FRONT ELEVATION

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

MATCH LINE

ELEVATION SPECIFICATION NOTES:

3.0 CONCRETE
- 3.1 CONCRETE SPREAD FOOTING. REFER TO FOUNDATION PLAN FOR SIZING
- 3.2 CONCRETE PORCH, FLUSH WITH INTERIOR FLOOR. SLOPE AWAY FROM BUILDING
- 3.3 SLOPE SIDEWALK TO PORCH 1/12 MAX. SLOPE

4.0 MASONRY
- 4.1 CONCRETE BLOCK FOUNDATION WALL

5.0 METALS
- 5.1 1X2 OVER 2x8 ALUMINUM WRAPPED RAKES
- 5.2 2x6 ALUMINUM WRAPPED FASCIA WITH METAL DRIP EDGE
- 5.3 5" ALUMINUM 'K' GUTTER WITH DOWNSPOUTS. FINAL LOCATION BY CONTRACTOR IN FIELD.

6.0 WOODS & PLASTICS
- 6.1 6" VINYL CORNER BOARDS
- 6.1A 12" WIDE PVC CORNER BOARD
- 6.1B 14" WIDE PVC CORNER BOARD
- 6.2 1X6 PVC GABLE FRIEZE (SIDE AND REAR)
- 6.2A 1X6 O/ 1X12 PVC GABLE FRIEZE (FRONT ONLY)
- 6.3 1X6 PVC FRIEZE AT EAVE, 2X8 AT SECOND FLR. BAND
- 6.3A 'TYPON' MLD246 ON 1X15 PVC FRIEZE AT EAVE (FRONT/SIDE)
- 6.4 1x8 PVC CROSSHEAD AT WINDOWS, DOORS AND OVERHEAD GARAGE DOORS.
- 6.5 1X4 PVC CASING AT WINDOWS
- 6.6 1X4 PVC CASING AT DOORS AND OVERHEAD GARAGE DOORS
- 6.7 10" SQ. POST W/ PVC WRAP & MDLG., SEE FLR. PLAN
- 6.8 1X PVC WRAPPED BOX BEAMS AND RING JOIST FASCIA. TYPICAL AT ALL PORCH AND DECK LOCATIONS
- 6.9 6" x 6" P.T. POST W/ PVC WRAP, BASE & CAP MOLDING TYPICAL AT ALL SIDE AND REAR PORCH AND DECK LOCATIONS
- 6.10 42"H METAL REINFORCED PVC GUARD RAIL SYSTEM. (SEE DETAILS SHEET A-7.2)
- 6.11 10" SQ. POST W/ PVC WRAP & MDLG., SEE FLR. PLAN
- 6.12 5/4 x 6 P.T. DECKING MATERIAL AS SELECTED ON 2x10 P.T. DECK JOISTS
- 6.13 PRIVACY FENCE (SEE DETAIL '35', SHEET A-7.2)
- 6.14 15" VINYL SHUTTER
- 6.15 PVC PANEL FOR GAS AND ELECTR. METER, COORDINATE FINAL LOCATION WITH FINAL MEP DEIGNS

7.0 THERMAL & MOISTURE PROTECTION
- 7.1 25 YEAR MIN. ARCHITECTURAL FIBERGLASS / ASPHALT SHINGLES. MFR., TYPE & COLOR PER EXTERIOR PALETTE
- 7.2 5" T.W. VINYL SIDING. MFR., TYPE & COLOR PER EXT. PALETTE
- 7.3 RIDGE VENTS. BREAK VENTS AT DRAFT STOPPING, (SEE SHT. A-5)
- 7.4 ALUM CONCEALED FLASHING (SEE DET. '31', SHT. A-7.1)
- 7.5 ALUM STEPPED FLASHING (SEE DET. '32', SHT. A-7.1)

8.0 WINDOWS AND DOORS (SEE SHEET A-9 FOR WDWS/ DRS SCHEDULE)
- 8.1 SILIVERLINE (V1) SERIES LOW-E W/ARGON SINGLE HUNG WINDOWS WITH GRILLES AS SHOWN. (U VALUE .27/ SHGC .28, AIR INFILTRATION RATE ≤ 0.3CFM/FT.² OR EQUAL)
- 8.2 THERMA-TRU ENTRY DOORS
- 8.3 9'0 x 7'0 (ONE CAR GARAGE) OR 16'0 x 7'0 (TWO CAR GARAGE) OVERHEAD INSULATED DOORS.
- 8.4 SLIVERLINE, (V1) SERIES WHITE SLIDING DRS. (W/ GRILLS AS SHOWN) (LOW-E W/ ARGON U-.27/ SHGC .28 OR EQUAL) W/ ADA COMPLIANCE HARDWARE / THRESHOLD (LOWER UNITS ONLY)
- 8.5 SLIVERLINE, (V1) SERIES WHITE SLIDING DRS. (W/ GRILLS AS SHOWN) (LOW-E W/ ARGON U-.27/ SHGC .28 OR EQUAL) (UPPER UNITS ONLY)
- 8.6 NOT USED
- 8.7 KOLBE, LATITUDE SERIES WHITE FRENCH DR. (W/ GRILLES AS SHOWN) (LOW-E W/ ARGON U-.27/ SHGC .28 OR EQUAL)
- 8.8 SLIVERLINE (V1) SERIES LOW-E W/ARGON CASEMENT WINDOWS
- 8.9 PROVIDE 7/16" O.S.B. PANEL PAINTED BLACK BEHIND WINDOWS TO UNFINISHED AREAS
- 8.10 THERMA-TRU 5210 MEP DOOR

NOTE: REFER TO ENERGY SPEC. SHT. T-2.2 SECTION 402.4.3 FOR MIN. AIR LEAKAGE REQUIREMENTS.

SEE SHEET T-4 FOR WINDOW AND DOOR FLASHING DETAIL.

16.0 ELECTRICAL
- 16.1 PROVIDE WALL OR CEILING MOUNTED LIGHTING AT ENTRY DOORS AND OVERHEAD GARAGE DOOR LOCATIONS.

NOTE: ALL EXTERIOR LIGHTING ON A SUN SENSOR OR TIMER AT ALL EXT. ENTRANCE DOORS AND ON ALL OUTDOOR LIGHTING. FOR PROJECT IN AREA WITH SECURITY CONCERNS, PROVIDE A SECURITY ALARM FOR ALL EXT. DR.UNITS.

