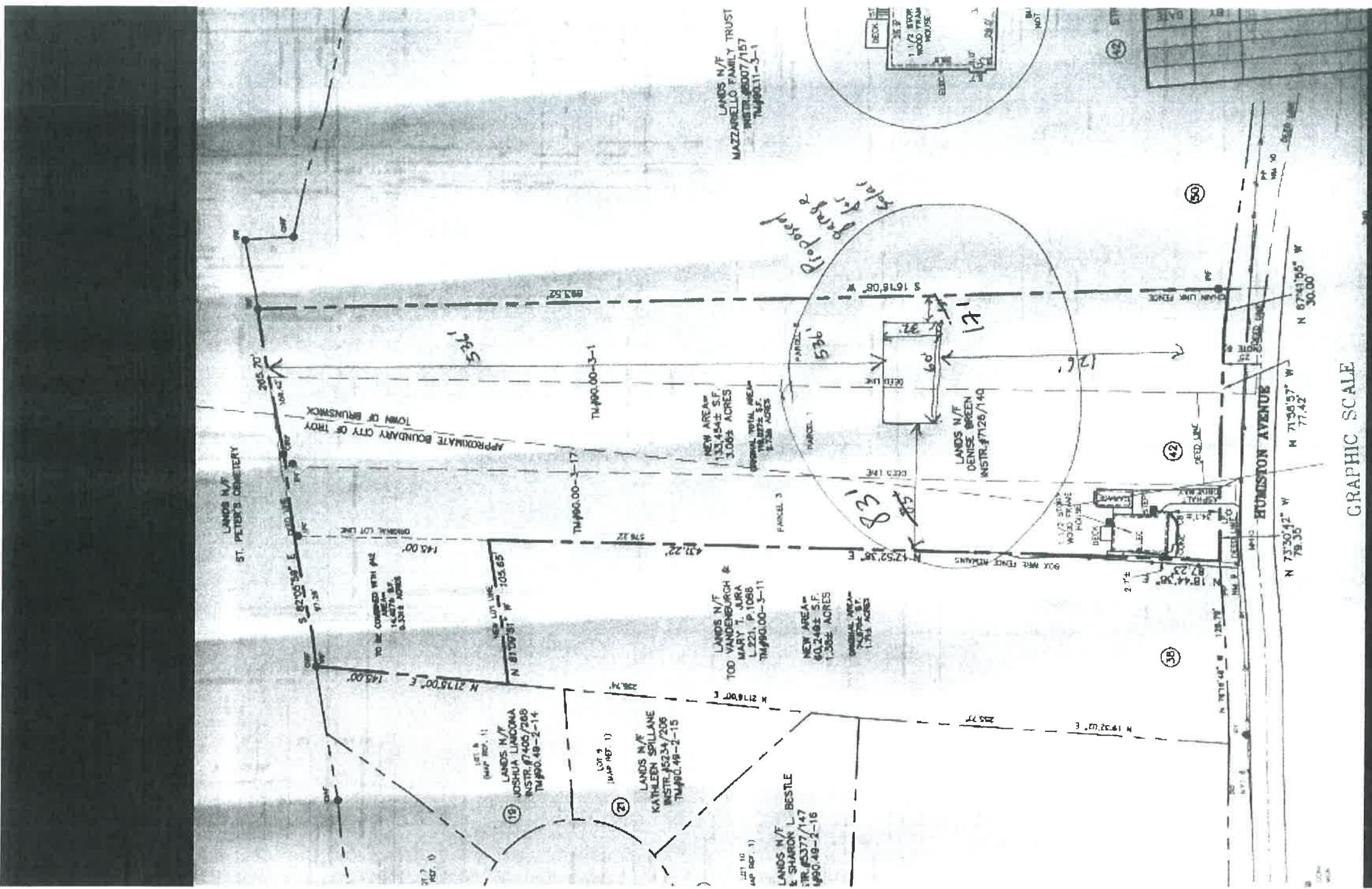
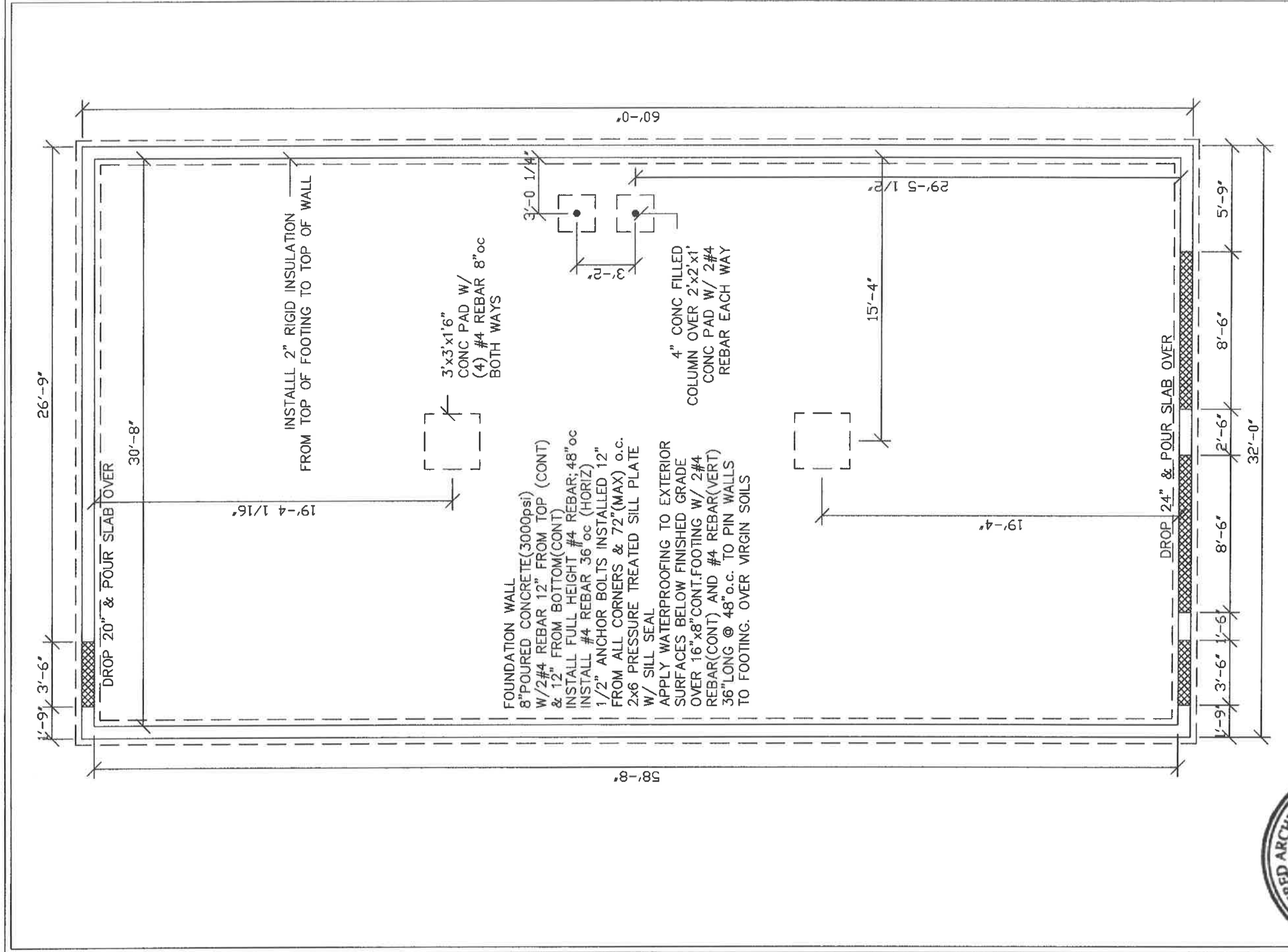
