

Navickas house/ garage addition

552 Square Feet residence / 672 square Feet garage

Design Criteria

- These drawing have been prepared in accordance with the 2020 New York state Building code and meets or exceeds the 2018 Energy conservation code.
- contractor shall verify all dimensions indicated on drawings prior to start of work. report discrepancies immediately to Engineer / Architect.
- wind load = 115mph
- floor load = 40psf live load, 15psf DL
- Roof = 45psf ground snow load TC DL, 10psf live load BC DL, 10psf live load
- Soil bearing = 2000psf min.
- Footer depth = 42" below grade
- Occupancy = Residential
- Construction type = 5b

OPENING SCHEDULE				
OPENING ID	PRODUCT CODE	SIZE	HINGE	COUNT
2	36X60 DOUBLE HUNG 1	3'-0" x 5'-0"	U	2
3	48X42 SLIDER	4'-0" x 3'-6"	UL	1
4	24X36 DOUBLE HUNG 1	2'-0" x 3'-0"	U	1
5	36X36 DOUBLE HUNG 1	3'-0" x 3'-0"	U	1
6	36X48 DOUBLE HUNG 1	3'-0" x 4'-0"	U	4
A	36X80 COUNTRY A 1	3'-0"	U	1
E	36X80 COUNTRY B 1	3'-0"	R	1
K	72X80 SLIDING FRENCH 2-MODIFIED	7'-0"	UL	1
L	36X80 COUNTRY A 1	3'-0"	R	1
M	36X80 COUNTRY A 1	3'-0"	U	1
O	36X80 COLONIAL A 1-MODIFIED	3'-0"	R	1
P	36X80 COUNTRY B 1	3'-0"	U	1
S	30X80 COLONIAL A 1	2'-6"	R	1
T	30X80 COLONIAL A 1	2'-6"	L	1
V	96X84 STABLE-MODIFIED	9'-0"	U	1
W	96X84 STABLE-MODIFIED	9'-0"	U	1
X	36X80 COLONIAL A 1	3'-0"	L	1
7	24X54 DOUBLE HUNG 1	2'-0" x 4'-6"	U	4



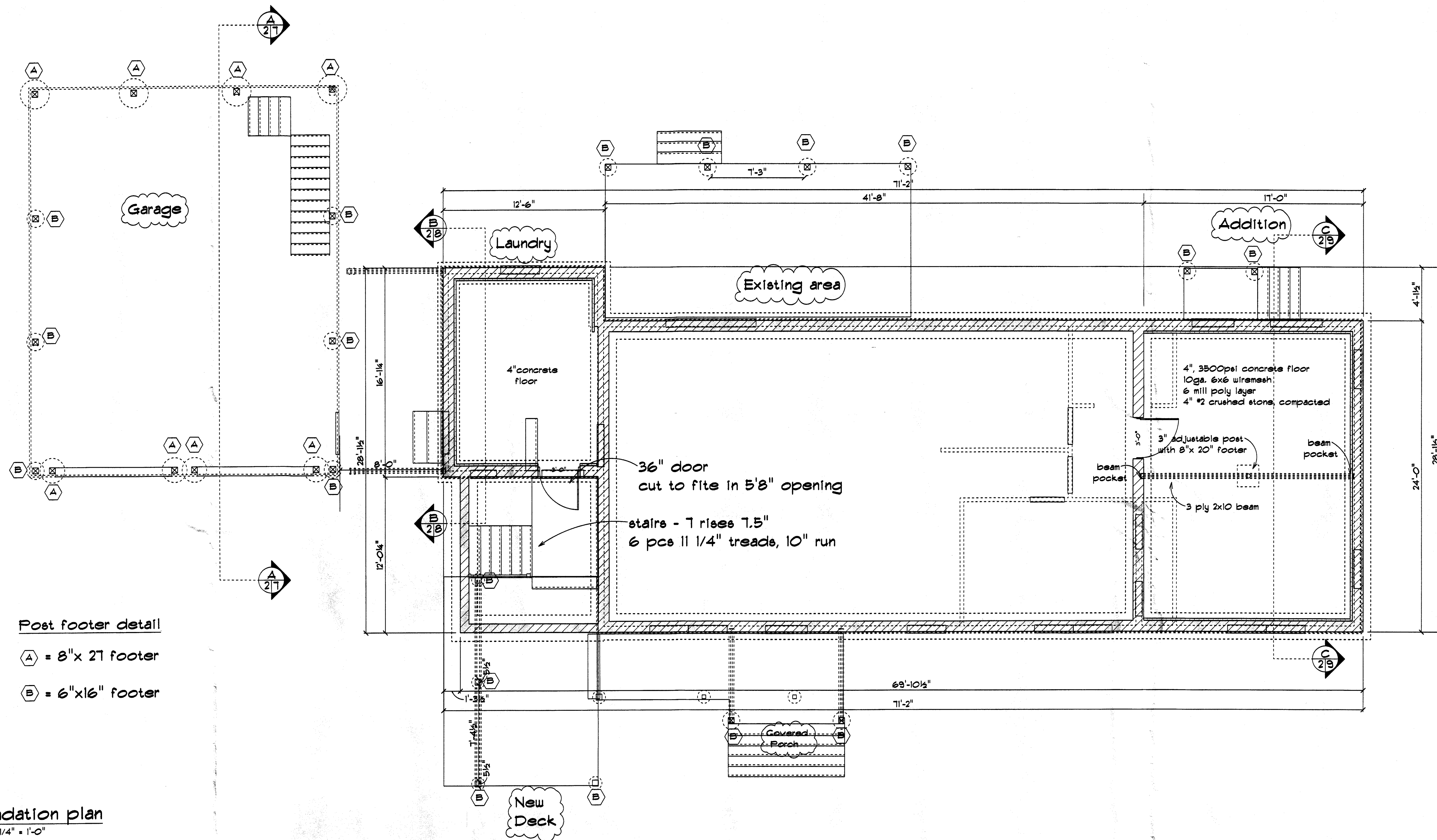
DRAWING SCHEDULE	
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Main floor	2
Foundation plan	3
Elevations	4
Floor framing	5
Roof framing	6
Cross section A	7
Cross section B	8
Cross section C	9
Site plan	10



