Project Overview

Improve structural integrity

Improve energy efficiency

GROUND SNOW LOAD (PSF) 20 138 NO YES WIND SPEED (MPH) WIND TEMPERATURE EFFECTS
SPECIAL WIND REGION SEISMIC DESIGN CATEGORY WEATHERING DAMAGE POTENTIAL TERMITE DAMAGE POTENTIAL MOD. TO HEAVY FROST LINE DEPTH DAMAGE POTENTIAL (IN.) WINTER DESIGN TEMPERATURE (DEG.) ICE BARRIER UNDERLAYMENT REQUIREMENT FLOOD HAZARD AIR FREEZING INDEX MEAN ANNUAL TEMPERATURE (DEG.)

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Gross Floor Area	Existing House 1st FI	
	Existing House 2nd FI	n/a
	Existing House 1st FI ceiling > 15'	0
	Existing House 2nd FI ceiling > 15'	n/a
	Existing House Attic ceiling > 7'	0
Roofed Accessory	Existing Roofed Deck	0
Total GFA + RA		962

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:

1. BUILDING CATEGORY: II 2. IMPORTANCE FACTOR:

MIND (LM) = 1.0; 5NOW(L5) = 1.0SEISMIC (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

MIND 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

FT. - FEET

GA. - GAUGE

GALV. - GALVANIZED

GMB - 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

PLYMD. - PLYMOOD

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

M/-MITH

M.C. - WATER CLOSET

M/O - MITHOUT

MD. - MOOD M.H. - WATER HEATER

M.M.F. - WELDED WIRE FABRIC

GENERAL NOTES:

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

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

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

5 OPENINGS SHALL NOT BE MADE IN ANY STRUCTURAL MEMBER UNLESS SPECIFICALLY

7 ALL WORK SHALL CONFORM TO CODES, ORDINANCES, REGULATIONS AND REQUIREMENTS OF LOCAL, COUNTY, STATE, NATIONAL BUILDING SAFETY CODES AND OTHER AGENCIES

CONTRACTOR OR ANY SUBCONTRACTOR OR AGENTS OR ANY OTHER PERSONS

11 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES WITH EACH OTHER TO AVOID CONFLICTS RESULTING FROM THE LOCATION OF SUPPLY LINES

EXISTING CONDITIONS, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR

14 ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL PLANS AND

DURING CONSTRUCTION, INSTALLATION AND UNTIL FINAL PAYMENT.

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

ORDERING OR STARTING WORK.

2 ERRORS OR OMISSIONS. IN ANY SCHEDULE OR DRAWING MUST BE BROUGHT TO THE

3 ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY

ATTENTION OF THE DESIGN TEAM IMMEDIATELY.

FROM EXECUTING ALL WORK IN CONFORMANCE AS NOTED ABOVE.

PERFORMING THE WORK.

COLORS FOR FINAL APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

AND EQUIPMENT TO SATISFY THE OVERALL DESIGN OF THE PROJECT. 12 ALL CONTRACTORS SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO

IMPROVEMENTS.

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

FRAMING AGAINST WIND, CONSTRUCTION LOADS & OTHER TEMPORARY FORCES UNTIL NO LONGER REQUIRED FOR THE SUPPORT OF THE FRAMING.

ATTENTION OF THE DESIGN TEAM IMMEDIATELY.

BECOME A PART OF THE CONTRACT DOCUMENTS THEREIN.

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 MEATHER TIGHT CONDITION.

AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
8 NO NOTE OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING ANY CONTRACTOR

9 THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ACTS OF OMISSION OF THE GENERAL

10 THE GENERAL CONTRACTOR IS TO SUPPLY SAMPLES OF ALL MATERIAL FINISHES AND

13 ALL CONTRACTORS SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES.

ACCORDING TO THE ABOVE SAID BUILDING AND SAFETY CODES. 15 ALL CONTRACTORS ARE RESPONSIBLE FOR PROTECTING THE STRUCTURE AND FINISHES

16 THE INSTALLER SHALL PROVIDE ADEQUATE TEMPORARY BRACING, SHORING & GUYING OF

Introduction

Recent Revision History
EDESCRIPTION
STOOP Flans
Details, Elevations, Elec, N
3/23 Framing Plans & Details