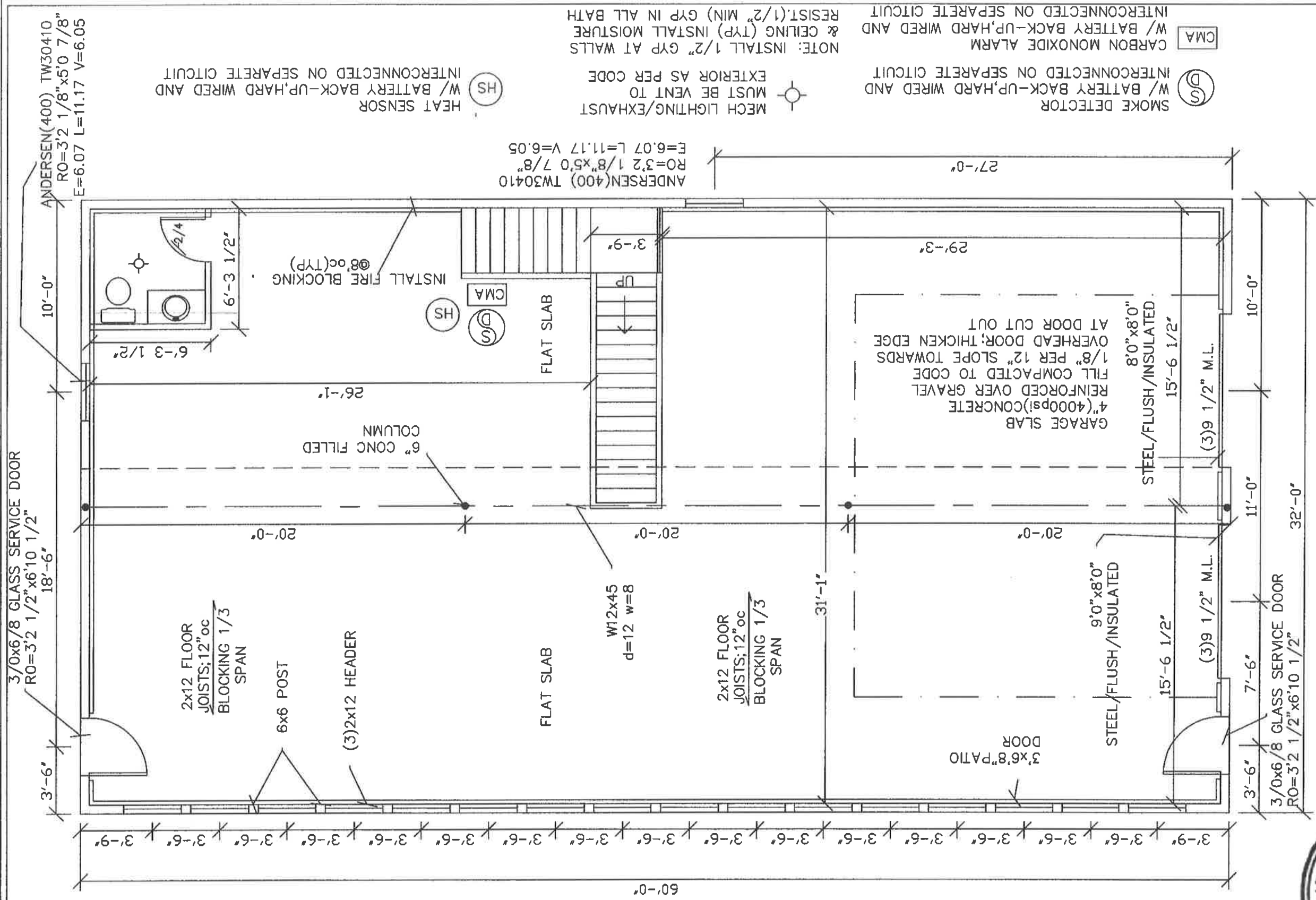


