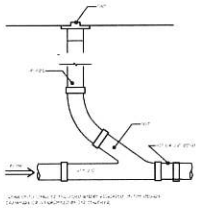
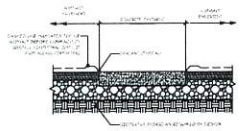
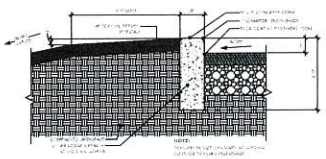


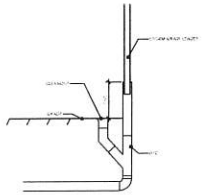
1 CLEAN-OUT DETAIL



2 ASPHALT @ CONC. SIDEWALK SECTION



3 CONCRETE CURB DETAIL



4 DOWNSPOUT CLEAN-OUT

REVISIONS:

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: COMMERCIAL SITE DETAILS

REGISTERED ARCHITECT JAMES T. ANDERSON 026,037 STATE OF NEW YORK

Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED

Drawing Number: A-612

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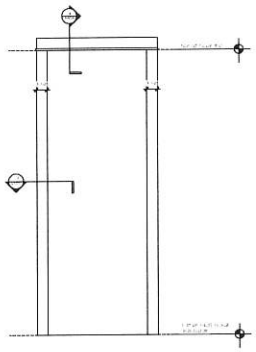
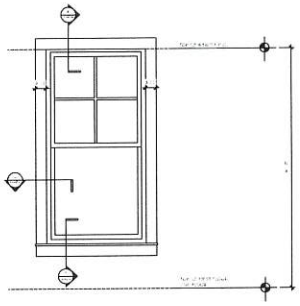


1 DOOR INTERIOR TRIM DETAIL
3/4" = 1'-0"



2 WINDOW INTERIOR TRIM DETAIL
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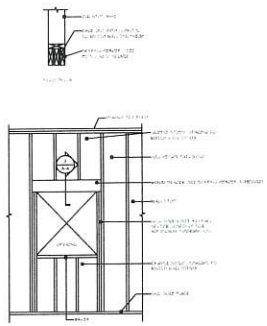
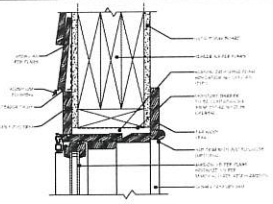
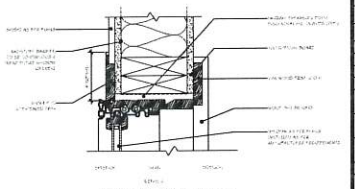


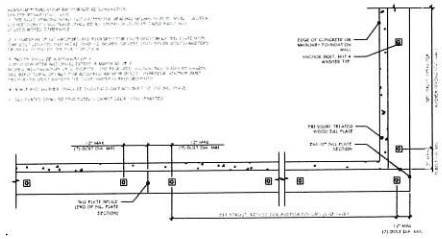
3 DET. - BEARING HEADER
3/4" = 1'-0"



4 WINDOW HEAD DETAIL
3" = 1'-0"



5 WINDOW JAMB DETAIL
3" = 1'-0"



6 FOUNDATION ANCHORAGE
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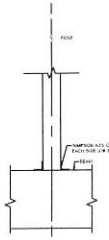
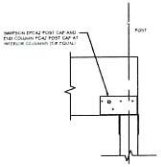


7 POST BEAM CONNECTION
1" = 1'-0"



8 BEAM TO POST CONNECTION
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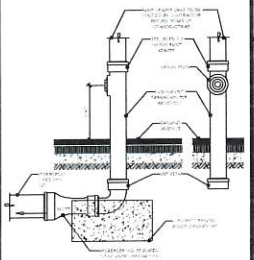
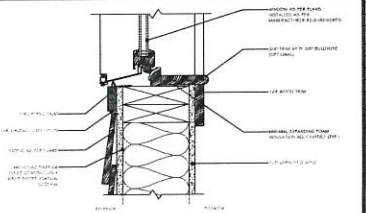
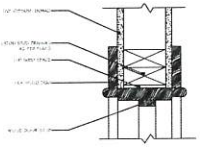


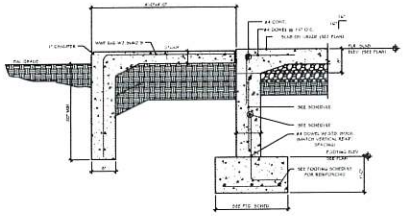
9 3 ROOF LEADER BOOT
3/4" = 1'-0"



10 WINDOW SILL DETAIL
3" = 1'-0"



14 INTERIOR DOOR HEAD DETAIL
3" = 1'-0"



11 SLAB TURN DOWN @ EXTERIOR DOORS
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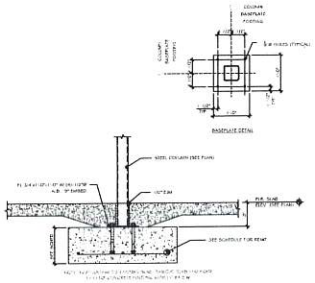

12 SECTION TYP. INTERIOR FOOTING
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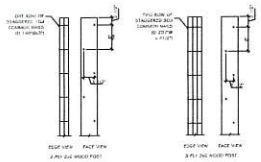
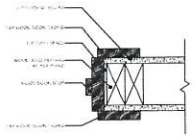


13 DET. TYP. BUILT-UP WOOD POST CONN.
3/4" = 1'-0"



15 INTERIOR DOOR JAMB DETAIL
3" = 1'-0"

CONSTRUCTION NOTES

GENERAL NOTE:

FILL:

CONCRETE:

WOOD:

STEEL:

REVISIONS:

NUM	DATE	DESCRIPTION

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: RESIDENTIAL DETAILS

Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED
Drawing Number: A-613	

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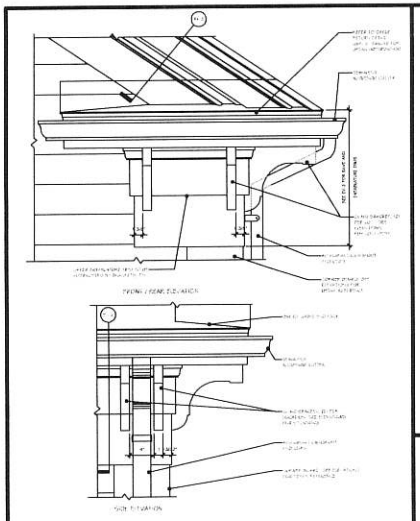
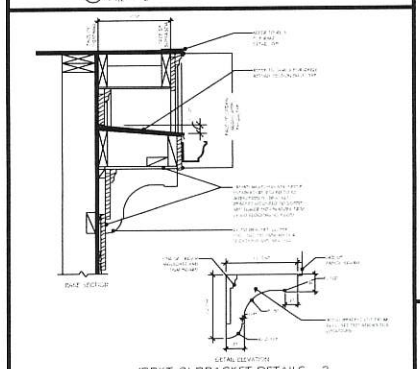


1 (BRKT-2) BRACKET DETAILS - 4
1 1/2" = 1'-0"



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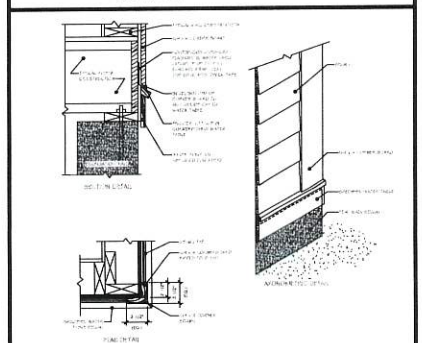

9 (CnrBd-1) CORNER BOARD DETAIL I
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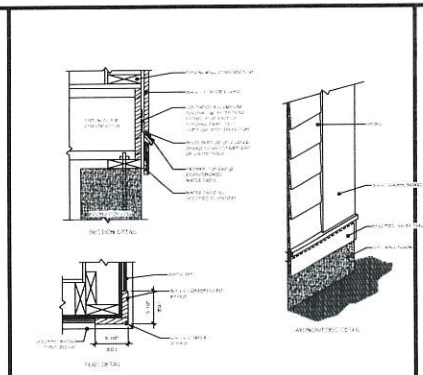

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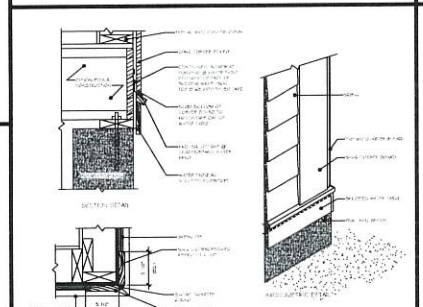

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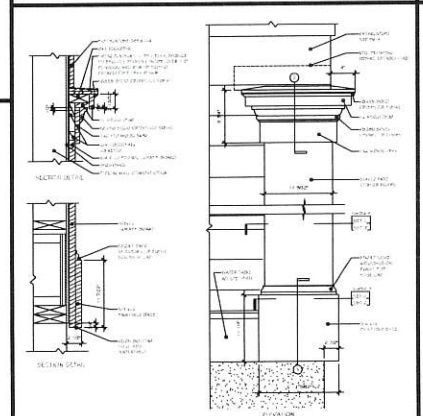

10 (CnrBd-4) CORNER BOARD DETAIL I
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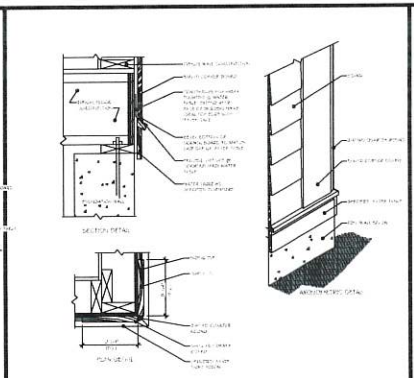

3 (CnrBd-5) CORNER BOARD DETAIL I
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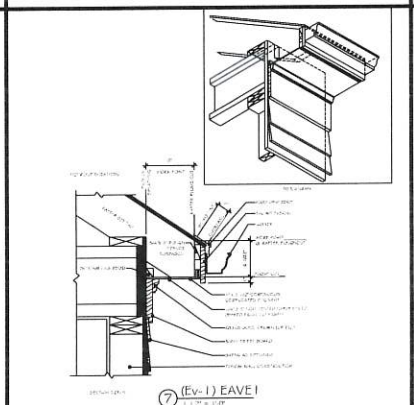

7 (Ev-1) EAVE I
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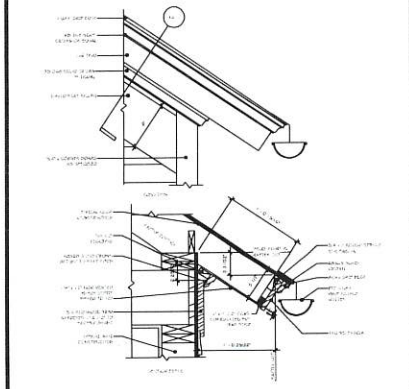

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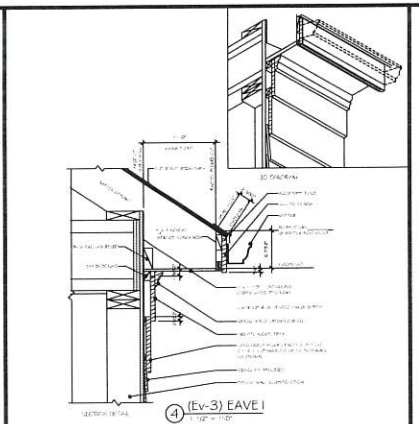

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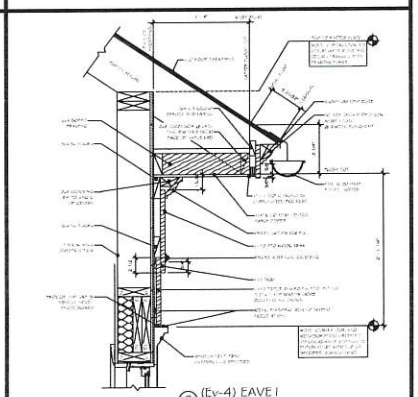

8 (Ev-4) EAVE I
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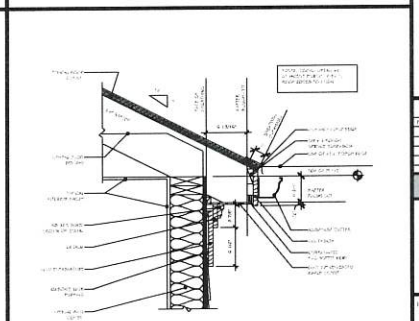

12 (Ev-5) EAVE I
1 1/2" = 1'-0"

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Project: WARWICK COMMONS STAGE 5 - BUILDING I
VILLAGE OF WARWICK, NEW YORK

Drawing: RESIDENTIAL HISTORIC TRIM DETAILS

Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED
Drawing Number: A-614	

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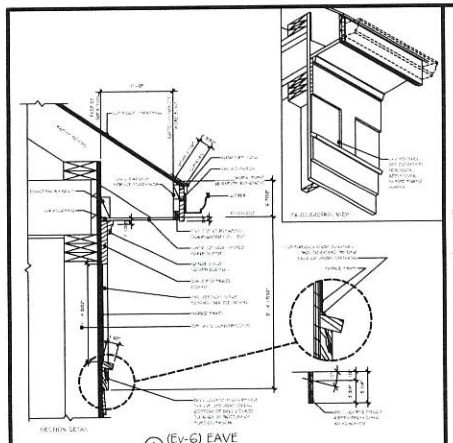

1 (Ev-6) EAVE
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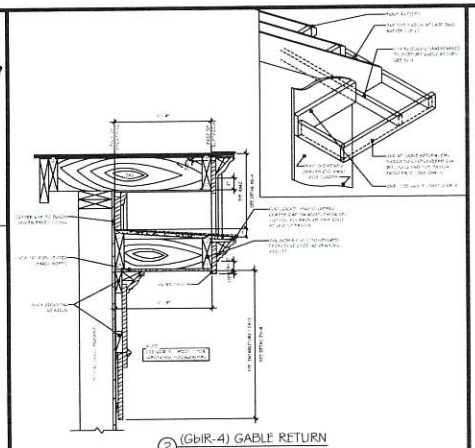

2 (GbIR-4) GABLE RETURN
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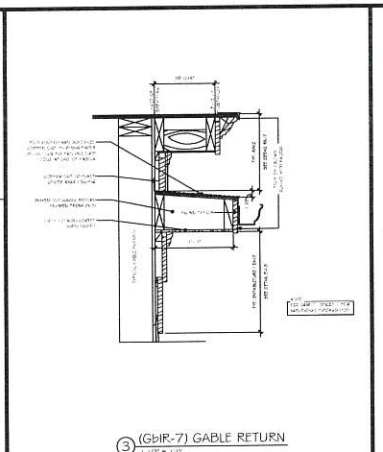

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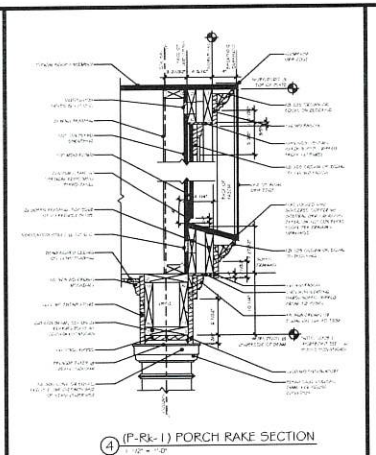
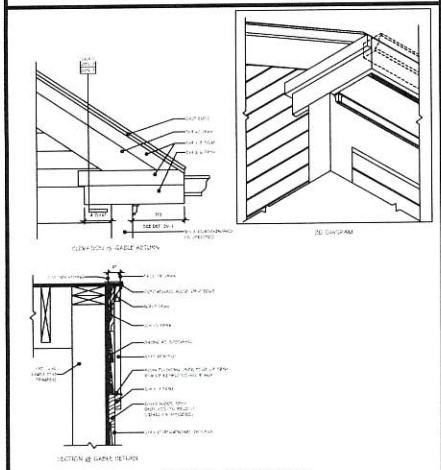


4 (P-Rk-1) PORCH RAKE SECTION
1 1/2" = 1'-0"



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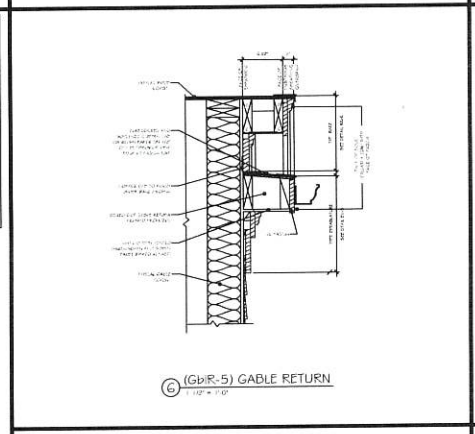

6 (GbIR-5) GABLE RETURN
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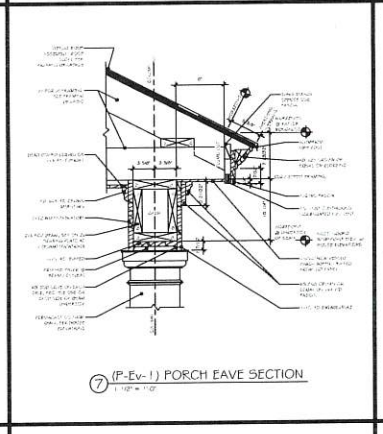

7 (P-Ev-1) PORCH EAVE SECTION
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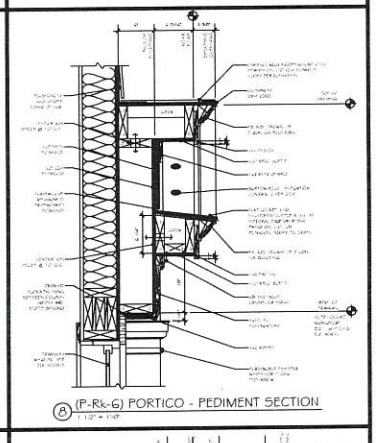

8 (P-Rk-6) PORTICO - PEDIMENT SECTION
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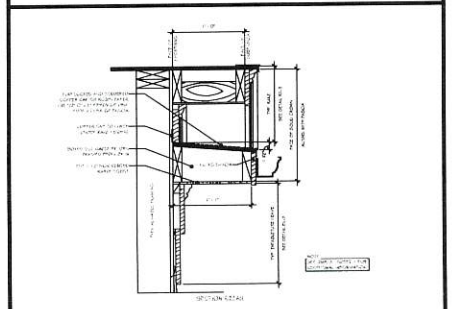

9 (GbIR-3) GABLE RETURN
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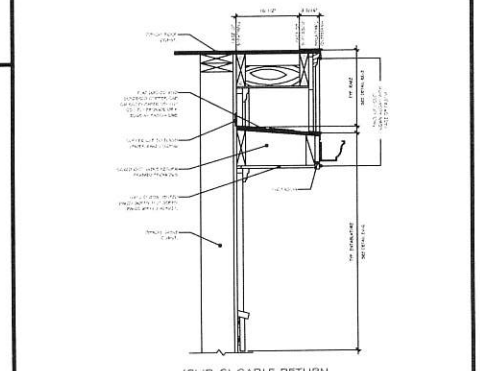

10 (GbIR-6) GABLE RETURN
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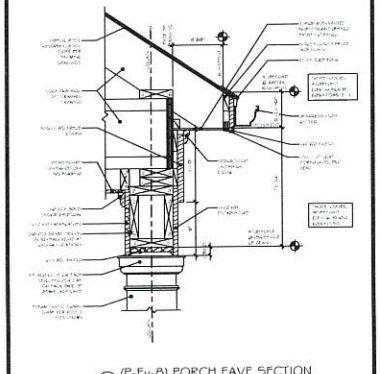

11 (P-Ev-8) PORCH EAVE SECTION
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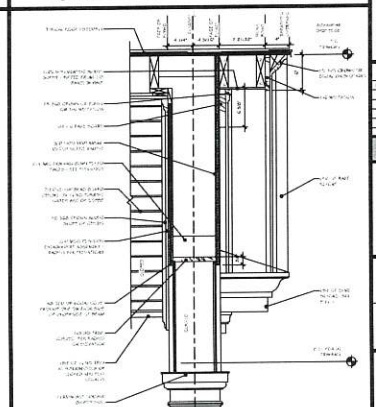

12 (P-Rk-7) PORCH RAKE SECTION
1 1/2" = 1'-0"

REVISIONS:

NUM	DATE	DESCRIPTION

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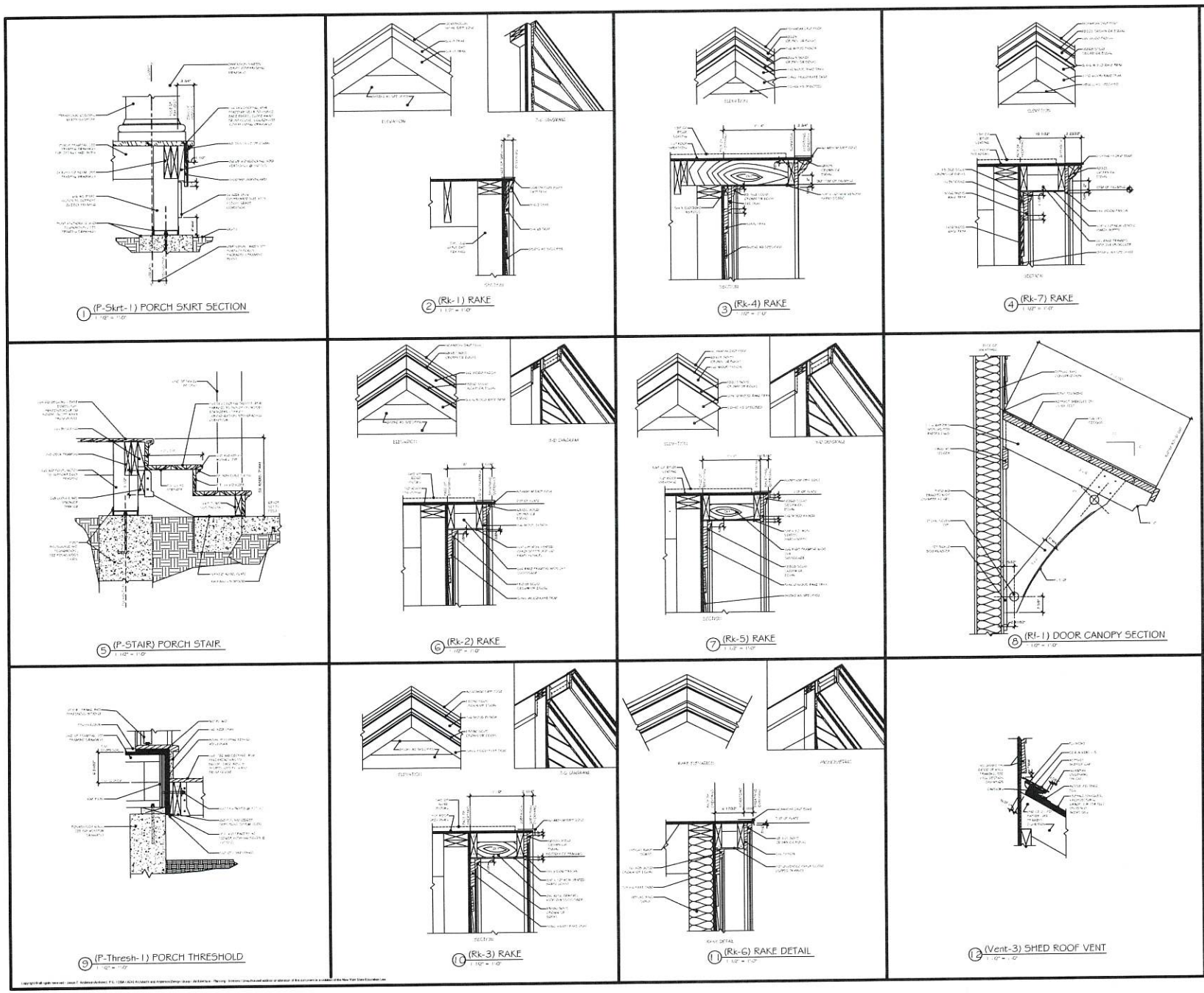
Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: RESIDENTIAL HISTORIC TRIM DETAILS

REGISTERED ARCHITECT JOSEPH T. ANDERSON STATE OF NEW YORK

Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED
Drawing Number: A-615	



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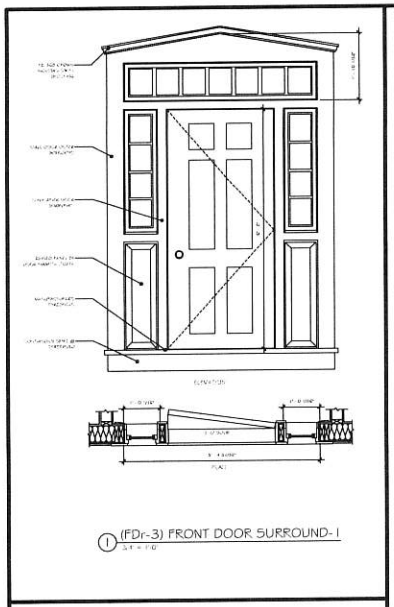
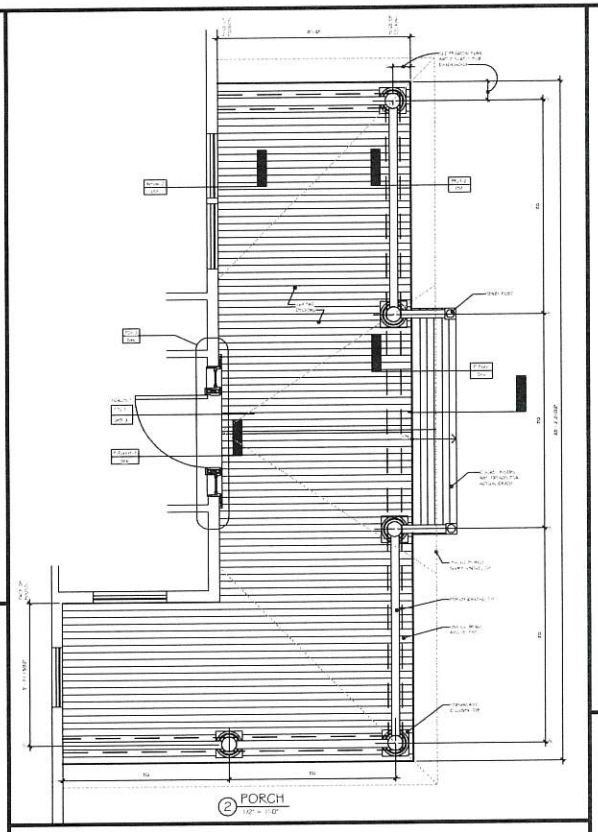
Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: RESIDENTIAL HISTORIC TRIM DETAILS

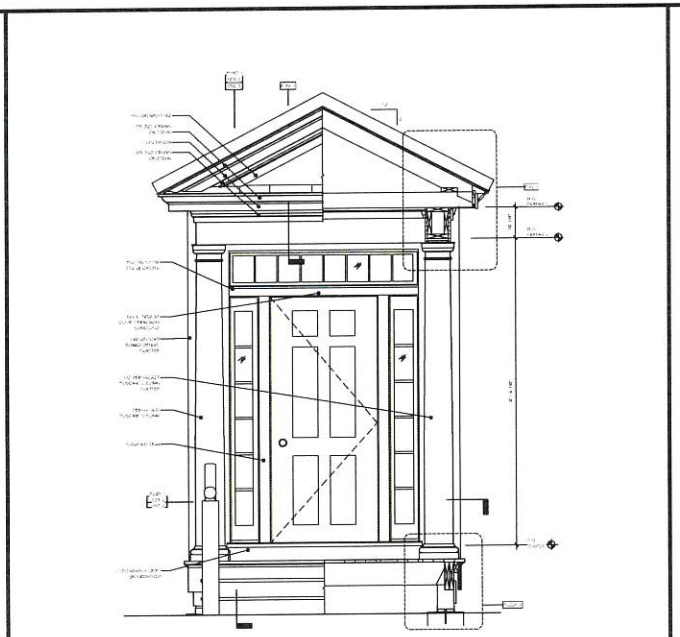
Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED
Drawing Number: A-616	



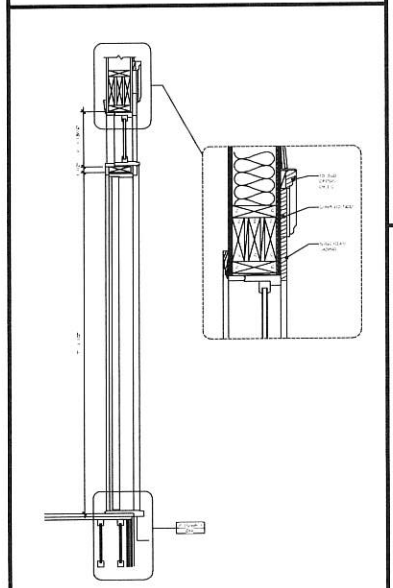
1 (FDr-3) FRONT DOOR SURROUND-1



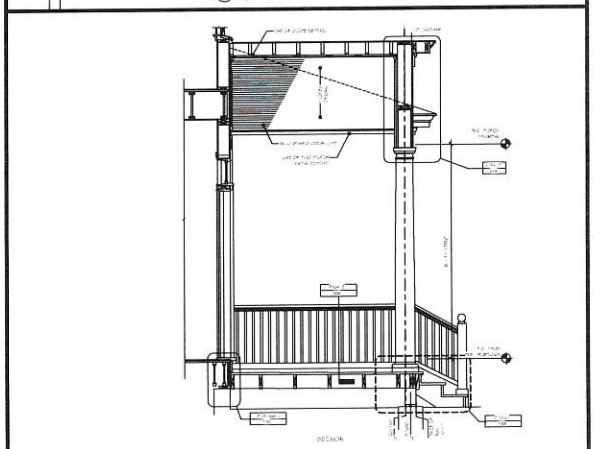
2 PORCH



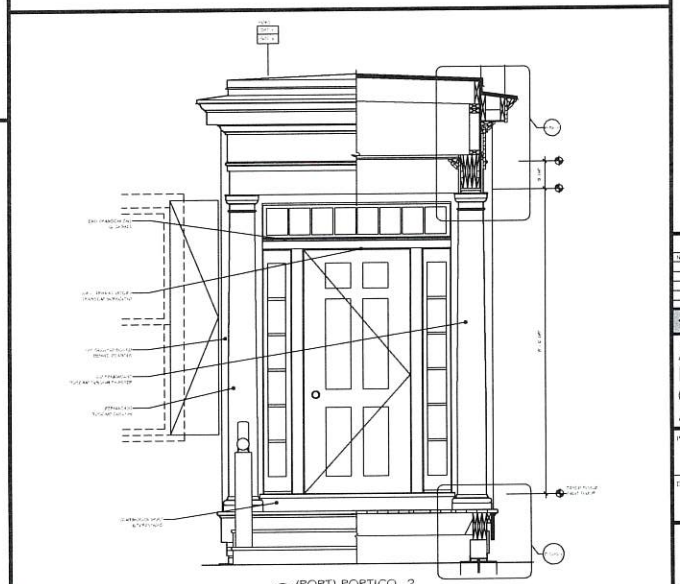
3 (PORT-1) PORTICO



4 (FDr-3) FRONT DOOR SURROUND-2



5 PORCH - 1



6 (PORT) PORTICO -2

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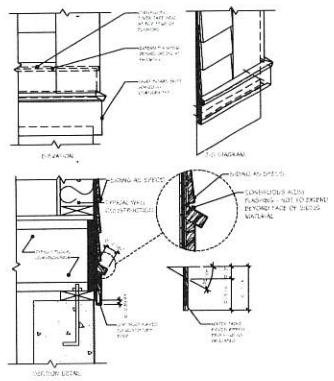
Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: RESIDENTIAL HISTORIC TRIM DETAILS

