

State School Road, Warwick, NY 10990

Building Construction Compliance - Certification

- Title 19 (NYCRR)
- Chapter XXXIII - State Fire Prevention and Building Code Counsel
- Subchapter A - Uniform Fire Prevention and Building Code

I do hereby certify that these drawings and specifications have been prepared under my supervision, and that to the best of my knowledge and professional judgment, the design has been made in conformance with all applicable requirements of Title 19 (NYCRR) - Chapter XXXIII, Subchapter A and the following referenced codes along with the NYS 2016 Code Supplements:

- Part 1221 - International Building Code - 2015 Edition
- Part 1222 - International Plumbing Code - 2015 Edition
- Part 1223 - International Mechanical Code - 2015 Edition
- Part 1224 - International Fuel Gas Code - 2015 Edition
- Part 1225 - International Fire Code - 2015 Edition
- Part 1226 - International Property Maintenance Code - 2015 Edition
- Part 1227 - International Existing Building Code - 2015 Edition
- NFPA 70 - National Electrical Code - 2014 Edition

Signed _____

Thomas J. DeGraw, Christopher E. DeHaan,	Registered Architect Registered Architect	NYS License # 019882 NYS License # 024444
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International Existing Building Code - 2015 Edition

International Building Code - 2015 Edition

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Accessibility - Certification

- Americans with Disabilities Act Access Guidelines - Certification
- ICC / ANSI A117.1 - 2009 - Certification

I do hereby certify that these drawings have been prepared under my supervision, and that to the best of my knowledge and professional judgment, the design has been made in conformance with all applicable requirements of the "International Building Code - 2015 Edition", "International Code Council / American National Standards Institute" - (ICC/ANSI A117.1-2009) and the "Americans with Disabilities Act Access Guidelines".

Signed _____

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Energy Conservation Compliance - Certification

- **Title 19 (NYCRR)**
- **Chapter XXXIII - State Fire Prevention and Building Code Counsel**
- **Subchapter B - State Energy Construction Conservation Code**
- **Part 1240 - International Energy Conservation Code - 2015 Edition**

The proposed envelope system represented in these drawings and specifications has been designed to meet the requirements of the International Energy Conservation Code - 2015 Edition and the following compliance method:

IECC - Commercial Provisions-
-(C402.1 - General (Prescriptive))
-(C402.1.3 - Insulation component R - Value based method)

New York State Building Standards and Codes - 2017 Supplement to the New York State Energy Conservation Construction Code

I do hereby certify that these drawings and specifications have been prepared under my supervision, and that to the best of my knowledge and professional judgement, the design has been made in conformance with all applicable requirements of Title 19 (NYCRR) - Chapter XXXIII, Subchapter B - Part 1240

Signed
Thomas J. DeGraw,
Christopher E. DeHaan,

Registered Architect NYS License # 019882
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<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: 24pt; font-weight: bold; margin: 0;">Manor House</p> <p style="margin: 5px 0;">State School Road Warwick, New York 10990</p> <p style="margin: 5px 0;">Section __ Block __ Lot __</p> </div> <div style="width: 50%; text-align: right;"> <p style="font-size: 10pt; margin: 0;"> FIFTY-FIVE NORTH STREET SUITE 101 MIDDLETOWN NEW YORK 10840 </p> <p style="font-size: 10pt; margin: 0;"> PHONE 845-343-8510 FAX 845-856-9513 </p> </div> </div>																																			
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Manor House
State School Road
Warwick, New York 10990

Seal	Date:	11/27/19
	Drawn By:	SJF
	Checked By:	CED
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General Notes

Division 1 - General Conditions

Permits & Inspections

- Building Permits and Certificate of Occupancy permits shall be obtained and paid for by the Owner.
- The Contractor shall be responsible for obtaining all other permits and inspections as required, including but not limited to, electrical inspection fees, plumbing inspections, etc. The Contractor shall not be responsible for fees to lending institutions as required for release of funds. These are by the Owner.
- All inspections required by the Town of Warwick, and all other Code Enforcing agencies shall be arranged and paid for by the Contractor.

Miscellaneous

- All Contractors shall familiarize themselves with the site prior to bidding.
- All work shall be performed by mechanics skilled in their respective trades.
- All Contractors shall be responsible for cutting, patching, filling, and cleaning up after their own work.
- In no event shall structural members be cut or drilled without the written approval of the Architect.
- Information appearing on one drawing appears on all drawings.
- No workers shall be under the influence of drugs or alcohol while on the job site.
- There shall be no smoking in the structure at any time during the course of construction.

Dimensions - Responsibility for Accuracy

- Do not scale dimensions from the drawings. All written or dimensioned information takes precedence over the drawing.
- All Contractors shall check all dimensions, assemblies, etc. and report to the Architect in writing any inconsistencies prior to starting work, ordering materials, or fabricating shop built items.

Temporary Heat, Electric, Phone, Toilet Facilities

- Temporary heat and electric shall be supplied by the Contractor, up until the end of the last month that the Owner has taken occupancy of the building.
- Contractor shall maintain a portable toilet on site during the entire job.
- Contractor shall maintain a pager or cellular phone to facilitate communication between Contractor and Architect.

Waste, Removals, & Cleaning

- All waste and removals shall be disposed of legally off site.
- Upon completion of the contract and before final acceptance, the Contractor shall clean the entire job site removing all debris inside and outside the building. The Contractor shall hire a professional cleaning company. The windows shall be cleaned, surfaces shall be dusted, ceramic tile cleaned, floors mopped, etc. The Contractor shall repair any property damaged during the course of construction subject to the approval of the owner.
- Job site must be kept clean during the course of construction.
- No waste materials may be burned on site.
- There shall be no garbage left on the job site, including cigarette butts on the ground.

Acceptance of Work

- The Architect has the right to reject any sloppy, poorly installed, or unauthorized work or work done contrary to the intent of the contract documents. Such work shall be replaced, repaired or removed at the Contractor's expense.

Insurance

- Insurance: All Contractors shall provide the Owner and Architect with certificates of insurance prior to starting work for the following types and amounts:

* Workmen's Compensation- cover all obligations of the Workmen's Compensation and Disability Benefits Laws

* General liability and property damage including bodily injury-amount acceptable to the owner

Note: Architect to be additionally insured under the General Contractor's policy for the above liability.

Warranties

- All Contractors shall hold to the intent of the drawings which is to provide complete and finished work, tested and guaranteed for a minimum of one year from the time of completion and ready for occupancy, including all necessary items required for a complete and finished installation, regardless of whether specifically called for or not on the drawings.
- The Contractor shall guarantee all his work and the work of his subcontractors for a period of one year minimum after receiving final acceptance, and do all repair work and replacement as may be necessary during that period at his expense. In addition, the Contractor shall adhere to all New York State requirements regarding warranties of new construction, whichever is more stringent.
- Follow all manufacturers' recommended installation methods. This is required to insure that manufacturer's warranties will be in effect. Failure to install materials properly will place all manufacturers' warranties as the responsibility of the General Contractor.

Changes to the Contract

- All changes shall be requested in writing and approved in writing by the Owner and the Architect, using applicable AIA documents.
- NO payment will be made by the Owner or approved by the Architect for additional work, which has been performed without a written change order.

Shop Drawings

The following shop drawings must be submitted to the Architects prior to fabrication or ordering:

- Doors & Hardware.
- Windows.
- Millwork (by Others).
- HVAC/ Ductwork.
- Signage (by Others).
- Furniture (by Others).

Sample Submittals

The following samples must be submitted to the Architect for approval prior to ordering:

- Wood Doors.
- Flooring.
- Paint.
- Millwork (by Others).
- Ceiling Tiles.
- Vinyl Base Moulding.
- Signage Lettering (by Others).

Please allow the owners ample time to make decisions on samples.

Division 1 - General Conditions (con't)

Product Data Submittals

The following samples must be submitted to the Architect for approval prior to ordering:

- Wood Doors.
- Aluminum Doors.
- Windows.
- Flooring.
- Paint.
- Lighting.
- Hardware.
- Insulation.
- Restroom Accessories.
- Plumbing Fixtures.
- Water Heaters.
- HVAC System Components.
- Exhaust Fans.
- Conference Room Floor Outlet.
- Louvers.
- Awning Fabric (by Others).

Temporary Bracing

- Provide all temporary bracing as required.

Safety of workers

- The Contractor is responsible for all safety procedures on the job. In no way is the Owner or Architect responsible for safety methods, procedures, precautions, etc.
- It is not the responsibility of the Architect to patrol safety violations or make any party aware of such violations.

Extra materials to be left on job

- The Contractor is to supply the following materials in unopened bundles for the purpose of future repairs to the job.

Ceiling Tiles - 2 boxes
Porcelain/ Ceramic Tiles (Each type used) - 1 dozen tiles
Vinyl Tile (Each type used) - 1 box
Carpet Tile - 1 dozen tiles
Paint- 1 Gallon of each color.

Coordination of all trades

- The Contractor is to provide coordination of all his own subcontractors, plus those trades hired directly by the Owner, including but not limited to:

Demolition Contractor
Security Contractor
Awning Contractor
Surveillance Contractor
Bank equipment supplier
Furniture supplier
Sign installer
Artwork supplier
Window treatment supplier

Division 2 - Site Work

Not Applicable

Division 5 - Metals

Structural Steel: N/A

Metal Studs

- All interior studding and track to be 1 1/2" x 3 5/8" 22 gauge metal studs at 16" on center, framed from floor to underside of sheetrocked trusses, unless noted on drawings.

Division 8 - Doors & Windows

Tempered Glass Notes

- Provide tempered glass on any window that has glass within 18" of the floor, tub platforms, etc., in all doors that have glass, including shower doors, and sidelights or windows that are adjacent to a door, whether specifically called for on the drawings or not. Windows opening onto staircases shall be tempered.

Division 9 - Finishes

Gypsum Board

- Gyp. bd. installation shall be in accordance with standard practice as set forth in the latest edition of USG "gypsum construction handbook"; and shall include all components and accessories.
- The complete exposed gyp. bd. surfaces shall be taped, spackled (2 finish coats), sanded and ready for painting.
- All gyp. bd. shall be size as noted on the drawings, moisture resistant (greenboard) at all toilet rooms and janitor's closets.
- Sheetrock underside of trusses with 1 layer of 5/8" type "X" gyp. bd. - fire tape only - prior to framing interior partitions.
- Provide 2"x4" wood nailer at all metal stud rough openings - head, jamb, sill as required.
- All gypsum board to be 5/8" type "X" fire rated with one tape coat and two finished coats sanded and ready to receive primer.
- All walls and ceilings to receive one layer of 5/8" type "X" fire rated gyp. bd., typical.
- Walls at mechanical room to receive 1 layer of 5/8" type "X" fire rated gyp. bd. on both sides of partitions for a one (1) hour rated wall construction, typical.
- Ceiling at mechanical room to receive 2 layers of 5/8" type "X" fire rated gyp. bd., typical.

Interior Painting & Staining

- Painting spec. to be: one prime coat.
- All gyp. bd. ceilings shall be painted one prime coat. Moore.

Ceramic Tile

- Ceramic tile is to be a thinset installation.
- Include ceramic tile installation in base bid.

Soundproofing

- All interior walls to be soundproofed with 3 1/2" sound attenuating insulation. Outlets shall be staggered to avoid sound transmission. Install sound insulation behind outlets and at all plumbing chases and pipes.

Division 9 - Finishes (con't)

Carpet

Transition Strips & Thresholds

- Provide rubber transition strip between all carpeting and tile surfaces, and at mechanical room. Transition strip to be ADA approved.

Interior Painting & Staining

- Painting spec. to be: one prime coat, two finish coats - finish coats to be Benjamin Moore paint, be flat finish latex. Color to be selected by Owner/Architect.
- All interior trim shall be stained one coat of Min Wax. Finish coat shall be two coats of polyurethane, Min Wax. Sand between coats. No dust or bubbles in finish will be acceptable.
- All gyp. bd. ceilings shall be painted one prime coat and one finish coat flat ceiling white, Benjamin Moore.
- Doors to be prefinished at the factory.
- There shall be a maximum of six (6) different wall colors per tenant space.

Caulking

- All gaps, spaces, etc., between woodwork and walls, cracks, etc. shall be filled with clear, paintable, Phenoseal caulk prior to painting. Reapply after prime coat as required.

Acoustical Ceiling / Soffit Notes

- Suspended Acoustical Ceiling Tile shall be 2'x2'x3/4" Tegular- White, unless otherwise noted. Refer to Interior Finish Schedule for Manufacturer and Style.
- All interior soffits to be framed with 1 1/2" x 3 5/8" 20 gauge metal studs @ 16" on center, sheetrocked with 5/8" type "X" gyp. bd. taped and spackled as per finish gyp. bd. specifications.
- Coordinate mechanical equipment from engineering drawings for hung ceiling work.

Division 10 - Accessories

Closet Shelving, Poles, Coat Hooks

- Provide 3/4" A/C plywood shelf with edge band at closets. Provide 5 shelves minimum at storage closets.
- Provide closet pole and supports at closets.

