

MELVILLE CROSSING

MELVILLE, NEW YORK

BUILDING #1

(BUILDING CODE ANALYSIS- USE GROUP R-2)

TOPIC	CODE SECTION	PAGE	REQUIRED OR ALLOWED	ACTUAL
BASEMENT DEFINITION	BC-202	13	REQUIRED	UNFINISHED
SINGLE OCCUPANCY	BC-302.1	43	R-2	R-2
ATRIUM	BC-404	60	NA	NA
INCIDENTAL USE AREAS	BC-509.1	112	PER BC	NA
MIXED USE OCCUPANCY	BC-508.1	111	R-2	R-2
SEPERATED ALLOWABLE AREAS	BC-508.4.2	113	R-2	R-2
MAX. TABULAR AREA	BC-TABLE 506.2 R-2/TYPE VB	105	21,000 SF SPRINKLERED	11,718 SF
MAX. STORIES ABOVE GRADE	BC-TABLE 504.4	104	3 STORIES	3 STORIES
FRONTAGE & SPRINKLER AREA MODIFICATIONS	BC-506	106	NA	NA
HEIGHT MODIFICATIONS	BC-504.3	102	60'	44'-3"
TABULAR AREA	BC-TABLE 506.2	108	21,000 SF/ STORY	11,718 SF
FRONTAGE AREA	BC-506.3	106	NA	NA
MAXIMUM AGGREGATE AREA (NOT BUILDING AREA)	BC-506.2	105	NA	NA
UNLIMITED AREA	BC-507	109	NA	NA
INCIDENTAL USE AREAS	BC-509	112	NA	NA
MIXED OCCUPANCY-ACCESSORY, NON-SEP. AND SEP. USES	BC-TABLE 508.4	113	R-2 = 1-HR	R-2 = 1-HR
ACCESSORY OCCUPANCY	BC-507.1	109	NA	NA
TYPE OF CONSTRUCTION	BC-TABLE 601	117	TYPE LU/LU/IV/V	TYPE VB
FIRE RESISTANCE RATINGS-- EXTERIOR WALLS	BC-TABLE 602	118	0 HOURS	1-HR (PROVIDED)
FIRE RATED CONSTRUCTION (NOTE IF RESTAINED OR UNRESTAINED)	BC-703.704	121	TYPE VB	UNRESTAINED
EXTERIOR WALL OPENINGS	BC-TABLE 705.8	126	25% MAX ALLOWED -- WEST WALL	13.5% (PROVIDED)
FIRE WALLS	BC-706	128	NA	NA
HORIZONTAL ASSEMBLIES FLOORS SEPARATING SLEEPING UNITS	BC-711	134	1-HR R-2/R-2	1-HR
SHAFT ENCLOSURE	BC-713.4	136	1-HR < 4 STORY 2-HR 4 STORY INCLUDING BASEMENT	1-HR & SHALL HAVE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED BUT NOT TO EXCEED 2-HR
FIRE PARTITION TYPE VB	BC-708.3	132	1-HR	1-HR
SMOKE BARRIERS	BC-709	133	1-HR	1-HR
OPENING PROTECTIVE	BC-716	142	NA	NA
FIRE BLOCKING	BC-718.2	153	NOT REQUIRED IN WALLS UNDER 10'	FIBERGLASS BATTS
DRAFTSTOPPING IN ATTICS	BC-718.4	154	REQUIRED GROUP R-2 3000 SF MAX. OR OVER EVERY 2 UNITS	EVERY 2 UNITS
SMOKE PARTITIONS	BC-710	134	NA	NA
INTERIOR FLOOR FINISH	BC-804.4	212	EXIT & CORRIDORS MIN. CRITICAL RADIANT FLUX; CLASS II	CLASS II MIN. PROVIDED
COMBUSTIBLE DECORATIVE MATERIALS	BC-806.2	213	OCCUPANCY R-2 NOT TO EXCEED 50% OF THE AGGREGATE WALL AREA WITH SPRINKLERS	
INTERIOR WALL AND CEILING FINISHES (SPRINKLERED SYSTEM)	BC-TABLE 803.11	211	CLASS "C"	CLASS "C"
FIRE PROTECTION EQUIPMENT SPRINKLER SYSTEM	BC-CHAPTER 9	215	REQUIRED	SEE MEP DWGS
SPRINKLER SYSTEM/ TYPE	BC-903.3.1.2	220	NFPA 13	NFPA 13
FIRE PROTECTION WATER SUPPLIES	BC-903.3.5	221	REQUIRED	SEE MEP DWGS
ALTERNATE EXTINGUISHING SYSTEMS	F-904	222	REQUIRED	SEE MEP DWGS
PORTABLE FIRE EXTINGUISHERS, CLASS A FIRE HAZARD, LIGHT HAZARD OCCUPANCY	BC-TABLE 906.3.1	228	75' MAX TRAVEL DISTANCE	SEE ARCHITECTURAL DWGS
FIRE ALARM SYSTEMS	BC-907.2.9 R-2	223	REQUIRED	SEE MEP DWGS
SMOKE DETECTION	BC-907.2.10.2 GROUP R-2	229	REQUIRED	SEE FIRE ALARM DWGS
CARBON MONOXIDE ALARMS	2020 BC	235	REQUIRED	SEE FIRE ALARM DWGS
VISIBLE ALARMS	BC-907.5.2.3.3	238	REQUIRED; FUTURE WIRING FOR AUDIO/ VISUAL EQUIP.	SEE MEP DWGS
FIRE DEPT. CONNECTIONS	BC-912	250	FIRE DEPT. CONNECTIONS SHALL BE FULLY VISIBLE AND RECOGNIZABLE FROM STREET	SEE MEP DWGS
EQUIPMENT ROOM I.D.	BC-914.2	251	ALL ROOMS CONTAINING EQUIPMENT SHALL BE IDENTIFIED WITH APPROVED SIGNAGE INDICATING SAME	
OTHER EGRESS COMPONENTS	BC-1005.3.2	256	0.15" PER OCCUPANT	0.15" PROVIDED
OCCUPANT LOAD AND COMMON PATH OF TRAVEL	BC-1006.2.1	257	TWO EXITS REQUIRED	TWO EXITS PROVIDED AND MAINTAINED UNTIL ARRIVAL AT THE EXIT DISCHARGE OR A PUBLIC WAY
EMERGENCY ESCAPE & RESCUE REQUIRED	BC-1030.1	298	GROUP R-2 MIN. NET CLEAR OPENING 5.7 SF WITH BOTTOM NOT MORE THAN 44" MEASURED FROM FLOOR	SEE ARCHITECTURAL DWGS
NUMBER OF EXITS	BC-1006.3.2	258	2 EXITS REQUIRED PER FLOOR, 1-500 OCCUPANTS	MIN. 2 EXITS PROVIDED
STORIES WITH ONE EXIT	BC-TABLE 1006.3.3(2)	259	NA	NA

APPLICABLE CODES:

PLANS ARE IN CONFORMANCE WITH THESE APPLICABLE CODES:

2020 BUILDING CODE OF NEW YORK STATE
2020 EXISTING BUILDING CODE OF NEW YORK STATE
2020 FIRE CODE OF NEW YORK STATE
2020 MECHANICAL CODE OF NEW YORK STATE
2020 PLUMBING CODE OF NEW YORK STATE
2020 PROPERTY MAINTENANCE OF NEW YORK STATE AND NFPA 70
2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE RESIDENTIAL PROVISIONS

TOPIC	CODE SECTION	PAGE	REQUIRED OR ALLOWED	ACTUAL
EXIT ACCESS TRAVEL DISTANCE	BC-TABLE 1017.2	281	250' MAX TRAVEL SPRINKLER; OCCUPANCY R-2	250' MAX PROVIDED, SEE EGRESS DWG
CORRIDOR WALL-FIRE RATING	BC-TABLE 1020.1	283	R-2, 0.5-HR WITH SPRINKLER SYSTEM	1-HR CORRIDOR WALLS & EXIT PASSAGEWAY PROVIDED
MINIMUM CORRIDOR WIDTH	BC-TABLE 1020.2	283	44" MIN.	48" MIN. PROVIDED
DOOR WIDTH	BC-1010.1.1	264	32" CLEAR OPENING WIDTH	36" EGRESS DOOR MIN.
EGRESS DOOR SWING	BC-1010.1.2	264	<50 PEOPLE SWING IN OR SLB MAX FORCE TO OPEN	OUTSWING PROVIDED >50
EXIT PASSAGEWAY	BC-1024	286	MIN. WIDTH 44" <50 OCC 1-HR RATED WALLS, FLOOR, & CEILING	MIN. WIDTH 44" PROVIDED, 1-HR RATED
GUARDS	BC-1015	279	42" MIN.	42" MIN. PROVIDED
PANIC HARDWARE HARDWARE HEIGHT	BC-1010.1.9.2	268	REQUIRED AT EXIT EGRESS DOORS	SEE DOOR SCHEDULE
DEAD END CORRIDORS	BC-1020.4	283	>20'	>20' PROVIDED
LANDINGS AT DOORS	BC-1010.1.6	267	44" MIN.	44" MIN. PROVIDED
SPACES WITH ONE EXIT	BC-TABLE 1006.3.2	259	NA	NA
MIN. EGRESS WIDTH	BC-1005.2	255	36" MIN.	36" MIN. PROVIDED
ASSEMBLY SEATING	BC-1029	291	NA	NA
EXIT DISCHARGE	BC-1028.1	290	ALL EXITS SHALL DISCHARGE DIRECTLY TO OUTSIDE	PROVIDED
STAIRS FIRE RATING	BC-1023.2	280	2-HR	2-HR
RISER (MAX)	BC-1011.5.2	273	7" MAX	7" PROVIDED
TREAD DEPTH (MIN)	BC-1011.5.2	273	11" MIN	11" PROVIDED
TREAD WIDTH	BC-1011.2	272	44" MIN. CLEAR SERVING <50 OCCUPANTS	44" MIN. CLEAR WIDE STAIRS TREAD
HEADROOM	BC-1011.3	272	6'-8"	>6'-8" MIN.
VERTICAL RISE	BC-1011.8	274	12" MAX	12" MAX
HANDRAILS	BC-1014.3	273	1 1/2" TO 2" DIA.	1 1/2" PROVIDED
LANDINGS (CLEAR AREA)	BC-1011.6	274	44" CLEAR MIN OR WIDTH OF STAIR	44" CLEAR WIDE MIN. LANDINGS
OUTDOOR CONDITION	BC-1011.7.2	274	REQUIRED	PROVIDED
GENERAL MEANS OF EGRESS	BC-1003	253	MEANS OF EGRESS, EXIT ACCESS & DISCHARGE	SEE EGRESS DWG
CEILING HEIGHT	BC-1003.2	253	MIN. 7'-6"	MIN. 7'-6" PROVIDED
HEADROOM PROTRUDING OBJECTS	BC-1003.3.1	253	HEADROOM MIN. 6'-8" (80") FOR NOT MORE THAN 50% CEILING AREA	MIN. 7'-6" PROVIDED
OCCUPANT LOAD	BC-1004	254	R-2 OCCUPANCY	SEE ARCHITECTURAL DWGS
MEANS OF EGRESS SIZING	BC-1005	255	TABLE 1004.5 FLOOR AREA PER OCCUPANT WITH AUTOMATIC SPRINKLER	
STAIRWAYS (SPRINKLER)	BC-1005.3.1	256	0.2" PER OCCUPANT	0.2" PROVIDED
OTHER EGRESS COMPONENTS SPRINKLER	BC-1005.3.2	256	0.15" PER OCCUPANT	0.15" PROVIDED
EXIT SIGNS	BC-1013.1	276	EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM DIRECTION OF EGRESS TRAVEL	EXIT SIGNS TO BE INSTALLED 100 FT. MAX VIEWING DISTANCE
EGRESS ILLUMINATION	BC-1008	260	REQUIRED	SEE MEP DWGS
SPACE MIN. ROOM DIMENSIONS	BC-1208.1	314	7'-0" MIN. WIDTH	7'-0" MIN. PROVIDED
MIN. ROOM CEILING HEIGHT	BC-1208.2	315	HABITABLE SPACES, OCCUPABLE SPACES, AND CORRIDORS 7'-6"	8'-0" MIN.
NATURAL LIGHT	BC-1204.2	317	THE MIN. NET GLAZED AREA SHALL BE NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM. SEE FLOOR PLANS FOR LIGHT & VENT CALC. SEE MEP DOCUMENTS FOR ROOM MECHANICAL VENTILATION DESIGN WHERE LESS THAN 4%	
SOUND TRANSMISSION	BC-1206	318	WALL PARTITIONS & FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS & SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50	STC-50 PROVIDED. SEE PARTITION SCHEDULE
REQUIRED FIXTURES	BC-1209	319	THE NUMBER & TYPE OF PLUMBING FIXTURES PROVIDED IN ANY OCCUPANCY SHALL COMPLY WITH CHAPTER 29 PER TABLE 2902.1 R-2 OCCUPANCY	MIN. OF (1) WC, (1) LAVATORY, (1) TUB/SHOWER & (1) WASHER/DRYER PER DWELLING UNIT PROVIDED
HC ACCESSIBILITY	ICCI A 117.1-09	299	BC- CHAPTER 11 ICC A 117.1-09 CHAPTER 10 FAIR HOUSING ACT	SEE HC DWGS FOR ACCESSIBILITY DETAILS
EXEMPT BUILDING	BC-1103.2	299	NA	NA
ACCESSIBLE PARKING SPACES	BC-TABLE 1106.1	301	ACCESSIBLE PARKING STALLS REQUIRED	SEE SITE PLAN
ACCESSIBLE ROUTE	BC-1104.1	300	REQUIRED	SEE SITE PLAN
ACCESSIBLE PUBLIC ENTRANCE	BC-1105.1	301	ALL PUBLIC ENTRANCES TO BUILDING TO BE ACCESSIBLE FROM ROUTE WITHIN SITE	SEE SITE PLAN
DWELLING & SLEEPING UNITS	BC-1107.4	303	EXCEPTION 3	SEE ARCHITECTURAL DWGS

TOPIC	CODE SECTION	PAGE	REQUIRED OR ALLOWED	ACTUAL
MULTI LEVEL BUILDINGS	BC-1104.4	300	NA	NA
SPECIAL OCCUPANCIES	BC-1108	306	NA	NA
ACCESSIBLE PARKING (BFT ACCESS AISLE)	BC-TABLE 1106.1	301	ACCESSIBLE PARKING REQUIRED	SEE SITE PLAN
ACCESSIBLE ROUTE	BC-1104	300	SEE SITE PLAN	SEE SITE PLAN
ACCESSIBLE ENTRANCE	BC-1105.1	301	REQUIRED	ALL PUBLIC ENTRANCES ACCESSIBLE
ACCESSIBLE UNIT	BC-1107.6.1.1	304	GROUP R-2 TYPE A&B UNITS REQUIRED	TYPE A&B PROVIDED, SEE ARCHITECTURAL DWGS
ROOFING MATERIALS AND APPLICATIONS	BC-1504-1510	335-353		
CONCRETE MIX DURABILITY R-2	BC-1904	431	STRUCTURAL CONCRETE SHALL BE 3000 PSI MIN	3000 PSI MIN. PROVIDED
SPECIAL INSPECTIONS STATEMENT OF SPECIAL INSP	BC-1704.2.3	388		
INSPECTOR QUALIFICATIONS	BC-1705.2.3 BC-1705.3 BC-1705.6 BC-1705.7 BC-1705.8	390 390 390 390 390	NA NA NA NA NA	NA NA NA NA NA
CONTENT FOR S.I. STATEMENT	BC-1704.3	389		
CONTRACTOR RESPONSIBILITY	BC-1704.4	389	NA	NA
S.I. FOR SEISMIC	BC-1705.12	394	NA	NA
STRUCTURAL OBSERVATIONS	BC-1704.6	389	NA	NA
EXTERIOR WALL COVERINGS	BC-TABLE 1405.2	321	MIN. THICKNESS FOR EACH SPECIFIC EXTERIOR FACING MATL TO BE PROVIDED	SEE ARCHITECTURAL DWGS
EXTERIOR-COMBUSTIBLE MATERIAL (BALCONIES)	BC-1406.3	326	NA	NA
FIRE RESISTANT RATING BUILDING ELEMENTS	BC-TABLE 601	117		
EXTERIOR WALL FIRE RATING BASED ON FIRE SEPERATION AND DISTANCE	BC-TABLE 602	118	TYPE VB >30' (0-HR REQUIRED)	1-HR PROVIDED
SWIMMING POOLS	BC-3109	576	REQUIRED	SEE POOL CONSULTANT DWGS
ELECTICAL NFPA 70 COMPLIANCE STATEMENT	BC-2701.1	555	REQUIRED	SEE MEP DWGS

ABBREVIATIONS

A.B.	ANCHOR BOLT	F/C	FLOOR COVERING CHANGE	1/R	ONE ROD
A.F.F.	ABOVE FINISH FLOOR	F.D.	FLOOR DRAIN	1/S	ONE SHELF
ADJ.	ADJACENT/ADJUSTABLE	FDM.	FOUNDATION	PC	POURED CONCRETE
A.F.T.	ABOVE FINISH TREAD	FLR.	FLOOR	PBD.	PARTICLE BOARD
ALUM.	ALUMINUM	FLP	FIREPLACE	PL	PLATE
ANCH.	ANCHOR	F.R.	FIRE RATED	PNL	PANEL
<	ANGLE	FRM	FRAME	PWD.	PLYWOOD
ARCH.	ARCHITECTURAL	FT.	FOOT / FEET	PF.	PREFABRICATED
@	AT	FTG	FOOTING	PR.	PAIR
BD.	BOARD	GA.	GALVANIZED	PROJ.	PROJECT / PROJECTED
BLDG.	BUILDING	GEN.	GENERAL CONTRACTOR	PROJ.	POUNDS PER SQ. IN.
BM	BEAM	G.C.	GENERAL CONTRACTOR	PSF	POUNDS PER SQ.FT.
BTM	BOTTOM	G.O.	GENERAL CONTRACTOR	P.T.	P.T.
BLKG.	BLOCKING	G.T.	GLUE TAP	QUAD.	QUADRUPLE
BRG.	BRICK	G.L.	GLUE LAM	REF.	REFER TO REFERENCE
BRK	BRICK	HGT	HEIGHT	REIN.	REINFORCING, REINFORCED
BSMT	BASMENT	HDWR.	HARDWARE	RNG	RANGE
C	CENTER LINE	HDR.	HORIZONTAL, HORIZONTAL	R.O.	ROUGH OPENING
C.M.U.	CONCRETE MASONRY UNIT	HDR.	HEADER	R.	RISER
C.J.	CONTROL JOINT	HB	HOSE BIB	RND	ROUND
COL.	COLUMN	I.D.	INSIDE DIAMETER	S.C.	SCHEMATIC
CONC.	CONCRETE	INGR.	IN GROUND	SHLF	SHelf
COND.	CONDITION	INSUL.	INSULATION	SHT.	SHEET
CONT.	CONTINUOUS	INT.	INTERIOR	SIM.	SIMILAR
CONSTR.	CONSTRUCTION	I.S.	INSIDE CORNER	S.S.	STAINLESS STEEL
CTSK.	CASED OPENING	JT.	JOINT	STL.	STEEL
C.O.	COUNTERSINK	KSI	KIPS PER SQUARE INCH	STRUCT.	STRUCTURAL
CANT.	CANTILEVER	LT.	LIGHT	SUSP.	SUSPENSION
C.T.	CERAMIC TILE	L.T.	LOUVER	SSD	SQUARE
C.L.	CEILING	L.T.	LAUNDRY TUB	TB	TOWEL BAR
C.M.	CROWN MOULD	MAS.	MASONRY	T & G	TONGUE AND GROVE
C.R.	CHAIR RAIL	MAT.	MATERIAL	TSS	TOP OF GRADE SLAB
C.R.	CHAIR RAIL	MAX.	MAXIMUM	TFW	TOP OF FOUNDATION WALL
DBL.	DOUBLE	MDO	MEDIUM DENSITY OVERLAY	TYP	TYPICAL
DIA.	DIAMETER	MECH.	MECHANICAL	T	TOWEL
DIR.	DIRECTION	MIN.	MINIMUM	TR	TRIPLE
DN	DOWN	M.O.	MASONRY OPENING	TRPL	TRIPLE
DW	DOOR	MTL.	METAL	U.N.O.	UNLESS NOTED OTHERWISE
DWSH	DISH WASHER	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
DWG.	DRAWING	(NTS)	NOT TO SCALE	V.I.F.	VERIFY IN FIELD
DWS.	DOWNSPOUT	O.C.	ON CENTER	W	WASHER
DTL	DETAIL	OPNG.	OPENING	W/O	WOOD
E.A.	EACH	OPNG.	OPENING	W.W.F.	WELDED WIRE FABRIC
E.J.	EXPANSION JOINT	O.S.B.	ORIENTED STRAND BOARD	W/O W/O	WALKOUT WINDOW
ELEV.	ELEVATION	OZ.	OUNCE		
EQ.	EQUAL				
EQUIP	EQUIPMENT				
EXP.	EXPANSION				
EXT.	EXTERIOR				
EX.	EACH END				

KEY TO SYMBOLS & MATERIALS:		GRAPHIC SYMBOLS	
	DETAIL NUMBER		WINDOW OPENING
	SHEET NUMBER		PARTITION
	BUILDING SECTION KEY		HUNG CEILING HEIGHT
	DETAIL NUMBER		CEILING HEIGHT KEY
	SHEET NUMBER		BREAKLINE
	ELEVATION KEY		OPENING TYPE
	DETAIL/CHAIR SECTION KEY		DOOR OPENING KEY
			NORTH ARROW

SHEET #	DESCRIPTION	PROJECT INFORMATION
T1	COVER SHEET / CODE ANALYSIS	OWNER: THE MARCUS ORGANIZATION 155 SCHMITT BLVD FARMINGDALE, NY 11735
T2	BUILDING CODE / GENERAL NOTES	
T3	BUILDING CODE / GENERAL NOTES	
T4	STRUCTURAL NOTES	
A-1	FRONT & LEFT END ELEVATIONS	
A-2	REAR & RIGHT END ELEVATIONS	
A-3	FOUNDATION CLUSTER PLAN	
A-4	FIRST FLOOR CLUSTER PLAN	
A-5	SECOND FLOOR CLUSTER PLAN	
A-6	THIRD FLOOR CLUSTER PLAN	
A-7	CLUSTER ROOF PLAN	
A-8	SECTIONS	
A-9	SECTIONS	
A-10	DETAILS & SCHEDULES	
A-11	DETAILS	
A-12	STAIR DETAILS	
A-13	ENLARGED STAIR PLANS	
EQ-1	FIRST FLOOR CLUSTER EGRESS PLAN	
EQ-2	SECOND FLOOR CLUSTER EGRESS PLAN	
EQ-3	THIRD FLOOR CLUSTER EGRESS PLAN	
DD1	DURADEK DECKING DETAILS	
HC1	ACCESSIBILITY NOTES	
HC2	ACCESSIBILITY DETAILS	
HC3	ACCESSIBILITY DETAILS	
HC4	ACCESSIBILITY DETAILS	
HC5	ACCESSIBILITY DETAILS	
HC6	ACCESSIBILITY DETAILS	
TY1	TYEK DETAILS	
		GROSS AREA OF BUILDING CLUSTER 11,718 S.F.
		USE & OCCUPANCY CLASSIFICATION & CONSTRUCTION TYPE R-2, (RESIDENTIAL) CONSTRUCTION TYPE [SECTION 602]- VB BUILDING WILL BE SPRINKLERED PER NFPA 13R
		FIRE PROTECTION SYSTEMS AN AUTOMATIC SPRINKLER IS REQUIRED PER SECTION 903.2.8 GROUP R-2. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2 NFPA 13R SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH GROUP "R-2" FIRE AREA.
		ALLOWABLE HEIGHT AND BUILDING AREAS BUILDING R-2 (TYPE 5A) [TABLES 504.3, 504.4, 506.2] MAX STORES ABOVE GRADE: 3 MAX BUILDING HEIGHT: 60'-0" MAX BUILDING AREA (PER FLOOR): 12,000 SF ACTUAL: 3 44'-3" 11,718 SF
		TRAVEL DISTANCES EXIT ACCESS TRAVEL DISTANCE [TABLE 1017.2] OCCUPANCY GROUP R = 250 FEET (WITH SPRINKLER SYSTEM)
		FIRE PROTECTION NOTES: A COMPLETE REVIEW OF THE EXISTING SYSTEM AND FIRE ALARM SYSTEM AS DESIGNED BY OTHERS SHALL BE INSTALLED THROUGHOUT THE BUILDING. THE SYSTEM SHALL BE INSTALLED BY A CONTRACTOR LICENSED BY THE NEW YORK STATE DIVISION OF LICENSING SERVICES FOR INSTALLING FIRE ALARM SYSTEMS. ALL PERMITS, PLANS AND TESTS SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO THE FIRE PROTECTION ACCORDANCE PERMIT TO CONSTRUCTION. FIRE ALARM AND FIRE SPRINKLER SPECIFICATIONS AND INFORMATION WILL BE PROVIDED TO THE BUILDING DEPARTMENT ONCE A CONTRACTOR HAS BEEN SELECTED. ANY NEW OR EXISTING EXTINGUISHING SYSTEMS SHALL BE INSTALLED BY CONTRACTORS LICENSED BY THE TOWN BUILDING DEPARTMENT FOR THE SYSTEM THEY INSTALL. ALL PERMITS, PLANS AND TESTS SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. IF ANY WORK IS TO BE DONE BY THE MARSHAL OFFICE, ALL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROPER NFPA STANDARDS. AUTOMATIC EMERGENCY LIGHTING SHALL BE INSTALLED IN THE ENTIRE BUILDING TO ILLUMINATE ALL EXIT ACCESS CORRIDORS, STAIRWAYS, REAR/STAIR SPACES, EXITS AND EXIT LOCUS PATHWAYS, BOTH INTERIOR AND EXTERIOR. ILLUMINATED EXIT SIGNS, WITH BATTERY BACK-UP SHALL BE INSTALLED OVER ALL EXIT DOORS. NO STORAGE OF POOL CHEMICALS SHALL BE PERMITTED WITHIN BUILDING INCLUDING BASEMENT AFTER THE BUILDING IS BUILT AND BEFORE IT IS OPENED, A TEST OF THE AUTOMATIC EMERGENCY LIGHTING SHALL BE TESTED AND INSPECTED BY THE FIRE MARSHAL. CONTACT THE MARSHAL OFFICE.
		NUMBER OF EXITS AND EXIT ACCESS DOORWAYS [1006.2.1] MINIMUM TWO EXITS REQUIRED PER FLOOR FOR BUILDING OCCUPANT LOAD EXCEEDING 20 OCCUPANT LOAD OR COMMON PATH OF EGRESS TRAVEL EXCEEDS 125'
		R-2 SPRINKLERED NUMBER OF EXITS REQUIRED: 2 NUMBER OF EXITS PROVIDED: 2
		FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARD [SECTION 906.1] WHERE REQUIRED, TABLE 906.3(1) PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: R-4 AND 5 OCCUPANCIES: 1. IN NEW AND EXISTING GROUP A, B, E, F, H, I, M, R-1 [R-2] 2. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER LOW HAZARD- 75 FT.
		CHAPTER 24- GLASS AND GLAZING 2406.1 IMPACT GLASS = SEE WINDOW SCHEDULE
		2020 ECCC NYS RESIDENTIAL PROVISIONS CLIMATE ZONE: 4A -- NASSAU/ SUFFOLK COUNTIES TABLE 8402.1.2 INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT ROOFS: INSULATION ENTIRELY ABOVE DECK: R-25ci ATTIC AND OTHER: R-49 WALLS, ABOVE GRADE: MASS: R-8/ R-13 WALLS, BELOW GRADE: BELOW GRADE WALL: R-10 FLOORS: JOISTS/FRAMING: NA SLAB ON GRADE FLOORS: UNHEATED SLABS: R-10 FOR 24" BELOW HEATED SLABS: R-15 FOR 24" BELOW SPRINKLE DOORS: SWINGING: U-0.61 ROLL-UP OR SLIDING: R-4.75 TABLE 8402.4 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION VERTICAL FENESTRATION -- U-FACTOR: FIXED FENESTRATION: 0.40 OPERABLE FENESTRATION: 0.45 ENTRANCE DOORS: 0.77 SHGC: 0.32 SKYLIGHTS: U-FACTOR: 0.55 SHGC: 0.32
		TABLE 803.13 INTERIOR WALL & CEILING REQUIREMENTS BY OCCUPANCY GROUP INTERIOR EXISTING FINISHES INTERIOR EXISTING FINISHES INTERIOR EXISTING FINISHES R-2 Required = Class C Required = Class C Required = Class C Actual = Class C Actual = Class C Actual = Class C
		CHAPTER 15- ROOF ASSEMBLIES AND ROOF TOP STRUCTURES 1505.1 ROOF COVER CLASSIFICATION: PER TABLE 1505.1 CONSTRUCTION TYPE IIA CLASS "B" REQUIRED, "EXISTING SLATE TILE ROOFING TO REMAIN"
		WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING: 1. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS. 2. GENERAL CONTRACTORS AND SUBCONTRACTORS TO REVIEW THESE CONSTRUCTION DOCUMENTS UPON RECEIPT FROM ARCHITECT AND REPORT ANY AND ALL DISCREPANCIES INCLUDING ANY DIMENSIONAL CONFLICTS, IMMEDIATELY TO ARCHITECT FOR CORRECTIVE MEASURES PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE CALCULATED

Use and Occupancy Classification

Section 303

Assembly Group A

303.1.1

Small buildings and tenant spaces. A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy.

303.1.2

Small assembly spaces. The following rooms and spaces shall not be classified as Assembly occupancies:

1.

A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

2.

A room or space used for assembly purposes that is less than 750 square feet (7 m2) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

303.4

Assembly Group A-3. Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

Amusement Arcades, Art Galleries, Bowling Alleys, Community Halls, Indoor swimming pools (without spectator seating), Libraries, Pool and Billiard Parlors.

310.3

Residential Group R-2. Residential Group R-2 occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

Apartment houses, congregate living facilities (nontransient) with more than 16 occupants, hotels (nontransient), live/work units.

Section 322

Storage Group S

311.1

Storage Group S. Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

311.1.1

Accessory storage spaces. A room or space used for storage purposes that is accessory to another occupancy shall be classified as part of that occupancy.

Section 403

High-Rise Buildings

403.2.1.2

Shift enclosures. For buildings not greater than 420 feet (128 000 mm) in building height, the required fire-resistance rating of the fire barriers enclosing vertical shafts, other than interior exit stairway and elevator hallway enclosures, is permitted to be reduced to 1 hour where automatic sprinklers are installed within the shafts at the top and at alternate floor levels.

403.5.1

Remoteness of interior exit stairways. Required interior exit stairways shall be separated by a distance not less than 30 feet (9144 mm) or not less than one-fourth of the length of the maximum overall diagonal dimension of the building or area to be served, whichever is less. The distance shall be measured in a straight line between the nearest points of the enclosure surrounding the interior exit stairways. In buildings with three or more interior exit stairways, no fewer than two of the interior exit stairways shall comply with this section. Interlocking or scissor stairways shall be counted as one interior exit stairway.

403.5.4

Smoke proof enclosures. Every required interior exit stairway serving floors more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access shall be a smoke proof enclosure in accordance with section 909.20 and 1023.11.

Section 406

Motor-Vehicle Related Occupancies

406.3.1

Classification. Private garages and carports shall be classified as Group U occupancies. Each private garage shall be not greater than 1,000 square feet (93 m2) in area. Multiple private garages are permitted in a building where each private garage is separated from the other private garages by 1-hour fire barriers in accordance with Section 707, or 1-hour horizontal assemblies in accordance with Section 711, or both.

406.2.2

Clear height. In private garages and carports, the clear height in vehicle and pedestrian traffic areas shall be not less than 7 feet (2134 mm). Vehicle and pedestrian areas accommodating van-accessible parking shall comply with Section 1106.5 Exception Group U private garages (R-2), minimum vertical clearance of 7'-0"

406.2.4

Garage floor surfaces. Garage floor surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. Exception: Asphalt parking surfaces shall be permitted at ground level.

406.3.2.1

Dwelling unit separation. The private garage shall be separated from the dwelling unit and it's attic area by means of gypsum board, not less than ½ inch (12.7 mm) in thickness, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch (15.9 mm) type X gypsum board or equivalent and ½ inch (12.7 gypsum board applied to structures supporting the separation from habitable rooms above the garage. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid o honeycomb core steel doors not less than 1 3/8 inches (34.9 mm) in thickness, or doors in compliance with Section 716.5.3 with a fire protection rating of not less than 20 minutes. Doors shall be self-closing and self-latching.

406.4.2

Vehicle barriers. Vehicle barriers not less than 2 feet 9 inches (835 mm) in height shall be placed where the vertical distance from the floor of a drive lane or parking space to the ground or surface directly below is greater than 1 foot (305 mm). Vehicle barriers shall comply with the loading requirements of Section 607.8.3.

406.4.3

Ramps. Vehicle ramps shall not be considered as required exits unless pedestrian facilities are provided. Vehicle ramps that are utilized for vertical circulation as well as for parking shall be equipped exceed a slope of 1:15 (6.67 percent).

General Building Heights and Area Limitations

Section 501

General

502.1

Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

TABLE 504.3

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION							
	SEE FOOTNOTES	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V		
R	A	B	A	B	HT	A	B	
	S1R	60	60	60	60	60	60	
	S	UL	180	85	75	85	70	60

h.

New Group R occupancies are required to be protected by an automatic sprinkler in accordance with Section 903.2.8.

TABLE 504.3 a.b – continued

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION							
	SEE FOOTNOTES	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V		
R-2	A	B	A	B	HT	A	B	
	S1R	4	4	4	4	4	4	
	S	UL	12	5	5	5	4	3

h.

New Group R occupancies are required to be protected by an automatic sprinkler in accordance with Section 903.2.8.

TYPE IV

602.4

Fire retardant treated wood in exterior walls. Fire retardant treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies not less than 6" with a 2 hour rating or less.

Section 703

Fire- Resistance Ratings and Fire Tests

703.7

Marking and identification. Where there is an accessible concealed floor, floor-ceiling, or attic space, fire walls, fire barriers, fire partitions, smoke barriers, and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

1.

Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet measured horizontally along the wall or partition.

2.

Include lettering not less than 3" in height with a minimum 3/8 inch stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS", or other wording.

Section 705

Exterior Walls

TABLE 705.2

Minimum Distance of Projection

Fire Separation Distance (FSD)	Minimum Distance From Line Used To Determine FSD
0 feet to 2 feet	Projections not permitted
Greater than 2 feet to 3 feet	24 inches
3 feet to less than 5 feet	24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof
5 feet or greater	40 inches

For SI: foot= 304.8mm; 1 inch= 25.4mm

Exception: Buildings on the same lot and considered as portions of one building in accordance with Section 705.3 are not required to comply with this section for projections between the buildings

705.2.3

Combustible projections. Combustible projections extending to within 5 feet (1524 mm) of the line used to determine the fire separation distance shall be of not less than 1-hour fire resistance rated construction

Exception:

type VB construction shall be allowed for combustible projections in Group R-3 and U occupancies with a fire separation distance greater than or equal to 5 feet (1524 mm).

705.3

Buildings on the same lot. For the purposes of determining the required wall and opening protection, projections and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.

705.5

Fire resistance ratings. Exterior walls shall be fire resistance rated in accordance with Tables 601 and 602 and this section. The required fire resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required fire resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides.

55.6

Structural stability. Exterior walls shall extend to the height required by Section 705.11. Interior structural elements that brace the exterior wall but that are not located within the plane of the exterior wall shall have a minimum fire-resistance rating required in Table 601 for that structural element. Structural elements that brace the exterior wall but are located outside of the exterior wall or within the plane of the exterior wall shall have the minimum fire resistance rating required in Tables 601 and 602 for the exterior wall.

58.4.2

Fireblocks and draftstops in combustible construction. Exception 4: In groups R-2 up to and including 4 stories, 60'-0" Max in height, the attic space shall be subdivided by draftstops into areas not exceeding 1,000 square feet or above every 2 units, whichever is smaller.

TABLE 705.8
Maximum area of Exterior Wall Openings based on
Fire Separation Distance and Degree of Opening Protection

Fire Separation Distance	Degree of Opening Protection	Allowable Area
0 to less than 3 (b,c,d)	Unprotected, Sprinklered (UP,S)	Not Permitted
3 to less than 5	Protected (P)	Not Permitted
	Unprotected, Sprinklered (UP,S)	15%
5 to less than 10 (e,f,i)	Protected (P)	15%
	Unprotected, Sprinklered (UP,S)	25%
10 to less than 15 (e,f,g,i)	Unprotected, Sprinklered (UP,S)	45%
15 to less than 20 (f,g,i)	Unprotected, NonSprinklered (UP,NS)	25%
	Unprotected, Sprinklered (UP,S)	75%
20 to less than 25 (f,g,i)	Protected (P)	75%
	Unprotected, Sprinklered (UP,NS)	No Limit

UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
g. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.
k. For openings between S-2 parking garage and Group R-2 building, see Section 705.3, Exception 2.

Section 706
Fire Walls

706.2

Structural stability. Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. Fire walls designed and constructed in accordance with NFPA 221 shall be deemed to comply with this section.

TABLE 706.4
Fire Wall Fire- Resistive Ratings

Group	Fire-Resistive Rating (hours)
A, B, E, H-4, I, R-1, R-2, U	3a
F-1, H-3B, H-5, M, S-1	3
H-1, H-2	4b
F-2, S-2, R-3, R-4	2

12.4.4

Dwelling units and sleeping units. Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1 hour fire resistance rated construction.

Exception:

Horizontal assemblies separating dwelling units and sleeping units shall be not less than ½ hour fire resistance rated construction in a building of type IIB and VB construction, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

712.1.10

Parking garages. Vertical openings in parking garages for automobile ramps, elevators and duct systems shall comply with Section 712.1.10.1, 712.1.10.2 or 712.1.10.3 as applicable.

712.1.10.1

Automobile ramps. Vertical openings for automobile ramps in parking garages shall be permitted where constructed in accordance with Sections 406.5 and 406.6 respectively.

712.1.10.2

Elevators. Vertical openings for elevator hoistways in parking garages that serve only the parking garage, and complying with Sections 406.5 and 406.6, respectively, shall be permitted.

712.1.10.3

Duct systems. Vertical openings for mechanical exhaust or supply duct systems in open or enclosed parking garages complying with Sections 406.5 and 406.6, respectively, shall be permitted.

712.1.13.1

Horizontal fire door assemblies. Horizontal fire door assemblies used to protect openings in fire resistance rated horizontal assemblies shall be tested in accordance with NFPA 288, and shall achieve a fire resistance rating not less than the assembly being penetrated. Horizontal fire door assemblies shall be labeled by an approved agency. The label shall be permanently affixed and shall specify the manufacturer, the test standard and the fire resistance rating.

Section 713
Shaft Enclosures

713.4

Fire resistance rating. Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosure shall have a fire resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.

713.7

Openings. Openings in a shaft enclosure shall be protected in accordance with Section 716 as required for fire barriers. Doors shall be self or automatic closing by smoke detection in accordance with Section 716.5.3.3.

713.13.3

Chute access rooms. Access openings for waste or linen chutes shall be located in rooms or compartments enclosed by not less than 1 hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Openings protecting hosing a fire protection rating of not less than 1-hour. Doors shall be self or automatic closing upon the detection of smoke in accordance with Section 716.2.6.6. The room to allow access door to the room to close & latch with the access panel to the refuse or laundry chute in any position.

Section 714
Penetrations

714.5.4

Penetrations in smoke barriers. Penetrations in smoke barriers shall be protected by an approved through penetration fire stop system installed and tested in accordance with the requirements of the UL 1479 for air leakage. The L rating of the system measured to 0.30 inch of water in both ambient temperature and elevated temperature tests shall not exceed:

1. 5.0 cfm per square foot of penetration opening for each through penetration firestop system or

2. A total cumulative leakage of 50 cfm of and 100 square feet of wall area, or fire area.

715.4.2

Exterior curtain wall/vertical fire barrier intersections. Voids created at the intersection of non-fire-resistance rated exterior curtain wall assemblies and fire barriers shall be filled. An approved material or system shall be used to fill the void and shall be securely installed in or on the intersection for its entire length so as not to dislodge, loosen or otherwise impair its ability to accommodate expected building movements and to retard the passage of fire and hot gases.

716.1.2.2.4

Fire rated glazing identification. For fire-rated glazing, the label shall bear the identification required in Tables 716.3 and 716.5. "D" indicates that the glazing is permitted to be used in fire door assemblies and that the glazing meets the fire protection requirements of NFPA 252. "H" shall indicate that the glazing meets the hose stream requirements of NFPA 252. "T" shall indicate that the glazing meets the temperature requirements of Section 716.5.5.1. The placeholder "XX" represents the fire rating period, in minutes.

716.1.2.2.2

Fire-protection rated glazing identification. For fire protection rated glazing, the label shall bear the following identification required in Tables 716.3 and 716.6: "QH-XXX." "QH" indicates that the glazing meets both the fire protection and the hose stream requirements of NFPA 257 or UL9 and is permitted to be used in fire window openings. The placeholder "XX" represents the fire rating period, in minutes.

716.2.6.6

Smoke activated doors. Automatic closing doors shall be permitted to have hold-open devices. Doors shall automatically close by the actuation of smoke detectors installed in accordance with Section 907.3 or by loss of power to the smoke detector or hold open device. Doors that are automatic closing by smoke detection shall not have more than a 10 second delay before the door starts to close after the smoke detector is actuated. Automatic-closing doors that protect openings shall comply with this section.

8.

Doors installed in waste and linen chutes, discharge openings and access and discharge rooms in accordance with Section 713.13.3. Loading doors installed in waste and linen chutes shall meet the requirements of Sections 716.2.6.1 and 716.2.6.3.

Section 717
Ducts and Air Transfer Openings

717.1.1

Ducts and air transfer openings. Ducts transitioning horizontally between shafts shall not require a shaft enclosure provided that the duct penetration into each associated shaft is protected with dampers complying with this section.

718.2.2

Concealed wall spaces. Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:

1. Vertically at the ceiling and floor levels.

2. Horizontally at intervals not exceeding 10 feet (3048 mm).

718.4

In other than group R, Draftstopping shall be installed in attics and concealed roof spaces, such that any horizontal area does not exceed 3,000 square feet (29 m2)

Exception:

Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Section 803
Wall and Ceiling Finishes

TABLE 803.1.3
Interior Wall and Ceiling Finish Requirements by Occupancy

Group	Interior Exit Stairways and ramps and Exit Passageways	Corridors and enclosure for exit access stairways and ramps	Rooms and enclosed spaces
R-2	C	C	C

902.1

Pump and riser room size. Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working room around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire resistant rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with a door(s) and unobstructed passageway large enough to allow removal of the largest piece of equipment.

Section 903
Automatic Sprinkler Systems

03.2.1.3Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and intervening floors of the building where one of the following conditions exists:
1. The fire area exceeds 12,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

03.2.8Group R-3. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

03.2.11Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be permitted in Group R-3 occupancies.
Specific building areas and hazards. In all occupancies other than Group U, an automatic sprinkler system shall be installed for building design or hazards in the location set forth Sections 903.2.11.1 through 903.2.11.6.

03.2.11.1Stories without openings. An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1500 square feet and where the story does not comply with the following criteria for exterior wall openings:
1. Openings below grade that lead directly to ground level by an exterior stairwell or exterior ramp. Openings shall be located in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side.
2. Openings entirely above the adjoining ground level totaling not less than 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet. The height of the bottom of the clear opening shall not exceed 44 inches measured from the floor.
Opening dimensions and access. Openings shall have a minimum dimension of not less than 30 inches. Openings are to be unobstructed to allow for fire department access from the exterior.

03.2.11.1.3Basements. Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams, the basement shall be equipped throughout with an approved automatic sprinkler system.

03.2.11.2An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes to have additional sprinkler heads installed at alternative floors and at the lowest intake.

03.2.11.3Buildings 55 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

03.3.1.2NFPA 13R Sprinkler Systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R. The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from the horizontal assembly creating separate buildings.

03.3.1.2.1Basements and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor porches of dwelling units and sleeping units where the building is of type V construction, provided there is a roof or deck above.

03.3.1.3NFPA 13 D Sprinkler systems. Automatic sprinkler systems installed in one and two family dwellings; Group R-3, Group R-4 Condition 1 and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D.

TABLE 906.3 (1)
Fire Extinguishers for Class A Fire Hazards

	Light (low) Hazard Occupancy
Maximum floor area for extinguisher	11,250 square feet
Maximum distance of travel to extinguisher	75 feet

Section 915
Carbon Monoxide Detection in Commercial Buildings

The term "detection zone" means a story of a commercial building. However:

(i) if a story is arranged so that two or more separate carbon monoxide producing HVAC systems are used to serve separate portions of the story, each such portion of the story shall be deemed to be separate detection zones;

(ii) if a portion of a story is used as a garage, the portion used as a garage shall not be deemed to be a detection zone and the portion not used as a garage shall be deemed to be a detection zone;

(c) Commercial buildings required to have carbon monoxide detection.

(i) contains any carbon monoxide source (including, but not limited to, any garage or any other motor vehicle related occupancy);

(ii) is attached to a garage; and/or

(iii) is attached to any other motor vehicle related occupancy

915.1Carbon monoxide alarms and detectors shall be installed in new and existing buildings in accordance with section 915 of the Fire Code of New York State.

Section 1006
Number of Exits and Exit Access Doorways

1006.2.1Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with section 1004.2

TABLE 1006.2.1
Spaces with one exit or exit access doorway

Occupancy	Maximum Occupant Load of Space	Maximum Common Path of Egress Travel Distance (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load	OL>30	
		OL≤30	OL>30	
Ac	49	75	75	75a
R-1	10	NP	NP	75
R-2	20	NP	NP	125
R-3	20	NP	NP	125
S	29	100	75	100

TABLE 1006.3.2
Minimum Number of Exits or Access to Exits Per Story

Occupant Load Per Story	Minimum Number of Exits or Access to Exits From Story
1-500	2
501-1000	3
More than 1000	4

TABLE 1017.2
Exit Access Travel Distance

Occupancy	Without Sprinkler System (feet)	With Sprinkler System (feet)
A, E, F-1, M, R, S-1	200	250
B	200	350

Section 1007
Exit and Exit Access
Doorway Configuration

1007.1.1Two exits or exit access doorways. Two exits, exit access doorways, exit access stairways or ramps or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway.

2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one third of the length of the maximum overall diagonal dimension of the area served.

1007.2.1Stairway width.

Exceptions:

1. The clear width of 48 inches (1219 mm) between handrails is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

2. Areas of refuge are not required at stairways in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

3. Areas of refuge are not required at stairways serving open parking garages.

4. Areas of refuge are not required at stairways in Group R-2 occupancies.

Two-way communication. A two-way communication system complying with sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge.

Directions. Directions for the use of the two-way communication system, instructions for summoning assistance via the two-way communication system and written identification of the location shall be posted adjacent to the two-way communication system. Signage shall comply with the ICC A117.1 requirements for visual characters.

1703.1

1703.1.1

1703.1.2

1703.1.3

1704.2.1

Section 1703
Approvals

Approved agency. An approved agency shall provide all information as necessary for the building official to determine that the agency meets the applicable requirements specified in Sections 1703.1.1 through 1703.1.3.

Independence. An approved agency shall be objective, competent and independent from the contractor responsible for the work being inspected. The agency shall also disclose to the building official and the registered design professional in responsible charge possible conflicts of interest so that objectivity can be confirmed.

Equipment. An approved agency shall have adequate equipment to perform required tests. The equipment shall be periodically calibrated. Personnel. An approved agency shall employ experienced personnel educated in conducting, supervising and evaluating tests and special inspections.

Special inspector qualifications. Prior to the start of the construction, the approved agencies shall provide written documentation to the building official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction. Experience or training shall be considered relevant where the documented experience or training is related in complexity to the same type of special inspection or testing activities for projects of similar complexity and material qualities. These qualifications are in addition to qualifications specified in other sections of this code.

Section 1807

Foundation Walls, Retaining Walls and Embedded Posts and Poles

TABLE 1807.1.6.2
Concrete Foundation Walls

Max. Wall Height (feet)	Max. Unbalanced Backfill Height (feet)	Minimum Vertical Reinforcement Bar Size and Spacing (inches)								
		Design lateral soil load (psf per foot of depth)								
		30d			45d			60		
		Minimal Wall Thickness (inches)								
		7.5	9.5	11.5	7.5	9.5	11.5	7.5	9.5	11.5
8	7	PC	PC	PC				#6 at 43	PC	PC
9	8	#1 at 41	PC	PC				#7 at 39	#6 at 39	#4 at 48
10	9d							#6 at 22	#7 at 37	#7 at 47

c. "PC" means plain concrete.
d. Where unbalanced backfill height exceeds 8 feet and design lateral soil loads from Table 1801.6.1 are used, the requirements for 30 and 45 psf per foot of depth are not applicable (see Section 1610)

TABLE 1807.1.6.3 (1)
Plain Masonry Foundation Walls

Max. Wall Height (feet)	Max. Unbalanced Backfill Height (feet)	Minimal Nominal Wall Thickness (inches)		
		Design lateral soil load (psf per foot of depth)		
		30f	45	60
8	7	12		Note d
9	8	12 (solid c)		Note d

d. A design in compliance with Chapter 21 or reinforcement in accordance with Table 1807.1.6.3(2) is required.

TABLE 1807.1.6.3 (2)
8" Masonry Foundation Walls with Reinforcement where d ≥ 5 inches o.b.c

Max. Wall Height (feet)	Max. Unbalanced Backfill Height (feet)	Minimal Nominal Wall Thickness (inches)		
		Design lateral soil load (psf per foot of depth)		
		30e	45	60
8-0	7-0	#5 at 48		#7 at 48
8-8	7-0	#5 at 48		#7 at 48
9-4	8-0	#6 at 48		#8 at 48
10-0	9-0c	#7 at 48		#9 at 48

TABLE 1807.1.6.3 (3)
10" Masonry Foundation Walls with Reinforcement where d ≥ 6.75 inches o.b.c

Max. Wall Height (feet)	Max. Unbalanced Backfill Height (feet)	Minimal Nominal Wall Thickness (inches)		
		Design lateral soil load (psf per foot of depth)		
		30e	45	60
8-0	7-0	#4 at 58		#6 at 56
8-8	7-0	#4 at 56		#6 at 56
9-4	8-0	#5 at 56		#7 at 56

TABLE 1807.1.6.3 (4)
12" Masonry Foundation Walls with Reinforcement where d ≥ 8.75 inches o.b.c

Max. Wall Height (feet)	Max. Unbalanced Backfill Height (feet)	Minimal Nominal Wall Thickness (inches)		
		Design lateral soil load (psf per foot of depth)		
		30e	45	60
8-0	7-0	#4 at 72		#6 at 72
8-8	7-0	#4 at 72		#6 at 72
9-4	8-0	#5 at 72		#7 at 72

Section 1808.8.1

Minimum Specified Compressive Strength f c of Concrete or Grout

Foundation Element or Condition	Specified Compressive Strength, f c
1. Foundations for Structures assigned to Seismic Category A, B, C	2500 psi
2a. Foundation for Group R or U occupancies of light frame construction, two stories or less in height, assigned to seismic Design Category D, E or F	2500 psi

Section 1904

Durability Requirements

2304.10.6

2304.12.2

Structural concrete. Structural concrete shall conform to the durability requirements of ACI 318.

Exception: For Group R-2 and R-3 occupancies not more than three stories above grade plane, the specified compressive strength, f c for concrete in basement walls, foundation walls, exterior walls and other vertical surfaces exposed to the weather shall be not less than 3,000 psi (20.7 MPa).

General Construction Requirements

Load Path. Where wall framing members are not continuous from the foundation sill to the roof, the members shall be secured to ensure a continuous load path. Where required, sheet metal clamps, ties or clips shall be formed of galvanized steel or other approved corrosion resistant material not less than 0.0329 inch (0.836 mm) base metal thickness.

Roof supported by exterior foundation walls. Roof framing members, including wood sheathing, that are in contact with exterior foundation walls and are less than 8 inches (203 mm) from exposed earth shall be of naturally durable or preservative-treated wood.

TABLE 2308.5.1

Size, Height and spacing of wood studs

Stud Size (inches)	Bearing Walls				Non Bearing Walls	
	Laterally unsupported stud height (feet)	Supporting roof and ceiling only	Supporting one floor, roof and ceiling	Supporting two floors, roof and ceiling	Laterally unsupported stud height (feet)	Spacing (inches)
2 X 4	10	24	16	---	14	24
2 X 6	10	24	24	16	20	24

Section 2406

Safety Glazing

2406.4.7

Glazing adjacent to the bottom stairway landing. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 60 inches (1524 mm) above the landing and within a 60 inch (1524 mm) horizontal arc that is less than 180 degrees (3.14 rad) from the bottom tread nosing shall be considered a hazardous location.

Exception: Glazing that is protected by a guard complying with Sections 1015 and 1607.8 where the plane of the glass is greater than 18 inches (457 mm) from the guard.

2902.6

Small occupancies. Drinking fountains shall not be required for an occupant load of 15 or fewer.

3005.4

Machine rooms, control rooms, machinery spaces, and control spaces. Elevator machine rooms, control room, control spaces and machinery spaces outside of but attached to a hoistway that have openings into the hoistway shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. The fire resistance rating shall be not less than the required rating of the hoistway enclosure served by the machinery. Openings in the fire barriers shall be protected with assemblies having a fire protection rating not less than that required for the hoistway enclosure doors.

Exceptions:

1. For other than fire service access elevators and occupant evacuation elevators, where machine rooms, machinery space, control rooms and control spaces do not abut and have no openings to the hoistways enclosure they serve, the fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both, shall be permitted to be reduced to a 1 hour fire resistance rating.

TABLE 2506.2

Gypsum Board and Gypsum Panel Products Materials and Accessories

Material	Standard
Cold formed steel studs and track, structural	ASTI S200 and ASTM C955, Section 8
Cold formed steel studs and track, nonstructural	ASTI S220 and ASTM C645, Section 10
Elastomeric Joint sealants	ASTM C920
Fiber-- reinforced gypsum panels	ASTM C1278
Glass mat gypsum backing panel	ASTM C1178
Glass mat gypsum panel 5	ASTM C1658
Glass mat gypsum abstract	ASTM C1177
Joint reinforcing tape and compound	ASTM C474, C475
Nails for gypsum board	ASTM C514, F547, F1667
Steel screws	ASTM C1396
Standard specification for gypsum board	ASTM C22, C472, C473

TABLE 2508.1

Installation of Gypsum Construction

Material	Standard
Gypsum Board and gypsum panel products	GA-216; ASTM CB40
Gypsum sheathing and gypsum panel products	ASTM C1280
Gypsum veneer base	ASTM CB44
Interior lathing and furring	ASTM CB41
Steel framing for gypsum board and gypsum board and gypsum panel products	ASTM C754; C1007

TABLE 2508.5

Shear Capacity for Horizontal Wood-- Frame Gypsum Board Diaphragm Ceiling Assemblies

Material	Thickness of Material (Minimum) (inches)	Spacing of Framing Members (inches)	Shear Value (PLF of ceiling)	Minimum Fastener Size
Gypsum Board or Gypsum Panel Product	1/2	16 o.c.	90	5d cooler or wallboard nail; 1-5/8 inch long; 0.086 inch shank; 15/64 inch head (c)
Gypsum Board or Gypsum Panel Product	1/2	24 o.c.	70	5d cooler or wallboard nail; 1-5/8 inch long; 0.086 inch shank; 15/64 inch head (c)

Gypsum Panel Product

1.

