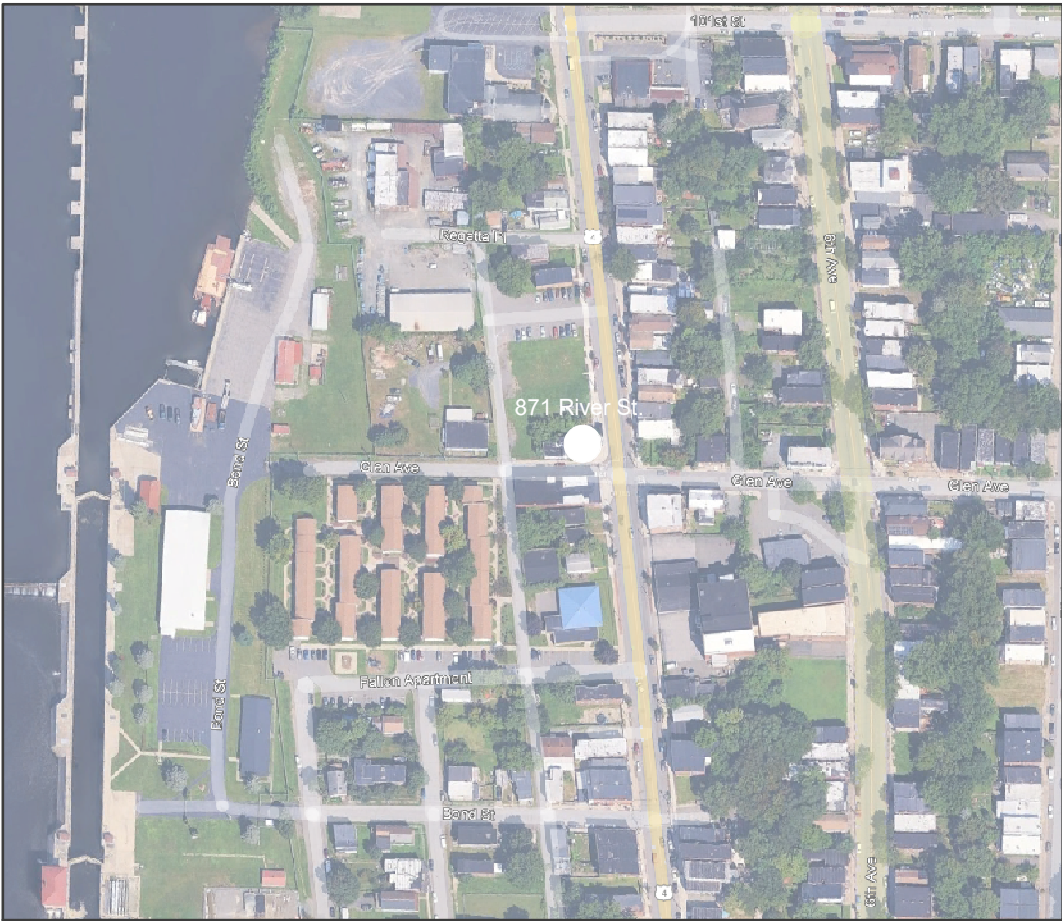


**1 Foundation Plan**  
Scale: 1/4"=1'

General Notes:	NYS Building Code Notes:
<div>1-Documents are designed in conformance with all applicable building codes (2018 International Residential Code with 2020 NYS Code amendments, 2018 IECC) and be in accordance with New York State laws and regulations.</div> <div>2-Contractors are to build in conformance with drawings and specifications.</div> <div>3-Contractors are to immediately notify the architect of any unforeseen conditions or of any discrepancies in the drawings and specifications.</div> <div>4-Contractors are to follow manufacturers instructions of installation for all building products specified.</div> <div>5-These drawings are property of the architect and may be reproduced only with the written permission of the architect. Authorized reproductions must bear the signature of the architect. These drawings are protected by federal and state copyright laws.</div>	<b>Occupancy:</b>
	R-2/B
	<b>Construction:</b>
	Wood Frame Unprotected (Type V-B)
	<b>Area:</b>
	Gross SF Area-3117 SF
	<b>Climatic and Geographic Design Criteria (R301.2):</b>
	Ground Snow Load-40 psf
	Wind Speed-115 mph
	Siesmic Design Category-B
	Weathering-Severe
	Frost Line Depth-4 ft
	Termite-Moderate to Heavy
	Winter Design Temp-6°F
	Ice Shield Underlayment-Eaves and Valleys
	<b>Soil Bearing Capacity:</b>
	Allowable Bearing Pressure- Assumed 1500 psf



- General Notes:**

1-IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa. (402.4.5)

2-Automatic or gravity dampers are to be installed on all outdoor air intakes and exhausts. (403.6)

3-HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are to be insulated to ≥R-3. All hot water pipes are to be insulated to ≥R-3. (403.4)(403.5.3)

4-Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F. (403.5.2)

6-75% of lamps in permanent fixtures or 75% of permanent fixtures are to have high efficacy lamps. Does not apply to low-voltage lighting. (404.1)

7-Hot water boilers supplying heat through one or two pipe heating systems are to have outdoor setback control to lower boiler water temperature based on outdoor temperature. (403.2)

8-Structural framing members shall be SPF #2 or better, unless otherwise noted.