Division 11 - Equipment

Not Applicable

Division 12 - Furniture

Not Applicable

Division 13 - Special Construction

Not Applicable

Division 14 - Conveying Systems

Not Applicable

Division 15 - Mechanical

Division 16 - Electrical

Consultants:

PROGRESS DRAWINGS
DATE: 11/27/19
Prior dated documents
voided by this issue

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Drawings on this page:
General Notes

Manor House

State School Road
Warwick, New York 10990

Section _ Block _ Lot _

Unauthorized addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 69, Architecture, Section 69.5b

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Project

Manor House
State School Road
Warwick, New York 10990

General Notes

Seal	Date: 11/27/19 Drawn By: SMG Checked By: CED Drawing No.
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G002

Wood Framing Fastener Schedule		
LOCATION	FASTENER (a.m)	NOTE
Joist to sill or girder	3 - 8d common 3 - 3" x Ø131" nails 3 - 3" 14 gage staples	toenail
Bridging to joist	2 - 8d common 2 - 3" x Ø131" nails 2 - 3" 14 gage staples	toenail each end
1" x 6" subfloor or less to each joist	2 - 8d common	face nail
Wider than 1" x 6" subfloor to each joist	3 - 8d common	face nail
2" subfloor to joist or girder	2 - 16d common	blind and face nail
Sole plate to joist or blocking	16d at 16" O.C.	typical face nail
Sole plate to joist or blocking at braced wall panel	3" x Ø131" nails at 8" O.C. 3" 14 gage staples at 12" O.C. 3 - 16d at 16" O.C. 3" x Ø131" nails at 16" O.C. 3" 14 gage staples at 16" O.C.	braced wall panels
Top plate to stud	2 - 16d common 3 - 3" x Ø131" nails 3 - 3" 14 gage staples	end nail
Stud to sole plate	4 - 8d common 4 - 3" x Ø131" nails 3 - 3" 14 gage staples 2 - 16d common 3 - 3" x Ø131" nails 3 - 3" 14 gage staples	toenail end nail
Double studs	16d at 24" O.C. 3" x Ø131" nails at 8" O.C. 3" 14 gage staples at 8" O.C.	face nail
Double top plates	16d at 16" O.C. 3" x Ø131" nails at 12" O.C. 3" 14 gage staples at 12" O.C. 8 - 16d common 12 - 3" x Ø131" nails 12 - 3" 14 gage staples	typical face nail lap splice
Blocking between joists or rafters to top plate	3 - 8d common 3 - 3" x Ø131" nails 3 - 3" 14 gage staples	toenail
Rim joist to top plate	8d at 6" (B7mm) O.C. 3" x Ø131" nails at 6" O.C. 3" 14 gage staples at 6" O.C.	toenail

Wood Framing Fastener Schedule - Continued		
LOCATION	FASTENER (a.m)	NOTE
Top plates, laps and intersections	2 - 16d common 3 - 3" x Ø131" nails 3 - 3" 14 gage staples	face nail
Continuous header, two pieces	16d common	16" O.C. along edge
Ceiling joists to plate	3 - 8d common 5 - 3" x Ø131" nails 5 - 3" 14 gage staples	toenail
Continuous header to stud	4 - 8d common	toenail
Ceiling joists, laps over partitions	3 - 16d common minimum 4 - 3" x Ø131" nails 4 - 3" 14 gage staples	face nail
Ceiling joists to parallel rafters	3 - 16d common minimum 4 - 3" x Ø131" nails 4 - 3" 14 gage staples	face nail
Rafter to plate	3 - 8d common 3 - 3" x Ø131" nails 3 - 3" 14 gage staples	toenail
1" diagonal brace to each stud and plate	2 - 8d common 2 - 3" x Ø131" nails 2 - 3" 14 gage staples	face nail
1" x 8" sheathing to each bearing	3 - 8d common	face nail
Wider than 1" x 8" sheathing to each bearing	3 - 8d common	face nail
Built-up corner studs	16d common 3" x Ø131" nails 3" 14 gage staples	24" O.C. 16" O.C. 16" O.C.
Built-up girder and beams	20d common at 32" O.C. 3" x Ø131" nails at 24" O.C. 3" 14 gage staples at 24" O.C. 2 - 20d common 3 - 3" x Ø131" nails 3 - 3" 14 gage staples	face nail at top and bottom staggered on opposite sides face nail at ends and at each splice
2" planks	16d common	at each bearing
Collar tie to rafter	3 - 16d common 4 - 3" x Ø131" nails 4 - 3" 14 gage staples	face nail

Wood Framing Fastener Schedule - Continued		
LOCATION	FASTENER (a.m)	NOTE
Jack rafter to hip	3 - 16d common 4 - 3" x Ø131" nails 4 - 3" 14 gage staples 2 - 16d common 3 - 3" x Ø131" nails 3 - 3" 14 gage staples	toenail face nail
Roof rafter to 2-by ridge beam	2 - 16d common 3 - 3" x Ø131" nails 3 - 3" 14 gage staples 2 - 16d common 3 - 3" x Ø131" nails 3 - 3" 14 gage staples	toenail face nail
Joist to band joist	3 - 16d common 4 - 3" x Ø131" nails 4 - 3" 14 gage staples	face nail
Ledger strip	2 - 16d common 4 - 3" x Ø131" nails 4 - 3" 14 gage staples	face nail
Wood structural panels and particleboardB Subfloor, roof and wall sheathing (to framing)	1/2" and less 6dC 2 3/8" x Ø113" nail1" 1 3/4" 16 gageC 19/32" to 3/4" 8dC or 6dE 2 3/8" x Ø113" nail1" 2" 16 gageP	
Single Floor (combination subfloor-underlayment to framing)	7/8" to 1" 8dC 1 1/8" to 1 1/4" 10dC or 8dE 3/4" and less 6dE 7/8" to 1" 8dE 1 1/8" to 1 1/4" 10dC or 8dE	
Panel siding (to framing)	1/2" or less 6dF 3/8" 8dF	
Fiberboard sheathingB	1/2" No. 11 gage roofing nailH 6d common nail 25/32" No. 16 gage staple No. 11 gage roofing nailH 8d common nail No. 16 gage stapleI	
Interior paneling	1/4" 4dJ 3/8" 6dK	

Wood Framing Fastener Notes		
a. Common or box nails are permitted to be used except where otherwise stated.		
b. Nails spaced spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panels and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.		
c. Common or deformed shank (6d - 2" x Ø113", 8d - 2 1/2" x Ø131", 10d - 3" x Ø148").		
d. Common (6d - 2" x Ø113", 8d - 2 1/2" x Ø131", 10d - 3" x Ø148").		
e. Deformed shank (6d - 2" x Ø113", 8d - 2 1/2" x Ø131", 10d - 3" x Ø148").		
f. Corrosion-resistant siding (6d - 1 7/8" x Ø106", 8d - 2 3/8" x Ø128") or casing (6d - 2" x Ø239", 8d 2 1/2" x Ø113" nail).		
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.		
h. Corrosion-resistant roofing nails with 7/16 inch diameter head and 1 1/2 inch length for 1/2 inch sheathing and 1 3/4 inch length for 25/32 inch sheathing.		
i. Corrosion-resistant staples with nominal 7/16 inch crown and 1 1/8 inch length for 1/2 inch sheathing and 1 1/2 inch length for 25/32 inch sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel), unless otherwise marked).		
j. Casing (1 1/2" x Ø200") or finish (1 1/2" x Ø212") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.		
k. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.		
l. For roof sheathing applications, 8d nails (2 1/2" x Ø133") are the minimum required for wood structural panels.		
m. Staples shall have a minimum crown width of 7/16 inch.		
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.		
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.		
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.		

Light Gauge Framing Fastener Schedule		
LOCATION	FASTENER	NOTE
Stud to plate track (bottom)	3/4" #8 low-profile panhead	1 # each flange
Stud to plate track (top)	3/4" #8 low-profile panhead	1 # each flange
Diagonal bracing to stud	1/2" #8 low-profile panhead	1 # each stud
Lateral bracing to stud, 3 # each connection clip, cold-rolled channel	3/4" #8 panhead	1 # each stud per strap
Gusset to stud	3/4" #10 low-profile panhead	Quantity and spacing as per loading
Stud to stud (nested)	3/4" #8 panhead	1 # 24" O.C. through flange
Stud to stud (back to back)	3/4" #8 panhead	1 # 24" O.C. through web
Stud to stud (# wall intersection)	3/4" #10 panhead	1 # 24" O.C. or 1 # each blocking
Drywall to stud	1" #10 type-8 buglehead	1 # 16" or 24" O.C.
Sheathing to stud	1" #10 type-8 buglehead	1 # 16" O.C.
Rigid insulation to stud	1 1/2" #10 type-8 buglehead	1 # 16" O.C.
Plate track to slab plank	Hilti X-DNI anchor	1 # each stud
Joist to girder	1/2" #10 panhead	1 # joist to girder
Joist to connection clip	1/2" #10 panhead	3 to 4 # each clip
Bridging to joist	1/2 " #10 panhead, hexhead	1 # each joist
End stiffener to joist	3/4" #10 panhead	3-4 # each stiffener joist
Steel rim joist to end stiffener	3/4" #10 panhead	3 # each joist

Light Gauge Framing Fastener Schedule - Continued		
LOCATION	FASTENER	NOTE
Steel rim track to end stiffener	3/4" #10 panhead	3 # each joist
Joist hanger to joist	7/8" #10 panhead, hexhead	3 # each joist
Joist to overlapping joist	3/4" #10 panhead, hexhead	3 # support
Plate track (bottom) to joist 4 pilot point	1 15/16" #12 panhead	1 # 24" O.C. 4 max 12" from each end of track
Sheathing to joist	buglehead	1 # 16" or 24" O.C.
Rim track to steel beam	hexhead	1 # 24" O.C.
Solid blocking	panhead	1 # 16" or 24" O.C.
Ceiling to joist to top plate track	3/4" #10 panhead	1 # each joist
Connection clip to top plate track	3/4" #10 panhead	4 # each clip to plate track
Connection clip to ceiling	3/4" #10 panhead	Min 3 # each clip to ceiling joist 4 as per loading
Connection clip to rafter	3/4" #10 panhead	Min 3 # each clip to rafter 4 as per loading
Connection clip to parallel rafter	3/4" #10 panhead	No. varies as per loading
Ceiling joist to truss web	3/4" #10 panhead	Min 2 # flange and as per loading
Ceiling joist, overlapped at support	3/4" #10 panhead	Min 2 # web
Connection clip to ridge board	3/4" #10 panhead	4-6 # each clip to ridge
Rafters overlapped at ridge	3/4" #10 panhead	Min. 6 # overlapped web section 4 as per loading
Built-up beam (ridge board)	3/4" #10 panhead	1 # each flange #12" O.C.

Light Gauge Framing Fastener Schedule - Continued		
LOCATION	FASTENER	NOTE
Stiffback bracing to joist	3/4" #10 panhead	Min 2 # each joist
Subfascia track to rafter	3/4" #10 low-profile panhead	1 # each connection clip
Rafter to rafter	3/4" #10 panhead, hexhead	Min 2 # 24" O.C.
Collar tie to rafter	3/4" #10 panhead, hexhead	2 # each collar tie
Bridging to rafter	3/4" #10 panhead, hexhead	Min. 2
Rafter to ceiling joist	3/4" #10 panhead, hexhead	1 # each joist
Gusset to rafter	3/4" #10 panhead	Min 3 # gusset
Kingpost to rafter	1" #10 panhead	Min. 1 # each rafter
Truss web to rafter	1 1/4" #10 panhead	No. varies per loading
Bracing to rafter	3/4" #10 panhead, hexhead	2 # each rafter
Rafter to web stiffener	3/4" #10 panhead	1 # each rafter
Trim molding to rafter	1/4" #8 ovalhead	1 # 24" O.C.
Drywall to rafter	1" #10 type-8 buglehead	1 # 16" O.C.
Rigid insulation to ceiling joist	1" #10 type-8 buglehead	1 # 24" O.C.
Drywall to ceiling joist	1" #10 type-8 buglehead	1 # 16" O.C.

Manor House

State School Road
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Section _ Block _ Lot _

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Fastener Schedules

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Drawing No. G003

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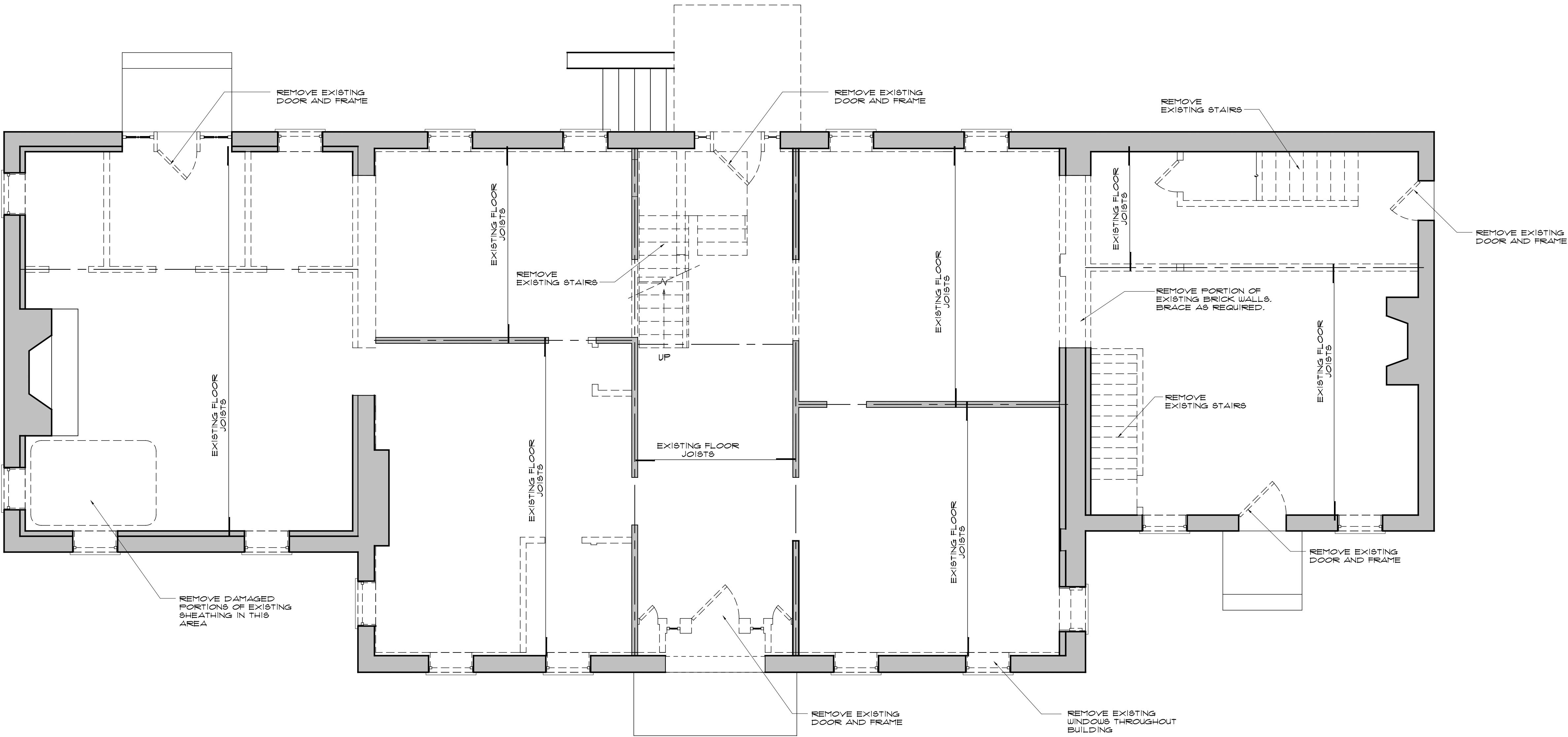
Description

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Drawings on this page:
Fastener Schedules

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1 First Floor Demolition Plan
AD101 Scale: 1/4" = 1'-0"

Wall Indication Legend

- EXISTING WALLS TO REMAIN
- EXISTING TO BE REMOVED

General Demolition Notes

CEASE OPERATION AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.

