

WALL TYPE LEGEND		
SEE WALL SECTION SHEET FOR SPECS		
TYPE	UL #	DESCRIPTION
A	U-305	1 1/2 HR RATED FIRE WALL WITH SOLID BLOOMING @ MID HEIGHT OF WALL WITH FIRESTOPPING
B	U-305	1 1/2 HR RATED INTERIOR BEARING WALL DROPPED HEADERS OR BEAM TO BE 1 1/2 HR RATED WITH 9/8" TYPE "X" GWB ON BOTH SIDES.
C	U-305	1 1/2 HR RATED CEILING-WOOD JOISTS, GYPSUM WALL BOARD, RESILIENT CHANNELS
D		6" NON-FIRE RATED EXTERIOR WALL
E		4" NON-FIRE RATED PARTITION WALL
		10" CONC.
		POST
		POST ABOVE

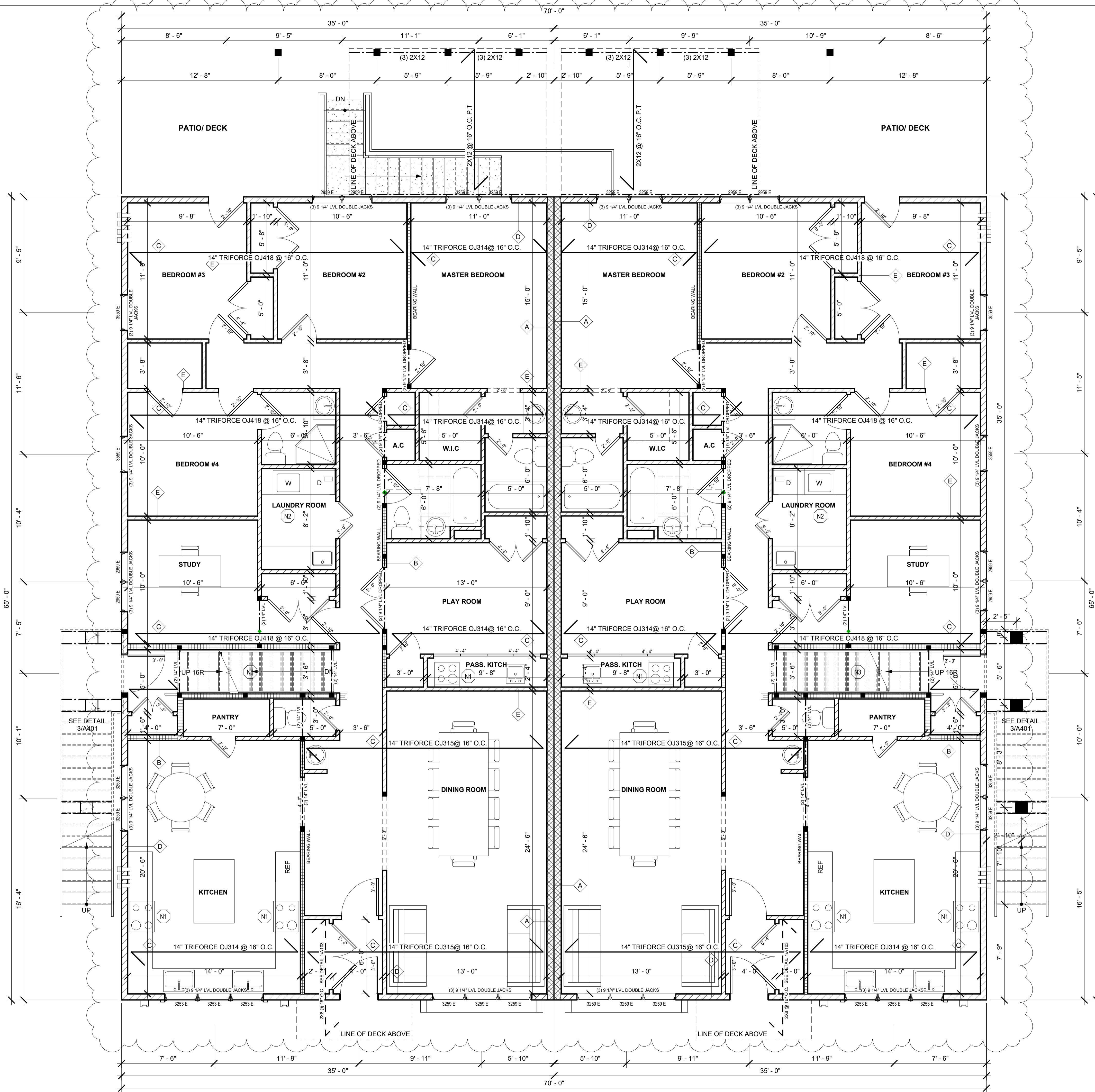
FRAMING NOTES

- ALL MICROLAM TO BE 2" X 6"
- ALL BEAMS AND GIRDERS NOT INDICATED FLUSH ARE DROPPED
- PROVIDE SQUARE BLOCKS UNDER ALL BEARING WALLS. SEE T3 DETAIL
- ALL DECK LUMBER TO BE PRESSURE TREATED
- PROVIDE FIRE BLOOMING @ TENANT SEPARATION WALLS FOR FULL HEIGHT OF JOIST
- PROVIDE DOUBLE STICK W.N. @ EACH BEAM HEAD TO MATCH WALL THICKNESS UNLESS OTHERWISE NOTED
- ANY SPAN LONGER THAN 20 FEET, OR LOCATED NEXT TO A BEARING POINT, SHALL BE DESIGNED FOR NOT LESS THAN 1/800 DEFLECTION
- ALL TRUSS DESIGN PLANS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND SIGNED BY THE TRUSS MANUFACTURER'S ENGINEER

NOTES LEGEND	
N1	PROVIDE DUCTLESS RANGE HOOD OVER RANGE PER MANUFACTURERS SPECIFICATIONS. RANGE IS ONLY USED WHEN REMOVABLE WALL PANELS HAVE BEEN REMOVED COMPLETELY. THEREFORE THE RANGE BECOMES PART OF THE ROOM WHICH HAS ADEQUATE NATURAL VENTILATION.
N2	CLOTHES DRYER EXHAUST SHALL BE INSTALLED PER THE 2015 IRC AND PER MANUFACTURERS SPECS AND IT SHOULD BE AWAY 3'-0" FROM ANY OPENABLE WINDOWS AND DOORS.
N3	PROVIDE 1 LAYER OF 5/8" F202 GYP BOARD TO UNDERSIDE OF STAIRS.
N4	PROVIDE 1 1/2 HR. RATED CEILING & WALLS UTILITY RM W/ (1) LAYER OF F202 GYP. (B) FIRE STOPPED.
N5	PROVIDE R-30 INSULATION IN FLOOR ABOVE
N6	PROVIDE FRESH AIR SUPPLY & RETURN PER CODE @ TOP & BOTTOM OF PUNJURE ROOM / AREA / CLOSET (TYPICAL)
SD	ALL SMOKE AND CO DETECTORS TO BE HARDWIRED AND INTERCONNECTED.
	PULL DOWN ATTIC INTO ROOF

SPECIAL INSPECTIONS REQUIRED BY CHAP 17 BCNYS AS PER THE LIST BELOW

- Bolting- Periodic
- Welding- Periodic
- Placement of Anchor bolts- Periodic
- Concrete:
- Rebar Placement- Periodic
- Cast in Place Anchor Placement- Periodic
- Post Installed Anchor Installation- Periodic
- Form-work- Periodic
- Design Mix- Periodic
- Concrete Testing Prior to Placement- Countinous
- Soils/Excavation:
- Soil Strength- Periodic
- Excavation Depth- Periodic
- Compaction of Backfill- Countinous
- Bracing Walls- Periodic
- Framing- Periodic
- Rough-In Plumbing- Periodic
- Electrical- Periodic
- Final Inspection- Periodic



1 FIRST FLOOR PLAN
1/4" = 1'-0"



ADDRESS: 55 UNION ROAD
SUITE 105
Spring Valley N.Y. 10977
TEL: 845.425.7526
E-MAIL: info@abdesignusa.com
WEBSITE: www.abdesignusa.com



VALLEY HEIGHTS 70FT X 65FT
MULTI-FAMILY 6 UNITS
SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY

FIRST FLOOR

Scale 1/4" = 1'-0"

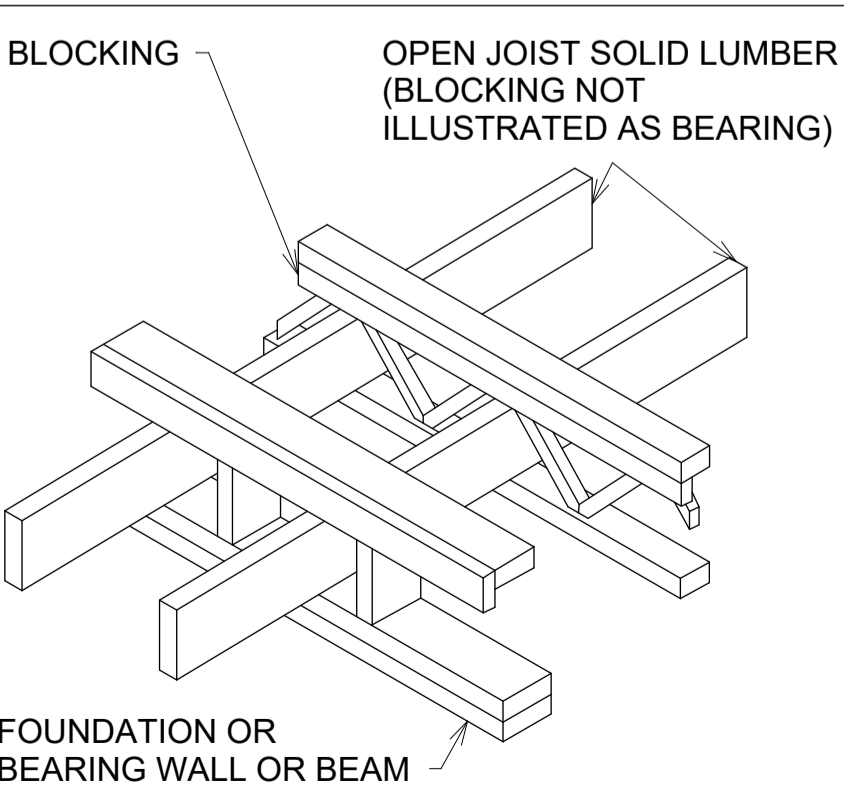
Project number 24030
Date 09/12/2025
Drawn by S.B.
Checked by G.E.

SHEET NUMBER
A102

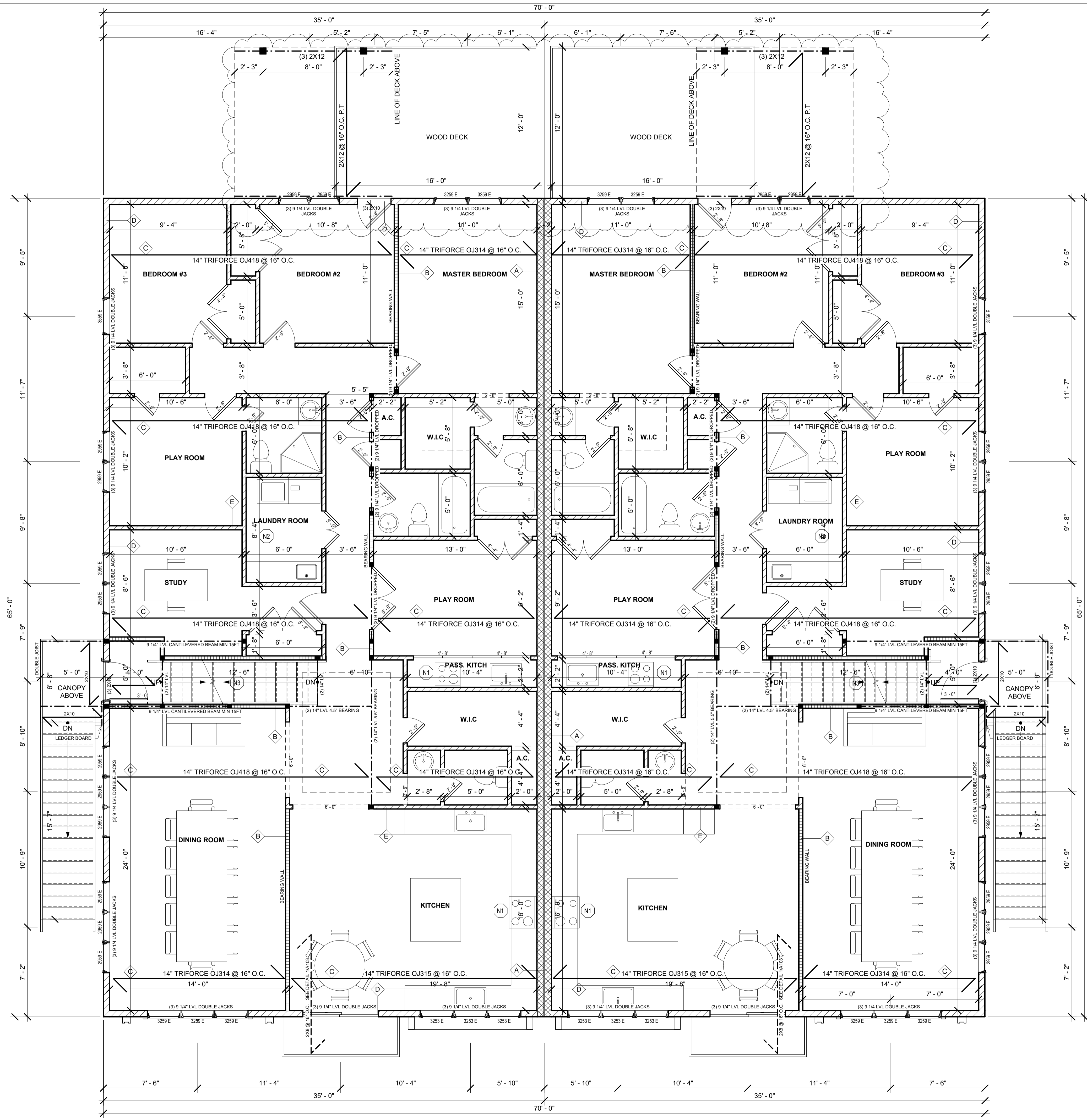
WALL TYPE LEGEND		
SEE WALL SECTION SHEET FOR SPECS		
TYPE	UL #	DESCRIPTION
A	US1	(1) 1HR RATED FIRE WALL WITH SOLID BLOCKING @ MD HEIGHT OF WALL WITH FIRESTOPPING
B	U-305	(1) 1HR RATED INTERIOR BEARING WALL DROPPED HEADER OR BEAM TO BE (1) 1HR RATED WITH "X" TYPE "X" GWB ON BOTH SIDES.
C	GA-BLE NO. 5111	(1) 1HR RATED CEILING-WOOD JOISTS GYPSUM WALL BOARD RESILIENT CHANNELS
D		6" NON-FIRE RATED EXTERIOR WALL
E		4" NON-FIRE RATED PARTITION WALL
		10" CONC.
		POST
		POST ABOVE

- FRAMING NOTES**
- ALL MICROLAMS TO BE 3/8".
 - ALL BEAMS AND GIRDERS NOT INDICATED FLUSH ARE DROPPED.
 - PROVIDE SQUARE BLOCKS UNDER ALL BEARING WALLS. SEE 1/3 DETAIL.
 - ALL DECK LUMBER TO BE PRESSURE TREATED.
 - PROVIDE FIRE BLOCKING @ TENANT SEPARATION WALLS FOR FULL HEIGHT OF JOIST.
 - PROVIDE DOUBLE STRUCK MAIN BEAM BEAM WITH TO MATCH WALL THICKNESS UNLESS OTHERWISE NOTED.
 - ANY SPAN LONGER THAN 20 FEET, OR LOCATED NEXT TO A BEARING POINT, SHALL BE DESIGNED FOR NOT LESS THAN U100 DEFLECTION.
 - ALL TRUSS DESIGN/PLANS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND SIGNED BY THE TRUSS MANUFACTURER'S ENGINEER.

NOTES LEGEND	
N1	PROVIDE DUCTLESS RANGE HOOD OVER RANGE PER MANUFACTURER'S SPECIFICATIONS. RANGE IS ONLY USED WHEN REMOVABLE WALL PANELS HAVE BEEN REMOVED COMPLETELY. THEREFORE THE RANGE BECOMES PART OF THE ROOM WHICH HAS ADEQUATE NATURAL VENTILATION.
N2	CLOTHES DRYER EXHAUST SHALL BE INSTALLED PER THE 2015 IRC AND PER MANUFACTURER'S SPECS AND IT SHOULD BE AWAY 3'-0" FROM ANY OPERABLE WINDOWS AND DOORS.
N3	PROVIDE 1 LAYER OF 5/8" F200 GYP BOARD TO UNDERSIDE OF STAIRS.
N4	PROVIDE (1) HR. RATED CEILING & WALLS UTILITY RM W/ (1) LAYER 5/8" F200 GYP. BD. FIRE STOPPED.
N5	PROVIDE R-30 INSULATION IN FLOOR ABOVE.
N6	PROVIDE FRESH AIR SUPPLY & RETURN PER CODE @ 10% & 10% OF FURNACE ROOM AREA (CLOSET TYPE ONLY).
SD	ALL SMOKE AND CO DETECTORS TO BE HARDWIRED AND INTERCONNECTED.



1 PERPENDICULAR CANTILEVER DETAIL
3/8" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



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ORANGE COUNTY, NY

SECOND FLOOR

Scale As indicated

Project number 24030
Date 09/12/2025
Drawn by S.B.
Checked by G.E.

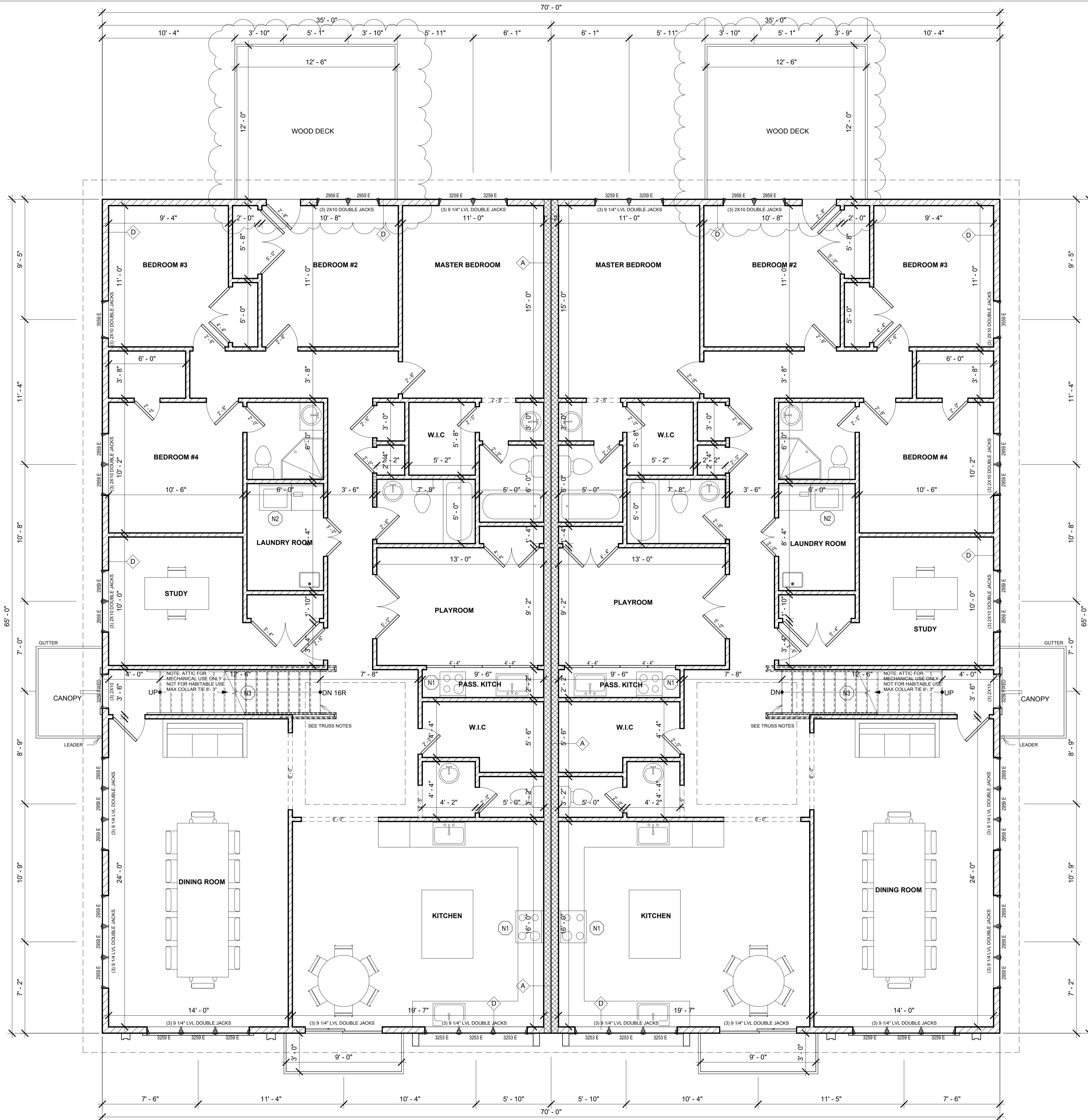
SHEET NUMBER
A103

No.	Description	Date

WALL TYPE LEGEND		
TYPE	UL #	DESCRIPTION
A	US1	(1) 1HR RATED FIRE WALL WITH SOLID BLOCKING (2) MID HEIGHT OF WALL WITH FIRESTOPPING
B	U-305	(1) 1HR RATED INTERIOR BEARING WALL DROPPED HEADS OR BEAMS TO BE (1) 1HR RATED WITH "X" GWB ON BOTH SIDES.
C	GA-FLE, NO-5111	(1) 1HR RATED CEILING-WOOD JOISTS GYPSUM WALL BOARD RESILIENT CHANNELS
D		6" NON-FIRE RATED EXTERIOR WALL
E		4" NON-FIRE RATED PARTITION WALL
		10" CONC.
		POST
		POST ABOVE

- FRAMING NOTES**
- ALL MILLWORKS TO BE S.I.E.
 - ALL BEAMS AND GIRDERS NOT INDICATED FLUSH ARE DROPPED.
 - PROVIDE SQUARE BLOCKS UNDER ALL BEARING WALLS. SEE 101 DETAIL.
 - ALL DECK LUMBER TO BE PRESSURE TREATED.
 - PROVIDE FIRE BLOCKING @ TENANT SEPARATION WALLS FOR FULL HEIGHT OF JOIST.
 - PROVIDE DOUBLE STRUCK NAIL @ EACH BEAM NOTCH TO MATCH WALL THICKNESS UNLESS OTHERWISE NOTED.
 - ANY SPAN LONGER THAN 20 FEET, OR LOCATED NEXT TO A BEARING POINT, SHALL BE DESIGNED FOR NOT LESS THAN ULDG DEFLECTION.
 - ALL TRUSS DESIGN PLANS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND SIGNED BY THE TRUSS MANUFACTURER'S ENGINEER.

