

L'DOR ASSISTED LIVING

West Clarkstown Road, New City, New York

OWNER: FRIENDSHIP VENTURES, LLC
32 PINETREE DRIVE, POUGHKEEPSIE, NEW YORK 12603

ARCHITECT: HARRIS A. SANDERS, ARCHITECTS, P.C.
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SITE ENGINEER: ATZL, NASHER & ZIGLER, P.C.
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MEP ENGINEER: M/E ENGINEERING
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BUILDING DEPARTMENT NOTES

BUILDING CODE REVIEW

1. BUILDING CODE
ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYS DEPARTMENT OF HEALTH REGULATIONS TITLE 10 SECTION 1001.13 2020 BUILDING CODE OF NEW YORK STATE, AND THE TOWN OF CLARKSTOWN.

2. STRUCTURAL DESIGN
THE STRUCTURAL DESIGN SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2020 BUILDING CODE OF NEW YORK STATE.

3. OCCUPANCY CLASSIFICATION
INSTITUTIONAL - GROUP I-1 CONDITION 2

4. BUILDING HEIGHT - TWO (2) STORIES WITH BASEMENT

5. CONSTRUCTION CLASSIFICATION - TYPE V-A

6. ALLOWABLE AREA PER FLOOR AND BUILDING HEIGHT

INSTITUTIONAL - GROUP I-1 (ASSISTED LIVING)
A. ALLOWABLE HEIGHT AND FIRE AREA (TABLES 504.4 & 506.3)
THREE (3) STORIES 21,000 SQ. FT. (NFPA 13 SPRINKLER SYSTEM)
B. ACTUAL BUILDING AREA -
BASEMENT 6,175 SF
FIRST FLOOR 19,078 SF
SECOND FLOOR 16,384 SF

7. FIRE RESISTANCE REQUIREMENTS
A. STRUCTURAL FRAME - 1 HR (TABLE 601)
B. BEARING WALLS - 1 HR (TABLE 601)
C. FLOOR CONSTRUCTION - 1HR
D. ROOF CONSTRUCTION - 1HR
E. EXIT ENCLOSURES - 1 HR
F. CORRIDORS - 1HR
G. TENANT SEPARATION - 1HR

8. STAIR ENCLOSURES (2010 BCNYS SECTION 1020)
STAIRS 1, 2, 4 & 5 WILL BE ENCLOSED WITH PARTITIONS AND CEILING ASSEMBLY HAVING A MINIMUM FIRE RESISTANCE RATING OF ONE (1) HOUR. PER 2020 BCNYS SECTION 1023. STAIR 3 CONFORMS TO THE REQUIREMENTS OF SECTION 1019.

9. SMOKE BARRIERS
PER DOH REQUIREMENTS SMOKE BARRIERS ARE PROVIDED AS INDICATED ON THE FLOOR PLANS & FRAMING PLANS. SMOKE BARRIERS SHALL CONFORM TO THE REQUIREMENTS OF 2020 BCNYS SECTION 709 INCLUDING 709.4 CONTINUITY EXPRESSION

10. AUTOMATIC SPRINKLER SYSTEM
THE BUILDING WILL BE FULLY SPRINKLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13 AND SECTION 903.3.1.1 OF THE 2020 BCNYS.

11. FIRE ALARM AND DETECTION SYSTEM

A. FIRE ALARM AND DETECTION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 72 AND THE 2020 BCNYS.
B. SPRINKLER SYSTEM WILL BE INSTALLED IN ALL COMBUSTIBLE CONCEALED SPACES INCLUDING BETWEEN FLOORS, THE ATTIC AND PORCH SPACES.

12. FIRE EXTINGUISHERS

FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF SECTION 906 OF THE 2020 BCNYS.

13. FIRE BLOCKING AND DRAFT STOPPING

FIRE BLOCKING & DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH SECTION 718 OF THE 2020 BCNYS.

14. DUCT PENETRATIONS OF FIRE RATED ASSEMBLIES

A. FIRE PARTITIONS - FIRE DAMPERS ARE NOT REQUIRED AS NOTED IN 2020 BCNYS SECTION 717.5.4 EXCEPTION 1. ANY VOIDS BETWEEN THE DUCT AND THE ADJACENT PARTITIONS WILL BE FIRE STOPPED WITH A SYSTEM EQUAL TO HILTI FIRESTOP SYSTEMS NO. W-L-7059.
B. PENETRATIONS THROUGH A RATED FLOOR/CEILING ASSEMBLY A FIRE DAMPER WILL BE INSTALLED AT THE FLOOR LINE OF DUCT PENETRATIONS OF FLOOR/CEILING ASSEMBLIES. THE DUCT WILL BE FIRESTOPPED AT THE CEILING LINE. (2020 BCNYS SECTION 717.6.1)
C. PENETRATIONS THROUGH THE CEILING MEMBRANE OF A RATED FLOOR/CEILING ASSEMBLY. AN APPROVED CEILING AT THE CEILING LINE OF DUCTS PENETRATING THE CEILING MEMBRANE OF A RATED FLOOR/CEILING ASSEMBLY. RADIATION DAMPERS WILL ALSO BE INSTALLED WHERE DIFFUSERS PENETRATE THE CEILING MEMBRANE OF A RATED FLOOR CEILING ASSEMBLY. (2020 BCNYS SECTION 717.6.2)

15. PIPE PENETRATIONS OF FIRE RATED ASSEMBLIES

ANY VOIDS AT PIPE PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRESTOPPED IN ACCORDANCE WITH A SYSTEM EQUAL TO AN APPROVED HILTI FIRESTOP SYSTEM FOR THAT SPECIFIC APPLICATION.

16. EXIT SIGNS AND EMERGENCY LIGHTING

EXIT SIGNS AND EMERGENCY LIGHTING WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BCNYS 1008.3 AND 1013.

17. ATTIC ACCESS

ATTIC ACCESS SHALL BE PROVIDED THROUGH FIRE RATED ACCESS PANELS.

18. HANDICAP ACCESSIBILITY

THE BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BCNYS AND ICC A117.1 - 2009. ALL SLEEPING ROOMS HAVE BEEN DESIGNED TO BE TYPE B UNITS (90%) OR ACCESSIBLE UNITS (10%).

19. PLUMBING, HVAC AND ELECTRICAL

ALL PLUMBING, HVAC AND ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BCNYS AND THE TOWN OF CLARKSTOWN.

20. ENERGY ANALYSIS

ALL AREAS OF THE BUILDING HAVE BEEN DESIGNED IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.

FIRE PROTECTION SYSTEM NOTES

- THE WORK REQUIRED SHALL INCLUDE ALL REQUIRED PIPING, FITTINGS, HANGERS, SPRINKLER HEADS, VALVES, DRAINS, ALARMS, ETC. TO COMPLY WITH NFPA 13, ALL LOCAL AND STATE CODES, AND THE CONSTRUCTION DOCUMENTS.
- THE AUTOMATIC SPRINKLER SYSTEM SHALL ALSO BE INSTALLED IN ALL COMBUSTIBLE CONCEALED SPACES INCLUDING:
A. FLOOR/CEILING SPACE WHERE OPEN WEB WOOD TRUSSES ARE USED.
B. ATTIC AND PORCH ROOF TRUSS SPACES (2020 BCNYS)
- THE CONTRACTOR SHALL LAYOUT AND INSTALL A COMPLETE SPRINKLER SYSTEM AS REQUIRED TO MEET CODES AND SHALL OBTAIN APPROVALS REQUIRED FROM THE BUILDING DEPARTMENT AND THE INSURING AGENT.
- SUBMIT SHOP DRAWINGS FOR THE COMPLETE SYSTEM ALONG WITH REQUIRED CALCULATIONS FOR APPROVAL TO THE ARCHITECT. SHOP DRAWINGS SHALL INCLUDE SPRINKLER FABRICATION DRAWINGS, PIPING AND ALL APPURTENANCES, INDICATORS, ALARMS GAUGES & SPRINKLER HEADS.
- THE LAYOUT SUBMITTED BY THE CONTRACTOR SHALL INCLUDE ANY ADDITIONAL HEADS AND PIPING REQUIRED TO COMPLETE THE INSTALLATION OF THE SYSTEM TO MEET CODES.
- PROVIDE FOUR (4) ADDITIONAL HEADS OF EACH TYPE USED ON THE PROJECT TO OWNER AFTER WORK IS COMPLETED.
- PIPING SHALL BE STEEL CONFORMING WITH FEDERAL SPECIFICATION WW-P-501 OR NFPA APPROVED CPVC FIRE SPRINKLER PIPING WITH APPROVED FITTINGS. OS&Y VALVES SHALL BE DESIGNED FOR 175 LB WORKING PRESSURE. FEDERAL SPECIFICATION WW-V-51. ALL EQUIPMENT SHALL BE U.L. APPROVED AND SHALL BE EQUAL TO VIKING CO.
- ALL SPRINKLER HEADS IN EXPOSED AREAS SHALL BE THE COLOR WHITE.

PROGRESS SET
08-12-2020

A. GENERAL NOTES

- ## B. BUILDING STRUCTURE AND LATERAL BRACING DURING CONSTRUCTION

- ### C. FOUNDATIONS

- #### D. CONCRETE

- OF CONCRETE PLACED. FREQUENCY OF CONCRETE TESTING SHALL MEET THE REQUIREMENTS OF ACI 318 AT A MINIMUM UNLESS REQUIRED OTHERWISE BY THE APPLICABLE BUILDING CODE.

E. STEEL

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

F. STRUCTURAL CMU MASONRY

1. MASONRY UNITS SHALL BE TYPE 1 ASTM C-90 (NORMAL WEIGHT) MOISTURE CONTROLLED WITH MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI AT 28 DAYS ON THE NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE ERECTED IN A RUNNING BOND PATTERN AND SHALL BE LAID IN A FULL BED OF MORTAR, REFERR TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL BLOCK REQUIREMENTS FOR ALL CMU LOCATED IN UL FIRE RATED ASSEMBLIES.
2. ALL MORTAR SHALL BE PORTLAND CEMENT/LIME CONFORMING TO ASTM SPEC. C270 TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI. DO NOT USE ADMIXTURES THAT CONTAIN CHLORIDES.
3. GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. GROUT MUST HAVE A SLUMP OF 8 TO 11 INCHES. DO NOT USE ADMIXTURES THAT CONTAIN CHLORIDES. DO NOT SUBSTITUTE MORTAR FOR GROUT. CONSOLIDATION OF GROUT IN BLOCK CORES SHOULD BE ACHIEVED WITH A LOW VELOCITY MECHANICAL VIBRATOR WHICH HAS A 1/2 INCH HEAD. THE VIBRATOR IS NORMALLY ACTIVATED FOR ONE OR TWO SECONDS IN EACH GROUTED CORE OF HOLLOW UNIT MASONRY.
4. LAID UP MASONRY STRENGTH FM FOR THE COMPOSITE OF CMU, MORTAR AND GROUT FOR ALL STANDARD MASONRY WALLS SHALL BE 1,500 PSI.
5. ALL CONCRETE MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530-05/ASCE 5-05/TMS 402-05 AND SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1-05/ASCE 6-05/TMS 602-05.
6. PERFORM INSPECTIONS OF MASONRY CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
7. ALL REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
8. PROVIDE HOT-DIPPED GALVANIZED TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT (MIN. 9 GAGE COLD DRAWN GALVANIZED STEEL WIRE) IN ACCORDANCE WITH ASTM A-82 AT 16" ON CENTER VERTICAL IN ALL MASONRY WALLS.
9. ALL CMU CORES WHICH CONTAIN VERTICAL REINFORCING BARS SHALL BE GROUTED SOLID. FILLING CORES WITH MORTAR AS WORK PROGRESSES IS NOT ACCEPTABLE.
10. MINIMUM LENGTH OF LAP SPLICES FOR VERTICAL REINFORCING SHALL NOT BE LESS THAN THE FOLLOWING:
 - #3 - 18 INCHES
 - #4 - 24 INCHES
 - #5 - 30 INCHES
11. VERTICAL REINFORCING BARS SHALL BE SECURED AGAINST DISPLACEMENT PRIOR TO GROUTING BY GALVANIZED BAR POSITIONERS SPACED AT INTERVALS NOT TO EXCEED 112 BAR DIAMETERS. PROVIDE A MINIMUM OF TWO POSITIONERS PER INDIVIDUAL REINFORCING BAR.
12. MASON TO DESIGN, FURNISH AND INSTALL ALL REQUIRED SUPPLIES FOR ERECTION OF THE CMU MASONRY WALLS AND PIERS.
13. MASONRY CONTRACTOR SHALL PROVIDE LINTELS FOR ALL CMU OPENINGS, FOR LINTELS NOT INDICATED (IN NON-LOAD BEARING WALLS) THE CONTRACTOR SHALL REFER TO THE NON-BEARING WALLS LINTEL SCHEDULE.
14. PROVIDE CONTROL JOINTS IN MASONRY WALLS AT A MAXIMUM SPACING OF 35 FEET ON CENTER UNLESS OTHERWISE NOTED ON THE CONTRACT DRAWINGS. CONTROL JOINTS SHALL BE LOCATED AT ALL CHANGES IN MASONRY WALL HEIGHT AND AT ALL CHANGES IN MASONRY WALL THICKNESS. COORDINATE WITH THE ARCHITECT FOR ALL MASONRY CONTROL JOINT LOCATIONS.

G. TIMBER

1. CONTRACTOR SHALL SUBMIT CERTIFICATION FOR ALL LUMBER USED ON PROJECT. CERTIFICATION SHALL INDICATE LUMBER COMPLIANCE WITH DESIGN PROPERTIES INDICATED IN THESE NOTES AND ON THE DRAWINGS.
2. ALL STRUCTURAL TIMBER NOTED ON PLANS SHALL HAVE PROPERTIES AS FOLLOWS. SPF NO. 2 (OR BETTER) AND HAVE MIN. ALLOWABLE PROPERTIES AS FOLLOWS: FLO = 875 PSI, FV = 70 PSI, FC (PARALLEL) = 1,100 PSI. ALL STRUCTURAL TIMBER TO BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S 'CONSTRUCTION MANUAL'.
3. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:
 - A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: TIMBER CONSTRUCTION MANUAL.
 - B. ANSI / AF & PA: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION 1997.
 - C. AMERICAN PLYWOOD ASSOCIATION: PLYWOOD DESIGN SPECIFICATION.
 - D. AMERICAN WOOD-PRESERVERS ASSOCIATIONS STANDARDS.
 - E. NATIONAL LUMBER MANUFACTURERS ASSOCIATIONS: NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
4. DESIGN, FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A. NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1-1995).
 - B. TRUSS PLATE INSTITUTE RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (DSB-89).
 - C. TRUSS PLATE INSTITUTE COMMENTARY AND RECOMMENDATIONS FOR HANDLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (HIB-91).
5. ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS. TOE-NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATA FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL.
6. ALL TIMBER CONNECTORS SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. USING SIMPSON PRODUCTS AS A BASIS, CONNECTORS FOR PRESSURE TREATED APPLICATIONS SHALL BE 'ZMAx', POST HOT DIPPED GALVANIZED, OR STAINLESS STEEL. ANY PRODUCT SUBSTITUTIONS MUST MEET THIS MINIMUM STANDARD.
7. SIMPSON STRONG TIE CONNECTORS HAVE BEEN SPECIFIED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN ELEMENTS. PRIOR TO SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS. THE ENGINEER SHALL EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTIONS PRIOR TO INSTALLATIONS.
8. ALL NAILS FOR PROJECT SHALL BE COMMON WIRE NAILS. SEE PLANS AND DETAILS FOR NAILING REQUIREMENTS. STAPLES SHALL NOT BE SUBSTITUTED FOR NAILS. WALL SHEATHING FASTENING PER MANUFACTURERS REQUIREMENTS.
9. WOOD FLOOR AND ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL ENGINEER AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR APPROVAL. TRUSS FABRICATOR TO PROVIDE PREFABRICATED HANGERS AS REQUIRED.
10. PROVIDE BRACING FOR ALL ROOF TRUSSES AS REQUIRED BY FABRICATOR.
11. PLYWOOD PANELS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD PS-1 OR PS-2.
12. SHEATHING FOR ROOFS SHALL BE 5/8 INCH THICK 40/20 SPAN RATING APA RATED SHEATHING, EXPOSURE 1. CLASSIFICATION AND A STRUCTURAL I CLASSIFICATION. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. USE PANEL CLIPS, TONGUE & GROOVE, OR TRIMMER BLOCKING EDGE SUPPORTS AS RECOMMENDED BY APA FOR ROOF SHEATHING EDGES. NAILING SHALL COMPLY WITH REQUIREMENTS FOR PLYWOOD ROOF DIAPHRAGMS (SEE PLANS).
13. SHEATHING FOR FLOORS SHALL BE 3/4 INCH THICK 24" SPAN RATING APA STURD-FLOOR, EXPOSURE 1. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING SHALL BE TONGUE AND GROOVE.
14. SHEATHING FOR EXTERIOR WALLS SHALL BE 1/2 INCH THICK ZIP R-SHEATHING APA RATED SHEATHING, EXPOSURE 1. ALL JOINTS IN SHEATHING SHALL BE STAGGERED. USE BLOCKING AT ALL PANEL EDGES AND NAIL AS SHOWN ON DETAILS.
15. ALL WOOD EXPOSED TO WEATHER AND/OR IN CONTACT WITH GROUND, CONCRETE, OR CMU SHALL BE PRESURE TREATED.
16. ALL TRUSS TO TRUSS CONNECTIONS SHALL BE BY THE TRUSS MANUFACTURER.
17. ALL PARALLAM LVL AND MICROLAM LVL LUMBER SHALL BE I LEVEL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUALS.

H. WOOD TRUSS BRACING

1. WOOD TRUSSES SHALL BE DESIGNED, BRACED AND ERECTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS.
 - A. ANSI/TPI-1-1995 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION.
 - B. TRUSS PLATE INSTITUTE DSB-89 RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
 - C. TRUSS PLATE INSTITUTE HIB-91 - COMMENTARY AND RECOMMENDATIONS FOR HANDLING INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES.
2. BRACING IN THE PLANE OF THE WEB MEMBERS:

- A. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
- B. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
- C. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED. ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.
- THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8 TO 10 FEET NAILED TO TOP OF THE BOTTOM CHORD. DIAGONALS PLACED AT 45 DEGREES TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.
- TOP CHORD BRACING: ROOF SHEATHING APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND NAILED TO DEVELOP DIAPHRAM ACTION, BRACING IS NOT REQUIRED.
- WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL ENGINEER AND SEALED CALCULATIONS ARE TO BE SUBMITTED FOR APPROVAL.
- ALL GABLE END TRUSSES SHALL BE DESIGNED AND BRACED TO SUPPORT COMPONENT AND CLADDING WIND LOAD ON EXPOSED FACE OF TRUSS.

FRAMING NOTES

1. ALL FRAMING TO MEET THE REQUIREMENTS OF THE 2020 EDITION OF THE BUILDING CODE OF NEW YORK AND THE TOWN OF CLARKSTOWN.
2. ALL EXTERIOR WALLS AND INTERIOR BEARING PARTITIONS TO HAVE HEADERS OVER WINDOWS, DOORS AND OPENINGS AS FOLLOWS:

HEADER SCHEDULE

<u>LOCATION/OPENING SIZE</u>	<u>DESCRIPTION</u>
EXTERIOR OPENINGS	2'-0" TO 3'-4" (3) 2 X 10'S WITH (1) JACK AT EACH END
EXTERIOR OPENINGS	3'-5" TO 6'-0" (3) 2 X 10'S WITH (2) JACKS AT EACH END
EXTERIOR OPENINGS	6'-1" TO 10'-0" (2) MICRO-LAM LVL 1 3/4" X 9 3/4" W/ (3) JACKS AT EACH END
INTERIOR OPENINGS	2'-0" TO 3'-4" (3) 2 X 10'S WITH (1) JACK AT EACH END
INTERIOR OPENINGS	3'-5" TO 4'-6" (3) 2 X 10'S WITH (1) JACKS AT EACH END
INTERIOR OPENINGS	4'-7" TO 6'-0" (2) MICRO-LAM LVL 1 3/4" X 9 3/4" W/ (2) JACKS AT EACH END
INTERIOR OPENINGS	6'-1" TO 9'-0" (2) MICRO-LAM LVL 1 3/4" X 11 3/4" W/ (3) JACKS AT EACH END

3. ALL EXTERIOR WALLS TO BE
 - A. BASEMENT - 2 X 6 @ 12" O.C. - 9'-1 1/4" HIGH
 - B. FIRST FLOOR - 2 X 6 @ 12" O.C. - 9'-1 1/4" HIGH
 - C. SECOND - 2 X 6 @ 24" O.C. - 9'-1 1/4" HIGH
 - D. STUDS TO ALIGN WITH FLOOR & ROOF TRUSSES - SEE FRAMING PLANS FOR STUD/TRUSS SPACING. STARTING POINTS
4. ALL INTERIOR BEARING PARTITIONS
 - A. BASEMENT AND FIRST FLOOR - 2 X 6 @ 12" O.C. - (2 X 4 @ 24" O.C. AS NOTED)
 - B. SECOND AND THIRD FLOOR - 2 X 6 @ 24" O.C. - (2 X 4 @ 24" O.C. AS NOTED)
 - C. STUDS TO ALIGN WITH FLOOR & ROOF TRUSSES - SEE FRAMING PLANS FOR STUD/TRUSS SPACING. STARTING POINTS
5. PROVIDE FIRE BLOCKING & DRAFT STOPPING AS REQUIRED IN SECTION 718 OF THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE. NOTE: THE BUILDING WILL BE FULLY SPRINKLED IN ACCORDANCE OF NFPA 13 AND SECTION 903.1.1 OF THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE.
7. TRUSS DESIGN SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. TRUSSES TO BE NYS CODE APPROVED, CERTIFIED BY A PROFESSIONAL ENGINEER. TRUSS SPECIFICATIONS TO BE PRESENTED TO THE LOCAL BUILDING DEPARTMENT.

A. TRUSS HEIGHTS - FLOOR TRUSSES - AS NOTED

B. ALL FLOOR TRUSSES TO BE SPACED 24" O.C. MAX

C. ROOF TRUSS PITCH

1. MAIN ROOF 6 : 12
2. PORCH ROOF TRUSSES: AS NOTED ON THE ROOF PLAN

D. TRUSS LOADING

DESIGN INFORMATION

ROOF LOADS		DESIGN INFORMATION	
	GROUND SNOW LOAD: 50 PSF		
	LIVE LOAD: 20 PSF	1. GROUND SNOW LOAD: 50 PSF	
	TOP DEAD: 25 PSF		
	BOTTOM DEAD: 15 PSF	2. WIND	
2. FLOOR LOADS - FIRST & SECOND FLOORS (APARTMENTS)		ULTIMATE DESIGN WIND SPEED, VULT 115 MPF	
	TOP LIVE: 40 PSF	NOMINAL DESIGN WIND SPEED, VASD 89 MPF	
	TOP DEAD: 10 PSF		
	BOTTOM DEAD: 10 PSF		
3. FLOOR LOADS - FIRST & SECOND (CORRIDOR, AND PUBLIC ROOMS)			
	TOP LIVE: 100 PSF	<u>WIND LOAD REPORT</u>	
	TOP DEAD: 10 PSF	CODE STANDARD	ASCE 7-10
	BOTTOM DEAD: 10 PSF		
4. DEFLECTION - LIMITED TO 1/360		BUILDING INPUTS:	
		BUILDING WIDTH, W	63'-4"
		BUILDING LENGTH, L	97'-8"
		WALL HEIGHT, z	42'-0"
		MEAN ROOF HEIGHT, h	42'-0"
		PARAMETERS:	
		RISK CATEGORY	II
		EXPOSURE CATEGORY	C
8. STEEL LINTEL SCHEDULE		BASIC WIND SPEED, V	115 MPH
AT 8" CONCRETE BLOCK: (2) 3 1/2" X 4" X 3/4"		ENCLOSURE CLASSIFICATION	ENCLOSED
		TOPOGRAPHIC FACTOR, Kzt	1.0
9. PARALLAM SCHEDULE		DIRECTIONALITY FACTOR, Kd	.85
ML-1 (4) 2 x 10s		VELOCITY PRESSURE	27.8 PSF
ML-2 (1) 7" x 16" 2.OE PARALLAM			
ML-3 (1) 5-1/4" x 14" 2.OE PARALLAM		3. SEISMIC	
ML-4 (1) 3-1/2" x 9-1/4" 2.OE PARALLAM		SEISMIC USE GROUP - GROUP II	
		SITE CLASS = D	
		IMPORTANCE FACTOR, IE = 1.00 (CATEGORY I)	
		SMS = 0.391	
		SM1 = 0.171	
		SDS = 0.0.18, SEISMIC DESIGN CATEGORY = B GOVERNS	
		SD1 = 0.106, SEISMIC DESIGN CATEGORY = B GOVERNS	
		SIMPLIFIED ANALYSIS PROCEDURE (PER 1617.5)	
		SEISMIC BASE SHEAR, V = 0.0482W	
		4. SOIL DESIGN LOAD-BEARING VALUE	
		ALLOWABLE FOUNDATION PRESSURE = 2,500 PSF ON	
		EXISTING SOIL.	

SPECIAL INSPECTIONS

THE OWNER WILL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED BELOW. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE CODE ENFORCEMENT OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION.

THE SPECIAL INSPECTORS WILL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR WILL FURNISH INSPECTION REPORTS TO THE CODE ENFORCEMENT OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CODE ENFORCEMENT OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK.

LIST OF SPECIAL INSPECTIONS

1. EXCAVATION AND PLACEMENT OF STRUCTURAL FILL - AS OUTLINED IN THE GEOTECHNICAL REPORT
2. CONCRETE WORK - SEE CONCRETE SPECIAL INSPECTIONS SCHEDULE
3. MASONRY - SEE MASONRY SPECIAL INSPECTIONS SCHEDULE
4. WOOD FRAME CONSTRUCTION
 - A. FRAMING MEMBERS & SHEATHING MATERIALS FOR COMPLIANCE WITH THE PLANS & SPECIFICATIONS
 - B. WOOD FRAME CONNECTIONS FOR COMPLIANCE WITH THE PLANS, SPECIFICATIONS & 2020 CBCNS.

WALL CONSTRUCTION NAILING REQUIREMENTS (UNLESS NOTED OTHERWISE)		
BUILDING ELEMENT	NAIL SIZE AND TYPE AND NUMBER	LOCATION
STUD TO SOLE PLATE	(2) 16d COMMON	END NAIL
CAP PLATE TO STUD	(2) 16d COMMON	END NAIL
DOUBLE STUDS	16d COMMON @ 16" O.C.	FACE NAIL
CORNER STUDS	16d COMMON @ 16" O.C.	FACE NAIL
SOLE PLATE TO FLOOR TRUSS OR BLOCKING	16d COMMON @ 16" O.C.	FACE NAIL
INTERIOR-BRACED WALL, SOLE PLATE TO PARALLEL FLOOR TRUSS	16d COMMON @ 12" O.C.	FACE NAIL
DOUBLE CAP PLATE	16d COMMON @ 16" O.C.	FACE NAIL
CAP PLATE LAPS	(2) 16d COMMON	FACE NAIL
INTERIOR-BRACED WALL TOP PLATE TO TRUSS OR BLOCKING	16d COMMON @ 16" O.C.	FACE NAIL

1. ALL NAILS MUST BE INSTALLED IN ACCORDANCE WITH THE 2020 EDITION OF THE BCNYS

CONCRETE SPECIAL INSPECTION SCHEDULE				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	BC-NYS REFERENCE
1. INSPECTION OF REINFORCING STEEL, INCLUDING PLACEMENT.		X	ACI 318: 3.5, 7.1-7.7	1903.5, 1907.1, 1907.7
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3, ITEM 5B.			AWS D1.4 ACI 318: 3.5.2	1903.5.2
3. VERIFYING USE OF REQUIRED DESIGN MIX.		X	ACI 318: CH. 4, 5.2-5.4	1904, 1905.2-1905.4,
4. SAMPLING FRESH CONCRETE AND PERFORMING SLUMP, AIR CONTENT AND DETERMINING THE TEMPERATURE OF FRESH CONCRETE AT THE TIME OF MAKING SPECIMENS FOR STRENGTH TESTS.	X		ASTM C 172 ASTM C 31 ACI 318: 5, 6, 5.8	1905.6,
5. INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X		ACI 318: 5.9, 5.10	1905.9, 1905.10,
6. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X	ACI 318: 5.11-5.13	1905.11, 1905.13, 1914.9

MASONRY SPECIAL INSPECTION SCHEDULE					
INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA		
	CONTINUOUS/ DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	BC-NYS SECTION	ACI 530.1/ ASCE 402	ACI 530.1/ ASCE 6/TMS 602*
1. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE: A. PROPORTIONS OF SITE-PREPARED MORTAR. B. CONSTRUCTION OF MORTAR JOINTS. C. LOCATION OF REINFORCEMENT AND CONNECTORS	-	X X X	-	-	ART. 2.6A ART. 3.3B ART. 3.4 AND ART. 3.6A ART. 3.6B
2. THE INSPECTION PROGRAM SHALL VERIFY: A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS. B. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION. C. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT. D. WELDING OF REINFORCING BARS. E. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40 F) OR NOT WEATHER (TEMPERATURE ABOVE 90 F)		X X X		SEC. 1.15.4, 2.1.2 SEC. 1.12 SEC. 2.1.8.6 SEC. 2.1.8.6.2	3.3G ART. 2.4,3.4 ART. 1.8
3. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE. A. GROUT SPACE IS CLEAN. B. PLACEMENT OF REINFORCEMENT AND CONNECTORS C. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS. D. CONSTRUCTION OF MORTAR JOINTS.	-	X X X X	-	SEC. 1.12	ART. 3.2D ART. 3.4 ART. 2.6B ART. 3.3B
4. A. GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS.	X	-	-	-	ART. 3.2D
5. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	X	-	SEC. 2105.3, 2105.4 2105.5	-	ART. 1.4
6. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.	-	X	-	-	ART. 1.5

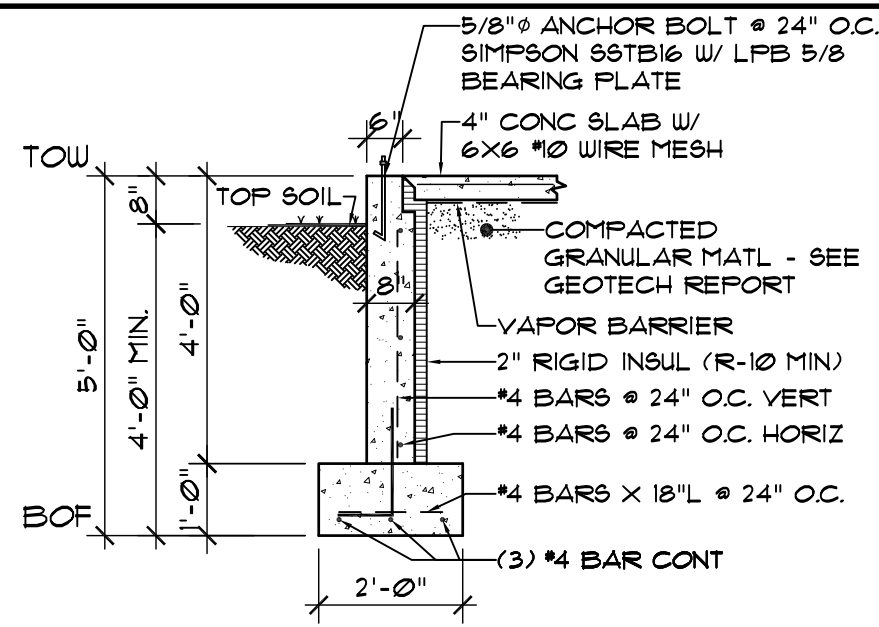
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STRUCTURAL NOTES

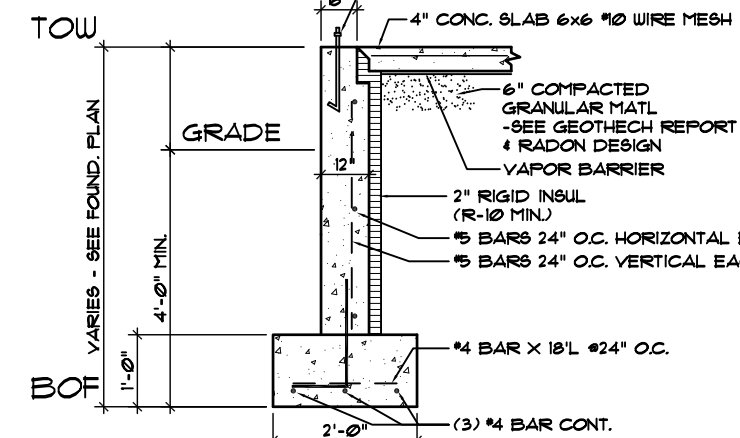
HARRIS A. SANDERS
ARCHITECTS, P.C.

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WEST CLARKSTOWN ROAD
NEW CITY N.Y. 10956

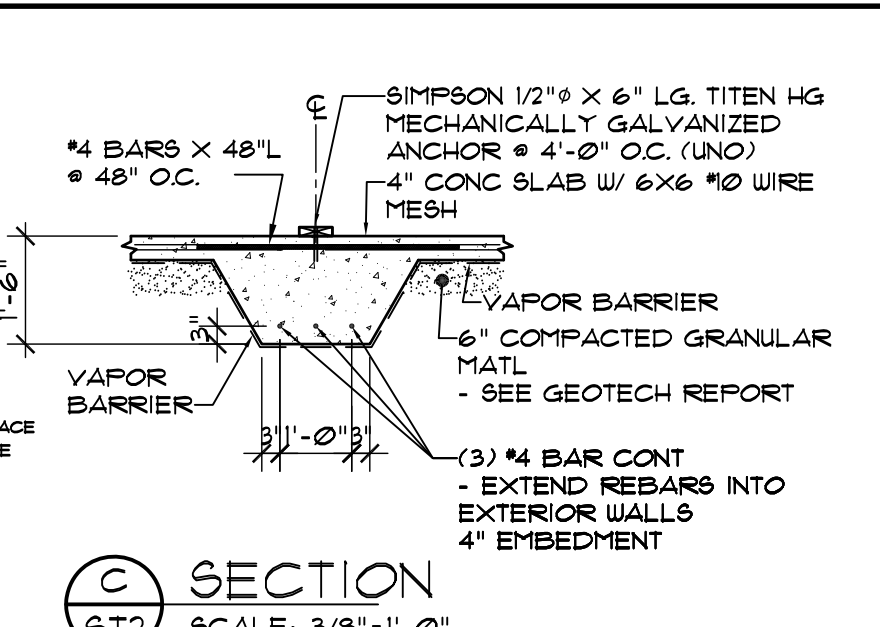
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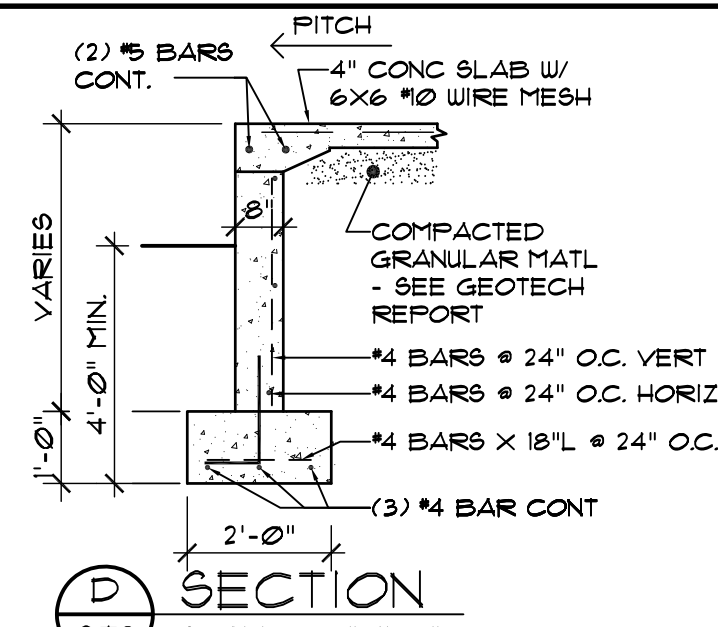
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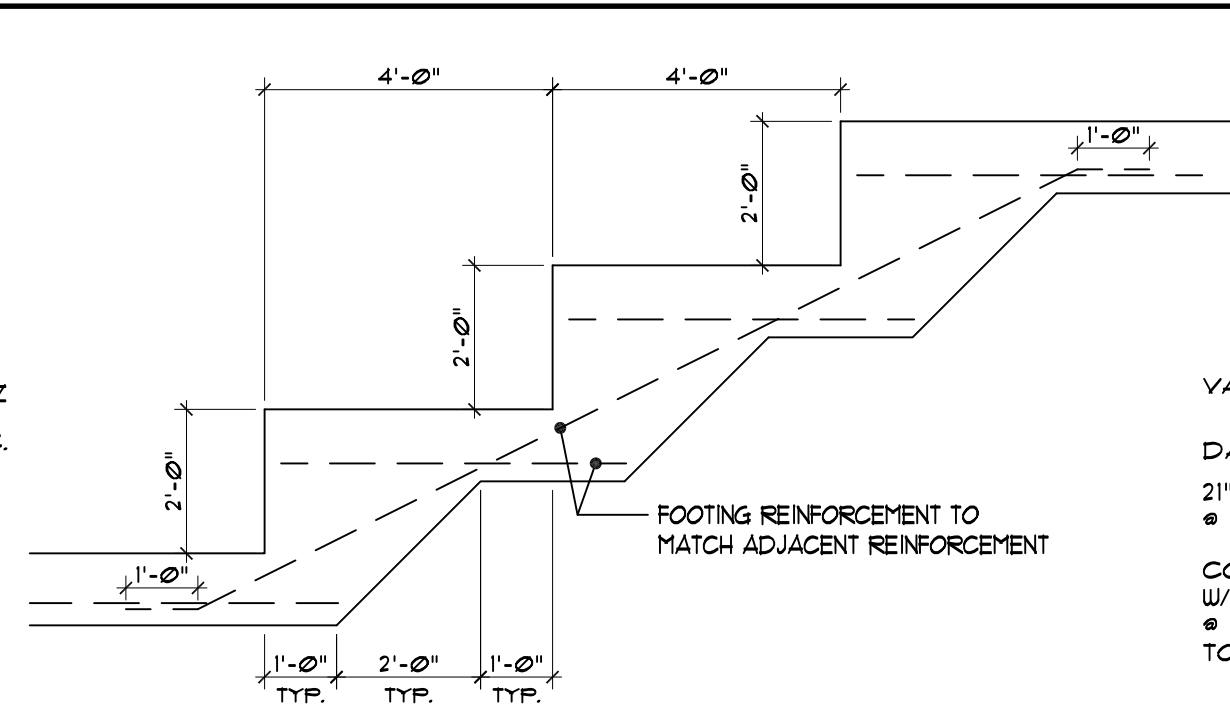
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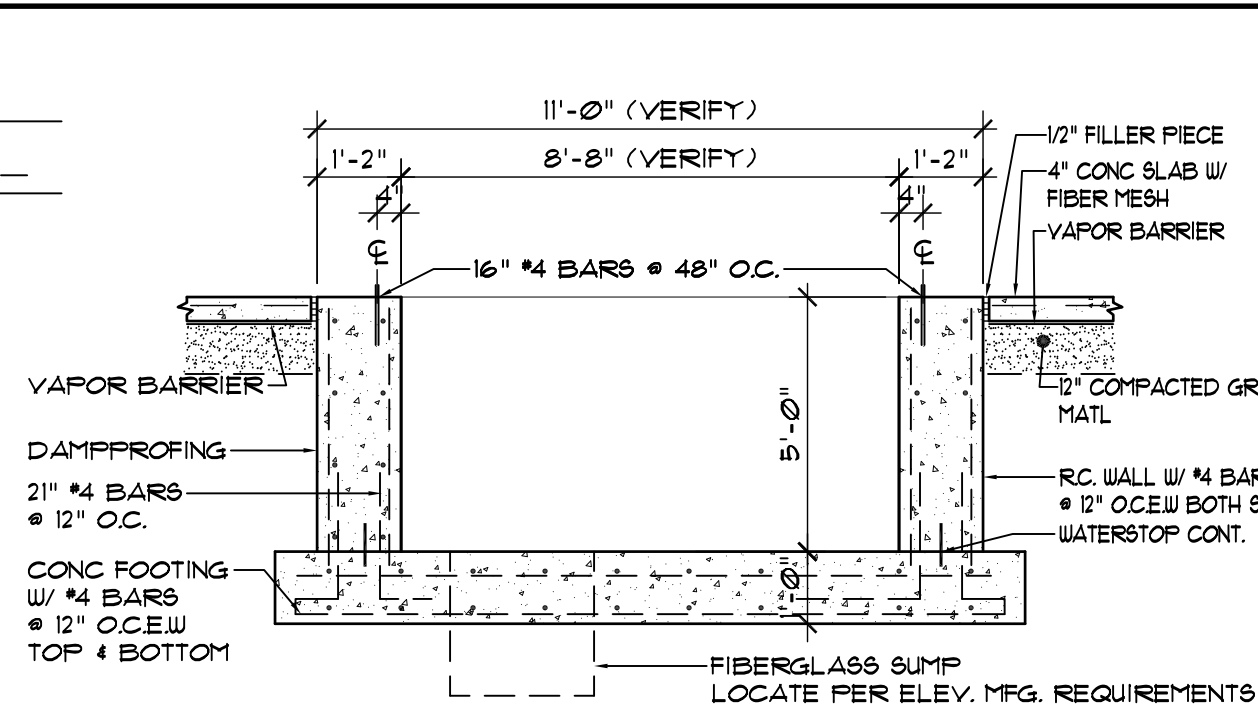
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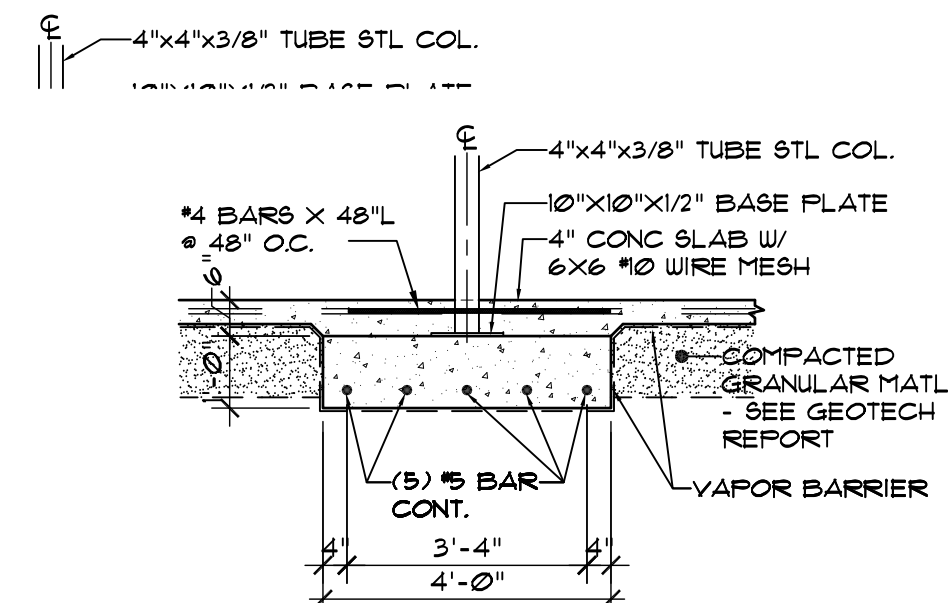
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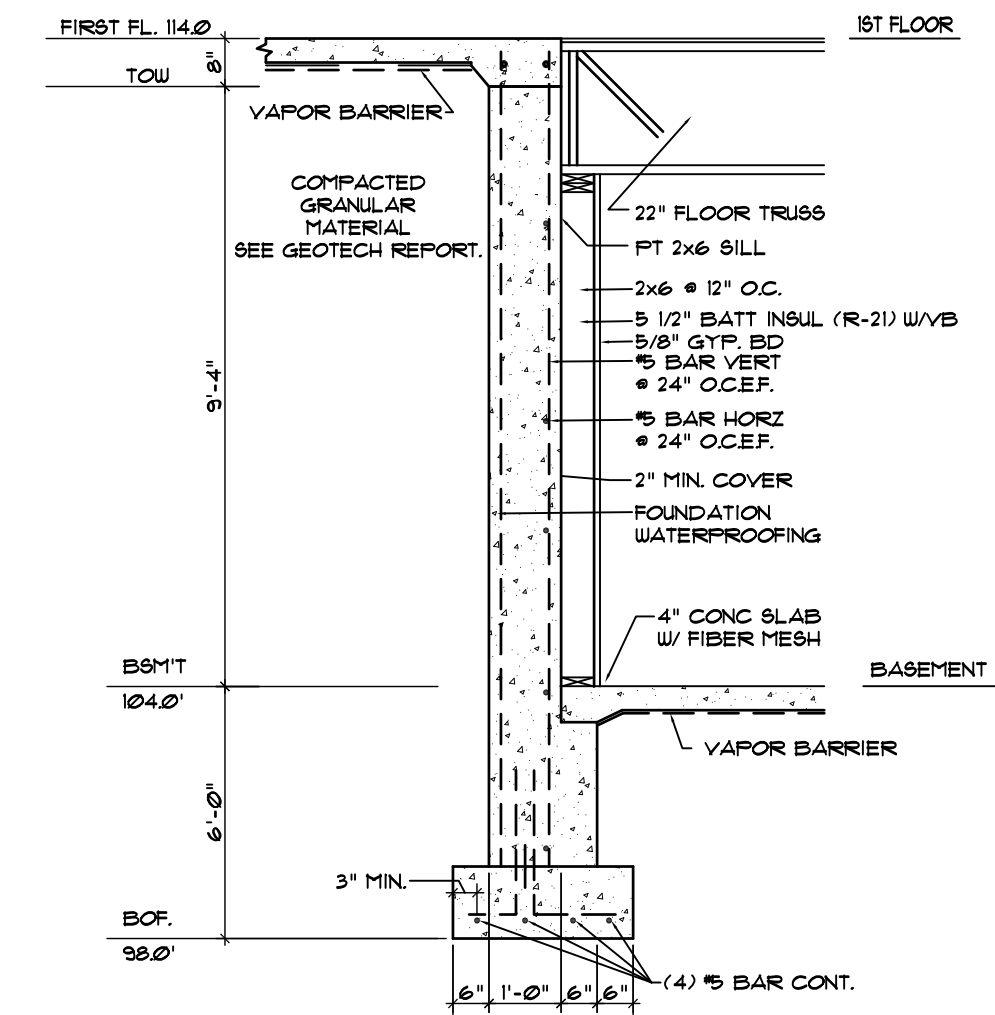
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ST2 SCALE: 3/8"=1'-0"



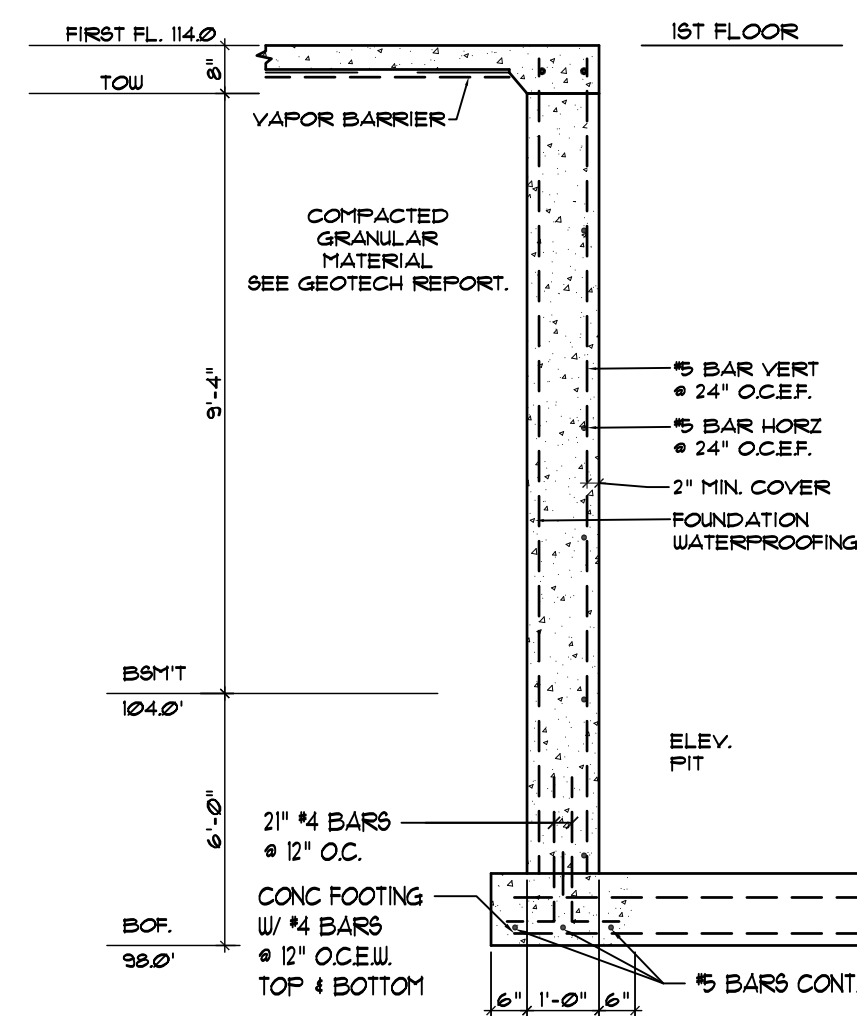
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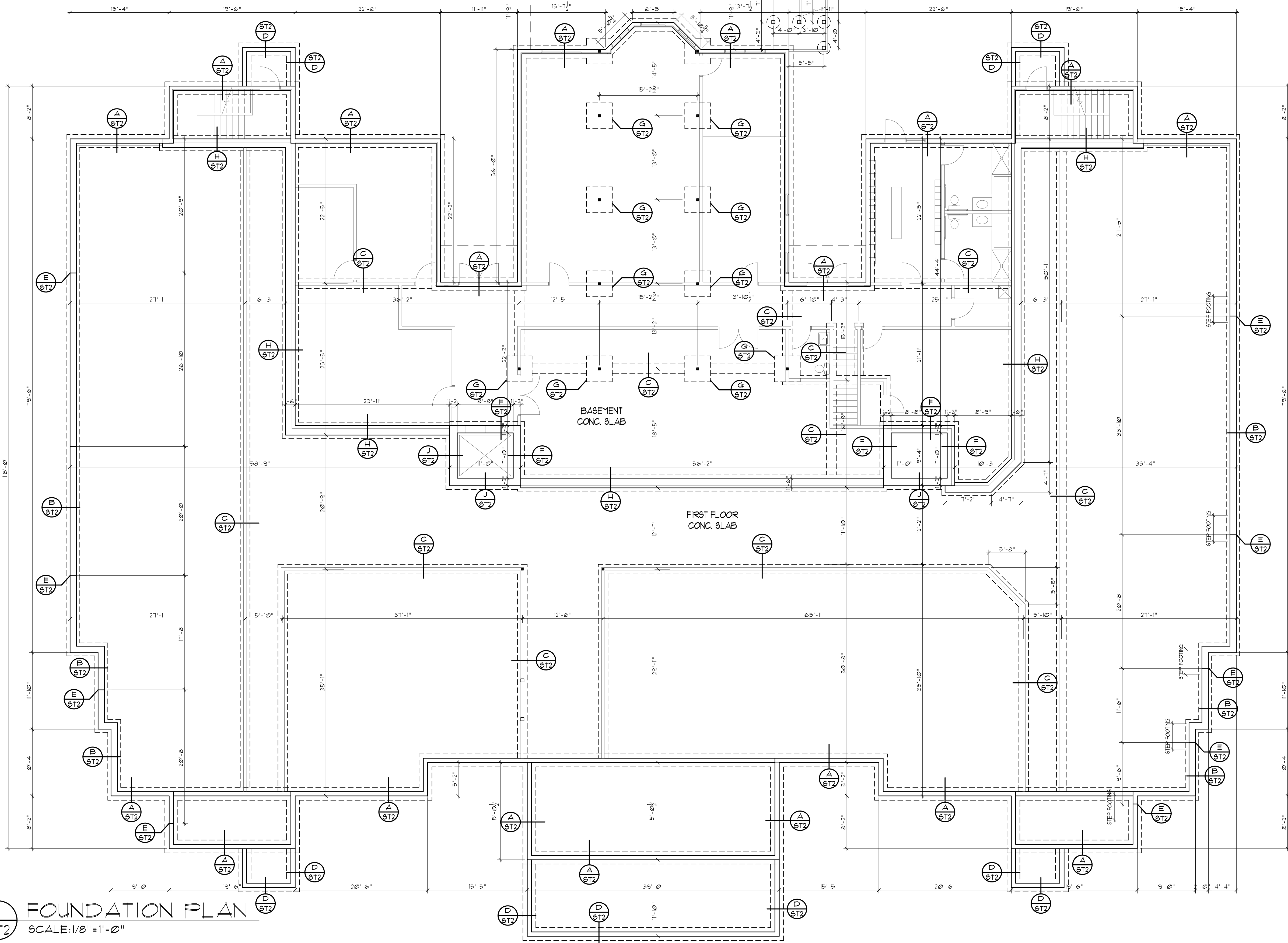
G SECTION
ST2 SCALE: 3/8"=1'-0"



H SECTION - TYPICAL
ST2 SCALE: 3/8"=1'-0"



J SECTION - TYPICAL
ST2 SCALE: 3/8"=1'-0"



1 FOUNDATION PLAN
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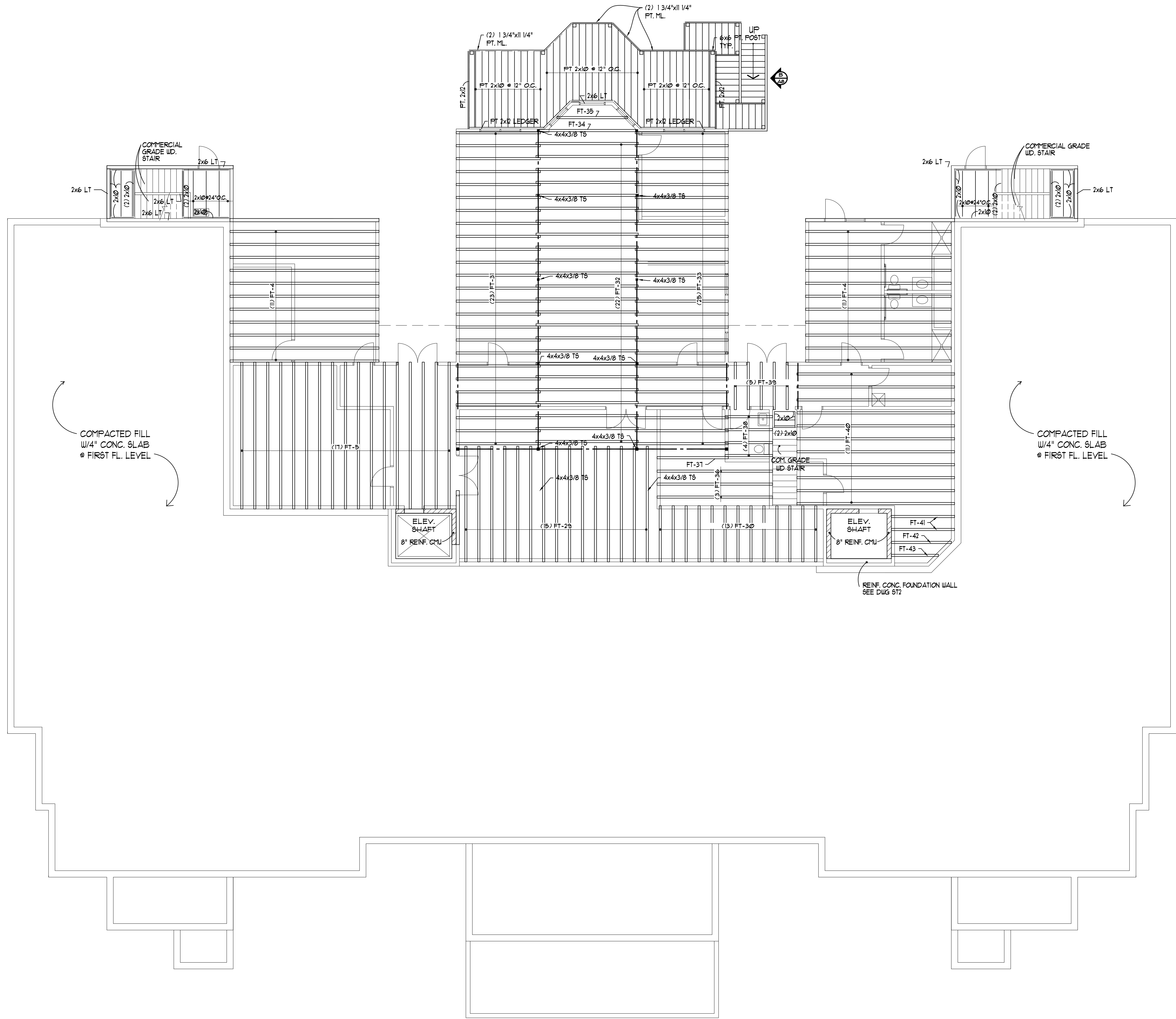
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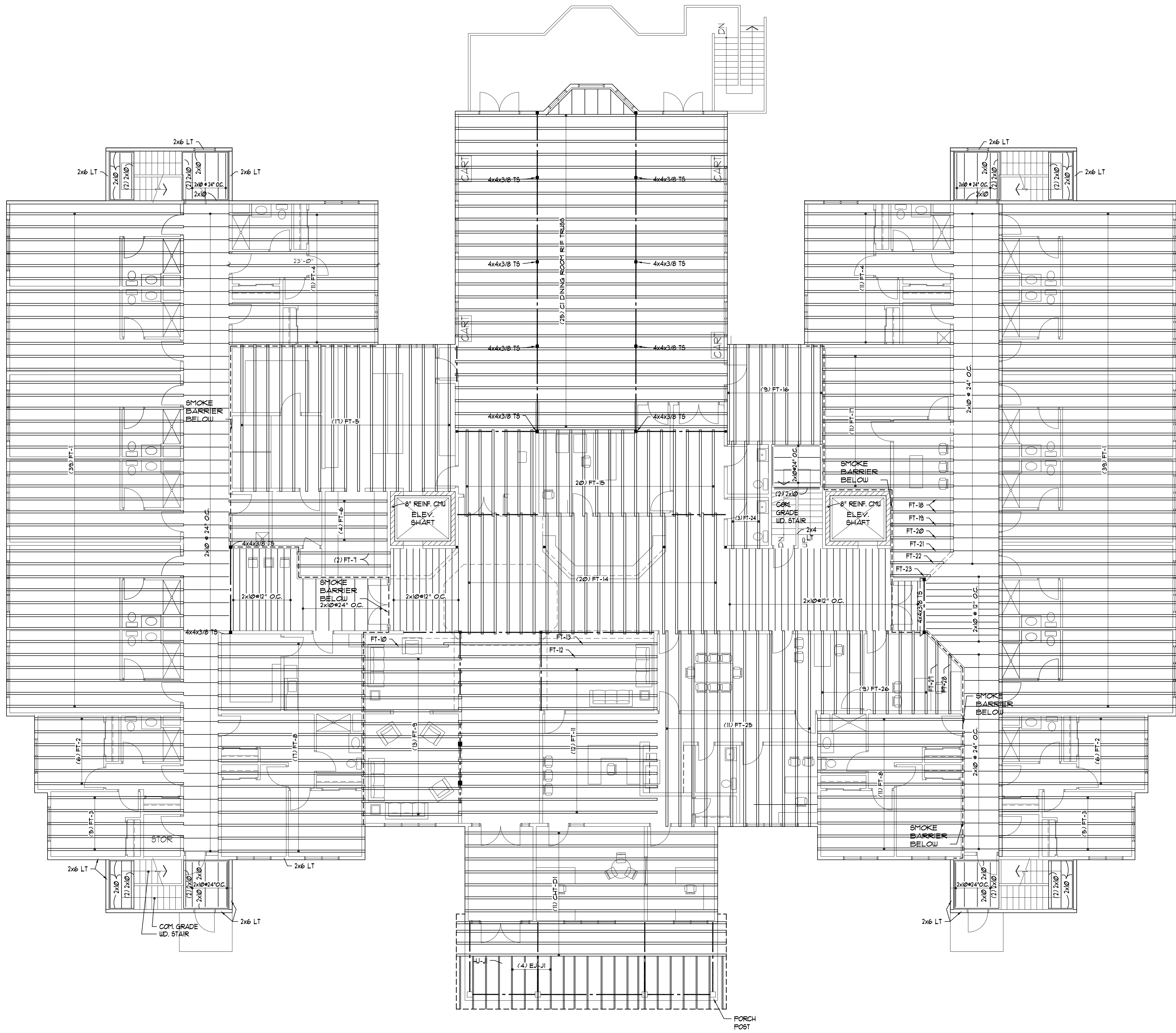
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L'DOR ADULT CARE FACILITY
WEST CLARKSTOWN ROAD
NEW CITY N.Y. 10956