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Warwick, New York 10990
First floor Demolition Plan

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Checked By: TJD
Drawing No.
AD101
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First Floor Demolition Plan



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Wall Indication Legend

	EXISTING WALLS TO REMAIN
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Second Floor Demolition Plan

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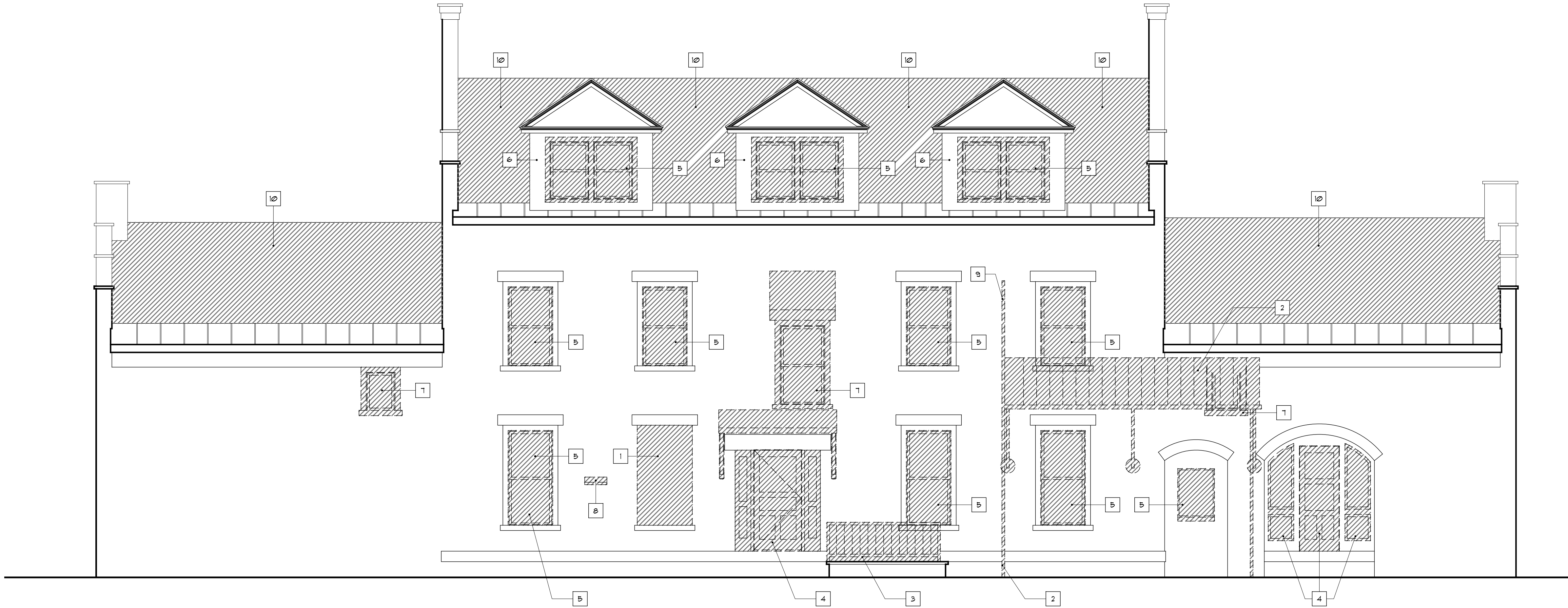
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Checked By: TJD

Drawing No.

AD102

X of X



1 South Elevation Demolition
AD201
Scale: 1/4" = 1'-0"

Demo Indication Legend

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General Demolition Notes

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Keyed Demolition Notes

DEMOLITION NOTE SYMBOL

- CONTRACTOR TO CUT OPENING IN EXISTING EXTERIOR MASONRY WALL. BRACE AS NEEDED.
- CONTRACTOR TO CAREFULLY REMOVE EXISTING FIRE-ESCAPE COMPLETELY.
- CONTRACTOR TO REMOVE EXISTING METAL RAILING.
- CONTRACTOR TO REMOVE EXISTING EXTERIOR DOOR HARDWARE AND FRAME DOWN TO ORIGINAL MASONRY OPENING.
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South Elevation Demolition

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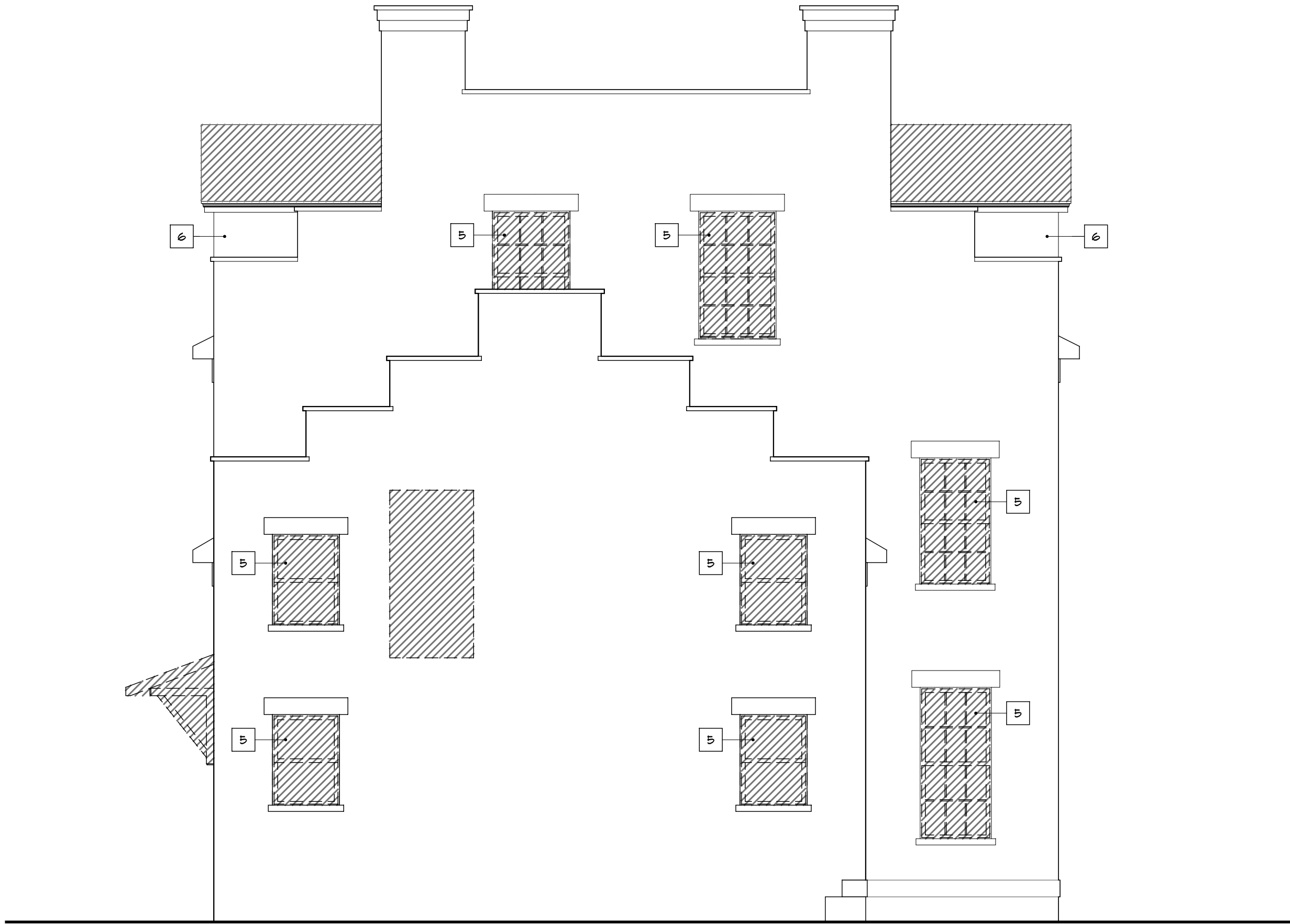
South Elevation Demolition

Seal

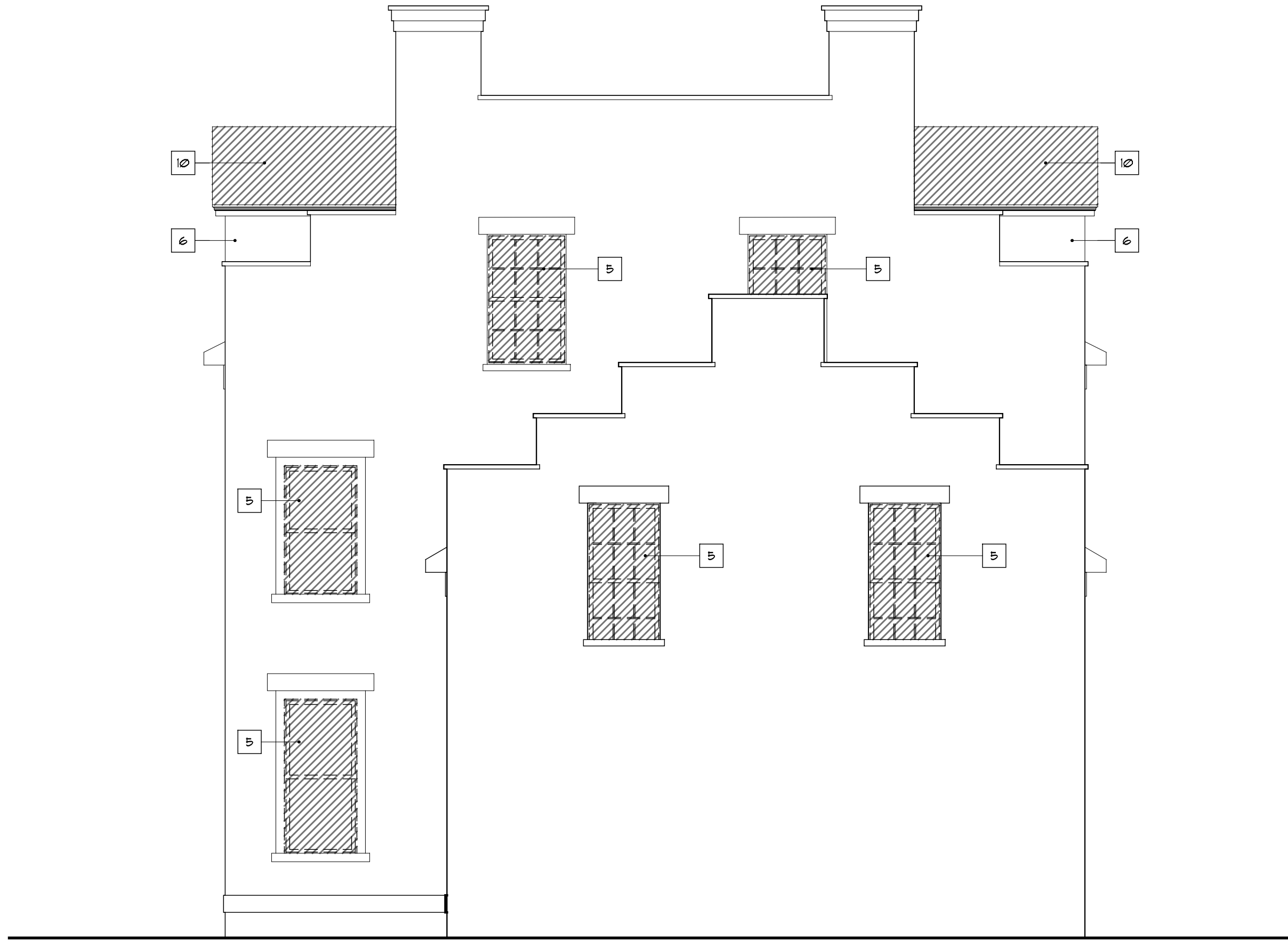
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AD201

X of X



1 East Elevation Demolition
AD202 Scale: 1/4" = 1'-0"



2 West Elevation Demolition
AD202 Scale: 1/4" = 1'-0"

Demo Indication Legend

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General Demolition Notes

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Keyed Demolition Notes

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East & West Elevation Demolition

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East & West Elevation
Demolition

