CONSTRUCTION OF THE

SLEEPY HOLLOW LANE

RESIDENCE

SLEEPY HOLLOW LANE
DIX HILLS, N.Y.
OPUS 1845

DRAWING LIST

A.1	☐	COVER SHEET/ DRAWING LIST/ SITE PLAN
A.2	☐	FOUNDATION PLAN/ DETAILS
A.3	☐	FIRST FLOOR PLAN/ WINDOW SCHEDULE
A.4	☐	SECOND FLOOR PLAN/ DETAILS
A.5	☐	ROOF PLAN/ PLUMBING RISER DIAGRAM
A.6	☐	BUILDING SECTION/ FRAMING DETAILS
A.7	☐	FRONT/ RIGHT ELEVATIONS/ MATERIALS LEGEND
A.8	☐	REAR/ LEFT ELEVATIONS/ MATERIALS LEGEND

ZONING CALCULATIONS

RESIDENCE "R-40" DISTRICT
SECTION 277 BLOCK 2 LOT 111.1

MIN. LOT AREA = 1 ACRE
LOT AREA PROVIDED = ± 1.4 ACRE

MINIMUM FRONTAGE REQUIRED = 40'-0
STREET FRONTAGE PROVIDED = 141.94'

MAXIMUM BUILDING HEIGHT = 35'-0"
BUILDING HEIGHT PROVIDED= 34'-6"

FIRST FLOOR AREA = 2,771.0 SQ. FT.
SECOND FLOOR AREA = 1,906.0 SQ. FT.
TOTAL FLOOR AREA PROVIDED = 4,677 SQ. FT.

MINIMUM FRONT YARD SETBACK = 50'-0"
FRONT YARD SETBACK PROVIDED = 50'-0"

MINIMUM REAR YARD SETBACK = 50'-0"
REAR YARD SETBACK PROVIDED = 255'-11"

MINIMUM SIDE YARD SETBACK = 25'-0"
REQUIRED AGGREGATE SIDE YARD SETBACK = 50'-0"

SIDE YARDS SETBACK PROVIDED = 45'-8" & 37'-1"
PROVIDED AGGREGATE SIDE YARD SETBACK = 83'-4"

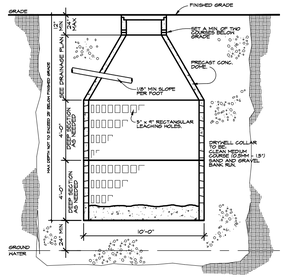
BUILDING CODE NOTES

THE FOLLOWING ARE EXCERPTS OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20 P.S.F.	150	NO	YES	NO	C	SEVERE	6	MODERATE TO HEAVY	J	YES		1500 OR LESS	48-6

a. THE FROST LINE DEPTH MAY REQUIRE DEEPER FOOTINGS THAN INDICATED IN FIGURE R403.1(1). THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH THE MEAN ANNUAL TEMPERATURE FROM THE NATIONAL CLIMATE DATE CENTER DATA TABLE "AIR FREEZING INDEX-USA METHOD (BASE 32 F)."

DRAWINGS DESIGNED IN ACCORDANCE WITH THE 2001
WOOD FRAME CONSTRUCTION MANUAL FOR 1 & 2 FAMILY DWELLINGS AND
THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS



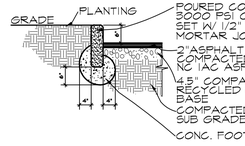
2 DRYWELL DETAIL

SCALE N.T.S.

STORM WATER DRAINAGE CALC'S

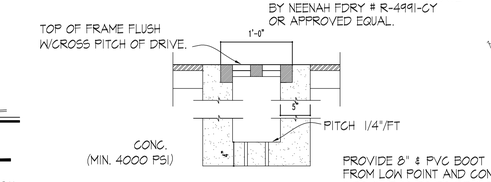
▪ BUILDING ROOF DRAINAGE		
2,771.0 S.F. @ 2.5" = 577.3 CU.FT. x 7.48 GAL/CU.FT.	=	4,318.2 GAL.
▪ REAR PATIO DRAINAGE		
487.0 S.F. @ 2.5" = 101.5 CU.FT. x 7.48 GAL/CU.FT.	=	759.2 GAL.
▪ ASPHALT DRIVEWAY + STOOPS & WALKWAYS DRAINAGE		
3,630.0 S.F. @ 2.5" = 756.3 CU.FT. x 7.48 GAL/CU.FT.	=	5,657.1 GAL.
▪ TOTAL DRAINAGE REQUIRED	=	10,734.5 GAL.
▪ CAPACITY OF EACH 10' DIA. x 4' DEEP RING	=	2,048.0 GAL.
▪ CAPACITY OF EACH 10' DIA. x 3'-6" HIGH DOME	=	813.0 GAL.
▪ TOTAL DRAINAGE PROVIDED		
* PROVIDE 1-POOL W/ (3) 10' DIA. x 4' DEEP RING	=	6,144.0 GAL.
* PROVIDE 1-POOL W/ (2) 10' DIA. x 4' DEEP RING + HIGH DOME	=	4,909.0 GAL.
▪ TOTAL DRAINAGE PROVIDED	=	11,053.0 GAL.

*NOTE: ALL INFORMATION SHOWN INCLUDING ESTABLISHED FRONT YARD SETBACK WAS TAKEN FROM A SURVEY BY JERRY P. LaRUE, DATED AUG 28, 2018



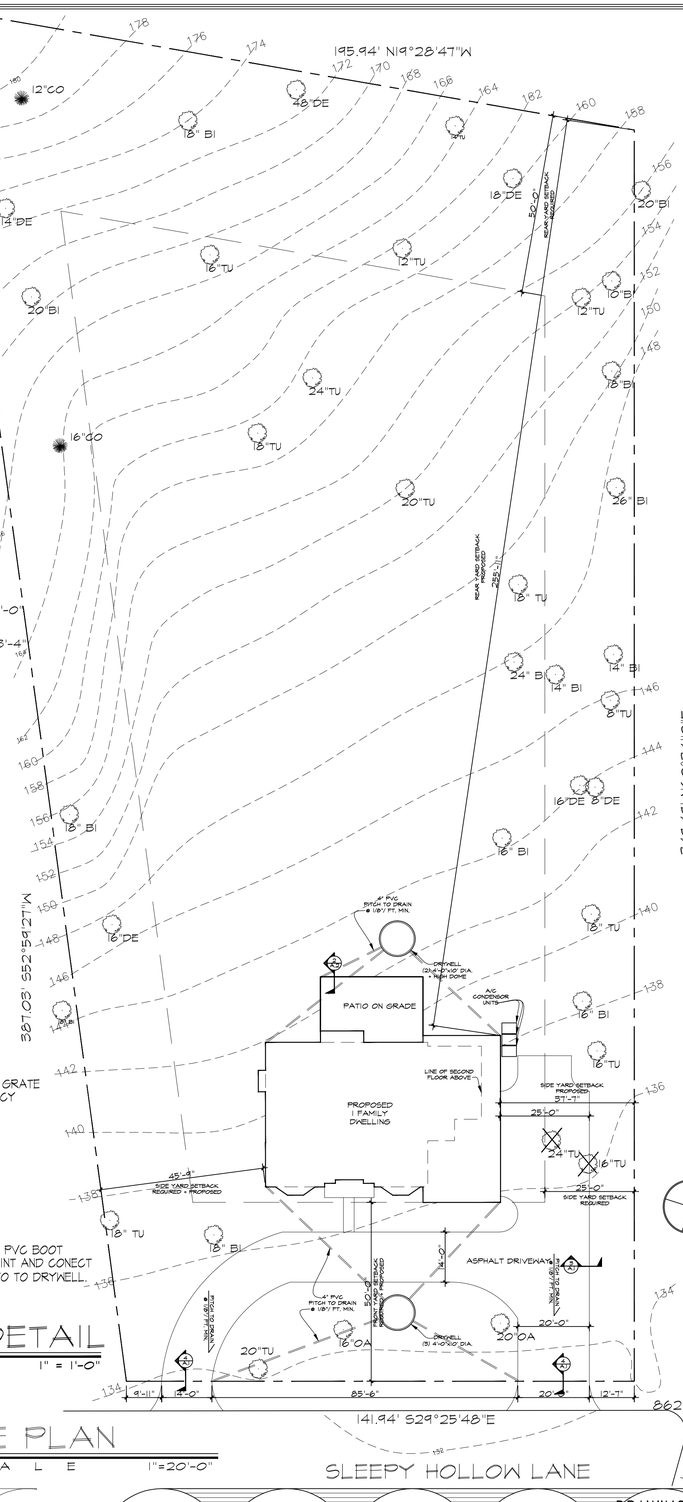
3 DRIVEWAY DETAIL

SCALE 1/2" = 1'-0"



4 TRENCH DRAIN DETAIL

SCALE 1" = 1'-0"



1 SITE PLAN

SCALE 1"=20'-0"