2/7/23 2/9/23 10/23/2

Engineering

A. S. Engineering

Services, P.C.
631-560-0259

Edwards Residence 58 Mashington Heights Ave Hampton Bays, New York

Mebb

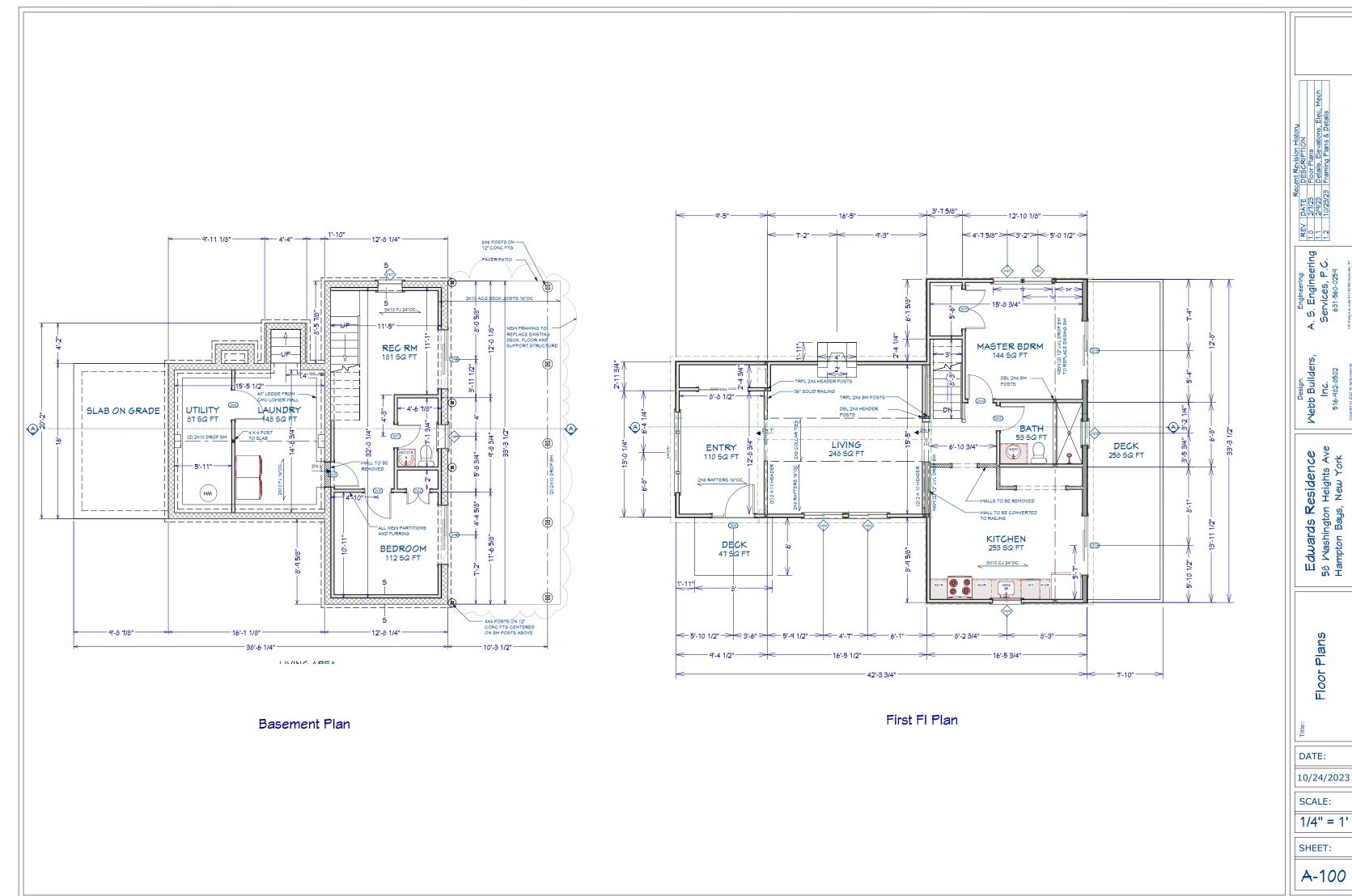
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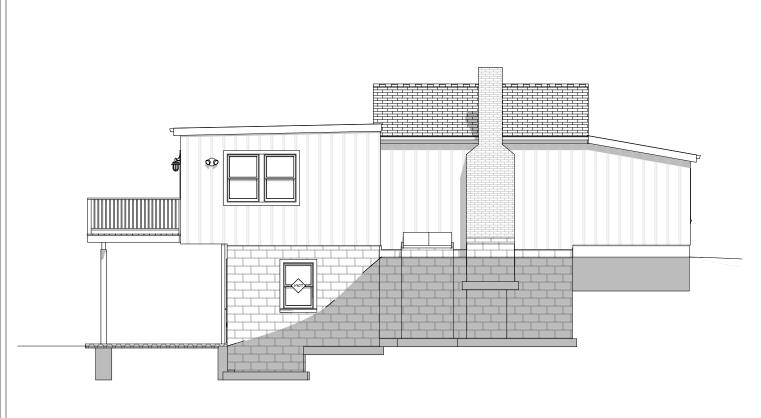
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10/24/2023

