

DESIGN LOADS

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

1. BUILDING CATEGORY: II

2. IMPORTANCE FACTOR:
WIND (IW) = 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)

WIND SPEED (MPH)

WIND TEMPERATURE EFFECTS

SPECIAL WIND REGION

SEISMIC DESIGN CATEGORY

WEATHERING DAMAGE POTENTIAL

TERMITE DAMAGE POTENTIAL

FROST LINE DEPTH DAMAGE POTENTIAL (IN.)

WINTER DESIGN TEMPERATURE (DEG.)

ICE BARRIER UNDERLAYMENT REQUIREMENT

FLOOD HAZARD

AIR FREEZING INDEX

MEAN ANNUAL TEMPERATURE (DEG.)

20

138

NO

YES

B

SEVERE

MOD. TO HEAVY

36

15

YES

NO

452

57.2

Lot Area

Gross Floor Area

Allowed

Existing

Proposed

1st Fl

2nd Fl

Total

Building Coverage

Allowed

Existing

Proposed

Footprint sqft

Percentage

LAYOUT PAGE TABLE		
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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
HORIZ. - 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

GENERAL NOTES:

1 THE DESIGN OF THE BUILDINGS AND STRUCTURES HEREIN ARE IN ACCORDANCE WITH THE CODE PRESCRIBED IN 2020 NYSRC AND IECG-2018 . ADDITIONALLY, ALL WORK MUST CONFORM TO THESE CODES 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 ALL HEATING AND COOLING EQUIPMENT TO BE SIZED PER ACCA MANUAL S BASED ON LOADS CALCULATED PER ACCA MANUAL J AND TO BE INSULATED WITH PROTECTIVE COVERING ON ALL PIPING AS PER INDUSTRY STANDARDS.

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

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

5 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.

6 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.

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

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

9 NO NOTE OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING ANY CONTRACTOR FROM EXECUTING ALL WORK IN CONFORMANCE AS NOTED ABOVE.

10 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.

11 THE GENERAL CONTRACTOR IS TO SUPPLY SAMPLES OF ALL MATERIAL FINISHES AND COLORS FOR FINAL APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

12 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.

13 ALL CONTRACTORS SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITIONS, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS.

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

15 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.

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

17 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.

18 ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, PRODUCT INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS, 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.

19 ALL CONTRACTORS TO OBTAIN A COPY OF AND ADHERE TO ANY AND ALL ASSOCIATED BUILDING PERMIT REQUIRED DOCUMENTATION (E.G. US DEPT OF ENERGY RES-CHECK REPORT, ACCA MANUAL REPORTS, ETC)



Existing beach stair unusable since 4/8/24 mudslide

Recent Revision History

REV	DATE	DESCRIPTION
1.0	1/30/24	Initial
1.1	12/13/24	Stair Stabilization Plan
1.2	12/16/24	No relocated stair in rendering
1.3	6/13/25	Engineering Set
1.4	6/27/25	Engineering Details

Engineering:

A. S. Engineering Services, P.C.

100 Duff Ave. Suite 510-40025 Hicksville, NY 11801 631-960-0294

Design:

Webb Builders, Inc.

Patchogue, NY 516-462-2592

General Notes

Title:

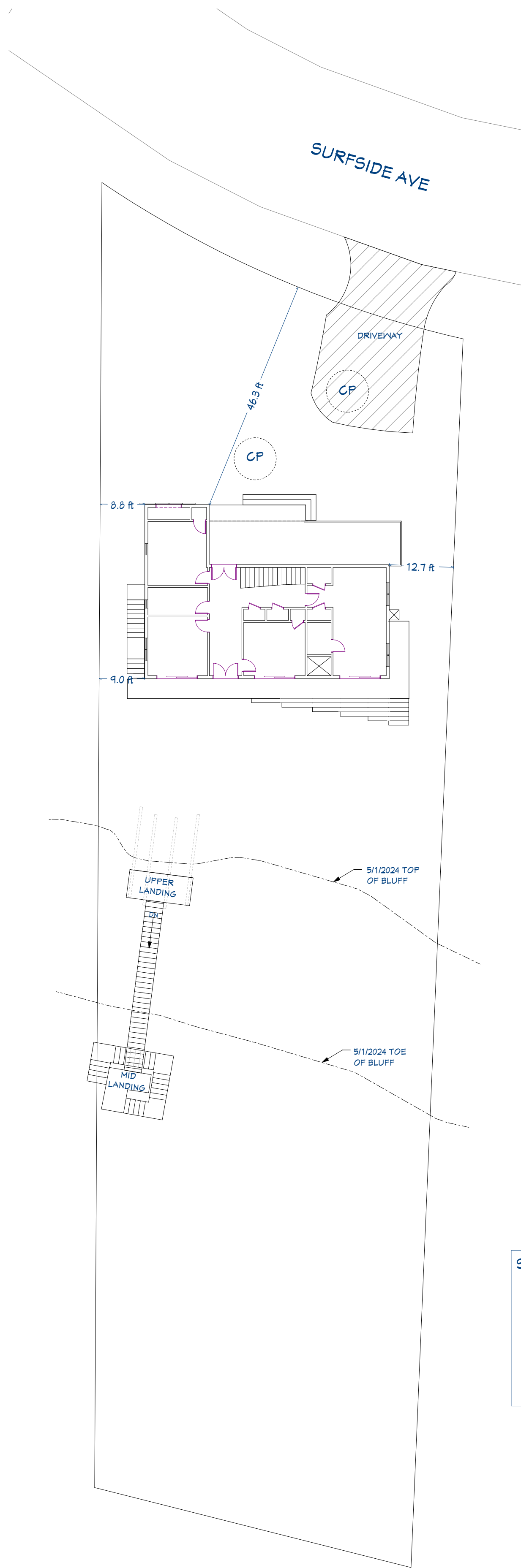
DATE:

