

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

DESIGN LOADS

STRUCTURAL MEMBERS HAVE BEEN DESIGNED FOR FULL DEAD LOADS AND THE FOLLOWING LIVE LOADS IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE w/ NEW YORK DEPARTMENT OF STATE 2017 SUPPLEMENT:

- BUILDING CATEGORY: II
- IMPORTANCE FACTOR:  
WIND (IW) = 1.0;  
SNOW (LS) = 1.0  
SEISMIC (LE) = 1.0
- GROUND SNOW LOAD: 20 PSF
- ROOF LIVE LOAD: 20 PSF
- LIVING AREA LIVE LOAD: 40 PSF
- SLEEPING AREA LIVE LOAD: 30 PSF
- WIND LOAD:  
Vult = 138 MPH  
WIND EXPOSURE: B  
VELOCITY PRESSURE EXPOSURE COEFFICIENT, Kz 0.85  
DIRECTIONALITY FACTOR, KD: 0.85  
GUST EFFECT FACTOR, G: 0.85  
INTERNAL PRESSURE COEFFICIENT, GCPI: ±0.18

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

PROPOSED RENOVATIONS:

- REPLACE 1ST FL SYSTEM WITH SLAB ON GRADE AND NEW FOUNDATION WALLS AS REQUIRED
- INSTALL MULTI ZONE HEAT PUMP SYSTEM THROUGHOUT
- IMPROVED INTERIOR LAYOUT WITH VARIOUS CHANGES INCLUDING NEW KITCHEN
- REWIRING THE MAJORITY OF THE HOME
- NEW AND RESTORED SURFACES

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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.



Recent Revision History

REV	DATE	DESCRIPTION
1.0	8/18/25	Initial
1.1	8/19/25	Mechanical Plan Overview
1.2	8/25/25	Mechanical Plan Details
1.3	8/25/25	Temporary Structural Support
1.4	9/17/25	Electrical Plans
1.5	9/17/25	ME Improvements

Engineering:

(TBD)

Design:

Webb Builders,  
Inc.

516-462-9502

Saakvine Residence  
Renovations

Overview

Title:

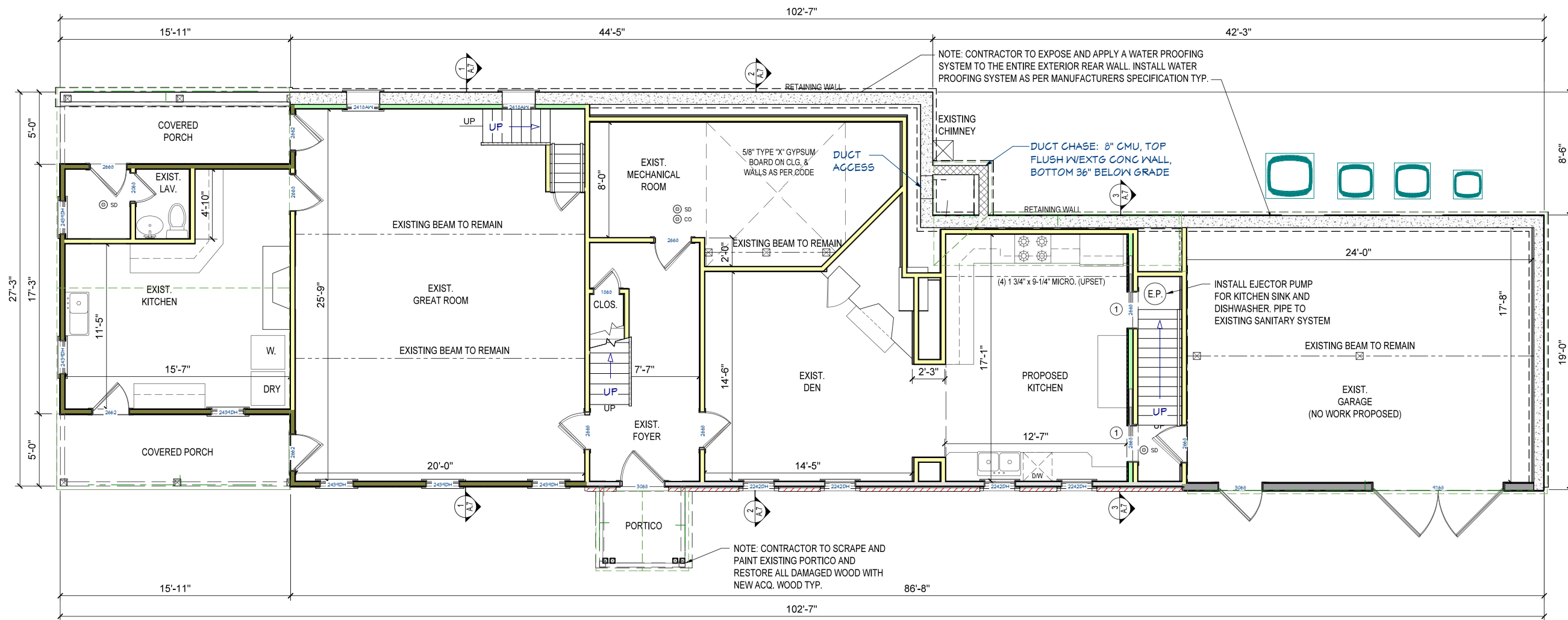
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9/11/2025