NOTES LEGEND	
N1	PROVIDE DUCTLESS RANGE HOOD OVER RANGE PER MANUFACTURER'S SPECIFICATIONS. RANGE IS ONLY USED WHEN REMOVABLE WALL PANELS HAVE BEEN REMOVED COMPLETELY. THEREFORE THE RANGE BECOMES PART OF THE ROOM WHICH HAS ADEQUATE NATURAL VENTILATION.
N2	CLOTHES DRYER EXHAUST SHALL BE INSTALLED PER THE 2015 IRC AND PER MANUFACTURER'S SPECS AND IT SHOULD BE AWAY 3'-0" FROM ANY OPERABLE WINDOWS AND DOORS.
N3	PROVIDE 1 LAYER OF 5/8" F200 GYP BOARD TO UNDERSIDE OF STAIRS.
N4	PROVIDE (1) 1HR. RATED CEILING & WALLS UTILITY RM W/ (1) LAYER OF F200 GYP. BD. FIRE STOPPED.
N5	PROVIDE R-30 INSULATION IN FLOOR ABOVE.
N6	PROVIDE FRESH AIR SUPPLY & RETURN PER CODE @ TOP & BOTTOM OF FURNACE ROOM / AREA (CLOSET TYPICAL).
SD	ALL SMOKE AND CO DETECTORS TO BE HARDWIRED AND INTERCONNECTED.
	PULL DOWN ATTIC INTO ROOF



1 THIRD FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

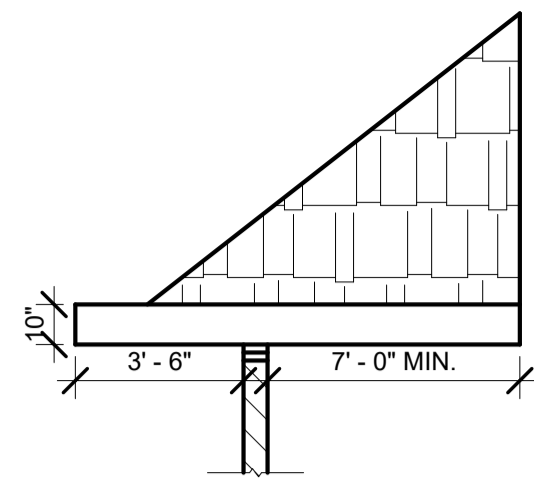
AB Design

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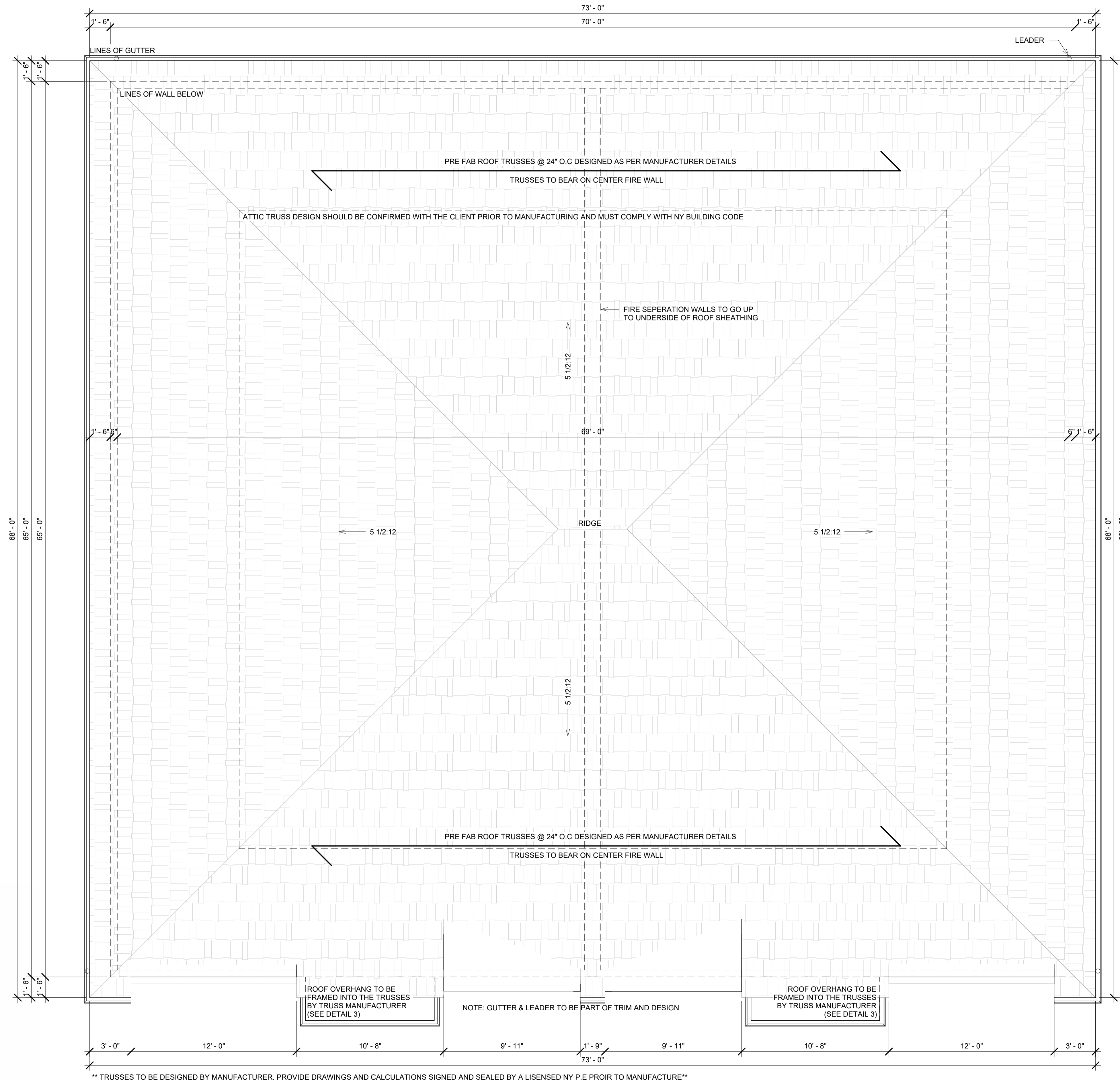
THIRD FLOOR	
Scale	1/4" = 1'-0"
Project number	24030
Date	09/12/2025
Drawn by	S.B.
Checked by	G.E.
SHEET NUMBER	A104



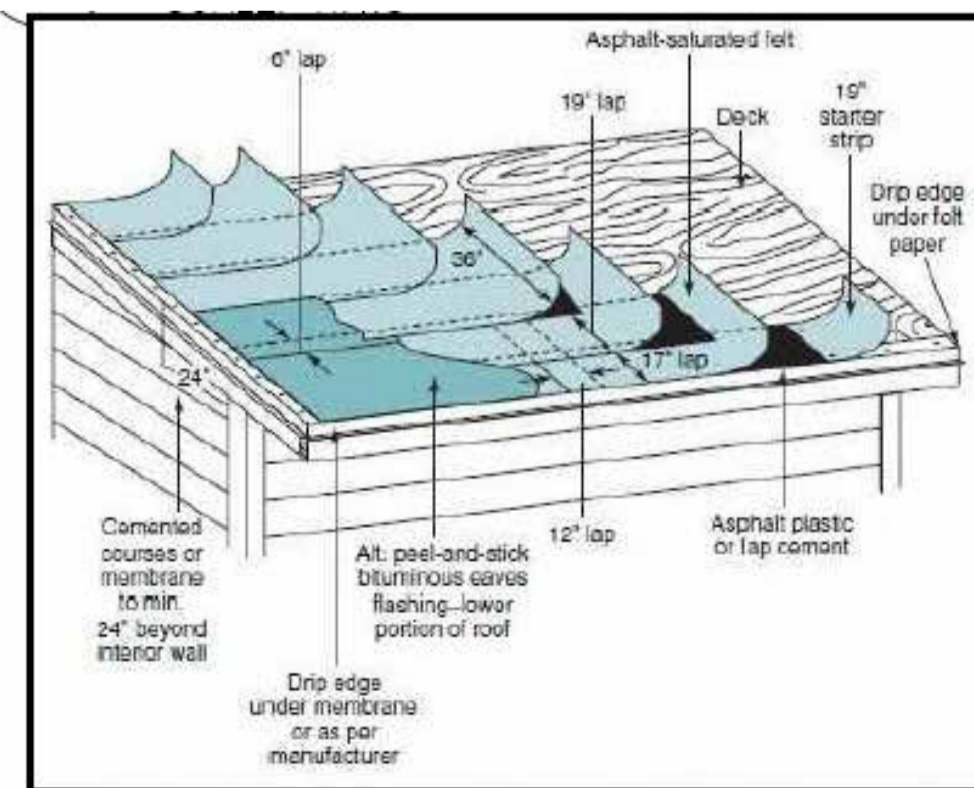
DETAIL 3

TRUSS NOTES

- TRUSS DESIGN DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY INSTALLATIONS IN THE FIELD.
- TRUSS MANUFACTURER SHALL INSPECT TRUSSES AND PROVIDE A REPORT STATING INSTALLATION CONFORMS TO TRUSS DRAWINGS. TRUSSES ARE UNALTERED FROM THE DESIGN AND ALL BRACING AND ATTACHMENTS ARE INSTALLED ACCORDING TO DRAWINGS.
- THE INSPECTION AND TRUSS REPORT SHALL BE PERFORMED BY THE TRUSS MANUFACTURER ENGINEER OR RESPONSIBLE LICENSED DESIGN PROFESSIONAL OF THE PROJECT. THE TRUSS REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING FRAMING INSPECTION
- ATTIC FOR MECHANICAL USE ONLY NOT FOR HABITABLE USE MAXE COLLAR TIE 6'- 3"
- TRUSSES TO PROVIDE SUPPORT FOR ATTIC STAIRCASE



** TRUSSES TO BE DESIGNED BY MANUFACTURER, PROVIDE DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A LIENSED NY P.E PROIOR TO MANUFACTURE**



DOUBLE UNDERLAYMENT DETAIL FOR ROOF PITCH BETWEEN 2:12 & 4:12

SCALE: N.T.S

No.	Description	Date



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E-MAIL: info@abdesignusa.com
WEBSITE: www.abdesignusa.com



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SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY

ROOF PLAN

Scale As indicated

Project number 24030
Date 09/12/2025
Drawn by S.B
Checked by G.E

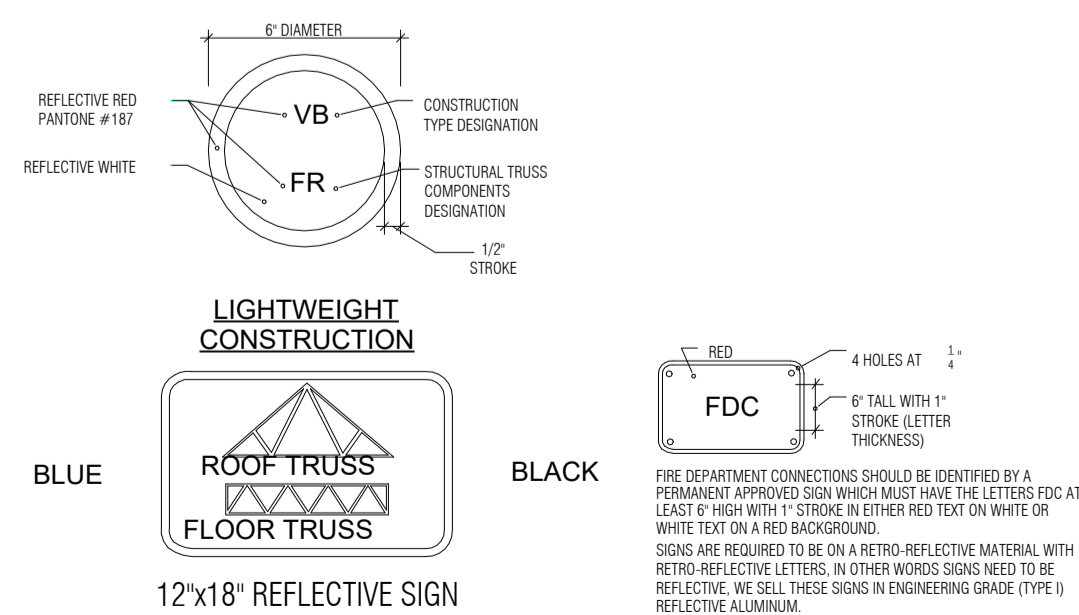
SHEET NUMBER
A105



4 Front
1/8" = 1'-0"



3 Back
1/8" = 1'-0"



5 FDC SIGN SPECIFICATION
1/2" = 1'-0"



1 Right
1/8" = 1'-0"



2 Left
1/8" = 1'-0"

No.	Description	Date

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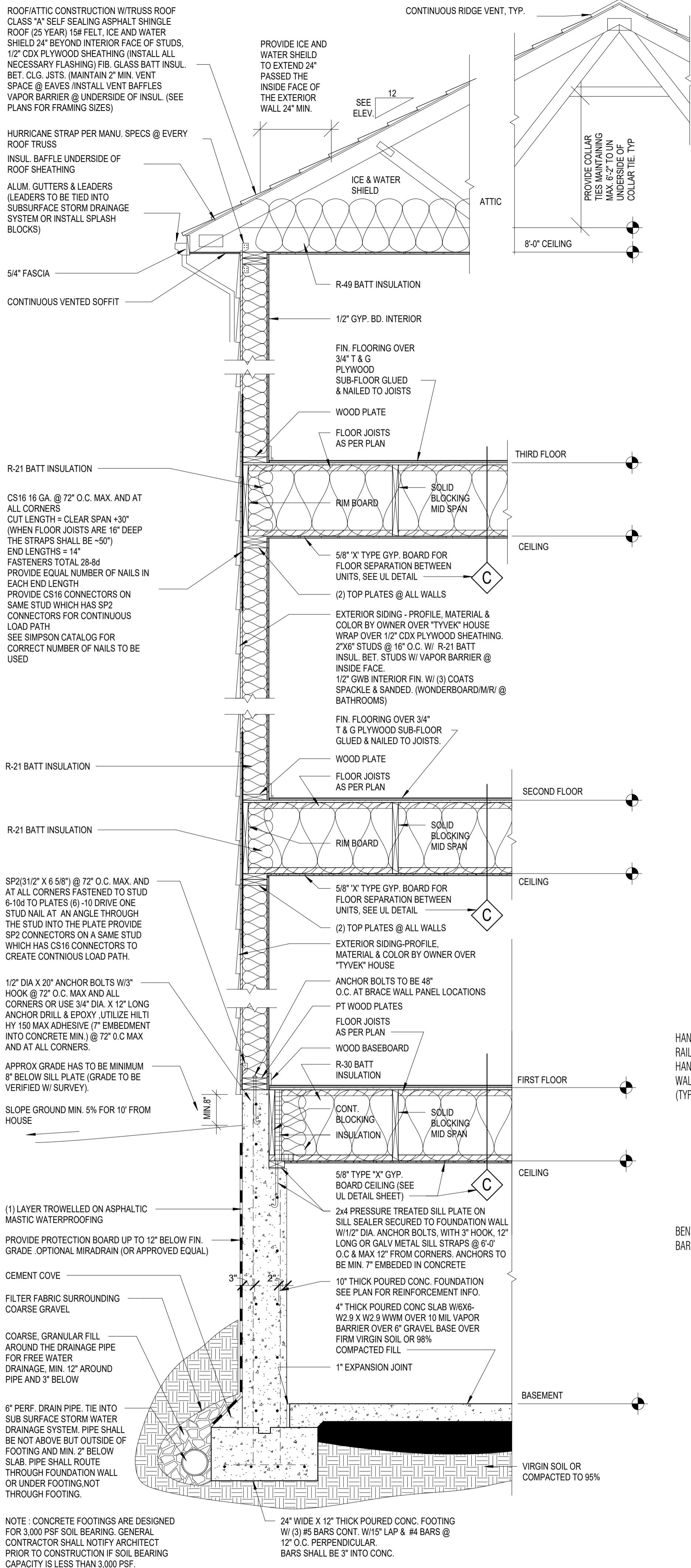
ELEVATIONS

Scale As indicated

Project number 24030
Date 09/12/2025
Drawn by S.B.
Checked by G.E.

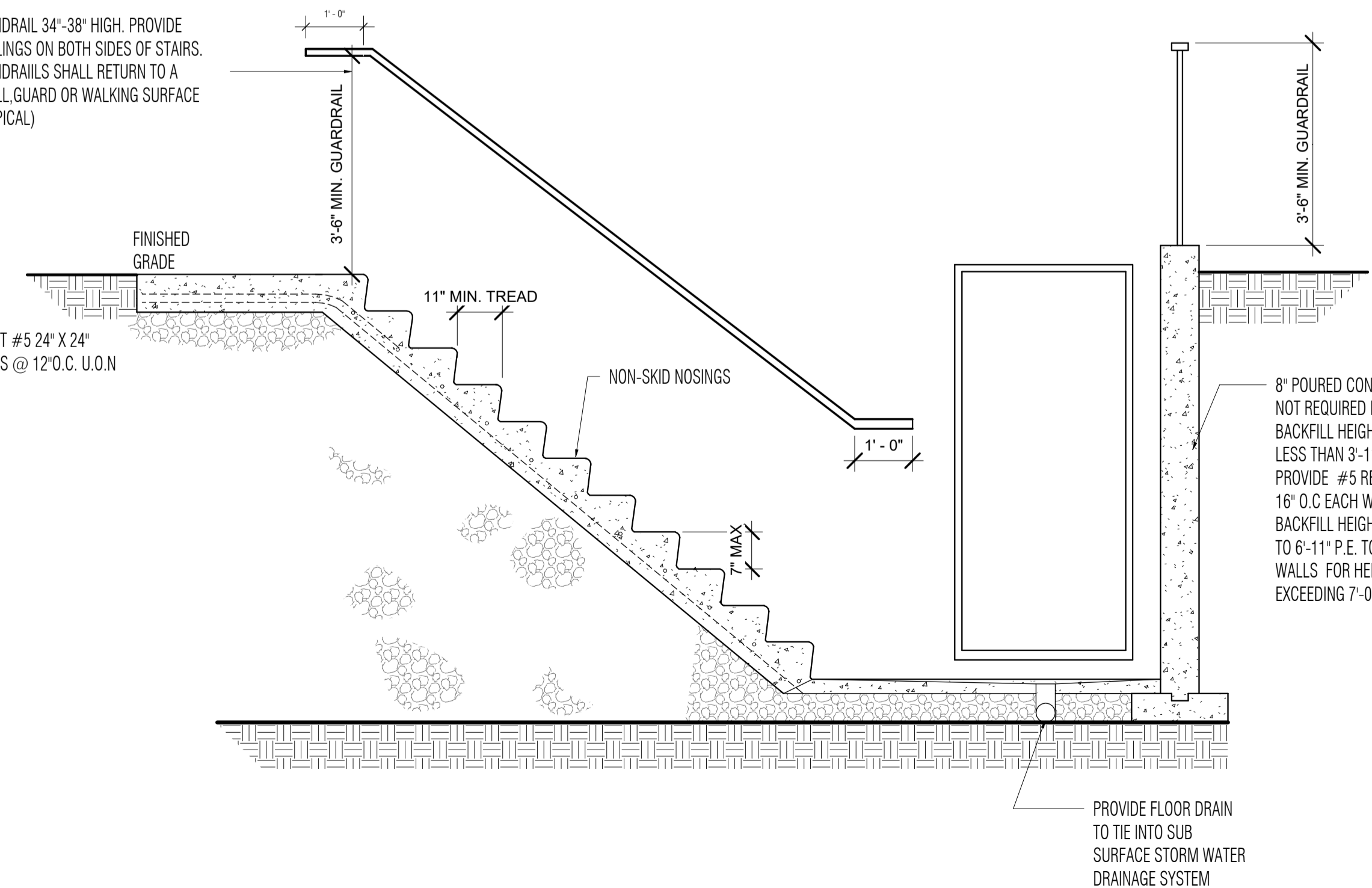
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A200

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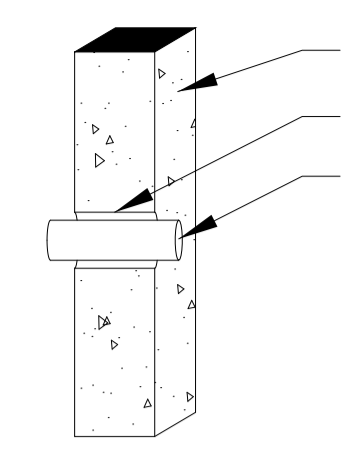


1 TYPICAL WALL SECTION
3/4" = 1'-0"

WINDOW SCHEDULE LIGHT/VENT						
Room Name	Openings	Room Area	Light 8%	Vent. 4%	Actual Light (SF)	Actual Vent (SF)
1						
BEDROOM #2	2- 2959	115 SF	9 SF	5 SF	17.2	17.2
BEDROOM #3	1- 3559	106 SF	8 SF	4 SF	10.8	10.7
BEDROOM #4	1- 3559	105 SF	8 SF	4 SF	10.8	10.7
DINING ROOM	3- 3259	317 SF	25 SF	13 SF	19.4	19.2
KITCHEN	3- 3253, 2- 3259	286 SF	23 SF	11 SF	45.2	44.7
MASTER BEDROOM	2- 3259	165 SF	13 SF	7 SF	19.4	19.2
STUDY	2- 2959	127 SF	10 SF	5 SF	17.2	17.2
2						
BEDROOM #2	2- 2959	115 SF	9 SF	5 SF	17.2	17.2
BEDROOM #3	1- 3559	106 SF	8 SF	4 SF	10.8	10.7
BEDROOM #4	1- 3559	105 SF	8 SF	4 SF	10.8	10.7
DINING ROOM	2- 3259	317 SF	25 SF	13 SF	19.4	19.2
KITCHEN	3- 3253, 2- 3259	286 SF	23 SF	11 SF	45.2	44.7
MASTER BEDROOM	2- 3259	165 SF	13 SF	7 SF	19.4	19.2
STUDY	2- 2959	127 SF	10 SF	5 SF	17.2	17.2
3						
BEDROOM #2	2- 2959	117 SF	9 SF	5 SF	17.2	17.2
BEDROOM #3	1- 3559	102 SF	8 SF	4 SF	17.2	17.2
DINING ROOM	6- 2959, 3- 3259	335 SF	27 SF	13 SF	80.7	80.4
KITCHEN	3- 3253, 6'-0" DR	314 SF	25 SF	13 SF	25.8	25.5
MASTER BEDROOM	2- 3259	165 SF	13 SF	7 SF	19.4	19.2
PLAY ROOM	2- 2959	107 SF	9 SF	4 SF	17.2	17.2
STUDY	2- 2959	121 SF	10 SF	5 SF	17.2	17.2
4						
BEDROOM #2	2- 2959	117 SF	9 SF	5 SF	17.2	17.2
BEDROOM #3	1- 3559	102 SF	8 SF	4 SF	10.8	10.7
DINING ROOM	6- 2959, 3- 3259	335 SF	27 SF	13 SF	80.7	80.4
KITCHEN	3- 3253, 6'-0" DR	314 SF	25 SF	13 SF	25.8	25.5
MASTER BEDROOM	2- 3259	165 SF	13 SF	7 SF	19.4	19.2
PLAY ROOM	2- 2959	107 SF	9 SF	4 SF	17.2	17.2
STUDY	2- 2959	121 SF	10 SF	5 SF	17.2	17.2
5						
BEDROOM #2	2- 2959	117 SF	9 SF	5 SF	17.2	17.2
BEDROOM #3	1- 3559	103 SF	8 SF	4 SF	10.8	10.7
BEDROOM #4	2- 2959	106 SF	9 SF	4 SF	17.2	17.2
DINING ROOM	6- 2959, 3- 3259	336 SF	27 SF	13 SF	80.7	80.4
KITCHEN	3- 3253, 6'-0" DR	313 SF	25 SF	13 SF	25.8	25.5
MASTER BEDROOM	2- 3259	165 SF	13 SF	7 SF	19.4	19.2
STUDY	2- 2959	126 SF	10 SF	5 SF	17.2	17.2
6						
BEDROOM #2	2- 2959	117 SF	9 SF	5 SF	17.2	17.2
BEDROOM #3	1- 3559	103 SF	8 SF	4 SF	10.8	10.7
BEDROOM #4	2- 2959	106 SF	9 SF	4 SF	17.2	17.2
DINING ROOM	6- 2959, 3- 3259	336 SF	27 SF	13 SF	80.7	80.4
KITCHEN	3- 3253, 6'-0" DR	313 SF	25 SF	13 SF	25.8	25.5
MASTER BEDROOM	2- 3259	165 SF	13 SF	7 SF	19.4	19.2
STUDY	2- 2959	126 SF	10 SF	5 SF	17.2	17.2