STATE OF NEW YORK MULTIPLE DWELLING LAW REFERENCES:

1.A.

CLASSIFICATION OF BUILDINGS: FIREPROOF MULTIPLE DWELLING

1.B.

APPLICABLE ARTICLES OF THE MULTIPLE DWELLING LAW

1.B.1.

ARTICLE I: INTRODUCTORY PROVISIONS

1.B.2.

ARTICLE II: MISCELLANEOUS AMPLIFICATION PROVISIONS

1.B.3.

ARTICLE III: MULTIPLE DWELLINGS, GENERAL PROVISIONS

1.B.4.

ARTICLE IV: FIREPROOF MULTIPLE DWELLINGS

2.

ALL WORK PERFORMED SHALL BE IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF LOCAL GOVERNING CODES, INCLUDING BUT NOT LIMITED TO N.Y.S. DEPT. OF LABOR, INDUSTRIAL LABOR CODE, RULE 21, HEALTH CODE, FIRE DEPARTMENT REGULATIONS, NERU AND UTILITY CODES, NFPA, OSHA CODES AND BUILDING CODE OF NEW YORK STATE, LATEST EDITIONS.

3.

DRAWINGS:

3.A.

THE DRAWINGS ARE PART OF THE COMPLETE CONTRACT DOCUMENTS AND WORK INDICATED ON THE DRAWINGS SHALL BE SUBJECT TO THE ENTIRE CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, AND OTHER CONTRACT DOCUMENTS, WHETHER OR NOT ATTACHED HERETO, ARE COMPLEMENTARY AND THE REQUIREMENTS OF ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IT IS ESSENTIAL TO THE PROPER EXECUTION OF THE WORK THAT COORDINATION BETWEEN THE VARIOUS CONTRACT DOCUMENTS BE PROPERLY AND CONSISTENTLY MADE.

3.B.

WHERE DRAWINGS INDICATE THE WORK IN DIAGRAMMATIC FORM, SUCH INDICATIONS SHALL BE SUBJECT TO DRAWN AND/OR WRITTEN DETAIL OR DIMENSIONAL INFORMATION PROVIDED ELSEWHERE.

3.C.

THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT AND LOCATION OF PIPING, FIXTURES, OUTLETS, ETC. IN DIAGRAMMATIC FORM. MAKE NECESSARY MODIFICATIONS IN THE LAYOUT WORK THAT MAY BE NECESSARY TO SUIT ACTUAL FIELD CONDITIONS. NOTIFY THE ARCHITECT PRIOR TO SUCH MODIFICATIONS. LAYOUT & VERIFY CONDITIONS SO THAT WORK WILL AGREE WITH THE LINES, LEVELS, & DIMENSIONS INDICATED ON THE DRAWINGS. NOTIFY THE ARCHITECT, REQUEST INSTRUCTIONS, IF THERE IS ANY DISCREPANCY BETWEEN THE DRAWINGS & CONDITIONS ENCOUNTERED IN THE FIELD.

3.D.

STRUCTURAL DIMENSIONS ARE TO FACE OF STUD. WHERE DIMENSIONS ARE MARKED WITH A (1/2") SIGN, SUCH DIMENSIONS ARE GENERALLY FOR CONVENIENCE, AND SHALL BE SUBORDINATE TO THE OTHER WRITTEN DIMENSIONS OR CONDITIONS.

3.E.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS.

3.F.

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATIONS, IF NECESSARY. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTORS AND COORDINATED WITH ALL WORK OF ALL TRADES. IF THERE ARE ANY DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR BEFORE THE CONTINUATION OF WORK.

3.H.

CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING, BEFORE BEGINNING CONSTRUCTION, AND DURING CONSTRUCTION. IF ANY DISCREPANCIES OR OMISSIONS ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED, IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

4.

CONTRACTOR RESPONSIBILITIES:

4.A.

CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR THE SELECTION AND SUPERVISION OF THE APPROPRIATE, SAFE, AND LAWFUL MEANS AND METHODS OF CONSTRUCTION AND CONSTRUCTION OPERATIONS, AND SHALL ENSURE THAT ALL CONSTRUCTION PERSONNEL ARE FULLY COGNIZANT OF THEIR RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS AND ANY OTHER APPLICABLE REQUIREMENTS.

4.B.

PROVIDE A FULL TIME COMPETENT SUPERINTENDENT AT THE SITE.

4.C.

CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS AND SAFETY PROCEDURES. WORK AND ALL CONSTRUCTION OPERATIONS SHALL BE PERFORMED WITH STRICT ADHERENCE TO MANDATED SAFETY PROCEDURES, AND IN STRICT CONFORMANCE WITH GOVERNMENTAL STANDARDS, AND BUILDING REGULATIONS.

4.D.

EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.

4.E.

EACH SUBCONTRACTOR SHALL LAY OUT THEIR OWN WORK, & COORDINATE W/ OTHER TRADES.

5.

SITE PROTECTION:

5.A.

PROVIDE TEMPORARY SHORING AND BRACING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS CONDITIONS REQUIRE.

5.B.

PROVIDE, MAINTAIN, AND PAY FOR TEMPORARY SERVICES NECESSARY TO PERFORM THE WORK. WHERE EXISTING FACILITIES ARE AVAILABLE FOR USE, THEY MAY BE UTILIZED SUBJECT TO CONTRACTOR BEING RESPONSIBLE FOR PROPER MAINTENANCE AND CARE.

5.C.

PERFORM DRILLING AND CUTTING NECESSARY FOR THE WORK AFTER INSTALLATION WORK IS COMPLETED. PATCH ANY DISTURBED ADJACENT CONSTRUCTION IN A NEAT AND SATISFACTORY MANNER, IN CONFORMANCE WITH APPLICABLE PROVISIONS OF THE CONTRACT DOCUMENTS.

5.D.

ANY WORK DAMAGED OR DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED. HOLES & DEPRESSIONS FOR PIPING, HARDWARE, OR OTHER SUCH ITEMS WHICH ARE REMOVED DURING THE COURSE OF WORK SHALL BE PATCHED & FILLED SMOOTH.

5.E.

ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED, AND PROTECTED UNTIL READY FOR REMOVAL FROM THE SITE OR FOR REINSTALLATION, AT WHICH TIME THESE SHALL BE CAREFULLY RE-INSTALLED.

5.F.

REMOVED/REMOVED ITEMS SHALL BE PROMPTLY REMOVED, AND THE PREMISES KEPT "BROOM CLEAN."

5.G.

PROPERLY DISCONNECT, REMOVE AND LEGALLY DISPOSE OF EXISTING CONSTRUCTION BEING ABANDONED OR NO LONGER USED OR NEEDED IN THE WORK, UNLESS OTHERWISE NOTED.

5.H.

REMOVAL WORK SHALL BE PERFORMED TO NEAT LINES, AND SO AS TO MINIMIZE DAMAGE TO EXISTING PORTIONS OF THE WORK WHICH ARE TO REMAIN.

6.

CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS (INCLUDING BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSULATION CONDENS, BACKWAYS, SPRINKLER SYSTEM, LIGHT FIXTURES, CEILING SYSTEMS, & ANY OTHER SPECIAL STRUCTURAL SUPPORTS REQUIRED) & SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED CEILING HEIGHT ABOVE THE FINISHED FLOOR INDICATED IN THE CONSTRUCTION DRAWINGS & THE FINISH SCHEDULE OR A-651. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CLG)

7.

ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON THE CONSTRUCTION DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS' WORK AND RECEIVE APPROVAL FROM THE ARCHITECT. ACCESS PANELS SHALL BE SPECIFIED. NO ACCESS PANEL SHALL BE LOCATED, FRAMED, OR INSTALLED WITHOUT THE APPROVAL OF THE ARCHITECT.

8.

DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS, AND DETAILS ARE TO FACE OF STUD, MASONRY, OR CONCRETE, UNLESS OTHERWISE NOTED.

9.

ALL DUCT PENETRATIONS THROUGH PARTITIONS AND CEILINGS SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING AND SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS AS REQUIRED BY THE BUILDING DEPARTMENT FOR FIRE-RATED PENETRATIONS.

10.

ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL CONSTRUCTION DRAWINGS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANTS WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE TO THE OWNER, ARCHITECT, OR HIS CONSULTANTS.

12.

CONTRACTOR SHALL PROVIDE AND INSTALL ACCESS PANELS WHERE SHOWN ON THE REFLECTED CEILING PLAN (RCP) AND AS REQUIRED BY THE BUILDING DEPARTMENT OR NORMAL GOOD PRACTICE TO PROVIDE ACCESS AT ALL TERMINAL BOXES, VOLUME DAMPERS, VALVES, ETC. (ALSO SEE NOTE #8)

13.

THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BUILDING IS EITHER EXPEDIENT OR NECESSARY. PRIOR TO PROCEEDING WITH WORK, REINFORCEMENT AND/OR SUPPORT SATISFACTORY TO THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CUTTING INTO STRUCTURAL PORTIONS OF ANY BUILDING

14.

ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND SHALL BE ACCESSIBLE BY THE HANDICAPPED

15.

MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:

1.A.

INTERIOR DOORS - 5LBS

1.B.

EXTERIOR DOORS - 8LBS

1.C.

FIRE DOORS - 15LBS

16.

LEGAL EXITS SHALL NOT BE BLOCKED AT ANYTIME

17.

UTILITIES

1.A.

WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTIONS, A MINIMUM OF 48 HOUR ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK NEEDED TO BE PERFORMED, AND SHALL BE APPROVED IN ADVANCE BY THE OWNER.

1.B.

CONTRACTOR SHALL MEASURE & VERIFY LOCATION OF ALL EXISTING OVERHEAD UTILITY LINES IN RELATION TO THE NEW BUILDING STRUCTURE AND ADJACENT VIOITY. MINIMAL DISTANCES FROM BOTH VERTICAL & HORIZONTAL OFFSETS MUST BE MAINTAINED FOR LOCAL UTILITY REQUIREMENTS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES & COORDINATE WITH UTILITY REPRESENTATIVES IF RELOCATION OF EXISTING UTILITY LINES IS REQUIRED.

18.

PRIOR TO BEGINNING ANY WORK, IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT THE REQUIREMENTS OF THIS CONTRACT CONFLICT WITH OR ARE IN VIOLATION OF APPLICABLE LAWS, CODES, REGULATIONS, AND ORDINANCES, HE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK. THE ARCHITECT HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY THE ARCHITECT.

19.

ANY WORK THAT IS INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT OR CONSULTANTS.

20.

FINISH FLOOR ELEVATIONS ARE AS ESTABLISHED DATUM LINE, UNLESS OTHERWISE NOTED.

21.

THE CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER AND ARCHITECT.

22.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND COORDINATE ALL INSPECTIONS TO BE COMPLETED. SPECIAL INSPECTIONS PER BONVS SHALL BE COORDINATED THROUGH THE OWNER AND 3RD PARTY INSPECTOR

23.

SIZE OF MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY DIMENSIONS WITH RESPECTIVE EQUIPMENT MANUFACTURER.

24.

SPECIAL NOTICE TO CONTRACTORS: ALL CONTRACTORS PERFORMING WORK ON THE PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING A REASONABLE AND PRUDENT SAFETY PROGRAM INCLUDING BUT NOT LIMITED TO THE ISOLATION OF WORK AREAS, AND THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS WHICH MIGHT ENDANGER VISITORS AND STAFF OF THE OWNER OR THE ARCHITECT

25.

THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND FOR ALL FLOOR MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.

26.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.

27.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, AND/OR RELOCATION OF EXISTING UTILITIES ABOVE OR BELOW GRADE WITH THE RESPECTIVE UTILITY COMPANIES.

28.

THE CONTRACTOR SHALL COORDINATE WITH REPRESENTATIVES OF WATER, ELECTRICAL, GAS, TELEPHONE, AND TV COMPANIES TO VERIFY AVAILABLE FACILITIES AND, IF APPLICABLE, TO ESTABLISH TEMPORARY FACILITIES.

29.

THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND FEES REQUIRED NOT NORMALLY COVERED BY THE BUILDING PERMITS.

30.

SUBSTITUTIONS:

1.A.

REFERENCE TO MAKERS, BRANDS, MODELS, ETC. IS TO ESTABLISH THE TYPE AND QUALITY DESIRED; NO SUBSTITUTION WILL BE PERMITTED.

1.B.

THE ARCHITECT, ACTING AS THE OWNER'S DESIGNATED AGENT FOR THE DESIGN DECISIONS OF THIS PROJECT, WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT AND SYSTEMS WITH THE INTENT OF THE DESIGN.

1.C.

SHOP DRAWINGS:

1.A.

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL EQUIPMENT AND MATERIALS WHICH MUST INTERFACE AND COORDINATE WITH OTHERS, WHETHER DETAILED OR NOT.

1.B.

SHOP DRAWINGS SHALL BE SUBMITTED IN A MINIMUM OF (3) THREE COPIES, BROCHURES IN NOT LESS THAN 6 COPIES.

32.

TEMPORARY FACILITIES:

1.A.

THE CONTRACTOR SHALL PROVIDE A STAGING AND MATERIAL STORAGE AREA ADJACENT TO THE AREA OF CONSTRUCTION. LOCATION SHALL BE COORDINATED WITH THE OWNER.

1.B.

THE CONTRACTOR SHALL MAKE NECESSARY CONNECTIONS TO EXISTING UTILITIES FOR TEMPORARY POWER AND WATER SUPPLIES, AND SHALL COORDINATE SUCH USE WITH THE OWNER PRIOR TO CONNECTION.

1.C.

THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES TO SEPARATE CONSTRUCTION AREAS FOR PUBLIC SAFETY AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION AREA.

33.

THE CONTRACTOR SHALL PROVIDE A BLANKET (1) ONE YEAR GUARANTEE FOR THE CONTRACT PROJECT WITH SEPARATE GUARANTEES AS SPECIFIED FOR TRADES/EQUIPMENT ITEMS WITH NAMES OF LOCAL REPRESENTATIVES TO BE CONTACTED FOR SERVICE. PROVIDE OPERATING MAINTENANCE BROCHURES, AND GUARANTEES AS REQUIRED.

34.

THE CONTRACTOR SHALL PROVIDE (1) ONE COMPLETE SET OF AS-BUILT AUTOCAD DRAWINGS INDICATING ALL DISCREPANCIES, CHANGES, ETC. AND ACTUAL LOCATIONS OF CONCEALED WORK TO THE ARCHITECT AT THE COMPLETION OF WORK PRIOR TO FINAL PAYMENT. ALL CHANGED MUST BE DRAFTED IN AUTOCAD.

1.

DRAWINGS OF THE EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING INFORMATION RECORDED. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

2.

INSTALLATION OF THE FIRE-ALARM SYSTEM AND AUTOMATIC FIRE SPRINKLER SYSTEM SHALL NOT BEGIN UNTIL DETAILED PLANS, SPECIFICATIONS, AND ENGINEERING CALCULATIONS HAVE BEEN ACCEPTED AND SIGNED BY THE MECHANICAL/ELECTRICAL ENGINEER IN CHARGE OF DESIGN AND THE SIGNATURE OF THE PROFESSIONAL ENGINEER WHO HAS BEEN DELEGATED RESPONSIBILITIES COVERING THE WORK SHOWN ON A PARTICULAR PLAN OR SPECIFICATION.

3.

CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND A/C DIFFUSERS, INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE. SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK IS PROHIBITED.

4.

DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALLS AS SHOWN, OR LOCATED 4" FROM FINISH WALL TO FINISH JAMB, UNLESS OTHERWISE NOTED.

5.

REFER TO THE DOOR SCHEDULE, DETAILS, AND SPECIFICATIONS FOR DOOR, DOOR FRAME, AND DOOR HARDWARE REQUIREMENTS.

6.

ALL DISSIMILAR METALLIC MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.

7.

ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SOUND RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF 24". BACKS AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINERAL FIBER INSULATION.

8.

ALL RIGID CONDUITS, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR 1/4" MINIMUM THICKNESS APPROVED RESILIENT MATERIALS.

9.

APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND ALL SEPARATION WALLS.

10.

GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18 INCHES OF ADJACENT FLOOR SHALL BE GLASS APPROVED FOR IMPACT HAZARD.

11.

GLAZING IN EXTERIOR DOORS OR WITHIN 40 INCHES OF ANY LOCKING MECHANISM SHALL BE TEMPERED OR BURGLAR-RESISTANT.

12.

FIRE-RATED PARTITION WALLS AND FIRE-RATED OCCUPANCY SEPARATION WALLS SHALL EXTEND FROM CONCRETE FLOOR SLABS TO UNDERSIDE OF STRUCTURE ABOVE. ALL OPENINGS SHALL BE PROTECTED AS FOLLOWING:

12.A.

ONE HOUR WALLS: LABELED CLASS "C" FIRE DOOR, AND FRAME ASSEMBLY AND HARDWARE.

12.B.

TWO HOUR WALLS: LABELED CLASS "B" FIRE DOOR, AND FRAME ASSEMBLY AND HARDWARE.

12.C.

THREE HOUR WALLS: LABELED CLASS "A" FIRE DOOR, AND FRAME ASSEMBLY AND HARDWARE.

13.

ALL PIPES, DUCTS, AND BUSS DUCTS WHICH PENETRATE THE FLOOR CONSTRUCTION SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE RESISTIVE RATING AND STRUCTURAL INTEGRITY OF THE BUILDING

14.

ALL PENETRATIONS THRU FIRE RATED WALLS AND CEILINGS SHALL BE INSTALLED WITH FIRE DAMPERS, FIRE SEAL, ETC. SO AS TO MAINTAIN THE FIRE RESISTIVE RATING AND STRUCTURAL INTEGRITY OF THE WALL OR CEILING ASSEMBLY.

15.

EACH CONTRACTOR SHALL, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, SECURE AND PAY FOR THE REQUIRED CONSTRUCTION PERMITS, FEES, AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK FOR EACH CONTRACT.

16.

COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.

17.

COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.

18.

TO THE BEST OF THE UNDERSIGNED ARCHITECT'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THE DRAWINGS AND SPECIFICATIONS WHICH COMPRISE THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT ARE IN COMPLIANCE WITH THE LATEST EDITION OF THE NEW YORK STATE ENERGY CONSERVATION CODE.

19.

EACH CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITH ADJACENT CONSTRUCTION WITHOUT COMPROMISING THE QUALITY OF THE WORK

20.

THE WORD "PROVIDE" MEANS TO FURNISH AND INSTALL NEW ITEM(S) AND/OR SYSTEM(S).

21.

THE TERM "FINISH FLOOR" SHALL MEAN THE NORMAL FINISHED SURFACE OF THE FLOOR LEVEL.

22.

THE GENERAL CONSTRUCTION CONTRACTOR SHALL KEEP WORK SITE FREE FROM DEBRIS AND ACCUMULATED REFUSE, AND SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES. SITE WILL BE LEFT BROOM CLEAN AND WET MOPPED DAILY AT THE END OF EACH WORKING DAY.

23.

UNLESS OTHERWISE SHOWN ON THE CONTRACT DRAWINGS, EACH CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE AND DISPOSE OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM ALL CONSTRUCTION OPERATIONS.

24.

ALL ELECTRICAL INDICATIONS ON ARCHITECTURAL DRAWINGS ARE FOR LOCATION PURPOSES ONLY.

25.

THE ELECTRICAL CONTRACTOR SHALL BE A LICENSED FIRE ALARM SYSTEM INSTALLER.

26.

ALL NEW ELECTRICAL WORK SHALL BE FIRE UNDERWRITER'S INSPECTED & APPROVED.

27.

ALL CONTRACTORS SHALL COORDINATE ALL AREAS OF WORK WITH ALL OTHER CONTRACTORS INVOLVED WITH THE PROJECT. ADDITIONAL NOTES WHICH ARE APPLICABLE TO THIS PROJECT MAY BE FOUND THROUGHOUT THE CONSTRUCTION DOCUMENTS.

28.

FIRE STOPPING IS REQUIRED AT ALL WALL, FLOOR AND CEILING PENETRATIONS MADE BY EACH TRADE. NEW FIRE STOPPING SHALL MEET THE REQUIRED FIRE RATING OF THE NEW CONSTRUCTION, AS NOTED ON SHEET G-106

29.

WHERE THE TERM CONSTRUCTION IS USED, IT SHALL REFER TO THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.

30.

ALL PERMITS ISSUED SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO THE PUBLIC INSPECTION UNTIL THE COMPLETION OF THE WORK, OF THE USE AND THE OPERATION OF THE EQUIPMENT, OR UNTIL THE EXPIRATION OF THE PERMIT.

32.

PRIOR TO THE START OF WORK, EACH CONTRACTOR SHALL PROVIDE CERTIFICATE OF INSURANCE IN THE AMOUNT TO SATISFY NEW YORK STATE LAW AND THE PROPERTY OWNER, NAMING THE BUILDING OWNER, THE ARCHITECT AND OTHER PARTIES AS THEY REQUIRE, AS ADDITIONAL INSURED.

33.

ELECTRICAL, PLUMBING, HVAC AND OTHER SUBCONTRACT WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGNOFFS.

34.

THESE DRAWINGS HAVE BEEN PREPARED BY OR AT THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, INFORMATION AND BELIEF MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.

BUILDING CODE & GENERAL NOTES

MELVILLE CROSSING

MELVILLE, NEW YORK

THE MARCUS ORGANIZATION

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7

12.14.20

REVISED ELEVATION

6

9.14.20

REVISED ELEVATION

5

8.25.20

REVISED ELEVATION FOR REVIEW

4

8.21.20

FILING

3

11.8.19

PROGRESS

2

1.7.19

REVISIONS PER MEP COMMENTS

1

11.9.18

REVISIONS

ISSUE

REV

DATE

DESCRIPTION

NEW HIGHWAY (CR 28)

PLANNING COMMENT:
25 DECIBEL
REDUCTION FOR
BUILDING END WALL
NEXT TO UPS
PROPERTY.
BERM/WALL
(10' HIGH)

KEY PLAN

ADJACENT "UPS" PROPERTY

BUILDING #1

SPECIFICATIONS

FIRESTOP

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. The Work of this Section includes all labor, materials, equipment and services necessary to complete the installation of firestops and smoke seals through fire rated assemblies as shown on the drawings and/or as specified herein, including, but not limited to, the following:
1. Voids Around
 - a. Pipes
 - b. Ducts
 - c. Conduits
 - d. Wires
 - e. Structural members

2. Construction Joints that include intersection points between walls and floors, ceilings or rated roof systems.
3. Other openings as required by applicable building codes.

1.02 DEFINITION

- A. Fire Rated Assembly. Includes all the fire rated walls, floors, floor/ceiling and roof system assemblies. Ratings shall be per ASTM E 119-83 "Methods of Fire Tests of Building Construction and Materials" or UL 263 "Fire Tests of Building Construction and Materials".
- B. Firestop System. Through Penetration Firestop Systems are designed to prevent the spread of fire through openings in fire rated assemblies for a specified period of time. Incorporating the use of specific products installed in a specific manner, they shall only be believed in configurations for which they have been specifically tested and tested by Underwriters Laboratories (UL) or Factory Mutual (FM) per ASTM E 814 or UL 1418 or other Building Code approved testing laboratories.

- C. Flame Spread/Smoke Developed Ratings: Numerical Value of a material when tested in accordance with E 84-84 "Standard Test Method for Surface Burning Characteristics of Building Materials."

1.03 SUBMITTALS

- A. Drawings: Submit detail drawings and applicable UL or FM system numbers for each Firestop System and location to be installed.
- B. Installation Instructions: Submit Manufacturer's installation instructions for Firestop Systems to be installed.
- C. Product Data: Submit Manufacturer's printed data sheet for all products used in the Firestop Systems, indicating product characteristics, performance and any limiting criteria.
- D. Manufacturer's Letters: For installations or configurations not covered by a UL or FM design number, a recommendation shall be obtained from the Manufacturer in writing for the specific application.

1.04 QUALITY ASSURANCE

- A. Manufacturer: Use Firestop Systems, for the entire project, from a single Manufacturer to the greatest extent possible. For installations or configurations not covered by a tested Firestop System, a recommendation shall be obtained from the Manufacturer for the specific application.
- B. Compatibility: Provide Firestop Systems that are compatible with one another and with substrates under conditions of application and service, as demonstrated by Manufacturer, based on testing and field experience.
- C. Structural Considerations: Firestop Systems do not reestablish the structural integrity of a load-bearing assembly. Firestop Systems may not support live loads and traffic. Curb or cover plates are required to restrict or accommodate potential live loads. Contractor shall notify Architect. If Contractor has reason to believe the integrity of any load-bearing assembly has been violated.
- D. All section materials for use in Firestop Systems applied to Expansion Joints shall meet the requirements of latest edition of the ASTM "Adhesion and Cohesion of Elastomeric Joint Sealants under Cyclic Movements" and ASTM "Standard Specification for Elastomeric Joint Sealants".
- E. Use Firestop Systems meeting the requirements of ASTM "Standard Method of Fire Tests of Through-Penetration Fire Stops" or "Fire Tests of Through-Penetration Firestops". For installations or configurations not covered by a Firestop System, an engineered judgment shall be obtained from the Manufacturer for the specific application.
- F. All Firestop Systems shall comply with the interior finish flame spread and smoke developed requirements, for the area in which they are installed, "Standard Test Method for Surface Burning Characteristics of Building Materials" (in addition to ASTM "Standard Method of Fire Tests of Through-Penetration Fire Stops"). Interior finish requirements are specified by applicable building codes governing this project.
- G. All products shall be capable of acting as a smoke seal in addition to Firestop.

PART 3 - EXECUTION

3.01 PREPARATION

- A. Follow the Manufacturer's instructions and guidelines for surface preparation prior to installation of the Firestop System.

3.02 INSTALLATION

- A. Firestop Systems: Installation shall be in accordance with the appropriate Manufacturer's instructions and drawings.

FLASHING NOTE:

BC-1507.3.9 FLASHING

1. BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH BC- SECTION 1507.2.B.1 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH BC- SECTION 1507.2.B.2 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. DRIP EDGE SHALL BE PROVIDED IN ACCORDANCE WITH BC- SECTION 1507.2.B.3 AT EAVES AND GABLES.

THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS IN ACCORDANCE WITH CHAPTER 16 OF THE IBC:

GROUND SNOW LOAD	20 PSF
FLAT ROOF SNOW LOAD	20 PSF
SNOW EXPOSURE FACTOR	1.0
THERMAL FACTOR	1.0
SNOW LOAD IMPORTANCE FACTOR	1.0
DRIFT SURCHARGE LOADS	1.0
FLOORS:	
RESIDENTIAL:	40 PSF
STAIRS	100 PSF /300#
PUBLIC ROOMS AND	
CORRIDORS SERVING THEM	100 PSF

TABLE 1604.3 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS			
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION	L	D/L
Roof members (non plaster ceiling)	L/240	L/240	L/180
Floors members	L/360	L/240	
Floors with plaster or stucco finish		L/360	
Walls with brittle finishes		L/240	
Walls with flexible finishes		L/120	

1605.3.1 BASIC LOAD COMBINATIONS USING ALLOWABLE STRESS DESIGN

D + L (EQUATION 16-8)

D + L + S (EQUATION 16-9)

D + 1/2 S (EQUATION 16-10)

D + 1/2 S + W (EQUATION 16-11)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-12)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-13)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-14)

D = DEAD LOAD, L = LIVE LOAD, S = SNOW LOAD, W = LOAD DUE TO WIND PRESSURE, E=EARTHQUAKE LOAD, AND LOADINGS SHALL BE DETERMINED IN ACCORDANCE WITH CHAPTER 26 TO 30 OF ASCE 7-10 FOR 30 MPH ULTIMATE DESIGN WIND SPEED (101 MPH BASIC DESIGN WIND SPEED) IN EXPOSURE CATEGORY B.

THE FOOTINGS OF THE BUILDING HAVE BEEN DESIGNED TO SIT ON UNDISTURBED INORGANIC SOIL OR ROCK WITH A MINIMUM PRESUPPOSED BEARING VALUE 2000 PSF. DO NOT PLACE FOOTINGS ON SOIL THAT IS PREDOMINANTLY CLAY AND/OR SILT, OR EXISTING FILL, OR ON SOIL CONTAINING ORGANIC MATERIAL.

WHERE THERE IS UNCERTAINTY TO THE SOIL CONDITIONS AT THE SITE OR IF REQUESTED BY THE BUILDING OFFICIAL, A GEOTECHNICAL INVESTIGATION SHALL CONDUCTED BY AN ENGINEER REGISTERED IN NEW YORK STATE AND SHALL INVOLVE TEST BORINGS OR TEST HOLES AS REQUIRED TO DETERMINE THE BEARING VALUE OF THE SOIL AT THE FOOTING BOTTOMS. A REPORT OF THE FINDINGS SHALL BE SUBMITTED AND SHALL INCLUDE THE FOLLOWING:

1. PLOT SHOWING LOCATIONS OF THE SOIL INVESTIGATIONS.
2. COMPLETE RECORD OF SOIL BORING AND PENETRATION TEST LOGS.
3. SOIL PROFILE
4. GROUND WATER ELEVATION (IF ENCOUNTERED)
5. RECOMMENDATIONS FOR FOUNDATION TYPE AND BEARING CAPACITY
6. EXPECTED TOTAL AND DIFFERENTIAL SETTLEMENT.
7. INFORMATION REGARDING DEEP FOUNDATIONS, EXPANSIVE SOILS, COMPACTED FILL, AND CONTROLLED LOW STRENGTH MATERIALS IF APPLICABLE TO THE PROJECT.

NOTIFY THE ARCHITECT AND SITE ENGINEER IF GROUND WATER IS ENCOUNTERED AT THE SITE ABOVE THE ELEVATION OF THE THE FOOTING BOTTOMS.

WIND DESIGN PARAMETERS:
WIND = ULTIMATE WIND SPEED = 140 MPH (3 SEC GUST)
VOID = NOMINAL WIND SPEED = 101 MPH
RISK CATEGORY II
WIND EXPOSURE B
ENCLOSED BUILDING

WIND PRESSURES ARE CALCULATED IN ACCORDANCE WITH ASCE 7-10 PART 2:
ENCLOSED SIMPLE DIAPHRAGM BUILDING 1160 FT
HORIZONTAL PRESSURES DETERMINED FROM TABLE 27.6-1
ROOF PRESSURES DETERMINED FROM TABLE 27.6-1

EARTHQUAKE DESIGN DATA:

RISK CATEGORY II
IMPORTANCE FACTOR I_e = 1.0 Table 15-2
SITE CLASS D OR BETTER

F₀ = 1.0 Table 11.4-1
F_v = 2.4 Table 11.4-2
S_s = 0.24 Figure 22-1
S_i = 0.06 Figure 22-2

S_m = 1.6 (24) + 30 Equation 11.4-1
S_m = 2.4 (06) + 14 Equation 11.4-2
S_d = .61 (30) + .25 Equation 11.4-3
S_d = .61 (14) + .24 Equation 11.4-4

SEISMIC DESIGN CATEGORY B Table 11.6-1
DESIGN METHOD: 12.14 SIMPLIFIED ALTERNATIVE STRUCTURAL DESIGN CRITERIA FOR SIMPLE BEARINGS WALL OR BUILDING FRAME SYSTEMS
SEISMIC FORCE RESISTING SYSTEM

Ordinary Reinforced Masonry Shear Walls (Section 14.4), R=2

Wood walls w/ wood structural panels (Section 14.5), R=6.5

Steel ordinary concentrically braced frames (Section 14.2), R=3.25

SEISMIC BASE SHEAR V=175kips W/ Equation 12.14-1

F=1.1 For two stories above grade and 1.2 For three stories above grade

STRUCTURAL NOTES

1. GENERAL

- A. THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUPPLY ANY NECESSARY BRACING, GUTS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST WIND, DEAD AND LIVE LOADS UNTIL THE BUILDING IS COMPLETED ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A STRUCTURAL ENGINEER FOR REVIEW.

- B. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL ELEMENTS ARE PERMITTED, NOR SHALL OPENINGS BE MADE IN STRUCTURAL ELEMENTS UNLESS DETAILED ON THE DRAWINGS.

- C. CONSULT ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR VERIFICATION OF TYPE AND LOCATION OF INSERTS, OPENINGS, SLEEVES, DRIPS, REVEALS, FINISHES, DEPRESSIONS, DOOR CLOSURE POCKETS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

- D. DO NOT SCALE DRAWINGS; USE DIMENSIONS.

- E. PRIOR TO STARTING WORK, CONTRACTOR MUST VERIFY FEASIBILITY OF WORK SHOWN ON THESE DRAWINGS. NOTIFY ENGINEER WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS.

2. SUBMITTALS

- A. SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS MUST BE SUBMITTED BY THE GENERAL CONTRACTOR AND REVIEWED BY THE ENGINEER. SHOULD THE OWNER OR GENERAL CONTRACTOR FAIL TO OBTAIN THE STRUCTURAL ENGINEER'S REVIEW OF THE SHOP DRAWINGS, THE STRUCTURAL ENGINEER WILL NOT ACCEPT RESPONSIBILITY FOR THE DESIGN AND CERTIFICATION OF THIS PROJECT. PRIOR TO SUBMISSION OF SHOP DRAWINGS, THE CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL SUBMIT A MINIMUM OF FOUR (4) SETS SHOP DRAWINGS. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL INCLUDE SUBMITTALS:
- ROOF TRUSSES AND CONCRETE MIX DESIGN

- B. DO NOT FABRICATE PRIOR TO SHOP DRAWING REVIEW. REVIEW IS LIMITED TO CONFORMANCE WITH THE DESIGN CONCEPT. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS FOR COMPATIBILITY OF ARCHITECTURAL AND STRUCTURAL REQUIREMENTS. NOTIFY ARCHITECT OR ENGINEER OF ANY CONFLICTS PRIOR TO FABRICATION.

- C. ALLOW MINIMUM OF FIVE (5) WORKING DAYS FOR THE REVIEW PROCESS.
- D. ALL SHOP DRAWING SHALL BEAR THE SEAL AND SIGNATURE OF LICENSED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED.

3. CERTIFICATION

- A. A TESTING AGENCY WHO SPECIALIZES IN ASSURING THAT BUILDING CONSTRUCTION IS ACCOMPLISHED IN ACCORDANCE WITH CONTRACT DOCUMENTS, GOVERNING CODES AND STANDARDS AND STATE OF THE ART PRACTICE SHALL BE RETAINED.
- B. THE TESTING ENGINEER SHALL VERIFY THAT CONSTRUCTION IS AS PER THE CONTRACT DOCUMENTS AND REPORT ALL RESULTS OF ALL TESTS AND SUBMIT THEM TO THE OWNER'S REPRESENTATIVE. IF HE FINDS RESULTS WHICH ARE NOT IN ACCORDANCE WITH THE DOCUMENTS, HE SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- C. THE TESTING ENGINEER SHALL MAKE ALL TESTS AND OBSERVATIONS AS REQUIRED BY THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND AS REQUIRED BY LOCAL JURISDICTIONS OR THE BUILDING OFFICIALS.

4. FOUNDATIONS

- A. THE ASSUMED ALLOWABLE SAFE BEARING PRESSURE (NOTE 2C) IS TO BE VERIFIED BY AN ON-SITE LICENSED GEOTECHNICAL ENGINEER IN IN THE STATE WHERE THE PROJECT IS CONSTRUCTED.
- B. ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL. BOTTOMS OF ALL EXTERIOR FOOTINGS OR FOOTINGS LOCATED IN UNHEATED AREAS SHALL BE AT LEAST MIN. 3'-0" OR FROST DEPTH BELOW FINISHED GRADE. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED. NO EXCAVATION SHALL BE CLOSER THAN AT LEAST A SLOPE OF TWO HORIZONTAL TO ONE VERTICAL TO UNDERSIDE EDGE OF ANY EXISTING FOOTINGS WITHOUT THE WRITTEN AND CERTIFIED PERMISSION OF GEOTECHNICAL ENGINEER. STEP FOOTINGS WITH A RATIO OF TWO HORIZONTAL TO ONE VERTICAL.
- C. PROVIDE SHORING AND PROTECTION FOR EXCAVATION BANKS AS NECESSARY TO PREVENT CAVING.
- D. PROVIDE A 6 MIL POLYETHYLENE MEMBRANE BENEATH THE SLAB ON GRADE.
- E. ALL FOOTINGS SHALL BE BOARD FORMED TO SIZE SHOWN ON THE DRAWINGS IF EXCAVATION BANKS ARE NOT SUFFICIENT TO FORM THE FOOTINGS. ALL FOOTINGS ARE TO BE ON VIRGIN SOIL AND ARE TO BE KEPT A MIN. OF 24" ABOVE WATER TABLE.
- F. UTILITY WORK SUCH AS PIPES, DRAINS, EJECTORS, ETC. SHALL BE INSTALLED AND PROPERLY BACKFILLED PRIOR TO BEGINNING FOUNDATION WORK.
- G. FOUNDATION ELEMENTS THAT ARE TO HAVE FILL ON BOTH SIDES SHALL HAVE EACH SIDE BACKFILLED SIMULTANEOUSLY MAINTAINING A COMMON ELEVATION.
- H. FOUNDATION ELEMENTS HAVING FILL ON ONE SIDE ONLY SHALL BE PROPERLY BRACED BY PERMANENT STRUCTURAL ELEMENTS PRIOR TO BEGINNING THE BACKFILLING OPERATION.
- I. COMPACTED FILL SHALL BE PLACED IN 8 INCH LIFTS AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS ESTABLISHED BY ASTM D-698 OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- J. UNLESS OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4" THICK POURED CONCRETE AND REINFORCED WITH 6 X 6, #14 X #14.4 (#10/#10) WELDED WIRE FABRIC IN THE UPPER THIRD PORTION OF THE SLAB THICKNESS. LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4 INCHES MINIMUM OF COARSE AGGREGATE OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUBGRADE OR ON COMPACTED AND CONTROLLED FILL. USE AIR ENTRAINMENT AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH A MAXIMUM OF 600 SQ. FT. AND PROVIDE CONTROL AND/OR CONSTRUCTION JOINTS AT 25'-0" MAXIMUM SPACING OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.
- K. CONCRETE USED FOR WALKWAYS SHALL HAVE A MAXIMUM WATER CEMENT RATIO OF .45 AND A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.

5. CONCRETE

- A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE TO: ACI 301, ACI 318 & ACI 302 LATEST EDITIONS.
- B. ALL CONCRETE TO BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318 LATEST EDITION "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
- C. ALL CONCRETE TO BE NORMAL WEIGHT STONE CONCRETE WITH A 3/4" MAXIMUM AGGREGATE CONFORMING TO ASTM C33.
- D. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT AGE 28 DAYS UNLESS NOTED OTHERWISE AND SHALL BE IN ACCORDANCE WITH DURABILITY REQUIREMENTS OF BUILDING CODE OF NEW YORK STATE 2015.
- E. ALL CONCRETE EXPOSED TO WEATHER SHALL CONTAIN 6% AIR-ENTRAINMENT AND SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT AGE 28 DAYS.
- F. ALL CONCRETE THAT CAN BE SUBJECTED TO FREEZE AND THAW (EXPOSED TO WEATHER) DURING CONSTRUCTION SHALL BE AIR ENTRAINMENT IN ACCORDANCE WITH BUILDING CODE OF NEW YORK STATE 2015.
- G. CONCRETE STRENGTH ACCEPTANCE CRITERIA:
- THE AVERAGES OF ALL SETS OF THREE CONSECUTIVE STRENGTH TESTS RESULTS MUST EQUAL OR EXCEED THE SPECIFIED F_C STRENGTH.
 - NO INDIVIDUAL STRENGTH TEST SHALL BE MORE THAN 500 PSI BELOW THE SPECIFIED F_C STRENGTH.
- H. FOUR INTERIOR SLABS ON GRADE IN WITH CONTROL OR CONSTRUCTION JOINTS AS PER SECTION 6.1J OF THESE NOTES.
- I. CONCRETE USED FOR WALKWAYS AND EXTERIOR PORCHES SHALL HAVE A MAXIMUM WATER CEMENT RATIO OF .45 AND A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.

6. REINFORCING STEEL

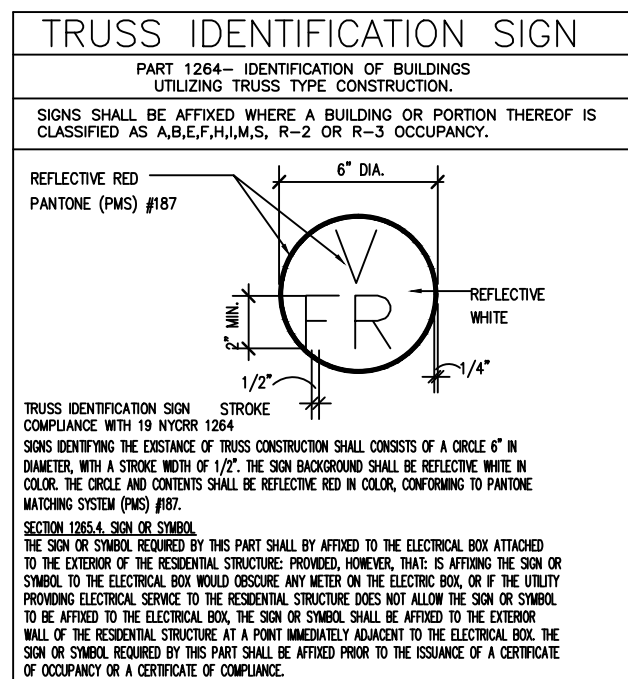
- A. REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60.
- B. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI-318), DETAILS OF REINFORCING SHALL CONFORM TO ACI 318, ACI 315 LATEST EDITION, AND CRSI STANDARD.
- C. CONCRETE PROTECTION FOR BARS SHALL BE UNLESS NOTED OTHERWISE:
- FOOTINGS AND OTHER CONCRETE POURED AGAINST EARTH: 3 INCHES
 - FORMED CONCRETES EXPOSED TO EARTH OR WEATHER: 1 1/2 INCHES
 - FORMED CONCRETE NOT EXPOSED TO WEATHER OR EARTH: 1 INCH
 - SLABS ON GRADE, UNLESS NOTED OTHERWISE: MID-DEPTH
- D. REINFORCING BARS SHOWN ON THE DRAWINGS SHALL PASS CONTINUOUSLY THROUGH CONSTRUCTION JOINTS.
- E. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- F. BARS SHALL BE SECURELY TIED IN PLACE.
- G. PROVIDE 2'-0" X 2'-0" CORNER BARS TO MATCH ALL HORIZONTAL REINFORCING IN WALLS AND FOOTINGS. ALL LAPS SHALL BE A MINIMUM OF 30 BAR DIAMETERS. PROVIDE DOWELS BETWEEN ALL FOOTINGS, WALLS AND PIERS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

7. WOOD

- A. ALL WOOD FRAMING SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTIONS" LATEST EDITION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- B. JOISTS, HEADERS AND TRIMMERS SHALL BE MINIMUM #2 HEM-FIR OR DOUG FIR HAVING THE FOLLOWING PROPERTIES UNLESS NOTED OTHERWISE:
- F_b = 850 PSI
F_c PER. = 405 PSI
F_v = 75 PSI
E = 1,300,000 PSI
- C. ALL BEARING WALL STUDS SHALL BE MINIMUM DOUG FIR, HEM FIR, OR SOUTHERN PINE #2 GRADE HAVING THE FOLLOWING PROPERTIES UNLESS NOTED OTHERWISE:
- F_b = 875 PSI
F_c PAR. = 1300 PSI
E = 1,600,000 PSI
SEE PLANS FOR SPACING AND SPECIAL REQUIREMENTS.
- D. ALL 4X4 AND 6X6 EXTERIOR POSTS SHALL BE PRESSURE TREATED SYP #2 SR GRADE HAVING THE FOLLOWING MINIMUM PROPERTIES (NET SECTE CONDITIONS):
- F_b = 875 PSI
F_c PER. = 375 PSI
F_c PAR. = 525 PSI
E = 1,600,000 PSI

- E. LVL'S (LAMINATED VENEER LUMBER) SHALL BE 1-3/4" WIDE, OF THE SIZE SPECIFIED ON THE PLANS, AND SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER. THEY SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
- FB = 2600 PSI
FV. = 285 PSI
FC PER. = 750 PSI
E = 1,900,000 PSI

- F. EXTERIOR WALL SHEATHING: PROVIDE 15/32" EXTERIOR GRADE APA RATED PLYWOOD OR OSB WALL SHEATHING NAILED WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT FIELD. PROVIDE 2X BLOCKING AT ALL UNSUPPORTED EDGES.
- G. ALL STUDS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA. WALL STUDS ARE NOT TO BE DRILLED IN EXCESS OF NDS OR LOCAL CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ALL POSTS AND MULTIPLE STUDS SHALL BE RUN CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALLS OR BEAMS; PROVIDE SOLID BLOCKING UNDER POSTS AT ALL FLOORS.
- H. ALL BEARING WALL SILL AND SOLE PLATES SHALL BE MINIMUM DOUG FIR OR SOUTHERN PINE #2 GRADE KILN DRIED LUMBER WITH A MAXIMUM MOISTURE CONTENT OF 15% OR TIMBERSTRAND LSL. STORE PLATES ON SITE OFF OF THE GROUND AND COVERED WITH VENTILATION.



19 NYCRR PART 1264 TABLE 1-1264 TRUSS IDENTIFICATION SIGN LOCATIONS	
SIGN LOCATION	SIGN PLACEMENT
EXTERIOR BUILDING ENTRANCE DOORS, EXTERIOR EXIT DISCHARGE DOORS, AND EXTERIOR ROOF ACCESS DOORS TO A STAIRWAY	ATTACHED TO THE DOOR, OR ATTACHED TO A SHELFLIGHT OR THE FACE OF THE BUILDING NOT MORE THAN 12 INCHES (305mm) HORIZONTALLY FROM THE LATCH SIDE OF THE DOOR JAMB, AND NOT LESS THAN 42 INCHES (1067mm) NOR MORE THAN 60 INCHES (1524mm) ABOVE THE ADJACENT WALKING SURFACE
EXTERIOR BUILDING ENTRANCE DOORS, EXTERIOR EXIT DISCHARGE DOORS, AND EXTERIOR ROOF ACCESS DOORS TO A STAIRWAY	ATTACHED TO EACH END OF THE TOP OF DOORS AND AT A MAXIMUM HORIZONTAL DISTANCE OF 12 FEET (3683mm) BETWEEN SIGNS, AND NOT LESS THAN 42 INCHES (1067mm) NOR MORE THAN 60 INCHES (1524mm) ABOVE THE ADJACENT WALKING SURFACE
FIRE DEPARTMENT HOSE CONNECTIONS	ATTACHED TO THE FACE OF THE BUILDING NOT MORE THAN 12 INCHES (305mm) HORIZONTALLY FROM THE CENTER LINE OF THE FIRE DEPARTMENT HOSE CONNECTION AND NOT LESS THAN 42 INCHES (1067mm) NOR MORE THAN 60 INCHES (1524mm) ABOVE THE ADJACENT WALKING SURFACE

WOOD FLOOR TRUSS SPECIFICATIONS:
WOOD FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOAD COMBINATIONS USING ALLOWABLE STRESS DESIGN PER SECTION 1603.3 OF THE BUILDING CODE.