GENERAL NOTES

1. NO CONSTRUCTION OR DEMOLITION WORK TO COMMENCE BEFORE BUILDING DEPARTMENT HAVING JURISDICTION ISSUES A BUILDING PERMIT.
2. THE DESIGNER HAS NOT BEEN RETAINED FOR ANY CONSTRUCTION REVIEW AND/OR INSPECTION. HIS RESPONSIBILITY IS LIMITED TO THE CONTENTS OF THESE PLANS ONLY.
3. ALL WORK SHALL CONFORM TO THE RESIDENTIAL CODE OF NEW YORK STATE AND SHALL CONFORM TO ALL THE RECOMMENDATIONS AND REQUIREMENTS OF ANY OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, TESTS AND SURVEYS.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING CONSTRUCTION AND SHALL NOTIFY THE DESIGNER OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE BEFORE OR DURING CONSTRUCTION AS TO THE INTENT OR DETAILS OF THE DRAWINGS, THE CONTRACTOR SHALL CALL THE DESIGNER FOR CLARIFICATION AND/OR INSTRUCTIONS. IF THE CONTRACTOR FAILS TO FOLLOW THE FOLLOWING PROCEDURE, HE SHALL ASSUME THE RESPONSIBILITY FOR THE CONSEQUENCES OF HIS ACTIONS AND/OR DECISIONS.
5. CONTRACTOR IS REQUIRED TO PROVIDE HOMEOWNER WITH ALL REQUIRED LICENSES, INSURANCE CERTIFICATES AND INSURANCE COVERAGE'S.
6. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS AND ACTIONS TO SAFEGUARD THE RESIDENCE AND ITS CONTENTS FROM THE ELEMENTS DURING CONSTRUCTION.
7. CONTACTOR TO FOLLOW ALL MANUFACTURERS SPECS FOR THE INSTALLATION OF EQUIPMENT, PRODUCTS AND SYSTEM EQUIPMENT.
8. THE OWNER SHALL ARRANGE FOR THE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS.
9. NO DRAWINGS SHALL BE SCALED, WRITTEN DIMENSION SHALL BE USED ONLY.
10. ALL LUMBER FOR JOISTS AND RAFTERS SHALL BE HEM-FIR #2 HAVING A MIN FIBER STRESS OF 850 P.S.I., MARKED PRIOR TO DELIVERY TO JOB SITE, AND A MIN. BEARING OF 4" (UNLESS OTHERWISE NOTED)
11. ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE, AND ALL APPLICABLE LOCAL CODES.
12. UNDERWRITERS CERTIFICATE SHALL BE OBTAINED AND PRESENTED TO THE OWNER UPON COMPLETION OF ALL ELECTRICAL WORK.
13. ALL PLUMBING WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE; CHAPTERS AND ALL APPLICABLE LOCAL CODES AND HEALTH DEPARTMENT REQUIREMENTS.
14. ALL AREAS WITHIN BATHROOM TO BE 5/8" WATER & MOLD RESISTANT BOARD.
15. INSULATE ALL PIPING AND DUCTWORK IN ATTIC AND CRAWL SPACES WITH 1" INSULATION ON ALL DUCTS, INSULATION ON ALL PIPING, AND INSULATION ON DOMESTIC SERVICE SUPPLY PIPING.
16. CAULK AND FINISH ALL WINDOWS AND DOORS AS REQUIRED.
17. INSTALL METAL FLASHING AROUND ALL ROOF PENETRATIONS.
18. PROVIDE AND INSTALL ALL MOLDINGS, SILLS, STOOLS, AND TRIM AROUND ALL WINDOWS AND DOORS AS REQUIRED.
19. ALL COLORS AND FINISHES ETC. SHALL BE SELECTED BY OWNER.
20. ALL WINDOWS, AS SELECTED BY OWNER, SHALL HAVE HIGH PERFORMANCE INSULATED GLASS.
21. TEMPERED OR SAFETY GLAZING SHALL BE USED IN THE FOLLOWING CONDITIONS.
    IN SIDE-HINGED DOORS, IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES IN STORM DOORS, IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWER WHIRLPOOLS, SAUNAS, AND STEAM ROOMS IN AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET AND GLAZING WITH A BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR. (308.4)
22. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. (310.1)
23. WINDOW WELLS PROVIDED FOR EMERGENCY ESCAPE SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED (310.2)
24. THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL. (310.2.1)
25. BARS, GRILLS, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SUCH OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH SECTIONS R310.1.1 TO R310.1.3, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.(310.4)
26. ASSEMBLIES CONTAINING PLASTIC FOAM NOT MEETING THE REQUIREMENTS OF SECTIONS R316.6 SHALL BE APPROVED ON THE BASIS OF ONE OF THE FOLLOWING TESTS: FM 4880, UL 1040, NFPA 286, ASTM E 152, OR UL 1715, OR FIRE TESTS RELATED TO ACTUAL END-USE CONFIGURATIONS. (316.6)
27. INSULATION MATERIALS, INCLUDING FACINGS, INSTALLED WITHIN THE RESIDENCE SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84. (302.10.1)
28. ALL INSULATION, WHICH IS CAPABLE OF ABSORBING WATER, SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION. INSULATION SHALL BE INSTALLED IN SUCH A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT PLATE LINES AND CORNERS.
29. ALL FOUNDATION SHALL REST ON UNDISTURBED SOIL 2 TONS PER SQUARE FOOT BEARING CAPACITY; CONTRACTOR SHALL HAVE THE LEVEL OF BEARING CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
30. ALL CONCRETE WORK SHALL CONFIRM TO THE REQUIREMENTS AND RECOMMENDATIONS OF ACI-301-8 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING (FC'= 3,000 P.S.I.); REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60.
    ALL FOUNDATIONS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING.
31. ALL CONCRETE BLOCK SHALL CONFORM TO ASTM-C-9 FOR GRADE 'N' UNITS WITH TYPE 'M' MORTOR. ALL MASONRY WORK SHALL CONFORM TO ACI 531-79. PROVIDE DUROWED TRUSS TYPE REINFORCING EVERY OTHER COURSE (16" O.C.) PROVIDE MASONRY ANCHORS AT 16' O.C. AT ALL COLUMNN DOO SPANDREL BEAMS, AND LINES OF BRIDGING.
32. MASONRY CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN CONCRETE INDUSTRY STANDARD 530/ASCE5/TMS 402 (606.1)
33. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AND SHEATHING PAPER AND SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND AN EXTERIOR LAYER.(703.1)
34. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. THEY SHALL NOT BEE LESS THAN 3/16 INCH IN DIAMETER AND LOCATED IMMEDIATELY ABOVE THE FLASHING. (703.8.6)
35. FLASHING, APPROVED AND CORROSION-RESISTIVE SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS: AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS, CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, AND AT WALL AND ROOF INTERSECTIONS. (703.4)
36. ALL EXTERIOR INSULATION FINISH SYSTEMS (EIFS) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS. DECORATIVE TRIM SHALL NOT BE FACE NAILED THROUGH THE EIFS. THE EIFS SHALL TERMINATE NOT LESS THAN 6 INCHES ABOVE THE FINISHED GROUND LEVEL.(703.9)
37. ALL EIFS SHALL HAVE A WEATHER-RESISTIVE BARRIER APPLIED BETWEEN THE UNDERLYING WATER-SENSITIVE BUILDING COMPONENTS AND THE EXTERIOR INSULATION, AND A MEANS OF DRAINING WATER TO THE EXTERIOR OF THE VENEER. THIS WEATHER-RESISTIVE BARRIER SHALL BE COMPLIANT WITH ASTM D 226 TYPE I ASPHALT SATURATED FELT OR EQUIVALENT, SHALL BE APPLIED HORIZONTALLY WITH THE UPPER LAYERS LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES, AND SHALL HAVE ALL VERTICAL JOINTS LAPPED NOT LESS THAN 6 INCHES. (703.11.)
38. ALL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." STEEL SHALL CONFORM TO ASTM A-36 AND A-501. ALL CONNECTIONS SHALL USE A-325 H5 BOLTS OR E70XX WELDS. STEEL JOISTS MANUFACTURERS DESIGN ERECTION SHALL CONFORM TO SJI SPECIFICATIONS.
39. SINGLE STATION SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS. THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM WIRING AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH.(314.6)
40. PROVIDE CARBON MONOXIDE DETECTOR ON EACH FLOOR AS PER NASSAU COUNTY PUBLIC HEALTH ORDINANCE.
41. RAILINGS AND HANDRAILS, BOTH INTERIOR AND EXTERIOR SHALL BE DESIGNED TO RESIST LATERAL IMPACT AT TOP EQUIVALENT TO A MIN. LINEAR LOAD OF 50 LBS. PER FOOT
42. HANDRAILS HAVING MINIMUM HEIGHT OF 34 INCHES AND A MAXIMUM OF 38 INCHES, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL.(311.7.8)
43. AN EXIT DOOR SHALL BE PROVIDED FOR DIRECT ACCESS FROM THE HABITABLE PORTIONS OF THE DWELLING TO THE EXTERIOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THIS EXIT DOOR SHALL BE A SIDE-HINGED DOOR NOT LESS THAN 3 FEET WIDE. ALL EGRESS DOORS SHALL BE READILY OPEN ABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY.(311.2)
44. THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET.(311.6)
45. HERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY AND ON EACH SIDE OF EACH EXTERIOR DOOR WITH MORE THAN 2 RISERS. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE STAIRWAY OR DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES. (311.3)
46. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES INTO THE STAIRWAY.- (311.7.1)
47. THE MAXIMUM RISER HEIGHT SHALL BE 8-1/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT O.F STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. (311.7.5)
48. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET, 8 INCHES.(311.7.2)
49. ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. BE PROVIDED WITH CORROSION-RESISTANT MESH, WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.(806.1 & 806.3)
50. AN ATTIC ACCESS OPENING W/ DOUBLE PERIMETER FRAMING, NOT BE LESS THAN 22 INCHES BY 30 INCHES WITH 30 INCHES HEADROOM SHALL BE PROVIDED TO ALL ATTIC AREAS THAT EXCEED 30 SQUARE FEET. (807.1)
51. DOUBLE ALL BEAMS AND JOISTS UNDER PARALLEL PARTITIONS AND AROUND OPENINGS IN FLOORS AND ROOFS AND UNDER BATHROOM AREAS.
52. PROVIDE SIMPSON STRONG TIE JOIST HANGERS AT FLUSH HEADER CONDITIONS.
53. FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. UNITS SHALL BE TESTED AND CERTIFIED IN ACCORDANCE WITH UL 127.(1005.1)
54. FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (1005.1)
55. FACTORY-BUILT CHIMNEYS FOR USE WITH SOLID FUEL-BURNING APPLIANCES SHALL COMPLY WITH THE TYPE HT REQUIREMENTS OF UL 103. (1005.3)
56. FIRE BLOCKING SHALL BE PROVIDED TO FORM AN EFFECTIVE FIRE BARRIER, BOTH VERTICAL AND HORIZONTAL BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. AND AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME HEAT AND SMOKE.(602.8)
57. CHIMNEY OUTLETS SHALL NOT BE LOWER THAN TOP OF ANY WINDOW WITHIN 20 FEET, NOR LESS THAN 2 FEET ABOVE THE COMBUSTIBLE PART OF THE ROOF OR BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3'0" ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.
58. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING AREAS LEFT EXPOSED AND/OR DAMAGED DUE TO THIS ADDITION WITH SIMILAR MATERIALS OR AS DIRECTED BY OWNER.
59. PLACE HURRICANE CLIPS ON ALL ROOF RAFTERS.
60. PUT DOUBLE HEADERS AND TRIMMERS AROUND ALL STAIR AND SKYLIGHT OPENINGS.
61. ALL SUPPLY AND EXHAUST INTAKE AND OUTLETS TO BE EQUIPPED WITH TIGHT SHUT DAMPER AT BUILDING ENVELOPE TO MINIMIZE AIR LEAKAGE.
62. PROVIDE MINIMUM IN THE FIELD PRIOR TO CONSTRUCTION.
63. HEATING FACILITIES SHALL BE PROVIDED CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (309.10)
64. GROUND-FAULT CIRCUIT-INTERRUPTER RECEPTACLES SHALL BE INSTALLED IN ALL BATHROOMS, ALL GARAGES, AT ALL OUTDOOR LOCATIONS, AT ALL CRAWL SPACE & UNFINISHED BASEMENTS AND AT ALL KITCHEN & COUNTERTOP AREAS. (3802)
65. VENTS, CHIMNEY AND PREFABRICATED FIREPLACE INSTALLATIONS THROUGH WALLS, CEILINGS AND FLOORS SHALL BE FIRE BLOCKED WITH 1" OF NON-COMBUSTIBLE MATERIAL, SECURELY FASTENED IN PLACE.(1801.9)
66. UNUSED OPENINGS IN ANY VENTING SYSTEM SHALL BE CLOSED OR CAPPED.(1801.10)
67. TWO OR MORE APPROVED APPLIANCES CONNECTED TO A COMMON VENTING SYSTEM SHALL BE LOCATED ON THE SAME FLOOR OF THE DWELLING AND THE INLETS SHALL BE OFFSET SUCH THAT NO PORTION OF AN INLET IS OPPOSITEHTY ANOTHER.(1801.11)TO.C
68. THE INSTALLATION OF BOILERS SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS. THE RATING DATA, THE NAMEPLATE AND OPERATING INSTRUCTIONS OF A PERMANENT TYPE SHALL BE ATTACHED TO THE BOILER. BOILERS SHALL HAVE ALL CONTROLS SET, ADJUSTED AND TESTED BY THE INSTALLER. A COMPLETE CONTROL DIAGRAM TOGETHER WITH COMPLETE BOILER OPERATING INSTRUCTIONS SHALL BE FURNISHED BY THE INSTALLER. BOILERS SHALL BE FURNISHED WITH COMBUSTION AIR (2001.1)
69. FUEL-BURNING APPLIANCES FOR MECHANICAL SERVICE SHALL BE PROVIDED WITH A SUPPLY OF AIR FOR COMBUSTION THROUGH TWO OPENINGS OR DUCTS. ONE OPENING SHALL BE WITHIN 12 INCHES OF THE TOP OF THE MECHANICAL AREA, AND ONE WITHIN 12 INCHES OF THE FLOOR. EACH OPENING SHALL HAVE A FREE AREA OF NOT LESS THAN 1 SQUARE INCH PER 4,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES IN THE MECHANICAL AREA. (1703.2)
70. WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. GAS-FIRED WATER HEATERS SHALL CONFORM TO THE REQUIREMENTS OF NYS CODE. DOMESTIC ELECTRIC WATER HEATERS SHALL CONFORM TO UL 174 OR UL 1453. OILED-FIRED WATER HEATERS SHALL CONFORM TO UL 732. (2005.1).
71. ALL ELECTRICAL WORK TO COMPLY W/ U.L. CERTIFICATION & N.Y.S. BUILDING CODE CHAPTER 38 E38013.3.
72. BLOW DOOR TEST SHALL BE PERFORMED AND CERTIFIED AS PER N.Y.S.R.C. N1102.4.

