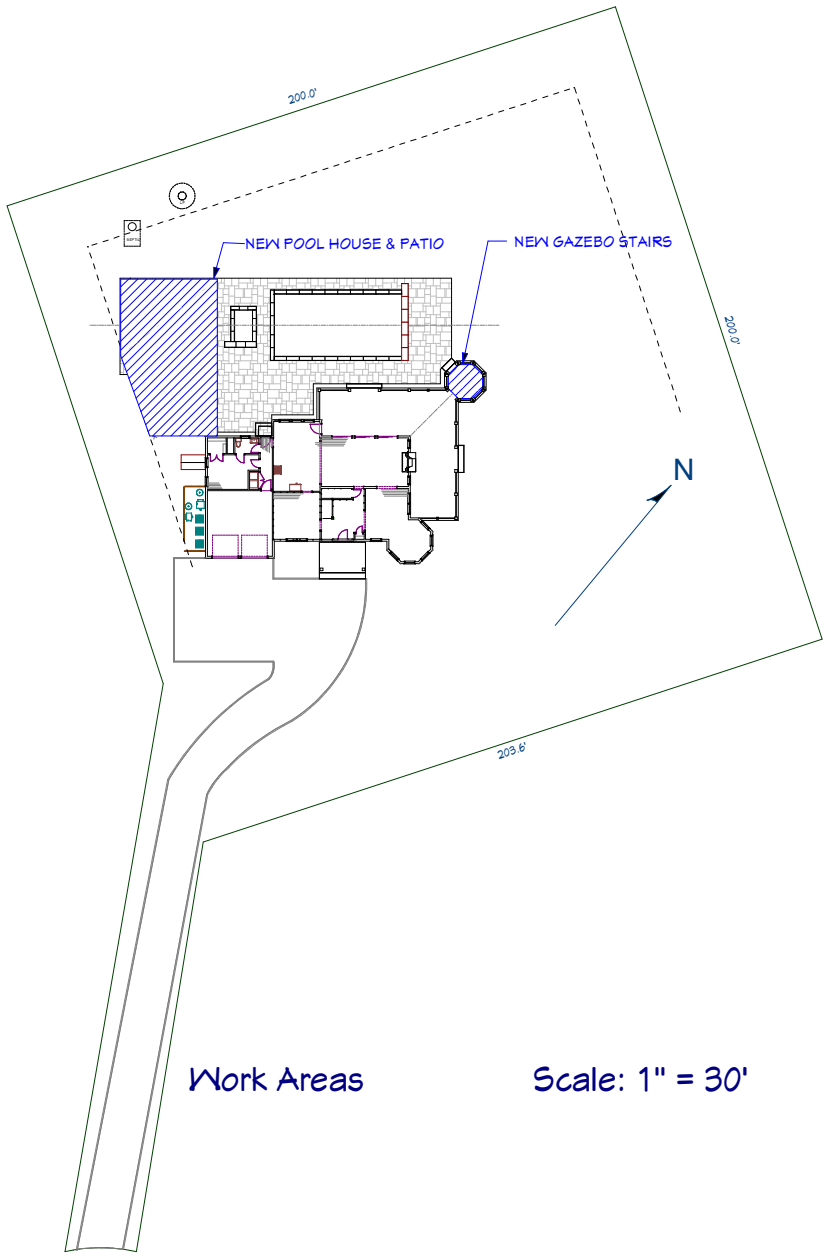




CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

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

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.

LAYOUT PAGE TABLE		
Number	Label	Title
1	S-001	Site Plan and Notes
2	A-001	Existing Plans
3	A-002	Site Plan
4	A-100	Foundation Plan
5	A-101	First Fl Plan - North
6	A-102	Second Fl Plan
7	A-104	Poolhouse Plan Details
8	A-105	Kitchen Details
9	A-200	Elevations
10	A-201	Elevations
11	A-202	Elevations
12	A-203	Elevations
13	A-300	Poolhouse Sections
14	A-400	Poolhouse Details
15	A-401	Stair Detail Overview
16	A-402	Stair Structure Overview
17	A-403	Base Stringer Set Detail
18	A-404	Common Landing Detail
19	A-405	Common Stringer Set Detail
20	A-406	Top Stringer Set Detail
21	A-407	Top Platform Detail
22	A-408	Stair Section
23	A-409	Stair Tread & Rail Details
24	A-410	Stair Parts
25	A-411	Stair Parts
26	A-412	Gutter Plan
27	A-413	Porch Screen Detail
28	A-414	Porch Screen & Railing Detail
29	A-415	Railing Layout
30	A-416	Railing Layout
31	A-417	Railing Layout
32	A-418	Stone Pattern Detail
33	F-001	Rafter Details
34	M-100	Conduit/Piping
35	E-101	Lower Deck Electrical Plan
36	E-102	Upper Deck Electrical Plan
37	X-001	3D Renderings

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 (LW) = 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

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
FTG - FOOTING
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
PLYWD. - 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

Title:

Site Plan and Notes

Design:

Webb Builders, Inc.

516-482-9502

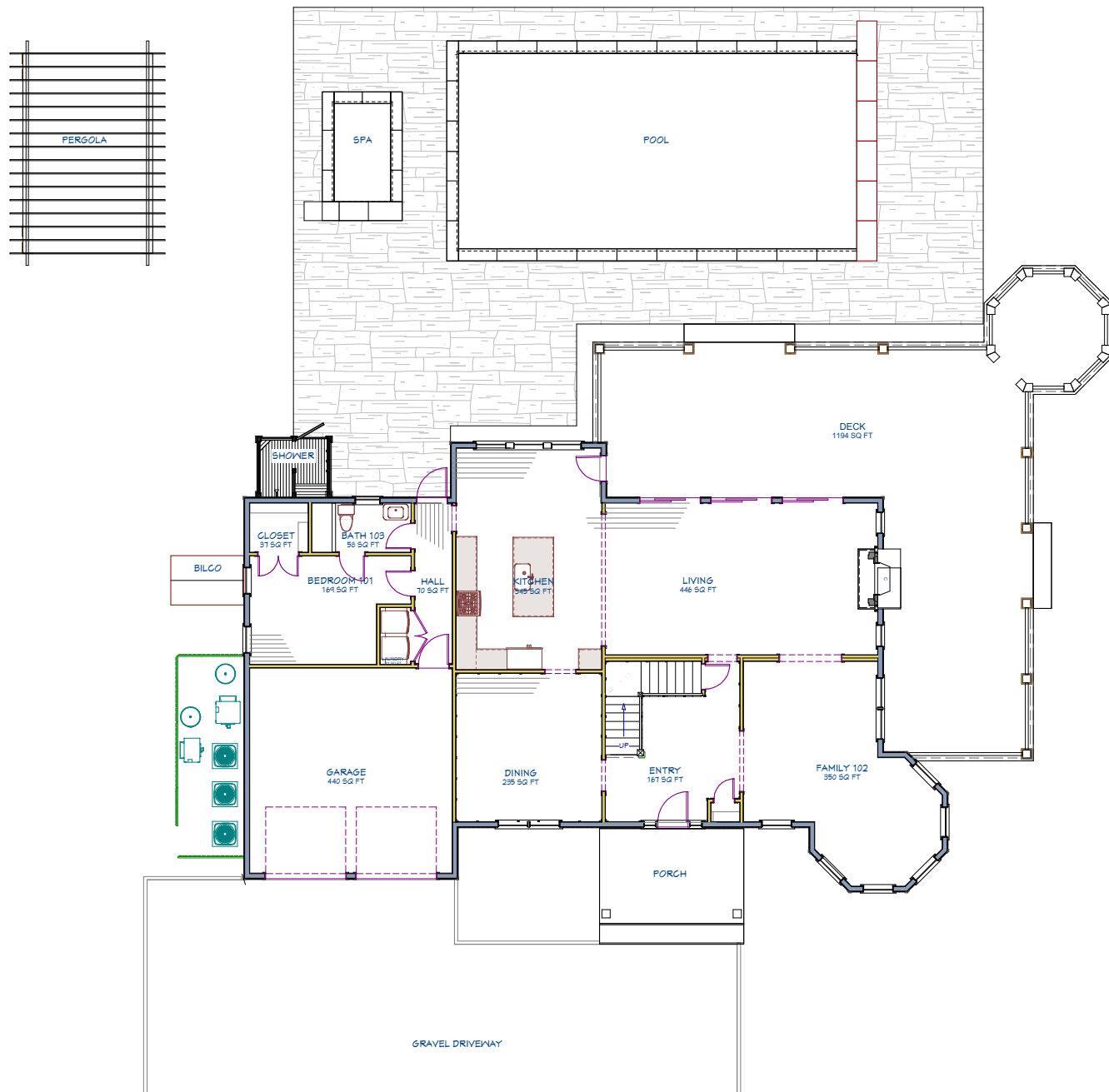
Engineering:

A. S. Engineering Services, P.C.

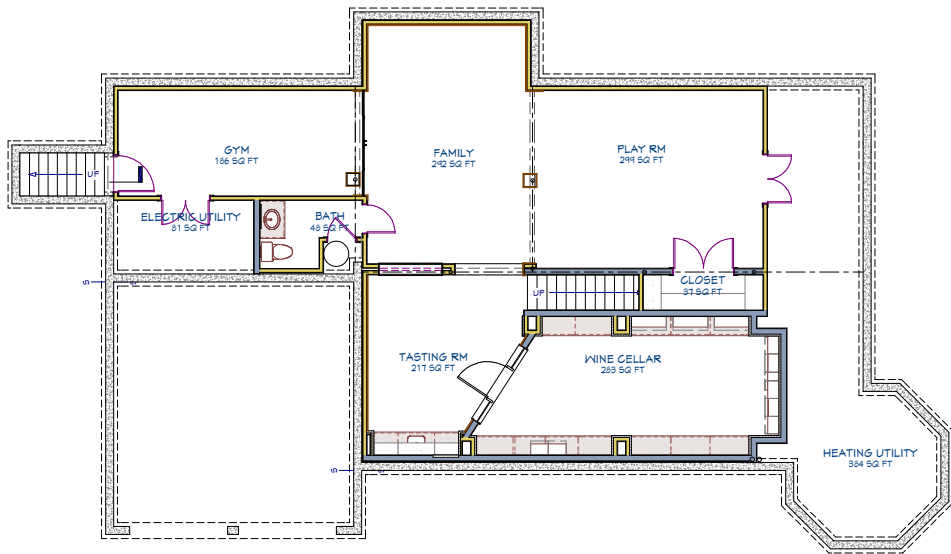
631-560-0254

Recent Revision History

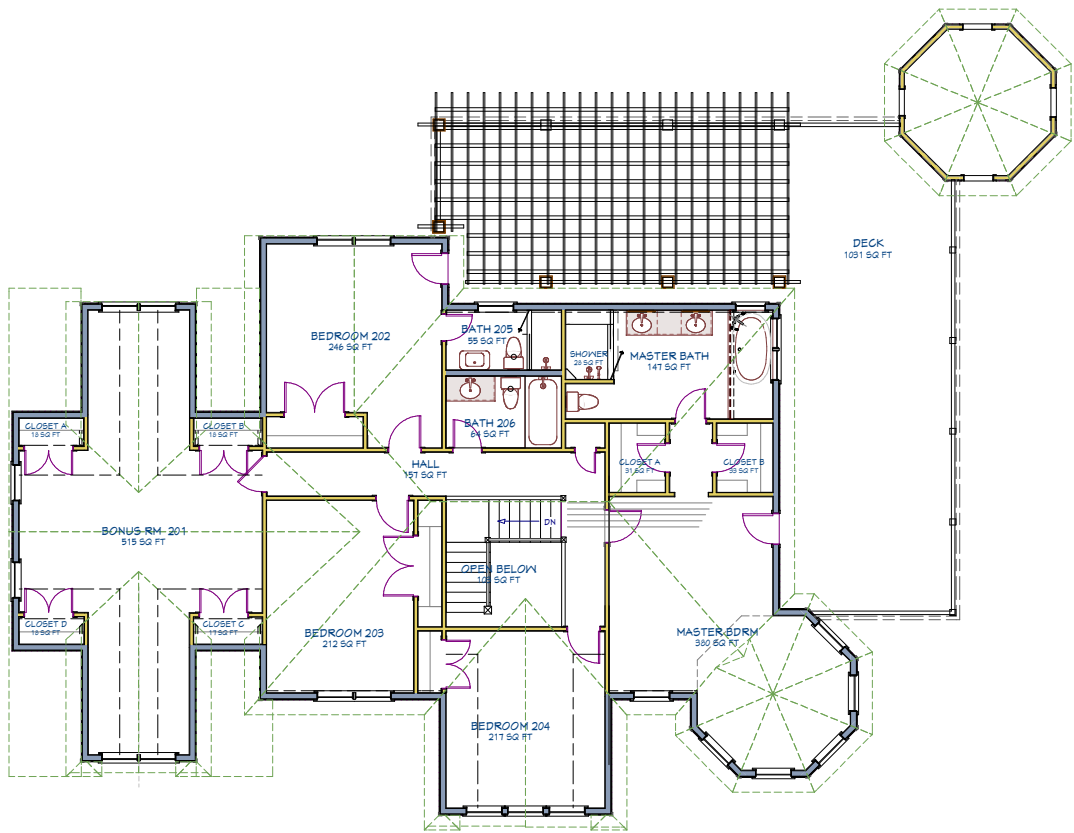
REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & sto details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions



Existing 1st Floor & Accessory Structures



Existing Basement



Existing 2nd Floor

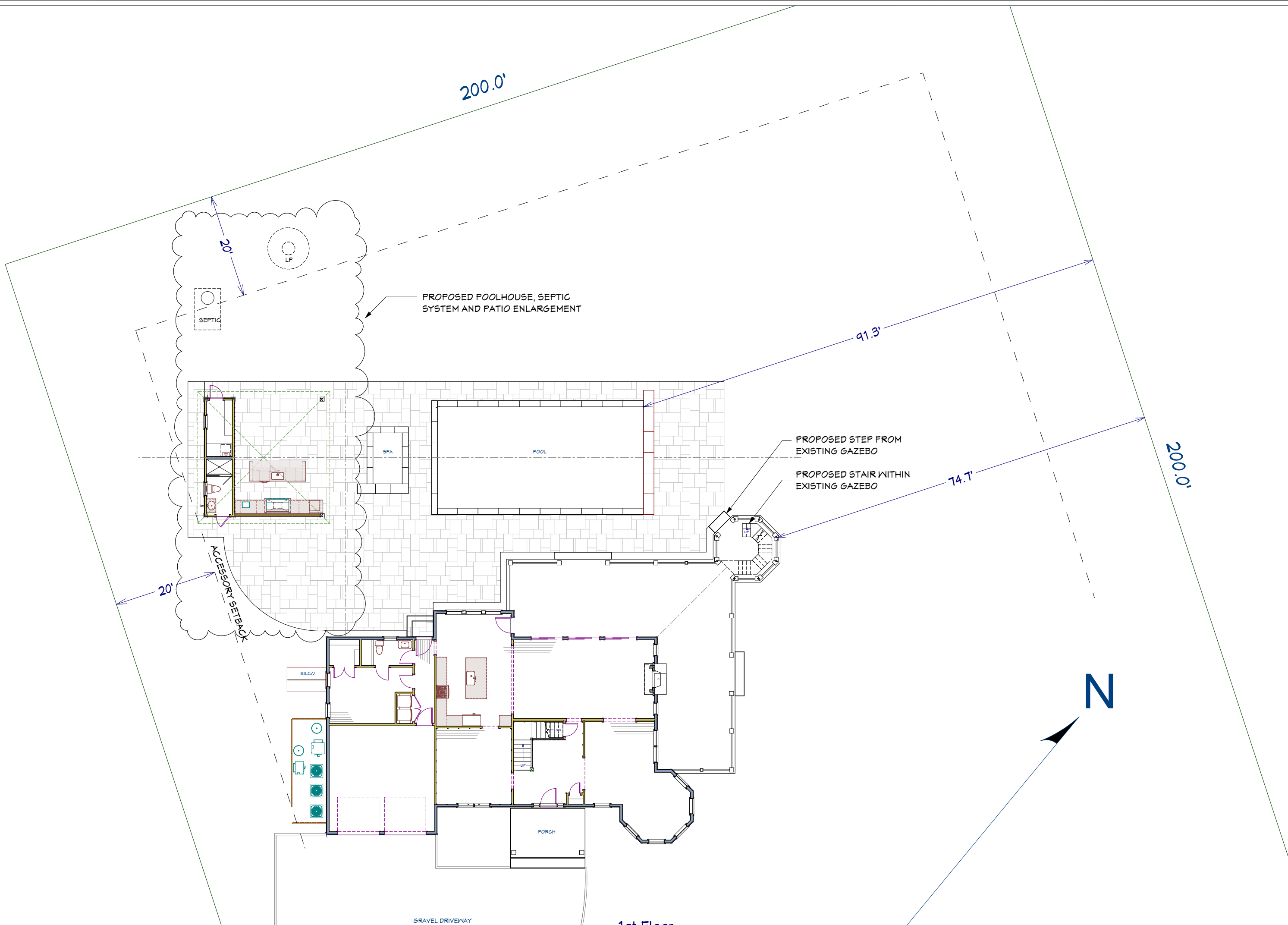
Recent Revision History		
REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:	Engineering:	
	A. S. Engineering Services, P.C.	
Webb Builders, Inc.	631-560-0254	
516-482-8502	100 P.A. Ave Suite 114-6003 Mahwah, NY	

Jackson Residence Improvements

Existing Plans

Title:
DATE:
9/19/2023
SCALE:
1/8" = 1'
SHEET:
A-001



1st Floor

All dimensions to be verified in field

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

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:
Webb Builders, Inc.
516-482-8502

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

Copyright © 2023. All rights reserved.
100 P.A. Ave. Suite 114-AC03 Hicksville, NY

Jackson Residence Improvements

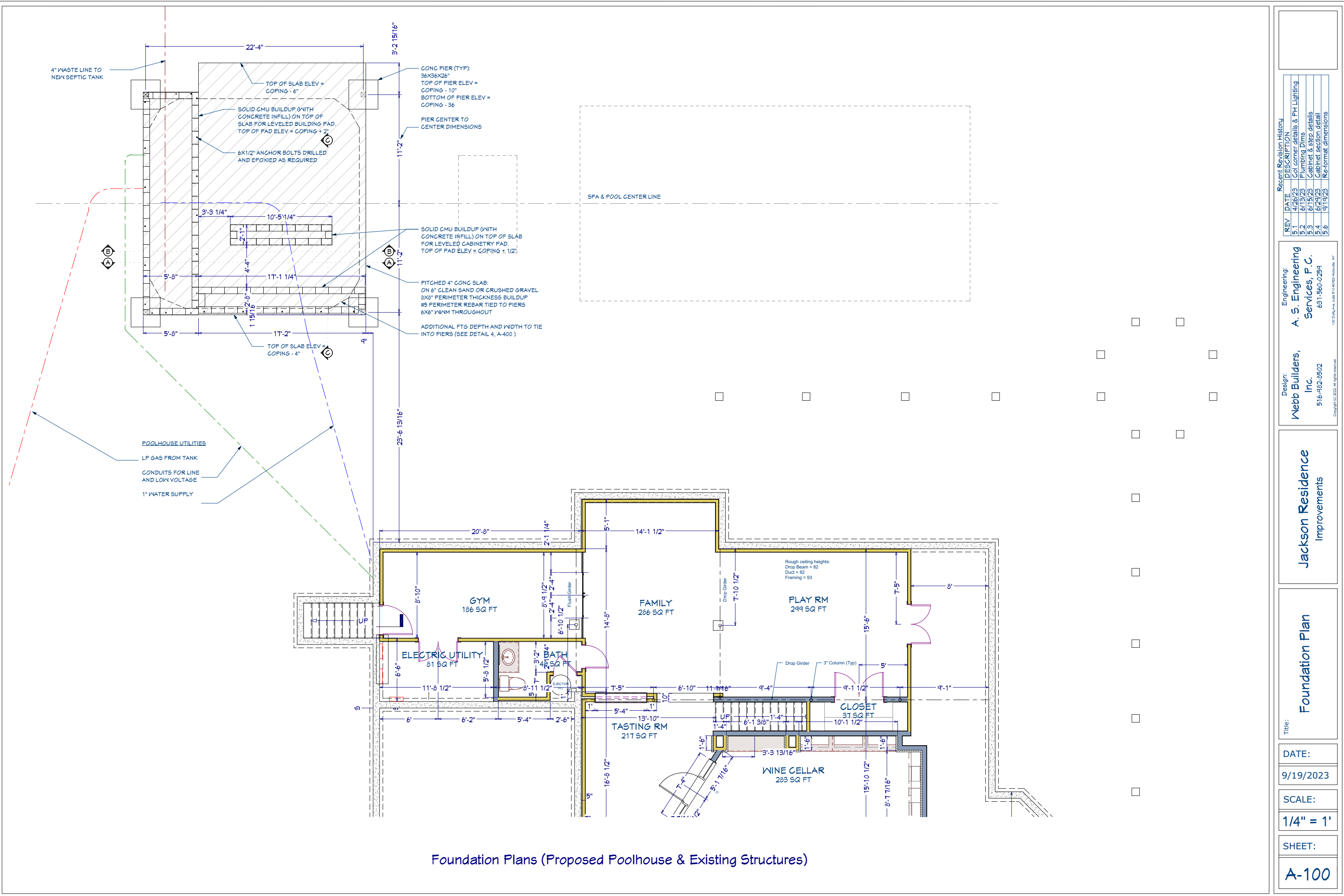
Site Plan

Title:

DATE:
9/19/2023

SCALE:
1/8" = 1'

SHEET:
A-002



Recent Revision History		
REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & PH Lighting
5.2	6/13/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:	Engineering:
Webb Builders,	A. S. Engineering
Inc.	Services, P.C.
516-482-8502	631-560-0254

Jackson Residence Improvements

Foundation Plan

DATE:

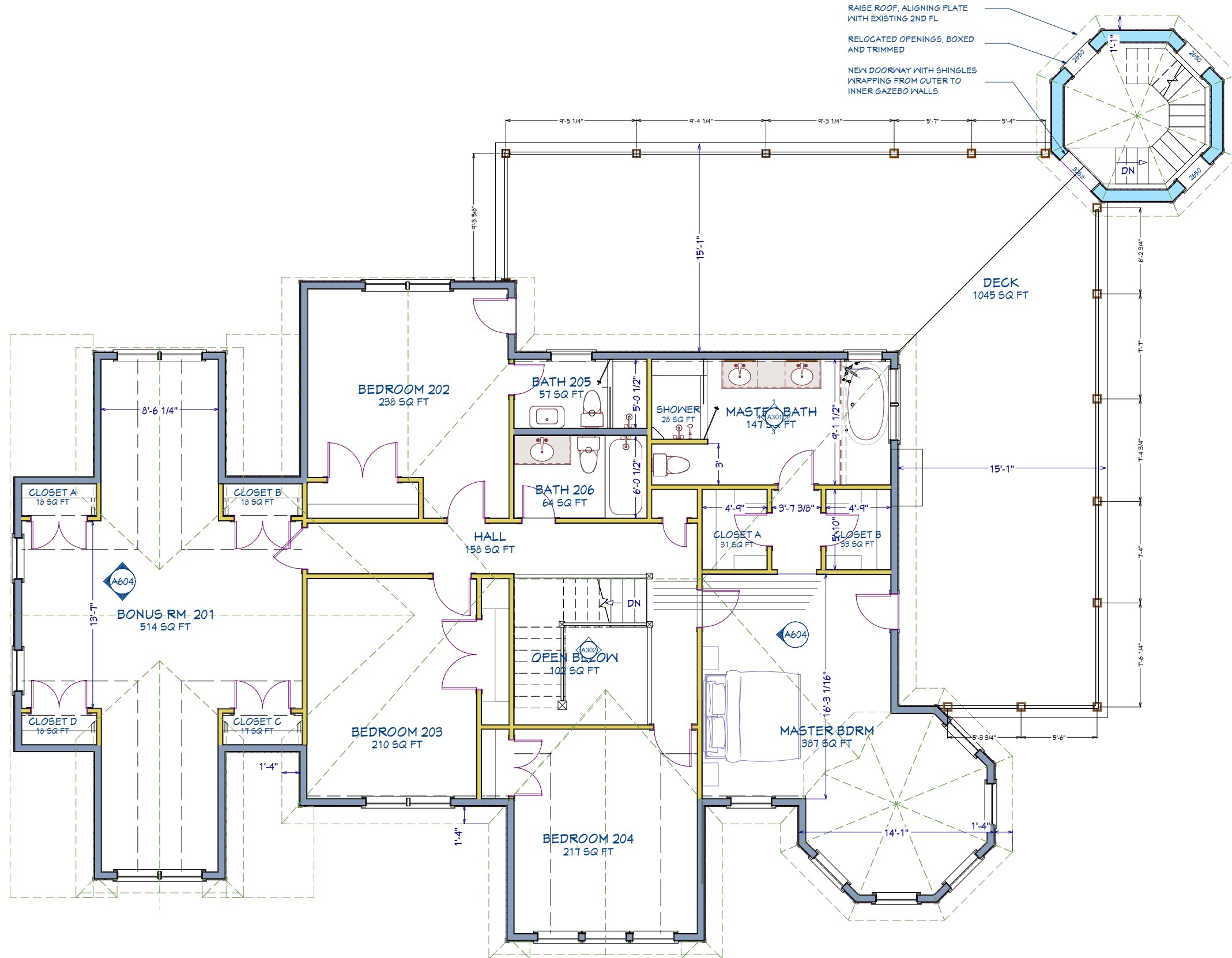
9/19/2023

SCALE:

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

SHEET:

A-100



2nd Floor (Proposed Gazebo Modification & Proposed Stair)

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	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:
Webb Builders, Inc.
516-482-8502

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

100 P.A. Ave. Suite 114-6003 Rosedale, NY
Copyright © 2022. All rights reserved.

Jackson Residence
Improvements

Second Fl Plan

Title:

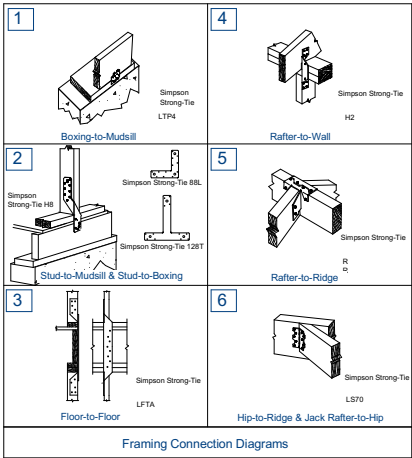
DATE:
9/19/2023

SCALE:
1/4" = 1'

SHEET:
A-102

A-104

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

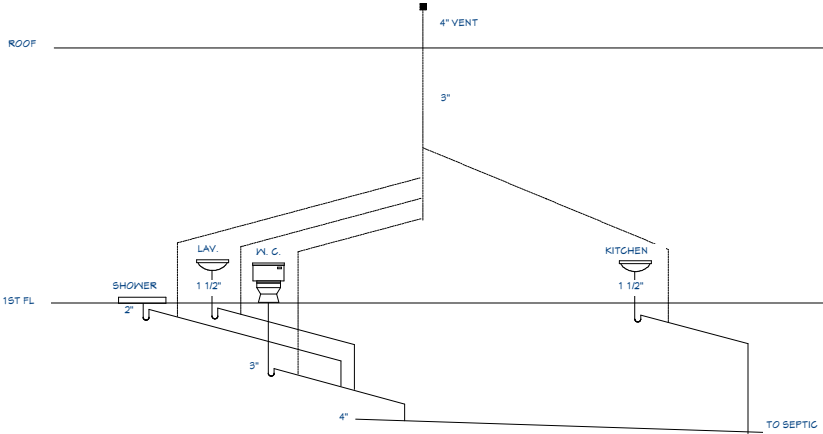


GLAZING:
GLAZING PROTECTION SHALL COMPLY WITH REQUIREMENTS OF THE EXCEPTION OF IRC SECTION R301.2.1.2 PROTECTION OF OPENINGS AND TABLE R301.2.1.2.
(PLYWOOD STORM PANELS >= 7/16" TO BE PROVIDED FOR ALL NEW GLAZED OPENINGS)

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 3" 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 126T (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.