31.0 EARTH WORK
- 31.1 GRADE VARIES (REFER TO SITE ENGINEERS GRADING PLAN)

LEGEND:
- (E) WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER 2020 BCNYS SECTION 1030
- [T] WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATIONS NEEDING SAFETY GLAZING PER 2020 BCNYS SECTION 2406
- [S] WINDOW MEETS REQUIREMENTS FOR WINDOWS NEEDING WINDOW FALL PROTECTION PER 2020 BCNYS SECTION 1015.8

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NO.	DATE	BY	DESCRIPTION

PROJECT:
10-UNIT APARTMENT

CLIENT:

DRAWING TITLE:
FRONT ELEVATION

PHASE:
CONSTRUCTION DOCUMENTS

JOB NO. A25-047	PROJECT NO. APARTMENTS
DRAWN BY: AQR	DRAWING NO: A-1
CHECKED BY: ---	
DATE: 06-09-2025	

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website: www.jamesfahy.com

REAR ELEVATION

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

ELEVATION SPECIFICATION NOTES:

3.0 CONCRETE
- 3.1 CONCRETE SPREAD FOOTING. REFER TO FOUNDATION PLAN FOR SIZING
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NOTE: REFER TO ENERGY SPEC. SHT. T-2.2 SECTION 402.4.3 FOR MIN. AIR LEAKAGE REQUIREMENTS.

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10-UNIT APARTMENT

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REAR ELEVATION

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JOB NO. A25-047	PROJECT NO. APARTMENTS
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CHECKED BY: ---	
DATE: 06-09-2025	

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e-mail: info@jamesfahy.com
website: www.jamesfahy.com

LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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- 8.9 PROVIDE 7/16" O.S.B. PANEL PAINTED BLACK BEHIND WINDOWS TO UNFINISHED AREAS
- 8.10 THERMA-TRU S210 MEP DOOR

NOTE: REFER TO ENERGY SPEC. SHT. T-2.2 SECTION 402.4.3 FOR MIN. AIR LEAKAGE REQUIREMENTS.

SEE SHEET T-4 FOR WINDOW AND DOOR FLASHING DETAIL.

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- 16.1 PROVIDE WALL OR CEILING MOUNTED LIGHTING AT ENTRY DOORS AND OVERHEAD GARAGE DOOR LOCATIONS.

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- 31.1 GRADE VARIES (REFER TO SITE ENGINEERS GRADING PLAN)

LEGEND:
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SIDE ELEVATIONS

PHASE:
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JOB NO. A25-047	PROJECT NO. APARTMENTS
DRAWN BY: AQR	DRAWING NO: A-1.2
CHECKED BY: ---	
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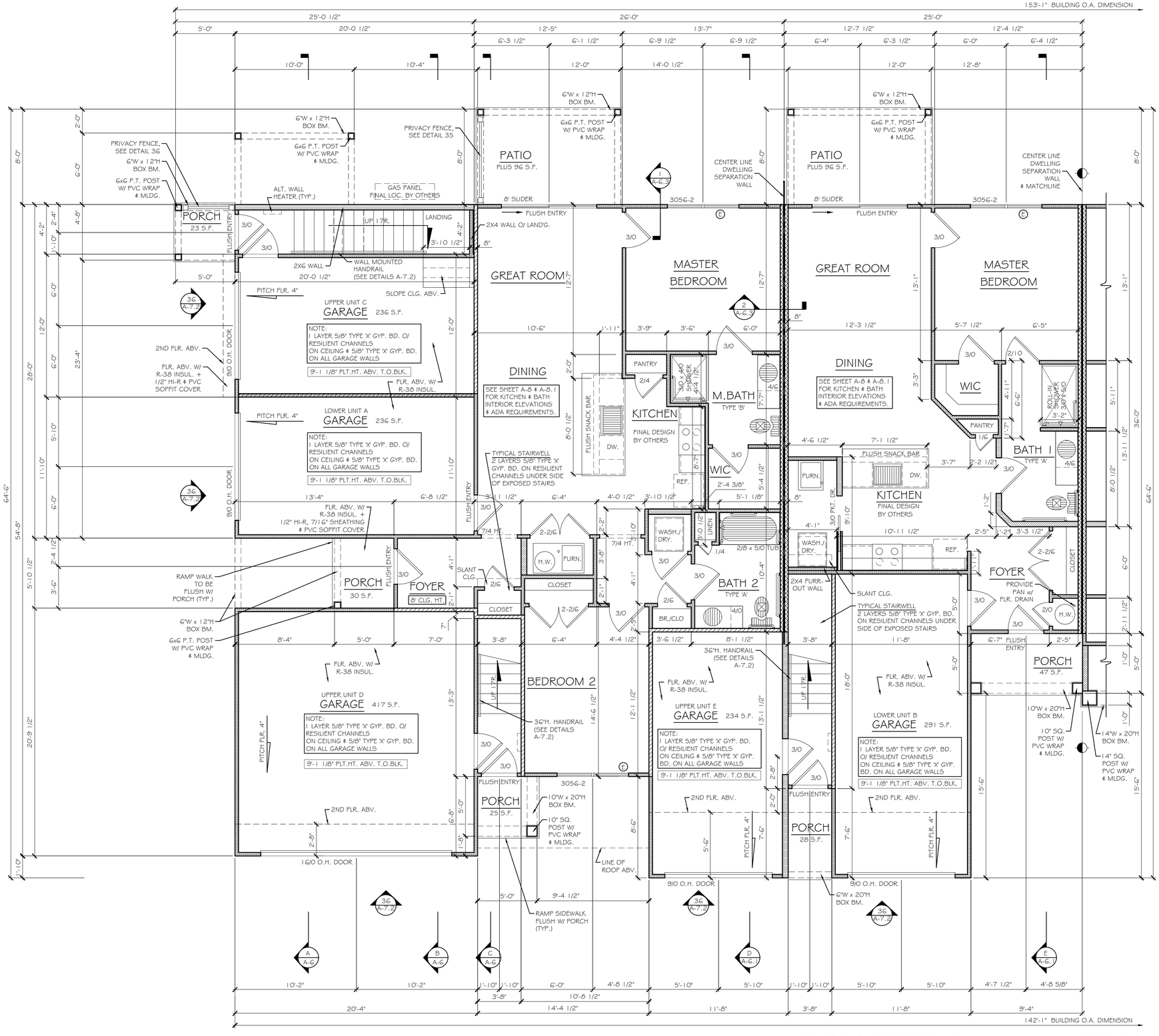


LOWER FLOOR PLAN — 1104 S.F.

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

(LOWER UNIT A - TWO BEDROOM)

LOWER FLOOR PLAN — 820 S.F.