Foundation plan
SCALE: 1/4" = 1'-0"

Post footer detail

- (A) = 8"x 27" footer
(B) = 6"x16" footer



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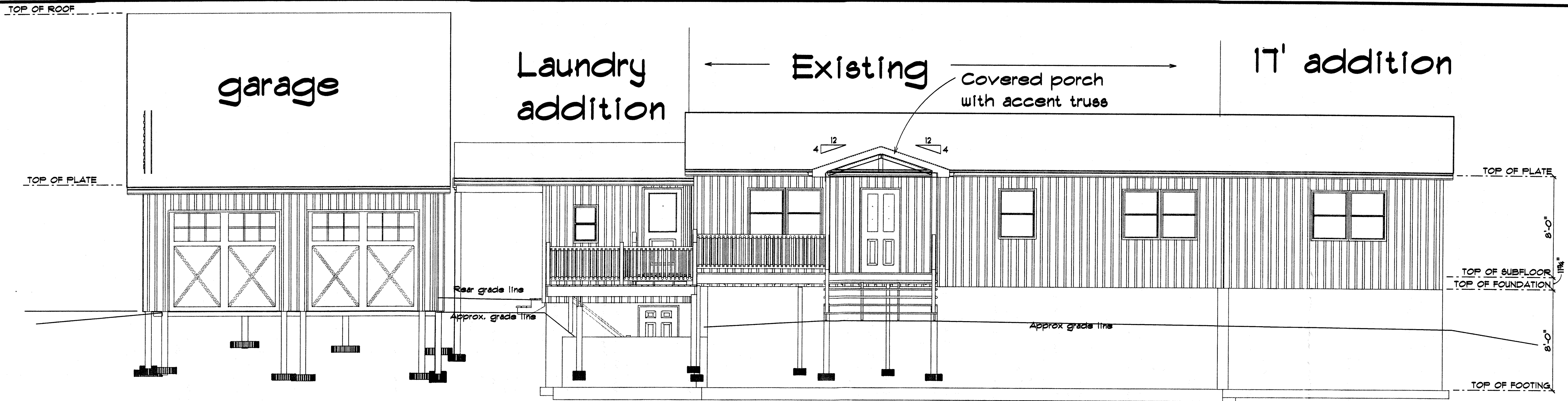
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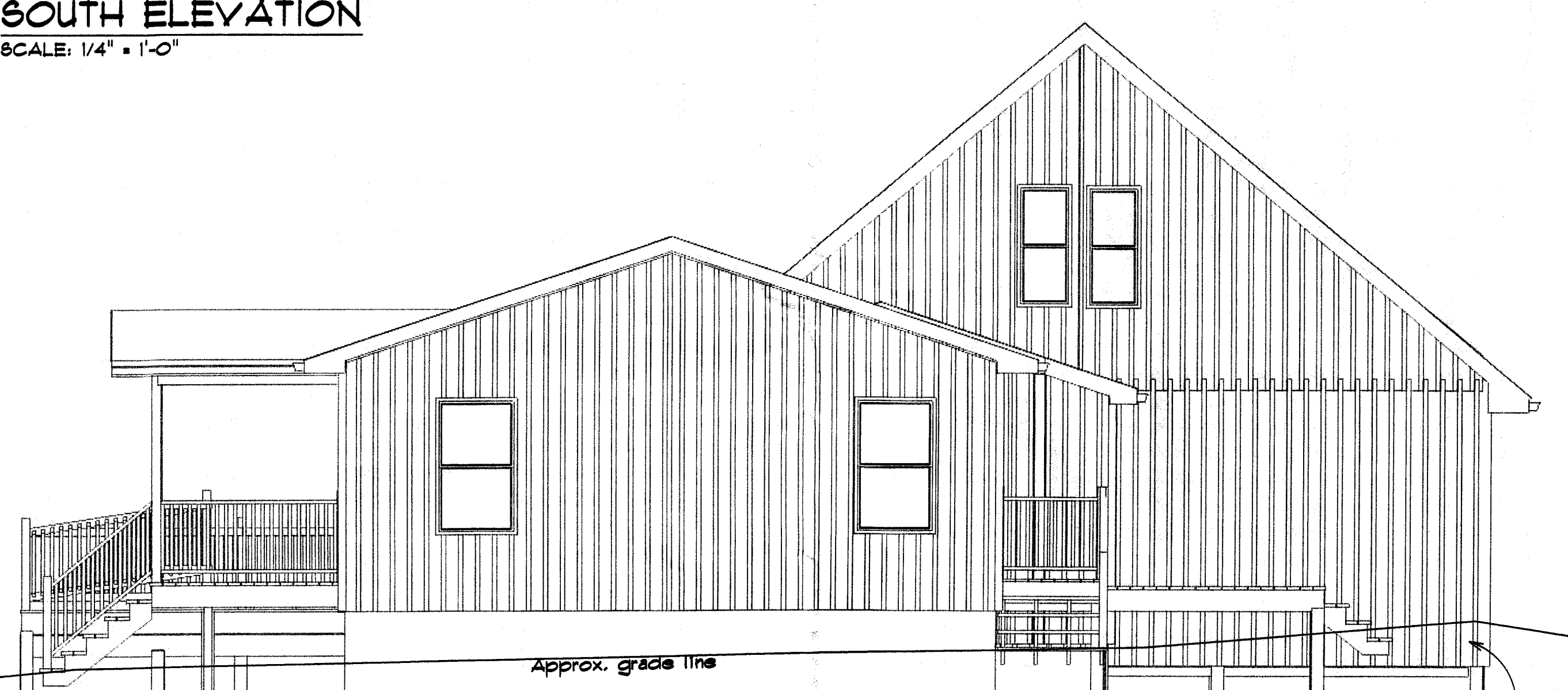
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Foundation plan

