

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 2011 SUPPLEMENT:

1. BUILDING CATEGORY: II
2. IMPORTANCE FACTOR:

WIND (W) = 1.0;

SNOW (S) = 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

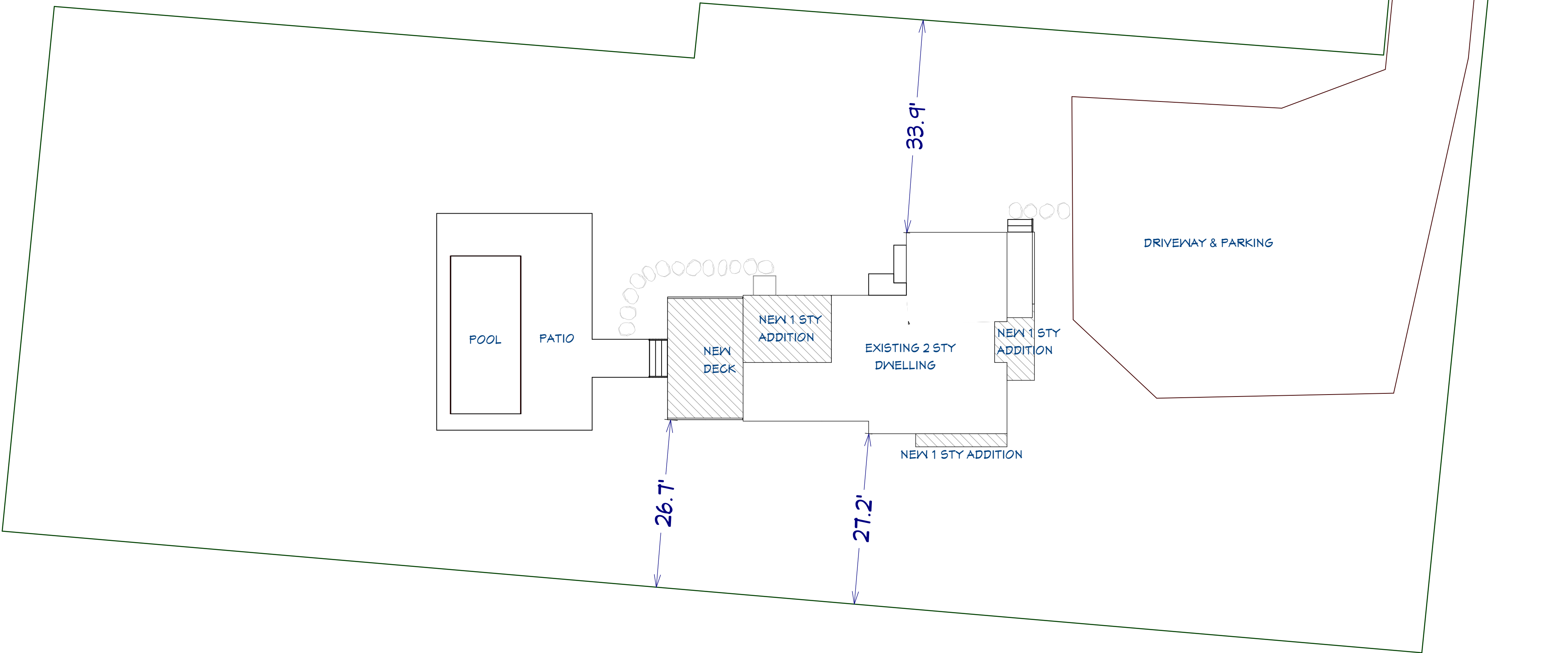
CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

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.)	57.2

LAYOUT PAGE TABLE		
Number	Label	Title
1	S-001	Proposed Site Plan
2	A-001	Existing Floor Plans
3	A-002	Existing Elevations
4	A-100	Proposed Floor Plans
5	A-101	Proposed Floor Plans
6	A-200	Proposed Elevations
7	A-300	Sections & Criteria
8	A-600	Interior Elevations
9	F-100	Framing Plans
10	M-100	Mechanical Plans
11	E-100	Electrical Plans

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.



Site Plan

Scale: 1" = 12'

All dimensions to be verified in field

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

Title:

Proposed Site Plan

DATE:

11/30/2020

SCALE:

SHEET:

S-001

Design:

Webb Builders,
Inc.

516-482-9592

Engineering:

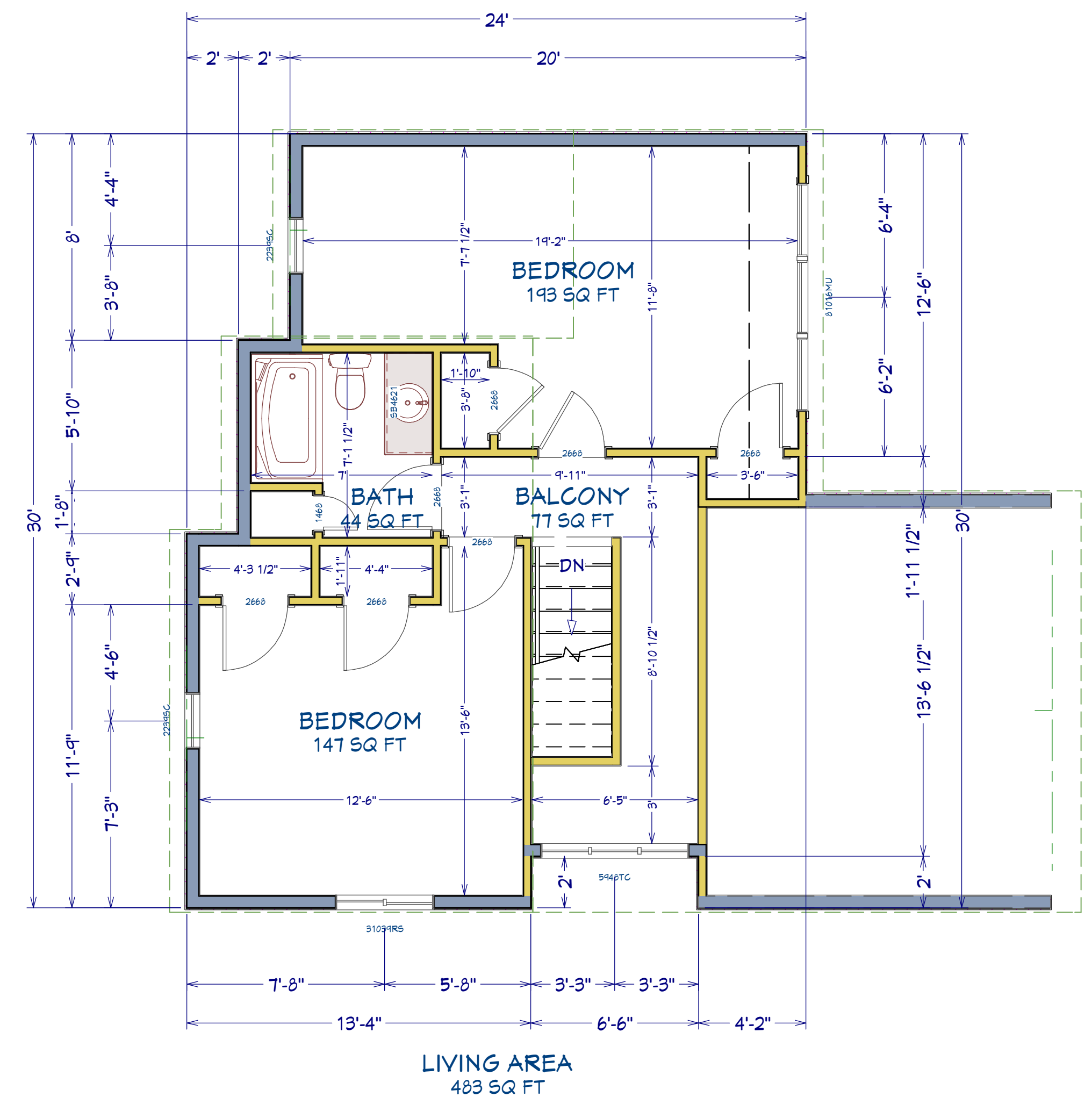
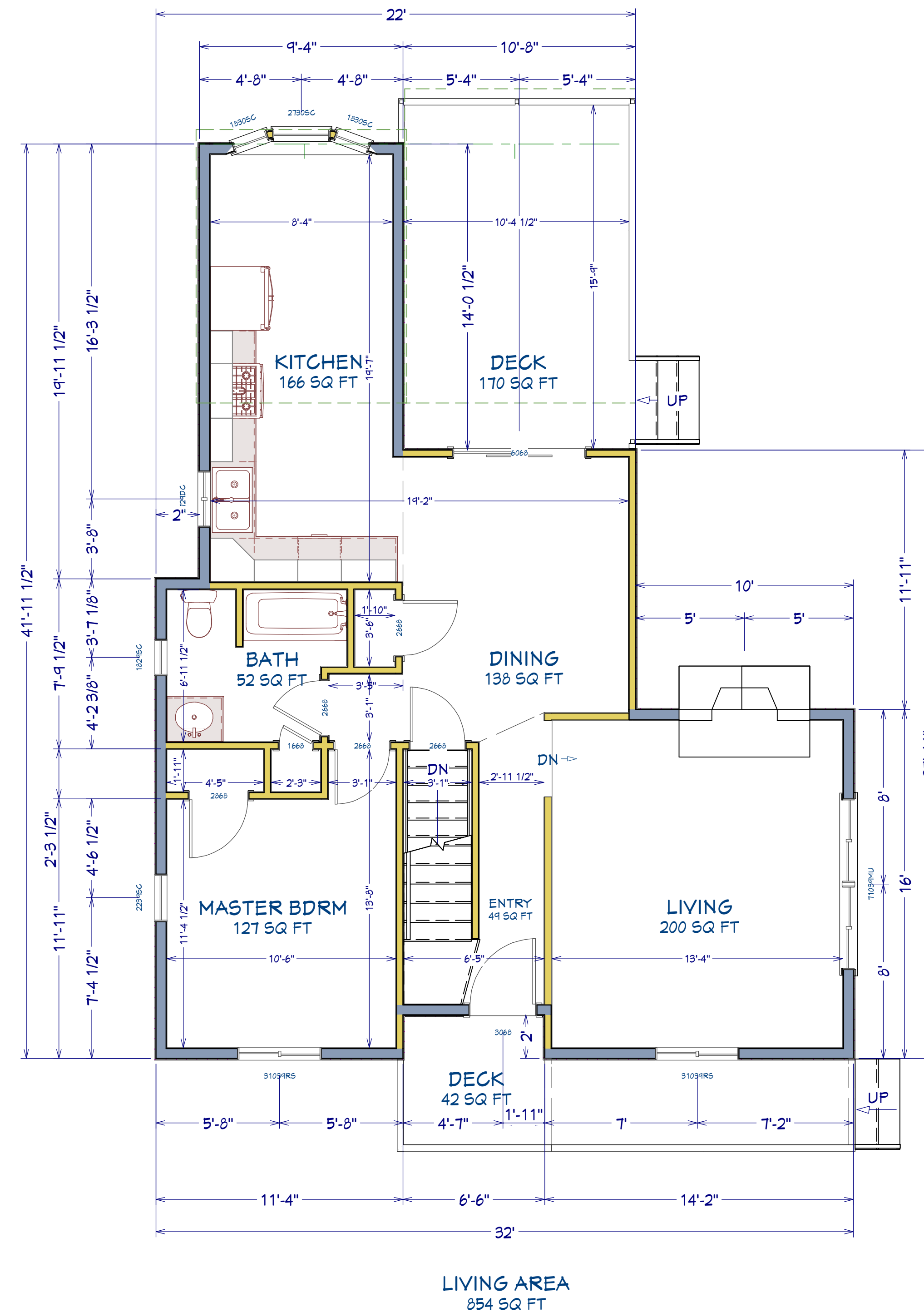
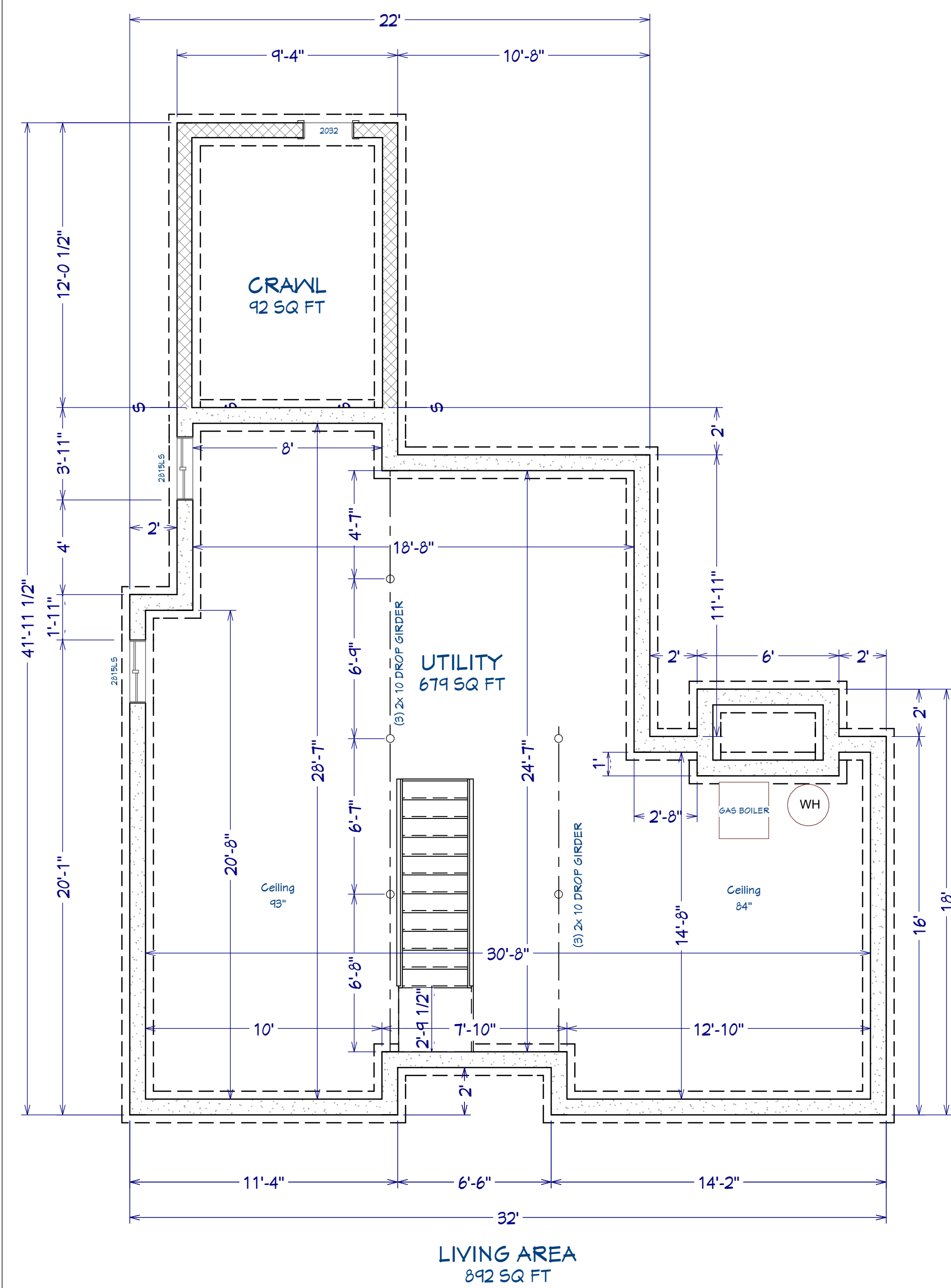
A. S. Engineering
Services, P.C.

631-560-0254

Recent Revision History

REV	DATE	DESCRIPTION
3.1	10/6/20	Bid set changes, Permit Set
3.2	10/6/20	Window Schedule details
3.3	11/10/20	Deck framing details
3.4	11/13/20	Finished casing
3.5	11/27/20	BTU load data update
3.6	11/30/20	Mechanical, Door Schedules, Notes

Copyright © 2020. All rights reserved.



REV	DATE	DESCRIPTION
3.1	10/6/20	Blid set changes, Permit Set
3.2	10/8/20	Window Schedule details
3.3	11/10/20	Deck framing details
3.4	11/13/20	Fix window casing
3.5	11/27/20	BTU load data update
3.6	11/30/20	Mechanical, Door sched, Notes

Design: Webb Builders, A. S. Engineering Services, P.C.
516-982-8502 631-560-0259
Copyright © 2020. All rights reserved.

