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- COVER SHEET

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BUILDING CODE ANALYSIS

1. BUILDING CODE
ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BUILDING CODE OF NEW YORK STATE (BCNY'S) & THE TOWN OF MATA.
2. STRUCTURAL DESIGN
THE STRUCTURAL DESIGN SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2020 BCNY'S.
3. OCCUPANCY CLASSIFICATION
RESIDENTIAL - GROUP R-2 (MULTI-FAMILY APARTMENT HOUSE).
4. BUILDING HEIGHT - THREE (3) STORIES
5. CONSTRUCTION CLASSIFICATION - TYPE V-A
6. ALLOWABLE AREA PER FLOOR AND BUILDING HEIGHT
RESIDENTIAL - GROUP R-2 (APARTMENTS)
 - I. ALLOWABLE HEIGHT AND FIRE AREA (TABLES 504.3, 504.4 & 506.2)
FOOT (4) STORIES (12,000 SQ. FT. PER FLOOR AREA) MODIFICATIONS (SECTION 506.3)
$$A_s = (A_t + (N_s \times I_f)) \text{ WHERE } I_f \leq .75$$
 - III. $A_s = (12,000 + (12,000 \times .75)) = 17,250 \text{ SQ. FT.}$
 - IV. ACTUAL BUILDING AREA:

FIRST FLOOR	= 17,063 SQ. FT.
SECOND FLOOR	= 17,063 SQ. FT.
THIRD FLOOR	= 17,033 SQ. FT.
7. FIRE RESISTANCE REQUIREMENTS
 - A. STRUCTURAL FRAME - 1 HR (TABLE 601)
 - B. BEARING WALLS - 1 HR (TABLE 601)
 - C. FLOOR/CEILING ASSEMBLIES - 1 HR
 - D. ROOF/CEILING ASSEMBLIES - 1 HR
 - E. STAIR/EXIT ENCLOSURES - 1 HR
 - F. CORRIDOR PARTITIONS - 1/2 HR
 - G. TENANT SEPARATION PARTITIONS - 1 HR
8. STAIR ENCLOSURES (2020 BCNY'S SECTION 1019 & 1023)
ALL STAIRS WILL BE ENCLOSED WITH PARTITIONS AND CEILING ASSEMBLY HAVING A MINIMUM FIRE RESISTANCE RATING OF ONE HOUR.
9. AUTOMATIC SPRINKLER SYSTEM
THE BUILDING WILL BE FULLY SPRINKLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R AND SECTION 903.3.1 OF THE 2020 BCNY'S. THE AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL COMBUSTIBLE CONCEALED SPACES INCLUDING:
 - A. FLOOR/CEILING SPACE WHERE OPEN UDS WOOD TRUSSES ARE USED.
 - B. ATTIC AND PORCH ROOF TRUSS SPACES
10. FIRE ALARM AND DETECTION SYSTEM
 - A. A FIRE ALARM AND DETECTION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 72 AND THE 2020 BCNY'S SECTION 907.
 - B. A MANUAL FIRE ALARM SYSTEM CONFORMING TO THE REQUIREMENTS OF NFPA 72 SHALL BE INSTALLED IN ALL COMMON AREAS.
 - C. AN AUTOMATIC FIRE DETECTION SYSTEM CONFORMING TO THE REQUIREMENTS OF NFPA 72 SHALL BE INSTALLED THROUGHOUT ALL CIRCULATION AREAS SERVING THE APARTMENTS.
 - D. ALARM NOTIFICATION WILL BE PROVIDED IN EACH APARTMENT FOR THE FIRE ALARM SYSTEM, THE COMMON AREA AUTOMATIC DETECTION SYSTEM AND THE SPRINKLER SYSTEM.
 - E. FIRE ALARM AND DETECTION SYSTEMS WILL BE PROVIDED IN ALL COMMON SPACES AS REQUIRED BY NFPA 72 AND THE LOCAL CODE ENFORCEMENT OFFICER.
 - F. INTERCONNECTED SINGLE STATION SMOKE ALARMS WILL BE INSTALLED IN EACH BEDROOM AND DIRECTLY OUTSIDE OF EACH BEDROOM (2020 BCNY'S 907.2)
 - G. CARBON MONOXIDE ALARMS WILL BE PROVIDED IN EACH APARTMENT WITHIN 15 FEET ON THE SLEEPING AREA (2020 BCNY'S SECTION 915).
11. FIRE EXTINGUISHERS
FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF SECTION 906 OF THE 2020 BCNY'S.
12. FIRE BLOCKING AND DRAFT STOPPING
 - A. FIRE BLOCKING & DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH SECTION 718 OF THE 2020 BCNY'S.
 - B. DRAFTSTOPPING IS NOT REQUIRED BETWEEN FLOORS LOCATED IN LINE WITH DWELLING UNIT SEPARATIONS PER 2020 BCNY'S SECTION 718.4.
 - C. DRAFTSTOPPING IS NOT REQUIRED IN THE ATTIC SPACE PER 2020 BCNY'S SECTION 718.4.
13. DUCT PENETRATIONS OF FIRE RATED ASSEMBLIES
 - A. FIRE PARTITIONS - FIRE DAMPERS ARE NOT REQUIRED AS NOTED IN 2020 BCNY'S SECTION 718.4 EXCEPTION 1. ANY VOIDS BETWEEN THE DUCT AND THE ADJACENT PARTITIONS WILL BE FIRE STOPPED WITH A SYSTEM EQUAL TO HILTI FIRESTOP SYSTEMS NO. UL-L-1099.
 - B. PENETRATIONS THROUGH A RATED FLOOR/CEILING ASSEMBLY: A FIRE DAMPER WILL BE INSTALLED AT THE FLOOR LINE OF DUCT PENETRATIONS OF FLOOR/CEILING ASSEMBLIES. THE DUCT WILL BE FIRESTOPPED AT THE CEILING LINE. (2020 BCNY'S SECTION 716.1)
 - C. PENETRATIONS THROUGH THE CEILING MEMBRANE OF A RATED FLOOR/CEILING ASSEMBLY: AN APPROVED CEILING AT THE CEILING LINE OF DUCTS PENETRATING THE CEILING MEMBRANE OF A RATED FLOOR/CEILING ASSEMBLY, RADIATION DAMPERS WILL ALSO BE INSTALLED WHERE DIFFUSERS PENETRATE THE CEILING MEMBRANE OF A RATED FLOOR CEILING ASSEMBLY. (2020 BCNY'S SECTION 716.2)
14. PIPE PENETRATIONS OF FIRE RATED ASSEMBLIES
ANY VOIDS AT PIPE PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRESTOPPED IN ACCORDANCE WITH A SYSTEM EQUAL TO AN APPROVED HILTI FIRESTOP SYSTEM FOR THAT SPECIFIC APPLICATION.
15. EXIT SIGNS AND EMERGENCY LIGHTING
EXIT SIGNS AND EMERGENCY LIGHTING WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BCNY'S 1008.3 AND 1013.

16. ATTIC ACCESS
ATTIC ACCESS SHALL BE PROVIDED THROUGH FIRE RATED ACCESS PANELS.
17. HANDICAP ACCESSIBILITY
THE BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BCNYS AND ICC/ANSI A117.1. 2008. ALL APARTMENTS HAVE BEEN DESIGNED TO BE TYPE B UNITS. ALL COMMON AREAS ARE FULLY ACCESSIBLE.
18. PLUMBING, HVAC AND ELECTRICAL
ALL PLUMBING, HVAC AND ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BCNYS, THE NATIONAL ELECTRICAL CODE (NEC) AND THE TOWN OF MALDEN.
19. ENERGY ANALYSIS
ALL AREAS OF THE BUILDING HAVE BEEN DESIGNED IN COMPLIANCE WITH THE 2020 ECCCYS.

FIRE PROTECTION SYSTEM NOTES

3. THE WORK REQUIRED SHALL INCLUDE ALL REQUIRED PIPING, FITTINGS, HANGERS, SPRINKLER HEADS, VALVES, DRAINS, ALARMS, ETC., TO COMPLY WITH NFPA 13R, ALL LOCAL AND STATE CODES, AND THE CONSTRUCTION DOCUMENTS.
4. THE AUTOMATIC SPRINKLER SYSTEM SHALL ALSO BE INSTALLED IN ALL COMBUSTIBLE CONCEALED SPACES INCLUDING:
 - A. FLOOR/CEILING SPACE WHERE OPEN WEB WOOD TRUSSES ARE USED.
 - B. ATTIC AND FORCH ROOF TRUSS SPACES (2009 BOCA'S SECTIONS 1803.2 AND 118.4.2)
5. THE CONTRACTOR SHALL LAYOUT AND INSTALL A COMPLETE SPRINKLER SYSTEM AS REQUIRED TO MEET CODES AND SHALL OBTAIN APPROVALS REQUIRED FROM THE BUILDING DEPARTMENT AND THE INSURING AGENT.
6. SUBMIT SHOP DRAWINGS FOR THE COMPLETE SYSTEM ALONG WITH REQUIRED CALCULATIONS FOR APPROVAL TO THE ARCHITECT. SHOP DRAWINGS SHALL INCLUDE SPRINKLER FABRICATION DRAWINGS, PIPING AND ALL APPURTENANCES, INDICATORS, ALARMS GAUGES & SPRINKLER HEADS.
7. THE LAYOUT SUBMITTED BY THE CONTRACTOR SHALL INCLUDE ANY ADDITIONAL HEADS AND PIPING REQUIRED TO COMPLETE THE INSTALLATION OF THE SYSTEM TO MEET CODES.
8. PROVIDE FOUR (4) ADDITIONAL HEADS OF EACH TYPE USED ON THE PROJECT TO OWNER AFTER WORK IS COMPLETED.
9. PIPING SHALL BE STEEL CONFORMING WITH FEDERAL SPECIFICATION WU-P-501 OR NFPA APPROVED CPVC FIRE SPRINKLER PIPING WITH APPROVED FITTINGS. 0.94" VALVES SHALL BE DESIGNED FOR 17.5 LB WORKING PRESSURE. FEDERAL SPECIFICATION WU-Y-51. ALL EQUIPMENT SHALL BE UL APPROVED AND SHALL BE EQUAL TO VIKING CO.
10. ALL SPRINKLER HEADS IN EXPOSED AREAS SHALL BE THE COLOR WHITE.

ENERGY ANALYSIS				
CLIMATE ZONE 5A; MALTA, NY				
ENERGY CODE BUILDING CLASSIFICATION: RESIDENTIAL				
INSULATION 4 FENESTRATION REQUIREMENTS BY COMPONENT				
	FENESTRATION	CEILING	WOOD FRAME WALL	FLOOR
REQUIRED	30 MAX U-FACTOR	R-49	R-20 MIN.	R-30
PROPOSED	30 MAX	R-49	R-21	R-30

ROOM FINISH SCHEDULE

DESTINATION	FLOOR FINISH	WALL		CEILING	
		BASE	MTL	MTL	
STAR-1 101 201 301	LVT-2	WD-3	PT-2	PT-1	
NORTH CORRIDOR 102 202 302	CPT-1	WD-3	PT-2	PT-1+ACT	
UTILITIES 103 204 304	LVT-2	VCB-1	PT-2	PT-2	
EAST CORRIDOR 104	CPT-1	WD-3	PT-2	PT-1+ACT	
FITNESS 105	RFR-1	VCB-1	PT-2	ACT	
BATH 106 & 107	PC1-2		PT-2	PT-1	
ELEVATORS 108/109 203 303	LVT-2	WD-3	PT-2	PT-1	
PACKAGE 109	LVT-3	WD-3	ACT	PT-2	
STAR-2 110 205	LVT-2	WD-3	PT-2	PT-2	
MAIL 111	LVT-3		PT-2	ACT	
UTILITIES 112	LVT-2	VCB-1	PT-2	PT-1	
UTILITY 113	LVT-2	WD-3	PT-2	PT-2	
SOUTH CORRIDOR 114 207 309	LVT-2	WD-3	PT-2	PT-1+ACT	
STAR-3 115 208 306	LVT-2	WD-3	PT-2	PT-2	
COMMUNITY LOUNGE 206	LVT-2	WD-1	PT-2	PT-1	
APT TYPE 18					
FOYER	LVT-1	WD-3 PT-6	PT-3	PT-3	
KITCHEN	LVT-1	WD-3 PT-6	PT-3	PT-3	
LAUNDRY	LVT-1	WD-3 PT-6	PT-3	PT-3	
LIVING	LVT-1	WD-3 PT-6	PT-3	PT-3	
MECH	PC1-1	WD-3 PT-6	PT-3	PT-3	
BATH	PC1-1	WD-3 PT-6	PT-3	PT-3	
CL	LVT-1	WD-3 PT-6	PT-3	PT-3	
BED	LVT-1	WD-3 PT-6	PT-3	PT-3	
BED CL	LVT-1	WD-3 PT-6	PT-3	PT-3	
APT TYPE 28-A					
FOYER	LVT-1	WD-3 PT-6	PT-3	PT-3	
KITCHEN	LVT-1	WD-3 PT-6	PT-3	PT-3	
LAUNDRY	LVT-1	WD-3 PT-6	PT-3	PT-3	
LIVING	LVT-1	WD-3 PT-6	PT-3	PT-3	
MECH	LVT-1	WD-3 PT-6	PT-3	PT-3	
BATH	PC1-1	WD-3 PT-6	PT-3	PT-3	
CL	LVT-1	WD-3 PT-6	PT-3	PT-3	
BED	LVT-1	WD-3 PT-6	PT-3	PT-3	
W.I.C.	LVT-1	WD-3 PT-6	PT-3	PT-3	
APT TYPE 28-B					
FOYER	LVT-1	WD-3 PT-6	PT-3	PT-3	
KITCHEN	LVT-1	WD-3 PT-6	PT-3	PT-3	
LAUNDRY	LVT-1	WD-3 PT-6	PT-3	PT-3	
LIVING	LVT-1	WD-3 PT-6	PT-3	PT-3	
MECH	LVT-1	WD-3 PT-6	PT-3	PT-3	
BATH	PC1-1	WD-3 PT-6	PT-3	PT-3	
CL	LVT-1	WD-3 PT-6	PT-3	PT-3	
BED	LVT-1	WD-3 PT-6	PT-3	PT-3	
W.I.C.	LVT-1	WD-3 PT-6	PT-3	PT-3	
APT TYPE 28-C					
FOYER	LVT-1	WD-3 PT-6	PT-3	PT-3	
KITCHEN	LVT-1	WD-3 PT-6	PT-3	PT-3	
LAUNDRY	LVT-1	WD-3 PT-6	PT-3	PT-3	
LIVING	LVT-1	WD-3 PT-6	PT-3	PT-3	
MECH	LVT-1	WD-3 PT-6	PT-3	PT-3	
BATH	PC1-1	WD-3 PT-6	PT-3	PT-3	
CL	LVT-1	WD-3 PT-6	PT-3	PT-3	
BED	LVT-1	WD-3 PT-6	PT-3	PT-3	
W.I.C.	LVT-1	WD-3 PT-6	PT-3	PT-3	

FINISH LEGEND

GENERAL NOTES:

1. ALL FINISH PRODUCTS SHALL BE INSTALLED USING MANUFACTURERS RECOMMENDED PREPARATION, ADHESIVES AND INSTALLATION METHODS. COMMENCEMENT OF INSTALLATION BY INSTALLER CONSTITUTES ACCEPTANCE OF SUBSTRATE FOR FINISHES.
2. TILE INSTALLER TO PROVIDE SCHLUTER WIDE TRANSITION STRIP, AT TRANSITION BETWEEN LVT AND TILE.
3. FLOORING INSTALLER TO FEATHER UP TO TILE/SCHLUTER TO CREATE A SMOOTH AND LEVEL TRANSITION BETWEEN FLOORING SURFACES.
4. ANY PROPOSED SUBSTITUTIONS MUST BE SUBMITTED WITH SAMPLES TO DESIGNER AND OWNER FOR APPROVAL.

CPT	CARPET
CPT-1	MILLENNIUM COMMERCIAL CARPET TILE 2X2 COLOR: TBD. (CORRIDORS EXCEPT WHERE NOTED)
LVT	LUXURY VINYL TILE
LVT-1	MILLENNIUM 9' X 60" LVT. COLOR: TBD. (APARTMENTS LIVING AREAS AND BEDROOMS)
LVT-2	PATCFART 9' X 60" COLOR: TBD (1ST, 2ND, AND 3RD FLOOR AREAS AS SHOWN IN FINISH PLANS)
LVT-3	PATCFART FLOORING 9' X 60" COLOR: TBD. (PACKAGE/MAIL ROOM).
PCT	PORCELAIN TILE
PCT-1	MILESTONE TILES PORCELAIN TILE. COLOR: TBD 24" X 24" MATTE FINISH (APARTMENT BATHROOMS)
PCT-2	ALBANY MARBLE MILESTONE TILES PORCELAIN TILE. MATTE FINISH. COLOR: TBD 24" X 24" (1ST FLOOR RESTROOM FLOORS)
ACT	ACOUSTIC CEILING TILE
ACT-1	ARMSTRONG 2X2 CEILING TILE. TILE: CURRUS GRID PRELUDE 15/16" SYSTEM (ALL CORRIDORS)
PT	PAINT
PT-F-1	SHERWIN WILLIAMS COLOR: TBD, FLAT FINISH, 2 COATS OVER PRIME COAT (CORRIDORS AND 1ST, 2ND AND 3RD FLOOR CEILINGS)
PT-F-2	SHERWIN WILLIAMS COLOR: TBD, MATTE FINISH, 2 COATS OVER PRIME 1ST, 2ND AND 3RD FLOOR CORRIDOR WALLS, STARWELL WALLS
PT-F-3	SHERWIN WILLIAMS #007010 SITE WHITE, MATTE FINISH, 2 COATS OVER PRIME COAT (APARTMENT WALLS AND CEILINGS)
RBF	RUBBER FLOORING
RBF-1	US FITNESS PRODUCTS ECOBREATHABLE RALLY RUBBER FITNESS FLOORING 24" X 48" ROLLS. COLOR: TBD. (FITNESS ROOM)
VCB	VINYL COVE BASE
VCB-1	TARKETT 4" HIGH VINYL COVE WALL BASE. COLOR: TBD (TRASH ROOMS, STORAGE ROOMS, JANITOR ROOMS, FITNESS ROOM)
WD	WOOD BASE
WD-1	WOOD CASE LUMBER 9/16" x 7-1/4" PRIMED FINGER JOINT (1ST FLOOR LOBBY, 2ND FLOOR COMMUNITY ROOM)
WD-2	1-1/4" FINGERJOINT JUNE BASEBOARD (INSIDE APARTMENTS)
WD-3	CASE LUMBER 9/16" x 5-1/4" (1ST, 2ND AND 3RD FLOOR CORRIDORS).

A. GENERAL NOTES

- THIS PROJECT HAS BEEN DESIGNED USING THE 2020 BUILDING CODE OF NEW YORK STATE.
- STRUCTURAL INSPECTIONS ARE A REQUIREMENT FOR THIS PROJECT. AN INDEPENDENT INSPECTION AGENCY SHALL BE SELECTED TO PERFORM THIS SERVICE. ALL INSPECTIONS OF THE APPLICABLE BUILDING CODE ARE REQUIRED AT A MINIMUM. SEE THE NOTES ON THIS DRAWING FOR ANY ADDITIONAL INSPECTIONS REQUIRED.
- ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS AS INDICATED IN THE NOTES FOR THIS JOB. FAILURE OF THE CONTRACTOR TO READ THE STRUCTURAL NOTES DOES NOT PERMIT THE CONTRACTOR TO DEViate FROM THEIR REQUIREMENTS.
- NO FIELD MODIFICATIONS TO ANY STRUCTURAL COMPONENTS SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE ARCHITECT.
- ALL CONSTRUCTION AND DEMOLITION SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES INCLUDING ALL OSHA REGULATION.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PEOPLE WHO MAY BE ON OR NEAR THE WORK AREA, BY MAINTAINING A SAFE WORK AREA, SAFE WORKING CONDITIONS, AND LIMITING ACCESS TO THE WORK AREA.
- CONTRACTOR IS FULLY RESPONSIBLE FOR HIS WORKERS' SAFETY, SAFETY EQUIPMENT, FIRST AID, AND EMERGENCY HANDLING PROCEDURES.
- CONTRACTOR SHALL PERSONALLY SUPERVISE THE WORK AND SHALL BE PRESENT AT THE WORK SITE AT ALL TIMES DURING CONSTRUCTION WORK. CONTRACTOR SHALL PROVIDE ADEQUATE PERSONNEL FOR THE PROPER COORDINATION AND EXPEDITING OF THE WORK.
- THESE DRAWINGS SHALL NOT BE SCALED FOR PURPOSES OF CONSTRUCTION.
- IN CASE OF CONFLICT BETWEEN STRUCTURAL DRAWINGS AND OTHER DRAWINGS OF THIS PROJECT, CONTRACTOR SHALL IMMEDIATELY CONTACT ARCHITECT FOR CLARIFICATION PRIOR TO START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR SURVEYING AND VERIFICATION OF EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO THE LOCATION, ELEVATIONS AND DIMENSIONS OF THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION INCLUDING THE DESIGN OF SHORING, SCAFFOLDING AND FORMWORK.
- SECTIONS SHOWN ON PLANS APPLY TO SIMILAR CONDITIONS THROUGHOUT THE BUILDING.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL DRAWINGS FOR THE PROJECT TO LOCATE ALL REQUIRED OPENINGS IN WALLS, FLOORS, ROOF, ETC. ALL OPENINGS MAY NOT BE INDICATED ON STRUCTURAL DRAWINGS.

B. BUILDING STRUCTURE AND LATERAL BRACING DURING CONSTRUCTION

- THE GRAVITY LOAD RESISTING ELEMENTS OF THE BUILDING STRUCTURE CONSIST OF WOOD STUD BEARING WALLS, LATERAL WIND AND SEISMIC FORCES ARE RESISTED BY STRUCTURAL SHEATHING AND SHEAR WALLS.
- WOOD STUDS IN BEARING WALLS ARE TO BE BRACED DURING CONSTRUCTION WITH BLOCKING AT 1/4 POINTS ALONG LENGTH OF STUDS. BLOCKING MUST BE INSTALLED TO THE WALL STUDS SUPPORTING THE FLOOR BEING CONSTRUCTED BEFORE PROCEEDING TO THE NEXT HEIGHT FLOOR LEVEL.
- TEMPORARY LATERAL BRACING OF THE BUILDING STRUCTURE TO RESIST WIND AND SEISMIC FORCES DURING CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR. THIS BRACING MUST REMAIN IN PLACE UNTIL THE PLYWOOD SHEAR WALLS ARE FULLY SHEATHED, NAILED, AND ALL TIES BETWEEN FLOORS HAVE BEEN COMPLETED. TEMPORARY LATERAL BRACING IS TO BE INSTALLED AS THE BUILDING IS BEING CONSTRUCTED. AS EACH LEVEL OF FLOOR FRAMING IS COMPLETED, THE LATERAL BRACING BELOW THAT FLOOR MUST BE INSTALLED BEFORE CONSTRUCTING THE NEXT FLOOR LEVEL.
- PROPER HEIGHT DISTRIBUTION OF CONSTRUCTION MATERIALS DURING CONSTRUCTION IS A MUST AND IS THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT STACK CONSTRUCTION MATERIALS ON UNBRACED TRUSSES. AVOID STACKING HEAVY CONSTRUCTION MATERIALS AT MID-SPAN OF TRUSSES. HEAVY CONSTRUCTION MATERIALS SHOULD BE STORED AT GROUND LEVEL AND ONLY MOVED TO ELEVATED FLOOR AND ROOF LOCATIONS WHEN REQUIRED FOR INSTALLATION.
- A CONTINUOUS LOAD PATH FROM THE ELEVATED FLOOR AND ROOF STRUCTURE IS TO BE PROVIDED IN ALL BEARING WALLS. ALL BEARING WALL STUDS SHALL ALIGN WITH FLOOR AND ROOF TRUSS POINTS OF BEARING. ADDITIONAL STUD FRAMING SHALL BE ADDED WHERE FLOOR AND ROOF TRUSSES DO NOT ALIGN WITH A WALL STUD. PROVIDE SOLID BLOCKING AS REQUIRED BETWEEN FLOORS TO PROVIDE A CONTINUOUS LOAD PATH THROUGH THE FLOOR TO THE FOUNDATION.

C. FOUNDATIONS

- ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL EVALUATION PREPARED BY XXXXXXXXXX.
- BOTTOM OF ALL FOOTINGS HAVE BEEN DESIGNED TO BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 4,000 PSF.
- EXISTING FOUNDATIONS, SLABS, PAVEMENTS, UNDERGROUND UTILITIES AND OTHER BELOW GRADE STRUCTURES SHALL BE REMOVED FROM THE PROPOSED PROJECT SITE BUILDING FOOTPRINT. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT UNSUITABLE MATERIAL FROM THE BUILDING AREA.
- THE CONTRACTOR MUST PROVIDE SURFACE DRAINAGE AND PUMPS TO PROTECT ALL EXCAVATION FROM FLOODING OR GROUND WATER INFILTRATION. FLOODING OF ANY EXCAVATION AFTER APPROVAL OF THE SUBGRADE WILL BE CAUSE FOR COMPLETE RE-PREPARATION OF THE SUBGRADE.
- BOTTOM OF ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE PLACING ANY CONCRETE. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN A SOIL BEARING PRESSURE OF 2,000 PSF BELOW ALL FOOTINGS.
- STANDARD PROCEDURES FOR PROTECT PROTECTION OF FOUNDATIONS AND EXCAVATIONS SHALL BE EMPLOYED FOR WINTER CONSTRUCTION. BACKFILLING OF EXCAVATIONS SHALL BE DONE AS SOON AS POSSIBLE TO PROTECT FOUNDATIONS FROM FROST.
- HORIZONTAL REINFORCING BARS IN FOUNDATIONS AND STEM WALLS SHALL BE CONTINUOUS. PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS.

D. CONCRETE

- ALL CONCRETE SHALL BE NORMAL WEIGHT, READY-MIX, ALL CONCRETE FOR FOUNDATIONS 4 SLAB ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, A MINIMUM OF 488 LBS. OF CEMENT PER CUBIC YARD, AND HAVE A MAXIMUM WATER-CEMENT RATIO OF 0.52 BY WEIGHT. ALL EXTERIOR CONCRETE (CONCRETE EXPOSED TO WEATHER) SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL HAVE A MINIMUM OF 535 LBS. OF CEMENT PER CUBIC YARD. ALL EXTERIOR CONCRETE SHALL HAVE 5 PERCENT (MINIMUM) AIR ENTRAINMENT AND HAVE A MAXIMUM WATER-CEMENT RATIO OF 0.45 BY WEIGHT. SUBMIT ALL CONCRETE MIX DESIGNS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- ALL CONCRETE SHALL HAVE A WATER REDUCING ADMIXTURE AS REQUIRED TO INCREASE WORKABILITY. WORKABILITY SHALL NOT BE ACHIEVED THROUGH THE ADDITION OF WATER TO THE MIX. CONCRETE SLUMP PRIOR TO ADMIXTURE ADDITION SHALL BE A MAXIMUM OF 3 INCHES.
- DO NOT USE ADMIXTURES THAT CONTAIN CHLORIDES. FLY ASH OR SLAG SHALL NOT BE USED IN ANY CONCRETE.
- ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITIONS OF THE FOLLOWING ACI PUBLICATIONS: ACI 301 (SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS), ACI 302 (RECOMMENDED PRACTICE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION), ACI 304 (ACI MANUAL OF CONCRETE INSPECTION), ACI 311 (RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE), ACI 318 (DETAILS AND DETAILING OF CONCRETE REINFORCEMENT), ACI 318 (BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE), AND ACI 341 (RECOMMENDED PRACTICE FOR CONCRETE FORMWORK).
- PRIOR TO FABRICATION OR SHIPMENT OF MATERIAL, THE CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL OF SHOP DRAWINGS. SHOP DRAWINGS SHALL INDICATE BENDING DIAGRAMS, SPACING, LIFTINGS, SHAPES, DIMENSIONS AND DETAILS OF ALL BAR REINFORCING. THE APPROVAL OF SHOP DRAWINGS WILL BE FOR ARRANGEMENT ONLY AND SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ERRORS, OMISSIONS OR THE ACCURACY OF HIS OWN DIMENSIONS. DRAWINGS AND DETAILS SHALL CONFORM WITH ACI 318.
- ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60. WUF SHALL COMPLY WITH ASTM A-105.
- LAP ALL BARS MINIMUM 40 DIAMETERS. LAP ALL WUF A MINIMUM OF 6 INCHES.
- CONTRACTOR SHALL PROVIDE ALL BOLSTERS, CHAIRS, BAR POSITIONERS, ETC. AS REQUIRED TO SET REBAR AND SLAB WUF TO REQUIRED DIMENSIONS INDICATED ON DRAWINGS.
- CONTROL JOINTS FOR SLABS-ON-GRADE SHALL BE SAW CUT IN ACCORDANCE WITH THE PATTERN APPROVED BY THE ARCHITECT.
- CONSTRUCTION JOINTS IN SLABS SHALL BE KEY JOINTED WITH REINFORCING CONTINUOUS ACROSS JOINT. COORDINATE WITH THE ARCHITECT FOR CONSTRUCTION JOINT LOCATIONS PRIOR TO CONSTRUCTION.
- ALL CONCRETE PLACED AT TEMPERATURES BELOW 50 DEGREES F, SHALL CONFORM TO THE REQUIREMENTS OF ACI 306 "COLD WEATHER CONCRETING". ALL CONCRETE PLACED IN HOT WEATHER SHALL CONFORM TO THE REQUIREMENTS OF ACI 305 "HOT WEATHER CONCRETING".
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL SLEEVES, INSERTS, ANCHOR BOLTS, AND OTHER EMBEDDED ITEMS AS REQUIRED BY OTHER TRADES.
- ALL CONCRETE SHALL BE PROPERLY CONSOLIDATED THROUGH THE USE OF VIBRATORS. VIBRATORS SHALL NOT BE USED TO TRANSPORT CONCRETE ALONG FORMWORK.
- UNLESS OTHERWISE SPECIFIED, A TESTING LABORATORY SHALL BE EMPLOYED FOR EVALUATION AND QUALITY CONTROL OF CONCRETE PLACED. FREQUENCY OF CONCRETE TESTING SHALL MEET THE REQUIREMENTS OF ACI 318 AT A MINIMUM UNLESS REQUIRED OTHERWISE BY THE APPLICABLE BUILDING CODE.

E. STEEL

- ALL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992 (Fy = 50 KSI). ALL ANGLES AND PLATE MATERIAL SHALL CONFORM TO ASTM A36.
- ALL STEEL SHALL HAVE A SHOP COAT OF RUST INHIBITIVE PAINT. ALL PRIMER THAT IS DAMAGED IN THE FIELD AND ALL FIELD WELDS SHALL BE TOUCHED UP WITH FIELD APPLIED PRIMER.
- PROVIDE ALL STEEL REQUIRED TO SUPPORT ELEVATOR EQUIPMENT. THIS INCLUDES SHAFT RAIL BEAMS, SILL SUPPORT ANGLES, AND HOIST BEAMS.

F. STRUCTURAL CMU MASONRY

- MASONRY UNITS SHALL BE TYPE 1 ASTM C-90 (NORMAL WEIGHT) MOISTURE CONTROLLED WITH MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI AT 28 DAYS ON THE NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE ERECTED IN A RUNNING BOND PATTERN AND SHALL BE LAID IN A FULL BED OF MORTAR. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL BLOCK REQUIREMENTS FOR ALL CMU LOCATED IN UL FIRE RATED ASSEMBLIES.
- ALL MORTAR SHALL BE PORTLAND CEMENT/TYPE M CONFORMING TO ASTM SPEC. C270 TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI. DO NOT USE ADMIXTURES THAT CONTAIN CHLORIDES.
- GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C416 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. GROUT MUST HAVE A SLUMP OF 8 TO 11 INCHES. DO NOT USE ADMIXTURES THAT CONTAIN CHLORIDES. DO NOT SUBSTITUTE MORTAR FOR GROUT. CONSOLIDATION OF GROUT IN BLOCK CORES SHOULD BE ACHIEVED WITH A LOW VELOCITY MECHANICAL VIBRATOR WHICH HAS A 1/2 INCH HEAD. THE VIBRATOR IS NORMALLY ACTIVATED FOR ONE OR TWO SECONDS IN EACH GROUTED CORE OF HOLLOW UNIT MASONRY.
- LAP UP MASONRY STRENGTH FROM THE COMPOSITE OF CMU, MORTAR AND GROUT FOR ALL STANDARD MASONRY WALLS SHALL BE 1,900 PSI.
- ALL CONCRETE MASONRY REINFORCEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530-05/ASCE 5-05/19S 402-05 AND SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530I-05/ASCE 5-05/19S 402-05.
- PERFORM INSPECTIONS OF MASONRY CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
- ALL REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A618 GRADE 60.
- PROVIDE HOT-DIPPED GALVANIZED TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT (MIN. 3 GAGE COLD DRAWN GALVANIZED STEEL WIRE) IN ACCORDANCE WITH ASTM A-82 AT 16" ON CENTER VERTICAL IN ALL MASONRY WALLS.
- ALL CMU CORES WHICH CONTAIN VERTICAL REINFORCING BARS SHALL BE GROUTED SOLID. FILLING CORES WITH MORTAR AS WORK PROGRESSES IS NOT ACCEPTABLE.
- MINIMUM LENGTH OF LAP SPICES FOR VERTICAL REINFORCING SHALL NOT BE LESS THAN THE FOLLOWING:
 - 15 - 18 INCHES
 - 14 - 24 INCHES
 - 15 - 30 INCHES
- VERTICAL REINFORCING BARS SHALL BE SECURED AGAINST DISPLACEMENT PRIOR TO GROUTING BY GALVANIZED BAR POSITIONERS SPACED AT INTERVALS NOT TO EXCEED 10" BAR DIAMETERS. PROVIDE A MINIMUM OF TWO POSITIONERS PER INDIVIDUAL REINFORCING BAR.
- MASON TO DESIGN, FURNISH AND INSTALL ALL REQUIRED SHORING FOR ERECTION OF THE CMU MASONRY WALLS AND PIERS.
- MASONRY CONTRACTOR SHALL PROVIDE LINTELS FOR ALL CMU OPENINGS. FOR LINTELS NOT INDICATED (IN NON-LOAD BEARING WALLS) THE CONTRACTOR SHALL REFER TO THE NON-BEARING WALLS LINTEL SCHEDULE.
- PROVIDE CONTROL JOINTS IN MASONRY WALLS AT A MAXIMUM SPACING OF 35 FEET ON CENTER UNLESS OTHERWISE NOTED ON THE CONTRACT DRAWINGS. CONTROL JOINTS SHALL BE LOCATED AT ALL CHANGES IN MASONRY WALL HEIGHT AND AT ALL CHANGES IN MASONRY WALL THICKNESS. COORDINATE WITH THE ARCHITECT FOR ALL MASONRY CONTROL JOINT LOCATIONS.

G. TIMBER

- CONTRACTOR SHALL SUBMIT CERTIFICATION FOR ALL LUMBER USED ON PROJECT. CERTIFICATION SHALL INDICATE LUMBER COMPLIANCE WITH DESIGN PROPERTIES INDICATED IN THESE NOTES AND ON THE DRAWINGS.
- ALL STRUCTURAL TIMBER NOTED ON PLANS SHALL HAVE PROPERTIES AS FOLLOWS: SFF NO. 2 (OR BETTER) AND HAVE MIN. ALLOWABLE PROPERTIES AS FOLLOWS: FLO. = 875 PSI, FV = 10 PSI, FC (PARALLEL) = 1,000 PSI. ALL STRUCTURAL TIMBER TO BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL".
- ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:
 - A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: TIMBER CONSTRUCTION MANUAL.
 - B. ANSI / APA PA: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION 1997.
 - C. AMERICAN PLYWOOD ASSOCIATION: PLYWOOD DESIGN SPECIFICATION.
 - D. AMERICAN WOOD-PRESERVERS ASSOCIATIONS STANDARDS.
 - E. NATIONAL LUMBER MANUFACTURERS ASSOCIATIONS NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
- DESIGN FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A. NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1-1995).
 - B. TRUSS PLATE INSTITUTE RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (DSB-89).
 - C. TRUSS PLATE INSTITUTE COMMENTARY AND RECOMMENDATIONS FOR HANDLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (HIB-91).
- ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS. TOE-NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATA FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL.
- ALL TIMBER CONNECTIONS SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL, USING SIMPSON PRODUCTS AS A BASIS. CONNECTORS FOR PRESSURE TREATED APPLICATIONS SHALL BE "214X". POST HOT DIPPED GALVANIZED, OR STAINLESS STEEL, ANY PRODUCT SUBSTITUTIONS MUST MEET THIS MINIMUM STANDARD.
- SIMPSON STRONG TIE CONNECTORS HAVE BEEN SPECIFIED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN ELEMENTS. PRIOR TO SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS. THE ENGINEER SHALL EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTIONS PRIOR TO INSTALLATIONS.
- ALL NAILS FOR PROJECT SHALL BE COMMON WIRE NAILS. SEE PLANS AND DETAILS FOR NAILING REQUIREMENTS. STAPLES SHALL NOT BE SUBSTITUTED FOR NAILS. WALL SHEATHING FASTENING PER MANUFACTURERS REQUIREMENTS.
- WOOD FLOOR AND ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL ENGINEER AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR APPROVAL. TRUSS FABRICATOR TO PROVIDE PREFABRICATED HANGERS AS REQUIRED.
- PROVIDE BRACING FOR ALL ROOF TRUSSES AS REQUIRED BY FABRICATOR.
- PLYWOOD PANELS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD PS-1 OR PS-2.
- SHEATHING FOR ROOFS SHALL BE 5/8 INCH THICK 48/20 SPAN RATING APA RATED SHEATHING, EXPOSURE 1 CLASSIFICATION AND A STRUCTURAL 1 CLASSIFICATION. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. USE PANEL, CLIPS, TONGUE & GROOVE, OR LUMBER BLOCKING EDGE SUPPORTS AS RECOMMENDED BY APA FOR ROOF SHEATHING EDGES. NAILING SHALL COMPLY WITH REQUIREMENTS FOR PLYWOOD ROOF DIAPHRAGMS (SEE PLANS).
- SHEATHING FOR FLOORS SHALL BE 1/2 INCH THICK 32/16 SPAN RATING APA RATED 1-FLOOR, EXPOSURE 1. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING SHALL BE TONGUE AND GROOVE.
- SHEATHING FOR EXTERIOR WALLS SHALL BE 7/16 INCH THICK 32/16 SPAN RATING APA RATED SHEATHING, EXPOSURE 1. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. USE BLOCKING AT ALL PANEL EDGES AND NAIL AS SHOWN ON DETAILS.
- ALL WOOD EXPOSED TO WEATHER AND/OR IN CONTACT WITH GROUND, CONCRETE, OR CMU SHALL BE PRESURE TREATED.
- ALL TRUSS TO TRUSS CONNECTIONS SHALL BE BY THE TRUSS MANUFACTURER.
- ALL PARALLEL PSB AND MICROLAM LVL LUMBER SHALL BE 1 LEVEL AS MANUFACTURED BY Weyerhaeuser OR APPROVED EQUALS.

H. WOOD TRUSS BRACING

- WOOD TRUSSES SHALL BE DESIGNED, BRACED AND ERECTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A. ANSI/TPI 1-1995 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION.
 - B. TRUSS PLATE INSTITUTE DSB-89 RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
 - C. TRUSS PLATE INSTITUTE HIB-91 - COMMENTARY AND RECOMMENDATIONS FOR HANDLING INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES.
- BRACING IN THE PLANE OF THE WEB MEMBERS:
 - A. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
 - B. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
 - C. A MINIMUM OF TWO ROADS DIAGONAL BRACING IS REQUIRED. ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.
- THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8 TO 10 FEET NAILED TO TOP OF THE BOTTOM CHORD. DIAGONALS PLACED AT 45 DEGREES TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 30 FOOT INTERVALS.
- TOP CHORD BRACING: ROOF SHEATHING APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND NAILED TO DEVELOP DIAPHRAGM ACTION. BRACING IS NOT REQUIRED.
- WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL ENGINEER AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR APPROVAL.
- ALL GABLE END TRUSSES SHALL BE DESIGNED AND BRACED TO SUPPORT COMPONENT AND CLADDING WIND LOAD ON EXPOSED FACE OF TRUSS.

FRAMING NOTES

- ALL FRAMING TO MEET THE REQUIREMENTS OF THE 2020 BUILDING CODE OF NEW YORK STATE & THE TOWN OF MALTA.
- ALL EXTERIOR WALLS AND INTERIOR BEARING PARTITIONS TO HAVE HEADERS OVER WINDOWS, DOORS AND OPENINGS AS FOLLOWS:

HEADER SCHEDULE	LOCATION/OPENING SIZE	DESCRIPTION
EXTERIOR OPENINGS	2'-0" TO 3'-4"	(3) 2" X 10'S WITH (1) JACK AT EACH END
EXTERIOR OPENINGS	3'-5" TO 6'-0"	(3) 2" X 10'S WITH (2) JACKS AT EACH END
EXTERIOR OPENINGS	6'-1" TO 10'-0"	(2) MICRO-LAM LVL, 1 1/2" X 9 1/2" W/ (3) JACKS AT EACH END
INTERIOR OPENINGS	2'-0" TO 3'-4"	(2) 2" X 10'S WITH (1) JACK AT EACH END
INTERIOR OPENINGS	3'-5" TO 4'-6"	(2) 2" X 10'S WITH (1) JACKS AT EACH END
INTERIOR OPENINGS	4'-1" TO 6'-0"	(2) MICRO-LAM LVL, 1 1/2" X 9 1/2" W/ (2) JACKS AT EACH END
INTERIOR OPENINGS	6'-1" TO 9'-0"	(2) MICRO-LAM LVL, 1 1/2" X 11" W/ (3) JACKS AT EACH END

- ALL EXTERIOR WALLS TO BE:
 - A. FIRST FLOOR - 2" X 6" @ 12" O.C. - 8'-9" H" - HIGH (9' FIRE-CUT STUDS)
 - B. SECOND AND THIRD FLOOR - 2" X 6" @ 24" O.C. - 1'-8" H" - HIGH (9' FIRE-CUT STUDS)
 - C. STUDS TO ALIGN WITH FLOOR 4 ROOF TRUSSES - SEE FRAMING PLANS FOR STUD/TRUSS SPACING, STARTING POINTS
- ALL INTERIOR BEARING PARTITIONS:
 - A. FIRST FLOOR - 2" X 6" @ 12" O.C. - (2' X 4" @ 12" O.C. AS NOTED)
 - B. SECOND AND THIRD FLOOR - 2" X 6" @ 24" O.C. - (2' X 4" @ 24" O.C. AS NOTED)
 - C. STUDS TO ALIGN WITH FLOOR 4 ROOF TRUSSES - SEE FRAMING PLANS FOR STUD/TRUSS SPACING, STARTING POINTS

- PROVIDE FIRE BLOCKING & DRAFT STOPPING AS REQUIRED IN SECTION 118 OF THE 2020 BUILDING CODE OF NEW YORK STATE. NOTE: THE BUILDING WILL BE FULLY SPRINKLED IN ACCORDANCE OF NFPA 13R AND SECTION 903 OF THE 2020 BUILDING CODE OF NEW YORK STATE.