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

(LOWER UNIT B - ONE BEDROOM)

GENERAL NOTES: UNLESS OTHERWISE NOTED

- ALL APPLIANCES PER CONTRACT
- ALL WINDOW R.O.HTS. TO BE 7'-4 1/2"
- ALL PLATE HEIGHTS TO BE 9'-1 1/8"
- ALL DOORS TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN OPENING AS SHOWN
- ALL ANGLES TO BE 12/12
- REFER TO SHEET S-1 & S-1.1 FOR INTERIOR & EXTERIOR WALL & DOOR HEADERS
- ALL UNIT ENTRANCE STAIRS TO BE 17 RISERS @ ±7 9/16"HT. WITH 10" TREADS PLUS 1" NOSING
- ALL LOWER FLOOR UNITS MUST MEET ACCESSIBILITY REQUIREMENTS FOR TYPE 'B UNITS IN ACCORDANCE WITH ICC A117.1-2009 PER 2020 BCNYS SECTION 1107.6.2.2
- ALL DOORS IN LOWER FLOOR UNITS MUST MEET ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH ICC A117.1-2009 PER 2020 BCNYS SECTION 1107.2.1 (INCLUDING SLIDING GLASS DOORS)
- SPRINKLER MECHANICAL ROOM ACCESS DOOR TO BE LOCKED. ACCESS KEY PROVIDED TO MAINTENANCE STAFF ONLY. ONLY ONE LOCATION REQUIRED PER BUILDING.
- SEE SHEET A-9 TO A-9.5 FOR KITCHEN AND BATH INTERIOR ELEVATIONS AND ANY ADA REQUIREMENTS
- SEE SHEETS A-5 AND S-1 TO S-2.1 FOR DRAFTSTOPPING REQUIREMENTS IN FLOOR / CEILING SPACES AND ATTIC SPACES.
- PROVIDE FLOOR DRAINS AT ALL WASHER, FURNACE AND HOT WATER TANK LOCATIONS

AUTOMATIC SPRINKLER SYSTEMS (2020 BCNYS SECTION 903)

AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13R. FINAL DESIGN AND SPECIFICATIONS BY OTHERS WITH CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED, TO THE ITEMS OUTLINED IN 2020 BCNYS SECTION 903

FIRE ALARM AND DETECTION SYSTEMS (2020 BCNYS SECTION 907)

907.2 WHERE REQUIRED (EXCEPTION 2) A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED FOR GROUP R-2 OCCUPANCIES UNLESS REQUIRED BY THE FIRE CODE OFFICIAL TO PROVIDE A MEANS FOR FIRE WATCH PERSONNEL TO INITIATE AN ALARM DURING A SPRINKLER SYSTEM IMPAIRMENT EVENT. WHERE PROVIDED, THE MANUAL FIRE ALARM SHALL NOT BE LOCATED IN AN AREA THAT IS OPEN TO THE PUBLIC.

907.2.9 GROUP R-2. THIS BUILDING DOES NOT MEET THE REQUIREMENTS FOR A FIRE OR SMOKE ALARM SYSTEM. (< 3 STORIES, < 16 DWELLING UNITS)

907.2.10.2 SINGLE & MULTIPLE-STATION SMOKE ALARMS (GROUP R-2)
SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUP R-2, REGARDLESS OF OCCUPANT LOAD IN ALL OF THE FOLLOWING LOCATIONS:
1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

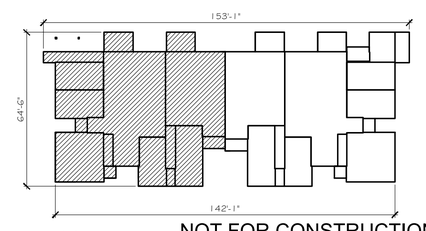
907.5.2.3.3 GROUP R-2 VISIBLE ALARMS. VISIBLE ALARMS ARE NOT REQUIRED UNLESS A FIRE ALARM SYSTEM IS REQUIRED BY SECTION 907

CARBON MONOXIDE DETECTION (2020 BCNYS & 2020 FCNYS)

(F) 915.3.1 RESIDENTIAL BUILDINGS THAT CONTAIN A FUEL-BURNING APPLIANCE
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN RESIDENTIAL BUILDINGS IN ALL ROOMS AND OCCUPIABLE SPACE, DWELLING UNITS, SLEEPING AREAS, AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE
EXCEPTIONS:
1. IN SLEEPING AREAS AND SLEEPING UNITS WHERE A FUEL-BURNING APPLIANCE IS LOCATED IN A ATTACHED BATHROOM, UTILITY ROOM, CLOSET OR SPACE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN THE SLEEPING AREA OR SLEEPING UNIT.
2. IN DWELLING UNITS AND SLEEPING UNITS WHERE A FUEL-BURNING APPLIANCE IS LOCATED IN A KITCHEN OR KITCHENETTE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF THE SLEEPING AREAS AND WITHIN 10 FEET OF THE ENTRANCE TO THE SLEEPING AREAS.
(F)915.3.1.2 ROOMS WITH COMMUNICATING OPENINGS
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN OCCUPIABLE SPACE, SLEEPING AREAS, AND SLEEPING UNITS THAT HAVE A DIRECT COMMUNICATING OPENING TO A ROOM THAT CONTAINS A FUEL-BURNING APPLIANCE
(F)915.3.1.3 DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL BURNING APPLIANCE.
CARBON MONOXIDE DETECTION SHALL BE INSTALLED OUTSIDE OF SLEEPING AREAS AND WITHIN 10 FEET OF THE ENTRANCE TO THE SLEEPNG AREAS IN DWELLING UNITS AND SLEEPING UNITIS THAT CONTAIN A FUEL-BURNING APPLIANCE.