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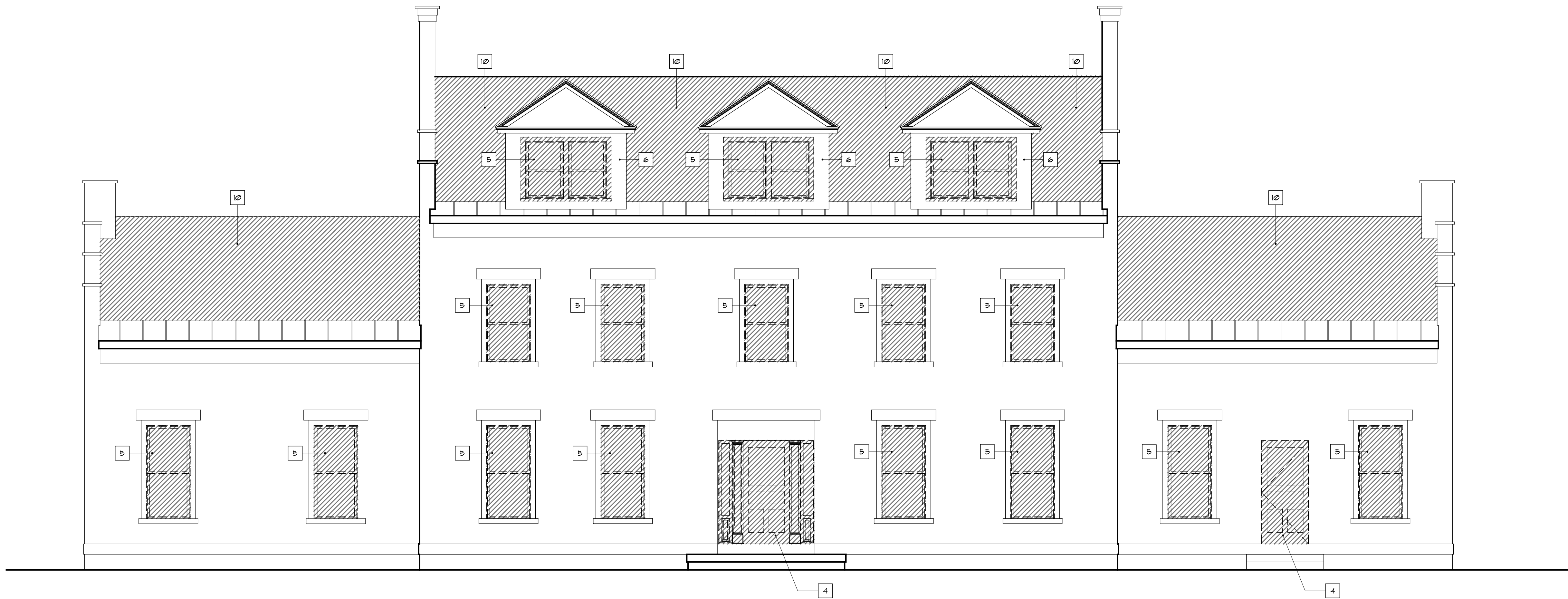
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AD202

X of X



1 North Elevation Demolition
AD203 Scale: 1/4" = 1'-0"

Demo Indication Legend

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General Demolition Notes

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North Elevation

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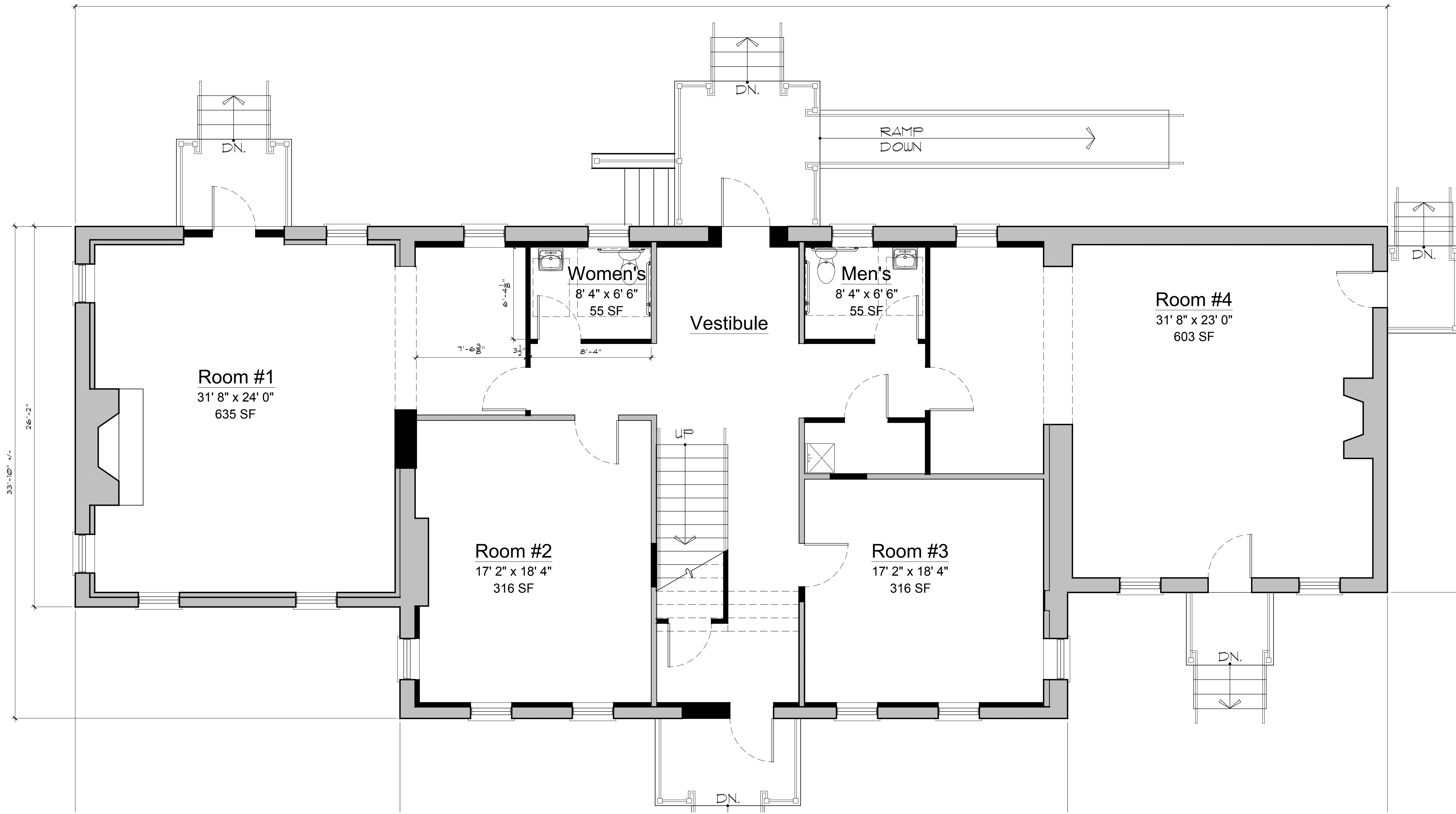
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North Elevation

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AD203
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1
A101

First Floor Architectural Plan

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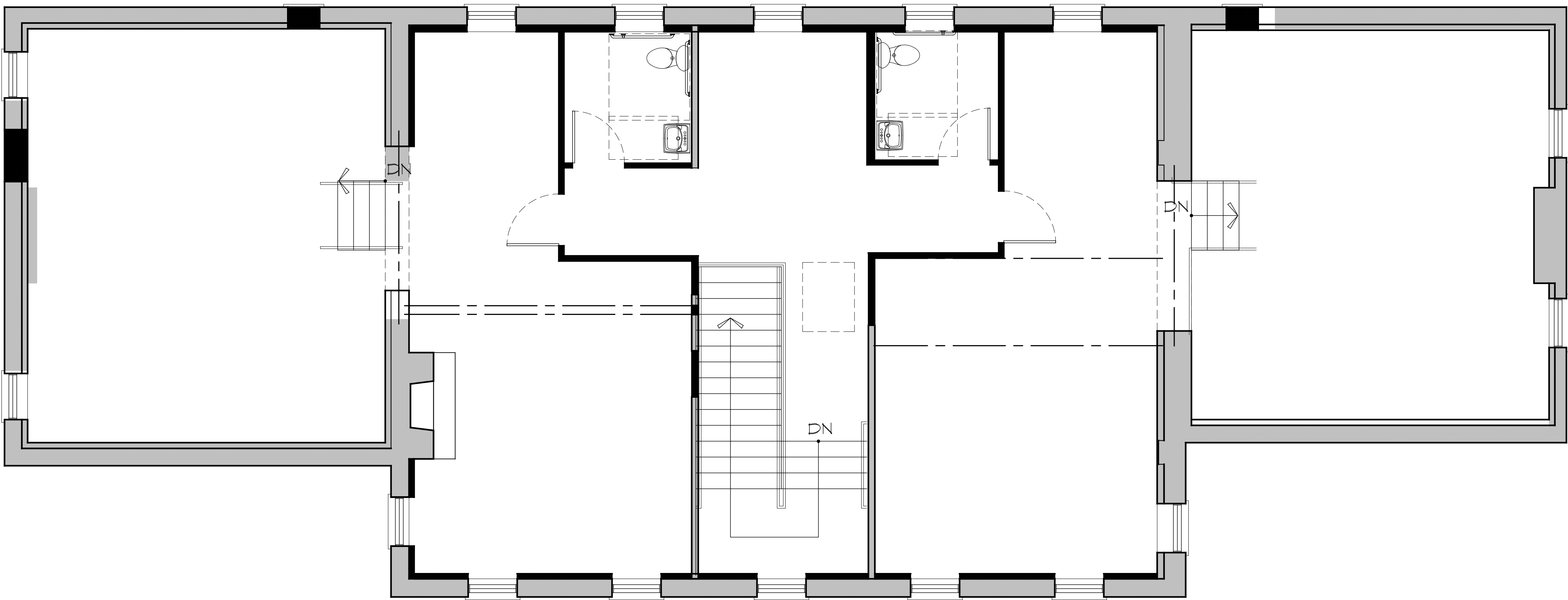
First Floor Architectural Plan

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Date: 11/27/19
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A101

X of X



1
A101

Second Floor Architectural Plan

Scale: 1/4" = 1'-0"

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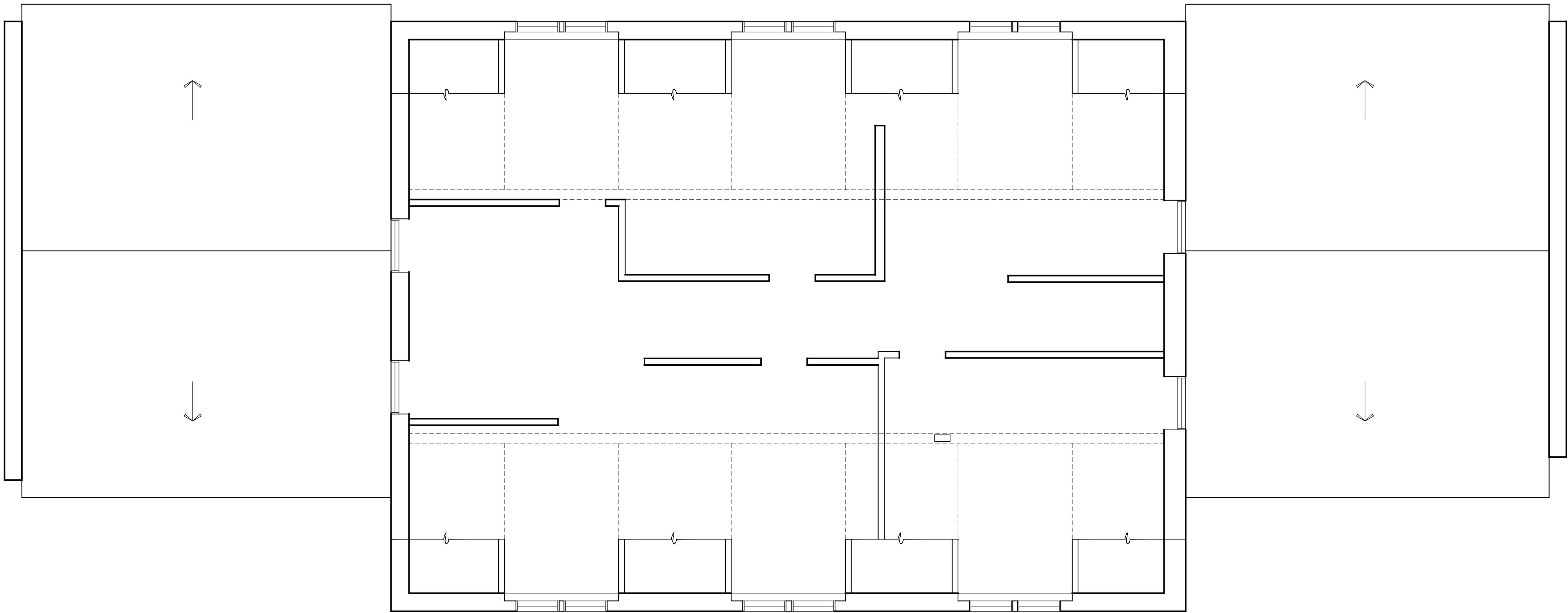
Second Floor Architectural Plan

Seal

Date: 11/27/19
Drawn By: SJF
Checked By: TJD
Drawing No.

