

DESIGN LOADS

STRUCTURAL MEMBERS HAVE BEEN DESIGNED FOR FULL DEAD LOADS AND THE FOLLOWING LIVE LOADS IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODES OF NEW YORK STATE:

1. BUILDING CATEGORY: II
2. IMPORTANCE FACTOR:
WIND (LW) = 1.0;
SNOW (LS) = 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	Site Plan and Notes
2	S-002	Gross Floor Area Calculations
3	A-002	Existing First Plans
4	A-100	Proposed Foundation Addition
5	A-101	Proposed 1st Fl Addition & Electric
6	A-102	Second Floor
7	A-200	Elevations
8	A-201	Elevations
9	A-202	Elevations
10	A-203	Elevations
11	A-300	Sections
12	A-400	Beam & Column Detail
13	A-401	Construction Procedures
14	F-100	Framing Plan
15	X-001	3D Renderings

GENERAL NOTES:

1 THE DESIGN OF THE BUILDINGS AND STRUCTURES HEREIN ARE IN ACCORDANCE WITH THE CODES PRESCRIBED IN 2020 NYSRC. ADDITIONALLY, ALL WORK MUST CONFORM TO THIS CODE AND ALL OTHER ORDINANCES, REGULATIONS AND REQUIREMENTS OF LOCAL, COUNTY, STATE, NATIONAL BUILDING SAFETY CODES AND OTHER AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

2 DO NOT SCALE DIMENSIONS OFF DRAWINGS. USE WRITTEN OR CALCULATED DIMENSIONS. ALL CONTRACTORS ARE RESPONSIBLE FOR CHECKING DIMENSIONS BEFORE ESTIMATING, ORDERING OR STARTING WORK.

3 ERRORS OR OMISSIONS, IN ANY SCHEDULE OR DRAWING MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM IMMEDIATELY.

4 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.

5 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.

6 OPENINGS SHALL NOT BE MADE IN ANY STRUCTURAL MEMBER UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.

7 ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO ASSURE WEATHER TIGHT CONDITION.

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.

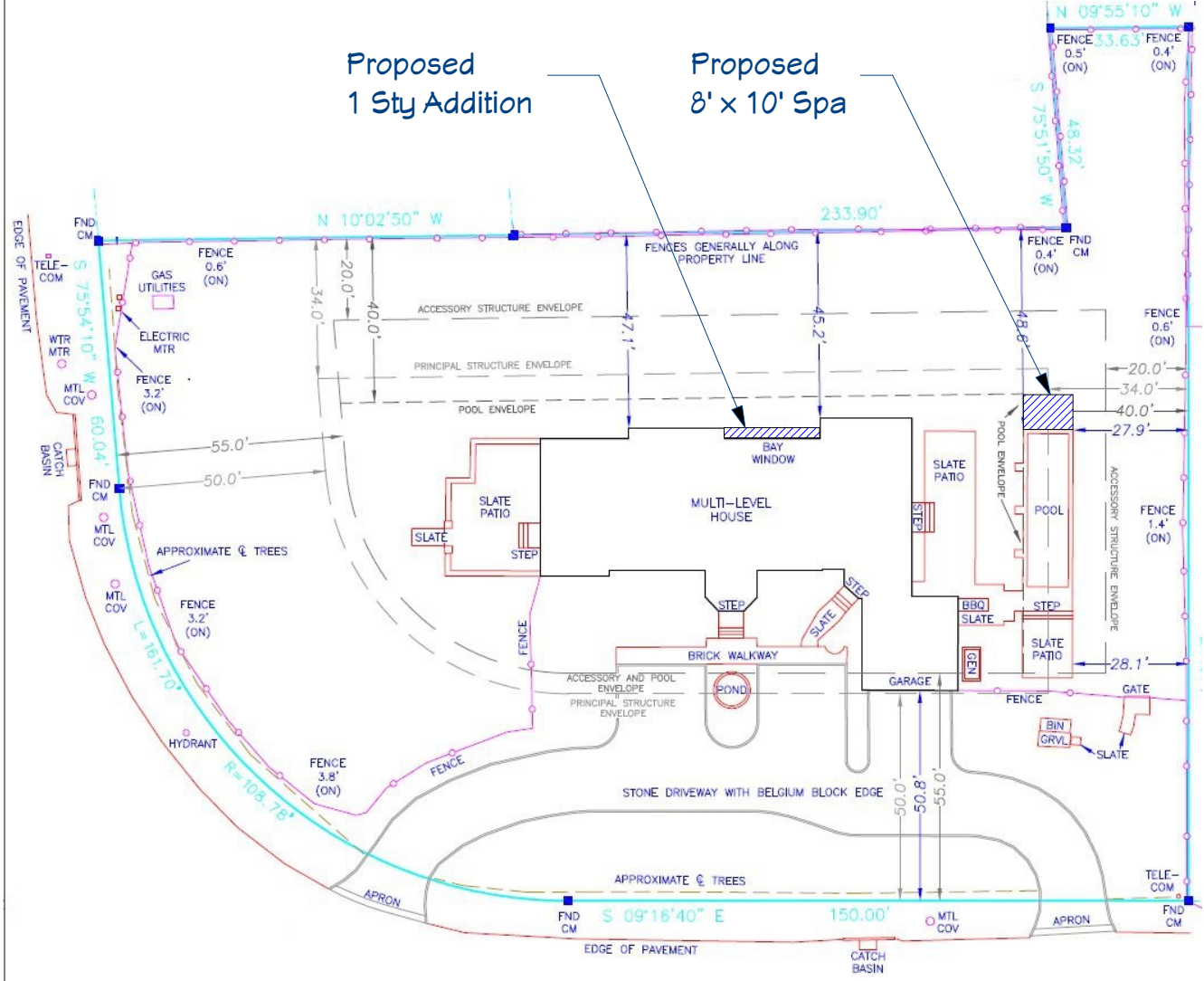
15 ALL CONTRACTORS ARE RESPONSIBLE FOR PROTECTING THE STRUCTURE AND FINISHES DURING CONSTRUCTION, INSTALLATION AND UNTIL FINAL PAYMENT.

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.

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



All dimensions to be verified in field

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

REV	DATE	DESCRIPTION
4.1	9/11/21	Proposed Spa
4.2	11/13/21	Engineering Set
4.3	11/16/23	Structural Details
4.4	11/17/23	Structural & Electric
4.5	12/18/23	Prescriptive Design

Design: Webb Builders, Inc.
Engineering: A. S. Engineering Services, P.C.
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631-560-0259
516-482-8502

Philips Residence
12 Egypt Close

Title: Site Plan and Notes

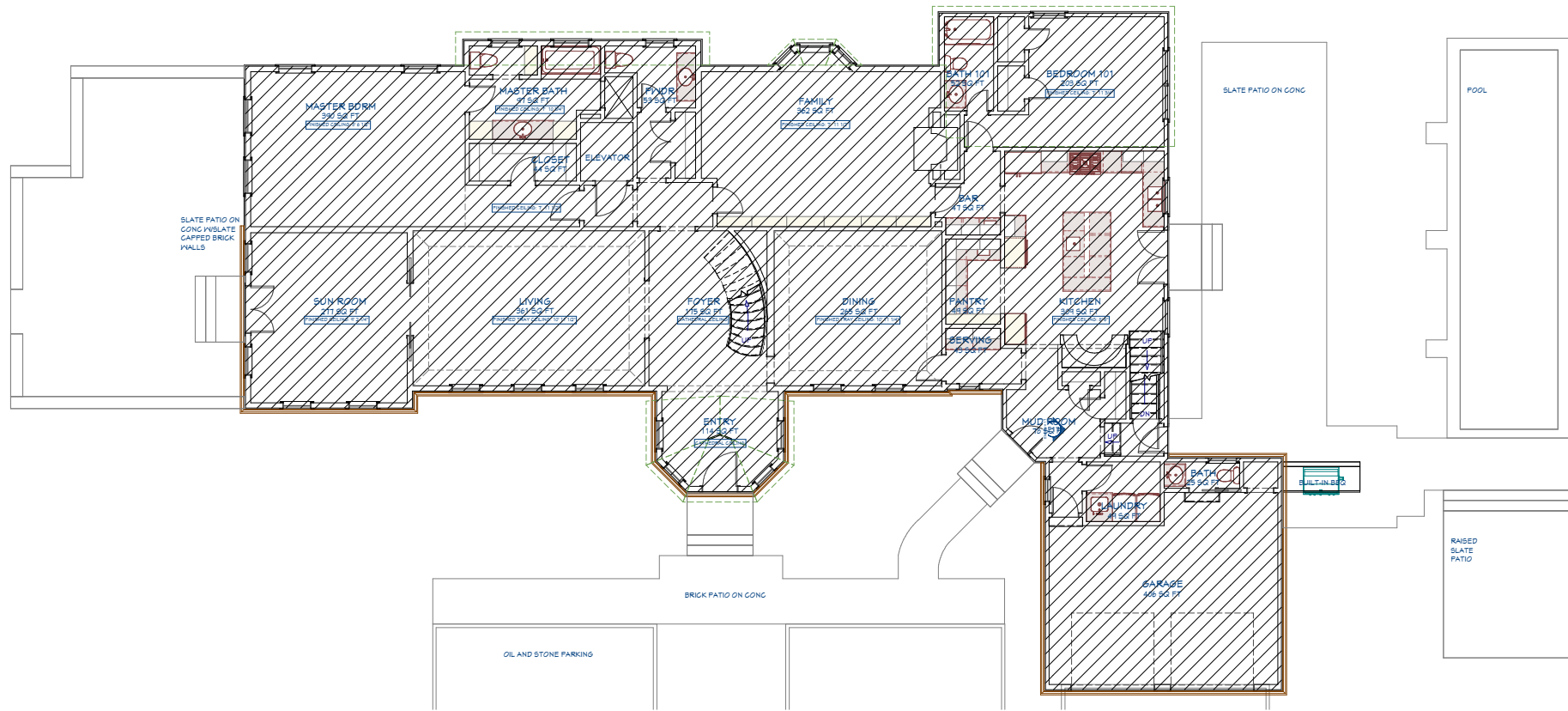
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12/18/2023