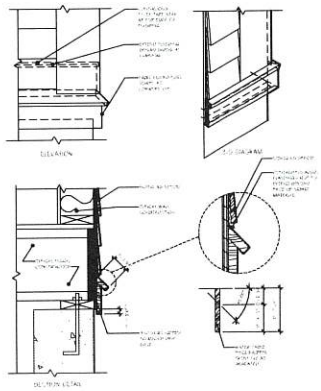
REGISTERED ARCHITECT

Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED

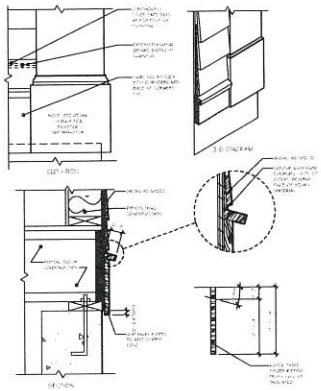
Drawing Number: A-617



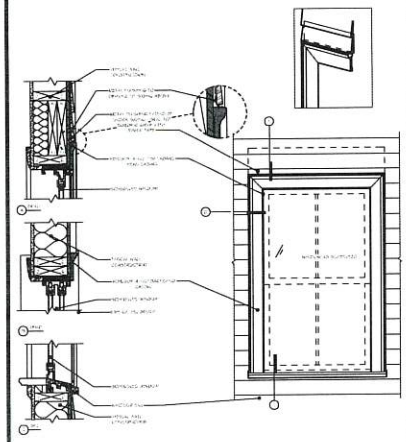
1 (WTbl-1) WATER TABLE 30° DETAILS
1 1/2" = 1'-0"



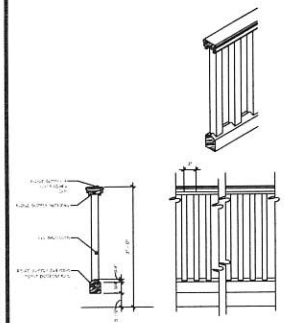
2 (WTbl-3) WATER TABLE 45° DETAILS
1 1/2" = 1'-0"



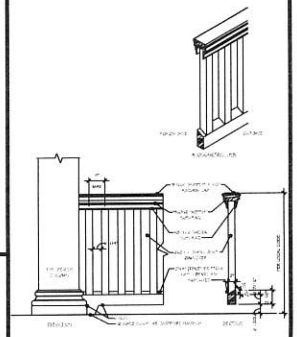
3 (WTbl-5) WATER TABLE 15° DETAILS
1 1/2" = 1'-0"



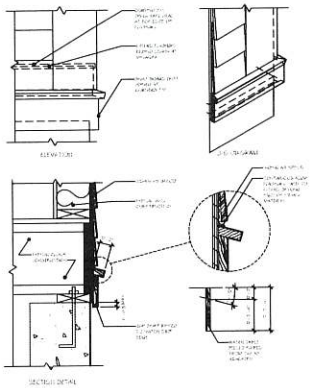
4 (Wndw-1) WINDOW DETAIL
1 1/2" = 1'-0"



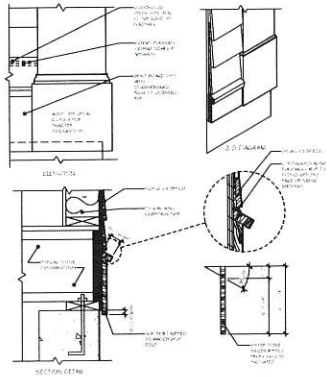
5 (PRail-1) PORCH RAIL
1" = 1'-0"



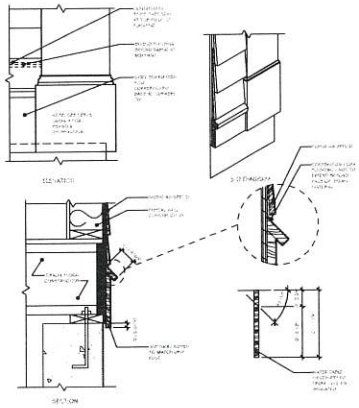
6 (PRail-2) PORCH RAIL
1" = 1'-0"



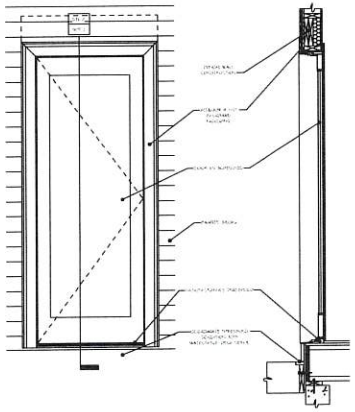
7 (WTbl-2) WATER TABLE 15° DETAILS
1 1/2" = 1'-0"



8 (WTbl-4) WATER TABLE 30° DETAILS
1 1/2" = 1'-0"



9 (WTbl-6) WATER TABLE 45° DETAILS
1 1/2" = 1'-0"



10 (GDr-1) GENERAL DOOR SURROUND
3/4" = 1'-0"

REVISIONS:

NUM	DATE	DESCRIPTION

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: RESIDENTIAL HISTORIC TRIM DETAILS

REGISTERED ARCHITECT — STATE OF NEW YORK — 01/13/25

Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED
Drawing Number: A-618	

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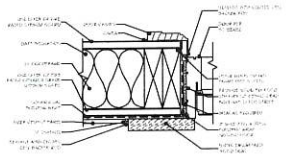
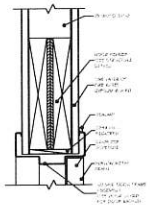
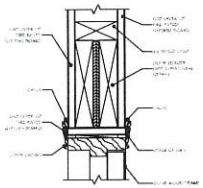


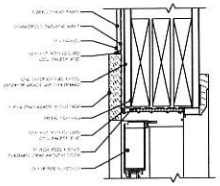
1 DETAIL JAMB - FIBER CEMENT PANEL
12" = 1'-0"



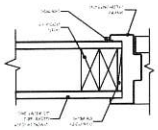
EXTERIOR DOOR SILL HEAD DETAIL (EXTERIOR DOOR SILL @ PATIO)
2 12" = 1'-0"



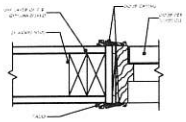
3 HEAD DETAIL AT INTERIOR LOAD BEARING WALL
12" = 1'-0"



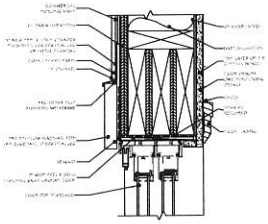
4 DETAIL HEAD - FIBER CEMENT PANEL
12" = 1'-0"



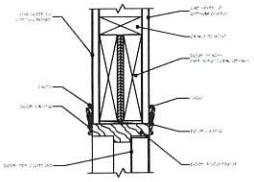
5 JAMB DETAIL
12" = 1'-0"



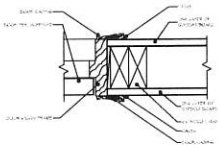
6 JAMB DETAIL AT INTERIOR LOAD BEARING WALL
12" = 1'-0"



7 DOOR HEAD DETAILS
12" = 1'-0"



8 HEAD DETAIL AT INTERIOR NON LOAD BEARING WALL
12" = 1'-0"



9 JAMB DETAIL AT INTERIOR NON LOAD BEARING WALL
12" = 1'-0"

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: DOOR DETAILS

REGISTERED ARCHITECT JOHN T. ANDERSON 13-00-0 STATE OF NEW YORK

Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED

Drawing Number: A-619

FLASHING INSTALLATION SEQUENCE

STEP 6

STEP 7

STEP 8

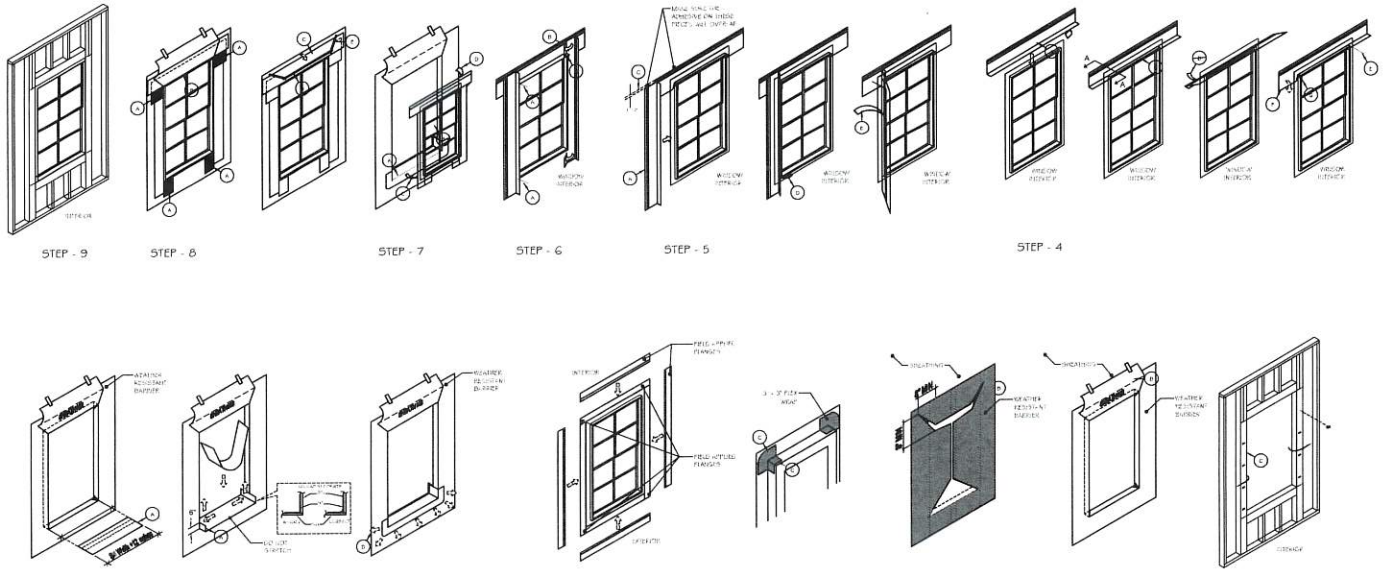
STEP 1

STEP 2

STEP 3

STEP 4

STEP 5



1 WINDOW FLASHING SEQUENCE

FLASHING INSTALLATION SEQUENCE

STEP 6

STEP 7

STEP 8

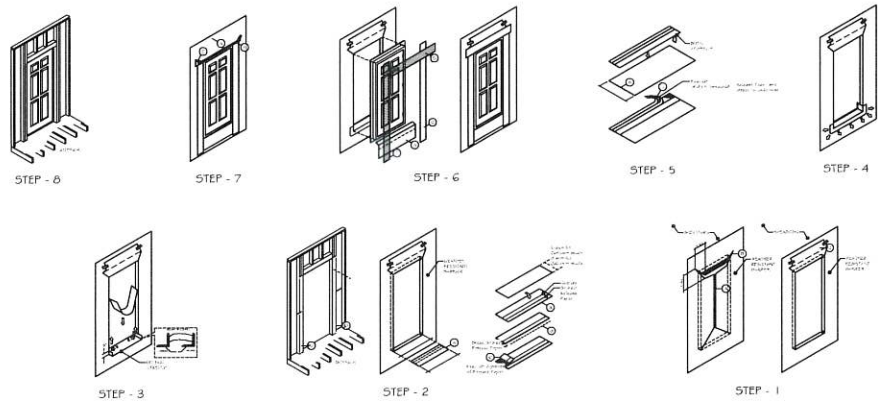
STEP 1

STEP 2

STEP 3

STEP 4

STEP 5



2 DOOR FLASHING SEQUENCE

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: DOOR & WINDOW FLASHING SEQUENCE

Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED
Drawing Number: A-620	

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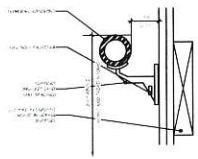
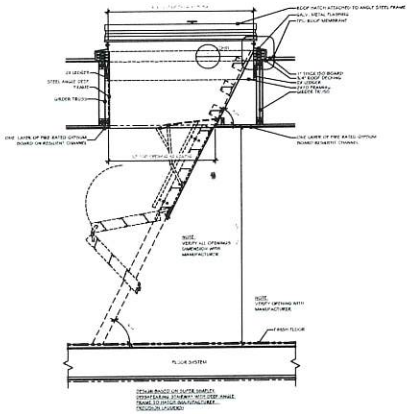


1 HANDRAIL SUPP. @ STUD PARTITION
3" = 1'-0"



2 ROOF HATCH SECTION DETAIL
1/2" = 1'-0"

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: TYPICAL STAIR DETAILS

REGISTERED ARCHITECT JAMES J. ANDERSON 01/13/2025 STATE OF NEW YORK

Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED
Drawing Number: A-621	

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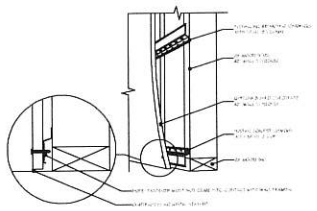
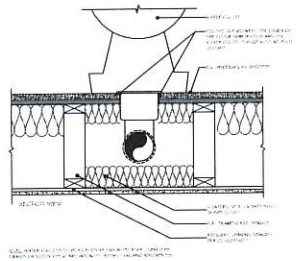
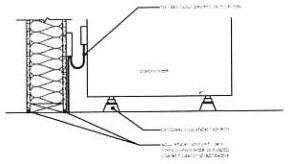


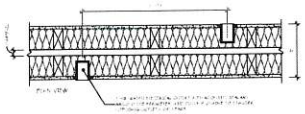
① RESILIENT FURRING CHANNEL INSTALLATION
1 1/2" = 1'-0"



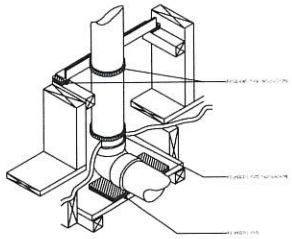
② PLUMBING PENETRATION AT DEMISING FLOOR ASSEMBLY
1 1/2" = 1'-0"



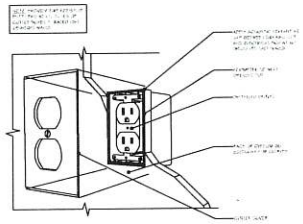
③ DISHWASHER INSTALLATION
1/2" = 1'-0"



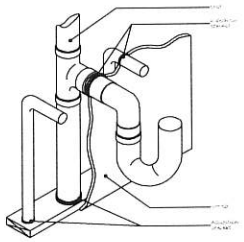
④ ELECTRICAL PENETRATION AT DEMISING ASSEMBLY
1 1/2" = 1'-0"



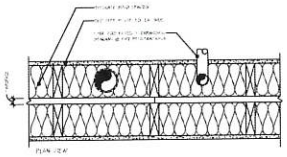
⑤ PIPE SUPPORT AT SILL PLATE AND DEMISING ASSEMBLY
1 1/2" = 1'-0"



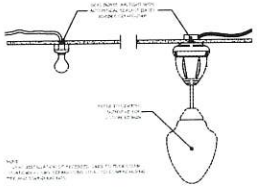
⑥ ELECTRICAL OUTLET AT DEMISING ASSEMBLY
1 1/2" = 1'-0"



⑦ PIPE PENETRATIONS AT SILL PLATE AND DEMISING WALL
1 1/2" = 1'-0"



⑧ PLUMBING PENETRATION AT DEMISING ASSEMBLY
1 1/2" = 1'-0"



⑨ LIGHT FIXTURE CONNECTION AT DEMISING ASSEMBLY
1 1/2" = 1'-0"

SOUND CONTROL NOTES FOR MULTI-FAMILY HOUSING

NOTE:
- THIS SHEET DEPICTS TYPICAL CONDITIONS AND IS NOT INTENDED TO OVERRIDE OTHER APPLICABLE CODES. IN THE CASE OF A DISCREPANCY, CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY FOR RESOLUTION. 040906
- SEE SPECIFIC WALL TYPES FOR ACTUAL WALL CONSTRUCTION ON THIS PROJECT

REVISIONS:

NUM	DATE	DESCRIPTION

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: SOUND CONTROL DETAILS & NOTES

REGISTERED ARCHITECT

Project: 21121	Date: 01/13/25
Drawn: TDEA	Scale: AS NOTED
Drawing Number: A-622	

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DOOR SCHEDULE FOR UNIT-1

MARK	LOCATION	ELEV.	WIDTH	HEIGHT	QTY.	REMARKS
001	WALK-IN CLOSET	1	3' - 0"	7' - 0"	1	
100	FOYER	1	3' - 0"	6' - 8"	1	
101	WALK-IN CLOSET	1	2' - 0"	6' - 8"	1	
102	COURT	1	2' - 0"	6' - 8"	1	
103	TOILET	1	2' - 0"	6' - 8"	1	
104	PANTRY	1	2' - 0"	6' - 8"	1	
105	STC LAND. STAIR	1	3' - 0"	6' - 8"	1	
106	MECH ROOM	1	2' - 0"	6' - 8"	1	
107	DINING	1	3' - 0"	6' - 8"	1	
108	TELLER	1	2' - 0"	6' - 8"	1	
201	BEDROOM	1	2' - 0"	6' - 8"	1	
202	WALK-IN CLOS	1	2' - 0"	6' - 8"	1	
203	COURT	1	2' - 0"	6' - 8"	1	
204	LAUNDRY RM	1	2' - 0"	6' - 8"	1	
205	BATH	1	2' - 0"	6' - 8"	1	
206	MASTER BEDROOM	1	2' - 0"	6' - 8"	1	
207	MASTER BATH	1	2' - 0"	6' - 8"	1	
208	MASTER BEDROOM	1	2' - 0"	6' - 8"	1	
209	LINEN	1	2' - 0"	6' - 8"	1	

DOOR SCHEDULE FOR UNIT-2

MARK	LOCATION	ELEV.	WIDTH	HEIGHT	QTY.	REMARKS
001	WALK-IN CLOSET	2	3' - 0"	7' - 0"	1	
100	FOYER	2	3' - 0"	6' - 8"	1	
101	WALK-IN CLOSET	2	2' - 0"	6' - 8"	1	
102	COURT	2	2' - 0"	6' - 8"	1	
103	TOILET	2	2' - 0"	6' - 8"	1	
104	PANTRY	2	2' - 0"	6' - 8"	1	
105	STC LAND. STAIR	2	3' - 0"	6' - 8"	1	
106	MECH ROOM	2	2' - 0"	6' - 8"	1	
107	DINING	2	3' - 0"	6' - 8"	1	
108	TELLER	2	2' - 0"	6' - 8"	1	
201	BEDROOM	2	2' - 0"	6' - 8"	1	
202	WALK-IN CLOS	2	2' - 0"	6' - 8"	1	
203	COURT	2	2' - 0"	6' - 8"	1	
204	LAUNDRY RM	2	2' - 0"	6' - 8"	1	
205	BATH	2	2' - 0"	6' - 8"	1	
206	MASTER BEDROOM	2	2' - 0"	6' - 8"	1	
207	MASTER BATH	2	2' - 0"	6' - 8"	1	
208	MASTER BEDROOM	2	2' - 0"	6' - 8"	1	
209	LINEN	2	2' - 0"	6' - 8"	1	

DOOR SCHEDULE FOR UNIT-3

MARK	LOCATION	ELEV.	WIDTH	HEIGHT	QTY.	REMARKS
001	WALK-IN CLOSET	3	3' - 0"	7' - 0"	1	
100	FOYER	3	3' - 0"	6' - 8"	1	
101	WALK-IN CLOSET	3	2' - 0"	6' - 8"	1	
102	COURT	3	2' - 0"	6' - 8"	1	
103	TOILET	3	2' - 0"	6' - 8"	1	
104	PANTRY	3	2' - 0"	6' - 8"	1	
105	STC LAND. STAIR	3	3' - 0"	6' - 8"	1	
106	MECH ROOM	3	2' - 0"	6' - 8"	1	
107	DINING	3	3' - 0"	6' - 8"	1	
108	TELLER	3	2' - 0"	6' - 8"	1	
201	BEDROOM	3	2' - 0"	6' - 8"	1	
202	WALK-IN CLOS	3	2' - 0"	6' - 8"	1	
203	COURT	3	2' - 0"	6' - 8"	1	
204	LAUNDRY RM	3	2' - 0"	6' - 8"	1	
205	BATH	3	2' - 0"	6' - 8"	1	
206	MASTER BEDROOM	3	2' - 0"	6' - 8"	1	
207	MASTER BATH	3	2' - 0"	6' - 8"	1	
208	COURT	3	2' - 0"	6' - 8"	1	

DOOR SCHEDULE FOR UNIT-4

MARK	LOCATION	ELEV.	WIDTH	HEIGHT	QTY.	REMARKS
001	WALK-IN CLOSET	4	3' - 0"	7' - 0"	1	
100	FOYER	4	3' - 0"	6' - 8"	1	
101	WALK-IN CLOSET	4	2' - 0"	6' - 8"	1	
102	COURT	4	2' - 0"	6' - 8"	1	
103	TOILET	4	2' - 0"	6' - 8"	1	
104	PANTRY	4	2' - 0"	6' - 8"	1	
105	STC LAND. STAIR	4	3' - 0"	6' - 8"	1	
106	MECH ROOM	4	2' - 0"	6' - 8"	1	
107	DINING	4	3' - 0"	6' - 8"	1	
108	TELLER	4	2' - 0"	6' - 8"	1	
201	BEDROOM	4	2' - 0"	6' - 8"	1	
202	WALK-IN CLOS	4	2' - 0"	6' - 8"	1	
203	COURT	4	2' - 0"	6' - 8"	1	
204	LAUNDRY RM	4	2' - 0"	6' - 8"	1	
205	BATH	4	2' - 0"	6' - 8"	1	
206	MASTER BEDROOM	4	2' - 0"	6' - 8"	1	
207	MASTER BATH	4	2' - 0"	6' - 8"	1	
208	MASTER BEDROOM	4	2' - 0"	6' - 8"	1	
209	LINEN	4	2' - 0"	6' - 8"	1	

DOOR SCHEDULE FOR UNIT-5

MARK	LOCATION	ELEV.	WIDTH	HEIGHT	QTY.	REMARKS
001	WALK-IN CLOSET	5	3' - 0"	7' - 0"	1	
100	FOYER	5	3' - 0"	6' - 8"	1	
101	WALK-IN CLOSET	5	2' - 0"	6' - 8"	1	
102	COURT	5	2' - 0"	6' - 8"	1	
103	TOILET	5	2' - 0"	6' - 8"	1	
104	PANTRY	5	2' - 0"	6' - 8"	1	
105	STC LAND. STAIR	5	3' - 0"	6' - 8"	1	
106	MECH ROOM	5	2' - 0"	6' - 8"	1	
107	DINING	5	3' - 0"	6' - 8"	1	
108	TELLER	5	2' - 0"	6' - 8"	1	
201	BEDROOM	5	2' - 0"	6' - 8"	1	
202	WALK-IN CLOS	5	2' - 0"	6' - 8"	1	
203	COURT	5	2' - 0"	6' - 8"	1	
204	LAUNDRY RM	5	2' - 0"	6' - 8"	1	
205	BATH	5	2' - 0"	6' - 8"	1	
206	MASTER BEDROOM	5	2' - 0"	6' - 8"	1	
207	MASTER BATH	5	2' - 0"	6' - 8"	1	
208	MASTER BEDROOM	5	2' - 0"	6' - 8"	1	
209	LINEN	5	2' - 0"	6' - 8"	1	

DOOR SCHEDULE FOR UNIT-6

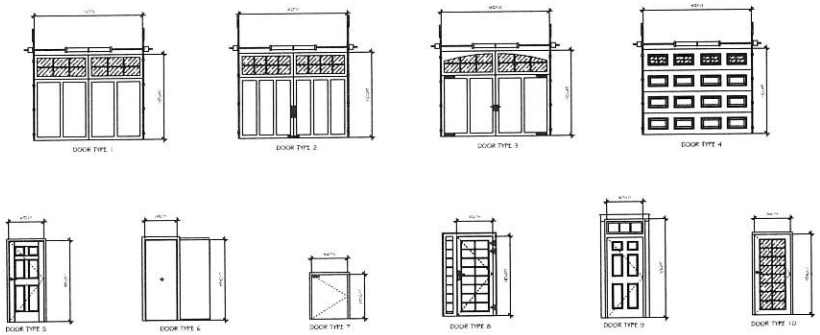
MARK	LOCATION	ELEV.	WIDTH	HEIGHT	QTY.	REMARKS
001	WALK-IN CLOSET	6	3' - 0"	7' - 0"	1	
100	FOYER	6	3' - 0"	6' - 8"	1	
101	WALK-IN CLOSET	6	2' - 0"	6' - 8"	1	
102	COURT	6	2' - 0"	6' - 8"	1	
103	TOILET	6	2' - 0"	6' - 8"	1	
104	PANTRY	6	2' - 0"	6' - 8"	1	
105	STC LAND. STAIR	6	3' - 0"	6' - 8"	1	
106	MECH ROOM	6	2' - 0"	6' - 8"	1	
107	DINING	6	3' - 0"	6' - 8"	1	
108	TELLER	6	2' - 0"	6' - 8"	1	
201	BEDROOM	6	2' - 0"	6' - 8"	1	
202	WALK-IN CLOS	6	2' - 0"	6' - 8"	1	
203	COURT	6	2' - 0"	6' - 8"	1	
204	LAUNDRY RM	6	2' - 0"	6' - 8"	1	
205	BATH	6	2' - 0"	6' - 8"	1	
206	MASTER BEDROOM	6	2' - 0"	6' - 8"	1	
207	MASTER BATH	6	2' - 0"	6' - 8"	1	
208	MASTER BEDROOM	6	2' - 0"	6' - 8"	1	
209	LINEN	6	2' - 0"	6' - 8"	1	

DOOR SCHEDULE FOR UNIT-7

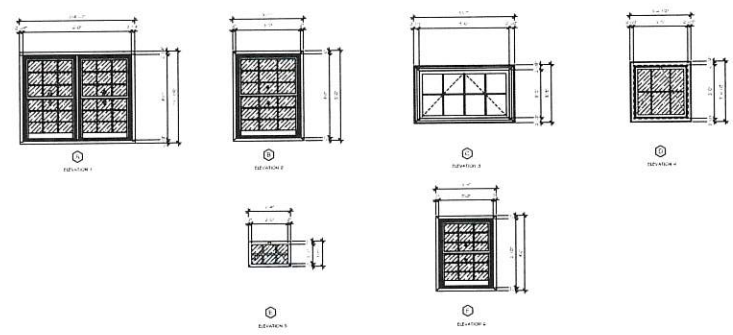
MARK	LOCATION	ELEV.	WIDTH	HEIGHT	QTY.	REMARKS
001	WALK-IN CLOSET	7	3' - 0"	7' - 0"	1	
100	FOYER	7	3' - 0"	6' - 8"	1	
101	WALK-IN CLOSET	7	2' - 0"	6' - 8"	1	
102	COURT	7	2' - 0"	6' - 8"	1	
103	TOILET	7	2' - 0"	6' - 8"	1	
104	PANTRY	7	2' - 0"	6' - 8"	1	
105	STC LAND. STAIR	7	3' - 0"	6' - 8"	1	
106	MECH ROOM	7	2' - 0"	6' - 8"	1	
107	DINING	7	3' - 0"	6' - 8"	1	
108	TELLER	7	2' - 0"	6' - 8"	1	
201	BEDROOM	7	2' - 0"	6' - 8"	1	
202	WALK-IN CLOS	7	2' - 0"	6' - 8"	1	
203	COURT	7	2' - 0"	6' - 8"	1	
204	LAUNDRY RM	7	2' - 0"	6' - 8"	1	
205	BATH	7	2' - 0"	6' - 8"	1	
206	MASTER BEDROOM	7	2' - 0"	6' - 8"	1	
207	MASTER BATH	7	2' - 0"	6' - 8"	1	
208	COURT	7	2' - 0"	6' - 8"	1	

DOOR SCHEDULE FOR UNIT-8

MARK	LOCATION	ELEV.	WIDTH	HEIGHT	QTY.	REMARKS
001	WALK-IN CLOSET	8	3' - 0"	7' - 0"	1	
100	FOYER	8	3' - 0"	6' - 8"	1	
101	WALK-IN CLOSET	8	2' - 0"	6' - 8"	1	
102	COURT	8	2' - 0"	6' - 8"	1	
103	TOILET	8	2' - 0"	6' - 8"	1	
104	PANTRY	8	2' - 0"	6' - 8"	1	
105	STC LAND. STAIR	8	3' - 0"	6' - 8"	1	
106	MECH ROOM	8	2' - 0"	6' - 8"	1	
107	DINING	8	3' - 0"	6' - 8"	1	
108	TELLER	8	2' - 0"	6' - 8"	1	
201	BEDROOM	8	2' - 0"	6' - 8"	1	
202	WALK-IN CLOS	8	2' - 0"	6' - 8"	1	
203	COURT	8	2' - 0"	6' - 8"	1	
204	LAUNDRY RM	8	2' - 0"	6' - 8"	1	
205	BATH	8	2' - 0"	6' - 8"	1	
206	MASTER BEDROOM	8	2' - 0"	6' - 8"	1	
207	MASTER BATH	8	2' - 0"	6' - 8"	1	
208	COURT	8	2' - 0"	6' - 8"	1	



