

CLUBHOUSE

UPTOWN APARTMENTS

2190 WEHRLE DRIVE
AMHERST, NEW YORK



CLIENT:

Young Development Inc.
1120 Bullis Road
Elma, New York

ARCHITECT:

James Fahy Design Associates
Architecture & Engineering P.C.
2024 W. Henrietta Rd., Suite 3K
Rochester, NY 14623
tel. (585) 272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com

SITE ENGINEER:

Carmina Wood Design
80 Silo City Row
Buffalo, New York 14203
tel. (716) 842-3165

THIS BUILDING SHALL COMPLY WITH CHAPTER 4
OF THE 2025 ECCCNYS.

BUILDING ENVELOPE SHALL COMPLY WITH
TABLE C402.1.3 FOR PRESCRIPTIVE COMPLIANCE.
SEE CHART ON SHEET T3.0

BUILDING FENESTRATION SHALL COMPLY WITH
TABLE C402.5 FOR PRESCRIPTIVE COMPLIANCE.
SEE CHART ON SHET A9.0

DRAWING INDEX:

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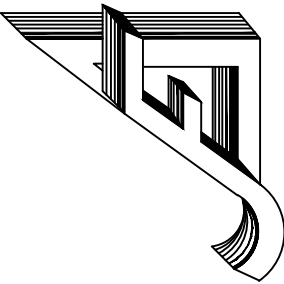
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ELEVATIONS & ADA COMPLIANCE
- A8.1 BREAK ROOM, COFFEE BAR & MAIL ROOM PLANS,
ELEVATIONS & ADA COMPLIANCE
- A9.0 WINDOW & DOOR SCHEDULES

STRUCTURAL:

- S1.0 ROOF FRAMING PLAN
- S2.0 SHEAR WALL DESIGN (T.B.D.)

NOT FOR CONSTRUCTION
Client Review Set

James Fahy Design Associates
Architecture & Engineering P.C.
2024 W. Henrietta Rd., Suite 3K
Rochester, New York 14623
tel. (585) 272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com



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AMHERST, NEW YORK
YOUNG DEVELOPMENT INC.

REVISIONS:		PROJECT:	CLIENT:
NO.	DATE		

JOB NO. A2G-005
PROJECT NO. MULTI-FAMILY
PHASE: CONSTRUCTION DOCUMENTS
DATE: 6-30-2026

DRAWING NO. T1.0

CODE SUMMARY

NOTE: THE FOLLOWING CODE REVIEW PROVIDES A GENERAL SUMMARY OF THE APPROPRIATE CODE SECTIONS FOR SCOPING OF THE BUILDING CONSTRUCTION. THIS REVIEW DOES NOT REPRESENT EVIDENCE FOR WHICH THE ARCHITECT HAS FOLLOWED IN DESIGN OF THIS BUILDING. CONSULTANTS TO THE OWNER AND GENERAL CONTRACTOR HAVE PROVIDED THEIR OWN COMPREHENSIVE CODE REVIEW FOR THEIR SYSTEMS DESIGN.

APPLICABLE BUILDING CODES
2025 BUILDING CODE OF NEW YORK STATE
2025 ENERGY CONSERVATION CODE OF NEW YORK STATE
2025 FUEL GAS CODE OF NEW YORK STATE
2025 MECHANICAL CODE OF NEW YORK STATE
2025 PLUMBING CODE OF NEW YORK STATE
2020 FIRE PREVENTION CODE OF NEW YORK STATE
ICC/ANSI A117.1-2017

BUILDING DESCRIPTION:
ONE STORY TYPE VB CONSTRUCTION WITH AN OCCUPANCY OF A-3 (COMMUNITY CENTER)

SECTION 303 ASSEMBLY GROUP A

303.1 ASSEMBLY GROUP A. ASSEMBLY GROUP A OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR THE GATHERING OF PERSONS FOR PURPOSES SUCH AS CIVIC, SOCIAL OR RELIGIOUS FUNCTIONS; RECREATION, FOOD OR DRINK CONSUMPTION OR AWAITING TRANSPORTATION.

303.4 ASSEMBLY GROUP A-3. GROUP A-3 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR WORSHIP, RECREATION OR AMUSEMENT AND OTHER ASSEMBLY USES NOT CLASSIFIED ELSEWHERE IN GROUP A INCLUDING, BUT NOT LIMITED TO: COMMUNITY HALLS

SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
A = TYPE VB CONSTRUCTION WITHOUT SPRINKLER SYSTEM ALLOWS FOR 40 FEET

ACTUAL BUILDING HEIGHT = 21'-0" FROM GRADE PLANE TO AVG. HT. OF HIGHEST ROOF SURFACE

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
A-3 = TYPE VB CONSTRUCTION WITHOUT SPRINKLER SYSTEM ALLOWS FOR 1 STORY

ACTUAL BUILDING = 1 STORY

SECTION 506 BUILDING AREA

TABLE 506.2 ALLOWABLE AREA DETERMINATION. THE ALLOWABLE AREA OF A BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 506.2.1 THROUGH 506.2.4 AND SECTION 506.3

506.2.1 SINGLE OCCUPANCY BUILDINGS. THE ALLOWABLE AREA OF EACH STORY OF A SINGLE-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-1: $A_u = A_n + (N \times I_u)$

WHERE:
 A_u = ALLOWABLE AREA (SQUARE FEET).
 A_n = TABULAR ALLOWABLE AREA FACTOR (N5, 5-1, 51 3R OR 51 3D VALUE, AS APPLICABLE) IN ACCORDANCE WITH TABLE 506.2
 N_5 = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR NON-SPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED)
 I_u = AREA FACTOR INCREASE DUE TO FRONTAL (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3

ALLOWABLE BUILDING AREA PER STORY WITH TYPE VB CONSTRUCTION & 100% FRONTAGE INCREASE OF >30: A-3 OCCUPANCY = $6,000 + (6,000 \times 0.75) = 10,500$

ACTUAL BUILDING = 6207 S.F. (SEE APPLICABLE TABLES BELOW)

SECTION 506.3 FRONTAGE INCREASE EVERY BUILDING SHALL ADJOIN OR HAVE ACCESS TO A PUBLIC WAY TO RECEIVE AN AREA INCREASE FOR FRONTAGE. AREA FACTOR INCREASE SHALL BE DETERMINED IN ACCORDANCE WITH SECTIONS 506.3.1 THROUGH 506.3.3

SECTION 506.3.1 MINIMUM PERCENTAGE OF PERIMETER. TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, A BUILDING SHALL HAVE NOT LESS THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE, SUCH OPEN SPACE SHALL BE EITHER ON THE SAME LOT OR DEDICATED FOR PUBLIC USE AND SHALL BE ACCESSED FROM A STREET OR APPROVED FIRE LANE.

506.3.2 MINIMUM FRONTAGE DISTANCE. TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, THE PUBLIC WAY OR OPEN SPACE ADJACENT TO THE BUILDING PERIMETER SHALL HAVE MINIMUM DISTANCE OF 20 FEET MEASURED AT RIGHT ANGLES FROM THE BUILDING FACE TO ANY OF THE FOLLOWING:
a. THE CLOSEST INTERIOR LOT LINE
b. THE ENTIRE WIDTH OF A STREET, ALLEY OR PUBLIC WAY
c. THE EXTERIOR FACE OF AN ADJACENT BUILDING ON THE SAME PROPERTY.
THE FRONTAGE INCREASE SHALL BE BASED ON THE SMALLEST PUBLIC WAY OR OPEN SPACE THAT IS 20 FEET OR GREATER, AND THE PERCENTAGE OF BUILDING PERIMETER HAVING A MINIMUM 20 FEET PUBLIC WAY OR OPEN SPACE

506.3.3 AMOUNT OF INCREASE. THE AREA FACTOR INCREASE BASED ON FRONTAGE SHALL BE DETERMINED IN ACCORDANCE WITH TABLE 506.3.3

PARTIAL TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION	B
A-3 (ASSEMBLY)	N5		6,000

N5 = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM
51 3R = BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2

TABLE 506.3.3 FRONTAGE INCREASE FACTOR ^a

PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE (FEET)
	20 < 25 25 < 30 > 30
0 TO LESS THAN 25	0 0 0
25 TO LESS THAN 50	0.17 0.21 0.25
50 TO LESS THAN 75	0.33 0.42 0.50
75 TO 100	0.50 0.63 0.75

a. INTERPOLATION IS PERMITTED

SECTION 602 CONSTRUCTION CLASSIFICATION

602.1 GENERAL. THE BUILDING ELEMENTS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 601 AND EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 705.5

PARTIAL TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE V
PRIMARY STRUCTURAL FRAME ¹	I O
BEARING WALLS	I O
EXTERIOR ²	I O
INTERIOR	I O
NONBEARING WALLS AND PARTITIONS - EXTERIOR	SEE TABLE 705.5
NONBEARING WALLS AND PARTITIONS - INTERIOR ³	I O
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY STRUCTURAL MEMBERS	I O
ROOF CONSTRUCTION & ASSOCIATED SECONDARY STRUCTURAL MEMBERS	I O

a. NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE
b. NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON THE SEPARATION DISTANCE (SEE TABLE 705.5)
c. NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.9

BUILDING SHALL COMPLY WITH CONSTRUCTION CLASSIFICATION FOR TYPE VB

602.5 TYPE V. TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIAL PERMITTED BY THIS CODE.

PARTIAL TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP R & S-2
X < 5	ALL	I
5 ≤ X < 10	OTHER THAN IA & IVA	I
10 ≤ X < 30	VB	O
	VA	I
X ≤ 30	ALL	O

BUILDING SHALL COMPLY WITH CONSTRUCTION CLASSIFICATION FOR TYPE VB 10 ≤ X < 30 OR GREATER WHICH REQUIRES NO FIRE-RESISTANCE RATING FOR EXTERIOR WALLS AVAILABLE FOR USE BY BOTH MALE AND FEMALE OCCUPANTS (OR AT LEAST ONE SUCH DIAPHR CHANGING STATION AVAILABLE FOR USE BY MALE OCCUPANTS AND AT LEAST ONE SUCH DIAPHR CHANGING STATION AVAILABLE FOR USE BY FEMALE OCCUPANTS) SHALL BE PROVIDED ON EACH FLOOR LEVEL CONTAINING A PUBLIC TOILET ROOM.

