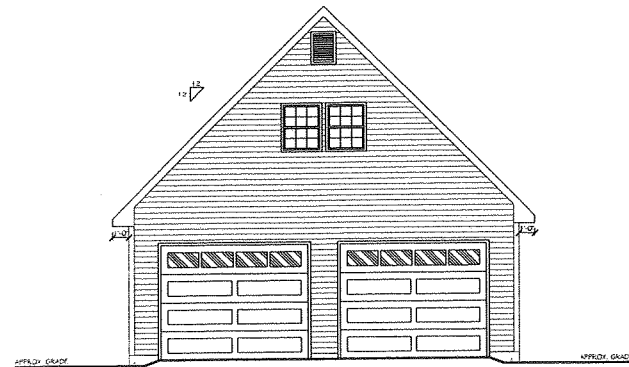
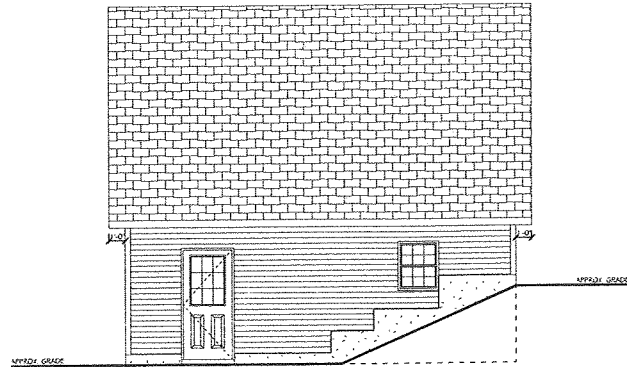


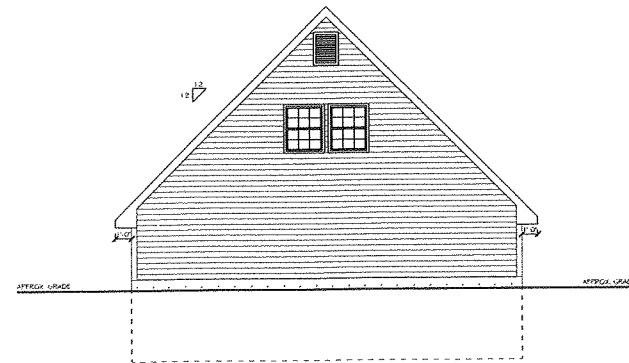
Fowler/Hanley
Garage Plan



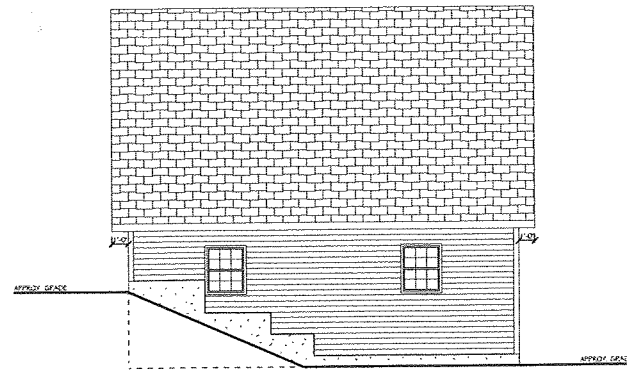
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NO. AND TYPE OF FASTENER	SPACING OF FASTENERS
CEILING JOISTS TO PLATE, TOE NAIL	(3) 8d	.....
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	(3) 10d	.....
COLLAR TIE RAFTER, FACE NAIL	(3) 10d	.....
RAFTER TO PLATE, TOE NAIL	(2) 16d	.....
ROOF RAFTERS TO RIDGE, VALLEY OR HP RAFTERS, TOE NAIL	(4) 16d	.....
BUILT-UP CORNER STUDS	10d	24" O.C.
BUILT-UP HEADER, TWO PIECES	16d	16" O.C. ALONG EA. EDGE
CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d	.....
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPED AREA	(8) 16d	.....
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	(3) 16d	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	(2) 16d	.....
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	(2) 10d	.....
JOIST TO SILL OR GIRDER, TOE NAIL	(3) 8d	.....
RIP JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATION ALSO)	8d	6" O.C.
BUILT-UP GIRDERS AND BEAMS, 3-INCH LUMBER LAYERS	10d	NAIL EACH LAYER TO FOLLOWING JOIST AT TOP AND BOTTOM AND THROUGH JOINTS AT END AND AT EACH BRUCE
WOOD STRUCTURAL PANELS, EXTERIOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTIALLY EXTERIOR WALL SHEATHING TO FRAMING		
5/8" x 1/2"	8d COMMON NAIL (EXTERIOR WALL) 8d COMMON NAIL (ROOF)	6" 12"
3/4" x 1"	8d COMMON NAIL	6" 12"
1/2" GYPSUM SHEATHING	17 GALVANIZED RIDGING NAIL, STAPLE GALVANIZED 1/2" LONG, 1/4" SPACING, TYPE 3 OR 6	1" 1"
5/8" GYPSUM SHEATHING	17 GALVANIZED RIDGING NAIL, STAPLE GALVANIZED 1/2" LONG, 1/4" SPACING, TYPE 3 OR 6	1" 1"

