# WEST FALLS CENTER FOR THE ARTS EXPANSION

## NOT FOR CONSTRUCTION

BID Set: 1/10/2023

WEST FALLS CENTER FOR THE ARTS 1863 DAVIS RD.
WEST FALLS, NY 14170

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## Buffalo Treehouse

phone 716.833.TREE www.buffalotreehouse.com

## General note:

This contract set of drawings is designed and engineered to meet the most current New York State building code requirements. All general notes reference the building code as a standard and it shall be the discretion of the local code enforcement official to require any additional code provisions above and beyond the code requirements as indicated in the contract document. Buffalo Treehouse LLC. shall not be responsible for any additional cost incurred at the request of the building code official to provide any additional design or construction above what is provided in this contract set.

SHOP DRAWINGS AND LICENSED ENGINEERED PLANS WILL BE PROVIDED AS A COMPONENT OF THE CONSTRUCTION BUILDING SET.

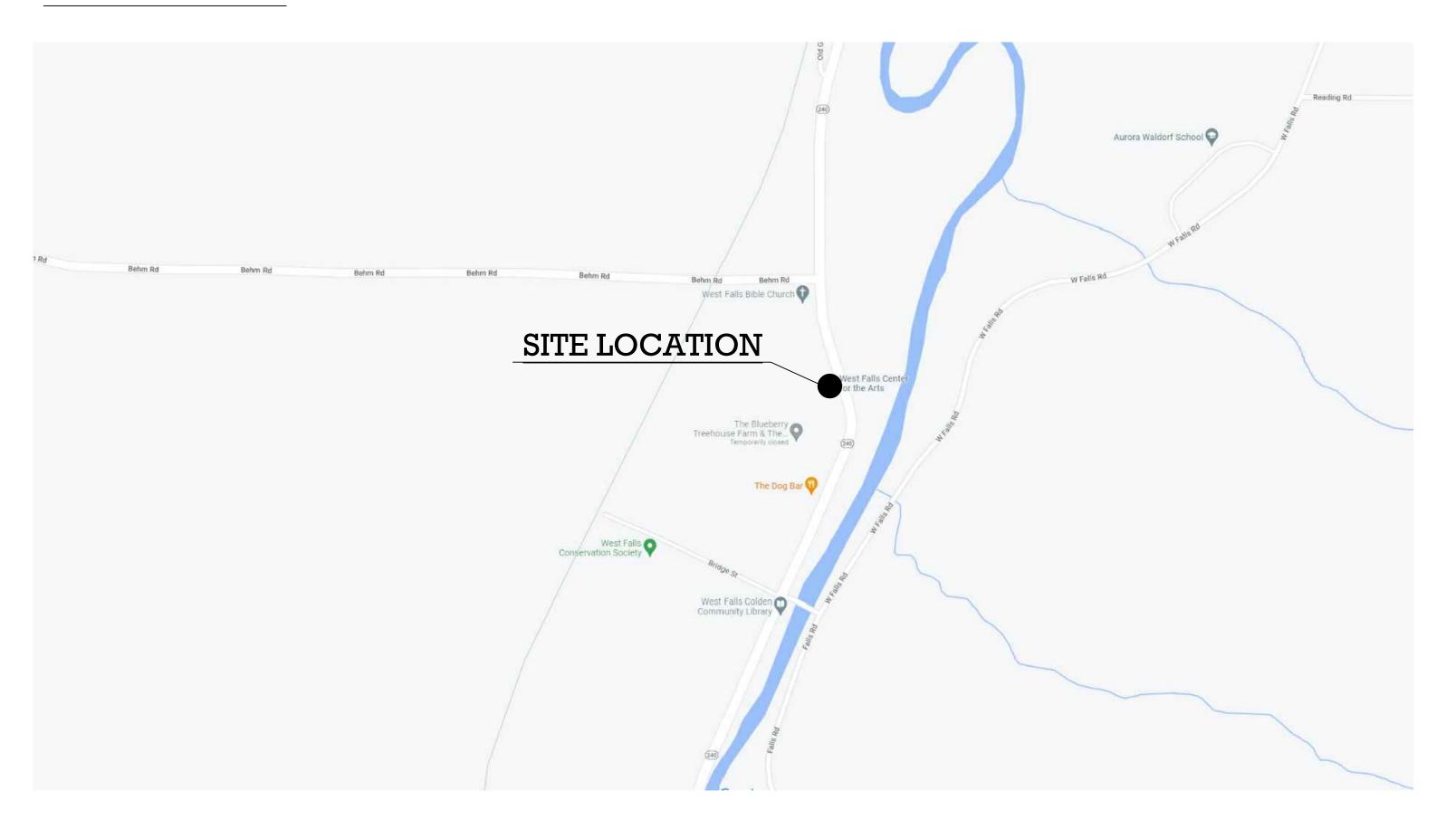


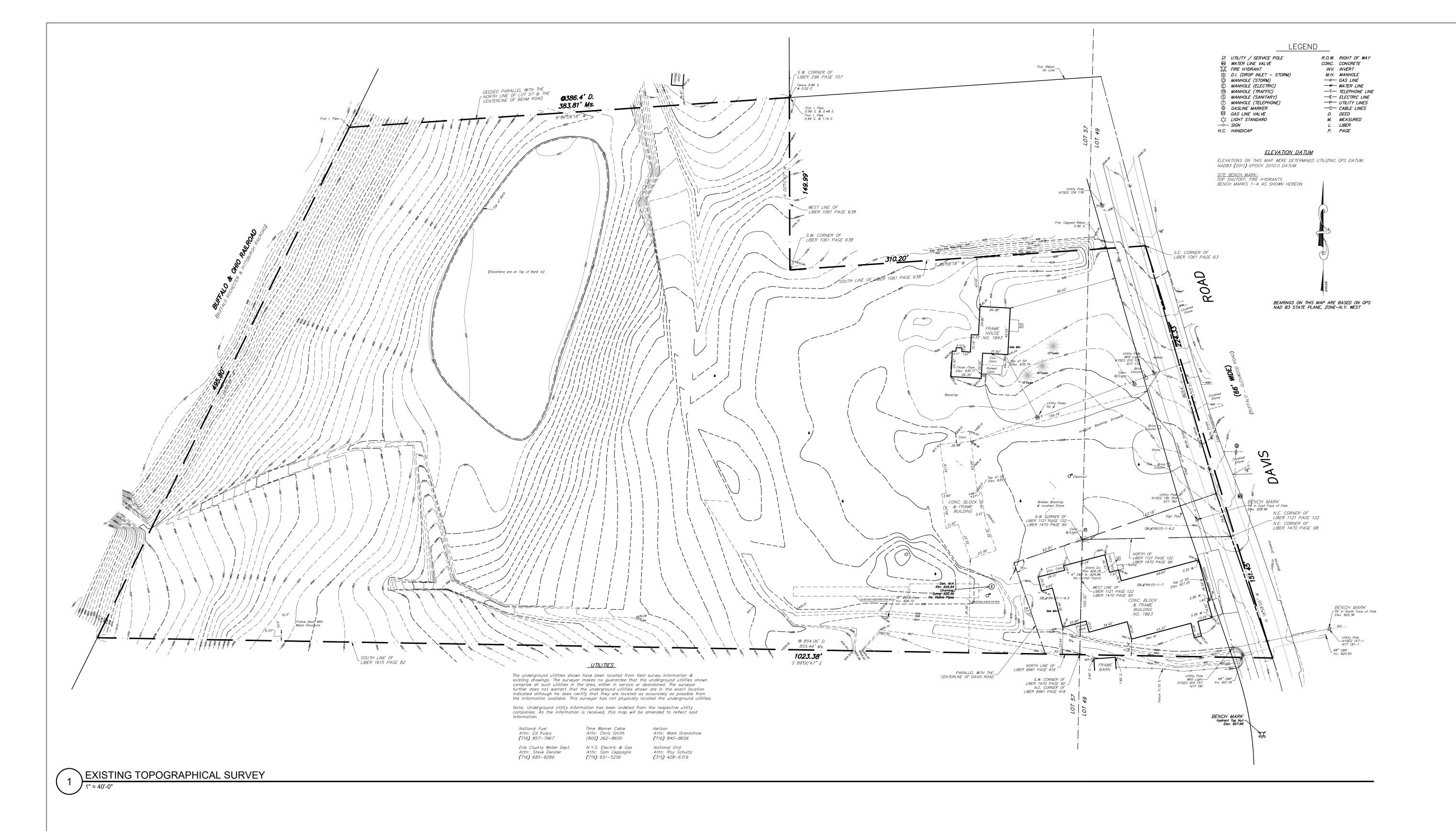
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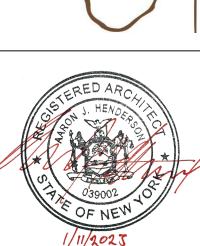
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### LOCATION MAP







