

# Wickham Manor House

State School Road, Warwick, NY 10990

December 16, 2019

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

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

Thomas J. DeGraw,  
Christopher E. DeHaan,

Registered Architect  
Registered Architect

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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  
Registered Architect

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International Existing Building Code - 2015 Edition

International Building Code - 2015 Edition

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Manor House

255 State School Road  
Warwick, New York 10990

Section \_\_, Block \_\_, Lot \_\_

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Project

Manor House

255 State School Road

Warwick, New York 10990

Title Sheet

Seal

Date: 12/16/19

Drawn By: SJF

Checked By: CED

Drawing No.

G001

Consultants:

PROGRESS DRAWINGS  
DATE: 12/16/19  
Prior dated documents  
voided by this issue

FOR BIDDING ONLY  
NOT FOR CONSTRUCTION

Revisions:

Date

Description

Drawn

Check

Drawings on this page:  
Title Sheet

Unauthorized addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 89, Architecture, Section 69.5b.

General Notes

Division 1 - General Conditions

Permits & Inspections

- 1. Building Permits and Certificate of Occupancy permits shall be obtained and paid for by the Owner.
- 2. 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.
- 3. All inspections required by the Town of Warwick, and all other Code Enforcing agencies shall be arranged and paid for by the Contractor.

Miscellaneous

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

Dimensions - Responsibility for Accuracy

- 1. Do not scale dimensions from the drawings. All written or dimensioned information takes precedence over the drawing.
- 2. 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

- 1. 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.
- 2. Contractor shall maintain a portable toilet on site during the entire job.
- 3. Contractor shall maintain a pager or cellular phone to facilitate communication between Contractor and Architect.

Waste, Removals, & Cleaning

- 1. All waste and removals shall be disposed of legally off site.
- 2. 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.
- 3. Job site must be kept clean during the course of construction.
- 4. No waste materials may be burned on site.
- 5. There shall be no garbage left on the job site, including cigarette butts on the ground.

Acceptance of Work

- 1. 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

- 1. 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

- 1. 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.
- 2. 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.
- 3. 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

- 1. All changes shall be requested in writing and approved in writing by the Owner and the Architect, using applicable AIA documents.
- 2. 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:

- 1. Doors & Hardware.
- 2. Windows.
- 3. Millwork (by Others).
- 4. HVAC/ Ductwork.
- 5. Signage (by Others).
- 6. Furniture (by Others).

Sample Submittals

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

- 1. Wood Doors.
- 2. Flooring.
- 3. Paint.
- 4. Millwork (by Others).
- 5. Ceiling Tiles.
- 6. Vinyl Base Moulding.
- 7. 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:

- 1. Wood Doors.
- 2. Aluminum Doors.
- 3. Windows.
- 4. Flooring.
- 5. Paint.
- 6. Lighting.
- 7. Hardware.
- 8. Insulation.
- 9. Restroom Accessories.
- 10. Plumbing Fixtures.
- 11. Water Heaters.
- 12. HVAC System Components.
- 13. Exhaust Fans.
- 14. Conference Room Floor Outlet.
- 15. Louvers.
- 16. Awning Fabric (by Others).

Temporary Bracing

- 1. Provide all temporary bracing as required.

Safety of workers

- 1. 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.
- 2. 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

- 1. 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

- 1. 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

- 1. 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

- 1. 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

- 1. 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.
- 2. The complete exposed gyp. bd. surfaces shall be taped, spackled (2 finish coats), sanded and ready for painting.
- 3. All gyp. bd. shall be size as noted on the drawings, moisture resistant (greenboard) at all toilet rooms and janitor's closets.
- 4. Sheetrock underside of trusses with 1 layer of 5/8" type "X" gyp. bd. - fire tape only - prior to framing interior partitions.
- 5. Provide 2"x4" wood nailer at all metal stud rough openings - head, jamb, sill as required.
- 6. 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.
- 7. All walls and ceilings to receive one layer of 5/8" type "X" fire rated gyp. bd., typical.
- 8. 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.
- 9. Ceiling at mechanical room to receive 2 layers of 5/8" type "X" fire rated gyp. bd., typical.

Interior Painting & Staining

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

Ceramic Tile

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

Soundproofing

- 1. 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

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

Interior Painting & Staining

- 1. 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.
- 2. 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.
- 3. All gyp. bd. ceilings shall be painted one prime coat and one finish coat flat ceiling white. Benjamin Moore.
- 4. Doors to be prefinished at the factory.
- 5. There shall be a maximum of six (6) different wall colors per tenant space.

Caulking

- 1. 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

- 1. Suspended Acoustical Ceiling Tile shall be 2'x2'x3/4" Tegular- White, unless otherwise noted. Refer to Interior Finish Schedule for Manufacturer and Style.
- 2. 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.
- 3. Coordinate mechanical equipment from engineering drawings for hung ceiling work.

Division 10 - Accessories

Closet Shelving, Poles, Coat Hooks

- 1. Provide 3/4" A/C plywood shelf with edge band at closets. Provide 5 shelves minimum at storage closets.
- 2. 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: 12/16/19  
Prior dated documents  
voided by this issue

FOR BIDDING ONLY  
NOT FOR CONSTRUCTION

Revisions:	Date	Description	Drawn	Check
△				
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Drawings on this page:  
General Notes

Manor House  
255 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  
255 State School Road  
Warwick, New York 10990

General Notes

Seal	Date: 12/16/19 Drawn By: SMG Checked By: CED Drawing No.
------	-------------------------------------------------------------------

G002

Wood Framing Fastener Schedule		
LOCATION	FASTENER (a.m)	NOTE
Joist to sill or girder	3 - 8d common 3 - 3" x Ø.131" nails 3 - 3" 14 gage staples	toenail
Bridging to joist	2 - 8d common 2 - 3" x Ø.131" 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 Ø.131" nails at 8" O.C. 3" 14 gage staples at 12" O.C. 3 - 16d at 16" O.C. 3" x Ø.131" 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 Ø.131" nails 3 - 3" 14 gage staples	end nail
Stud to sole plate	4 - 8d common 4 - 3" x Ø.131" nails 3 - 3" 14 gage staples  2 - 16d common 3 - 3" x Ø.131" nails 3 - 3" 14 gage staples	toenail  end nail
Double studs	16d at 24" O.C. 3" x Ø.131" 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 Ø.131" nails at 12" O.C. 3" 14 gage staples at 12" O.C.  8 - 16d common 12 - 3" x Ø.131" 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 Ø.131" nails 3 - 3" 14 gage staples	toenail
Rim joist to top plate	8d at 6" (B7mm) O.C. 3" x Ø.131" 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 Ø.131" 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 Ø.131" 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 Ø.131" nails 4 - 3" 14 gage staples	face nail
Ceiling joists to parallel rafters	3 - 16d common minimum 4 - 3" x Ø.131" nails 4 - 3" 14 gage staples	face nail
Rafter to plate	3 - 8d common 3 - 3" x Ø.131" nails 3 - 3" 14 gage staples	toenail
1" diagonal brace to each stud and plate	2 - 8d common 2 - 3" x Ø.131" 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 Ø.131" 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 Ø.131" nails at 24" O.C. 3" 14 gage staples at 24" O.C.  2 - 20d common 3 - 3" x Ø.131" 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 - 10d common 4 - 3" x Ø.131" nails 4 - 3" 14 gage staples	face nail

Wood Framing Fastener Schedule - Continued		
LOCATION	FASTENER (a.m)	NOTE
Jack rafter to hip	3 - 10d common 4 - 3" x Ø.131" nails 4 - 3" 14 gage staples  2 - 16d common 3 - 3" x Ø.131" nails 3 - 3" 14 gage staples	toenail  face nail
Roof rafter to 2-by ridge beam	2 - 16d common 3 - 3" x Ø.131" nails 3 - 3" 14 gage staples  2 - 16d common 3 - 3" x Ø.131" nails 3 - 3" 14 gage staples	toenail  face nail
Joist to band joist	3 - 16d common 4 - 3" x Ø.131" nails 4 - 3" 14 gage staples	face nail
Ledger strip	2 - 16d common 4 - 3" x Ø.131" nails 4 - 3" 14 gage staples	face nail
Wood structural panels and particleboard subfloor, roof and wall sheathing (to framing)	1/2" and less 6d <sup>C</sup> 2 3/8" x Ø.113" nail <sup>1)</sup> 1 3/4" 16 gage <sup>D</sup>  19/32" to 3/4" 8d <sup>C</sup> or 6d <sup>E</sup> 2 3/8" x Ø.113" nail <sup>1)</sup> 2" 16 gage <sup>P</sup>	
Single Floor (combination subfloor-underlayment to framing)	7/8" to 1" 1 1/8" to 1 1/4" 3/4" and less 8d <sup>C</sup> 1 1/8" to 1 1/4" 10d <sup>C</sup> or 8d <sup>E</sup>	
Panel siding (to framing)	1/2" or less 6d <sup>F</sup> 3/8" 8d <sup>F</sup>	
Fiberboard sheathing <sup>B</sup>	1/2" No. 11 gage roofing nail <sup>H</sup> 6d common nail  No. 16 gage staples No. 11 gage roofing nail <sup>H</sup> 8d common nail No. 16 gage staples <sup>I</sup>	
Interior paneling	1/4" 4d <sup>J</sup> 3/8" 6d <sup>K</sup>	

Wood Framing Fastener Notes		
a. Common or box nails are permitted to be used except where otherwise stated.	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.	k. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
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 panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.	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.	l. For roof sheathing applications, 8d nails (2 1/2" x Ø.133") are the minimum required for wood structural panels.
c. Common or deformed shank (6d - 2" x Ø.113", 8d - 2 1/2" x Ø.131", 10d - 3" x Ø.148").	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).	m. Staples shall have a minimum crown width of 7/16 inch.
d. Common (6d - 2" x Ø.113", 8d - 2 1/2" x Ø.131", 10d - 3" x Ø.148").	j. Casing (1 1/2" x Ø.080") or finish (1 1/2" x Ø.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.	n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
e. Deformed shank (6d - 2" x Ø.113", 8d - 2 1/2" x Ø.131", 10d - 3" x Ø.148").		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.
f. Corrosion-resistant siding (6d - 1 7/8" x Ø.066", 8d - 2 3/8" x Ø.128") or casing (6d - 2" x Ø.039", 8d 2 1/2" x Ø.113" nail).		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

255 State School Road  
Warwick, New York 10990

Section \_ Block \_ Lot \_

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Fastener Schedules

Seal

Date: 12/16/19  
Drawn By: SMG  
Checked By: CED  
Drawing No.  

G003

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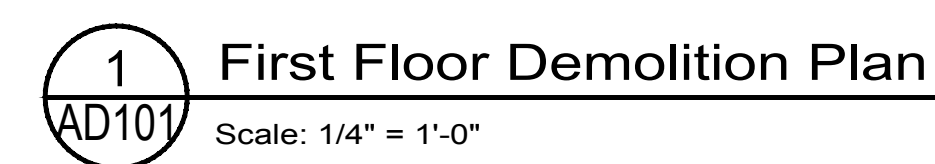
Description

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Fastener Schedules

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### 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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CONTRACTOR SHALL BE RESPONSIBLE  
FOR PROTECTION OF ALL EXISTING  
ELEMENTS TO REMAIN FROM ANY  
DAMAGE DURING DEMOLITION.

THE CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING ADJACENT CONSTRUCTION AS MAY BE REQUIRED AFTER DEMOLITION TO PROVIDE A COMPLETE INSTALLATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL DEBRIS CAUSED BY DEMOLITION. THE CONTRACTOR SHALL NOT ALLOW ANY EXCESSIVE DEBRIS TO ACCUMULATE ON THE SITE AT ANY TIME.

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First Floor Demolition Plan

255 State School Road  
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Section \_\_, Block \_\_, Lot \_\_

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Manor House

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### First floor Demolition Plan

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Checked By:	TJD
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Drawing No.
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AD101

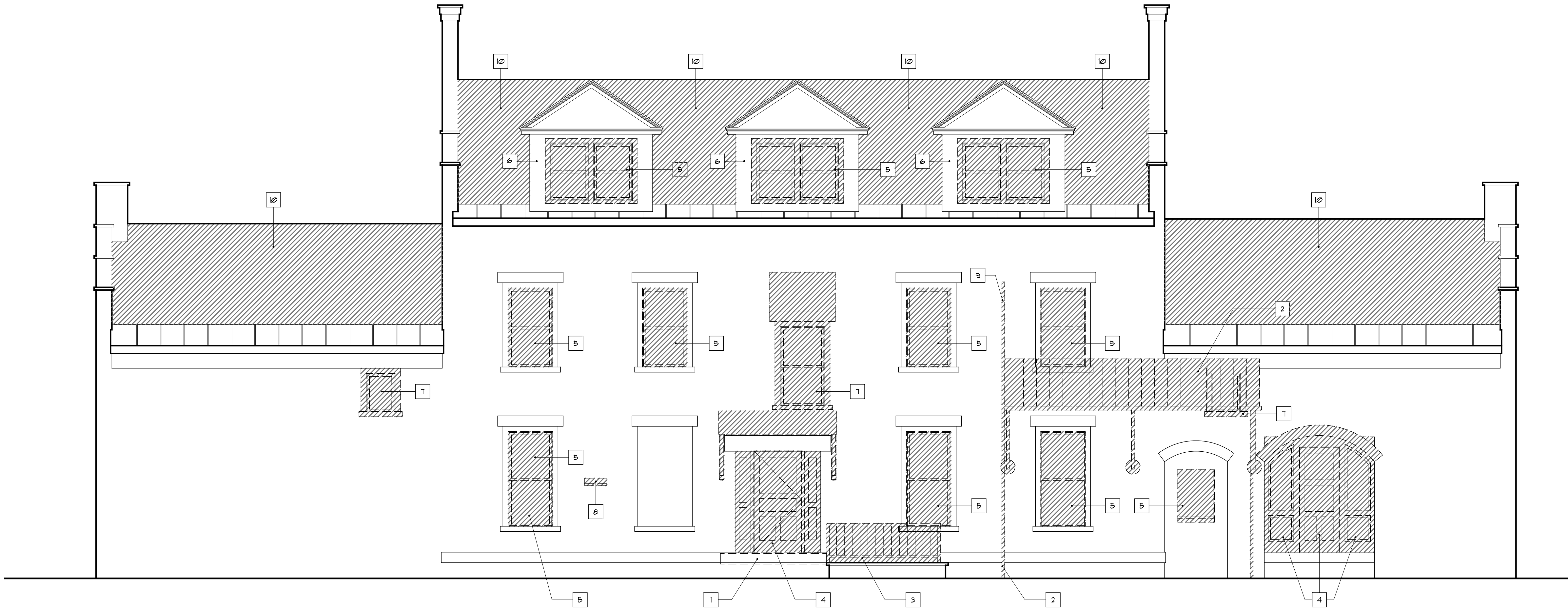
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X of X





X of X



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

#### Demo Indication Legend

EXISTING TO BE REMOVED

#### General Demolition Notes

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#### Keyed Demolition Notes

DEMOLITION NOTE SYMBOL

- CONTRACTOR REMOVE EXISTING WOOD DECK AND CONCRETE SLAB
- CONTRACTOR TO CAREFULLY REMOVE EXISTING FIRE-ESCAPE COMPLETELY.
- CONTRACTOR TO REMOVE EXISTING METAL RAILING.
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South Elevation Demolition

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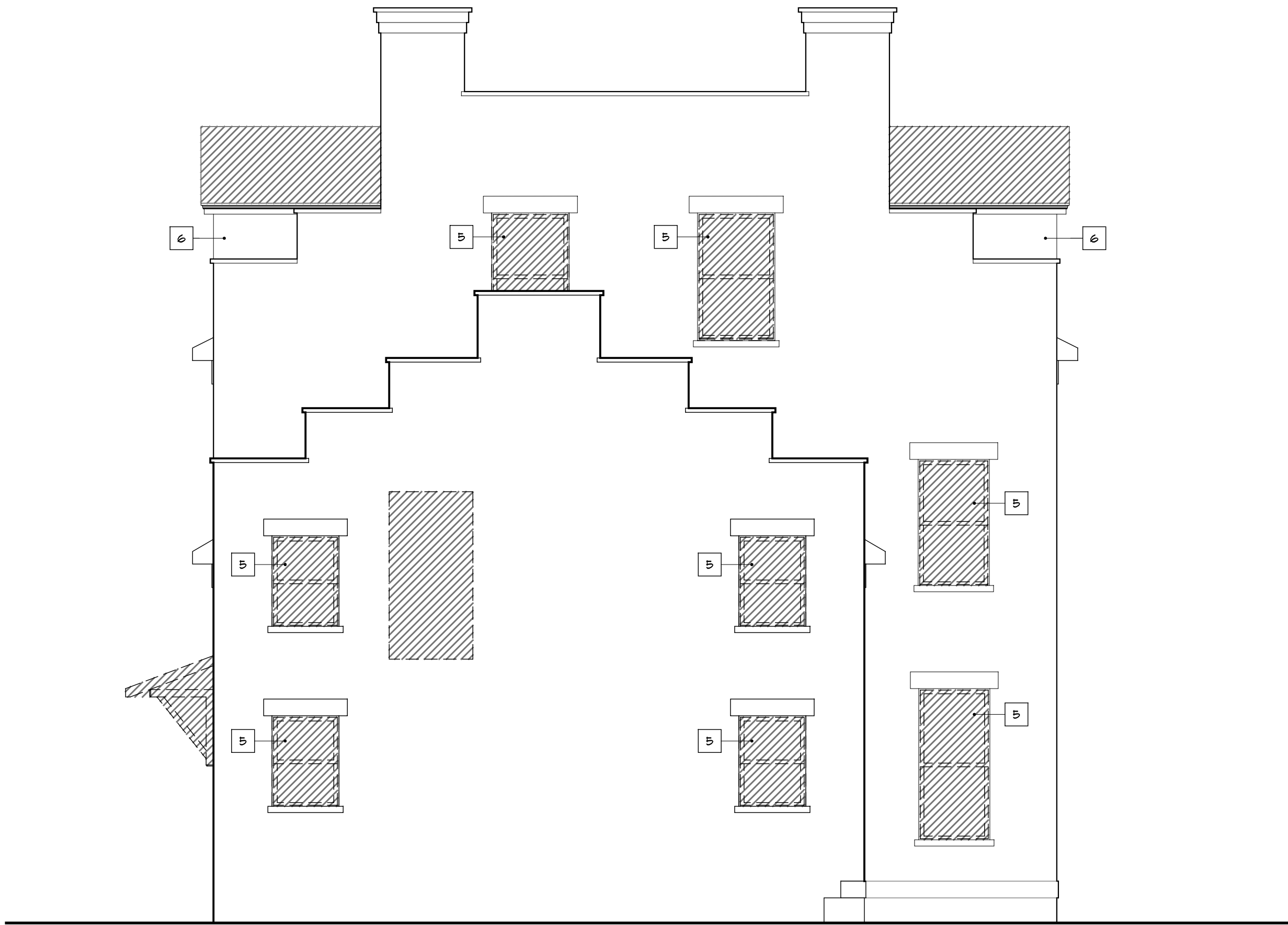
South Elevation Demolition

Seal

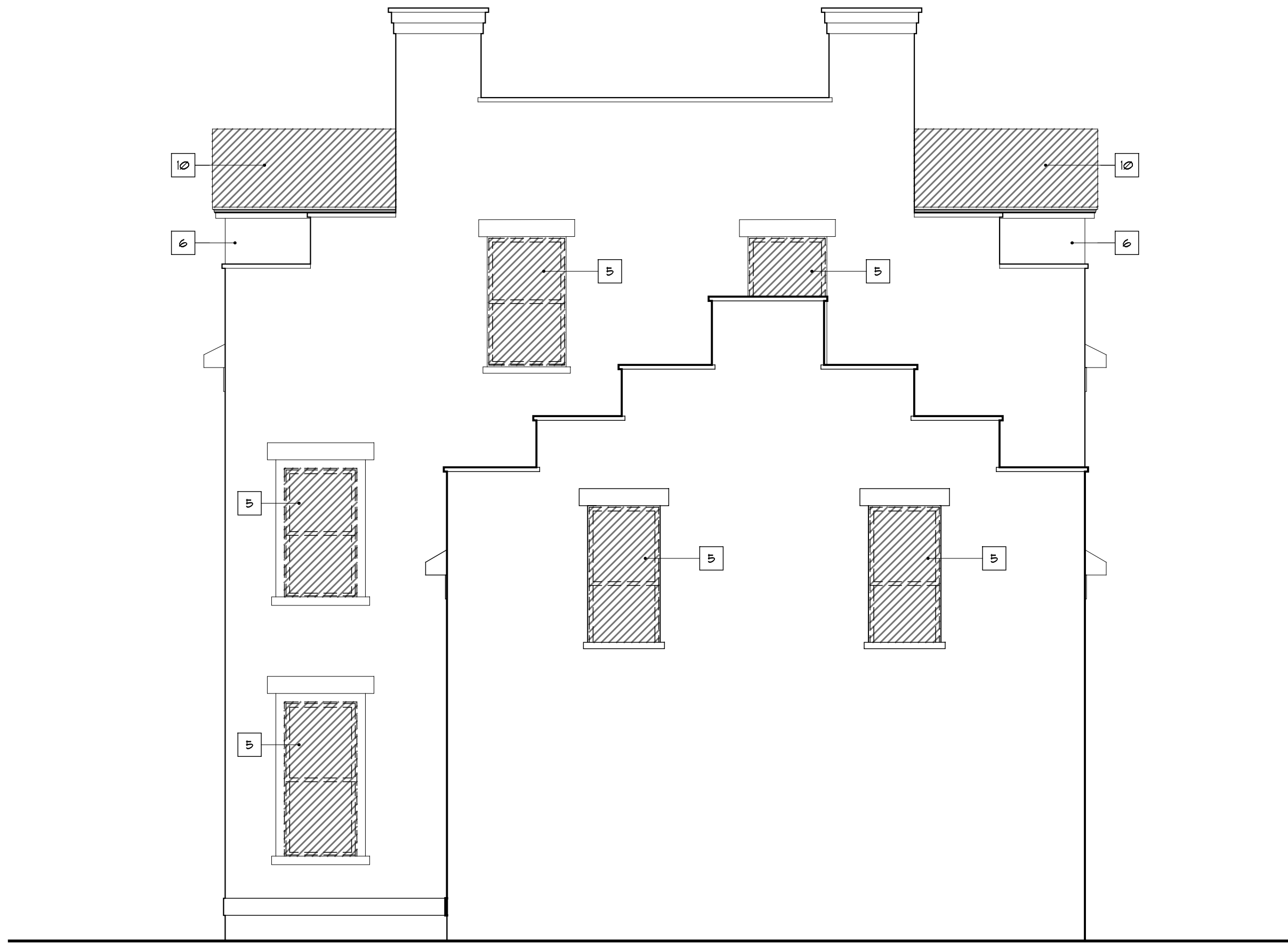
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Drawing No.

