

CONCRETE QUALITY, DESIGN, AND CONTROL
A.) DESIGN OF MIXTURES - CONCRETE DESIGNED IN ACCORDANCE WITH ACI 301 (LATEST EDITION) TO ATTAIN FOLLOWING PROPERTIES OF STRENGTH, SLUMP, AND ENTRAINED AIR CONTENT, WATERPROOFING, AND SUBMITTED TO ARCHITECT FOR APPROVAL. ALL CONCRETE TO BE A MINIMUM 5.5 BAG MIX.

USE	CLASS	28 DAY PSI	AGAR, SIZE, AIR	SLUMP	W/C RATIO
FOOTINGS, WALLS & PIERS	NO.1	3000#	67 5%-7%	4"	0.50
SLABS ON GRADE	NO.2	3500#	67 5%-7%	3"	0.45
EXTERIOR CONCRETE	NO.3	4000#	67 5%-7%	3"	0.45

ALL CONCRETE NOT DEFINITELY SPECIFIED TO BE OF CLASS 2, REINFORCEMENT INSTALLED WHERE AND AS SHOWN.
B.) IF, AT ANY TIME, TESTS FOR JOB CONCRETE, INDICATE FAILURE TO MEET STRENGTH, SLUMP, WATERPROOFING OR AIR CONTENT, THE CONTRACTOR IS REQUIRED TO CHANGE PROPORTIONS TO MEET REQUIREMENTS
C.) BATCHING OF MATERIALS - IN CONFORMANCE TO REQUIREMENTS OF ASTM SPECIFICATIONS OR, WEIGHT-BATCH APPARATUS FOR CONVENTIONAL TYPE MIXERS TO ALSO MEET SAME REQUIREMENTS.

MIXING OF CONCRETES

A.) UNLESS OTHERWISE AUTHORIZED, MIXING OF CONCRETE READY MIX EQUIPMENT CONFORMING TO ASTM SPECIFICATIONS OR, VOLUME OF MIXED MATERIAL FOR EACH BATCH NOT TO EXCEED THE MANUFACTURER'S RATED MIXER CAPACITY.
B.) CONCRETE MIXED UNTIL THERE IS A UNIFORM DISTRIBUTION OF MATERIALS AND DISCHARGED COMPLETELY BEFORE MIXER IS RECHARGED. CONCRETE DELIVERED TO SITE OF WORK, AND DISCHARGE COMPLETED WITHIN ONE (1) HOUR FROM THE TIME WATER IS ADDED TO THE MIX, OR BEFORE DRUM HAS REVOLVED 300 REVOLUTIONS, WHICHEVER COMES FIRST. CONCRETE BEYOND THESE LIMITS SHALL BE REJECTED.

HEADER SCHEDULE

Load-Bearing Headers Over Wall Openings Shall be as Follows Unless Noted

OPENING WIDTH	HEADER	END SUPPORTS
UP TO 3'-0"	(2) 2 x 6	(1) JACK STUD + KING STUD(S) PER SCHEDULE
3'-0" TO 6'-0"	(2) 2 x 8	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
6'-0" TO 8'-0"	(2) 2 x 10	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
8'-0" TO 10'-0"	(2) 2 x 12	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
10'-0" TO 12'-0"	PER PLANS	(3) JACK STUDS + KING STUD(S) PER SCHEDULE
12'-0" TO 16'-0"	PER PLANS	NUMBER OF JACK STUDS AS PER PLANS + KING STUD(S) PER SCHEDULE

* FOR 2 x 4 WALL CONSTRUCTION

HEADER SCHEDULE

Load-Bearing Headers Over Wall Openings Shall be as Follows Unless Noted

OPENING WIDTH	HEADER	END SUPPORTS
UP TO 3'-0"	(3) 2 x 6	(1) JACK STUD + KING STUD(S) PER SCHEDULE
3'-0" TO 6'-0"	(3) 2 x 8	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
6'-0" TO 8'-0"	(3) 2 x 10	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
8'-0" TO 10'-0"	(3) 2 x 12	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
10'-0" TO 12'-0"	PER PLANS	(3) JACK STUDS + KING STUD(S) PER SCHEDULE
12'-0" TO 16'-0"	PER PLANS	NUMBER OF JACK STUDS AS PER PLANS + KING STUD(S) PER SCHEDULE

* FOR 2 x 6 WALL CONSTRUCTION

MINIMUM NUMBER OF FULL HEIGHT (KING) Studs at Each End of Headers in Exterior Walls

HEADER SPAN	NUMBER OF STUDS
UP TO 8'-0"	ONE (1)
8'-1" TO 18'-0"	TWO (2)

BRACED WALL PANEL SCHEDULE

TYPE / METHOD PER TABLE 2308.6.3(1)	MATERIAL	EASTENERS (PER TABLE 2304.10.1, FIGURE 2308.6.3(1))	ANCHOR TYPE
1 WSP	7/16" OSB	EXTERIOR SHEATHING: 8d COMMON - 6" O.C. @ EDGES & 12" O.C. INTERMEDIATE	-
2 PFG	7/16" OSB	EXTERIOR SHEATHING: 8d COMMON - 6" O.C. @ EDGES & 12" O.C. INTERMEDIATE	EPX

NOTES:
SEE DETAILS ON DRAWING A-2

HOLDOWN/ANCHOR SCHEDULE

TYPE	MANUFACTURER & MODEL	FOUNDATION ANCHOR	CONNECTIONS
EPX	SIMPSON WAG2100MG or USP DUCS-254L	5/8" DIA. EPOXY ANCHOR BOLTS	ANCHORS - SEE DETAIL

GENERAL NOTES:

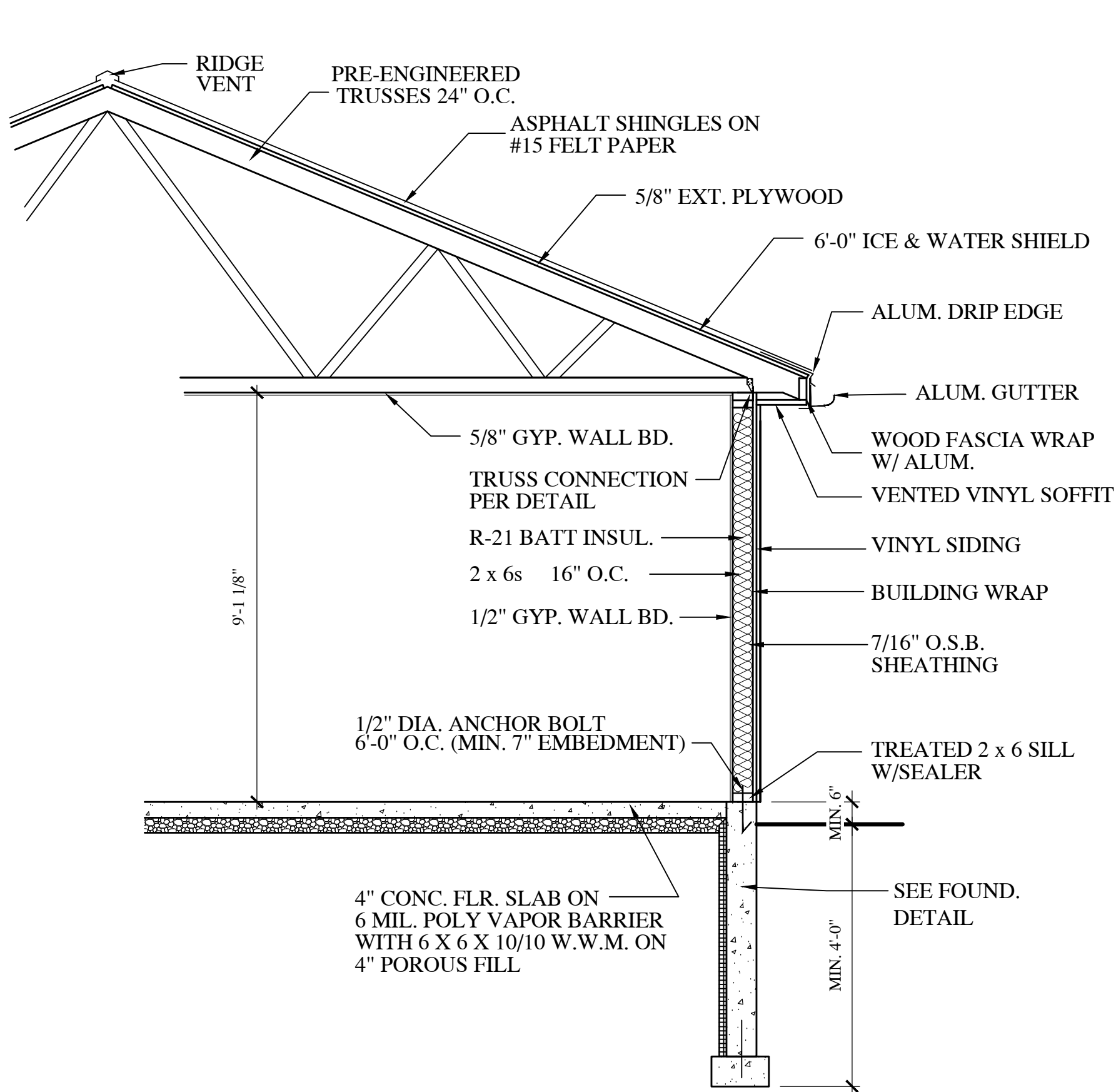
- ALL CONSTRUCTION MEETS OR EXCEEDS THE REQUIREMENTS OF THE 2025 BUILDING CODE OF NEW YORK STATE (BCNYS)
- ALL COMPOSITE WOOD BEAMS AND HEADERS TO BE CONSTRUCTED WITH CONTINUOUS MEMBERS WITH NO SPLICES. GLUE ALL CONTACT SURFACES.
- ALL FOOTINGS POURED ON DRY, FROST FREE, UNDISTURBED VIRGIN SOIL WITH 1500 LB/SF MIN. BEARING CAPACITY.
- ALL POURED CONCRETE TO BE MIN. 5-1/2 BAG MIX WITH MIN. $f_c = 3000$ PSI @ 28 DAYS
- ALL STRUCTURAL STEEL TO BE A-36 WITH MIN. $F_y = 24000$ PSI. ALL CONNECTIONS AND JOINTS TO DEVELOP 100% CAPACITY OF EACH MEMBER. PROVIDE MIN. 6" BEARING FOR ALL MEMBERS.
- ALL REINFORCING RODS TO BE DEFORMED TYPE "INTERMEDIATE GRADE" WITH MIN. ALLOWABLE TENSILE STRESS OF 20,000 PSI LAP ENDS 24" MIN. INSTALL 2-6" BENT RODS @ CORNERS
- ANCHOR BOLTS TO BE 1/2" DIA. X 16" L.G. 6-0" O.C. MAX 12" FROM CORNERS AND ENDS OF PLATES W/ MIN. 7" EMBEDMENT MINIMUM (2) BOLTS PER SILL PLATE
- KNOCKDOWN FINISH ON WALLS & CEILING