ALTERNATE ATTACHMENTS			
NOM. MATERIAL THICKNESS (INCHES)	DESCRIPTION OF FASTENER AND LENGTH (INCHES)	SPACING OF FASTENERS (INCHES)	
		EDGES	INTERMEDIATE SUPPORTS
UP TO 1/2"	STAPLES 15 GA. 1 1/2"	4	6
	NAIL 5"	3	6
	STAPLES 16 GA. 1 1/2"	3	6
	STAPLES 14 GA. 2"	4	6
3/4" AND 1"	STAPLES 15 GA. 1 1/2"	3	6
	NAIL 5"	4	6

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2012 IRC BUILDING CODE.
- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED.
- IF APPLICABLE, WHERE GARAGE IS ATTACHED TO DWELLING UNIT, A (1) HOUR FIRE SEPARATION SHALL BE PROVIDED. (1) LAYER, 1/2" DRYWALL DOORS BETWEEN AREAS TO BE 20 MIN. C-LABEL DOOR WITH FIRE CODE LABEL.
- ANY WOOD IN CONTACT WITH MASONRY TO BE PRESSURE-TREATED WOOD.
- GRADE MUST SLOPE AWAY FROM STRUCTURE.
- WOOD FRAMING TO BE MIN. 6" FROM GRADE LEVEL, EXCEPT AT DOORWAYS.
- WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED ENGINEER. BUILDER MUST PROVIDE CUT-SHEETS TO CODE OFFICIAL PRIOR TO INSTALLATION.
- WALL BRACING PROVIDED BY CS-WSP AND CS-G OR CS-PP METHODS AS PER IRC 2012 SECTION 602.10.4
- TEMPERED GLAZING REQUIREMENTS:
 - (1) - IN WINDOWS & DOORS WITHIN (18) INCHES OF WALKING SURFACE
 - (2) - IN ANY INDIVIDUAL PANEL GREATER THAN (9) SQ. FT.
 - (3) - IN WINDOWS WITHIN (24) INCHES OF ANY OPENABLE DOOR WHEN DOOR IS IN CLOSED POSITION

CODE & LOADING INFORMATION	CONTACT INFORMATION
LOADING NOTES - 1st FLOOR SLAB ON GRADE - 2ND FLOOR/ATTIC = 30 PSF - SNOW LIVE = 30 PSF - DEAD LOADS = 10 PSF - BASIC WIND SPEED = 90 MPH - FROST LINE DEPTH = 36"	OWNER: RICK FOWLER 532 RIVER ROAD NEWBURGH, NY 12550 ALL DIMENSIONS AND SITE CONDITIONS SHALL BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECTS. THESE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARCHITECT. ALL STRUCTURAL CHANGES MUST BE NOTICED. THESE DRAWINGS MUST BE APPROVED BY ARCHITECT BEFORE CONSTRUCTION.