- TRUSSES TO BE NYS CODE APPROVED, CERTIFIED BY A PROFESSIONAL ENGINEER. TRUSS SPECIFICATIONS TO BE PRESENTED TO THE LOCAL BUILDING DEPARTMENT.
 - A. TRUSS HEIGHTS - FLOOR TRUSSES - 22' HIGH
 - B. ALL FLOOR TRUSSES TO BE SPACED 24" O.C. MAX.
 - C. ROOF TRUSS PITCH:
 - 1. MAIN ROOF AS NOTED ON THE ROOF PLAN
 - 2. PORCH ROOF TRUSSES: AS NOTED ON THE ROOF PLAN
- TRUSS LOADING:
 - 1. ROOF LOADS:
 - GROUND SNOW LOAD: 45 PSF
 - LIVE LOAD: 20 PSF
 - TOP DEAD: 25 PSF
 - BOTTOM DEAD: 15 PSF
 - 2. FLOOR LOADS - FIRST, SECOND & THIRD FLOORS (APARTMENTS):
 - TOP LIVE: 40 PSF
 - TOP DEAD: 10 PSF
 - BOTTOM DEAD: 10 PSF
 - 3. FLOOR LOADS - FIRST, SECOND & THIRD FLOORS (CORRIDOR & PUBLIC ROOMS):
 - TOP LIVE: 100 PSF
 - TOP DEAD: 10 PSF
 - BOTTOM DEAD: 10 PSF

- DEFLECTION - LIMITED TO 1/360

8. STEEL LINTEL SCHEDULE

AT 8" CONCRETE BLOCK (2) 3" X 4" X 1"

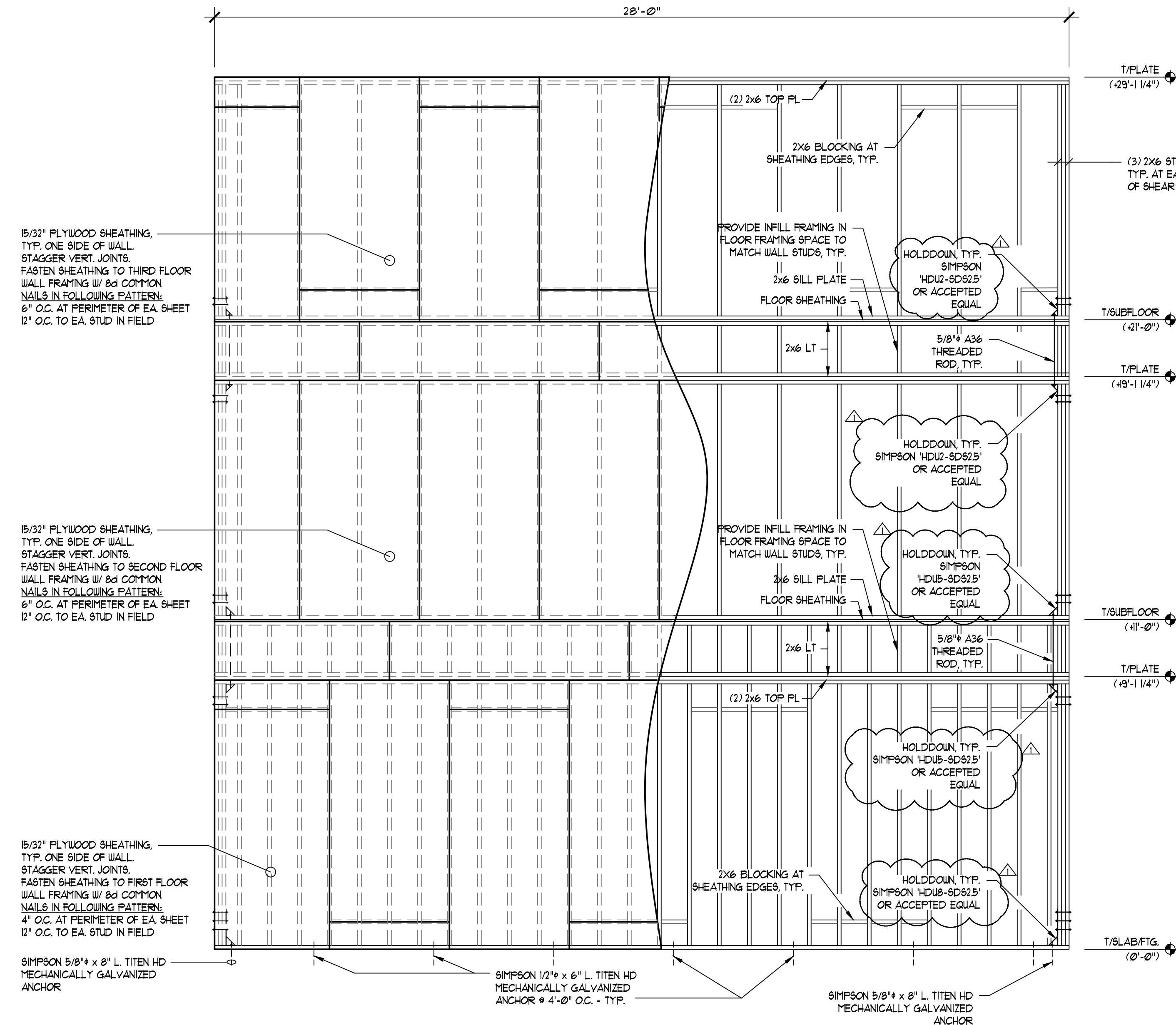
1. MICROLAM SCHEDULE

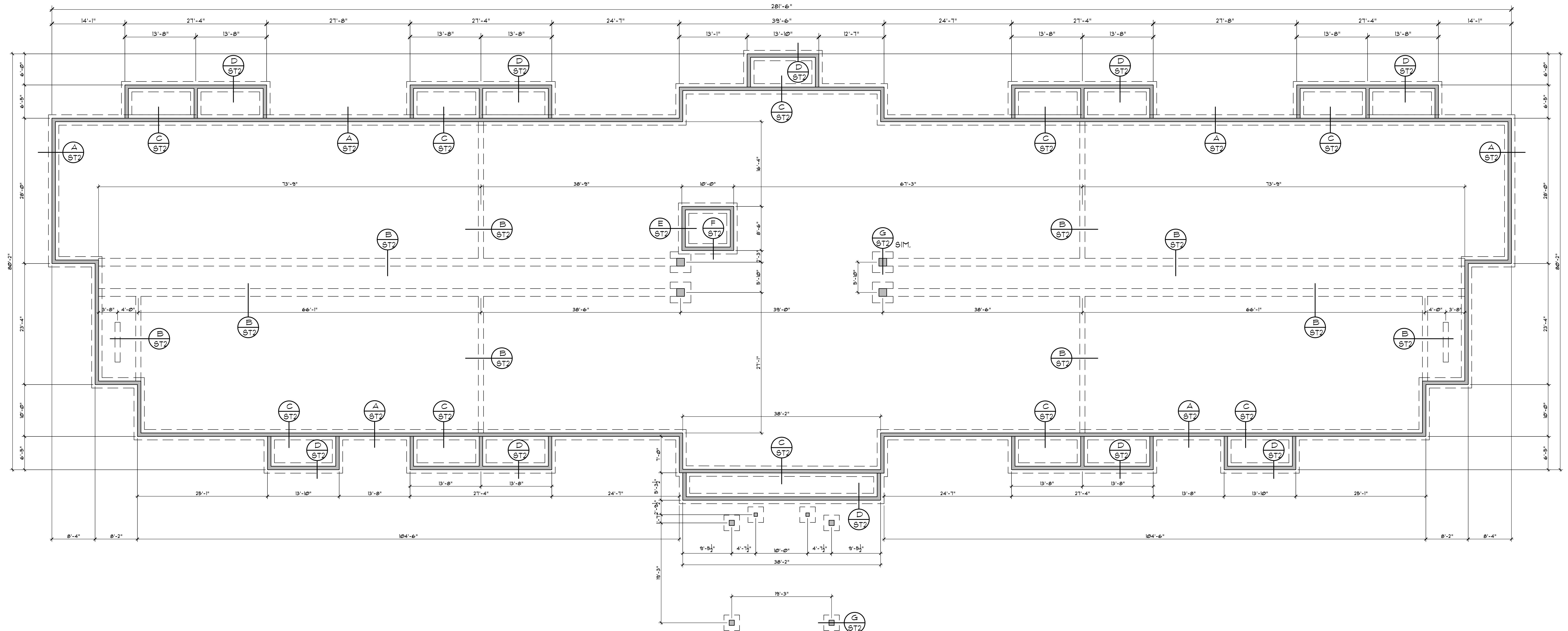
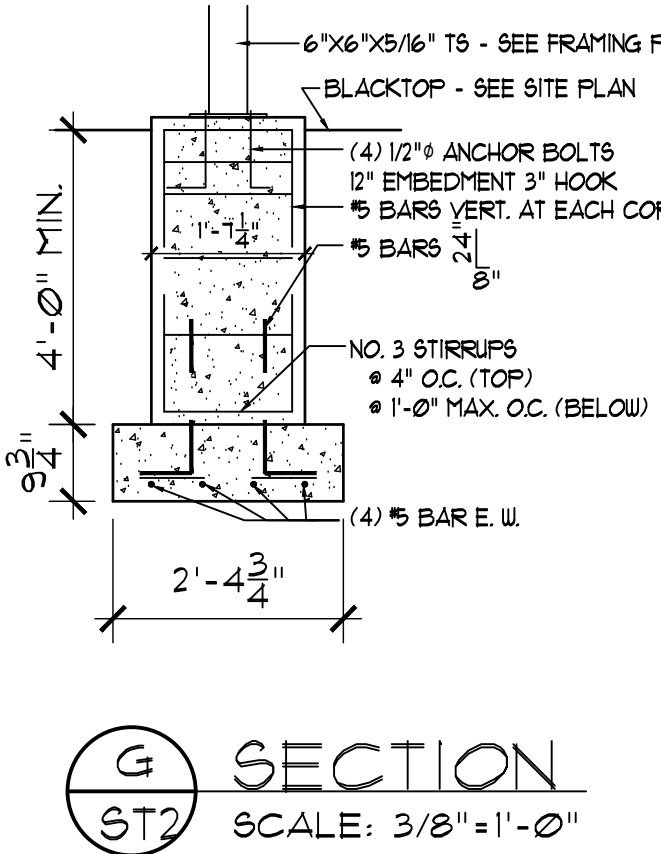
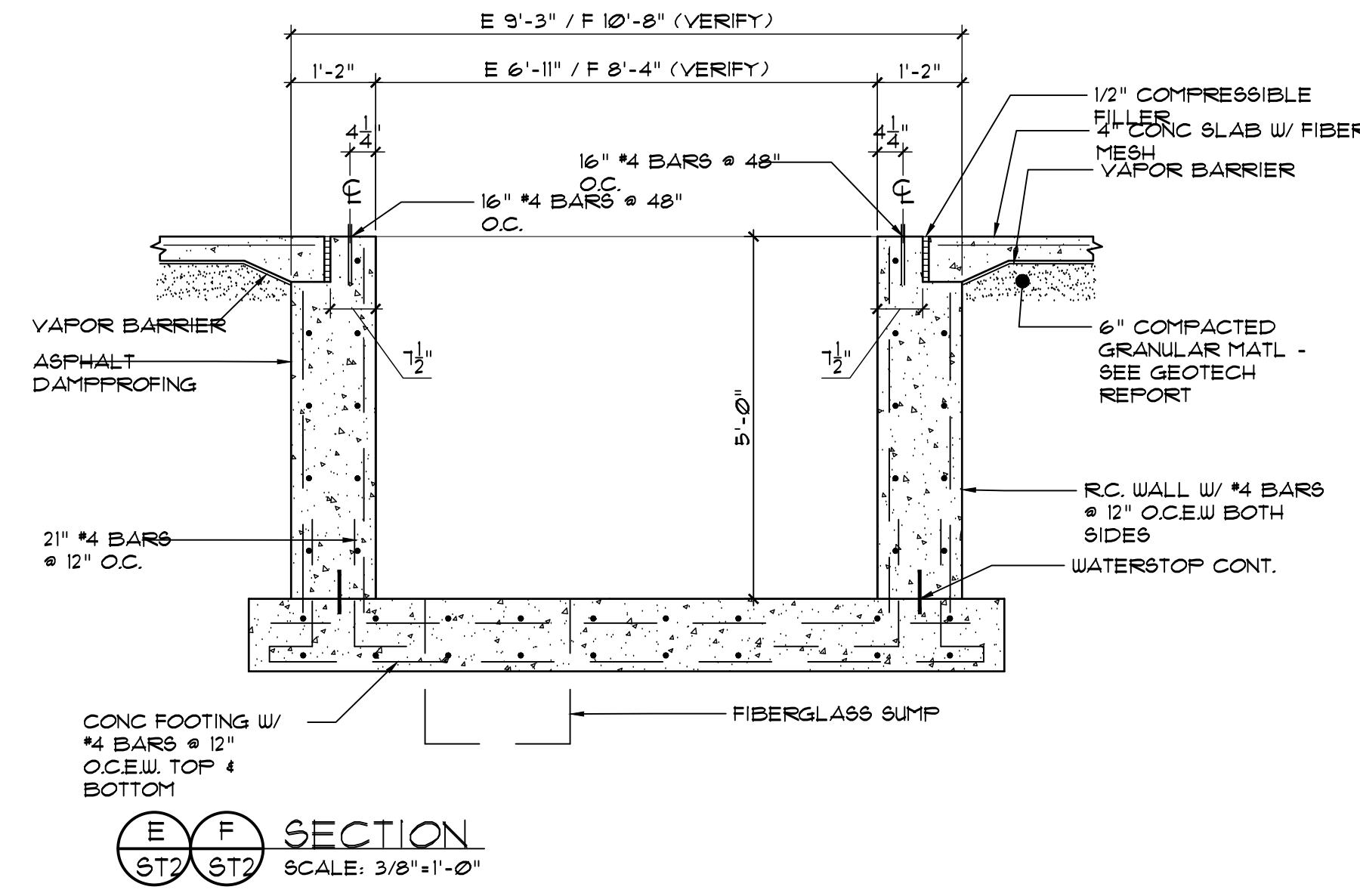
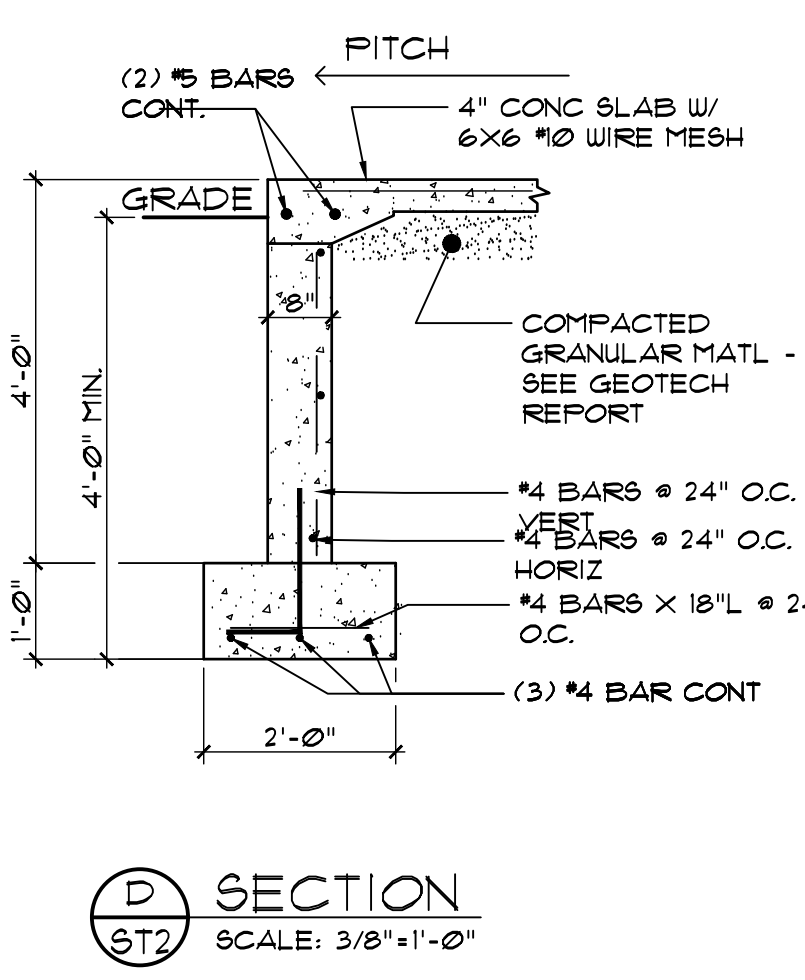
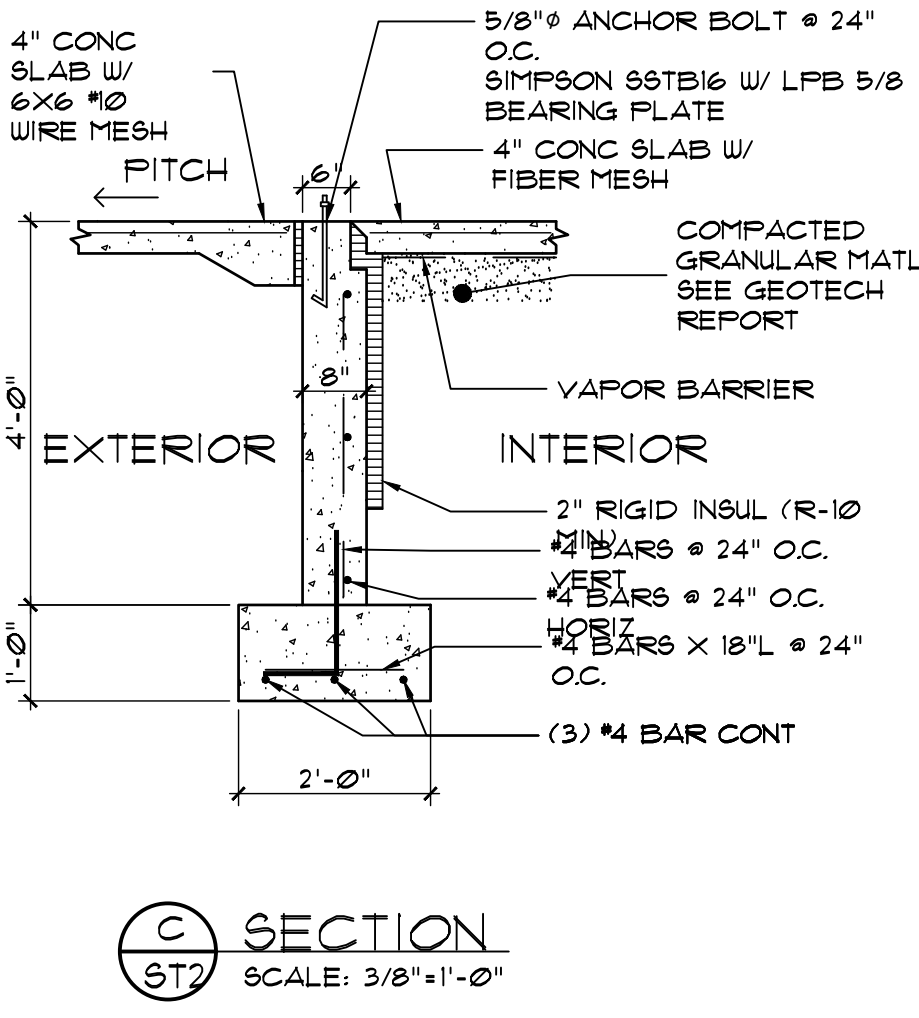
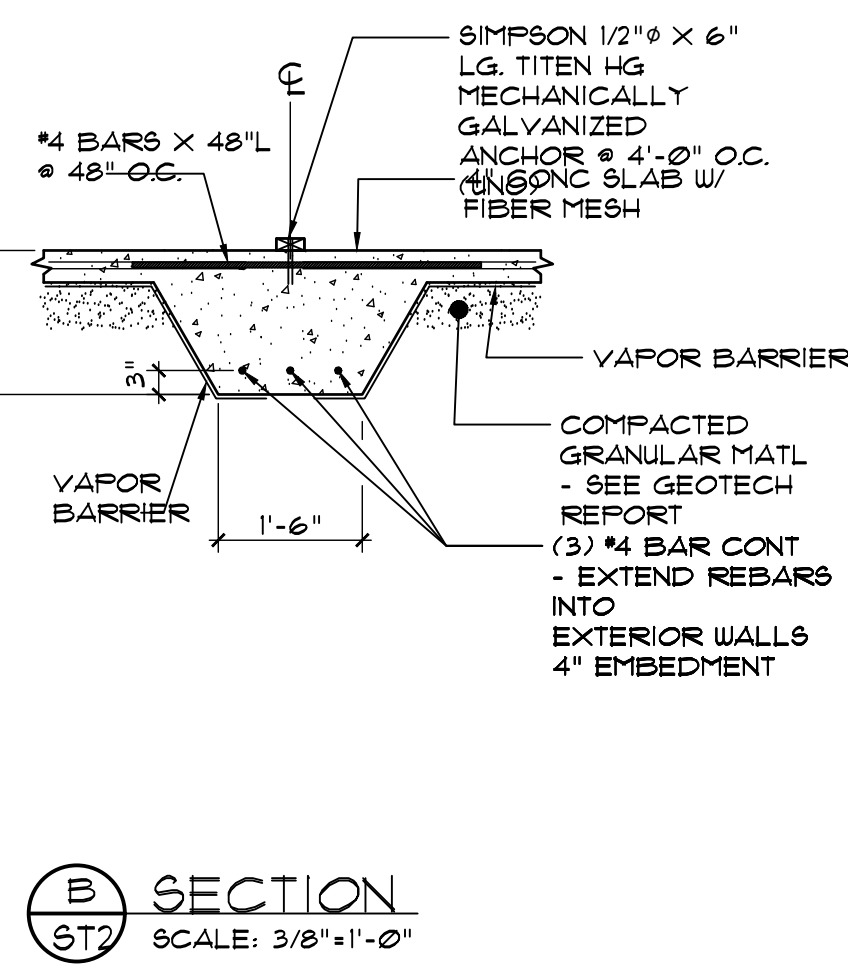
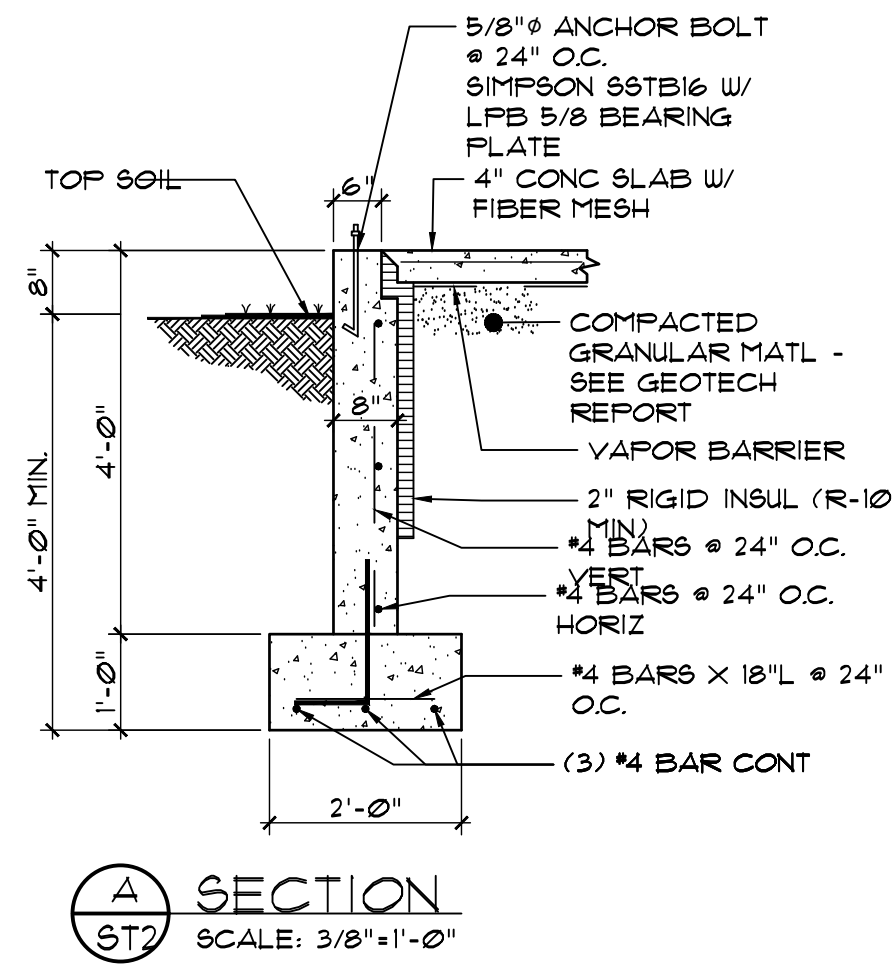
ML-1, 5-1/4" x 5-1/2" MICROLAM BY Weyerhaeuser OR APPROVED EQUAL

CONCRETE SPECIAL INSPECTION SCHEDULE			
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCE
1. INSPECTION OF REINFORCING STEEL INCLUDING PLACEMENT.		X	ACI 318: 3.5, 7.1-7.7 1903.5, 1907.1, 1907.7
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3, ITEM 5B.			AWS D1.4 ACI 318: 3.5.2 1903.5.2
3. VERIFYING USE OF REQUIRED DESIGN MIX.		X	ACI 318; CH. 4, 5.2-5.4 1904, 1905-2, 1905.4
4. SAMPLING FRESH CONCRETE AND PERFORMING SLUMP, AIR CONTENT AND DETERMINING THE TEMPERATURE OF FRESH CONCRETE AT THE TIME OF MAKING SPECIMENS FOR STRENGTH TESTS.	X		ASTM C 172 ASTM C 31 ACI 318: 5, 6, 5.8 1905.6
5. INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X		ACI 318: 5.9, 5.10 1905.9, 1905.10
6. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X	1905.11, 1905.13, 1914.9 ACI 318: 5.11-5.13

WALL CONSTRUCTION NAILING REQUIREMENTS (UNLESS NOTED OTHERWISE)		
BUILDING ELEMENT	NAIL SIZE AND TYPE AND NUMBER	LOCATION
STUD TO SOLE PLATE	(3) 10d BOX	END NAIL
CAP PLATE TO STUD	(3) 10d BOX	END NAIL
DOUBLE STUDS	12d COMMON @ 12" O.C.	FACE NAIL
CORNER STUDS	12d COMMON @ 12" O.C.	FACE NAIL
SOLE PLATE TO FLOOR TRUSS OR BLOCKING	12d COMMON @ 12" O.C.	FACE NAIL
INTERIOR-BRACED WALL, SOLE PLATE TO PARALLEL FLOOR TRUSS	12d COMMON @ 12" O.C.	FACE NAIL
DOUBLE CAP PLATE	12d COMMON @ 12" O.C.	FACE NAIL
CAP PLATE LAPS	(3) 12d COMMON	FACE NAIL
INTERIOR-BRACED WALL, TOP PLATE TO TRUSS OR BLOCKING	12d COMMON @ 12" O.C.	FACE NAIL

- ALL NAILS MUST BE INSTALLED IN ACCORDANCE WITH THE 2020 NEW YORK STATE BUILDING CODE.





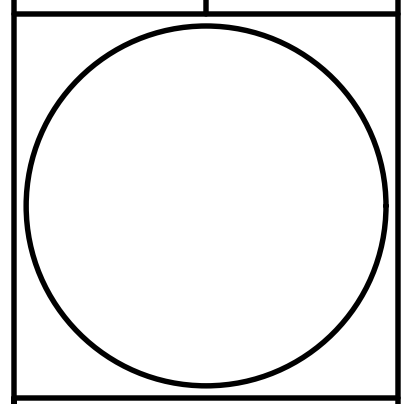
1 FOUNDATION PLAN
ST2
SCALE: 3/32"=1'-0"

BID SET
10-02-24

FOUNDATION PLAN & DETAILS

HARRIS A. SANDERS
ARCHITECTS, P.C.
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210

HALFMOON COMMONS
2272 ROUTE 9
MALTA, NEW YORK



ST2

SHEET NO.

DATE

REVISION

10/02/24

10/02/24

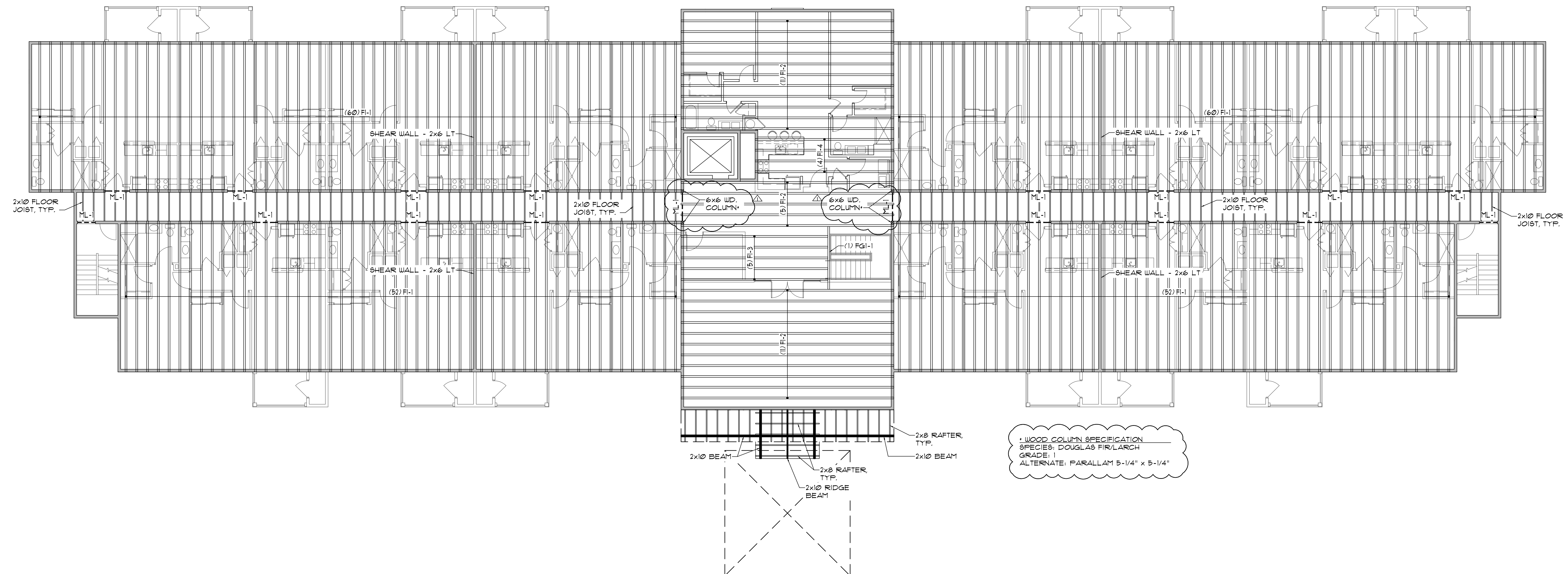
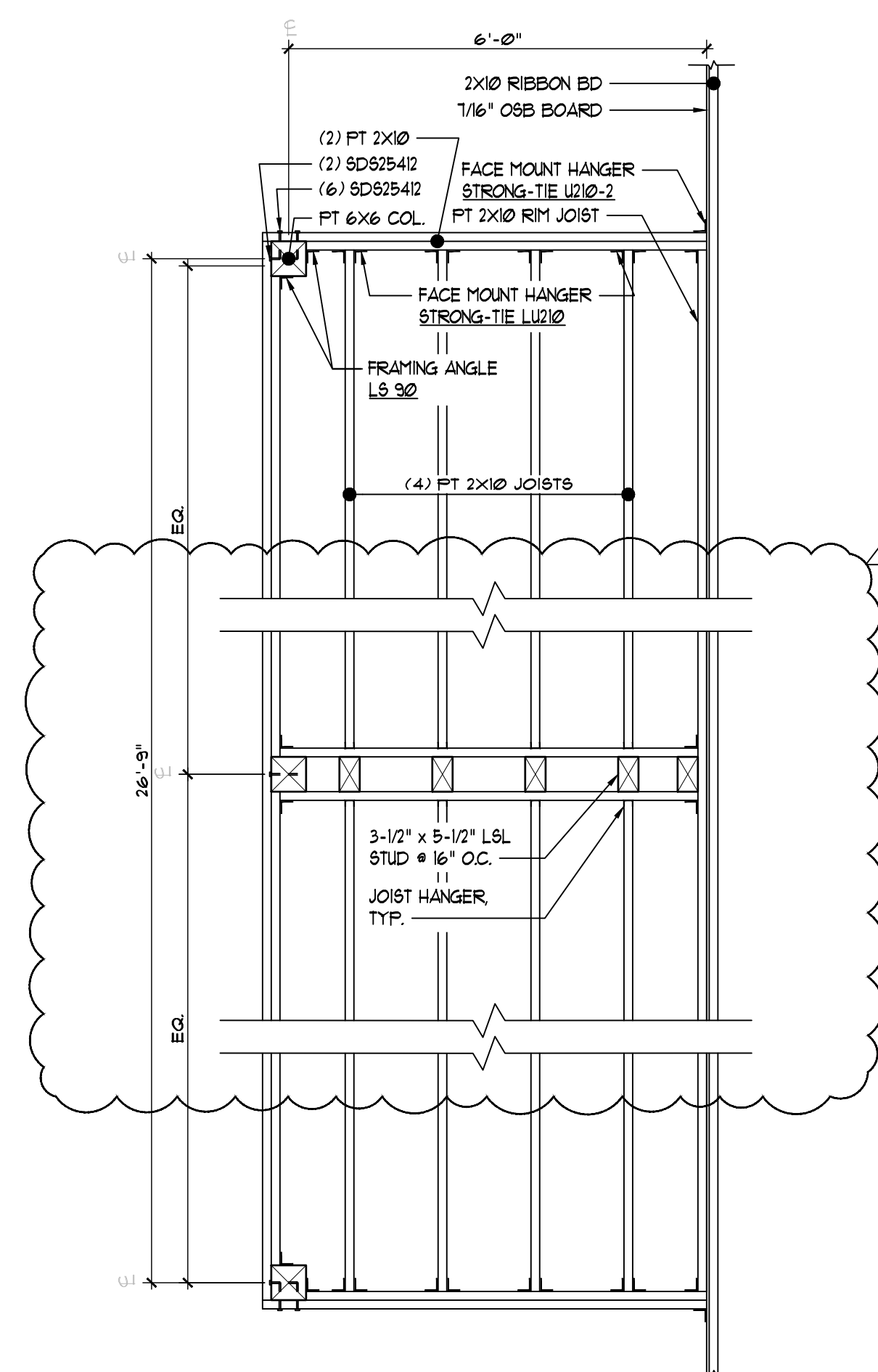
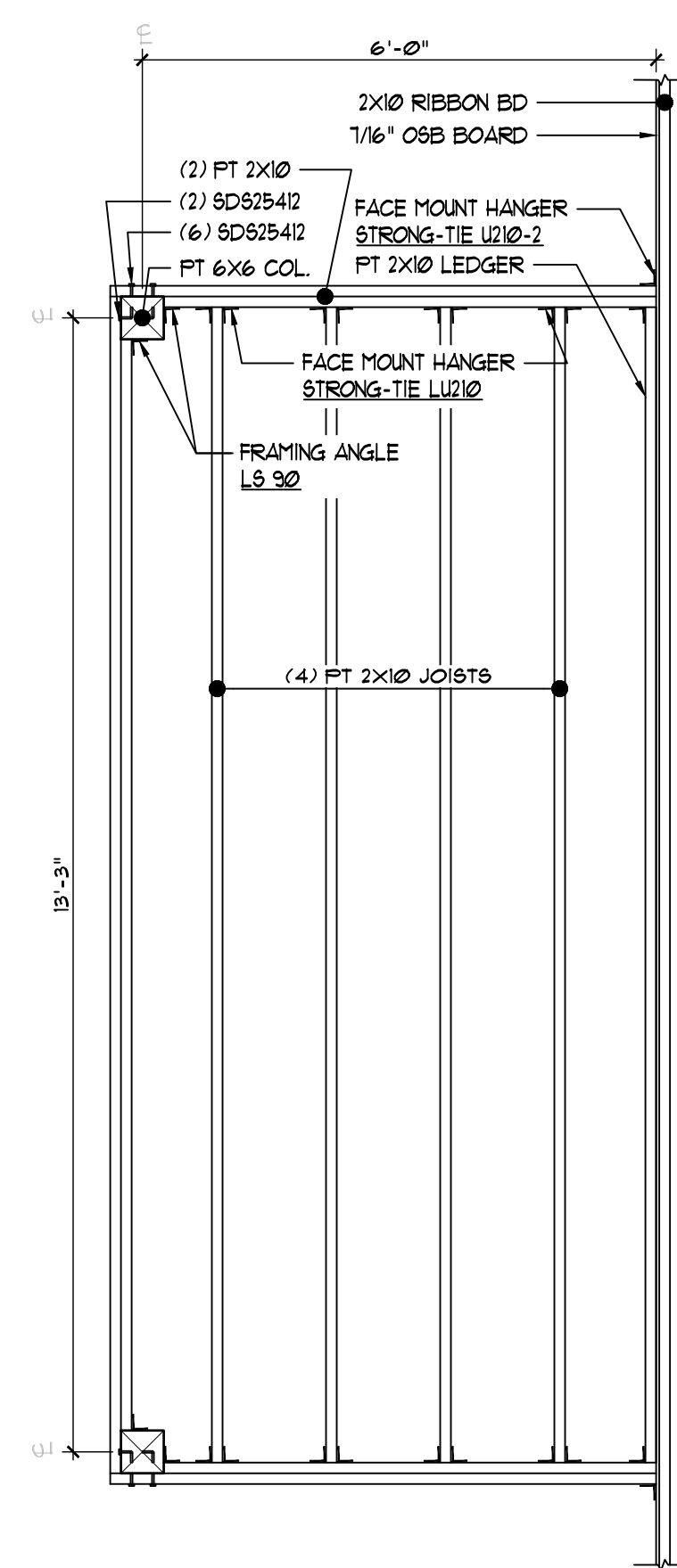
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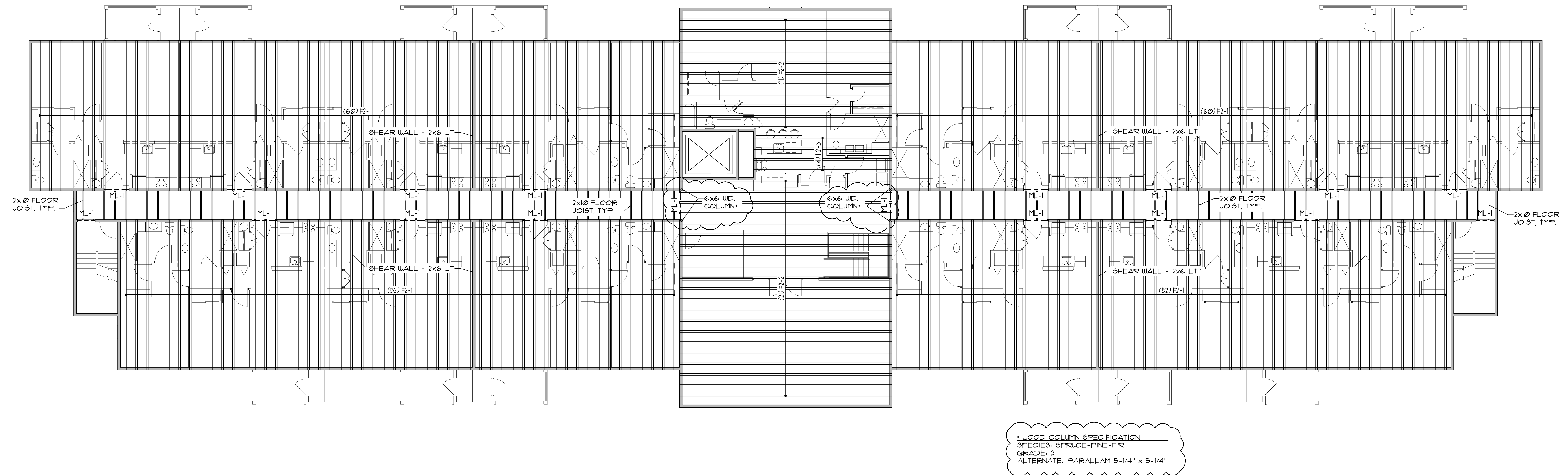
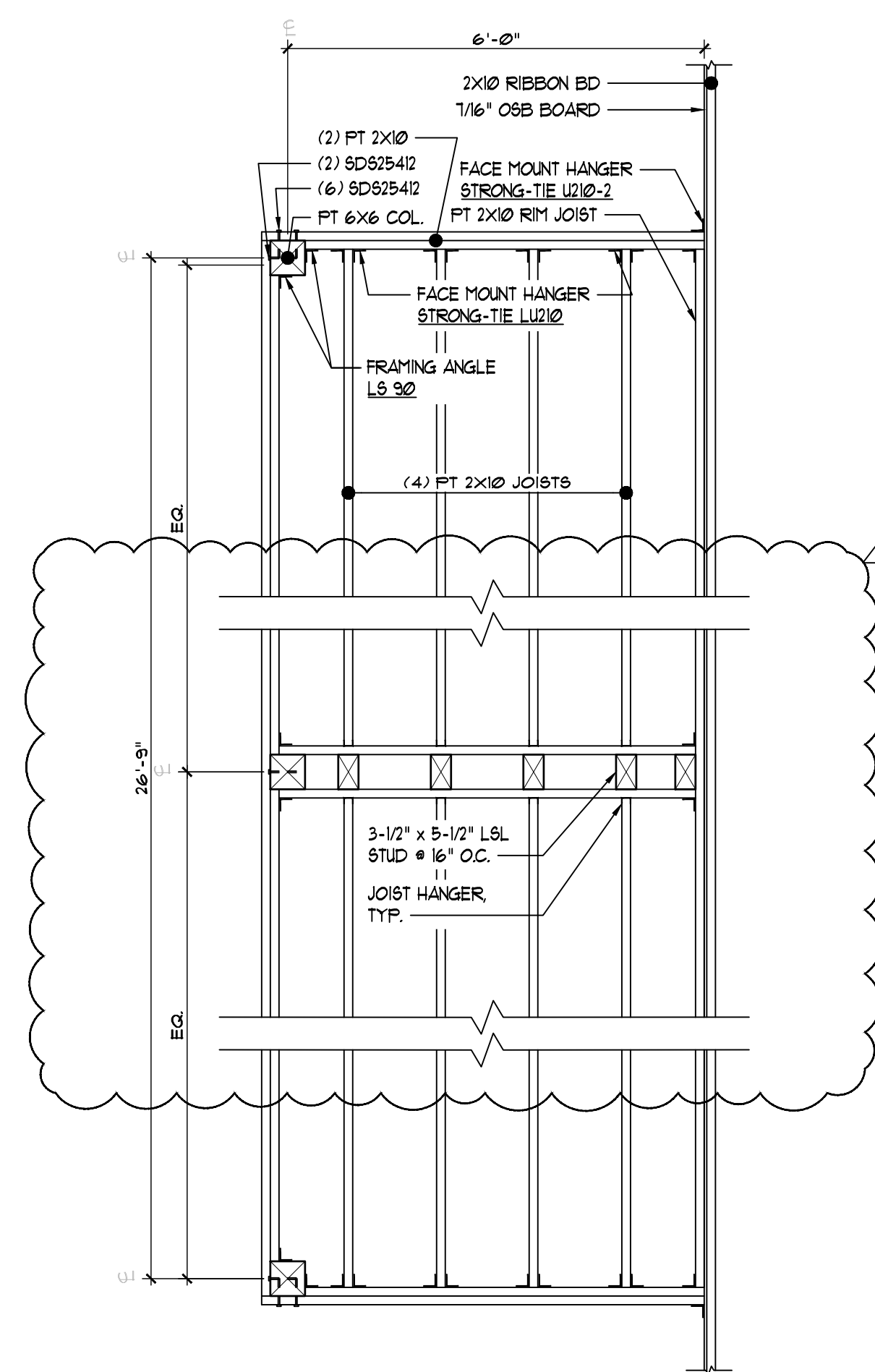
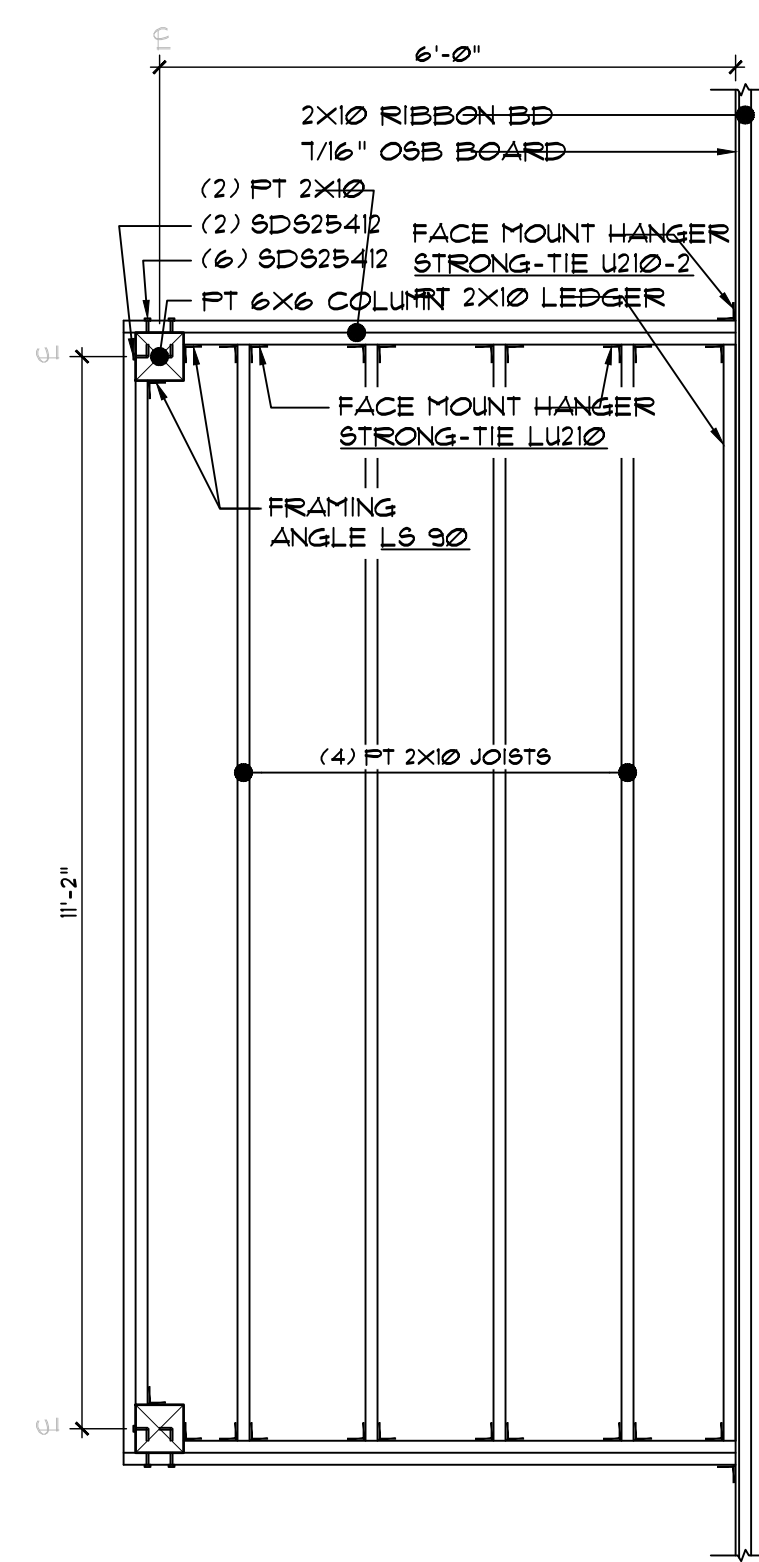
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JOIST/RAFTER SCHEDULE:

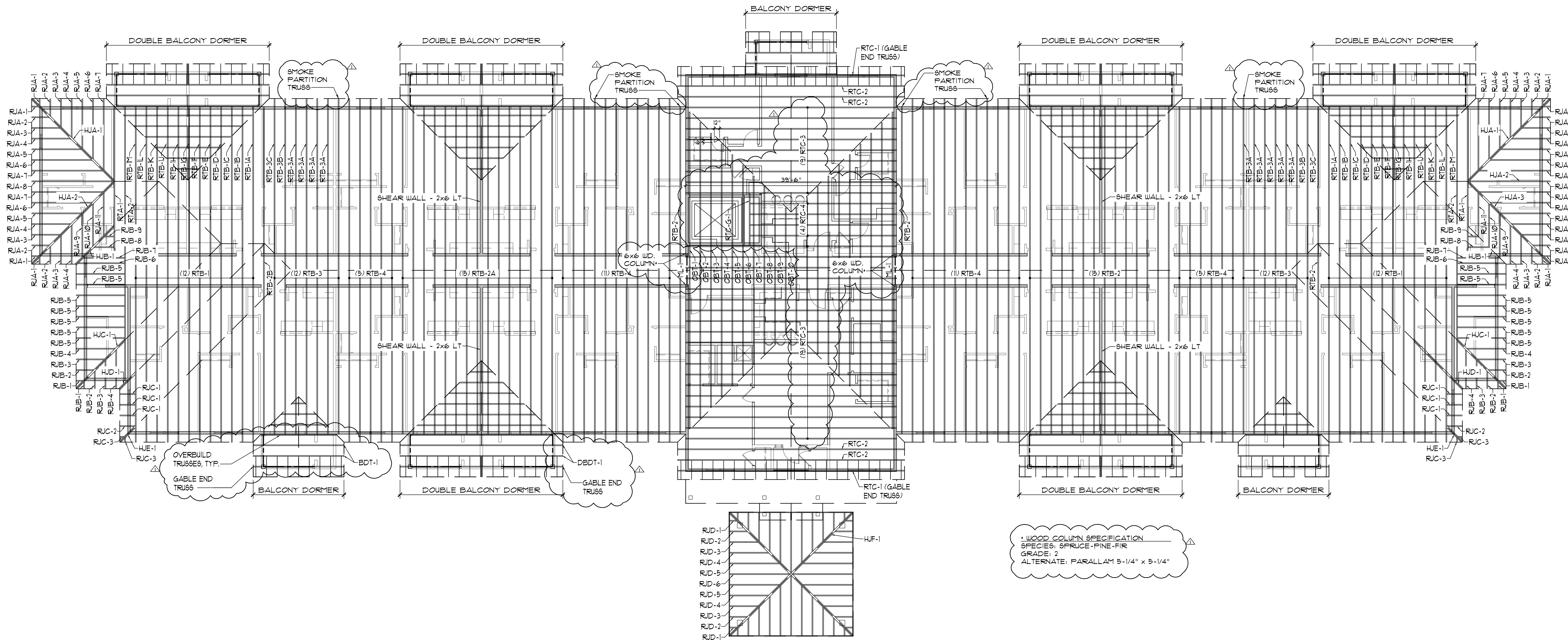
MEMBER DESIGNATION	MEMBER SIZE
RJA-1 THRU RJA-6	2 X 8
RJA-1	2 X 10
RJA-8	2 X 12
RJA-9 THRU 11	2 X 8
HJA-1	2 X 12
HJA-2	2 X 12
RJB-1 THRU 9	2 X 8
HJB-1	2 X 8
HJC-1	2 X 8
HJD-1	2 X 8
HJE-1	2 X 8
HJF-1	2 X 12
RJD-1 THRU 6	2 X 8

*MEMBER SIZE BASED ON SPF, GRADE #2 OR BETTER

FRAMING HARDWARE SCHEDULE:

CONNECTION TYPE	SPECIFIED HARDWARE
COLUMN-BASE	CB5066-SD92
MICROLLAM-TOP PLATE	L57A2
RAFTER TIE	H25T
TRUSS-TOP PLATE	SDUC TRUSS SCREW
JOIST HANGER	LJ210
HIP CORNER PLATE	HCP22
HIP-RIDGE (FACE MOUNT)	HRC22
JACK/RAFTER HANGER	L55J
HOLD-DOWN	HDJ (SIZE VARIES SEE ST-1 FOR MORE INFO)

NOTE: ALL HARDWARE SPECIFIED IS MADE BY SIMPSON. ALTERNATIVES TO SUBMITTED PRIOR TO APPROVAL.

