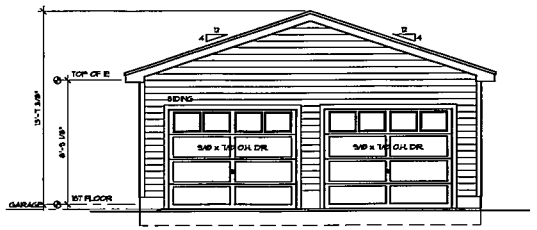
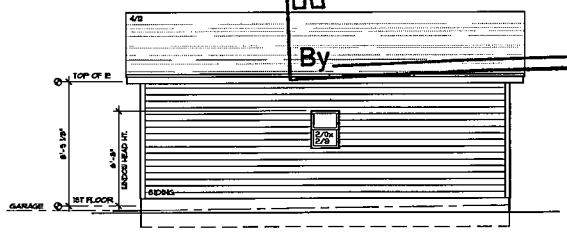
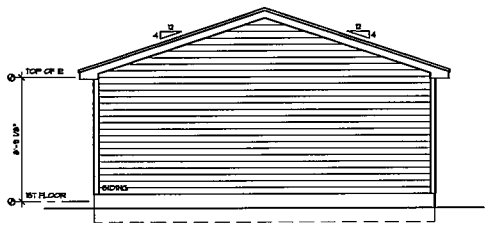
RECEIVED
SEP 4 2024
By



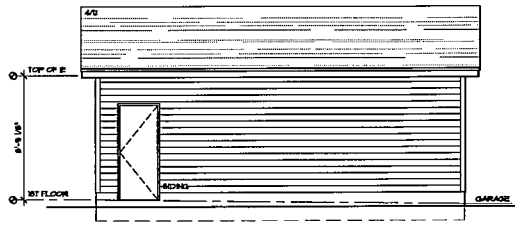
FRONT ELEVATION
SCALE: 1/4"-1'-0"



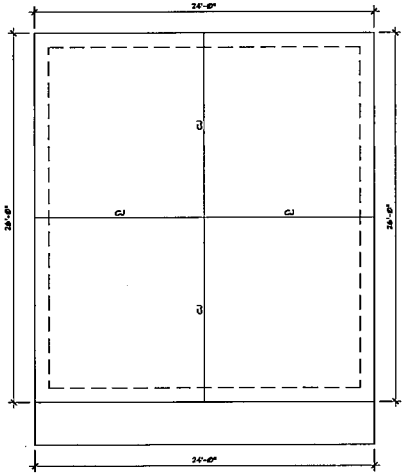
RIGHT SIDE ELEVATION
SCALE: 1/4"-1'-0"



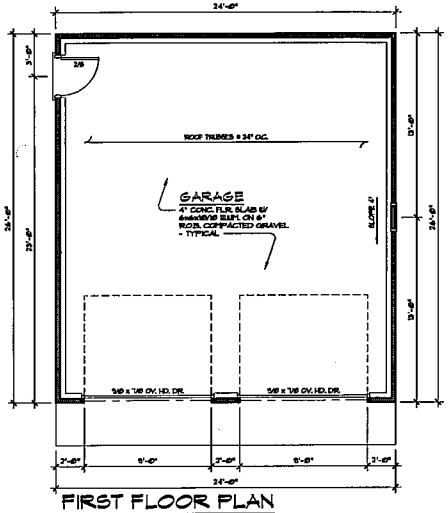
REAR ELEVATION
SCALE: 1/4"-1'-0"



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



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



FIRST FLOOR PLAN
SCALE: 1/4"-1'-0"

GENERAL NOTES:

1. All work is to comply with the 2020 Residential Code of New York State and any applicable state, county or local codes.
2. The contractor is responsible to check plans and is to notify the architect of any errors or omissions prior to the start of construction.
3. Written dimensions have precedence over scaled dimensions. DO NOT SCALE THE DRAWINGS.
4. Insulation to meet the 2020 Energy Conservation Construction Code of New York State. All exposed insulation to have a flame spread rating of 25 or less and a smoke-developed index not to exceed 450 in accordance to ASTM E 84. Provide insulation baffles at eave between rafters.
5. All exterior joints, seams, or penetrations in building envelopes that are sources of air leakage shall be sealed with a durable sealant material per section 502.1.4.2 "Caulking and sealants" of the 2020 Energy Conservation Construction Code of New York State
6. Structural steel shall be ASTM A-36.
7. All Structural wood shall bear the mark of the grading rules agency having jurisdiction(following framing lumber guidelines).
8. 2020 Residential Code of New York State, table R602.3 (1) fastener schedule for structural material shall be followed.
9. All exterior finishes, siding and brick or stone veneer shall follow Section R703 Exterior Covering of the 2020 Residential Code of New York State.
10. Wood trusses shall be certified by the manufacturer to have the capacity to support live and dead loads specified by applicable codes.
11. All bearing wall openings to have headers:
    Typical Header @ 2x6 wall (3) 2x10's (up to 6'-0")
    (unless specified otherwise)
    Typical Header @ 2x4 wall (3) 2x10's (up to 6'-0")
    (unless specified otherwise)
    - glue & nail all header assemblies - typical
12. Joists that are attached to flush beams are to be hung with joist hangers or equivalent.
13. All beams & headers (over 6'-0" span) in bearing walls to have double stud bearing unless noted otherwise.
14. All bearing to be continued to foundation or footing and have a minimum size equal to beam thickness.
15. All wood decking & deck framing to be pressure treated. All Exterior deck framing details to comply with section R304 of the 2020 Residential code of NYS.
16. Ground fault interrupter outlets - typical @ all baths, laundry, garage, exterior outlets and within 6'-0" of all sinks.
17. Framing calculations are based on Spruce Pine Fir #2 (Kiln Dried) or better. Minimum Fb 775 for all beams and headers -typ.
18. Ice protection - An ice barrier consisting of two layers of underlayment cemented together or a self-adhering polymer modified bitumen sheet, in lieu of normal underlayment and extend from the eaves edge to a point at least 24 inches inside the exterior wall line of the building.
19. Wall panels on either side of garage doors that do not comply with Table R802.10.5 must comply with APA's narrow wall bracing method. Provide metal straps, nailing and bolts as detailed in Figure 1 "Construction Details for the APA-narrow wall bracing method without hold-downs over concrete masonry block foundations" and have a maximum 6:1 portal frame ratio.
20. Slope grade away from building minimum 6" in first 10' from building, comply with R401 of the 2020 Residential Code of New York State
21. Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation (where specified) for framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.

FOUNDATION NOTES:

1. Footings are to bear on undisturbed level soil devoid of any organic material and stepped as required to maintain depth of 48" below the final grade.
2. Soil bearing pressure assumed to be 2000 PSI
3. Any fill under grade supported slabs to be a minimum of 4" thick granular material compacted to 90%
4. Concrete slabs to have control joints at 16' (maximum) intervals each way. Provide 6 mil poly under slabs on grade
5. All wood in contact with concrete to be pressure treated.
6. Backfill against foundation wall shall be a well drainable type soil, if site soil conditions are not suitable for backfill, fill conforming to NYSDOT specifications item 203.2.02 type 4 shall be used. Backfill material shall be placed in several lifts.
7. Minimum Specified compressive strength of Concrete:

   Basement walls, Foundations, and concrete not exposed to weather
   2500 psi Concrete.

   Basement Slabs and interior slabs on grade except garage floor slabs
   2500 psi Concrete.

   Basement walls, Foundations, and vertical concrete exposed to weather
   3000 psi Concrete.

   Porches, carport slabs and steps exposed to weather and garage floor slabs
   3500 psi Concrete.

2020 RESIDENTIAL CODE OF NEW YORK STATE

Building Planning and Construction
Design Criteria (Section R301)
Nominal Wind Speed - 89 mph (Table R301.2.1.3)
Component and Cladding Loads - Roof < 30 to 40 Degrees
Component Zone 1 - 100 sf effective wind area - 12.1 to -12.1 psf load
Component Zone 2 - 100 sf effective wind area - 12.1 to -14.6 psf load
Component Zone 3 - 100 sf effective wind area - 12.1 to -14.6 psf load

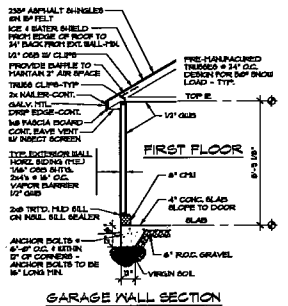
Weathering Probability for Concrete - Severe (Table R301.2(4))
Ground Snow Loads - 30 psf (Table R301.2(8))
Termite Infestation Probability - Slight to Moderate (Figure R301.2(7))
Site Classification - D
Seismic Design Categories - B (Figure R301.2(2))
SS - 15.1 % g
S1 - 6.1 % g

There are no seismic design requirements for residential construction in category "A" or "B"
R301.2.2 - Detached one Family dwellings located in seismic design category C are exempt from the seismic requirements of this code.