1 DOOR ELEVATIONS
1/4" = 1'-0"



2 WINDOW ELEVATIONS
3/8" = 1'-0"

CONSTRUCTION NOTES

[illegible]

ABBREVIATIONS

DOOR CORE:
FPC - PARTICLE CORE
HC - HONEYCOMB
POLY - POLYURETHANE FOAM
SOLID - SOLID WOOD

DOOR EDGE:
HDWD - MATCHING HARDWOOD STILES

FINISHES:
PT - PAINTED
STN - STAINED
B.A. - BRONZED ANNODIZED
MILL - MILL FINISH BRUSHED

MATERIALS:
AGD - GALVANNEAL STEEL
HM - HOLLOW METAL
SL - REMOVAL PLAIN SLICED (TYPE TO BE DETERMINED)
WD - WOOD
AL - NODIZED ALUMINUM
A.M. - ANODIZED ALUMINUM CLEAR FINISH
BAL - BRUSHED ALUMINUM

DOOR TYPE
C - CUSTOM GLASS
F - FLUSH
G - GLASS
HG - HALF GLASS
VP - 4"x25" NARROW LITE
LB - 24"x24" LOUVER

FRAME CONSTRUCTION:
KD - KNOCK DOWN
FW - FULL FACE WELD
PF - PRE-FINISHED

ANCHOR TYPE:
MS - METAL STUD
MRY - MASONRY CMU
WS - WOOD STUD
AS - ALUMINUM STOREFRONT
STLCHN - STEEL CHANNEL

LABEL
AW - 3 HOUR "A"
BW - 1 1/2 HOUR "B"
CW - 3/4 HOUR "C"

DESIGNATIONS:
BA - BRONZED ANODIZED
INT - INTERIOR, OR INTERIOR MOUNT
EXT - EXTERIOR OR EXTERIOR MOUNT
PV - PIVOT HINGE
SL - SLIM LINE
WS - WALL STOP
FS - FLOOR STOP
WSTP - WEATHER STRIP
INTNL - INTERNAL CONCEALED IN HEAD
HD - HEAVY DUTY

REVISIONS:

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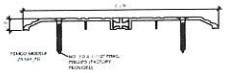
Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: DOORS & WINDOW SCHEDULE

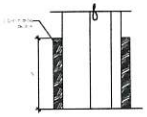
Project: 21121 | Date: 01/13/25
Drawn: IDEA | Scale: AS NOTED
Drawing Number: A800

WINDOW SCHEDULE

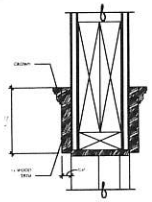
MARK	ELEVATION	WIDTH	HEIGHT	QTY.
A	1	5' - 0"	4' - 0"	23
B	2	5' - 0"	4' - 0"	22
C	3	3' - 0"	4' - 0"	2
D	4	3' - 0"	3' - 0"	11
E	5	2' - 0"	1' - 0"	1
F	6	3' - 0"	3' - 0"	4



3 THERMAL BARRIER SADDLE
3" = 1'-0"



4 DOOR BASE DETAIL
3" = 1'-0"



5 DOOR HEAD DETAIL
3" = 1'-0"

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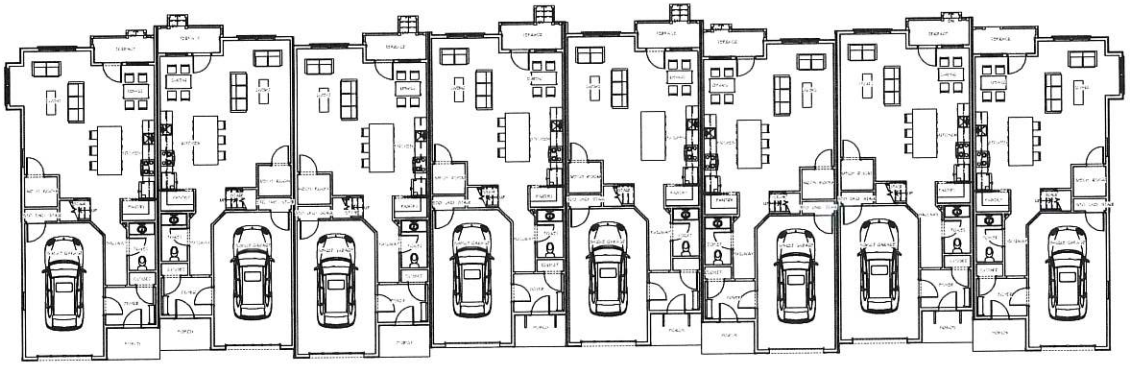
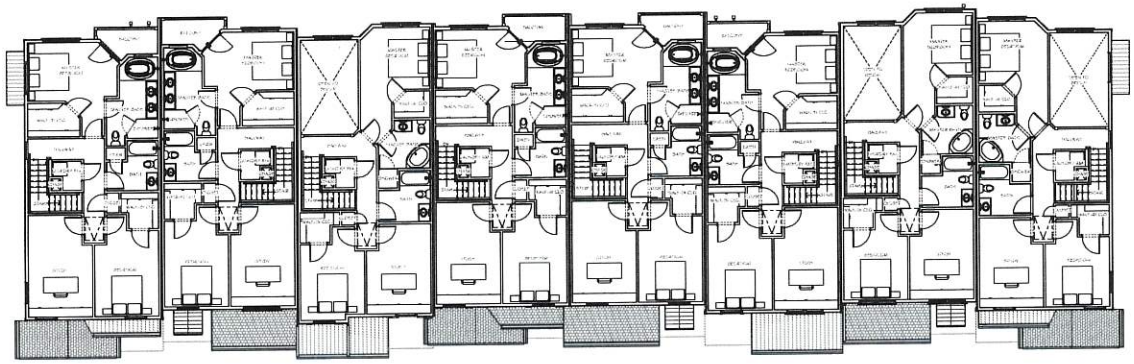


1 OVERALL FIRST FLOOR FURNITURE PLAN
1/8" = 1'-0"



2 OVERALL SECOND FLOOR FURNITURE PLAN
1/8" = 1'-0"

REVISIONS:

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PROJECT NORTH

KEY PLAN

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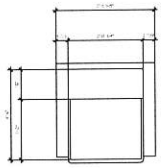
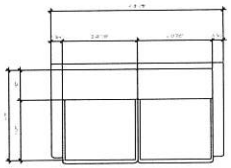
Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: OVERALL FIRST & SECOND FLOOR FURNITURE PLAN

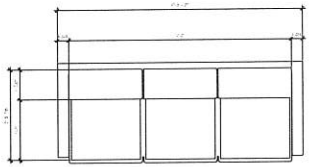
Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED
Drawing Number: A-900	



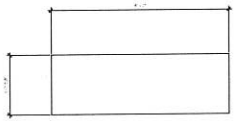
LIVING ROOM SOFA 1 | 01



LIVING ROOM SOFA 2 | 02

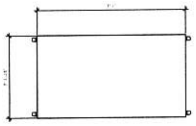


LIVING ROOM SOFA 3 | 03

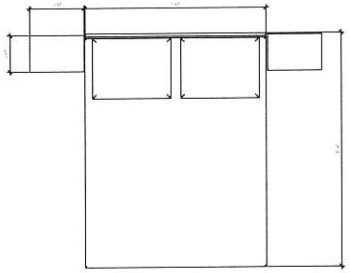


STUDY ROOM TABLE | 04

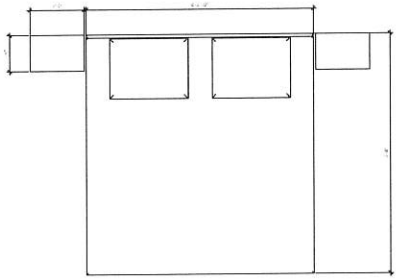
FOYER BENCH | 05



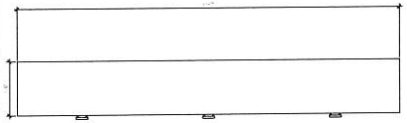
DINING TABLE | 06



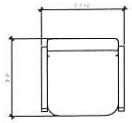
BEDROOM QUEEN BEDS | 07



MASTER BEDROOM KING BEDS | 08



STUDY ROOM CABINET | 09



STUDY ROOM OFFICE CHAIR | 10

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: FURNITURE DETAILS

REGISTERED ARCHITECT JASON T. ANDERSON STATE OF NEW YORK

Project: 21121	Date: 01/13/25
Drawn: IDEA	Scale: AS NOTED

Drawing Number: A-901

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GENERAL NOTES

DESIGN CRITERIA

A. CODES AND STANDARDS

2020 NEW YORK RESIDENTIAL CODE (NYRC)
ASCE 7-16

B. DESIGN LOADS

SUPERIMPOSED DEAD LOADS
ROOF: 15 P.S.F.
FLOOR: 15 P.S.F.

LIVE LOADS

MINIMUM ROOF LIVE LOAD: 20 P.S.F.
UNINHABITABLE ATTICS WITH LIMITED STORAGE: 30 P.S.F.
BALCONIES AND DECKS: 40 P.S.F.
HOTEL GUEST ROOMS: 40 P.S.F.
BALLROOMS: 100 P.S.F.
STAIRS: 40 P.S.F.
PASSENGER VEHICLE GARAGES: 60 P.S.F.
GUARDS AND HANDRAILS: 200 IN ANY DIRECTION AT ANY POINT ALONG THE TOP
GUARD IN FULL COMPONENTS: 50 P.S.F.

SNOW LOADS

ENGINEERED ROOF PITCH FACTOR: $f_r = 1.0$
GROUND SNOW LOAD: $p_g = 40$ P.S.F.
FLAT ROOF SNOW LOAD: $P_f = 30$ P.S.F.
SNOW EXPOSURE FACTOR: $C_e = 1.0$
THERMAL FACTOR: $C_t = 1.1$

WIND DESIGN DATA

MEAN ROOF HEIGHT: 25'-0"
WIND LOAD IMPORTANCE FACTOR: $I = 1.0$
BASIC WIND SPEED: 115 M.P.H. (ULTIMATE), 90 M.P.H. SERVICE LEVEL
BUILDING VICTOR AND CATEGORY: B
WIND EXPOSURE: B
INTERNAL PRESSURE COEFFICIENT: $+/-0.18$
COMPONENTS AND CLADDING:
ZONE 1: +16 P.S.F. / -19 P.S.F. (10 S.F. AREA)
ZONE 2: +16 P.S.F. / -22 P.S.F. (10 S.F. AREA)
ZONE 3: +16 P.S.F. / -30 P.S.F. (10 S.F. AREA)
ZONE 4: +14 P.S.F. / -15 P.S.F. (10 S.F. AREA)
ZONE 5: +14 P.S.F. / -18 P.S.F. (10 S.F. AREA)

SEISMIC DESIGN DATA

IMPORTANCE FACTOR: $I_e = 1.0$
MAPPED SPECTRAL RESPONSE ACCELERATIONS: $S_S = 0.226$, $S_1 = 0.059$
SITE CLASS: C
SPECTRAL RESPONSE COEFFICIENTS: $S_{DS} = 0.360$, $S_{D1} = 0.126$
SEISMIC DESIGN CATEGORY: B
BASIC STRUCTURAL SYSTEM: BEARING WALL
BASIC SEISMIC FORCE-RESISTING SYSTEMS:
LIGHT FRAMED WALLS SHEATHED IN WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
RESPONSE MODIFICATION FACTOR: $R = 6.5$
SEISMIC RESPONSE COEFFICIENT: $C_S = 0.055$
DESIGN BASE SHEAR: $V = 6.5C$
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

FOUNDATION

DESIGN

1. THE FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT BY PLANTE PLLC.
2. BACKFILLING
   A. WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
   B. BACKFILL BEHIND FOUNDATIONS WITH CONCRETE ON AS APPROVED BY GEOTECHNICAL ENGINEER.

SPREAD FOOTINGS

1. FOOTINGS SHALL BEAR ON IMPROVED COMPACTED FILL COMPRISING SUBSTANTIALLY NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY. DESIGN FULL SERVICE LIVE AND DEAD LOAD FOR FOUNDATIONS BEARING ON SOIL AND 4,000 P.S.F. UNDER FULL SERVICE LIVE AND DEAD LOAD FOR FOUNDATIONS BEARING ON BEDROCK.
2. TOP OF FOOTING (TF) ELEVATIONS ARE SHOWN ON THE PLANS.
3. FOOTINGS SHALL NOT BE POURED INTO AN EARTH-FORMED TRENCH WALL.
4. ALL BEARING MATERIAL SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT. THE GEOTECHNICAL ENGINEER SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
5. BOTTOM OF EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 42" BELOW FINAL GRADE FOR FROST PROTECTION.
6. BEARING RESISTANCE (ALLOWABLE LOADS):
   A. COEFFICIENT OF SLIDING FRICTION = 0.35
   B. PASSIVE PRESSURE = 427 P.S.F./FT.
7. SLAB-ON-GRADE HAVE BEEN DESIGNED USING A SUBGRADE MODULUS OF 175 P.S.I.

RETAINING WALLS

1. ACTIVE DESIGN PRESSURE IS EQUAL TO AN EQUIVALENT FLUID PRESSURE OF 45 P.C.F. AT SOIL & 62 P.C.F. AT BEDROCK AREAS.
2. AT-REST DESIGN PRESSURE IS EQUAL TO AN EQUIVALENT FLUID PRESSURE OF 250 P.S.I. AT SOIL & 400 P.S.I. AT BEDROCK.
3. PASSIVE DESIGN PRESSURE IS EQUAL TO AN EQUIVALENT FLUID PRESSURE OF 400 P.C.F. AT SOIL & 800 P.C.F. AT BEDROCK.
4. SURCHARGE LOADS ARE 40 P.S.F. AT THE SURFACE.
5. COEFFICIENT OF SLIDING FRICTION
   CONCRETE: $\tan\delta = 0.35$
6. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR SLABS AT TOP AND BOTTOM ARE IN PLACE.
7. WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
8. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED 28 DAY STRENGTH.

DEFERRED SUBMITTALS

1. THE FOLLOWING PROJECT COMPONENTS REQUIRE DESIGN TO BE PROVIDED BY A QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
   A. PREFABRICATED WOOD TRUSS DESIGN AND CALCULATIONS INCLUDED TO COMPLY WITH PERFORMANCE REQUIREMENTS AND PROVIDE LIFTING AND LOAD DATA.

CONCRETE

1. CONCRETE SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN ACI 301 AND SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH AND DENSITY IN ACCORDANCE WITH THE FOLLOWING:

INTERIOR USE	DESIGN STRENGTH (F'c, KSI)	CONCRETE DENSITY	MAXIMUM WCM (POUNDS OF WATER PER POUND OF CEMENTITIOUS MATERIALS)	MINIMUM AGGREGATE (INCHES)	MAXIMUM AGGREGATE (IN)	SLUMP LIMITS (IN.)	TOTAL AIR LIMITS (%)	REQUIRED AIR ENTRAINMENT
FOUNDATION WALLS & FOOTINGS	3	145	0.48	3/4	1 1/2	4	-	-
CONCRETE EXPOSED TO DETERGENTS, STEPS EXPOSED TO WEATHER	4	145	0.40	3/4	3/4	4	6	AE 2%
INTERIOR SLABS ON GRADE	4	145	0.50	3/4	1 1/2	4	N	
GARAGE INTERIOR SLABS ON GRADE	4	145	0.50	3/4	1 1/2	4	11	
ALL CONCRETE NOT OTHERWISE SPECIFIED	4	145	0.40	3/4	3/4	4	5	-

CONCRETE TABLE NOTES:

A. FOR MAXIMUM COARSE AGGREGATE SIZE INDICATED, USE THE FOLLOWING AGGREGATE SIZE NUMBERS PER ASTM C33:
   3/8" - #8 AGGREGATE
   3/4" - #67 AGGREGATE
   1" - #57 AGGREGATE
   1 1/2" - #467 AGGREGATE
B. TOTAL AIR CONTENT LIMITS INCLUDE BOTH ENTRAINED AND ENTRAPPED AIR. ADJUST COLUMN 8 FOR ADDITION OF ENTRAINED AIR IS NOT PERMITTED.
C. ABBREVIATIONS FOR REQUIRED ADMIXTURES AS FOLLOWS: AE - AIR ENTRAINING ADMIXTURE, WR - WATER REDUCING ADMIXTURE.
D. MAXIMUM SHRINKAGE FOR SLAB ON GRADE SHALL BE LIMITED TO 500 PER MILLION.

STANDARD TENSION LAP SPLICE, GRADE 60

CLASS A AND B LAP SPLICE LENGTH (INCHES)

BAR SIZE	LAPS CASE	f'c = 2,000 P.S.I.				f'c = 4,000 P.S.I.				f'c = 6,000 P.S.I.			
		A		B		A		B		A		B	
		1	2	1	2	1	2	1	2	1	2	1	2
#3		19	25	21	32	14	21	16	28	12	19	17	25
#4		22	33	29	43	19	29	23	37	17	25	22	33
#5		27	41	35	53	24	36	31	46	21	32	28	41
#6		33	49	43	64	28	43	37	55	25	38	33	50
#7		48	72	62	93	42	62	54	81	37	55	48	72
#8		55	82	71	107	47	71	62	92	42	64	55	83
#9		62	93	80	120	54	81	70	104	48	72	62	93
#10		70	104	90	135	61	91	79	117	54	81	70	105
#11		77	116	100	151	67	101	87	130	60	90	78	117

"TOP BARS" ARE DEFINED AS ANY BAR WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BAR. SEE NOTE 4 IN TABLE NOTES.

COMPRESSION LAP SPLICE SCHEDULE

LAP LENGTH (INCHES)	
f'c = 3,000 P.S.I. OR GREATER	
BAR SIZE	20 BAR DIA.
#3	12
#4	15
#5	19
#6	22
#7	25
#8	29
#9	33
#10	37
#11	43

TABLE NOTES:

A. TABLES ARE BASED ACI 318 WHERE CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS AT LEAST 2 BAR DIAMETERS AND THE CLEAR COVER AT LEAST 1 BAR DIAMETER. USE CASE 1 USE CASE 2 FOR OTHER BAR ARRANGEMENTS.
B. ALL SPLICES TO BE CLASS "B" TENSION SPLICE UNLESS OTHERWISE NOTED.
C. FOR TOP BARS, MULTIPLY LENGTHS IN TABLE BY 1.3.
D. FOR EPOXY COATED REINFORCEMENT, MULTIPLY LENGTHS IN TABLE BY 1.5. FOR COVER LESS THAN 3D OR CLEAR SPACING LESS THAN 6D, MULTIPLY LENGTHS BY 1.2. FOR ALL OTHER EPOXY COATED REINFORCEMENT.
E. FOR LIGHT WEIGHT CONCRETE, MULTIPLY LENGTHS IN TABLE BY 1.3.
F. COMPRESSION DOWEL REINFORCEMENT: 20 BAR DIAMETERS.

CONCRETE NOTES (CONTINUED)

1. REINFORCING SHALL CONFORM TO A.S.T.M. A615, GR. 60, INCLUDING TIES AND STIRRUPS. BARS REQUIRED CONTINUOUS OR FIELD WELDED SHALL BE A.S.T.M. A706, GRADE 60.
2. LAP SPLICES SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS NOTED OTHERWISE. WHERE CLASS "B" LAPS ARE NOT SPECIFIED, CUT REINFORCEMENTS TO BE CLASS "B" SPLICES.
   A. SPLICES: $f'c = 4000$ P.S.I., $f_y = 60000$ P.S.I.
3. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. DETAILING MANUAL.
4. ALL REINFORCING SHALL BE SUPPORTED BY FIXING SPACERS WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY TIED TOGETHER, IN ACCORDANCE WITH A.C.I. REINFORCING DETAILING LATEST EDITION.
5. MINIMUM CONCRETE COVER UNLESS NOTED OTHERWISE:
   A. UNFORMED SURFACE IN CONTACT WITH THE GROUND: 3 IN.
   B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER: 1 1/2 IN. FOR #6 BAR OR SMALLER, 2 IN. FOR #5 BAR OR LARGER.
   C. FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER: WALLS, SLABS, 3/4 IN.; BEAMS, GIRDERS AND COLUMNS (TO TIES OR STIRRUPS): 1 1/2 IN.
6. ALL CONSTRUCTION JOINTS SHOWN ON DRAWINGS SHALL BE INCORPORATED INTO THE STRUCTURE, UNLESS THEIR CONNECTION IS APPROVED BY THE ENGINEER. ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION SHALL BE LOCATED AT POINTS OF MINIMUM SHEAR AND SHALL BE DETAILED AND SHOWN ON SHOP DRAWINGS WITH EXCEPTIONS SUBJECT TO APPROVAL BY ENGINEER. JOINT CONTINUITY SHALL PASS CONTINUOUSLY THROUGH THE JOINT.
7. ALL ABUTTING CONCRETE MEMBERS SHALL BE POURED TOGETHER UNLESS POURED MONOLITHICALLY. DOWELS SHALL BE EQUAL IN SIZE AND SPACING TO THE REINFORCING IN THE ADJACENT MEMBER.
8. UNLESS OTHERWISE SHOWN IN THE ARCHITECTURAL DRAWINGS, PROVIDE 3/4" CHAMFERS AT ALL EDGES THAT ARE EXPOSED TO VIEW IN THE FINISHED STRUCTURE.
9. SEE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIP SLOTS, REGLETS, NAGINGS, ANCHORS, PRECAST BEARING LEDGES, BRICK LEDGE ELEVATIONS AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC.
10. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES, WHICH FINISH IS NOT SPECIFIED. CONFIRM TO REQUIREMENTS OF A.C.I. 301.
11. MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS SHALL BE REFERRED TO FOR DRAINS, SLEEVES, OUTLET BOXES, CONDUIT AND HOSES, ETC. THE APPROPRIATE TRADES ARE RESPONSIBLE FOR PLACING THEIR ITEMS.
12. REFER TO MECHANICAL DRAWINGS FOR HOUSEKEEPING PADS AND INERTIA BASES AT MECHANICAL EQUIPMENT.
13. PROVIDE CONCRETE EQUIPMENT PADS, INERTIA BASES AND CURBS AS NOTED ELSEWHERE IN CONTRACT DOCUMENTS. UNLESS NOTED OTHERWISE, PADS WITH HOUSED WIRE OR PROJECTING 2" FROM CONCRETE ENCLOSURE AT 18" EACH WAY. REINFORCE PADS WITH MESH EACH WAY, TOP AND BOTTOM. CHAMFER ALL EDGES. SUBMIT BY LOCKSMITH ARCHITECTS, DESIGN.
14. REFER TO MECHANICAL DRAWINGS FOR UNDERFLOOR AND PERIMETER FOUNDATION DRAINS.
15. BASE PLATES, ANCHOR BOLTS, SUPPORT ANGLES, ETC., BELOW GRADE SHALL BE COVERED WITH A MINIMUM OF 2" CONCRETE.
16. WHERE REINFORCING IS NOT INDICATED OR DEFINED, INCLUDE FOR THIS PURPOSE ONLY:
   A. WALLS: #5 EACH WAY IN CENTER, SPACING IN INCHES = 1.5(WALL THICKNESS IN INCHES) BUT NOT OVER 18" O.C.
   B. BEAMS: (#5) CONTINUOUS TOP AND BOTTOM FOR EACH 1ST FOUR INCHES OF BEAM DEPTH, SECTIONAL AREA AS 0.5(BEAM DEPTH) SPACED AT 1/4 OF BEAM DEPTH FULL LENGTH OF BEAM.
   C. COLUMNS: #4 VERTICAL FOR 50 SQUARE INCHES OF GROSS SECTIONAL AREA AND #2 TIES @ 9" O.C.
   D. BLADES: #5 EACH WAY TOP AND BOTTOM, SPACING IN INCHES = 1.5(BLADE THICKNESS IN INCHES) BUT NOT OVER 18" O.C.

   ON SHOP DRAWINGS INDICATE ABOVE REINFORCING AS "PER GENERAL NOTES". EACH REINFORCING MAY BE REVISED OR RELOCATED BY STRUCTURAL ENGINEER DURING SHOP DRAWING REVIEW.
17. PROVIDE STANDARD HOOKS ON BARS TERMINATING AT A CONCRETE FACE UNLESS NOTED IF G. FOOTS ON PERIMETER, SLAB EDGES, EXPANSION JOINTS, END OF BEAMS AND AT TOP BOTTOM AND ENDS OF WALLS, ETC.
18. PROVIDE 2 #5 MINIMUM @ EACH SIDE OF OPENING, EXTEND 2'-0" BEYOND OPENINGS.

WOOD CONSTRUCTION

1. ALL WOOD BEAMS AND JOISTS NOT MARKED "S.B." SHALL BE FREE FOLLOWING SPECIES: SPRUCE PINE FIR NO. 1/NO.2 MC 19% (MAX.) OR EQUAL
   Fb=875 PSI Fv=135 PSI Fc=425 PSI Ft=575 PSI E=1,400,000 PSI
2. ALL LOAD BEARING WALLS SHALL BE THE FOLLOWING SPECIES: SPRUCE PINE FIR NO. 1/ NO. 2 MC 19% (MAX.) OR EQUAL
   Fb=875 PSI Fv=135 PSI Fc=425 PSI Ft=350 PSI E=1,400,000 PSI
3. LAMINATED VENEER LUMBER (LVL) BEAMS SHALL HAVE THE FOLLOWING PROPERTIES:
   Fb=2600 PSI Fv=285 PSI Ft=2150 PSI E=1,900,000
4. PLYWOOD WALL FLOOR WALLS AND ROOF SHEATHING AS REQUIRED TO RESIST CALCULATED FORCES:
   A. ALL FLOOR SHEATHING, WALL SHEATHING AND ROOF DECK SHALL BE APPLY RATED SHEATHING: EXPOSURE 1, U.N.O.
   B. FASTENER PATTERN OF SHEETS:
   C. NAIL EDGES ON FLOOR, ROOF & WALL PANELS AT 6" O.C. MAX.
   D. NAIL EDGE OF FLOOR, ROOF & WALL PANELS AT 12" O.C. MAX.
   E. USE MINIMUM 16 PSI & AT WOOD STUDS & 10 NAILS AT FLOOR AND ROOF FRAMING.
5. CONNECTORS SHALL BE AS MANDFACTURED BY THE SIMPSON COMPANY.
6. MINIMUM FASTENER REQUIREMENTS FOR WOOD STRUCTURAL FRAMING SHALL COMPLY WITH TABLE R602.3(1) OF THE 2020 NEW YORK STATE RESIDENTIAL CODE UNLESS MORE STRINGENT FASTENING REQUIREMENTS ARE NOTED ON THE DRAWINGS.
7. WOOD JOISTS: PREFABRICATED JOISTS FABRICATED IN CROSS SECTION MADE WITH EXTERIOR STRUCTURAL COMPOSITE LUMBER FLANGES AND WOOD-BASED STRUCTURAL PANEL WEBS, JOINED AND BONDED TO FLANGES. PROVIDE UNITS COMPLYING WITH MATERIAL REQUIREMENTS OF AND WITH STRUCTURAL CAPACITIES ESTABLISHED AND MONITORED ACCORDING TO ASTM D 5055.
   A. BASIS OF DESIGN: MANUFACTURER:
   B. TRUSS JOISTS BY WEYERHAEUSER COMPANY
8. A. WEB MATERIAL: EITHER ORIENTED STRAND BOARD OR PLYWOOD COMPLYING WITH DOC PS 1 OR DOC PS 2, EXPOSURE 1.
   B. STRUCTURAL PROPERTIES: PROVIDE UNITS WITH PROPERTIES NO LESSER VALUES NOT LESS THAN THOSE INDICATED.
9. PROVIDE UNITS COMPLYING WITH APA PRI-401. FACTORY STAMPED WITH APA TRADEMARK INDICATING COMPLIANCE, JOIST DEPTH, JOIST CLASS, SPAN RATING, BILL OF MATERIAL, AND COMPLIANCE WITH APA STANDARDS.
10. PLYWOOD: PRODUCT SPECIFIED TO BE USED AS A LOAD-BEARING MEMBER AND TO SPACE WOOD JOISTS AT 48" OR LESS, COMPLYING WITH RESEARCH FOUNDATION REPORT FOR JOISTS.
   1. MANUFACTURER: PRO-TEC PRODUCTS BY SAME MANUFACTURER AS JOISTS.
   2. MATERIAL: ALL-WEATHER PRODUCT, GLUED LAMINATED WOOD OR PRESSURE TREATED FROM ONE COMBINATION SOLID LUMBER, WOOD STRUCTURAL AND VENEERS.
   3. THICKNESS: 1 1/8 INCHES.
   4. PROVIDE PERFORMANCE RATED PRODUCT COMPLYING WITH APA PRP-108 FOR PLYWOOD GRADE, FACTORY MARKED WITH APA TRADEMARK INDICATING THICKNESS, GRADE, AND COMPLIANCE WITH APA STANDARDS.
11. IN ENTIRELY LUMBER TO THE MAXIMUM MOISTURE CONTENT
12. PRESERVATIVE TREATMENT OF LUMBER:
   A. WOOD PLATES, SILLS, CURBS, EQUIPMENT SUPPORT BASES, BLOCKING, STRIPPING, AND SIMILAR MEMBERS IN CONTACT WITH ROOFING, FLASHING, VAPOR BARRIERS, AND WATERPROOFING.
   B. WOOD BLOCKS, FERRULES, BLOCKING AND SIMILAR MEMBERS IN CONTACT WITH CONCRETE.
   C. WOOD FRAMING THAT IS LESS THAN 18" ABOVE GROUND IN UNENCLOSED AREAS.
   D. WOOD FLOOR PLATES, FRONT EDGE OF CONCRETE SLABS ON GRADE FIRE RETARDANT TREATED PLYWOOD, PRESSURE PROCESS PROVIDE PROJECT WITH A LEGAL SPREAD RULE OF 25 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84. USE TREATMENT THAT DOES NOT PROMOTE CORROSION OF METAL FASTENERS. FIRE RATED TYPE PER ASTM D2898. IDENTIFY FIRE RETARDANT TREATED MEMBERS WITH APPROPRIATE CLASSIFICATION MARKING OF QUALIFIED TESTING AGENCY.
13. PROVIDE FASTENERS OF SIZE AND TYPE INDICATED THAT COMPLY WITH THE FOLLOWING:
   A. NAILS, BRADS, STAPLES: ASTM F547.
   B. POWER-DRIVEN FASTENERS: ACC 499-97.
   C. WOOD SCREWS: ASME B18.6.1.
   D. BOLTS: ASTM A307 GRADE A WITH ASTM A563 HEX NUTS AND FLAT WASHERS.
   E. EXPANSION ANCHORS: CARBON STEEL COMPONENTS ZINC PLATED TO COMPLY WITH ASTM B633 CLASS Fe/Zn 5.
14. DRY SEALER GASKETS: CLOSED CELL INTERPENETRANT FOAM, 1/8" THICK, DIE CUTTED FROM MANUFACTURER'S STANDARD WIDTHS TO FIT WITH OF SILL MEMBERS INDICATED. INSTALL SILL SEALER GASKETS TO FORM CONTINUOUS SEAL BETWEEN SILL PLATE AND FOUNDATION WALLS.

