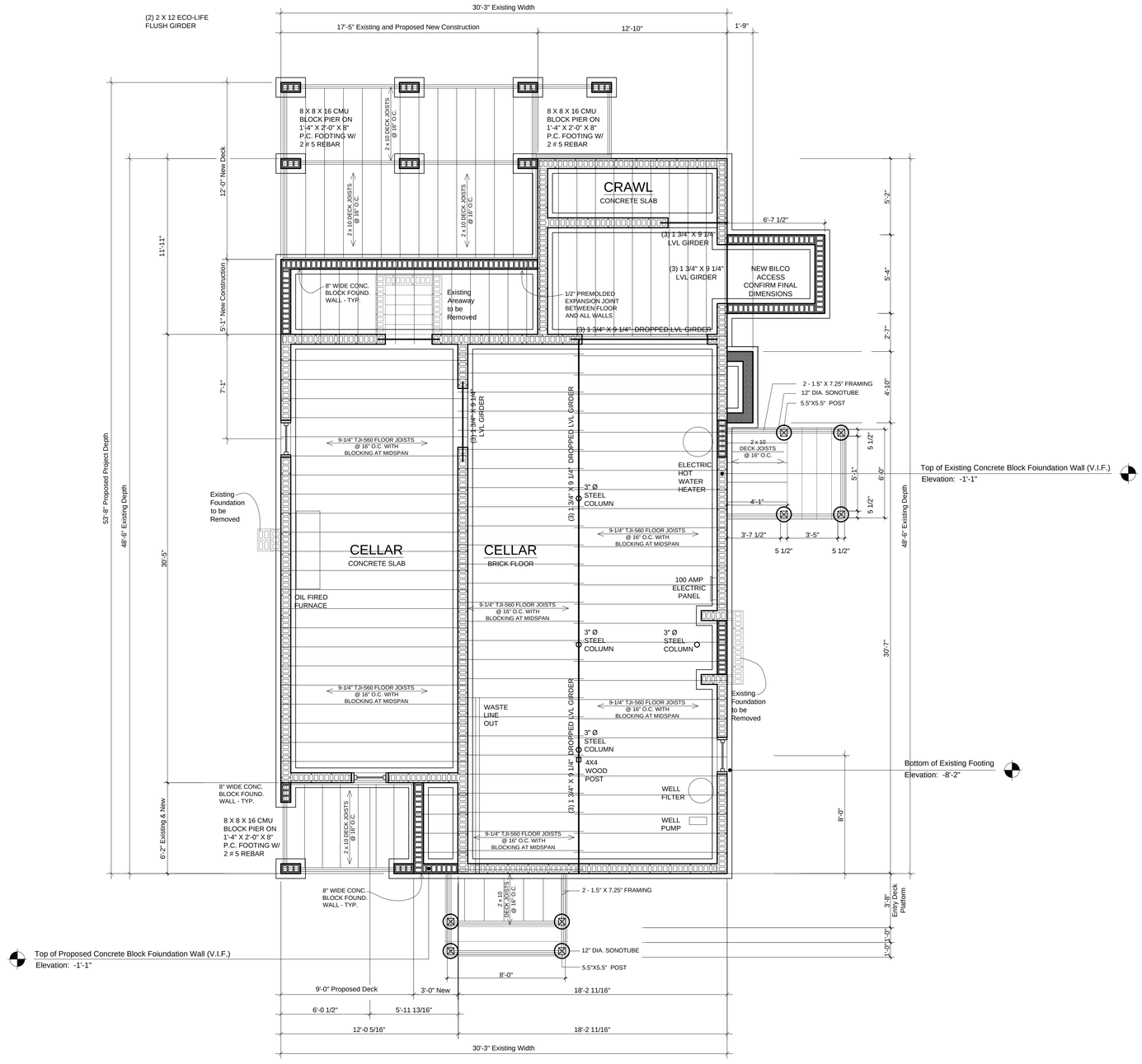

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FOUNDATION PLAN

NO.	ISSUE/REVISION	DATE
1	BUILDING DEPARTMENT ISSUE	04.14. 2017

RABIN RESIDENCE

SHORE ROAD
Southampton, NY 11928

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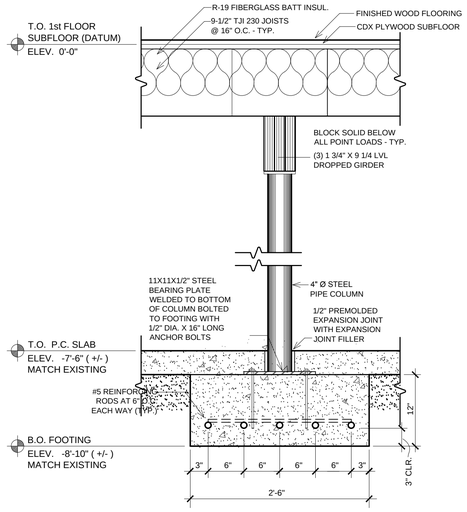
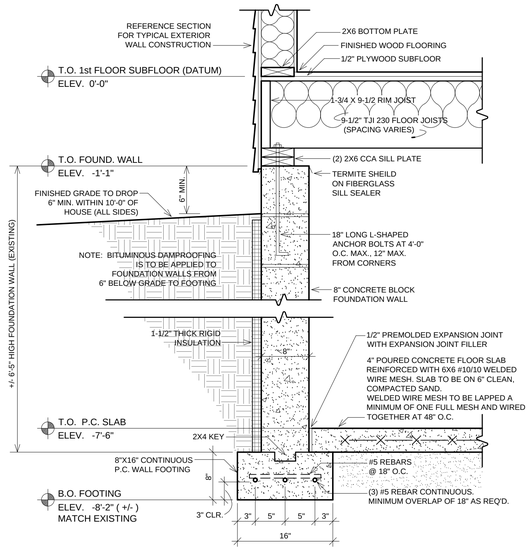


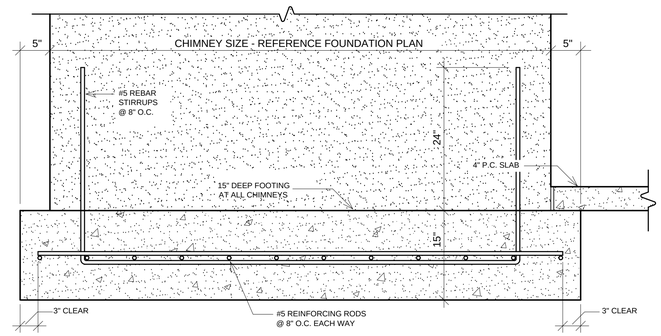
1 TYPICAL DROPPED GIRDER DETAIL

SCALE: 1" = 1'-0"



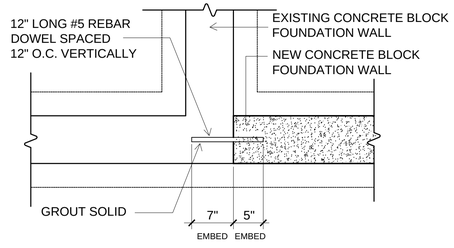
2 TYPICAL FOUNDATION DETAIL

SCALE: 1" = 1'-0"



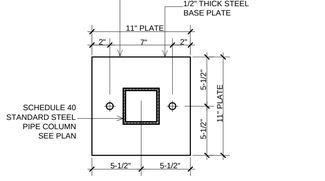
3 TYPICAL CHIMNEY FOOTING DETAIL

SCALE: 1" = 1'-0"



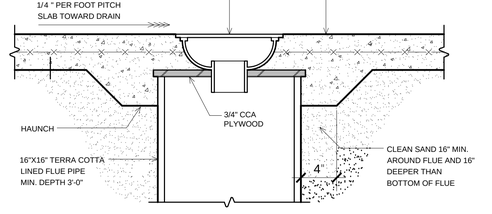
10 PLAN DETAIL AT NEW/ EXISTING FOUNDATION WALL

SCALE: 1" = 1'-0"



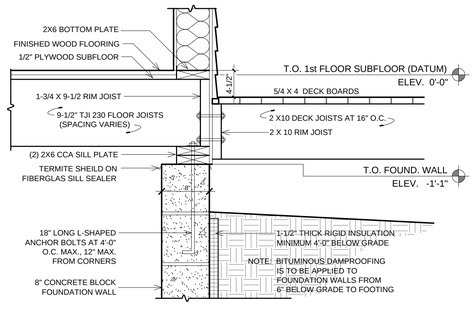
4 TYPICAL STEEL COLUMN BASE

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



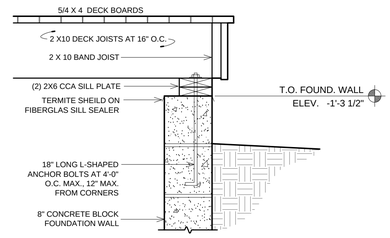
5 TYPICAL FLUE PIPE DRYWELL DETAIL

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



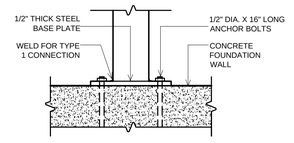
6 TYPICAL WOOD DECK DETAIL (At house foundation wall)

SCALE: 1" = 1'-0"



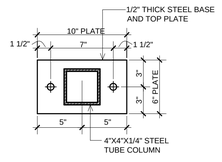
7 TYPICAL WOOD DECK DETAIL (At deck foundation wall)

SCALE: 1" = 1'-0"



8 TYPICAL STEEL COLUMN BASE DETAIL (Elevation)

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



9 TYPICAL STEEL COLUMN BASE DETAIL (Plan)

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

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RABIN RESIDENCE

SHORE ROAD
Southampton, NY 11928

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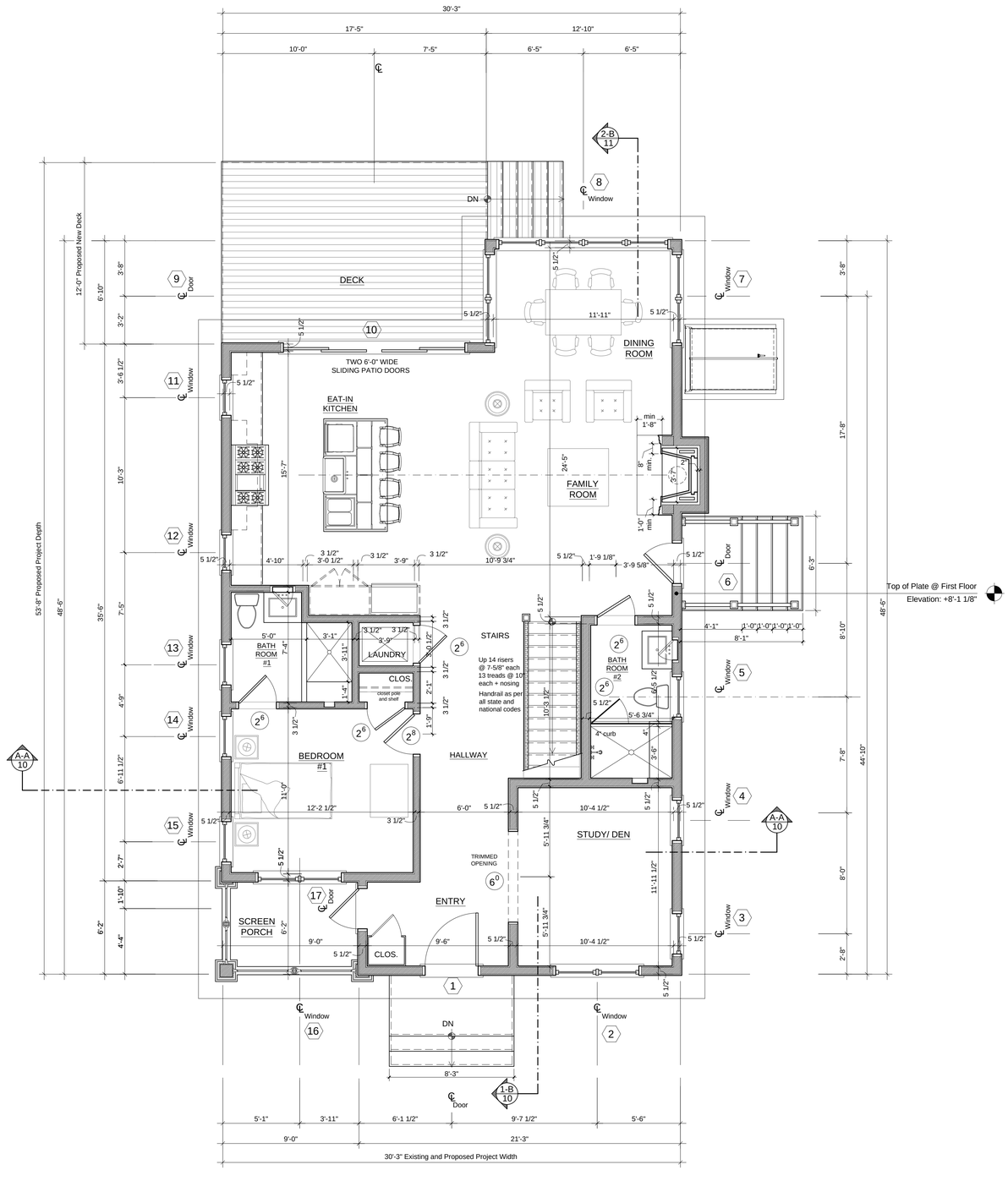