1603.3.1 BASIC LOAD COMBINATIONS USING ALLOWABLE STRESS DESIGN

D + L (EQUATION 16-8)

D + L + S (EQUATION 16-9)

D + 1/2 S (EQUATION 16-10)

D + 1/2 S + W (EQUATION 16-11)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-12)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-13)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-14)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-15)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-16)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-17)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-18)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-19)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-20)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-21)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-22)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-23)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-24)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-25)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-26)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-27)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-28)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-29)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-30)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-31)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-32)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-33)

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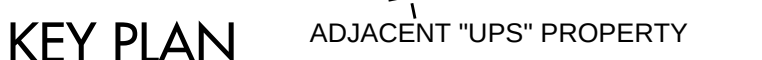
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D + 0.75 (S + W) + 0.75 S (EQUATION 16-62)

D + 0.75 (S + W) + 0.75 S (EQUATION 16-63

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NEW HIGHWAY (CR 28)

GRCH Project No.:	2015011
Scale:	1/8" = 1'-0"
Designed by:	GC
Drawn by:	GRCH
Checked by:	GC
Date:	27 AUGUST 2018

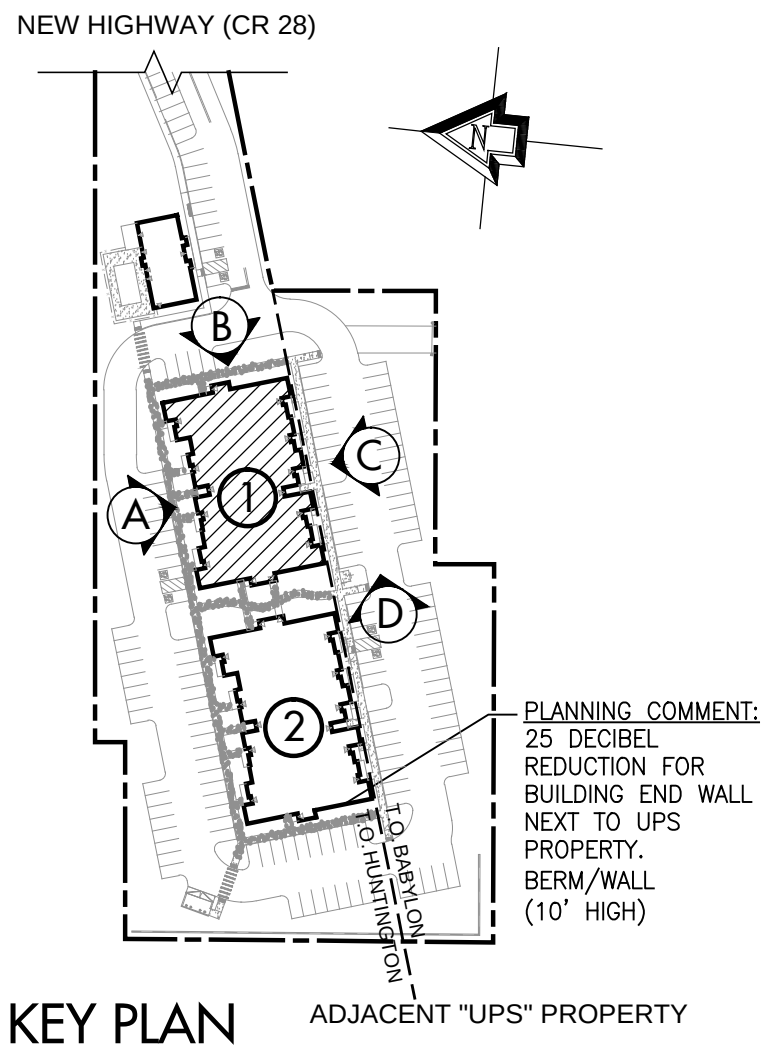


SCALE: 1/8" = 1'-0"

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7		12.14.20	REVISED ELEVATION
6		9.14.20	REVISED ELEVATION
5		8.25.20	REVISED ELEVATION FOR REVIEW
4		8.21.20	FILING
3		11.8.19	PROGRESS
2		1.7.19	REVISIONS PER MEP COMMENTS
1		11.9.18	REVISIONS
ISSUE	REV	DATE	DESCRIPTION



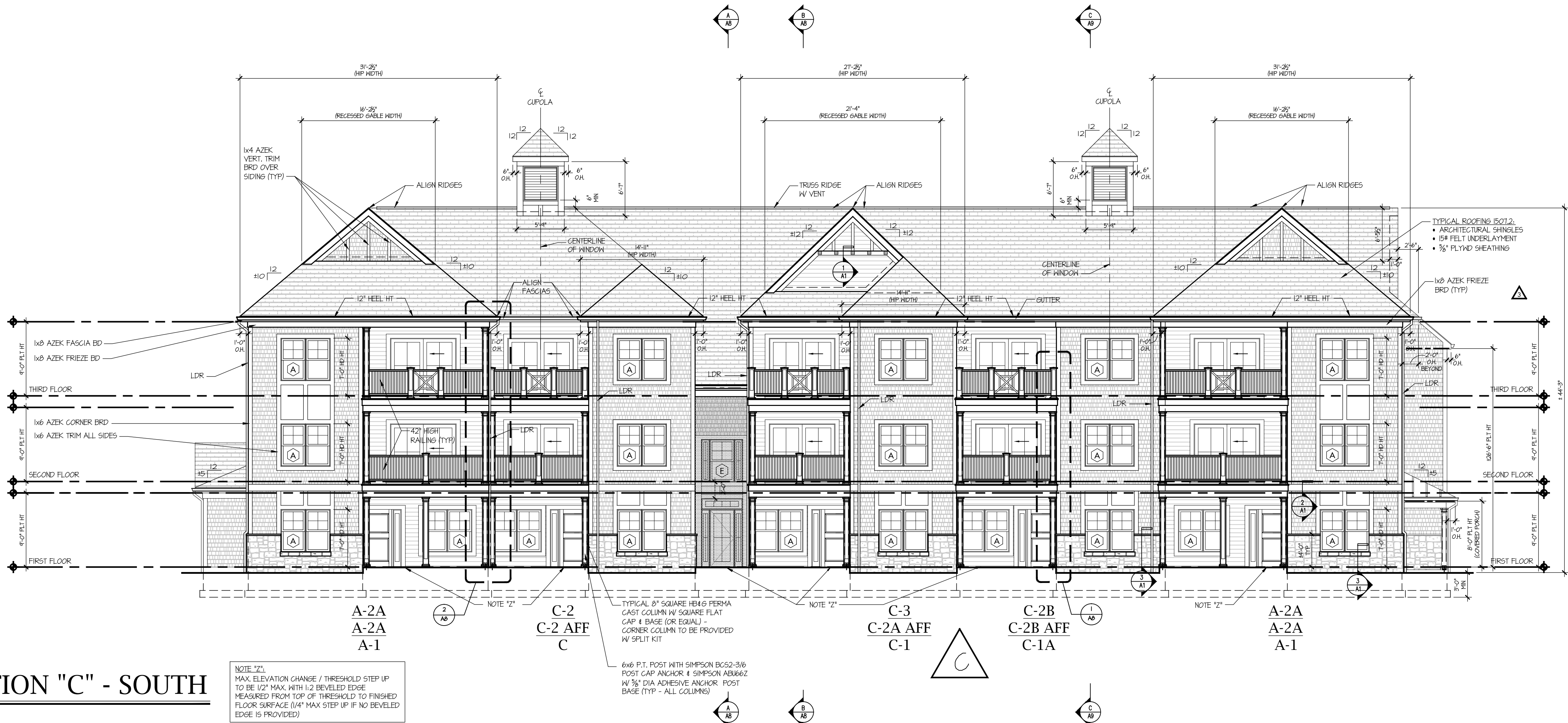
KEY PLAN ADJACENT "UPS" PROPERTY

**BUILDING #1
REAR & RIGHT END ELEVATIONS**

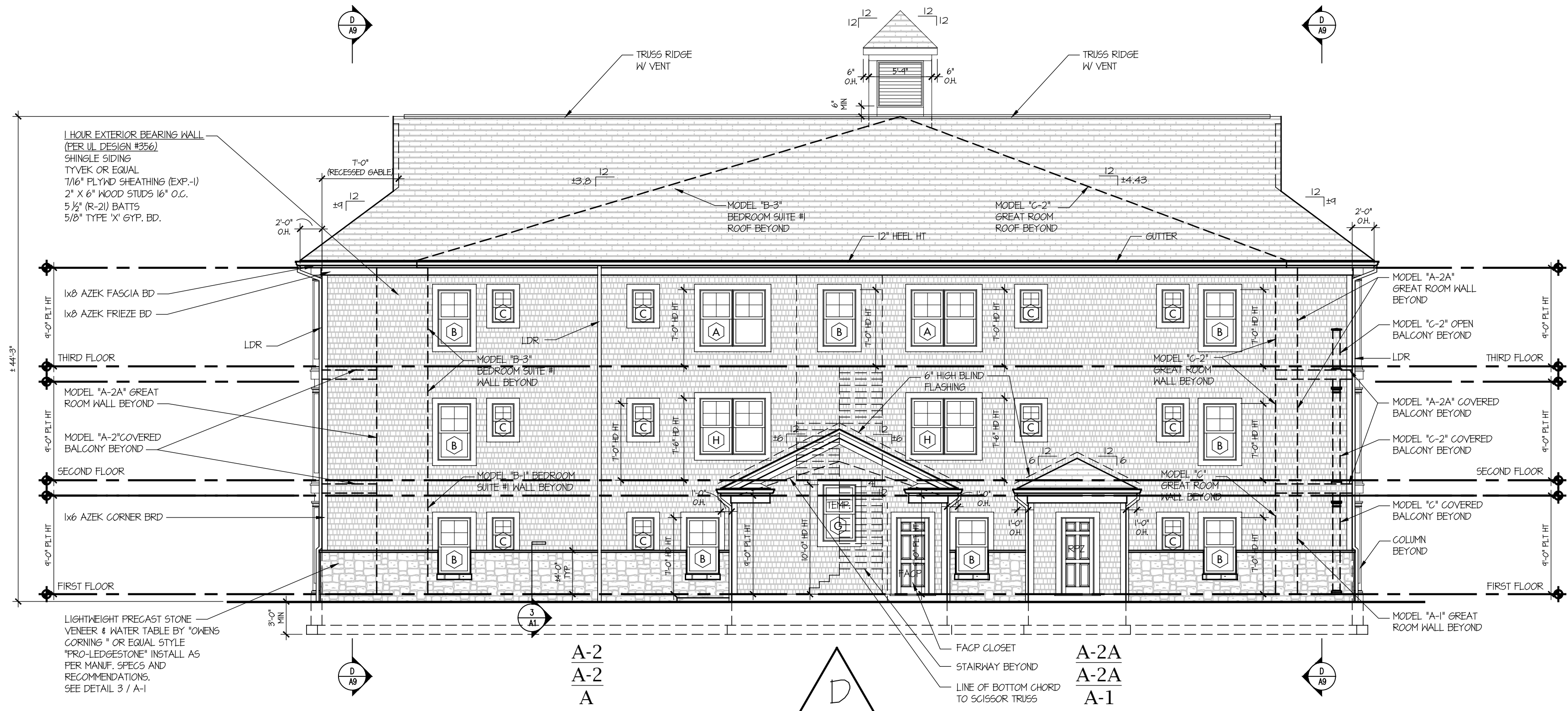
GRCH Project No.:	2015011
Scale:	1/8" = 1'-0"
Designed by:	GC
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Checked by:	GC
Date:	27 AUGUST 2018

A-2

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REAR ELEVATION "C" - SOUTH
1/8" = 1'-0"



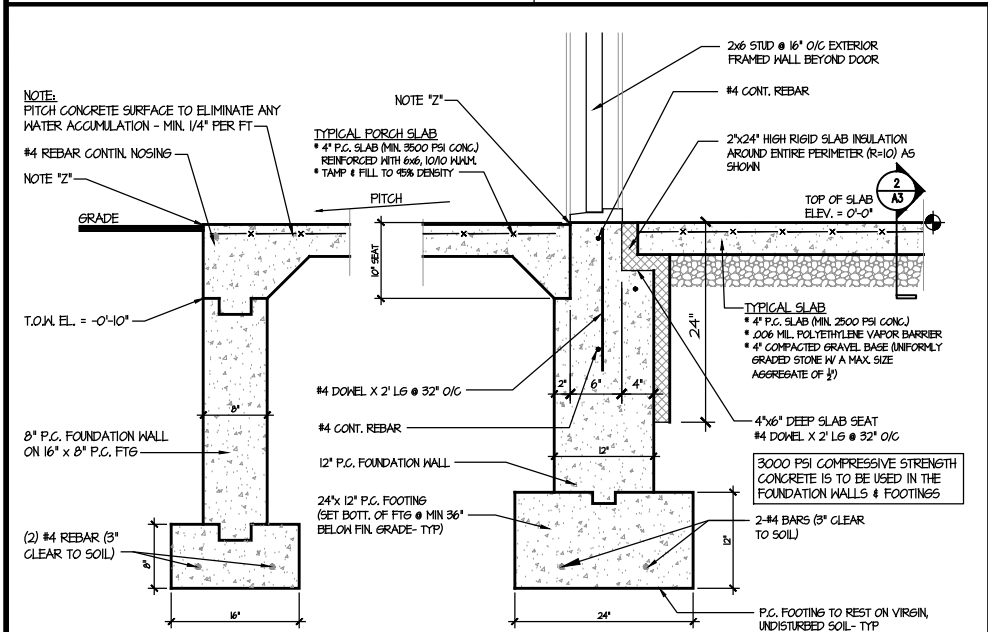
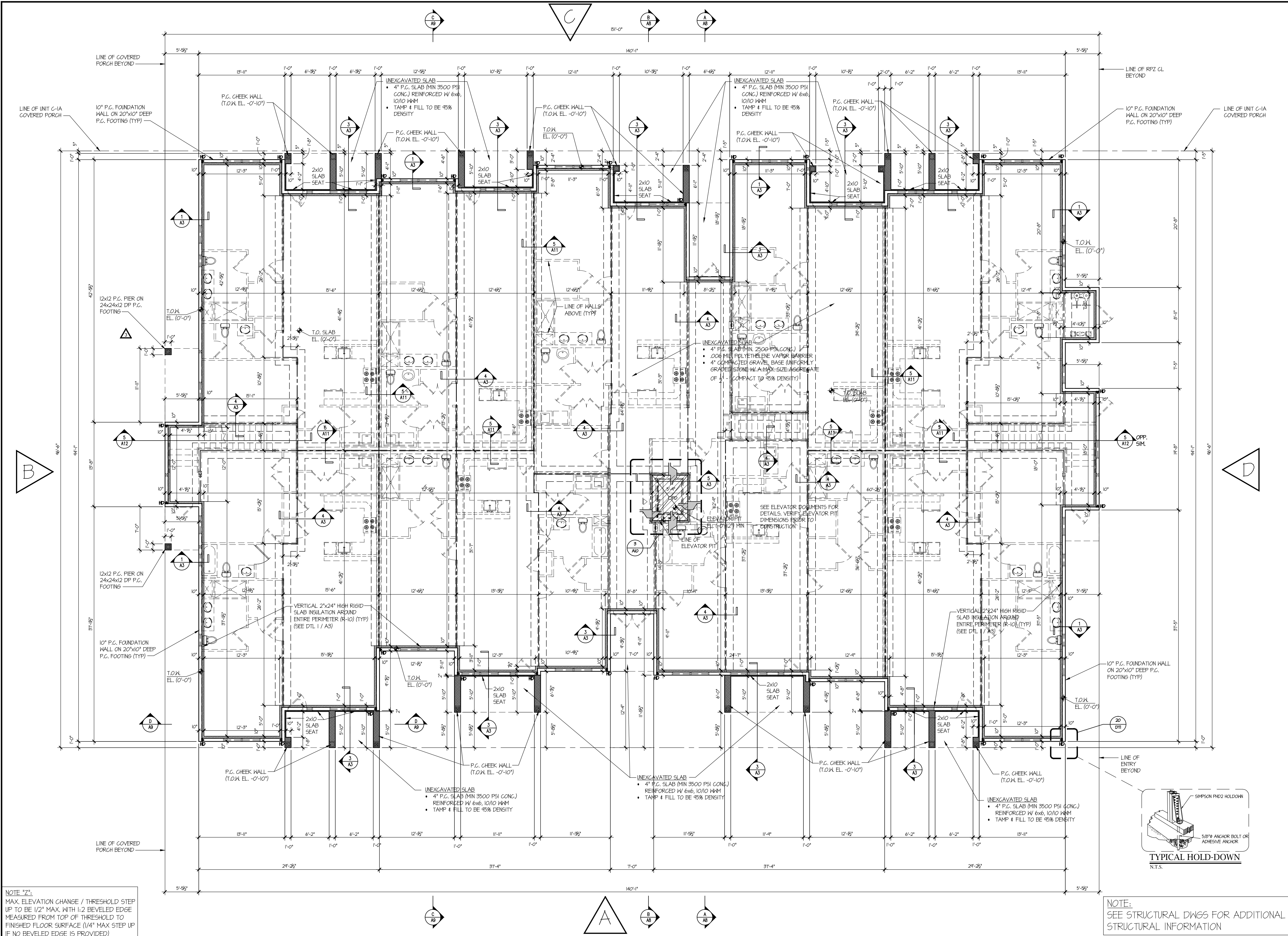
RIGHT END ELEVATION "D" - WEST
1/8" = 1'-0"

GUARDRAILS:
GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42 INCHES (1067 MM) HIGH MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD.

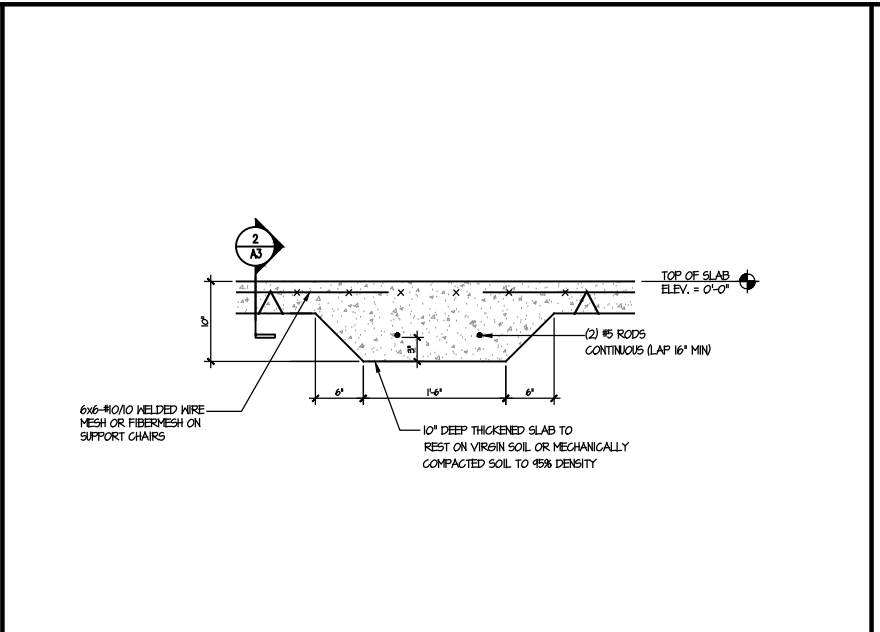
1012.3 OPENING LIMITATIONS, OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4-INCH-DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES.

PROVIDE ICE PROTECTION: "WINTERGUARD" WATER-PROOFING SHINGLE UNDERLAYMENT BY "CERTANTIEED CORP" EXTENDING FROM THE EAVE EDGE TO A POINT DIMENSIONED HORIZONTALLY 24" INSIDE THE EXT. WALL LINE OF THE STRUCTURE & AT ALL CRITICAL VALLEY & WALL TO ROOF INTERSECTIONS.

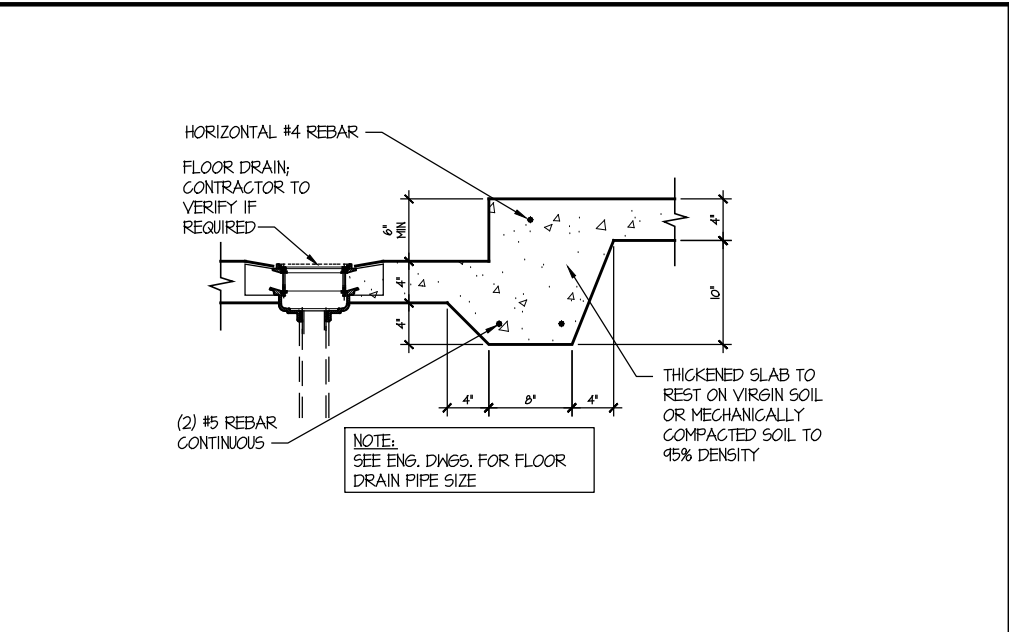
REAR & RIGHT END ELEVATIONS
SCALE: 1/8" = 1'-0"



PORCH SLAB DETAIL
N.T.S.



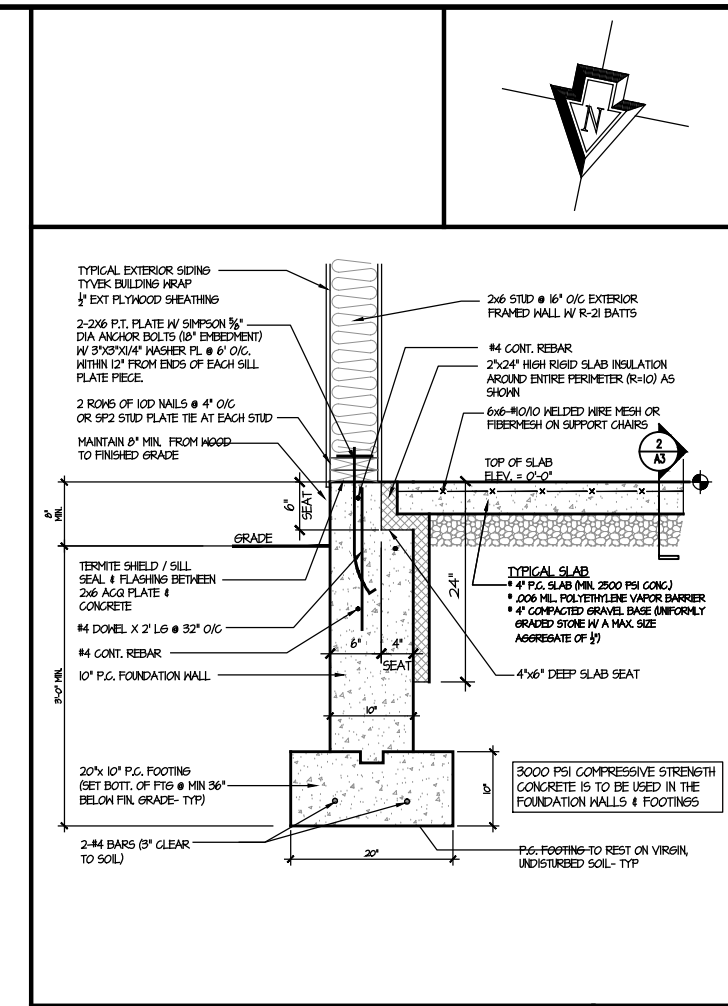
HAUNCH FOOTING
N.T.S.



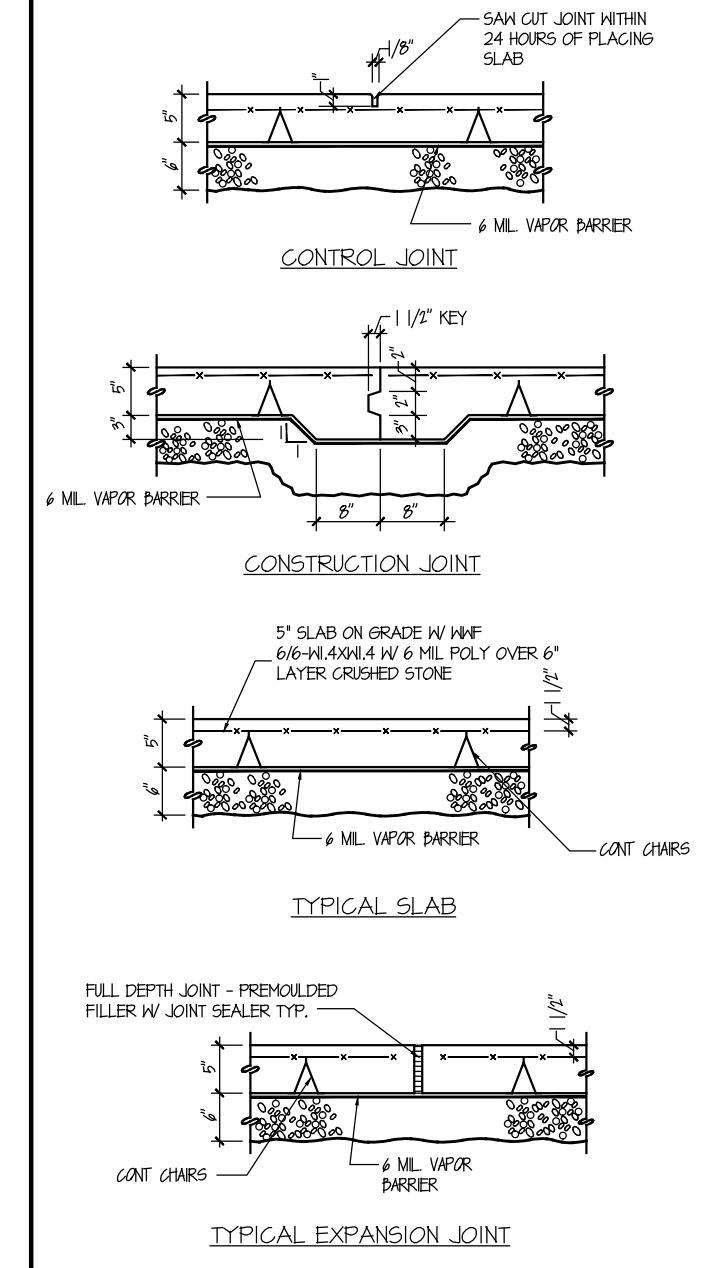
ELEVATOR PIT DETAIL
N.T.S.

FOUNDATION NOTES:

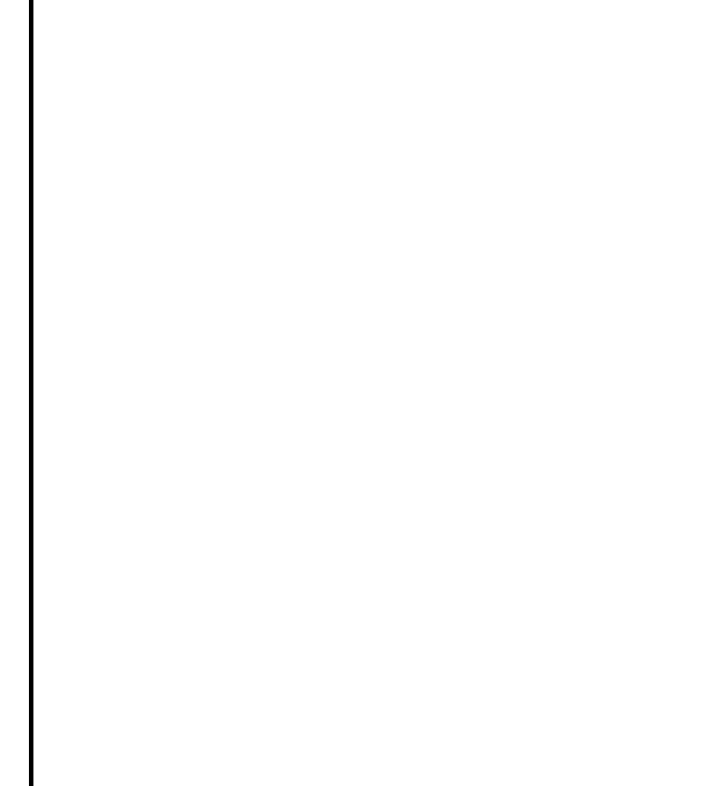
- FOOTINGS HAVE BEEN DESIGNED TO BEAR ON 2000 PSF SOIL. DO NOT PLACE FOOTINGS ON SOIL THAT CONSISTS PRIMARILY OF CLAY OR SILT OR HAVE ANY INORGANIC MATERIAL OR FILL AND MEETING THE REQUIREMENTS OF SEISMIC SITE CLASS D OR BETTER PER TABLE 16.5.1 OF THE NYS BUILDING CODE. NOTIFY ARCHITECT IF SOIL CONDITIONS VARY FROM THOSE ASSUMED HERE PRIOR TO INSTALLATION OR COMMENCEMENT OF THE WORK.
- THE BOTTOM OF THE EXTERIOR FOOTINGS NOT ON SOLID ROCK SHALL BE AT LEAST 3'-0" BELOW FINISHED GRADE. FOOTINGS ON LEDGE SHALL REST ON BROOM CLEANED SOLID ROCK. IF THE SLOPE OF THE ROCK SURFACE EXCEEDS 1 ON 6, THE FOOTING SHALL BE DOWELED TO THE LEDGE W/ 3/4" STL RODS DRILLED 10" INTO THE ROCK SURFACE AT 2FT O.C.
- IN AREAS REQUIRING FILL, THE FILL MATERIAL SHALL BE UNIFORMLY GRADED MIXTURE OF SAND AND GRAVEL WEIGHING NO LESS THAN 120 PPF DRY DENSITY AFTER COMPACTION IN PLACE. THIS MIXTURE SHALL BE UNIFORMLY GRADED HAVING NO STONE GREATER THAN 3 INCHES IN ANY ONE DIMENSION, AND W/ LESS THAN 10% BY WEIGHT, PASSING A #100 SIEVE. THE FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 8" BEFORE COMPACTION. EACH LIFT SHALL BE COMPACTED W/ APPROPRIATE EQUIPMENT TO A MINIMUM OF 95% OF ITS MAXIMUM DENSITY AT OR NEAR OPTIMUM MOISTURE. A SOILS TESTING LAB, HIRED BY THE OWNER, SHALL TEST THE MATERIAL BEFORE AND AFTER COMPACTION FOR CONFORMANCE W/ THIS SPECIFICATION. NO LIFTS SHALL BE PLACED WHEN WEATHER CONDITIONS ARE SUCH THAT THE MOISTURE CONTENT OF THE FILL CANNOT BE PROPERLY CONTROLLED. IN PLACING AND COMPACTING FILL AND BACKFILL MATERIAL, DO NOT DAMAGE NOR DISPLACE CONCRETE WORK ALREADY IN PLACE BY CONTACT FROM COMPACTION MACHINERY. BY SUBJECTING IT TO OVERTURNING FROM HEAVY COMPACTING LOADING, OR ANY OTHER CAUSE, BRING FILL AGAINST SUCH CONCRETE AT THE SAME RATE AS THE REMAINDER OF FILL, COMPACTING UNIFORMLY ON BOTH SIDES USING HAND OPERATED TAMPERS.
- THE SLAB-ON-GRADE SUB-BASE SHALL BE STONE OR TRAP ROCK PASSING A 2" SIEVE AND RETAINED ON A 1/2" SIEVE.
- SIZES AND LOCATIONS OF ALL REQUIRED EMBEDDED ITEMS FOR ALL TRADES SUCH AS ANCHOR BOLTS, PIPING SLEEVES, HOLD DOWN ANCHORS, ETC., SHALL BE COORDINATED BY THE GENERAL CONTRACTOR W/ OTHER TRADES.
- STEP FOOTING A MAXIMUM OF 1FT VERTICAL ON 2FT HORIZONTAL. PLACE LOWER FOOTINGS FIRST.



FOUNDATION WALL
N.T.S.



TYP. SLAB-ON-GRADE CONSTRUCTION DETAILS
N.T.S.



TYPICAL HOLD-DOWN
N.T.S.

NOTE: SEE STRUCTURAL DWGS FOR ADDITIONAL STRUCTURAL INFORMATION

FOUNDATION CLUSTER PLAN
SCALE: 1/8" = 1'-0"
FOUNDATION AREA: 11,691 SF

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MELVILLE, NEW YORK

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ISSUE	REV	DATE	DESCRIPTION
7	A	12.14.20	REVISED ELEVATION
6	A	9.14.20	REVISED ELEVATION
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2	A	1.7.19	REVISIONS PER MEP COMMENTS
1	A	11.9.18	REVISIONS

NEW HIGHWAY (CR 28)

KEY PLAN

ADJACENT "UPS" PROPERTY

BUILDING #1
FOUNDATION CLUSTER PLAN

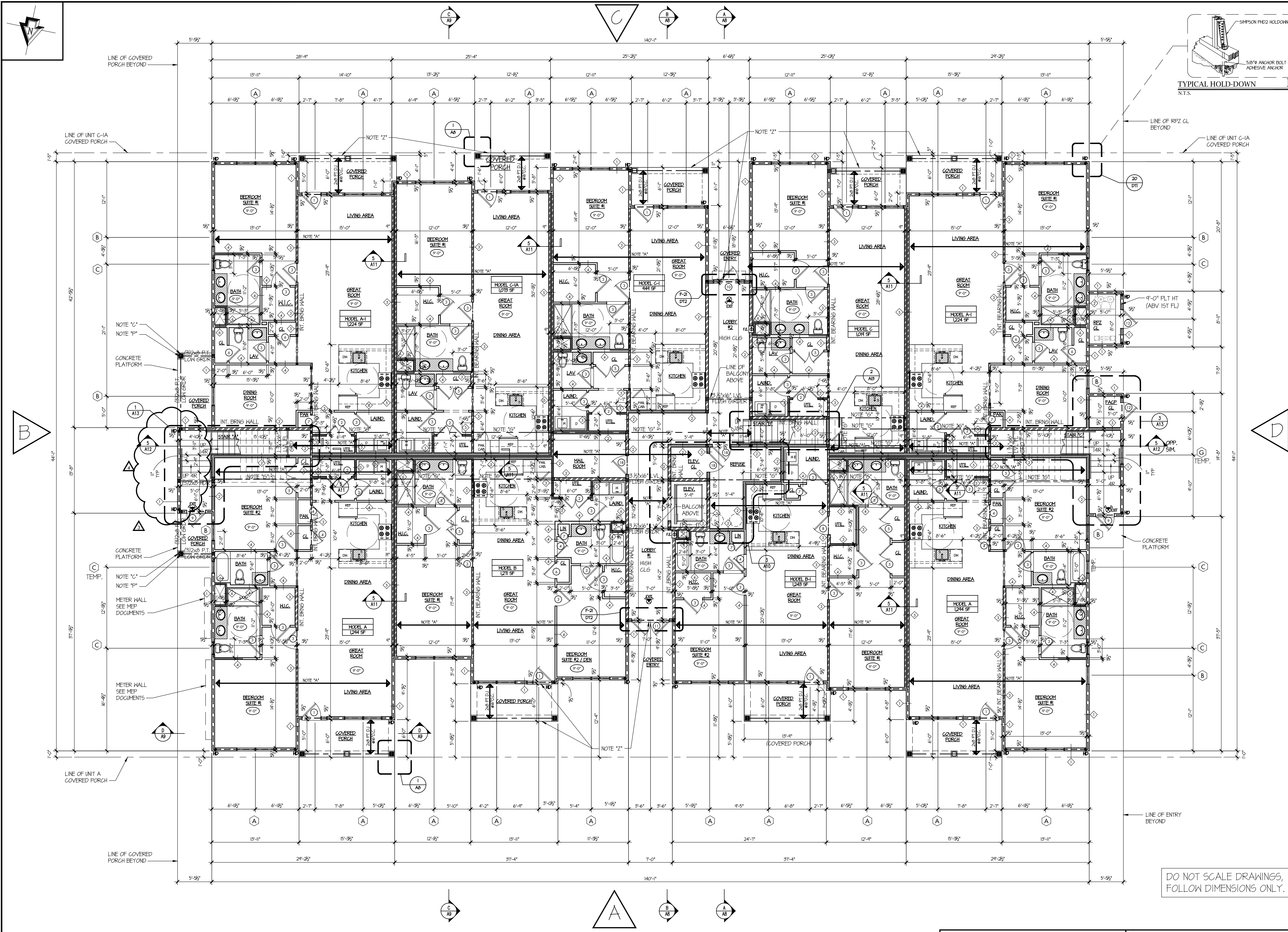
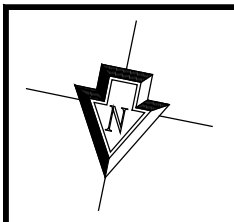
GRCH Project No.: 2015011
Scale: 1/8" = 1'-0"
Designed by: GC
Drawn by: GRCH
Checked by: GC
Date: 27 AUGUST 2018

NOTE "E1":
ELEVATOR CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & VERIFY ROUGH OPENING OF ELEVATOR SHAFT PRIOR TO CONSTRUCTION.

REGISTERED ARCHITECT
GLENN ROBERT CHERRY
STATE OF NEW YORK
23810

A-3

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DO NOT SCALE DRAWINGS,
FOLLOW DIMENSIONS ONLY.

NOTE:
SEE STRUCTURAL DWGS FOR
STRUCTURAL INFORMATION

MODEL	LIVING AREA	COVERED PORCH
A	1234 SF	92 SF
A-1	1224 SF	92 SF
B	1271 SF	94 SF
B-1	1243 SF	92 SF
C	1018 SF	73 SF
C-1	944 SF	75 SF
C-1A	1073 SF	73 SF

GROSS FIRST FLOOR AREA: 11,718 SF
LIVING AREA: 10,591 SF
COVERED PORCH: 755 SF
COVERED ENTRY: 143 SF

WOOD FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOAD COMBINATIONS
USING ALLOWABLE STRESS DESIGN PER SECTION 805.3 OF THE INTERNATIONAL
BUILDING CODE.

805.3.1 BASIC LOAD COMBINATIONS USING ALLOWABLE STRESS DESIGN
D + L
(EQUATION 8-4)

D = DEAD LOAD, L = LIVE LOAD.

FLOOR TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING DESIGN LOADS
TCLL = 40 PSF, TCDL = 10 PSF, AND BCDL = 5 PSF

5. REQUIRED BEARING MEMBERS
4.1 TOP CHORD DEAD LOAD
4.2 TOP CHORD DEAD LOAD
4.3 BOTTOM CHORD DEAD LOAD
4.4 BOTTOM CHORD DEAD LOAD
4.5 CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION

5. ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS
OF USE.
6. EACH REACTION FORCE AND DIRECTION.
7. JOINT CONNECTOR TYPE AND DESCRIPTION (E.G., SIZE, THICKNESS OR GAGE) AND THE
DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE
SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE. USE 20 GA MIN THICKNESS GRADE
A GALVANIZED STEEL PLATES.
8. LUMBER SIZE SPECIES AND GRADE FOR EACH MEMBER.
9. CONNECTION REQUIREMENTS FOR TRUSSES TO ORDER-TRUSSES, TRUSS PLY TO PLY, AND
FIELD SPICES.
10. DEFLECTION RATIO FOR LIVE AND TOTAL LOAD.
11. MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS.
12. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATIONS.

* BRACING/STIFFENING IN COMPOSITE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH
ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY. BRACING/STIFFENING
SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000
SQUARE FEET. BRACING/STIFFENING SHALL COVER THE CONCEALED SPACE INTO APPROXIMATELY
EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR-MEMBER ABOVE AND A
CEILING-MEMBER BELOW (BRACING/STIFFENING SHALL BE PROVIDED IN FLOOR-CEILING
ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
FLOOR BRACING IS CONSIDERED OF TRUSS-TYPE UTILITIES OR PERFORATED MEMBERS.
MATERIALS. BRACING/STIFFENING MATERIAL SHALL BE NOT LESS THAN 1/2 INCH STEEL OR
5/8 INCH WOOD STRUCTURAL PANELS.

TYPICAL FLOOR TRUSS NOTES:
1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND
MANUFACTURE OF METAL-PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANS/HP 1. THE TRUSS
DESIGN DRAWINGS SHALL BE PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER IN
THE STATE OF NEW YORK.
2. TRUSSES SHALL BE FABRICATED IN ACCORDANCE WITH THE TRUSS SHOP DRAWINGS FROM ACCURATELY
CUT WOOD MEMBERS CLAMPED IN RIGID FIXTURES DURING ASSEMBLY TO INSURE TIGHT FITTING JOINTS.
3. TRUSSES SHALL BE INSTALLED PLUMB IN THE PROPER ORIENTATION AND SPACING SHOWN ON TRUSS
DRAWINGS. THE CONTRACTOR SHALL ENSURE THAT ADEQUATE BRACING HAS BEEN DESIGNED AND
INSTALLED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH ACCEPTED
ENGINEERING PRACTICE SUCH AS THE SECA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO
GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL-PLATE CONNECTED WOOD TRUSSES.
TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY
WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF ERECTING THE TRUSSES. THE
CONTRACTOR SHALL ENSURE THAT ADEQUATE TEMPORARY BRACING HAS BEEN DESIGNED AND INSTALLED
FOR THE INSTALLATION OF THE TRUSSES.

SEE SHEET A-10 FOR WINDOW
AND DOOR SCHEDULES

NOTE: TYPICAL 1/2" SQUARE HEAVY
PERMA CAST COLUMN IN
SQUARE FLAT CAP 4" BASE
(OR EQUAL) - CORNER
COLUMN TO BE PROVIDED IN
SPLIT KIT

NOTE: TYPICAL 1/2" SQUARE HEAVY
PERMA CAST COLUMN IN
SQUARE FLAT CAP 4" BASE
(OR EQUAL) - CORNER
COLUMN TO BE PROVIDED IN
SPLIT KIT

TYPICAL RATED WALL ASSEMBLIES PER 2020 NEW YORK STATE
BUILDING CODE SECTION 708 FIRE PARTITIONS
(SEE WALL TYPES ON SHEET A10)

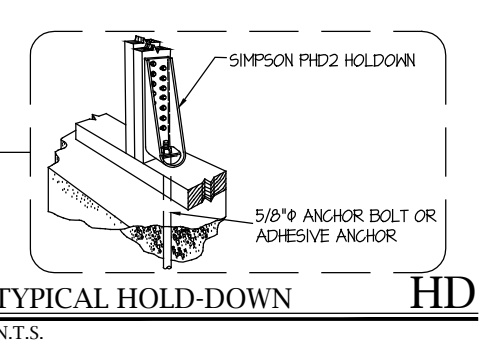
WALL TYPE	DESCRIPTION
1	EXTERIOR WALL (1 HOUR RATED)
2	CORRIDOR WALL W/ RESILIENT CHANNEL (1 HOUR RATED)
3	INTERIOR WALL (1 HOUR RATED)
4	INTERIOR WALL (0 HOUR RATED)
5	INTERIOR TENANT SEPARATION WALL (1 HOUR RATED)
6	INTERIOR WALL (0 HOUR RATED)
7	SHAFT WALL (1 HOUR RATED)

NOTE: TYPICAL 1/2" SQUARE HEAVY
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(OR EQUAL) - CORNER
COLUMN TO BE PROVIDED IN
SPLIT KIT

NOTE: TYPICAL 1/2" SQUARE HEAVY
PERMA CAST COLUMN IN
SQUARE FLAT CAP 4" BASE
(OR EQUAL) - CORNER
COLUMN TO BE PROVIDED IN
SPLIT KIT

FIRST FLOOR CLUSTER PLAN

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



NOTE: TYPICAL 1/2" SQUARE HEAVY
PERMA CAST COLUMN IN
SQUARE FLAT CAP 4" BASE
(OR EQUAL) - CORNER
COLUMN TO BE PROVIDED IN
SPLIT KIT

SECTION 718.2 FIRE BLOCKING

- FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:
- 2-INCH NOMINAL LUMBER
 - TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - ONE THICKNESS OF 0.714-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.714-INCH WOOD STRUCTURAL PANEL
 - ONE THICKNESS OF 0.715-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.715-INCH PARTICLE BOARD
 - 0.50-INCH GYPSUM BOARD
 - 0.25-INCH CEMENT BASED MILLBOARD
 - BATTIS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
 - CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION

118.2.2 CONCEALED WALL SPACES.
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

- VERTICALLY AT THE CEILING AND FLOOR LEVELS.
- HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

118.2.3 CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES.
FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SLOTTED, DROP CEILING, COVE CEILING AND SIMILAR LOCATIONS.

118.2.4 FIRE EXTINGUISHERS TO CODE F.C.N.Y. SECTION 906.
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER SHALL BE 75'-0" PROVIDE FIRE RATED CABINET.

118.2.5 "HD" DEVICEST
SIMPSON HDU2-SD525 HOLD-DOWN DETAIL #20, SHEET D1

NOTE: "A"
16" DEEP OPEN WEB PRE-ENGINEERED FLOOR TRUSSES DESIGNED BY TRUSS ENGINEER

EXHAUST FAN
50 CFM INTERMITTENT
OR
20 CFM CONTINUOUS

MULTIPLE LVL GIRDER CONNECTIONS:
FOR ALL MULTIPLE LVL GIRDERS, LAG BOLT TOGETHER W/ 1/2" BOLTS @ 2'-0" O.C., 2" MIN FROM TOP & BOTTOM, & MIN 4" FROM ENDS

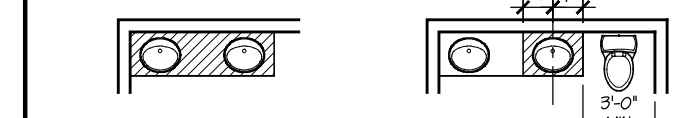
NOTE:
ALL FIRST FLOOR SILL PLATES TO BE A.C.G. ON CONCRETE

NOTE:
ALL WALLS & CEILINGS TO BE 3/8" TYPE "X"

NOTE: "A"
• ALL DRYERS TO BE VENTED TO OUTSIDE AIR PER CODE
• ALL WASHERS TO BE PROVIDED WITH DRAIN PANS OR OPTIONAL FLOOR DRAIN

ADAPTABILITY:
GRAB BAR WALL BLOCKING ONLY TO BE INSTALLED AT TIME OF CONSTRUCTION. REFER TO BATHROOM DETAILS FOR GRAB BAR BLOCKING LOCATIONS. SEE SHEET HC3.

NOTE: 1-1
LAV. ADJACENT TO TOILETS



SHADED AREA INDICATES REMOVABLE BASE CABINET TYPE - CARRY FINISH FLOOR SURFACE TO REAR WALL

NOTE:
SAFETY GLAZING SHALL BE PROVIDED IN ALL PATIO DOORS AND SHOWER DOORS

NOTE:
SEE SHEET HC1 - HC6 FOR ALL ACCESSIBILITY NOTES & DETAILING

HANDICAP NOTES:

- BATHROOMS-
- IN BATHROOMS WITH TWO LAVATORIES PROVIDE AT LEAST ONE REMOVABLE BASE CABINET NEXT TO TOILET.
 - TILE TO BE CARRIED UNDER LAVATORY TO BACK WALL - TYP. AT REMOVABLE BASE CABINETS
 - ROLL-IN SHOWERS TO HAVE 30" x 60" CLEAR FLOOR SPACE
 - SHOWERS TO HAVE 30" x 60" CLEAR FLOOR SPACE
 - 1/2" MAX THRESHOLD WITH BEVELED EDGES AT SHOWER ENTRANCES

COMBINATION EMERGENCY EXIT SIGN AND LIGHT WITH BATTERY BACKUP

DIRECT VENT HEATING EQUIP. MINIMUM APPLIANCE CLEARANCE

APPLIANCES SHALL BE INSTALLED WITH THE CLEARANCES FROM UNPROTECTED COMBUSTIBLE MATERIALS AS INDICATED ON THE APPLIANCE LABEL AND IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ALL EXPOSED HOT WATER PIPING & DUCTS TO BE INSULATED AS PER LOCAL CODE.

GENERAL CONTRACTORS AND SUBCONTRACTORS TO REVIEW THESE CONSTRUCTION DOCUMENTS UPON RECEIPT FROM ARCHITECT AND REPORT ANY AND ALL DISCREPANCIES INCLUDING ANY DIMENSIONAL CONFLICTS IMMEDIATELY TO ARCHITECT FOR CORRECTIVE MEASURES PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE CALCULATED AND NEVER SCALED UNLESS OTHERWISE NOTED.

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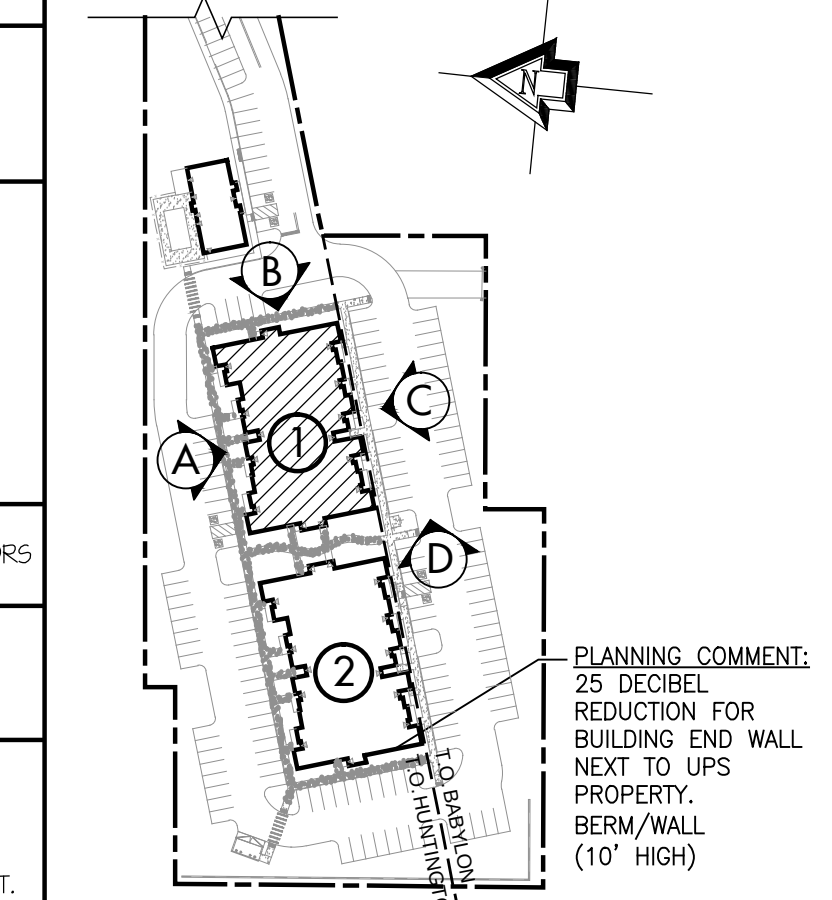
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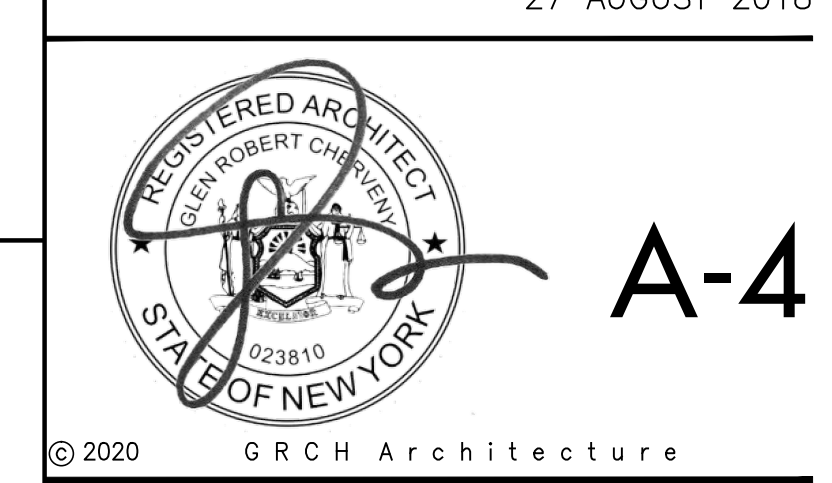
NEW HIGHWAY (CR 28)

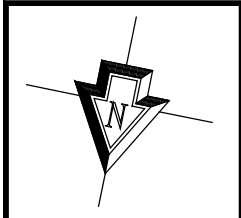


KEY PLAN

BUILDING #1 FIRST FLOOR CLUSTER PLAN

GRCH Project No.: 2015011
Scale: 1/8" = 1'-0"
Designed by: GC
Drawn by: GRCH
Checked by: GC
Date: 27 AUGUST 2018





B

A

D

MODEL	LIVING AREA	BALCONY
A-2	1186 SF	92 SF
A-2A	1192 SF	92 SF
B-2	1182 SF	84 SF
B-3	1161 SF	82 SF
C-2	1172 SF	73 SF
C-2A	1191 SF	75 SF
C-2B	1213 SF	73 SF
GROSS SECOND FLOOR AREA:		11,021 SF
LIVING AREA:		10,075 SF
COVERED BALCONIES:		755 SF

NOTE:
SEE STRUCTURAL DWGS FOR
STRUCTURAL INFORMATION

"AFF" DENOTES
AFFORDABLE UNITS
- (5) TOTAL
THIS FLOOR ONLY

TYPICAL RATED WALL ASSEMBLIES PER 2020 NEW YORK STATE BUILDING CODE SECTION TOP FIRE PARTITIONS (SEE WALL TYPES ON SHEET A11)	
	EXTERIOR WALL (1 HOUR RATED)
	CORRIDOR WALL W/ RESILIENT CHANNEL (1 HOUR RATED)
	INTERIOR WALL (1 HOUR RATED)
	INTERIOR WALL (0 HOUR RATED)
	INTERIOR TENANT SEPARATION WALL (1 HOUR RATED)
	SHAFT WALL (1 HOUR RATED)

NOTE "G":
(3) 1 3/4" x 16" LVL FLUSH GIRDER

SEE SHEET A-10 FOR WINDOW
AND DOOR SCHEDULES

DIRECT VENT HEATING EQUIP. M3061 APPLIANCE CLEARANCE

APPLIANCES SHALL BE INSTALLED WITH THE CLEARANCES FROM
UNPROTECTED COMBUSTIBLE MATERIALS AS INDICATED ON THE
APPLIANCE LABEL AND IN THE MANUFACTURER'S INSTALLATION
INSTRUCTIONS.

ALL EXPOSED HOT WATER PIPING & DUCTS TO BE INSULATED AS
PER LOCAL CODE.

NOTE:
ENGINEERED JOISTS SHALL NOT BE CUT,
NOTCHED AND HOLES BORED UNLESS
SPECIFIED BY THE MANUFACTURER.

GENERAL CONTRACTORS AND SUBCONTRACTORS TO
REVIEW THESE CONSTRUCTION DOCUMENTS UPON RECEIPT
FROM ARCHITECT AND REPORT ANY AND ALL
DISCREPANCIES INCLUDING ANY DIMENSIONAL CONFLICTS,
IMMEDIATELY TO ARCHITECT FOR CORRECTIVE MEASURES
PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
DIMENSIONS SHALL BE CALCULATED AND NEVER SCALED
UNLESS OTHERWISE NOTED.

SECOND FLOOR CLUSTER PLAN

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

TYPICAL STORY TO STORY HOLD-DOWN HD

N.T.S.

WOOD MEMBER FOR
HOLD-DOWN
(TWO 2X OR 4X (TYP))

BRICK WALL CORNER STUD
W/ 2x6x8 CORNER WALLS
@ 10" O.C. (TYP)

2" DIA. MAGNETIC
BOLTS W/ WASHERS
TOP & BOTTOM

RHM JOIST

3/4" DIA. THREADED ROD
FROM TOP TO BOTTOM
HOLD-DOWNS

SECTION 718.2
FIRE BLOCKING

FIREBLOCKING SHALL CONSIST OF THE FOLLOWING
MATERIALS:

- 2-INCH NOMINAL LUMBER
- TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH
BROKEN LAP JOINTS
- ONE THICKNESS OF 0.714-INCH WOOD STRUCTURAL PANEL
WITH JOINTS BACKED BY 0.714-INCH WOOD STRUCTURAL
PANEL
- ONE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH
JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
- 0.50-INCH GYPSUM BOARD
- 0.25-INCH CEMENT BASED MILLBOARD
- BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER,
OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A
MANNER AS TO BE SECURELY RETAINED IN PLACE.
- CELLULOSE INSULATION INSTALLED AS TESTED FOR THE
SPECIFIC APPLICATION

718.2.2 CONCEALED WALL SPACES:
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES
OF STUD WALLS AND PARTITIONS, INCLUDING FURRED
SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED
STUDS, AS FOLLOWS:

- VERTICALLY AT THE CEILING AND FLOOR LEVELS.
- HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

718.2.3 CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL
SPACES:
FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS
BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION
SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY
AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN
CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS
OCCUR AT SOFFITS, DROP CEILING, COVE CEILING AND
SIMILAR LOCATIONS.

FIRE EXTINGUISHERS TO CODE F.C.N.Y. SECTION 906:
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER - 175'-0"
PROVIDE FIRE RATED CABINET.

"HD" DENOTES:
SIMPSON HDU2-S0525 HOLD-DOWN DETAIL #20, SHEET D1

NOTE "A":
16" DEEP OPEN WEB PRE-ENGINEERED FLOOR TRUSS
DESIGNED BY TRUSS ENGINEER

EXHAUST FAN
50 CFM INTERMITTENT
-OR-
20 CFM CONTINUOUS

MULTIPLE LVL GIRDER CONNECTIONS:
FOR ALL MULTIPLE LVL GIRDERS, LAG BOLT TOGETHER W/ 1/2"
BOLTS @ 2'-0" O.C., 2" MIN. FROM TOP & BOTTOM, & MIN. 4"
FROM ENDS

NOTE:
ALL FIRST FLOOR SILL PLATES TO BE A.G.G. ON CONCRETE

NOTE:
ALL WALLS & CEILINGS TO BE 3/8" TYPE "X"

NOTE "V":
• ALL DRYERS TO BE VENTED TO OUTSIDE AIR PER CODE
• ALL WASHERS TO BE PROVIDED WITH DRAIN PANS OR
OPTIONAL FLOOR DRAIN

ADAPTABILITY:
GRAB BAR WALL BLOCKING ONLY TO BE INSTALLED AT
TIME OF CONSTRUCTION. REFER TO BATHROOM DETAILS
FOR GRAB BAR BLOCKING LOCATIONS. SEE SHEET H03.