Halpin Residence

Existing Floor Plans

Title:

DATE:

11/30/2020

SCALE:

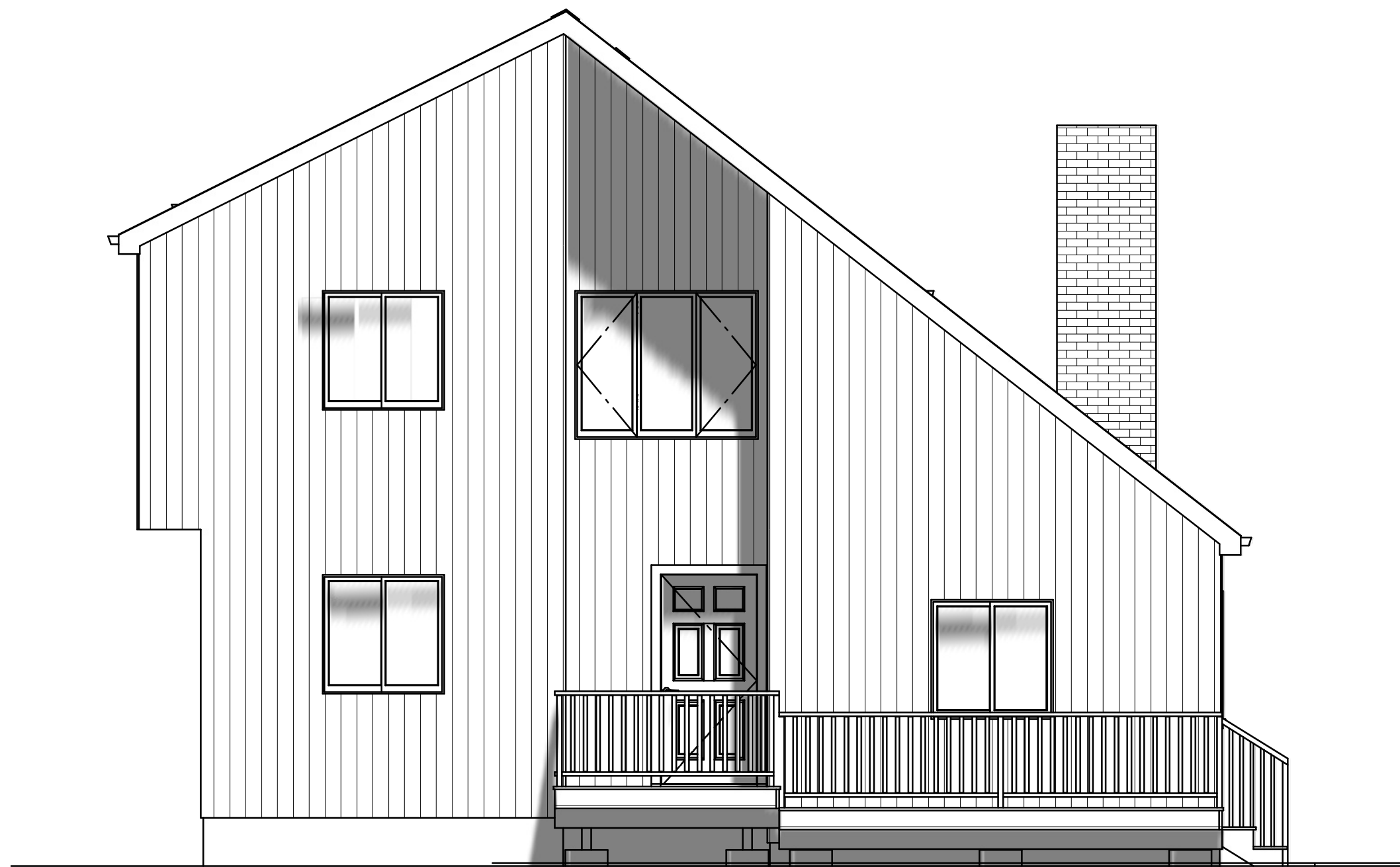
$$1/4'' = 1'$$

SHEET:

A-001

All dimensions to be verified in field

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



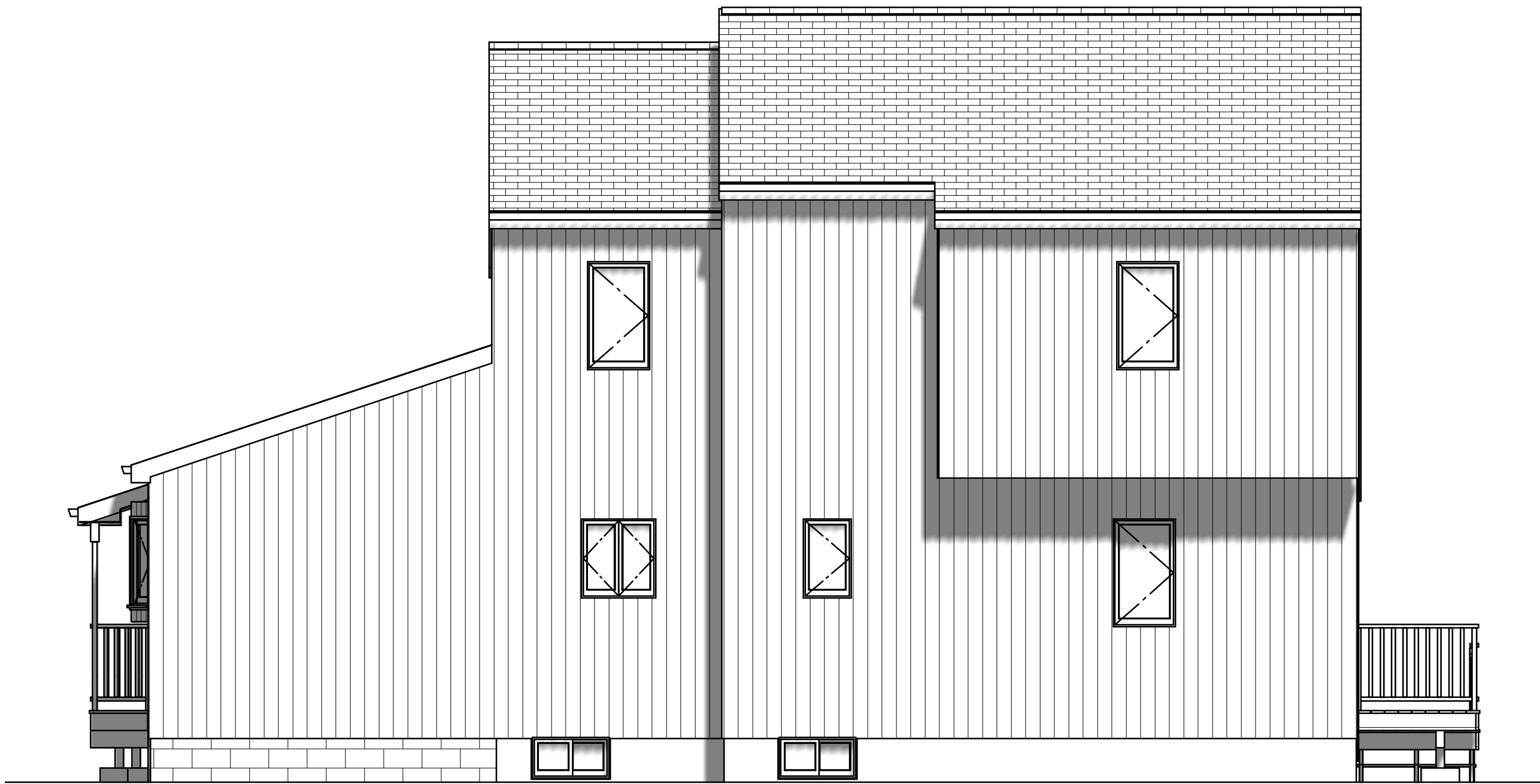
East Side



North Side



West Side



South Side

Recent Revision History		
REV	DATE	DESCRIPTION
3.1	10/6/20	Bid set changes, Permit Set
3.2	10/6/20	Window Schedule details
3.3	11/10/20	Deck framing details
3.4	11/13/20	Finish door casing
3.5	11/27/20	BTU load data update
3.6	11/30/20	Mechanical, Door Sched, Notes

Design:	Engineering:	
	Webb Builders, Inc.	A. S. Engineering Services, P.C.
	516-482-9502	631-560-0259

Halpin Residence

Existing Elevations

Title:

DATE:

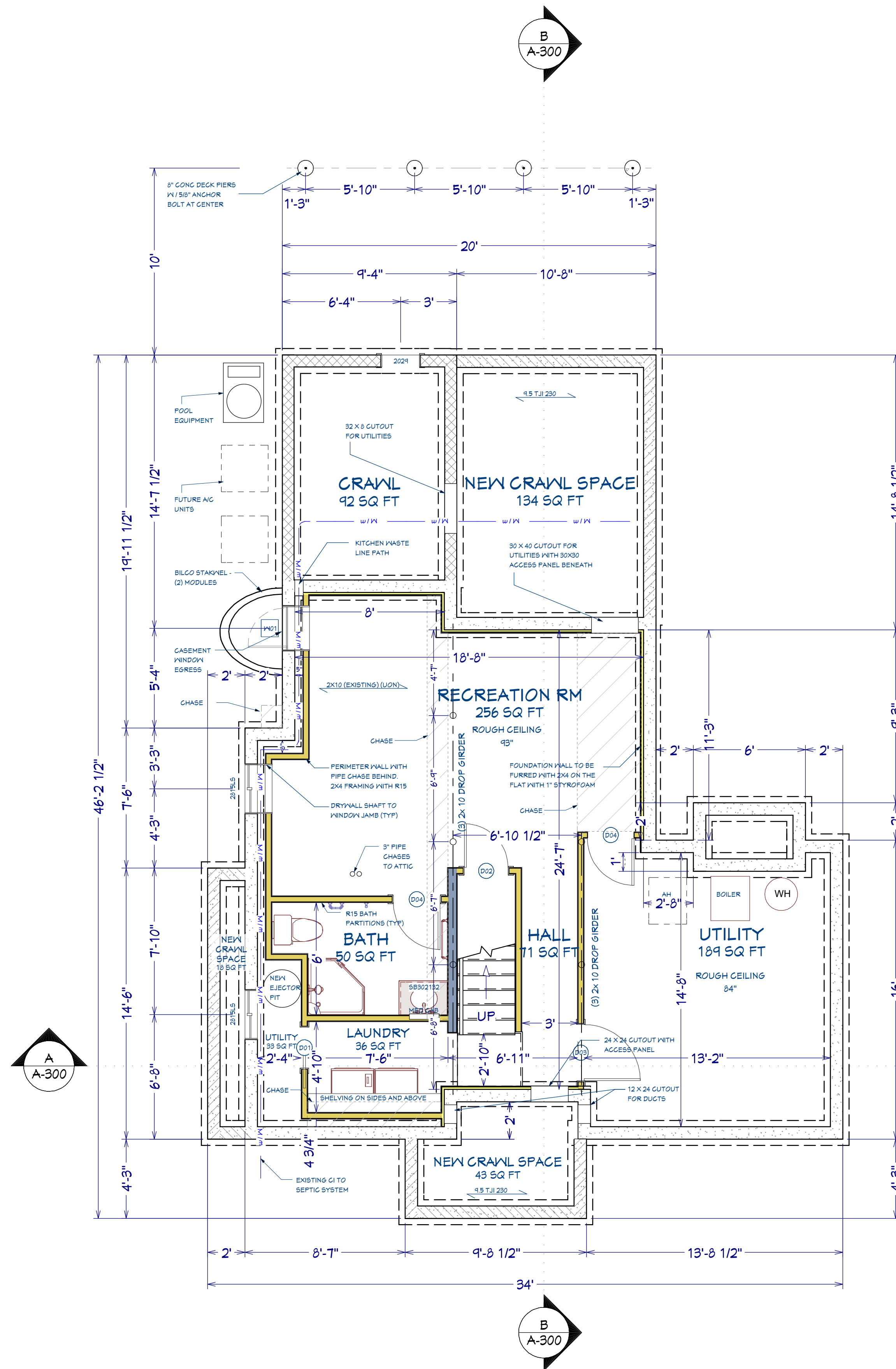
11/30/2020

SCALE:

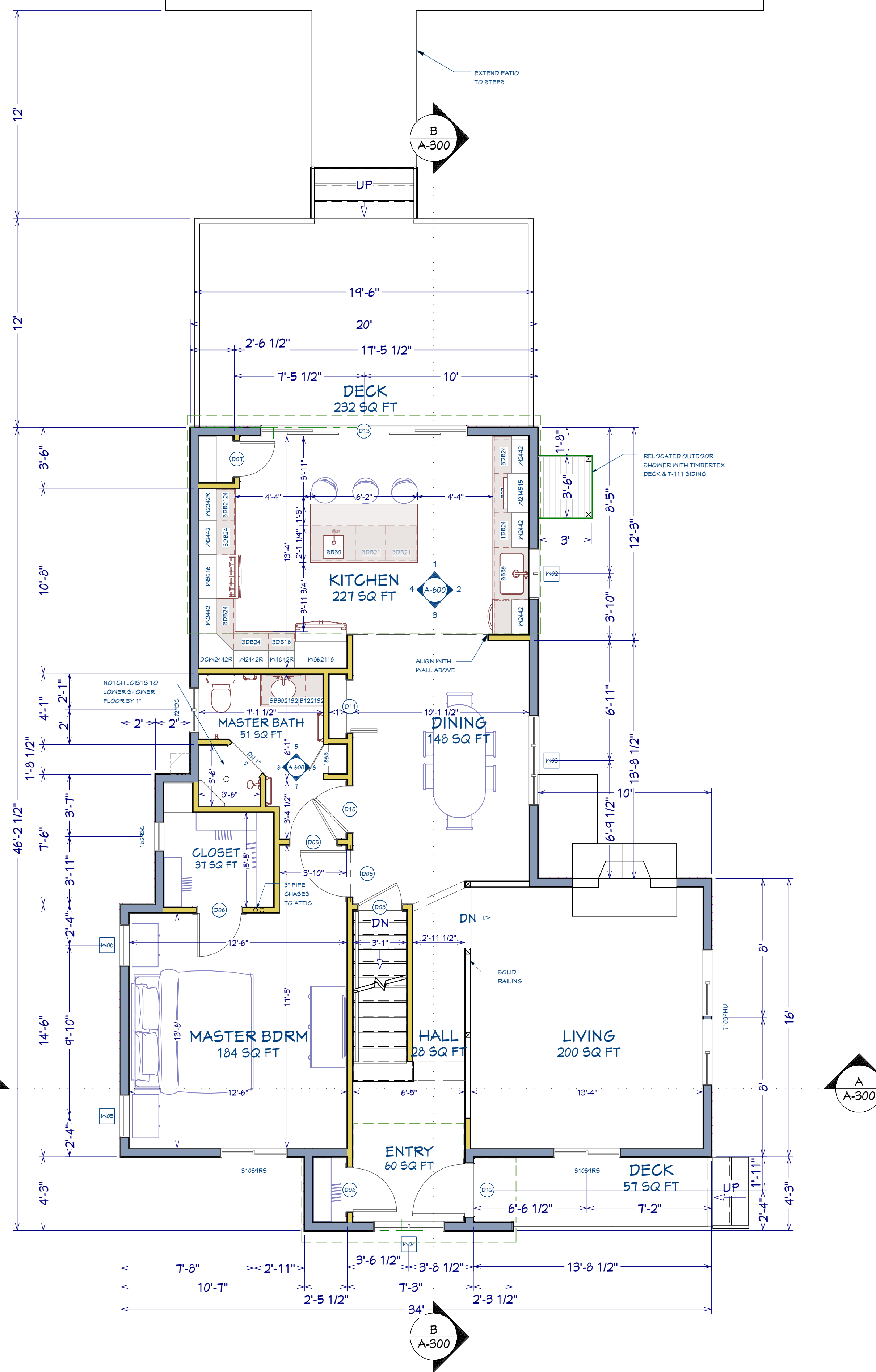
1/4" = 1'

SHEET:

A-002



Foundation Plan



1st Floor Plan

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
- W/O - WITHOUT
- W.W.F. - WELDED WIRE FABRIC