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FIRST FLOOR PLAN

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1	REVISED LAYOUT	03.22.2016
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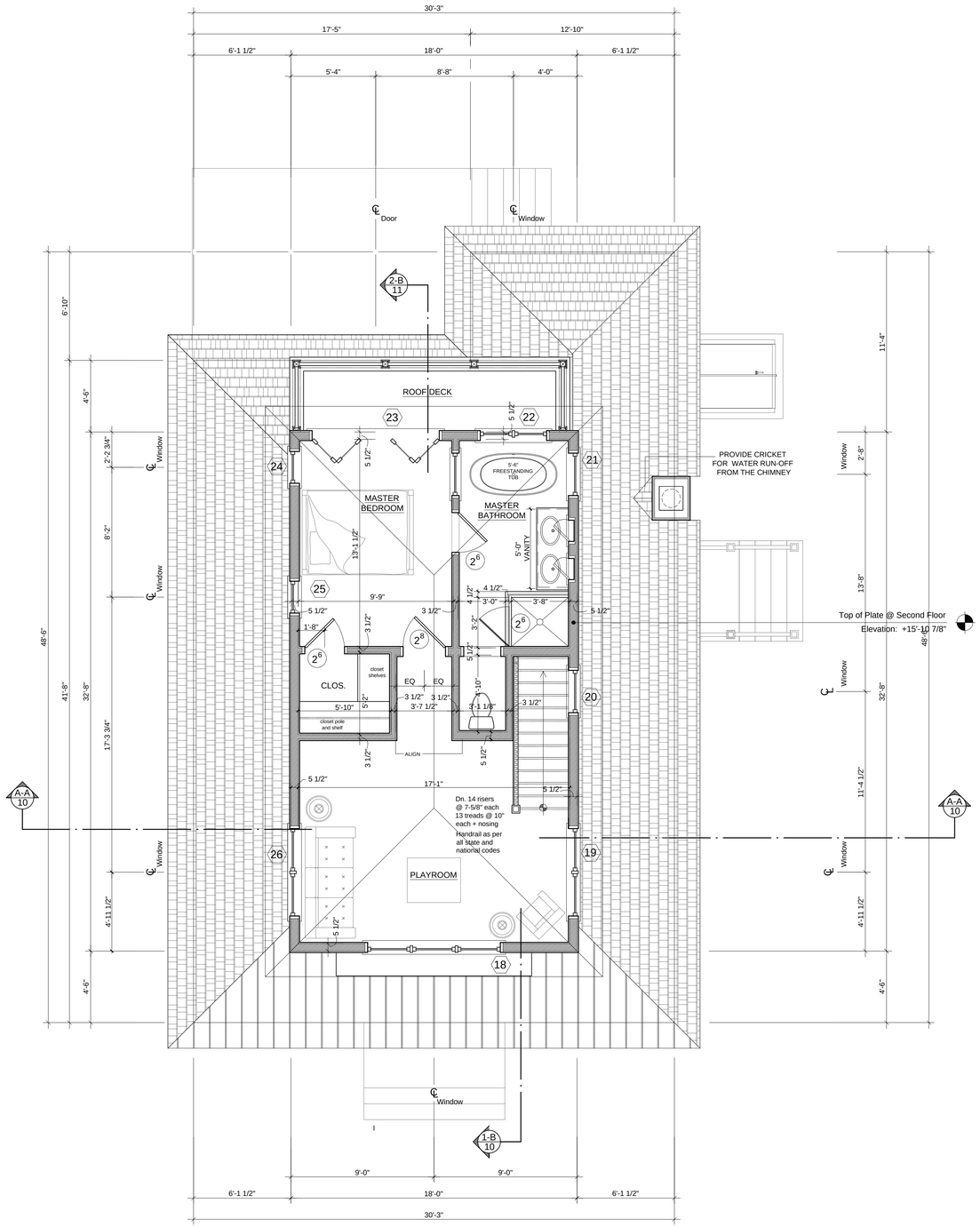

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SECOND FLOOR PLAN

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1	REVISED LAYOUT	03.22.2016
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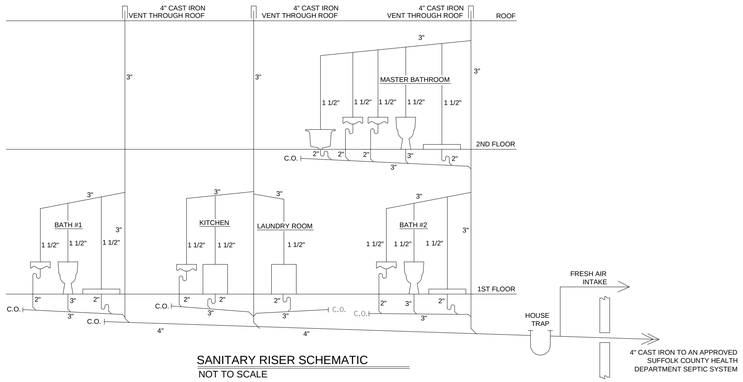

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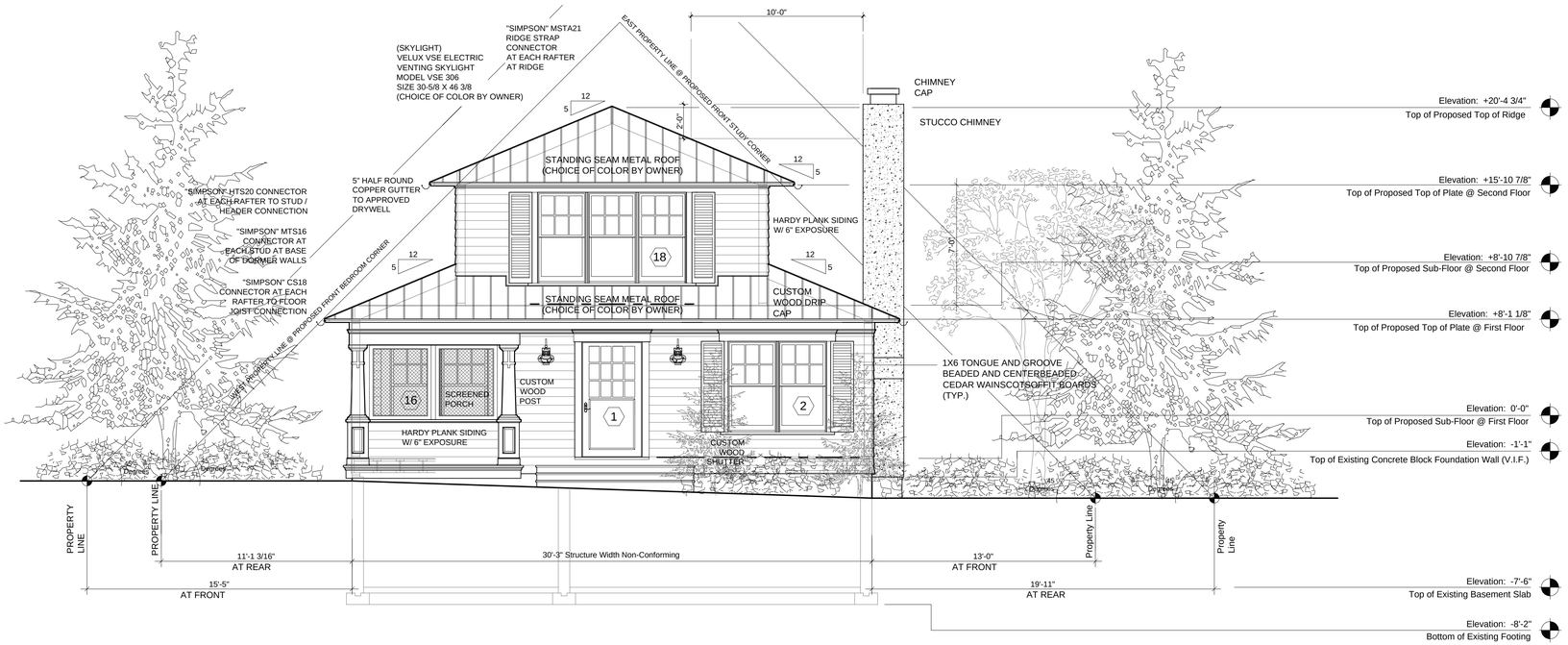
NOT TO SCALE



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SOUTH ELEVATION

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RABIN RESIDENCE

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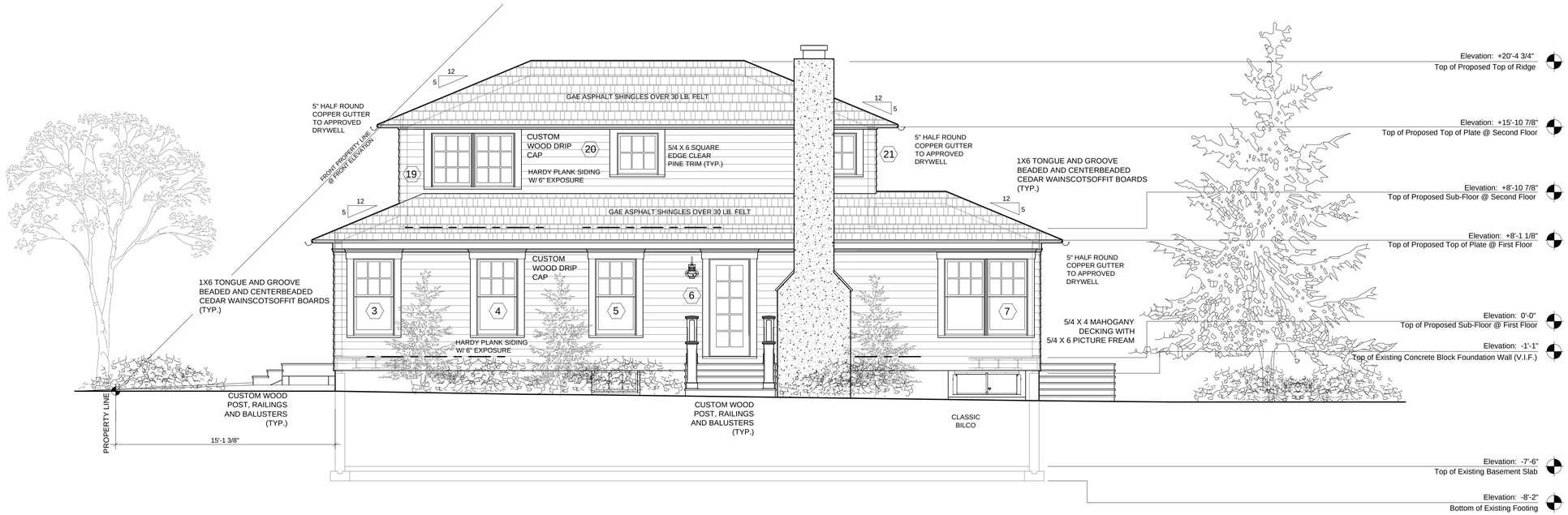

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EAST ELEVATION

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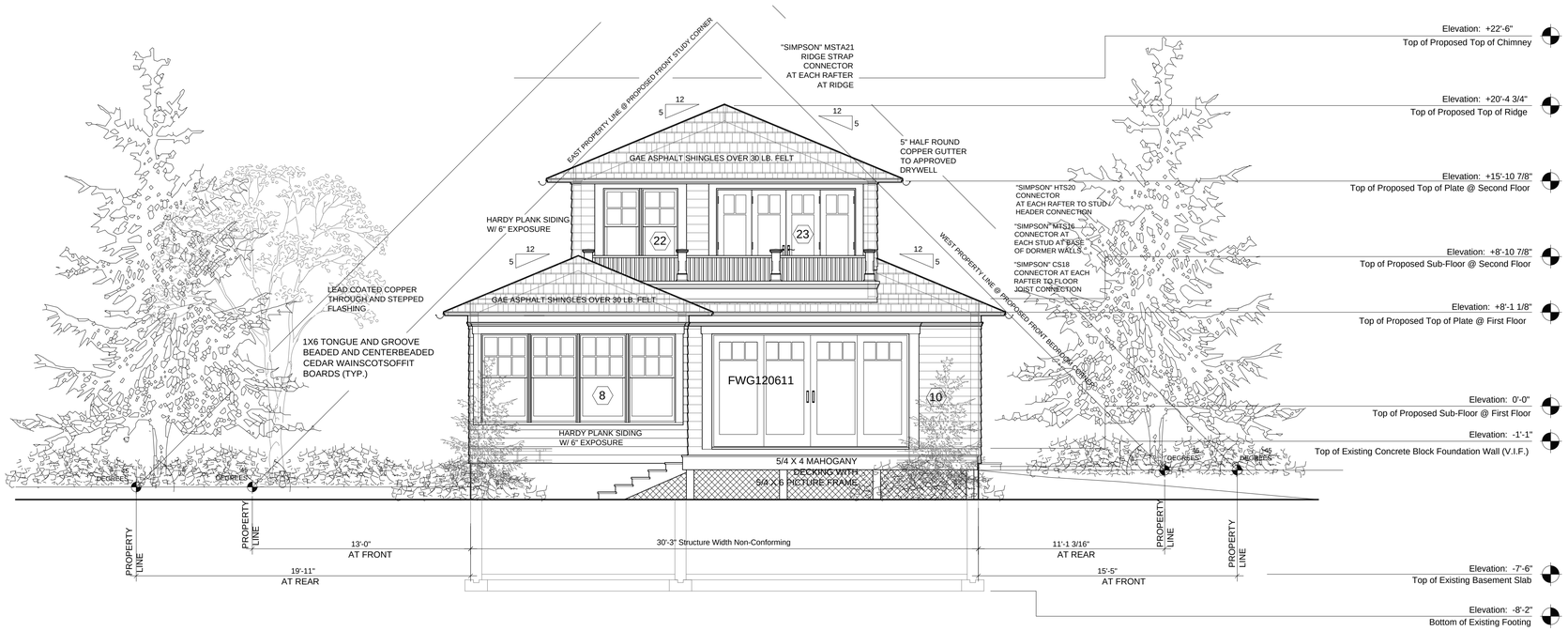