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 AUG 12 2013  
 TOWN OF BRUNSWICK  
 BUILDING DEPARTMENT





DATE JULY 31 20 SHEET OF OWNER VAN PHUNY CONTRACTOR		GARAGE/STORAGE 42 HUMISTON AVE; TROY NY	FOUNDATION DAVID J. HOPPER ARCHITECT <b>CDS</b> CREATIVE DRAFTING SERVICES INC 65 FLANSBURG LANE, VOORHEESVILLE NY	518 765 9085
DONE BY: RKO	SCALE: 3/16"=1'	DeRaven Design & Drafting 333 Kingsley Rd; Burnt Hills NY	518*478*0630	FILE # APR3VP



HEAT SENSOR  
W/ BATTERY BACK-UP, HARD WIRED AND INTERCONNECTED ON SEPARATE CIRCUIT

MECH LIGHTING/EXHAUST  
MUST BE VENT TO EXTERIOR AS PER CODE

SMOKE DETECTOR  
W/ BATTERY BACK-UP, HARD WIRED AND INTERCONNECTED ON SEPARATE CIRCUIT

ANDERSEN(400) TW30410  
RO=3'2 1/8"x5'0 7/8"  
E=6.07 L=11.17 V=6.05

CARBON MONOXIDE ALARM  
W/ BATTERY BACK-UP, HARD WIRED AND INTERCONNECTED ON SEPARATE CIRCUIT

ANDERSEN(400) TW30410  
RO=3'2 1/8"x5'0 7/8"  
E=6.07 L=11.17 V=6.05

DATE JULY 31 20  
SHEET OF  
OWNER VAN PHUNY  
CONTRACTOR

GARAGE/STORAGE  
42 HUMISTON AVE; TROY NY

FLOOR PLAN  
DAVID J. HOPPER  
ARCHITECT  
CDS  
CREATIVE DRAFTING SERVICES INC  
65 FLANBURG LANE; VOORHEESVILLE NY  
518 765 9085

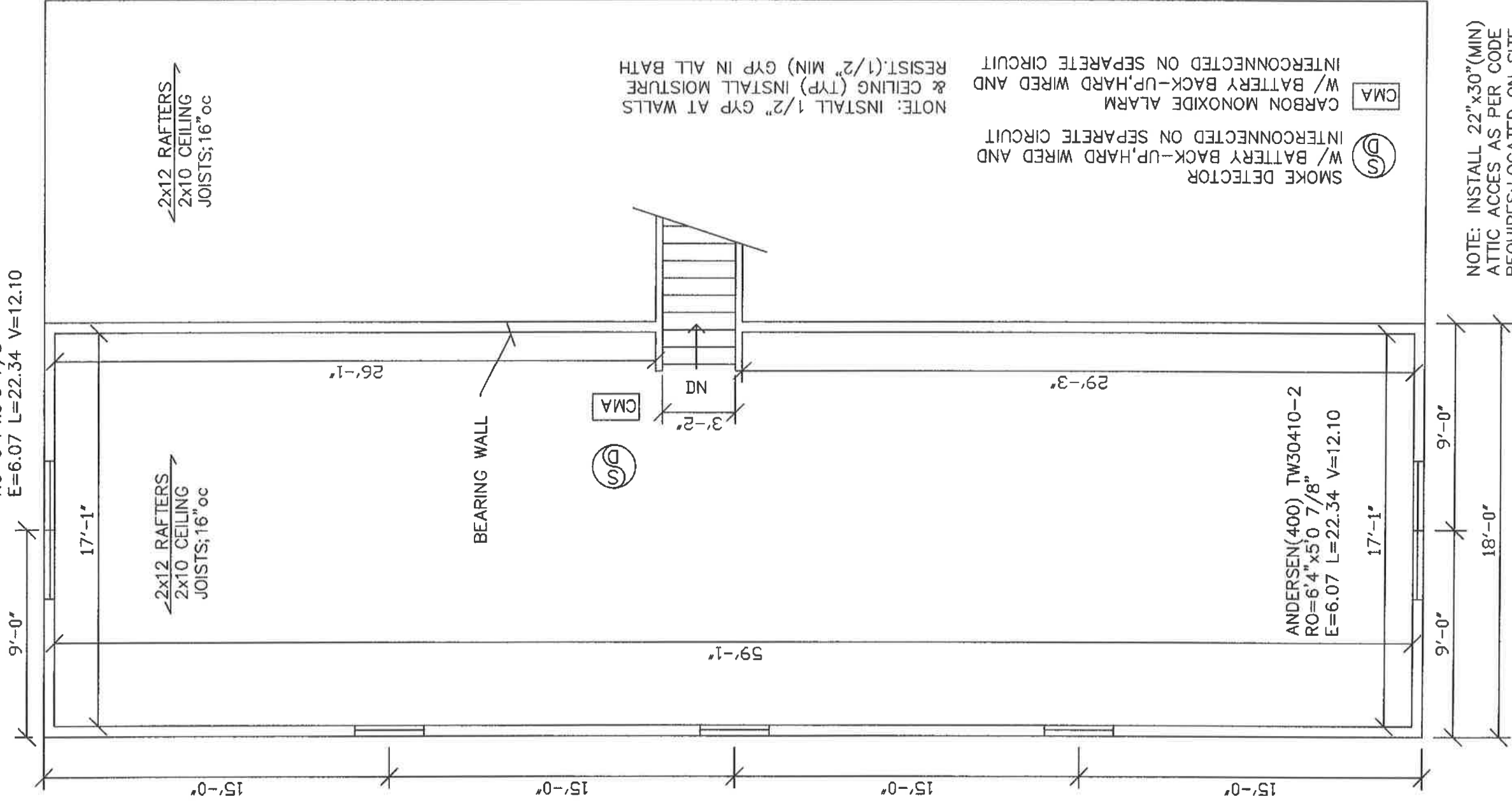
DeRaven Design & Drafting  
333 Kingsley Rd; Burnt Hills NY  
518\*478\*0630