NOTE "L":
LAV. ADJACENT TO TOILETS

ENTIRE CABINET SINGLE CABINET

SHADED AREA INDICATES REMOVABLE BASE CABINET
TYP. - CARRY FINISH FLOOR SURFACE TO REAR WALL

NOTE:
SAFETY GLAZING SHALL BE PROVIDED IN ALL PATIO DOORS
AND SHOWER DOORS

NOTE:
SEE SHEET H01 - H06 FOR ALL ACCESSIBILITY
NOTES & DETAILING

HANDICAP NOTES:

BATHROOMS:
• IN BATHROOMS WITH TWO LAVATORIES PROVIDE AT
LEAST ONE REMOVABLE BASE CABINET NEXT TO TOILET.
• TILE TO BE CARRIED UNDER LAVATORY TO BACK WALL -
TYP. AT REMOVABLE BASE CABINETS
• ROLL-IN SHOWERS TO HAVE 30"x 60" CLEAR FLOOR
SPACE
• SHOWERS TO HAVE 30"x 60" CLEAR FLOOR SPACE
• 1/2" MAX THRESHOLD WITH BEVELED EDGE AT SHOWER
ENTRANCES

COMBINATION EMERGENCY EXIT SIGN AND LIGHT WITH
BATTERY BACKUP

NOTE "R":
PRE-ENGINEERED ROOF TRUSS
DESIGNED BY TRUSS ENGINEER

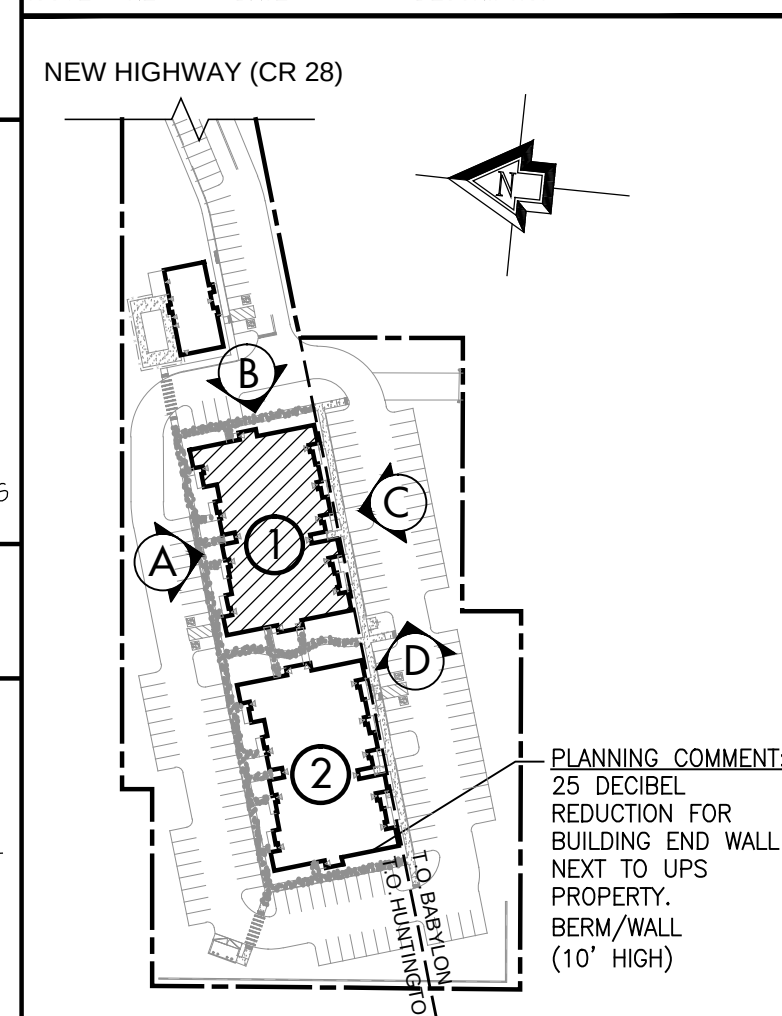
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MELVILLE, NEW YORK

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ISSUE	REV	DATE	DESCRIPTION
7	A	12.14.20	REVISED ELEVATION
6	A	9.14.20	REVISED ELEVATION
5		8.25.20	REVISED ELEVATION FOR REVIEW
4		8.21.20	FILING
3		11.8.19	PROGRESS
2	A	1.7.19	REVISIONS PER MEP COMMENTS
1	A	11.9.18	REVISIONS



KEY PLAN ADJACENT "UPS" PROPERTY

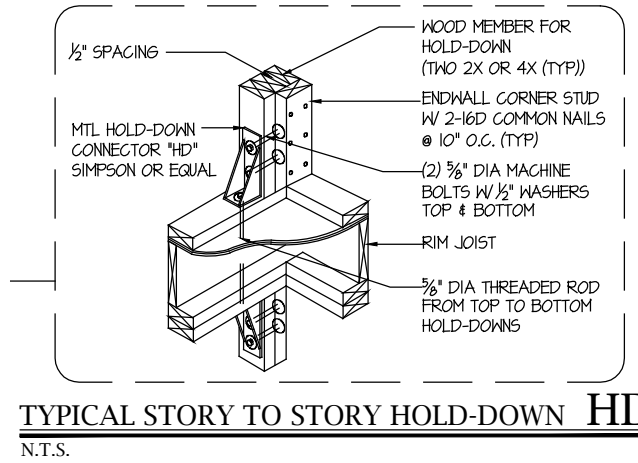
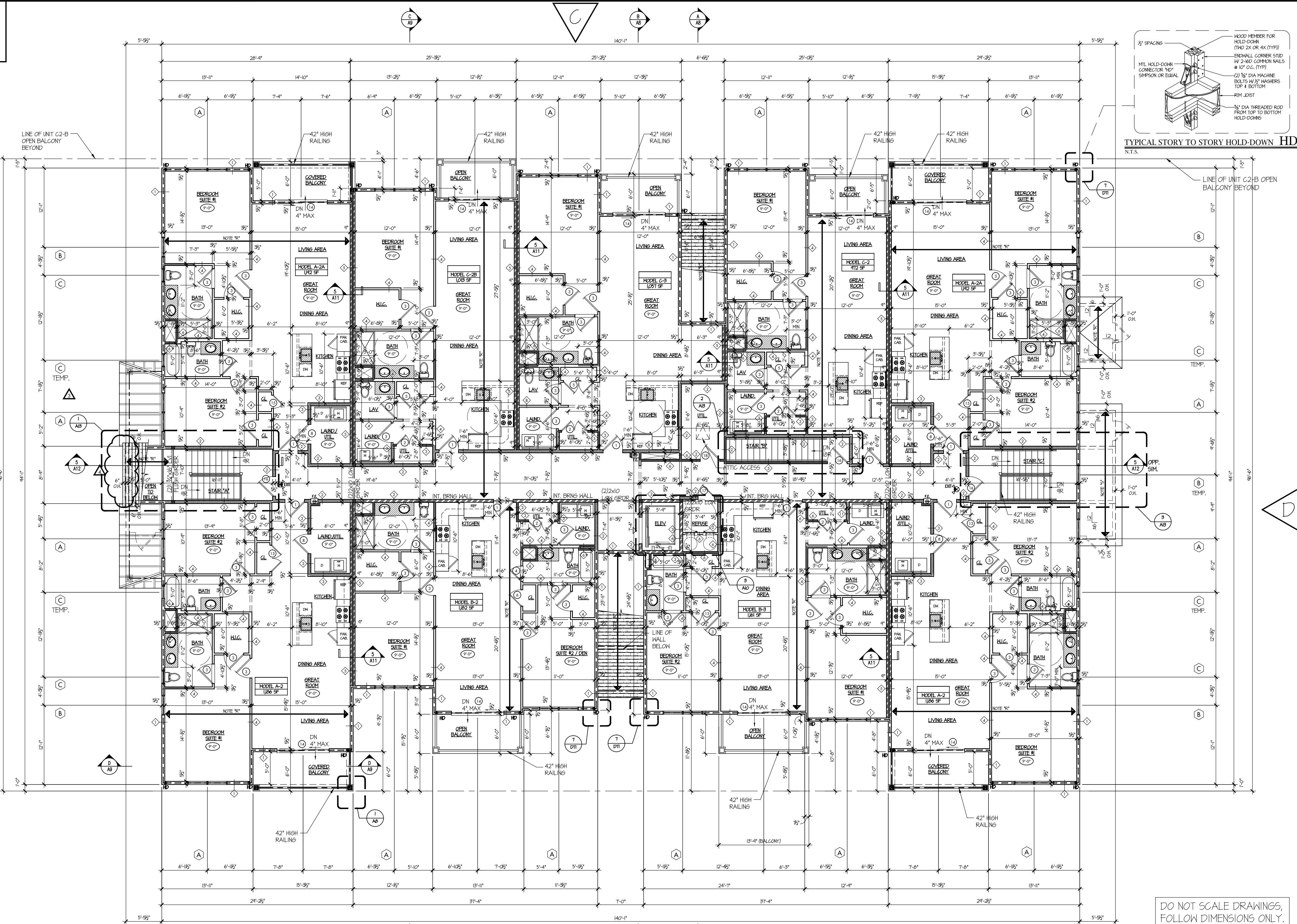
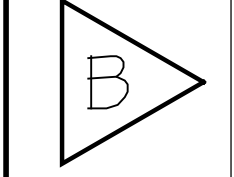
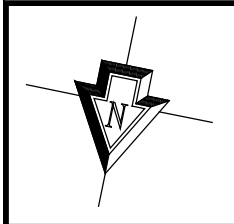
BUILDING #1 SECOND FLOOR CLUSTER PLAN

GRCH Project No.: 2015011
Scale: 1/8" = 1'-0"
Designed by: GC
Drawn by: GRCH
Checked by: GC
Date: 27 AUGUST 2018

REGISTERED ARCHITECT
ALAN ROBERT CHESTNUT
STATE OF NEW YORK
03810

A-5

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DO NOT SCALE DRAWINGS,
FOLLOW DIMENSIONS ONLY.

MODEL	LIVING AREA	BALCONY
A-2	1186 SF	42 SF
A-2A	1192 SF	42 SF
B-2	1170 SF	84 SF
B-3	1149 SF	82 SF
C-2	412 SF	73 SF
C-2B	1013 SF	73 SF
C-3	1053 SF	75 SF

GROSS THIRD FLOOR AREA: 11,118 SF
LIVING AREA: 10,112 SF
COVERED BALCONIES: 755 SF

NOTE:
SEE STRUCTURAL DWGS FOR
STRUCTURAL INFORMATION

SEE SHEET A-10 FOR WINDOW
AND DOOR SCHEDULES

- INDICATES WALL IS BEARING. SEE PLAN FOR LOCATIONS
- 1 EXTERIOR WALL (1 HOUR RATED)
 - 2 CORRIDOR WALL W/ RESILIENT CHANNEL (1 HOUR RATED)
 - 3 INTERIOR WALL (1 HOUR RATED)
 - 4 INTERIOR WALL (0 HOUR RATED)
 - 5 INTERIOR TENANT SEPARATION WALL (1 HOUR RATED)
 - 6 SHAFT WALL (1 HOUR RATED)

THIRD FLOOR CLUSTER PLAN

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

SECTION 718.2 FIRE BLOCKING

- FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:
- 2-INCH NOMINAL LUMBER
 - TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - ONE THICKNESS OF 0.714-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.714-INCH WOOD STRUCTURAL PANEL
 - ONE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 - 0.50-INCH GYPSUM BOARD
 - 0.25-INCH CEMENT BASED MILLBOARD
 - BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPROVED MATERIALS IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
 - CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION

718.2.2 CONCEALED WALL SPACES.
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

- VERTICALLY AT THE CEILING AND FLOOR LEVELS.
- HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

718.2.3 CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES.
FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING AND SIMILAR LOCATIONS.

718.2.4 FIRE EXTINGUISHERS TO CODE F.C.N.Y. SECTION 906.
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER: 75'-0"
718.2.5 PROVIDE FIRE RATED CABINET.

"HD" DENOTES:
SIMPSON HDU2-SD525 HOLDOWN DETAIL #20, SHEET D1

NOTE "A":
16" DEEP OPEN WEB PRE-ENGINEERED FLOOR TRUSS
DESIGNED BY TRUSS ENGINEER

EXHAUST FAN:
50 CFM INTERMITTENT
-OR-
20 CFM CONTINUOUS

MULTIPLE LVL GIRDER CONNECTIONS:
FOR ALL MULTIPLE LVL GIRDERS, LAG BOLT TOGETHER W/ 1/2" BOLTS @ 2'-0" O.C., 2" MIN FROM TOP & BOTTOM, & MIN. 4" FROM ENDS

[ONE HOUR] = ONE HOUR FIRE RATED ENCLOSURE

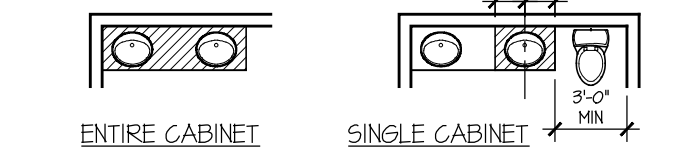
NOTE:
ALL FIRST FLOOR SILL PLATES TO BE A.G.Q. ON CONCRETE

NOTE:
ALL WALLS & CEILINGS TO BE 5/8" TYPE "X"

NOTE "V":
• ALL DRYERS TO BE VENTED TO OUTSIDE AIR PER CODE
• ALL WASHERS TO BE PROVIDED WITH DRAIN PANS OR OPTIONAL FLOOR DRAIN

ADAPTABILITY:
GRAB BAR WALL BLOCKING ONLY TO BE INSTALLED AT TIME OF CONSTRUCTION. REFER TO BATHROOM DETAILS FOR GRAB BAR BLOCKING LOCATIONS.

NOTE "L":
LAV. ADJACENT TO TOILETS



SHADED AREA INDICATES REMOVABLE BASE CABINET TYP. CARRY FINISH FLOOR SURFACE TO REAR WALL

NOTE:
SAFETY GLAZING SHALL BE PROVIDED IN ALL PATIO DOORS AND SHOWER DOORS

NOTE:
SEE SHEET HC1 - HC6 FOR ALL ACCESSIBILITY NOTES & DETAILING

HANDICAP NOTES:

- BATHROOMS:
 - IN BATHROOMS WITH TWO LAVATORIES PROVIDE AT LEAST ONE REMOVABLE BASE CABINET NEXT TO TOILET.
 - TILE TO BE CARRIED UNDER LAVATORY TO BACK WALL - TYP. AT REMOVABLE BASE CABINETS
 - ROLL-IN SHOWERS TO HAVE 30"x 60" CLEAR FLOOR SPACE
 - SHOWERS TO HAVE 30"x 60" CLEAR FLOOR SPACE
 - 1/2" MAX THRESHOLD WITH BEVELED EDGES AT SHOWER ENTRANCES

NOTE "R":
PRE-ENGINEERED ROOF TRUSS
DESIGNED BY TRUSS ENGINEER

NOTE "S":
PRE-ENGINEERED SCISSOR ROOF TRUSS
DESIGNED BY TRUSS ENGINEER

COMBINATION EMERGENCY EXIT SIGN AND LIGHT WITH BATTERY BACKUP

DIRECT VENT HEATING EQUIP. MIS06.1 APPLIANCE CLEARANCE

APPLIANCES SHALL BE INSTALLED WITH THE CLEARANCES FROM UNPROTECTED COMBUSTIBLE MATERIALS AS INDICATED ON THE APPLIANCE LABEL AND IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ALL EXPOSED HOT WATER PIPING & DUCTS TO BE INSULATED AS PER LOCAL CODE.

GENERAL CONTRACTORS AND SUBCONTRACTORS TO REVIEW THESE CONSTRUCTION DOCUMENTS UPON RECEIPT FROM ARCHITECT AND REPORT ANY AND ALL DISCREPANCIES INCLUDING ANY DIMENSIONAL CONFLICTS, IMMEDIATELY TO ARCHITECT FOR CORRECTIVE MEASURES PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE CALCULATED AND NEVER SCALED UNLESS OTHERWISE NOTED.

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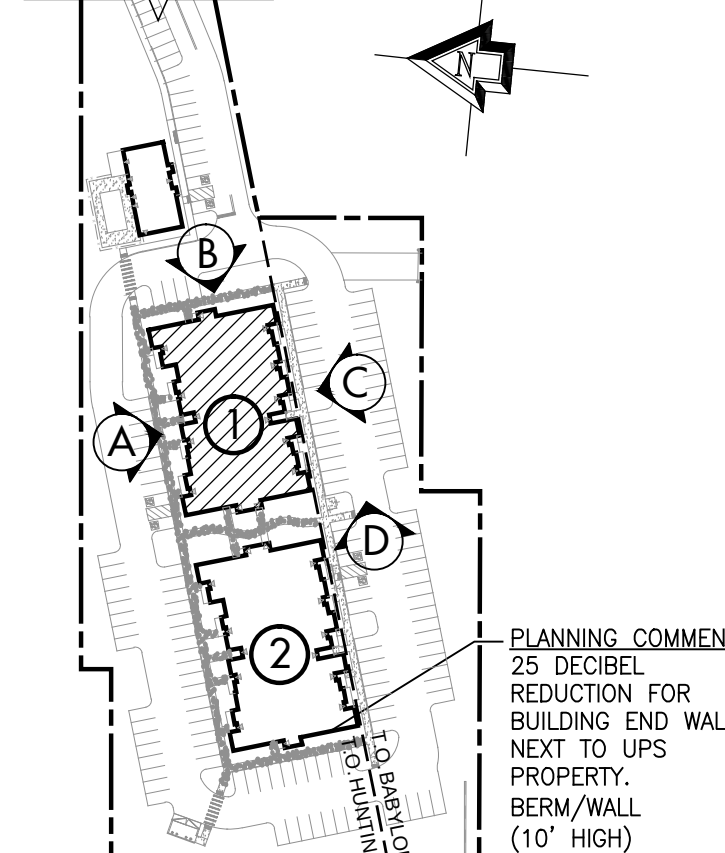
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7	A	12.14.20	REVISED ELEVATION
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2	A	1.7.19	REVISIONS PER MEP COMMENTS
1	A	11.9.18	REVISIONS

ISSUE	REV	DATE	DESCRIPTION
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NEW HIGHWAY (CR 28)



KEY PLAN

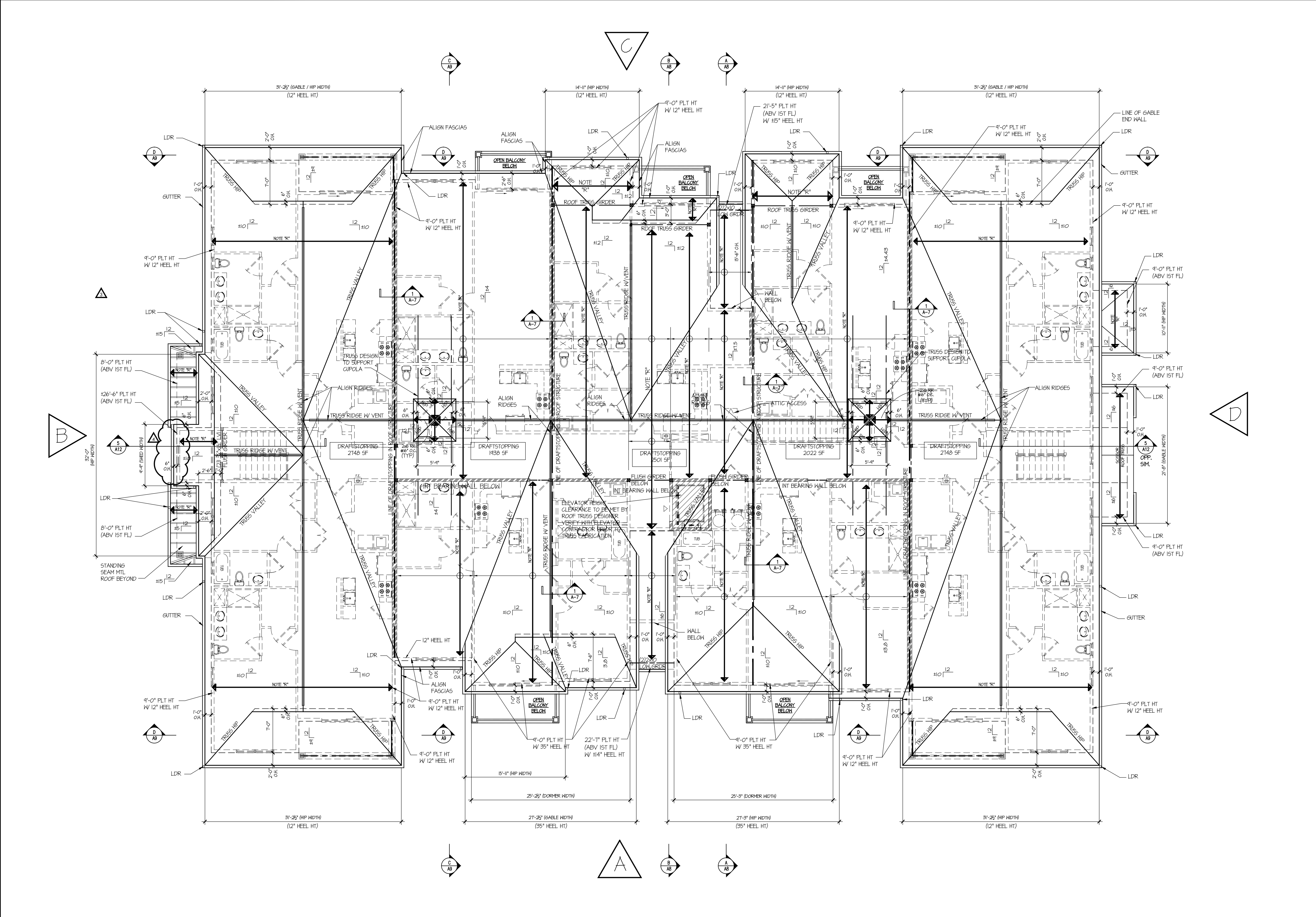
BUILDING #1 THIRD FLOOR CLUSTER PLAN

GRCH Project No.: 2015011
Scale: 1/8" = 1'-0"
Designed by: GC
Drawn by: GRCH
Checked by: GC
Date: 27 AUGUST 2018



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A-6



NOTE: ALL PLATE HEIGHTS ARE 9'-0" U.O.N.

WOOD ROOF TRUSS SPECIFICATIONS:
ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOAD COMBINATIONS USING ALLOWABLE STRESS DESIGN PER SECTION 1605.3 OF THE INTERNATIONAL BUILDING CODE.

NOTE: 5/8" INCH THICK ROOF SHEATHING IS TO BE USED, WHEN ROOF TRUSSES ARE SPECIFIED AS THE ROOF FRAMING MEMBERS.

1605.3.1 BASIC LOAD COMBINATIONS USING ALLOWABLE STRESS DESIGN:
D (EQUATION 16-8)
D + L (EQUATION 16-4)
D + S (EQUATION 16-10)
D + 6W (EQUATION 16-12)
D + 0.75 (6W) + 0.75 S (EQUATION 16-13)

D = DEAD LOAD, L = LIVE LOAD, S = SNOW LOAD, W = LOAD DUE TO WIND PRESSURE. WIND LOADINGS SHALL BE DETERMINED IN ACCORDANCE WITH CHAPTER 26 TO 30 OF ASCE 7-10 FOR 130 MPH ULTIMATE DESIGN WIND SPEED (101 MPH BASIC DESIGN WIND SPEED) IN EXPOSURE CATEGORY B.

ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING DESIGN LOADS:
TCLL = 20 PSF PLUS UNBALANCED SNOW LOADING, WIND LOADINGS, AND ANY APPLICABLE SNOW DRIFTING OR BUILD UP LOADS AS REQUIRED BY ASCE 7-10, TCDL = 15 PSF, BCLL=10PSF, AND BCDL = 10 PSF. PROVIDE ADDITIONAL 25PLF TCDL ON AREAS OF TRUSSES THAT ARE NOTED ON

PLAN TO SUPPORT PHOTOVOLTAIC CELLS.

TRUSSES SHALL HAVE A MAXIMUM TOTAL LOAD DEFLECTION OF THE LESSER OF L/360 OR .75".

TRUSS DESIGN DRAWINGS SHALL BE PROVIDED TO ARCHITECT AND BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION:
1. DEPTH, SLOPE (IF ANY), SPAN, AND SPACING.
2. LOCATION OF ALL JOINTS.
3. REQUIRED BEARING WIDTHS.
4.1. TOP CHORD LIVE LOAD OR SNOW LOAD.
4.2. TOP CHORD DEAD LOAD.
4.3. BOTTOM CHORD LIVE LOAD.
4.4. BOTTOM CHORD DEAD LOAD.
4.5. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION.
4.6. CONTROLLING WIND LOADS.
5. ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE.
6. EACH REACTION FORCE AND DIRECTION.
7. JOINT CONNECTOR TYPE AND DESCRIPTION (E.G. SIZE, THICKNESS OR GAGE) AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE. USE 20 GA MIN THICKNESS GRADE A GALVANIZED STEEL PLATES.
8. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.

4. CONNECTION REQUIREMENTS FOR TRUSSES TO GIRDER-TRUSS, TRUSS PLY TO PLY, AND FIELD SPLICES.
10. DEFLECTION RATIO FOR LIVE AND TOTAL LOAD.
11. MAXIMUM AXIAL COMPRESSION FORCES IN THE ROOF MEMBERS.
12. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATIONS.

TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATE-CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK.

ROOF TRUSS DESIGNER TO ADJUST HEEL HEIGHTS, OVERHANGS, AND ROOF PITCHES SO THAT FASCIAS AND RIDGES ALIGN AS SHOWN ON ELEVATIONS AND SECTIONS.

TRUSSES SHALL BE FABRICATED IN ACCORDANCE WITH THE TRUSS SHOP DRAWINGS FROM ACCURATELY CUT WOOD MEMBERS CLAMPED IN RIGID FIXTURES DURING ASSEMBLY TO INSURE TIGHT FITTING JOINTS.

TRUSSES SHALL BE INSTALLED PLUMB IN THE PROPER ORIENTATION AND SPACING SHOWN ON TRUSS DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF ERECTING THE TRUSSES. THE CONTRACTOR SHALL ENSURE THAT ADEQUATE TEMPORARY BRACING HAS BEEN DESIGNED AND PROVIDED LATERAL STABILITY IN ACCORDANCE WITH ACCEPTED INDUSTRY

PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

PROVIDE APPROPRIATE CONNECTOR AT BEARING POINTS OF ALL ROOF TRUSSES TO RESIST UPLIFT LOADS SHOWN ON TRUSS DRAWINGS.

TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF ERECTING THE TRUSSES. THE CONTRACTOR SHALL ENSURE THAT ADEQUATE TEMPORARY BRACING HAS BEEN DESIGNED AND PROVIDED FOR THE INSTALLATION OF THE TRUSSES.

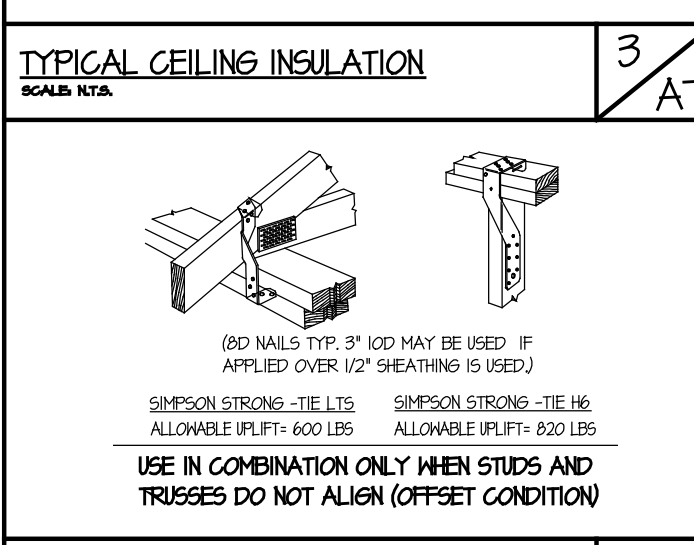
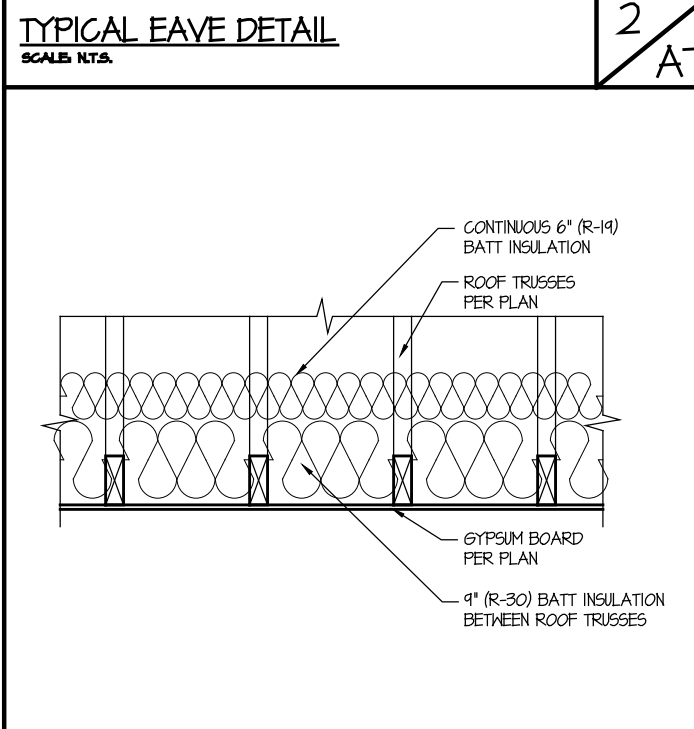
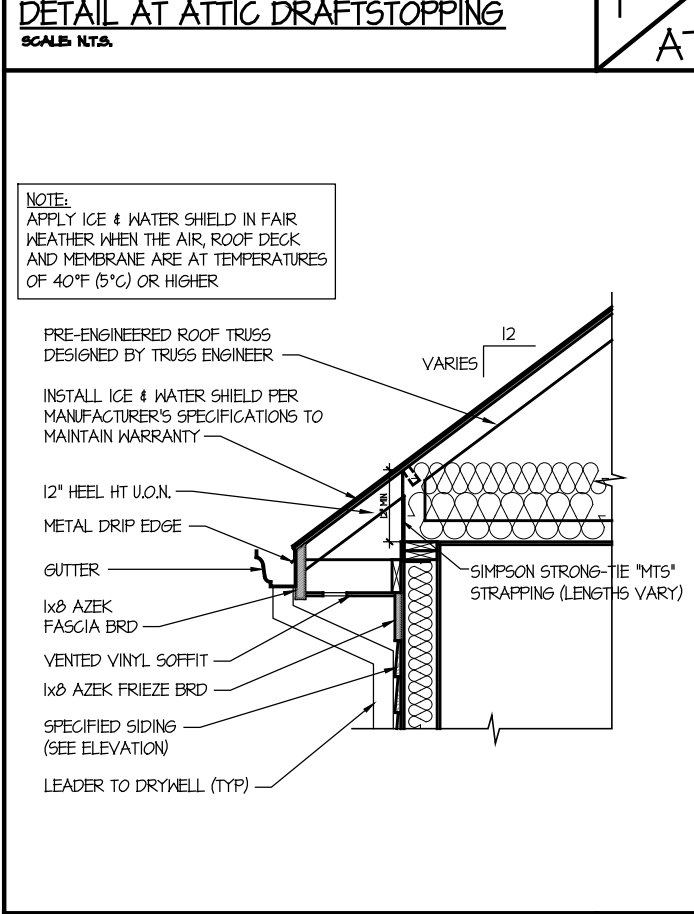
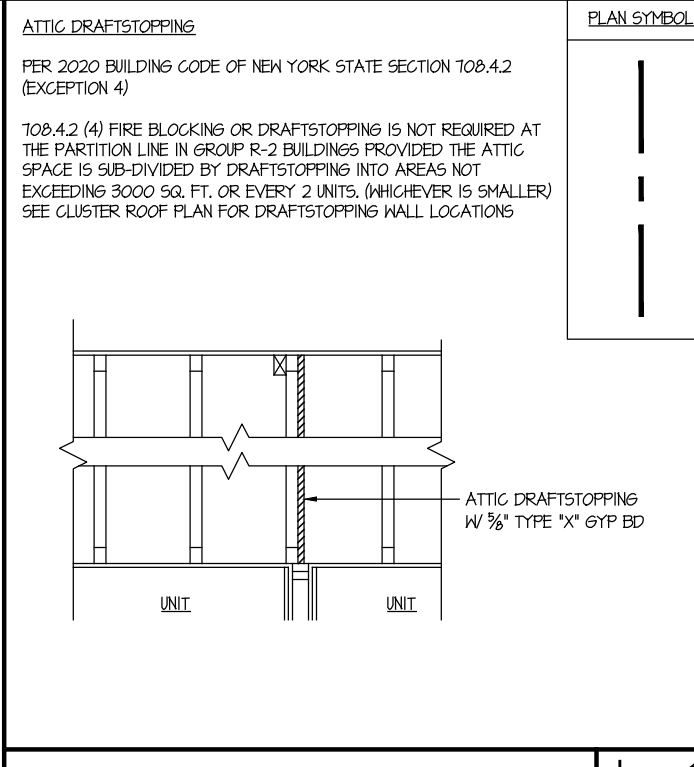
TRUSS DESIGNER TO DESIGN ALL ROOF PITCHES & OVERHANGS TO INSURE THAT FASCIA BOARDS ALIGN WHERE SHOWN ON ROOF PLAN.

NOTE:
APPLY ICE & WATER SHIELD IN FAIR WEATHER WHEN THE AIR, ROOF DECK AND MEMBRANE ARE AT TEMPERATURES OF 40°F (5°C) OR HIGHER. INSTALL PER MANUFACTURER'S SPECIFICATIONS TO MAINTAIN PRODUCT WARRANTY.

108.4.2 EXCEPTION #4: IN GROUP R-2 OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDINGS NOT EXCEEDING 60 FEET IN HEIGHT ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

118.4 DRAFTSTOPPING IN ATTICS: DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES WHERE REQUIRED BY SECTION 108.4.2.

118.2.2 CONCEALED WALL SPACES:
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
A. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
B. HORIZONTALLY ON ONE SIDE OF OPEN WEB FLOOR TRUSSES AT INTERVALS NOT EXCEEDING 10 FEET ON CENTER.



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

MELVILLE CROSSING

MELVILLE, NEW YORK

THE MARCUS ORGANIZATION

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ARCHitecture

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ISSUE	REV	DATE	DESCRIPTION
NEW HIGHWAY (CR 28)			

PLANNING COMMENT:
25 DECIBEL
REDUCTION FOR
BUILDING END WALL
NEXT TO UPS
PROPERTY.
BERM/WALL
(10' HIGH)

KEY PLAN

ADJACENT "UPS" PROPERTY

BUILDING #1

CLUSTER ROOF PLAN

GRCH Project No.: 2015011
Scale: 1/8" = 1'-0"
Designed by: GC
Drawn by: GRCH
Checked by: GC
Date: 27 AUGUST 2018

A-7

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MELVILLE CROSSING
MELVILLE, NEW YORK

THE MARCUS ORGANIZATION
155 SCHMITT BLVD.
FARMINGDALE, NEW YORK 11735

ARCHitecture

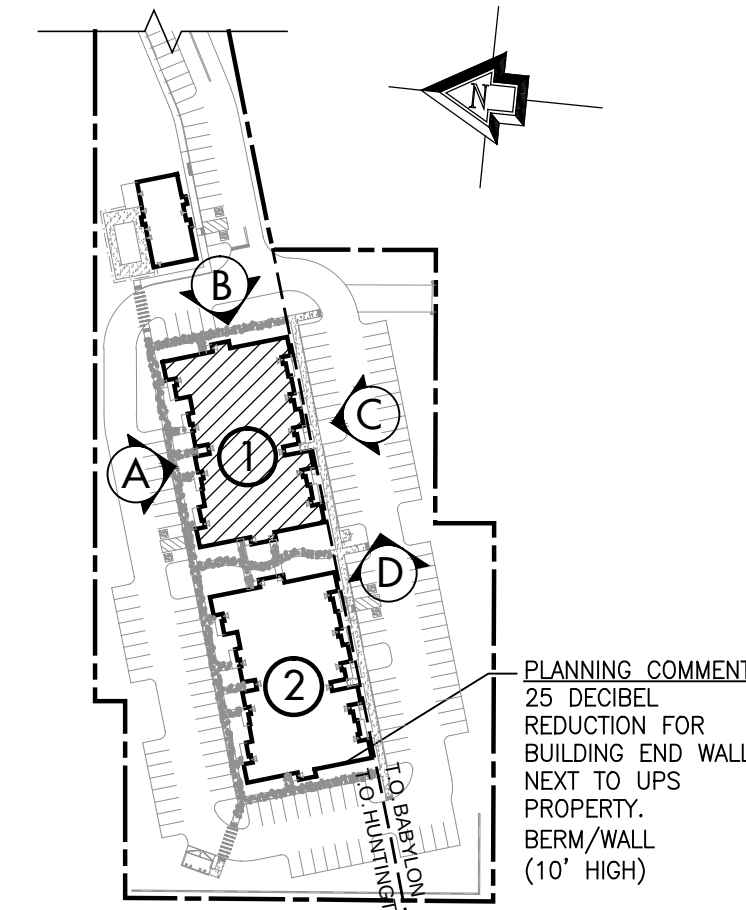
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ISSUE	REV	DATE	DESCRIPTION
7	△	12.14.20	REVISED ELEVATION
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4		8.21.20	FILING
3		11.8.19	PROGRESS
2	△	1.7.19	REVISIONS PER MEP COMMENTS
1	△	11.9.18	REVISIONS

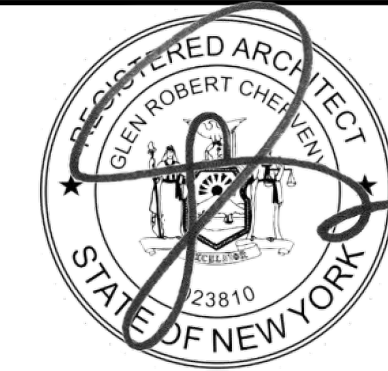
NEW HIGHWAY (CR 28)



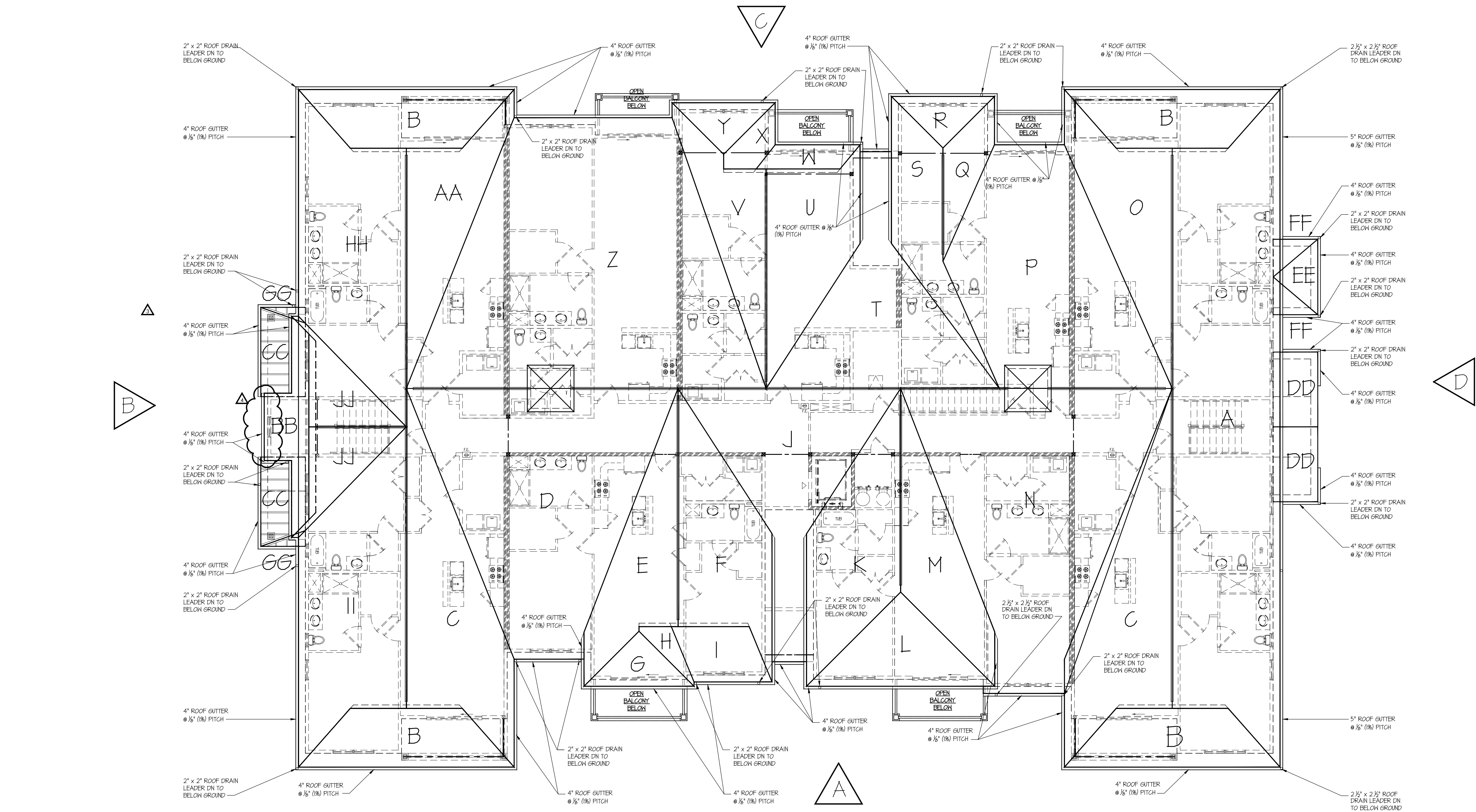
KEY PLAN ADJACENT "UPS" PROPERTY

BUILDING #1
CLUSTER ROOF DRAINAGE PLAN

GRCH Project No.: 2015011
Scale: 1/8" = 1'-0"
Designed by: GC
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Date: 27 AUGUST 2018



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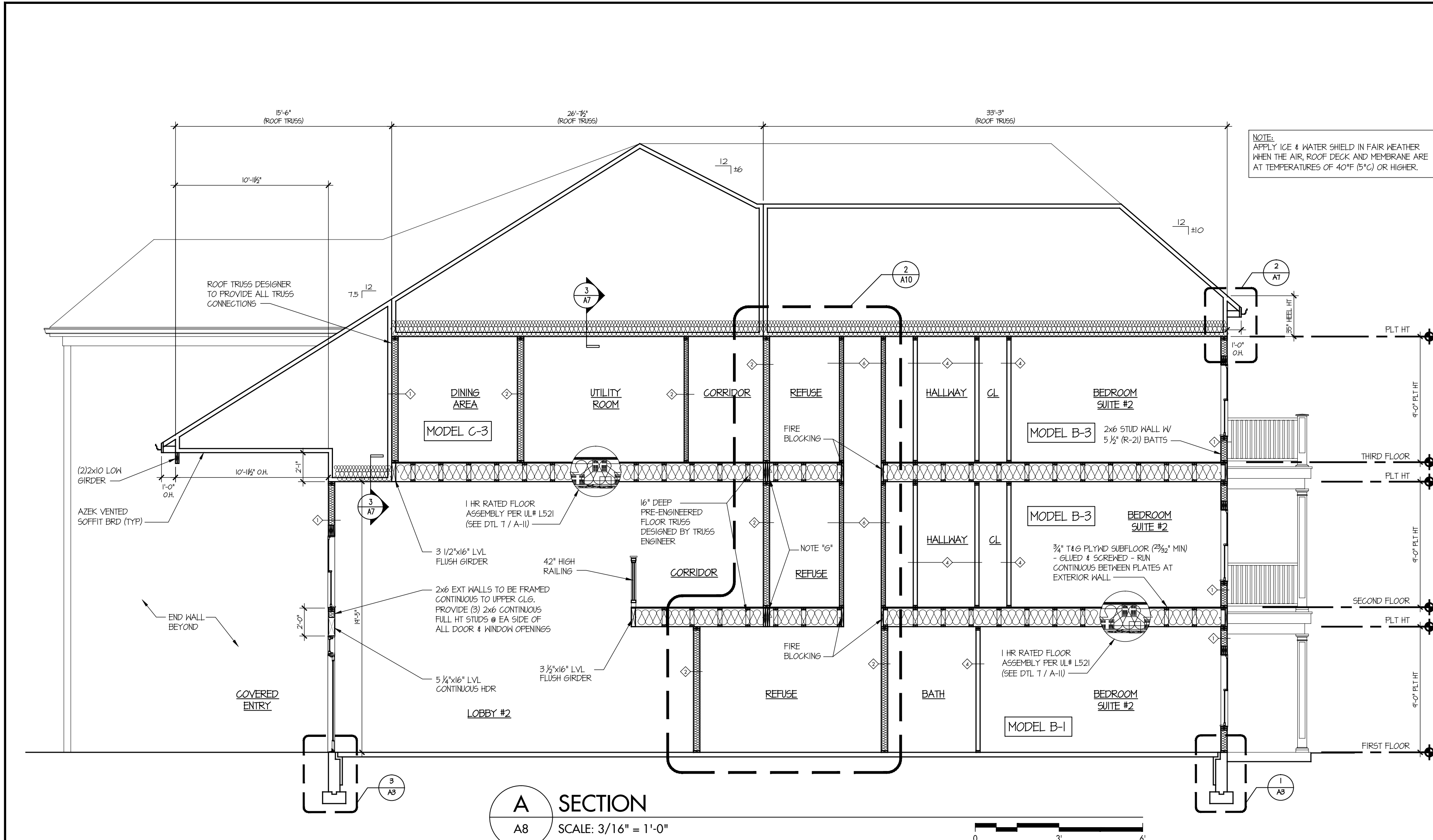


ROOF LOCATION	ROOF AREA (SQ FT)	VERTICAL LEADER SIZE PER TABLE 1106.3 2015 IPC	HORIZONTAL GUTTER SIZE AND PITCH PER TABLE 1106.6 2015 IPC
A	1,324 SQ FT	2 1/2" x 2 1/2"	5" AT 1/8" (1%) PITCH
B	202 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
C	444 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
D	442 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
E	266 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
F	334 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
G	63 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
H	24 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
I	40 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
J	484 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
K	351 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
L	186 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
M	254 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
N	443 SQ FT	2 1/2" x 2 1/2"	4" AT 1/8" (1%) PITCH
O	244 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
P	151 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH

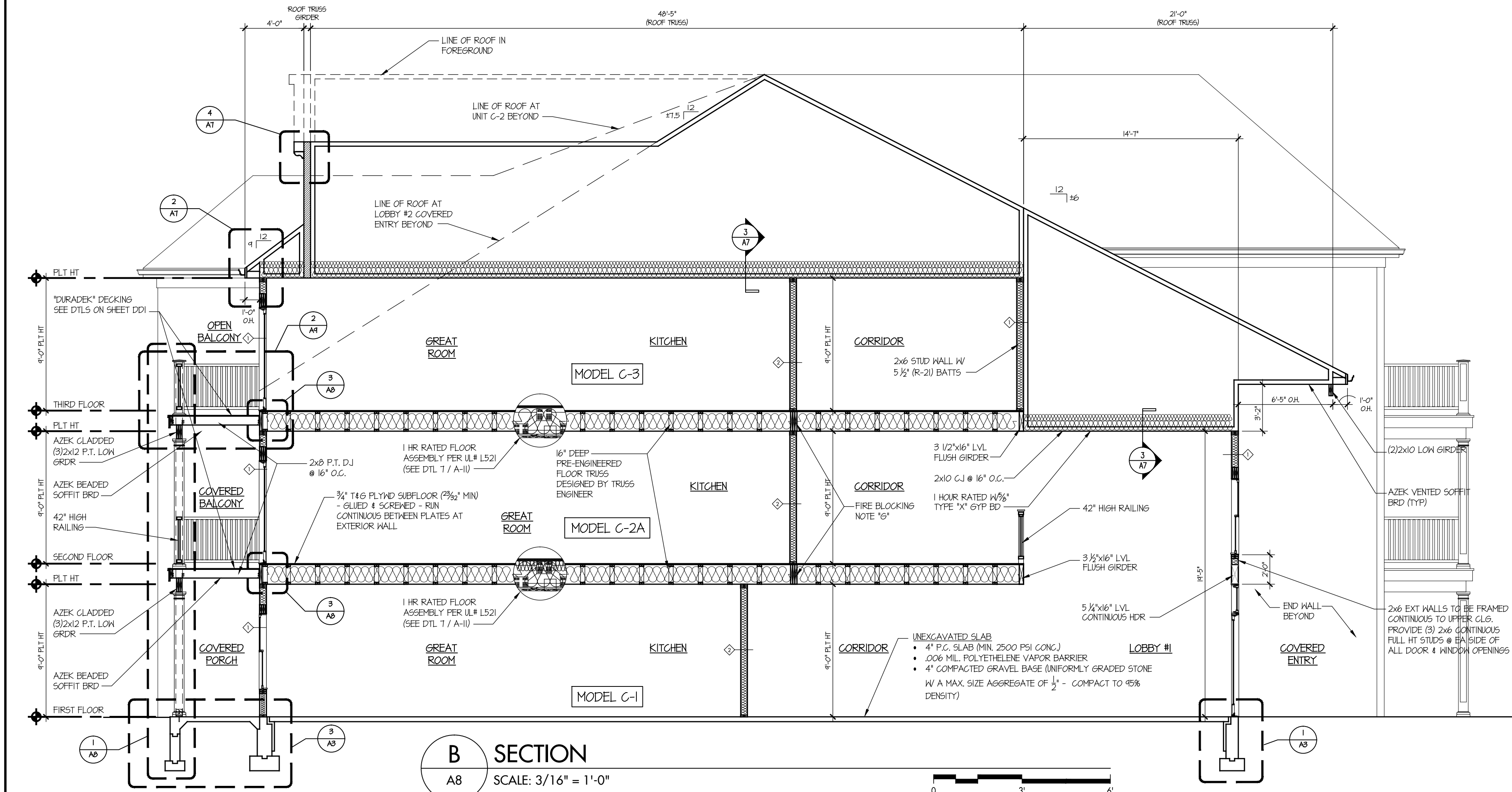
ROOF LOCATION	ROOF AREA (SQ FT)	VERTICAL LEADER SIZE PER TABLE 1106.3 2015 IPC	HORIZONTAL GUTTER SIZE AND PITCH PER TABLE 1106.6 2015 IPC
Q	87 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
R	56 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
S	144 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
T	462 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
U	245 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
V	204 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
W	43 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
X	34 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
Y	56 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
Z	1,464 SQ FT	2 1/2" x 2 1/2"	5" AT 1/8" (1%) PITCH
AA	264 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
BB	138 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
CC	76 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
DD	10 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
EE	35 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
FF	18 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
GG	7 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
HH	536 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
II	543 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH
JJ	104 SQ FT	2" x 2"	4" AT 1/8" (1%) PITCH

CLUSTER ROOF DRAINAGE PLAN

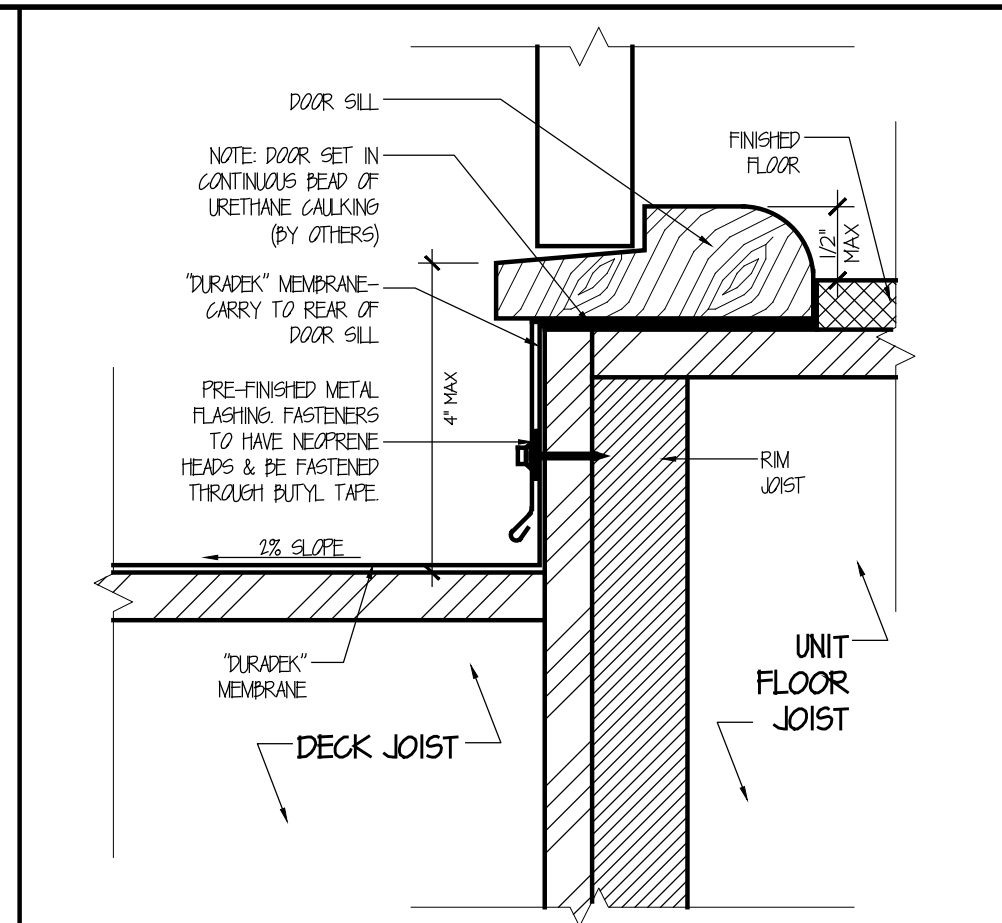
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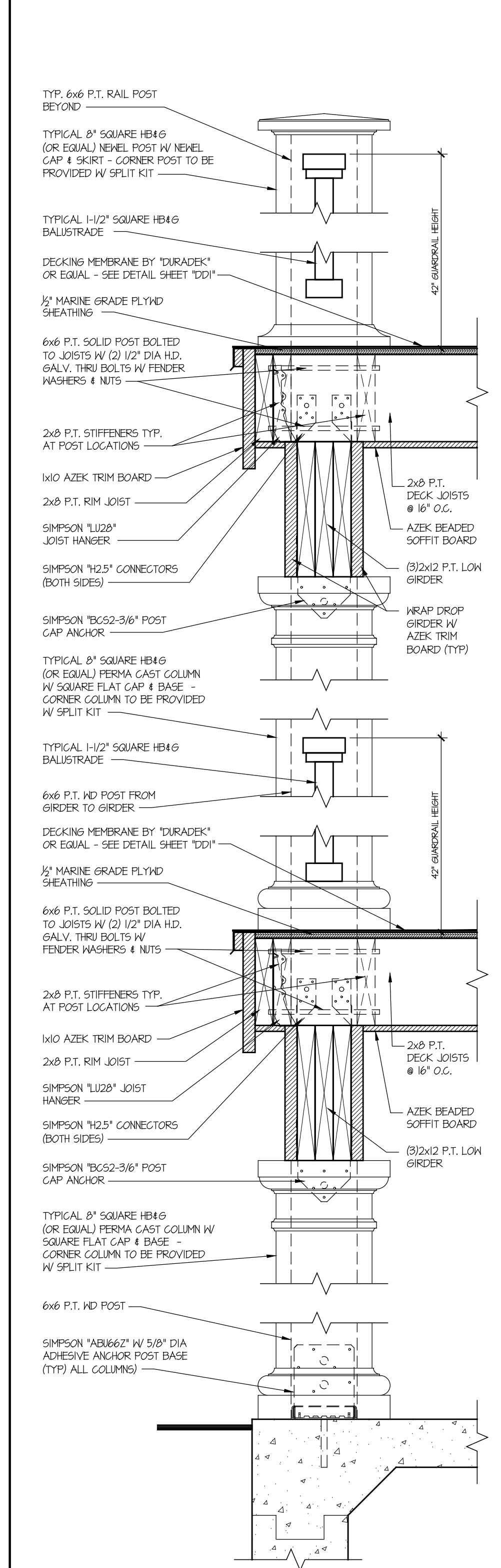
A SECTION
A8 SCALE: 3/16" = 1'-0"



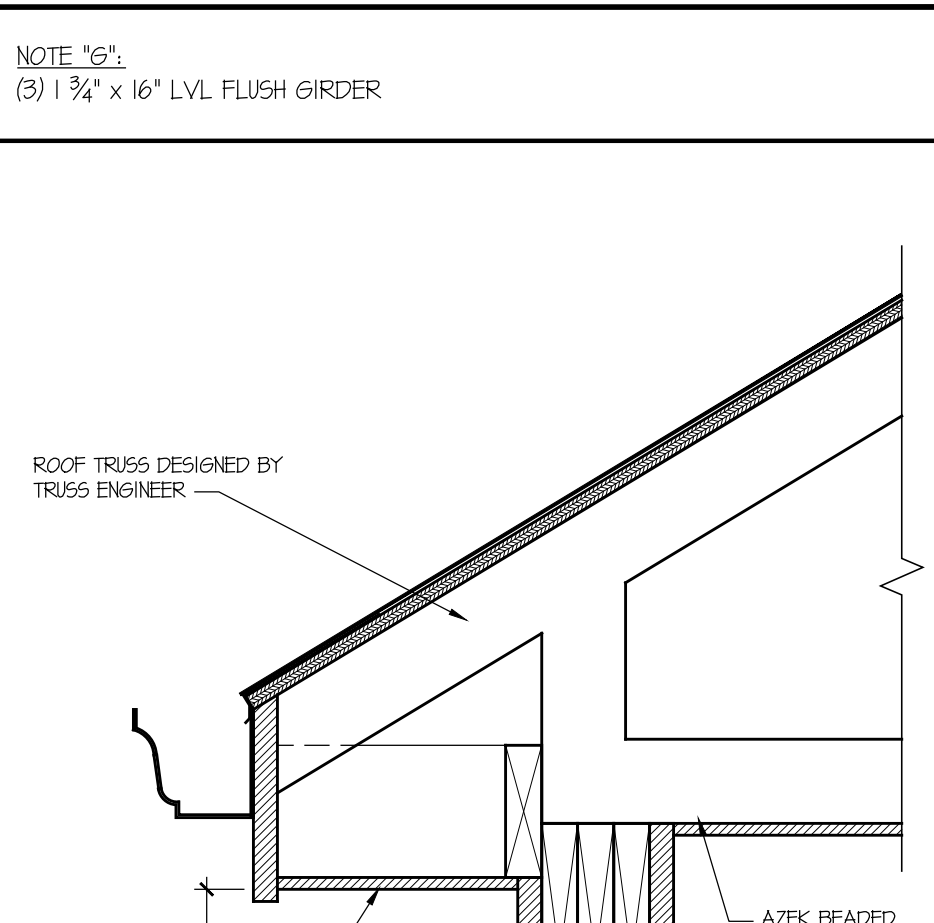
B SECTION
A8 SCALE: 3/16" = 1'-0"



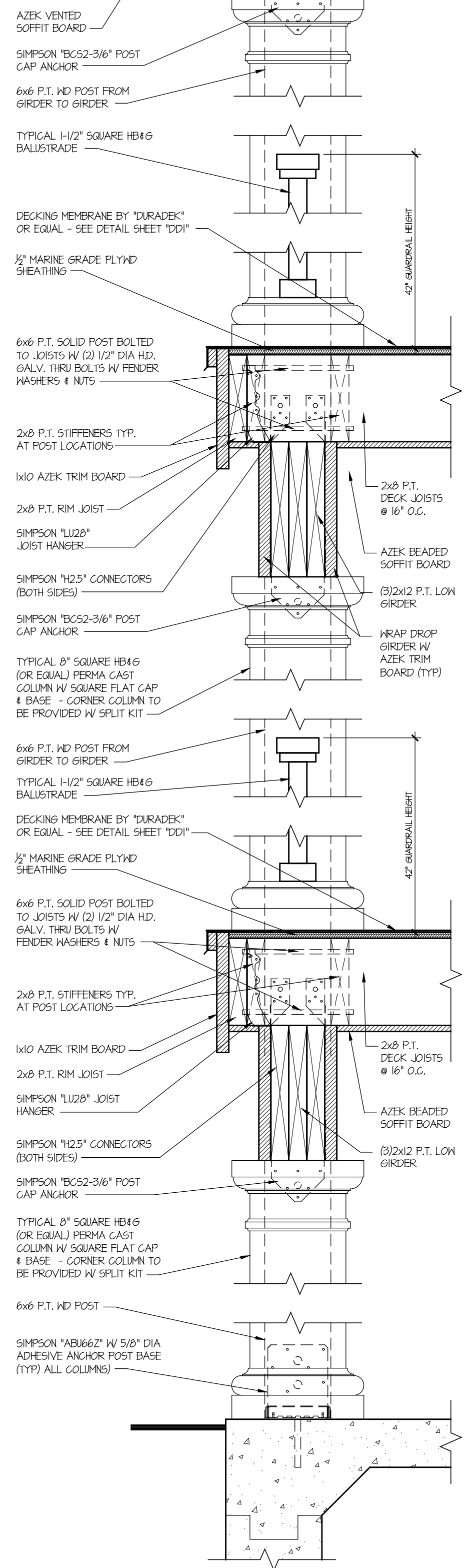
FLASHING DETAIL @ DOOR
SCALE: N.T.S.