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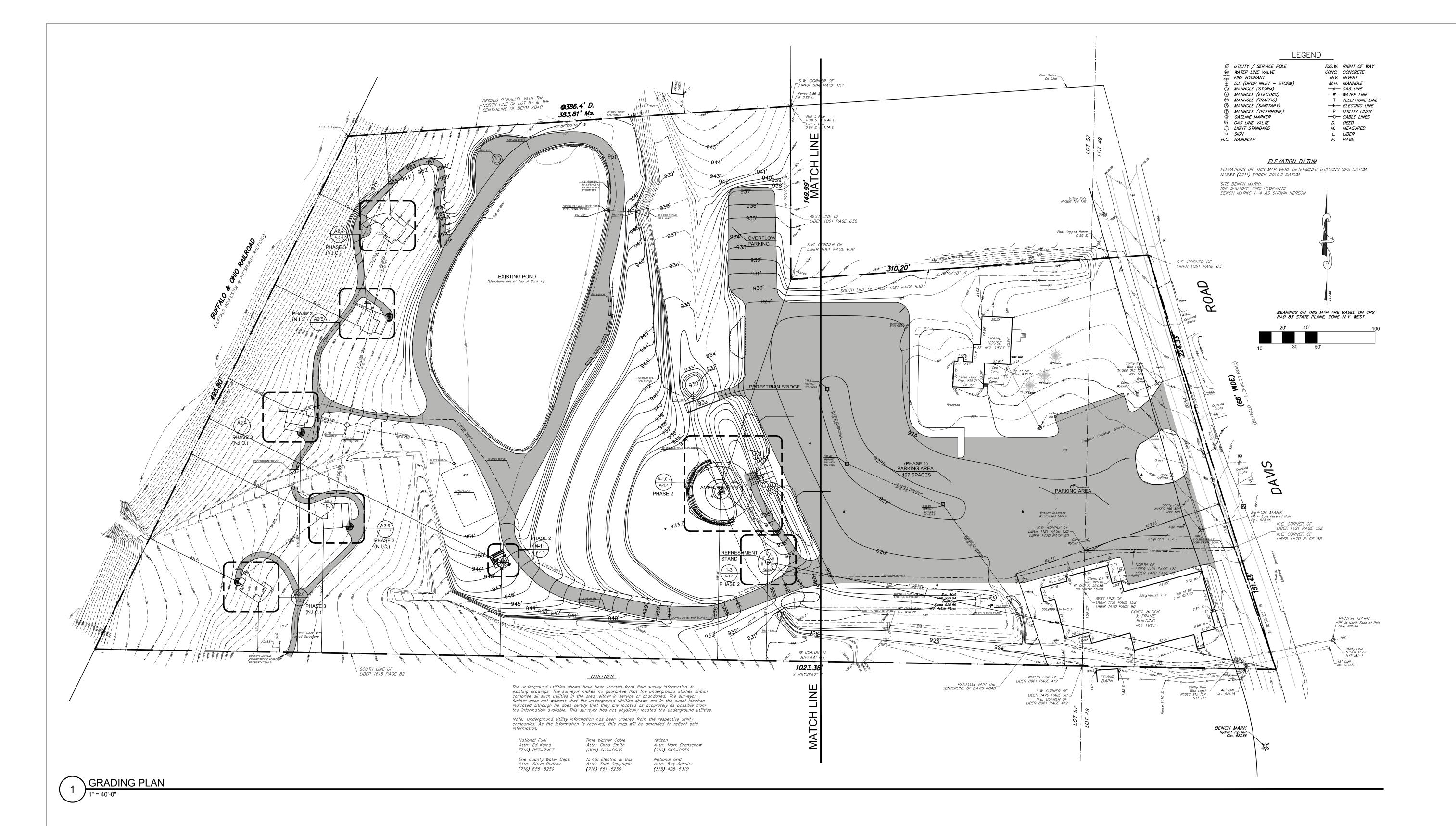