REV	DATE	DESCRIPTION	REVISION HISTORY
3.1	10/6/20	Bid set changes, Permit Set	
3.2	10/6/20	Window Schedule details	
3.3	11/01/20	Deck framing details	
3.4	11/03/20	Finished ceiling	
3.5	11/07/20	BTU load data update	
3.6	11/30/20	Mechanical, Door Schedules	

Engineering:
A. S. Engineering
 Services, P.C.
 631-560-0254

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

Halpin Residence

Proposed Floor Plans

Title: _____

DATE: 11/30/2020

SCALE: 1/4" = 1'

SHEET: A-100

DOOR SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	2268	1	0	2268 R	26 "	80 "	POCKET-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D02	2468	1	0	2468 L IN	28 "	80 "	HINGED-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D03	3068	1	0	3068 R IN	36 "	80 "	HINGED-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D04	2668	2	0	2668 L IN	30 "	80 "	HINGED-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D05	2868	2	1	2868 R IN	32 "	80 "	HINGED-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D06	2668	2	1	2668 R IN	30 "	80 "	HINGED-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D07	2068	1	1	2068 L IN	24 "	80 "	HINGED-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D08	2668	1	1	2668 L IN	30 "	80 "	HINGED-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D10	2868	1	1	2868 L IN	32 "	80 "	HINGED-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D11	3068	1	1	3068 R	36 "	80 "	HINGED-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D12	S4814-5DLF1	1	1	3068 L EX	36 "	80 "	SMOOTH-STAR® CRAFTSMAN LITE 2 PANEL SHAKER FLUSH-GLAZED	1 3/4"	S4814-5DLF1	THERMATRU	
D13	FWGD111068-4	1	1	11968 L/R EX	141 "	80 "	EXT. QUAD SLIDER-GLASS	1 3/8"	FWGD111068-4	ANDERSEN WINDOWS	
D14	2668	5	2	2668 R IN	30 "	80 "	SLAB-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D15	1468	1	2	1468 R IN	16 "	80 "	SLAB-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	
D17	2668	2	2	2668 L IN	30 "	80 "	SLAB-FLAT PANEL, Q-ROUND STICKING	1 3/8"	TS1000	TRUSTILE	

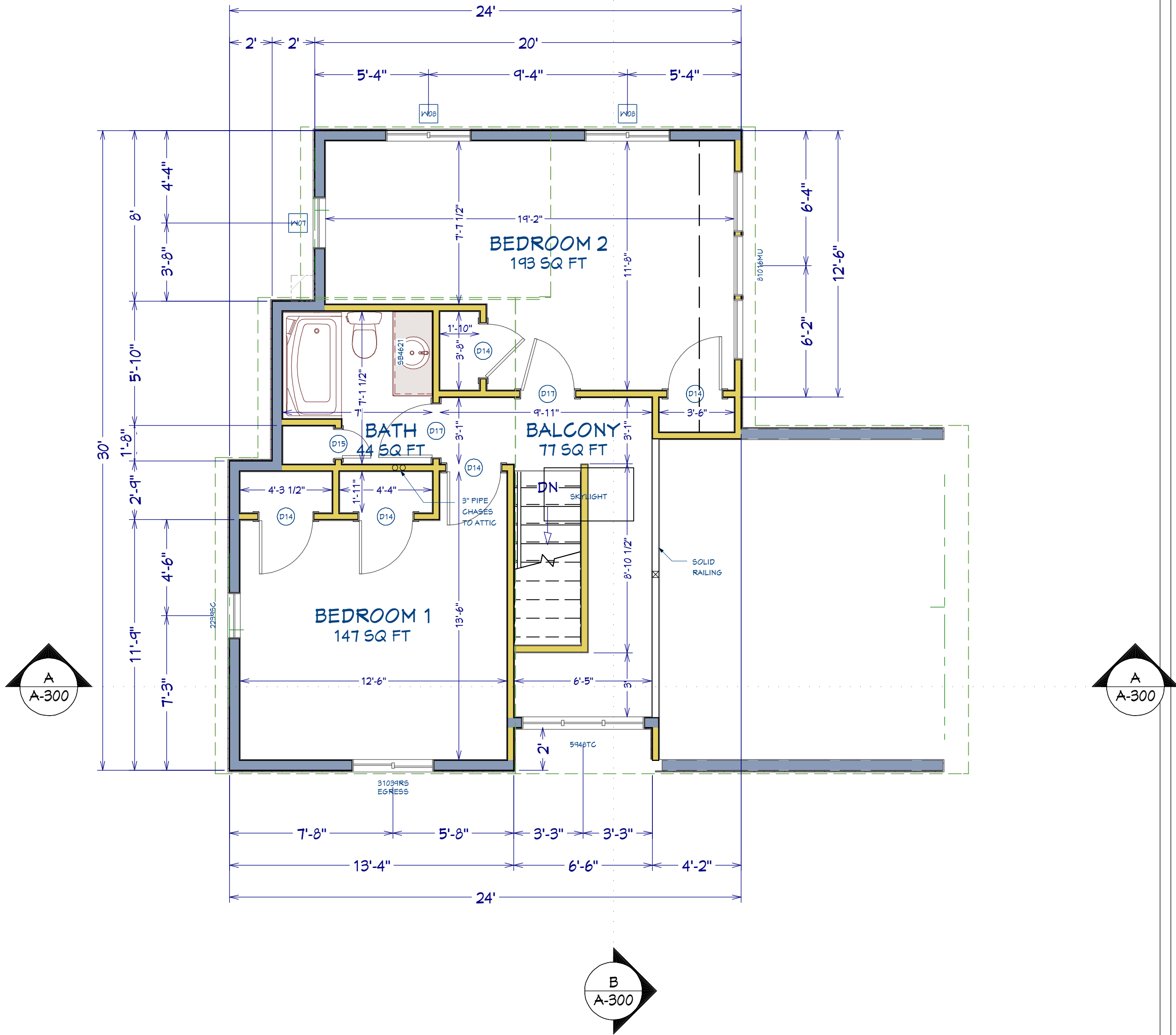
GENERAL WINDOW NOTES:
- WIDTH & HEIGHT ARE MIN R/O
- ALL WINDOWS TO HAVE 4 9/16" JAMBS
- NO EXTERIOR CASING. SIDING COVERS NAIL FLANGE.
- NO INTERIOR CASING. GWB TO WRAP INTO R/O AND BUTT TO JAMB WITH L-BEAD

GENERAL DOOR NOTES:
- ALL DOORS TO HAVE 4 9/16" JAMBS
- NO EXTERIOR CASING ON ANDERSEN SLIDER.
- NO INTERIOR CASING ON EXTERIOR DOORS. GWB TO WRAP INTO R/O AND BUTT TO JAMB WITH L-BEAD
- CASING ON INTERIOR DOORS TO BE RBS C103 2 1/4" CLAM
- DOOR HARDWARE TO BE SATIN NICKEL EMTEK PROVIDENCE KNOBS & EMTEK SQ CORNER HINGES

GENERAL CLOSET NOTES:
- ALL SHELVEING IS 1X12 PINE
- CLOSET ROD SHELVEYS HAVE 1X6 CLEATS AND ALL OTHERS HAVE 1X2 CLEATS
- CLOSET RODS ARE SINGLE PIECE CHROME

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
W01	CW135	1	0	2536SC	29"	42"	YES	SNGL CASEMENT-HR	CW135	ANDERSEN WINDOWS	TOP OF WINDOW @ 86"
W02	CR235	1	1	21136DC	35"	42"		DBL CASEMENT-LHL/RHR	CR235	ANDERSEN WINDOWS	
W03	CN34	1	1	5241TC	62"	44"		TRIPLE CASEMNT-LHL/RHR	CN34	ANDERSEN WINDOWS	
W04	C24	1	1	4141DC	49"	44"		DBL CASEMENT-LHL/RHR	C24	ANDERSEN WINDOWS	
W05	CW14	1	1	2541SC	29"	44"	YES	SNGL CASEMENT-HL	CW14	ANDERSEN WINDOWS	
W06	CW14	1	1	2541SC	29"	44"	YES	SNGL CASEMENT-HR	CW14	ANDERSEN WINDOWS	
W07	CW135	1	2	2536SC	29"	42"	YES	SNGL CASEMENT-HR	CW135	ANDERSEN WINDOWS	
W08	G43	2	2	4030RS	48"	36"		RIGHT SLIDING	G43	ANDERSEN WINDOWS	

FINISH SCHEDULE											
FL	ROOM	SQFT	SHELVING	FLOOR MATERIAL	FLOOR FINISH	WALL MATERIAL	WALL COLOR	CEILING MATERIAL	CEILING COLOR	TRIM COLOR	TRIM STYLE
0	RECREATION RM	256		WALL TO WALL CARPET		GWB	TBD	SUSPENDED		TBD	RBS LT24 CLAM BASE
0	BATH	50		FLOATING VINYL PLANK		GWB	TBD	SUSPENDED		TBD	RBS LT24 CLAM BASE
0	UTILITY (PLUMBING)	33		UNFINISHED		UNFINISHED		UNFINISHED			
0	UTILITY (ELEG/HEAT)	189		UNFINISHED		UNFINISHED		UNFINISHED			
0	LAUNDRY	36	(2)12X12, (4)12X16	FLOATING VINYL PLANK		GWB	TBD	SUSPENDED		TBD	RBS LT24 CLAM BASE
0	HALL	71		FLOATING VINYL PLANK		GWB	TBD	SUSPENDED		TBD	RBS LT24 CLAM BASE
0	STAIR LANDING	9		FLOATING VINYL PLANK		GWB	TBD	SUSPENDED		TBD	RBS LT24 CLAM BASE
0	STAIR CLST	9		FLOATING VINYL PLANK		GWB	TBD	UNFINISHED		TBD	RBS LT24 CLAM BASE
0	STAIR WELL	30		EXISTING BOXED SET	TO BE PAINTED	GWB	TBD	GWB	TBD	TBD	N/A
		683									
1	LIVING RM	200		EXTG 2 ½ RED OAK	NO CHANGES	EXTG GWB	NO CHANGES	EXTG GWB	NO CHANGES	NO CHANGES	NO CHANGES
1	HALL	28		2 ½ RED OAK	SEMI POLY	EXTG GWB	TBD	EXTG GWB	TBD	TBD	RBS LT24 CLAM BASE
1	ENTRY	60		2 ½ RED OAK	SEMI POLY	GWB	TBD	GWB	TBD	TBD	RBS LT24 CLAM BASE
1	ENTRY CLST	6		2 ½ RED OAK	SEMI POLY	GWB	TBD	GWB	TBD	TBD	RBS LT24 CLAM BASE
1	STAIR WELL	30		EXTG BOXED SET	(REFINISH)	GWB	TBD	GWB	TBD	TBD	N/A
1	MASTER BDRM	184		2 ½ RED OAK	SEMI POLY	GWB (PATCHED)	TBD	GWB (PATCHED)	TBD	TBD	RBS LT24 CLAM BASE
1	MASTER CLST	37	(1)12XT2 R, (2)12X48 R, (5)18X18	2 ½ RED OAK	SEMI POLY	GWB	TBD	GWB	TBD	TBD	RBS LT24 CLAM BASE
1	MBATH	51		CERAMIC TILE		GWB & WAINS	TBD	GWB	TBD	TBD	RBS LT24 CLAM BASE
1	MBATH CLST	2	(5)12X18	CERAMIC TILE		GWB	TBD	GWB	TBD	TBD	RBS LT24 CLAM BASE
1	MBATH SHOWER	9		CERAMIC TILE		CERAMIC TILE		GWB	TBD	N/A	N/A
1	DINING RM	148		2 ½ RED OAK	SEMI POLY	GWB	TBD	GWB	TBD	TBD	RBS LT24 CLAM BASE
1	KITCHEN	228		2 ½ RED OAK	SEMI POLY	GWB	TBD	GWB	TBD	TBD	RBS LT24 CLAM BASE
1	PANTRY	4	(5)12X36	2 ½ RED OAK	SEMI POLY	GWB	TBD	GWB	TBD	TBD	RBS LT24 CLAM BASE
1	KITCHEN CLST	4	(2)12X24	2 ½ RED OAK	SEMI POLY	GWB	TBD	GWB	TBD	TBD	RBS LT24 CLAM BASE
		991									
2	BDRM 1	147		EXTG 2 ½ RED OAK	NO CHANGES	EXTG GWB	NO CHANGES	EXTG GWB	NO CHANGES	NO CHANGES	NO CHANGES
2	BDRM 1 CLSTS	18	(EXISTING)	EXTG 2 ½ RED OAK	NO CHANGES	EXTG GWB	NO CHANGES	EXTG GWB	NO CHANGES	NO CHANGES	NO CHANGES
2	BDRM 2	193		EXTG 2 ½ RED OAK	NO CHANGES	GWB (PATCHED)	TBD	EXTG GWB	NO CHANGES	NO CHANGES	NO CHANGES
2	BDRM 2 CLST	8	(EXISTING)	EXTG 2 ½ RED OAK	NO CHANGES	EXTG GWB	NO CHANGES	EXTG GWB	NO CHANGES	NO CHANGES	NO CHANGES
2	BATH	44		EXTG CERAMIC TILE	NO CHANGES	EXTG GWB	NO CHANGES	EXTG GWB	NO CHANGES	NO CHANGES	NO CHANGES
	BATH CLST	4	(EXISTING)	EXTG CERAMIC TILE	NO CHANGES	EXTG GWB	NO CHANGES	EXTG GWB	NO CHANGES	NO CHANGES	NO CHANGES
2	BALCONY	77		EXTG 2 ½ RED OAK	NO CHANGES	EXTG GWB	NO CHANGES	EXTG GWB	NO CHANGES	NO CHANGES	NO CHANGES
		491									



2nd Floor

Recent Revision History

REV	DATE	DESCRIPTION
3.1	10/6/20	Bid set changes, Permit Set
3.2	10/8/20	Window Schedule details
3.3	11/01/20	Deck framing details
3.4	11/03/20	Finished casing
3.5	11/07/20	BTU load data update
3.6	11/30/20	Mechanical, Door Sched, Notes

Engineering:

Webb Builders, Inc.