6/29/2025

SCALE:

SHEET:

G-001



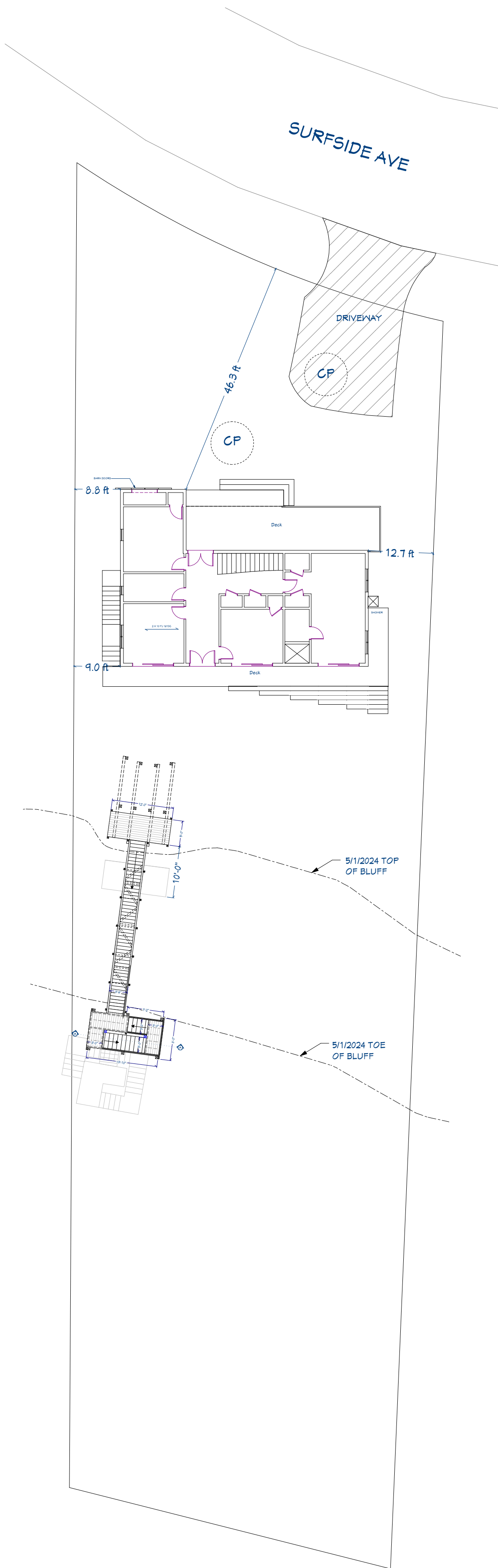
Existing Site Plan

Scale: 1" = 16'

SCOPE OF WORK:

- RELOCATE BEACH STAIR UPPER PLATFORM 10' TO THE NORTH OF THE EXISTING UPPER PLATFORM
- BUILD NEW MINIMIZED MID PLATFORM AND LOWER STAIR STRUCTURE 10' TO THE NORTH OF THE EXISTING MID PLATFORM STRUCTURE
- CONNECT PLATFORMS WITH EXISTING STAIR

Proposed Site Plan (Existing platforms shown for reference)



Plan View

Scale: 1/4" = 1'

NEW UPPER PLATFORM (RAILING NOT SHOWN)

1 X 1 GREENHEART GRADE BEAMS ANCHORED WITH 5' GREENHEART POSTS, IN CONCRETE, ATTACHED USING EXISTING CUSTOM GALV STEEL ANGLE BRACKETS (EXISTING POSTS AND BEAMS TO BE RE-USED IF POSSIBLE) (SEE A-401 AND A-402 FOR DETAILS)

ACQ 2 X 8 DECK FRAMING, 2 X 6 DECKING AND 2 X 4 RAILING ON 4X4 POSTS

NEW MID PLATFORM AND BASE STRUCTURE (RAILING NOT SHOWN)