LEGEND:

- TYPICAL TENANT SEPARATION WALL — STAGGERED 2x4 STUDS @ 16" O.C. ONE HOUR RATED WALL BASED UPON GA FILE NO. WP5508 SEE SHEET T-4
- ALTERNATE TENANT SEPARATION WALL: — 2x4 STUDS @ 19.2" O.C. ONE HOUR RATED WALL BASED UPON GA FILE NO. WP3242 SEE SHEET T-4
- GARAGE FIRE BARRIER WALL: — 2x4 STUDS @ 19.2" O.C. ONE HOUR RATED WALL BASED UPON GA FILE NO. WP 3510 SEE SHEET T-4
- 2x4 STUDS @ 19.2" O.C. (NO FIRE RATING REQUIRED)
- 2x6 STUDS @ 19.2" O.C. (NO FIRE RATING REQUIRED)
- (E) WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER 2020 BCNYS SECTION 1030



KEY PLAN

SCALE: 1"=30'-0"

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:

10-UNIT APARTMENT

CLIENT:

DRAWING TITLE:
LOWER LEVEL PLAN

PHASE:
CONSTRUCTION DOCUMENTS

JOB NO. A25-047	PROJECT NO. APARTMENTS
DRAWN BY: AQR	DRAWING NO: A-3
CHECKED BY: ---	
DATE: 06-09-2025	

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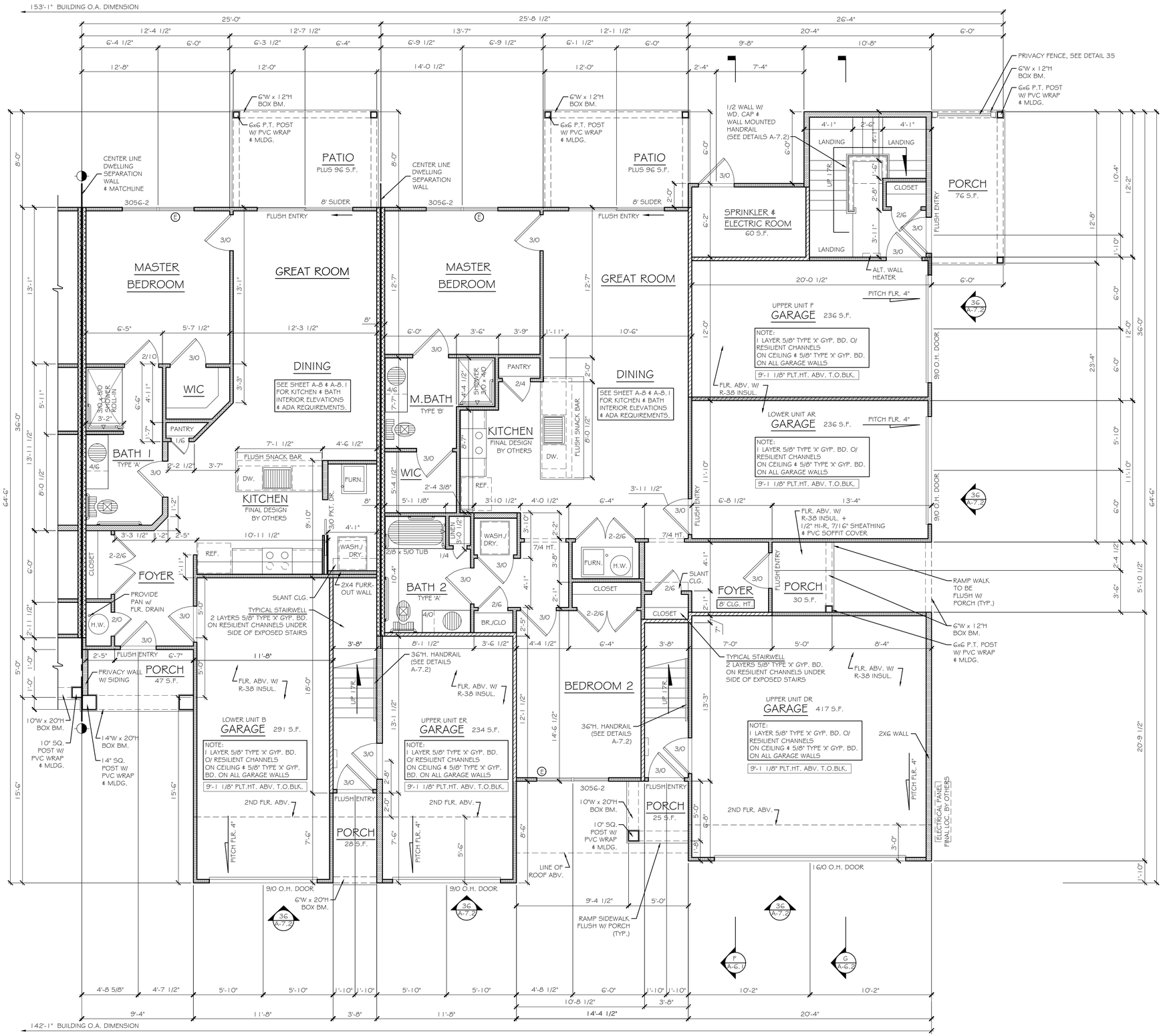


LOWER FLOOR PLAN 830 S.F.

SCALE: 1/4"=1'-0" (LOWER UNIT BR - ONE BEDROOM)

LOWER FLOOR PLAN 1104 S.F.

SCALE: 1/4"=1'-0" (LOWER UNIT AR - TWO BEDROOM)

GENERAL NOTES: UNLESS OTHERWISE NOTED

- ALL APPLIANCES PER CONTRACT
- ALL WINDOW R.O.HTS. TO BE 7'-4 1/2"
- ALL PLATE HEIGHTS TO BE 9'-1 1/8"
- ALL DOORS TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN OPENING AS SHOWN
- ALL ANGLES TO BE 12/12
- REFER TO SHEET S-1 & S-1.1 FOR INTERIOR & EXTERIOR WALL & DOOR HEADERS
- ALL UNIT ENTRANCE STAIRS TO BE 17 RISERS @ ±7 9/16"HT. WITH 10" TREADS PLUS 1" NOSING
- ALL LOWER FLOOR UNITS MUST MEET ACCESSIBILITY REQUIREMENTS FOR TYPE 'B UNITS IN ACCORDANCE WITH ICC A117.1-2009 PER 2020 BCNYS SECTION 1107.6.2.2
- ALL DOORS IN LOWER FLOOR UNITS MUST MEET ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH ICC A117.1-2009 PER 2020 BCNYS SECTION 1107.2.1 (INCLUDING SLIDING GLASS DOORS)
- SPRINKLER MECHANICAL ROOM ACCESS DOOR TO BE LOCKED. ACCESS KEY PROVIDED TO MAINTENANCE STAFF ONLY. ONLY ONE LOCATION REQUIRED PER BUILDING.
- SEE SHEET A-9 TO A-9.5 FOR KITCHEN AND BATH INTERIOR ELEVATIONS AND ANY ADA REQUIREMENTS
- SEE SHEETS A-5 AND S-1 TO S-2.1 FOR DRAFTSTOPPING REQUIREMENTS IN FLOOR / CEILING SPACES AND ATTIC SPACES.
- PROVIDE FLOOR DRAINS AT ALL WASHER, FURNACE AND HOT WATER TANK LOCATIONS