MISCELLANEOUS

1. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
2. NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
3. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
4. OPENINGS 1'-6" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUCH OPENINGS.
5. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LIVE OR IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A SUPERVISION COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND OR SEQUENCES.
7. UNLESS OTHERWISE NOTED, FIRE PROOFING METHODS AND MATERIALS FOR STRUCTURAL MEMBERS ARE NOT SHOWN ON STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS AND ENGINEERED FOR FIRE RATING REQUIREMENTS AND PROPOSED METHODS AND MATERIALS.
8. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS.
9. CONTRACTORS CONSTRUCTION AND OR ERECTION BLOCKING SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD. EXPANSION JOINTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED TO ACCOMMODATE ANTICIPATED THERMAL MOVEMENTS AS THE PHYSICAL PROPERTIES COMPLETE.
10. THE GOVERNOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION OR THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE ARCHITECT HAS BEEN FULLY INFORMED THE ARCHITECT OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
11. ALL HINGES (EXPOSED IN THE DESIGN SENSE) THE CONTRACTOR APPLIES TO ALL DEFICIENCIES, AMBIGUITIES, CONTRADICTIONS, OR OMISSIONS IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED OR WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY. OBVIOUSLY CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT BEFORE THE AFFECTED WORK PROCEEDS.
12. CHECK ALL EXPANSION AGAINST REQUIREMENTS OF OTHER CONTRACT DOCUMENTS. FIELD JOINT EXPANSIONS RELATING TO EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS AND FABRICATION.
13. WHERE DIMENSIONS OF WEIGHTS OF EQUIPMENT OR SYSTEMS ARE INSURABLE FROM MANUFACTURER TO REPLACE ALTERNATE, SUPPLY EQUIPMENT AND WEIGHTS SHOWN ON DRAWINGS WITH SELECTED MAKE AND WEIGHT TO DETERMINE MATERIALS NOTIFY STRUCTURAL ENGINEER OF DISCREPANCIES.
14. DO NOT PLACE EQUIPMENT WHEN SHIPPING OR OPERATING WEIGHT EXCEEDS WEIGHT INDICATED ON STRUCTURAL DRAWINGS.
15. NO MODIFICATION, ALTERATION OF REPAIR SHALL BE MADE WITHOUT PRIOR REVIEW BY STRUCTURAL ENGINEER. SUBMIT DETAILS AND LOCATIONS PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN STATE WHERE PROJECT IS LOCATED AND EMPLOYED BY CONTRACTORS.

ISOMETRIC VIEW - BUILDING #1

ISOMETRIC VIEW FOR REFERENCE ONLY. SEE PLAN SECTIONS AND DETAILS FOR THE REQUIRED FRAMING AND FRAMING CONFIGURATION.

ROOF TRUSSES NOT SHOWN IN ISOMETRIC

GRAPHICS LEGEND

EARTH, STEEL, CRUSHED STONE, BRICK, CONCRETE, GROUT, CONCRETE MASONRY UNIT, SOLID BLOCKING, GRID HORIZ. SECTION, DETAIL NUMBER, SHEET WHERE DETAIL APPEARS, ELEVATION NUMBER, ELEVATION BENCH, SHEET WHERE ELEVATION APPEARS, CENTER LINE, INFILL AREAS, JOIST, JOIST BRIDGING, COLUMN CENTERLINE, EXISTING CONSTRUCTION, EXISTING COLUMN CENTERLINE

ABBREVIATIONS

QTY.	QUANTITY
#	NUMBER (REFERS TO POUND (QUANTITY))
ALT	ALTERNATE
BOT	BOTTOM
C.A.	COARSE AGGREGATE
C.I.P.	CAST IN PLACE
CONC	CONCRETE
℄	CENTER LINE
D.H.B.	DIAGONAL NOTED BRIDGING
DWL	DOWEL
EA	EACH
E.B.E.	EXPANSION JOINT MATERIAL
EL	ELEVATION
EXIST	EXISTING
F.W.	FACE WALL
F.G.	FOOTING STEP
GR	GRADE
H.B.	HORIZONTAL BRIDGING
HOR	HORIZONTAL
LBS	POUNDS
MANUF	MANUFACTURER
O.C.	ON CENTER
P.A.T.	POWER ACTUATED FASTENER
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PROP	PROPOSED
REINF	REINFORCEMENT
REQD	REQUIRED
SL	SLOPED
SPEC	SPECIFICATION
STD	STANDARD
T.O.B	TOP OF BEAM
T.O.I	TOP OF JOISTING
T.O.S	TOP OF STEEL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTED
VERT	VERTICAL
W/	WITH POINT

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: GENERAL NOTES

STATE OF NEW YORK

Project: 21121 | Date: 1/13/25
Drawn: RMH | Scale: AS NOTED
Drawing No.: S-001

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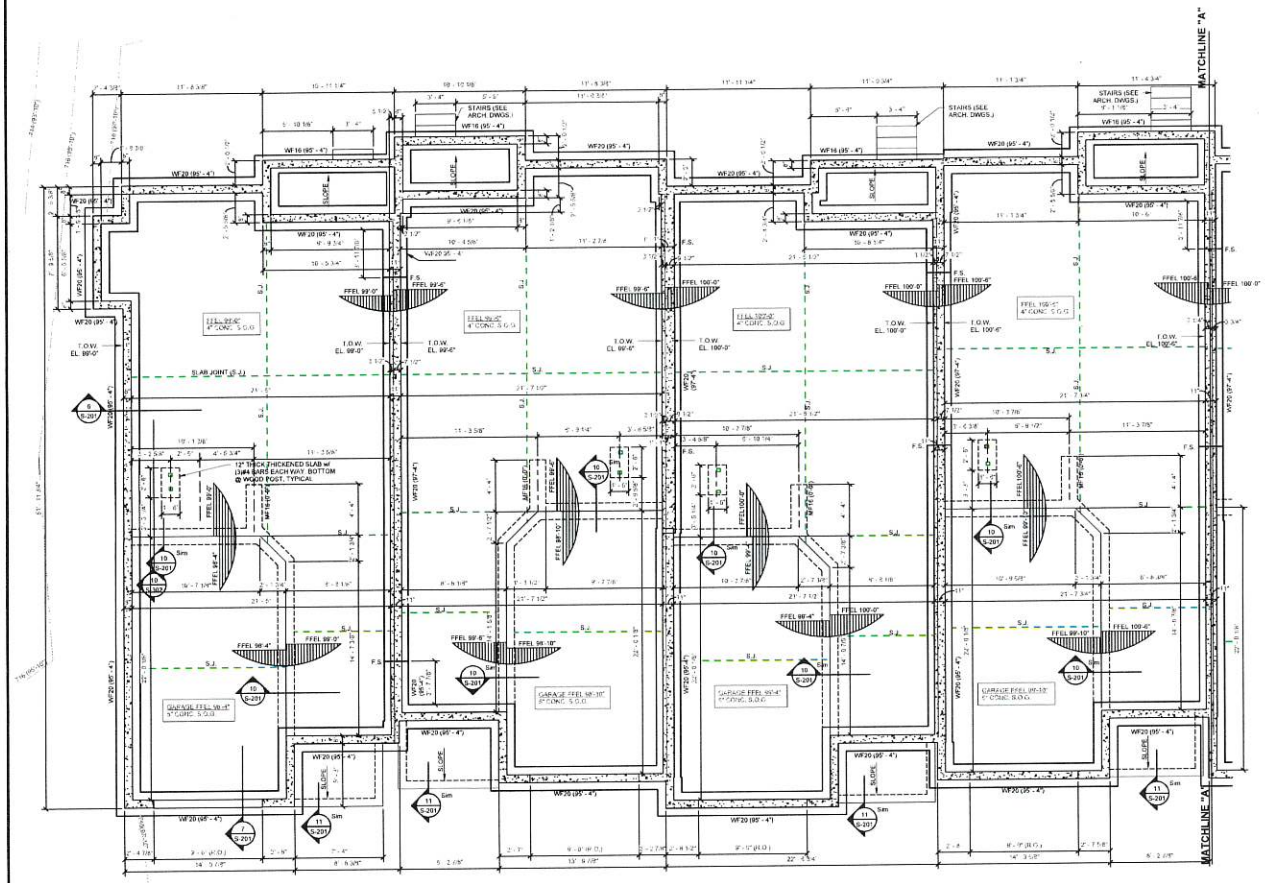

1 S-101A PARTIAL PLAN - FOUNDATION BUILDING 1 (LEFT SIDE)
1/4" = 1'-0"

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FOUNDATION PLAN NOTES:

1. ALL ELEVATIONS ARE REFERENCED FROM FIRST FLOOR ELEVATION 100'-0" (DATUM EL. 720.16')
2. WFXX (XX'-XX") INDICATES WALL FOOTING TYPE AND TOP OF FOOTING ELEVATION REFERENCED FROM FFEL. 100'-0" (DATUM EL. 720.16')
3. F.S. INDICATES FOOTING STEP. REFER TO TYPICAL DETAIL FOR ADDITIONAL INFORMATION
4. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE THREE FEET SIX INCHES (3'-6") BELOW EXTERIOR GRADES FOR FROST PROTECTION.
5. TOP OF WALL ELEVATION SHALL MATCH FINISHED FLOOR ELEVATION OF TOWNHOUSE UNIT (NOT GARAGE FFEL)
6. ALL SLABS SHALL BE PLACED OVER A 6 MIL VAPOR BARRIER OVER A FOUR INCH (4") COMPACTED SUBGRADE.
7. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL UNDERSLAB AND FOUNDATION DRAINAGE.
8. REFER TO 1ST FLOOR BRACED WALL / SHEAR WALL LAYOUT PLAN FOR LOCATION OF BRACED WALL / SHEAR WALL HOLDOWNS.
9. MF16 - INDICATES 1'-0" WIDE x 12" THICK THICKENED SLAB w/ (2) #4 LONG BARS & #4 TRANS. BAR @ 14" O.C., TYPICAL AT STAIR BASE CONNECTION TO SLAB ON GRADE
10. TYPICAL SLAB CONSTRUCTION @ LIVING / RESIDENTIAL SPACES: 4" THK CONCRETE SLAB ON GRADE w/ 1.5 PCY FIBERMESH OVER 6 MIL VAPOR BARRIER OVER 4" COMPACTED SUBBASE
11. TYPICAL SLAB CONSTRUCTION @ GARAGE SPACES: 5"THK CONCRETE SLAB ON GRADE w/ 1.5 PCY FIBERMESH OVER 4" COMPACTED SUBBASE

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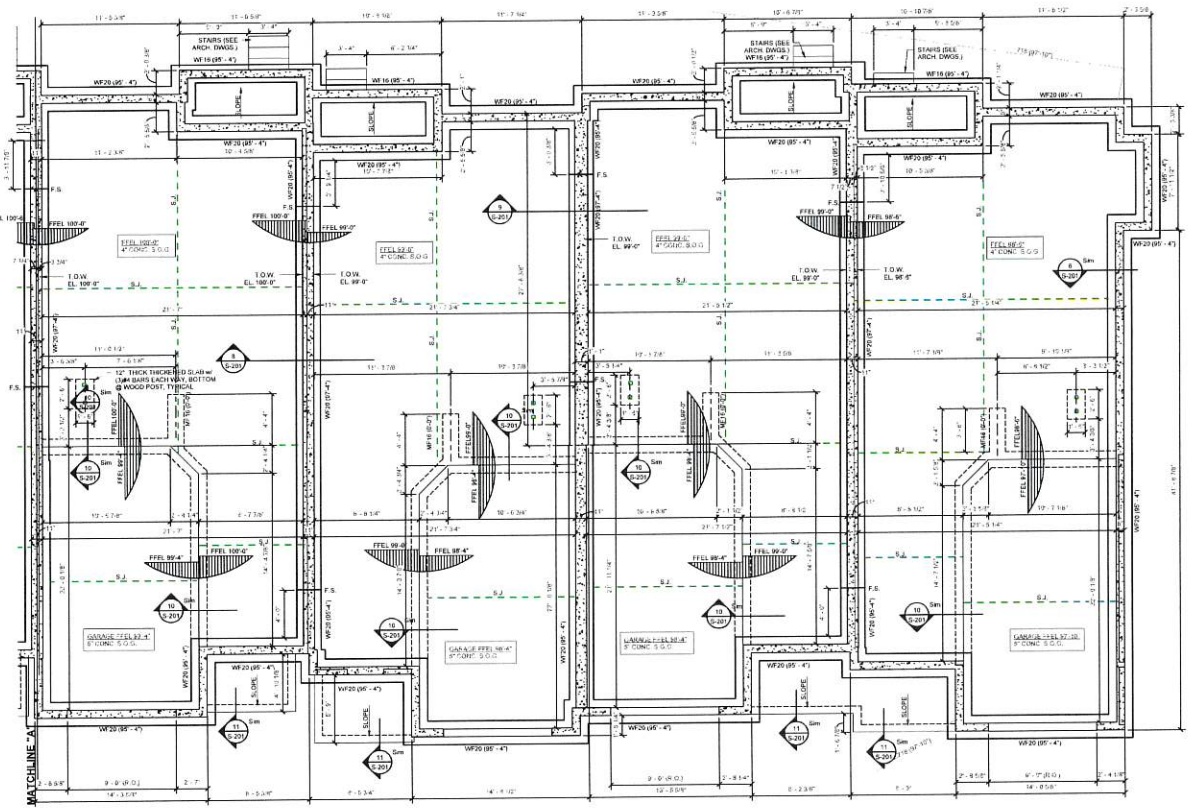
Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: PARTIAL FOUNDATION PLAN - BUILDING 1 (LEFT SIDE)

STATE OF NEW YORK · JAMES T. ANDREOLI · 040847 · LICENSED PROFESSIONAL ENGINEER

Project: 21121	Date: 1/13/25
Drawn: RMH	Scale: AS NOTED
Drawing Number: S-101A	



1 S-101B PARTIAL PLAN - FOUNDATION BUILDING 1 (RIGHT SIDE)
1/4" = 1'-0"

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FOUNDATION PLAN NOTES:

1. ALL ELEVATIONS ARE REFERENCED FROM FIRST FLOOR ELEVATION 100'-0" (DATUM EL. 720.16)
2. WF-XX (XX'-XX") INDICATES WALL FOOTING TYPE AND TOP OF FOOTING ELEVATION REFERENCED FROM FFEL 100'-0" (DATUM EL. 720.16)
3. F.S. INDICATES FOOTING STEP. REFER TO TYPICAL DETAIL FOR ADDITIONAL INFORMATION
4. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE THREE FEET SIX INCHES (3'-6") BELOW EXTERIOR GRADES FOR FROST PROTECTION.
5. TOP OF WALL ELEVATION SHALL MATCH FINISHED FLOOR ELEVATION OF TOWNHOUSE UNIT (NOT GARAGE FFEL)
6. ALL SLABS SHALL BE PLACED OVER A 6 MIL VAPOR BARRIER OVER A FOUR INCH (4") COMPACTED SUBGRADE
7. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL UNDERSLAB AND FOUNDATION DRAINAGE.
8. SEE S-101A FOR FOOTING SCHEDULE.
9. MF16 - INDICATES 1'-6" WIDE x 12" THICK THICKENED SLAB w/ (2) #4 LONG. BARS & #4 TRANS. BAR @ 14" O.C. - TYPICAL AT STAIR BASE CONNECTION TO SLAB ON GRADE.
10. TYPICAL SLAB CONSTRUCTION @ LIVING /RESIDENTIAL SPACES: 4" THK CONCRETE SLAB ON GRADE w/ 1.5 PCY FIBERMESH OVER 6 MIL VAPOR BARRIER OVER 4" COMPACTED SUBBASE
11. TYPICAL SLAB CONSTRUCTION @ GARAGE SPACES: 5" THK CONCRETE SLAB ON GRADE w/ 1.5 PCY FIBERMESH OVER 4" COMPACTED SUBBASE

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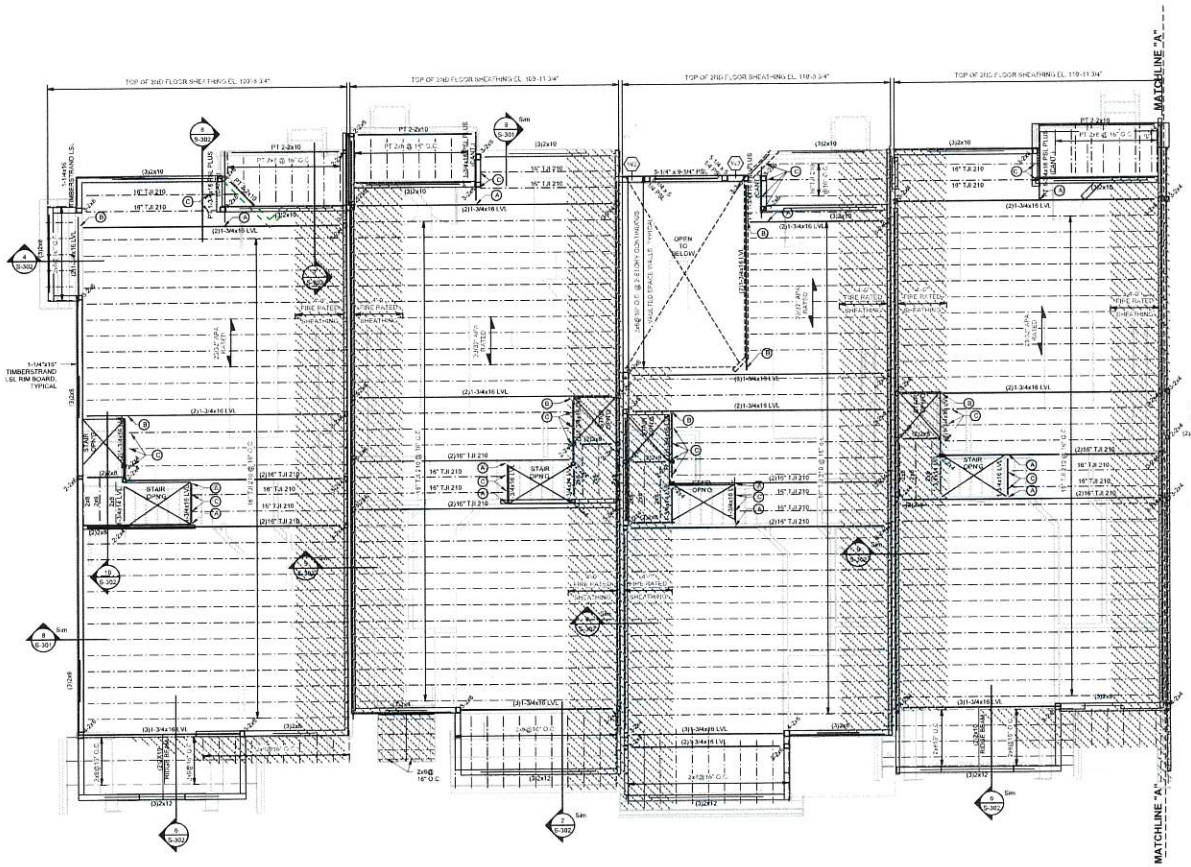
Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: PARTIAL FOUNDATION PLAN - BUILDING 1 (RIGHT SIDE)

STATE OF NEW YORK | JASON T. ANDERSEN | 036342 | LICENSED PROFESSIONAL ENGINEER

Project: 21121	Date: 1/13/25
Drawn: RMH	Scale: AS NOTED

Drawing Number: S-101B



1 PARTIAL PLAN - 2ND FLOOR FRAMING BUILDING 1 (LEFT SIDE)
S-102A 1/4" = 1'-0"

SECOND FLOOR FRAMING PLAN NOTES:

1. ALL ELEVATIONS ARE REFERENCED FROM FIRST FLOOR ELEVATION 100'-0" (DATUM EL. 220.16)
2. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. (SPF. No 1/2 GRADE MINIMUM, TYPICAL UNLESS OTHERWISE NOTED (U.O.N.)
3. ALL DEMISING WALLS BETWEEN UNITS SHALL BE 2x4 @16" ON CENTER, TYPICAL U.O.N.
4. ALL TJI FLOOR JOISTS SHALL BE SPACED 1'-4" ON CENTER TYPICAL, U.O.N.

PT — INDICATES PRESERVATIVE TREATED WOOD

INDICATES FLOOR OPENING

HATCHED AREA INDICATES LOCATION OF FIRE RATED FLOOR SHEATHING

23/32" FIRE RATED — INDICATES 23/32" THICK FIRE RETARDANT EXPOSURE 1 SHEATHING SPAN DIRECTION. SHEATHING SHALL BE PLACED WITH LONG DIMENSION PERPENDICULAR TO FLOOR FRAMING WITH 8d (0.131" DIAMETER x 2-1/2") NAILS AT 6" O.C. AT PANEL EDGES & 8d (0.131" DIAMETER x 2-1/2") NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE MINIMUM 1-1/2" PENETRATION INTO FRAMING MEMBERS.

23/32" APA RATED — INDICATES 23/32" THICK APA RATED, EXPOSURE 1 FLOOR SHEATHING SPAN DIRECTION. SHEATHING SHALL BE PLACED WITH LONG DIMENSION PERPENDICULAR TO FLOOR FRAMING WITH 8d (0.131" DIAMETER x 2-1/2") NAILS AT 6" O.C. AT PANEL EDGES & 8d (0.131" DIAMETER x 2-1/2") NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE MINIMUM 1-1/2" PENETRATION INTO FRAMING MEMBERS.

S — INDICATES SIMPSON CONNECTION TYPE. SEE TYPICAL DETAILS ON S-301 FOR CONNECTION SCHEDULES

W2 — INDICATES WALL TYPE
2x6 TIMBERSTRAND CONTINUOUS LSL STUDS @ 12" O.C. (1 1/2 LSL) TYPICAL at 2-STORY VAULTED SPACE EXTERIOR WALL LOCATIONS. FULL DEPTH BLOCKING REQUIRED AT THIRD POINTS

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: PARTIAL 2ND FLOOR FRAMING PLAN - BUILDING 1(LEFT SIDE)

STATE OF NEW YORK — RICHARD M. HOLLOWAY — 080642 — LICENSED PROFESSIONAL ENGINEER

Project: 21121	Date: 1/13/25
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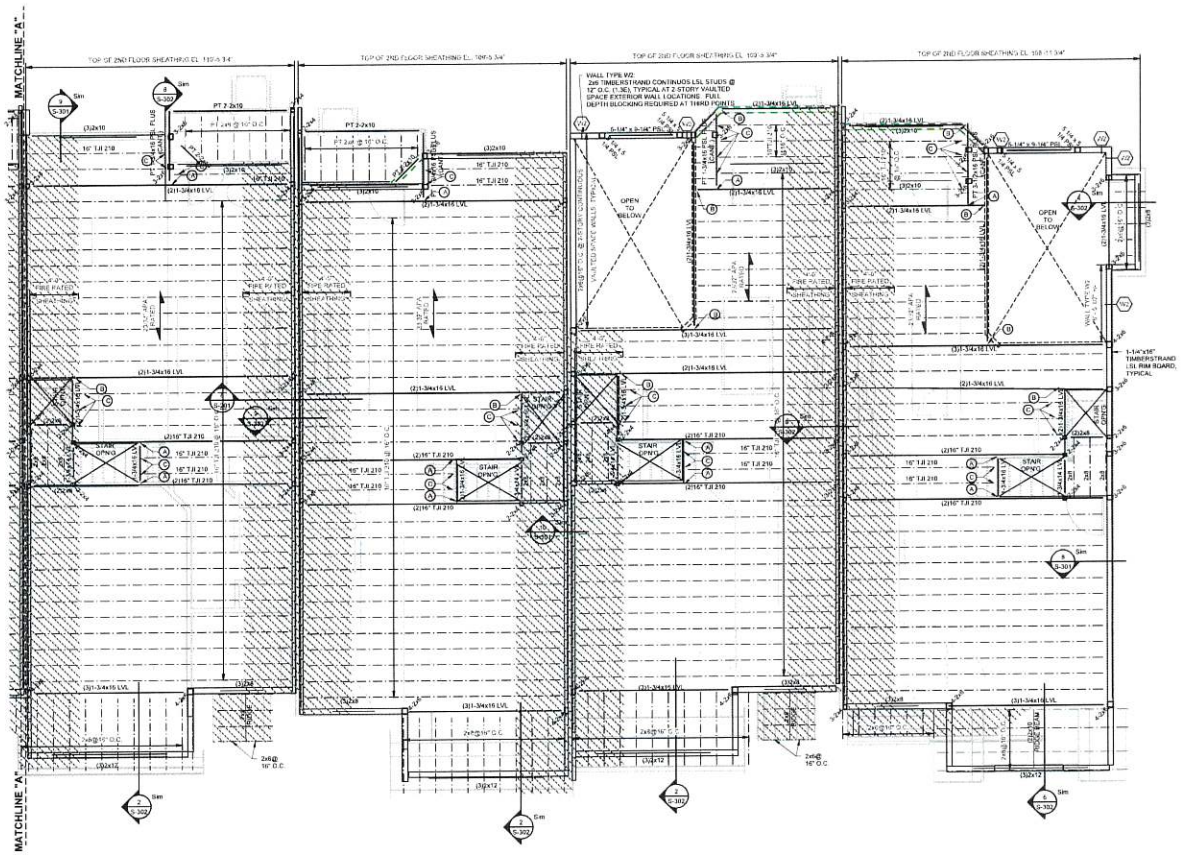

1 PARTIAL PLAN - 2ND FLOOR FRAMING BUILDING 1 (RIGHT SIDE)
S-102B 1/4" = 1'-0"

SECOND FLOOR FRAMING PLAN NOTES:

1. ALL ELEVATIONS ARE REFERENCED FROM FIRST FLOOR ELEVATION 100'-0" (DATUM EL. 725.16')
2. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. (SPF, No 1/2 GRADE MINIMUM), TYPICAL UNLESS OTHERWISE NOTED (U.O.N.)
3. ALL DEMISING WALLS BETWEEN UNITS SHALL BE 2x4 @16" ON CENTER, TYPICAL U.O.N.
4. ALL 1st FLOOR JOISTS SHALL BE SPACED 1'-4" ON CENTER, TYPICAL, U.O.N.

PT — INDICATES PRESERVATIVE TREATED WOOD

INDICATES FLOOR OPENING

HATCHED AREA INDICATES LOCATION OF FIRE RATED FLOOR SHEATHING

23/32" FIRE RATED — INDICATES 23/32" THICK FIRE RETARDANT EXPOSURE 1 SHEATHING SPAN DIRECTION. SHEATHING SHALL BE PLACED WITH LONG DIMENSION PERPENDICULAR TO FLOOR FRAMING WITH 8d @ 131" DIAMETER x 2-1/2" NAILS AT 6" O.C. AT PANEL EDGES & 8d @ 131" DIAMETER x 2-1/2" NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE MINIMUM 1-1/2" PENETRATION INTO FRAMING MEMBERS.

23/32" APA RATED — INDICATES 23/32" THICK APA RATED, EXPOSURE 1 FLOOR SHEATHING SPAN DIRECTION. SHEATHING SHALL BE PLACED WITH LONG DIMENSION PERPENDICULAR TO FLOOR FRAMING MEMBERS. FASTEN SHEATHING TO FLOOR FRAMING WITH 8d @ 131" DIAMETER x 2-1/2" NAILS AT 6" O.C. AT PANEL EDGES & 8d @ 131" DIAMETER x 2-1/2" NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE MINIMUM 1-1/2" PENETRATION INTO FRAMING MEMBERS.

