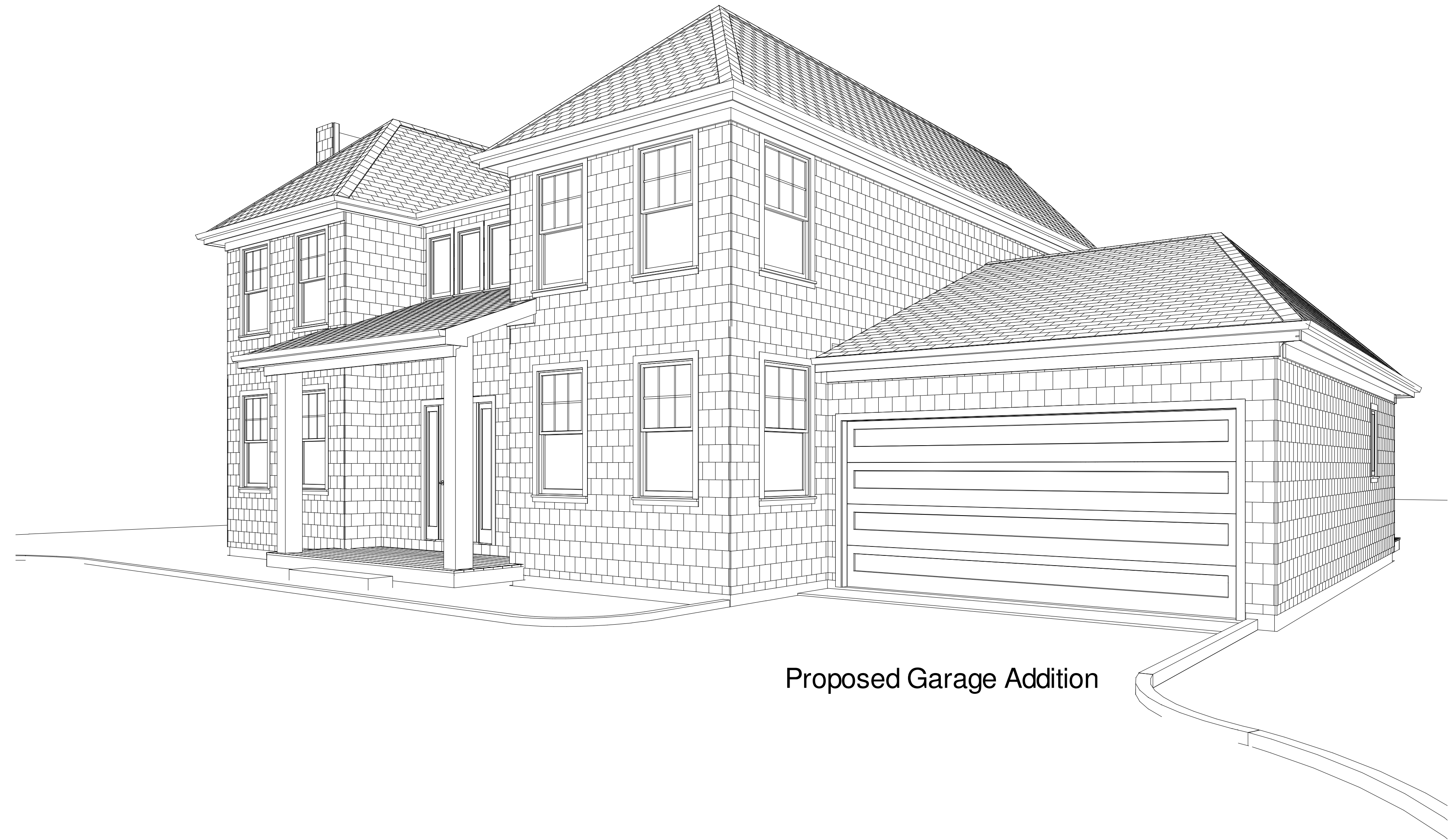


Site Plan

Scale: 1" = 15'



Proposed Garage Addition

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- A100 Foundation Plan
- A101 First Floor Plan & Electric
- A200 Elevations and Riser Diagram
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Revisions
 11/12/12 Initial
 11/17/12 Elevations
 12/22/12 Utility & Shower
 12/22/12 Permit Set