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

 EXISTING TO BE REMOVED

#### General Demolition Notes

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East & West Elevation Demolition

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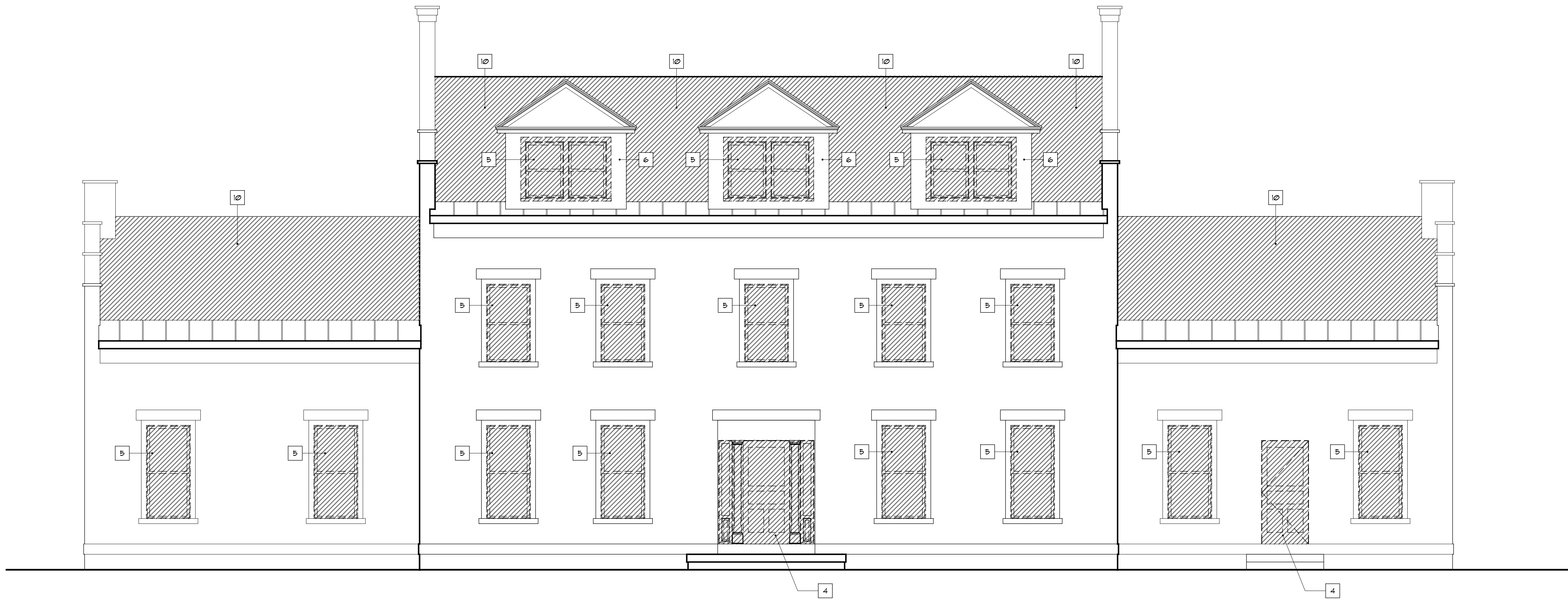
**East & West Elevation  
Demolition**

Seal

Date: 12/16/19  
Drawn By: SJF  
Checked By: TJD  
Drawing No.

**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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**Keyed Demolition Notes**

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North Elevation

255 State School Road  
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Manor House

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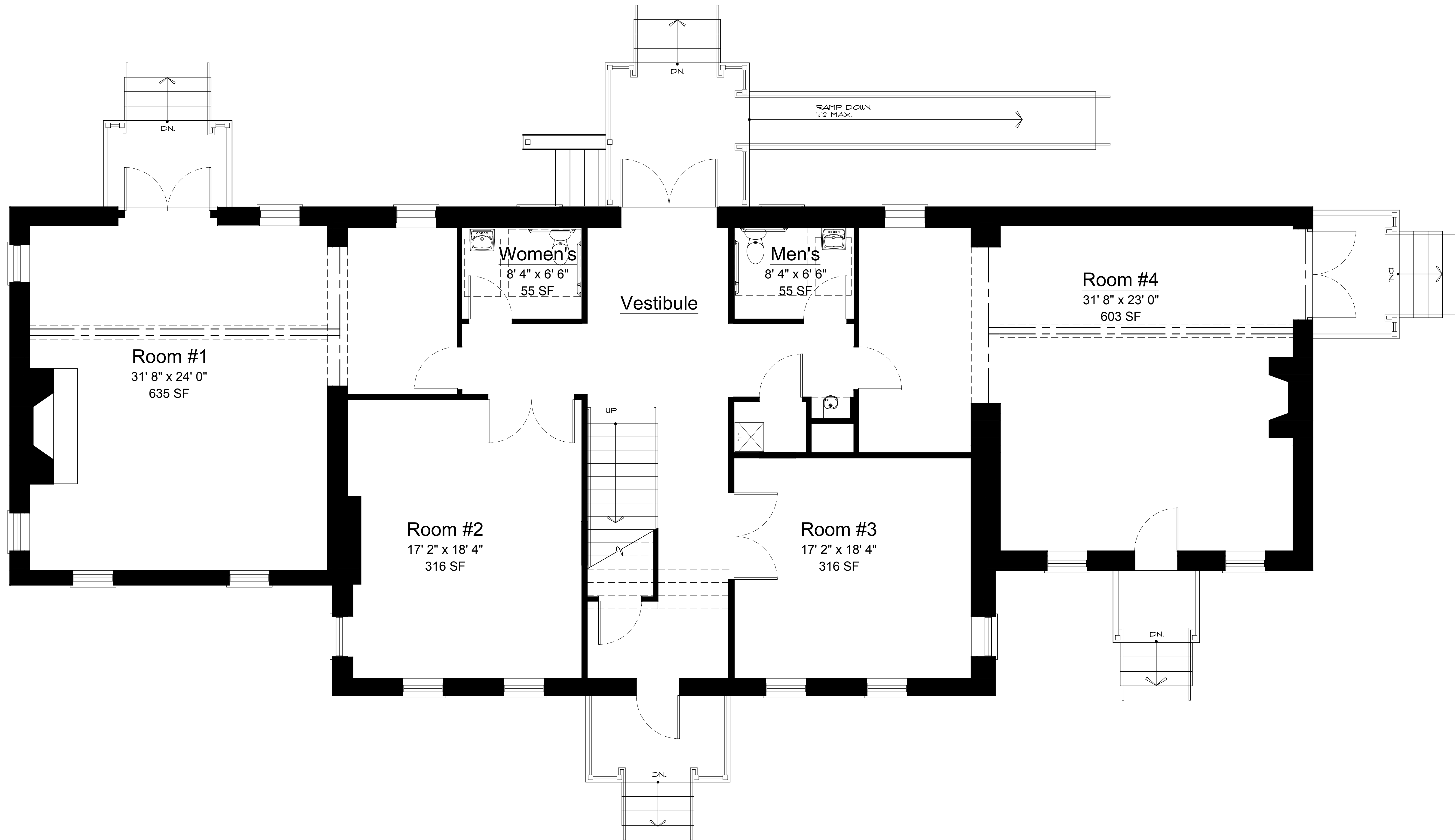
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North Elevation

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AD203  
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1 First Floor Architectural Plan  
A101 Scale: 1/4" = 1'-0"

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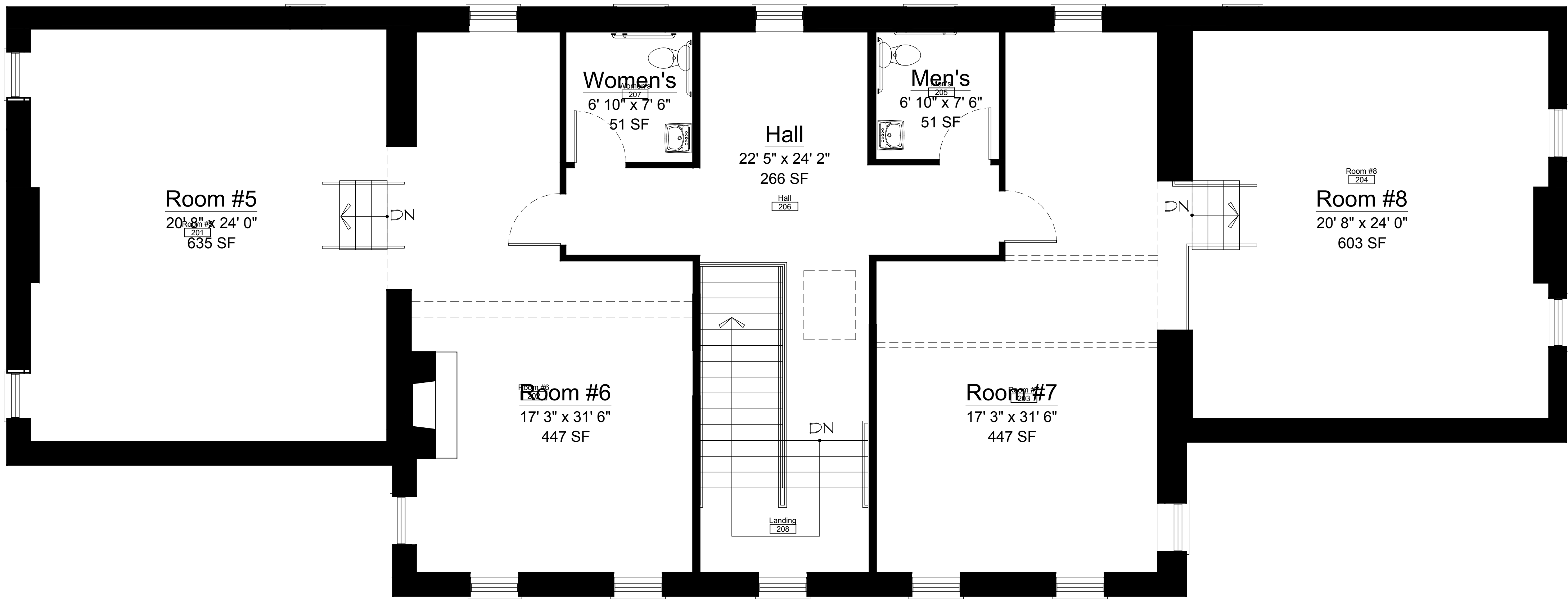
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First Floor Architectural Plan

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A101  
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1  
A102

Second Floor Architectural Plan

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

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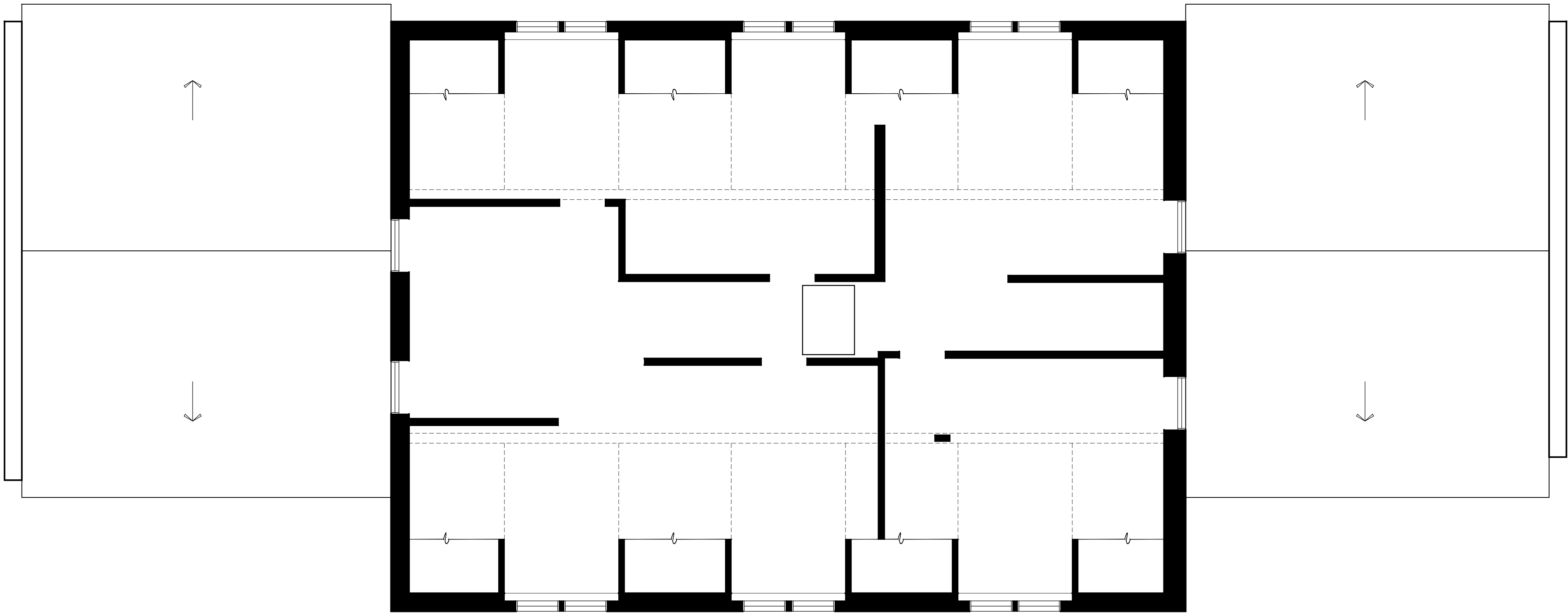
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Second Floor Architectural Plan

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1  
A103

Attic Architectural Plan

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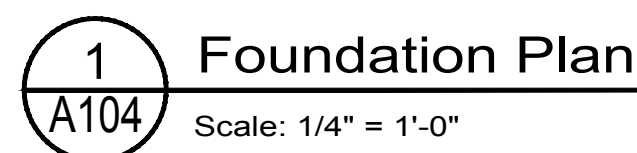
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Attic Architectural Plan

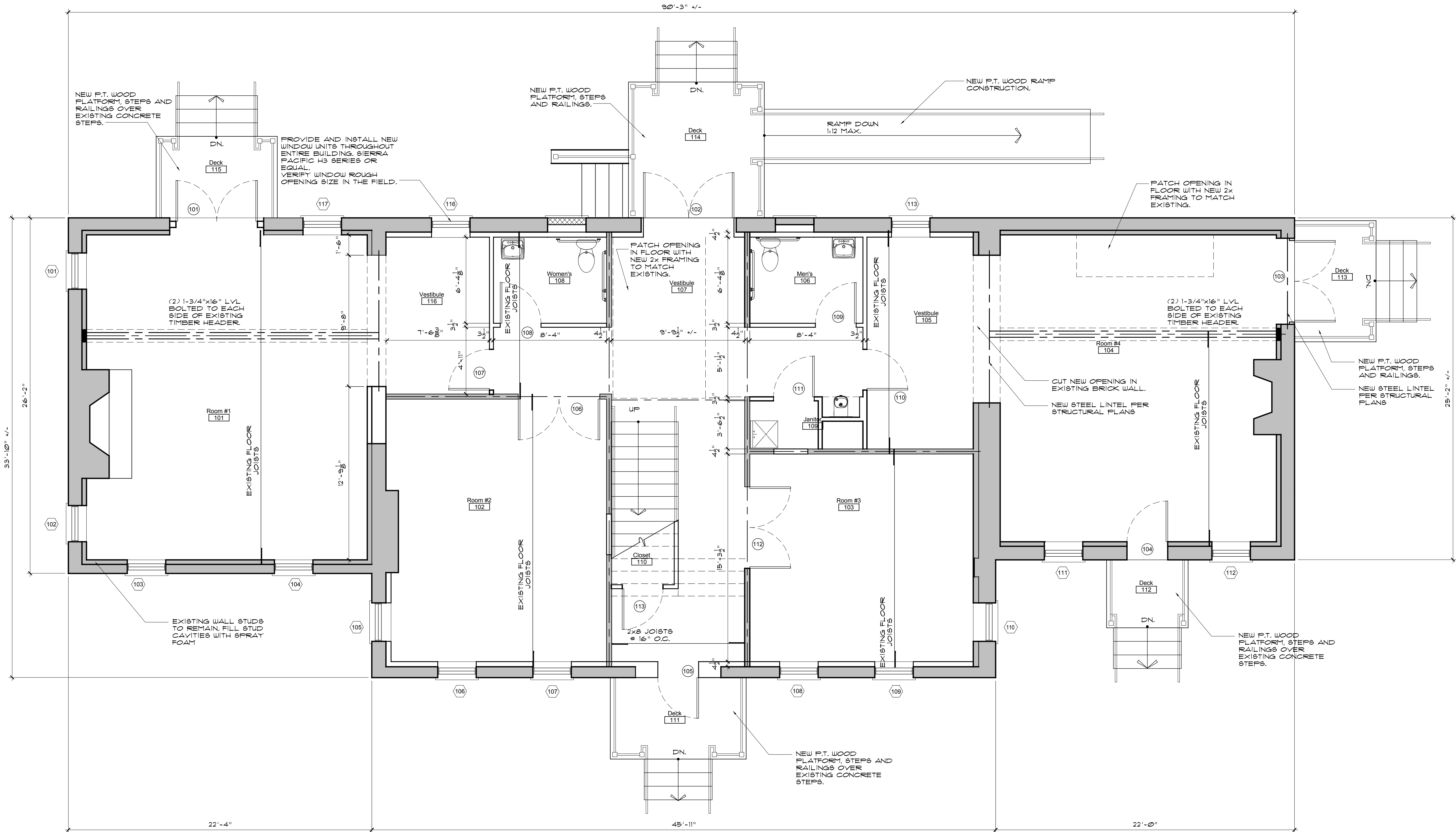
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1 First Floor Framing Plan  
A105 Scale: 1/4" = 1'-0"

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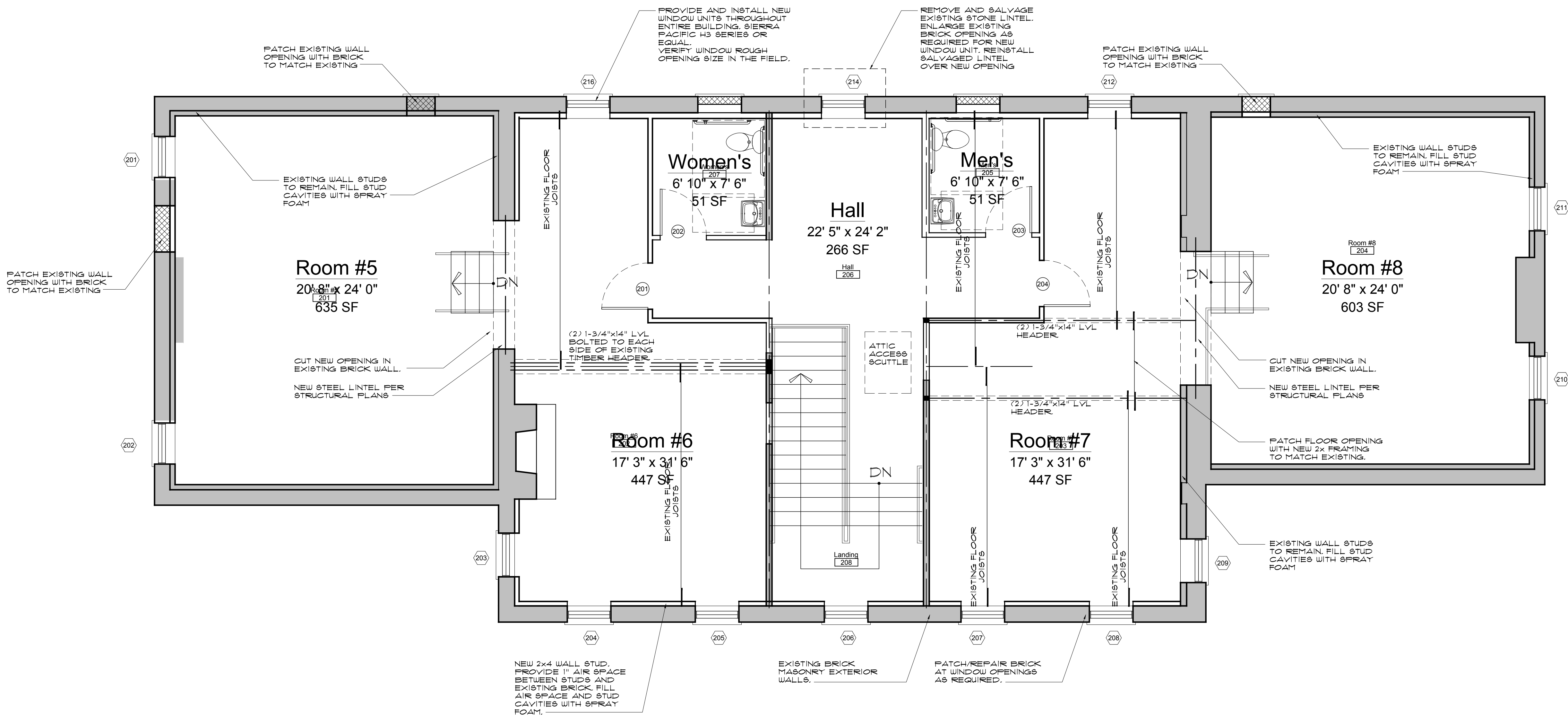
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**A105**

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Drawings on this page:	Second Floor Framing Plan
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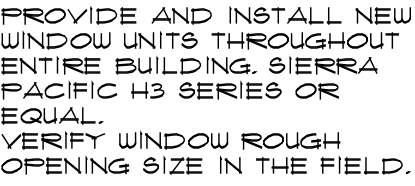
<b>Manor House</b> 255 State School Road Warwick, New York 10990 Section __, Block __, Lot __	Unauthorized addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 69, Architecture, Section 69.5b
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Project	<b>Manor House</b> 255 State School Road Warwick, New York 10990 Second Floor Framing Plan
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Scale: 1/4" = 1'-0"

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Attic Framing Plan

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Manor House

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Section \_\_, Block \_\_, Lot \_\_

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Project

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Attic Framing Plan

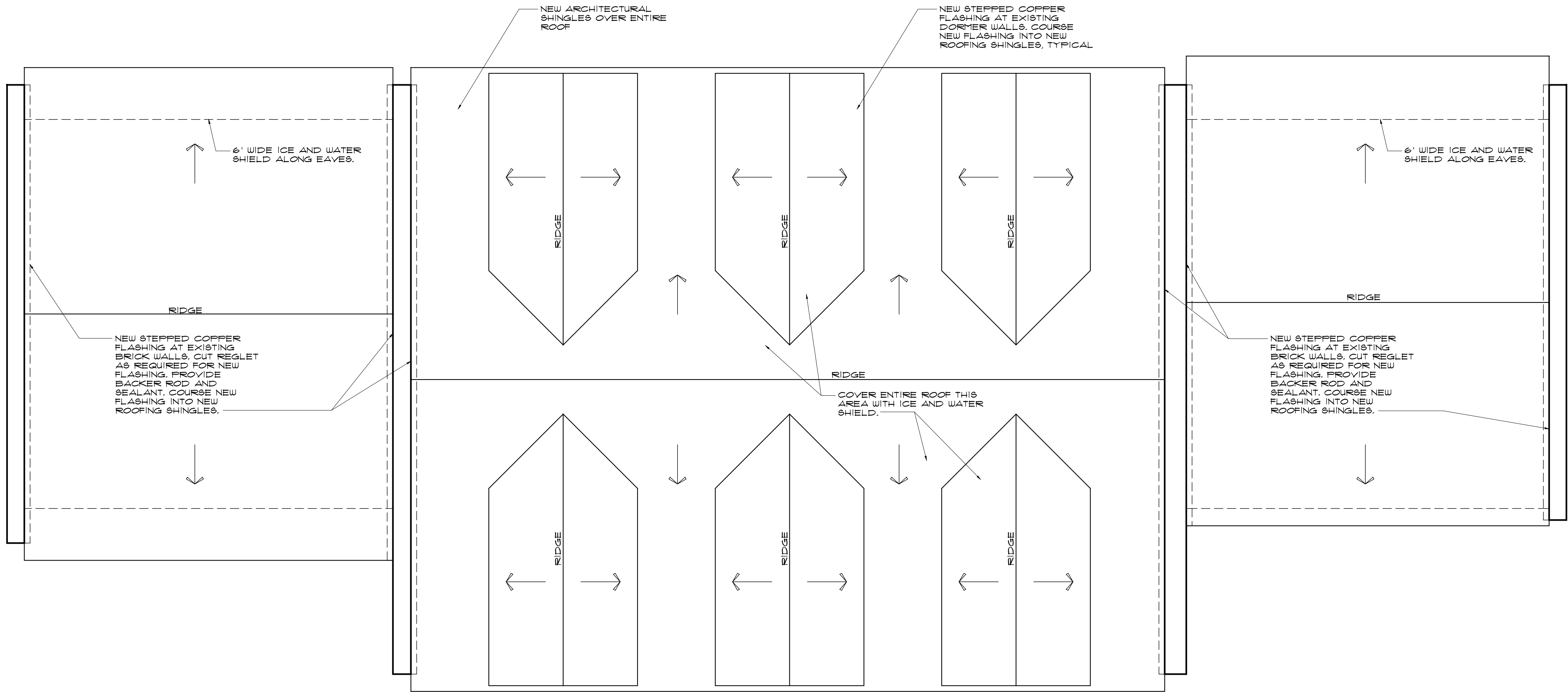
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Date:	12/16/19
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Checked By:	TJD
Drawing No.	