4 CONCRETE STAIR DETAIL @ BASEMENT
SCALE: NONE



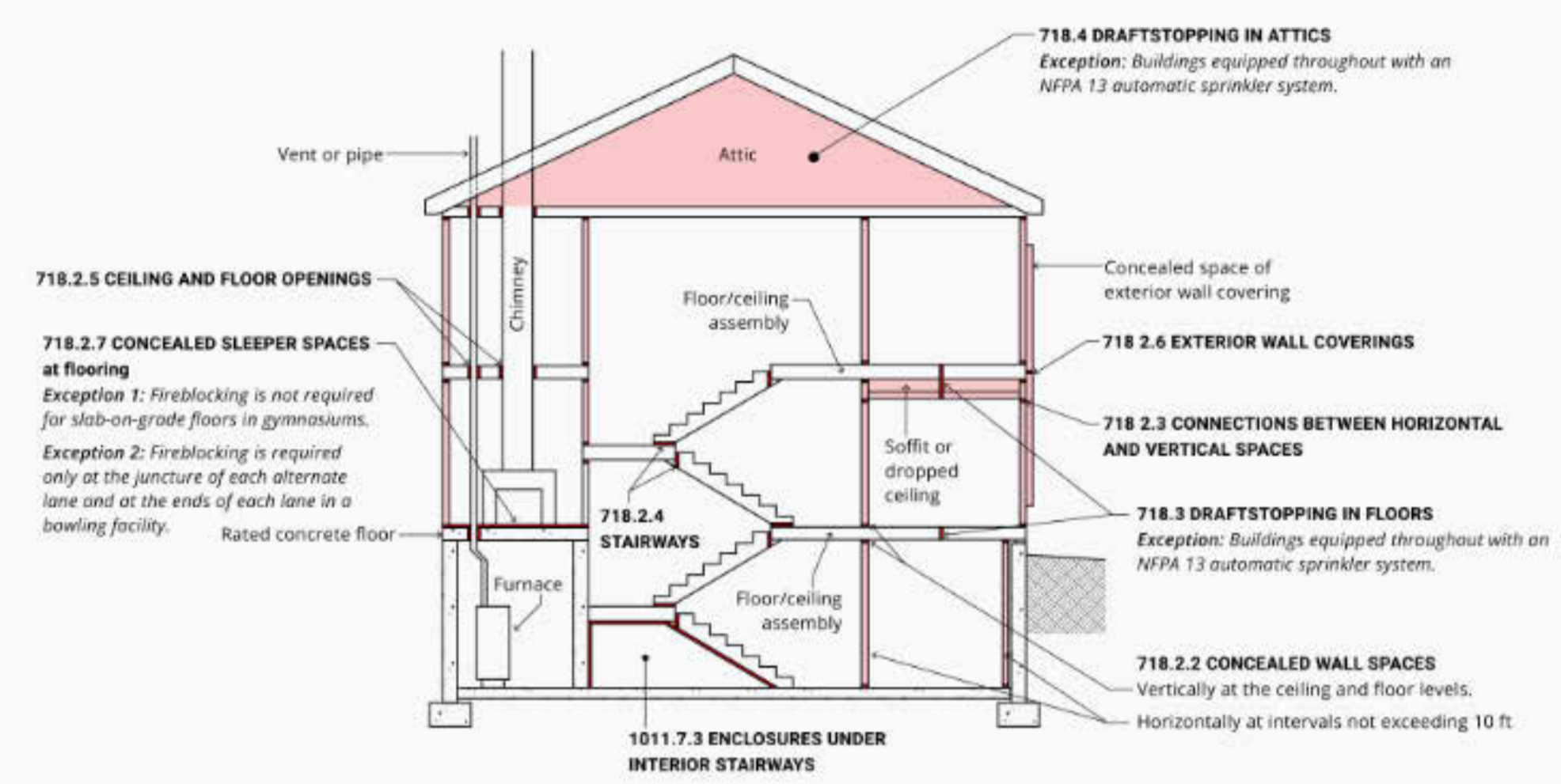
FOUNDATION WALL
PIPE SLEEVE
PIPE

PROVIDE PIPE SLEEVE IN FOUNDATION WALL, SLEEVE TO BE 2 SIZES BIGGER THEN PASSING PIPE.

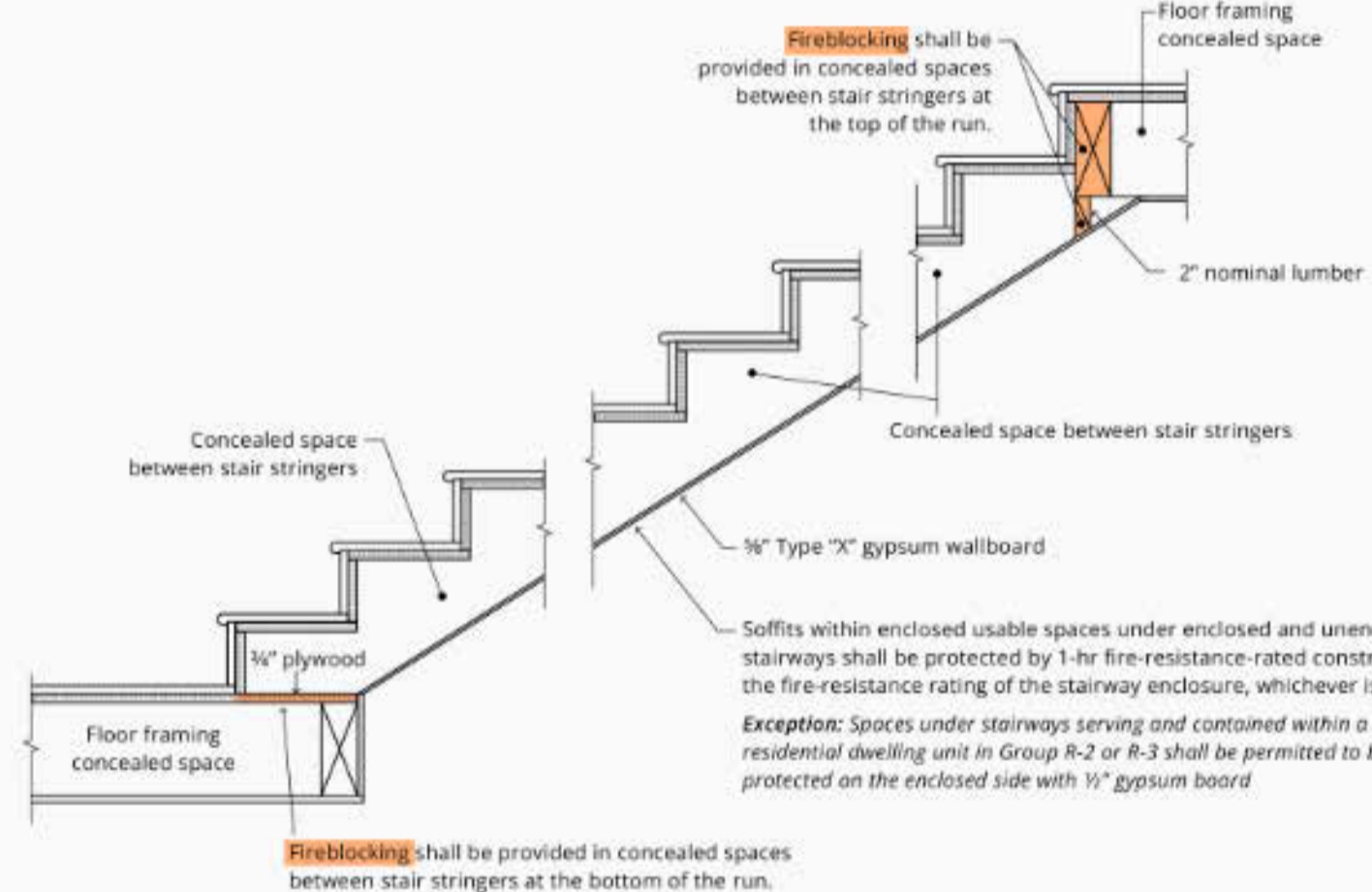
Footing drain pipe (or any pipe) shall not be installed beneath footings. Footings shall rest on undisturbed or well tamped soil. Pipe shall penetrate foundation wall through pipe sleeve two pipe sizes larger then penetrating pipe.

2 PIPE THROUGH FOUNDATION WALL
1/2" = 1'-0"

SECTION 718 - CONCEALED SPACES FIREBLOCKING & DRAFTSTOPPING CONCEPT

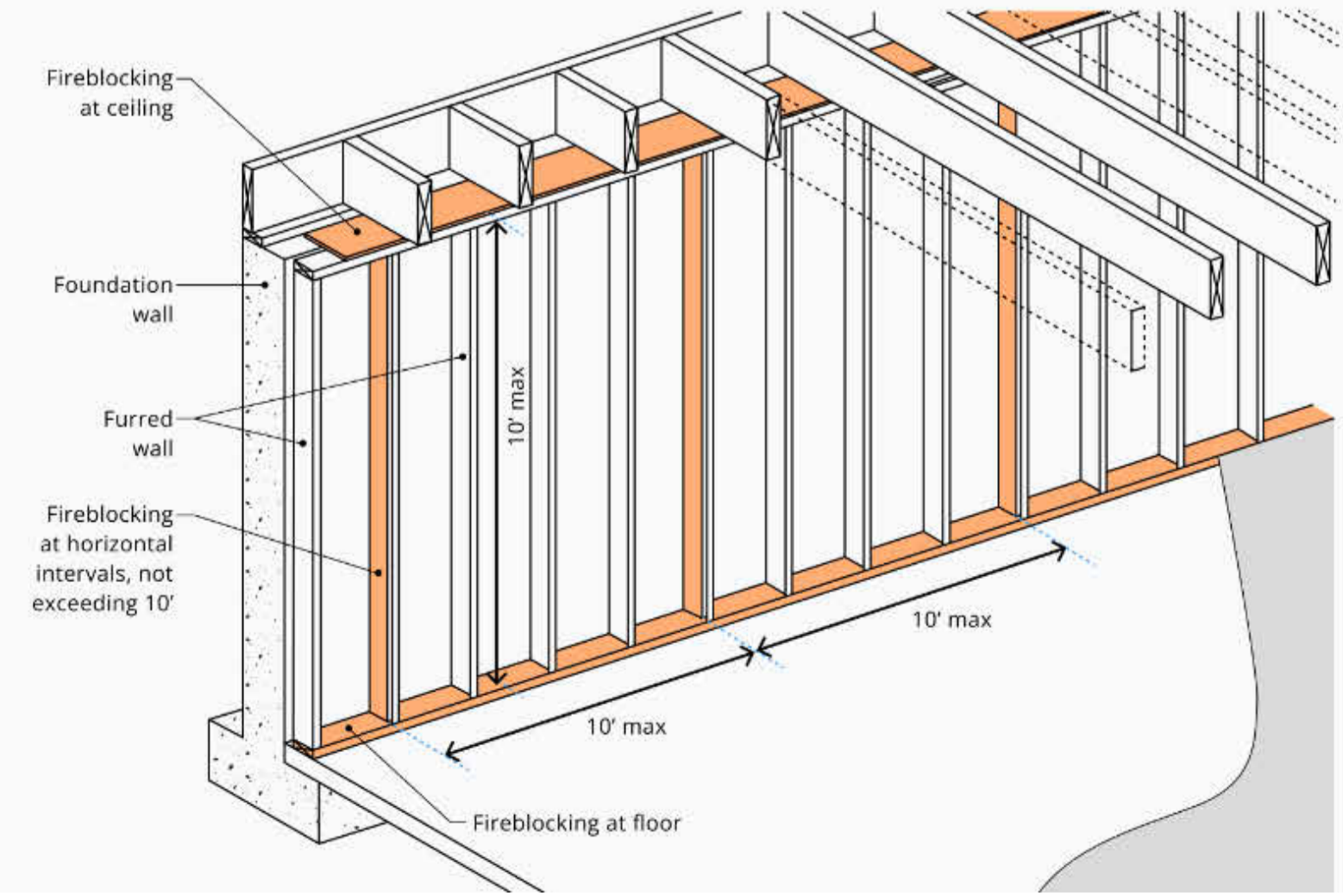


SECTION 718.2.4 FIREBLOCKING AT STAIRWAYS



Fireblocking: Concealed Wall Spaces

718.2.2 CONCEALED WALL SPACES



3 FIRE BLOCKING
3/4" = 1'-0"

No.	Description	Date

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SUITE 105
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845.425.7526
TEL: info@abdesignusa.com
E-MAIL: info@abdesignusa.com
WEBSITE: www.abdesignusa.com

REGISTERED ARCHITECT
MANUEL ANTONIO MORALES
19786-1
STATE OF NEW YORK

VALLEY HEIGHTS 70FT X 65FT
MULTI-FAMILY 6 UNITS
SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY

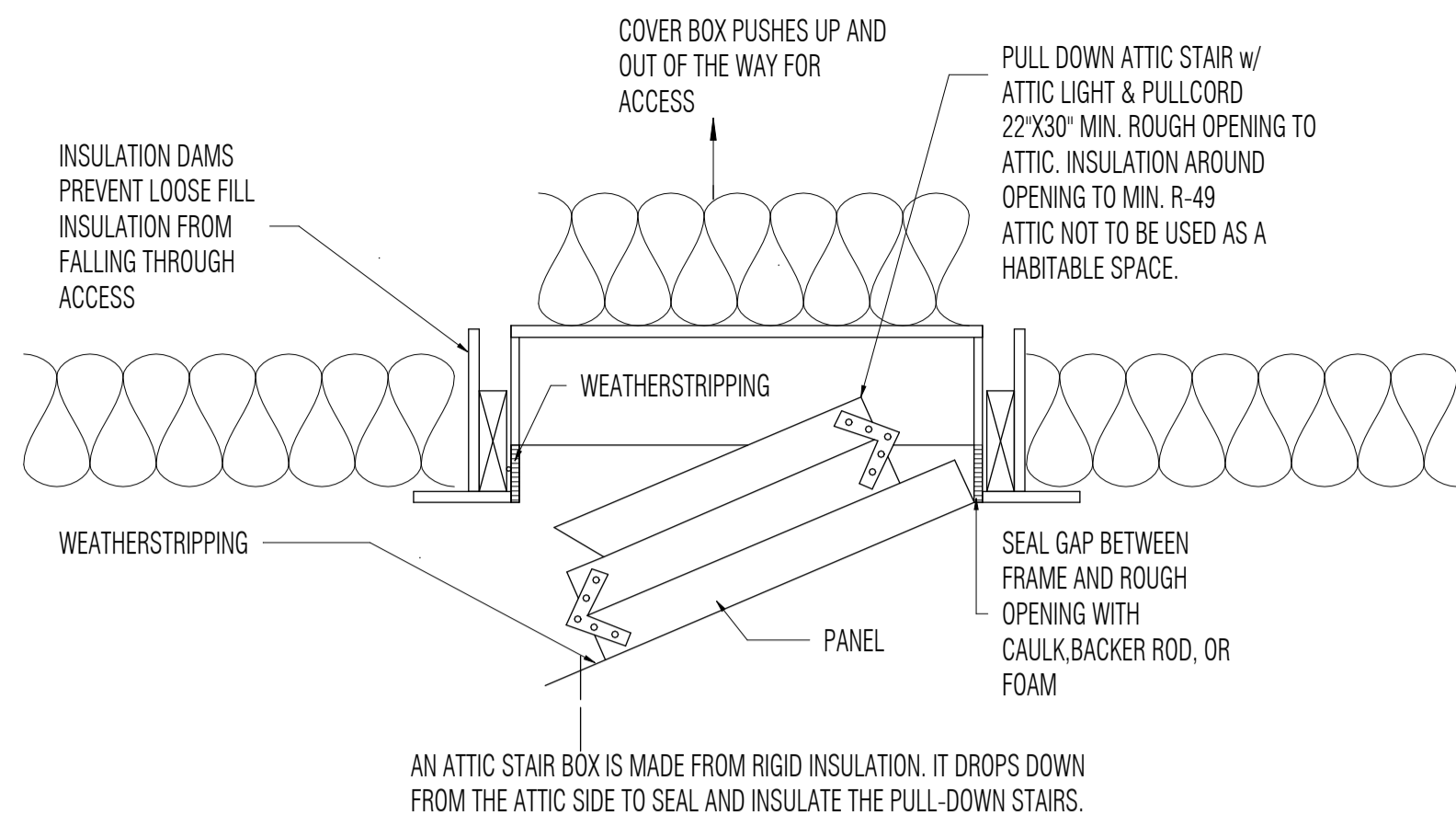
TYP. WALL SECTION

Scale As indicated

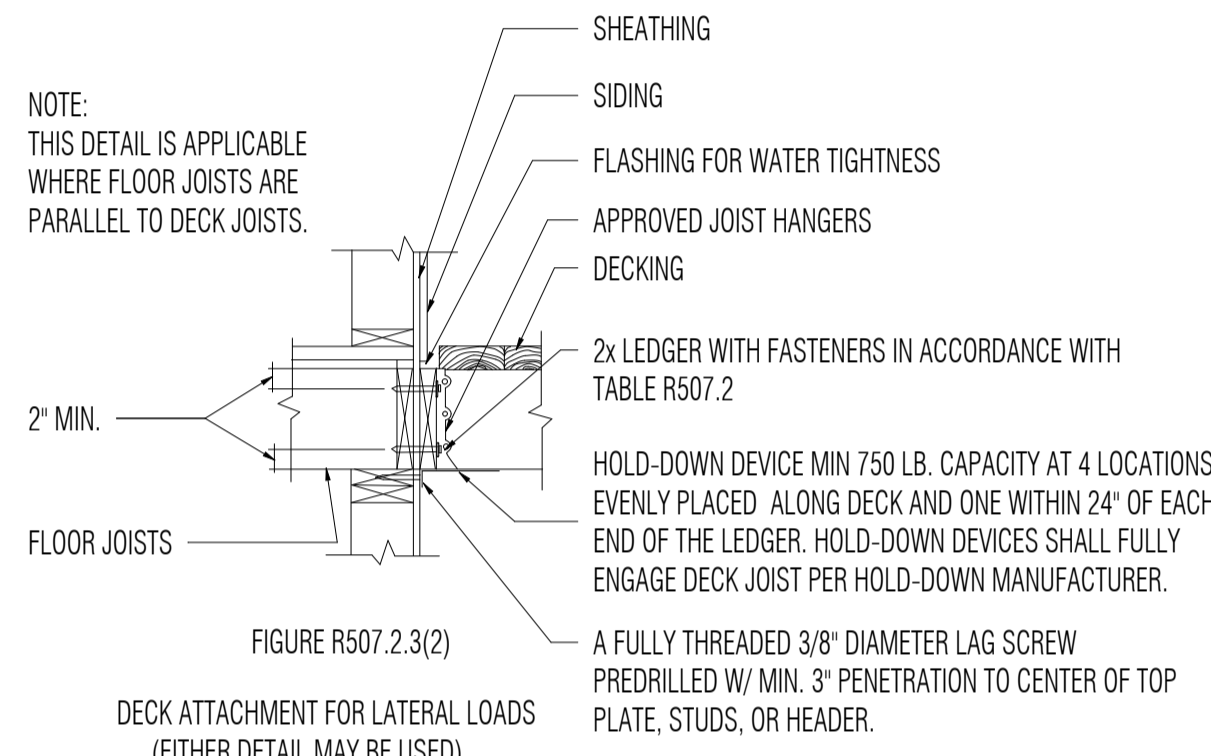
Project number 24030
Date 09/12/2025
Drawn by S.B
Checked by G.E

SHEET NUMBER
A300

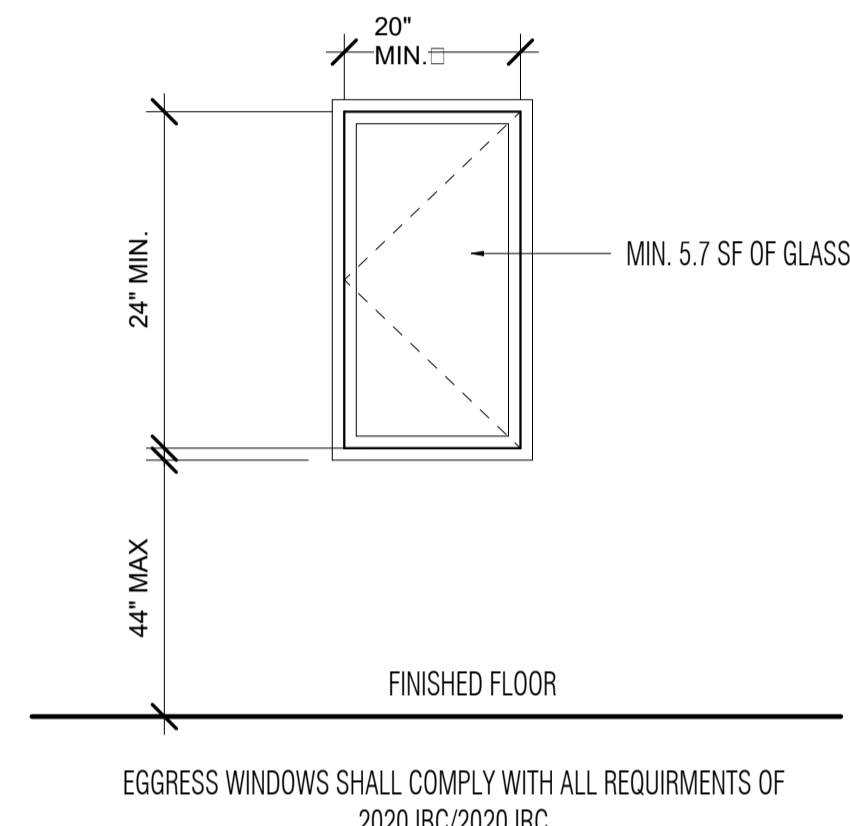
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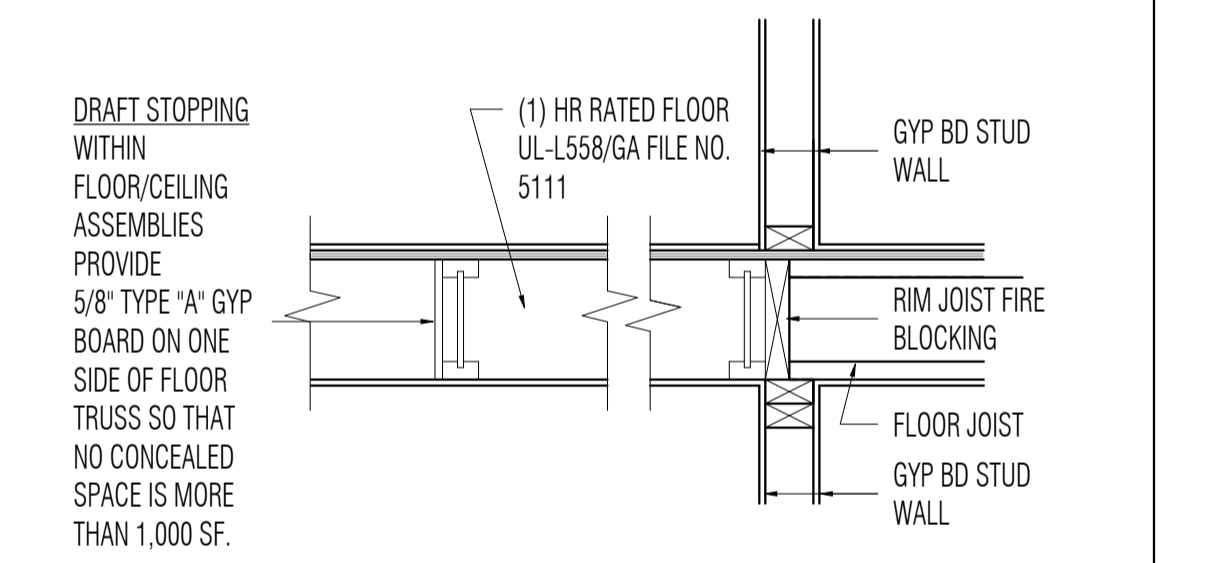
1 ATTIC ACCESS HATCH DETAIL 1
SCALE: NONE