X — INDICATES SIMPSON CONNECTION TYPE. SEE TYPICAL DETAILS ON S-301 FOR CONNECTION SCHEDULES

W2 — INDICATES WALL TYPE.
2x6 TIMBERSTRAND CONTINUOS LSL STUDS @ 12" O.C. (1.3E), TYPICAL AT 2-STORY VAULTED SPACE EXTERIOR WALL LOCATIONS. FULL DEPTH BLOCKING REQUIRED AT THIRD POINTS

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: PARTIAL 2ND FLOOR FRAMING PLAN-BUILDING 1(RIGHT SIDE)

Project: 21121	Date: 1/13/25
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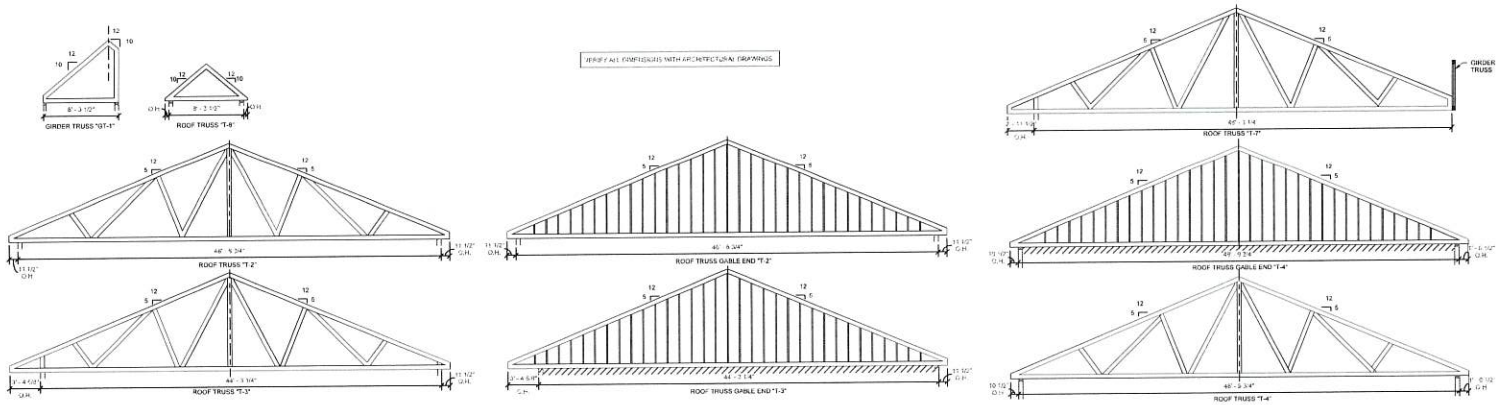
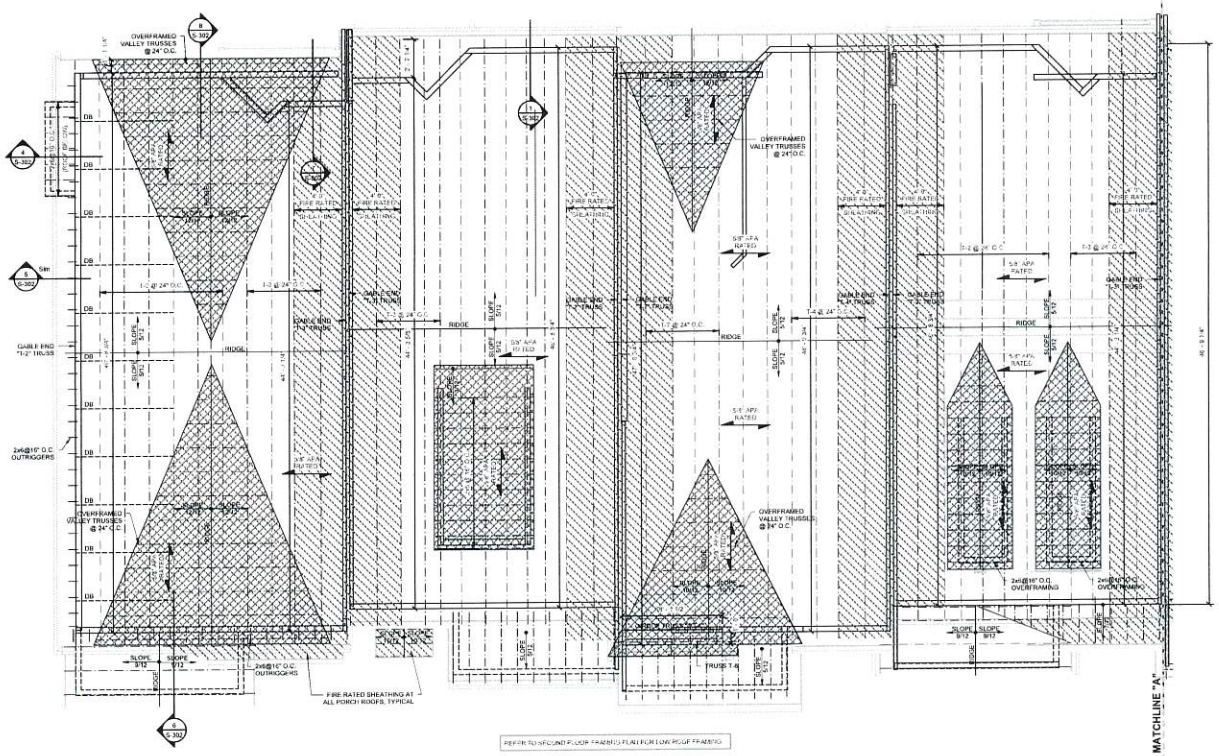


2 ROOF TRUSS SCHEMATICS
(S-103A) 3/16" = 1'-0"

PRE-ENGINEERED WOOD TRUSSES:

1. PROVIDE PREFABRICATED WOOD TRUSSES CAPABLE OF WITHSTANDING DESIGN LOADS INDICATED BELOW:
   TOP CHORD SNOW LOAD: 30.8 PSF (*)
   33.6 PSF AT UNHEATED ROOF AREAS (GARAGES & PORCHES)
   TOP CHORD DEAD LOAD: 10 PSF (AT OVER FRAMED AREAS ADD 5 PSF)
   BOTTOM CHORD LIVE LOAD: 10 PSF
   BOTTOM CHORD DEAD LOAD: 10 PSF
   (*)DESIGN FOR UNBALANCED SNOW LOAD CONDITIONS IN ACCORDANCE WITH ASCE 7-16
2. LIMIT ROOF TRUSS DEFLECTIONS TO THE FOLLOWING:
   Δ TOTAL LOAD = L/240
   Δ LIVE LOAD = L/360
3. 2"x6" MINIMUM TOP AND BOTTOM CHORD MEMBER SIZE FOR ALL TRUSSES.
4. WEB LAYOUT SHOWN IS SCHEMATIC. FINAL WEB LAYOUT SHALL BE AS REQUIRED BY DESIGN
5. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. ALL TEMPORARY BRACING SHALL BE LEFT PERMANENTLY IN PLACE.
7. PROVIDE DIAGONAL BRACING (AT 45 DEGREES) IN THE PLANE OF WEB MEMBERS AT A MAXIMUM 25'-0" O.C.
8. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AFPA, AND NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, ANSI / TPI AND THE 2020 NEW YORK STATE RESIDENTIAL CODE.
9. LUMBER USED SHALL BE IDENTIFIED BY GRADE MARK OF LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY BOARD OF REVIEW OF AMERICAN LUMBER STANDARDS COMMITTEE, AND SHALL BE SIZE, SPECIES AND GRADE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
10. OBTAIN METAL CONNECTOR PLATES FROM A SINGLE MANUFACTURER. FABRICATE CONNECTPLATES TO COMPLY WITH TPI 1.
11. INSTALL AND BRACE TRUSSES IN ACCORDANCE WITH TPI RECOMMENDATIONS.
12. DO NOT CUT OR ALTER TRUSSES IN FIELD.
13. REPLACE TRUSSES THAT ARE DAMAGED OR DO NOT MEET REQUIREMENTS.
14. TRUSS LAYOUT ON ROOF FRAMING PLAN SHALL NOT BE MODIFIED WITHOUT PRIOR APPROVAL OF ENGINEER OF RECORD. ANY CHANGES TO THE ROOF FRAMING FROM THAT WHICH IS SHOWN MODIFIES THE LOAD DISTRIBUTION TO THE STRUCTURE BELOW AND WILL REQUIRE REVIEW AND APPROVAL PRIOR TO FABRICATION.
15. HANDLE AND STORE TRUSSES TO COMPLY WITH RECOMMENDATION IN TPI BSC1, "BUILDING COMPONENT SAFETY INFORMATION GUIDE, TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING, & BRACING METAL PLATE CONNECTED WOOD TRUSSES:"
    A. STORE TRUSSES FLAT, OFF OF GROUND, AND ADEQUATELY SUPPORTED TO PREVENT LATERAL BENDING.
    B. PROTECT TRUSSES FROM WEATHER BY COVERING WITH WATERPROOF SHEETING, SECURELY ANCHORED.
    C. PROVIDE FOR AIR CIRCULATION AROUND STACKS AND UNDER COVERINGS.
16. INSTALL WOOD TRUSSES WITHIN INSTALLATION TOLERANCES IN TPI 1
17. INSPECT TRUSSES SHOWING DISCOLORATION, CORROSION, OR OTHER EVIDENCE OF DETERIORATION. DISCARD AND REPLACE TRUSSES THAT ARE DAMAGED OR DEFECTIVE.



1 PARTIAL PLAN - ROOF FRAMING BUILDING 1 (LEFT SIDE)
(S-103A) 1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. ALL ELEVATIONS ARE REFERENCED FROM FIRST FLOOR ELEVATION 100'-0" (DATUM EL 729.16')
2. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. (SPF, No 1/2 GRADE MINIMUM), TYPICAL UNLESS OTHERWISE NOTED (U.O.N.)
3. ALL DEMISING WALLS BETWEEN UNITS SHALL BE 2x4 @16" ON CENTER, TYPICAL U.O.N.
4. ALL WOOD ROOF TRUSSES SHALL BE SPACED 2'-0", MAXIMUM.

HATCHED AREA INDICATES LOCATION OF OVERFRAMED ROOF AREAS.

HATCHED AREA INDICATES LOCATION OF FIRE RATED ROOF SHEATHING

5/8" FIRE RATED — INDICATES 5/8" THICK FIRE RETARDANT EXPOSURE 1 ROOF SHEATHING SPAN DIRECTION. SHEATHING SHALL BE PLACED WITH LONG DIMENSION PERPENDICULAR TO ROOF FRAMING MEMBERS. FASTEN SHEATHING TO ROOF FRAMING WITH 8d (0.131" DIAMETER x 2-1/2") NAILS AT 6" O.C. AT PANEL EDGES & 8d (0.131" DIAMETER x 2-1/2") NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE MINIMUM 1-1/2" PENETRATION INTO FRAMING MEMBERS.

5/8" APA RATED — INDICATES 5/8" THICK APA RATED, EXPOSURE 1 ROOF SHEATHING SPAN DIRECTION. SHEATHING SHALL BE PLACED WITH LONG DIMENSION PERPENDICULAR TO ROOF FRAMING MEMBERS. FASTEN SHEATHING TO ROOF FRAMING WITH 8d (0.131" DIAMETER x 2-1/2") NAILS AT 6" O.C. AT PANEL EDGES & 8d (0.131" DIAMETER x 2-1/2") NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE MINIMUM 1-1/2" PENETRATION INTO FRAMING MEMBERS.

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: PARTIAL ROOF FRAMING PLAN - BUILDING 1 (LEFT SIDE)

Project: 21121	Date: 1/13/25
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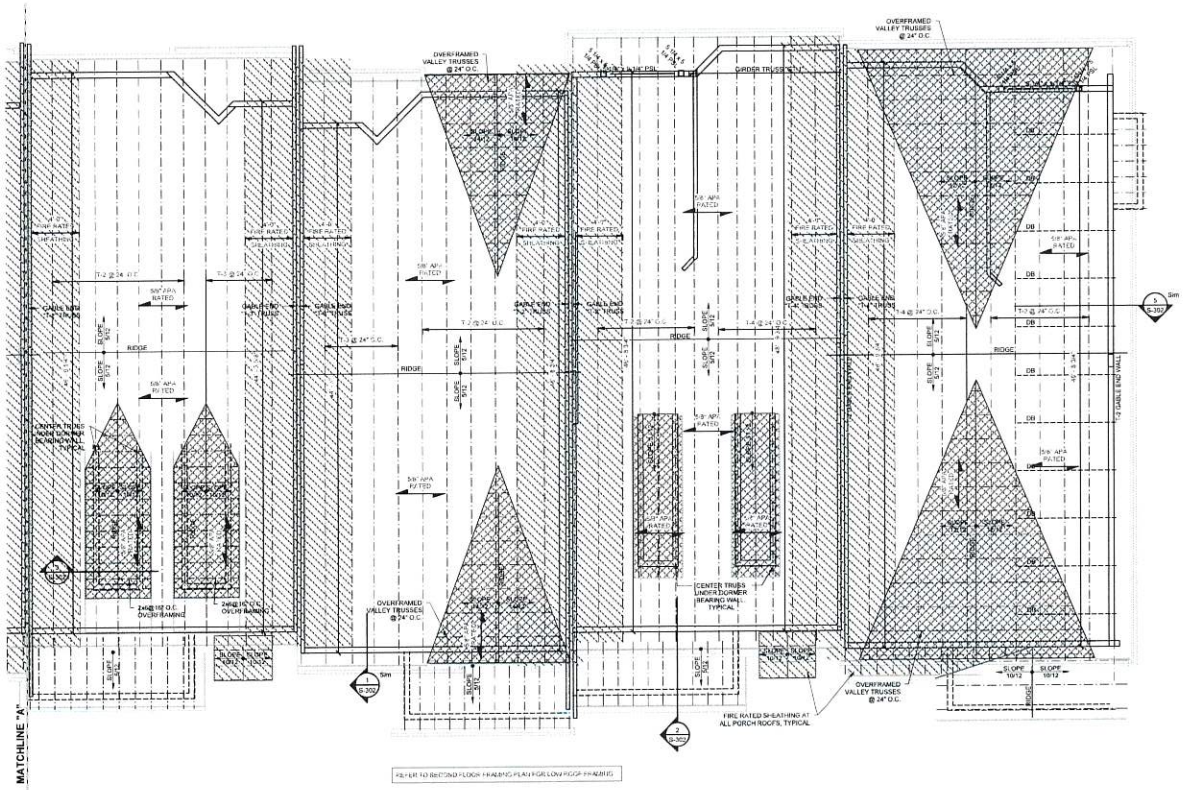

1 S-103B PARTIAL PLAN - ROOF FRAMING BUILDING 1 (RIGHT SIDE)
1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. ALL ELEVATIONS ARE REFERENCED FROM FIRST FLOOR ELEVATION 100'-0" (DATUM EL. 720.16)
2. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. (SPF No 1/2 GRADE MINIMUM), TYPICAL UNLESS OTHERWISE NOTED (U.O.N.)
3. ALL DEMISING WALLS BETWEEN UNITS SHALL BE 2x4 @ 16" ON CENTER, TYPICAL U.O.N.
4. ALL WOOD ROOF TRUSSES SHALL BE SPACED 2'-0" MAXIMUM
5. SEE DRAWING S-103A FOR ROOF TRUSS SCHEMATICS.

HATCHED AREA INDICATES LOCATION OF OVERFRAMED ROOF AREAS

HATCHED AREA INDICATES LOCATION OF FIRE RATED ROOF SHEATHING

5/8" FIRE RATED — INDICATES 5/8" THICK FIRE RETARDANT EXPOSURE 1 ROOF SHEATHING SPAN DIRECTION. SHEATHING SHALL BE PLACED WITH LONG DIMENSION PERPENDICULAR TO ROOF FRAMING MEMBERS. FASTEN SHEATHING TO ROOF FRAMING WITH 8d (0.131" DIAMETER x 2-1/2") NAILS AT 6" O.C. AT PANEL EDGES & 8d (0.131" DIAMETER x 2-1/2") NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE MINIMUM 1-1/2" PENETRATION INTO FRAMING MEMBERS.

5/8" APA RATED — INDICATES 5/8" THICK APA RATED, EXPOSURE 1 ROOF SHEATHING SPAN DIRECTION. SHEATHING SHALL BE PLACED WITH LONG DIMENSION PERPENDICULAR TO ROOF FRAMING MEMBERS. FASTEN SHEATHING TO ROOF FRAMING WITH 8d (0.131" DIAMETER x 2-1/2") NAILS AT 6" O.C. AT PANEL EDGES & 8d (0.131" DIAMETER x 2-1/2") NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS PROVIDE MINIMUM 1-1/2" PENETRATION INTO FRAMING MEMBERS

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: PARTIAL ROOF FRAMING PLAN - BUILDING 1 (RIGHT SIDE)

STATE OF NEW YORK — DAVID A. DPONS — 080942 — LICENSED PROFESSIONAL ENGINEER

Project: 21121	Date: 1/13/25
Drawn: RMH	Scale: AS NOTED
Drawing Number: S-103B	

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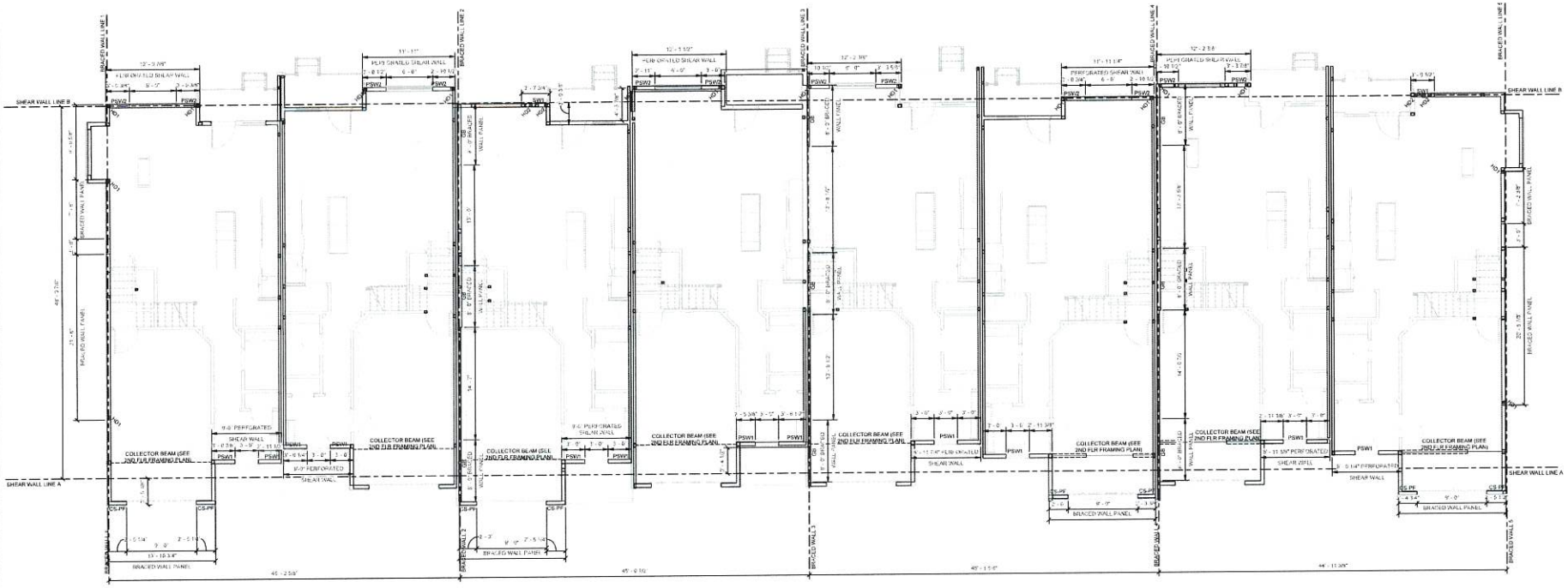


1 S-104 PLAN - 1ST FLOOR BRACED WALL / SHEAR WALL LAYOUT
3/16" = 1'-0"

1ST FLOOR BRACED WALL PANEL PLAN NOTES:

1. CONTINUOUSLY SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.
2. ALL FRAMED PORTIONS OF THE BRACED WALL LINES SHALL BE CONTINUOUSLY SHEATHED WITH 7/16" THICK APA RATED WALL SHEATHING.
3. ALL BRACED WALL PANELS SHALL BE FULL HEIGHT SECTIONS OF WALL THAT SHALL NOT HAVE VERTICAL OR HORIZONTAL OFFSETS.
4. BRACED WALL LINE DATA BASED ON WIND BRACING
5. MAXIMUM BRACED WALL LINE SPACING SHALL NOT EXCEED 50'-0" ON CENTER.
6. BRACED WALL PANELS SHALL BE CONNECTED TO FLOOR / CEILING FRAMING IN ACCORDANCE WITH TABLE R602.1(1) AND FOUNDATIONS IN ACCORDANCE WITH SECTION R403.1.6

H21 INDICATES SIMPSON HDU2-SDS2.5 WITH (6)-1/4" DIAMETER x 2-1/2" LONG SDS SCREWS & 5/8" DIAMETER ANCHOR BOLT WITH 16" MINIMUM EMBEDMENT. MINIMUM (3)2x6 END JAMB STUDS EACH END OF SHEAR WALL/ BRACED WALL FOR CONNECTION OF HOLDOWN

H22 INDICATES SIMPSON HDU8-SDS2.5 WITH (20)-1/4" DIAMETER x 2-1/2" LONG SDS SCREWS & 5/8" DIAMETER ANCHOR BOLT WITH 16" MINIMUM EMBEDMENT. MINIMUM (3)2x6 END JAMB STUDS EACH END OF SHEAR WALL/ BRACED WALL FOR CONNECTION OF HOLDOWN

SW1 INDICATES STANDARD SHEAR WALL DESIGNATION

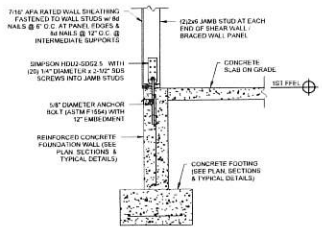
PSW1 INDICATES PERFORATED SHEAR WALL (7/16" THICK APA RATED SHEATHING FASTENED TO STUDS w/ 8d (0.131" DIAMETER x 2-1/2") NAILS @ 6" O.C. @ PANEL EDGES & 8d (0.131"x2-1/2") NAILS @12" O.C. AT INTERMEDIATE SUPPORTS. ALL HORIZONTAL JOINTS ARE UNBLOCKED AT THE SECOND FLOOR LEVEL)

PSW2 INDICATES PERFORATED SHEAR WALL (7/16" THICK APA RATED SHEATHING FASTENED TO STUDS w/ 8d (0.131" DIAMETER x 2-1/2") NAILS @ 4" O.C. @ PANEL EDGES & 8d (0.131"x2-1/2") NAILS @12" O.C. AT INTERMEDIATE SUPPORTS. ALL HORIZONTAL JOINTS ARE UNBLOCKED AT THE SECOND FLOOR LEVEL)

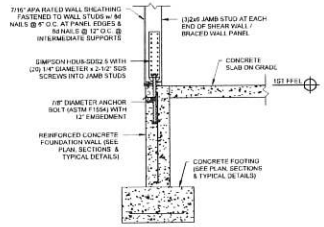
CS-WSP BRACED WALL PANEL CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL(S) 7/16" THICK APA RATED SHEATHING FASTENED TO STUDS w/ 8d (0.131" DIAMETER x 2-1/2") NAILS @ 6" O.C. @ PANEL EDGES & 8d (0.131"x2-1/2") NAILS @12" O.C. AT INTERMEDIATE SUPPORTS. ALL HORIZONTAL JOINTS ARE BLOCKED AT THE FIRST FLOOR LEVEL

CS-PF BRACED WALL PANEL CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME) 7/16" THICK APA RATED SHEATHING FASTENED TO STUDS w/ 8d (0.131" DIAMETER x 2-1/2") NAILS @ 6" O.C. @ PANEL EDGES & 8d (0.131"x2-1/2") NAILS @12" O.C. AT INTERMEDIATE SUPPORTS (SEE DETAIL 14/S-501)

GB BRACED WALL PANEL GB: 1/2" THICK (MIN.) GYPSUM BOARD) FASTEN TO STUDS WITH 5d COOLER NAILS @ 4" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES AND ALL HORIZONTAL JOINTS. ALL HORIZONTAL JOINTS SHALL BE BLOCKED. (ALTERNATE FASTENER OPTION: TYPE S OR W SCREWS @ 16" O.C. MINIMUM 5/8" PENETRATION INTO STUD.)



2 S-104 DETAIL - HD1
3/4" = 1'-0"



3 S-104 DETAIL - HD2
3/4" = 1'-0"

REVISIONS:

NUM	DATE	DESCRIPTION

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: PLAN - 1ST FLOOR BRACED WALL PANEL PLAN

STATE OF NEW YORK

Project: 21121	Date: 1/13/25
Drawn: RMH	Scale: AS NOTED

Drawing Number: S-104

DPONS

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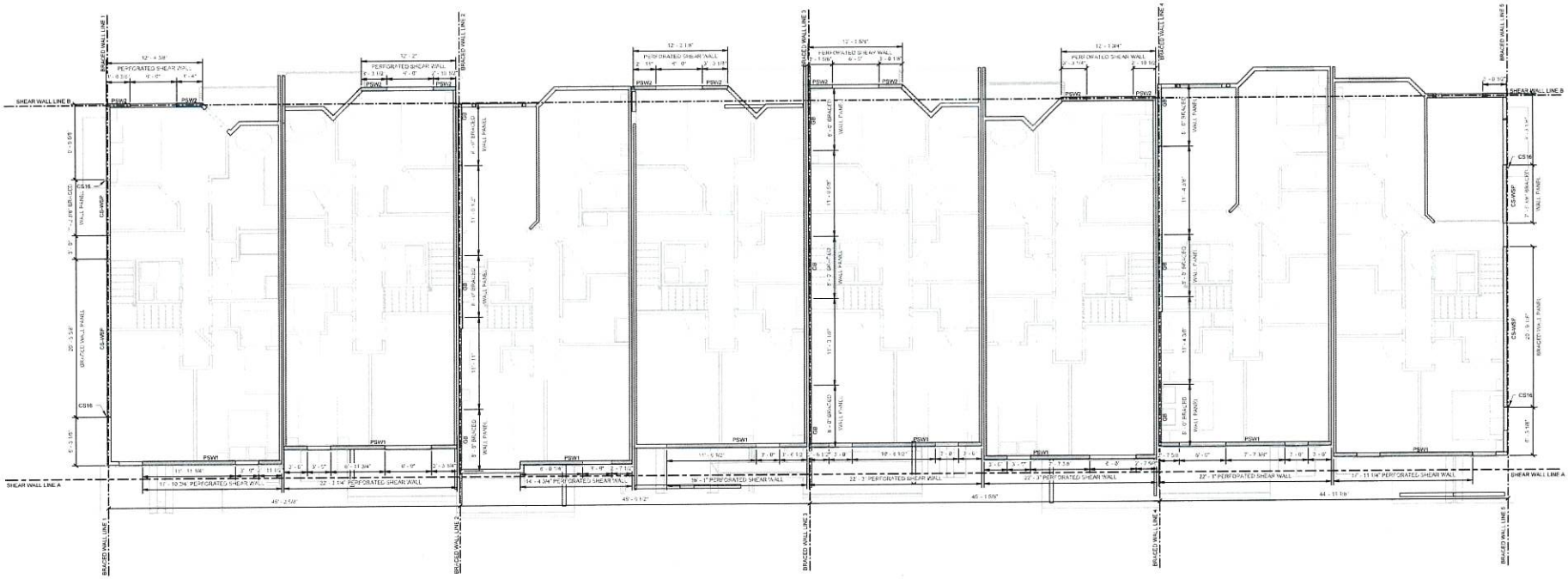


1 / S-105 PLAN - 2ND FLOOR BRACED WALL PLAN
3/16" = 1'-0"

2ND FLOOR BRACED WALL PANEL PLAN NOTES:

1. CONTINUOUS SHEATHING METHOD REQUIRES STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS (CS-WSP).
2. ALL FRAMED PORTIONS OF THE BRACED WALL LINES ON EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 7/16" THICK APA RATED WALL SHEATHING
3. ALL BRACED WALL PANELS SHALL BE FULL HEIGHT SECTIONS OF WALL THAT SHALL NOT HAVE VERTICAL OR HORIZONTAL OFFSETS.
4. BRACED WALL LINE DATA BASED ON WIND BRACING
5. MAXIMUM BRACED WALL LINE SPACING SHALL NOT EXCEED 60'-0" ON CENTER.
6. BRACED WALL PANELS SHALL BE CONNECTED TO FLOOR / CEILING FRAMING IN ACCORDANCE WITH TABLE R602.3(1) AND FOUNDATIONS IN ACCORDANCE WITH SECTION R403.1.6

SW1 INDICATES STANDARD SHEAR WALL WITH 7/16" APA RATED SHEATHING FASTENED TO STUDS w/ 8d (0.131" x 2-1/2") NAILS @ 6" O.C. @ PANEL EDGES & 8d (0.131" DIAMETER x 2 1/2", (ING) NAILS @ 12" O.C. @ INTERMEDIATE SUPPORTS.

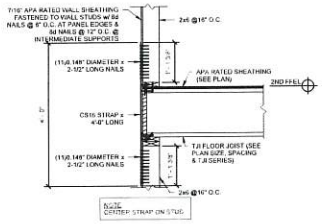
PSW1 INDICATES PERFORATED SHEAR WALL (7/16" THICK APA RATED SHEATHING FASTENED TO STUDS w/ 8d (0.131" DIAMETER x 2-1/2") NAILS @ 6" O.C. @ PANEL EDGES & 8d (0.131"x2 1/2") NAILS @ 12" O.C. AT INTERMEDIATE SUPPORTS. ALL HORIZONTAL JOINTS ARE UNBLOCKED AT THE SECOND FLOOR LEVEL)

PSW2 INDICATES PERFORATED SHEAR WALL (7/16" THICK APA RATED SHEATHING FASTENED TO STUDS w/ 8d (0.131" DIAMETER x 2-1/2") NAILS @ 4" O.C. @ PANEL EDGES & 8d (0.131"x2-1/2") NAILS @12" O.C. AT INTERMEDIATE SUPPORTS. ALL HORIZONTAL JOINTS ARE UNBLOCKED AT THE SECOND FLOOR LEVEL)

CS16 INDICATES SIMPSON CO. STRAP MODEL #CS16 FLOOR TO FLOOR STRAP (TYING 2ND FLOOR TO 1ST FLOOR) x 4'-0" LONG WITH (22) 0.148" DIAMETER x 2-1/2" LONG NAILS INTO STUDS (11 INTO 2ND FLOOR STUDS, 11 INTO 1ST FLOOR STUDS)

CS-WSP BRACED WALL PANEL CS-WSP
CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS) 7/16" THICK APA RATED SHEATHING FASTENED TO STUDS w/ 8d (0.131" DIAMETER x 2-1/2") NAILS @ 6" O.C. @ PANEL EDGES & 8d (0.131"x2-1/2") NAILS @12" O.C. AT INTERMEDIATE SUPPORTS. ALL HORIZONTAL JOINTS ARE UNBLOCKED AT THE SECOND FLOOR LEVEL

GB BRACED WALL PANEL G
1/2" THICK (MIN.) GYPSUM BOARD) FASTEN TO STUDS WITH 5d COOLER NAILS @ 4" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES AND ALL HORIZONTAL JOINTS. ALL HORIZONTAL JOINTS SHALL BE BLOCKED. (ALTERNATE FASTENER OPTION: TYPE S OR W SCREWS @ 16" O.C., MINIMUM 5/8" PENETRATION INTO STUD.)



