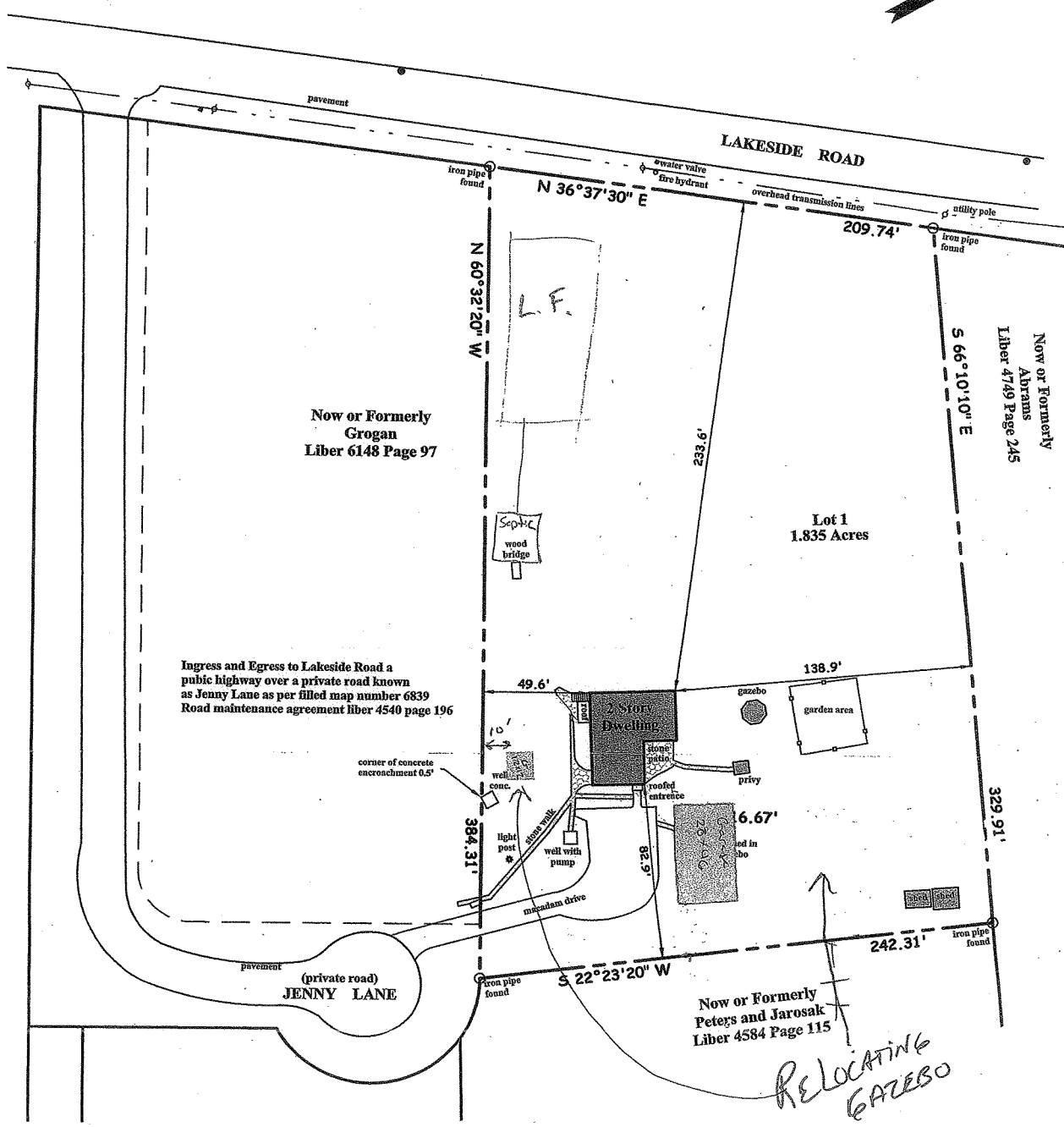


Full Size Site-Building Plans
are available for viewing at the

Zoning Board of Appeals
Office located at
308 Gardnertown Road
Newburgh, NY

845-566-4901



**Survey of Property For
JOHN HUSTINS**

Town of Newburgh Orange County, New York
Scale: 1" = 50' March 2, 2016 Area: 1.835 Acres

CERTIFIED TO: John Hustins, Mary T. Boyer, Mary F. Aufman, Hudson Valley Federal Credit Union, its successors and/or assigns, as their interests may appear, and Westcor Land Title Insurance Company to be correct and accurate.

REFERENCE: Being Lot 1 on map entitled, "Plan for Thomas J. Vaccaro & Francesca"
Filed in the Orange County Clerks Office December 17, 1984; Map No. 6839
Deed Liber 4780 Page 300; Tax map section 28-1-20.1

: Underground service supplied
ect to easements and R.O.W's. of record and underground utilities.
ies of this survey not bearing the embossed seal of the land surveyor
not be valid. Guarantees or certifications are not transferable to
fional institutions or subsequent owners.
authorized alteration of this document in any way constitutes a violation
e New York State Education Law-par 7202 (2).

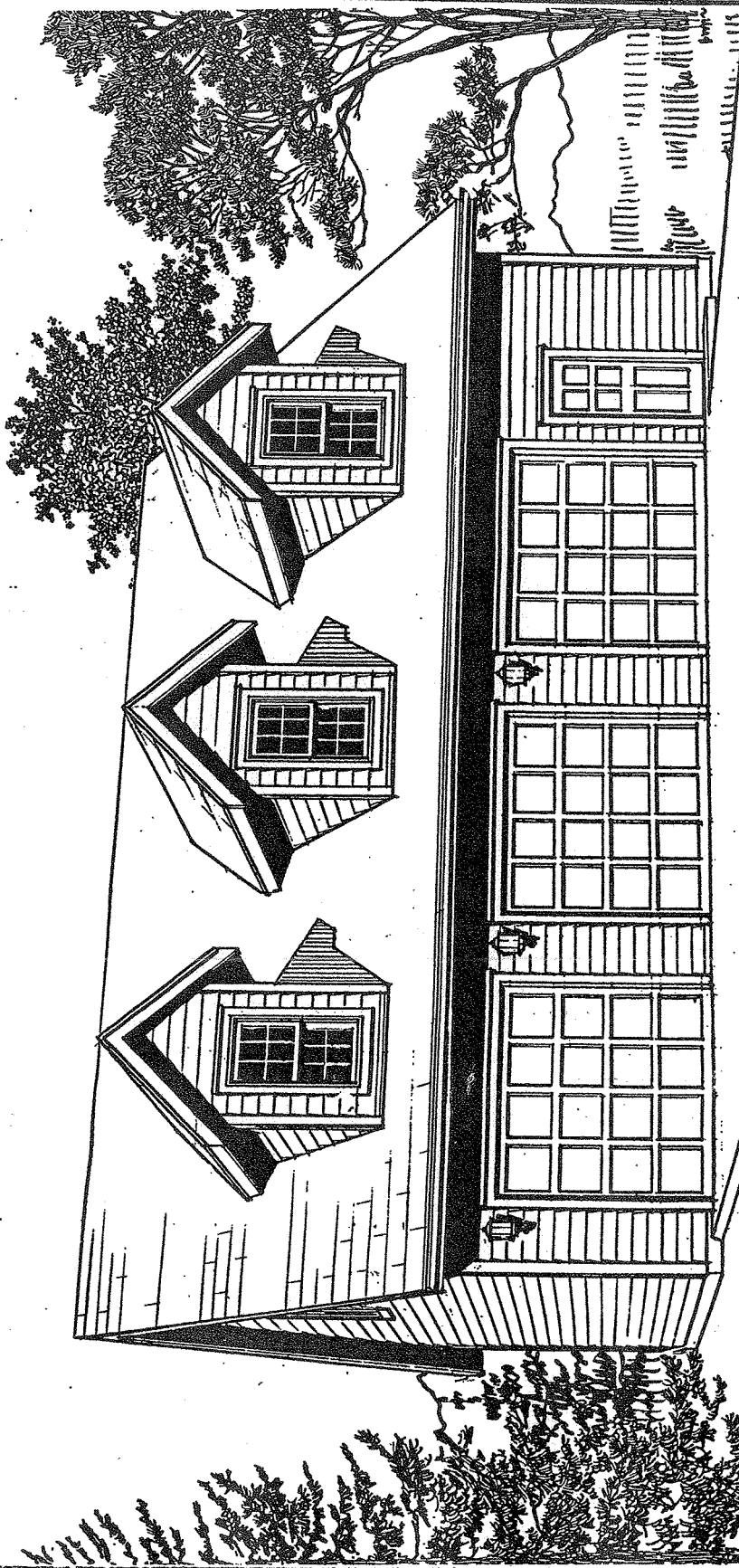
R 2016 15

Gary R. Rich
License No. 050354

GARY R. RICH
Licensed Land Surveyor
24 Lang Drive Pine Bush, NY 12566
(845) 361-3022 Fax (845) 361-9895

*RELOCATING
GAZEBO*

GRADE-TO-RIDGE HEIGHT: 27' - 6" FIRST FLOOR AREA: 1288 SF ATTIC FLOOR AREA: 735 SF GROSS FLOOR AREA: 2023 SF



46' x 28' Three Car Garage With Loft Plan #2280-2

(shown with alternate, lapped siding)

(Attic Truss Version)

- 123 cy
- 0' pcs.
- 4' roll
- 123 cy
- 1' pcs.
- 4' roll
- 8 pcs.
- 8 pcs.
- 18 pcs.
- 66 lf
- 6 pcs.
- 48 lf
- 564 lf
- 148 lf
- 3 pcs.
- 9 pcs.
- 9 pcs.
- sheets
- 4 pcs.
- 6 pcs.
- 3 pcs.
- 1/4 pcs.
- 6 pcs.
- 2 pcs.
- eq'd.)
- sheets
- sheets
- 900 lf
- 900 lf
- 288 sf
- sheets
- 9 area
- 8 pcs.
- 7 pcs.
- 20 pcs.