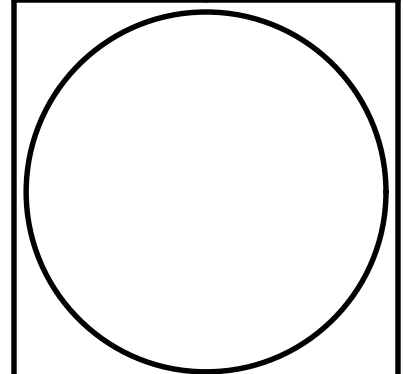
1
ST5

ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"

BID SET
10-02-24

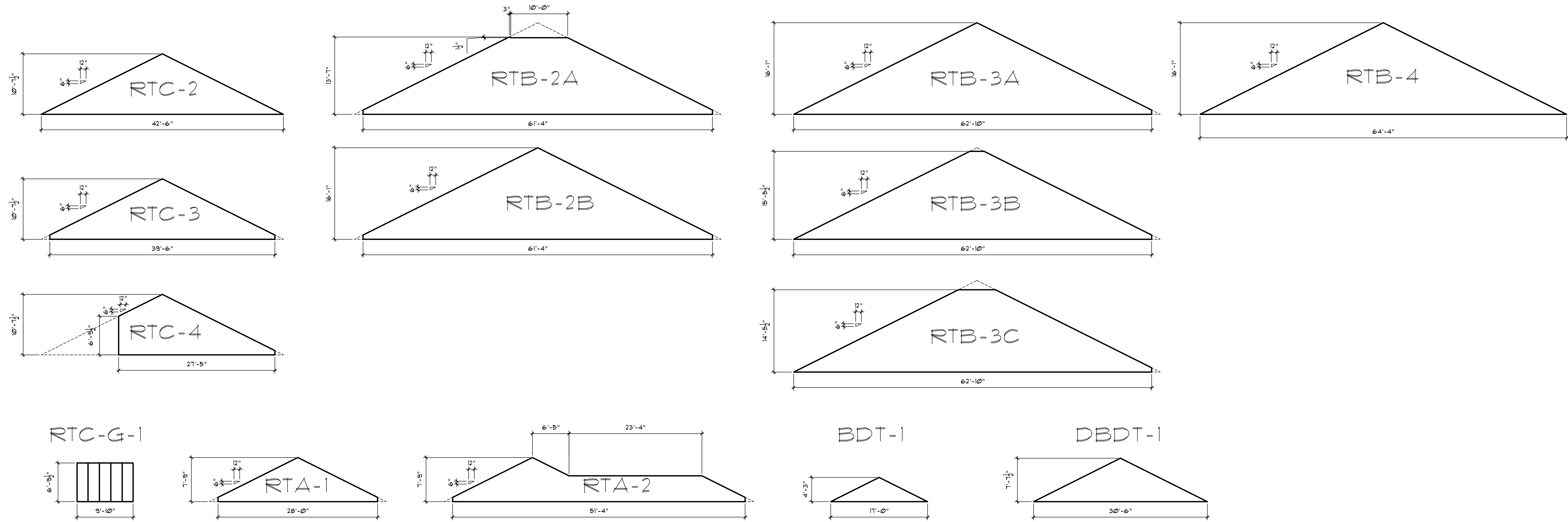
ROOF FRAMING PLAN

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2272 ROUTE 9
MALTA, NEW YORK

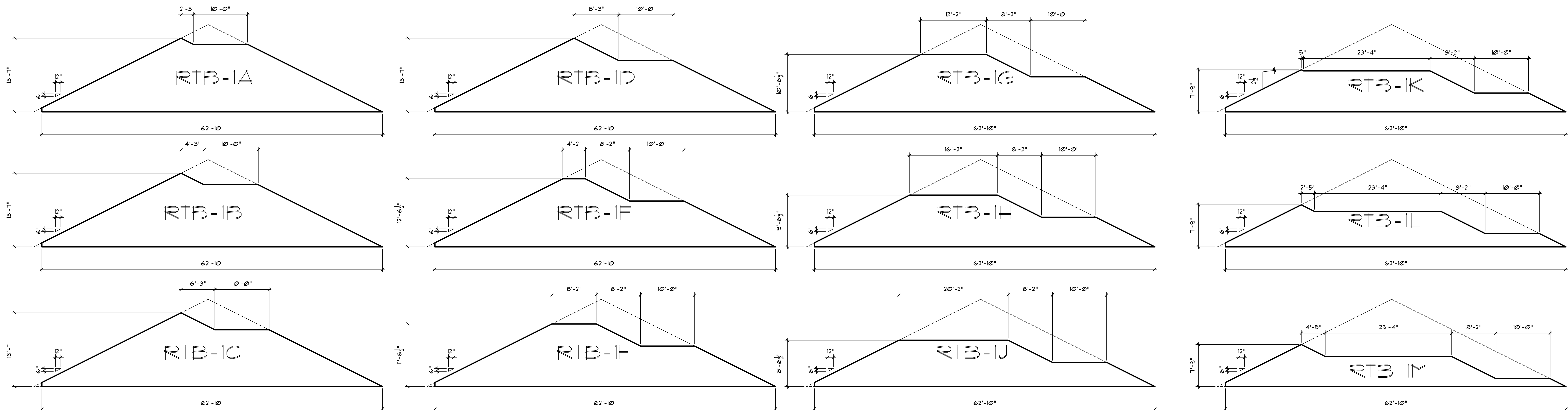
ST5

SHEET 16

PROJECT NO. 10/02/2024
DESIGNED BY: HSI
DRAWN BY: HSI
CHECKED BY: DS
SCALE: AS NOTED
DATE: 10/02/2024
REVISION: 11/02/24
APPROVED: [Signature]DATE: 10/02/24 10:31:15 AM
FILE NAME: [Filename]



1 TRUSS ELEVATIONS
ST6 SCALE: 1/8"=1'-0"

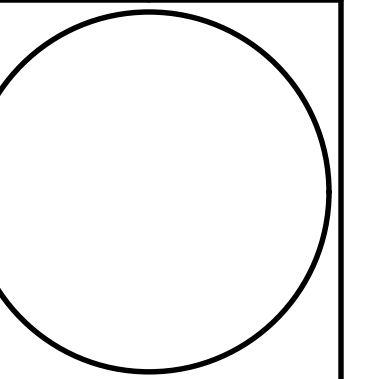


2 TRUSS ELEVATIONS: ROOF TRUSS 'B' SERIES
ST6 SCALE: 1/8"=1'-0"

REVISION	DATE	BY	CHKD	APPD
1	10/02/24	10/02/24	10/02/24	10/02/24

TRUSS ELEVATIONS

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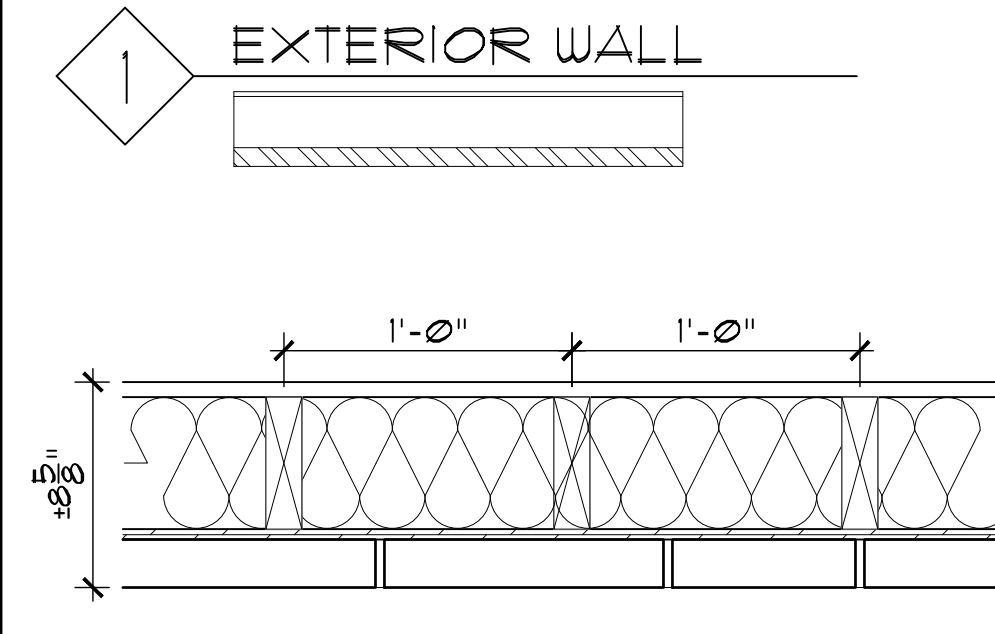


ST6

BID SET
10-02-24

1

EXTERIOR WALL



CULTURED STONE VENEER
PARTITION INFORMATION:

FIRE RATING: 1 HR UL U-356
STC RATING: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 8-5/8"
LOCATION: EXTERIOR
FRAMING TYPE: WOOD STUD (LOAD BEARING)

ASSEMBLY

INTERIOR

- 5/8" GYP BD TYPE-X TO CLG
- 5 1/2" FIBERGLASS BATT INSULATION (R-21 MIN)
- 2x6 UD STUDS #12" O.C.
- 7/16" ZIP SHEATHING SYSTEM
- INTEGRATED WEATHER RESISTANT BARRIER (WRB)
- CULTURED STONE VENEER

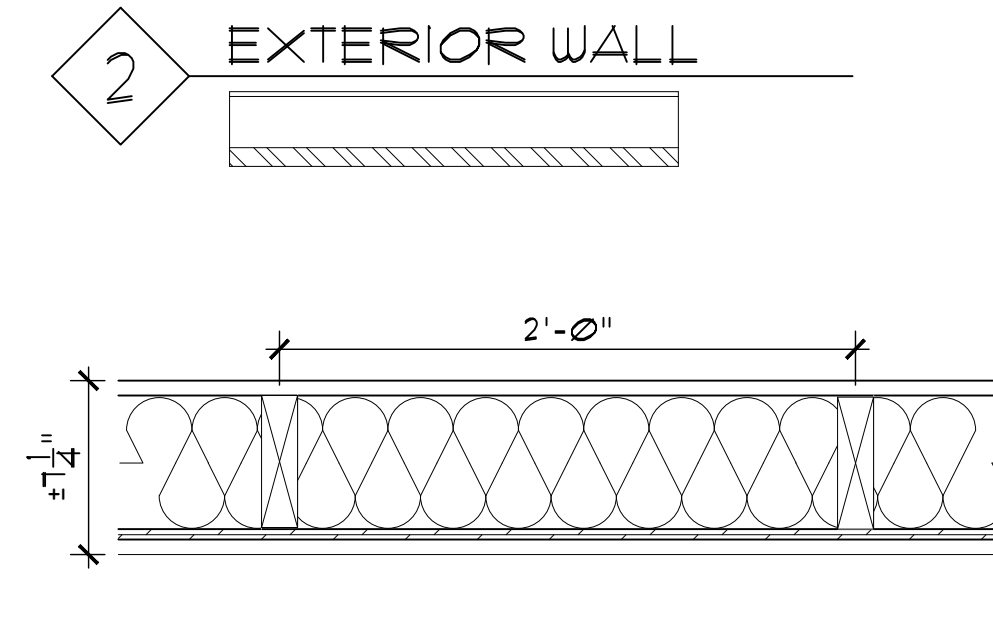
EXTERIOR

NOTES:

1. USE MR GYP. BOARD AT WET LOCATIONS INCLUDING WALLS OF SHOWERS AND ENCLOSURES

2

EXTERIOR WALL



FIBER CEMENT SIDING
PARTITION INFORMATION:

FIRE RATING: 1 HR UL U-356
STC RATING: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 7-1/4"
LOCATION: EXTERIOR
FRAMING TYPE: WOOD STUD (LOAD BEARING)

ASSEMBLY

INTERIOR

- 5/8" GYP BD TYPE-X TO CLG
- 5 1/2" FIBERGLASS BATT INSULATION (R-21 MIN)
- 2x6 UD STUDS #12" O.C.
- 7/16" ZIP SHEATHING SYSTEM
- INTEGRATED WEATHER RESISTANT BARRIER (WRB)
- HORIZONTAL FIBER CEMENT SIDING

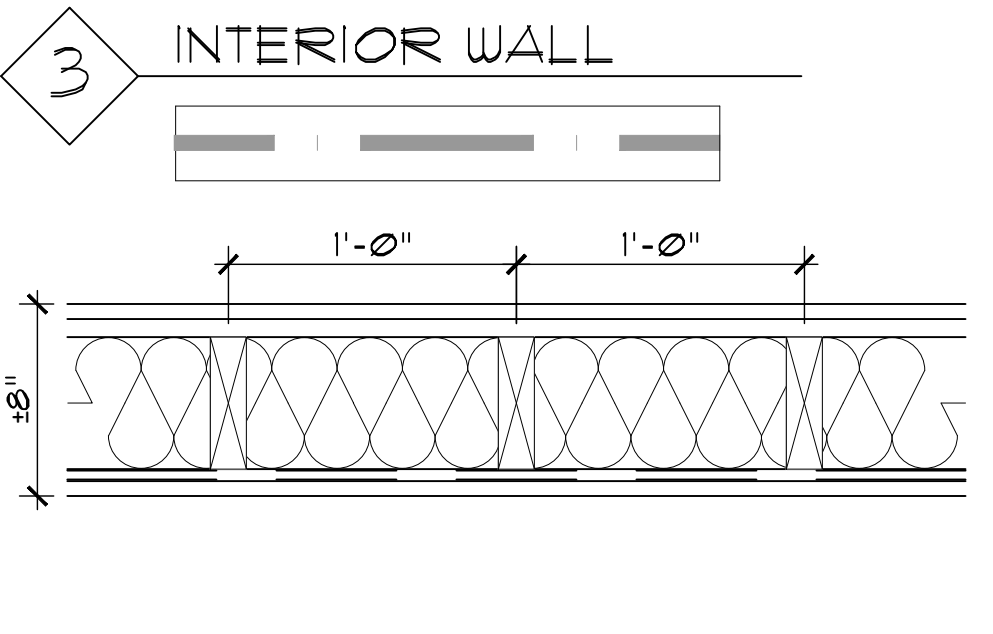
EXTERIOR

NOTES:

1. USE MR GYP. BOARD AT WET LOCATIONS INCLUDING WALLS OF SHOWERS AND ENCLOSURES

3

INTERIOR WALL



STAIR PARTITION
PARTITION INFORMATION:

FIRE RATING: 2-HR GA NO. WP4230
STC RATING: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 8"
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (LOAD BEARING)

ASSEMBLY

INSIDE OF STAIR

- 5/8" GYP BD TYPE-X TO CLG
- 3/4" FLUIDWOOD SHEATHING
- 5 1/2" FIBERGLASS BATT INSULATION (R-21 MIN)
- 2x6 UD STUDS #12" O.C. (FIRST FLOOR), 24" O.C. (2ND & 3RD FLOOR)
- 1/2" METAL RESILIENT CHANNEL, 25 GA. # 24" O.C. HORIZONTALLY - CORRIDOR SIDE
- 5/8" GYP BD TYPE-X TO CLG

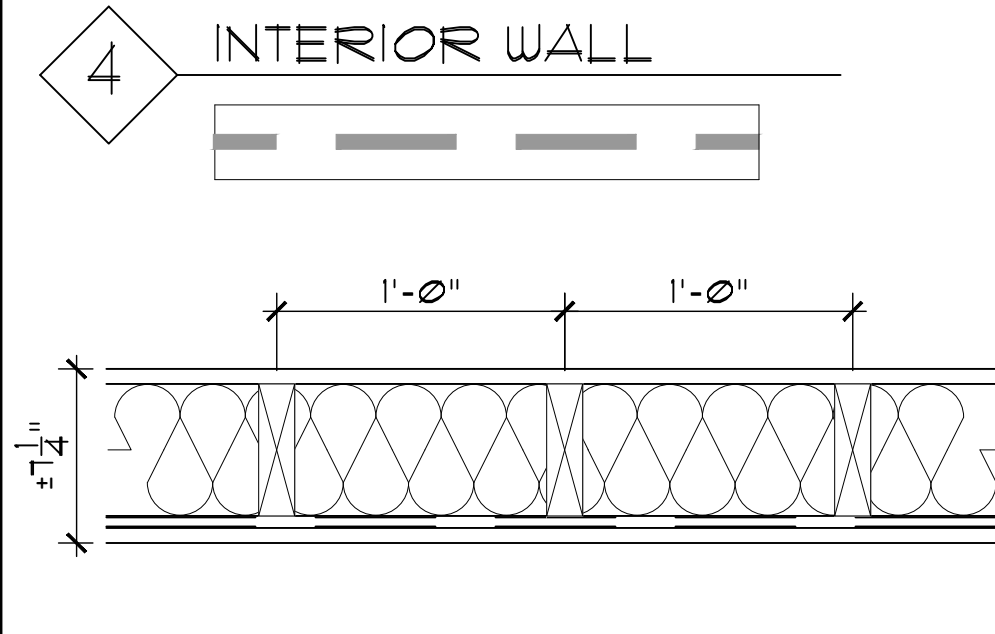
OUTSIDE OF STAIR

NOTES:

1. APPLY FIRE SEALANT CAULK AT JOINTS BETWEEN GYPSUM BOARD AND FLOOR/CEILING.
2. STAGGER BEAMS/JOINTS OF GYP BOARD LAYERS.

4

INTERIOR WALL



CORRIDOR PARTITION
PARTITION INFORMATION:

FIRE RATING: 1-HR UL U-309
STC RATING: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 7-1/4"
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (LOAD BEARING)

ASSEMBLY

INSIDE OF SPACE

- 5/8" GYP BD TYPE-X TO CLG
- 5 1/2" FIBERGLASS BATT INSULATION (R-19)
- 2x6 UD STUDS #12" O.C. (FIRST FLOOR), 24" O.C. (2ND & 3RD FLOOR)
- 1/2" METAL RESILIENT CHANNEL, 25 GA. # 24" O.C. HORIZONTALLY - CORRIDOR SIDE
- 5/8" GYP BD TYPE-X TO CLG

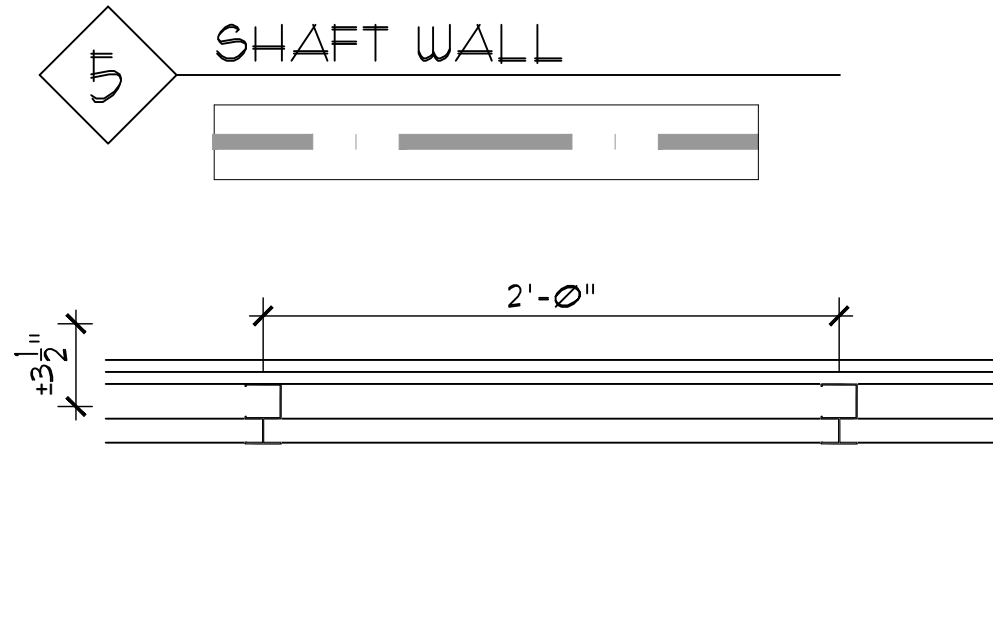
CORRIDOR SIDE

NOTES:

1. APPLY FIRE SEALANT CAULK AT JOINTS BETWEEN GYPSUM BOARD AND FLOOR/CEILING.
2. STAGGER BEAMS/JOINTS OF GYP BOARD LAYERS.

5

SHAFT WALL



CORRIDOR PARTITION
PARTITION INFORMATION:

FIRE RATING: 2-HR UL U-415
STC RATING: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 3-1/2"
LOCATION: INTERIOR
FRAMING TYPE: METAL STUD (NON-LOAD BEARING)

ASSEMBLY

INSIDE OF SPACE

- 1/2" GYP BD TYPE-C
- 1/2" GYP BD TYPE-C
- 2 1/2" USG C-H STUDS, 25 GA. #24" O.C.
- 1" GYP LINER PANELS

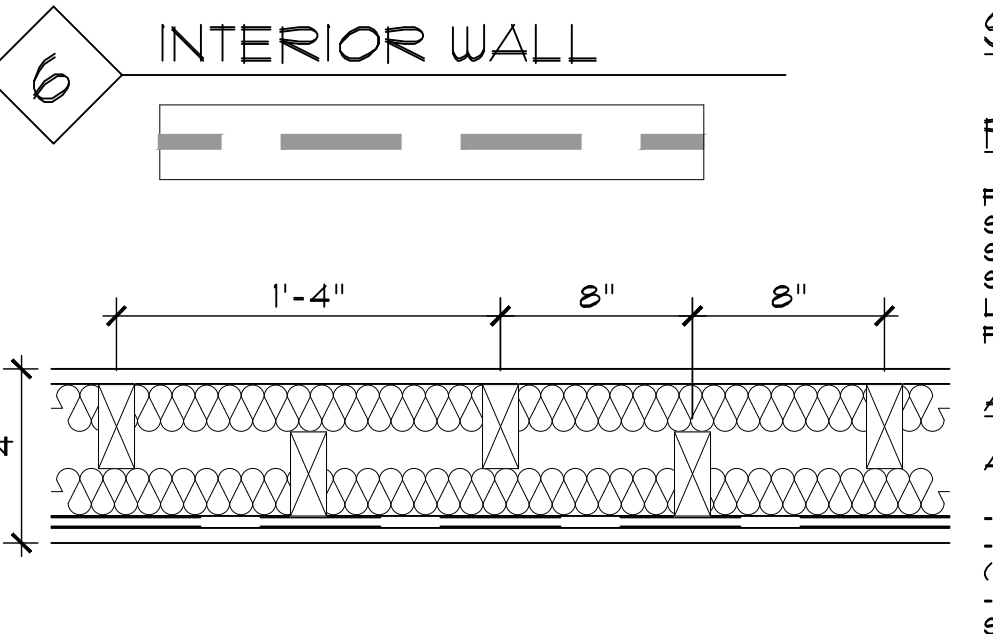
SHAFT SIDE

NOTES:

1. FACE LAYER JOINTS FINISHED

6

INTERIOR WALL



DWELLING UNIT SEPARATION
PARTITION INFORMATION:

FIRE RATING: 1-HR UL U-340
STC RATING: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 7-1/4"
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (NON-LOAD BEARING)

ASSEMBLY

APARTMENT INTERIOR

- 5/8" GYP BD TYPE-X TO CLG
- (2) LAYERS 5 1/2" FIBERGLASS BATT INSULATION (R-19 MIN) STAGGERED BETWEEN STUDS
- 2x4 UD STUDS #16" O.C. STAGGERED ON 2x6 UD. SOLE PLATE
- 1/2" METAL RESILIENT CHANNEL, 25 GA. # 24" O.C. HORIZONTALLY
- 5/8" GYP BD TYPE-X TO CLG

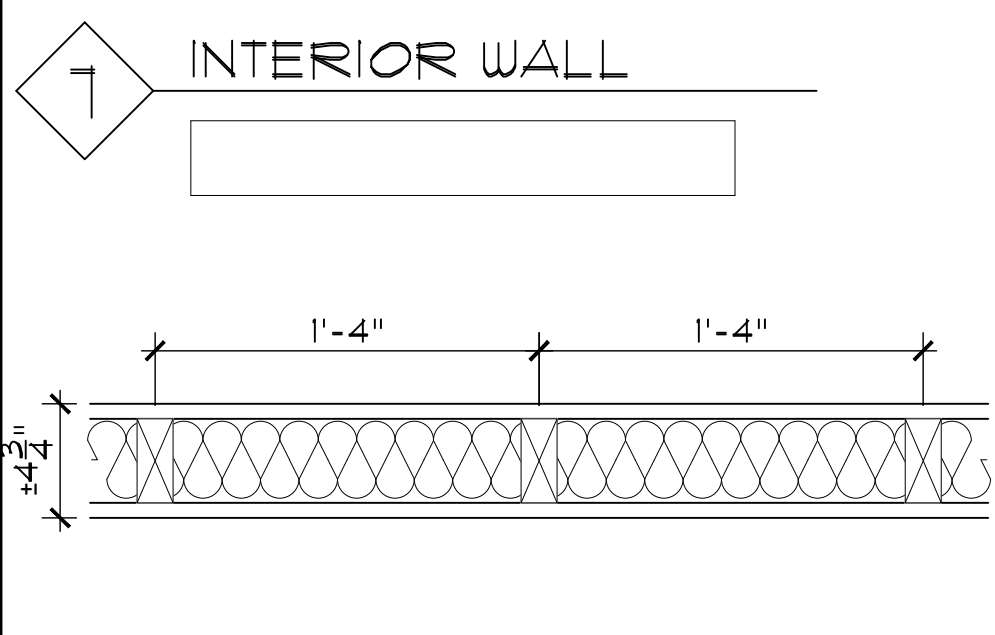
ADJACENT APARTMENT INTERIOR

NOTES:

1. APPLY FIRE SEALANT CAULK AT JOINTS BETWEEN GYPSUM BOARD AND FLOOR/CEILING.

7

INTERIOR WALL



DWELLING UNIT PARTITION
PARTITION INFORMATION:

FIRE RATING: NONE
STC RATING: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 4 3/4"
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (NON-LOAD BEARING)

ASSEMBLY

APARTMENT/SPACE INTERIOR

- 5/8" GYP BD TO CLG
- 3" SOUND BATT INSULATION
- 4" UD STUDS #16" O.C.
- 5/8" GYP BD TO CLG

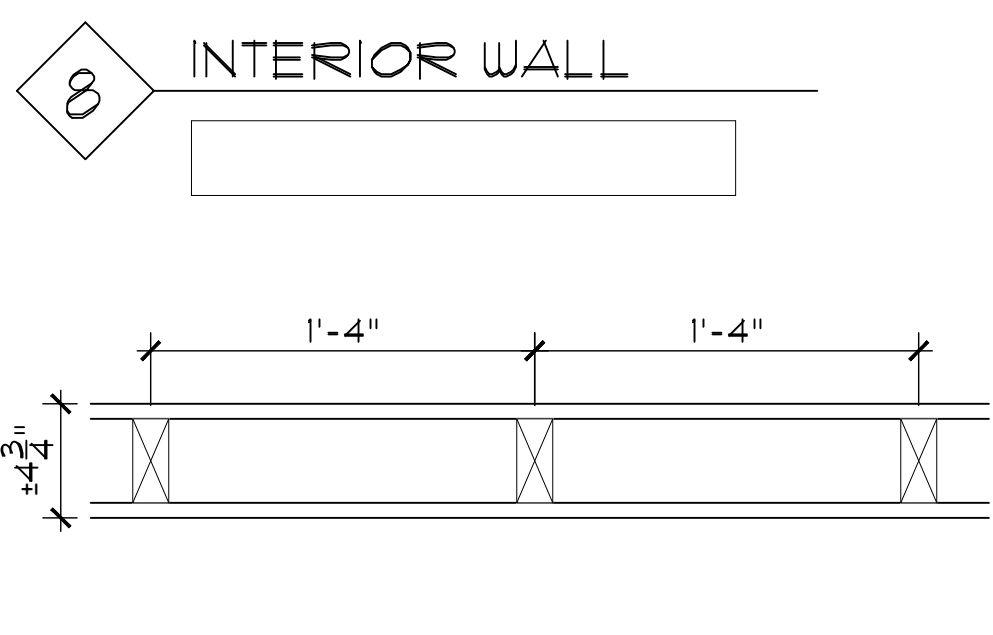
APARTMENT/SPACE INTERIOR

NOTES:

1. USE MR GYP. BOARD AT WET LOCATIONS INCLUDING WALLS OF SHOWERS AND ENCLOSURES

8

INTERIOR WALL



DWELLING UNIT PARTITION
PARTITION INFORMATION:

FIRE RATING: NONE
STC RATING: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 4 3/4"
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (NON-LOAD BEARING)

ASSEMBLY

APARTMENT/SPACE INTERIOR

- 5/8" GYP BD TO CLG
- 2x4 UD STUDS #16" O.C.
- 5/8" GYP BD TO CLG

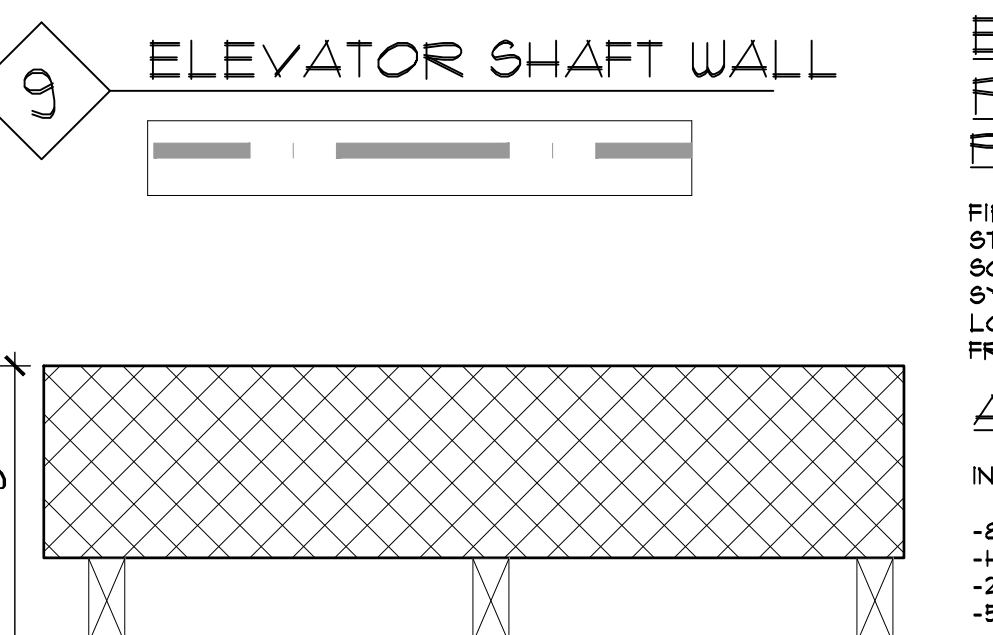
APARTMENT/SPACE INTERIOR

NOTES:

1. USE MR GYP. BOARD AT WET LOCATIONS INCLUDING WALLS OF SHOWERS AND ENCLOSURES

9

ELEVATOR SHAFT WALL



ELEVATOR SHAFT PARTITION
PARTITION INFORMATION:

FIRE RATING: 2 HOUR
STC RATING: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 1'-0" 1/8"
LOCATION: ELEVATOR SHAFT
FRAMING TYPE: 8" CONC. BLOCK (LOAD BEARING)

ASSEMBLY

INTERIOR OF ELEVATOR PIT

- 8" CONCRETE BLOCK
- HORIZONTAL REINFORCING 16" O.C.
- 2x4 UD STUDS #16" O.C.
- 5/8" GYP BD TO CLG

CORRIDOR SIDE

NOTES:

1. USE MR GYP. BOARD AT WET LOCATIONS INCLUDING WALLS OF SHOWERS AND ENCLOSURES

1

A0

PARTITION TYPES

SCALE: N.T.S.

2

A0

FLOOR ASSEMBLY DETAIL UL L-521

SCALE: N.T.S.

10/02/24 04:09:27 PM

LASTED

FILE NAME

PROJECT NO.

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE

NOTES

DATE

REVISION

PARTITION TYPES

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HALFMOON COMMONS

2272 ROUTE 9

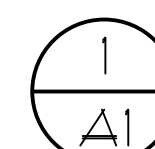
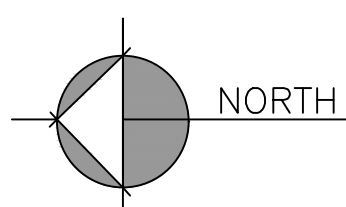
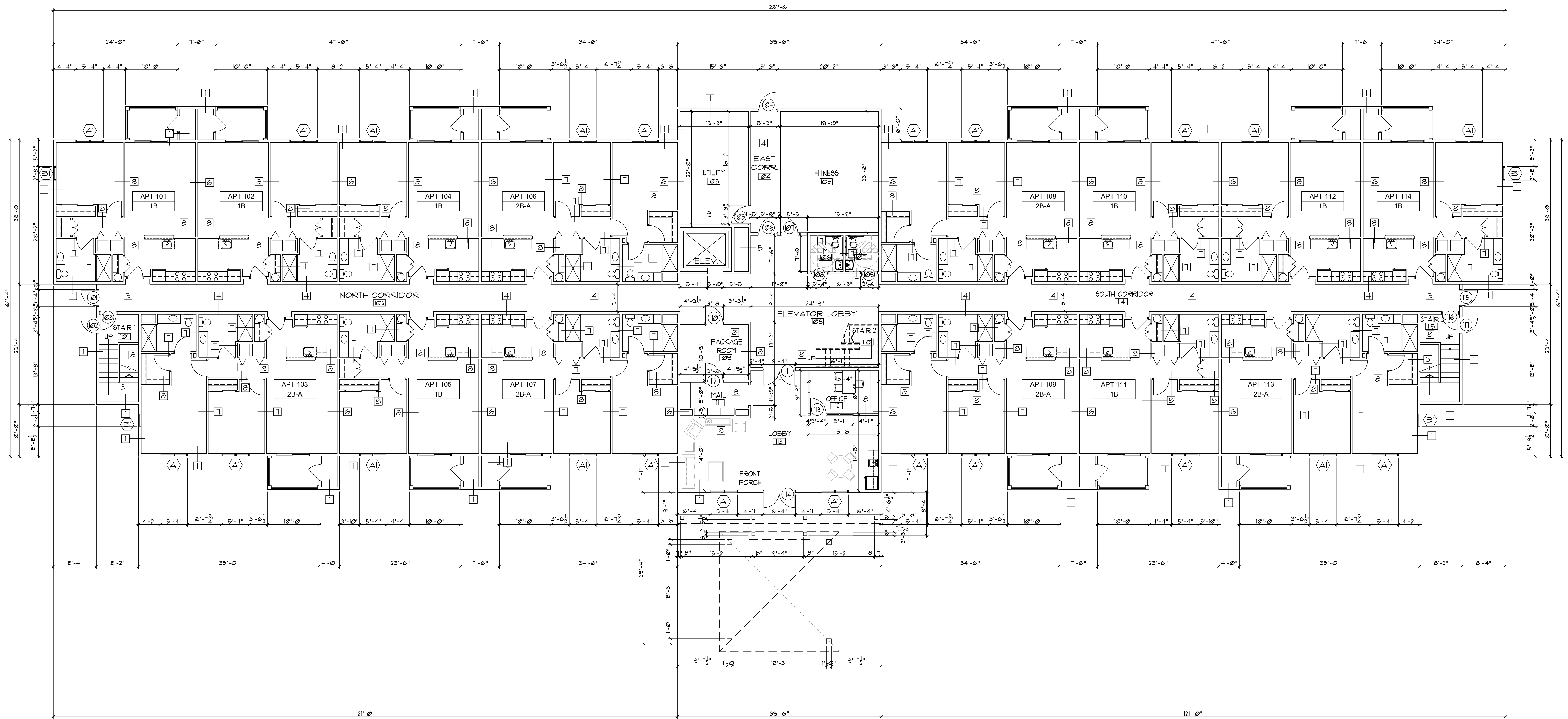
MALTA, NEW YORK

SHEET NO.