ST2

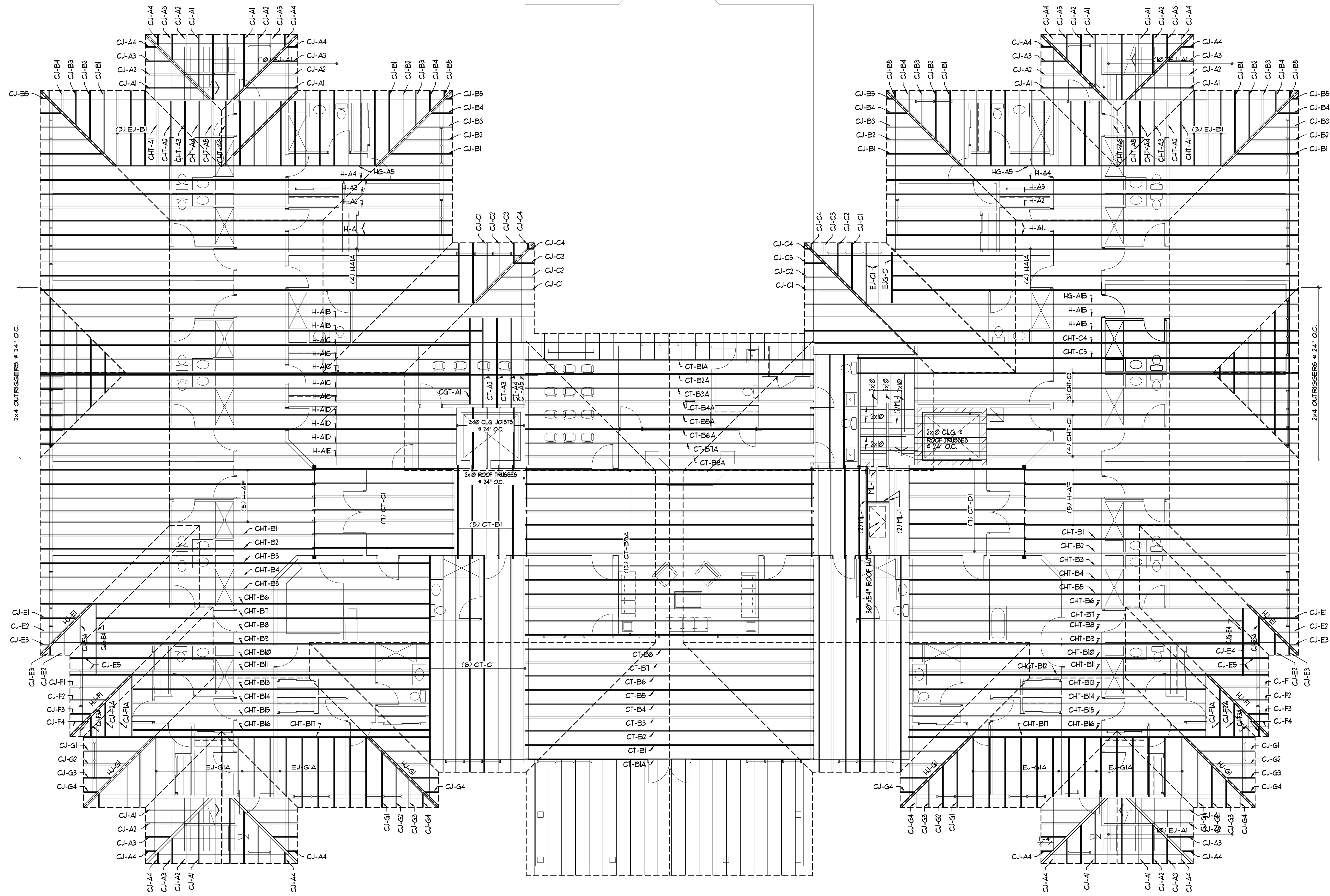
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08-12-2020

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DATE: 04/29/20
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS NOTED
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1 ROOF FRAMING PLAN
ST5 SCALE: 1/8" = 1'-0"

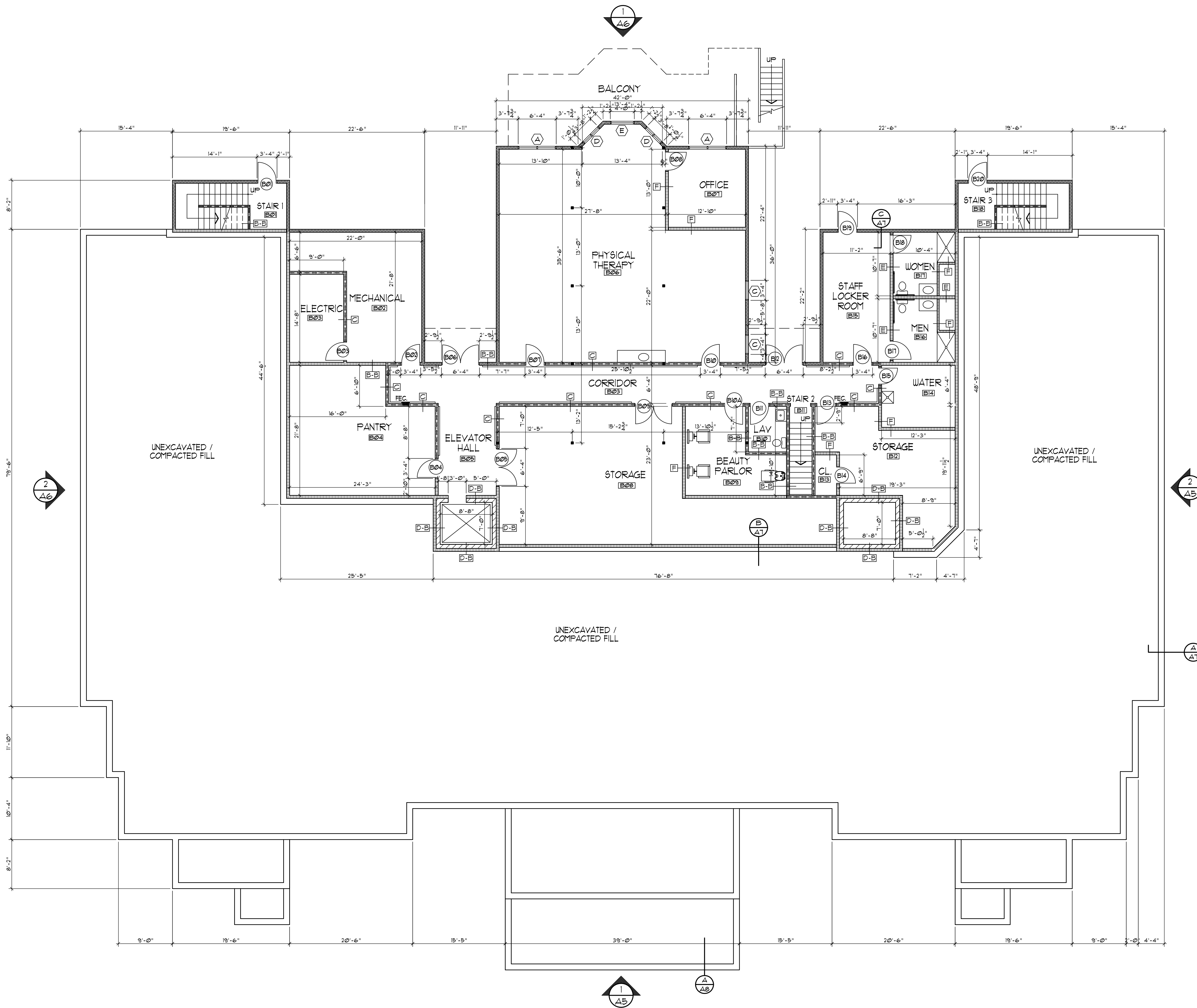
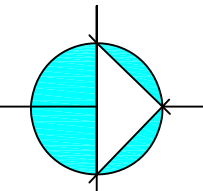


1
A1

BASEMENT PLAN

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

NORTH



WALL & PARTITION TYPES

- A-1 SIDING EXT. 1 HR. RATED
A-2
- B-1 1 HOUR BEARING PARTITION
B-2
- C 1 HOUR PARTITION
- D-1 INT. STUD. & CONCRETE BLOCK
D-2
D-3
- E SOUND BARRIER
- F UNIT TYPICAL INT.
- VINYL SIDING / STONE VENEER
1/2" ZIP SHEATHING
5-1/2" UNFACED BATT INSUL (R-21)
2"x6" WOOD STUDS @ 12" O.C. (BASEMENT)
2"x6" WOOD STUDS @ 24" O.C. (1ST & 2ND FLOOR)
5/8" GYP BD. - TYPE X CORE
ONE HOUR FIRE RATING
(UL DESIGN U306)
- 5/8" GYP BD. TYPE X CORE
TO CLG. BOTH SIDES.
5 1/2" SOUND INSUL
2"x6" WOOD STUDS @ 12" O.C. (BASEMENT)
2"x6" WOOD STUDS @ 24" O.C. (1ST & 2ND FLOOR)
ONE HOUR FIRE RATING
(UL DESIGN U309)
- 5/8" GYP BD. TYPE X CORE
TO CLG. BOTH SIDES.
5 1/2" SOUND INSUL
2"x6" WOOD STUDS @ 24" O.C.
FULL HT. PARTITION TO UNDERSIDE
OF FLOOR/ROOF TRUSSES
ONE HOUR FIRE RATING
(UL DESIGN U309)
- 5/8" GYP BD.
2" x 6" (2 x 4 AS NOTED)
WOOD STUDS @ 12" O.C. (BASEMENT)
2" x 6" (2 x 4 AS NOTED)
WOOD STUDS @ 24" O.C. (1ST & 2ND FLOOR PLAN)
8" REINF. CMU
1 HR RATING PER 2015 IBC TABLE 721.1(2)
- 5/8" GYP BD. TYPE X CORE
TO CLG. BOTH SIDES.
5 1/2" SOUND INSUL (3 1/2" AS NOTED)
2"x6" WOOD STUDS @ 24" O.C. (2"x4 AS NOTED)
(2"x4" AS NOTED)
- 5/8" TYPE X GYP BD. TO CEILING BOTH SIDES.
2"x4" WOOD STUDS @ 24" O.C. (2"x6" AS NOTED)
W/ DOUBLE TOP PLATE.
SEE DETAIL A/A1

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NEW CITY N.Y. 10956

SHEET NO.

A1

PROGRESS SET
08-12-2020

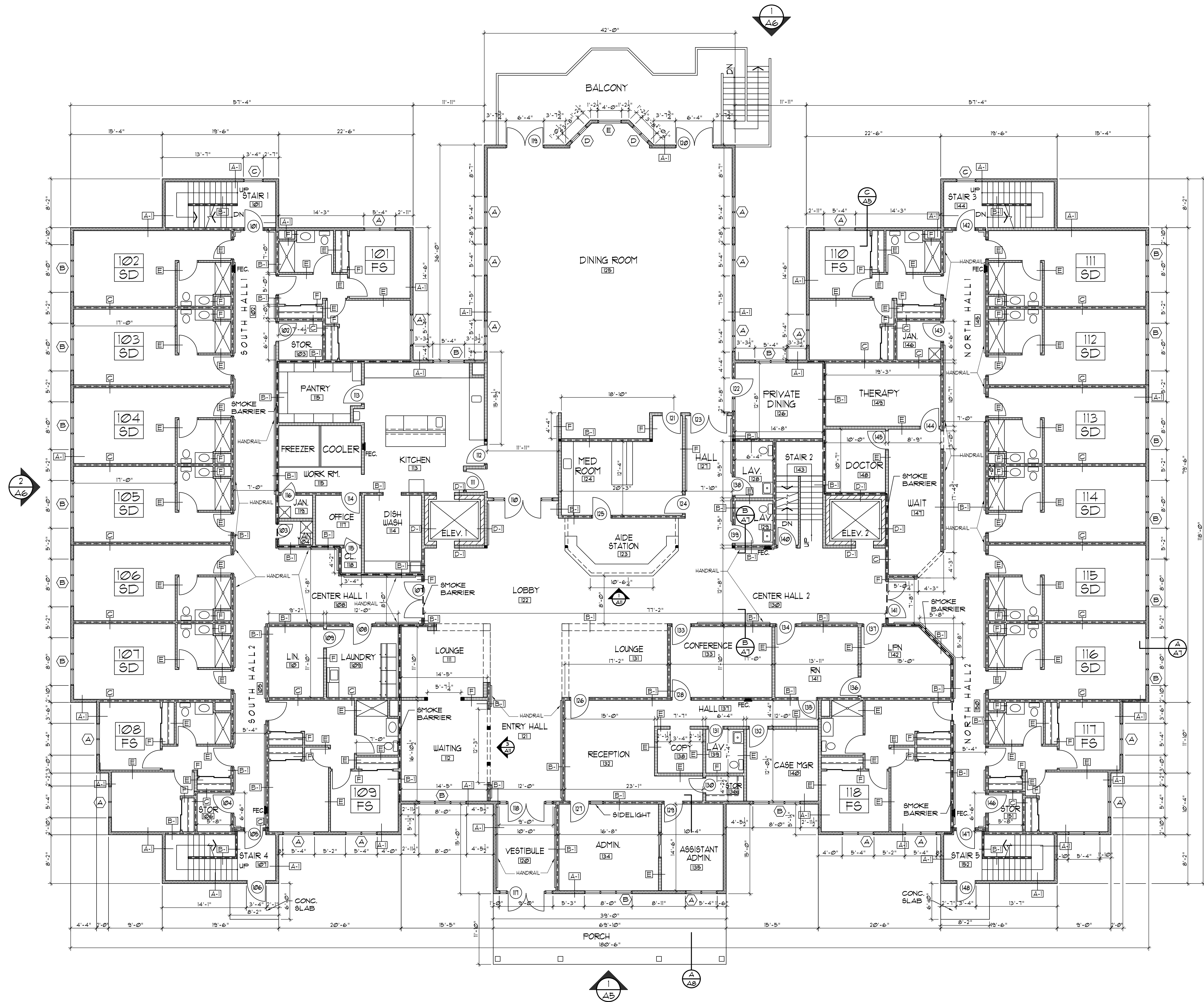
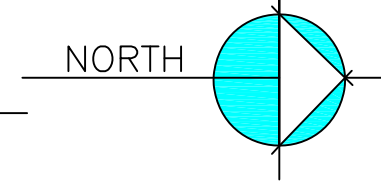
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DRAWN BY
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SCALE
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BASEMENT PLAN

DATE
07/14/20

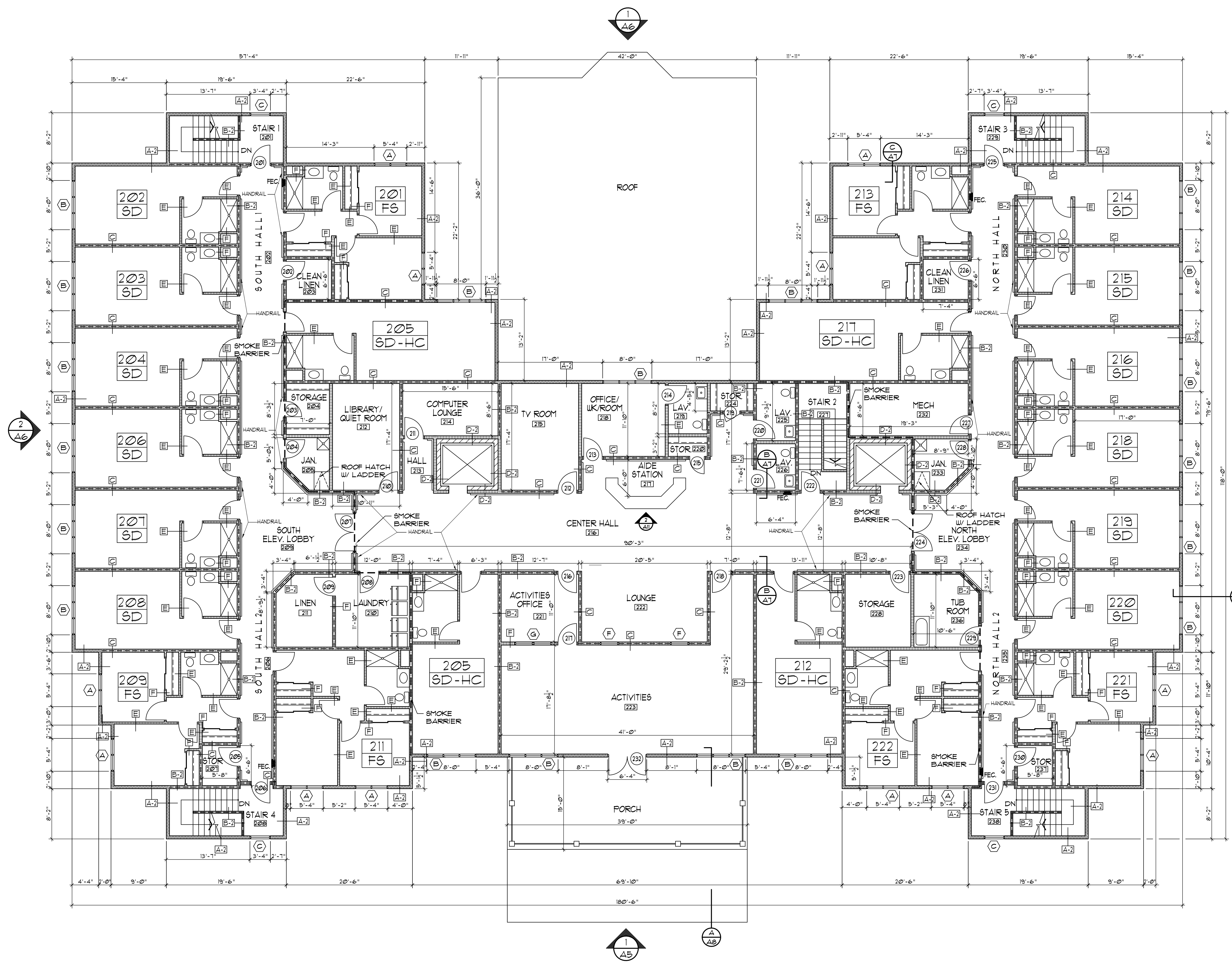
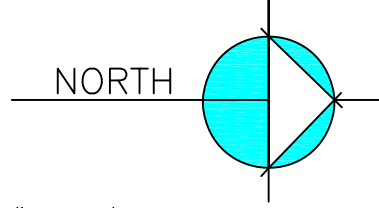
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Drawing
Project Name
L'DOR Adult Care Facility
Project Location
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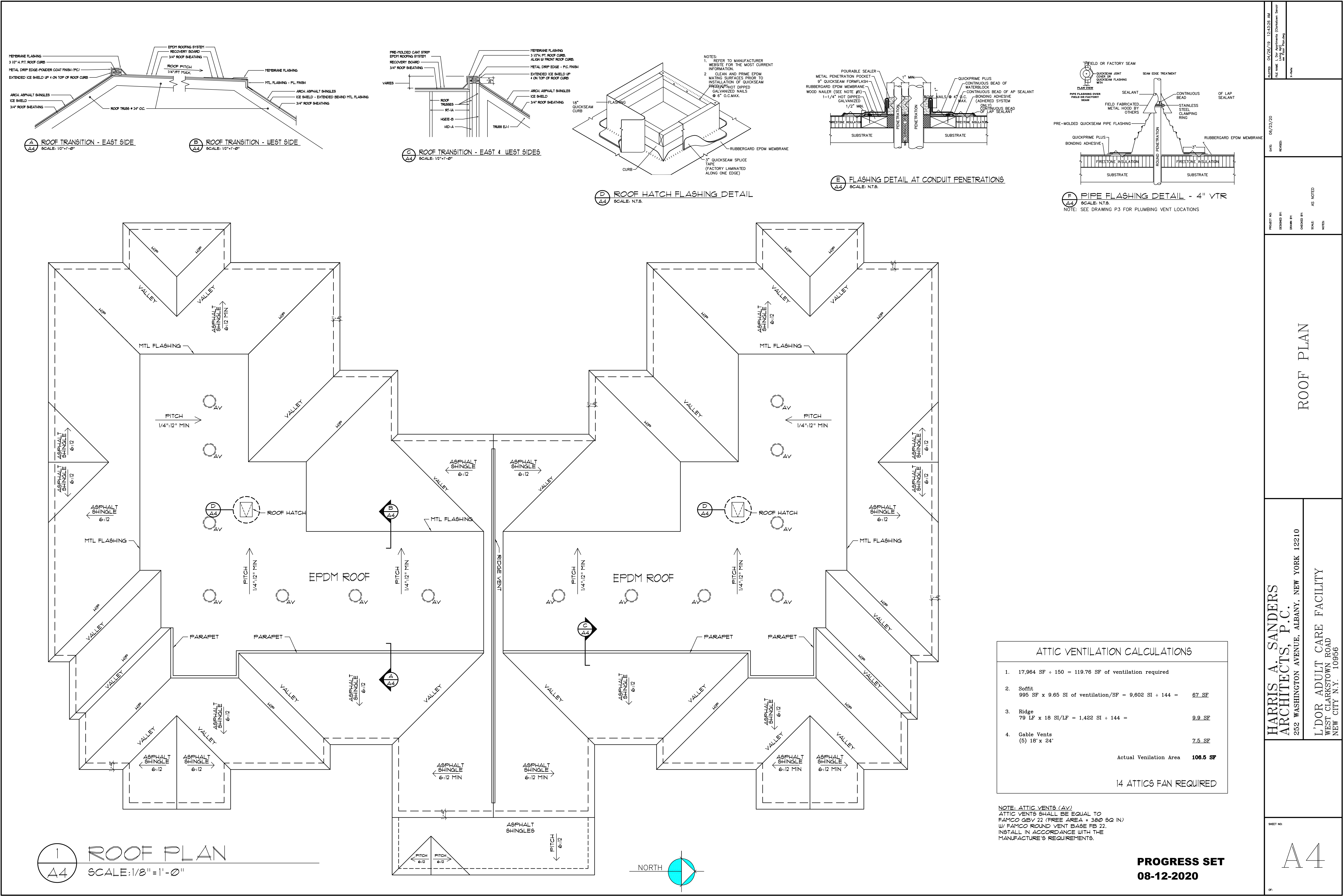


WALL & PARTITION TYPES

- VINYL SIDING / STONE VENEER
7/16" ZIP SHEATHING
5-1/2" UNFACED BATT INSUL. (R-21)
2"x6" WOOD STUDS @ 24" O.C. (BASEMENT)
2"x6" WOOD STUDS @ 24" O.C. (1ST & 2ND FLOOR)
5/8" GYP. BD. - TYPE X CORE
ONE HOUR FIRE RATING
(UL DESIGN U356)
- A-1 SIDING EXT. 1 HR. RATED
A-2
- 5/8" GYP. BD. TYPE X CORE
TO CLG. BOTH SIDES.
5-1/2" SOUND INSUL.
2"x6" WOOD STUDS @ 24" O.C. (BASEMENT)
2"x6" WOOD STUDS @ 24" O.C. (1ST & 2ND FLOOR)
ONE HOUR FIRE RATING (UL DESIGN U309)
(SMOKE BARRIER AS NOTED)
- B-1 1 HOUR BEARING PARTITION
B-2
- 5/8" GYP. BD. TYPE X CORE
TO CLG. BOTH SIDES.
5-1/2" SOUND INSUL.
2"x6" WOOD STUDS @ 24" O.C.
FULL HT. PARTITION TO UNDERSIDE
OF FLOOR/ROOF TRUSSES
ONE HOUR FIRE RATING (UL DESIGN U309)
(SMOKE BARRIER AS NOTED)
- C 1 HOUR PARTITION
C-1
- 5/8" GYP. BD.
2" x 6" (2 x 4 AS NOTED)
WOOD STUDS @ 12" O.C. (BASEMENT)
2" x 6" (2 x 4 AS NOTED)
WOOD STUDS @ 24" O.C. (1ST & 2ND FLOOR PLAN)
8" REIN. CMU
1 HR. RATING PER 2015 IBC TABLE 721.1(2)
(SMOKE BARRIER AS NOTED)
- D-1 INT. STUD & CONCRETE BLOCK
D-2
D-3
- 5/8" GYP. BD. TYPE X CORE
TO CLG. BOTH SIDES.
5-1/2" SOUND INSUL. (3 1/2" AS NOTED)
2"x6" WOOD STUDS @ 24" O.C. (2x4 AS NOTED)
(2"x4" AS NOTED)
- E SOUND BARRIER
E-1
- 5/8" TYPE X GYP. BD. TO CEILING BOTH SIDES.
2"x4" WOOD STUDS @ 24" O.C. (2"x6" AS NOTED)
W/ DOUBLE TOP PLATE.
SEE DETAIL A/A1
- F UNIT TYPICAL INT.
F-1



WALL & PARTITION TYPES	
	VINYL SIDING / STONE VENER 7/16" ZIP SHEATHING 5-1/2" UNFACED BATT INSUL (R-21) 2"x6" WOOD STUDS @ 12" O.C. (BASEMENT) 2"x6" WOOD STUDS @ 24" O.C. (1ST & 2ND FLOOR) 5/8" GYP BD. - TYPE X CORE ONE HOUR FIRE RATING (UL DESIGN U306)
	SIDING EXT. 1 HR. RATED
	5/8" GYP BD. TYPE X CORE TO CLG. BOTH SIDES 5 1/2" SOUND INSUL. 2"x6" WOOD STUDS @ 12" O.C. (BASEMENT) 2"x6" WOOD STUDS @ 24" O.C. (1ST & 2ND FLOOR) ONE HOUR FIRE RATING (UL DESIGN U309)
	1 HOUR BEARING PARTITION
	5/8" GYP BD. TYPE X CORE TO CLG. BOTH SIDES 5 1/2" SOUND INSUL. 2"x6" WOOD STUDS @ 24" O.C. FULL HT. PARTITION TO UNDERCUT OF FLOOR/ROOF TRUSSES ONE HOUR FIRE RATING (UL DESIGN U309)
	5/8" GYP BD. 2" x 6" (2 x 4 AS NOTED) WOOD STUDS @ 12" O.C. (BASEMENT) 2" x 6" (2 x 4 AS NOTED) WOOD STUDS @ 24" O.C. (1ST & 2ND FLOOR PLAN) 8" REIN. CMU 1 HR RATING PER 2015 IBC TABLE 721.1(2)
	1 HOUR PARTITION
	INT. STUD. & CONCRETE BLOCK
	5/8" GYP BD. TYPE X CORE TO CLG. BOTH SIDES 5 1/2" SOUND INSUL. (3 1/2" AS NOTED) 2"x6" WOOD STUDS @ 24" O.C. (2x4 AS NOTED) (2"x4" AS NOTED)
	5/8" TYPE X GYP BD. TO CEILING BOTH SIDES. 2"x4" WOOD STUDS @ 24" O.C. (2"x6" AS NOTED) W/ DOUBLE TOP PLATE. SEE DETAIL A/A1
	SOUND BARRIER
	UNIT TYPICAL INT.



ATTIC VENTILATION CALCULATIONS			
1.	17,964 SF ÷ 150 = 119.76 SF of ventilation required		
2.	Soffit 995 SF x 9.65 SI of ventilation/SF = 9,602 SI ÷ 144 =	67	SF
3.	Ridge 78 LF x 18 SI/LF = 1,422 SI ÷ 144 =	9.9	SF
4.	Gable Vents (5) 18" x 24"	7.5	SF
		Actual Ventilation Area	106.5 SF
14 ATTICS FAN REQUIRED			

NOTE: ATTIC VENTS (AV)
ATTIC VENTS SHALL BE EQUAL TO
FAMCO GBV 22 (FREE AREA = 380 SQ IN)
W/ FAMCO ROUND VENT BASE FB 22.
INSTALL IN ACCORDANCE WITH THE
MANUFACTURE'S REQUIREMENTS.

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DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS NOTED
NOTES:

DATE: 05/23/20
REVISED:

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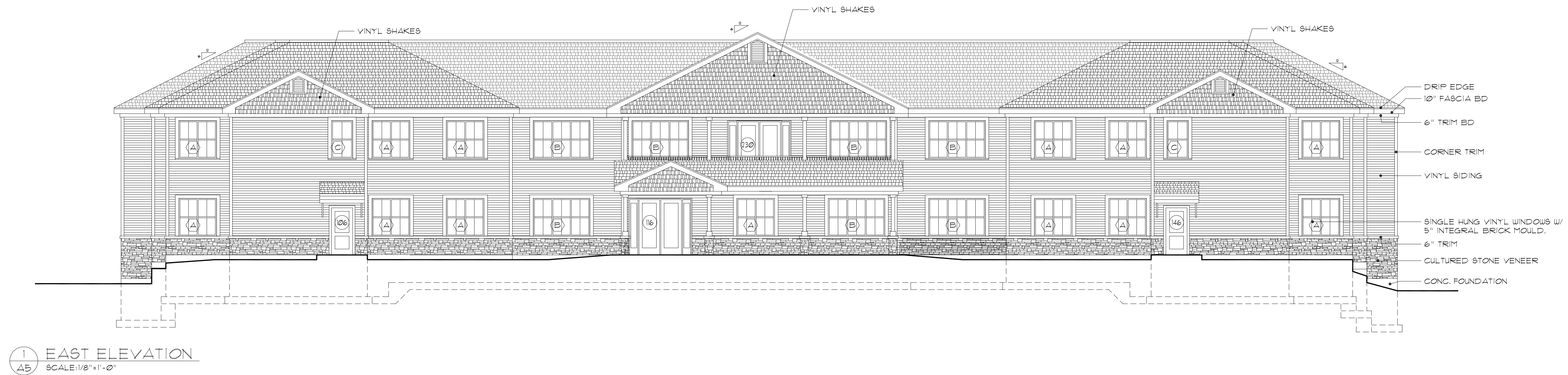
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ROOF PLAN

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WEST CLARKSTOWN ROAD
NEW CITY N.Y. 10956

A4

PROGRESS SET
08-12-2020



FILED	01/30/20	11:38:35 AM
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X-Ref:	New Floor Plans (10).dwg	

PROGRESS SET
08-12-2020



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DRAWN BY: Living AD (G:\projects\l'dor\l'dor.dwg)
CHECKED BY: K. White
SCALE: New Floor Plan (1/8" = 1'-0")
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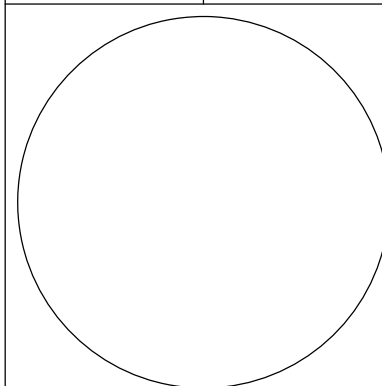
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CHECKED BY: K. White
SCALE: New Floor Plan (1/8" = 1'-0")
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ELEVATIONS

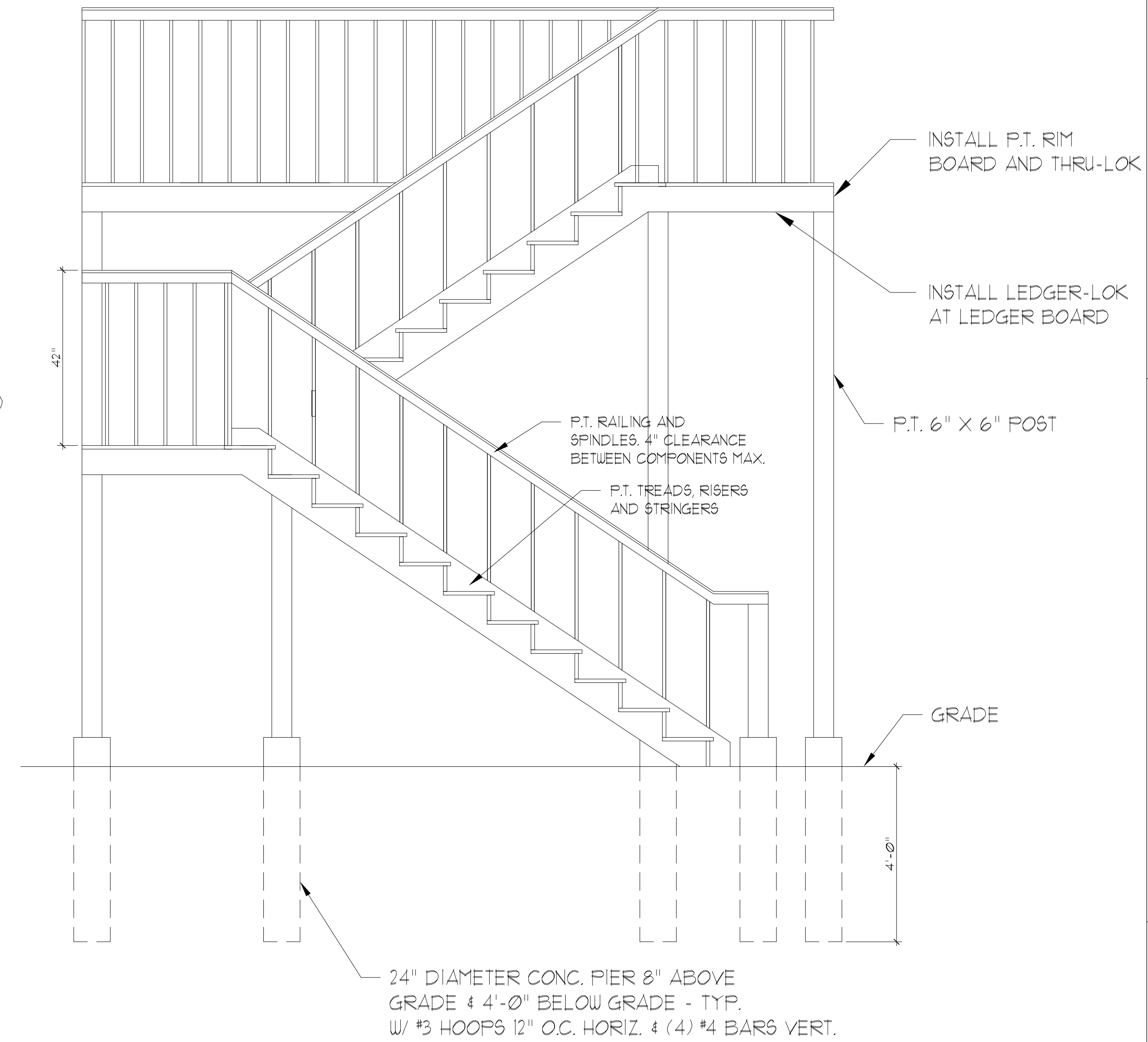
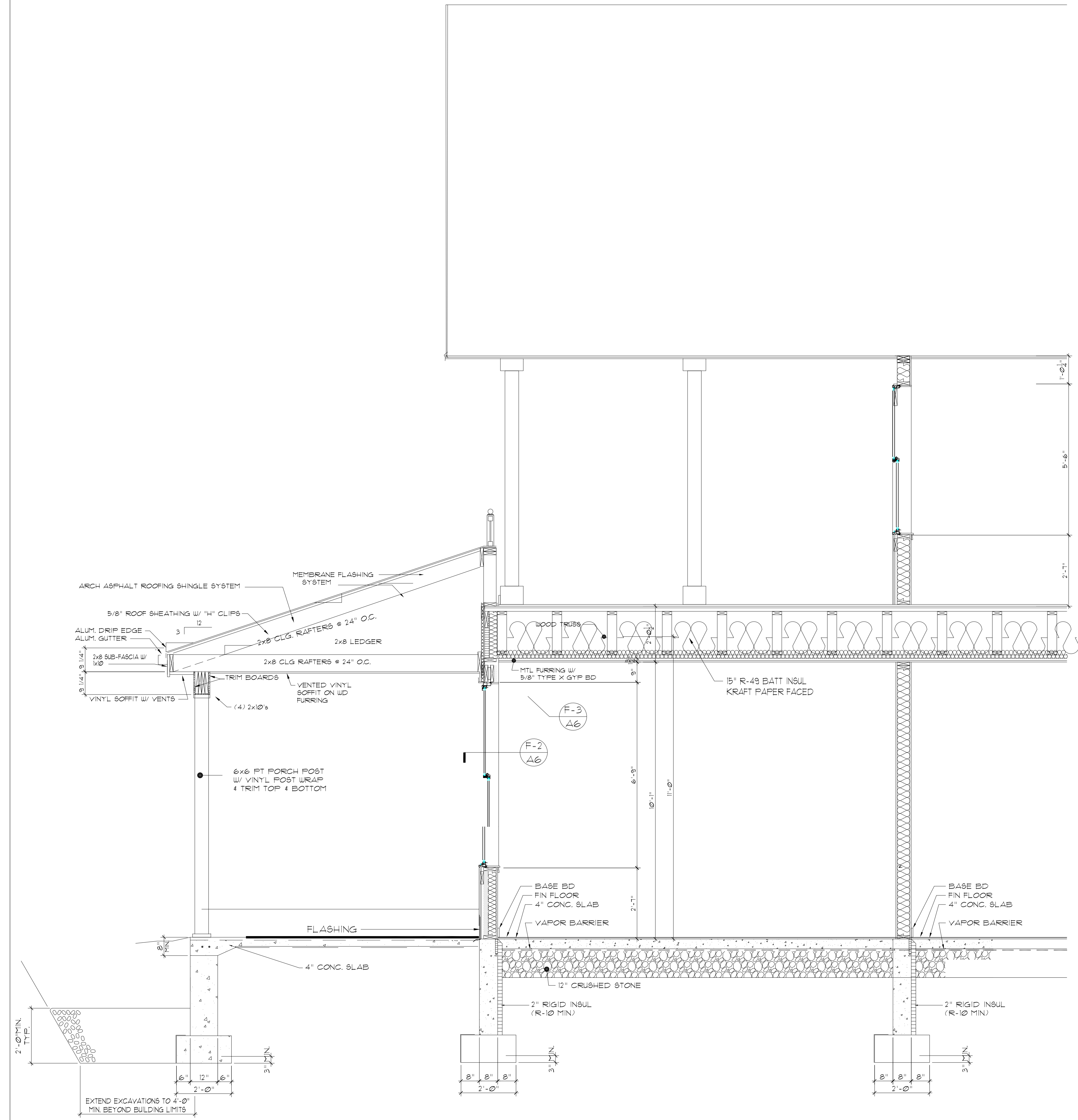
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ARCHITECTS, P.C.
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210

L'DOR ASSISTED LIVING PROGRAM
WEST CLARKSTOWN ROAD
NEW CITY N.Y. 10956



SHEET NO:

A6

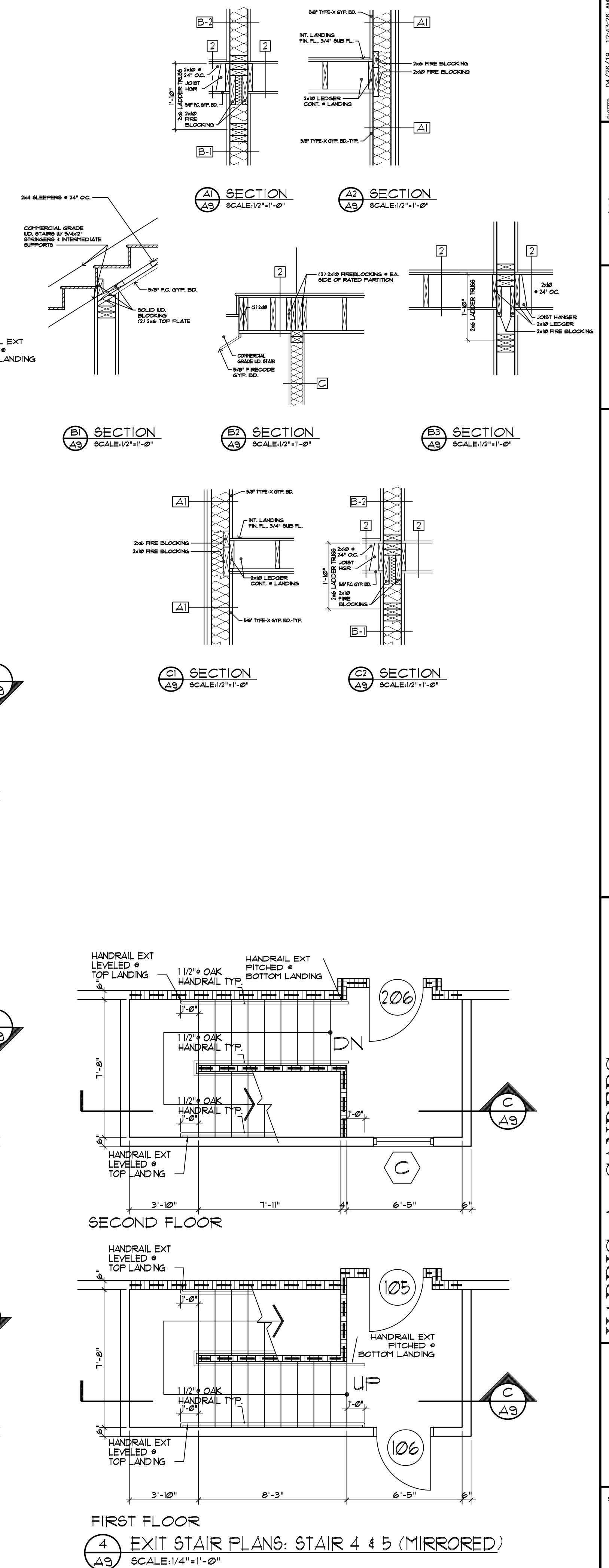
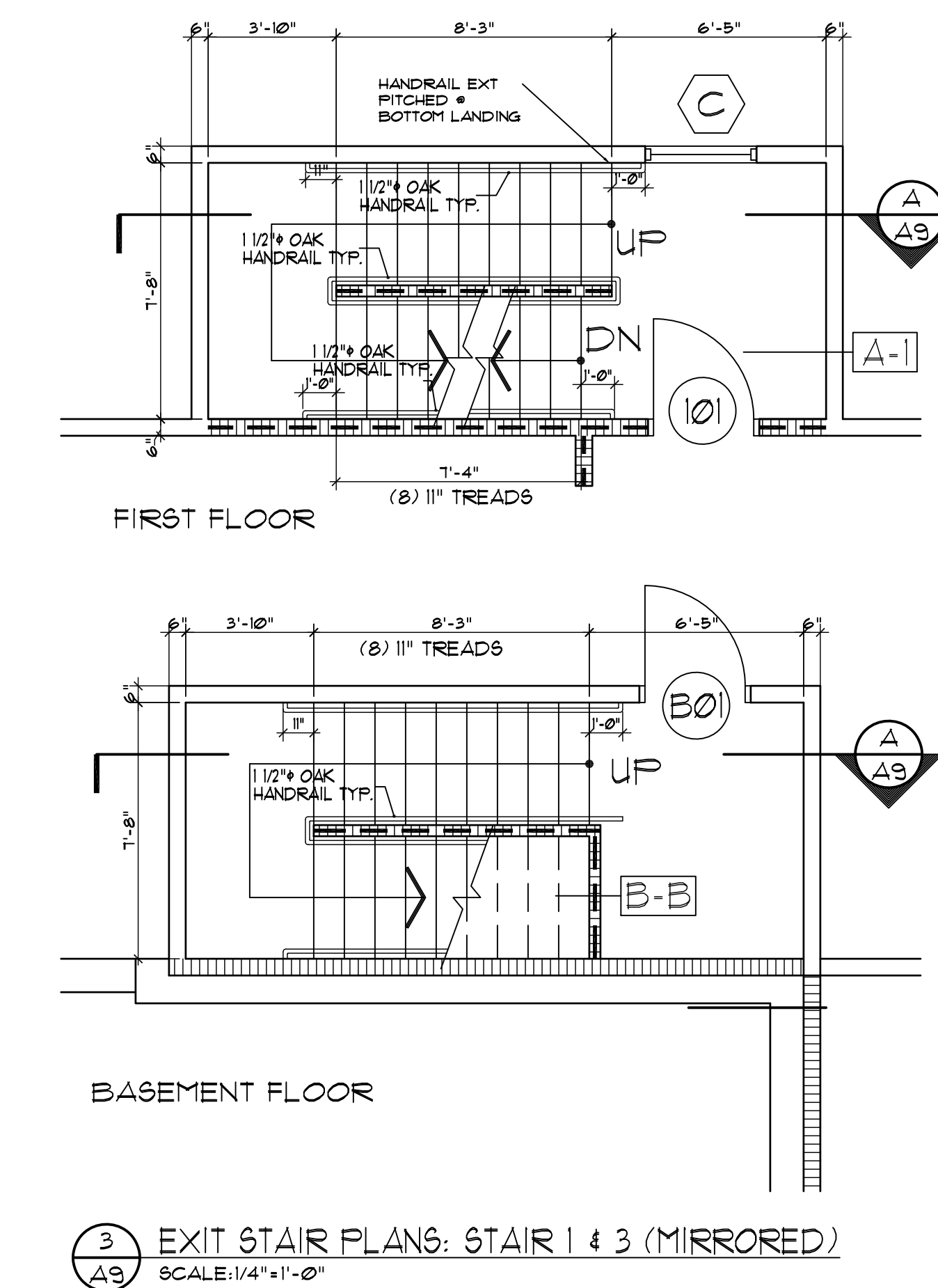
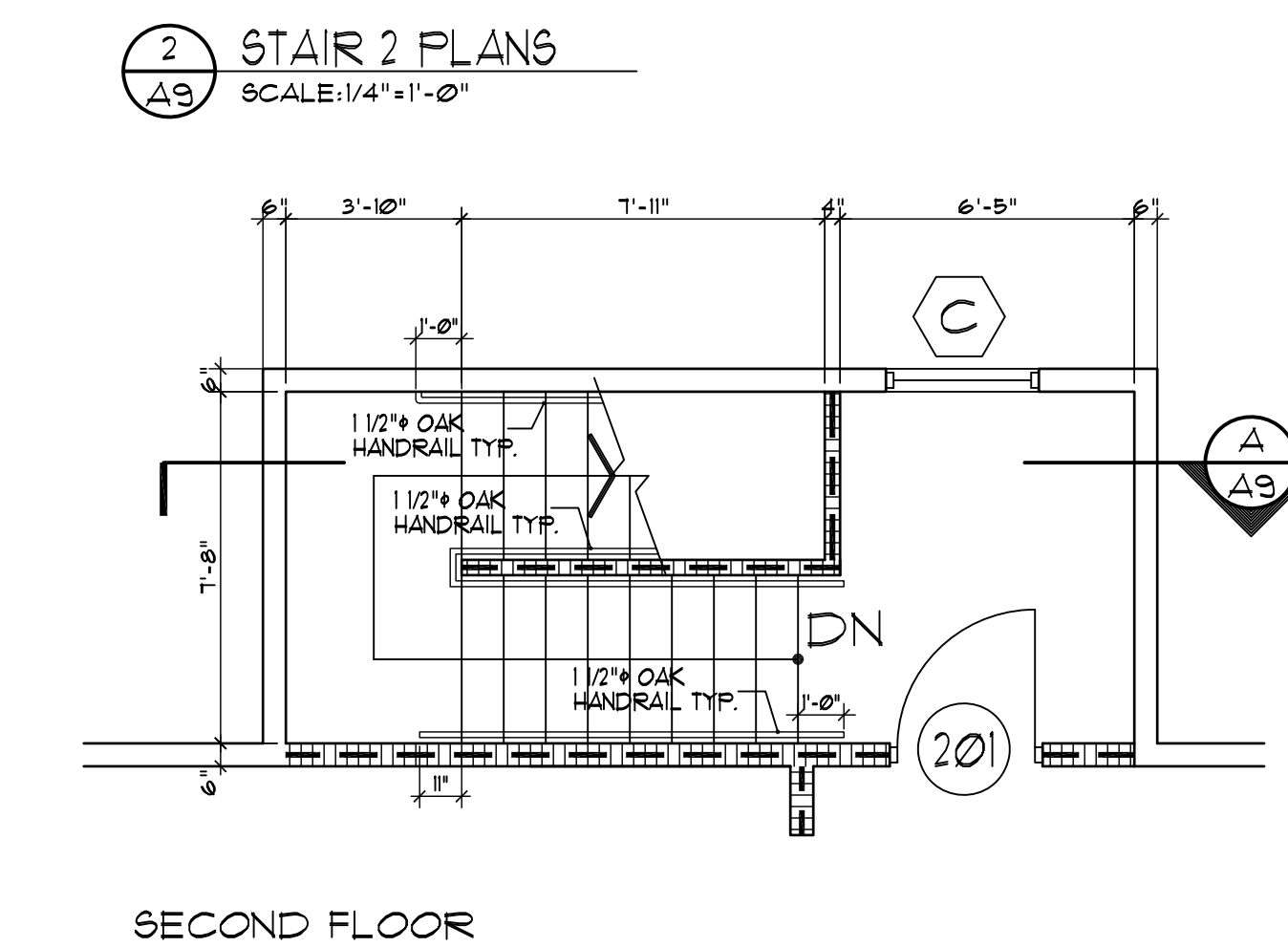
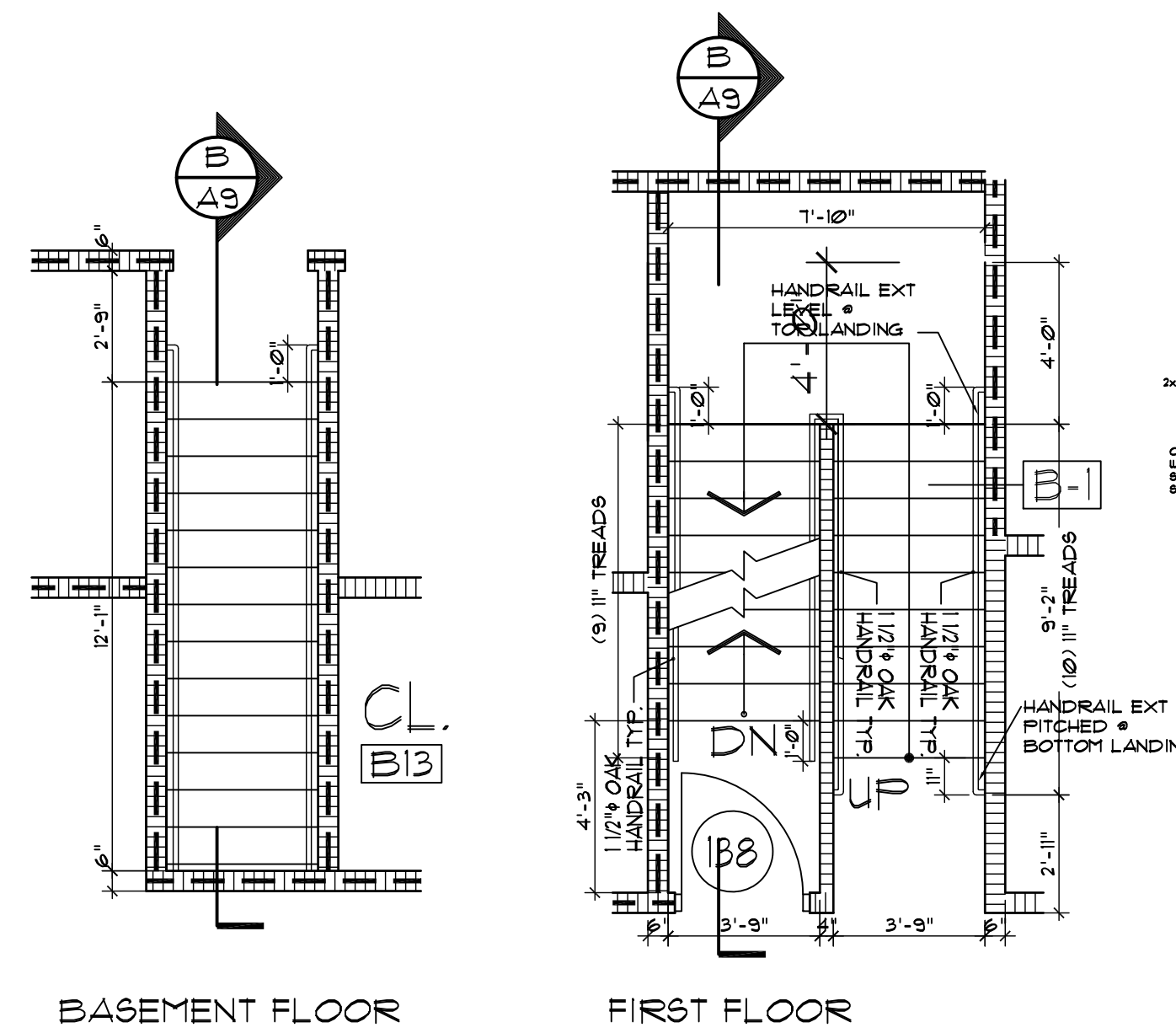
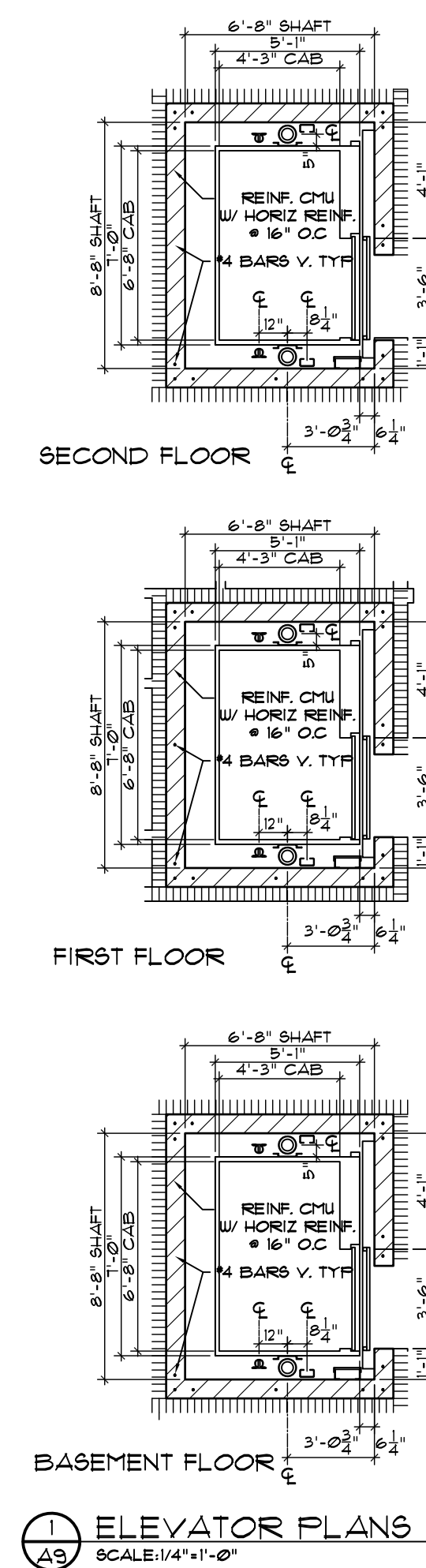
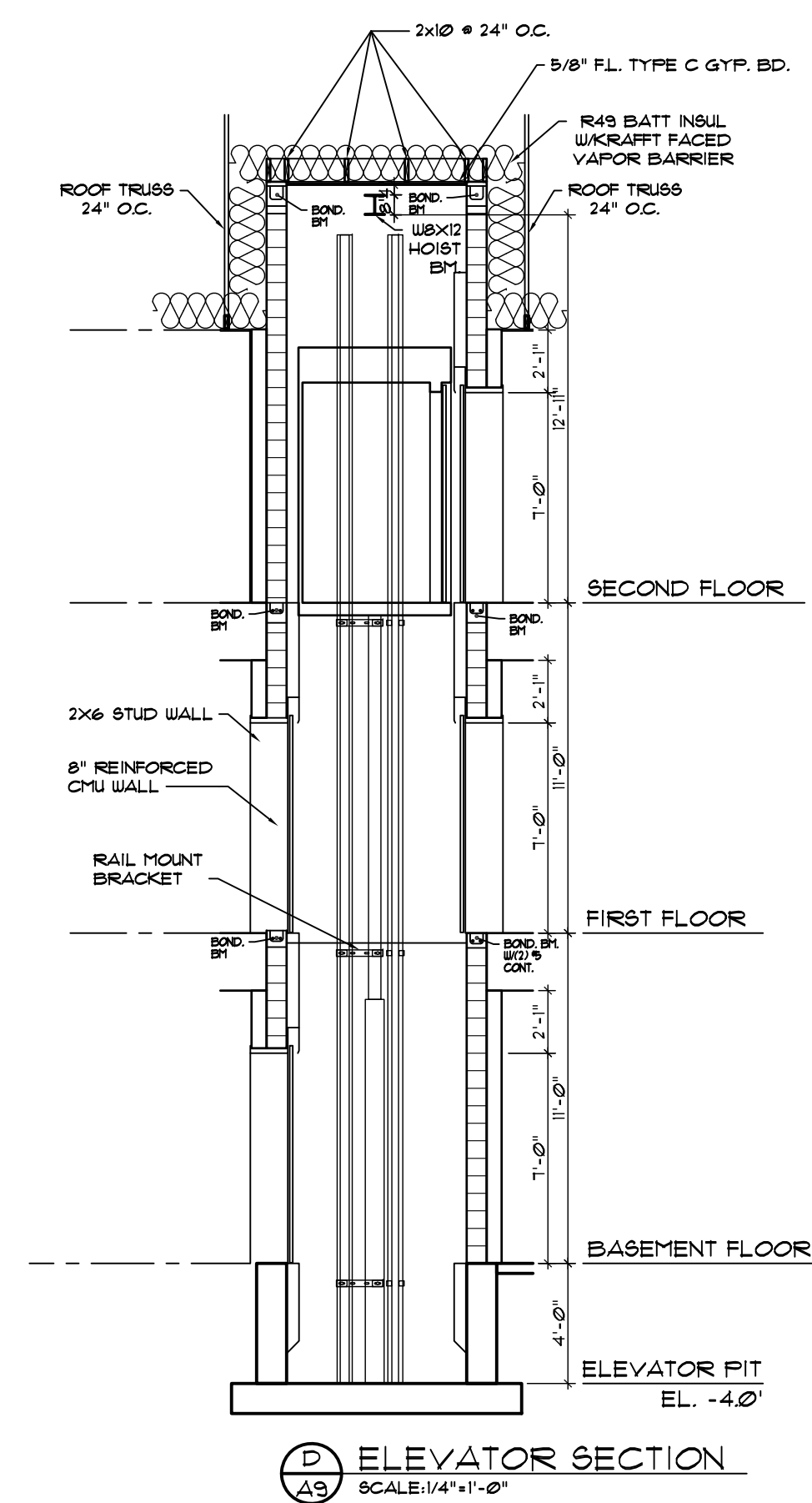
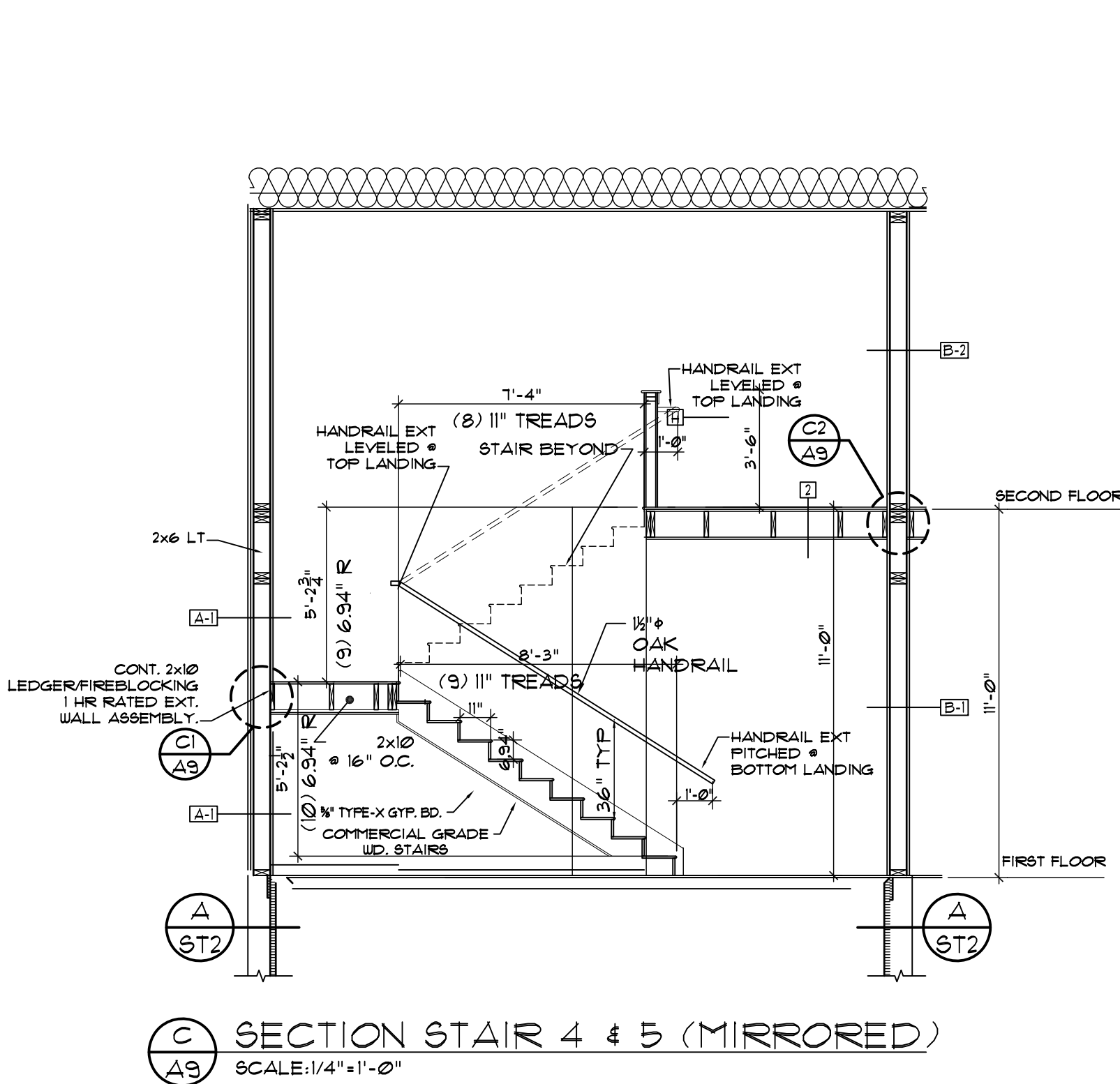
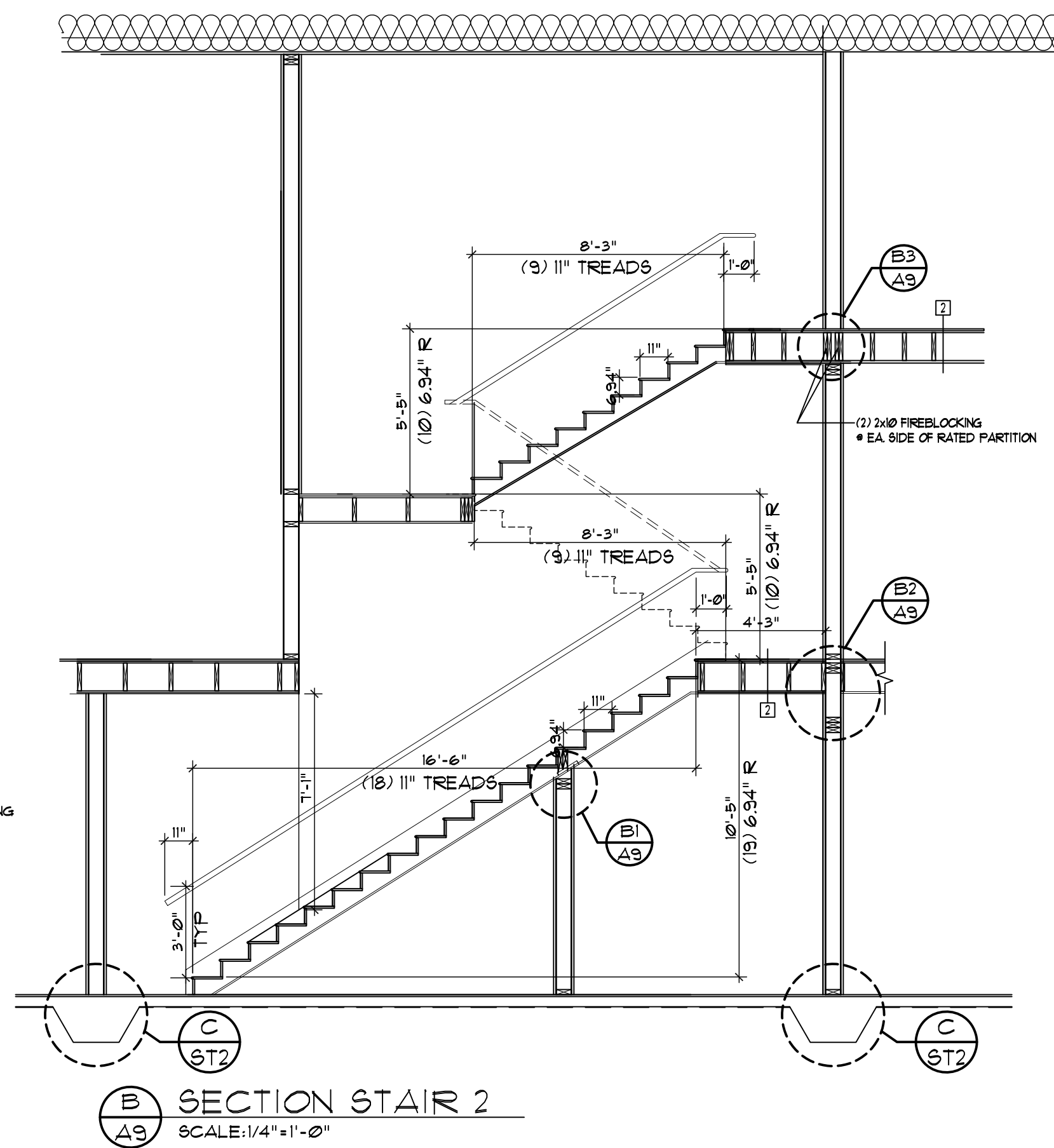
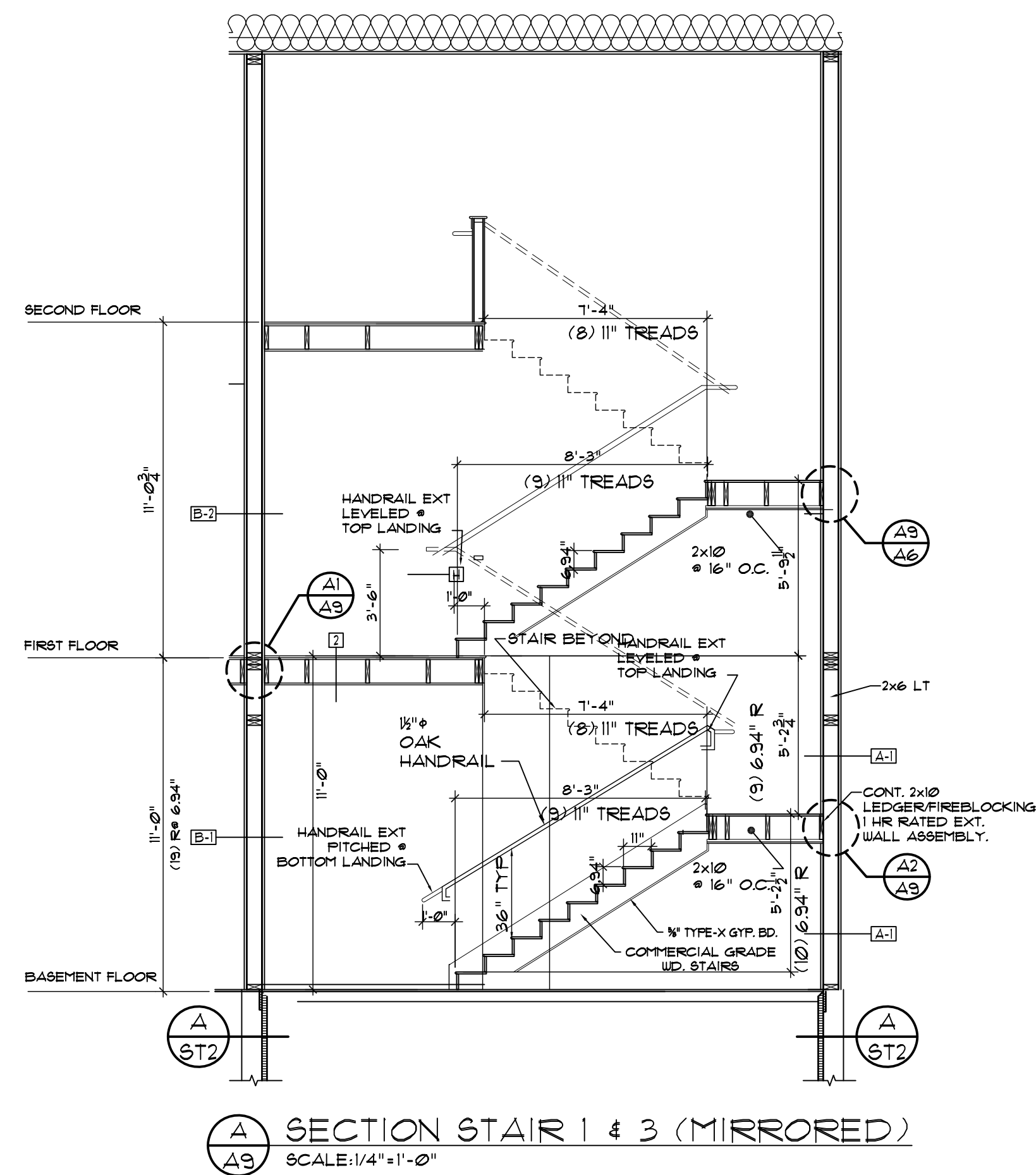


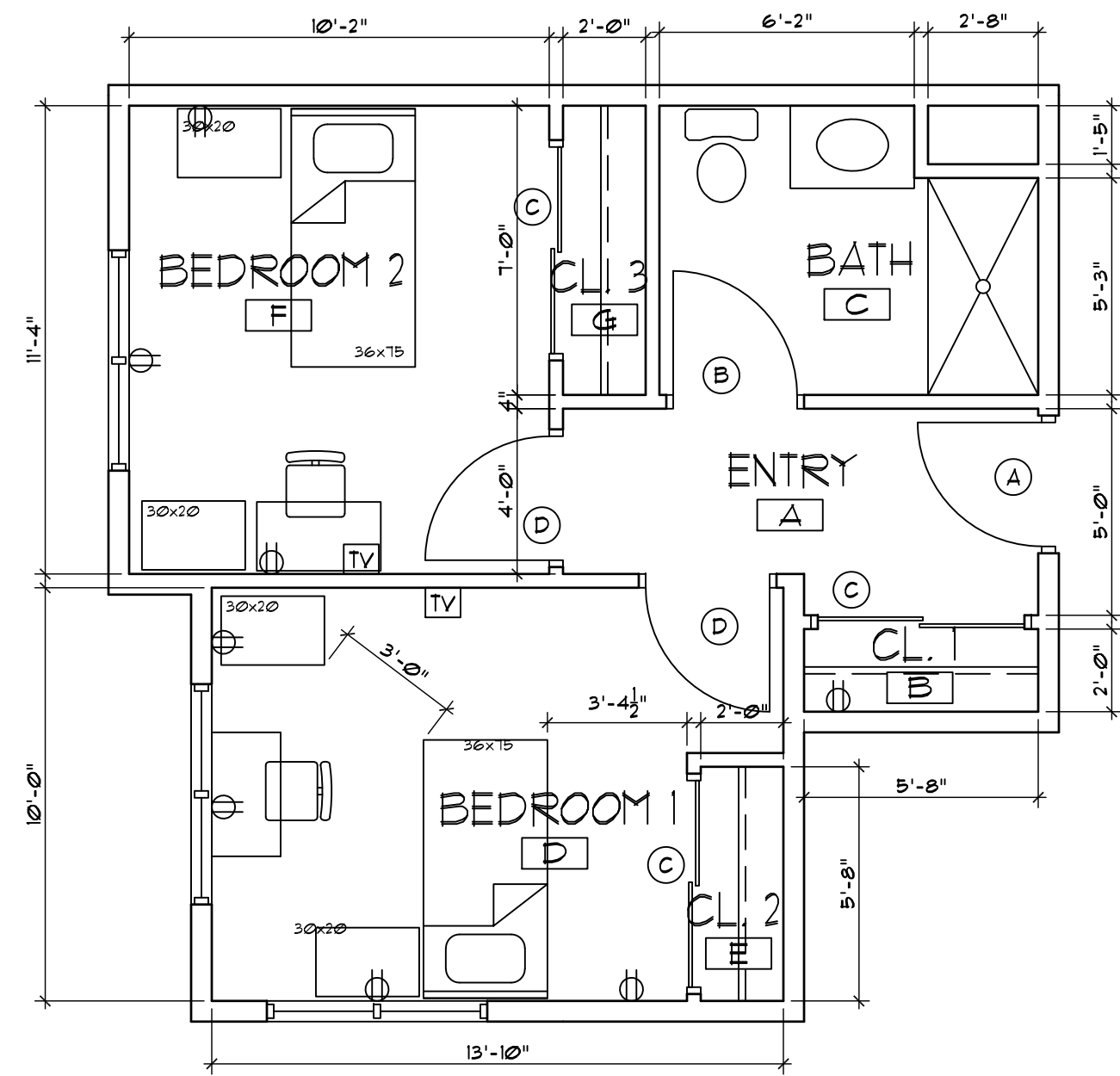
A
A8 FRONT PORCH SECTION
SCALE: 1/4"=1'-0"

B
A8 BALCONY STAIRS FRAMING DETAIL
SCALE: 1/4"=1'-0"

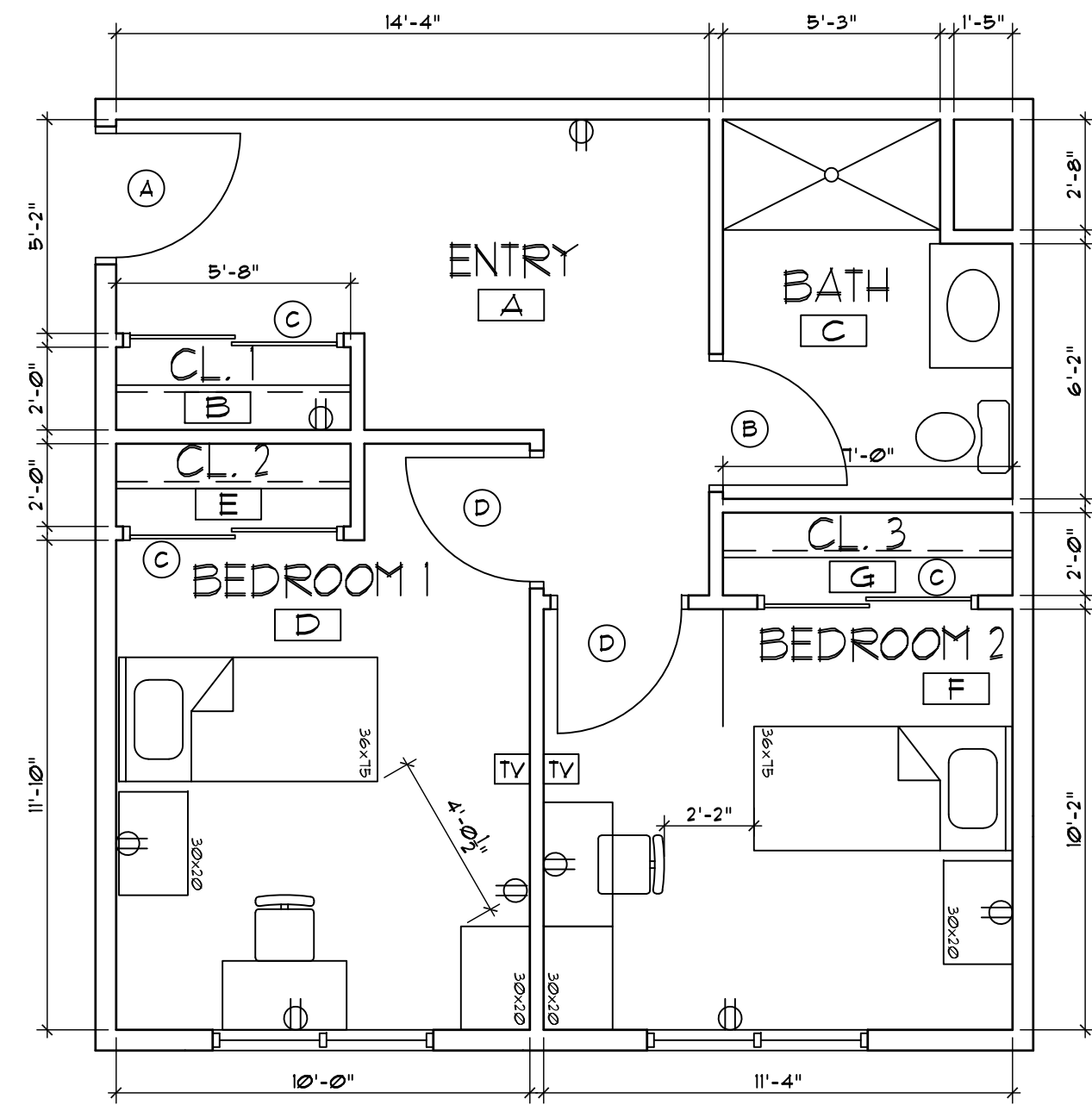
PROGRESS SET
08-12-2020

PROJECT NO: 05/06/20 DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: AS NOTED NOTES:		DATE: 05/06/20 REVISED:		PLOT DATE: 07/20/20 11:38:38 AM FILE NAME: L'Dor Apartments (Drawing Set) Living A8 (Living.dwg) X-REF: New Floor Plan (1) dwg	
FRONT PORCH SECTION & BALCONY STAIR FRAMING					
HARRIS A. SANDERS ARCHITECTS, P.C. 252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210			L'DOR ASSISTED LIVING PROGRAM WEST CLARKSTOWN ROAD NEW CITY N.Y. 10956		
SHEET NO:			A8		

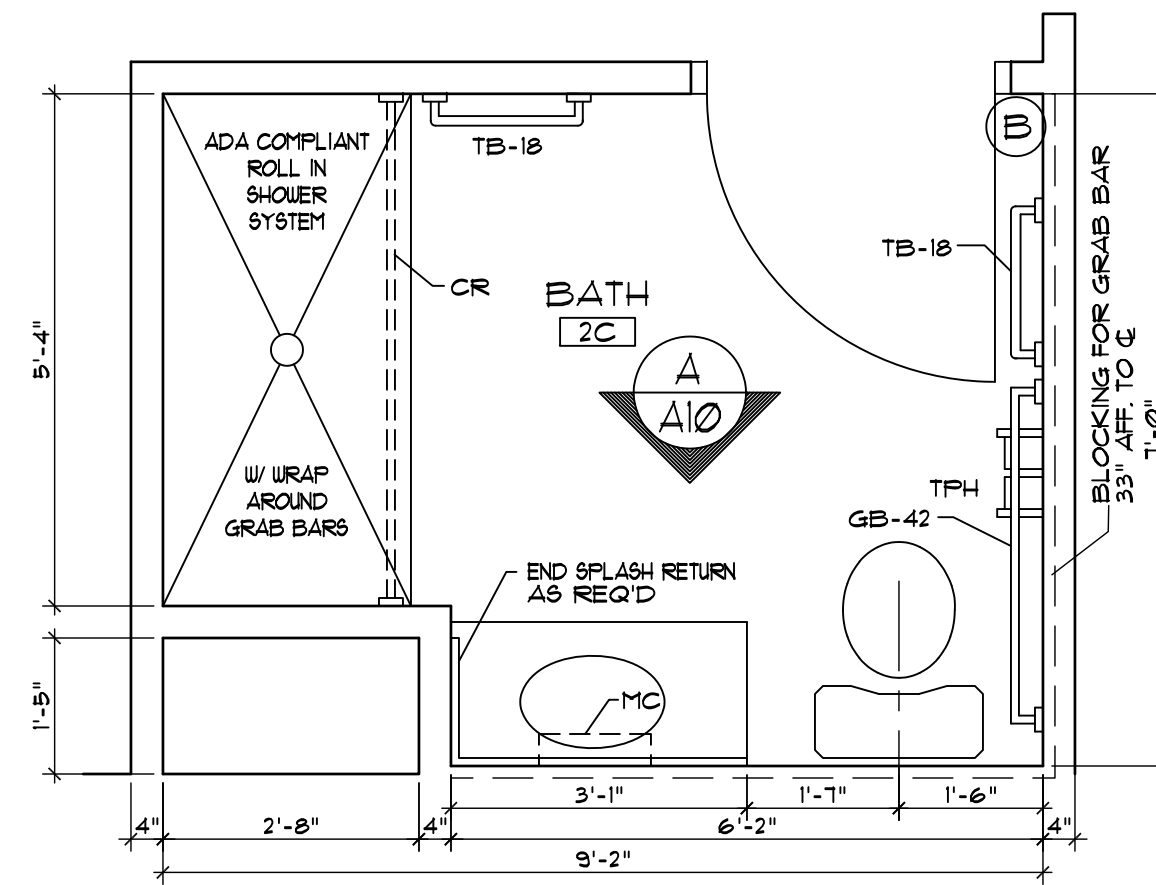




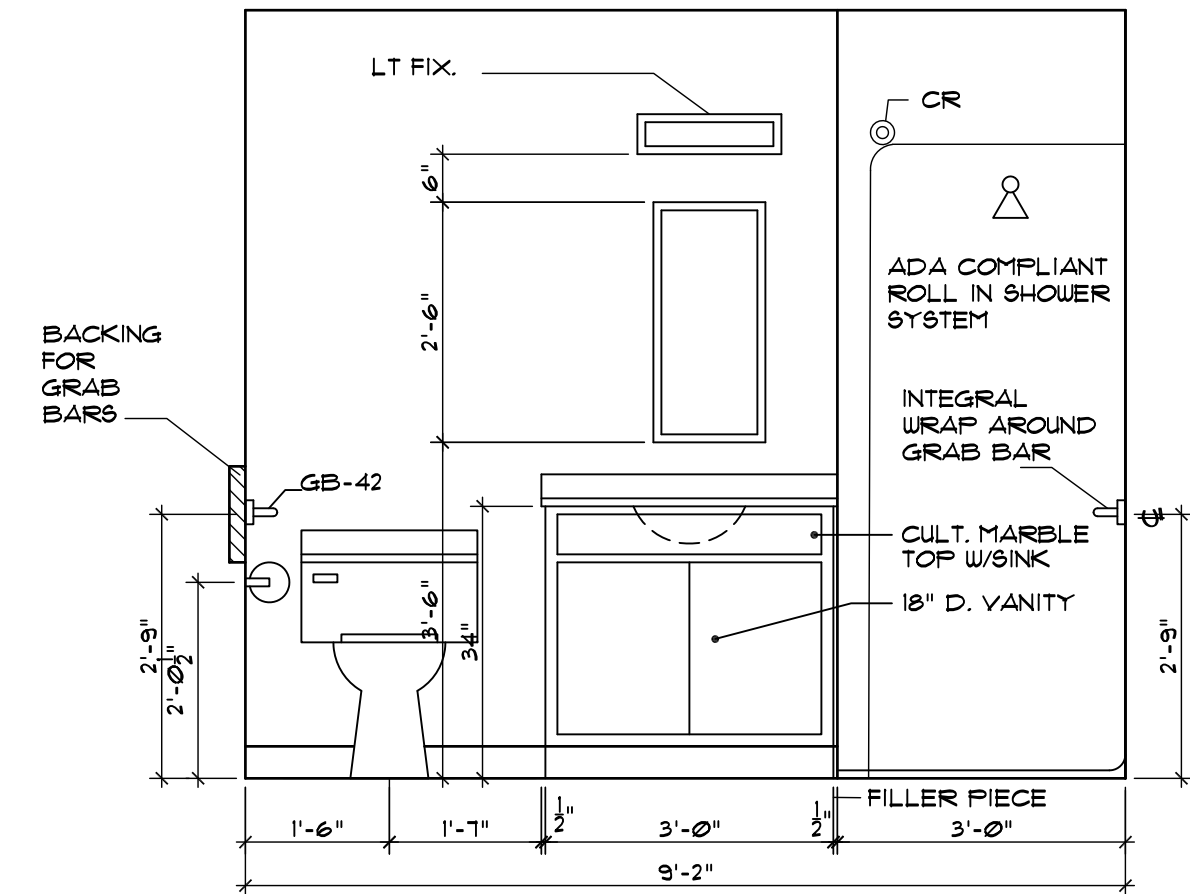
1
A10
TYPICAL FS-A APARTMENT LAYOUT
SCALE: 1/4" = 1'-0"



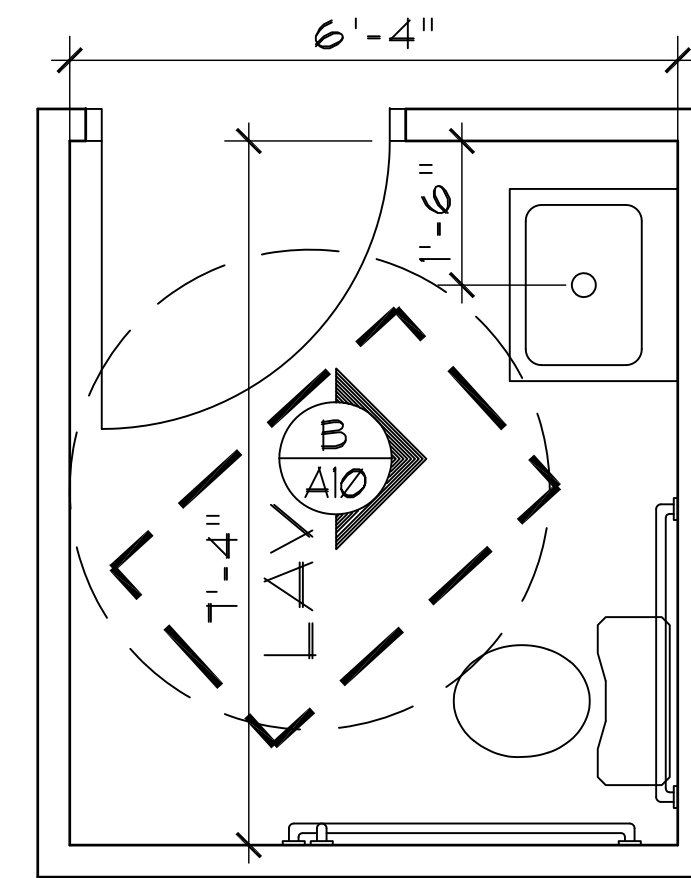
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A10
TYPICAL FS-B APARTMENT LAYOUT
SCALE: 1/4" = 1'-0"



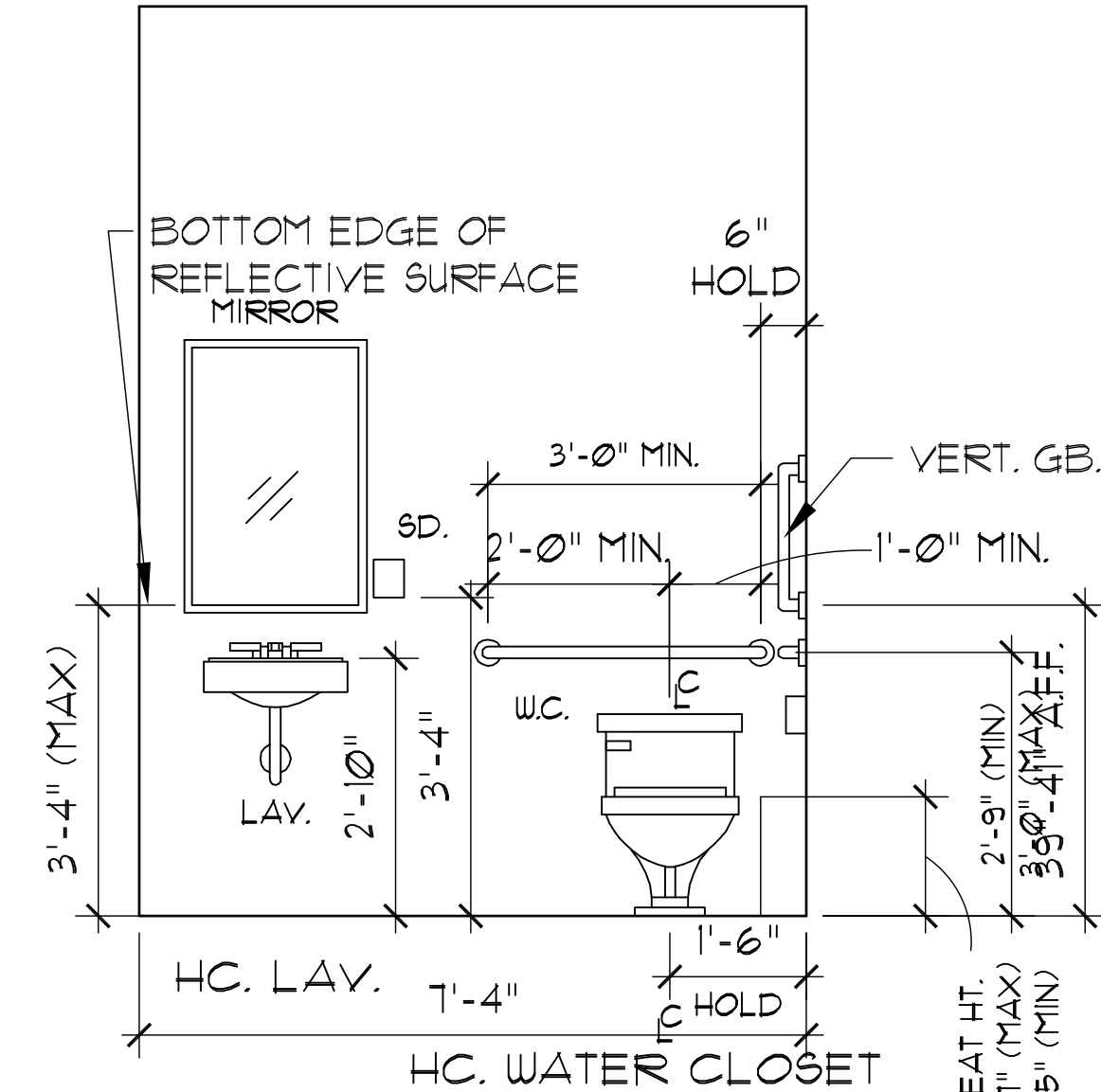
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A10
TYPICAL BATHROOM FLOOR PLAN
SCALE: 1/2" = 1'-0"



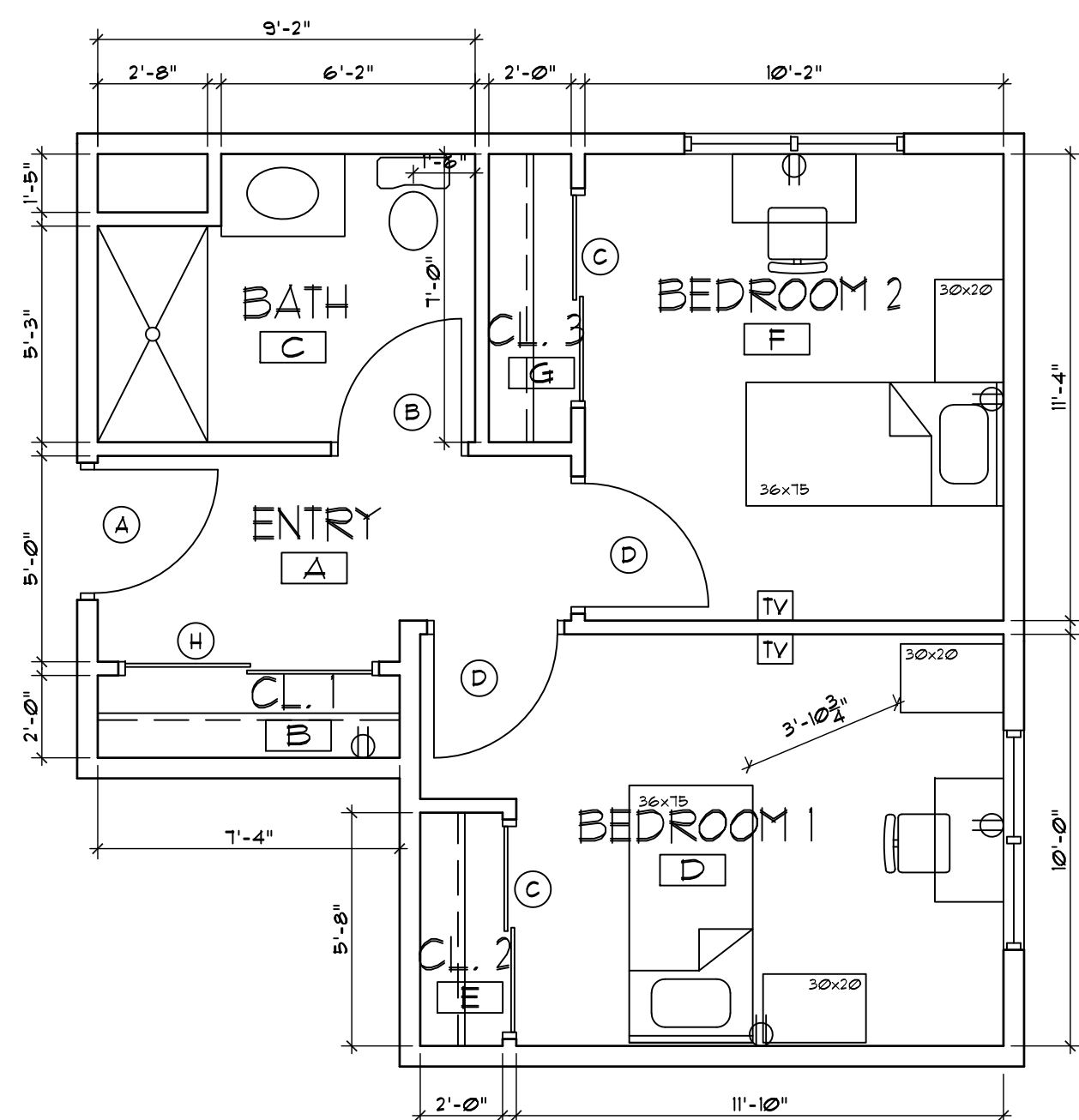
A
A10
BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



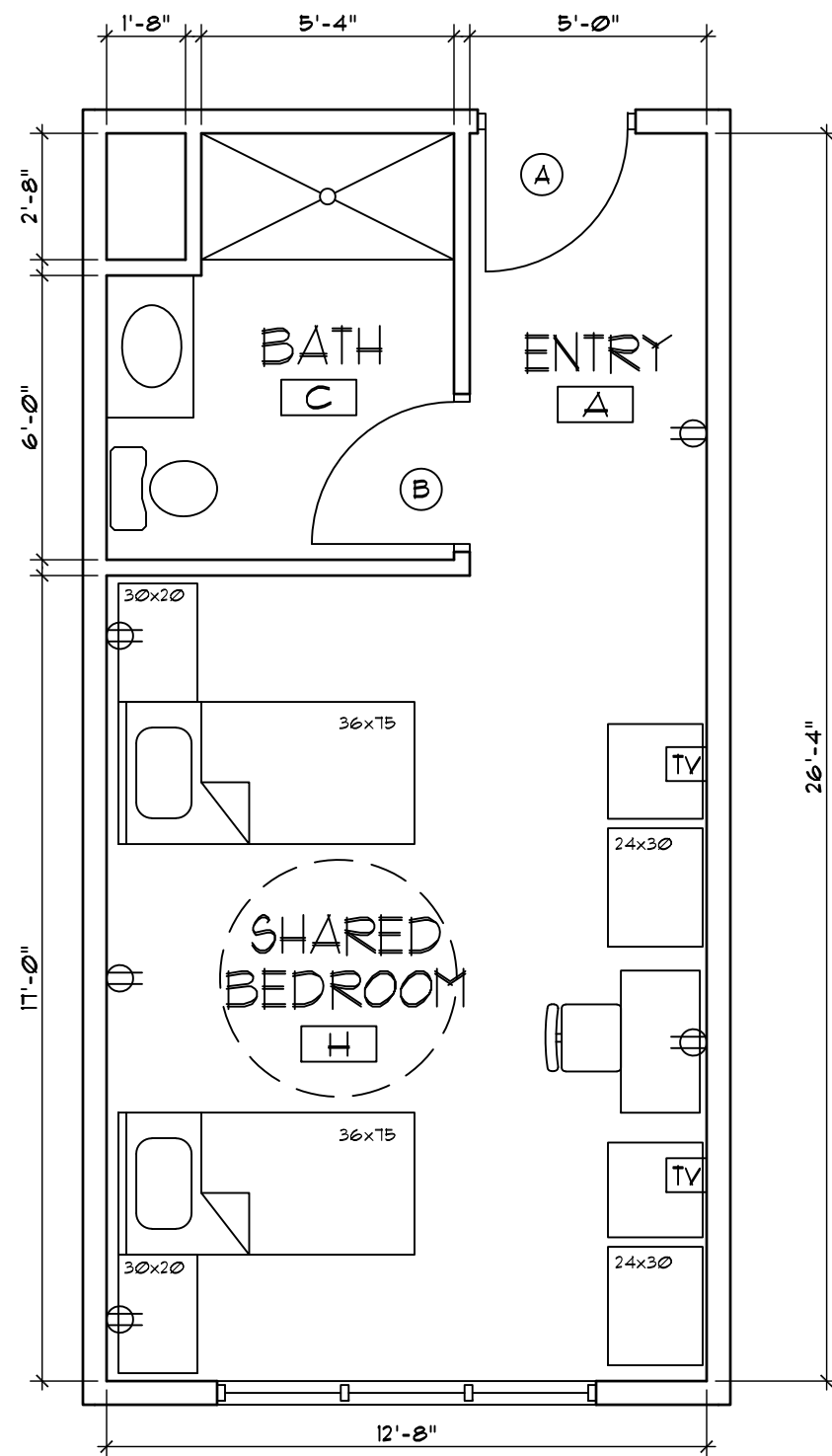
8
A10
TYPICAL LAVATORY FLOOR PLAN
SCALE: 1/2" = 1'-0"



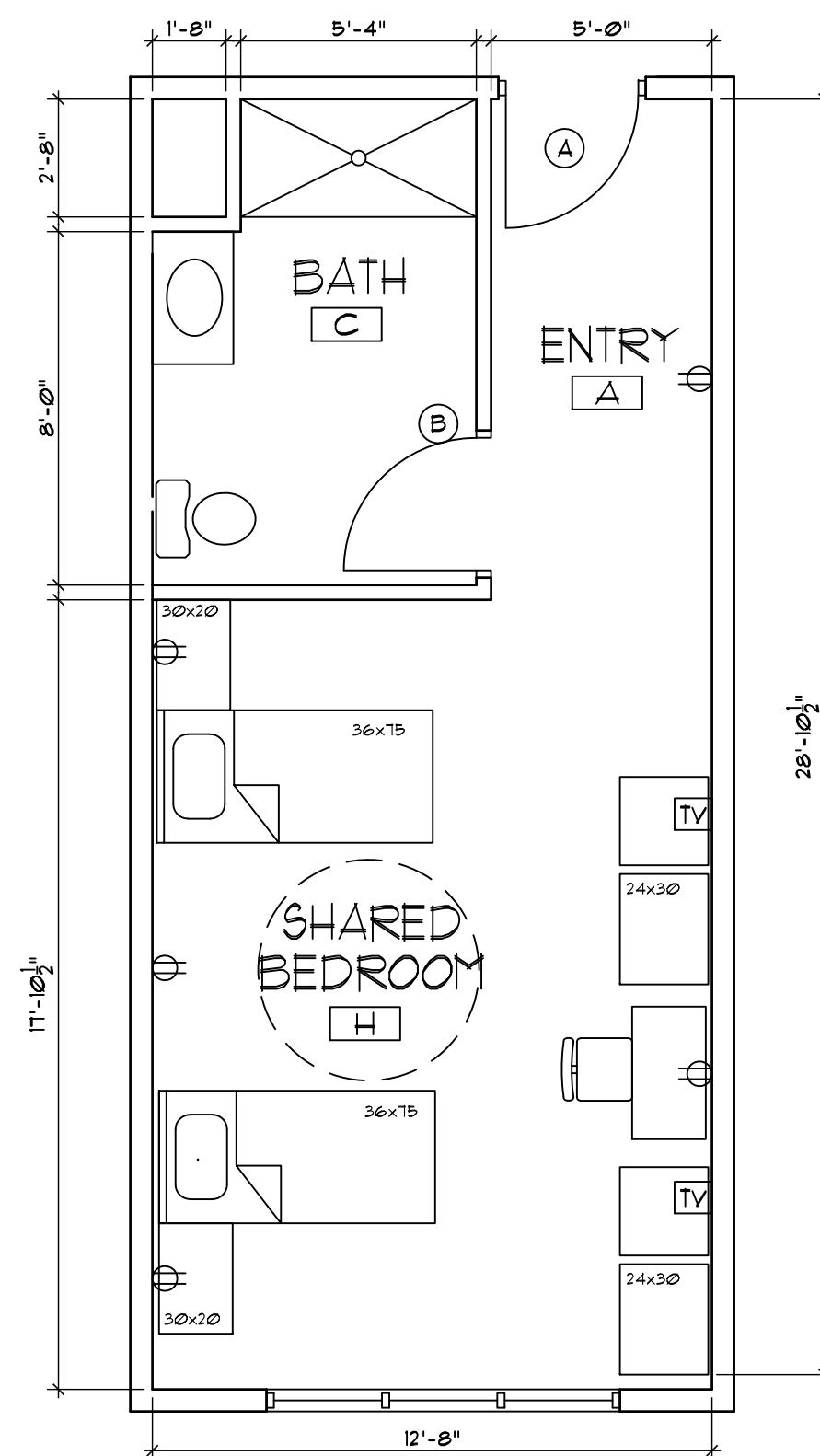
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TYPICAL LAVATORY ELEVATION
SCALE: 1/2" = 1'-0"



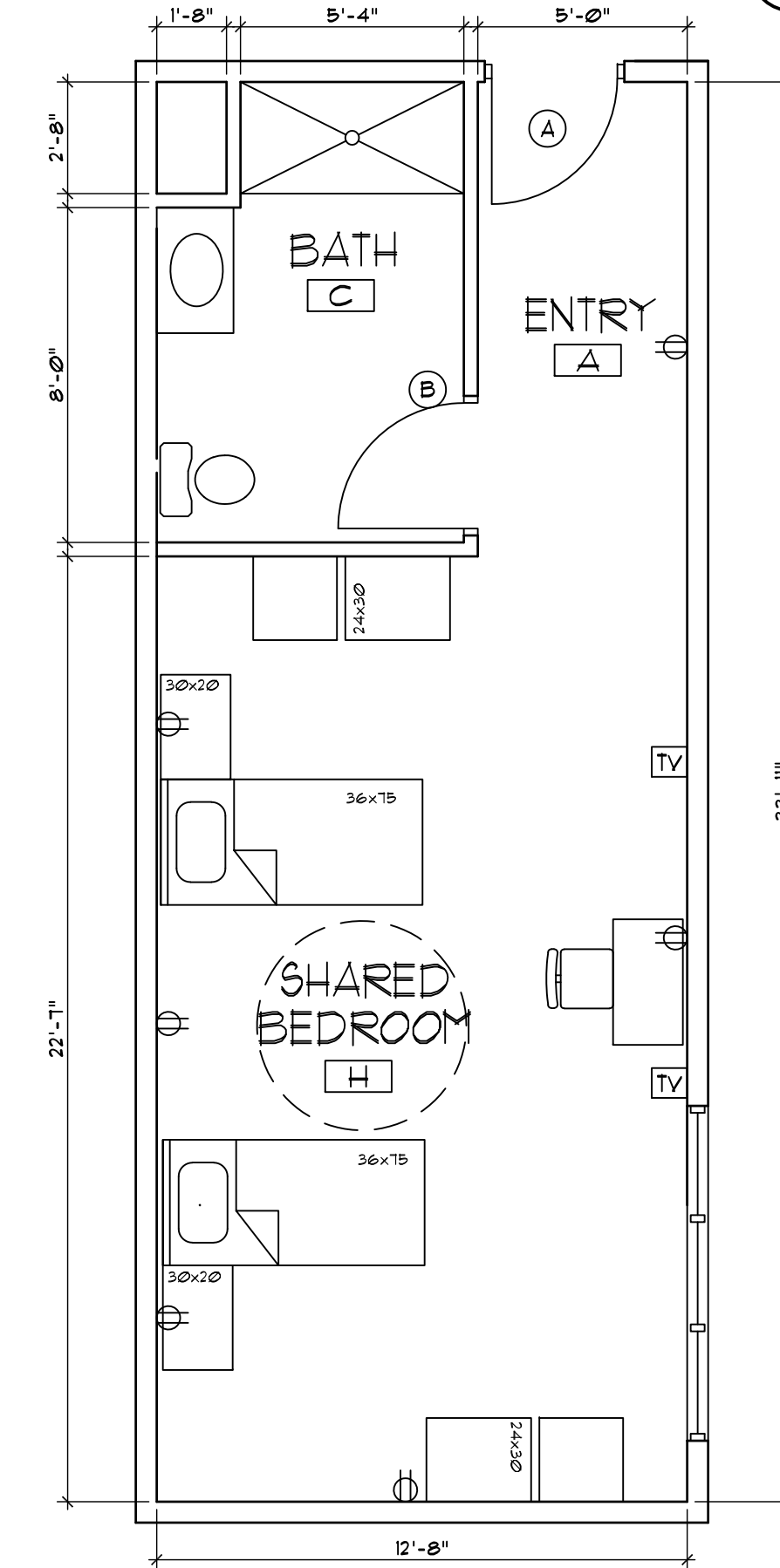
3
A10
TYPICAL FS APARTMENT LAYOUT
SCALE: 1/4" = 1'-0"



4
A10
TYPICAL SD APARTMENT LAYOUT
SCALE: 1/4" = 1'-0"



5
A10
TYPICAL SD-HC APARTMENT LAYOUT (211 & 212)
SCALE: 1/4" = 1'-0"



6
A10
TYPICAL SD-HC APARTMENT LAYOUT (205 & 217)
SCALE: 1/4" = 1'-0"

PROGRESS SET
08-12-2020

TYPICAL UNIT PLANS &
TYPICAL BATHROOM DETAILS

HARRIS A. SANDERS
ARCHITECTS, P.C.
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210
L'DOR ADULT CARE FACILITY
WEST CLARSTOWN ROAD
NEW CITY N.Y. 10956

A10

PROJECT NO: 03/12/20
DATE: 03/12/20
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS NOTED
NOTES: [List of notes]