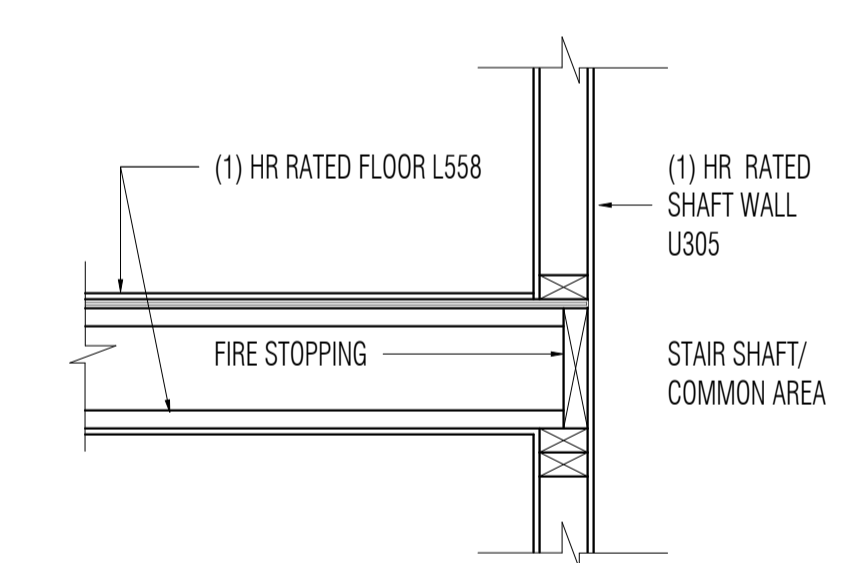
4 LATERAL LOAD CONNECTION DETAILS 1
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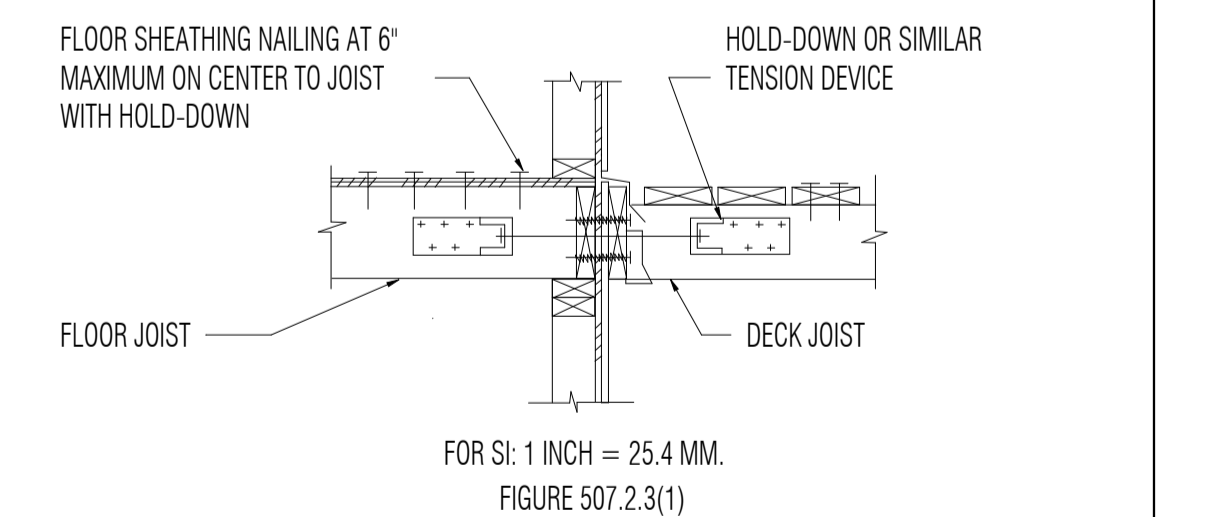
5 EGRESS WINDOW DETAIL 1
SCALE: NONE



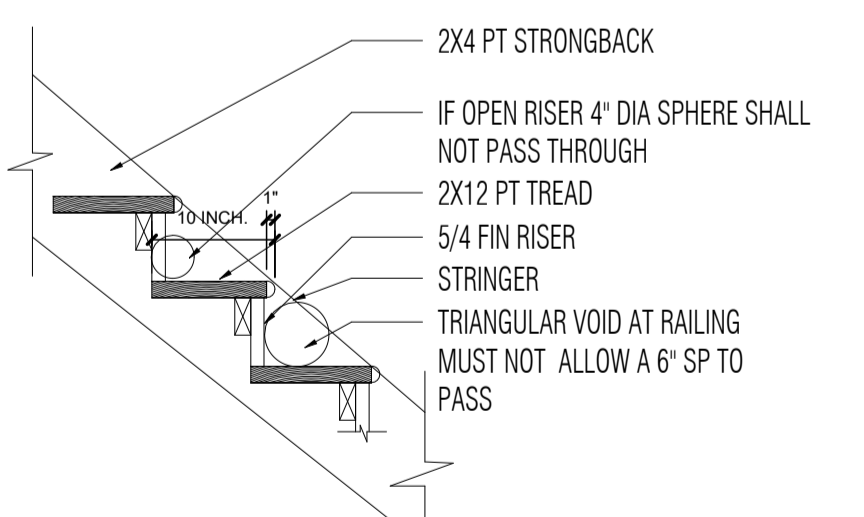
6 FIRE BLOCKING DETAIL 1
SCALE: NONE



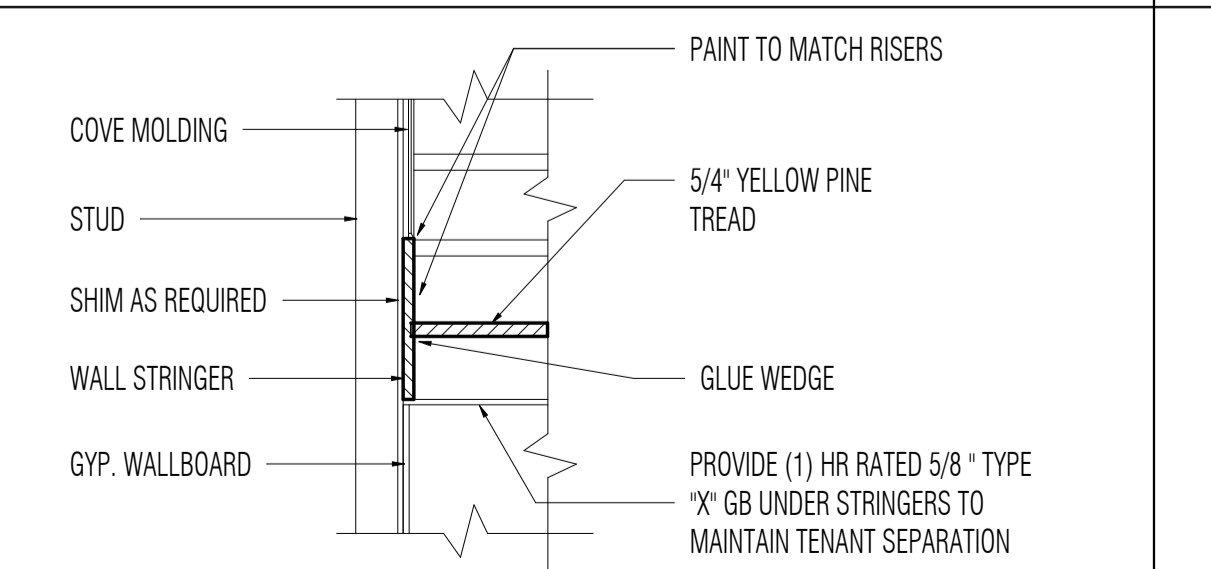
7 FIRE STOPPING DETAIL 1
SCALE: NONE



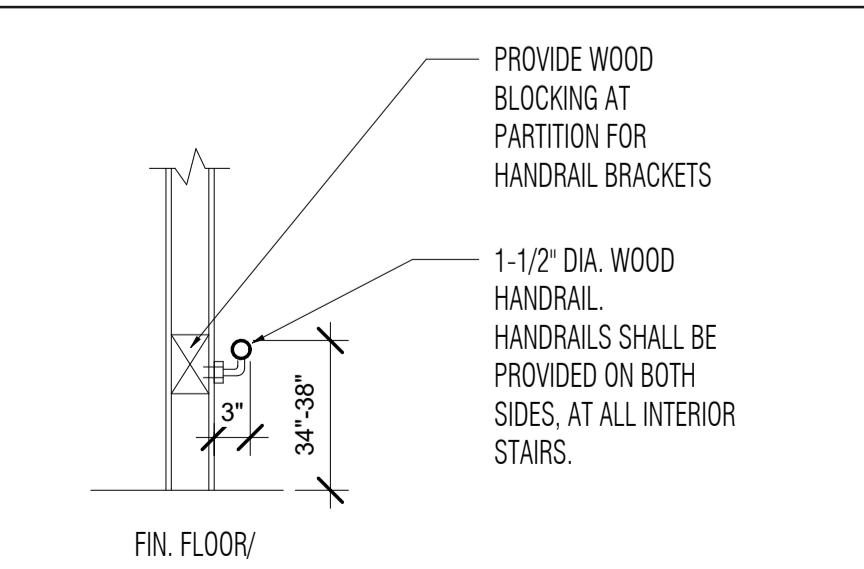
11 DECK ATTACHMENT FOR LATERAL LOADS 1
SCALE: NONE



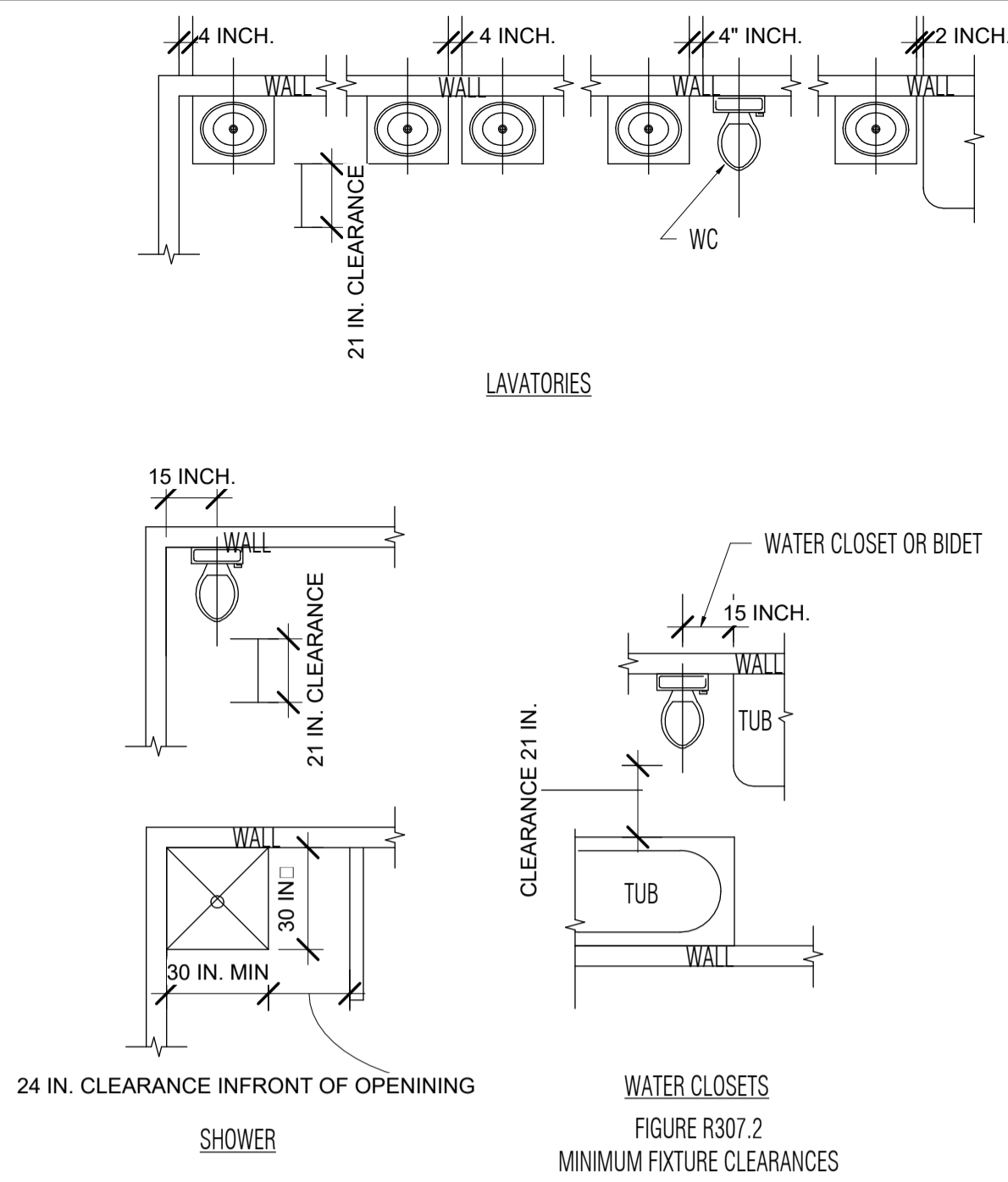
12 TYPICAL STAIR DETAIL 1
SCALE: NONE



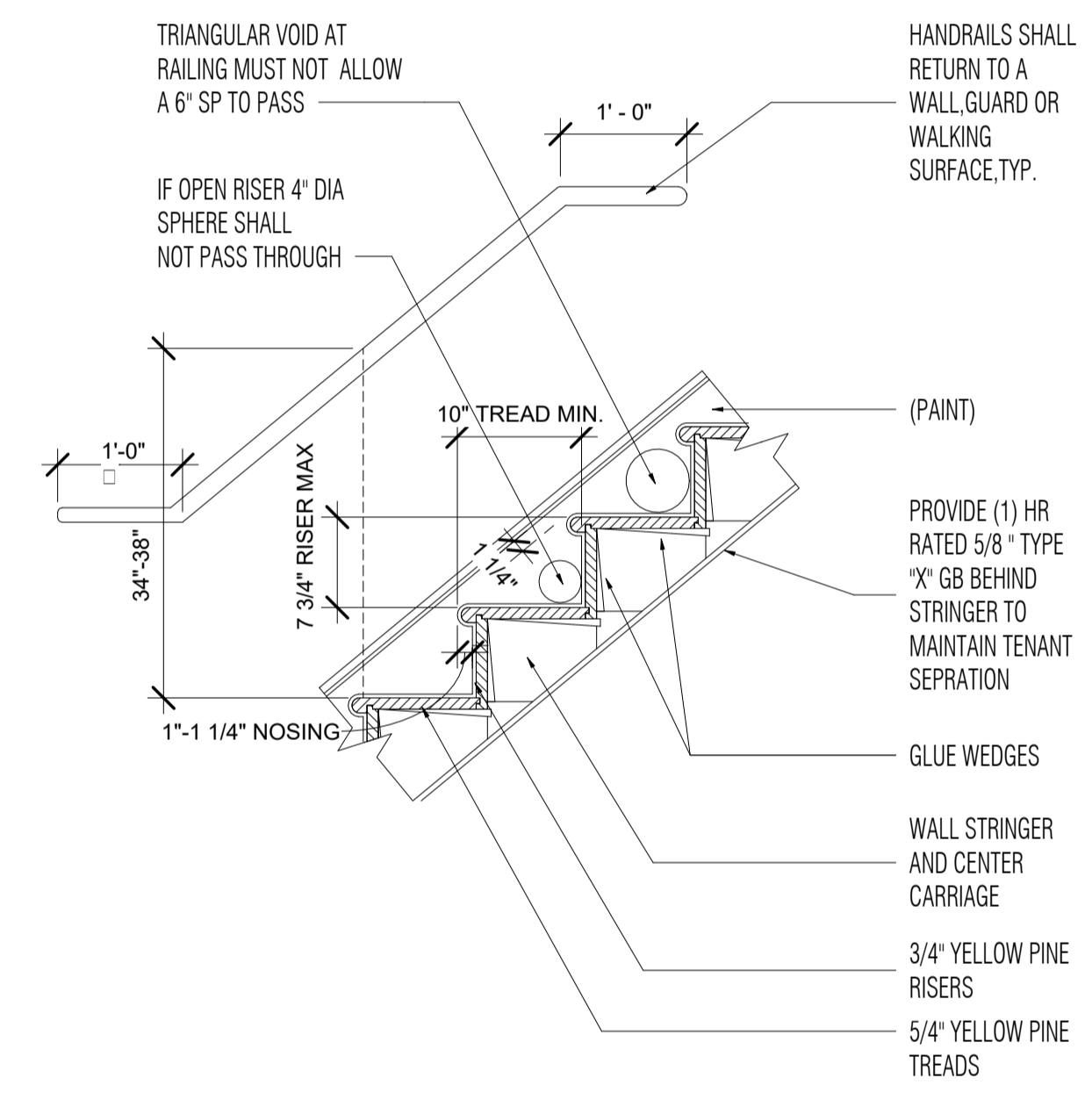
13 STRINGER DETAIL 1
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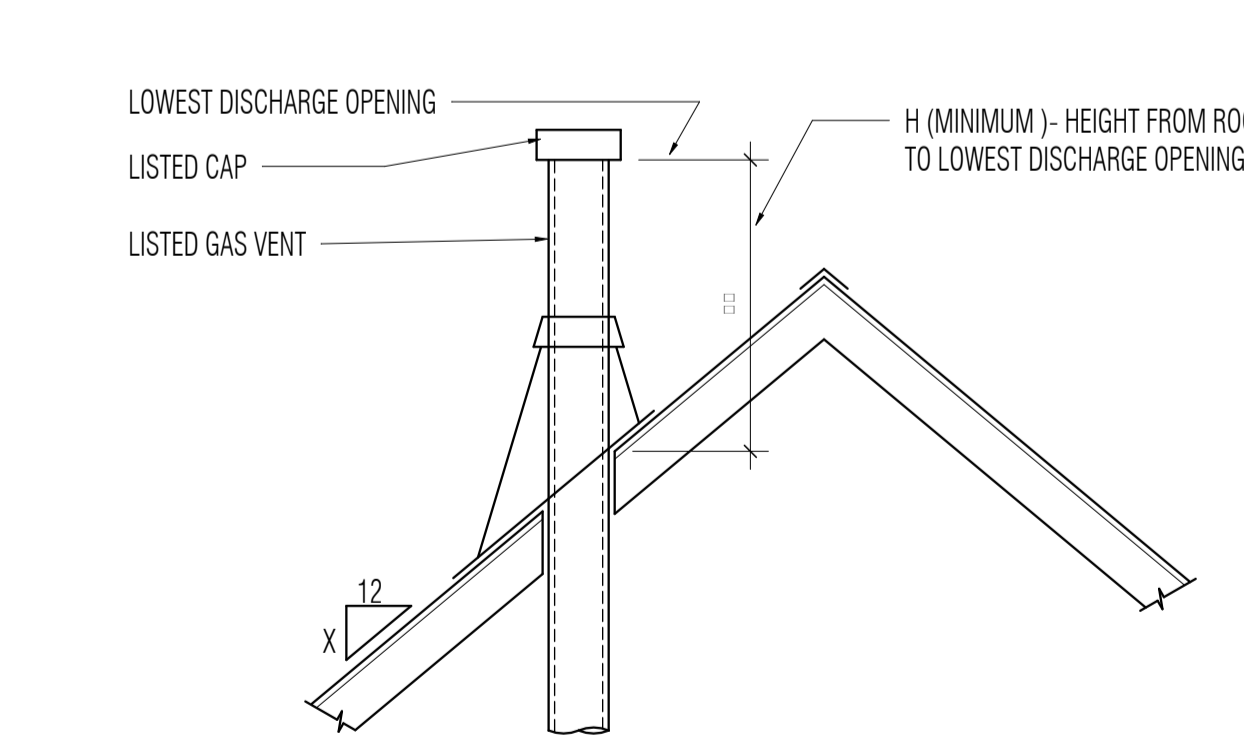
14 HANDRAIL DETAIL 1
SCALE: NONE



2 BATHROOM FIXTURE CLEARANCES 1
SCALE: NONE



8 TREAD AND RISER DETAIL 1
SCALE: NONE

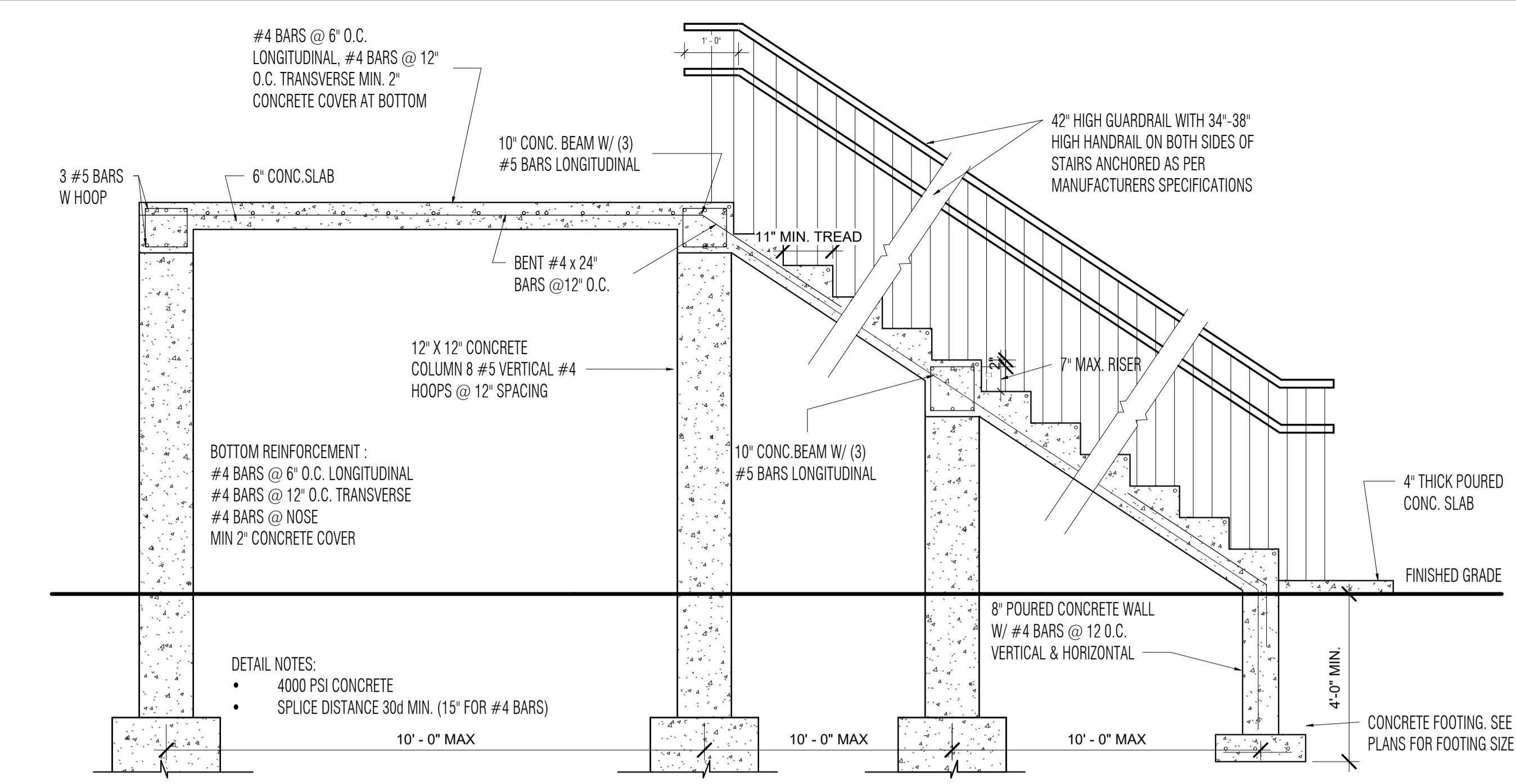


ROOF PITCH	H (min) FT
FLAT TO 6/12	1.0
6/12 TO 7/12	1.25
OVER 7/12 TO 8/12	1.5
OVER 8/12 TO 9/12	2
OVER 9/12 TO 10/12	2.5
OVER 10/12 TO 11/12	3.25
OVER 11/12 TO 12/12	4.0
OVER 12/12 TO 14/12	5.0
OVER 14/12 TO 16/12	6.0
OVER 16/12 TO 18/12	7.0
OVER 18/12 TO 20/12	7.5
OVER 20/12 TO 21/12	8.0