A0

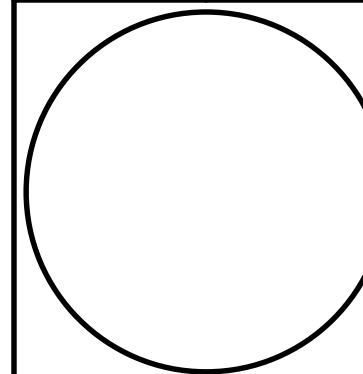
BID SET

10-02-24



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

BID SET
10-02-24

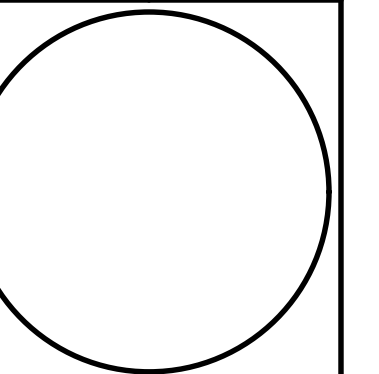
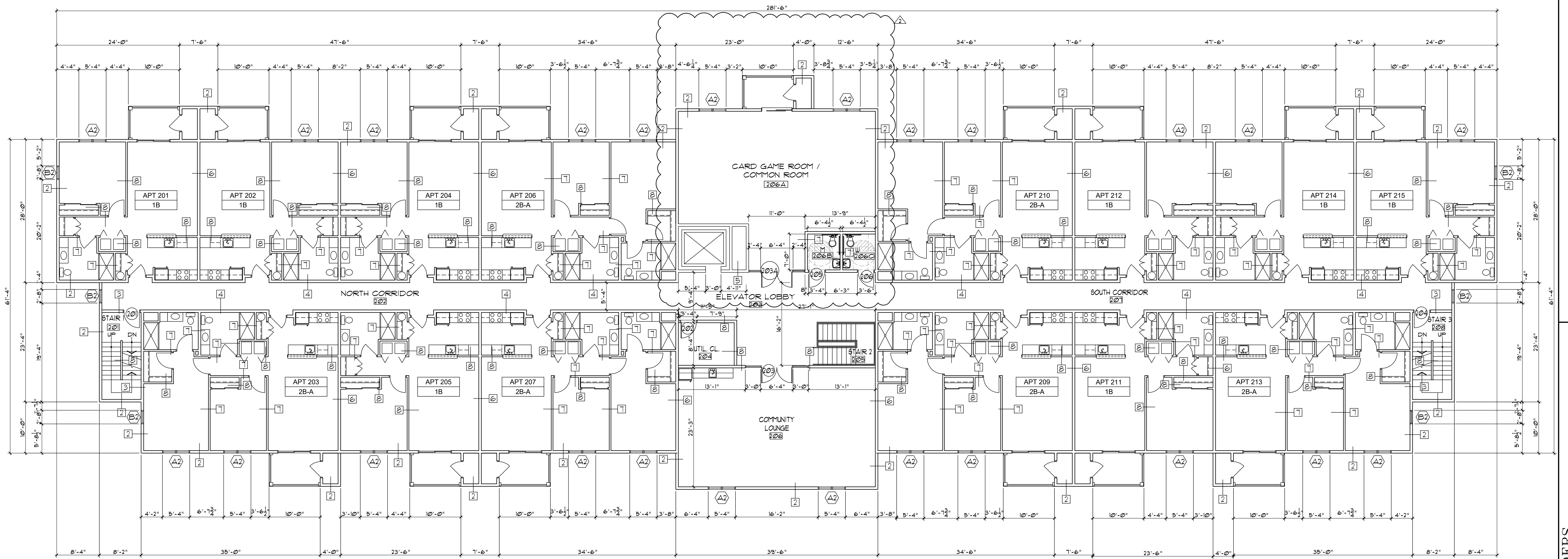


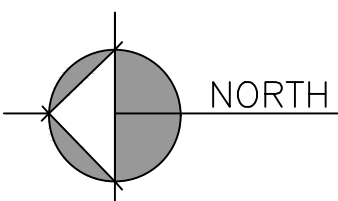
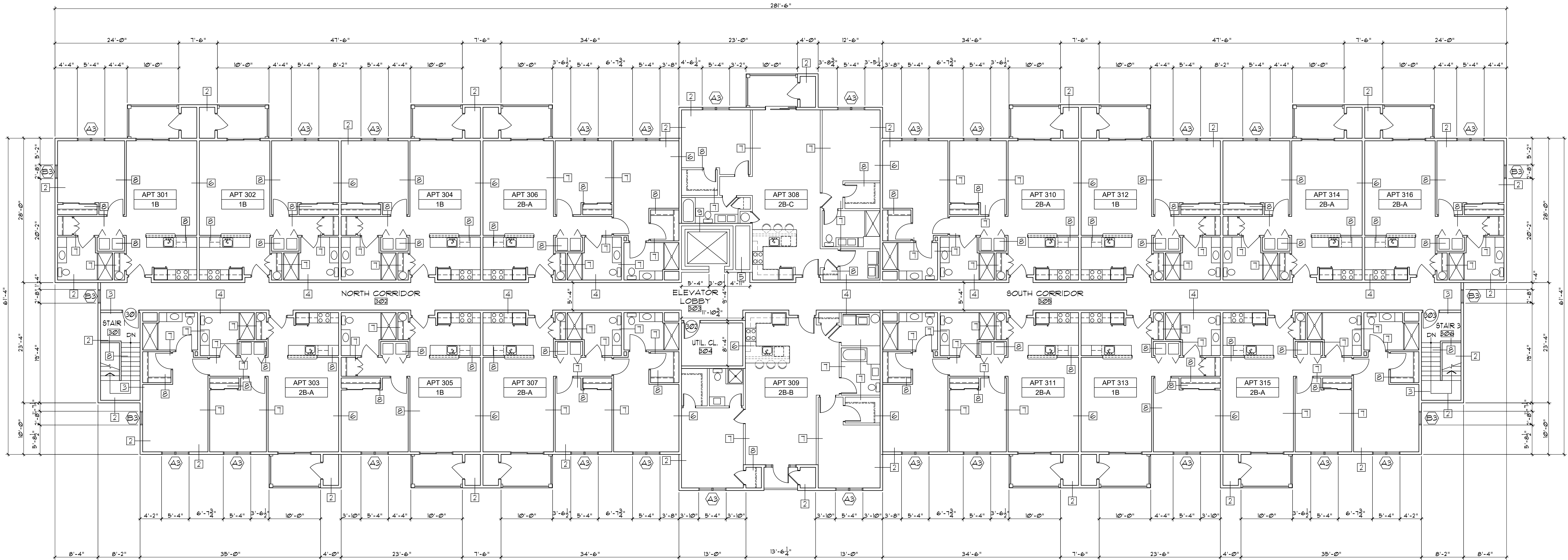
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HALFMOON COMMONS
2272 ROUTE 9
MALTA, NEW YORK

FIRST FLOOR PLAN

DATE: 10/02/24
DRAWN BY: JES
CHECKED BY: JES
APPROVED BY: JES
NOTED BY: JES

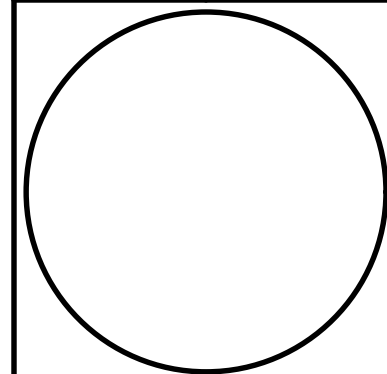
PROJECT NO: 10-02-24
DATE: 10/02/24
TIME: 04:08:15 PM
FILE NAME: 10-02-24





1 THIRD FLOOR PLAN
A3 SCALE: 1/8"=1'-0"

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A3

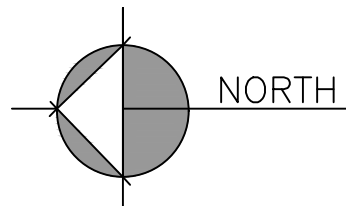
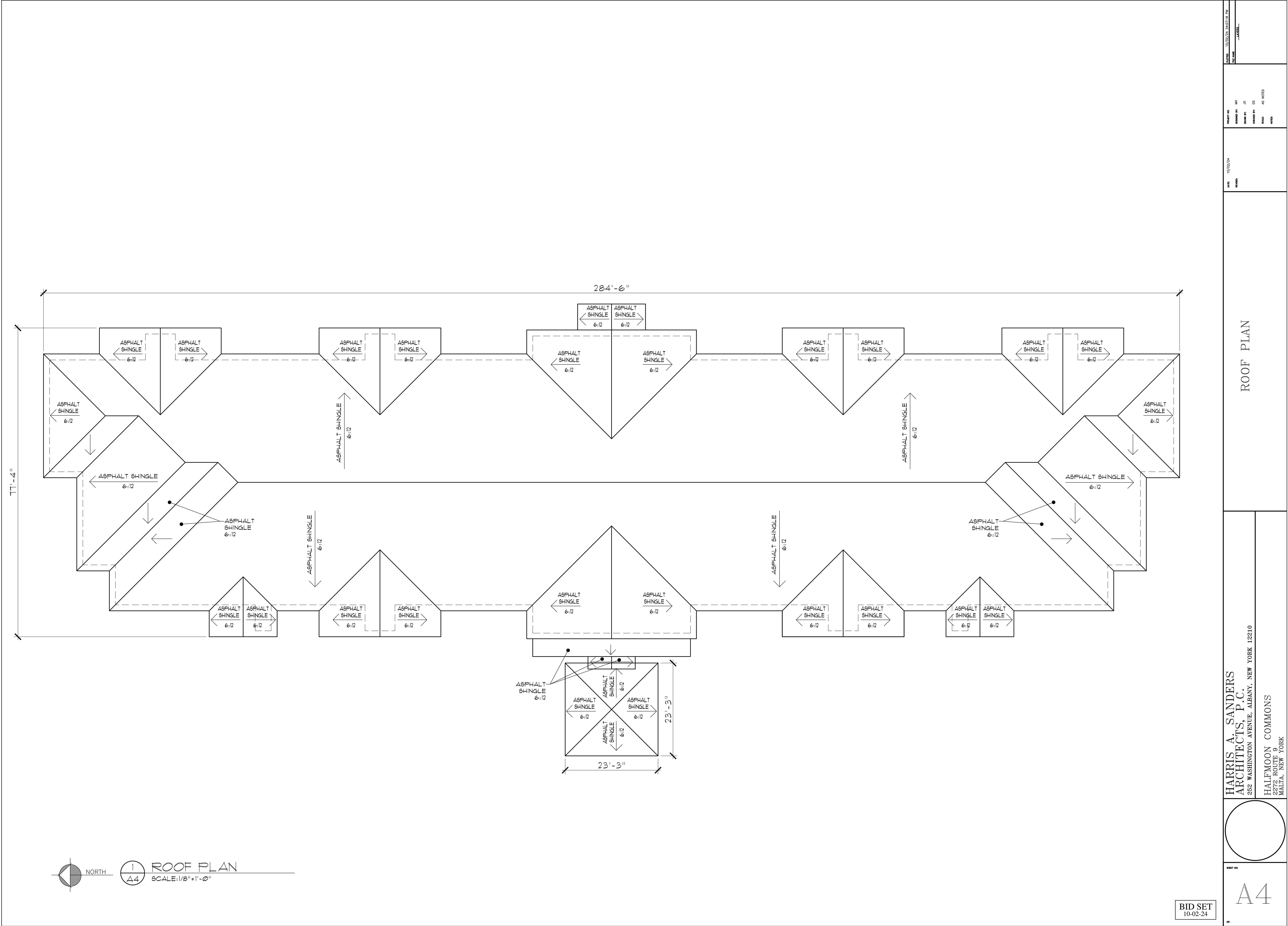
BID SET
10-02-24

SECOND FLOOR PLAN

PROJECT NO.
DESIGNED BY
DRAWN BY
CHECKED BY
SCALE
DATE

AS NOTED
NOTES

DATE
REVISION



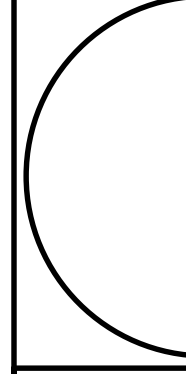
1
A4

ROOF PLAN
SCALE: 1/8" = 1'-0"

DATE 10/02/24	REVISION 10/02/24	PROJECT NO. 10/02/24	DRAWN BY J.S.	CHECKED BY J.S.	APPROVED BY J.S.	NOTED J.S.	DATE 10/02/24	REVISION 10/02/24	PROJECT NO. 10/02/24	DRAWN BY J.S.	CHECKED BY J.S.	APPROVED BY J.S.	NOTED J.S.	DATE 10/02/24
DATE 10/02/24	REVISION 10/02/24	PROJECT NO. 10/02/24	DRAWN BY J.S.	CHECKED BY J.S.	APPROVED BY J.S.	NOTED J.S.	DATE 10/02/24	REVISION 10/02/24	PROJECT NO. 10/02/24	DRAWN BY J.S.	CHECKED BY J.S.	APPROVED BY J.S.	NOTED J.S.	DATE 10/02/24
DATE 10/02/24	REVISION 10/02/24	PROJECT NO. 10/02/24	DRAWN BY J.S.	CHECKED BY J.S.	APPROVED BY J.S.	NOTED J.S.	DATE 10/02/24	REVISION 10/02/24	PROJECT NO. 10/02/24	DRAWN BY J.S.	CHECKED BY J.S.	APPROVED BY J.S.	NOTED J.S.	DATE 10/02/24
DATE 10/02/24	REVISION 10/02/24	PROJECT NO. 10/02/24	DRAWN BY J.S.	CHECKED BY J.S.	APPROVED BY J.S.	NOTED J.S.	DATE 10/02/24	REVISION 10/02/24	PROJECT NO. 10/02/24	DRAWN BY J.S.	CHECKED BY J.S.	APPROVED BY J.S.	NOTED J.S.	DATE 10/02/24
DATE 10/02/24	REVISION 10/02/24	PROJECT NO. 10/02/24	DRAWN BY J.S.	CHECKED BY J.S.	APPROVED BY J.S.	NOTED J.S.	DATE 10/02/24	REVISION 10/02/24	PROJECT NO. 10/02/24	DRAWN BY J.S.	CHECKED BY J.S.	APPROVED BY J.S.	NOTED J.S.	DATE 10/02/24

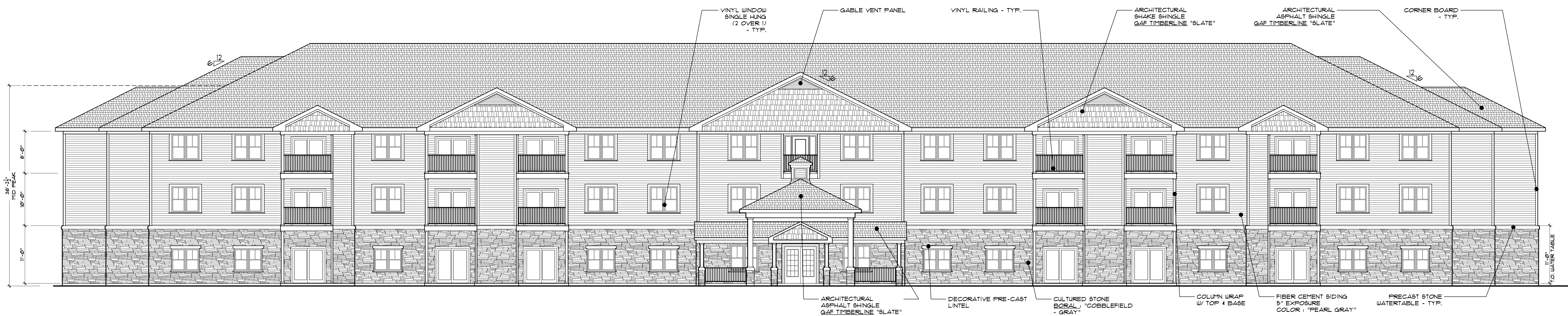
ROOF PLAN

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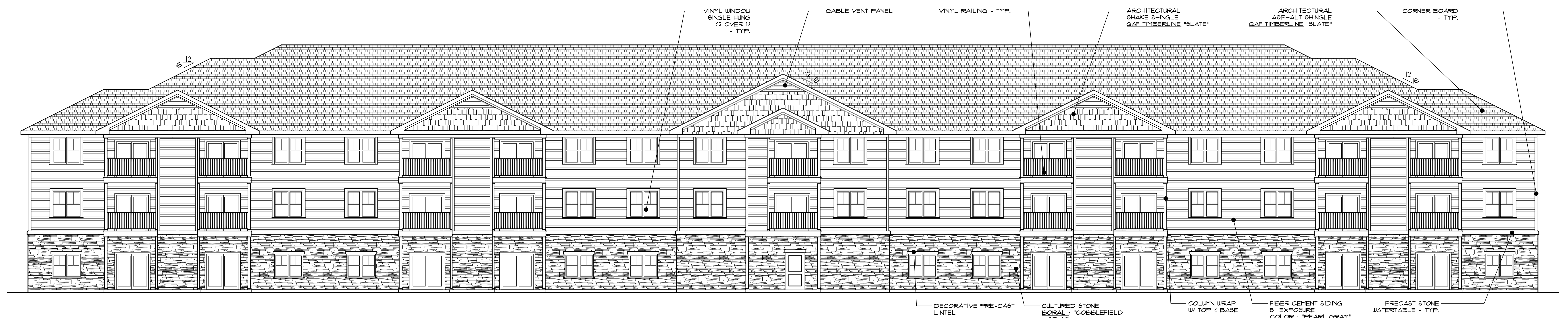


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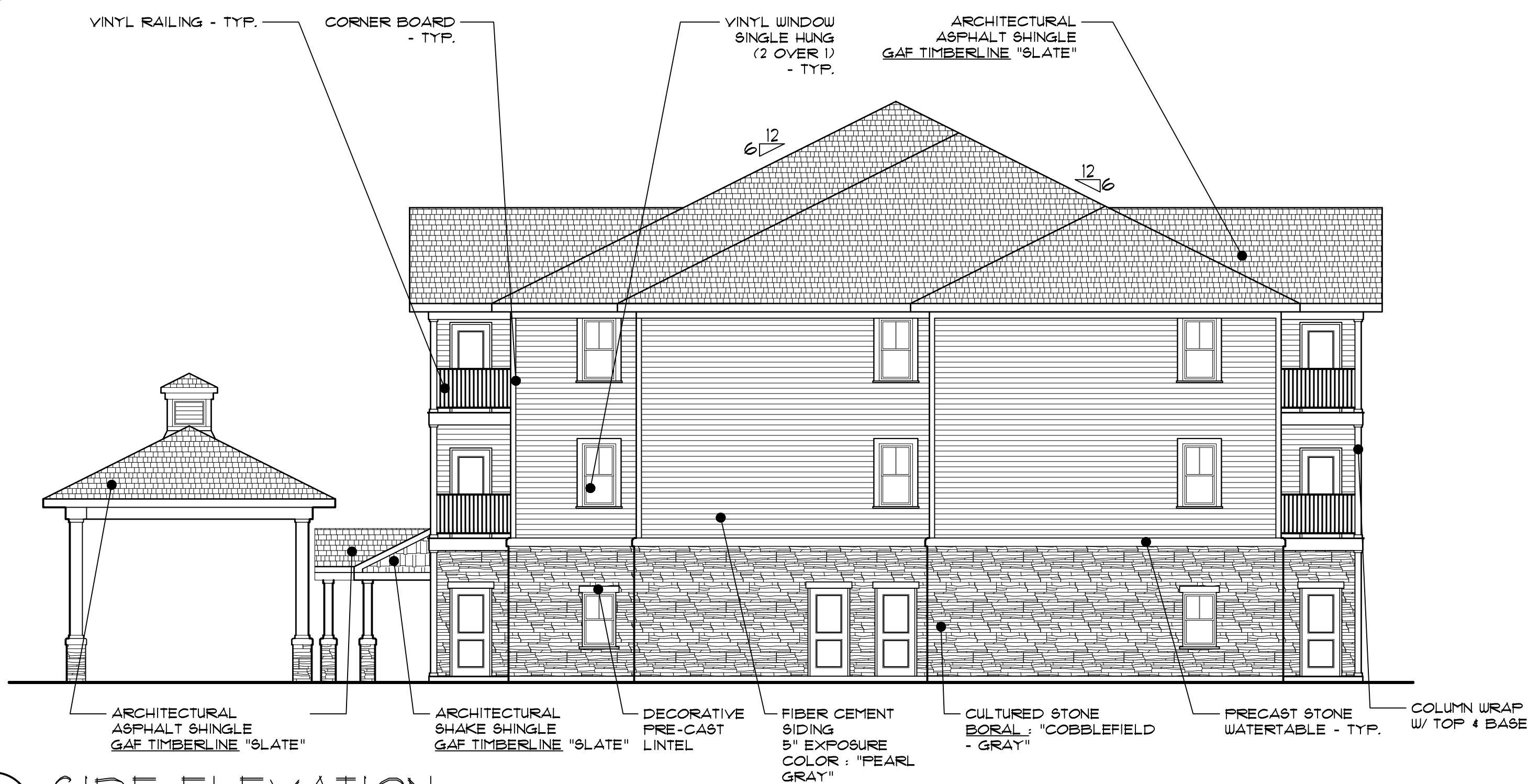
BID SET
10-02-24



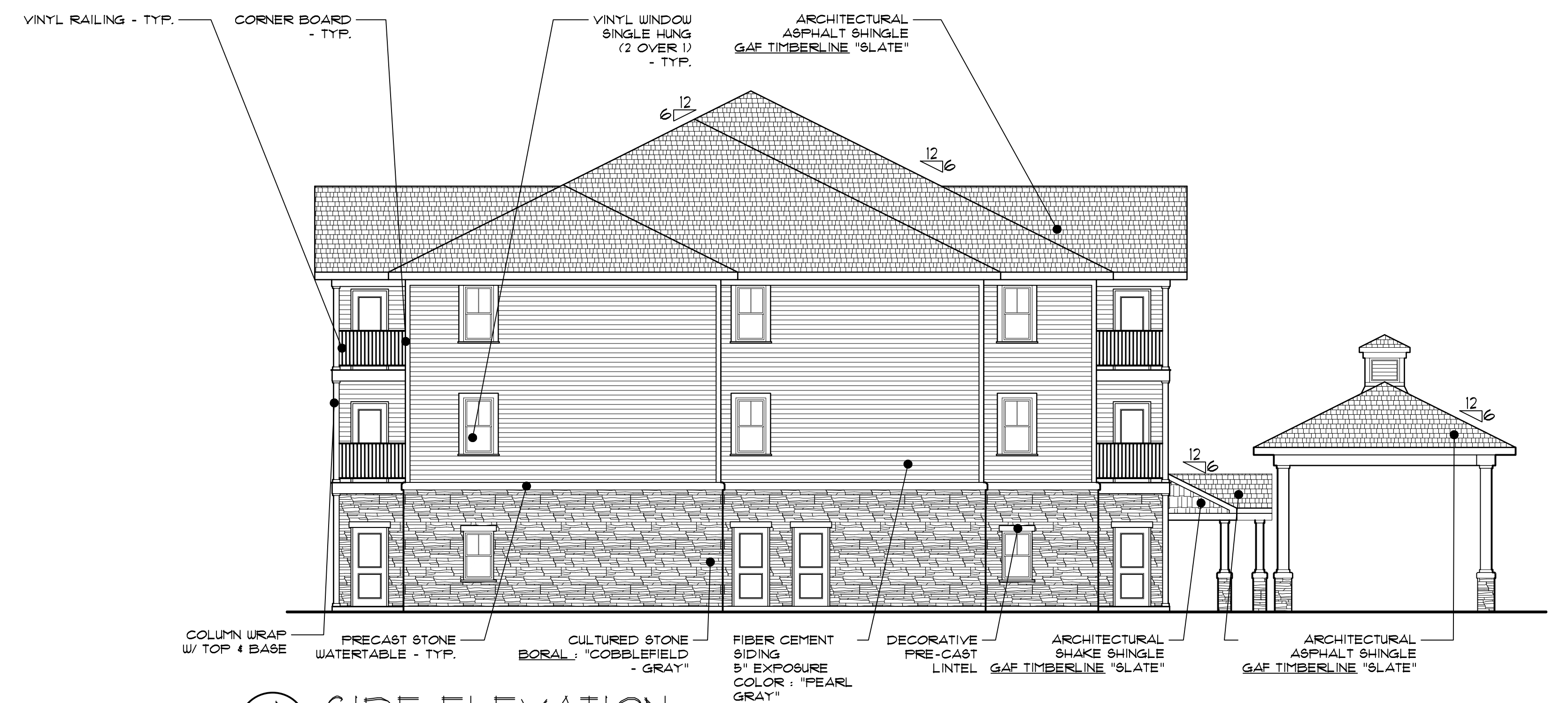
1 FRONT ELEVATION
A5
SCALE: 1/8"=1'-0"



2 REAR ELEVATION
A5
SCALE: 1/8"=1'-0"



3 SIDE ELEVATION
A5
SCALE: 1/8"=1'-0"



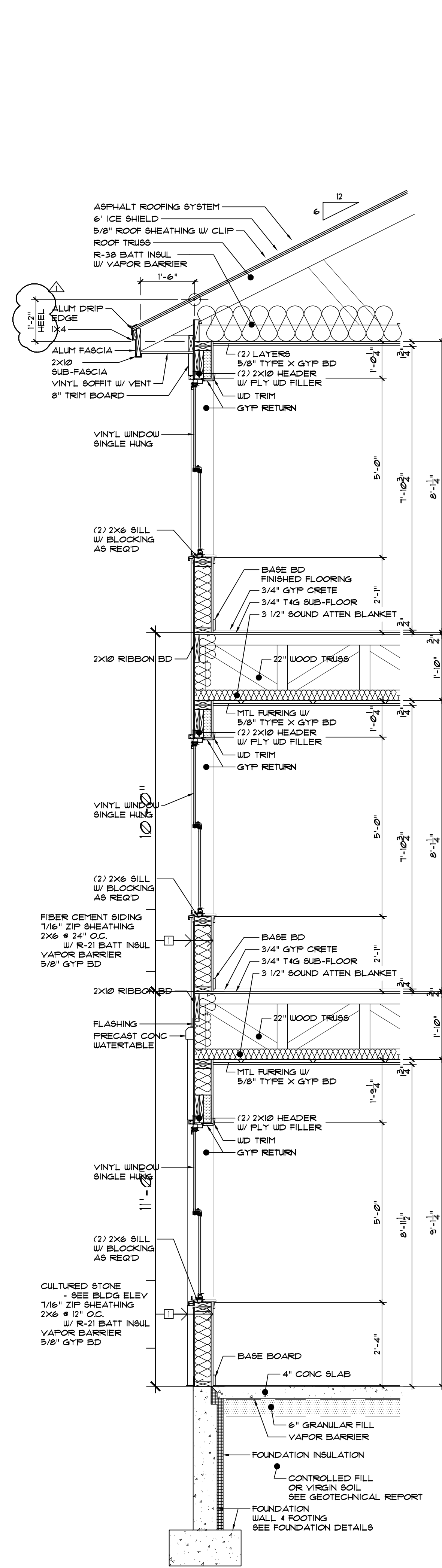
4 SIDE ELEVATION
A5
SCALE: 1/8"=1'-0"

BUILDING ELEVATIONS

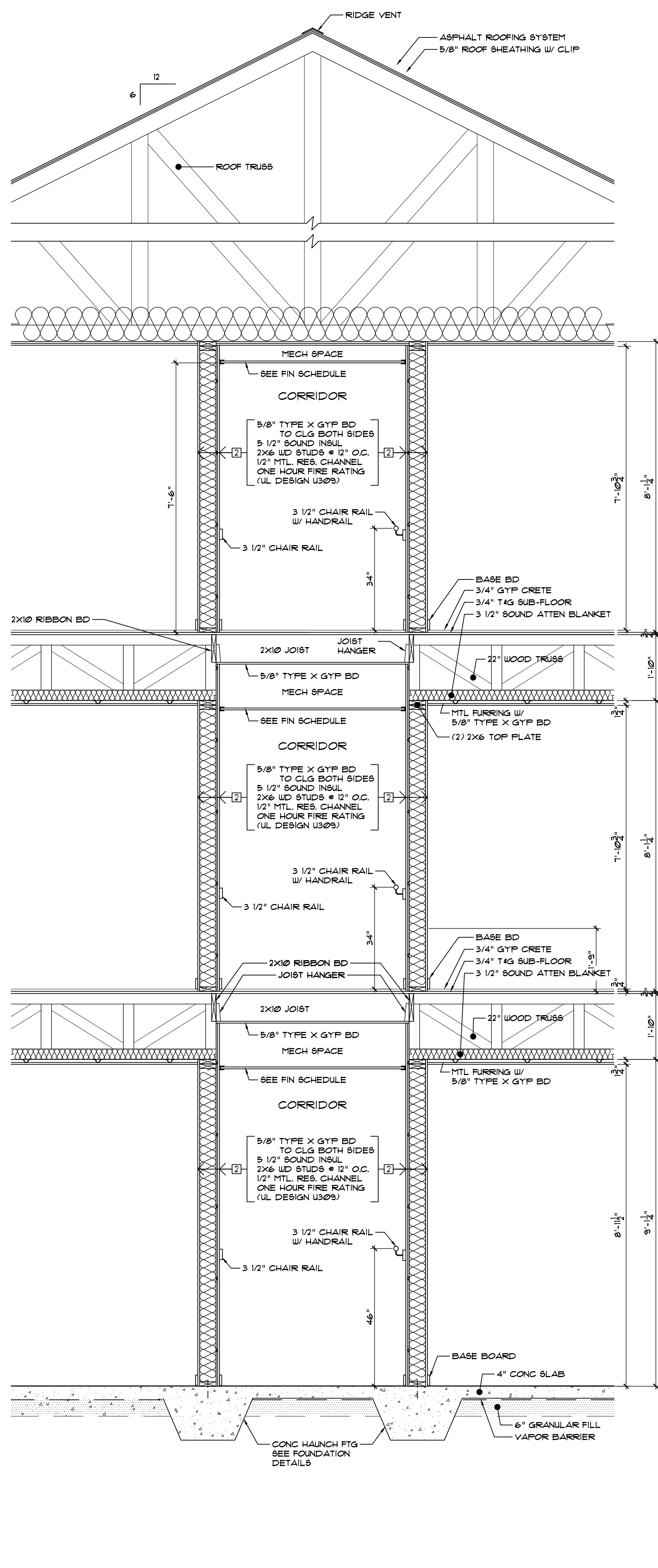
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MALTA, NEW YORK

A5

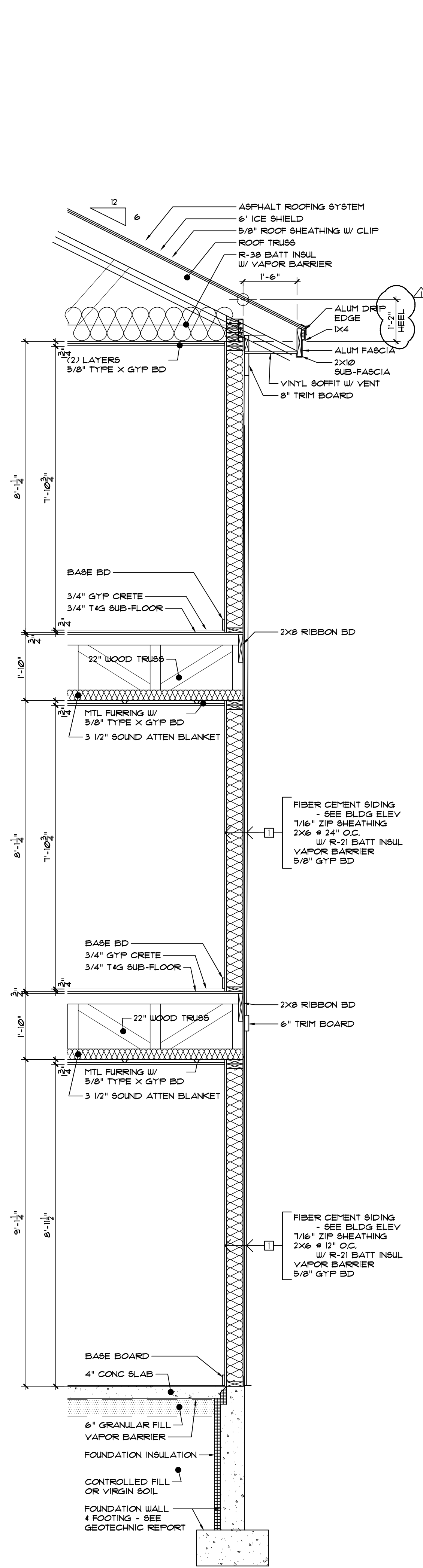
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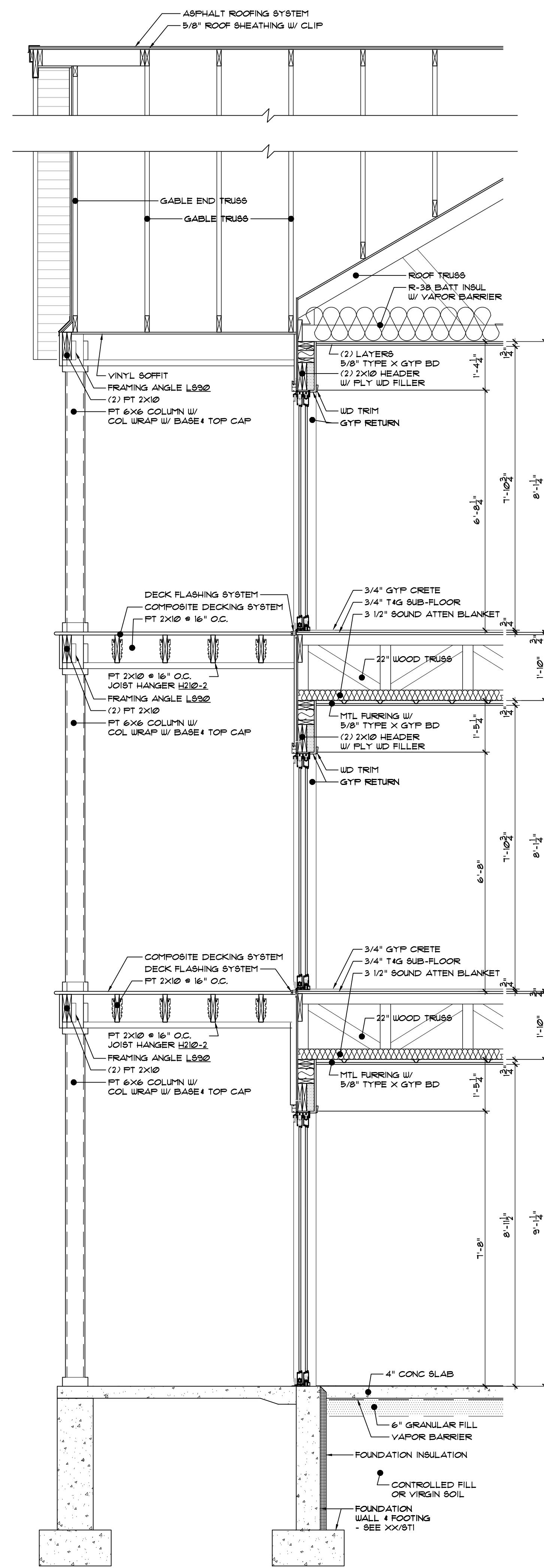
1 SECTION
SCALE: 1/2"=1'-0"



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



3 SECTION
SCALE: 1/2"=1'-0"



4 SECTION - PORCH
SCALE: 1/2"=1'-0"

BUILDING SECTIONS

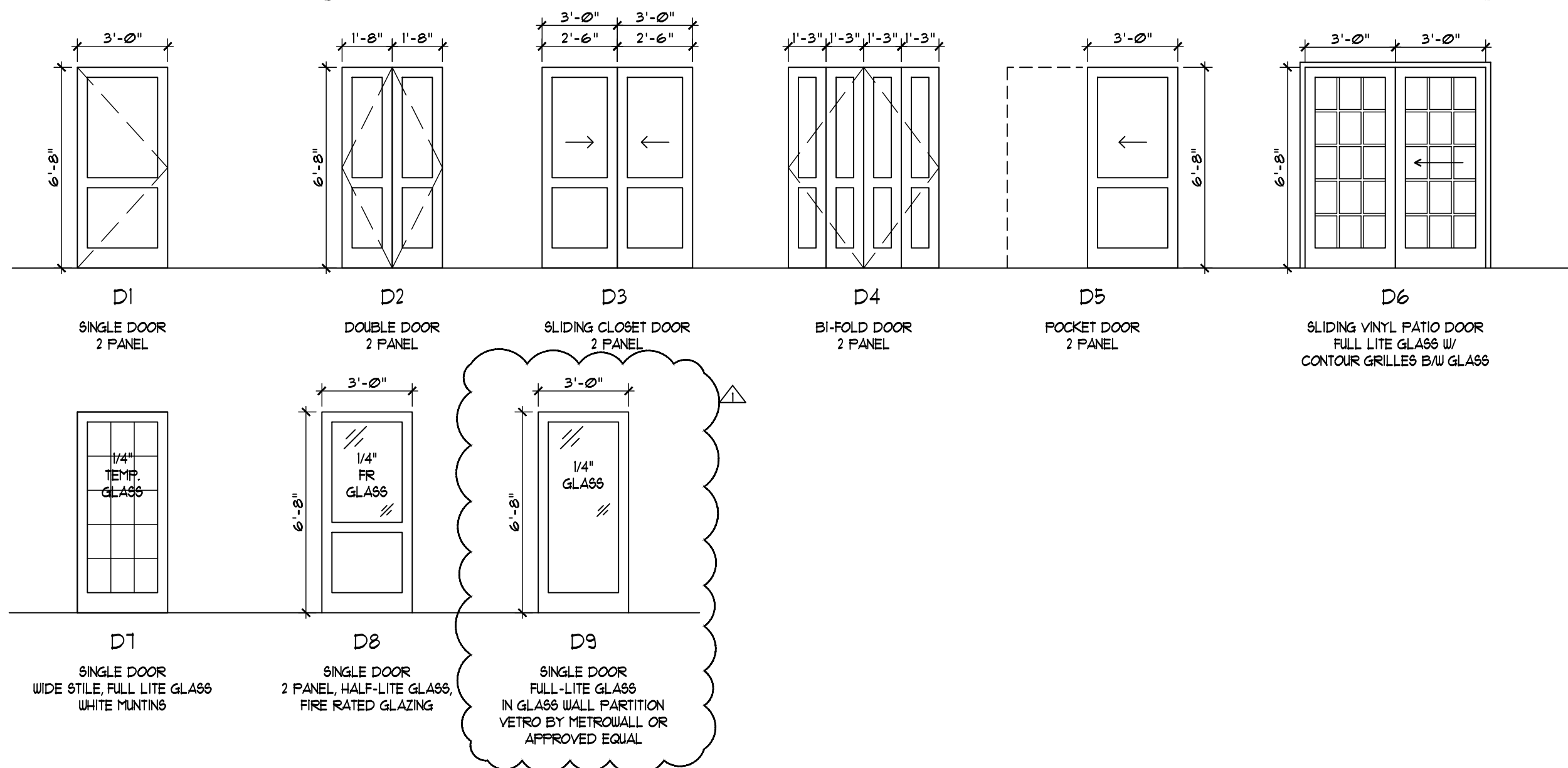
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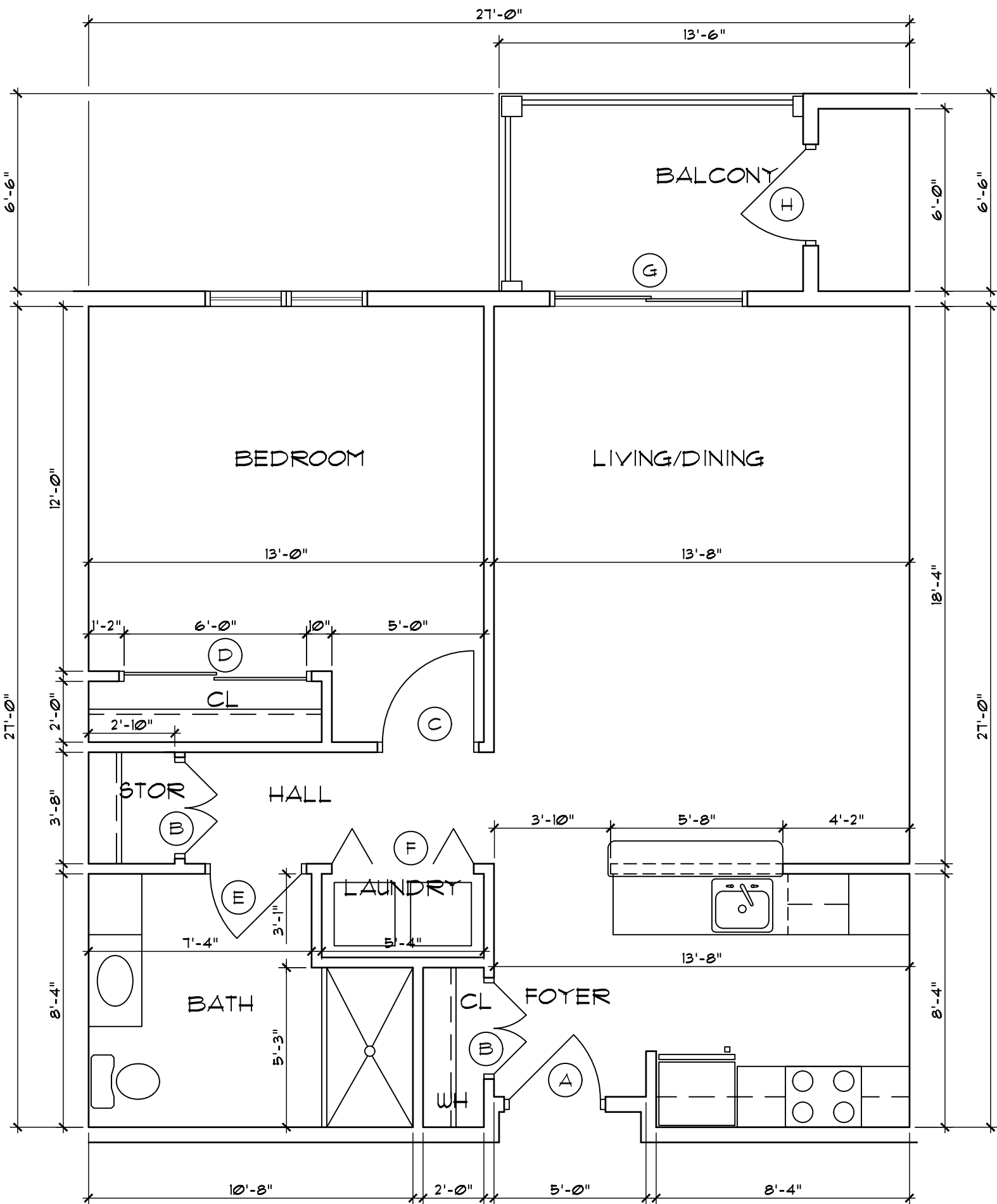
A6

