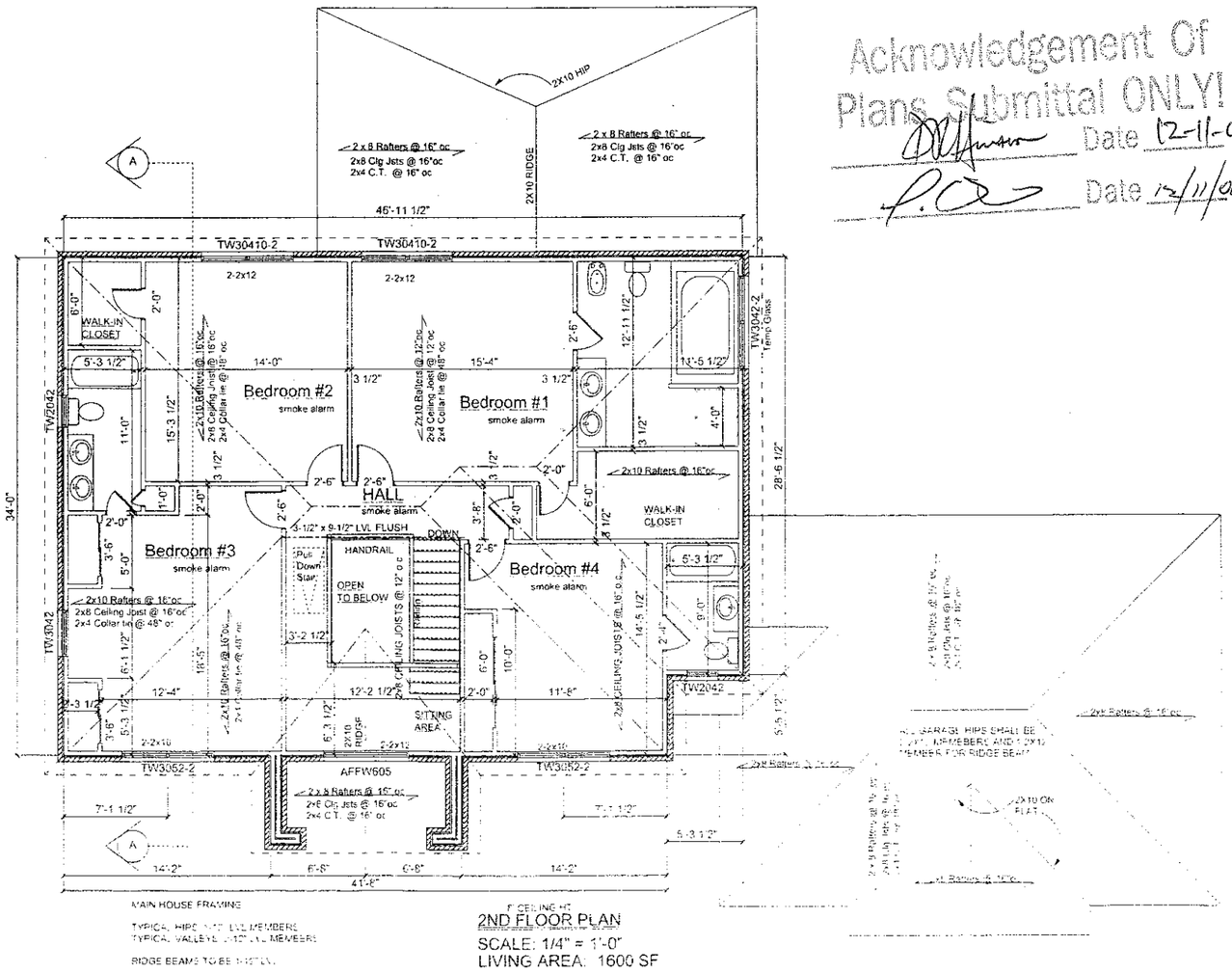


MAIN HOUSE FRAMING

TYPICAL HIPS 3-1/2" LVL MEMBERS
TYPICAL VALLEYS 3-1/2" LVL MEMBERS

RIDGE BEAMS TO BE 1-1/2" LVL

RAFTERS 2x10 @ 16" O.C.

9' CEILING HT.