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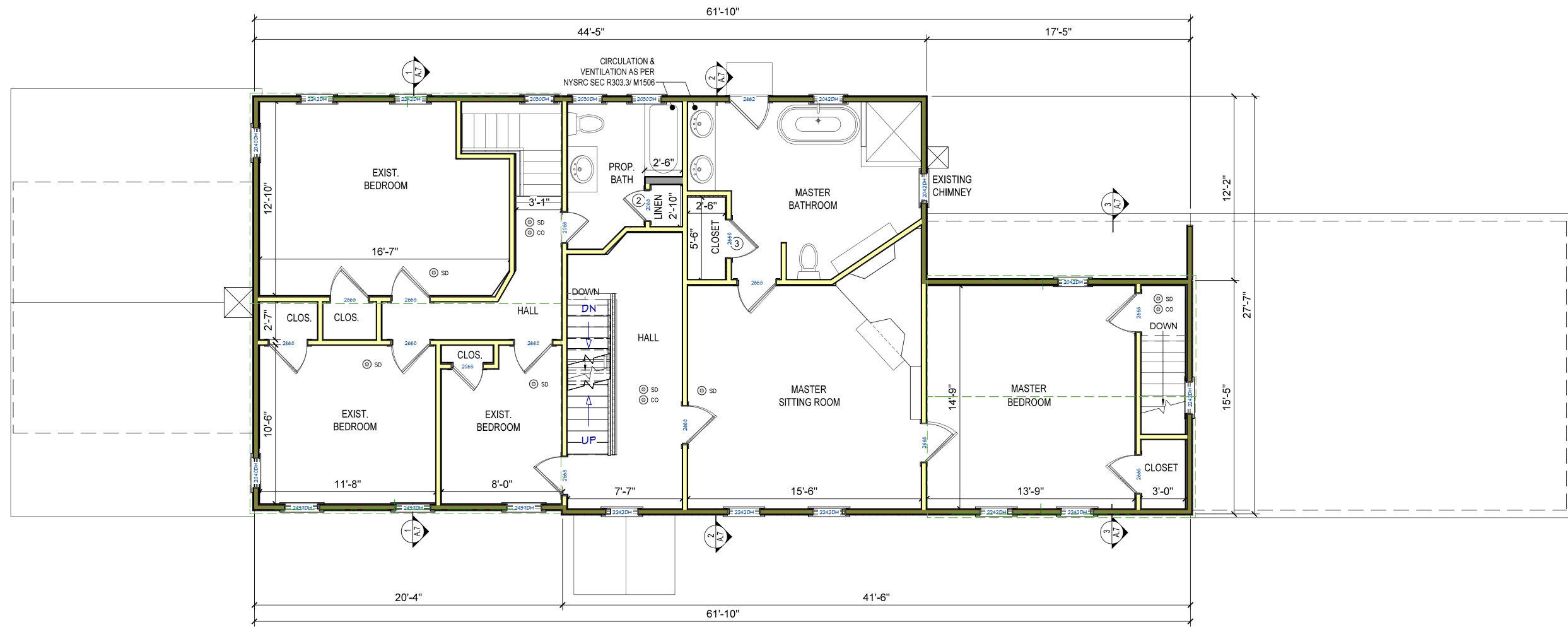
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G-001



1st Floor

Title:	Proposed 1st Fl Plan	
	Saakvine Residence Renovations	
	Design: Webb Builders, Inc. 516-482-9502	
	Engineering: (TBD)	
	Recent Revision History	
REV	DATE	DESCRIPTION
1.0	8/19/25	Initial
1.1	8/19/25	Mechanical Plan Overview
1.2	8/25/25	Mechanical Plan Details
1.3	8/25/25	Temporary Structural Support
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2nd Floor

Recent Revision History		
REV	DATE	DESCRIPTION
1.0	8/19/25	Initial
1.1	8/19/25	Mechanical Plan Overview
1.2	8/25/25	Mechanical Plan Details
1.3	8/25/25	Temporary Structural Support
1.4	9/17/25	Electrical Plans
1.5	9/17/25	ME Improvements

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

Engineering:  
(TBD)

**Saakvine Residence**  
Renovations

Title:  
**Proposed 2nd Fl Plan**

DATE:

9/11/2025

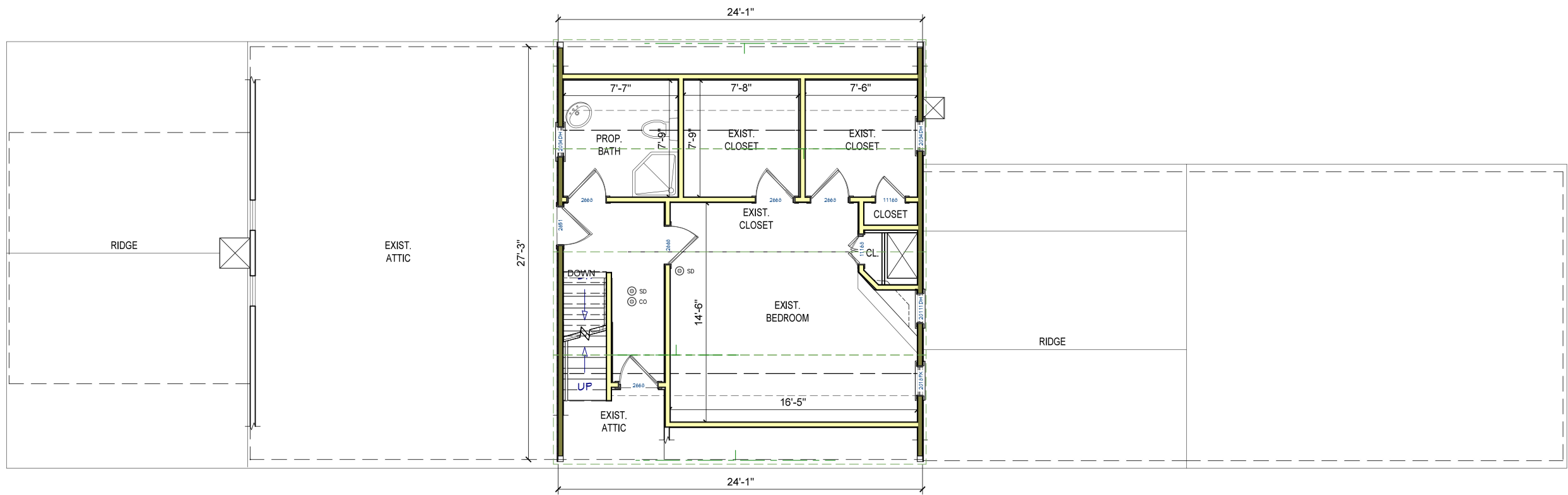
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SHEET:

**A-102**





3rd Floor

Recent Revision History	
REV	DATE
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1.1	8/19/25
1.2	8/25/25
1.3	8/25/25
1.4	9/17/25
1.5	9/11/25

DESIGN DESCRIPTION	
Initial	Mechanical Plan Overview
Mechanical Plan Details	Temporary Structural Support
Electrical Plans	ME Improvements