DONE BY: RKO  
SCALE: 3/16"=1'



FILE # APR3VP

ANDERSEN(400) TW30410-2  
 RO=6'4" x5'0 7/8"  
 E=6.07 L=22.34 V=12.10



ANDERSEN(400) TW30410  
 RO=3'2 1/8"x5'0 7/8"  
 E=6.07 L=11.17 V=6.05

ANDERSEN(400) TW30410  
 RO=3'2 1/8"x5'0 7/8"  
 E=6.07 L=11.17 V=6.05

ANDERSEN(400) TW30410  
 RO=3'2 1/8"x5'0 7/8"  
 E=6.07 L=11.17 V=6.05

NOTE: INSTALL 1/2" GYP AT WALLS  
 & CEILING (TYP) INSTALL MOISTURE  
 RESIST.(1/2" MIN) GYP IN ALL BATH

SMOKE DETECTOR  
 W/ BATTERY BACK-UP, HARD WIRED AND  
 INTERCONNECTED ON SEPARATE CIRCUIT  
 (S) (D)

CARBON MONOXIDE ALARM  
 W/ BATTERY BACK-UP, HARD WIRED AND  
 INTERCONNECTED ON SEPARATE CIRCUIT  
 CMA

NOTE: INSTALL 22" x30" (MIN)  
 ATTIC ACES AS PER CODE  
 REQUIRES; LOCATED ON SITE



FILE # APR3VP

DONE BY:

RKO

SCALE:

3/16"=1'

GARAGE/STORAGE  
 42 HUMISTON AVE; TROY NY

FLOOR PLAN

DeRaven Design & Drafting  
 333 Kingsley Rd; Burnt Hills NY

CDS  
 DAVID J. HOPPER  
 ARCHITECT

CREATIVE DRAFTING SERVICES INC  
 65 FLANSBURG LANE; VOORHEESVILLE NY

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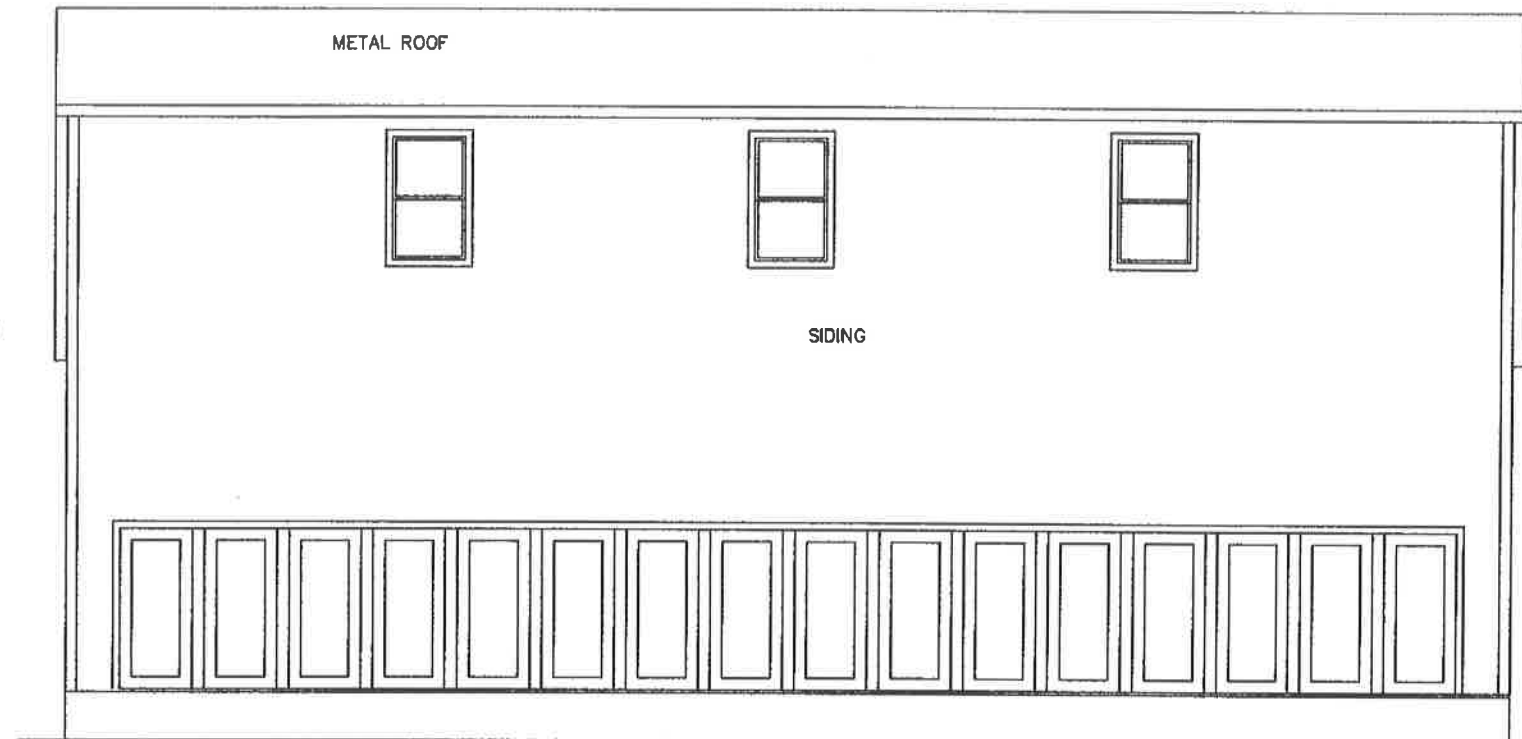
DATE JULY 31 20