A. S. Engineering Services, P.C.

631-560-0259

Design:

Halpin Residence

Title:

Proposed Floor Plans

DATE:

11/30/2020

SCALE:

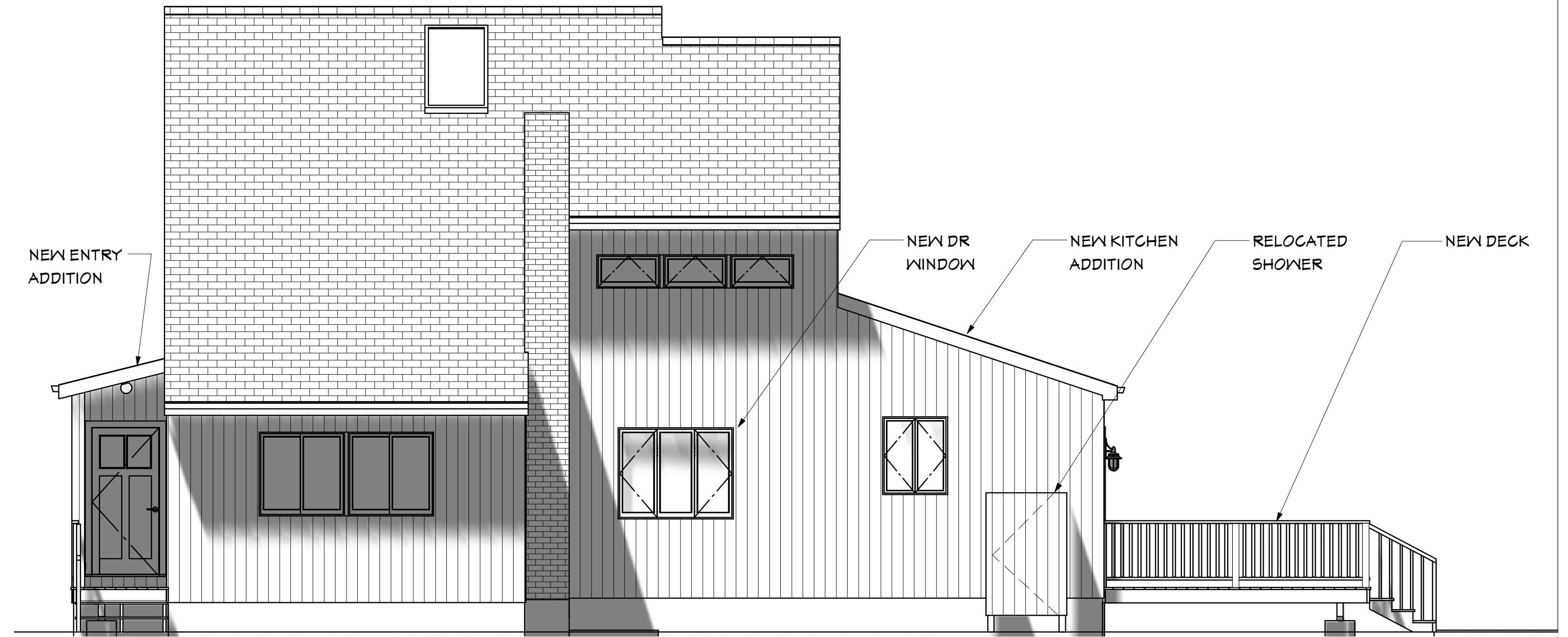
1/4" = 1'

SHEET:

A-101



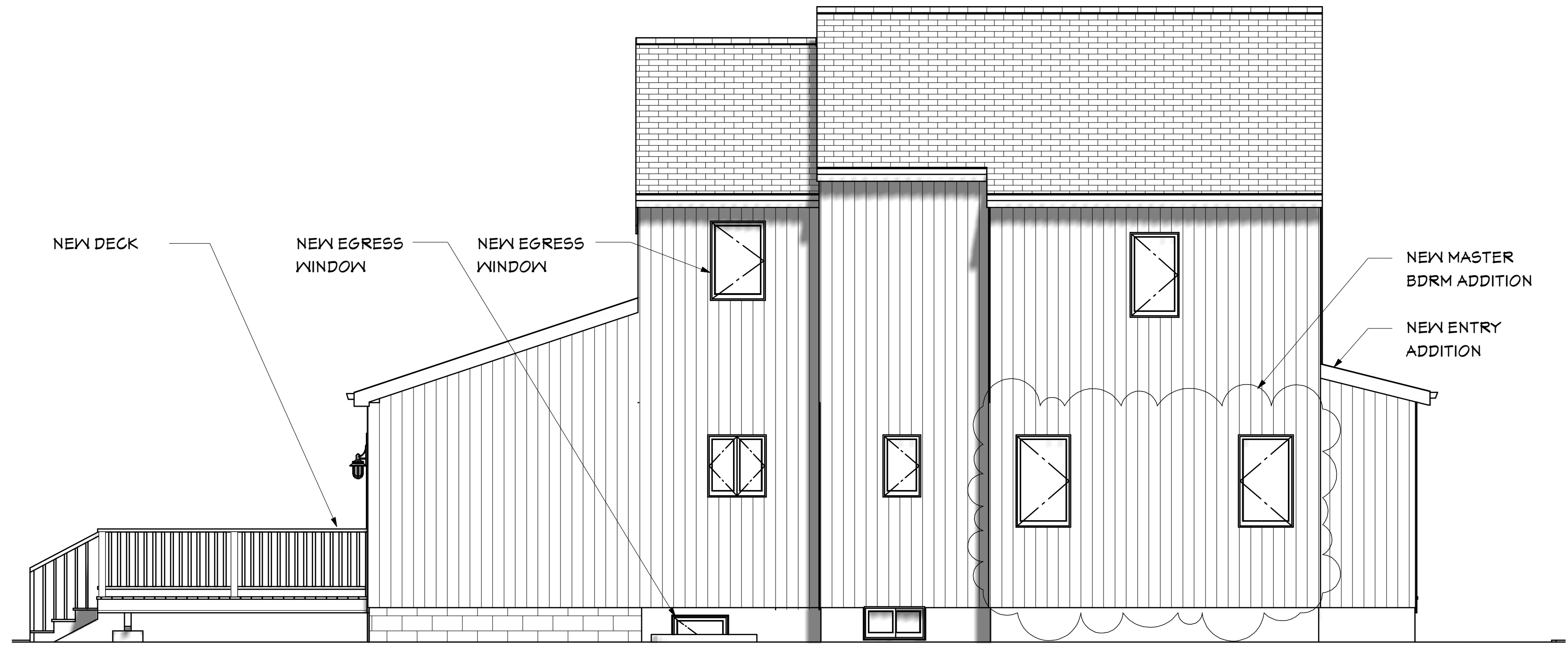
East Side



North Side



West Side



South Side

REV	DATE	DESCRIPTION
3.1	10/6/20	Bid set changes, Permit Set
3.2	10/6/20	Window Schedule details
3.3	11/10/20	Deck framing details
3.4	11/13/20	Finishing casing
3.5	11/27/20	BTU load data update
3.6	11/30/20	Mechanical, Door Sched, Notes

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

Engineering: A. S. Engineering Services, P.C.
631-560-0254

Copyright © 2020. All rights reserved.

Halpin Residence

Proposed Elevations

Title:

DATE:

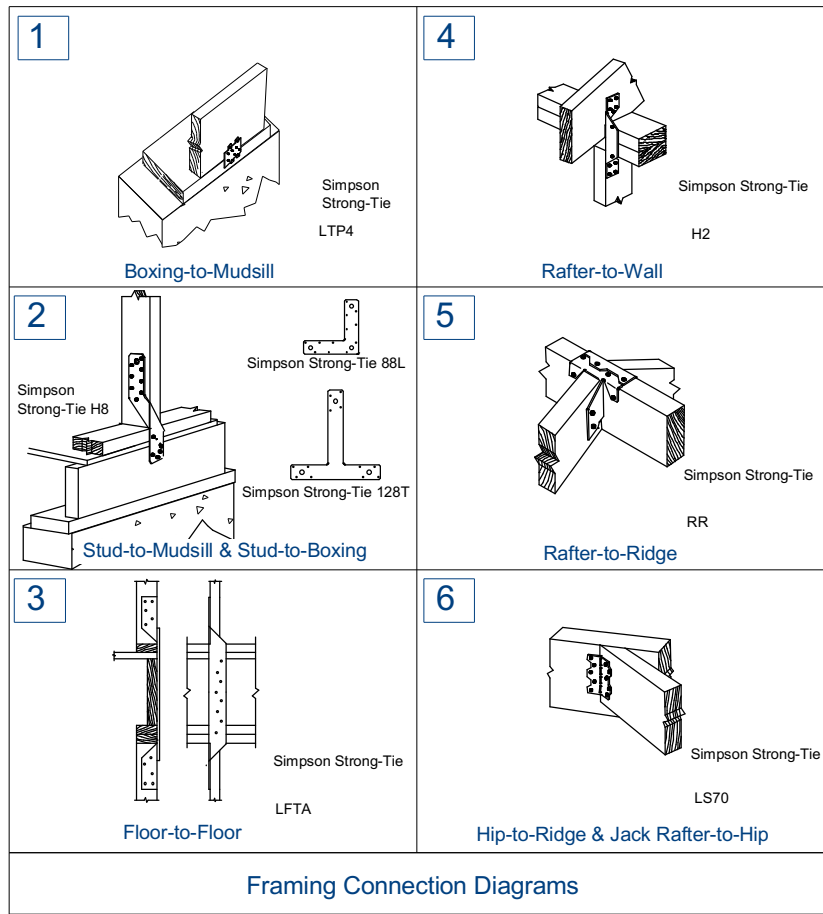
11/30/2020

SCALE:

1/4" = 1'

SHEET:

A-200



PREScriptive DESIGN REQUIREMENTS FOR WIND LOAD PROTECTION

GLAZING:
GLAZING PROTECTION SHALL COMPLY WITH REQUIREMENTS OF THE EXCEPTION OF IRC SECTION R301.2.1.2 PROTECTION OF OPENINGS AND TABLE R301.2.1.2.
(PLYWOOD STORM PANELS $\geq 1/16"$ TO BE PROVIDED FOR ALL NEW GLAZED OPENINGS)

FRAMING GRADES:
ALL FRAMING MEMBERS TO BE 1.6E SOLID SAWN DOUGLAS FIR #2 UNLESS OTHERWISE SPECIFIED.

STRAPPING/ANCHORING STEPS:
1 - 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.
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. 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.
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 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.

NOTES:

TOP OF NEW POURED CONG WALLS TO BE UP TO 1/4" BELOW EXISTING FOUNDATION WALLS TO ACCOMMODATE FOR SHRINKAGE OF EXISTING FLOOR ASSEMBLY. VIF.

TIMBERSTRAND LEDGER TO BE LAGGED TO EXISTING BOXING WITH (3) LEDGERLOK BOLTS @ 16" OC (TYP)

SIMPSON TOP FLANGE HANGER (TYP)

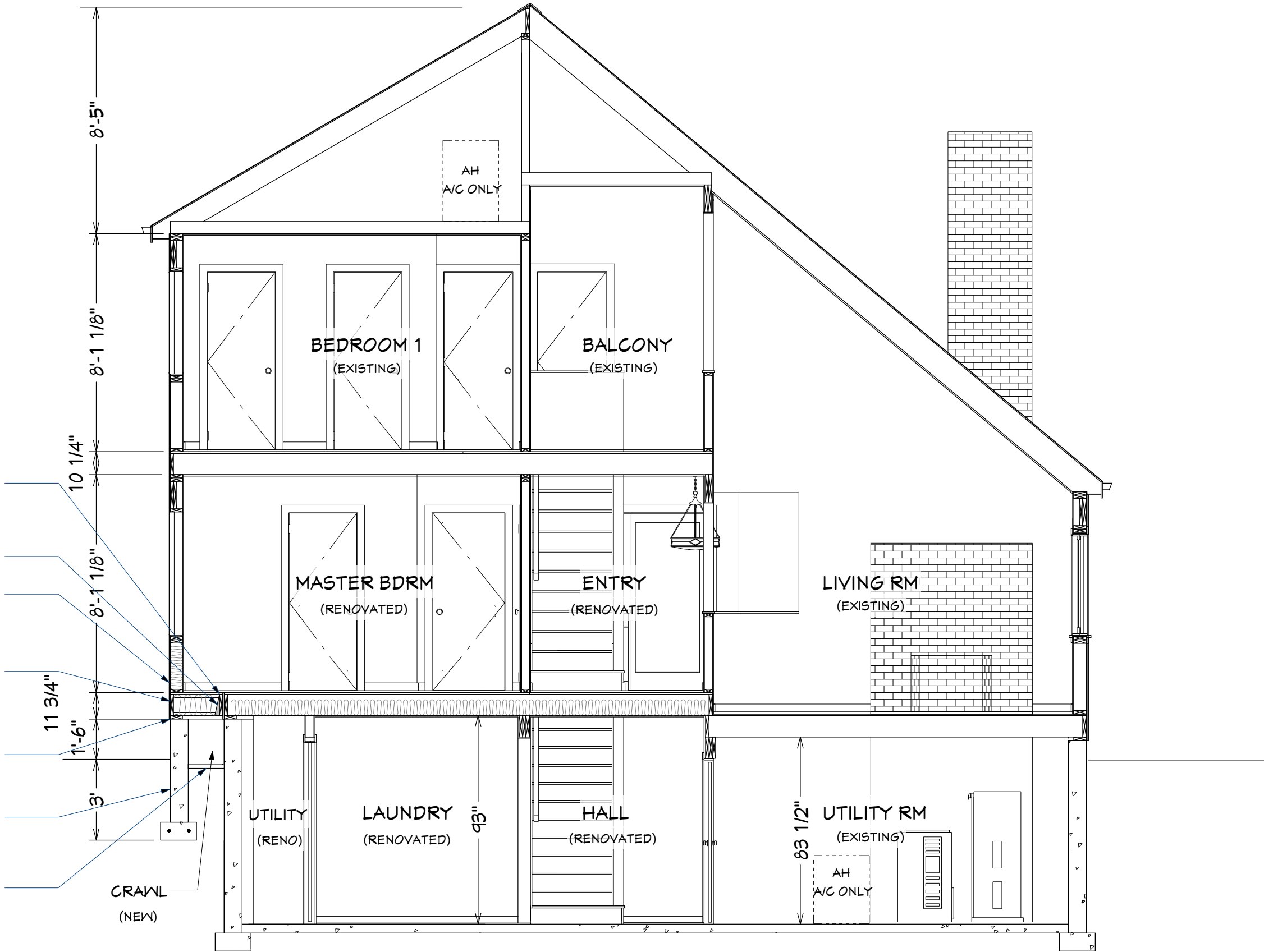
2X6 WALL (5/8 T-111, 1/2" PLY, R21, 1/2" GNB) TO ALIGN WITH WALL ABOVE

9 1/2" FLOOR (TJI 230 JOISTS, TIMBERSTRAND RIM BOARD, 3/4" ADVANTECH T&G, R30 (R21 ABOVE FINISHED SECTIONS))

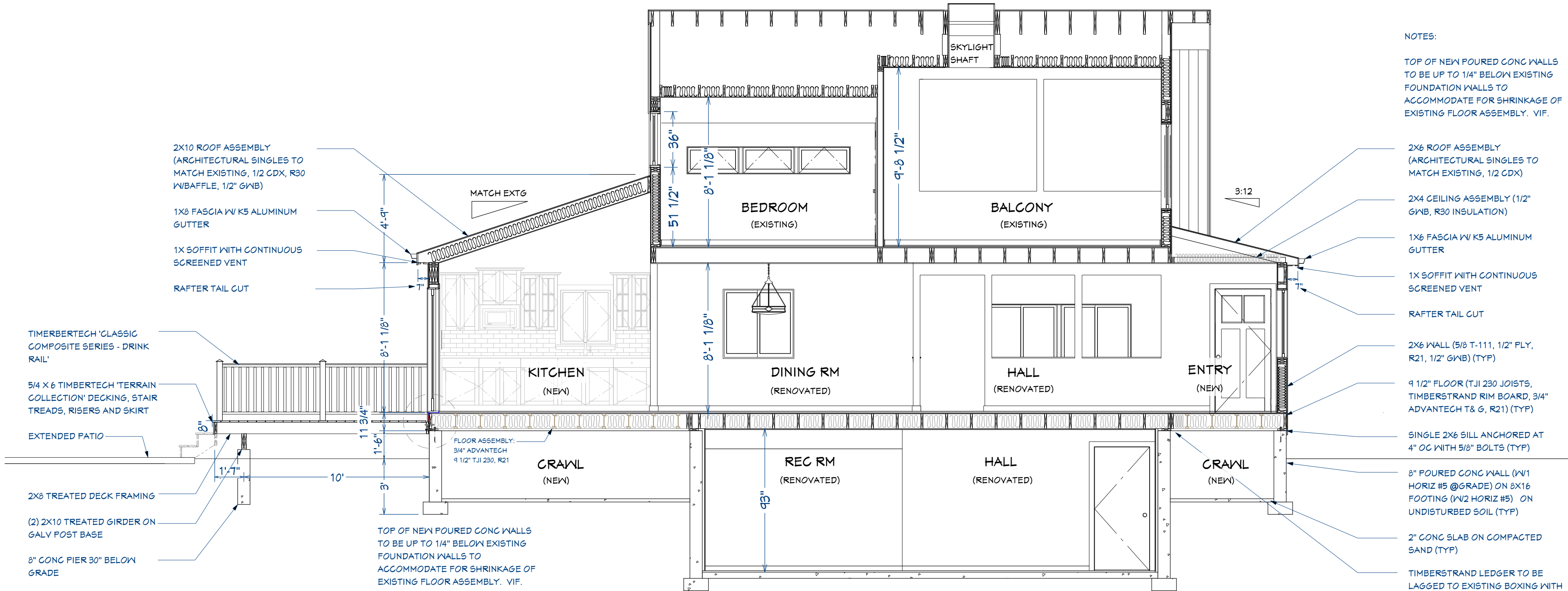
SINGLE 2X6 SILL ANCHORED AT 4" OC WITH 5/8" BOLTS

8" POURED CONG WALL (W/1 HORIZ #5 @GRADE) ON 8X16 FOOTING (W/2 HORIZ #5) ON UNDISTURBED SOIL

2" CONG SLAB ON COMPACTED SAND



Section A



Section B

Section B.1

Scale: 1" x 1'

All dimensions to be verified in field

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

Recent Revision History	
REV	DATE
3.1	10/6/20
3.2	10/6/20
3.3	11/10/20
3.4	11/13/20
3.5	11/27/20
3.6	11/30/20