A107

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X of X



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Drawings on this page:  
Roof Plan

255 State School Road  
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1 South Elevation  
A201 Scale: 1/4" = 1'-0"

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Drawings on this page:  
South Elevation

255 State School Road  
Warwick, New York 10990  
Section \_\_, Block \_\_, Lot \_\_

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Manor House

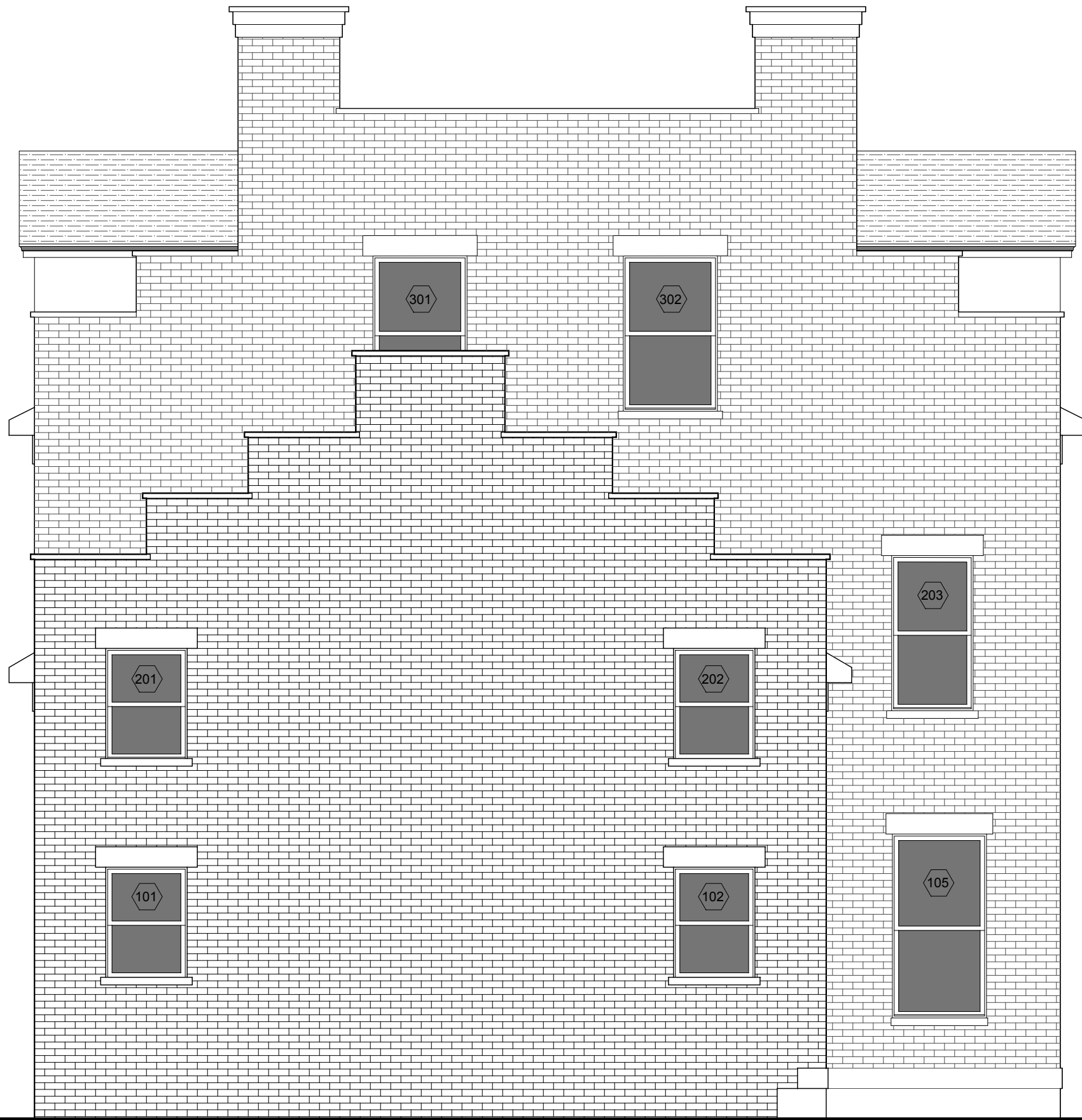
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South Elevation

Seal  
Date: 12/16/19  
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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Drawings on this page:  
East & West Elevations

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Section \_\_, Block \_\_, Lot \_\_

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East & West Elevations

Seal

Date: 12/16/19  
Drawn By: SJF  
Checked By: TJD  
Drawing No.  
A202  
X of X



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

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North Elevation

Manor House  
255 State School Road  
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Section \_\_, Block \_\_, Lot \_\_

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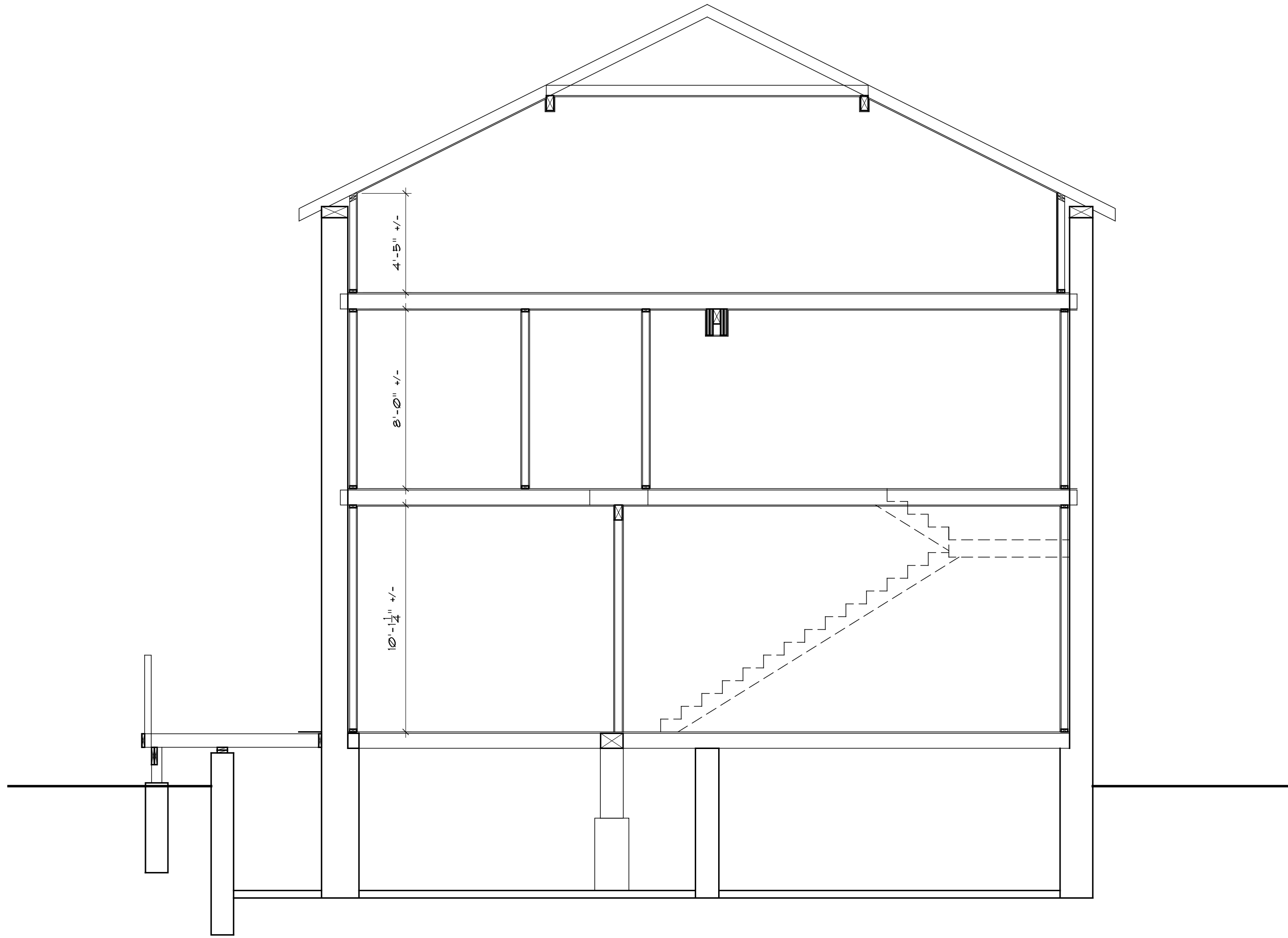
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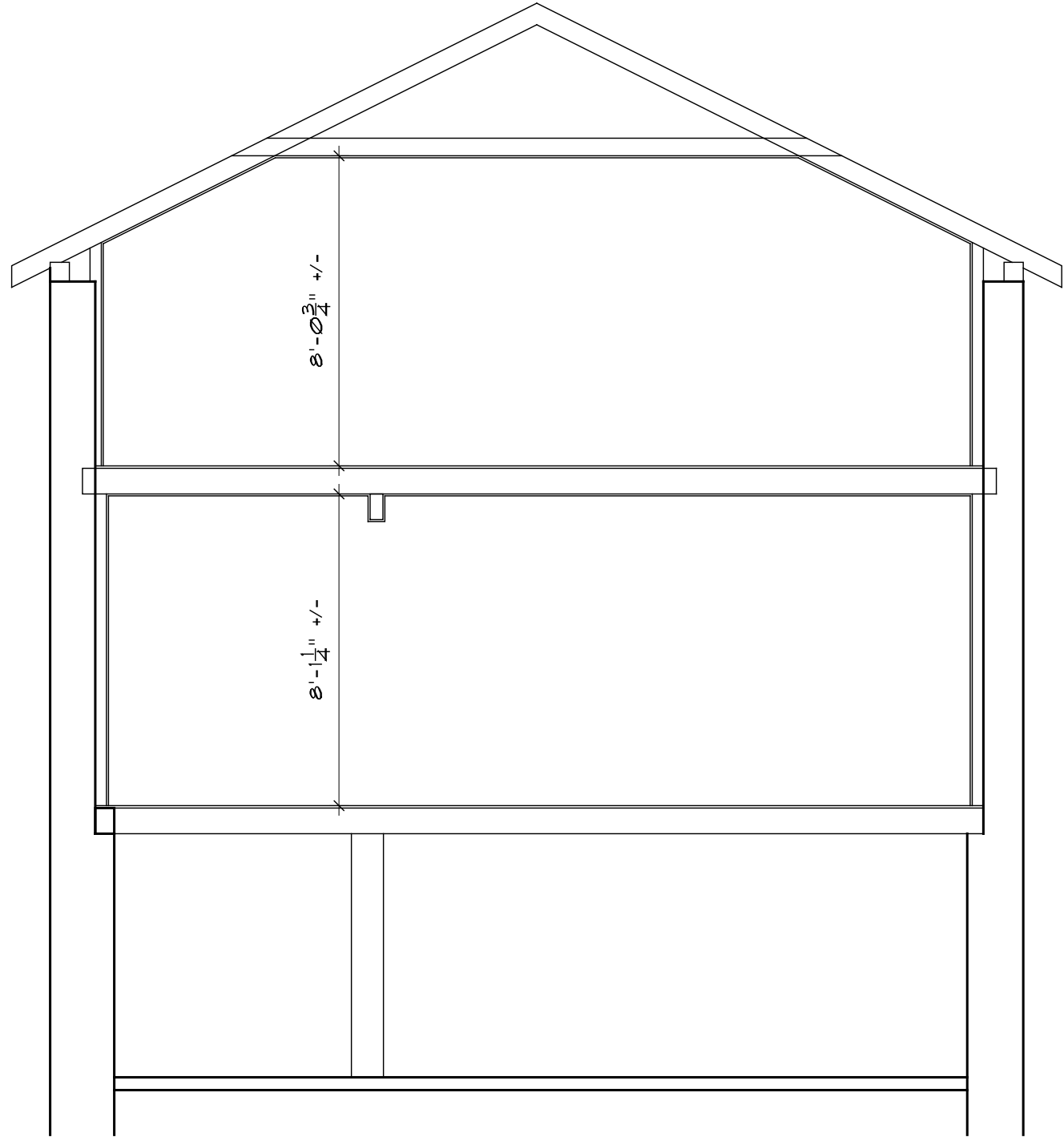
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North Elevation

Seal	Date:	12/16/19
	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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Date	Description	Drawn	Check
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Drawings on this page:  
Building Sections

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Building Sections

Seal

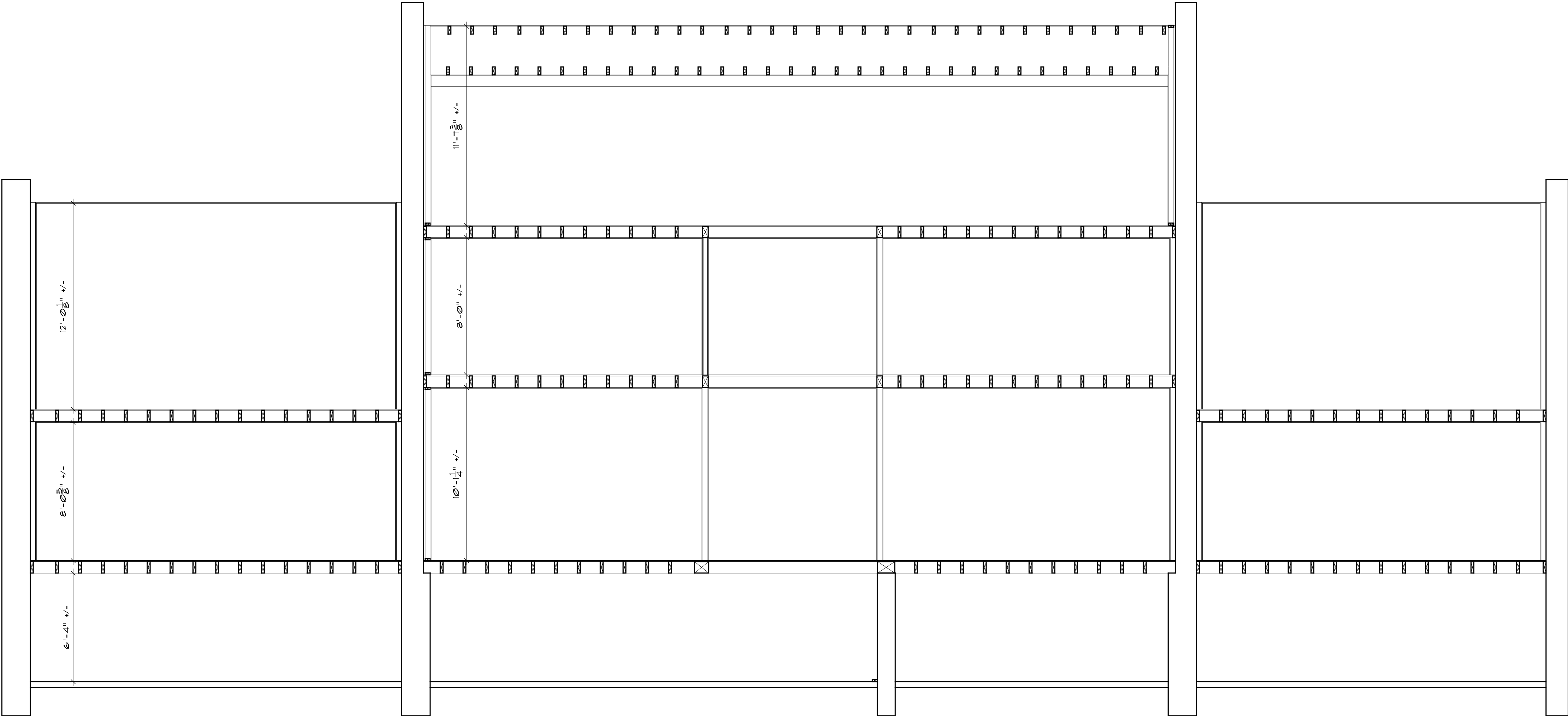
Date: 12/16/19  
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Checked By: TJD  
Drawing No.  
A301  
X of X



1  
A302

Building Section

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



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Building Sections

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	Drawn By:	SJF
	Checked By:	TJD
	Drawing No.	<b>A302</b>
X of X		

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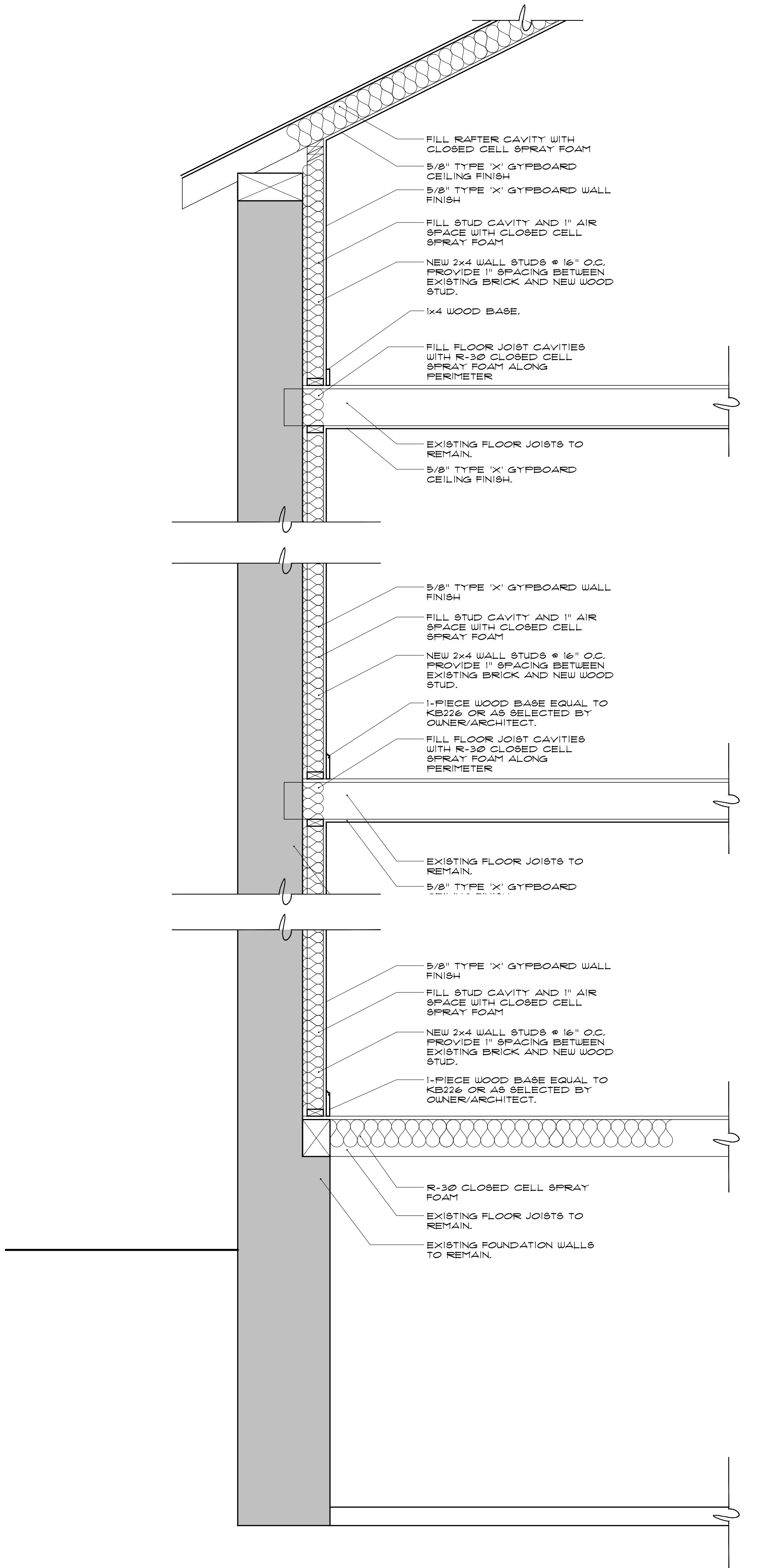
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Building Sections

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

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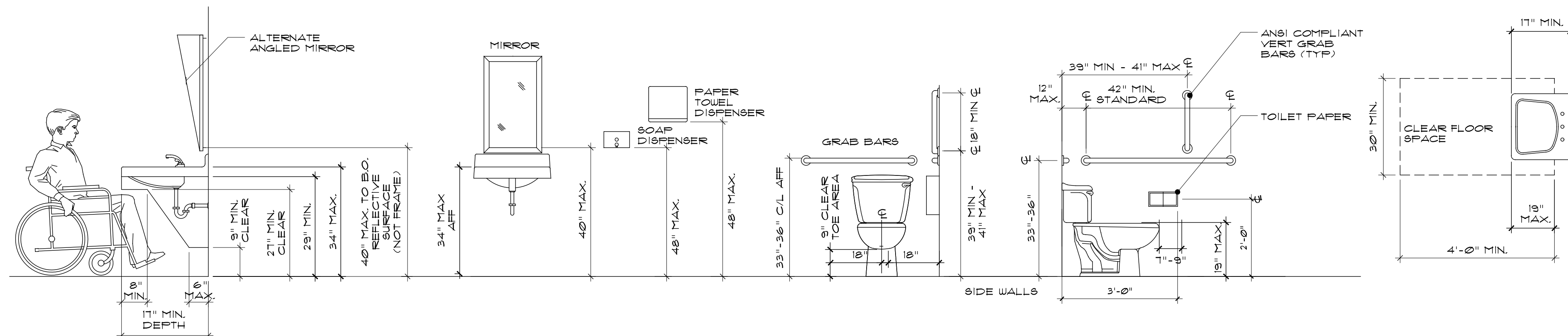
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Details

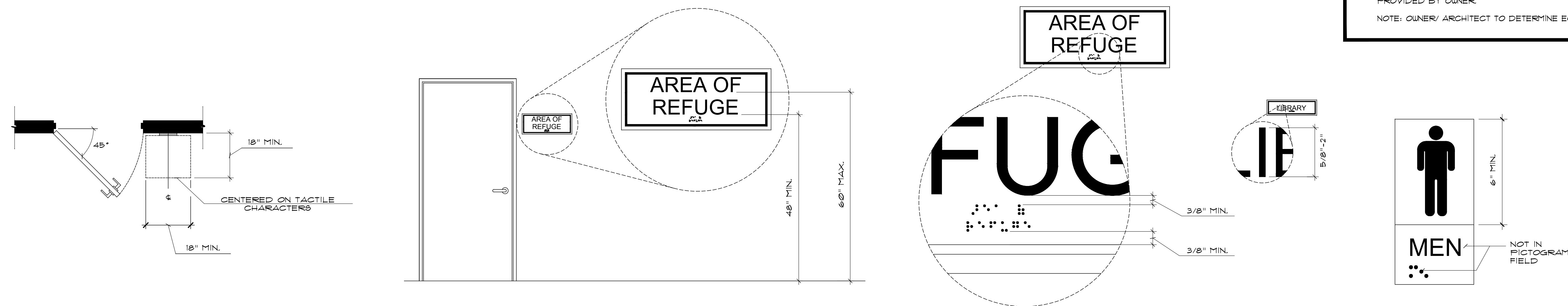
Seal

Date: 12/16/19  
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Checked By: TJD  
Drawing No.  
A303  
X of X

# 1 Enlarged ADA Restroom Plan



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 PURIST GRAB BARS WITH VIBRANT POLISHED CHROME FINISH OR APPROVED EQUAL:
    - a) 2" HORIZONTAL (MODEL NO. K-10855)- ONE (1) PER RESTROOM.
    - b) 42" HORIZONTAL (MODEL NO. K-10856)- ONE (1) PER RESTROOM.
    - c) 18" VERTICAL (MODEL NO. K-10852)- ONE (1) PER RESTROOM.
  5. MIRROR- CONTRACTOR TO PROVIDE AND INSTALL FRAMELESS POLISHED PLATE GLASS MIRROR (REFER TO ELEVATION FOR SIZE) w/ MODEL NO. U701-3442 AS MANUFACTURED BY A JUALSHEIM 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 BOBICK B-542 86 BATIN FIN COAT HOOKS OR APPROVED EQ. TWO (2) PER RESTROOM.
  9. WASTE RECEPTACLE (FREESTANDING) TO BE PROVIDED BY OWNER.
- NOTE: OWNER/ ARCHITECT TO DETERMINE EQLS.