SHEET OF

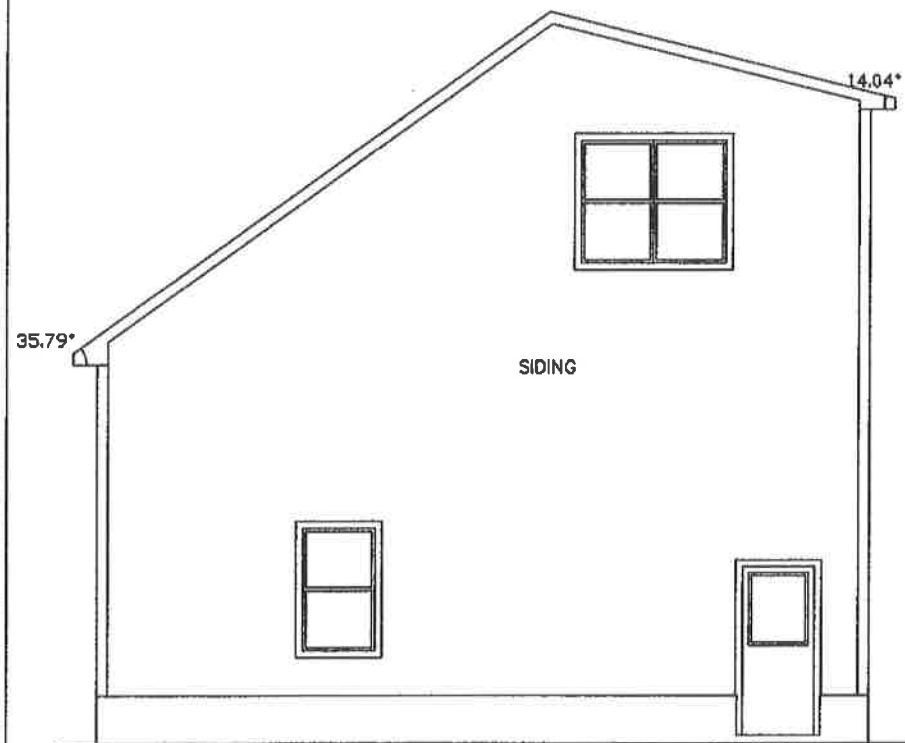
OWNER VAN PHUNY  
 CONTRACTOR



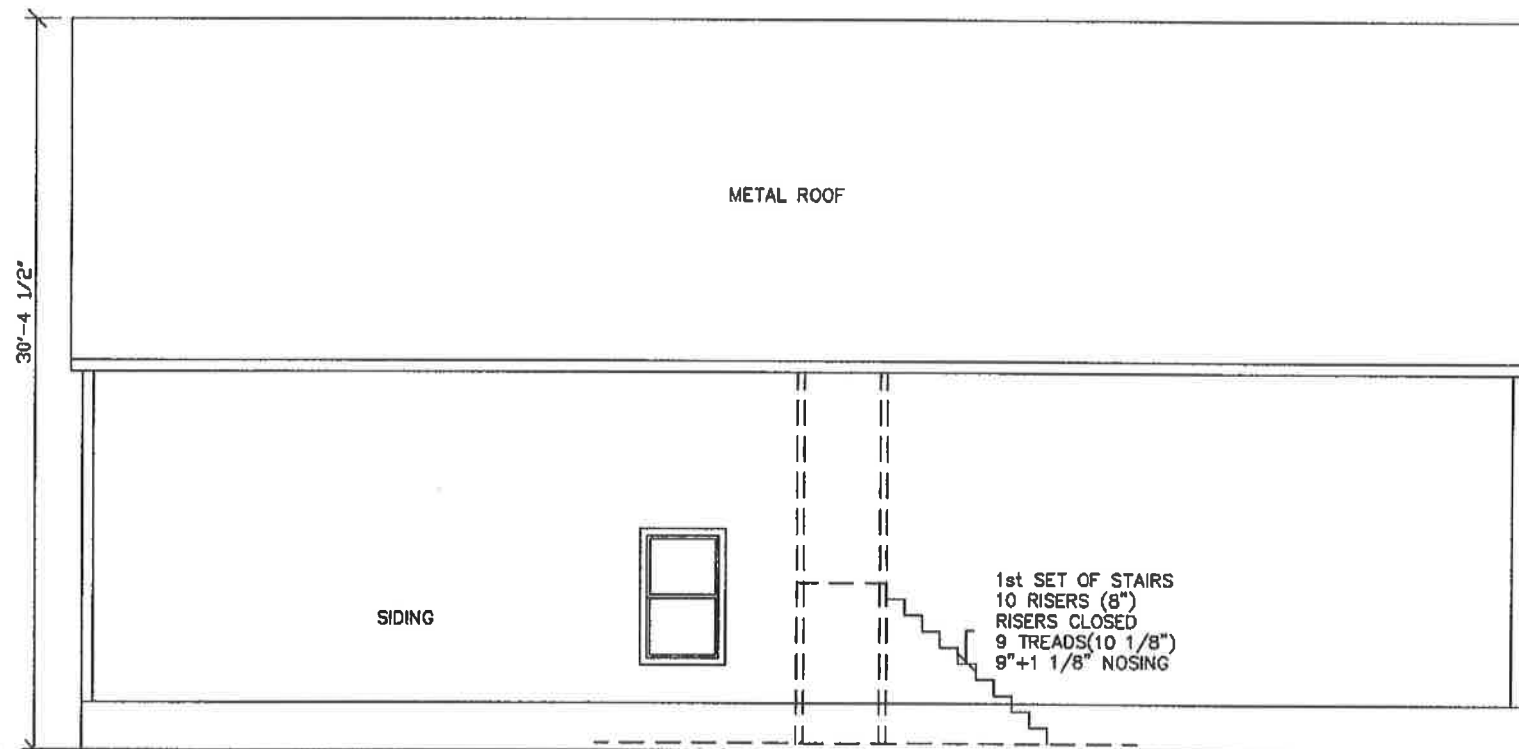
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

DATE JULY 31 20

SHEET OF

OWNER

VAN PHUNY  
CONTRACTOR

GARAGE/STORAGE  
42 HUMISTON AVE; TROY NY

ELEVATIONS

DAVID J. HOPPER  
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DONE BY:  
RKO

SCALE:  
1/8"=1'



FILE # APR3VP

METAL ROOF SYSTEM  
 INSTALLED AS PER  
 MANF SPEC;S OVER  
 5/8" T&G PLYWOOD  
 OVER 2x12 RAFTERS;16"oc

CONT RIDGE VENT  
 14" M.L. RIDGE BOARD

LOADS  
 1st FLOOR=55#/SQFT  
 2nd FLOOR=45#/SQFT  
 ROOF=50#/SQFT  
 WIND=115 MPH

EXTERIOR WALL  
 2x6 STUDS;16"o.c.  
 DOUBLE TOP PLATE  
 7 1/8" OSB or+  