NO.	DATE	DESCRIPTION	BY
1	10/23/13	ISSUED FOR PERMITS	RF

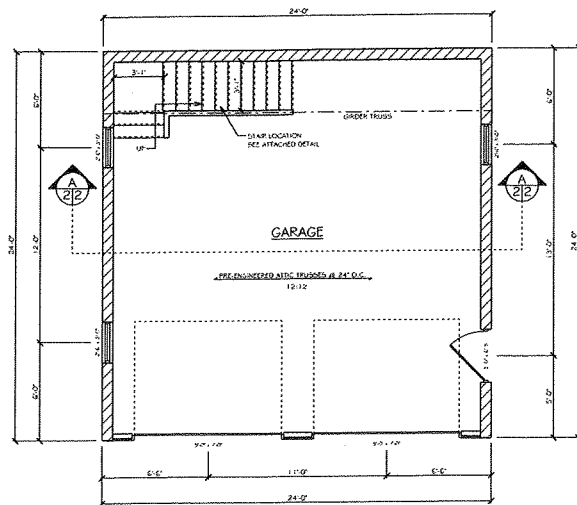
RUFF ENGINEERING
 JOHN RUFF
 6140 BOHEMIA PIKE
 DOUGLASVILLE, GA 30101
 PHONE: 404-628-9004
 FAX: 610-653-9035

DRAFTING CONCEPTS LLC
 ARCHITECTURAL DRAFTING
 5219 OLD STRASBURG RD
 KANAZERS, PA. 17535
 717-442-5053
 DRAFTER: MANNY STOLZELIUS

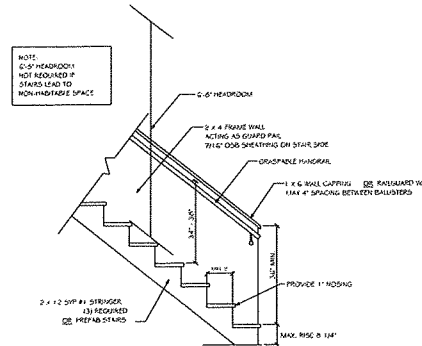
SITE:
 532 RIVER ROAD
 NEWBURGH, NY 12550
CONTRACTOR:
 ARNOLD INC
 1300 COLUMBIA AVE
 NEWBURGH, NY 12550
 PHONE: 717-550-8837

A NEW GARAGE FOR:
 RICK FOWLER
 532 RIVER ROAD
 NEWBURGH, NY 12550

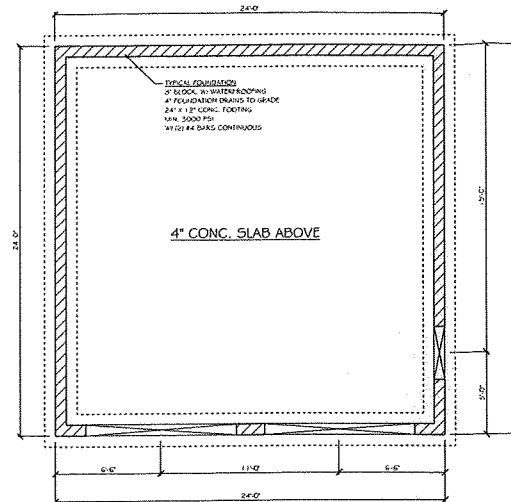
COVER SHEET
 DATE:
 10/23/13
 SCALE:
 AS NOTED
 DRAWING NO:
 E307-13