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Drawings on this page:  
 Enlarged ADA Restroom Plan  
 ADA Restroom Interior Elevations  
 Typical ADA Details

Manor House

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Section \_\_, Block \_\_, Lot \_\_

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Project

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Enlarged ADA Restroom Plan  
ADA Restroom Interior Elevations  
Typical ADA Details

Seal

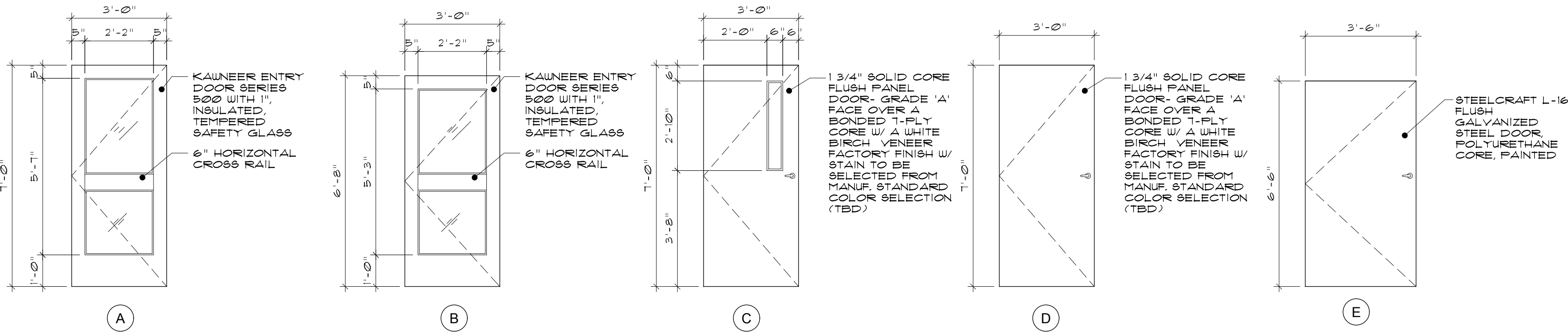
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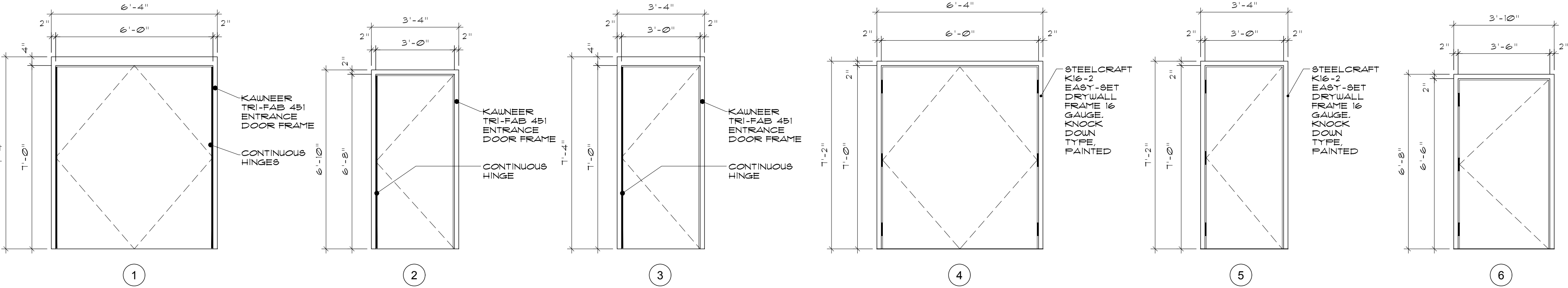
Basement Door Schedule												
Door #	Door Type	Manufacturer	Series		Size	Material	Frame Type	Material	Throat	Label	Hdwr. Set No.	Remarks
001	G	STEEL CRAFT	L-SERIES		3' x 6'	GALVANIZED STEEL	6	GALVANIZED STEEL			ENTRANCE	CUSTOM DOOR HEIGHT. VERIFY EXISTING CONDITIONS IN THE FIELD.

First Floor Door Schedule												
Door #	Door Type	Manufacturer	Series		Size	Material	Frame Type	Material	Throat	Label	Hardware	Remarks
101	A	KAWNEER	500 SERIES		(2) 3' x 6'	ALUMINUM	1	ALUMINUM			ENTRANCE	
102	A	KAWNEER	500 SERIES		(2) 3' x 6'	ALUMINUM	1	ALUMINUM			ENTRANCE	
103	A	KAWNEER	500 SERIES		(2) 3' x 6'	ALUMINUM	1	ALUMINUM			ENTRANCE	
104	B	KAWNEER	500 SERIES		3' x 6'	ALUMINUM	2	ALUMINUM			ENTRANCE	
105	A	KAWNEER	500 SERIES		3' x 1'	ALUMINUM	3	ALUMINUM			ENTRANCE	
106	C	MASONITE	GRAHAM PREMIUM		(2) 3' x 1'	WOOD	4	STEEL			OFFICE	
107	C	MASONITE	GRAHAM PREMIUM		3' x 1'	WOOD	5	STEEL			OFFICE	
108	D	MASONITE	GRAHAM PREMIUM		3' x 1'	WOOD	5	STEEL			BATHROOM	
109	D	MASONITE	GRAHAM PREMIUM		3' x 1'	WOOD	5	STEEL			BATHROOM	
110	C	MASONITE	GRAHAM PREMIUM		3' x 1'	WOOD	5	STEEL			OFFICE	
111	D	MASONITE	GRAHAM PREMIUM		3' x 1'	WOOD	5	STEEL			STORAGE	
112	C	MASONITE	GRAHAM PREMIUM		(2) 3' x 1'	WOOD	4	STEEL			OFFICE	
113	D	MASONITE	GRAHAM PREMIUM		3' x 1'	WOOD	5	STEEL			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		Size	Material	Frame Type	Material	Throat	Label	Hdwr. Set No.	Remarks
201	C	MASONITE	GRAHAM PREMIUM		3' x 1'	WOOD	5	STEEL			OFFICE	
202	D	MASONITE	GRAHAM PREMIUM		3' x 1'	WOOD	5	STEEL			BATHROOM	
203	D	MASONITE	GRAHAM PREMIUM		3' x 1'	WOOD	5	STEEL			BATHROOM	
204	C	MASONITE	GRAHAM PREMIUM		3' x 1'	WOOD	5	STEEL			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.												



1 Door Types  
A802 Scale: 3/8" = 1'-0"



1 Door Frame Types  
A802 Scale: 3/8" = 1'-0"

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Drawings on this page:  
Door Schedule

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Door Schedule

Seal

Date: 12/16/19  
Drawn By: SJF  
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	DELETE			--	--	
115	DELETE			--	--	
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 -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.  
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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	DELETE					
214	SIERRA PACIFIC	H3 DOUBLE HUNG	2'-8" x 5'-0"			
215	DELETE					
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.

Consultants:

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DATE: 12/16/19  
Prior dated documents  
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Revisions:	Date	Description	Drawn	Check
1				
2				
3				
4				
5				
6				

Drawings on this page:  
Window Schedule

Manor House  
255 State School Road  
Warwick, New York 10990  
Section \_\_ Block \_\_ Lot \_\_

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Project

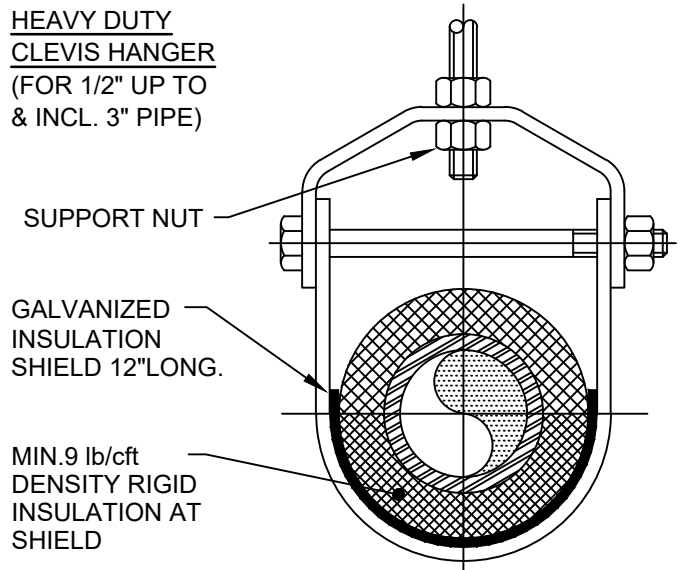
Manor House  
255 State School Road  
Warwick, New York 10990

Window Schedule

Seal  
Date: 12/16/19  
Drawn By: SJF  
Checked By: CED  
Drawing No.

A802

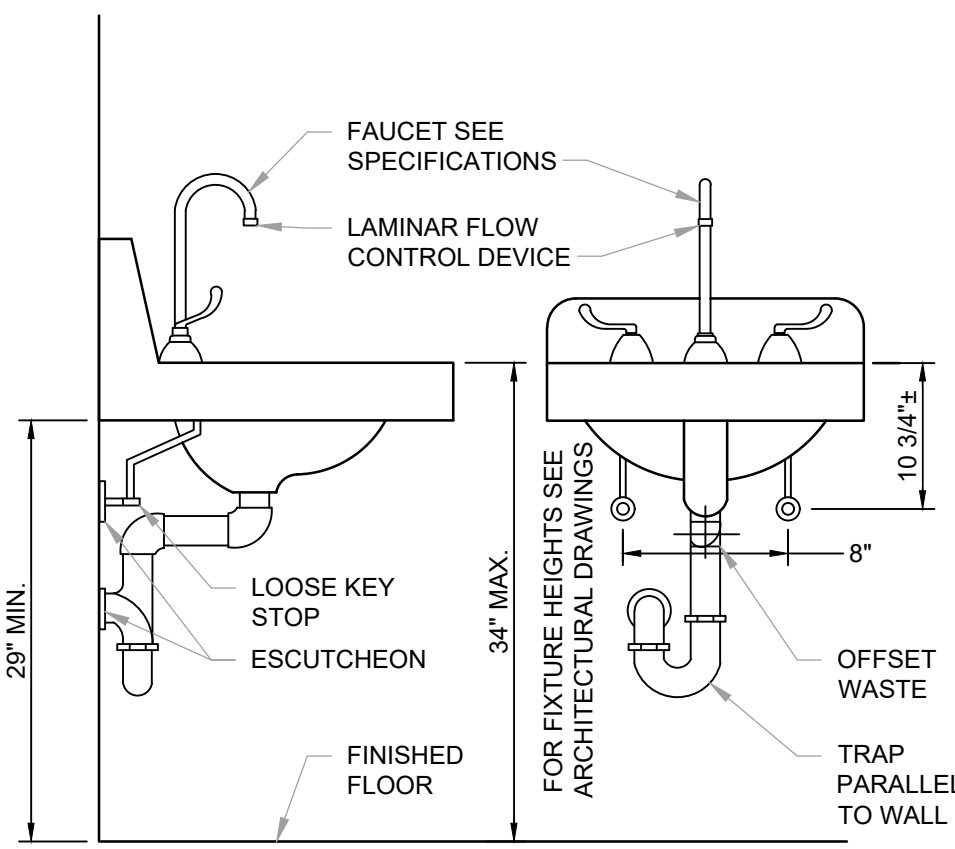
Plumbing Fixture Schedule											
Fixture Mark	Description	Piping Connection				Water Supply Fixture Units	Drainage Fixture Units	ADA (Y/N)	Electronic Control (Y/N)	Manufacturer/Model (or Acceptable Equal)	Remarks
		H.W.	C.W.	Waste	Vent						
1	Water Closet	-	1/2	3	2	5.0	4	Y	N	Water Closet Typical of Kohler Highline Model #K-4304-0 Bowl, #K-4484 Tank & K-4650 Seat; 1.1 GPF Pressure Assisted Flushing System	Install per ADA & Manufacturer's Requirements
2	Lavatory	1/2	1/2	1-1/2	1-1/2	1.5	1	Y	N	Wall-hung Lavatory Typical of Kohler Soho Model #K-2054-0; Furnish with Moen Faucet Model #8800 & Kohler Offset Grid Drain Model #K-7131-A-CP	Install per ADA & Manufacturer's Requirements
3	Floor Drain	-	-	3	2	-	2	-	-	Floor Drain Typical of Zurn Model #Z415-BZ1; Furnish with Floor Drain Seal Typical of Sureseal Model #SS3009V	Install per Manufacturer's Requirements
4	Mop Basin	1/2	1/2	3	2	1.4	1	Y	N	Mop Basin Typical of Fiat Model #MSB-2424; Sheet Molding Compound Construction; Furnish w/ Faucet #830-AA, Hose & Bracket #832-AA, Mop Hanger #889-CC & Stainless Wall Guard #MSG2424	Install per Manufacturer's Requirements
5	Water Heater	3/4	3/4	-	-	-	-	-	-	Light Commercial Electric Water Heater Typical of AO Smith #DEL-50D-3.5; 50-GAL. Capacity; Furnish w/ 3500W 240V Element; 18 GPH @ 80°F Rise; 120°F Outlet Temperature	Install per Manufacturer's Requirements
6	Drinking Fountain	-	1/2	1-1/2	1-1/2	1.5	1	Y	N	Drinking Fountain & Bottle Filling Station Typical of Elkay #LMABF8WSLK; Filtered; 8 GPH Chilling; ADA	Install per Manufacturer's Requirements
7	Sump Pump	-	-	1-1/2	-	-	-	-	-	Assembled Sump Pump Package Typical of Liberty #SPAC-237; 1/3 HP; 115V; 5.2A	Install per Manufacturer's Requirements
8											
9											



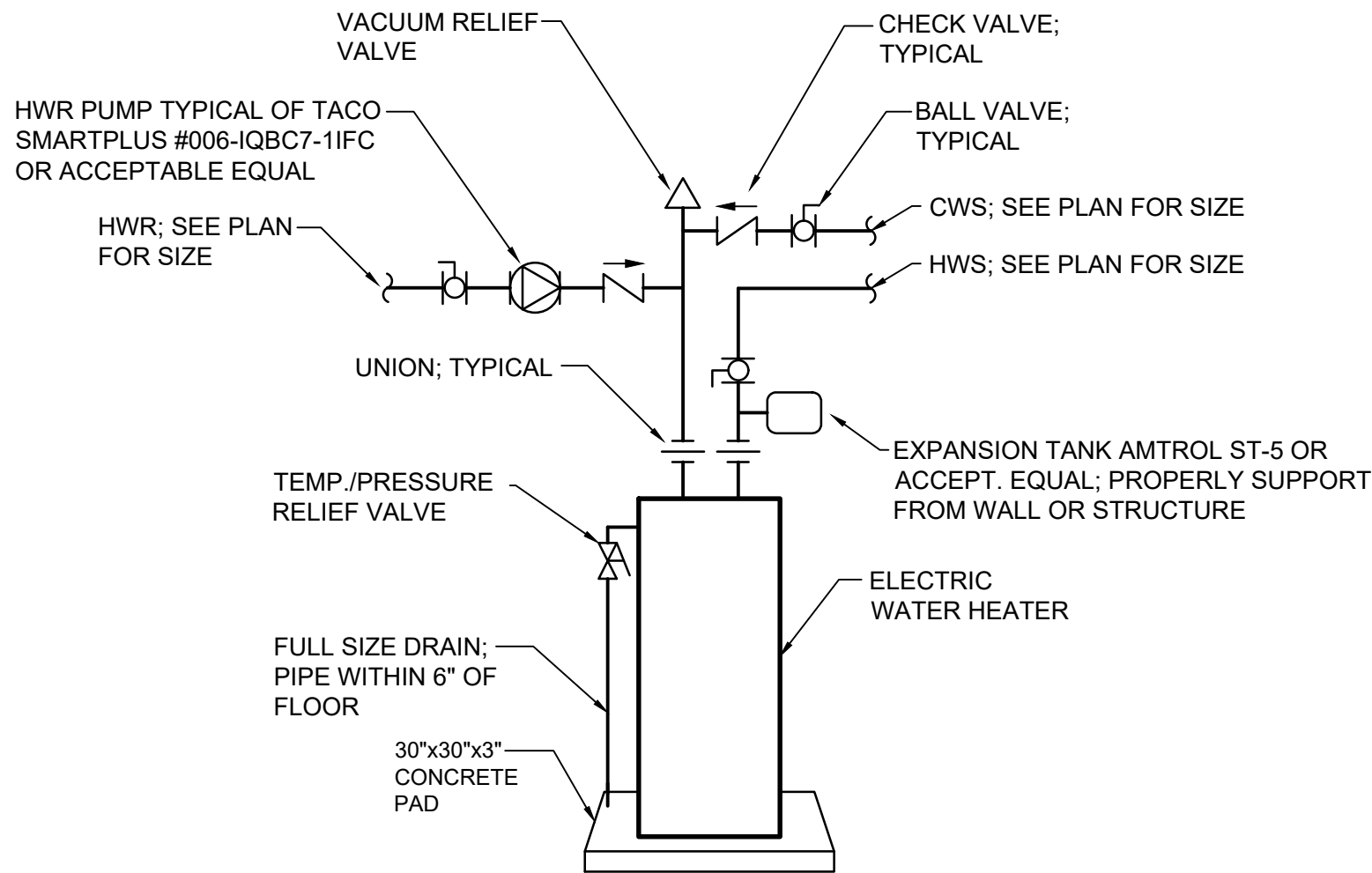
- NOTES:
- PIPE 8" AND LARGER SHALL HAVE ROLLER SUPPORTED WITH DUAL RODS.
  - FOR CHW SERVICE OVER 3" REPLACE SADDLE WITH 12" LONG 14 GA SHIELD WITH RIGID INSULATION BETWEEN PIPE AND SHIELD.

PIPING MATERIAL	PIPE Ø (IN.)	MAX. SPACING BETWEEN HANGERS (FT.)	MIN. ROD SIZE (IN.)
STEEL PIPE	1/2 THRU 2	12	3/8
STEEL PIPE	2-1/2 THRU 6	12	5/8
PVC	1/2 THRU 2	4	3/8
PVC	2-1/2 THRU 6	4	1/2
COPPER TUBING	1/2 THRU 1-1/4	6	3/8
COPPER TUBING	1-1/2 THRU 4	12	5/8
PEX PIPE	1/2 THRU 2	2.67	3/8
CPVC	1/2 THRU 1	3	3/8
CPVC	1-1/4 THRU 4	4	1/2

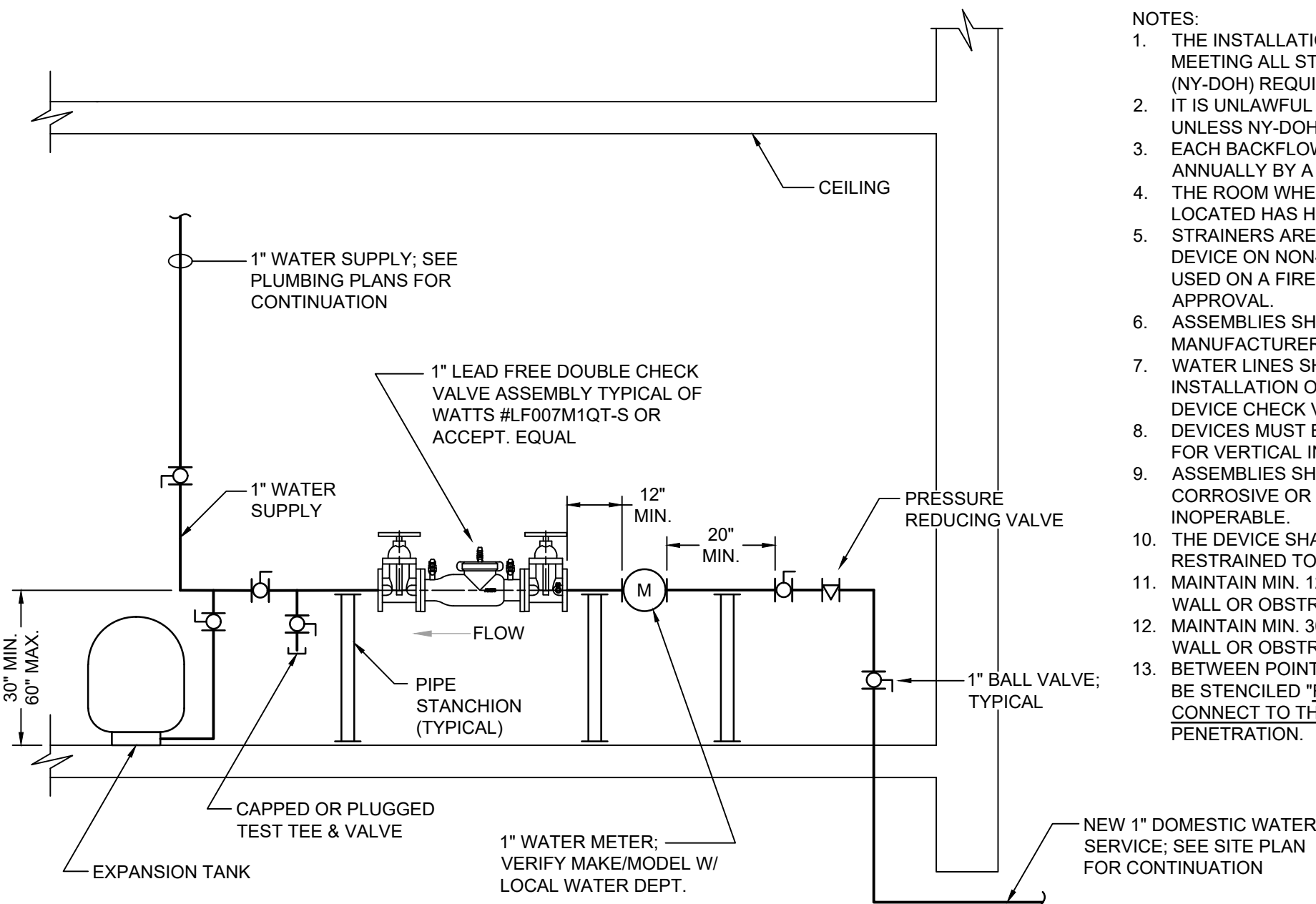
1 Pipe Hanger Support  
P.101 N.T.S.