2 / S-105 CS16 FLOOR TO FLOOR HOLDOWN
3/4" = 1'-0"

REVISIONS:

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: PLAN- 2ND FLR BRACED WALL PANEL

STATE OF NEW YORK · ANDREW J. DONS · 086942 · LICENSED PROFESSIONAL ENGINEER

Project: 21121	Date: 1/13/25
Drawn: RMH	Scale: AS NOTED
Drawing Number: S-105	

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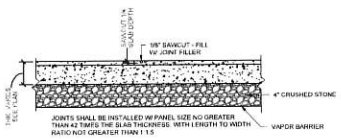
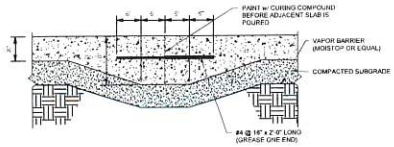
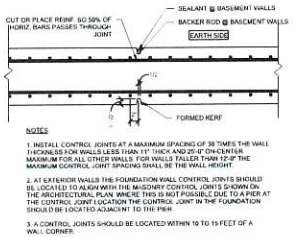


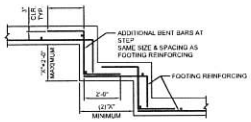
1 S-201 TYPICAL DETAIL - SLAB CONTROL JOINT
N.T.S.



2 S-201 SLAB CONSTRUCTION JOINT DETAIL
1" = 1'-0"



3 S-201 DETAIL-WALL CONTROL JOINT
N.T.S.



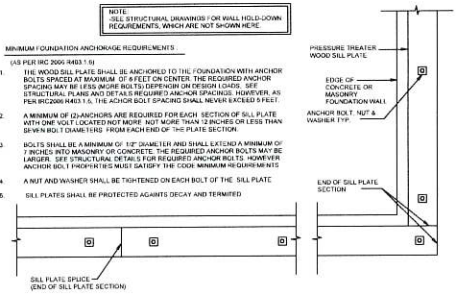
4 S-201 TYPICAL DETAIL - STEPPED FOOTING
1" = 1'-0"

NOTE:
-SEE STRUCTURAL DRAWINGS FOR WALL HOLD-DOWN REQUIREMENTS, WHICH ARE NOT SHOWN HERE.

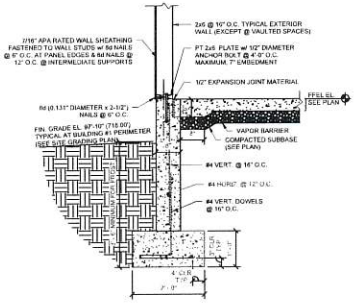
MINIMUM FOUNDATION ANCHORAGE REQUIREMENTS

(AS PER IRC 2006 R403.1.6)

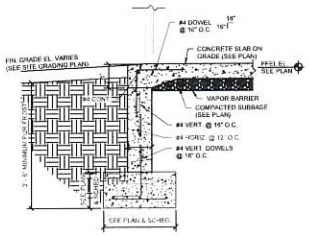
1. THE WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED AT MAXIMUM OF 6 FEET ON CENTER. THE REQUIRED ANCHOR SPACING MAY BE LESS (MORE BOLTS) DEPENDIN ON DESIGN LOADS. SEE STRUCTURAL PLANS AND DETAILS REQUIRED ANCHOR SPACINGS. HOWEVER, AS PER IRC2006 R403.1.6, THE ANCHOR BOLT SPACING SHALL NEVER EXCEED 9 FEET.
2. A MINIMUM OF (2)-ANCHORS ARE REQUIRED FOR EACH SECTION OF SILL PLATE WITH ONE VOLT LOCATED NOT MORE NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.
3. BOLTS SHALL BE A MINIMUM OF 1/2" DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES INTO MASONRY OR CONCRETE. THE REQUIRED ANCHOR BOLTS MAY BE LARGER. SEE STRUCTURAL DETAILS FOR REQUIRED ANCHOR BOLTS. HOWEVER ANCHOR BOLT PROPERTIES MUST SATISFY THE CODE MINIMUM REQUIREMENTS
4. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT OF THE SILL PLATE
5. SILL PLATES SHALL BE PROTECTED AGAINTS DECAY AND TERMITED



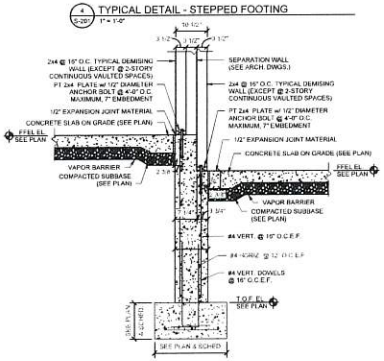
5 S-201 DETAIL-FOUNDATION WALL ANCHORAGE
1" = 1'-0"



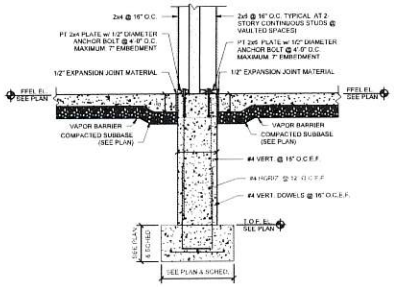
6 S-201 SECTION - TYPICAL FOUNDATION WALL @ LIVING SPACE
3/4" = 1'-0"



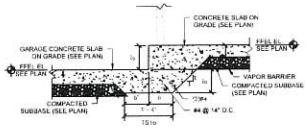
7 S-201 SECTION - FOUNDATION WALL AT GARAGE OH DOOR
3/4" = 1'-0"



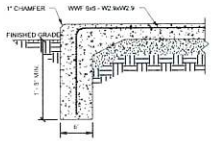
8 S-201 SECTION - DEMISING WALL AT STEP CONDITION
3/4" = 1'-0"



9 S-201 SECTION - DEMISING WALL FND @ 2-STORY VAULTED SPACE
3/4" = 1'-0"



10 S-201 SECTION - THICKENED SLAB @ GARAGE/HALLWAY
3/4" = 1'-0"



11 S-201 SECTION - SLAB TURN DOWN @ ENTRY
1" = 1'-0"

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: TYPICAL FOUNDATION DETAILS

STATE OF NEW YORK

Project: 21121	Date: 1/13/25
Drawn: RMH	Scale: AS NOTED
Drawing Number: S-201	

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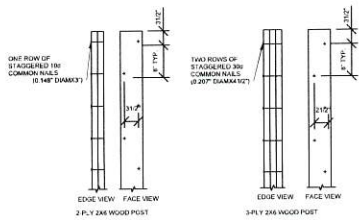
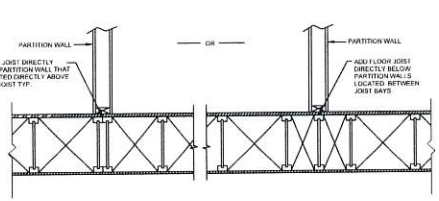
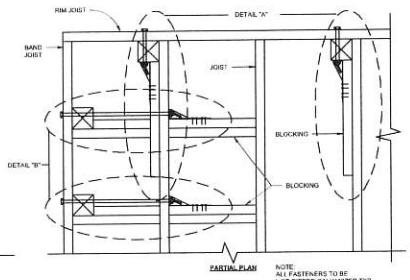


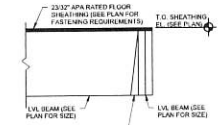
1 S-301 BUILT-UP WOOD POST CONNECTIONS
1" = 1'-0"



2 S-301 DETAIL - JOIST FRAMING @ PARTITION WALL PARALLEL TO JOIST
1" = 1'-0"

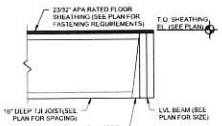


NOTE:
ALL FASTENERS TO BE HOT-DIPPED GALVANIZED TYP
FOLLOW SIMPSON'S INSTALLATION INSTRUCTIONS
USE ALL REQUIRED FASTENERS



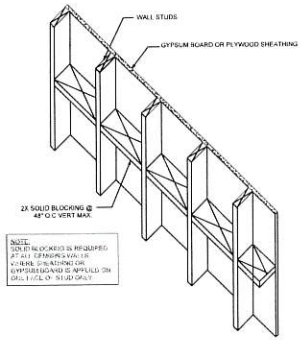
PLAN MARK #	LVL BEAM SIZE	SIMPSON FACE MOUNT HANGER MODEL #
A	1-3/4x16 LVL	IUS1.81/16 (TS3.56/16 TOP FLANGE HANGER @ DBL. JOIST
B	(2)1-3/4x16 LVL	IUS 3.56/16 OR HU416

3 S-301 DETAIL - TYPICAL LVL BEAM TO BEAM CONNECTION
1" = 1'-0"



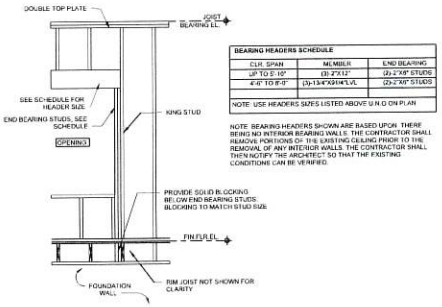
PLAN MARK #	TJI JOIST SIZE	SIMPSON FACE MOUNT HANGER MODEL #
C	16" TJI 210	IUS 2.06/15

4 S-301 DETAIL - TYPICAL TJI JOIST TO BEAM CONNECTION
1" = 1'-0"



NOTE:
SOLID BLOCKING IS REQUIRED AT ALL CEILINGS WHERE NAILING OR GYPSUM BOARD IS APPLIED ON ONLY ONE SIDE OF WALL

5 S-301 TYPICAL WALL BRIDGING
1" = 1'-0"



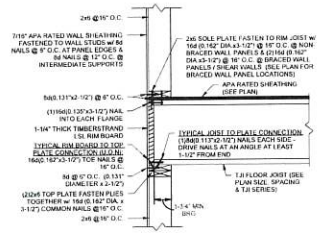
BEARING HEADERS SCHEDULE		
CLR. SPAN	MEMBER	END BEARING
UP TO 3'-10"	(3) 2"X12"	(2)-2"X6" STUDS
4'-0" TO 6'-0"	(3)-1 3/4"X9 1/4"LVL	(2)-2"X6" STUDS

NOTE: USE HEADERS SIZES LISTED ABOVE U.N.O ON PLAN

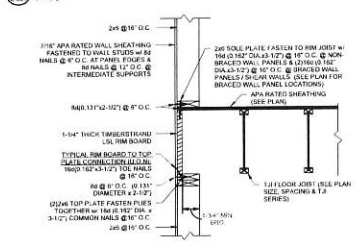
NOTE: BEARING HEADERS SHOWN ARE BASED UPON THERE BEING NO INTERIOR BEARING WALLS. THE CONTRACTOR SHALL REMOVE PORTIONS OF THE EXISTING CEILING PRIOR TO THE REMOVAL OF ANY INTERIOR WALLS. THE CONTRACTOR SHALL THEN NOTIFY THE ARCHITECT SO THAT THE EXISTING CONDITIONS CAN BE VERIFIED.

6 S-301 TYPICAL WALL OPENING DETAIL
1/2" = 1'-0"

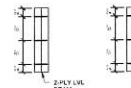
7 S-301 WOOD RAIL POST ATTACHMENT
1" = 1'-0"



8 S-301 SECTION - TYPICAL TJI JOIST BEARING @EXTERIOR WALL
1" = 1'-0"

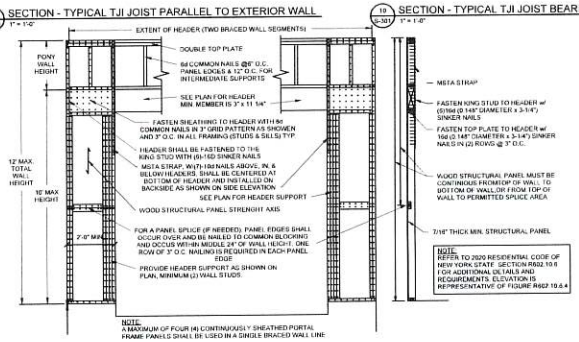


9 S-301 SECTION - TYPICAL TJI JOIST PARALLEL TO EXTERIOR WALL
1" = 1'-0"



NOTES:
1. MINIMUM OF 2 ROWS 12d (0.148" DIAMETER x 3-1/4" LONG) COMMON WIRE NAILS AT 12" O.C.
2. MINIMUM OF 3 ROWS 12d (0.148" DIAMETER x 3-1/4" LONG) COMMON WIRE NAILS AT 12" O.C. FOR 14" DEEP LVL BEAMS / HEADERS
3. FOR BOLTED HEADERS, PROVIDE A307 BOLTS WITH WASHERS. BOLT HOLES SHALL BE 9/16" MAXIMUM.

11 S-301 DETAIL - TYPICAL MULTI-PLY LVL BEAM CONNECTION
1" = 1'-0"



NOTE:
REFER TO 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R602.10.6 FOR ADDITIONAL DETAILS AND REQUIREMENTS. ELEVATION IS REPRESENTATIVE OF FIGURE R602.10.6.4

NOTE:
A MAXIMUM OF FOUR (4) CONTINUOUSLY SHEATHED PORTAL FRAME PANELS SHALL BE USED IN A SINGLE BRACED WALL LINE

12 S-301 ELEVATION - CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION
1" = 1'-0"

REVISIONS:

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: TYPICAL FRAMING DETAILS

STATE OF NEW YORK

Project: 21121	Date: 1/13/25
Drawn: RMH	Scale: AS NOTED

Drawing Number: S-301

PONS

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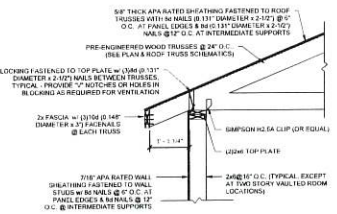
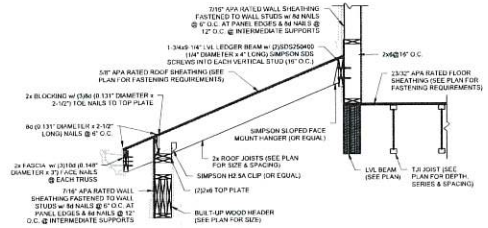
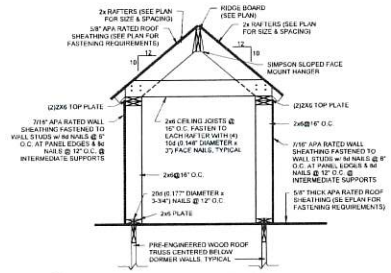


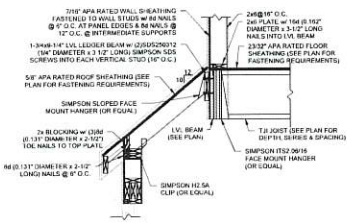
1 S-302 SECTION - TYPICAL ROOF TRUSS BEARING AT EXTERIOR WALL
3/4" = 1'-0"



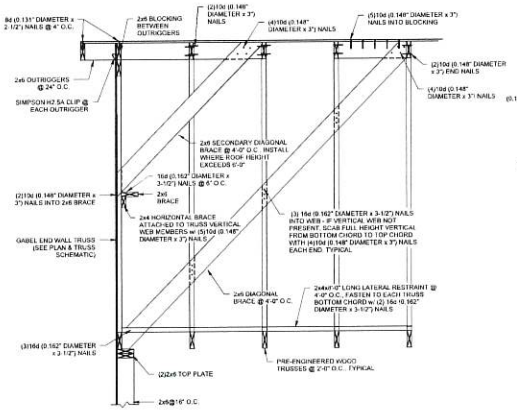
2 S-302 SECTION - GARAGE SHED ROOF
3/4" = 1'-0"



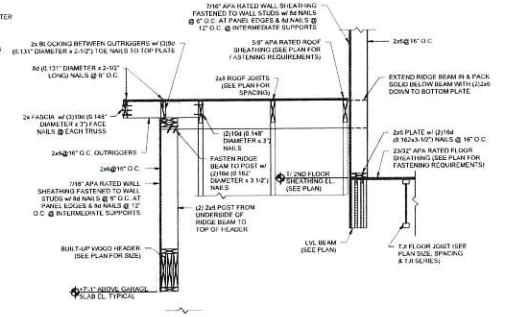
3 S-302 SECTION - FALSE DORMER ON ROOF
3/4" = 1'-0"



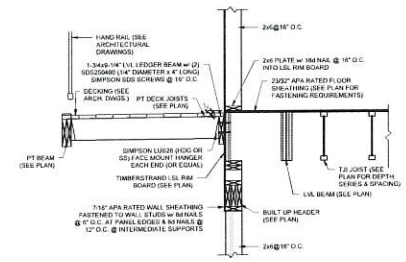
4 S-302 SECTION - END UNIT LIVING RM BUMP OUT
3/4" = 1'-0"



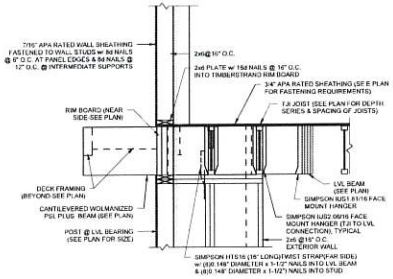
5 S-302 DETAIL - TYPICAL GABLE END WALL BRACING
3/4" = 1'-0"



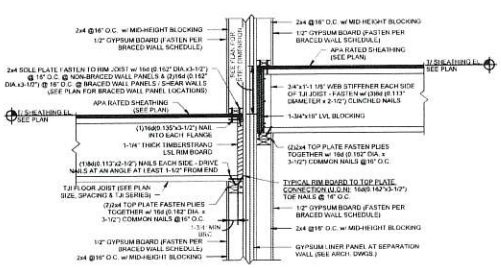
6 S-302 SECTION - GABLE ROOF AT GARAGE
3/4" = 1'-0"



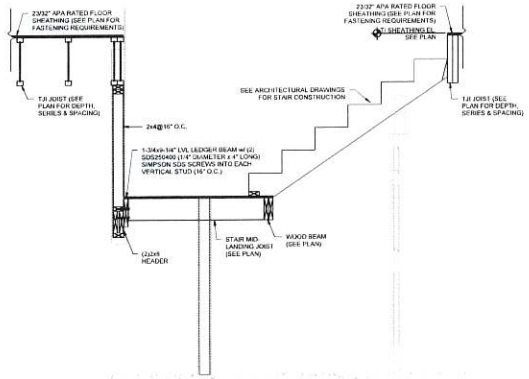
7 S-302 SECTION - TYPICAL DECK FRAMING
3/4" = 1'-0"



8 S-302 SECTION - CANTILEVERED DECK BEAM SUPPORT
3/4" = 1'-0"



9 S-302 SECTION - TYPICAL TJI JOIST BEARING @ DEMISING WALL (STEPPED CONDITION)
1" = 1'-0"



10 S-302 SECTION - STAIR CONSTRUCTION @ MID-LANDING
3/4" = 1'-0"

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, NEW YORK

Drawing: FRAMING SECTIONS

PONS

Project: 21121	Date: 1/13/25
Drawn: RMH	Scale: AS NOTED
Drawing Number: S-302	

GENERAL

- POINT OF CONNECTION TO EXISTING
- POINT OF DISCONNECTION
- EQUIPMENT IDENTIFICATION TAG
- DETAIL REFERENCE NUMBER
- KEY DEMOLITION NOTE
- REVISION TAG

DUCT SYMBOLS

GENERAL

- DUCT, FIRST FIGURE IS PLAN DIMENSION
- ACOUSTICALLY LINED DUCT
- FLEXIBLE DUCT (INSULATED)
- EXISTING DUCT
- DUCT TO BE REMOVED
- RECTANGULAR DUCT RISER, UP & DN, SUPPLY OR OUTDOOR AIR
- RECTANGULAR DUCT RISER, UP & DN, RETURN OR EXHAUST AIR
- RECTANGULAR DUCT ELBOW UP, SUPPLY OR OUTDOOR AIR
- RECTANGULAR DUCT ELBOW UP, RETURN OR EXHAUST AIR
- RECTANGULAR DUCT ELBOW DN, SUPPLY OR OUTDOOR AIR
- RECTANGULAR DUCT ELBOW DN, RETURN OR EXHAUST AIR
- RECTANGULAR DUCT TEE UP, SUPPLY OR OUTDOOR AIR
- RECTANGULAR DUCT TEE UP, RETURN OR EXHAUST AIR
- RECTANGULAR DUCT TEE DN, SUPPLY OR OUTDOOR AIR
- RECTANGULAR DUCT TEE DN, RETURN OR EXHAUST AIR
- INCLINED RISE, IN DIRECTION OF AIR FLOW
- INCLINED DROP, IN DIRECTION OF AIR FLOW
- ROUND DUCT RISER, UP & DN
- ROUND DUCT ELBOW UP
- ROUND DUCT ELBOW DN
- ROUND DUCT TEE UP
- ROUND DUCT TEE DN
- AD – ACCESS DOOR; AP – ACCESS PANEL
- FLEXIBLE CONNECTION

DAMPERS

- VOLUME DAMPER
- MOTORIZED DAMPER
- BACKDRAFT DAMPER
- FIRE DAMPER
- COMBINATION FIRE AND SMOKE DAMPER
- SMOKE DAMPER

DUCT SYMBOLS

DIFFUSERS/GRILLES/REGISTERS

- DIFFUSER/GRILLE/REGISTER DESIGNATION AND FLOW RATE IN CFM
- EXISTING DIFFUSER/GRILLE/REGISTER DESIGNATION AND FLOW RATE IN CFM
- CEILING SUPPLY DIFFUSER/GRILLE/REGISTER
- PLANCHETTE INDICATING NO AIR THROW TO THIS SIDE
- EXISTING CEILING SUPPLY DIFFUSER/GRILLE/REGISTER
- WALL SUPPLY DIFFUSER/GRILLE/REGISTER
- LINEAR CEILING SUPPLY DIFFUSER/GRILLE/REGISTER WITH PLENUM
- LINEAR WALL SUPPLY DIFFUSER/GRILLE/REGISTER WITH PLENUM
- CEILING RETURN/EXHAUST GRILLE/REGISTER
- CEILING RETURN/EXHAUST GRILLE/REGISTER
- WALL RETURN/EXHAUST GRILLE/REGISTER
- LINEAR CEILING RETURN/EXHAUST GRILLE/REGISTER WITH PLENUM
- LINEAR WALL RETURN/EXHAUST GRILLE/REGISTER WITH PLENUM
- WALL TRANSFER GRILLE
- OUTDOOR AIR LOUVER
- EXHAUST AIR LOUVER

EQUIPMENT

- VAV TERMINAL BOX
- FILTER
- HUMIDIFIER

SENSORS

- ROOM THERMOSTAT
- TEMPERATURE SENSOR
- ROOM HUMIDISTAT
- ROOM PRESSURE SENSOR/TRANSMITTER
- CARBON DIOXIDE SENSOR (ROOM & DUCT MOUNTED)
- AIRFLOW MEASURING STATION
- DUCT SMOKE DETECTOR
- HUMIDITY SENSOR

PIPING SYMBOLS

GENERAL

- ARROW INDICATING FLUID FLOW DIRECTION
- HVAC-EXISTING — EXISTING PIPING
- NAME — PIPE TO BE REMOVED

HEATING

- HPS — HIGH-PRESSURE STEAM
- MPS — MEDIUM-PRESSURE STEAM
- LPS — LOW-PRESSURE STEAM
- HPC — HIGH-PRESSURE CONDENSATE
- MPC — MEDIUM-PRESSURE CONDENSATE
- LPC — LOW-PRESSURE CONDENSATE
- BOD — BOILER BLOWDOWN
- PC — PUMPED CONDENSATE
- VPD — VACUUM PUMP DISCHARGE
- MU — MAKEUP WATER
- ATV — ATMOSPHERIC VENT
- FOD — FUEL OIL DISCHARGE
- FOG — FUEL OIL GAGE
- FOS — FUEL OIL SUCTION
- FOR — FUEL OIL RETURN
- FOV — FUEL OIL TANK VENT
- HWS — HOT WATER SUPPLY
- HWR — HOT WATER RETURN
- A — COMPRESSED AIR
- VAC — VACUUM AIR

AIR CONDITIONING AND REFRIGERATION

- RS — REFRIGERANT SUCTION
- RL — REFRIGERANT LIQUID
- CS — CONDENSER WATER SUPPLY
- CR — CONDENSER WATER RETURN
- CHS — CHILLED WATER SUPPLY
- CHR — CHILLED WATER RETURN
- FILL — FILL
- H — HUMIDIFICATION LINE
- D — DRAIN
- CD — CONDENSATE DRAIN
- HCS — HOT/CHILLED WATER SUPPLY
- HCR — HOT/CHILLED WATER RETURN
- HPS — HEAT PUMP WATER SUPPLY
- HPR — HEAT PUMP WATER RETURN

FITTINGS

- PIPE RISER, UP & DN
- PIPE ELBOW UP
- PIPE TEE UP
- PIPE ELBOW DOWN
- PIPE TEE DOWN
- REDUCER, CONCENTRIC
- REDUCER, ECCENTRIC STRAIGHT INVERT
- REDUCER, ECCENTRIC STRAIGHT CROWN
- UNION
- FLANGE
- CAP

SPECIALTIES

- AV — AIR VENT, AUTOMATIC
- MV — AIR VENT, MANUAL
- ALIGNMENT GUIDE
- ANCHOR
- EJ — EXPANSION JOINT
- EL — EXPANSION LOOP
- FLEXIBLE CONNECTOR

PIPING SYMBOLS

SPECIALTIES (CONT)

- FM — FLOWMETER, ORIFICE
- VM — FLOWMETER, VENTURI
- FM — FLOWMETER, ULTRASONIC STRAP-ON
- FS — FLOW SWITCH
- TP — TEST PLUG
- PG — PRESSURE GAUGE WITH COCK
- PG — PRESSURE GAUGE, COMPOUND
- PS — PRESSURE SWITCH
- STAT — STEAM TRAP, FLOAT AND THERMOSTATIC
- STR — STRAINER
- STR — STRAINER, BLOW OFF
- T — THERMOMETER
- TW — THERMOMETER WELL

VALVES FOR SENSITIVE ACTUATORS

- BALL
- BUTTERFLY
- GATE
- GATE, ANGLE
- GLOBE
- GLOBE, ANGLE
- PLUG
- TWO WAY

VALVE ACTUATORS

- LEVER
- NON-RISING STEM
- OUTSIDE STEM & YOKE
- GEAR
- ELECTRIC, SOLENOID
- PNEUMATIC, MOTOR

SPECIAL DUTY VALVES

- BALANCING VALVE
- CHECK
- HOSE END DRAIN VALVE
- NEEDLE
- PRESSURE REDUCING
- QUICK OPENING
- QUICK CLOSING, FUSIBLE LINK
- RELIEF (SO OR SAFETY (S))
- TRIPLE DUTY

TAGS

- EF — EXHAUST FAN
- CU — CONDENSING UNIT
- AC — AIR CONDITIONING UNIT
- L — LOUVER

ABBREVIATIONS

A	COMPRESSED AIR	ID	INSIDE DIAMETER		
ACU	AIR CONDITIONING UNIT	IN	INCHES		
AD	ACCESS DOOR				
ADP	APPARATUS DEW POINT	KW	KILOWATT		
AFF	ABOVE FINISHED FLOOR				
AHU	AIR HANDLING UNIT	LAT	LEAVING AIR TEMPERATURE		
AIR COND	AIR CONDITIONING, -ING, -ER	LBS	POUNDS		
ALT	ALTITUDE	LF	LINEAR FEET		
AMB	AMBIENT	LG	LENGTH		
AMP, AMPS	AMPERES	LPG	LOW-PRESSURE CONDENSATE		
APPROX	APPROXIMATE	LPS	LOW-PRESSURE STEAM		
ATC	AUTOMATIC TEMPERATURE CONTROLS	LWT	LEAVING WATER TEMPERATURE		
ATM	ATMOSPHERE				
ATV	ATMOSPHERIC VENT	MAX	MAXIMUM		
AVG	AVERAGE	MBH	THOUSAND BTUH		
		MC	MECHANICAL CONTRACTOR		
BBD	BOILER BLOWDOWN	MIN	MINIMUM		
BDD	BACKDRAFT DAMPER	MKUP	MAKEUP		
BHP	BRAKE HORSEPOWER	MPC	MEDIUM-PRESSURE CONDENSATE		
BTU	BRITISH THERMAL UNIT	MPS	MEDIUM-PRESSURE STEAM		
BTUH	BRITISH THERMAL UNIT PER HOUR	MU	MAKEUP WATER		
C	CONDENSER WATER SUPPLY				
CCH	COUNTERFLOW COOLING				
CFM	CUBIC FEET PER MINUTE	N/A	NOT APPLICABLE		
CLG	CEILING	NC	NOISE CRITERIA		
COMPR	COMPRESSOR	N.C.	NORMALLY CLOSED		
CO	CARBON MONOXIDE	N.I.C.	NOT IN CONTRACT		
CO2	CARBON DIOXIDE	NO	NUMBER		
COND	CONDENSER, -ING, -ING, -ATION	N.O.	NORMALLY OPEN		
CONT	CONTINUED, -ATION	NTS	NOT TO SCALE		
CR	CONDENSER WATER RETURN				
CU FT	CUBIC FEET	OA	OUTSIDE AIR		
CU IN	CUBIC INCH	OD	OUTSIDE DIAMETER		
CWR	CHILLED WATER RETURN	OZ	OUNCE		
CWS	CHILLED WATER SUPPLY				
D	DRAIN				
dB	DECIBEL	PC	PUMPED CONDENSATE		
DB	DRY-BULB TEMPERATURE	PD	PRESSURE DROP		
DEG OR °	DEGREE	PH	PHASE		
DIA OR Ø	DIAMETER	PPM	PARTS PER MILLION		
DN	DOWN	PRESS	PRESSURE		
DPT	DEW-POINT TEMPERATURE	PSI	POUNDS PER SQUARE INCH		
DWG	DRAWING	PSIA	PSI ABSOLUTE		
		PSIG	PSI GAGE		
EAT	ENTERING AIR TEMPERATURE				
EC	ELECTRICAL CONTRACTOR	RA	RETURN AIR		
EFF	EFFICIENCY	RAD	RADIATE, -ORS		
EL	ELEVATION	RB	RUBBER BAND		
ENT	ENTERING	RD	ROOF DRAIN		
ESP	EXTERNAL STATIC PRESSURE	REGRG	REFRIGERANT		
EVAP	EVAPORATE, -ING, -ED, -OR	RH	RELATIVE HUMIDITY		
EWT	ENTERING WATER TEMPERATURE	RL	REFRIGERANT LIQUID		
EX, EXIST	EXISTING	RO	ROOF OPENING		
		RPM	REVOLUTIONS PER MINUTE		
F	FAHRENHEIT	RS	REFRIGERANT SUCTION		
FA	FACE AREA				
FD	FIRE DAMPER	S	SECOND		
FOD	FUEL OIL DISCHARGE	SA	SUPPLY AIR		
FOF	FUEL OIL FILL	SAN	SANITARY		
FOG	FUEL OIL GAGE	SH	SENSIBLE HEAT		
FOR	FUEL OIL RETURN	SHG	SENSIBLE HEAT GAIN		
FOS	FUEL OIL SUCTION	SHR	SENSIBLE HEAT RATIO		
FOV	FUEL OIL TANK VENT	SP	STATIC PRESSURE		
FPM	FEET PER MINUTE	SPEC	SPECIFICATION		
FPS	FEET PER SECOND	SQ	SQUARE		
FT	FOOT OR FEET	STD	STANDARD		
FVEL	FACE VELOCITY	SUCT	SUCTION		
G	GRAINS	TD	TEMPERATURE DIFFERENCE		
GA	GAGE OR GAUGE	TEMP	TEMPERATURE		
GAL	GALLONS	TH	TOTAL HEAD		
GC	GENERAL CONTRACTOR	THKS	THICKNESS		
GPM	GALLONS PER MINUTE	TSTAT	THERMOSTAT		
GPH	GALLONS PER HOUR	TV	TURNING VANES		
		TYP	TYPICAL		
H	HUMIDIFICATION LINE	V	VOLT		
HD	HEAD	VAC	VACUUM, VACUUM AIR		
HG	MERCURY	VAV	VARIABLE AIR VOLUME		
HGT	HEIGHT	VD	VOLUME DAMPER		
HP	HORSEPOWER	VEL	VELOCITY		
HPC	HIGH PRESSURE CONDENSATE	VENT	VENTILATION, VENT		
HPS	HIGH PRESSURE STEAM	VOL	VOLUME		
HPWR	HEAT PUMP WATER RETURN	VPD	VACUUM PUMP DISCHARGE		
HPWS	HEAT PUMP WATER SUPPLY				
HR	HOURS	H	HUMIDITY RATIO		
HWR	HOT WATER RETURN	H	HAUT		
HWS	HOT WATER SUPPLY	W	WITH		
HZ	HERTZ	WB	WET BULB TEMPERATURE		
		WD	WIDTH		
		WG	WATER GAGE		
		WHS	WIRE MESH SCREEN		
		WT	WEIGHT		