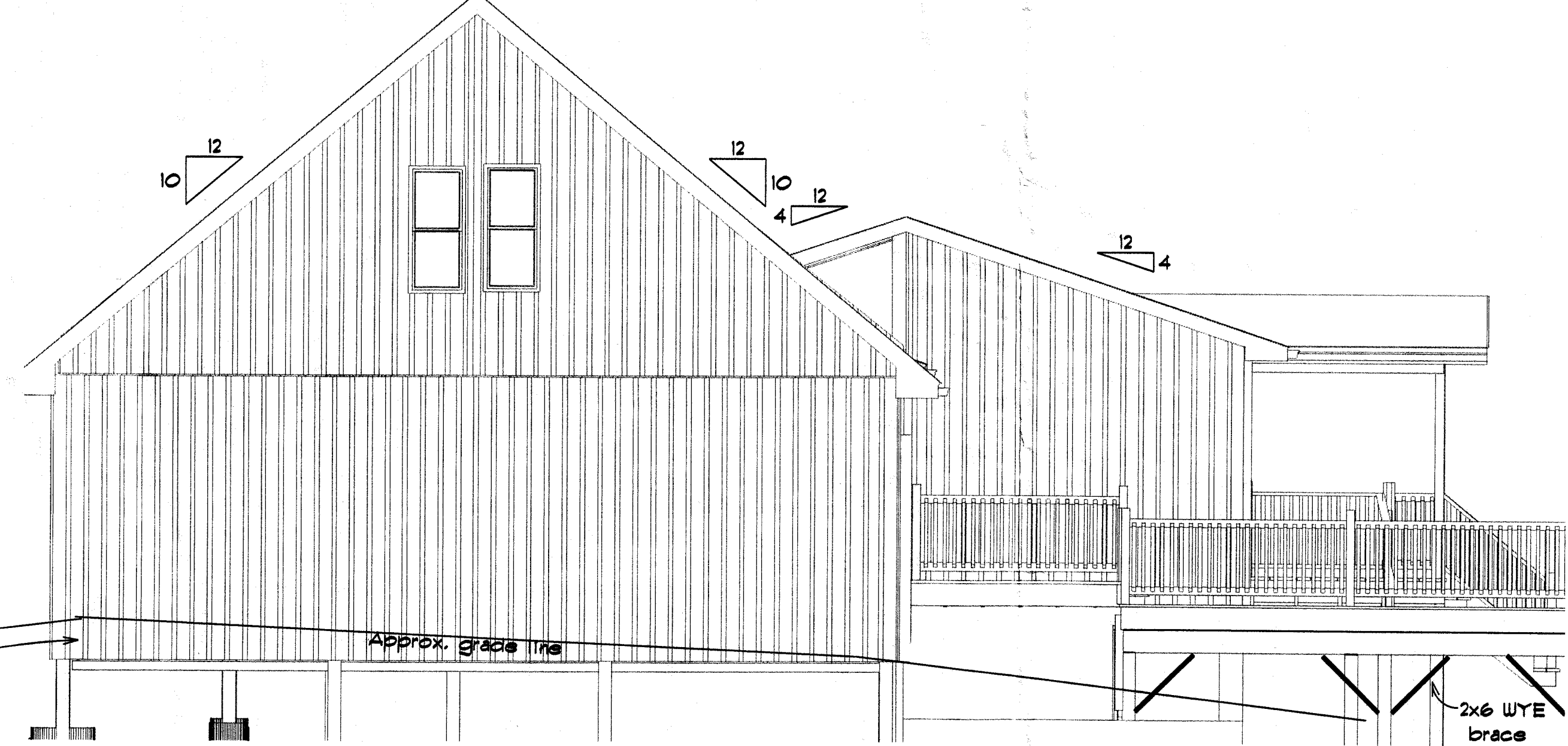


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

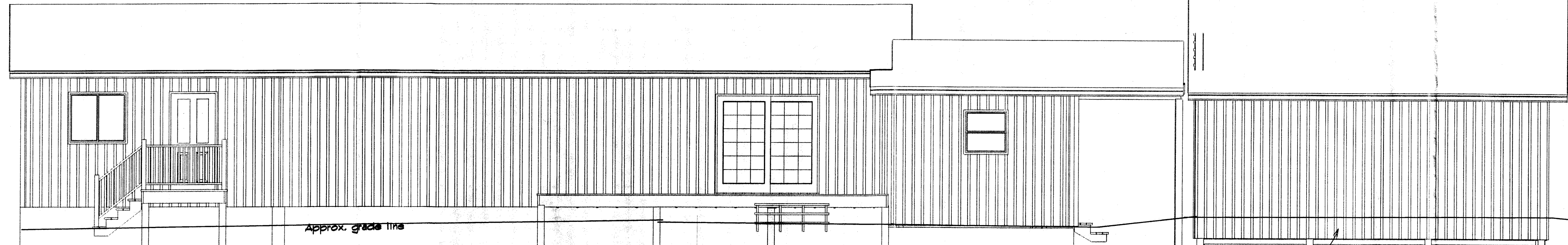


North
SCALE: 1/4" = 1'-0"