SECTION 718 CONCEALED SPACES

SEE FRAMING AND/OR ROOF LAYOUT PLANS

SECTION 803 WALL AND CEILING FINISHES:
PARTIAL TABLE 803.13 INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY FOR BUILDINGS WITH NFPA13R SPRINKLER

GROUP	INTERIOR EXIT STAIRWAYS & EXIT PASSAGeways	CORRIDORS & ENCLOSURES FOR EXIT ACCESS STAIRWAYS & RAMPS	ROOMS & ENCLOSED SPACES
A-3	A	A	C

CLASS A = FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450
CLASS B = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450
CLASS C = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450

SECTION 804 INTERIOR FLOOR FINISH

804.1 GENERAL. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.2 THROUGH 804.4.2
EXCEPTION: FLOOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, UNOLEUM OR TERRAZZO, AND RESILIENT FLOOR COVERING MATERIALS THAT ARE NOT COMPRISED OF FIBERS.
804.4.2 MINIMUM CRITICAL RADIANT FLUX. IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS, STAIRS, EXIT PASSAGeways, CORRIDORS, AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL WITHSTAND A MINIMUM CRITICAL RADIANT FLUX. THE MINIMUM CRITICAL RADIANT FLUX SHALL BE NOT LESS THAN CLASS 1 (ASTM E648 OR NFPA 253 0.22 WATTS / CM² OR GREATER) IN GROUP A

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

(NFPA 13, 1.3 GROUP A-3)

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT STORIES CONTAINING GROUP A-3 OCCUPANCIES AND THROUGHOUT ALL STORIES FROM THE FIRST STORY ABOVE OR BELOW GRADE PLANE TO AND INCLUDING THE LEVELS OF EXIT DISCHARGE SERVING THAT OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

1. THE FIRE AREA EXCEEDS 12,000 S.F.
2. THE FIRE AREA HAS AN OCCUPANT LOAD OF 300 OR MORE
3. THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES.

BUILDING MEETS NONE OF THE REQUIREMENTS FOR A SPRINKLER SYSTEM

SECTION 906 PORTABLE FIRE EXTINGUISHERS

SEE CONSTRUCTION DOCUMENTS & MEP BY OTHERS

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

SEE CONSTRUCTION DOCUMENTS & MEP BY OTHERS

SECTION 915 CARBON MONOXIDE DETECTION

SEE CONSTRUCTION DOCUMENTS & MEP BY OTHERS

SECTION 1004 OCCUPANT LOAD:

OCCUPANCY SCHEDULE			
ROOM	MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT BONVS TABLE 1004.3	AREA (S.F.)	MAXIMUM OCCUPANCY
1.01 VESTIBULE	NOT APPLICABLE	159	0
1.02 LEASING	150 S.F. F. GROSS	321	**6
1.03 CLUB ROOM	15 S.F. NET	533	37
1.04 BUSINESS	150 S.F. F. GROSS	150	**2
1.05 MEETING	150 S.F. F. GROSS	212	**6
1.06 MANAGER OFFICE	150 S.F. F. GROSS	179	
1.07 WORK / BREAK ROOM	150 S.F. F. GROSS	235	**6
1.08 RECEPTION	150 S.F. F. GROSS	54	
1.09 OFFICE	150 S.F. F. GROSS	136	1
1.10 MECHANICAL	300 S.F. F. GROSS	71	1
1.11 POOL STORAGE	300 S.F. F. GROSS	167	1
1.12 MICRO OFFICE	150 S.F. F. GROSS	2@ 44 EA	**2
1.13 COFFEE BAR	15 S.F. NET	304	20
1.14 GAME ROOM	15 S.F. NET	860	57
1.15 WOMEN'S RESTROOM	50 S.F. F. GROSS	232	5
1.16 JANITOR / MECHANICAL ROOM	300 S.F. F. GROSS	95	1
1.17 MEN'S RESTROOM	50 S.F. F. GROSS	192	4
1.18 HALLWAY	INCLUDED IN ADJACENT SPACES		
1.19 FITNESS	50 S.F. F. GROSS	945	19
1.20 GROUP FITNESS	50 S.F. F. GROSS	464	9
1.21 MAIL ROOM	50 S.F. F. GROSS	522	10
1.22 PACKAGE ROOM	50 S.F. F. GROSS	132	3
TOTAL OCCUPANCY:			134

**1004.5.1 INCREASED OCCUPANT LOAD
THE OCCUPANT LOAD PERMITTED IN ANY BUILDING, OR PORTION THEREOF, IS PERMITTED TO BE INCREASED FROM THAT NUMBER ESTABLISHED FOR THE OCCUPANCIES IN TABLE 1004.5, PROVIDED THAT ALL OTHER REQUIREMENTS OF THE CODE ARE MET BASED ON SUCH MODIFIED NUMBER AND THE OCCUPANT LOAD DOES NOT EXCEED ONE OCCUPANT PER 7.5 S.F. OF OCCUPABLE FLOOR SPACE. WHERE REQUIRED BY THE BUILDING OFFICIAL, AN APPROVED AISLE, SEATING OR FIXED EQUIPMENT DIAGRAM SUBSTANTIATING ANY INCREASE IN OCCUPANT LOAD SHALL BE SUBMITTED. WHERE REQUIRED BY THE BUILDING OFFICIAL, SUCH DIAGRAM SHALL BE POSTED.

SECTION 1005 MEANS OF EGRESS SIGNING

SUPERCEDED BY SECTION 1020.3 (CORRIDORS), WHICH REQUIRES A GREATER VALUE OF 44"

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.2 EGRESS FROM SPACES.
ROOMS, AREAS OR SPACES, INCLUDING MEZZANINES, WITHIN A STORY OR BASEMENT SHALL BE PROVIDED WITH THE NUMBER OF EXITS OR ACCESS TO EXITS IN ACCORDANCE WITH THIS SECTION.

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE.
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

GROUP A-3 = MAXIMUM OCCUPANCY OF 49 & 7.5 FEET MAXIMUM COMMON PATH OF EGRESS TRAVEL

TWO EXITS NOT REQUIRED FROM AREA INCLUDING CLUB ROOM, LEASING, COFFEE BAR & GAME ROOM WITH A CUMULATIVE OCCUPANT LOAD >49

1006.3 EGRESS FROM STORIES OR OCCUPIED ROOFS

ALL SPACES, LOCATED ON A STORY OR OCCUPIED ROOF SHALL HAVE ACCESS TO THE REQUIRED NUMBER OF SEPARATE AND DISTINCT EXITS OR ACCESS TO EXITS BASED ON THE AGGREGATE OCCUPANT LOAD SERVED IN ACCORDANCE WITH THIS SECTION.

1006.3.2 EGRESS BASED ON OCCUPANT LOAD, EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MINIMUM NUMBER OF SEPARATE AND DISTINCT EXITS, OR ACCESS TO EXITS, AS SPECIFIED IN TABLE 1006.3.3. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 1006.3.4. THE REQUIRED NUMBER OF EXITS, OR EXIT ACCESS STAIRWAYS OR RAMPS PROVIDING ACCESS TO EXITS, FROM ANY STORY OR OCCUPIED ROOF SHALL BE MAINTAINED UNTIL ARRIVAL AT THE EXIT DISCHARGE OR A PUBLIC WAY.

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
FOR OCCUPANT LOADS PER STORY OF 1-500, THE MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM THAT STORY IS 2

TABLE 1006.3.3 (2) STORES WITH ONE EXIT OR ACCESS TO ONE EXIT
FOR OCCUPANCY CLASSIFICATION AT FIRST STORY ABOVE OR BELOW GRADE PLANE THE MAXIMUM OCCUPANT LOAD PER STORY IS 49 AND THE MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE IS 75 FEET

A MINIMUM OF 2 EXITS SHALL BE PROVIDED

SECTION 1007 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

SEE ALSO FIRE-LIFE SAFETY PLAN

1007.1 GENERAL. EXITS, EXIT ACCESS DOORWAYS, AND EXIT ACCESS STAIRWAYS AND RAMPS SERVING SPACES, INCLUDING INDIVIDUAL BUILDING STORIES, SHALL BE SEPARATED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION.

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS. WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

SECTION 1008 MEANS OF EGRESS ILLUMINATION

SEE CONSTRUCTION DOCUMENTS & MEP BY OTHERS

SECTION 1009 ACCESSIBLE MEANS OF EGRESS

1009.1 ACCESSIBLE MEANS OF EGRESS REQUIRED. ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

1009.2 CONTINUITY AND COMPONENTS. EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO A PUBLIC WAY AND SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS:
1. ACCESSIBLE ROUTES COMPLYING WITH SECTION 1104

ALL REQUIRED MEANS OF EGRESS SHALL BE ON AN ACCESSIBLE ROUTE

SECTION 1010 DOORS, GATES AND TURNSTILES

1010.1.1 SIZE OF DOORS. THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WITH OF 32 INCHES. THE MINIMUM CLEAR OPENING HEIGHT OF DOORS SHALL BE NOT LESS THAN 80 INCHES.

EXCEPTIONS:
a. DOORS SERVING TOILET COMPARTMENTS THAT ARE NOT REQUIRED TO BE ACCESSIBLE SHALL HAVE A MINIMUM CLEAR OPENING WIDTH OF 20"

1010.1.2 EGRESS DOOR TYPES. EGRESS DOORS SHALL BE OF THE SIDE-HINGED SWINGING DOOR, PIVOTED DOOR, OR BALANCED DOOR TYPES.

- EXCEPTIONS:
1. PRIVATE GARAGES, OFFICE AREAS, FACTORY AND STORAGE AREAS WITH AN OCCUPANT LOAD OF 10 OR LESS
 5. IN OTHER THAN GROUP H OCCUPANCIES, EVOLVING DOORS COMPLYING WITH SECTION 1010.3.1
 6. IN OTHER THAN GROUP H OCCUPANCIES, SPECIAL PURPOSE HORIZONTAL SLIDING, ACCORDION OR FOLDING DOOR ASSEMBLIES COMPLYING WITH SECTION 1010.3.3
 7. POWER OPERATED DOORS IN ACCORDANCE WITH SECTION 1010.3.2
 9. IN OTHER THAN GROUP H OCCUPANCIES, MANUALLY OPERATED HORIZONTAL SLIDING DOORS ARE PERMITTED IN A MEANS OF EGRESS FROM SPACES WITH AN OCCUPANT LOAD OF 10 OR LESS.

1010.1.2.1 DIRECTION OF SWING. SIDE-HINGED SWINGING DOORS, PIVOTED DOORS, AND BALANCED DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OF AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.

1010.1.3 FORCES TO UNLATCH AND OPEN DOORS.
THE FORCES TO UNLATCH DOORS SHALL COMPLY WITH THE FOLLOWING:

1. WHERE DOOR HARDWARE OPERATES BY PUSH OR PULL, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 15 POUNDS
2. WHERE DOOR HARDWARE OPERATES BY ROTATION, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 28 INCH-POUNDS
- THE FORCE TO OPEN DOORS SHALL COMPLY WITH THE FOLLOWING:
1. FOR INTERIOR SWINGING EGRESS DOORS THAT ARE MANUALLY OPERATED, OTHER THAN DOORS REQUIRED TO BE FIRE RATED, THE FORCE FOR PUSHING OR PULLING OF THE DOOR SHALL NOT EXCEED 5 POUNDS
2. FOR OTHER SWINGING DOORS, SLIDING DOORS OR FOLDING DOORS, AND DOORS, REQUIRED TO BE FIRE RATED, THE DOOR SHALL REQUIRE NOT MORE THAN A 30-POUND FORCE TO BE SET IN MOTION AND SHALL MOVE TO A FULL-OPEN POSITION WHEN SUBJECTED TO NOT MORE THAN A 15-POUND FORCE.

1010.1.4 FLOOR ELEVATION.
THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL, EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL.

1010.1.5 LANDING AT DOORS.
LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES. WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. LANDING SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES.

