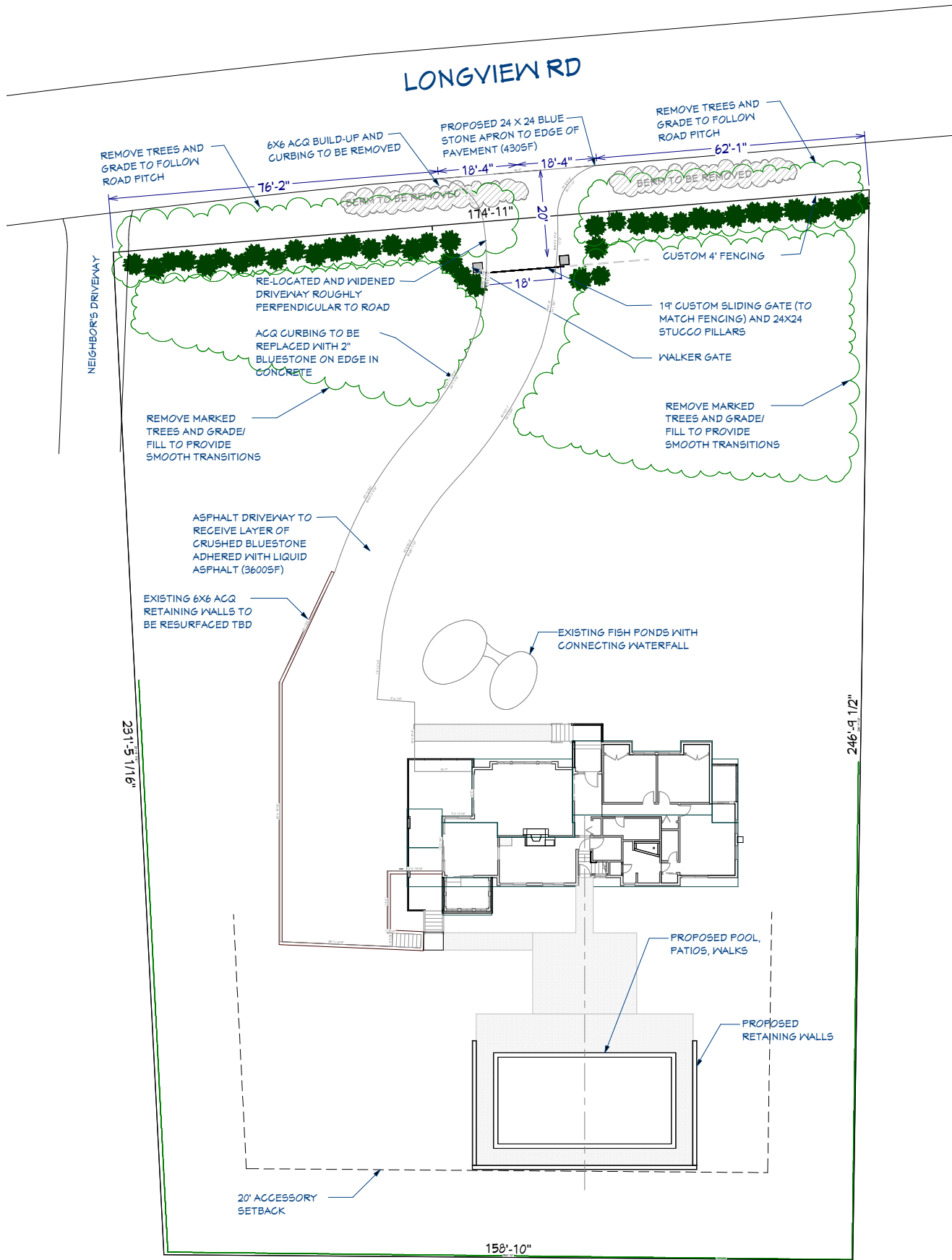




Site Plan

Scale: 1" = 16'

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:

- BUILDING CATEGORY: II
- IMPORTANCE FACTOR:
WIND (IW) = 1.0;
SNOW (LS) = 1.0
SEISMIC (LE) = 1.0
- GROUND SNOW LOAD: 20 PSF
- ROOF LIVE LOAD: 20 PSF
- LIVING AREA LIVE LOAD: 40 PSF
- SLEEPING AREA LIVE LOAD: 30 PSF
- 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

PROPOSED RENOVATIONS

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
PLYND. - 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
WO - WITHOUT
W.W.F. - WELDED WIRE FABRIC

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 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 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.
- 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.
- OPENINGS SHALL NOT BE MADE IN ANY STRUCTURAL MEMBER UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
- 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.
- NO NOTE OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING ANY CONTRACTOR FROM EXECUTING ALL WORK IN CONFORMANCE AS NOTED ABOVE.
- 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.
- THE GENERAL CONTRACTOR IS 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.
- 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 CONSTRUCTION, INSTALLATION AND UNTIL FINAL PAYMENT.
- 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.
- 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.

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

Layout Page Table	
Sheet	Title
S-001	Site Plan
A-001	Existing Foundation & Demo Plan
A-002	Existing 1st Fl & Demo Plan
A-101	Proposed First Floor Plan
A-400	Fence & Driveway Detail
A-401	Gate Foundation
A-402	Stair Detail
M-100	Mechanical Plan
R-099	3D Rendering - Fencing
R-100	3D Rendering - Front
R-102	3D Rendering - West
R-104	3D Rendering - Interior Overview
R-106	3D Rendering - Front Steps
R-107	3D Rendering - Pool Area
R-108	3D Rendering - Basement

Recent Revision History	
REV	DATE DESCRIPTION
2.1	1/8/23 Fence & Gate Details
2.2	1/28/23 Gate Foundation
2.3	6/2/23 Relocate Driveway/Fence
2.4	6/4/23 Reloc. Driveway, Fence, Pool
2.5	9/17/23 Basement detail, Pier detail
2.6	9/27/23 Mechanical Plan, Gate Electrical