Note
shorten siding in this area
place T&G treated 2x8 layer
polymeric waterproof membrane



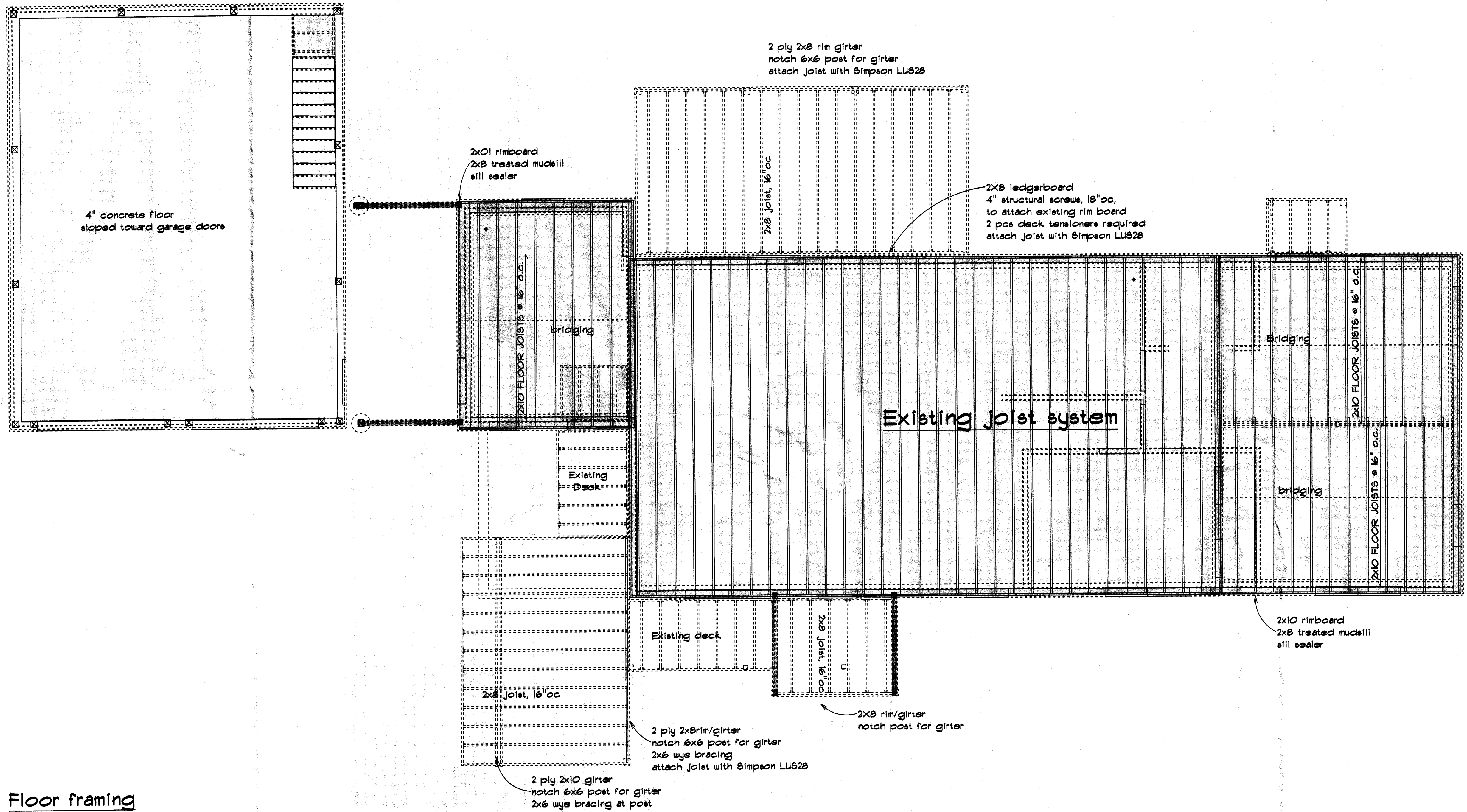
WEST ELEVATION
SCALE: 1/4" = 1'-0"