BID SET
10-02-24

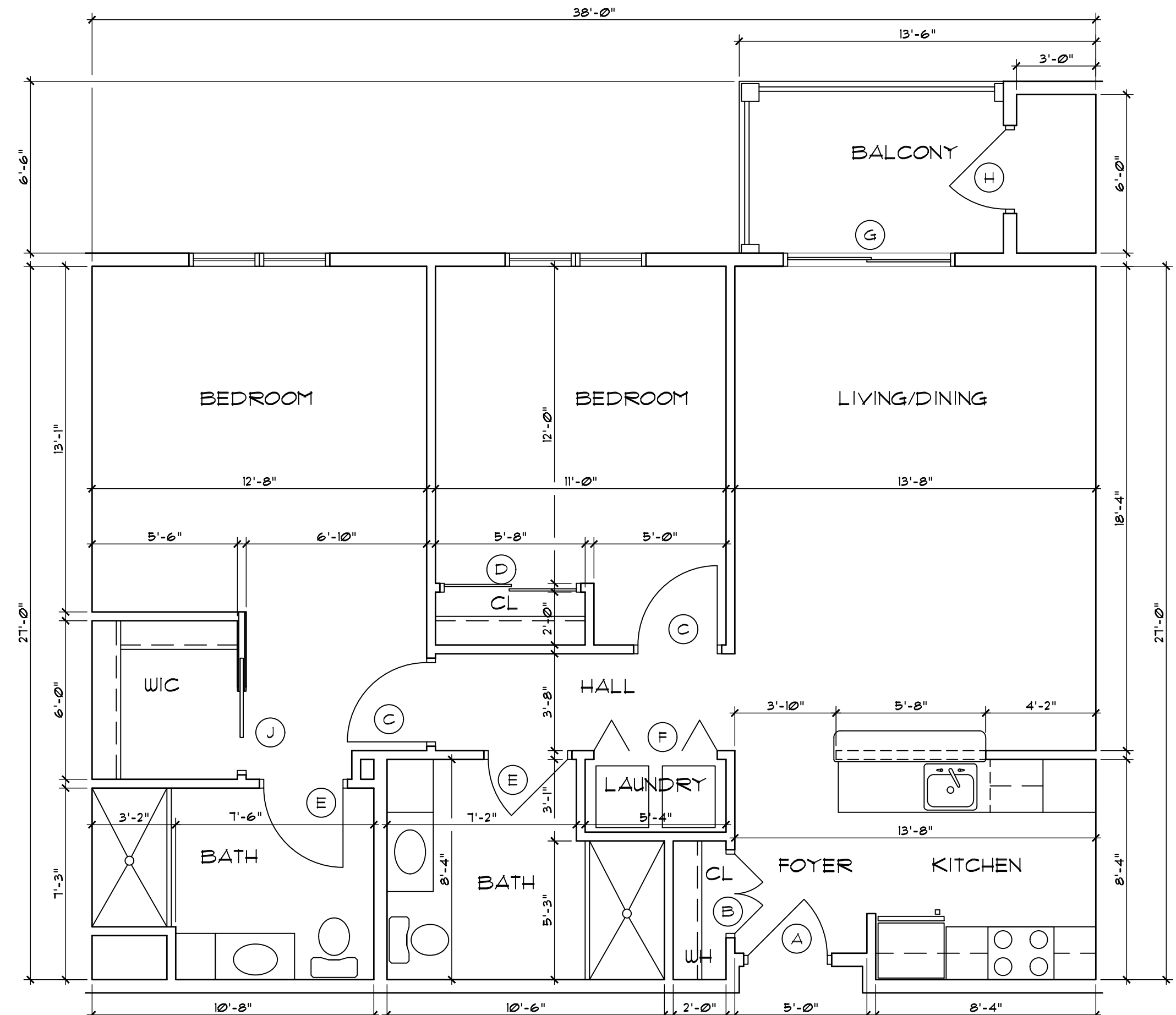
DOOR SCHEDULE											
MK	QTY	WIDTH	HGT	THK	DOOR	MAT	CORE	FRAME	MATERIAL	LABEL	REMARKS
A	1	3'-0"	7'-0"	1 3/4"	D1		STL	INS	HM	45 MIN	APARTMENT ENTRY LOCKSET
B	2	1'-4"	6'-8"	1 3/8"	D2		WD	HC	WD	-	CLOSET - DOUBLE DOORS
C	1	3'-0"	6'-8"	1 3/8"	D1		WD	SC	WD	-	BEDROOM DOOR PRIVACY LOCKSET
D	2	3'-0"	6'-8"	1 3/8"	D3		WD	HC	WD	-	SLIDING CLOSET DOOR
E	1	3'-0"	6'-8"	1 3/8"	D1		WD	SC	WD	-	BATHROOM DOOR PRIVACY LOCKSET
F	4	1'-3"	6'-8"	1 3/8"	D4		WD	HC	WD	-	DOUBLE BI-FOLD DOORS - LAUNDRY ROOM
G	2	3'-0"	6'-8"	1 3/8"	D6		WD	HC	WD	-	SLIDING VINYL PATIO DOOR
H	1	3'-0"	6'-8"	1 3/4"	D1		STL	INS	HM	-	BALCONY MECHANICAL ROOM DOOR
J	1	3'-0"	6'-8"	1 3/8"	D5		WD	HC	WD	-	POCKET DOOR - 3'-0" CLEAR OPENING
K	1	3'-0"	6'-8"	1 3/4"	D7		STL	INS	HM	-	PATIO SWING DOOR
L	1	2'-8"	6'-8"	1 3/8"	D1		WD	HC	WD	-	BEDROOM DOOR PRIVACY LOCKSET
M	1	2'-4"	6'-8"	1 3/8"	D1		WD	HC	WD	-	BATHROOM DOOR PRIVACY LOCKSET
N	1	2'-4"	6'-8"	1 3/8"	D1		WD	HC	WD	-	CLOSET DOOR
P	1	3'-0"	6'-8"	1 3/8"	D1		WD	HC	WD	-	CLOSET DOOR
Q	1	2'-8"	6'-8"	1 3/8"	D1		WD	HC	WD	-	CLOSET DOOR
R	1	2'-4"	6'-8"	1 3/8"	D1		WD	HC	WD	-	HW CLOSET DOOR WITH LOUVER
S	1	2'-4"	6'-8"	1 3/8"	D1		WD	HC	WD	-	LINEN CLOSET DOOR
101	1	3'-0"	7'-0"	1 3/4"	D1		STL	INS	HM	45 MIN	BUILDING EGRESS DOOR, THERMAL GASKET, CLOSER
102	1	3'-0"	7'-0"	1 3/4"	D1		STL	INS	HM	45 MIN	BUILDING EGRESS DOOR, THERMAL GASKET, CLOSER
103	1	3'-0"	7'-0"	1 3/4"	D1		STL	FR	HM	45 MIN	STAIRWELL EGRESS DOOR, SMOKE SEAL, CLOSER
104	1	3'-4"	7'-0"	1 3/4"	D1		STL	INS	HM	45 MIN	BUILDING EGRESS DOOR, THERMAL GASKET, CLOSER
105	1	3'-4"	7'-0"	1 3/4"	D1		STL	FR	HM	45 MIN	STORAGE LOCKSET, SMOKE SEAL, CLOSER
106	1	3'-4"	7'-0"	1 3/4"	D1		STL	FR	HM	20 MIN	PASSAGE LOCKSET, SMOKE SEAL, CLOSER
107	1	3'-0"	7'-0"	1 3/4"	D8		AL	INS	AL	20 MIN	PASSAGE LOCKSET, SMOKE SEAL, CLOSER, 20-MIN. RATED GLASS
108	1	3'-0"	7'-0"	1 3/8"	D1		WD	SC	HM	20 MIN	PRIVACY LOCKSET, SMOKE SEAL, CLOSER
109	1	3'-0"	7'-0"	1 3/8"	D1		WD	SC	HM	20 MIN	PRIVACY LOCKSET, SMOKE SEAL, CLOSER
110	1	3'-0"	7'-0"	1 3/8"	D1		WD	SC	HM	20 MIN	PASSAGE LOCKSET, SMOKE SEAL, CLOSER
111	2	3'-0"	7'-0"	1 3/4"	D7		WD	SC	HM	20 MIN	FULL-LITE GLASS, PASSAGE LOCKSET, SMOKE SEAL, CLOSER
112	1	3'-4"	7'-0"	1 3/4"	D1		WD	SC	HM	20 MIN	PASSAGE LOCKSET, SMOKE SEAL, CLOSER
113	1	3'-0"	7'-0"	1 3/4"	D9		AL	INS	AL	-	OFFICE DOOR, OFFICE LOCKSET
114	2	3'-0"	7'-0"	1 3/4"	D7		AL	INS	AL	-	BUILDING ENTRANCE, THERMAL GASKET, CLOSER
115	1	3'-0"	7'-0"	1 3/4"	D1		STL	INS	HM	45 MIN	BUILDING EGRESS DOOR, THERMAL GASKET, CLOSER
116	1	3'-0"	7'-0"	1 3/4"	D1		STL	FR	HM	45 MIN	STAIRWELL EGRESS DOOR, SMOKE SEAL, CLOSER
117	1	3'-0"	7'-0"	1 3/4"	D1		STL	INS	HM	45 MIN	BUILDING EGRESS DOOR, THERMAL GASKET, CLOSER
201	1	3'-0"	7'-0"	1 3/4"	D1		STL	FR	HM	45 MIN	STAIRWELL EGRESS DOOR, SMOKE SEAL, CLOSER
202	1	3'-0"	7'-0"	1 3/4"	D1		WD	SC	HM	20 MIN	STORAGE LOCKSET, SMOKE SEAL, CLOSER
203	2	3'-0"	7'-0"	1 3/4"	D7		AL	INS	AL	20 MIN	PASSAGE LOCKSET, FULL-LITE GLASS, SMOKE SEAL, CLOSER
203A	2	3'-0"	7'-0"	1 3/4"	D7		AL	INS	AL	20 MIN	PASSAGE LOCKSET, FULL-LITE GLASS, SMOKE SEAL, CLOSER
204	1	3'-0"	7'-0"	1 3/4"	D1		STL	FR	HM	45 MIN	STAIRWELL EGRESS DOOR, SMOKE SEAL, CLOSER
205	1	3'-0"	7'-0"	1 3/8"	D1		WD	SC	HM	20 MIN	PRIVACY LOCKSET, SMOKE SEAL, CLOSER
206	1	3'-0"	7'-0"	1 3/8"	D1		WD	SC	HM	20 MIN	PRIVACY LOCKSET, SMOKE SEAL, CLOSER
301	1	3'-0"	7'-0"	1 3/4"	D1		STL	FR	HM	45 MIN	STAIRWELL EGRESS DOOR, SMOKE SEAL, CLOSER
302	1	3'-0"	7'-0"	1 3/4"	D1		WD	SC	HM	20 MIN	STORAGE LOCKSET, SMOKE SEAL, CLOSER
303	1	3'-0"	7'-0"	1 3/4"	D1		STL	FR	HM	45 MIN	STAIRWELL EGRESS DOOR, SMOKE SEAL, CLOSER



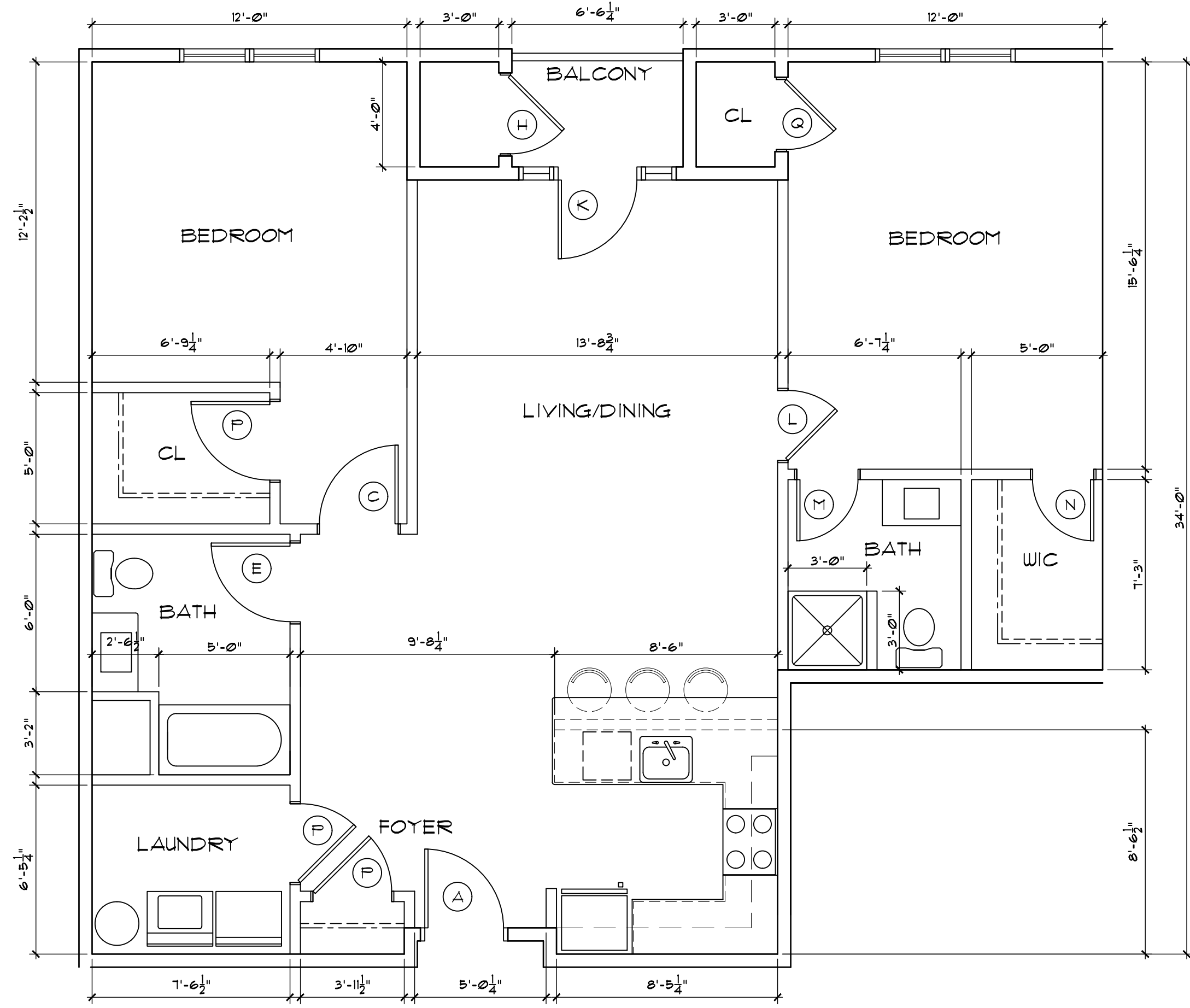
WINDOW SCHEDULE							
MK	SIZE	WIDTH	HEIGHT	TYPE	MAT	GLASS	REMARKS
A-1	(2) 2'-8"	5'-4"		SINGLE HUNG	VINYL	INSUL LOW-E ARGON	3 1/2" FLAT CASING, J CHANNEL FILLER, FLAT GRID (UPPER), SCREEN, WHITE
A-2	(2) 2'-8"	5'-4"		SINGLE HUNG	VINYL	INSUL LOW-E ARGON	3 1/2" FLAT CASING, J CHANNEL FILLER, FLAT GRID (UPPER), SCREEN, WHITE
A-3	(2) 2'-8"	5'-4"		SINGLE HUNG	VINYL	INSUL LOW-E ARGON	3 1/2" FLAT CASING, J CHANNEL FILLER, FLAT GRID (UPPER), SCREEN, WHITE
B-1	2'-8"	5'-4"		SINGLE HUNG	VINYL	INSUL LOW-E ARGON	3 1/2" FLAT CASING, J CHANNEL, FLAT GRID (UPPER), SCREEN, WHITE
B-2	2'-8"	5'-4"		SINGLE HUNG	VINYL	INSUL LOW-E ARGON	3 1/2" FLAT CASING, J CHANNEL, FLAT GRID (UPPER), SCREEN, WHITE
B-3	2'-8"	5'-4"		SINGLE HUNG	VINYL	INSUL LOW-E ARGON	3 1/2" FLAT CASING, J CHANNEL, FLAT GRID (UPPER), SCREEN, WHITE



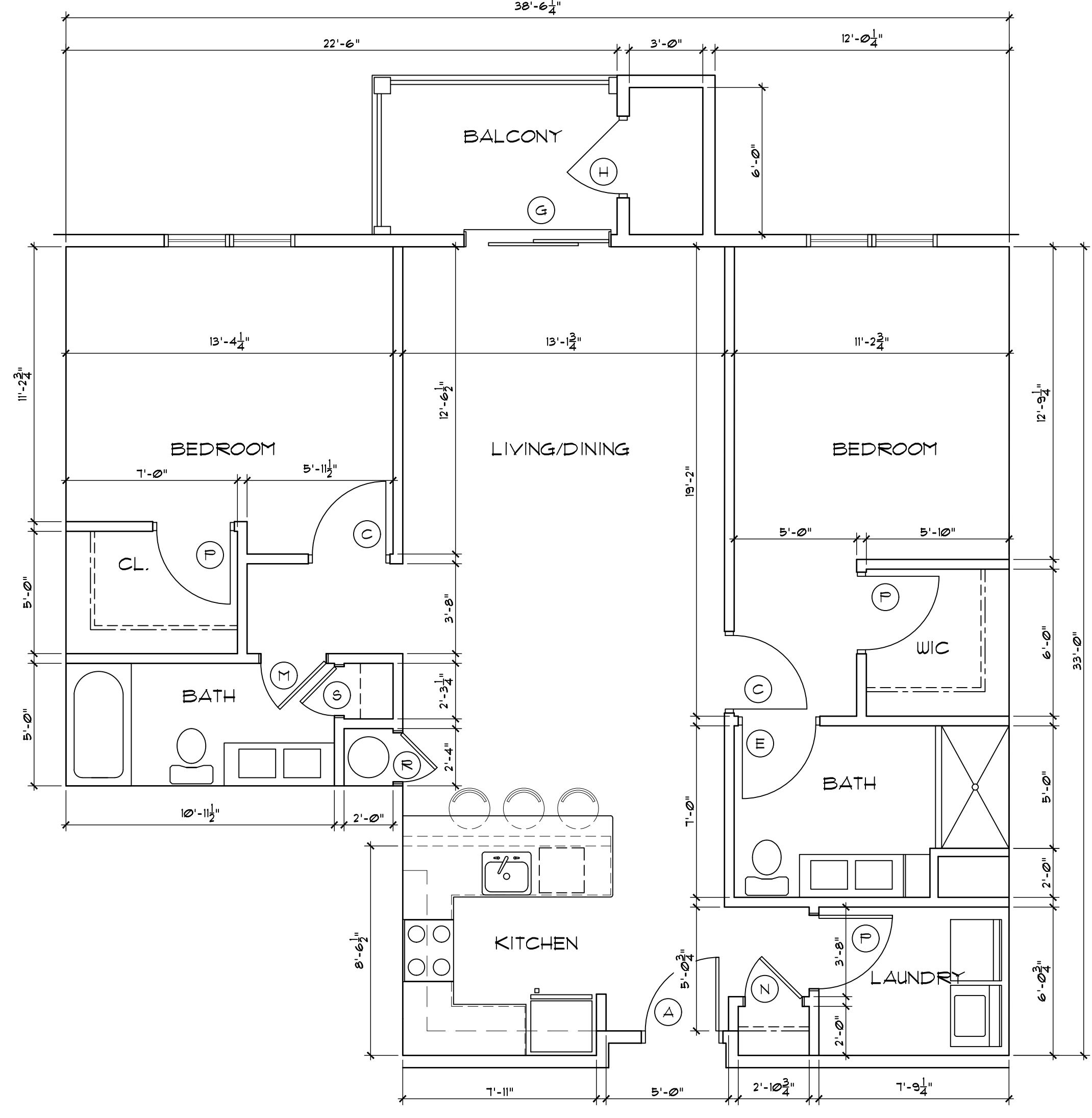
1 UNIT 1B PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 2B-A PLAN
SCALE: 1/4" = 1'-0"



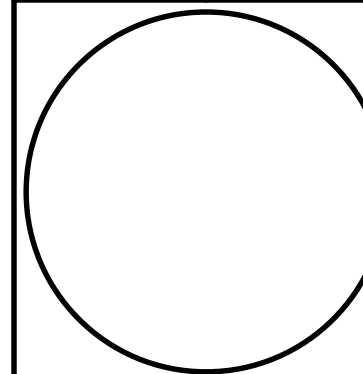
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4 UNIT 2B-C PLAN
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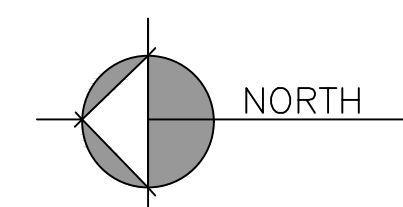
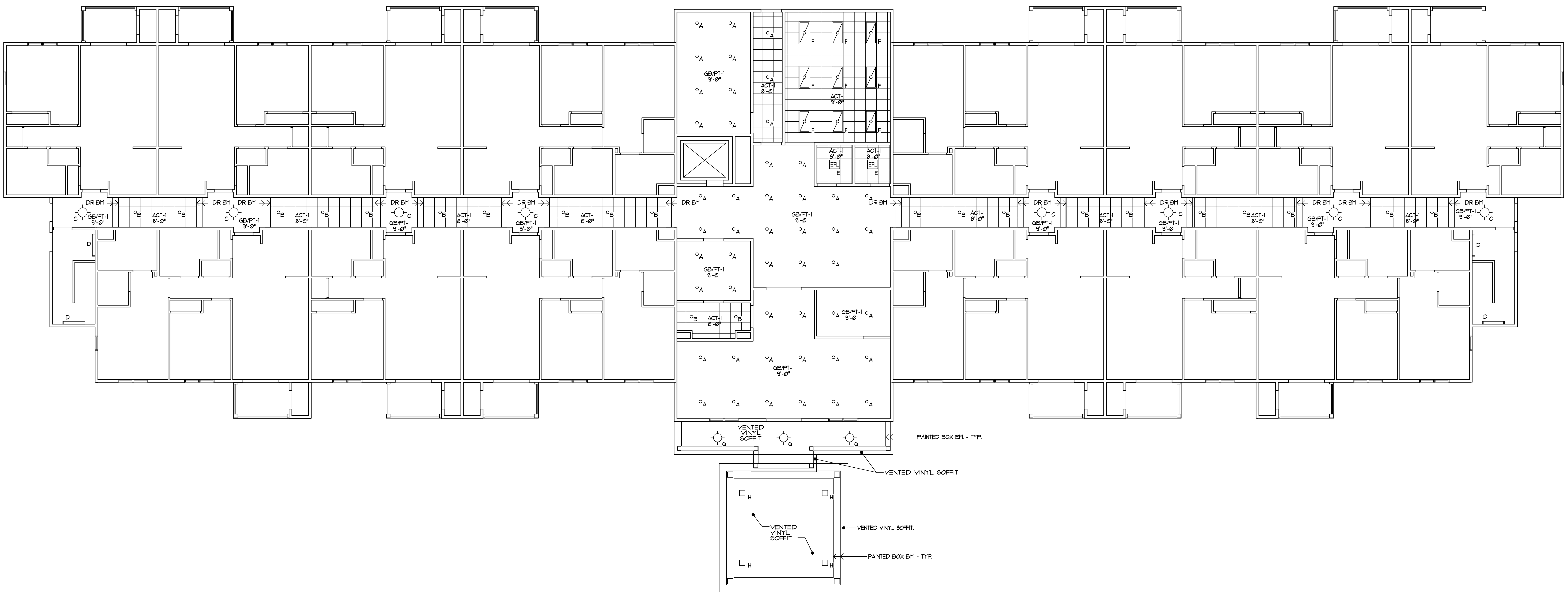
UNIT PLANS,
DOOR AND WINDOW SCHEDULE

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A7

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10-02-24



1
A8

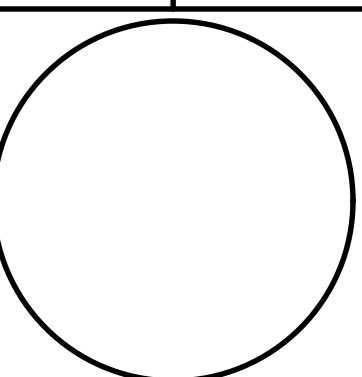
FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

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A8

FIRST FLOOR REFLECTED CEILING PLAN

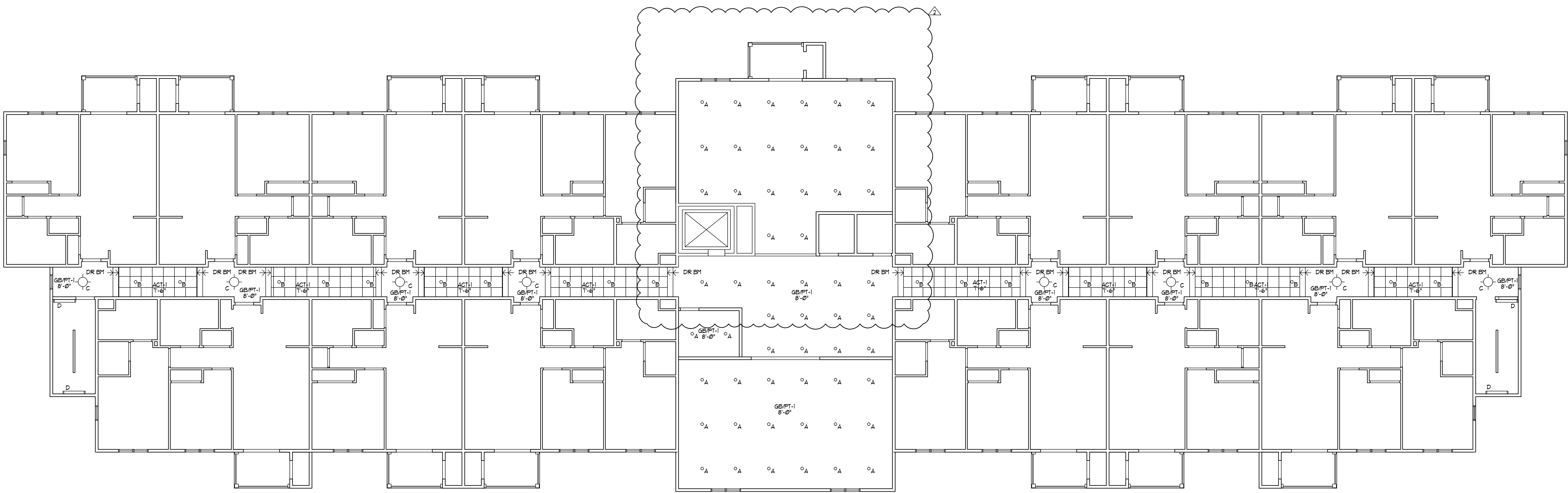
PROJECT NO.
DATE
DRAWN BY
CHECKED BY
SCALE
NOTES

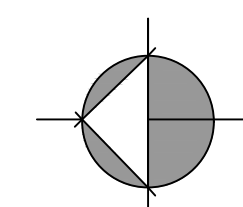
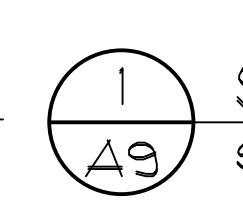
DATE

REVISION

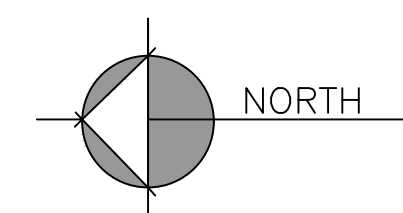
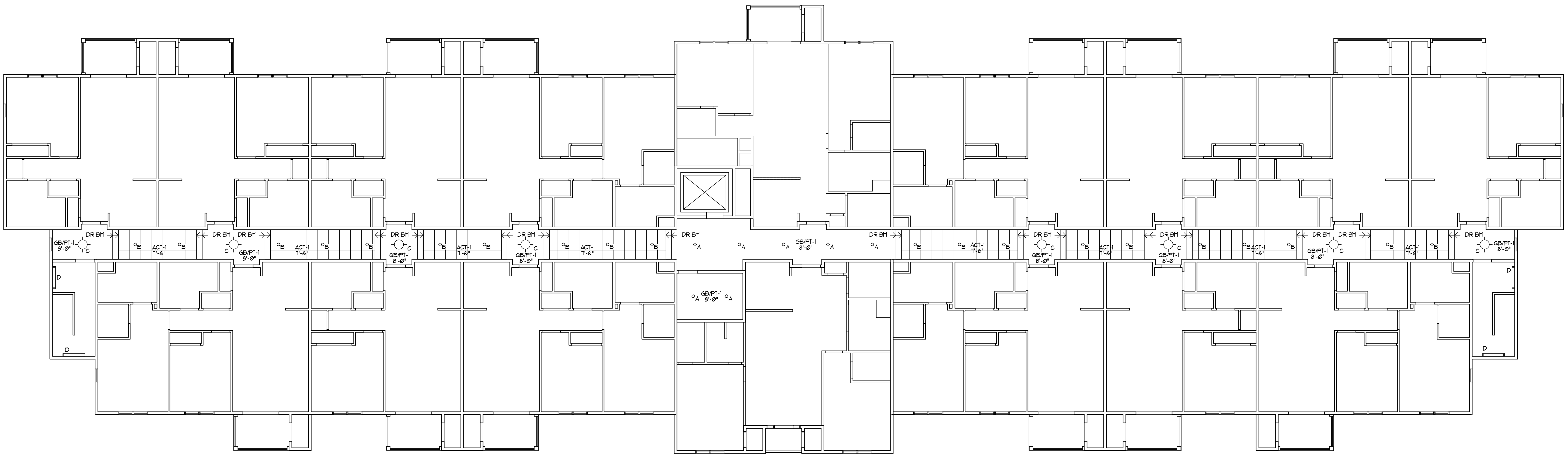
DATE

REVISION



 NORTH
 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

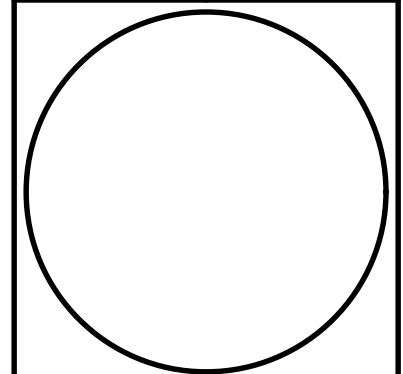
PROJECT NO. 10-02-24	DESIGNED BY 10-02-24	CHECKED BY 10-02-24	DATE 10-02-24	REVISION 10-02-24	AS NOTED
HARRIS A. SANDERS ARCHITECTS, P.C.	252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210	HALFMOON COMMONS 2272 ROUTE 9 MALTA, NEW YORK	SECOND FLOOR REFLECTED CEILING PLAN	A9	BID SET 10-02-24



1
A10

THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

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10-02-24



A10

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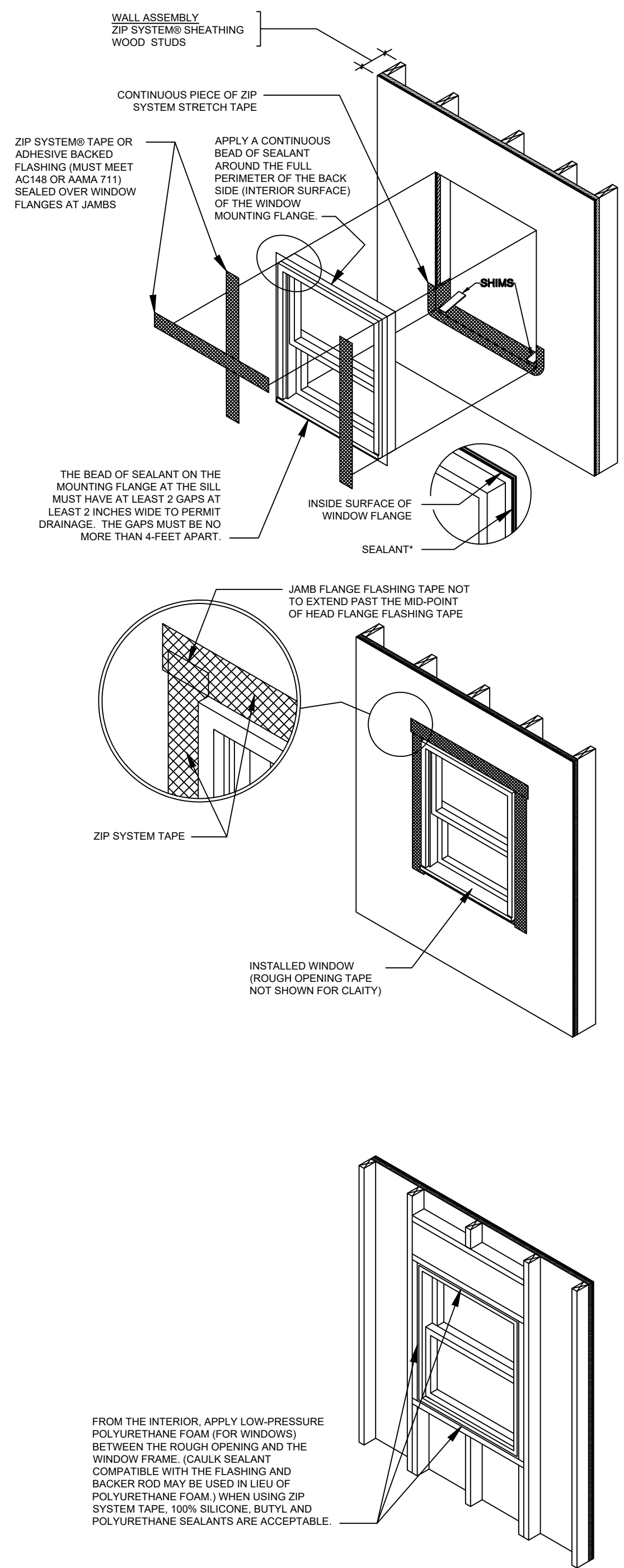
THIRD FLOOR REFLECTED CEILING PLAN

PROJECT NO.
DRAWING NO.
DATE
SCALE
SHEET NO.

DATE
REVISION

DATE
REVISION

ZIP SYSTEM® SHEATHING, TYPICAL DETAILS



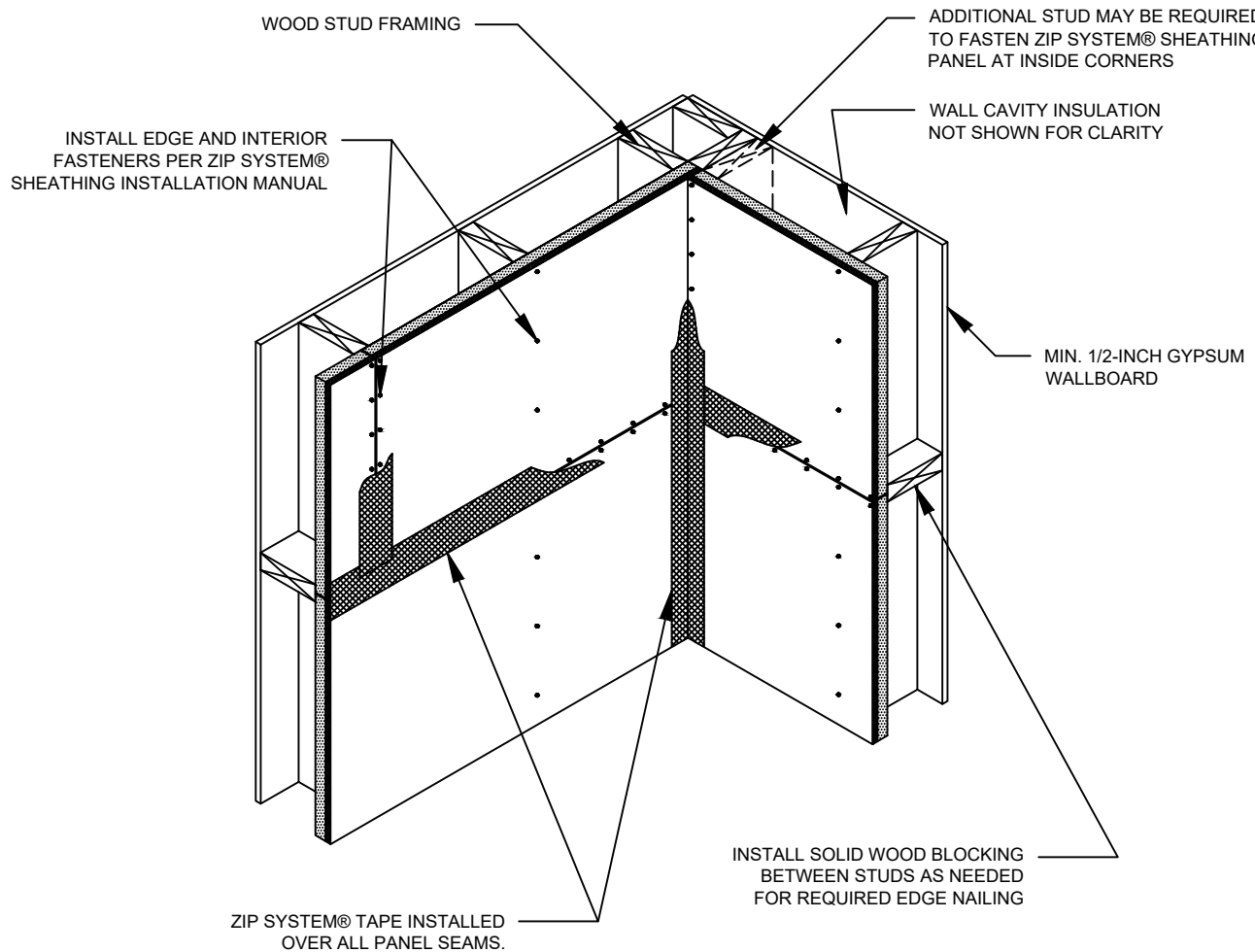
TYPICAL FLANGED WINDOW INSTALLATION

R1

NTS

ZIP SYSTEM SHEATHING INSTALLATION INSTRUCTIONS

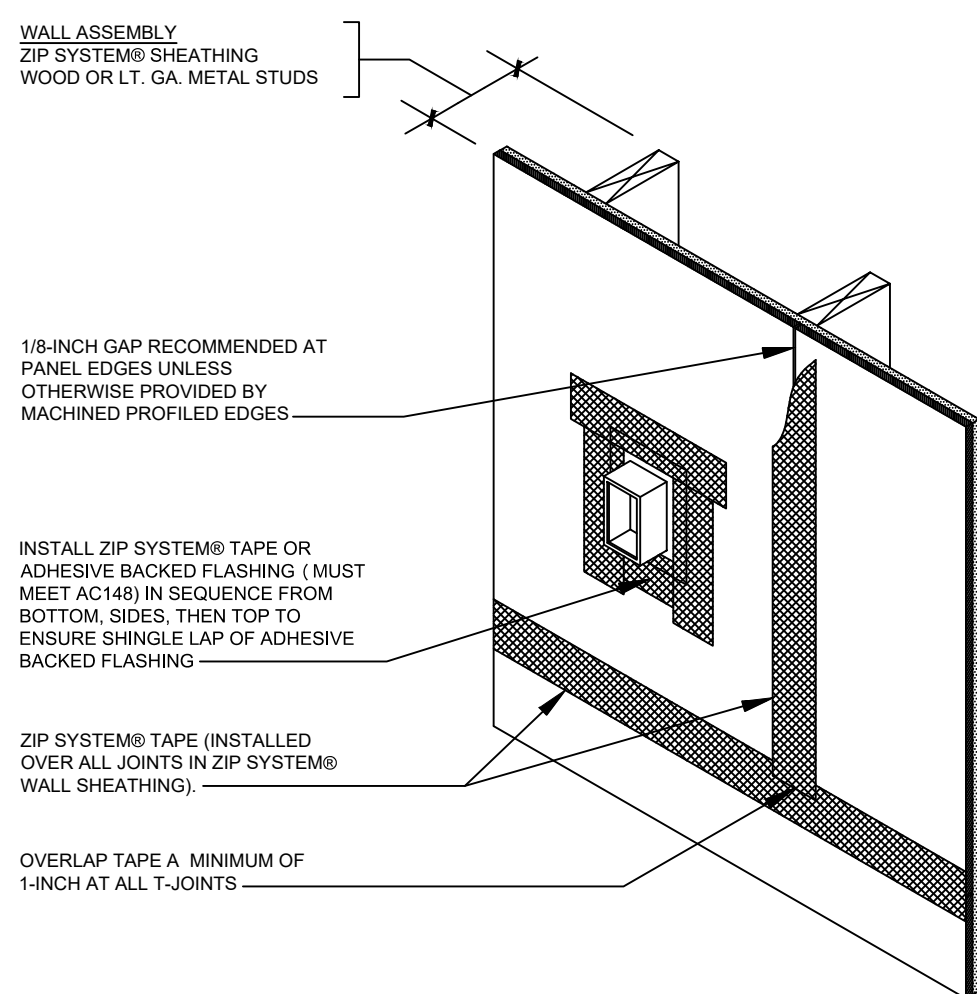
1. INSTALL ZIP SYSTEM SHEATHING PANELS WITH THE WATER-RESISTIVE BARRIER FACING OUT. PANELS CAN BE ORIENTED VERTICALLY OR HORIZONTALLY. INSTALL BLOCKING PER LOCAL CODE REQUIREMENTS.
2. FASTEN THE PANELS TO THE FRAMING IN ACCORDANCE WITH THE FASTENING REQUIREMENTS OF THE ZIP SYSTEM SHEATHING INSTALLATION MANUAL.
3. TAPE ALL SEAMS USING ZIP SYSTEM TAPE ENSURING THE TAPE IS CENTERED OVER THE SEAM WITHIN $\pm 1/2"$. USE THE ZIP SYSTEM TAPE GUN OR J-ROLLER TO APPLY ADEQUATE PRESSURE AND SMOOTH OUT ANY WRINKLES.
4. VERTICAL OR HORIZONTAL TAPE SPLICES SHOULD OVERLAP A MIN. 3". AT T-JOINTS, THE TAPE PIECES SHOULD OVERLAP A MIN 1".
5. THE DETAILS SHOWN ON THIS PAGE ARE TYPICAL AND FOR GENERAL PURPOSE. FOR MORE INFORMATION ABOUT OTHER FINISHED WALL COVERINGS AND APPLICATIONS OR TO VIEW THE INSTALLATION MANUAL, VISIT WWW.ZIPSYSTEM.COM FOR A LIBRARY OF DETAILS AND TECHNICAL TIPS.



ZIP SYSTEM SHEATHING AT INTERIOR CORNER

R2

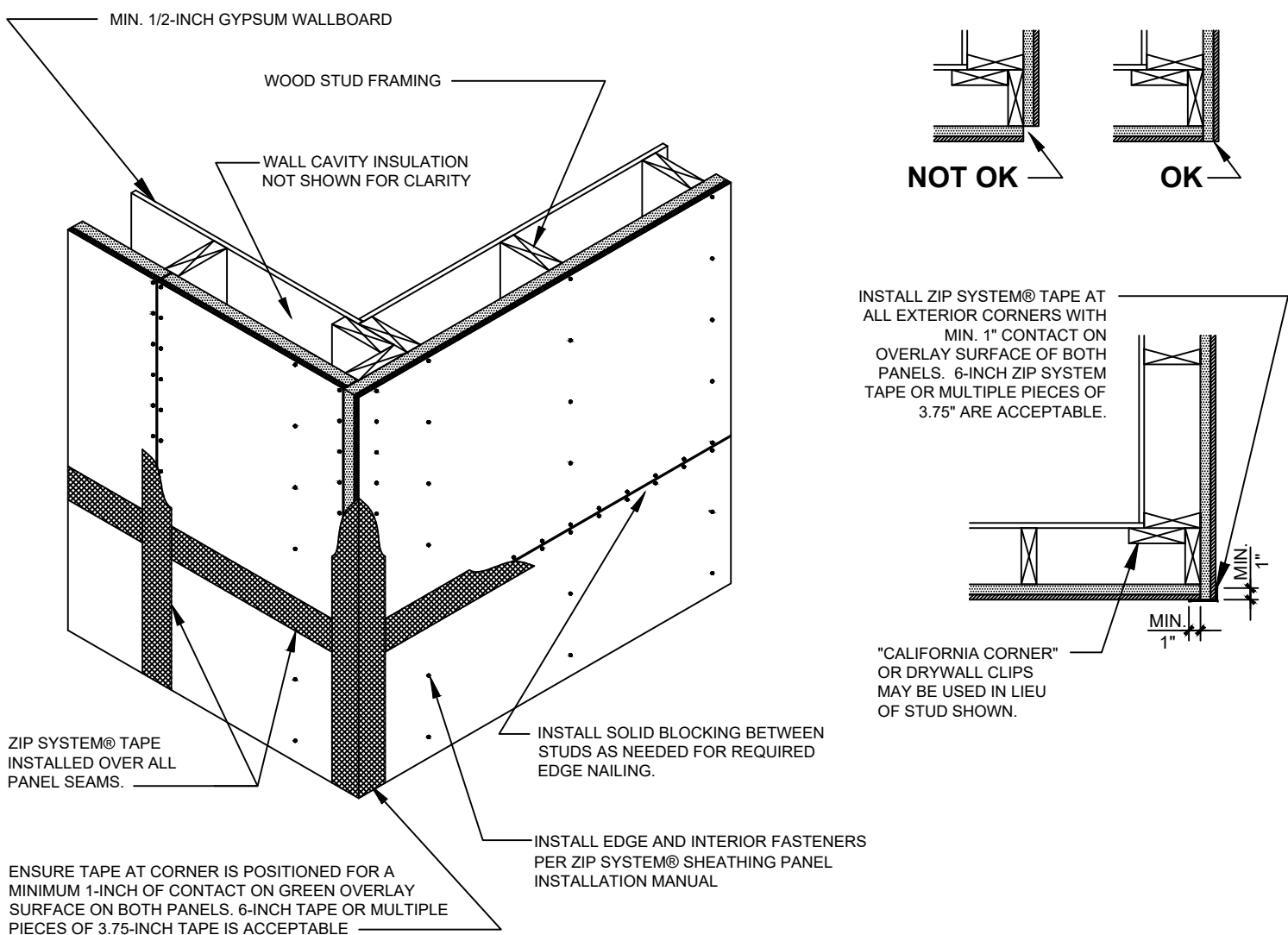
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ZIP SYSTEM SHEATHING AT TYP ELECTRICAL PENETRATION

R5

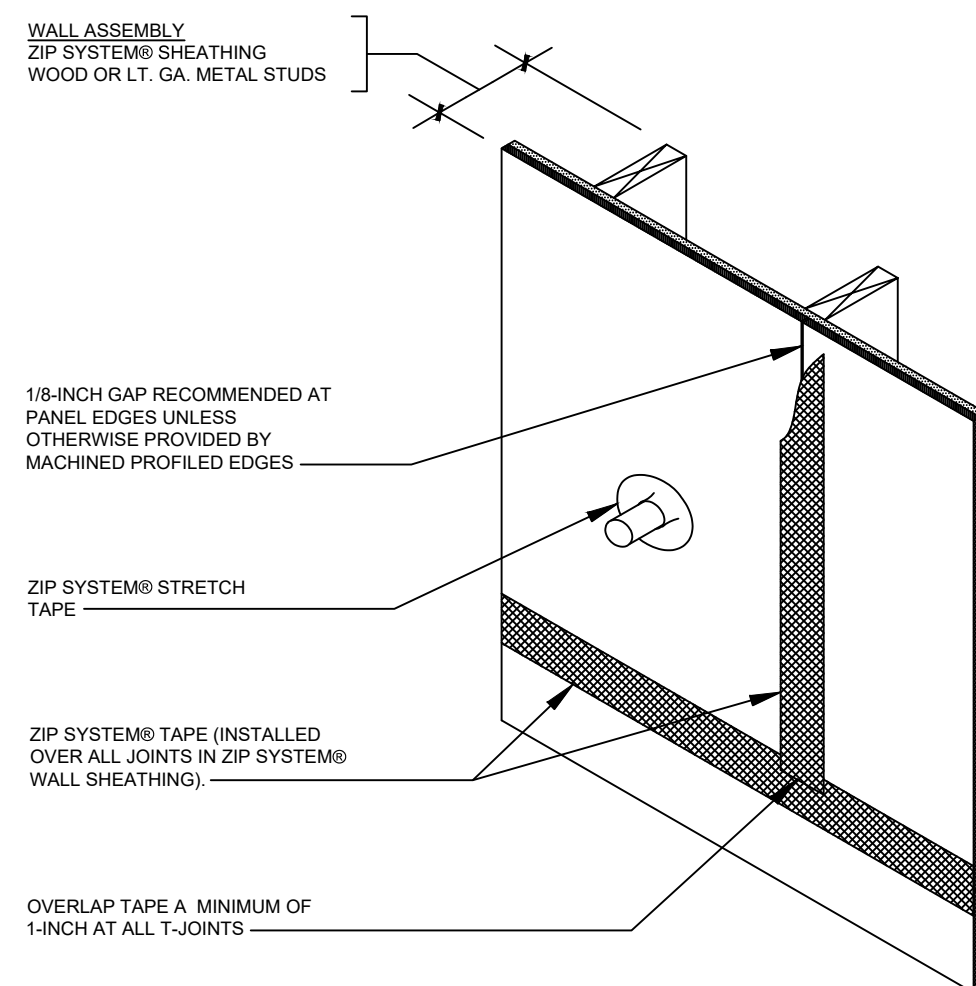
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ZIP SYSTEM SHEATHING AT EXTERIOR CORNER