Behm Design
 www.behmdesign.com

QUESTIONS?
 CALL US
 1-800-210-6776

2280-2
 TOTAL GROSS FLOOR AREAS = 2023 SF

Building Materials List for Plan #2280-2

GRADE-TO-RIDGE HEIGHT: 2

~ Local building code approved substitutions may be made to this list ~

Variations in construction methods and materials can require modification of this list. Every attempt is made for greatest accuracy, but typographical or human error is possible. Quantities verification by the materials supplier is recommended before materials package is finalized and/or shipped.

Concrete & Reinforcements For Monolithic Slab/Footing

Poured-in-place concrete		(min.)23 cy
#4 Reinforcing Steel Bar	526 lf	27 - 20' pcs.
w/6 x 6 - w1.4 x 1.4 wire mesh	1251 sf	320 lf, 4' roll

Concrete & Reinforcements For Stemwall/Footing Foundation

Poured-in-place concrete		(min.)23 cy
# 4 Reinforcing Steel Bar	880 lf	44 - 20' pcs.
w/6 x 6 - w1.4 x 1.4 wire mesh	1180 sf	295 lf, 4' roll

Rough Framing

2 x 6 x 14' HF/DF "stud" wall framing		8 pcs.
2 x 6 x 12' HF/DF "stud" wall framing		8 pcs.
2 x 6 x 115-1/2" HF/DF "stud" wall framing		198 pcs.
2 x 6 HF/DF No. 2 sole plate material		66 lf
2 x 4 x 96" utility grade interior wall framing		16 pcs.
2 x 4 utility grade interior wall plates		48 lf
2 x 6 HF/DF No. 2 for exterior wall plates		564 lf
2 x 6 HF/DF No. 2 pressure-treated bottom plate		148 lf
3-1/8 x13-1/2" GLB DF A.I.T.C grading 24F-V3	10' length	3 pcs.
2 x 6 DF No. 1 Header	8' length	9 pcs.
3/4" T & G C-D APA Plywood, ext. glue floor	4 x 8 sheet	26 sheets
2 x 12 HF No. 2 Stair Stringer	20' length	4 pcs.
1 x 11.5" o.s.b. BN Stair Tread	12' length	6 pcs.
2 x 6 HF/DF No. 2 Dormer Ridge Board	10' length	3 pcs.
2 x 6 HF/DF No. 2 Dormer Rafters	8' length	24 pcs.
2 x 4 HF/DF No. 2 Dormer Collar Ties	8' length	6 pcs.
2 x 4 x 22-1/2" eave blocks w/ screened vent holes		42 pcs.

Truss Package: See sheet 5 (incl. trusses, ladder framing, lookouts, etc. as req'd.)

Sheathing Materials

15/32", 5-ply C-D APA, ext. glue P.I. 24/0 Roof Sh.	4 x 8 sheets	78 sheets
(optional) 7/16" o.s.b. Wall Sheathing (for siding over)	4 x 10 sheets	66 sheets

Vapor Barrier

Roof 15# bituminous felt paper in 36" wide roll		900 lf
Wall 7# bituminous felt paper in 40" wide roll		900 lf
Floor .006" black polyethylene membrane		1288 sf

Siding Materials

7/16" o.s.b. text. (or 5/8" T1-11 plyw'd) panel siding	4 x 10 sheet	66 sheets
(optional) 8" textured o.s.b. siding boards with 1" lap	2042 sf	of siding area
Trim: 1 x 4 (for opt. siding, use 5/4 thk. trims)	10' length	8 pcs.
Trim: 1 x 3	12' length	7 pcs.
Trim: 1 x 4	8' length	20 pcs.
Trim: 1 x 4	12' length	7 pcs.
Fascia: 1 x 6	8' length	18 pcs.
Rakeboard: 2 x 6	24' length	4 pcs.
Rakeboard: 2 x 6	8' length	6 pcs.

Roofing Materials

Composition Roofing Shingles	2300 sf	
Ridgevent material		48 lf

Windows and Doors

3030 window(s) assembly- (i.e. 3'-0" high x 3'-0" tall)		3 ea.
3068 exterior door assembly		1 ea.
3050 single hung window assembly (one w/ tem (one w/ tempered)		5 ea.
9'-0" x 8'-0" sectional garage door assembly		3 ea.
3068 x 1-3/4" s.c. wood RH assembly w/ auto closer		1 ea.

Metal Parts

Anch. bolts: 1/2" x 10" ASTM A-307		40 pcs.
Hex Nuts for anchor bolts:		40 pcs.
Flat washer: 2" x 2" square x 3/16" thick		40 pcs.
Simpson H2.5A clips (or equal)		38 pcs.
Simpson STHD10 hold-down straps		6 pcs.
Handrail, 1-1/2" dia. Wood or metal		18' length
Handrail Support Brackets		5 pcs.
16d sinker nails @ 50 lbs. / box	1 - 50 lb. box	
8d common nails @ 50lbs. / box	2 - 50 lb. boxes	
Roofing nails @ 210 nails / lb.		25 lbs.
Metal drip/flashing for window & door heads (installed)		53 lf
Z-flashing strip for panel siding		80 lf

~ Note: To advise corrections, please call Behm Design @ 1-800-210-6776 ~

NOTE:
INTERIOR PARTITIONS, FINISH MATERIALS, FIXTURES
AND EQUIPMENT ARE NOT INCLUDED IN THIS LIST.



Building Code Compliant

This planset was prepared with the requirements of the 2012 edition of the International Residential Code.