A102

X of X



1
A103

Attic Architectural Plan

Scale: 1/4" = 1'-0"

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Drawings on this page: Attic Architectural Plan	State School Road Warwick, New York 10990 Section __, Block __, Lot __
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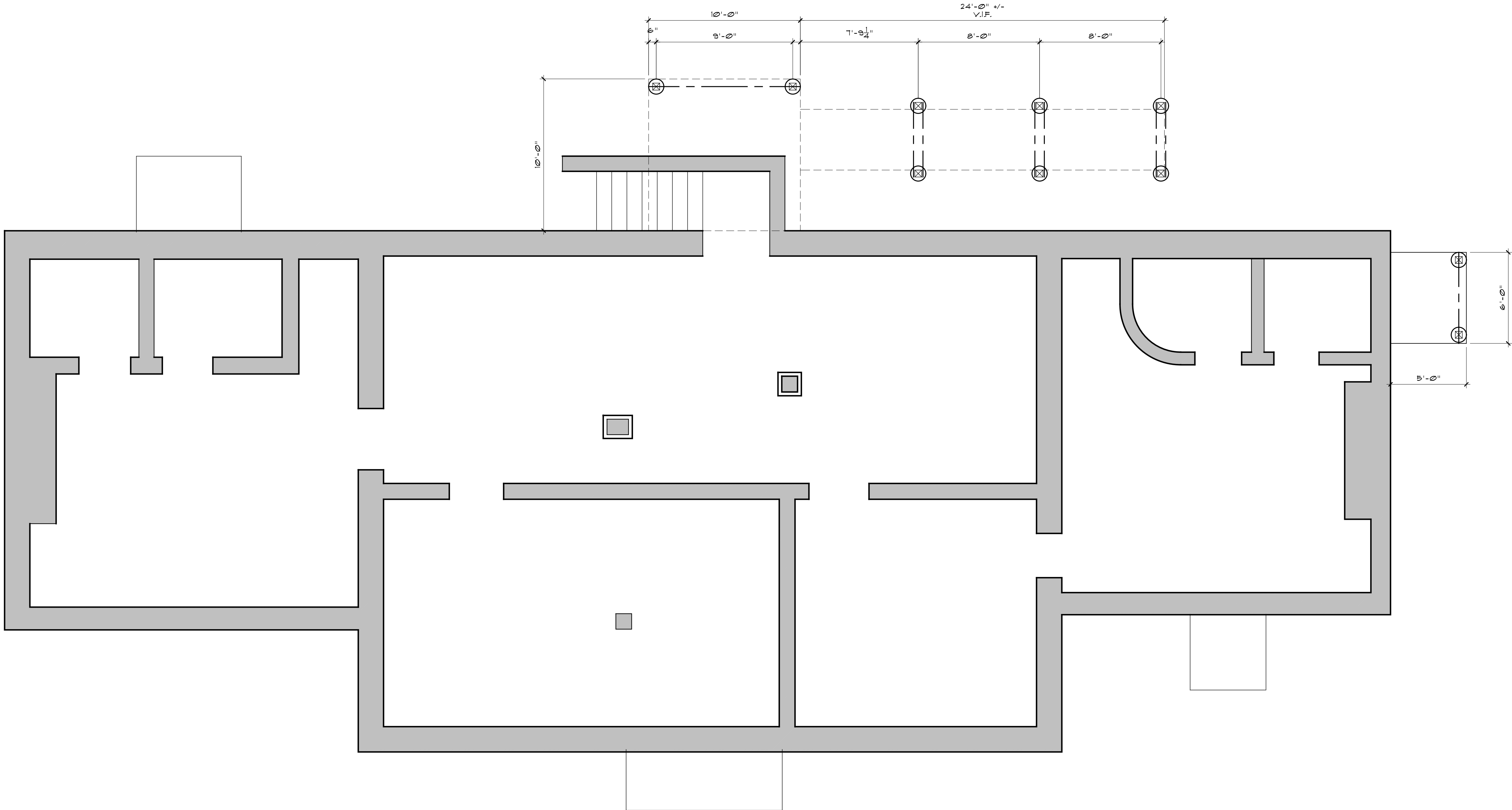
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Project
Manor House
State School Road
Warwick, New York 10990
Attic Architectural Plan

Seal	Date:	11/27/19
	Drawn By:	SJF
	Checked By:	TJD
	Drawing No.	A103
		X of X



1
A104

Foundation Plan

Scale: 1/4" = 1'-0"

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Manor House

State School Road
Warwick, New York 10990
Section __, Block __, Lot __

Drawings on this page:
Foundation Plan

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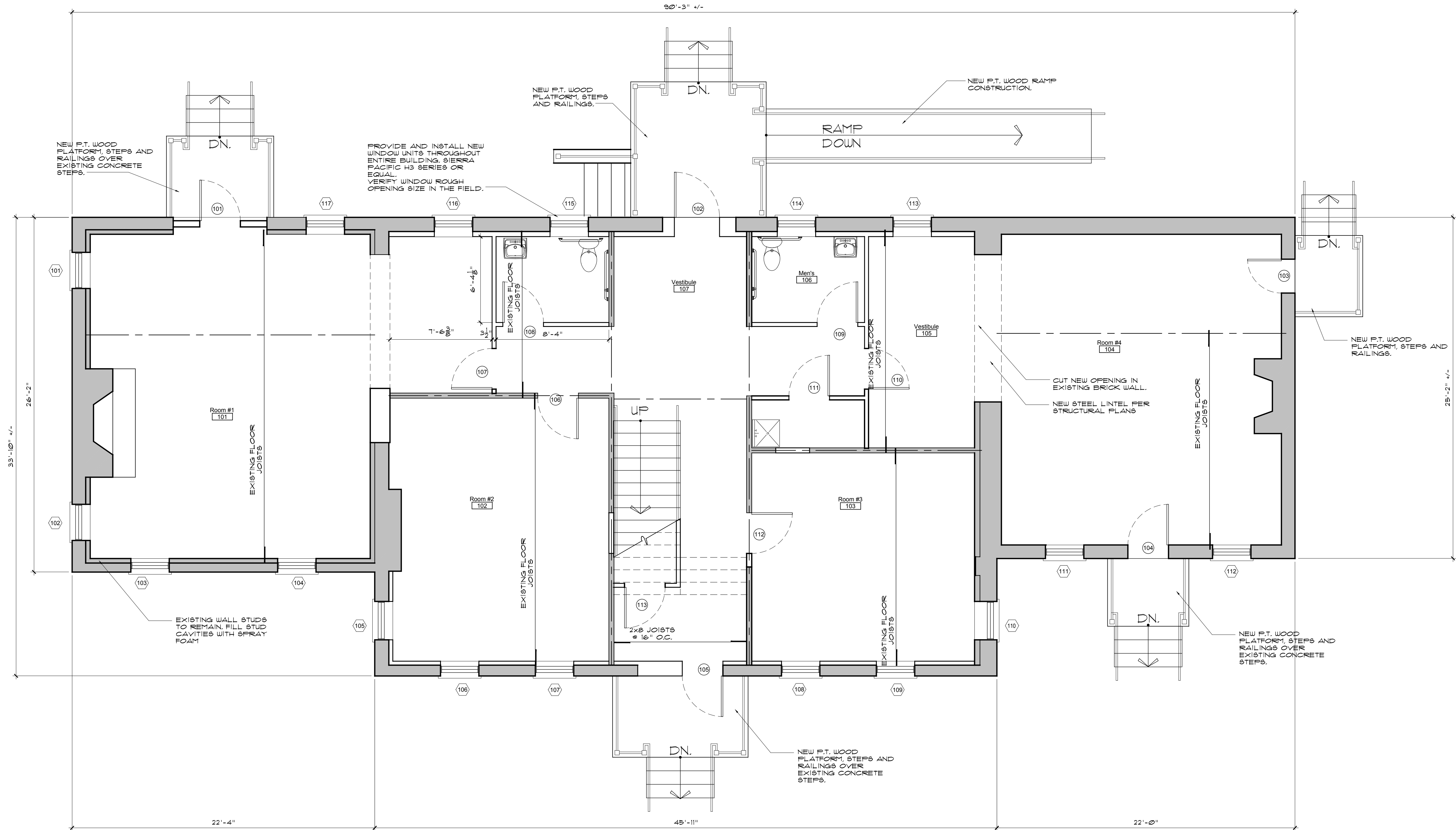
Project

Manor House
State School Road
Warwick, New York 10990

Foundation Plan

Seal

Date: 11/27/19
Drawn By: SJF
Checked By: TJD
Drawing No.
A104
X of X



1 First Floor Framing Plan
A105 Scale: 1/4" = 1'-0"

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Drawings on this page:
First Floor Framing Plan

Manor House

State School Road
Warwick, New York 10990
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Project

Manor House
State School Road
Warwick, New York 10990

First Floor Framing Plan

Seal

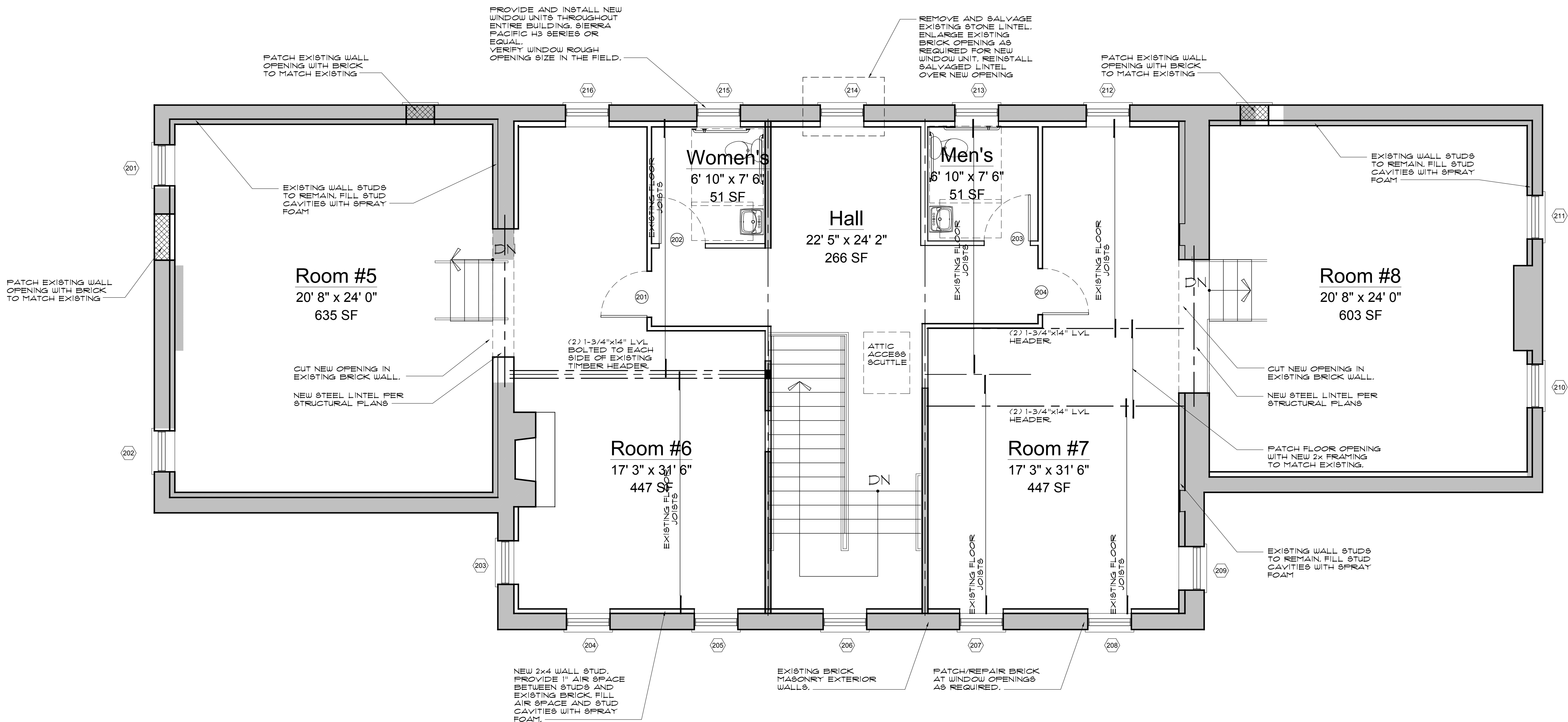
Date: 11/27/19
Drawn By: SJF
Checked By: TJD
Drawing No.

A105

X of X

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1
A106

Second Floor Framing Plan

Scale: 1/4" = 1'-0"

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Drawings on this page:
Second Floor Framing Plan

Manor House
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Project

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Second Floor Framing Plan

Seal

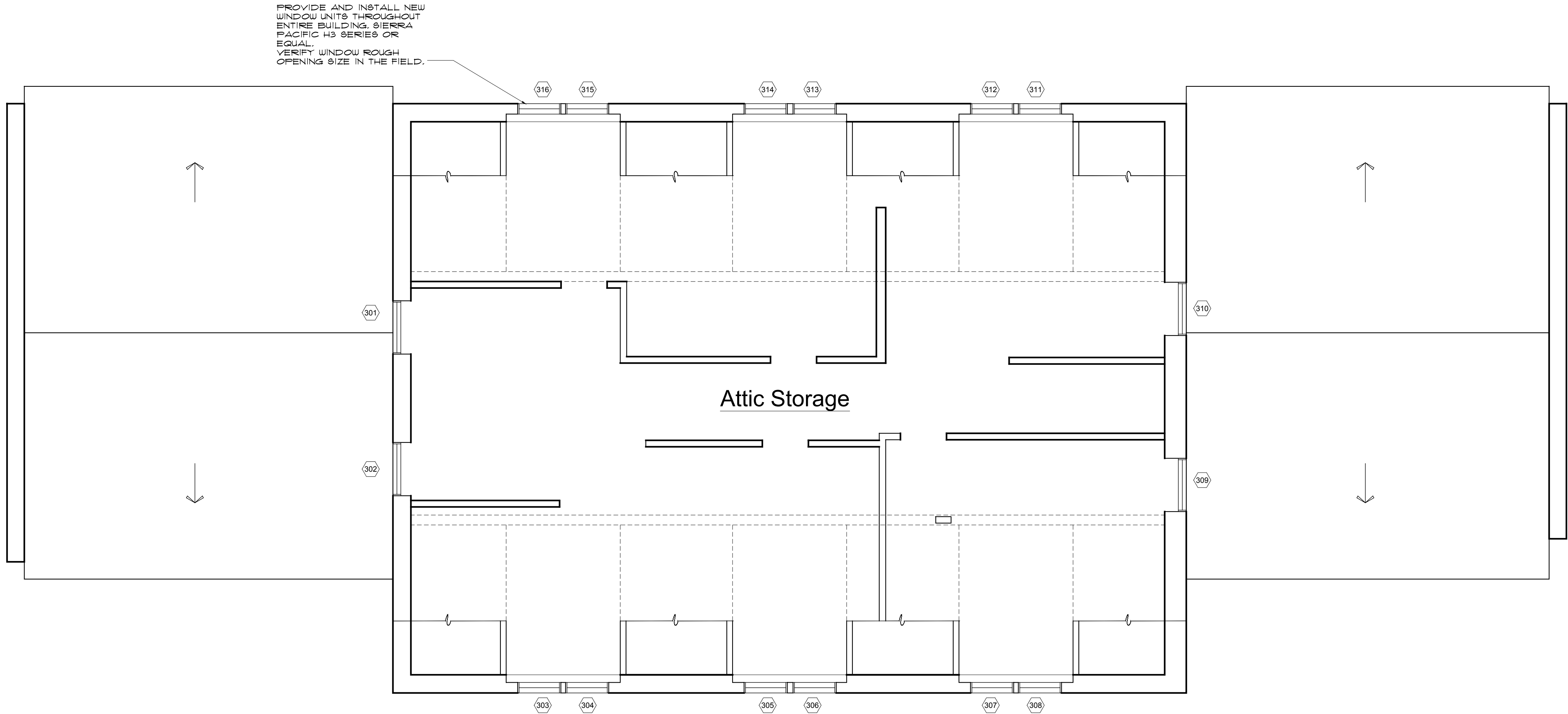
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Drawn By: SJF
Checked By: TJD
Drawing No.