LIFE SAFETY SYMBOLS

	ULTRA COMPACT LED EMERGENCY LIGHTING (WHITE) - MODEL EBU-W-LED-51-52 (ELECTRONIX)
	EXIT LIGHT (WHITE FINISH, RED LETTERS, BATTERY) - MODEL DXL-R-EM-WH (ELECTRONIX)
	SMOKE ALARM/DETECTOR WITH CARBON MONOXIDE ALARM + BASE - MODEL SC7010B (FIRST ALERT)
	HEAT ALARM + BASE: FIXED/RATE OF RISE TEMP. - MODEL HD6135FB (FIRST ALERT)
	WALL PACK - MODEL PGP-HTR (DUAL-LITE)
	WALL-MOUNTED FIRE EXTINGUISHER - MODEL - MODEL 5 ABC (BUCKEYE)

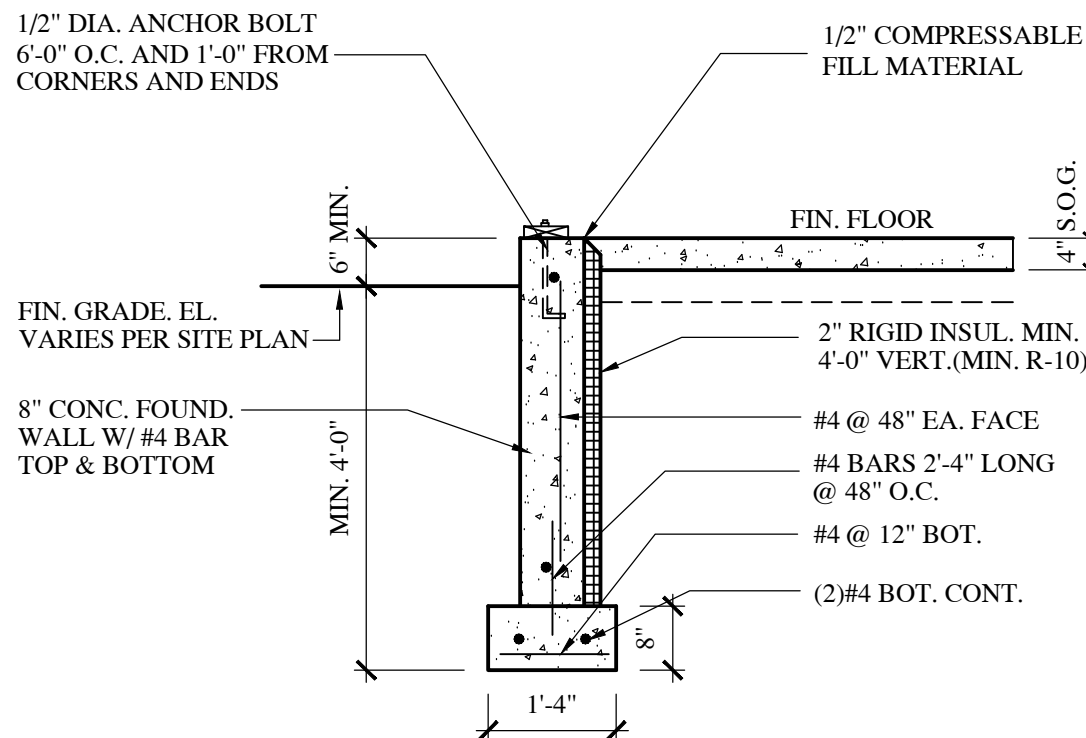
GENERAL NOTES:

- ALL ALARMS TO BE INTERCONNECTED.
- A DUCT SMOKE DETECTOR SHALL BE INSTALLED & MUST BE COMPATIBLE WITH & TIED INTO THE ALARM SYSTEM. *NOT REQUIRED IF HVAC UNIT IS UNDER 2,000CFM.



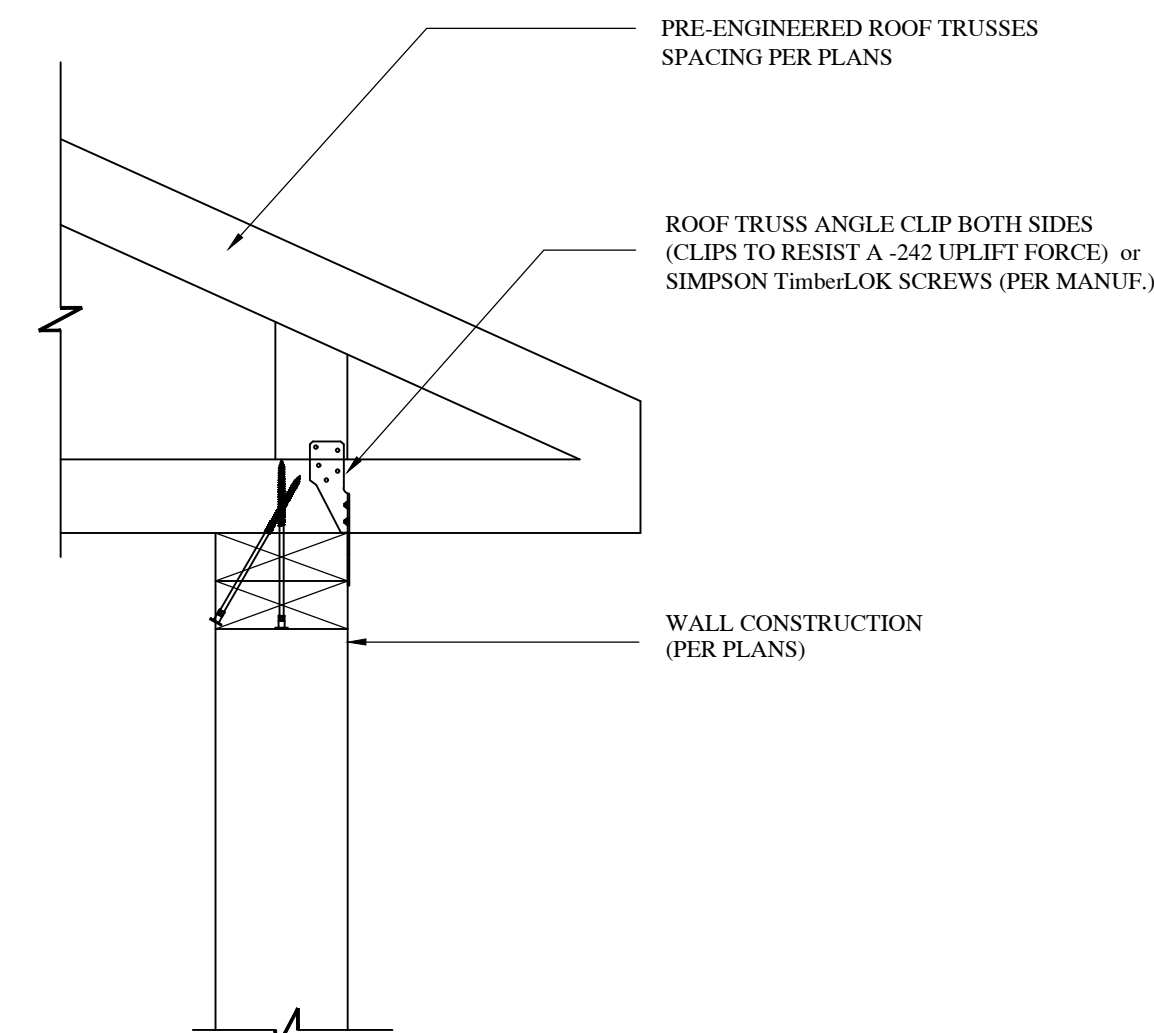
TYP. WALL SECTION

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



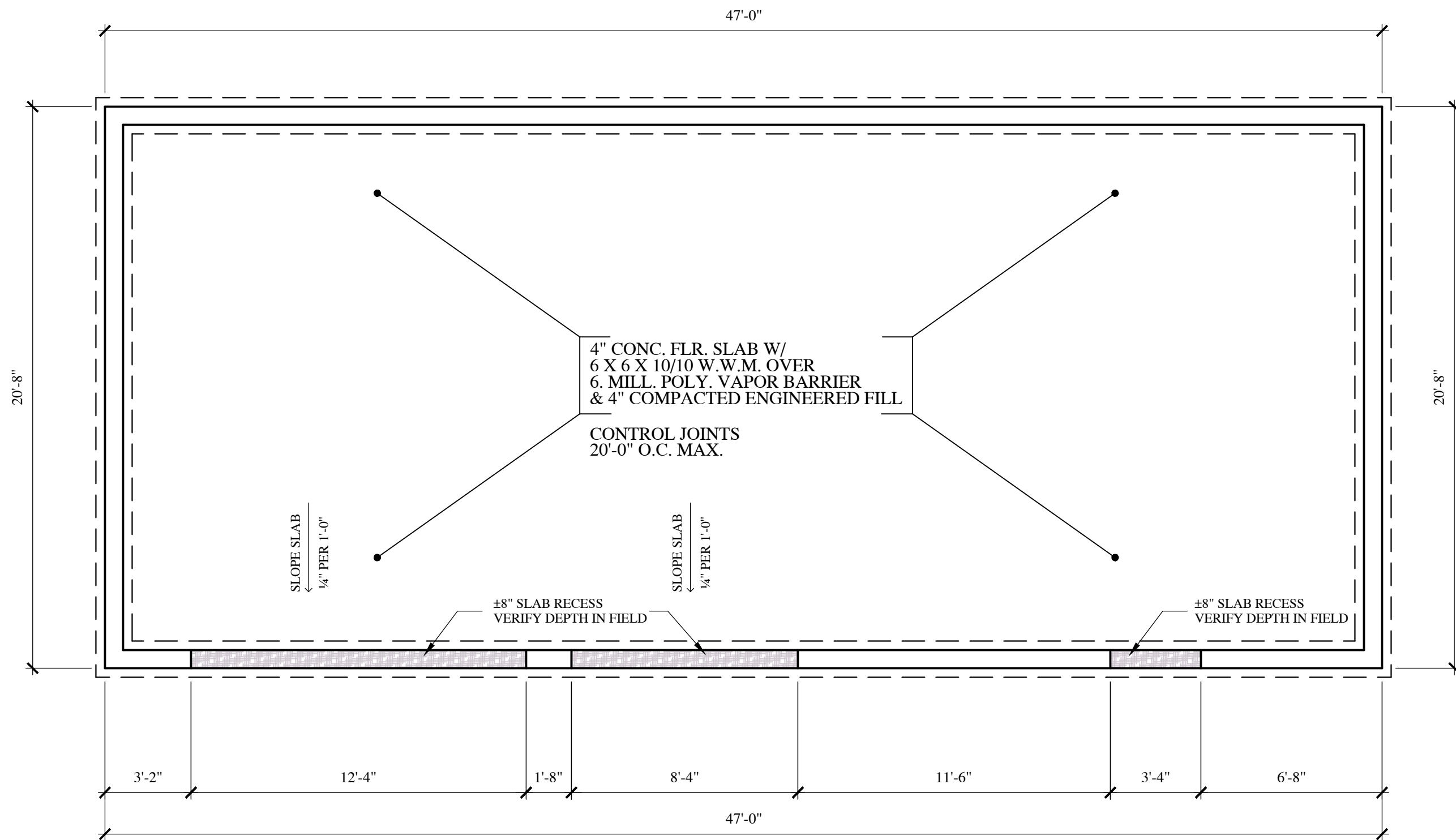
TYP. FOUNDATION WALL

SCALE: 1/2" = 1'-0"