Parameters For Design

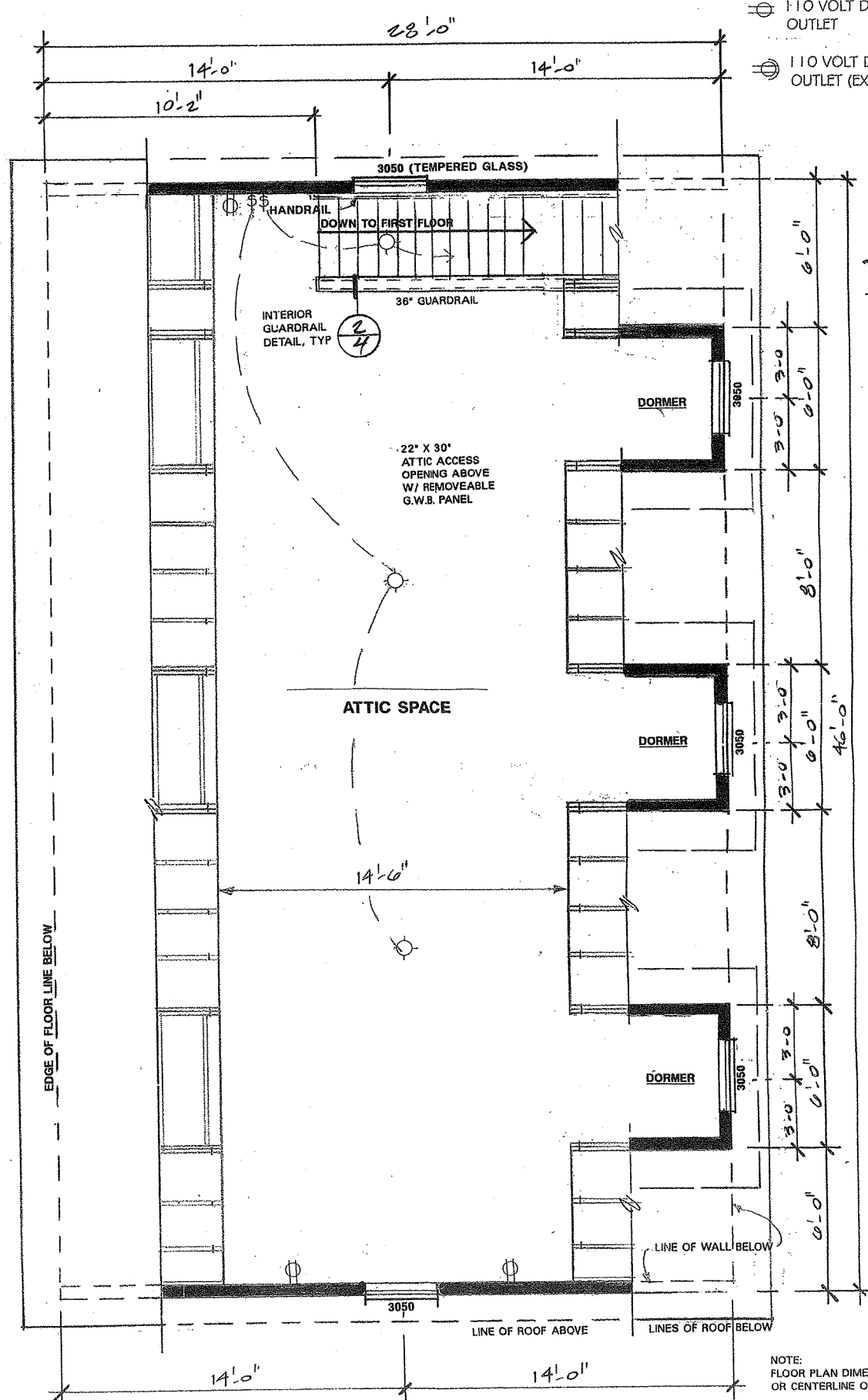
Wind Speed:
100 mph - 3 sec. gust

Wind Exposure: "B"

Seismic Category:
A, B and C

Snow Load: 30# / sq. ft

- SWITCH LOC
- CEILING MOL LIGHT FIXTUR
- 110 VOLT DL OUTLET
- 110 VOLT D OUTLET (EXT)



ATTIC FLOOR PLAN

1/4" = 1'-0"

(FOR ALTERNATE SECOND FLOOR DWELLING PLAN, SEE SHEET 3 ALTERNATE)