1010.1.6 THRESHOLDS.

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2 INCH ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER TAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL.

SEE CONSTRUCTION DOCUMENTS FOR DOOR SCHEDULE. ALL DOOR SELECTIONS BY OTHERS AND SHALL MEET ALL REQUIREMENTS AS SET FORTH IN SECTION 1010. ALL EXTERIOR EXIT DOORS MUST MEET 1/2" THRESHOLD REQUIREMENTS.

1010.1.2.4 LOCKS AND LATCHES.

LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXIST:
3. IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:

- 3.1. THE DOORS ARE THE MAIN EXTERIOR DOORS TO THE BUILDING, OR THE DOORS ARE THE MAIN DOORS TO THE TENANT SPACE.
- 3.2 THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
- 3.3 A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
- 3.4 THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

1010.2.8 PANIC AND FIRE EXIT HARDWARE.
DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.

- EXCEPTIONS:
1. A MAIN EXIT OR A GROUP A OCCUPANCY SHALL BE PERMITTED TO BE LOCKING IN ACCORDANCE WITH SECTION 1010.2.4 ITEM 3
 2. DOORS PROVIDED WITH PANIC HARDWARE SERVING A GROUP A OR E OCCUPANCY SHALL BE PERMITTED TO BE ELECTRICALLY LOCKED IN ACCORDANCE WITH SECTION 1010.2.10

SECTION 1013 EXIT SIGNS

SEE CONSTRUCTION DOCUMENTS & MEP BY OTHERS

SECTION 1016 EXIT ACCESS

1016.2 EGRESS THROUGH INTERVENING SPACES.
EGRESS THROUGH INTERVENING SPACES SHALL COMPLY WITH THIS SECTION.
2. EGRESS FROM A ROOM OR SPACE IS ALLOWED TO PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, PROVIDED THAT SUCH ADJOINING ROOMS OR AREAS AND THE AREA SERVED ARE ACCESSORY TO ONE OR THE OTHER, ARE NOT A GROUP H OCCUPANCY AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.
4. AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS.
6. EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES.

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

1017.2 LIMITATIONS.
EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
TYPE A OCCUPANCY WITHOUT SPRINKLER SYSTEM IS 200 FEET

1017.3 MEASUREMENT. EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE. ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT, WHERE MORE THAN ONE EXIT IS REQUIRED, EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED TO THE NEAREST EXIT.

CHAPTER 11 ACCESSIBILITY

SEE ALSO CONSTRUCTION DOCUMENTS

SECTION 1102 COMPLIANCE

1102.1 DESIGN. BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1

SECTION 1103 SCOPING REQUIREMENTS

1103.1 WHERE REQUIRED. SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES.

1103.2 CONTINUITY AND COMPONENTS. EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO A PUBLIC WAY AND SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS:
1. ACCESSIBLE ROUTES COMPLYING WITH SECTION 1104

ALL REQUIRED MEANS OF EGRESS SHALL BE ON AN ACCESSIBLE ROUTE

SECTION 1104 ACCESSIBLE ROUTE

1104.3 CONNECTED SPACES. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE, AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH PORTION OF THE BUILDING TO ACCESSIBLE BUILDING ENTRANCES CONNECTING ACCESSIBLE PEDESTRIAN WALKWAYS AND TO THE PUBLIC WAY.

SECTION 1105 ACCESSIBLE ENTRANCES

1105.1 PUBLIC ENTRANCES. IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTION 1105.1.2 THROUGH 1105.1.8 (THESE SECTIONS ARE NOT APPLICABLE TO THIS BUILDING) AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.

1. AN ACCESSIBLE ENTRANCE IS NOT REQUIRED TO AREAS NOT REQUIRED TO BE ACCESSIBLE.
2. LOADING AND SERVICE ENTRANCES THAT ARE NOT THE ONLY ENTRANCE TO A TENANT SPACE.

SECTION 1110 OTHER FEATURES AND FACILITIES

1110.1 GENERAL. ACCESSIBLE BUILDING FEATURES AND FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 1110.2 THROUGH 1110.19.

1110.2 TOILET AND BATHING FACILITIES. EACH TOILET ROOM AND BATHING ROOM SHALL BE ACCESSIBLE. WHERE A FLOOR LEVEL IS NOT REQUIRED TO BE CONNECTED BY AN ACCESSIBLE ROUTE, THE ONLY TOILET ROOMS OR B

ARCHITECTURAL ABBREVIATION INDEX

ABV.	ABOVE	D.L.	DEAD LOAD
A.F.F.	ABOVE FINISHED FLOOR	DK.	DECK
A.P.	ACCESS PANEL	DEC.	DECORATIVE
ACOUS.	ACOUSTICAL	DP.	DEEP
A.C.T.	ACOUSTICAL CEILING TILE	DEPT.	DEPARTMENT
ADJ.	ADJACENT	DET.	DETAIL
ADJ.	ADJUSTABLE	DIAG.	DIAGRAM
AGGR.	AGGREGATE	DIM.	DIMENSION
AVC	AIR CONDITIONING	DIN.	DINING
ALT.	ALTERNATE	D.V.	DIRECT VENT
AL.	ALUMINUM	DW.	DISHWASHER
ANCH.	ANCHOR	DR.	DOOR
A.B.	ANCHOR BOLT	DBL.	DOUBLE
ANOD.	ANODIZED	D.H.	DOUBLE HUNG
APPL.	APPLIED	DN.	DOWN
A.V.	APPLIED VALLEY	DWR.	DRAWER
APPX.	APPROXIMATE	DWG.	DRAWING
ARCH.	ARCHITECT	DSG.	DRESSING
ARCH.	ARCHITECTURAL	DW.	DRYWALL
ASB.	ASBESTOS	D.F.	DRINKING FOUNTAIN
ASPH.	ASPHALT	DRY.	DRYER
AUTO.	AUTOMATIC	D.O.	DUPLICATE OF
AVG.	AVERAGE		
		EA.	EACH
BALC.	BALCONY	E	EAST
B5MT.	BASEMENT	ELEC.	ELECTRIC
BRG.	BEARING	ELEV.	ELEVATION
BM.	BEAM	ELEV.	ELEVATOR
BDRM	BEDROOM	ENCL.	ENCLOSURE
BTW.	BETWEEN	ENT.	ENTRANCE
BITUM.	BITUMINOUS	ENT.CTR.	ENTERTAINMENT CENTER
BLK.	BLOCK	EQ.	EQUAL
BLKG.	BLOCKING	EQUIP.	EQUIPMENT
BD.	BOARD	E.T.R.	EXISTING TO REMAIN
BOT.	BOTTOM	EXIST.	EXISTING
B.O.	BOTTOM OF	EXP.	EXPANSION
BRIDG.	BRIDGING	EXP. JT.	EXPANSION JOINT
B.C.	BROOM CLOSET	EXPO.	EXPOSED
BLDG.	BUILDING	EXT.	EXTERIOR
B.I.	BUILT IN	E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
		F.G.	FIBERGLASS
CAB.	CABINET	FIN.	FINISH
CANT.	CANTILEVER	F.F.	FINISHED FLOOR
CPT.	CARPET	F.E.C.	FIRE EXTINGUISHER CABINET
C.O.	CASED OPENING	F.H.C.	FIRE HOSE CABINET
C.I.	CAST IRON	FP.	FIREPLACE
CATH.	CATHEDRAL	F.P.	FIRE PROOF
CLG.	CEILING	FIXT.	FIXTURE
CTR.	CENTER	F.D.	FLOOR DRAIN
CEM.	CEMENT	FLASH.	FLASHING
C.T.B.	CERAMIC TILE BASE	FLR.	FLOOR
C.A.	CERAMIC TILE	F.J.	FLOOR JOIST
C.W.T.	CERAMIC WALL TILE	FT.	FOOT, FEET
C.O.	CLEAN OUT	FTG.	FOOTING
CL.	CLOSET	FND.	FOUNDATION
C.F.M.F.	COLD FORM METAL FRAMING	FRZR.	FREEZER
C.T.	COLLAR TILE	FR.	FRENCH
COL.	COLUMN	FURN.	FURNACE
CONC.	CONCRETE	FURR.	FURRING
CMU	CONCRETE MASONRY UNIT	FUT.	FUTURE
COND.	CONDUCTOR		
CONT.	CONTINUOUS	GALV.	GALVANIZED
C.J.	CEILING JOIST	GAR.	GARAGE
CONN.	CONNECTION	GA.	GAUGE
CONSTR.	CONSTRUCTION	G.C.	GENERAL CONTRACTOR
CONTR.	CONTRACTOR	GL.	GLASS
COORD.	COORDINATE	G#N	GLUED AND NAILED
C.B.	CORNER BOARD	G.B.	GRAB BAR
C.G.	CORNER GUARD	GR.	GRADE
CORR.	CORRUGATED	GR.RM.	GREAT ROOM
CNTR.	COUNTER	GND.	GROUND
CRS.	COURSE	GYP.BD.	GYPNUM BOARD
		GWB.	GYPNUM WALL BOARD

H.R.	HAND RAIL
HGR.	HANGER
HD.BD.	HARD BOARD
HDWR.	HARDWARE
HDWD.	HARDWOOD
HDR.	HEADER
HVAC	HEATING VENTILATING AIR CONDITIONING
HT.	HEIGHT
H.	HIGH
HI.EFF.	HIGH EFFICIENCY
H.C.	HOLLOW CORE
HM	HOLLOW METAL
HB	HOSE BIB
HORIZ.	HORIZONTAL
HR.	HOUR
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
I.C.	IRONING BOARD
ISOL.JT.	ISOLATION JOINT
JB.	JAMB
JAN.	JANITOR
JT.	JOINT
JST.	JOIST
KIT.	KITCHEN
K.S.	KNEE SPACE
K.D.	KNOCK DOWN
K.G.	K SHAPE GUTTER
LNDG.	LANDING
LAM.	LAMINATE
LAUN.	LAUNDRY
L.T.	LAUNDRY TUB
LAV.	LAVATORY
L.S.	LAZY SUSAN
L.H.	LEFT HAND
L.H.R.	LEFT HAND REVERSE
LT.	LIGHT
LTG.	LIGHTING
LT.WT.	LIGHT WEIGHT
L.C.	LINEN CLOSET
L.L.	LIVE LOAD
LIV.RM.	LIVING ROOM
LD.	LOAD
LG.	LONG
LOC.	LOCATION
LVL	LAMINATED VENEER LUMBER
MAINT.	MAINTENANCE
MAINT.	MAINTAIN
MFR.	MANUFACTURER
M.O.	MASONRY OPENING
M.	MASTER (IE M.BATH)
MBR.	MASTER BEDROOM
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
M.C.	MEDICINE CABINET
M.TL.	METAL
M.T.	METAL THRESHOLD
ML.	MICROLAM
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MLDG.	MOLDING
MTD.	MOUNTED
MUL.	MULLION