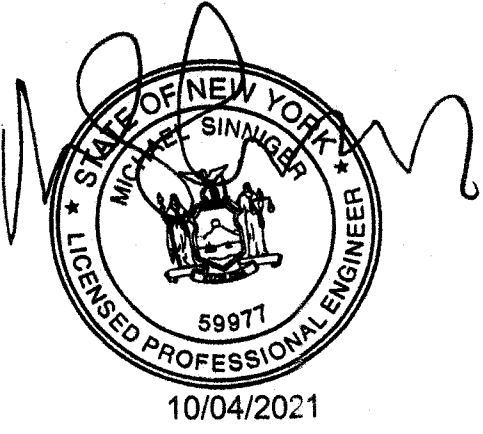
East
SCALE: 1/4" = 1'-0"

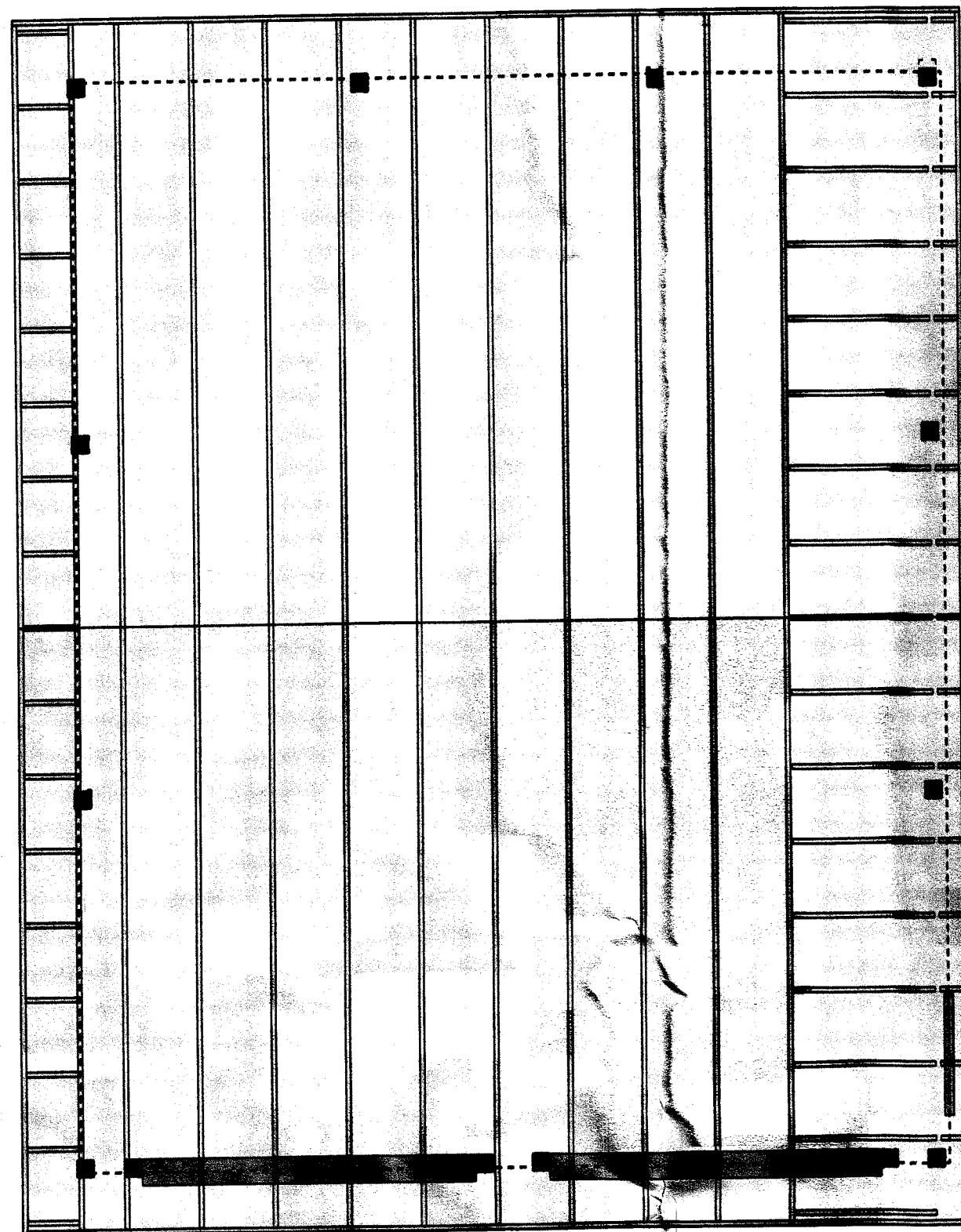
Note
raise siding base trim
place 2x8 T&G treated
as shown on pg. 7 section A