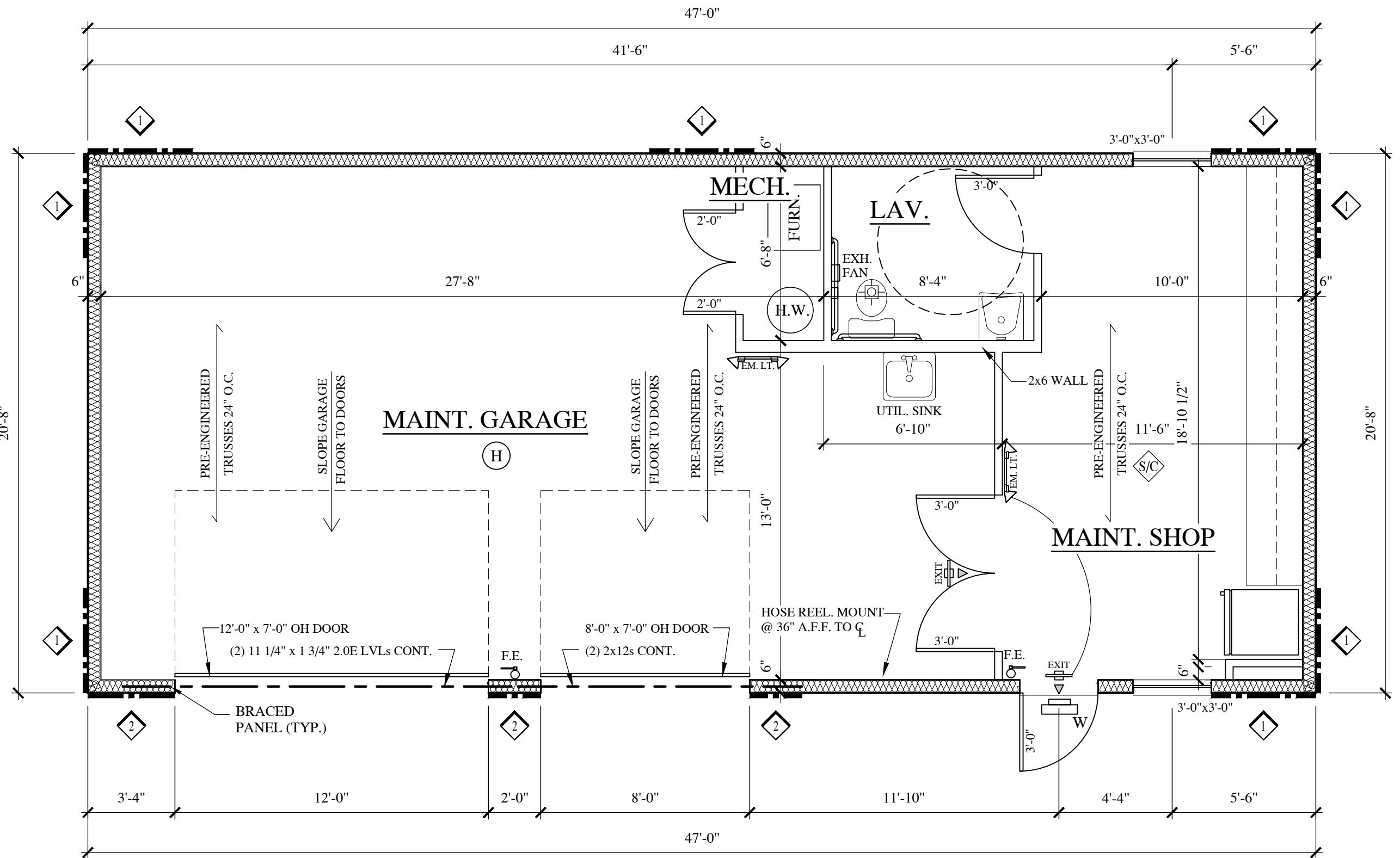
TRUSS CLIP DETAIL

SCALE: 1 1/2" = 1'-0"



FOUNDATION PLAN

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



FLOOR PLAN

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

PROJECT NOTES:

- ALL CONSTRUCTION MEETS OR EXCEEDS THE REQUIREMENTS OF THE 2025 BUILDING CODE OF NEW YORK STATE (BCNYS).
- ALL DIMENSIONS ARE TO THE FACE OF STUD.
- PROVIDE CARBON MONOXIDE DETECTOR (CENTRALLY LOCATED) PER SECTION 915.1 OF THE 2025 FIRE CODE OF NEW YORK STATE (FCNYS).
- FIRE ALARM AND DETECTION SYSTEMS ARE NOT REQUIRED IN 'S' OCCUPANCIES, PER SECTION 907.2.10 WHERE THE STORAGE IS NOT PUBLIC & OR SELF-STORAGE AND THE STORAGE WILL NOT CONTAIN LITHIUM-ION OR LITHIUM METAL BATTERIES.
- ONE EXIT PERMITTED WITH OCCUPANT LOAD UNDER 30 PERSONS AND MAX TRAVEL DISTANCE <100 FT. AS PER TABLE 1006.2.1 OF THE 2025 BCNYS.
- PROVIDE PANIC HARDWARE ON EXIT DOORS. DOORS NOT REQUIRED TO SWING IN THE DIRECTION OF EGRESS TRAVEL PER SECTION 1010.1.2.1 OF THE BCNYS (<50 PERSONS)
- NO STORAGE OF COMMERCIAL MOTOR VEHICLES OVER 5,000 S.F. NO STORAGE OF UPHOLSTERED FURNITURE OVER 2,500 S.F. NO HIGH-PILE STORAGE OVER 12 HT. + HIGH HAZARD STORAGE OVER 6 HT. AS PER SECTION 32 OF THE 2025 FCNYS.
- ATTIC ACCESS IN CEILING SHALL COMPLY AS PER SECTION 1209.2 OF THE 2025 BUILDING CODE OF NEW YORK STATE (BCNYS).
- ALL EXHAUST FANS TO VENT TO EXTERIOR.
- DRINKING FOUNTAIN NOT REQUIRED WITH AN OCCUPANT LOAD OF 15 OR FEWER PERSONS PER §410.2 OF THE 2025 PCNYS.

BRACED WALL LEGEND

- BRACED WALL PANEL LOCATION
- BRACED WALL PANEL TYPE - SEE SCHEDULE

THE APPROVING ARCHITECT IS NOT RESPONSIBLE FOR THE FOLLOWING:
- SITE INSPECTIONS
- QUALITY OF WORKMANSHIP
- ANY UNAUTHORIZED CHANGES FROM THE STAMPED DRAWINGS
- APPLICATION OF DRAWINGS ON THE JOB

TO THE BEST OF THE KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED (REGISTERED ARCHITECT), THE PLANS AND SPECIFICATIONS PREPARED ON THESE DRAWINGS ARE IN COMPLIANCE WITH APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

SUB CONTRACTORS ARE REQUIRED TO CHECK ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO START OF WORK AND REPORT ANY DISCREPANCIES.

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PLANS, SECTION & DETAILS

NEW MAINTENANCE BUILDING for:

UPTOWN APARTMENTS
2190 WEHRLER DRIVE
AMHERST, NEW YORK

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CREATED: 7/29/2026
PLOTTED: 7/30/2026
DRAWN BY: SCG
CHECKED: DKM

A-1

SHEET NUMBER

DESIGN LOADS:

BUILDING CODES: 2025 BUILDING CODE OF NEW YORK STATE (BCNYS)
: ASCE 7-16
: NFPA 13

I. TABLE OF LOADS FOR ASSEMBLY STRUCTURES

FLOOR AREAS - 100 P.S.F. (LIVE)
- 10 P.S.F. (DEAD) unless noted otherwise
by calculations.

ROOF AREAS - TOP CHORD - 50 P.S.F. (LIVE)
- 10 P.S.F. (DEAD)

GROUND SNOW LOAD - 65# P.S.F. PER ASCE/SEI 7-22 (<https://ascehazardtool.org/>)
RISK CATEGORY II
- THERMAL FACTOR = 1.1
- SNOW EXPOSURE FACTOR B = 1.0
- IMPORTANCE FACTOR = 1.0
- 43 P.S.F. BALLANCED ROOF SNOW LOAD
PER ASCE 7-16
(UNIFORM LOAD ON ENTIRE ROOF)
- 50 P.S.F. UNBALLANCED ROOF SNOW LOAD
PER ASCE 7-16
(UNIFORM LOAD ON E1/2 OF ROOF)
- BUILDING SITES AT ELEVATIONS ABOVE 1,000 FT.,
THE GROUND SNOW LOAD SHALL BE INCREASED
BY 2 PSF FOR EVERY 100 FEET ABOVE 1,000 FEET AS
PER SECTION 1608.2

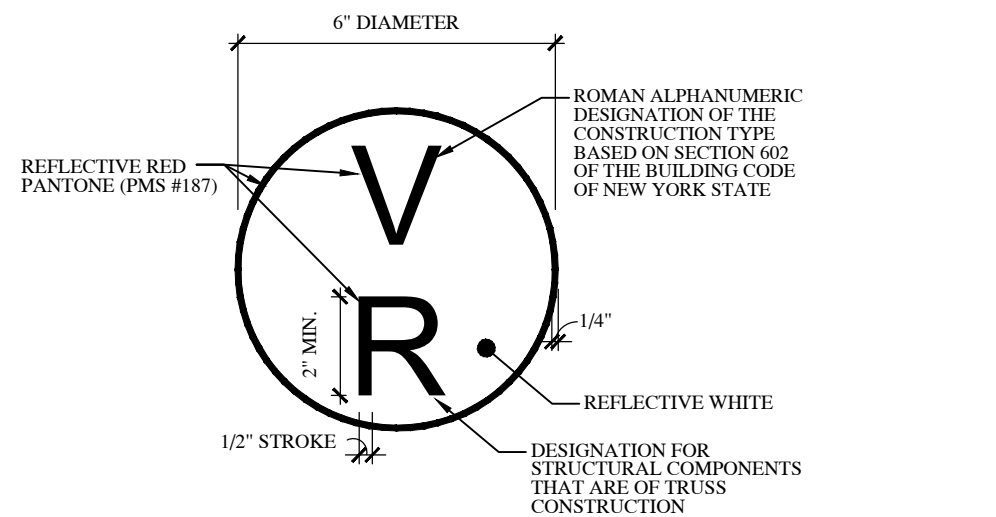
WALLS - 115 MPH WIND LOAD
- EXPOSURE CATEGORY B
- IMPORTANCE CATEGORY I

SEISMIC DATA - SEISMIC DESIGN CATEGORY B
- MAPPED SPECTRAL ACCERATION
FOR SHORT PERIOD: $S_s = 0.30$
- SITE COEFFICIENT: $F_a = 1.55$
- SEISMIC USE GROUP: I
- SOIL CLASS: D (ASSUMED)
- STRUCTURAL & SEISMIC RESISTING SYSTEM:
SHEAR WALLS
- ANALYSIS PROCEDURE:
EQUIVALENT LATERAL FORCE