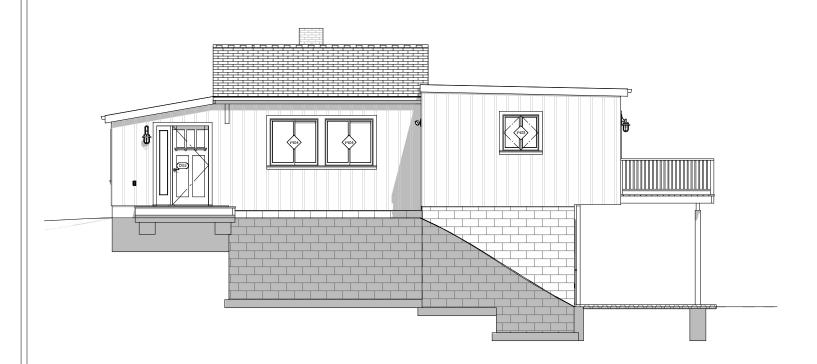
SHEET:

I-001









South Elevation



West Elevation



East Elevation



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

Edwards Residence 58 Washington Heights Ave Hampton Bays, New York

Elevations

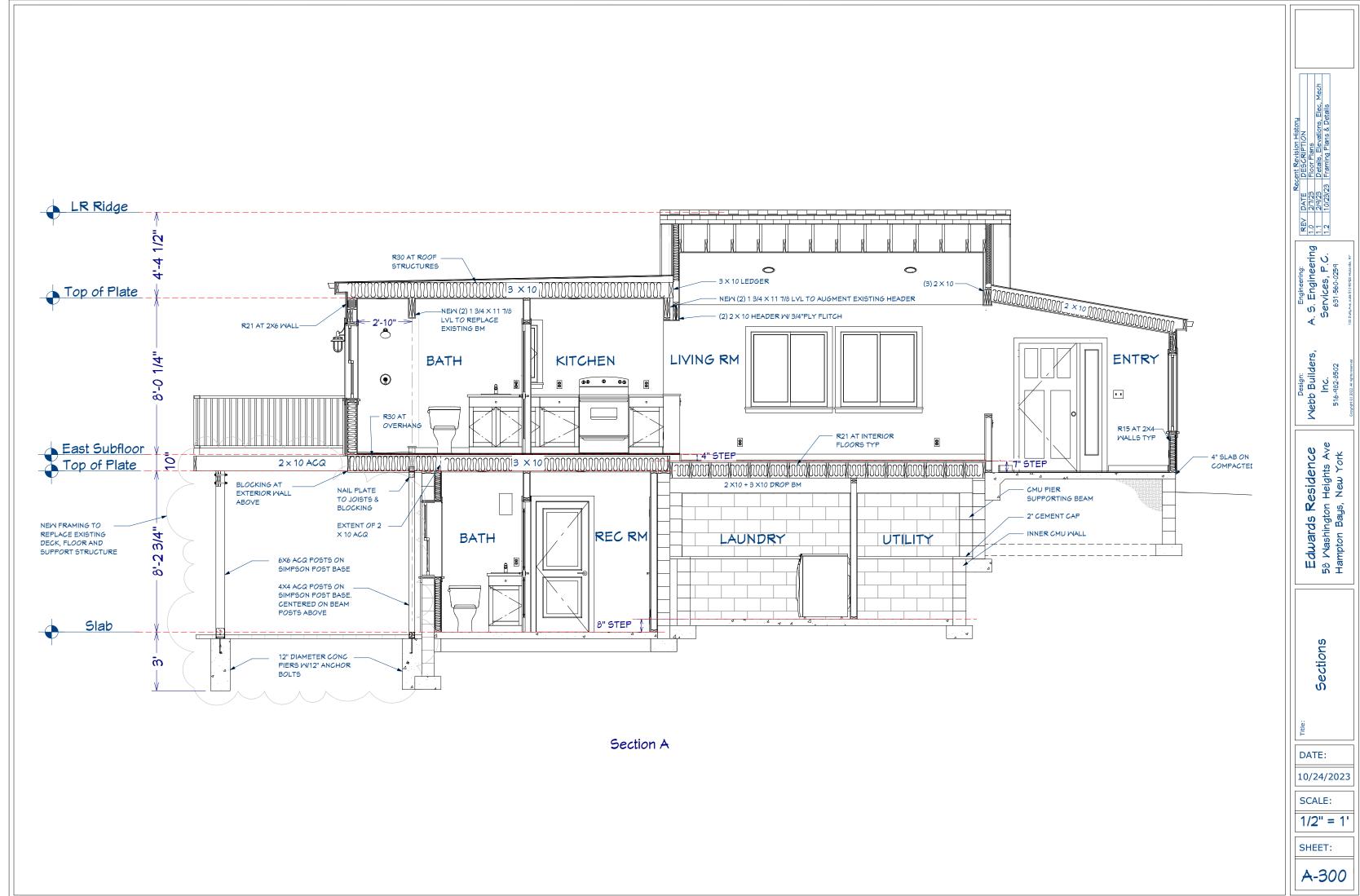
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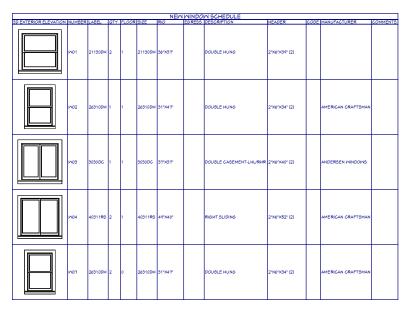
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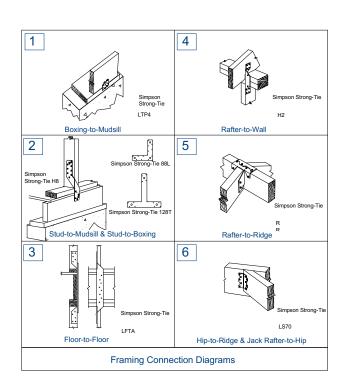
SCALE: 1/4" = 1'

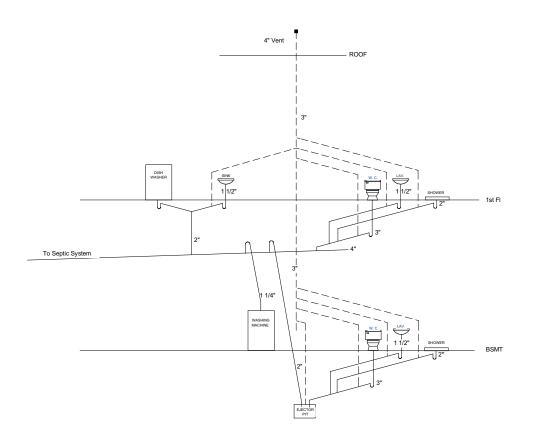
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A-200









Riser Diagram

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 >= 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 ANDIOR 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 ANDIOR 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 $\it RAFTER-TO-WALL$ 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 &D GALY RING-SHANK NAILS. ALL FLOOR SHEATHING TO BE GLUED (CONST ADHESIVE) AND NAILED 6"O.C. USING &D GALY NAILS.