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

Title:	Proposed 2nd Fl Plan
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DATE:
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9/11/2025
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SCALE:
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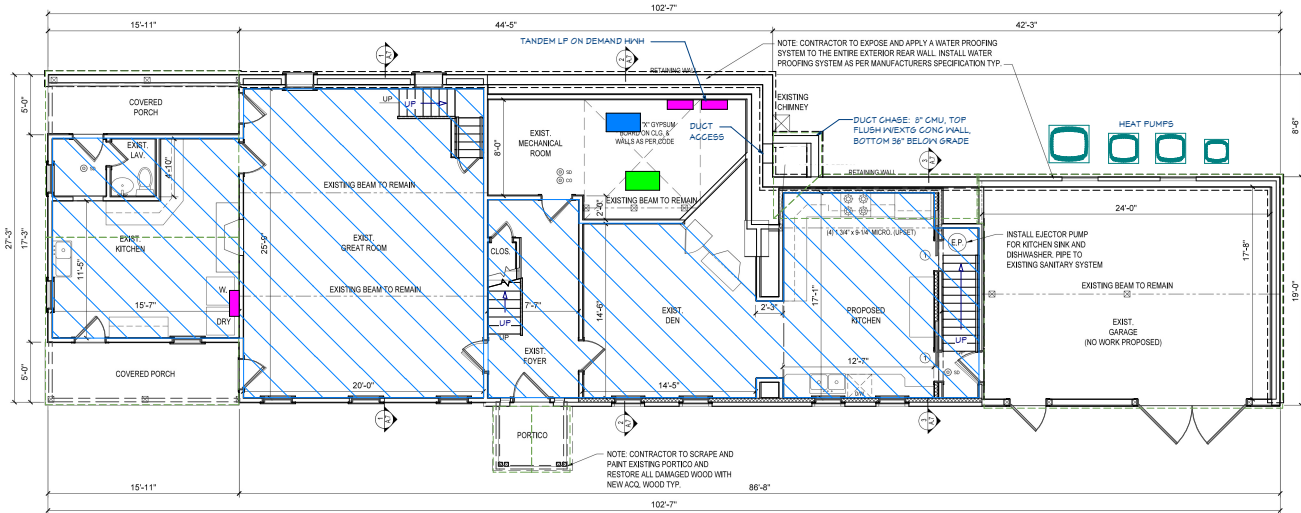
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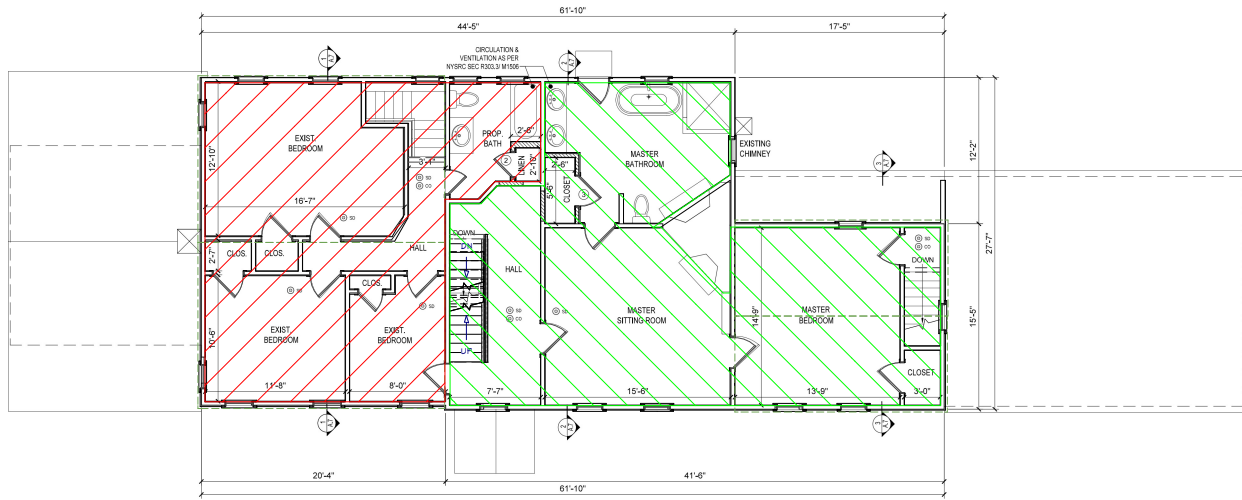
A-103
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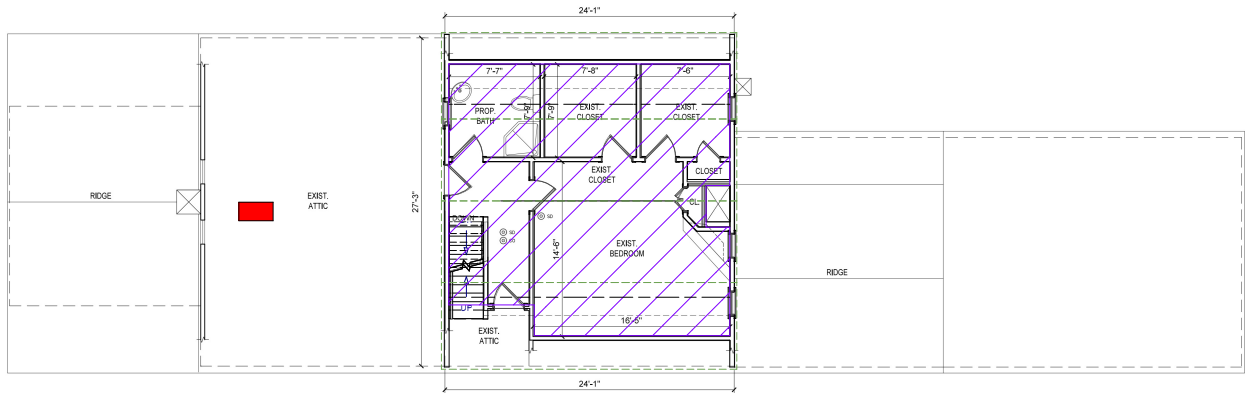
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ZONE 1	1	1382	T' 4"	1ST FL MECH RM	FLOOR (UNDERGROUND)	WALL & FLOOR (UG)
ZONE 2	2	602	T' 4"	ATTIC ABOVE 2ND FL GUEST BDRM	CEILING	CEILING
ZONE 3	2	785	T' 4"	1ST FL MECH RM	FLOOR & WALL (CHASE)	HIGH WALL (CHASE)
ZONE 4	3	504	T' 4"	3RD FL ATTIC	CEILING	CEILING