Date:
12/22/12

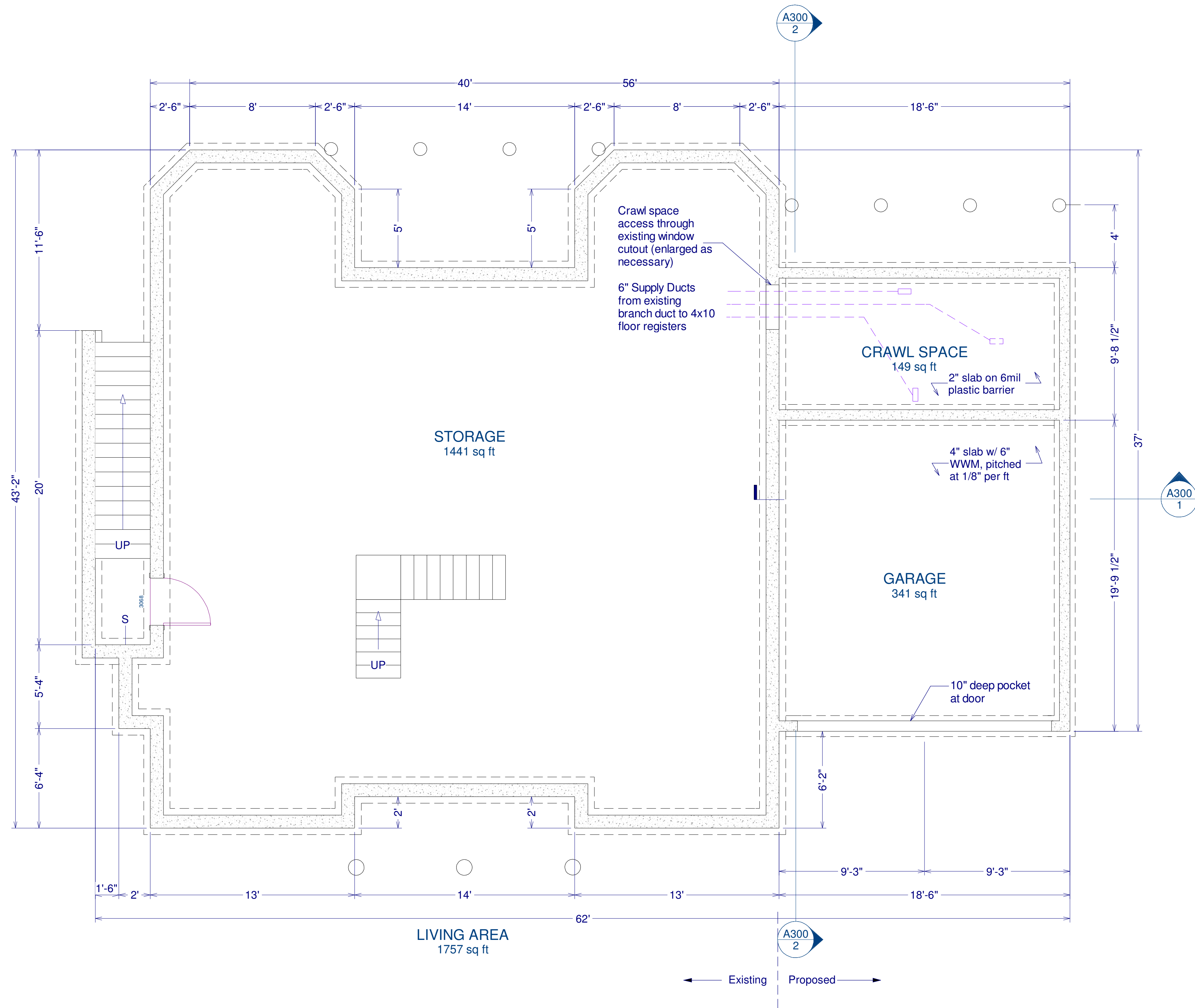
Drawn By:
DW

Scale:

Sheet:
S100

Site Plan & Overview

Frankel Residence - Addition - East Hampton, NY



Foundation Plan

Scale: 1/4" = 1'

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 11/12/12 Initial
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 12/22/12 WWM, Shower
 12/22/12 Permit Set