GENERAL NOTES:

1. COORDINATE ALL EQUIPMENT AND DEVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. COORDINATE ALL PENETRATIONS THROUGH EXTERIOR WALLS WITH ARCHITECTURAL DRAWINGS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK. THEY SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER FOR CORRECTION PRIOR TO BEGINNING ANY WORK. DISCOVERY OF ANY DISCREPANCIES AFTER WORK HAS COMMENCED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. DO NOT SCALE THESE DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, DIMENSIONS, ETC. AT THE JOB SITE.
5. THE HVAC CONTRACTOR SHALL CENTER AND/OR ALIGN REGISTERS, DIFFUSERS, AND EQUIPMENT WITH ADJACENT ARCHITECTURAL FEATURES. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS.
6. DUCT DIMENSIONS INDICATED ARE CLEAR INSIDE DIMENSIONS.
7. ALL ROOF CURBS FOR MECHANICAL EQUIPMENT SHALL BE FURNISHED, INSTALLED AND FLASHED BY THE HVAC CONTRACTOR. THE HVAC CONTRACTOR IS RESPONSIBLE FOR ALL HVAC RELATED ROOF WORK, INCLUDING CUTTING AND PATCHING. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ROOF WARRANTY.
8. HVAC CONTRACTOR SHALL REVIEW THE EQUIPMENT SCHEDULES, SPECIFICATIONS, AND DRAWINGS IN ALL CONTRACT DOCUMENTS AND SUBSEQUENT SHOP DRAWINGS AND PROVIDE ALL LABOR AND MATERIAL FOR A COMPLETE AND OPERABLE SYSTEM. FAILURE TO REVIEW THESE DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR OF FULFILLING THEIR CONTRACTUAL OBLIGATIONS.
9. REFER TO ARCHITECTURAL DRAWINGS AND SHOP DRAWINGS FOR FINAL CONNECTIONS AND EXACT LOCATIONS FOR ALL WORK REQUIRED FOR EQUIPMENT NOT FURNISHED UNDER THIS CONTRACT.
10. COORDINATE INSTALLATION OF NEW WORK WITH ARCHITECTURAL, STRUCTURAL, PLUMBING, POWER AND LIGHTING PLANS. CONTRACTOR SHALL TAKE ALL REFERENCE INTO CONSIDERATION, PROVIDE ALL NECESSARY OFFSETS OR TRANSITIONS WITH EQUIVALENT AREAS TO MATCH DUCT SIZES AS INDICATED ON DRAWINGS.
11. DO NOT INSTALL ANY MECHANICAL WORK ABOVE ELECTRICAL PANELS.
12. DO NOT INSTALL ANY MECHANICAL WORK ABOVE OR THROUGH ELEVATOR EQUIPMENT ROOM UNLESS SPECIFICALLY SERVING EQUIPMENT ROOM.
13. THE MAXIMUM HEIGHT OF ALL THERMOSTATS, ROOM TEMPERATURE SENSORS, AND OR HUMIDITY SENSORS, SHALL MATCH THE MAXIMUM HEIGHT OF ELECTRICAL LIGHT SWITCHES OR, IN THE ABSENCE OF NEARBY SWITCHES, BE MOUNTED 44" ABOVE FINISHED FLOOR.
14. FOR ALL BRANCH DUCT CONNECTIONS TO MAIN TRUNK, PROVIDE 45° TRANSITION FITTING OR CONICAL TAP FOR ROUND DUCT. TEE FITTINGS ARE NOT PERMITTED. PROVIDE MANUAL VOLUME DAMPER WITH LOCKING GUADRANT ON ALL BRANCH RUNOUTS TO GRILLES AND DIFFUSERS.
15. PROVIDE TURNING VANES IN ALL MITERED ELBOWS OR PROVIDE ELBOWS WITH CENTERLINE RADIUS EQUAL TO 1.5 TIMES DUCT WIDTH.
16. INSTALL ALL FIRE DAMPERS AND CEILING RADIATION DAMPERS IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. PROVIDE 6 FIRE DAMPERS WITH BLADES OUT OF AIR STREAM AND ACCESS DOORS. FIRE DAMPERS IN TRANSFER DUCTS ONLY MAY HAVE BLADES IN AIR STREAM.
17. SLEEVE AND SEAL ALL PIPE OR DUCT PENETRATIONS OF WALL AND FLOORS. PACK VOID BETWEEN PIPE OR DUCT AND SLEEVE WITH INSULATION IN NON-RATED WALLS AND FLOORS. PACK VOID BETWEEN PIPE OR DUCT AND SLEEVE WITH INSULATION IN FIBERGLASS WALLS AND FLOORS, APPLY ISOHESIVE FIRE SAFING COMPOUND AT PENETRATION. MAINTAINING INTEGRITY AND RATING OF FIRE SEPARATION. SLEEVES THROUGH FLOORS SHALL EXTEND 2" ABOVE FLOOR AND BE GROUTED. RED PAGE AND WATERPROOFED. PIPING THROUGH EXTERIOR WALLS SHALL BE SLEEVED AND SEALED WEATHER TIGHT.
18. THE OWNER SHALL HAVE THE OPTION TO RETAIN ANY EQUIPMENT, CONTROLS, PIPING, DUCTWORK, AND ACCESSORIES SCHEDULED TO BE REMOVED.
19. SHUTDOWN OF SERVICES SHALL BE COORDINATED AND SCHEDULED WITH THE OWNER.
20. DUCTWORK AND PIPING THAT REMAIN AFTER DEMOLITION IS COMPLETE, SHALL BE CAPPED AT THE MAIN (IF THEY ARE TO BE TAKEN OUT OF SERVICE), OR PREPARED FOR RECONNECTION (IF THEY ARE TO BE REUSED).
21. CEILINGS THAT NEED TO BE TEMPORARILY REMOVED TO ALLOW FOR THE INSTALLATION OF DUCTWORK, PIPING, OR EQUIPMENT SHALL BE REMOVED AND REPLACED BY HVAC CONTRACTOR. ALL FIRE PROTECTION, ELECTRICAL, MEDICAL GAS, AND SERVICES SHALL ALSO BE REUSED.
22. THE HVAC CONTRACTOR SHALL DISCONNECT AND CAP ALL SUPPLY, RETURN, AND EXHAUST AIR OUTLETS THAT ARE STILL ACTIVE IN THE PROJECT AREA DURING CONSTRUCTION.
23. THE HVAC CONTRACTOR SHALL REFER TO THE PHASING PLAN TO DETERMINE THE EXTENT OF WORK AND TEMPORARY SYSTEM CONNECTIONS NECESSARY FOR EACH PHASE.
24. ALL DUCT AND UNIT MOUNTED SMOKE DETECTORS FOR MECHANICAL EQUIPMENT AND DAMPERS SHALL BE FURNISHED BY ELECTRICAL CONTRACTOR, INSTALLED BY MECHANICAL CONTRACTOR, WIRED TO FIRE ALARM SYSTEM BY ELECTRICAL CONTRACTOR, AND UNIT SHUTDOWN CONTROL WIRING BY THE MECHANICAL CONTRACTOR.
25. HVAC CONTRACTOR SHALL PROVIDE ALL TRANSFORMERS AS REQUIRED FOR DUCT-MOUNTED DAMPER ACTUATORS OR THE DDC CONTROLS SYSTEM.
26. ALL WORK SHALL BE SCHEDULED AND COORDINATED WITH THE OWNER SO THAT DESIGNATION OF AREAS INVOLVED IS KEPT TO A MINIMUM. ANY ACCIDENTAL INTERRUPTIONS TO SERVICES SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR WITH OUT ANY ADDITIONAL COST TO THE OWNER.
27. PRIOR TO SUBMITTING BIDS AND DURING CONSTRUCTION, THE CONTRACTOR SHALL EXAMINE THE DRAWINGS OF ALL TRADES AND COORDINATE THE INSTALLATION WITH ALL TRADES AND EXISTING CONDITIONS. COORDINATION OF WORK IF NECESSARY SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
28. THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT INDICATE ALL OFFSETS, BENDS, ACCESS PANELS, AND SIMILAR PARTS WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL INVESTIGATE THE STRUCTURAL AND OTHER CONDITIONS AFFECTING HIS WORK, AND PROVIDE ALL FITTINGS, ACCESS PANELS, AND SIMILAR ACCESSORIES THAT MAYBE REQUIRED TO PROVIDE A COMPLETE AND OPERATING INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
29. PROVIDE ALL DAMPERS, SHEAVES, AND BELTS AS REQUIRED FOR BALANCING.
30. THE CONTRACTOR IS RESPONSIBLE FOR THE CUTTING AND PATCHING OF ALL OPENINGS RELATED TO THEIR WORK. BARRIERS SHALL MATCH SURROUNDING WALL AND CEILING SURFACES AND SHALL BE SEALED AND FIRESTOPPED AS REQUIRED.
31. INSTALL FIRE DAMPERS AS REQUIRED PER NFPA 101 AND NFPA 90A, 2002 EDITION.
32. ALL HVAC INSTALLATIONS SHALL COMPLY WITH NFPA 101.

Mechanical Drawing Schedule

M-000	LEGEND, NOTES AND DRAWING SCHEDULE	●
M-101	FLOOR PLANS – 01 – MECHANICAL	●
M-102	2 BED-FRONT SINGLE GARAGE PLANS UNIT #2_A-MODEL) – 01 – MECHANICAL	●
M-103	2 BED-FRONT SINGLE GARAGE PLANS UNIT #3_B-MODEL) – 01 – MECHANICAL	●
M-104	2 BED-FRONT SINGLE GARAGE PLANS UNIT #1_A-END) – 01 – MECHANICAL	●
M-105	2 BED-FRONT SINGLE GARAGE PLANS UNIT #5_B-END) – 01 – MECHANICAL	●
M-301	DETAILS	●
M-302	SCHEDULES	●
M-401	SPECIFICATIONS	●

NOTE: THIS IS A GENERAL MECHANICAL LEGEND. ALL SYMBOLS MAY NOT APPEAR ON THE PLANS. SEE PLANS FOR ACTUAL SYMBOLS USED.

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, ORANGE COUNTRY
NEW YORK -

Drawing: LEGEND, NOTES AND DRAWING SCHEDULE

Project: 21121	Date: 01/15/25
Drawn: SG	Scale: AS NOTED

Drawing Number: M-000

GENERAL HVAC CONSTRUCTION NOTES:

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3. CONTRACTOR SHALL VISIT AND THOROUGHLY FAMILIARIZE SELF WITH SITE PRIOR TO INSTALLATION.
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GENERAL HVAC NOTES:

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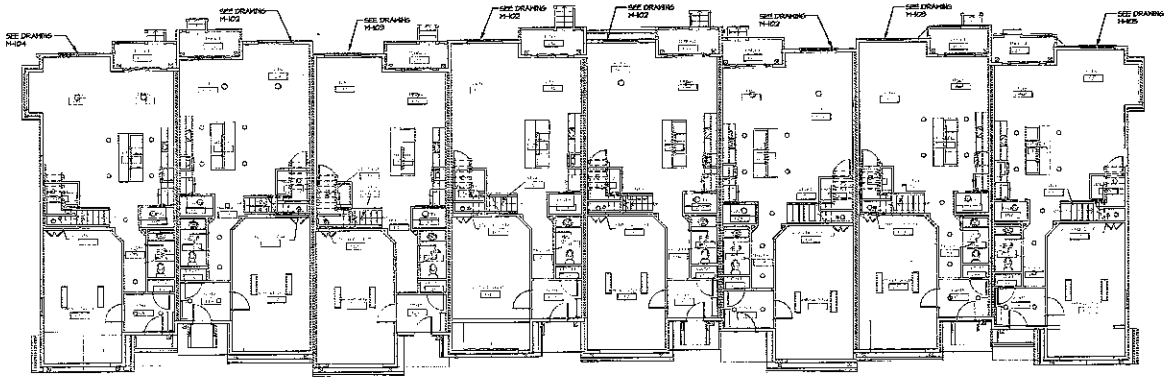
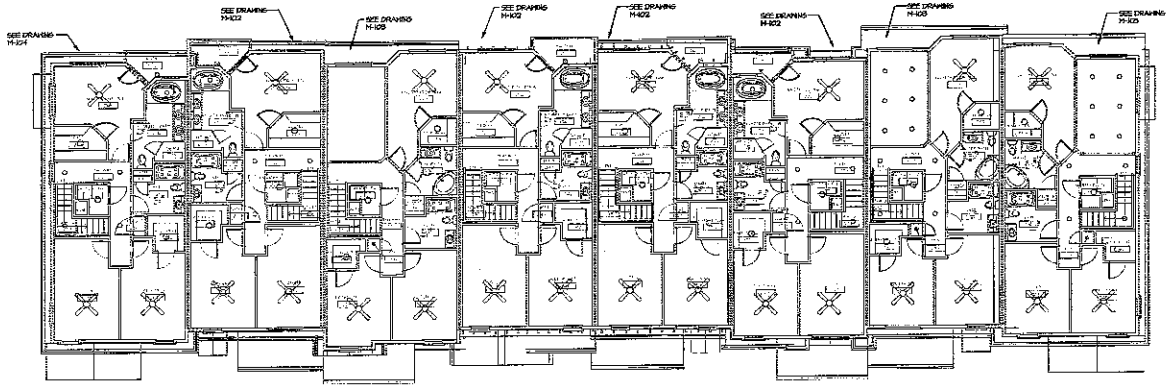
3. THESE PLANS ARE MADE ASSUMING USEAGE OF NON-RECIRCULATING TYPE EXHAUST HOOD FOR KITCHEN RANGE. IF A NON-RECIRCULATING HOOD IS TO BE USED, EXHAUST DUCTWORK FOR SAID HOOD WILL NEED TO BE DESIGNED.



1 M-101 OVERALL FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



2 M-101 OVERALL SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, ORANGE COUNTRY
NEW YORK -

Drawing: FLOOR PLANS - B1 - MECHANICAL

Project: 21121 | Date: 01/13/25
Drawn: SG | Scale: AS NOTED
Drawing Number: M-101

GENERAL HVAC CONSTRUCTION NOTES:

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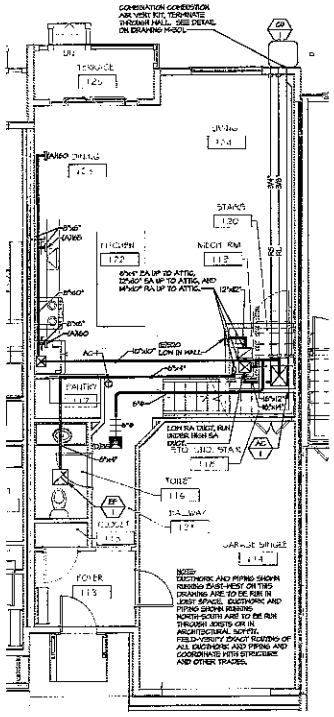
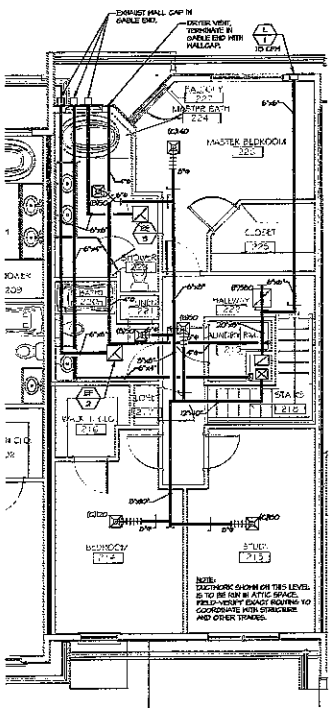
3. THERE PLANS ARE MADE ASSUMING USEAGE OF RECIRCULATING TYPE EXHAUST HOOD FOR KITCHEN RANGE. IF A NON-RECIRCULATING HOOD IS TO BE USED, EXHAUST DUCTWORK FOR SAID HOOD WILL NEED TO BE DESIGNED.



1 M-102 FIRST FLOOR PARTIAL PLAN (UNIT #2_A-MIDDLE) - MECHANICAL
SCALE: 1/4"=1'-0"



2 M-102 SECOND FLOOR PARTIAL PLAN (UNIT #2_A-MIDDLE) - MECHANICAL
SCALE: 1/4"=1'-0"

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VILLAGE OF WARWICK, ORANGE COUNTRY
NEW YORK -

Drawing: 2 BED-FRONT SINGLE GARAGE PLANS (UNIT #2_A-MIDDLE) - B1 - MECHANICAL

Project: 21121	Date: 01/13/25
Drawn: SG	Scale: AS NOTED

Drawing Number: M-102

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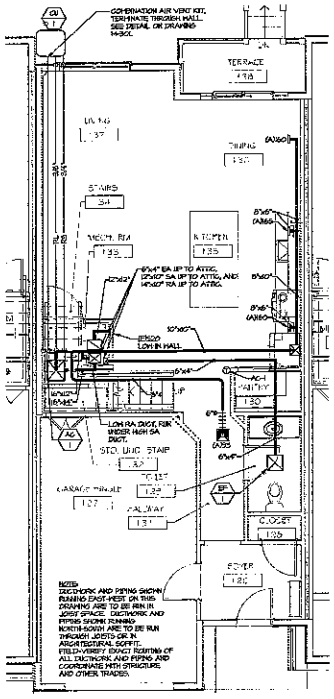
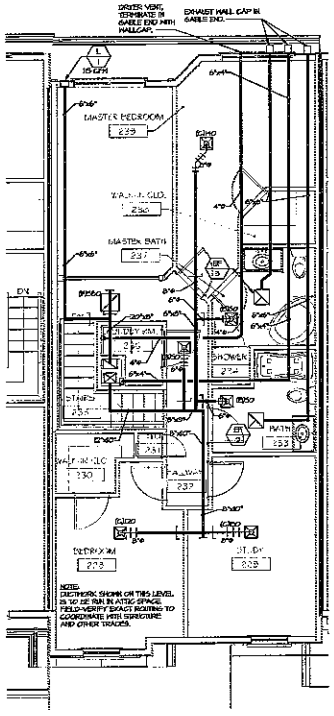


1 M-103 FIRST FLOOR PARTIAL PLAN (UNIT #3_B-MIDDLE) - MECHANICAL
SCALE: 1/4"=1'-0"



2 M-103 SECOND FLOOR PARTIAL PLAN (UNIT #3_B-MIDDLE) - MECHANICAL
SCALE: 1/4"=1'-0"

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NEW YORK -

Drawing: 2 BED-FRONT SINGLE GARAGE PLANS (UNIT #3_B-MIDDLE) - B1 - MECHANICAL

Project: 21121 | Date: 01/13/25
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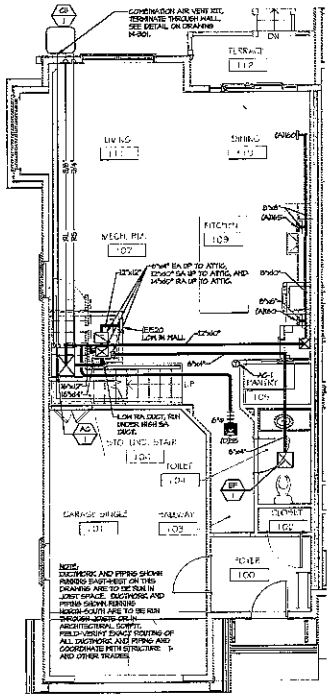
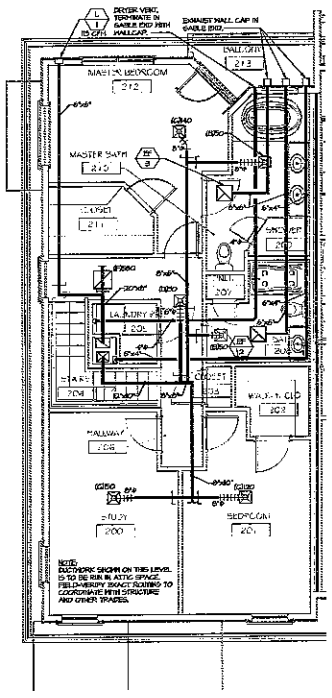


1 M-104 FIRST FLOOR PARTIAL PLAN (UNIT #1_A-END) - MECHANICAL
SCALE: 1/4"=1'-0"



2 M-104 SECOND FLOOR PARTIAL PLAN (UNIT #1_A-END) - MECHANICAL
SCALE: 1/4"=1'-0"

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, ORANGE COUNTRY
NEW YORK -

Drawing: 2 BED-FRONT SINGLE GARAGE PLANS (UNIT #1_A-END) - B1 - MECHANICAL

Project: 23121	Date: 01/13/25
Drawn: SG	Scale: AS NOTED

Drawing Number: M-104

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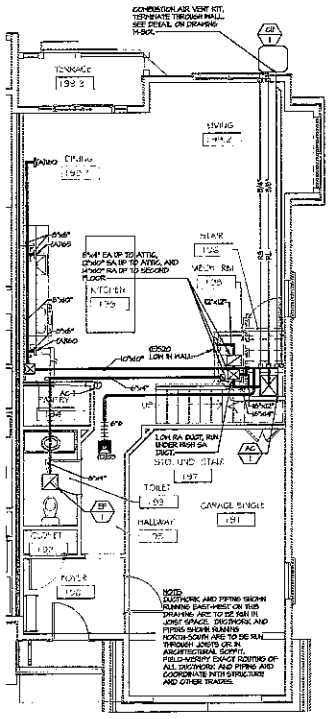
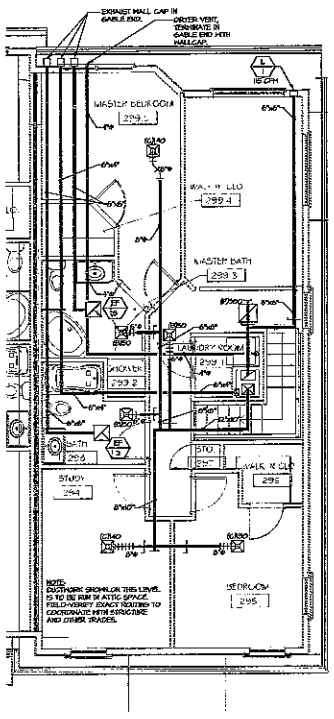


1 FIRST FLOOR PARTIAL PLAN (UNIT #8_B-END) - MECHANICAL
M-105 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PARTIAL PLAN (UNIT #8_B-END) - MECHAICAL
M-105 SCALE: 1/4"=1'-0"

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Project: WARWICK COMMONS STAGE 5 - BUILDING 1
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Drawing: 2 BED-FRONT SINGLE GARAGE PLANS (UNIT #8_B-END) - B1 - MECHANICAL

Project: 21131 | Date: 01/13/25
Drawn: SG | Scale: AS NOTED
Drawing Number: M-105

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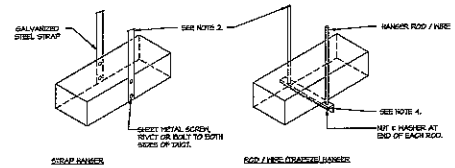


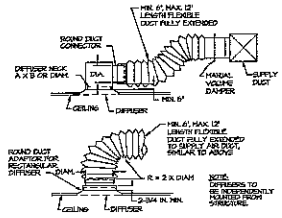
MAX. 16 GA. DUCT PERIMETER (IN)	PAIR AT 10 FT SPACING		PAIR AT 8 FT SPACING		PAIR AT 5 FT SPACING		PAIR AT 4 FT SPACING	
	STRAP	WIRE / ROD	STRAP	WIRE / ROD	STRAP	WIRE / ROD	STRAP	WIRE / ROD
UP TO 60"	1" x 22 GA.	10 GA. (.135")	1" x 22 GA.	10 GA. (.135")	1" x 22 GA.	12 GA. (.106")	1" x 22 GA.	12 GA. (.106")
61" TO 144"	1" x 18 GA.	3/16"	1" x 20 GA.	1/4"	1" x 22 GA.	1/4"	1" x 20 GA.	1/4"
145" TO 192"	1" x 16 GA.	3/16"	1" x 16 GA.	3/16"	1" x 20 GA.	3/16"	1" x 22 GA.	1/4"
193" TO 240"	1-1/2" x 16 GA.	1/2"	1" x 16 GA.	3/8	1" x 16 GA.	3/8	1" x 20 GA.	1/4"
241" TO 336"	1-1/2" x 16 GA.	1/2"	1-1/2" x 16 GA.	1/2"	1" x 16 GA.	3/8"	1" x 16 GA.	3/8"
337" TO 384"	NOT GIVEN	1/2"	1-1/2" x 16 GA.	1/2"	1" x 16 GA.	3/8	1" x 16 GA.	3/8
385" AND UP	SPECIAL ANALYSIS REQUIRED							

NOTES:

1. FOR SEVERAL DUCTS ON ONE HANGER, ROD / WIRE TYPE HANGERS MAY BE USED. SIZE OF THE HANGER WILL BE SELECTED BY THE SUM OF THE DUCT PERIMETERS.
2. DUCTS SHALL BE SUPPORTED FROM STRUCTURAL STEEL, NOT FLOOR DECK ABOVE.
3. FOR HANGER FASTENERS AND MAXIMUM ALLOWABLE LOADS FOR HANGERS, SEE TABLE 5-1 RECTANGULAR DUCT HANGER MINIMUM SIZE*.
4. TRAPEZE ANGLE SIZES SHALL COMPLY WITH "TABLE 5-3 ALLOWABLE LOADS IN POUNDS FOR TRAPEZE BARS*".
5. STRAPS ARE GALVANIZED STEEL, OTHER MATERIALS ARE UNCOATED STEEL.
6. U, JO, OR S-GA. WIRE IS STEEL, OF BLACK ANNEALED, BRIGHT BASIS, OR GALVANIZED TYPE.
7. TABLE ALLOWS FOR DUCT HEIGHT, LESS INSULATION HEIGHT AND NORMAL REINFORCEMENT AND TRAPEZE HEIGHT, BUT NO EXTERNAL LOADS.

* ALL SPECIFICATIONS AND TABLE REFERENCES LISTED ABOVE ARE TAKEN FROM THE THIRD EDITION – 2005 SMACNA "HVAC DUCT CONSTRUCTION STANDARDS-METAL AND FLEXIBLE".