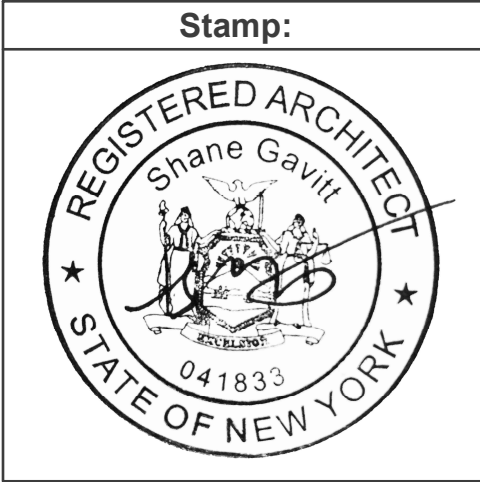
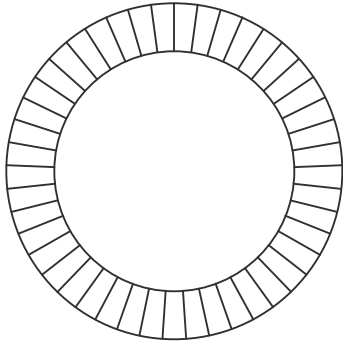
9-Engineered lumber will be Weyerhaeuser LVL, LSL,TJI unless otherwise noted. See manufacturers literature.



Project:	
DRC#:	A25-871
Owner:	Troy Community Land Bank
Architect:	Shane Gavitt, RA
Builder:	

Site:	
Address:	871 River St.
	Troy, NY, 12180
Municipality:	City of Troy
Tax ID:	90.54-1-17
Zoning:	
Coordinates:	42°45'7.52"N
	73°40'57.35"W
Conditions:	

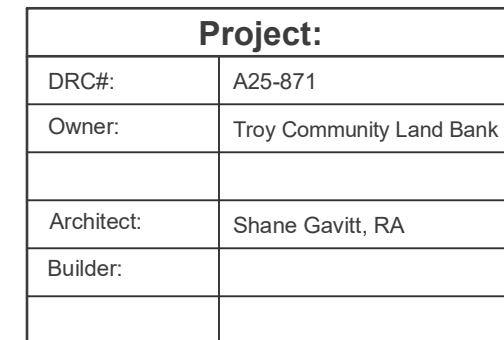
Orientation:



Revision:	
Date	Drawing
7/7/2025	Permit Drawings

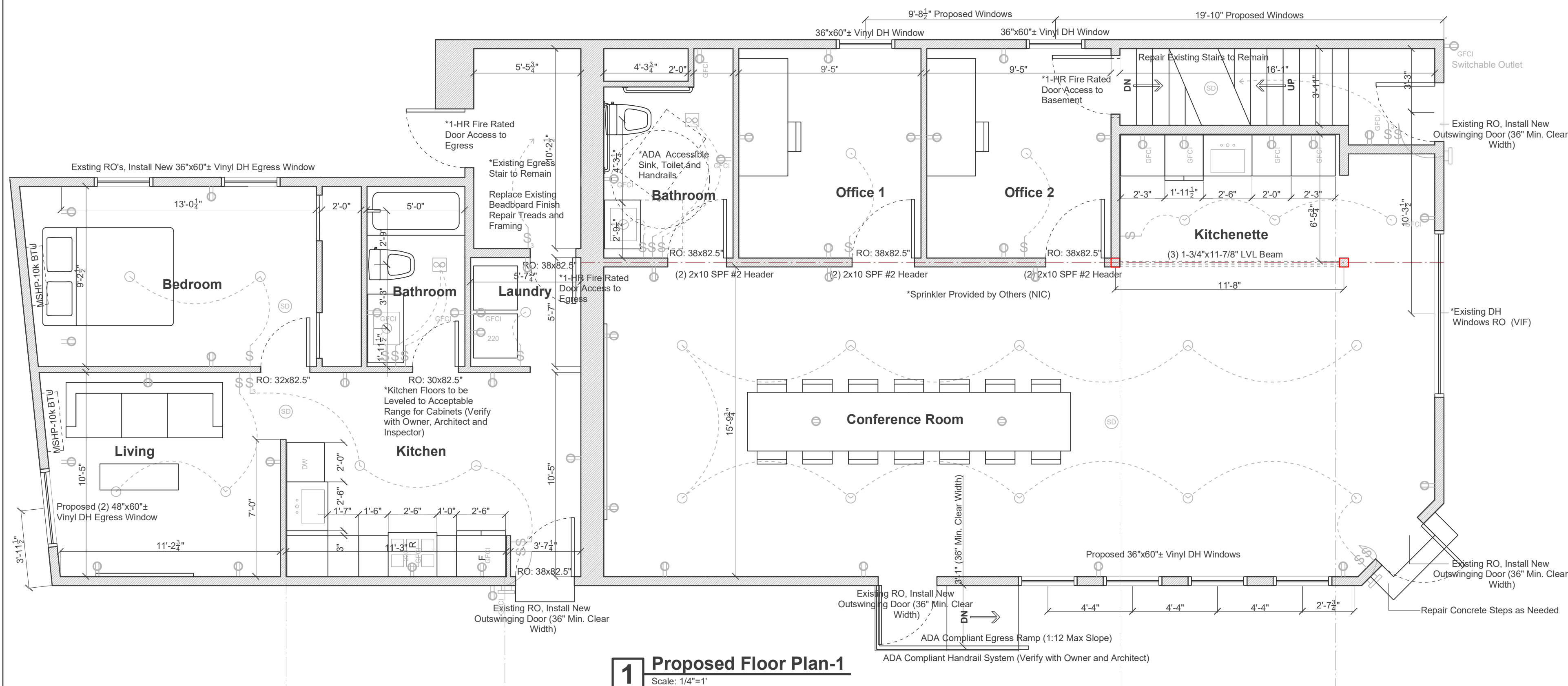
Drawing Number:
A 1.0



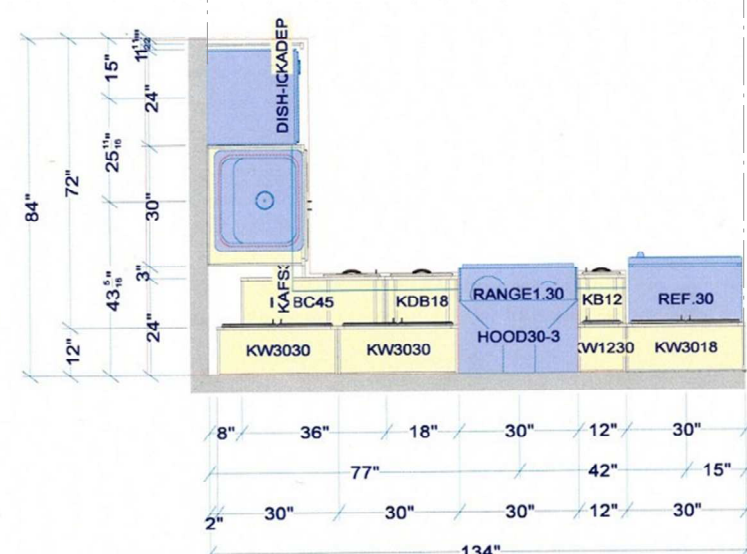
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# A

## 1.1

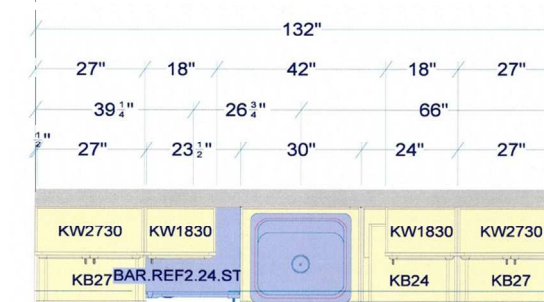


## 1 Proposed Floor Plan-1













## Proposed Kitchen Plan

Scale: 1/4"=1'



## Proposed Kitchenette Plan

## Electrical Key:

	Switch
	Switch (3-Way)
	Dimmer
	Dimmer (3-Way)
	Wall Outlet
	Exhaust Fan
	Exterior Sconce Light
	Pendant Light
	Recessed LED Light (4")
	Smoke Detector/CO Combo

\*All breakers are to be Arc-Fault  
 \*Smoke Detectors to be Interconnected

1-IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate  $\leq 2.0$  cfm leakage at 75 Pa. (402.4.5)

2-Automatic or gravity dampers are to be installed on all outdoor air intakes and exhausts. (403.6)

3-HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are to be insulated to  $\geq R-3$ . All hot water pipes are to be insulated to  $\geq R-3$ . (403.4, 403.5.3)