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NORTH ELEVATION

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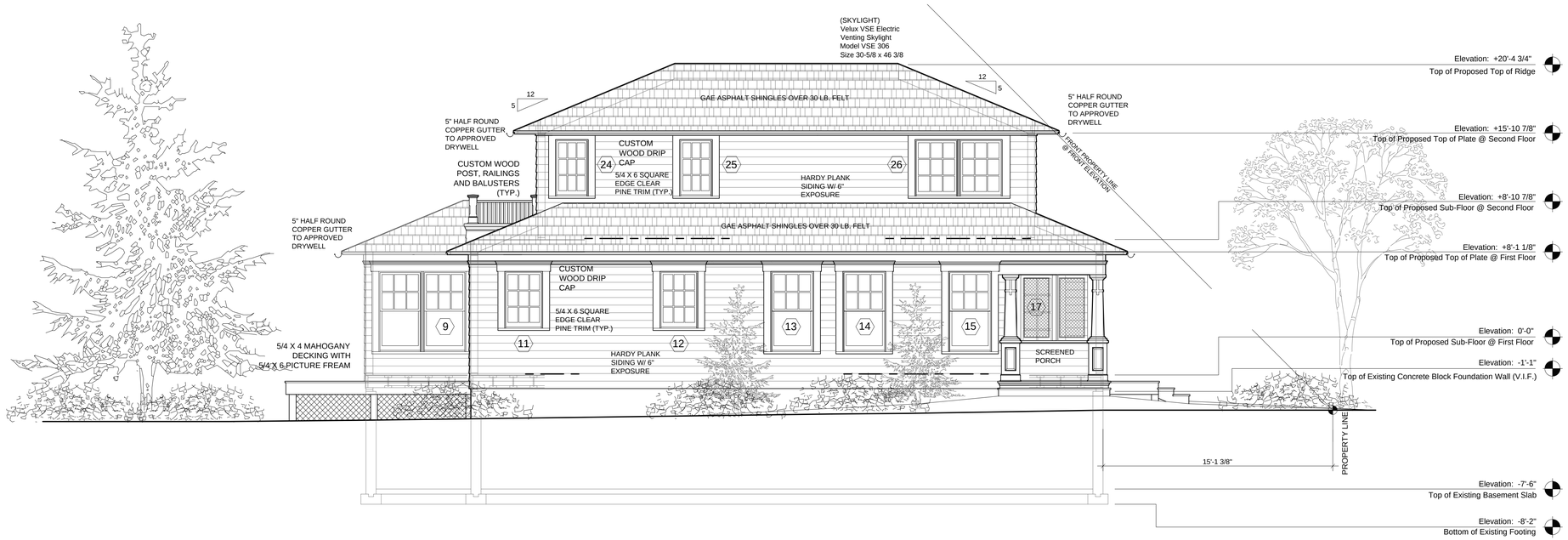

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WEST ELEVATION

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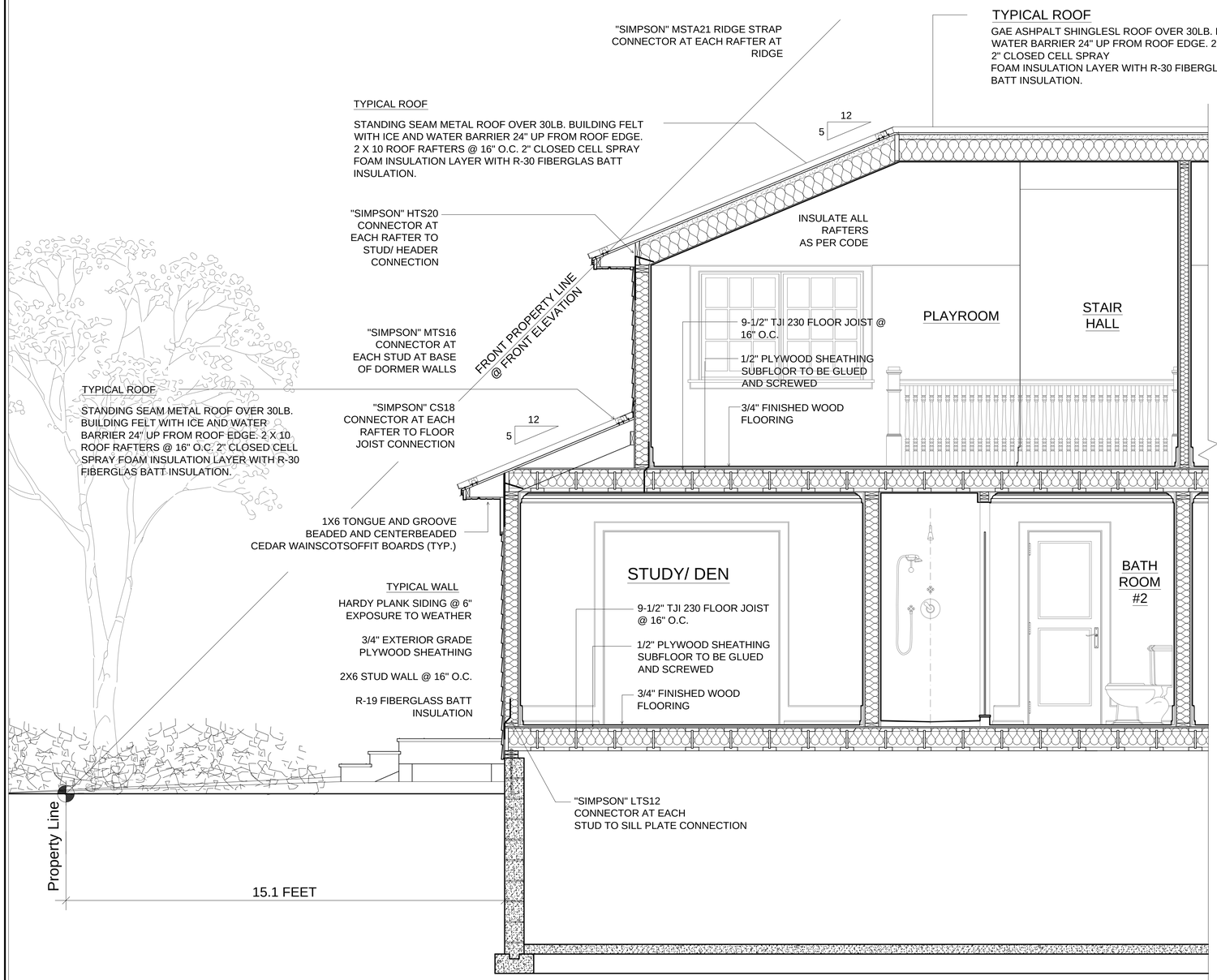

1 BUILDING SECTION 1-B

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

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NOTES

Elevation: +20'-4 3/4" — Top of Proposed Top of Ridge

Elevation: +15'-10 7/8" — Top of Proposed Top of Plate @ Second Floor

Elevation: +8'-10 7/8" — Top of Proposed Sub-Floor @ Second Floor

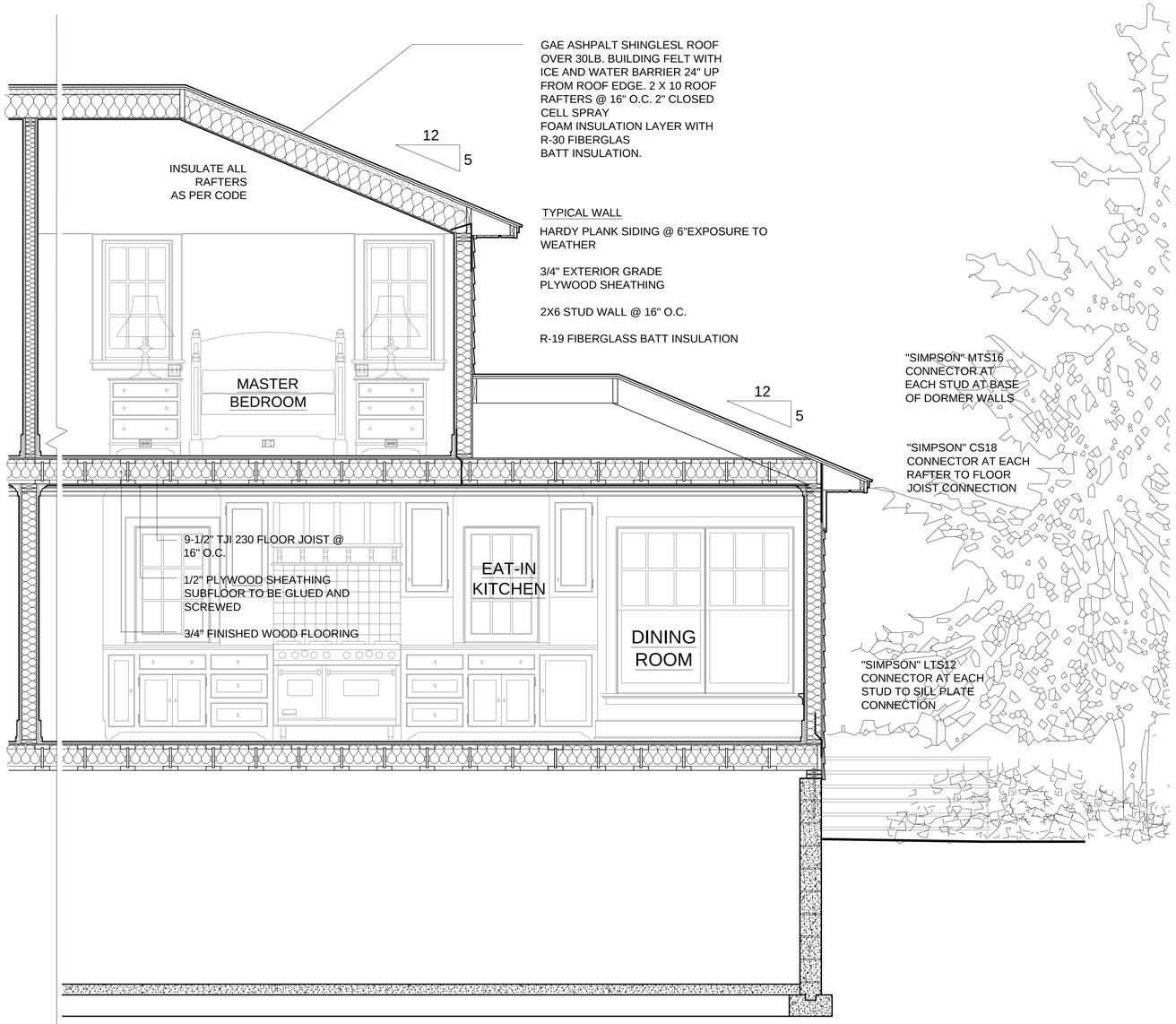
Elevation: +8'-1 1/8" — Top of Proposed Top of Plsate @ First Floor

Elevation: 0'-0" — Top of Proposed Sub-Floor @ First Floor

Elevation: -1'-1" — Top of Existing Concrete Block Foiundation Wall (V.I.F.)

Elevation: -7'-6" — Top of Existing Basement Slab

Elevation: -8'-2" — Bottom of Existing Footing



1 BUILDING SECTION 2-B

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

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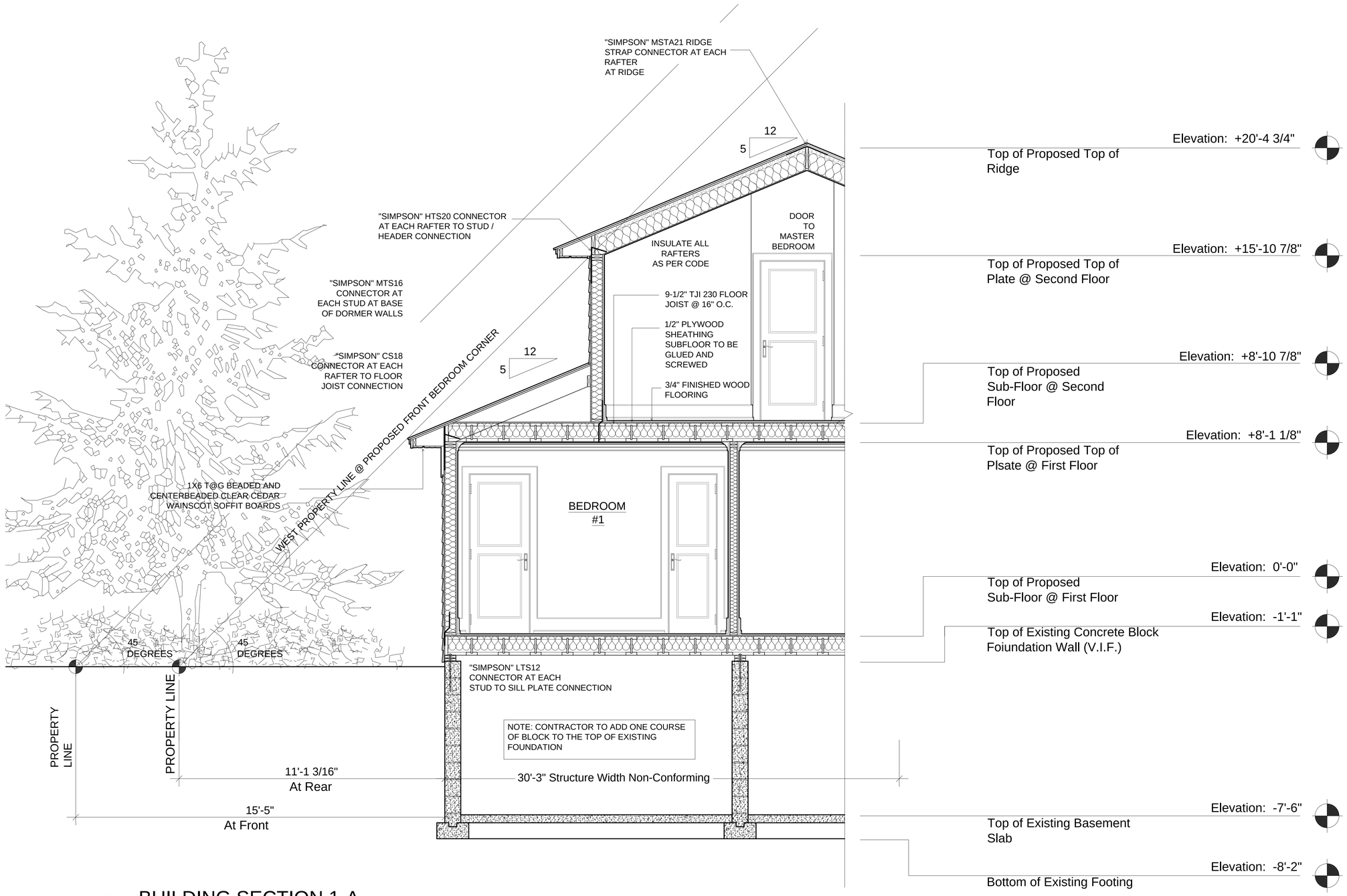