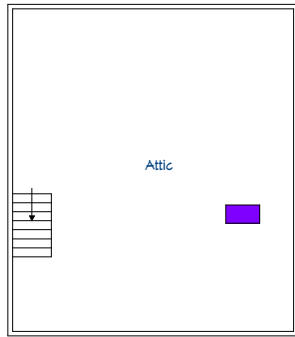
1st Floor



2nd Floor



3rd Floor



Attic

REV	DATE	DESCRIPTION
1.0	8/19/25	Initial
1.1	8/19/25	Mechanical Plan Overview
1.2	8/25/25	Mechanical Plan Details
1.3	8/25/25	Temporary Structural Support
1.4	9/17/25	Electrical Plans
1.5	9/17/25	ME Improvements

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

**Saakvine Residence**  
Renovations

**Mechanical Plan Overview**

Title:

DATE:

9/11/2025

SCALE:

1/8" = 1'

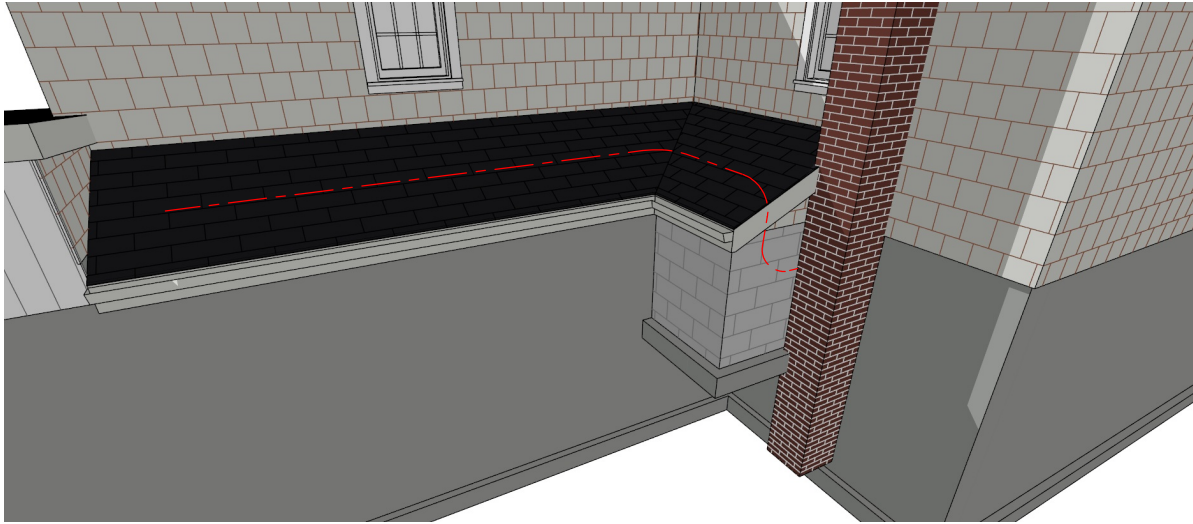
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M-001

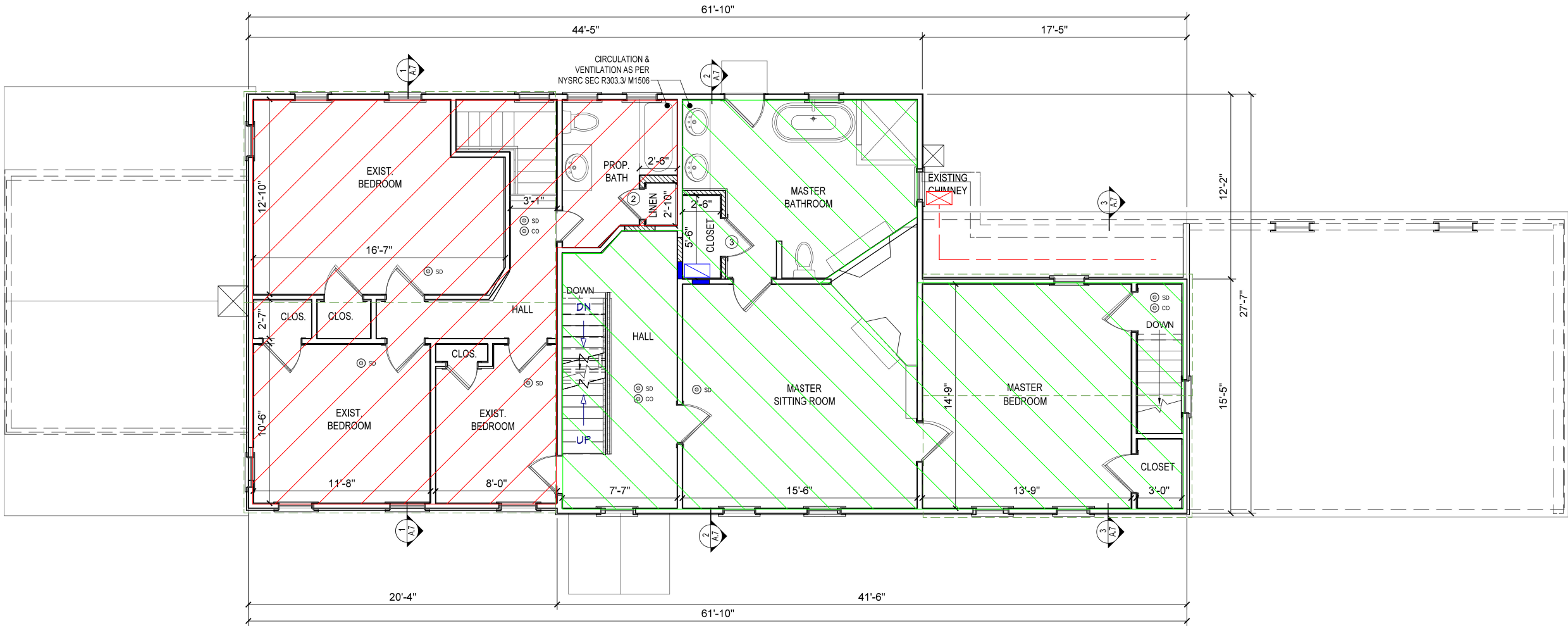


NAME	FL	AREA (SF)	CEILING HT	AIR HANDLER	SUPPLIES	RETURNS
ZONE 1	1	1392	7' 4"	1ST FL MECH RM	FLOOR (UNDERGROUND)	WALL & FLOOR (UG)
ZONE 2	2	602	7' 4"	ATTIC ABOVE 2ND FL GUEST BDRM	CEILING	CEILING
ZONE 3	2	785	7' 4"	1ST FL MECH RM	FLOOR & WALL (CHASE)	HIGH WALL (CHASE)
ZONE 4	3	504	7' 4"	3RD FL ATTIC	CEILING	CEILING