DESIGN	
DESIGNER	DESIGNER
DATE	DATE
REV	DATE
3.1	10/6/20
3.2	10/6/20
3.3	11/10/20
3.4	11/13/20
3.5	11/27/20
3.6	11/30/20

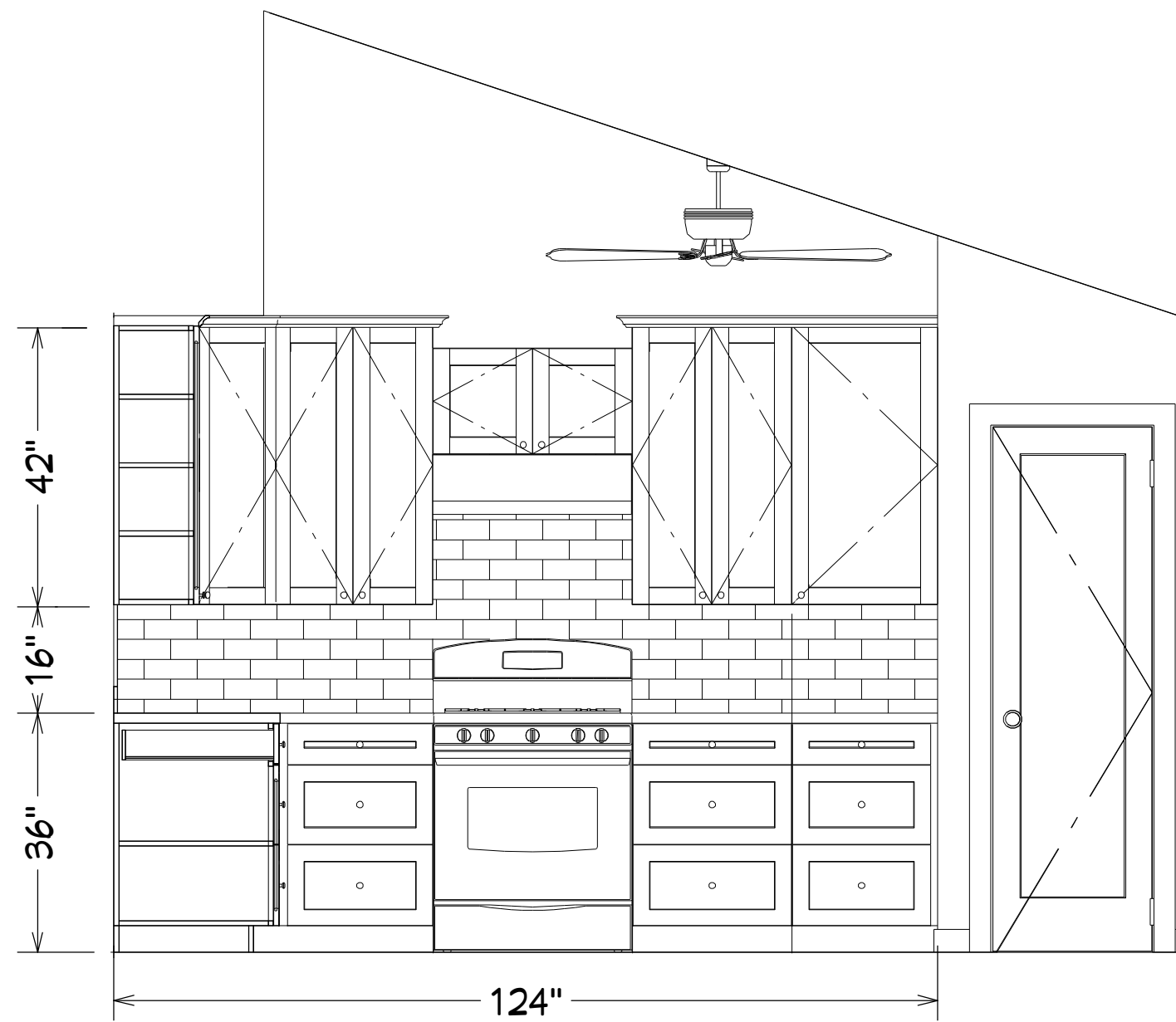
Engineering:	
DESIGNER	DESIGNER
DATE	DATE
REV	DATE
3.1	10/6/20
3.2	10/6/20
3.3	11/10/20
3.4	11/13/20
3.5	11/27/20
3.6	11/30/20

Title:	
DESIGNER	DESIGNER
DATE	DATE
REV	DATE
3.1	10/6/20
3.2	10/6/20
3.3	11/10/20
3.4	11/13/20
3.5	11/27/20
3.6	11/30/20

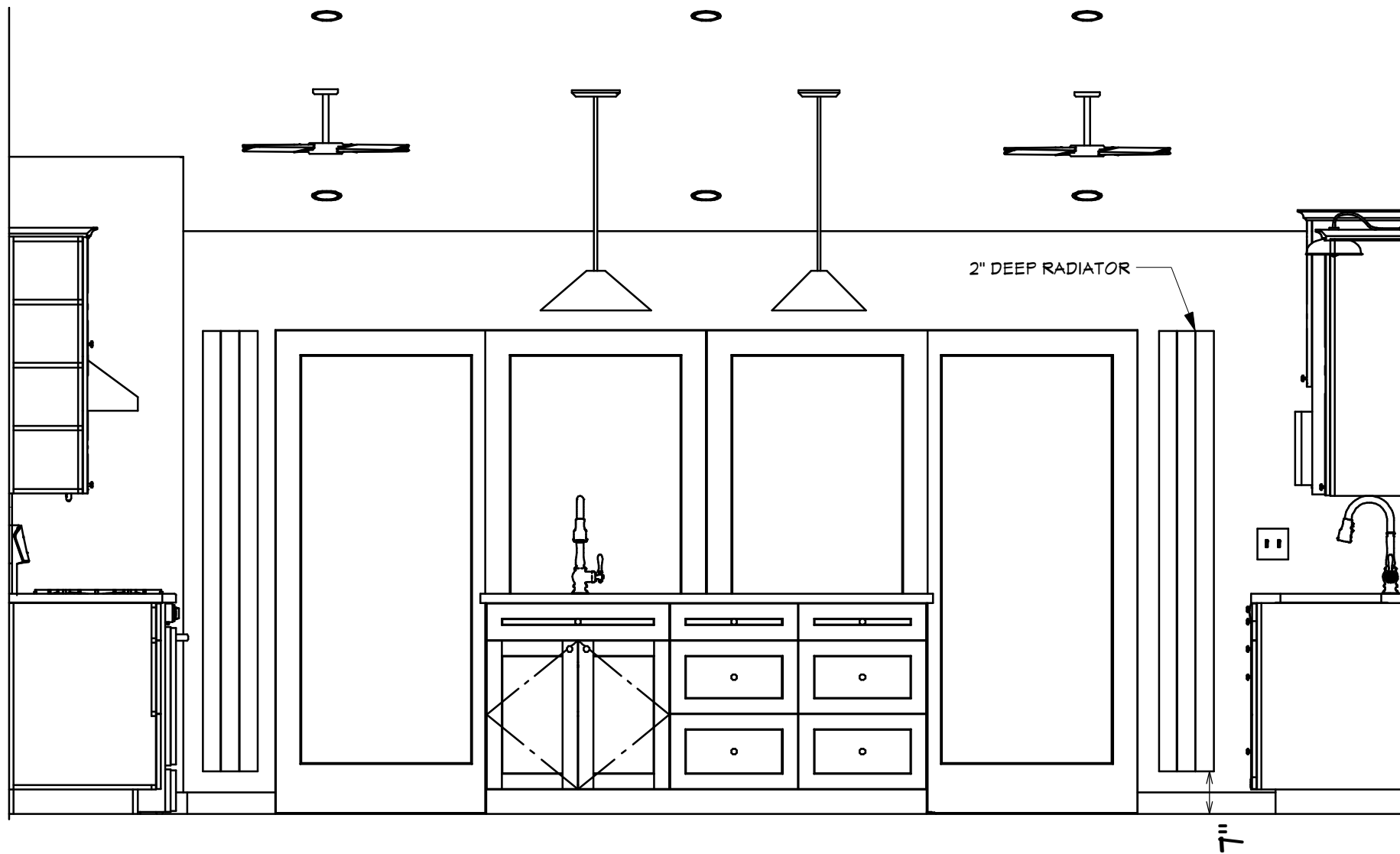
DATE:	
DESIGNER	DESIGNER
DATE	DATE
REV	DATE
3.1	10/6/20
3.2	10/6/20
3.3	11/10/20
3.4	11/13/20
3.5	11/27/20
3.6	11/30/20

Scale: 1" = 1'