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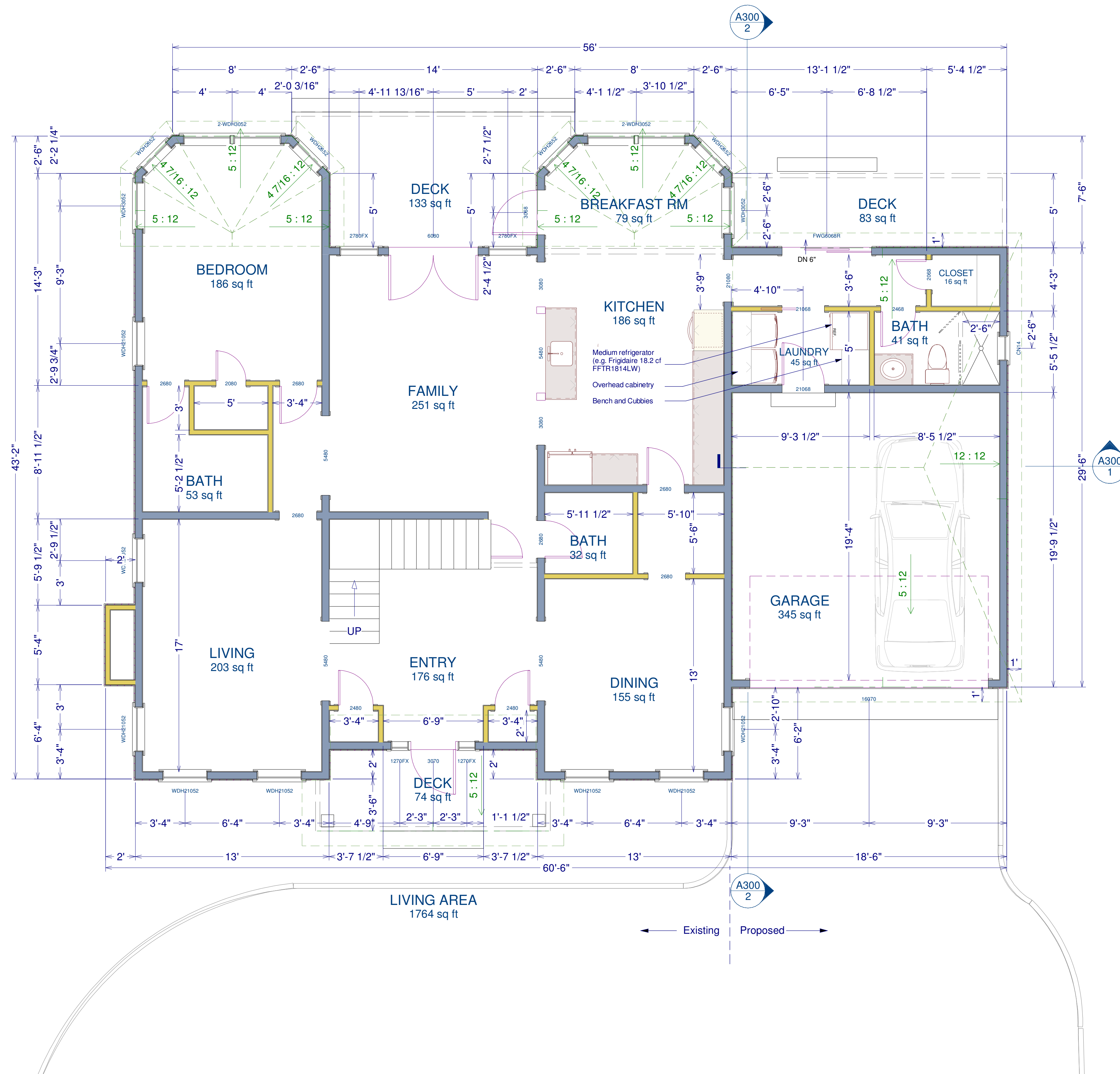
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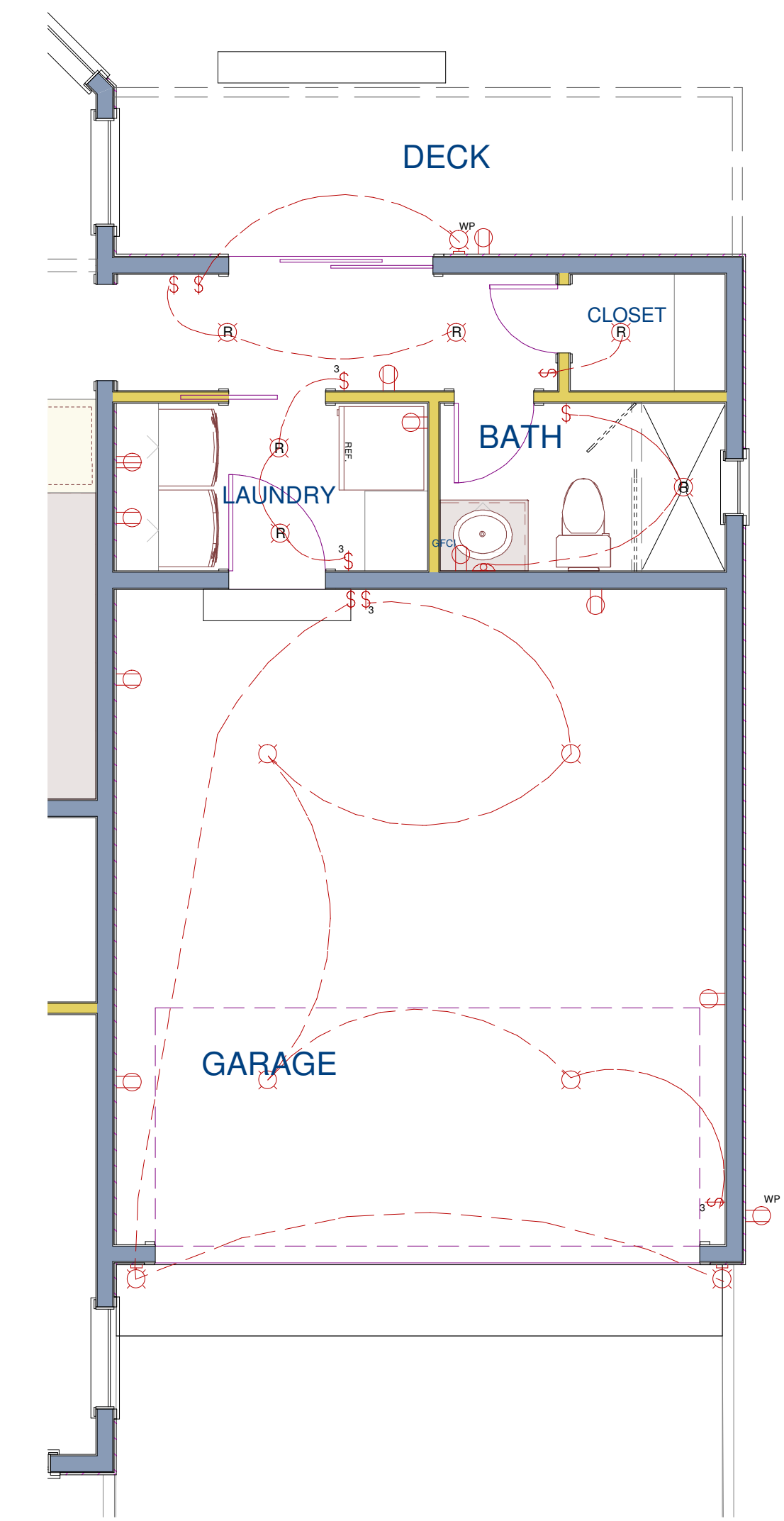
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Foundation Plan



First Floor Plan

Scale: 1/4" = 1'



First Floor Electric

Scale: 1/4" = 1'