AUTOMATIC SPRINKLER SYSTEMS (2020 BCNYS SECTION 903)

AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13R. FINAL DESIGN AND SPECIFICATIONS BY OTHERS WITH CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED, TO THE ITEMS OUTLINED IN 2020 BCNYS SECTION 903

FIRE ALARM AND DETECTION SYSTEMS (2020 BCNYS SECTION 907)

907.2 WHERE REQUIRED (EXCEPTION 2) A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED FOR GROUP R-2 OCCUPANCIES UNLESS REQUIRED BY THE FIRE CODE OFFICIAL TO PROVIDE A MEANS FOR FIRE WATCH PERSONNEL TO INITIATE AN ALARM DURING A SPRINKLER SYSTEM IMPAIRMENT EVENT. WHERE PROVIDED, THE MANUAL FIRE ALARM SHALL NOT BE LOCATED IN AN AREA THAT IS OPEN TO THE PUBLIC.

907.2.9 GROUP R-2. THIS BUILDING DOES NOT MEET THE REQUIREMENTS FOR A FIRE OR SMOKE ALARM SYSTEM. (< 3 STORIES, < 16 DWELLING UNITS)

907.2.10.2 SINGLE & MULTIPLE-STATION SMOKE ALARMS (GROUP R-2)
SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUP R-2, REGARDLESS OF OCCUPANT LOAD IN ALL OF THE FOLLOWING LOCATIONS:
1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

907.5.2.3.3 GROUP R-2 VISIBLE ALARMS. VISIBLE ALARMS ARE NOT REQUIRED UNLESS A FIRE ALARM SYSTEM IS REQUIRED BY SECTION 907

CARBON MONOXIDE DETECTION (2020 BCNYS & 2020 FCNYS)

(F) 915.3.1 RESIDENTIAL BUILDINGS THAT CONTAIN A FUEL-BURNING APPLIANCE
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN RESIDENTIAL BUILDINGS IN ALL ROOMS AND OCCUPIABLE SPACE, DWELLING UNITS, SLEEPING AREAS, AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE

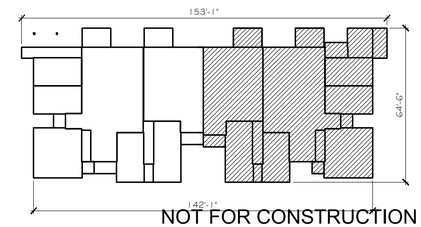
EXCEPTIONS:
1. IN SLEEPING AREAS AND SLEEPING UNITS WHERE A FUEL-BURNING APPLIANCE IS LOCATED IN A ATTACHED BATHROOM, UTILITY ROOM, CLOSET OR SPACE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN THE SLEEPING AREA OR SLEEPING UNIT.
2. IN DWELLING UNITS AND SLEEPING UNITS WHERE A FUEL-BURNING APPLIANCE IS LOCATED IN A KITCHEN OR KITCHENETTE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF THE SLEEPING AREAS AND WITHIN 10 FEET OF THE ENTRANCE TO THE SLEEPING AREAS.

(F)915.3.1.2 ROOMS WITH COMMUNICATING OPENINGS
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN OCCUPIABLE SPACE, SLEEPING AREAS, AND SLEEPING UNITS THAT HAVE A DIRECT COMMUNICATING OPENING TO A ROOM THAT CONTAINS A FUEL-BURNING APPLIANCE

(F)915.3.1.3 DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL BURNING APPLIANCE
CARBON MONOXIDE DETECTION SHALL BE INSTALLED OUTSIDE OF SLEEPING AREAS AND WITHIN 10 FEET OF THE ENTRANCE TO THE SLEEPNG AREAS IN DWELLING UNITS AND SLEEPING UNITIS THAT CONTAIN A FUEL-BURNING APPLIANCE.

LEGEND:

- TYPICAL TENANT SEPARATION WALL
  STAGGERED 2x4 STUDS @ 16" O.C.
  ONE HOUR RATED WALL BASED UPON GA FILE NO. WP5508
  SEE SHEET T-4
- ALTERNATE TENANT SEPARATION WALL:
  2x4 STUDS @ 19.2" O.C.
  ONE HOUR RATED WALL BASED UPON GA FILE NO. WP3242
  SEE SHEET T-4
- GARAGE FIRE BARRIER WALL:
  2x4 STUDS @ 19.2" O.C.
  ONE HOUR RATED WALL BASED UPON GA FILE NO. WP 3510
  SEE SHEET T-4
- 2x4 STUDS @ 19.2" O.C. (NO FIRE RATING REQUIRED)
- 2x6 STUDS @ 19.2" O.C. (NO FIRE RATING REQUIRED)
- (E) WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER 2020 BCNYS SECTION 1030



KEY PLAN

SCALE: 1"=30'-0"

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NO.	DATE	BY	DESCRIPTION

PROJECT:

10-UNIT APARTMENT

CLIENT:

DRAWING TITLE:

LOWER LEVEL PLAN

PHASE:

CONSTRUCTION DOCUMENTS

JOB NO. A25-047	PROJECT NO. APARTMENTS
DRAWN BY: AQR	DRAWING NO: A-3.1
CHECKED BY: ---	
DATE: 06-09-2025	

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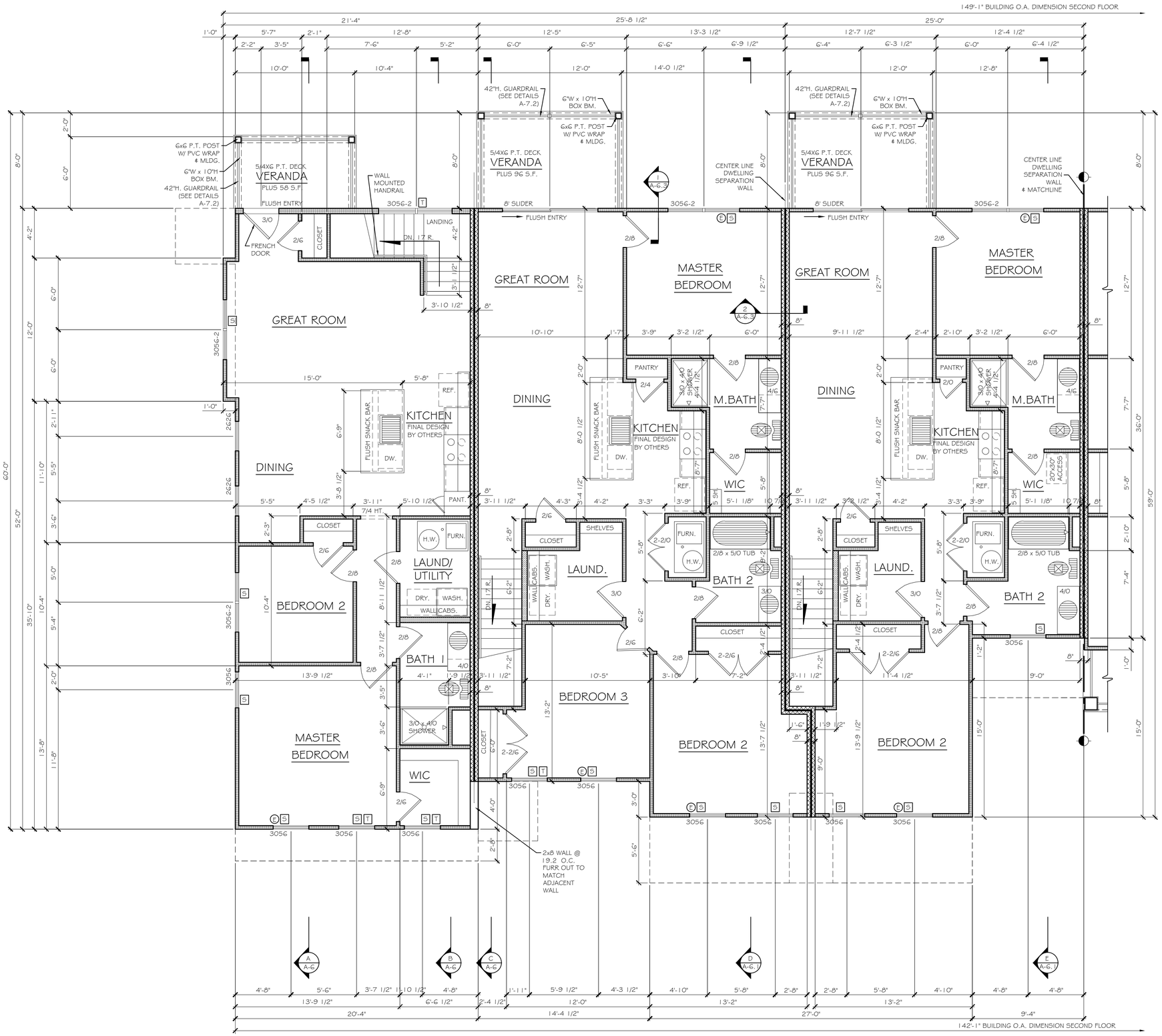


UPPER FLOOR PLAN 1073 S.F.
SCALE: 1/4"=1'-0" (UPPER UNIT C - TWO BEDROOM)

UPPER FLOOR PLAN 1322 S.F.
SCALE: 1/4"=1'-0" (UPPER UNIT D - THREE BEDROOM)

UPPER FLOOR PLAN 1136 S.F.
SCALE: 1/4"=1'-0" (UPPER UNIT E - TWO BEDROOM)

GENERAL NOTES: UNLESS OTHERWISE NOTED

- ALL APPLIANCES PER CONTRACT
- ALL WINDOW R.O.HTS. TO BE 7'-5 1/4" ABV. T.O. SUBFLOOR
- ALL DOOR R.O.HTS. TO BE 6'-11 1/4" ABV. T.O. SUBFLOOR
- ALL PLATE HEIGHTS TO BE 9'-1 1/8"
- ALL DOORS TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN OPENING AS SHOWN
- ALL ANGLES TO BE 12/12
- REFER TO SHEET S-2 & S-2.1 FOR INTERIOR & EXTERIOR WALL & DOOR HEADERS
- ALL UNIT ENTRANCE STAIRS TO BE 17 RISERS @ ±7 9/16"HT. WITH 10" TREADS PLUS 1" NOSING
- PROVIDE METAL PANS WITH DRAINS FOR ALL WASHERS AND HOT WATER UNITS

AUTOMATIC SPRINKLER SYSTEMS (2020 BCNYS SECTION 903)

AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13R. FINAL DESIGN AND SPECIFICATIONS BY OTHERS WITH CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED, TO THE ITEMS OUTLINED IN 2020 BCNYS SECTION 903

FIRE ALARM AND DETECTION SYSTEMS (2020 BCNYS SECTION 907)

907.2 WHERE REQUIRED (EXCEPTION 2) A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED FOR GROUP R-2 OCCUPANCIES UNLESS REQUIRED BY THE FIRE CODE OFFICIAL TO PROVIDE A MEANS FOR FIRE WATCH PERSONNEL TO INITIATE AN ALARM DURING A SPRINKLER SYSTEM IMPAIRMENT EVENT. WHERE PROVIDED, THE MANUAL FIRE ALARM SHALL NOT BE LOCATED IN AN AREA THAT IS OPEN TO THE PUBLIC.

907.2.9 GROUP R-2. THIS BUILDING DOES NOT MEET THE REQUIREMENTS FOR A FIRE OR SMOKE ALARM SYSTEM. (< 3 STORIES, < 16 DWELLING UNITS)

907.2.10.2 SINGLE & MULTIPLE-STATION SMOKE ALARMS (GROUP R-2)
SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUP R-2, REGARDLESS OF OCCUPANT LOAD IN ALL OF THE FOLLOWING LOCATIONS:
1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

907.5.2.3.3 GROUP R-2 VISIBLE ALARMS. VISIBLE ALARMS ARE NOT REQUIRED UNLESS A FIRE ALARM SYSTEM IS REQUIRED BY SECTION 907

CARBON MONOXIDE DETECTION (2020 BCNYS & 2020 FCNYS)

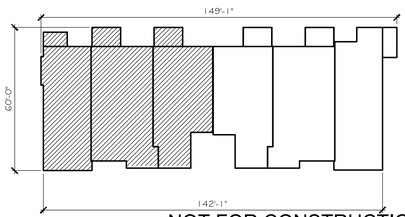
(F) 915.3.1 RESIDENTIAL BUILDINGS THAT CONTAIN A FUEL-BURNING APPLIANCE
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN RESIDENTIAL BUILDINGS IN ALL ROOMS AND OCCUPIABLE SPACE, DWELLING UNITS, SLEEPING AREAS, AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE
EXCEPTIONS:
1. IN SLEEPING AREAS AND SLEEPING UNITS WHERE A FUEL-BURNING APPLIANCE IS LOCATED IN A ATTACHED BATHROOM, UTILITY ROOM, CLOSET OR SPACE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN THE SLEEPING AREA OR SLEEPING UNIT.
2. IN DWELLING UNITS AND SLEEPING UNITS WHERE A FUEL-BURNING APPLIANCE IS LOCATED IN A KITCHEN OR KITCHENETTE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF THE SLEEPING AREAS AND WITHIN 10 FEET OF THE ENTRANCE TO THE SLEEPING AREAS.