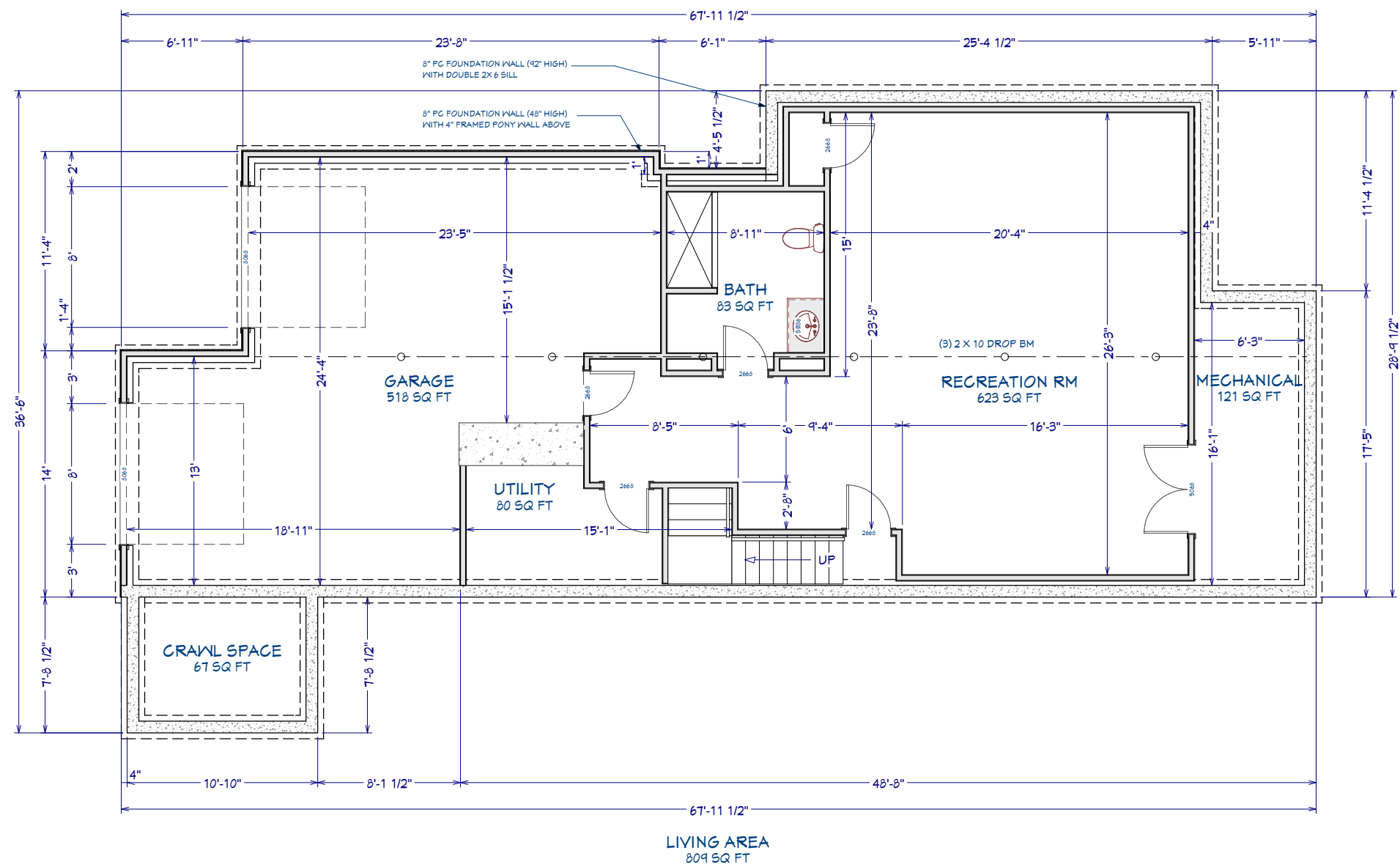
Design:	Engineering: (TBD)	Webb Builders, Inc.
		516-462-9502

Completed (c) 2017. All rights reserved.

Hourani Residence	
Renovations	

Site Plan

Title:
DATE:
10/31/2023
SCALE:
1" = 12'
SHEET:
S-001

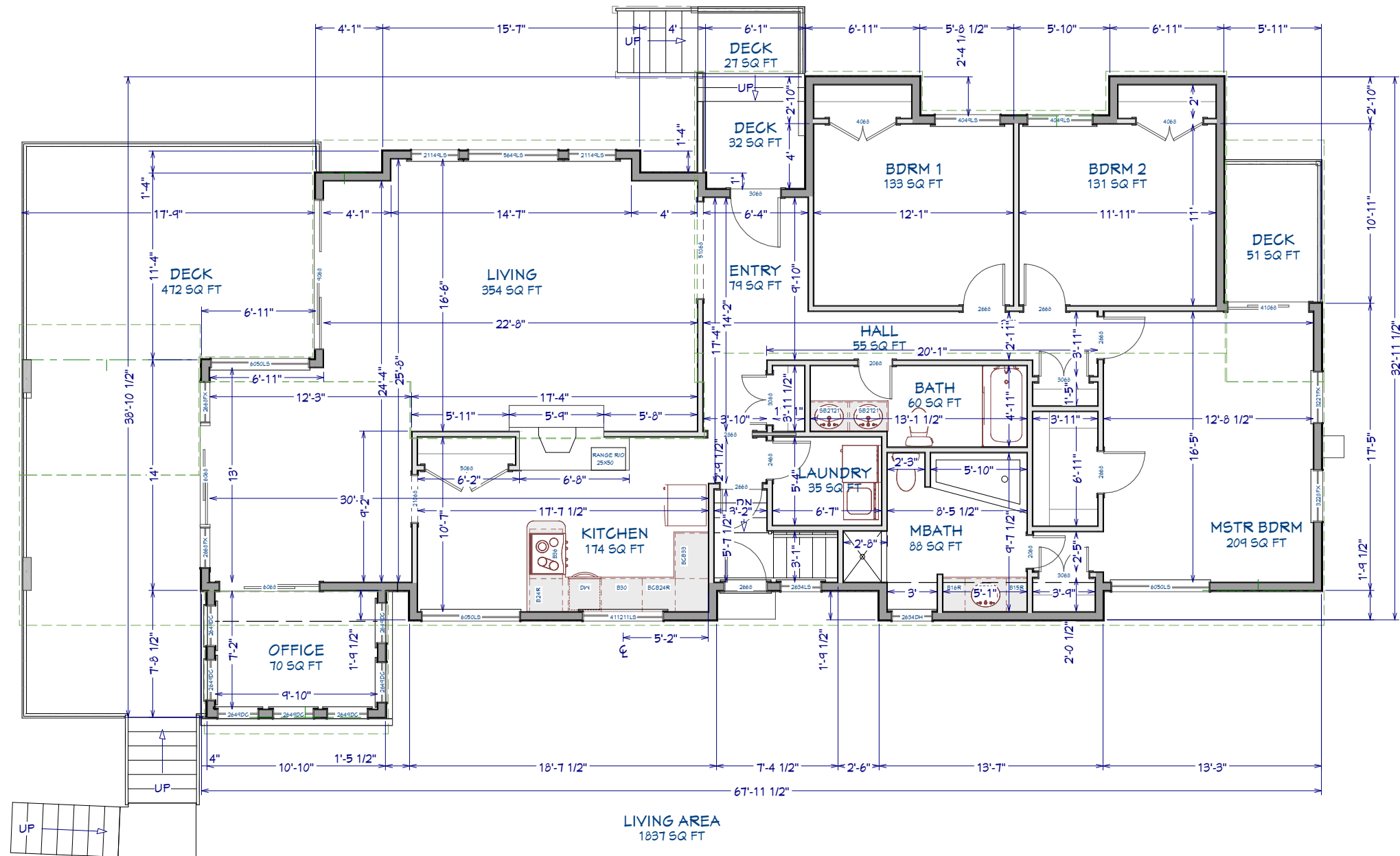


VERIFY ALL DIMENSIONS IN FIELD

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

Title:		Hourani Residence Renovations	
DATE:		10/31/2023	
SCALE:			
SHEET:		A-001	
Design:		Webb Builders, Inc. 516-482-8502	
Engineering:		(TBD)	
Recent Revision History			
REV	DATE	DESCRIPTION	
2.1	7/6/23	Fence & Gate Tweaks	
2.2	7/28/23	Gate Foundation	
2.3	8/2/23	Relocate Driveway/Fence	
2.4	8/4/23	Foyer, Stairwell, MBath, Pool	
2.5	9/7/23	Bent Stair detail, Pier detail	
2.6	9/27/23	Mechanical Plan, Gate Electrical	