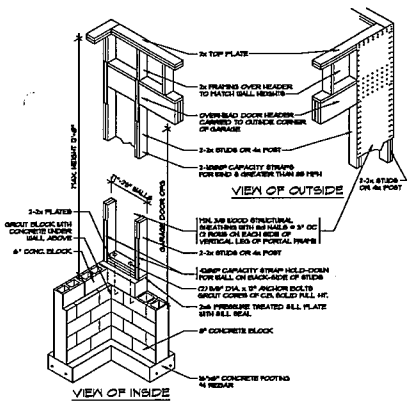
Minimum uniformly distributed live loads (Table R301.5)
Exterior Balconies - 60 psf
Decks - 40 psf
Garages - 50 psf (refer to code for elevated garage floors)
Attics (without storage) - 10 psf
Attics (with storage) - 20 psf
Rooms (other than sleeping rooms) - 40 psf
Sleeping Rooms - 30 psf
Stairs - 40 psf
Guardrails and handrails - 200 psf

Allowable deflection of structural members (Table R301.7)
Rafters (having slope greater that 3/12 with no finish ceiling) - L/180
Interior Walls and Partitions - H/180
Floors and plastered ceilings - L/360
All other structural members - L/240
Exterior walls with plaster or stucco finish - H/360
Exterior walls (wind loads with brittle finishes) - L/240
Exterior walls (wind loads with flexible finishes) - L/120

Climate Zone (per 2020 ECCONYS Chapter 3) - Onondaga county - 5A



GARAGE WALL SECTION
SCALE: 1/4"-1'-0"



GARAGE PORTAL "STURD-I-FRAME"

ISSUED FOR PERMIT - 08-30-24

RAV ARCHITECT P.C.
ROD A. VANDEWATER
ARCHITECT, P.C.
7010 Morgan Road
Liverpool, NY 13090
(315) 415-8178
rod@ravarchitects.com

PROJECT TITLE & LOCATION:
Garage
7199 Manlius center road
Manlius, New York 13104

REVISIONS

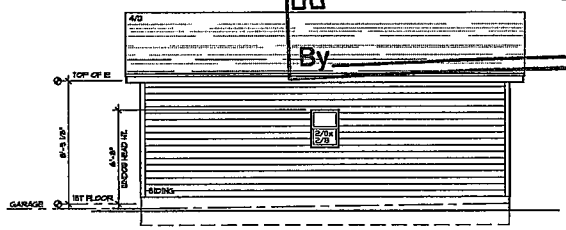
DRAWING TITLE
Plans & Elevations

DRAWING INFORMATION	
Scale	1/4" = 1'-0"
Drawn	CDT
Checked	RV
Date	08-26-24
Job No.	24-191

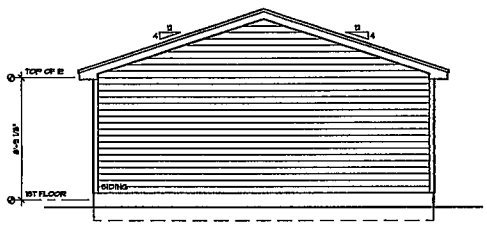
DRAWING NUMBER
A1

RECEIVED
SEP 4 2024
By

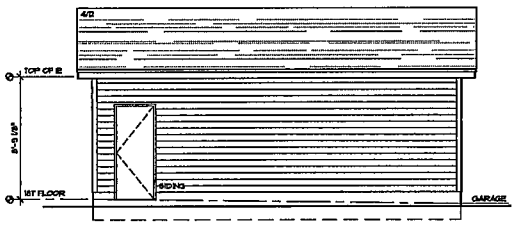
FRONT ELEVATION
SCALES: 1/4"-1'-0"



RIGHT SIDE ELEVATION
SCALES: 1/4"-1'-0"



REAR ELEVATION
SCALES: 1/4"-1'-0"



LEFT SIDE ELEVATION
SCALES: 1/4"-1'-0"