(F)915.3.1.2 ROOMS WITH COMMUNICATING OPENINGS
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN OCCUPIABLE SPACE, SLEEPING AREAS, AND SLEEPING UNITS THAT HAVE A DIRECT COMMUNICATING OPENING TO A ROOM THAT CONTAINS A FUEL-BURNING APPLIANCE

(F)915.3.1.3 DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL BURNING APPLIANCE.
CARBON MONOXIDE DETECTION SHALL BE INSTALLED OUTSIDE OF SLEEPING AREAS AND WITHIN 10 FEET OF THE ENTRANCE TO THE SLEEPNG AREAS IN DWELLING UNITS AND SLEEPING UNITIS THAT CONTAIN A FUEL-BURNING APPLIANCE.

LEGEND:

- TYPICAL TENANT SEPARATION WALL
  STAGGERED 2x4 STUDS @ 16" O.C.
  ONE HOUR RATED WALL BASED UPON GA FILE NO. WP5508
  SEE SHEET T-4
- ALTERNATE TENANT SEPARATION WALL:
  2x4 STUDS @ 19.2" O.C.
  ONE HOUR RATED WALL BASED UPON GA FILE NO. WP3242
  SEE SHEET T-4
- 2x4 STUDS @ 19.2" O.C. (NO FIRE RATING REQUIRED)
- 2x6 STUDS @ 19.2" O.C. (NO FIRE RATING REQUIRED)
- (E) WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER 2020 BCNYS SECTION 1030
- (T) WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATIONS NEEDING SAFETY GLAZING PER 2020 BCNYS SECTION 2406
- (S) WINDOW MEETS REQUIREMENTS FOR WINDOWS NEEDING WINDOW FALL PROTECTION PER 2020 BCNYS SECTION 1015.8



KEY PLAN
SCALE: 1"=30'-0"

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
10-UNIT APARTMENT

CLIENT:

DRAWING TITLE:
UPPER LEVEL PLAN

PHASE:
CONSTRUCTION DOCUMENTS

JOB NO.	PROJECT NO.
A25-047	APARTMENTS
DRAWN BY: AQR	DRAWING NO: A-4
CHECKED BY: ---	
DATE: 06-09-2025	

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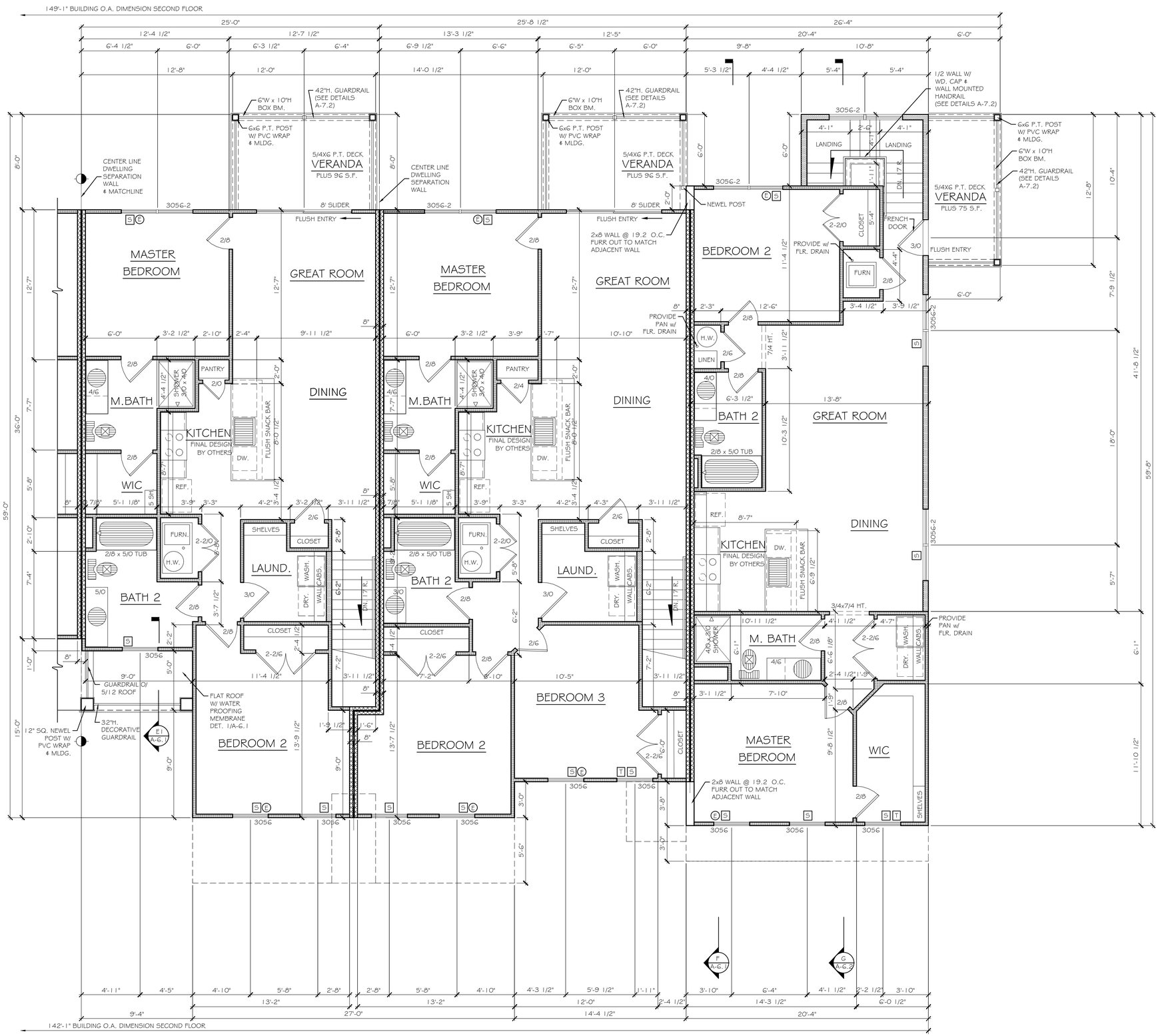