A106

X of X

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1 Attic Framing Plan
A107 Scale: 1/4" = 1'-0"

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Manor House

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Attic Framing Plan

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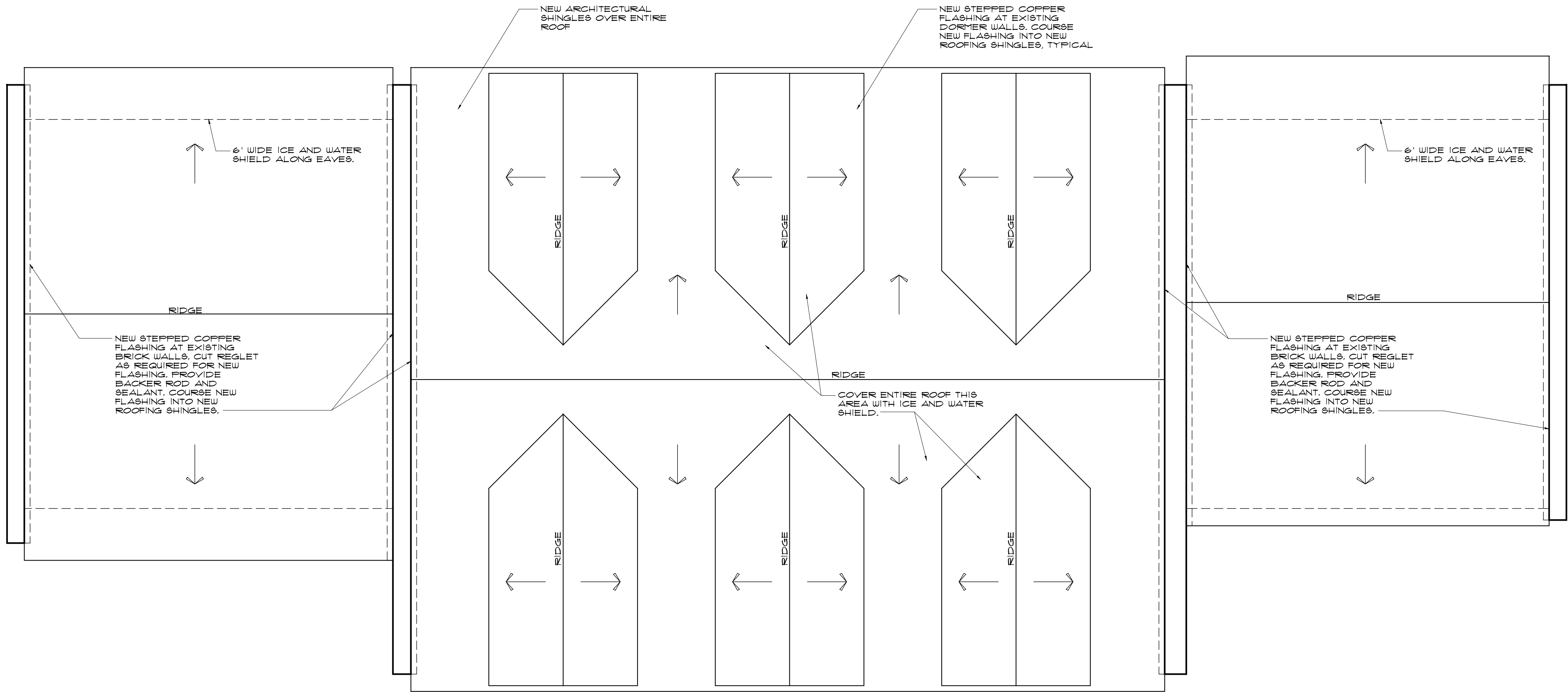
Project

Manor House
State School Road
Warwick, New York 10990

Attic Framing Plan

Seal

Date: 11/27/19
Drawn By: SJF
Checked By: TJD
Drawing No.
A107
X of X



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Drawings on this page:
Roof Plan

Manor House
State School Road
Warwick, New York 10990
Section __, Block __, Lot __

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Project
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State School Road
Warwick, New York 10990

Roof Plan

Seal	Date: 11/27/19 Drawn By: SJF Checked By: TJD Drawing No. A108 X of X
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1
A201
South Elevation
Scale: 1/4" = 1'-0"

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Drawings on this page:
South Elevation

Manor House
State School Road
Warwick, New York 10990
Section _J_ Block _J_ Lot _J_

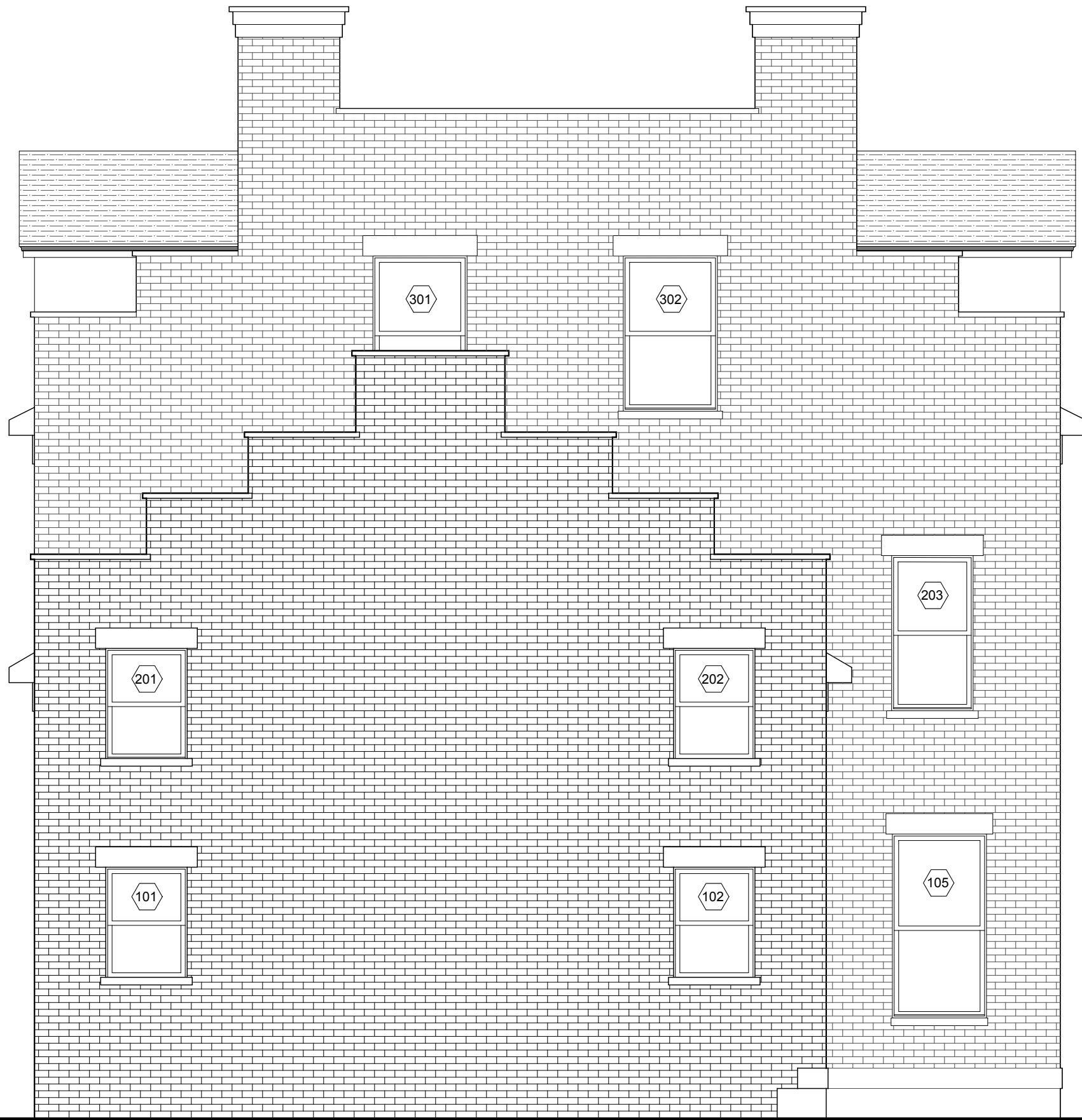
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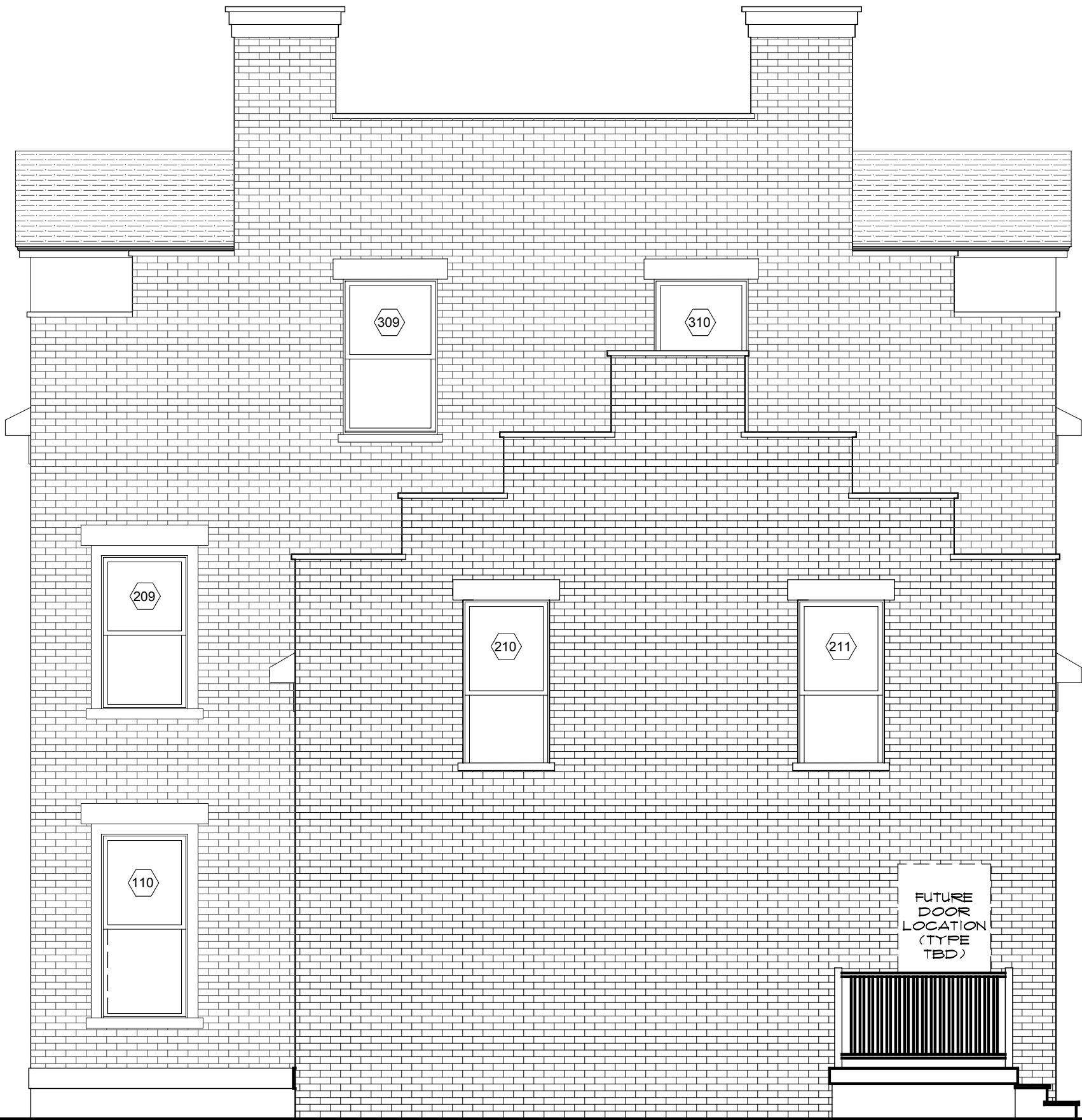
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State School Road
Warwick, New York 10990
South Elevation

Seal
Date: 11/27/19
Drawn By: SJF
Checked By: TJD
Drawing No.
A201
X of X



1 East Elevation
A202 Scale: 1/4" = 1'-0"



2 West Elevation
A202 Scale: 1/4" = 1'-0"

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East & West Elevations

State School Road
Warwick, New York 10990
Section __, Block __, Lot __

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Manor House

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State School Road
Warwick, New York 10990