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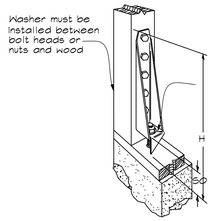
THESE DOCUMENTS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. REPRODUCTION IN ANY FORM WILL NOT BE PERMITTED WITHOUT AN EXPRESSED WRITTEN AUTHORIZATION. CONTRACTOR SHALL VERIFY FIELDCONDITIONS AND DIMENSIONS AND REPORT ANY INCONSISTENCIES AS WELL AS BE RESPONSIBLE FOR FIELD FIT AND COORDINATION OF ALL WORK.

ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-29 OCT'18	29 OCT'18	AJD	SITE PLAN/ GEN_NOTES/ DRAWING LIST/ ZONING CALC'S	SLEEPY HOLLOW LN	1845	A.1
	SCALE AS NOTED	CHECKED JCD	FILE: 1845CD	DIX HILLS (HUNTINGTON), NY		

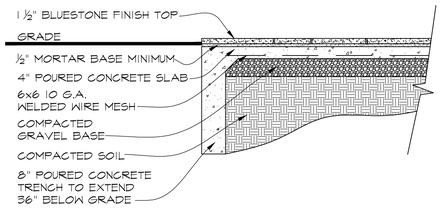


Simpson Strong-Tie HDI5

CORNER DETAIL

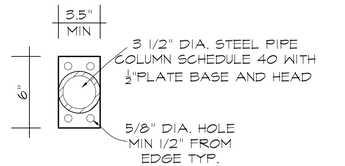
2 HOLD DOWN ANCHOR DETAIL

SCALE N.T.S.

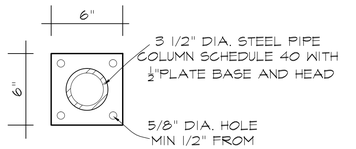


2 WALKWAY DETAIL

S C A L E 1/2" = 1'-0"

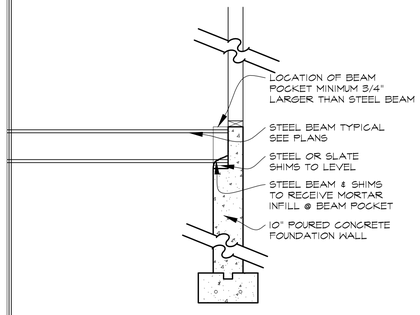


STEEL BASE PLATES TO CONNECT TO CONCRETE VIA (4) 1/2" X 7" STEEL ANCHOR BOLTS, HEX NUTS, & WASHERS TYP. STEEL PLATES @ HEAD TO RECEIVE (4) 1/2" BOLTS, NUTS, & WASHERS OR WELDED CONNECT TO STEEL ABOVE