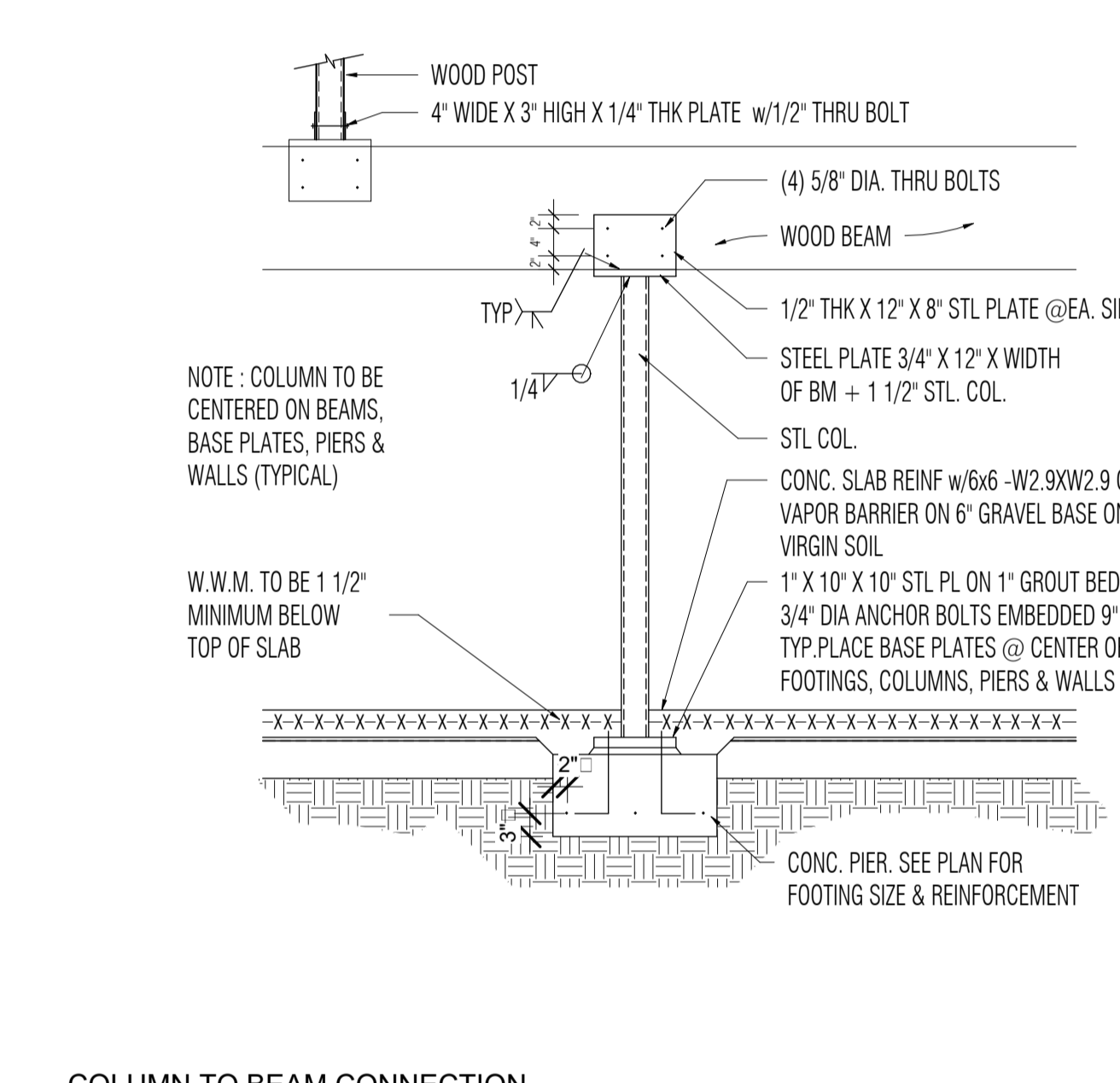
FIGURE 503.6.4

GAS VENT TERMINATION LOCATIONS FOR LISTED CAPS 12 INCHES OR LESS IN SIZE AT LEAST 8 FEET FROM A VERTICAL WALL.

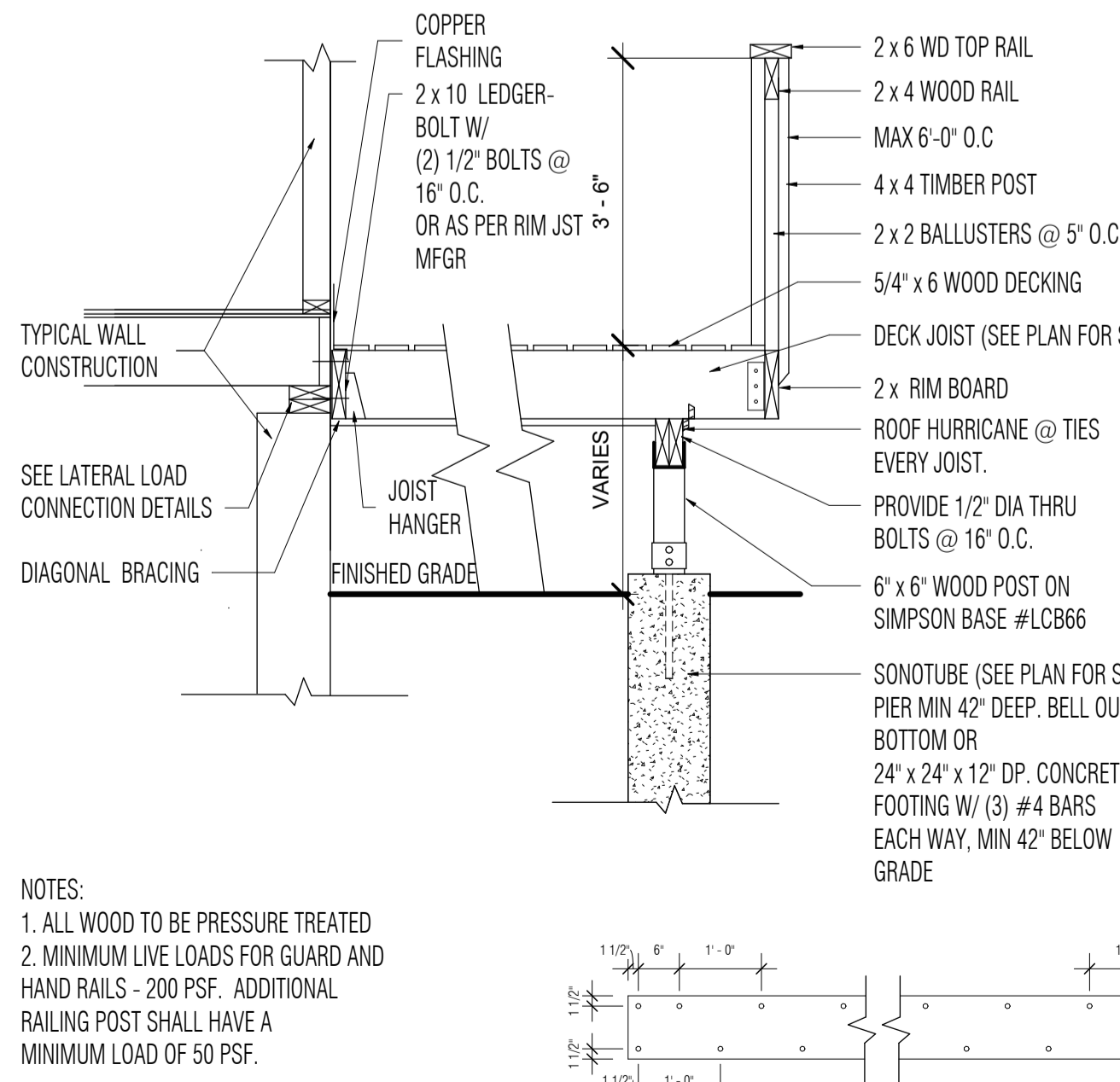
15 GAS VENT TERMINATION DETAIL 1
SCALE: NONE



3 CONCRETE STAIR AND PORCH DETAIL
SCALE: NONE



9 COLUMN TO BEAM CONNECTION DETAIL 1
SCALE: NONE



16 SECTION AT DECK - TYPICAL
SCALE: NONE

CLOTHES DRYER EXHAUST

504.1 INSTALLATION. CLOTHES DRYER SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 504 OF THE 2020 NYS MECHANICAL CODE.

DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY THE MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING

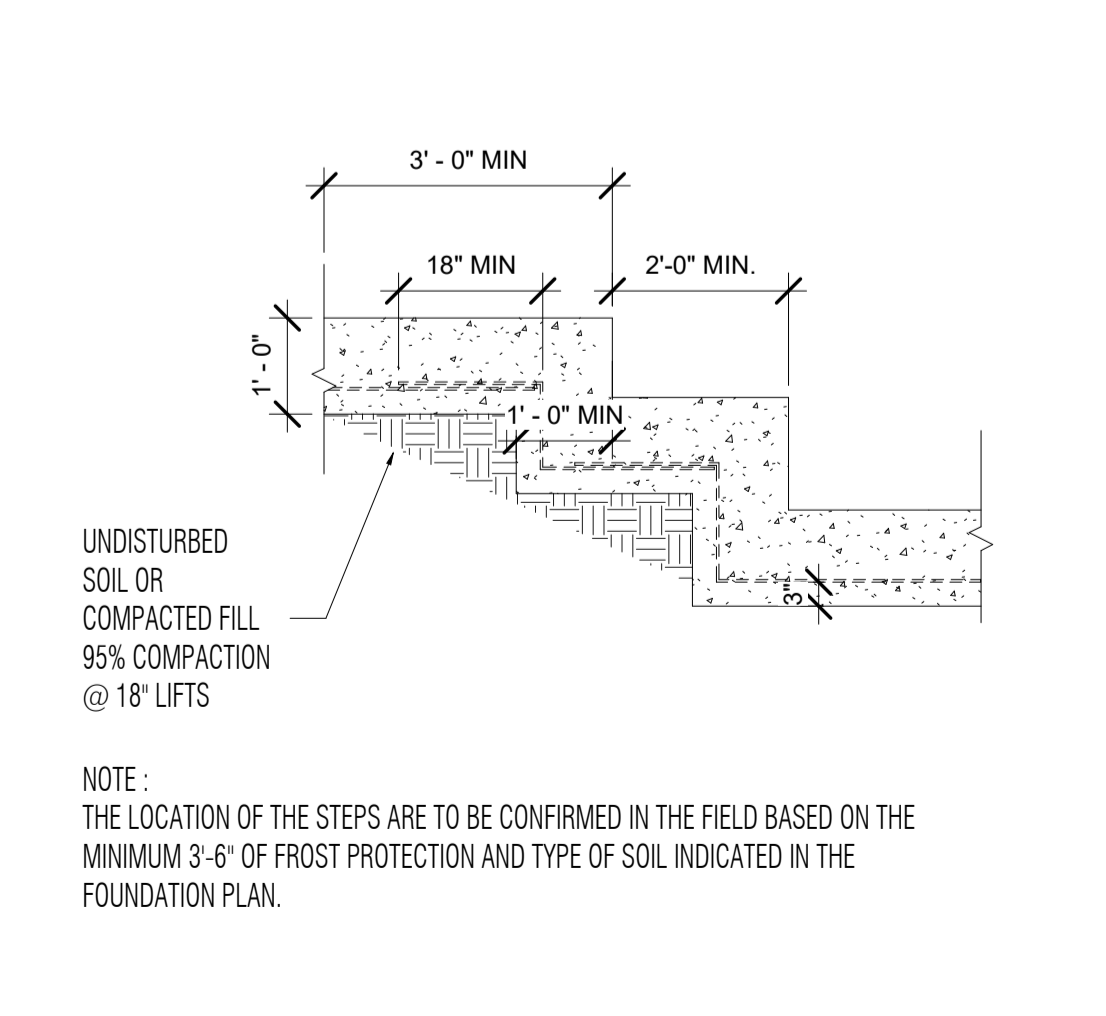
504.8.4 DUCT LENGTH. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTION 504.8.4.1 THROUGH 504.8.4.3

504.8.4.1 SPECIFIED LENGTH. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET (10 668MM) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL WHERE FITTINGS ARE USED. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE 504.8.4.1

TABLE 504.8.4.1	DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH
DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" radius mitered 45-degree elbow	2 feet 6 inches
4" radius mitered 90-degree elbow	5 feet
6" radius mitered 45-degree elbow	1 foot
6" radius mitered 90-degree elbow	1 foot 9 inches
8" radius mitered 45-degree elbow	1 foot
8" radius mitered 90-degree elbow	1 foot 7 inches
10" radius mitered 45-degree elbow	9 inches
10" radius mitered 90-degree elbow	1 foot 6 inches

For Sl: 1 inch = 25.4mm, 1 foot = 304.8mm, 1 degree = 0.0175 rad.

10 DRYER VENT LENGTH CHART 1
SCALE: NONE



17 STEP FOOTING DETAIL 1
SCALE: NONE

No.	Description	Date

AB Design

ADDRESS: 55 UNION ROAD
SUITE 105
Spring Valley N.Y. 10977
845.425.7526
E-MAIL: info@abdesignusa.com
WEBSITE: www.abdesignusa.com

REGISTERED ARCHITECT

MANUEL ANTONIO MORALES

STATE OF NEW YORK

VALLEY HEIGHTS 70FT X 65FT
MULTI-FAMILY 6 UNITS
SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY

TYPICAL DETAILS

Scale As indicated

Project number 24030
Date 09/12/2025
Drawn by S.B
Checked by G.E

A401

SHEET NUMBER

DATE PRINTED: 1/29/2026 10:34:51 AM

This Installation Guide is intended to provide general information for a proper TRIFORCE® open joist installation. This Installation Guide must be used in conjunction with the manufacturer's Specifier Guide or Placement Guide. For further information or assistance, contact a Barrette Structural Distribution representative.

In keeping with its ongoing commitment to product development, Barrette Structural Distribution periodically updates its literature. Please visit our website (www.openjoisttriforce.com) to confirm that this version is the most recent.

Storage and Handling

- Keep TRIFORCE® open joist bundles wrapped until the time of installation to protect them from bad weather.
- Use wood filler to separate bundles.
- Always store, stack and handle TRIFORCE® open joist vertically and level—never flat.
- Do not store TRIFORCE® open joist in direct contact with the ground.
- Be cautious when using forklift to avoid damage if the ground is uneven in the storage area; reduce forklift speed to avoid "bouncing" the load.
- When handling with a crane, use a spreader to pick up the load; if necessary, to minimize handling stresses, keep TRIFORCE® open joist vertical.
- Maintain stack height within safe limits.
- Never install a damaged TRIFORCE® open joist.
- If optional strongbacks are installed, they must be made of dry lumber.
- End bearing must be a minimum of 1 1/2" Placement Guide may specify longer bearings.
- To transfer a vertical load applied above the joist to a bearing, it may be necessary to add a rim board, squish blocks or blocking panels.
- Joists must not be in direct contact with masonry or concrete.
- DO NOT WALK ON JOISTS** until properly braced. Serious injury may occur.
- Handling of TRIFORCE® open joists with a crane or forklift should be done by lifting from below the bottom of the bundle.
- Do not stack other material on top of TRIFORCE® open joist bundles.
- Bundle wrap can be slippery, especially when wet or icy. Avoid walking on material.
- When nailing into the joist flange, nails must be spaced at least 2 1/2" o.c.
- Details on the following pages show only the installation requirements specific to TRIFORCE® open joists. For other installation requirements, refer to the building code or manufacturer's instructions.
- Adhesives used for floor systems should comply with ASTM D3498-03 Standard Specification for Field-Gluing Plywood to Lumber Framing for Floor Systems. When gluing the subfloor to the joists, follow the instructions of the adhesive manufacturer.

Installation Instructions

- Except for trimming the joist length on the OSB and panel, chords should never be cut, drilled or notched.
- Install TRIFORCE® open joist so that top and bottom flanges are within 1/2" of true vertical alignment.
- Joists must be restrained at the ends to prevent rollover.
- Apply concentrated loads only on top flanges. Do not suspend concentrated loads such as ceiling fans or light fixtures.
- TRIFORCE® open joists must be protected from bad weather prior to installation.
- Joists should be used in dry conditions only.



Not permitted

Never notch, cut or drill a joist member.

Not Permitted



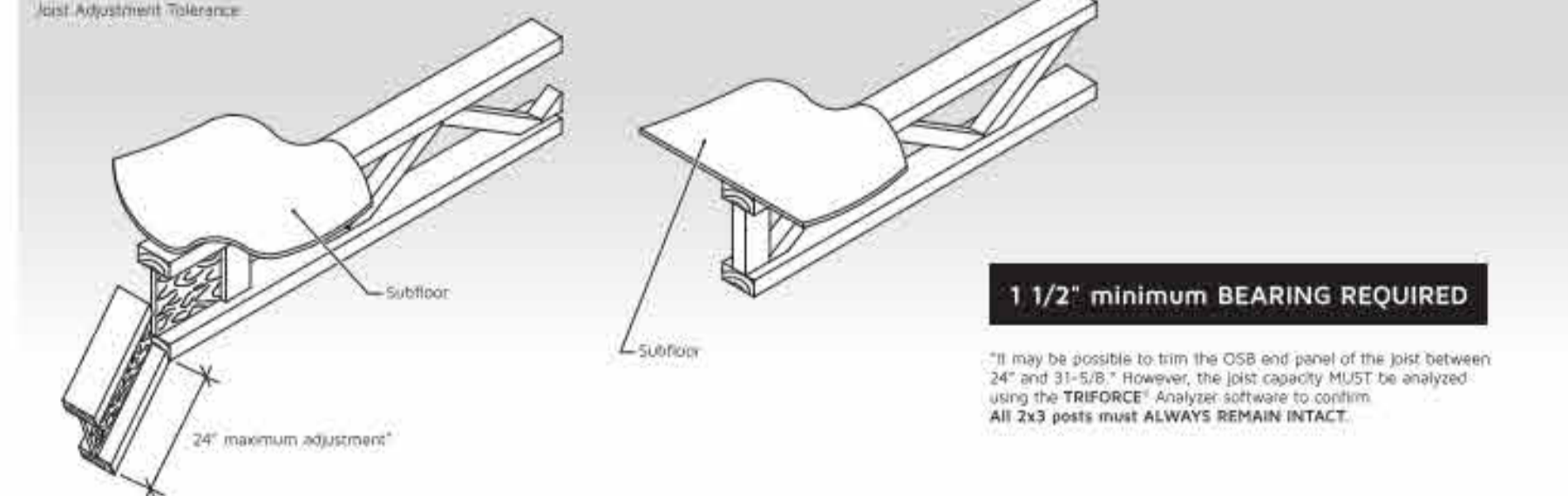
Joist Identification and Orientation



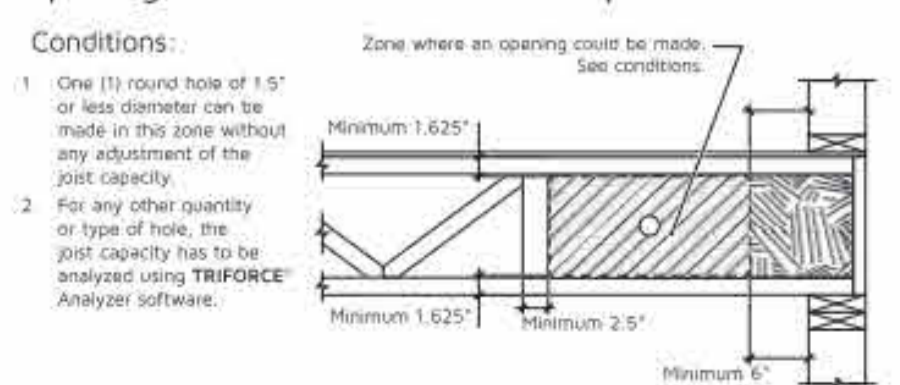
Bottom - Bas Abajo OJ418

Joist Orientation	Identification OJ418
Each TRIFORCE® open joist is marked to indicate a bottom flange. In order to achieve maximum shear capacity, the joist should be installed with proper orientation.	Grades: 14 - 1.8E 15 - 1.8E 18 - 1.8E 20 - 2.0E
	Flange: 3 - 2x3 4 - 2x4

Detail 1



Openings in the OSB End Panel of a Joist

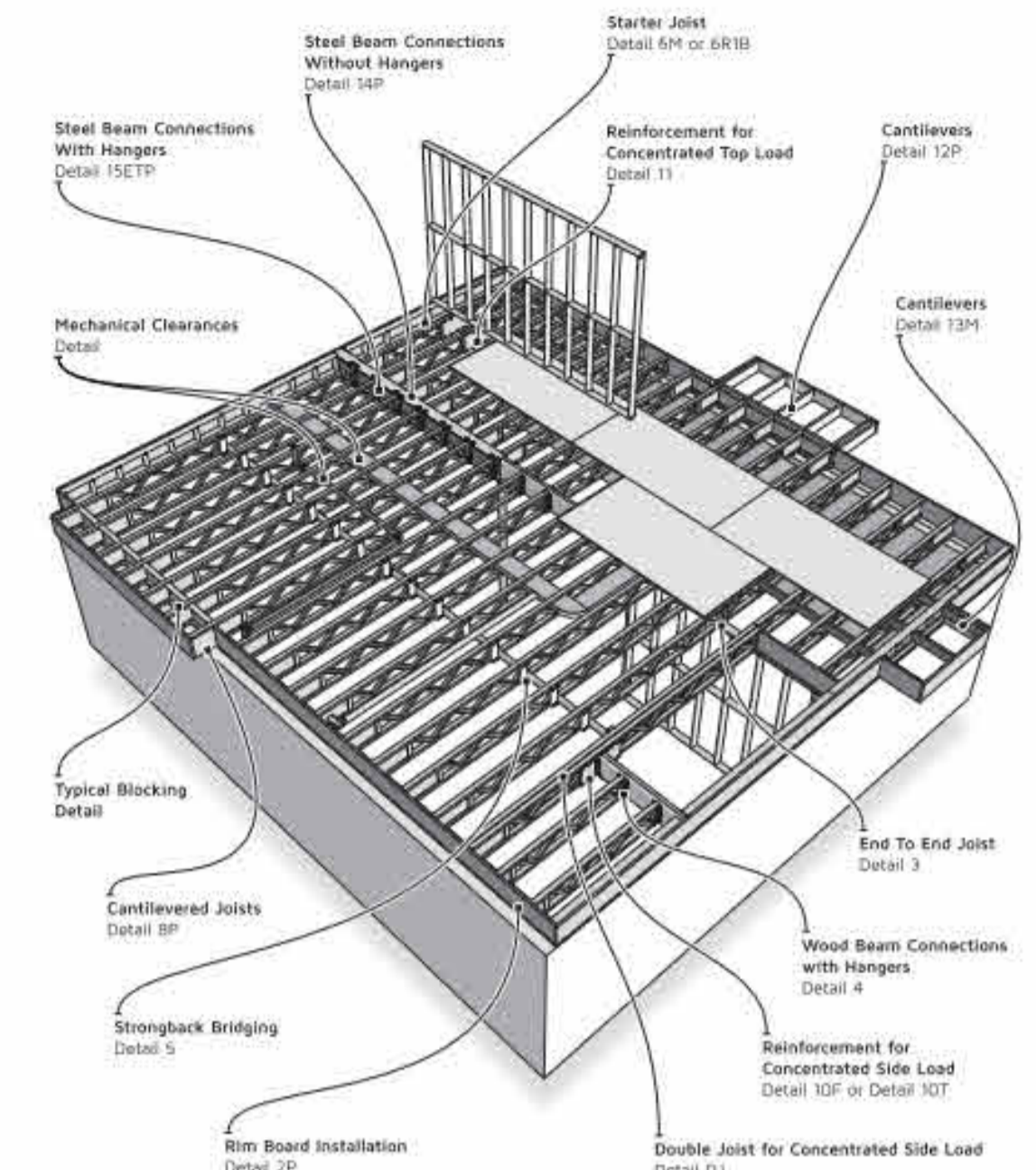


Mechanical Clearances

Depth	Round	Square W x H	Rectangular W x L
11 1/2"	7 1/2"	5 1/2" x 5 1/2"	3" x 12"
14"	8 1/2"	6 1/2" x 6 1/2"	3" x 14", 6" x 8"
16"	9 1/2"	7 1/2" x 7 1/2"	3" x 15"

Standard Details

This section provides standard details for normal framing situations. For loads that are not uniformly distributed and/or for joists supported by bearings other than end bearings, joist capacity must be verified using the manufacturer's Analyzer software. The project designer and/or general contractor is responsible for determining if standard details apply.