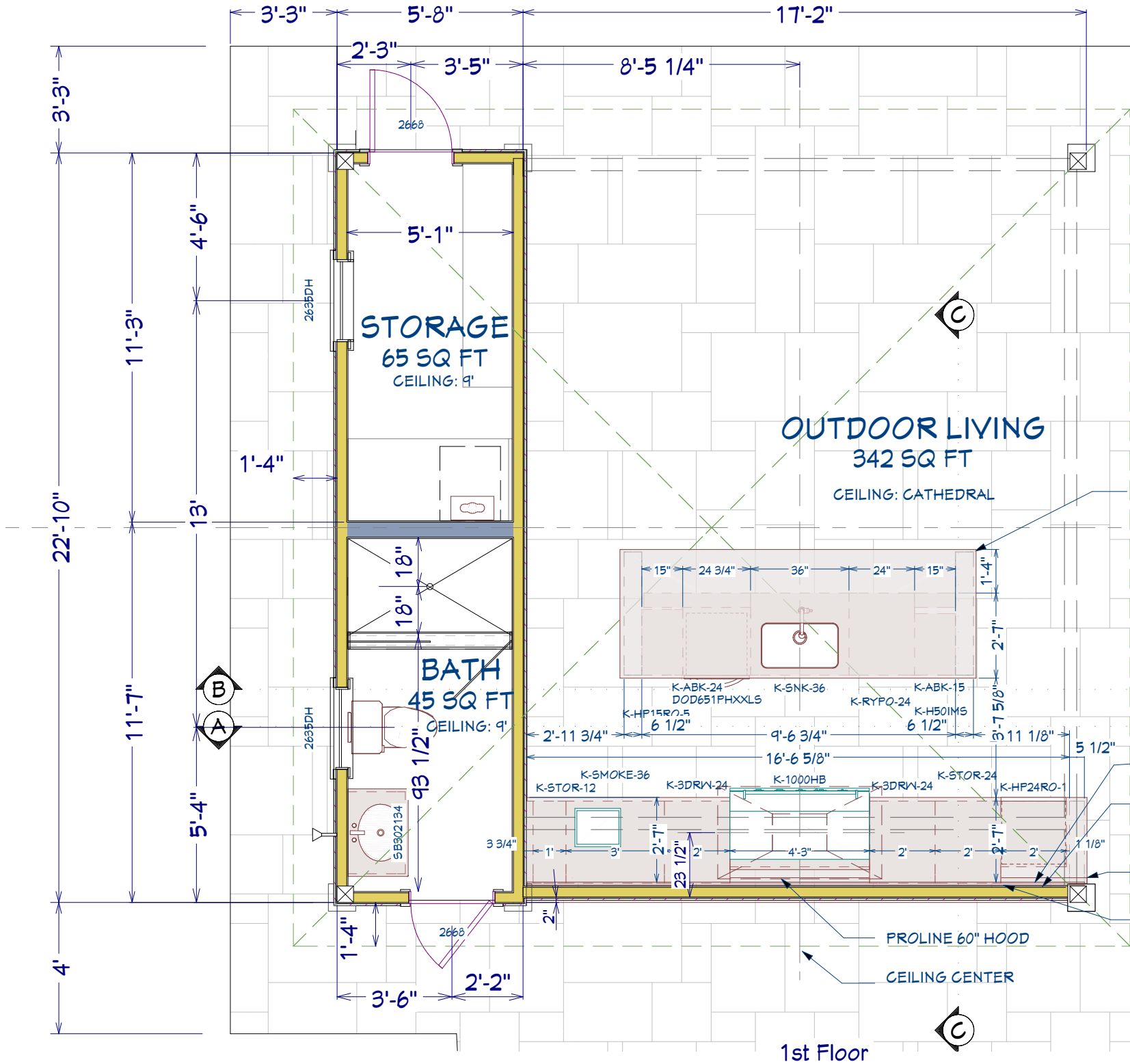
SHEATHING NAILING:
ALL WALL AND ROOF SHEATHING TO BE NAILED 6" O.C. USING 8D GALV RING-SHANK NAILS. ALL FLOOR SHEATHING TO BE GLUED (CONST ADHESIVE) AND NAILED 6" O.C. USING 8D GALV NAILS.



Lot Size	44728.0
Max coverage (20%)	8945.6
Primary Structure Footprint	
House	2406.0
Covered Deck	1194.0
Covered Front porch	139.0
	3739.0
Accessory Structures	
Pool	800.0
Spa	60.0
Shower	42.0
	902.0
Available for Accessory Structures based on total lot coverage allowance	4304.6
Required Rear Yard	14000.0
Max Accessory Coverage (20%)	2800.0
Available for Accessory Structures based on required rear yard allowance	1898.0

Lot Coverage Calculations

Prescriptive Wind Load Framing - NTS



Plumbing Riser Diagram - NTS

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & PH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design: Webb Builders, Inc. 516-482-8502
Engineering: A. S. Engineering Services, P.C. 631-560-0254
100 P.A. Ave. Suite 114-AC031 Hicksville, NY
Copyright © 2022 All rights reserved.

Jackson Residence Improvements

Kitchen Details

Title:
DATE: 9/19/2023
SCALE: 1/2" = 1'
SHEET: A-105



North Elevation

Recent Revision History		
REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:
Webb Builders, Inc.
516-482-8502

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

100 P.A. New York 11-8003, New York, NY
Copyright © 2023. All rights reserved.

Jackson Residence

Improvements

Title:

Elevations

DATE:

9/19/2023

SCALE:

1/4" = 1'

SHEET:

A-200



East Elevation

Recent Revision History		
REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:
Webb Builders, Inc.
516-482-8502

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

100 P.A. Ave. Suite 117-4003 Hicksville, NY
Copyright © 2022. All rights reserved.

Jackson Residence
Improvements

Title:
Elevations

DATE:
9/19/2023

SCALE:
1/4" = 1'

SHEET:
A-201



South Elevation

Recent Revision History		
REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & PH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

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

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

100 P.A. Ave. Suite 114-6003 Hicksville, NY
Copyright © 2022. All rights reserved.

Jackson Residence

Improvements

Title:

Elevations

DATE:

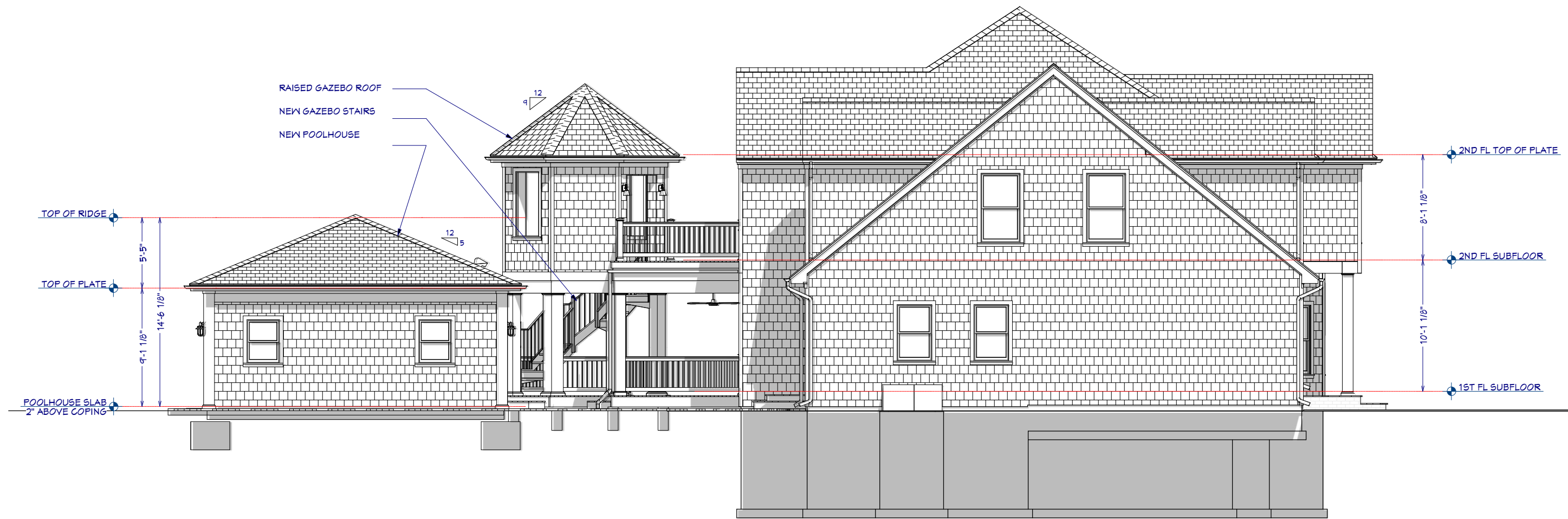
9/19/2023

SCALE:

1/4" = 1'

SHEET:

A-202



West Elevation

Recent Revision History		
REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

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

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

100 P.A. Ave. Suite 112-4003 Hicksville, NY
Copyright © 2023. All rights reserved.

Jackson Residence
Improvements

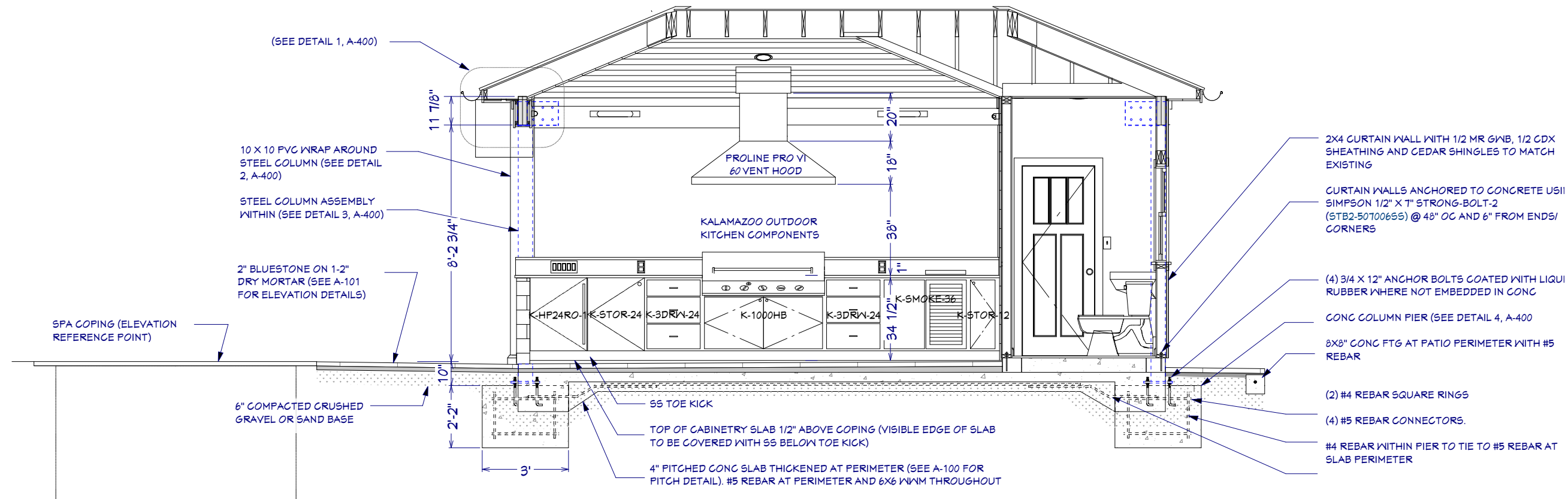
Elevations

Title:

DATE:
9/19/2023

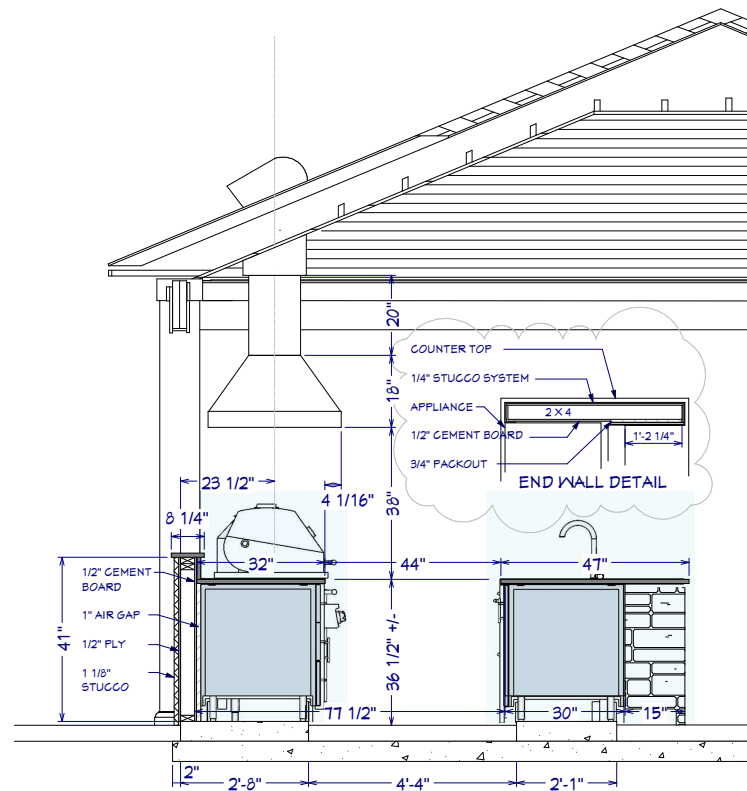
SCALE:
1/4" = 1'

SHEET:
A-203

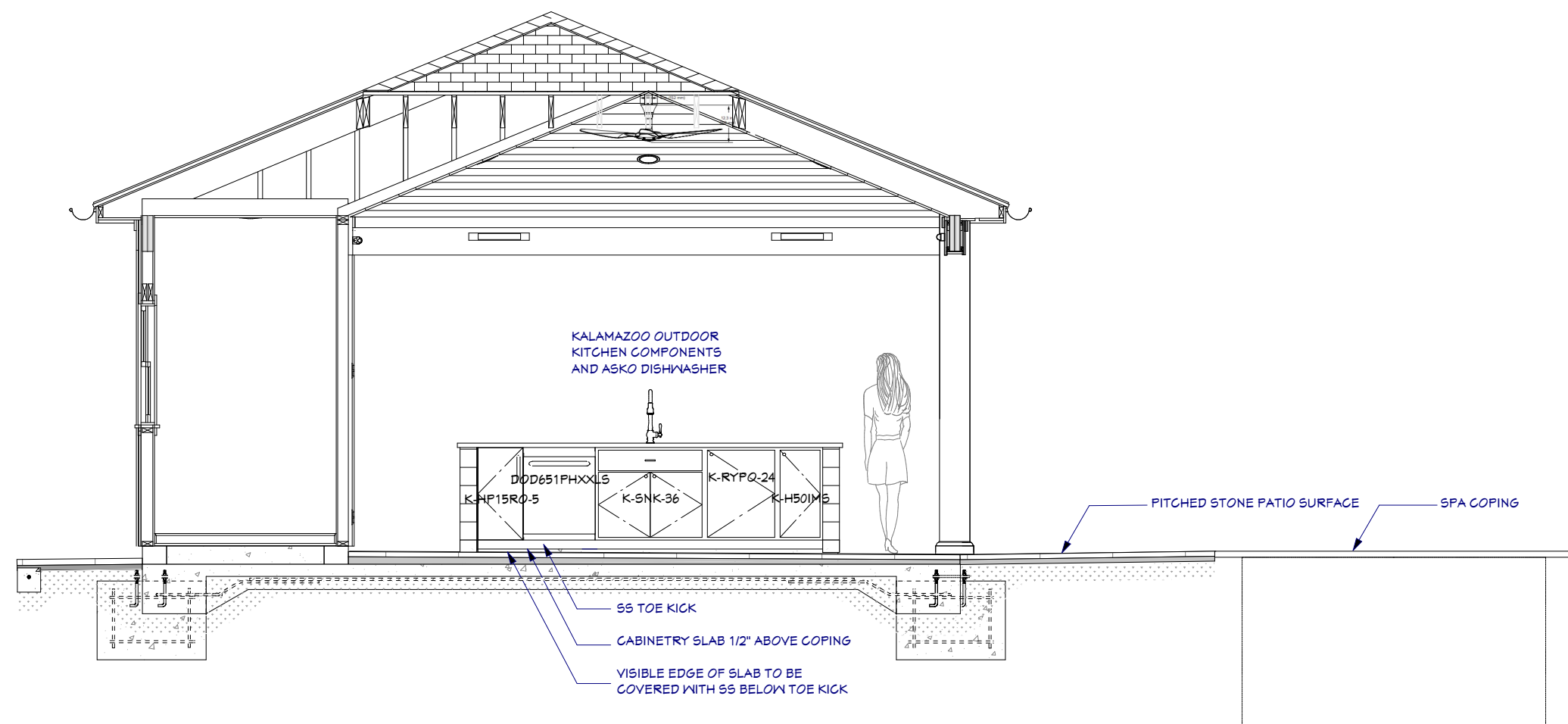


Section A

Scale: 1/2" = 1'



Section C



Section B

Scale: 1/2" = 1'

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design: Webb Builders, Inc. 516-482-8502

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

100 P.A. Ave. Suite 114-6003 Hicksville, NY

Copyright © 2022. All rights reserved.

Jackson Residence Improvements

Poolhouse Sections

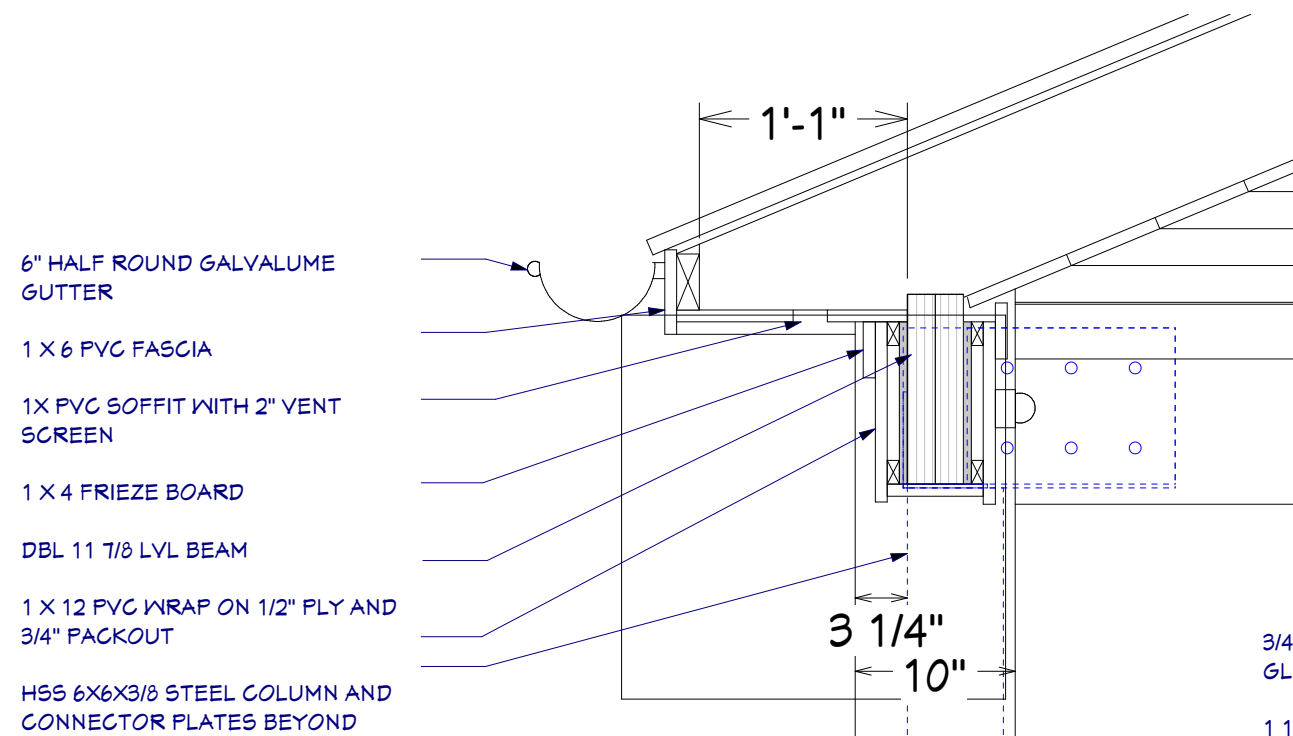
DATE:

9/19/2023

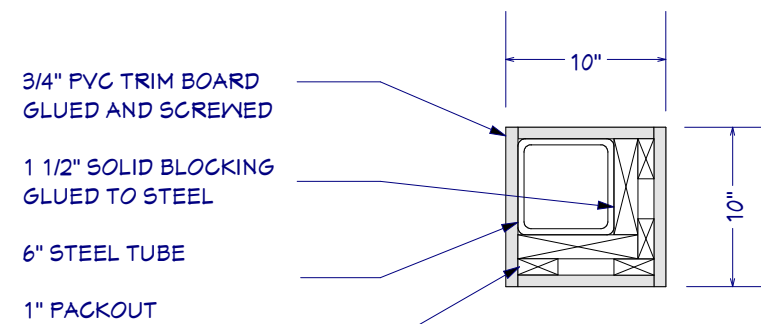
SCALE:

SHEET:

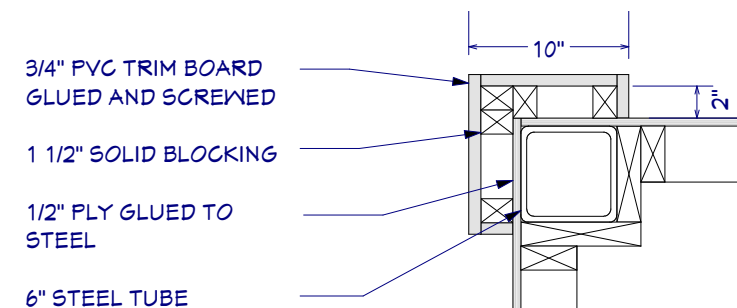
A-300



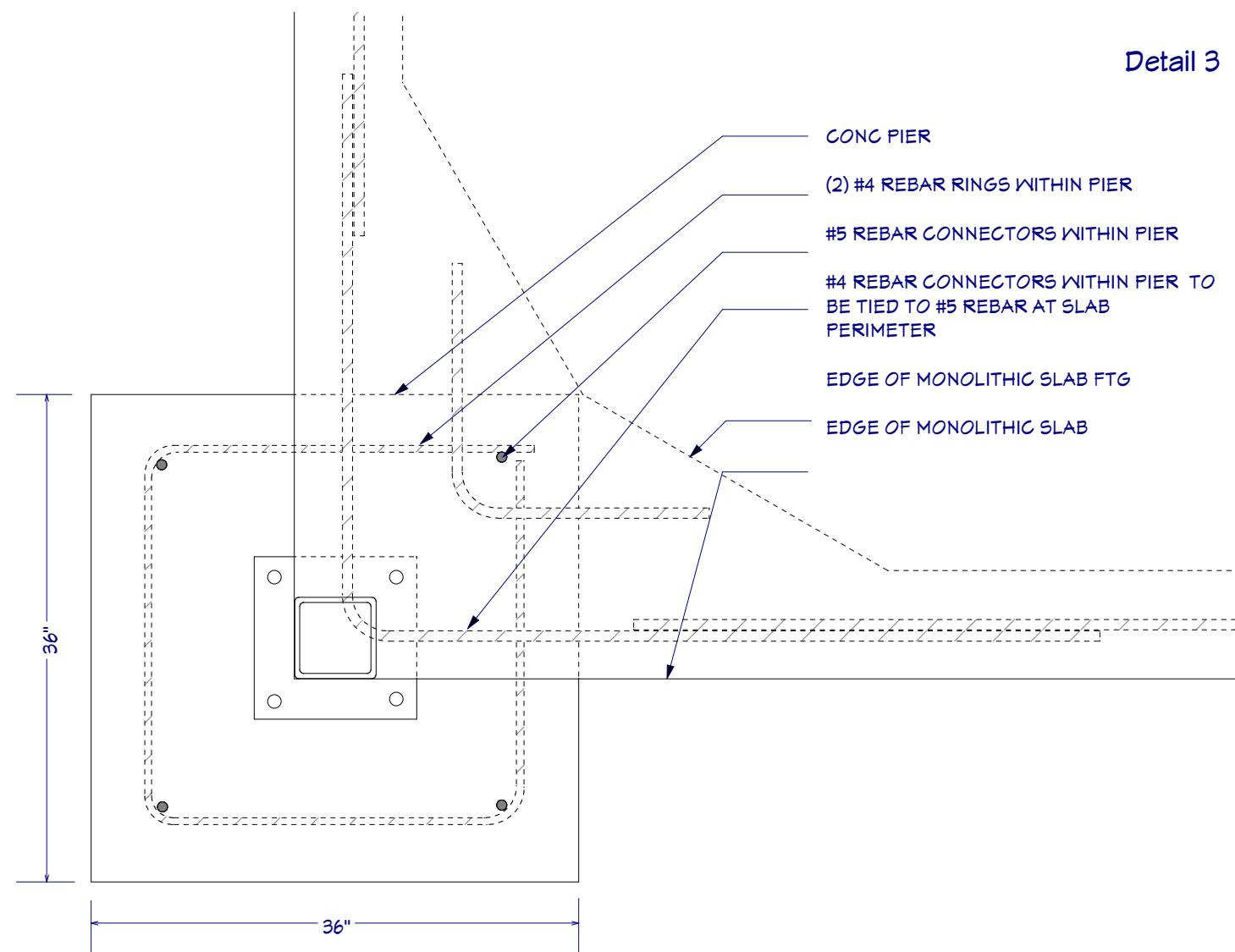
Detail 1 Scale: 2" = 1'



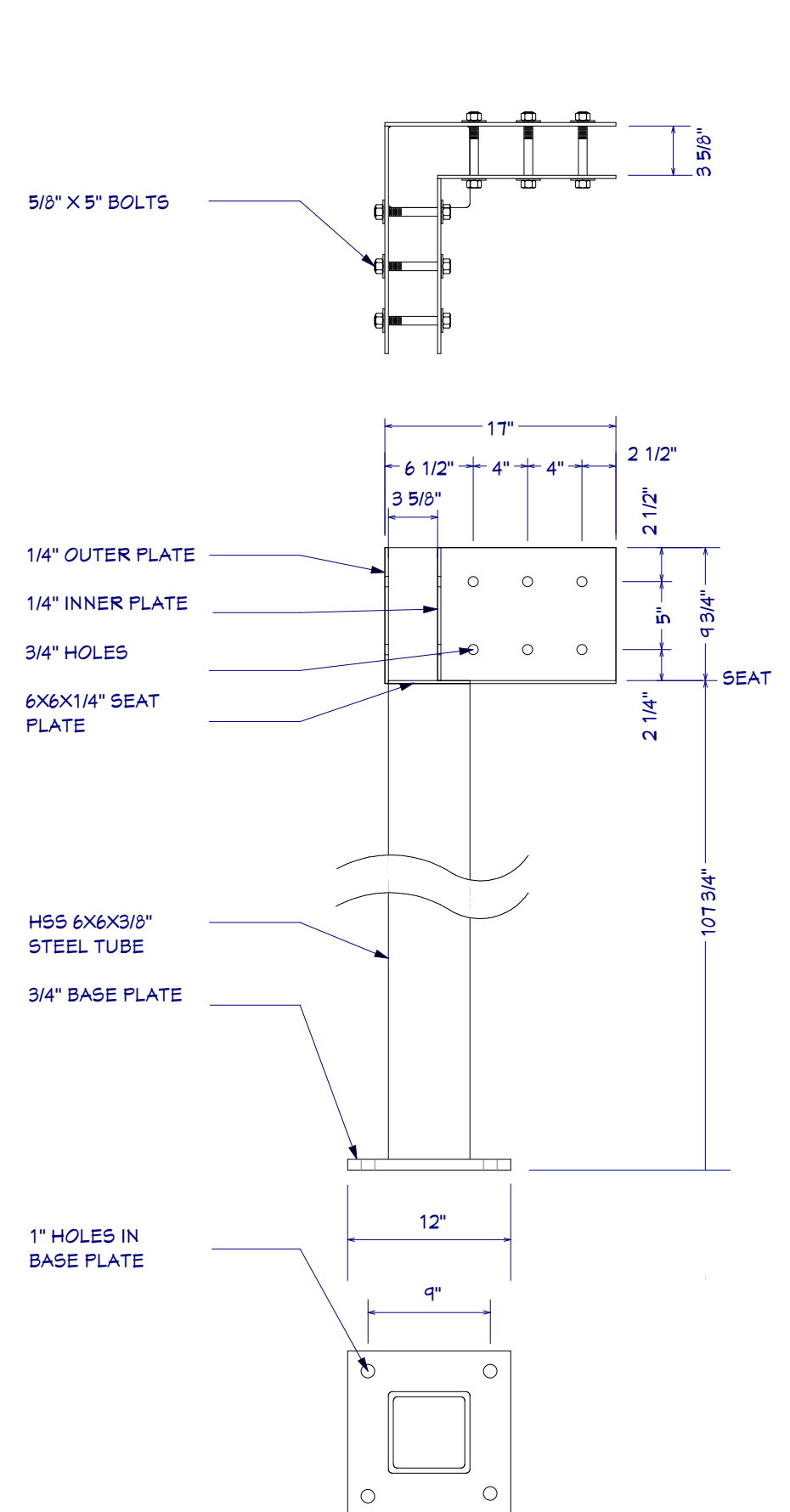
Detail 2 Scale: 2" = 1'



Detail 3 Scale: 2" = 1'



Detail 4 Scale: 2" = 1'



Detail 3 Scale: 2" = 1'

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:	Engineering:
Webb Builders, Inc.	A. S. Engineering Services, P.C.
516-482-8502	631-560-0254

Jackson Residence Improvements

Poolhouse Details

Title:

DATE:

9/19/2023

SCALE:

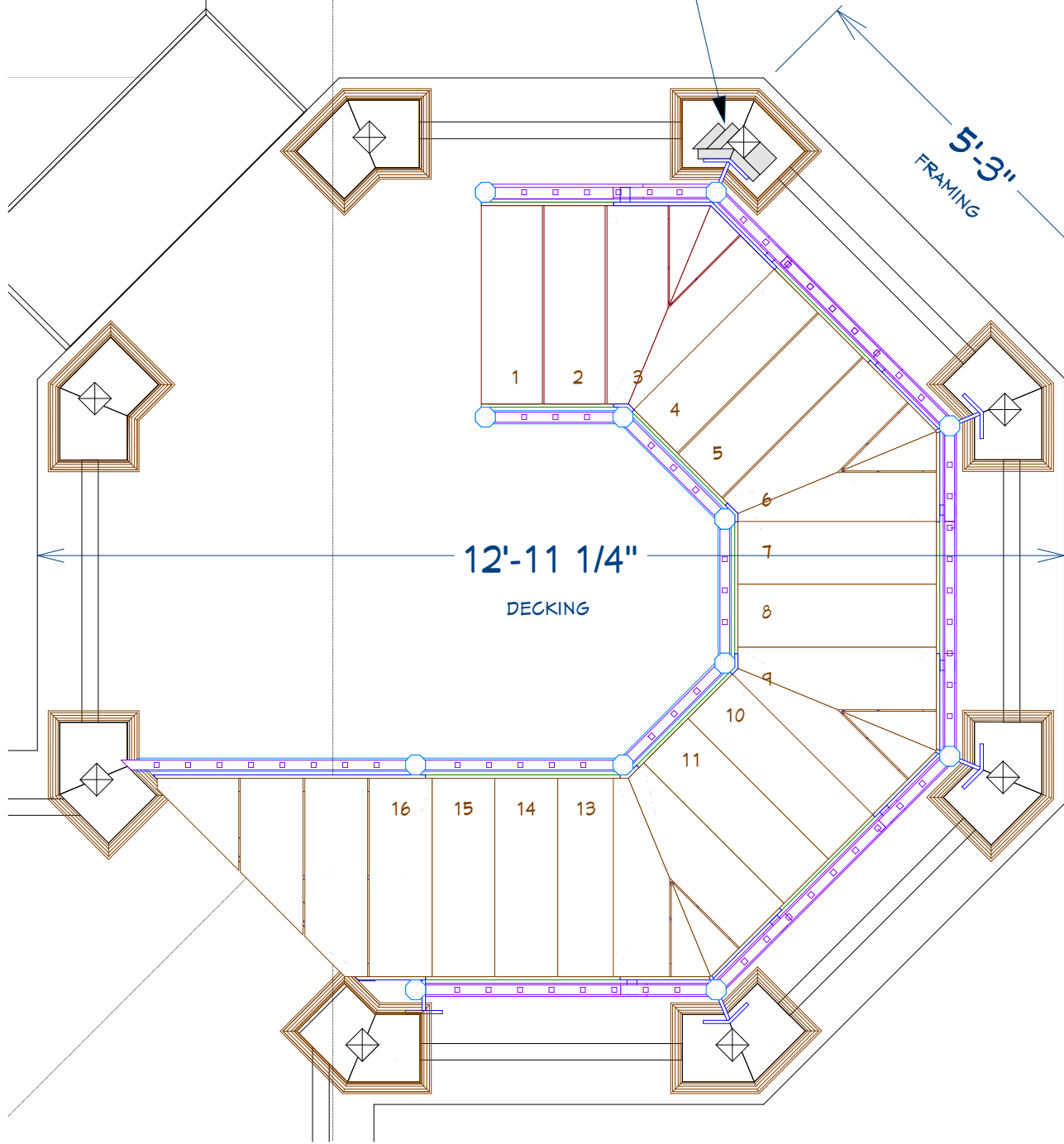
SHEET:

A-400

- POWDER COATED 1/2" ALUMINUM PLATE STRINGER AND LANDING STRUCTURE.
- PAINTED SPANISH CEDAR OCTAGONAL NEWELS
- PAINTED SPANISH CEDAR CUSTOM PROFILE HANDRAIL RAILS
- PAINTED SPANISH CEDAR 1" SQUARE BALUSTERS
- 2X10 IPE TREADS
- (16) 7 3/4" RISERS



ADDITIONAL FRAMING TO BE INSTALLED SURROUNDING THE EXISTING INTERNAL 4X4 POST. ALL COLUMNS SUPPORTING THE STAIRS WILL HAVE SIMILAR REINFORCEMENT TBD.



1st Floor

Scale: 1" = 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	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:

Webb Builders, Inc.

516-482-9502

Engineering:

A. S. Engineering Services, P.C.

631-560-0254

Copyright © 2023. All rights reserved.

100 P.A. Ave Suite 114-AC033 Hicksville, NY

Title:

Jackson Residence Stair Detail Overview

DATE:

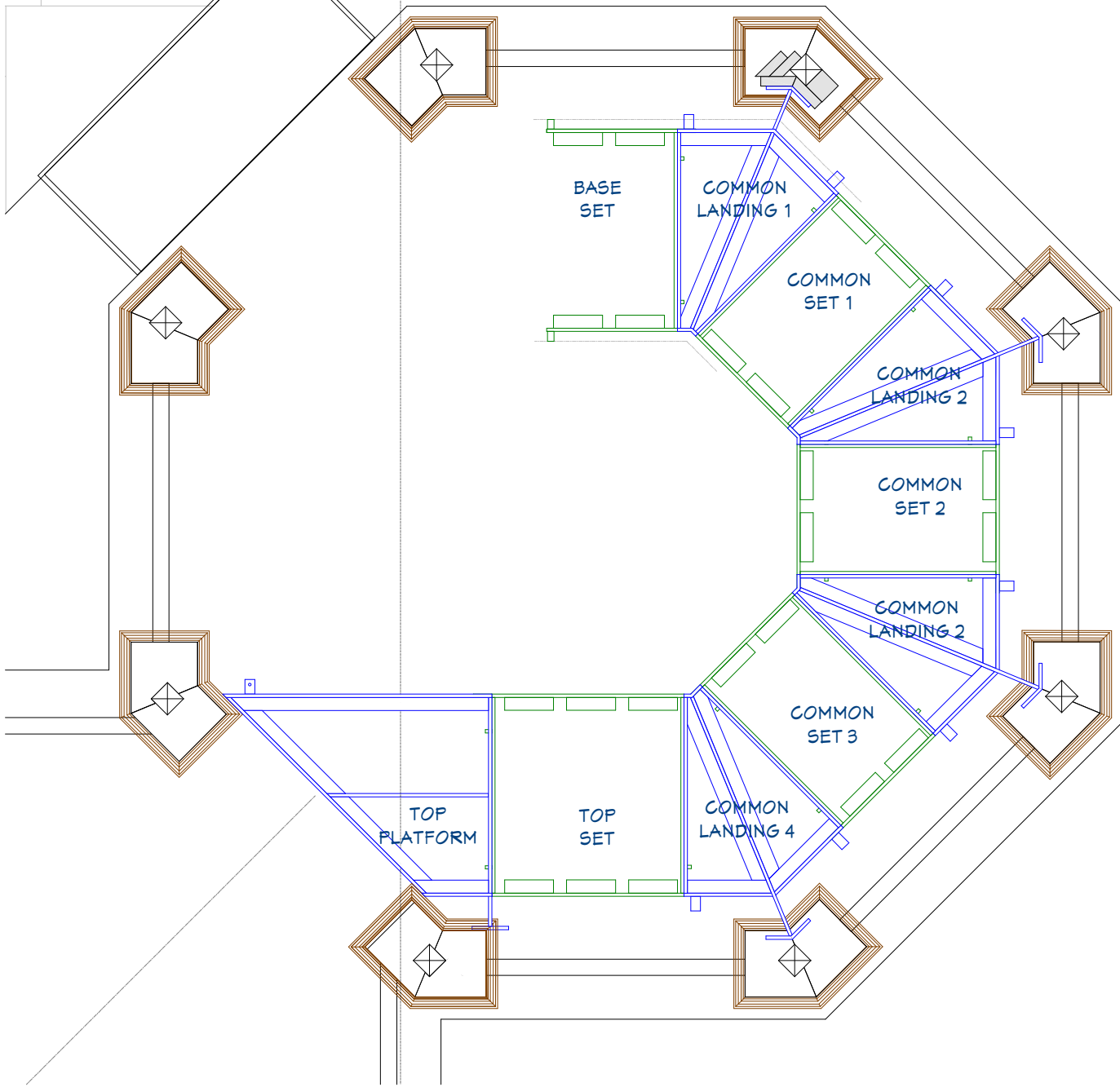
9/19/2023

SCALE:

SHEET:

A-401

STAIR STRUCTURE COMPONENTS:
- THE OVERALL STAIR IS MADE UP OF THE 10 COMPONENTS SHOWN BELOW
- THE "COMMON" COMPONENTS ARE IDENTICAL TO ONE ANOTHER
- EACH COMPONENT IS CONNECTED TO THE ADJOINING COMPONENT VIA (2) WELDED-ON THREADED STUDS



1st Floor

Scale: 1" = 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	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:

Webb Builders, Inc.

516-482-8502

Engineering:

A. S. Engineering Services, P.C.

631-560-0254

Copyright © 2023. All rights reserved.

102 P.A. Ave. Suite 114-0003 Hicksville, NY

Title:

Jackson Residence

Stair Structure Overview

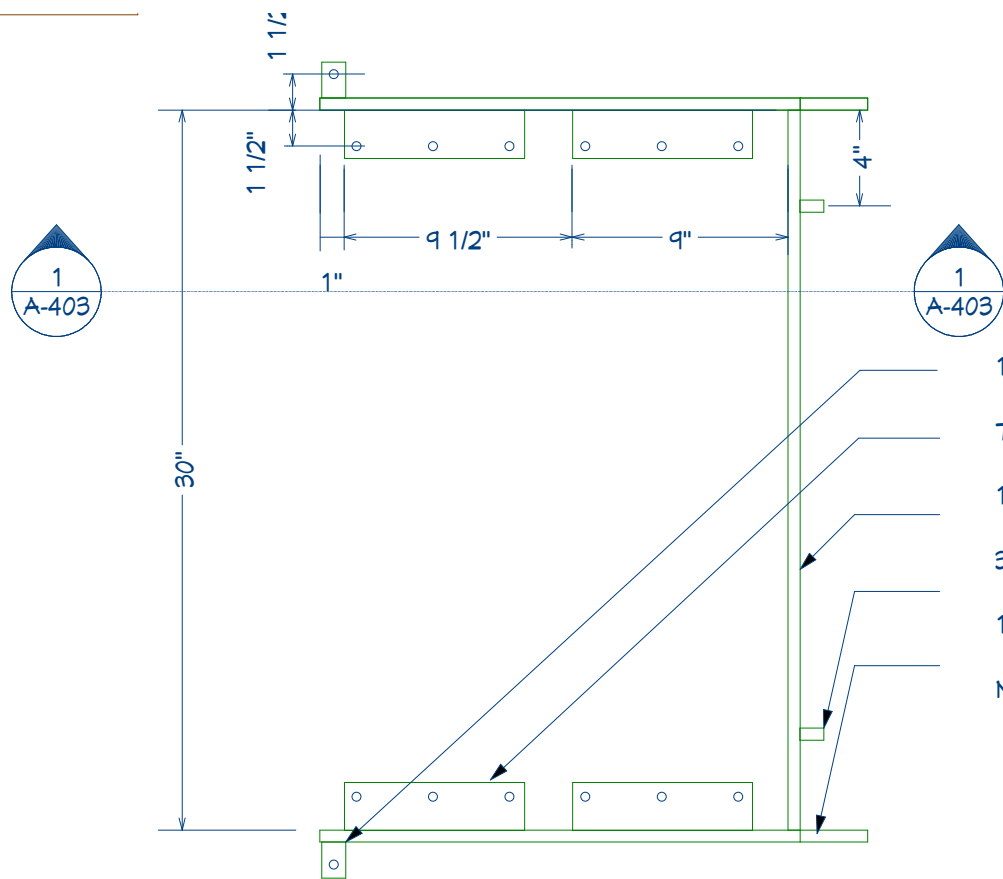
DATE:

9/19/2023

SCALE:

SHEET:

A-402



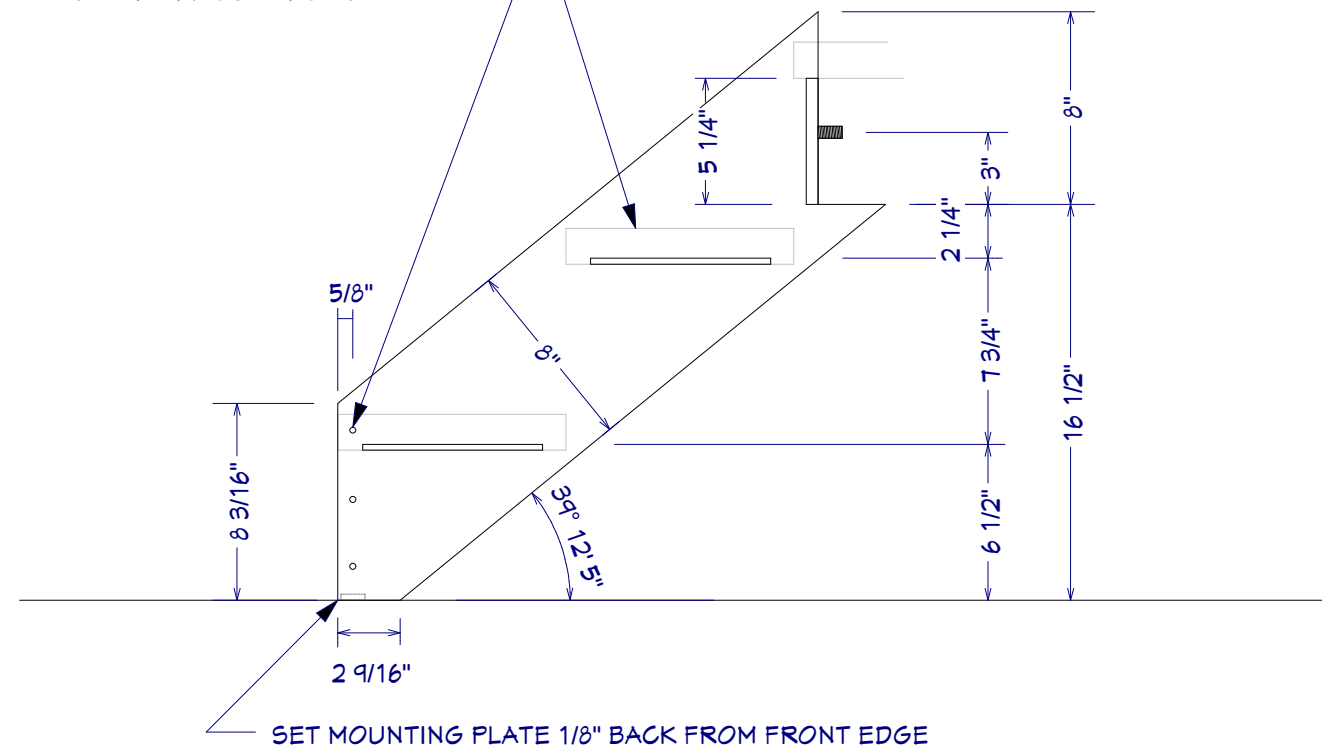
Base Stringer Set

Scale: 3" = 1'

- 1" X 1 1/2" X 1/4" FLOOR MOUNT PLATE
- 7 1/2" X 2" X 1/4" TREAD MOUNT PLATE
- 1/2" LANDING MOUNT PLATE
- 3/8" THREADED CONNECTOR STUD
- 1/2" STRINGER PLATE
- MOUNTING HOLES ARE 3/8"

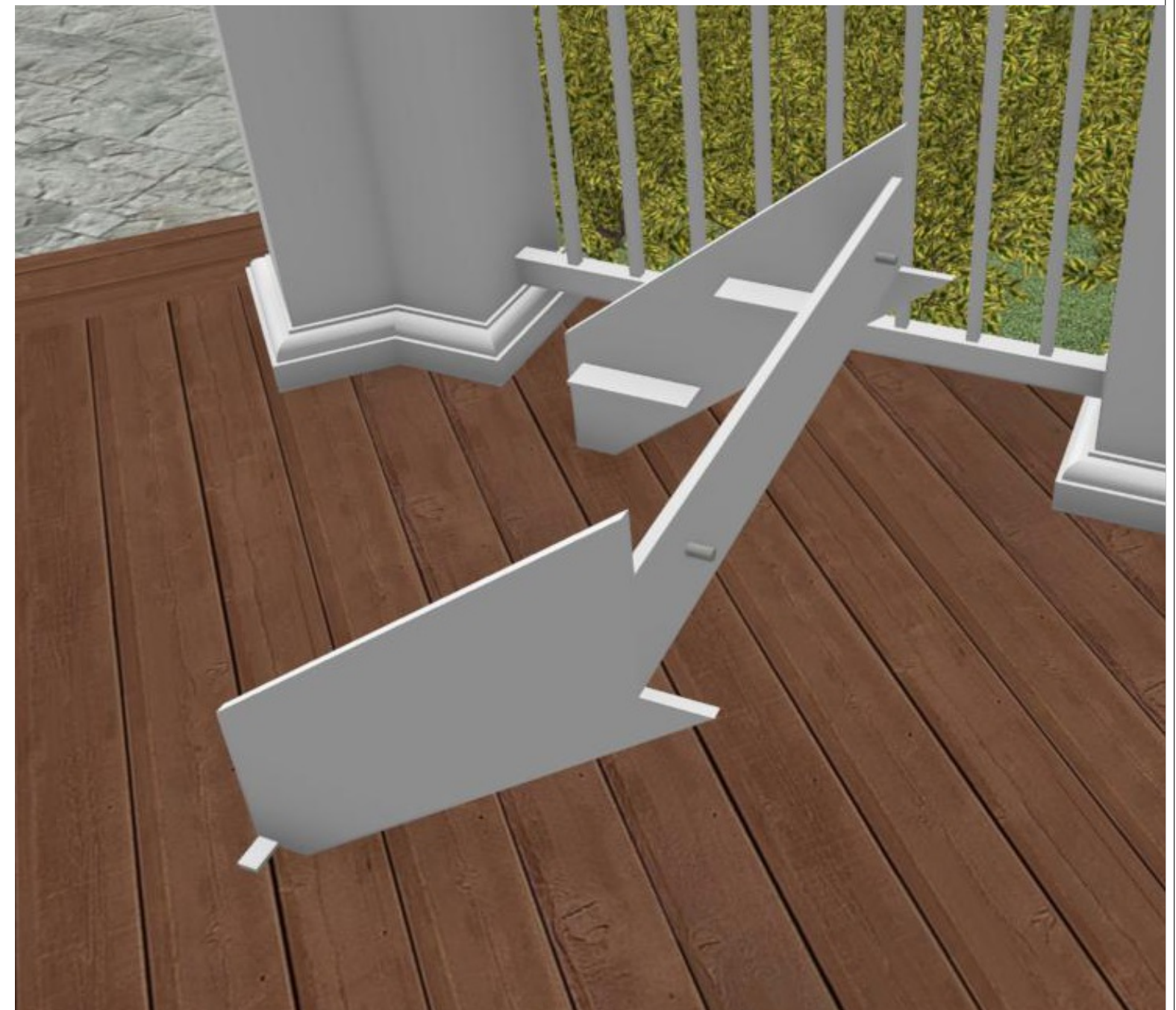
1 1/2" X 9 1/2" TREAD NOTCHED
OVER MOUNTING PLATE

3/16" COUNTERSUNK HOLES
FOR NEWEL CONNECTION



Section 1

Scale: 3" = 1'



Base String Set 3D (attachment holes not shown)

Recent Revision History	
REV	DESCRIPTION
5.1	Col corner details & FH Lighting
5.2	Plumbing Dims
5.3	Cabinet & step details
5.4	Cabinet section detail
5.6	Re-format dimensions

Design:	Engineering:	
	A. S. Engineering Services, P.C.	
Webb Builders, Inc.	631-560-0254	
	516-482-8502	
	Copyright © 2023. All rights reserved.	