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Existing 1st Floor

Recent Revision History	
REV	DATE
2.1	7/8/23
2.2	7/29/23
2.3	8/2/23
2.4	8/9/23
2.5	9/7/23
2.6	9/27/23

DESIGN DESCRIPTION	
2.1	Fence & Gate Tweaks
2.2	Gate Foundation
2.3	Relocate Driveway/Fence
2.4	Relocate Driveway/Fence
2.5	Relocate Driveway/Fence
2.6	Relocate Driveway/Fence

Engineering:	
Design:	Webb Builders, Inc.
	516-482-5502

Title:	
Existing 1st Fl & Demo Plan	

DATE:	
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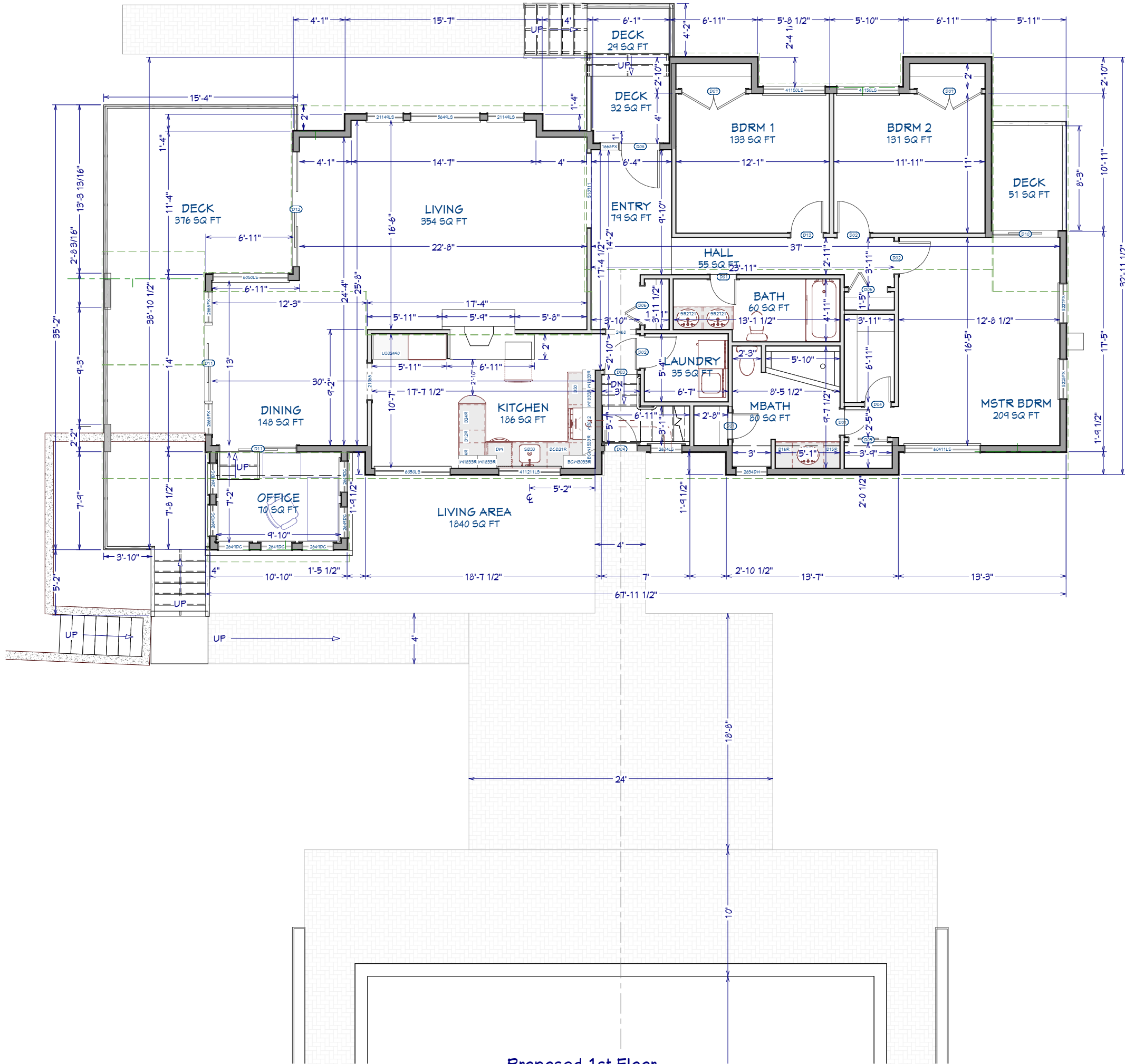
10/31/2023	
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SCALE:	
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|--|--|

SHEET:	
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A-002	
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Proposed 1st Floor

DOOR SCHEDULE						
NO.	SYMBOL	TYPE	SIZE	LOCATION	REMARKS	DATE
D01		2085	3	1	2085 L IN HINGED-PANEL	
D02		2085	3	1	2085 L IN HINGED-PANEL	
D03		2085	1	1	2085 R IN HINGED-GLASS PANEL	
D04		2085	1	1	2085 R IN HINGED-PANEL	
D05		3085	1	1	3085 L IN SLIDER-PANEL	
D06		3085	2	1	3085 L 2 DR. BIFOLD-PANEL	
D07		5085	2	1	5085 L IN DOUBLE HINGED-PANEL	
D08		3085	1	1	3085 L EX EXT. HINGED-GLASS PANEL	
D09		2085	1	1	2085 L EX EXT. HINGED-GLASS PANEL	
D10		5185	1	1	5185 R IN SLIDER-GLASS PANEL	
D11		6085	2	1	6085 R IN SLIDER-GLASS PANEL	
D12		1085	1	1	1085 R IN TRIPLE SLIDER-GLASS PANEL	
D13		2085	1	1	2085 R IN HINGED-PANEL	

Title:

DATE:

10/31/2023

SCALE:

1/4" = 1'

SHEET:

A-101

Proposed First Floor
Plan

Hourani Residence
Renovations

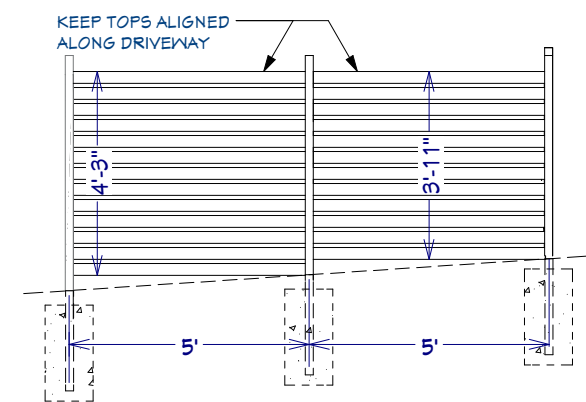
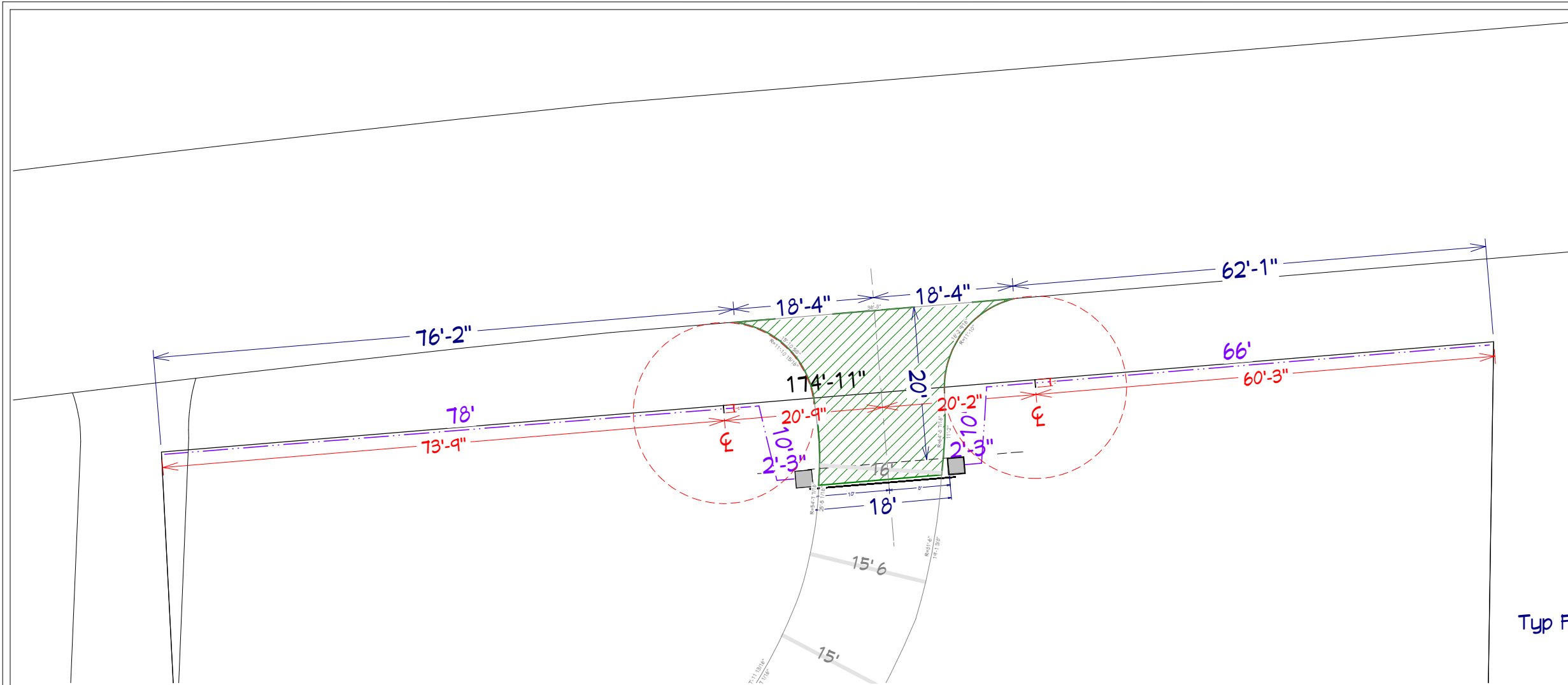
Design:
Webb Builders,
Inc.
516-482-9502

Engineering:

(TBD)

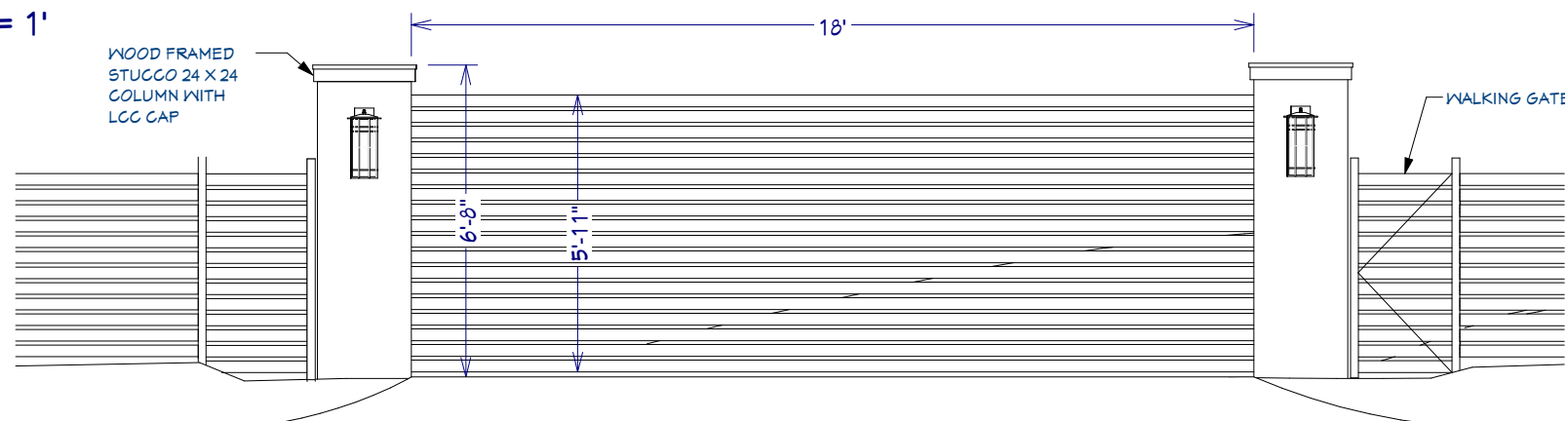
Recent Revision History

REV	DATE	DESCRIPTION
2.1	1/8/23	Fence & Gate Treats
2.2	1/29/23	Gate Foundation
2.3	6/2/23	Relocate Driveway/Fence
2.4	6/4/23	Foot Stairwell MBath Pool
2.5	9/7/23	Foot Stair detail, Pier detail
2.6	9/27/23	Mechanical Plan, Gate Electrical