WEATHERING INDEX = SEVERE

DESIGN CRITERIA

STRUCTURAL STEEL - WF A992 GR.50
HHS - A500 GR. B
PLATES - ASTM A36
NUTS & BOLTS - A325

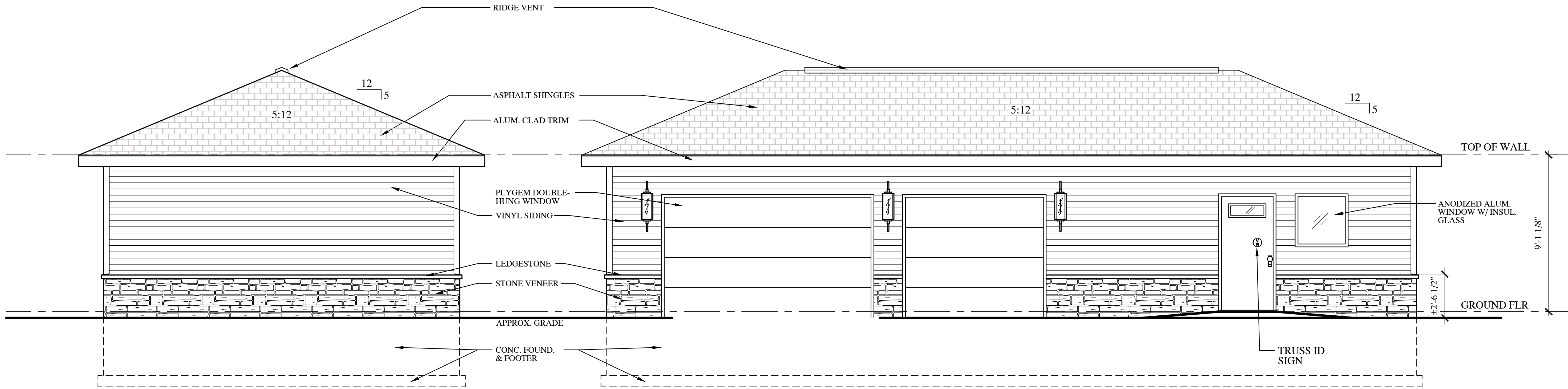


NOTE:

THE GENERAL CONTRACTOR SHALL INSTALL THE TRUSS IDENTIFICATION SIGN IN THE FOLLOWING LOCATIONS:

LOCATION	SIGN PLACEMENT
EXTERIOR BUILDING ENTRANCE DOORS, EXTERIOR EXIT DISCHARGE DOORS, AND EXTERIOR ROOF ACCESS DOORS TO A STAIRWAY	ATTACHED TO THE DOOR, OR ATTACHED TO A SIDELIGHT OR THE FACE OF THE BUILDING, NOT MORE THAN 12 INCHES (305mm) HORIZONTALLY FROM THE LATCH SIDE OF THE DOOR LAMB, AND NOT LESS THAN 42 INCHES (1067mm) NOR MORE THAN 60 INCHES (1524 mm) ABOVE THE ADJOINING WALKING SURFACE

TRUSS ID SIGN

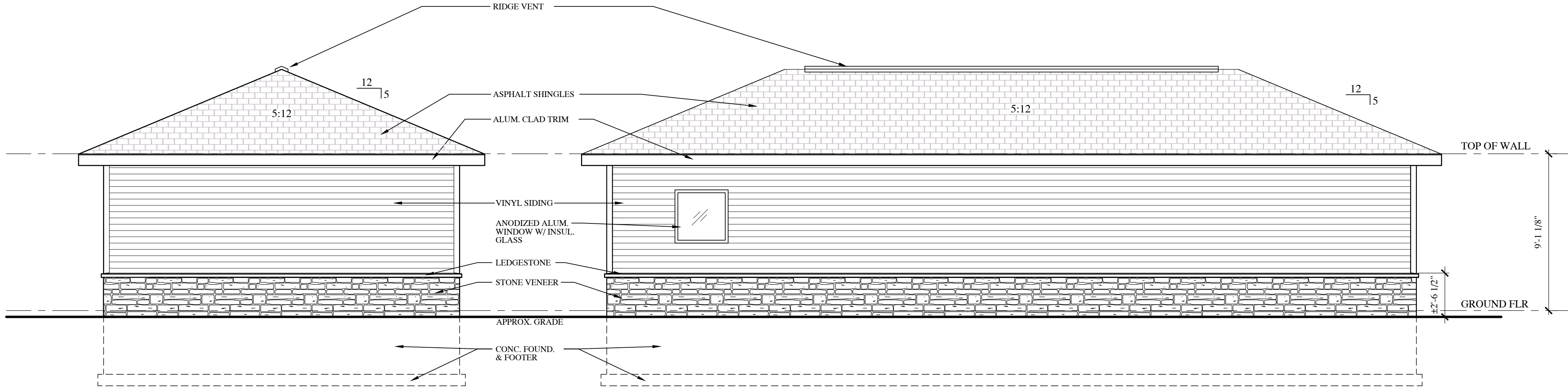


RIGHT SIDE ELEVATION

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

FRONT ELEVATION

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

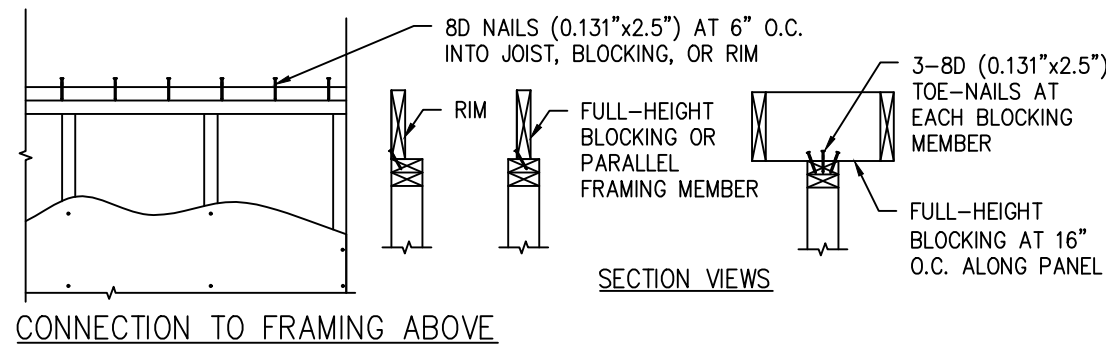


LEFT SIDE ELEVATION

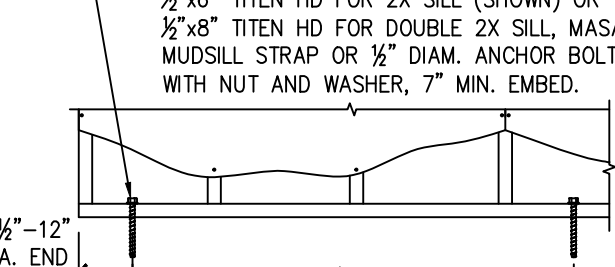
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REAR ELEVATION

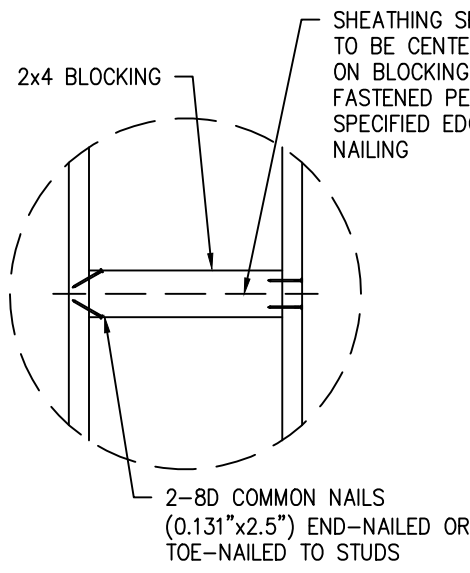
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CONNECTION TO FRAMING ABOVE