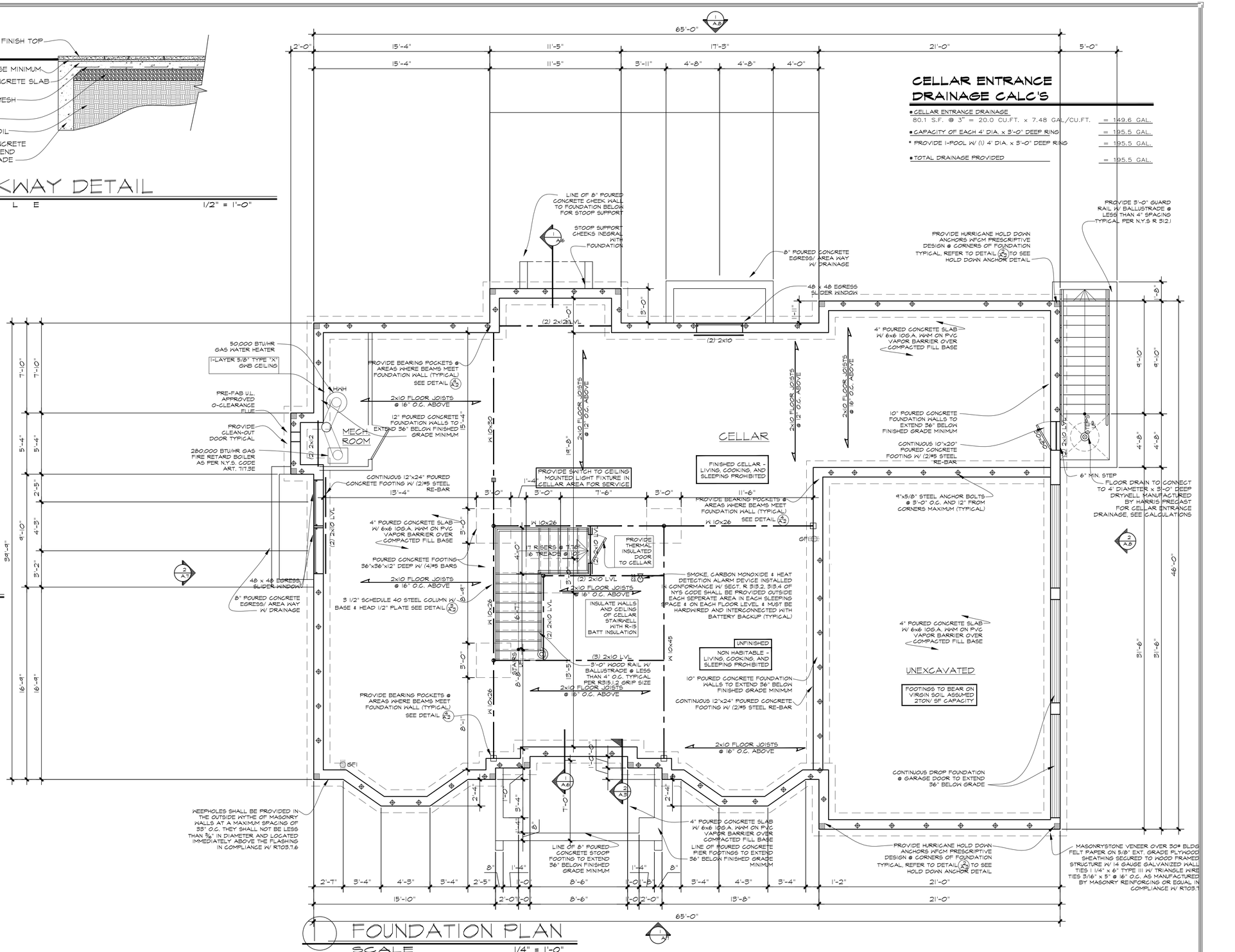
3 COLUMN PLATE DETAIL

SCALE 2"=1'-0"



4 BEAM POCKET SUPPORT DETAIL

SCALE 1/2"=1'-0"



1 FOUNDATION PLAN

SCALE 1/4" = 1'-0"

CELLAR ENTRANCE DRAINAGE CALC'S

- CELLAR ENTRANCE DRAINAGE
  80.1 S.F. @ 3" = 20.0 CU.FT. x 7.48 GAL/CU.FT. = 149.6 GAL.
- CAPACITY OF EACH 4' DIA. x 3'-0" DEEP RING = 195.5 GAL.

* PROVIDE 1-POOL W/ (1) 4' DIA. x 3'-0" DEEP RING = 195.5 GAL.

- TOTAL DRAINAGE PROVIDED = 195.5 GAL.

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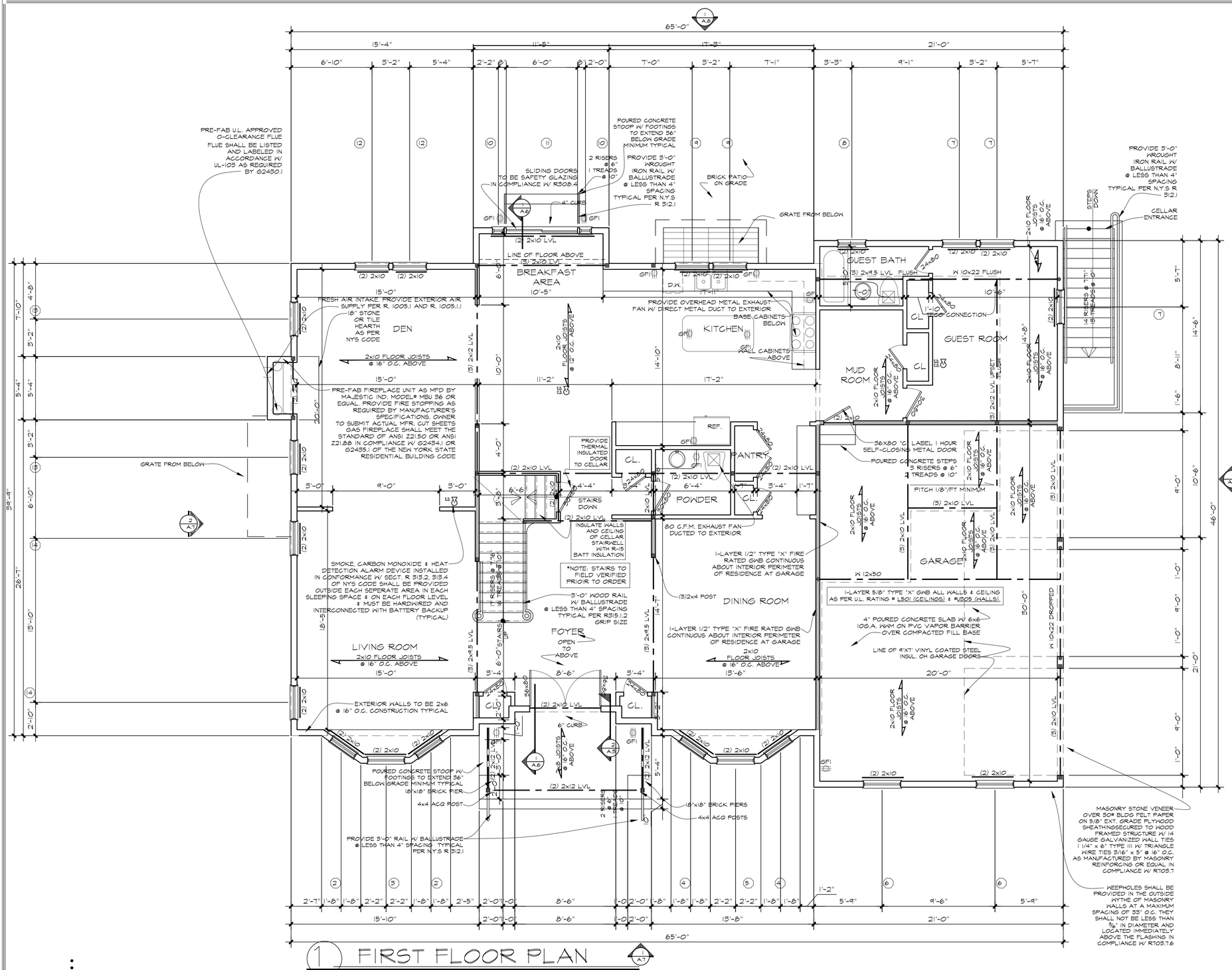
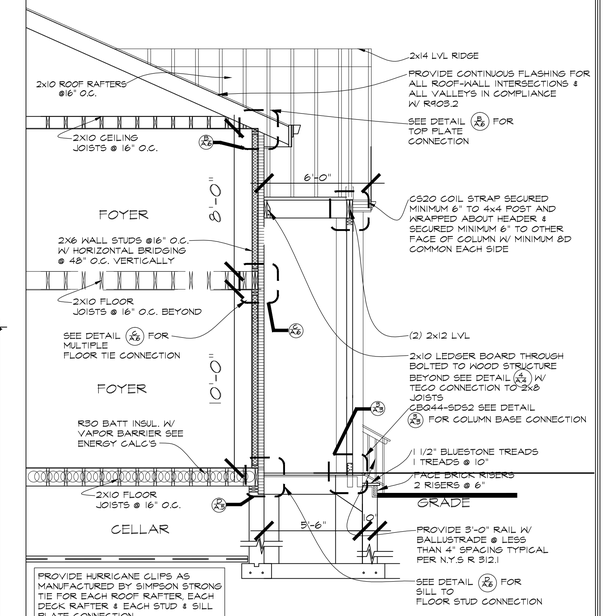
ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-29 OCT'18	29 OCT'18	AJD	FOUNDATION PLAN DETAILS	SLEEPY HOLLOW LN	1845	A.2
	SCALE AS NOTED	CHECKED JCD	FILE: 1845CD	DIX HILLS (HUNTINGTON), NY		