Jackson Residence
Improvements

Base Stringer Set Detail

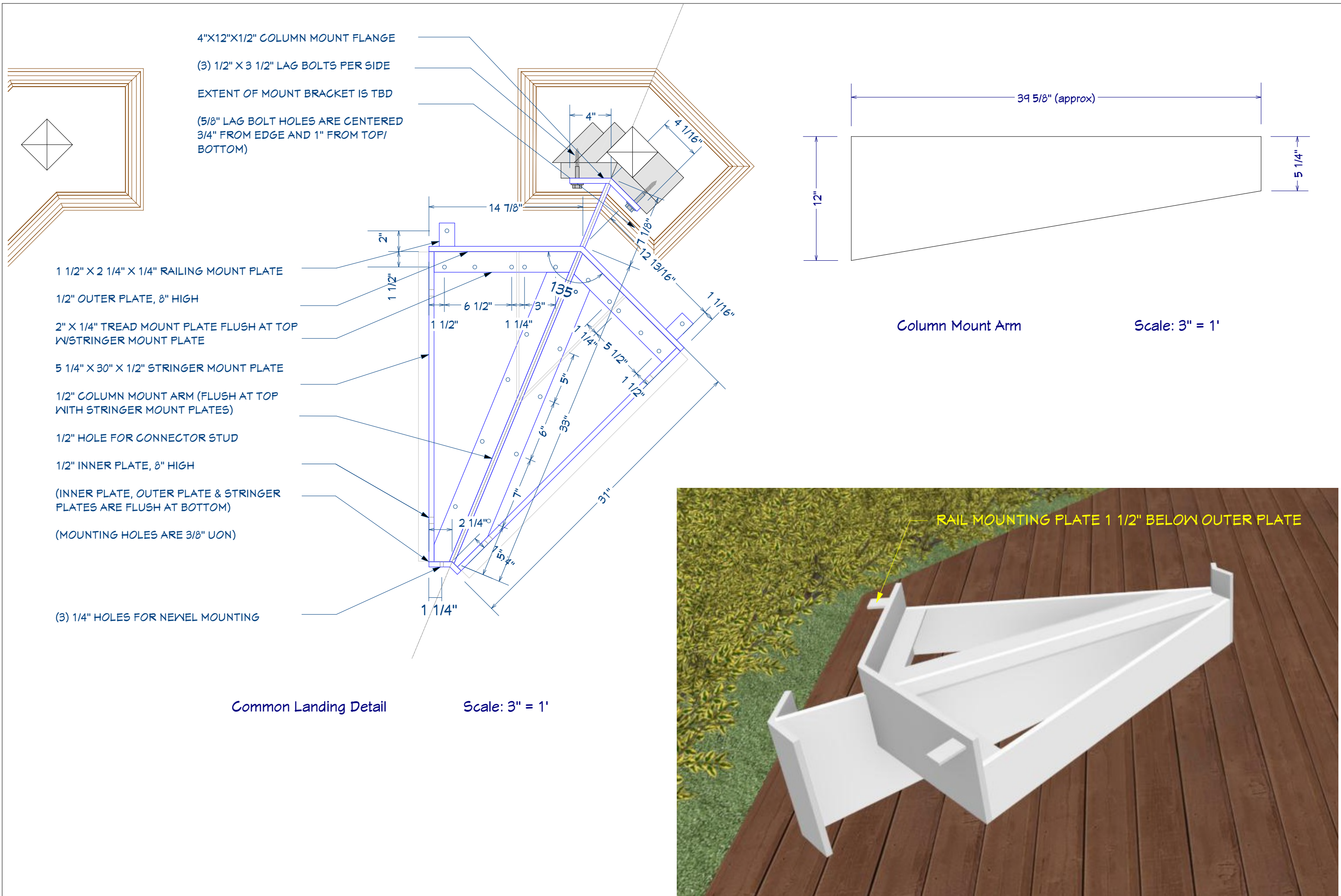
DATE:

9/19/2023

SCALE:

SHEET:

A-403

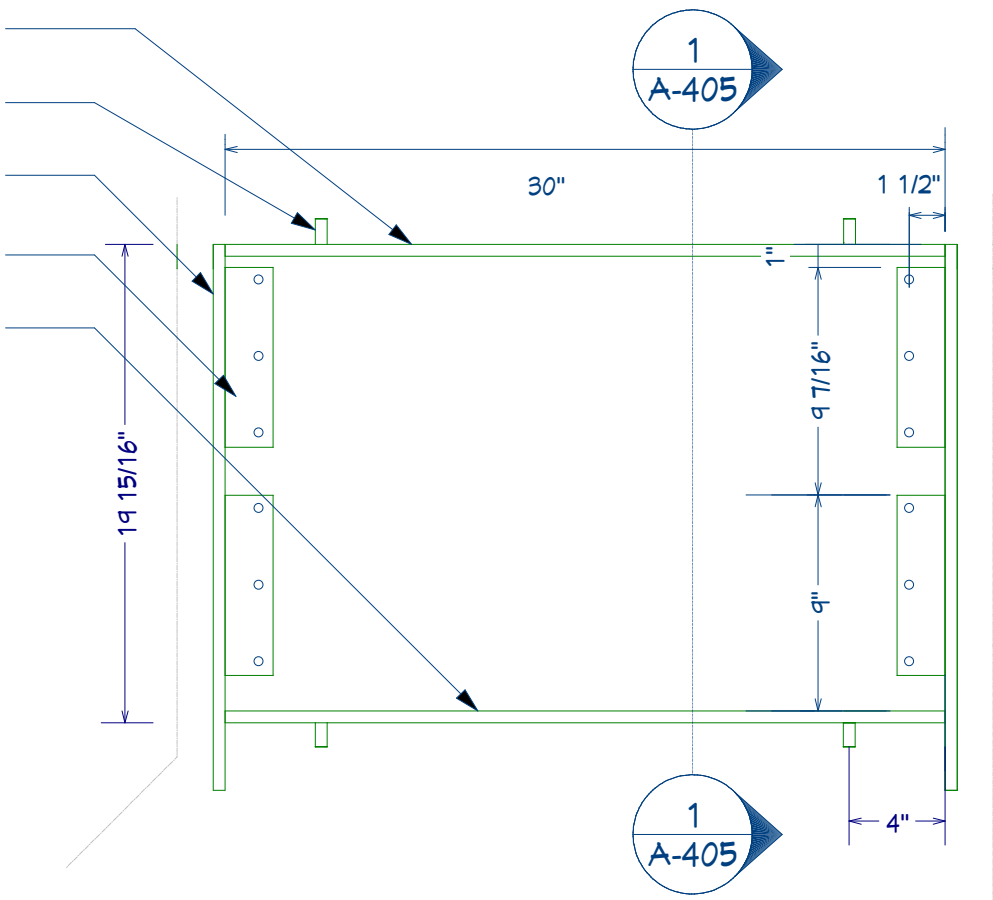


Recent Revision History	
REV	DATE DESCRIPTION
5.1	4/26/23 Col corner details & FH Lighting
5.2	6/19/23 Plumbing Dims
5.3	6/15/23 Cabinet & step details
5.4	6/29/23 Cabinet section detail
5.6	9/19/23 Re-format dimensions

Design:	Engineering:
Webb Builders, Inc.	A. S. Engineering Services, P.C.
516-482-8502	631-560-0254
Copyright © 2022. All rights reserved. 102 P.A. All other rights reserved.	

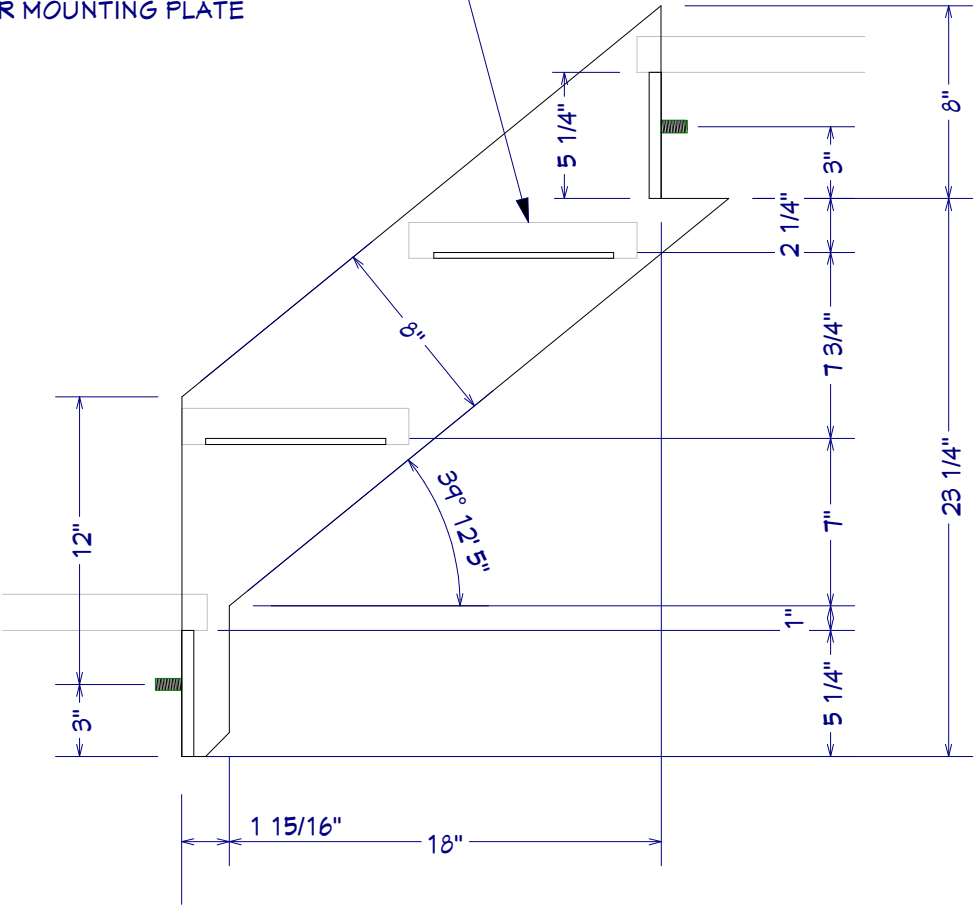
Title:	Jackson Residence Improvements
DATE:	9/19/2023
SCALE:	
SHEET:	A-404

1/2" LOWER LANDING MOUNT PLATE
3/8" THREADED CONNECTOR STUD
1/2" STRINGER PLATE
7 1/2" X 2" X 1/4" TREAD MOUNT PLATE
1/2" UPPER LANDING MOUNT PLATE
(MOUNTING HOLES ARE 3/8" UON)

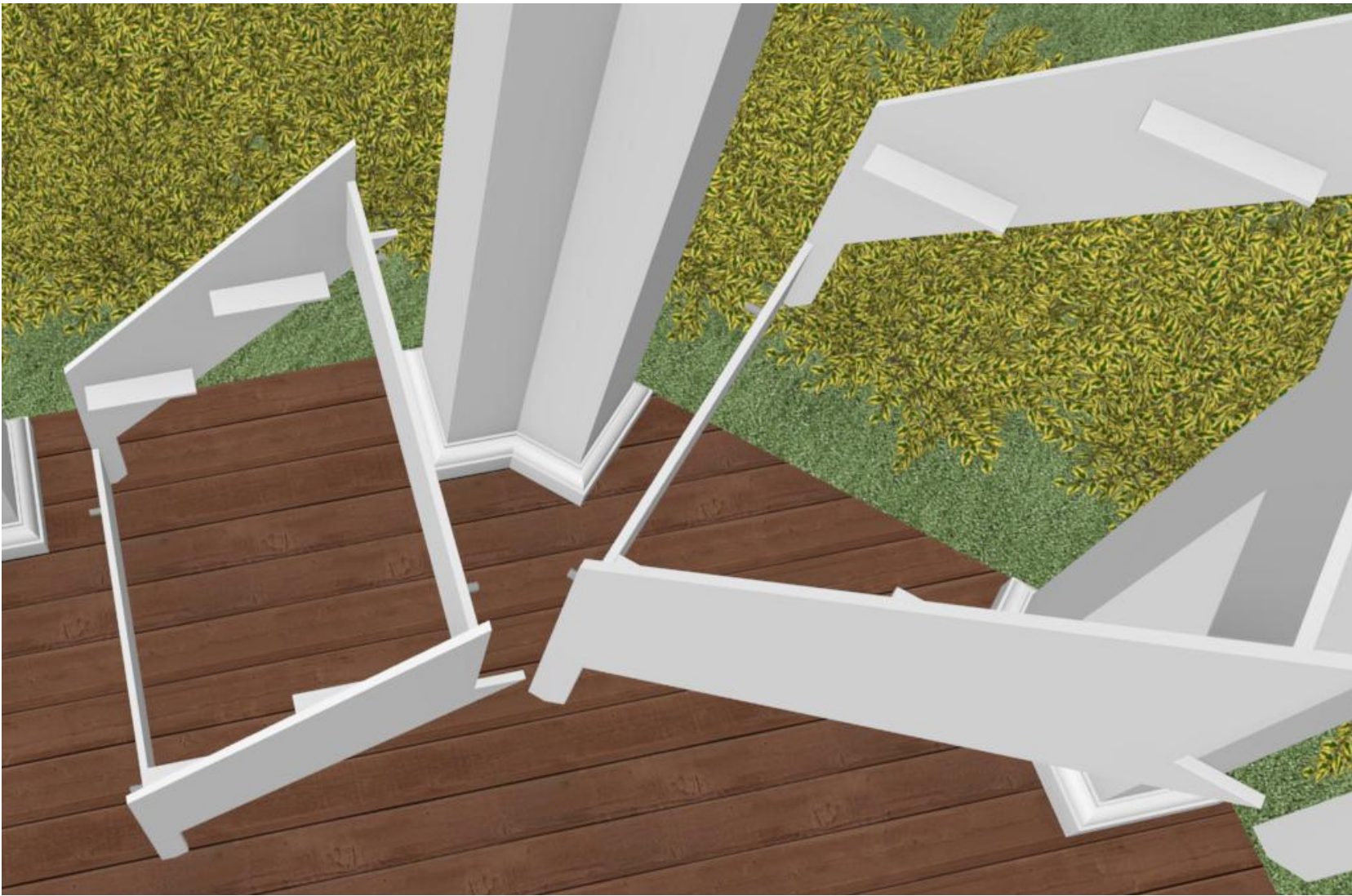


Common Stringer Set Scale: 3" = 1'

1 1/2" X 9 1/2" TREAD NOTCHED
OVER MOUNTING PLATE



Section 1 Scale: 3" = 1'



Common Stringer Set 3D (attachment holes not shown)

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design: Webb Builders, Inc.
516-482-8502

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

Copyright © 2022. All rights reserved.
102 P.A.A. Inc. Suite 114-0203, Hicksville, NY

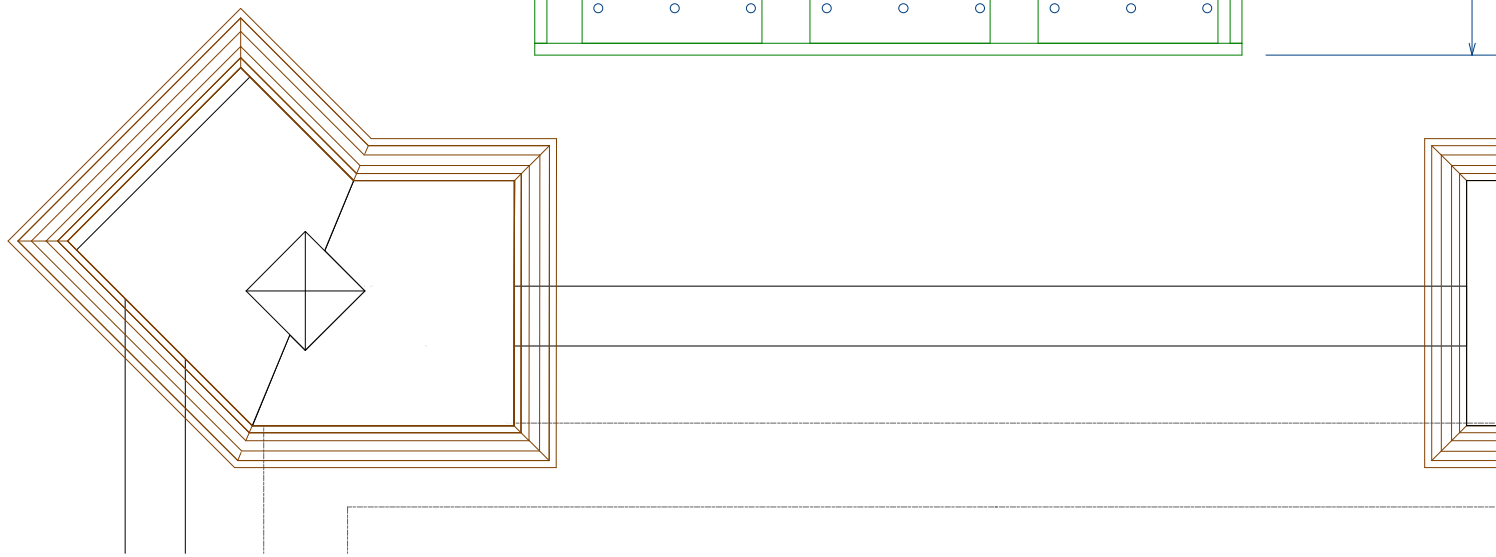
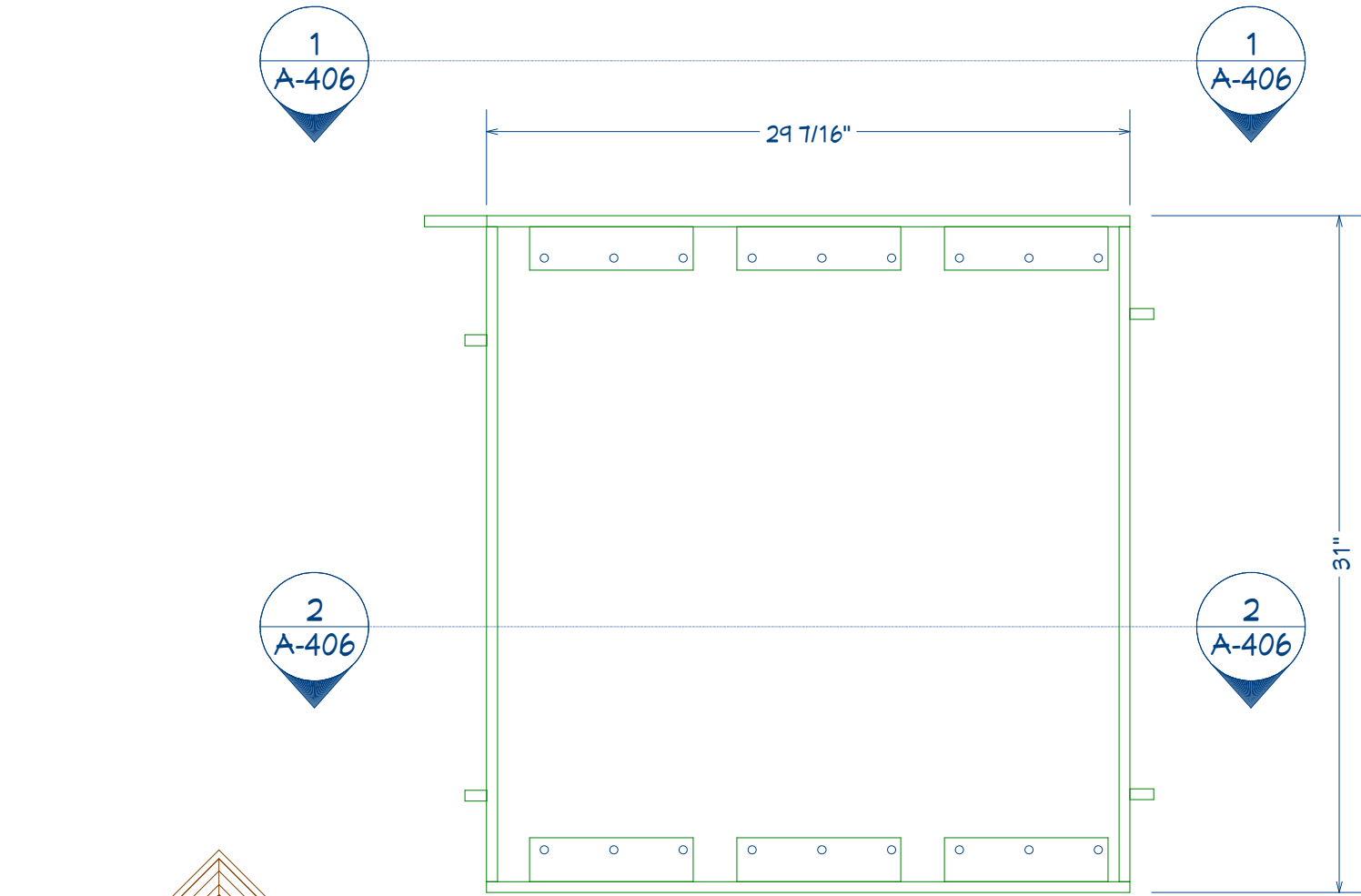
Jackson Residence
Improvements

Common Stringer Set
Detail

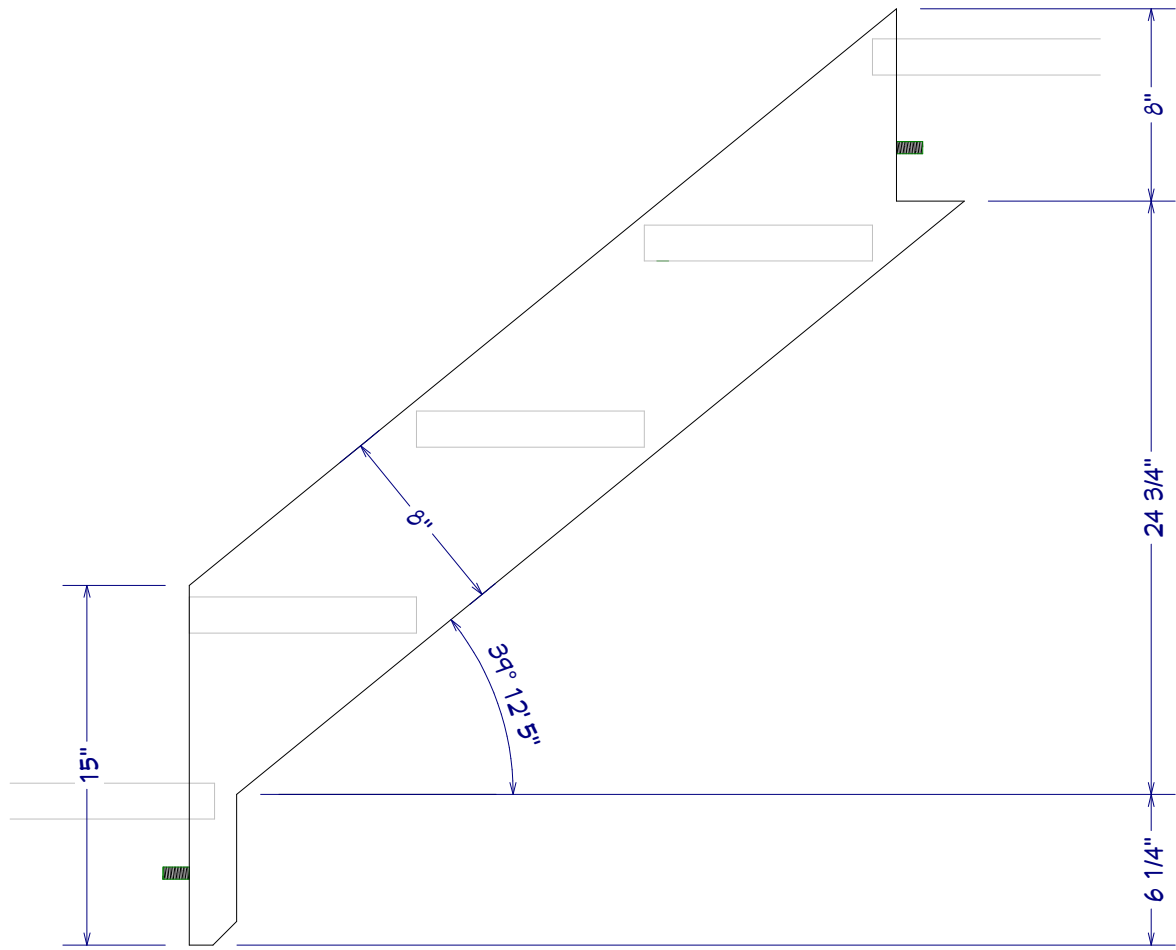
DATE: 9/19/2023

SCALE:

SHEET: A-405

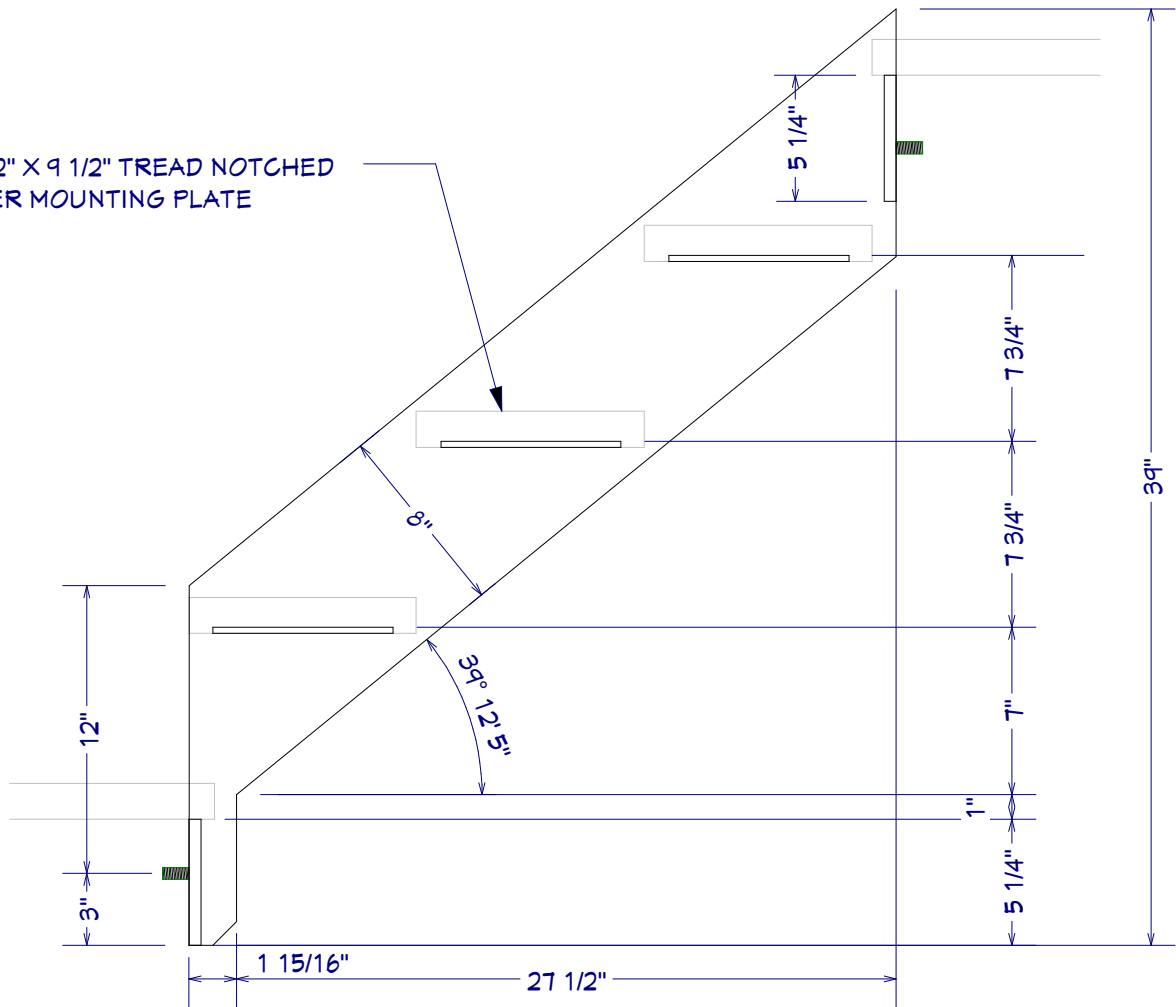


Top Stringer Set Scale: 3" = 1'



Section 1 (Outer Stringer) Scale: 3" = 1'

1 1/2" x 9 1/2" TREAD NOTCHED
OVER MOUNTING PLATE



Section 2 (Inner Stringer) Scale: 3" = 1'

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:	Engineering:
Webb Builders, Inc.	A. S. Engineering Services, P.C.
516-482-8502	631-560-0254
Copyright © 2022. All rights reserved.	100 P.A. Ave. Suite 117-4003 Hicksville, NY

Jackson Residence Improvements

Title:	Top Stringer Set Detail
--------	-------------------------

DATE:

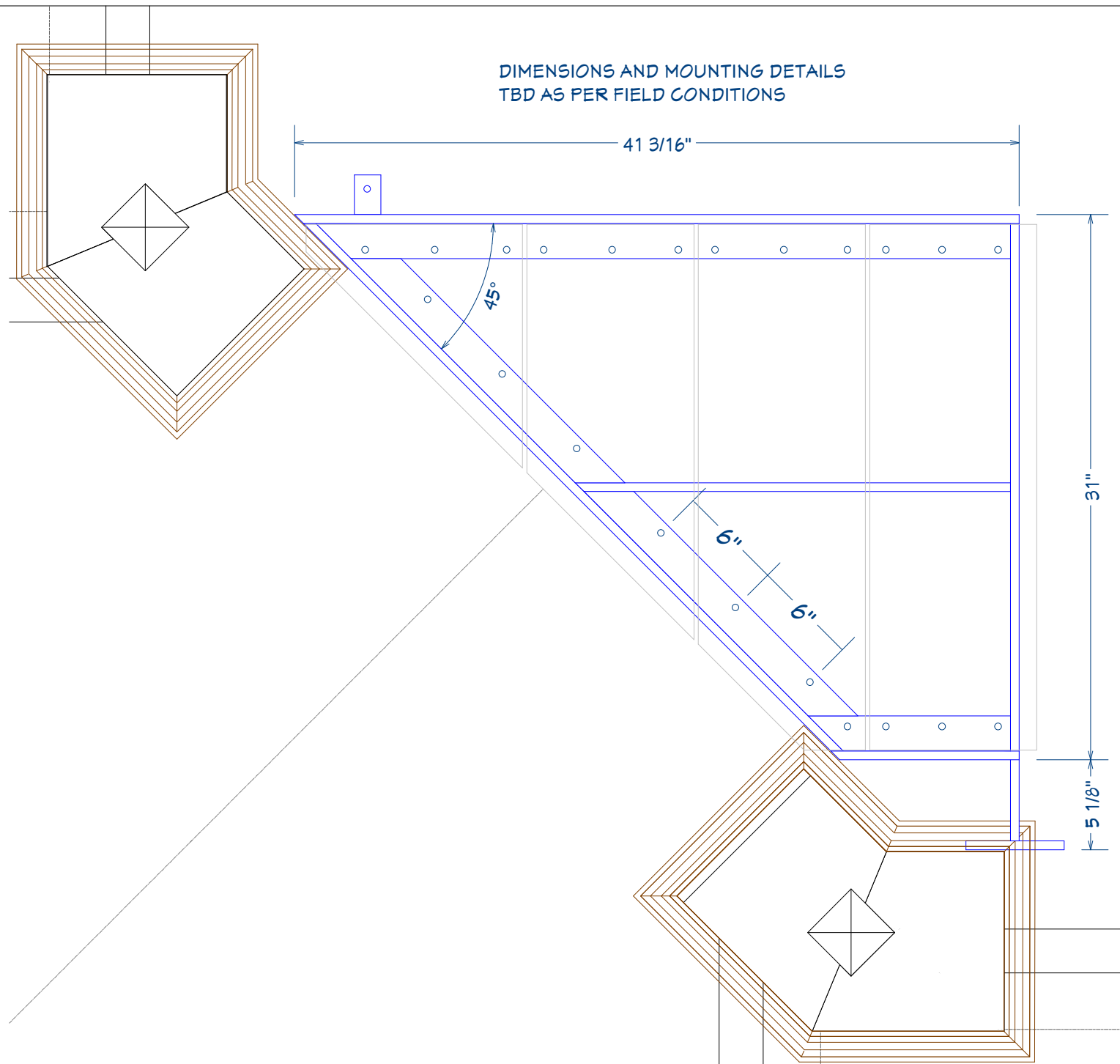
9/19/2023

SCALE:

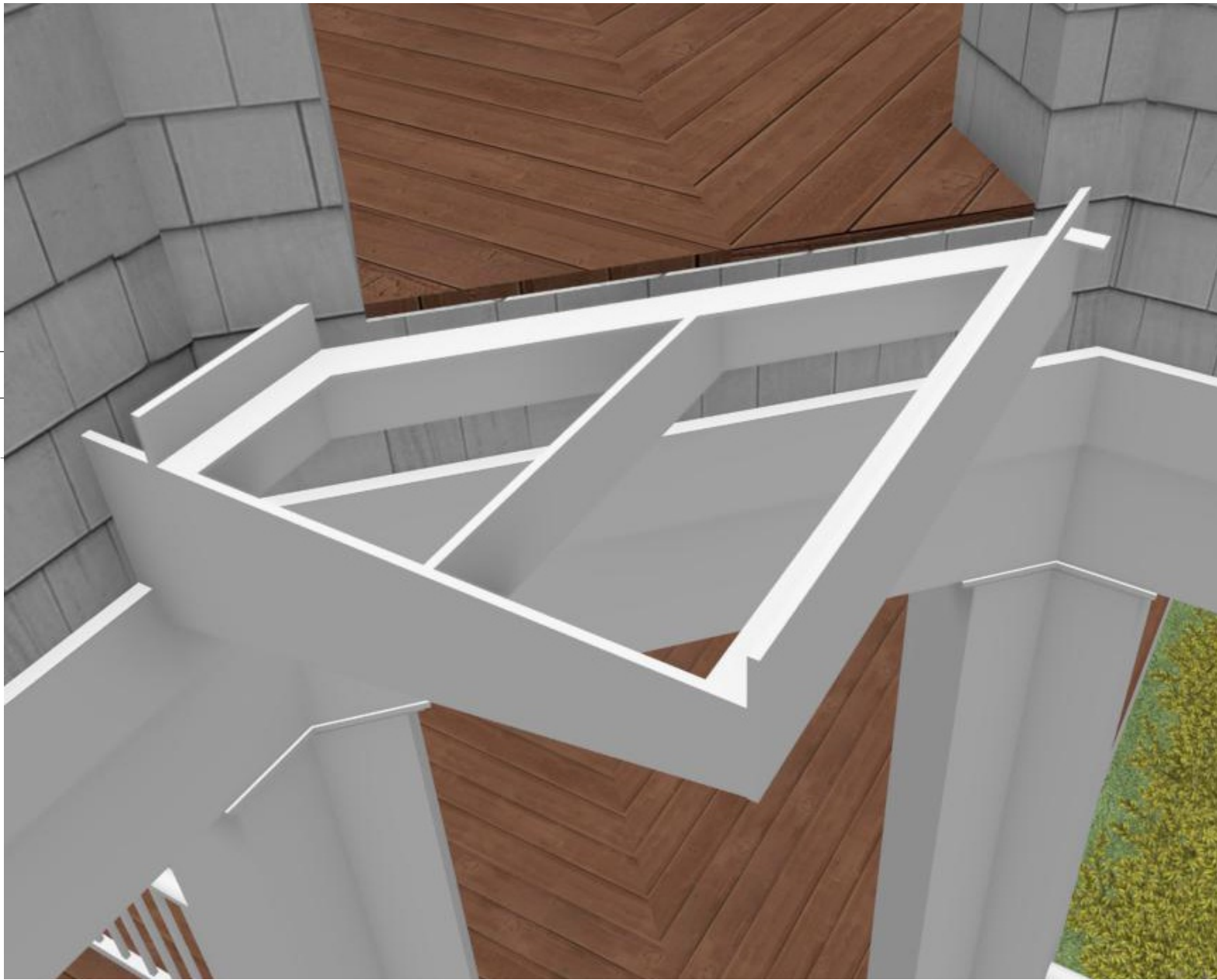
--

SHEET:

A-406



Top Platform Scale: 3" = 1'



Top Platform 3D (attachment holes not shown)

Recent Revision History

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:

Webb Builders, Inc.

516-482-8502

Engineering:

A. S. Engineering Services, P.C.

631-560-0254

100 P.A. Ave. Suite 114-0203

Midvale, NY

Copyright © 2022. All rights reserved.

Title:

Top Platform Detail

DATE:

9/19/2023

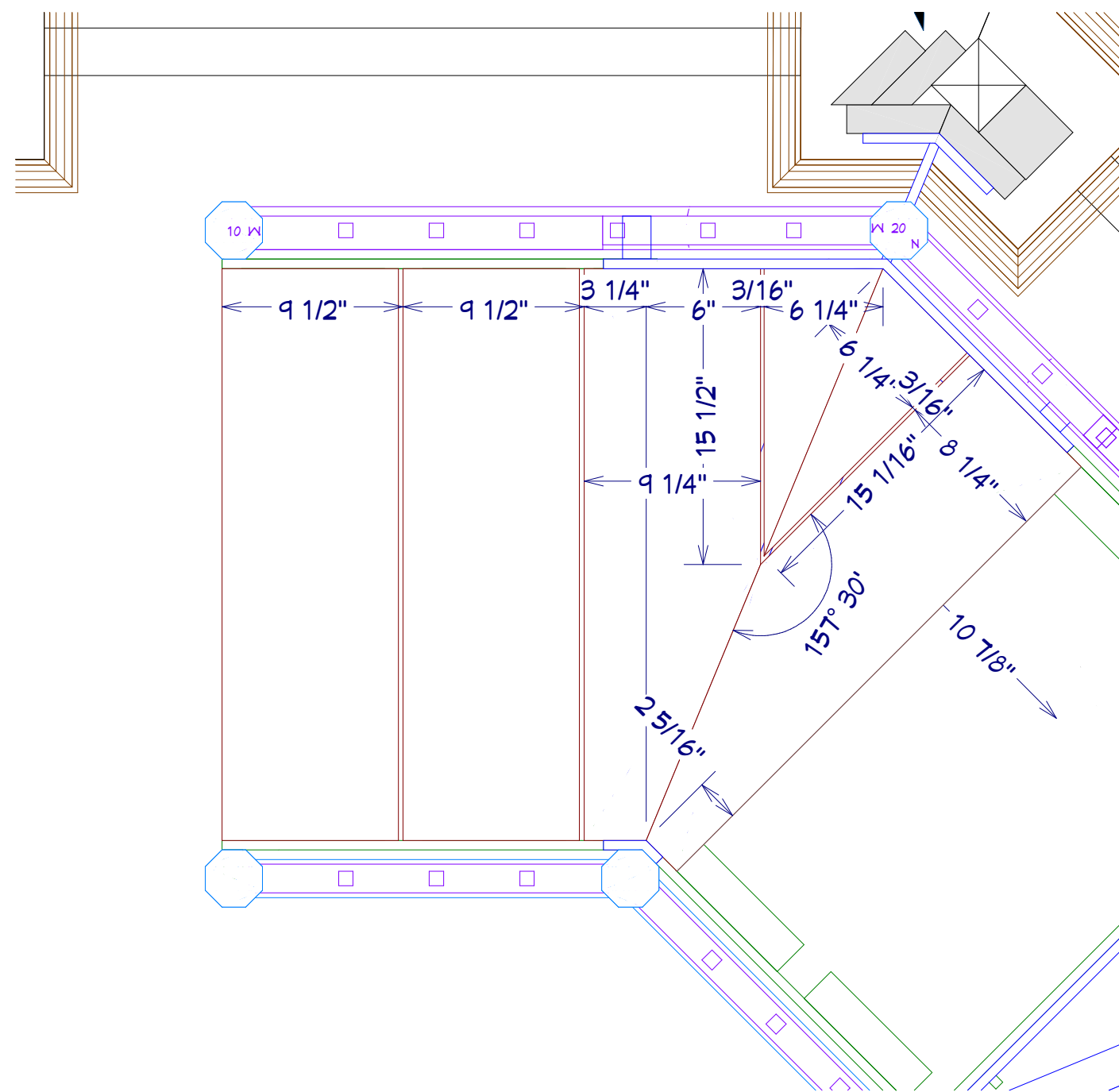
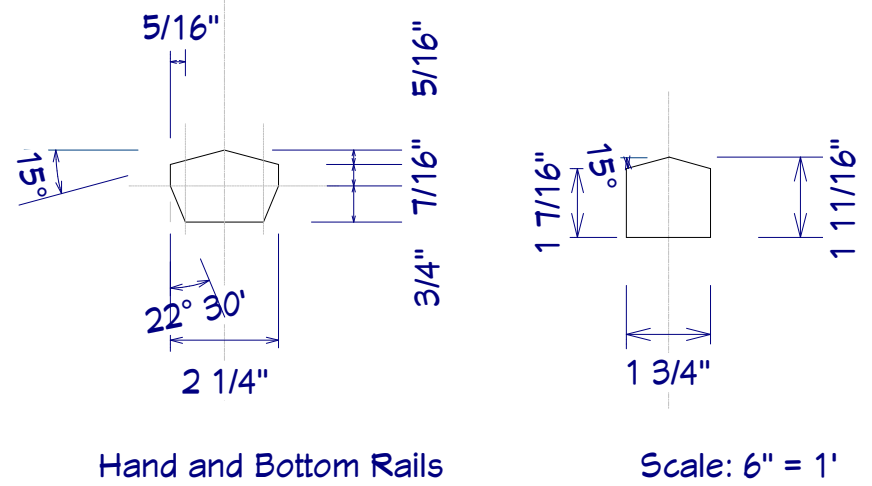
SCALE:

SHEET:

A-407

Jackson Residence

Improvements

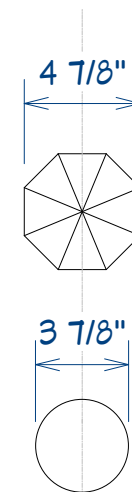


Tread Details

2 1/4" WIDE
HAND RAIL

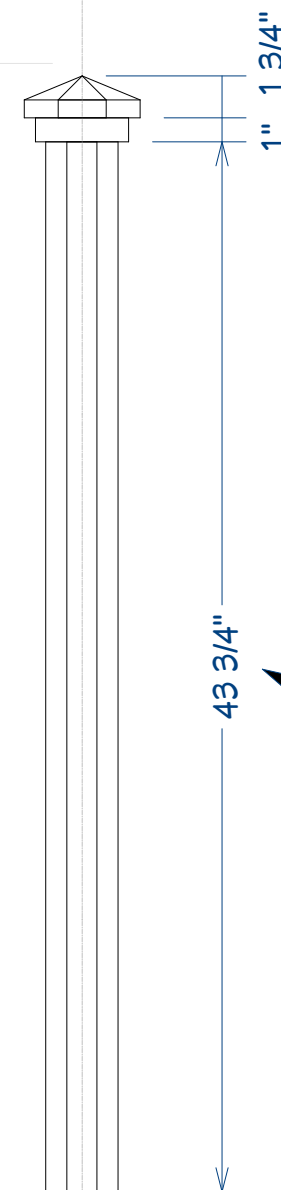
3/4" SQUARE
BALUSTER

1 3/4" WIDE
BOTTOM RAIL



CAP

SUB-CAP



ASSEMBLED POST

VARIES

TOP POSTS: 44 1/2"
LANDING POSTS: 50 1/2"
BASE POSTS: 43 3/4"

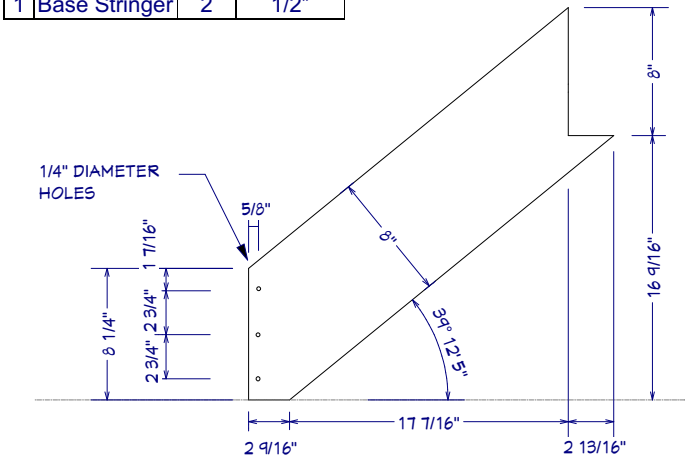
Stair Railing Details

Recent Revision History	
REV	DATE DESCRIPTION
5.1	4/26/23 Col corner details & FH Lighting
5.2	6/19/23 Plumbing Dims
5.3	6/15/23 Cabinet & step details
5.4	6/29/23 Cabinet section detail
5.6	9/19/23 Re-format dimensions

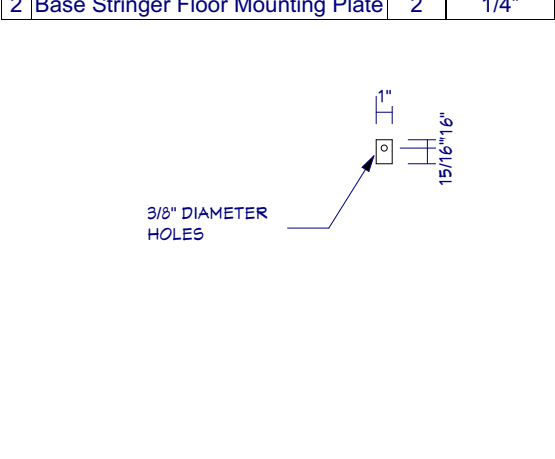
Design:	Engineering:
Webb Builders, Inc.	A. S. Engineering Services, P.C.
516-482-8502	631-560-0254
Copyright © 2022. All rights reserved. 102 P.A.A. Inc. Suite 117-46003 Mahwah, NY	

Title:	Jackson Residence Improvements
Stair Tread & Rail Details	
DATE:	9/19/2023
SCALE:	3" = 1'
SHEET:	A-409

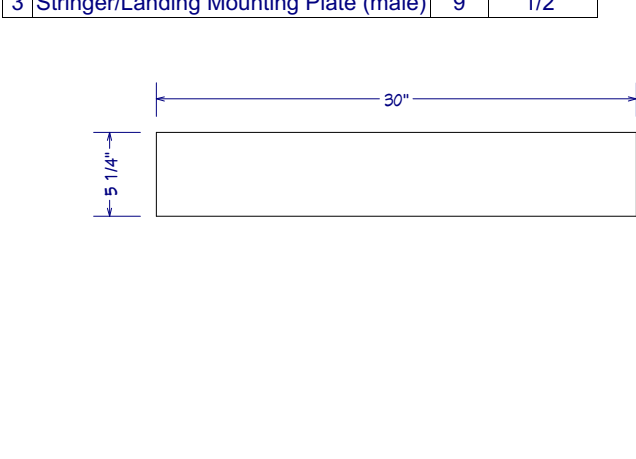
ID	Name	Units	Thickness
1	Base Stringer	2	1/2"



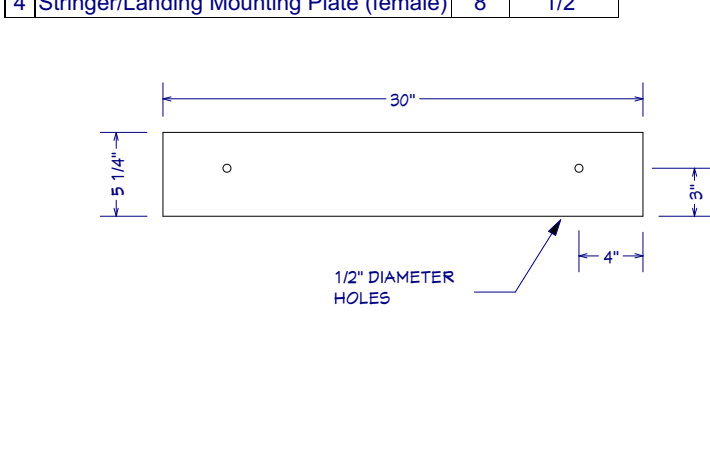
ID	Name	Units	Thickness
2	Base Stringer Floor Mounting Plate	2	1/4"