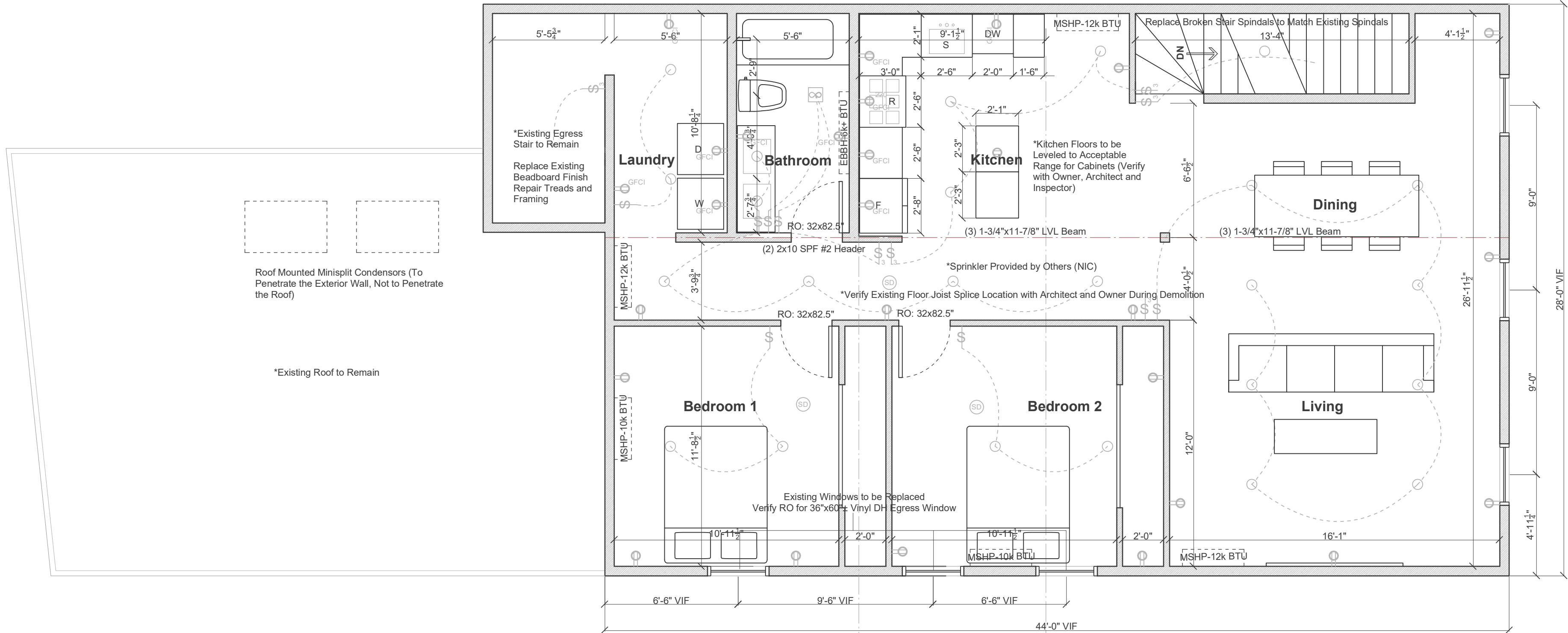
4-Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F. (403.5.2)

6-75% of lamps in permanent fixtures or 75% of permanent fixtures are to have high efficacy lamps. Does not apply to low-voltage lighting. (404.1)

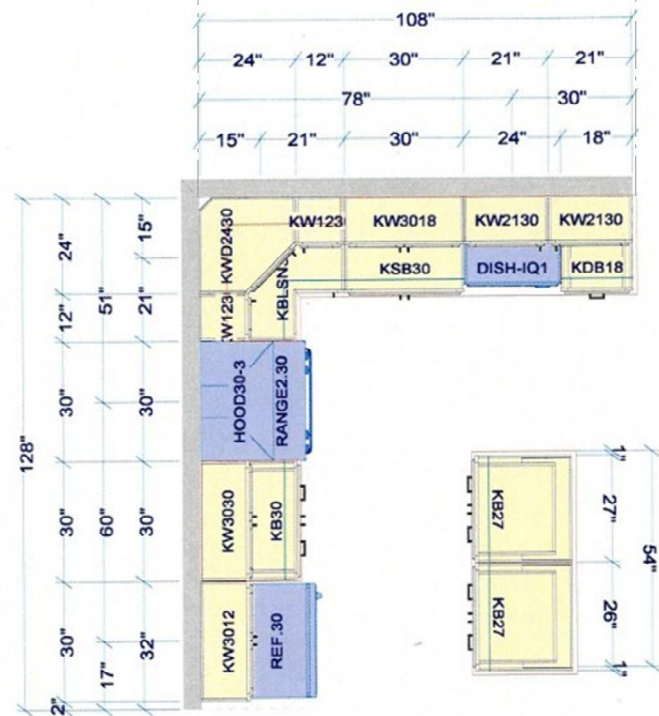
7-Hot water boilers supplying heat through one or two pipe heating systems are to have outdoor setback control to lower boiler water temperature based on outdoor temperature. (403.2)

8-Structural framing members shall be SPF #2 or better, unless otherwise noted.

9-Engineered lumber will be Weyerhaeuser LVL, LSL, TJI unless otherwise noted. See manufacturers literature.