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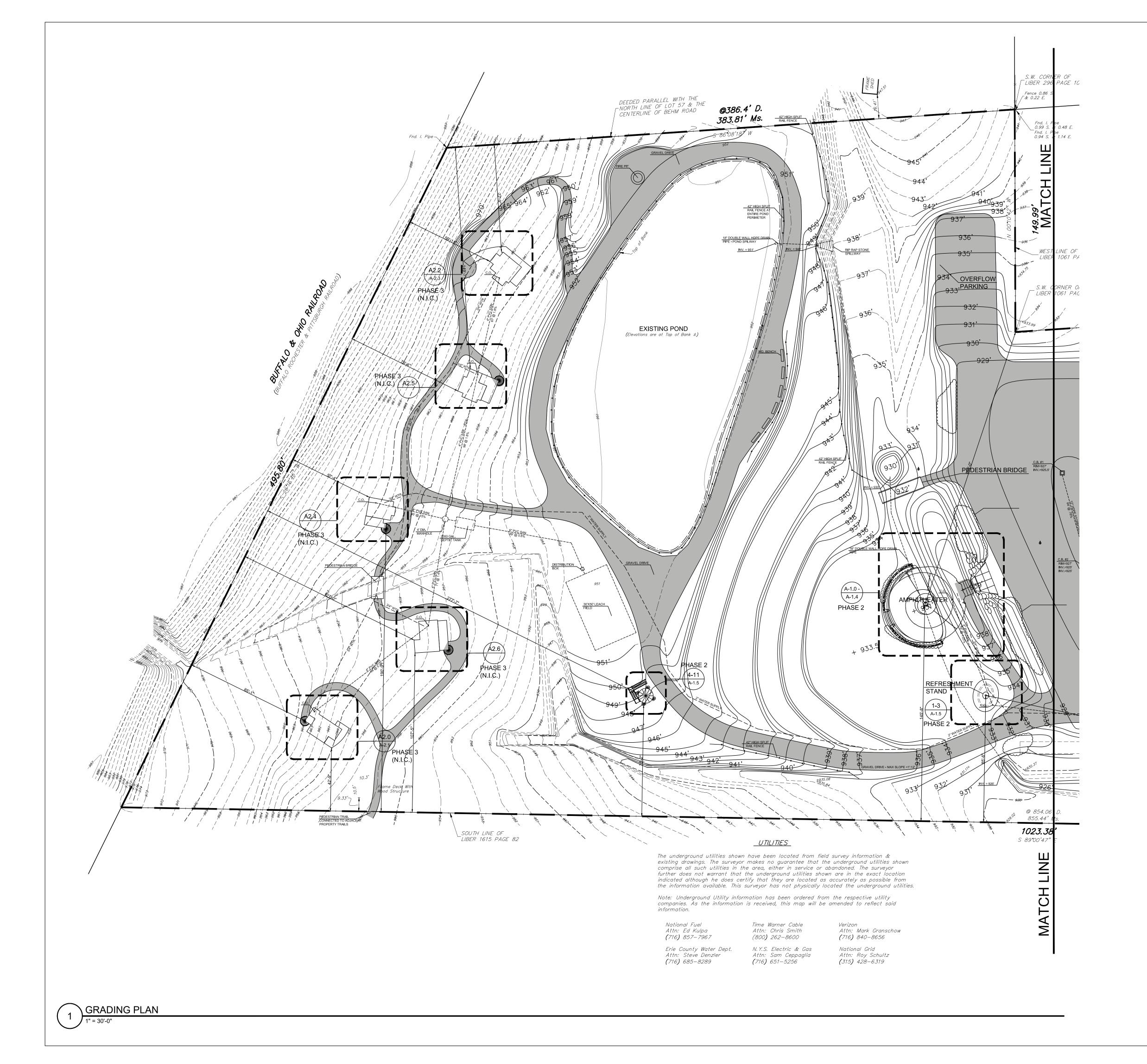