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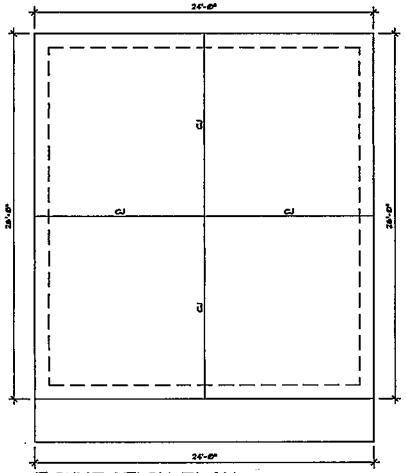
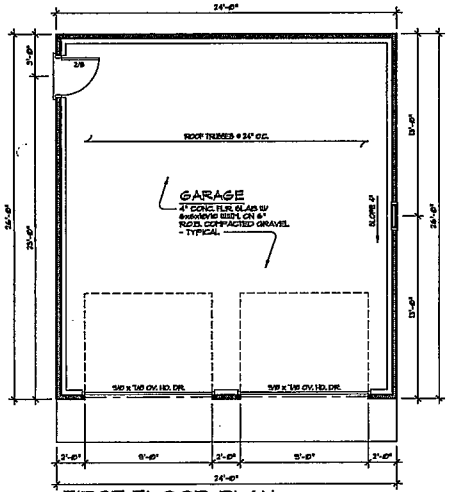


FOUNDATION PLAN
SCALES: 1/4"-1'-0"



FIRST FLOOR PLAN
SCALES: 1/4"-1'-0"

GENERAL NOTES:

1. All work is to comply with the 2020 Residential Code of New York State and any applicable state, county or local codes. CODES GOVERN OVER DRAWINGS
2. The contractor is responsible to check plans and is to notify the architect of any errors or omissions prior to the start of construction.
3. Written dimensions have precedence over scaled dimensions. DO NOT SCALE THE DRAWINGS.
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5. All exterior joints, seams, or penetrations in building envelope that are sources of air leakage shall be sealed with a durable sealant material per section 502.1.4.2 "Caulking and sealants" of the 2020 Energy Conservation Construction Code of New York State
6. Structural steel shall be ASTM A-36.
7. All structural wood shall bear the mark of the grading rules agency having jurisdiction(following framing lumber guidelines).
8. 2020 Residential Code of New York State, table R602.3 (1) fastener schedule for structural material shall be followed.
9. All exterior finishes, siding and brick or stone veneer shall follow Section R703 Exterior Covering of the 2020 Residential Code of New York State.
10. Wood trusses shall be certified by the manufacturer to have the capacity to support live and dead loads specified by applicable codes.
11. All bearing wall openings to have headers:
    Typical Header @ 2x6 wall (3) 2x10's (up to 6'-0")
    (unless specified otherwise)
    Typical Header @ 2x4 wall (3) 2x10's (up to 6'-0")
    (unless specified otherwise)
    - glue & nail all header assemblies - typical
12. Joists that are attached to flush beams are to be hung with joist hangers or equivalent.
13. All beams & headers (over 6'-0" span) in bearing walls to have double stud bearing unless noted otherwise.
14. All bearing to be continued to foundation or footing and have a minimum size equal to beam thickness.
15. All wood decking & deck framing to be pressure treated. All Exterior deck framing details to comply with section R306 of the 2020 Residential code of NYS.
16. Ground fault interceptor outlets - typical @ all baths, laundry, garage, exterior outlets and within 6'-0" of all sinks.
17. Framing calculations are based on Spruce Pine Fir #2 (Kiln Dried) or better. Minimum Fb 775 for all beams and headers -typ.
18. Ice protection - An ice barrier consisting of two layers of underlayment cemented together or a self-sticking polymer modified bitumen sheet, in lieu of normal underlayment and extend from the eaves edge to a point at least 24 inches inside the exterior wall line of the building.
19. Wall panels on either side of garage doors that do not comply with Table R602.10.5 must comply with APA's narrow wall bracing method. Provide metal straps, nailing and bolts as detailed in Figure 1 "Construction Details for the APA-narrow wall bracing method without hold-downs over concrete masonry block foundations" and have a maximum 6:1 portal frame ratio.
20. Slope grade away from building minimum 6" in first 10' from building; comply with R401 of the 2020 Residential Code of New York State
21. Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation (where specified) for framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.