DOOR SCHEDULE																	
		DOOR				FRAME				GLASS			HARDWARE				
MK	QTY	WIDTH	HGT	THK	TYPE	MAT	CORE	TYPE	MAT	LABEL	TYPE	THK	MK	SET	LABEL	REMARKS	
A	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	A	1	45 MIN	SMOKE SEAL GASKET	
B	1	3'-0"	6'-8"	1 3/8"	D3	WD	SC	B	WD	-	-	-	B	2	-	PRIVACY LOCK SET	
C	2	2'-6"	6'-8"	1 3/8"	D4	WD	HC	C	WD	-	-	-	C	3	-	SLIDING CLOSET DOORS	
D	1	3'-0"	6'-8"	1 3/8"	D3	WD	SC	B	WD	-	-	-	D	4	-	PRIVACY LOCK SET	
B01	1	3'-0"	6'-8"	1 3/4"	D5	HM	INS	AL-1	HM	-	-	-	B01	5	-	PASSAGE FUNCTION EXIT DEVICE	
B02	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	B02	6	45 MIN	STOREROOM FUNCTION LOCKSET	
B03	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	B03	6	45 MIN	STOREROOM FUNCTION LOCKSET	
B04	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	B04	7	45 MIN	STOREROOM FUNCTION LOCKSET	
B05	2	3'-0"	6'-8"	1 3/4"	D8	HM	FR	D	HM	45 MIN	-	-	B05	8	45 MIN	STOREROOM FUNCTION LOCKSET	
B06	2	3'-0"	6'-8"	1 3/4"	D7	HM	FR	AL-1	HM	45 MIN	-	-	B06	9	45 MIN	PASSAGE FUNCTION EXIT DEVICE	
B07	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	B07	10	45 MIN	STOREROOM FUNCTION LOCKSET	
B08	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	B08	11	45 MIN	OFFICE FUNCTION LOCKSET	
B09	2	3'-0"	6'-8"	1 3/4"	D8	HM	FR	A	HM	45 MIN	-	-	B09	8	45 MIN	STOREROOM FUNCTION LOCKSET	
B10	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	B10	10	45 MIN	STOREROOM FUNCTION LOCKSET	
B10A	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	B10A	12	45 MIN	PRIVACY W/ OCCUPANCY INDICATOR	
B11	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	B11	13	45 MIN	PRIVACY LOCK SET	
B12	2	3'-0"	6'-8"	1 3/4"	D7	HM	FR	AL-1	HM	45 MIN	-	-	B12	9	45 MIN	PASSAGE FUNCTION EXIT DEVICE	
B13	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	B13	14	45 MIN	STOREROOM FUNCTION LOCKSET	
B14	1	2'-8"	6'-8"	1 3/4"	D2	HM	FR	D	HM	45 MIN	-	-	B14	15	45 MIN	STOREROOM FUNCTION LOCKSET	
B15	1	2'-8"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	B15	16	45 MIN	STOREROOM FUNCTION LOCKSET	
B16	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	B16	12	45 MIN	PRIVACY W/ OCCUPANCY INDICATOR	
B17	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	B17	17	45 MIN	PRIVACY W/ OCCUPANCY INDICATOR	
B18	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	B18	17	45 MIN	PRIVACY W/ OCCUPANCY INDICATOR	
B19	1	3'-0"	6'-8"	1 3/4"	D5	HM	FR	AL-1	HM	45 MIN	-	-	B19	5	45 MIN	PASSAGE FUNCTION EXIT DEVICE	
B20	1	3'-0"	6'-8"	1 3/4"	D5	HM	FR	AL-1	HM	45 MIN	-	-	B19	5	45 MIN	PASSAGE FUNCTION EXIT DEVICE	
101	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	101	18	45 MIN	PASSAGE FUNCTION EXIT DEVICE	
102	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	102	14	45 MIN	STOREROOM FUNCTION LOCKSET	
103	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	103	14	45 MIN	STOREROOM FUNCTION LOCKSET	
104	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	104	14	45 MIN	STOREROOM FUNCTION LOCKSET	
105	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	105	18	45 MIN	PASSAGE FUNCTION EXIT DEVICE	
106	1	3'-0"	6'-8"	1 3/4"	D5	HM	INS	AL-1	HM	-	-	-	106	5	-	PASSAGE FUNCTION EXIT DEVICE	
107	2	3'-0"	6'-8"	1 3/4"	D7	HM	FR	A	HM	45 MIN	FR	1/4"	107	19	45 MIN	PASSAGE FUNCTION LOCKSET	
108	1	3'-0"	6'-8"	1 3/4"	D6	HM	FR	A	HM	45 MIN	FR	1/4"	108	20	45 MIN	PASSAGE FUNCTION LOCKSET	
109	1	3'-0"	6'-8"	1 3/4"	D9	HM	FR	A	HM	45 MIN	-	-	109	20	45 MIN	STOREROOM FUNCTION LOCKSET	
110	2	3'-0"	7'-0"	1 3/4"	AL-1	INS	INS	AL-1	AL	-	TEMPINS	1"	110	18	-	PASSAGE FUNCTION EXIT DEVICE	
111	1	3'-0"	6'-8"	1 3/4"	D10	HM	FR	A	HM	45 MIN	-	-	111	22	45 MIN	PRIVACY FUNCTION LOCKSET	
112	1	3'-0"	6'-8"	1 3/4"	D10	HM	FR	A	HM	45 MIN	-	-	112	22	45 MIN	PRIVACY FUNCTION LOCKSET	
113	1	3'-0"	6'-8"	1 3/4"	D3	HM	FR	B	HM	45 MIN	-	-	113	23	-	STOREROOM FUNCTION LOCKSET	
114	1	3'-0"	6'-8"	1 3/4"	D3	HM	FR	B	HM	45 MIN	-	-	114	24	-	OFFICE FUNCTION LOCKSET	
115	1	2'-6"	6'-8"	1 3/4"	D2	HM	FR	B	HM	45 MIN	-	-	115	23	-	STOREROOM FUNCTION LOCKSET	
116	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	116	14	45 MIN	STOREROOM FUNCTION LOCKSET	
117	2	3'-0"	7'-0"	1 3/4"	AL-1	INS	INS	AL-1	AL	-	TEMPINS	1"	117	18	-	PASSAGE FUNCTION EXIT DEVICE W/ SIDELIGHT	
118	2	3'-0"	7'-0"	1 3/4"	AL-1	INS	INS	AL-1	AL	-	TEMPINS	1/4"	118	18	-	PASSAGE FUNCTION EXIT DEVICE W/ SIDELIGHT	
119	2	3'-0"	7'-0"	1 3/4"	AL-1	INS	INS	AL-1	AL	-	TEMPINS	1"	119	18	-	PASSAGE FUNCTION EXIT DEVICE	
120	2	3'-0"	7'-0"	1 3/4"	AL-1	INS	INS	AL-1	AL	-	TEMPINS	1"	120	18	-	PASSAGE FUNCTION EXIT DEVICE	
121	1	3'-0"	6'-8"	1 3/4"	D3	HM	FR	A	HM	45 MIN	-	-	121	25	45 MIN	OFFICE FUNCTION LOCKSET	
122	1	3'-0"	6'-8"	1 3/4"	D6	HM	FR	A	HM	45 MIN	-	-	122	26	45 MIN	CLASSROOM FUNCTION ELECTRONIC LOCKSET	
123	2	3'-0"	6'-8"	1 3/4"	D7	HM	FR	A	HM	45 MIN	FR	1/4"	123	21	45 MIN	CLASSROOM FUNCTION ELECTRONIC LOCKSET	
124	1	3'-0"	6'-8"	1 3/4"	D3	HM	FR	A	HM	45 MIN	-	-	124	25	45 MIN	OFFICE FUNCTION LOCKSET	
125	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	125	25	45 MIN	OFFICE FUNCTION LOCKSET	
126	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	126	26	45 MIN	CLASSROOM FUNCTION ELECTRONIC LOCKSET	
127	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	127	24	45 MIN	OFFICE FUNCTION LOCKSET W/ SIDELIGHT	
128	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	128	26	45 MIN	CLASSROOM FUNCTION ELECTRONIC LOCKSET	
129	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	129	24	45 MIN	OFFICE FUNCTION LOCKSET	
130	1	2'-6"	6'-8"	1 3/4"	D2	HM	FR	D	HM	45 MIN	-	-	130	27	45 MIN	STOREROOM FUNCTION LOCKSET	
131	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	131	13	45 MIN	PRIVACY LOCK SET	
132	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	132	24	45 MIN	OFFICE FUNCTION LOCKSET	
133	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	133	21	45 MIN	CLASSROOM FUNCTION ELECTRONIC LOCKSET	
134	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	134	25	45 MIN	OFFICE FUNCTION LOCKSET	
135	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	135	25	45 MIN	OFFICE FUNCTION LOCKSET	
136	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	136	25	45 MIN	OFFICE FUNCTION LOCKSET	
137	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	137	25	45 MIN	OFFICE FUNCTION LOCKSET	
138	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	138	13	45 MIN	PRIVACY LOCK SET	
139	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	139	13	45 MIN	PRIVACY LOCK SET	
140	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	140	18	45 MIN	PASSAGE FUNCTION LOCKSET	
141	2	3'-0"	6'-8"	1 3/4"	D7	HM	FR	A	HM	45 MIN	FR	1/4"	141	19	45 MIN	PASSAGE FUNCTION LOCKSET	
142	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	142	18	45 MIN	PASSAGE FUNCTION EXIT DEVICE	
143	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	143	14	45 MIN	STOREROOM FUNCTION LOCKSET	
144	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	144	25	45 MIN	OFFICE FUNCTION LOCKSET	
145	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	145	25	45 MIN	OFFICE FUNCTION LOCKSET	
146	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	146	14	45 MIN	STOREROOM FUNCTION LOCKSET	
147	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	147	18	45 MIN	PASSAGE FUNCTION EXIT DEVICE	
148	1	3'-0"	6'-8"	1 3/4"	D5	HM	INS	AL-1	HM	-	-	-	148	5	-	PASSAGE FUNCTION EXIT DEVICE	
201	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	201	18	45 MIN	PASSAGE FUNCTION EXIT DEVICE	
202	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	202	14	45 MIN	STOREROOM FUNCTION LOCKSET	
203	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	203	14	45 MIN	STOREROOM FUNCTION LOCKSET	
204	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	204	14	45 MIN	STOREROOM FUNCTION LOCKSET	
205	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	205	14	45 MIN	STOREROOM FUNCTION LOCKSET	
206	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	206	18	45 MIN	PASSAGE FUNCTION EXIT DEVICE	
207	2	3'-0"	6'-8"	1 3/4"	D7	HM	FR	A	HM	45 MIN	FR	1/4"	207	19	45 MIN	PASSAGE FUNCTION LOCKSET	
208	1	3'-0"	6'-8"	1 3/4"	D6	HM	FR	A	HM	45 MIN	FR	1/4"	208	20	45 MIN	PASSAGE FUNCTION LOCKSET	
209	1	3'-0"	6'-8"	1 3/4"	D9	HM	FR	A	HM	45 MIN	-	-	209	20	45 MIN	STOREROOM FUNCTION LOCKSET	
210	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	210	14	45 MIN	STOREROOM FUNCTION LOCKSET	
211	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	211	26	45 MIN	CLASSROOM FUNCTION ELECTRONIC LOCKSET	
212	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	212	26	45 MIN	CLASSROOM FUNCTION ELECTRONIC LOCKSET	
213	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	213	24	45 MIN	OFFICE FUNCTION LOCKSET	
214	1	3'-0"	6'-8"	1 3/8"	D3	WD	SC	B	WD	-	-	-	214	2	-	PRIVACY LOCK SET	
215	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	215	14	45 MIN	STOREROOM FUNCTION LOCKSET	
216	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	216	24	45 MIN	OFFICE FUNCTION LOCKSET	
217	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	217	24	45 MIN	OFFICE FUNCTION LOCKSET	
218	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	218	21	45 MIN	CLASSROOM FUNCTION ELECTRONIC LOCKSET	
219	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	219	14	45 MIN	STOREROOM FUNCTION LOCKSET	
220	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	220	13	45 MIN	PRIVACY LOCK SET	
221	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	221	13	45 MIN	PRIVACY LOCK SET	
222	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM	45 MIN	-	-	222	18	45 MIN	PASSAGE FUNCTION LOCKSET	
223	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	D	HM	45 MIN	-	-	223	14	45 MIN	STOREROOM FUNCTION LOCKSET	
224	2	3'-0"	6'-8"	1 3/4"	D7	HM	FR	A	HM	45 MIN	FR	1/4"	224	19	45 MIN	PASSAGE FUNCTION LOCKSET	
225	1	3'-0"	6'-8"	1 3/4"	D1	HM	FR	A	HM</								

ROOM FINISH SCHEDULE
L'DOR Adult Care Facility

RM.	DESIGNATION	FLOOR	BASE	HGT	MAT	NORTH	EAST	SOUTH	WEST	MAT	TYPE	HGT.	REMARKS
A	ENTRY	LVP 1	WD 1	-	-	PGB	PGB	PGB	PGB	PGB	1, 4	9'-0"	
B	CLOSET 1	LVP 1	WD 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	1, 4	9'-0"x8'-0"	POLE & SHELF
C	BATHROOM	SV 1	WD 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	1, 4, 3	9'-0"x8'-0"	
D	BEDROOM 1	LVP 1	WD 1	-	-	PGB	PGB	PGB	PGB	PGB	1, 4	9'-0"	
E	CLOSET 2	LVP 1	WD 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	1, 4	9'-0"	POLE & SHELF
F	BEDROOM 2	LVP 1	WD 1	-	-	PGB	PGB	PGB	PGB	PGB	1, 4	9'-0"	
G	CLOSET 3	LVP 1	WD 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	1, 4	9'-0"	POLE & SHELF
H	SHARED BEDROOM	LVP 1	WD 1	-	-	PGB	PGB	PGB	PGB	PGB	1, 4	9'-0"	
B01	STAIR 1	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	2	10'-0"	VINYL TREADS & RISERS, SEE STAIR DETAILS
B02	MECHANICAL	CONC	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	SEAL CONCRETE
B03	ELECTRIC	CONC	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	SEAL CONCRETE
B04	CORRIDOR	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	13, 3, A	9'-0"x8'-0"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
B05	PANTRY	CONC	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
B06	ELEVATOR HALL	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	13, 3, A	9'-0"x8'-0"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
B07	PHYSICAL THERAPY	LVP 2	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
B08	OFFICE	LVP 2	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
B09	BEAUTY PARLOR	LVP 2	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
B10	STORAGE	CONC	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
B11	LAVATORY	SV 5	VBC 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	13	9'-0"x8'-0"	
B12	STAIR 2	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	2	10'-0"	VINYL TREADS & RISERS, SEE STAIR DETAILS
B13	STORAGE	CONC	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
B14	CLOSET	CONC	VBC 1	-	-	PGB	PGB	PGB	PGB	GB/PGB	13	9'-0"x8'-0"	
B15	WATER	CONC	VBC 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	13	9'-0"x8'-0"	
B16	STAFF LOCKER ROOM	SV 5	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
B17	MEN	SV 5	VBC 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	13	9'-0"x8'-0"	
B18	WOMEN	SV 5	VBC 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	13	9'-0"x8'-0"	
B19	STAIR 3	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	2	10'-0"	VINYL TREADS & RISERS, SEE STAIR DETAILS
101	STAIR 1	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	2	10'-0"	VINYL TREADS & RISERS, SEE STAIR DETAILS
102	SOUTH HALL 1	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	23, 3, A	10'-0"x8'-0"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
103	STORAGE	VCT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
104	JANITOR'S CLOSET	SV 2	VBC 2	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
105	SOUTH HALL 2	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	23, 3, A	10'-0"x8'-0"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
106	STORAGE	VCT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
107	STAIR 4	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	2	10'-0"	VINYL TREADS & RISERS, SEE STAIR DETAILS
108	CENTER HALL 1	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	23, 3, A	10'-0"x8'-0"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
109	LAUNDRY	SV 3	VBC 2	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
110	LINEN	SV 3	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
111	LOUNGE	CPT	CPT	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
112	WAITING ROOM	CPT	CPT	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
113	KITCHEN	SV 4	VBC 2	-	-	FRP	FRP	FRP	FRP	GB/ACT	1/8	9'-0"x8'-0"	SEE KITCHEN DETAILS
114	DISHWASH	SV 4	VBC 2	-	-	FRP	FRP	FRP	FRP	GB/ACT	1/8	9'-0"x8'-0"	SEE KITCHEN DETAILS
115	WORK ROOM	SV 4	VBC 2	-	-	FRP	FRP	FRP	FRP	GB/ACT	1/8	9'-0"x8'-0"	SEE KITCHEN DETAILS
116	PANTRY	SV 4	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
117	OFFICE	SV 4	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
118	CLOSET	SV 4	VBC 1	-	-	PGB	PGB	PGB	PGB	GB/PGB	13	9'-0"x8'-0"	
119	JANITOR'S CLOSET	SV 2	VBC 2	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
120	VESTIBULE	WALK-OFF	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
121	ENTRY HALL	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB	13, 3, A	9'-0"x8'-0"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
122	LOBBY	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB	13, 3, A	9'-0"x8'-0"	CHAIR RAIL WITH BUMPER RAIL
123	AIDE STATION	LVP 2	VBC 1	-	-	PGB	PGB	PGB	PGB	GB/PGB	13, 3, A	9'-0"x8'-0"	
124	MED ROOM	LVP 2	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
125	DINING ROOM	LVP 3	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
126	PRIVATE DINING	LVP 3	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
127	HALL	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB	13, 3, A	9'-0"x8'-0"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
128	LAVATORY	SV 5	VBC 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	13	9'-0"x8'-0"	
129	LAVATORY	SV 5	VBC 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	13	9'-0"x8'-0"	
130	CENTER HALL 2	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	23, 3, A	10'-0"x8'-0"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
131	LOUNGE	CPT	CPT	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
132	RECEPTION	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
133	CONFERENCE	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
134	ADMIN	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
135	ASSISTANT ADMIN	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
136	STORAGE	LVP 2	VBC 1	-	-	PGB	PGB	PGB	PGB	GB/PGB	13	9'-0"x8'-0"	POLE & SHELF, DOUBLE CEILING
137	HALL	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
138	COPY	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
139	LAVATORY	SV 5	VBC 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	13	9'-0"x8'-0"	
140	CASE MGR	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
141	RN	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
142	LPN	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
143	STAIR 2	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	2	10'-0"	VINYL TREADS & RISERS, SEE STAIR DETAILS
144	STAIR 3	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	2	10'-0"	VINYL TREADS & RISERS, SEE STAIR DETAILS
145	NORTH HALL 1	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	23, 3, A	10'-0"x8'-0"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
146	JANITOR'S CLOSET	SV 2	VBC 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	13	9'-0"x8'-0"	
147	WAITING ROOM	CPT	CPT	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
148	DOCTOR	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
149	THERAPY	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
150	NORTH HALL 2	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	23, 3, A	10'-0"x8'-0"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
151	STORAGE	VCT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	1	9'-0"	
152	STAIR 5	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	2	10'-0"	VINYL TREADS & RISERS, SEE STAIR DETAILS

201	STAIR 1	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	VINYL TREADS & RISERS, SEE STAIR DETAILS
202	SOUTH HALL 1	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	43, 3, A	10'-0"x7'-8"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
203	CLEAN LINEN	SV 3	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
204	STORAGE	SV 3	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
205	JANITOR	SV 2	VBC 2	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
206	SOUTH HALL 2	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	43, 3, A	10'-0"x7'-8"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
207	STORAGE	SV 3	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
208	STAIR 4	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
209	SOUTH ELEVATOR LOBBY	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	43, 3, A	10'-0"x7'-8"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
210	LAUNDRY	SV 3	VBC 2	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
211	LINEN	SV 3	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
212	LIBRARY/QUIET ROOM	CPT	CPT	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
213	HALL	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
214	COMPUTER ROOM	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	GB/PGB/ACT	43, 3, A	10'-0"x7'-8"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
215	TV ROOM	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
216	CENTER HALL	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
217	AIDE STATION	LVP 2	VBC 1	-	-	PGB	PGB	PGB	PGB	GB/PGB/ACT	43, 3, A	10'-0"x8'-0"	
218	OFFICE/WORKROOM	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
219	LAVATORY	SV 5	VBC 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	43	9'-0"x8'-0"	
220	STORAGE	LVP 2	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
221	ACTIVITIES OFFICE	LVP 2	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
222	LOUNGE	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	43, 3, A	10'-0"x7'-8"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
223	ACTIVITIES	LVP 2	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
224	STORAGE	LVP 2	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
225	LAVATORY	SV 5	VBC 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	43	9'-0"x8'-0"	
226	LAVATORY	SV 5	VBC 2	-	-	PGB	PGB	PGB	PGB	GB/PGB	43	9'-0"x8'-0"	
227	STAIR 2	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
228	STORAGE	VCT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
229	STAIR 3	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
230	NORTH HALL	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	43, 3, A	10'-0"x7'-8"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
231	CLEAN LINEN	SV 3	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
232	MECHANICAL	SV 3	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
233	JANITOR	SV 2	VBC 2	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
234	NORTH ELEVATOR LOBBY	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	43, 3, A	10'-0"x7'-8"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
235	NORTH HALL 2	CPT	CPT	3'-0"	PGB	PGB	PGB	PGB	PGB	GB/PGB/ACT	43, 3, A	10'-0"x7'-8"	CHAIR RAIL WITH BUMPER RAIL, DOUBLE CEILING, SEE REFLECTED CEILING PLAN
236	TUB ROOM	SV 5	VBC 2	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
237	STORAGE	VCT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	
238	STAIRS	CPT	VBC 1	-	-	PGB	PGB	PGB	PGB	PGB	4	9'-0"	

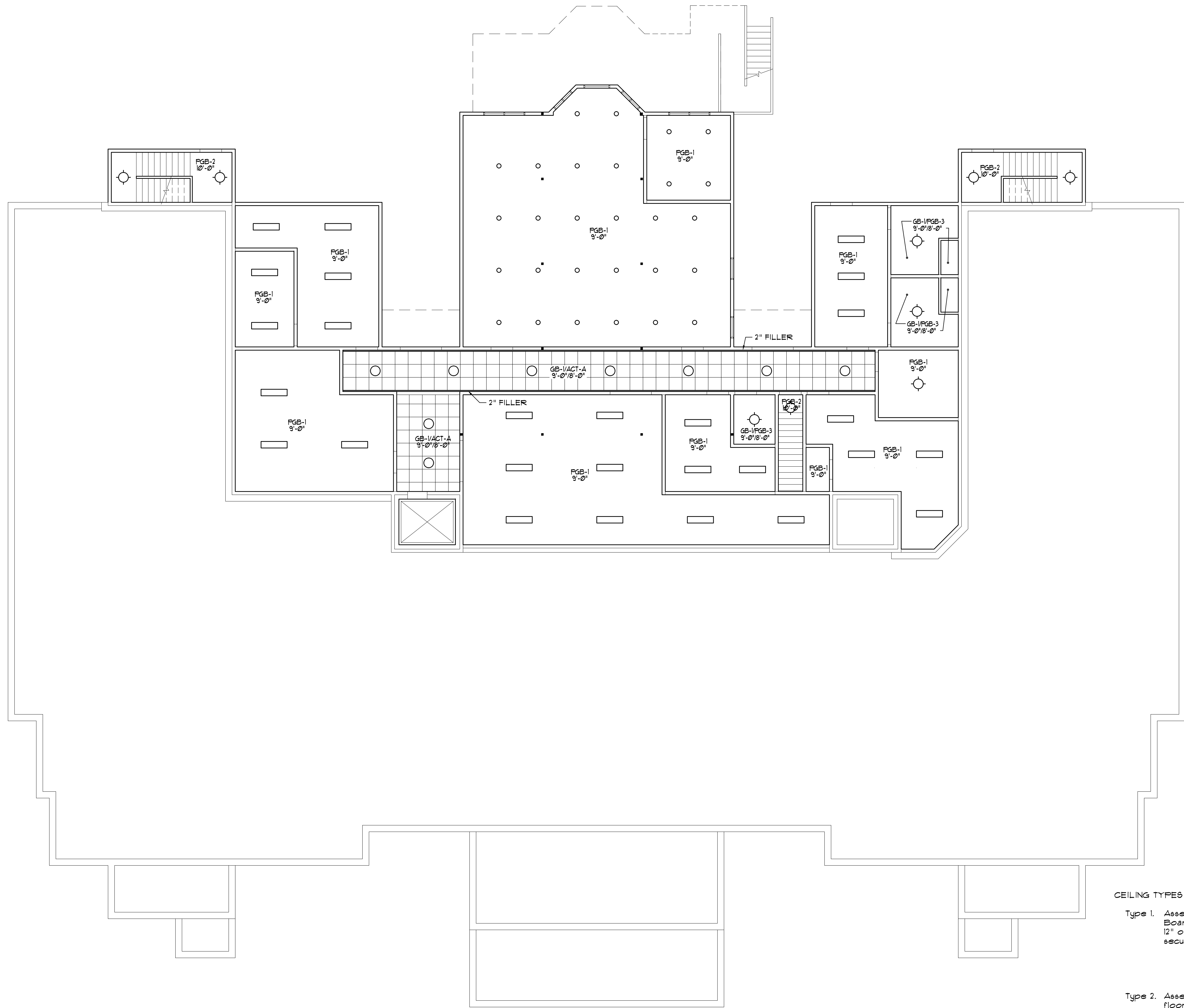
LVP = LUXURY VINYL PLANK

CONC = CONCRETE

CPT = CARPET

SV = SHEET VINYL

VCT = VINYL BASE COMPOSITION TILE



- CEILING TYPES
- Type 1. Assembly at Wood Trusses (1 hr Rating UL Design LB28): 5/8" Gypsum Board F.C. Type C applied at right angles to resilient furring channel with 1" Type S drywall screws 12" oc and 1-1/2" from edges and joints located mid-way between continuous channels 16" oc secured with 1 1/4" long No.6 Type S Bugle Herd screws to parallel chord wood trusses 24" oc supporting 3/4" nominal floor sheathing with exterior glue, T&G edges, perpendicular to trusses, joints staggered 4' with construction adhesive and No. 6d ring shank nails 12" oc. Adhesive applied to each top chord and grooved edges of plywood. 6" sound attenuating insulation.
- Type 2. Assembly at Wood Joists (1 hr Rating UL Design LB28): 5/8" Type X Gypsum Board ceiling, 3/4" floor sheathing with exterior glue screwed and glue to 2x joists, 6" sound attenuating insulation between joists. 1/2" mineral and fiber board.
- Type 3. Suspended Gypsum Board Ceiling (Non-Rated): 5/8" Gypsum Board applied to drywall suspended grid system equal to Armstrong 8183456" sound attenuating insulation.
- Type 4. Ceiling Roof Assembly (1 hr Rating -UL Design F533) Gypsum Board, Wood Joists, Roof Covering: One Layer 5/8" Type C gypsum wallboard applied at right angles to resilient furring channels 12" OC with 1 1/8" Type S drywall screws 8" OC. Gypsum board end joints attached with screws 8" OC to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of wood roof trusses 24" OC with 1 1/4" Type S or W screws. Glass fiber or mineral fiber with kraft paper facing applied directly over gypsum board. Trusses supporting 15/32" plywood or OSB roof sheathing applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" OC.

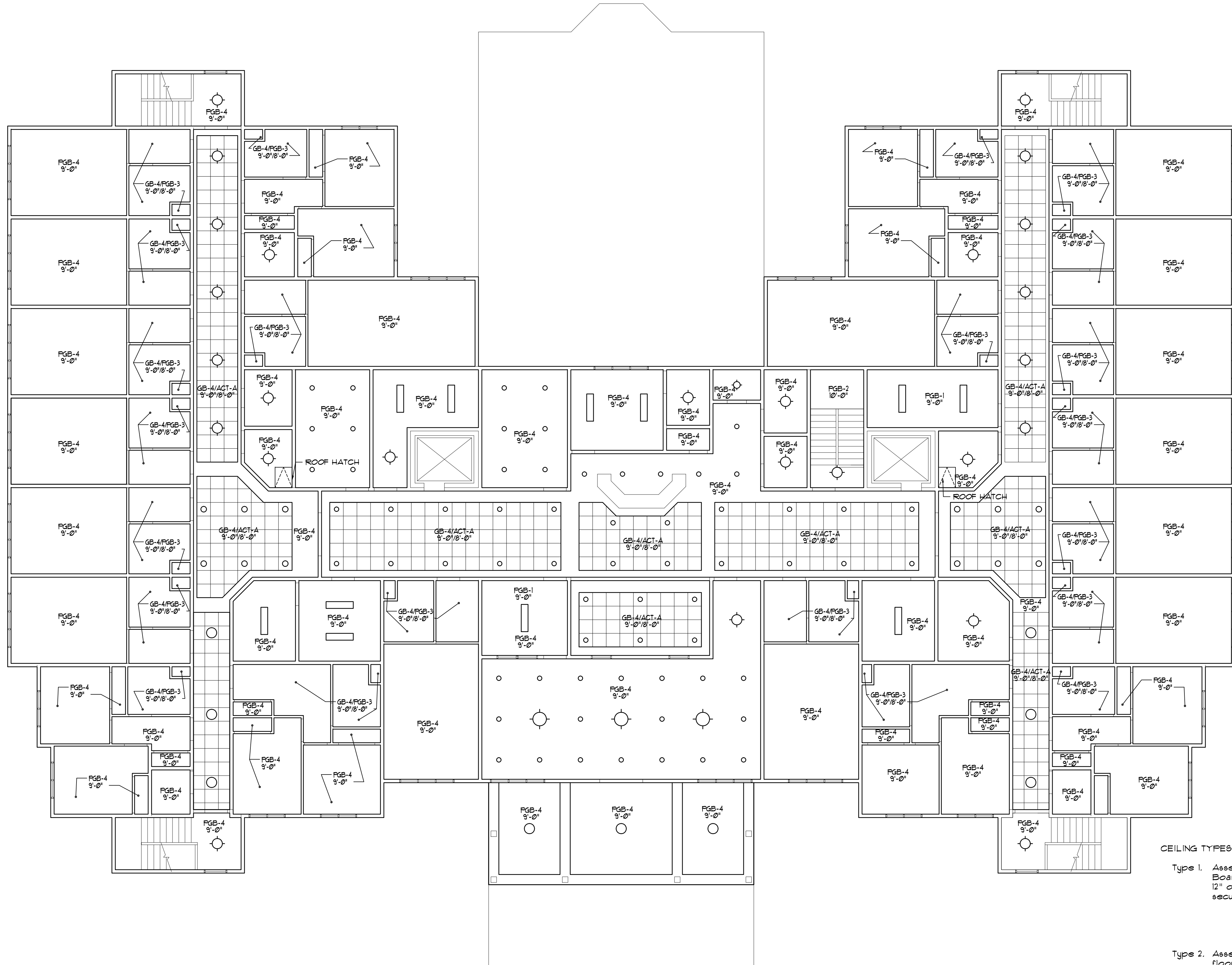
1 BASEMENT REFLECTED CEILING PLAN
A13 SCALE: 1/8" = 1'-0"

PROGRESS SET
08-12-2020

PROJECT NO: DESIGNED BY: DRAWN BY: CHECKED BY: SCALE: NOTES:	DATE: 08/23/20 REVISED:	DATE: 04/26/19 12:53:26 AM FILE NAME: C:\Users\jason\Documents\Drawings\Basis\Basis.dwg PLOT FILE: Basis.dwg PLOT SCALE: 1/8" = 1'-0"
HARRIS A. SANDERS ARCHITECTS, P.C. 252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210 L'DOR ADULT CARE FACILITY WEST CLARKSTOWN ROAD NEW CITY N.Y. 10956		
BASEMENT REFLECTED CEILING PLAN		
AS NOTED		
A13		



- # PROGRESS SET
- ## 08-12-2020



CEILING TYPES

- Type 1. Assembly at Wood Trusses (1 hr Rating UL Design L528): 5/8" Gypsum Board F.C. Type C applied at right angles to resilient furring channel with 1" Type S drywall screws 12" oc and 1-1/2" from edges and joints located mid-way between continuous channels 16" oc secured with 1 1/4" long No.6 Type S Bugle Head screws to parallel chord wood trusses 24" oc supporting 3/4" nominal floor sheathing with exterior glue, T&G edges, perpendicular to trusses, joints staggered 4' with construction adhesive and No. 6d ring shank nails 12" oc. Adhesive applied to each top chord and grooved edges of plywood. 6" sound attenuating insulation.
- Type 2. Assembly at Wood Joists (1 hr Rating UL Design L501): 5/8" Type X Gypsum Board ceiling, 3/4" floor sheathing with exterior glue screwed and glue to 2x joists, 6" sound attenuating insulation between joists. 1/2" mineral and fiber board.
- Type 3. Suspended Gypsum Board Ceiling (Non-Rated): 5/8" Gypsum Board applied to drywall suspended grid system equal to Armstrong 818345.6" sound attenuating insulation.
- Type 4. Ceiling Roof Assembly (1 hr Rating -UL Design F533) Gypsum Board, Wood Joists, Roof Covering: One Layer 5/8" Type C gypsum wallboard applied at right angles to resilient furring channels 12" OC with 1 1/8" Type S drywall screws 8" OC. Gypsum board end joints attached with screws 8" OC to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of wood roof trusses 24" OC with 1 1/4" Type S or W screws. Glass fiber or mineral fiber with kraft paper facing applied directly over gypsum board. Trusses supporting 15/32" plywood or OSB roof sheathing applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" OC.

1
A15

SECOND FLOOR REFLECTED CEILING PLAN

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

PROGRESS SET
08-12-2020

DATE: 08/23/20
PROJECT NO.:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:
NOTES:

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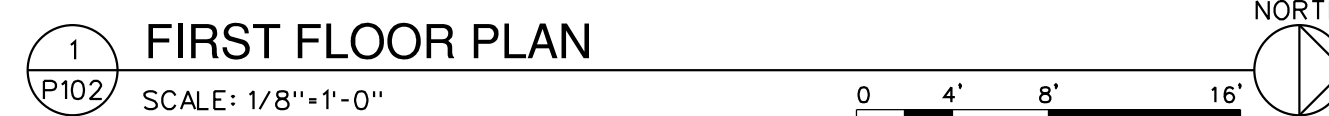
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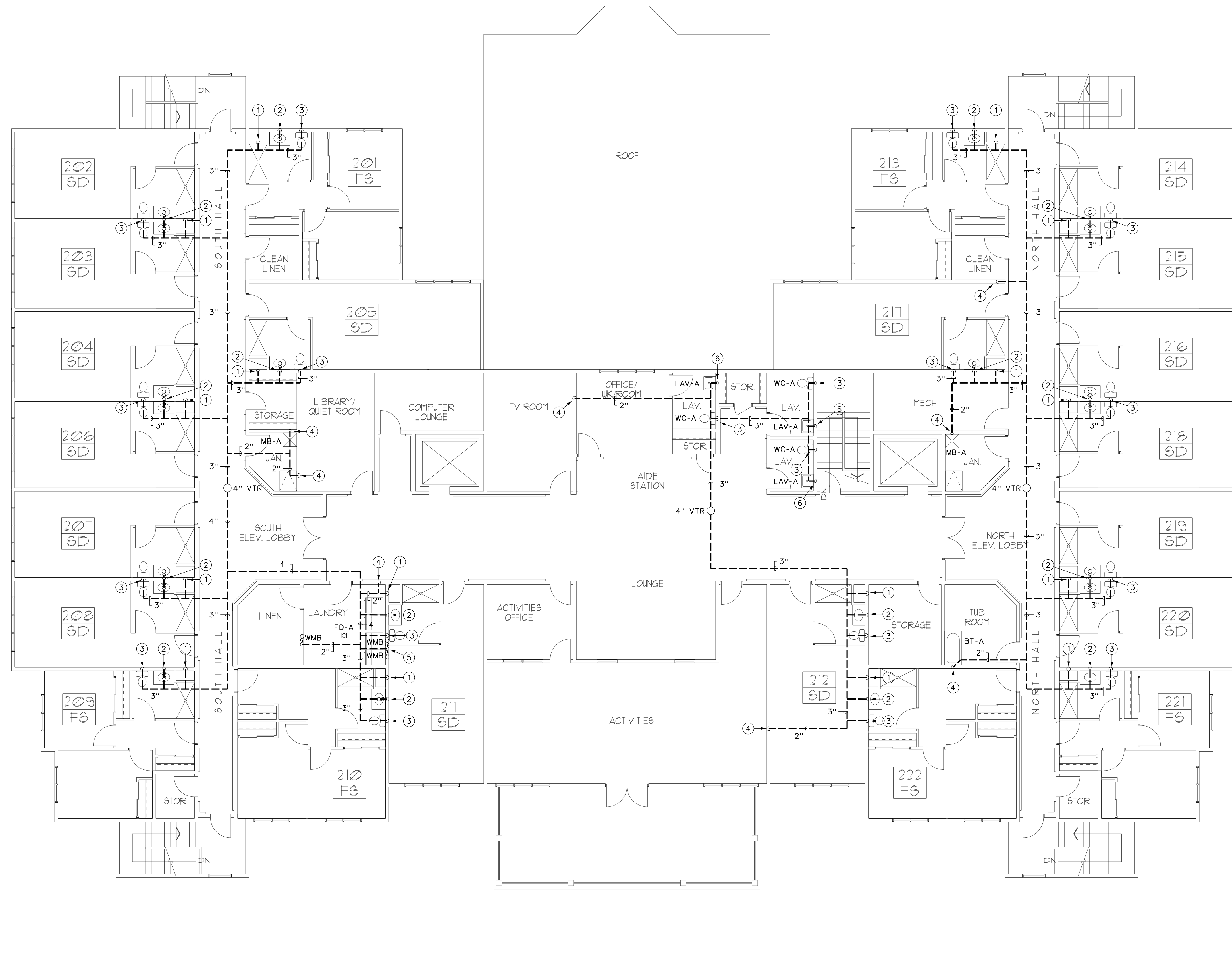
DATE: 08/23/20
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NOTES:





- A. ALL PIPING IS ABOVE THE CEILING UNLESS OTHERWISE INDICATED.
- B. EXISTING PIPING SHOWN HAS BEEN TAKEN FROM AVAILABLE REFERENCE DRAWINGS AND LIMITED SITE VISITS. CONTRACTOR IS ADVISED TO VISIT SITE BEFORE BIDDING, STARTING WORK, OR ORDERING MATERIALS.
- C. ALL PIPING SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE INDICATED.
- D. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO BEGINNING WORK.
- E. ALL SANITARY PIPING SHALL SLOPE AT MINIMUM 1%.
- F. ALL STORM PIPING SHALL SLOPE AT MINIMUM 2% UNLESS OTHERWISE NOTED.
- G. PROVIDE LINK SEAL SEALING SLEEVES AT ALL LOCATIONS WHERE PIPING PENETRATES EXTERIOR WALLS AND FLOOR SLABS ON GRADE.

- ① 2" P-TRAP UP TO SHOWER.
- ② 2" WET VENT UP.
- ③ 2" WASTE DOWN, 2" WET VENT UP, 1-1/2" CONN. TO VANITY SINK.
- ④ 4" WALL CLEANOUT, OFFSET IN WALL TO AVOID VANITY.
- ⑤ 3" SANITARY UP TO TOILET.
- ⑥ 3" WET VENT UP.
- ⑦ 4" DECK PLATE CLEANOUT.
- ⑧ 3" SANITARY UP TO 2ND FLOOR.
- ⑨ 3" P-TRAP UP TO MOP SINK.
- ⑩ 2" VENT UP.
- ⑪ 3" WALL CLEANOUT.
- ⑫ 2" P-TRAP TO WASHING MACHINE BOX, 2" WASTE DOWN, 2" WET VENT UP. SEE X/PX FOR DETAILS.
- ⑬ 4" STANDPIPE FOR ELEVATOR SUMP PUMP DISCHARGE, SEE X/PX.
- ⑭ 2" WASTE UP TO SINK.
- ⑮ 2" WASTE DOWN, 2" VENT UP, 1-1/2" TO SINK.
- ⑯ 3" P-TRAP UP TO FLOOR DRAIN ON 2ND FL.



1 SECOND FLOOR PLAN
P103 SCALE: 1/8"=1'-0" 0 4' 8' 16' NORTH

- GENERAL NOTES:**
- A. ALL PIPING IS ABOVE THE CEILING UNLESS OTHERWISE INDICATED.
 - B. EXISTING PIPING SHOWN HAS BEEN TAKEN FROM AVAILABLE REFERENCE DRAWINGS AND LIMITED SITE VISITS. CONTRACTOR IS ADVISED TO VISIT SITE BEFORE BIDDING, STARTING WORK, OR ORDERING MATERIALS.
 - C. ALL PIPING SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE INDICATED.
 - D. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO BEGINNING WORK.
 - E. ALL SANITARY PIPING SHALL SLOPE AT MINIMUM 1%.
 - F. ALL STORM PIPING SHALL SLOPE AT MINIMUM 2% UNLESS OTHERWISE NOTED.
 - G. PROVIDE LINK SEAL SEALING SLEEVES AT ALL LOCATIONS WHERE PIPING PENETRATES EXTERIOR WALLS AND FLOOR SLABS ON GRADE.

- DRAWING NOTES:**
- ① 2" WET VENT UP AND DOWN FROM SHOWERS.
 - ② 2" WASTE DOWN, 2" VENT UP, 1-1/2" CONN. TO VANITY SINK(S).
 - ③ 3" VENT UP FROM TOILET STACK.
 - ④ 2" VENT UP.
 - ⑤ 2" P-TRAP TO WASHING MACHINE BOX, 2" WASTE DOWN, 2" VENT UP. SEE X/PX FOR DETAIL.
 - ⑥ 2" WASTE DOWN, 2" VENT UP, 1-1/2" TO SINK.



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ME Project # 20095
Schematic Design
08/11/20
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DATE: 8/11/2020
REVISIONS

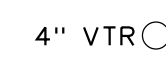
PROJECT NO. 20095
DESIGNED BY: MUC
DRAWN BY: MUC
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

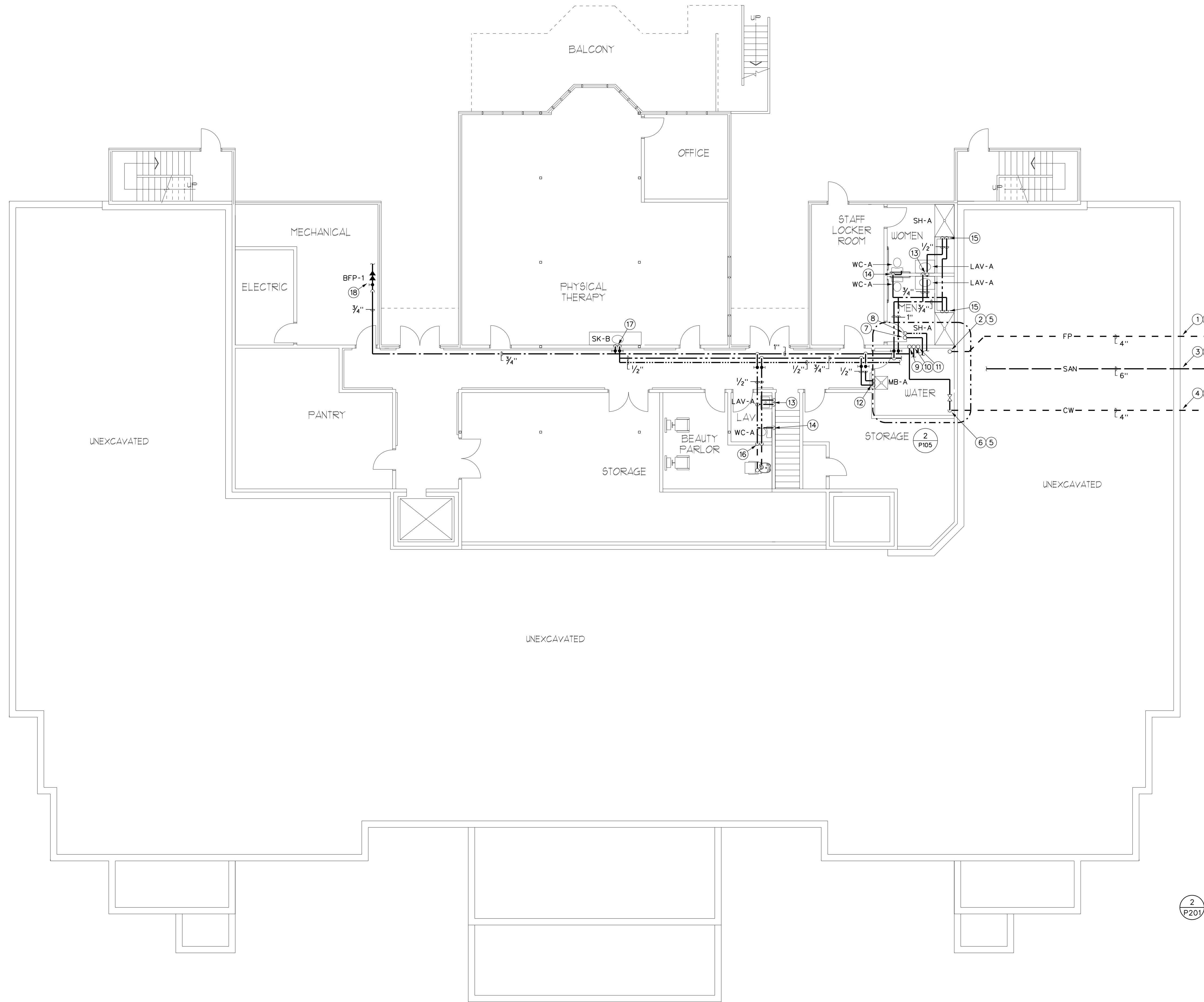
SECOND FLOOR
SANITARY PLAN

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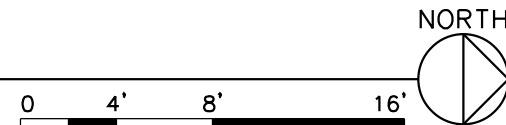
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SHEET NO.
P103





1
P201
BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

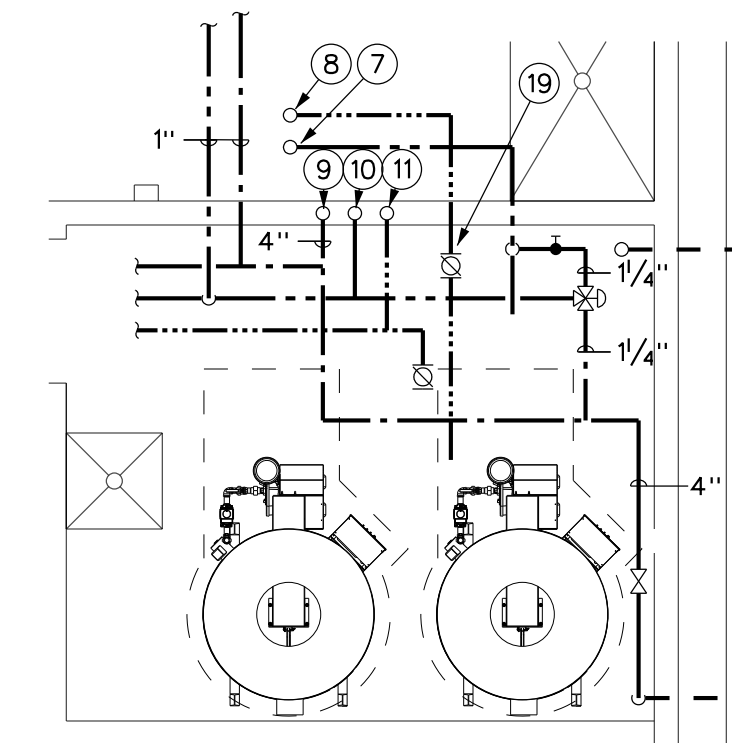


GENERAL NOTES:

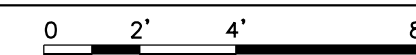
- ALL PIPING IS ABOVE THE CEILING UNLESS OTHERWISE INDICATED.
- ALL PIPING SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE INDICATED.
- COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO BEGINNING WORK.
- ALL SANITARY PIPING SHALL SLOPE AT MINIMUM 1%.
- ALL STORM PIPING SHALL SLOPE AT MINIMUM 2% UNLESS OTHERWISE NOTED.
- PROVIDE LINK SEAL SEALING SLEEVES AT ALL LOCATIONS WHERE PIPING PENETRATES EXTERIOR WALLS AND FLOOR SLABS ON GRADE.

DRAWING NOTES:

- 4" FIRE PROTECTION MAIN, MAINTAIN 5' LATERAL SEPERATION FROM SEWER.
- 4" FIRE PROTECTION MAIN RISER UP, PROVIDE GATE VALVE IN RISER. CONTINUED BY FP CONTRACTOR.
- 6" SANITARY MAIN, MAINTAIN 5' LATERAL SEPERATION FROM WATER.
- 4" DOMESTIC WATER MAIN, MAINTAIN 5' LATERAL SEPERATION FROM SEWER.
- SEAL PENETRATION WATERTIGHT.
- 4" WATER MAIN RISER UP, PROVIDE GATE VALVE.
- X" 140° HOT WATER UP.
- X" 140° HOT WATER RETURN UP.
- 4" DOMESTIC COLD WATER UP.
- X" 125° HOT WATER UP.
- X" 125° HOT WATER RETURN UP.
- 1/2" CW, 1/2" HW DROP DOWN TO MOP SINK.
- 1/2" CW, 1/2" HW DROP DOWN TO LAVATORY.
- 1/2" CW DROP DOWN TO TOILET.
- 1/2" CW, 1/2" HW DROP DOWN TO SHOWER MIX VALVE.
- 1/2" CW, 1/2" HW DROP DOWN BELOW SLAB TO HAIR SINK. INSULATE PIPING BELOW SLAB WITH 1" WALL CLOSED CELL INSULATION.
- 1/2" CW, 1/2" HW DROP DOWN TO SINK.
- 3/4" CW BOILER MAKEUP WATER WITH DOUBLE CHECK BACKFLOW PREVENTER.
- PP-1 140° HOT WATER RETURN PUMP.
- PP-2 120° HOT WATER RETURN PUMP.



2
P201
ENLARGED WATER ROOM
SCALE: 1/4"=1'-0"





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DATE: 8/11/2020
REVISION:

PROJECT NO.	200095	DESIGNED BY:	MUC	DRAWN BY:	MUC	CHECKED BY:	PSA	SCALE:	AS NOTED
NOTES:									

BASEMENT DOMESTIC WATER
AND NATURAL GAS PLAN

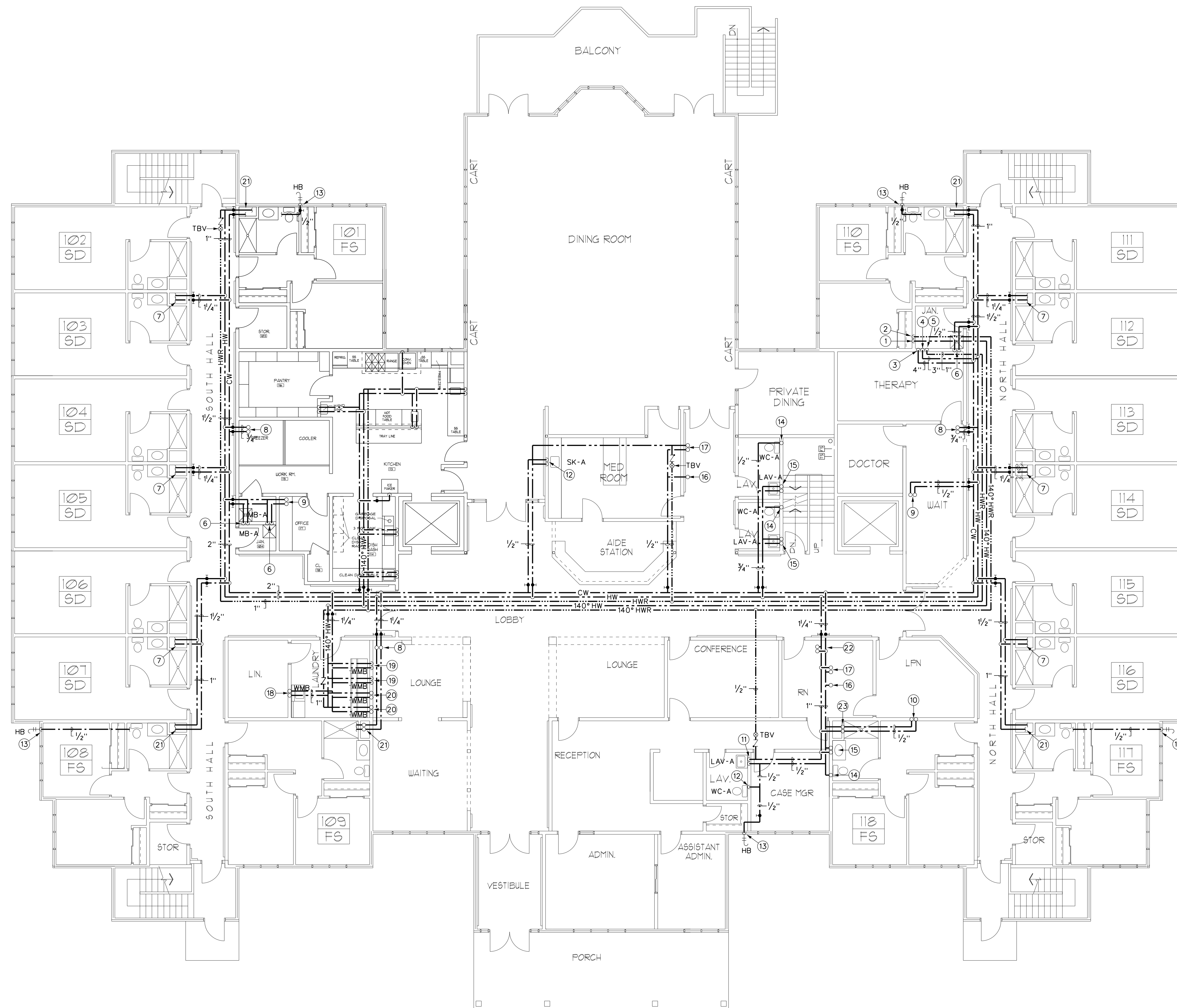
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SHEET NO.
P201



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

- GENERAL NOTES:**
- A. ALL PIPING IS ABOVE THE CEILING UNLESS OTHERWISE INDICATED.
 - B. ALL PIPING SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE INDICATED.
 - C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO BEGINNING WORK.
 - D. ALL SANITARY PIPING SHALL SLOPE AT MINIMUM 1%.
 - E. ALL STORM PIPING SHALL SLOPE AT MINIMUM 2% UNLESS OTHERWISE NOTED.
 - F. PROVIDE LINK SEAL SEALING SLEEVES AT ALL LOCATIONS WHERE PIPING PENETRATES EXTERIOR WALLS AND FLOOR SLABS ON GRADE.

- DRAWING NOTES:**
- 1. X" 140° HOT WATER UP FROM BELOW.
 - 2. X" 140° HOT WATER RETURN UP FROM BELOW.
 - 3. 4" DOMESTIC COLD WATER UP FROM BELOW.
 - 4. X" 130° HOT WATER UP FROM BELOW.
 - 5. X" 130° HOT WATER RETURN UP FROM BELOW.
 - 6. 1/2" CW AND 1/2" HW DOWN TO MOP SINK.
 - 7. 1-1/4" HW AND 1-1/4" CW INTO CHASE. ROUTE 3/4" CW AND 3/4" HW INTO 1ST FL UNITS AND UP TO 2ND FL UNITS. SEE ENLARGED PLANS FOR CONTINUATION.
 - 8. 3/4" CW AND 3/4" HW UP TO 2ND FL UNIT. SEE ENLARGED PLANS FOR CONTINUATION.
 - 9. 1/2" CW AND 1/2" HW UP TO MOP SINK.
 - 10. 1/2" CW AND 1/2" HW UP TO TUB.
 - 11. 1/2" CW AND 1/2" HW DOWN TO SINK.
 - 12. 1/2" CW DOWN TO TOILET.
 - 13. 1/2" CW DOWN TO HOSE BIBB.
 - 14. 1/2" CW UP AND DOWN TO TOILET.
 - 15. 1/2" CW AND 1/2" HW UP AND DOWN TO SINK.
 - 16. 1/2" CW UP TO TOILET.
 - 17. 1/2" CW AND 1/2" HW UP TO SINK.
 - 18. 3/4" CW AND 3/4" HW UP AND DOWN TO WASHING MACHINE BOX.
 - 19. 1/2" CW AND 1/2" HW DOWN TO WASHING MACHINE BOX.
 - 20. 1/2" CW AND 1/2" HW UP AND DOWN TO WASHING MACHINE BOX.
 - 21. 1" HW AND 1" CW INTO CHASE. ROUTE 3/4" CW AND 3/4" HW INTO 1ST FL UNITS AND UP TO 2ND FL UNITS. SEE ENLARGED PLANS FOR CONTINUATION.
 - 22. 1/2" CW AND 1/2" HW UP TO SHOWER.
 - 23. 1/2" CW AND 1/2" HW UP AND DOWN TO SHOWER.
 - 24. THERMOSTATIC BALANCE VALVE, SET TO 120°F.