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Drawn By:
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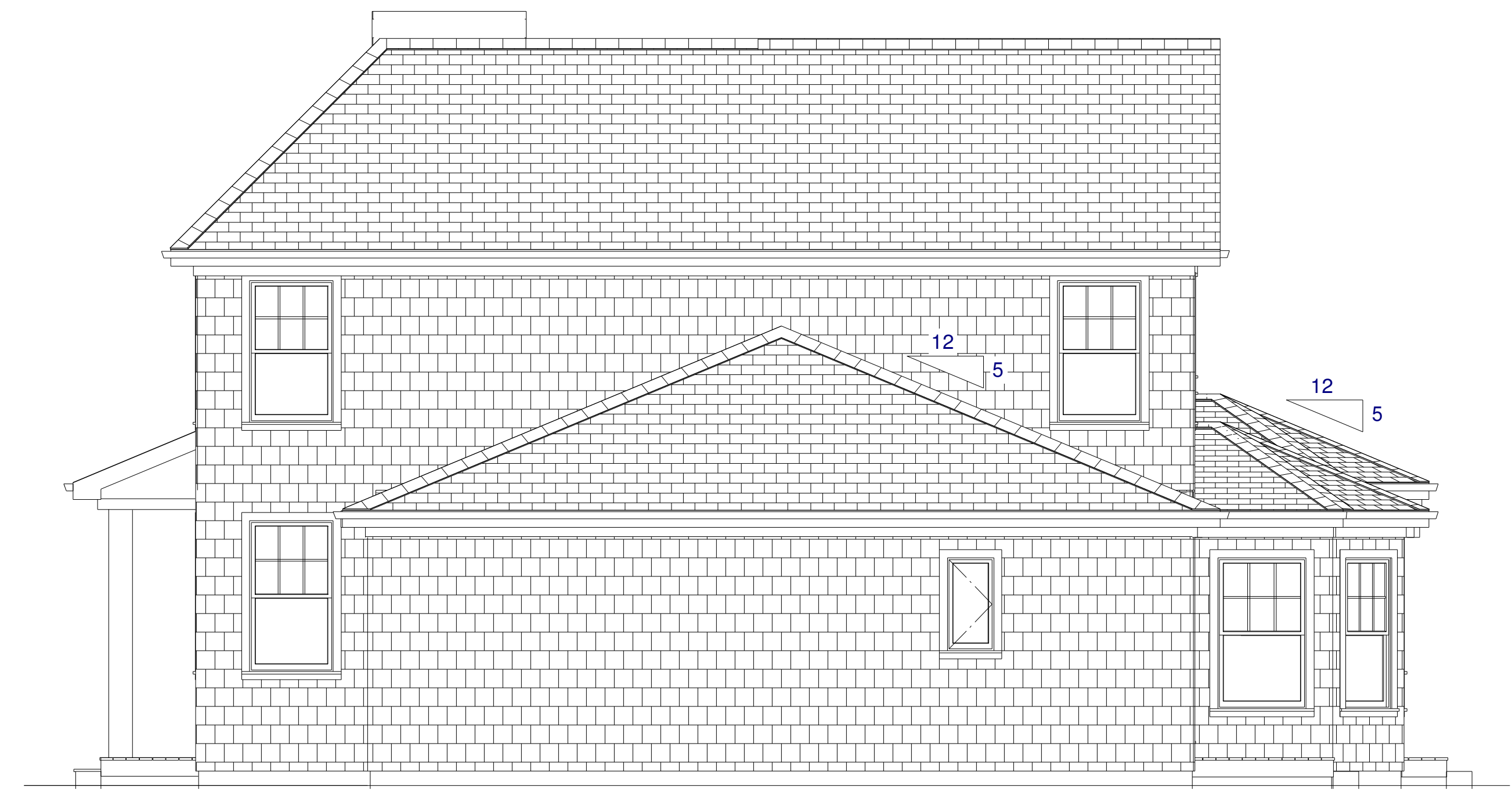
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First Floor Plan & Electric



North Elevation

Scale: 1/4" = 1'



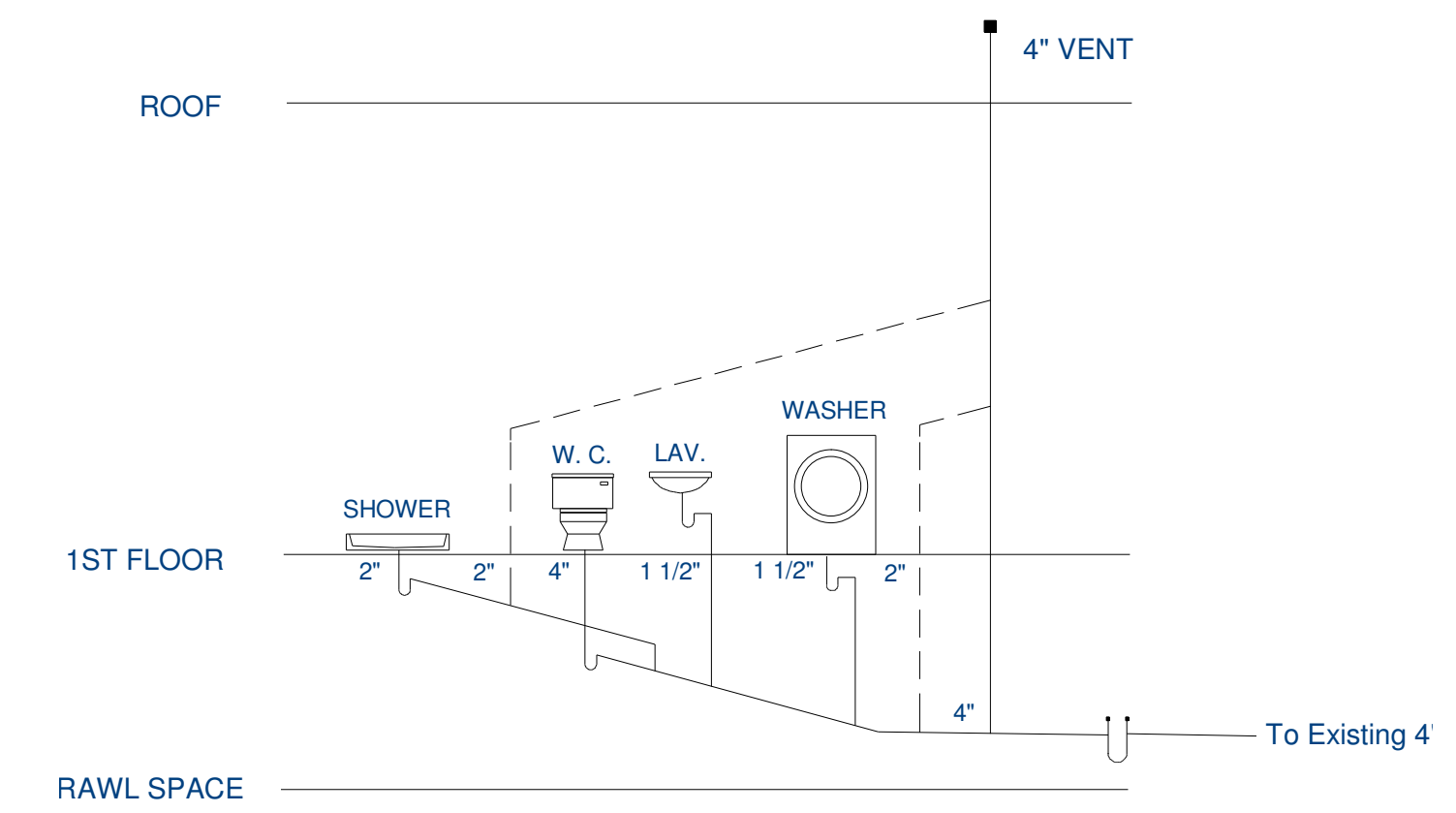
East Elevation

Scale: 1/4" = 1'



