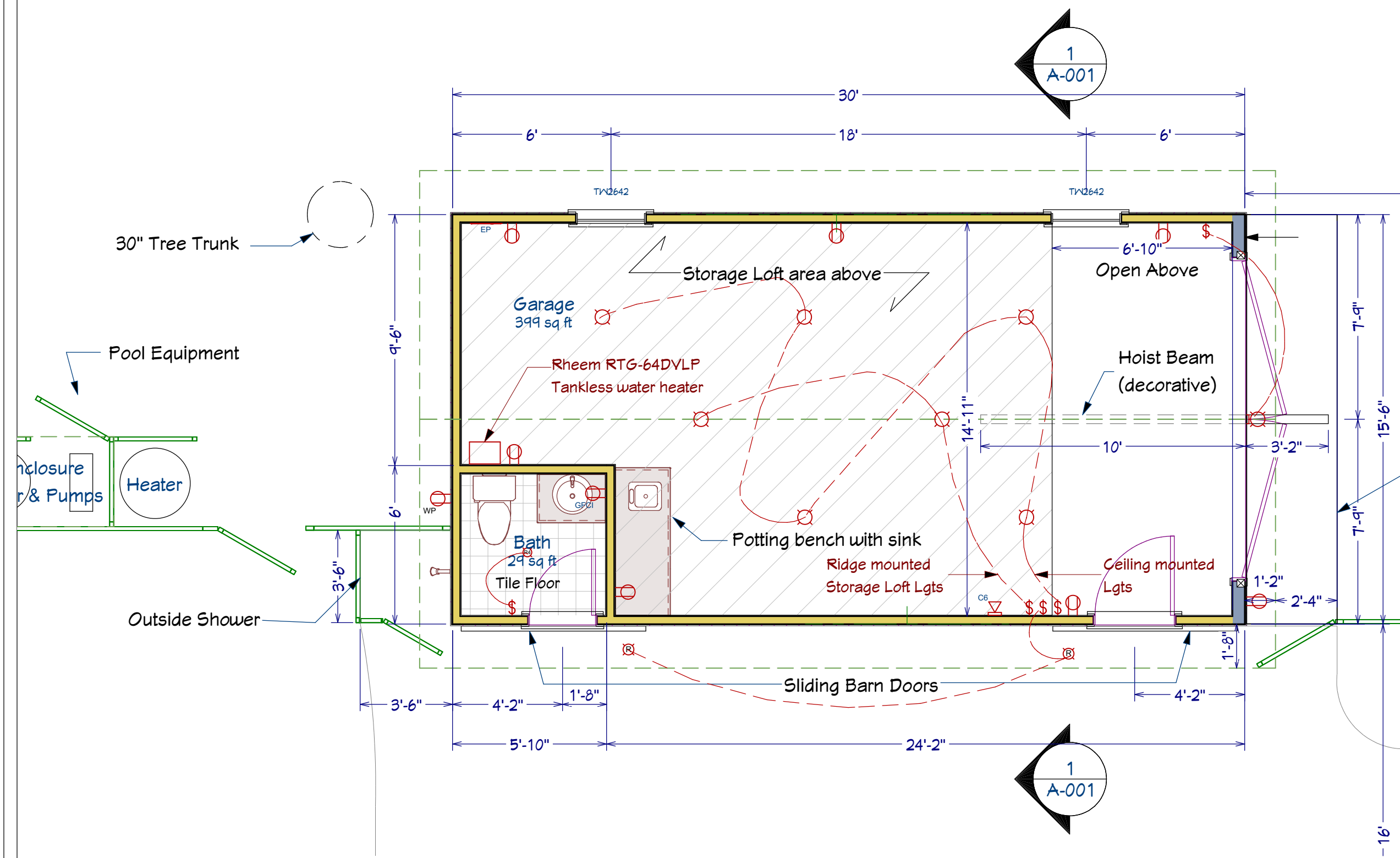
Strapping & Fastening Details NTS



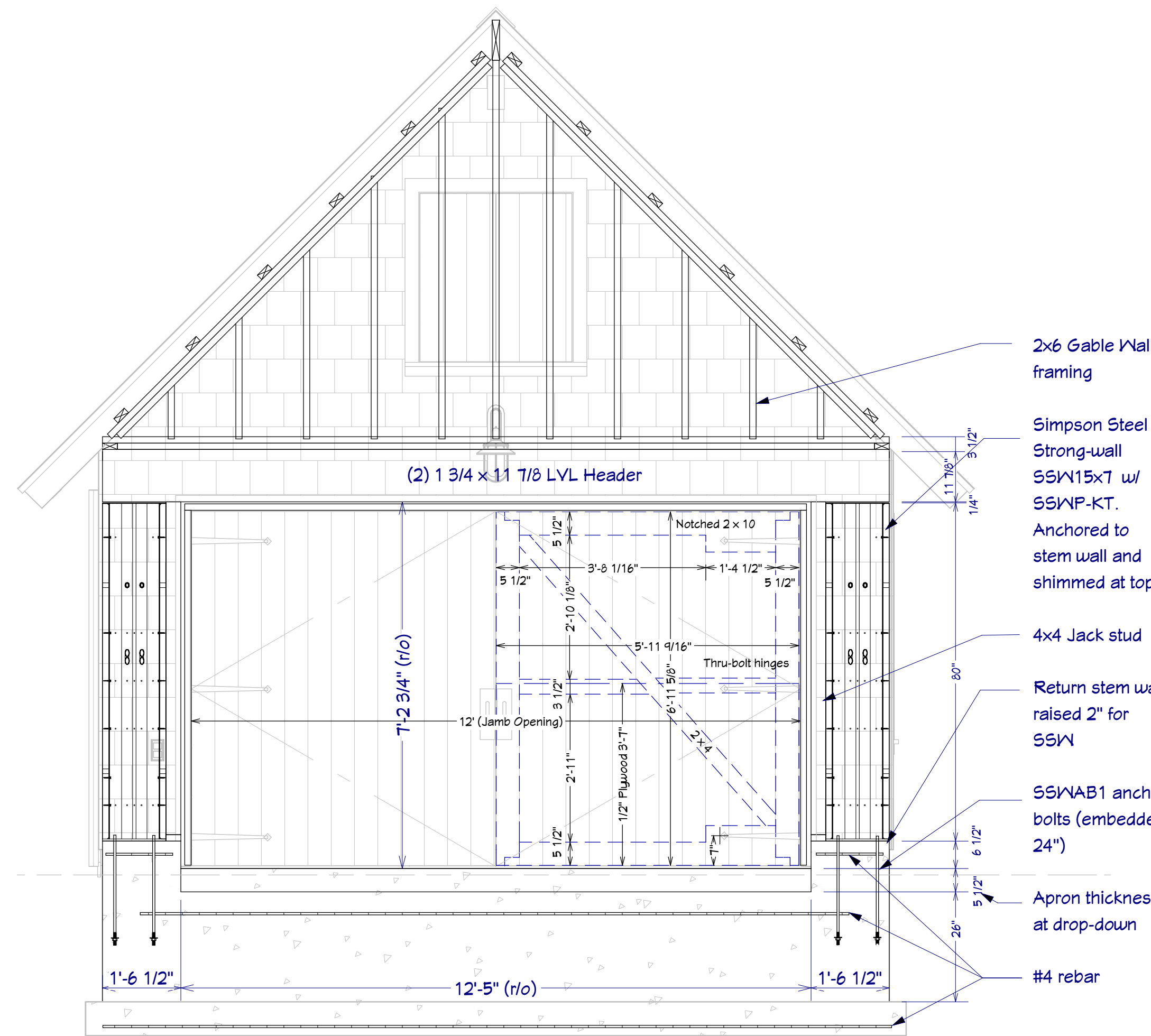
Plumbing Riser Diagram NTS



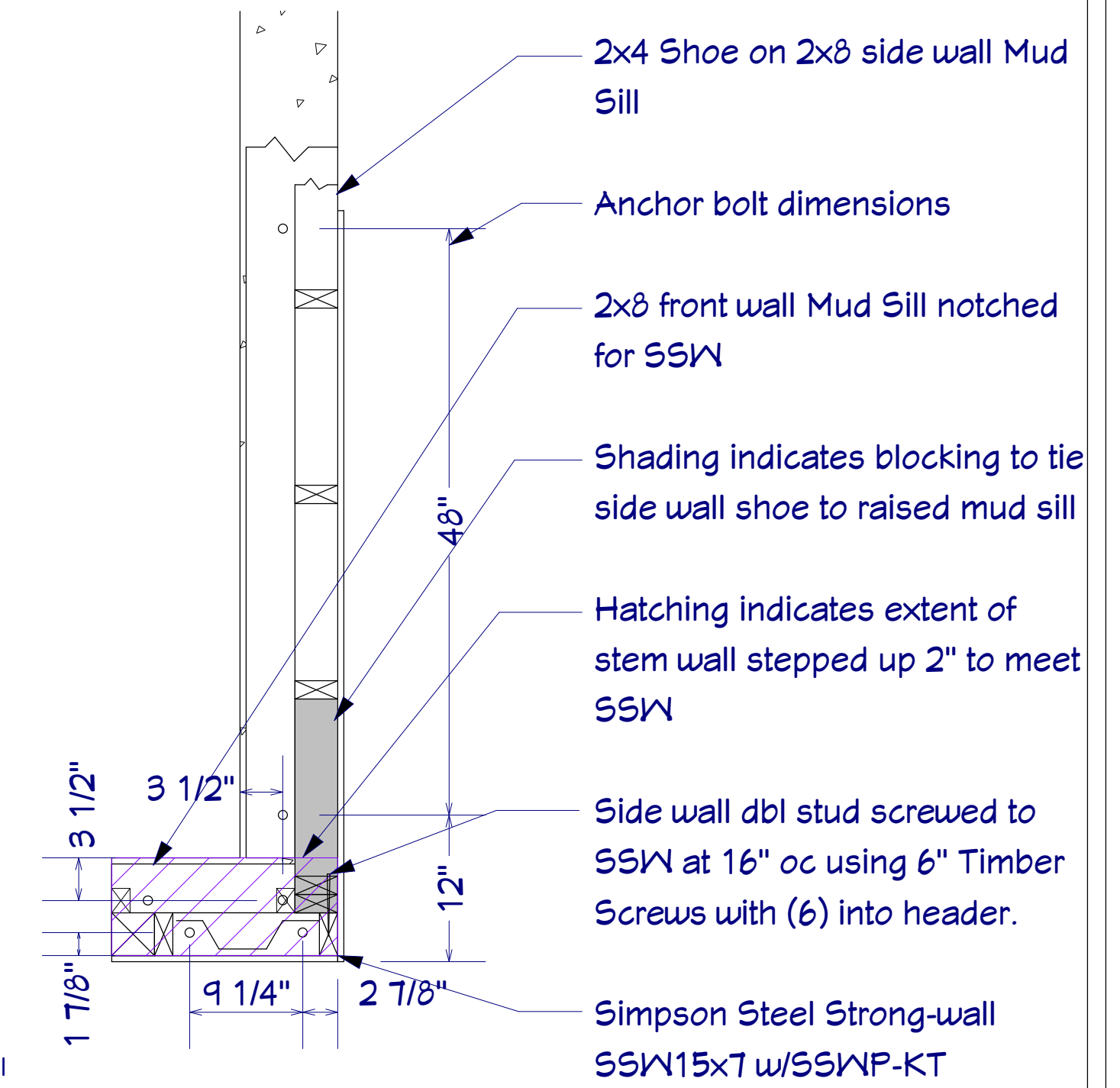
Plumbing Detail Scale: 1/2" = 1'