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DATE: 8/11/2020
REVISION:

PROJECT NO: 202005
DESIGNED BY: MUC
DRAWN BY: MUC
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

**FIRST FLOOR DOMESTIC WATER
AND NATURAL GAS PLAN**

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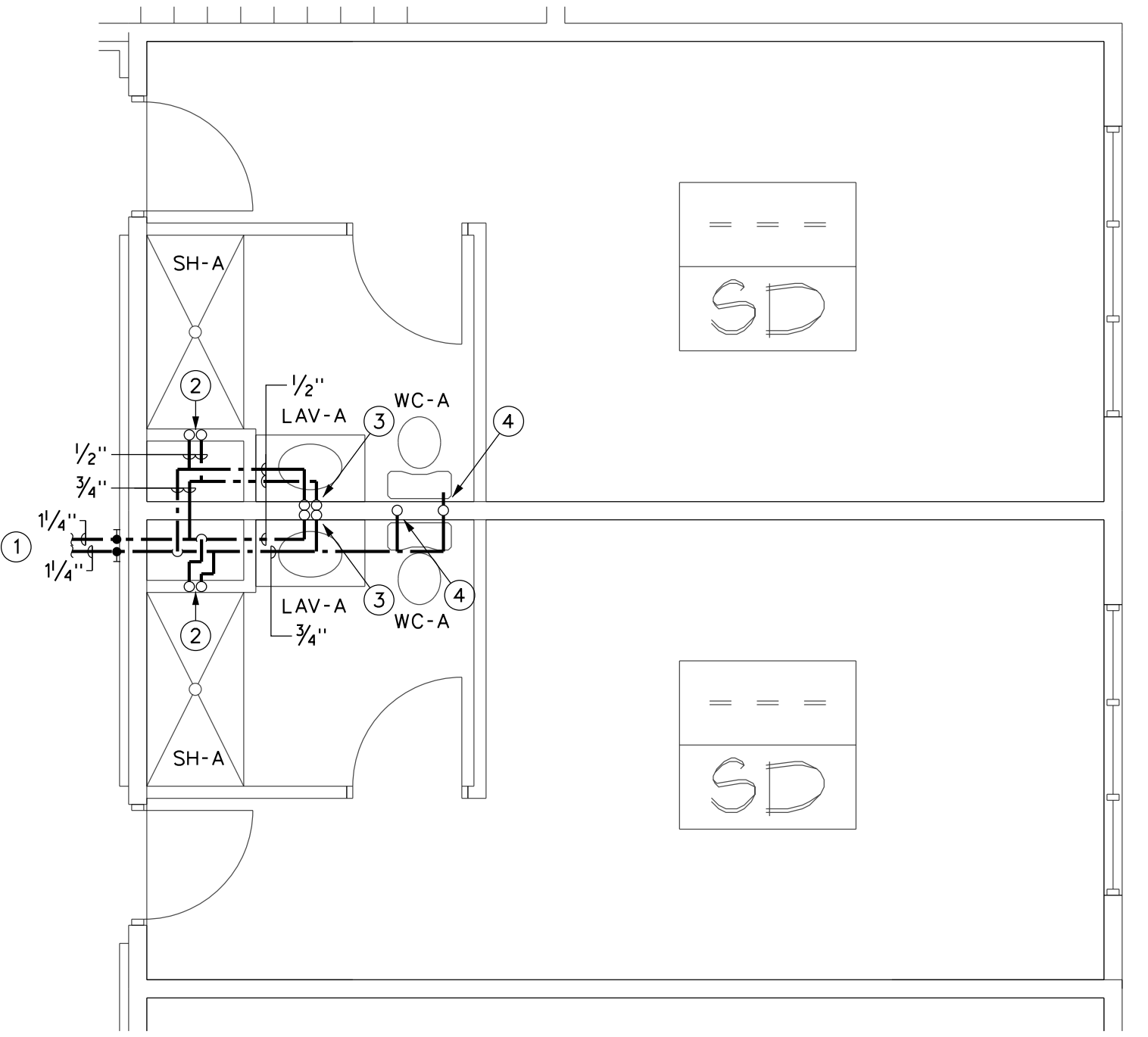
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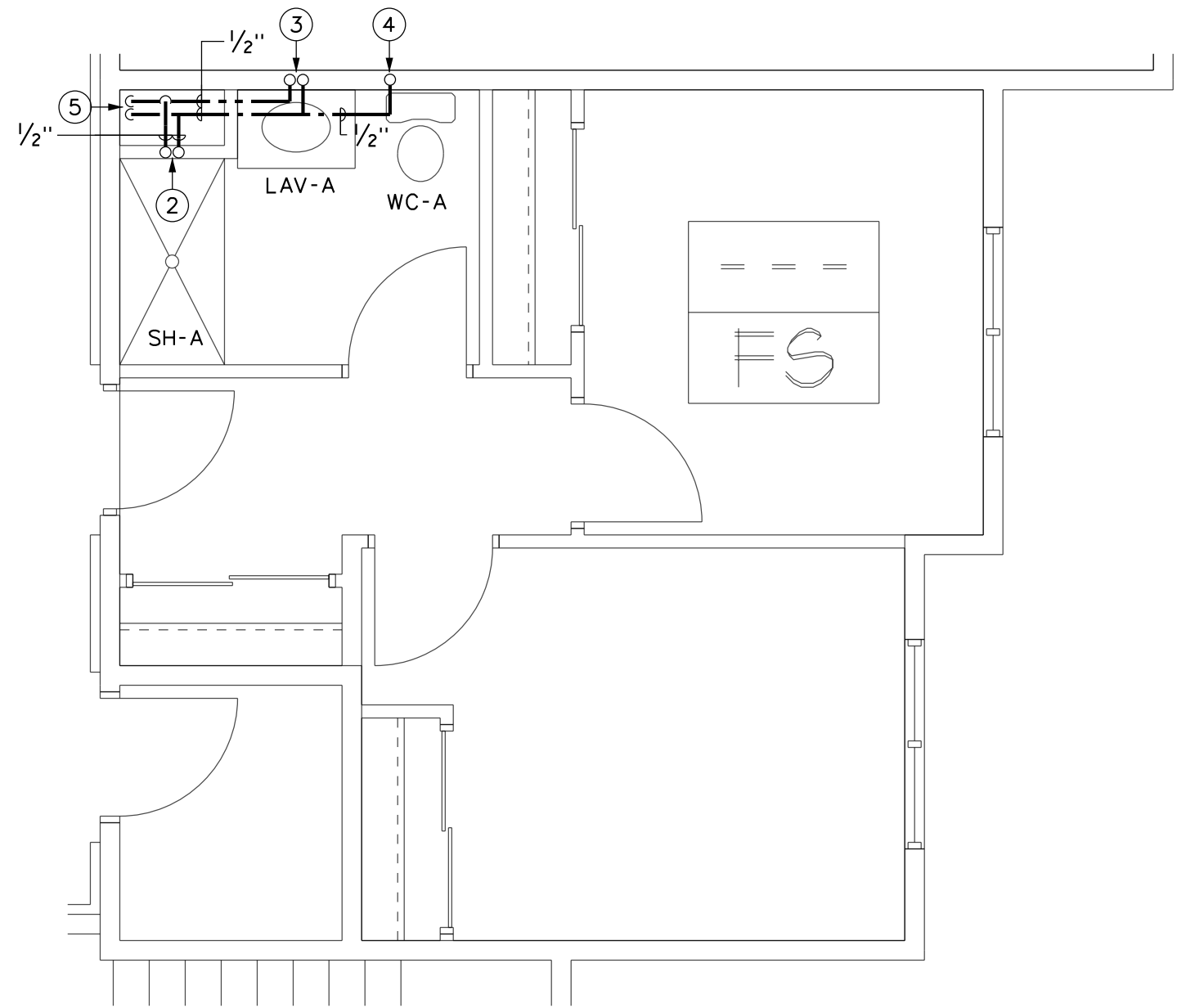
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P202

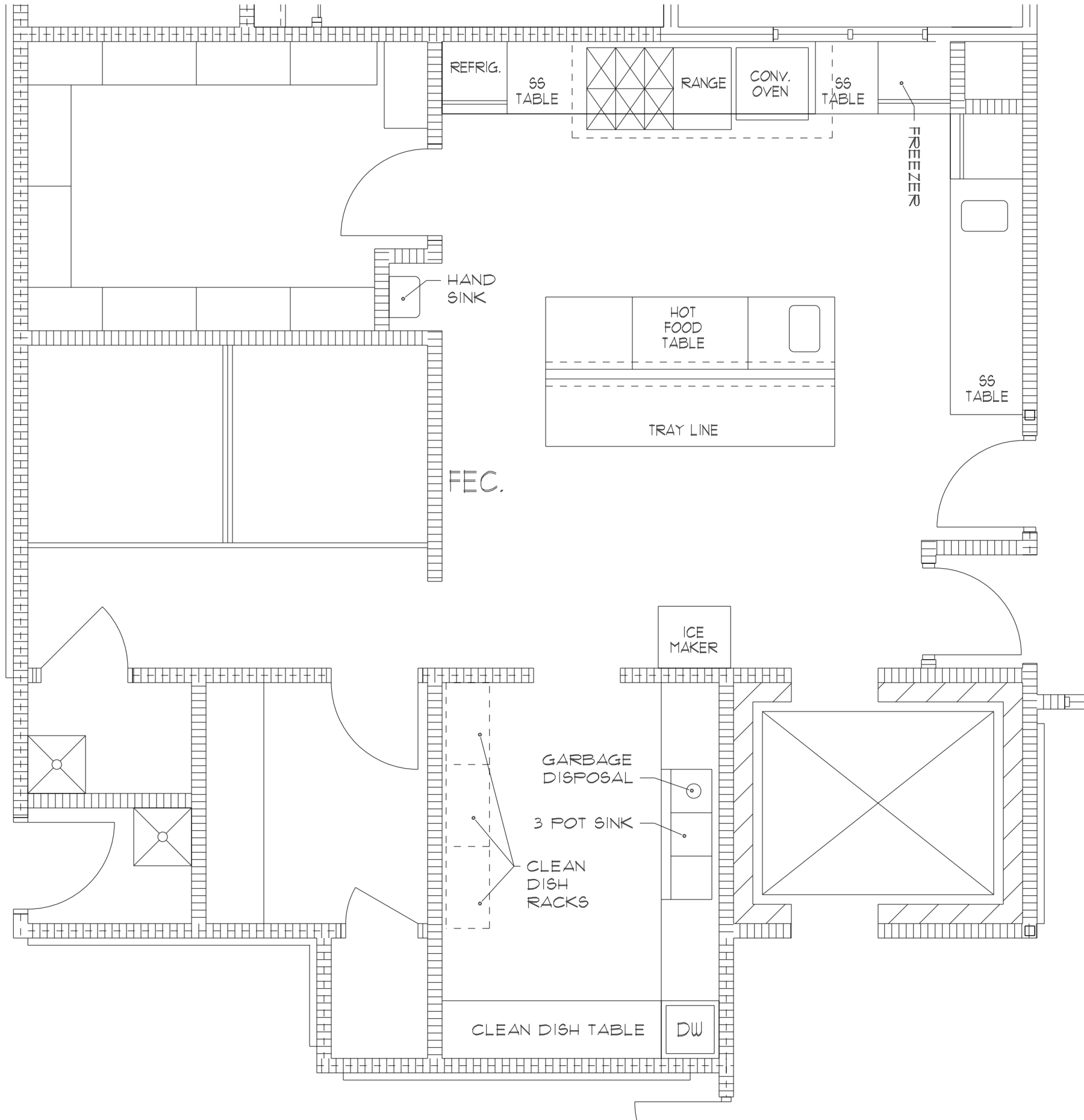




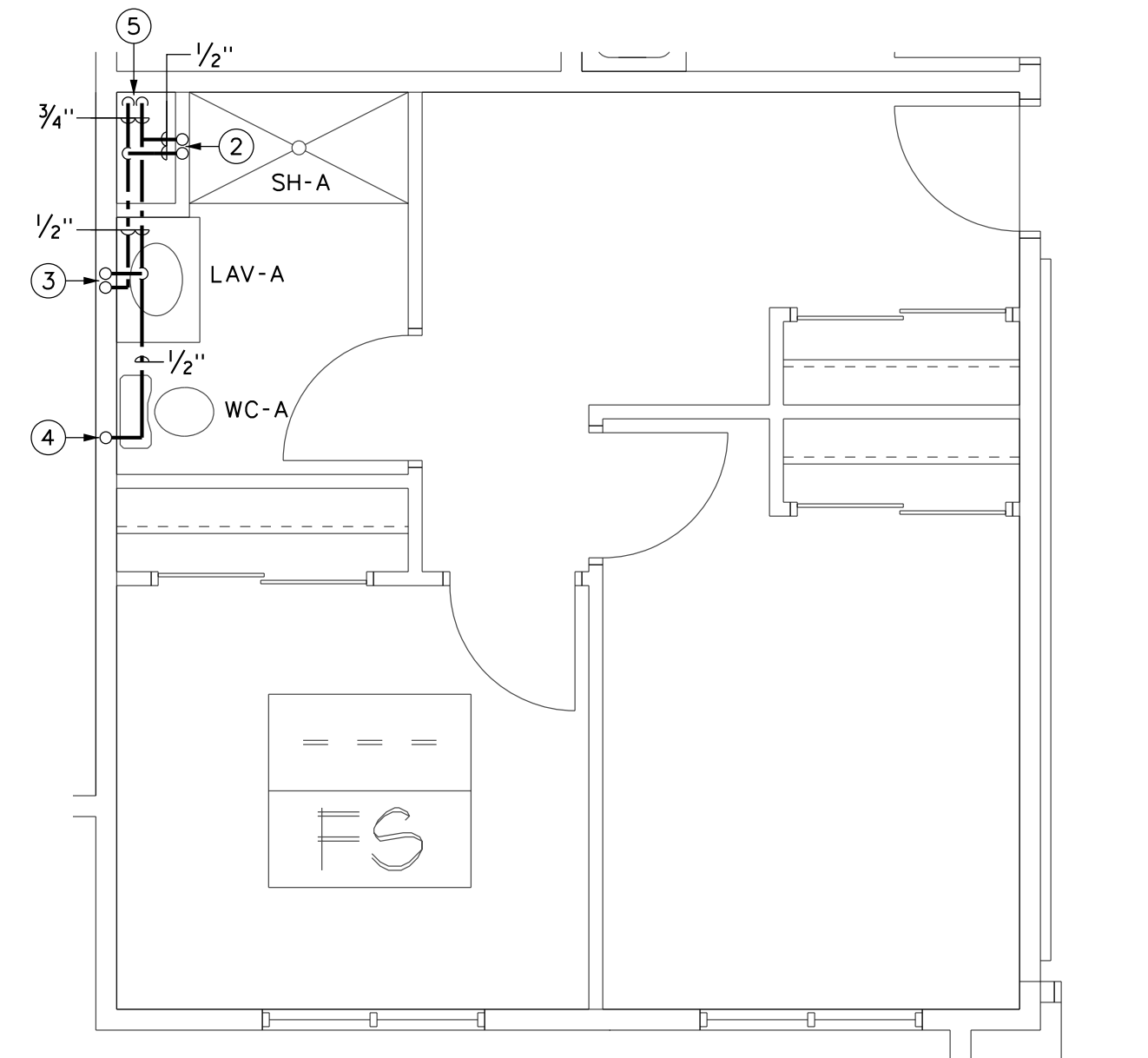
3 TYPICAL SHARED DOUBLE UNIT
SCALE: 1/4"=1'-0" NORTH



1 TYPICAL TWO BEDROOM FRIENDSHIP SUITE "X"
SCALE: 1/4"=1'-0" NORTH



4 ENLARGED KITCHEN PLAN
SCALE: 1/4"=1'-0" NORTH



2 TYPICAL TWO BEDROOM FRIENDSHIP SUITE "X"
SCALE: 1/4"=1'-0" NORTH

GENERAL NOTES:

- A. ALL PIPING IS AT OR ABOVE THE CEILING UNLESS OTHERWISE INDICATED.
B. ALL PIPING SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE INDICATED.
C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO BEGINNING WORK.

DRAWING NOTES:

- 1 1-1/4" CW AND HW FROM 1ST FL CORRIDOR.
2 1/2" CW AND HW UP AND DOWN TO SHOWER.
3 1/2" CW AND HW UP AND DOWN TO VANITY.
4 1/2" CW UP AND DOWN TO TOILET.
5 3/4" CW AND HW UP FROM 1ST FL.

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REVISION:

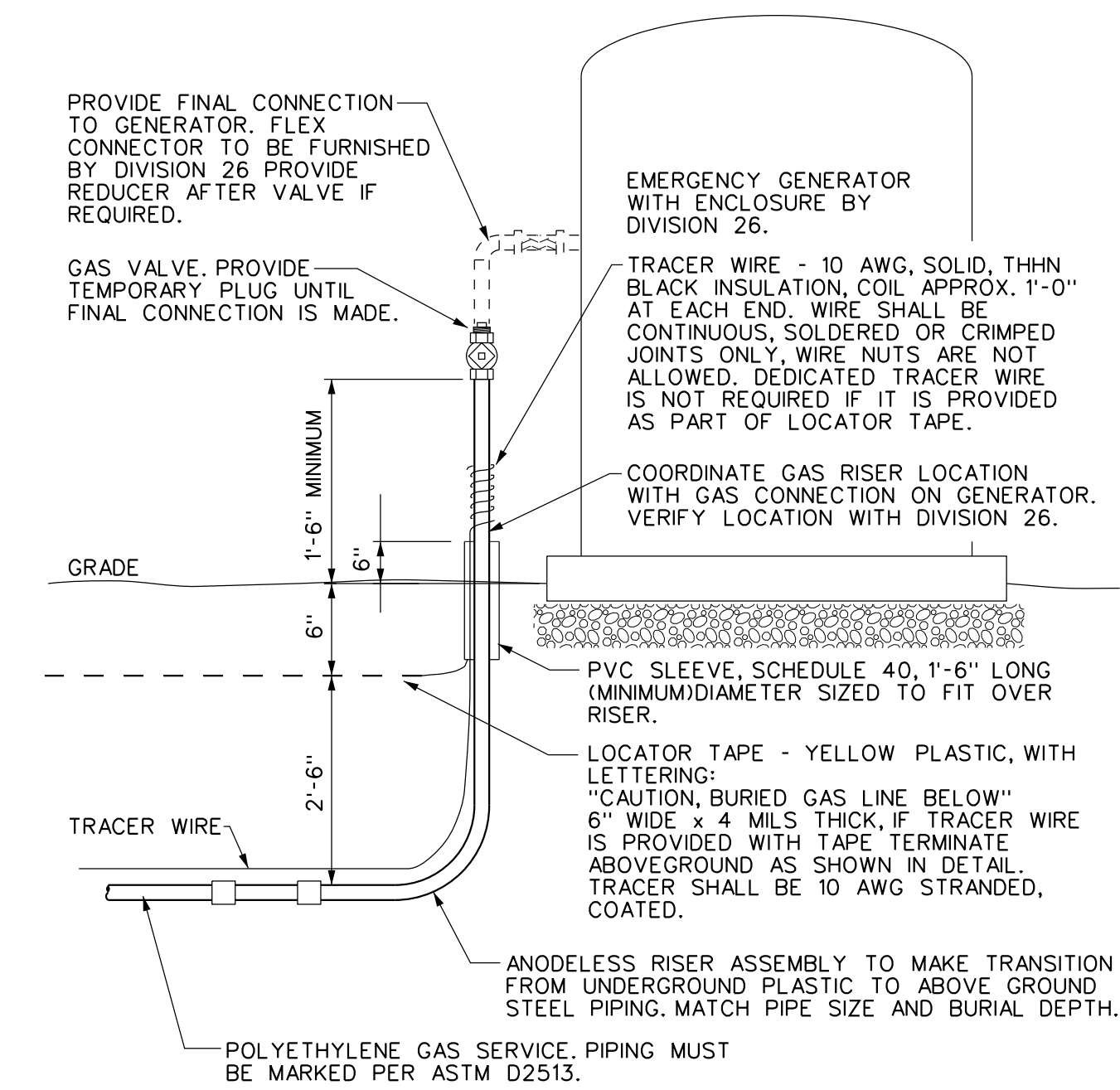
PROJECT NO: 200095
DESIGNED BY: MUC
DRAWN BY: MUC
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

ENLARGED PLANS

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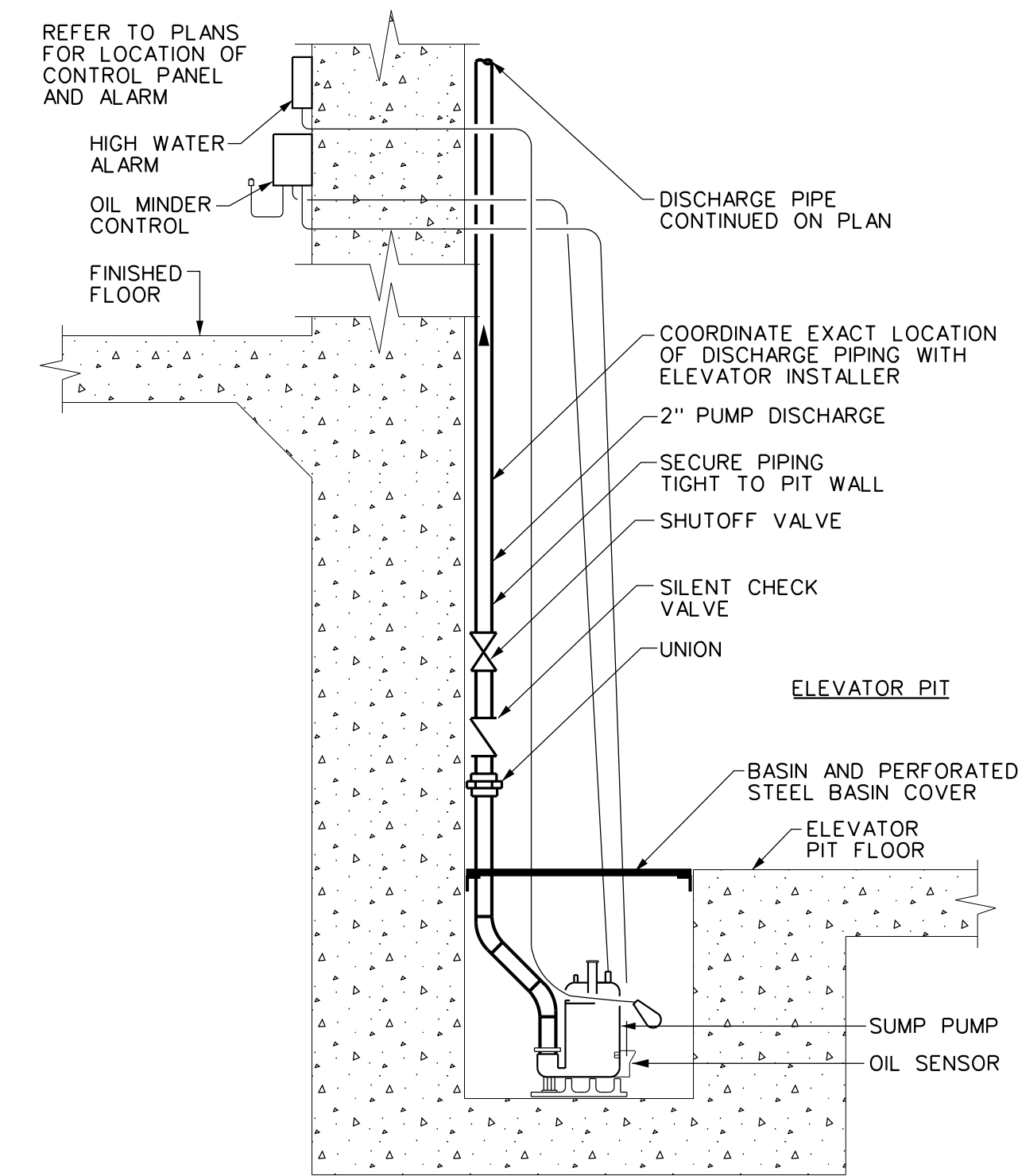
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SHEET NO:
P401

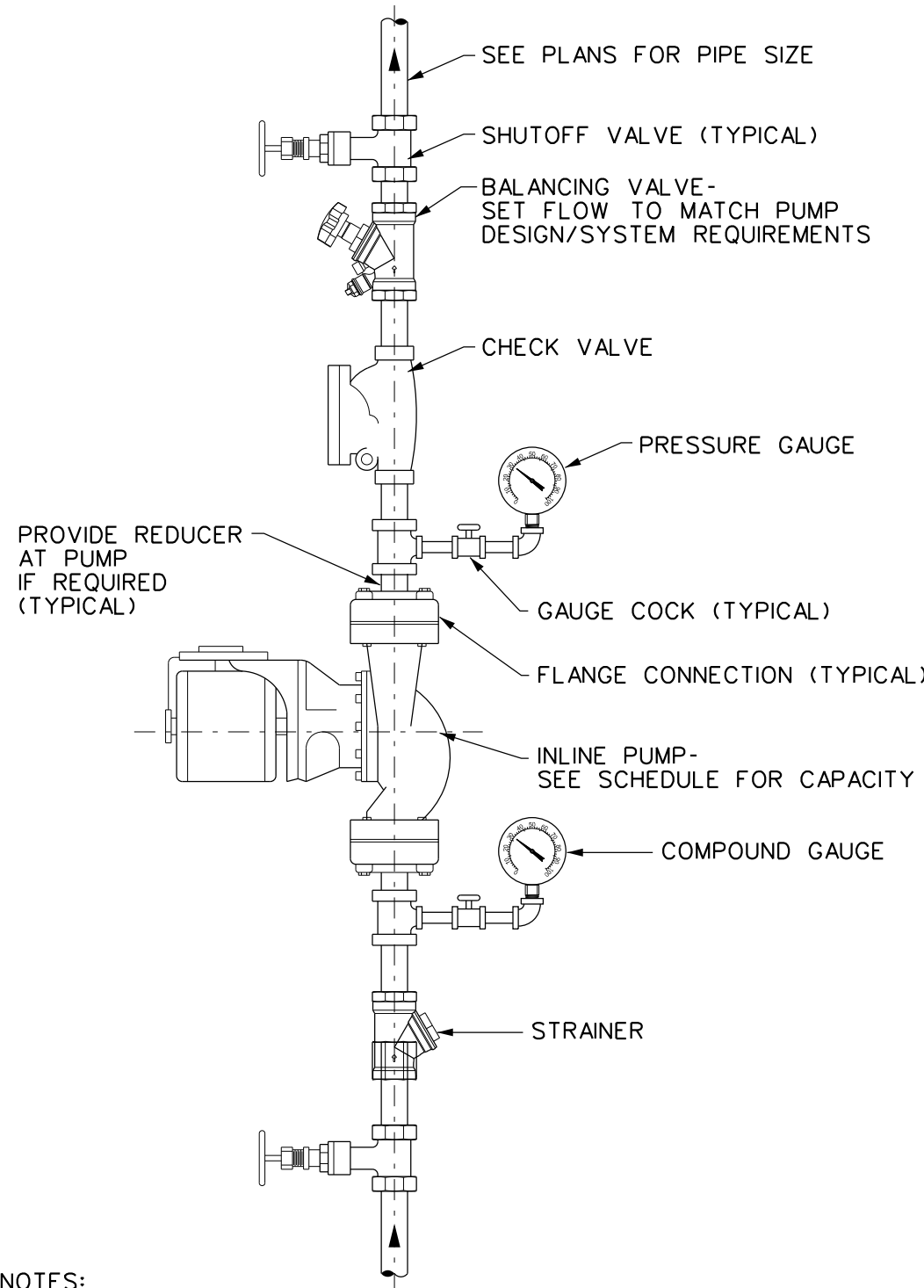


- DETAIL NOTES:
- PROVIDE AN ANODELESS RISER AT EACH LOCATION WHERE THE GAS PIPING PENETRATES THE SURFACE. EXTEND TRACER TO THE SURFACE AT EACH RISER.
 - COORDINATE PIPE AND CONDUIT ROUTING TO MINIMIZE TRENCHING.
 - PAINT ALL EXTERIOR GAS PIPING WITH ONE(1) PRIMER AND TWO(2) FINISH COATS OF COLOR SELECTED, AS SPECIFIED.

4
P601
GENERATOR, EXTERIOR - NATURAL GAS PIPING DETAIL
SCALE: NONE

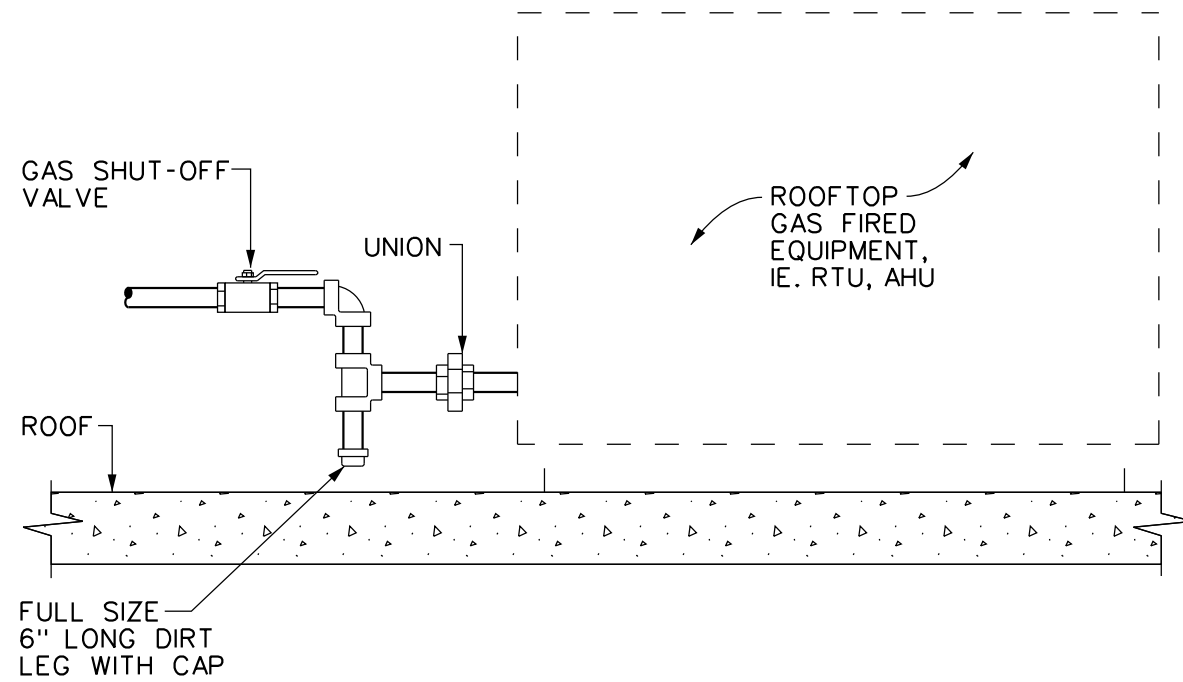


1
P601
ELEVATOR SUMP PUMP DETAIL
SCALE: NONE
BASIN IN SHAFT



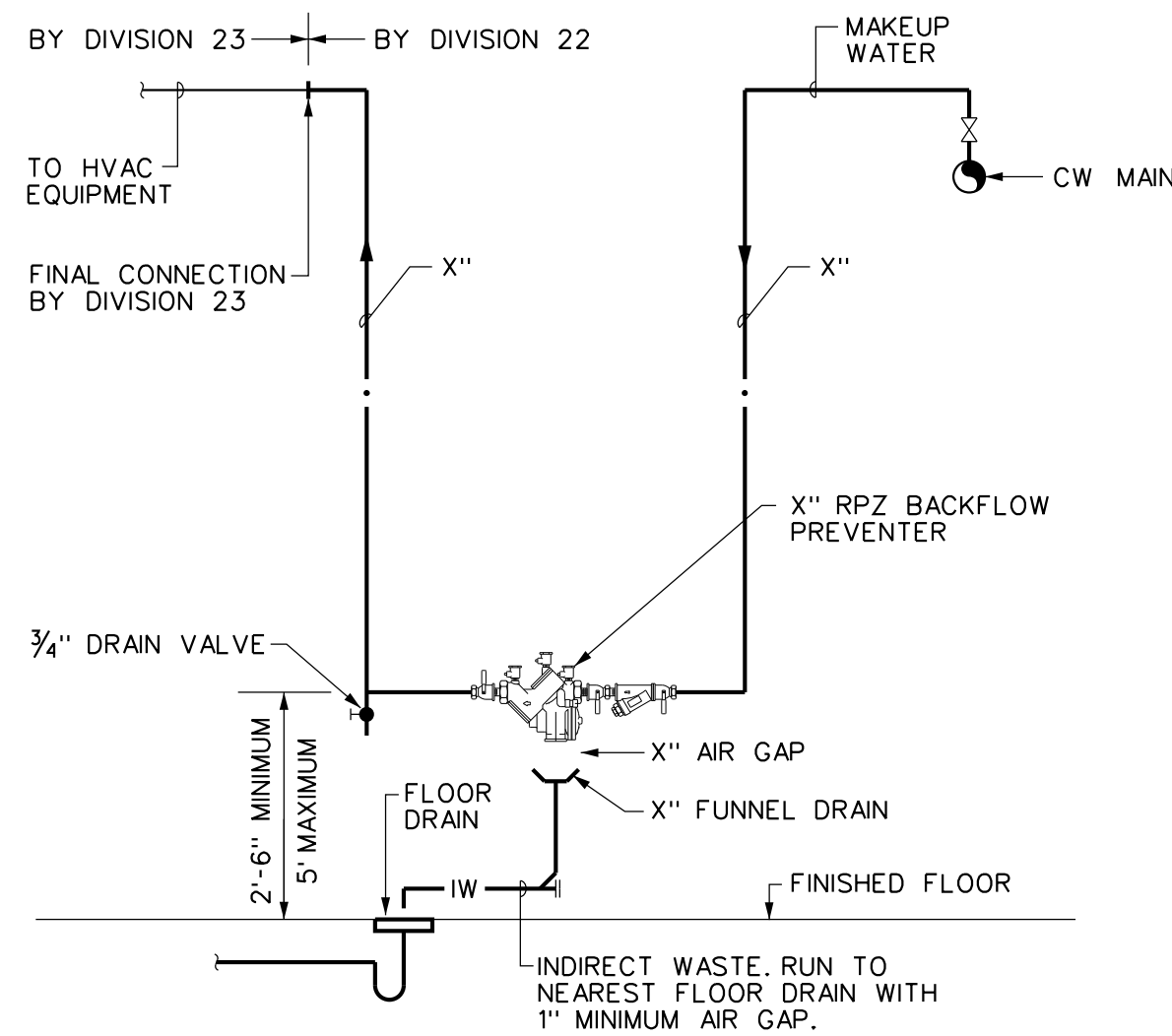
- DETAIL NOTES:
- PRESSURE GAUGES - SELECT GAUGE RANGE TO PLACE MAXIMUM SYSTEM OPERATING PRESSURE IN MIDDLE THIRD OF RANGE.
 - PROVIDE UNION ON PUMP INLET AND OUTLET IF PUMP IS NOT FLANGED.
 - INSTALL PUMP WITH SHAFT HORIZONTAL. PIPING MAY BE INSTALLED VERTICAL, AS SHOWN, OR HORIZONTAL DEPENDING ON SITE CONDITIONS.
 - INSTALL CHECK VALVE HORIZONTALLY OR VERTICALLY WITH FLOW UPWARD.

5
P601
INLINE PUMP DETAIL
SCALE: NONE



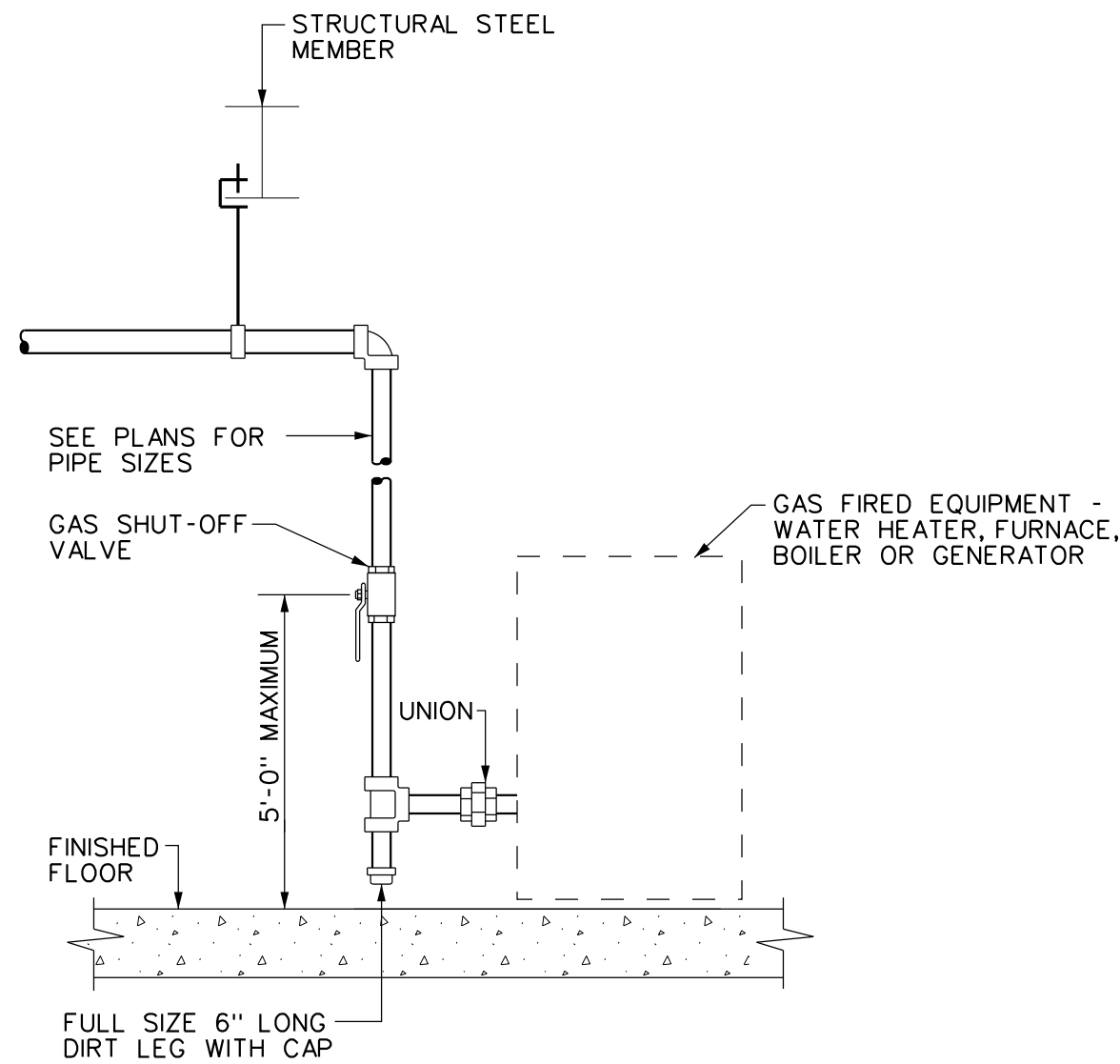
- DETAIL NOTES:
- PROVIDE SHUT-OFF VALVE, DIRT LEG AND UNION AT EACH GAS CONNECTION ON EACH PIECE OF EQUIPMENT.
 - VERIFY CONNECTION SIZES, QUANTITIES AND LOCATIONS WITH M.C.
 - PLUMBING CONTRACTOR IS RESPONSIBLE FOR FINAL CONNECTION.
 - REFER TO DRAWING, --- FOR GAS PIPING SUPPORT DETAIL.

2
P601
GAS EQUIPMENT CONNECTION DETAIL - ROOFTOP
SCALE: NONE



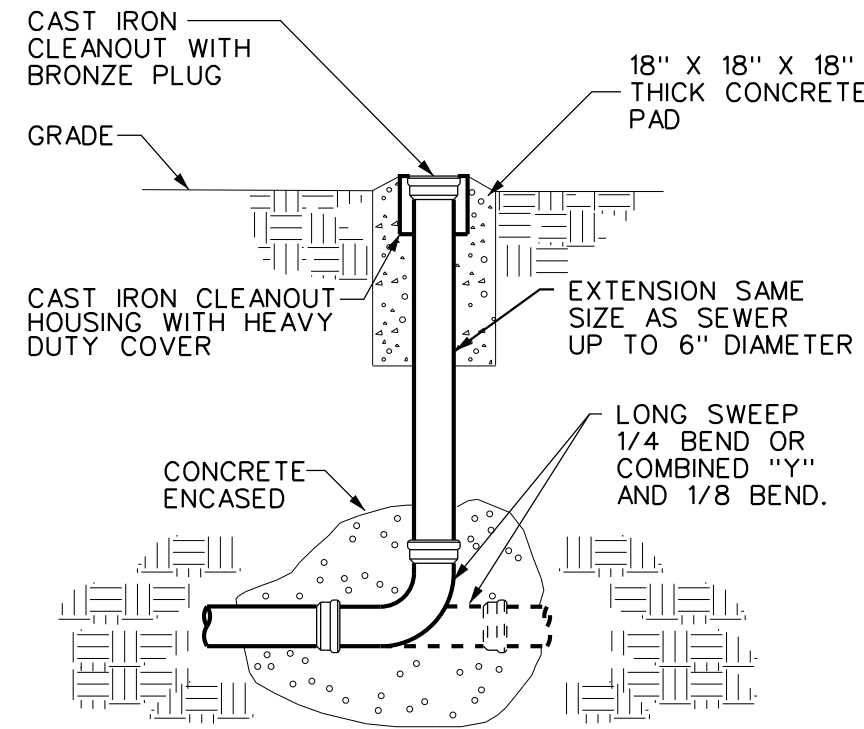
- DETAIL NOTES:
- BACKFLOW PREVENTER SHALL BE LOCATED UPSTREAM OF ALL CONNECTIONS TO HVAC EQUIPMENT.
 - PROVIDE PROPER SUPPORTS FOR BACKFLOW PREVENTER AND PIPING.
 - PROVIDE 8" CLEARANCE BEHIND BACKFLOW PREVENTER, 1'-0" ABOVE AND 2'-6" CLEARANCE IN FRONT OF DEVICE.
 - THE INSTALLATION OF A FIXED AIR GAP FITTING IS NOT ACCEPTABLE FOR USE ON DRAIN LINE. PROVIDE FUNNEL DRAIN AS INDICATED.
 - PAINT SUPPORTS WITH ONE(1) PRIMER AND TWO(2) FINISH COATS OF COLOR AS SPECIFIED.

6
P601
MAKE-UP WATER BACKFLOW PREVENTER DETAIL
SCALE: NONE



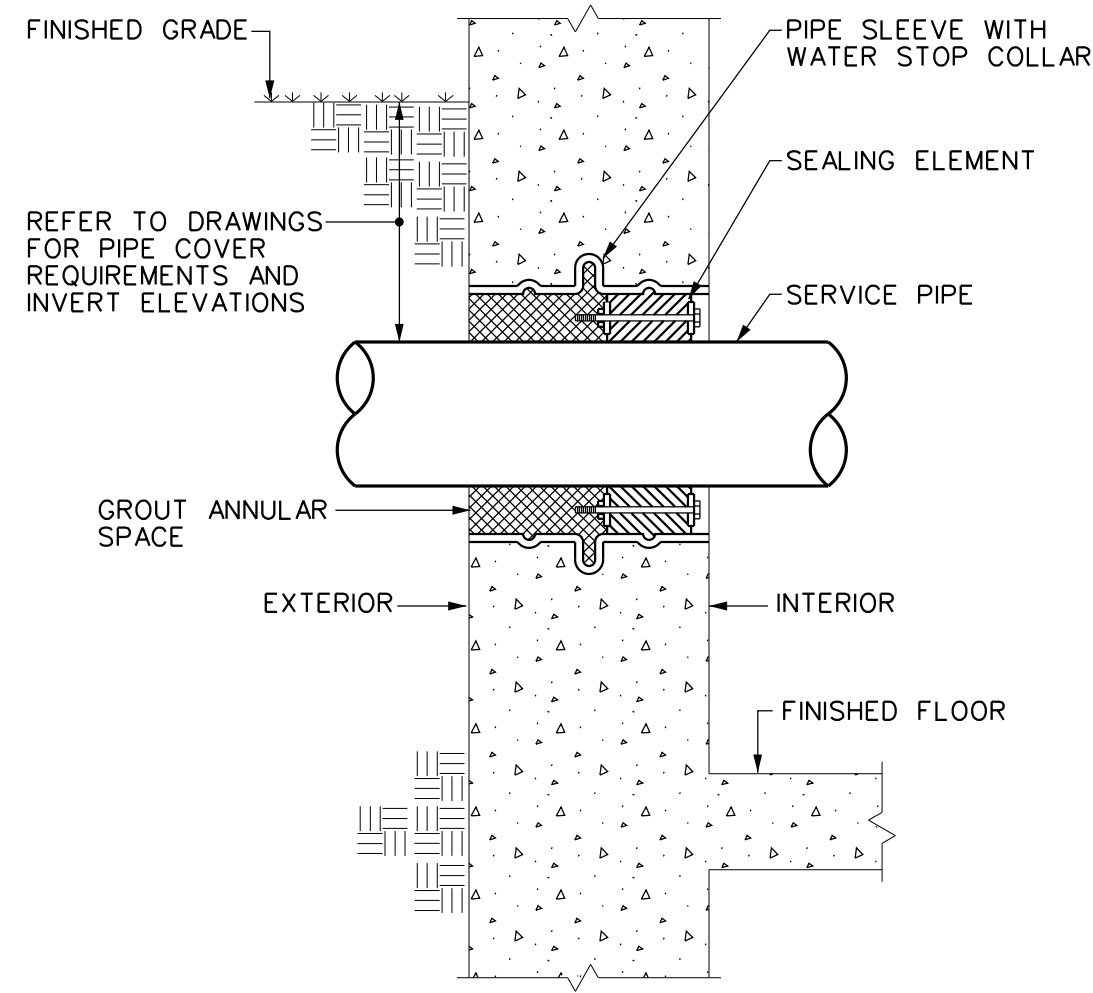
- DETAIL NOTES:
- PROVIDE SHUT-OFF VALVE, DIRT LEG AND UNION AT EACH GAS CONNECTION ON EACH PIECE OF EQUIPMENT.
 - VERIFY CONNECTION SIZES, QUANTITIES AND LOCATIONS WITH M.C.
 - P.C. IS RESPONSIBLE FOR FINAL CONNECTION.

3
P601
GAS EQUIPMENT CONNECTION DETAIL
SCALE: NONE

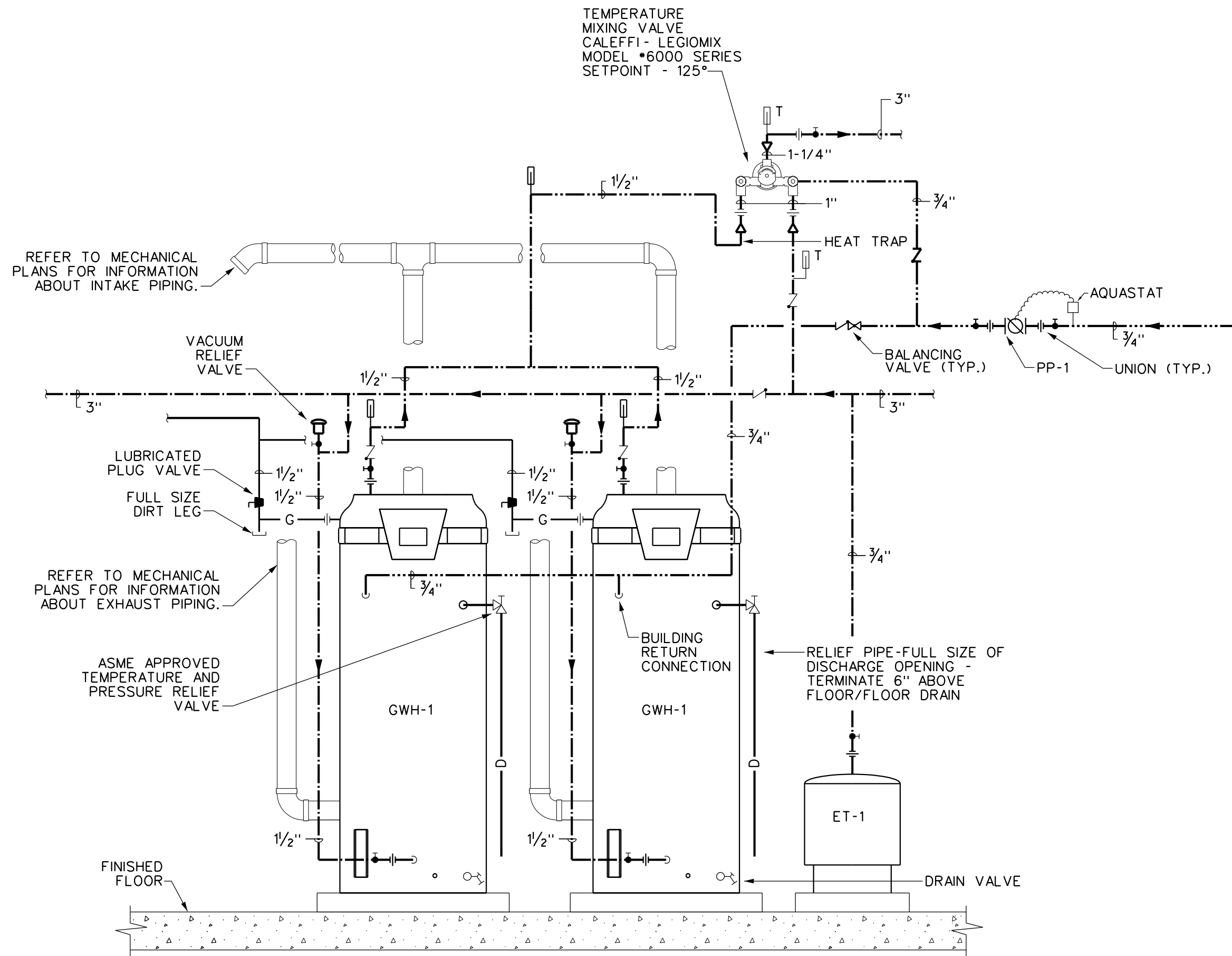


DETAIL NOTE:
A. EXTENSION AND BASE FITTINGS SHALL BE SERVICE WEIGHT CAST IRON.

YARD CLEANOUT DETAIL
SCALE: NONE



PIPE THRU NEW EXTERIOR WALL DETAIL
SCALE: NONE



- DETAIL NOTES:
- PROVIDE PIPE NIPPLE THRU EQUIPMENT CASE. CSST & FLEX CONNECTORS SHALL NOT EXTEND THRU EQUIPMENT CASE.
 - PROVIDE SHUT-OFF VALVE AND UNION AT EACH SUPPLY PIPING CONNECTION.
 - P.C. IS RESPONSIBLE FOR FINAL CONNECTIONS
 - THIS DETAIL IS GENERIC. WATER HEATER MFRS. INSTRUCTIONS ARE TO BE FOLLOWED WHERE THEY DIFFER FROM THESE INSTRUCTIONS.
 - COORDINATE WITH STRUCTURAL FOR EQUIPMENT PAD SIZES.

GWH-1&2 WATER HEATER DETAIL
SCALE: NONE

DATE: 8/11/2020
REVISION:

PROJECT NO. 200005
DESIGNED BY: MJC
DRAWN BY: MJC
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

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SHEET NO.

MECHANICAL DRAWING LIST	
SHEET NO.	DRAWING TITLE
M001	MECHANICAL GENERAL NOTES, SYMBOL LIST, DRAWING LIST
M101	BASEMENT DUCTWORK PLAN
M102	FIRST FLOOR DUCTWORK PLAN
M103	SECOND FLOOR DUCTWORK PLAN
M501	MECHANICAL DETAILS
M801	MECHANICAL CONTROLS

MECHANICAL SYSTEMS GENERAL NOTES

- A. ALL PIPING IS TO BE RUN CONCEALED IN FINISHED AREAS, COORDINATE PIPING INSTALLATION WITH WORK OF OTHER TRADES TO ENSURE CONCEALMENT.
- B. COORDINATE ALL EQUIPMENT LOCATIONS AND INSTALLATION WITH THE WORK OF OTHER TRADES. COORDINATE EQUIPMENT WITH WALL, CEILING AND FLOOR FINISHES.
- C. COORDINATE DIFFUSER AND GRILLE LOCATIONS WITH LIGHTING, FIRE DETECTION, AND CEILING. COORDINATE DUCTWORK WITH LIGHTING AND PIPING INSTALLERS TO ALLOW CLEARANCE FOR LIGHT FIXTURES, PIPING AND WORK OF OTHER TRADES.
- D. COORDINATE LOUVER, DIFFUSER AND GRILLE FRAME TYPES TO MATE AND MATCH ADJACENT WALL AND CEILING CONSTRUCTION.
- E. COORDINATE DUCTWORK WITH WORK OF OTHER TRADES TO ENSURE ALL DUCTWORK IS CONCEALED. COORDINATE EXACT DIFFUSER AND GRILLE LOCATIONS TO MATCH ARCHITECTURAL REQUIREMENTS FOR SPACING AND CENTERING.
- F. PROVIDE MANUAL BALANCING DAMPERS FOR ALL DUCT BRANCHES SERVING SUPPLY DIFFUSERS, RETURN AIR GRILLES, LINEAR SLOTS AND EXHAUST AIR GRILLES.
- G. UNLESS OTHERWISE NOTED PROVIDE DRAINS AT LOW POINTS. DRAINS SHALL BE CONSTRUCTED WITH 3/4" BALL VALVE WITH HOSE CONNECTION AND END CAP.
- H. VERIFY THAT EQUIPMENT MATCHES FIELD VOLTAGE. COORDINATE WITH ELECTRICAL CONTRACTOR FOR REQUIREMENTS PRIOR TO ORDER.
- I. INSTALLATION SHALL PROVIDE FOR SERVICE ACCESS AREAS. CONFIRM LOCATIONS AND SERVICEABILITY PRIOR TO ORDER.
- J. COORDINATE ANY INTERRUPTION OF UTILITY SERVICES WITH OWNER.
- K. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATION OF BUILDING STRUCTURAL ELEMENTS. COORDINATE ALL EQUIPMENT LOCATIONS, CONCEALMENT AND SURFACE FINISH TREATMENTS WITH WORK OF ALL TRADES. IN ANY CASE OF DISCREPANCY BETWEEN THE PLANS OR IN ANY CASE WHERE SUCH ISSUES REQUIRE CLARIFICATION, NOTIFY ENGINEER IN WRITING.
- L. ALL PIPING AND DUCTWORK SIZES INDICATED ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED BY THE CONTRACTOR IN ALL CASES. EXISTING SURFACES, SUBSTRATE, OR STRUCTURE WHICH ARE PENETRATED, ALTERED OR DAMAGED IN ANY WAY BY THE WORK ASSOCIATED WITH THIS CONTRACT SHALL BE REPAIRED SO AS TO MATCH ORIGINAL SURFACE, SUBSTRATE, OR STRUCTURE.
- M. ALL SURFACE MOUNTED EQUIPMENT SHALL BE FASTENED WITH ANCHORS OR FASTENERS AS SPECIFIED FOR THE SUBSTRATE. PLASTIC OR FIBER SHIELDS ARE NOT ACCEPTABLE.
- N. DRAWINGS ARE DIAGRAMATIC, AND DO NOT SHOW ALL RISES, DROPS, OFFSETS, AND ROUTING TO AVOID OBSTRUCTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CONDITIONS REQUIRING ADDITIONAL MATERIAL QUANTITIES.
- O. PROVIDE LABOR, MATERIALS, EQUIPMENT AND SERVICES AS REQUIRED FOR THE COMPLETE INSTALLATION DESIGNED IN THE CONTRACT DRAWINGS TO PERFORM AS DESCRIBED IN THE SEQUENCE OF OPERATIONS. PROVIDE WIRING AND CONDUIT REQUIRED TO CONNECT DEVICES. CONTROL WIRING IS DEFINED AS WIRING UP AND DOWN TO 120 VOLT, 1 PHASE, 60 HZ. WIRING IN ACCORDANCE WITH REQUIREMENT OF "ELECTRICAL WIRING" IN SECTION 230504 AND THE NATIONAL ELECTRICAL CODE. PROVIDE ALL REQUIRED DEVICES FOR PROPER SYSTEM OPERATION, INCLUDING SPECIAL ELECTRICAL SWITCHES, TRANSFORMERS, RELAYS, PUSHBUTTON STATIONS ETC. ALL ACTUATION OF DAMPERS SHALL BE ELECTRIC.
- P. PITCH CONDENSATE DRAIN PIPING AT 1" PER 10'-0" TOWARDS FLOOR DRAIN, SLOP SINK OR HUB DRAIN
- Q. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR SPACING OF EQUIPMENT HANGERS. PRIOR TO COMMENCEMENT OF WORK, COORDINATE LOCATION OF CEILING EQUIPMENT HANGERS WITH GC.
- R. REFER TO DETAIL SHEET M501 FOR DETAILS APPLICABLE TO ALL DRAWINGS, REGARDLESS IF THEY ARE SPECIFICALLY REFERENCED OR NOT.
- S. PROVIDE INSULATED REFRIGERANT PIPING BETWEEN INDOOR HEAT PUMP UNITS AND OUTDOOR AIR COOLED CONDENSING UNITS. REFER TO DRAWINGS FOR ROUTING. PIPING SHALL BE SIZED AND INSTALLED AS PER HEAT PUMP MANUFACTURER'S INSTRUCTIONS AND ACTUAL FIELD PIPE LENGTHS. CAULK AND SEAL REFRIGERANT PIPE PENETRATIONS THROUGH EXTERIOR WALL (SEAL WEATHER TIGHT).