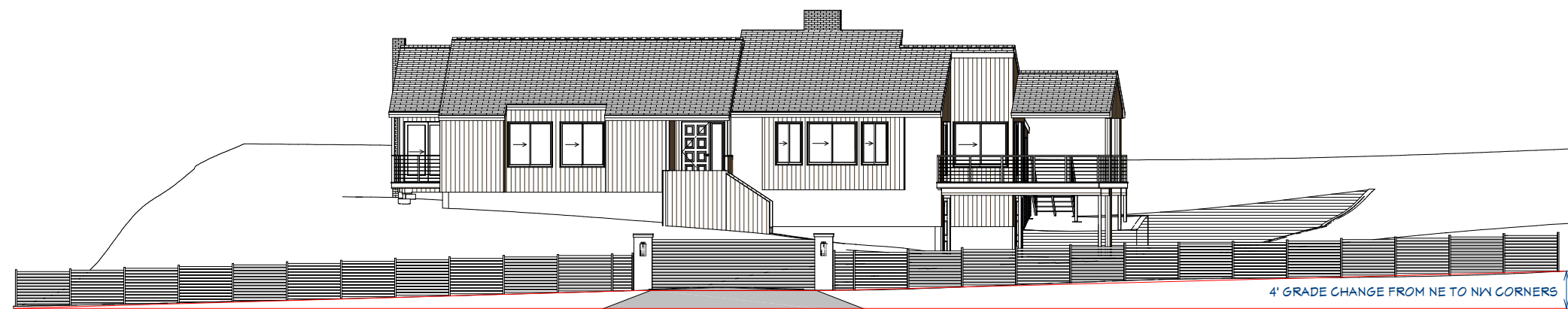
Typ Fence Along Drwy

Scale: $1/2" = 1'$



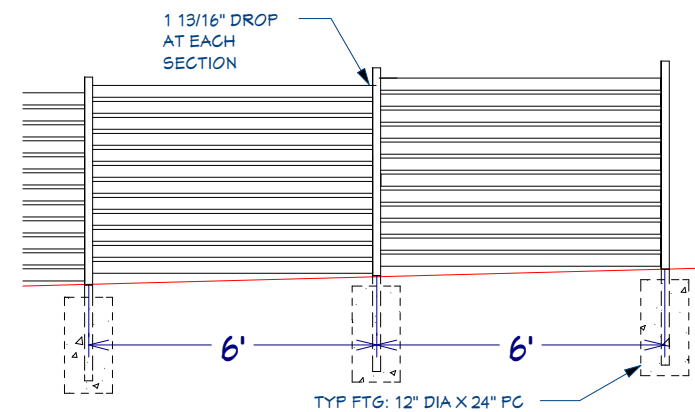
Gate and Columns

Scale: 1/2" = 1'



Fence & Gate Elevation

Scale: $1/8" = 1'$



Typ Fence Along Road

Scale: 1/2" = 1'

Recent Revision History		
REV	DATE	DESCRIPTION
2.1	7/8/23	Fence & Gate Tweaks
2.2	7/28/23	Gate Foundation
2.3	8/2/23	Relocate Driveaway/Fence
2.4	8/4/23	Foyer, Stairwell, MBath, Pool
2.5	9/12/23	Bent Stair detail, Pier detail
2.6	9/27/23	Mechanical Plan, Gate Electrical

Engineering:
(TBD)

Design:
**Webb Builders,
Inc.**
516-982-8502

Hourani Residence Renovations

Fence & Driveway Detail

Title:

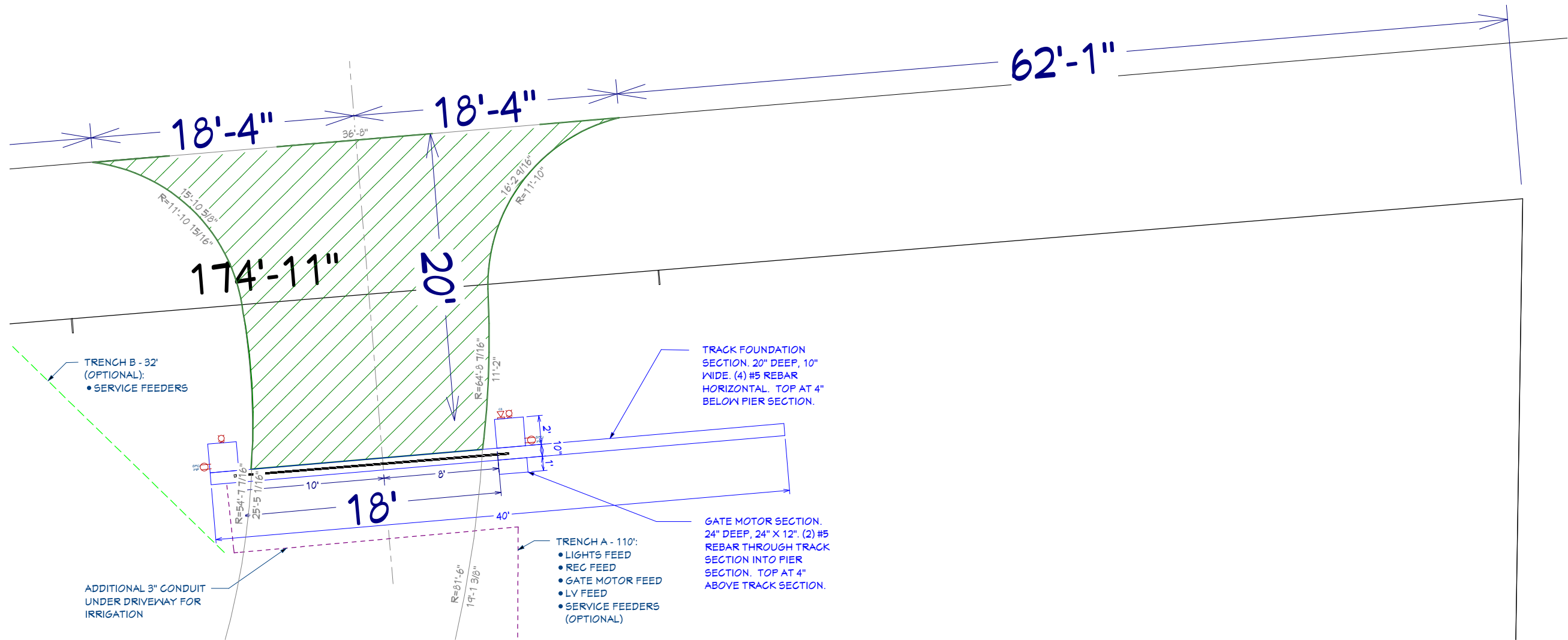
DATE:

10/31/2023

SCALE:

SHEET:

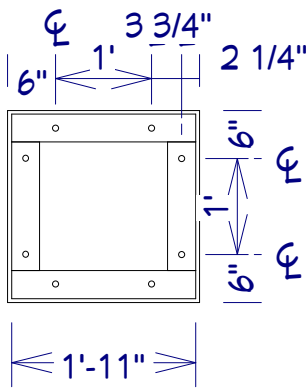
A-400



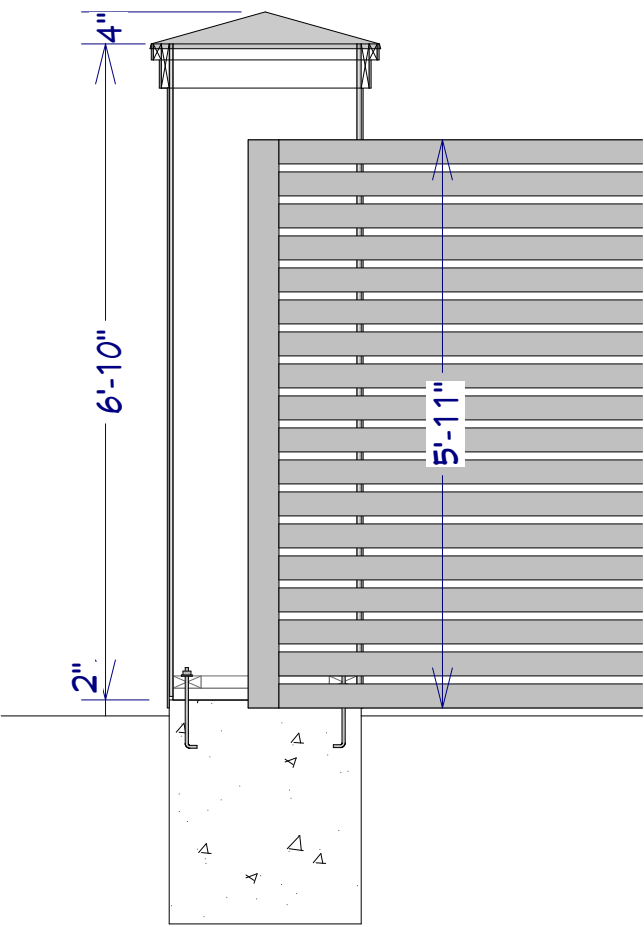
Pier and Gate Foundation Scale: 1/4" = 1'



3D Overview of Gate and Track foundation. NTS



Pier Detail



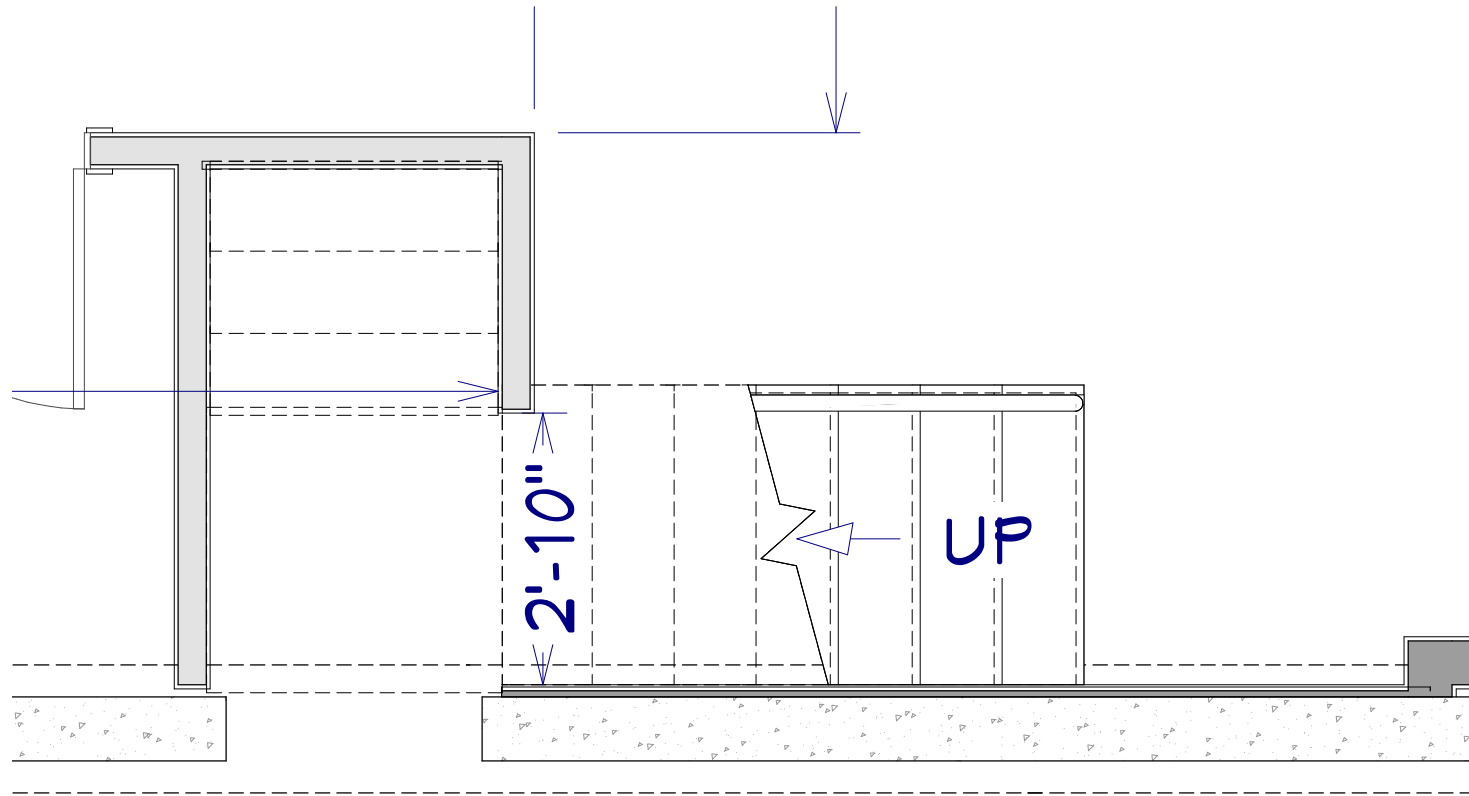
Scale: 1" = 1'

Recent Revision History	
REV	DATE DESCRIPTION
2.1	7/8/23 Fence & Gate Tweaks
2.2	7/29/23 Gate Foundation
2.3	8/2/23 Relocate Driveway/Fence
2.4	8/9/23 Fence Shrubbery, MBath, Pool
2.5	9/7/23 Bmnt Star detail, Pier detail
2.6	9/27/23 Mechanical Plan, Gate Electrical