1 BUILDING SECTION 1-A

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

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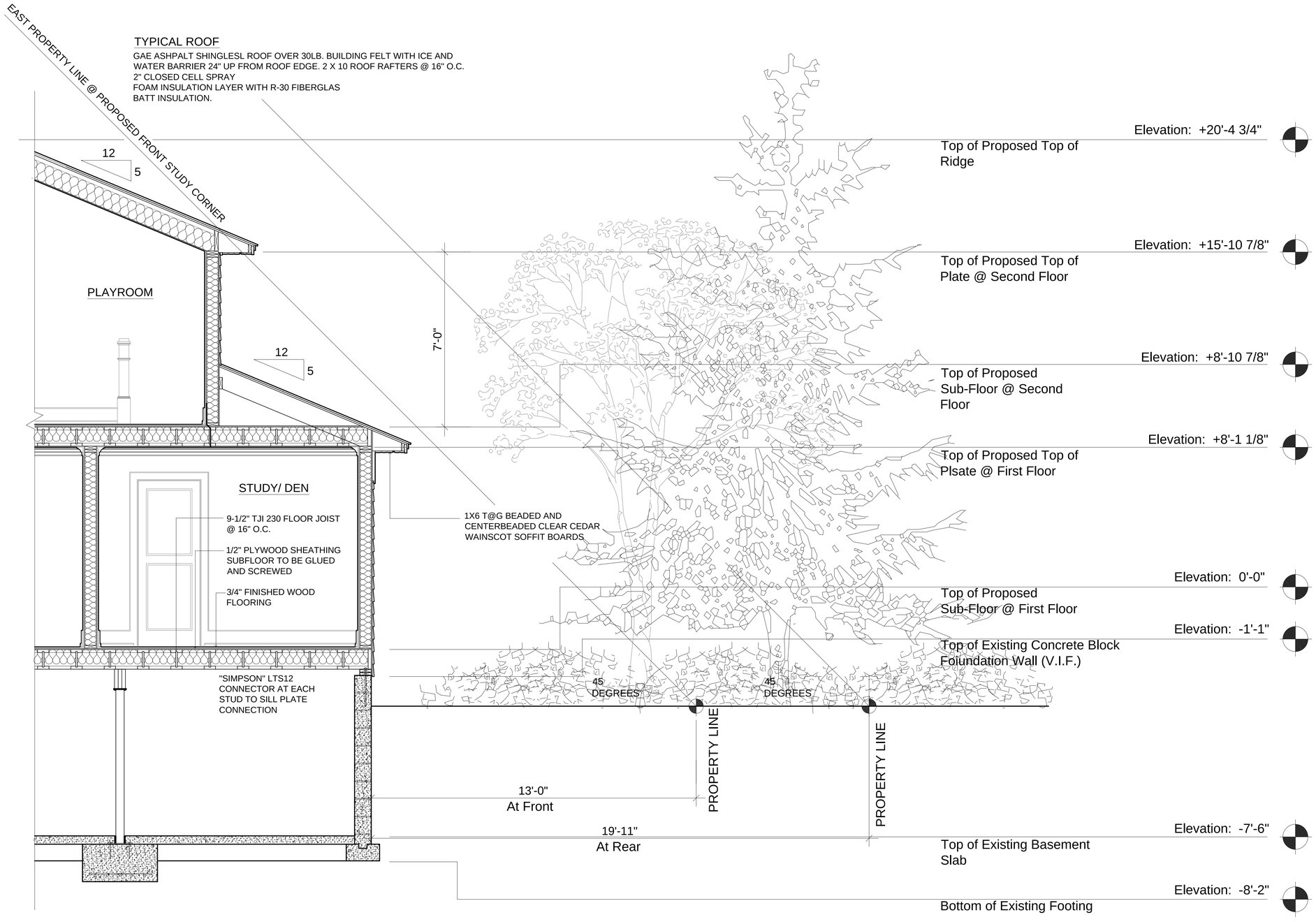

1 BUILDING SECTION 2-A

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

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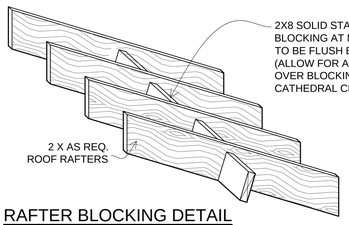
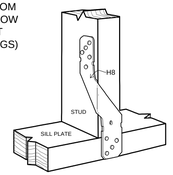


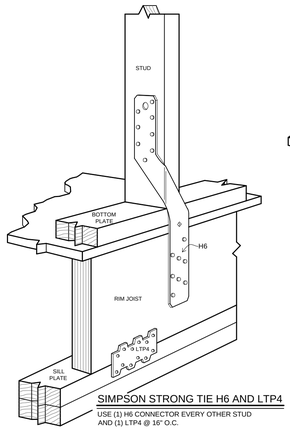
RAFTER BLOCKING DETAIL

NO SCALE



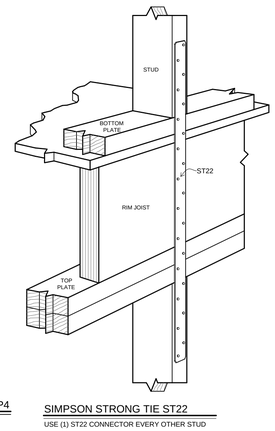
SIMPSON STRONG TIE H8

USE (1) H8 CONNECTOR PER STUD AT GARAGE SILL PLATE



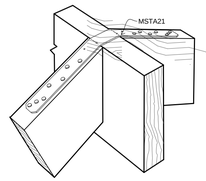
SIMPSON STRONG TIE H6 AND LTP4

USE (1) H6 CONNECTOR EVERY OTHER STUD AND (1) LTP4 @ 16" O.C.



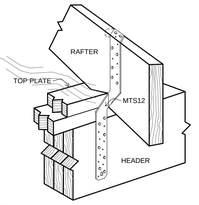
SIMPSON STRONG TIE ST22

USE (1) ST22 CONNECTOR EVERY OTHER STUD



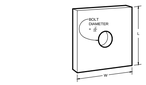
SIMPSON STRONG TIE RIDGE STRAP

USE "SIMPSON" MSTA21 RIDGE STRAP CONNECTOR AT EACH RAFTER AT RIDGE



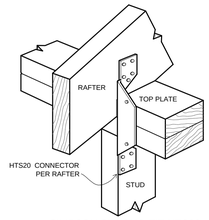
SIMPSON STRONG TIE MTS12

WHEN RAFTER RESTS ABOVE HEADER, USE (1) MTS12 CONNECTOR PER RAFTER



SIMPSON STRONG TIE BP

USE (1) BP CONNECTOR AT EACH ANCHOR BOLT (ANCHOR BOLTS @ 48" O.C. - SEE FOUNDATION DETAILS)



SIMPSON STRONG TIE HTS20

USE "SIMPSON" HTS20 CONNECTOR AT EACH RAFTER TO STUD / HEADER CONNECTION

FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE GRADE STAMPED DOUGLAS FIR-LARCH STRUCTURAL GRADE NO. 1 OR BETTER.
2. ALL SHEATHING TO BE APA RATED, EXPOSURE 1, 5/8" MIN. THICKNESS.
3. ALL SUBFLOORING TO BE APA RATED STURD-I-FLOOR, EXPOSURE 1, 3/4" MIN. THICKNESS. ALL EDGES OF PLYWOOD TO BE SET ON SOLID BLOCKING. GLUE AND NAIL ALL SHEETS.
4. ALL HEADERS 6'-0" AND OVER SHALL BE SUPPORTED WITH DOUBLE UPRIGHTS, 9'-0" AND OVER WITH TRIPLE UPRIGHTS. (ALL UPRIGHTS TO BE GLUED WITH PL PREMIUM AND NAILED.) ALL HEADERS SHALL BE A MINIMUM OF (2) 2X8 OR AS SHOWN ON DRAWING.
5. SOLID BLOCKING SHALL BE PROVIDED FOR ALL JOISTS AND FLOOR BEAMS AS PER N.Y.S. CODE OR AS NOTED @ 8'-0" O.C. MIN. PROVIDE 2" SPACE FOR AIR CIRCULATION IN ROOFS.
6. DOUBLE FRAMING AROUND ALL OPENINGS (SKYLIGHTS, STAIRS, ETC.) OR AS NOTED ON DRAWINGS.
7. TRIPLE UP FRAMING UNDER ALL POSTS AND PARALLEL PARTITIONS OR AS NOTED ON DRAWINGS.
8. ALL FLUSH WOOD CONNECTIONS SHALL BE FASTENED WITH RATED GALVANIZED METAL CONNECTORS BY "TECO" OR APPROVED EQUAL.
9. NAILING SCHEDULE SHALL BE AS PER THE N.Y.S. BUILDING CODE AS A MINIMUM. ALL 2X6 STUDS SHALL RECEIVE 5-10D NAILS AT SILL AND PLATE. ALL EXTERIOR NAILS SHALL BE GALVANIZED.
10. PLYWOOD SHEATHING TO BE NAILED WITH 8D @ 4" O.C. EXTERIOR EDGES AND 6D @12" O.C. INTERMEDIATE.
11. ALL INTERIOR AND EXTERIOR FINISHES, FLASHING, AND WATERPROOFING SHALL BE BY ARCHITECT.
12. ALL ROOF RAFTERS SHALL BE ATTACHED TO THE PLATE AND STUD WITH GALVANIZED HURRICANE TYPE CONNECTORS BY "TECO" OR APPROVED EQUAL. FOR TIMBER PILE FOUNDATIONS, PROVIDE HURRICANE CLIPS AT ALL PERIMETER JOIST TO GIRDER CONNECTIONS.
13. ALL PRE-ENGINEERED LUMBER SHALL BE GEORGIA PACIFIC GPI SERIES WOOD-I-BEAMS AND LVL PRODUCTS OR EQUAL. ALL JOISTS, GIRDERS AND HEADERS SHALL HAVE BEARING STIFFENERS INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS. WEB STIFFENERS SHALL BE REQUIRED AT ALL LOAD AND BEARING POINTS AT A MINIMUM. A SINGLE 1-3/4" LVL RIM JOIST SHALL BE REQUIRED AT FLOOR PERIMETERS. HANDLING, STORAGE AND ERECTION OF COMPONENTS SHALL BE AS PER MANUFACTURERS RECOMMENDATIONS.
14. ALL MULTIPLE LVL PRODUCTS TO HAVE 2 ROWS OF 1/2" DIA. GALV. MACHINE BOLTS @ 12" O.C.
15. ALL FLITCH BEAMS TO HAVE 2 ROWS OF 1/2" DIA. GALV. MACHINE BOLTS @ 18" O.C. AND (2) BOLTS 3" FROM EACH END.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE A-36 STEEL CONFORMING TO ASTM SPECIFICATIONS. AFFIDAVIT TO BE FILED WITH BUILDING DEPARTMENT UPON REQUEST.
2. ALL STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTIONS SHALL CONFORM TO LATEST AISC STANDARDS AND SPECIFICATIONS TYPE 2 CONSTRUCTION EXCEPT AS NOTED.
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 1CONSTRUCTION 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 TO ENGINEER.
4. THE STRUCTURAL STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL. ERECTION OF STRUCTURAL STEEL SHALL NOT PROCEED UNTIL THE SHOP DRAWINGS HAVE BEEN APPROVED.
5. ALL WELDING SHALL CONFORM TO AISC AND AWS SPECIFICATIONS.
6. STEEL ENCASED IN CONCRETE SHALL NOT BE PAINTED. ALL STEEL SURFACES NOT IN CONTACT WITH CONCRETE SHALL RECEIVE ONE SHOP COAT OF APPROVED PAINT, AND AFTER ERECTION, ONE FIELD COAT. OMIT PRIMER PAINT AT LOCATION OF FIELD WELDS AND HIGH STRENGTH BOLTS. THESE AREAS SHALL RECEIVE TWO COATS ONCE CONNECTIONS HAVE BEEN COMPLETED.
7. NO BEAMS OR COLUMNS SHALL BE CUT BY THE PLUMBING OR AIR CONDITIONING CONTRACTORS WITHOUT APPROVAL OF THE ENGINEER.
8. THE STRUCTURE SHALL BE PROPERLY GUYED AND BRACED.
9. GROUT UNDER ALL COLUMN AND BEAM BEARING PLATES. GROUT SHALL BE NON-SHRINK, PROPAK OR EQUAL.
10. PROVIDE LOOSE LINTELS AS REQUIRED FOR OPENINGS IN MASONRY WALLS AND PARTITIONS.
11. PROVIDE HOLES IN SHOP FOR BOLTED BLOCKING, PIPE PENETRATIONS, ETC. DETAILS SHALL BE SHOWN ON SHOP DRAWINGS FOR REVIEW BY ENGINEER.
12. BEAM WEB STIFFENERS SHALL BE PROVIDED AT POINTS OF REACTIONS.

HURRICANE PANEL NOTES:

-WOOD STRUCTURAL PANELS SHALL BE PROVIDED FOR ALL EXTERIOR WINDOW AND DOOR UNITS AS PER NYS CODE.
-ALL PANELS TO BE PROVIDED WITH ATTACHMENTS AS PER NYS CODE.
-WOOD STRUCTURAL PANELS AND THEIR ATTACHMENTS SHALL MEET APPROVAL OF SOUTHAMPTON TOWN BUILDING OFFICIALS.
-IT IS RECOMMENDED THAT THE OWNER CHECK WITH HIS/HER INSURANCE COMPANY BEFORE PROCEEDING WITH HURRICANE PROTECTION MANUFACTURE AND INSTALLATION.
-ALL PANELS TO BE NUMBERED AS PER THE WINDOW SCHEDULE.
-A COPY OF THE PLANS, ELEVATIONS AND WINDOW SCHEDULE SHALL BE STORED WITH THE PANELS AND ATTACHMENTS IN A DRY, INDOOR SPACE.

DESIGN PRESSURE (DP) NOTES:

-ALL EXTERIOR WINDOW AND DOOR UNITS SHALL HAVE DESIGN PRESSURE (DP) RATINGS AS PER NYS CODE.
-ALL EXTERIOR WINDOW AND DOOR UNITS SHALL HAVE A DP RATING OF 35 MINIMUM.
-WHERE DP RATINGS OF THE WINDOW OR DOOR UNIT ARE INSUFFICIENT TO MEET NYS CODE MINIMUMS, THE UNIT SHALL BE PROVIDED WITH A DP UPGRADE.