2 STOOP CROSS SECTION
SCALE 1/4"=1'-0"

TYPICAL CBQ44-5DS2 INSTALLATION

3 COLUMN BASE CONNECTION DETAIL
SCALE 1/4"=1'-0"

WINDOW SCHEDULE

TAG	LOCATION	R.O.	QTY.	TYPE	STOCK	FINISH	REMARKS
1							
2	LIVING ROOM	2'-6 1/8" X 5'-8 7/8"	2	DOUBLE HUNG	WDH2456	WHITE	---
3	LIVING ROOM	3'-10 1/8" X 5'-8 7/8"	2	DOUBLE HUNG	WDH3856	WHITE	EGRESS
4	DINING ROOM	2'-6 1/8" X 5'-8 7/8"	2	DOUBLE HUNG	WDH2456	WHITE	---
5	DINING ROOM	3'-10 1/8" X 5'-8 7/8"	1	DOUBLE HUNG	WDH3856	WHITE	EGRESS
6	GARAGE	3'-2 1/8" X 5'-8 7/8"	2	DOUBLE HUNG	WDH3056	WHITE	EGRESS
7	GUEST ROOM	3'-0 1/8" X 5'-0 7/8"	3	DOUBLE HUNG	WDH210410	WHITE	EGRESS
8	GUEST BATH	2'-6 1/8" X 4'-0 7/8"	1	DOUBLE HUNG	WDH24310	WHITE	TEMPERED SAFETY
9	KITCHEN	2'-10 1/8" X 3'-8 7/8"	2	DOUBLE HUNG	WDH2836	WHITE	---
10	KITCHEN	1'-3 1/2" X 5'-0"	2	SKYLIGHT	FWSL1300	WHITE	---
11	KITCHEN	6'-0" X 5'-0"	1	SLIDER	FWSD180	WHITE	EGRESS
12	DEN	3'-2 1/8" X 6'-4 7/8"	2	DOUBLE HUNG	WDH3082	WHITE	EGRESS
13	DEN	2'-10 1/8" X 5'-4 7/8"	2	DOUBLE HUNG	WDH2852	WHITE	EGRESS
14	LIVING ROOM	2'-10 1/8" X 5'-4 7/8"	2	DOUBLE HUNG	WDH2852	WHITE	EGRESS
15	MASTER BEDROOM	2'-6 1/8" X 4'-8 7/8"	2	DOUBLE HUNG	WDH2446	WHITE	---
16	MASTER BEDROOM	3'-10 1/8" X 4'-8 7/8"	1	DOUBLE HUNG	WDH3846	WHITE	EGRESS
17	FOYER	1'-5 1/2" X 4'-5 3/8"	2	CASEMENT	CR145	WHITE	---
18	FOYER	4'-0 1/2" X 4'-4 13/16"	1	ARCH	AFC245	WHITE	---
19	BEDROOM #3	2'-6 1/8" X 4'-8 7/8"	2	DOUBLE HUNG	WDH2446	WHITE	---
20	BEDROOM #3	3'-10 1/8" X 4'-8 7/8"	1	DOUBLE HUNG	WDH3846	WHITE	EGRESS
21	BEDROOM #4	3'-2 1/8" X 4'-8 7/8"	4	DOUBLE HUNG	WDH3046	WHITE	EGRESS
22	SHARED BATH	3'-6 1/8" X 2'-1 7/8"	1	TRANSOM	WTD3411	WHITE	TEMPERED SAFETY
23	BEDROOM #2	3'-2 1/8" X 4'-8 7/8"	2	DOUBLE HUNG	WDH3046	WHITE	EGRESS
24	MASTER BATH	3'-2 1/8" X 4'-8 7/8"	2	DOUBLE HUNG	WDH3046	WHITE	TEMPERED SAFETY
25	MASTER BATH	3'-0 1/8" X 5'-0 7/8"	2	DOUBLE HUNG	WDH210410	WHITE	TEMPERED SAFETY
26	MASTER BEDROOM	3'-0 1/8" X 5'-0 7/8"	2	DOUBLE HUNG	WDH210410	WHITE	EGRESS

NOTE: ALL WINDOWS TO BE MFD'D BY ANDERSON INCLUDE APPROPRIATE GRILL FOR EACH AS REQ'D. INCLUDE HARDWARE AND SCREENS FOR ALL OPERATING UNITS.

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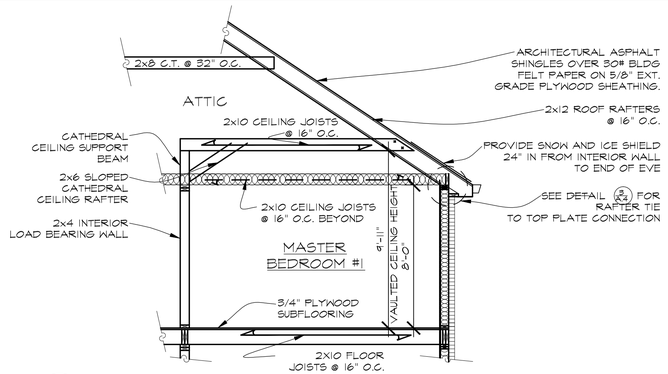
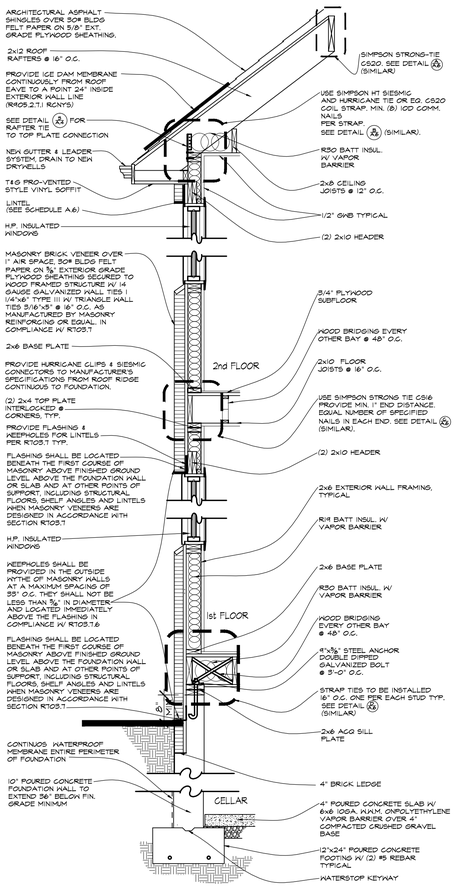
ISSUE 1-29 OCT'18
DATED 29 OCT'18
SCALE AS NOTED
DRAWN AJD
CHECKED JCD
DRAWING __ FIRST FLOOR PLAN __ WINDOW SCHEDULE
FILE: 1845CD
PROJECT SLEEPY HOLLOW LN DIX HILLS (HUNTINGTON), NY
OPUS 1845
SHEET A.3



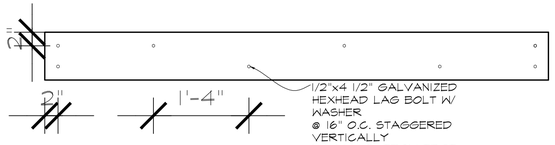
2 VAULTED CEILING DETAIL

SCALE 1/4"=1'-0"