South Elevation

Scale: 1/4" = 1'



Plumbing Riser Diagram

NTS

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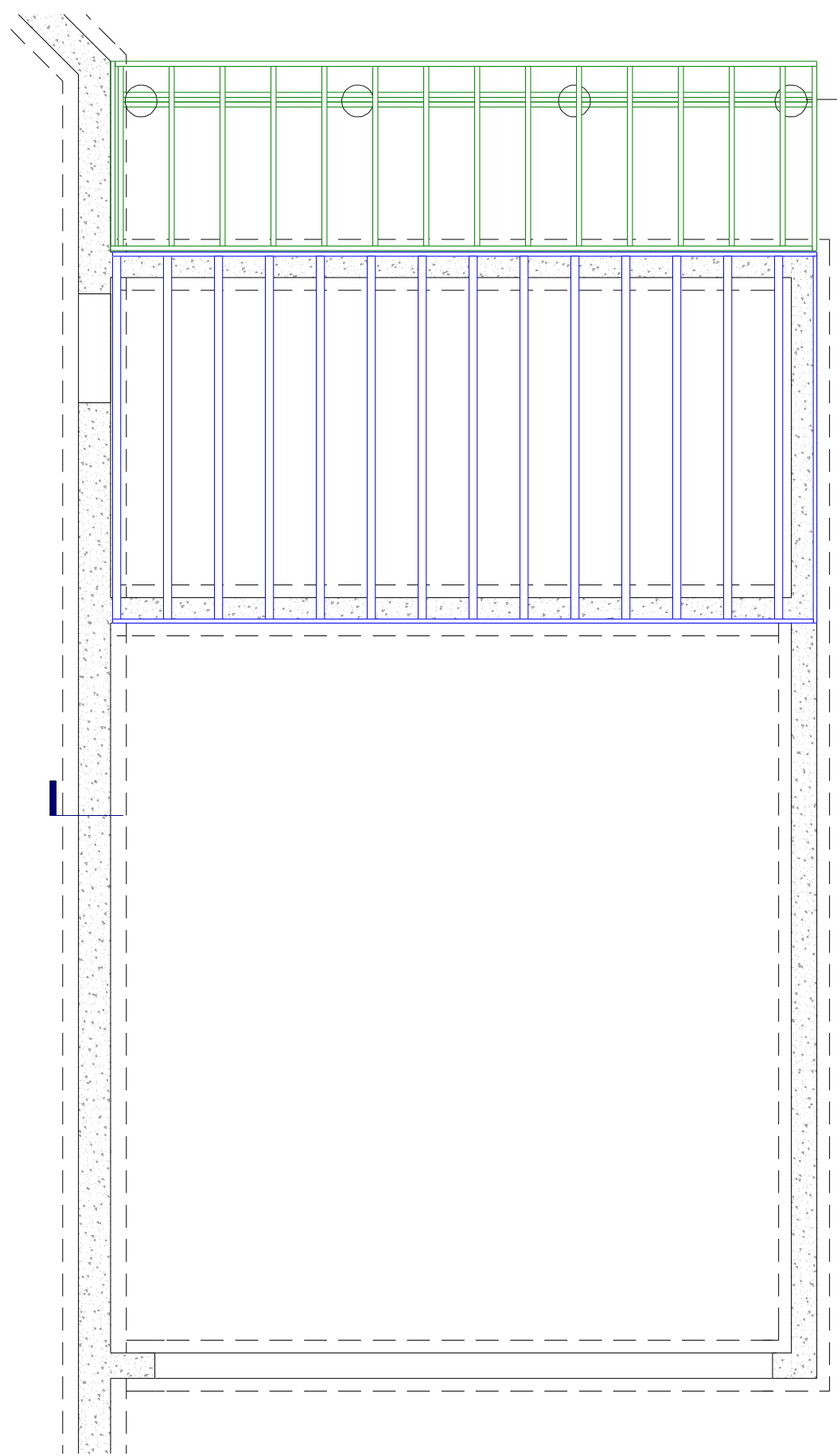
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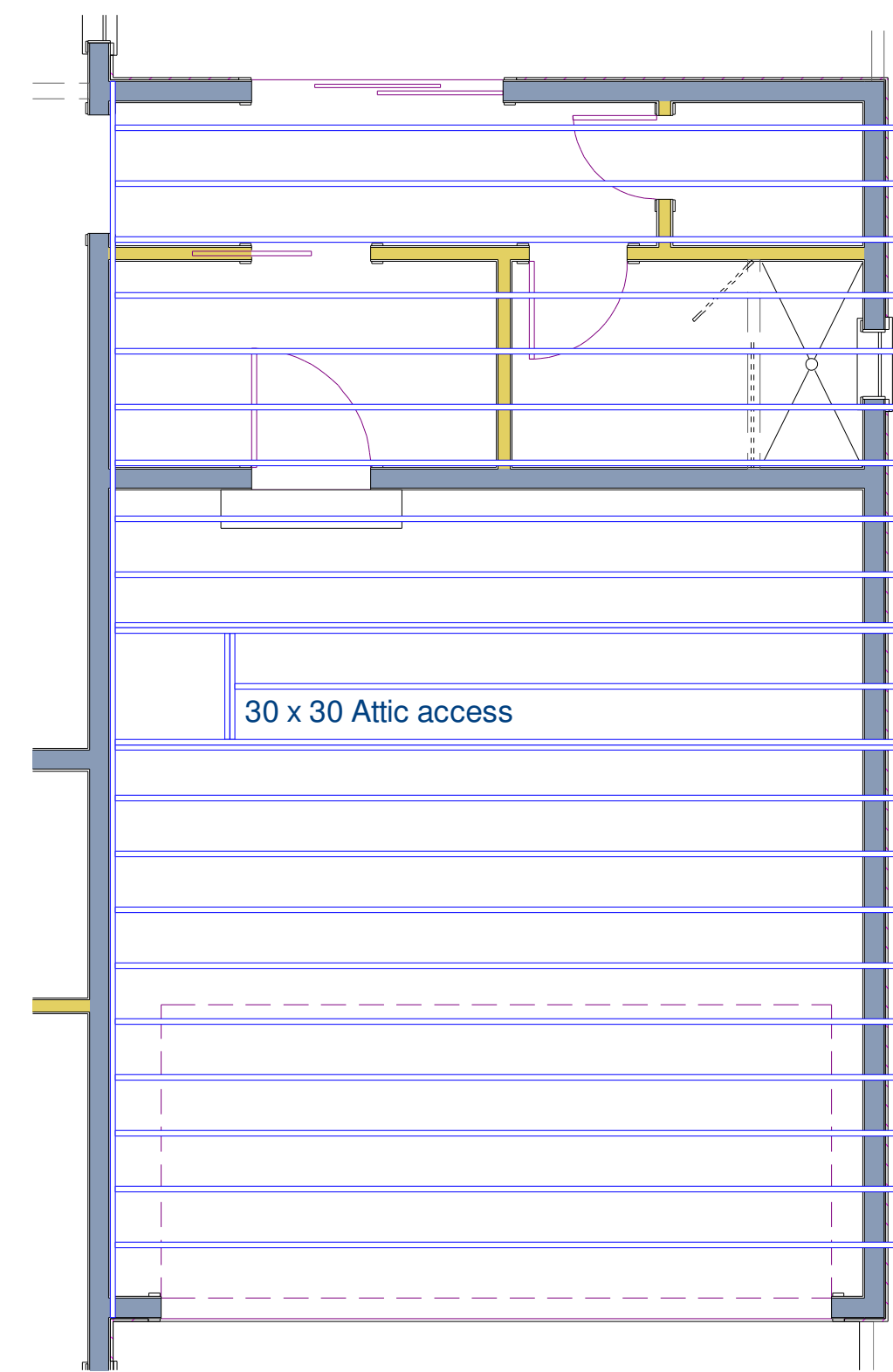
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A200