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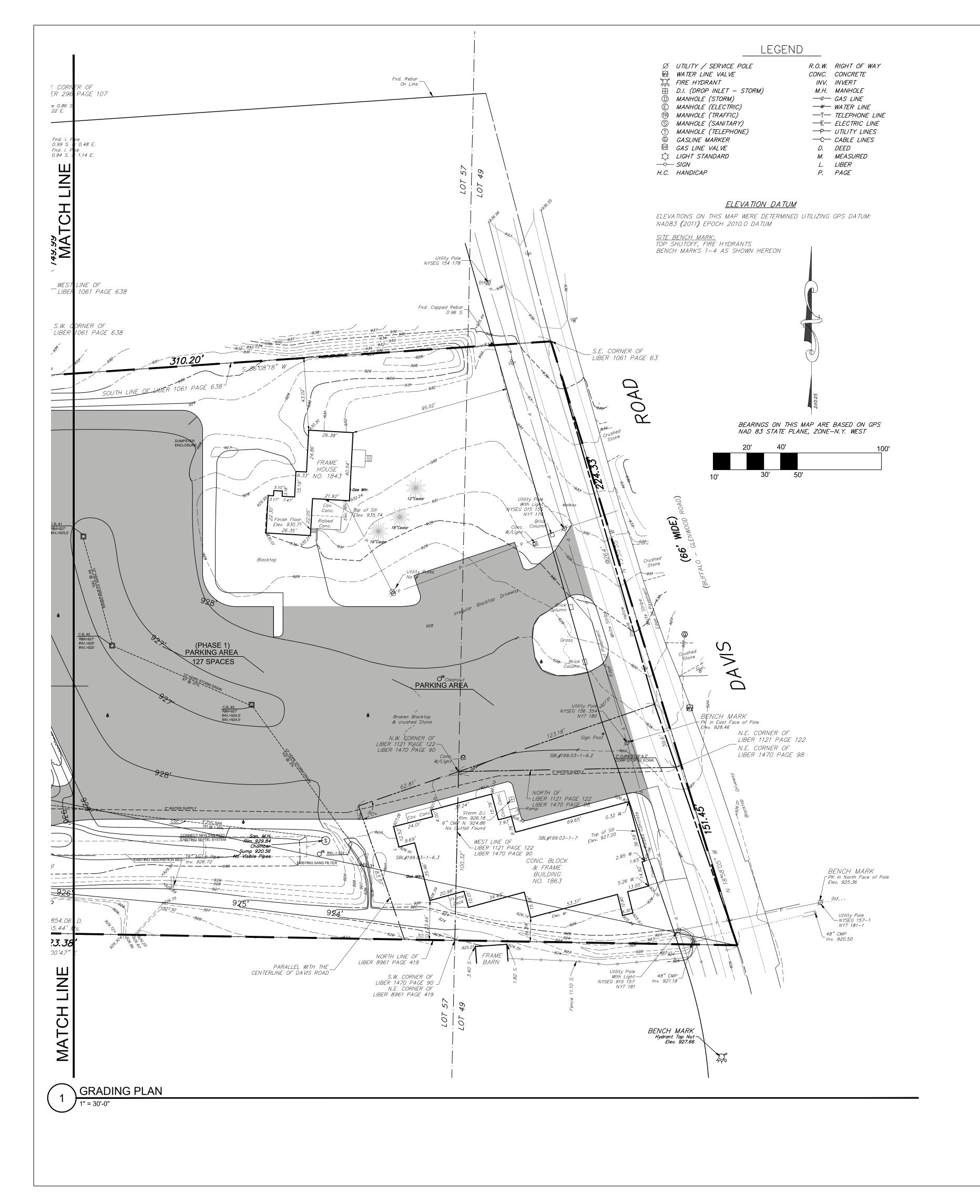