**1 Proposed Floor Plan-2**  
Scale: 1/4"=1'





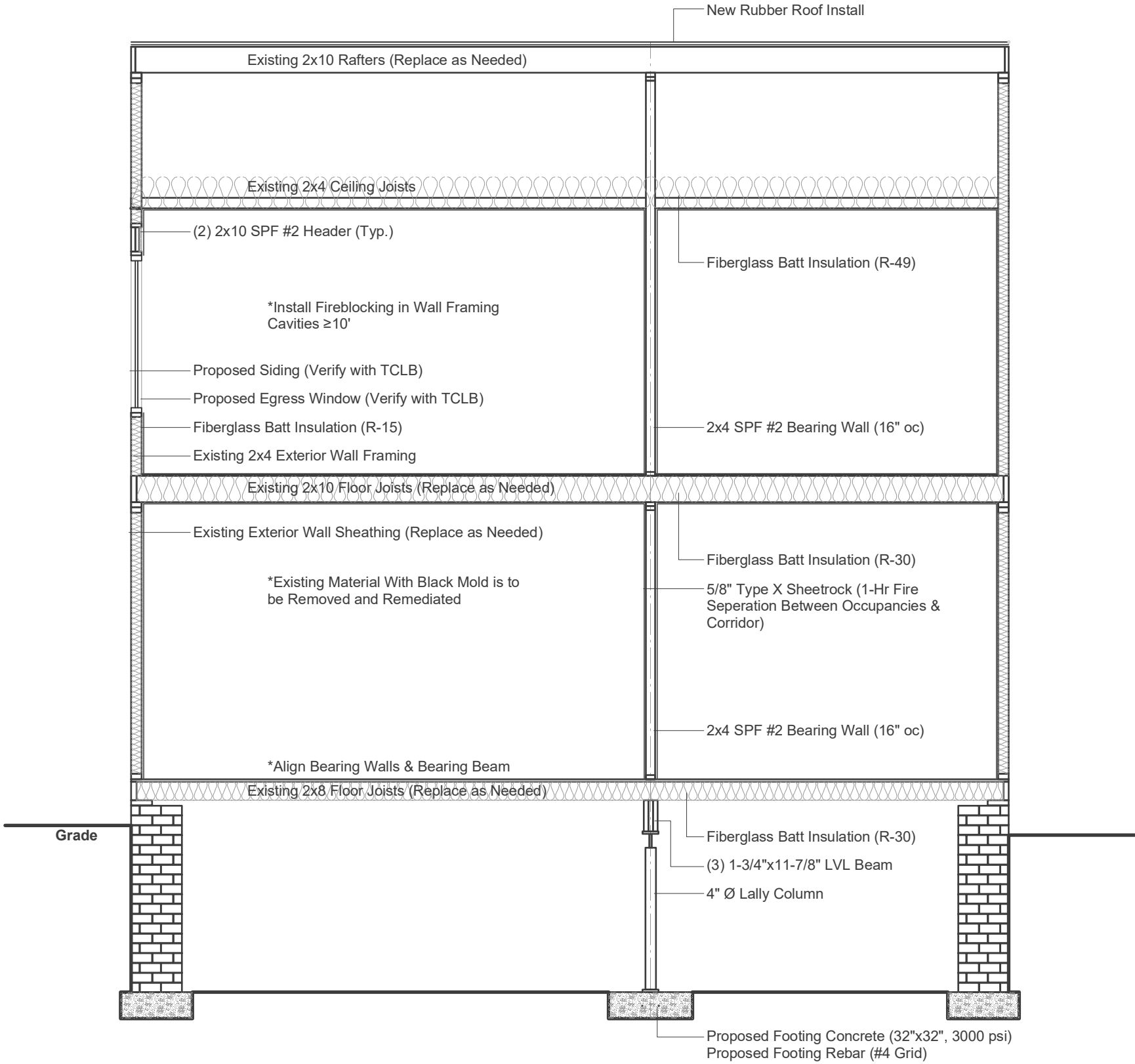
Fastening Schedule		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a, b, c	SPACING AND LOCATION

Roof		
Blocking between ceiling joists or rafters to top plate	4-8d box (212" × 0.113"); or 3-8d common (212" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe Nail
Collar tie to rafter, face nail or 114" × 20 ga. ridge strap to rafter	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
Rafter or roof truss to plate	3-16d box nails (312" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
Roof rafters to ridge, valley or hip rafters, or roof rafter to minimum 2" ridge beam	4-16d (312" × 0.135"); or 3-10d common (312" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
	3-16d box 312" × 0.135"); or 2-16d common (312" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail

Wall		
Stud to stud (not at braced wall panels)	16d common (312" × 0.162")	24" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
Built-up header (2" to 2" header with 1/2" spacer)	16d common (312" × 0.162")	16" o.c. each edge face nail
	16d box (312" × 0.135")	12" o.c. each edge face nail
Top plate to top plate	16d common (312" × 0.162")	16" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (312" × 0.162")	16" o.c. face nail
	16d box (312" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
Top or bottom plate to stud	4-8d box (212" × 0.113"); or 3-16d box (312" × 0.135"); or 4-8d common (212" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
	3-16d box (312" × 0.135"); or 2-16d common (312" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (312" × 0.162"); or 3-3" × 0.131" nails	Face nail

Floor		
Joist to sill, top plate or girder	4-8d box (212" × 0.113"); or 3-8d common (212" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (212" × 0.113") 4" o.c.	toe nail
	8d common (212" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
Band or rim joist to joist	3-16d common (312" × 0.162") 4-10 box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, 7/16" crown	End nail
Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
	10d box (3" × 0.128"); or 3" × 0.131" nails sides	24" o.c. face nail at top and bottom staggered on opposite sides
	And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice
Ledger strip supporting joists or rafters	4-16d box (312" × 0.135"); or 3-16d common (312" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail
Bridging to joist	2-10d (3" × 0.128")	Each end, toe nail

Wood Structural Panels, Subfloor, Foor and Interior Wall Sheathing to Framing and Particleboard Wall Sheathing to Framing			
DESCRIPTION OF BUILDING ELEMENT	NUMBER AND TYPE OF FASTENER a, b, c	SPACING OF FASTENERS	
		EDGES h (inches)	INTER-MEDIATE SUPPORTS (inches) c, e
38" – 12"	6d common (2" × 0.113") nail (subfloor, wall) i 8d common (212" × 0.131") nail (roof)	6	12 f
1932" – 1"	8d common nail (212" × 0.131")	6	12 f
Other Wall Sheathing			
12" gypsum sheathing d	112" galvanized roofing nail; or staple galvanized, 112" long; or 114" screws, Type W or S	7	7
Wood Structural Panels, Combination Subfloor Underlayment to Framing			
34" and less	6d deformed (2" × 0.120") nail; or 8d common (212" × 0.131") nail	6	12
78" – 1"	8d common (212" × 0.131") nail; or 8d deformed (212" × 0.120") nail	6	12