POST ANCHOR DETAIL @ EXTERIOR PORCH
SCALE: N.T.S.



FLASHING DETAIL @ DOOR
SCALE: N.T.S.



POST ANCHOR DETAIL @ EXTERIOR PORCH
SCALE: N.T.S.

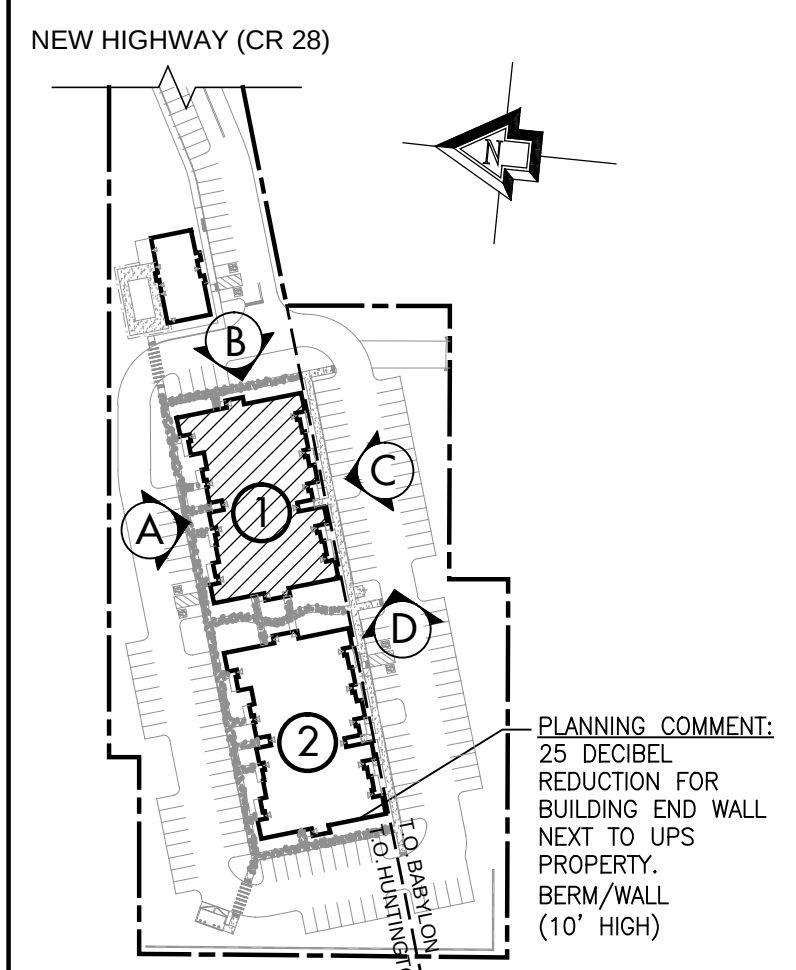
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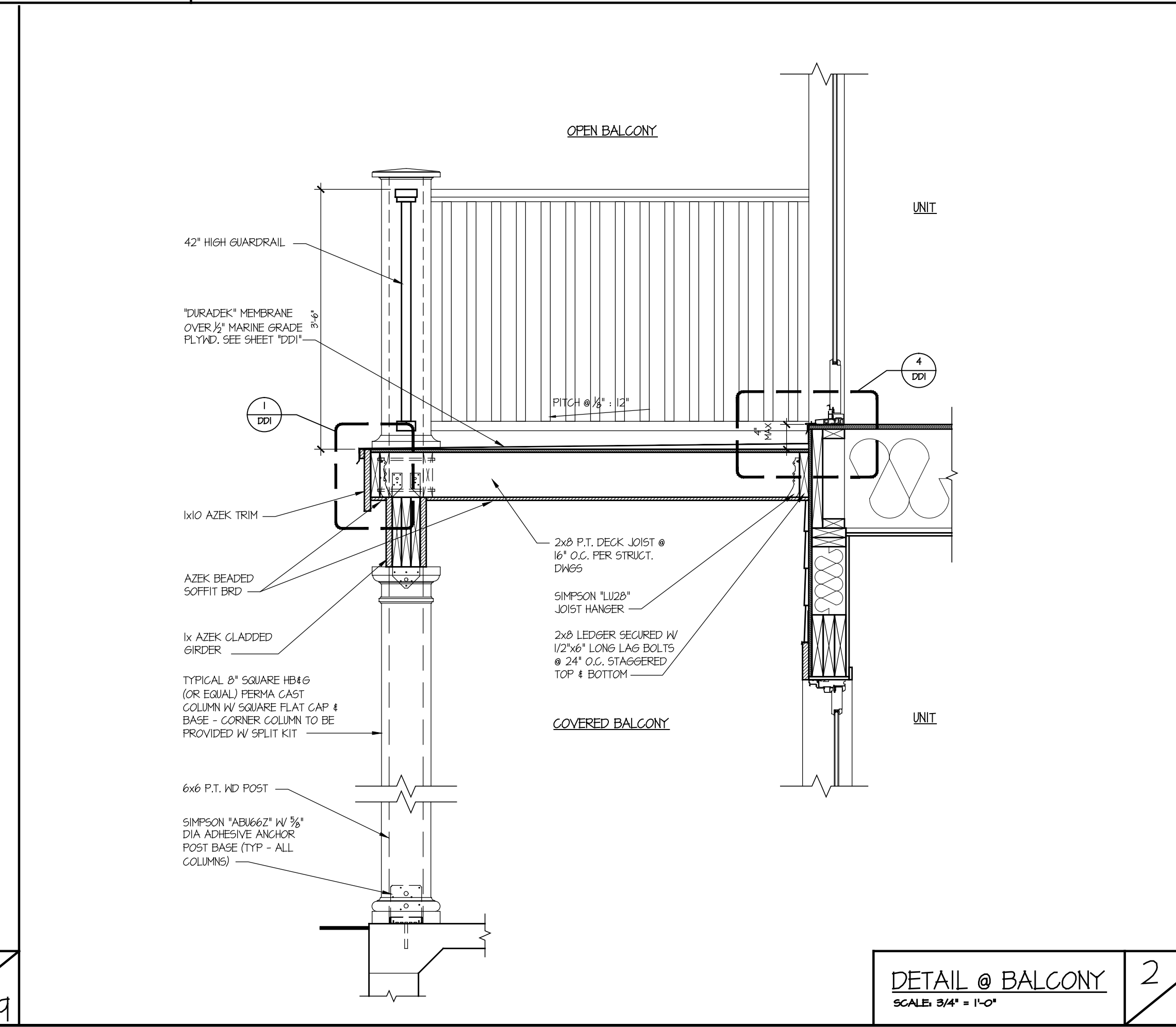
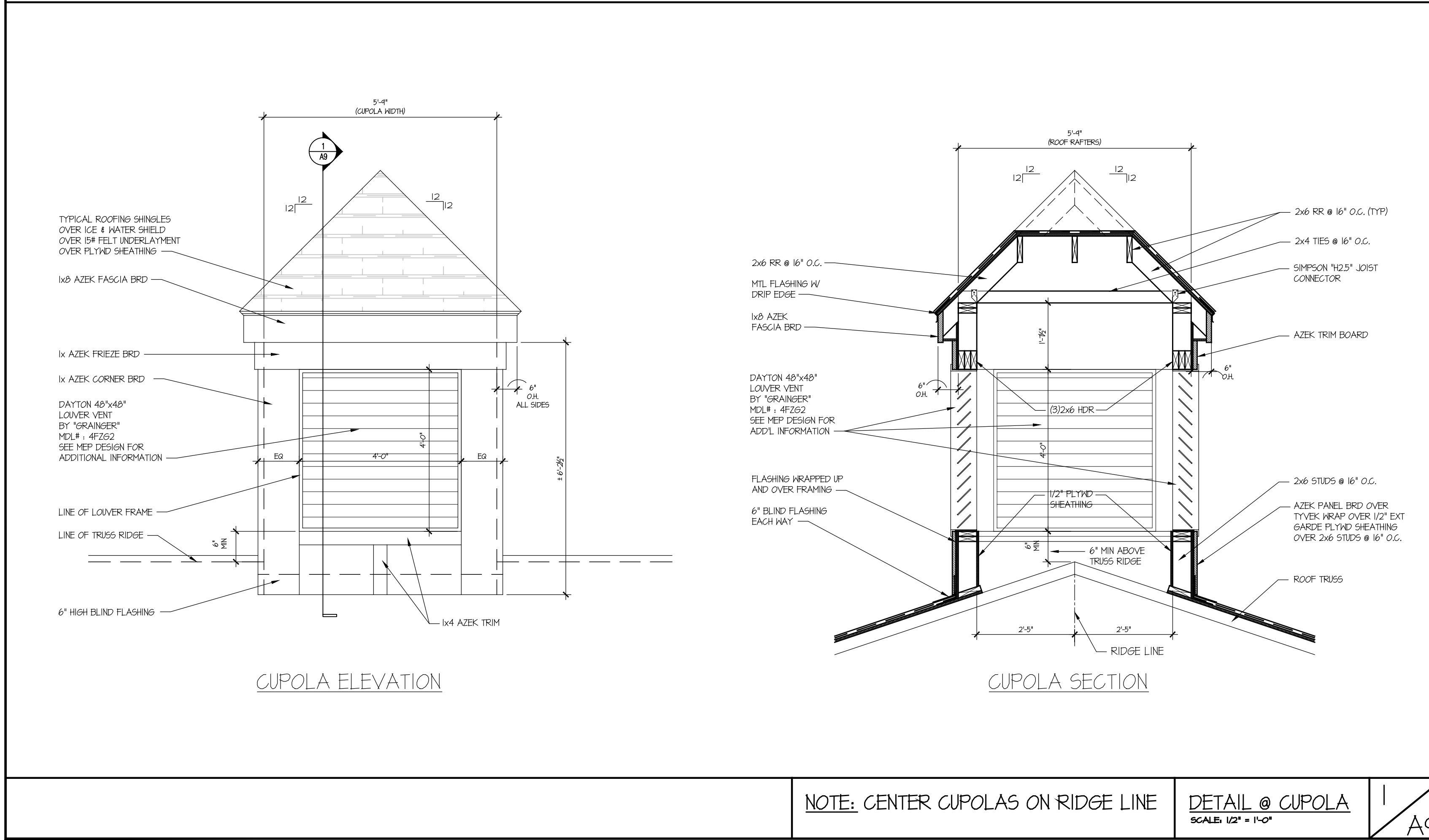
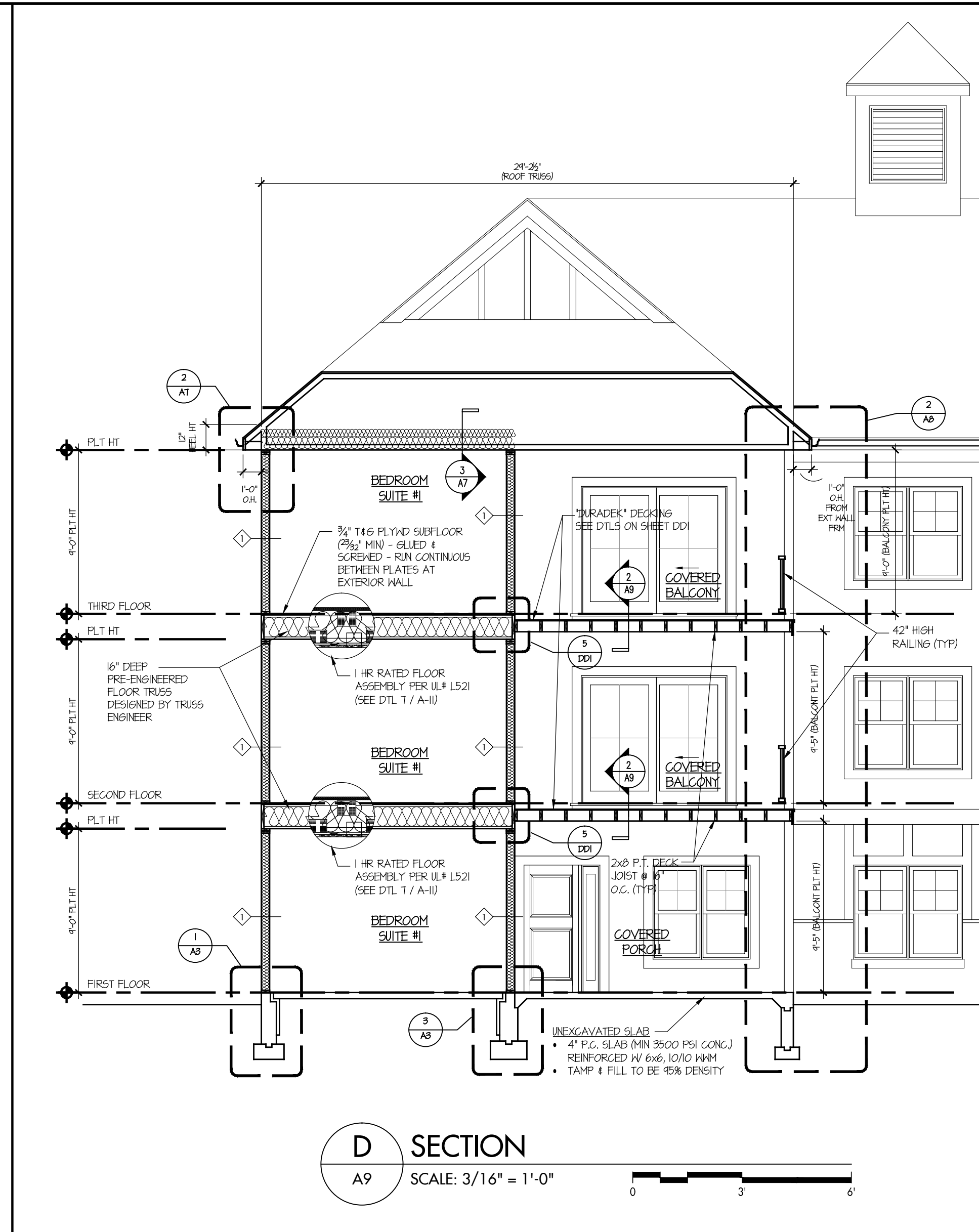
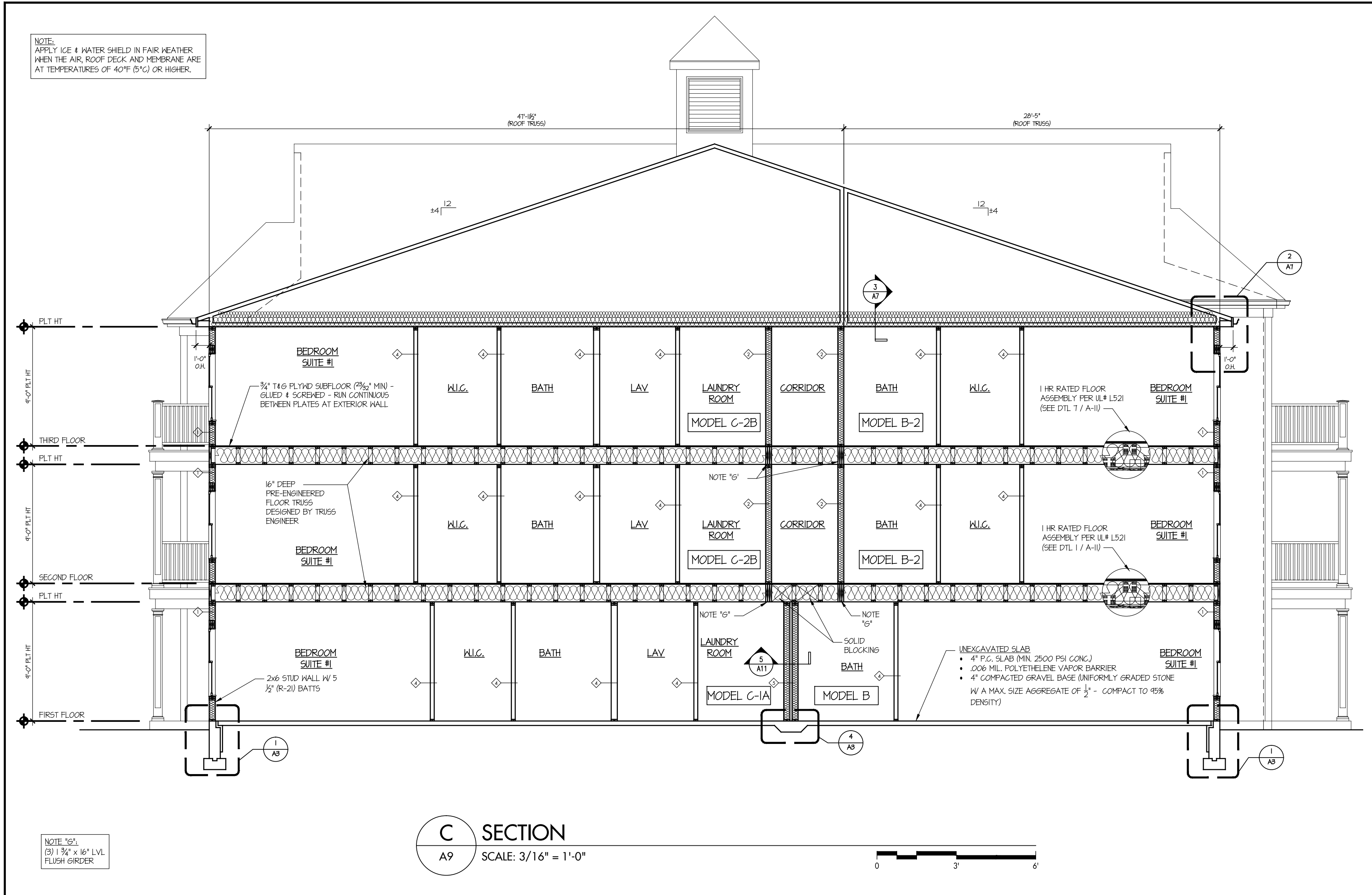
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KEY PLAN ADJACENT "UPS" PROPERTY

BUILDING #1 SECTIONS

GRCH Project No.: 2015011
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NEW HIGHWAY (CR 28)

PLANNING COMMENT:
25 DECIBEL
REDUCTION FOR
BUILDING END WALL
NEXT TO UPS
PROPERTY.
BERM/WALL
(10' HIGH)

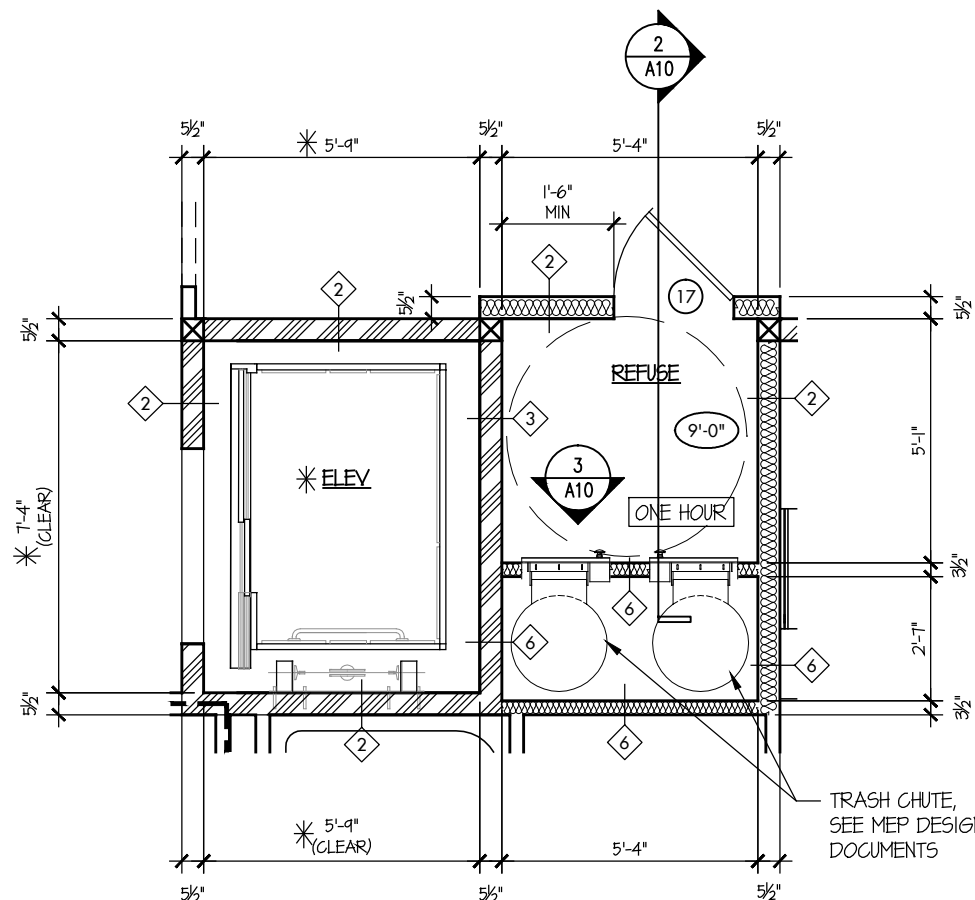
KEY PLAN
ADJACENT "UPS" PROPERTY

BUILDING #1
SECTIONS

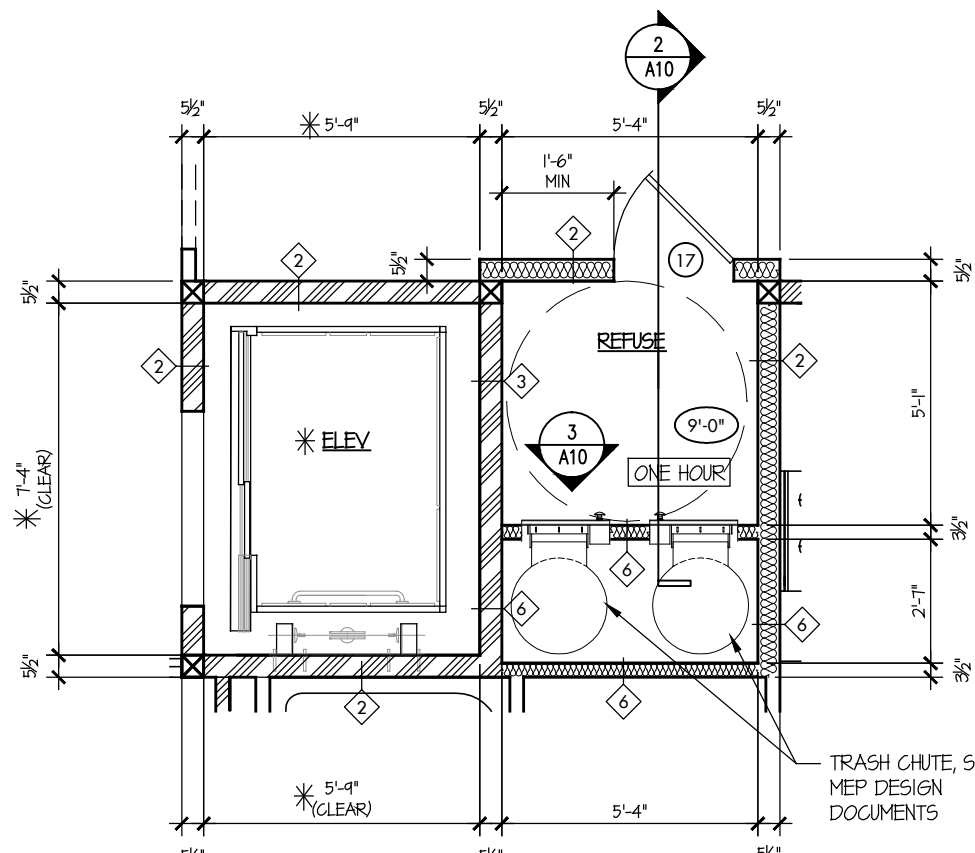
GRCH Project No.: 2015011
Scale: 3/16" = 1'-0"
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REGISTERED ARCHITECT
STATE OF NEW YORK
023810
A-9

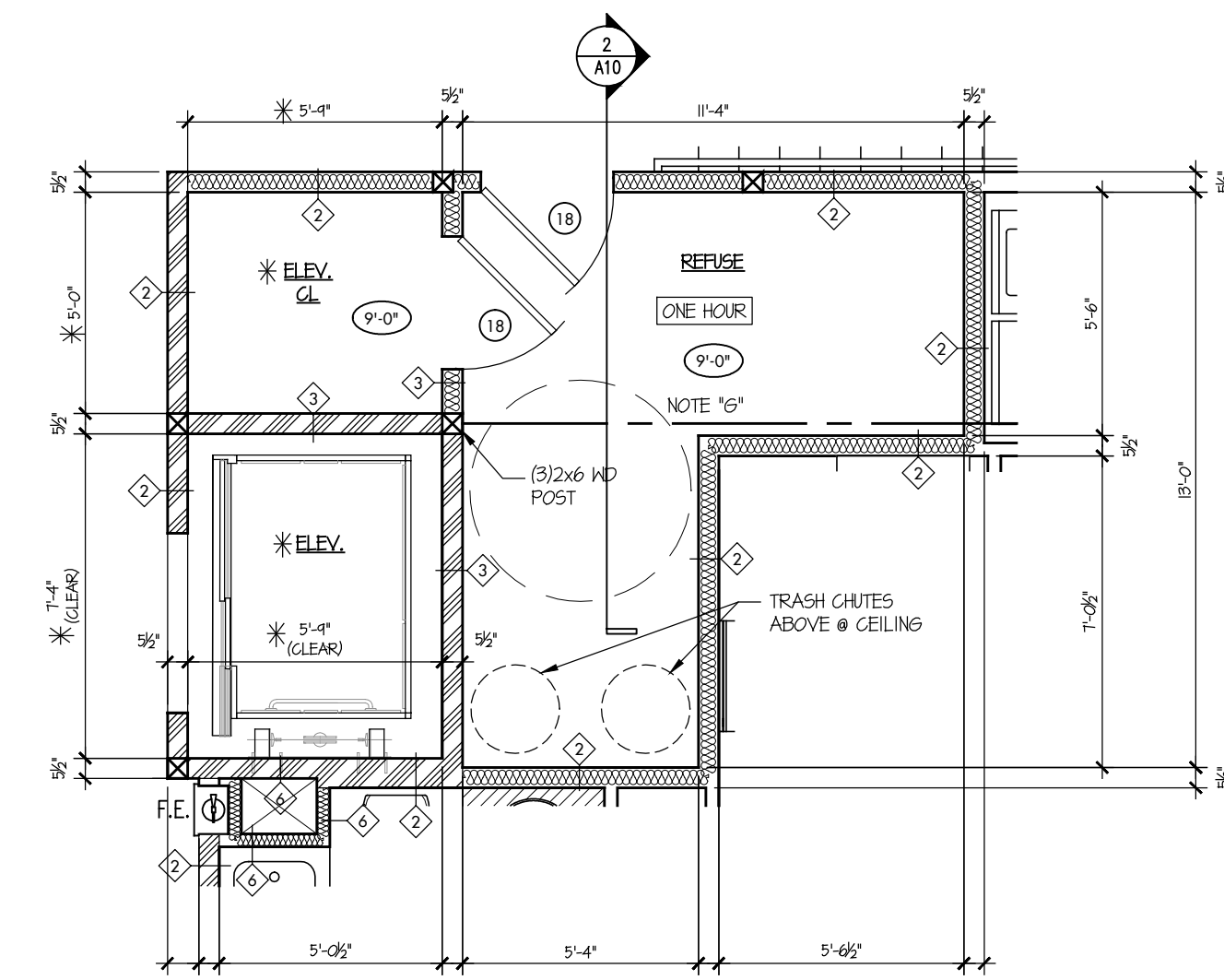
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THIRD FLOOR



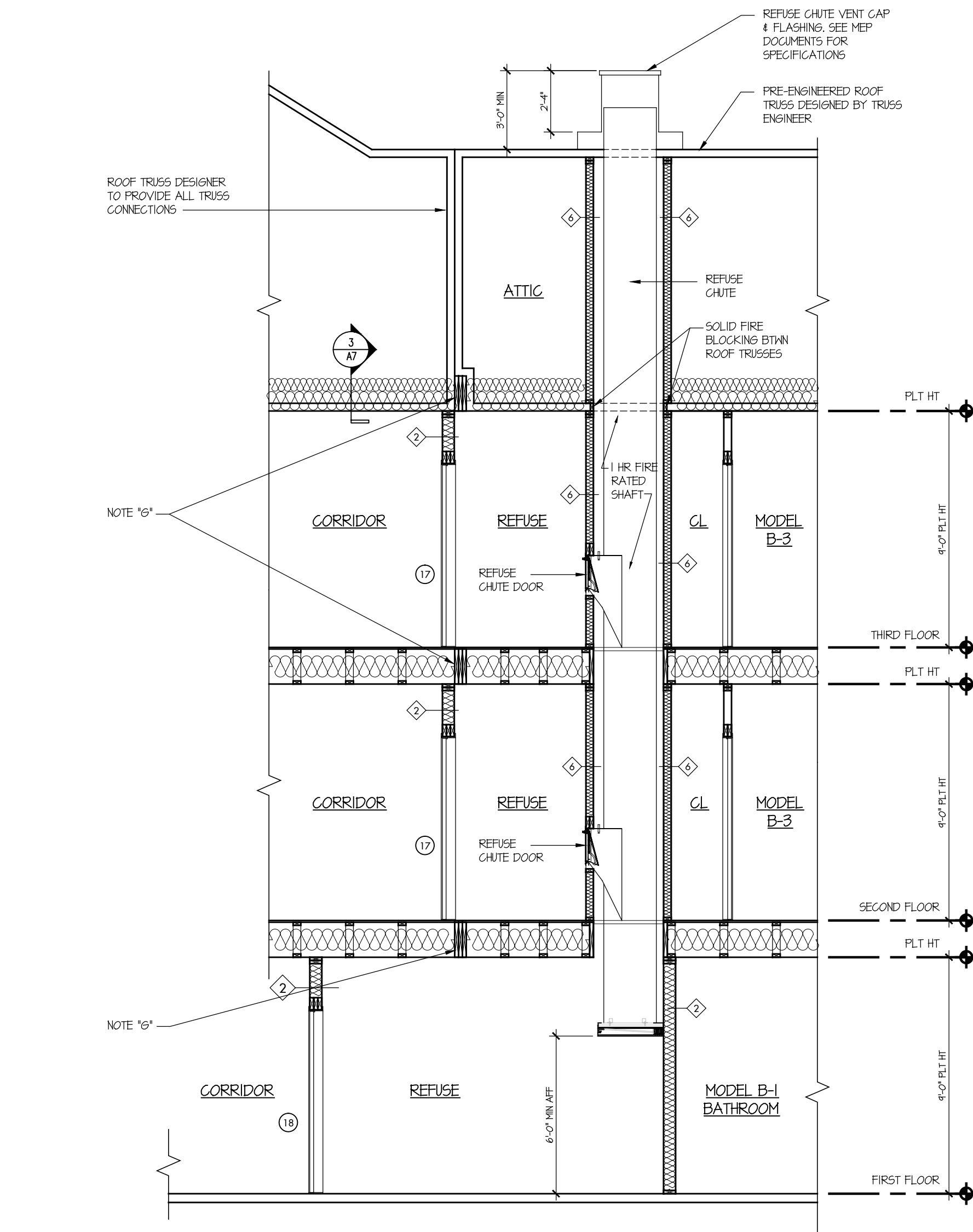
SECOND FLOOR



FIRST FLOOR

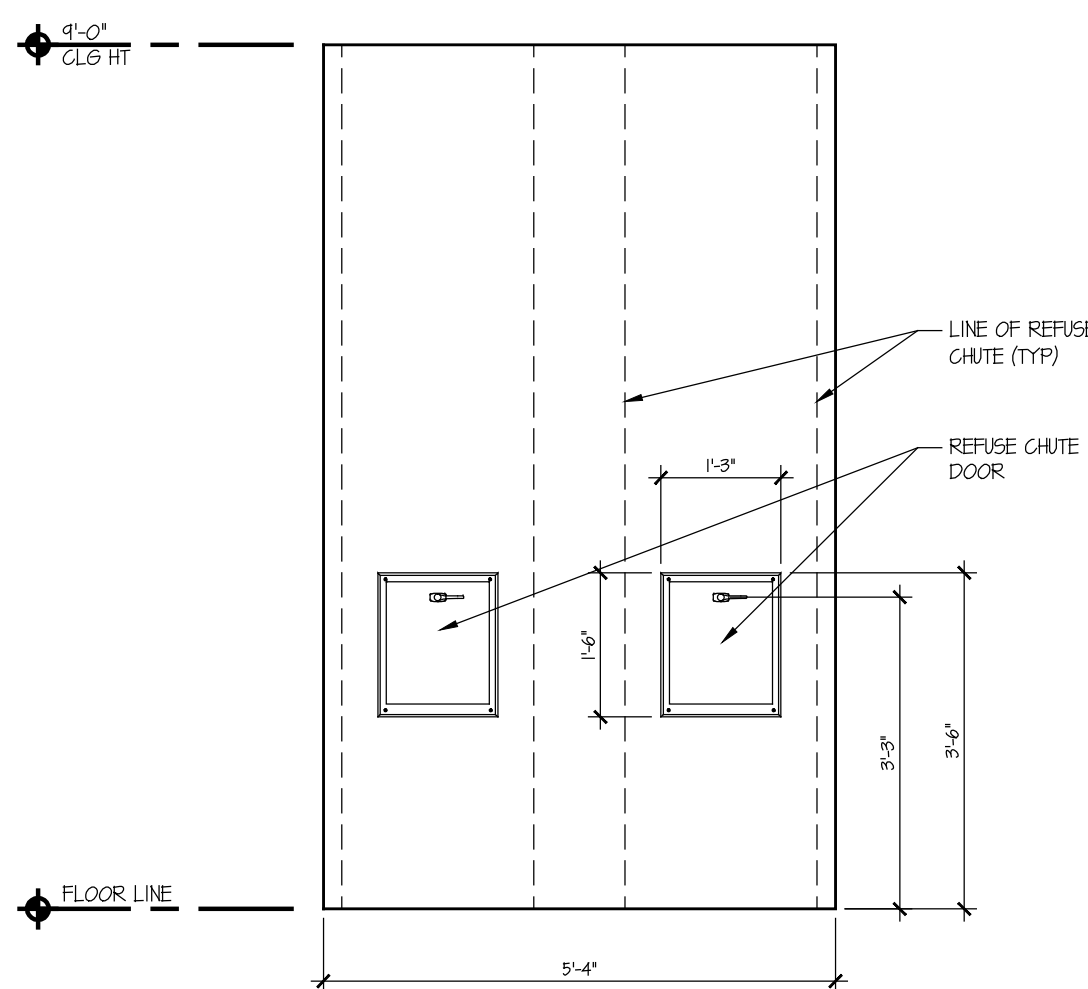
* ELEVATOR CONTRACTOR TO VERIFY SHAFT ROUGH OPENING DIMENSION REQUIREMENTS FOR ELEVATOR AND ELEVATOR CLOSET PRIOR TO FABRICATION.

ENLARGED ELEVATOR & REFUSE PLANS
SCALE: 1/4" = 1'-0"



NOTE "G":
(3) 3/4"x16" LVL FLUSH GIRDER

REFUSE CHUTE SECTION DETAIL
SCALE: 1/4" = 1'-0"



2ND & 3RD FLOOR REFUSE ROOM ELEVATION
SCALE: 1/4" = 1'-0"

NOTE "E":
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO COMMENCEMENT OF ANY RELATED CONSTRUCTION WORK & VERIFY ALL MFG. REQ'S. FOR ALL SUCH RELATED WORK INCLUDING BUT NOT LIMITED TO SHAFT ROUGH OPENING REQ'S, STRUCTURAL REQ'S (INC. RAILS), LANDINGS, OVER-RUN REQ'S, ETC. FLOOR TRUSS DESIGNER TO COORDINATE WITH ELEVATOR CONTRACTOR FOR ROUGH OPENING DIMENSION REQUIREMENTS

TYPICAL RATED WALL ASSEMBLIES PER 2020 NEW YORK STATE BUILDING CODE SECTION 108 FIRE PARTITIONS

INDICATES WALL IS BEARING. SEE PLAN FOR LOCATIONS

- 2 CORRIDOR WALL W/ RESILIENT CHANNEL (1 HOUR RATED)
- 3 INTERIOR WALL (1 HOUR RATED)
- 6 SHAFT WALL (1 HOUR RATED)

[ONE HOUR] = ONE HOUR FIRE RATED ENCLOSURE

NOTE "D":
ALL REQUIRED EXIT DOORS TO BE EQUIPPED WITH PANIC HARDWARE PER B.C.A.Y. SECTION 1008.1.4

DOOR SCHEDULE					
PATIO DOORS MANUF. TBD ENTRY DOORS - THERMA-TRU					
DOOR ID#	DOOR SIZE		MODEL	SIDE LIGHT	TRANSOM
	WIDTH	HEIGHT			
1	3'-0"	T'-0"		1'-0" x T'-0"	
2	22'-0"	6'-8"			
3	3'-0"	6'-8"			
4	2'-4"	6'-8"			
5	22'-4"	6'-8"			
6	2'-6"	6'-8"			
7	1'-6"	6'-8"			
8	3'-0"	6'-8"			
9	3'-0"	T'-0"			
10	3'-0"	T'-0"		(2) 1'-0" x T'-0"	5'-0" x 1'-4"
11	28'-0"	T'-0"			6'-0" x 2'-0"
12	3'-0"	T'-0"			
13	22'-0"	6'-8"			
14	8'-0"	T'-0"			
15	2'-0"	6'-8"			
16	3'-0"	T'-0"			
17	2'-6"	T'-0"			
18	3'-0"	T'-0"			

NOTES:
ALL GLAZING IN DOORS TO BE TEMPERED SAFETY GLASS
ALL HARDWARE TO BE APPROVED BY OWNER
ALL DIMENSIONS ARE TO FRAME
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS
F.P.S.G. - FIRE PROOF SELF CLOSING
DOOR DESIGN PRESSURE = 25.0/-32.8 P.S.I.
SHGC: SLIDING GLASS PATIO DOOR: 0.26

WINDOW SCHEDULE				
WIN # ID	TYPE	MODEL	TRANSOM SIZE	HEADER HEIGHT
A	VINYL	223052	-	T'-0" HD HT
B	VINYL	3052	-	T'-0" HD HT
C	VINYL	2090 (TEMPERED)	-	T'-0" HD HT
D	VINYL	223052	-	SEE ELEVATION
E	VINYL	1052 / 3052 / 1052	-	SEE ELEVATION
F	VINYL	OCT 3030	-	T'-0" HD HT (ABOVE STAIR LANDINGS)
G	VINYL	3052 (TEMPERED)	-	10'-0" HD HT
H	VINYL	223052	-	T'-6" HD HT

SEE PLAN FOR LOCATIONS FOR TEMPERED GLASS

** INDICATES THAT WINDOW MEETS EGRESS SPECIFICATIONS
ALL EGRESS WINDOWS (SHOWN MIN. 3052) HAVE A CLEAR OPENING OF 5.7 SQ. FT. OR GREATER. CLEAR OPENING WIDTH OF 20" OR GREATER. CLEAR OPENING HEIGHT OF 24" OR GREATER

WINDOW SCHEDULE AND SIZES TO BE VERIFIED BY WINDOW SUPPLIER PRIOR TO ORDERING

WINDOW DESIGN PRESSURE = 25.0/-32.8 P.S.I.; WINDOW SHGC = 0.26

4023 MAXIMUM PENETRATION U-FACTOR AND SHGC (MANDATORY), THE AREA HEIGHTED AVERAGE MAXIMUM PENETRATION U-FACTOR, PERMITTED USING TRADE OFFS FROM SECTION 4023.5 OR SECTION 405 SHALL BE 0.49 IN CLIMATE ZONES 4 AND 5 AND 0.40 IN CLIMATE ZONE 6 THROUGH 8 FOR VERTICAL PENETRATION AND 0.75 IN CLIMATE ZONES 4 THROUGH 8 FOR SKYLIGHTS. THE AREA HEIGHTED AVERAGE MAXIMUM PENETRATION SHGC, PERMITTED USING TRADEOFFS FROM SECTION 405 IN CLIMATE ZONES 1 THROUGH 3 SHALL BE 0.50

303.13 PENETRATION PRODUCT RATINGS, U-FACTORS OF PENETRATION PRODUCTS (WINDOWS, DOORS, AND SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER. PRODUCTS LACKING SUCH A LABELED U-FACTOR SHALL BE ASSIGNED A DEFAULT U-FACTOR FROM TABLE 303.13(1) OR 303.13(2). THE SOLAR HEAT GAIN COEFFICIENT (SHGC) AND VISIBLE TRANSMITTANCE (VT) OF GLAZED PENETRATION PRODUCTS (WINDOWS, GLAZED DOORS, AND SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER. PRODUCTS LACKING SUCH A LABELED SHGC OR VT SHALL BE ASSIGNED A DEFAULT SHGC OR VT FROM TABLE 303.13(3)

IN DRILLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" ABOVE THE FINISHED FLOOR AND GREATER THAN 12" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW OR THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH THE FOLLOWING: WALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090
THE WINDOW OPENING CONTROL DEVICE AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN 5.7 SQUARE FEET.

SINGLE HUNG WINDOWS REQUIRED TO MEET KITCHEN RANGE VENT CLEARANCES

NOTE:
(16/40) SINGLE HUNG SOUND PERFORMANCE WINDOWS BY ANDERSEN, 100 SERIES PERFORMANCE GRADE, STC (30) UPGRADE WITH UNBALANCED GLASS.

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MELVILLE, NEW YORK

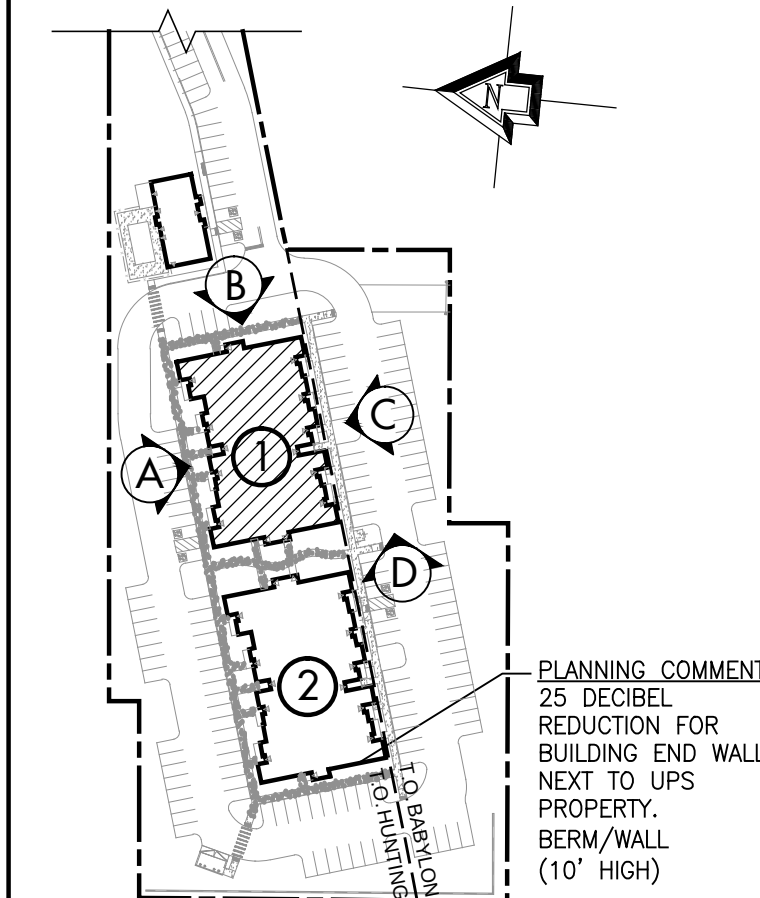
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NEW HIGHWAY (CR 28)

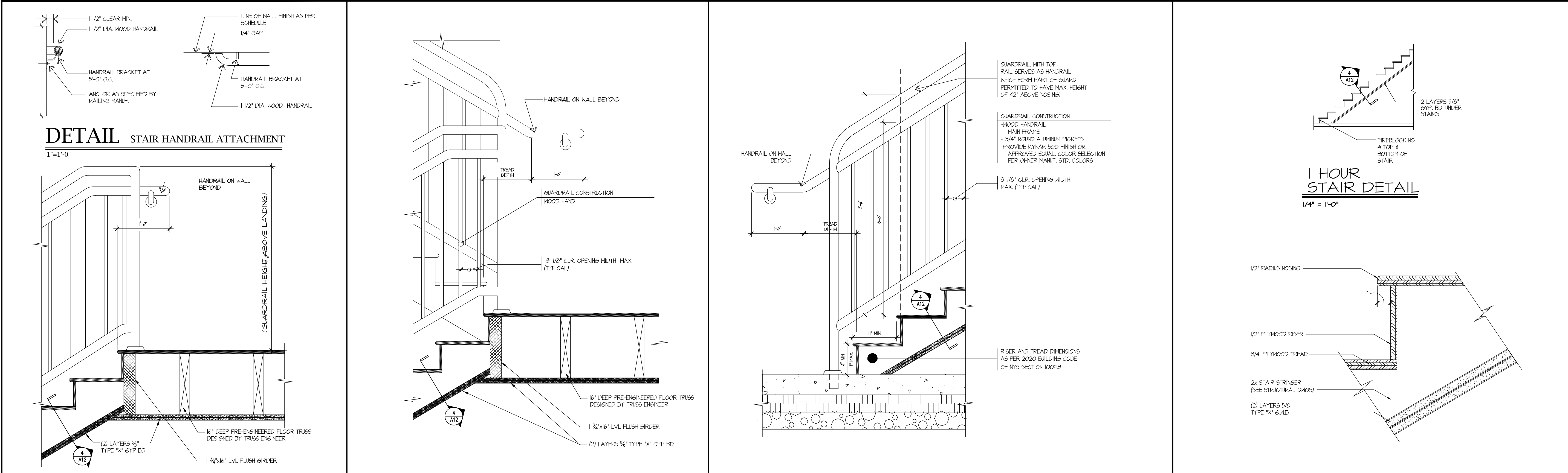


KEY PLAN ADJACENT "UPS" PROPERTY

BUILDING #1
ELEVATOR & REFUSE DETAILS
DOOR & WINDOW SCHEDULE

GRCH Project No.: 2015011
Scale: 3/16" = 1'-0"
Designed by: GC
Drawn by: GRCH
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REGISTERED ARCHITECT
GLEN ROBERT CHERNEY
STATE OF NEW YORK
A-10
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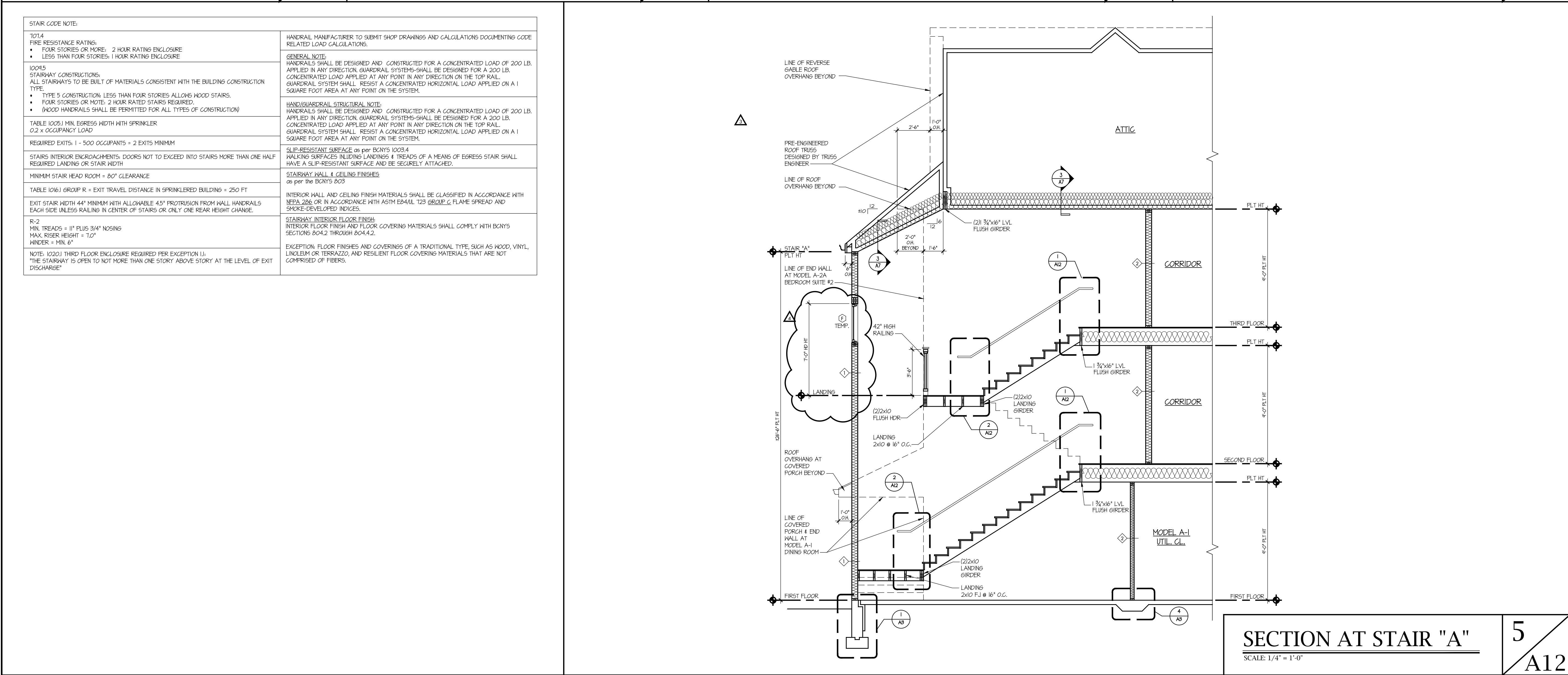
DETAIL STAIR HANDRAIL ATTACHMENT
1"=1'-0"

DETAIL INTERMEDIATE STAIR LANDING
1"=1'-0"

DETAIL STAIR RAILING
1"=1'-0"

DETAIL STAIR CONSTRUCTION
3"=1'-0"

STAIR CODE NOTE: 1014 FIRE RESISTANCE RATINGS: • FOUR STORIES OR MORE: 2 HOUR RATING ENCLOSURE • LESS THAN FOUR STORIES: 1 HOUR RATING ENCLOSURE 1004.5 STAIRWAY CONSTRUCTIONS: ALL STAIRWAYS TO BE BUILT OF MATERIALS CONSISTENT WITH THE BUILDING CONSTRUCTION TYPE. • TYPE 5 CONSTRUCTION: LESS THAN FOUR STORIES ALLOWS WOOD STAIRS. • FOUR STORIES OR MORE: 2 HOUR RATED STAIRS REQUIRED. • WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION TABLE 1005.1 MIN. EGRESS WIDTH WITH SPRINKLER 0.2 x OCCUPANCY LOAD REQUIRED EXITS: 1 - 500 OCCUPANTS = 2 EXITS MINIMUM STAIRS INTERIOR ENCROACHMENTS: DOORS NOT TO EXCEED INTO STAIRS MORE THAN ONE HALF REQUIRED LANDING OR STAIR WIDTH MINIMUM STAIR HEAD ROOM = 80" CLEARANCE TABLE 1016.1 GROUP R = EXIT TRAVEL DISTANCE IN SPRINKLERED BUILDINGS = 250 FT EXIT STAIR WIDTH 44" MINIMUM WITH ALLOWABLE 4.5" PROTRUSION FROM WALL. HANDRAILS EACH SIDE UNLESS RAILING IN CENTER OF STAIRS OR ONLY ONE REAR HEIGHT CHANGE. R-2 MIN. TREADS = 1" PLUS 3/4" NOSING MAX. RISER HEIGHT = 7.0" MIN. 6" NOTE: 1020.1 THIRD FLOOR ENCLOSURE REQUIRED PER EXCEPTION 1J. "THE STAIRWAY IS OPEN TO NOT MORE THAN ONE STORY ABOVE STORY AT THE LEVEL OF EXIT DISCHARGE"	
HANDRAIL MANUFACTURER TO SUBMIT SHOP DRAWINGS AND CALCULATIONS DOCUMENTING CODE RELATED LOAD CALCULATIONS. GENERAL NOTE: HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LB. APPLIED IN ANY DIRECTION. GUARDRAIL SYSTEMS SHALL BE DESIGNED FOR A 200 LB. CONCENTRATED LOAD APPLIED AT ANY POINT IN ANY DIRECTION ON THE TOP RAIL. GUARDRAIL SYSTEM SHALL RESIST A CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 SQUARE FOOT AREA AT ANY POINT ON THE SYSTEM. HAND/GUARDRAIL STRUCTURAL NOTE: HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LB. APPLIED IN ANY DIRECTION. GUARDRAIL SYSTEMS SHALL BE DESIGNED FOR A 200 LB. CONCENTRATED LOAD APPLIED AT ANY POINT IN ANY DIRECTION ON THE TOP RAIL. GUARDRAIL SYSTEM SHALL RESIST A CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 SQUARE FOOT AREA AT ANY POINT ON THE SYSTEM. SLIP-RESISTANT SURFACE as per BOYS 1003.4 WALKING SURFACES INCLUDING LANDINGS & TREADS OF A MEANS OF EGRESS STAIR SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED. STAIRWAY WALL & CEILING FINISHES as per the BOYS 803 INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 286 OR IN ACCORDANCE WITH ASTM E84-11 123 GROUP C FLAME SPREAD AND SMOKE-DEVELOPED INDICES. STAIRWAY INTERIOR FLOOR FINISH: INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH BOYS SECTIONS 804.2 THROUGH 804.4.2. EXCEPTION: FLOOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM OR TERRAZZO, AND RESILIENT FLOOR COVERING MATERIALS THAT ARE NOT COMPRISED OF FIBERS.	