NAT.	NATURAL
NOM.	NOMINAL
N	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
OPT.	OPTION, OPTIONAL
O.S.B.	ORIENTED STRAND BOARD
O/	OVER
OA.	OVERALL
OH.	OVERHEAD
OH.DR.	OVERHEAD DOOR
OH.	OVERHANG
PR.	PAIR
PANT.	PANTRY
P.H.	PAPER HOLDER
PL.	PARALLAM
PART.BD.	PARTICLE BOARD
PART.	PARTITION
PERF.	PERFORATED
PERM.	PERIMETER
P.S.	PLANT SHELF
PLAS.	PLASTER
P.LAM	PLASTIC LAMINATE
PLT.	PLATE
PLT.HT.	PLATE HEIGHT
PLUMB.	PLUMBING
PW.	PLYWOOD
PKT.	POCKET
PT.	POINT
P.L.	POINT LOAD
P.S.F.	PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PDR.	POWDER ROOM
PC.	PRECAST
P.T.	PRESSURE TREATED
PROT.	PROTECT, PROTECTIVE
PROV.	PROVIDE
Q.T.	QUARRY TILE
Q.T.B.	QUARRY TILE BASE
R.	RADIUS
RAFT.	RAFTER
RAIL.	RAILING
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
RESIL.	RESILIENT
REQ.	REQUIRED
REV.	REVISION
R.V.	RIDGE VENT, ROOF VENT
R.	RISER
R.D.	ROOF DRAIN
RM.	ROOM
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN

SCH.	SCHEDULE
SECT.	SECTION
S.C.	SELF CLOSING
SHT.	SHEET
S.M.	SHEET METAL
SH.	SHELF
SHR.	SHOWER
S.L.	SIDE LIGHT
SIM.	SIMILAR
S.L.	SKYLIGHT
SGD.	SLIDING GLASS DOOR
S.D.	SMOKE DETECTOR
SOF.	SOFFIT
S.C.	SOLID CORE
S	SOUTH
SPEC.	SPECIFICATION
SL.	SPRINGLINE
SQ.	SQUARE
S.F.	SQUARE FOOT
STD.	STANDARD
ST.	STAIN
S.S.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
STYRO.	STYROFOAM
SUSP.	SUSPENDED
TEL.	TELEPHONE
TV.	TELEVISION
TEMP.	TEMPERED
THK.	THICK
T&G	TONGUE AND GROOVE
T.O.BLK.	TOP OF BLOCK
T.O.FND.	TOP OF FOUNDATION
T.O.PLT.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.B.	TOWEL BAR
TR.	TRANSOM
T.	TREAD
TYP.	TYPICAL
U.A.	UNDER CABINET
U.L.	UNDERWRITERS LABORATORY
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VAN.	VANITY
VAULT.	VAULTED
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
VEST.	VESTIBULE
WAINS.	WAINSCOT
W.I.C.	WALK IN CLOSET
W.O.	WALK OUT
WASH.	WASHER
W.C.	WATER CLOSET
W.H.	WATER HEATER
W.P.	WATER PROOF
W.S.	WEATHER STRIPPING
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH
W	WEST
W.	WIDTH, WIDE
WDW.	WINDOW
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.I.	WROUGHT IRON
YD.	YARD

ARCHITECTURAL SYMBOLS INDEX

	BRICK
	CONCRETE MASONRY UNIT
	CAST IN PLACE OR PRE-CAST CONCRETE
	EARTH
	BATT OR BLOWN INSULATION
	RIGID INSULATION
	METAL OR ALUMINUM
	STEEL
	PLASTER, GYPSUM BOARD
	GRAVEL
	WOOD FINISH
	WOOD ROUGH
	WOOD BLOCKING
	PLYWOOD

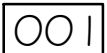
	REVISION SYMBOL
	DOOR SYMBOL
	WINDOW SYMBOL
	ROOM NUMBER SYMBOL
	DATUM ELEVATION
	MATCH LINE
	WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS
	WINDOW MEETS REQUIREMENTS FOR HAZARDOUS LOCATIONS NEEDING SAFETY GLAZING
	WINDOW MEETS REQUIREMENTS FOR WINDOWS NEEDING WINDOW FALL PROTECTION

Diagram illustrating the numbering system for construction details:

- CONSTRUCTION DETAIL**: Represented by a diamond symbol containing the number 1.
- SECTION NUMBER**: Represented by a triangle containing the letter A.
- SHEET NUMBER**: Represented by a circle containing the number 7.
- BUILDING SECTION**: Represented by a solid black rectangle.
- DETAIL ENLARGEMENT**: Represented by a dashed circle.

The diagram shows the relationship between these elements: A construction detail (1) is associated with a section number (A) and a sheet number (7). The section number (A) is associated with a building section (black rectangle). The sheet number (7) is associated with a detail enlargement (dashed circle).

The diagram illustrates two types of level markers used in surveying:

- INTERIOR ELEVATION:** This marker is a diamond shape divided into four quadrants. The top-left quadrant is labeled "VOID", the top-right quadrant is labeled "ELEVATION NO.", and the bottom-right quadrant is labeled "INTERIOR ELEVATION".
- BUILDING ELEVATION:** This marker is a circle with a horizontal line through its center. The top half of the circle is labeled "ELEVATION NUMBER", the bottom half is labeled "SHEET NUMBER", and the bottom-right quadrant is labeled "BUILDING ELEVATION".

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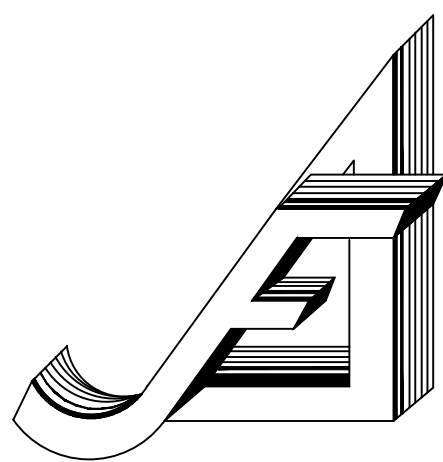
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AMHERST, NY

CLIENT:
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James Fahy Design
2024 W. Hennetta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com

NOT FOR CONSTRUCTION
Client Review Set

REFERENCED SECTIONS FROM ICC A117.1-2017 1103 & 1104

303 CHANGES IN LEVEL

303.1 General.

Changes in level in floor surfaces shall comply with Section 303.

303.2 Vertical.

Changes in level of 1/4 inch maximum in height shall be permitted to be vertical.

303.3 Beveled.

Changes in level greater than 1/4 inch in height and not more than 1/2 inch maximum in height shall be beveled with a slope not steeper than 1:2

303.4 Ramps.

Changes in level greater than 1/2 inch in height shall be by a ramp complying with Section 405 or by a curb complying with section 406

302 FLOOR SURFACES

302.1 General.

Floor surfaces shall be stable, firm and slip resistant, and shall comply with Section 302 Changes in level in floor surfaces shall comply with Section 303

302.2 Carpet.

Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The pile shall be 1/2 inch maximum in height. Edges of carpet shall be fastened to the floor and shall have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 303.

302.3 Openings.

Openings in floor surfaces shall be of a size that does not permit the passage of a 1/2 inch diameter sphere, except as allowed in Section 407.4, 3.409.4.3, 4.10.4 and 805.10. Elongated openings shall be placed so that the long dimension is perpendicular to the predominant direction of travel.

304 TURNING SPACES

304.1 General.

A turning space shall comply with Section 304

304.2 Floor Surface.

Floor surfaces of a turning space shall comply with Section 302. Changes in level are not permitted within the turning space.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted

304.3 Size.

Turning spaces shall comply with Section 304.3.1 or 304.3.2

304.3.1 Circular Space.

304.3.1.1 **New Buildings and Facilities.** In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter.

304.3.1.1.1 **Overlap.** Turning spaces shall be permitted to include knee and toe complying with section 306. Where the turning space includes knee and toe clearances under an obstruction, the overlap shall comply with all of the following:

- The depth of the overlap shall not be more than 10 inches
- The depth shall not exceed the depth of the knee and toe clearances prnded, and
- The overlap shall be permitted only within the turning circle area shown shaded in Figure 304.3.1

304.3.2 T-Shaped Space

304.3.2.1 **New Buildings and Facilities** In new buildings and facilities, the turning space shall be a T-shaped space complying with one of the following:

- A T-shaped space, clear of obstruction, that fits within an area 60 inches wide and 60 inches deep, with two arms and one base that are all 36 inches minimum in width. Each arm shall extend 16 inches minimum from each side of the base located opposite the other, and the base shall extend 24 inches minimum from the arms. At the intersection of each arm and the base, the interior corners shall be chamfered for 8 inches minimum along both the arm and along the base.
- A T-shaped space, clear of obstruction, that fits within an area 64 inches wide and 60 inches deep, with two arms 38 inches minimum in width and a base 42 inches minimum in width. Each arm shall extend 11 inches minimum from each side of the base, located opposite the other, and the base shall extend 22 inches minimum from each arm.
- A T-shaped space, clear of obstruction, 64 inches wide and 60 inches deep, with two arms and one base 40 inches minimum in width. Each arm shall extend 12 inches minimum from each side of the base and the base shall extend 20 inches minimum from each arm.

304.3.2.1.1 **Overlap** Turning spaces shall be permitted to include knee and toe clearance complying with Section 306 of either the base or one arm. For Option 1, the base or arm is the portion beyond the chamfer.

304.4 Door Swing.

Unless otherwise specified, doors shall be permitted to swing into turning spaces.

305 CLEAR FLOOR SPACE

305.1 General.

A clear floor space shall comply with Section 305.

305.2 Floor Surfaces.

Floor surfaces of a clear floor space shall comply with Section 302. Changes in level are not permitted with the clear floor space.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted

305.3 Size.

305.3.1 **New Buildings and Facilities.** In new buildings and facilities, the clear floor space shall be 52 inches minimum in length and 30 inches minimum in width.

305.3.2 Existing Buildings and Facilities. In existing buildings and facilities, the clear floor space shall be 48 inches minimum in length and 30 inches minimum in width.

305.4 Knee and Toe Clearance.

Unless otherwise specified, clear floor space shall be permitted to include knee and toe clearance complying with Section 306

305.5 Position.

Unless otherwise specified, the clear floor space shall be positioned for either forward or parallel approach to an element.

305.6 Approach.

One full, unobstructed side of the clear floor space shall adjoin or overlap an accessible route or adjoin another clear floor space.

305.7 Alcoves.

If a clear floor space is in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances complying with Section 305.7.1 and 305.7.2 shall be provided, as applicable.

305.7.1 **Parallel Approach.** Where the clear floor space is positioned for a parallel approach, the alcove shall be 60 inches minimum in width where the depth exceeds 15 inches.

305.7.2 **Forward Approach.** Where the clear floor space is positioned for a forward approach, the alcove shall be 36 inches minimum in width where the depth exceeds 24 inches.

306 KNEE AND TOE CLEARANCE

306.1 General.

Where space beneath an element is included as part of clear floor space at an element, clearance at an element, or a turning space, the space shall comply Section 306. Additional space shall not be prohibited beneath an element, but shall not be considered as part of the clear floor space or turning space.

306.2 Toe Clearance.

306.2.1 **General.** Space beneath an element between the floor and 9 inches above the floor shall be considered toe clearance and shall comply with Section 306.2

306.2.2 **Maximum Depth.** Toe clearance shall be permitted to extend 25 inches maximum under an element.