General Notes:		
1-Contractor is to follow fastener schedule of residential code of NYS, UON.		
2-Structural framing members shall be SPF #2 or better, UON.		
3-All engineered lumber will be wayerhauser truss joists microlam laminated veneer lumber (LVL) 2.0E or equivalent. The contractor shall follow the manufacturers recommendations for cutting, use, installation and attachment for all engineered lumber.		

Cavity	Value	Insulation Type
Basement Floor	R-30	Fiberglass
Walls	R-15	Fiberglass
Ceiling	R-49	Fiberglass
Windows	U <sub>s</sub> .3	

IECC 2021-R503.1.1-Building Envelope

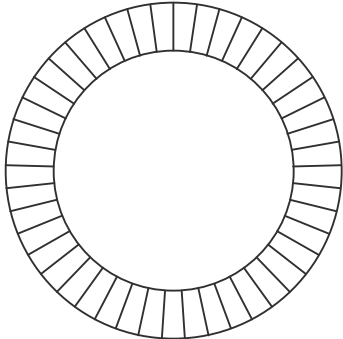
\*The following alterations shall not be required to comply with requirements for new construction provided that the energy use of the building is not increase.

2-Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are filled with insulation.

Project:	
DRC#:	A25-871
Owner:	Troy Community Land Bank
Architect:	Shane Gavitt, RA
Builder:	

Site:	
Address:	871 River St.
	Troy, NY, 12180
Municipality:	City of Troy
Tax ID:	90.54-1-17
Zoning:	
Coordinates:	42°45'7.52"N 73°40'57.35"W
Conditions:	

Orientation:



Stamp:

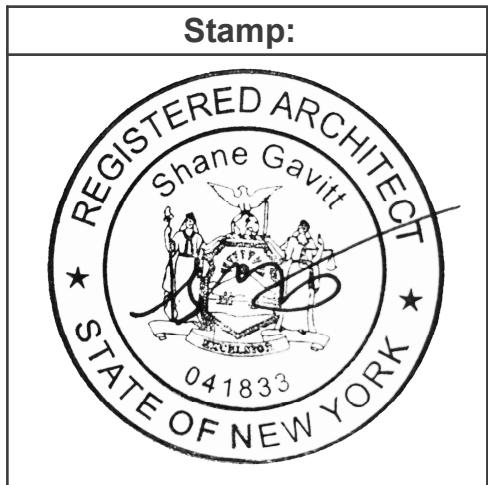
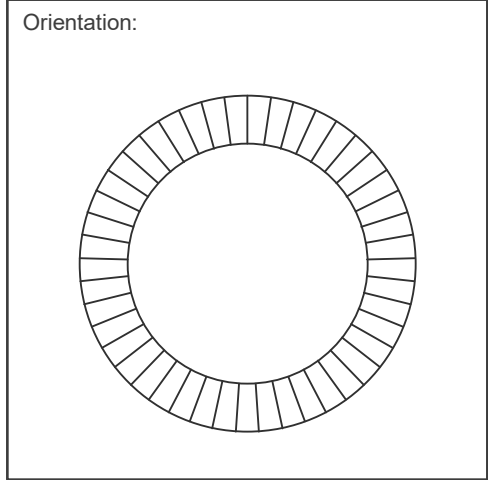
Revision:	
Date	Drawing
7/7/2025	Permit Drawings