HVAC SYMBOL LIST

SYMBOL	DESCRIPTION		SYMBOL	DESCRIPTION
	EXISTING WORK TO BE REMOVED			COMPRESSED AIR
	POINT OF CONNECTION			VENT
	POINT OF DISCONNECTION			BOILER BLOW DOWN
	THOUSAND BTU/HOUR			CONDENSER WATER SUPPLY
	NOT TO SCALE			CONDENSER WATER RETURN
	EXISTING			CHILLED WATER SUPPLY
	ACOUSTIC THERMAL LINING - 1/2" THICK			CHILLED WATER RETURN
	ACOUSTIC THERMAL LINING - 2" THICK			DRAIN
	DOUBLE WALL LINED DUCT			FUEL OIL FILL
	FEET PER MINUTE			FUEL OIL GAUGE
	CUBIC FEET PER MINUTE			FUEL OIL SUPPLY
	ABOVE FINISHED FLOOR			FUEL OIL RETURN
	ACCESS DOOR			FUEL OIL TANK VENT
	WALL TO WALL			GAS
	GENERAL CONTRACTOR			GLYCOL SUPPLY
	MECHANICAL CONTRACTOR			GLYCOL RETURN
	PLUMBING CONTRACTOR			HEAT PUMP WATER SUPPLY
	ELECTRICAL CONTRACTOR			HEAT PUMP WATER RETURN
	NORMALLY OPEN			HOT WATER SUPPLY
	NORMALLY CLOSED			HOT WATER RETURN
	FLEXIBLE DUCTWORK			LOW PRESSURE STEAM
	DUCT SECTION - FLAT OVAL (FO)			LOW PRESSURE CONDENSATE
	ROUND DUCT - IN INCHES			MEDIUM PRESSURE STEAM
	DUCT SECTION - SUPPLY			MEDIUM PRESSURE CONDENSATE
	DUCT SECTION - RETURN			HIGH PRESSURE STEAM
	WIDTH A x DEPTH B			HIGH PRESSURE CONDENSATE
	SINGLE LINE			PUMPED CONDENSATE
	DOUBLE LINE			REFRIGERANT DISCHARGE
	DUCT TAKEOFFS			REFRIGERANT LIQUID
	TRANSITION SQUARE TO ROUND			REFRIGERANT SUCTION
	RISE IN DUCT - IN DIRECTION OF AIRFLOW			HOT GAS
	DROP IN DUCT - IN DIRECTION OF AIRFLOW			VACUUM
	SUPPLY DUCT TURNING UP OR DOWN			DOMESTIC COLD WATER
	RETURN DUCT TURNING UP OR DOWN			TRIPLE DUTY VALVE
	24x12 2x UP			GLOBE VALVE
	24x12 2x DOWN			BALL VALVE
	24x12 6" TAP			GATE VALVE
	24x12 14x8			CONTROL VALVE
	24x12 14"			THREE WAY CONTROL VALVE
	24x12 6" TAP			CHECK VALVE
	24x12 14"			BALANCING VALVE
	18" 14"			BUTTERFLY VALVE
	18" 14"			RELIEF VALVE
	18" 14"			PRESSURE REDUCING VALVE
	18" 14"			PRESSURE/TEMPERATURE TEST PLUG
	18" 14"			SINGLE LINE PIPE OR DUCT CONTINUED
	18" 14"			DOUBLE LINE PIPE OR ROUND DUCT CONTINUED
	18" 14"			DOUBLE LINE RECTANGULAR DUCT CONTINUED
	AIR FLOW			AIR FLOW
	PIPE ANCHOR			PIPE ANCHOR
	PIPE GUIDE			PIPE GUIDE
	EXPANSION COMPENSATOR WITH GUIDES			EXPANSION COMPENSATOR WITH GUIDES
	PRE-FAB EXPANSION LOOP			PRE-FAB EXPANSION LOOP
	STRAINER			STRAINER
	PRESSURE GAUGE			PRESSURE GAUGE
	THERMOMETER			THERMOMETER
	UNION			UNION
	AIR VENT			AIR VENT
	THERMOSTATIC TRAP			THERMOSTATIC TRAP
	FLOAT & THERMOSTATIC TRAP			FLOAT & THERMOSTATIC TRAP
	THERMODYNAMIC TRAP			THERMODYNAMIC TRAP
	BUCKET TRAP			BUCKET TRAP
	DIRECTION OF FLOW			DIRECTION OF FLOW
	REDUCER			REDUCER
	CAP OR PLUG			CAP OR PLUG
	ELBOW DOWN			ELBOW DOWN
	ELBOW UP			ELBOW UP
	BOTTOM TAP			BOTTOM TAP
	AUTOMATIC AIR DAMPER			AUTOMATIC AIR DAMPER
	FIRE DAMPER			FIRE DAMPER
	SMOKE DAMPER			SMOKE DAMPER
	BACK DRAFT DAMPER			BACK DRAFT DAMPER
	FLEX CONNECTOR - DUCTWORK			FLEX CONNECTOR - DUCTWORK
	MOTORIZED DAMPER			MOTORIZED DAMPER
	BLAST GATE			BLAST GATE
	VOLUME DAMPER			VOLUME DAMPER
	SUCTION DIFFUSER			SUCTION DIFFUSER
	FLEXIBLE CONNECTOR - PIPING			FLEXIBLE CONNECTOR - PIPING
	DRAIN VALVE WITH HOSE CONNECTION, CAP AND CHAIN			DRAIN VALVE WITH HOSE CONNECTION, CAP AND CHAIN
	WATER FLOW SENSOR			WATER FLOW SENSOR
	WATER TEMPERATURE SENSOR			WATER TEMPERATURE SENSOR
	STATIC PRESSURE SENSOR			STATIC PRESSURE SENSOR



DATE: 8/7/2020

PROJECT NO: 203095
DESIGNED BY: COM

MECHANICAL GENERAL
NOTES, SYMBOL LIST,
DRAWING LIST

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NEW CITY N.Y. 10956

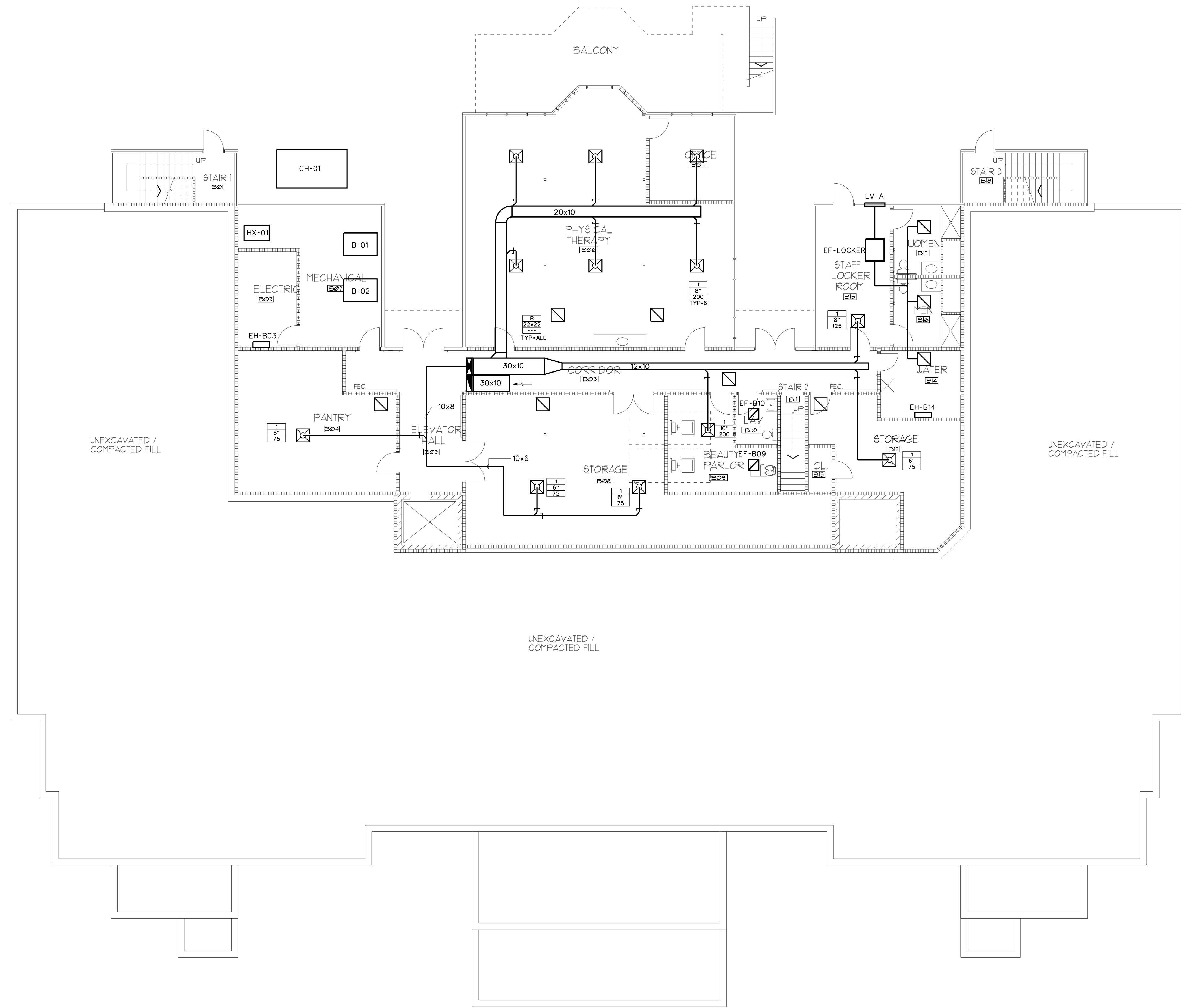
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DO NOT USE FOR CONSTRUCTION
08/11/20



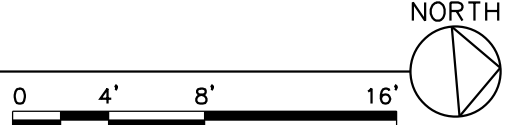
SHEET NO:

M001

CF:



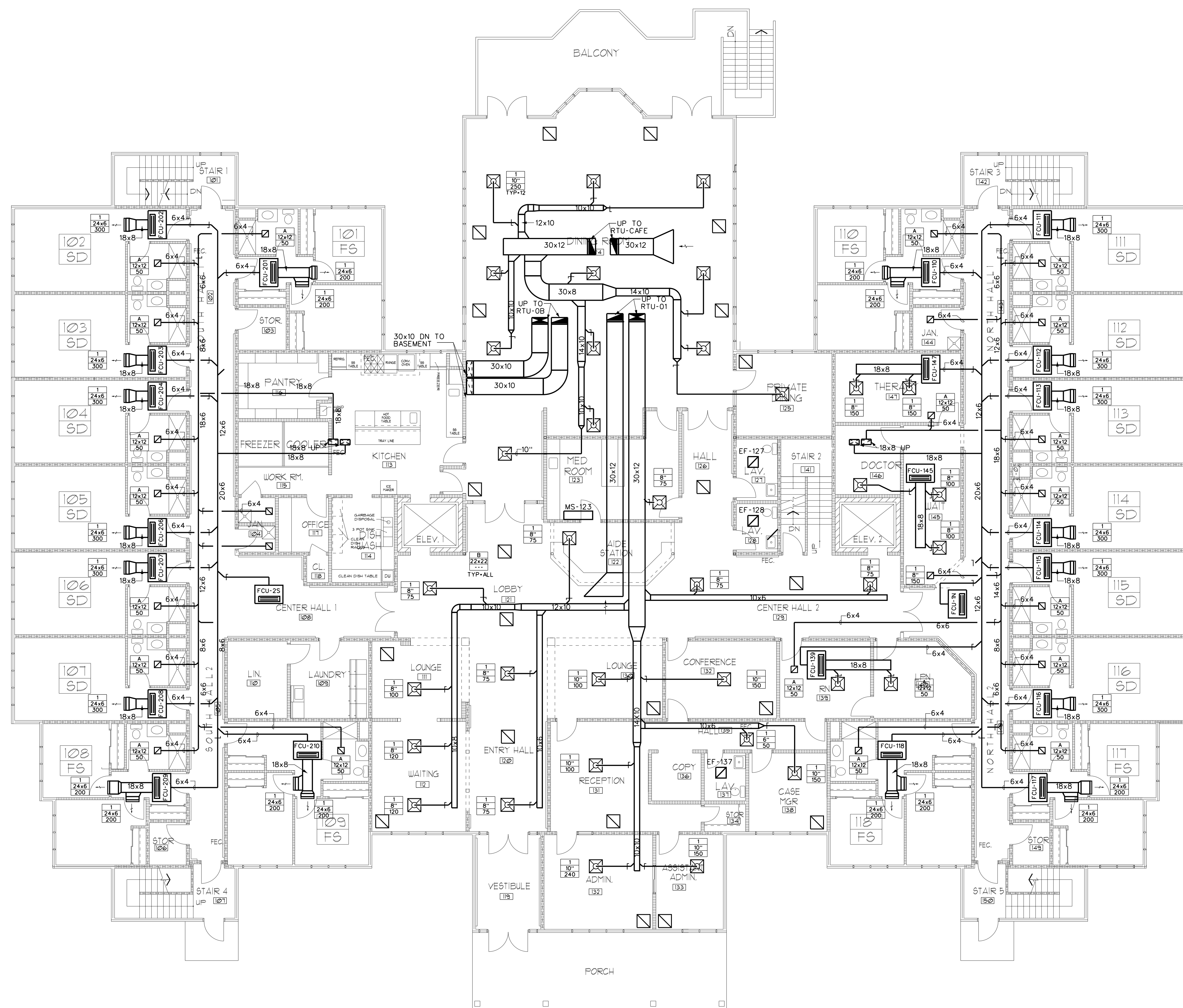
1 BASEMENT FLOOR PLAN
M101 SCALE: 1/8"=1'-0"



BASEMENT DUCTWORK PLAN

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NEW CITY, N.Y. 10956

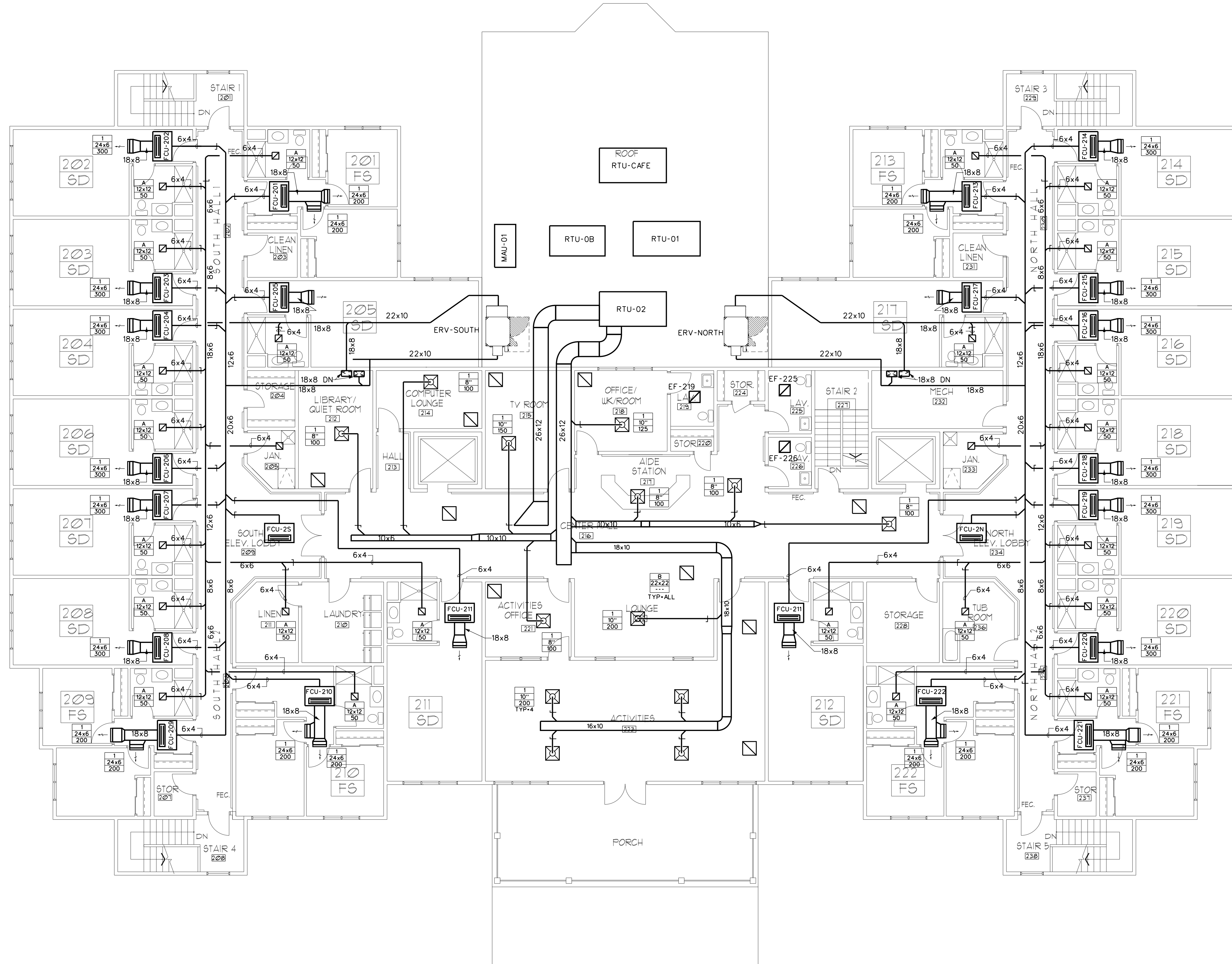


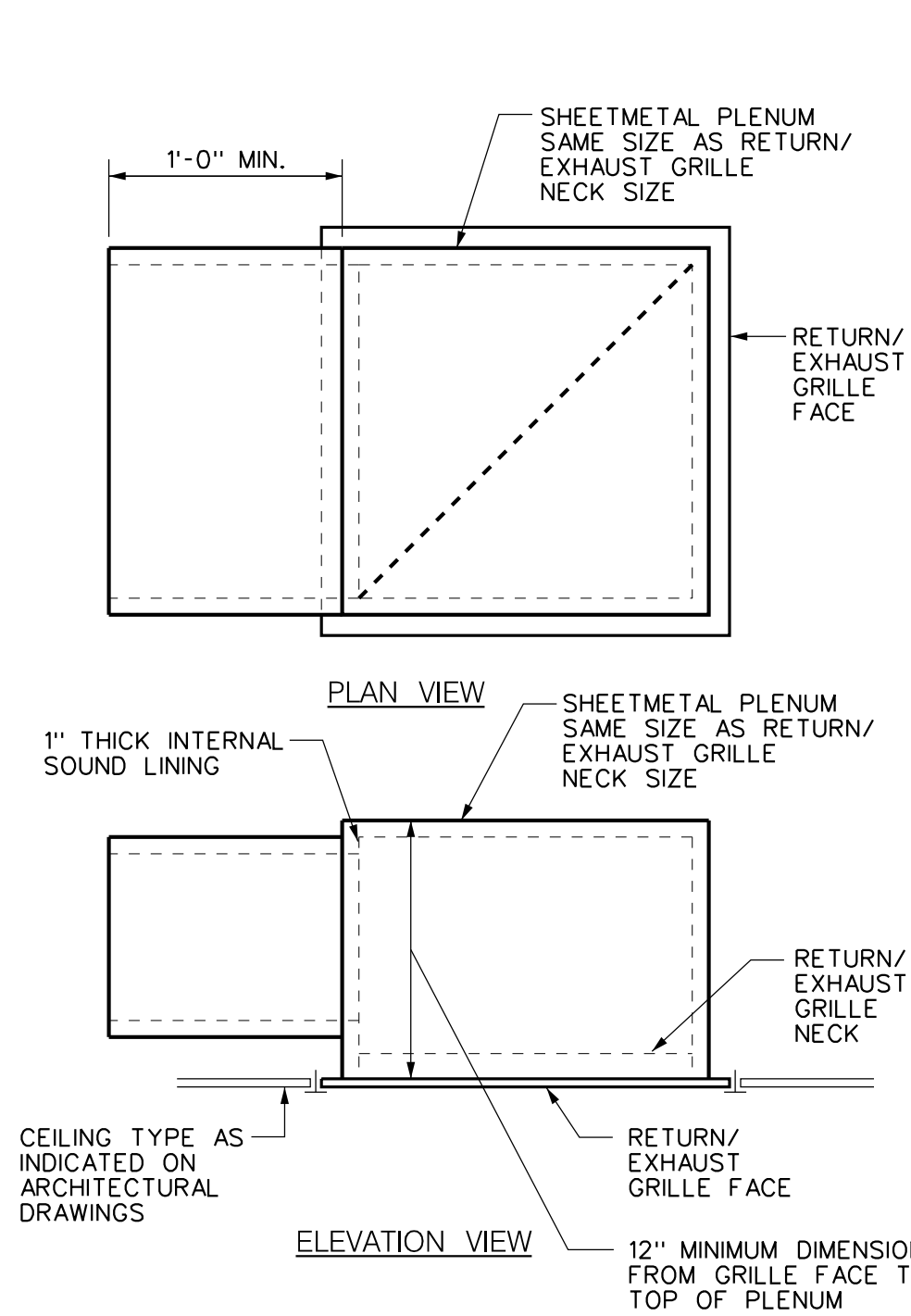
1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

FIRST FLOOR
ELECTRICAL POWER PLAN

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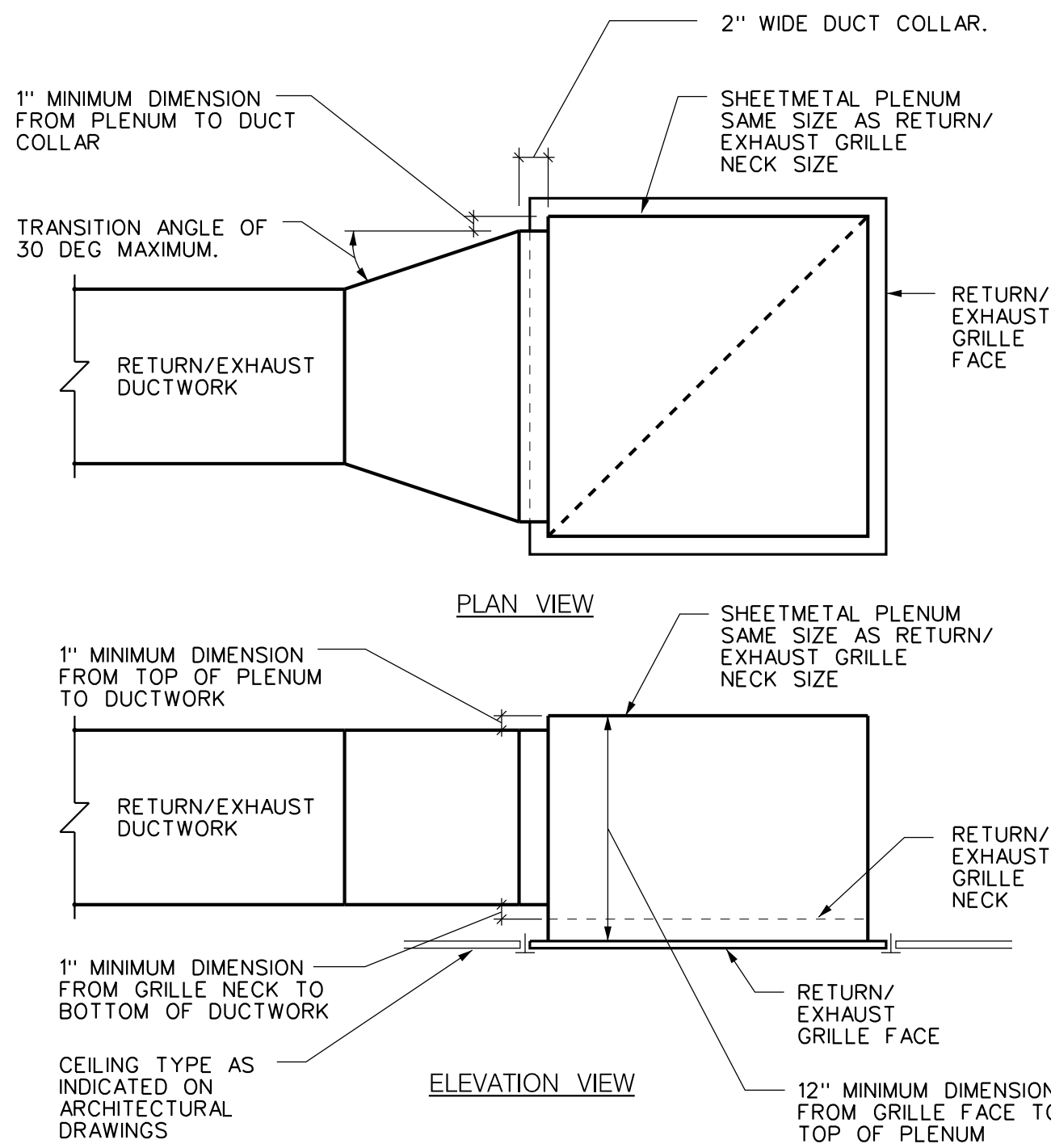




- DETAIL NOTES:
- Paint inside of plenum box flat black if internal sound lining is not specified.
 - Also applicable to registers.

1 RETURN/ EXHAUST GRILLE PLENUM DETAIL

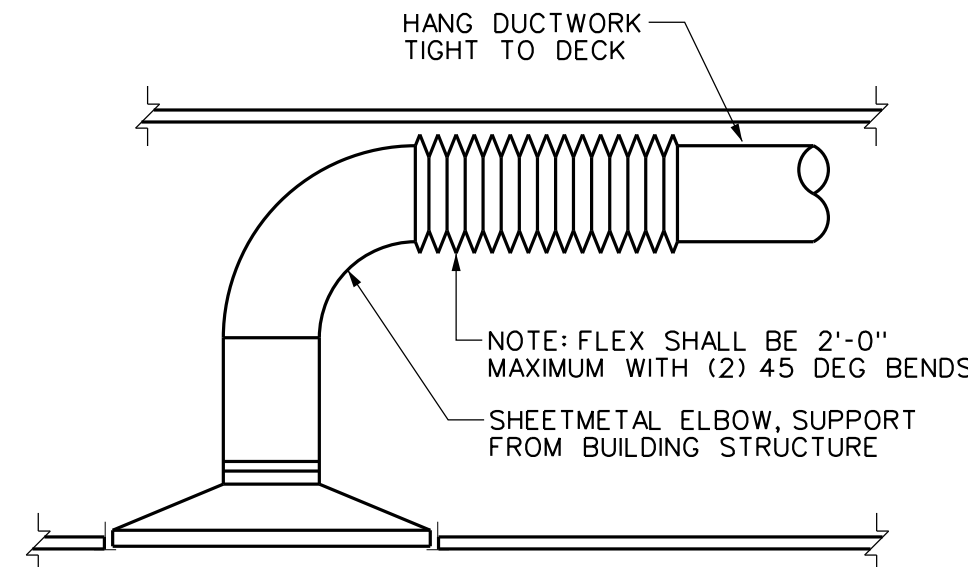
SCALE: NONE NON-DUCTED



- DETAIL NOTES:
- Paint inside of plenum box flat black if internal sound lining is not specified.
 - Also applicable to registers.

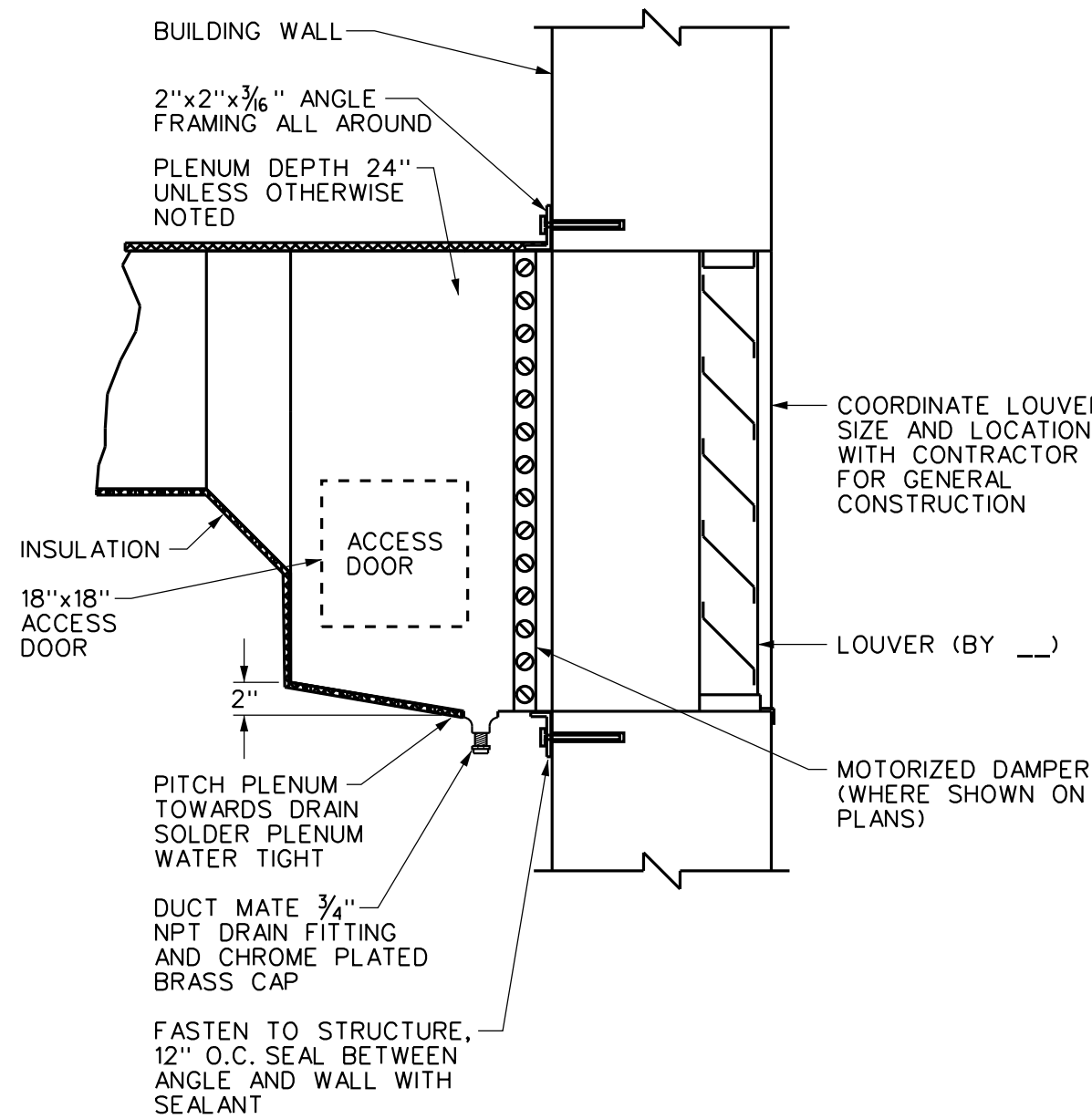
2 RETURN/ EXHAUST GRILLE PLENUM DETAIL

SCALE: NONE DUCTED



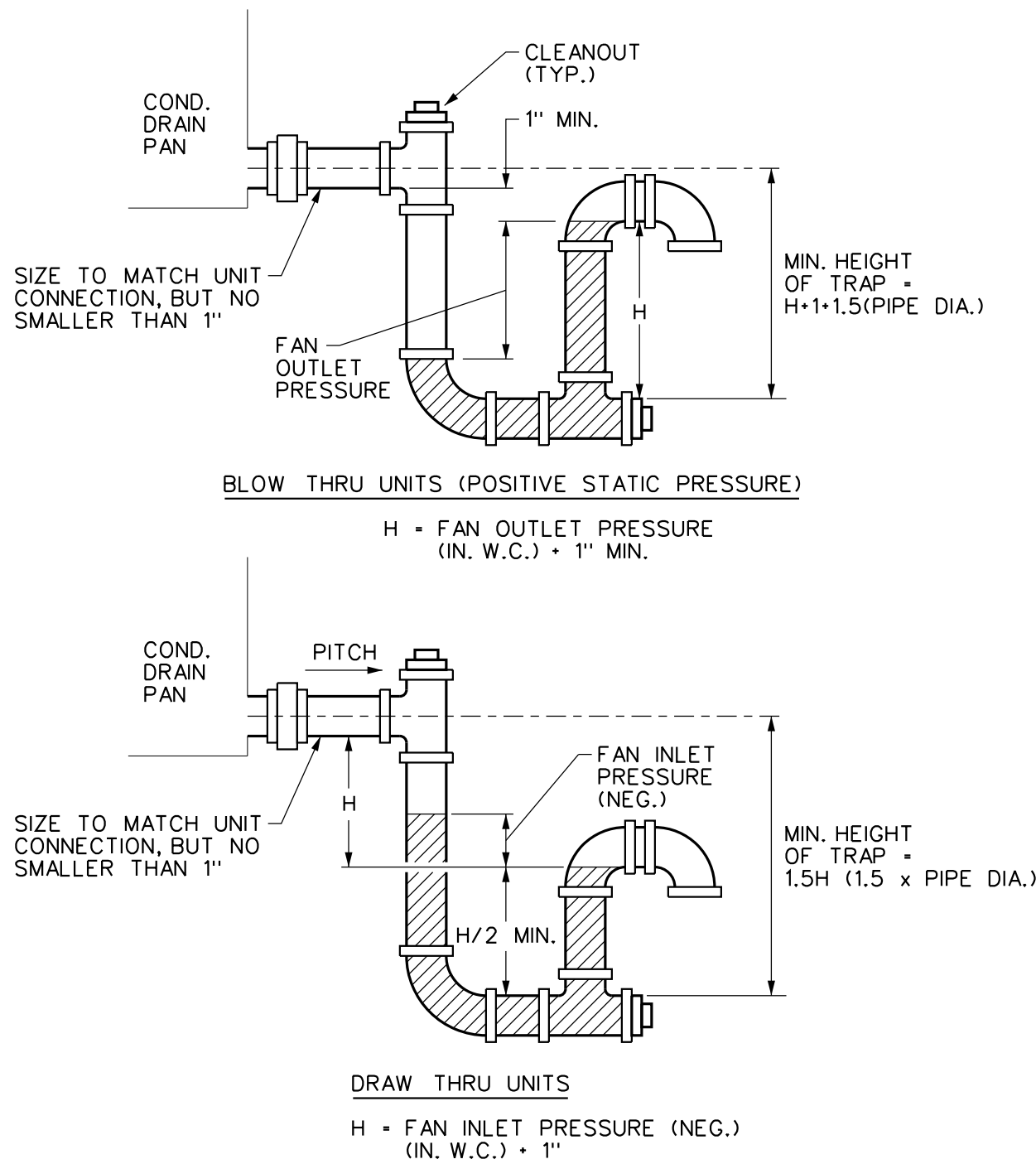
3 TYPICAL DIFFUSER INSTALLATION DETAIL

SCALE: NONE



4 LOUVER PLENUM DETAIL

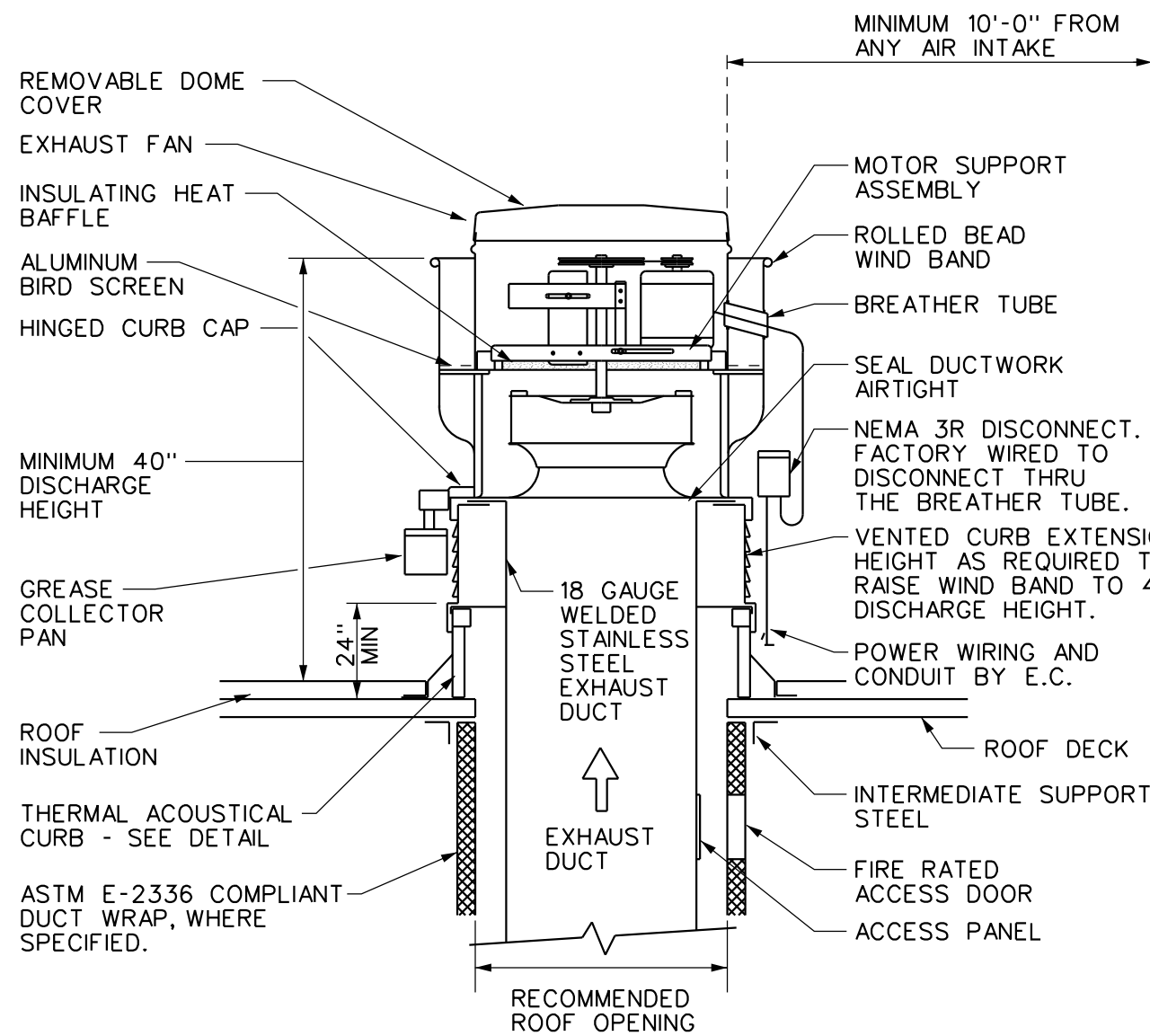
SCALE: NONE



- DETAIL NOTES:
- As an alternative, it is acceptable to pipe the trap exactly as shown in the manufacturer's installation manual.
 - See specifications for pipe type.

5 ROOFTOP UNIT CONDENSATE DRAIN TRAP DETAIL

SCALE: NONE



- DETAIL NOTES:
- Provide wind restraint per specification section 230550-WIND RESTRAINT FOR HVAC SYSTEMS [230529-SEISMIC AND WIND RESTRAINT FOR MECHANICAL SYSTEMS].

6 KITCHEN EXHAUST FAN DETAIL

SCALE: NONE

DATE: 8/17/2020
REVISION:

PROJECT NO. 20095
DESIGNED BY: CDM
DRAWN BY: WRW
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

MECHANICAL GENERAL NOTES, SYMBOL LIST, DRAWING LIST

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08/11/20

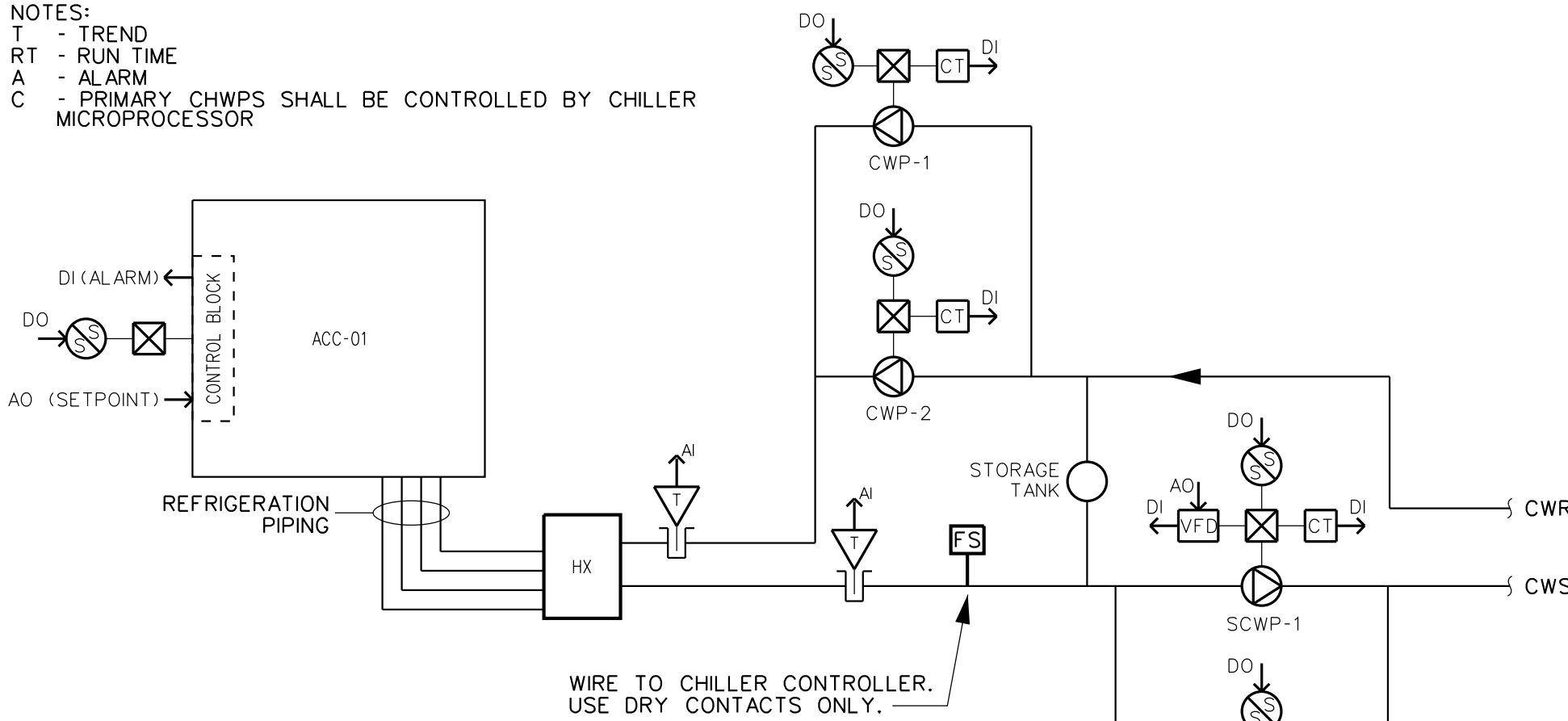
ME ENGINEERING

SHEET NO.

M501

CHILLED WATER LOOP POINT LIST					
DESCRIPTION	POINTS				NOTES
	INPUT		OUTPUT		
	DIGITAL	ANALOG	DIGITAL	ANALOG	
PRIMARY CWP-1 START/STOP			●		C
PRIMARY CWP-1 STATUS	●				A, RT, C
PRIMARY CWP-2 START/STOP			●		C
PRIMARY CWP-2 STATUS	●				A, RT, C
SECONDARY CWP-1 START/STOP			●		
SECONDARY CWP-1 STATUS	●				A, RT
SECONDARY CWP-1 ASD FAULT	●				A
SECONDARY CWP-1 ASD SPEED				●	
SECONDARY CWP-2 START/STOP			●		
SECONDARY CWP-2 STATUS	●				A, RT
SECONDARY CWP-2 ASD FAULT	●				A
SECONDARY CWP-2 ASD SPEED				●	
CHILLED WATER SUPPLY TEMP.		●			A
CHILLED WATER RETURN TEMP.		●			A
ACC-01 START/STOP			●		
ACC-01 SETPOINT				●	
ACC-01 ALARM	●				A, RT

NOTES:
T - TREND
RT - RUN TIME
A - ALARM
C - PRIMARY_CHWPS SHALL BE CONTROLLED BY CHILLER MICROPROCESSOR



NOTES

- REFER TO "AIR COOLED ROTARY SCREW CHILLER" SPECIFICATION FOR ACC-01 CONTROLS.

CHILLED WATER LOOP CONTROL SEQUENCE

- SYSTEM GENERAL DESCRIPTION:

THE BUILDING AUTOMATION SYSTEM (BAS) CONTROLLER PROVIDES STAND-ALONE CONTROL OR CONTROL FROM A HIGHER LEVEL BAS AND PROVIDES START/STOP AND LEAD/LAG/STANDBY CONTROL FOR THE PRIMARY CHILLED WATER PUMPS AND ALSO PROVIDES LEAD/LAG/STANDBY CONTROL OF THE SECONDARY CHILLED WATER PUMPS IN ORDER TO MAINTAIN THE CHILLED WATER SYSTEM DIFFERENTIAL PRESSURE SETPOINT (ADJ.).

- CHILLED WATER SYSTEM ENABLE/DISABLE:

THE CHILLED WATER SYSTEM WILL BE ENABLED WHEN THE OUTDOOR AIR TEMPERATURE IS ABOVE 60 DEG. F. OR ON AN ALL FOR DEHUMIDIFICATION THE BAS CONTROLLER WILL THEN START THE LEAD SYSTEM PUMP. WHEN RUN STATUS FOR THAT PUMP IS PROVEN, THE BAS WILL THEN ENABLE CHILLER TO RUN. THE CHILLER WILL OPERATE BASED UPON ITS FACTORY INSTALLED CONTROLS.

WHEN THE CHILLED WATER SYSTEM IS DISABLED, THE SECONDARY CHILLED WATER PUMPS WILL BE OFF AND THE PRIMARY PUMPS WILL BE OFF.

- PRIMARY CHILLED WATER PUMP START/STOP:

THE BAS CONTROLLER WILL START A CHILLED WATER PUMP THROUGH A CONTACT CLOSURE OF THE PUMPS MOTOR STARTER ENABLE CONTACTS.

- PRIMARY CHILLED WATER PUMP STATUS:

THE BAS CONTROLLER WILL DETECT CHILLED WATER PUMP RUN STATUS BY CURRENT SWITCH.

- PRIMARY CHILLED WATER PUMP LEAD/LAG:

THE CHILLED WATER PUMP LEAD/LAG SEQUENCE WILL BE ROTATED ON A WEEKLY SCHEDULE. THE SEQUENCE WILL BE BASED ON CALCULATED RUN TIME WITH THE PUMP HAVING THE LEAST RUN TIME AS LEAD, THE PUMP WITH THE NEXT LOWEST RUN TIME WILL BE THE SECOND IN THE SEQUENCE AND SO ON. FROM THE BAS OR WITH TRACER TU AN OPERATOR WILL BE ABLE TO MANUALL CHANGE THE LEAD/LAG SEQUENCE.

- PRIMARY CHILLED WATER PUMP FAILURE:

IF THE LEAD START/STOP RELAY IS ENABLED AND THE CURRENT SWITCH STATUS IS OFF FOR MORE THAN 30 SECONDS (ADJ.), THE BAS CONTROLLER WILL ANNUNCIATE A CHILLED WATER PUMP FAILURE ALARM TO THE BAS AND START THE NEXT PUMP IN THE SEQUENCE.

ONCE THE PROBLEM HAS BEEN CORRECTED, THE OPERATOR WILL BE ABLE TO CLEAR THE ALARM FAILURE FROM THE BAS CONTROLLER USING TRACER TU, FROM A BAS OR BY MANUALLY OVERRIDING THE PUMP ON MOMENTARILY.

THIS WILL RE-ENABLE THE LEAD/LAG SEQUENCE.

- SECONDARY CHILLED WATER PUMP START/STOP:

THE BAS CONTROLLER WILL START A SECONDARY CHILLED WATER PUMP THROUGH A CONTACT CLOSURE OF THE PUMPS VFD RUN-ENABLE CONTACTS.

- SECONDARY CHILLED WATER PUMP STATUS:

THE BAS CONTROLLER WILL DETECT SECONDARY CHILLED WATER PUMP RUN STATUS BY A ASD CURRENT SWITCH.

- SECONDARY CHILLED WATER PUMP LEAD/LAG:

THE SECONDARY CHILLED WATER PUMP LEAD/LAG/STANDBY SEQUENCE WILL BE BASED ON A WEEKLY SCHEDULE. FROM THE BAS CONTROLLER HUMAN-INTERFACE PANEL OR A BAS WORKSTATION, AN OPERATOR WILL BE ABLE TO MANUALLY CHANGE THE LEAD/LAG/STANDBY SEQUENCE.

IF THE CHILLED WATER SYSTEM DIFFERENTIAL PRESSURE FALLS 0.5 PSIG (ADJ.), BELOW SETPOINT AND THE LEAD PUMP IS AT 100% (ADJ.) FOR MORE THAN 5 MINUTES (ADJ.), THE NEXT PUMP IN THE SEQUENCE WILL START. IF THE PUMP SPEED CONTROL OUTPUT IS BELOW 40% (ADJ.) FOR MORE THAN 5 MINUTES (ADJ.), THE LAST OPERATING PUMP IN THE SEQUENCE WILL BE DISABLED.

- SECONDARY CHILLED WATER PUMP FAILURE:

IF THE LEAD START/STOP RELAY IS ENABLED AND THE CURRENT SWITCH STATUS IS OFF FOR MORE THAN 30 SECONDS (ADJ.), THE BAS CONTROLLER WILL ANNUNCIATE A SECONDARY CHILLED WATER PUMP ALARM TO THE BAS AND START THE LAG PUMP. WHEN A SECONDARY CHILLED WATER PUMP FAILURE EXISTS, LEAD/LAG/STANDBY AUTOMATION WILL BE DISABLED AND THE CURRENTLY RUNNING PUMP BECOMES THE LEAD PUMP. ONCE THE PROBLEM HAS BEEN CORRECTED, THE OPERATOR WILL BE ABLE TO CLEAR THE ALARM FAILURE FROM THE BAS CONTROLLER OR BAS WORKSTATION.

THIS WILL RE-ENABLE THE LEAD/LAG/STANDBY SEQUENCE.

- SECONDARY CHILLED WATER PUMP SPEED:

THE BAS CONTROLLER WILL MONITOR THE CHILLED WATER SYSTEM DIFFERENTIAL PRESSURE SENSOR. WHEN THE PUMP VARIABLE FREQUENCY DRIVE IS ENABLED, THE BAS CONTROLLER WILL CONTROL THE ANALOG SPEED SIGNAL THAT IS SENT TO THE VARIABLE FREQUENCY DRIVES OF OPERATING PUMPS TO MAINTAIN A CHILLED WATER SYSTEM DIFFERENTIAL PRESSURE SETPOINT OF 15.0 PSIG (ADJ.).

- SECONDARY CHILLED WATER AHU PUMP PRESSURE SETPOINT OPTIMIZATION:

THE BAS WILL CONTINUALLY MONITOR THE CHILLED WATER CONTROL VALVE POSITION OF ALL AHUS IN THE CHILLED WATER SYSTEM.

AT CHILLED WATER SYSTEM STARTUP, THE CHILLED WATER SYSTEM PRESSURE SETPOINT WILL BE 100% OF THE MAXIMUM PRESSURE SETPOINT. WHEN ALL CHILLED WATER VALVES ARE LESS THAN 85% OPEN, THE CHILLED WATER SYSTEM DIFFERENTIAL PRESSURE SETPOINT WILL BE LOWERED BY 0.1 PSIG (ADJ.) OF THE CURRENT CHILLED WATER SYSTEM DIFFERENTIAL PRESSURE SETPOINT. THIS OCCURS EVERY 5 MINUTES UNTIL AT LEAST ONE VALVE IS MORE THAN 85% OPEN, OR IF THE SETPOINT IS EQUAL TO THE MINIMUM CHILLED WATER SYSTEM DIFFERENTIAL PRESSURE SETPOINT, OR IF THE PUMP VARIABLE FREQUENCY DRIVES ARE AT A MINIMUM SPEED SETTING (22 HZ).

WHEN ANY CHILLED WATER VALVE IS MORE THAN 95% OPEN, THE CHILLED WATER SYSTEM PRESSURE SETPOINT WILL INCREASE BY 0.1 PSIG (ADJ.) OF THE CURRENT CHILLED WATER SYSTEM DIFFERENTIAL SETPOINT. THIS OCCURS EVERY 5 MINUTES UNTIL NO VALVE IS MORE THAN 95% OPEN, OR IF THE CHILLED WATER SYSTEM DIFFERENTIAL PRESSURE SETPOINT HAS RISEN TO THE SYSTEMS MAXIMUM SETTING, OR IF THE PUMP VARIABLE FREQUENCY DRIVES ARE AT THE MAXIMUM SETTING (60 HZ).

DUAL TEMPERATURE LOOP CONTROL SYSTEM - RUN CONDITIONS: THE LOOP MONITOR SHALL RUN WHENEVER:

- ANY FAN COIL UNIT CALLS FOR HEATING OR COOLING.

THE FOLLOWING LOOP WATER CONDITIONS SHALL BE MONITORED:

- FLOW STATUS.
- SUPPLY TEMPERATURE.
- RETURN TEMPERATURE.

ALARMS AND A FAN COIL SHUTDOWN SIGNAL SHALL BE GENERATED UPON ANY OF THE FOLLOWING LOOP WATER CONDITIONS:

- NO LOOP FLOW.
- HIGH LOOP WATER SUPPLY TEMP SHUTDOWN: IF THE LOOP WATER SUPPLY TEMPERATURE IS GREATER THAN 105°F (ADJ.).
- LOW LOOP WATER SUPPLY TEMP SHUTDOWN: IF THE LOOP WATER SUPPLY TEMPERATURE IS LESS THAN 40°F (ADJ.).

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- HIGH LOOP WATER SUPPLY TEMP: IF THE LOOP WATER SUPPLY TEMPERATURE IS GREATER THAN 95°F (ADJ.).
- LOW LOOP WATER SUPPLY TEMP: IF THE LOOP WATER SUPPLY TEMPERATURE IS LESS THAN 50°F (ADJ.).

LOOP WATER PUMP LEAD/STANDBY OPERATION:

THE TWO LOOP WATER PUMPS SHALL OPERATE IN A LEAD/STANDBY FASHION.

- THE LEAD PUMP SHALL RUN FIRST.
- ON FAILURE OF THE LEAD PUMP, THE LAG PUMP SHALL RUN AND THE LEAD PUMP SHALL TURN OFF.
- THE LEAD PUMP SHALL MODULATE TO MAINTAIN LOOP WATER DIFFERENTIAL PRESSURE SETPOINT.

THE DESIGNATED LEAD PUMP SHALL ROTATE UPON ONE OF THE FOLLOWING CONDITIONS (USER SELECTABLE):

- MANUALLY THROUGH A SOFTWARE SWITCH
- IF PUMP RUNTIME (ADJ.) IS EXCEEDED
- DAILY
- WEEKLY
- MONTHLY

ALARMS SHALL BE PROVIDED AS FOLLOWS:

LOOP WATER PUMP 1

- FAILURE: COMMANDED ON, BUT THE STATUS IS OFF.
- RUNNING IN HAND: COMMANDED OFF, BUT THE STATUS IS ON.
- RUNTIME EXCEEDED: STATUS RUNTIME EXCEEDS A USER DEFINABLE LIMIT.
- VFD FAULT.

LOOP WATER PUMP 2

- FAILURE: COMMANDED ON, BUT THE STATUS IS OFF.
- RUNNING IN HAND: COMMANDED OFF, BUT THE STATUS IS ON.
- RUNTIME EXCEEDED: STATUS RUNTIME EXCEEDS A USER DEFINABLE LIMIT.
- VFD FAULT.

LOOP WATER DIFFERENTIAL PRESSURE CONTROL:

THE CONTROLLER SHALL MEASURE LOOP WATER DIFFERENTIAL PRESSURE AND MODULATE THE LOOP WATER PUMP VFDS IN SEQUENCE TO MAINTAIN ITS LOOP WATER DIFFERENTIAL PRESSURE SETPOINT. THE FOLLOWING SETPOINTS ARE RECOMMENDED VALUES. ALL SETPOINTS SHALL BE FIELD ADJUSTED DURING THE COMMISSIONING PERIOD TO MEET THE REQUIREMENTS OF ACTUAL FIELD CONDITIONS.

THE CONTROLLER SHALL MODULATE LOOP WATER PUMP SPEEDS TO MAINTAIN A LOOP WATER DIFFERENTIAL PRESSURE OF 12 PSIG (ADJ.). THE VFD MINIMUM SPEED SHALL NOT DROP BELOW 20% (ADJ.).

ALARMS SHALL BE PROVIDED AS FOLLOWS:

- HIGH LOOP WATER DIFFERENTIAL PRESSURE: IF THE LOOP WATER DIFFERENTIAL PRESSURE IS 25% (ADJ.) GREATER THAN SETPOINT.

- LOW LOOP WATER DIFFERENTIAL PRESSURE: IF THE LOOP WATER DIFFERENTIAL PRESSURE IS 25% (ADJ.) LESS THAN SETPOINT.

BYPASS CONTROL VALVE:

VALVE SHALL MODULATE OPEN ONCE VFD SPEED REACHES 20% (ADJ.). VALVE SHALL MODULATE TO MAINTAIN LOOP WATER DIFFERENTIAL PRESSURE SETPOINT.

DUAL TEMPERATURE LOOP SEQUENCE OF OPERATION

SCALE: NOT TO SCALE



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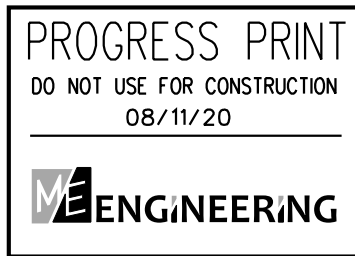
DATE: 8/7/2000
REVISION:

PROJECT NO: 200005
DESIGNED BY: CDM
DRAWN BY: WRW
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

MECHANICAL CONTROLS

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NEW CITY, N.Y. 10956



SHEET NO:

M801

OF:

AIR COOLED CHILLER SEQUENCE OF OPERATION

SCALE: NOT TO SCALE

GENERAL TELECOMMUNICATIONS NOTES:

(APPLY TO ALL DRAWINGS)

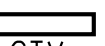
- A. IN GENERAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RACEWAYS, BACKBOXES, RJ45 PORTS, COVERPLATES AND CABLING. THE CONTRACTOR SHALL ALSO PROVIDE TESTING AND TERMINATIONS FOR ALL CABLING. SYSTEM EQUIPMENT SUCH AS CAMERAS, WIRELESS ACCESS POINTS, TELEPHONE HANDSETS, SERVERS AND RACK MOUNTED EQUIPMENT SHALL BE PROVIDED BY OTHERS.
- B. PROVIDE LABELING OF ALL EQUIPMENT, DEVICES AND CABLING IN SCOPE OF WORK IN ACCORDANCE WITH ANSI/TIA/EIA-606-A AND THE NEC. SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO, CABLES AND END DEVICES/OUTLETS.
- C. ALL TELE/DATA CABLES SHALL BE INSTALLED IN CONDUIT WHERE CONCEALED BEHIND WALLS OR ABOVE NON-ACCESSIBLE CEILING SPACES. TELE/DATA CABLES SHALL BE SUSPENDED BY J-HOOKS WHERE INSTALLED ABOVE ACCESSIBLE CEILING SPACES OR WHERE THERE IS NO CEILING.
- D. ALL DATA CABLING SHALL BE CAT6.