3 Accessible Lavatory Detail  
P.101 Scale: None



2 Electric Water Heater Detail  
P.101 Scale: None



4 Domestic Water Service Riser Detail  
P.101 N.T.S.

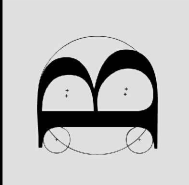
Plumbing Legend:

-----	DOMESTIC COLD WATER SUPPLY
- - - - -	110 °F DOMESTIC HOT WATER SUPPLY
-----	140 °F DOMESTIC HOT WATER SUPPLY
-----	HOT WATER RETURN
-----	SANITARY SEWER, ABOVE GRADE
-----	SANITARY SEWER, BELOW GRADE
-----	PLUMBING VENT
-----	STORM WATER, ABOVE GRADE
-----	STORM WATER, BELOW GRADE
-----	NATURAL GAS PIPING
-----	DIRECTION OF PIPE SLOPE (DOWN)
-----	CONCENTRIC REDUCER OR INCREASER
-----	ECCENTRIC REDUCER
-----	TOP CONNECTION, 45° OR 90°
-----	BOTTOM CONNECTION, 45° OR 90°
-----	SIDE CONNECTION
-----	CAPPED OUTLET
-----	RISE OR DROP IN PIPE
-----	UNION
-----	PIPE UP
-----	PIPE DOWN
-----	POINT OF CONNECTION BETWEEN NEW AND EXISTING WORK
-----	STRAINER
-----	HOSE BIB
-----	SOLENOID VALVE
-----	GATE VALVE
-----	GLOBE VALVE
-----	CHECK VALVE
-----	BUTTERFLY VALVE
-----	FULL PORT BALL VALVE
-----	PRESSURE GAUGE
-----	FLOOR CLEANOUT W/ DECK PLATE
-----	CLEANOUT
-----	WALL CLEANOUT
-----	CLEANOUT TO GRADE
-----	PLUMBING FIXTURE MARK

Plumbing Notes:

- ALL MATERIALS AND EQUIPMENT ARE TO BE NEW, UNUSED, AND FREE FROM DEFECTS OF ANY KIND. THE BASIS OF QUALITY SHALL BE THE LATEST REVISION OF ASTM, ANSI, OR OTHER ACCEPTABLE STANDARDS.
- THESE DRAWINGS ARE DIAGRAMMATIC, AND INDICATE GENERAL ARRANGEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE REVIEWED THE SITE FOR HIS WORK PRIOR TO HAVING SUBMITTED HIS PROPOSAL. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS FOUND DURING THE COURSE OF THE CONTRACT.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF ALL OTHER TRADES.
- ALL WORK INCLUDING LABOR AND MATERIALS SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF PAYMENT AND FINAL ACCEPTANCE BY THE OWNER AND ENGINEER.
- ALL CUTTING, PATCHING, FIRE-STOPPING, AND SURFACE RESTORATION IN CONNECTION WITH THIS TRADE SHALL BE COMPLETED BY THIS CONTRACTOR.
- A MINIMUM OF FOUR (4) COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION OF THE EQUIPMENT AND/OR MATERIALS. BY SUBMITTING SHOP DRAWINGS, THE CONTRACTOR REPRESENTS THAT ACTUAL FIELD CONDITIONS ARE VERIFIED BY HIM AND ARE REFLECTED ON HIS SUBMITTALS.
- THIS CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS, AND OBTAIN ALL PERMITS, INSPECTIONS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH WORK UNDER THIS CONTRACT.
- ALL WORK IN ASSOCIATION WITH THIS CONTRACT SHALL BE COMPLETED IN STRICT COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE WITH 2017 NEW YORK STATE UNIFORM CODE SUPPLEMENT, AS WELL AS THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2016 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE SUPPLEMENT (REV AUG. 2016).
- WHERE THE PROJECT INVOLVES A GAS SERVICE, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, APPLICATIONS AND FEES OF ALL WORK ASSOCIATED WITH THE LOCAL GAS UTILITY COMPANY. ALL WORK INVOLVING THE GAS UTILITY COMPANY SHALL BE COMPLETED IN ACCORDANCE WITH THEIR REGULATIONS AND GUIDELINES.
- ALL DOMESTIC COLD AND HOT WATER PIPING AND FITTINGS ARE TO BE INSULATED WITH 1" THICK RIGID ONE-PIECE MOLDED SECTIONAL FIBERGLASS PIPE COVERING WITH UNIVERSAL JACKET. ALL JOINTS ARE TO BE COMPLETELY SEALED A MINIMUM OF 6" BEYOND JOINT ENDS.
- ALL PIPING SHALL BE PROPERLY SUPPORTED AND ROUTED PARALLEL OR PERPENDICULAR TO BUILDING WALLS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SUPPORT HANGERS AND MISCELLANEOUS METALS REQUIRED FOR PROPER INSTALLATION OF WORK.
- PIPING SYSTEM MATERIALS ARE TO BE AS FOLLOWS:
  - DOMESTIC WATER DISTRIBUTION - CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE AND FITTINGS. JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM D 2846 USING A PRIMER AND SOLVENT CEMENT CONFORMING TO ASTM F 493.
  - SANITARY DRAINAGE & VENT - SCHEDULE 40 POLYVINYL CHLORIDE (PVC) PLASTIC PIPE AND FITTINGS. JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM D 2855 USING A PRIMER CONFORMING TO ASTM F 656 AND SOLVENT CEMENT CONFORMING TO ASTM D 2564.
  - GAS DISTRIBUTION - SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON THREADED FITTINGS & THREAD JOINT COMPOUND FOR PIPING UP THRU 4" DIAMETER. JOINTS MUST BE WELDED FOR PIPING OVER 4" DIAMETER. WHERE PIPING IS TO BE INSTALLED BELOW GRADE, PIPING AND FITTINGS ARE TO BE COATED WITH A CORROSION-RESISTENT MATERIAL.
- ALL EXPOSED PIPING, FITTINGS, TRAPS, ESCUTCHEONS, VALVES, ETC. SHALL BE CHROME PLATED.
- SLOPE SANITARY DRAINAGE PIPING 2" DIAMETER AND SMALLER NOT LESS THAN 1/4" PER FOOT. SLOPE SANITARY DRAINAGE PIPING OVER 2" DIAMETER NOT LESS THAN 1/8" PER FOOT.
- INSTALL A CLEANOUT AT THE BASE OF EACH SOIL STACK, AT EACH CHANGE IN DIRECTION, AT INTERVALS NOT OVER 50 FEET AND ELSEWHERE AS SHOWN ON DRAWINGS OR REQUIRED BY CODE.
- PROVIDE EXPOSED PIPING WITH CHROME PLATED CAST BRASS ESCUTCHEON WITH SET SCREW WHERE PENETRATING FLOORS, CEILINGS, WALLS OR PARTITIONS.
- TEST PIPING AND PROVE TIGHT FOR AT LEAST TWO HOURS IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND/OR AS SPECIFIED. TEST SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER AND LOCAL INSPECTOR. TEST SHALL BE REPEATED IF NECESSARY UNTIL FINAL APPROVAL OF SYSTEM IS OBTAINED.
1. WATER & GAS PIPING TO BE AIR-PRESSURE TESTED TO 1-1/2 TIMES MAXIMUM WORKING PRESSURE.
- DRAINAGE, WASTE & VENT PIPING TO BE TESTED BY FILLING THE SYSTEM WITH WATER TO 10-FEET ABOVE HIGHEST POINT.
- SUPPORT HORIZONTAL PIPING UTILIZING A SPACING PER PIPING MANUFACTURER'S REQUIREMENTS.
- INSTALL VALVES ON THE ENTIRE DISTRIBUTION SYSTEM, SO LOCATED AS TO GIVE COMPLETE CONTROL TO ALL FIXTURES AND EQUIPMENT.
- THE CONTRACTOR IS RESPONSIBLE TO TEST ALL EQUIPMENT, PIPING, FIXTURES, AND SYSTEMS INSTALLED UNDER THIS CONTRACT TO ENSURE PROPER OPERATION PRIOR TO FINAL ACCEPTANCE BY THE OWNER AND ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE WHETHER SPECIAL LICENSING IS REQUIRED IN ORDER TO PERFORM THE REQUIRED WORK IN THE MUNICIPALITY WHERE THE PROJECT IS LOCATED. IF THE CONTRACTOR CANNOT OBTAIN THE REQUIRED LICENSING TO COMPLETE THE WORK WITHIN THE PROJECT SCHEDULE, THEN THE CONTRACTOR SHALL NOT BE PERMITTED TO BID ON THIS PROJECT.
- CONTRACTOR IS RESPONSIBLE TO CREATE AND SUBMIT RED-LINE "AS-BUILT" PLANS TO THE ENGINEER AT THE END OF THE PROJECT. AS-BUILT PLANS SHALL ACCURATELY REPRESENT THE SYSTEMS AS THEY WERE INSTALLED.

Consultants:



**BLAKE ENGINEERING PLLC**  
1898 COUNTY ROUTE 1, WEST TOWN, NY 10998  
845-467-9217 ABLAKE@BLAKEENGINEERINGPLLC.COM

PROGRESS DRAWINGS  
DATE: 12/16/19  
Prior dated documents  
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Manor House

255 State School Road  
Warwick, New York 10990  
Section 46, Block 1, Lot 39.2

DEGRAW & DEHAAN ARCHITECTS

FIFTY-FIVE NORTH STREET  
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Project

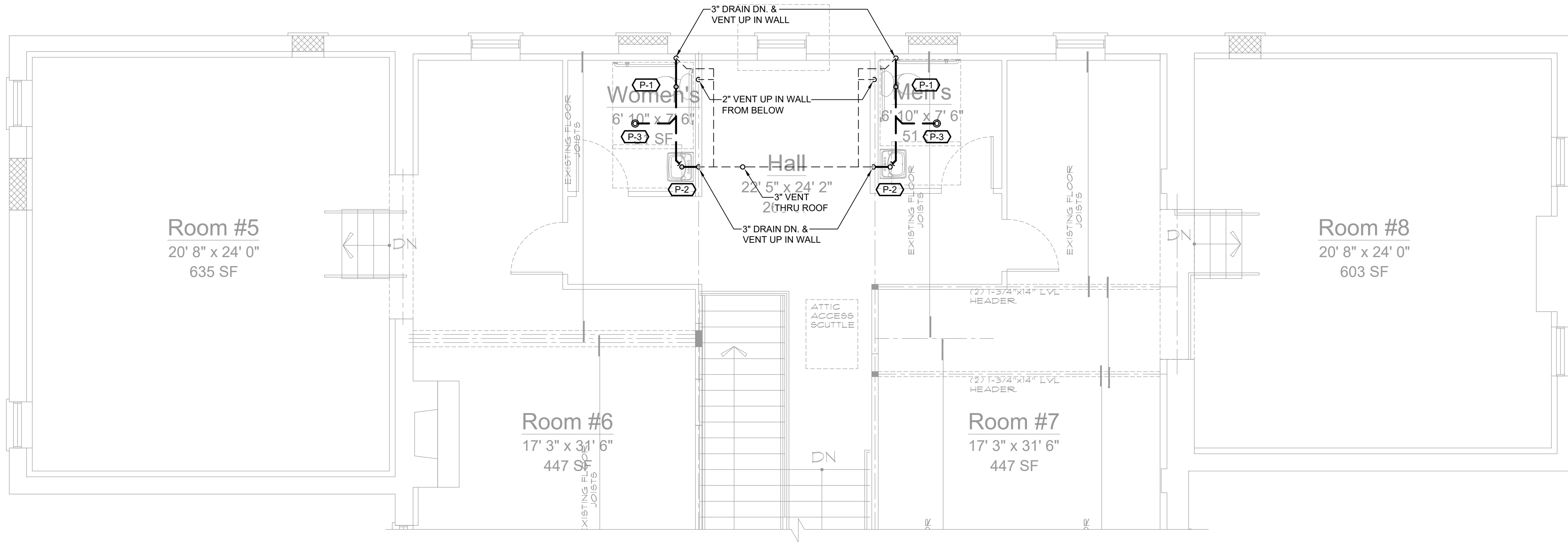
**Manor House**  
255 State School Road  
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PLUMBING SCHEDULE,  
NOTES, LEGEND & DETAILS

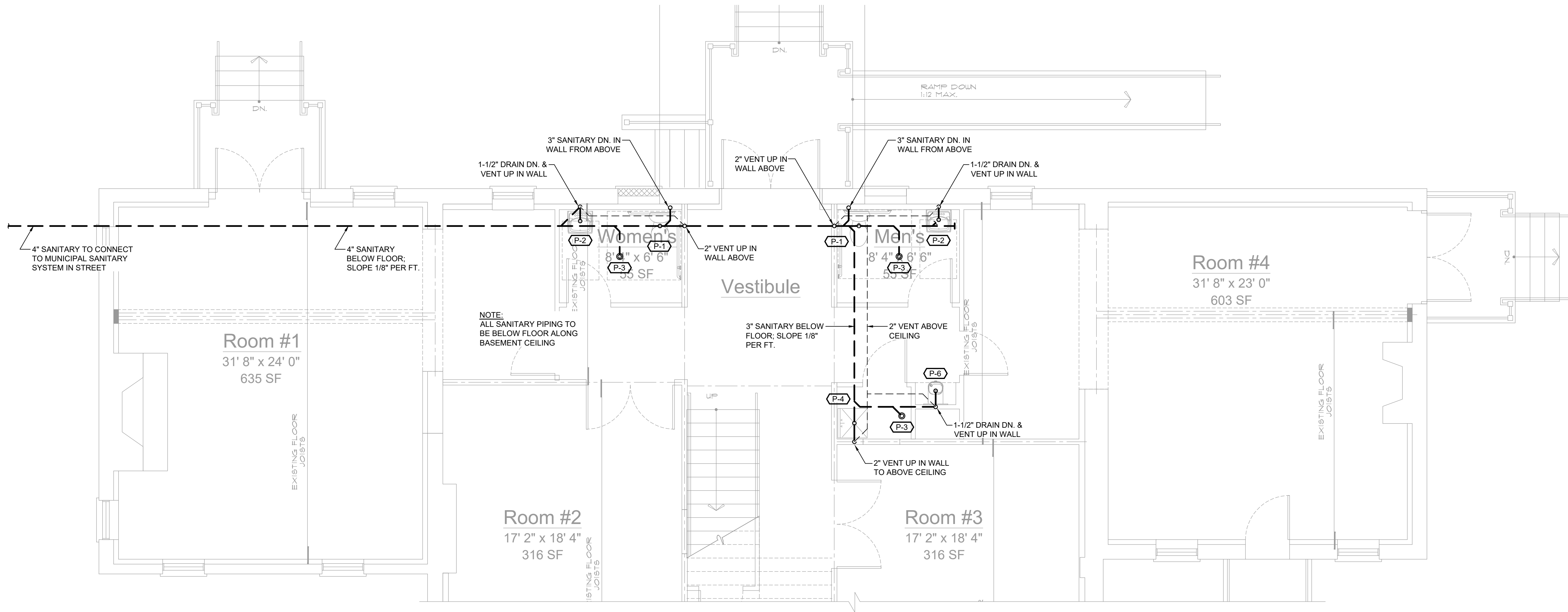
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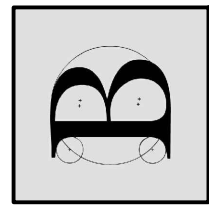
**P.101**



2 Second Floor Sanitary Drainage Plan  
Scale: 1/4" = 1'-0"



1 First Floor Sanitary Drainage Plan  
Scale: 1/4" = 1'-0"



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Drawings on this page:

**Manor House**  
255 State School Road  
Warwick, New York 10990  
Section 46, Block 1, Lot 39.2

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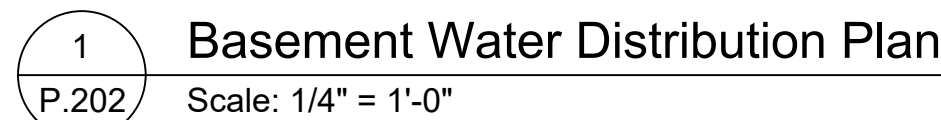
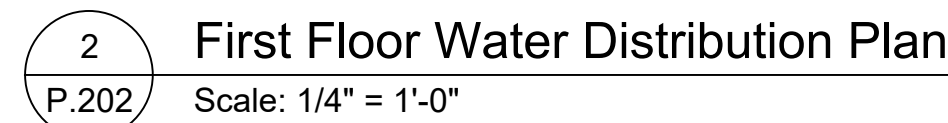
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Project  
**Manor House**  
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**SANITARY DRAINAGE PLAN**

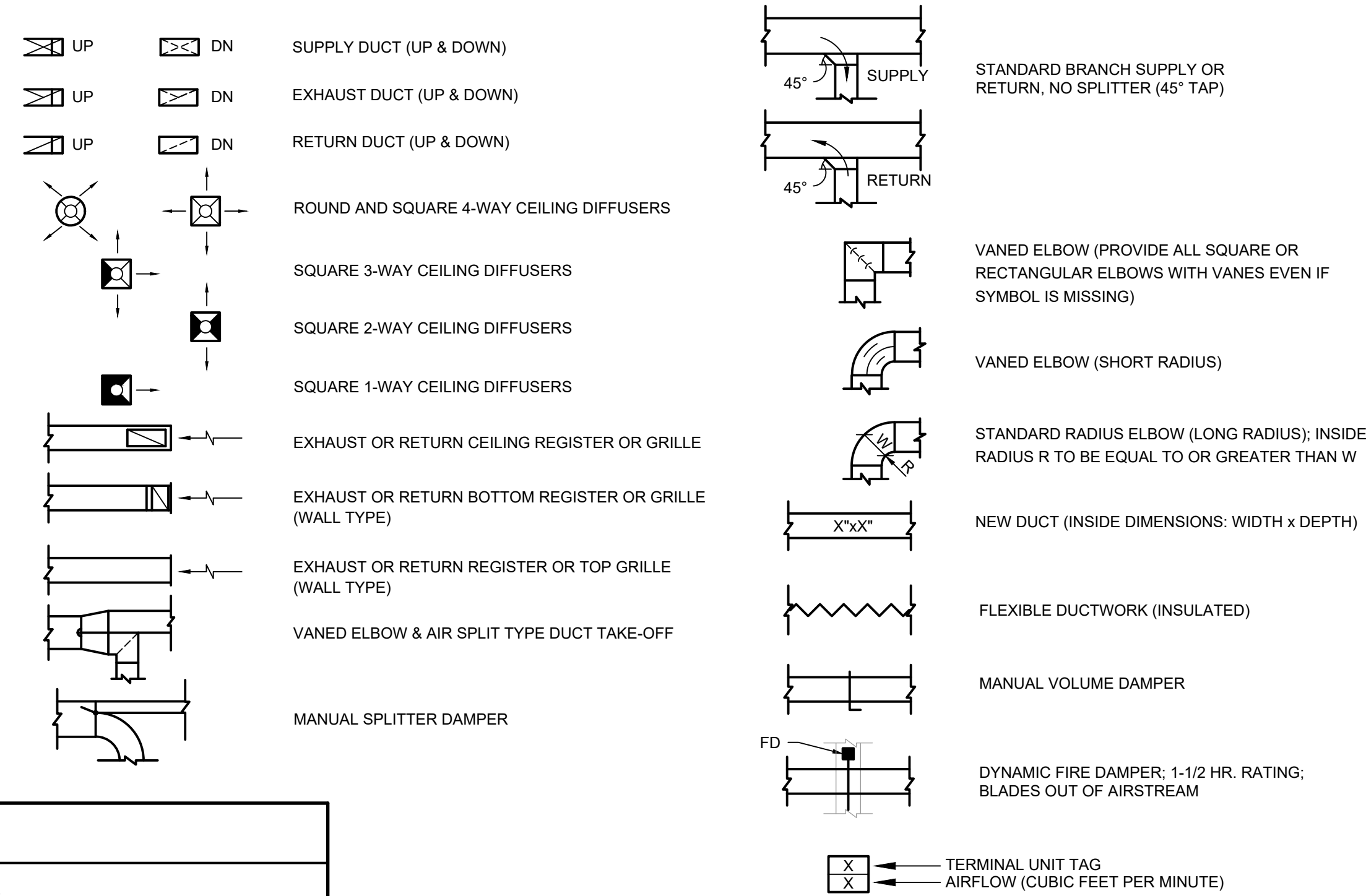
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**P.201**





Mechanical Legend :



Mechanical Notes:

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- ALL DUCTWORK IS TO BE CONSTRUCTED OF GALVANIZED SHEET STEEL (EXCEPT WHERE OTHERWISE SPECIFIED) WITH GAUGES, BRACING AND CONSTRUCTION IN ACCORDANCE WITH THE LATEST SMACNA DUCT MANUAL STANDARDS AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- PROVIDE MANUAL DAMPERS AT EACH SPLIT OR TAP CONNECTION TO TRUNK DUCTS FOR BALANCING PURPOSES WHETHER OR NOT SPECIFICALLY SHOWN ON DRAWINGS. EACH DAMPER SHALL BE OF THE OPPOSED BLADE DAMPER TYPE INSTALLED WITH AN OPERATOR AND LOCKING DEVICE. ALL DAMPERS LOCATED ABOVE HARD OR INACCESSIBLE CEILINGS SHALL BE INSTALLED WITH REMOTE GEAR OPERATORS.
- FURNISH & INSTALL FUSIBLE LINK FIRE DAMPERS AT ALL LOCATIONS WHERE DUCT PENETRATES FIRE-RATED FLOOR OR CEILING ASSEMBLY WHETHER OR NOT SPECIFICALLY SHOWN. INSTALL DUCTWORK CASING ACCESS DOORS AND FRAMES AHEAD OF EACH FIRE DAMPER FOR INSPECTION AND MAINTENANCE. DOORS SHALL BE A MINIMUM OF 20 GA. DOUBLE PANEL INSULATED TYPE.
- INSTALL TURNING VANES ON ALL RECTANGULAR TURNS. TURNING VANES SHALL BE DOUBLE THICKNESS TYPE CONSTRUCTED IN ACCORDANCE WITH SMACNA MANUAL.
- ROUND SHEET STEEL ELBOWS ARE TO BE INSTALLED AT THE DUCT CONNECTION TO ALL SUPPLY AIR DIFFUSERS. SHEET STEEL PLENUM BOXES ARE TO BE INSTALLED AT THE DUCT CONNECTION TO ALL RETURN AND EXHAUST AIR GRILLES. THE CONTRACTOR IS TO PAINT THE INSIDE OF THE SHEET STEEL PLENUM BOXES FLAT BLACK.
- ALL SUPPLY AND RETURN DUCTWORK LOCATED IN UNCONDITIONED SPACES OR ABOVE CEILINGS SHALL BE INSULATED WITH A MINIMUM OF R-5 INSULATION. ALL DUCTWORK LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL BE INSULATED WITH A MINIMUM OF R-8 INSULATION. INSULATION SHALL BE FIBERGLASS DUCT WRAP WITH VAPOR SEAL SECURELY TAPED AROUND DUCT. IF DUCT LINING IS TO BE USED, ALL DUCT SIZES SHOWN SHALL BE CONSIDERED TO BE INSIDE CLEAR DIMENSIONS.
- INSTALL ALL DUCTWORK AS HIGH AS POSSIBLE PROVIDING RISERS, DROPS AND OFFSETS TO CLEAR STRUCTURAL MEMBERS, LIGHT FIXTURES, OTHER PIPING, AND OTHER OBSTRUCTIONS. WHERE CONFLICTS ARISE, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO PROCEEDING.
- THE ENTIRE AIR DISTRIBUTION SYSTEM IS TO BE BALANCED TO WITHIN 10% OF THE SPECIFIED AIRFLOW REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO TEST ALL EQUIPMENT, PIPING, FIXTURES, AND SYSTEMS INSTALLED UNDER THIS CONTRACT TO ENSURE PROPER OPERATION PRIOR TO FINAL ACCEPTANCE BY THE OWNER AND ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE WHETHER SPECIAL LICENSING IS REQUIRED IN ORDER TO PERFORM THE REQUIRED WORK IN THE MUNICIPALITY WHERE THE PROJECT IS LOCATED. IF THE CONTRACTOR CANNOT OBTAIN THE REQUIRED LICENSING TO COMPLETE THE WORK WITHIN THE PROJECT SCHEDULE, THEN THE CONTRACTOR SHALL NOT BE PERMITTED TO BID ON THIS PROJECT.
- CONTRACTOR IS RESPONSIBLE TO CREATE AND SUBMIT RED-LINE "AS-BUILT" PLANS TO THE ENGINEER AT THE END OF THE PROJECT. AS-BUILT PLANS SHALL ACCURATELY REPRESENT THE SYSTEMS AS THEY WERE INSTALLED.