Floor framing
SCALE: 1/4" = 1'-0"

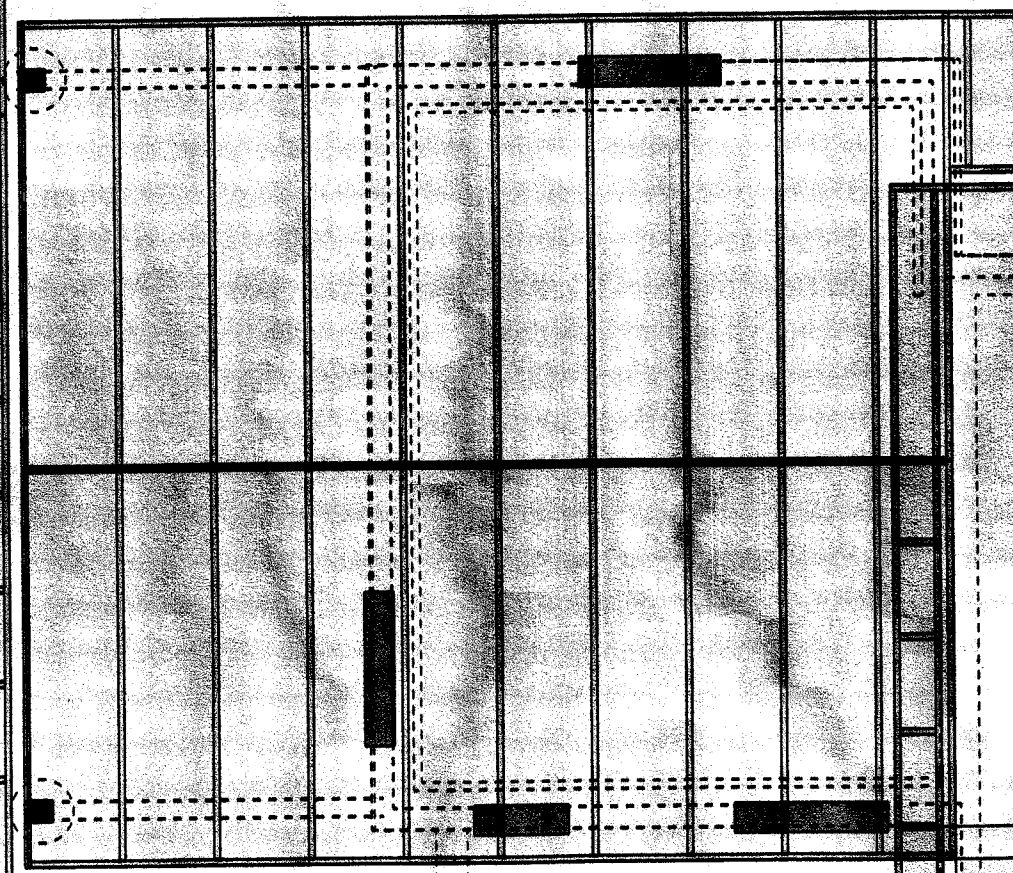




Roof framing on laundry
2x8 rafters, 24"oc, 4/12 pitch
1 ply 2x12 ridge beam,
2 ply 2x12 ridgebeam on breezeway
support both ends
2x8 ceiling joist/collarties, 24"oc
vented soffit and ridge cap

Garage area
Engineered attic truss, 10/12 pitch top chord
24"oc, 12" overhang, 14' attic space
3/4" T&G subfloor as attic floor
2x6 subfascia, 2x4 purlins, 24"oc
28ga painted steel roof
vented ridge & soffit

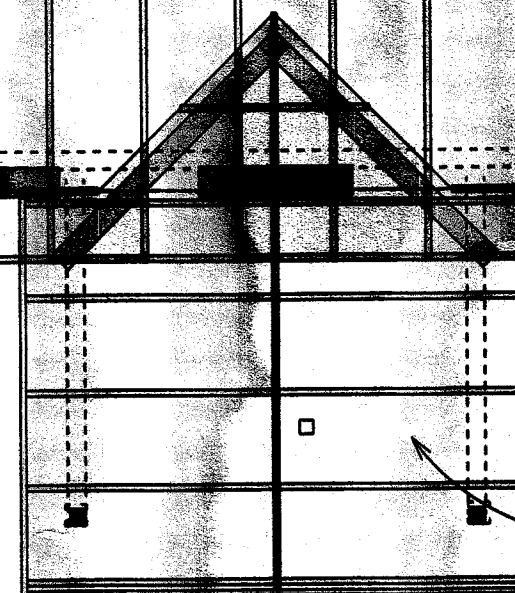
Roof framing
SCALE: 1/4" = 1'-0"