306.2.3 **Minimum Depth.** Where toe clearance is required at an element as part of a clear floor space complying with Section 305, the toe clearance shall extend 17 inches minimum beneath the element.

306.2.4 **Additional Clearance.** Space extending greater than 6 inches beyond the available knee clearance at 9 inches above the floor shall not be considered toe clearance.

306.2.5 **Width.** Toe clearance shall be 30 inches minimum in width.

306.3 Knee Clearance.

306.3.1 **General.** Space beneath an element between 9 inches and 27 inches above the floor shall be considered knee clearance and shall comply with Section 306.3

306.3.2 **Maximum Depth.** Knee clearance shall be permitted to extend 25 inches maximum under an element at 9 inches above the floor.

306.3.3 **Minimum Depth.** Where knee clearance is required beneath an element as part of a clear floor space complying with Section 305, the knee clearance shall be 11 inches minimum in depth at 9 inches above the floor, and 8 inches minimum in depth at 27 inches above the floor.

306.3.4 **Clearance Reduction.** Between 9 inches and 27 inches above the floor, the knee clearance shall be permitted to be reduced at a rate of 1 inch in depth for each 6 inches in height.

306.3.5 **Width.** Knee clearance shall be 30 inches minimum in width.

308 REACH RANGES

308.1 General.

Reach ranges shall comply with Section 308

308.2 Forward Reach

308.2.1 **Unobstructed.** Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the floor

308.2.2 **Obstructed High Reach.** Where a high forward reach is over an obstruction, the clear floor space complying with Section 303 shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches maximum above the floor where the reach depth is 20 inches maximum. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum above the floor, and the reach depth shall be 25 inches maximum.

308.3 Side Reach.

308.3.1 **Unobstructed.** Where a clear floor space complying with Section 305 allows a parallel approach to an element and the depth of the clear floor space is 10 inches maximum from the element, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the floor.

EXCEPTION:

1. Existing elements that are not altered shall be permitted at 54 inches maximum above the floor.

2. Operable parts or fuel dispensers installed on existing curbs shall be permitted at 54 inches maximum above the floor

308.3.2 **Obstructed High Reach.** Where a clear floor space complying with Section 305 allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum above the floor and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum above the floor for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches the high side reach shall be 46 inches maximum above the floor for a reach depth of 24 inches maximum.

309 OPERABLE PARTS

309.1 General.

Operable parts required to be accessible shall comply with Section 309

EXCEPTIONS:

1. Receptacle outlets serving a dedicated use.

2. Where two or more receptacle outlets are provided in a kitchen above a length of countertop that is uninterrupted by a sink or appliance, one receptacle outlet shall not be required to comply with this section.

3. In a kitchen, where a clear floor space for a parallel approach cannot be located at a countertop in a corner between appliances, receptacle outlets over the countertop shall not be required to comply with this section provided that the countertop area does not exceed 9 square feet (0.835 m2) maximum.

4. Floor receptacle outlets.

5. HVAC diffusers.

6. Controls mounted on ceiling fans.

7. Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to comply with this section.

8. Reset buttons and shut-offs serving appliances, piping and plumbing fixtures.

9. Electrical panelboards shall not be required to comply with Section 309.4.

10. Emergency aid devices, such as fire department hose connections, valve controls, gauges, police call boxes and annunciator panels shall not be required to comply with this section provided that they are used only for emergencies by emergency personnel acting in their official capacity.

309.2 Clear Floor Space.

A clear floor space complying with Section 305 shall be provided.

309.3 Height.

Operable parts shall be placed within one or more of the reach ranges specified in Section 308.

309.4 Operation.

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to operate operable parts shall be 5.0 pound maximum. **EXCEPTION:** Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5.0 pounds maximum.

403 WALKING SURFACES

403.1 General.

Walking surfaces that are a part of an accessible route shall comply with Section 403

403.2 Floor Surface.

Floor surfaces shall comply with Section 302

403.3 Slope.

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.

403.4 Changes in Level.

Changes in level shall comply with Section 303

403.5 Clear Width.

The clear width of an accessible route shall comply with section 403.5.1, 4.3.5.2, 403.5.3 or 403.5.4 as applicable

403.5.1 **General** The clear width of an interior accessible route shall be 36 inches minimum. The clear width of an exterior accessible route shall be 48 inches minimum.

Exceptions:

- In new buildings and facilities, the clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided the reduced-width segments are separated by segments that are 52 inches (1320 mm) minimum in length and 36 inches (915 mm) minimum in width.
- In existing buildings and facilities, the clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided the reduced width segments are separated by segments that are 48 inches (1220 mm) minimum in length and 36 inches (915 mm) minimum in width.
- The clear width of an exterior accessible route located within seating areas shall be 36 inches (915 mm) minimum.
- The clear width of an exterior ramp shall comply with Section 405.5.

403.5.2 Clear Width at 180-Degree Turn

403.5.2.1 **New Buildings and Facilities.** In new building and facilities, where an accessible route makes a 180-degree turn around an object that is equal to or greater than 52 inches width, the clear width in the turn shall comply with Section 403.5.1.

403.5.2.2 **Forward Approach.** Where the clear floor space is positioned for a forward approach, the alcove shall be 36 inches minimum in width where the depth exceeds 24 inches.

403.5.2.3 **Existing Buildings and Facilities.** In existing buildings and facilities, the clear floor space shall be 48 inches minimum in length and 30 inches minimum in width.

403.5.2.4 **Clearance Reduction.** Between 9 inches and 27 inches above the floor, the knee clearance shall be permitted to be reduced at a rate of 1 inch in depth for each 6 inches in height.

403.5.2.5 **Width.** Knee clearance shall be 30 inches minimum in width.

403.5.2.6 **Additional Clearance.** Space extending greater than 6 inches beyond the available knee clearance at 9 inches above the floor shall not be considered toe clearance.

403.5.2.7 **Width.** Toe clearance shall be 30 inches minimum in width.

403.5.3 Clear Width at 90-Degree Turn

403.5.3.1 **New Buildings and Facilities** In new buildings and facilities, where an accessible route makes a 90-degree turn the clear widths approaching the turn and leaving the turn shall be one of the following sets of dimensions:

- Both legs of the turn shall be 40 inches minimum in width. The width of each leg of the turn shall be maintained for 28 inches minimum from the inner corner.
- Where the interior corners of the turn are chamfered for 8 inches minimum along both walls, both legs of the turn shall be 36 inches minimum in width.
- Where one leg of the turn is 42 inches minimum in width, the other shall be permitted to be 38 inches minimum in width.
- Where one leg of the turn is 44 inches minimum in width, the other shall be permitted to be 36 inches minimum in width.

Exceptions:

1. Where an accessible route makes a 90-degree turn at doors, doorways and gates complying with Section, the route shall not be required to comply with this section.

2. Where an accessible route makes a 90-degree turn at an elevator or platforms lifts complying with Sections 407 through 410, the accessible route shall not be required to comply with this section.

403.5.4 Passing Space

403.5.4.1 **New Buildings and Facilities** In new buildings and facilities, an accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be either a 60-inch minimum by 60-inch minimum space, or an intersection of two intersecting surfaces that provide a T-shaped turning space complying with Section 304.3.2.1, provided the base and arms of the T-shaped space extend 52 inches minimum beyond the intersection.

403.6 Handrails.

Where handrails are required at the side of a corridor they shall comply with Sections 505.4 through 505.9

404 DOORS, DOORWAYS AND GATES

404.1 General.

Doors, doorways and gates that are part of an accessible route shall comply with Section 404.

404.2 Manual Doors, Doorways and Manual Gates

Manual doors and doorways, and manual gates, intended for user passage shall comply with Section 404.2

404.2.2 **Clear Width.** Doorways shall have a clear opening width of 32 inches minimum. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. Openings more than 24 inches in depth at doors and doorways without doors shall provide a clear opening width of 36 inches minimum. There shall be no projections into the clear opening width between 34 inches and 80 inches above the floor shall not exceed 4 inches.

EXCEPTIONS:

1. Door closers and door stops shall be permitted to be 78 inches minimum above the floor.

2. In alterations, a projection of 5/8 inch maximum into the required clear opening width shall be permitted for the latch side stop.

404.2.3 **Maneuvering Clearances.** Minimum maneuvering clearances at doors shall comply with Section 404.2.3.1. Maneuvering clearances shall include the full clear opening width of the doorway and the required latch-side or hinge-side clearance

404.2.3.1 **Floor Surface.** Clear opening width of doorways with maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302

404.2.3.2 **Swinging Doors and Gates.** Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2

TABLE 404.2.3.2 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS				
TYPE OF USE	MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS			
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch unless noted)	
From front	Full	60 inches	18 inches	
From front	Push	52 inches*	0 inches	
From hinge side	Full	60 inches	36 inches	
From hinge side	Full	54 inches	42 inches	
From hinge side	Push	42 inches*	22 inches*	
From latch side	Push	42 inches*	24 inches	
From latch side	Push	42 inches*	24 inches	

- Add 6 inches if closer and latch provided.
- Add 6 inches if closer provided.
- Beyond hinge side.
- In existing buildings and facilities, the dimension perpendicular to the door or gate for the front direction on the push side shall be 48 inches

404.2.3.3 **Sliding and Folding Doors.** Sliding doors and folding doors shall have maneuvering clearances complying with Table 404.2.3.3

TABLE 404.2.3.3 MANEUVERING CLEARANCES AT MANUAL SLIDING AND FOLDING DOORS			
		MINIMUM MANEUVERING CLEARANCES	
Approach Direction		Perpendicular to Doorway	Parallel to Doorway (beyond stop or latch side unless noted)
From front	Full	52 inches*	0 inches
From nonlatch side	Full	42 inches	22 inches*
From latch side	Full	42 inches	24 inches

- Beyond pocket or hinge side.
 - In existing buildings and facilities, the dimension perpendicular to the door for the front direction shall be 48 inches minimum
- 404.2.3.4 **Doorways without Doors.** Doorways without doors or gates that are less than 36 inches in width shall have maneuvering clearances complying with Table 404.2.3.4

TABLE 404.2.3.4 MANEUVERING CLEARANCES FOR DOORWAYS WITHOUT DOORS OR GATES		
Approach Direction	MINIMUM MANEUVERING CLEARANCES	Perpendicular to Doorway
From front	Full	52 inches*
From side	Full	42 inches

- In existing buildings and facilities, the dimension perpendicular to the door for the front direction shall be 48 inches minimum

404.2.3.5 **Recessed Doors.** Where any obstruction within 18 inches of the latch side of a doorway projects more than 8 inches beyond the face of the door or gate, measured perpendicular to the face of the door or gate, maneuvering clearances for a forward approach shall be provided.

404.2.4 **Thresholds.** If provided, thresholds at doorways shall be 1/2 inch maximum in height. Raised thresholds and changes in level at doorways shall comply with Sections 302.0 and 303

EXCEPTION: An existing or altered threshold shall be permitted to be 3/4 inch maximum in height provided that the threshold is a beveled edge on each side with a maximum slope of 1:12 for the entire exceeding 1/4 inch.