 SHEATHING /TYVEX or  
 EQUAL HOUSE WRAP  
 VINYL SIDING INSTALLED  
 AS PER MANF SPEC'S  
 HEADERS =(2)2x10 W/  
 2 1/2" INSULATION @  
 CENTER UNLESS NOTED  
 DIFFERENT.

3/4" T&G DECKING  
 GLUED AND NAILED  
 DOWN AS PER CODE

INSTALL ICE/WATER SHIELD  
 48" WIDE FROM  
 ROOF EDGE UP

2x6 SUB FASCIA/RAKE  
 ALUM. or VINYL FINISH  
 METAL DRIP EDGE  
 INSTALL PROPER VENT  
 INSTALL HURRICAN CLIPS

STAIRS  
 18 RISERS(7 13/16)  
 RISERS CLOSED  
 17 TREADS(10 1/8")  
 9" 1 1/8" NOSING

8 5/8"/12  
 35.79°

12"CONT VENTED  
 SOFFIT

2'10" HAND RAIL

HEIGHT

GARAGE SLAB  
 4"(4000psi)CONCRETE  
 REINFORCED OVER GRAVEL  
 FILL COMPACTED TO CODE  
 1/8" PER 12" SLOPE TOWARDS  
 OVERHEAD DOOR;THICKEN EDGE  
 AT DOOR CUT OUT