FOUNDATION NOTES

1. Footings are to bear on undisturbed level soil devoid of any organic material and stepped as required to maintain depth of 48" below the final grade.
2. Soil bearing pressure assumed to be 2000 PSI
3. Any fill under grade supported slabs to be a minimum of 4" thick granular material compacted to 90%.
4. Concrete slabs to have control joints at 15' (maximum) intervals each way. Provide 6 mil poly under slabs on grade
5. All wood in contact with concrete to be pressure treated.
6. Backfill against foundation wall shall be a well drainable type soil. If site soil conditions are not suitable for backfill, not conforming to NYSDOT specifications item 203.07.02 type 4 shall be used. Backfill material shall be placed in several lifts.
7. Minimum Specified compressive strength of Concrete:

   Basement walls, Foundations, and concrete not exposed to weather 2500 psi Concrete.

   Basement Slabs and interior slabs on grade except garage floor slabs 2500 psi Concrete.

   Basement walls, Foundations, and vertical concrete exposed to weather 3000 psi Concrete.

   Porches, carport slabs and steps exposed to weather and garage floor slabs 3500 psi Concrete.

2020 RESIDENTIAL CODE OF NEW YORK STATE

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Component Zone 2 — 100 sf effective wind area — 12.1 to -14.8 psf load
Component Zone 3 — 100 sf effective wind area — 12.1 to -14.8 psf load

Weathering Probability for Concrete — Severe (Table R301.2(4))
Ground Snow Loads — 50 psf (Table R301.2(6))
Termite Infestation Probability — Slight to Moderate (figure R301.2(7))
Site Classification — D
Seismic Design Categories — B (figure R301.2(2))
SS — 18.1 X g
S1 — 6.1 X g

There are no seismic design requirements for residential construction in category 'A' or 'B'
R301.2.2 — Detached one family dwellings located in seismic design category C are exempt from the seismic requirements of this code.

Minimum uniformly distributed live loads (Table R301.5)
Exterior Balconies — 60 psf
Decks — 40 psf
Garages — 50 psf (refer to code for elevated garage floors)
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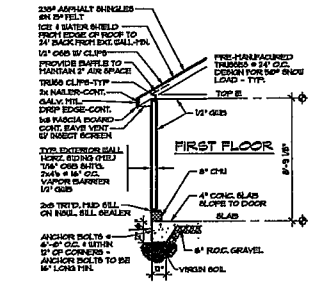
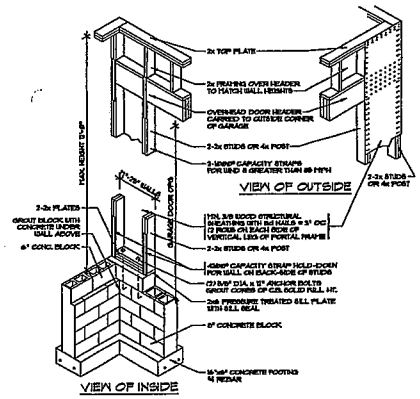
Guardrails and handrails — 200 psf

Allowable deflection of structural members (Table R301.7)
Rafters (having slope greater that 3/12 with no finish ceiling) — L/180
Interior Walls and Partitions — H/180
Floors and plastered ceilings — L/360
All other structural members — L/240
Exterior walls with plaster or stucco finish — H/360
Exterior walls (wind loads with brittle finishes) — L/240
Exterior walls (wind loads with flexible finishes) — L/120

Climate Zone (per 2020 ECCCNYS Chapter 3) — Onondaga county — 5A



GARAGE WALL SECTION
SCALES: 1/4"-1'-0"



GARAGE PORTAL "STURD-I-FRAME"

ISSUED FOR PERMIT - 08-30-24

RAW ARCHITECTURE
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ARCHITECT, P.C.
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Liverpool, NY 13090
(315) 415-8275
rod@rawarchitecture.com

The Drawings, Specifications and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely and exclusively on this Project and, in the absence of a written agreement between the Owner and Architect to the contrary, the Architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others except by agreement in writing and with appropriate compensation to the Architect.

Garage
7199 Manlius center road
Manlius, New York 13104

PROJECT TITLE & LOCATION:

REVISIONS

DRAWING TITLE
Plans & Elevations

DRAWING INFORMATION	
Scale	1/4" = 1'-0"
Drawn	CDT
Checked	RAV
Date	08-26-24
Job No.	24-181

DRAWING NUMBER
A1