2ND FLOOR PLAN

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

LIVING AREA: 1600 SF

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Date 12/11/06

DENICOLA RESIDENCE

The architect has not been retained for the construction phase of this project, including supervision during construction; contract administration; inspections; certifications as to the quality and quantity of work being performed

November 21, 2006

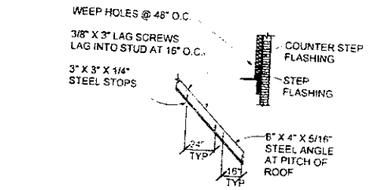
SCALE: AS NOTED

REVISED

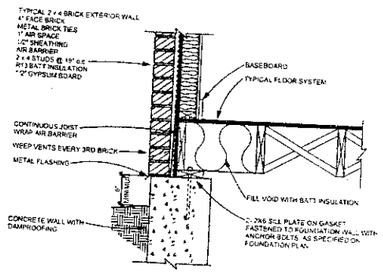
DRAWN BY: RH

ROBERT JAMES HIGGINS
ARCHITECT
50 Hidden Acres Path
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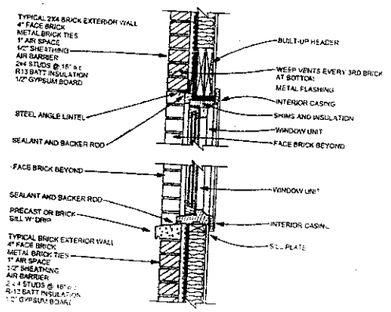
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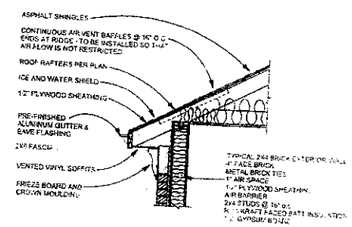
SLOPED STEEL ANGLE TO SUPPORT BRICK OVER ROOF