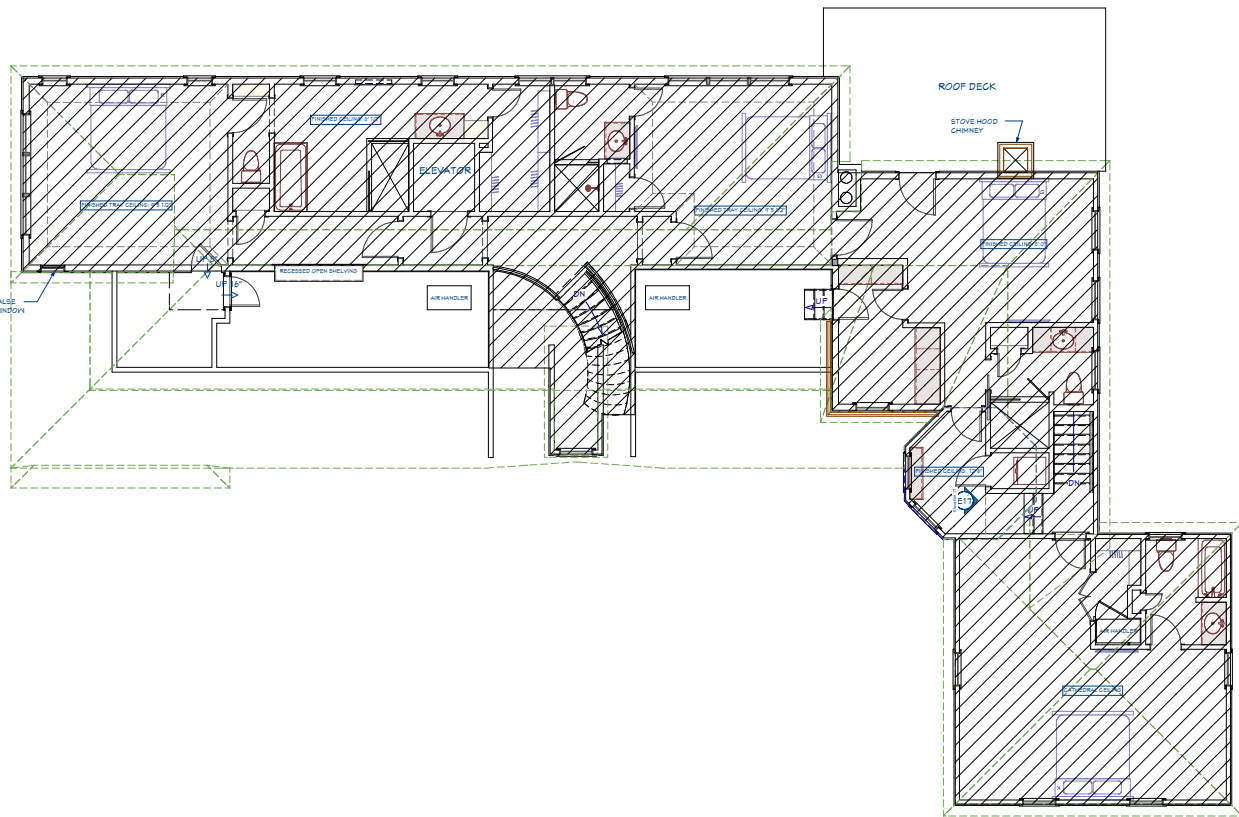
SCALE:

SHEET:

S-001

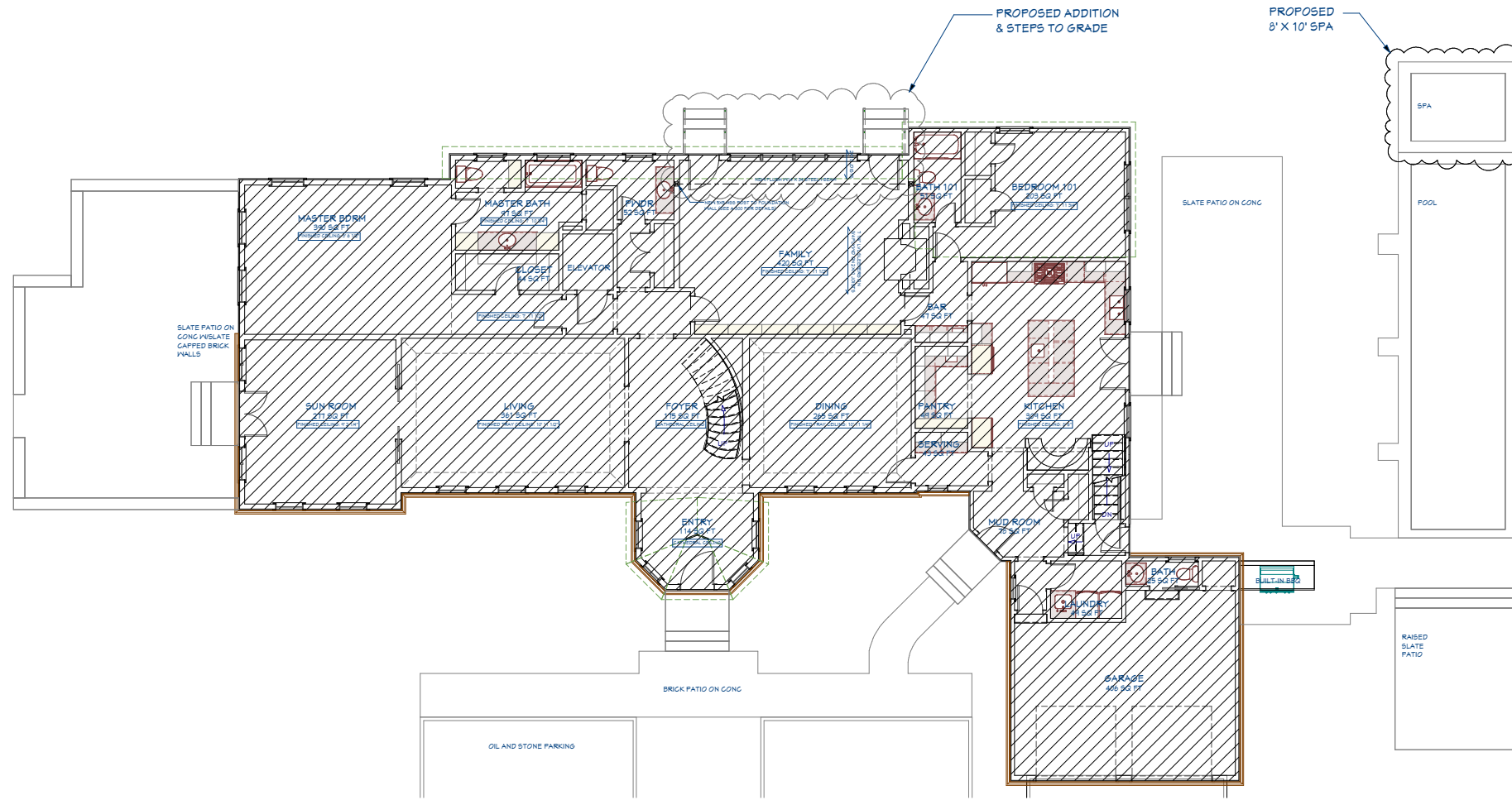


Existing 1st Floor GFA

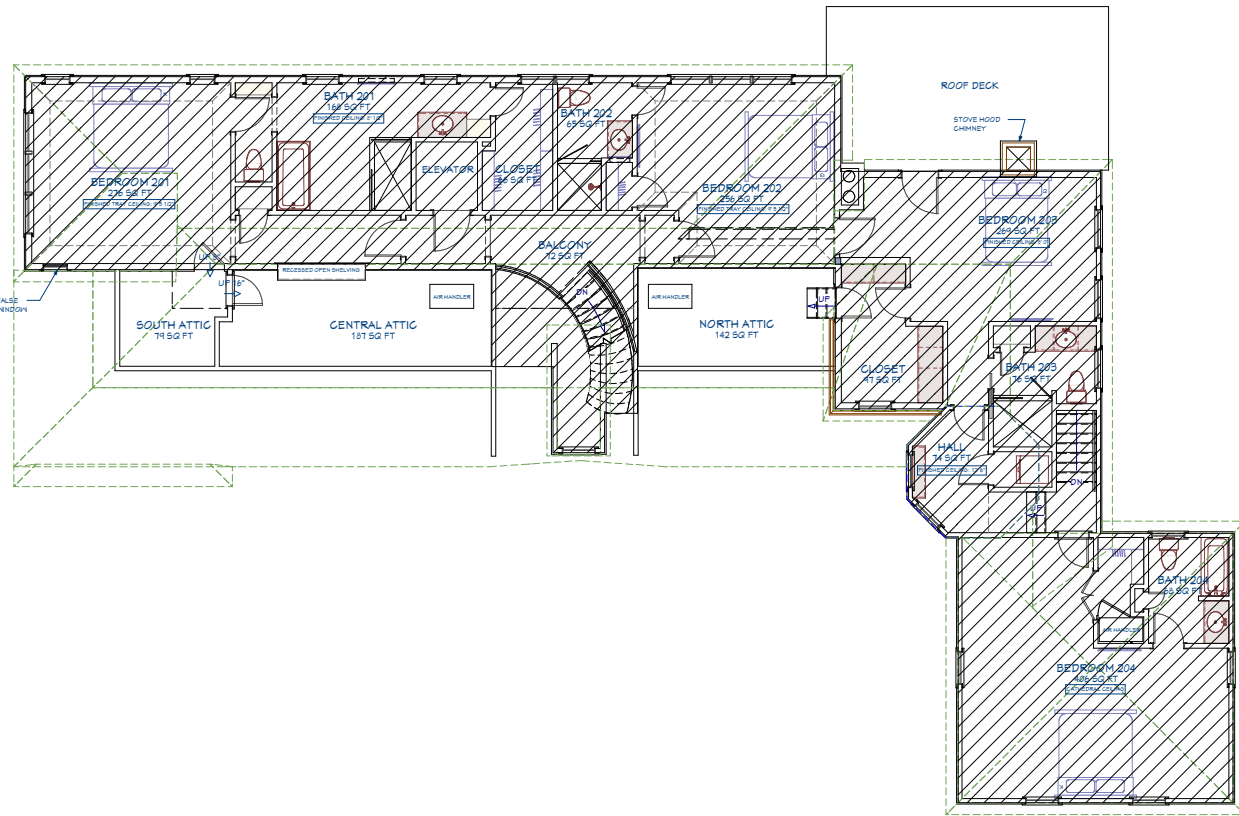


Existing 2nd Floor GFA

Gross Floor Area	First Fl	Second Fl	Total
Existing	3758	2334	6092
Proposed	3804	2334	6138
Difference			46



Proposed 1st Floor GFA



Proposed 2nd Floor GFA

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
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Design:

Engineering:

Webb Builders, Inc.

A. S. Engineering Services, P.C.

516-482-9502

631-560-0254

Title:

Gross Floor Area Calculations

DATE:

12/18/2023

SCALE:

1/8" = 1'

SHEET:

S-002



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

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

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Existing First Plans

DATE:

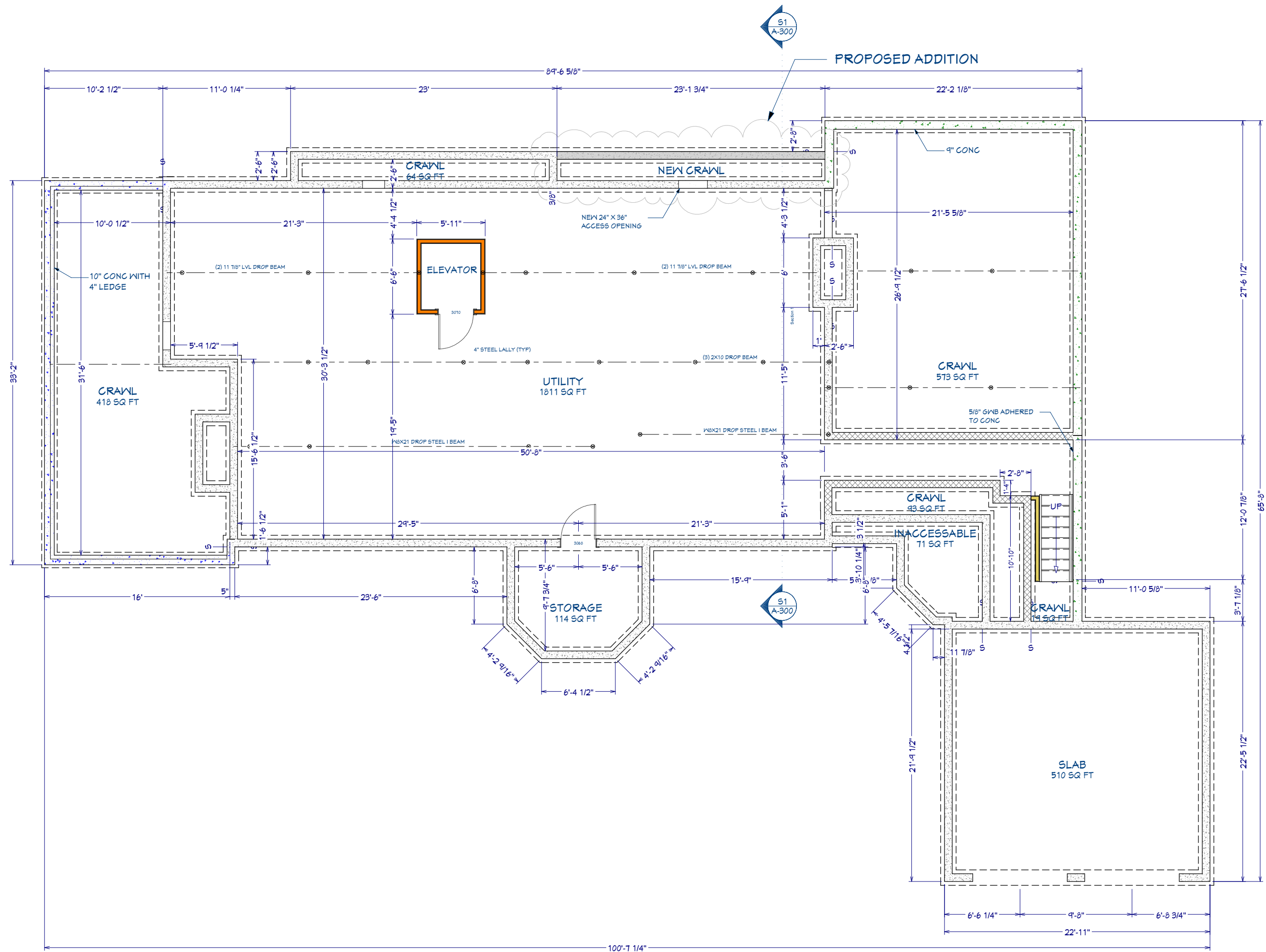
12/18/2023

SCALE:

$$1/8" = 1'$$

SHEET:

A-002



Proposed Foundation Addition

All dimensions to be verified in field

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

Recent Revision History	
REV	DESCRIPTION
4.1	9/17/21 Proposed Spa
4.2	11/13/23 Engineering Set
4.3	11/16/23 Structural Details
4.4	11/17/23 Structural & Electric
4.5	12/18/23 Prescriptive Design

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

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

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Title:
Proposed Foundation
Addition

DATE:

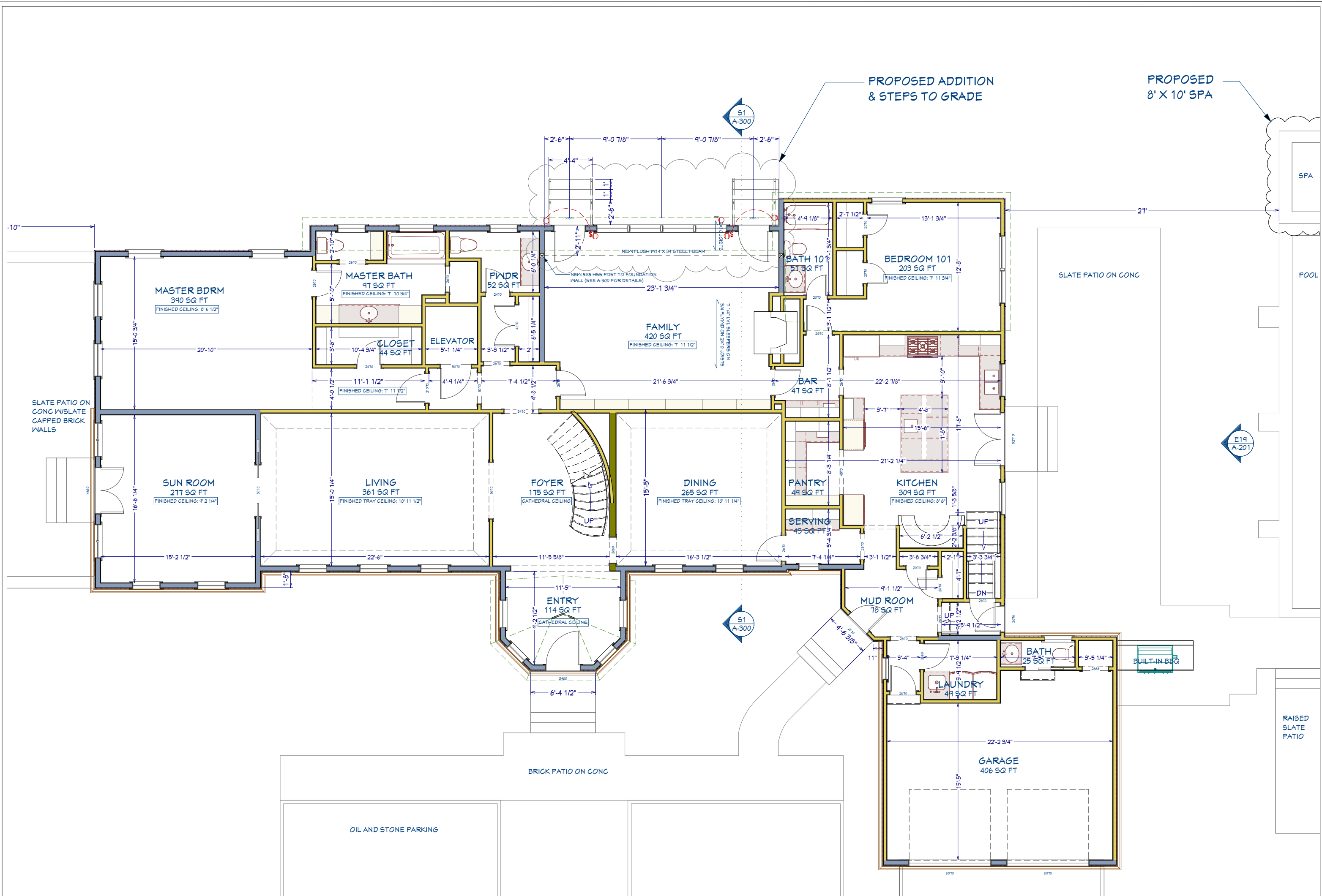
12/18/2023

SCALE:

1/4" = 1'

SHEET:

A-100



Proposed 1st Floor Addition

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
4.1	9/17/21
4.2	11/13/23
4.3	11/16/23
4.4	11/17/23
4.5	12/18/23

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

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

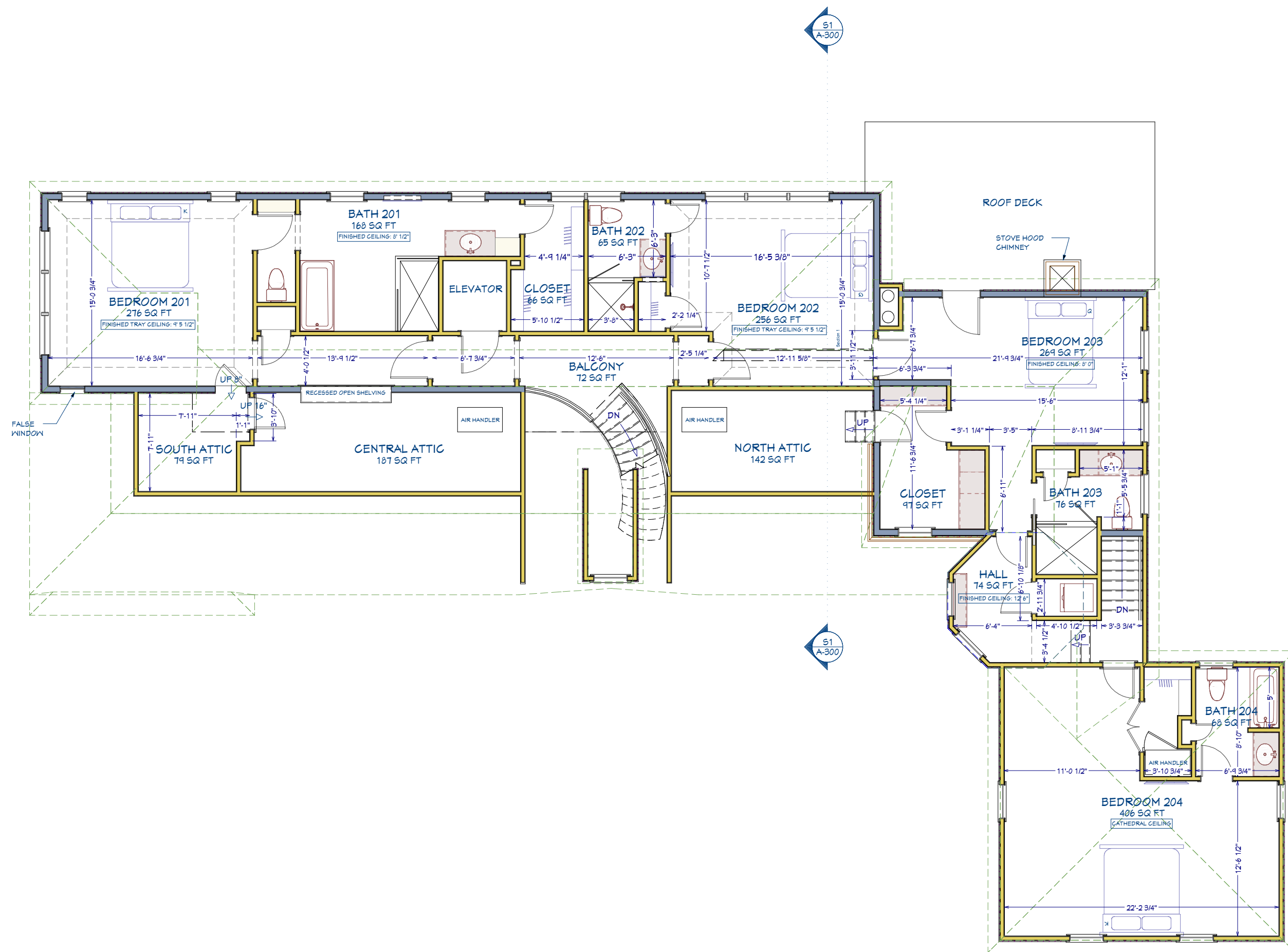
Philips Residence
12 Egypt Close

Title:
Proposed 1st Floor Addition & Electric

DATE:
12/18/2023

SCALE:
1/4" = 1'

SHEET:
A-101



Proposed 2nd Floor (No Changes)

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
4.1	9/17/21	Proposed Spa
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4.4	11/17/23	Structural & Electric
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Design: **Webb Builders, Inc.**
Engineering: **A. S. Engineering Services, P.C.**
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Philips Residence
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Second Floor

Title:

DATE:

12/18/2023

SCALE:

1/4" = 1'

SHEET:

A-102



West Elevation

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
4.1	9/17/21	Proposed Spa
4.2	11/13/23	Engineering Set
4.3	11/16/23	Structural Details
4.4	11/17/23	Structural & Electric
4.5	12/18/23	Prescriptive Design

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

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

Philips Residence
12 Egypt Close

Elevations

Title:

DATE:

12/18/2023

SCALE:

1/4" = 1'

SHEET:

A-200



North Elevation

Recent Revision History		
REV	DATE	DESCRIPTION
4.1	9/17/21	Proposed Spa
4.2	11/13/23	Engineering Set
4.3	11/16/23	Structural Details
4.4	11/17/23	Structural & Electric
4.5	12/18/23	Prescriptive Design

Design:
Webb Builders,
Inc.

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

516-482-9502

Philips Residence
12 Egypt Close

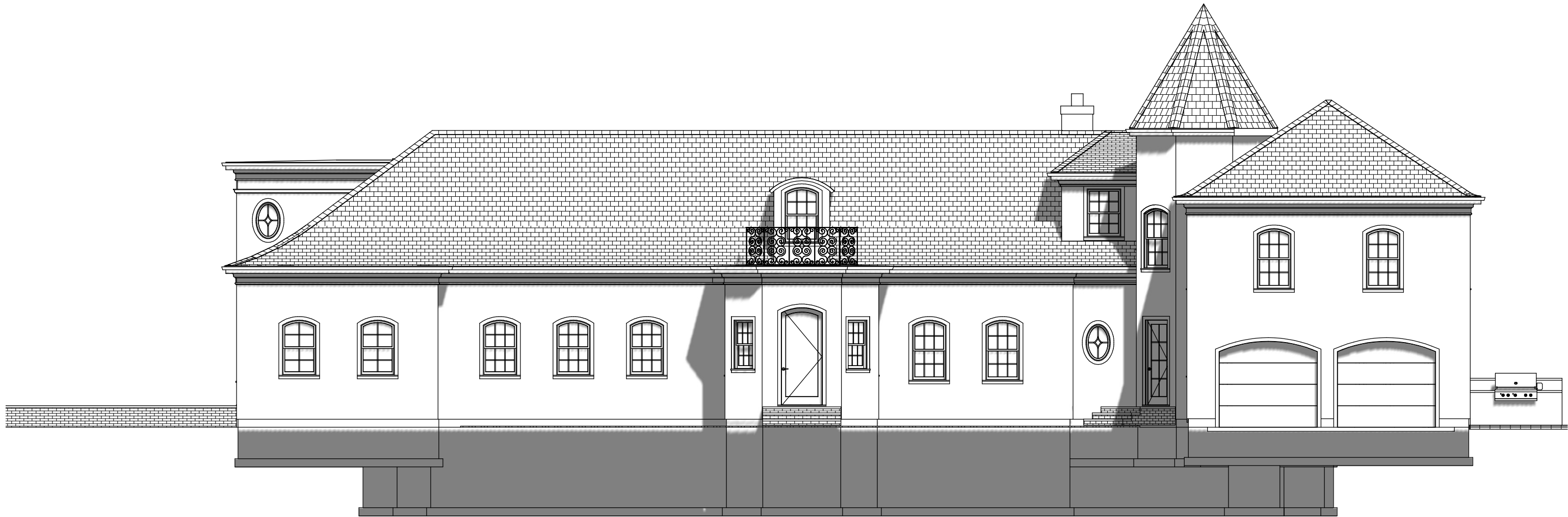
Elevations

Title:

DATE:
12/18/2023

SCALE:
1/4" = 1'

SHEET:
A-201



East Elevation

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REV	DATE	DESCRIPTION
4.1	9/17/21	Proposed Spa
4.2	11/13/23	Engineering Set
4.3	11/16/23	Structural Details
4.4	11/17/23	Structural & Electric
4.5	12/18/23	Prescriptive Design