R3

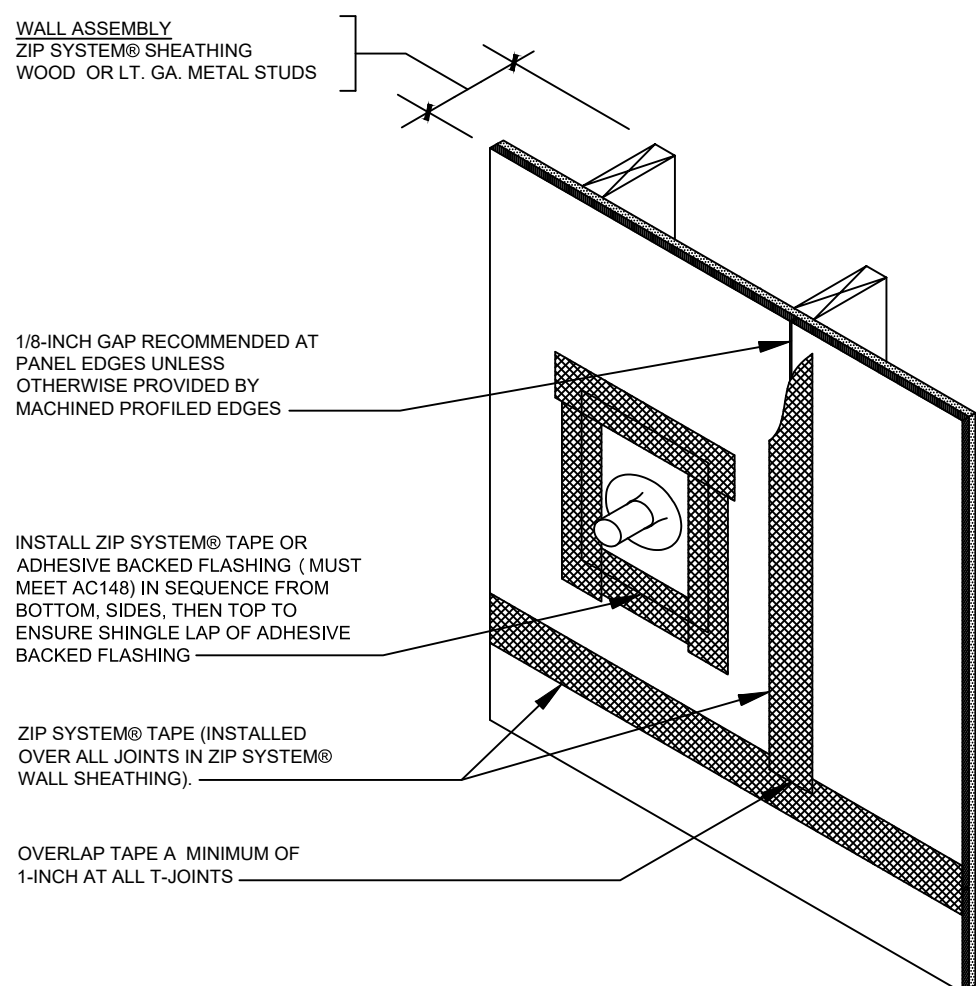
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ZIP SYSTEM SHEATHING AT TYP ROUND PENETRATION

R6

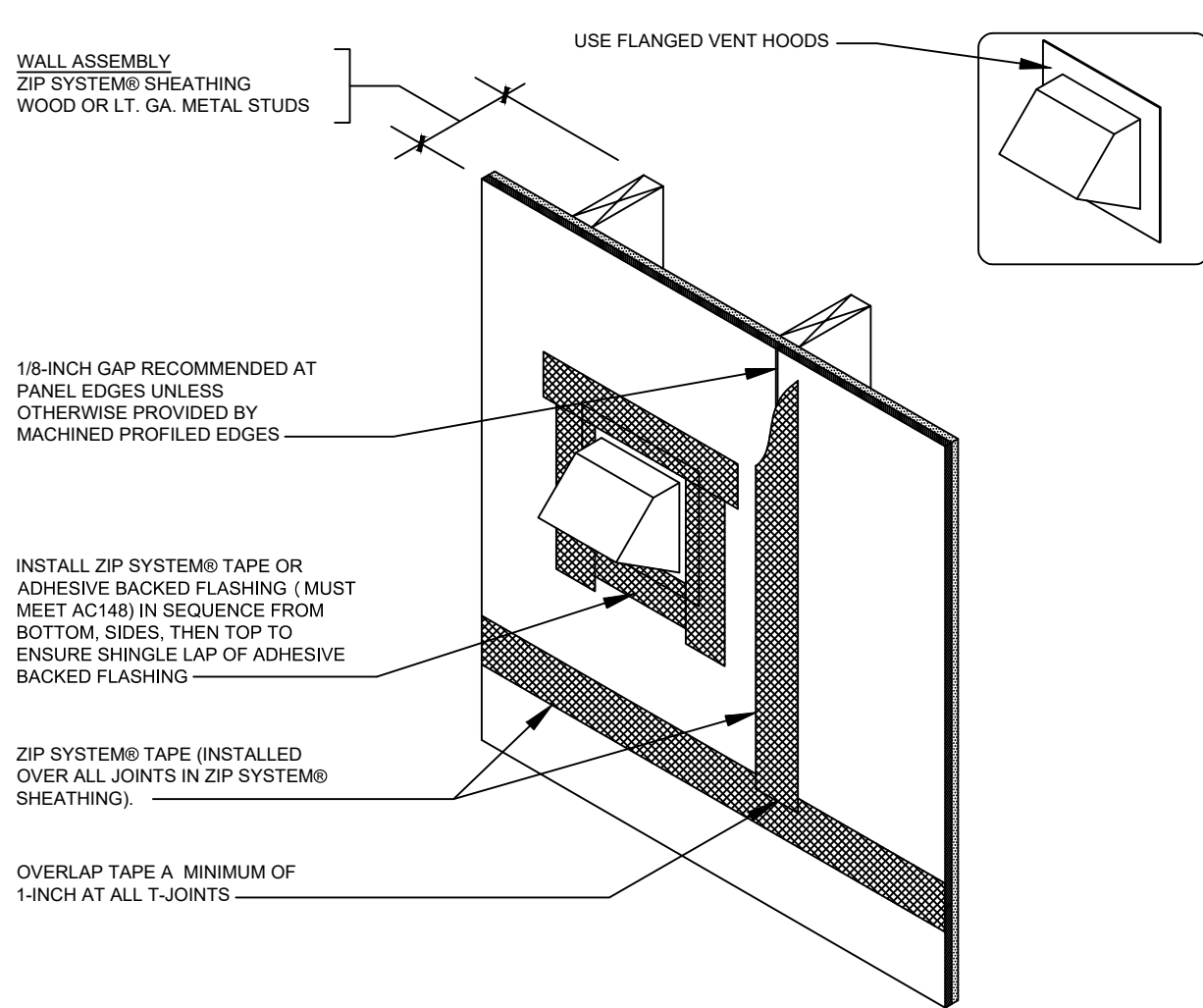
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ZIP SYSTEM SHEATHING AT TYP ROUND PENETRATION

R9

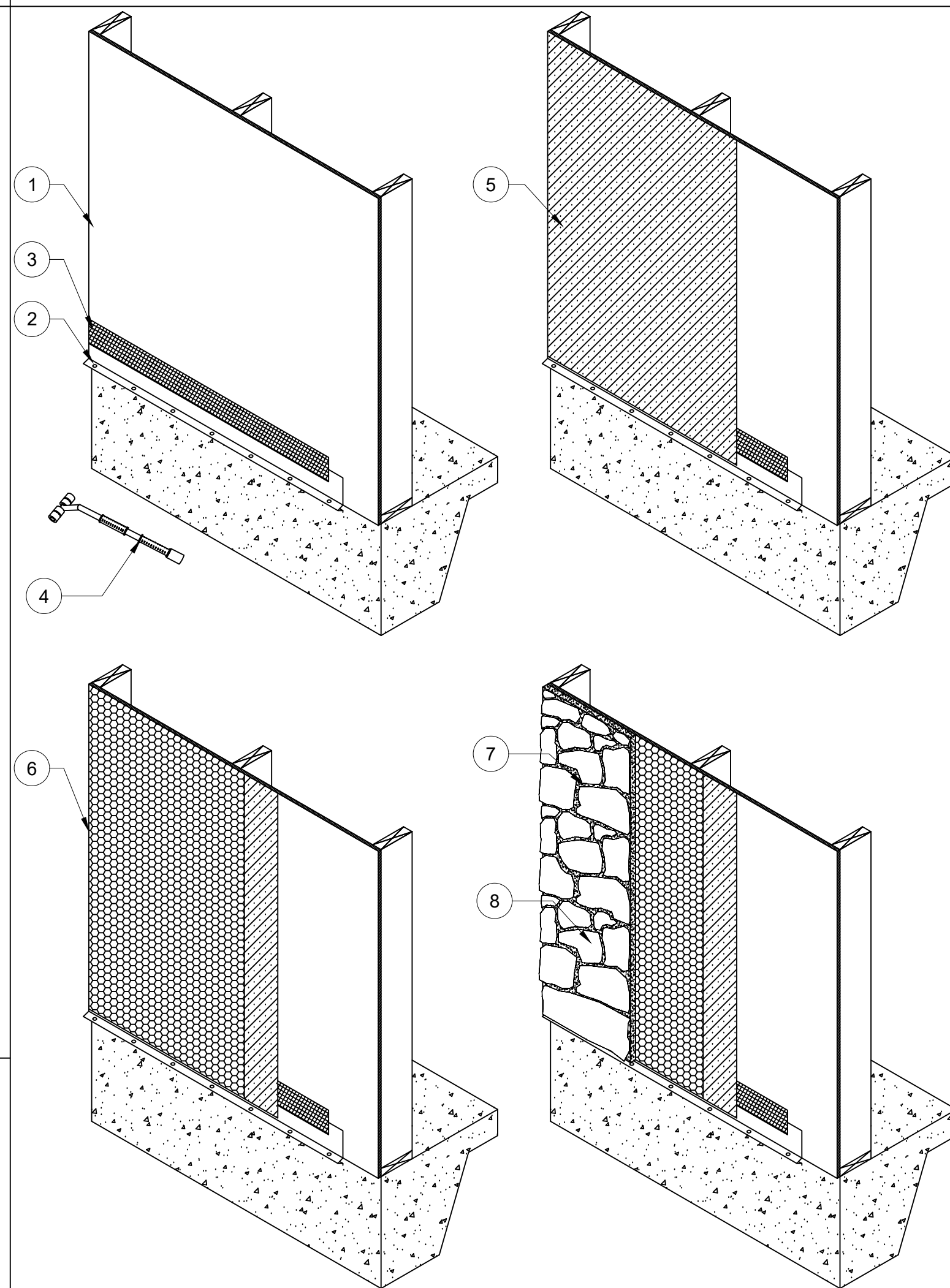
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ZIP SYSTEM SHEATHING AT TYP MECH. PENETRATION

R4

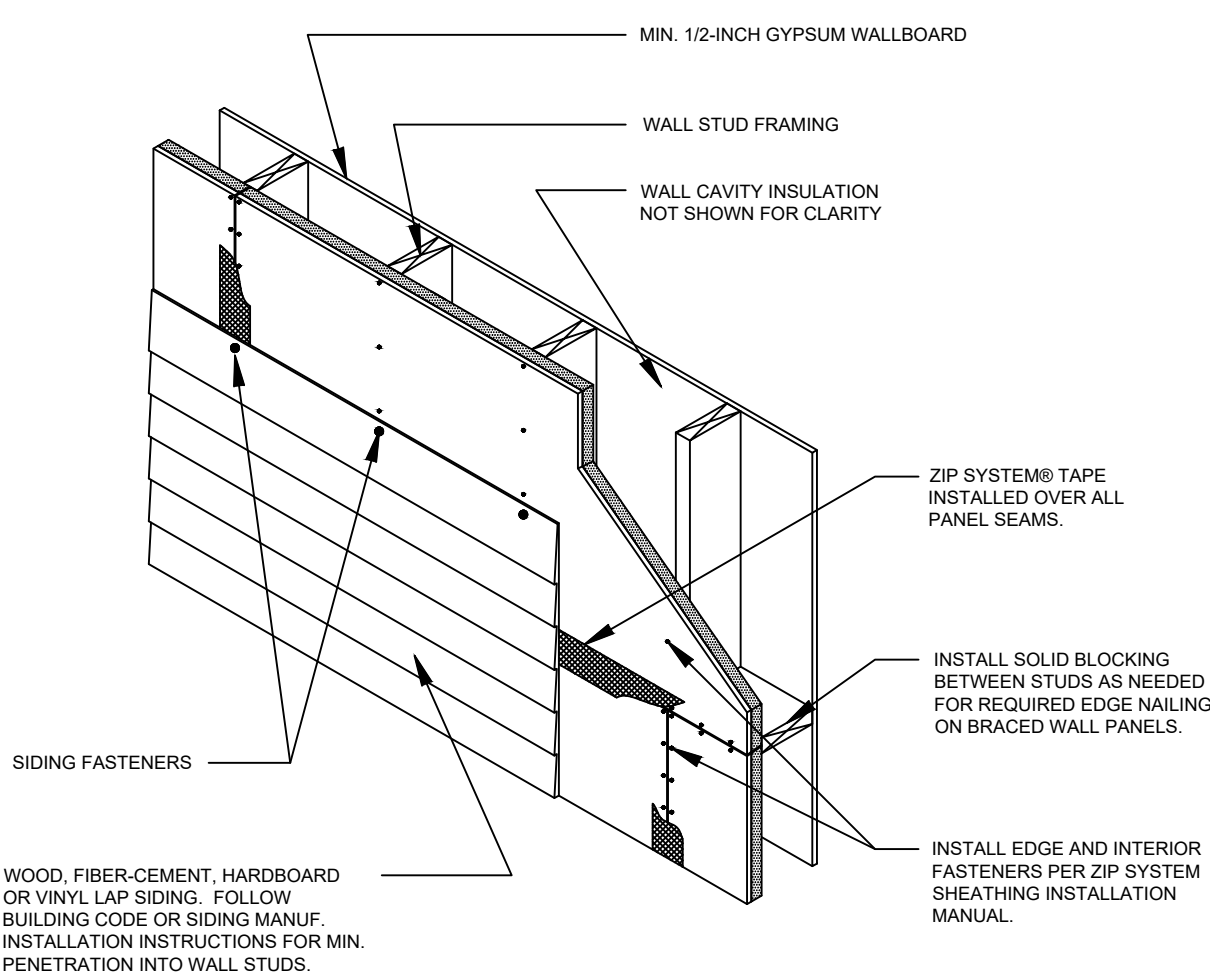
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ZIP SYSTEM SHEATHING WITH ADHERED STONE

R15

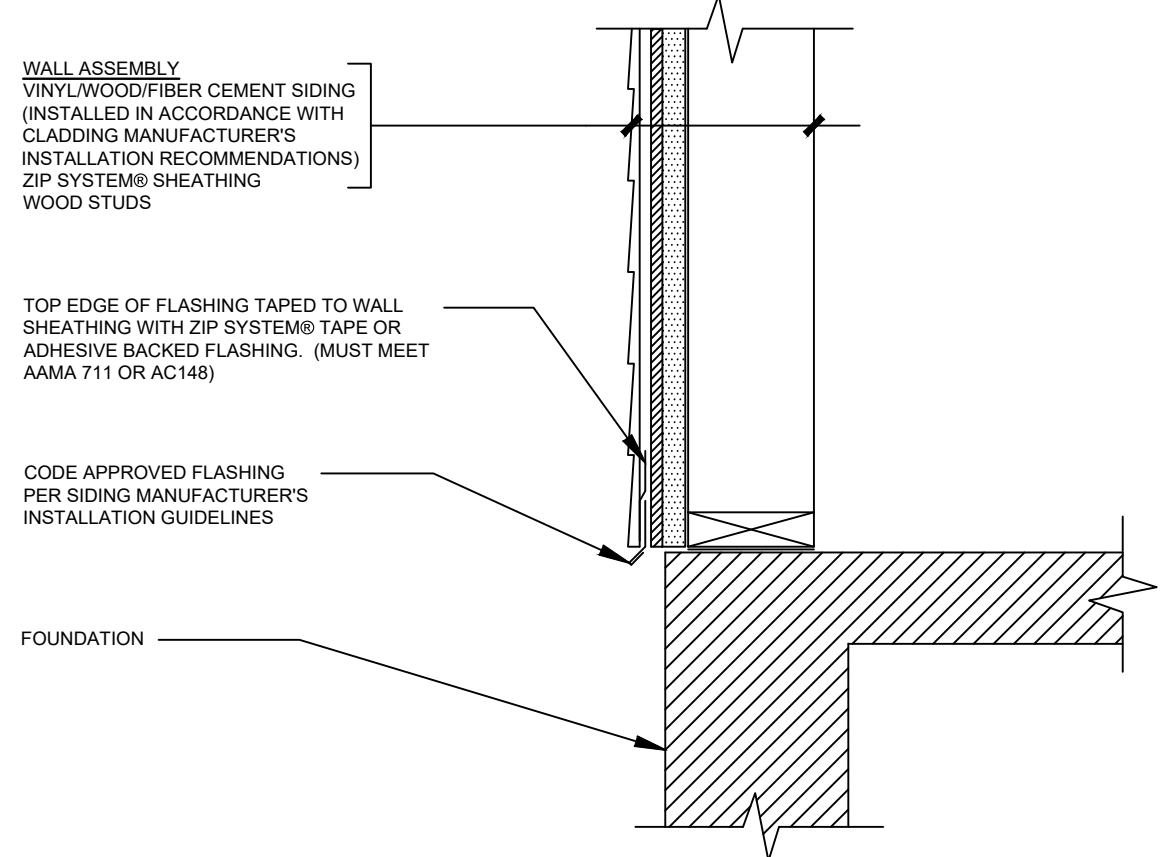
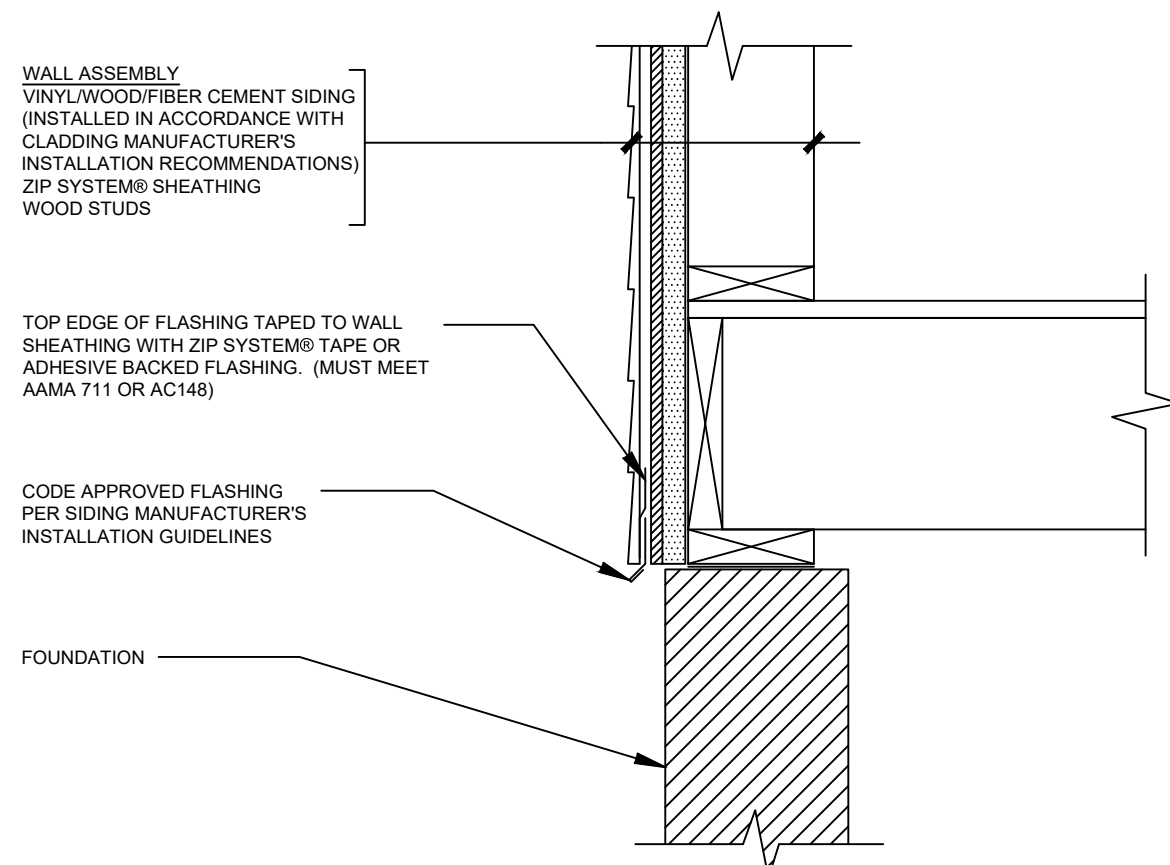
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ZIP SYSTEM SHEATHING WITH LAP SIDING

R11

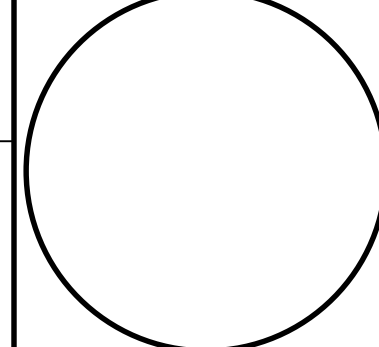
NTS



TYPICAL ZIP SHEATHING DETAILS

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A11

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10-02-24

9

HVAC GENERAL NOTES

1. ALL HVAC WORK AND EQUIPMENT SHALL BE INSTALLED IN NEAT WORKMANLIKE MANNER, IN CONFORMANCE TO BEST TRADE PRACTICES, IN ACCORDANCE WITH ALL ORDINANCES, REGULATIONS AND CODES AS ADOPTED BY NEW YORK STATE AND THE TOWN OF MALTA.
2. HVAC SCOPE OF WORK: PROVIDE HVAC SYSTEMS AS SHOWN ON PLANS INCLUDING SPLIT SYSTEM UNITS, MAGIC-PAK UNITS, DUCTLESS SPLIT SYSTEMS, PIPING, DUCTWORK WITH ACCESSORIES AND CONTROLS, OUTSIDE AIR AND EXHAUST SYSTEMS DUCTWORK. HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONTROL WIRING (24 VOLT) NECESSARY FOR COMPLETE OPERATION OF ALL SYSTEMS. ELECTRICAL CONTRACTOR SHALL FURNISH ALL POWER WIRING AND DISCONNECTS - COORDINATE ALL REQUIREMENTS.
3. HVAC CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND INCLUDE ALL ASSOCIATED COSTS WITH REGARD TO PERMITS, TESTS AND REQUIRED INSPECTIONS BY THE BUILDING DEPARTMENT.
4. HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF THE HVAC SYSTEMS. ALL HOLES OR OPENINGS SHALL BE BORED OR CUT NEATLY WITH MINIMAL DAMAGE TO THE SURROUNDING AREAS. DO NOT CUT STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL. PROVIDE FIRE RETARDANT CAULKING AT ALL PENETRATIONS OF RATED PARTITIONS - 3M FIRE BARRIER OR EQUAL.
5. COORDINATE ALL WORK CLOSELY WITH ALL OTHER TRADES TO AVOID CONFLICTS.
6. REFER TO ARCHITECTURAL DRAWINGS FOR THE FINAL LOCATIONS OF ALL EQUIPMENT AND TERMINAL AIR DEVICES.
7. TESTING AND BALANCING: HVAC CONTRACTOR SHALL START-UP, TEST AND BALANCE EACH SYSTEM TO THE AIR VALUES INDICATED ON THE PLANS. MAKE ANY AND ALL ADJUSTMENTS NECESSARY FOR PROPER OPERATION OF SYSTEM.

EQUIPMENT SPECIFICATIONS

1 - INSULATION:

DUCTWORK: OUTSIDE AIR DUCTS - R-8 FIBERGLASS DUCTURAP. ALL OTHER SYSTEMS - (R-5) 1 1/2" STANDARD FIBERGLASS DUCT WRAP

PIPING: REFRIGERANT - ARMAFLEX OR EQUAL. PAINT OUTSIDE PORTIONS PER MANUFACTURERS RECOMMENDATIONS.

2 - DIFFUSERS AND REGISTERS:

DIFFUSERS: SAD - 8Q FACE, SURFACE MOUNTED OVERLAP FRAME, INTEGRAL DAMPER, HART & COOLEY MODEL SDD OR EQUAL. PROVIDE RADIATION DAMPER WHERE REQUIRED.

REGISTERS: SAG & FAG - SUPPLY AIR, DOUBLE DEFLECTION, HORIZ. FACE BARS, INTEGRAL DAMPER, HART & COOLEY MODEL 661 OR EQUAL.

RAG & EAG - RETURN AIR, INTEGRAL DAMPER, HORIZ. FACE BARS, HART & COOLEY MODEL 661 OR EQUAL.

TG - TRANSFER GRILLE - HART & COOLEY MODEL TG

RD - RADIATION DAMPER, EQUAL TO LLOYD INDUSTRIES, INC. MODEL 50-EA. INSTALL AT LOCATIONS NOTED ON THE PLAN AND AS REQUIRED BY NOTE 8C.

3 - DUCTWORK AND FITTINGS:

PROVIDE GALVANIZED SHEET METAL SYSTEMS WITH ALL REQUIRED BOOTS, TAKE-OFFS, ETC. AND ACCESSORIES FOR COMPLETE INSTALLATIONS. SHOP FABRICATED. INSTALL PER SMACNA STANDARDS. 1" INSULATED FLEXIBLE DUCT: MAX 6' L. BUCKLEY MODEL BDA OR EQUAL. PROVIDE BALANCING DAMPERS AS REQUIRED. COORDINATE LOCATIONS WITH THE ARCHITECT.

PROVIDE MASTIC SEALANT ON ALL JOINTS, LONGITUDINAL & TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK. MASTIC SEALANT SHALL BE LISTED & LABELED IN ACCORDANCE WITH UL 181A OR UL 181B. DUCTWORK SHALL BE INSPECTED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF INSULATION.

4 - MAGIC-PAK V-SERIES - HUC:

SELF-CONTAINED HEATING AND COOLING SYSTEM IN ONE PACKAGE. ELECTRIC HEAT, HIGH EFFICIENCY COOLING 12 EER, MULTISPEED MOTOR, 208/230V - 60 HX -1 PH. MANUFACTURES STANDARD EXTERIOR LOUVER IN STANDARD ALUMINUM-FLUOROPOLYMER COLOR. STANDARD WALL SLEEVE KIT, 1 DAY PROGRAMMABLE THERMOSTAT.

A -MP-A1 - ONE BEDROOM APARTMENTS
EQUAL TO NAPOLEON P-E01A-T12A-A

B -MP-A2 - TWO-BEDROOM APARTMENTS
EQUAL TO NAPOLEON P-E01A-T18-A

5 - HVAC SPLIT SYSTEMS:

A -FURNACES (F-) -NATURAL GAS, 96 PLUS EFFICIENCY CONDENSING TYPE, BURNER ASSEMBLY WITH HOT SURFACE IGNITION, REDUNDANT GAS JUNCTION BOX FOR POWER SUPPLY, DIRECT VENT SYSTEM, INDUCER DRAFT MOTOR, PRESSURE SWITCH, HEAVY DUTY BLOWER WITH FILTER SECTION WITH 2 SETS OF FILTERS, CONTROL CENTER WITH LED CODE LIGHTS, ACCESS PANEL, INTERLOCK SWITCH, 24V TRANSFORMER, 120 VOLT, SUITABLE FOR INSTALLATION IN UPFLOW AND/OR DOWNFLOW AS REQUIRED. REFER TO SCHEDULE ON DRAWINGS.

B - COOLING COIL (CC-) - ENCASED MODULE, VERTICAL DESIGN, CONDENSATE PAN, MATCHED TO FURNACE.

C - AIR COOLED CONDENSER (ACC-) - WEATHER-RESISTANT CASING, UL LISTED, FACTORY MATCHED TO COIL, FAN GUARD, COMPRESSOR, COPPER/ALUM COIL, 208-230 VOLT/1 PH.

D - CONCENTRIC VENT - VENT/COMBUSTION AIR TERMINATION KIT, SINGLE WALL/ ROOF EXIT, PVC PIPING, SIZES AS REQUIRED. REFER TO 2/HZ ON PLANS.

E - THERMOSTAT - 1-DAY PROGRAMMABLE TYPE, AUTOMATIC CHANGEOVER, WHITE-RODGERS MODEL EF80-24 OR EQUAL.

F - REFRIGERANT PIPING - SYSTEM COMPLETE WITH ALL VALVING, ACR TUBING, ACCESSORIES AND INSULATION (R-3 MIN).

G - CONDENSATE TANK/PUMP SET - UL LISTED, 6' POWER CORD, CHECK VALVE, SAFETY SWITCH, ABS TANK, LITTLE GIANT 1/2CH-1/2ULS OR EQUAL. PROVIDE WHERE CONDENSATE CANNOT RUN INTO DRAIN BY GRAVITY.

H - OUTSIDE AIR MAKE-UP SYSTEMS (EACH FURNACE SYSTEM) - COMPLETE SYSTEM WITH MANUAL DUCT MOUNTED DAMPER, OUTSIDE AIR HOOD FOR INTRODUCTION OF OUTSIDE AIR WHEN DESIRED.

6 - EXHAUST FANS:

EF-1 - BATHROOM EXHAUST WITH LIGHT - 50 CFM,
EQUAL TO PANASONIC FV-05-11VK1-50CFM + LED LIGHT

EF-2 - UTILITY ROOM EXHAUST - VARIABLE SPEED
EQUAL TO PANASONIC FV-VS-11VK1 - SWITCH OPERATED, MULTISPEED W/ TIME DELAY

EF-3 - LAVATORY EXHAUST WITH LIGHT - 80 CFM,
EQUAL TO PANASONIC FV-05-11VK1-80CFM W/SMART ACTION MOTION SENSOR FV-M5VK1

NOTE

PROVIDE RADIATION DAMPERS AT LOCATIONS WHERE FAN OR DUCTWORK PENETRATES THE CEILING OF A FIRE-RATED FLOOR-CEILING OR ROOF-CEILING ASSEMBLY.

1 - KITCHEN HOOD SYSTEM:

WALL MOUNTED RE-CIRCULATING VENT AS PROVIDED BY OVER-RANGE MICROWAVE, GE MODEL JMT5160RFSS, OR EQUAL.

2 - DUCTLESS HEAT PUMP SPLIT SYSTEMS:

A WMHP-1A1B1C1E1F & 1N1V-1A1B1C1E1F
INDOOR UNIT (WMHP-1) FUJITSU ASUG12ZAS
OUTDOOR UNIT (1N1V-1) FUJITSU ASUE12LZAH1
WITH WIRED REMOTE CONTROLLER - VERIFY LOCATION WITH ARCHITECT

B WMHP-1D & 1N1V-1D
INDOOR UNIT (WMHP-1) FUJITSU ASU24RLF
OUTDOOR UNIT (1N1V-1) FUJITSU ASU24RLXFUH
WITH WIRED REMOTE CONTROLLER - VERIFY LOCATION WITH ARCHITECT

3 - DUCT PENETRATIONS OF FIRE RATED ASSEMBLIES:

A. FIRE PARTITIONS
FIRE DAMPERS ARE NOT REQUIRED AS NOTED IN SECTION T115.4 EXCEPTION 1. ANY VOIDS BETWEEN THE DUCT AND THE ADJACENT PARTITION WILL BE FIRE STOPPED WITH A SYSTEM EQUAL TO MILTI FIRESTOP SYSTEMS NO. U-L-1059.

B. PENETRATIONS THROUGH A RATED FLOOR/CEILING ASSEMBLY
A FIRE DAMPER WILL BE INSTALLED AT THE FLOOR LINE OF DUCT PENETRATIONS OF FLOOR/CEILING ASSEMBLIES. THE DUCT WILL BE FIRE STOPPED AT THE CEILING LINE. (SECTION T116.1)

C. PENETRATIONS THROUGH THE CEILING MEMBRANE OF A RATED FLOOR/CEILING ASSEMBLY
AN APPROVED CEILING RADIATION DAMPER TESTED IN ACCORDANCE WITH UL 555 SHALL BE INSTALLED AT THE CEILING LINE OF DUCTS PENETRATING THE CEILING MEMBRANE OF A RATED FLOOR/CEILING ASSEMBLY. RADIATION DAMPERS WILL ALSO BE INSTALLED WHERE DIFFUSERS PENETRATE THE CEILING MEMBRANE OF A RATED FLOOR CEILING ASSEMBLY (SECTION T116.2)

10 - ELECTRIC WALL HEATER (EWH):

1500 WATT, SURFACE MOUNTED, EQUAL TO BROAN MODEL 192 W/ SURFACE MOUNT KIT MODEL 85

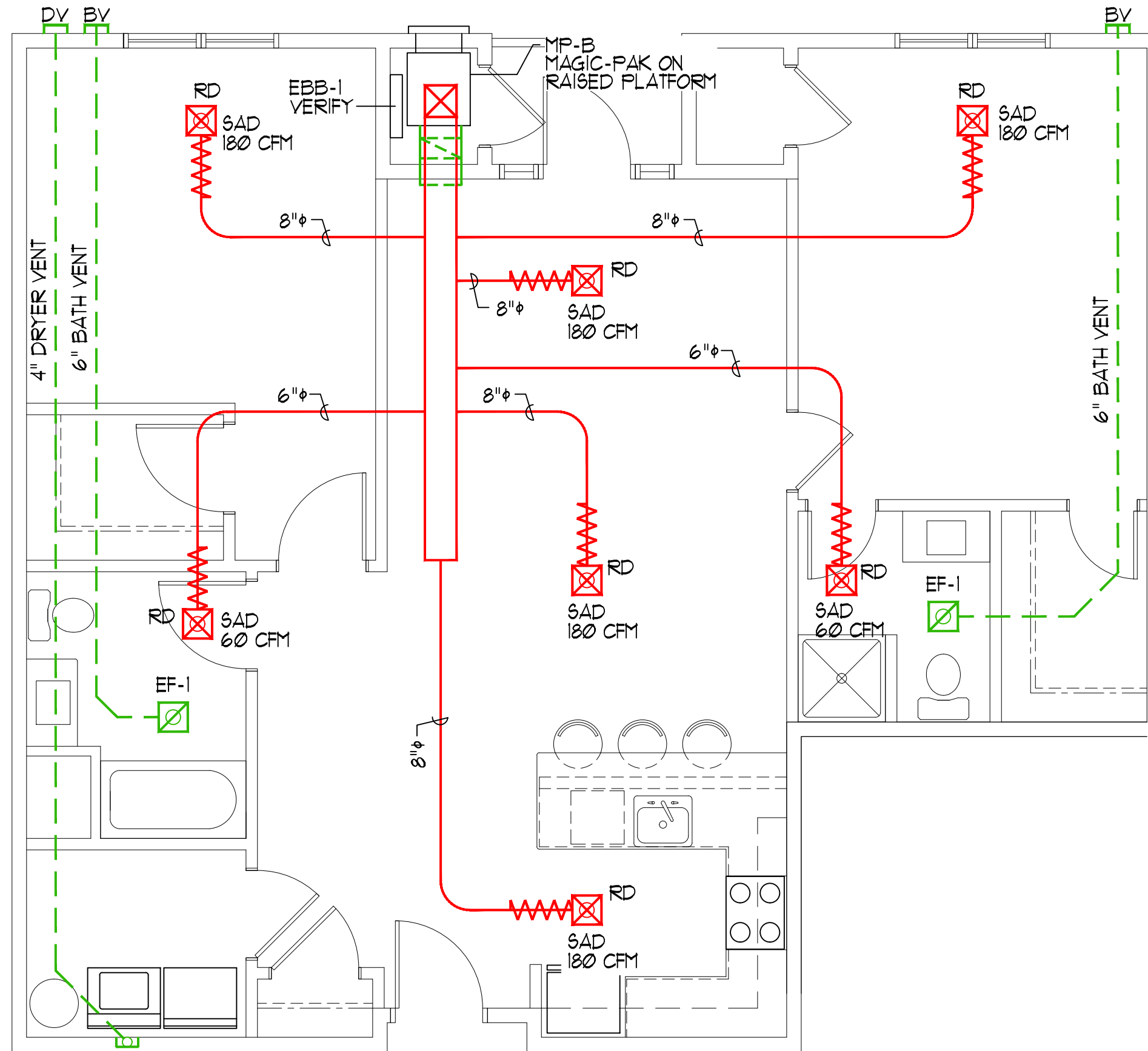
11 - BACKUP ELECTRIC ELECTRI BASEBOARD HEAT (EBB-1):

ALL PATIO/BALCONY MECHANICAL ROOMS
2000 WATT, BASEBOARD, EQUAL TO Q-MARK QMKC25026W WITH INTEGRAL THERMOSTAT, 208 VOLTS 12.4 AMPS

ABBREVIATIONS:

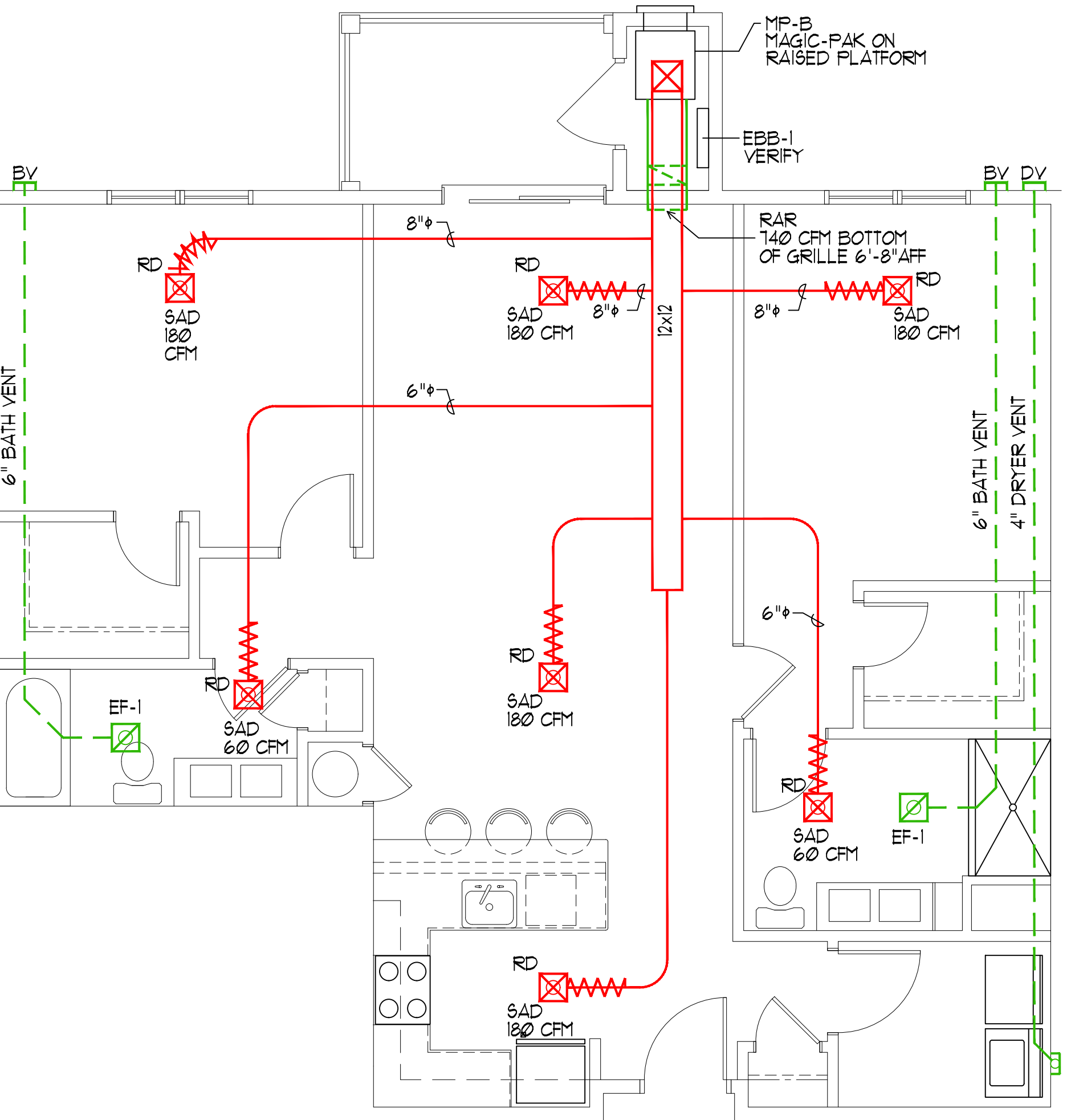
SAD = SUPPLY AIR DIFFUSER
RAR = RETURN AIR REGISTER
RD = RADIATION DAMPER

1 UNIT 1B HVAC PLAN
SCALE: 1/4" = 1'-0"



3 UNIT 2B-B HVAC PLAN
SCALE: 1/4" = 1'-0"

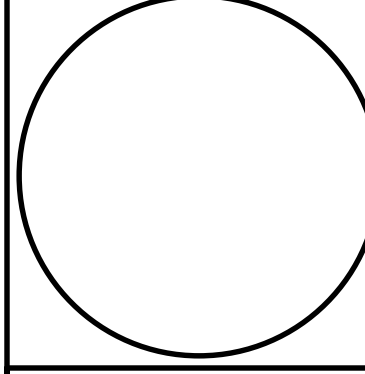
2 UNIT 2B-A HVAC PLAN
SCALE: 1/4" = 1'-0"



4 UNIT 2B-C HVAC PLAN
SCALE: 1/4" = 1'-0"

HVAC GENERAL NOTES &
TYPICAL UNIT PLANS

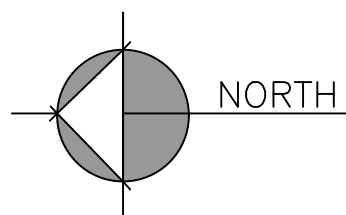
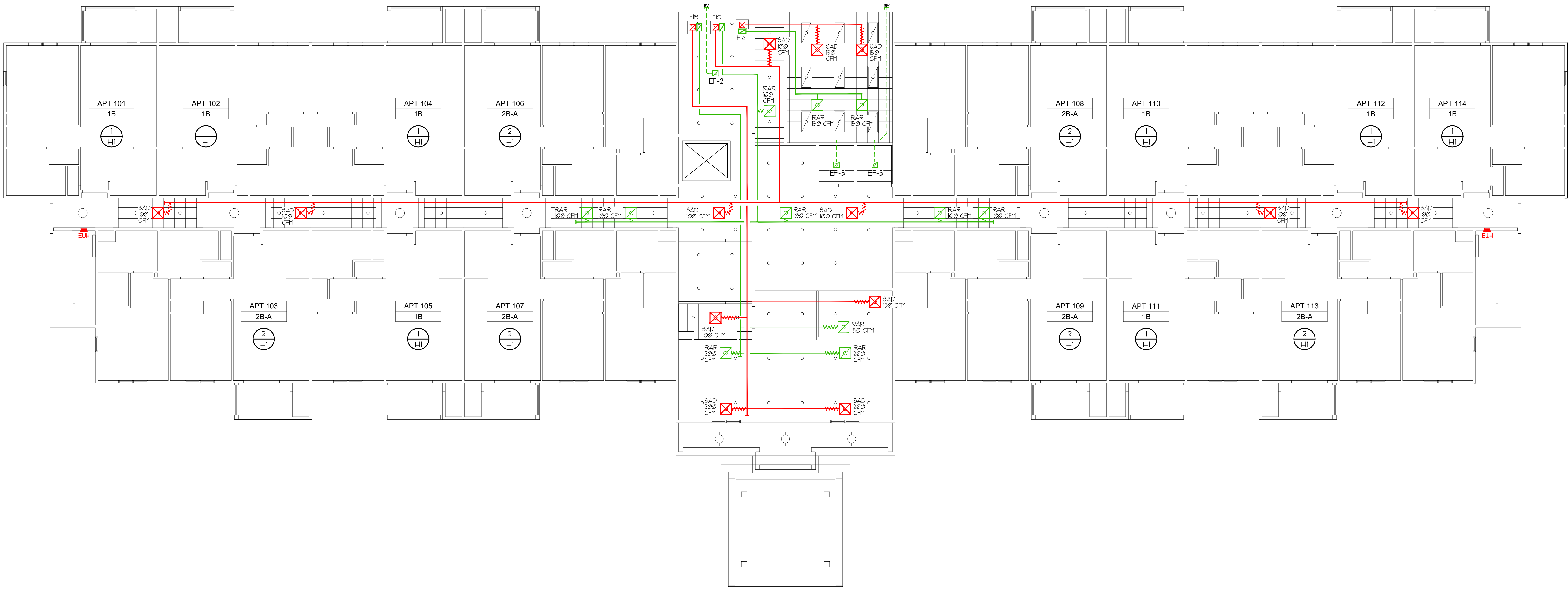
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2272 ROUTE 92
MALTA, NEW YORK



H1

BID SET
10-02-24

SPLIT SYSTEMS SCHEDULE								
SYSTEM	INDOOR UNIT (2)					OUTDOOR UNIT (3)		
	NOMINAL COOLING (1)	GAS (MBH)	NOMINAL CFM	ELECT. CH HP	CONFIGURATION	ELECT. CH	MCA	MOCP
F1A	1 1/2 TONS	40	600	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	12.0	20
F1B	2 TONS	40	800	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	17.6	30
F1C	3 1/2 TONS	57	900	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	21.8	35
F2A	1 1/2 TONS	40	600	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	12.0	20
F2B	2 TONS	40	800	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	17.6	30
F3A	2 TONS	40	800	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	17.6	30
(1) @ STD. ARI RATINGS								
(2) FURNACE UNITS - HIGH EFFICIENCY (=95%) NATIONAL GAS, DIRECT VENT, CASED COOLING COIL								
DOWNFLOW SUB-BASE WHERE REQUIRED								
(3) CONDENSERS - FACTORY MATED W/COOLING COIL, 14 SEER, MOUNT @ GRADE ON PUMP-UP LEGS ON CONCRETE PAD AS INDICATED								
VENT - DIRECT VENT OF 2 PIPE APPLICATION, SIZES AS SHOWN ON PLANS, THRU ROOF VIA								
CONCENTRIC VENT (ONE PENETRATION)								
ACCEPTABLE MANUFACTURERS - CARRIER, LENNOX, TRANE, GOODMAN								
MCA = MIN. CIRCUIT AMPS, MOCP = MAX. OVER-CURRENT PROTECTION.								