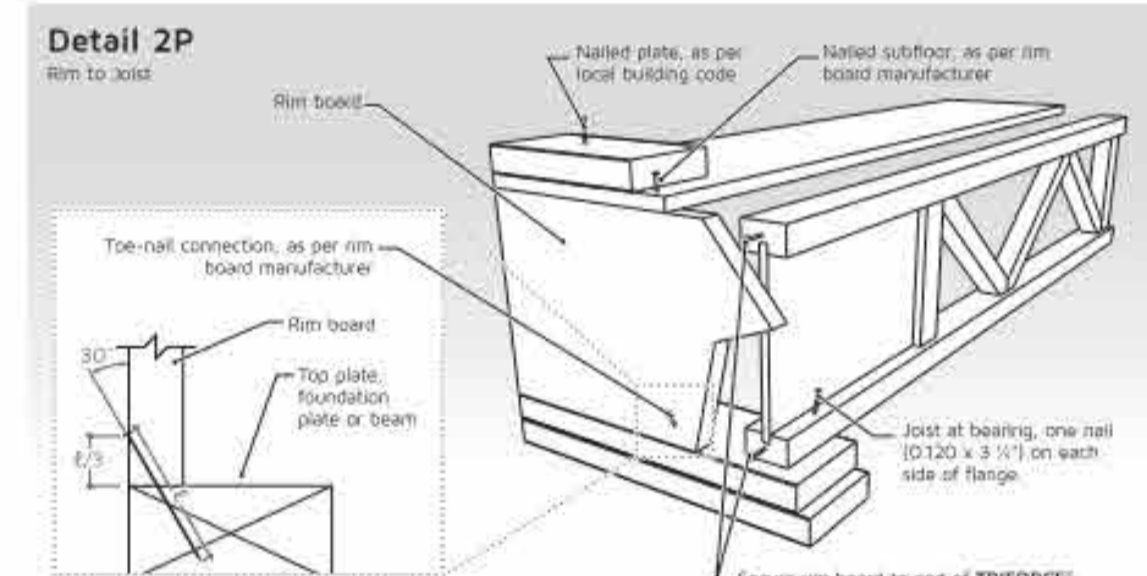
Rim Board Installation

Standard Rim Board Sizes

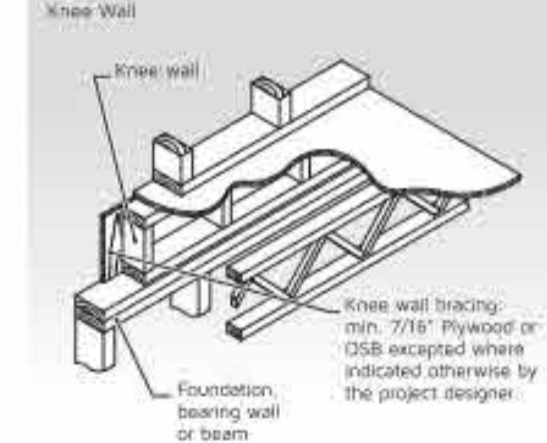
Depth (Inches): 11 3/4, 14, 16.

A structural rim board is required when TRIFORCE® open joists are installed perpendicular to bearing walls.

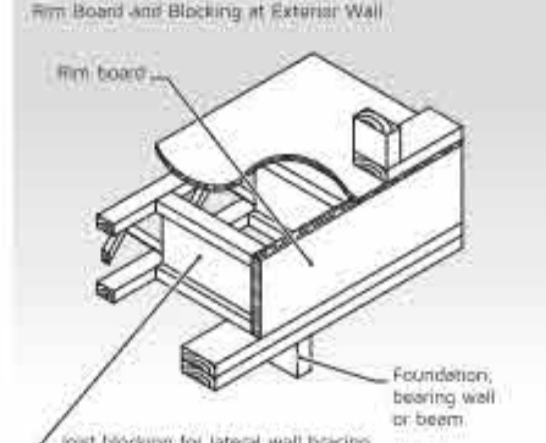
TRIFORCE® open joists should not be used as solo starter joists on exterior walls. The vertical and/or horizontal loads to be transferred must be verified using the manufacturer's proprietary capacities.



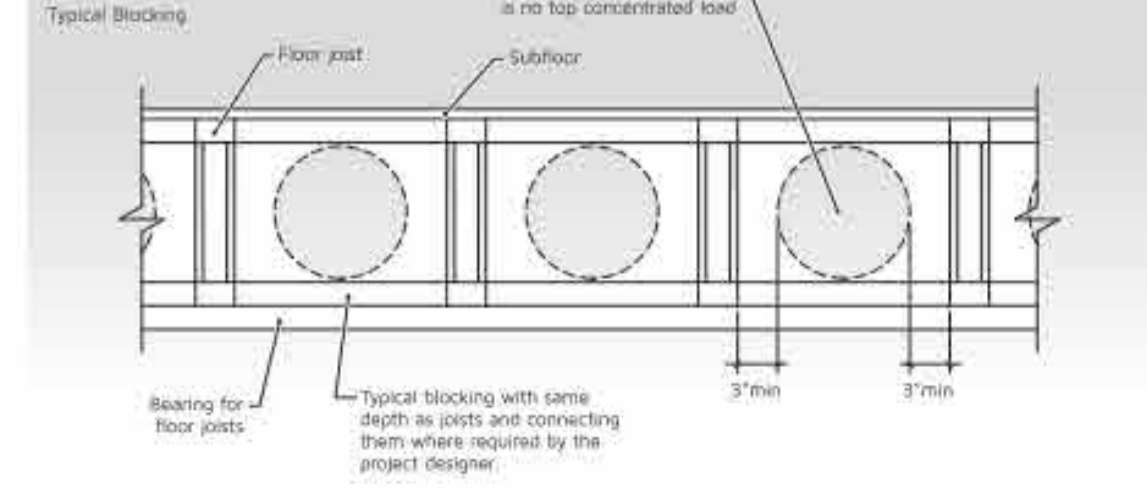
Detail 6M



Detail 6R1B

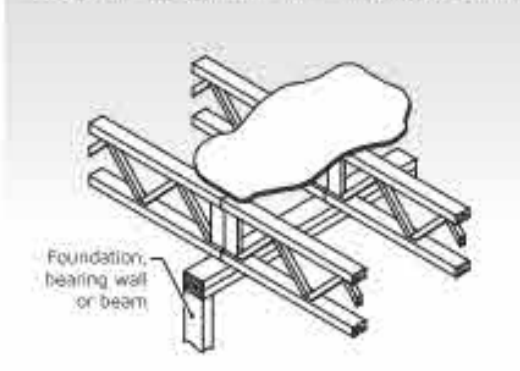


Detail TB

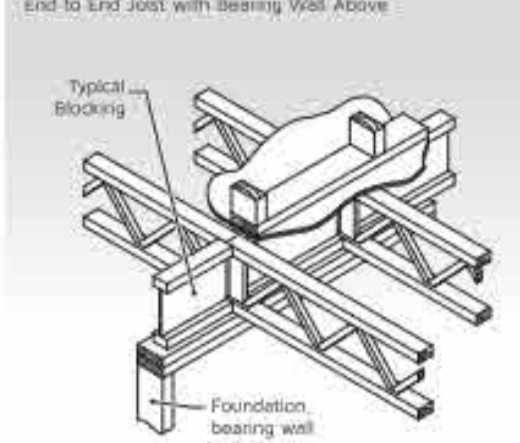


Detail 3

End To End Joist. Blocking not required between joists for detached one- and two-family dwellings, assigned to Seismic Design Category A, B or C or located where the mapped S_w < 0.4g.

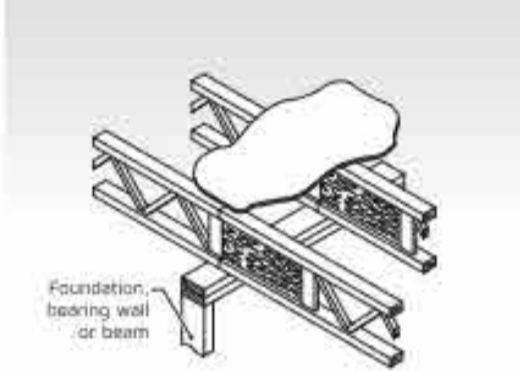


Detail 3B

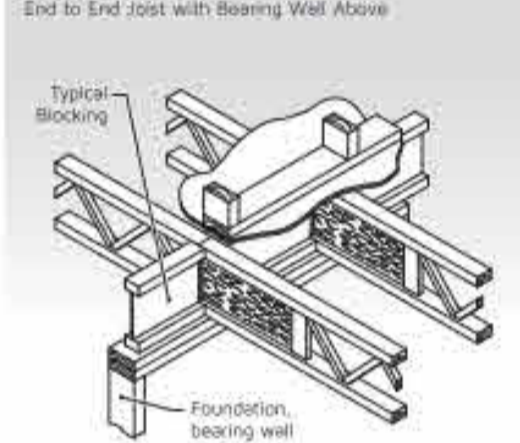


Detail 3P1

End To End Joist. Blocking not required between joists for detached one- and two-family dwellings, assigned to Seismic Design Category A, B or C or located where the mapped S_w < 0.4g.

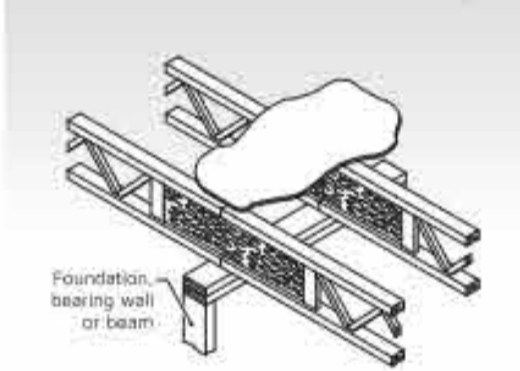


Detail 3P1B

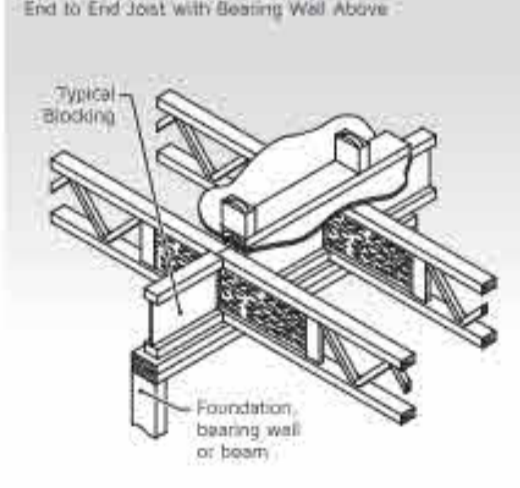


Detail 3P2

End To End Joist. Blocking not required between joists for detached one- and two-family dwellings, assigned to Seismic Design Category A, B or C or located where the mapped S_w < 0.4g.

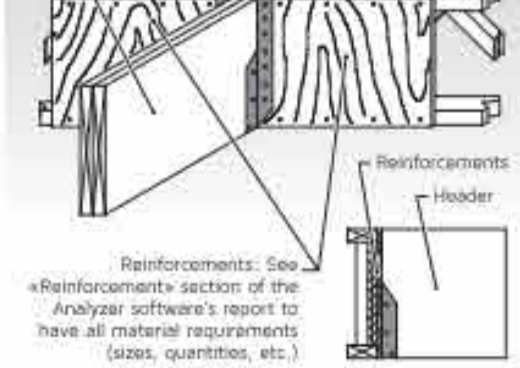


Detail 3P2B



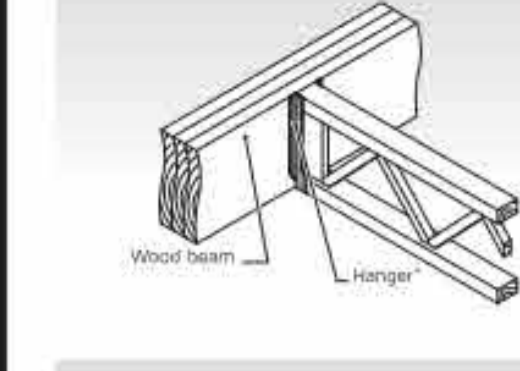
Detail 10F

Reinforcement for a Concentrated Side Load - Face Mount Hanger.



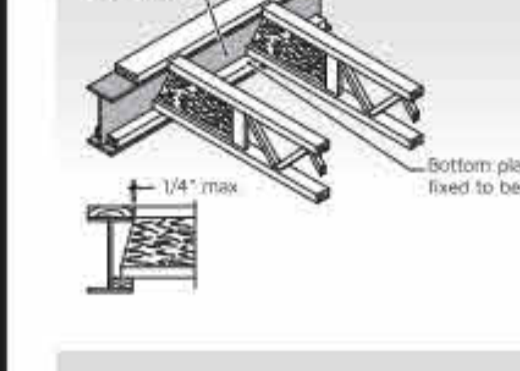
Detail 4

Wood Beam Connections with Hangers. Top mount or face mount hangers.



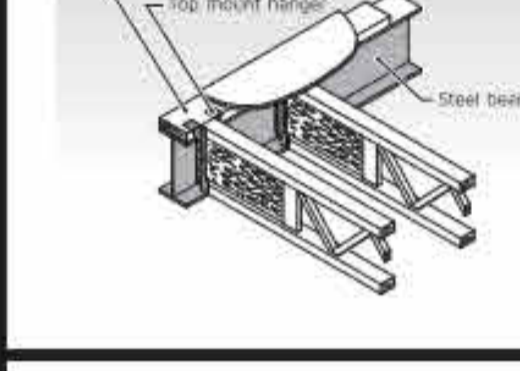
Detail 14P

Steel Beam Bottom Flange Bearing. Wood filler fixed to beam.



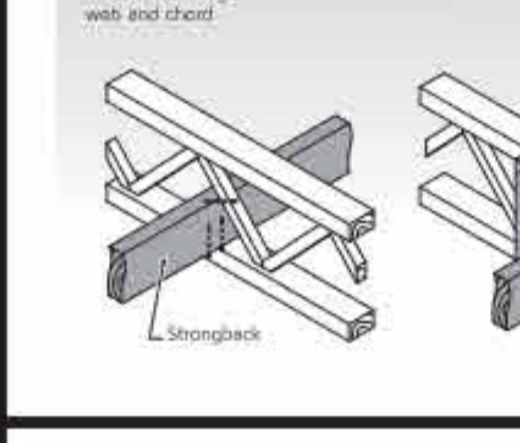
Detail 15ETP

Steel Beam Connections With Top Plate and Hanger. 1-1/2" thick top plate attached to the beam.



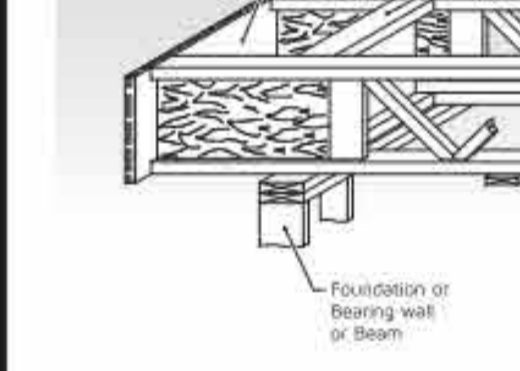
Detail 5

Strongback Bracing. Use gal nails 0.125" x 3.25" or 3" screws to secure strongback at mid span of joist.



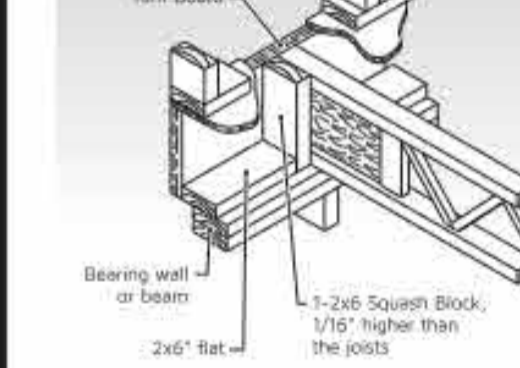
Detail 8P

Cantilevered Joist. Rim Board. Typical Blocking.



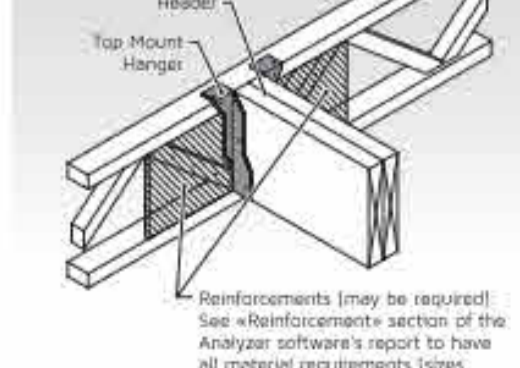
Detail 8BDG

Multiple Level Brick at Lower Level. Rim Board.



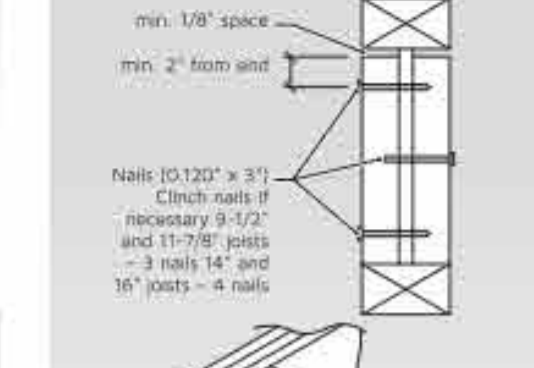
Detail 10T

Reinforcement for a Concentrated Side Load - Top Mount Hanger. Header. Top Mount Hanger.



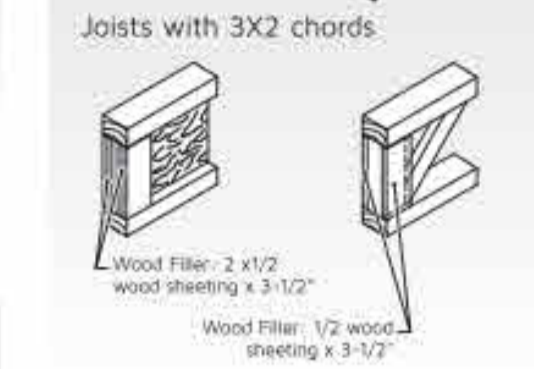
Wood Filler for a Single Joist with Hanger

Only required if the hanger does not provide lateral support for the joist's top chord.

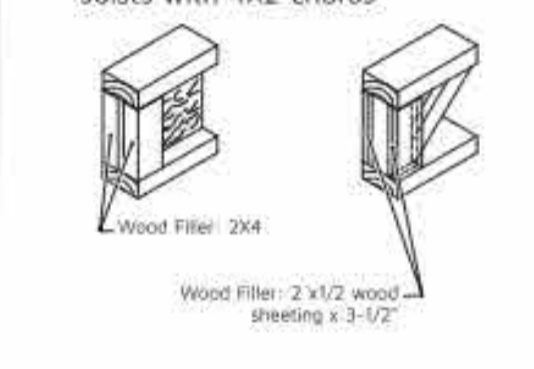


Wood Filler for a Double Joist with Hanger

Only required if the hanger does not provide lateral support for the joist's top chord.



Joists with 3X2 chords

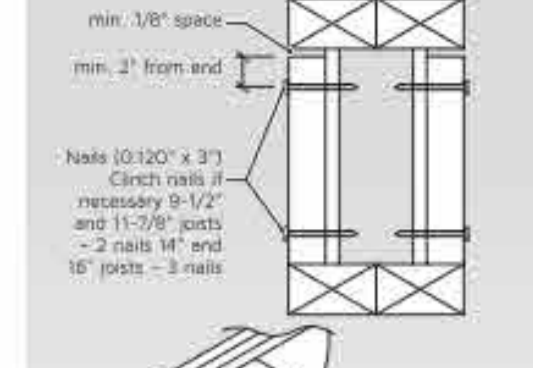


Joists with 4X2 chords

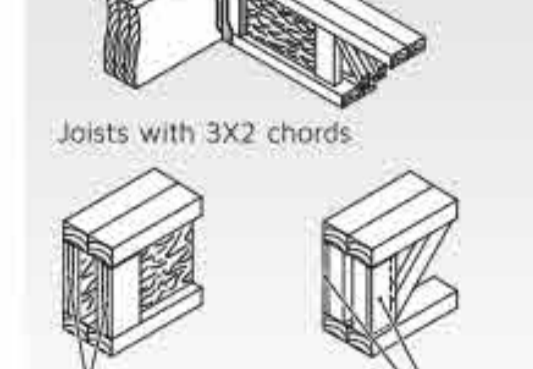


Wood Filler for a Double Joist with Hanger

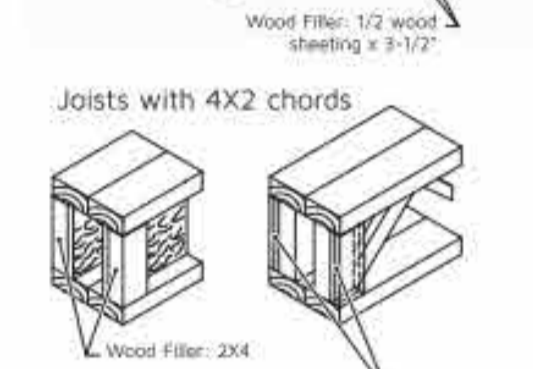
Only required if the hanger does not provide lateral support for the joist's top chord.