Design:	Engineering:
Webb Builders,	A. S. Engineering
Inc.	Services, P.C.
516-482-9502	631-560-0294

Philips Residence
12 Egypt Close

Elevations

Title:

DATE:

12/18/2023

SCALE:

1/4" = 1'

SHEET:

A-202



Proposed Changes

South Elevation

Recent Revision History		
REV	DATE	DESCRIPTION
4.1	9/17/21	Proposed Spa
4.2	11/13/23	Engineering Set
4.3	11/16/23	Structural Details
4.4	11/17/23	Structural & Electric
4.5	12/18/23	Prescriptive Design

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

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

Philips Residence
12 Egypt Close

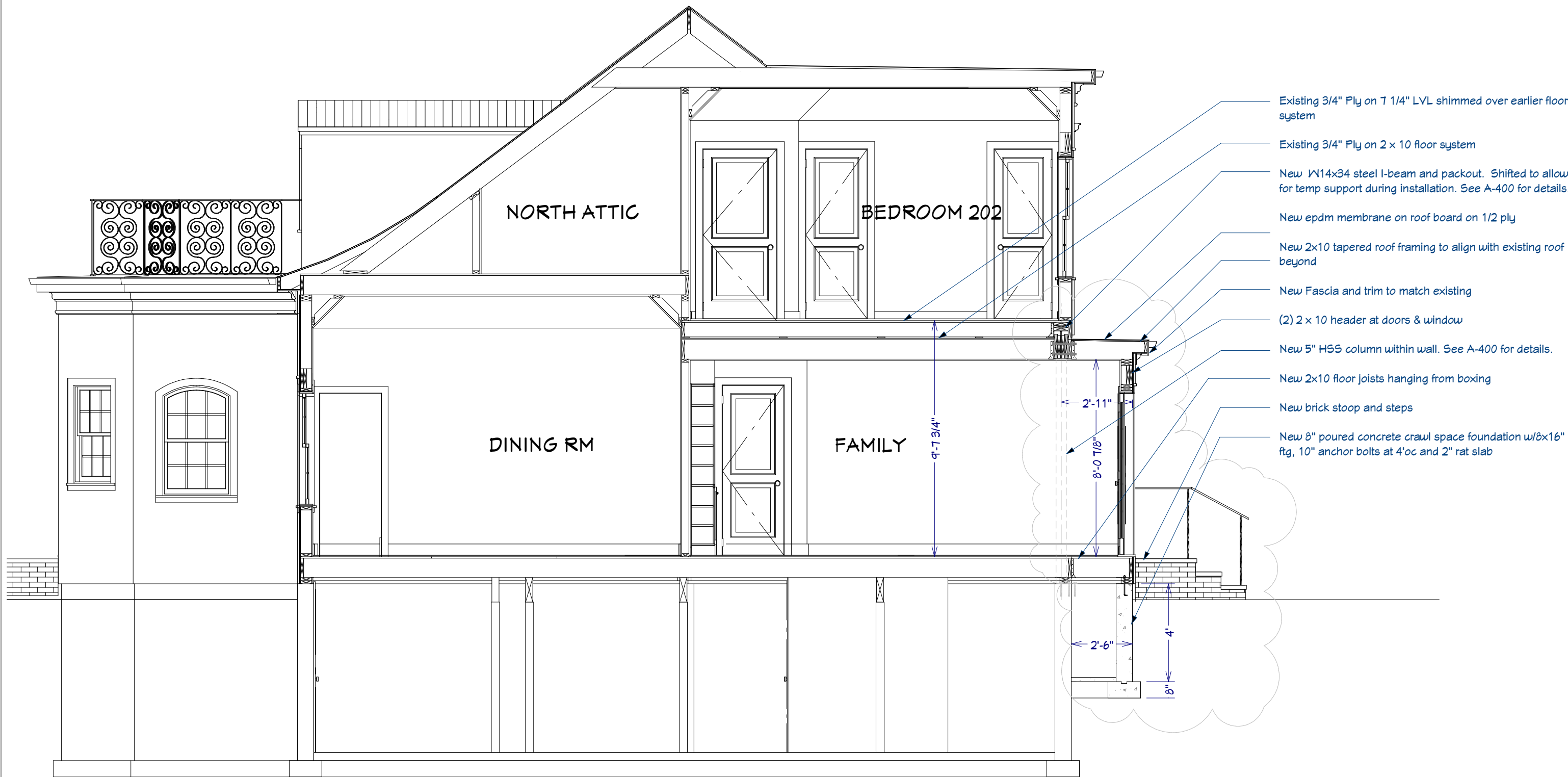
Elevations

Title:

DATE:
12/18/2023

SCALE:
1/4" = 1'

SHEET:
A-203



Section 1

Scale: 1/2" = 1'

- Existing 3/4" Ply on 7 1/4" LVL shimmed over earlier floor system
- Existing 3/4" Ply on 2 x 10 floor system
- New W14x34 steel I-beam and packout. Shifted to allow for temp support during installation. See A-400 for details.
- New epdm membrane on roof board on 1/2 ply
- New 2x10 tapered roof framing to align with existing roof beyond
- New Fascia and trim to match existing
- (2) 2 x 10 header at doors & window
- New 5" HSS column within wall. See A-400 for details.
- New 2x10 floor joists hanging from boxing
- New brick stoop and steps
- New 8" poured concrete crawl space foundation w/8x16" ftg, 10" anchor bolts at 4'oc and 2" rat slab

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4.4	11/17/23	Structural & Electric
4.5	12/18/23	Prescriptive Design

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

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

Philips Residence
12 Egypt Close

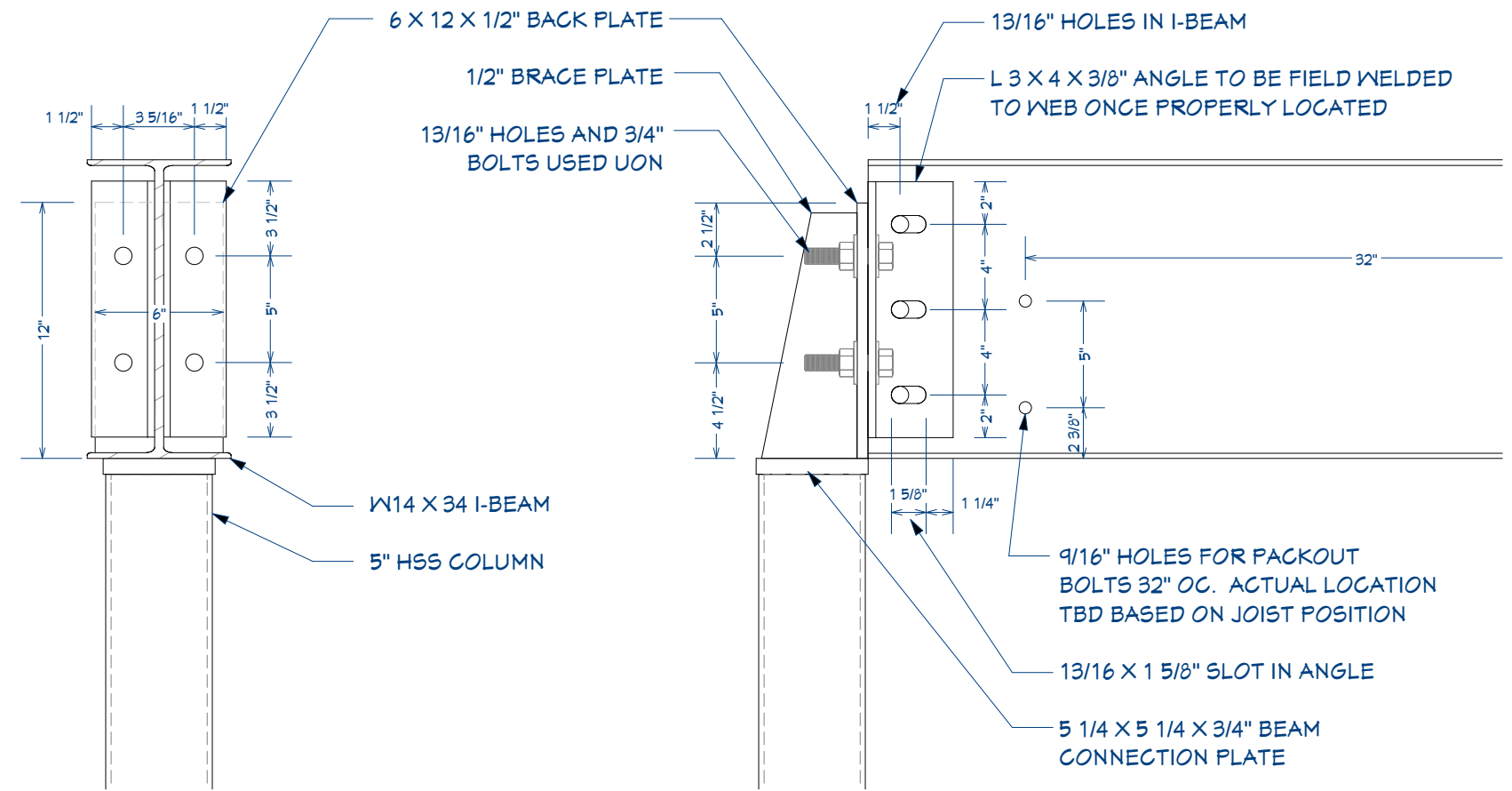
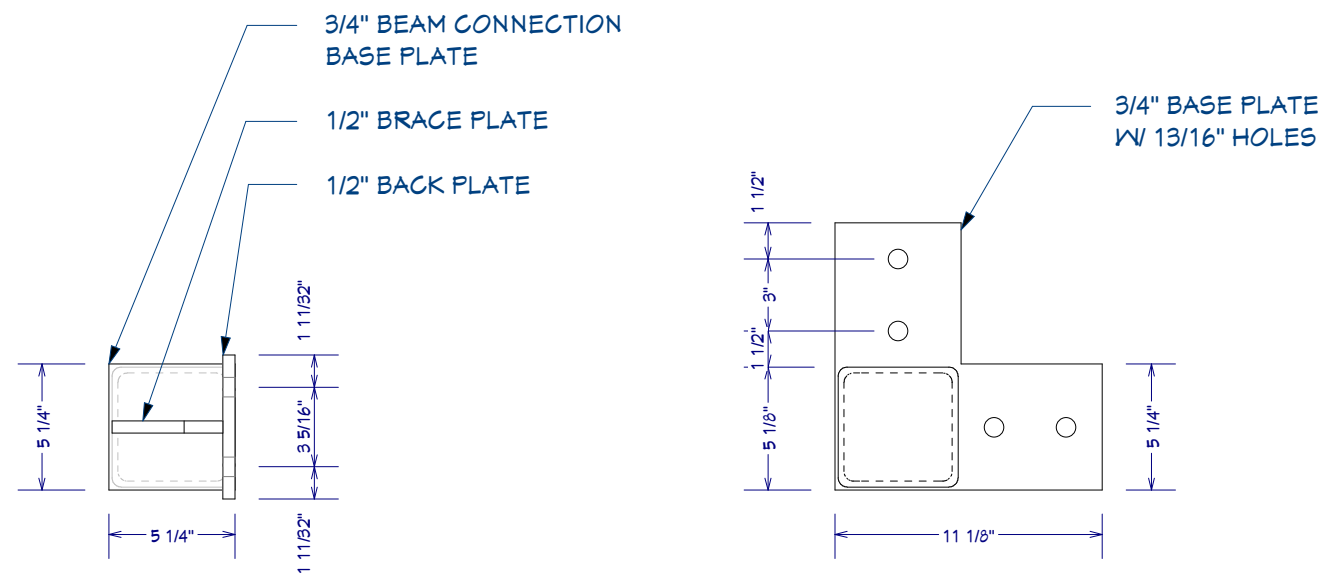
Sections