Drawing Number:
A 2.1



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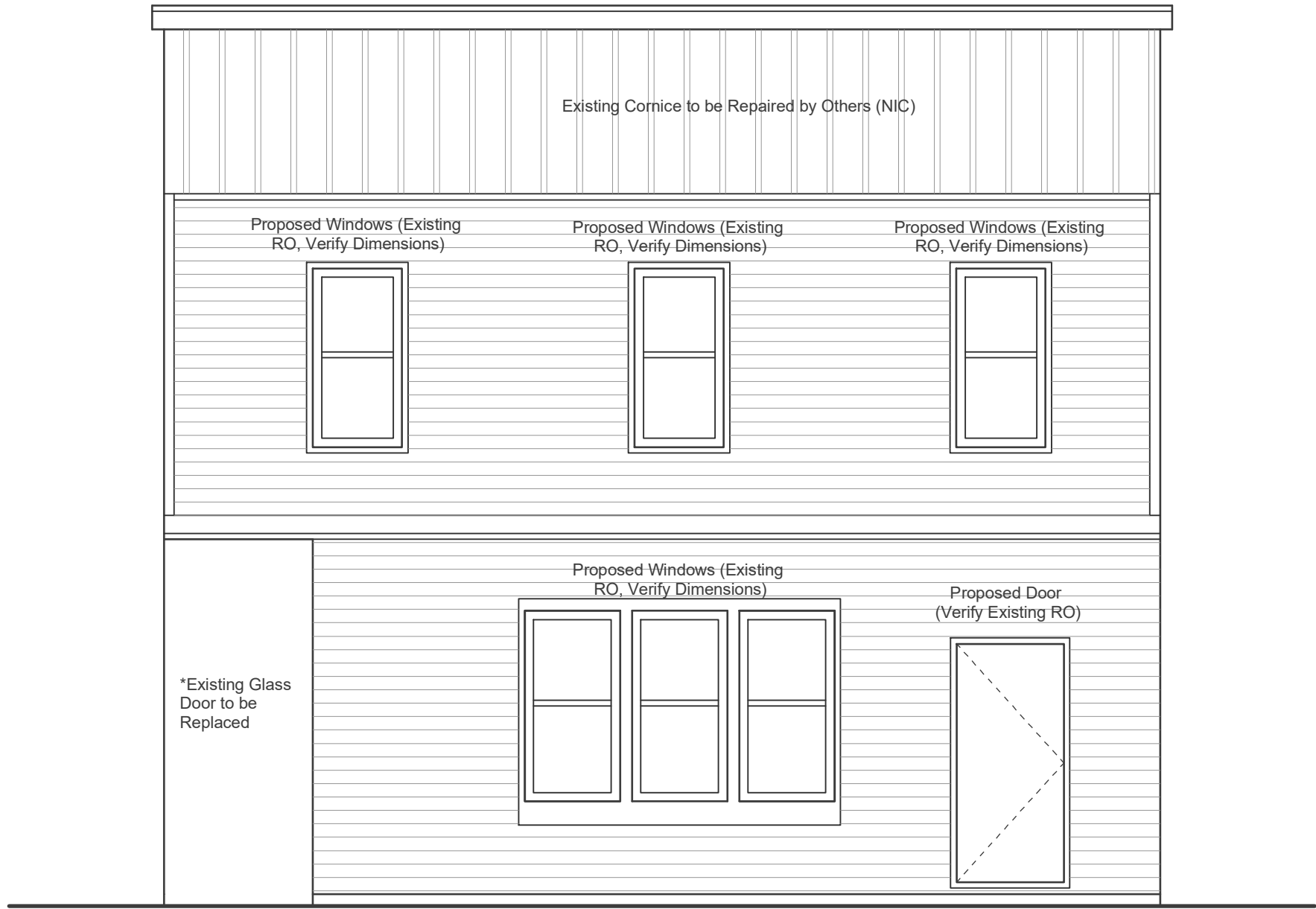
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Revision:	
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7/7/2025	Permit Drawings

Drawing Number:

A3.1

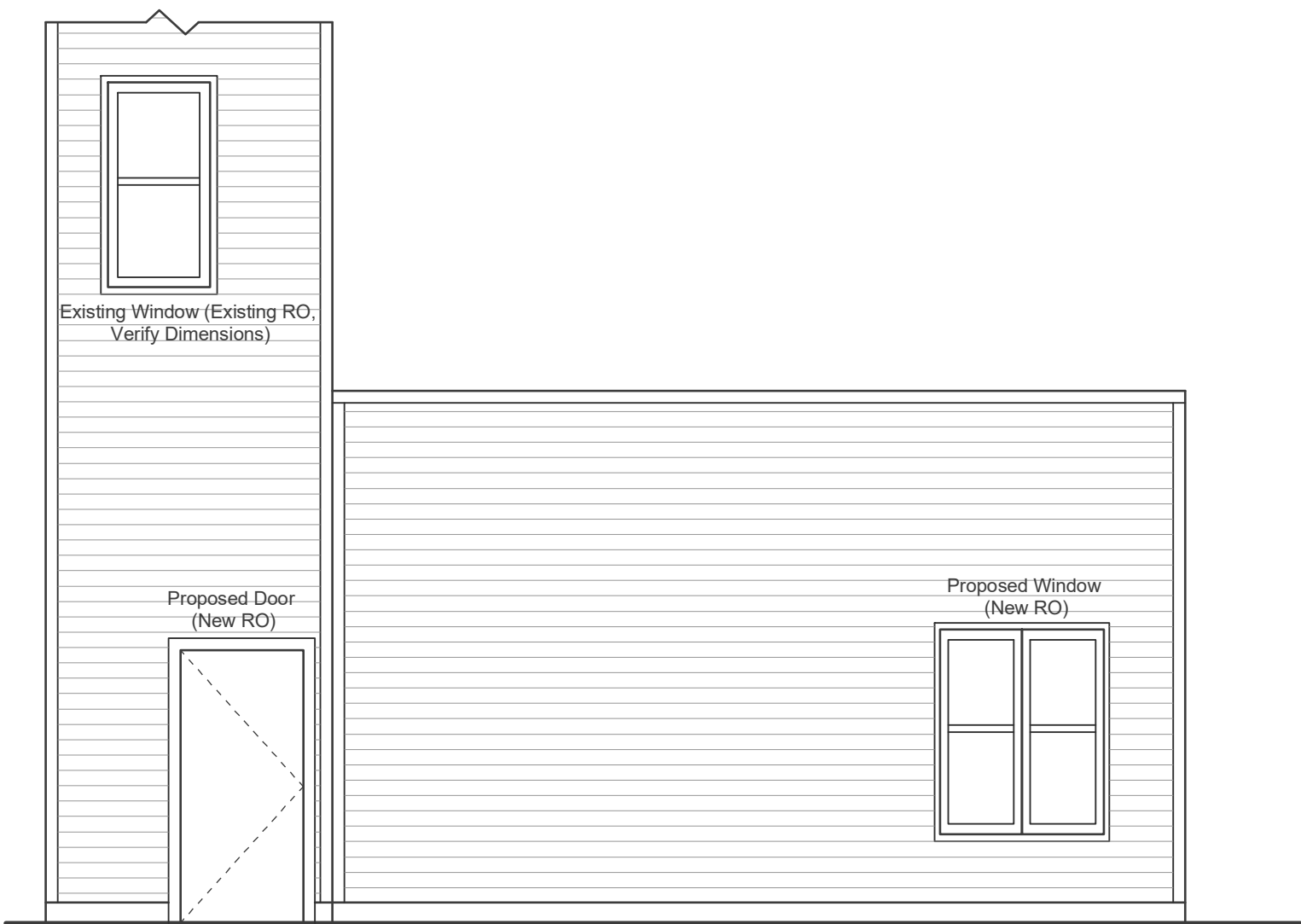


1 Front Elevation  
Scale: 1/4"=1'

General Notes:
1-Siding is to be Vinyl Double 4 Siding (Verify with TCLB)
2-Verify Wall Sheathing in Field with Architect
3-Verify Windows with TCLB



2 Glen Ave. Elevation  
Scale: 1/4"=1'

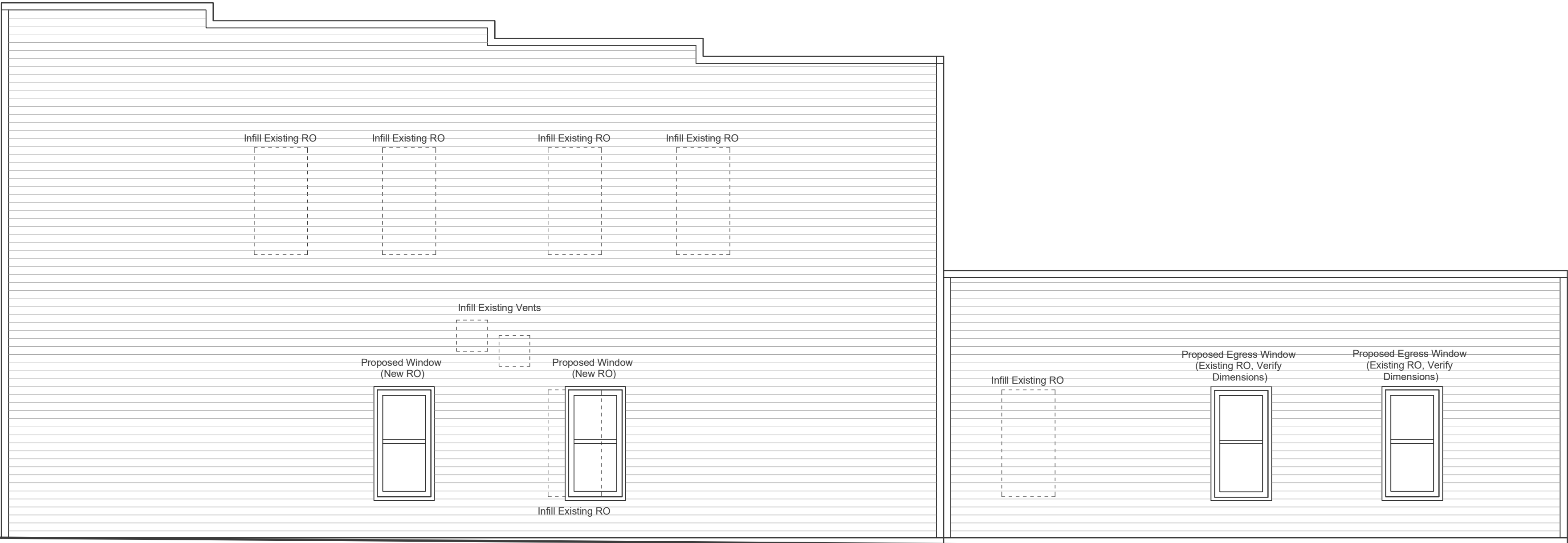


1

Rear Elevation

Scale: 1/4"=1'

General Notes:



1

Side Elevation

Scale: 1/4"=1'

DRC ★

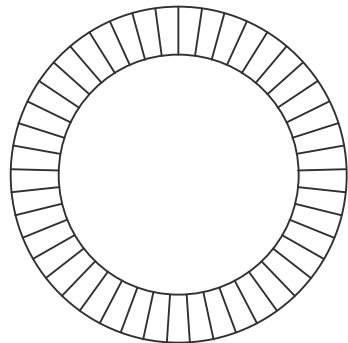
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Orientation:



Stamp:



Revision:

Date	Drawing
7/7/2025	Permit Drawings

Drawing Number:

A  
3.2