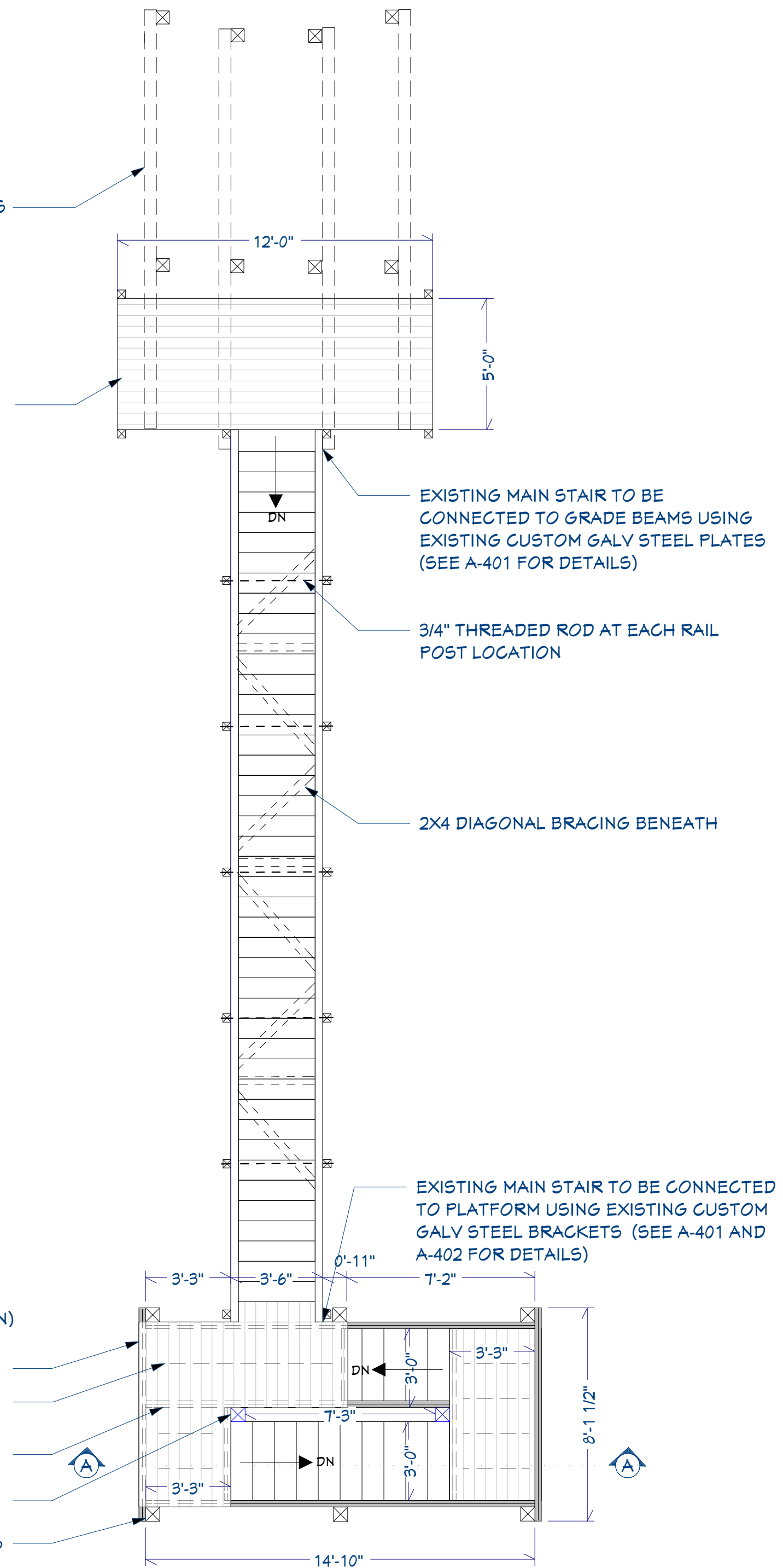
(2) 2 X 12 BOXING (TYP)

2 X10 JOISTS (TYP)

(2) 2 X 12 INNER BEAM (TYP)