Title:

DATE:
12/18/2023

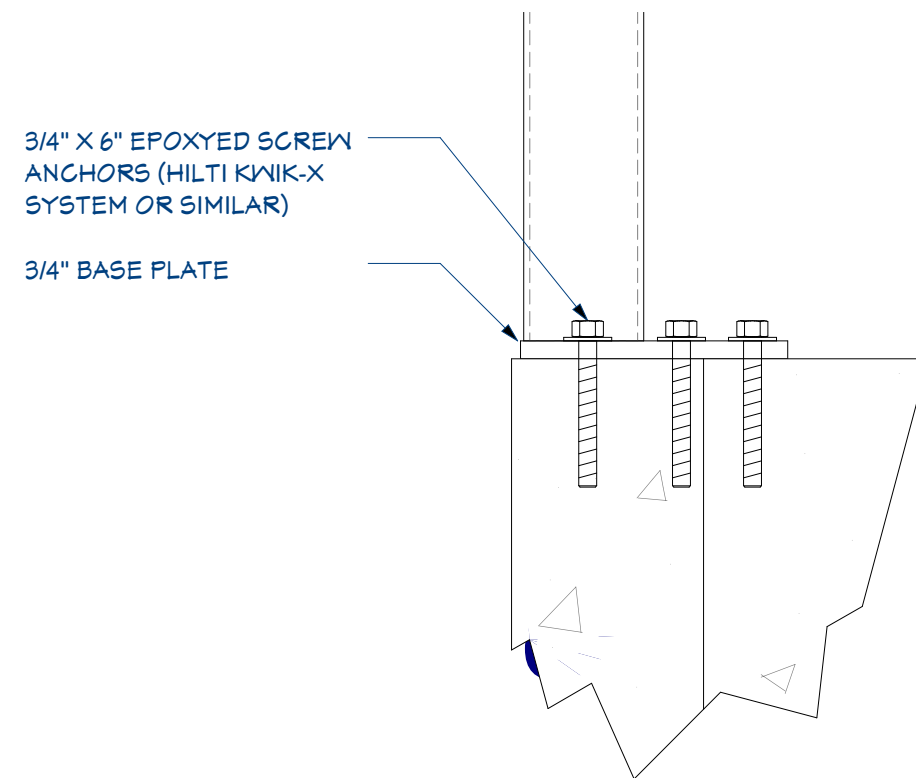
SCALE:

SHEET:
A-300



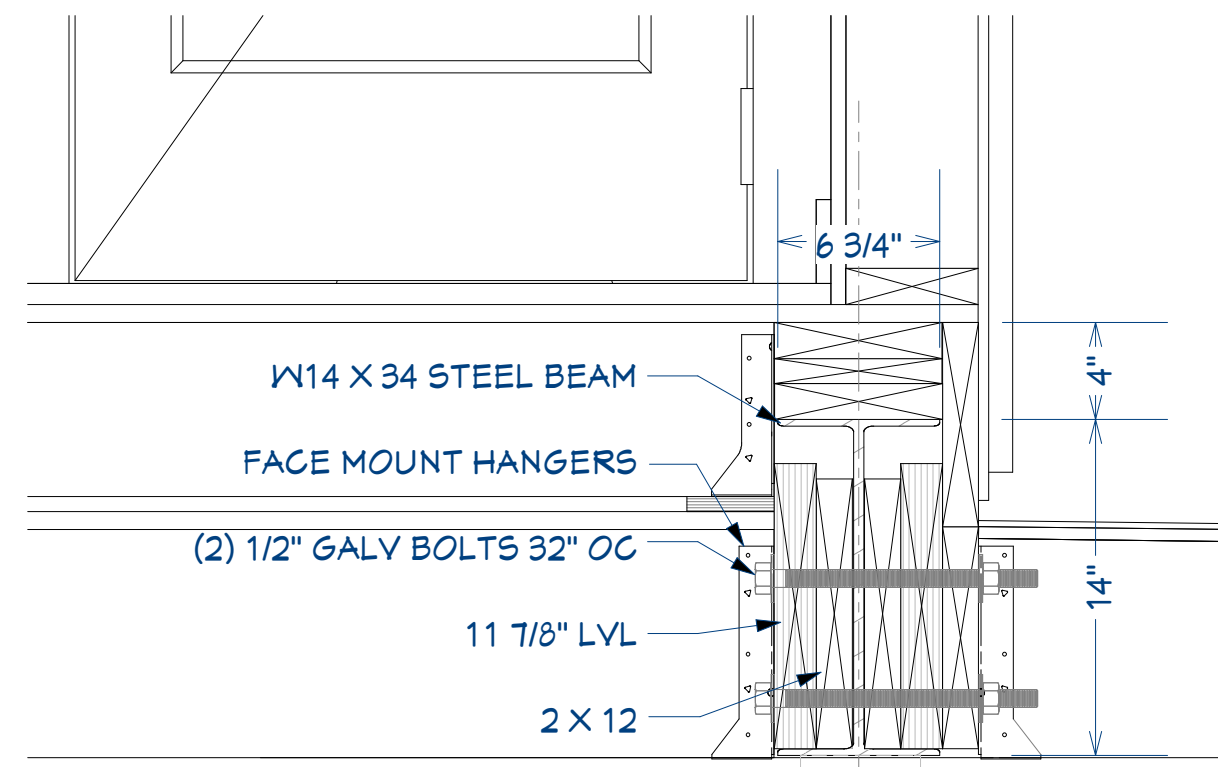
Beam & Column Detail

Scale: 3" = 1'



Section 1 Anchor Detail

Scale: 3" = 1'



Section 1 Packout Detail

Scale: 3" = 1'

Recent Revision History	
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Design:	Engineering:	
	A. S. Engineering Services, P.C.	
Webb Builders, Inc.		631-560-0254
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Beam & Column Detail