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H2

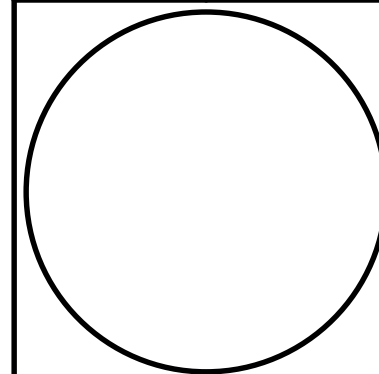
FIRST FLOOR HVAC PLAN
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REVISED

PROJECT NO. 252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210
DESIGNED BY: HSI
CHECKED BY: HSI
DATE: 10/02/24
DRAWN BY: HSI
DATE: 10/02/24
SCALE: AS NOTED
SHEET: 10-02-24

FIRST FLOOR
HVAC PLAN

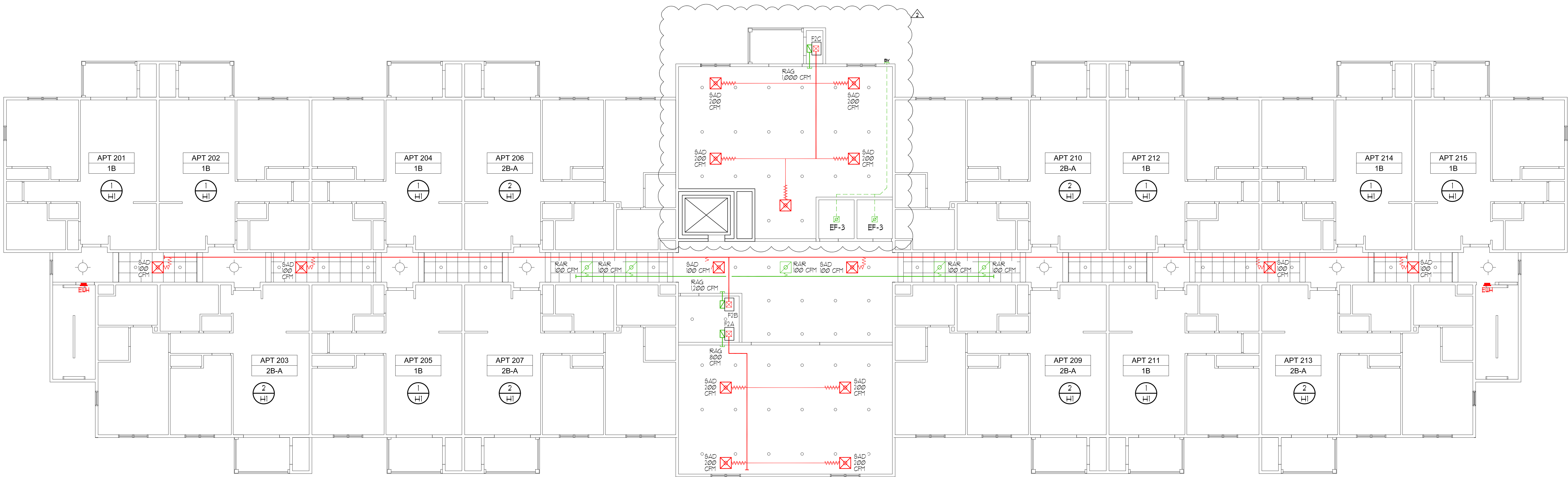
HARRIS A. SANDERS
ARCHITECTS, P.C.
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210
HALFMOON COMMONS
2272 ROUTE 9
MALTA, NEW YORK



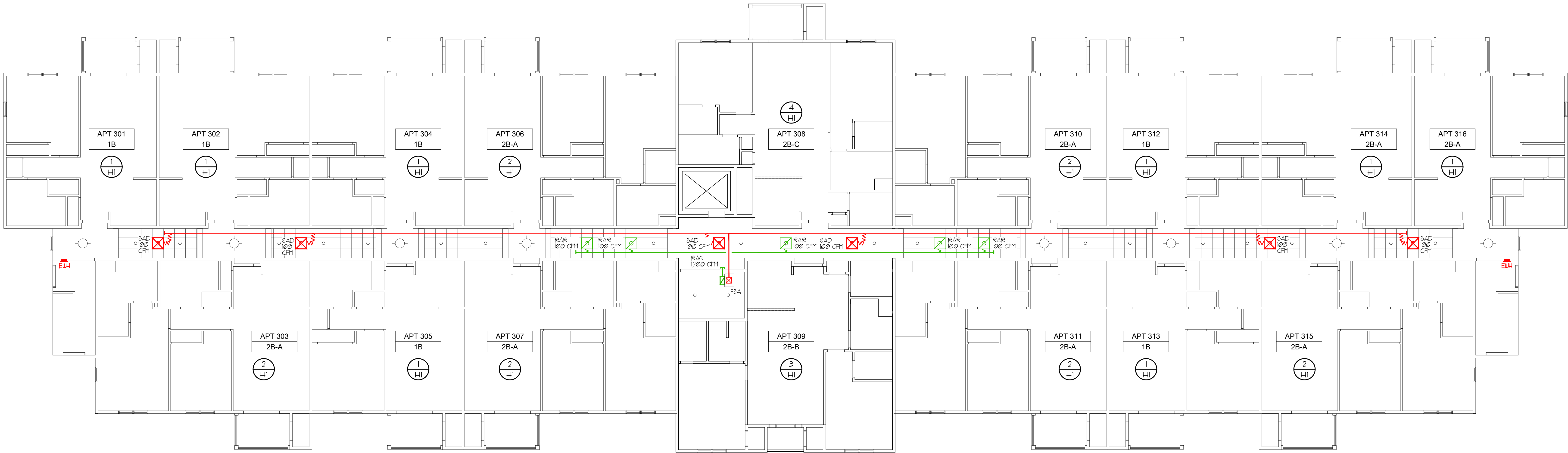
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BID SET
10-02-24

SPLIT SYSTEMS SCHEDULE								
SYSTEM	INDOOR UNIT (2)					OUTDOOR UNIT (3)		
	NOMINAL COOLING (1)	GAS (MBH)	NOMINAL CFM	ELECT. CH HP	CONFIGURATION	ELECT. CH.	MCA	MOCP
F1A	1 1/2 TONS	40	600	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	12.0	20
F1B	2 TONS	40	800	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	17.6	30
F1C	3 1/2 TONS	57	900	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	21.8	35
F2A	1 1/2 TONS	40	600	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	12.0	20
F2B	2 TONS	40	800	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	17.6	30
F3A	2 TONS	40	800	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	17.6	30
(1) @ STD. ARI RATINGS								
(2) FURNACE UNITS - HIGH EFFICIENCY (≈95%) NATIONAL GAS, DIRECT VENT, CASED COOLING COIL								
DOWNFLOW SUB-BASE WHERE REQUIRED								
(3) CONDENSERS - FACTORY MATED W/COOLING COIL, 14 SEER, MOUNT @ GRADE ON PUMP-UP LEGS ON CONCRETE PAD AS INDICATED								
VENT - DIRECT VENT OF 2 PIPE APPLICATION, SIZES AS SHOWN ON PLANS, THRU ROOF VIA								
CONCENTRIC VENT (ONE PENETRATION)								
ACCEPTABLE MANUFACTURERS - CARRIER, LENNOX, TRANE, GOODMAN								
MCA = MIN. CIRCUIT AMPS, MOCP = MAX. OVER-CURRENT PROTECTION.								



SPLIT SYSTEMS SCHEDULE								
SYSTEM	INDOOR UNIT (2)					OUTDOOR UNIT (3)		
	NOMINAL COOLING (1)	GAS (MBH)	NOMINAL CFM	ELECT. CH HP	CONFIGURATION	ELECT. CH	MCA	MOCP
F1A	1 1/2 TONS	40	600	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	12.0	20
F1B	2 TONS	40	800	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	17.6	30
F1C	3 1/2 TONS	57	900	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	21.8	35
F2A	1 1/2 TONS	40	600	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	12.0	20
F2B	2 TONS	40	800	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	17.6	30
F3A	2 TONS	40	800	120V-1Ø	UPFLOW GAS FURNACE	208/230-1Ø	17.6	30
(1) @ STD. ARI RATINGS								
(2) FURNACE UNITS - HIGH EFFICIENCY (=95%) NATIONAL GAS, DIRECT VENT, CASED COOLING COIL								
DOWNFLOW SUB-BASE WHERE REQUIRED								
(3) CONDENSERS - FACTORY MATED W/COOLING COIL, 14 SEER, MOUNT @ GRADE ON PUMP-UP LEGS ON CONCRETE PAD AS INDICATED								
VENT - DIRECT VENT OF 2 PIPE APPLICATION, SIZES AS SHOWN ON PLANS, THRU ROOF VIA								
CONCENTRIC VENT (ONE PENETRATION)								
ACCEPTABLE MANUFACTURERS - CARRIER, LENNOX, TRANE, GOODMAN								
MCA = MIN. CIRCUIT AMPS, MOCP = MAX. OVER-CURRENT PROTECTION.								



NORTH

1

H4

THIRD FLOOR HVAC PLAN

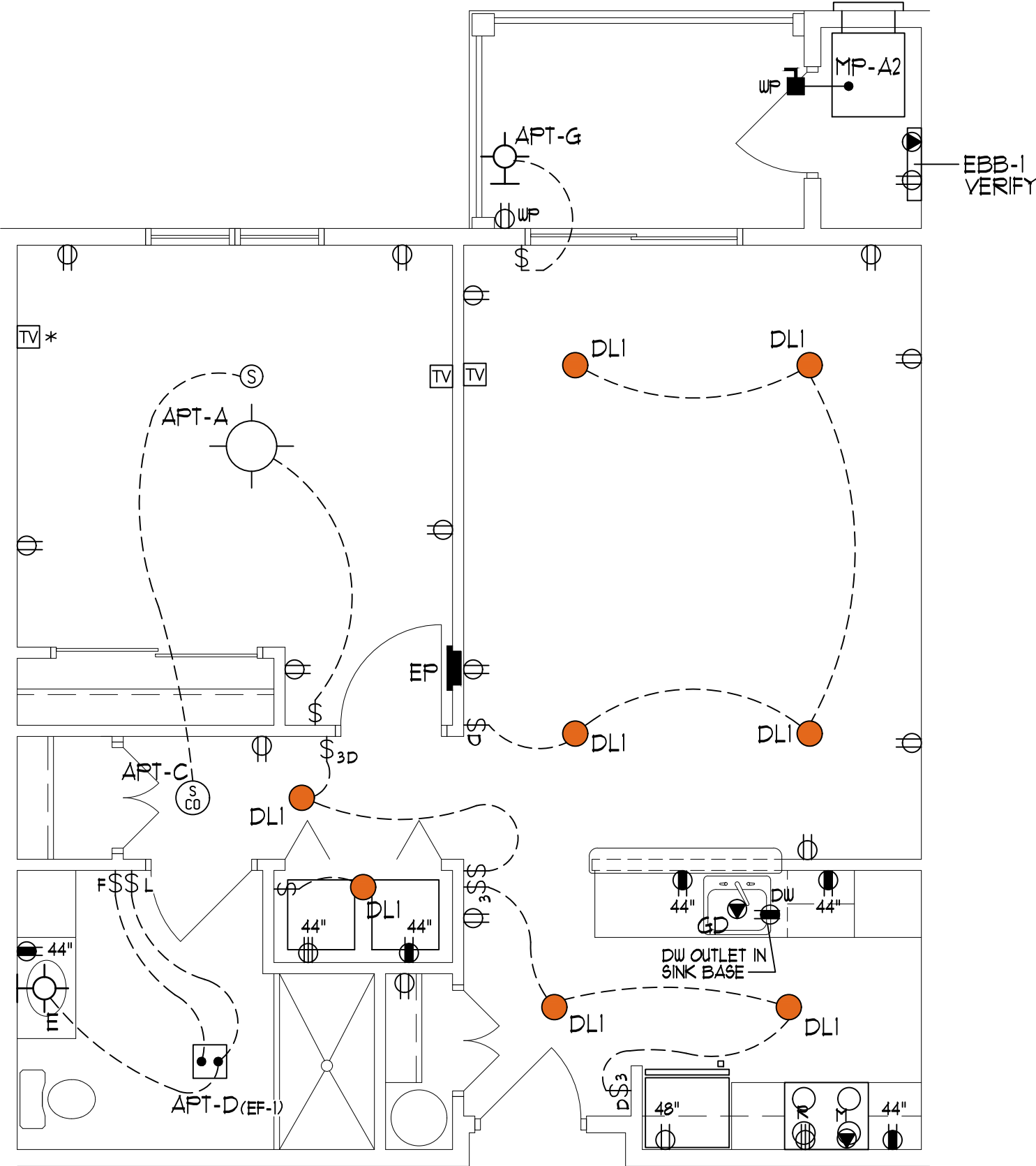
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ELECTRICAL GENERAL NOTES

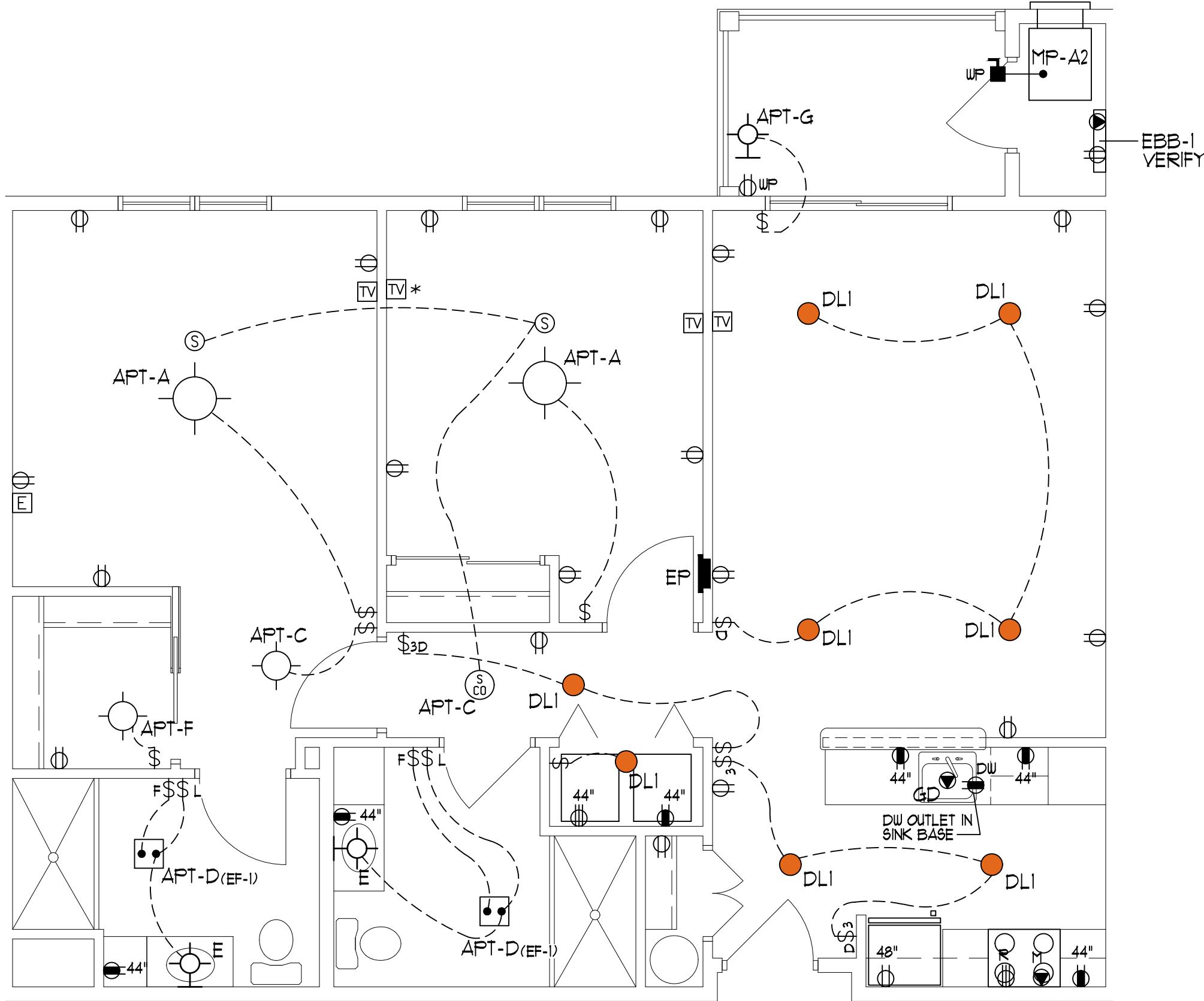
- ALL ELECTRIC WORK AND EQUIPMENT SHALL BE INSTALLED IN NEAT WORKMANLIKE MANNER IN CONFORMANCE TO BEST TRADE PRACTICES AND IN ACCORDANCE WITH ALL ORDINANCES, REGULATIONS AND CODES AS ADOPTED BY NEW YORK STATE AND THE TOWN OF HALTMA, INCLUDING THE 2020 ECGNY AND THE 2020 ECGNY AND APPLICABLE EDITION(S) OF THE NATIONAL ELECTRIC CODE.
- ELECTRICAL CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND INCLUDE ALL ASSOCIATED COSTS FOR PERMITS, TESTS AND REQUIRED INSPECTIONS BY THE BUILDING DEPARTMENT.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF THE ELECTRICAL SYSTEMS. ALL HOLES OR OPENINGS SHALL BE BORED OR CUT NEATLY WITH MINIMAL DAMAGE TO THE SURROUNDING AREAS. DO NOT CUT STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL. SEAL ALL WALL AND FLOOR PENETRATIONS WITH APPROPRIATE FIRESTOPPING MATERIAL.
- COORDINATE ALL WORK CLOSELY WITH ALL OTHER TRADES TO AVOID CONFLICTS.
- REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR THE FINAL LOCATIONS OF ALL EQUIPMENT.
- COORDINATE EXACT LOCATION OF ALL WIRING ROUTES, EQUIPMENT AND DEVICES WITH OTHER TRADES.
- MAINTAIN SERVICE CLEARANCES OF ALL EQUIPMENT. ADVISE OTHER TRADES OF SERVICE CLEARANCES AND ENSURE NO SERVICES OR TRADES RUN THROUGH SERVICE AREA.
- RISER DIAGRAMS ARE DIAGRAMMATIC ONLY. WIRE AND DEVICE QUANTITIES, SIZES, TYPES SHALL BE AS DESCRIBED IN CONTRACT DOCUMENTS AND AS MAY BE REQUIRED FOR COMPLETE OPERATIONAL ELECTRICAL SYSTEMS.
- PROVIDE WIRING (CIRCUITING) AND REQUIRED CONNECTIONS TO ALL DEVICES/ EQUIPMENT. CONNECT TO CIRCUITS AS INDICATED.
- CONTRACTOR IS HEREBY CAUTIONED THAT ELECTRIC POWER CHARACTERISTICS (VOLTAGE, PHASE, HORSERPOWER, AMPERAGE, ETC.) OF EQUIPMENT IS BASED ON AVAILABLE INFORMATION AT THE TIME FOR EACH PIECE OF NEW EQUIPMENT. PRIOR TO ORDERING ELECTRICAL EQUIPMENT, INDICATE VERIFICATION ON SUBMITTALS.
- LOCATIONS INDICATED FOR LIGHTING FIXTURES ARE APPROXIMATE. LOCATE FIXTURES AS REQUIRED TO AVOID INTERFERENCE WITH BUILDING STRUCTURE, PIPING, DUCTWORK, CONDUIT, DIFFUSERS, GRILLES, SPEAKERS, SMOKE DETECTORS, ETC. FIELD COORDINATE EXACT LOCATIONS AS NEAR AS POSSIBLE TO THE LOCATION INDICATED. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS.
- EXACT LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS, EXIT SIGNS, ETC. SHALL BE COORDINATED WITH OTHER CEILING MOUNTED EQUIPMENT TO AVOID CONFLICT. LOCATE DEVICES AS NEAR AS POSSIBLE TO THE LOCATION INDICATED. FIRE ALARM SMOKE AND HEAT DETECTORS SHALL BE LOCATED 3'-0" MINIMUM FROM HVAC DIFFUSERS, REGISTERS, GRILLES, ETC. SMOKE DETECTORS AT SMOKE AND FIRE DOORS MUST BE INSTALLED WITHIN 5'-0" OF THE DOORS (REFER TO NFPA 70).
- ALL NEW CIRCUITING SHALL BE CONCEALED (EXCEPT IN ELECTRICAL AND MECHANICAL ROOMS). PROVIDE ALL CUTTING AND PATCHING AS REQUIRED.
- LOW VOLTAGE SYSTEMS
PROVIDE POWER OUTLETS AS REQUIRED FOR THE LOW VOLTAGE SYSTEMS.
- ALL SWITCHES, RECEPTACLES, TV AND OTHER WIRING DEVICES SHALL BE WHITE.
- PROVIDE ALL INTERIOR TELEPHONE WIRING WITHIN THE BUILDING TO A COMMON POINT NEAR ELECTRIC METER LOCATION PROVIDE INTERFACE DEVICE AS APPROVED BY TELCO.
- PROVIDE ALL INTERIOR CABLE TV WIRING TO A COMMON POINT NEAR ELECTRIC METER AND TELCO/CABLE INTERFACE DEVICE. PROVIDE WIRING AND INTERFACE DEVICE AS APPROVED BY LOCAL CATV PROVIDER.
- MINIMUM 12 GAUGE WIRE SHALL BE USED UNLESS OTHERWISE NOTED.
- PROVIDE AFCI BREAKERS IN ALL APARTMENTS PER NEC 210.12 (B)
- ALL OUTLETS TO BE TAMPER - RESISTANT PER NEC 406.11

SYMBOL LIST

- ⚡ GFI RECEPTACLE (24" AFF IN APARTMENT, 20" IN OTHER LOCATIONS OR AS NOTED)
- ⚡ 20 AMP DUPLEX RECEPTACLE (24" AFF IN APARTMENTS & 20" ALL OTHER LOCATIONS OR AS NOTED)
- ⚡ SINGLE POLE 20 AMP LIGHT SWITCH (48" AFF OR AS NOTED)
- ⚡ OCCUPANCY LIGHT SWITCH
- 2x4 LIGHT FIXTURE
- LIGHT FIXTURE
- WALL SCONCE
- DOWN LIGHT
- 1x4 LIGHT FIXTURE
- EMERGENCY LIGHT
- EXIT SIGN
- UNDER CABINET LIGHT
- Ⓢ SMOKE DETECTOR
- Ⓢ COMBINATION CARBON MONOXIDE & SMOKE ALARM/ DETECTOR - 120 VAC - WIRE ALL DETECTOR ON EACH FLOOR ON SEPARATE CIRCUIT. PROVIDE RELAY MODULE TO CONNECT TO THE BUILDING'S FIRE ALARM SYSTEM
- ⚡ HORN STROBE
- Ⓢ PULL STATION
- Ⓢ THERMOSTAT (COORDINATE WITH MECHANICAL CONTRACTOR)
- TV CABLE
- PANEL
- EMERGENCY CALL PANEL
- DISCONNECT (NON FUSED)
- EQUIPMENT CONNECTION
- GFI GROUND FAULT INTERRUPTER
- WP WEATHER PROOF
- EF EXHAUST FAN
- ACC AIR COOLED CONDENSER

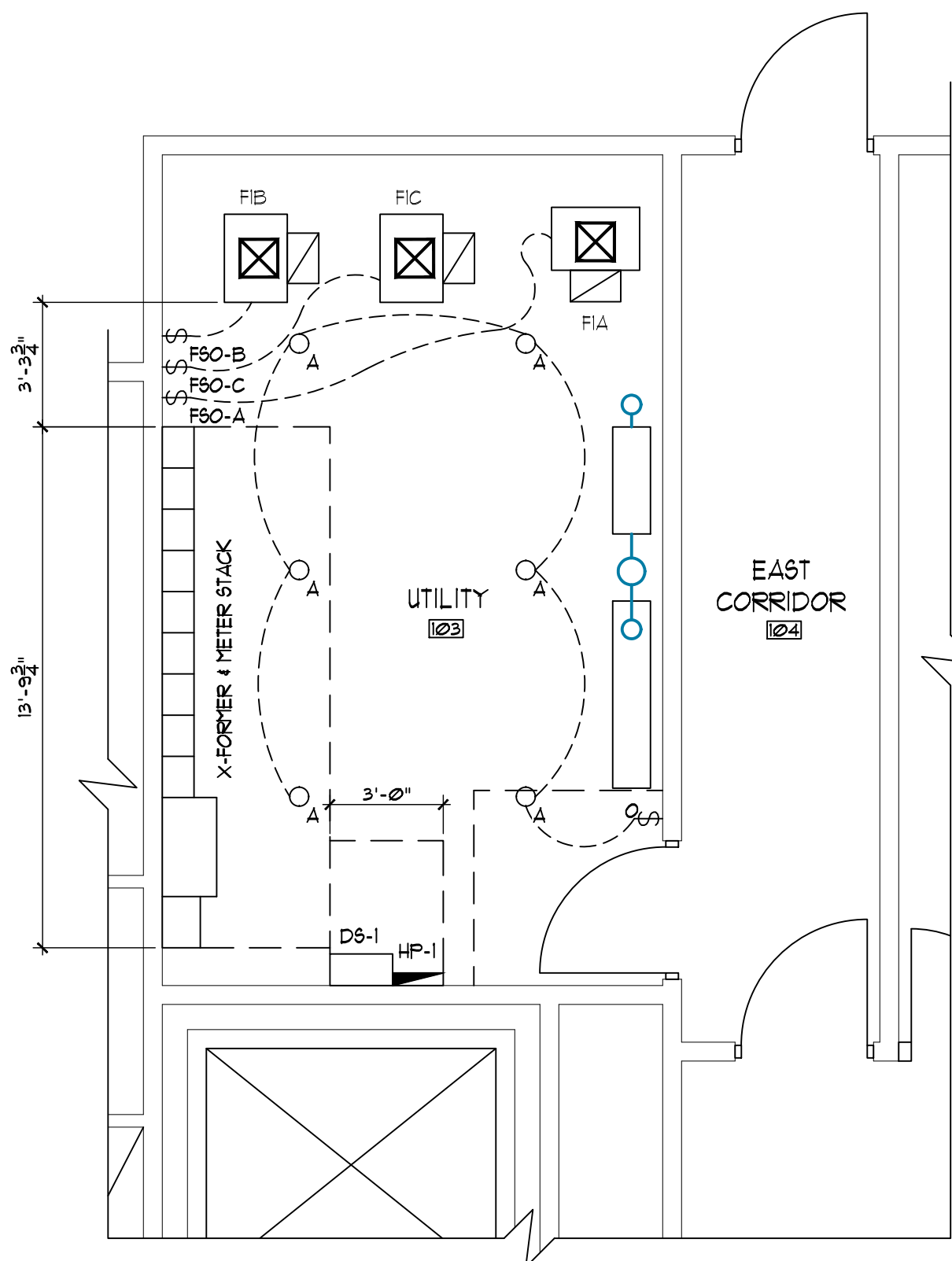


UNIT 1B ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

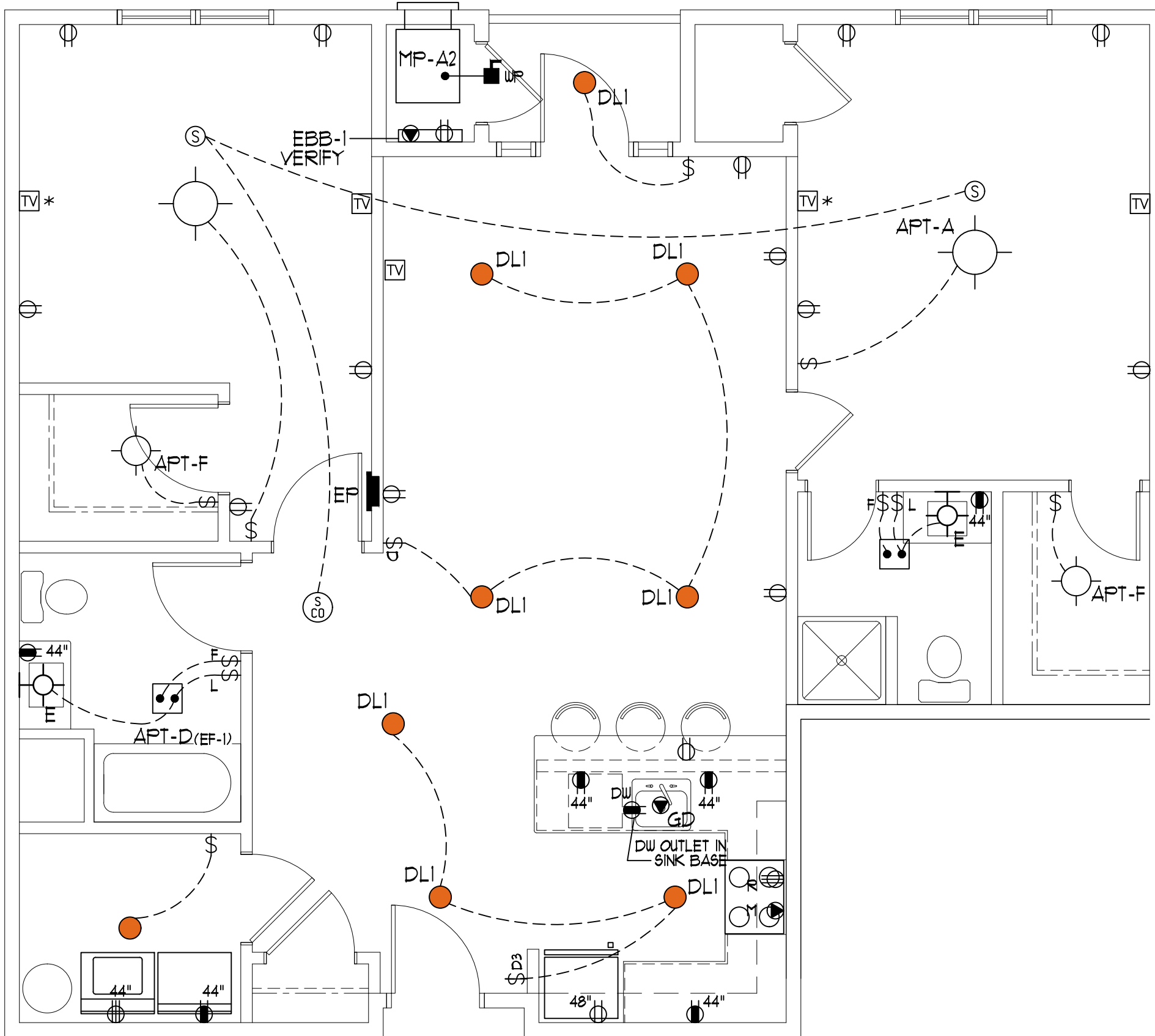


UNIT 2B-A ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

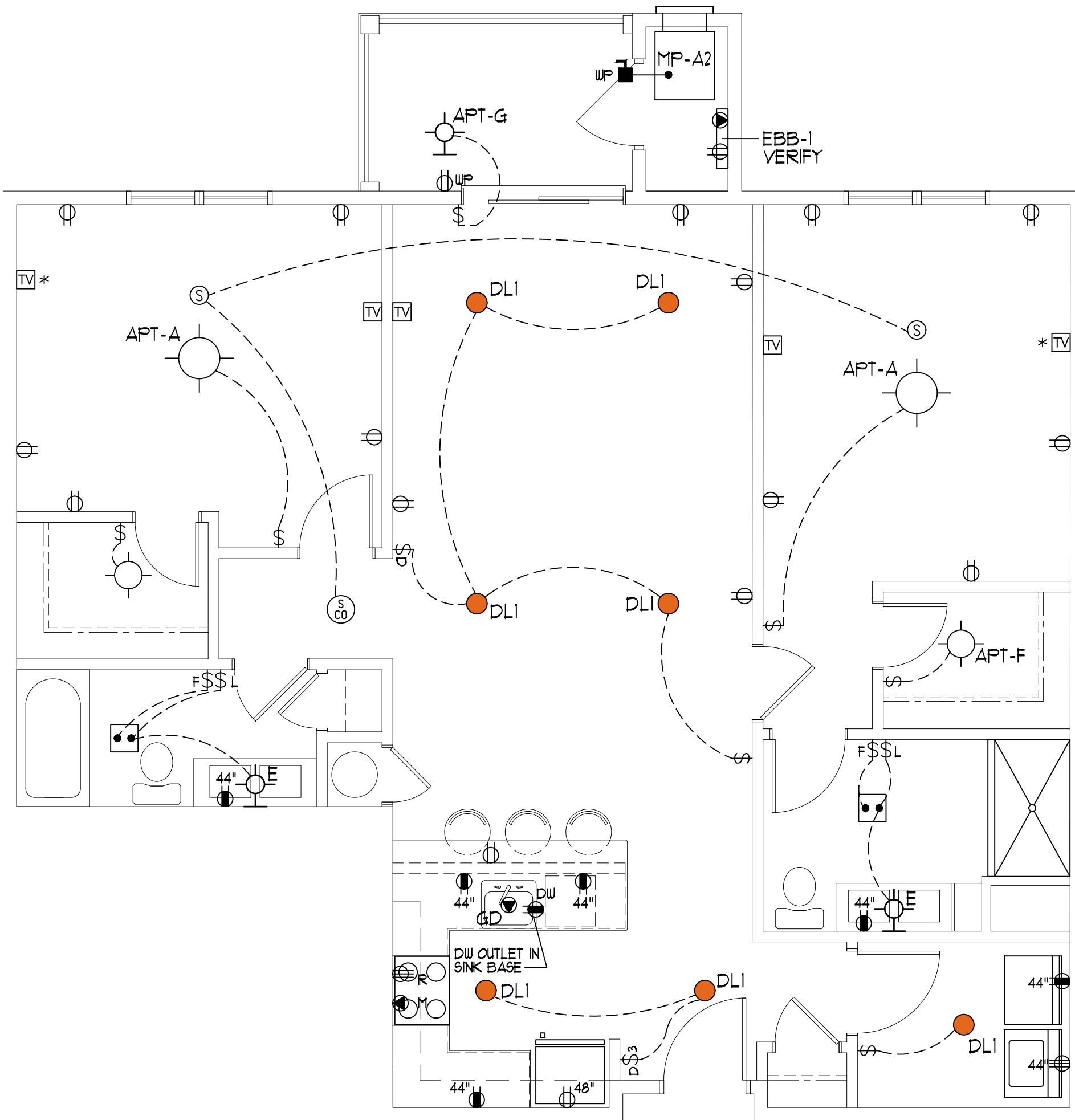
LIGHT FIXTURE SCHEDULE									
MK	FIXTURE TYPE	NO.	TYPE	WATT	MOUNTING	LOCATION	HGT	MFR	CAT. NO.
APT A	APARTMENT DECOR - LARGE	3	LED	10	SURFACE CEILING	-	SEA GULL	770635-962	LED LAMP W/ER8 MEDIUM BASE SOCKET - 3,000 K
APT B	NOT USED	-	-	-	-	-	-	-	-
APT C	APARTMENT DECOR - SMALL	-	LED	10	SURFACE CEILING	-	SEA GULL	770635-962	LED - 3,000 K
APT D	BATHROOM LAVATORY CLG. FAN LIGHT (EF-1)	1	LED	10	RECESSED CEILING	-	PANASONIC	PV-05-11VKLL-80CFM WLIGHT	WITH RADIATION DAMPER VERIFY MOUNTING HEIGHT W/ ARCHITECT. LED LAMP W/ER8 MEDIUM BASE SOCKET - 3,000 K
APT E	VANITY LIGHT	3	LED	10	SURFACE WALL	6'8"	SEA GULL	44062-962	LED LAMP W/ER8 MEDIUM BASE SOCKET - 3,000 K
APT F	CLOSET LIGHT	1	LED	10	SURFACE CEILING	-	SEA GULL	7038-15	VERIFY MOUNTING HEIGHT W/ ARCHITECT
APT G	PATIO/BALCONY WALL LIGHT	1	GLSS	13	EXTERIOR WALL	6'8"	SEA GULL	89340BL-780	FIRE RATED HOUSINGS - DIMMER CAPABLE
DL1	APARTMENT DOWNLIGHT - FIRE RATED	1	LED	10.6	RECESSED CEILING	-	DMF	DRCHNLA-DR22M/7500-DR022TRUSWH	DIMMER CAPABLE AT LOCATIONS NOTED ON PLANS
A	RECESSED DOWNLIGHT - FIRE RATED	1	LED	12.8	RECESSED CEILING	-	DMF	DRCHNLA-DR22M/10900-DR022TRUSWH	TO BE SELECTED BY OWNER
B	RECESSED DOWNLIGHT	1	LED	12.8	RECESSED CEILING	-	DMF	DRCHNLA-DR22M/10900-DR022TRUSWH	TO BE SELECTED BY OWNER
C	DECOR - MEDIUM	-	LED	23.8	SURFACE CEILING	-	BROWNLEE	2062-16-8H-C24LED-30K	TO BE SELECTED BY OWNER
D	STAIRWELL LIGHT - 4" LINEAR	-	LED	19.2	SURFACE WALL	7'-0"	-	-	TO BE SELECTED BY OWNER
E	BATHROOM LAVATORY CLG. FAN LIGHT (EF-3)	1	LED	10	RECESSED CEILING	-	PANASONIC	PV-05-11VKLL-80CFM WLIGHT	WITH RADIATION DAMPER
F	2x4 RECESSED LED FIXTURE	1	LED	26	SUSPENDED CEILING	-	-	-	TO BE SELECTED BY OWNER
G	SOFFIT DECOR	-	LED	16.4	OVER DOOR	-	-	-	TO BE SELECTED BY OWNER
H	CANOPY LIGHT	-	LED	32	RECESSED CEILING	-	-	-	TO BE SELECTED BY OWNER



1ST FLOOR PARTIAL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



UNIT 2B-B ELECTRIC PLAN
SCALE: 1/4" = 1'-0"



UNIT 2B-C ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

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- PLUMBING GENERAL NOTES**
- ALL PLUMBING WORK, EQUIPMENT AND FIXTURES SHALL BE INSTALLED IN CONFORMANCE WITH ALL LOCAL ORDINANCES, REGULATIONS AND PLUMBING CODES AS ADOPTED BY THE PLUMBING, MECHANICAL AND GAS CODES OF THE STATE OF NEW YORK AND THE TOWN OF MALTA.
 - REFER TO FIXTURE SCHEDULE ON DRAWING P1.
 - PLUMBING CONTRACTOR SHALL MAKE ARRANGEMENTS, AND INCLUDE ALL ASSOCIATED COSTS, WITH REGARD TO PERMITS, TESTS AND NECESSARY INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT.
 - ALL EXCAVATION AND BACKFILL REQUIRED FOR THE PLUMBING WORK WILL BE PROVIDED BY THE PLUMBING CONTRACTOR – CLOSELY COORDINATE ALL REQUIREMENTS.
 - PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF THE PLUMBING SYSTEMS. ALL HOLES SHALL BE NEATLY BORED WITH MINIMAL DAMAGE – DO NOT CUT ANY STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL. PROVIDE FIRE-RETARDANT CAULKING AT ALL PENETRATIONS OF RATED PARTITIONS – 3" FIRE BARRIER OR EQUAL.
 - COORDINATE ALL WORK CLOSELY WITH ALL OTHER TRADES TO AVOID CONFLICTS.
 - RUN ALL PIPING PERPENDICULAR OR PARALLEL TO THE BUILDING WALLS AND SECURE ALL SYSTEMS TO THE BUILDING STRUCTURE WITH APPROVED FASTENERS AND/OR HANGERS AND BEST TRADE PRACTICES.
 - VERIFY ALL INVERTS FOR UNDERGROUND PIPING SYSTEMS – PITCH ALL DRAINAGE TO INVERTS SHOWN ON PLANS – PITCH DRAINAGE AT A MINIMUM OF 1/8" / FT.
 - PROVIDE CLEANOUTS AT THE BASE OF ALL STORM, SANITARY AND WASTE STACKS.
 - PITCH 4" AND LARGER SANITARY AND WASTE PIPING AT 1/8" PER FOOT UNLESS OTHERWISE NOTED. FOR SANITARY AND WASTE PIPING 3" AND SMALLER PITCH AT 1/4" PER FOOT UNLESS OTHERWISE NOTED.
 - COORDINATE LOCATION AND ELEVATION OF SANITARY LATERALS AND WATER SERVICE WITH THE SITE CONTRACTOR.
 - REFER TO ARCHITECTURAL DRAWINGS FOR THE FINAL LOCATIONS OF ALL FIXTURES AND EQUIPMENT.
 - PIPE AND VALVE IDENTIFICATION: CONFORM TO ANSI A13.1. PIPING: PRESSURE SENSITIVE VINYL MARKERS WITH STANDARD MARKINGS – SETON STYLE TP OR EQUAL. VALVES: STANDARD BRASS TAGS – 1 1/2" ROUND – SETON OR EQUAL. VALVE CHART: VINYL POUCH TYPE WITH PLEXIGLAS FRONT.
 - TESTING: WASTE AND VENT – WATER TEST TO AT LEAST 10' OF HEAD AND ALLOW TO STAND FOR MINIMUM 2 HRS. – AIR TEST, IF AUTHORIZED, WHEN WEATHER CONDITIONS MAKE WATER TEST IMPRACTICAL. WATER – SUBJECT TO WATER TEST UNDER 100PSI PRESSURE FOR 3 HOURS. DISINFECT SERVICE MAIN AND BUILDING SYSTEMS 70% CHLORINE "HTH" SOLUTION FOR 24 HOURS.
 - GAS PIPING:** PROVIDE INDIVIDUAL GAS DISTRIBUTION SYSTEM FOR EACH APARTMENT AND COMMON AREAS AS SHOWN ON PLANS PROVIDE ABOVE GRADE PIPING TO ALL WATER HEATERS, FURNACES AND BOILERS INCLUDING DIRT LEGS AND GAS COCKS. PROVIDE ALL FINAL CONNECTIONS TO EACH UNIT REQUIRING SERVICE. BLACK STEEL WITH MALLEABLE FITTINGS OR OTHER CODE COMPLIANT MATERIALS. ENTIRE INSTALLATION SHALL BE IN CONFORMANCE TO NYS FUEL GAS CODE, NFPA-54 AND GAS UTILITY RULES AND REGULATIONS, IN PARTICULAR, PIPING RUN CONCEALED WITHIN ENCLOSED GYP. BOARD CEILINGS.

PLUMBING FIXTURE SCHEDULE AND EQUIPMENT SPECS

GENERAL: PROVIDE ALL FIXTURES AS SPECIFIED, PROPERLY SUPPORT AND CONNECT COMPLETE WITH ALL TRIMMINGS AS INDICATED. ALL SURFACES OF FIXTURES COMING IN CONTACT WITH WALLS OR FLOORS SHALL BE REASONABLY FLAT – FILL BOID SPACES BETWEEN FIXTURES AND WALLS OR FLOOR WITH WHITE, PERMANENT PLASTIC SILICONE CAULKING. PROVIDE ALL SUPPLY AND WASTE FITTINGS TO ALL FIXTURES – MAGUIRE, OR EQUAL, POLISHED CHROME.