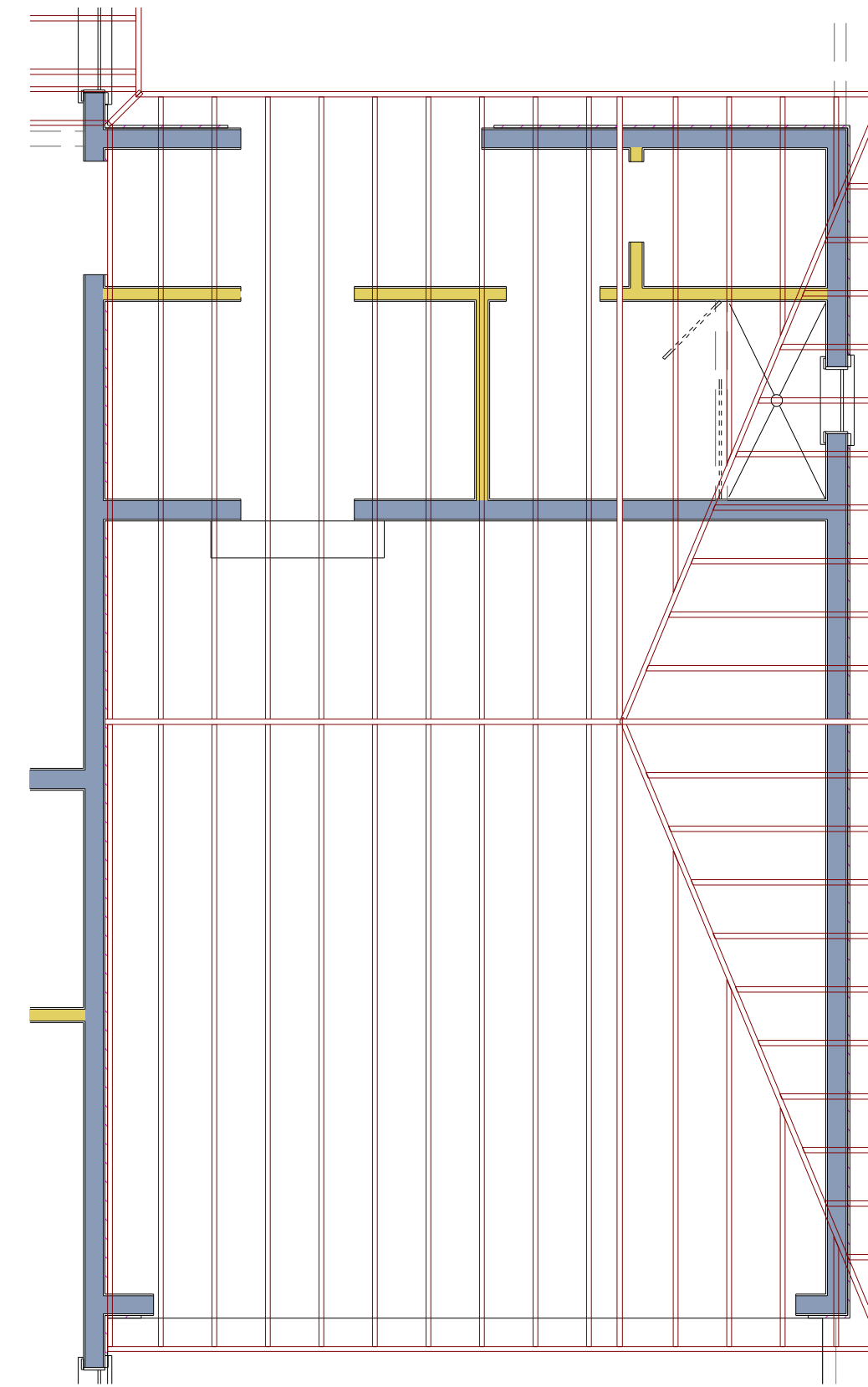
Elevations, Riser Diagram



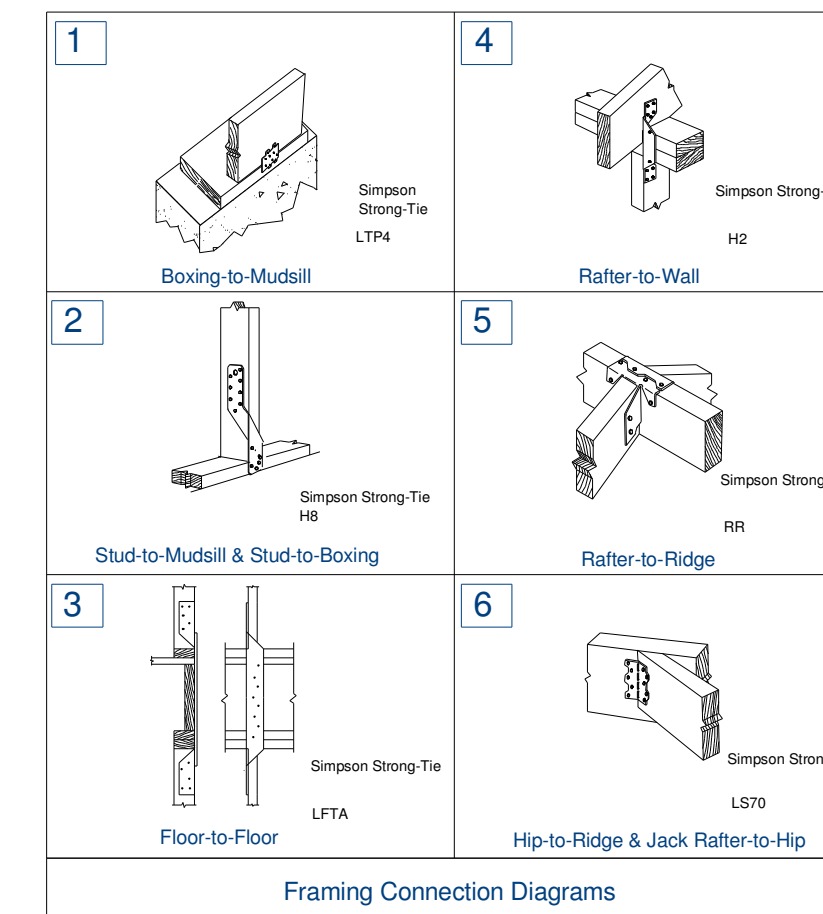
Floor Framing Scale: 1/4" = 1'



Ceiling Framing Scale: 1/4" = 1'



Roof Framing Scale: 1/4" = 1'



Wind Load Conformance