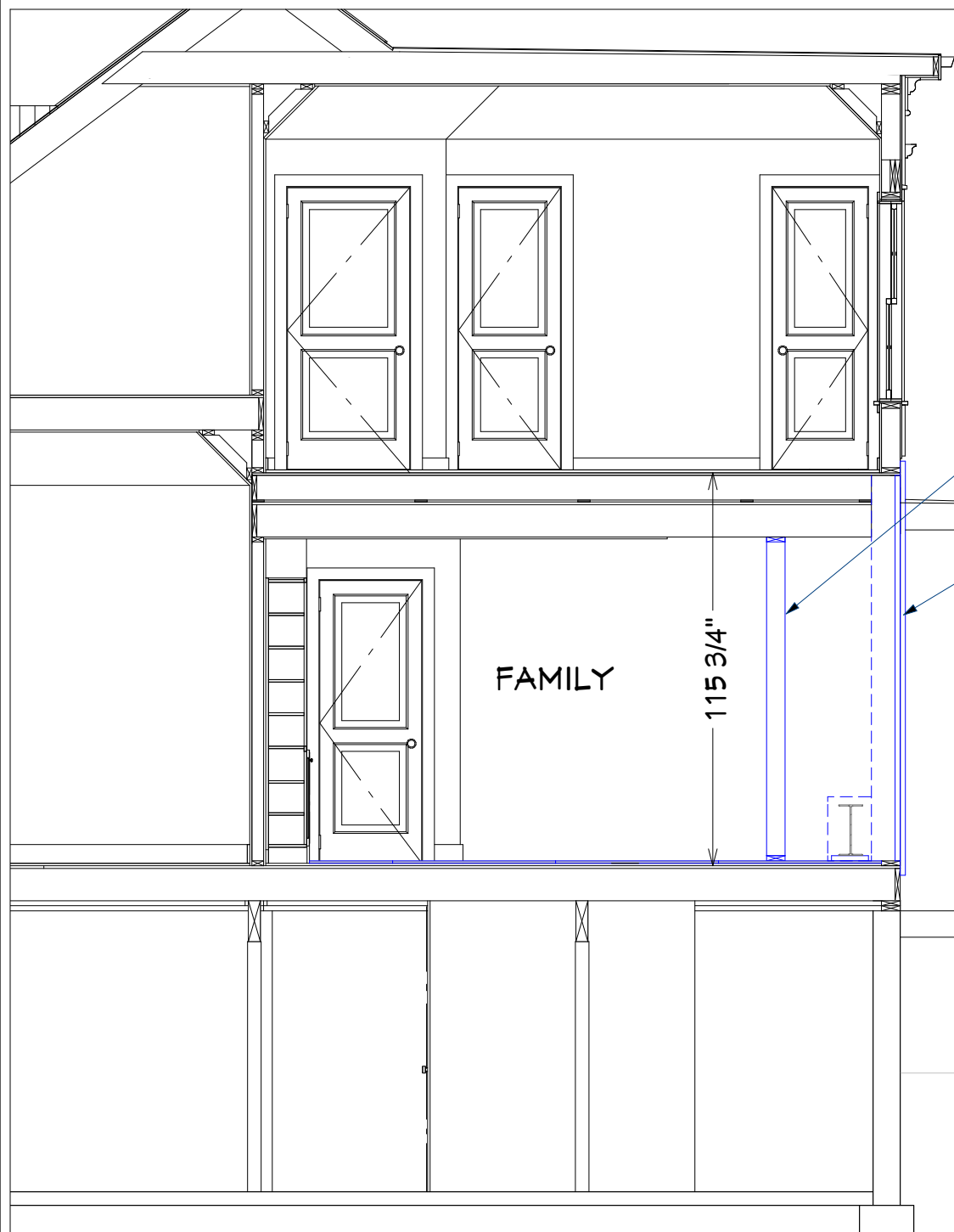
DATE:

12/18/2023

SCALE:

SHEET:

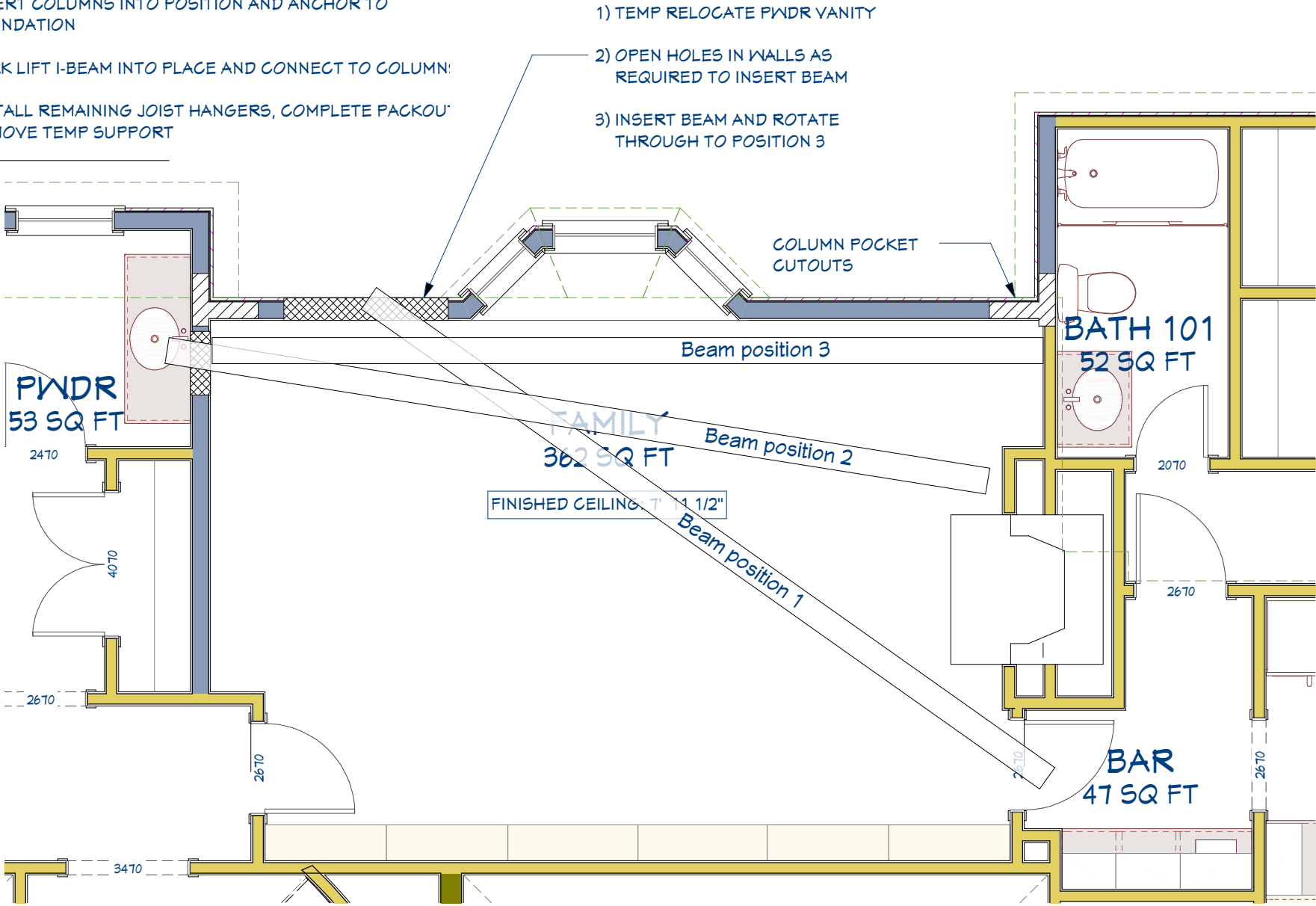
A-400



Section 1 Before Foundation Construction

RECOMMENDED BEAM INSERTION PROCEDURE PRIOR TO FOUNDATION CONSTRUCTION

- 1) ADD 3/4" PLYWOOD FLOOR STRENGTHENING AND PROTECTION LAYER ON RAMBOARD MEMBRANE
- 2) OPEN HOLE IN WALL THROUGH TO POWDER RM TO ALLOW FOR I-BEAM INITIAL PLACEMENT
- 3) OPEN HOLE IN EXTERIOR WALL TO BRING I-BEAM IN
- 4) POSITION I-BEAM ON BLOCKS NEAR EXT WALL
- 5) PACK OUT I-BEAM LESS THE 3RD OUTER LAYER
- 6) REMOVE CEILING AS REQUIRED AND BUILD TEMP 2X6 WALL
- 7) REMOVE BAY WINDOW, REMAINING SIDING, EXTERIOR WAL AND 2ND FL SYSTEM BOXING
- 8) INSERT DOUBLED 2X6 TEMP STUDS 24"OC ON THE FLAT AS EXT WALL IS BEING REMOVED
- 9) CUT BACK EXISTING JOISTS AS PER PACKED OUT I-BEAM
- 10) ATTACH JOIST HANGERS TO CUT BACK SLEEPER JOISTS
- 11) CUT OUT COLUMN POCKETS THROUGH TO TOP
- 12) INSERT COLUMNS INTO POSITION AND ANCHOR TO FOUNDATION
- 13) FORK LIFT I-BEAM INTO PLACE AND CONNECT TO COLUMN
- 14) INSTALL REMAINING JOIST HANGERS, COMPLETE PACKOUT REMOVE TEMP SUPPORT



1st Floor Before Foundation Construction

All dimensions to be verified in field

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

Recent Revision History

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Design:

Engineering:

Webb Builders, Inc.