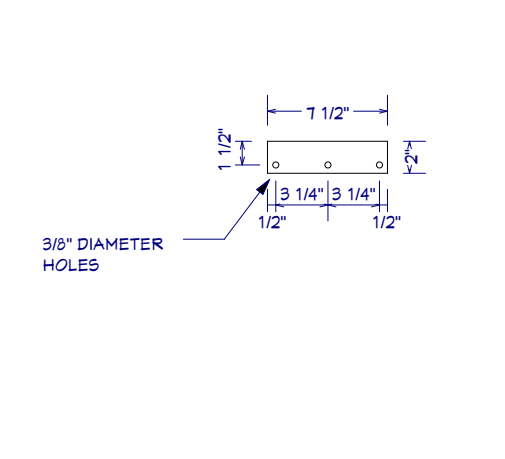
ID	Name	Units	Thickness
3	Stringer/Landing Mounting Plate (male)	9	1/2"



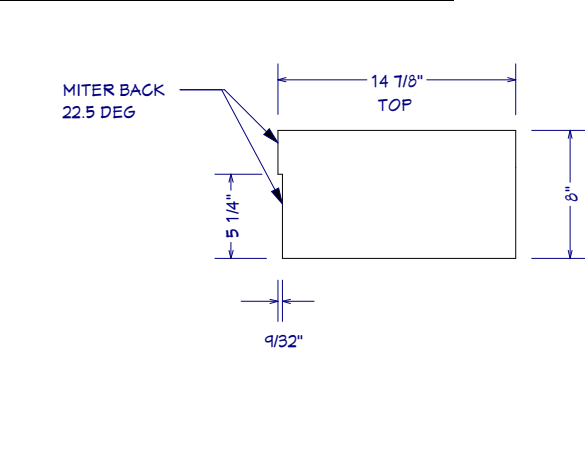
ID	Name	Units	Thickness
4	Stringer/Landing Mounting Plate (female)	8	1/2"



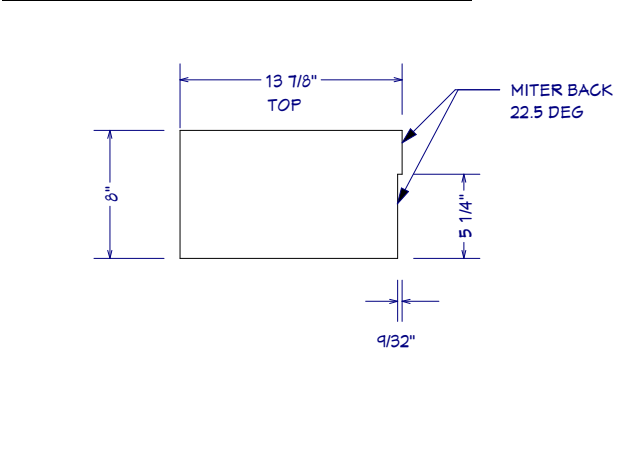
ID	Name	Units	Thickness
5	Stringer Tread Mounting Plate	22	1/4"



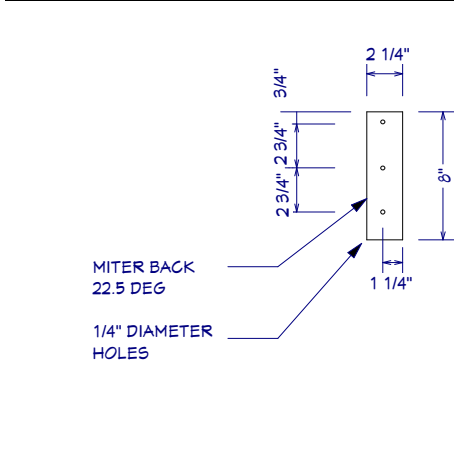
ID	Name	Units	Thickness
6	Landing Outer Plate (left)	4	1/2"



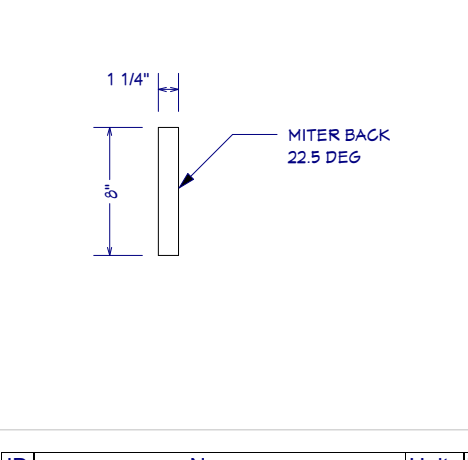
ID	Name	Units	Thickness
7	Landing Outer Plate (right)	4	1/2"



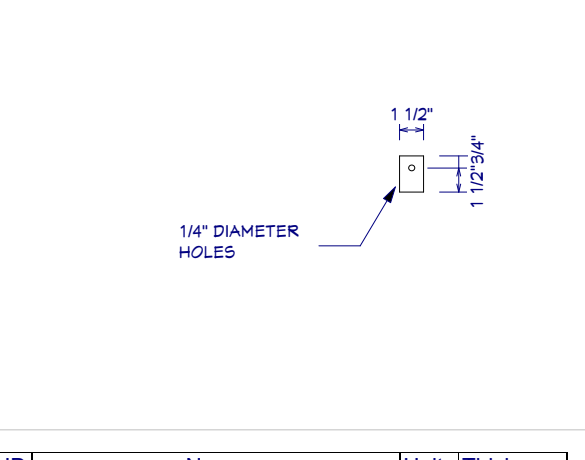
ID	Name	Units	Thickness
8	Landing Inner Plate (left)	4	1/2"



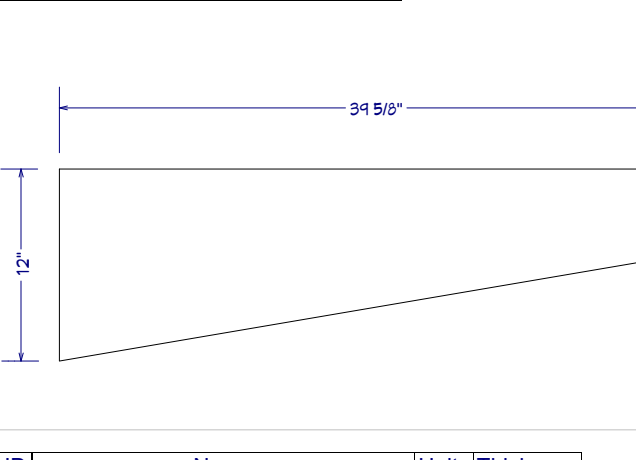
ID	Name	Units	Thickness
9	Landing Inner Plate (right)	4	1/2"



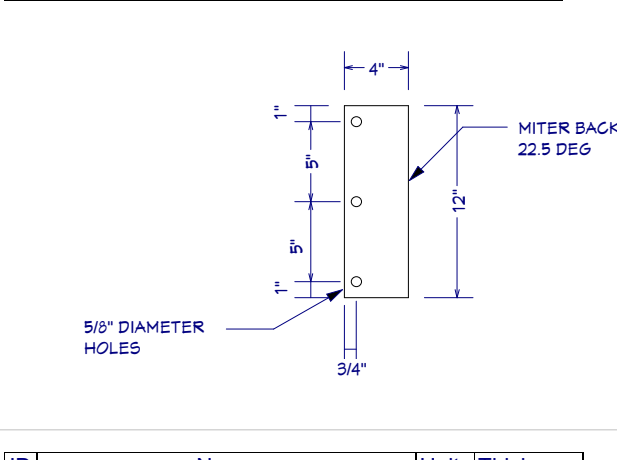
ID	Name	Units	Thickness
10	Landing Railing Mount Plate	9	1/4"



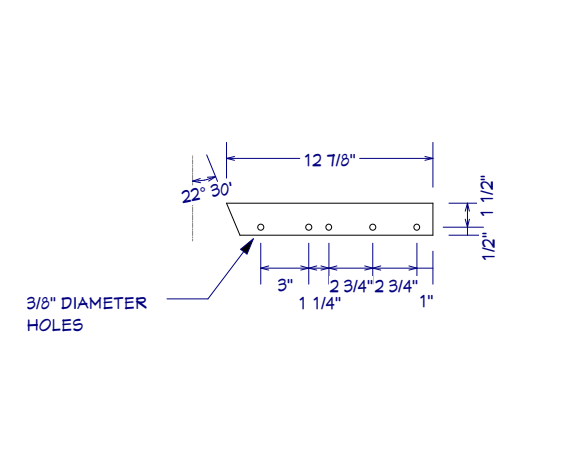
ID	Name	Units	Thickness
11	Landing Mount Arm	4	1/2"



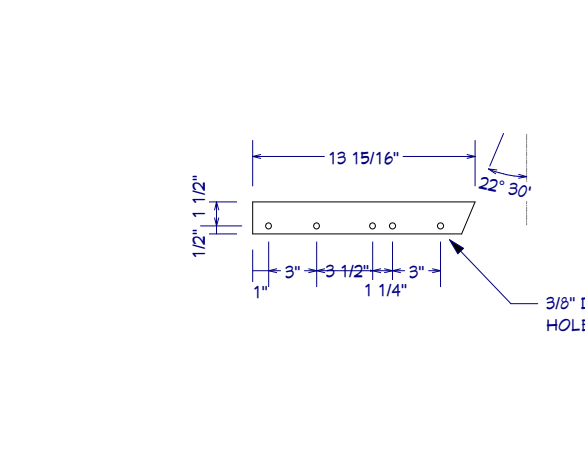
ID	Name	Units	Thickness
12	Landing Mount Arm Flanges (miter)	8	1/2"



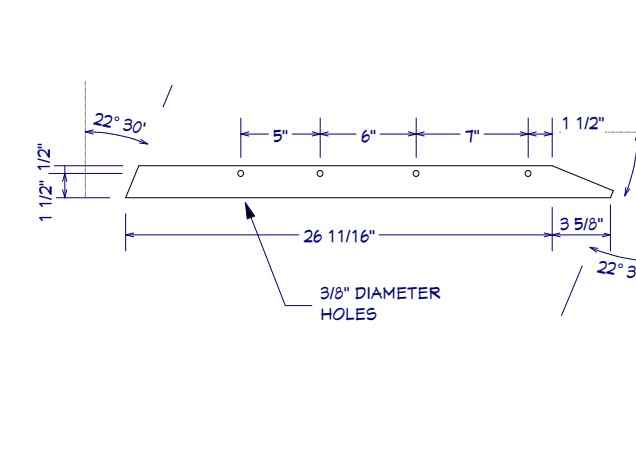
ID	Name	Units	Thickness
13	Landing Tread Mount Plate (outer R)	4	1/4"



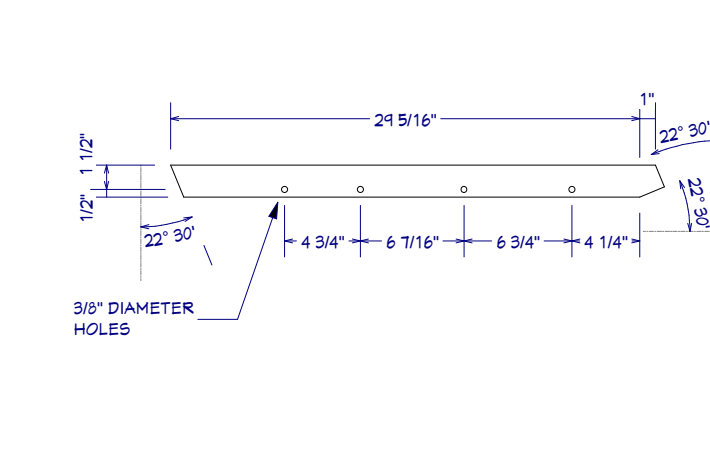
ID	Name	Units	Thickness
14	Landing Tread Mount Plate (outer L)	4	1/4"



ID	Name	Units	Thickness
15	Landing Tread Mount Plate (center R)	4	1/4"



ID	Name	Units	Thickness
16	Landing Tread Mount Plate (center L)	4	1/4"



REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-normal dimensions

Design:	Engineering:
Webb Builders, Inc.	A. S. Engineering Services, P.C.
516-482-8502	631-560-0254

Jackson Residence Improvements

Stair Parts

Title:

DATE:

9/19/2023

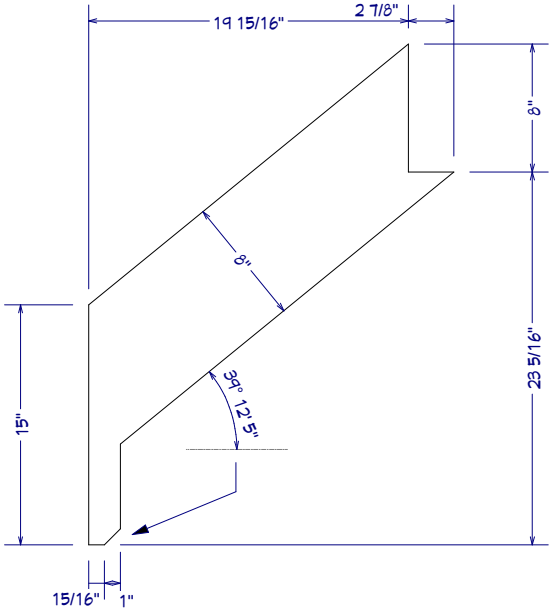
SCALE:

2" = 1'

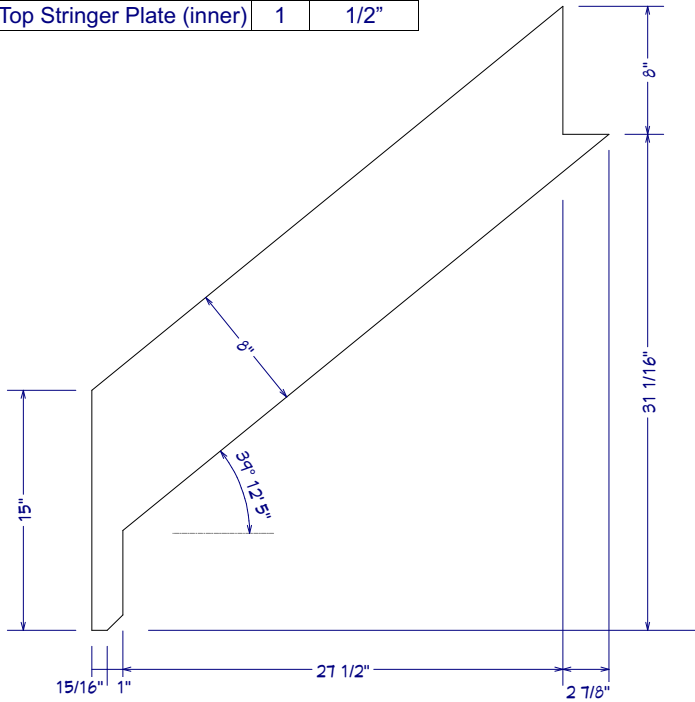
SHEET:

A-410

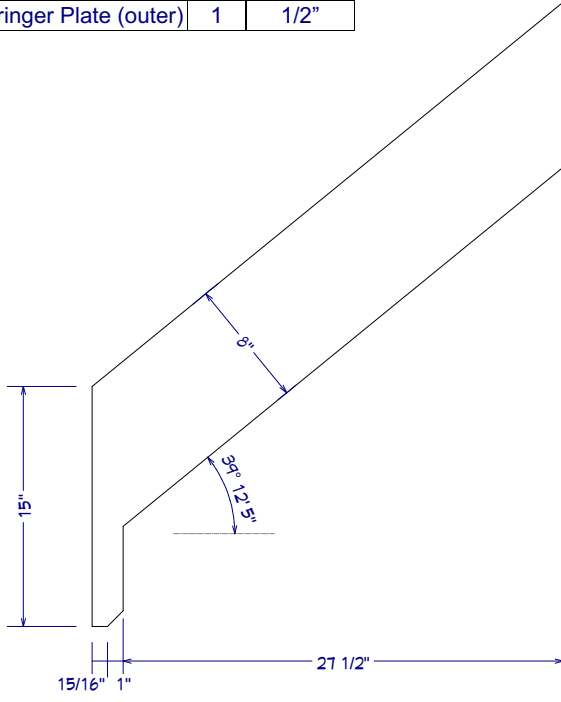
ID	Name	Units	Thickness
17	Common Stringer Plate	6	1/2"



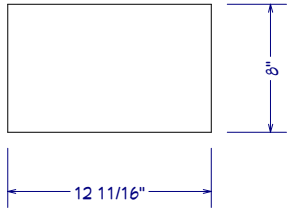
ID	Name	Units	Thickness
18	Top Stringer Plate (inner)	1	1/2"



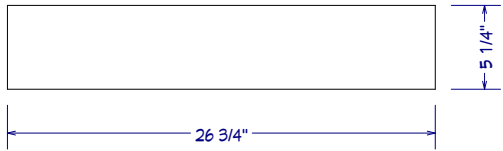
ID	Name	Units	Thickness
19	Top Stringer Plate (outer)	1	1/2"



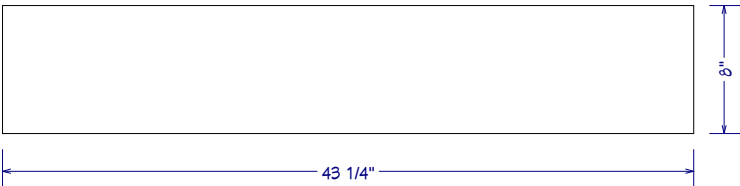
ID	Name	Units	Thickness
20	Platform Plate (inner)	1	1/2"



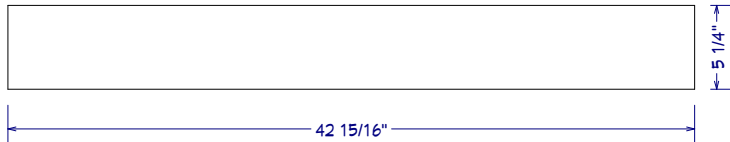
ID	Name	Units	Thickness
21	Platform Plate (central)	1	1/2"



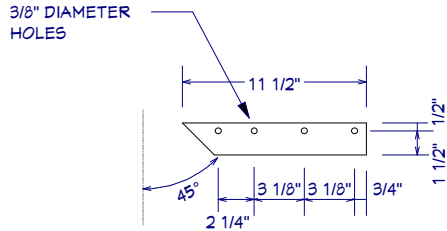
ID	Name	Units	Thickness
22	Platform Plate (outer)	1	1/2"



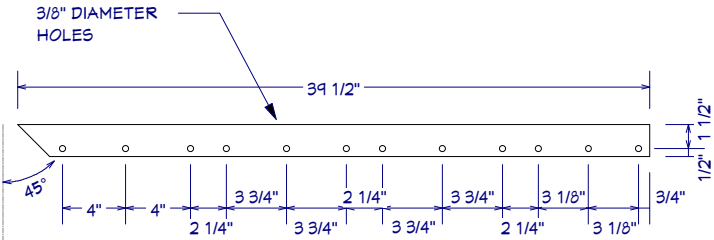
ID	Name	Units	Thickness
23	Platform Plate (end)	1	1/2"



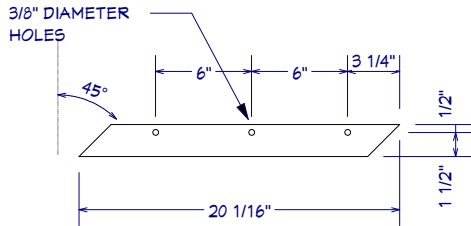
ID	Name	Units	Thickness
24	Platform Tread Mounting Plate (inner)	1	1/4"



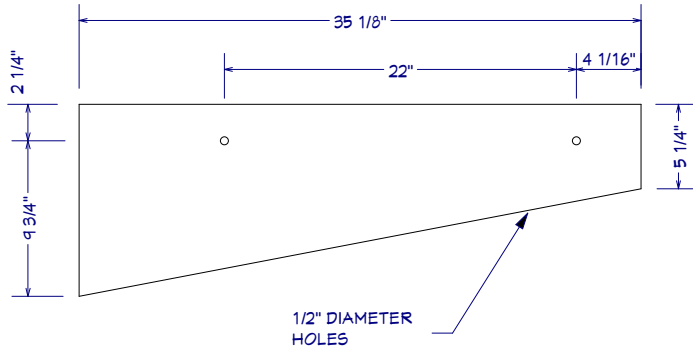
ID	Name	Units	Thickness
25	Platform Tread Mounting Plate (outer)	1	1/4"



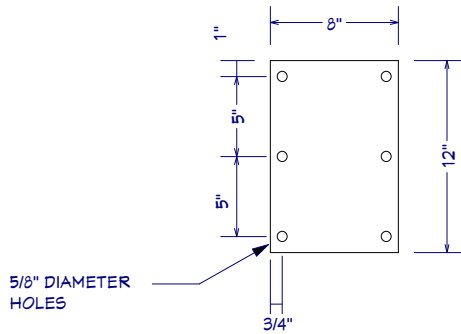
ID	Name	Units	Thickness
26	Platform Tread Mounting Plate (end)	2	1/4"



ID	Name	Units	Thickness
27	Platform Tread Mounting Arm	1	1/2"



ID	Name	Units	Thickness
28	Platform Tread Mounting Arm Flange	1	1/2"



--

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:	Engineering:
Webb Builders, Inc.	A. S. Engineering Services, P.C.
516-482-8502	631-560-0254
Copyright © 2022. All rights reserved.	102 P.A.A. Inc. Suite 114-4003 Midvale, NY

Jackson Residence Improvements

Title:
Stair Parts

DATE:

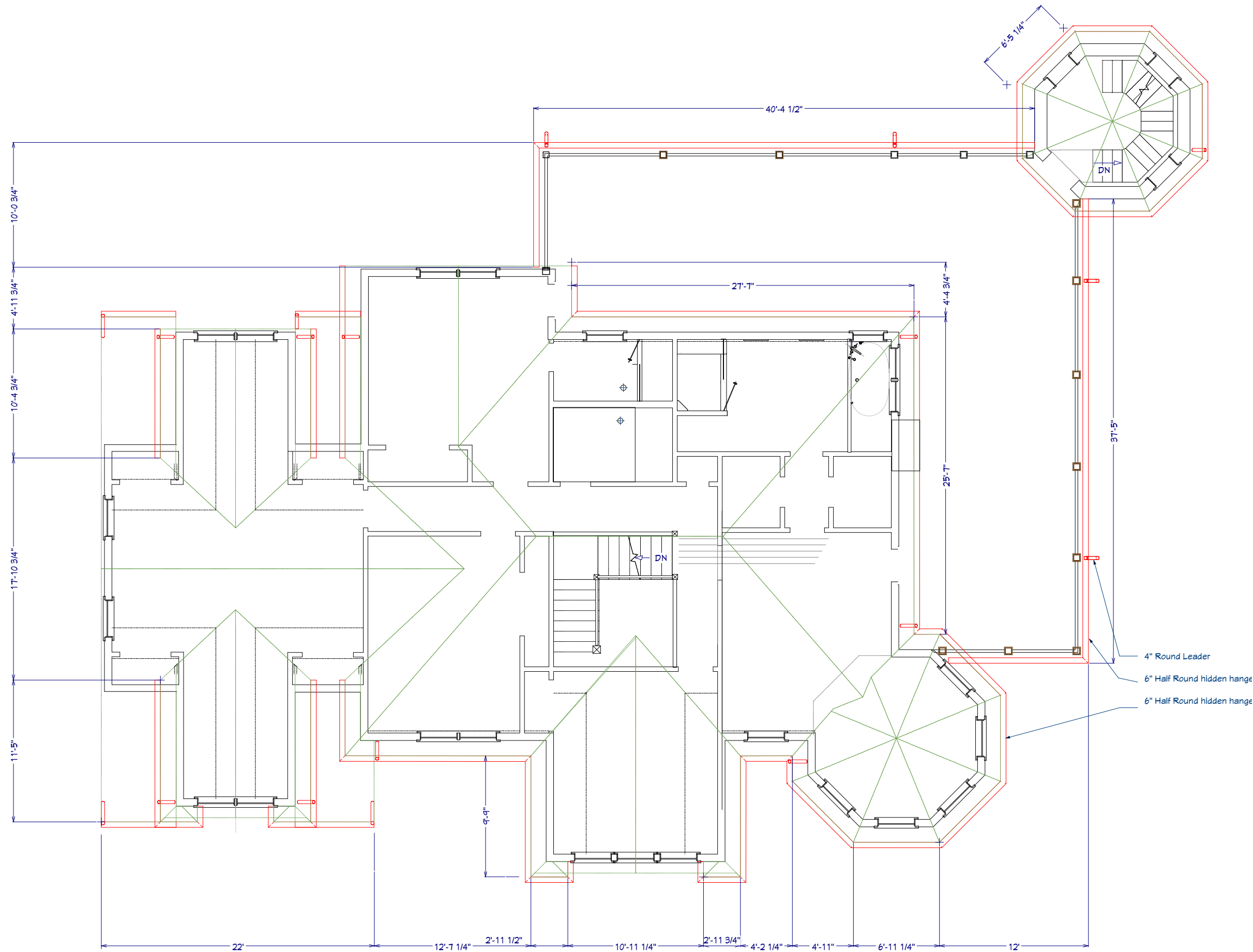
9/19/2023

SCALE:

2" = 1'

SHEET:

A-411



Roof and Gutter Plan

All dimensions to be verified in field

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

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:
Webb Builders, Inc.
516-482-8502

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

100 P.A. Ave. Suite 112-40203 Hicksville, NY
Copyright © 2022. All rights reserved.

Jackson Residence Improvements

Gutter Plan

Title:

DATE:

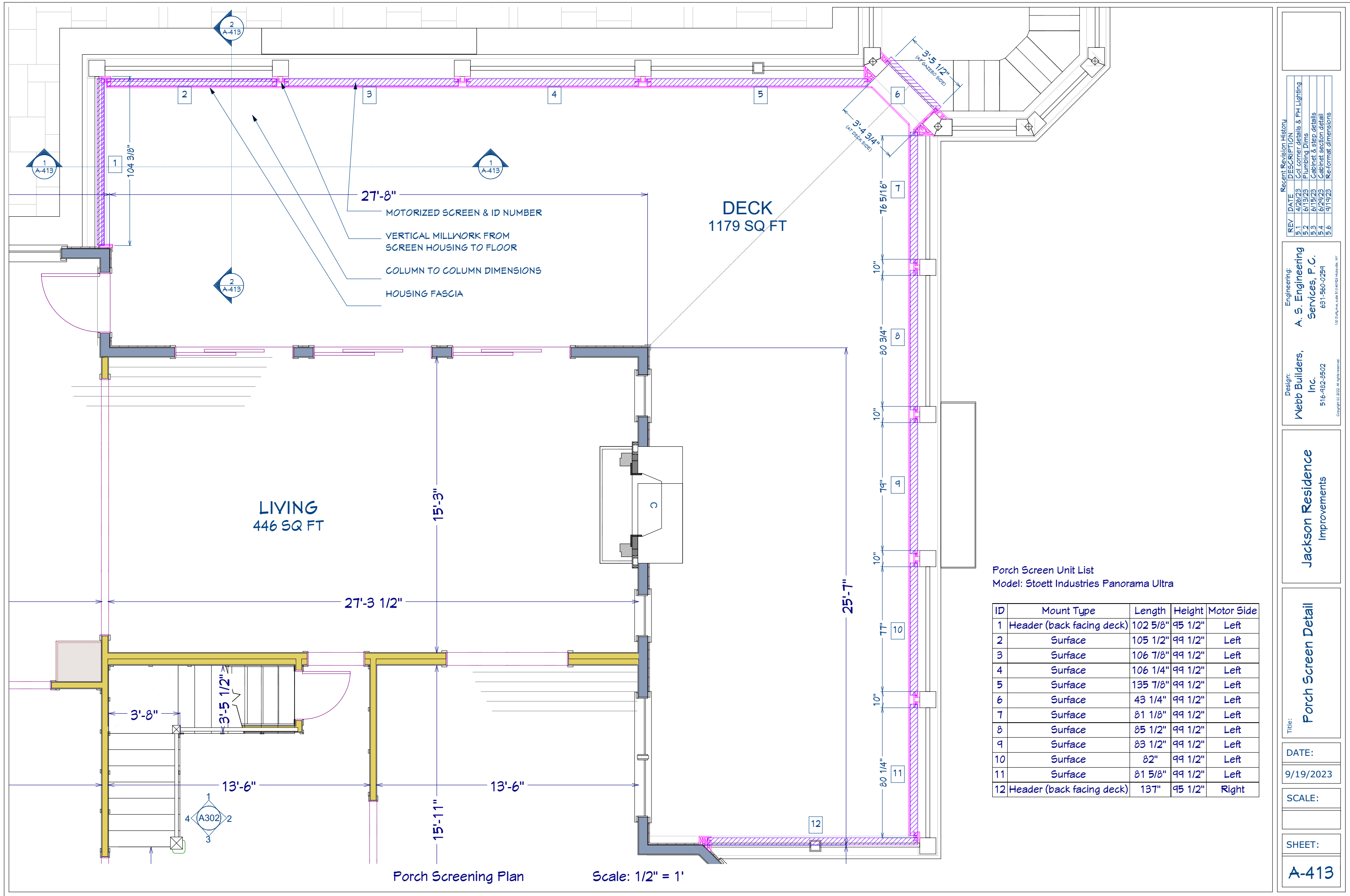
9/19/2023

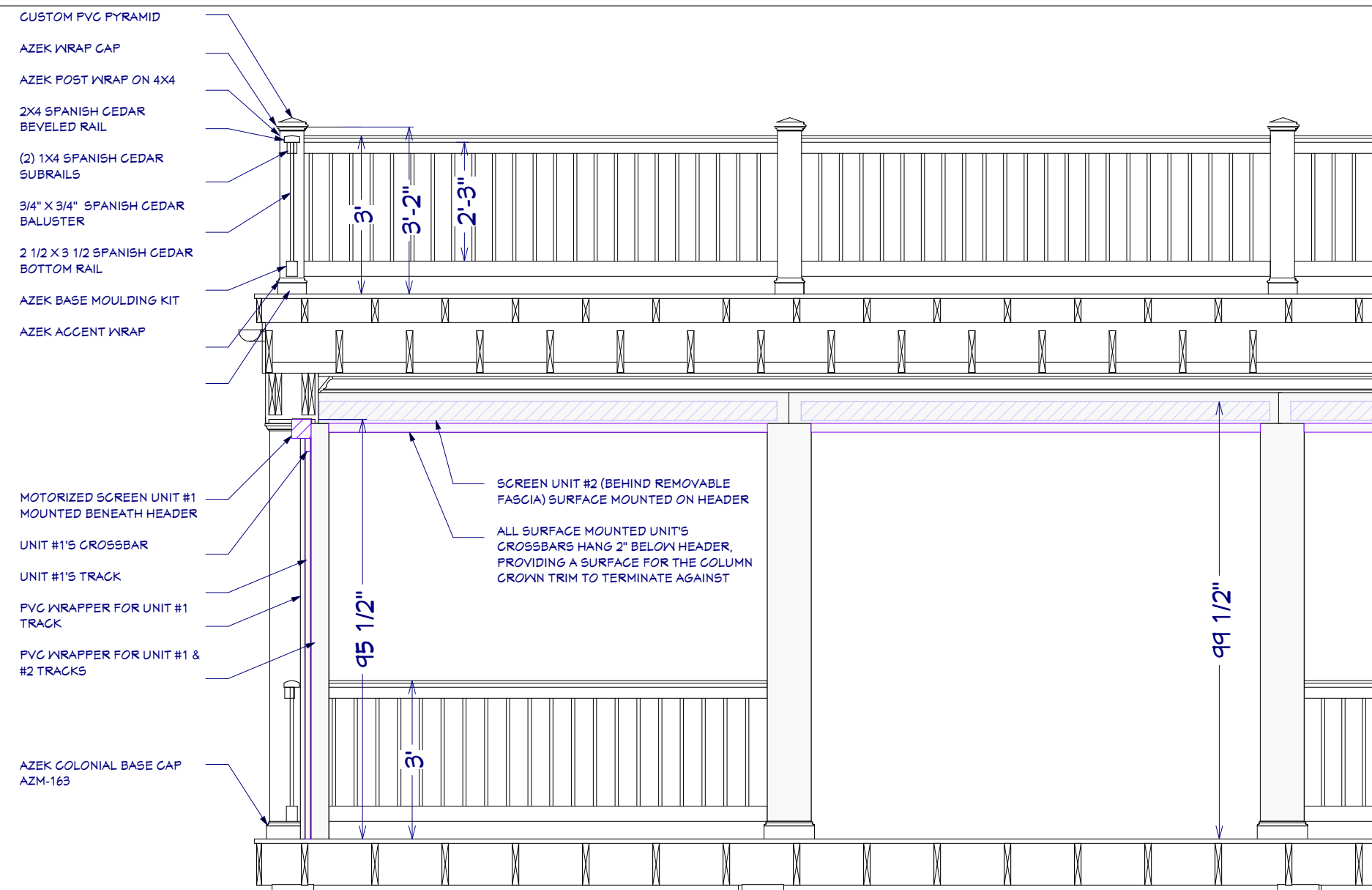
SCALE:

1/4" = 1'

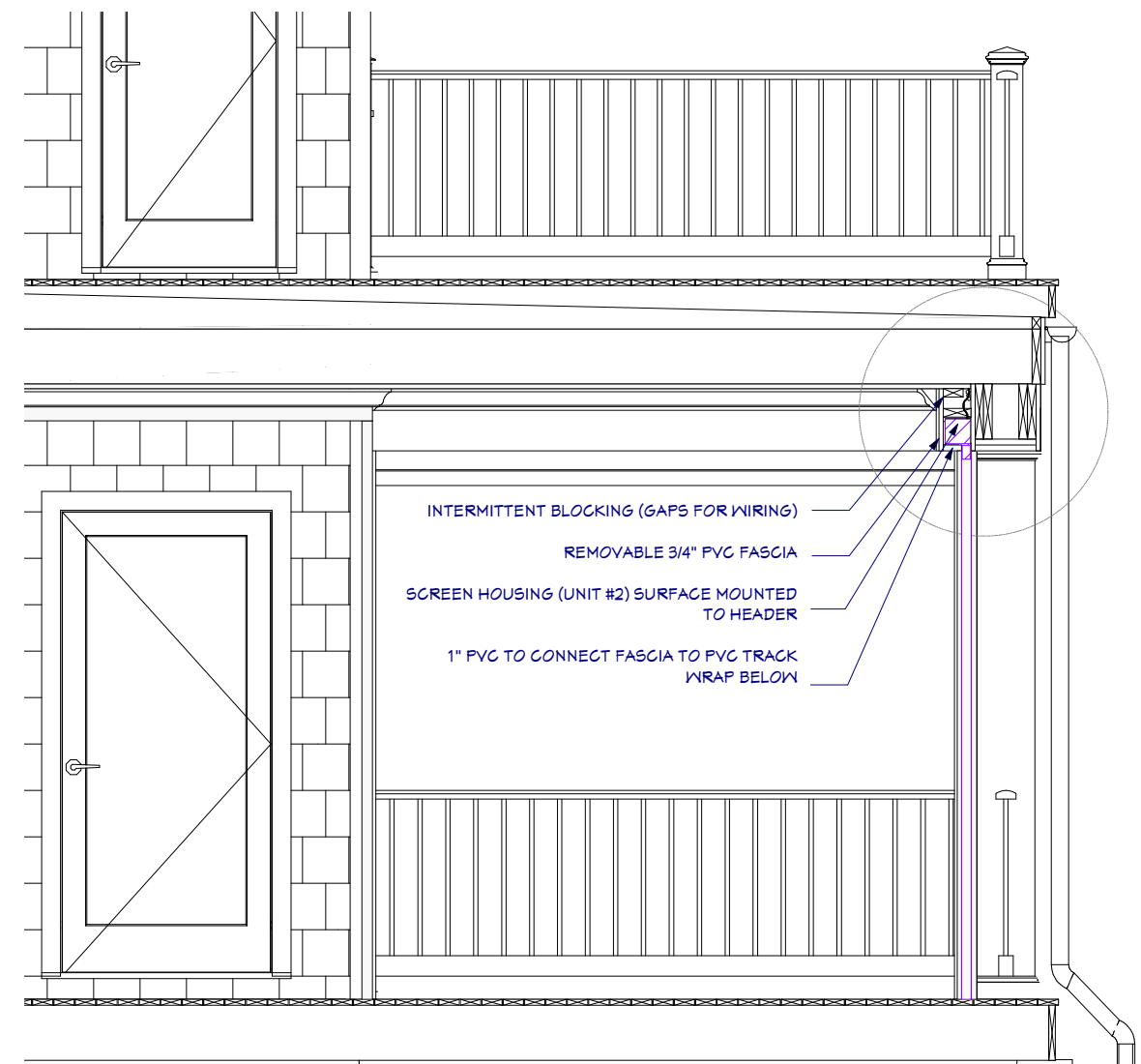
SHEET:

A-412

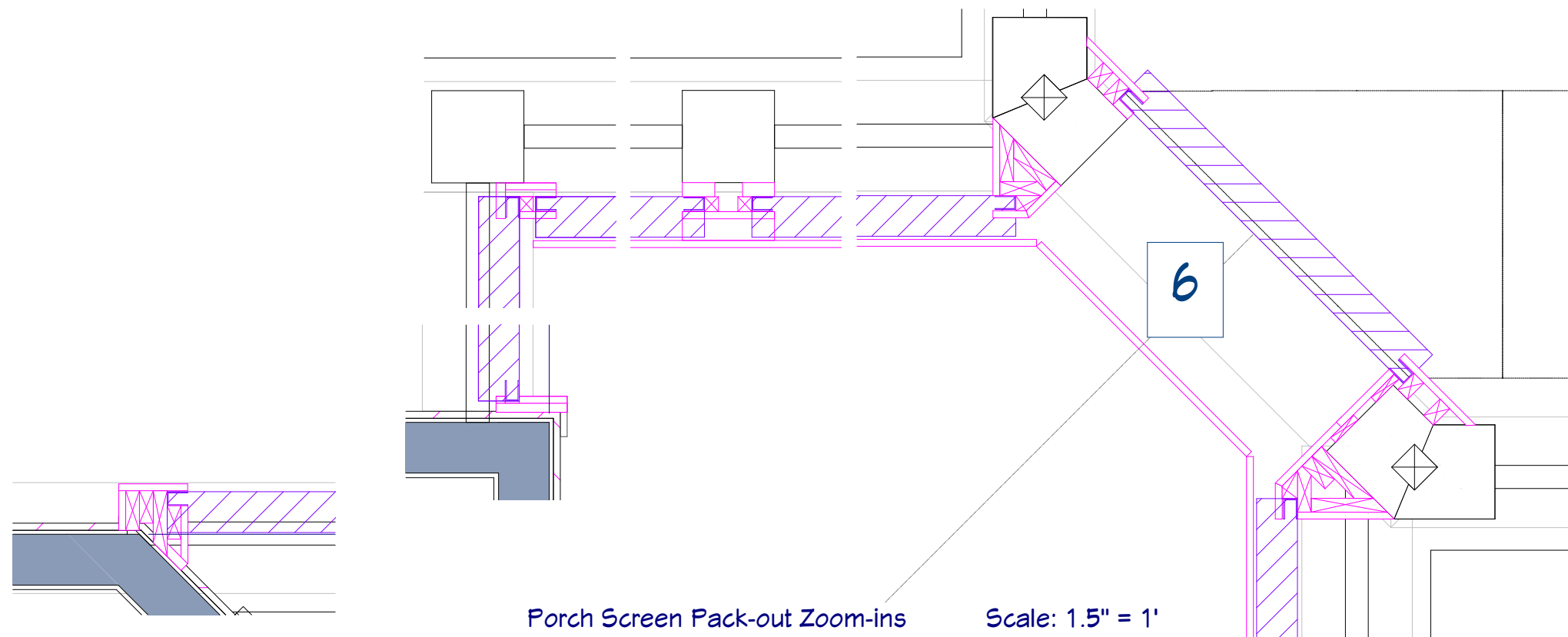




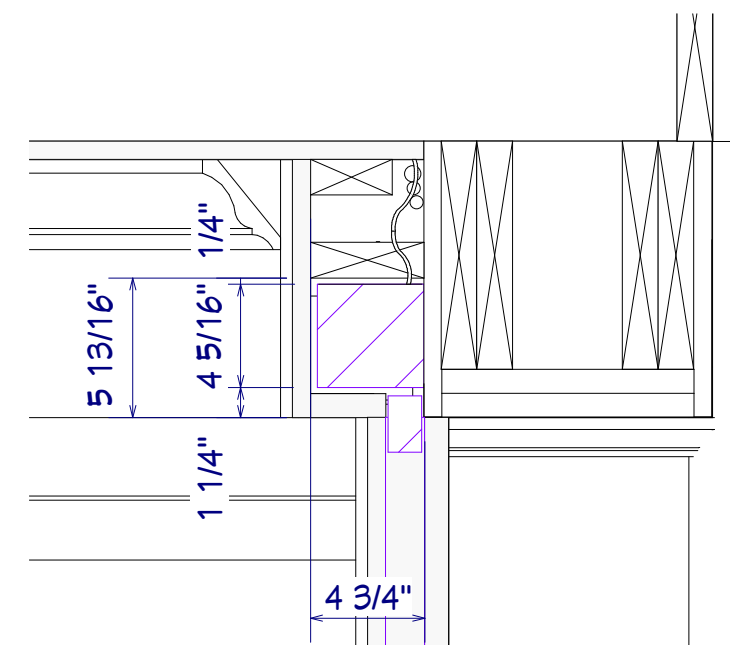
Section 1 Scale: 3/4" = 1'



Section 2 Scale: 3/4" = 1'



Porch Screen Pack-out Zoom-ins Scale: 1.5" = 1'



Section 2 Zoom-In Scale: 3" = 1'

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-normal dimensions

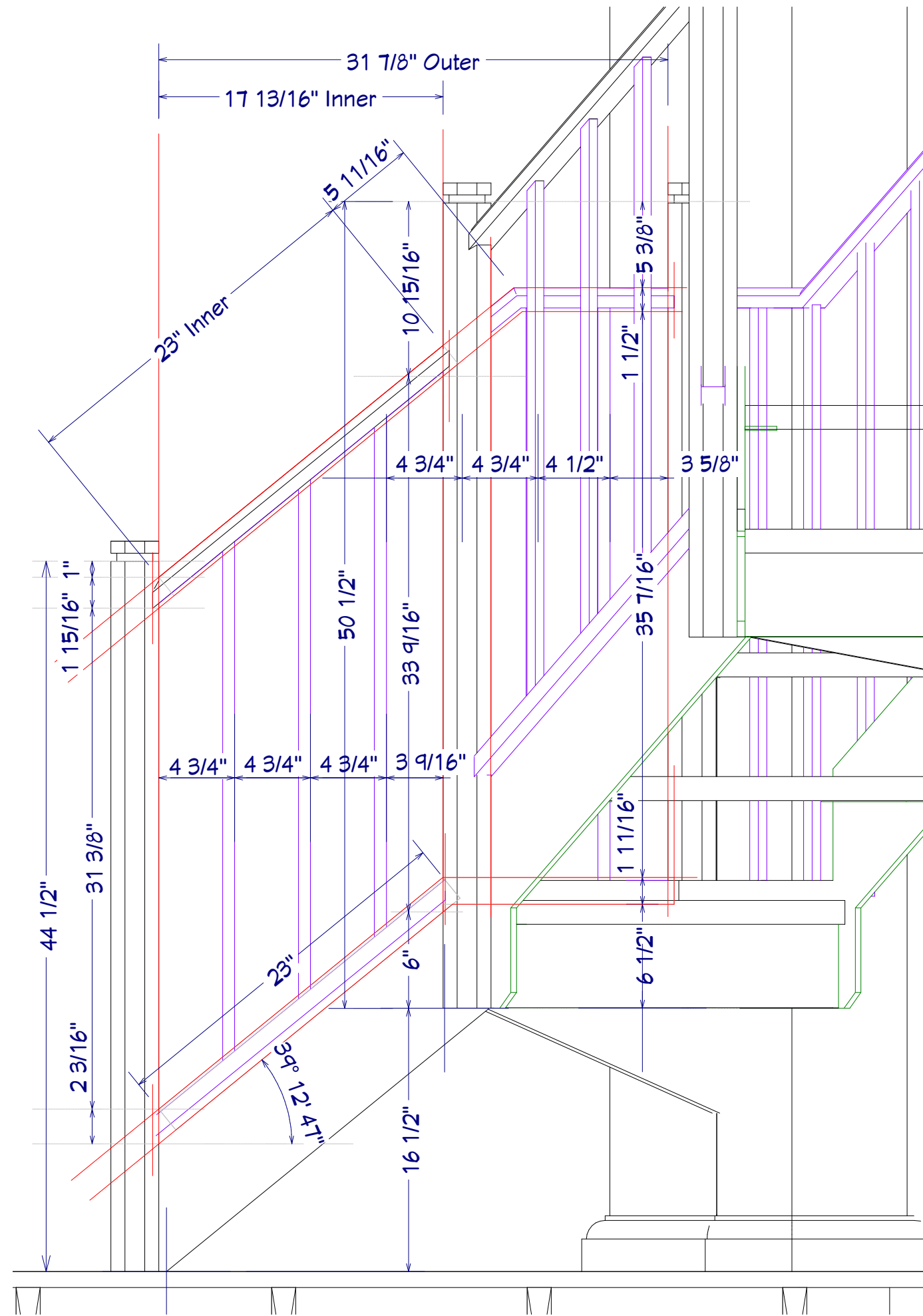
REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-normal dimensions

Design:	Engineering:
Webb Builders, Inc.	A. S. Engineering Services, P.C.
516-482-8502	631-560-0254
Copyright © 2022. All rights reserved.	100 P.A. Ave. Suite 114-6003, Roseton, NY

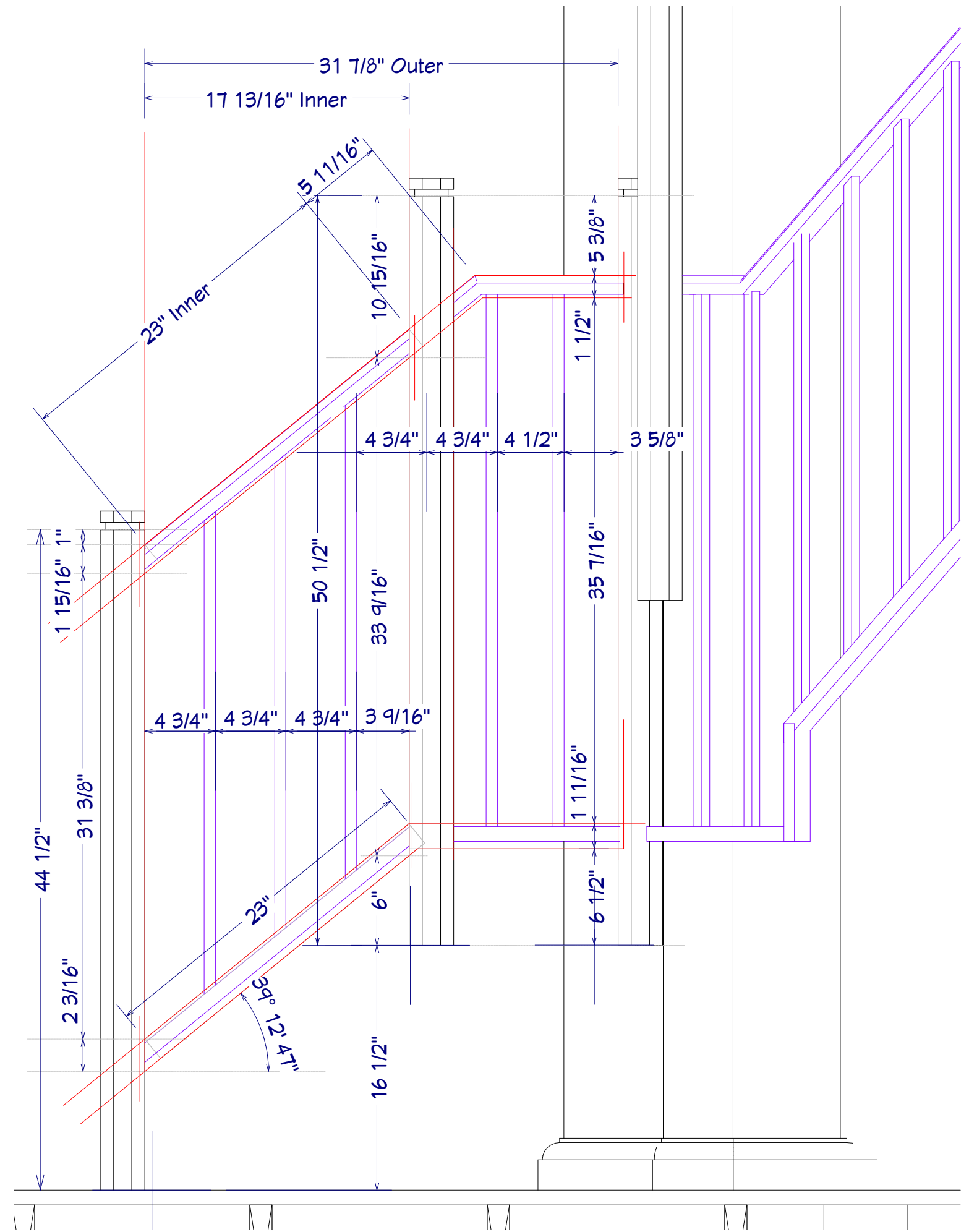
Jackson Residence Improvements

Porch Screen & Railing Detail

DATE:	9/19/2023
SCALE:	
SHEET:	A-414



Base Inner & Outer Rails



Scale: 3" = 1'

Recent Revision History		
REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & PH Lighting
5.2	6/13/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design: **Webb Builders, Inc.**
516-482-8502

Engineering: **A. S. Engineering Services, P.C.**
631-560-0259

100 Middle Ave., Suite 510, Port Republic, NY

Jackson Residence Improvements

Railing Layout

Title:

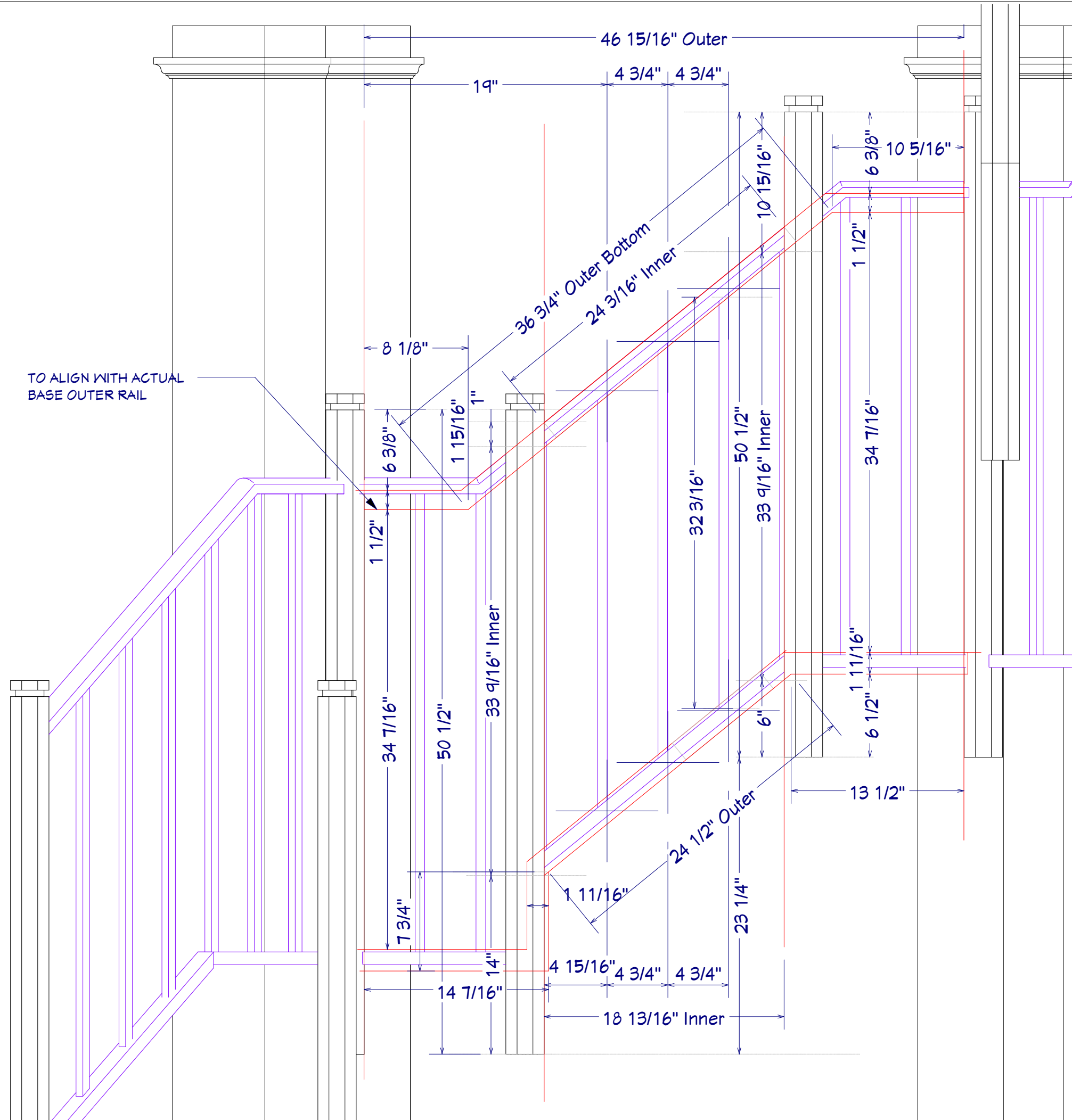
DATE:

9/19/2023

SCALE:

SHEET:

A-415



Common Set Inner & Outer Rails

Scale: 3" = 1'

All dimensions to be verified in field

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

REV

DATE

DESCRIPTION

5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:

Webb Builders, Inc.