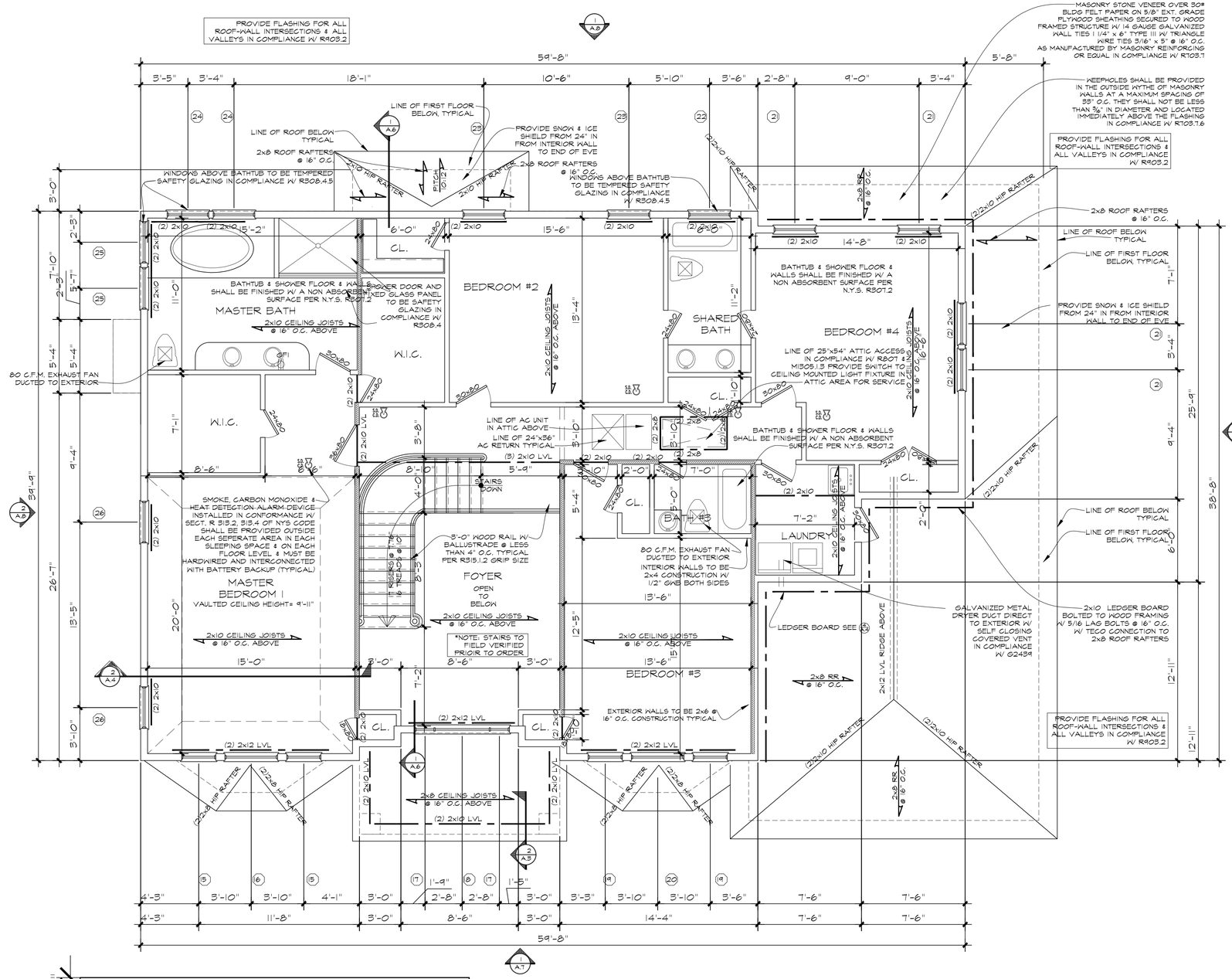
3 WALL SECTION DETAIL

SCALE 1/2"=1'-0"



4 LEDGER BOARD DETAIL

SCALE 1"=1'-0"



1 SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

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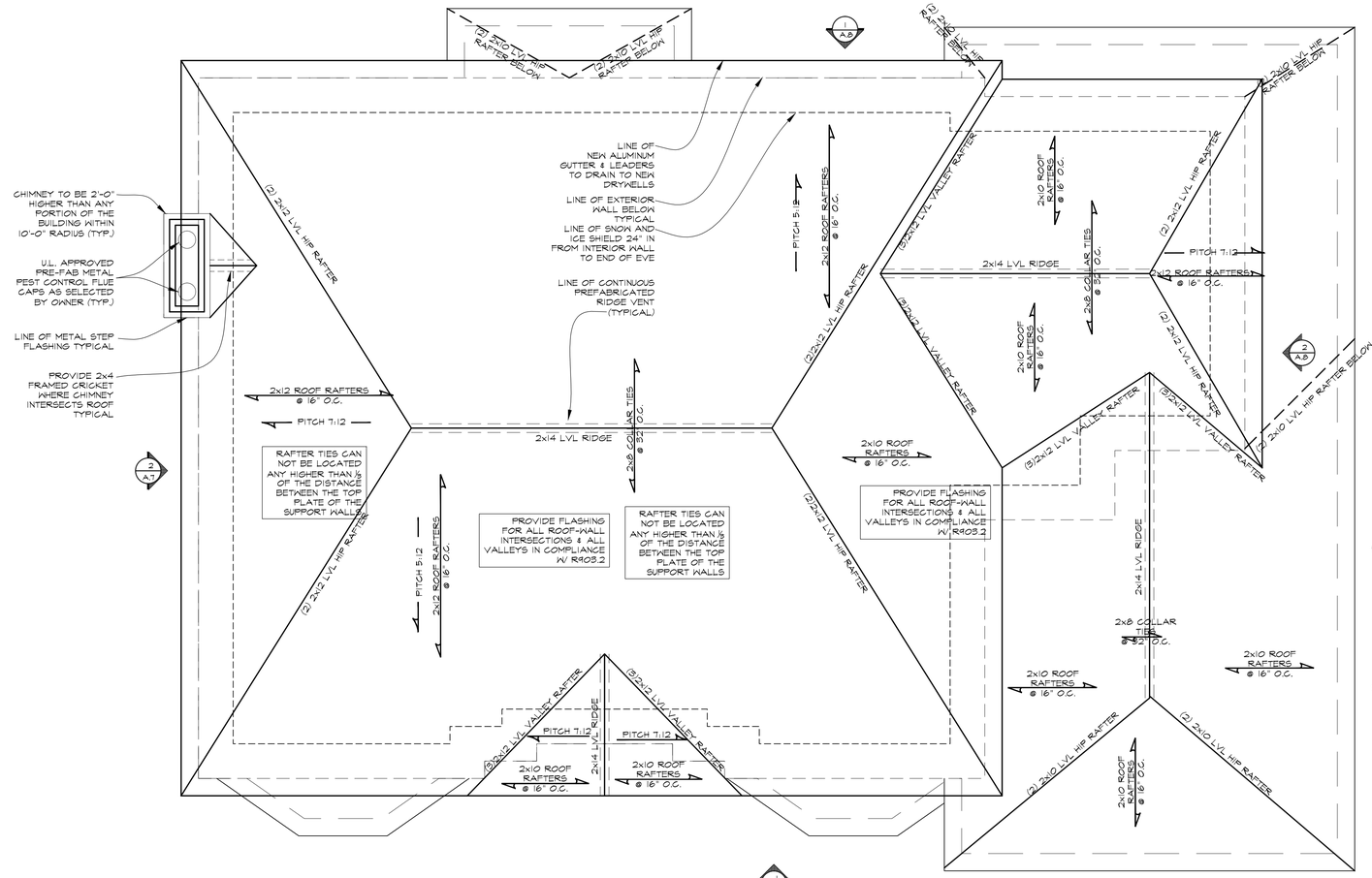
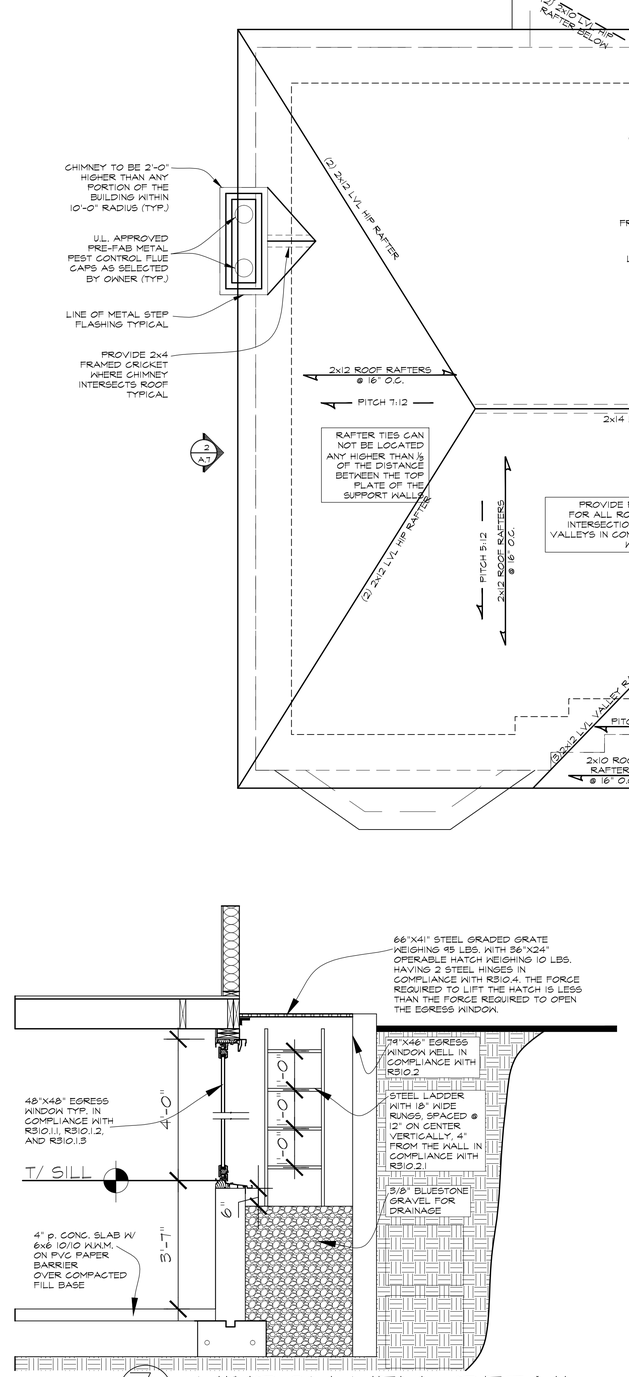
ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-29 OCT'18	29 OCT'18 SCALE AS NOTED	AJD CHECKED JCD	SECOND FLOOR PLAN FILE: 1845CD	SLEEPY HOLLOW LN DIX HILLS (HUNTINGTON), NY	1845	A.4