BRICK/4" STUD WALL AT FOUNDATION

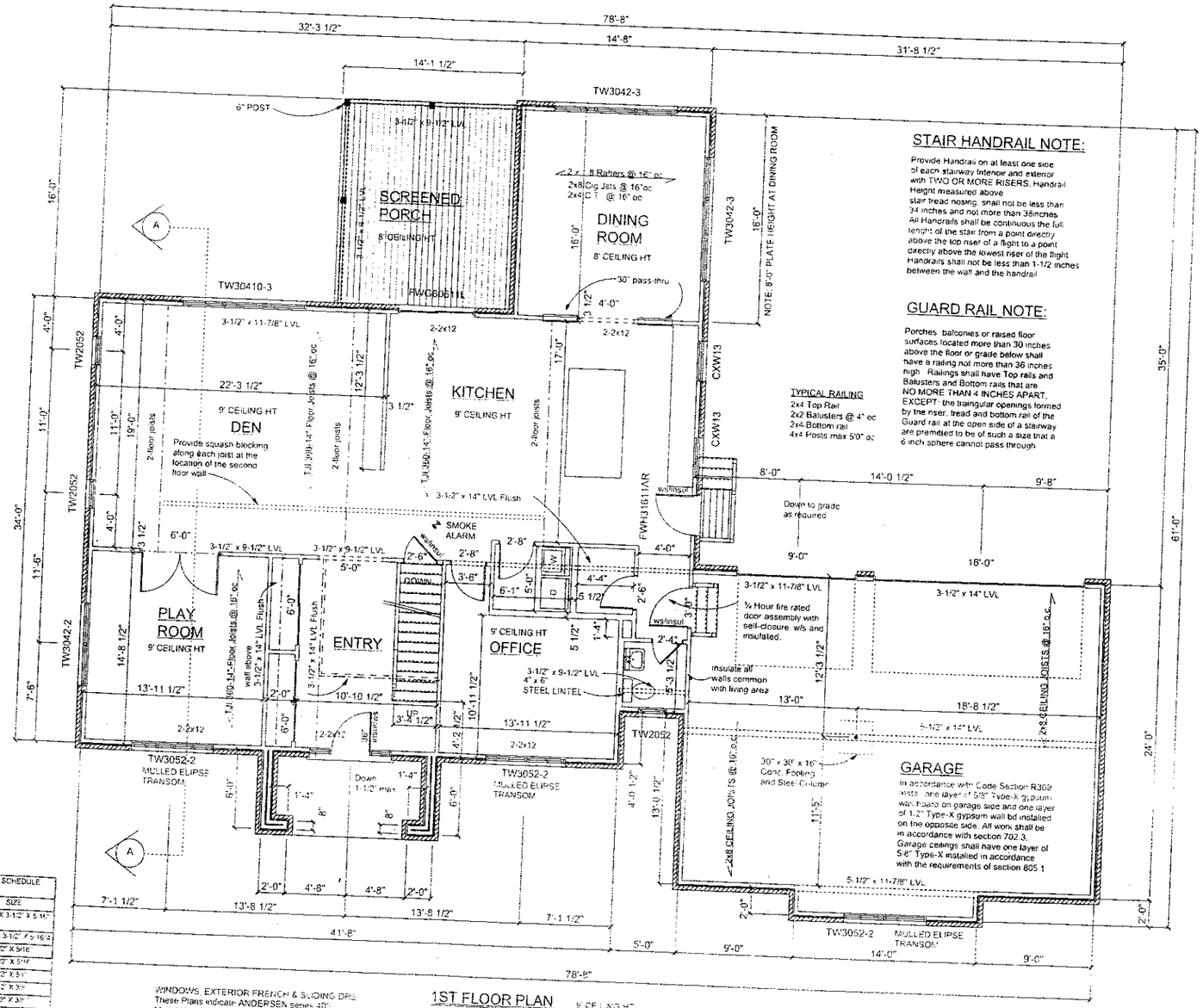


BRICK/4" STUD HEAD AND SILL



BRICK EAVE

	LINTEL SCHEDULE
OPNGS	SIZE
4'-0" OR LESS	3-1/2" X 3-1/2" X 5 16"
5'-0"	3-1/2" X 3-1/2" X 5 16"
6'-0"	4" X 3-1/2" X 5/16"
7'-0"	4" X 3-1/2" X 5/16"
8'-0"	5" X 3-1/2" X 5/16"
9'-0"	5" X 3-1/2" X 5/16"
10'-0"	6" X 3-1/2" X 5/16"



STAIR HANDRAIL NOTE:

Provide Handrail on at least one side of each stairway Interior and exterior with TWO OR MORE RISERS. Handrail Height measured above stair tread nosing, shall not be less than 34 inches and not more than 38inches. All Handrails shall be continuous the full height of the stair from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Handrails shall not be less than 1-1/2 inches between the wall and the handrail

GUARD RAIL NOTE:

Porches balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have a railing not more than 36 inches high. Railings shall have Top rails and Balusters and Bottom rails that are NO MORE THAN 4 INCHES APART, EXCEPT: the triangular openings formed by the riser, tread and bottom rail of the Guard rail at the open side of a stairway are premitted to be of such a size that a 6 inch sphere cannot pass through

TYPICAL RAILING
2x4 Top Rail
2x2 Balusters @ 4" oc
2x4 Bottom rail
4x4 Posts max 50" oc

WINDOWS: EXTERIOR FRENCH & SLIDING DRS
These Plans indicate ANDERSEN series 400
Model Numbers. Provide LOW-E glass with a minimum design pressure rating of DP 30.
Substitutions made upon meeting NYS Code
See page one, general notes for additional code requirements.

1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIVING AREA; 1810 sf
GARAGE AREA: 796 sf