East & West Elevations

Seal

Date: 11/27/19
Drawn By: SJF
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Drawing No.
A202
X of X



1 North Elevation
A203 Scale: 1/4" = 1'-0"

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Drawings on this page:
North Elevation

Manor House
State School Road
Warwick, New York 10990
Section __, Block __, Lot __

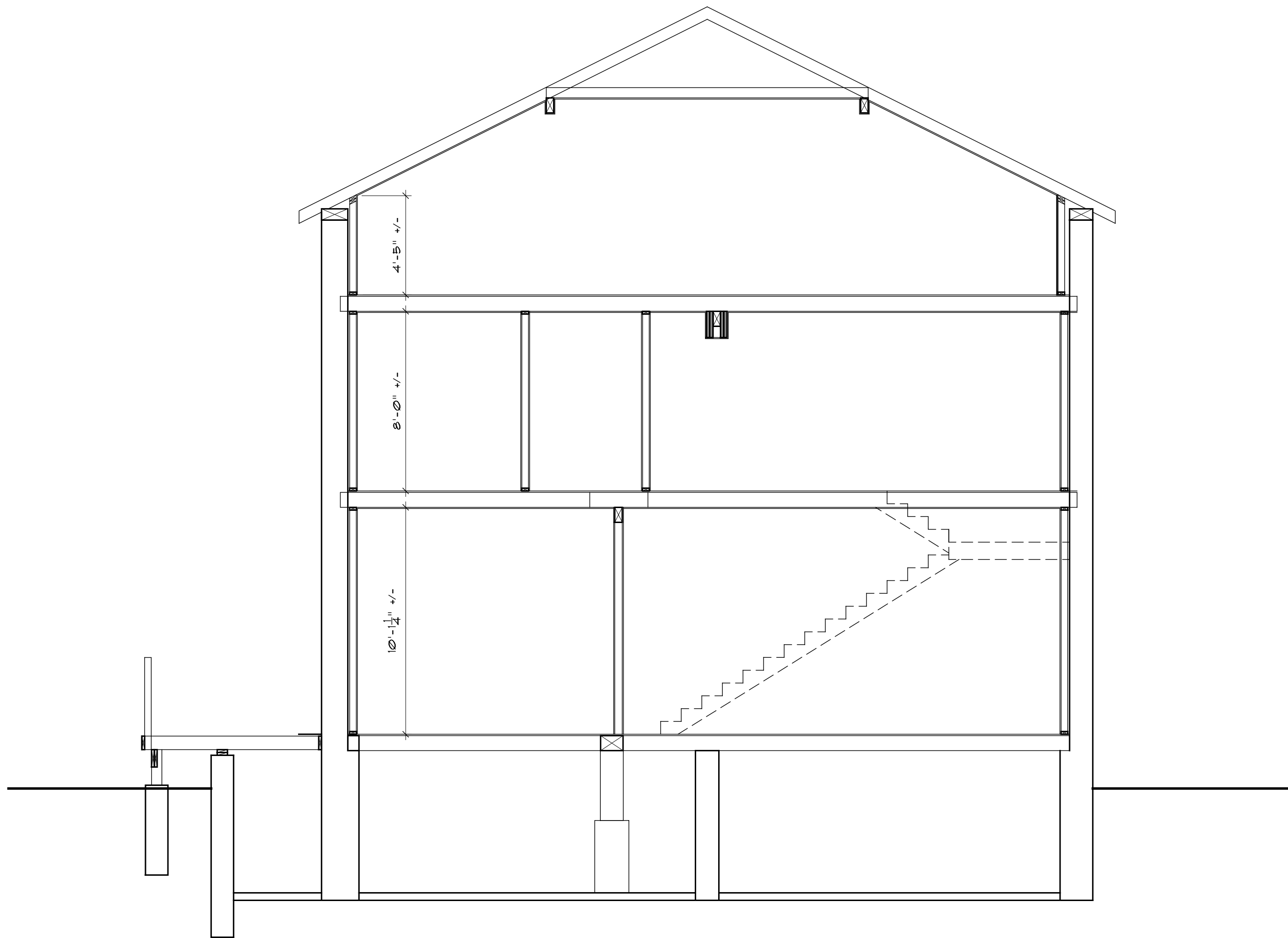
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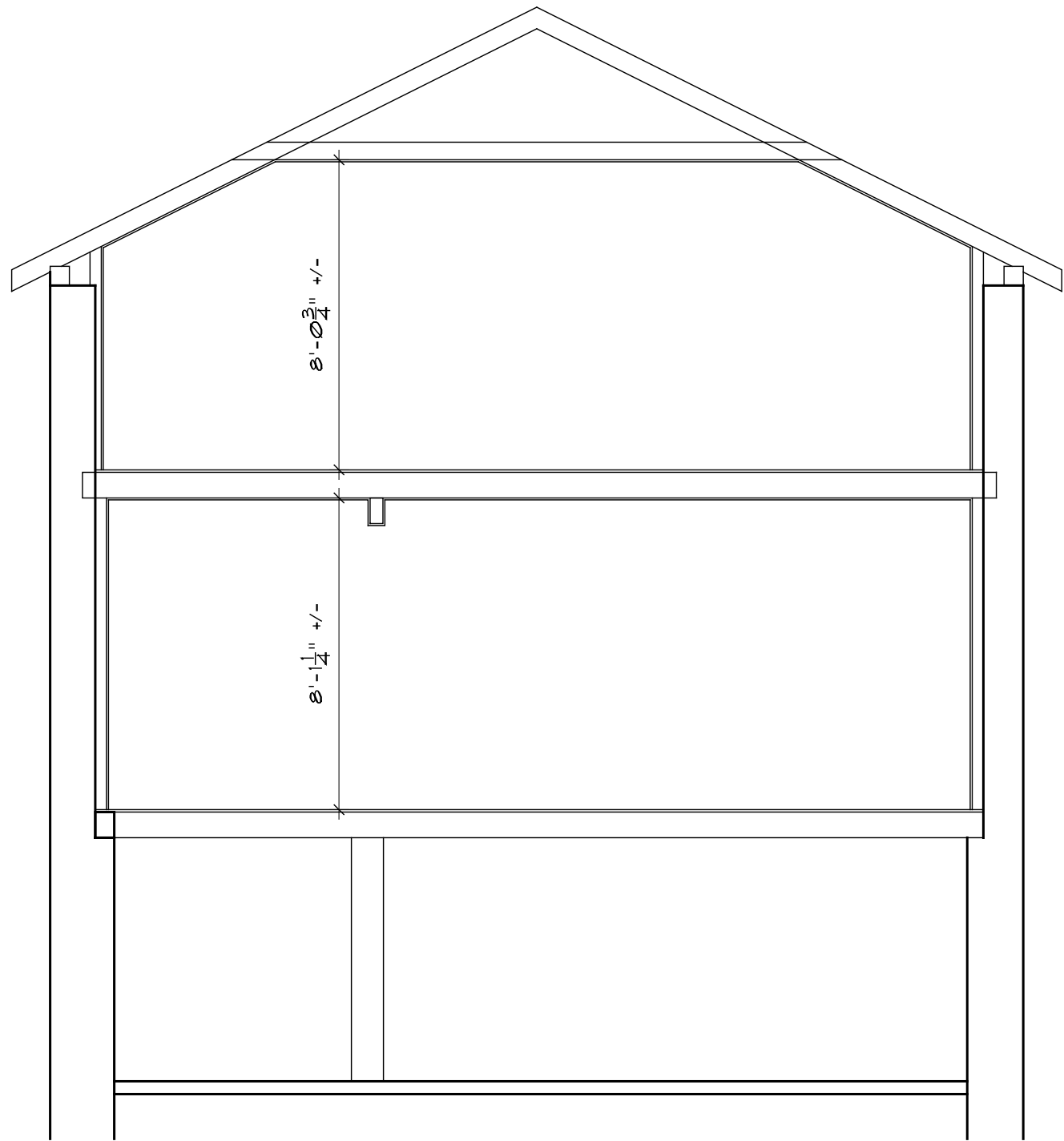
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State School Road
Warwick, New York 10990
North Elevation

Seal
Date: 11/27/19
Drawn By: SJF
Checked By: TJD
Drawing No.
A203
X of X



1 Building Section
A301 Scale: 1/4" = 1'-0"



2 Building Section
A301 Scale: 1/4" = 1'-0"

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Building Sections

Manor House
State School Road
Warwick, New York 10990
Section __, Block __, Lot __

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Project

Manor House
State School Road
Warwick, New York 10990

Building Sections

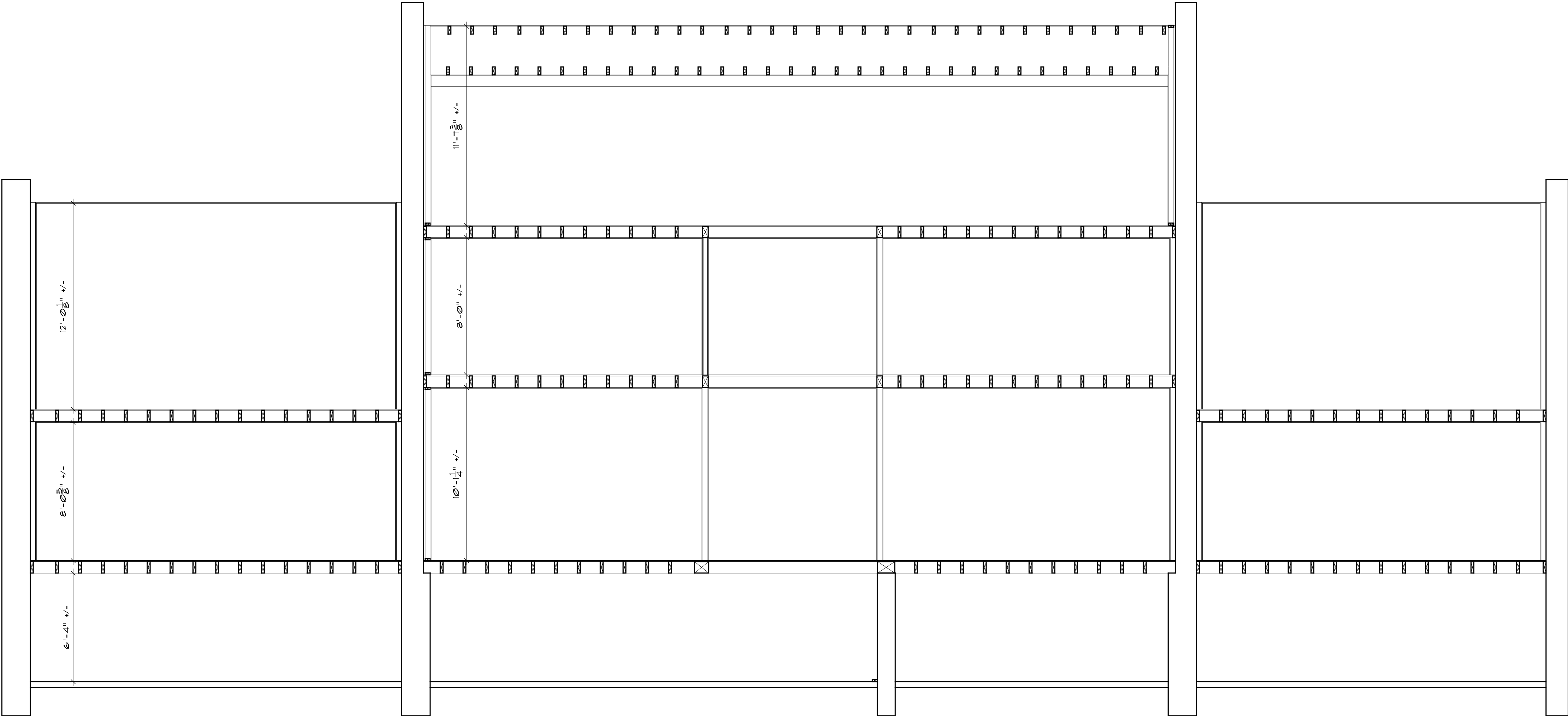
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Date: 11/27/19
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Checked By: TJD
Drawing No.
A301
X of X

1
A302

Building Section

Scale: 1/4" = 1'-0"