INNER 1 X 1 GREENHEART POSTS

OUTER 1 X 1 GREENHEART POSTS



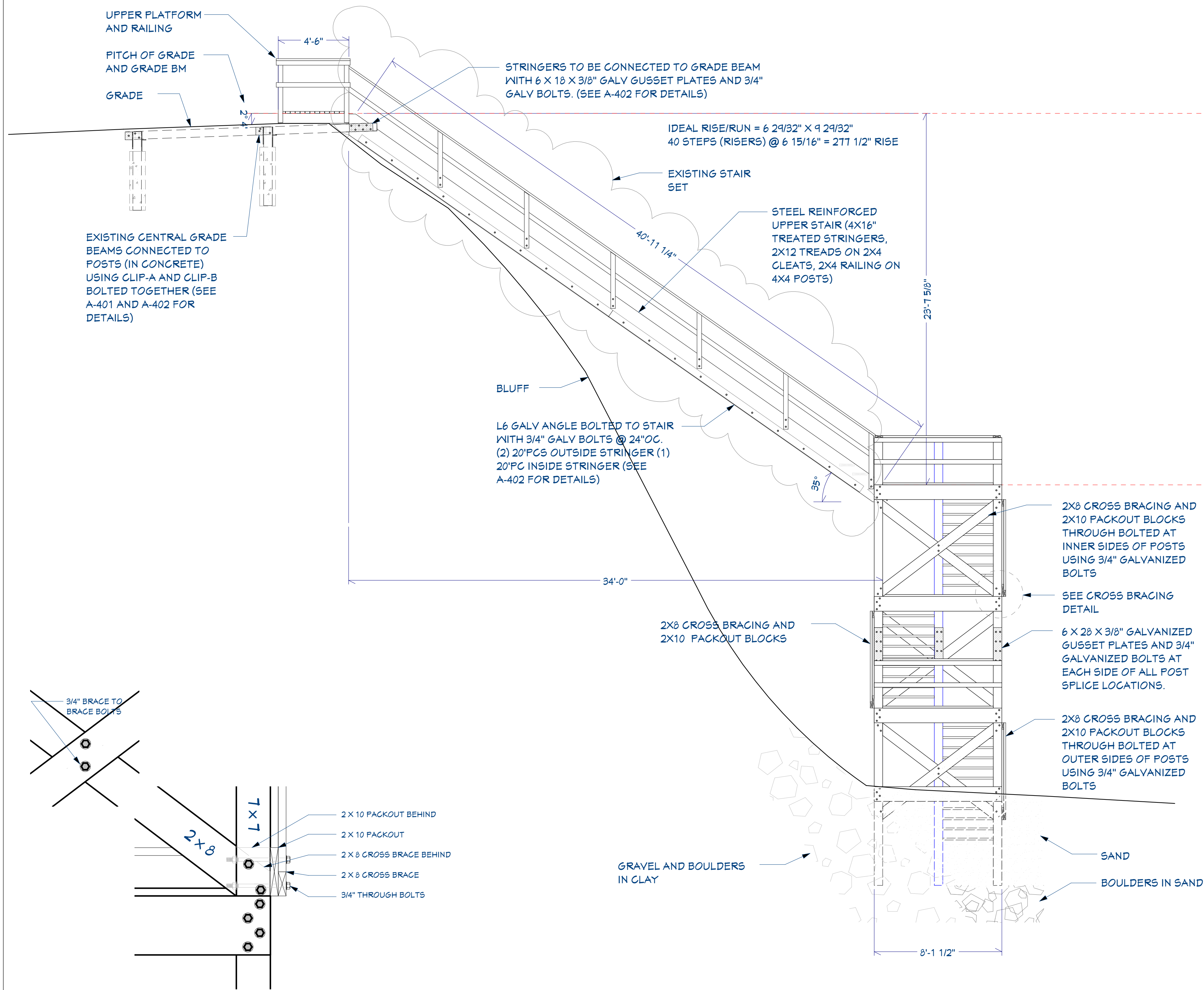
Recent Revision History		
REV	DATE	DESCRIPTION
1.0	1/30/24	Initial
1.1	12/13/24	Stair Stabilization Plan
1.2	12/16/24	No relocated stair in rendering
1.3	6/13/25	Engineering Set
1.4	6/27/25	Engineering Details

Design: Webb Builders, Inc. Patchogue, NY 516-492-2592	Engineering: A. S. Engineering Services, P.C. 100 Duff Ave. Suite 510-40025 Hicksville, NY 11801 631-960-0294	
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Gershman Residence	
Relocate Beach Stair	

Site Plans	
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Title:
DATE:
6/29/2025
SCALE:
SHEET:
S-001



Cross Bracing Detail

Scale: 1" = 1'

West Elevation

Scale: 1/4" = 1'

Section A

Scale: 1/4" = 1'