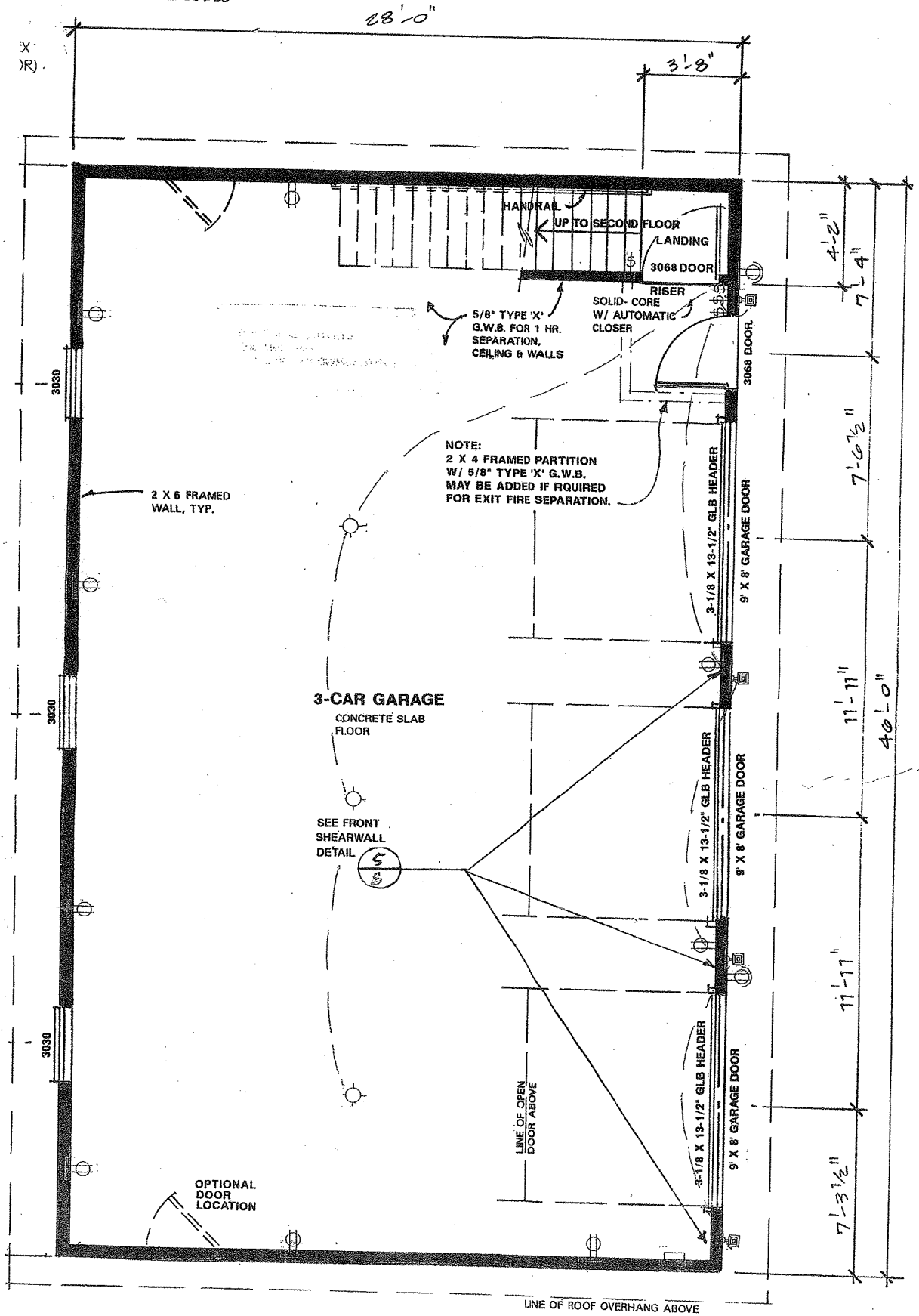
NOTE:
FLOOR PLAN DIMEN
OR CENTERLINE OF

NOTE:
FOR WINDOW
SIZES AND FUNCTI
SEE EXTERIOR
ELEVATIONS

WINDOW AND DOOR
HEADERS SHALL BE
UNLESS OTHER-WISE

MID. LIGHT FIXTURE
 D ELECTRIC PANEL OR SUB-PANEL LOCATE & INSTALL PER LOCAL CODES
 X

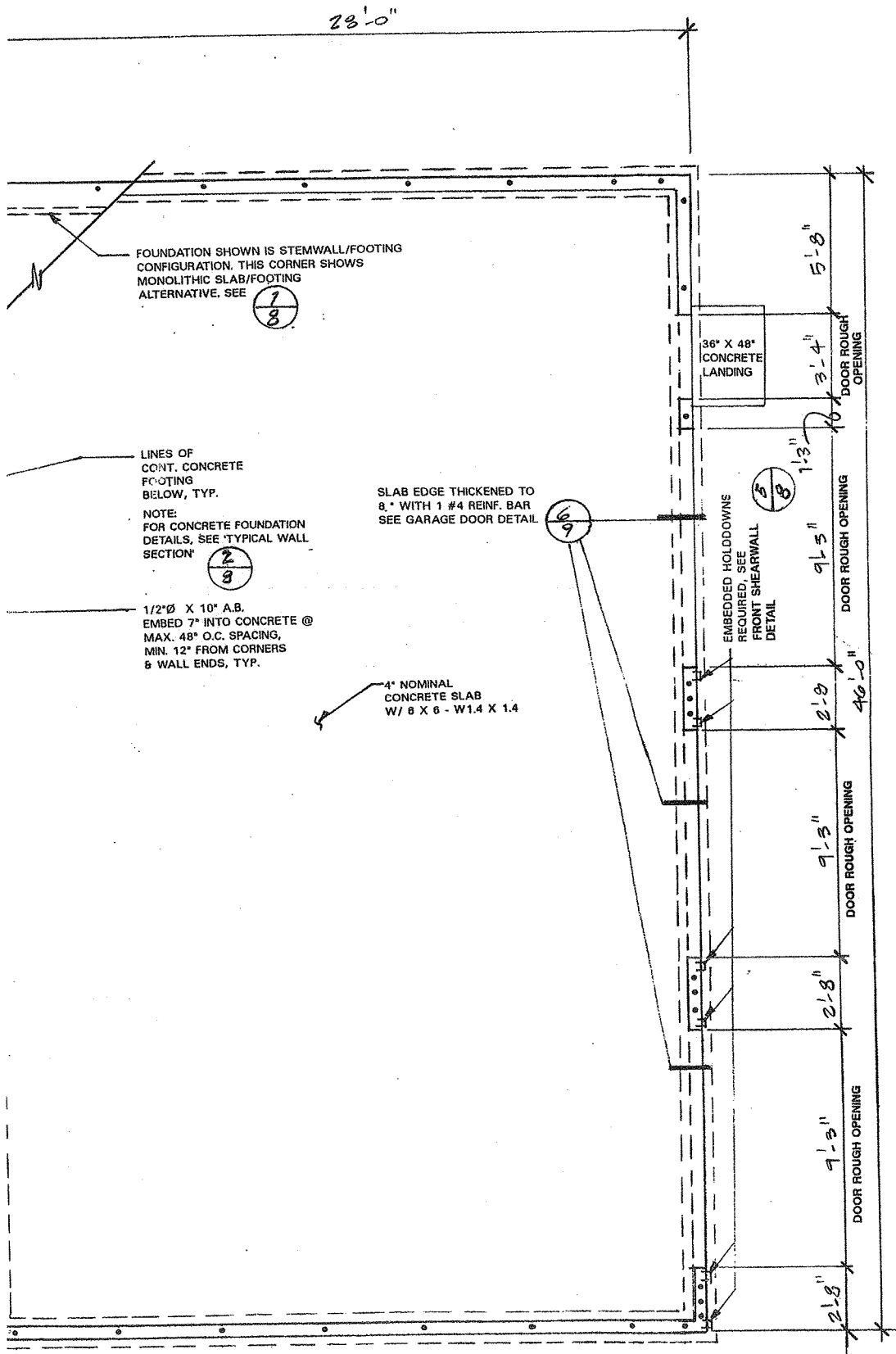
NOTE:
 COMPLY WITH LOCAL ELECTRICAL CODES AND STANDARDS AS APPLICABLE



RE TO FACE OF FRAMING
 TYP. AS SHOWN.

SHEARWALLS:
 ALL EXTERIOR WALLS ARE SHEARWALLS (SW1).
 CONSTRUCT WITH 7/16" O.S.B. SHEATHING
 W/ 8d @ 6" O.C., EDGES AND @ 12" O.C., FIELD.

FIRST FLOOR PLAN
 1/4" = 1'-0"



FOUNDATION SHOWN IS STEMWALL/FOOTING CONFIGURATION. THIS CORNER SHOWS MONOLITHIC SLAB/FOOTING ALTERNATIVE. SEE $\frac{7}{8}$

LINES OF CONT. CONCRETE FOOTING BELOW, TYP.

NOTE: FOR CONCRETE FOUNDATION DETAILS, SEE TYPICAL WALL SECTION $\frac{2}{8}$

$\frac{1}{2}$ " \varnothing X 10" A.B. EMBED 7" INTO CONCRETE @ MAX. 48" O.C. SPACING, MIN. 12" FROM CORNERS & WALL ENDS, TYP.

SLAB EDGE THICKENED TO 8" WITH 1 #4 REINF. BAR SEE GARAGE DOOR DETAIL

4" NOMINAL CONCRETE SLAB W/ 6 X 6 - W1.4 X 1.4

36" X 48" CONCRETE LANDING

EMBEDDED HOLDDOWNS REQUIRED. SEE FRONT SHEARWALL DETAIL $\frac{5}{8}$

FOUNDATION PLAN

1/4" = 1'-0"

NOTE: FOUNDATION PLAN DIMENSIONS ARE TO FACE OF CONCRETE OR CENTERLINE OF BEARING, AS SHOWN.

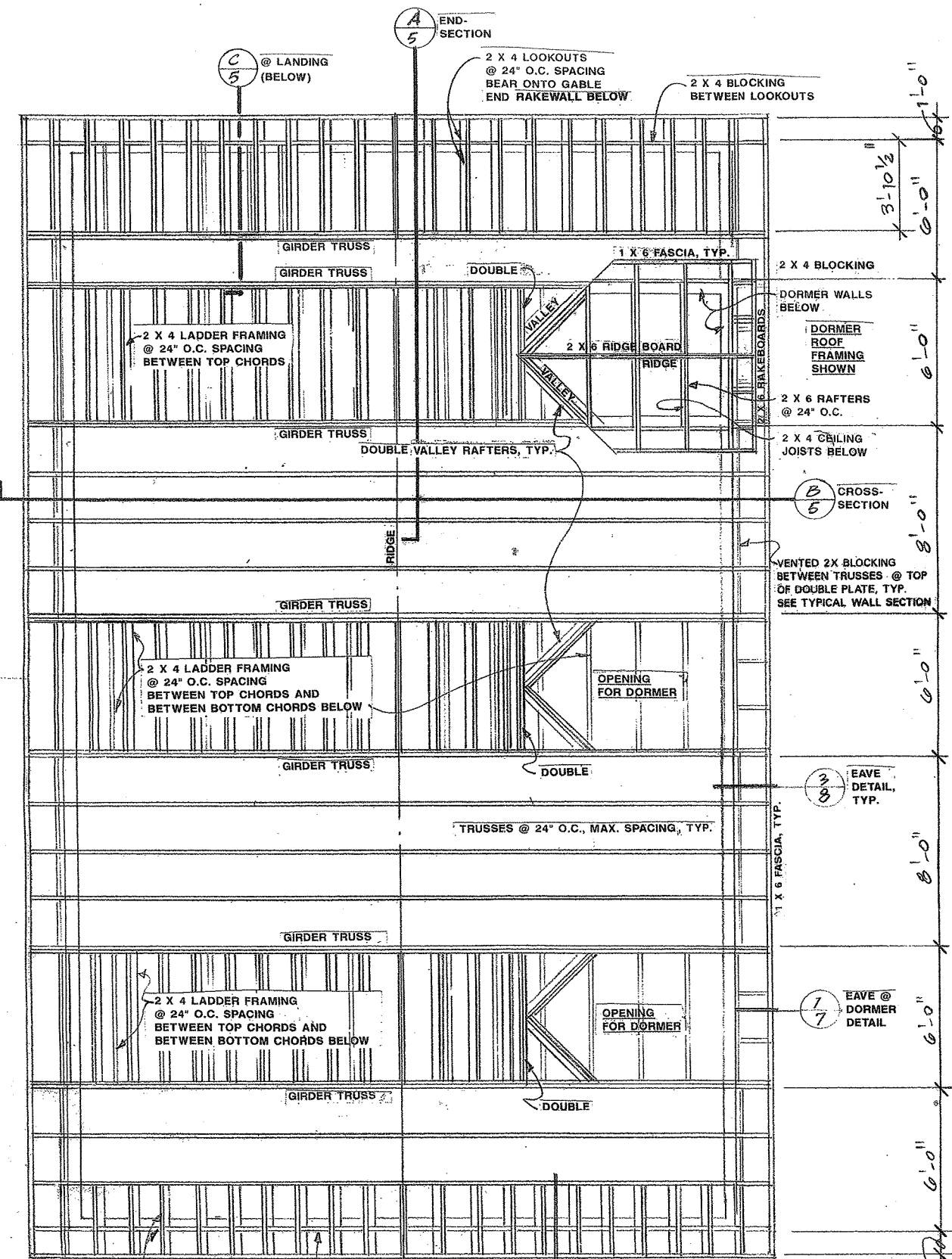
NOTE: FOR STRUCTURAL NOTES AND SPECIFICATIONS, SEE LAST SHT. OF PLAN SET

PLAN NO. **2280-2**

DESIGN β	DRAWN β	DATE $1/23$
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SHEET CONTENTS

FOUNDATION PLAN
STRINGER SUPPORT DETAIL
INTERIOR GUARDRAIL DETAIL
DORMER DETAIL



ROOF FRAMING PLAN

1/4" = 1'-0"