ITEM	DESCRIPTION
---	UNDERGROUND PVC DUAL WALL CORRUGATED SUPPLY TRUNK
---	UNDERGROUND PVC DUAL WALL CORRUGATED RETURN TRUNK
---	STEEL SUPPLY TRUNK
---	STEEL RETURN TRUNK
---	IN-CEILING STEEL SUPPLY BRANCH
---	IN-WALL RETURN VENT
---	IN-FLOOR RETURN VENT
---	SUPPLY CHASE
---	RETURN CHASE
---	ON-DEMAND HW/H



Master Bdrm Supply Trunk Path



2nd Floor

Recent Revision History

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1.0	8/19/25	Initial
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1.2	8/25/25	Mechanical Plan Details
1.3	8/25/25	Temporary Structural Support
1.4	9/17/25	Electrical Plans
1.5	9/17/25	ME Improvements

Design:

Webb Builders, Inc.  
516-482-9502

Engineering:  
(TBD)

Title:

2nd Fl Mechanical Plan

Saakvitne Residence  
Renovations

DATE:

9/11/2025

SCALE:

1/4" = 1'

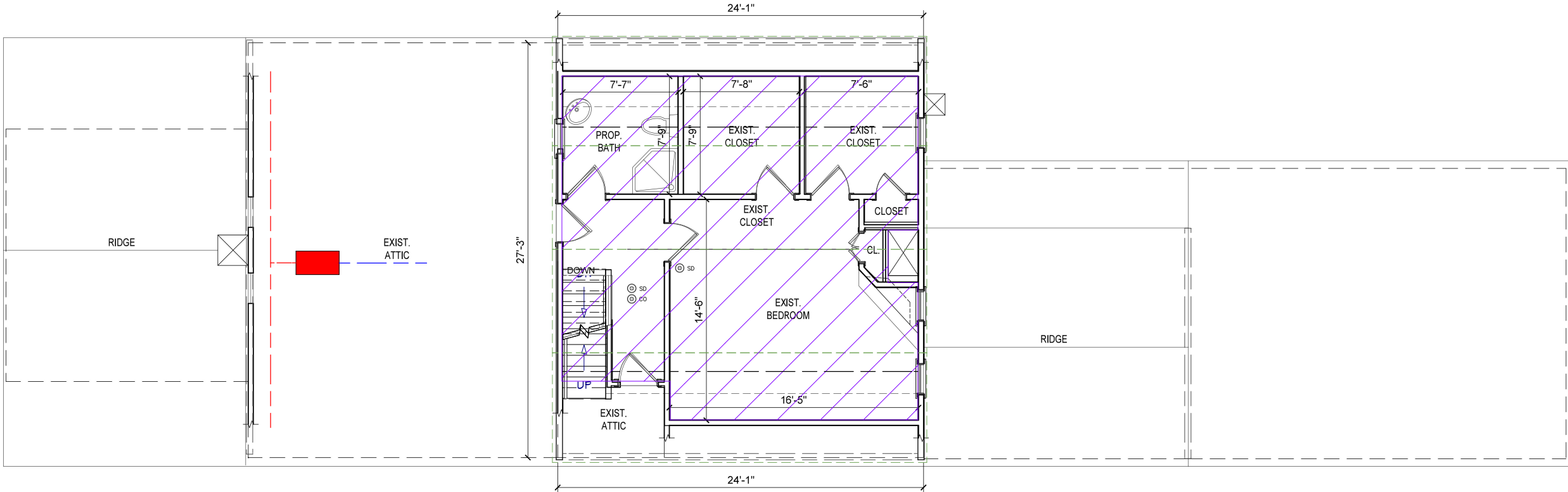
SHEET:

M-102

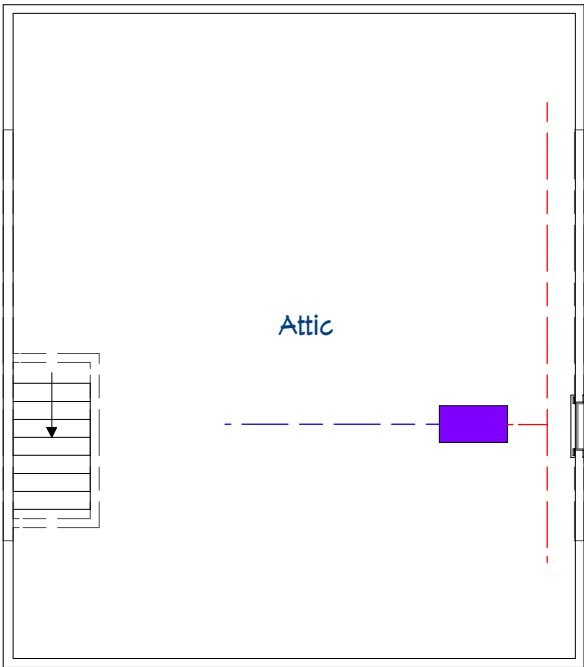


NAME	FL	AREA (SF)	CEILING HT	AIR HANDLER	SUPPLIES	RETURNS
ZONE 1	1	1382	7' 4"	1ST FL MECH RM	FLOOR (UNDERGROUND)	WALL & FLOOR (UG)
ZONE 2	2	602	7' 4"	ATTIC ABOVE 2ND FL GUEST BDRM	CEILING	CEILING
ZONE 3	2	785	7' 4"	1ST FL MECH RM	FLOOR & WALL (CHASE)	HIGH WALL (CHASE)
ZONE 4	3	504	7' 4"	3RD FL ATTIC	CEILING	CEILING

ITEM	DESCRIPTION
---	UNDERGROUND PVC DUAL WALL CORRUGATED SUPPLY TRUNK
---	UNDERGROUND PVC DUAL WALL CORRUGATED RETURN TRUNK
---	STEEL SUPPLY TRUNK
---	STEEL RETURN TRUNK
---	IN-CEILING STEEL SUPPLY BRANCH
---	IN-WALL RETURN VENT
---	IN-FLOOR RETURN VENT
---	SUPPLY CHASE
---	RETURN CHASE
---	ON-DEMAND HW/H