UPPER FLOOR PLAN 1146 S.F.
SCALE: 1/4"=1'-0" (UPPER UNIT ER - TWO BEDROOM)

UPPER FLOOR PLAN 1322 S.F.
SCALE: 1/4"=1'-0" (UPPER UNIT DR - THREE BEDROOM)

UPPER FLOOR PLAN 1195 S.F.
SCALE: 1/4"=1'-0" (UPPER UNIT F - TWO BEDROOM)

GENERAL NOTES: UNLESS OTHERWISE NOTED

- ALL APPLIANCES PER CONTRACT
- ALL WINDOW R.O.HTS. TO BE 7'-5 1/4" ABV. T.O. SUBFLOOR
- ALL DOOR R.O.HTS. TO BE 6'-11 1/4" ABV. T.O. SUBFLOOR
- ALL PLATE HEIGHTS TO BE 9'-1 1/8"
- ALL DOORS TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN OPENING AS SHOWN
- ALL ANGLES TO BE 1 2/1 2
- REFER TO SHEET S-2 & S-2.1 FOR INTERIOR & EXTERIOR WALL & DOOR HEADERS
- ALL UNIT ENTRANCE STAIRS TO BE 17 RISERS @ ±7 9/16"HT. WITH 10" TREADS PLUS 1" NOSING
- PROVIDE METAL PANS WITH DRAINS FOR ALL WASHERS AND HOT WATER UNITS

AUTOMATIC SPRINKLER SYSTEMS (2020 BCNYS SECTION 903)

AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13R. FINAL DESIGN AND SPECIFICATIONS BY OTHERS WITH CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED, TO THE ITEMS OUTLINED IN 2020 BCNYS SECTION 903

FIRE ALARM AND DETECTION SYSTEMS (2020 BCNYS SECTION 907)

907.2 WHERE REQUIRED (EXCEPTION 2) A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED FOR GROUP R-2 OCCUPANCIES UNLESS REQUIRED BY THE FIRE CODE OFFICIAL TO PROVIDE A MEANS FOR FIRE WATCH PERSONNEL TO INITIATE AN ALARM DURING A SPRINKLER SYSTEM IMPAIRMENT EVENT. WHERE PROVIDED, THE MANUAL FIRE ALARM SHALL NOT BE LOCATED IN AN AREA THAT IS OPEN TO THE PUBLIC.

907.2.9 GROUP R-2. THIS BUILDING DOES NOT MEET THE REQUIREMENTS FOR A FIRE OR SMOKE ALARM SYSTEM. (< 3 STORIES, < 16 DWELLING UNITS)

907.2.10.2 SINGLE & MULTIPLE-STATION SMOKE ALARMS (GROUP R-2) SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUP R-2, REGARDLESS OF OCCUPANT LOAD IN ALL OF THE FOLLOWING LOCATIONS:
1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

907.5.2.3.3 GROUP R-2 VISIBLE ALARMS. VISIBLE ALARMS ARE NOT REQUIRED UNLESS A FIRE ALARM SYSTEM IS REQUIRED BY SECTION 907

CARBON MONOXIDE DETECTION (2020 BCNYS & 2020 FCNYS)

(F) 915.3.1 RESIDENTIAL BUILDINGS THAT CONTAIN A FUEL-BURNING APPLIANCE
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN RESIDENTIAL BUILDINGS IN ALL ROOMS AND OCCUPIABLE SPACE, DWELLING UNITS, SLEEPING AREAS, AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE
EXCEPTIONS:
1. IN SLEEPING AREAS AND SLEEPING UNITS WHERE A FUEL-BURNING APPLIANCE IS LOCATED IN A ATTACHED BATHROOM, UTILITY ROOM, CLOSET OR SPACE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN THE SLEEPING AREA OR SLEEPING UNIT.
2. IN DWELLING UNITS AND SLEEPING UNITS WHERE A FUEL-BURNING APPLIANCE IS LOCATED IN A KITCHEN OR KITCHENETTE, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF THE SLEEPING AREAS AND WITHIN 10 FEET OF THE ENTRANCE TO THE SLEEPING AREAS.
(F)915.3.1.2 ROOMS WITH COMMUNICATING OPENINGS
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN OCCUPIABLE SPACE, SLEEPING AREAS, AND SLEEPING UNITS THAT HAVE A DIRECT COMMUNICATING OPENING TO A ROOM THAT CONTAINS A FUEL-BURNING APPLIANCE
(F)915.3.1.3 DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL BURNING APPLIANCE.
CARBON MONOXIDE DETECTION SHALL BE INSTALLED OUTSIDE OF SLEEPING AREAS AND WITHIN 10 FEET OF THE ENTRANCE TO THE SLEEPING AREAS IN DWELLING UNITS AND SLEEPING UNITIS THAT CONTAIN A FUEL-BURNING APPLIANCE.

LEGEND:

- TYPICAL TENANT SEPARATION WALL STAGGERED 2x4 STUDS @ 16" O.C. ONE HOUR RATED WALL BASED UPON GA FILE NO. WP5508 SEE SHEET T-4
- ALTERNATE TENANT SEPARATION WALL: 2x4 STUDS @ 19.2" O.C. ONE HOUR RATED WALL BASED UPON GA FILE NO. WP3242 SEE SHEET T-4
- 2x4 STUDS @ 19.2" O.C. (NO FIRE RATING REQUIRED)
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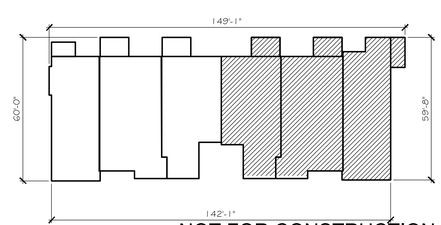
- E — WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER 2020 BCNYS SECTION 1030
- T — WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATIONS NEEDING SAFETY GLAZING PER 2020 BCNYS SECTION 2406
- S — WINDOW MEETS REQUIREMENTS FOR WINDOWS NEEDING WINDOW FALL PROTECTION PER 2020 BCNYS SECTION 1015.8



KEY PLAN
SCALE: 1"=30'-0"

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

PROJECT:
10-UNIT APARTMENT

CLIENT:

DRAWING TITLE:
UPPER LEVEL PLAN

PHASE:
CONSTRUCTION DOCUMENTS

JOB NO. A25-047	PROJECT NO. APARTMENTS
DRAWN BY: AQR	DRAWING NO: A-4.1
CHECKED BY: ---	
DATE: 06-09-2025	

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