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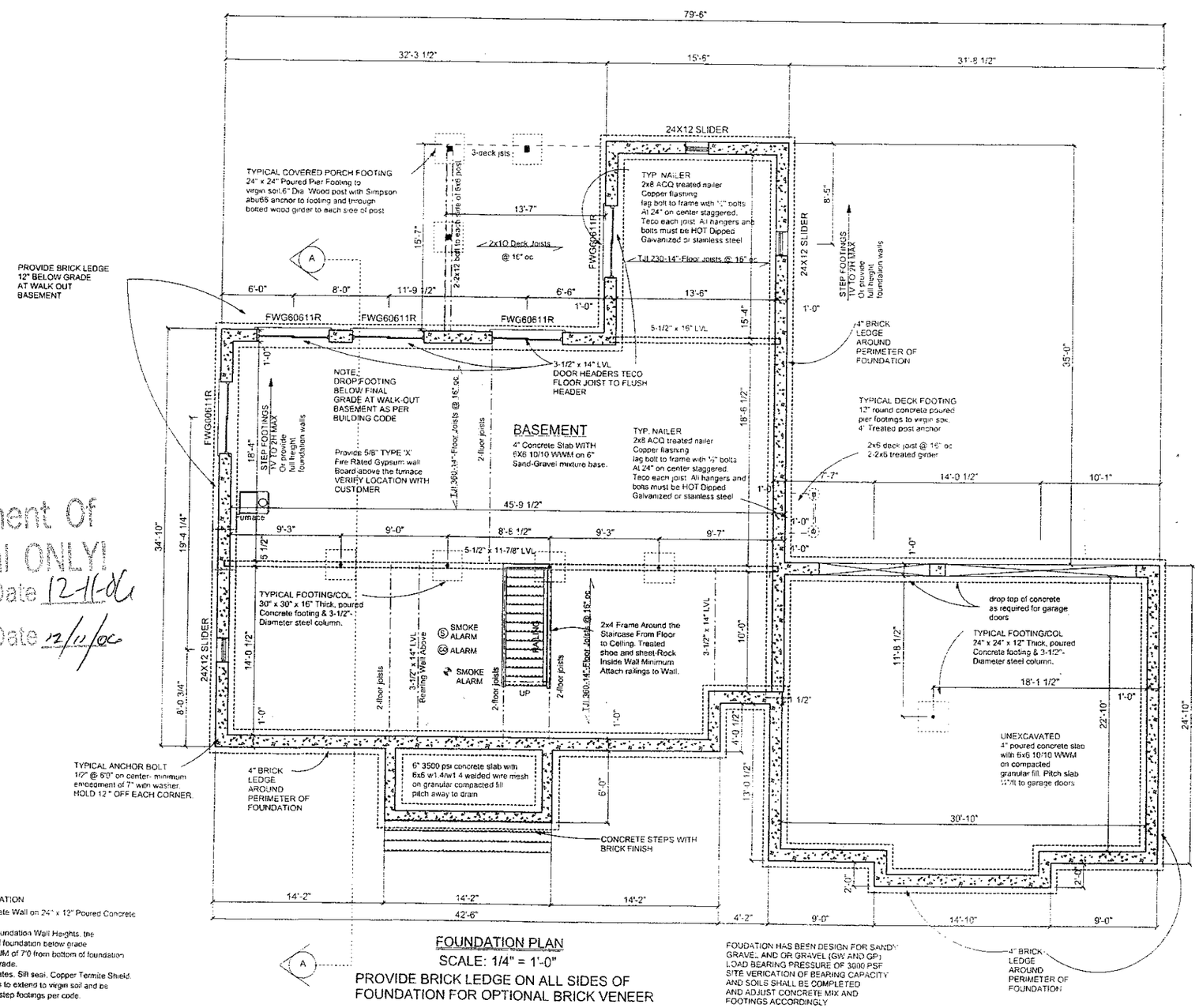
DENICOLA RESIDENCE

The architect has not been retained for the construction phase of this project including supervision during construction, contract administration, inspections or observations. The liability and responsibility of work being performed

November 27, 2006
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DRAWN BY: RH

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TYPICAL FOUNDATION
12" Poured Concrete Wall on 24" x 12" Poured Concrete wall footing.
NOTE: for 9'-0" Foundation Wall Heights, the MAximum depth of foundation below grade shall be a MAXIMUM of 7'0 from bottom of foundation to top of finished grade.
2-2 x 6 ACQ sill plates. Sill seal. Copper Termite Shield.
All foundation walls to extend to virgin soil and be full height walls or step footings per code.

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
PROVIDE BRICK LEDGE ON ALL SIDES OF FOUNDATION FOR OPTIONAL BRICK VENEER

FOUDATION HAS BEEN DESIGN FOR SAND/ GRAVEL AND OR GRAVEL (GW AND GP) LOAD BEARING PRESSURE OF 3000 PSF SITE VERICATION OF BEARING CAPACITY AND SOILS SHALL BE COMPLETED AND ADJUST CONCRETE MIX AND FOOTINGS ACCORDINGLY

DENICOLA RESIDENCE

The architect has not been retained for the construction phase of this project. Including supervision during construction, contractor's administration, inspections or observing the quality and quantity of work being performed

November 27, 2006
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