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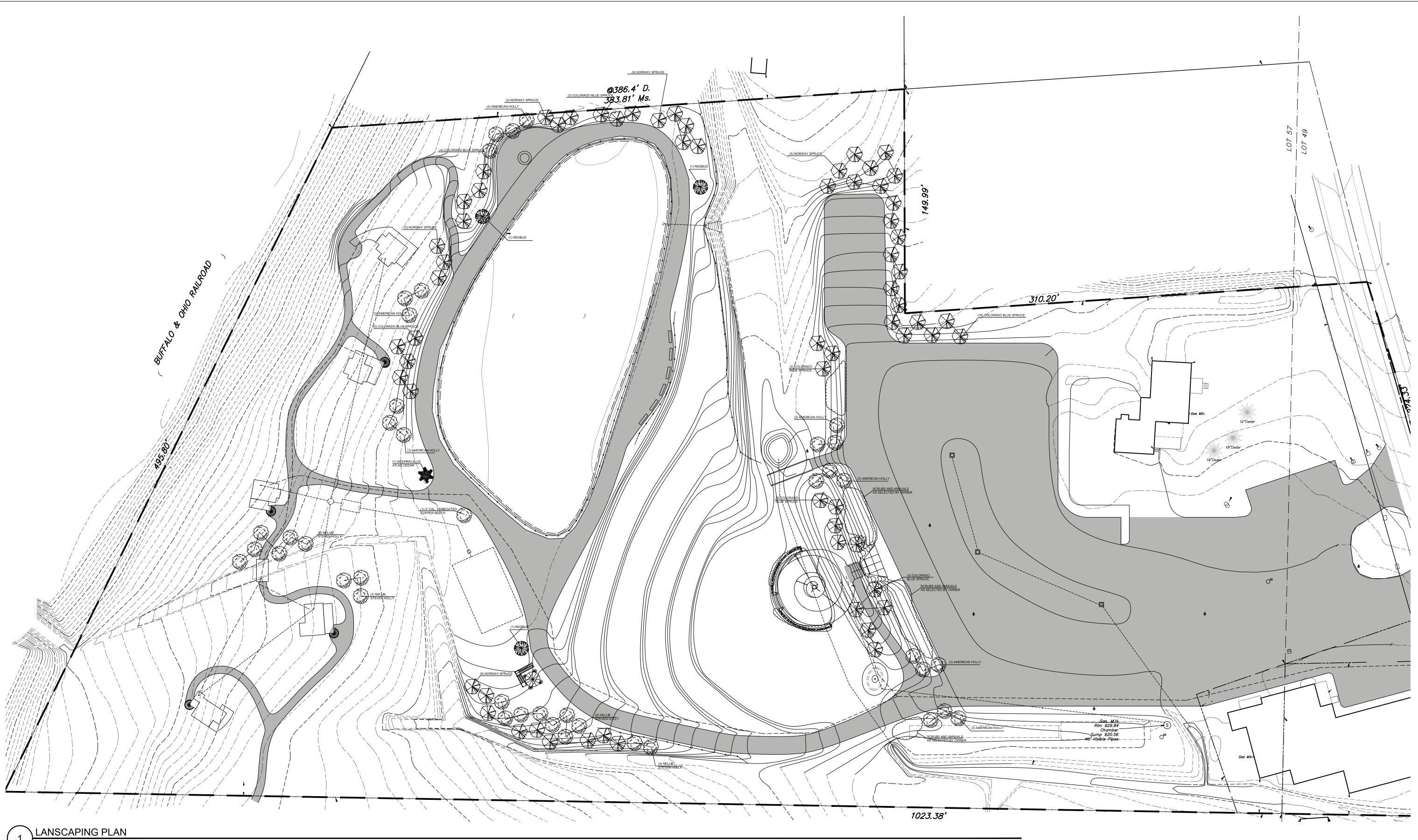
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PLANT MATERIAL LIST:							
QTY.	SIZE	SPECIES NAME					
19	10-12 FT.	NELLIE STEVEN HOLLY					
25	10-12 FT.	NORWAY SPRUCE					
3	2" -3" CAL.	REDBUD					
41	10-12 FT.	COLORADO BLUE SPRUCE					
22	10-12 FT.	AMERICAN HOLLY					
1	8-10 FT.	WEEPING BLUE ATLAS CEDAR					
1	3" CAL.	VARIEGATED COPPER BEECH					
	0 0/ 12.	V/11(126/(125 00)   2.((5220))					