-EXPOSURE CATEGORY B
-120 MPH WIND SPEED
-MEAN ROOF HEIGHT, USE 30'-0" AS PER HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT TABLE

NEW BUILDING CODES OF N.Y.S
ADAPTED IN JULY 2002
EFFECTIVE SINCE JANUARY 2003.

1. TOWN OF SOUTHAMPTON IS IN A 120MPH (3 SECOND GUST) HURRICANE PRONE WIND ZONE. THE RESIDENTIAL CODE REQUIRES THAT THIS WOOD FRAME DWELLING BE DESIGNED WITH THE FOLLOWING REFERENCE DOCUMENTS (R301.2)

   (WFCM) 1995 SBC HIGH WIND EDITION & AMERICAN SOCIETY OF CIVIL ENGINEERS, MIN. DESIGN LOADS FOR BUILDINGS (ASCE 7-98)

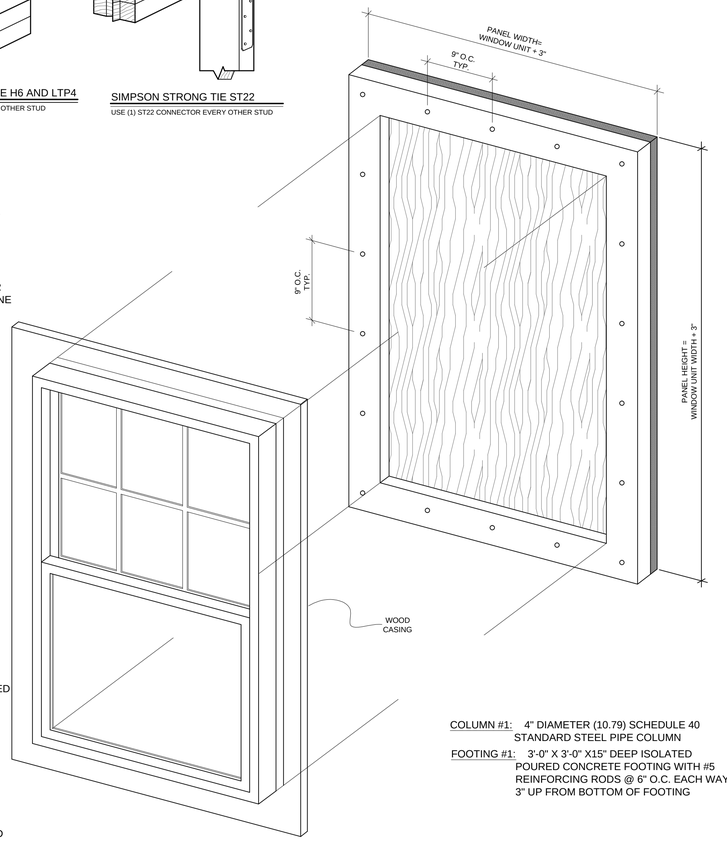
2. THIS DESIGN ACCOUNTS FOR UPLIFT, SHEAR AND OVERTURNING MOMENTS DUE TO WIND.

3. THIS PROPOSED SINGLE FAMILY DWELLING WITH REQUIRED STRAPPING, TIE DOWNS AND SHEAR WALL BRACING IS CERTIFIED AS A "PARTIALLY ENCLOSED BUILDING". (AS PER BUILDING CODE OF N.Y.S.)

   RESIDENTIAL CODE (CHAPTER 2) & R301.2.1.2 BUILDING CODE OF N.Y.S. (SECTION 1609)

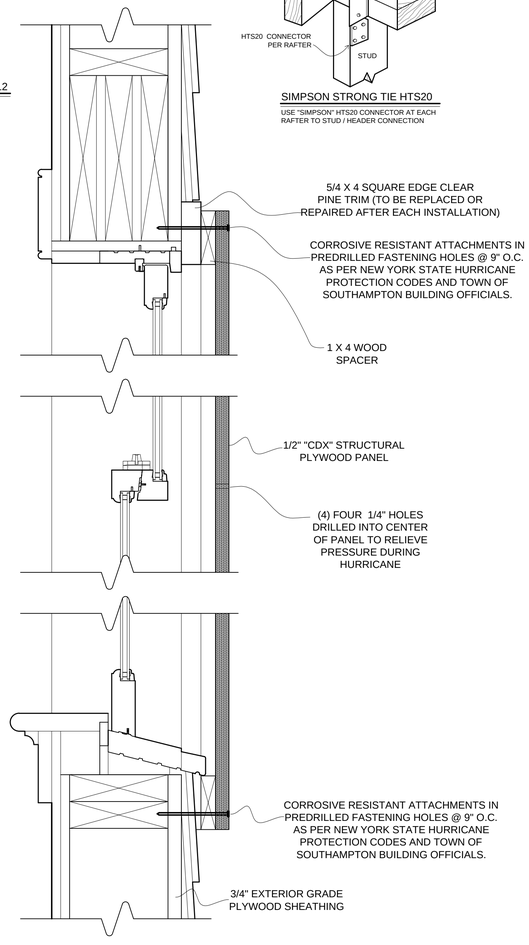
4. ALL FRAMING AND STRUCTURAL INFORMATION HAS BEEN PROVIDED BY
   SOUTHAMPTON ENGINEERING SERVICES, PC
   P.O. BOX 1538
   SOUTHAMPTON, NEW YORK 11969

5. WIND EXPOSURE CATEGORY (R 301.2.1.4, EXPOSURE B)
   DESIGN LOADS: a. DEAD & LIVE LOADS FOR ALL FLOORS, ATTIC, PORCHES, DECKS, BALCONIES AND SNOW (45 PSF.)
   b. WIND (120 MPH)
   c. SEISMIC (B)



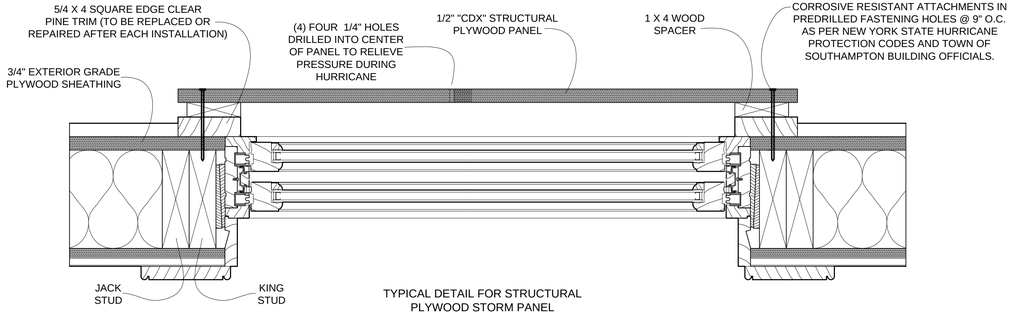
COLUMN #1: 4" DIAMETER (10.79) SCHEDULE 40 STANDARD STEEL PIPE COLUMN

FOOTING #1: 3'-0" X 3'-0" X15" DEEP ISOLATED POURED CONCRETE FOOTING WITH #5 REINFORCING RODS @ 6" O.C. EACH WAY, 3" UP FROM BOTTOM OF FOOTING



TYPICAL DETAIL FOR STRUCTURAL PLYWOOD STORM PANEL ATTATCHMENT FOR THE RABIN RESIDENCE

SCALE: 3"=1'-0"



TYPICAL DETAIL FOR STRUCTURAL PLYWOOD STORM PANEL ATTATCHMENT FOR THE RABIN RESIDENCE

SCALE: 3"=1'-0"

JASON THOMAS / ARCHITECT
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300 HAMPTON ROAD / SOUTHAMPTON, NY, 11968

HURRICANE DETAILS

NO.	ISSUE/REVISION	DATE
1	BUILDING DEPARTMENT ISSUE	04/12/17

RABIN RESIDENCE

SHORE ROAD
Southampton, NY 11928

NOTES

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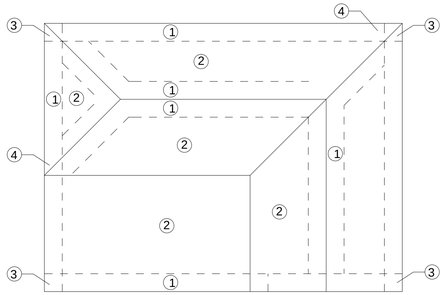
NAILING SCHEDULE

JOINT DESCRIPTION	NAIL SIZES	NAIL SPACING
ROOF FRAMING		
Rafter to Top Plate (Toe-nailed)	3 - 8d	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	3 - 8d	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	3 - 16d	each lap
Ceiling Joist Laps over Partitions (Face-nailed)	4 - 16d	each lap
Collar Tie to Rafter (Face-nailed)	2 - 8d	per tie
Blocking to Rafter (Toe-nailed)	2 - 8d	each end
Rim Board to Rafter (End-nailed)	2 - 16d	each end
WALL FRAMING		
Top Plate to Top Plate (Face-nailed)	2 - 16d [1]	per foot
Top Plates at Intersections (Face-nailed)	4 - 16d	joints-each side
Stud to Stud (Face-nailed)	2 - 16d	24" o.c.
Header to Header (Face-nailed)	16d	16" o.c. along edges
Top or Bottom Plate to Stud (End-nailed)	2 - 16d	per 2x4 stud
	3 - 16d	per 2x6 stud
	4 - 16d	per 2x8 stud
Bottom Plate to Floor Joist,Bandjoist,Endjoist or Blocking (Face-nailed)	2 - 16d [1,2]	per foot
FLOOR FRAMING		
Joist to Sill , Top Plate or Girder (Toe-nailed)	4 - 8d	per joist
Bridging to Joist (Toe-nailed)	2 - 8d	each end
Blocking to Joist (Toe-nailed)	2 - 8d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3 - 16d	each block
Ledger Strip to Beam (Face-nailed)	3 - 16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3 - 8d	per joist
Band Joist to Joist (End-nailed)	3 - 16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	2 - 16d [1]	per foot
ROOF SHEATHING		
Structural Panels	8d	4" o.c. perimeter zone other 6" o.c. edges of panel , 12" o.c. interior of panel
Diagonal Board Sheathing		
1" x 6" or 1" x 8"	2 - 8d	per support
1" x 10" or wider	3 - 8d	per support
CEILING SHEATHING		
Gypsum Wallboard	5d	7" edge / 10" field
WALL SHEATHING		
Structural Panels	8d	(see table 3.9)
Fiberboard Panels		
7 / 16"	6d	3" edge / 6" field
25 / 32"	8d	3" edge / 6" field
Gypsum Wallboard	5d	7" edge / 10" field
Hardboard	8d	(see table 3.9)
Particleboard Panels	8d	(see table 3.9)
Diagonal Board Sheathing		
1" x 6" or 1" x 8"	2 - 8d	per support
1" x 10" or wider	3 - 8d	per support
FLOOR SHEATHING		
Structural Panels		
1" or less	8d	6" edge / 12" field
greater than 1"	10d	6" edge / 6" field
Diagonal Board Sheathing		
1" x 6" or 1" x 8"	2 - 8d	per support
1" x 10" or wider	3 - 8d	per support

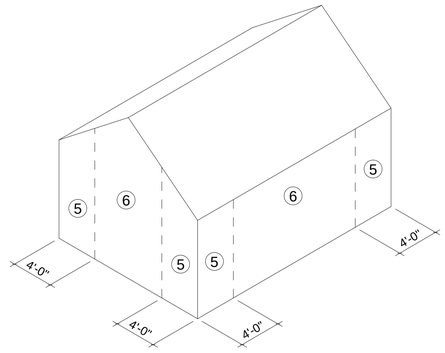
[1]Nailing requirements are based on wall sheathing nailed 6" on-center at the panel edge. If wall sheathing is nailed 3" on-center at the panel edge to obtain higher shear capacities , nailing requirements for structural members shall be doubled , or alternate connectors , such as shear plates , shall be used to maintain the load path.
[2]When wall sheathing is continuous over connected members , the tabulated number of nails shall be permitted to be reduced to 1 - 16d nail per foot.



	ZONE 1	ZONE 2	ZONE 3	ZONE4
FIELD	8" O.C.	12" O.C.	3" O.C.	4" O.C.
PANEL EDGES	4" O.C.	6" O.C.	3" O.C.	3" O.C.

ROOF NAILING SCHEDULE

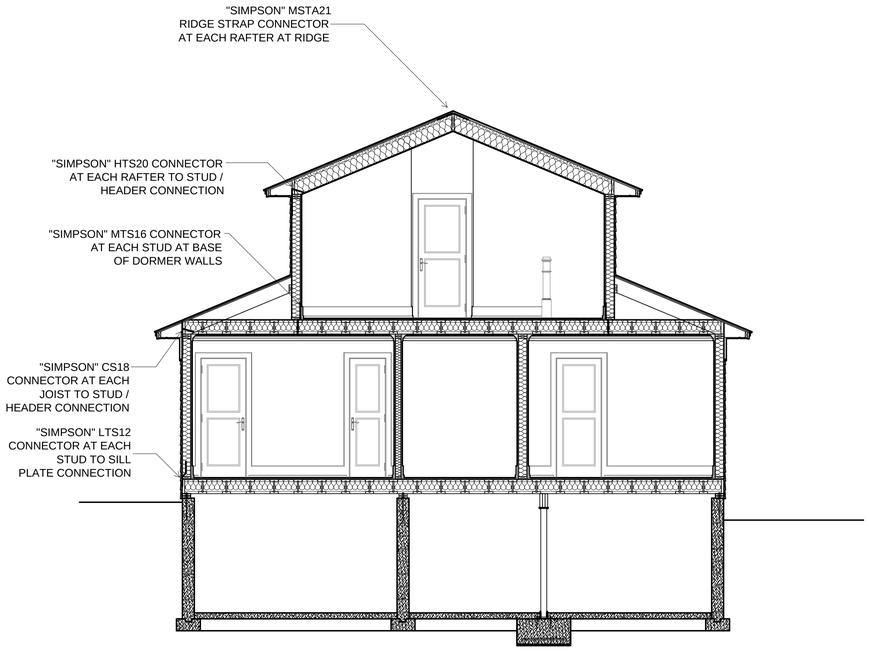
120 MPH WIND ZONE (3 SECOND GUSTS)
USE 1/2" CDX PLYWOOD ROOF SHEATHING
FASTEN WITH 8D COMMON GALVANIZED NAILS
2" X 11 1/2" GA. - PATTERN AS INDICATED BELOW



	ZONE 5	ZONE 6
FIELD	12" O.C.	12" O.C.
PANEL EDGES	6" O.C.	6" O.C.