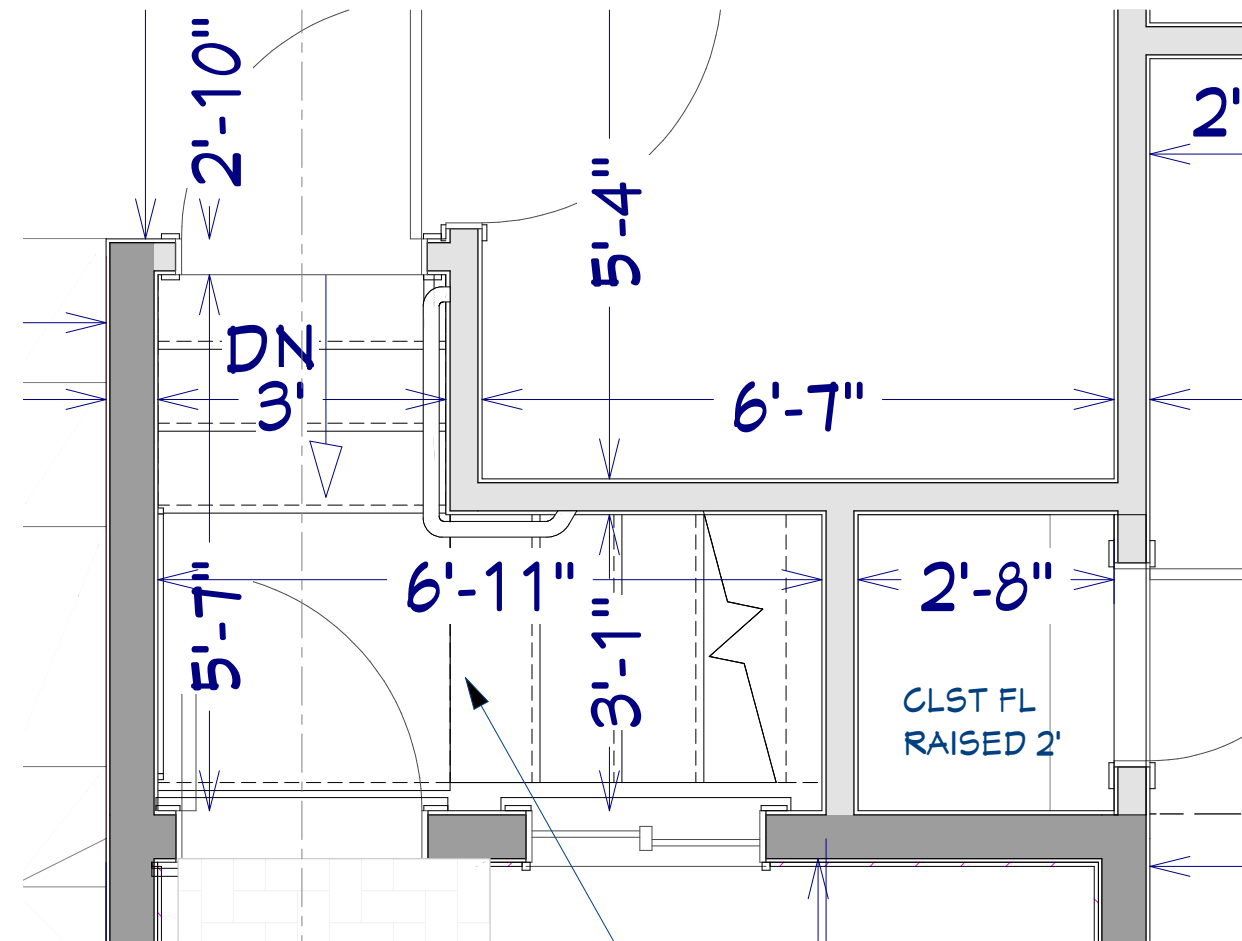
Design:	Engineering:
Webb Builders, Inc.	(TBD)
516-482-9502	

Hourani Residence Renovations	
Gate Foundation	

Title:	DATE:
	10/31/2023
SCALE:	
SHEET:	A-401



Basement Scale: 1" = 1'



1st Floor Scale: 1" = 1'



Recent Revision History	
REV	DATE DESCRIPTION
2.1	7/8/23 Fence & Gate Tweaks
2.2	7/29/23 Gate Foundation
2.3	8/2/23 Relocate Driveway/Fence
2.4	8/9/23 Foyer Stairwell MBath Pool
2.5	9/7/23 Basement Stair Detail, Pier detail
2.6	9/27/23 Mechanical Plan, Gate Electrical

Design:	Engineering:
Webb Builders, Inc.	(TBD)
516-482-5502	

Hourani Residence Renovations

Stair Detail

Title:

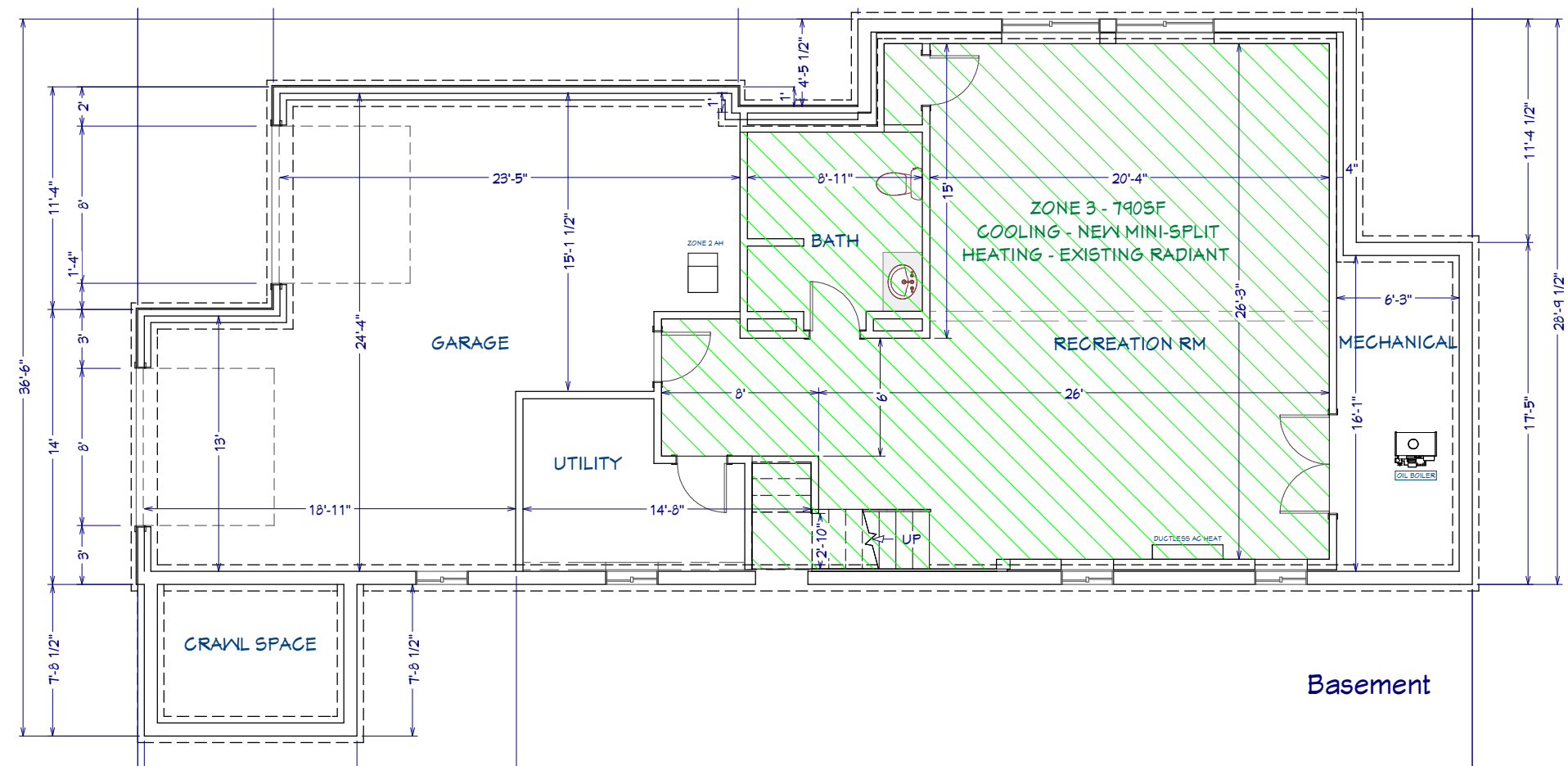
DATE:

10/31/2023

SCALE:

SHEET:

A-402



Recent Revision History		
REV	DATE	DESCRIPTION
2.1	7/8/23	Fence & Gate Tweaks
2.2	7/28/23	Gate Foundation
2.3	8/2/23	Relocate Driveway/Fence
2.4	8/4/23	Four Stairwell, MBath, Pool
2.5	9/1/23	Basmt Stair detail, Pier detail
2.6	9/27/23	Mechanical Plan, Gate Electrical

Engineering:
(TBD)

Design:
**Webb Builders,
Inc.**
516-982-8502

Hourani Residence Renovations

Mechanical Plan

Title:

DATE:

10/31/2023

SCALE:

$$1/4'' = 1'$$

SHEET:

M-100



Recent Revision History		
REV	DATE	DESCRIPTION
2.1	7/8/23	Fence & Gate Tweaks
2.2	7/29/23	Gate Foundation
2.3	8/2/23	Relocate Driveway/Fence
2.4	8/9/23	Four Shrub/Mid Bath Pool
2.5	9/7/23	Bent Star Detail, Pier detail
2.6	9/27/23	Mechanical Plan, Gate Electrical

Engineering:
(TBD)

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

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**Hourani Residence
Renovations**

Title:
3D Rendering - Fencing

DATE:

10/31/2023

SCALE:

SHEET:

R-099



Approximation of Existing. Note that it is not possible with this software to represent all the old and worn surfaces that have weathered differently depending on exposure to the elements.



- Proposal 1:
- Dark Painted Surfaces (anything already painted such as fascia, concrete & wood doors) = Benjamin Moore Classic Brown Semi Gloss
 - Light Painted Surfaces (front stucco, vertical siding accent walls, soffits, scalloped shingles) = BM Snow White Semi Gloss
 - Stained Wood Surfaces (vertical siding, deck framing, hand rail, retaining wall) = BM Arbor Coat Semi Solid- Cordovan Brown
 - Driveway = Crushed bluestone on asphalt
 - Deck Planks & Stair Treads = Timbertech Reserve Collection, Dark Roast
 - Railing = Viewrail Signature Cable, 2" Black posts & SS cabling
 - Windows and Sliders = eventually to be replaced with black sash/jamb windows

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

Engineering:
(TBD)

Hourani Residence
Renovations

Title:
3D Rendering - Front

DATE:
10/31/2023

SCALE:

SHEET:
R-100

REV	DATE	DESCRIPTION
2.1	7/8/23	Fence & Gate Tweaks
2.2	7/29/23	Gate Foundation
2.3	8/2/23	Relocate Driveway/Fence
2.4	8/9/23	Reloc Stairwell MBath Pool
2.5	9/7/23	Bsm Stair detail, Pier detail
2.6	9/27/23	Mechanical Plan, Gate Electrical



Approximation of Existing. Note that it is not possible with this software to represent all the old and worn surfaces that have weathered differently depending on exposure to the elements.



- Proposal 1:
- Dark Painted Surfaces (anything already painted such as fascia, concrete & wood doors) = Benjamin Moore Classic Brown Semi Gloss
 - Light Painted Surfaces (front stucco, vertical siding accent walls, soffits, scalloped shingles) = BM Snow White Semi Gloss
 - Stained Wood Surfaces (vertical siding, deck framing, hand rail, retaining wall) = BM Arbor Coat Semi Solid- Cordovan Brown
 - Driveway = Crushed bluestone on asphalt
 - Deck Planks & Stair Treads = Timbertech Reserve Collection, Dark Roast
 - Railing = 2" Black posts & SS cabling
 - Gable wall over deck - replace shingles with cedar to match siding
 - Windows and Sliders = shown in their currently faded brown state

Recent Revision History

REV	DATE	DESCRIPTION
2.1	7/8/23	Fence & Gate Tweaks
2.2	7/29/23	Gate Foundation
2.3	8/2/23	Relocate Driveway/Fence
2.4	8/9/23	Front Stairwell MBath Pool
2.5	9/7/23	Bent Stair detail Pier detail
2.6	9/27/23	Mechanical Plan, Gate Electrical

Design:

Webb Builders, Inc.
516-482-9502

Engineering:
(TBD)

Title:

Hourani Residence
Renovations

3D Rendering - West

DATE:

10/31/2023

SCALE:

SHEET:

R-102



Title:

3D Rendering - Interior
Overview

DATE:

10/31/2023

SCALE:

1/4" = 1'

SHEET:

R-104

Engineering:
(TBD)

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

Hourani Residence
Renovations

Recent Revision History

REV	DATE	DESCRIPTION
2.1	7/8/23	Fence & Gate Tweaks
2.2	7/29/23	Gate Foundation
2.3	8/2/23	Relocate Driveway/Fence
2.4	8/9/23	Four Shower/MBath Pool
2.5	9/7/23	Basin Star detail, Pier detail
2.6	9/27/23	Mechanical Plan, Gate Electrical



Painted Risers to match stucco.



Black Risers

Recent Revision History		
REV	DATE	DESCRIPTION
2.1	7/8/23	Fence & Gate Tweaks
2.2	7/29/23	Gate Foundation
2.3	8/2/23	Relocate Driveway/Fence
2.4	8/9/23	Four Shallow MBath Pool
2.5	9/7/23	Built Star detail, Pier detail
2.6	9/27/23	Mechanical Plan, Gate Electrical

Engineering:
(TBD)

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

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**Hourani Residence
Renovations**

Title:
**3D Rendering - Front
Steps**

DATE:

10/31/2023

SCALE:

SHEET:

R-106



Proposed Pool Area

- Raised grade at house 6" to eliminate step out back door
- Raised grade at pool area 12"
- 5' patio around sides and rear of pool with 16" retaining walls
- Raising grade and adding retaining walls minimizes the high corners of property by allowing the grade to be less sloped

Recent Revision History	
REV	DATE DESCRIPTION
2.1	7/8/23 Fence & Gate Tweaks
2.2	7/29/23 Gate Foundation
2.3	8/2/23 Relocate Driveway/Fence
2.4	8/9/23 Foyer Stairwell MBath Pool
2.5	9/7/23 Basement detail Pier detail
2.6	9/27/23 Mechanical Plan, Gate Electrical

Engineering:
(TBD)

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

Hourani Residence
Renovations

Title:
3D Rendering - Pool Area

DATE:

10/31/2023

SCALE:

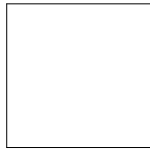
SHEET:

R-107



Improved Basement

- Mini split cooling system
- Open stairwell with increased headroom
- White doors, trim and base



Recent Revision History		
REV	DATE	DESCRIPTION
2.1	7/8/23	Fence & Gate Tweaks
2.2	7/29/23	Gate Foundation
2.3	8/2/23	Relocate Driveway/Fence
2.4	8/9/23	Lower Stairwell, MBath, Pool
2.5	9/7/23	Built Stair Detail, Pier detail
2.6	9/27/23	Mechanical Plan, Gate Electrical

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

Engineering:
(TBD)

Hourani Residence
Renovations

3D Rendering -
Basement

Title:

DATE:
10/31/2023

SCALE:

SHEET:
R-108