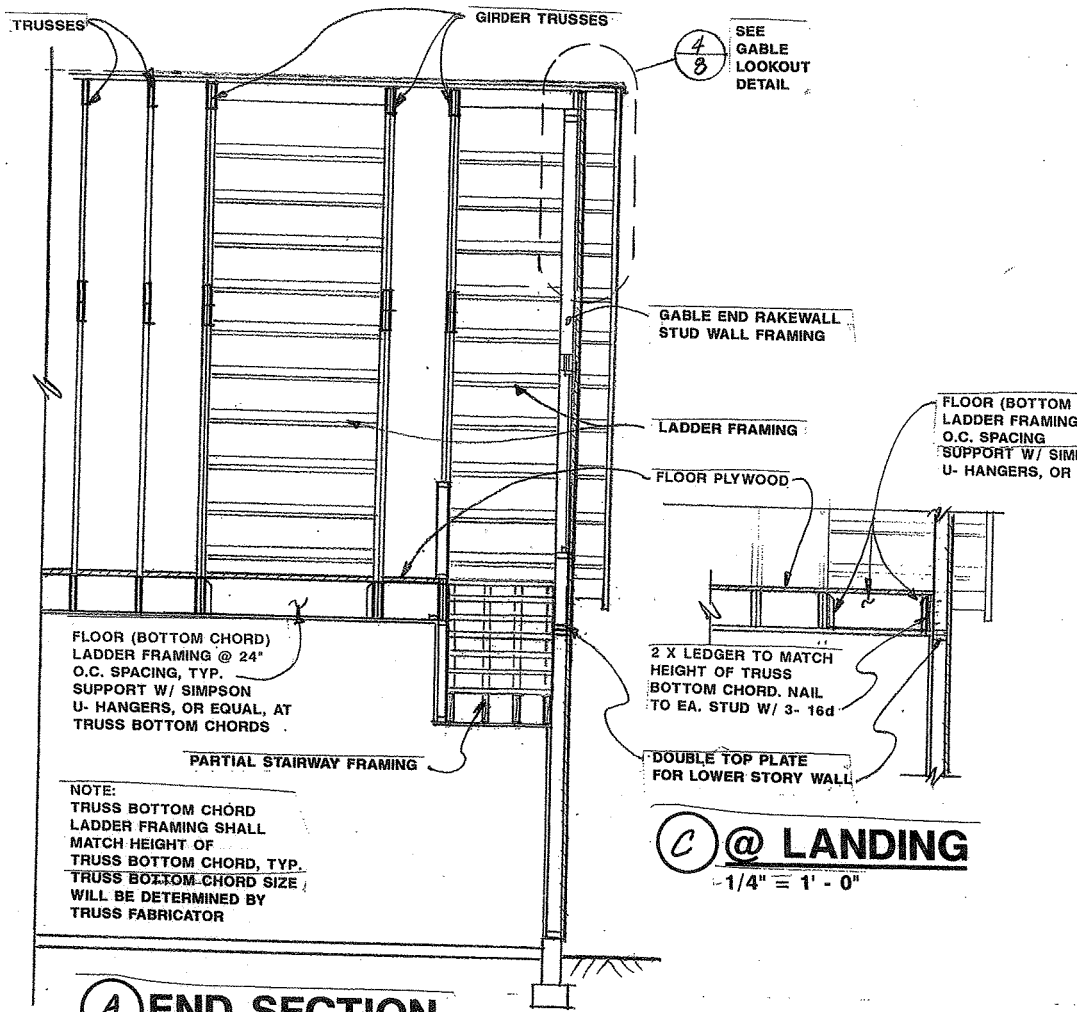
FOR ROOF SLOPES, SEE EXTERIOR ELEVATIONS

4/8
GABLE LOOKOUT DETAIL, TYP.

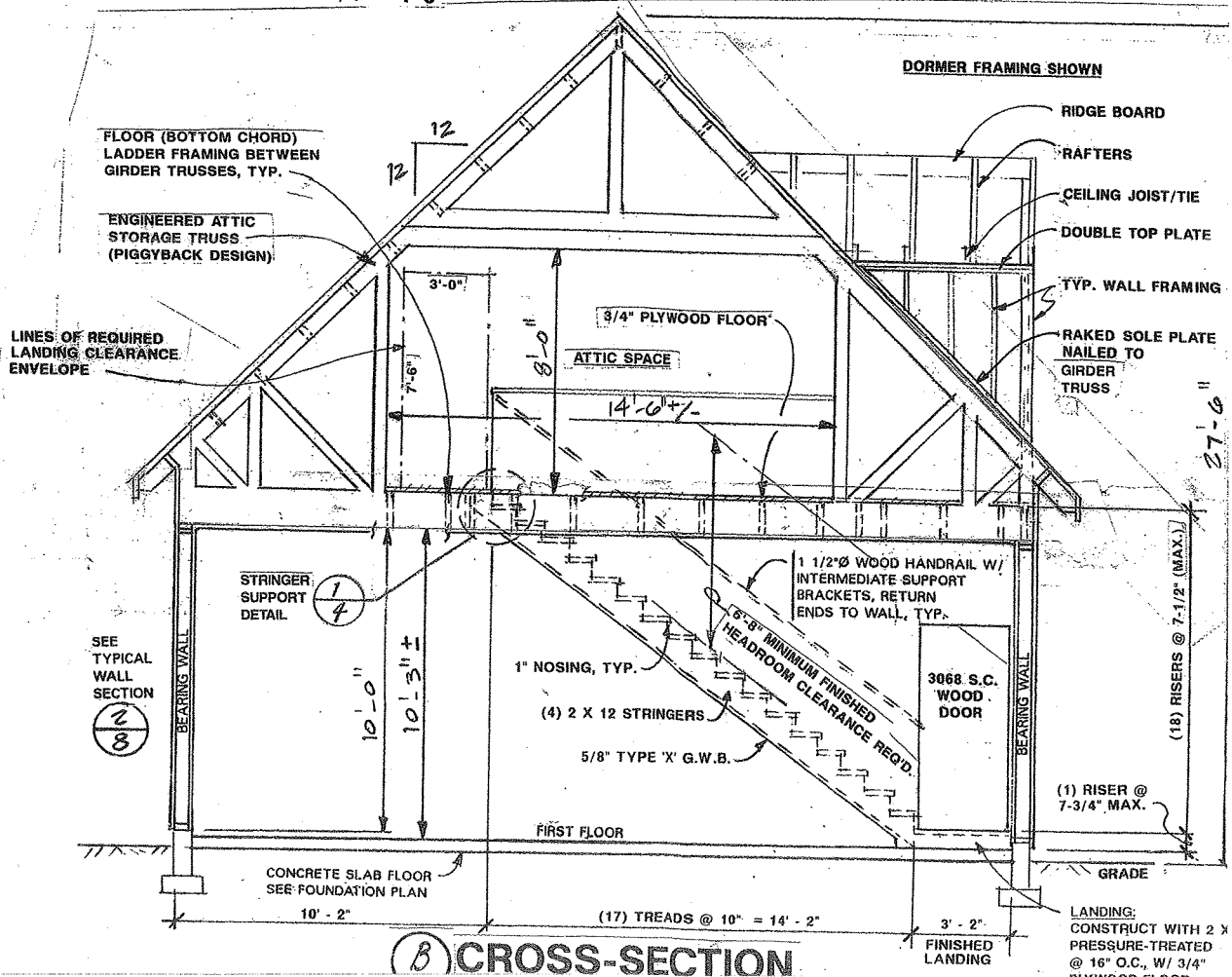
NOTE:
ENGINEERING DATA AND SPECIFICATIONS SHALL BE PROVIDED BY TRUSS MANUFACTURER AS REQUIRED BY BUILDING OFFICIAL AND SHALL BE STATE APPROVED.

NOTE:
BOTTOM CHORD LADDER FRAMING SHALL MATCH HEIGHT OF TRUSS BOTTOM CHORDS

7-2p14
8-570



(A) END SECTION
1/4" = 1'-0"



(B) CROSS-SECTION

Structural/General Notes /Specifications

A. General

The following notes shall clarify and supplement the working drawings.

B. Codes & Standards

CURRENT EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC),
INTERNATIONAL RESIDENTIAL CODE (IRC)

C. Live Loads

Roof..... 30 LBS. / SF (SNOW) MAX.
Floors..... 40 LBS. / SF
Stairs & Exist 100 lbs/sf

Earth Pressure 30lbs/cd equiv. Fluid pressure

D. Soil & Foundation Data

1. Soil bearing data not available. Assumed soil bearing capacity = 1500 lbs/sf.
2. Extend all footings down to undisturbed soil of the specified strength with a minimum depth of 1'-6" below adjacent grade, or as required by local building official, based on local frost line depth.
3. Center all footings on columns and walls unless specifically dimensioned otherwise.
4. Compacted fill to be well graded and granular with not more than 5% passing a 200 sieve. Place in 8-inch loose lifts and compact to 95% modified AASHTO density at optimum moisture.

E. Cast-In-Place Concrete and Reinforcing Steel

1. Concrete of the following 28-day strength: 5 sack cement/cy (min 3000 psi); max. 6 gal water/sack for all structural concrete, including foundations and slabs on grade. Maximum sized aggregate 3/4". Maximum slump 4". Add Master Builders Pozzolith per manufacturer's recommendations to all concrete except footings. Concrete for exterior walks to be air entrained (5% air).
2. Reinforcing steel ASTM A-615 grade 40/60. Use grade 40 for temperature steel, stirrups and dowels. Detail, fabricate and place in accordance with the latest edition of A.C.I. "Manual Of Standard Practice".
3. Concrete cover on reinforcing steel (clear dimensions):

Suspended slabs.....	3/4"
Beams & columns (to ties).....	1 1/2"
Non-exposed vertical faces.....	1"
Vertical faces exposed to earth or weather.....	2"
Bottom of footings.....	3"
Slabs-on-grade (from top).....	1 1/2"
4. Lap all field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
5. Provide min. one continuous #4 bar at top and bottom of foundation walls w/ #4 at 12" o.c. where wall height exceed two feet. Provide min two continuous #4 bars in footings. Dowel foundation walls to footings w/ #4 x 1'-6" long @ 16" o.c. Embedded 6" into footing. (No shear keys required)
6. Reinforce around wall and slab openings, with sides of 12" or greater, with two #5 bars extending 24" beyond corners on all four sides. Provide one extra #5 diagonal bar, 4'-0" long, at each corner.
7. Slabs-on-grade: Roll sub grade and moisten before pour. Saw cut crack control joints within 24 hours of pour or install Zip-Strip, with maximum of 12'-0" for 4" non-reinforced slabs and 40'-0" for reinforced slabs. (min. reinforcing: w6 x 6 - w1.4 x 1.4, supported)
8. Vibrate all concrete. Segregation of materials to be prevented. Test cylinders not required.
9. Place no fill against foundation or basement walls until floors are in place or walls have been adequately shored to resist lateral earth pressures.