WALL SHEATHING NAILING SCHEDULE

120 MPH WIND ZONE (3 SECOND GUSTS)
USE 3/4" CDX PLYWOOD WALL SHEATHING
FASTEN WITH 8D COMMON GALVANIZED NAILS
2" X 11 1/2" GA. - PATTERN AS INDICATED BELOW



DESIGN CRITERIA:

GROUND SNOW LOAD - 45 PSF.
FIRST LEVEL - 40 PSF. L.L., min.
LIVING AREAS - 40 PSF. L.L., min.
BEDROOMS - 30 PSF. L.L., min.

WIND SPEED - 120 M.P.H.

SEISMIC DESIGN CATEGORY - B

WEATHERING - SEVERE
FROST LINE DEPTH - 36", min.
TERMITE - MODERATE TO HEAVY
DECAY - SLIGHT
ICE SHIELD UNDERLAYMENT REQUIRED

ALL FLUES TO BE: 3'-0" / 10'-0" min.
FROM ALL ROOFS. TYPICAL

DESIGN CRITERIA:

DESIGN IN ACCORDANCE WITH AMERICAN FOREST PRODUCTS WOOD FRAME CONSTRUCTION MANUAL FOR 1 + 2 FAMILY HOUSE - ENGINEERED DESIGN METHOD. 2001 EDITION.

WINDOWS - GLAZED OPENING

FOR NEW CONSTRUCTION , EXTERIOR WINDOWS MUST BE PROTECTED VIA GLAZING MEETING THE LARGE MISSILE TEST CERTIFICATION OF ZONE II ASTM E 1886-97 AND ASTM E 1996-99 OR VIA STRUCTURAL SHUTTERS WITH ATTACHMENT HARDWARE PROVIDED. NEW STRUCTURES LOCATED WITHIN ONE (1) MILE OF THE MEAN HIGH WATER MUST HAVE GLAZING CONFORMING TO WIND ZONE III, MISSILES DEFINED IN PARAGRAPH 6 OF ASTM E 1996-99. GLAZING CONFORMING TO WIND ZONE II, MISSILES CAN BE USED AT A DISTANCE GREATER THAN ONE MILE OF THE COASTLINE.

PROTECTIVE PANELS TO BE PROVIDED FOR ALL AREAS BY :

A - CLEAR SHIELD HURRICANE + SECURITY PANELS - 631 - 287 5060

B - QUICK GUARD STORM PANELS. 631 - 287 5330

C - 1/2" CDX-PLY PANNEL W/ SCREWS per CODE

D - VuSafe, SHADE & SHUTTER SYSTEMS- 508-775-6057

PROTECTION DEVICES TO BE IN ACCORDANCE WITH LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM 1886. AS NOTED IN NYS RESIDENTIAL CODE.

NEW BUILDING CODES OF N.Y.S
ADAPTED IN JULY 2002
EFFECTIVE SINCE JANUARY 2003.

1. TOWN OF SOUTHAMPTON IS IN A 120MPH (3 SECOND GUST) HURRICANE PRONE WIND ZONE. THE RESIDENTIAL CODE REQUIRES THAT THIS WOOD FRAME DWELLING BE DESIGNED WITH THE FOLLOWING REFERENCE DOCUMENTS (R301.2)

   (WFCM) 1995 SBC HIGH WIND EDITION &
   AMERICAN SOCIETY OF CIVIL ENGINEERS,
   MIN. DESIGN LOADS FOR BUILDINGS (ASCE 7-98)

2. THIS DESIGN ACCOUNTS FOR UPLIFT, SHEAR AND OVERTURNING MOMENTS DUE TO WIND.

3. THIS PROPOSED SINGLE FAMILY DWELLING WITH REQUIRED STRAPPING, TIE DOWNS AND SHEAR WALL BRACING IS CERTIFIED AS A "PARTIALLY ENCLOSED BUILDING". (AS PER BUILDING CODE OF N.Y.S.)

   RESIDENTIAL CODE (CHAPTER 2) & R301.2.1.2
   BUILDING CODE OF N.Y.S. (SECTION 1609)

4. ALL FRAMING AND STRUCTURAL INFORMATION HAS BEEN PROVIDED BY
   SOUTHAMPTON ENGINEERING SERVICES, PC
   P.O. BOX 1538
   SOUTHAMPTON, NEW YORK 11969

5. WIND EXPOSURE CATEGORY (R 301.2.1.4, EXPOSURE B)
   DESIGN LOADS: a. DEAD & LIVE LOADS FOR ALL FLOORS, ATTIC, PORCHES, DECKS, BALCONIES AND SNOW (45 PSF.)
   b. WIND (120 MPH)
   c. SEISMIC (B)

FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE GRADE STAMPED DOUGLAS FIR-LARCH STRUCTURAL GRADE NO. 1 OR BETTER.
2. ALL SHEATHING TO BE APA RATED, EXPOSURE 1, 5/8" MIN. THICKNESS.
3. ALL SUBFLOORING TO BE APA RATED STURD-I-FLOOR, EXPOSURE 1, 3/4" MIN. THICKNESS. ALL EDGES OF PLYWOOD TO BE SET ON SOLID BLOCKING. GLUE AND NAIL ALL SHEETS.
4. ALL HEADERS 6'-0" AND OVER SHALL BE SUPPORTED WITH DOUBLE UPRIGHTS, 9'-0" AND OVER WITH TRIPLE UPRIGHTS. (ALL UPRIGHTS TO BE GLUED WITH PL PREMIUM AND NAILED.) ALL HEADERS SHALL BE A MINIMUM OF (2) 2X8 OR AS SHOWN ON DRAWING.
5. SOLID BLOCKING SHALL BE PROVIDED FOR ALL JOISTS AND FLOOR BEAMS AS PER N.Y.S. CODE OR AS NOTED @ 8'-0" O.C. MIN. PROVIDE 2" SPACE FOR AIR CIRCULATION IN ROOFS.
6. DOUBLE FRAMING AROUND ALL OPENINGS (SKYLIGHTS, STAIRS, ETC.) OR AS NOTED ON DRAWINGS.
7. TRIPLE UP FRAMING UNDER ALL POSTS AND PARALLEL PARTITIONS OR AS NOTED ON DRAWINGS.
8. ALL FLUSH WOOD CONNECTIONS SHALL BE FASTENED WITH RATED GALVANIZED METAL CONNECTORS BY "TECO" OR APPROVED EQUAL.
9. NAILING SCHEDULE SHALL BE AS PER THE N.Y.S. BUILDING CODE AS A MINIMUM. ALL 2X6 STUDS SHALL RECEIVE 5-10D NAILS AT SILL AND PLATE. ALL EXTERIOR NAILS SHALL BE GALVANIZED.
10. PLYWOOD SHEATHING TO BE NAILED WITH 8D @ 4" O.C. EXTERIOR EDGES AND 6D @12" O.C. INTERMEDIATE.
11. ALL INTERIOR AND EXTERIOR FINISHES, FLASHING, AND WATERPROOFING SHALL BE BY ARCHITECT.
12. ALL ROOF RAFTERS SHALL BE ATTACHED TO THE PLATE AND STUD WITH GALVANIZED HURRICANE TYPE CONNECTORS BY "TECO" OR APPROVED EQUAL. FOR TIMBER PILE FOUNDATIONS, PROVIDE HURRICANE CLIPS AT ALL PERIMETER JOIST TO GIRDER CONNECTIONS.
13. ALL PRE-ENGINEERED LUMBER SHALL BE GEORGIA PACIFIC GPI SERIES WOOD-I-BEAMS AND LVL PRODUCTS OR EQUAL. ALL JOISTS, GIRDERS AND HEADERS SHALL HAVE BEARING STIFFENERS INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS. WEB STIFFENERS SHALL BE REQUIRED AT ALL LOAD AND BEARING POINTS AT A MINIMUM. A SINGLE 1-3/4" LVL RIM JOIST SHALL BE REQUIRED AT FLOOR PERIMETERS. HANDLING, STORAGE AND ERECTION OF COMPONENTS SHALL BE AS PER MANUFACTURERS RECOMMENDATIONS.
14. ALL MULTIPLE LVL PRODUCTS TO HAVE 2 ROWS OF 1/2" DIA. GALV. MACHINE BOLTS @ 12" O.C.
15. ALL FLITCH BEAMS TO HAVE 2 ROWS OF 1/2" DIA. GALV. MACHINE BOLTS @ 18" O.C. AND (2) BOLTS 3" FROM EACH END.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE A-36 STEEL CONFORMING TO ASTM SPECIFICATIONS. AFFIDAVIT TO BE FILED WITH BUILDING DEPARTMENT UPON REQUEST.
2. ALL STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTIONS SHALL CONFORM TO LATEST AISC STANDARDS AND SPECIFICATIONS TYPE 2 CONSTRUCTION EXCEPT AS NOTED.
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 1CONSTRUCTION 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 TO ENGINEER.
4. THE STRUCTURAL STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL. ERECTION OF STRUCTURAL STEEL SHALL NOT PROCEED UNTIL THE SHOP DRAWINGS HAVE BEEN APPROVED.
5. ALL WELDING SHALL CONFORM TO AISC AND AWS SPECIFICATIONS.
6. STEEL ENCASED IN CONCRETE SHALL NOT BE PAINTED. ALL STEEL SURFACES NOT IN CONTACT WITH CONCRETE SHALL RECEIVE ONE SHOP COAT OF APPROVED PAINT, AND AFTER ERECTION, ONE FIELD COAT. OMIT PRIMER PAINT AT LOCATION OF FIELD WELDS AND HIGH STRENGTH BOLTS. THESE AREAS SHALL RECEIVE TWO COATS ONCE CONNECTIONS HAVE BEEN COMPLETED.
7. NO BEAMS OR COLUMNS SHALL BE CUT BY THE PLUMBING OR AIR CONDITIONING CONTRACTORS WITHOUT APPROVAL OF THE ENGINEER.
8. THE STRUCTURE SHALL BE PROPERLY GUYED AND BRACED.
9. GROUT UNDER ALL COLUMN AND BEAM BEARING PLATES. GROUT SHALL BE NON-SHRINK, PROPAK OR EQUAL.
10. PROVIDE LOOSE LINTELS AS REQUIRED FOR OPENINGS IN MASONRY WALLS AND PARTITIONS.
11. PROVIDE HOLES IN SHOP FOR BOLTED BLOCKING, PIPE PENETRATIONS, ETC. DETAILS SHALL BE SHOWN ON SHOP DRAWINGS FOR REVIEW BY ENGINEER.
12. BEAM WEB STIFFENERS SHALL BE PROVIDED AT POINTS OF REACTIONS.

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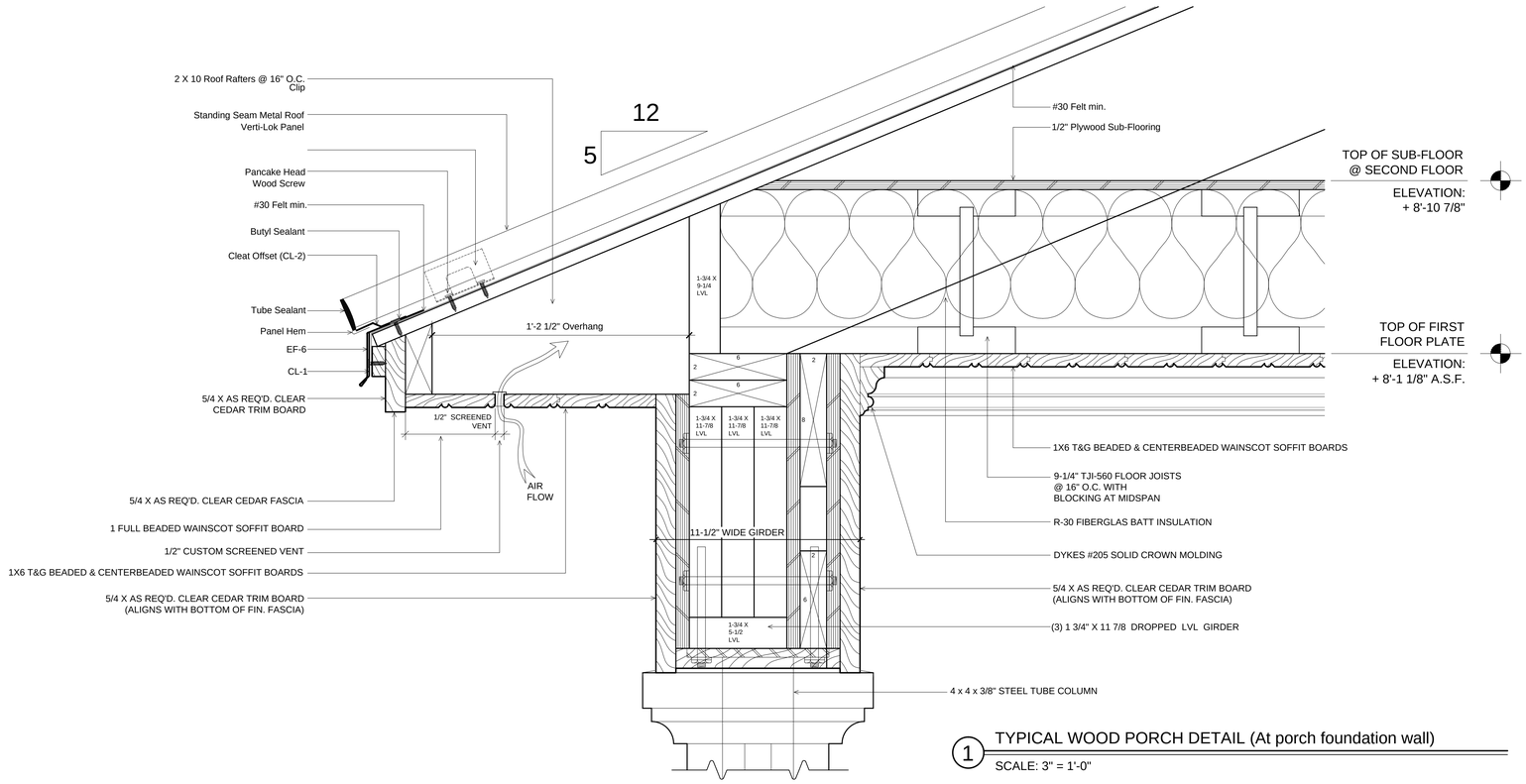
300 HAMPTON ROAD / SOUTHAMPTON, NY, 11968