Manor House

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Building Sections

Seal	Date:	11/27/19
	Drawn By:	SJF
	Checked By:	TJD
	Drawing No.	A302
X of X		

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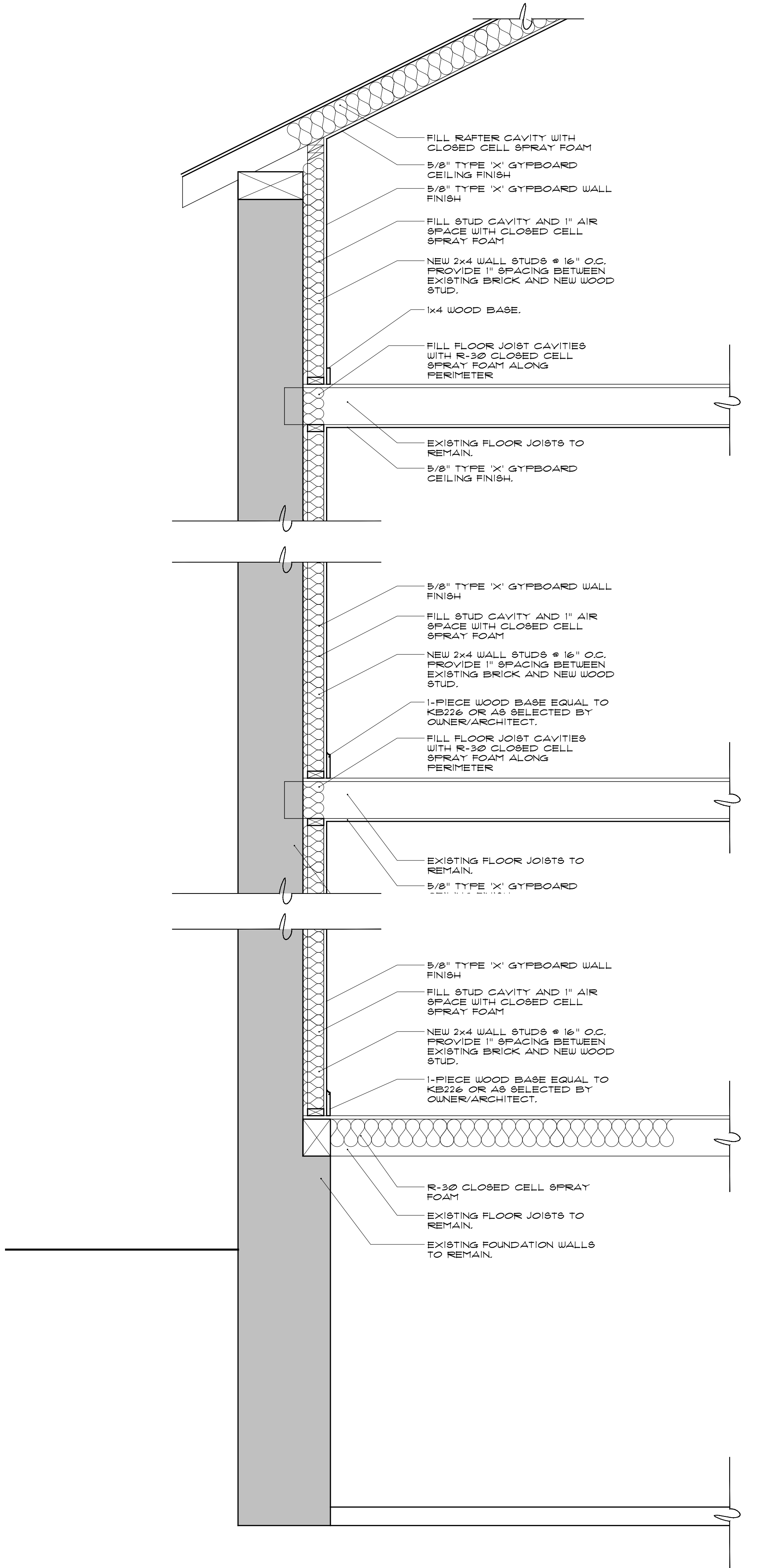
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Building Sections

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1 Typical Wall Detail
A303 Scale: 1/4" = 1'-0"

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Warwick, New York 10990
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Details

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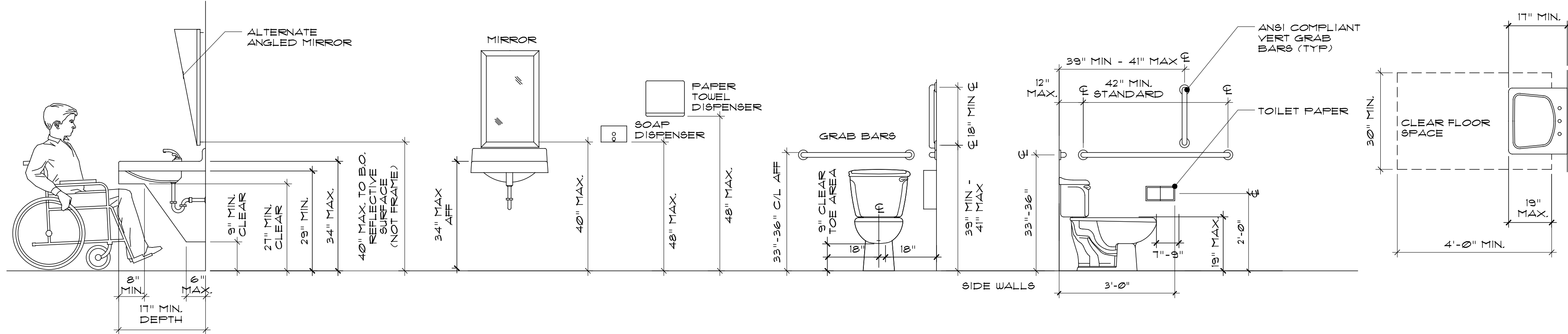
Details

Seal

Date: 11/27/19
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Checked By: TJD
Drawing No.
A303
X of X

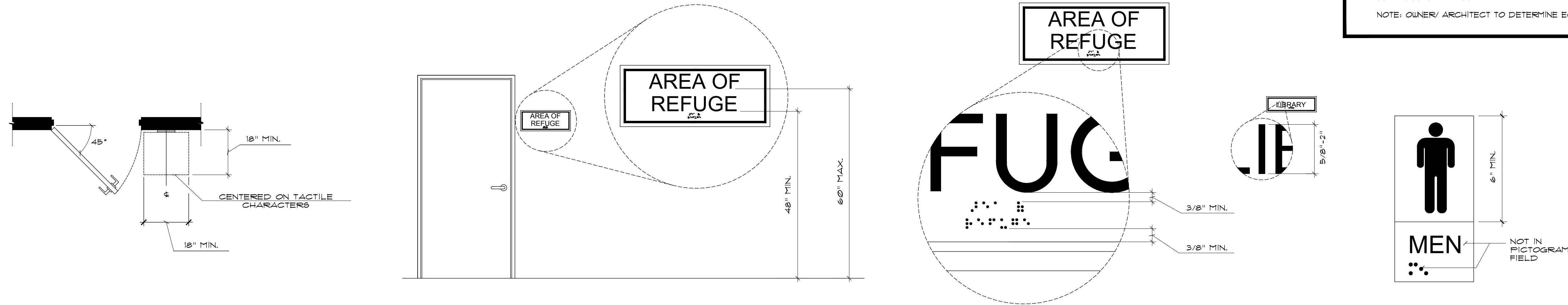
1 Enlarged ADA Restroom Plan

A4.01 Scale: 1/2" = 1'-0"



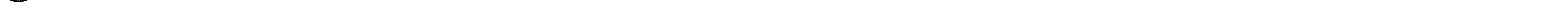
3 ANSI A117.1-2003 Restroom Fixture/ Accessory Guidelines (Typ.)

A4.01 Scale: 1/2" = 1'-0"



4 New Typical ADA Signage Details

A4.01 Scale: N.T.S.



Bathroom Accessory Equipment Notes

1. SOAP DISPENSER (FREESTANDING)- TO BE PROVIDED BY OWNER
 2. PAPER TOWEL DISPENSERS (FREESTANDING)- TO BE PROVIDED BY OWNER
 3. TOILET PAPER DISPENSERS (FREESTANDING)- TO BE PROVIDED BY OWNER
 4. GRAB BARS- CONTRACTOR TO PROVIDE AND INSTALL KOHLER FURIST GRAB BARS WITH VIBRANT POLISHED CHROME FINISH OR APPROVED EQUAL.
• 36" HORIZONTAL (MODEL NO. K-11835)- ONE (1) PER RESTROOM.
• 42" HORIZONTAL (MODEL NO. K-11836)- ONE (1) PER RESTROOM.
• 18" VERTICAL (MODEL NO. K-11832)- ONE (1) PER RESTROOM.
 5. MIRROR- CONTRACTOR TO PROVIDE AND INSTALL FRAMELESS POLISHED PLATE GLASS MIRROR (REFER TO ELEVATION FOR SIZE) W/ MODEL NO. UT01-2442, AS MANUFACTURED BY AJJWASHROOM ACCESSORIES OR APPROVED EQUAL ONE PER RESTROOM.
 6. LAVATORY & FAUCET- CONTRACTOR TO PROVIDE AND INSTALL ADA COMPLIANT LAVATORY & FAUCET- REFER TO PLUMBING DRAWINGS FOR FIXTURE TYPE.
 7. WATER CLOSET- CONTRACTOR TO PROVIDE AND INSTALL ADA COMPLIANT WATER CLOSET- REFER TO PLUMBING DRAWINGS FOR FIXTURE TYPE.
 8. COAT HOOKS- CONTRACTOR TO PROVIDE AND INSTALL BOBRICK B-542 36 SATIN FIN COAT HOOKS OR APPROVED EQ. TWO (2) PER RESTROOM.
 9. WASTE RECEPTACLE (FREESTANDING)- TO BE PROVIDED BY OWNER.
- NOTE: OWNER/ ARCHITECT TO DETERMINE EQUALS.

Manor House

State School Road
Warwick, New York 10990

Section _J_ Block _J_ Lot _J_

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Enlarged ADA Restroom Plan
ADA Rrestroom Interior Elevations
Typical ADA Details

Seal
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Drawn By: BGD
Checked By: CED
Drawing No.

A401

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Enlarged ADA Restroom Plan
ADA Restroom Interior Elevations
Typical ADA Details

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First Floor Door Schedule

Door #	Door Type	Manufacturer	Series	Catalog No.	Size	Material	Frame Type	Throat	Label	Hardware	Remarks
(101)	--	KALNEER			3'0" 6"	ALUMINUM	ALUMINUM			ENTRANCE	
(102)		KALNEER			3'1/2" 1'0"	ALUMINUM	ALUMINUM			ENTRANCE	
(103)		KALNEER			2'6" 6"	ALUMINUM	ALUMINUM			ENTRANCE	
(104)		KALNEER			3'0" 6"	ALUMINUM	ALUMINUM			ENTRANCE	
(105)		KALNEER			3'0" 1'0"	ALUMINUM	ALUMINUM			ENTRANCE	
(106)					3'0" 1'0"	WOOD	HOLLOW METAL			OFFICE	
(107)					3'0" 1'0"	WOOD	HOLLOW METAL			OFFICE	
(108)					3'0" 1'0"	WOOD	HOLLOW METAL			BATHROOM	
(109)					3'0" 1'0"	WOOD	HOLLOW METAL			BATHROOM	
(110)					3'0" 1'0"	WOOD	HOLLOW METAL			OFFICE	
(111)					3'0" 1'0"	WOOD	HOLLOW METAL			STORAGE	
(112)					3'0" 1'0"	WOOD	HOLLOW METAL			OFFICE	
(113)					3'0" 1'0"	WOOD	HOLLOW METAL			STORAGE	

- NOTES:
1. ALL DOOR GLAZING SHALL BE TEMPERED SAFETY GLAZING.
2. GC SHALL FIELD VERIFY CONDITIONS AND PREPARE SHOP DRAWINGS FOR ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION.

Second Floor Door Schedule

Door #	Door Type	Manufacturer	Series	Catalog No.	Size	Material	Frame Type	Throat	Label	Hdwr. Set No.	Remarks
(201)					3'0" 1'0"	WOOD	HOLLOW METAL			OFFICE	
(202)					3'0" 1'0"	WOOD	HOLLOW METAL			BATHROOM	
(203)					3'0" 1'0"	WOOD	HOLLOW METAL			BATHROOM	
(204)					3'0" 1'0"	WOOD	HOLLOW METAL			OFFICE	

- NOTES:
1. ALL DOOR GLAZING SHALL BE TEMPERED SAFETY GLAZING.
2. GC SHALL FIELD VERIFY CONDITIONS AND PREPARE SHOP DRAWINGS FOR ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION.

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Revisions:
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Drawings on this page:
Door Schedule

Manor House
State School Road
Warwick, New York 10990
Section __, Block __, Lot __

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DEGRAW & DEHAAN ARCHITECTS

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Project

Manor House
State School Road
Warwick, New York 10990

Door Schedule

Seal

Date: 11/27/19
Drawn By: BGD
Checked By: CED
Drawing No.
A801

Window Schedule - First Floor						
Window Number	Manufacturer	Series	Window Size	Catalog No.	Lite Pattern	Remarks
101	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 3'-8"	--	--	
102	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 3'-8"	--	--	
103	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
104	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
105	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
106	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
107	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
108	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
109	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
110	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
111	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
112	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
113	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
114	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
115	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
116	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 6'-0"	--	--	
117	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-0"	--	--	
NOTES: 1. ALUM FRAME FINISH COLOR TO BE CLEAR ANODIZED. 2. ALL GLAZING WITHIN 18" AFF SHALL BE TEMPERED SAFETY GLAZING. 3. GC SHALL FIELD VERIFY CONDITIONS AND PREPARE SHOP DRAWINGS FOR ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION.						

Window Schedule - Second Floor						
Window Number	Manufacturer	Series	Window Type	Catalog No.	Lite Pattern	Remarks
201	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 3'-8"			
202	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 3'-8"			
203	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
204	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
205	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
206	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
207	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
208	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
209	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
210	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
211	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
212	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
213	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
214	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
215	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
216	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
NOTES: 1. ALUM FRAME FINISH COLOR TO BE CLEAR ANODIZED. 2. ALL GLAZING WITHIN 18" AFF SHALL BE TEMPERED SAFETY GLAZING. 3. GC SHALL FIELD VERIFY CONDITIONS AND PREPARE SHOP DRAWINGS FOR ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION.						

Window Schedule -Attic						
Window Number	Manufacturer	Series	Window Size	Catalog No.	Lite Pattern	Remarks
301	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"	--	--	
302	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"	--	--	
303	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
304	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
305	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
306	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
307	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
308	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
309	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"	--	--	
310	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"	--	--	
311	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
312	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
313	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
314	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
315	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
316	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-4" x 3'-8"	--	--	
NOTES: 1. ALUM FRAME FINISH COLOR TO BE CLEAR ANODIZED. 2. ALL GLAZING WITHIN 18" AFF SHALL BE TEMPERED SAFETY GLAZING. 3. GC SHALL FIELD VERIFY CONDITIONS AND PREPARE SHOP DRAWINGS FOR ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION.						

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State School Road
Warwick, New York 10990
Section __, Block __, Lot __

Drawings on this page:
Window Schedule

Revisions:
Date
Description
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Project

Manor House
State School Road
Warwick, New York 10990

Window Schedule

Seal

Date: 11/27/19
Drawn By: SJF
Checked By: CED
Drawing No.
A802