EXHAUST FAN SCHEDULE

EQUIPMENT TAG	MANUFACTURER	MODEL	SERVICE	FAN C.F.M.	R.P.M.	EXTERNAL STATIC PRESSURE INCH H <sub>2</sub> O	MOTOR				REMARKS
							POWER	VOLT.	PHASE	HZ.	
EF-1	LOREN COOK	GC-128	TOILET ROOMS	50	750	0.15	22.7W	120	1	60	FURNISH W/ BACKDRAFT DAMPER, FAN SPEED CONTROLLER & ALUMINUM CEILING GRILLE

AIR GRILLE/DIFFUSER SCHEDULE

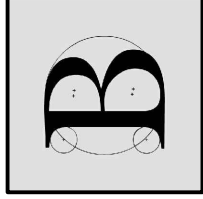
EQUIPMENT TAG	MANUFACTURER (OR ACCEPT. EQUAL)	MODEL	AIR DEVICE TYPE	AIRFLOW (CFM)		MAX AIR PRESS. DROP (IN. W.C.)	MOUNTING	PANEL/FRAME SIZE (IN.)	NECK SIZE (IN.)	MAX NC	DAMPER	FINISH	NOTES
				MIN.	MAX.								
D-1	HART & COOLEY	210	STEEL FLOOR REGISTER	60	150	0.10	FLOOR MTD.	-	12x4"	20	Y	TBD	-
D-2	HART & COOLEY	SRE	LOUVERED CEILING DIFFUSER	150	300	0.10	CEILING MTD.	12"x12"	8"Ø	20	Y	WHITE	-
R-1	HART & COOLEY	265	FLOOR RETURN GRILLE	0	700	0.08	FLOOR MTD.	-	20"x14"	20	-	TBD	FURNISH & INSTALL FULL-SIZE INSULATED SHEET METAL BOX ON REAR OF GRILLE; PAINT INSIDE OF BOX FLAT BLACK
R-2	HART & COOLEY	RH45	CEILING RETURN GRILLE	0	640	0.08	CEILING MTD.	-	20"x14"	20	-	WHITE	FURNISH & INSTALL FULL-SIZE INSULATED SHEET METAL BOX ON REAR OF GRILLE; PAINT INSIDE OF BOX FLAT BLACK

INDOOR MINI-SPLIT UNIT SCHEDULE

EQUIPMENT TAG	MANUFACTURER (OR ACCEPT. EQUAL)	MODEL	MINI-SPLIT UNIT TYPE	AREA OF BUILDING SERVED	AIRFLOW (CFM)	COOLING			HEATING			PAIRED OUTDOOR UNIT	EXTERNAL STATIC PRESSURE (IN. W.C.)	ELECTRICAL POWER REQUIREMENTS				WEIGHT (LB)	NOTES
						CAPACITY (MBH)	EDB (°F)	EWB (°F)	CAPACITY (MBH)	EDB (°F)	EWB (°F)			VOLT.	PHASE	HZ.	MCA		
HDU-1	MITSUBISHI	PEAD-A30AA7	HORIZONTAL DUCTED UNIT	1ST FLOOR TENANT 1	578-843	27.0	80.0	67.0	32.0	80.0	70.0	HP-1	0.14-0.60	230	1	60	2.63	69	FURNISH W/ CONDENSATE PUMP & WALL-MOUNTED WIRELESS REMOTE CONTROLLER
FMU-1	MITSUBISHI	MFZ-KJ12NA	FLOOR MOUNTED UNIT	1ST FLOOR TENANT 2	117-234	12.0	80.0	67.0	13.0	80.0	70.0	HP-2	-	230	1	60	1.0	33	FURNISH W/ CONDENSATE PUMP & WALL-MOUNTED WIRELESS REMOTE CONTROLLER
FMU-2	MITSUBISHI	MFZ-KJ12NA	FLOOR MOUNTED UNIT	1ST FLOOR TENANT 3	117-234	12.0	80.0	67.0	13.0	80.0	70.0	HP-3	-	230	1	60	1.0	33	FURNISH W/ CONDENSATE PUMP & WALL-MOUNTED WIRELESS REMOTE CONTROLLER
HDU-2	MITSUBISHI	PEAD-A30AA7	HORIZONTAL DUCTED UNIT	1ST FLOOR TENANT 4	578-843	27.0	80.0	67.0	32.0	80.0	70.0	HP-4	0.14-0.60	230	1	60	2.63	69	FURNISH W/ CONDENSATE PUMP & WALL-MOUNTED WIRELESS REMOTE CONTROLLER
HDU-3	MITSUBISHI	PEAD-A36AA7	HORIZONTAL DUCTED UNIT	2ND FLOOR TENANT 5	807-1161	33.0	80.0	67.0	38.0	80.0	70.0	HP-5	0.14-0.60	230	1	60	3.30	86	FURNISH W/ CONDENSATE PUMP & WALL-MOUNTED WIRELESS REMOTE CONTROLLER
HDU-4	MITSUBISHI	PEAD-A36AA7	HORIZONTAL DUCTED UNIT	2ND FLOOR TENANT 6	807-1161	33.0	80.0	67.0	38.0	80.0	70.0	HP-6	0.14-0.60	230	1	60	3.30	86	FURNISH W/ CONDENSATE PUMP & WALL-MOUNTED WIRELESS REMOTE CONTROLLER
FMU-3	MITSUBISHI	MFZ-KJ18NA	FLOOR MOUNTED UNIT	1ST FLOOR COMMON AREAS	168-318	18.0	80.0	67.0	21.0	80.0	70.0	HP-7	-	230	1	60	1.0	33	FURNISH W/ CONDENSATE PUMP & WALL-MOUNTED WIRELESS REMOTE CONTROLLER
FMU-4	MITSUBISHI	MFZ-KJ15NA	FLOOR MOUNTED UNIT	1ST FLOOR COMMON AREAS	168-318	15.0	80.0	67.0	18.0	80.0	70.0		-	230	1	60	1.0	33	FURNISH W/ CONDENSATE PUMP & WALL-MOUNTED WIRELESS REMOTE CONTROLLER

AIR-COOLED HEAT PUMP SCHEDULE

EQUIPMENT TAG	MANUFACTURER (OR ACCEPT. EQUAL)	MODEL	INDOOR UNITS SERVED	COMPRESSOR TYPE	NOM. COOL CAPACITY (MBH)	NOM. HEAT CAPACITY (MBH)	OUTDOOR OPERATING TEMP. RANGE (°F)		AHRI EFFICIENCY RATINGS				REFRIGERANT	SOUND PRESSURE LEVEL COOLING/HEATING (dBA)	ELECTRICAL POWER REQUIREMENTS					WEIGHT (LB)	NOTES
							COOLING	HEATING	SEER	EER	COP @ 47°F	COP @ 17°F			VOLT.	PHASE	HZ.	MCA	MOP		
HP-1	MITSUBISHI	PUZ-HA30NHA5	HDU-1	INVERTER DRIVEN TWIN ROTARY	27.0	32.0	23 TO 115	-13 TO 59	16.5	9.5	3.41	1.90	R410A	51/54	230	1	60	28	30	265	FURNISH W/ (2) AIRFLOW GUIDE #PAC-SH59SG-E & 18" HIGH STAND #QSM1802M
HP-2	MITSUBISHI	MUFZ-KJ12NAHZ	FMU-1	INVERTER DRIVEN TWIN ROTARY	12.0	13.0	23 TO 115	-13 TO 59	25.5	13.6	4.23	2.30	R410A	51/54	230	1	60	11	15	83	FURNISH W/ AIRFLOW GUIDE #MAC-881SG & 18" HIGH STAND #QSM1801M
HP-3	MITSUBISHI	MUFZ-KJ12NAHZ	FMU-2	INVERTER DRIVEN TWIN ROTARY	12.0	13.0	23 TO 115	-13 TO 59	25.5	13.6	4.23	2.30	R410A	51/54	230	1	60	11	15	83	FURNISH W/ AIRFLOW GUIDE #MAC-881SG & 18" HIGH STAND #QSM1801M
HP-4	MITSUBISHI	PUZ-HA30NHA5	HDU-2	INVERTER DRIVEN TWIN ROTARY	27.0	32.0	23 TO 115	-13 TO 59	16.5	9.5	3.41	1.90	R410A	51/54	230	1	60	28	30	265	FURNISH W/ (2) AIRFLOW GUIDE #PAC-SH59SG-E & 18" HIGH STAND #QSM1802M
HP-5	MITSUBISHI	PUZ-HA36NHA5	HDU-3	INVERTER DRIVEN TWIN ROTARY	33.0	38.0	23 TO 115	-13 TO 59	16.8	12.5	3.53	2.00	R410A	52/53	230	1	60	28	30	265	FURNISH W/ (2) AIRFLOW GUIDES #PAC-SH96SG-E & 18" HIGH STAND #QSM1802M
HP-6	MITSUBISHI	PUZ-HA36NHA5	HDU-4	INVERTER DRIVEN TWIN ROTARY	33.0	38.0	23 TO 115	-13 TO 59	16.8	12.5	3.53	2.00	R410A	52/53	230	1	60	28	30	265	FURNISH W/ (2) AIRFLOW GUIDES #PAC-SH96SG-E & 18" HIGH STAND #QSM1802M
HP-7	MITSUBISHI	MXZ-3C30NAHZ2	FMU-3 & 4	INVERTER DRIVEN TWIN ROTARY	28.4	28.6	23 TO 115	-13 TO 59	18.0	12.5	4.00	2.65	R410A	52/53	230	1	60	30.5	40	189	FURNISH W/ (2) AIRFLOW GUIDES #PAC-SH96SG-E & 18" HIGH STAND #QSM1802M



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Description

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Manor House

255 State School Road  
Warwick, New York 10990

Section 46, Block 1, Lot 39.2

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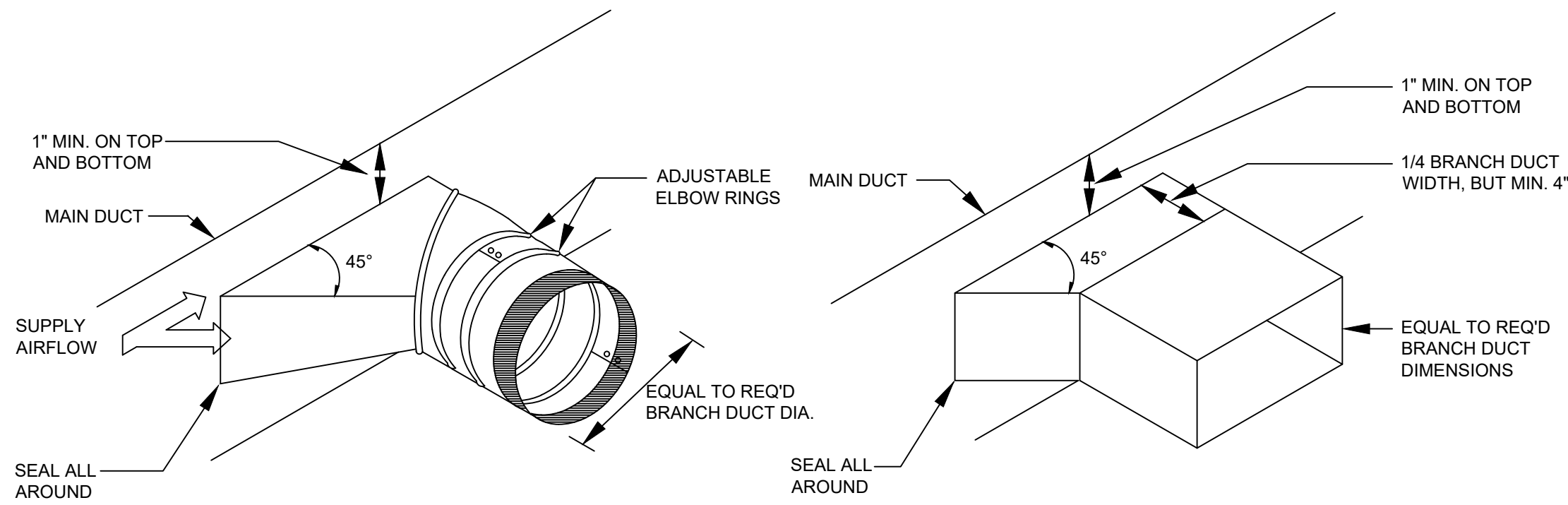
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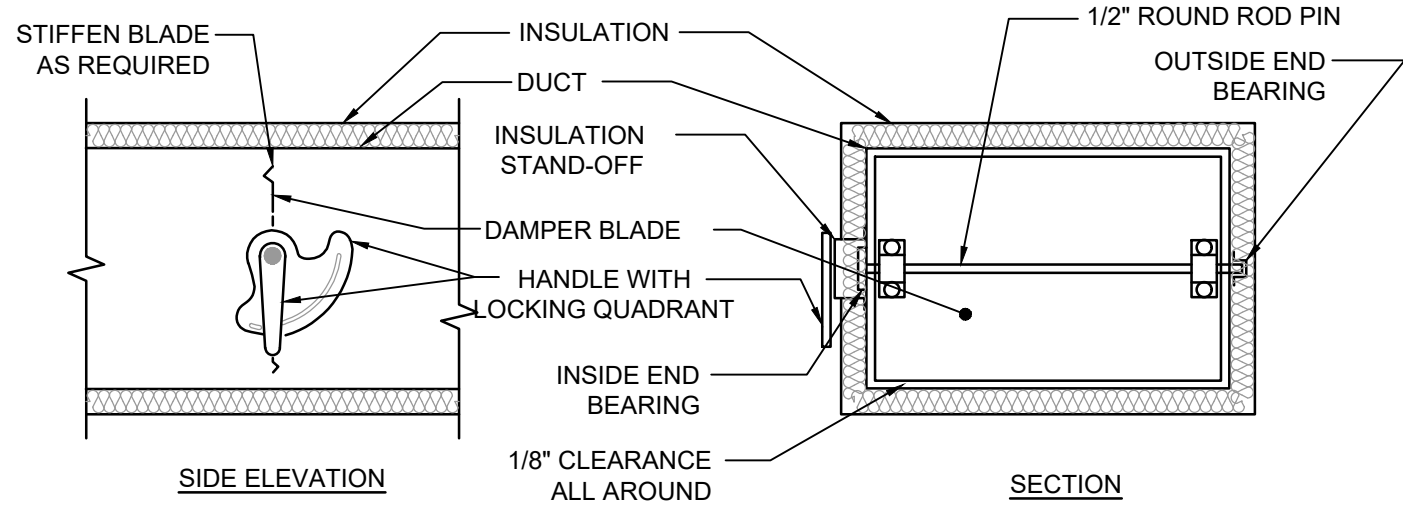
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MECHANICAL SCHEDULE & NOTES

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	Drawing No.
	<b>M.101</b>

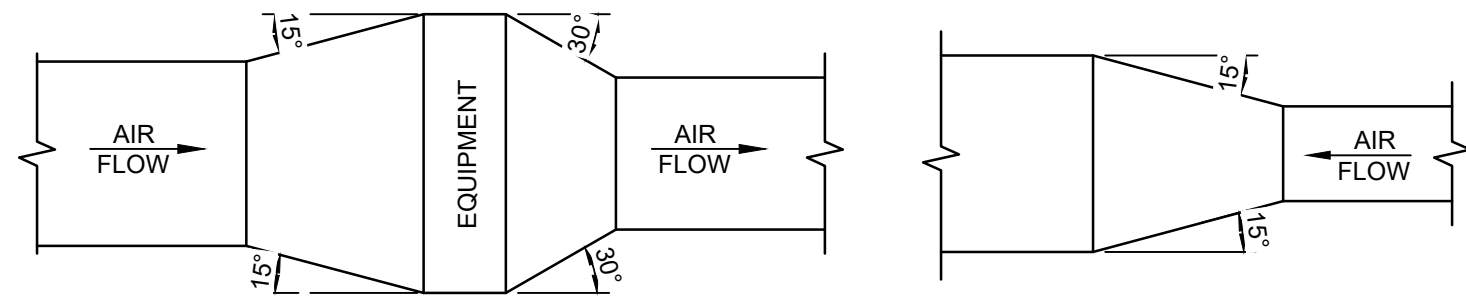


1  
M.102 Typical Branch Take-Off Fitting Detail  
N.T.S.



- NOTE:
1. DELETE INSULATION STAND-OFF ON DUCTWORK WITHOUT EXTERIOR INSULATION.
  2. DETAIL SHOWS SINGLE-BLADE DAMPER. DAMPER INSTALLATION SHALL BE SIMILAR FOR MULTI-BLADE DAMPERS & ROUND DAMPERS.

2  
M.102 Ductwork Volume Damper Detail  
N.T.S.

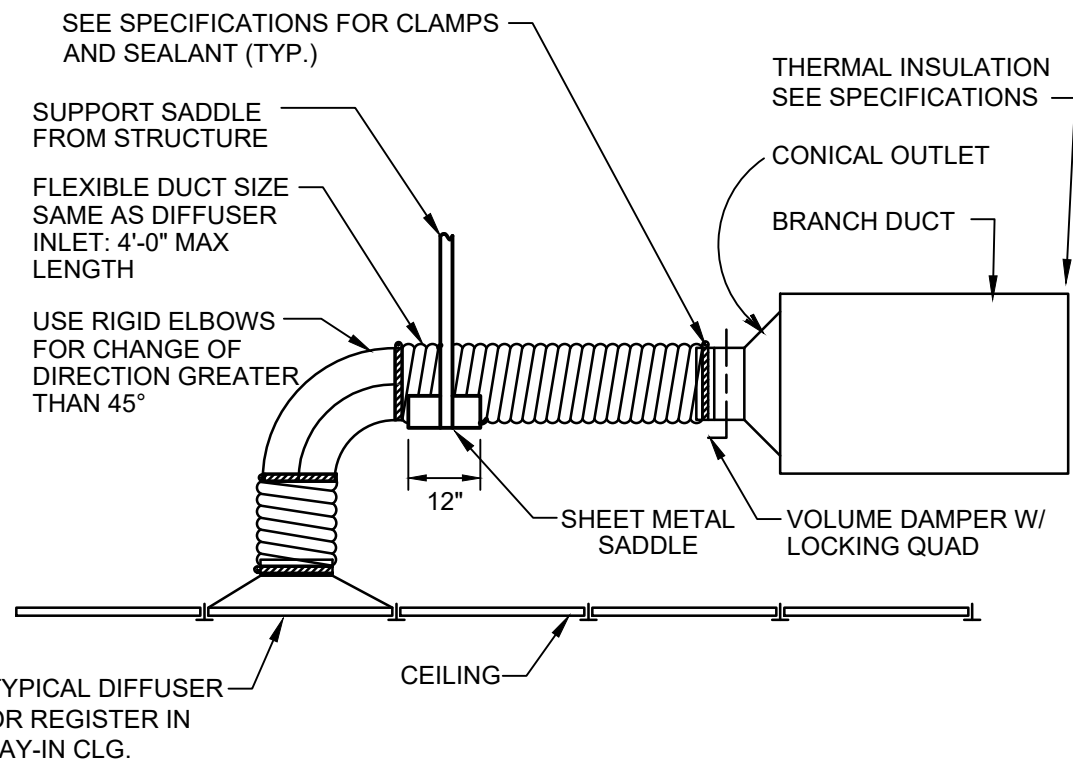


TYPICAL DUCTWORK TRANSITION WITH  
EQUIPMENT MOUNTED IN DUCT  
PLAN OR SIDE VIEW

TYPICAL DUCTWORK TRANSITION  
PLAN OR SIDE VIEW

NOTE:  
UNLESS OTHERWISE INDICATED ON PLANS, MAXIMUM ANGLES SHOWN SHALL APPLY.

3  
M.102 Ductwork Transition Detail  
N.T.S.

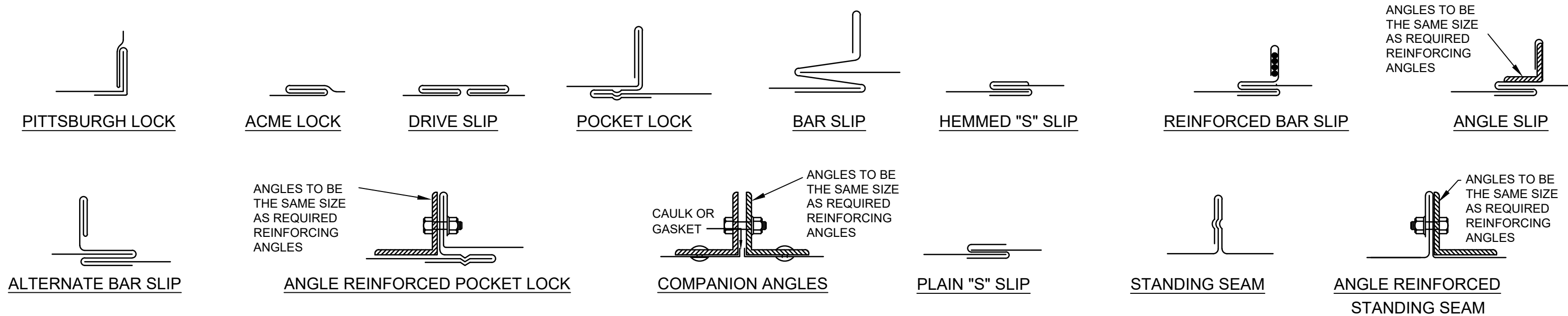


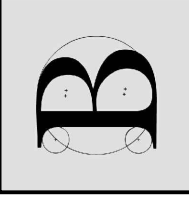
4  
M.102 Typical Supply Air Diffuser Detail  
N.T.S.

#### THICKNESS & REINFORCING SCHEDULE - \* LOW PRESSURE DUCTWORK

\* NOTE: LOW PRESSURE DUCTWORK SHALL BE DUCTWORK IN WHICH THE PRESSURE DOES NOT EXCEED 2" WATER GAUGE.