Existing area



Engineered truss, 4/12 pitch top chord
12" overhang, 24"oc
see pg 5 cross section C for roofing details



Covered porch
2x6 rafters, 24"oc
4x4 accent truss as collartie
2x8 ridgeboard
2x4 purlins, 24"oc
28ga. painted steel roof



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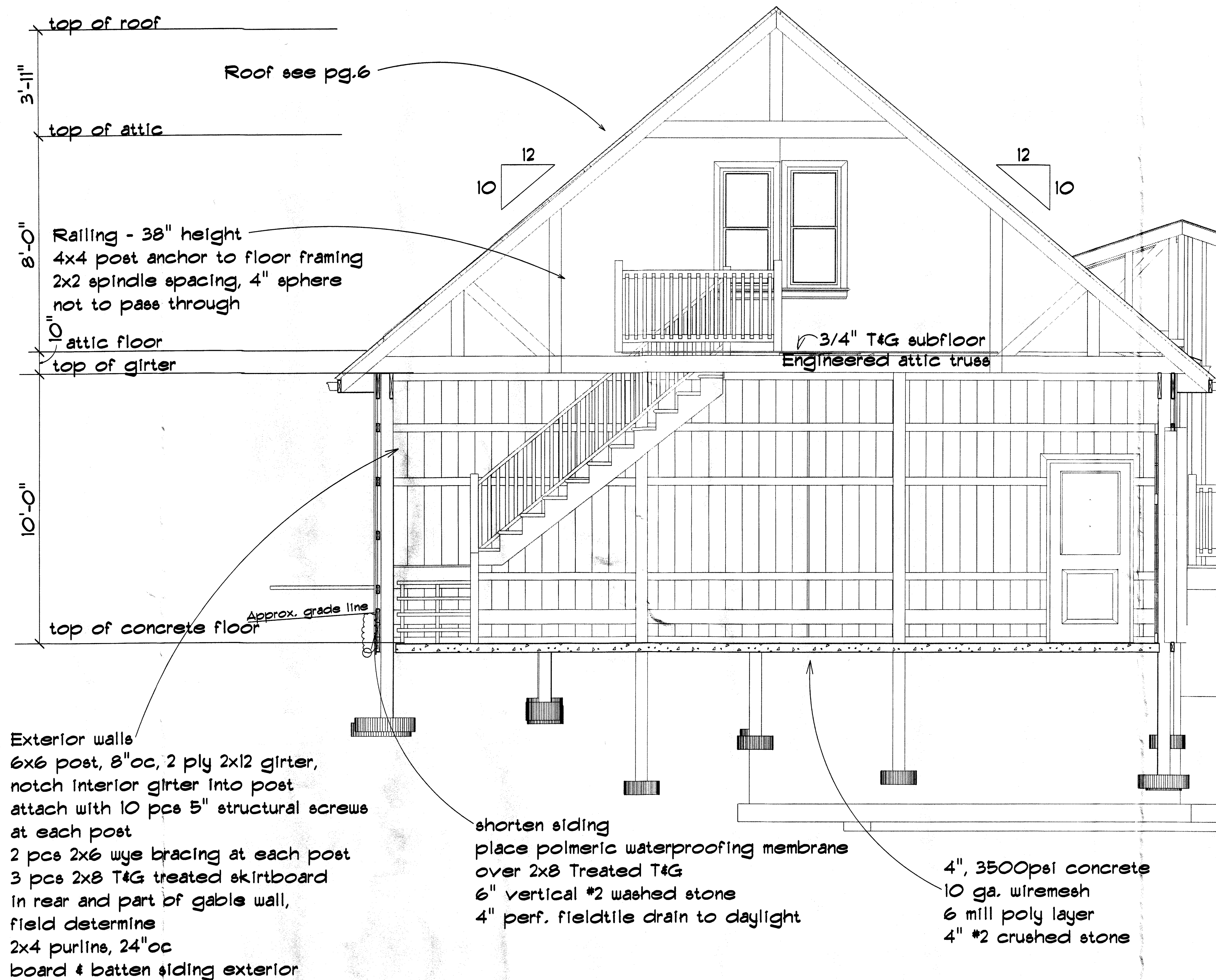
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Roof framing



CROSS SECTION A
SCALE: 1/2" = 1'-0"