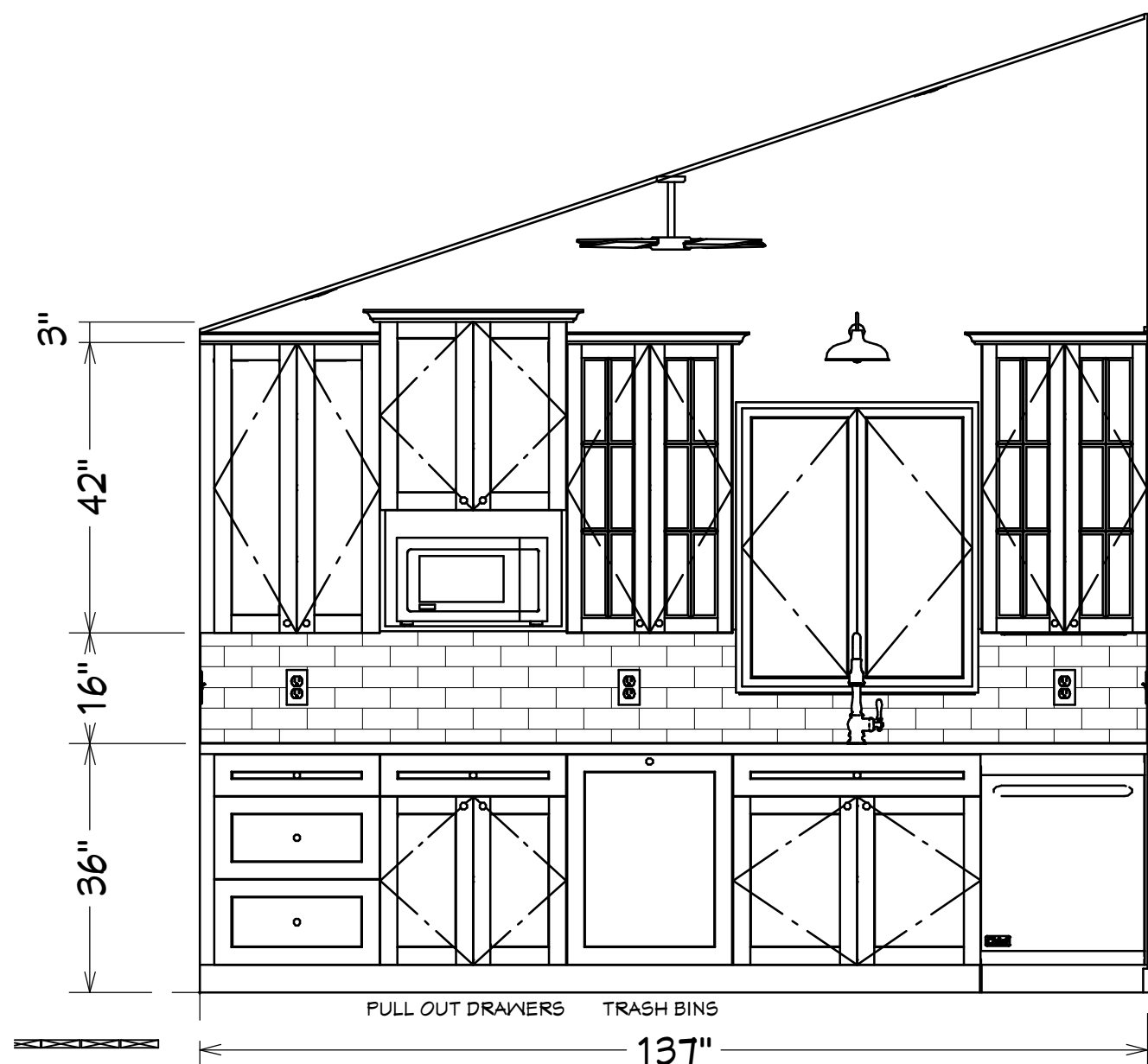
Sheet: A-300



Elevation 4

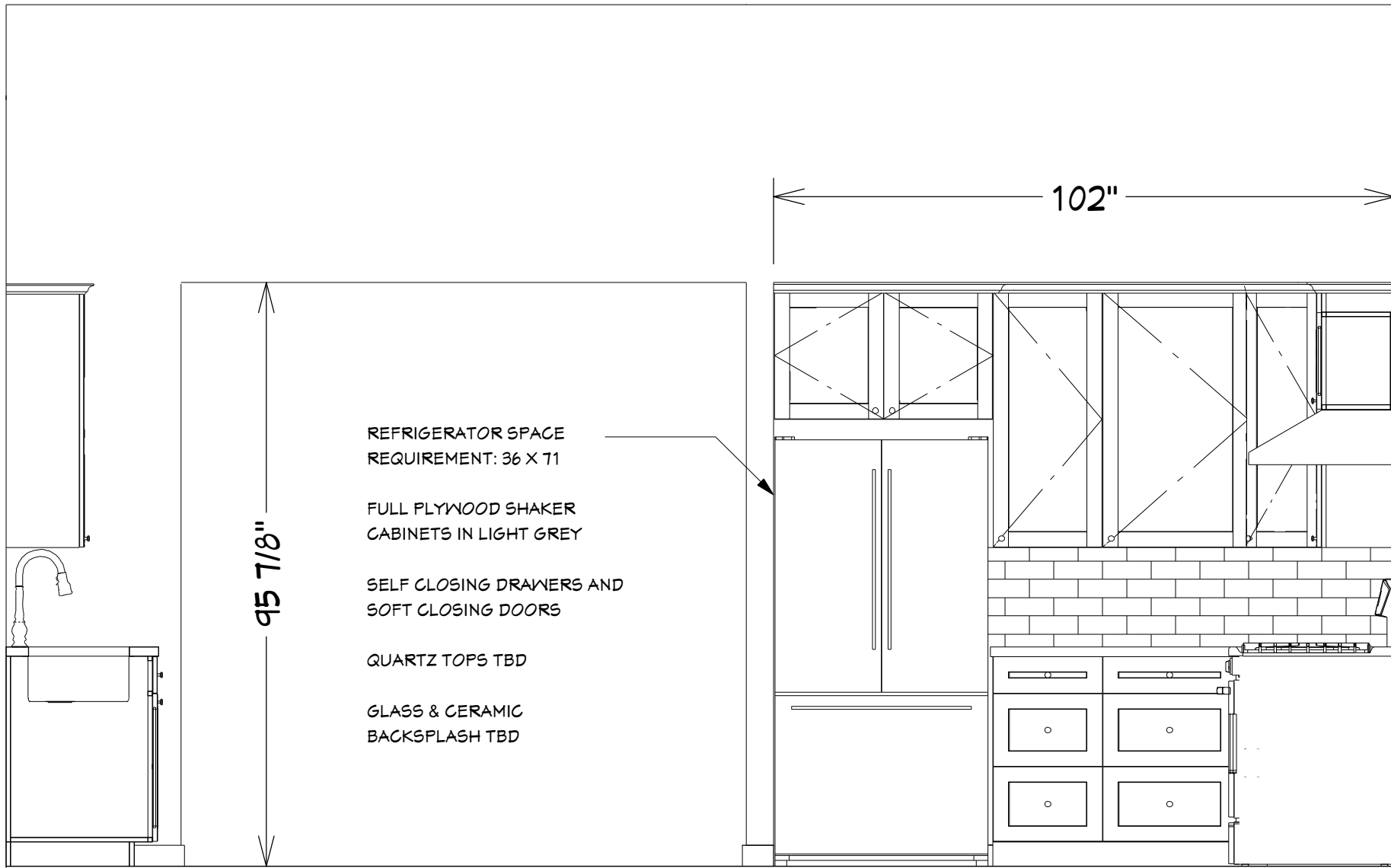


Elevation 1



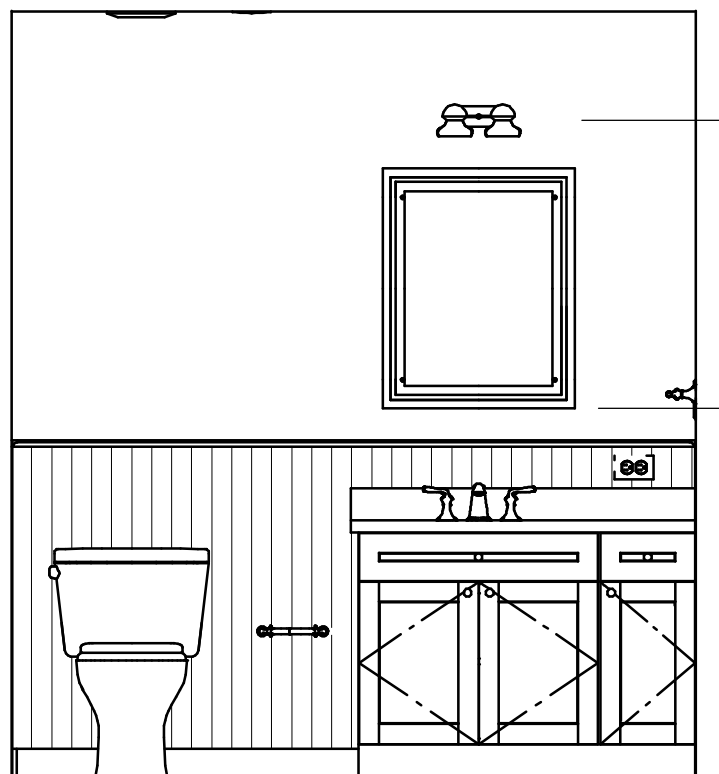
Elevation 2

FIXTURE SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
A01	BATH SINK FAUCET	1	0	13 15/16"	7 3/4"	4 5/8"	KOHLER DEVONSHIRE WIDESPREAD FAUCET	K-394-4-CP	KOHER	
A02	BATH SINK	1	0	17"	14"	8"	BATH SINK - KOHLER CAXTON	K-2210	KOHLER	
A03	BATH - CHAMFER CORNER SHOWER	1	0	36 3/8"	36 7/16"	79 9/16"	NEO ANGLE BASE, WALLS & GLASS ENCLOSURE (SHEN-2134340-04)	DL-6040C-01	DREAMLINE	
A04	BATH SHOWER VALVE TRIM	1	0	7"	8 15/16"	28 3/4"	DEVONSHIRE PB 2.5GPM SHOWER TRIM	K-TS396-4-CP	KOHLER	
A05	BATH TOILET	1	0	30"	36"	31"	AMERICAN STANDARD CADET ELONGATED TOILET	2989.101.020	AMERICAN STANDARD	
A06	BATH TOWEL BAR	1	0	26 3/8"	3 11/16"	2 3/8"	KOHLER DEVONSHIRE 24" TOWEL BAR	K-10551	KOHLER	
A07	WALL HOOD	1	1	29 7/8"	21"	10"	WALL HOOD	VNH3010L	VIKING RANGE CORPORATION	
A08	CHEFSERIES DISHWASHER	1	1	23 3/4"	22 3/4"	30 1/2"	DISHWASHER (EXISTING)	FGID24765F0A	FRIGIDAIRE	
A09	REFRIGERATOR	1	1	36"	31"	70 1/2"	DOUBLE DOOR REFRIGERATOR (EXISTING)	DGHD2361TF3	FRIGIDAIRE	
A10	GAS RANGE	1	1	30"	29 1/4"	47 1/4"	GAS RANGE (EXISTING)	FGGF3036TFA	FRIGIDAIRE	
A11	MICROWAVE	1	1	21 3/4"	17 3/4"	12 3/4"	MICROWAVE (EXISTING)	LMV17625T	LG	
A12	ISLAND SINK	1	1	13 1/2"	18 1/2"	9"	ISLAND SINK - ELKAY CROSSTOWN	ECTRU12179T	ELKAY	
A13	ISLAND SINK FAUCET	1	1	5 1/16"	10"	16"	ISLAND SINK FAUCET - KOHLER CRUE	K-22972-VS	KOHLER	
A14	KITCHEN SINK	1	1	32 1/2"	18"	10"	KITCHEN SINK - ELKAY CROSSTOWN	EFRU311610TC	ELKAY	
A15	KITCHEN SINK FAUCET	1	1	5 1/16"	10"	16"	KITCHEN SINK FAUCET - KOHLER CRUE	K-22972-VS	KOHLER	
A16	MBATH SHOWER VALVE TRIM	1	1	7"	8 15/16"	28 3/4"	DEVONSHIRE PB SHOWER TRIM & RALLY HANDSHOWER	K-TLS396-4-CP & K-R21498-G-CP	KOHLER	
A17	MBATH SINK	1	1	17"	14"	8"	MBATH SINK - KOHLER CAXTON	K-2210	KOHLER	
A18	MBATH STANDARD TOILET	1	1	30"	36"	28 9/16"	MBATH TOILET - AMERICAN STANDARD CADET	2988.101.020	AMERICAN STANDARD	
A19	MBATH SINK FAUCET	1	1	13 15/16"	7 3/4"	4 5/8"	DEVONSHIRE WIDESPREAD SINK FAUCET	K-394-4-CP	KOHER	
A20	MBATH TOWEL BAR	2	1	20 7/16"	3 11/16"	2 1/16"	DEVONSHIRE 18" TOWEL BAR	K-10550	KOHLER	
A21		1	2	18"	17 15/16"	12"				

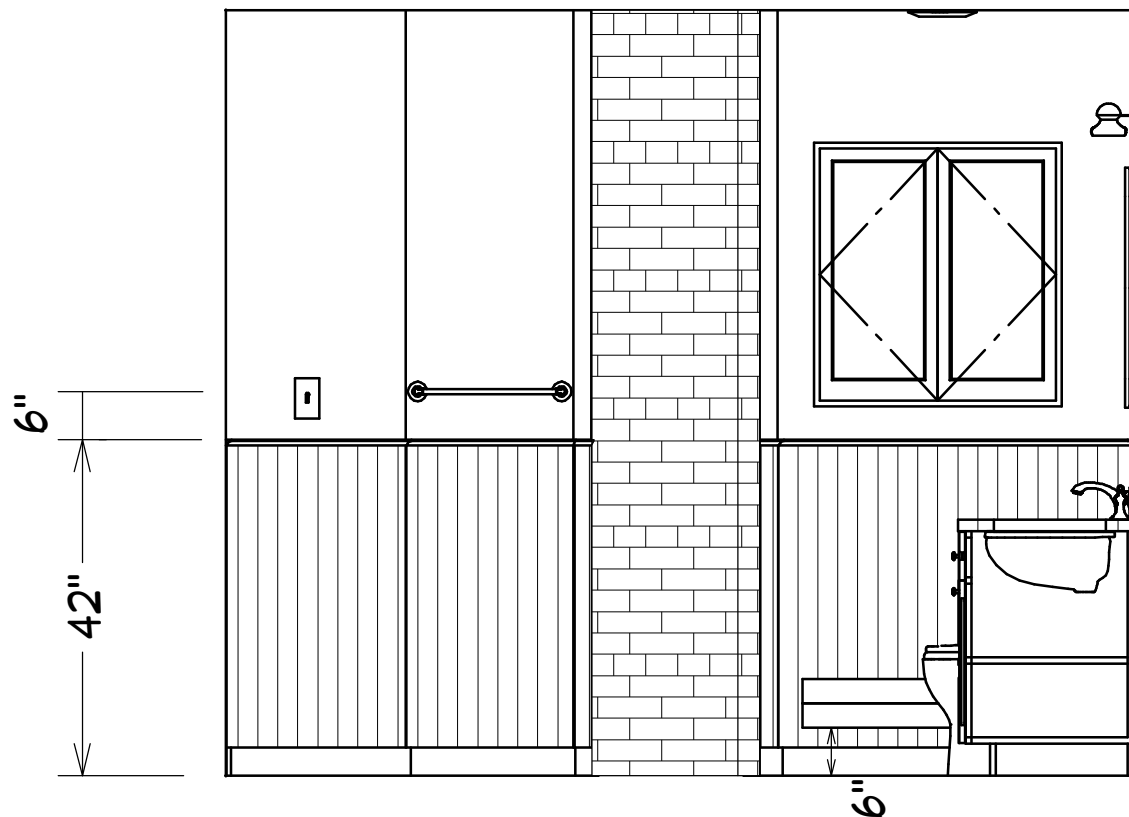


Elevation 3

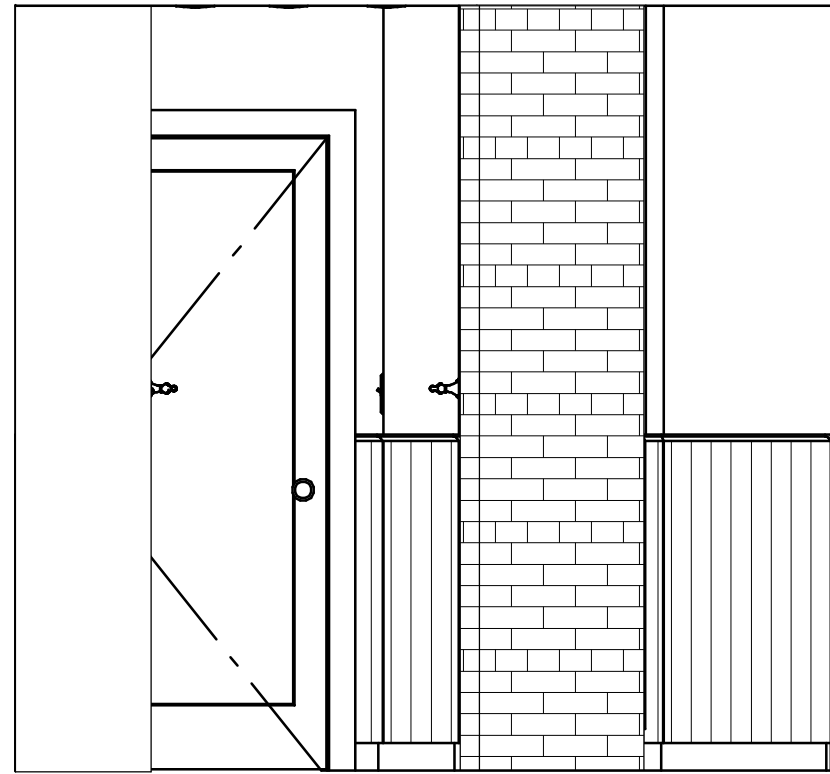
KOHLER DEVONSHIRE ACCY
VERSATEX 1/2 X 6 BEADBOARD
RBS BBGAP12 BEADBOARD CAP
SIGNATURE HARDWARE (412506)
24X30 FRAMED MED CAB
QUARTZ COUNTER AND CABINET
STYLE (COLOR: WHITE) TO MATCH
KITCHEN



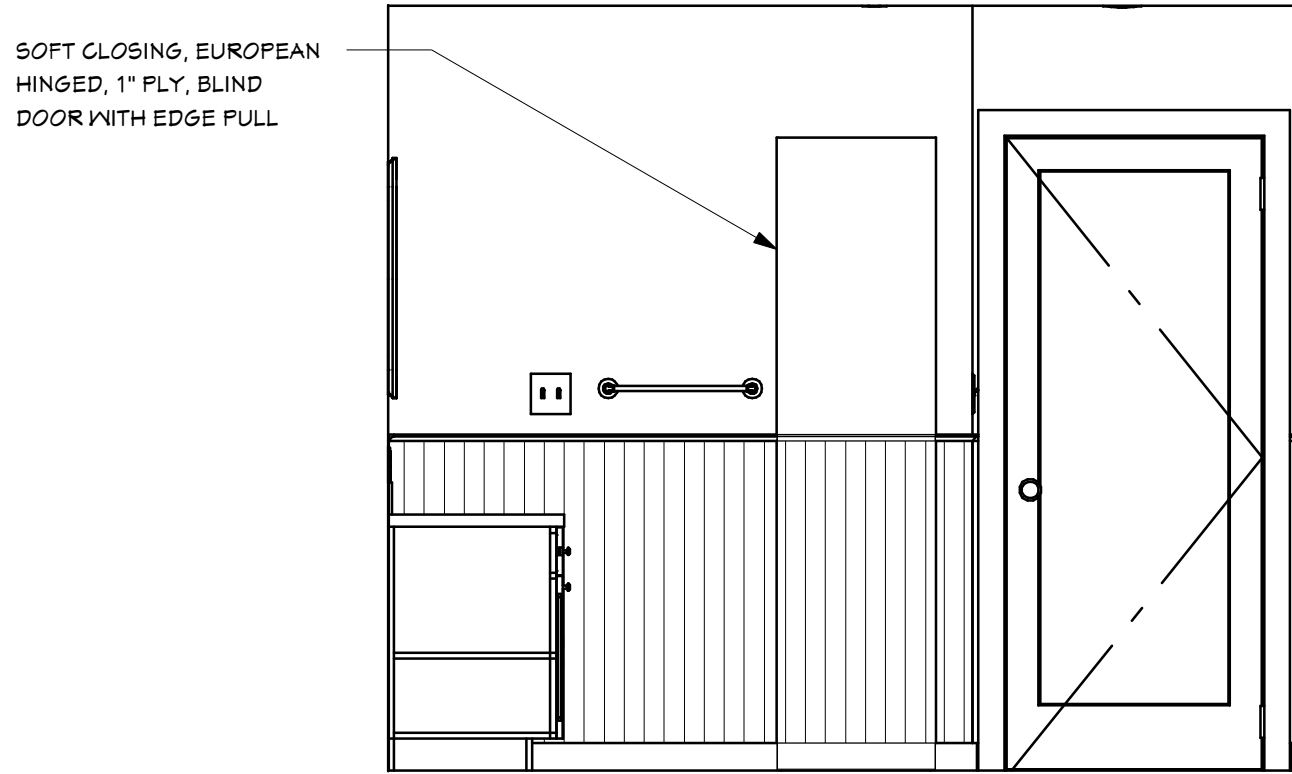
Elevation 5



Elevation 6



Elevation 7



Elevation 8

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

Engineering:
A. S. Engineering
Services, P.C.
681-560-0259

Copyright © 2020. All rights reserved.