BASIC ELECTRICAL REQUIREMENTS:

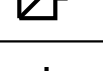
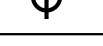
(APPLY TO ALL DRAWINGS)

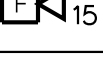
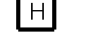
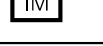
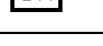
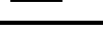
- A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES TO PERFORM ALL OPERATIONS REQUIRED FOR THE COMPLETE INSTALLATION AND RELATED WORK AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. ELECTRIC EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
- B. PROVIDE ALL ELECTRICAL EQUIPMENT CONNECTIONS.
- C. PROVIDE ALL REQUIRED SUPPORTS AND ACCESSORIES.
- D. PROVIDE ALL WORK IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LATEST EDITION OF THE:
1. BUILDING CODE OF NEW YORK STATE
2. ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
3. OSHA REQUIREMENTS
4. LOCAL MUNICIPAL ORDINANCES AND CODES
5. AUTHORITY HAVING JURISDICTION (AHJ)
6. SERVING UTILITY COMPANIES
- E. PROVIDE ELECTRICAL INSPECTION CERTIFICATE FROM INSPECTION AGENCY RECOGNIZED AS ACCEPTABLE FROM THE AHJ.
- F. PROVIDE ELECTRICAL AND COMMUNICATION SERVICES IN COMPLIANCE WITH THE UTILITY AND COMMUNICATION COMPANIES.
- G. PROVIDE TEMPORARY ELECTRICAL SERVICE IN SIZES TO ACCOMMODATE CONSTRUCTION WHERE REQUIRED.
- H. REPAIR OR REPLACE ALL DEFECTS IN MATERIAL OR WORKMANSHIP WITHIN ONE YEAR OF CONSTRUCTION CLOSE OUT DATE AT NO ADDITIONAL COST TO THE OWNER.
- I. PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE SYSTEM TEST. PRIOR TO CLOSE OUT DATE SUBMIT ALL SATISFACTORY SYSTEM TEST RESULTS FOR RECORD.
- J. SUBMITTALS:
1. ALL ITEMS OF EQUIPMENT AND MATERIALS PROVIDED SHALL BE SUBMITTED FOR ENGINEERING REVIEW.
2. SUBMIT A MINIMUM OF THREE COPIES OF SHOP DRAWINGS/PRODUCT DATA INFORMATION.
- K. CONTRACTOR IS HERE BY CAUTIONED THAT ELECTRIC POWER CHARACTERISTICS (VOLTAGE, PHASE, HORSEPOWER, AMPERAGE, ETC.) OF EQUIPMENT IS BASED ON AVAILABLE INFORMATION AT THE TIME OF PROJECT DESIGN. CONTRACTOR MUST VERIFY CHARACTERISTICS FOR EACH PIECE OF NEW EQUIPMENT PRIOR TO ORDERING ELECTRICAL EQUIPMENT. INDICATE VERIFICATION ON SUBMITTALS.
- L. LOCATIONS INDICATED FOR LIGHTING FIXTURES ARE APPROXIMATE. LOCATE FIXTURES AS REQUIRED TO AVOID INTERFERENCE WITH BUILDING STEEL, PIPING, DUCTWORK, CONDUIT, DIFFUSERS, GRILLES, SPEAKERS, SMOKE DETECTORS, ETC. FIELD COORDINATE EXACT LOCATIONS AS NEAR AS POSSIBLE TO THE LOCATION INDICATED. VERIFY COMPLIANCE WITH NEC ARTICLE 410.16 FOR INSTALLATION OF LIGHT FIXTURES IN CLOTHES CLOSETS. PRIOR TO ROUGH-IN, REFER TO ARCHITECTURAL REFLECTED CEILING PLANS.
- M. EXACT LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS, EXIT SIGNS, ETC. SHALL BE COORDINATED WITH OTHER CEILING MOUNTED EQUIPMENT TO AVOID CONFLICT. LOCATE DEVICES AS NEAR AS POSSIBLE TO THE LOCATION INDICATED. FIRE ALARM SMOKE AND HEAT DETECTORS SHALL BE LOCATED 3'-0" MINIMUM FROM HVAC DIFFUSERS, REGISTERS, GRILLES, ETC. SMOKE DETECTORS AT SMOKE DOORS MUST BE INSTALLED WITHIN 5'-0" OF THE DOORS (REFER TO NFPA 72).
- N. ALL NEW CIRCUITING SHALL BE CONCEALED (EXCEPT IN UNFINISHED SPACES). PROVIDE ALL CUTTING AND PATCHING AS REQUIRED.
- O. ALL FIRE ALARM VISUAL STROBE UNITS SHALL BE MOUNTED AT 6'-8" A.F.F. MAXIMUM PER A.D.A. REQUIREMENTS.
- P. CONTRACTOR SHALL REVIEW ALL TRADES' CONTRACT DOCUMENTS TO DETERMINE SPECIFIC MOUNTING LOCATIONS FOR ELECTRICAL EQUIPMENT. COORDINATE EXACT MOUNTING LOCATIONS WITH THE ARCHITECT AND OTHER CONTRACTORS. REFER TO ARCHITECTURAL PLANS FOR CASEWORK LAYOUT, ELEVATIONS, ETC. COORDINATE WITH LOCATIONS OF ELECTRICAL DEVICES AND OUTLETS
- Q. EXACT LOCATION OF MECHANICAL AND PLUMBING EQUIPMENT THAT REQUIRE ELECTRICAL CONNECTIONS ARE SHOWN ON THE MECHANICAL AND PLUMBING DRAWINGS.
- R. PROVIDE CONDUIT/WIRING (CIRCUITING) AND REQUIRED CONNECTIONS TO ALL DEVICES/EQUIPMENT. CONNECT TO CIRCUIT(S) AS INDICATED.
- S. CIRCUITING TO DEVICES/EQUIPMENT SHALL BE (2) *12 WITH (1) *12 GROUND FOR EACH 20 AMPERE CIRCUIT UNLESS OTHERWISE NOTED.
- T. COORDINATE ALL WORK WITH OTHER TRADES; REFER TO ARCHITECTURAL DRAWINGS FOR COORDINATING LOCATIONS.
- U. RISER DIAGRAMS ARE DIAGRAMMATIC ONLY: WIRE AND DEVICE QUANTITIES, SIZES, TYPES SHALL BE AS CALLED FOR IN CONTRACT DOCUMENTS.
- V. SLEEVE AND SEAL ALL WALL AND FLOOR PENETRATIONS. PROVIDE APPROPRIATE FIRE STOPPING FOR ALL PENETRATIONS.
- W. COORDINATE EXACT LOCATION OF ALL WIRING ROUTES, EQUIPMENT AND DEVICES WITH OTHER TRADES.
- X. MAINTAIN SERVICE CLEARANCES OF ALL EQUIPMENT. ADVISE OTHER TRADES OF SERVICE CLEARANCES AND ENSURE NO SERVICES OR TRADES RUN THROUGH SERVICE AREA.
- Y. ALL ELECTRICAL BOXES LOCATED IN A FIRE RATED WALL/CEILING SHALL HAVE A FIRE RATING TO MATCH THE RATING OF THE WALL/CEILING. UTILIZE FIRE RATED PUDDY PADS IN THESE LOCATIONS.
- Z. ALL RECEPTACLES INDICATED AS GFI TYPE MUST BE A GFI RECEPTACLE. CONNECTING NORMAL RECEPTACLES DOWNSTREAM OF ONE GFI RECEPTACLE IS NOT ACCEPTABLE.
- AA. ALL WIRING INDICATED ON PLANS IS TO BE COPPER WIRING UNLESS OTHERWISE NOTED. REFER TO ONE LINE DIAGRAM FOR FEEDERS THAT MAY BE ALUMINUM.
- AB. ALL SWITCHES, RECEPTACLES, TV AND OTHER WIRING DEVICES SHALL BE WHITE.
- AC. PROVIDE AFCI PROTECTION OF BRANCH CIRCUITS IN ALL APARTMENTS PER NEC 210.12 B.
- AD. PROVIDE ALL INTERIOR TELEPHONE WIRING WITHIN THE BUILDING TO DEMARC LOCATION IN THE ELECTRICAL ROOM. PROVIDE ALL CONNECTIONS AND INTERFACE DEVICE AS APPROVED BY TELCO.
- AE. PROVIDE ALL INTERIOR CABLE TV WIRING WITHIN THE BUILDING TO DEMARC LOCATION IN THE ELECTRICAL ROOM. PROVIDE ALL CONNECTIONS AND INTERFACE DEVICE AS APPROVED BY CATV PROVIDER.

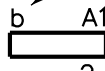
ABBREVIATIONS	
ABBREV.	DESCRIPTION
A	AMPERE
AC	MOUNTED ABOVE COUNTER HEIGHT
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTING
AHJ	AUTHORITY HAVING JURISDICTION
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
FACP	FIRE ALARM CONTROL PANEL
GFCI/GFI/G	GROUND FAULT CIRCUIT INTERRUPTER
HVAC	HEATING, VENTILATION & AIR CONDITIONING CONTRACTOR/TRADE
KVA	KILOVOLT AMPERES
KW	KILOWATT
LV	LOW VOLTAGE, MOMENTARY CONTACT
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUG ONLY
NEC	NATIONAL ELECTRIC CODE
NM	NON-METALLIC SHEATHED CABLE
NTS	NOT TO SCALE
PC	PHOTOCELL
TYP	TYPICAL
UC	MOUNTED UNDER COUNTER HEIGHT
UG	UNDERGROUND
UL	UNDERWRITER'S LABORATORY
V	VOLT
W	WIRE
WP	WEATHERPROOF

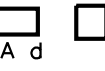
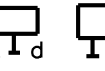
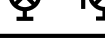
COMMUNICATIONS	
SYMBOL	DESCRIPTION
 IP 10	COMBINATION POWER AND DATA OUTLETS; REFER TO TYPICAL COMBINATION POWER AND DATA OUTLET DETAIL. SUBSCRIPT INDICATES QUANTITY: *P - QUANTITY OF DUPLEX RECEPTACLES *D - QUANTITY OF DATA PORTS/CABLES.
 WAP	WIRELESS ACCESS POINT
	ONE (1) TELEPHONE OUTLET AND CABLE
 TV	TELEVISION OUTLET. REFER TO TYPICAL TELEVISION DETAIL.
 TELE	TELEPHONE MAIN DISTRIBUTION FRAME
 CTV	CABLE TV MAIN DISTRIBUTION FRAME

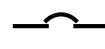
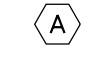
SECURITY	
SYMBOL	DESCRIPTION
 DC	DOOR CONTACT(S)
 DCMP	DOOR CONTACT MONITORING PANEL

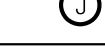
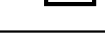
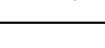
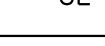
POWER DISTRIBUTION AND CONTROL	
SYMBOL	DESCRIPTION
	208/120 VOLT PANELBOARD
	FUSED DISCONNECT SWITCH AMP RATING AS INDICATED
	SINGLE POINT CONNECTION TO EQUIPMENT
	ELECTRICAL CONNECTION. REFER TO ELECTRIC EQUIPMENT AND CONTROL SCHEDULE FOR DESCRIPTION. LETTERS AND NUMBERS REFER TO "ITEM DESIGNATION" ON THE SCHEDULE.
 ATS	AUTOMATIC TRANSFER SWITCH
 T	TRANSFORMER

FIRE ALARM	
SYMBOL	DESCRIPTION
 S	SYSTEM SMOKE DETECTOR
 SB CO	SMOKE DETECTOR WITH SOUNDER BASE; SUBSCRIPT "CO" INDICATES COMBINATION CARBON MONOXIDE DETECTOR
 F A/V 15	FIRE ALARM NOTIFICATION APPLIANCE, AUDIBLE AND VISUAL; * INDICATES STROBE CANDELA RATING
 F V 15	FIRE ALARM NOTIFICATION APPLIANCE, VISUAL ONLY; * INDICATES STROBE CANDELA RATING
 FACP	FIRE ALARM CONTROL PANEL
 FAAP	FIRE ALARM ANNUCIATOR PANEL
 CO	CARBON MONOXIDE DETECTOR
	FIRE ALARM MINI HORN
 WFS	SPRINKLER WATERFLOW SWITCH (PADDLE OR PRESSURE SWITCH TYPE)
 TS	TAMPER SWITCH
 H	COMBINATION SET TEMPERATURE AND RATE OF RISE HEAT DETECTOR
 F	MANUAL PULLSTATION
 CM	CONTROL MODULE
 IM	INTERFACE MODULE
 DH	DOOR HOLD
 EC	ELEVATOR CAPTURE

BRANCH CIRCUITING IDENTIFICATION	
 HP-108	ITEM DESIGNATION. SEE ELECTRICAL EQUIPMENT & CONTROL SCHEDULE FOR ALL REQUIREMENTS.
	CIRCUIT DESIGNATION
 PP1-12	PANEL AND CIRCUIT DESIGNATION
	SWITCHING DESIGNATION
	LIGHTING FIXTURE TYPE. SEE LUMINAIRE SCHEDULE FOR REQUIREMENTS.
	PANEL AND CIRCUIT DESIGNATION
	PANEL AND CIRCUIT DESIGNATION

LUMINAIRES	
SYMBOL	DESCRIPTION
 FA d	LUMINAIRE, UPPER CASE LETTERS INDICATE FIXTURE TYPE ON SCHEDULE. LOWER CASE LETTER INDICATES SWITCHING DESIGNATION.
	WALL MOUNTED LUMINAIRE, UPPER CASE LETTERS INDICATE FIXTURE TYPE ON SCHEDULE. LOWER CASE LETTER INDICATES SWITCHING DESIGNATION.
	WALL MOUNTED EMERGENCY LUMINAIRE WITH BATTERY PACK
	CEILING MOUNTED EXIT LUMINAIRE
	WALL MOUNTED EXIT LUMINAIRE

ONE LINE DIAGRAM SYMBOLS	
SYMBOL	DESCRIPTION
	THERMAL MAGNETIC MOLDED CASE CIRCUIT BREAKER
 M	UTILITY METER
	TRANSFORMER
	FEEDER DESIGNATION - REFER TO FEEDER SCHEDULE
	PANELBOARD

ELECTRICAL SYMBOLS LIST BASIC MATERIALS AND METHODS	
SYMBOL	DESCRIPTION
	SPECIAL PURPOSE RECEPTACLE. PROVIDE PROPER VOLTAGE, CLASS, CURRENT RATING AND NEMA CONFIGURATION AS REQUIRED BY BRANCH CIRCUIT AND/OR MATCH CAP ON EQUIPMENT BEING FURNISHED BY OTHERS. PROVIDE CORD AND CAP. SUBSCRIPT INDICATES TYPE: • - NEMA TYPE D - DRYER RECEPTACLE, 30A, 125/250V R - RANGE RECEPTACLE, 50A, 125/250V
 S a,b,c	TOGGLE SWITCH, VOLTAGE AS INDICATED ON FIXTURE SCHEDULE. SUBSCRIPTS INDICATE TYPE: 3 - THREE WAY SWITCH 4 - FOUR WAY SWITCH a,b,c - SWITCHING DESIGNATIONS NUMBER OF LETTERS EQUALS NO. OF GANGED SWITCHES V - VACANCY SENSOR OP - OCCUPANCY SENSOR, PASSIVE INFRARED M - MOTOR RATED TOGGLE SWITCH LV - LOW VOLTAGE, MOMENTARY CONTACT
 a,b,c	DIMMER SWITCH, VOLTAGE AS INDICATED ON FIXTURE SCHEDULE. SUBSCRIPTS INDICATE TYPE: 3 - THREE WAY DIMMER SWITCH a,b,c - SWITCHING DESIGNATIONS NUMBER OF LETTERS EQUALS NO. OF GANGED SWITCHES V - VACANCY SENSOR LV - LOW-VOLTAGE, MOMENTARY CONTACT
	DUPLEX RECEPTACLE, SUBSCRIPTS INDICATE TYPE: GFI - GROUND FAULT CIRCUIT INTERRUPTING AC - ABOVE COUNTER UC - UNDER THE COUNTER
	DUPLEX RECEPTACLE WITH ARC FAULT CIRCUIT INTERRUPTING WITH PROTECTION, SUBSCRIPTS INDICATE TYPE: GFI - GROUND FAULT CIRCUIT INTERRUPTING AC - ABOVE COUNTER UC - UNDER THE COUNTER
 HH	UNDERGROUND ELECTRIC HANDHOLE
	JUNCTION BOX, NORMAL POWER
 TC	TIME CLOCK
	REFERENCE TO DRAWING NOTE
 UE	UNDERGROUND ELECTRICAL
 UD	UNDERGROUND DATA



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Mechanical/Electrical Engineering Consultants
ME Project # 20095
Schedule Dates 08/11/20
08/11/2020
08/11/2020

DATE: 8/11/2020
REVISED:

PROJECT NO: 200905
DESIGNED BY: CUE
DRAWN BY: CUE
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES

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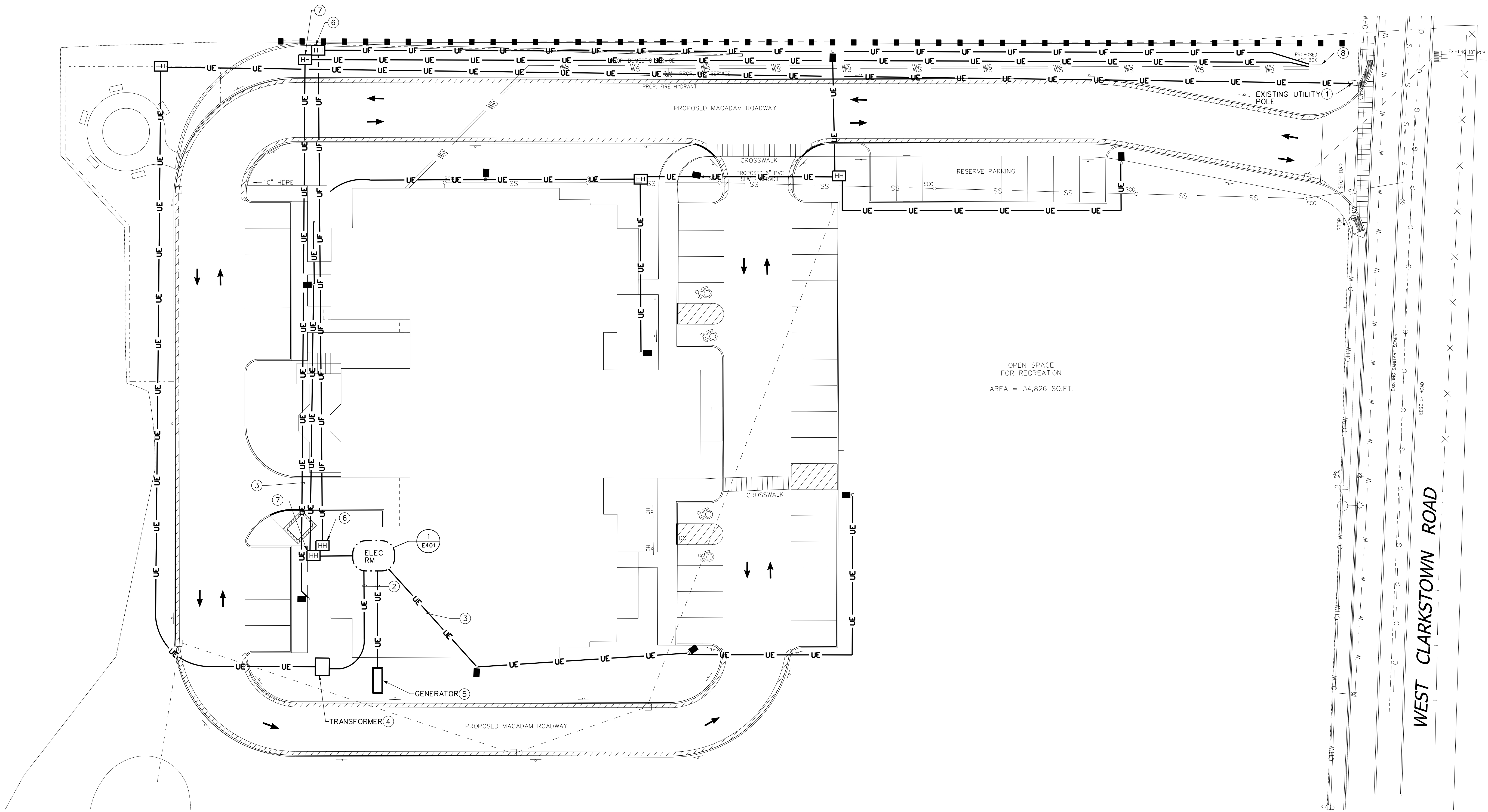
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E000

DRAWING NOTES:

- 1 PROVIDE ELECTRICAL CONDUIT RISER AT EXISTING UTILITY POLE FOR NEW PRIMARY SERVICE CONDUCTORS. SEE UTILITY POLE CONDUIT RISER DIAGRAM.
- 2 SEE ONE-LINE DIAGRAM FOR DETAILS AND REQUIREMENTS.
- 3 PROVIDE BRANCH CIRCUIT FOR EXTERIOR POLE LIGHTS. PROVIDE 1" CONDUIT BELOW GRADE FROM HANDHOLE TO ELECTRICAL ROOM. BRANCH CIRCUIT SHALL BE CONTROLLED VIA THE TIMECLOCK LOCATED IN THE ELECTRICAL RM. FOUNDATIONS, POLE AND FIXTURES BY OTHERS.
- 4 PROVIDE UTILITY TRANSFORMER PAD. REFER TO UTILITY TRANSFORMER PAD DETAIL FOR REQUIREMENTS.
- 5 PROVIDE GENERATOR AND CONCRETE PAD. REFER TO ONE-LINE DIAGRAM AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- 6 PROVIDE DEDICATED HANDHOLE FOR FIRE ALARM WIRING. PROVIDE (1)" CONDUIT TO MAIN ELECTRICAL RM FROM SPRINKLER SYSTEM HOT BOX.
- 7 PROVIDE DEDICATED HANDHOLE FOR POWER. PROVIDE (1)" CONDUIT FOR TO MAIN ELECTRICAL RM FROM SPRINKLER SYSTEM HOT BOX.
- 8 PROVIDE FIRE ALARM CONNECTIONS TO (3) TAMPER SWITCHES IN SPRINKLER SYSTEM HOT BOX. COORDINATE CONNECTIONS WITH PLUMBING CONTRACTOR.

GENERAL NOTES:

- A. REFER TO ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- B. ALL CONDUITS BENEATH AREA OF VEHICULAR TRAFFIC SHALL BE RIGID METAL CONDUIT (RMC). RMC SHALL EXTEND A MINIMUM OF 24" BEYOND THE AREA OF VEHICULAR TRAFFIC. REFER TO TYPICAL DUCTBANK SECTION DETAIL.
- C. UNLESS OTHERWISE NOTED, ALL CONDUITS NOT BENEATH AREAS OF VEHICULAR TRAFFIC SHALL BE SCHEDULE 80 RIGID NONMETALLIC CONDUIT (DIRECT BURIED). REFER TO TYPICAL DIRECT BURIED CONDUIT DETAIL.
- D. PROVIDE FIRESTOPPING AND WATERPROOF SEALS AS REQUIRED WHERE PENETRATING EXTERIOR WALLS.
- E. CIRCUIT ALL SITE LIGHTING TO PANEL xxx USING (2)*10, (1)*10G, 1" C. UNLESS OTHERWISE NOTED.
- F. NEW SITE LIGHTING TO BE TIED INTO BMS CONTROLS FOR LIGHTING CONTROL.
- G. THE EC SHALL BE RESPONSIBLE FOR CONDUIT AND WIRING TO LIGHTS. LIGHTS, POLES AND POLE BASES ARE BY OTHERS.



1
E001
ELECTRICAL SITE PLAN
SCALE: 1"=20'-0"



DATE: 8/11/2020
REVISION:

PROJECT NO. 2020095
DESIGNED BY: CUE
DRAWN BY: CUE
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

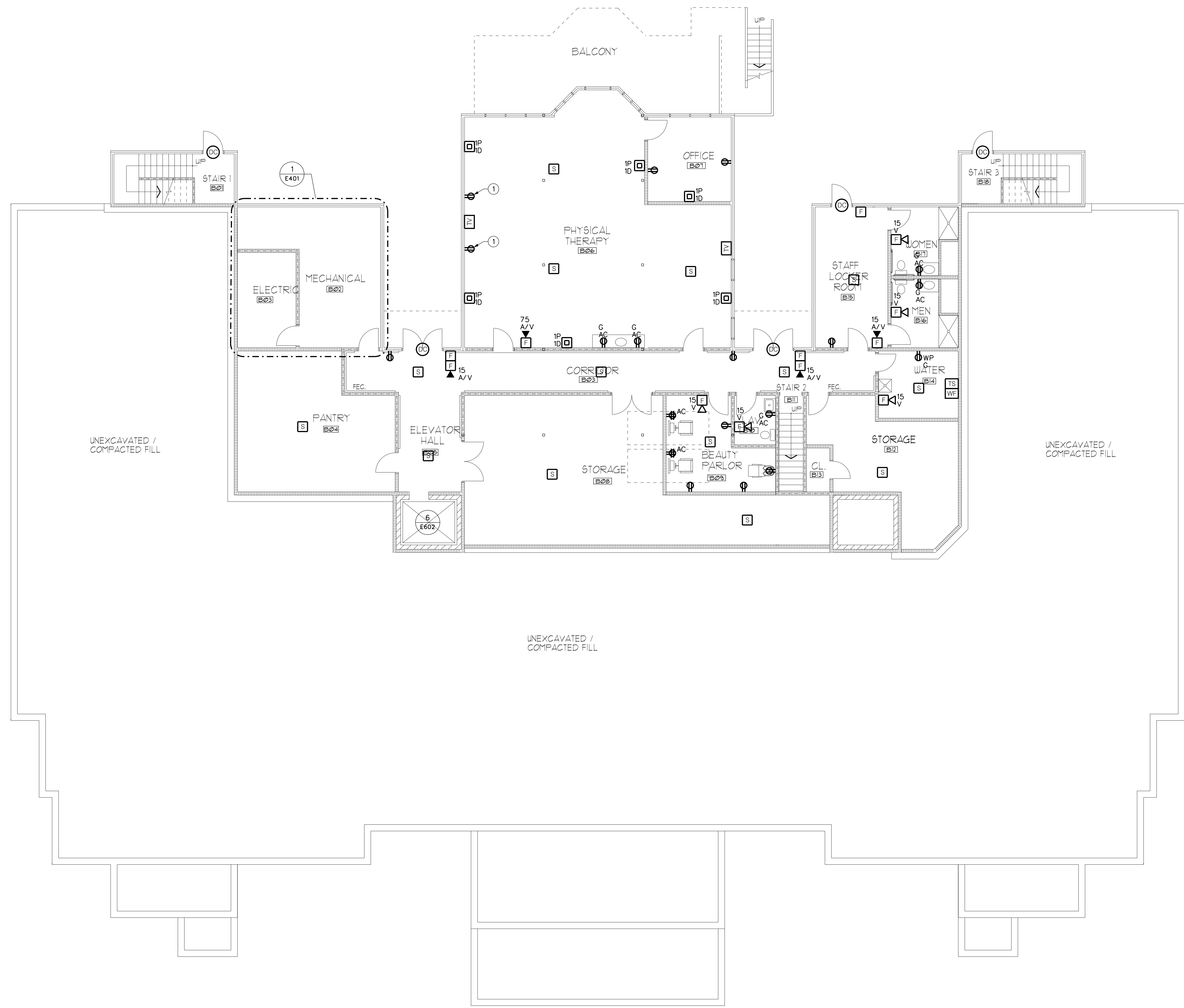
ELECTRICAL SITE PLAN

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SHEET NO.
E001



1 BASEMENT FLOOR PLAN
E101 SCALE: 1/8"=1'-0"

- GENERAL NOTES:**
- A. UNLESS OTHERWISE NOTED, ALL BRANCH CIRCUIT WIRING SHALL BE (2)X12 WITH (1)X12 GROUND, TYPE NM CABLE CIRCUIT TO PANEL XXX. ALL BRANCH CIRCUIT WIRING WITHIN MECH/ELEC SPACES AND OTHER UNFINISHED SPACES SHALL BE TYPE MC CABLE.
 - B. COORDINATE SINGLE POINT OF CONNECTION (FOR DATA, PHONE, AND CABLE TV) WITH SERVICE PROVIDER. PROVIDE CABLEING AND OUTLET PER SERVICE PROVIDER'S INSTRUCTIONS.
 - C. REFER TO ONE-LINE DIAGRAM, SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 - D. REFER TO ENLARGED PLANS FOR TYPICAL DEVICE LAYOUT AND ADDITIONAL REQUIREMENTS.

- DRAWING NOTES:**
- 1 PROVIDE DEDICATED RECEPTACLE AND BRANCH CIRCUIT FOR EXERCISE EQUIPMENT.



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DATE: 8/11/2020
REVISION:

PROJECT NO.	2020095
DESIGNED BY:	CUE
DRAWN BY:	CUE
CHECKED BY:	PSA
SCALE:	AS NOTED
NOTES:	

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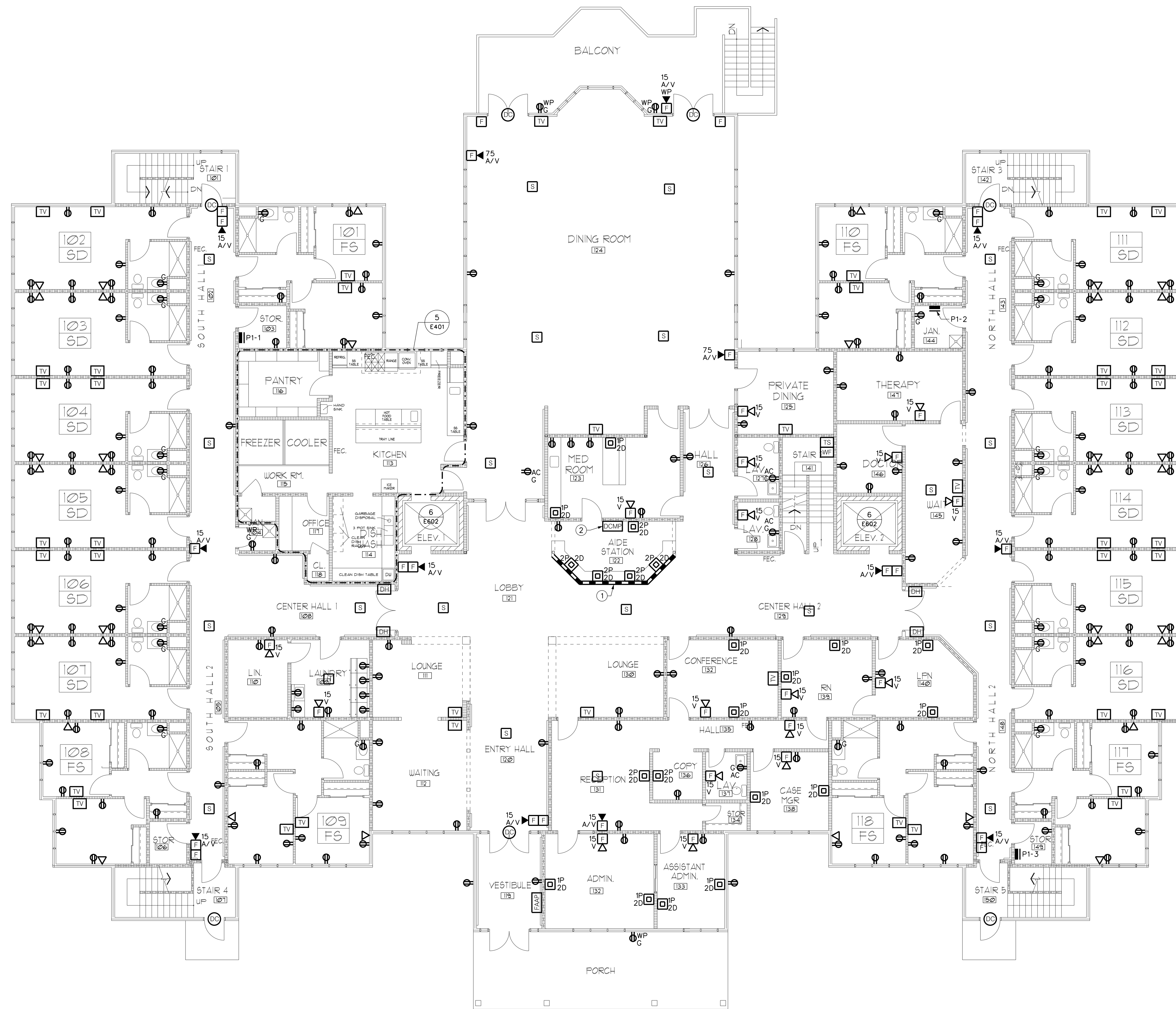
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SHEET NO.

E101



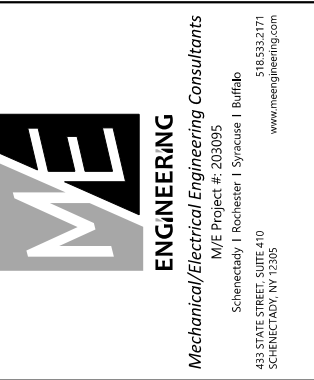
1
E102
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES:

- UNLESS OTHERWISE NOTED, ALL BRANCH CIRCUIT WIRING SHALL BE (21)12 WITH (11)12 GROUND, TYPE NM CABLE CIRCUIT TO PANEL XXX. ALL BRANCH CIRCUIT WIRING WITHIN MECH/ELEC SPACES AND OTHER UNFINISHED SPACES SHALL BE TYPE MC CABLE.
- COORDINATE SINGLE POINT OF CONNECTION (FOR DATA, PHONE, AND CABLE TV) WITH SERVICE PROVIDER. PROVIDE CABLING AND OUTLET PER SERVICE PROVIDER'S INSTRUCTIONS.
- REFER TO ONE-LINE DIAGRAM, SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ENLARGED PLANS FOR TYPICAL DEVICE LAYOUT AND ADDITIONAL REQUIREMENTS.

DRAWING NOTES:

- PROVIDE DUAL-CHANNEL SURFACE METAL RACEWAY (SMR) BENEATH COUNTERTOP FOR INDICATED DATA AND POWER RECEPTACLES.
- PROVIDE MONITORING PANEL TO MONITOR ALL FIRST FLOOR AND BASEMENT DOOR CONTACTS. PROVIDE ALL REQUIRED CONDUIT, WIRING, HARDWARE, AND PROGRAMMING.



DATE: 8/11/2020
REVISIONS:

PROJECT NO.	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	NOTES
2020095	CUE	CUE	PSA	AS NOTED	

FIRST FLOOR
ELECTRICAL POWER PLAN

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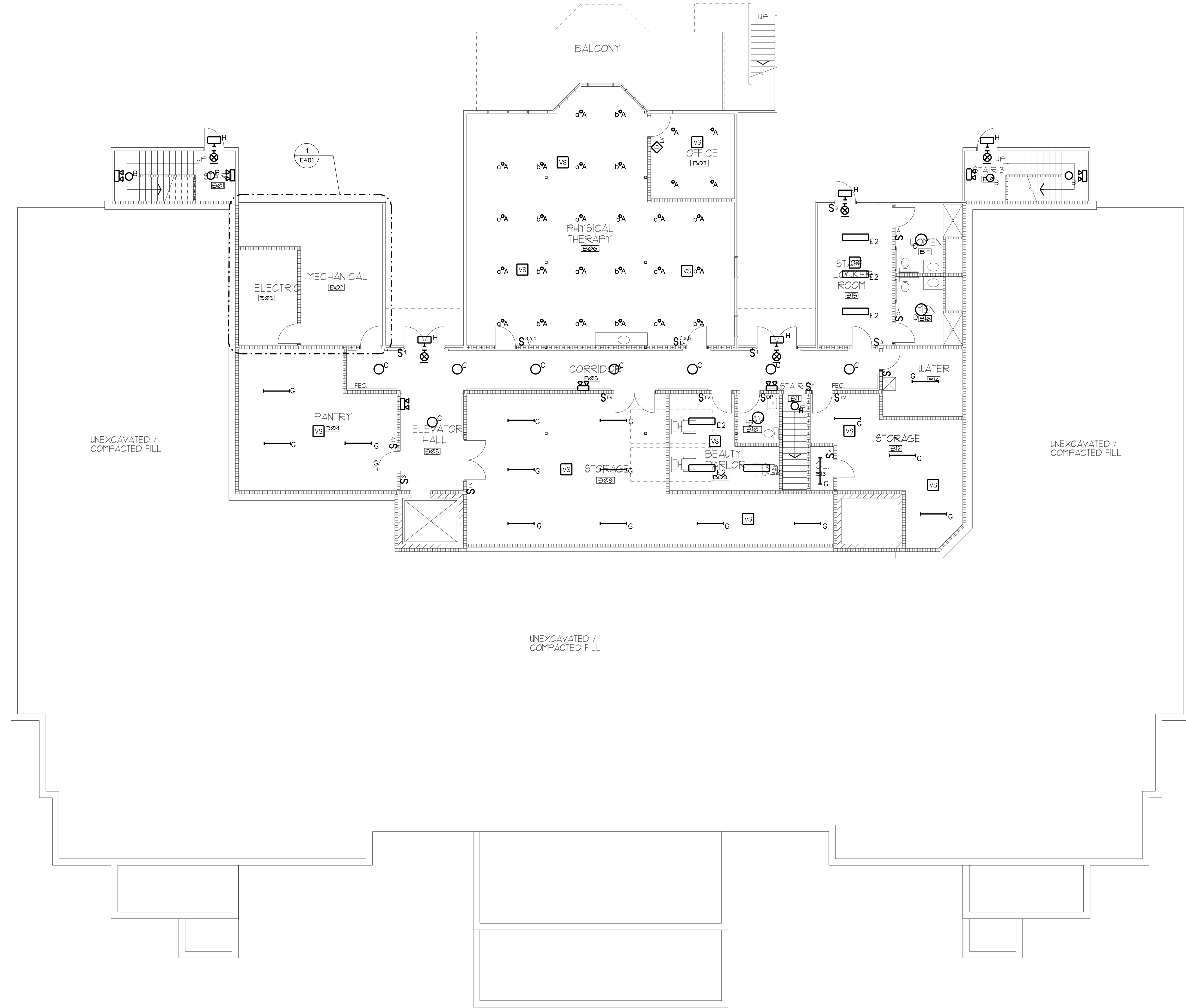
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SHEET NO.

E102



- GENERAL NOTES:
- A. UNLESS OTHERWISE NOTED, ALL BRANCH CIRCUIT WIRING SHALL BE (2)X12 WITH (1)X12 GROUND, TYPE NM CABLE CIRCUIT TO PANEL XXX. ALL BRANCH CIRCUIT WIRING WITHIN MECH/ELEC SPACES AND OTHER UNFINISHED SPACES SHALL BE TYPE MC CABLE.
 - B. REFER TO ONE-LINE DIAGRAM, SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 - C. ALL EXTERIOR BUILDING MOUNTED LIGHT FIXTURES SHALL BE CIRCUITED TO PANEL XXX AND CONNECTED TO TIME CLOCK CONTROLS.
 - D. REFER TO ENLARGED PLANS FOR TYPICAL DEVICE LAYOUT AND ADDITIONAL REQUIREMENTS.



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DATE: 8/11/2020
REVISION:

PROJECT NO: 200905
DESIGNED BY: CUE
DRAWN BY: CUE
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

**BASEMENT ELECTRICAL
LIGHTING PLAN**

**HARRIS A. SANDERS
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SHEET NO:
E201

1
E201

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

0 4' 8' 16'

NORTH



1
E203

SECOND FLOOR PLAN

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

0 4' 8' 16'



GENERAL NOTES:

- UNLESS OTHERWISE NOTED, ALL BRANCH CIRCUIT WIRING SHALL BE (2)•12 WITH (1)•12 GROUND, TYPE NM CABLE CIRCUIT TO PANEL XXX. ALL BRANCH CIRCUIT WIRING WITHIN MECH/ELEC SPACES AND OTHER UNFINISHED SPACES SHALL BE TYPE MC CABLE.
- REFER TO ONE-LINE DIAGRAM, SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ALL EXTERIOR BUILDING MOUNTED LIGHT FIXTURES SHALL BE CIRCUITED TO PANEL XXX AND CONNECTED TO TIME CLOCK CONTROLS.



DATE: 8/11/2020
REVISION:

PROJECT NO. 2020095
DESIGNED BY: CUE
DRAWN BY: CUE
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

SECOND FLOOR PLAN
ELECTRICAL LIGHTING PLAN

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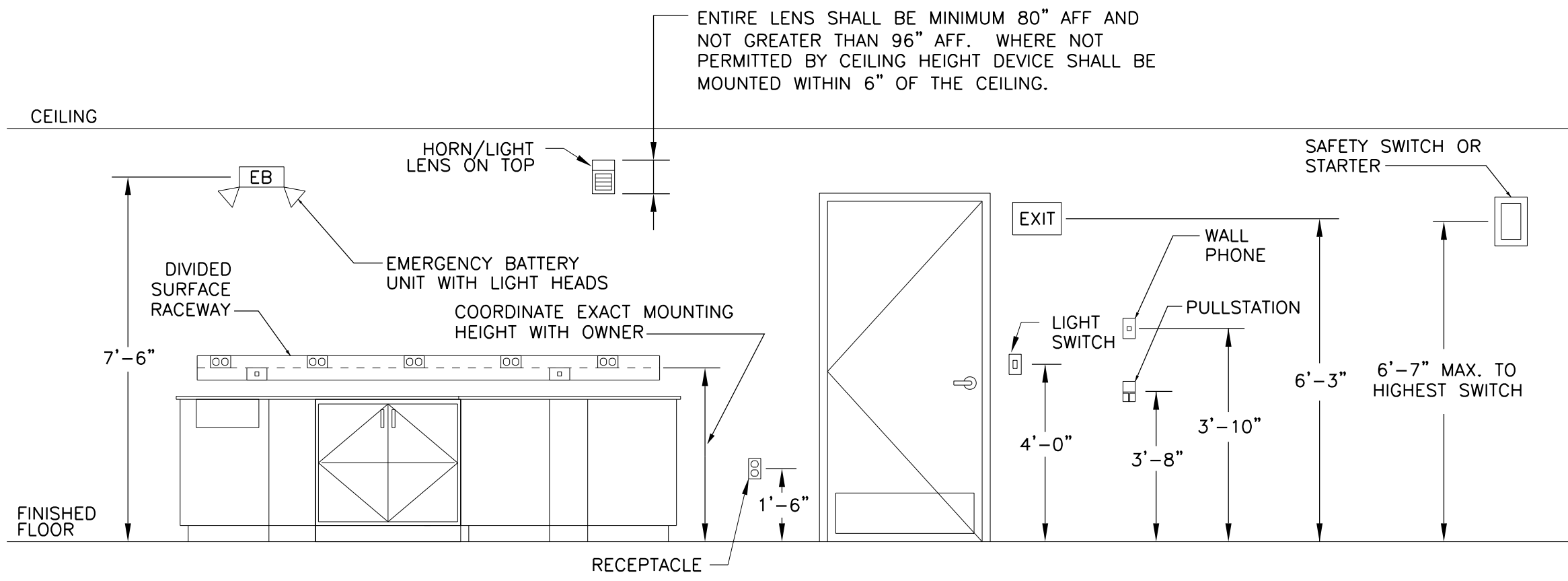
SHEET NO.

E203



• • ASSUMED LOAD
REFERENCE NOTES:
1.

- DRAWING NOTES:**
- ① FLUSH MOUNT RECEPTACLES IN HALF WALL, ABOVE COUNTER.

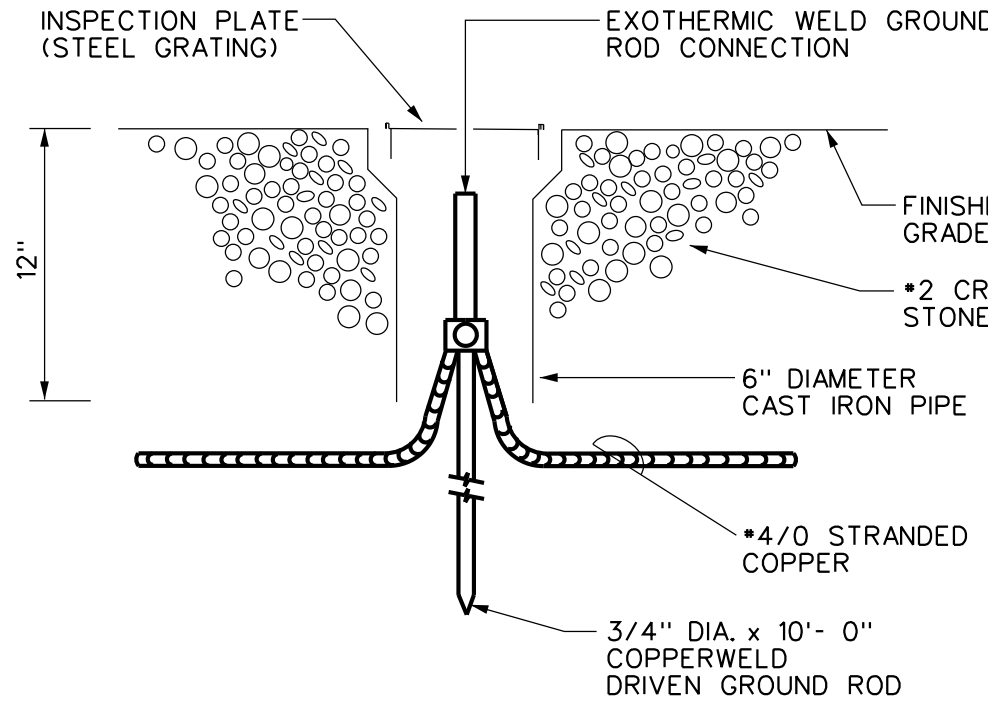


DETAIL GENERAL NOTES:

1. MOUNTING HEIGHTS TO CENTER OF OUTLETS UNLESS OTHERWISE NOTED. IN MASONRY CONSTRUCTION THE ABOVE MOUNTING HEIGHTS SHALL BE USED FOR REFERENCE TO NEAREST BLOCK OR BRICK COURSING.
2. THE ABOVE MOUNTING HEIGHTS SHALL BE ADHERED TO UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE ON THE DRAWINGS.

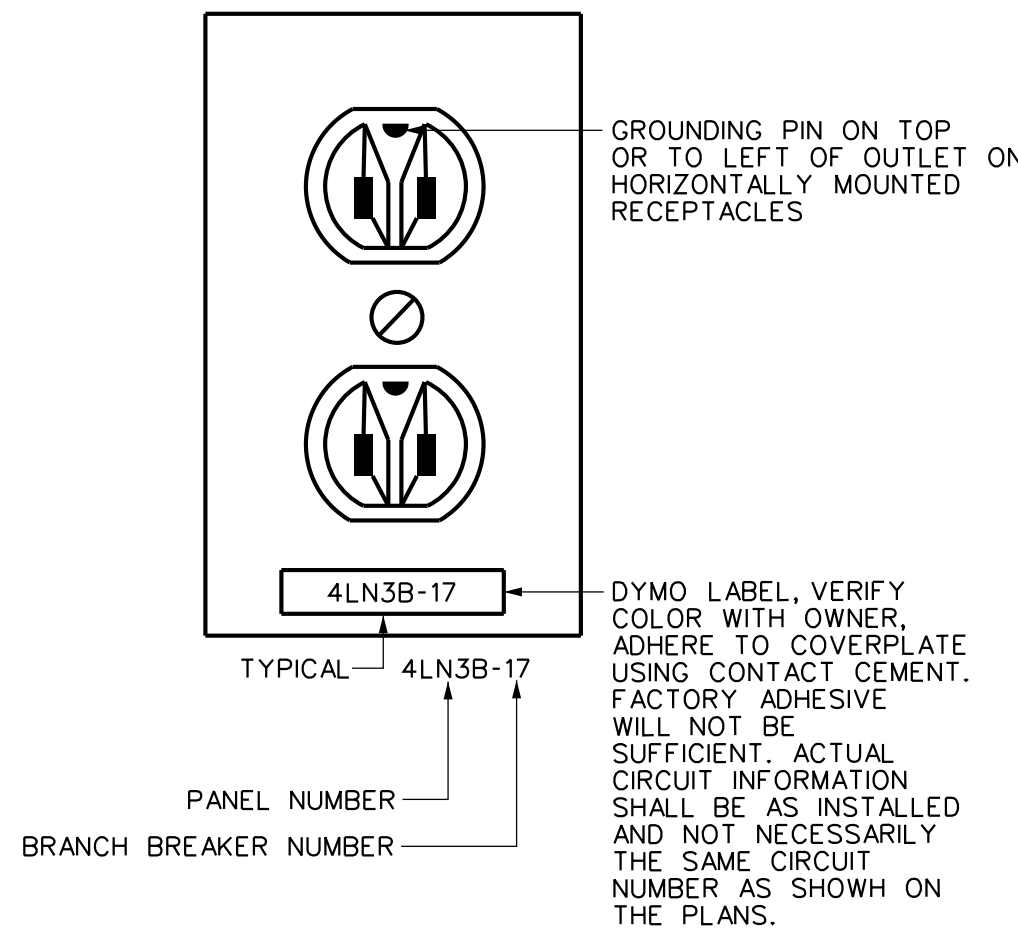
1 TYPICAL EQUIPMENT AND WIRING DEVICES MOUNTING HEIGHTS

SCALE: NONE



2 TYPICAL GROUND ROD DETAIL

SCALE: NONE

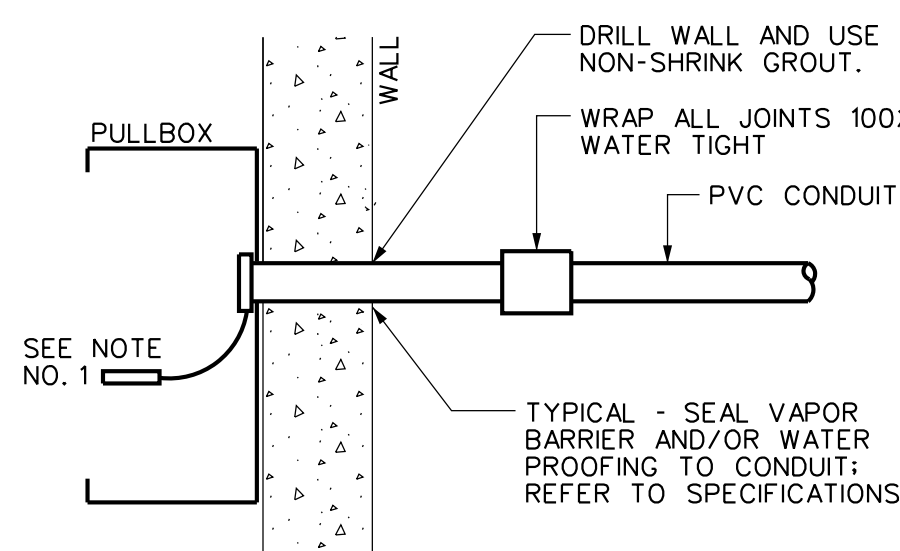


DETAIL GENERAL NOTES:

- A. PROVIDE GREEN GROUND WIRE IN ALL RECEPTACLE CIRCUITS. CONNECT TO GROUND BUS IN PANEL.
- B. DO NOT INSTALL RECEPTACLES, COMPUTER OR TELEPHONE OUTLETS BACK TO BACK. INSTALL IN ADJACENT STUD CAVITIES, TO REDUCE SOUND TRANSMISSION.

3 TYPICAL RECEPTACLE IDENTIFICATION

SCALE: NONE

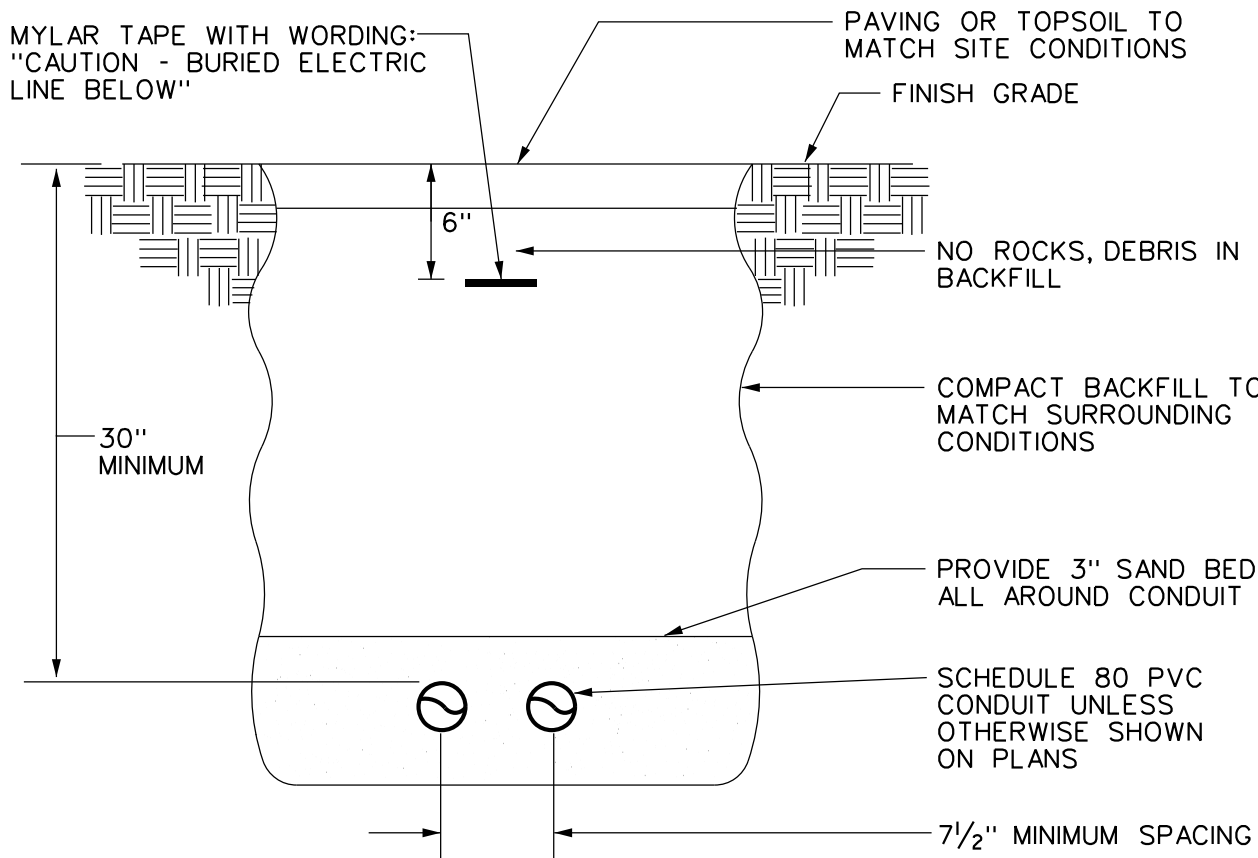


DETAIL NOTES:

- A. AT EACH CONDUIT, PROVIDE AN ENGRAVED PLASTIC NAMEPLATE, INDICATING CONDUIT NO., AND ATTACH TO CONDUIT WITH NYLON CABLE TIE.

4 TYPICAL CONDUIT PENETRATION INTO BUILDING

SCALE: NONE

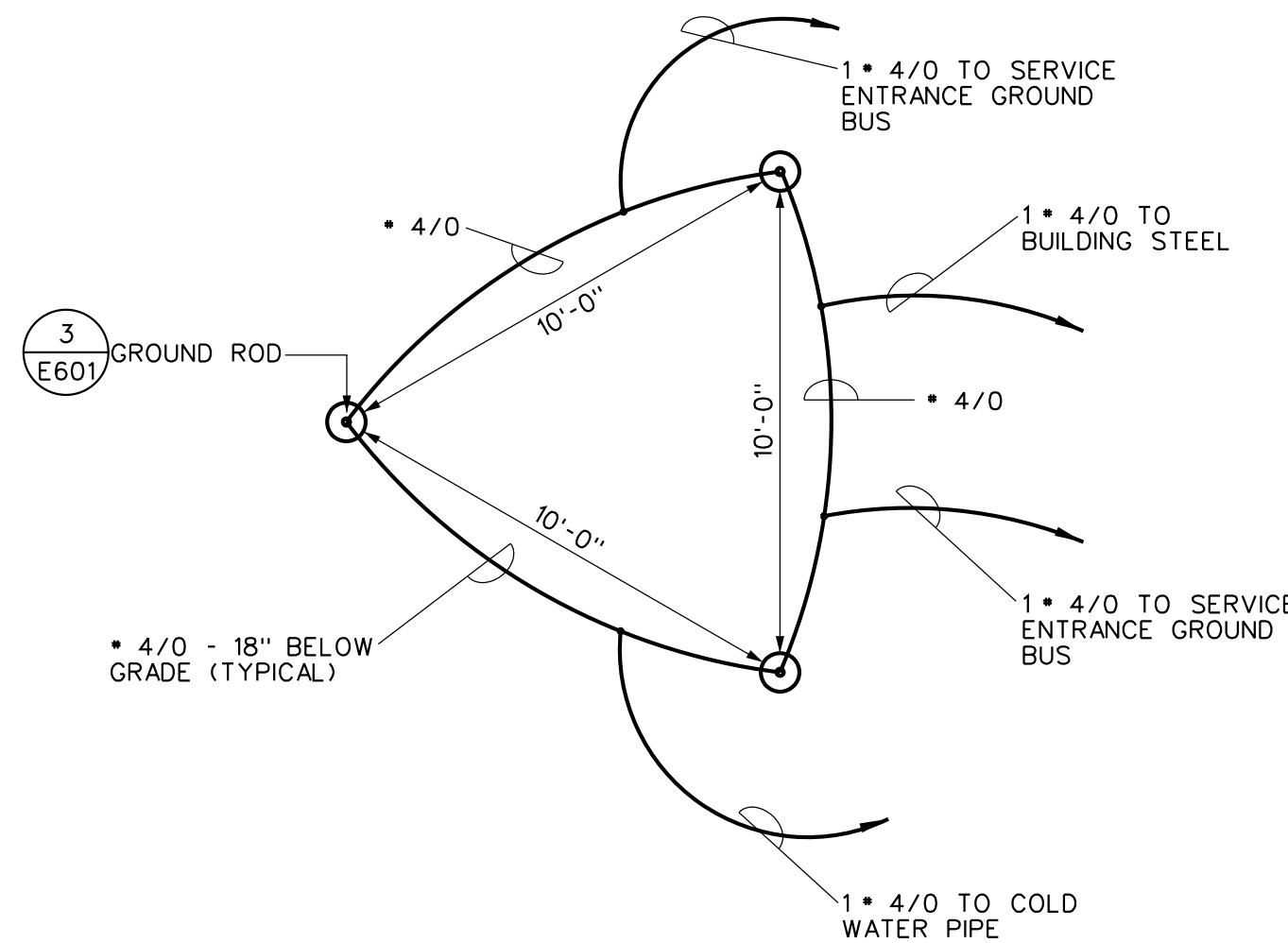


DETAIL GENERAL NOTES:

- A. REFER TO THE SPECIFICATIONS.
- B. REPAIR ALL SETTLEMENT.
- C. MINIMUM TOP SOIL - 6".
- D. WHERE ADDITIONAL CONDUITS ARE REQUIRED, INCREASE TRENCH WIDTH AND INSTALL CONDUITS WITH 3" MINIMUM SPACING.