10/04/2021

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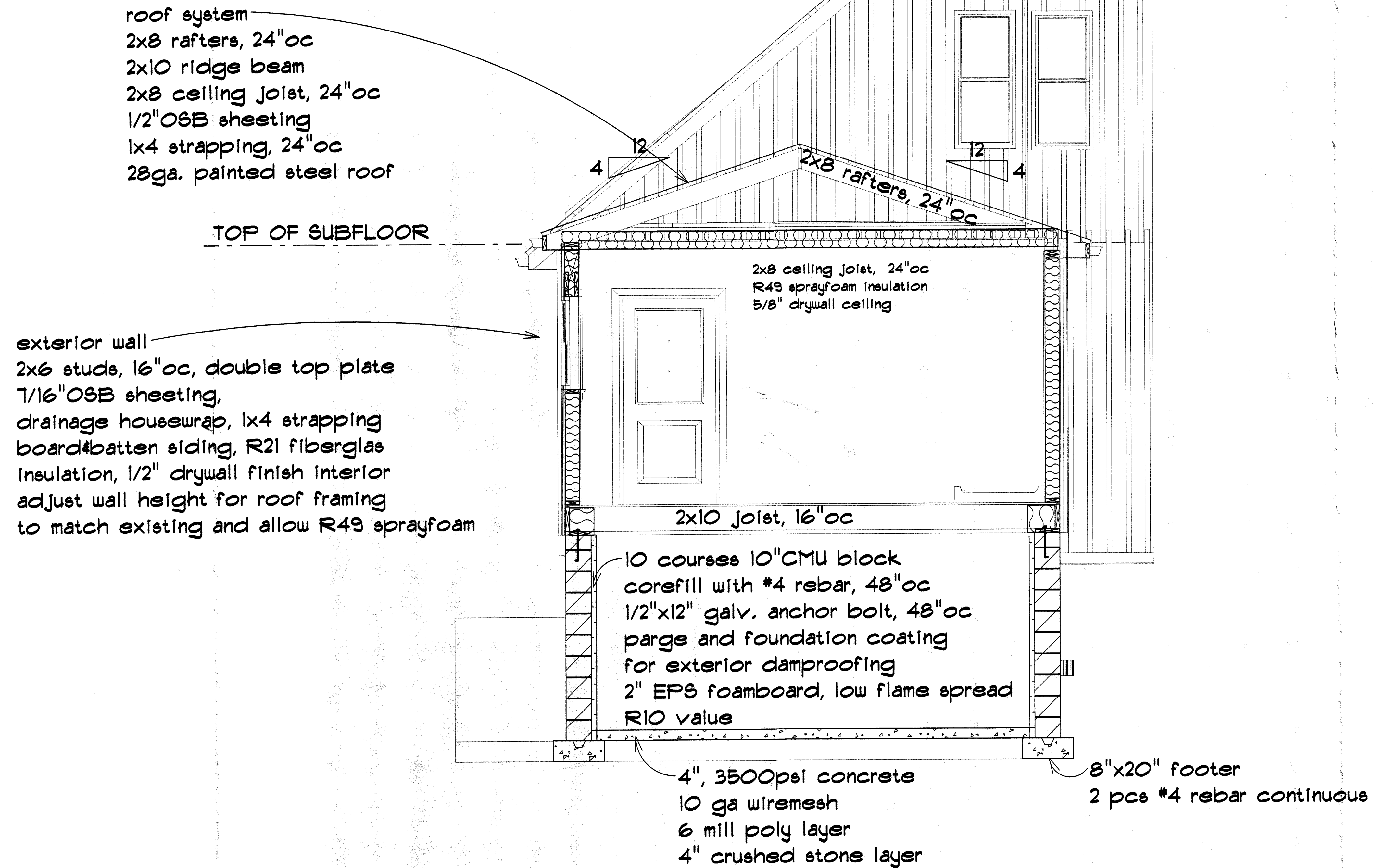
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Cross section A

Laundry area



CROSS SECTION B
 SCALE: 1/2" = 1'-0"



roof system

Engineered trusses 4/12 pitch top chord

Simpson HI required at each end of truss

1/2" OSB sheeting, ice & water as required

high perf. underlayment for balance

1x4 strapping, 24" oc

28ga. painted steel roof

vented ridge and soffit

top of wall

Exterior wall

2x6 studs, 16" oc, double top plate

7/16" OSB sheeting,

drainage housewrap, 1x4 strapping

24" oc, Board & batten siding

R21 fiberglass insulation

1/2" drywall interior

TOP OF SUBFLOOR

TOP OF FOUNDATION

block wall

= Dampproof - parged and
foundation coating

1'-6" vertical #2 washed stone

4" perforated tile connect to
assumed footer drain

TOP OF FOOTING

R49 grayfoam insulation

5/8" drywall ceiling

2x10 joist, 16" oc

3 ply 2x10 beam

12 courses 10" CMU block

core fill and #4 rebar, 4' oc

1/2"x12" galv anchor bolt, 4' oc

2x8 treated mudsill with sill sealer

2" foamboard interior, low flame spread

R10 value

Approx. grade

4", 3500psi concrete floor

10ga. wiremesh

6 mill poly layer

4" #2 crushed stone, compacted

CROSS SECTION C
SCALE: 3/4" = 1'-0"



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Cross section C