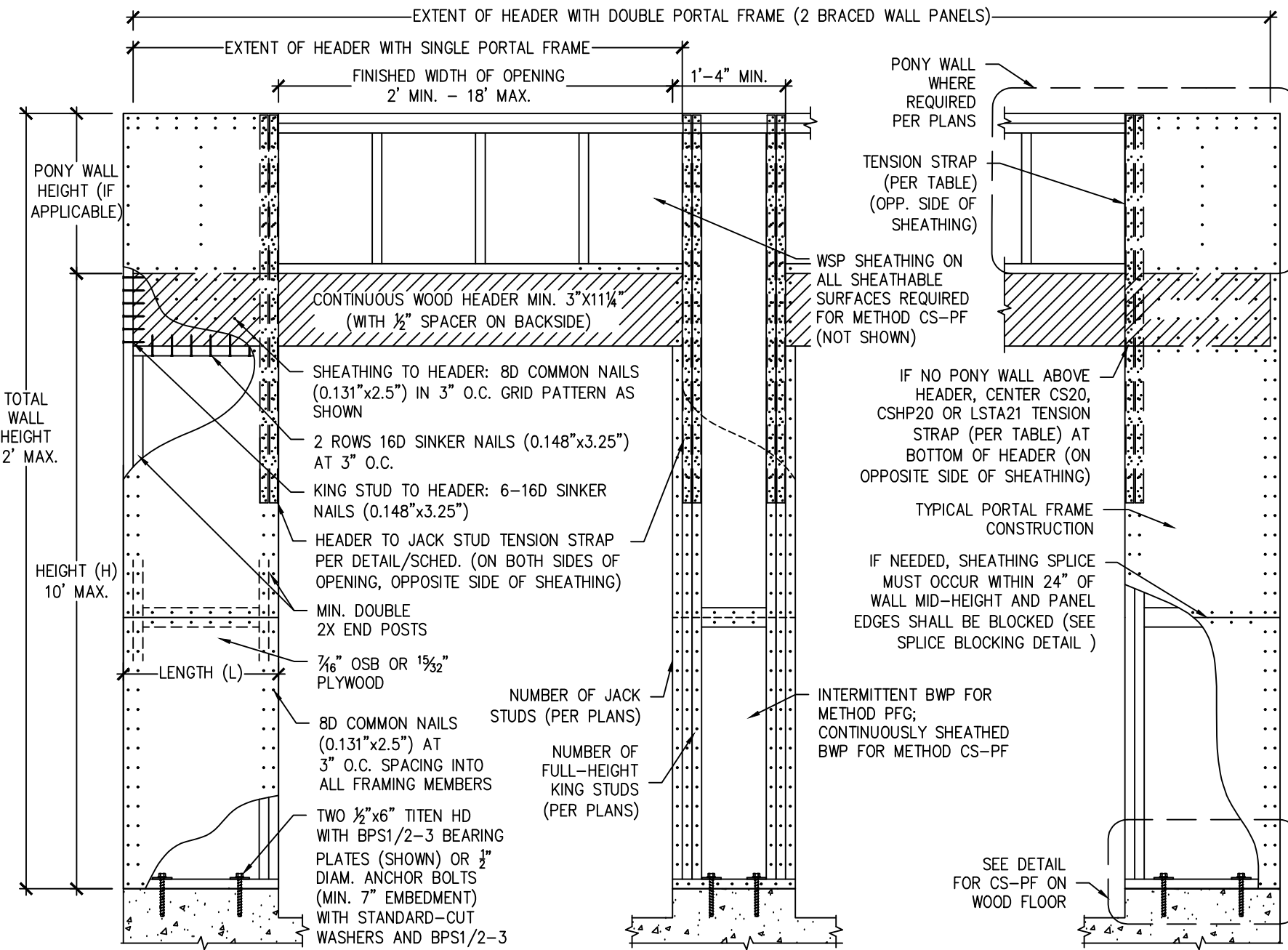


CONNECTION TO CONCRETE FOUNDATION



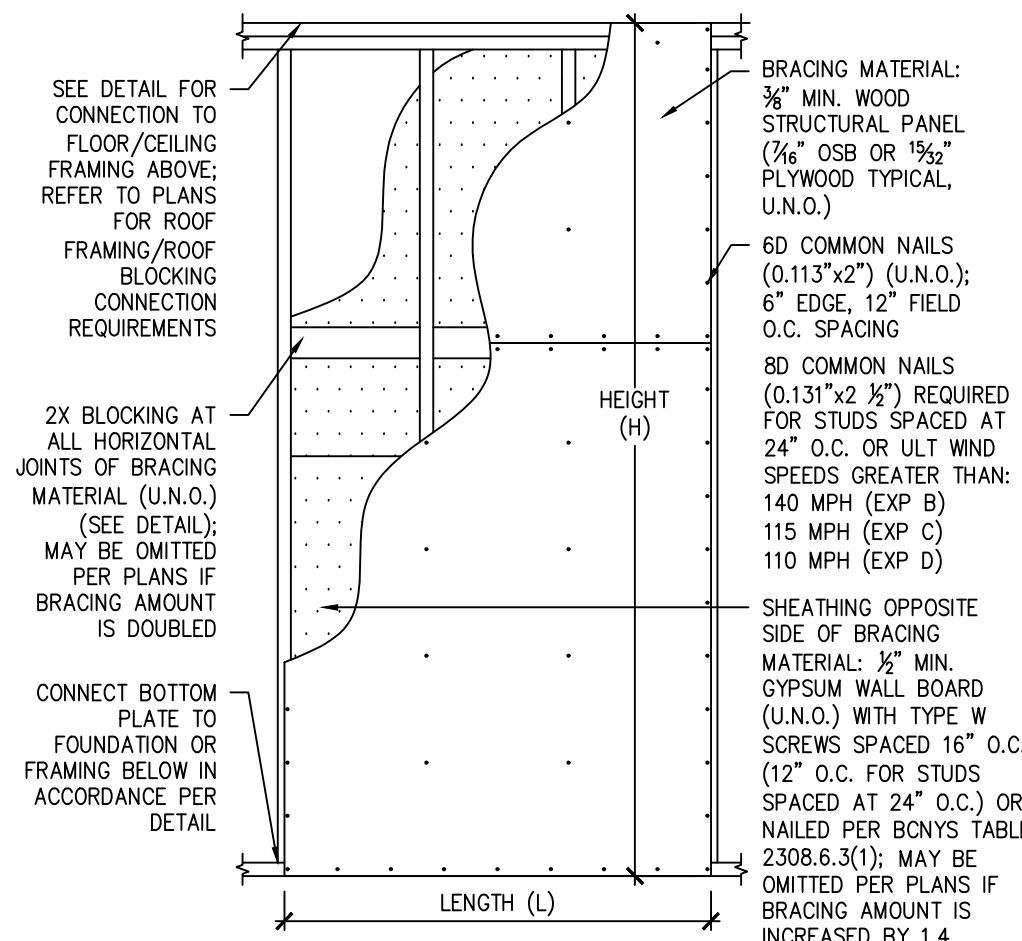
SPLICE BLOCKING

NOT TO SCALE



BRACED WALL METHOD PFG

NOT TO SCALE



BRACED WALL METHOD: WSP

NOT TO SCALE

REVISIONS

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ELEVATIONS & DETAILS

NEW MAINTENANCE BUILDING for:

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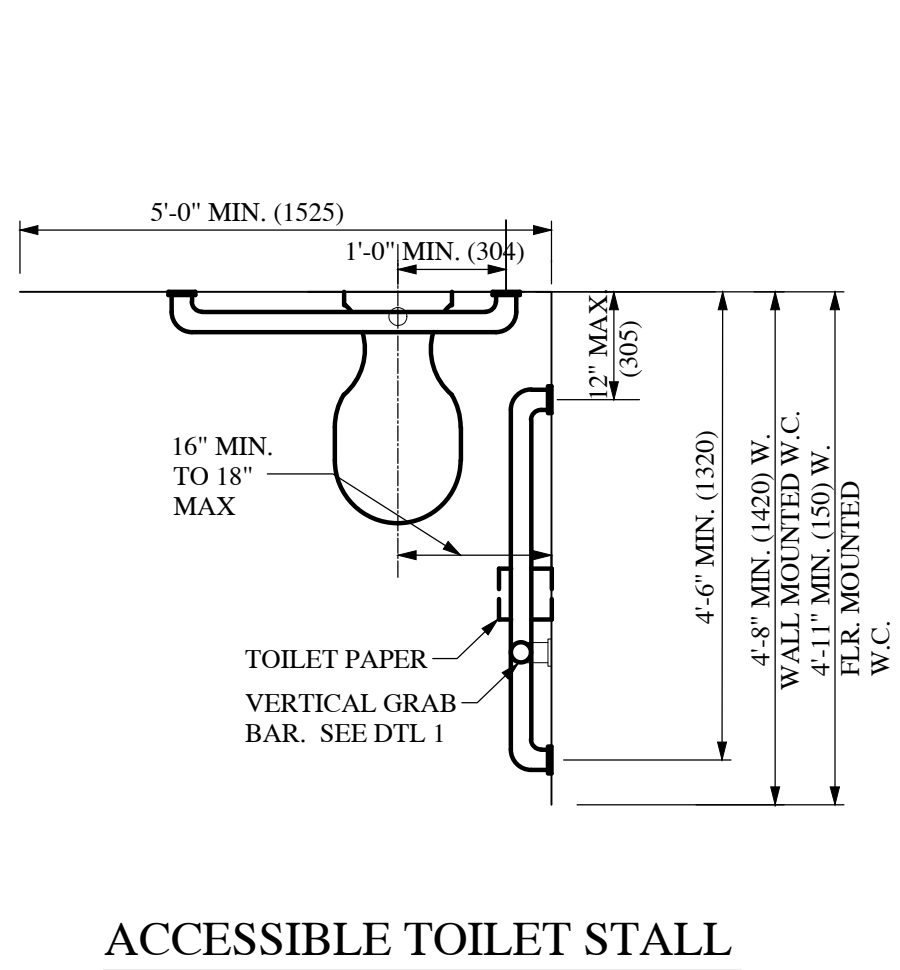
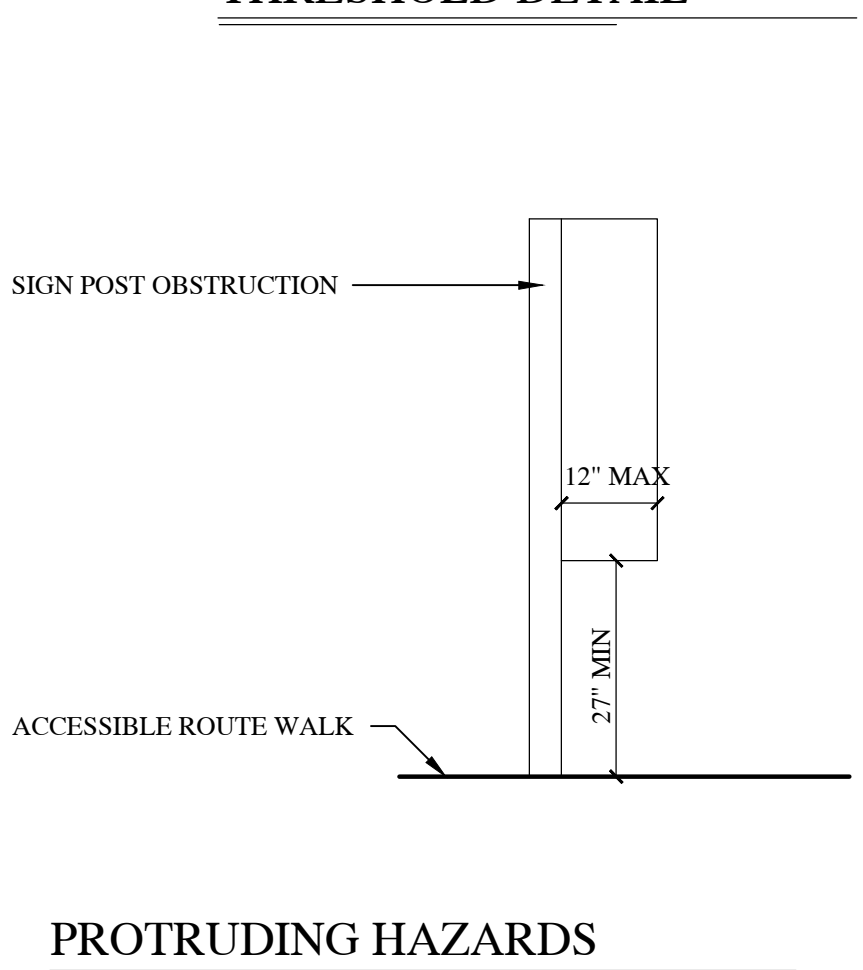
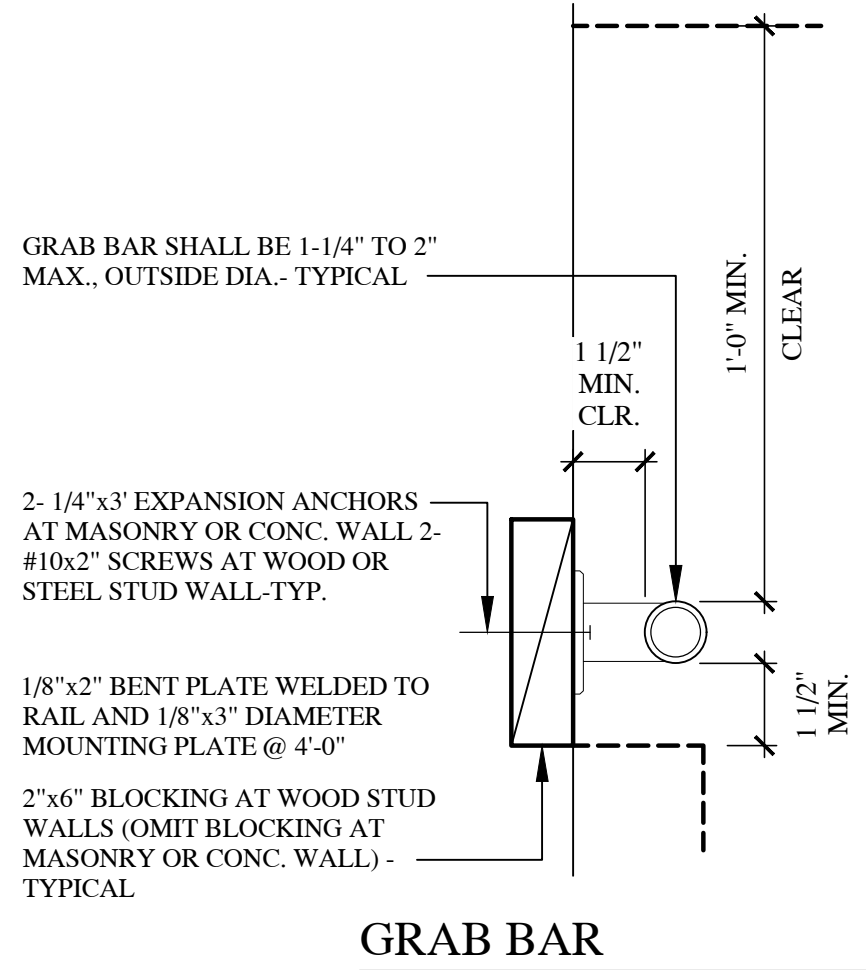
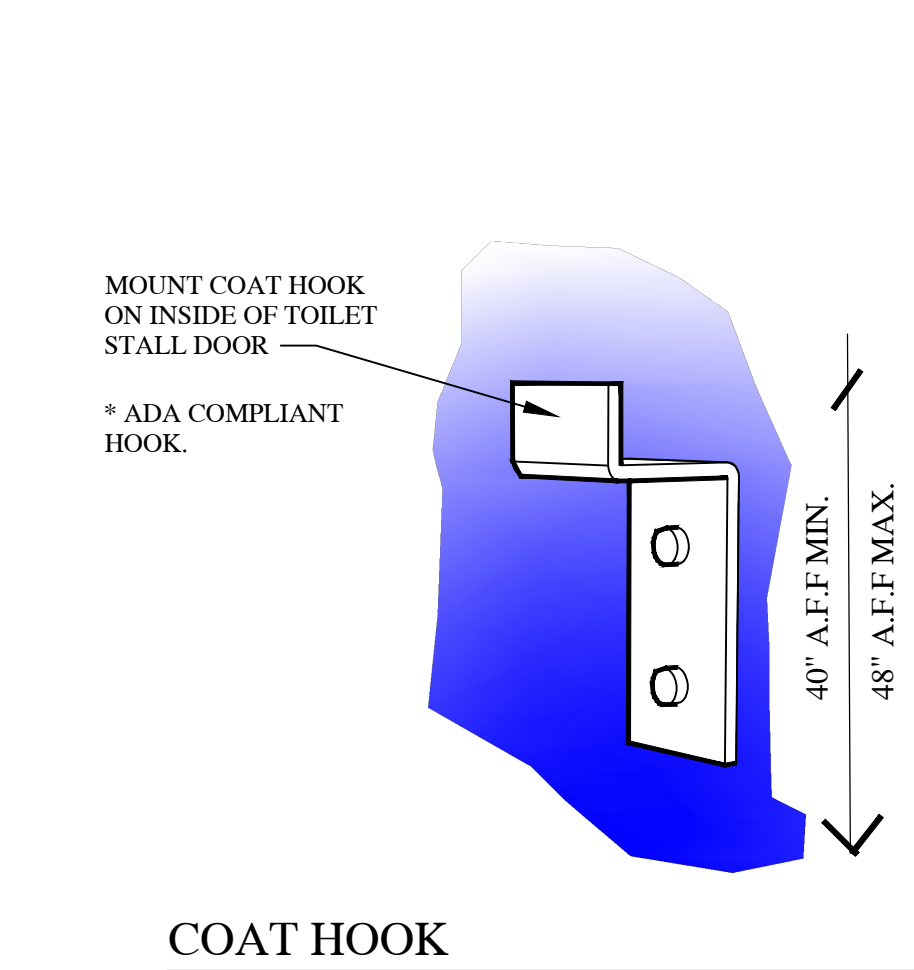
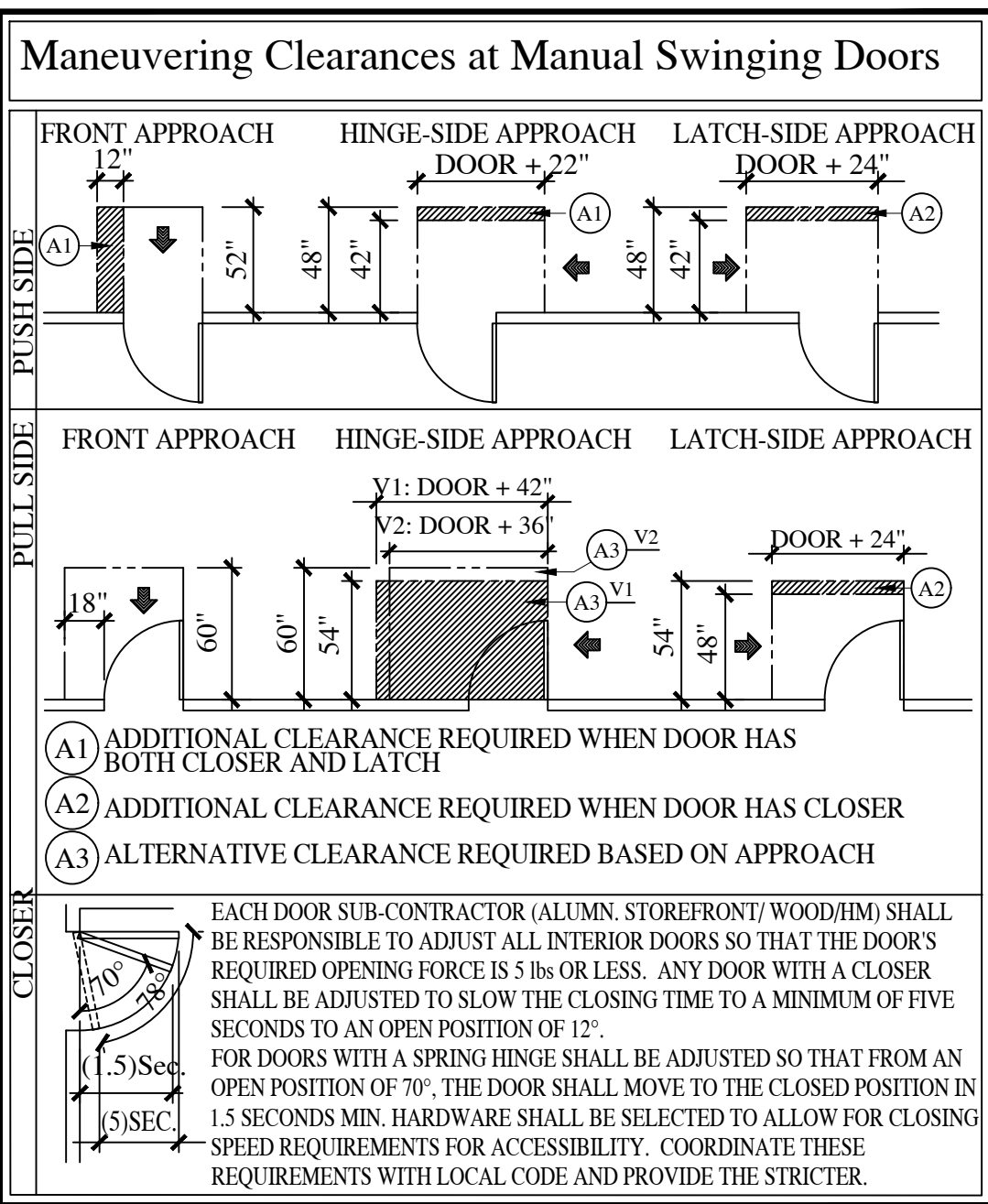
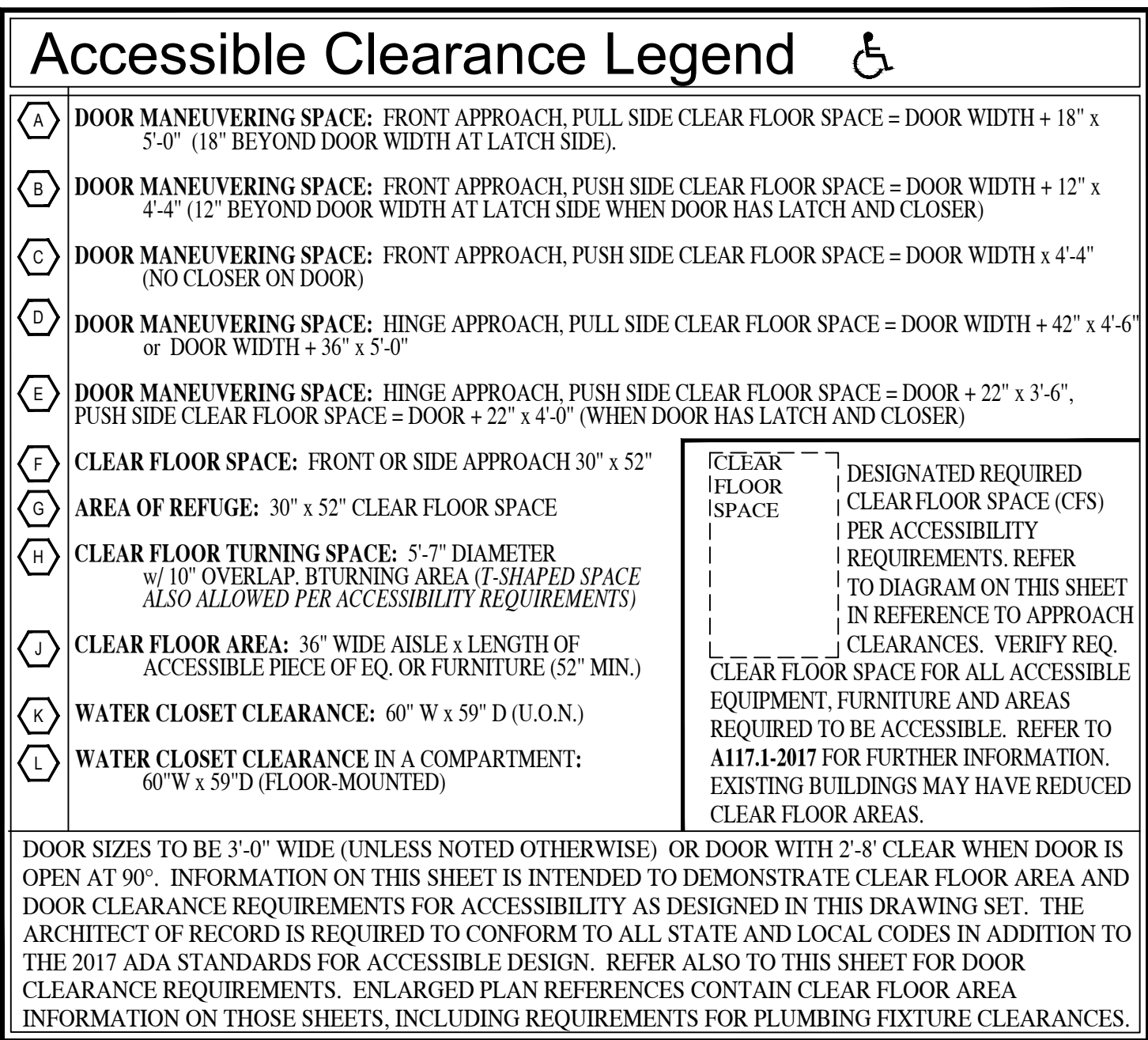
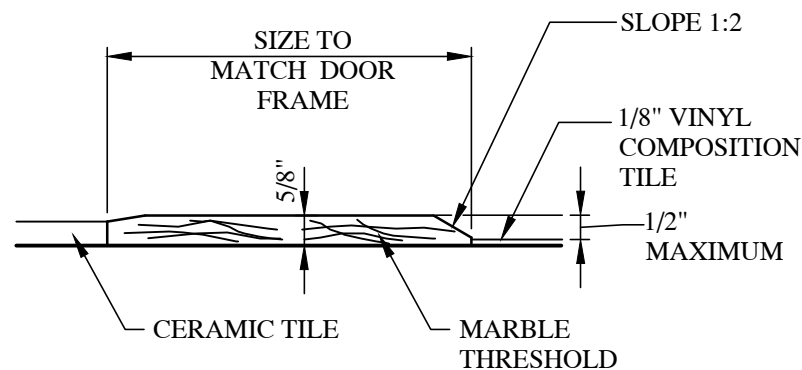
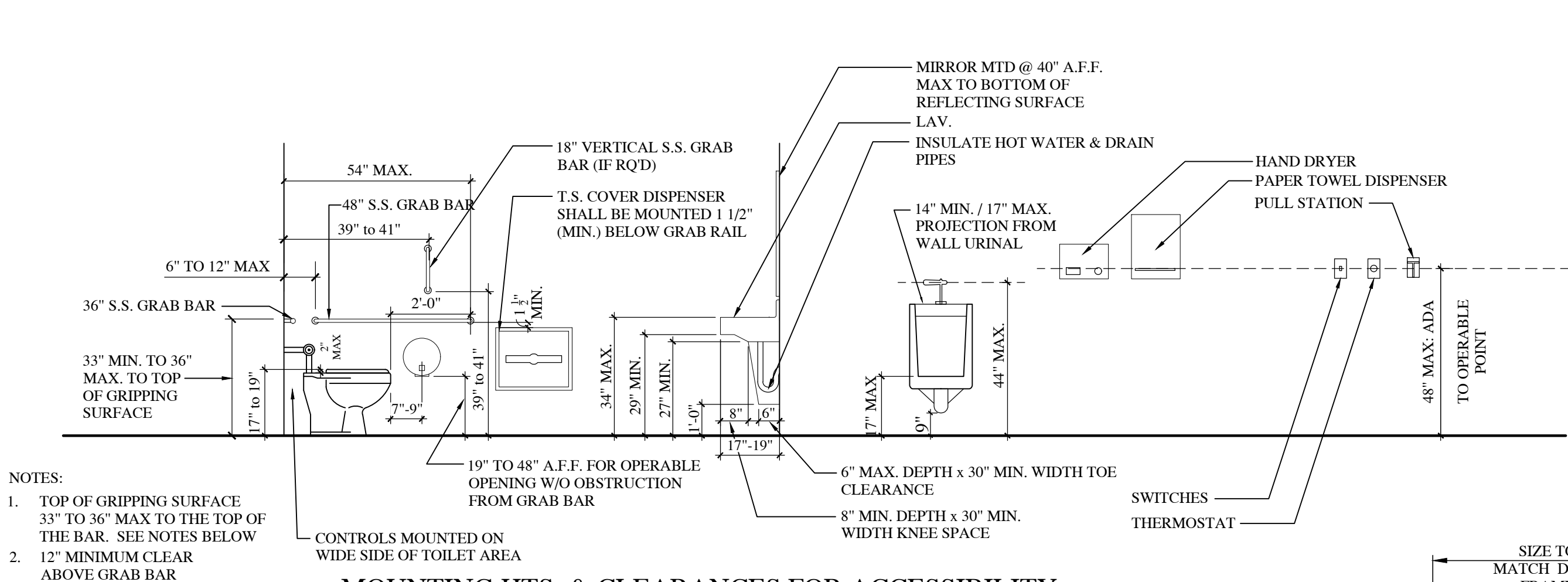
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A-2