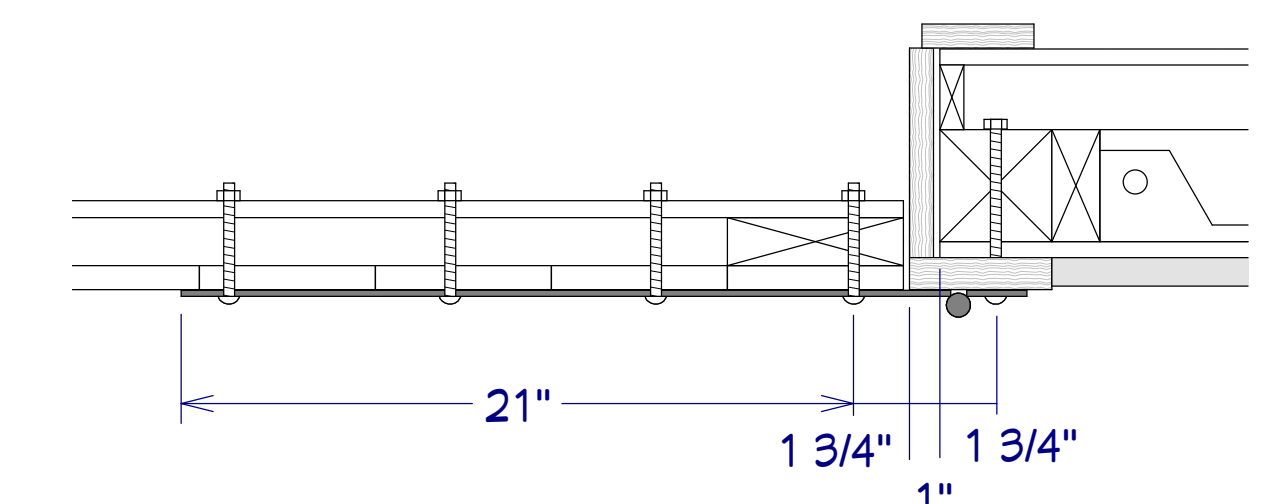
Electric Plan



Garage Door and Front Wall Framing Scale: 1/2" = 1'



Anchoring/Framing details Scale: 1" = 1'



Section at Strap Hinge Scale: 2" = 1'

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Trotta Residence
Sagaponack, NY

Electric, Plumbing,
Framing Details

DATE:
3/1/2017
SCALE:
1/4" = 1'
SHEET:
A-002

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