F. Masonry (as applicable)

1. Hollow masonry units: F'M = 1350 (half & half c.m.u.)
Mortar type S: 1 pt, 1/2 lime putty, 4 sand
Grout: 2000 psi pea gravel concrete (7 sack)
2. Reinforcing steel: ASTM A-615, grade 40.
3. Place grout in lifts no greater than 4'-0" height.
4. Wall reinforcing:

6" walls: #4 vertical @ 48" o.c. w/ #9 wire horiz. Joint reinf. @ 8" o.c.

8" walls: #5 vertical @ 48" o.c. w/ 3/16" dia. wire horiz. Joint reinf. @ 8" o.c.

Install two bars in corners, wall intersections, wall endings and around openings. Lap all bars 20 inches and joint reinforcing, 12 inches. Use corner bars for outer bars in bond beams and at intersecting walls.

5. Anchor brick veneer to wood framed wall as detailed with 22 ga. X 7/8" x 7" galvanized corrugated wall ties @ 16" o.c. ea. Way with one Simpson a20u nail.

G. Timber and Wood Framing

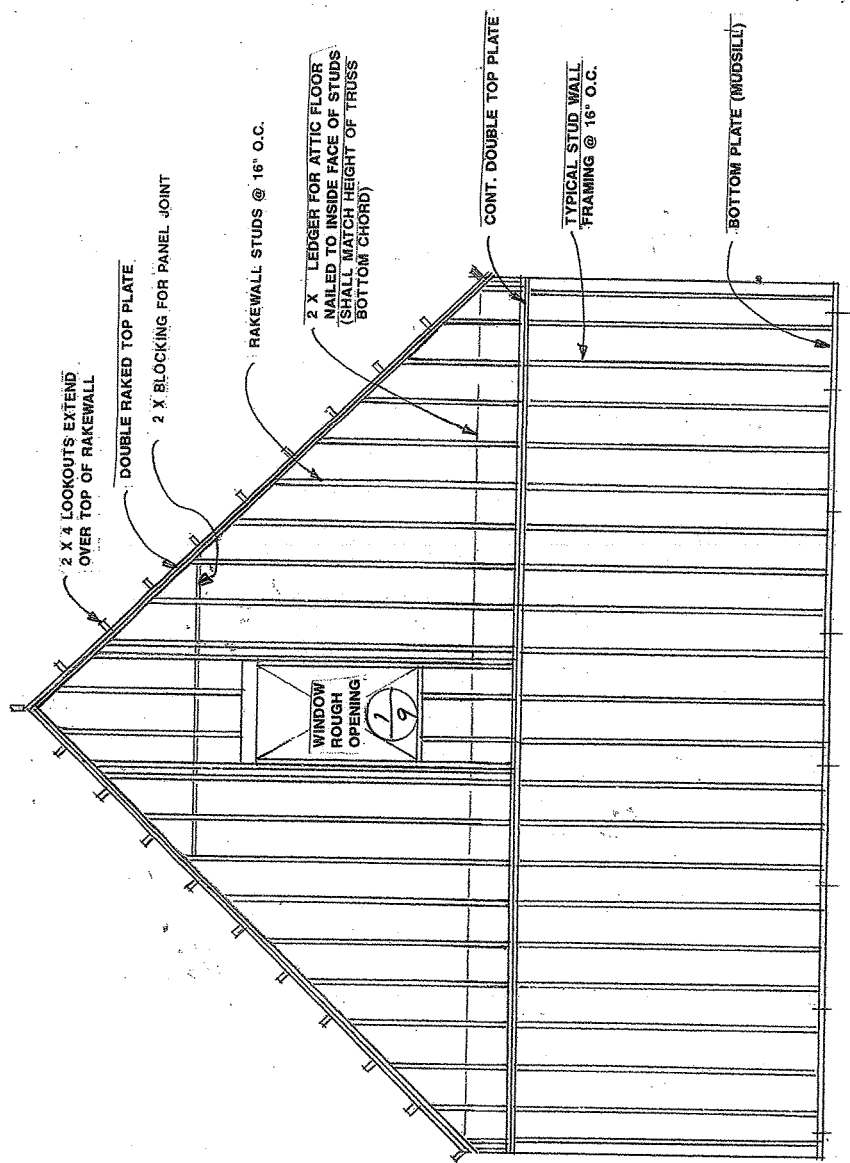
1. Substitution of wood species identified herein may be as approved by local Building Official and material strength and capacities shall equal or exceed that of the species identified herein.
2. All lumber to be graded per book 16 of the West Coast Lumber Inspection Bureau:
HF/DF no. 2 for joists, rafters, light framing, plates and bracing
DF no. 1 for posts and beams
HF/DF "stud" for stud wall framing
3. Comply with the latest edition of the NFPA "National Design Specification" as modified by the BC for all structural timber requirements.
4. Joists and rafters shall have 2" nominal thick solid blocking at supports.
5. Spike laminated members together w/ 10d nails @ 12" o.c., staggered. Splice laminations at supports only.
6. Provide cut washers for all bolts bearing on wood.
7. All nails shall be common wire nails.
8. Glue-laminated timbers, Douglas Fir, A.I.T.C. grading: combination 24F-V3 for simple spans; 24F-V8 for cantilevered spans. Dry conditions of use. Architectural appearance grade where exposed to view. Fabrication plant A.I.T.C. inspected. / Wrap individual members.
9. Plywood: Roof sheathing to be 1/2" C-D int-apa plywood with exterior glue, P.I. 24/0 (use 5-ply for panelized roofs) Nailing 8d @ 6" o.c. at panel edges and 8d @ 12" o.c. at intermediate supports. Sub-flooring to be 3/4" C-D-apa plywood with exterior glue, P.I. 32/16. Use T&G if no underlayment. Glue and nail with 10d @ 6" o.c. at panel edges and @ 10" at intermediate supports.
10. Pre-fabricated trussed members to be designed by applicable state licensed engineer in accordance with requirements shown in the drawings. Contractor shall verify as-framed dimensions and conditions prior to truss fabrication and coordinate as required. All engineering data shall be made available for submittal to the Building Official as required.

H. Structural Steel

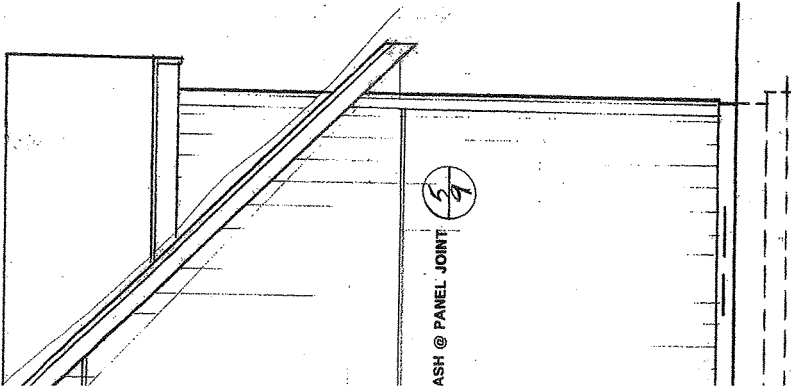
1. All steel, except tubing: ASTM A-36. Pipe: ASTM A-53, Type E or S, grade B. Tubular section: ASTM A500, grade B. All bolts: ASTM A-307
2. All fabrication, erection and detailing shall be in accordance with the latest edition of the "Manual Of Steel Construction" of the American Institute Of Steel Construction.
3. All welding by WABO certified welders in accordance with the "Welding Handbook" by the American Welding Society.
4. All welds 3/16" min. continuous fillet welds using ASWAS, E70XX electrodes.
5. Provide washers on all bolted connections.
6. All steel not embedded in concrete or masonry shall receive one shop coat of an approved primer paint. Apply two coats of heavy asphaltic paint to all steel exposed to earth.
7. Furnish complete shop drawings prior to fabrication.