1 M301 DUCT HANGER DETAILS
SCALE: NO SCALE



2 M301 DIFFUSER CONNECTION DETAILS
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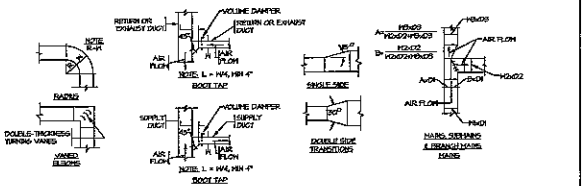

4 M301 TYPICAL DUCTWORK CONNECTIONS
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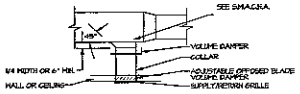

3 M301 REGISTER AND GRILLE CONNECTION DETAIL
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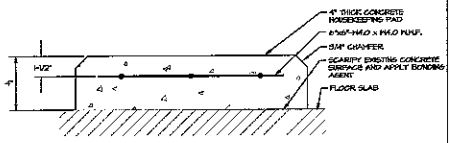

5 M301 INTERIOR CONCRETE HOUSEKEEPING PAD DETAIL
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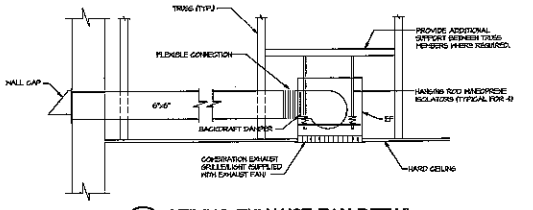
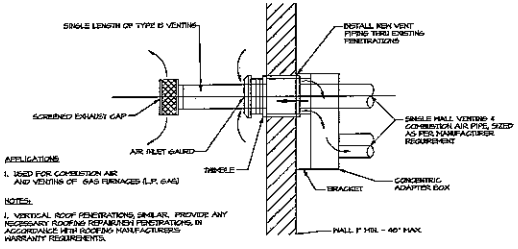


6 M301 CEILING EXHAUST FAN DETAIL
SCALE: NO SCALE



7 M301 TYPICAL THRU WALL CONCENTRIC VENT KIT DETAIL
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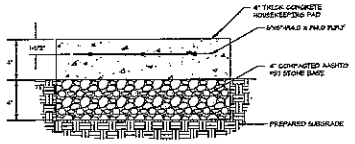

8 M301 EXTERIOR CONCRETE HOUSEKEEPING PAD DETAIL
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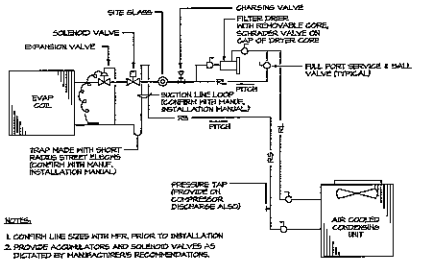
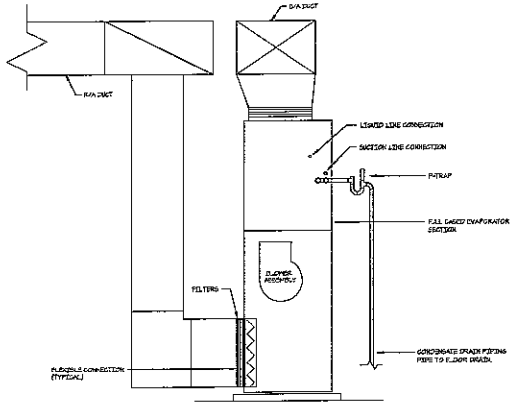


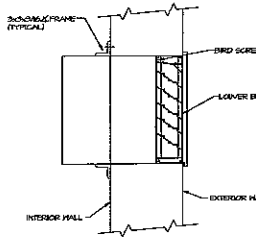
NOTES:

1. CONFIRM LINE SIZES WITH MFR. PRIOR TO INSTALLATION.
2. PROVIDE ACCUMULATORS AND SOLENOID VALVES AS DICTATED BY MANUFACTURER'S RECOMMENDATIONS.
3. PROVIDE SUCTION LINE ACCUMULATORS, TXV VALVE KITS, AND HARD START KITS FOR EACH SYSTEM.

9 M301 REFRIGERANT PIPING DETAIL
SCALE: NO SCALE



10 M301 VERTICAL INDOOR AHU UNIT
SCALE: NO SCALE



11 M301 LOUVER DETAIL
SCALE: NO SCALE

CONSTRUCTION NOTES

martinrogers

REVISIONS:

NUM.	DATE	DESCRIPTION

100% PERMIT DOCUMENTS

PROJECT NORTH

KEY PLAN

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ARCHITECTURE • PLANNING • INTERIORS

Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, ORANGE COUNTRY
NEW YORK -

Drawing: DETAILS

Project: 21121 | Date: 01/13/25
Drawn: SG | Scale: AS NOTED
Drawing Number: M-301

AIR HANDLING UNIT SCHEDULE

TAG	MANUFACTURER	MODEL (COIL + FURNACE)	SIZE	SUPPLY FAN						DX COOLING COIL							GAS HEATING COIL						HEIGHT	NOTES
				CFM	MIN. O/A CFM	E.S.P.	RPM	MOTOR HP	VOLTAGE	TOTAL MBH	SENSIBLE MBH	R.C.H.G	AMBIENT DB/WB (°F)	EAT DB/WB (°F)	LAT DB/WB (°F)	A.F.U.	MBH INPUT	MBH OUTPUT	NO. STEPS	E.A.T. (°F)	L.A.T. (°F)	VOLTAGE		
AC-1	TRANE	4TXCB004 + 5KXB240	004	1,100	115	0.5"	1,050	0.75	120/1PH	50.2	23.1	4	95/78	80/67	54/57	-	40	36.6	2	74	95	120/1PH	84	SEE BELOW

NOTES:
1. PROVIDE WITH FACTORY MOUNTED DISCONNECT SWITCH.
2. PROVIDE UNIT WITH WALL-MOUNTED THERMOSTAT WITH 7-5-1-1 CAPABILITIES, 7-DAY PROGRAMMABLE.
3. CONFIRM REFRIGERANT PIPING SIZES AND ACCESSORIES WITH UNIT SUPPLIER PRIOR TO INSTALLING.
4. PROVIDE MERV 8 THROWAWAY FILTERS.
5. PROVIDE GAS FURNACE WITH 2-STAGES.
6. PROVIDE WITH HIGH EFFICIENCY ECM MOTOR.

CONDENSING UNIT SCHEDULE

TAG	BASIS OF DESIGN		NOM. TONS	SEER	SEAT REJECTION MBH	COP	COMPRESSOR				CONDENSER FAN			MCA	MAX. FUSE SIZE	OPERATING WEIGHT	REMARKS/ACCESSORIES
	MANUFACTURER	MODEL					NO.	R.L.A.	L.R.A.	VOLTS/PHASE	NO.	F.L.A.	VOLTS/PHASE				
CU-1	TRANE	4TTR4030L1	03	15.0	30	3.5	1	12.5	68.0	208/230	1	0.64	208/230	11	25	186	1, 2, 3, 4, 5, 6, 7, 8

NOTES:
1. PROVIDE WITH A SINGLE POINT OF POWER CONNECTION.
2. PROVIDE UNIT WITH THERMOSTATIC AND BALL BEARING MOTORS.
3. PROVIDE UNIT WITH ANTI-RECYCLE TIMER AND CRANKCASE HEATER.
4. PROVIDE UNIT WITH APR VALVE FOR CAPACITY CONTROL.
5. DISCONNECT WILL BE PROVIDED BY ELECTRICAL CONTRACTOR.
6. CONFIRM REFRIGERANT PIPING SIZES AND ACCESSORIES WITH UNIT SUPPLIER PRIOR TO INSTALLING.
7. PROVIDE WITH R410A REFRIGERANT.
8. MOUNT UNIT ON 4" THICK CONCRETE PAD.

DIFFUSER, REGISTER & GRILLE SCHEDULE

TAG	MANUFACTURER	MODEL	SERVICE	NECK SIZE	FACE SIZE	CFM RANGE	PRESSURE DROP	PATTERN	THROW	STYLE	MAX NC	MATERIAL	FINISH	REMARKS/ACCESSORIES
A	ANEMOSTAT	20	SUPPLY	8"x6"	10"x8"	0-200	0.04"	DOUBLE DEFLECTION	4'-6"	SURFACE	25	ALUMINUM	BAKED ENAMEL COLOR BY ARCHITECT	0° BLADE DEFLECTION, 3/4" BLADE SPACING, OPPOSED BLADE VOLUME DAMPER
B	ANEMOSTAT	HPX-41	SUPPLY	6"ø	12"x12"	0-100	0.04"	4-WAY	4'-6"	SURFACE	25	ALUMINUM	BAKED ENAMEL COLOR BY ARCHITECT	HIGH PERFORMANCE WITH VANES, EXTENSION PANEL
C	ANEMOSTAT	HPX-41	SUPPLY	8"ø	12"x12"	100-200	0.04"	4-WAY	4'-6"	SURFACE	25	ALUMINUM	BAKED ENAMEL COLOR BY ARCHITECT	HIGH PERFORMANCE WITH VANES, EXTENSION PANEL
D	ANEMOSTAT	HPX-41	SUPPLY	6"ø	12"x12"	0-60	0.04"	1-WAY	4'-6"	SURFACE	25	ALUMINUM	BAKED ENAMEL COLOR BY ARCHITECT	HIGH PERFORMANCE WITH VANES, EXTENSION PANEL
E	ANEMOSTAT	530	RETURN / EXHAUST	12"x12"	14"x14"	250-600	0.04"	FIXED	—	SURFACE	25	STEEL	BAKED ENAMEL COLOR BY ARCHITECT	0° BLADE DEFLECTION, 3/4" BLADE SPACING, OPPOSED BLADE VOLUME DAMPER
F	ANEMOSTAT	530	RETURN / EXHAUST	18"x18"	20"x20"	400-850	0.04"	FIXED	—	SURFACE	25	STEEL	BAKED ENAMEL COLOR BY ARCHITECT	45° BLADE DEFLECTION, 3/4" BLADE SPACING, OPPOSED BLADE VOLUME DAMPER

NOTES:
1. ALL FRAME STYLES SHALL BE COORDINATED WITH CEILING AND WALL TYPES.
2. FINISH - BAKED ENAMEL COLOR AS SELECTED BY ARCHITECT.
3. COORDINATE EXACT LOCATION WITH ARCHITECTURAL REFLECTED CEILING PLAN.
4. PROVIDE SQUARE TO ROUND NECK ADAPTORS FOR DIFFUSERS AS REQUIRED.
5. PAINT INSIDE OF DUCT, VISIBLE AT RETURN AND EXHAUST REGISTERS FLAT BLACK.
6. DUCT MOUNTED BALANCING DAMPER SHALL BE INSTALLED AT THE TAKE-OFF BEFORE THE RUN-OUT BEFORE EVERY DIFFUSER, AND REGISTER. THE DAMPER SHALL BE LOCATED ABOVE ACOUSTICAL TILE CEILING TO ENSURE ACCESS TO THE DAMPER.
7. ALL DIFFUSER AIRFLOW PATTERNS SHALL BE 4-WAY UNLESS OTHERWISE INDICATED ON DRAWINGS

EXHAUST FAN SCHEDULE

TAG	BASIS OF DESIGN		FAN TYPE	DRIVE	CFM	E.S.P. (IN.W.G.)	RPM	MOTOR WATTS	ELEC. DATA	SONES	REMARKS/ACCESSORIES
	MANUFACTURER	MODEL									
EF-1	GREENHECK	SP-B10	CEILING	DIRECT	60	0.15	850	50	120/1P	4.0	1, 2, 3, 4, 5
EF-2	GREENHECK	SP-A200	CEILING	DIRECT	100	0.5	900	47	120/1P	4.0	1, 2, 3, 4, 5
EF-3	GREENHECK	SP-A200	CEILING	DIRECT	100	0.5	900	47	120/1P	4.0	1, 2, 3, 4, 5

NOTES:
1. PROVIDE WITH INTEGRAL LIGHT AND WALL SWITCH.
2. PROVIDE WITH 1/2" ACOUSTICALLY INSULATED HOUSING.
3. PROVIDE WITH ALUMINUM ARCHITECTURAL GRILLE - WHITE FINISH.
4. SUPPORT UNIT FROM STRUCTURE ABOVE WITH STEEL RODS AND NEOPRENE VIBRATION ISOLATORS.
5. PROVIDE SPRING LOADED BACKDRAFT DAMPER.

LOUVER SCHEDULE

TAG	MANUFACTURER	MODEL	NOMINAL SIZE	VOLUME (CFM)	VELOCITY (FPM)	SERVICE	FINISH	NOTES
L-1	GREENHECK	ESD-401	12"x10"	115	150	VENTILATION INTAKE	COLOR BY ARCHITECT	1, 2, 3, 4

NOTES:
1. COORDINATE EXTERIOR WALL OPENING WITH ARCHITECT AND G.C.
2. FIELD VERIFY THAT DIMENSIONS WILL FIT PRIOR TO ORDERING OR INSTALLING.
3. PROVIDE INSULATED SHEET METAL PLENUM BOX ON BACK OF LOUVER.
4. PROVIDE FLAT EXPANDED, ALUMINUM BIRD SCREEN.

CONSTRUCTION NOTES

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REVISIONS:

NUM.	DATE	DESCRIPTION

100% PERMIT DOCUMENTS

PROJECT NORTH

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ARCHITECTURE • PLANNING • INTERIORS

Project: WARWICK COMMONS STAGE 5 - BUILDING 1
VILLAGE OF WARWICK, ORANGE COUNTRY
NEW YORK -

Drawing: SCHEDULES

Project: 21121 | Date: 01/13/25
Drawn: SC | Scale: AS NOTED
Drawing Number:
M-302

MECHANICAL GENERAL REQUIREMENTS

1. SCOPE OF WORK: Provide all work indicated on the drawings and specified herein.

2. CONTRACT DRAWINGS: The drawings which constitute a part of this contract indicate the general arrangement of piping, ductwork, accessories, equipment, and other work. It is the intent of these drawings and specifications to describe a complete and integrated system. It is understood that while the drawings may not show every pipe, valve, damper and detail, all equipment and accessories which are reasonably inferable from the drawings and specifications as being necessary for the completion and proper performance of the work shall be included even though not specifically mentioned. Work in contact for on either the drawings or in the specifications shall be as binding as if called for on both.

3. RECORD DRAWINGS: During construction, Contractor shall maintain a record set of contract drawings and shall record on the set in colored pencil or crayon all deviations from the original in pipe, duct, or equipment sizes, locations, and other pertinent details. Upon completion of the work, Contractor shall forward these marked prints to the Architect/Engineer for review.

4. CODES, PERMITS: Install all HVAC, Plumbing, and Fire Protection work in accordance with the latest International Mechanical Code, local and state codes, NFPA, and the National Electric Code.

5. MATERIALS AND EQUIPMENT: All materials and equipment shall be new, the best of their respective kinds, and suitable for the conditions and duties imposed on them at the building. Equipment shall be exactly as specified and scheduled. Substitutions will only be allowed if the equipment specified cannot be supplied by the contractor due to conditions beyond the control of the contractor.

6. SHOP DRAWINGS: Furnish detailed data, dimensional data, performance specifications, etc., in sufficient detail to properly identify and judge each item. Such item or equipment proposed shall be a standard product of the approved manufacturer.

7. GUARANTEE/WARRANTY: The materials, equipment, and systems furnished under this project shall be guaranteed for a period of one (1) year from the date of final acceptance thereof, against defective material, design, and workmanship. Any material or equipment comprising a part of any system which shall develop any defect during the warranty period shall be replaced by the Contractor at their own expense. All refrigeration equipment, air conditioners, heat pumps, etc., shall be provided with five (5) year extended compressor warranty. Contractor shall turn over to the owner all warranties and guarantees upon completion and final acceptance of project.

8. OPERATING AND MAINTENANCE MANUALS: Contractor shall submit operating and maintenance instructions for all equipment furnished by him. The final job acceptance date shall be the date stamped on the operating and maintenance instructions and the guarantee period shall extend from that date.

9. HANGERS AND SUPPORTS: Furnish and install all hangers and supports for materials and equipment installed. Use approved clamping or fastening devices at all locations of steel beams, longspan trusses and open top joists. Clamps shall be of the type that will not be loosened by vibration. Where supports cannot be attached directly to structural members, provide intermediate supports securely clamped or welded to structural members.

10. EXAMINATION OF SITE: Before submitting proposals for the work, each bidder shall be required to visit the site, examine the premises and acquaint himself with all existing and testing conditions which may have bearing on the work. No allowance shall be made in the bid for difficulties and contingencies that may be encountered. Contractor will be charged no extras arising out of his failure to make the above examination, or neglect to include all materials and labor required to complete the work.

11. EQUIPMENT INSTALLATION AND CONNECTIONS: All equipment shall be installed and connected in accordance with the best engineering practice and in accordance with manufacturer's instructions and recommendations. Ancillary piping, valves, and electric connections recommended by the manufacturer or required for proper operation shall be provided.

12. SLEEVES: Provide sleeves for all piping passing through walls or floors/roofs. Sleeves shall be schedule 40, black steel and shall be flush with both faces of walls and 2-inches above floors including finishes. Provide UL listed firestopping system for all sleeves through rated wall and floor/roofs.

PIPING AND RELATED ITEMS

1. DIELECTRIC COUPLINGS: Furnish and install insulating couplings at all interconnections between piping systems of dissimilar materials, and at all conditions of piping systems to equipment where the piping and equipment are of dissimilar metals.

2. REFRIGERANT PIPING: Refrigerant piping shall be type "L" hard drawn copper with hill weight copper sweat type fittings. Tubing shall be ACR refrigerant tubing - cleaned, capped, and charged with nitrogen. Pre-charged tubing may be used, if applicable.

A. Install refrigerant piping according to ASHRAE 15.

B. Install piping as short and direct as possible, with a minimum number of joints, elbows, and fittings.

C. Arrange piping to allow inspection and service of compressor and other equipment. Install valves and specialties in accessible locations to allow for service and inspection.

D. Install piping with adequate clearance between pipe and adjacent walls and hangers or between pipes for insulation installation. Use sleeves through floors, walls, or ceilings, sized to permit installation of full-thickness insulation.

E. Belowground, install copper tubing in protective conduit. Vent conduit outdoors.

F. Install copper tubing in rigid or flexible conduit in locations where copper tubing will be exposed to mechanical injury.

G. Slope refrigerant piping as follows:
1. Install horizontal hot-gas discharge piping with a uniform slope downward away from compressor.
2. Install horizontal suction lines with a uniform slope downward to compressor.
3. Install traps and double risers to entrain oil in vertical runs.
4. Liquid lines may be installed level.

H. Install sponge around moisture-tight indicators in lines larger than NPS 2 (DN 50).

I. Install valves to allow removal of solenoid valves, pressure-regulating valves, and expansion valves and at connections to compressors and evaporators.

J. When brazing, remove solenoid-valve coils and sight glasses; also remove valve stems, seats, packing and accessible internal parts of refrigerant specialties. Do not apply heat near expansion valve bulb.

K. Hanger, support, and anchor products are specified in Division 15 Section "Hangers and Supports."

3. PERFORMANCE TESTS

A. TESTS - GENERAL:

1. The several systems of piping shall be tested as hereinafter described and proven tight to the satisfaction of the A/E.

B. REFRIGERANT PIPING AND EQUIPMENT

1. Refrigerant piping shall be dehydrated and tested in strict accordance with the compressor manufacturers published instructions. In the absence of such published instructions, the following procedure shall be used.

2. Pressure test completed system to 300 psig with a mixture of Freon and dry nitrogen. All joints shall be tested with a halide leak detector. After all system have been proven thoroughly tight, they shall be evacuated three (3) times with a high efficiency vacuum pump to 0.2 inch hg absolute. The system shall be allowed to stand under vacuum for 24 hours. Then, if a vacuum of 0.2 inch hg can be drawn within 30 minutes, the system shall be considered dry. If not, the procedure shall be repeated. The final vacuum shall be broken by charging with the correct refrigerant.

3. Dehydration shall be witnessed by the Owner's representative.

THERMAL INSULATION

1. FIRESPRECK RAGINGS: All insulation, jackets, facings and adhesives shall have a noncontributing fire and smoke hazard system rating and label as tested by ASTM E-84, NFPA-255, and UL 723 not exceeding Flame Spread 25, Fuel Contributed 50, Smoke Developed 50. All accessories shall have equal ratings.

2. PIPING INSULATION: Insulation shall be sectional type heavy density fibrous glass pipe insulation "K" factor shall be not more than 0.24 at 75°F mean temperature. Factory applied jacket shall be "all service" type ASJ and shall consist of a reinforced and embossed vapor barrier laminate suitable for operating at temperatures from -40°F to +180°F. Water vapor permeance shall not exceed 0.02 perms.

Piping to be insulated and required thicknesses shall be as follows:

A. Refrigerant lines 1"

3. DUCT INSULATION: Insulation shall be Owens/Corning or Certainteed 3/4 lb. density, type 817-100, FRK 25 flexible duct wrap. Insulation shall have a factory applied foil-scrim-kraft facing. Adhere insulation to duct surface with Fiberglass 85-20 applied to entire metal surface.

Ductwork to be insulated and required thickness shall be as follows:

A. Air Conditioning Supply Ducts in Attic Spaces 2" (R-6 minimum)
B. Air Conditioning Return Ducts in Attic Spaces 2" (R-6 minimum)
C. Outside Air Ducts 2" (R-6 minimum)
D. Air Conditioning Supply Ducts 1-1/2" (R-4 minimum)
E. Air Conditioning Return Ducts 1-1/2" (R-4 minimum)

SHEET METAL AND VENTILATION

1. STANDARDS: Comply with SMACNA "HVAC Duct Construction Standards, Metal and Flexible" for fabrication and installation of metal ductwork. Comply with NFPA 90A "Standard for the Installation of Air Conditioning and Ventilating Systems" and NFPA 90B "Standard for the Installation of Warm Air Heating and Air Conditioning Systems.

2. SHOP DRAWINGS: Submit shop drawings for all ductwork prior to fabrication. Carefully field check all job conditions prior to preparing shop drawings. Provide fittings and transitions as required to meet actual field conditions at no additional charges.

3. FASTENERS: Fabricate ductwork generally of prime, first quality galvanized sheet metal for standard of gauges specified in the latest ASHRAE standards (refer the "Duct Manual and Sheet Metal Construction" as published by Sheet Metal and Air Conditioning Contractors National Association, Inc. SMACNA). Reinforce and support all ducts as recommended in the "Duct Manual". Fabricate all joints, elbows, transitions, etc. in accordance with "Duct Manual" standards.

4. FLEXIBLE DUCTWORK (INSULATED): Provide ductwork shall consist of an inner core of perforated aluminum, corrugated for strength, with seams interlocked, locked flat, and leakfree. Inner core of perforated aluminum shall be covered by 1-1/2" thick fiberglass of 3/4 lb. density. The fiberglass shall be covered with an airtight polyethylene skin serving as a vapor barrier. Acceptable Flexible Duct shall be Genflex Type D5 as manufactured by Genflex Corporation, Hide Plains, New York 10804, Hardcast type VIMCL or approved equal. Flexible duct runouts shall not exceed 7 ft. in length (per NFPA 90A, section 2-12.2). Duct shall meet UL standards for flame spread and/or developed and shall be UL listed as Class 1 air duct material, standard UL. A minimum of 60" of flexible ductwork shall be used in connection to diffuser outlets.

5. DUCT PENETRATIONS: Provide sheet metal framing around all duct penetrations in building construction, firewalls barriers, and where exposed to view. Framing shall cover the opening by a minimum of one inch (1") and shall be gasketed as required to accommodate construction irregularities. In firewalls barriers, the annular space between duct and sleeve shall be filled with ceramic fiber or fire rated compound. Provide fire dampers as required by NFPA 90A. Installation shall be in strict accordance with SMACNA and NFPA standards.

6. VOLUME DAMPERS: Dampers shall be two gauges heavier than the duct in which they are installed, and shall be reinforced to prevent vibration and noise. All volume dampers accurately in concealed ductwork, except those above removable ceilings, shall be installed with shafts vertical. In ducts over 18" in width, use multi-bladed opposed blade dampers Type F-D as manufactured by the American Foundry and Furnace Company or equal.

7. INSULATED CONTROL DAMPERS: Dampers shall consist of galvanized steel blades insulated with 1/2" polystyrene. Blades shall have extended vinyl seals on the closing edge. Damper linkage shall be outside for motor operator. Blade bearings shall be all lubricated bronze. Blade action shall be parallel for fresh air intake, and opposed blade for relief/exhaust.

8. FIRE DAMPERS: Install fire dampers where noted on the drawings, details of connection, or as required by the standards of the National Fire Protection Association Manual NFPA 90A, latest issue, or local and state ordinance. All dampers shall bear U.L. Labels. Damper shall be Model IBALK "Fire Seal" as manufactured by Air Balance Inc., Philadelphia PA, or approved equal.

9. BACKDRAFT DAMPERS: Furnish and install backdraft dampers where required. Dampers shall be constructed of aluminum (30 gauge) and blades shall be aluminum airfoil type, counterbalanced. Dampers shall be "Ventgard" as manufactured by Air Balance Inc. or approved equal.

10. REGISTERS, GRILLES, DIFFUSERS: All terminal air devices shall have volume dampers for balancing purposes. All units shall have sponge rubber gaskets to provide an airtight seal and prevent sweating of walls and ceilings.

11. FLEXIBLE CONNECTIONS: Provide flexible connections between ductwork and all air handling equipment. Connections shall be of fireproof material and suitable for the temperatures and pressures involved.

12. ACCESS DOORS: Provide access doors in ductwork, filter boxes, fan casings, or as indicated on the drawings. Provide access doors for access to all operating dampers whether indicated or not. Fire dampers, splitters, adjustable control dampers (manual or automatic), relief dampers (manual or automatic). Access doors shall be of insulated construction, equipped with lever-type type hinges, gasketed frame, and handle locking security. Door shall be equal to Ventlok #600 with latch and shall be adequately sized for ease of maintenance of concealed items.

13. EXHAUST FANS: Exhaust fans shall be furnished in accordance with the schedule on the drawings. Construction specifications for the various types indicated are listed hereinafter. All fans shall be rated and approved in accordance with AMCA standards, and shall be listed in the current AMCA certification guide. Fans shall be greenheck, or the Penn Ventilation Co.

14. INSTALLATION OF METAL DUCTWORK: Assemble and install ductwork in accordance with recognized industry practices which will achieve air tight duct leakage for systems rated 2" and under; 1% for systems rated over 2" and including systems for dishwashers hoods, capable of performing each indicated service. Do not run ductwork through transformer vaults or their equipment spaces and enclosures, or elevator equipment rooms unless they specifically serve those spaces.

SEQUENCE OF OPERATION

A. AIR HANDLING UNIT (AHU-1)

1. General

Control System will index the system to the "Occupied/Unoccupied" modes. Thermostat shall allow for the system to operate in either the "Heating" or "Cooling" mode with automatic switch over and night setback.

2. Occupied Mode

The supply fan runs continuously, outside air damper opens to the maximum position. The space temperature shall be controlled by modulating the DX cooling coil and heat pump compressor for cooling and activating the steps of electric heat in sequence for heating. Setpoints shall be initially established as 70° heating and 75° cooling.

3. Unoccupied Mode

The room temperature is controlled by setting the heating setpoint (night setback mode) to a lower setting of 60°F (adj.). In the Unoccupied mode the unit fan shall cycle in unison with the cooling or heating components in order to maintain the Unoccupied setpoints. Unoccupied settings shall be initially established as 60° heating and 85° cooling.

TESTING, ADJUSTING, AND BALANCING

1. SCOPE: This Section specifies the requirements and procedures for total mechanical systems testing, adjusting, and balancing. Requirements include measurement and establishment of the final condition of the mechanical systems as required to meet design specifications,

and recording and reporting the results. Test, adjust, and balance the following systems:

A. Supply air systems.
B. Return air systems.
C. Verify temperature control system operation.

2. AGENCY QUALIFICATIONS: The independent testing, adjusting, and balancing agency shall be certified in these testing and balancing disciplines required for this projects, and have at least one Professional Engineer registered in the State in which the services are to be performed, who is certified as a Test and Balance Engineer. Certification of the Agency and its Professional Engineer shall be by either NEBB - Associated Air Balance Council, or, NEBB - National Environmental Balancing Bureau.

3. REPORT DATA: Record all data obtained during testing, adjusting, and balancing in accordance with, and on the forms recommended by the referenced standards, and as approved on the sample report forms. Prepare report of recommendations for correcting unsatisfactory mechanical performance when systems cannot be successfully balanced.

4. DEMONSTRATION AND TRAINING: Train the Owner's maintenance personnel on troubleshooting procedures and testing, adjusting, and balancing procedures. Review with the Owner's personnel, the information contained in the Operating and Maintenance Data previously specified. Schedule training with Owner with at least 7 days prior notice.

5. R402.4.1.2 Optional Testing Procedure for Buildings With Two or More Dwelling Units within the Building Thermal Envelope.

A. Code: Where two or more dwelling units are located within the building thermal envelope of a building, the testing procedure specified in Section R402.4.1.1 shall be permitted as an alternative to compliance with Section R402.4.1.2. In this section, each dwelling unit and each other conditioned occupied space located within the building thermal envelope of the building shall be referred to as a "testing unit," and the "enclosure surface area" within a testing unit shall be equal to the sum of the areas of (i) each exterior wall in each testing unit, (ii) each interior wall in each testing unit that abuts other testing units, (iii) each ceiling in each testing unit that abuts other testing units or is unconditioned space, and (iv) each floor in each testing unit that abuts other testing units or abuts unconditioned space.

B. Each testing unit shall be tested individually, having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals), and shall be conducted in accordance with ASHRE ETN. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

C. During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather-stripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open. Where required by the building official, testing shall be conducted by an approved third party.

D. A written report of the results of the test shall be prepared and signed by the party conducting the test and provided to the building official. The written report shall include:
1. The name and place of business of the party conducting the test.
2. The address of the building which was tested.
3. The conditioned floor area of dwelling, calculated in accordance with ANSI/RESNET 301, except that conditioned floor area shall include areas where the ceiling height is less than 5 feet. 5524 m2
4. Measurement of the air leakage rate of each testing unit
5. The date(s) of the test.
6. A certification by the party conducting the test of the accuracy of the test results; and
7. The signature of the party conducting the test.

6. R402.4.1.3 Buildings With More Than Seven Dwelling Units.

A. Code: When the optional testing procedure authorized by Section R402.4.1.2 is used for a building with more than seven dwelling units, testing each testing unit shall not be required, and testing of sample testing units selected in accordance with the provisions set forth below in this shall be permitted when approved by the building official.

1. Testing units shall be grouped into sample sets of not more than seven testing units and common rooms in each sample set. Each sample set shall contain testing units that are representative of all dwelling unit types and all other conditioned occupied spaces.
2. If all testing units in the first sample set tested are verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, remaining sample sets shall be permitted to be tested at the rate of one testing unit per sample set.
3. If any tested unit tested in accordance with paragraph 2 above is not verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, the additional testing units in the sample set shall be tested.
4. If any testing unit tested in accordance with paragraph 3 above is not verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, all testing units in the sample set shall be tested, and all tested units in the subsequent sample set, if any, shall be tested.
5. If all testing units in the sample set tested in accordance with paragraph 4 above are verified as having an air leakage rate not exceeding 0.3 cubic feet per minute per square foot of enclosure surface area within the testing area, subsequent sample sets shall be permitted to be tested in accordance with paragraph 2 above. where approved by the building official.

CONSTRUCTION NOTES

REVISIONS:

VIS.	DATE	DESCRIPTION

100% PERMIT DOCUMENTS

PROJECT NORTH

KEY PLAN

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Project: WARWICK COMMONS STAGE 5 - BUILDING I
VILLAGE OF WARWICK, ORANGE COUNTRY
NEW YORK -

Drawing: SPECIFICATIONS

Project: 21121	Date: 01/13/25
Drawn: SG	Scale: AS NOTED
Drawing Number: M-401	