ADAPTABLE TUB/SHOWERS: (SH-B)
CLARION MP 6035 L.R SD W/#5024 GRAB BARS (3)
DELTA R10000PXWS PRESSURE BALANCED SHOWER VALVE
DELTA T13020-SOS TUB/SHOWER VALVE TRIM

APARTMENT TOILETS: (WC-A)
GERBER MX-21-418 MAXWELL ADA TOILETS

PUBLIC TOILETS: (WC-B)
GERBER 21-318 ADA PRESSURE ASSIST TAN TYPE TOILETS

APARTMENT LAVATORIES: (LAV-A)
GERBER 12-780 LUXOVAL CHINA UNDERMOUNT LAVATORIES
DELTA 520LF-HDF SINGLE LEVER LAVATORY FAUCET

PUBLIC LAVATORIES: (LAV-B)
GERBER 12-654 MONTICELLO ADA WALL HUNG LAVATORIES
DELTA 523LF-HGMHDF ADA LAVATORY FAUCETS W/GRID DRAIN
TRUBRO 102EX TRAP AND SUPPLY INSULATION KIT

APARTMENT KITCHEN SINKS: (SINKS-A)
MOEN G20193 STAINLESS STEEL UNDERMOUNT SINKS
DELTA 19039-DST SINGLE LEVER KITCHEN FAUCET
INSINKERATOR BADGER V 1/2 HP. GARBAGE DISPOSALS

MOP SINKS: (MSB)
FIAT MSB2424 MOLDED STONE MOP SERVICE BASINS
CHICAGE 897-RCF WALL MOUNTED MOP SINK FAUCETS

DOMESTIC WATER SERVICE BACKFLOW PREVENTER:
WATTS 4" 757-OSY STAINLESS STEEL DOUBLE CHECK BACKFLOW PREVENTER

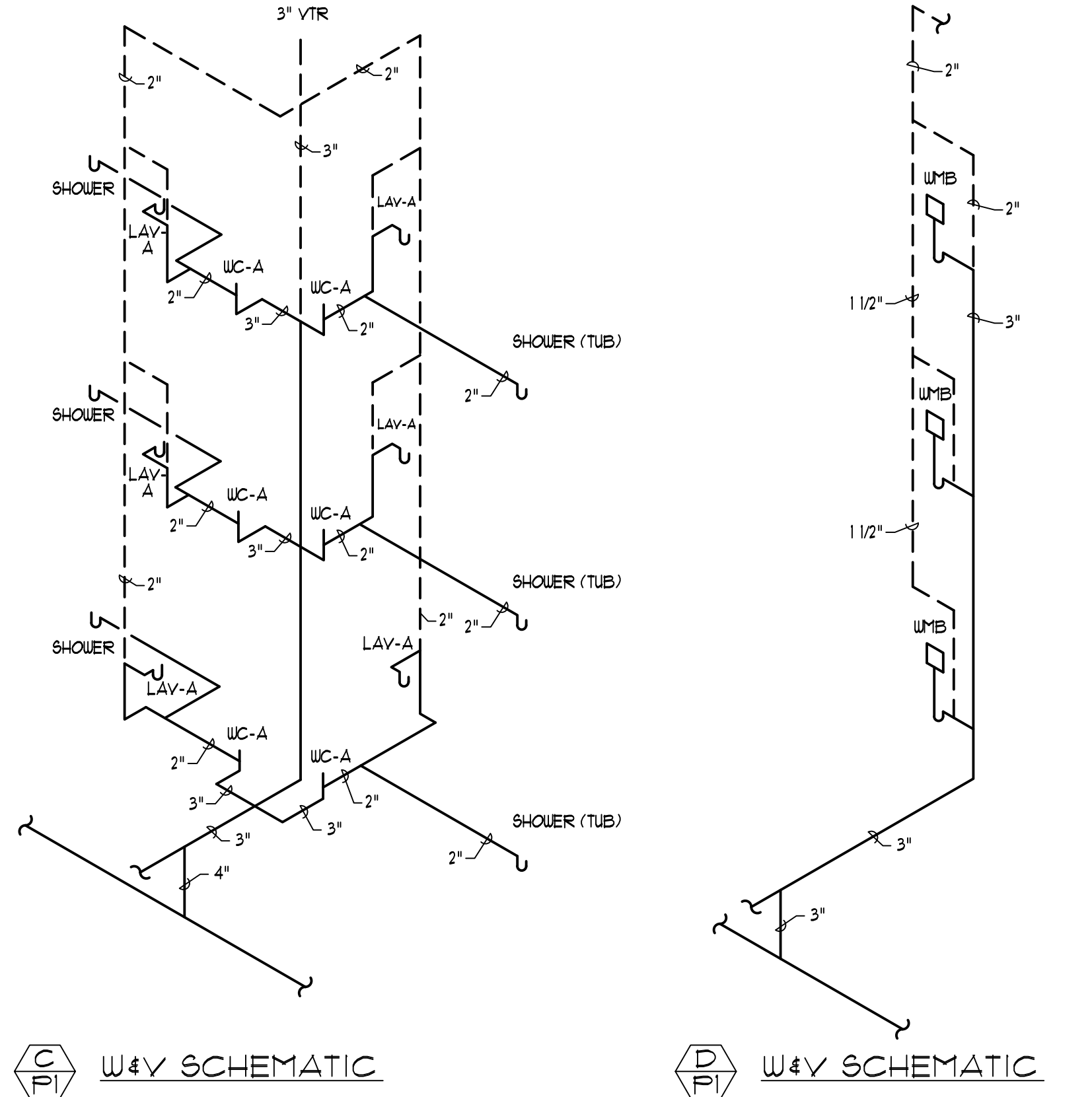
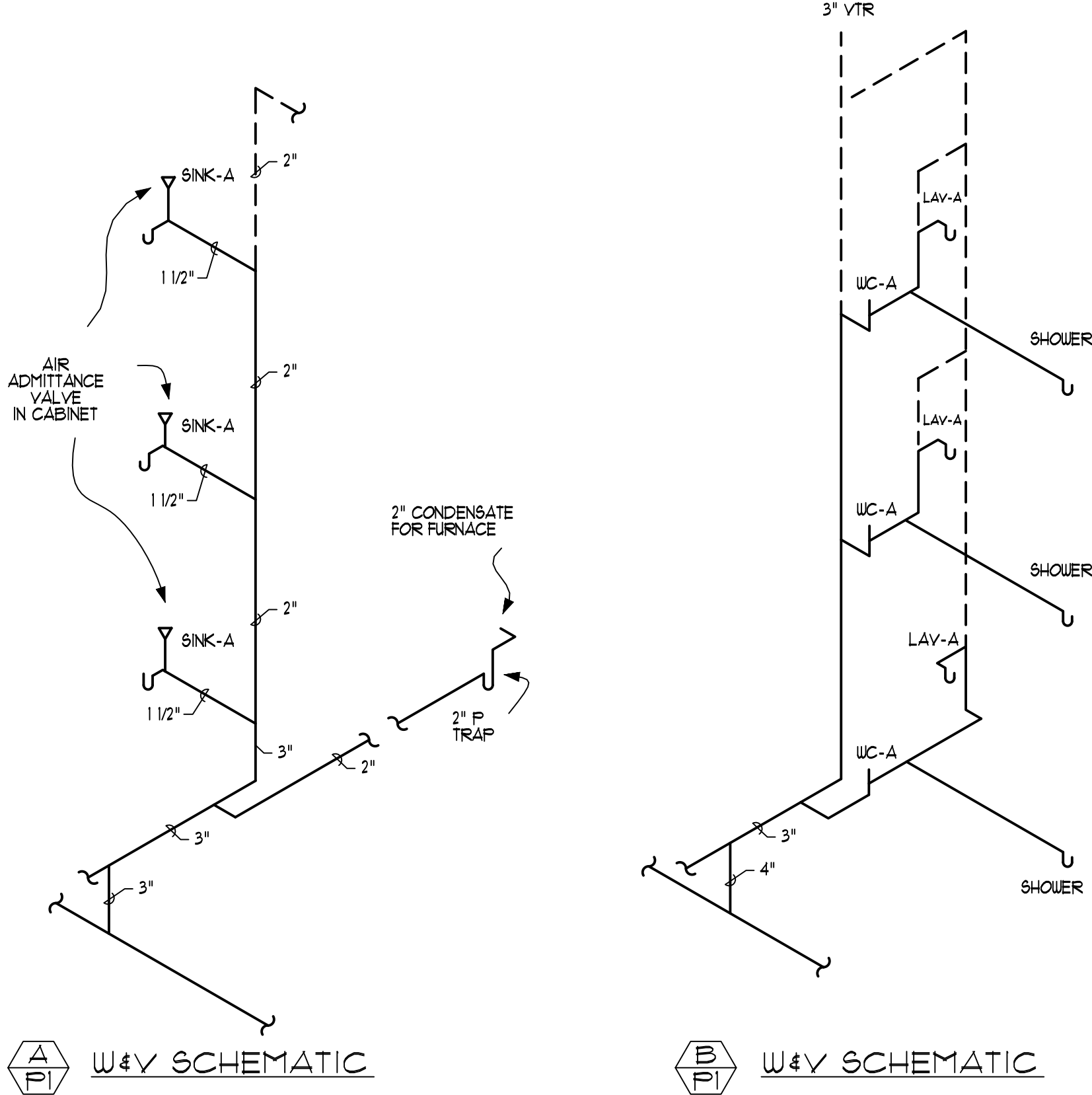
WATER HEATERS:
AO SMITH BTH-400 HIGH EFFICIENCY DIRECT VENT COMMERCIAL GAS

WATER HEATERS
TACO 0011SF4 STAINLESS STEEL DOMESTIC HOT WATER RECIRCULATION PUMP
AMTROL ST-80V THERMAL EXPANSION TANK
BRADLEY S59-3200 THERMOSTATIC MIXING VALVE

FLOOR DRAINS ON SLAB:
SIOUX CHIEF 832-35PNR FINISH LINE FLOOR DRAINS W/ STRAINER

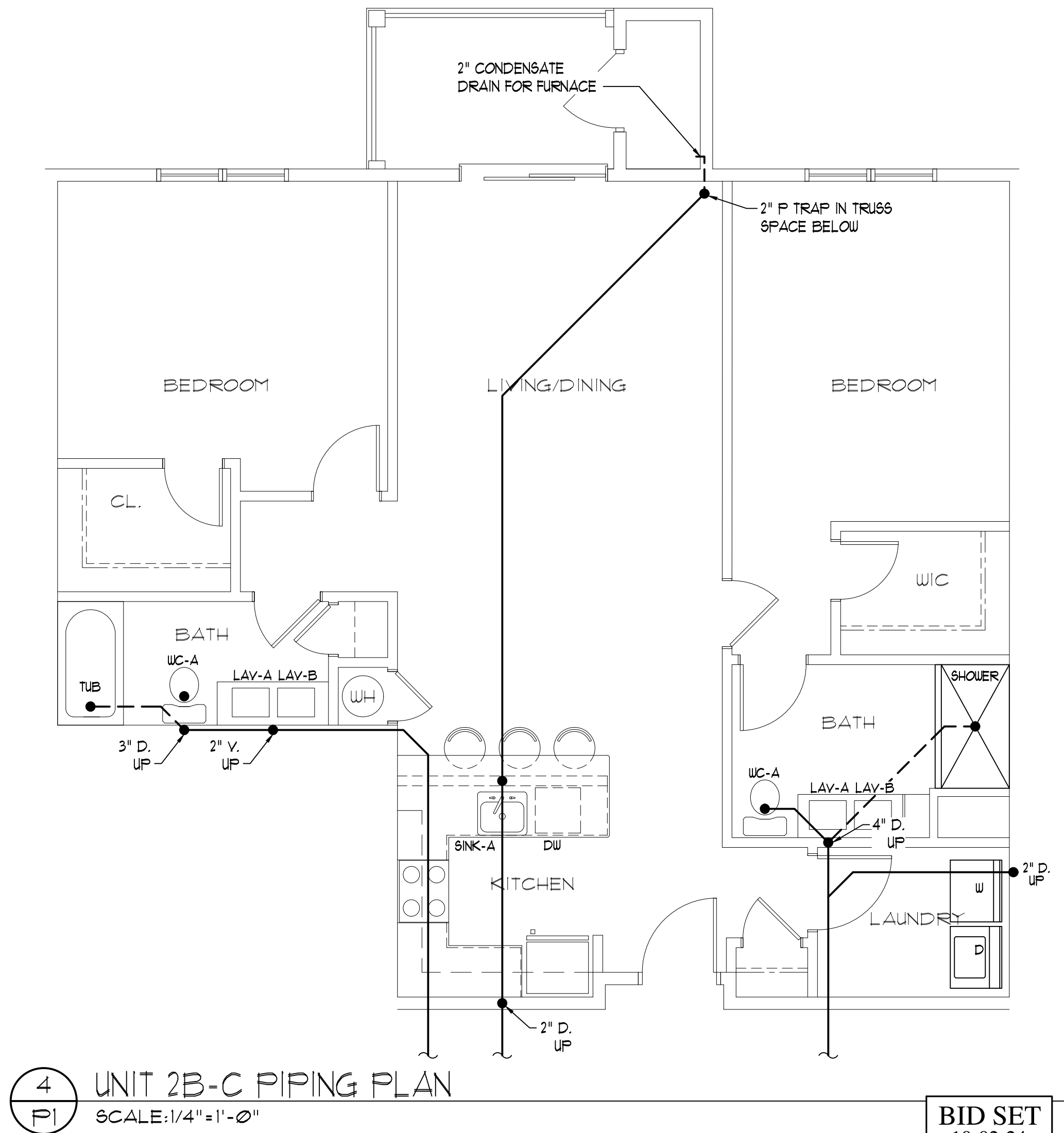
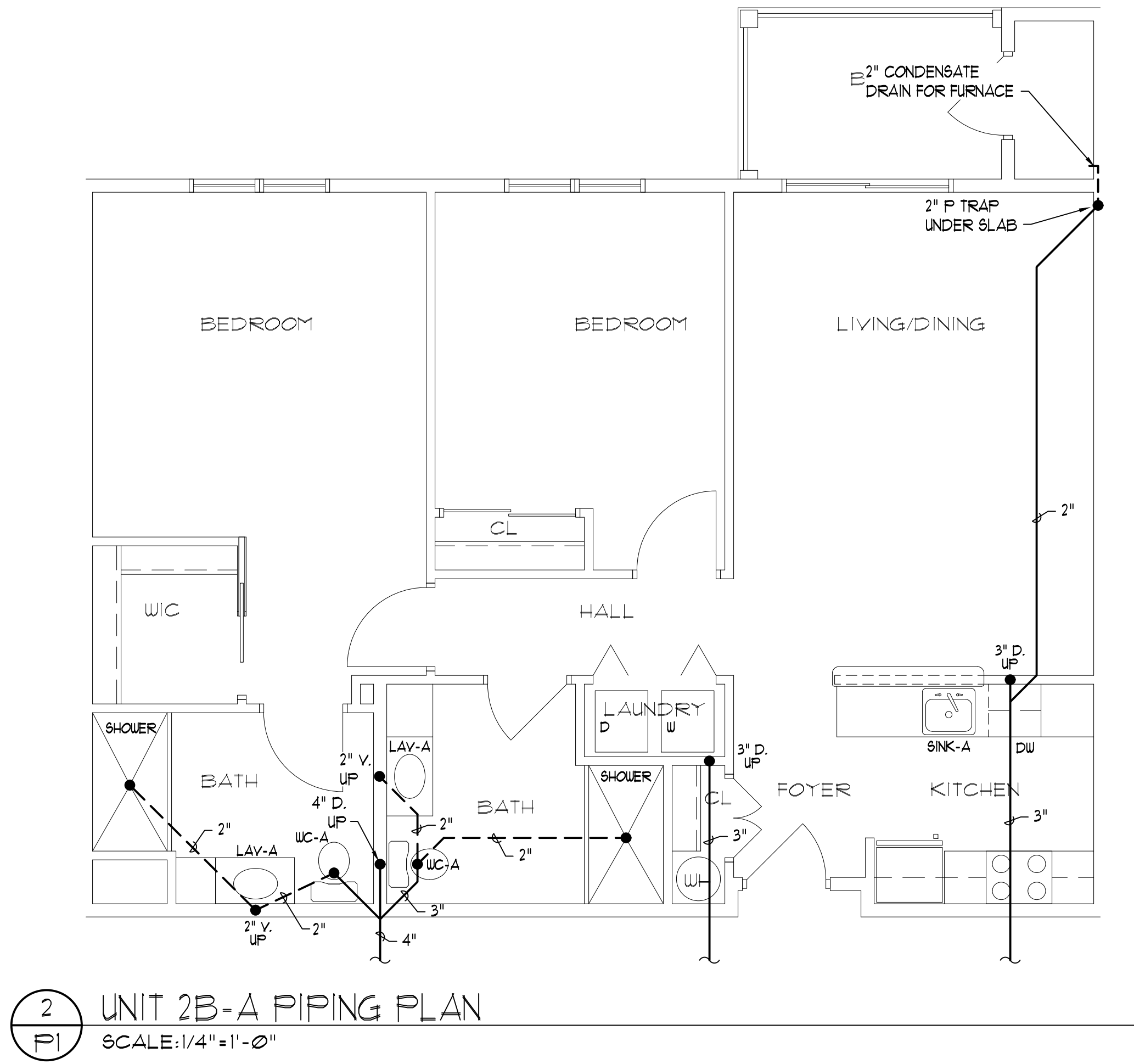
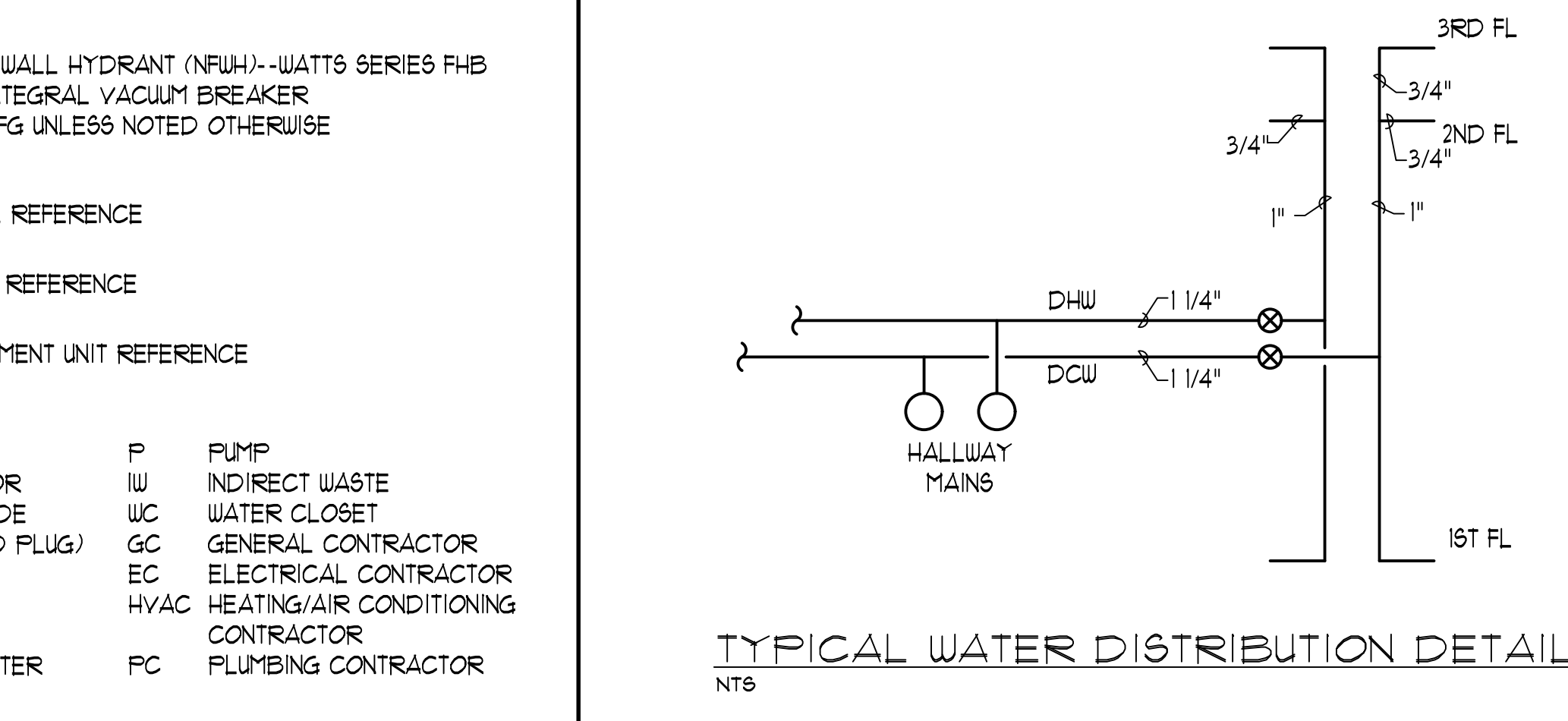
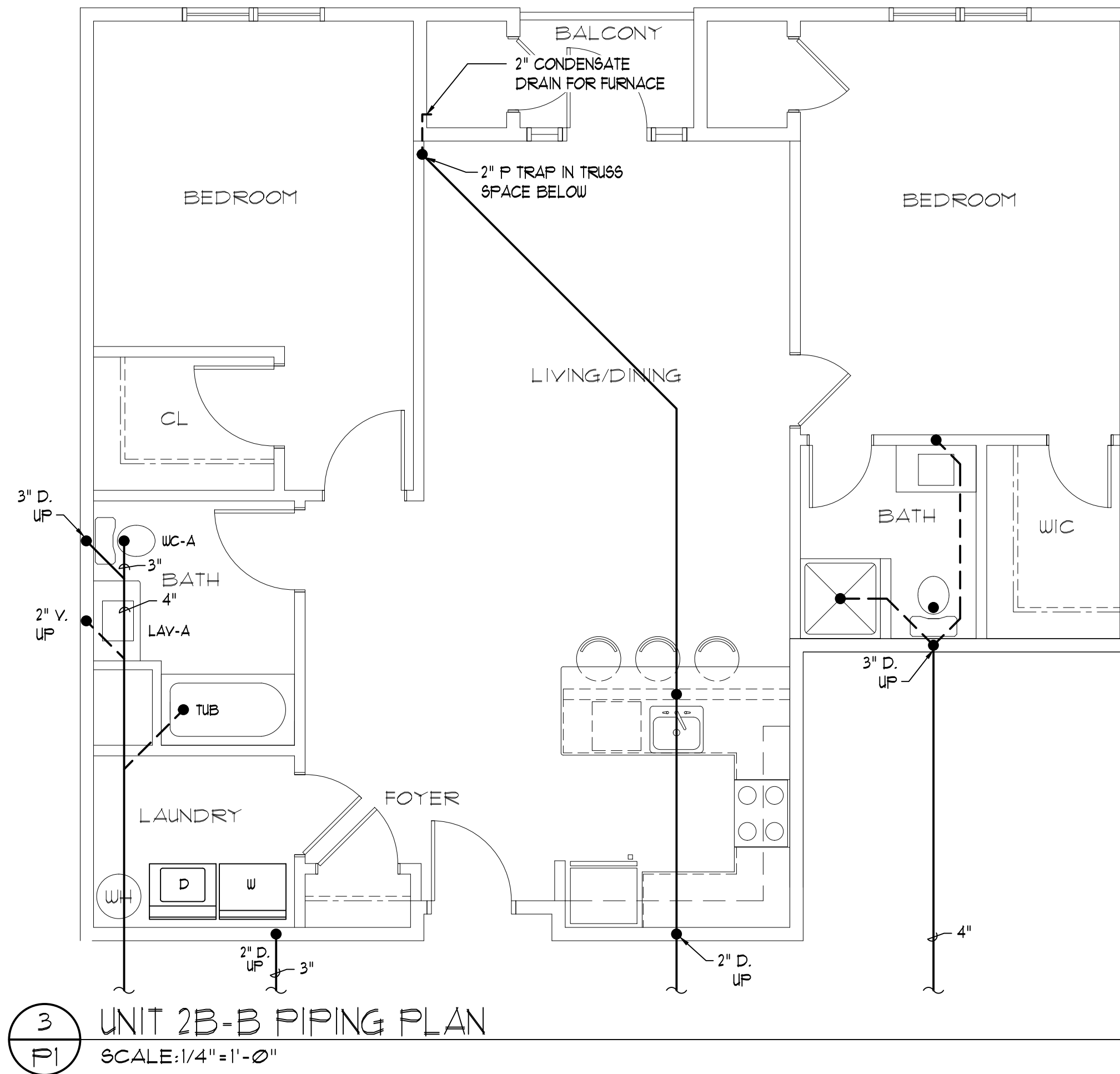
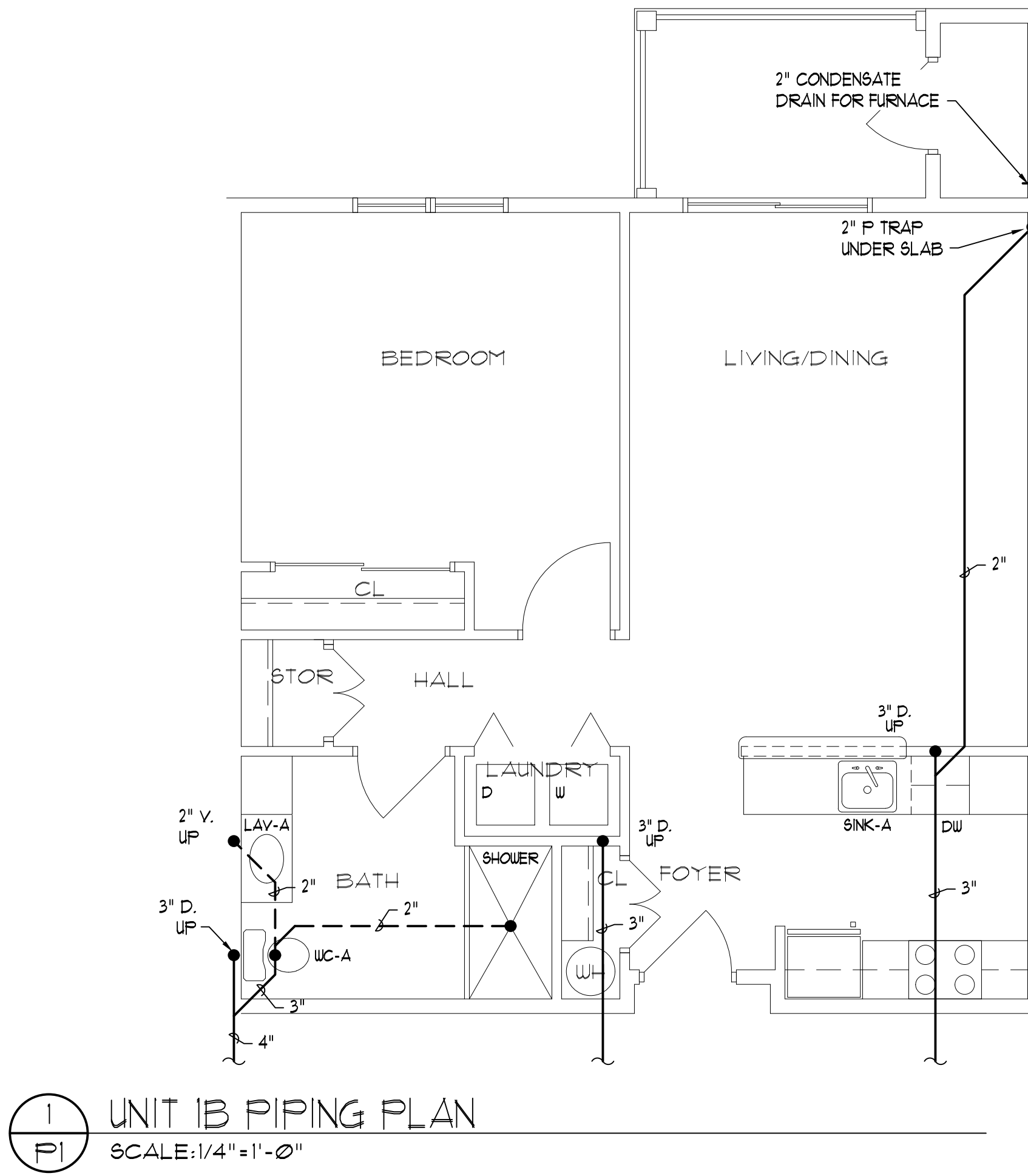
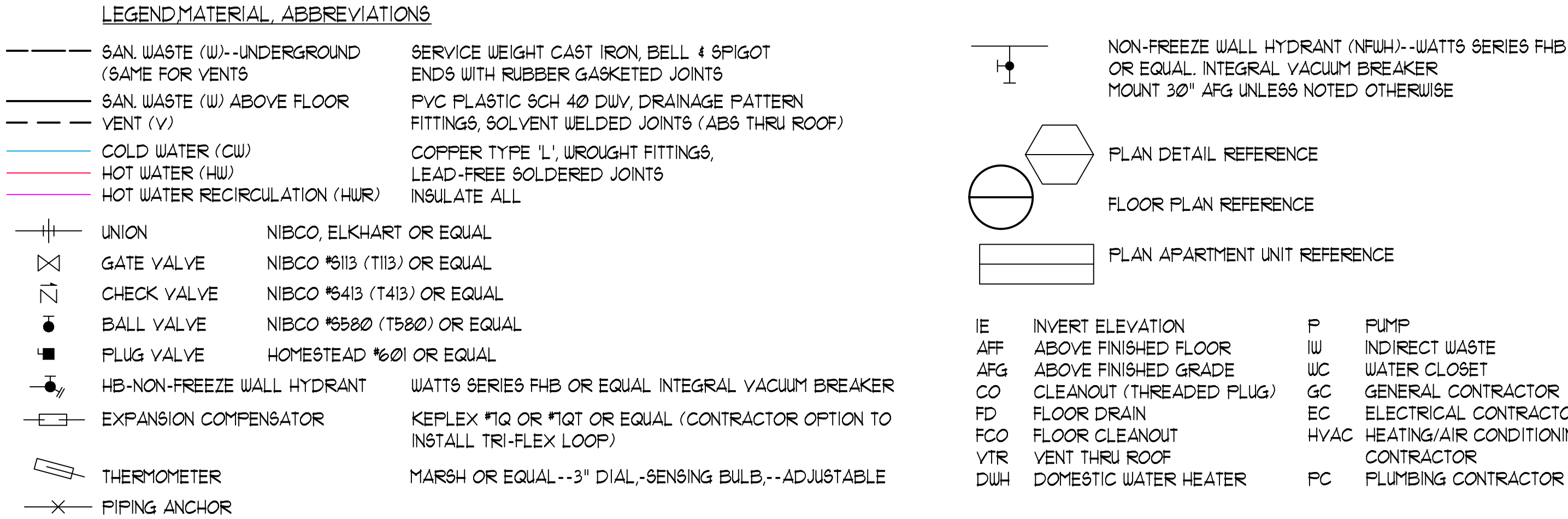
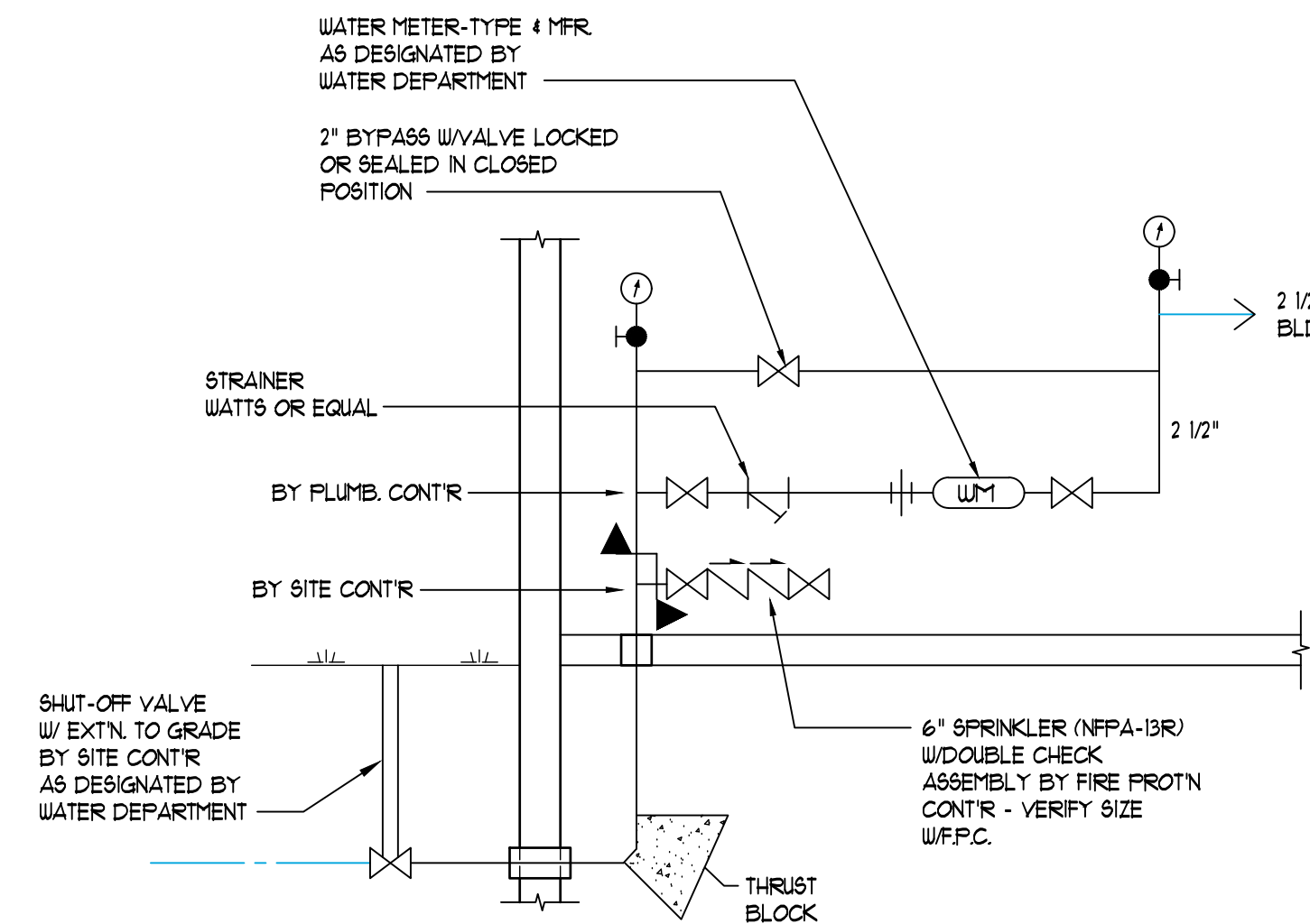
FLOOR DRAINS ON DECK:
SIOUX CHIEF 822-F3PNR FINISH LINE HALO FLOOR DRAINS W/ STRAINER AND STAINLESS STEEL FLASHING FLANGE

ELEVATOR SUMP PUMPS SYSTEMS:
ZOEHLER OIL GUARD MODEL 940-0014 1/2 HP. PUMP AND CONTROLS



WATER ENTRANCE DETAIL

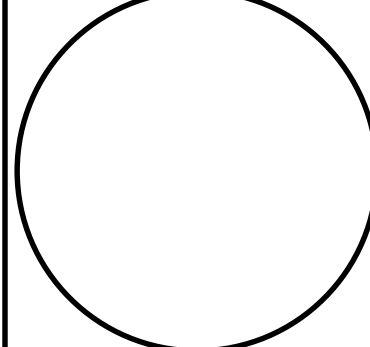
NO SCALE



PLUMBING NOTES, SCHEDULES, DETAILS
& TYPICAL UNIT PIPING PLANS

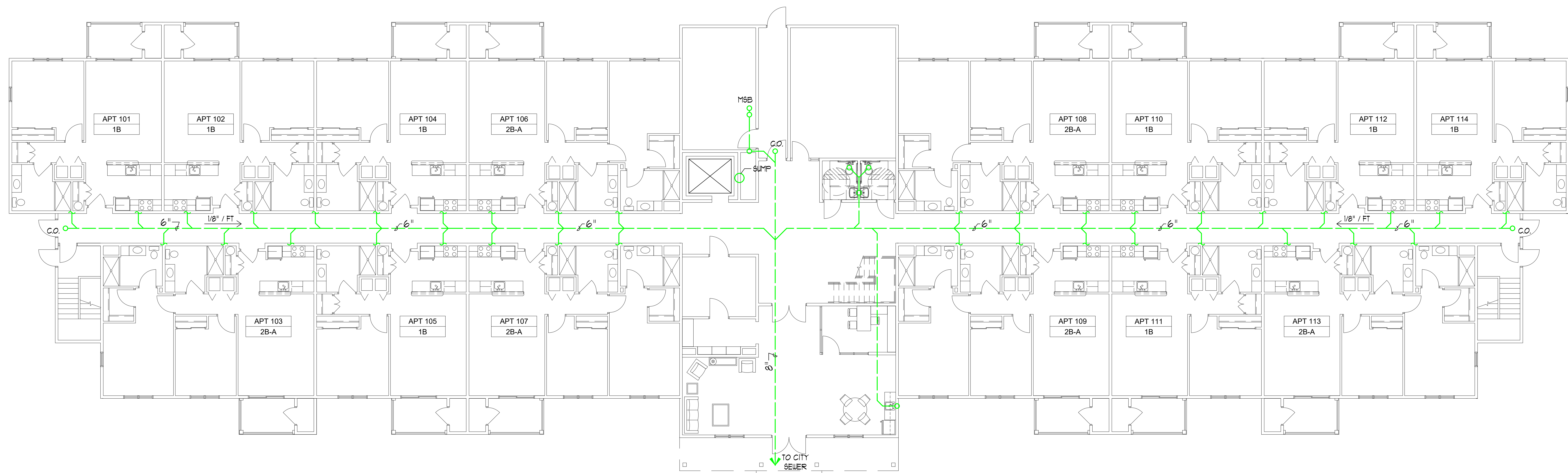
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HALFMOON COMMONS
2272 ROUTE 9
MALTA, NEW YORK

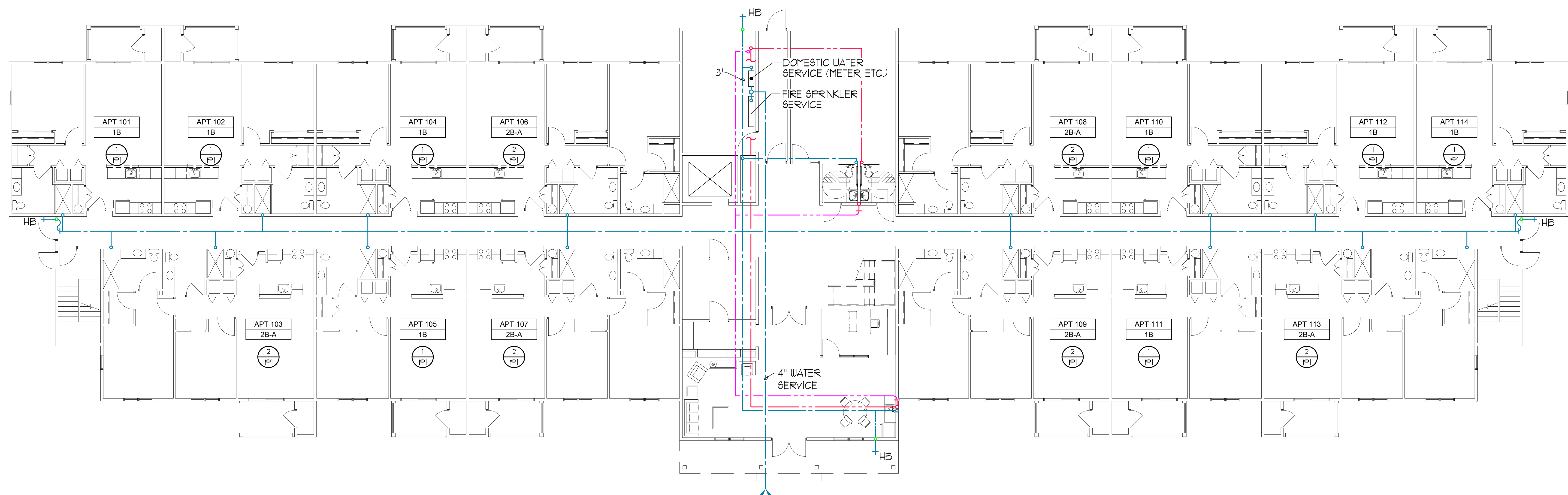


P1

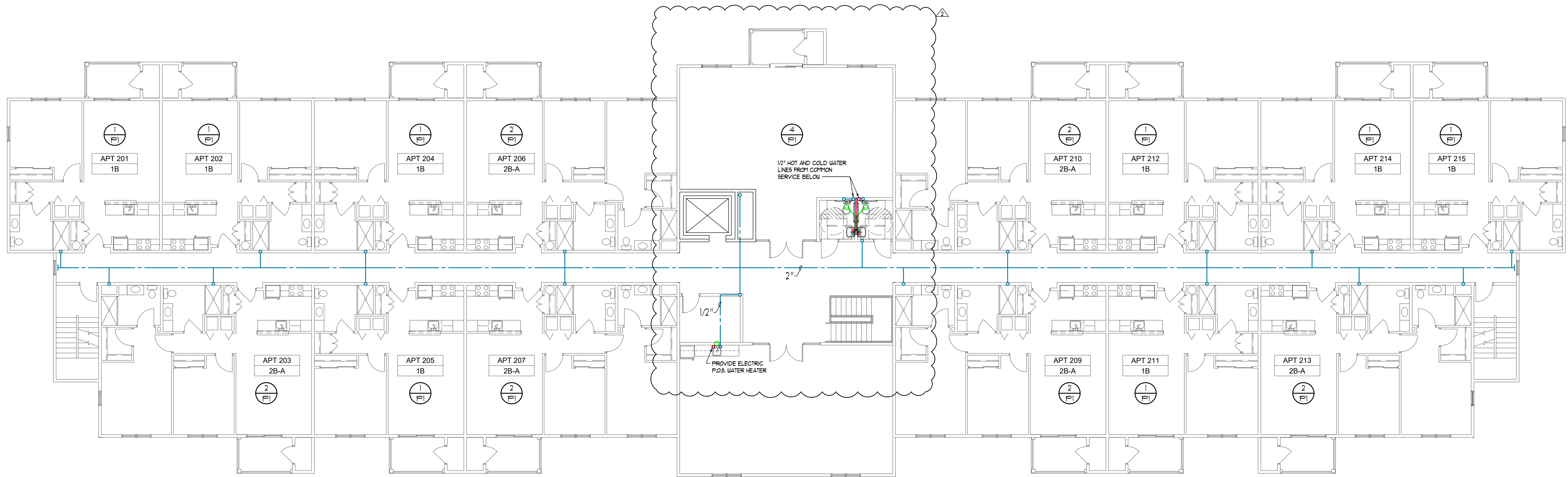
BID SET
10-02-24



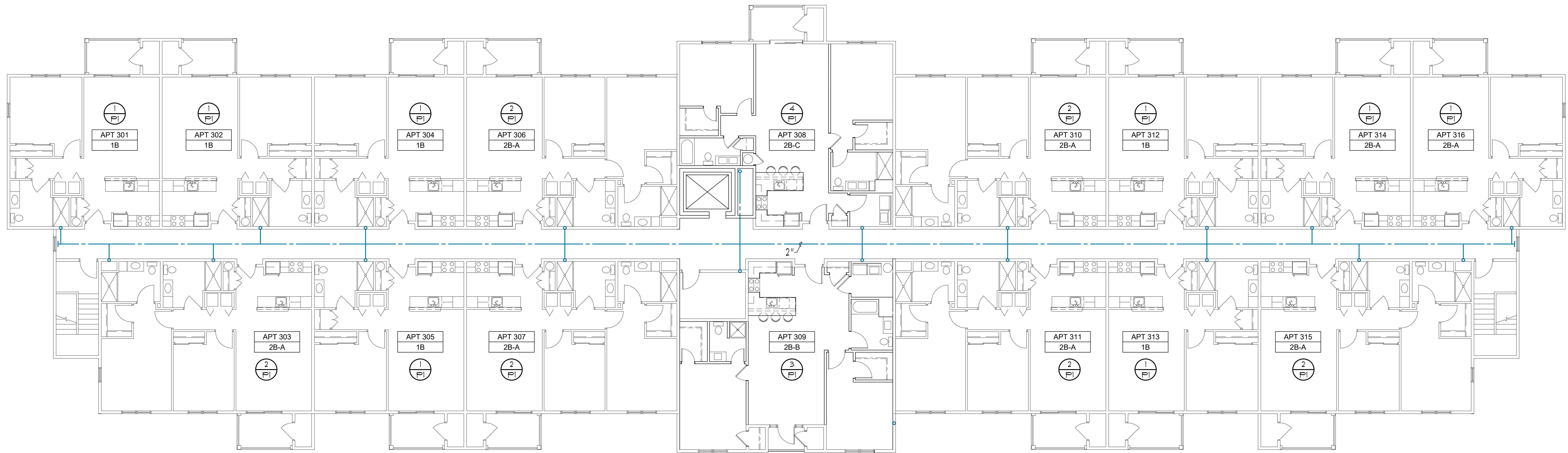
1 UNDERGROUND PIPING PLAN
P3 SCALE: 1/8" = 1'-0"



2 1ST FLOOR PLUMBING PLAN
P3 SCALE: 1/8" = 1'-0"



1 2ND FLOOR PLUMBING PLAN
P4 SCALE: 1/8"=1'-0"



2 3RD FLOOR PLUMBING PLAN
P4 SCALE: 1/8"=1'-0"

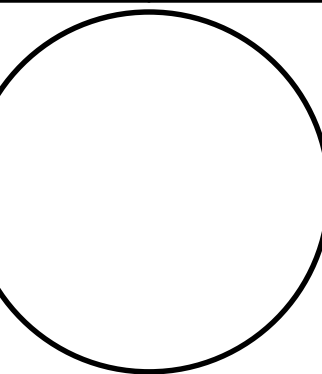
REVISION	DATE	BY	CHK	APP
1	10/02/24	10/02/24	10/02/24	10/02/24

DATE	REVISION	DESCRIPTION
10/02/24	01-02-24	REVISION 2

2ND FLOOR & 3RD FLOOR PLUMBING PLANS

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P3

BID SET
10-02-24