SECTION AT STAIR "A"
SCALE: 1/4"=1'-0"

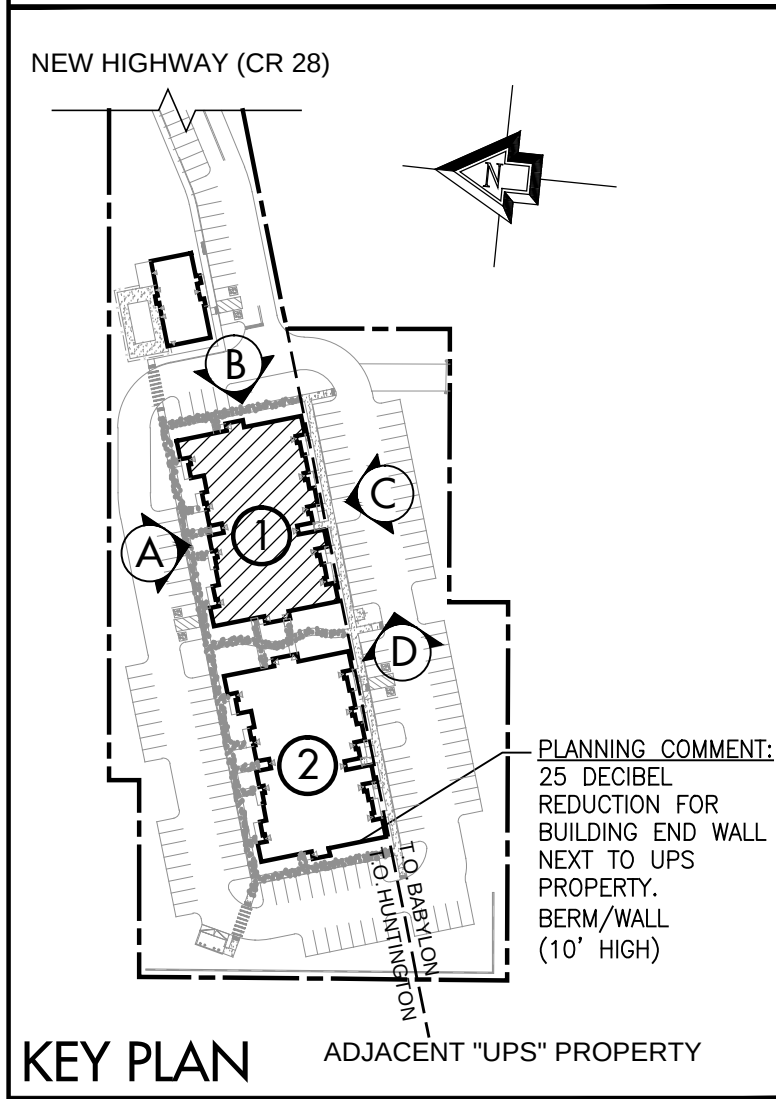
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ISSUE	REV	DATE	DESCRIPTION



BUILDING #1
STAIR DETAILS

GRCH Project No.:	2015011
Scale:	3/16" = 1'-0"
Designed by:	GC
Drawn by:	GRCH
Checked by:	GC
Date:	27 AUGUST 2018

REGISTERED ARCHITECT
SEAN ROBERT CHERNEY
023810
STATE OF NEW YORK

A-12

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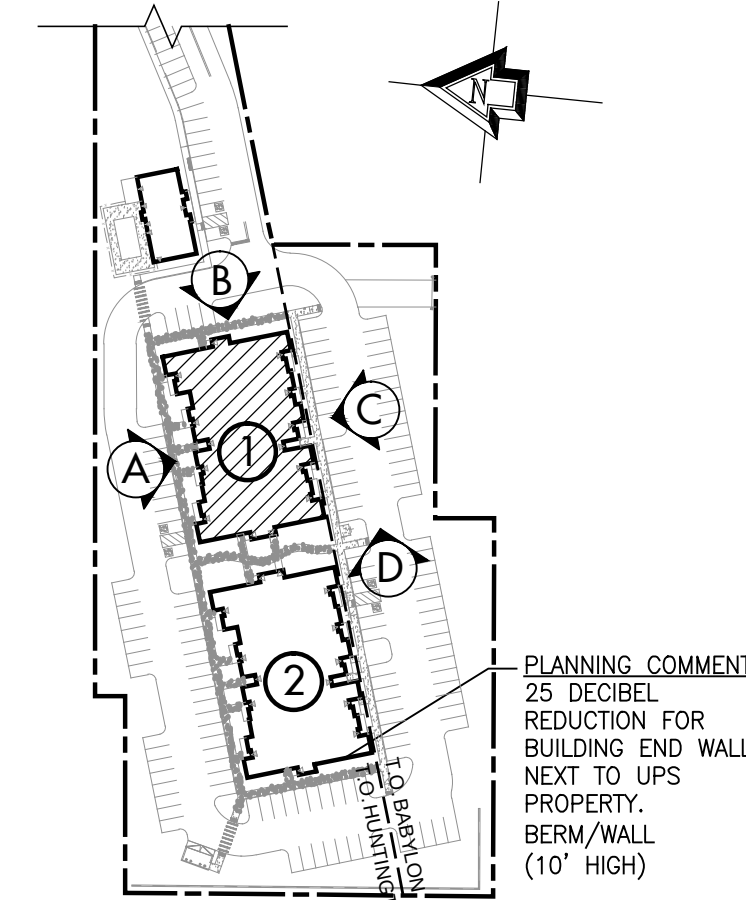
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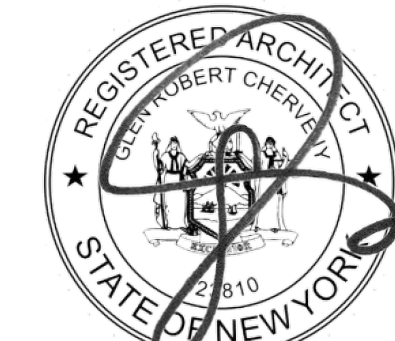
NEW HIGHWAY (CR 28)



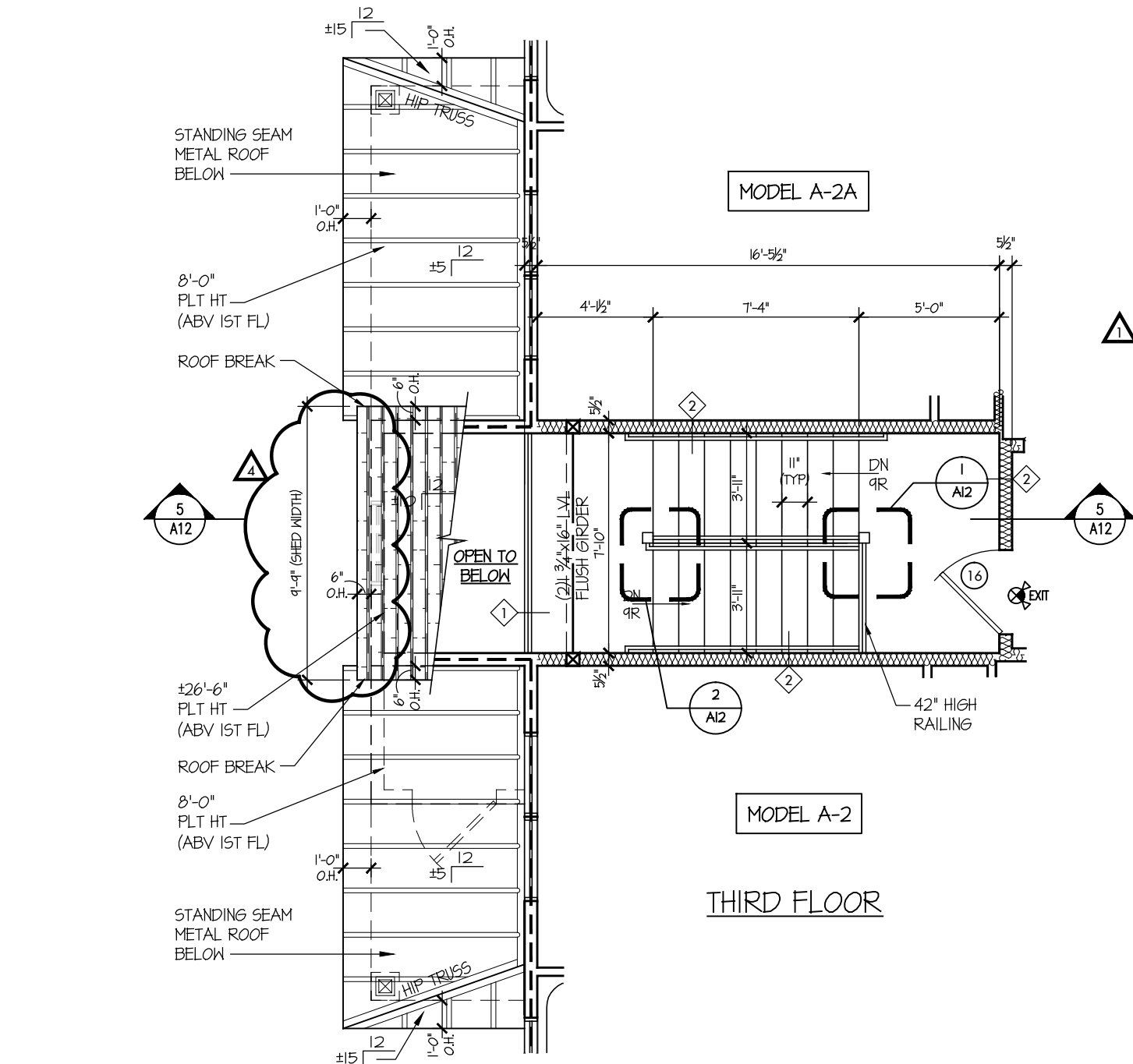
KEY PLAN ADJACENT "UPS" PROPERTY

BUILDING #1
ENLARGED STAIR PLANS

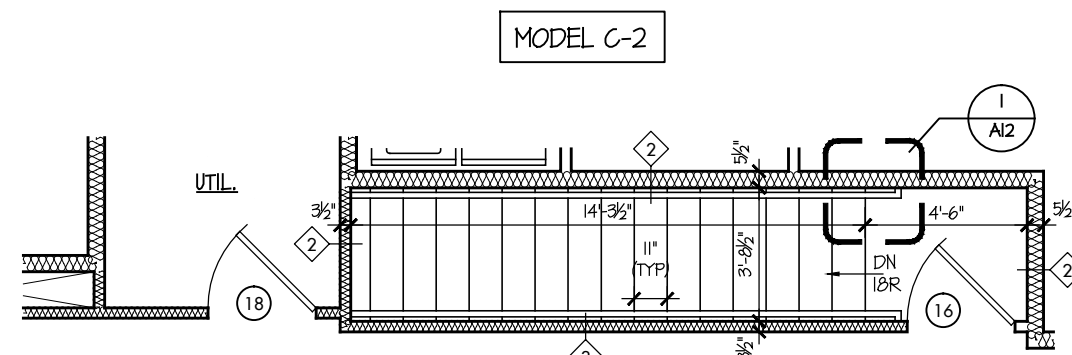
GRCH Project No.: 2015011
Scale: 3/16" = 1'-0"
Designed by: GC
Drawn by: GRCH
Checked by: GC
Date: 27 AUGUST 2018



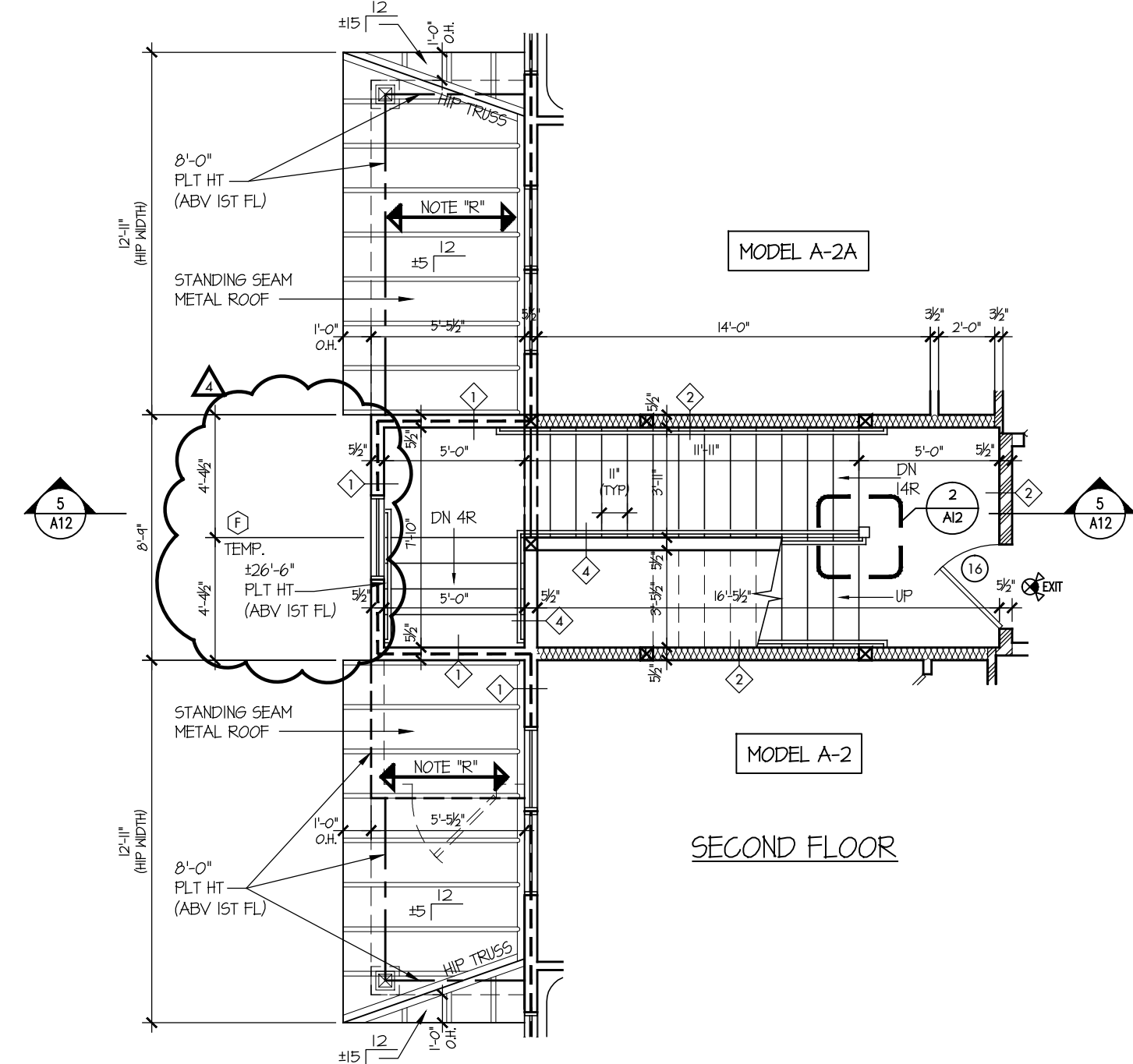
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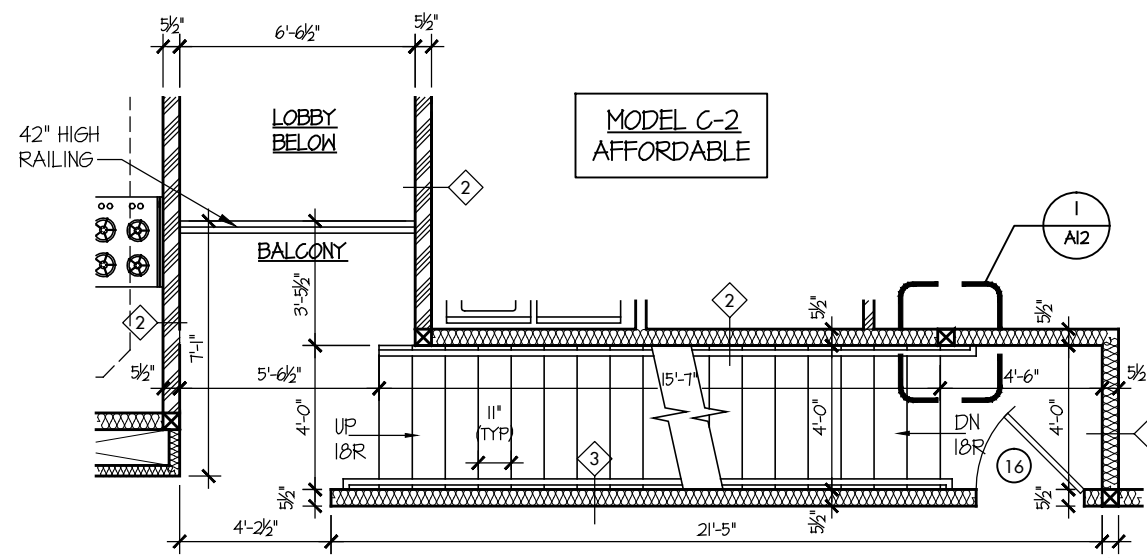
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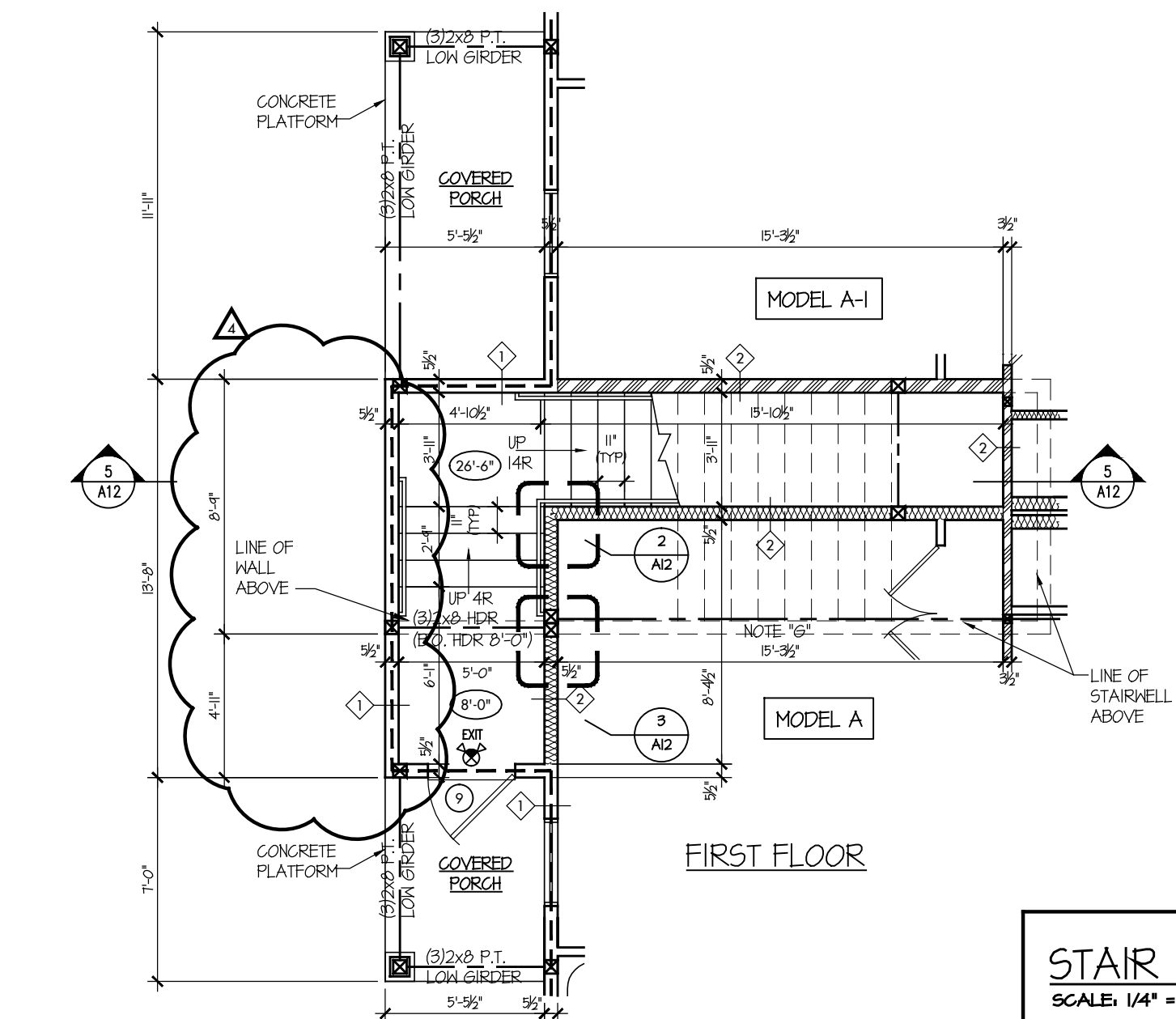
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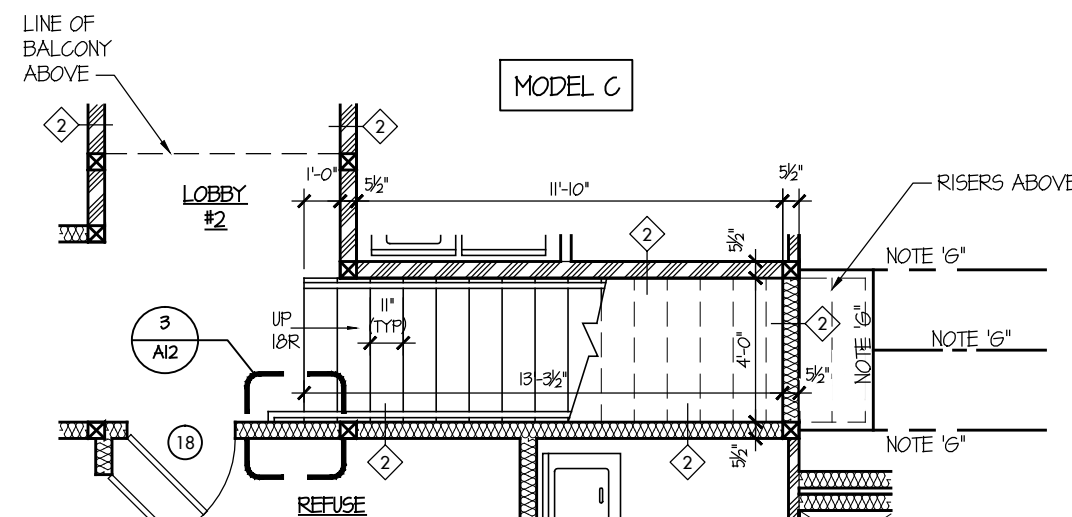
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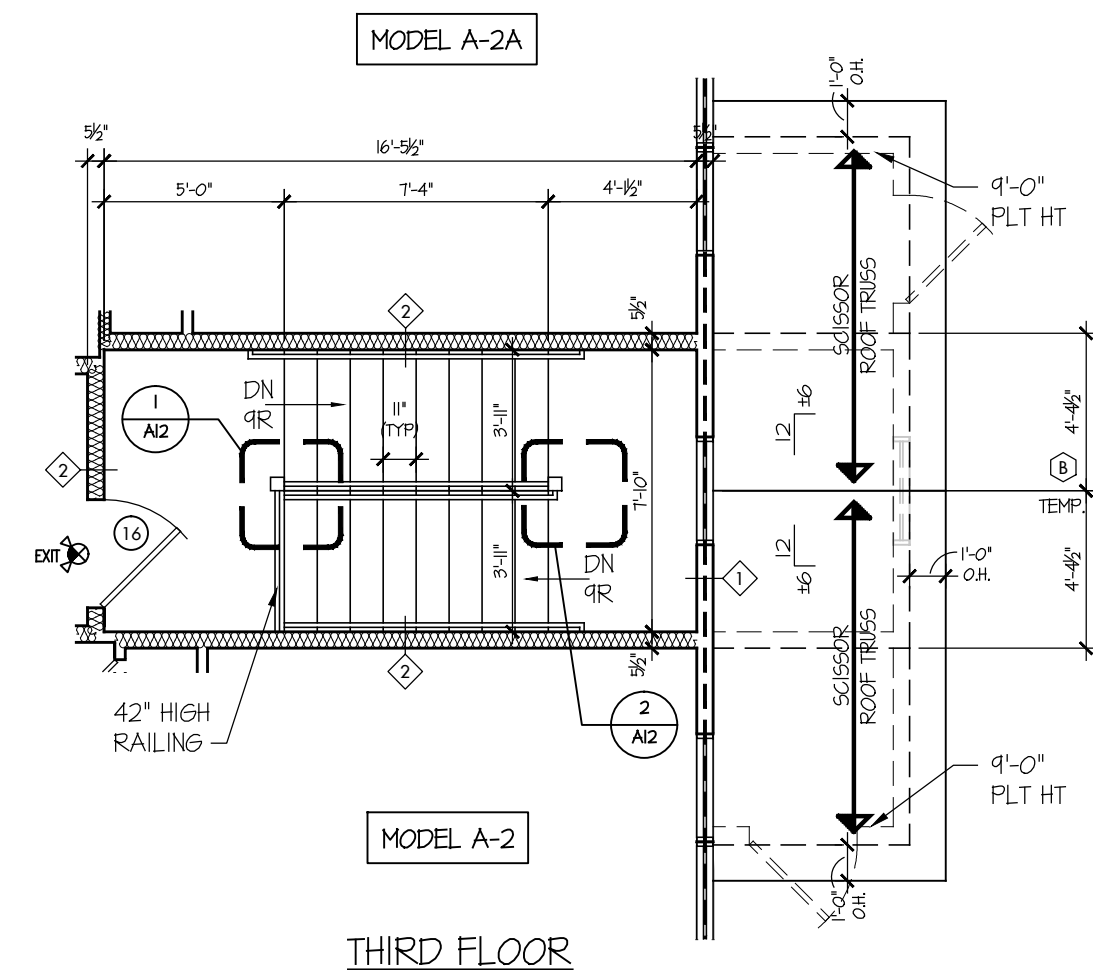
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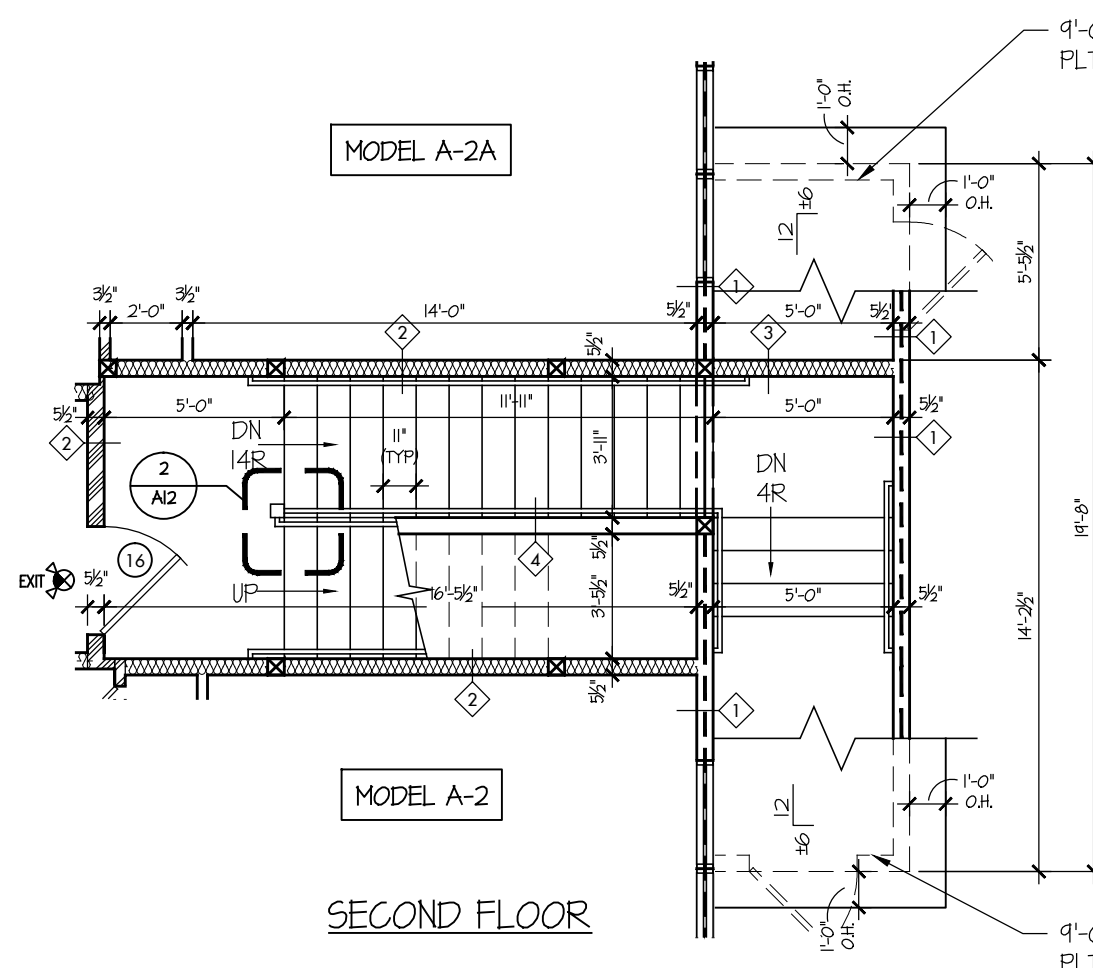
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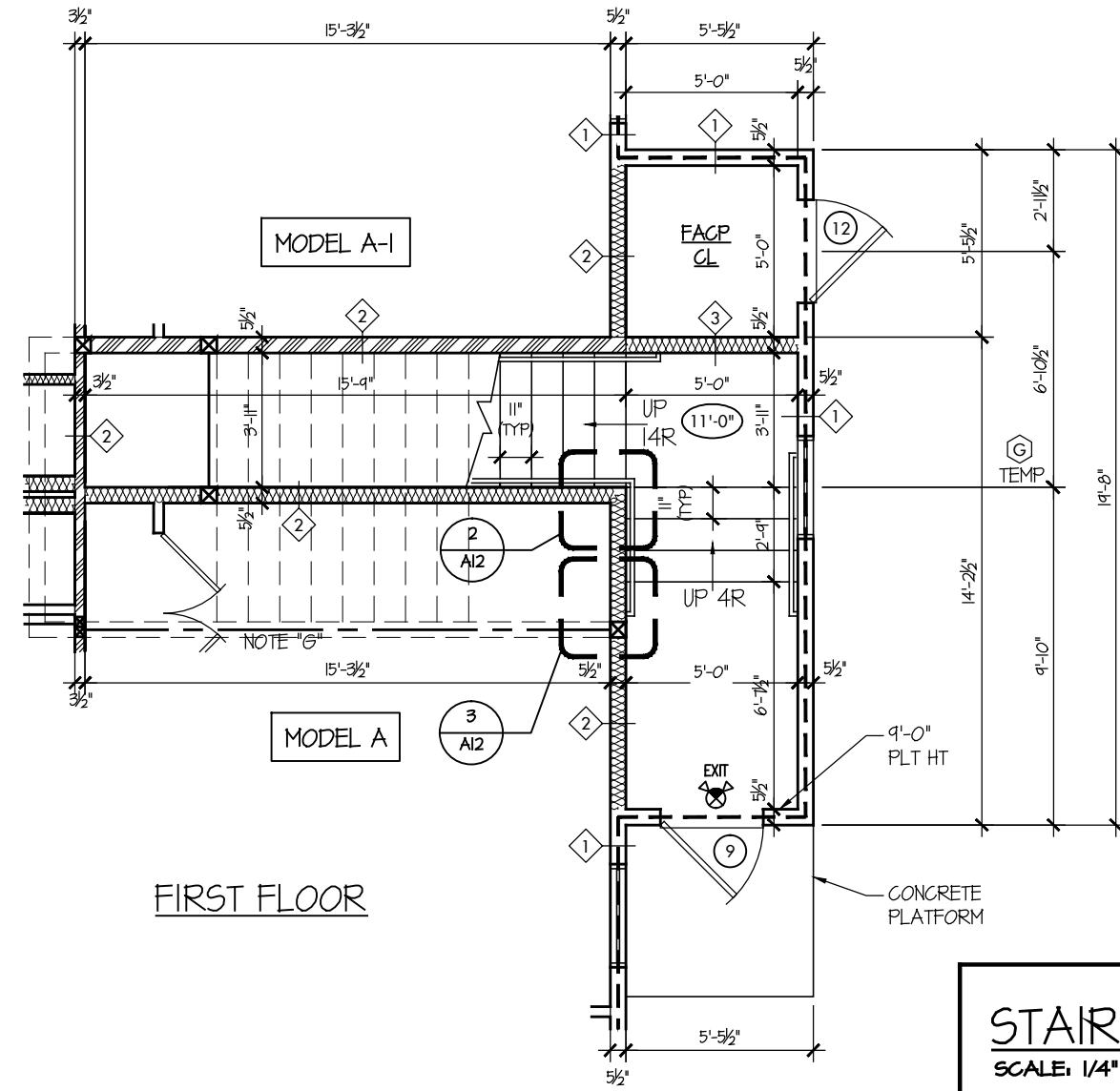
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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

1
A13

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

2
A13

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

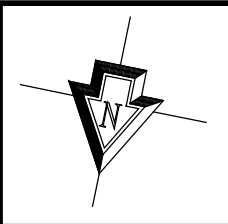
3
A13

NOTE "R"
PRE-ENGINEERED ROOF TRUSS
DESIGNED BY TRUSS ENGINEER

NOTE "G"
1 3/4"x16" LVL FLUSH GIRDER

TYPICAL RATED WALL ASSEMBLIES PER 2020 NEW YORK STATE BUILDING CODE SECTION 703 FIRE PARTITIONS
INDICATES WALL IS BEARING. SEE PLAN FOR LOCATIONS

- 1 EXTERIOR WALL (1 HOUR RATED)
- 2 CORRIDOR WALL W/ RESILIENT CHANNEL (1 HOUR RATED)
- 3 INTERIOR WALL (1 HOUR RATED)
- 4 INTERIOR WALL (0 HOUR RATED)



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MELVILLE, NEW YORK

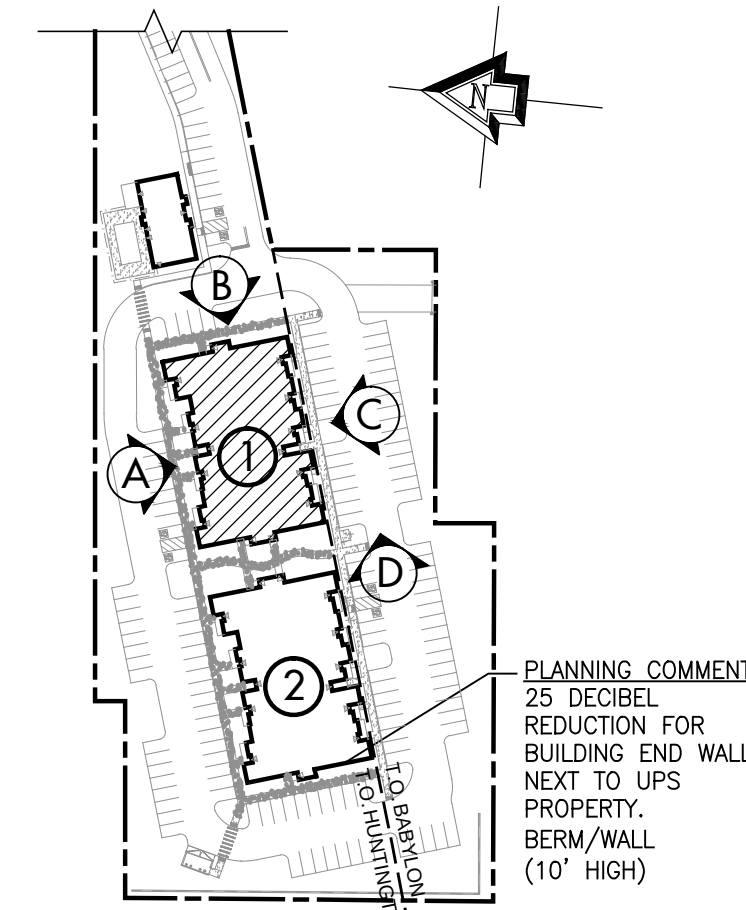
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NEW HIGHWAY (CR 28)



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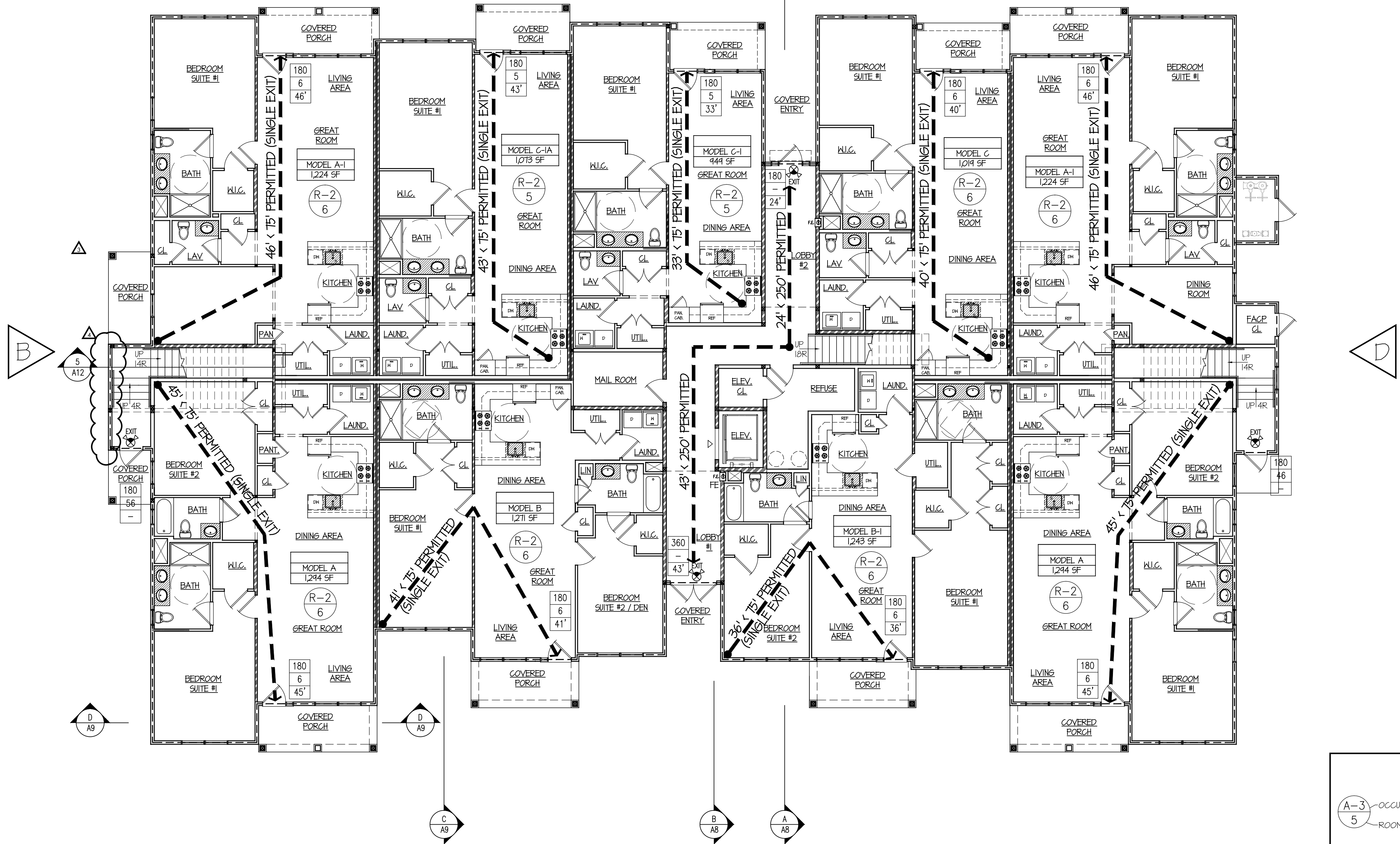
BUILDING #1
FIRST FLOOR CLUSTER
EGRESS PLAN

GRCH Project No.: 2015011
Scale: 1/8" = 1'-0"
Designed by: GC
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Date: 27 AUGUST 2018



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EGRESS LEGEND

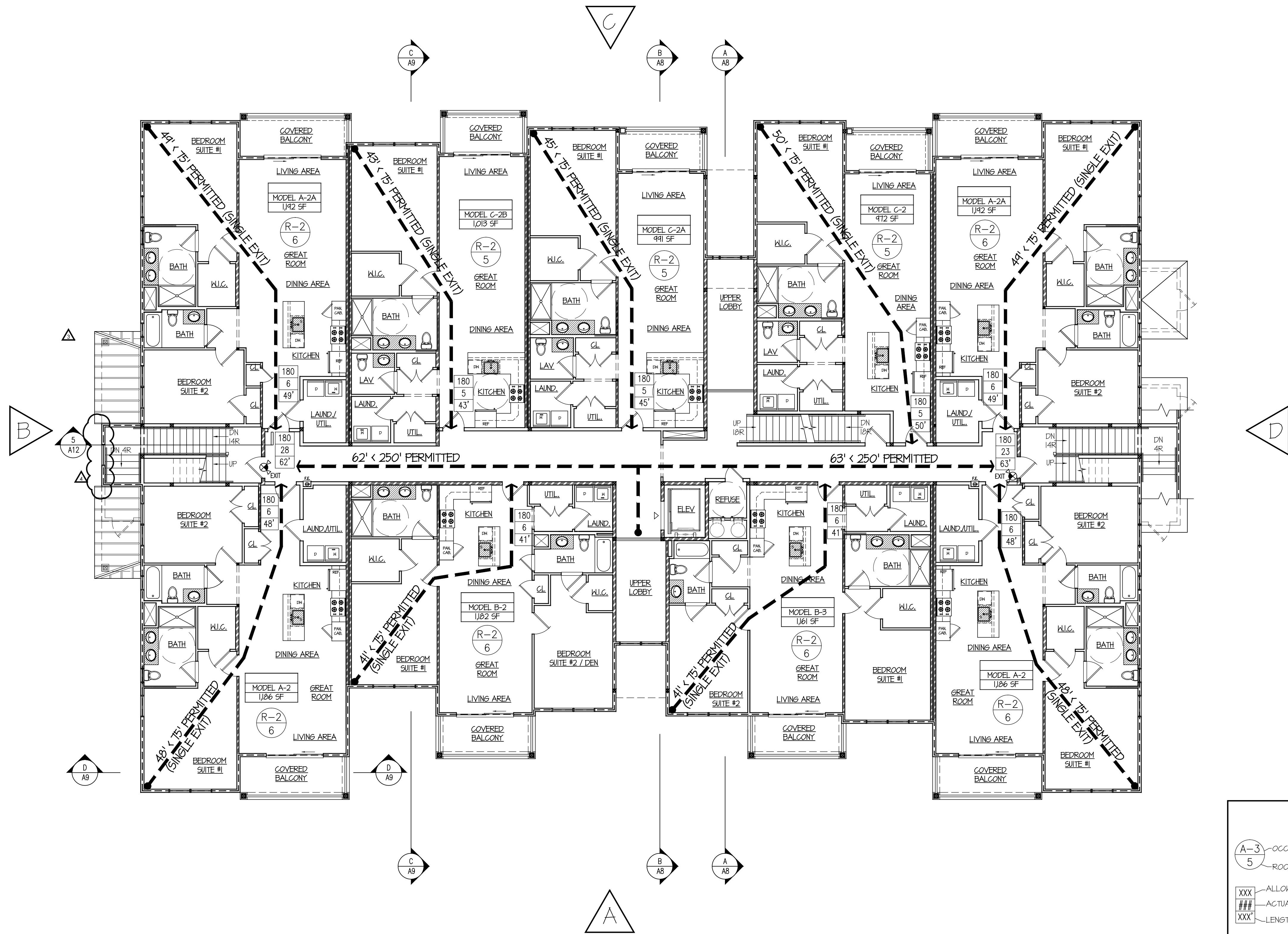
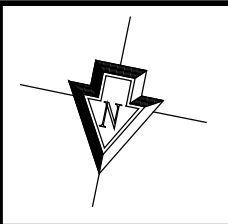
- OCCUPANCY CLASSIFICATION
 ROOM EGRESS OCCUPANT LOAD
- ALLOWABLE CAPACITY OF DOORS
 ACTUAL OCCUPANT LOAD
 LENGTH OF TRAVEL FROM MOST REMOTE POINT
- EMERGENCY LIGHTING
 FIRE EXTINGUISHERS TO CODE F.C.N.Y. SECTION 906.
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75'-0"
PROVIDE FIRE RATED CABINET.
 WALL HUNG FIRE EXTINGUISHER
- EXIT SIGNAGE
• COMBINATION EXIT SIGN AND LIGHT W/ BATTERY BACKUP
• AUTOMATIC EMERGENCY LIGHTING SHALL BE INSTALLED IN THE ENTIRE BUILDING TO ILLUMINATE ALL EXIT ACCESS CORRIDORS, STAIRWAYS, ASSEMBLY SPACES, EXITS AND EXIT PATHWAYS, BOTH INTERIOR AND EXTERIOR.
• ILLUMINATED EXIT SIGNS W/ BATTERY BACKUP, SHALL BE INSTALLED OVER ALL EXIT DOORS

NOTE:
IBC SECTION 103.4
A SIGN STATING EXIT IN VISUAL CHARACTERS AND BRAILLE AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR AT AN AREA OF REFUGE, AND EXTERIOR AREA FOR ASSISTED RESCUE, AND EXIT STAIRWAY OR RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

EGRESS TRAVEL DIRECTION AND DISTANCE
REMOTE POINT

FIRST FLOOR CLUSTER EGRESS PLAN

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



EGRESS LEGEND

- A-3** OCCUPANCY CLASSIFICATION
- 5** ROOM EGRESS OCCUPANT LOAD
- XXX** ALLOWABLE CAPACITY OF DOORS
- ###** ACTUAL OCCUPANT LOAD
- XXX'** LENGTH OF TRAVEL FROM MOST REMOTE POINT
- EL** EMERGENCY LIGHTING
- FE** FIRE EXTINGUISHERS TO CODE F.C.N.Y. SECTION 906. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75'-0". PROVIDE FIRE RATED CABINET.
- FE** WALL HUNG FIRE EXTINGUISHER
- EXIT** EXIT SIGNAGE
 - COMBINATION EXIT SIGN AND LIGHT W/ BATTERY BACKUP
 - AUTOMATIC EMERGENCY LIGHTING SHALL BE INSTALLED IN THE ENTIRE BUILDING TO ILLUMINATE ALL EXIT ACCESS CORRIDORS, STAIRWAYS, ASSEMBLY SPACES, EXITS AND EXIT PATHWAYS, BOTH INTERIOR AND EXTERIOR.
 - ILLUMINATED EXIT SIGNS W/ BATTERY BACKUP, SHALL BE INSTALLED OVER ALL EXIT DOORS
- NOTE:** IBC SECTION 1013.4 A SIGN STATING EXIT IN VISUAL CHARACTERS AND BRAILLE AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR AT AN AREA OF REFUGE, AND EXTERIOR AREA FOR ASSISTED RESCUE, AND EXIT STAIRWAY OR RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
- EGRESS TRAVEL DIRECTION AND DISTANCE**
- REMOTE POINT**

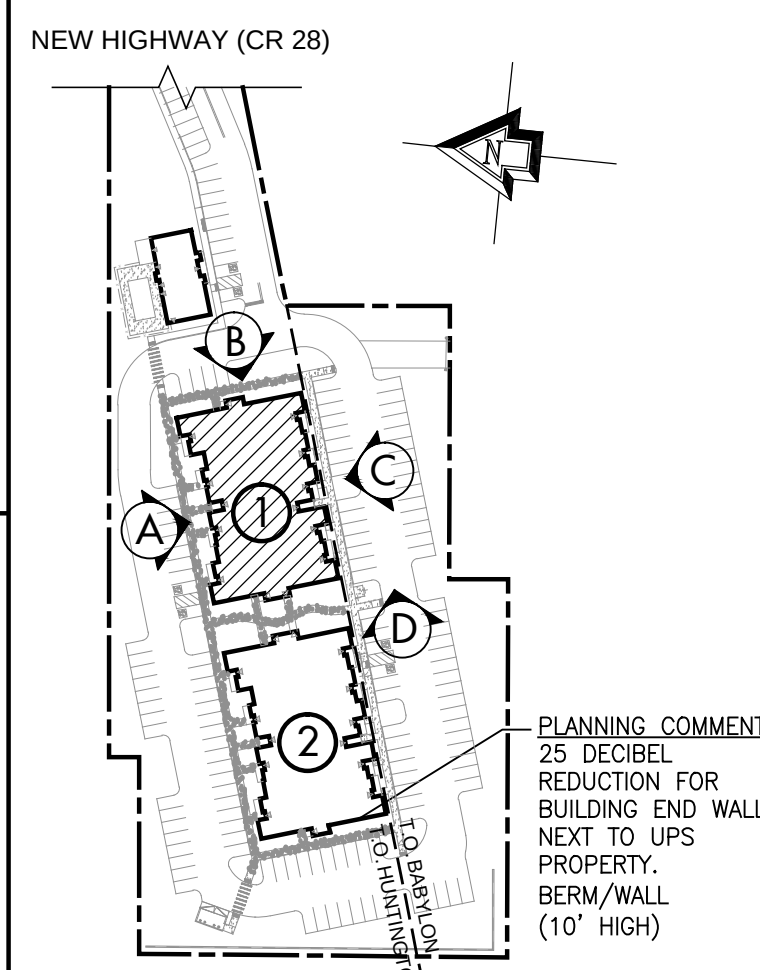
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KEY PLAN ADJACENT "UPS" PROPERTY

BUILDING #1 SECOND FLOOR CLUSTER EGRESS PLAN

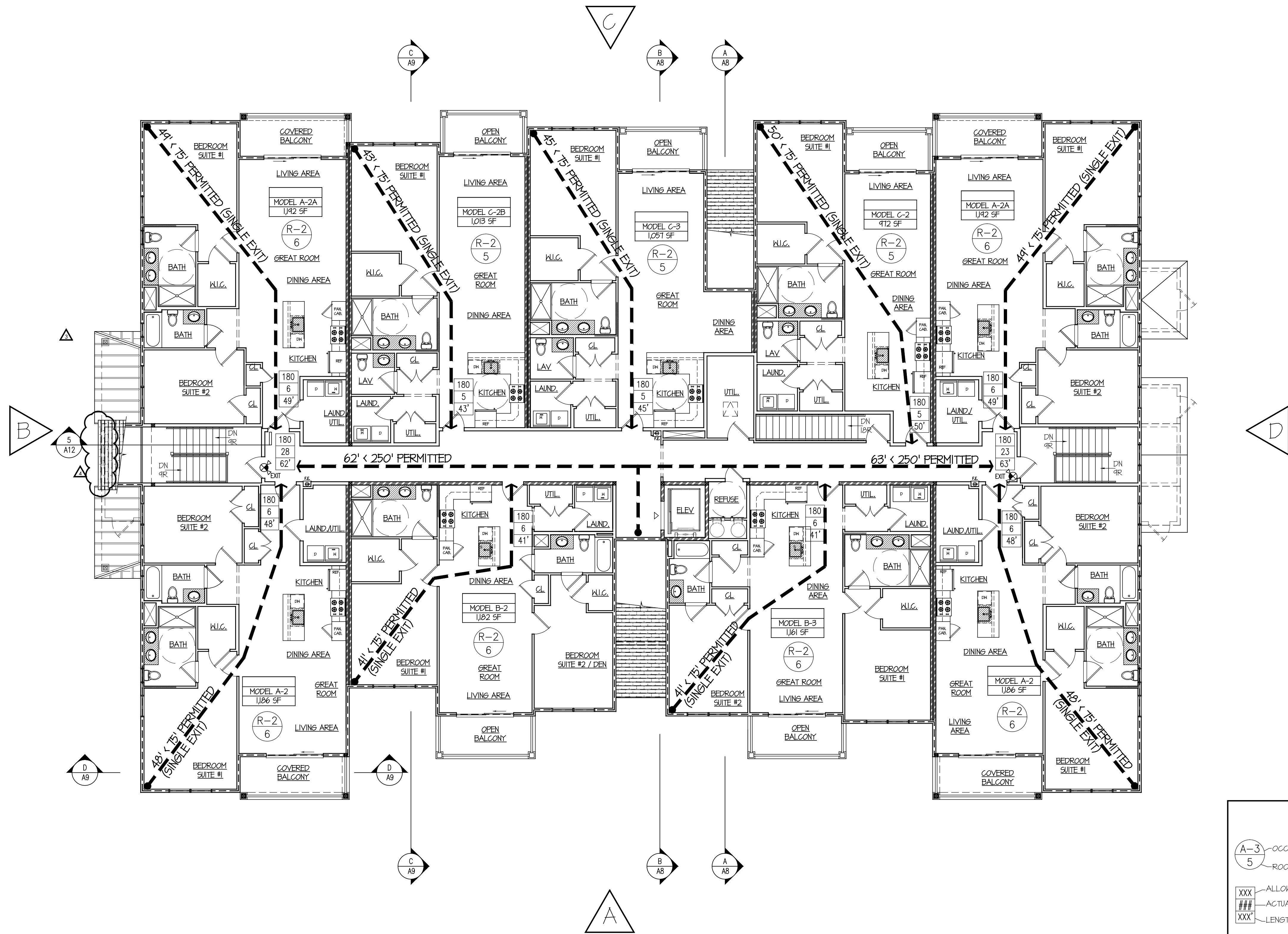
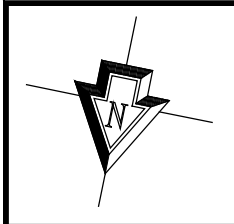
GRCH Project No.: 2015011
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Designed by: GC
Drawn by: GRCH
Checked by: GC
Date: 27 AUGUST 2018



EG-2

SECOND FLOOR CLUSTER EGRESS PLAN

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



EGRESS LEGEND

- A-3** OCCUPANCY CLASSIFICATION
- 5** ROOM EGRESS OCCUPANT LOAD
- XXX** ALLOWABLE CAPACITY OF DOORS
- ###** ACTUAL OCCUPANT LOAD
- XXX'** LENGTH OF TRAVEL FROM MOST REMOTE POINT
- EL** EMERGENCY LIGHTING
- FE** FIRE EXTINGUISHERS TO CODE F.C.N.Y. SECTION 906. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75'-0". PROVIDE FIRE RATED CABINET.
- FE** WALL HUNG FIRE EXTINGUISHER
- EXIT** EXIT SIGNAGE
 - COMBINATION EXIT SIGN AND LIGHT W/ BATTERY BACKUP
 - AUTOMATIC EMERGENCY LIGHTING SHALL BE INSTALLED IN THE ENTIRE BUILDING TO ILLUMINATE ALL EXIT ACCESS CORRIDORS, STAIRWAYS, ASSEMBLY SPACES, EXITS AND EXIT PATHWAYS, BOTH INTERIOR AND EXTERIOR
 - ILLUMINATED EXIT SIGNS W/ BATTERY BACKUP, SHALL BE INSTALLED OVER ALL EXIT DOORS
- NOTE:** IBC SECTION 103.4 A SIGN STATING EXIT IN VISUAL CHARACTERS AND BRAILLE AND COMPLYING WITH ICC AIT1 SHALL BE PROVIDED ADJACENT TO EACH DOOR AT AN AREA OF REFUGE, AND EXTERIOR AREA FOR ASSISTED RESCUE, AND EXIT STAIRWAY OR RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
- EGRESS TRAVEL DIRECTION AND DISTANCE**
- REMOTE POINT**

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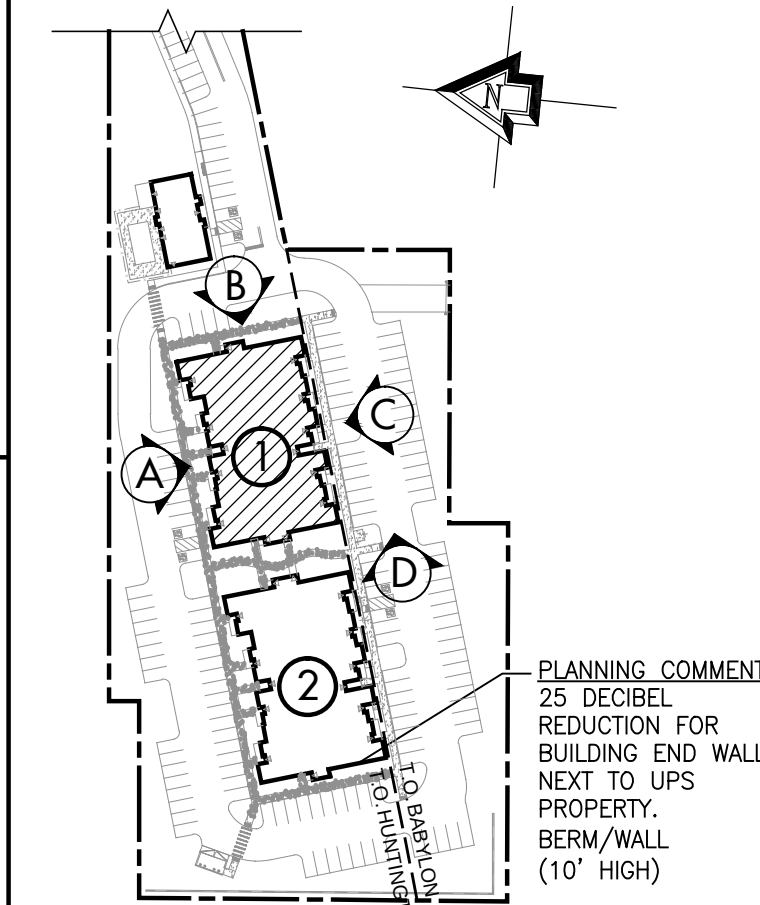
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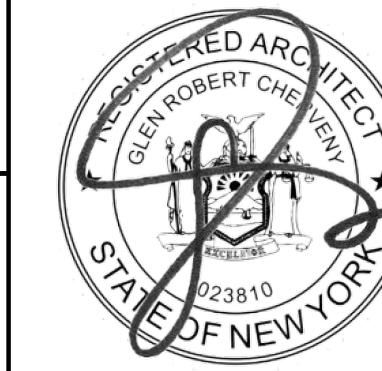
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KEY PLAN ADJACENT "UPS" PROPERTY

BUILDING #1
THIRD FLOOR CLUSTER
EGRESS PLAN

GRCH Project No.: 2015011
Scale: 1/8" = 1'-0"
Designed by: GC
Drawn by: GRCH
Checked by: GC
Date: 27 AUGUST 2018



EG-3

THIRD FLOOR CLUSTER EGRESS PLAN

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

1

OUTSIDE PERIMETER DETAIL- PVC COATED METAL FLASHING

'Duradek' membrane heat welded to PVC coated drip flashing

2% Slope

Allow 1/8" gap at butt ends of PVC coated metal. Hot air weld 1 1/2" wide PVC membrane cover strip at PVC metal gap.