404.2.5 **Two Doors in Series.** Distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of any door swinging into the space. The space between the doors shall provide a turning space.

404.2.6 **Door Hardware.** Handles, pull, latches, locks, and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. The operational force to retract latches or disengage devices that hold the door or gate in a closed position shall be as follows:

- Hardware operation by a forward, pushing or pulling motion: 15 pounds maximum
- Hardware operation by a rotational motion: 28 inch-pounds maximum.

404.2.6.1 **Hardware Height** Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404.2.7 **Closing Speed.** Door and gate closing speed shall comply with 404.2.7

404.2.7.1 **Door and Gate Closers.** Door closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to an open position of 12 degrees shall be 5 seconds minimum.

404.2.7.2 **Spring Hinges.** Door spring hinges shall be adjusted so that from an open position of 70 degrees, the door shall move to the closed position in 1.5 seconds maximum.

404.2.8 **Door and Gate Opening Force.** Fire doors and doors or gates required to be equipped with panic hardware, break away features or other factors requiring higher opening force for safety reasons shall have the minimum opening force allowable in scoping provisions adopted by the appropriate administrative authority.

For other doors or gates, the force for pushing or pulling open doors or gates shall be as follows:

- Interior hinged door: 5.0 pounds (22.2N) maximum
 - Sliding or folding door: 5.0 pounds (22.2 N) maximum
- EXCEPTION:** The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.

404.2.9 **Door or Gate Surface.** Door surfaces within 10 inches of the floor, measured vertically, shall be a smooth surface on the push side extending the full width of the door. Door and gate hardware or any other obstruction or protrusion shall not be mounted in nor extend into the area within 10 inches of the floor. Parts of the door, door hardware or other projections in such surface shall be within 1/16 inch of the same plane as the other. Cavities created by added kick plates shall be capped.

EXCEPTIONS:

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PROJECT:
CLUBHOUSE
UPTOWN APARTMENTS
2190 WEHRLE DRIVE
AMHERST, NY

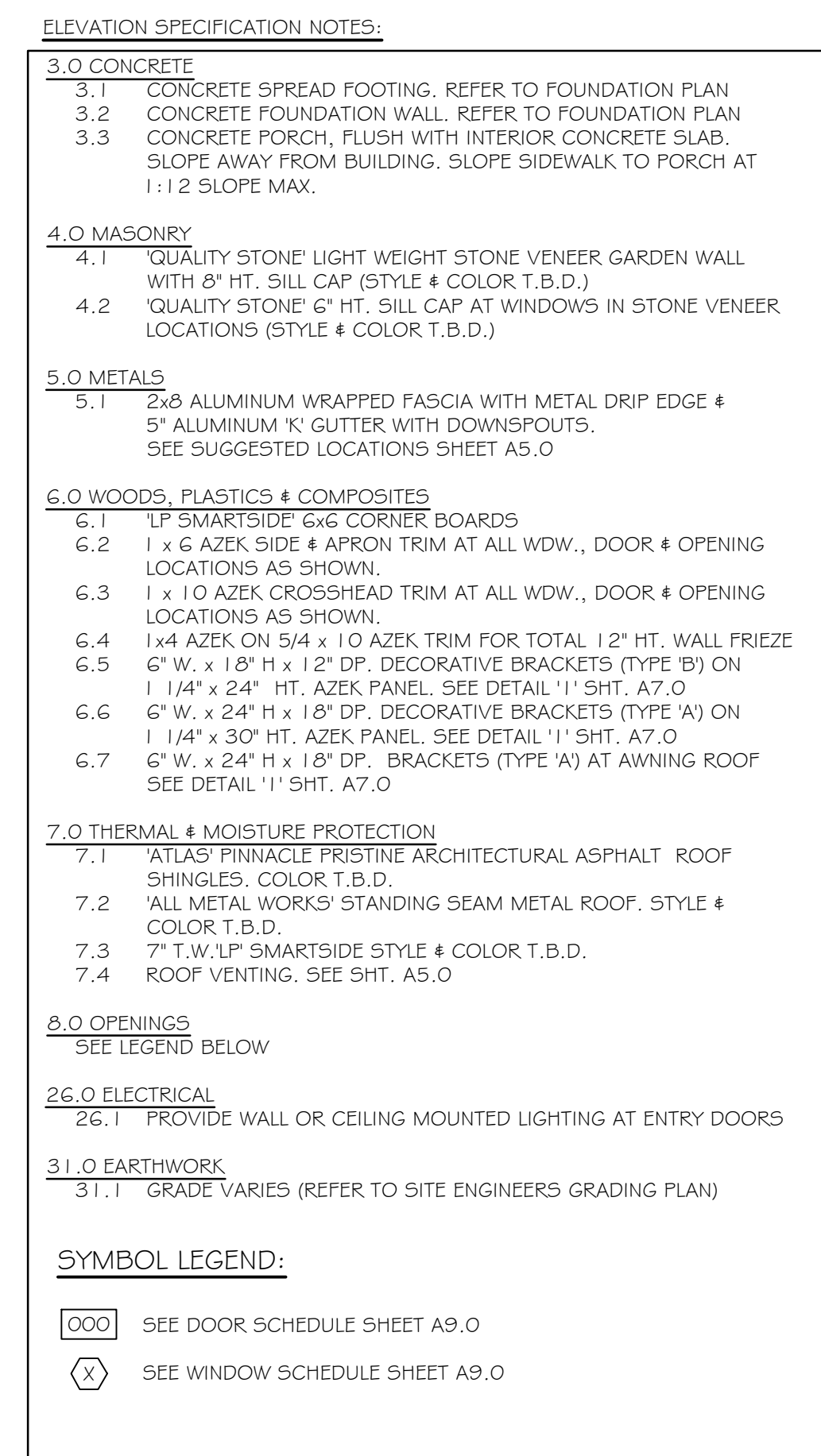
DRAWING TITLE:
FRONT & RIGHT SIDE ELEVATIONS

PHASE:
CONSTRUCTION DOCUMENTS

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DRAWN BY: ART	DRAWING NO.
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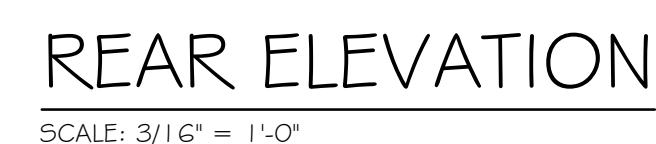
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3.0 CONCRETE

3.1 CONCRETE SPREAD FOOTING. REFER TO FOUNDATION PLAN

3.2 CONCRETE FOUNDATION WALL. REFER TO FOUNDATION PLAN

3.3 CONCRETE PORCH. FLUSH WITH INTERIOR CONCRETE SLAB. SLOPE AWAY FROM BUILDING. SLOPE SIDEWALK TO PORCH AT 1:12 SLOPE MAX.

4.0 MASONRY

4.1 QUALITY STONE/ LIGT WEIGHT STONE VENEER GARDEN WALL WITH R/H TIE. SILL CAP (STYLE & COLOR T.B.D.)

5.1 QUALITY STONE C/H. SILL CAP AT WINDOWS IN STONE VENEER LOCATIONS (STYLE & COLOR T.B.D.)

5.0 METALS

5.1 2x6 ALUMINUM WRAPPED FASCIA WITH METAL Drip EDGE & 5" ALUMINUM K. GUTTER WITH DOWNSPOUTS. SEE SUGGESTED LOCATIONS SHEET AS.O

6.0 WOODS, PLASTICS & COMPOSITES

6.1 1" SP/SMARTSIDE G/G CORNER BRACKETS

6.2 1 x 6 AZEK SHED AFFRIM TRIM AT ALL W/DW., DOOR & OPENING LOCATIONS AS SHOWN.

6.3 1 x 10 AZEK CROWNED TRIM AT FOR ALL W/DW., DOOR & OPENING LOCATIONS AS SHOWN.

6.4 1/4" x 24" 1/8" D/P. DECORATIVE BRACKETS (TYPE 'B') ON 1"1/4" x 24" HZL. AFZL. PANEL. SEE DETAIL '1' SHIT. A7.0

6.5 1/4" x 24" 1/8" D/P. DECORATIVE BRACKETS (TYPE 'A') ON 1"1/4" x 30" HT. AZEK PANEL. SEE DETAIL '1' SHIT. A7.0

6.7 6" W x 24" H x 1/8" D/P. DECORATIVE BRACKETS (TYPE 'A') AT AWNING ROOF. SEE DETAIL '1' SHIT. A7.0

7.0 THERMAL & MOISTURE PROTECTION

7.1 ATLAS/ Pinnacle PRISTINE ARCHITECTURAL ASPHALT ROOF

7.2 ALL METAL WORK/ STANDING SEAM METAL ROOF. STYLE & COLOR T.B.D.

7.3 7" W x 1" LP SP/SMARTSIDE SILL & COLOR T.B.D.

7.4 ROOF VENTING. SEE SHIT. AS.O

8.0 OPENINGS

SEE LEGEND BELOW

26.0 ELECTRICAL

26.1 PROVIDE WALL OR CEILING MOUNTED LIGHTING AT ENTRY DOORS

26.0 EARTHWORK

31.1 GRADE VARIES (REFER TO SITE ENGINEERS GRADING PLAN)

000 SEE DOOR SCHEDULE SHEET A9.0

X SEE WINDOW SCHEDULE SHEET A9.0

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SCALE: 3/16" = 1'-0"

CONSTRUCTION NOTES: (UNLESS OTHERWISE NOTED)

- CONSTRUCTION NOTES:**
- SLABS AT PATIOS, PORCHES, WALKWAYS AND GARAGES TO BE 4000 PSI MIN. AIR ENRICHED.
 - ALL SLABS SHALL BE 3000 PSI MIN. AND SHALL BE AIR ENRICHED IF SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION.
 - WALLS AND SPREAD FOOTING TO BE 4000 PSI MIN. W/ REINFORCING AS NOTED AND SHALL BE AIR ENRICHED IF SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION.
 - INSTALL 1" DEEP X 1/4" WIDE CONTROL JOINTS IN SLAB EVERY 300 FT. - SEE DETAIL 3.01.
 - ALL SLABS TO BE REINFORCED WITH WIRE MESH AS NOTED
 - ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND CHAPTER 19 2025 BODS
 - ALL FOUNDATION LOCATIONS TO BE SHOWN ON WALLS, PARTITIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.
 - ALL FOOTINGS INCLUDING HAUNCHED SLAB SHALLOW WALLS SHALL BE SET ON BED OF SAND, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL. (SEE NOTE BELOW)

- ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF OBSTACULAR MATERIALS WITH NO PARTICLES GREATER THAN 3 INCHES. IMPORTED MATERIALS USED AS ENGINEERED FILL SHALL BE CLOSE IN GRADATION TO N.Y.S. D.O.T. ITEM 203.07 (SELECT GRANULAR FILL). FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM.
- PROVIDE CHEMICAL HARDENER AND SEALER TO ALL TROWEL FINISHED INTERIOR FLOORS WHICH ARE TO BE LEFT EXPOSED
- PROVIDE A NON SKID FINISH TO ALL CONCRETE WALKWAYS AND PATHS TO AVOID PONDING.