Recent Revision History

REV	DATE	DESCRIPTION
3.1	10/6/20	Bid set changes, Permit Set
3.2	10/6/20	Window Schedule details
3.3	11/0/20	Deck framing details
3.4	11/03/20	Finishing casing
3.5	11/07/20	BTU load data update
3.6	11/30/20	Mechanical, Door sched, Notes

Title:

DATE:

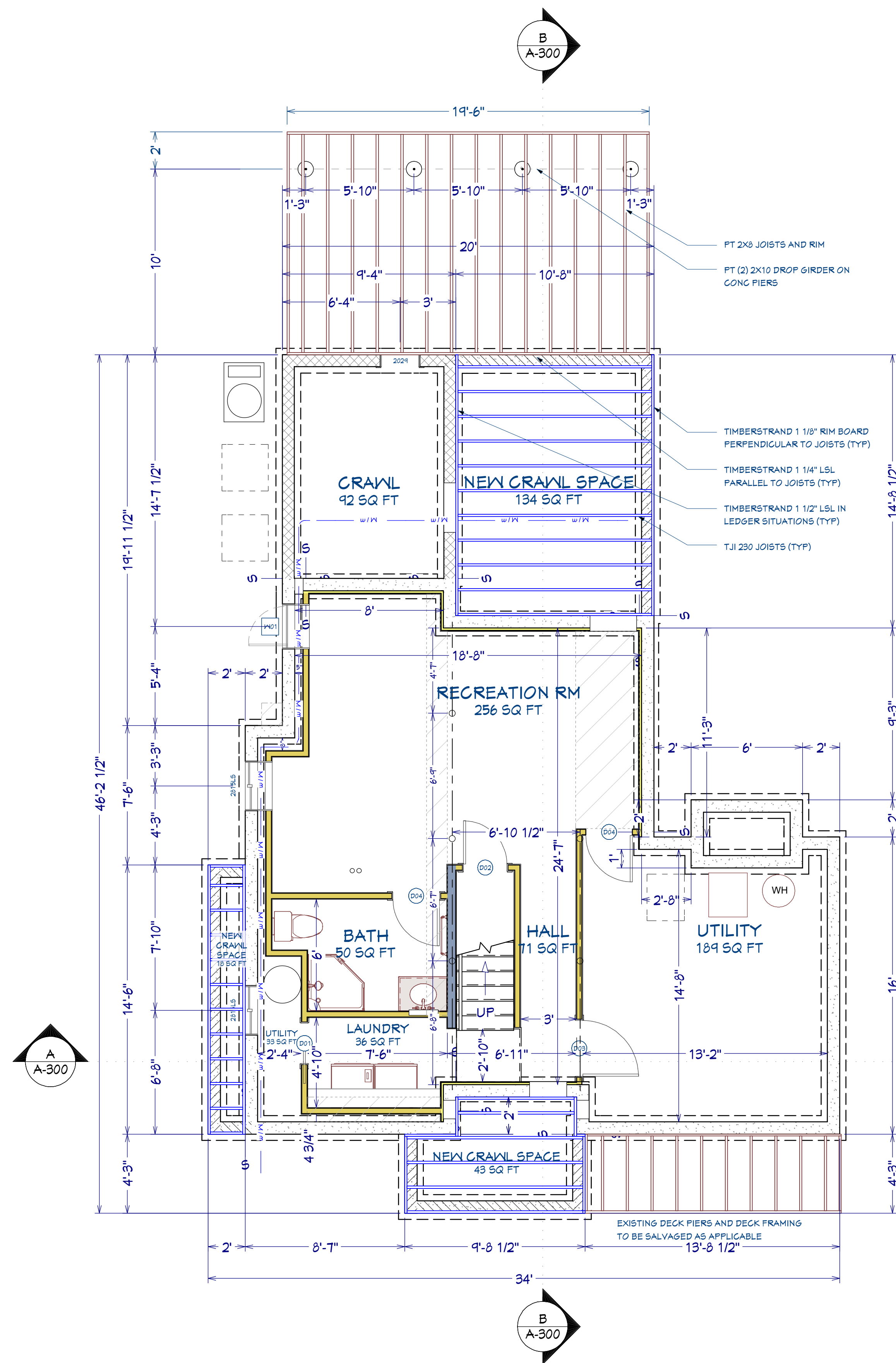
11/30/2020

SCALE:

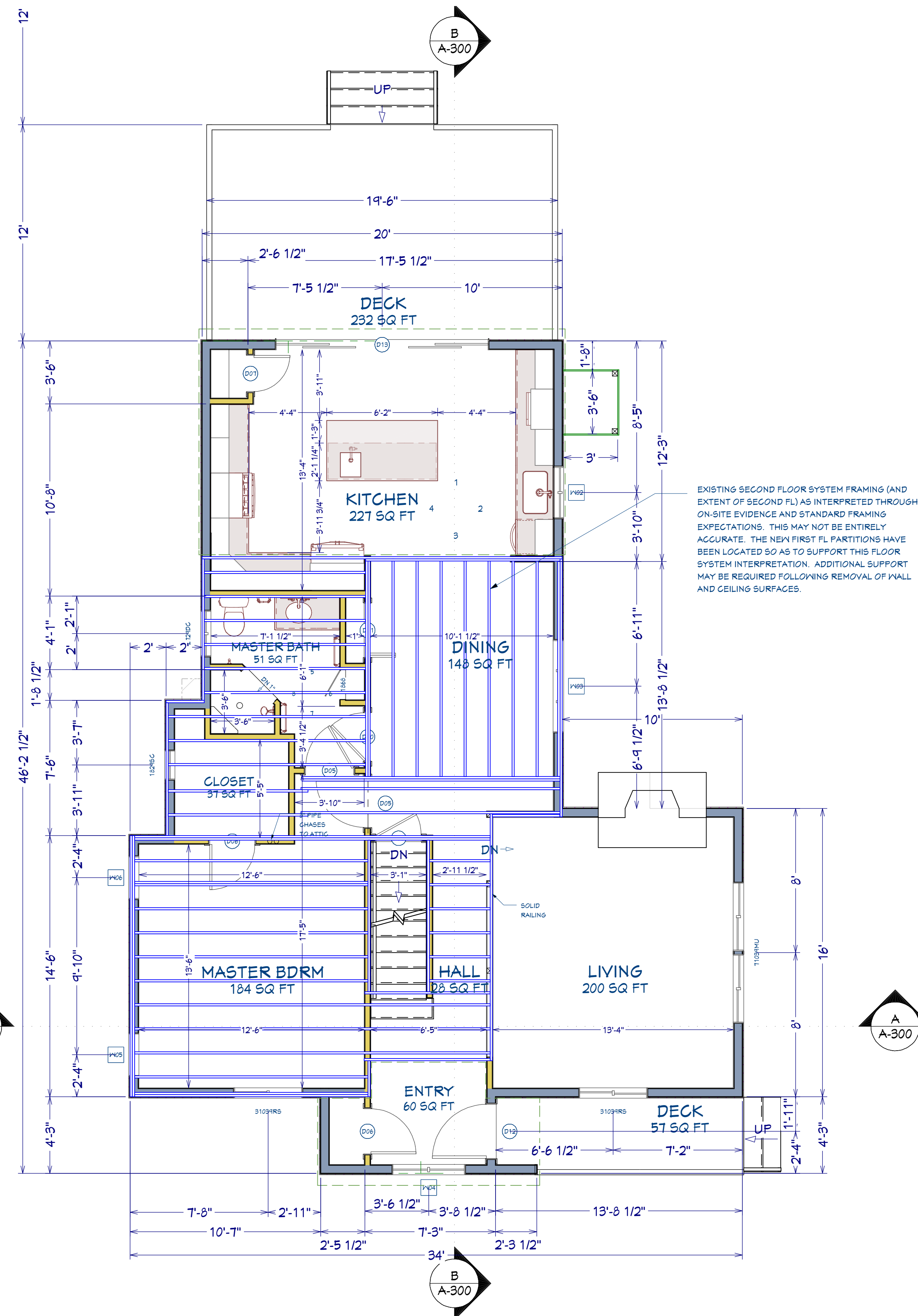
1/2" = 1'

SHEET:

A-600



First Fl Additions & Deck Framing



Existing 2nd Fl Framing

All dimensions to be verified in field

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

REV	DATE	DESCRIPTION
3.1	10/6/20	Bid set changes, Permit Set
3.2	10/6/20	Window Schedule details
3.3	11/10/20	Deck framing details
3.4	11/13/20	Finishes casing
3.5	11/27/20	BTU load data update
3.6	11/30/20	Mechanical, Door Sched, Notes

Design: **Webb Builders, Inc.**
 Engineering: **A. S. Engineering Services, P.C.**
 516-482-9502
 681-560-0259

Haplin Residence

Framing Plans

Title: **Framing Plans**

DATE: 11/30/2020

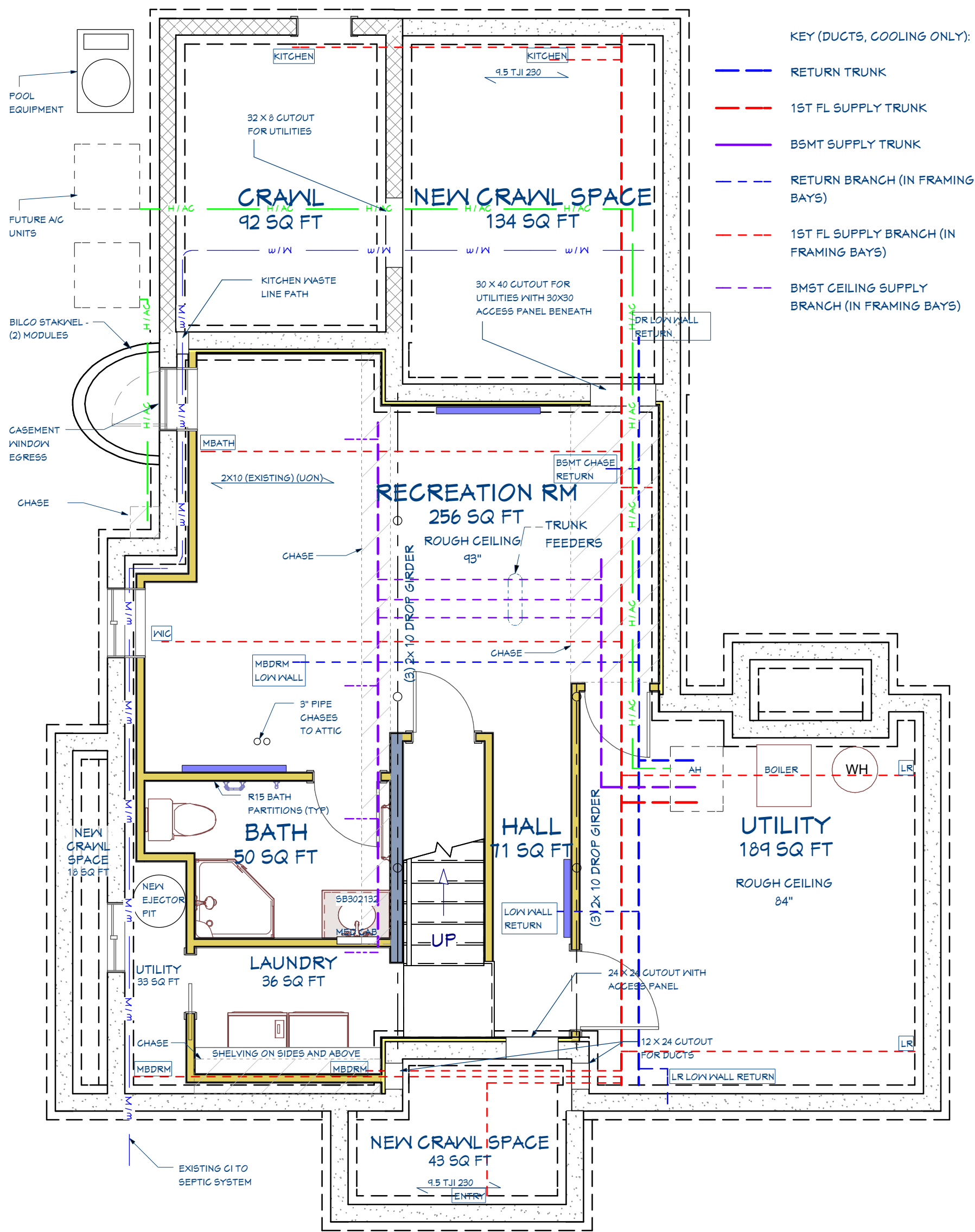
SCALE: 1/4" = 1'

SHEET: **F-100**

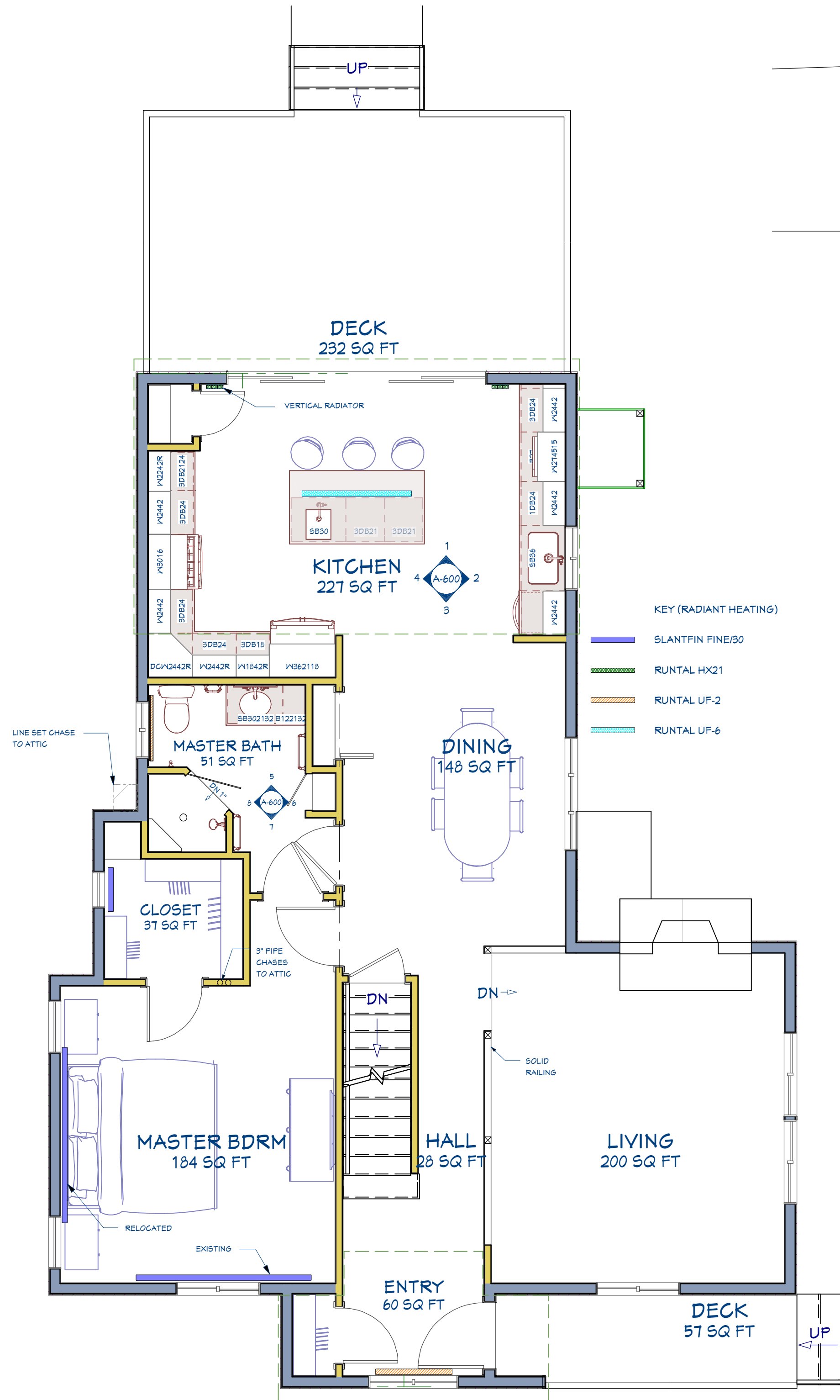
EXISTING HEAT PLANT SPECIFICATIONS	
BURNHAM E524	BOILER
FUEL	NG
INPUT BTU/HR	
D.O.E. HEATING CAPACITY BTU/HR	84000
EFFICIENCY	85.00%
BRADFORD WHITE	HV HEATER
FUEL	ELECTRIC
CAPACITY	?