HURRICANE DETAILS

NO.	ISSUE/REVISION	DATE
1	BUILDING DEPARTMENT ISSUE	04/12/17

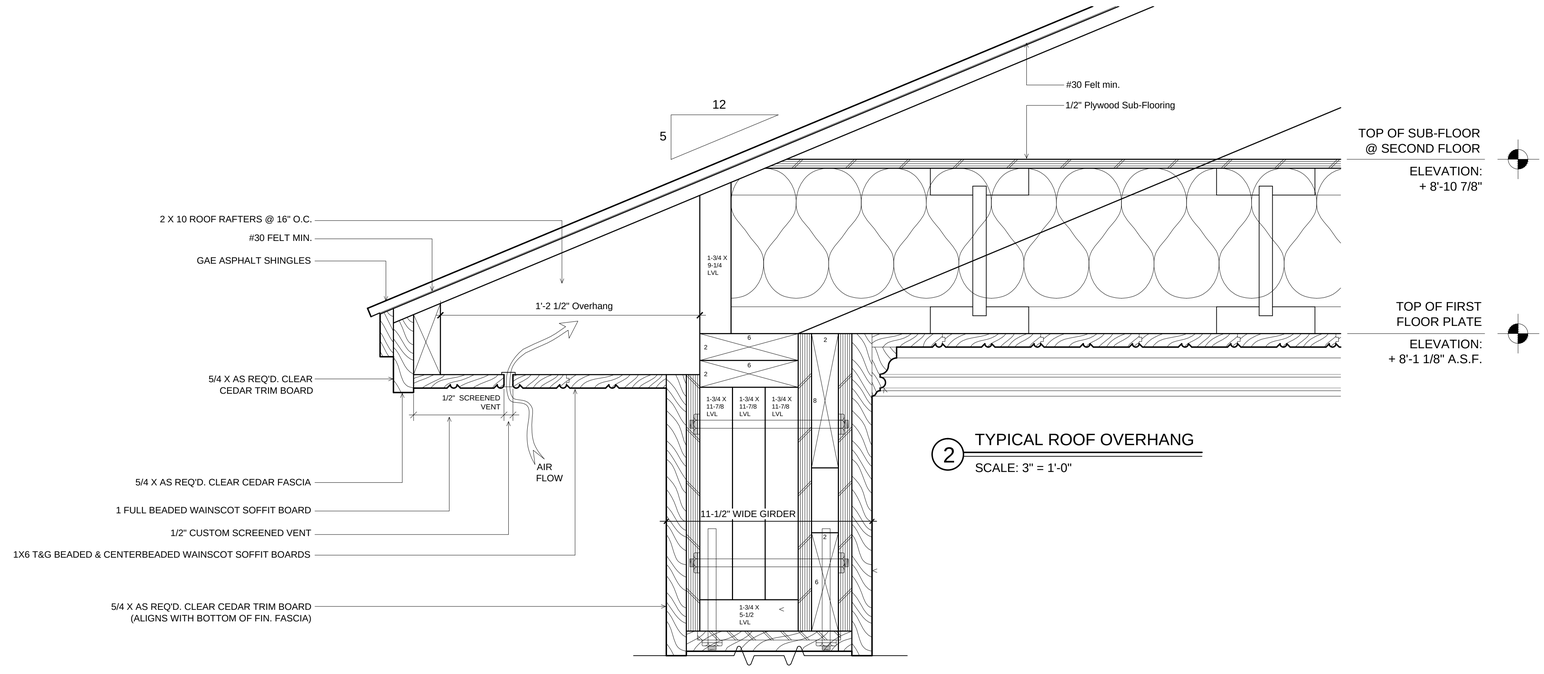
RABIN RESIDENCE
SHORE ROAD
Southampton, NY 11928

NOTES



1 TYPICAL WOOD PORCH DETAIL (At porch foundation wall)

SCALE: 3" = 1'-0"



2 TYPICAL ROOF OVERHANG

SCALE: 3" = 1'-0"

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EXTERIOR DETAILS

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RESIDENCE

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Southampton, NY 11928

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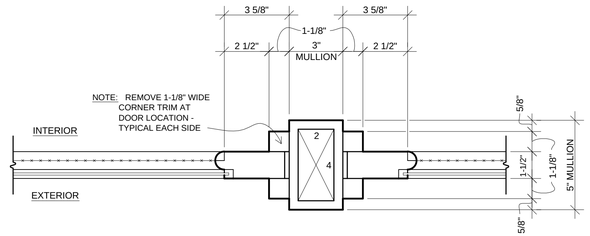
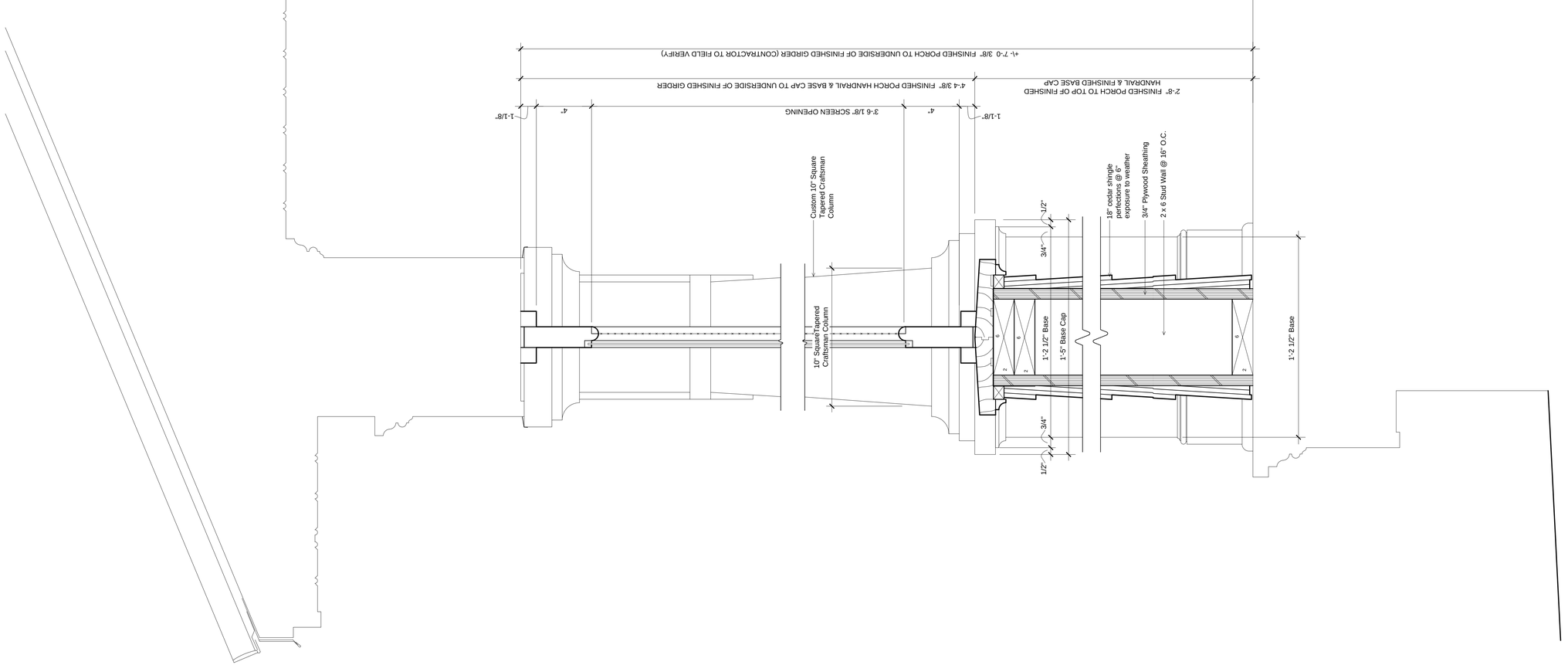
1 TYPICAL SCREENED IN PORCH PLAN DETAIL

SCALE: 3" = 1'-0"



2 TYPICAL WOOD PORCH DETAIL (At porch foundation wall)

SCALE: 3" = 1'-0"



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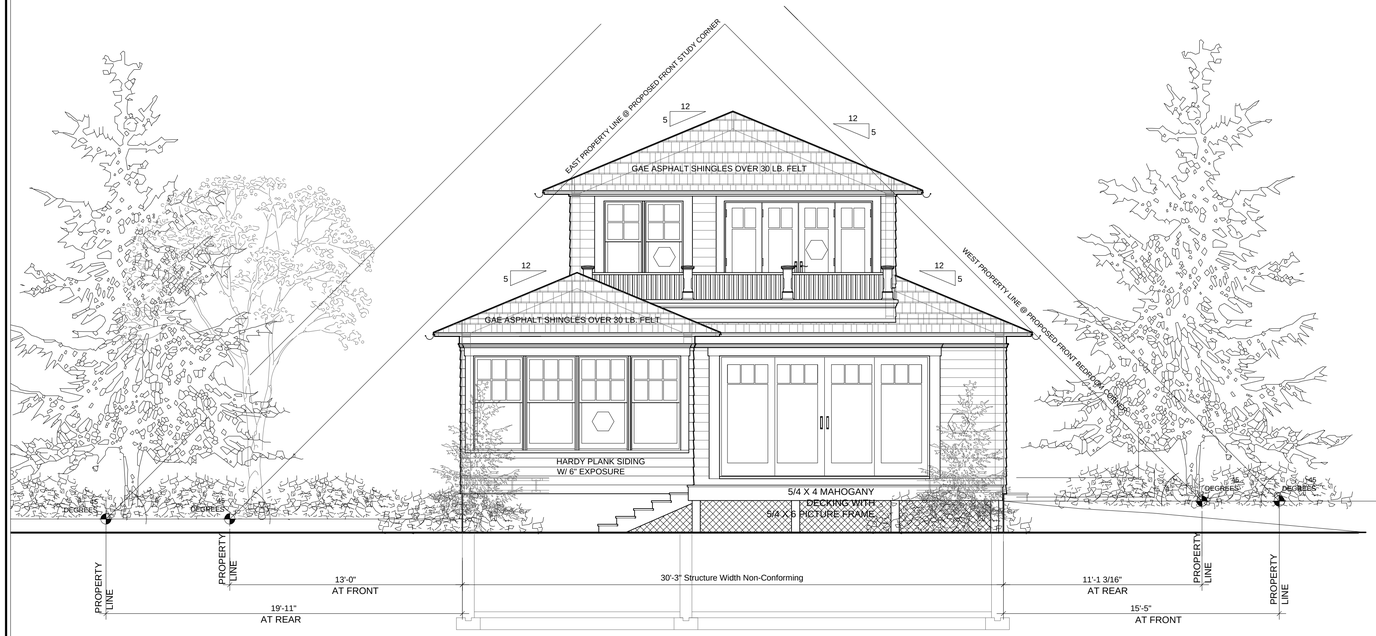


PYRAMID LAW CALCULATIONS

PROPOSED PYRAMID LAW NON-CONFORMING AREAS:

WEST ELEVATION -
LOWER STANDING SEAM ROOF RIBS .027 SQUARE FEET OF METAL RIBS X 16 RIBS = 4.32 CUBIC FEET(VOLUME)
UPPER OVERHANG AND ROOF 1.7086 SQUARE FEET X 15.3' = 26.142 CUBIC FEET (VOLUME)

EAST ELEVATION -
LOWER OVERHANG AND ROOF = 0 CUBIC FEET (VOLUME)
UPPER OVERHANG AND ROOF .46 SQUARE FEET X 9' = 4.14 CUBIC FEET (VOLUME)
UPPER STANDING SEAM ROOF RIBS .35 SQUARE FEET OF METAL RIBS X 16 = 5.60 CUBIC FEET (VOLUME)

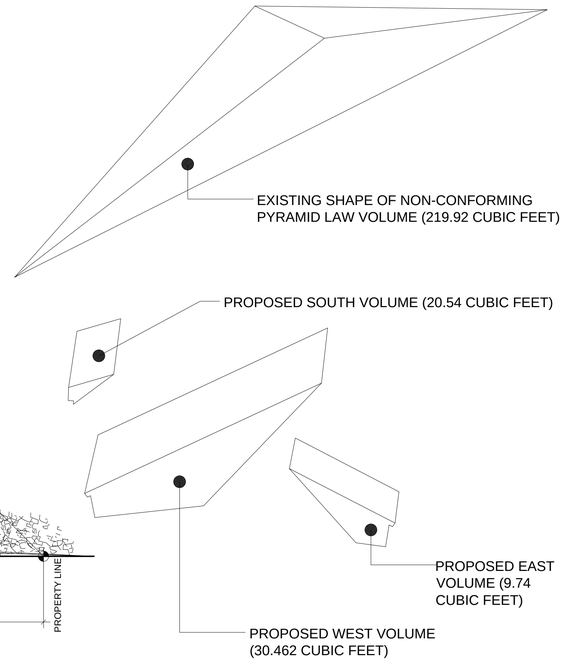
SOUTH ELEVATION-
LOWER OVERHANG AND ROOF = 0 CUBIC FEET (VOLUME)
UPPER OVERHANG AND ROOF .08 SQUARE FEET X 21' = 16.8 CUBIC FEET (VOLUME)
UPPER STANDING SEAM ROOF RIBS .17 SQUARE FEET OF METAL RIBS X 22 = 3.74 CUBIC FEET (VOLUME)

TOTAL PROPOSED CUBIC AREA VIOLATING PYRAMID LAW = 60.742 CUBIC FEET (VOLUME)

EXISTING CUBIC AREA VIOLATING PYRAMID LAW = 219.92 CUBIC FEET (VOLUME)