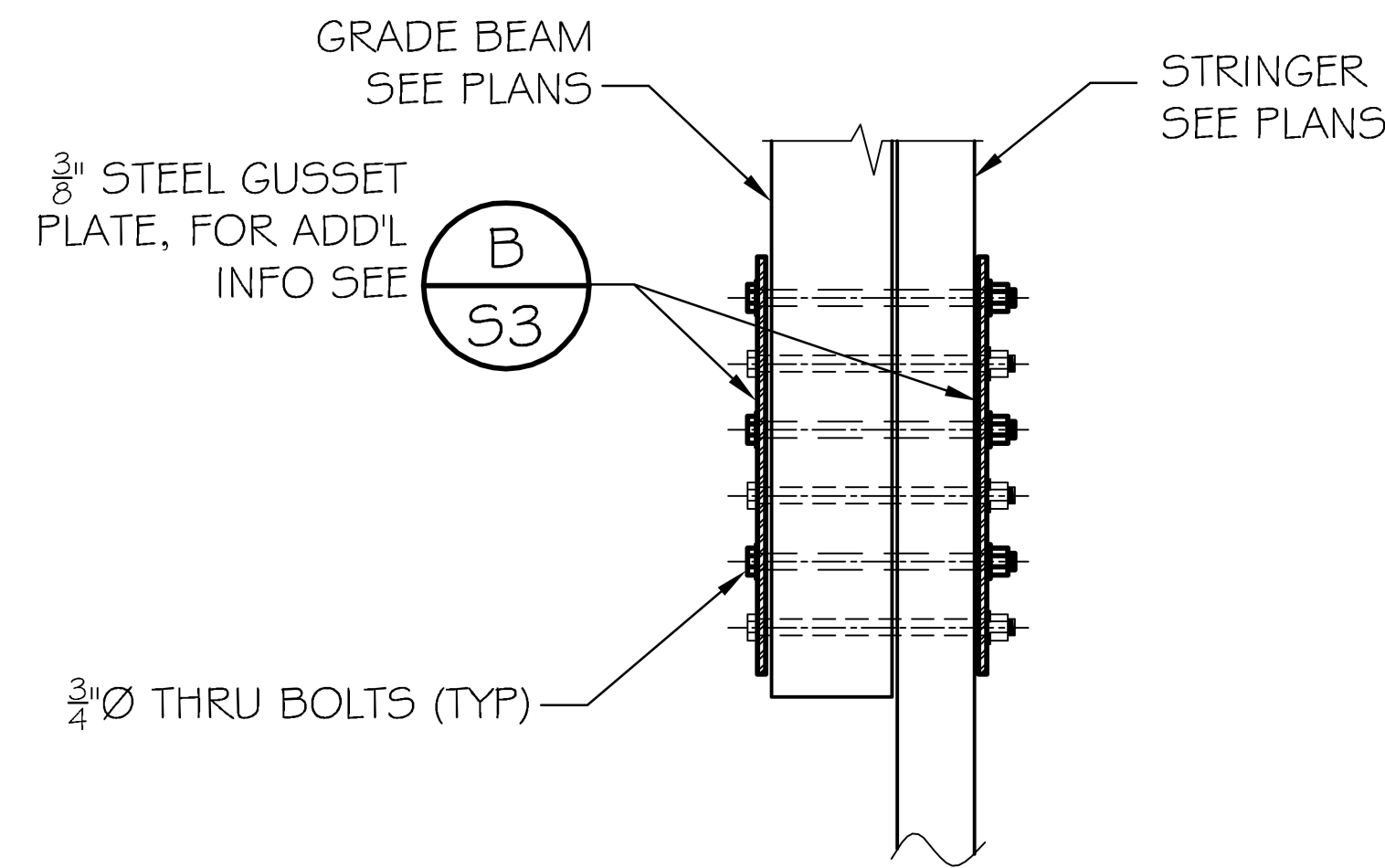
Recent Revision History	
REV	DATE DESCRIPTION
1.0	1/30/24 Initial
1.1	12/13/24 Stair Stabilization Plan
1.2	12/16/24 No relocated stair in rendering
1.3	6/13/25 Engineering Set
1.4	6/27/25 Engineering Details

Design:	Engineering:
	A. S. Engineering Services, P.C.
Webb Builders, Inc.	100 Duff Ave. Suite 510-4025 Patchogue, NY 11762-2592
	516-422-2592