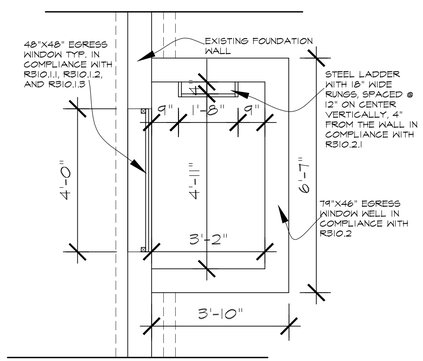
1 ROOF PLAN

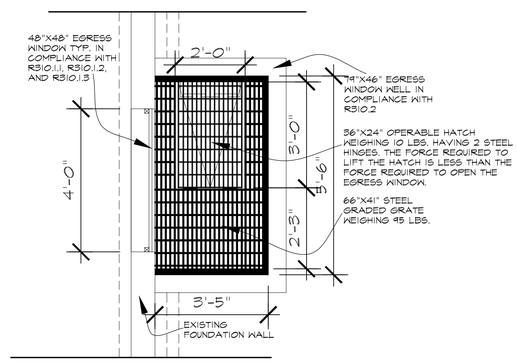
SCALE 1/4"=1'-0"



7 WINDOW WELL DETAIL

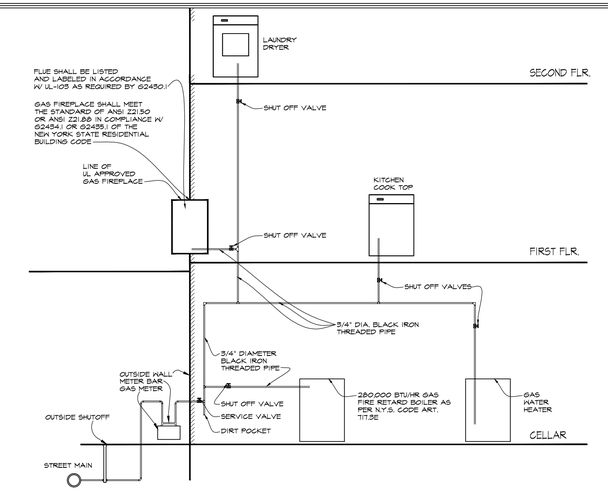
SCALE 1/2"=1'-0"





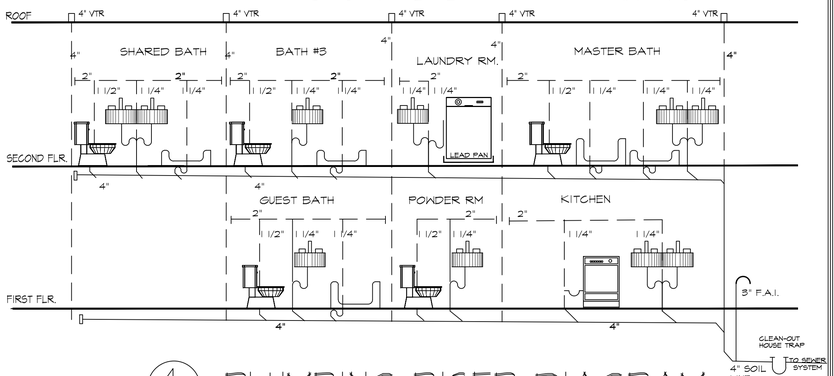
6 WINDOW WELL DETAILS

SCALE 1/2"=1'-0"



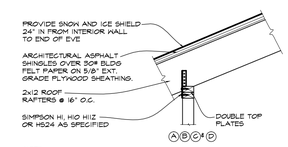
5 GAS RISER DIAGRAM

SCALE 1/4" = 1'-0"



4 PLUMBING RISER DIAGRAM

SCALE N.T.S.



NOTE.
RAFTER TIES CAN NOT BE LOCATED ANY HIGHER THAN 1/3 OF THE DISTANCE BETWEEN THE TOP PLATE OF THE SUPPORT WALLS AND THE RIDGE PER N.Y.S TABLE R802.5.1

RAFTER TIE TO TOP PLATE

DETAIL MARK	SIMPSON PIECE	FASTENERS - NAILS	
		RAFTER	TOP PLATE
A	H1	6-8d x 1 1/2	4-8d
B	H10, H10R	8-8d x 1 1/2	8-8d x 1 1/2
C	H1Z	6-8d x 2 1/2	6-8d x 2 1/2
D	H10-2	6-10d	6-10d
E	H524	2-8d SLANT	8-8d

5 RAFTER TIE DETAIL

SCALE 1/2"=1'-0"

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ISSUE 1-29 OCT'18

DATED 29 OCT'18
SCALE AS NOTED

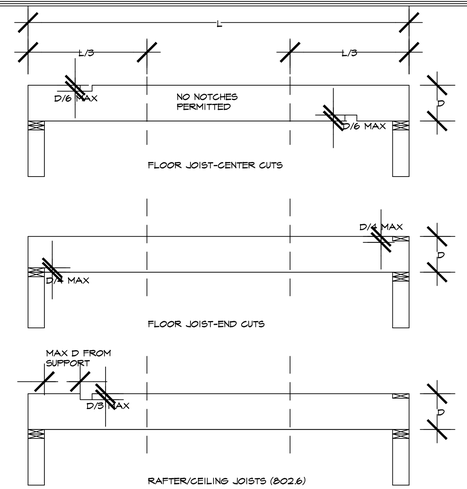
DRAWN AJD
CHECKED JCD

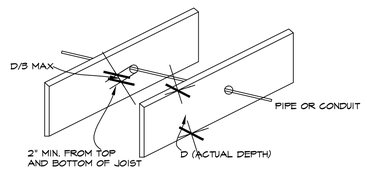
DRAWING
ROOF PLAN/DETAILS
PLUMBING RISER DIAGRAM
FILE: 1845CD

PROJECT SLEEPY HOLLOW LN
DIX HILLS (HUNTINGTON), NY

OPUS 1845

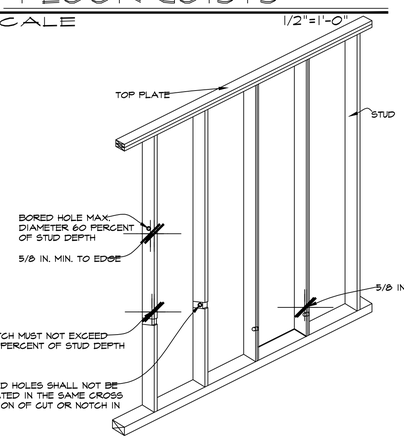
SHEET A.5





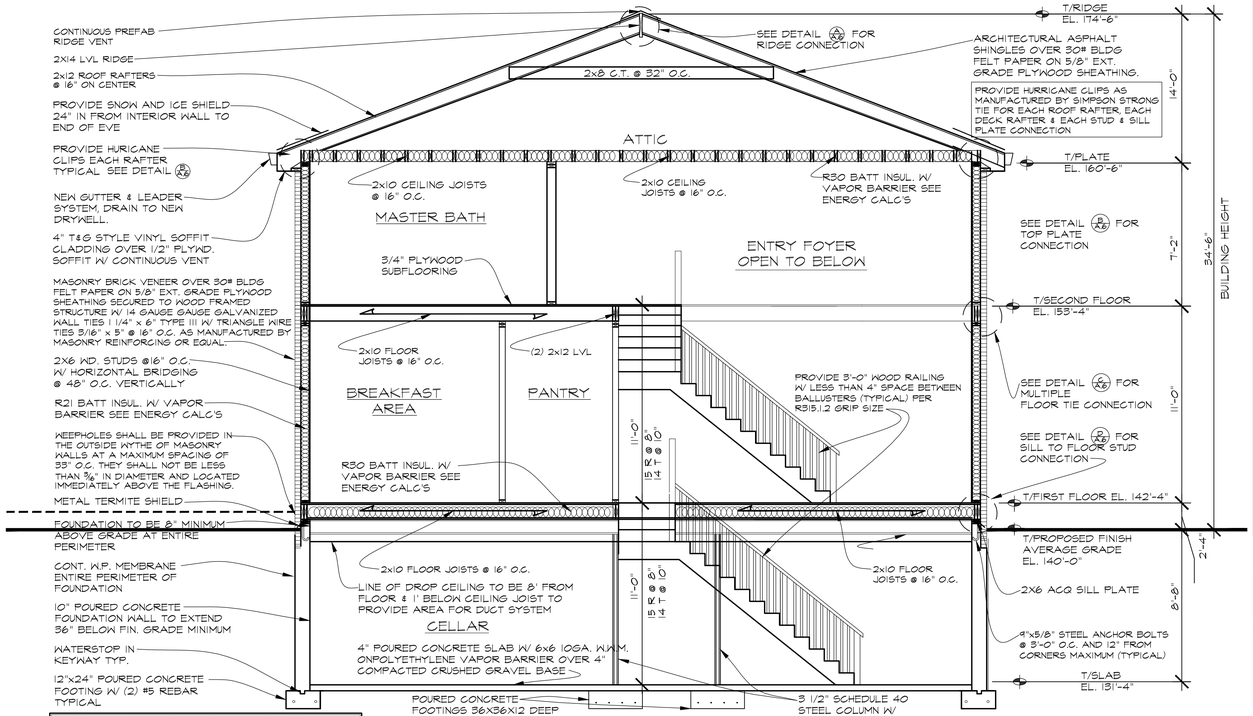
2 NOTCHING LIMITATION @ FLOOR JOISTS

SCALE 1/2"=1'-0"



3 NOTCHING LIMITATION @ WALLS

SCALE 1/2"=1'-0"



EXCEPTION: A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1. PER NYS RESIDENTIAL CODE 2010.