PROPOSED 60.742 CUBIC FEET $\leq$ EXISTING 219.92 CUBIC FEET

NOTE - PROPOSED CONSTRUCTION DECREASES EXISTING PYRAMID LAW NON-CONFORMITY



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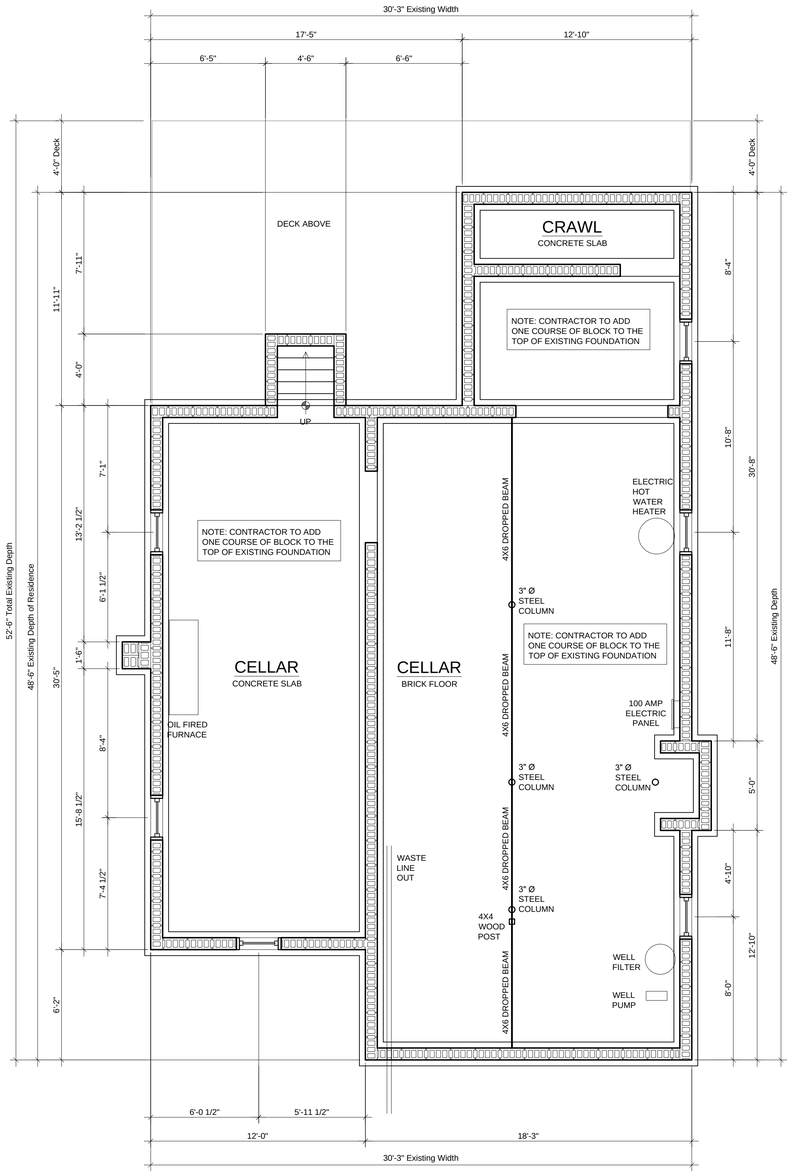
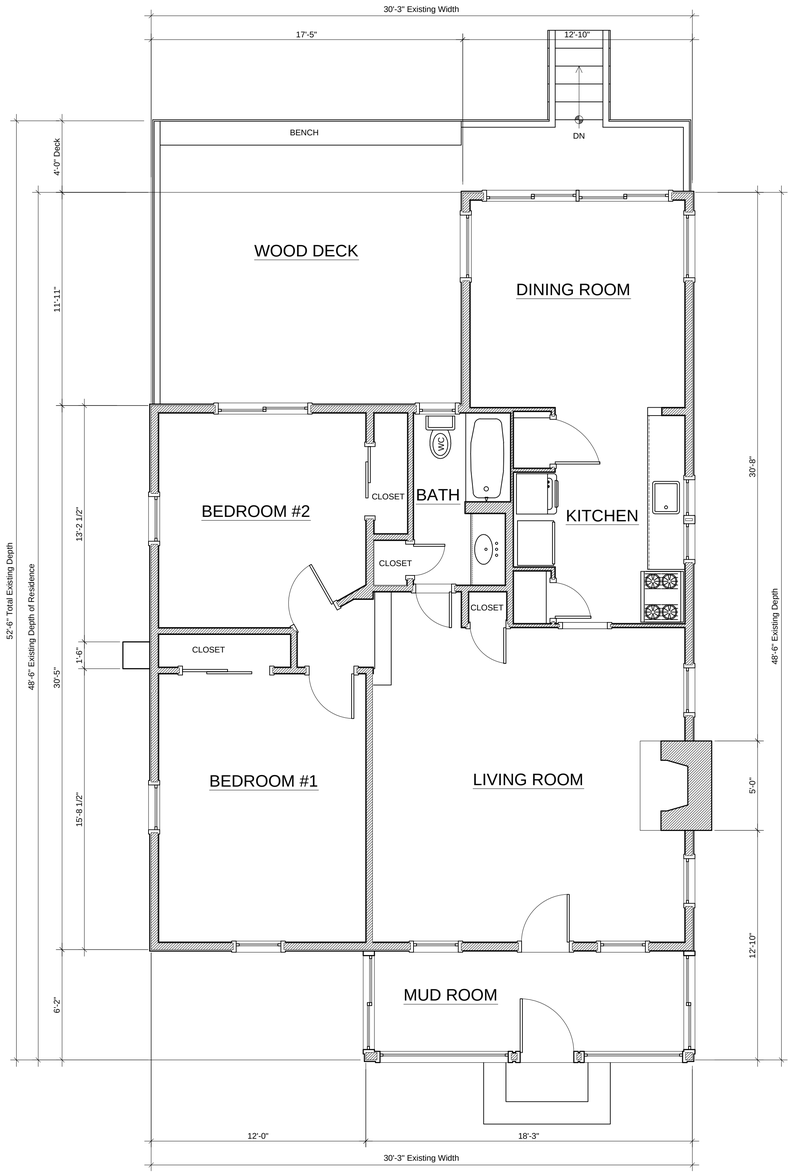


EXISTING FOUNDATION PLAN

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



EXISTING FIRST FLOOR PLAN

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

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EXISTING FLOOR PLANS

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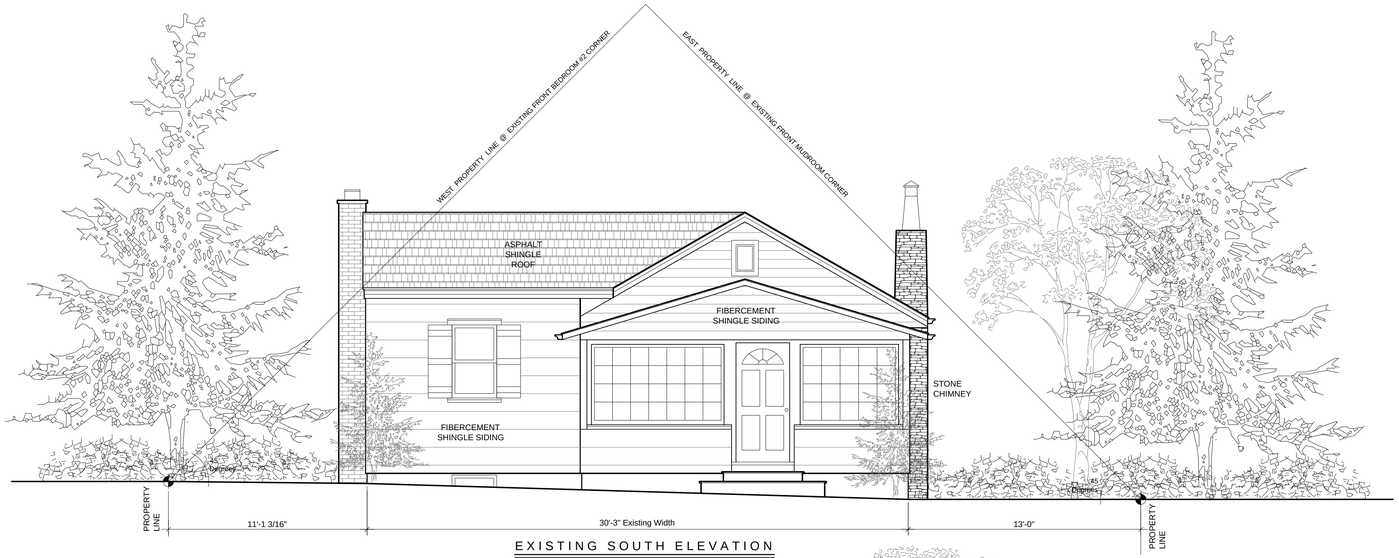
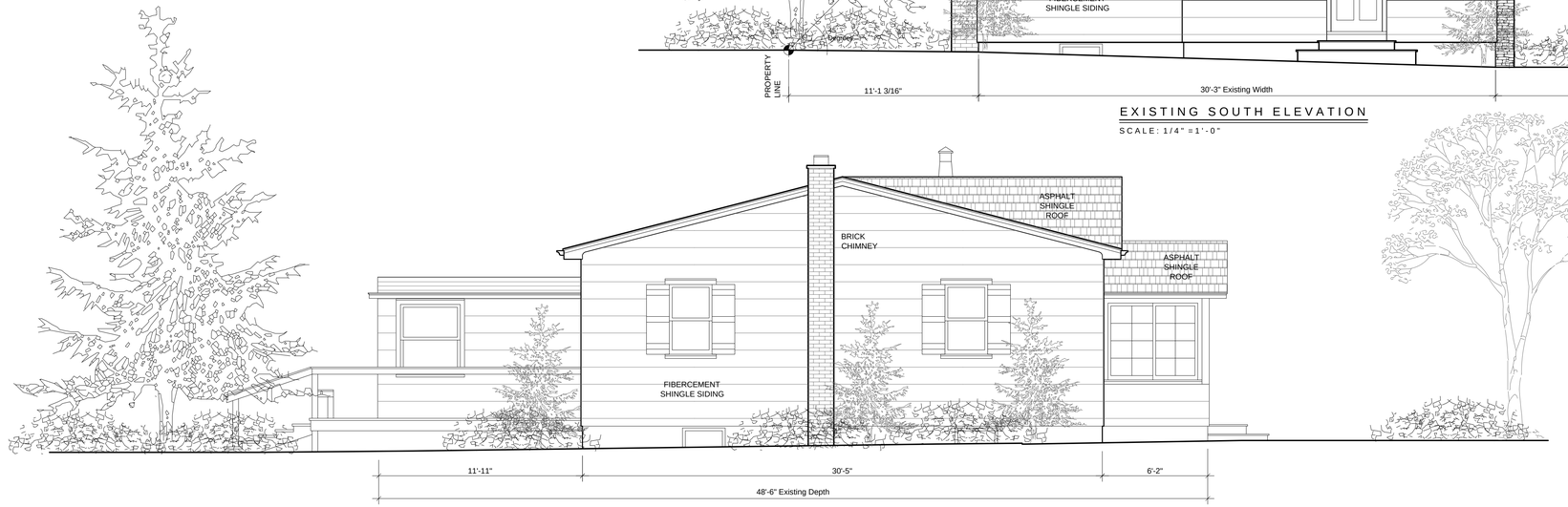


EXISTING SOUTH ELEVATION

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



EXISTING WEST ELEVATION

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

EXISTING NORTH ELEVATION

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

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EXISTING ELEVATIONS

NO.	ISSUE/REVISION	DATE
1	BUILDING DEPARTMENT ISSUE	04/12/17

RABIN RESIDENCE

SHORE ROAD
Southampton, NY 11928

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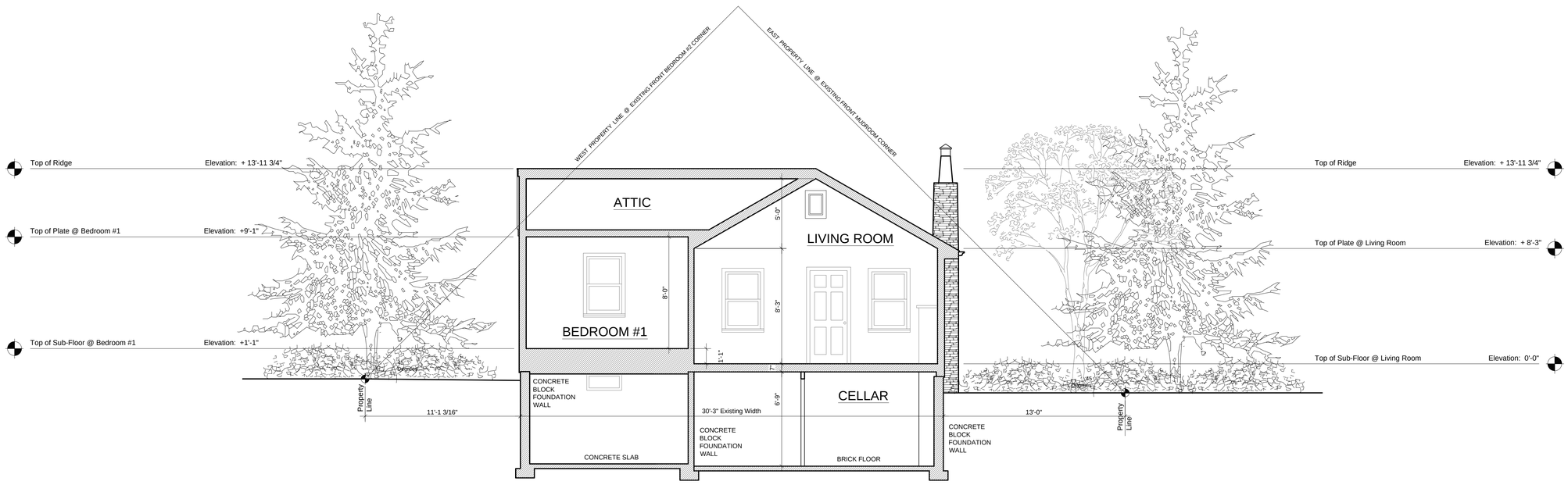
EXISTING EAST ELEVATION

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



EXISTING BUILDING SECTION

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

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EXISTING ELEVATION / SECTION

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