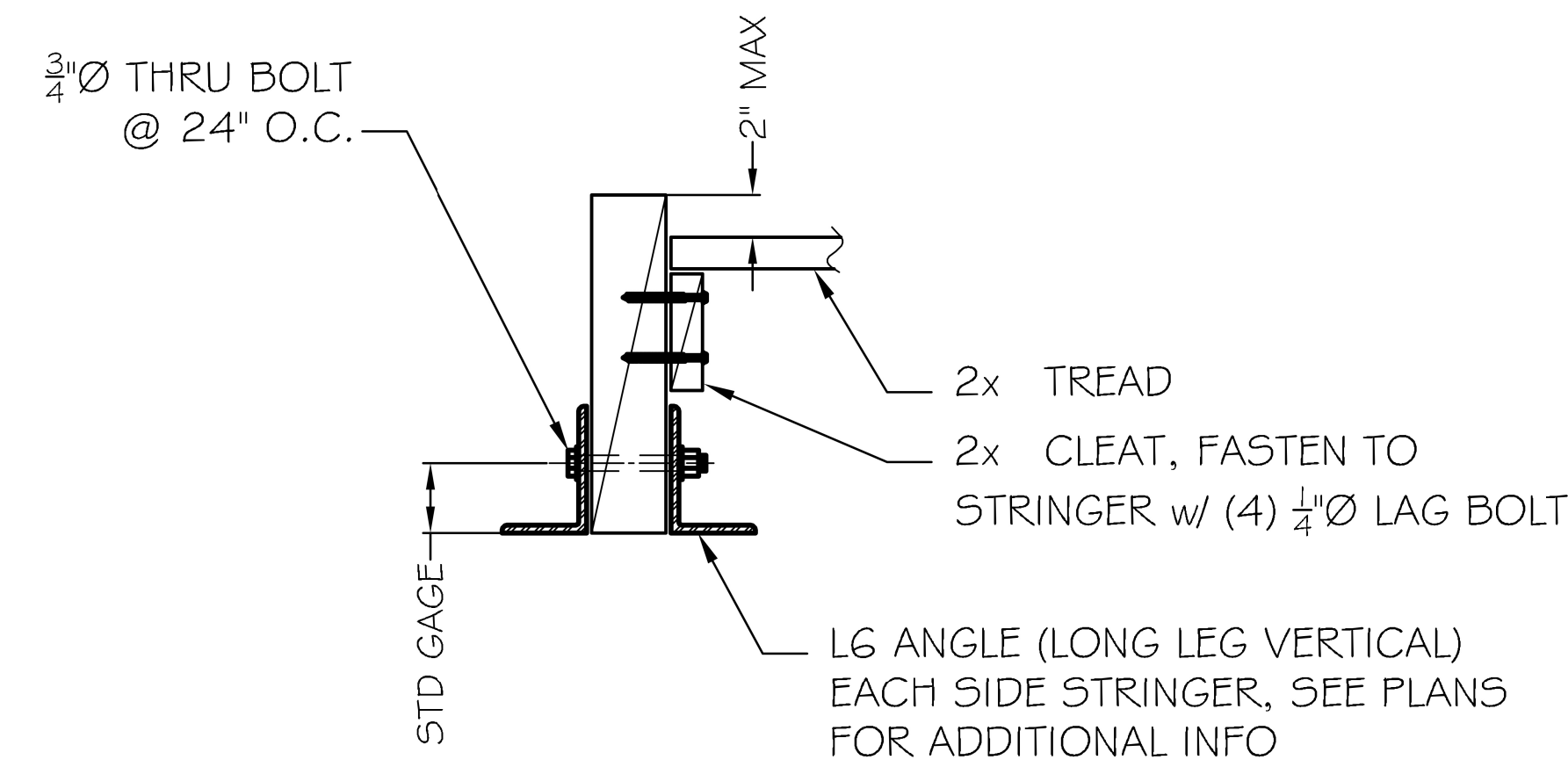
Gershman Residence Relocate Beach Stair

Sections and Elevations

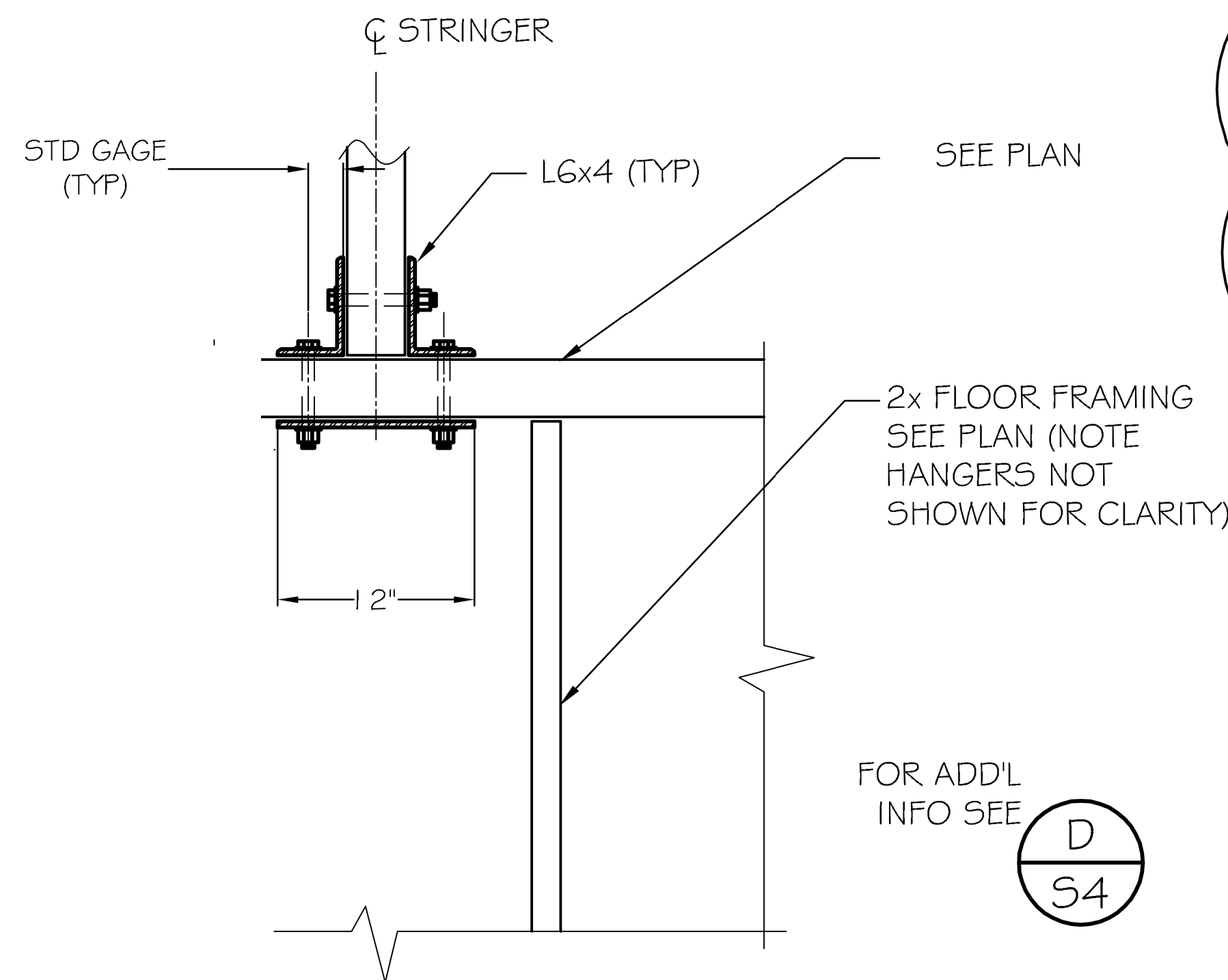
Title:
DATE:
6/29/2025
SCALE:
SHEET:
A-400