I. Miscellaneous

1. Contractor shall verify all site conditions and dimensions in field.
2. Provide temporary bracing as required until all permanent connections and stiffening have been installed.
3. Verify size and locations of all openings in floor, roof and walls and coordinate with electrical and mechanical work.
4. Pre-fabricated items shall be handled and installed in accordance with manufacturers' recommendations. Pre-fabricated assemblies shall be coordinated with any as-built conditions by the contractor regarding dimensions, clearance and applicable building code requirements.
5. All HVAC equipment shall be determined by owner and/or contractor specific to this project and comply with all applicable codes. Performance data and distribution layout shall be provided by mechanical subcontractor. Submittals shall be coordinated by the contractor as required by the Building Official.
6. It is the intent of these drawings and specifications to comply with the requirements of the Building Code and all other relevant codes and ordinances. Any discrepancies, omissions or errors shall be brought to the attention of the designer for clarification or correction before beginning the work. It is the responsibility of the general contractor to seek clarification or correction if needed.



LEFT SIDE WALL FRAMING ELEVATION



NC

1
RIDGEVENT, CONT.

COMPOSITION
ROOFING

NOTE:
NOTES AND MATERIAL
INDICATIONS SHOWN THIS
ELEVATION, ARE TYPICAL FOR
ENTIRE BUILDING, AS
APPLICABLE.

NOTE:
WINDOW SIZES ARE
NOMINAL IN FT./IN. X FT./IN., TYP.
VERIFY W/ SPECIFIC
MANUFACTURER'S NEAREST
PRODUCT DIMENSION
FOR SIZES.

NOTE:
FOR WINDOW LOCATIONS
SEE FLOOR PLANS
FOR SIZES.

NOTE:
ALL EXTERIOR DOORS
SHALL BE WEATHERSTRIPPED IN
COMPLIANCE WITH
APPLICABLE CODES

SIDING:
7/16" TEXTURED O.S.B. PANELS
OVER 7# FELT VAPOR BARRIER

1 X 3 & X 4 CORNER
BOARDS, TYP.

1 X 4
WINDOW WRAP TRIM,
BUTT SIDE MEMBERS
TO TOP, TYP.
MAIL OVER SIDING

DRIP EDGE FLASH

2 X 6 RAKEBOARD, TYP.

1 X 6 FACIA, TYP.

OPTIONAL SIDING:
TEXTURED 8" O.S.B. LAP SIDING
W/ 1" LAP, OVER 7# FELT,
7/16" O.S.B. SHEATHING
NOTE: FOR LAPRED SIDING
USE 5/4 X TRIM, TYP.

7
9

SEE DOOR FRAMING DETAIL

FRONT ELEVATION

1/4" = 1'-0"

LINES OF FOUNDATION

GRADE

FIRST FLOOR LINE

SECOND FLOOR LINE

FLASH

9' X 8' GARAGE DOOR

9' X 8' GARAGE DOOR

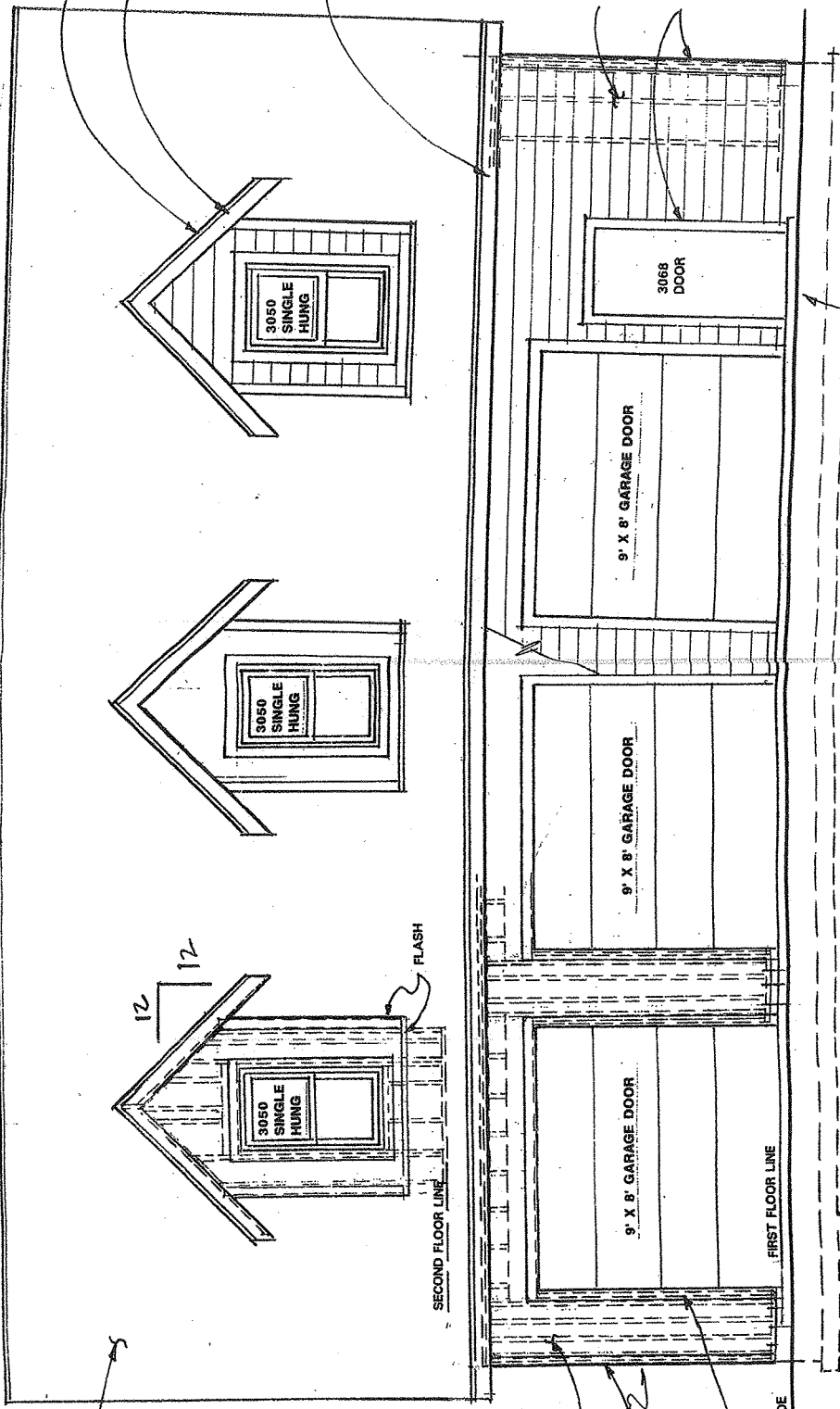
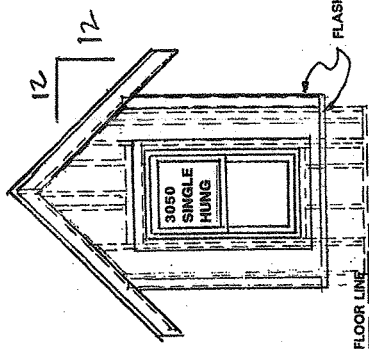
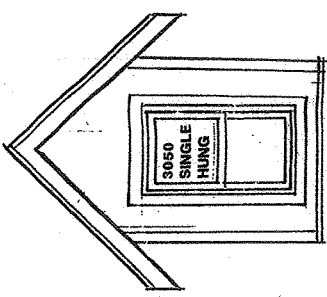
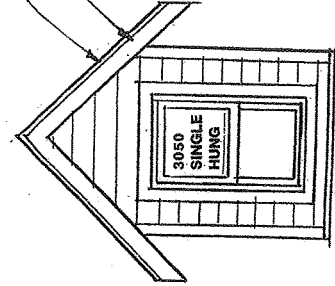
9' X 8' GARAGE DOOR