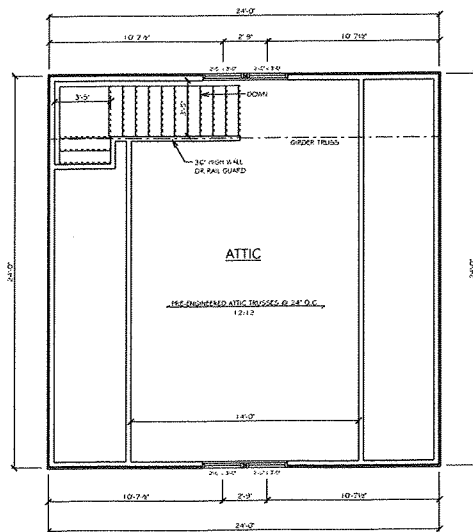
FIRST FLOOR PLAN
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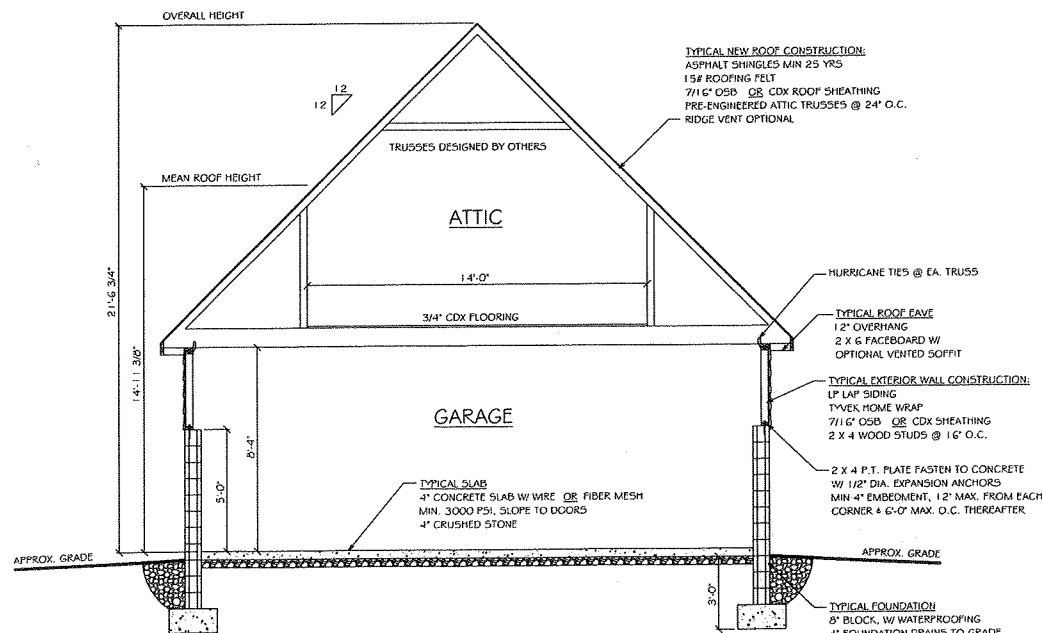
STAIR DETAIL
SCALE: 1/2"=1'-0"



FOUNDATION PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



SECTION DETAIL "A"
SCALE: 3/8"=1'-0"

ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECTS. THESE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARCHITECT. ANY STRUCTURAL CHANGES THAT VIOLATE THESE DRAWINGS MUST BE APPROVED BY ARCHITECT BEFORE CONSTRUCTION.

REVISIONS	DATE	DESCRIPTION	BY	CS
RUFF ENGINEERING				
JOHN RUFF 6140 BOSTONIAN PIKE DOUGLADVILLE, PA 19516 PHONE: 610-689-8004 FAX: 610-689-9035				
DRAWN BY:	JOHN R. RUFF			
SITE:	532 EVER ROAD NEWMAGN, NY 12550			
A NEW GARAGE FOR:	RICK FOWLER 532 EVER ROAD NEWMAGN, NY 12550			
DRAFTING CONCEPTS LLC				
ARCHITECTURAL DRAFTING 5519 OLD STRASBURG RD. KANIZES, PA. 17535 717-442-5053 DRAWER, MANNY STOLTZBUS				
FLOOR PLANS				
DATE:	10/23/13			
SCALE:	AS NOTED			
DRAWING NO.:	E307-13			
2				