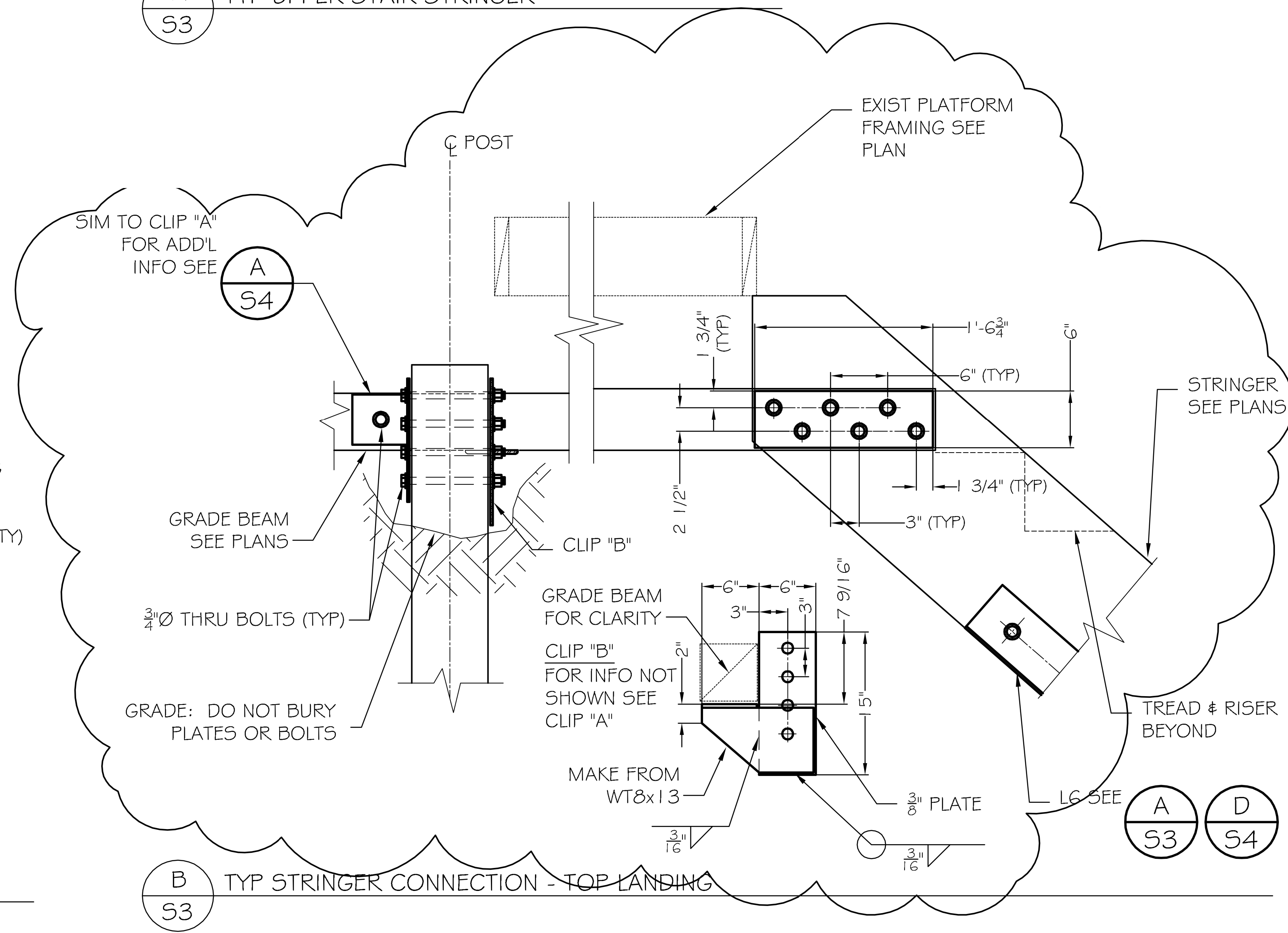
B
S3 TYP UPPER LEVEL FRAMING CONNECTION



A
S3 TYP UPPER STAIR STRINGER



D
S3 TYP MID-LEVEL PLATFORM FRAMING CONNECTION



B
S3 TYP STRINGER CONNECTION - TOP LANDING

S3 - Structural Details of Existing Parts

Scale: 1 1/2" = 1'