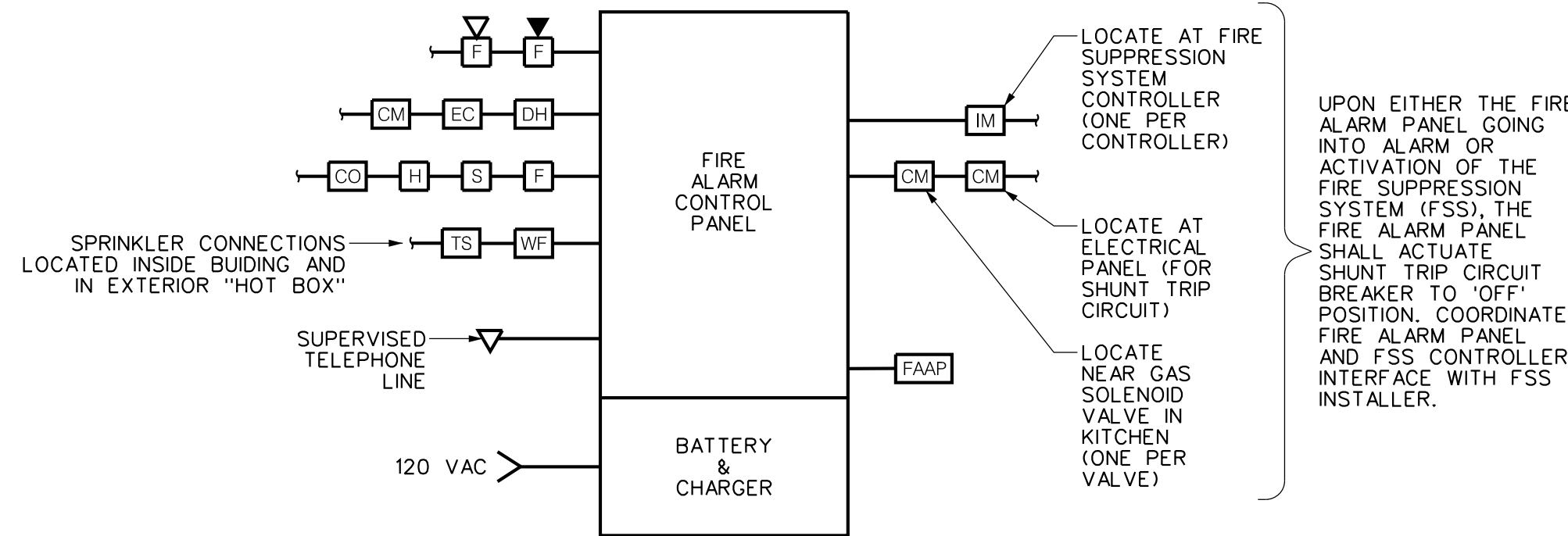
5 TYPICAL DIRECT BURIED CONDUIT DETAIL

SCALE: NONE



6 GROUNDING SYSTEM DETAIL

SCALE: NONE

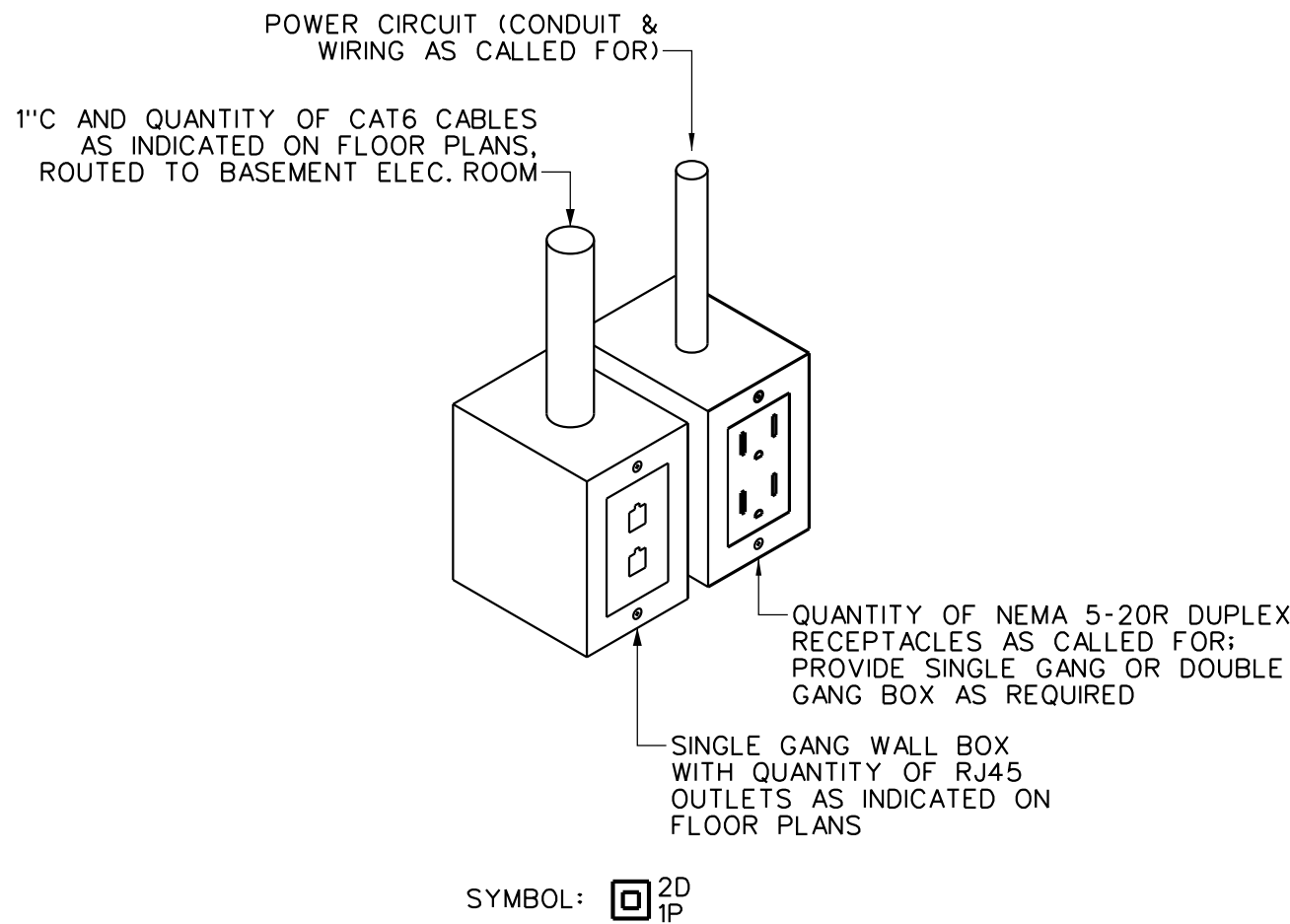


DETAIL NOTES:

- A. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA-70, NFPA-72, AHJ, STATE CODES, LOCAL CODES, AND THE CONTRACT DOCUMENTS.
- B. ALL WIRING SHALL COMPLY WITH CURRENT CODES AND THE MANUFACTURER'S REQUIREMENTS.
- C. SINGLE STATION SMOKE DETECTORS WITH SOUNDER BASES SHALL BE 120V DEVICES AND SHALL BE INTERCONNECTED WITH ONE ANOTHER WITHIN EACH APARTMENT. THEY SHALL NOT BE MONITORED BY THE FIRE ALARM SYSTEM. PROVIDE MINIHORNS WITHIN EACH APARTMENT TIED TO THE FIRE ALARM PANEL TO ALERT TENANTS OF A BUILDING ALARM.
- D. DETAIL IS DIAGRAMMATIC ONLY AND NOT REPRESENTATIVE OF ALL FIRE ALARM DEVICES TO BE INCLUDED. REFER TO THE FLOOR PLANS FOR ADDITIONAL DEVICE TYPES, CONNECTIONS, AND FEATURES THAT ARE REQUIRED THROUGHOUT THE BUILDING.

7 FIRE ALARM BLOCK DIAGRAM

SCALE: NONE

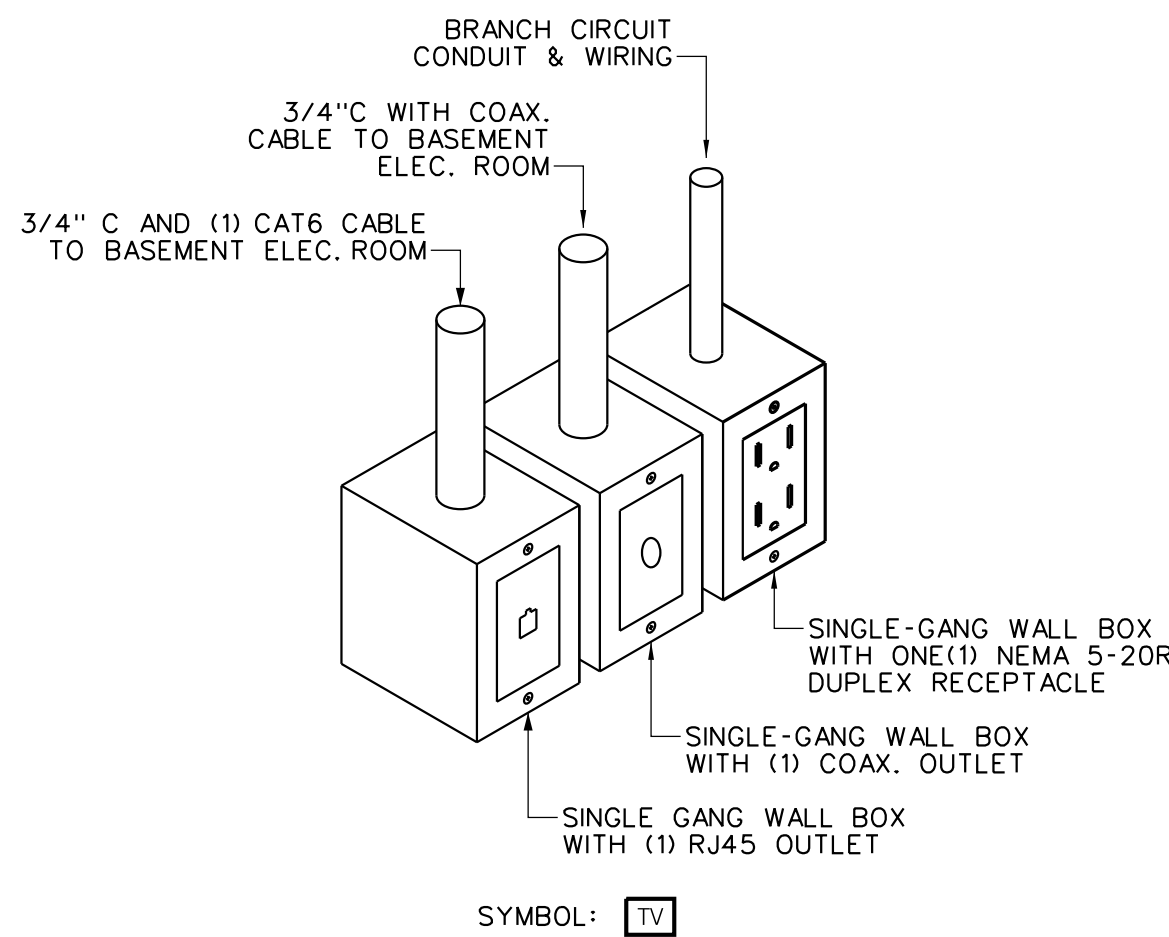


DETAIL GENERAL NOTES:

- A. CONDUIT FOR COAX SHALL BE IN WALLS TO ABOVE ACCESSIBLE CEILING SPACE. COAX CABLES SHALL BE SUPPORTED WITH J-HOOKS WHERE ROUTED ABOVE ACCESSIBLE CEILING SPACES.

8 TYPICAL COMBINATION POWER AND DATA OUTLET DETAIL

SCALE: NONE

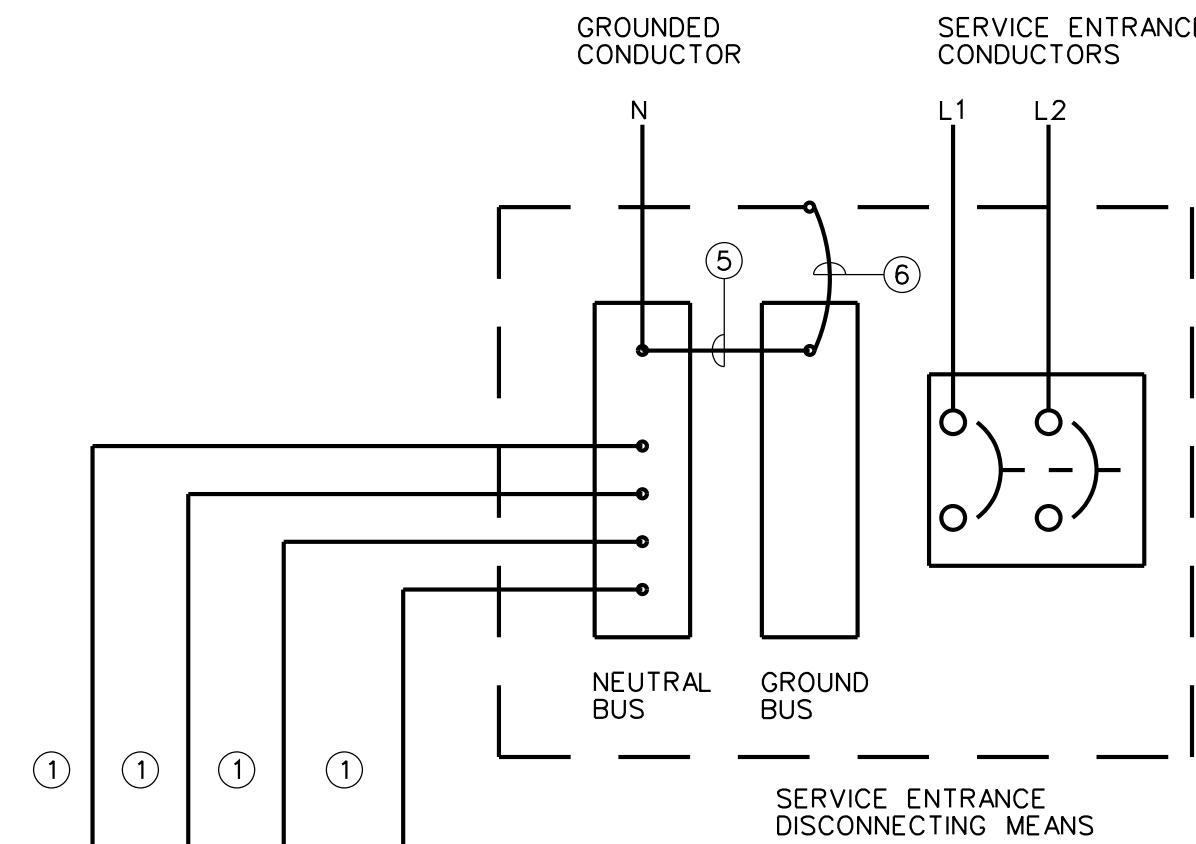


DETAIL GENERAL NOTES:

- A. CONDUITS FOR DATA AND COAX SHALL BE IN WALLS TO ABOVE ACCESSIBLE CEILING SPACE. DATA AND COAX CABLES SHALL BE SUPPORTED WITH J-HOOKS WHERE ROUTED ABOVE ACCESSIBLE CEILING SPACES.

9 TYPICAL TELEVISION DETAIL

SCALE: NONE

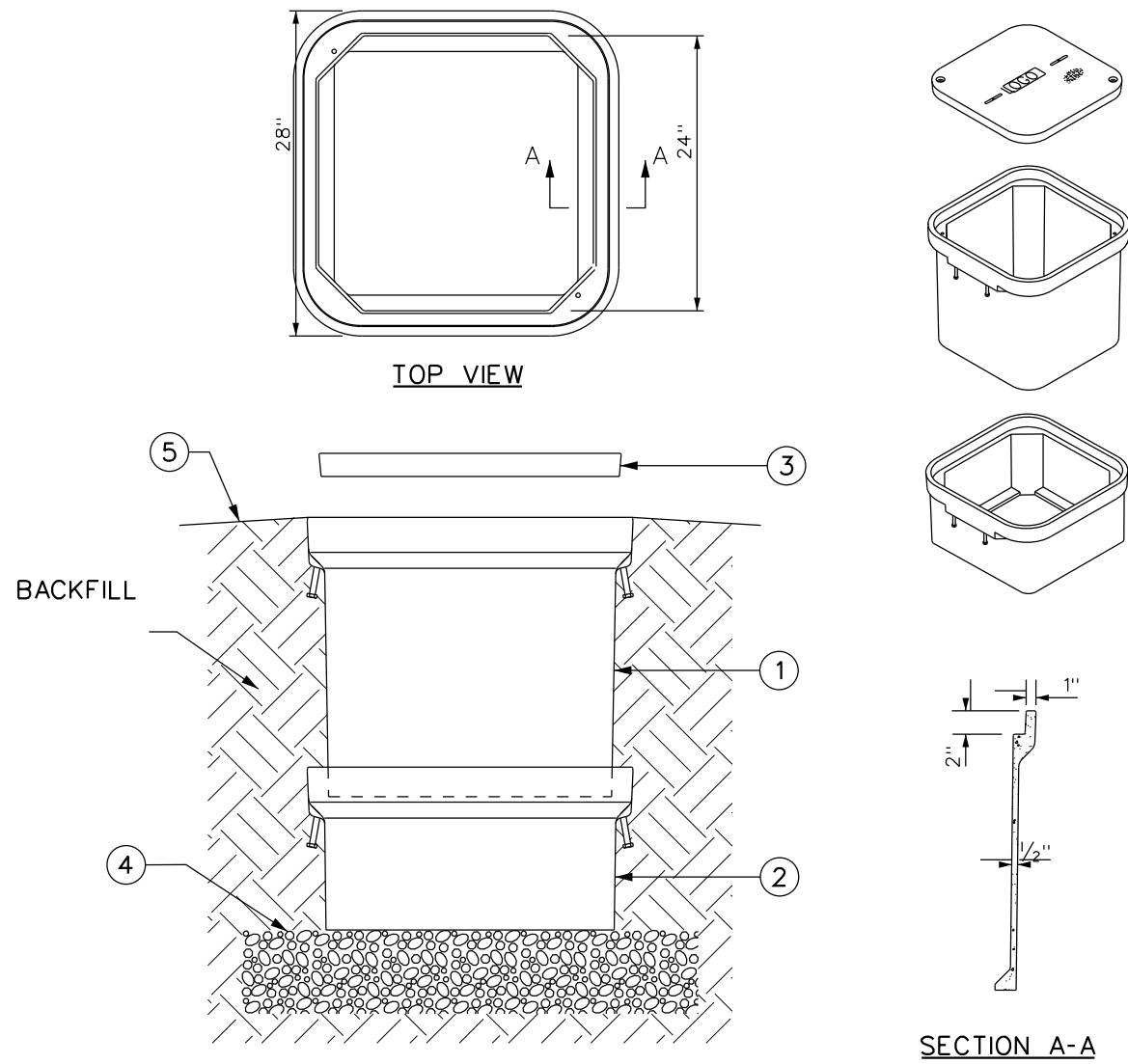


10 SERVICE ENTRANCE GROUNDING

SCALE: NONE

DETAIL SPECIFIC NOTES:

1. GROUNDING ELECTRODE CONDUCTOR. PROVIDE INSULATED COPPER CONDUCTOR PER SPECIFICATIONS. IF NO SIZE IS SPECIFIED, PROVIDE INSULATED COPPER CONDUCTOR SIZED PER N.E.C., TABLE 250-66. INSTALL IN RIGID, SCHEDULE 40, PVC RACEWAY.
2. METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH EARTH FOR 10 FEET OR MORE SHALL BE SUPPLEMENTED BY ITEMS 3 & 4.
3. BUILDING STRUCTURAL STEEL.
4. MADE GROUNDING ELECTRODE. REFER TO MADE GROUNDING ELECTRODE-GROUND GRID" DETAIL & SPECIFICATIONS.
5. MAIN BONDING JUMPER. PROVIDE INSULATED COPPER CONDUCTOR PER N.E.C. ARTICLE 250-28.
6. BOND GROUND BUS TO EQUIPMENT ENCLOSURE WITH BARE COPPER BONDING JUMPER PER N.E.C ARTICLE 250-28.

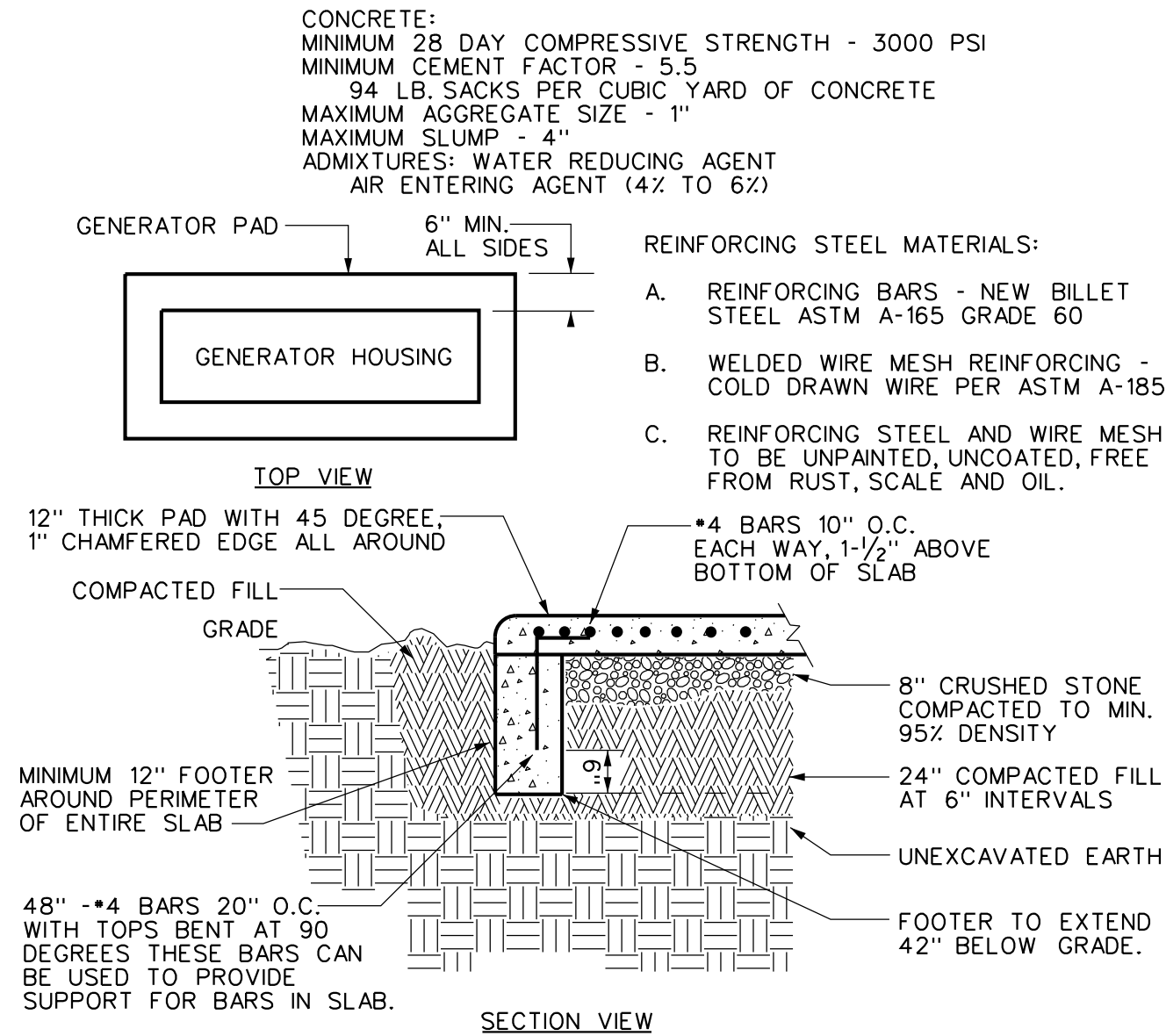


DETAIL SPECIFIC NOTES:

- 24" x 24" x 24" PRECAST POLYMER CONCRETE STACKABLE ENCLOSURE, OPEN BOTTOM.
- 24" x 24" x 14" STACKABLE EXTENSION, OPEN BOTTOM.
- BOLTED COVER.
- 6" OF #2 CRUSHED STONE BELOW HANDHOLE. EXTEND MINIMUM OF 6" AROUND OUTSIDE EDGE.
- SLOPE FINISHED GRADE AWAY FROM COVER.

1
E602 HANDHOLE DETAIL

SCALE: NONE

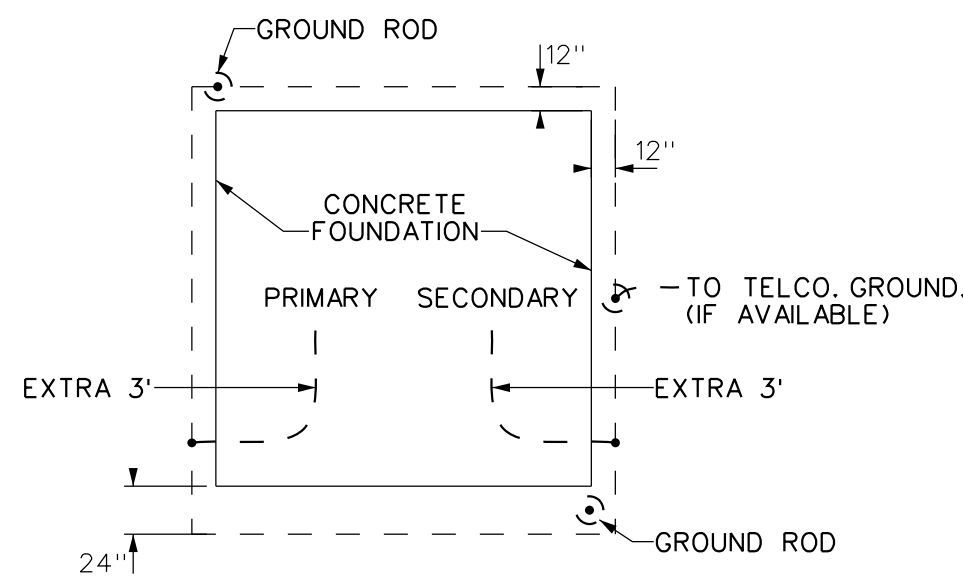


DETAIL NOTES:

- TOP OF NEW PADS SHALL BE 4" ABOVE EXISTING GRADE LEVEL.
- TOP SURFACE SHALL BE TROWL FINISHED.
- PROVIDE ANCHOR BOLTS AS PER GENERATOR MANUFACTURERS REQUIREMENTS.
- READ THE SPECIFICATIONS AND REFER TO THE CONDUIT PLAN.

2
E602 REINFORCED CONCRETE GENERATOR PAD DETAIL

SCALE: NONE

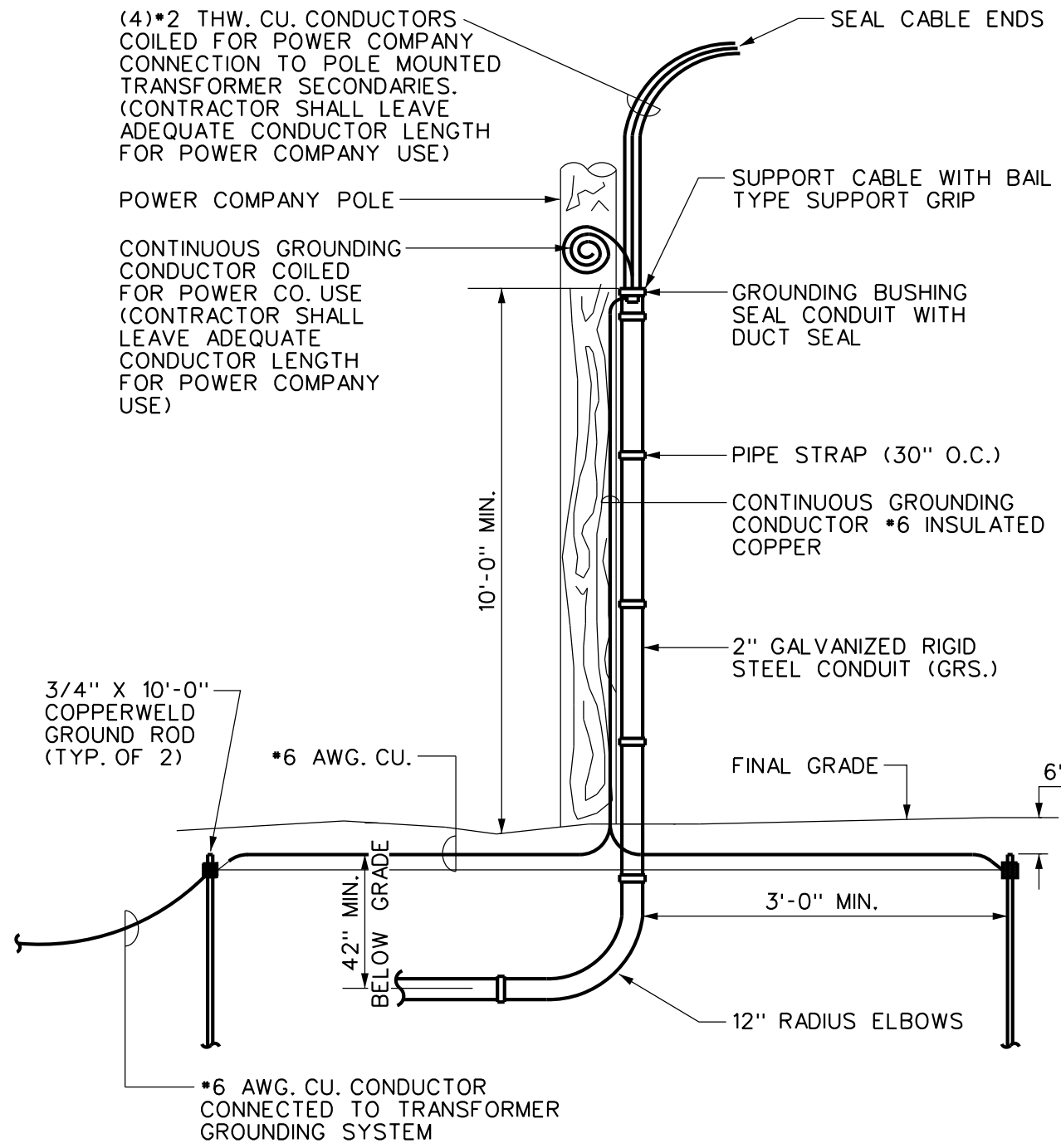


DETAIL NOTES:

- CONCRETE 5000 PSI @ 28 DAYS.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO ACI-318.
- DEFORMED BARS - ASTM A-615, GRADE 60.
- TOP SURFACE SHALL BE TROWEL FINISHED.
- 3/4" CHAMFER STRIP ALL EXPOSED EDGES, INCLUDING OPENING.
- PRECAST PADS ACCEPTABLE IF CONSTRUCTED IN ACCORDANCE WITH THE ABOVE.
- PROVIDE MINIMUM 3' EXTRA GROUND CONDUCTOR ABOVE TOP OF PAD FOR EACH CONNECTION.
- GROUND CONNECTIONS TO TRANSFORMER TANK SHALL BE MADE BY THE UTILITY COMPANY.
- METALLIC PRIMARY AND SECONDARY CONDUITS SHALL BE BONDED BY THE CUSTOMER TO THE GROUND GRID WITH #4 AWG CUSOLID).
- WHERE PRACTICABLE, THE GROUND GRID SHALL BE BONDED TO A CONTINUOUS METALLIC WATER SYSTEM.
- GROUND CONNECTIONS SHALL BE EXOTHERMIC OR PRESSED TYPE.

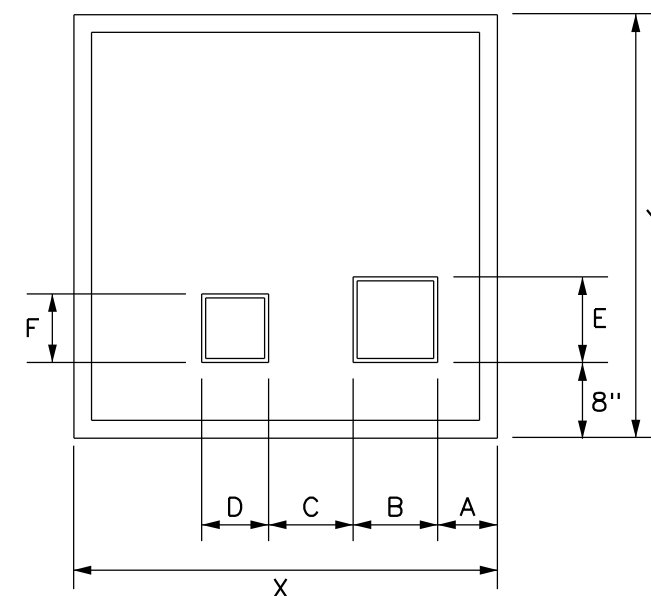
4
E602 UTILITY TRANSFORMER PAD DETAIL

SCALE: NONE



3
E602 UTILITY POLE CONDUIT RISER DETAIL

SCALE: NONE

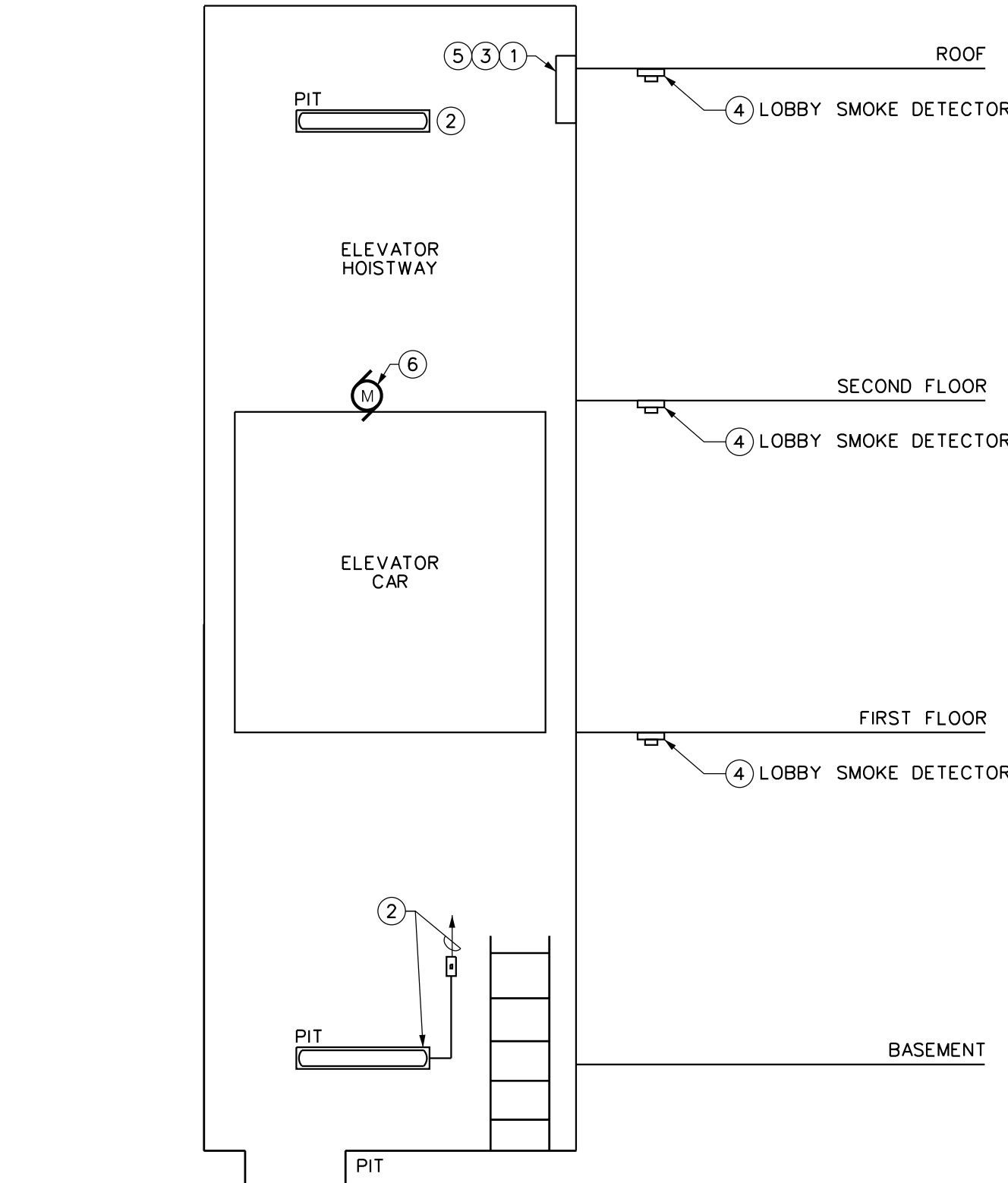
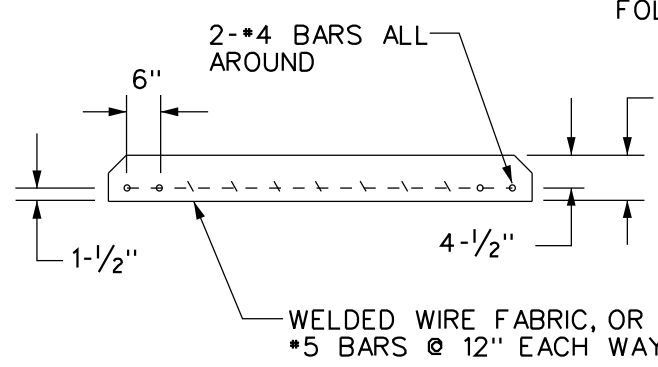


DIMENSIONS SCHEDULE

X	81"
Y	64"
A	22"
B	15"
C	8"
D	12"
E	15"
F	12"

REINFORCING SCHEDULE

PAD TO BE REINFORCED WITH ONE OF THE FOLLOWING REINFORCING STEEL COMBINATIONS:
#4 BARS @ 12 INCHES EACH WAY
OR WWF 4 X 4 X 4/4
OR WWF 6 X 6 X 2/2



ELEVATOR CIRCUITING			
ELEVATOR MAIN LINE FEEDER	ELEVATOR SUMP PUMP CIRCUIT	ELEVATOR CAR LIGHTING AND VENTILATION CKT	ELEVATOR PIT LIGHTING AND RECEPTACLE CKT
MDP	HP3:4	HP3:2	HP3:4

DETAIL GENERAL NOTES:

- COORDINATE ALL FINAL WIRING CONNECTIONS AND EQUIPMENT INTERFACE WITH ELEVATOR INSTALLER.
- SEE PANELBOARD SCHEDULES FOR ELEVATOR MACHINE AND SUMP PUMP CIRCUITING INFORMATION.
- PROVIDE EQUIPMENT LABELING AS INDICATED ON PLAN DRAWINGS AS REQUIRED BY SECTION 16100.
- PROVIDE SIGNAL WIRING FROM STAND-BY AUTOMATIC TRANSFER SWITCH TO ELEVATOR CONTROLLER.

DETAIL SPECIFIC NOTES:

- PROVIDE ONE (1) 120V, 15A CIRCUIT AND LOCKABLE FUSED DISCONNECT SWITCH TO SUPPLY POWER TO ELEVATOR CAR LIGHTING, RECEPTACLE AND VENTILATION. PROVIDE (2) #12, #12G, 3/4" C. TO ELEVATOR CONTROLLER. LOCATE FUSED DISCONNECT OUTSIDE OF ELEVATOR SHAFT.
- PROVIDE ONE (1) 120V, 20A CIRCUIT FOR ELEVATOR PIT LIGHT FIXTURE AND SUMP PUMP RECEPTACLE. PROVIDE (2) #12, #12G, 3/4" C. PROVIDE WEATHERPROOF SPST SWITCH AND LIGHT FIXTURE TYPE 'S'. REFER TO LUMINAIRE SCHEDULE FOR ADDITIONAL INFORMATION.
- FIRE ALARM ADDRESSABLE ELEVATOR CAPTURE MODULE FOR ELEVATOR RECALL OPERATIONS. COORDINATE CONNECTION WITH ELEVATOR INSTALLER.
- ELEVATOR LOBBY AREA SMOKE DETECTOR INITIATING EMERGENCY RECALL OPERATION AND SYSTEM ALARM.
- PROVIDE (1) DEDICATED OUTSIDE TELEPHONE LINE TO ELEVATOR CONTROLLER.
- PROVIDE 200A/3P CIRCUIT BREAKER, (3) #250, (1) #4G AL IN 2-1/2" C. BRANCH CIRCUIT, AND 200A FUSED DISCONNECT SWITCH FOR ELEVATOR HOISTWAY MOTOR. FUSED DISCONNECT SHALL BE PROVIDED WITH AUX. (DRY) CONTACT SWITCH TO PROVIDE INTERLOCK FUNCTION WITH THE ELEVATOR BATTERY UNIT. PROVIDE ALL CONTROL WIRING, WHEN DISCONNECT IS OPEN, THE CONTROL TO THE ELEVATOR BATTERY UNIT SHALL ALSO BE OPEN. LOCATE DISCONNECT OUTSIDE OF ELEVATOR SHAFT.

5
E602 ELEVATOR DETAIL - NON-SPRINKLED

SCALE: NONE

DATE: 8/11/2020
REVISION:

PROJECT NO. 2020095
DESIGNED BY: CUE
DRAWN BY: CUE
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

ELECTRICAL DETAILS

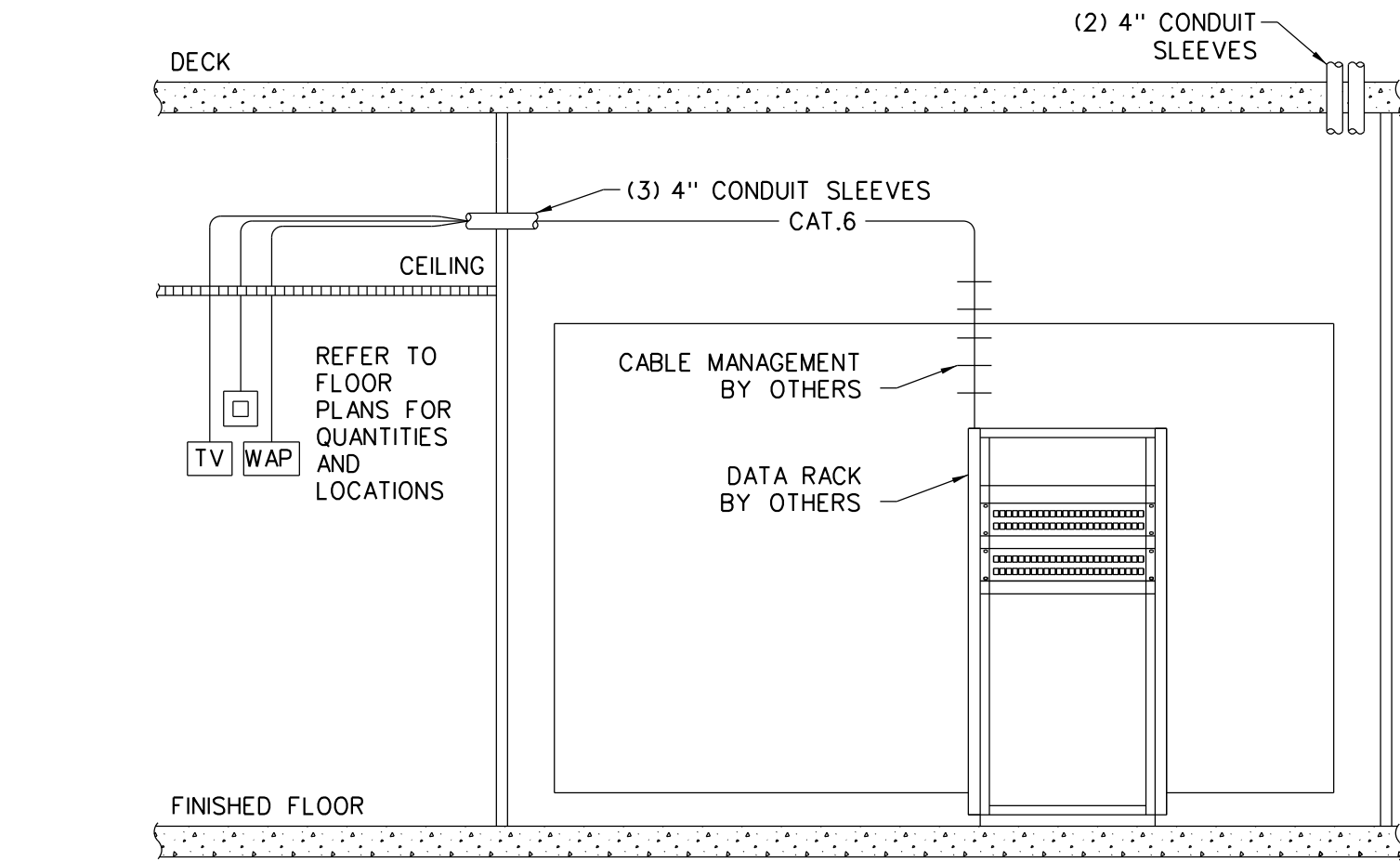
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NEW CITY, N.Y. 10956

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SHEET NO.

E602

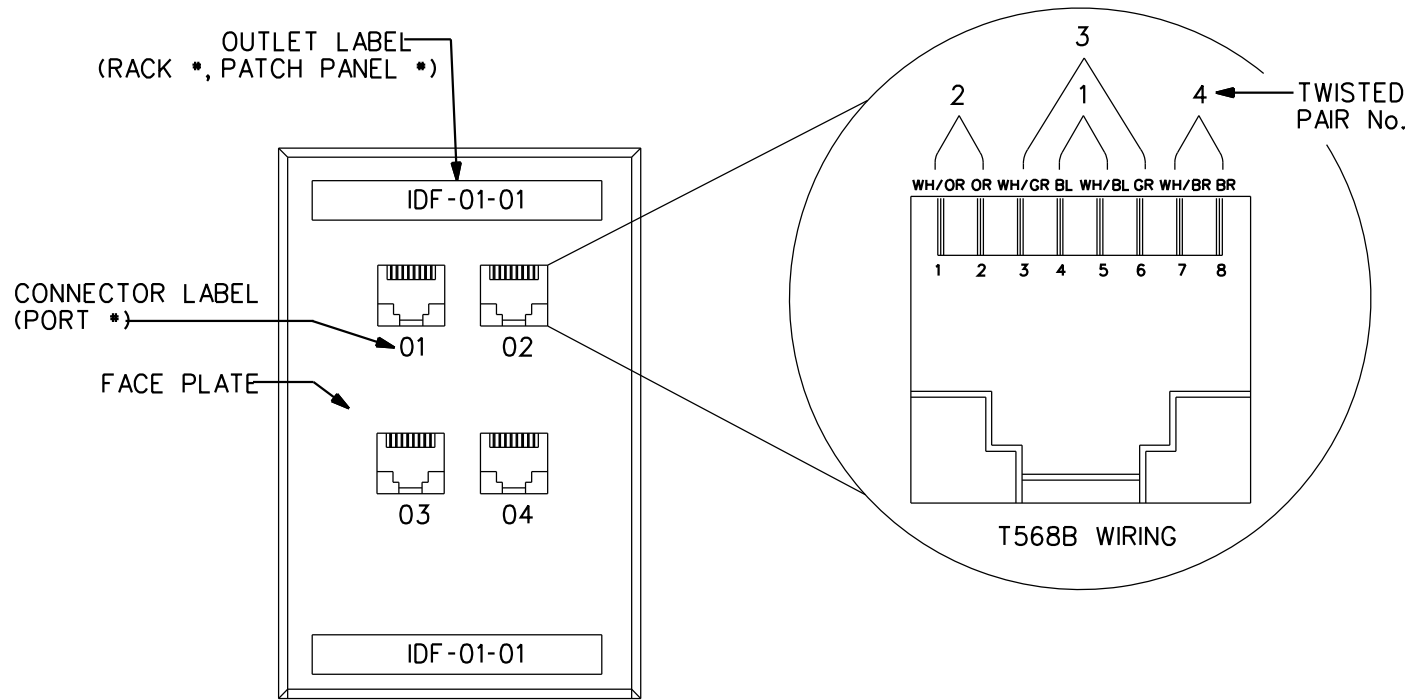


- DETAIL GENERAL NOTES:
- A. PROVIDE DEDICATED 4" CONDUIT SLEEVES IN WALLS, FLOORS, AND CEILINGS FOR HORIZONTAL AND VERTICAL CABLING. SIZE SLEEVES FOR NO MORE THAN 40% FILL AND LABEL CABLES AT SLEEVE FOR THE SYSTEM THEY SERVE. CAMERA AND NETWORK CABLING SHALL HAVE SEPARATE DEDICATED SLEEVES.

1
E603

TYPICAL RACK DETAIL

SCALE: N.T.S.

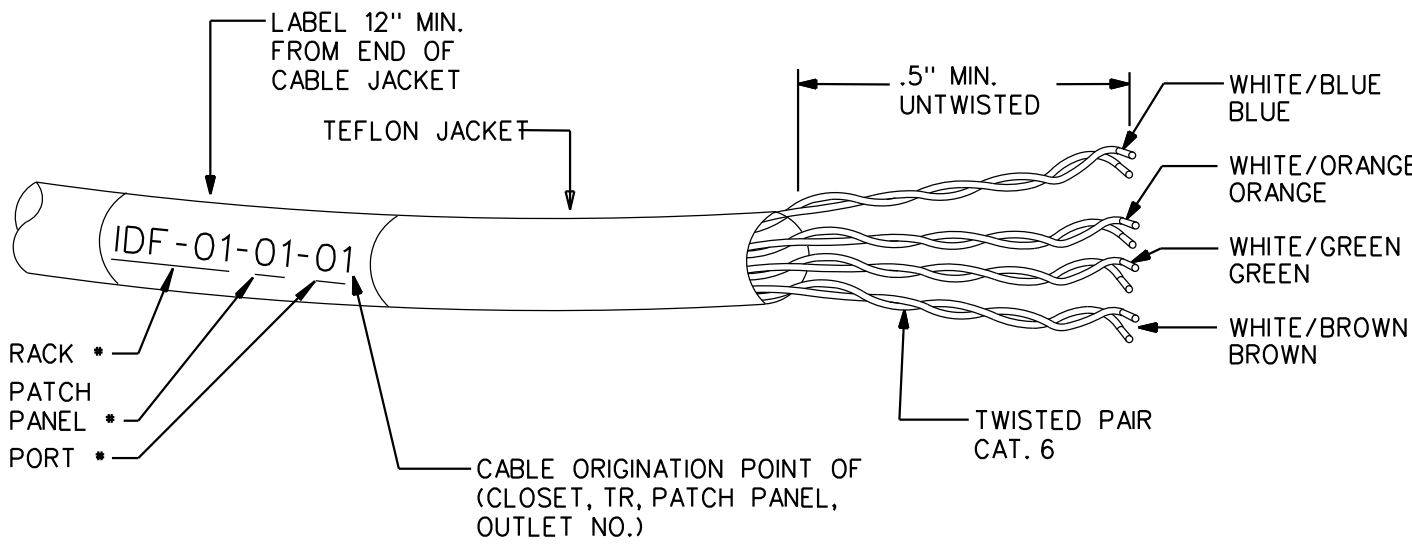


- DETAIL GENERAL NOTES:
- A. PROVIDE TELECOMMUNICATION LABELING AS PER TIA/EIA-606-A. ALL OUTLETS AND PATCH PANEL POSITIONS MUST BE LABELED AS TO THEIR FUNCTION AND IDENTIFIER CODE. ALL DEVICES, OUTLET LOCATIONS AND DESIGNATIONS MUST APPEAR ON SHOP DRAWINGS AND FINAL AS-BUILT DRAWINGS. AS A MINIMUM THE FOLLOWING MUST BE REFLECTED FOR THE CONNECTORS AND PANEL LABEL - "RACK #" IDENTIFYING THE RACK DESIGNATION, "PATCH PANEL #" IDENTIFYING THE PATCH PANEL DESIGNATION AND "PORT #" IDENTIFYING THE PORT ON THE PATCH PANEL.
- B. LABEL EACH CONNECTOR LOCATION AS SPECIFIED IN A SEQUENCE AND PROCEEDING CLOCKWISE AROUND THE ROOM. ALSO IDENTIFY AND LABEL THE CONNECTOR FUNCTION OR DESIGNATION FOR "VOICE" OR "DATA". COLOR CODING CONNECTORS AND CABLING SHALL BE USED TO IDENTIFY VOICE OR DATA, COORDINATE WITH IT PERSONNEL.

2
E603

TYPICAL TELE/DATA COVERPLATE DETAIL

SCALE: N.T.S.



- DETAIL GENERAL NOTES:
- A. PROVIDE HORIZONTAL CABLE LABELING 12" FROM EACH END OF THE CABLE JACKET WITH AN IDENTIFIER AND BE VISIBLE ON THE EXPOSED PART OF THE CABLE JACKET. THIS SHALL INCLUDE EACH CABLE IN THE TELECOMMUNICATION CLOSET OR RACK. AS A MINIMUM, THE FOLLOWING MUST BE REFLECTED IN THE LABEL - "RACK #" IDENTIFYING THE RACK DESIGNATION, "PATCH PANEL #" IDENTIFYING THE PATCH PANEL DESIGNATION AND "PORT #" IDENTIFYING THE PORT ON THE PATCH PANEL.
- B. MAINTAIN THE WIRE PAIR TWISTS AS CLOSE AS POSSIBLE TO THE POINT OF TERMINATION, NO MORE THAN 0.5" OF WIRE SHALL BE UNTWISTED.

3
E603

TYPICAL TELE/DATA CABLE DETAIL

SCALE: N.T.S.

DATE: 8/11/2020
REVISION:

PROJECT NO. 200905
DESIGNED BY: CUE
DRAWN BY: CUE
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

ELECTRICAL DETAILS

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SHEET NO.

E603

OF:

LUMINAIRE SCHEDULE							
TYPE	DESCRIPTION	MFR. & CATALOG No.	LAMP	VOLTAGE/BALLAST	MOUNTING	UNIT WATTS	REFERENCE NOTES
A	4.5" ROUND DOWNLIGHT, WIDE DISTRIBUTION, OPEN REFLECTOR, ENERGY STAR	HE. WILLIAMS 4DR SERIES OR APPROVED EQUAL	LED 3000K 1500 LUMENS	120V	RECESSED	13.9W	2, 3, 4
B	12" ROUND SURFACE MOUNTED LED FIXTURE WITH ENERGY STAR OPTION AND WHITE FINISH	BROWNLEE LIGHTING 7156 LED SERIES OR APPROVED EQUAL	LED 3000K 1829 LUMENS	120V	SURFACE/CEILING	17W	2, 3, 4
C	17" ROUND LED SURFACE MOUNTED FIXTURE WITH BRONZE FINISH, ENERGY STAR OPTION	BROWNLEE LIGHTING 2300 LED SERIES OR APPROVED EQUAL	LED 3000K 2091 LUMENS	120V	SURFACE/CEILING	16W	2, 3, 4
D	16.25" ROUND SURFACE MOUNTED LED FIXTURE WITH ENERGY STAR OPTION, BRONZE FINISH	BROWNLEE LIGHTING 2062 LED SERIES OR APPROVED EQUAL	LED 3000K 2829 LUMENS	120V	SURFACE/CEILING	23W	2, 3, 4
E1	2'x4' RECESS FIXTURE, CURVED FLOATING CENTER, ACRYLIC CENTER WITH DIMMING.	HE. WILLIAMS AT1 SERIES OR APPROVED EQUAL	LED 3000K 4000 LUMENS	120V	RECESSED	34.2W	2, 3, 4
E2	1'x4' RECESS FIXTURE, CURVED FLOATING CENTER, ACRYLIC CENTER, WITH DIMMING.	HE. WILLIAMS AT1 SERIES OR APPROVED EQUAL	LED 3000K 3000 LUMENS	120V	RECESSED	29.5W	2, 3, 4
F	36" ROUND PENDANT MOUNTED FIXTURE, WHITE ACRYLIC BOW WITH DIMMING, ENERGY STAR OPTION.	BROWNLEE LIGHTING 2456 LED SERIES OR APPROVED EQUAL	LED 3000K 5916 LUMENS	120V	PENDANT	45W	2, 3, 4
G	13.25" ROUND EXTERIOR FIXTURE, 4" DEEP, WET LOCATION LISTED, ENERGY STAR	BROWNLEE LIGHTING 7700 LED SERIES OR APPROVED EQUAL	LED 3000K 19445 LUMENS	120V	SURFACE MOUNTED	23W	2, 3, 4
H	EXTERIOR FIXTURE, WET LOCATIONS LISTED, ENERGY STAR	BROWNLEE LIGHTING 7577 LED SERIES OR APPROVED EQUAL	LED 3000K 2486 LUMENS	120V	WALL MOUNT	23W	2,3,4
J	24" ROUND PENDANT, WHITE ACRYLIC BOWL, DIMMING, ENERGY STAR	BROWNLEE LIGHTING 2454 LED SERIES OR APPROVED EQUAL	LED 3000K 5916 LUMENS	120V	PENDANT	45W	2, 3, 4
	SURFACE MOUNTED EXIT SIGN WITH RED LETTERING, UNIVERSAL MOUNTING, WHITE FINISH AND 6V RECESSED REMOTE HEADS.	BEGHELLI EXIT SIGN: XCL SERIES OR APPROVED EQUAL	LED	120V	SURFACE	4W	2, 3, 4, 5
	LED EMERGENCY LIGHTING UNIT, LOW PROFILE, WHITE THERMOPLASTIC HOUSING, 90-MINUTE BATTERY BACKUP AND ADJUSTABLE HEADS	BEGHELLI PACO (PEH) SERIES OR APPROVED EQUAL	LED	120V	SURFACE/WALL 6'-8" AFF	1.8W	2, 3, 4

- REFERENCE NOTES:
1. PROVIDE FIRE RATED HOUSING
 2. CONFIRM ALL FINISH COLORS WITH THE ARCHITECT.
 3. VERIFY CEILING TYPE WITH ARCHITECTURAL PLANS AND PROVIDE REQUIRED MOUNTING.
 4. COORDINATE MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS.
 5. REFER TO FLOOR PLANS FOR MOUNTING TYPE AND NUMBER OF FACES FOR EACH EXIT SIGN.



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DATE: 8/11/2020
REVISED:

PROJECT NO: 200095
DESIGNED BY: CUE
DRAWN BY: CUE
CHECKED BY: RSA
SCALE: AS NOTED
NOTES:

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