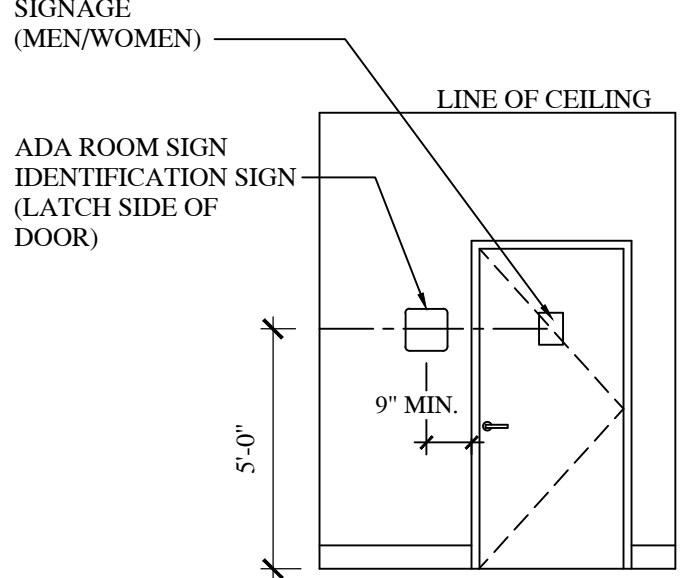
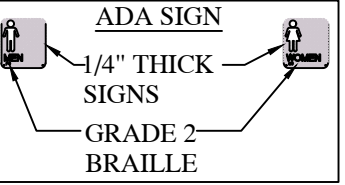
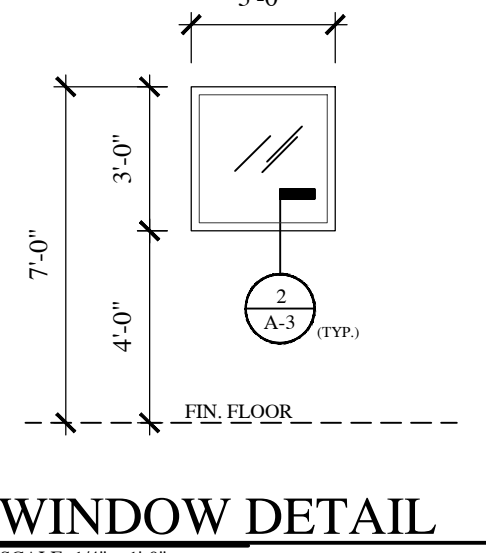
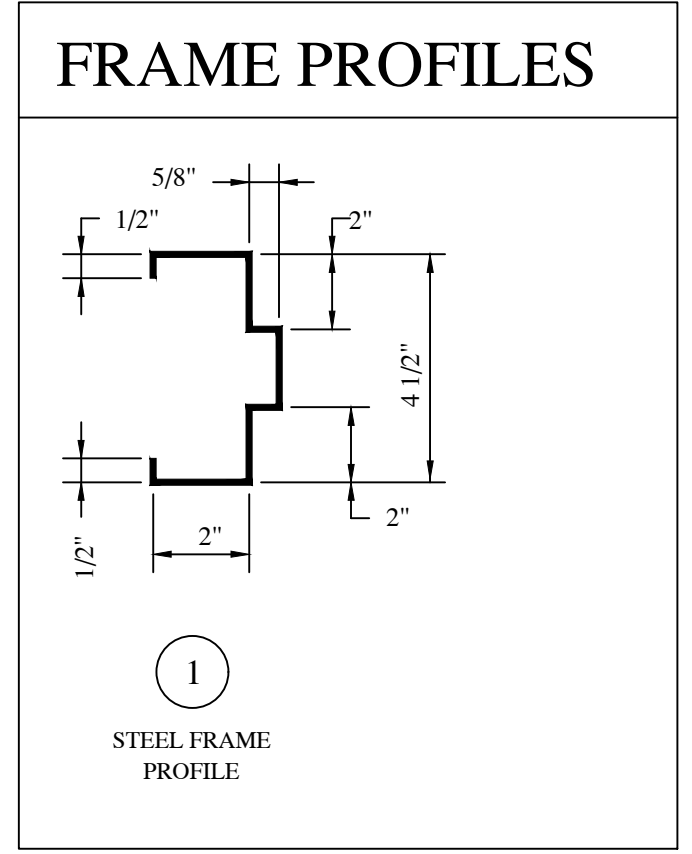
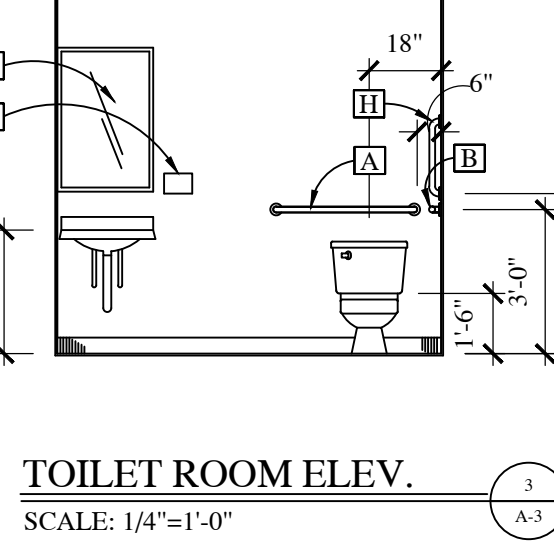
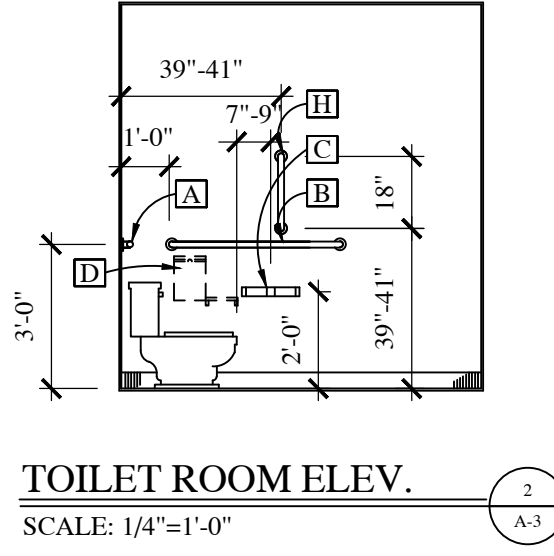
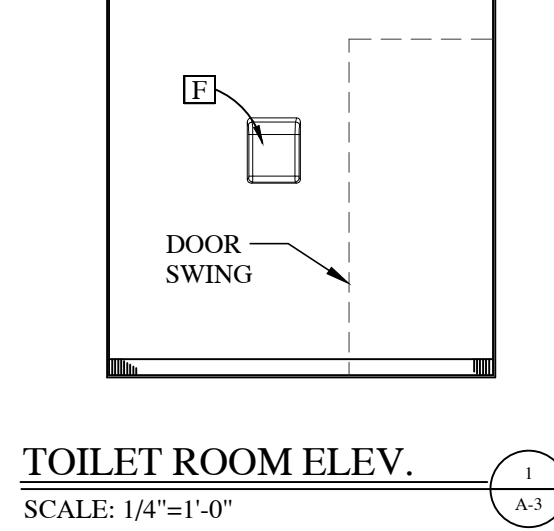
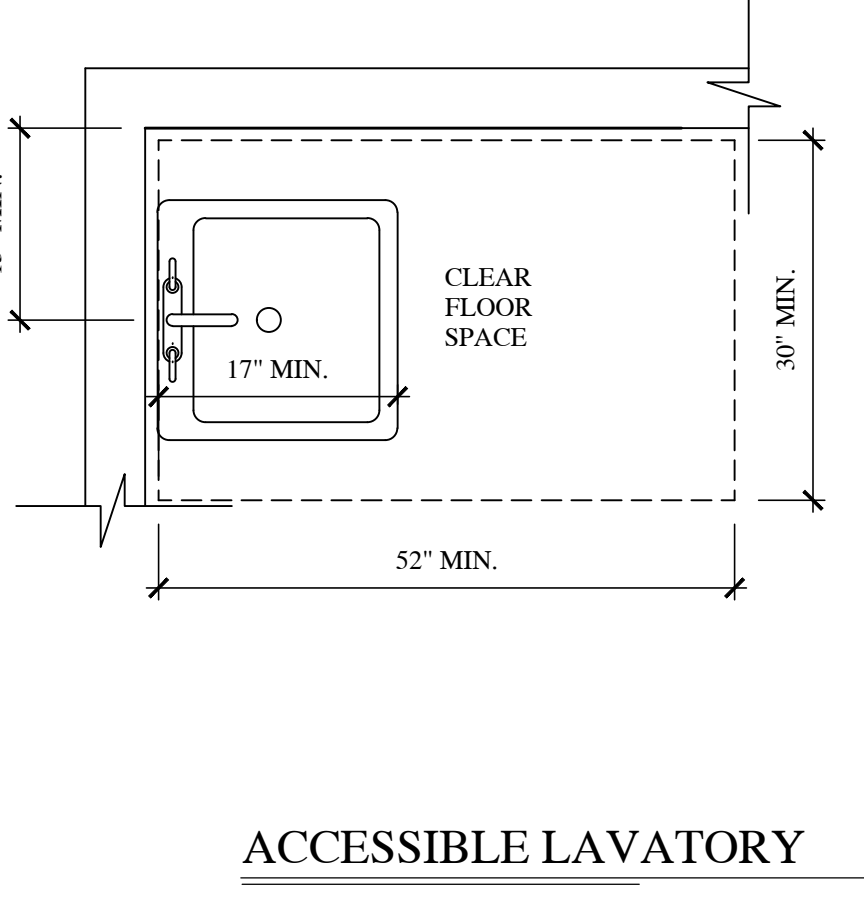
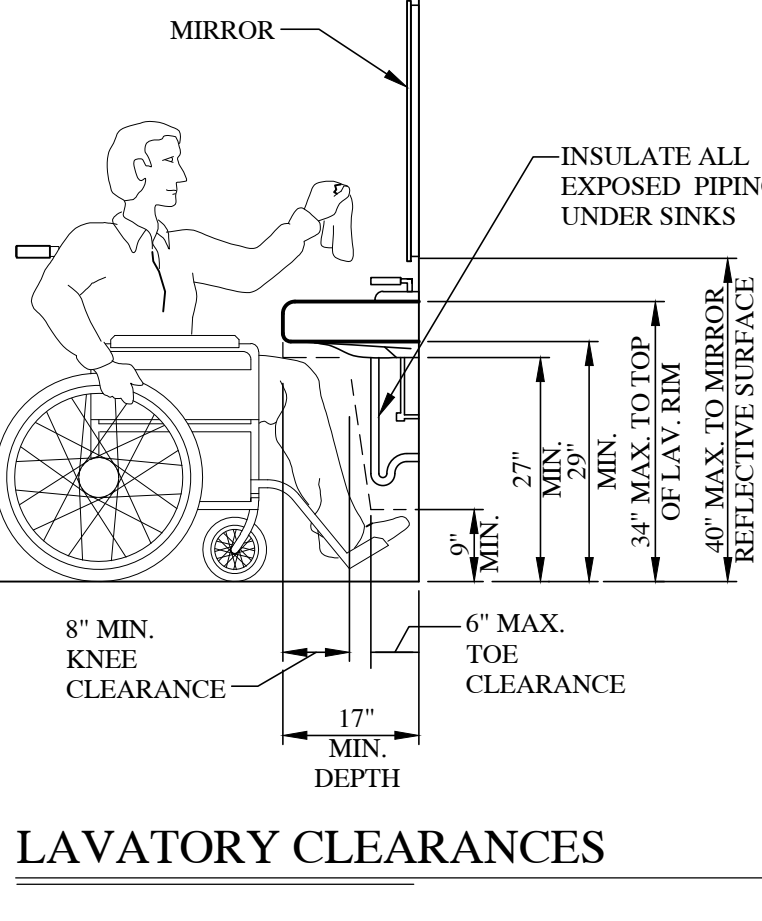
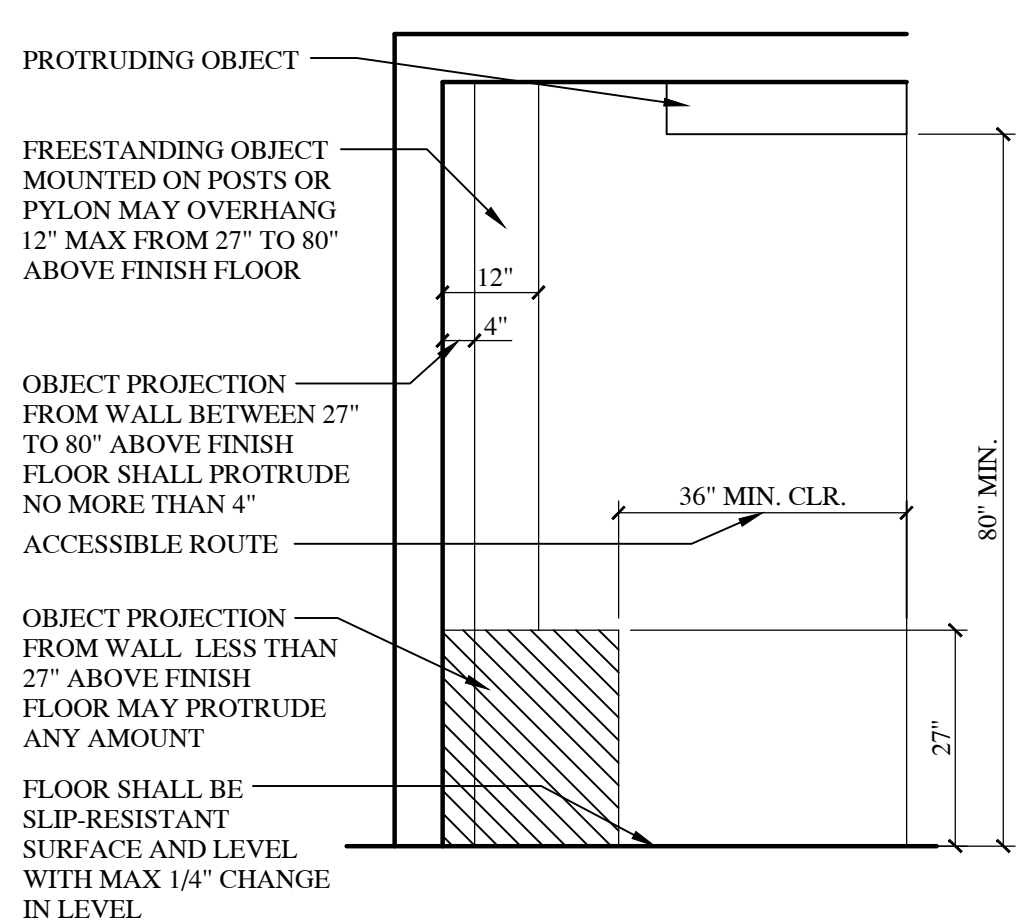
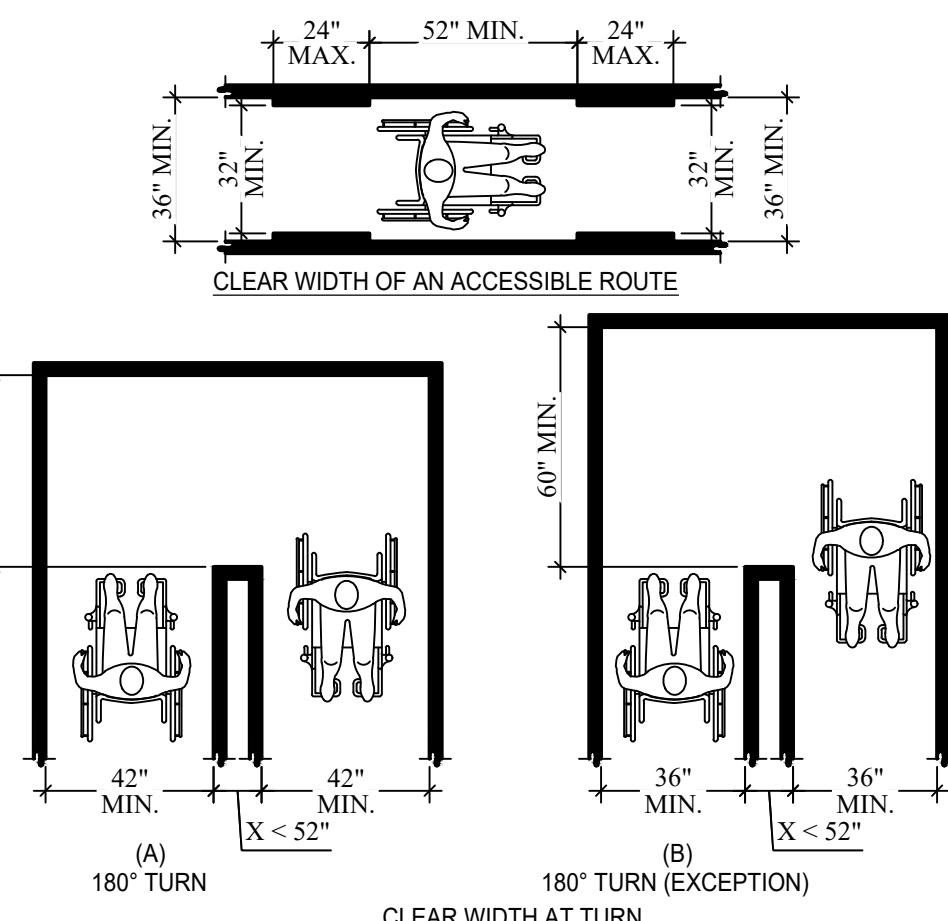
SHEET NUMBER