TYPICAL REINFORCING:

- ALL WALL FOOTINGS TO HAVE 2 NO. 5 BARS CONTINUOUS
- REINFORCE ALL FOUNDATION WALLS W/ NO. 4 BAR 48" O.C. VERTICAL, TIED TO FOOTING W/ 3" HOOK
- REINFORCE ALL FOUNDATION "STEM WALLS" W/ NO. 5 BAR HORIZONTAL
- REINFORCE ALL FOUNDATION WALLS W/ NO. 5 BAR HORIZONTAL TOP & BOTTOM
- ALL HAUNCHED FOOTINGS TO HAVE 2 NO. 5 BARS CONTINUOUS

LEGEND:

ELEV. = 0"

 CONSTRUCTION DETAIL
ALL DETAILS SHOWN ON SHEETS A7.0

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James Fahy Design
 2024 W. Hennetta Rd. Suite 3K
 Rochester, New York 14623
 tel: 585.272.1650
 e-mail: info@jamesfahy.com
 website: www.jamesfahy.com

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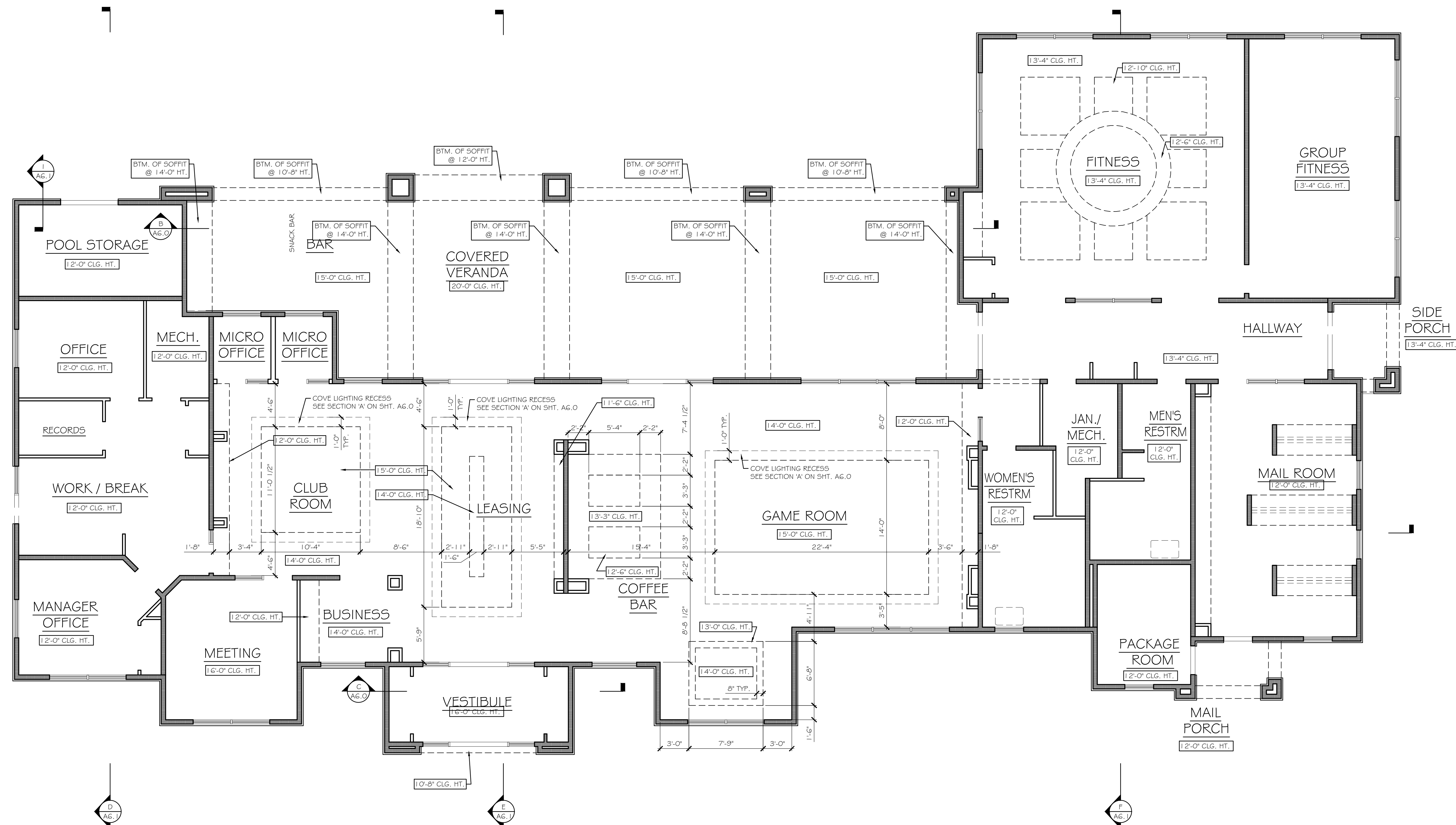
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NOTE:

- ALL CEILINGS BELOW PLATE HEIGHTS TO BE GYPSUM BOARD SUSPENDED ON METAL GRID



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MULTI-FAMILY

450

A5.0



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SCALE: 3/16" = 1'-0"

GENERAL NOTES: UNLESS OTHERWISE NOTED

- 2025 BCNYS SECTION 1209.2 ACCESS TO UNOCCUPIED SPACES 1208.2 ATTIC SPACES.
AN OPENING NOT LESS THAN 20" x 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". CLEAR HEADROOM OF NOT LESS THAN 30" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.

2025 BCNYS SECTION 712.1.13.2 ACCESS DOORS

ACCESS DOORS SHALL BE PERMITTED IN CEILINGS OF FIRE-RESISTANCE RATED FLOOR / CEILING AND ROOF / CEILING ASSEMBLIES, PROVIDED THAT SUCH DOORS ARE TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 AS HORIZONTAL ASSEMBLIES AND LABELED BY AN APPROVED AGENCY FOR SUCH PURPOSE.

CONCEALED SPACES (2025 BCNYS SECTION 718 & 708)

718.4 DRAFTSTOPS IN ATTICS.
DRAFTSTOPS SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES WHERE REQUIRED BY SECTION 708.4.3. DRAFTSTOPS SHALL BE INSTALLED TO SUBDIVIDE COMBUSTIBLE ATTIC SPACES AND COMBUSTIBLE CONCEALED ROOF SPACES SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET.

718.4.1.1 OPENINGS.
OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

718.3.1 DRAFTSTOPS MATERIAL.
DRAFTSTOPS MATERIAL SHALL BE NOT LESS THEN 1/2" GYPSUM BD., 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKET OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIAL ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.

- WALLS BELOW
- LIMITS OF ICE AND WATER SHIELD
- ATTIC DRAFTSTOPPING
- FLOW DIVERTER
- DOWNSPOUT 3"x4"
- SOFFIT BUG-/ DRAFTSTOPPING (1 LAYER 5/8" TYPE "X" GYP BD)
- ATTIC ACCESS SEE NOTES ABV.
- PROVIDE 20" x 30" MIN. SELF-CLOSING ACCESS DOOR W/ AUTOMATIC LATCH AT DRAFTSTOPPING

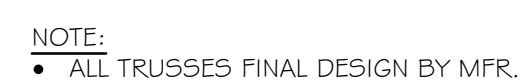
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* PER EXCEPTION 2 OF 2025 BCNYS SECTION 1202.2.1 THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC.

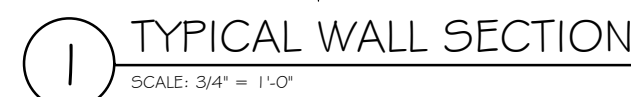
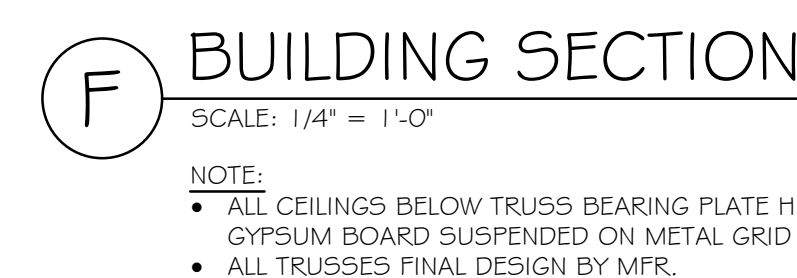
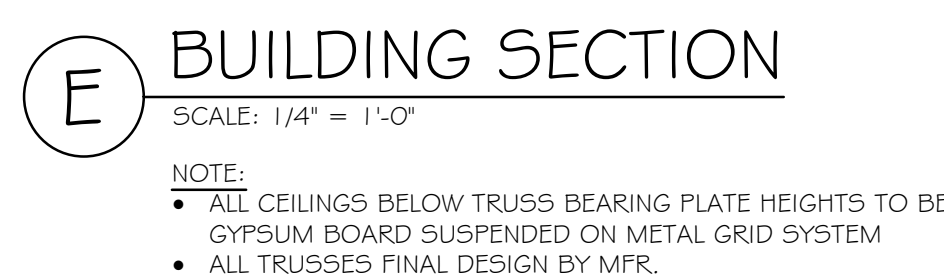
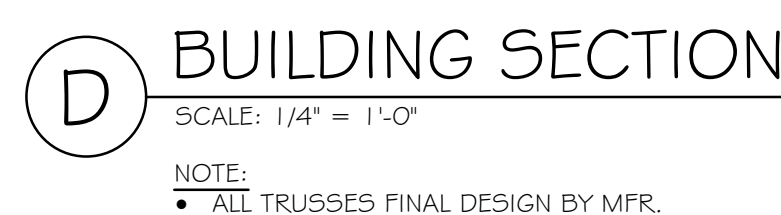
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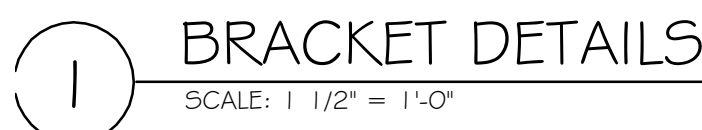
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3 FND. PORCH TO BLDG. & DOOR THRESHOLD
SCALE: 1" = 1'-0"



James Fahy Design
2024 W. Hennetta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com

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Technical drawing of a window assembly showing a cross-section. The drawing includes a window frame, glass panes, and a central unit. Dimensions are provided for the overall width and height.

Labels and dimensions:

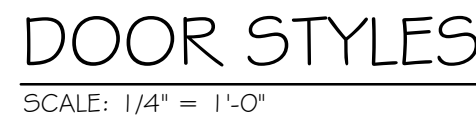
- Labels: B15, W3942, W3621 W/ SH. BELOW, W1542, W3621, F1, 2, 2, 2, 3, 4.
- Dimensions: 1'7.5, 10'-5 3/4".