516-482-8502

Engineering:

A. S. Engineering Services, P.C.

631-560-0254

102 P.A. Ave. Suite 114-0203, Hicksville, NY

Copyright © 2022. All rights reserved.

Title:

Railing Layout

DATE:

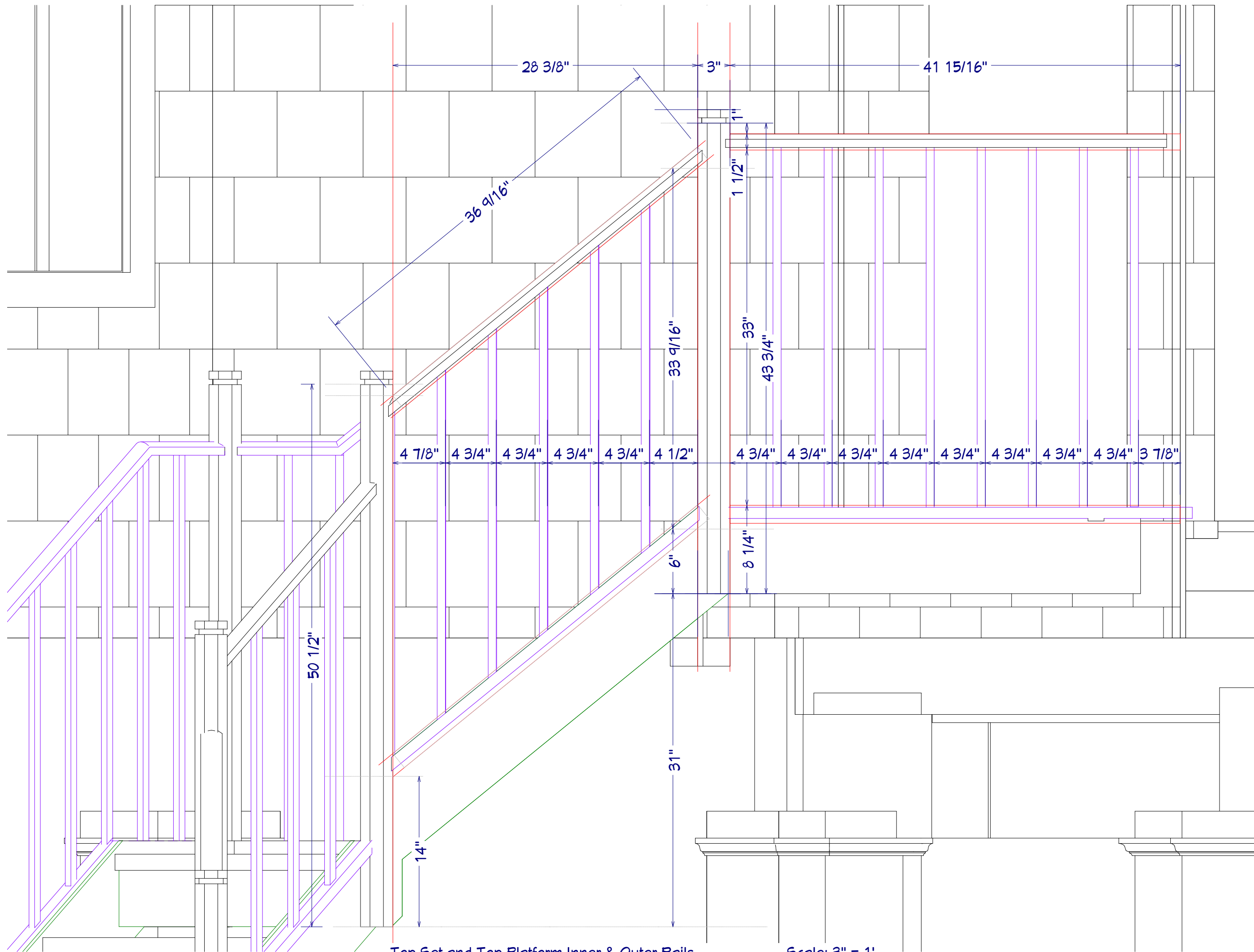
9/19/2023

SCALE:

SHEET:

A-416

Jackson Residence Improvements



Top Set and Top Platform Inner & Outer Rails

Scale: 3" = 1'

All dimensions to be verified in field

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

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design: Webb Builders, Inc.
516-482-8502

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

100 P.A. Ave. Suite 114-6023, Rosedale, NY
Copyright © 2022. All rights reserved.

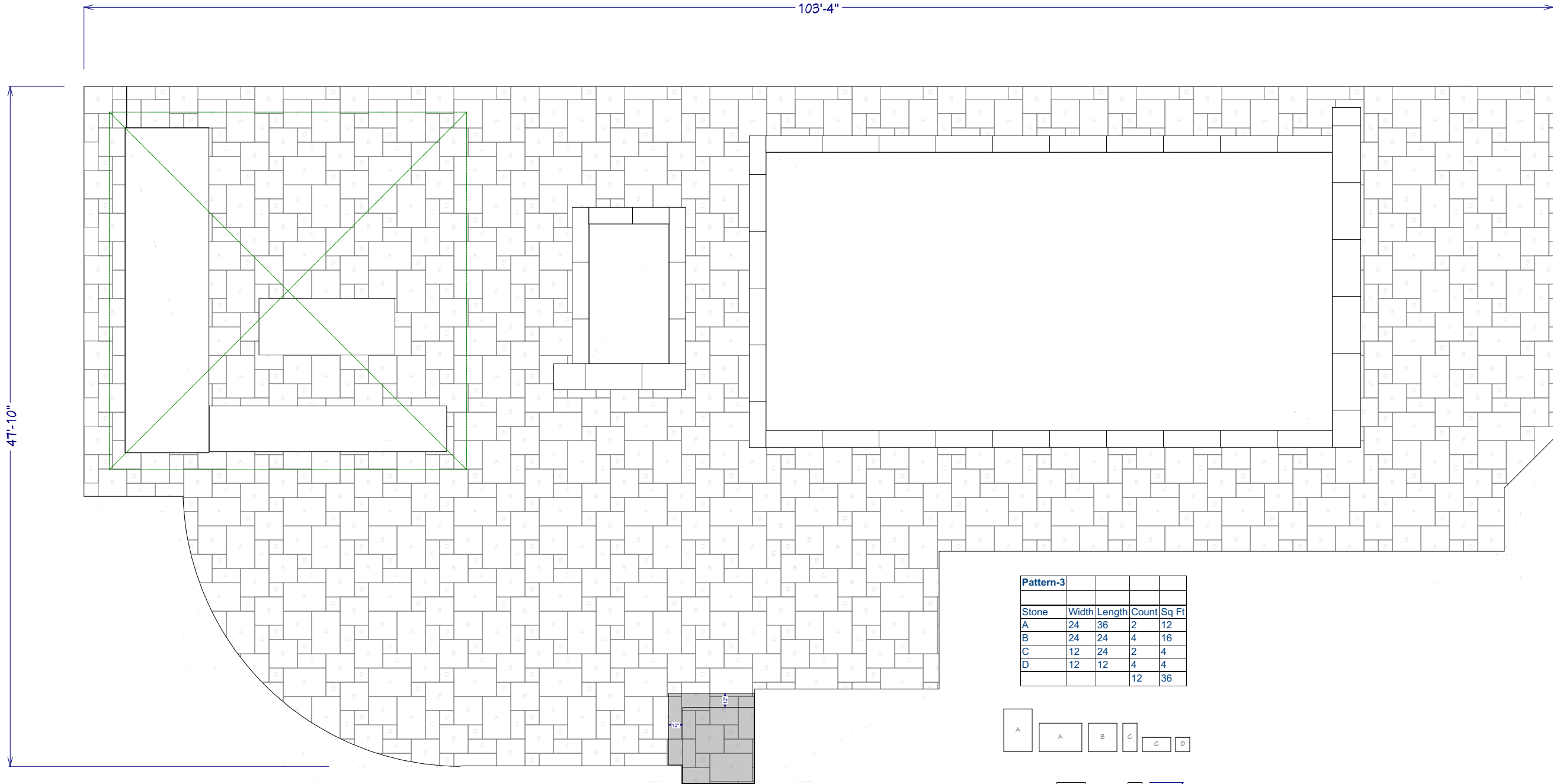
Jackson Residence Improvements

Title: Railing Layout

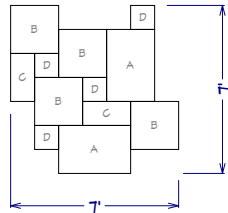
DATE: 9/19/2023

SCALE:

SHEET: A-417



Pattern-3				
Stone	Width	Length	Count	Sq Ft
A	24	36	2	12
B	24	24	4	16
C	12	24	2	4
D	12	12	4	4
			12	36



Stone Pattern 3

REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design: Webb Builders, Inc. 516-482-8502

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

100 P.A. Ave Suite 114-6003 Hicksville, NY
Copyright © 2022 All rights reserved.

Jackson Residence
Improvements

Title: Stone Pattern Detail

DATE:
9/19/2023

SCALE:
1/8" = 1'

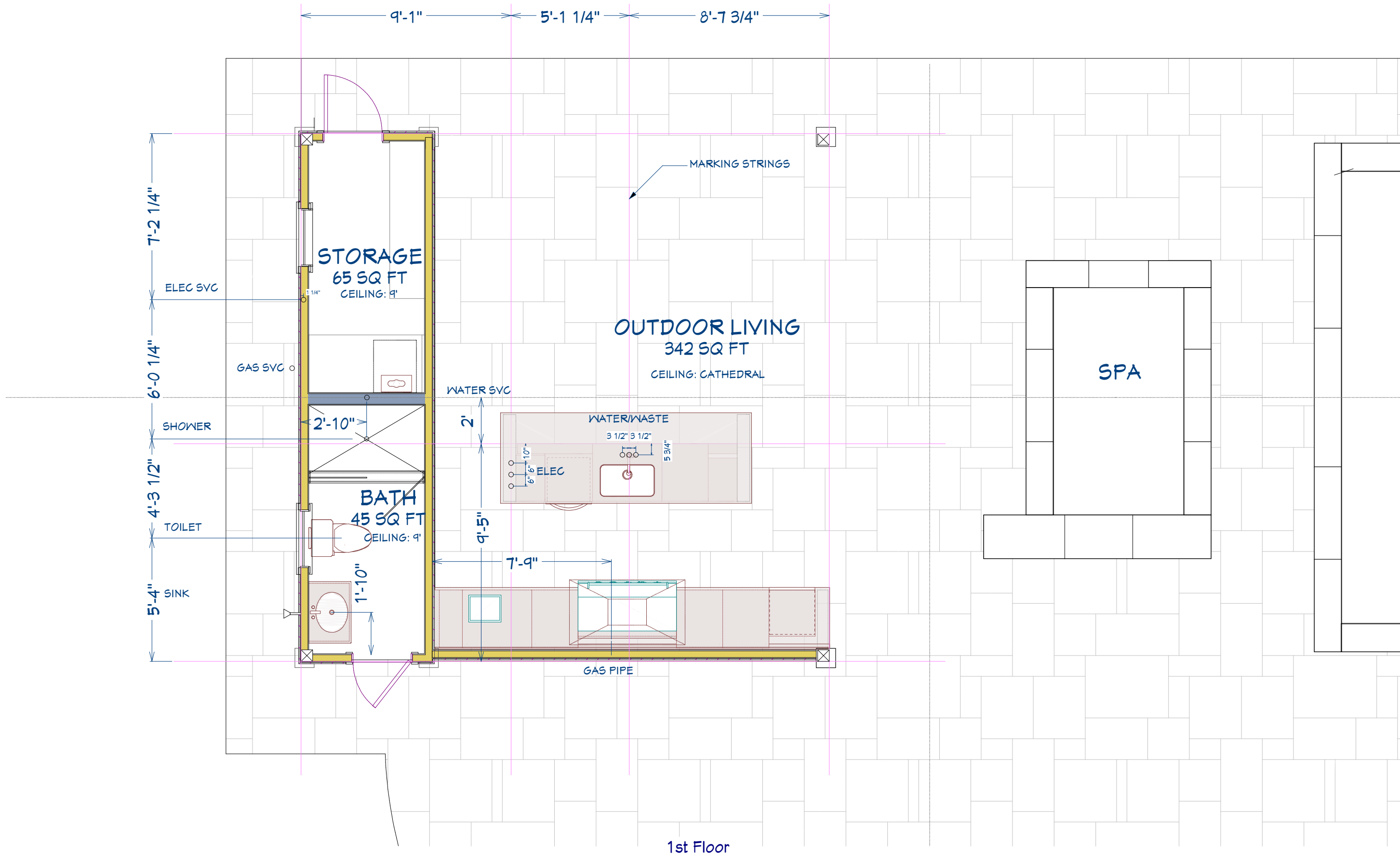
SHEET:
A-418



A cross-sectional diagram of a parapet wall. The wall is shown in profile, with a horizontal coping on top. A blue arrow points from the text "SPA COPING" to the coping. The wall is supported by a base, and there is a vertical line indicating the edge of the wall.



F-001



All dimensions to be verified in field

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

Design:
Webb Builders, Inc.
516-482-8502

Engineering:
A. S. Engineering Services, P.C.
631-560-0254
100 P.A. Ave. Suite 114-6003 Hicksville, NY

Recent Revision History

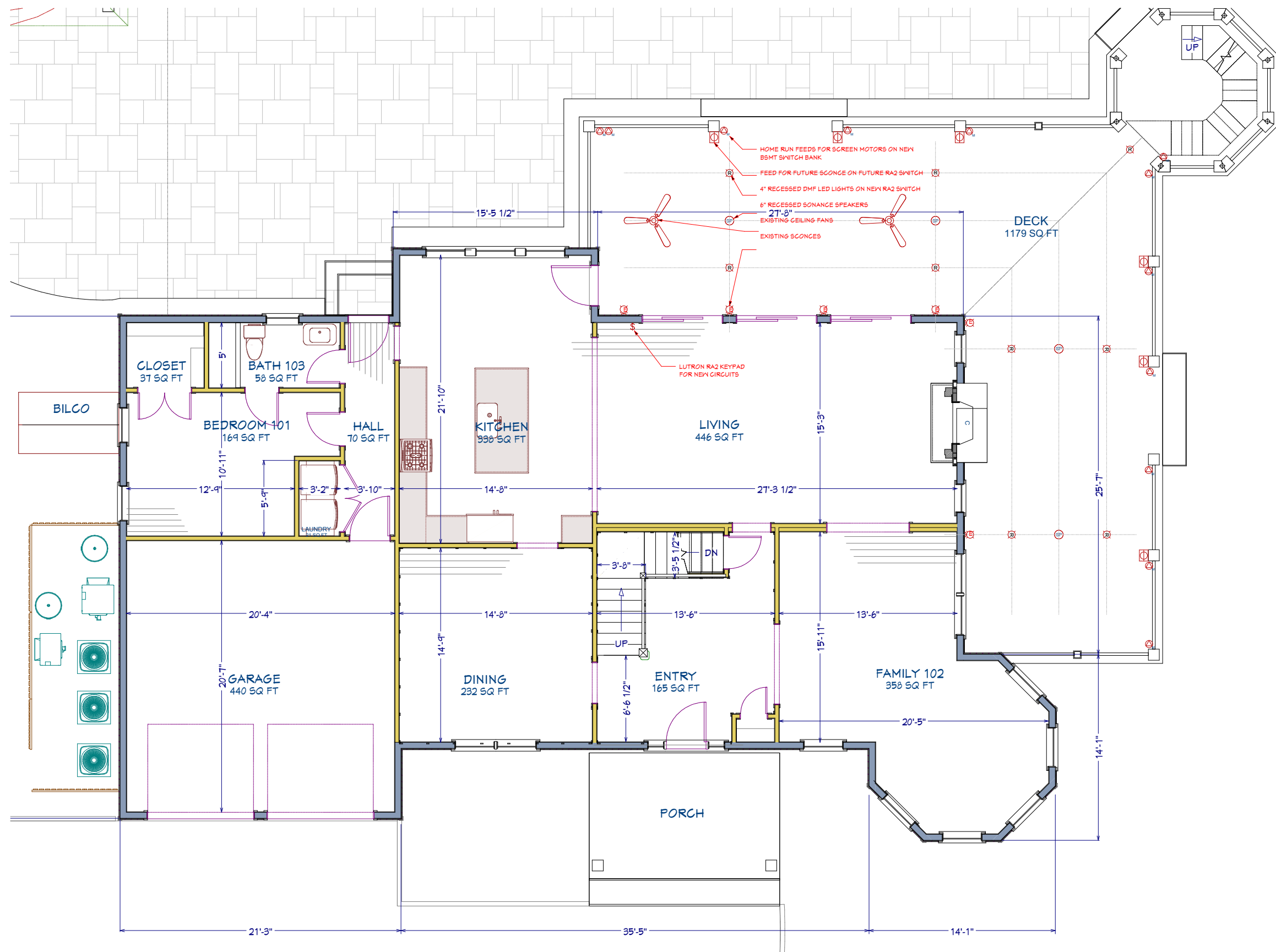
REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Title:
Conduit/Piping

DATE:
9/19/2023

SCALE:

SHEET:
M-100



1st Floor

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	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:

Webb Builders, Inc.

516-482-8502

Engineering:

A. S. Engineering Services, P.C.

631-560-0254

Copyright © 2022. All rights reserved.

100 P.A. Ave. Suite 114-6003 Hicksville, NY

Title:

Lower Deck Electrical Plan

DATE:

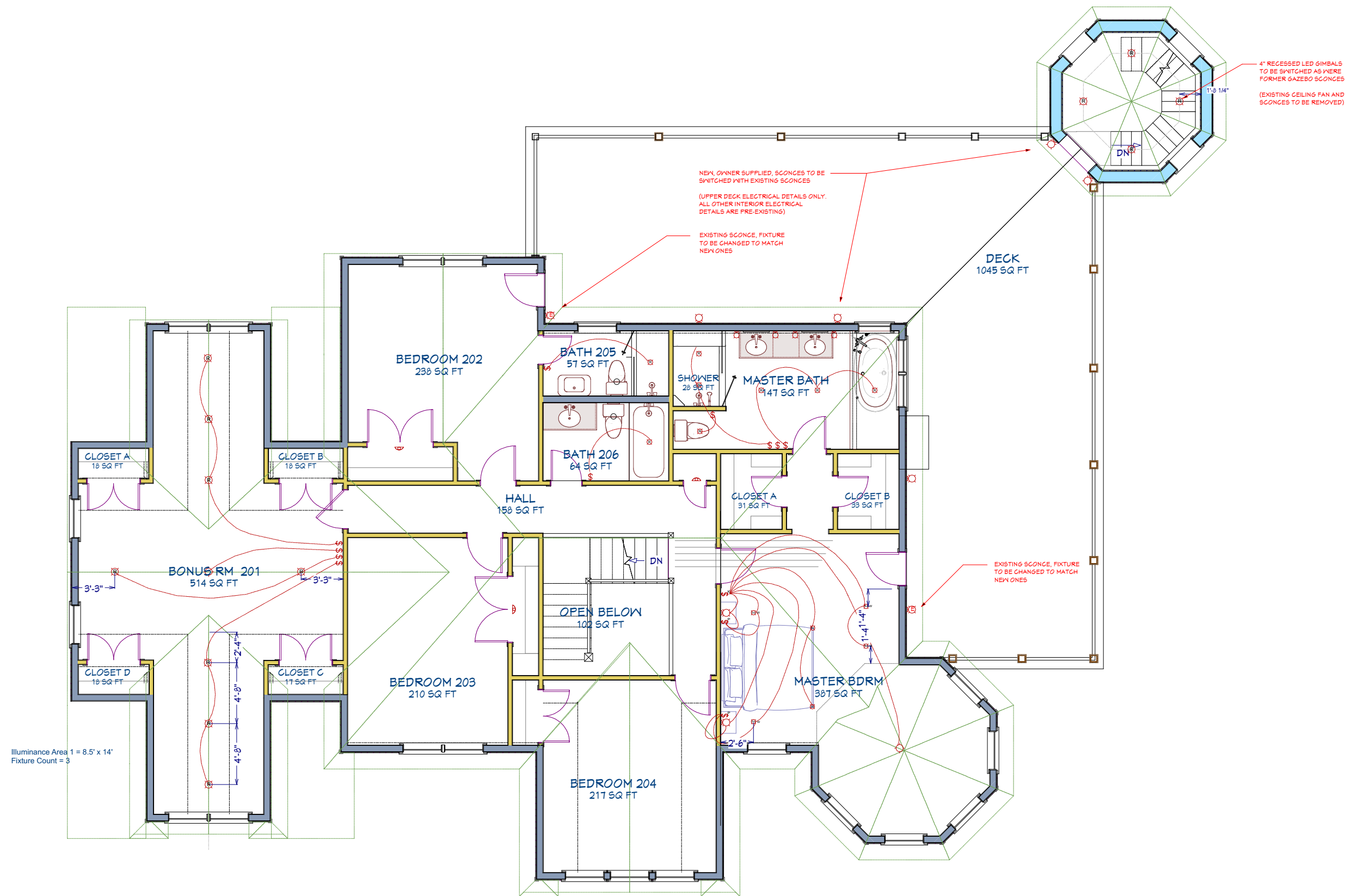
9/19/2023

SCALE:

SHEET:

E-101

Jackson Residence Improvements



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
5.1	4/26/23
5.2	6/19/23
5.3	6/15/23
5.4	6/29/23
5.6	9/19/23

DESIGN DESCRIPTION	
5.1	Col corner details & PH Lighting
5.2	Plumbing Dims
5.3	Cabinet & step details
5.4	Cabinet section detail
5.6	Re-format dimensions

Design:	
Webb Builders, Inc.	516-482-8502

Title:	
Upper Deck Electrical Plan	

DATE:

9/19/2023

SCALE:

SHEET:

E-102

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

Jackson Residence Improvements	
--------------------------------	--



Back wall siding options:
Board & Baton
Stucco



Recent Revision History		
REV	DATE	DESCRIPTION
5.1	4/26/23	Col corner details & FH Lighting
5.2	6/19/23	Plumbing Dims
5.3	6/15/23	Cabinet & step details
5.4	6/29/23	Cabinet section detail
5.6	9/19/23	Re-format dimensions

Design:
Webb Builders, Inc.
516-482-8502

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

100 P.A. All other rights reserved.
Copyright © 2023. All rights reserved.

Jackson Residence
Improvements

3D Renderings

Title:

DATE:
9/19/2023

SCALE:

SHEET:
X-001