A. S. Engineering Services, P.C.

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Philips Residence

12 Egypt Close

Title:

DATE:

12/18/2023

SCALE:

1/2" = 1'

SHEET:

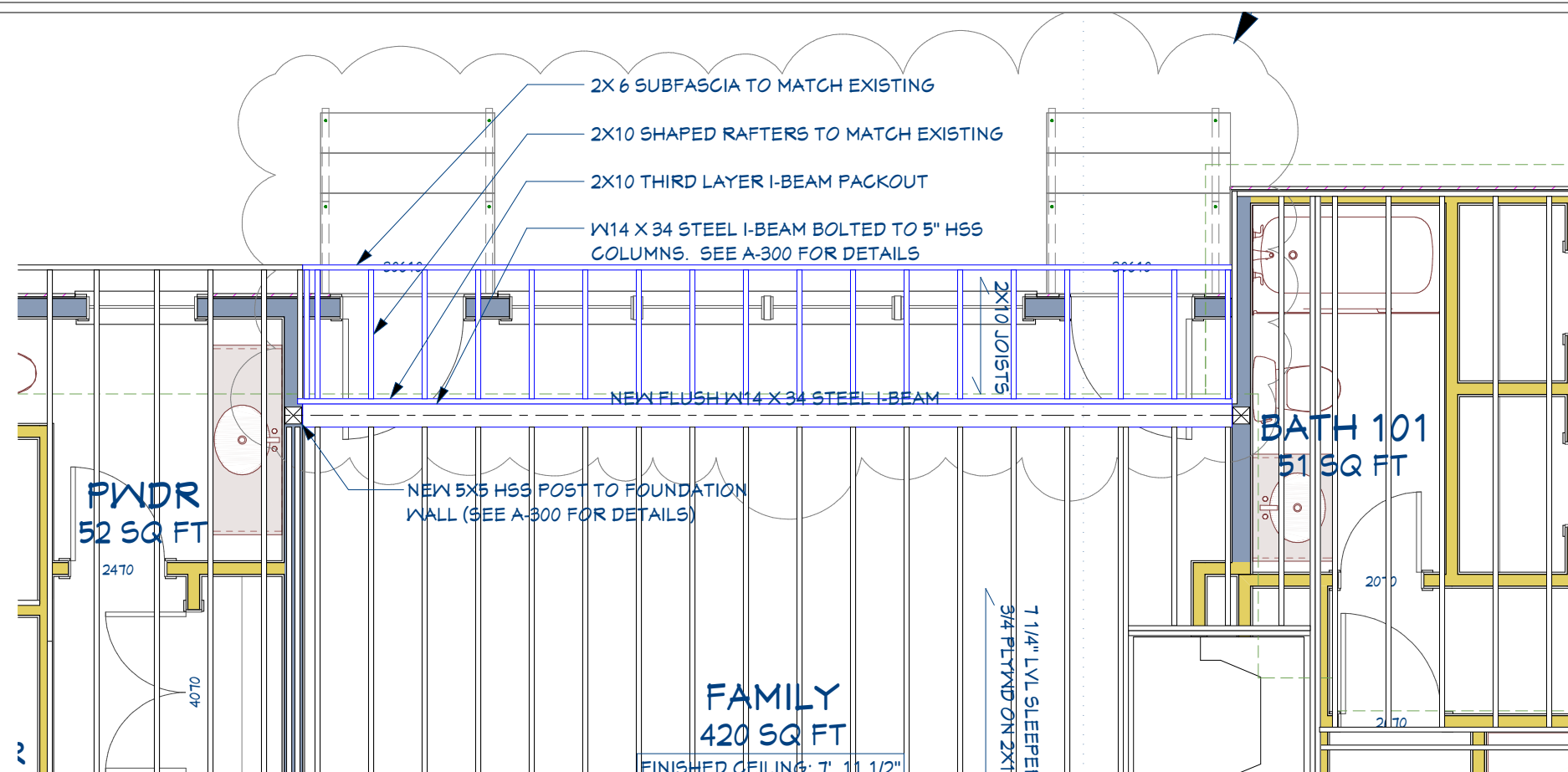
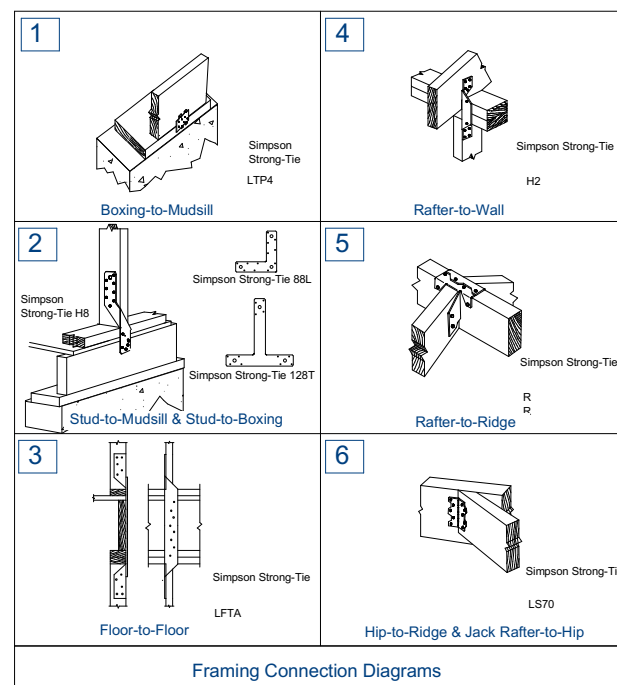
A-401

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

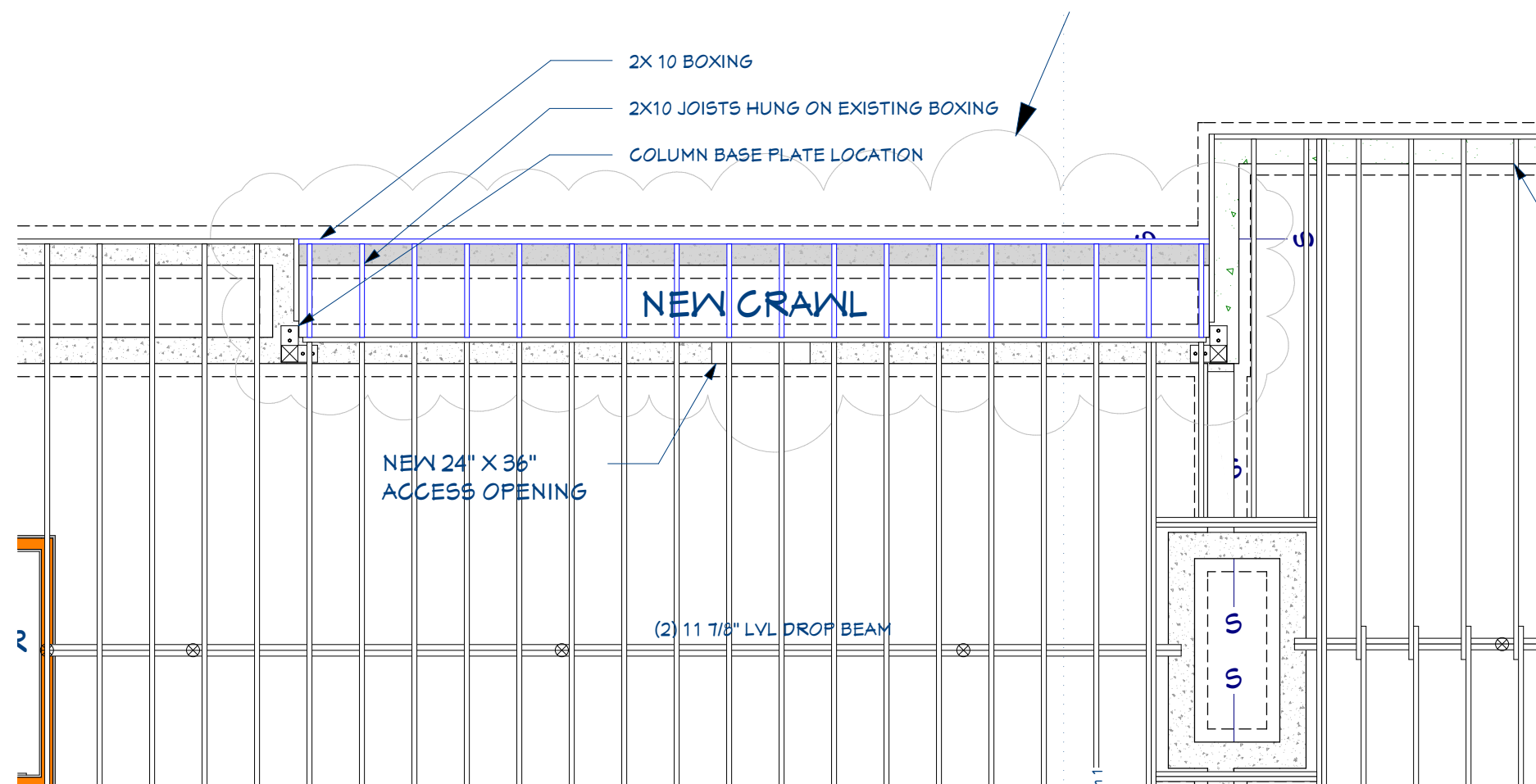
ALL FRAMING MEMBERS TO BE 1.6E SOLID SAWN DOUGLAS FIR #2 UNLESS OTHERWISE SPECIFIED.

- 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.

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.



1st Floor Ceiling Framing



Basement Ceiling Framing

Recent Revision History	
REV	DATE DESCRIPTION
4.1	9/17/21 Proposed Spa
4.2	11/13/23 Engineering Set
4.3	11/16/23 Structural Details
4.4	11/17/23 Structural & Electric
4.5	12/18/23 Prescriptive Design

Design: Webb Builders, Inc.
Engineering: A. S. Engineering Services, P.C.
516-982-8502 631-560-0259
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Philips Residence
12 Egypt Close

Framing Plan

Title:

DATE:

12/18/202

SCALE:

$$1/2'' = 1'$$

SHEET:

F-100



Existing View
from SW



Proposed View
from SW

Recent Revision History

REV	DATE	DESCRIPTION
4.1	9/17/21	Proposed Spa
4.2	11/13/23	Engineering Set
4.3	11/16/23	Structural Details
4.4	11/17/23	Structural & Electric
4.5	12/18/23	Prescriptive Design

Design:

Webb Builders, Inc.

516-482-9502

Engineering:

A. S. Engineering Services, P.C.

631-560-0254

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12 Egypt Close

Title:
3D Renderings

DATE:
12/18/2023

SCALE:

SHEET:
X-001