3rd Floor



Attic

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1.3	8/25/25	Temporary Structural Support
1.4	9/17/25	Electrical Plans
1.5	9/17/25	ME Improvements

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

Engineering:  
(TBD)

**Saakvitne Residence**  
Renovations

Title:  
**3rd Fl Mechanical Plan**

DATE:

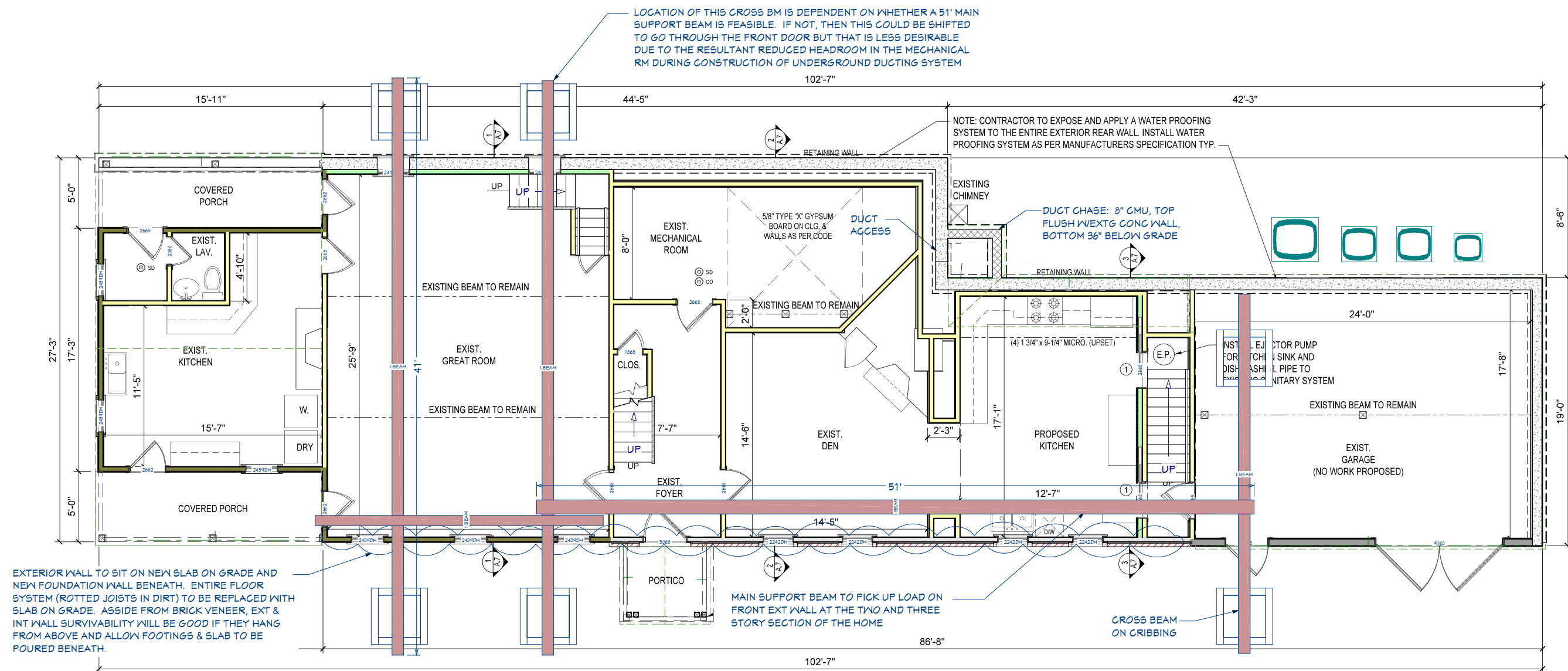
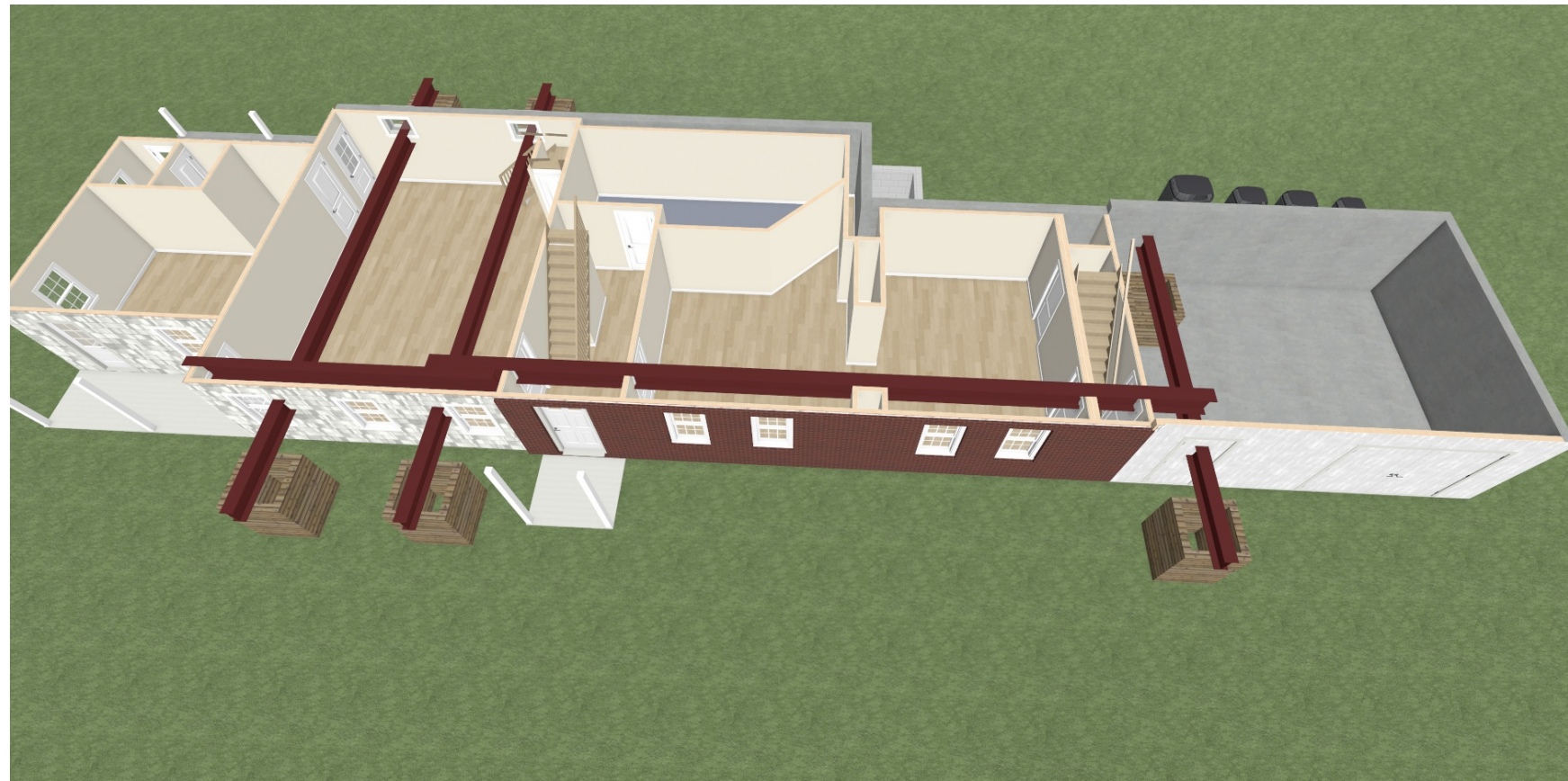
9/11/2025