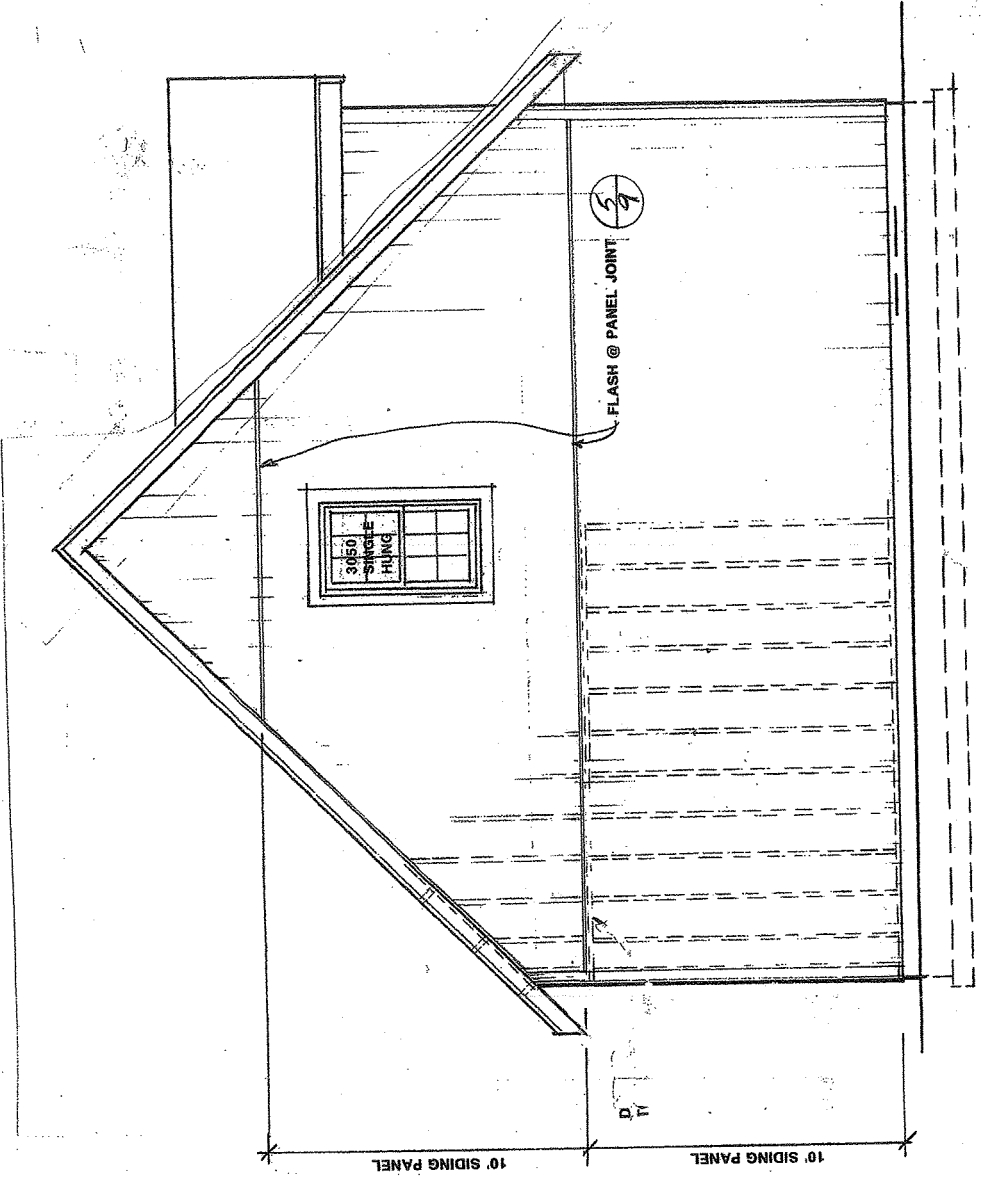
3068
DOOR

3050
SINGLE
HUNG

3050
SINGLE
HUNG

3050
SINGLE
HUNG

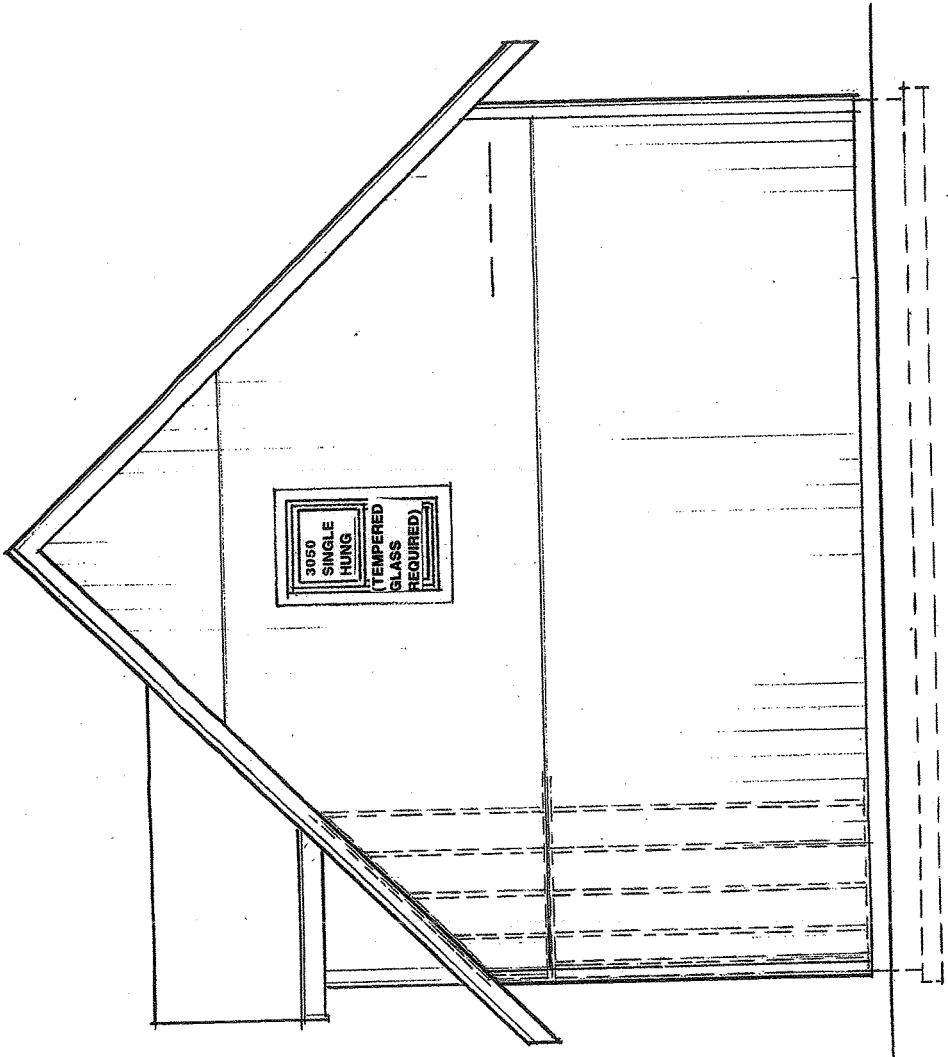




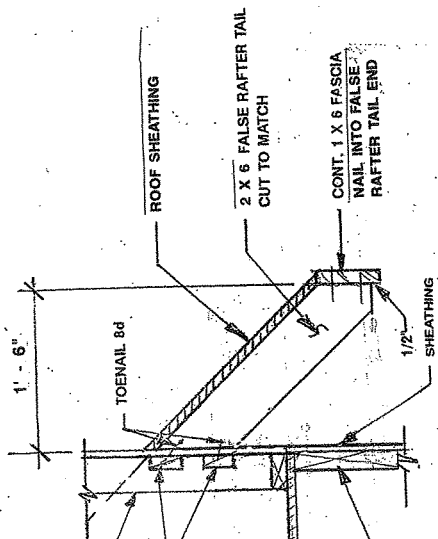
LEF

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

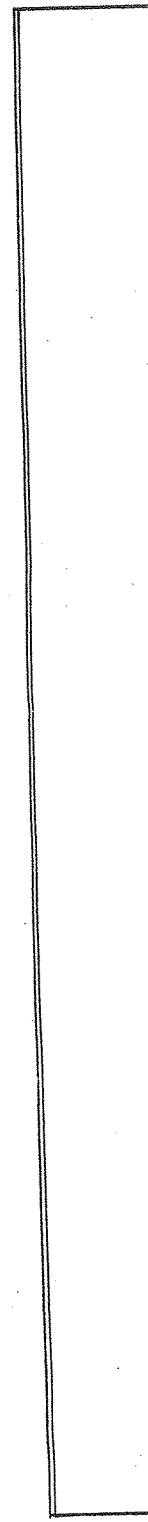
PARTIAL WALL FRAMING SHOWN

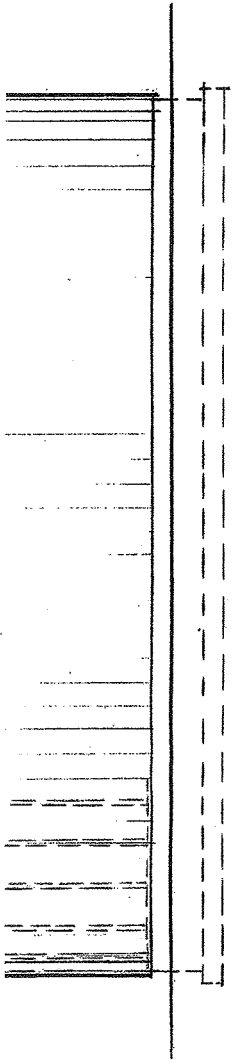
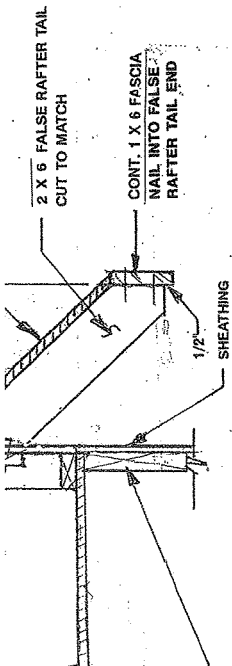


RIGHT SIDE ELEVATION
 1/4" = 1'-0"



DORMER FACE DETAIL





1/4" = 1'-0"