Prescriptive Design Requirements for Wind Load Protection

Exposure:
C - Open, Coastal

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

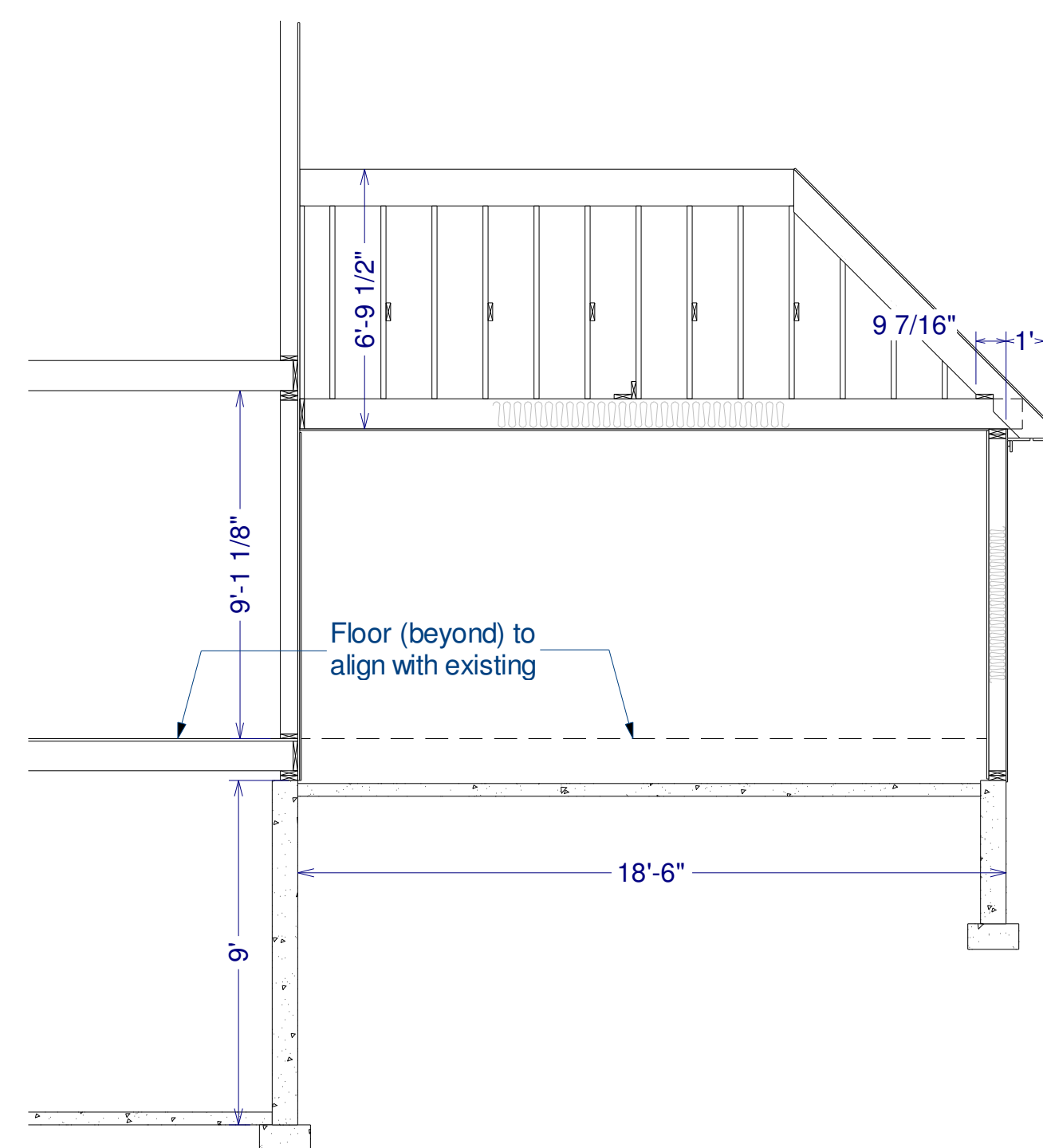
Addition Gross Floor Area:
546sf. See floor plans for individual numbers.