GREATEST DUCT DIMENSION	STEEL DUCTS U.S. STANDARD GAUGE	ALUMINUM DUCTS B & S GAUGE	LONGITUDINAL SEAM	TRANSVERSE JOINT SMALLEST DIMENSION	TRANSVERSE JOINT GREATEST DIMENSION	REINFORCING (ALL DUCTS 18" THRU 54" SHALL BE CROSSBROKEN)
12" OR LESS	26	24(0.020")	PITTSBURGH OR ACME LOCK	DRIVE SLIP OR POCKET LOCK OR BAR SLIP	PLAIN "S" SLIP OR POCKET LOCK OR BAR SLIP	NONE REQUIRED
13" THRU 18"	24	22(0.025")	PITTSBURGH OR ACME LOCK	DRIVE SLIP OR POCKET LOCK OR BAR SLIP	PLAIN "S" SLIP OR POCKET LOCK OR BAR SLIP	NONE REQUIRED
19" THRU 30"	24	22(0.025")	PITTSBURGH OR ACME LOCK	HEMMED "S" SLIP OR BAR SLIP OR DRIVE SLIP OR 1" POCKET LOCK	HEMMED "S" SLIP OR BAR SLIP OR 1" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4 FT. O.C. FASTENED ON 8" CENTERS
31" THRU 42"	22	20(0.032")	PITTSBURGH OR ACME LOCK	DRIVE SLIP 18" OR LESS BAR SLIP REINFORCED BAR SLIP OR POCKET LOCK	BAR SLIP OR REINFORCED BAR SLIP OR POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4 FT. O.C. FASTENED ON 8" CENTERS
43" THRU 54"	22	20(0.032")	PITTSBURGH LOCK	1 1/4" BAR SLIP, OR REINFORCED BAR SLIP, OR 1 1/2" POCKET LOCK	1 1/4" BAR SLIP, OR REINFORCED BAR SLIP, OR 1 1/2" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4 FT. O.C. FASTENED ON 8" CENTERS
55" THRU 60"	20	18(0.040")	PITTSBURGH LOCK	1 1/4" BAR SLIP, OR REINFORCED BAR SLIP, OR 1 1/2" POCKET LOCK	1 1/4" BAR SLIP, OR REINFORCED BAR SLIP, OR 1 1/2" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4 FT. O.C. FASTENED ON 8" CENTERS
61" THRU 84"	20	18(0.040")	PITTSBURGH LOCK	REINFORCED BAR SLIP, OR ANGLE SLIP, ALTERNATE BAR SLIP, OR ANGLE REINFORCED POCKET LOCK	REINFORCED BAR SLIP, OR ANGLE SLIP, ALTERNATE BAR SLIP, OR ANGLE REINFORCED POCKET LOCK	REINFORCE ALL SIDES OVER 60" WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 2'-0" CENTERS. SIDES UNDER 60" NEED NO REINFORCING IF JOINTS ARE ON 4'-0" CENTERS. IF JOINTS ARE ON 8'-0" CENTERS REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 4'-0" CENTERS.
85" THRU 96"	18	16(0.051") (LONGITUDINAL SEAM MAY BE STANDING SEAM)	PITTSBURGH LOCK	1 1/2" COMPANION ANGLES, OR ANGLE REINFORCED POCKET LOCK, OR 1 1/2" ANGLE SLIP OR REINFORCED BAR SLIP	1 1/2" COMPANION ANGLES, OR ANGLE REINFORCED POCKET LOCK, OR 1 1/2" ANGLE SLIP OR REINFORCED BAR SLIP	REINFORCE ALL SIDES OVER 84" WITH 1 1/2"x1 1/2"x3/16" ANGLES ON 2'-0" CENTERS. SIDES 61" THRU 84" REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 2'-0" CENTERS. SIDES 60" OR LESS NEED NO REINFORCING IF JOINTS ARE ON 4'-0" CENTERS. IF JOINTS ARE ON 8'-0" CENTERS REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 4'-0" CENTERS.
OVER 96"	18	16(0.051") (LONGITUDINAL SEAM MAY BE STANDING SEAM)	PITTSBURGH LOCK	2" COMPANION ANGLE, OR 2"x2"x1/4" ANGLE SLIP, OR 2"x2"x1/4" ANGLE REINFORCED POCKET LOCK OR REINFORCED BAR SLIP	2" COMPANION ANGLE, OR 2"x2"x1/4" ANGLE SLIP, OR 2"x2"x1/4" ANGLE REINFORCED POCKET LOCK OR REINFORCED BAR SLIP	REINFORCE ALL SIDES OVER 96" WITH 2"x2"x1/4" ANGLES ON 2'-0" CENTERS REINFORCE ALL SIDES 85" THRU 96" WITH 1 1/2"x1 1/2"x3/16" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES 61" THRU 84" WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES UNDER 60" WITH 1 1/2"x1 1/2"x1/8" ANGLES IF JOINTS ARE 8'-0" ON CENTER. NO REINFORCING IF JOINTS ARE 4'-0" ON CENTER.



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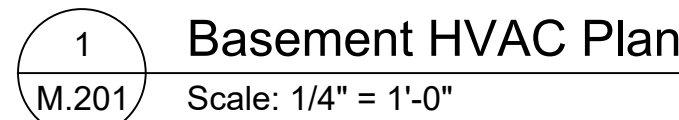
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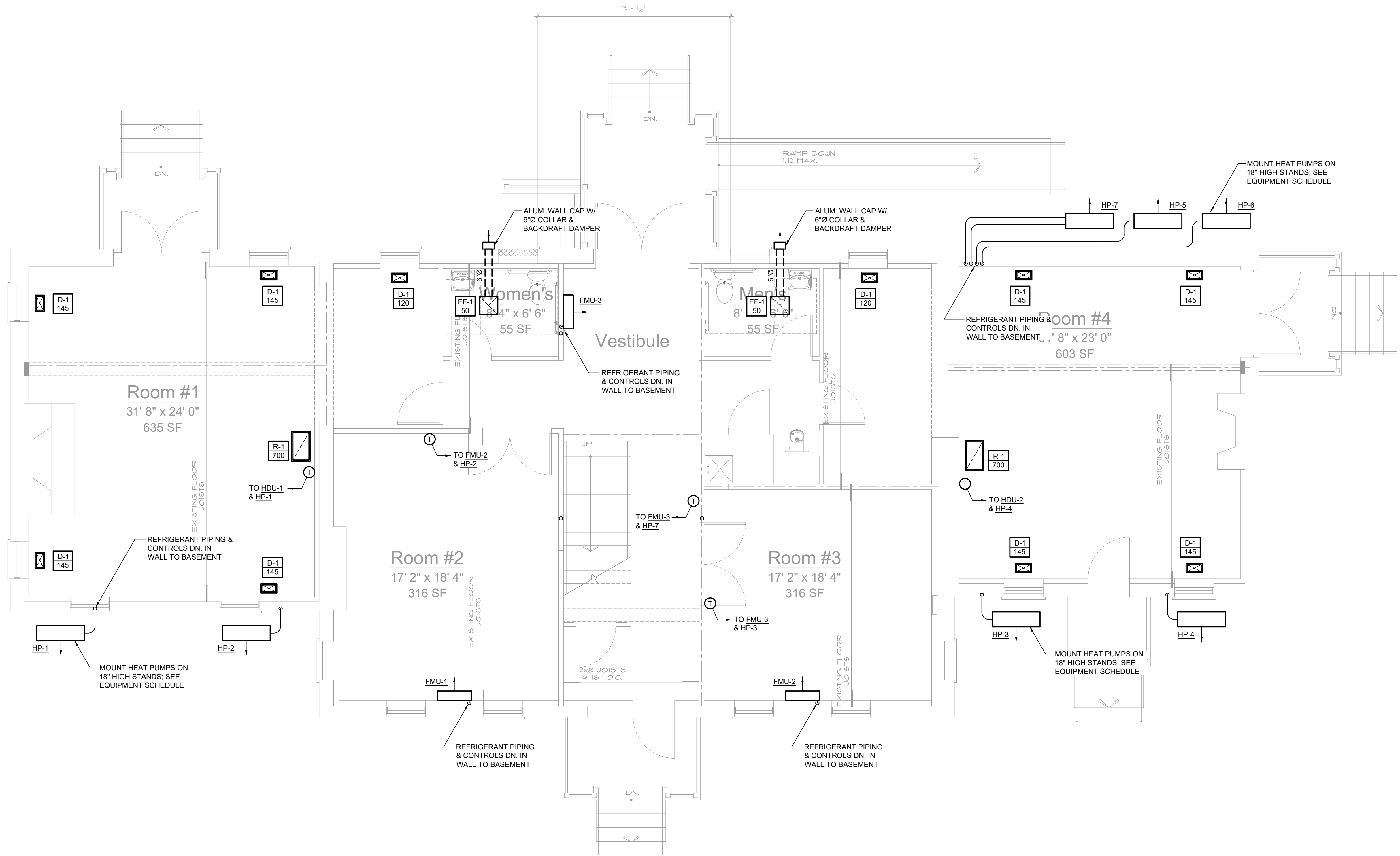
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**M.102**



M.201





1 First Floor HVAC Plan  
M.202 Scale: 1/4" = 1'-0"

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B

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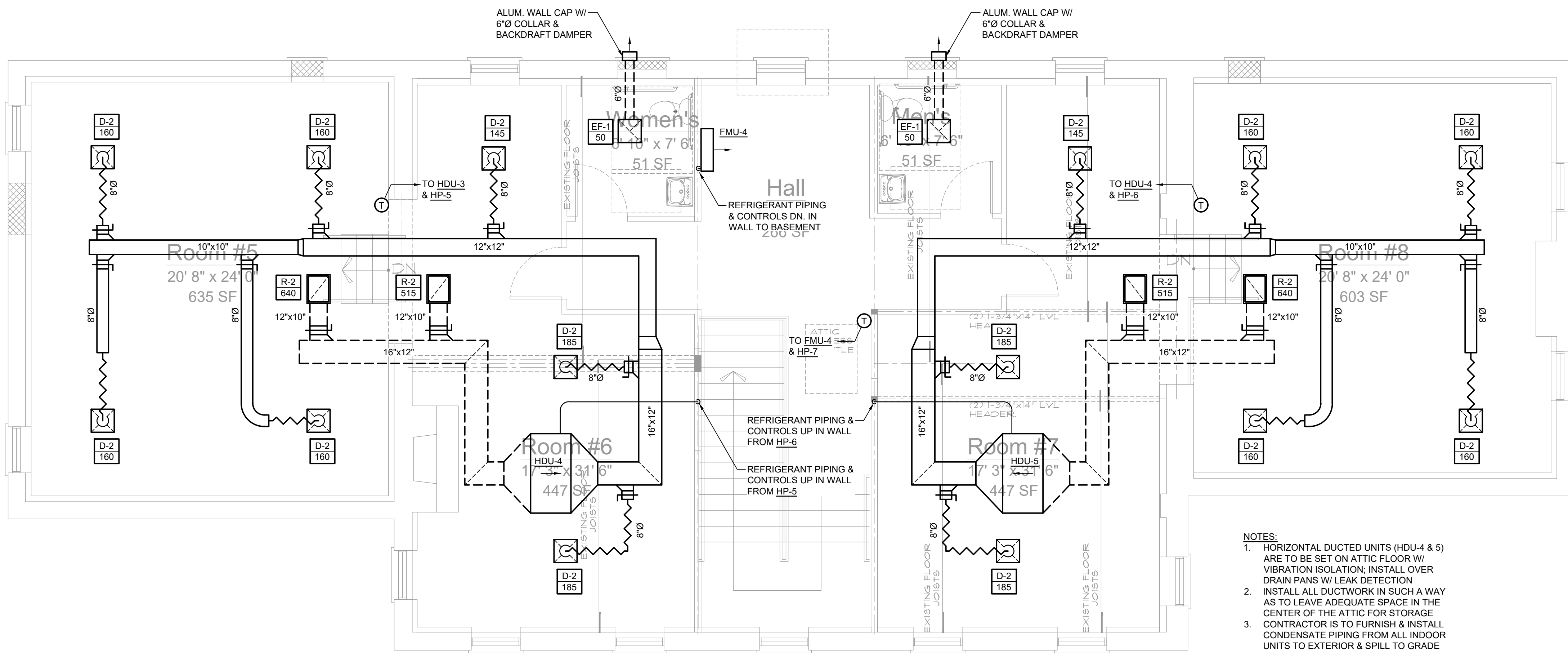
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FIRST FLOOR HVAC PLAN

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1 Second Floor HVAC Plan  
M.203 Scale: 1/4" = 1'-0"

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Project

Manor House  
255 State School Road  
Warwick, New York 10990

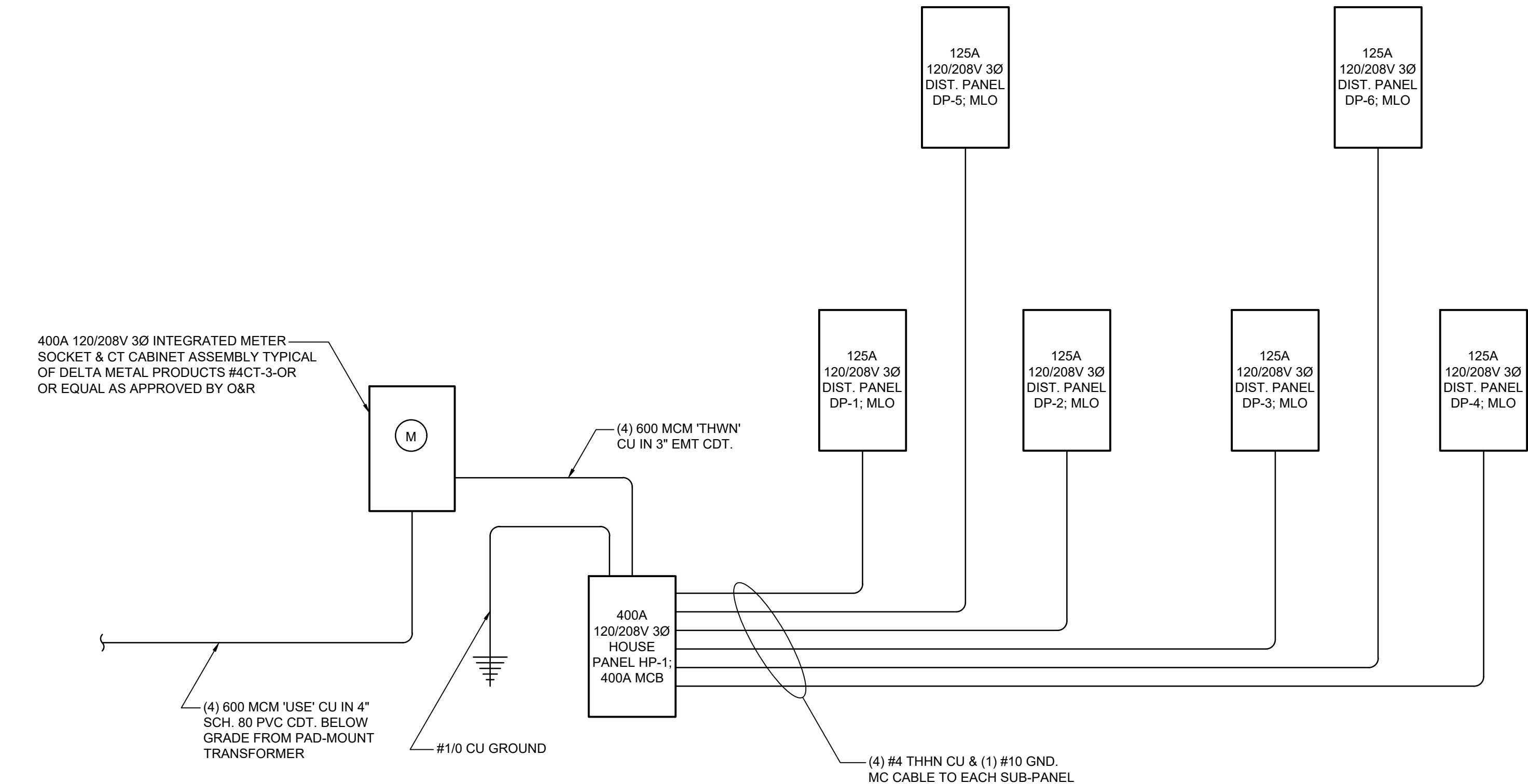
SECOND FLOOR HVAC PLAN

Seal

Date: 12/16/19  
Drawn By:  
Checked By:  
Drawing No.

M.203

LIGHTING FIXTURE SCHEDULE										
TAG	SYMBOL	MANUFACTURER & MODEL	TYPE	VOLTAGE	# OF LAMPS	LAMP WATTS	FIXTURE WATTS	MOUNTING	SIZE	NOTES
A		HE WILLIAMS LED DOWNLIGHT 6DR-TL-L15/835-DIM-UNV-OW-OF-CS-N-F1	LED	120	1	13.8	13.8	RECESSED	6"Ø	3500K COLOR TEMPERATURE
B		HUBBELL LIGHTING LED EGRESS LIGHT CUSO4DB-H-ND	LED	120	1	17.0	17.0	WALL MTD.	9.1"x6.3x2.5"	4000K COLOR TEMPERATURE; FURNISH W/ PHOTOCELL & 90-MINUTE BATTERY
C		HE WILLIAMS LED WRAP 17-4-L55/835-AF-DRV-UNV	LED	120	1	55.0	55.0	SURFACE MTD.	10.75"x48" x3"	3500K COLOR TEMPERATURE
D		HE WILLIAMS LED WALLPACK VWPH-L30/740-TFT-DBZ-SDGL-DIM-UNV	LED	120	1	36.0	36.0	WALL MTD.	16.75"x5.75" x7.5"	4000K COLOR TEMPERATURE; VERIFY MOUNTING HEIGHT IN FIELD W/ ENGINEER
-		BEGHELLI EXIT/EMERGENCY COMBO UNIT FRM-C-LG-1-B-M	LED	120	2	3	6	UNIVERSAL MOUNT	-	FURNISH W/ 90-MINUTE EMERGENCY BATTERY
-		BEGHELLI EMERGENCY LIGHT PEH-1-AT	LED	120	2	1.5	3	UNIVERSAL MOUNT	-	FURNISH W/ 90-MINUTE EMERGENCY BATTERY
-		BEGHELLI EXIT SIGN FME-SA-LG-2-M-AT	LED	120	2	1.5	3	UNIVERSAL MOUNT	-	FURNISH W/ 90-MINUTE EMERGENCY BATTERY



1 Electric One-Line Diagram  
E.101 Scale: None

## ELECTRICAL LEGEND:

	MOTOR
	EARTH GROUND
	JUNCTION BOX
	PULL BOX
	FUSE WITH RATING
	MOLDED CASE CIRCUIT BREAKER
	DISCONNECT SWITCH, FUSED
	DISCONNECT SWITCH, UNFUSED
	STARTER, COMBINATION WITH DISCONNECT SWITCH
	STARTER OR MOTOR CONTROLLER
	METER
	20A 120V SINGLE RECEPTACLE
	20A 120V DUPLEX RECEPTACLE
	20A 120V DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
	20A 120V QUADRUPLEX RECEPTACLE
	RECEPTACLE, SPECIAL PURPOSE
	20A 120V USB CHARGER RECEPTACLE TYPICAL OF HUBBELL USB20X OR ACCEPTABLE EQUAL
	FLUSH MOUNTED FLOOR BOX WITH FINISHED COVER PLATE; INSTALL POWER, TELEPHONE AND/OR DATA AS SHOWN ON PLANS
	WALL PHONE OUTLET MTD. 48" A.F.F.; 3/4" EMT CDT. IN WALL TO ABOVE CEILING W/ PULL CORD; DEEP 4-S BOX W/ VERTICALLY ORIENTED SINGLE-GANG PLASTER RING
	DATA COMMUNICATION BOX W/ 3/4" EMT CDT. IN WALL TO ABOVE CEILING W/ PULL CORD; RANDL 5-SQUARE BOX W/ VERTICALLY ORIENTED SINGLE-GANG PLASTER RING OR ACCEPT. EQUAL; NO FACE PLATE
	TELEPHONE OUTLET BOX W/ 3/4" EMT CDT. IN WALL TO ABOVE CEILING W/ PULL CORD; DEEP 4-S BOX W/ VERTICALLY ORIENTED SINGLE-GANG PLASTER RING
	TELEPHONE/DATA COMMUNICATION BOX W/ (2) 3/4" EMT CDT. IN WALL TO ABOVE CEILING W/ PULL CORD; RANDL 5-SQUARE BOX W/ VERTICALLY ORIENTED SINGLE-GANG PLASTER RING OR ACCEPT. EQUAL; NO FACE PLATE
	WALL BOX FOR TELEVISION CONNECTION; 1-1/4" EMT CDT. IN WALL TO ABOVE CEILING W/ PULL CORD; RANDL 5-SQUARE BOX W/ VERTICALLY ORIENTED SINGLE-GANG PLASTER RING OR ACCEPT. EQUAL; NO FACE PLATE
	BRANCH CIRCUIT HOMERUN; LINES INDICATE NUMBER OF CIRCUITS, NEUTRAL, AND SWITCH LEG CONDUCTORS; ONE SEPARATE GROUNDING CONDUCTOR SHALL BE PROVIDED FOR EACH HOMERUN; NOT SHOWN
	SWITCH BLANK = SINGLE POLE 3 = THREE-WAY D = DIMMER P = WITH PILOT LIGHT T = TIMER OPERATED X = EXPLOSION PROOF 2 = DOUBLE POLE 4 = FOUR-WAY K = KEY OPERATED PB = PUSH BUTTON WP = WEATHER PROOF OC = OCCUPANCY SENSOR
	CEILING MOUNTED DUAL TECHNOLOGY LIGHTING OCCUPANCY SENSOR
	ALARM, HORN/LIGHT, ONE ASSEMBLY, FIELD SELECTABLE STROBES, 'X' INDICATES CANDELA OUTPUT; MTD. 80" A.F.F.
	ALARM, STROBE, FIELD SELECTABLE STROBES, 'X' INDICATES CANDELA OUTPUT; MTD. 80" A.F.F.
	FIRE ALARM STATION, MANUAL PULL; MTD. 48" A.F.F.
	DETECTOR; LETTER INDICATES AS FOLLOWS: BLANK = SMOKE DETECTOR P = PHOTOELECTRIC SMOKE SB = PHOTOELECTRIC SMOKE W/ SOUNDER BASE DS = PHOTOELECTRIC DUCT SMOKE DETECTOR E = EXISTING DEVICE, TO REMAIN
	RATE OF RISE HEAT DETECTOR, 135°F
	CARBON MONOXIDE DETECTOR; MTD. 60" A.F.F.
	ADDRESSABLE FIRE ALARM CONTROL PANEL
	FIRE ALARM ANNUNCIATOR PANEL
	FAN SHUTDOWN

## ELECTRICAL LEGEND:

EUH-1	ELECTRIC UNIT HEATER TYPICAL OF Q-MARK #MUH05-21 OR ACCEPTABLE EQUAL; 5.0KW, 240V 1Ø; 17.065 BTUH; FURNISH W/ INTEGRAL THERMOSTAT #UHM1; SUPPORT FROM STRUCTURE
EB-1	ELECTRIC BASEBOARD TYPICAL OF Q-MARK #QMKC2543W OR ACCEPTABLE EQUAL; 3 FT. LENGTH; 0.75KW, 240V 1Ø; 2,560 BTUH; FURNISH W/ INTEGRAL THERMOSTAT #TA1TPAW

## ELECTRICAL NOTES:

- ALL MATERIALS AND EQUIPMENT ARE TO BE NEW, UNUSED, AND FREE FROM DEFECTS OF ANY KIND. THE BASIS OF QUALITY SHALL BE THE LATEST REVISION OF ASTM, ANSI, OR OTHER ACCEPTABLE STANDARDS.
- THESE DRAWINGS ARE DIAGRAMMATIC, AND INDICATE GENERAL ARRANGEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE REVIEWED THE SITE FOR HIS WORK PRIOR TO HAVING SUBMITTED HIS PROPOSAL. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS FOUND DURING THE COURSE OF THE CONTRACT.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF ALL OTHER TRADES.
- ALL WORK INCLUDING LABOR AND MATERIALS SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF PAYMENT AND FINAL ACCEPTANCE BY THE OWNER AND ENGINEER.
- ALL CUTTING, PATCHING, FIRE-STOPPING, AND SURFACE RESTORATION IN CONNECTION WITH THIS TRADE SHALL BE COMPLETED BY THIS CONTRACTOR.
- A MINIMUM OF FOUR (4) COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO ORDERING AND INSTALLATION OF THE EQUIPMENT AND/OR MATERIALS. BY SUBMITTING SHOP DRAWINGS, THE CONTRACTOR REPRESENTS THAT ACTUAL FIELD CONDITIONS ARE VERIFIED BY HIM AND ARE REFLECTED ON HIS SUBMITTALS.
- THIS CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS, AND OBTAIN ALL PERMITS, INSPECTIONS, AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH WORK UNDER THIS CONTRACT.
- EQUIPMENT AND MATERIALS FOR WHICH UNDERWRITERS LABORATORIES INC. (UL) PROVIDES PRODUCT LISTING SERVICE SHALL BE LISTED AND BEAR THE LISTING MARK.
- ALL WORK IN ASSOCIATION WITH THIS CONTRACT SHALL BE COMPLETED IN STRICT COMPLIANCE WITH THE 2014 NATIONAL ELECTRIC CODE, 2015 INTERNATIONAL BUILDING CODE WITH 2017 NEW YORK STATE UNIFORM CODE SUPPLEMENT, AS WELL AS THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2016 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE SUPPLEMENT (REV AUG. 2016).
- ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED FULLY LAMPED AND OPERABLE. THE CONTRACTOR SHALL TURN OVER TO THE OWNER SPARE LAMPS OF EVERY TYPE ON THE PROJECT IN AN AMOUNT NOT LESS THAN 20% OF THE TOTAL NUMBER OF EACH TYPE (MINIMUM 1 PER TYPE).
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, APPLICATIONS AND FEES OF ALL WORK ASSOCIATED WITH THE LOCAL UTILITY COMPANY AND/OR THE TELEPHONE COMPANY. ALL WORK INVOLVING THE UTILITY COMPANY SHALL BE COMPLETED IN ACCORDANCE WITH THEIR REGULATIONS AND GUIDELINES.
- ALL CONDUCTORS SHALL BE COPPER, SHALL NOT BE LESS THAN #12 AWG, AND SHALL NOT EXCEED 70 FEET FROM PANEL BOARD TO FURTHEST CONNECTION UNLESS OTHERWISE NOTED ON PLANS.
- WIRING SHALL CONSIST OF METALLIC ARMORED CABLES (TYPE AC) INSTALLED WHERE CONCEALED IN FRAMED WALLS, CEILINGS, OR PERMITTED BY THE NEC, OTHER AREAS SHALL CONSIST OF INSULATED CONDUCTORS INSTALLED IN RIGID STEEL CONDUIT (RGS), ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR FLEXIBLE METALLIC ARMORED CABLE (GREENFIELD).
- LIGHTING LOADS SHALL NOT BE COMBINED ON THE SAME CIRCUIT AS ANY OTHER ELECTRICAL LOADS.
- CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH & INSTALL ALL SMALL DETAILS AND INCIDENTAL WORK NOT SHOWN OR SPECIFIED, BUT WHICH CAN BE REASONABLY INFERRED AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM OF HIGH QUALITY MEETING ALL APPLICABLE CODES AND REGULATIONS.
- FOR EACH NEW OR MODIFIED ELECTRICAL PANEL, THE CONTRACTOR SHALL PROVIDE A TYPE WRITTEN DIRECTORY CARD TO REFLECT ALL CIRCUITING. ADDITIONALLY, THE CONTRACTOR SHALL LABEL (WITH A PERMANENT MARKER OR LABEL) EACH RECEPTACLE ON THE INSIDE OF EACH FACE PLATE WITH PANEL AND CIRCUIT NUMBER DESIGNATION.
- MINIMUM REQUIREMENT FOR EQUIPMENT GROUNDING SHALL BE GOVERNED BY THE NEC. ALL GROUNDS, BONDING, ETC. SHALL MEET THESE REQUIREMENTS. THE CONTRACTOR SHALL FURNISH AND INSTALL ANY AND ALL ITEMS NECESSARY TO MEET THESE REQUIREMENTS AT NO EXTRA COST, EVEN IF SUCH ITEMS ARE NOT DETAILED ON THE DRAWINGS.
- ALL CONDUIT AND CABLE SHALL BE PROPERLY SUPPORTED AND ROUTED PARALLEL OR PERPENDICULAR TO BUILDING WALLS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SUPPORT HANGERS AND MISCELLANEOUS METALS REQUIRED FOR PROPER INSTALLATION OF WORK.
- THE CONTRACTOR IS RESPONSIBLE TO TEST ALL EQUIPMENT, WIRING, DEVICES, AND SYSTEMS INSTALLED UNDER THIS CONTRACT TO ENSURE PROPER OPERATION PRIOR TO FINAL ACCEPTANCE BY THE OWNER AND ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE WHETHER SPECIAL LICENSING IS REQUIRED IN ORDER TO PERFORM THE REQUIRED WORK IN THE MUNICIPALITY WHERE THE PROJECT IS LOCATED. IF THE CONTRACTOR CANNOT OBTAIN THE REQUIRED LICENSING TO COMPLETE THE WORK WITHIN THE PROJECT SCHEDULE, THEN THE CONTRACTOR SHALL NOT BE PERMITTED TO BID ON THIS PROJECT.