6" CONC FILLED  
 COLUMN  
 3'x3'x1'6"  
 CONC PAD W/  
 (4) #4 REBAR 8"oc  
 BOTH WAYS

2" RIDGE  
 INSULATION

FOUNDATION WALL  
 8"POURED CONCRETE(3000psi)  
 W/2#4 REBAR 12" FROM TOP (CONT)  
 & 12" FROM BOTTOM(CONT)  
 INSTALL FULL HEIGHT #4 REBAR;48"oc  
 INSTALL #4 REBAR 36"oc (HORIZ)  
 1/2" ANCHOR BOLTS INSTALLED 12"  
 FROM ALL CORNERS & 72"(MAX) o.c.  
 2x6 PRESSURE TREATED SILL PLATE  
 W/ SILL SEAL  
 APPLY WATERPROOFING TO EXTERIOR  
 SURFACES BELOW FINISHED GRADE  
 OVER 16"x8"CONT.FOOTING W/ 2#4  
 REBAR(CONT) AND #4 REBAR(VERT)  
 36"LONG @ 48"o.c. TO PIN WALLS  
 TO FOOTING. OVER VIRGIN SOILS

DATE JULY 31 20

SHEET OF

OWNER VAN PHUNY  
 CONTRACTOR

GARAGE/STORAGE  
 42 HUMISTON AVE; TROY NY

BUILDING SECTION

DAVID J. HOPPER  
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DONE BY:  
 RKO

SCALE:  
 3/16"=1'



FILE # APR3VP

### TIMBER HEAD SCHEDULE

SPAN	HEADER	JACK STUDS
UP TO 3'-6"	(2) 2 X 6	ONE EACH END
UP TO 4'-6"	(2) 2 X 8	TWO EACH END
UP TO 6'-0"	(2) 2 X 10	TWO EACH END
UP TO 7'-6"	(2) 2 X 12	TWO EACH END
UP TO 10'-0"	(2) 2 X 12*	TWO EACH END

OVER 10'-0" SEE FRAMING PLANS  
\* WITH 1/2" PLYWOOD PLATE BETWEEN TIMBERS

USE THIS CHART ONLY IF HEADER SIZE IS NOT SHOWN ON PLAN(S)

### PLUMBING CHART

FIXTURE	DRAINAGE	VENT	SUPPLY
WATER CLOSET	3"	3"	3/8"
LAVATORY	1-1/2"	1-1/2"	3/8"
BATH TUB	1-1/2"	1-1/2"	1/2"
KITCHEN SINK	1-1/2"	1-1/2"	1/2"
SHOWER	2"	1-1/2"	1/2"
HOSE BIB	---	---	1/2"
WASHER	1-1/2"	1-1/2"	1/2"

### GENERAL NOTES

- 1) THE CONTRACTOR SHALL APPLY FOR AND PROPERLY POST REQUIRED BUILDING PERMITS AS WELL AS ARRANGE FOR ALL REQUIRED INSPECTIONS BY THE LOCAL BUILDING DEPARTMENT AND/OR ANY OTHER AGENCY HAVING JURISDICTION.
- 2) ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE/LOCAL BUILDING CODE REQUIREMENTS AND SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE.
- 3) CONTRACTORS SHALL PERFORM ALL MISC. REMOVALS, MODIFICATIONS, CONSTRUCTION AND CLEANUP REQUIRED TO COMPLETE THE GENERAL SCOPE OF THIS PROJECT.
- 4) CONTRACTOR SHALL PROVIDE ALL REQUIRED MATERIAL AND COMPONENTS NECESSARY, (SUCH AS NAILS, SCREWS, SEALANT, FLASHING ETC...) TO PROVIDE A STRUCTURALLY SOUND AND WEATHER TIGHT BUILDING.
- 5) CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- 6) CONTRACTORS SHALL INDEMNIFY THE OWNER AND HIS AGENTS ARISING FROM INJURIES DURING CONSTRUCTION OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE CONSTRUCTION SITE.
- 7) CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ROUGH-OPENING SIZE, ROOF PITCHES, ETC.. AT THE SITE PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATION FROM THESE DRAWINGS FOR REVIEW AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERROR WHICH ARE NOT REPORTED.
- 8) UNAUTHORIZED ALTERATIONS TO THESE DRAWINGS IS A VIOLATION OF NYS EDUCATION LAW ARTICLE 145, SECTION 7209.
- 9) DIMENSIONS ARE GIVEN FROM FACE OF EXTERIOR FRAMING TO FACE OF INTERIOR FRAMING (TYPICALLY) UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS SHALL BE READ OR CALCULATED AND SHALL BE FIELD VERIFIED BY THE BUILDER.
- 10) ANY STRUCTURAL MEMBER SUBJECT TO CUTTING, DRILLING OR NOTCHING SHALL BE REINFORCED, REPAIRED AND / OR REPLACED, AND LEFT IN A SAFE, STRUCTURALLY SOUND CONDITION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYS BUILDING CODE.
- 11) ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE REQUIREMENTS.
- 12) ALL PLUMBING SHALL BE INSTALLED PER STATE PLUMBING CODE AND ALL APPLICABLE LOCAL PLUMBING REGULATIONS.
- 13) DESIGN LOADS: 1st FLOOR LOAD 65PSF, 2nd FLOOR LOAD 45 PSF, ROOF LIVE LOADS . . .SF, WIND LOADS (EAVES) 115 mph, WALLS LIVE LOAD 15 PSF
- 14) STANDARD FRAMING LUMBER SHALL BE NO. 2 EASTERN WHITE PINE (OR BETTER), WITH FB=950 PSI AND E = 1,100,000 PSI
- 15) METAL CONNECTORS SHALL NOT BE LESS THAN 0.036" THICK, COATED THICKNESS. GALVANIZED SHEET STEEL: ASTM A 448, GRADE A COATING G60.
- 16) MICROLAM LUMBER SHALL BE STRUCTURALLY RATED AS FOLLOWS; FB = 2900 PSI, E = 2,000,000 PSI.
- 17) INSTALL 2X4 SOLID WOOD BLOCKING AT MID HEIGHT OF ALL WALLS OVER 8' IN HEIGHT.
- 18) INSTALL DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS 6' OR MORE IN LENGTH.
- 19) ALL COLUMNS AND OTHER SOLID FRAMING SHALL EXTEND DOWN THROUGH ALL LEVELS AND TERMINATE AT THE FOUNDATION LEVEL AND BE SUPPORTED BY THE CONCRETE FOUNDATION WALLS AND FOOTINGS.