BREAK ROOM KITCHENETTE PLAN



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James Fahy Design
2024 W. Hennetta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com



GENERAL NOTES:

- ALL EXTERIOR ENTRY DOOR SYSTEMS TO BE "STOREFRONT" METAL GLASS MFR., STYLE 4 COLOR T.B.D.
- GLAZING IN ALL DOORS & SIDELIGHTS SHALL BE TEMPERED GLASS, EXTERIOR OR INTERIOR.
- ALL DOORS TO HAVE ADA COMPLIANT THRESHOLDS, SEE DETAIL "1" THIS SHEET
- ALL U-VALUES AND SHGC FOR VERTICAL PENETRATION TO COMPLY WITH 2025 ICCBC'S 4 TABLE 404.2.5 PROVIDED BELOW
- ALL MATERIAL, FINISH, OPENINGS PER MANUFACTURER. DIMENSIONS GIVEN ARE APPROXIMATE
- ALL TOILET STALL DOORS BY MFR.
- REFER TO CODE SUMMARY SECTION 1.01.0 ON SHEET T2.0 FOR ADDITIONAL COMPLIANCE REQUIREMENTS

HARDWARE NOTES:

- ALL HARDWARE FINAL SELECTION BY OWNER
- PROVIDE FLOOR OR WALL STOPS AS REQUIRED
- ALL EXTERIOR DOORS TO HAVE LOCK SETS, CLOSERS, THRESHOLDS, WEATHER STRIPPING & PANIC HARDWARE

LEGEND:

PF = PROJECTION FACTOR (SEE EQUATION BELOW)
 S.L. = SIDELIGHT

(N) TABLE C402.5 - BUILDING THERMAL ENVELOPE PENETRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS ^a	
VERTICAL PENETRATION FOR CLIMATE ZONE 5 (ERIE COUNTY)	
U-FACTOR	
METAL FRAMING, FIXED PENETRATION	0.34
METAL FRAMING, OPERABLE PENETRATION	0.43
NON-METAL FRAMING, ALL PENETRATION	0.27
ENTRANCE DOORS	0.63
SHGC	
PF < 0.2	0.33
0.2 ≤ PF < 0.5	0.40
PF ≥ 0.5	0.53
SKYLIGHTS	
U-FACTOR	0.48
SHGC	0.38

a. PF = PROJECTION FACTOR
 a. U-FACTOR SHALL BE RATED IN ACCORDANCE WITH NFRC 100, SHGC SHALL BE RATED IN ACCORDANCE WITH NFRC 200

WHERE DIFFERENT WINDOWS OR GLASS DOORS HAVE DIFFERENT PF VALUES, THEY SHALL BE EVALUATED SEPARATELY



James Fahy Design
 2024 W. Hennetta Rd., Suite 3K
 Rochester, New York 14623
 tel: 585-272-1650
 e-mail: info@jamesfahy.com
 website: www.jamesfahy.com

NOT FOR CONSTRUCTION
Client Review Set

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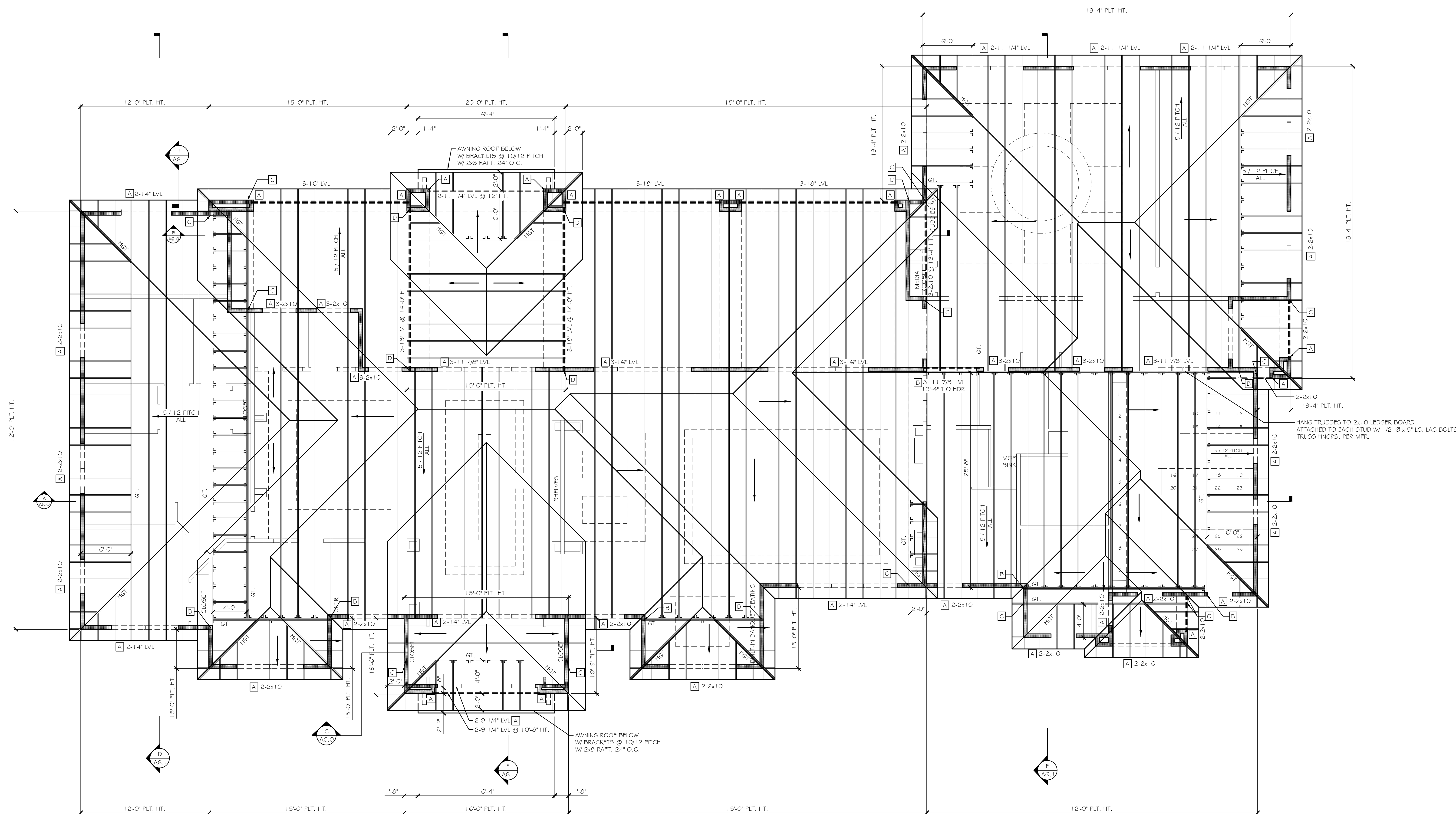
CLIENT:
YOUNG DEVELOPMENT INC.

PHASE:
CONSTRUCTION DOCUMENTS

JOB NO. A26-005	PROJECT NO. MULTI-FAMILY
DRAWN BY: ART	DRAWING NO. 51.0
CHECKED BY: XXX	
DATE: 6-30-2026	



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SCALE: $3/16" = 1'-0"$

- ALL PITCHES TO BE 5/12
- ALL SOFFITS TO BE 1'-4"
- ALL TRUSSES/ RAFTER SPACING TO BE 24" O.C.
- TRUSS TYPE AND LOCATIONS ARE SUGGESTED. FINAL TRUSS LAYOUT AND DESIGN BY TRUSS MFR.
- TRUSS DESIGN AND FABRICATION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE 2025 BCNYS 2303.4. AND ACCEPTED ENGINEERING PRACTICE.
- PROFESSIONALLY SEALED TRUSS SHOP DRAWINGS INCLUDING DESIGN DRAWINGS PER 2025 BCNYS 2303.4.1.1; PLACEMENT DIAGRAM PER 2303.4.2 AND PERMANENT BRACING SPECIFICATIONS PER DESIGN SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
- ALL TRUSS HANGERS SHALL BE SIZED AND SPECIFIED BY TRUSS MFR.
- ALL HEADERS AND LINTELS ARE DROPPED BELOW FRAMING MEMBERS SUPPORTED UNLESS NOTED "FLUSH"
- ALL UNSPECIFIED INTERIOR HEADERS TO BE 2-2x8 @ 2x4 WALLS AND 3-2x8 @ 2x6 WALLS
- ALL EXTERIOR HEADERS TO INCLUDE PLYWOOD OR RIGID FOAM INSULATION AS REQUIRED TO FILL WALL CAVITY
- DOUBLE JACK STUDS AT ALL LOAD BEARING LINTELS OVER 4 FEET LONG
- POST ALL HIF, RIDGE, AND VALLEY TERMINATIONS TO SOLID BEARING BELOW
- SEE ROOF LAYOUT ON SHEET A.5.0 FOR INFORMATION PERTAINING TO ICE & WATER SHIELD, DRAFTSTOPPING, ATTIC ACCESS AND VENTING
- ALL FRAMING AT PORCH LOCATIONS TO BE PRESSURE TREATED
- ALL FASTENERS AND CONNECTORS (INCLUDING JOIST HANGERS, POST BAILS, NAILS, SCREWS OR BOLTS) AT PORCH LOCATIONS OR OTHER AREAS SUBJECTED TO WEATHERING SHALL BE CORROSION RESISTANT. FASTENERS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED MEETING ASTM A 153 STANDARDS AND CONNECTORS MEETING ASTM A653 G 185 SHEET STANDARDS.

7.1.1 GENERAL

FIRE-BLOCKING AND DRAFT-STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH THIS SECTION. FIRE-BLOCKING SHALL COMPLY WITH SECTION 7.1.8.2, DRAFT-STOPPING IN FLOOR/CEILING SPACES AND ATTIC SPACES SHALL COMPLY WITH SECTIONS 7.1.8.3 AND 7.1.8.4, RESPECTIVELY.

7.1.2 FIRE-BLOCKING

IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN ATTIC STORY AND A ROOF OR ATTIC SPACE. FIRE-BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 7.1.8.2.2 THROUGH 7.1.8.2.7.

1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTAL AT INTERVALS NOT EXCEEDING 10 FEET.

FIRE-STOPPING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.

FIRE-BLOCKING OF THE ANNULAR SPACE AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVELS SHALL BE INSTALLED WITH A MATERIAL SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

PARTICLE BOARD, 1/2" GYPSUM BD., BATTS OR BLANKETS OF MINERAL WOOL OR FIBER.

- ☐ 2x6 EXTERIOR OR ROOF LOAD BEARING WALL BELOW
- ☐ WALLS BELOW
- ☒ 6x6 P.T. POST (TO TOP OF HEADER)
- HGT. • HIP GIRDER TRUSS
- GT. • GIRDER TRUSS

- USE 2 x 12 FLAT O/ ROOF SHEATHING FOR 2 x 10 RAFTERS.
- USE 2 x 10 FLAT O/ ROOF SHEATHING FOR 2 x 8 RAFTERS.
- USE 2 x 8 FLAT O/ ROOF SHEATHING FOR 2 x 6 RAFTERS.

- ☐ A • 1-KING & 2- JACK STUDS
- ☐ B • 3- STUD POST
- ☐ C • 2- STUD POST
- ☐ D • 2- KING & 2- JACK STUDS