Joists with 3X2 chords



Joists with 4X2 chords



Barrette
Barrette Structural Distribution Inc. Manufacturer's Product Warranty

Products manufactured by Barrette Structural Distribution Inc. (hereafter "Barrette Structural Distribution") are warranted for the life of the structure against all manufacturing defects and faulty materials, for which manufacturer's original warranty applies.

The limited lifetime warranty is applicable if the products manufactured by Barrette Structural Distribution have been correctly stored, protected from climatic conditions such as sunlight, humidity, rain or wind, installed and used in accordance with the relevant product manufacturer's guidelines and applicable standards and codes, either as floor joists or roof trusses, whichever is the case.

This warranty does not cover perceived problems of design or defects caused by:

- prolonged exposure to water or climatic conditions, including but not limited to, fire, flooding, natural disasters or any other cause beyond the control of Barrette Structural Distribution;
- defective structure due to several factors, including but not limited to, poor construction practices, and incorrect installation methods;
- damage to the structure before, during or after installation;
- failure to respect installation instructions, current building codes and norms, and best practices installation techniques;
- the modification of joists or roof trusses after the proposed original installation;
- the presence of mold, spore, rot or termites or any other element likely to degrade the installed product;
- the application of a preservative treatment or any other coating not approved by Barrette Structural Distribution;
- defective ventilation, repeated exposure to water or humid conditions;
- excessive loads or tension not allowed for by Barrette Structural Distribution or abnormal or non-compliant use of the product contrary to the use to which it was intended or use contrary to Barrette Structural Distribution's guidance and/or instructions; these costs MUST NOT EXCEED BY MORE THAN THREE TIMES THE INITIAL PURCHASE COST OF THE PRODUCT INVOLVED IN THE CLAIM. THESE REMEDIES ARE THE SOLE AND EXCLUSIVE REMEDIES FOR ANY BREACH OF WARRANTY. TO THE MAXIMUM EXTENT PERMITTED BY LAW, BARRETTE STRUCTURAL DISTRIBUTION IS NOT RESPONSIBLE FOR ANY DIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY BREACH OF WARRANTY.

IN THE EVENT OF A CLAIM, THE RESPONSIBILITY OF BARRETTE STRUCTURAL DISTRIBUTION IS LIMITED TO THAT WHICH HAS BEEN OUTLINED IN THIS WARRANTY. BARRETTE STRUCTURAL DISTRIBUTION MAY NOT BE HELD RESPONSIBLE FOR ANY OTHER DAMAGE WHATSOEVER. THIS WARRANTY SUPERSEDES ALL OTHER WARRANTIES AND REPRESENTATIONS ABOUT THE PRODUCT.

Warranty claims must be made in writing as soon as the manufacturing defect is discovered and in any case not more than thirty (30) days after such discovery. BARRETTE STRUCTURAL DISTRIBUTION INC. 555, King Street West, Toronto, Ontario M5X 1C5 CANADA. To obtain further information, please contact your representative.

Date: _____

No. Description: _____

AB Design

ADDRESS: 55 UNION ROAD SUITE 105 Spring Valley N.Y. 10977
TEL: 845.425.7526
E-MAIL: info@abdesignusa.com
WEBSITE: www.abdesignusa.com

REGISTERED ARCHITECT
ANTONIO MORALES
STATE OF NEW YORK

VALLEY HEIGHTS 70FT X 65FT MULTI-FAMILY 6 UNITS SOUTH BLOOMING GROVE, NY ORANGE COUNTY, NY

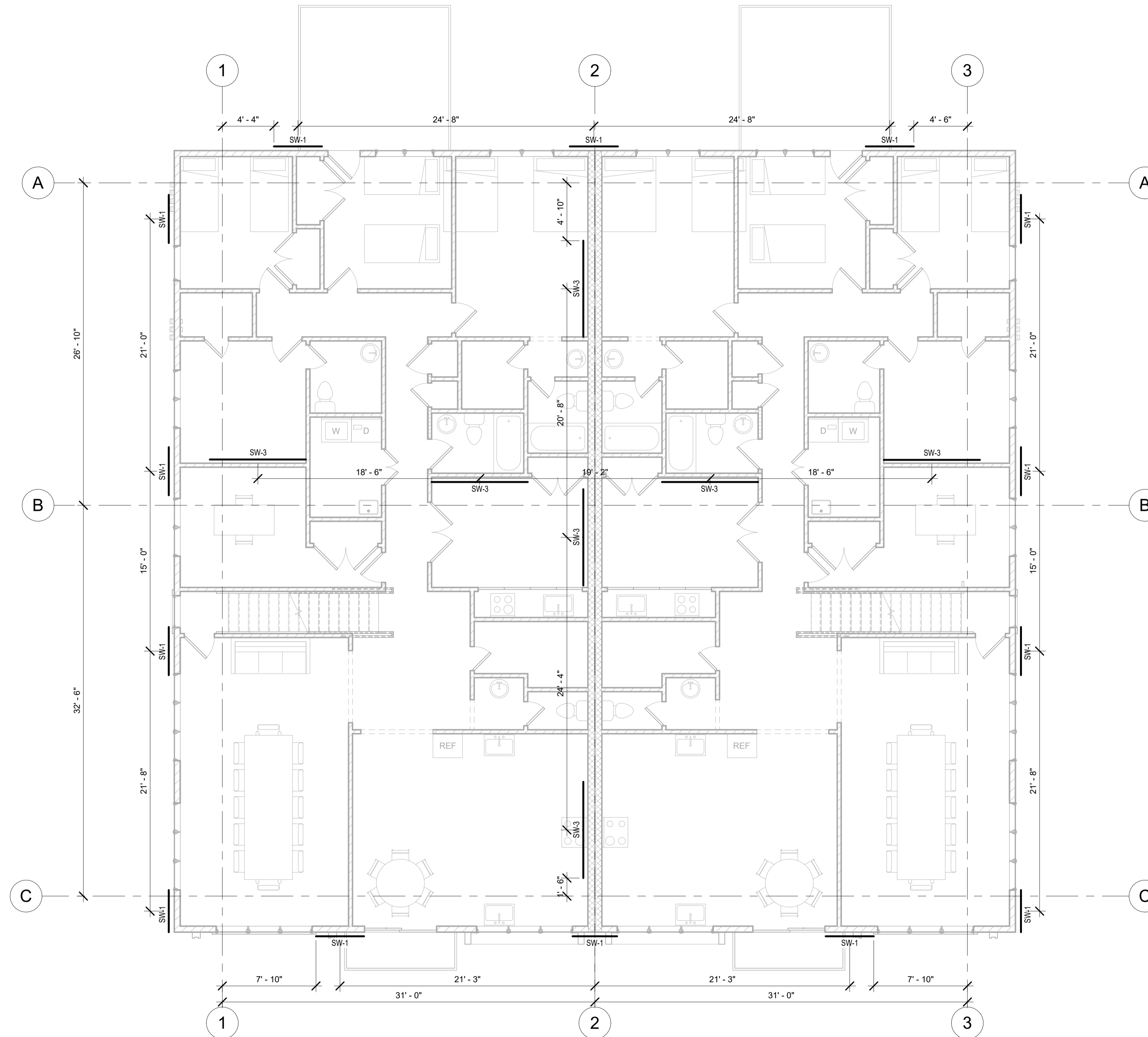
FLOOR TRUSS DETAILS

Scale: As indicated

Project number: 24030
Date: 09/12/2025
Drawn by: S.B.
Checked by: G.E.

SHEET NUMBER: A403

DATE PRINTED: 1/29/2026 10:34:54 AM



① THIRD FLOOR PLAN
3/16" = 1'-0"

BRACE WALL PANEL SCHEDULE (DETAILS ON S-103 & S-104)					
MARK	FACE	MATERIAL	FASTENER	EDGE C.C.	FIELD C.C.
SW-1	EXTERIOR	1/2" WOOD STRUCTURAL PANELS (WSP)	#8 COMB/CP (701 137) OR #9 DEFORMED (701 137)	0-0"	1'-0"
					4'-0"
					SW-1 - 4" WIDE WSP
SW-2	INTERIOR	1/2" OSB OR PLYM BOARD 4" WIDE PANEL BOTH SIDES	30 ANNUAL RINGED COLLIER NAILS (15P32 066) OR 1/4" SCREWS TYPE W OR S	0-0"	0-0"
					4'-0"
					SW-2 - 4" WIDE OSB BOTH SIDES
SW-3	INTERIOR	1/2" OSB OR PLYM BOARD ONE SIDE ONLY IF LONG	30 ANNUAL RINGED COLLIER NAILS (15P32 066) OR 1/4" SCREWS TYPE W OR S	0-0"	0-0"
					8'-0"
					SW-3 - 4" WIDE OSB ONE SIDE
SW-4	EXTERIOR				
					ENGINEERED PORTAL FRAME



ADDRESS: 55 UNION ROAD
SUITE 105
Spring Valley N.Y. 10977
TEL: 845.425.7526
E-MAIL: info@abdesignusa.com
WEBSITE: www.abdesignusa.com



VALLEY HEIGHTS 70FT X 65FT
MULTI-FAMILY 6 UNITS
SOUTH BLOOMING GROVE,
ORANGE COUNTY, NY

THIRD FLOOR
BRACE WALLS PLAN

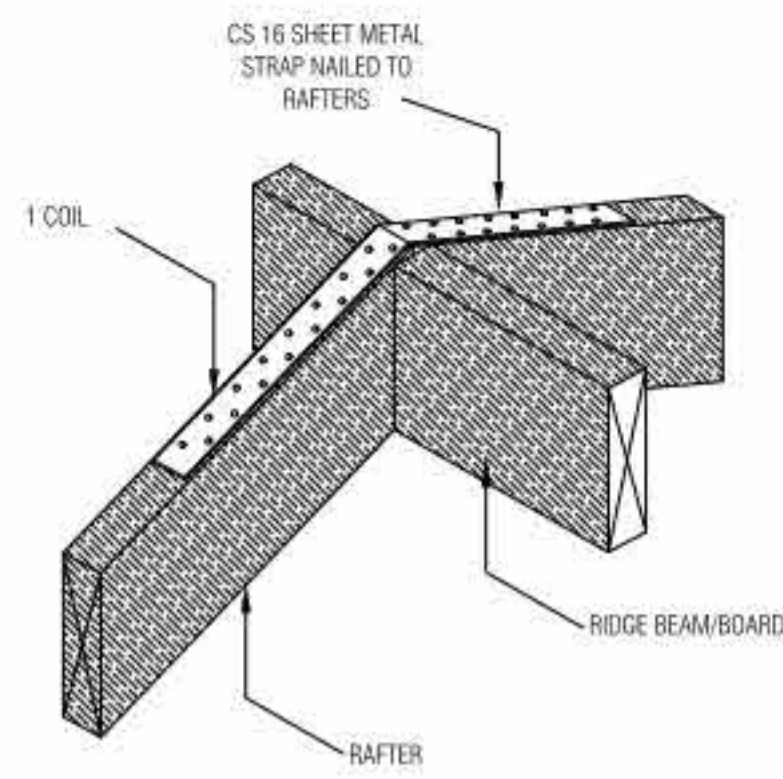
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Project number 24030
Date 09/12/2025
Drawn by S.B.
Checked by G.E.

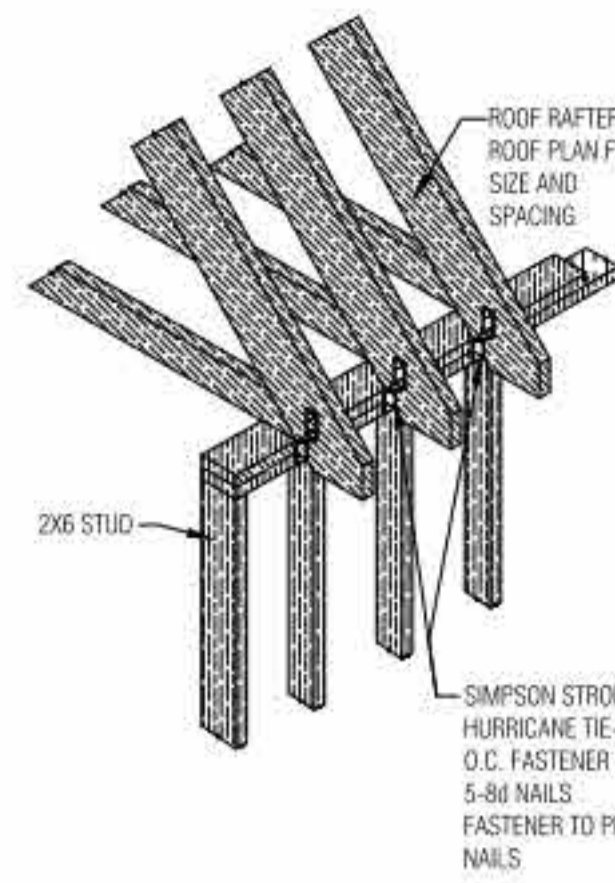
SHEET NUMBER
S102

No. Description

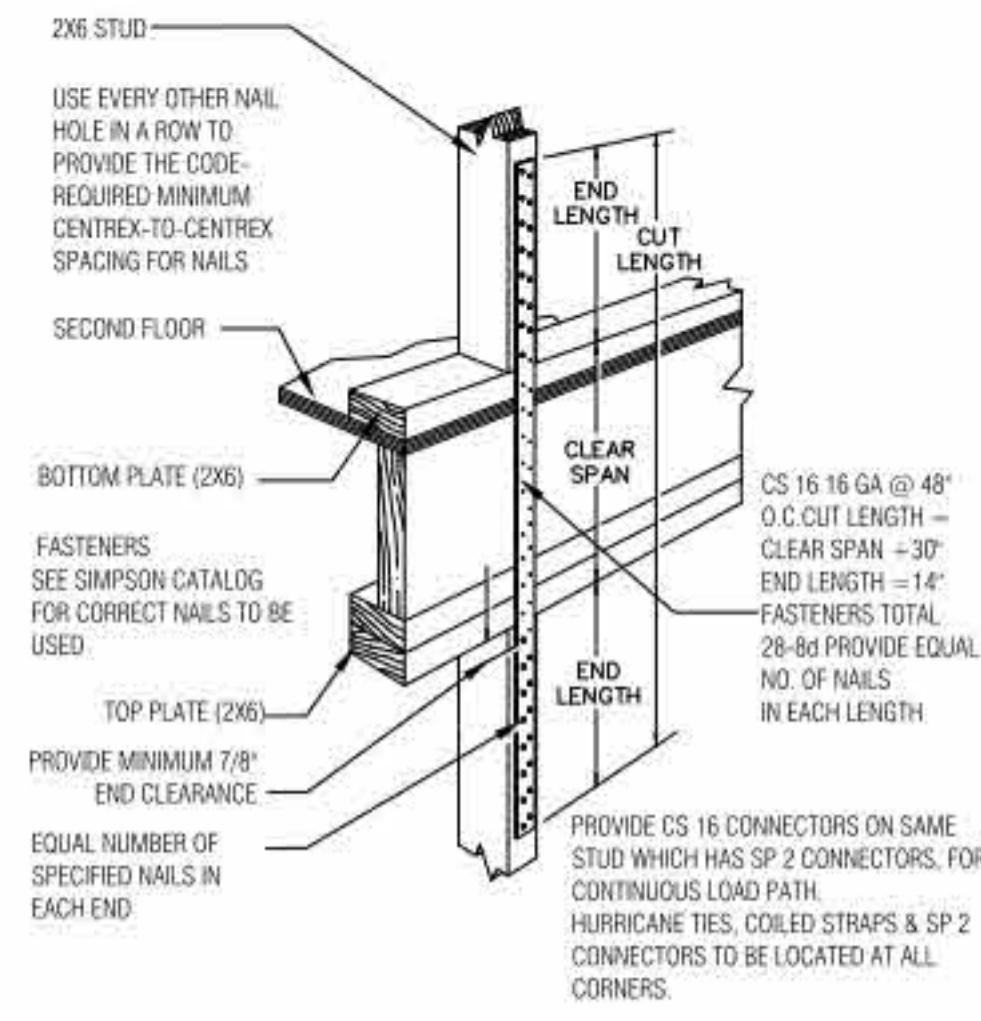
Date



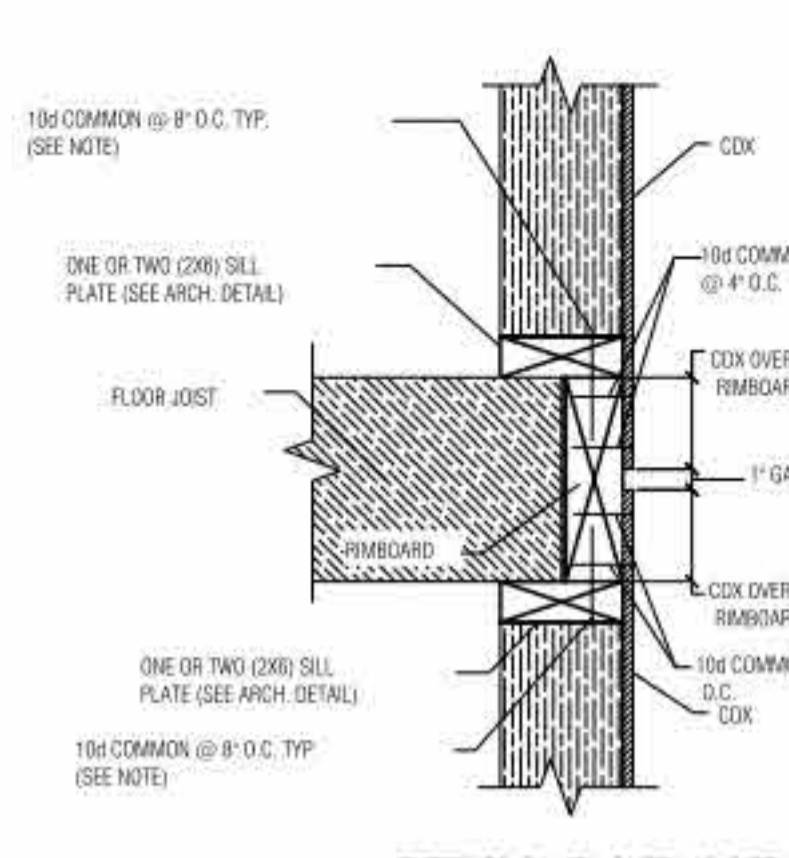
1 RIDGE BEAM TO ROOF RAFTER DETAIL
SCALE: N.T.S



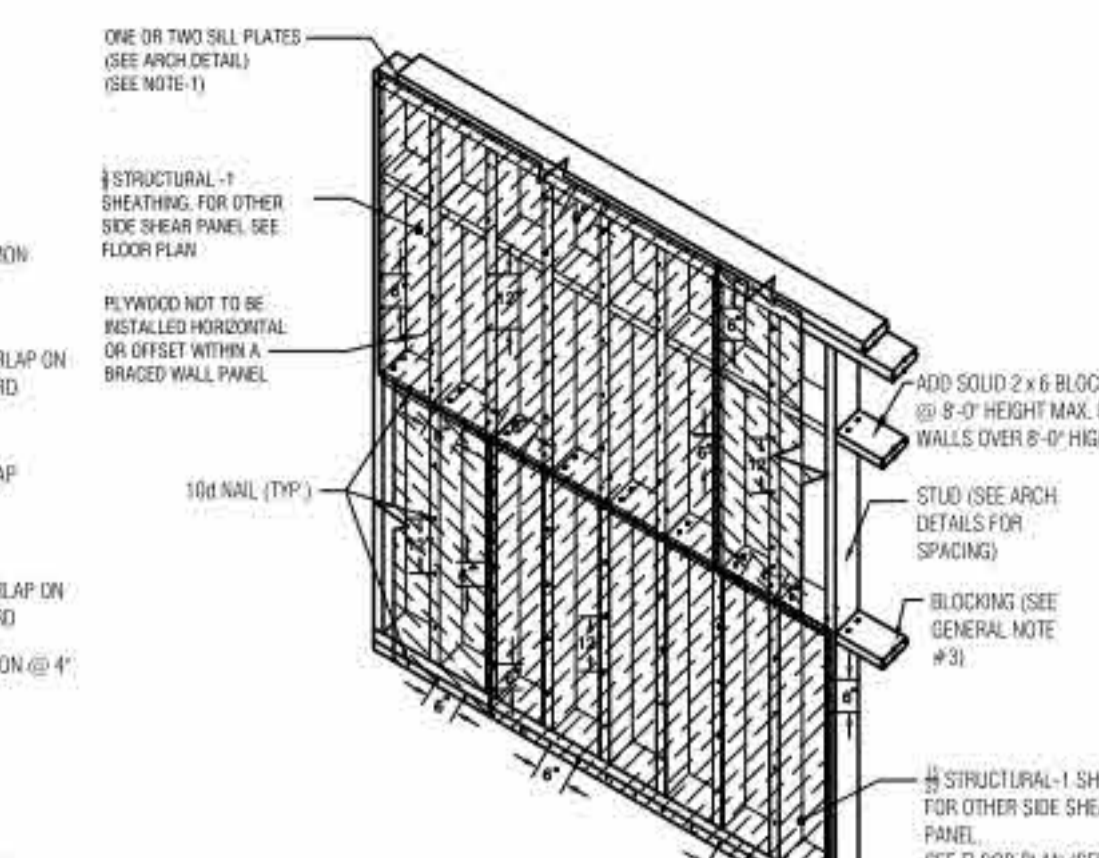
2 ROOF RAFTER DETAIL
SCALE: N.T.S



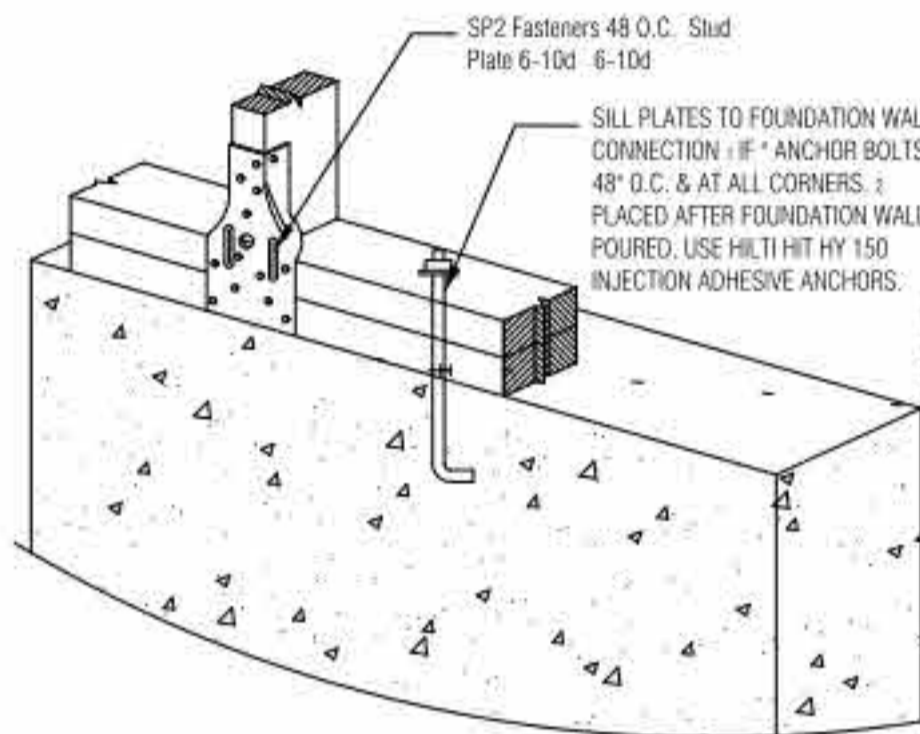
3 SIMPSON STRONG-TIE CS COILED STRAP DETAIL
SCALE: N.T.S