TOILET ACCESSORY TYPES		
SYMBOL	PRODUCT	BOBECK MODEL No (OR EQUAL)
A	GRAB BAR (36\"	B-6806 x 36
B	GRAB BAR (42\"	B-6806 x 42
C	TOILET TISSUE DISPENSER	KC PROFESSIONAL 09551
D	SANITARY NAPKIN DISPOSAL WITH SHELF	ASI 0852
E	SOAP DISPENSER	GORO LTX-12 010044
F	SURFACE-MOUNTED PAPER TOWEL DISPENSER	BOBECK B-72974
G	MIRROR (24\"	ASI 0620-2436
H	GRAB BAR (18\"	B-6806 x 18

NOTES:

- SEE PLANS FOR LOCATIONS OF ACCESSORIES.
- PROVIDE IN WALL BLOCKING AS REQUIRED.
- OPTIONAL ADDITIONAL HAND SANITIZER DISPENSER NEXT TO E
- OPTIONAL COAT HANGER ON RESTROOM DOOR.
- PROVIDE RUBBERMAID WASTE BASKET (OR EQ.) W/ PAPER TOWEL DISPENSER.



- NOTES
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
 - IDENTIFICATION SYMBOLS ARE TO BE ON DOOR 60\"/>

RESTROOM DOORS & SIGNAGE

GENERAL ADA NOTES

- INDICATED DIMENSIONS, HEIGHTS, DEPTHS, AREAS AND OTHER GRAPHIC INFORMATION ARE PROVIDED AS MINIMUMS THAT MUST BE MAINTAINED. THESE MINIMUMS ARE BASED UPON ICC A117.1-2017 STANDARDS AND PLANS MAY EXCEED ADA REQUIREMENTS.
- 67\"/>

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DETAILS
 NEW MAINTENANCE BUILDING for:
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 CONSTRUCTION PERMITS

CREATED: 7/29/2026
 PLOTTED: 7/30/2026
 DRAWN BY: SCG
 CHECKED: DKM

A-3
 SHEET NUMBER