NOTE: AS A SUPPLIER OF FINISHED PRODUCT ONLY, DURADEK LTD. DOES NOT ASSUME RESPONSIBILITY FOR ERRORS IN DESIGN, ENGINEERING, OR DIMENSIONS. THE ARCHITECT, ENGINEER, SPECIFIER, CONTRACTOR OR OWNERS' REPRESENTATIVE MUST VERIFY ALL DIMENSIONS, SIZES & SUITABILITY OF DETAILS.

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DRAWING No.:
OS-03

2

OUTSIDE PERIMETER DETAIL- DECK/ WALL INTERSECTION

6"

Extend 'Duradek' membrane min. 6" in all directions from face of deck

6"

4"

Allow 4" unadhered flap to create positive overlap with building sheathing paper (M.B.)

NOTE: Sheathing paper (M.B.) to overlap PVC membrane 2" min. creating a positive overlap.

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31/08/04
22/05/12

DRAWING No.:
OS-09

3

OUTSIDE PERIMETER DETAIL- FREE STANDING WALL

Wall system to include sheathing membrane (cont). Provisions for wall cavity ventilation

Sheathing membrane to overlap 'Duradek' membrane min. 2"

'Duradek' membrane

'L' trim c/w butyl tape & fasteners (optional- see notes)

NOTE: 'Duradek' 'L' trim fixation bar not required if: field of membrane adhered with 'Duradek' acrylic latex adhesive, July 25% dry bulb temperature does not exceed 29 deg C (84.2 deg F), maximum basic wind speed does not exceed 80 mph (129 km/h) or maximum basic wind speed (3-second gust) does not exceed 100 mph (161 km/h). See 'Duradek' bulletin for details.

NOTE: AS A SUPPLIER OF FINISHED PRODUCT ONLY, DURADEK LTD. DOES NOT ASSUME RESPONSIBILITY FOR ERRORS IN DESIGN, ENGINEERING, OR DIMENSIONS. THE ARCHITECT, ENGINEER, SPECIFIER, CONTRACTOR OR OWNERS' REPRESENTATIVE MUST VERIFY ALL DIMENSIONS, SIZES & SUITABILITY OF DETAILS.

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31/08/04

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OS-12

FLASHING DETAIL @ DOOR

4

DD1

FINISHED FLOOR

DOOR SILL

NOTE: DOOR SET IN CONTINUOUS BEAD OF URETHANE CAULKING (BY OTHERS)

'DURADEK' MEMBRANE- CARRY TO REAR OF DOOR SILL

PRE-FINISHED METAL FLASHING FASTENERS TO HAVE NEOPRENE HEADS & BE FASTENED THROUGH BUTYL TAPE

2% SLOPE

'DURADEK' MEMBRANE

DECK JOIST

UNIT FLOOR JOIST

RM JOIST

4" MAX

1/2" MAX

NOT TO SCALE

5

INSIDE PERIMETER DETAIL- 'L' TRIM

Cladding: Min. 2" clearance from deck surface

Sheathing Paper (MB): Overlap membrane min. 2"

'Duradek' membrane fully adhered Extended 6" min. up wall

Wall sheathing

'L' trim c/w butyl tape & color matched screws (optional- see notes)

Inside edge flashing (optional) 2% Slope

NOTE: 'Duradek' 'L' trim fixation bar not required if: field of membrane adhered with 'Duradek' acrylic latex adhesive, July 25% dry bulb temperature does not exceed 29 deg C (84.2 deg F), maximum basic wind speed does not exceed 80 mph (129 km/h) or maximum basic wind speed (3-second gust) does not exceed 100 mph (161 km/h). See 'Duradek' bulletin for details.

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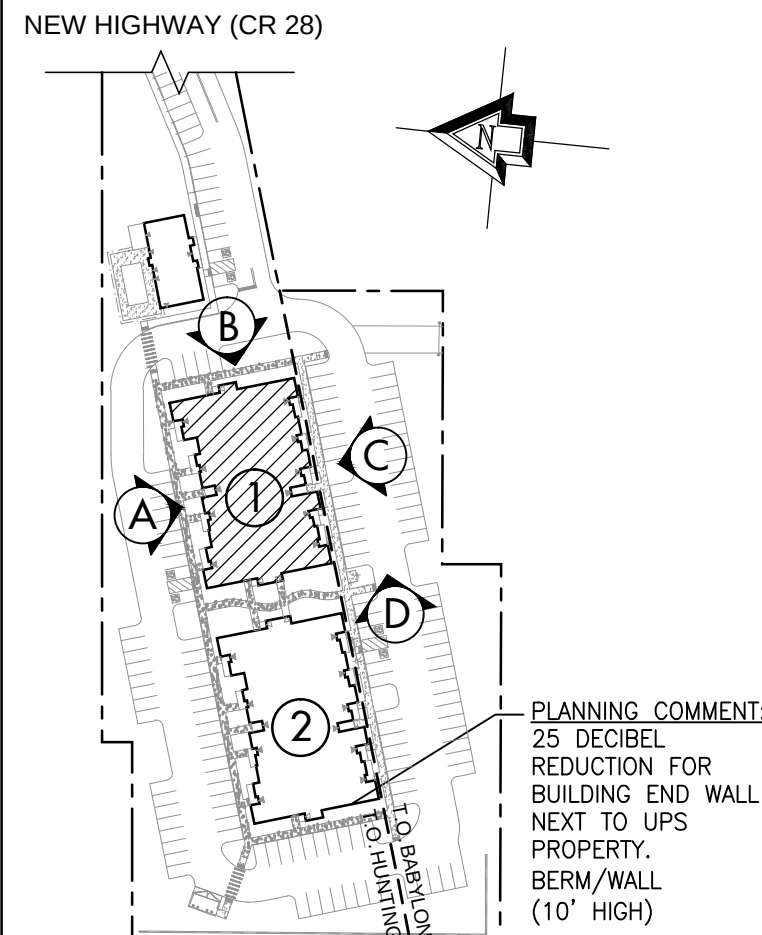
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KEY PLAN ADJACENT "UPS" PROPERTY

BUILDING #1
DURADEK
DECKING DETAILS

GRCH Project No.: 2015011
Scale: 3/16" = 1'-0"
Designed by: GC
Drawn by: GRCH
Checked by: GC
Date: 27 AUGUST 2018



DD1

DURADEK DECKING DETAILS

GENERAL NOTES - BARRIER FREE

Accessibility For Group R-2 Occupancies (4 or more attached units in a single structure) shall be in accordance with Chapter 11 of the 2020 New York State Building Code and ICC/ANSI A117.1-2009

ACCESSIBLE BATHROOM REQUIREMENTS

1. ICC/ANSI A117.1- 1004.11.2.1 DOORS
DOOR MAY SWING INTO BATH IF 30" X 48" CLEAR FLOOR SPACE PROVIDED BEYOND DOOR ARCH.
2. ICC/ANSI A117.1- 1004.11.3.1.1 LAVATORY (OPTION A)
CABINET UNDER LAVATORY PERMITTED PROVIDED IT CAN BE EASILY REMOVED WITHOUT REMOVING SINK AND FLOORING.
PROVIDE A 30" X 48" CLEAR FLOOR GROUND SPACE IN FRONT OF LAVATORY. CONTINUE FINISHED FLOORING UNDER VANITY TO BACK WALL, WALLS BEHIND, AND SURROUNDING THE CABINETRY ARE FINISHED.
3. ICC/ANSI A117.1- 1004.11.3.1.2 WATER CLOSETS (OPTION A)
WATER CLOSET TO COMPLY WITH FIGURES 1004.11.3.1.2.
4. ICC/ANSI A117.1- 1004.11.3.1.3.1 PARALLEL APPROACH BATHTUB
A CLEARANCE 60" MIN. IN LENGTH AND 30" MIN. IN WIDTH SHALL BE PROVIDED. LAVATORIES COMPLYING WITH SECTION 606 SHALL BE PERMITTED IN THE CLEARANCE. A LAVATORY COMPLYING WITH SECTION 1004.11.3.1.1 SHALL BE PERMITTED AT ONE END OF THE BATHTUB IF A CLEARANCE 48" MIN. IN LENGTH AND 30" MIN. IN WIDTH IS PROVIDED IN FRONT OF THE BATHTUB.
5. ICC/ANSI A117.1- 1004.11.3.1.3.2 FORWARD APPROACH BATHTUB
A CLEARANCE 60" MIN. IN LENGTH AND 48" MIN. IN WIDTH SHALL BE PROVIDED. A WATER CLOSET AND A LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB.
6. ICC/ANSI A117.1- 607.1 BATHTUB ENCLOSURES
ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB.
7. ICC/ANSI A117.1- 607.2 WATER TEMPERATURE
BATHTUBS SHALL DELIVER WATER THAT IS 120 DEGREES F (44 DEGREES C) MAXIMUM.
8. ICC/ANSI A117.1- 1004.11.3.1.3.3 SHOWER
REINFORCING FOR A SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" IN WIDTH AND 36" IN DEPTH.
9. ICC/ANSI A117.1- 607.4 GRAB BARS
GRAB BARS ARE NOT REQUIRED TO BE INSTALLED IN A BATHING FACILITY FOR A SINGLE OCCUPANT ACCESSED ONLY THROUGH A PRIVATE OFFICE AND NOT FOR COMMON USE OR PUBLIC USE. PROVIDE REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH SECTION 607.4.

ACCESSIBLE DOOR REQUIREMENTS

NOTE: HINGED DOORS TO RECEIVE 10" MIN KICK PLATE AT BOTTOM OF DOOR.

10. DOORS TO ACCESSIBLE SPACES AND ELEMENTS AND ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH THE REQUIREMENTS OF ICC/ANSI A117.1-2009 SECTION 404 PROVIDE 36" WIDE DOORS AT CLOSET DEEPER THAN 24".
11. ICC/ANSI A117.1- 404.2.2 CLEAR WIDTH :
DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A MIN CLEAR OPENING OF 32" WITH THE DOOR OPEN 90°, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP.
12. ICC/ANSI A117.1- 404.2.3 MANEUVERING CLEARANCES AT DOORS :
MIN. MANEUVERING CLEARANCES AT DOORS SHALL COMPLY WITH SECTION 404.2.3 AND SHALL INCLUDE THE FULL CLEAR OPENING WIDTH OF THE DOORWAY. REQUIRED DOOR MANEUVERING CLEARANCES SHALL NOT INCLUDE KNEE AND TOE CLEARANCES
13. ICC/ANSI A117.1- 404.2.5 TWO DOORS IN SERIES :
THE MIN SPACE BETWEEN 2 HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48" PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. THE SPACE BETWEEN THE DOORS SHALL PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.
14. ICC/ANSI A117.1- 404.2.6 DOOR HARDWARE :
HANDLES, PULLS, LATCHES, LOOKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH 1 HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MIN. AND 48 INCHES MAX. ABOVE THE FLOOR. WHERE SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
15. ICC/ANSI A117.1- 404.2.7.1 DOOR CLOSERS :
IF THE DOOR HAS A CLOSER, THEN THE SNEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90°, THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO AN OPEN POSITION OF APPROXIMATELY 12°.
16. ICC/ANSI A117.1- 404.2.8 DOOR-OPENING FORCE :
THE MAX FORCE, EXPRESSED IN POUNDS-FORCE (LBF) AND NEWTONS (N), FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
A. FIRE DOORS SHALL HAVE THE MIN. OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
B. OTHER DOORS:
1. INTERIOR HINGED DOORS: 5 LBF (22.2 N)
2. SLIDING AND FOLDING DOORS: 5 LBF (22.2 N)
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
17. ICC/ANSI A117.1- 604.6 FLUSH CONTROLS
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 304. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
18. ICC/ANSI A117.1- 608.6 THRESHOLDS
THRESHOLDS IN ROLL-IN-TYPE SHOWER COMPARTMENT SHALL BE 1/2 INCH (13 MM) MAXIMUM IN HEIGHT IN ACCORDANCE WITH SECTION 303. IN TRANSFER-TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2" (13 MM) MAXIMUM IN HEIGHT SHALL BE BEVELED, ROUNDED, OR VERTICAL.

ELECTRICAL OUTLETS SHALL BE MOUNTED 15" MIN ABOVE FINISHED FLOOR.

ELECTRICAL RECEPTACLES LOCATED ABOVE KITCHEN COUNTERS ARE TO BE LOCATED MAXIMUM 44" A.F.F.

CONTROLS FOR VENTILATION HOODS LOCATED ABOVE RANGES IN KITCHENS ARE TO BE LOCATED MAXIMUM 48" A.F.F.

GAS SHUT-OFF SWITCHES ARE TO BE LOCATED MAXIMUM 48" A.F.F.

THERMOSTAT ARE TO BE MOUNTED MAXIMUM 48" A.F.F.

THRESHOLDS AT DOORS ARE TO BE MAXIMUM 1/4" HIGH AND HAVE A BEVELED EDGE WITH A 1:12 MAXIMUM SLOPE.

THRESHOLDS AT PATIO DOORS ARE TO BE MAXIMUM 1/4" HIGH AND HAVE A BEVELED EDGE WITH A 1:12 MAXIMUM SLOPE. OUTSIDE LANDING SURFACES AT PATIO DOORS TO BE NO GREATER THAN 4" BELOW FLOOR LEVEL OF THE INTERIOR OF THE DWELLING UNITS.

OUTSIDE LANDING SURFACES AT ENTRY DOORS TO BE MAXIMUM 1/4" BELOW THE FLOOR LEVEL OF THE INTERIOR OF DWELLING UNITS.

ALL DOOR HARDWARE SHALL BE LEVER TYPE

ALL DOORS TO PROVIDE MINIMUM 32" NOMINAL CLEAR WIDTH.

ALL SLIDING PATIO DOORS TO PROVIDE MINIMUM 32" CLEAR WIDTH IN OPEN POSITION.

CLEARANCE AT REAR WALL OF WATER CLOSET TO BE 36" MINIMUM.

TOILET PAPER DISPENSER TO BE LOCATED ON THE WALL ABOVE OR BELOW THE SIDE GRAB BAR MIN. 1", MAX. 8" FROM FRONT OF WATER CLOSET.

ACCESSIBLE KITCHEN REQUIREMENTS

19. ACCESSIBLE KITCHENS AND THEIR COMPONENTS SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE REQUIREMENTS OF ICC/ANSI A117.1-SECTION 804
20. ICC/ANSI A117.1- 804.2 CLEARANCE
WHERE A PASS-THROUGH KITCHEN IS PROVIDED, CLEARANCES BETWEEN THOSE COUNTERS AND ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS IN KITCHENS SHALL BE 40" MIN, EXCEPT IN U-SHAPED KITCHENS, WHERE SUCH CLEARANCE SHALL BE 60" MIN.
21. ICC/ANSI A117.1- 804.5.1 CLEAR FLOOR SPACE
A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE AND BE AT LEAST 30" X 48".
22. ICC/ANSI A117.1- 804.5.2 CONTROLS
ALL CONTROLS IN THE KITCHEN SHALL COMPLY WITH SECTION 304.
23. ICC/ANSI A117.1- 1003.11.2.2 LAVATORY (TYPE "A" UNIT LAV. IN A TYPE "B" UNIT)
- THE FRONT OF LAVATORIES AND SINKS SHALL BE 34" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3, POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED.
- FAUCETS SHALL COMPLY WITH SECTION 304. HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MIN.
- WHERE ENHANCED REACH RANGE IS REQUIRED AT LAVATORIES, FAUCETS AND SOAP DISPENSERS CONTROLS SHALL HAVE A REACH DEPTH OF 11" MAXIMUM OR, IF AUTOMATIC, SHALL BE ACTIVATED WITHIN A REACH DEPTH OF 11" MAXIMUM. WATER AND SOAP FLOW SHALL BE PROVIDED WITH A REACH DEPTH OF 11" MAXIMUM.
- WATER SUPPLY AND DRAINPIES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
- CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED THE FOLLOWING CRITERIA ARE MET:
A. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY.
B. THE FLOOR FINISH EXTENDS UNDER THE CABINETRY.
C. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
24. ICC/ANSI A117.1- 804.5.3 DISHWASHER
A CLEAR FLOOR SPACE, POSITIONED ADJACENT TO THE DISHWASHER DOOR, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR AN ADJACENT SINK.
25. ICC/ANSI A117.1- 804.5.4 COOKTOP
A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE SPACE FOR A COOKTOP, SHALL BE PROVIDED. WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A FORWARD APPROACH, KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE UNDERSIDE OF THE COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK. WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A PARALLEL APPROACH, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. THE LOCATION OF THE CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.
26. ICC/ANSI A117.1- 804.5.5 OVENS
OVENS SHALL COMPLY WITH SECTION 804.5.5
27. ICC/ANSI A117.1- 804.5.5.3 BOTTOM-HINGED DOOR OVENS
BOTTOM-HINGED DOOR OVENS SHALL HAVE A WORK SURFACE COMPLYING WITH SECTION 804.3 POSITIONED ADJACENT TO ONE SIDE OF DOOR.
28. ICC/ANSI A117.1- 804.5.5.4 CONTROLS
THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.
29. ICC/ANSI A117.1- 804.5.6 REFRIGERATOR / FREEZERS
A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE REFRIGERATOR/FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE.

GENERAL ACCESSIBILITY SITE REQUIREMENTS:

30. ICC/ANSI A117.1- 405 RAMPs:
ICC/ANSI A117.1- 405.1 GENERAL :
RAMPS ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 405.
ICC/ANSI A117.1- 405.2 SLOPE :
RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12
ICC/ANSI A117.1- 405.3 GROSS SLOPE :
GROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
ICC/ANSI A117.1- 405.4 FLOOR SURFACES :
FLOOR SURFACES OF RAMP RUNS SHALL COMPLY WITH SECTION 302.
ICC/ANSI A117.1- 405.5 CLEAR WIDTH :
THE CLEAR WIDTH OF A RAMP RUN SHALL BE 36" MINIMUM. HANDRAILS THAT ARE PROVIDED ON THE RAMP RUN, SHALL NOT PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP RUN.
ICC/ANSI A117.1- 405.6 RISE :
THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM.
31. ICC/ANSI A117.1- 503.2 VEHICLE PULL-UP SPACE SIZE :
PASSENGER LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96" MINIMUM IN WIDTH AND 20 FEET MINIMUM IN LENGTH.
32. ICC/ANSI A117.1- 503.3 ACCESS AISLE :
PASSENGER LOADING ZONES SHALL HAVE AN ADJACENT ACCESS AISLE COMPLYING WITH SECTION 503.3.
ICC/ANSI A117.1- 503.3.1 LOCATION :
ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY.
ICC/ANSI A117.1- 503.3.2 WIDTH :
ACCESS AISLES SERVING VEHICLE PULL-UP SPACES SHALL BE 60" MINIMUM IN WIDTH.
ICC/ANSI A117.1- 503.3.3 LENGTH :
ACCESS AISLES SHALL BE 20' MINIMUM IN LENGTH.
ICC/ANSI A117.1- 503.3.4 MARKING :
ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.

RUNNING SLOPE OF CURB RAMPS TO BE 1:12 MAXIMUM (8.3%) DRIVEWAY PAVEMENT MAXIMUM 5% SLOPE.

FLARED SIDE SLOPE OF CURB RAMPS NOT TO EXCEED 1:10 (10%) OR 1:12 (8.3%) WHERE PEDESTRIANS MUST TRAVEL TO ACCESS THEM.

ACCESSIBLE PARKING SPACES NOT EXCEED SLOPES OF 1:50 (2%)

PARKING ACCESS AISLES TO BE 60" WIDE MINIMUM. 96" FOR VAN-ACCESSIBLE SPACES (ADA ONLY)

SIGNS MARKING ACCESSIBLE PARKING SPACES CAN NOT BE OBSTRUCTED BY VEHICLES PARKED IN SPACES.

DUMPSTERS TO BE LOCATED ON ACCESSIBLE ROUTE WITH CHANGE IN PAVEMENT LEVELS NO GREATER THAN 1/2"

BELOW ARE COMBINED FAIR HOUSING ACT GUIDELINES THAT ALL THE RESIDENTIAL UNITS MUST COMPLY WITH:

INITIAL REQUIREMENTS:	SUMMARY:
ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE WITH 2% MAX CROSS SLOPE	SEE SITE PLANS FOR THE LOCATION OF ENTRANCES WITHIN 200' MAX DISTANCE AND 5% SLOPE OF ACCESSIBLE PARKING AREAS.
USABLE DOORS	ALL DOORS INTENDED FOR USER PASSAGE: - TO HAVE 32" MIN CLEAR OPENING AND 30"x48" CLEAR FLOOR SPACE OUTSIDE DOOR SWING. SEE ARCHITECTURAL DRAWINGS FOR DOOR SCHEDULES. - LEVER HARDWARE AT EXTERIOR SIDE OF UNIT ENTRY DOOR. - FEET HOLE AT ENTRY DOOR AT 60" ABOVE F.F. MAX
ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNIT	- 36" MIN WIDTH TO FINISH FACES OF CORRIDOR. - 1/2" MAX THRESHOLD AT HINGED DOORS. - 3/4" MAX THRESHOLD AT EXTERIOR SLIDING DOORS. - EXTERIOR SLIDER THRESHOLD SLIDES SHALL BE BEVELED WITH 1:4 MAX SLOPE. - ALL OTHER THRESHOLD SLIDES SHALL BE BEVELED WITH 1:2 MAX SLOPE.
HINGED ENTRY DOOR CLOSURE	- INTERIOR DOOR SHALL BE OPENED WITH MAX APPLIED FORCE OF 5 LBS. - EXTERIOR DOOR SHALL BE OPENED WITH MAX APPLIED FORCE OF 15 LBS. - DOOR SHALL TAKE AT LEAST 6 SECONDS TO CLOSE.

OCCUPANT NOTIFICATION OF AVAILABILITY TO INSURE OCCUPANT OF DWELLING UNIT IS AWARE OF ADAPTABLE FEATURES, THE OWNER OR OWNERS AGENT SHALL PROVIDE THE FOLLOWING INFORMATION TO THE OCCUPANTS.

1. NOTIFICATION OF ACCESSIBLE DESIGN FEATURES THAT INCLUDE WALL REINFORCEMENT, REMOVABLE COUNTERS IN KITCHENS AND BATHS, PROVISIONS FOR THE INSTALLATION OF GRAB BARS, ETC. AS PROVIDED FOR THE APPLICABLE CODES AND LAWS AND INDICATED IN THESE DOCUMENTS.
2. NOTIFICATION THAT THE DWELLING UNIT MAY BE ADAPTED FOR FIRST OCCUPANCY TO INCLUDE ONLY THOSE FEATURES REQUESTED BY THE OCCUPANT OF THE INDIVIDUAL UNIT.

MAILBOX ROOMS:	5% MIN ACCESSIBLE
BIKE STORAGE ROOMS:	5% MIN ACCESSIBLE
LOCKER ROOMS:	5% MIN ACCESSIBLE
SAINAS & STEAM ROOMS:	PROVIDE MIN 30"x48" CLEAR FLOOR SPACE OUTSIDE DOOR SWING.

ACCESSIBILITY- KITCHENS @ TYPE B UNITS

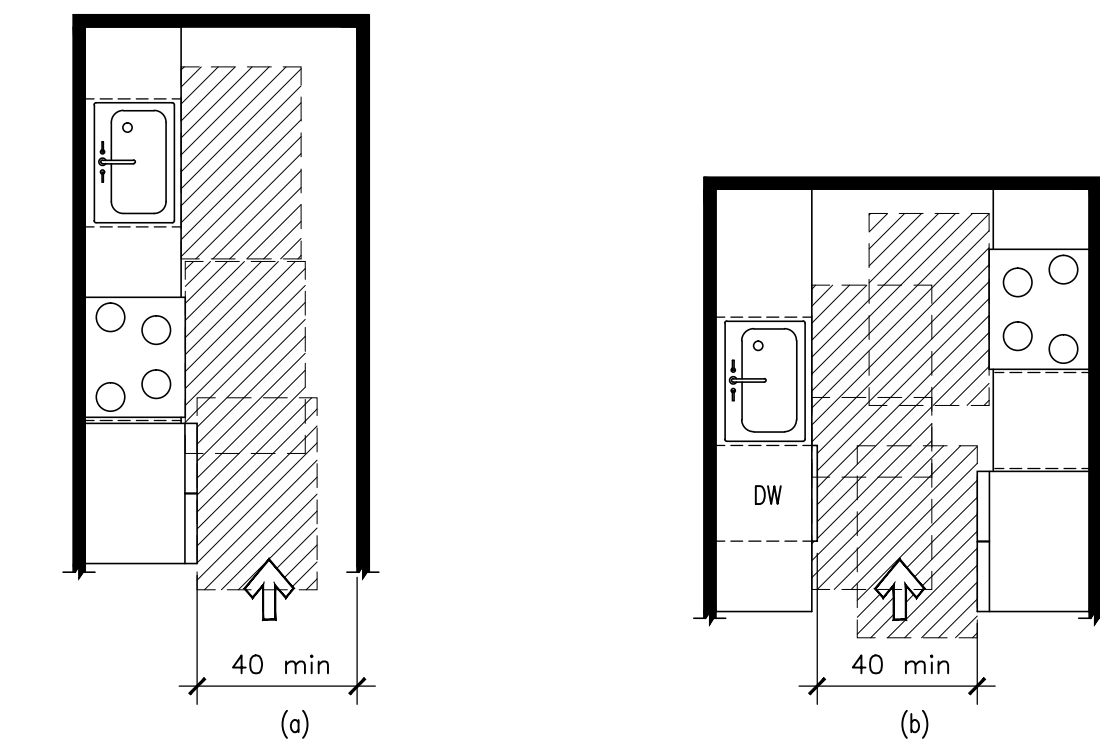


Fig. 1004.12.1.1
Minimum Kitchen Clearance in Type B Units

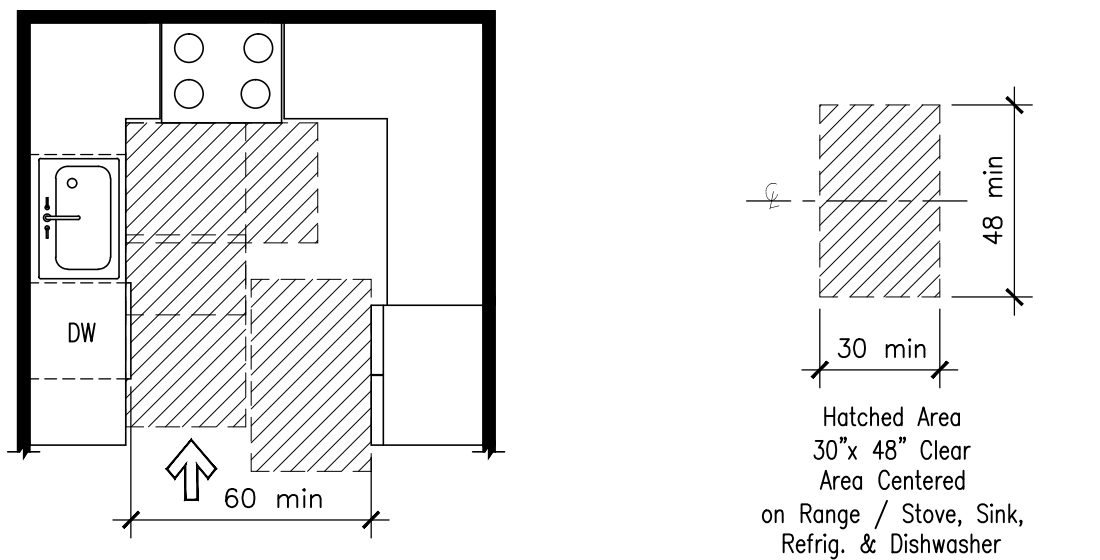


Fig. 1004.12.1.2
U-Shaped Kitchen Clearance in Type B Units

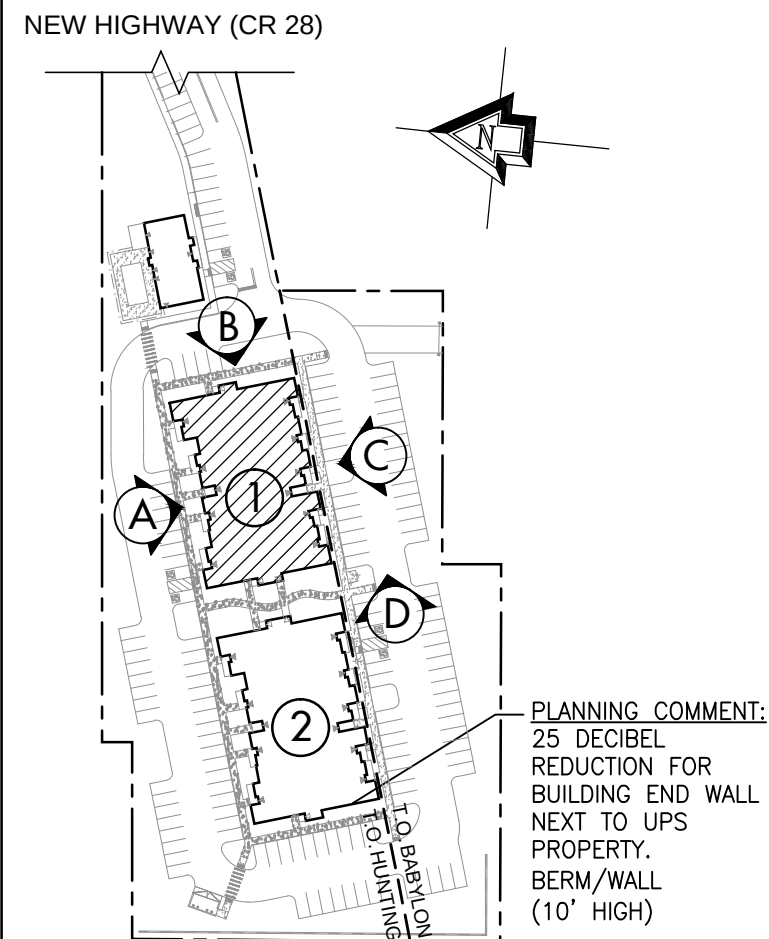
MELVILLE CROSSING
MELVILLE, NEW YORK

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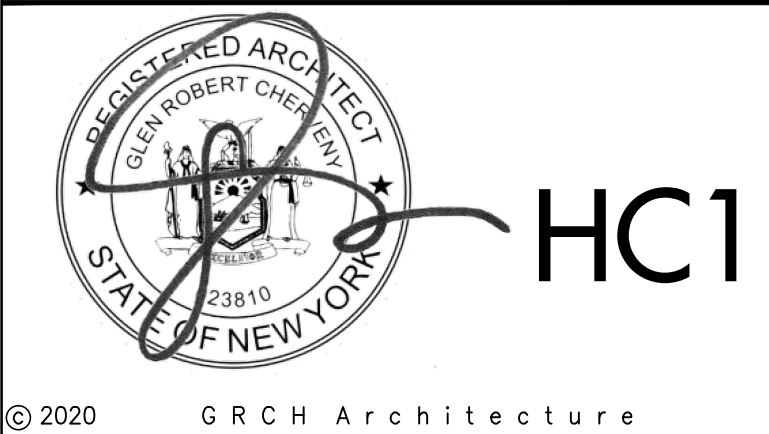
7	△	12.14.20	REVISED ELEVATION
6	△	9.14.20	REVISED ELEVATION
5		8.25.20	REVISED ELEVATION FOR REVIEW
4		8.21.20	FILED
3		11.8.19	PROGRESS
2	△	1.7.19	REVISIONS PER MEP COMMENTS
1	△	11.9.18	REVISIONS
ISSUE	REV	DATE	DESCRIPTION



KEY PLAN ADJACENT "UPS" PROPERTY

BUILDING #1
ACCESSIBILITY NOTES

GRCH Project No.:	2015011
Scale:	3/16" = 1'-0"
Designed by:	GC
Drawn by:	GRCH
Checked by:	GC
Date:	27 AUGUST 2018



*"R": DENOTES VANITY WITH EASILY REMOVABLE BASE FOR FORWARD APPROACH. A MINIMUM OF 30" x 48" CLEAR FLOOR SPACE TO BE PROVIDED CENTERED ON LAVATORY FLOOR TILE TO BE CARRIED UNDER LAVATORY TO BACK WALL.

VANITY BAR SECURED TO STUDS

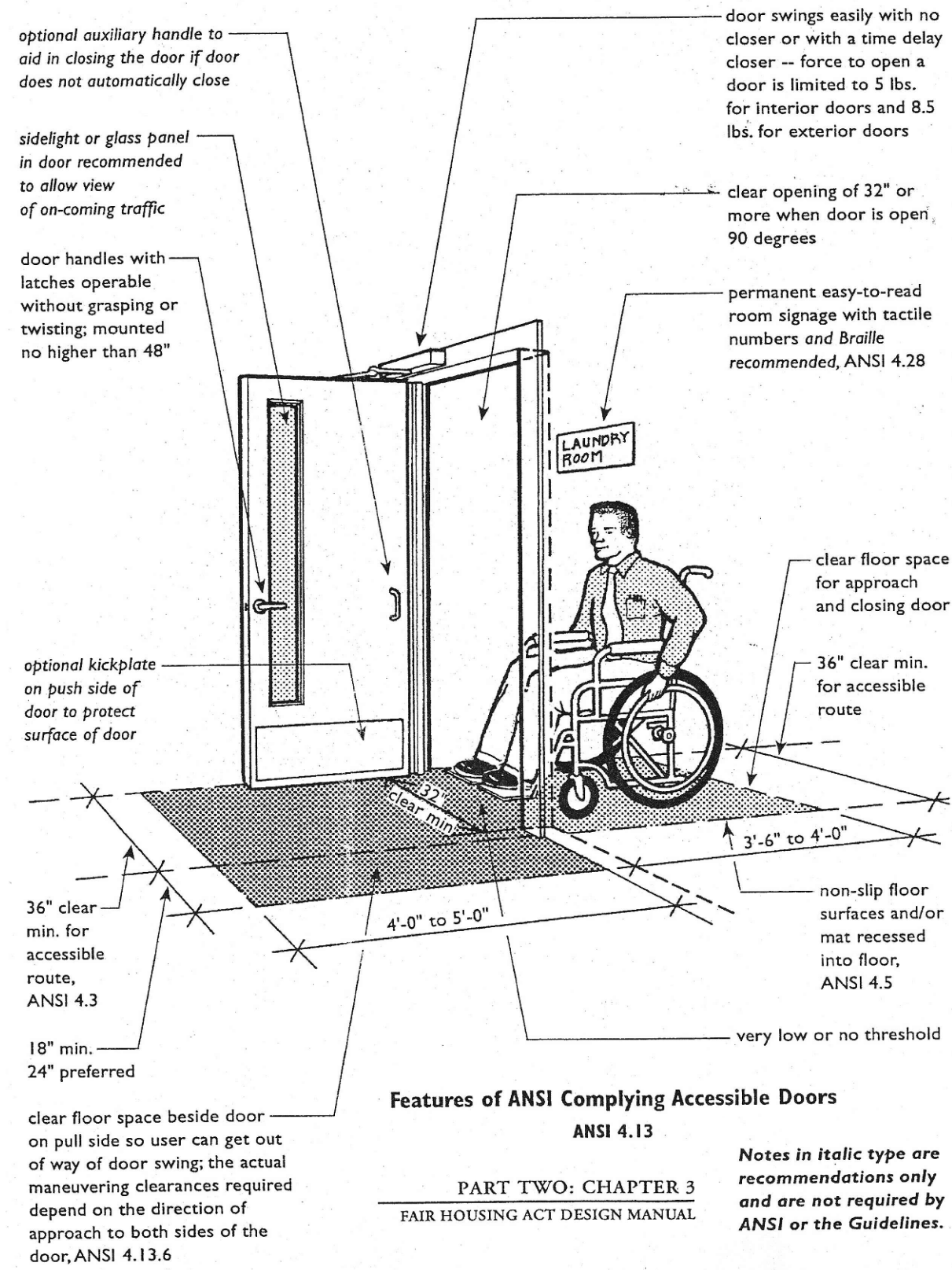
MIN. 30" CLEAR REMOVABLE CABINET BASE

34" MAX.

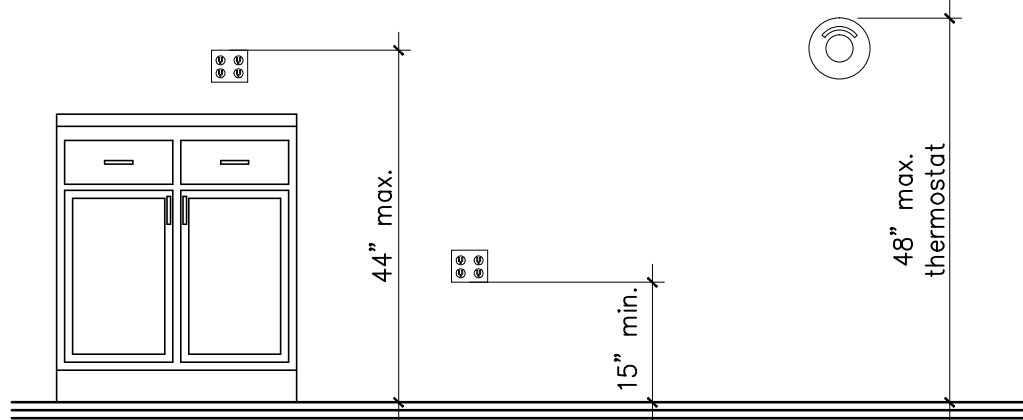
A clear floor space, positioned for a parallel approach to the refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24" maximum from the centerline of the appliance

Inside Dimensions of Elevator Cars

ACCESSIBILITY- MANEUVERING CLEARANCES @ DOORS



ACCESSIBILITY- MOUNTING HEIGHTS FOR ELECTRICAL DEVICES



ELECTRICAL OUTLETS SHALL BE MOUNTED 15" MIN ABOVE FINISHED FLOOR.

ELECTRICAL RECEPTACLES LOCATED ABOVE KITCHEN COUNTERS ARE TO BE LOCATED MAXIMUM 44" A.F.F.

THERMOSTAT ARE TO BE MOUNTED MAXIMUM 48" A.F.F.

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL AND ALARM CONTROLS

- OUTLETS SHALL BE LOCATED AT 15" TO 48" A.F.F. AND 18" MIN FROM INTERIOR CORNERS.
- LOCATE AT LEAST ONE OUTLET AT 36" FROM INTERIOR CORNER OF "L" SHAPE CABINETS.
- CONTROLS NOT OVER COUNTER SHALL BE LOCATED AT 36" TO 48" A.F.F. AND 18" MIN FROM INTERIOR CORNERS.
- CONTROLS OVER COUNTER SHALL BE LOCATED AT 48" MAX A.F.F.

ACCESSIBILITY- HANDRAIL

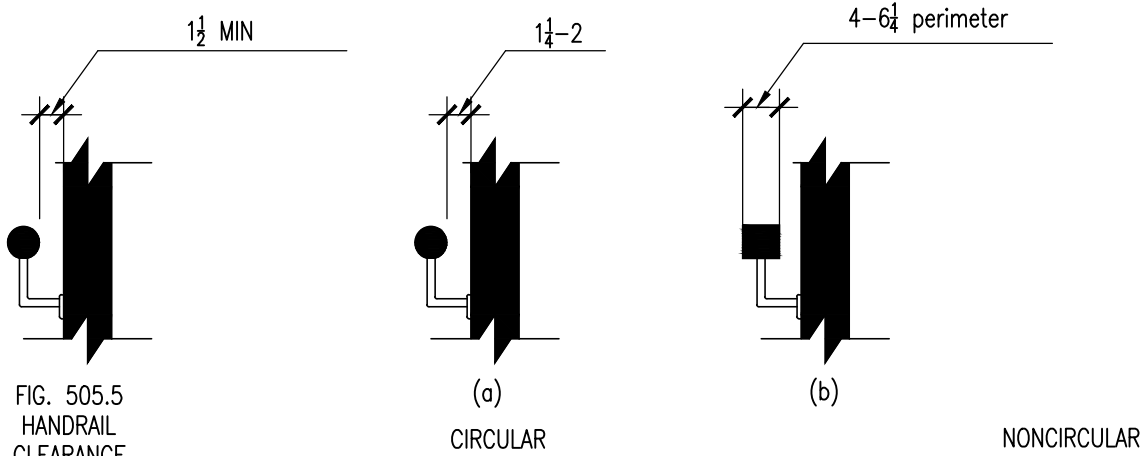


FIG. 505.7 HANDRAIL CROSS SECTION

ACCESSIBILITY- LAUNDRY

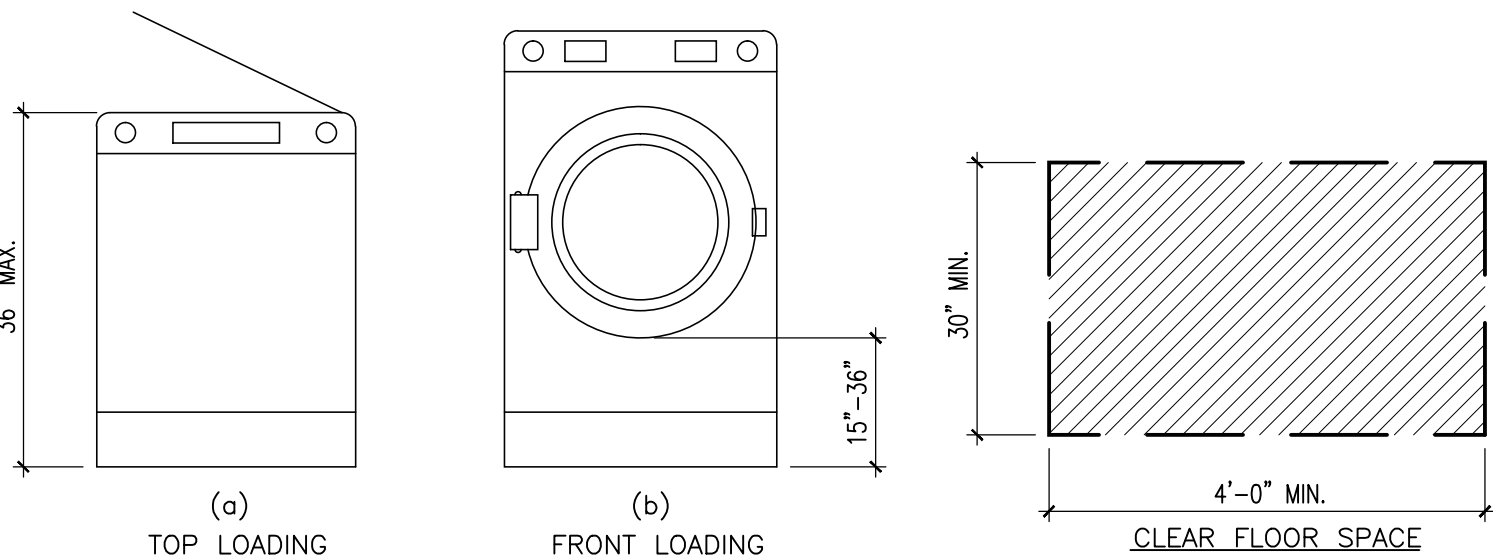
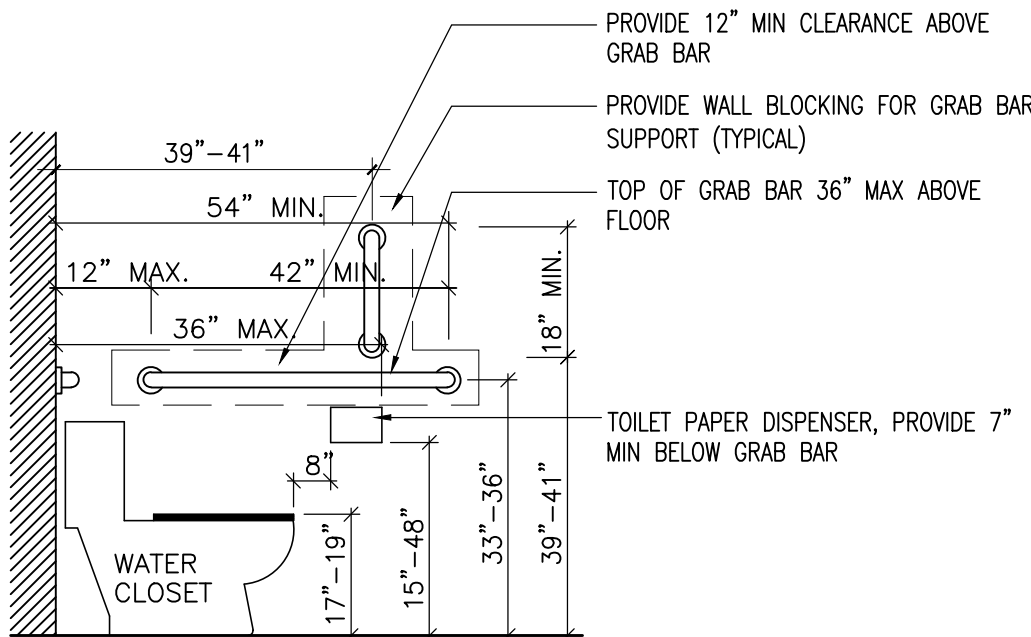
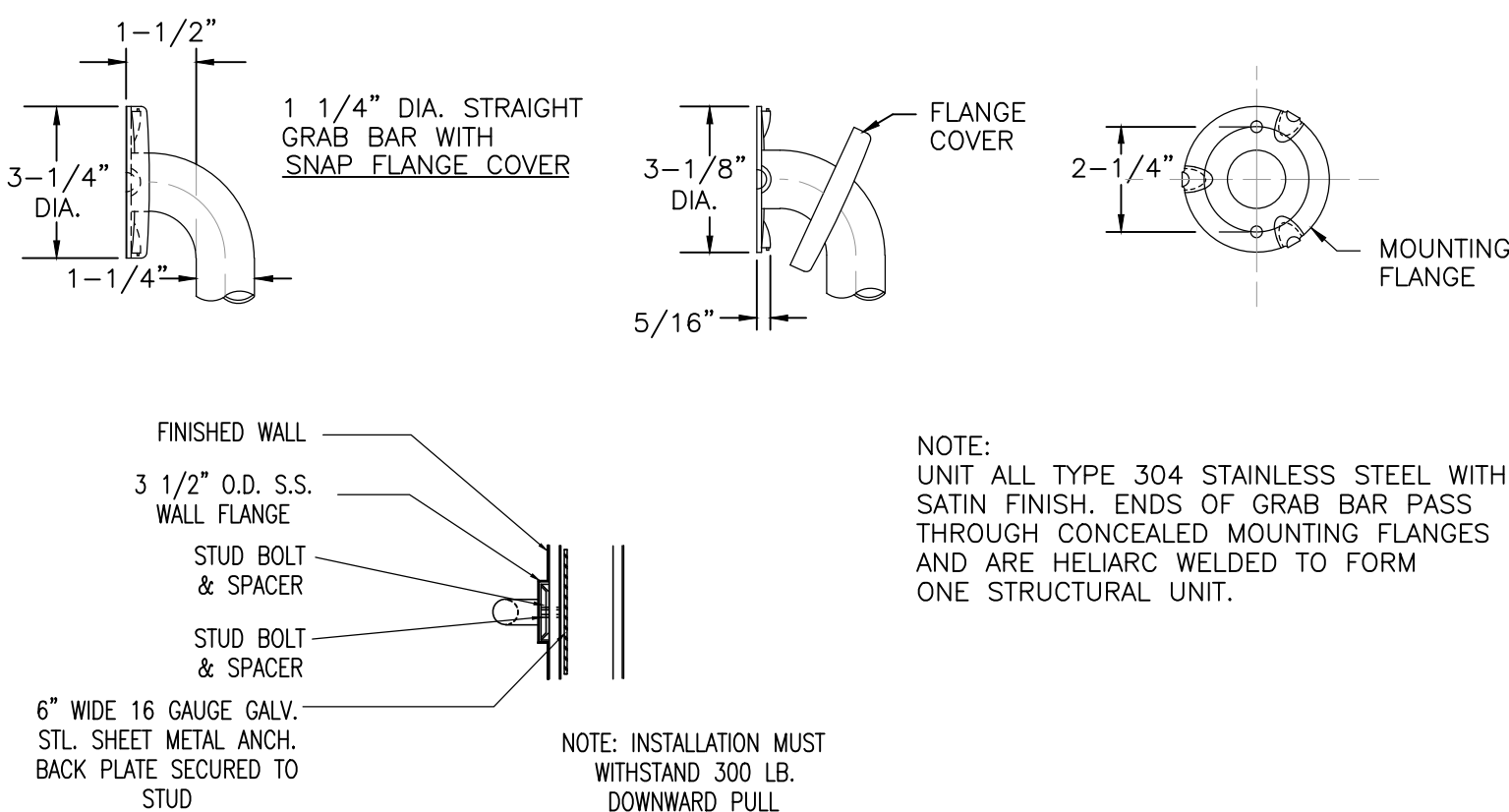