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

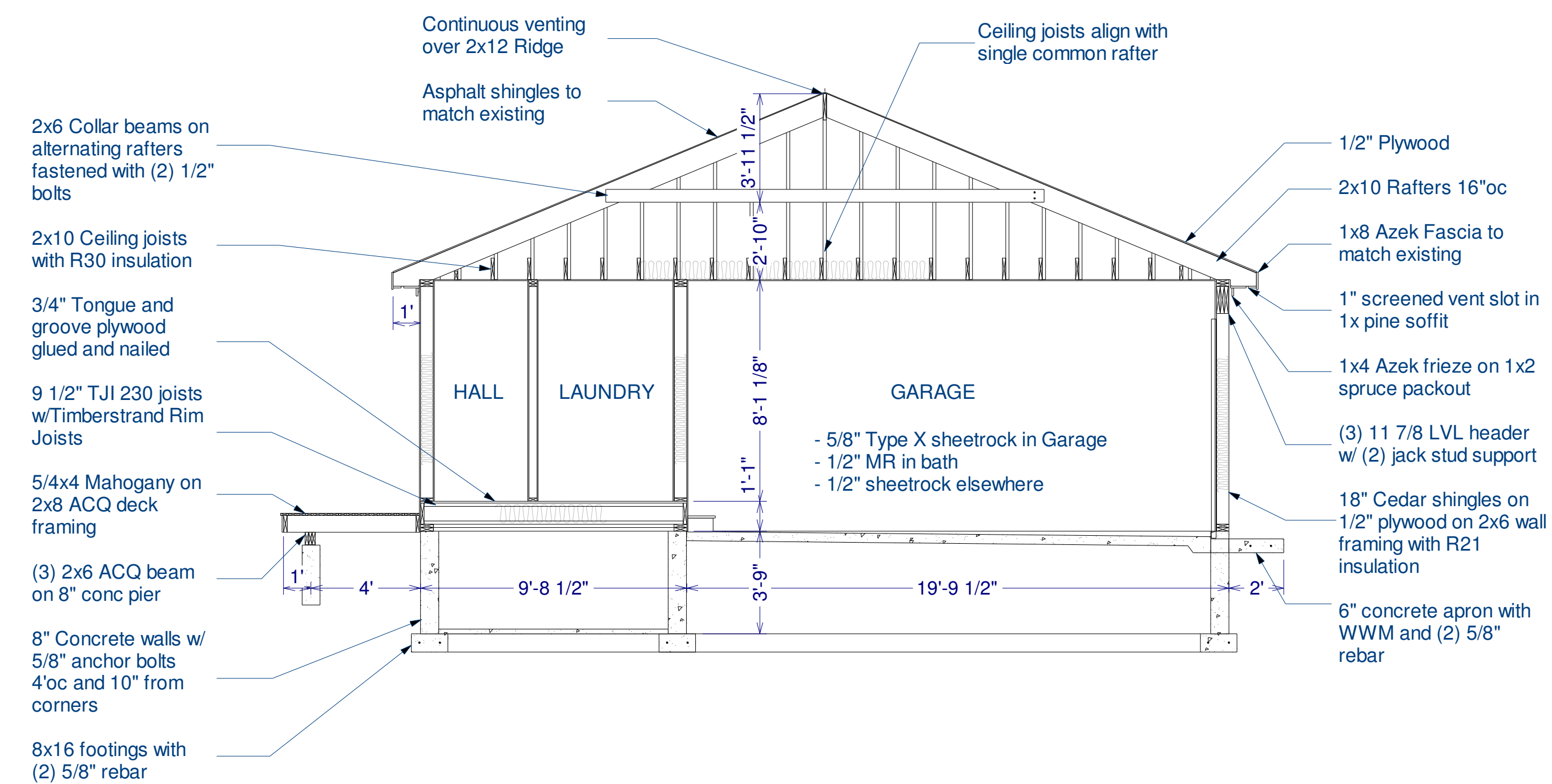
Framing Grades:
All new floor framing members to be 9 1/2" TJI 230 unless otherwise specified.

Strapping Steps:
1 - All bottom-shoe-to-foundation connections and/or mudsill-to-foundation connections will be attached at 4 o.c. using 1/2" x 8" anchor bolts. Additional anchor bolts shall be provided at 8" from each side of a corner and opening.
2 - 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.
3 - All stud-to-mudsill and/or stud-to-boxing connections will be attached as per diagram #2 below. Attachments will be made directly above (i.e. at the same frequency) the anchor bolts as per step 1.
4 - 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.
5 - All rafter-to-wall connections will be attached as per diagram #4 below. Attachments will be made at each rafter.
6 - All rafter-to-ridge connections will be attached as per diagram #5 below. Attachments will be made at each rafter.
7 - 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 new wall and roof sheathing to be nailed 4" o.c. on the perimeter and 6" o.c. in the field, using 8D galv ring-shank nails. All floor sheathing to be glued (PL Premium) and nailed 6" o.c. using 8D galv nails.



Section 1 Scale: 1/4" = 1'



Section 2 Scale: 1/4" = 1'

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Sections and Framing