Recent Revision History
REV DATE DESCRIPTION
1.0 2/1/23 Floor Plans
1.1 2/4/23 Details, Elevations, Elec, Mech
1.2 10/23/23 Framing Plans & Details

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

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

Edwards Residence 58 Washington Heights Ave Hampton Bays, New York

Details & Schedules

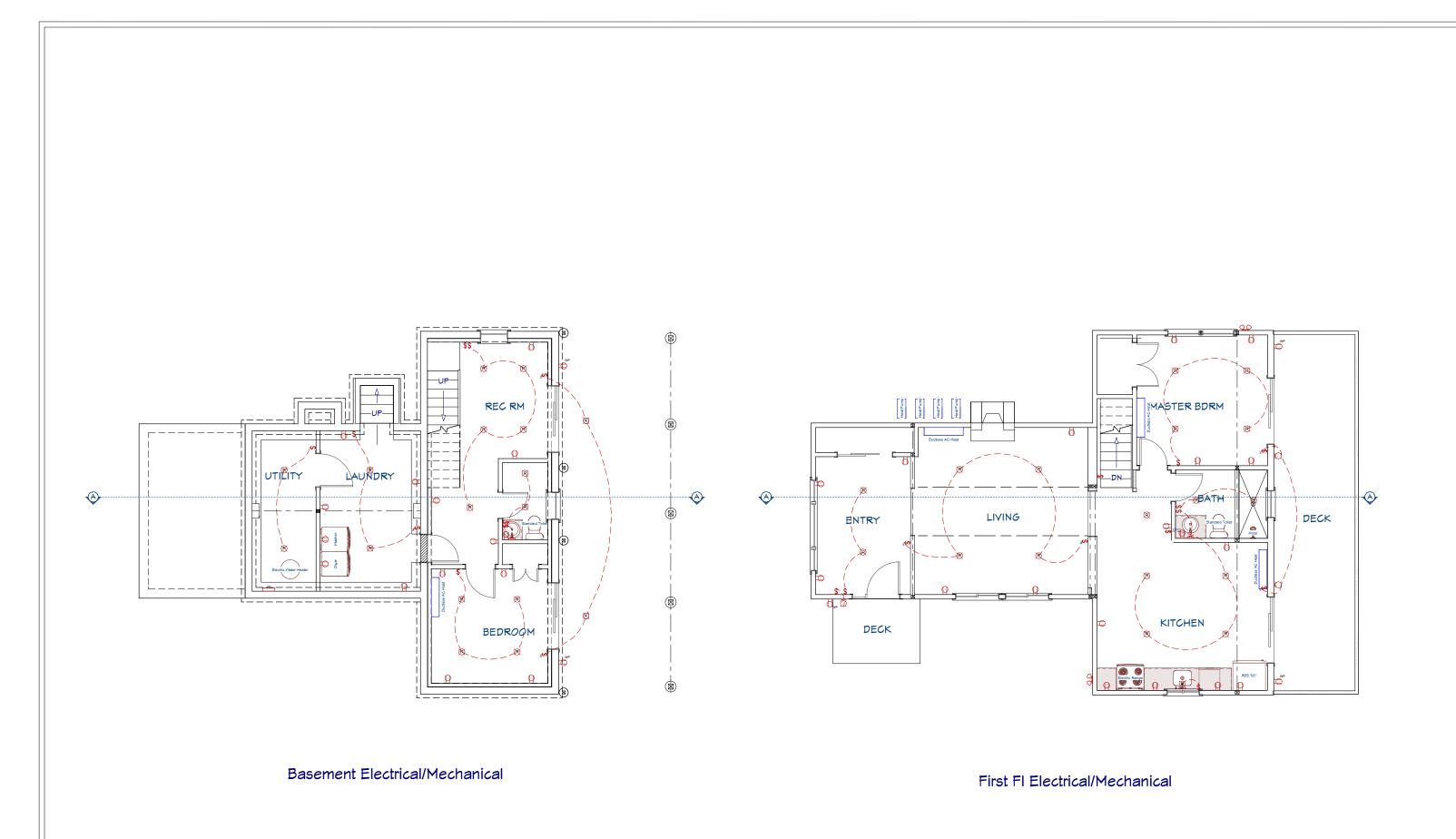
DATE:

10/24/2023

SCALE:

SHEET:

A-400



SHEET:

E-100