FIG. 611.4 HEIGHT OF LAUNDRY EQUIPMENT

ACCESSIBILITY- GRAB BAR



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MELVILLE, NEW YORK

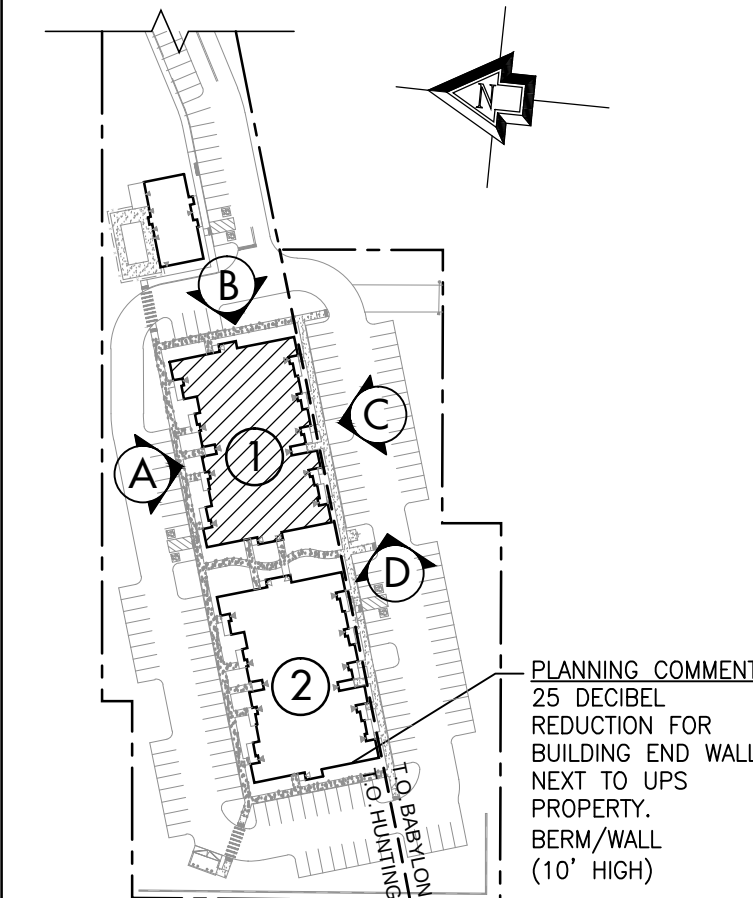
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ISSUE	REV	DATE	DESCRIPTION
7	4	12.14.20	REVISED ELEVATION
6	3	9.14.20	REVISED ELEVATION
5		8.25.20	REVISED ELEVATION FOR REVIEW
4		8.21.20	FILING
3		11.8.19	PROGRESS
2	2	1.7.19	REVISIONS PER MEP COMMENTS
1	1	11.9.18	REVISIONS

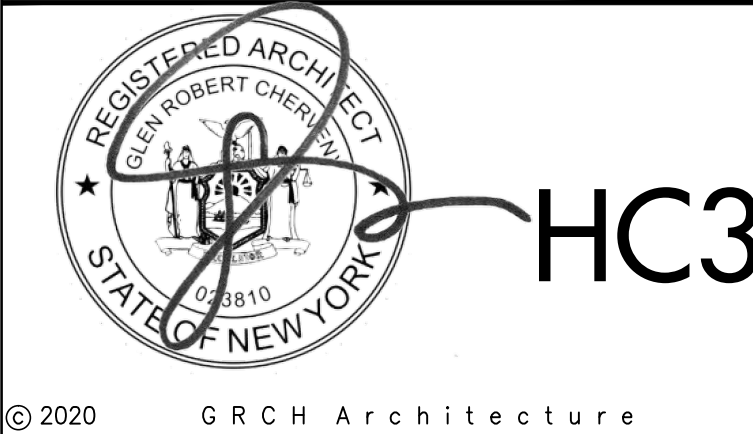
NEW HIGHWAY (CR 28)



KEY PLAN ADJACENT "UPS" PROPERTY

BUILDING #1
ACCESSIBILITY DETAILS

GRCH Project No.: 2015011
Scale: 3/16" = 1'-0"
Designed by: GC
Drawn by: GRCH
Checked by: GC
Date: 27 AUGUST 2018



406 Curb Ramps

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

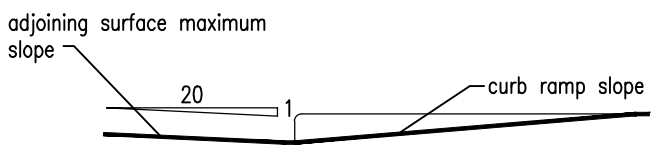


Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

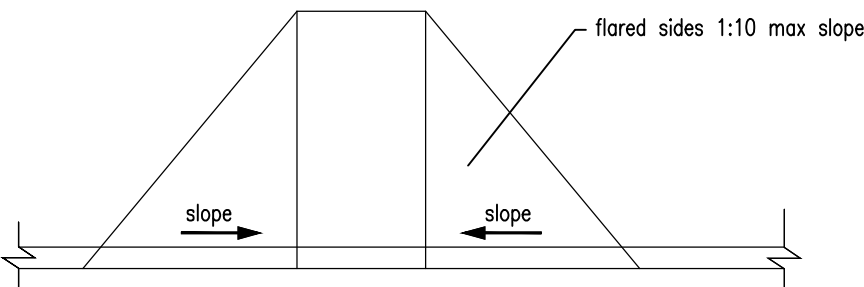


Figure 406.3 Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

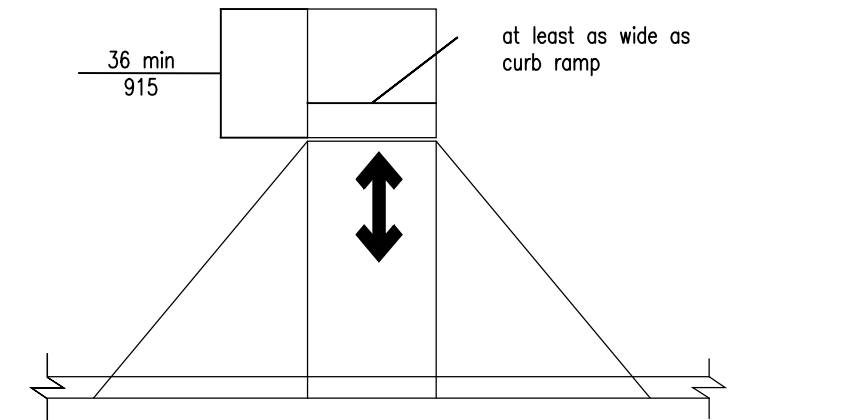


Figure 406.4 Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lines, parking spaces, or parking access drives. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lines of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

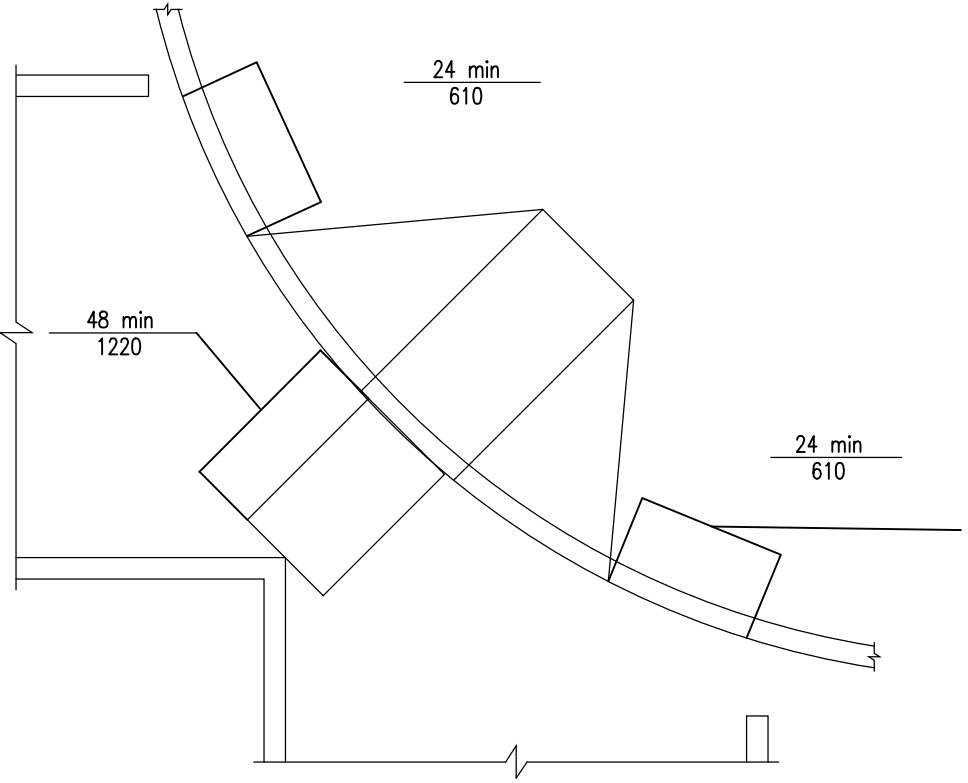


Figure 406.6 Diagonal or Corner Type Curb Ramps

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

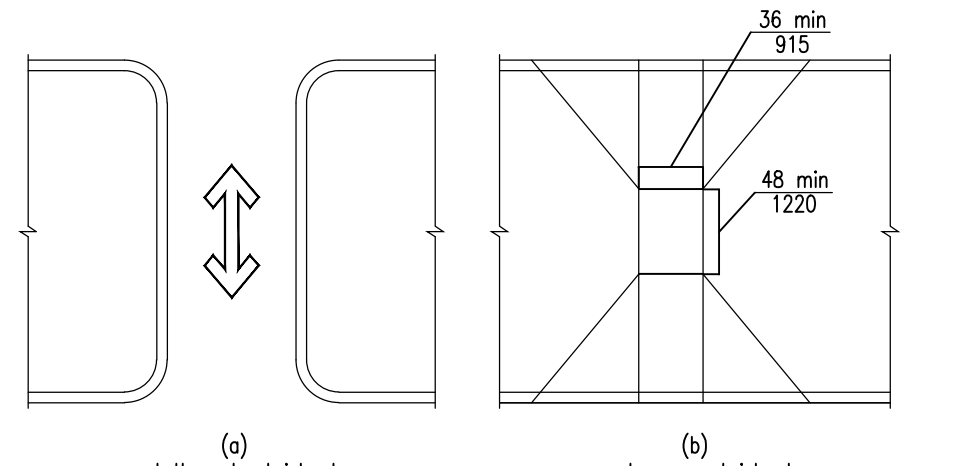


Figure 406.7 Islands in Crossings

504 Stairways

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

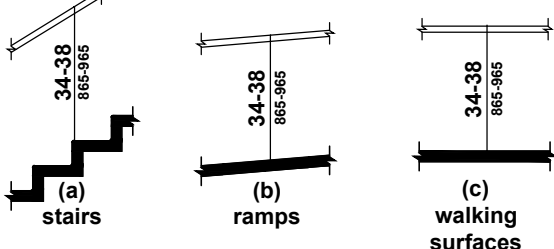


Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.



Figure 505.5 Handrail Clearance

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

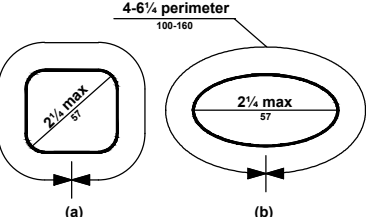


Figure 505.7.2 Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

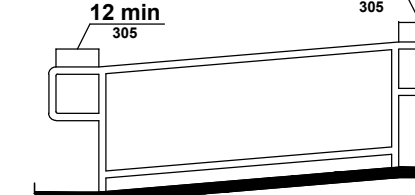


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

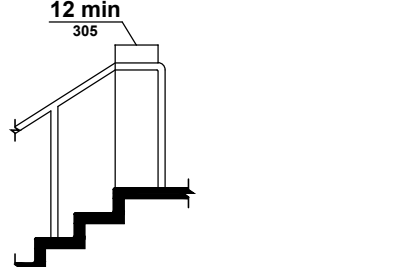


Figure 505.10.2 Top Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

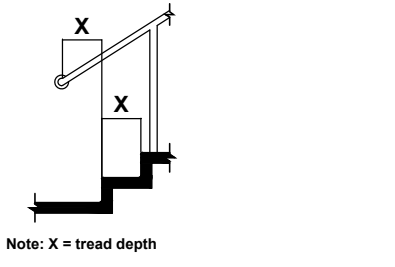


Figure 505.10.3 Bottom Handrail Extension at Stairs

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

603 Toilet and Bathing Rooms

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

Note:

Provide toe clearances at bottom of toilet stalls on one side and front.

604 Water Closets and Toilet Compartments

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

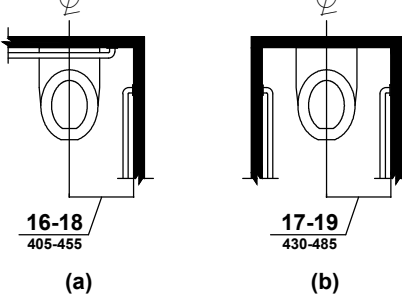


Figure 604.2 Water Closet Location

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

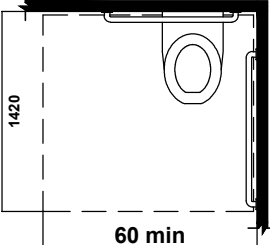


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

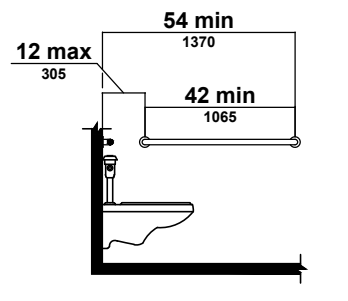


Figure 604.5.1 Side Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

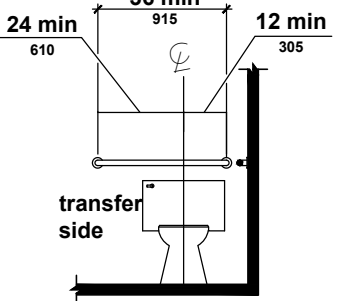


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum from the side wall or partition measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

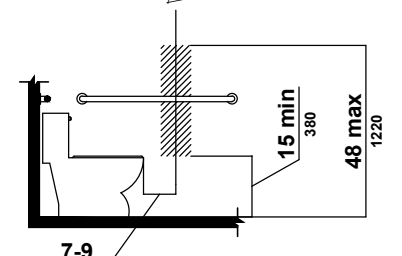


Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

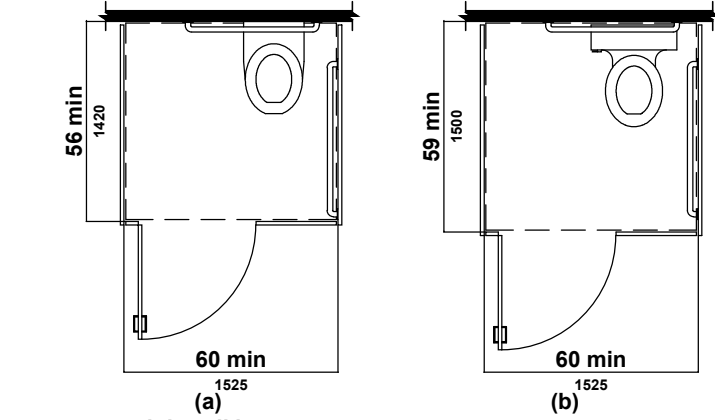


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

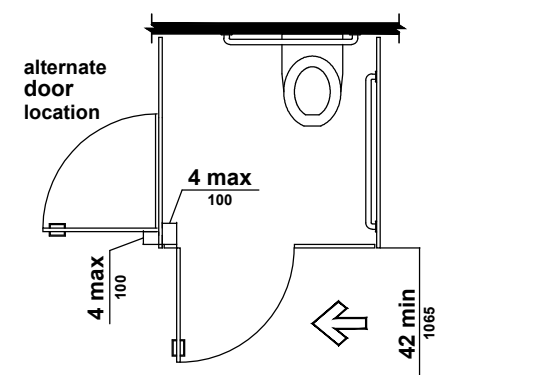


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

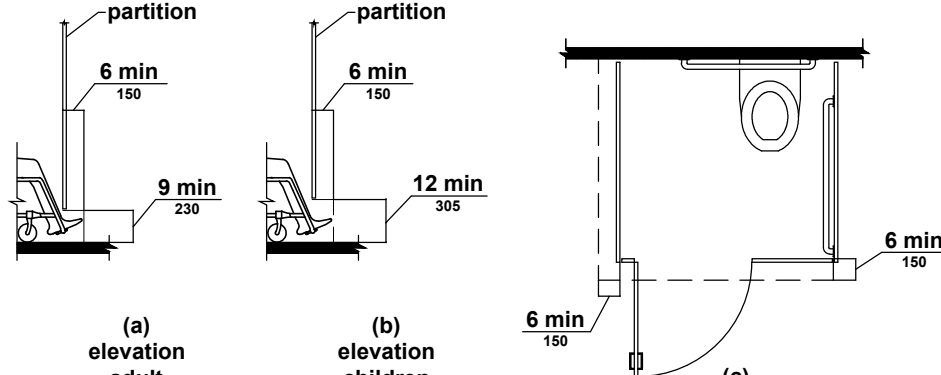


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

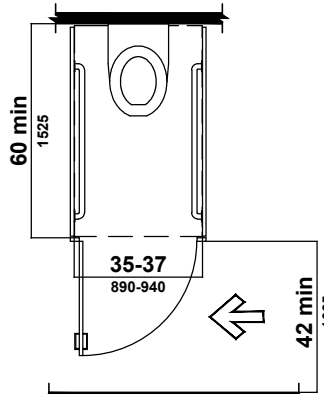


Figure 604.8.2 Ambulatory Accessible Toilet Compartment

Note: Provide ambulatory stall with six (6) or more toilets are provided in single room.

604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9.

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.

604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.

605 Urinals

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

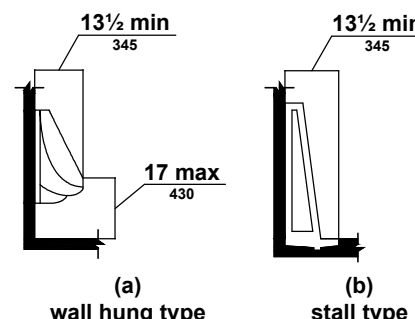


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor space or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

607 Bathtubs

607.2 Clearance. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.

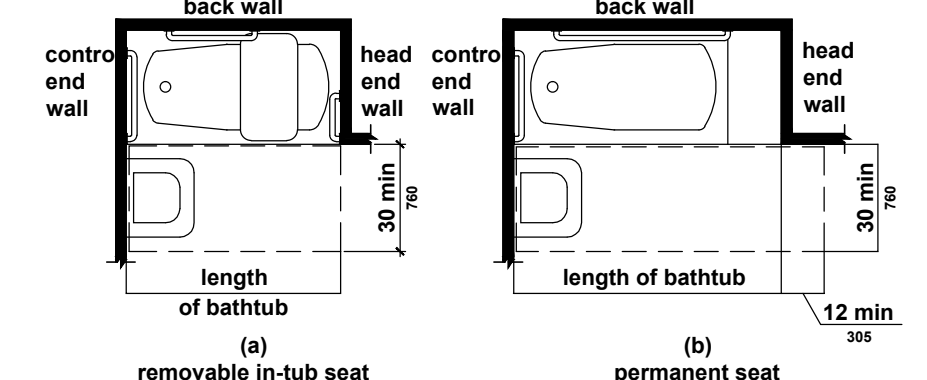


Figure 607.2 Clearance for Bathtubs

607.3 Seat. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

607.4.1 Bathtubs With Permanent Seats. For bathtubs with permanent seats, grab bars shall be provided in accordance with 607.4.1.

607.4.1.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

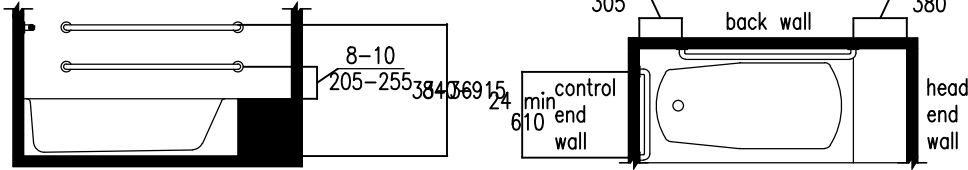


Figure 607.4.1 Grab Bars for Bathtubs with Permanent Seats

607.4.2 Grab Bars for Bathtubs with Removable In-Tub Seats. For bathtubs without permanent seats, grab bars shall comply with 607.4.2.

607.4.2.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm) long minimum and shall be installed 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.2.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2.3 Head End Wall. A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

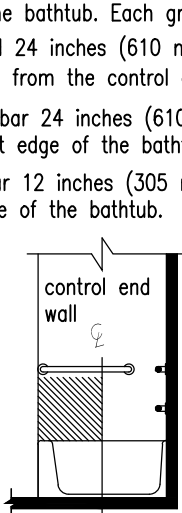


Figure 607.5 Bathtub Control Location

607.5 Controls. Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with 309.4.

607.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120°F (49°C) maximum.

607.7 Bathtub Enclosures. Enclosures for bathtubs shall not obstruct controls, faucets, shower and spray units or obstruct transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the open face of the bathtub.

608 Shower Compartments

608.2 Size and Clearances for Shower Compartments. Shower compartments shall have sizes and clearances complying with 608.2.

608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

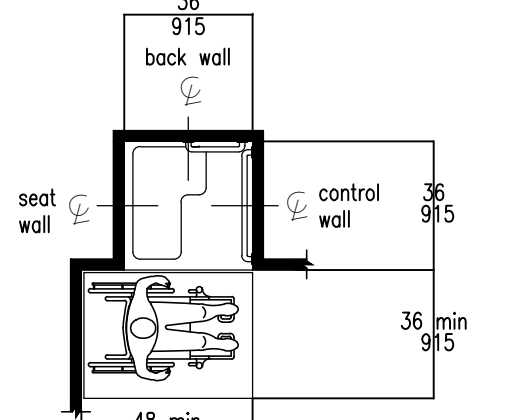


Figure 608.2.1 Transfer Type Shower Compartment Size and Clearance

608.2.2 Standard Roll-In Type Shower Compartments. Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

608.2.2.1 Clearance. A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

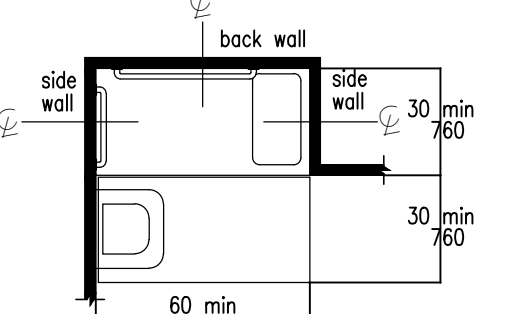
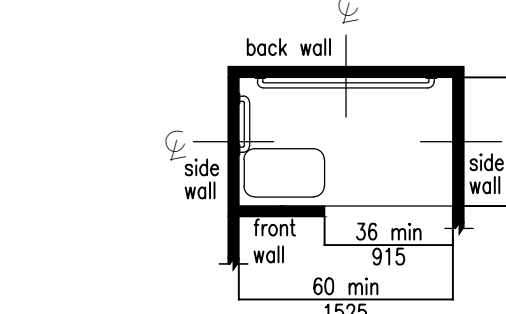
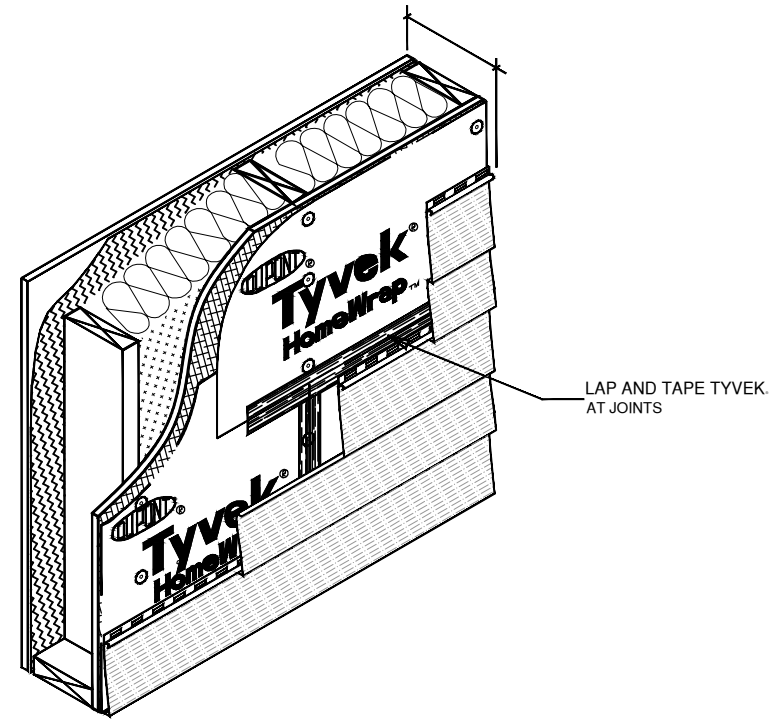


Figure 608.2.2 Standard Roll-In Type Shower Compartment Size and Clearance

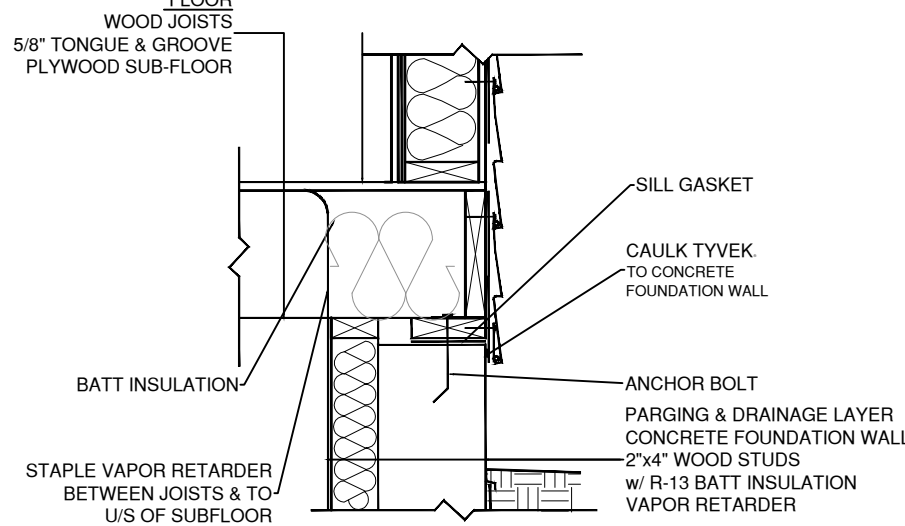
608.2.3 Alternate Roll-In Type Shower Compartments. Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.



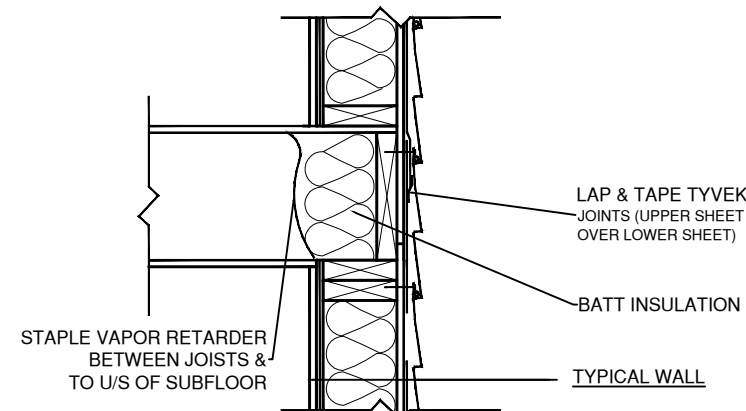
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING



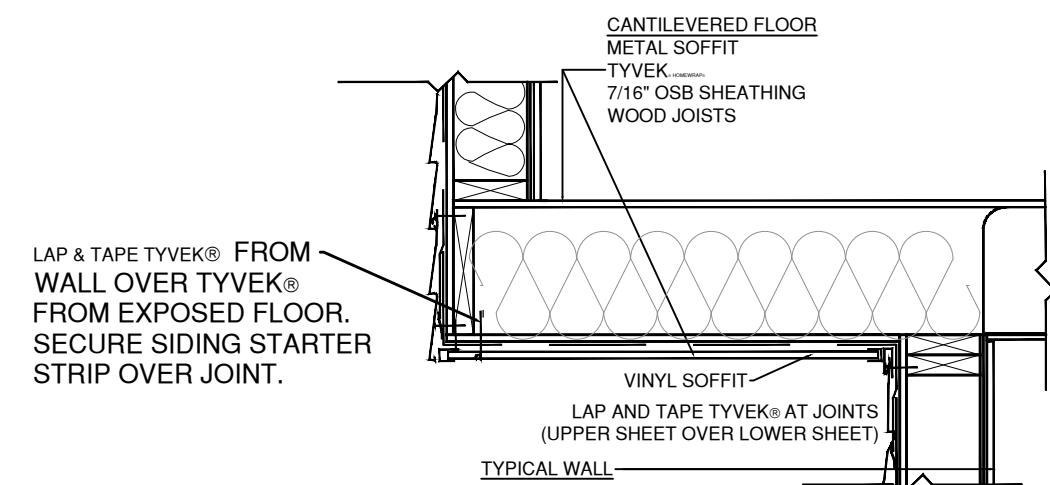
1 TYPICAL WALL ISOMETRIC



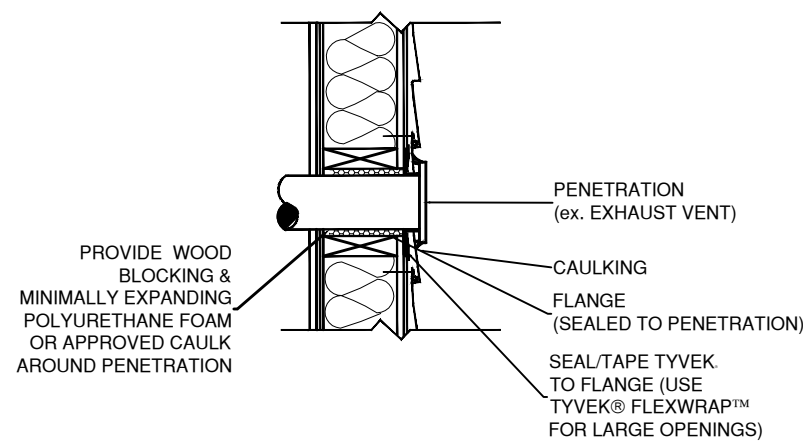
2 BASE OF WALL DETAIL



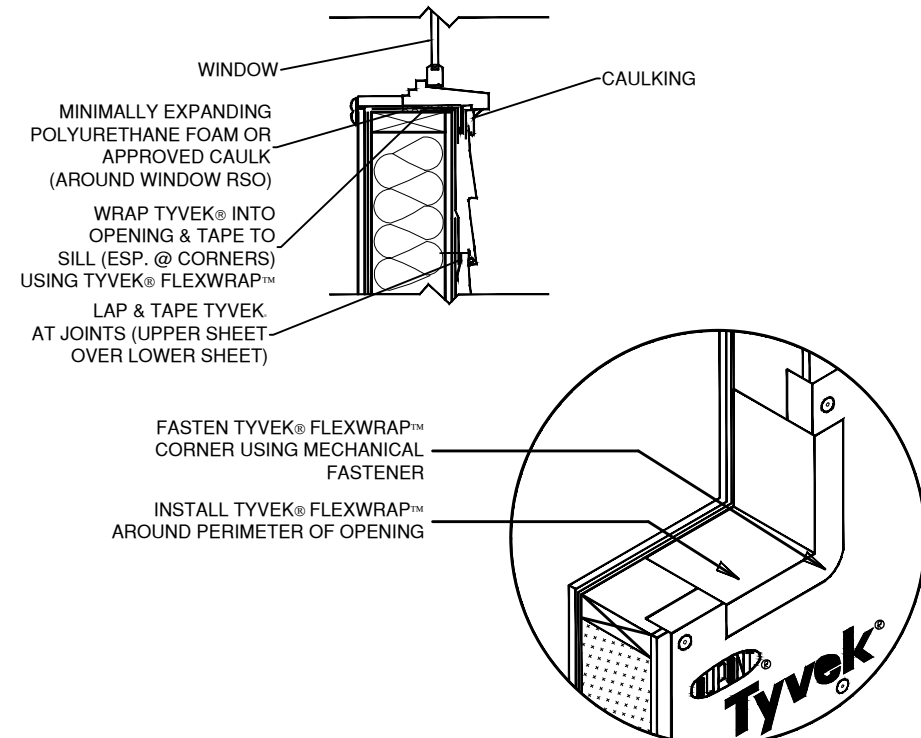
3 FLOOR/ WALL INTERFACE DETAIL



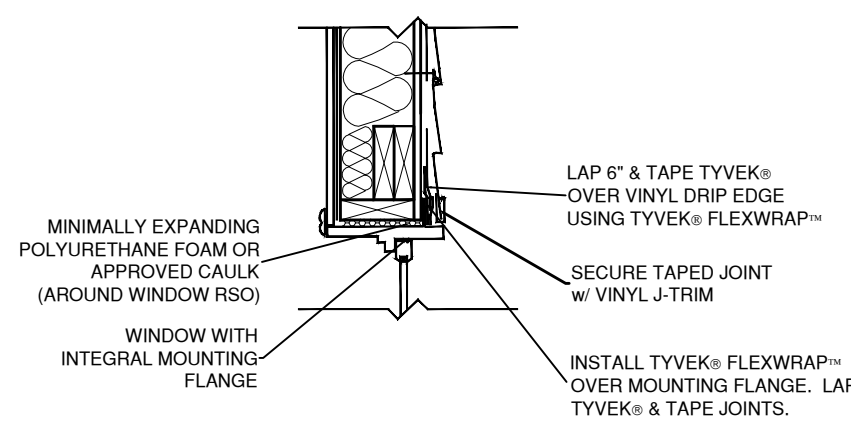
4 CANTILEVERED FLOOR DETAIL



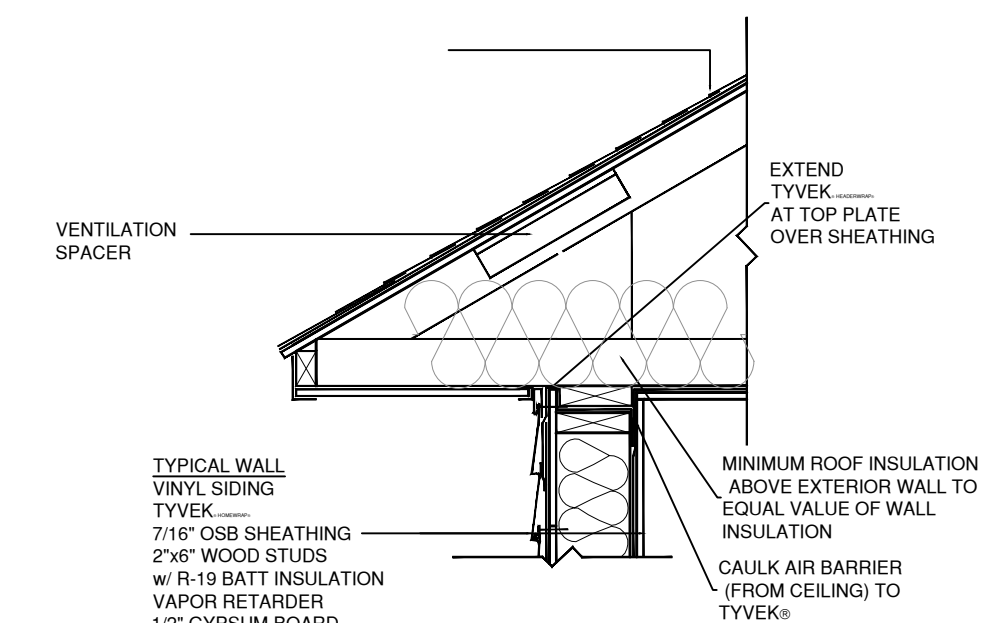
5 WALL PENETRATION DETAIL



6 WINDOW SILL DETAIL



7 WINDOW HEAD DETAIL



8 ROOF/ WALL INTERFACE DETAIL

GENERAL INSTALLATION NOTES:

* MODIFIED "I" CUT- START AT THE TOP CENTER AND MAKE A VERTICAL CUT RUNNING TWO-THIRDS OF THE WAY DOWN THE OPENING.

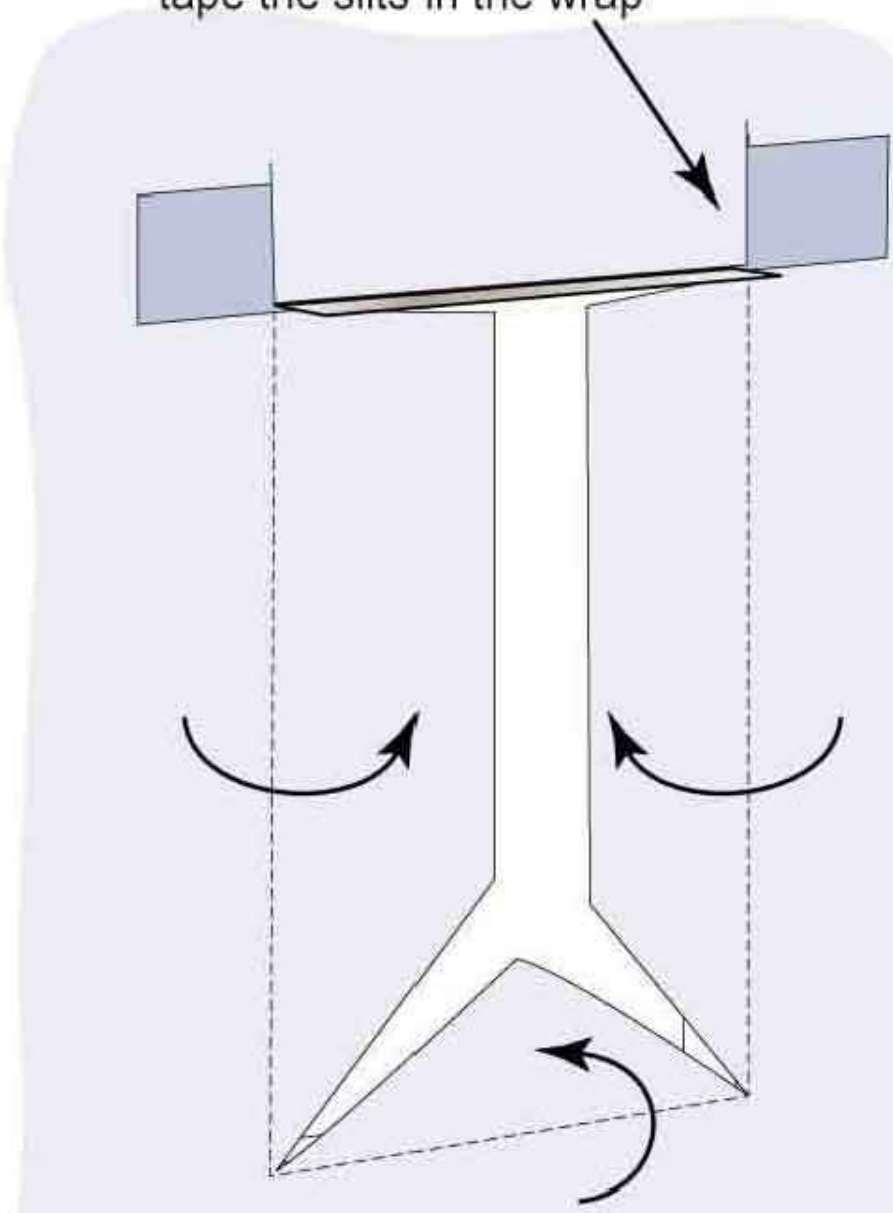
* CUT A HORIZONTAL LINE ACROSS THE TOP OF THE WINDOW OPENING.

* FROM THE STOPPING POINT, CUT DIAGONALLY FROM BOTH THE LOWER RIGHT AND LEFT CORNERS, CREATING AN INVERTED OR UPSIDE DOWN "Y". THIS "Y" CUT WILL MAKE THREE HOUSEWRAP FLAPS.

* PULL EACH OF THE FLAPS TIGHTLY INSIDE THE ROUGH OPENING AND ATTACH THEM TO THE FRAME WITH NAILS, STAPLES, OR TAPE.

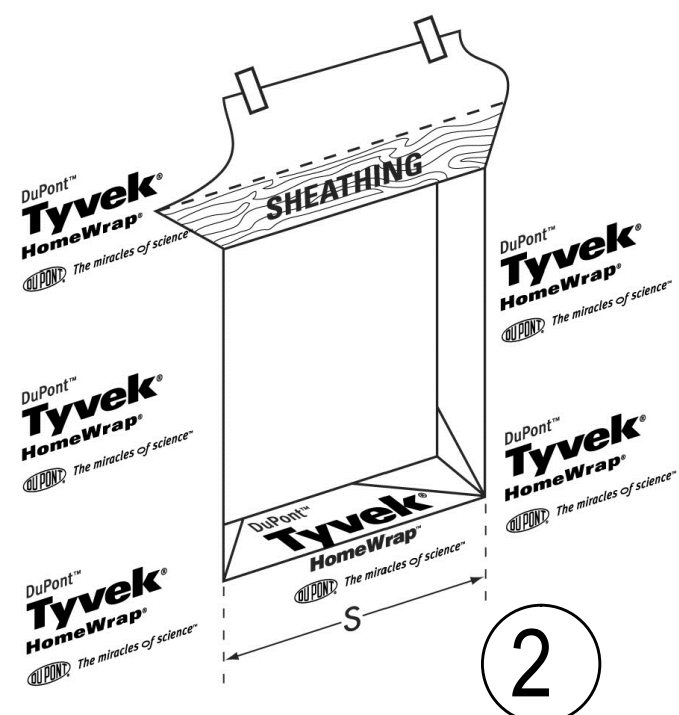
* INSTALL THE WINDOW AND DOOR ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. THE FINAL STEP IS TO TAPE OR FLASH ALL SEAMS AND FLANGES SECURELY. THE FLASHING SHOULD ALSO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ACCORDING TO ASTM 2112 STANDARD.

Create slits to slide head flashing and barrier strip underneath housewrap, fasten with nails, then tape the slits in the wrap

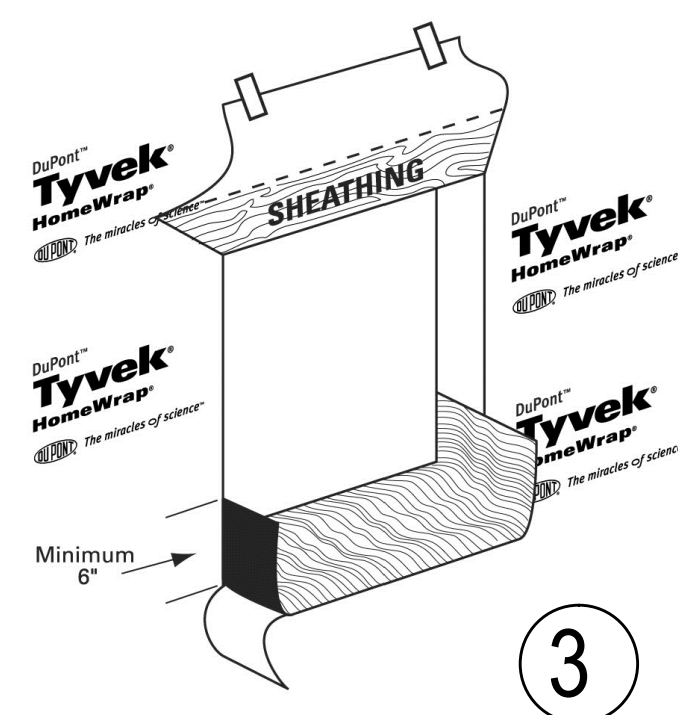


1 The modified "I"-cut wrap creates three flaps that are wrapped around the window opening

- A. Cut DuPont™ FlexWrap™ at least 12" longer than width of rough opening sill (S).
B. Remove first piece of release paper, cover horizontal sill by aligning inside edge of sill, and adhere into rough opening across sill and up jambs (min. 6"). Cover horizontal sill by aligning FlexWrap™ edge with inside edge of sill.
C. Remove second release paper.

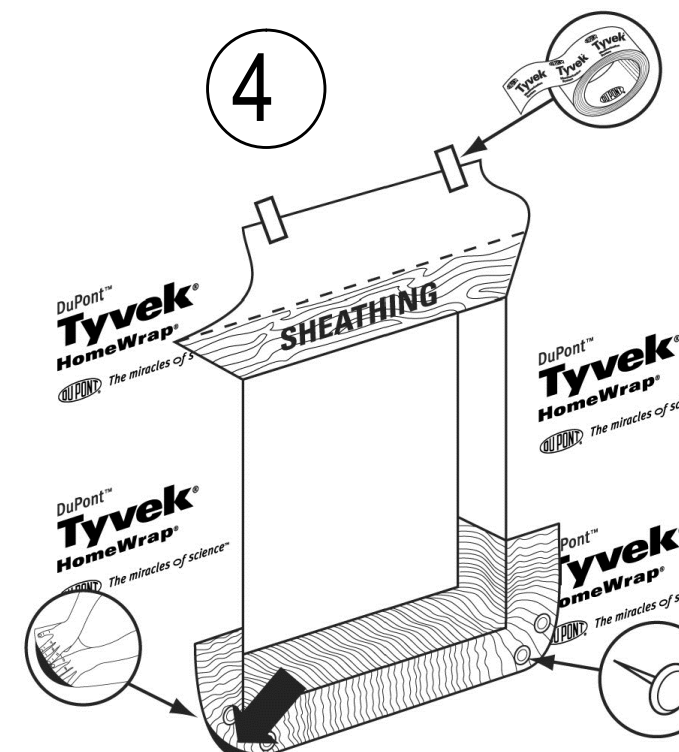


2



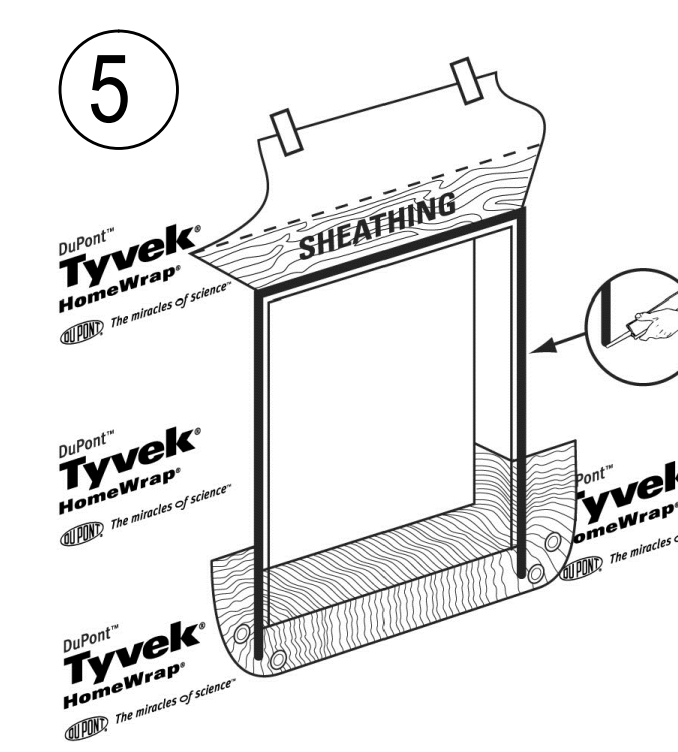
3

- A. Fan DuPont™ FlexWrap™ at bottom corners onto face of wall.
B. Firmly press sill flashing to ensure full adhesion.
C. SECURE FANNED EDGES WITH MECHANICAL FASTENERS. (i.e. CapNails, staples, screws, etc.)



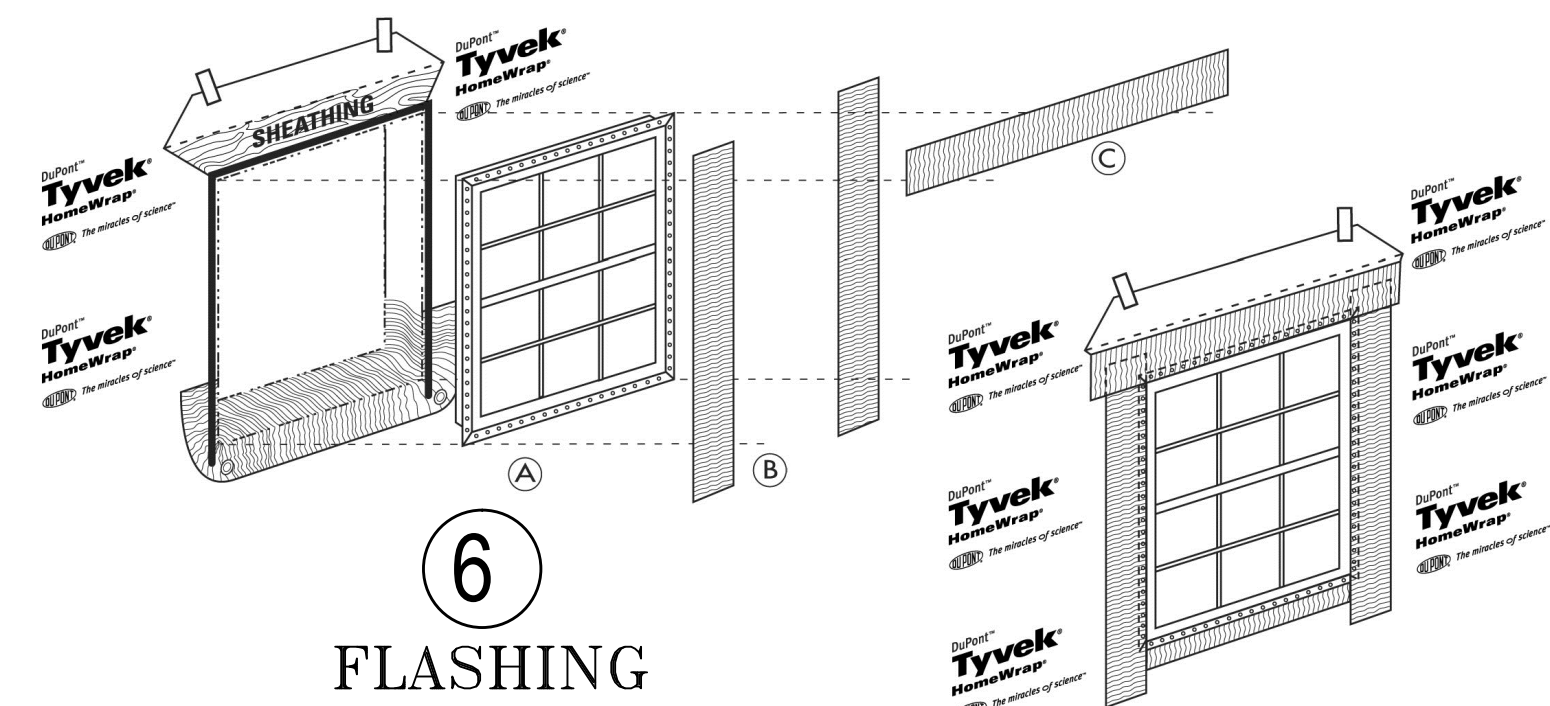
4

- A. Apply continuous bead of caulk to wall or back side of window mounting flange across jambs and head, but leave bottom sill flange uncaulked.
B. DO NOT APPLY CAULK ACROSS BOTTOM SILL FLANGE.



5

- A. Install window/door according to manufacturer's instructions. (illustration A)
B. Cut two pieces of DuPont™ StraightFlash™ or FlexWrap™ for jamb flashing extending 1" above window head flange and below bottom edge of sill flashing. Remove release paper and press tightly along sides of window frame. (illustration B).
C. Cut a piece of DuPont™ StraightFlash™ or FlexWrap™ for head flashing, which extends beyond outer edges of jamb flashings. Remove release paper and install completely covering mounting flange and adhering to exposed sheathing or framing members. (illustration C)



6 FLASHING

9 TYVEK HOUSEWRAP SEQUENCING DETAIL

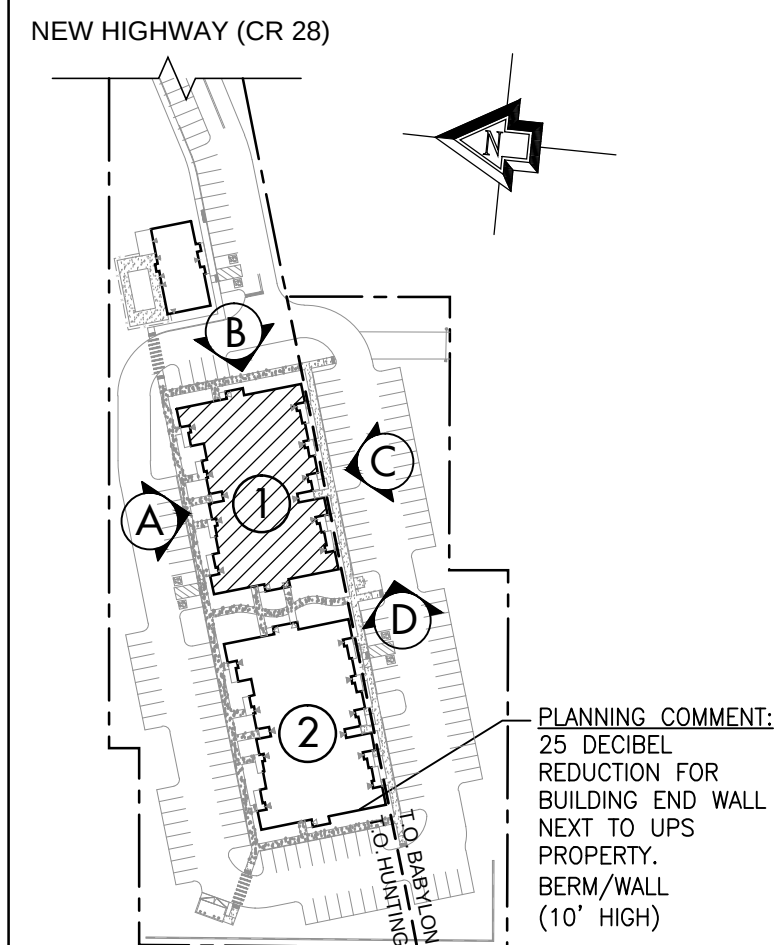
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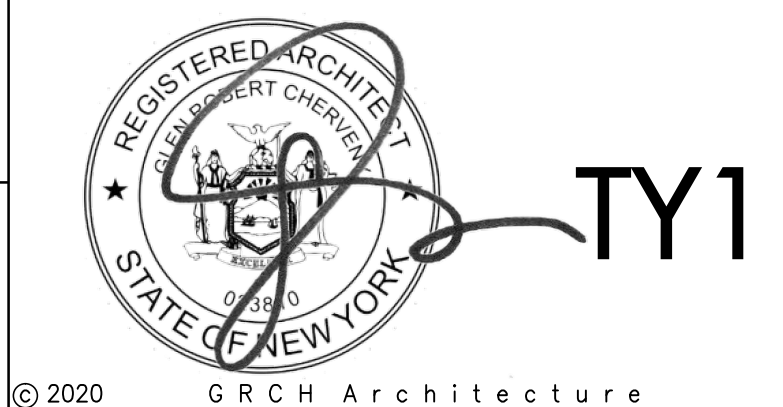
ISSUE	REV	DATE	DESCRIPTION
7	A	12.14.20	REVISED ELEVATION
6	A	9.14.20	REVISED ELEVATION
5		8.25.20	REVISED ELEVATION FOR REVIEW
4		8.21.20	FILING
3		11.8.19	PROGRESS
2	A	1.7.19	REVISIONS PER MEP COMMENTS
1	A	11.9.18	REVISIONS



KEY PLAN ADJACENT "UPS" PROPERTY

BUILDING #1
WINDOW FLASHING
SEQUENCE DETAILS

GRCH Project No.: 2015011
Scale: 3/16" = 1'-0"
Designed by: GC
Drawn by: GRCH
Checked by: GC
Date: 27 AUGUST 2018



TYVEK DETAILS