### FOUNDATION NOTES:

- 1) POURED CONCRETE SHALL HAVE THE FOLLOWING MINIMUM STRENGTH AT 28 DAYS. (FOOTINGS; 2500 PSI, WALLS; 3500 PSI, SLABS 4000 PSI). CONCRETE SHALL BE PORTLAND CEMENT; ASTM C 150 TYPE I.
- 2) ALL WOOD FRAMING WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE TREATED LUMBER. WOOD PLATES SHALL BE SECURED WITH 1/2" DIA. X 8" ANCHOR BOLTS AT 72" MAX. O.C. AND 12" EACH WAY FROM CORNERS, UNLESS NOTED OTHERWISE.
- 3) ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, (AS DETAILED).
- 4) CENTER ALL FOOTINGS UNDER FOUNDATION WALLS AND COLUMNS, UNLESS NOTED OTHERWISE.
- 5) ALL POURED CONCRETE SLABS SHALL BE PLACED OVER COMPACTED GRANULAR FILL.
- 6) ALL FOUNDATION WALLS OF THICKNESS NOTED ON THE FOUNDATION PLAN ARE POURED CONCRETE WITH DOUBLE ROW OF #4 BARS HORIZ. AT 12" FROM TOP OF WALL.
- 7) INSTALL 4' PERFORATED PVC FOUNDATION DRAIN AT SAME DEPTH OF FOOTINGS AROUND PERIMETER OF ENTIRE BUILDING AND PITCH PIPE TO DRAIN TO DAYLIGHT OR CONNECT TO APPROVED SUMP.
- 8) INSTALL SUMP PIT TO DRAIN TO EXTERIOR. FIELD VERIFY LOCATION.
- 9) MAINTAIN 4 FEET MINIMUM DEPTH OF ALL EXTERIOR CONCRETE FOOTINGS BELOW FINISHED GRADE. STEP FOOTINGS DOWN AS REQUIRED.
- 10) DO NOT PLACE FOOTINGS IN WATER OR ON FROZEN GROUND. DO NOT ALLOW GROUND BELOW FOOTINGS TO FREEZE, PRIOR TO PLACEMENT OF CONCRETE.
- 11) LAP FOOTING AND HORIZONTAL WALL REINFORCING BARS 24" AT SPLICE UNLESS NOTED OTHERWISE.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		DESIGN WIND CATEGORY		SUBJECT TO DAMAGE FROM WEATHERING		WINTER DESIGN TEMP*	ICE BARRIER UNDERLAYMENT REQUIRED*	FLOOD HAZARDOUS*	AIR FREEZING INDEX*	SEAN ANNUAL TEMP*
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone	Weathering	Frost line depth					
50	115	NO	NO	1	B	SEVERE	48°	NO	NO	1500	40.3

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.  
 a. "Severe" may require a higher strength concrete or grade of rebar than necessary to satisfy the structural requirements of this code. The grade of rebar shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 120, C 140, C 216 or C 682.  
 b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in this part of the table with the minimum depth of footing below finish grade.  
 c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local inherent ice damage.  
 d. The jurisdiction shall fill in this part of the table with the basic wind speed map [Figure R301.2(4)(A)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.  
 e. The outdoor design dry-bulb temperature shall be selected from the column of 97 1/2-percent values for winter from Appendix D of the International Plumbing Code. Deviations from this Appendix, D temperature, shall be permitted to reflect local climates or local weather experience as determined by the building official.  
 f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.1.3.  
 g. The jurisdiction shall fill in this part of the table with the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first ordinance for management of flood hazard areas). (b) the date of the Flood Insurance Study and (c) the panel number and date of the currently effective FIRMA and FIRMA or other flood hazard map adopted by the authority having jurisdiction, as annotated.  
 h. In accordance with Section R905.1.2, R905.4.3.1, R905.5.3.1, R905.5.3.1, R905.7.1.1, R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES". Otherwise, the jurisdiction shall fill in this part of the table with "NO".  
 i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BFI-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)".  
 j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)".  
 k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to masonry due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES". Otherwise, the jurisdiction shall indicate "NO" in this part of the table.  
 l. In accordance with Figure R301.2(4)(A), where there is local historical data demonstrating unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.  
 m. In accordance with Section R301.2.1.3.1, the jurisdiction shall indicate the wind-borne debris impact zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

DATE	SHEET OF	OWNER	CONTRACTOR
General Notes			
DONE BY:		DAVID J. HOPPER ARCHITECT	
RKO		CDS	
SCALE:		CREATIVE DRAFTING SERVICES INC 65 FLANSAURG LANE, YONKERSVILLE NY 518 765 9085	
DeRaven Design & Drafting 333 Kingsley Rd; Burrt Hills NY		518*478*0630	
			
FILE #			