1 BUILDING SECTION

SCALE 1/4" = 1'-0"

NAILING SCHEDULE

JOINT DESCRIPTION	NO. OF COMMON NAILS	NO. OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED)	(3) 8D	(3) 10D	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	(3) 8D	(3) 10D	PER RAFTER
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	(3) 16D	(3) 40D	EACH LAP
CEILING JOIST LOPS OVER PARTITION (FACE-NAILED)	(3) 16D	(3) 40D	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	(3) 8D	(3) 10D	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	(2) 8D	(2) 10D	EACH END
RIM BOARD TO RAFTER (END-NAILED)	(2) 16D	(3) 16D	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	(2) 16D	(2) 16D	PER FOOT
TOP PLATE AT INTERSECTION (FACE-NAILED)	(4) 16D	(2) 16D	JOINTS-EACH SIDE
STUD TO STUD (FACE-NAILED)	(2) 16D	(3) 16D	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16D	16D	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	(SEE TABLE 3.3A)	(SEE TABLE 3.3A)	PER STUD
BLOCKING (FACE-NAILED)	(2) 16D	(2) 16D	PER FOOT
FLOOR FRAMING			
JOINT TO SILL PLATE OR GIRDER(TOE-NAILED)	(4) 8D	(4) 10D	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	(2) 8D	(2) 10D	EACH END
BLOCKING TO JOIST (TOE-NAILED)	(2) 8D	(4) 16D	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	(3) 16D	(2) 10D	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	(3) 16D	(4) 16D	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	(3) 8D	(3) 10D	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	(3) 16D	(4) 16D	PER JOIST
BAND JOIST TO SILL OR PLATE (TOE-NAILED)	(2) 16D	(3) 16D	PER JOIST
ROOF SHEATHING			
STRUCTURAL PANELS	8D	10D	(SEE TABLE 3.3A)
CEILING SHEATHING			
GYPSUM WALLBOARD	1 1/2" DRYWALL SCREWS	1 1/2" DRYWALL SCREWS	7" EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS	8D	10D	(SEE TABLE 3.3A)
GYPSUM WALLBOARD	1 1/2" DRYWALL SCREWS	1 1/2" DRYWALL SCREWS	7" EDGE / 10" FIELD
FLOOR SHEATHING			
STRUCTURAL PANELS 1" OR LESS	8D	10D	6" EDGE / 12" FIELD
STRUCTURAL PANELS GREATER THAN 1"	10D	16D	6" EDGE / 6" FIELD

R301.4 DEAD LOAD.

THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT

TABLE R301.5
MINIMUM UNIFROMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQURE FOOT)

USE	LIVE LOAD
ATTICS WITH LIMITED STORAGE [g,h]	20
ATTICS WITHOUT STORAGE [b]	10
DECKS [e]	40
EXTERIOR BALCONIES	60
FIRE SCAPES	40
GUARDRAILS AND HANDRAILS [d]	200 [i]
GUARDRAILS IN-FILL COMPONENTS [f]	50 [i]
PASSENGER VEHICLE GARAGES [a]	50 [a]
ROOM OTHERS THEN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40 [c]

TABLE R301.6
MINIMUM ROOF LIVE LOADS IN POUND-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 TO 200	201 TO 600	OVER 600
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3)	20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER	12	12	12

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	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 [a] WITH BRITTLE FINISHES	L / 240
EXTERIOR WALLS-WIND LOADS [a] WITH FLEXIBLE FINISHES	L / 120

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT
a = THE WIND LOAD SHALL BE PERMITTED

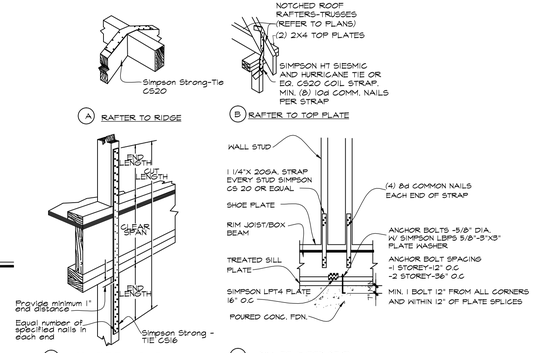
WIND BORNE DEBRIS PROTECTION FASTENING SCHEDULE
FOR WOOD STRUCTURAL PANEL

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN ≤ 4 FOOT	4 FOOT PANEL SPAN ≤ 6 FOOT	6 FOOT PANEL SPAN ≤ 8 FOOT
2 1/2" #6 WOOD SCREW	16"	12"	9"
2 1/2" #8 WOOD SCREW	16"	16"	12"

6 WIND BORNE PROTECTION

SCALE N.T.S.

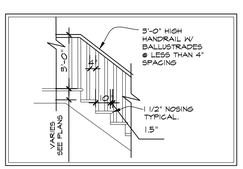
PROVIDE ½" AGQ PLYWOOD PROTECTIVE WINDOW COVER PANELS IN ACCORDENCE W/ ASTME 1886 FOR EACH & EVERY WINDOW OPENING PANELS TO BE LABELED & STORED ON SITE W/ APPROIATE MOUNTING HARDWARE



STRAP TIES TO BE INSTALLED 16" O.C. ONE PER EACH STUD TYP.

5 FRAMING DETAILS

SCALE N.T.S.



4 STAIRCASE DETAIL

SCALE 1/4"=1'-0"

LINTEL SCHEDULE

CLEAR SPAN	STEEL ANGLE SIZE
UP TO 5'-0"	2 1/2"x3 1/2"x5/16"
UP TO 7'-0"	4"x3 1/2"x5/16"
UP TO 8'-0"	5"x3 1/2"x5/16"
UP TO 10'-0"	5"x3 1/2"x5/16"
UP TO 12'-0"	6"x3 1/2"x3/8"
UP TO 14'-0"	8"x3 1/2"x3/8"

*NOTE: MINIMUM 6" BEARING REQUIRED FOR ALL LINTELS.

BARRIER DETAIL

7 BARRIER DETAIL

SCALE N.T.S.

DALESSIO
ARCHITECTS 31 East Main Street Huntington New York 11743 631 549 3170

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ISSUE 1-29 OCT'18
DATED 29 OCT'18
SCALE AS NOTED
DRAWN AJD
CHECKED JCD
DRAWING BUILDING SECTION DETAILS
FILE: 1845CD
PROJECT SLEEPY HOLLOW LN
DIX HILLS (HUNTINGTON), NY
OPUS 1845
SHEET A.6

1 FRONT ELEVATION

SCALE 1/4"=1'-0"

2 RIGHT ELEVATION

SCALE 1/4"=1'-0"

MATERIALS LEGEND

- A — CONTINUOUS PRE-FAB RIDGE VENTING TYPICAL AND AT VAULTED CEILING AREAS
- B — ARCHITECTURAL SHINGLES OVER 30# BLDG FELT ON 5/8" EXT. GRADE PLYWD. SHEATHING MFR. BY TIMBERLINE, COLOR AS SELECTED BY OWNER
- C — GAS FIREPLACE DIRECT VENT IN COMPLIANCE WITH G2427.8
- D — NEW PRE-FAB ALUMINUM GUTTER AND LEADER SYSTEM TO DRAIN
- E — NEW 1x8 FASCIA / RAKE BOARD
- F — NEW 1 x 4 VINYL SHIPLAP CONTINUOUS VENTED SOFFIT CLADDING TYPICAL
- G — NEW WINDOWS TO BE MFG. BY ANDERSEN SEE WINDOW SCHEDULE (2/A.4)
- H — DECORATIVE EXTERIOR LIGHTING FIXTURE
- I — NEW POURED CONCRETE STOOP W/ FOOTINGS TO EXTEND 36" BELOW FINISH GRADE TYPICAL
- J — LINE OF NEW 12" POURED CONCRETE FOUNDATION WALL TO EXTEND 36" BELOW FINISH GRADE MINIMUM TYPICAL
- K — LINE OF NEW 12" X 24" POURED CONCRETE FOOTING W/ 2 #5 STL. RE-BAR TYPICAL
- L — 5" HARDIE BOARD BY JAMES HARDY COLOR STANDSTONE
- M — NATURAL THIN STONE MFG'D BY QUARY CUT COLOR: DARK SQUARES AND STRIPS
- N — 3'-0" WROUGHT IRON RAIL W/ BALLUSTRADE @ LESS THAN 4" SPACING TYP. PER N.Y.S R 312.1

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ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-29 OCT'18	29 OCT'18 SCALE AS NOTED	AJD CHECKED JCD	__ FRONT ELEVATION __ RIGHT ELEVATION/ MATERIALS LEGEND FILE: 1845CD	SLEEPY HOLLOW LN DIX HILLS (HUNTINGTON), NY	1845	A.7

1 REAR ELEVATION

SCALE 1/4"=1'-0"

2 LEFT ELEVATION

SCALE 1/4"=1'-0"

MATERIALS LEGEND

- A — CONTINUOUS PRE-FAB RIDGE VENTING TYPICAL AND AT VAULTED CEILING AREAS
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ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-29 OCT'18	29 OCT'18	AJD	REAR ELEVATION	SLEEPY HOLLOW LN	1845	A.8
	SCALE AS NOTED	CHECKED JCD	LEFT ELEVATION/MATERIALS LEGEND	DIX HILLS (HUNTINGTON), NY		
			FILE: 1845CD			