SCALE:

1/4" = 1'

SHEET:

**M-103**



1st Floor

REV	DATE	DESCRIPTION
1.0	8/19/25	Initial
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1.4	9/17/25	Electrical Plans
1.5	9/17/25	ME Improvements

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

Engineering:  
(TBD)

**Saakvine Residence**  
Renovations

**Temporary Shoring Structures**

Title:

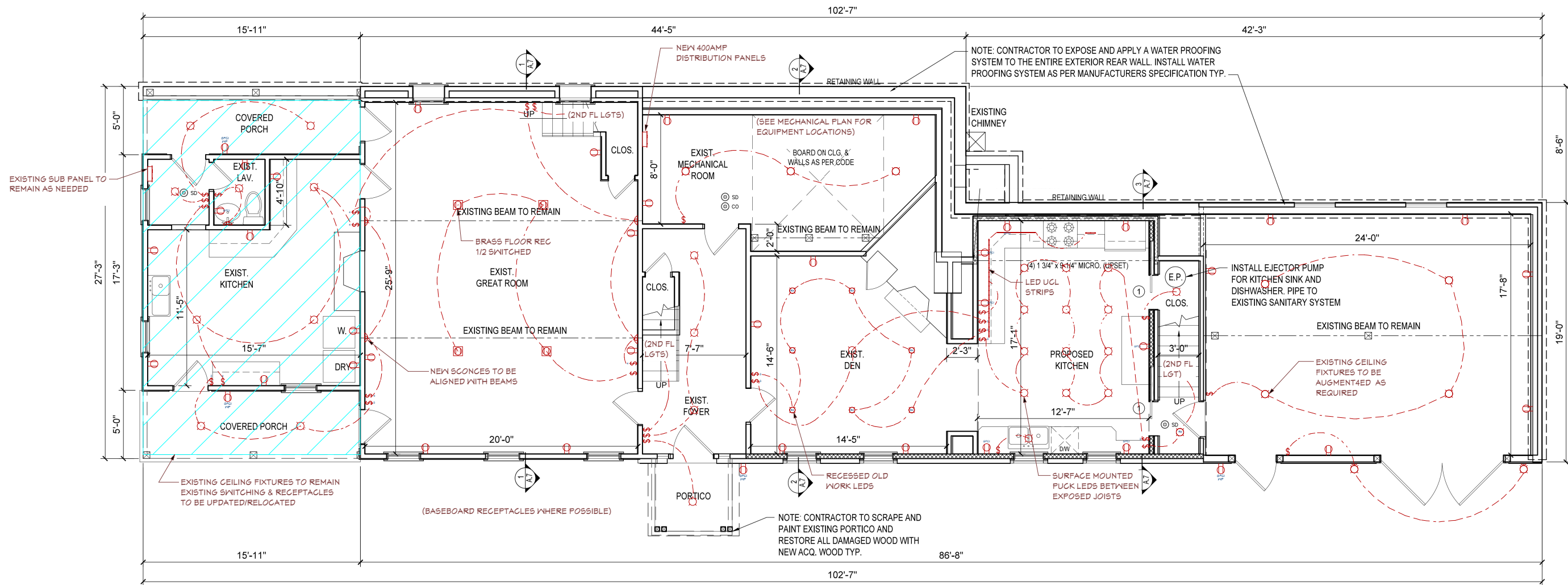
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9/11/2025

SCALE:

SHEET:

F-001



1st Floor

Recent Revision History		
REV	DATE	DESCRIPTION
1.0	8/19/25	Initial
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Engineering:  
(TBD)

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

**Saakvine Residence**  
Renovations

Electrical Plan

Title:

DATE:

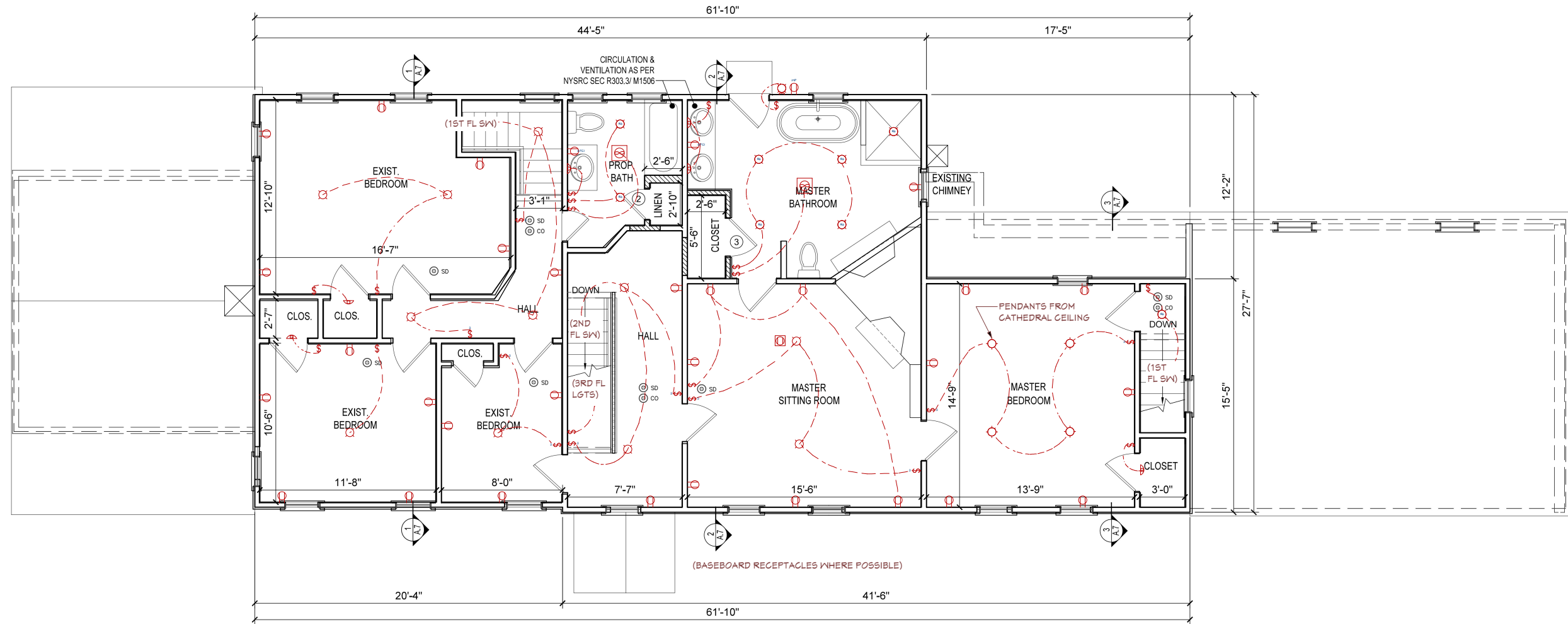
9/11/2025

SCALE:

SHEET:

E-101





2nd Floor

Engineering:  
(TBD)

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

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Recent Revision History

REV	DATE	DESCRIPTION
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1.5	9/11/25	ME Improvements

Title:

DATE:

9/11/2025

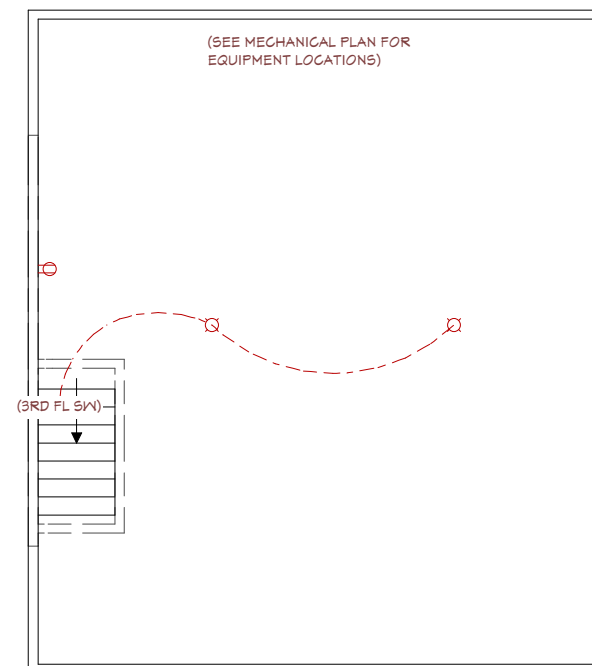
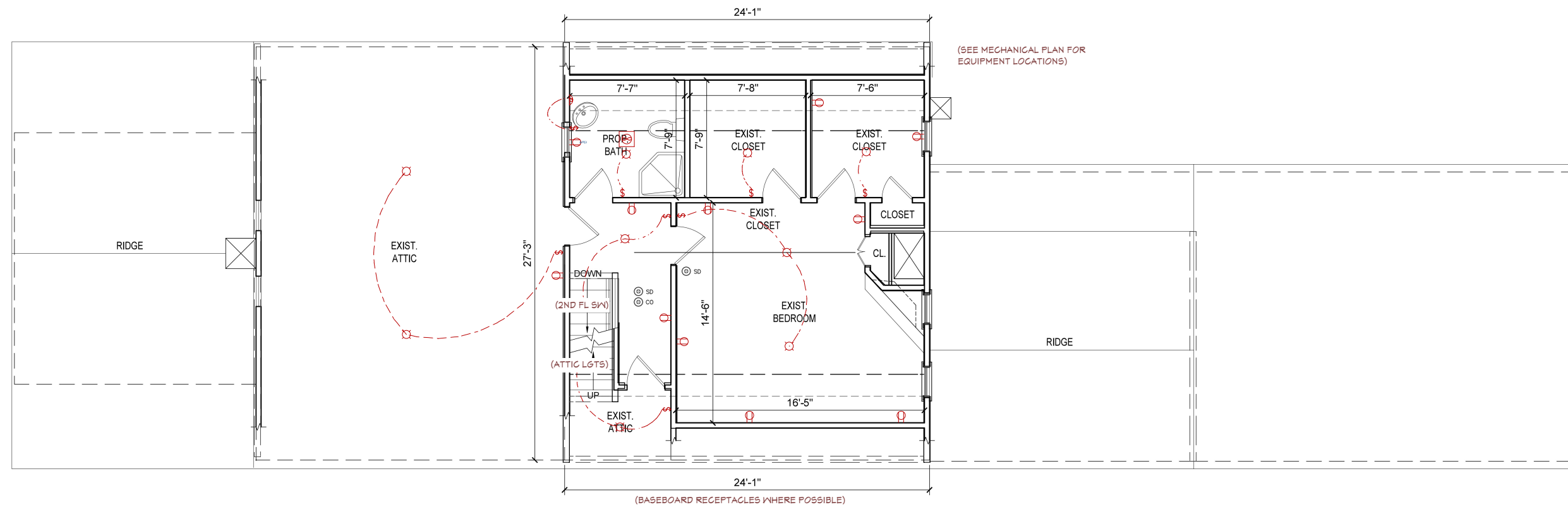
SCALE:

SHEET:

E-102

Electrical Plan

Saakvine Residence Renovations



Recent Revision History		
REV	DATE	DESCRIPTION
1.0	8/18/25	Initial
1.1	8/18/25	Mechanical Plan Overview
1.2	8/25/25	Mechanical Plan Details
1.3	8/25/25	Temporary Structural Support
1.4	9/7/25	Electrical Plans
1.5	9/17/25	ME Improvements

Engineering:  
(TBD)

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

# Saakvitne Residence Renovations

## Electrical Plan

Title:

DATE:

9/11/2025

SCALE:

SHEET:

E-103