## DEVICE MOUNTING HEIGHTS

POWER RECEPTACLES (INTERIOR)	18" A.F.F.
POWER RECEPTACLES (EXTERIOR)	36" A.F.G.
POWER RECEPTACLES (@ COUNTER)	44" A.F.F.
LIGHT SWITCHES	48" A.F.F. TO TOP OF DEVICE
DISCONNECT SWITCHES	SEE NEC 404.8(A)
TELEPHONE/DATA RECEPTACLES	18" A.F.F.
TELEPHONE/DATA RECEPTACLES (@ COUNTER)	44" A.F.F.
WALL TELEPHONE RECEPTACLES	48" A.F.F. TO TOP OF DEVICE
FIRE ALARM PULL STATIONS	42" A.F.F. MIN./48" A.F.F. MAX.
FIRE ALARM AUDIO/VISUAL DEVICES	80" A.F.F. MIN./96" A.F.F. MAX.
EXIT LIGHTS (WALL MOUNTED)	12" ABOVE DOOR
EMERGENCY LIGHTS (WALL MOUNTED)	90" A.F.F.
TV & AV OUTLETS	18" A.F.F.

NOTE: ALL DIMENSIONS ARE TO CENTER OF DEVICE UNLESS OTHERWISE NOTED

Consultants:

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PROGRESS DRAWINGS  
DATE: 12/16/19  
Prior dated documents  
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Revisions:

Date	Description	Drawn	Check
△			
△			
△			
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△			
△			

Drawings on this page:

Manor House  
255 State School Road  
Warwick, New York 10990  
Section 46, Block 1, Lot 39.2

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DEGRAW & DEHAAN ARCHITECTS

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Project

Manor House  
255 State School Road  
Warwick, New York 10990

## ELECTRICAL SCHEDULES, NOTES, LEGEND & DETAILS

Seal

Date: 12/16/19  
Drawn By:  
Checked By:  
Drawing No.  
E.101

120/208V 3Ø 4W+G, 22kAIC				BUS RATING: 400A						400A MCB	
CONNECTED LOAD	CONDUCTORS	CKT. BREAKER AMPACITY	POSITION	L1 KVA	L2 KVA	L3 KVA	POSITION	CKT. BREAKER AMPACITY	CONDUCTORS	CONNECTED LOAD	
HEAT PUMP HP-7	(2) #8 CU & (1) #10 GND.	40	1	2.80			2	20	(2) #12 CU & (1) #12 GND.	BSMNT. LIGHTING	
			3	0.80	2.80	1.40	4	20	(2) #12 CU & (1) #12 GND.	FIRE ALARM PANEL	
WATER HEATER	(2) #10 CU & (1) #10 GND.	25	5			1.75	6	30	(2) #10 CU & (1) #10 GND.	ELEC. UNIT HEATER	
			7	1.75	2.50		8				
ELEC. UNIT HEATER	(2) #10 CU & (1) #10 GND.	30	9		2.50		10				
			11		2.50	2.50	12	30	(2) #10 CU & (1) #10 GND.	ELEC. UNIT HEATER	
IT RECEPT.	(2) #12 CU & (1) #12 GND.	20	13	1.50			14	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES	
IT RECEPT.	(2) #12 CU & (1) #12 GND.	20	15		1.50		16	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES	
ELEC. BASEBOARD	(2) #12 CU & (1) #12 GND.	20	17			1.50	18	20	(2) #12 CU & (1) #12 GND.	ELEC. BASEBOARD	
1ST FLR. LIGHTING	(2) #12 CU & (1) #12 GND.	20	19	1.00	1.00		20	20	(2) #12 CU & (1) #12 GND.	2ND FLR. LIGHTING	
EXTERIOR LIGHTING	(2) #12 CU & (1) #12 GND.	20	21		0.50	1.20	22	20	(2) #12 CU & (1) #12 GND.	DEHUMIDIFIER	
SUMP PUMP	(2) #12 CU & (1) #12 GND.	20	23			1.20	24	20	(2) #12 CU & (1) #12 GND.	DRINKING FOUNTAIN	
			25	3.00	0.40		26				
PANEL DP-1	(4) #4 CU & (1) #10 GND.	60	27		3.60		28	60	(4) #4 CU & (1) #10 GND.	PANEL DP-2	
			29		2.00		30				
			31	0.40	3.00		32				
PANEL DP-3	(4) #4 CU & (1) #10 GND.	60	33		2.00		34	60	(4) #4 CU & (1) #10 GND.	PANEL DP-4	
			35		1.00		36				
			37	3.00	4.00		38				
PANEL DP-5	(4) #4 CU & (1) #10 GND.	60	39		2.60		40	60	(4) #4 CU & (1) #10 GND.	PANEL DP-6	
			41		1.00		42				
			43			2.00	3.60	44			
-	-	-	43	-	-		44	-	-	-	
-	-	-	45	-	-		46	-	-	-	
-	-	-	47	-	-		48	-	-	-	
-	-	-	49	-	-		50	-	-	-	
-	-	-	51	-	-		52	-	-	-	
-	-	-	53	-	-		54	-	-	-	
SQUARE 'D' NQ PANELBOARD				26.15	24.60	28.65	79.40 KVA TOTAL				

1 House Distribution Panel HP-1  
E.102 Scale: None

120/208V 3Ø 4W+G, 10kAIC				BUS RATING: 125A								MLO	
CONNECTED LOAD	CONDUCTORS	CKT. BREAKER AMPACITY	POSITION	L1 KVA	L2 KVA	L3 KVA	POSITION	CKT. BREAKER AMPACITY	CONDUCTORS	CONNECTED LOAD			
HEAT PUMP HP-1	(2) #10 CU & (1) #10 GND.	30	1 3	2.60 0.40	2.60 1.00		2 4	20	(2) #12 CU & (1) #12 GND.	LIGHTING			
SPARE	-	20	5				6	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES			
SPARE	-	20	7	-	-	1.00	8	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES			
SPARE	-	20	9	-	-		10	20	-	SPARE			
SPARE	-	20	11	-	-		12	20	-	SPARE			
SPARE	-	20	13	-	-		14	20	-	SPARE			
SPARE	-	20	15	-	-		16	20	-	SPARE			
-	-	-	17	-	-		18	-	-	-			
-	-	-	19	-	-		20	-	-	-			
-	-	-	21	-	-		22	-	-	-			
-	-	-	23	-	-		24	-	-	-			
SQUARE 'D' QO LOAD CENTER				3.00	3.60	1.00	7.60 KVA TOTAL						

2 Distribution Panel DP-1  
E.102 Scale: None

120/208V 3Ø 4W+G, 10kAIC			BUS RATING: 125A										MLO	
CONNECTED LOAD	CONDUCTORS	CKT. BREAKER AMPACITY	POSITION	L1 KVA	L2 KVA	L3 KVA	POSITION	CKT. BREAKER AMPACITY	CONDUCTORS	CONNECTED LOAD				
SPARE	-	20	1	-	0.40		2	20	(2) #12 CU & (1) #12 GND.	LIGHTING				
HEAT PUMP HP-2	(2) #12 CU & (1) #12 GND.	15	3		1.00		4	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES				
			5		1.00	1.00	6	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES				
SPARE	-	20	7	-	-		8	20	-	SPARE				
SPARE	-	20	9	-	-		10	20	-	SPARE				
SPARE	-	20	11	-	-		12	20	-	SPARE				
SPARE	-	20	13	-	-		14	20	-	SPARE				
SPARE	-	20	15	-	-		16	20	-	SPARE				
-	-	-	17	-	-		18	-	-	-				
-	-	-	19	-	-		20	-	-	-				
-	-	-	21	-	-		22	-	-	-				
-	-	-	23	-	-		24	-	-	-				
SQUARE 'D' QO LOAD CENTER				0.40	2.00	2.00	4.40 KVA TOTAL							

3 Distribution Panel DP-2  
E.102 Scale: None

120/208V 3Ø 4W+G, 10kAIC				BUS RATING: 125A				MLO			
CONNECTED LOAD	CONDUCTORS	CKT. BREAKER AMPACITY	POSITION	L1 KVA	L2 KVA	L3 KVA	POSITION	CKT. BREAKER AMPACITY	CONDUCTORS	CONNECTED LOAD	
SPARE	-	20	1	-	0.40		2	20	(2) #12 CU & (1) #12 GND.	LIGHTING	
HEAT PUMP HP-3	(2) #12 CU & (1) #12 GND.	15	3		1.00		4	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES	
		5			1.00	1.00	6	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES	
SPARE	-	20	7	-	-		8	20	-	SPARE	
SPARE	-	20	9	-	-		10	20	-	SPARE	
SPARE	-	20	11	-	-		12	20	-	SPARE	
SPARE	-	20	13	-	-		14	20	-	SPARE	
SPARE	-	20	15	-	-		16	20	-	SPARE	
-	-	-	17	-	-		18	-	-	-	
-	-	-	19	-	-		20	-	-	-	
-	-	-	21	-	-		22	-	-	-	
-	-	-	23	-	-		24	-	-	-	
SQUARE 'D' QO LOAD CENTER				0.40	2.00	2.00	4.40 KVA TOTAL				

4 Distribution Panel DP-3  
E.102 Scale: None

120/208V 3Ø 4W+G, 10kAIC			BUS RATING: 125A							MLO	
CONNECTED LOAD	CONDUCTORS	CKT. BREAKER AMPACITY	POSITION	L1 KVA	L2 KVA	L3 KVA	POSITION	CKT. BREAKER AMPACITY	CONDUCTORS	CONNECTED LOAD	
SPARE	-	20	1	-	0.40		2	20	(2) #12 CU & (1) #12 GND.	LIGHTING	
SPARE	-	20	3	-	-	1.00	4	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES	
HEAT PUMP HP-4	(2) #10 CU & (1) #10 GND.	15	5	-	-	2.60	6	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES	
		7	2.60	-	-	1.00	8	20	-	SPARE	
SPARE	-	20	9	-	-	-	10	20	-	SPARE	
SPARE	-	20	11	-	-	-	12	20	-	SPARE	
SPARE	-	20	13	-	-	-	14	20	-	SPARE	
SPARE	-	20	15	-	-	-	16	20	-	SPARE	
-	-	-	17	-	-	-	18	-	-	-	
-	-	-	19	-	-	-	20	-	-	-	
-	-	-	21	-	-	-	22	-	-	-	
-	-	-	23	-	-	-	24	-	-	-	
SQUARE 'D' QO LOAD CENTER				3.00	1.00	3.60	7.60 KVA TOTAL				

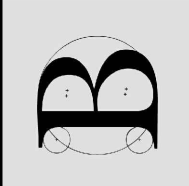
5 Distribution Panel DP-4  
E.102 Scale: None

120/208V 3Ø 4W+G, 10kAIC				BUS RATING: 125A				MLO			
CONNECTED LOAD	CONDUCTORS	CKT. BREAKER AMPACITY	POSITION	L1 KVA	L2 KVA	L3 KVA	POSITION	CKT. BREAKER AMPACITY	CONDUCTORS	CONNECTED LOAD	
HEAT PUMP HP-5	(2) #10 CU & (1) #10 GND.	30	1 3	2.60 0.40	2.60 1.00		2 4	20	(2) #12 CU & (1) #12 GND.	LIGHTING	
RECEPTACLES	(2) #12 CU & (1) #12 GND.	20	5		1.00	1.00	6	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES	
SPARE	-	20	7	-	-	-	8	20	-	SPARE	
SPARE	-	20	9	-	-	-	10	20	-	SPARE	
SPARE	-	20	11	-	-	-	12	20	-	SPARE	
SPARE	-	20	13	-	-	-	14	20	-	SPARE	
SPARE	-	20	15	-	-	-	16	20	-	SPARE	
-	-	-	17	-	-	-	18	-	-	-	
-	-	-	19	-	-	-	20	-	-	-	
-	-	-	21	-	-	-	22	-	-	-	
-	-	-	23	-	-	-	24	-	-	-	
SQUARE 'D' QO LOAD CENTER				3.00	2.60	2.00	7.60 KVA TOTAL				

6 Distribution Panel DP-5  
E.102 Scale: None

120/208V 3Ø 4W+G, 10kAIC				BUS RATING: 125A								MLO
CONNECTED LOAD	CONDUCTORS	CKT. BREAKER AMPACITY	POSITION	L1 KVA	L2 KVA	L3 KVA	POSITION	CKT. BREAKER AMPACITY	CONDUCTORS	CONNECTED LOAD		
RECEPTACLES	(2) #12 CU & (1) #12 GND.	20	1	1.00 0.40	-	-	2	20	(2) #12 CU & (1) #12 GND.	LIGHTING		
SPARE	-	20	3	-	1.00	-	4	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES		
HEAT PUMP HP-6	(2) #10 CU & (1) #10 GND.	30	5	-	2.60	1.00	6	20	(2) #12 CU & (1) #12 GND.	RECEPTACLES		
		7	2.60	-	-	-	8	20	-	SPARE		
SPARE	-	20	9	-	-	-	10	20	-	SPARE		
SPARE	-	20	11	-	-	-	12	20	-	SPARE		
SPARE	-	20	13	-	-	-	14	20	-	SPARE		
SPARE	-	20	15	-	-	-	16	20	-	SPARE		
-	-	-	17	-	-	-	18	-	-	-		
-	-	-	19	-	-	-	20	-	-	-		
-	-	-	21	-	-	-	22	-	-	-		
-	-	-	23	-	-	-	24	-	-	-		
SQUARE 'D' QO LOAD CENTER				4.00	1.00	3.60	7.60 KVA TOTAL					

7 Distribution Panel DP-6  
E.102 Scale: None



Consultants:

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845-467-9217 ABLAKE@BLAKEENGINEERINGPLLC.COM

PROGRESS DRAWINGS

DATE: 12/16/19

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Revisions:	Date	Description	Drawn	Check
△				
△				
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Drawings on this page:

Manor House

255 State School Road  
Warwick, New York 10990

Section 46, Block 1, Lot 39.2

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Project

Manor House

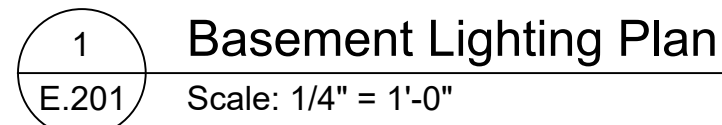
255 State School Road

Warwick, New York 10990

ELECTRIC PANEL SCHEDULES

Seal	Date: 12/16/19
	Drawn By:
	Checked By:
	Drawing No.

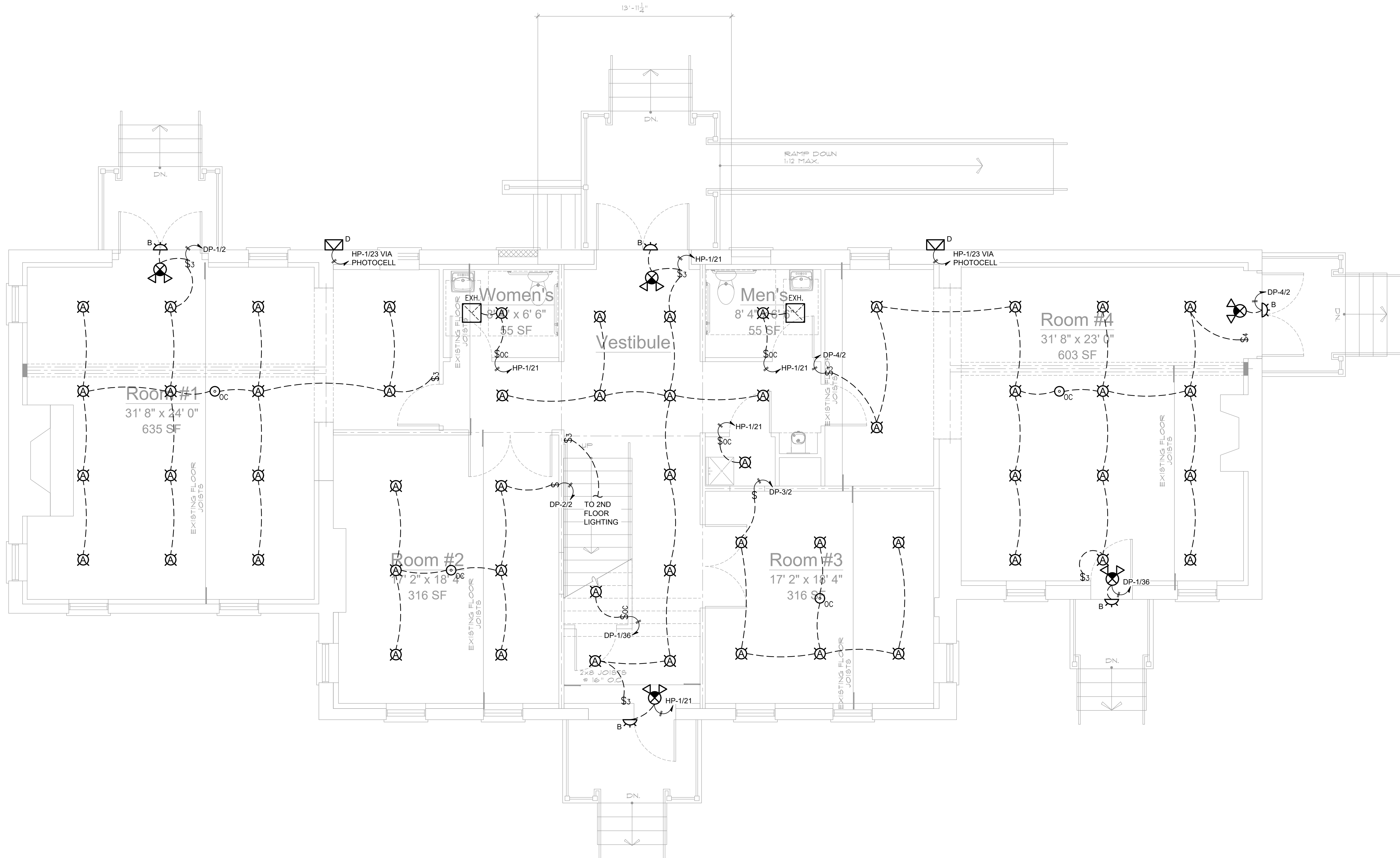
E.102



E.201

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1 First Floor Lighting Plan  
E.202 Scale: 1/4" = 1'-0"

Consultants:

B

BLAKE ENGINEERING PLLC

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845-467-9207 ABLAKE@BLAKEENGINEERINGPLLC.COM

PROGRESS DRAWINGS  
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Warwick, New York 10990  
Section 46, Block 1, Lot 39.2

Drawings on this page:

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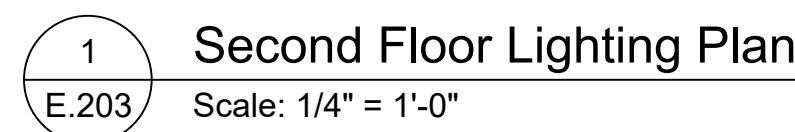
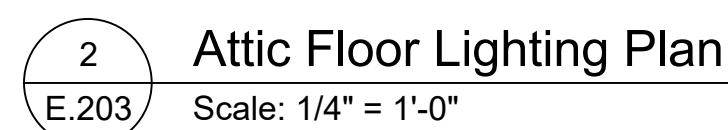
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FIRST FLOOR LIGHTING  
PLAN

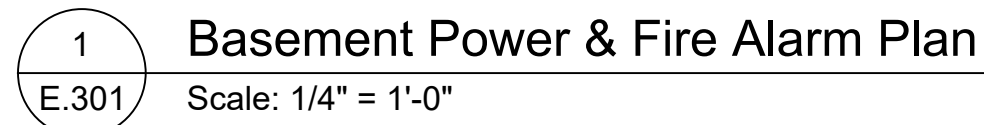
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E.202

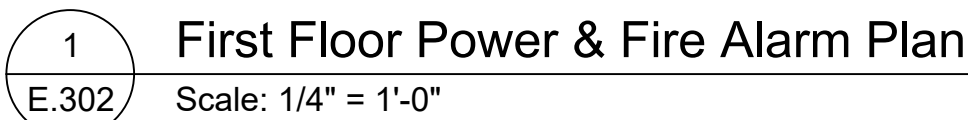


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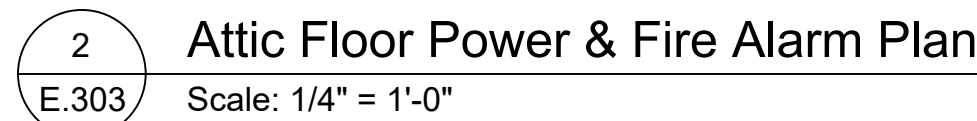




## E.301



## E.302



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	Checked By:
	Drawing No.
	E.303