10 EXTERIOR PANEL OVERLAP DETAIL AS A FLOOR TO FLOOR TIE



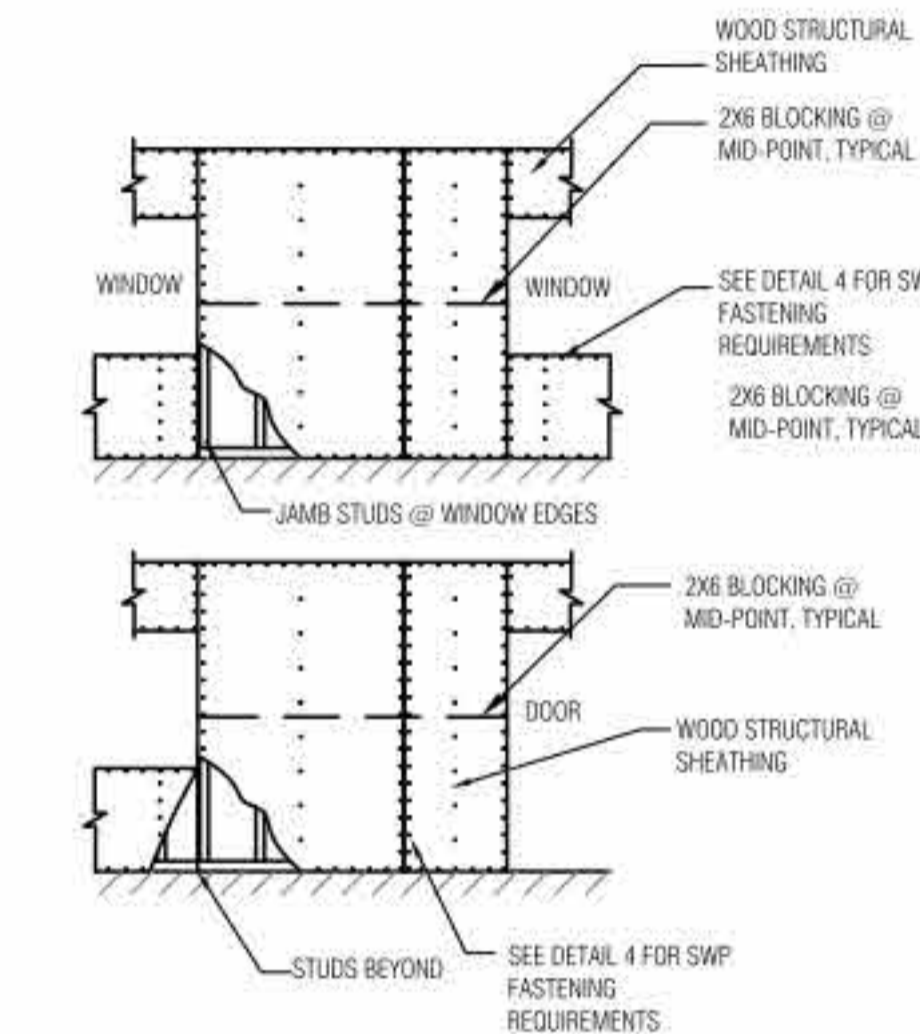
12 BRACE WALL PANEL AT EXTERIOR WALL
SCALE: N.T.S



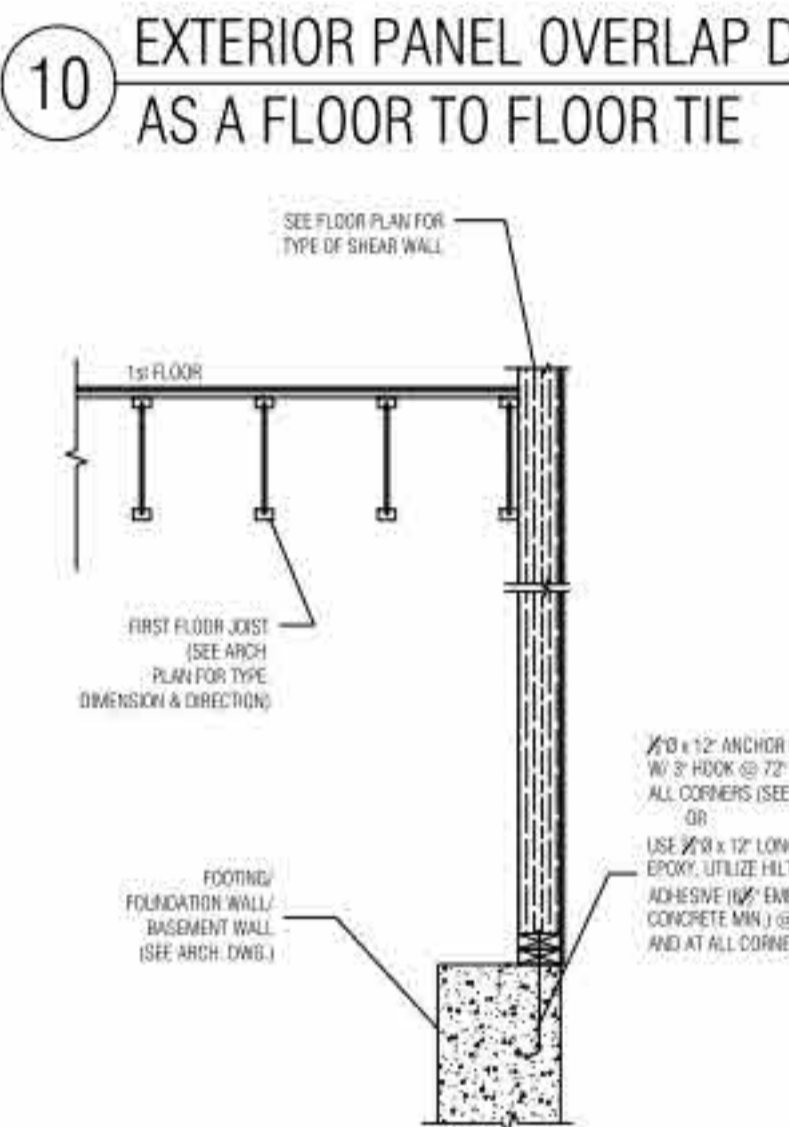
4 TYPICAL SILL PLATE CONNECTION DETAIL
SCALE: N.T.S



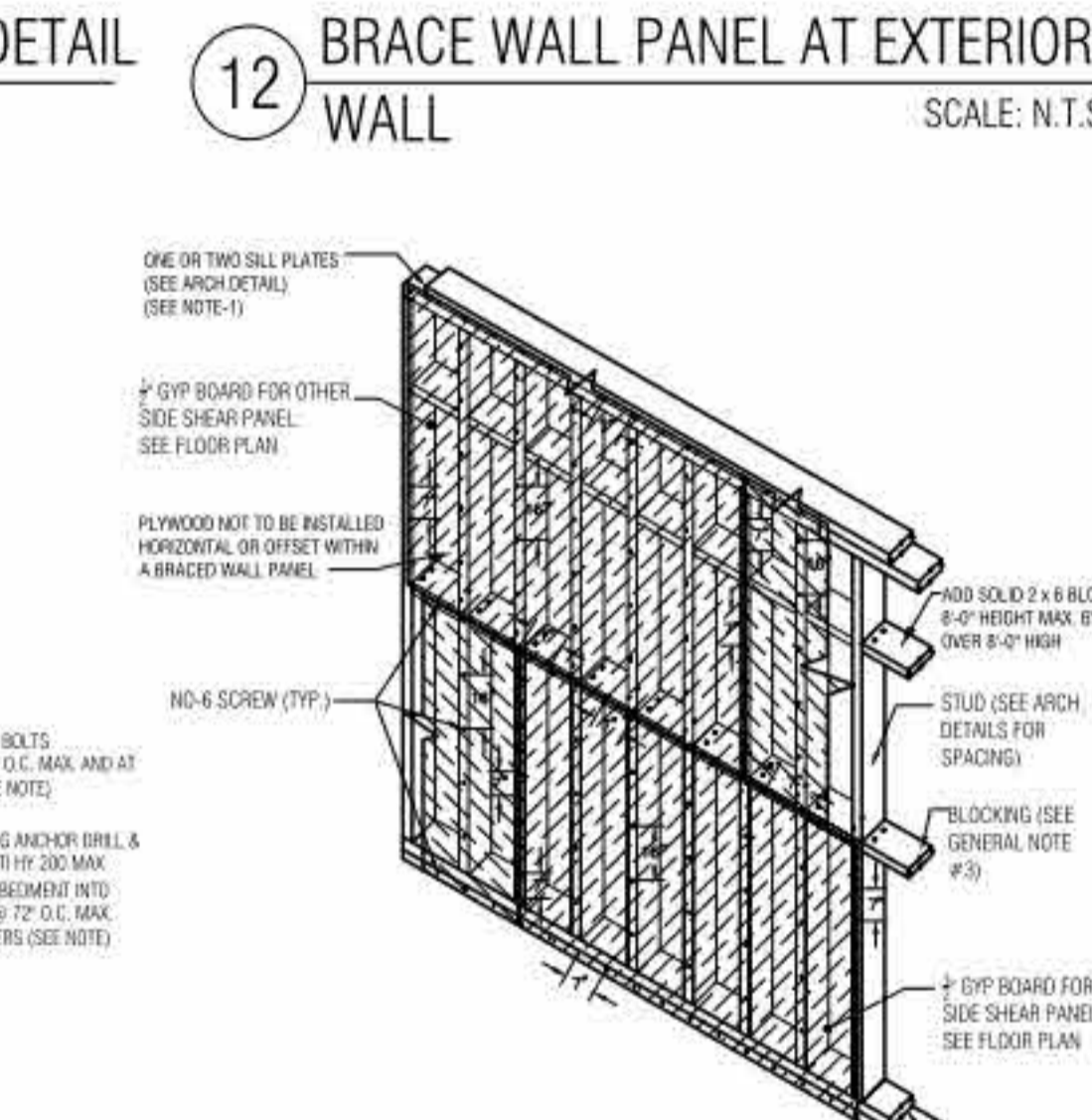
5 ROOF TRUSS DETAIL
SCALE: N.T.S



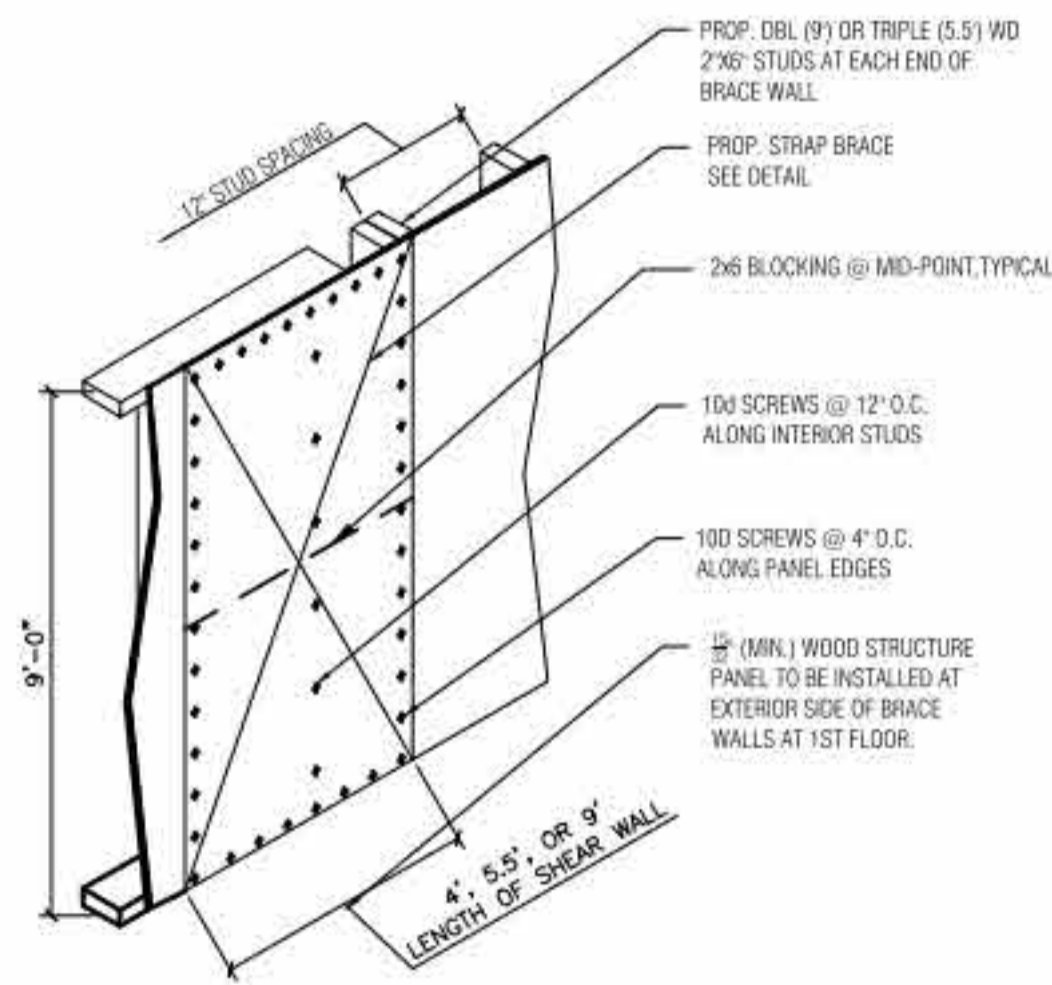
6 SHEATHED WALL W/OPENING
SCALE: N.T.S



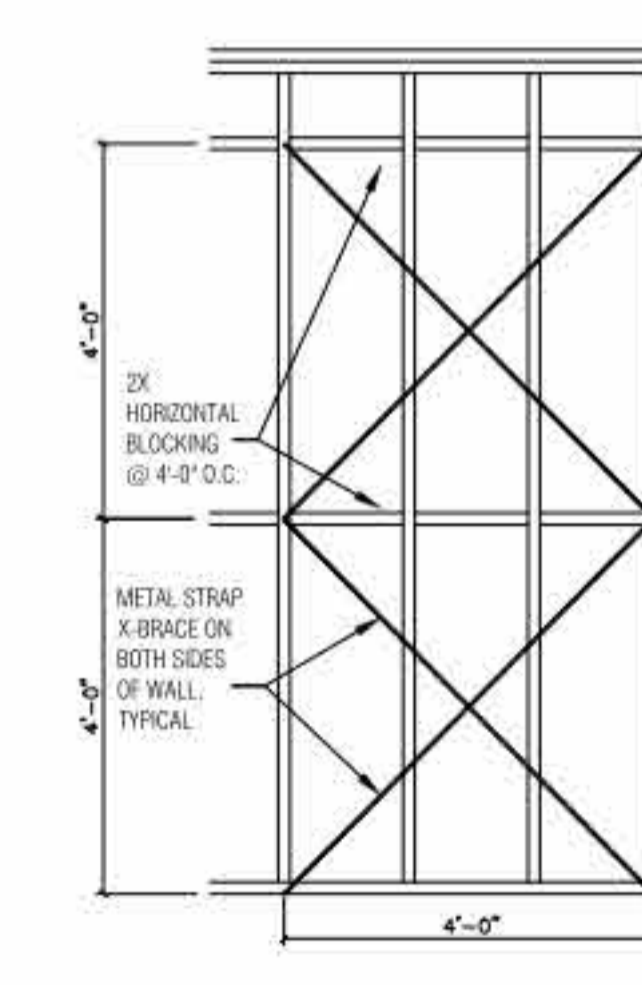
11 ANCHOR BOLT CONNECTION (FOUNDATION TO SILL PLATE CONNECTOR)
SCALE: N.T.S



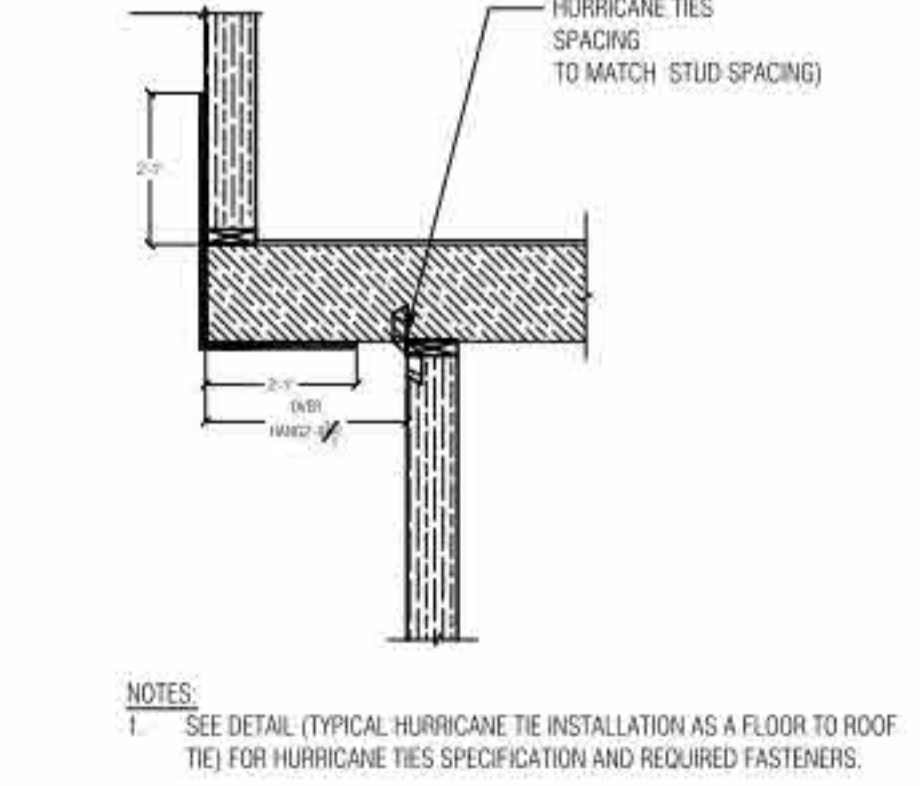
13 BRACE WALL PANEL AT INTERIOR WALL
SCALE: N.T.S



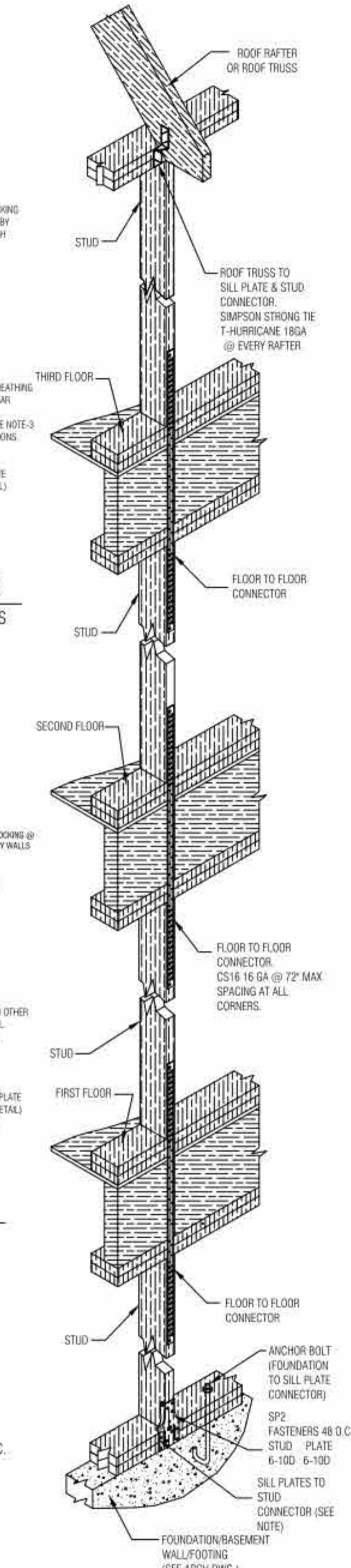
7 STRAP BRACE SHEATHING - WALL STUDS
SCALE: N.T.S



8 BRACE WALL PANEL DETAIL
SCALE: N.T.S



9 DETAIL AT OVERHANG
SCALE: N.T.S



CONTINUOUS LOAD PATH DETAIL
SCALE: N.T.S

NOTES:
1. IF EXTERIOR PANEL IS OVERLAPPED AS MENTIONED IN DETAIL-5 THEN INSTALLATION OF COILED STRAPS AS A FLOOR TO FLOOR TIE CAN BE OMITTED.
2. IF TWO SILL PLATES ARE USED THEN USE 16d NAILS INSTEAD OF 10d NAILS.

NOTE:
1. ALL SHEAR WALLS TO BE TIED WITH ANCHOR BOLTS TO THE FOUNDATION WALL/BASEMENT WALL/FOOTING. SEE FLOOR PLAN FOR LOCATION OF SHEAR WALLS.

GENERAL NOTES:
THIS PLAN HAS BEEN REVIEWED FOR SEISMIC LOADING & WIND ANALYSIS REQUIREMENTS IN ACCORDANCE WITH THE 2020 NYSBC CHAPTER 16/SEC. 1613.

THE PLAN COMPLIES WITH SEISMIC LOADING REQUIREMENTS OF SAID CODE. THE DETAILS SHOWN ON THIS SHEET ARE TO BE USED FOR ALL EXTERIOR PERIMETER WALLS. ALSO, VERTICAL FOUNDATION REINFORCEMENT INDICATED ON ARCHITECTURAL DRAWINGS ARE TO BE USED FOR ALL EXTERIOR PERIMETER FOUNDATIONS.

- HURRICANE TIES, COILED STRAPS AND SP2 CONNECTORS TO BE LOCATED AT ALL CORNERS
- CONSTRUCTION SHALL BE IN CONFORMANCE WITH N.Y.S.B.C.
- ALL DIMENSIONS & MATERIALS ARE PROVIDED AS MINIMUM REQUIREMENTS FOR SEISMIC & WIND ANALYSIS; CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DRAWINGS.
- IF FLOOR HEIGHT IS NOT EVEN WITH THE PANEL WIDTH (PANELS APPLIED HORIZONTALLY) PROVIDE ADDITIONAL BLOCKING AT PANEL EDGES TO ACHIEVE REQUIRED FASTENER SPACING
- ALL SHEAR WALLS TO BE ANCHORED TO THE FOUNDATION WALL/BASEMENT WALL.
- PANEL SHEATHING JOINTS IN SHEAR WALL SHALL OCCUR OVER STUDS OR BLOCKING. ADJACENT PANEL SHEATHING JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING MEMBER.
- END JOINTS OF ADJACENT COURSES OF PANEL SHEATHING SHALL NOT OCCUR OVER THE SAME STUD (PROVIDE BRICK PATTERN)

- NOTES:
- STRUCTURAL WOOD PANEL SHALL BE INSTALLED AT EXTERIOR SIDE OF BRACE WALL (1ST FLOOR ONLY).
 - BRACE WALL STUDS SHALL 2x6" (MIN.) AND SPACED AT 12" O.C. (MAX.)
 - ALL STUDS IN BRACE WALL SHALL BE BLOCKED AT MIDPOINT.

SEISMIC & WIND PARAMETERS USED FOR DESIGN
WIND LOADING: 115 MPH, 17 PSF
SEISMIC LOADING DATA:
DESIGN CATEGORY - B; IMPORTANCE FACTOR - CATEGORY I
SEISMIC FACTOR: 1.00; SITE CLASS - D;
S_w = 263, S_v = 072

Date	
No.	Description
ADDRESS: 55 UNION ROAD SUITE 105 Spring Valley N.Y. 10977 TEL: 845.425.7526 E-MAIL: info@abdesignusa.com WEBSITE: www.abdesignusa.com	
VALLEY HEIGHTS 70FT X 65FT MULTI-FAMILY 6 UNITS SOUTH BLOOMING GROVE, ORANGE COUNTY, NY	
WALL BRACING DETAILS	
Scale	1/2" = 1'-0"
Project number	24030
Date	09/12/2025
Drawn by	S.B
Checked by	G.E
SHEET NUMBER	S103