EXISTING BOILER WHEN 3RD ZONE		HEATED			MANUAL J RESULTING	
		SF	HEIGHT	CFT	BTU	BTU/SF
ZONE 1	BASEMENT	442	7.75	3426	2064	4.7
ZONE 2	1ST FL	475	10	4750	27504	28.2
ZONE 3	2ND FL	481	8.5	4089	14008	29.1
		1848		17264	43581	

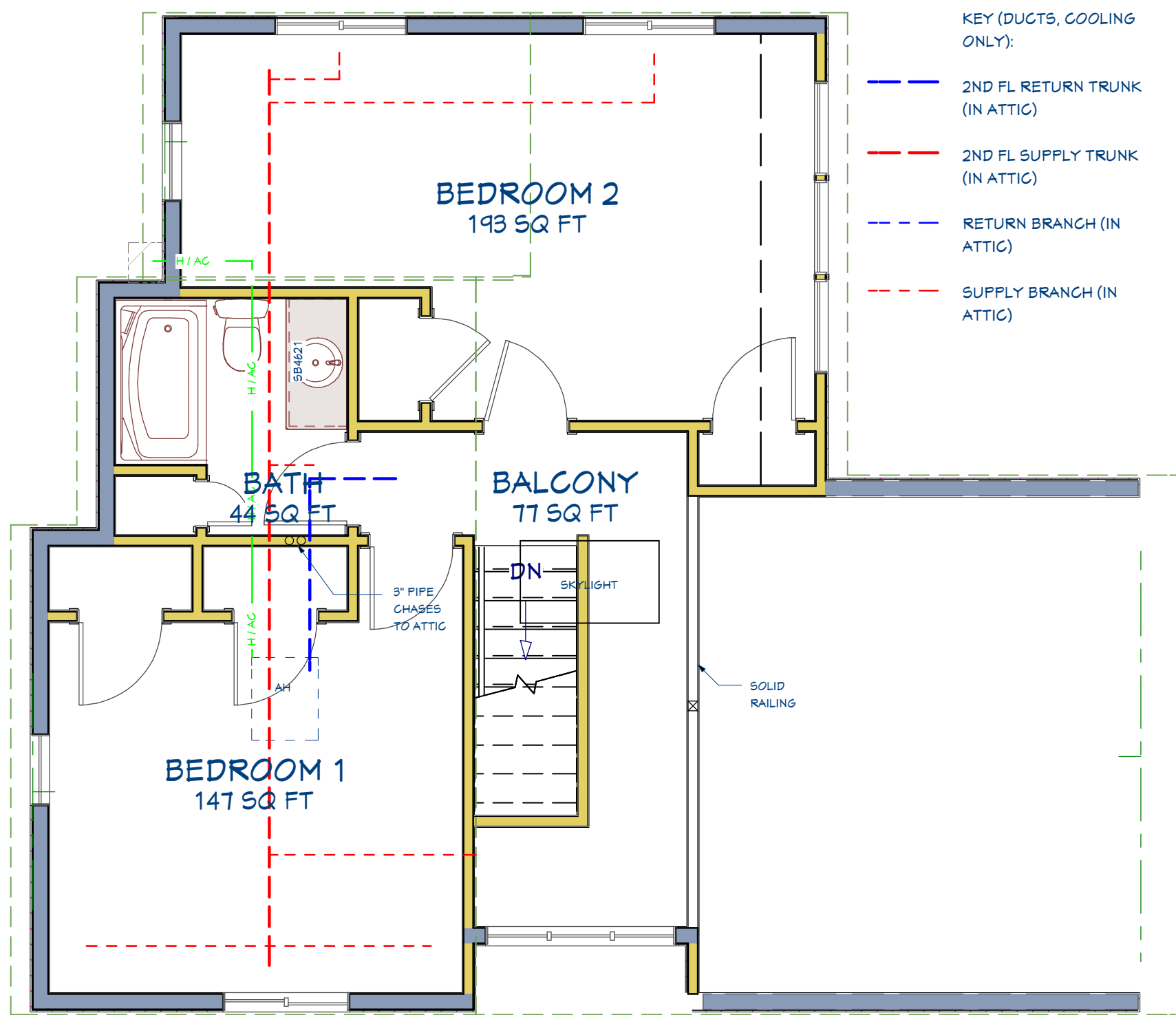
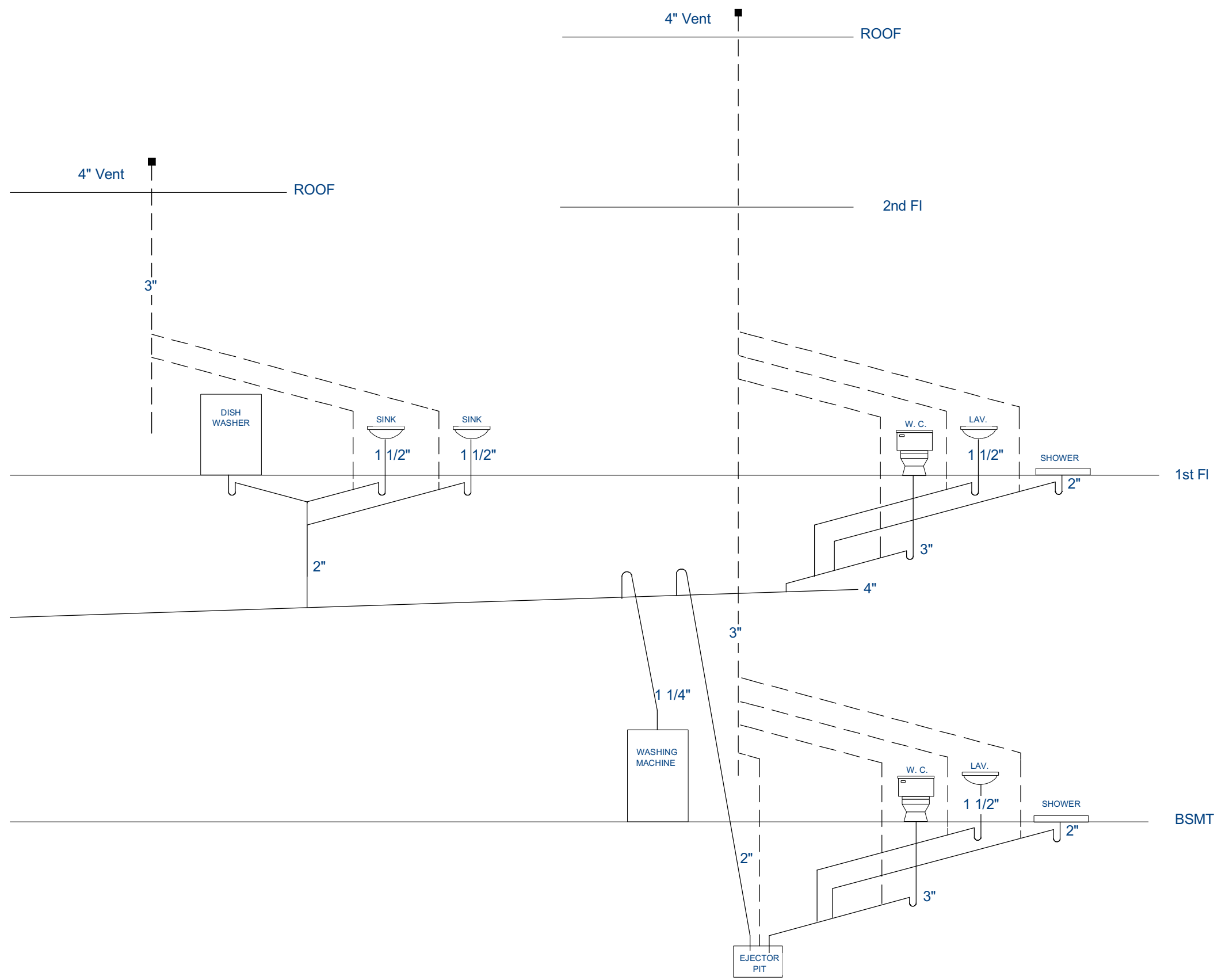
ROOM NAME	ZONE	FLOOR	AREA (SQ FT)	AREA BASED BTU	MANUAL J BTU	UNIT	LEN (IN)	HEIGHT	BTU/FT @ 160	BTU	DESIGNED %
BATH	1	0	50	234	81	(NONE)				0	0.00%
LAUNDRY	1	0	36	164	301	(NONE)				0	0.00%
RECREATION	1	0	256	1198	1526	FINE 30	48		450	1800	111.96%
RECREATION				1198	1526	FINE 30	48		450	1800	111.96%
HALL/STAIRWELL	1	0	100	465	162	FINE 30	36		450	1350	833.33%
HALL/STAIRWELL	2	1	58	1636	10	(EXISTING)	12		450	2100	27000.00%
KITCHEN	2	1	228	6432	9342	HX21	144	9	334	4001	42.66%
KITCHEN				6432	9342	UF-6	60	18	1140	5700	60.64%
LIVING	2	1	200	5642	7792	(EXISTING)	96		450	3600	46.20%
LIVING				5642	7792	(EXISTING)	96		450	3600	46.20%
DINING	2	1	148	4175	2082	(EXISTING)	96		450	3600	172.91%
MBATH	2	1	60	1693	686	UF-2	24	6	475	480	138.48%
MBDRM	2	1	184	5190	3763	FINE 30	72		450	2700	71.75%
MBDRM				5190	3763	(EXISTING)	96		450	3600	68.67%
MCLST	2	1	37	1044	752	FINE 30	24		450	900	119.68%
ENTRY	2	1	60	1693	3036	UF-3	42	9	610	2135	70.32%
BATH	3	2	49	1427	882	(EXISTING)	36		450	1350	153.06%
BEDROOM 1	3	2	156	4543	3511	(EXISTING)	168		450	6300	179.44%
BEDROOM 2	3	2	199	5715	6061	(EXISTING)	192		450	7200	118.79%
BALCONY	3	2	77	2242	3525	(EXISTING)	48		450	1800	51.06%
			1898	43581	43562					55042	126.47%



Basement & 1st Fl Mechanical



1st Floor Heating Revisions



2nd Floor Mechanical (in Attic)

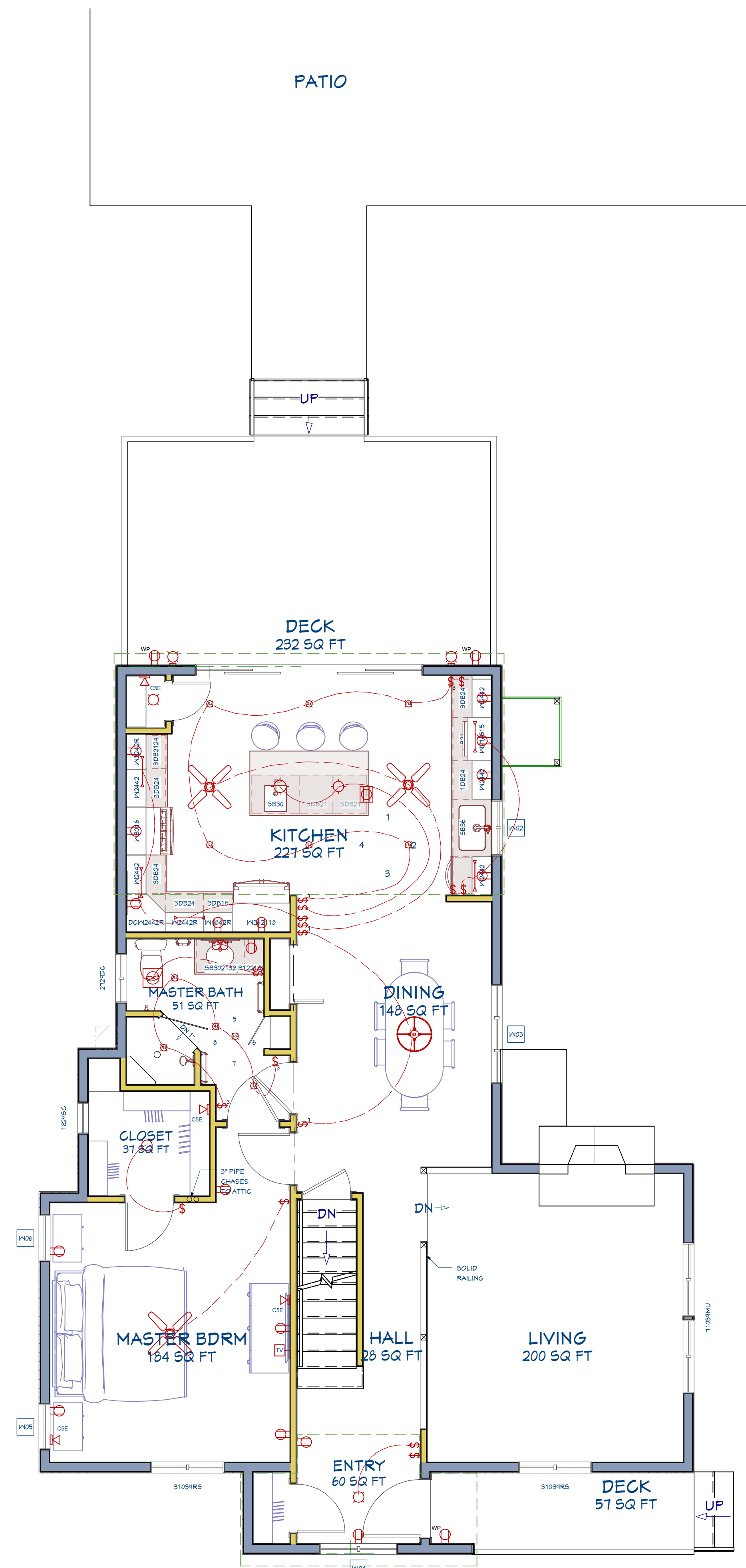
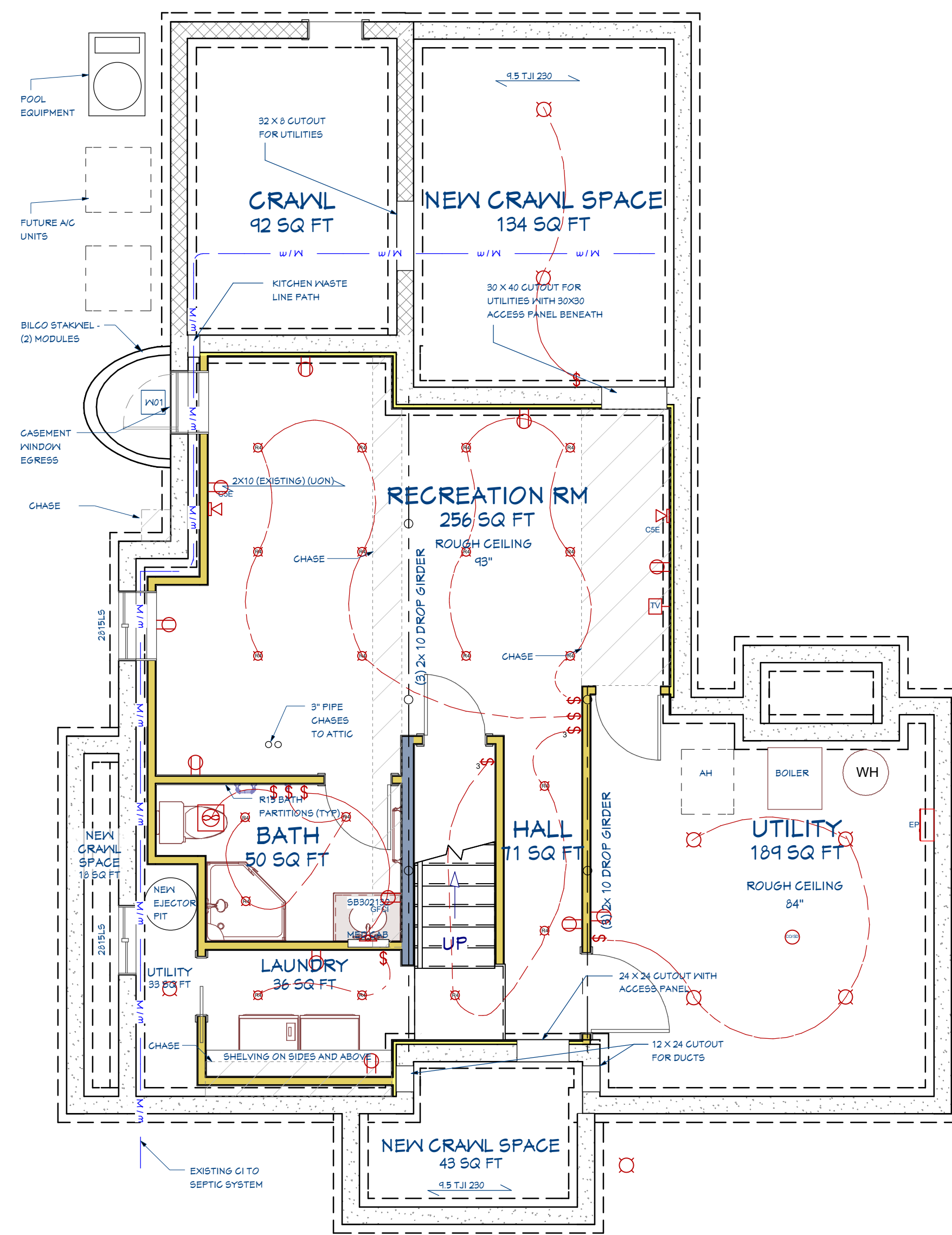
REV	DATE	DESCRIPTION
3.1	10/6/20	Bid set changes, Permit Set
3.2	10/8/20	Window Schedule details
3.3	11/10/20	Deck framing details
3.4	11/13/20	Finished ceiling
3.5	11/17/20	BTU load data update
3.6	11/20/20	Mechanical Door Sched, Notes

Engineering:	A. S. Engineering Services, P.C.
Design:	Webb Builders, Inc.
	631-560-0259
	516-482-9502

Halpin Residence

Mechanical Plans

Title:	
DATE:	11/30/2020
SCALE:	1/4" = 1'
SHEET:	M-100



Recent Revision History		
REV	DATE	DESCRIPTION
3.1	10/6/20	Blid set changes, Permit Set
3.2	10/8/20	Window Schedule details
3.3	11/10/20	Deck framing details
3.4	11/13/20	Fix window casing
3.5	11/27/20	BTU load data update
3.6	11/30/20	Mechanical, Door sched., Notes

Design: Webb Builders, Inc. Engineering: A. S. Engineering Services, P.C.
516-982-8502 631-560-0254
Copyright (c) 2020. All rights reserved.

Halpin Residence

Electrical Plans

Title:

DATE:

SCALE:

SHEET:

All dimensions to be verified in field

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