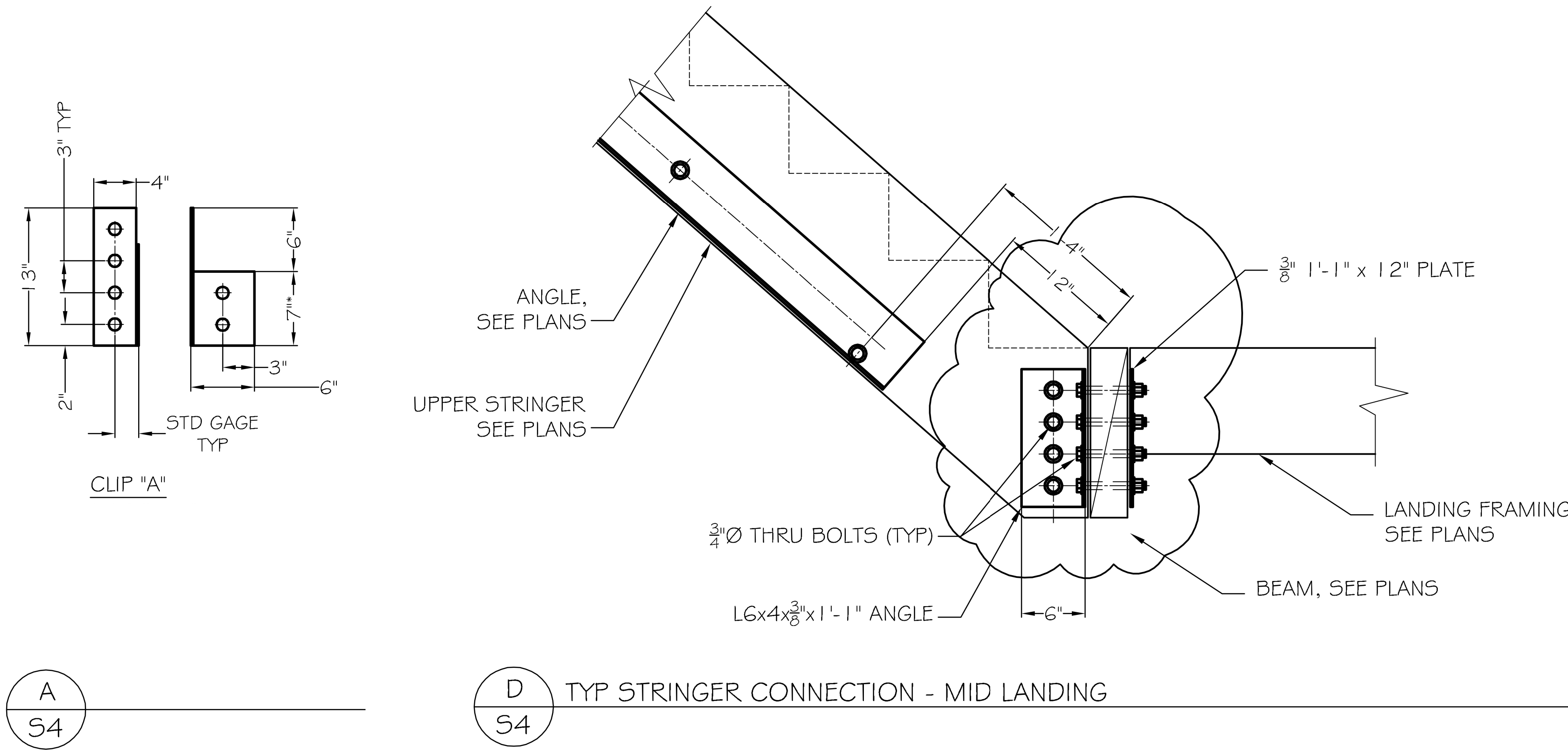
Recent Revision History		
REV	DATE	DESCRIPTION
1.0	7/30/24	Initial
1.1	12/13/24	Stair Stabilization Plan
1.2	12/16/24	No relocated stair in rendering
1.3	6/13/25	Engineering Set
1.4	6/27/25	Engineering Details

Design:	Webb Builders, Inc.	Engineering:	A. S. Engineering Services, P.C.
	Patchogue, NY 516-422-2592		100 Duff Ave, Suite 510-4025 Hicksville, NY 11801 631-960-0294
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Gershman Residence
Relocate Beach Stair

S3 Steel Plate and Clip Details

Title:	
DATE:	6/29/2025
SCALE:	
SHEET:	A-401



S4 - Structural Details of Existing Parts

Scale: 1 1/2" = 1'

Recent Revision History		
REV	DATE	DESCRIPTION
1.0	7/30/24	Initial
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1.2	12/16/24	No relocated stair in rendering
1.3	6/13/25	Engineering Set
1.4	6/27/25	Engineering Details

Design:
Webb Builders, Inc.
Patchogue, NY
516-462-2592

Engineering:
A. S. Engineering Services, P.C.
100 Duff Ave. Suite 510-402B
Hicksville, NY 11801 651-960-0294
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Gershman Residence

Relocate Beach Stair

Title:

S4 Steel Plate and Clip Details

DATE:

6/29/2025

SCALE:

SHEET:

A-402