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#### CONCRETE

- 1. CONCRETE FORMS, SHORING AND POURING METHODS SHALL CONFORM TO ALL CURRENT PRACTICES ENDORSED BY THE AMERICAN CONCRETE INSTITUTION.
- 2. BACK FILL SHALL NOT BE PLACED AGAINST BASEMENT FOUNDATION WALLS UNTIL: A. CONCRETE OR MASONRY GROUT HAS REACHED 28 DAY STRENGTH, AND B. STRUCTURAL FIRST FLOOR FRAMING, INCLUDING SUB-FLOOR, REQUIRED TO STABILIZE FOUNDATION WALLS IS COMPLETE. C. FOUNDATION WALLS HAVE BEEN PROPERLY SHORED

### CONCRETE QUALITY, DESIGN, AND CONTROL

DESIGN OF MIXTURES - CONCRETE DESIGNED IN ACCORDANCE WITH ACI 301 (LATEST EDITION) TO ATTAIN FOLLOWING PROPERTIES OF STRENGTH, SLUMP, AND ENTRAINED AIR CONTENT, WATERPROOFING, AND SUBMITTED TO ENGINEER FOR

USE	NYSDOT CLASS	28 DAY PSI	AIR	SLUMP	W/C RATIO
FOOTINGS,					
FROST WALLS & PIERS	A	3000#	5%-7%	4"	0.50
BASEMENT WALLS	A	3500#		4"	0.50
SLABS ON GRADE	С	3500#	5%-7% 5% <b>-</b> 7%	3"	0.45
EXT. CONC.	A	4000#	6%-8%	3"	0.45

#### ALL CONCRETE NOT DEFINITELY SPECIFIED TO BE OF CLASS A CONCRETE. 60 KSI REINFORCEMENT INSTALLED WHERE AND AS SHOWN.

- B.) IF, AT ANY TIME, TESTS FOR JOB CONCRETE, INDICATE FAILURE TO MEET STRENGTH, SLUMP, WATERPROOFING OR AIR CONTENT, THE CONTRACTOR IS REQUIRED TO CHANGE PROPORTIONS TO MEET REQUIREMENTS
- C.) BATCHING OF MATERIALS IN CONFORMANCE TO REQUIREMENTS OF ASTM SPECIFICATIONS C94. WEIGHT-BATCH APPARATUS FOR CONVENTIONAL TYPE MIXERS TO ALSO MEET SAME REQUIREMENTS.
- D.) REFER TO DRAWINGS FOR ALL CONCRETE REINFORCING. E.) STEP FOOTINGS AT 24" HORIZONTALLY FOR EVERY 12" VERTICALLY AS REQUIRED BY
- SITE CONDITIONS AND PLANS. F.) CARRY ALL FOOTINGS TO FIRM UNDISTURBED NONFROZEN BEARING. G.) THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO CONTROL CRACKING
- IN CONCRETE FLOOR SLABS INCLUDING, BUT NOT LIMITED TO, SAWCUTTING CONTROL JOINTS AT 1/4" DEEP SPACED AT 24 TO 36 TIMES THE SLAB THICKNESS, NOT TO EXCEED 15'-0" IN ANY DIRECTION. INSTALL PROPER STRENGTH CONCRETE FOR INTENDED USE, AVOID WET MIXES AND RAPID DRYING OF THE CONCRETE. ALL CONCRETE PENETRATIONS SHALL BE GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED. THIS INCLUDES, BUT IS NOT LIMITED TO, WINDOWS, DOORS, HVAC DUCTWORK, PLUMBING PIPE AND ELECTRICAL PENETRATIONS, ETC.
- A.) UNLESS OTHERWISE AUTHORIZED, MIXING OF CONCRETE READY-MIX EQUIPMENT CONFORMING TO ASTM SPECIFICATIONS C94. VOLUME OF MIXED MATERIAL FOR EACH BATCH NOT TO EXCEED THE MANUFACTURER'S RATED MIXER CAPACITY.
- B.) CONCRETE MIXED UNTIL THERE IS A UNIFORM DISTRIBUTION OF MATERIALS AND DISCHARGED COMPLETELY BEFORE MIXER IS RECHARGED. CONCRETE DELIVERED TO SITE OF WORK AND DISCHARGE COMPLETED WITHIN ONE (1) HOUR FROM THE TIME WATER IS ADDED TO THE MIX, OR BEFORE DRUM HAS REVOLVED 300 REVOLUTIONS, WHICHEVER COMES FIRST. CONCRETE BEYOND THESE LIMITS SHALL

#### WOOD FRAME AND SHEATHING NOTES

ACCURATELY CUT, FIT AND SOLIDLY FASTEN MEMBERS TO PROVIDE PLUMB, LEVEL, TRUE AND RIGID WORK. NAILING NOT INDICATED ON DRAWINGS SHALL BE IN ACCORDANCE WITH "RECOMMENDED NAILING SCHEDULE" CONTAINED IN AF&PA, (WFCM-2001) MANUAL FOR HOUSE FRAMING.

COMPLY WITH RECOMMENDATIONS CONTAINED IN APA, DESIGN/CONSTRUCTION GUIDE -RESIDENTIAL AND COMMERCIAL, FOR PLYWOOD PRODUCTS INDICATED.

FOR BOLTED CONNECTIONS, DRILL HOLES  $\frac{1}{8}$ " LARGER IN DIAMETER THAN THE BOLTS BEING USED. PROVIDE WASHERS UNDER BOLT HEADS AND NUTS IN CONTACT WITH WOOD. PROVIDE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATES FOR LOAD BEARING WALLS, 2" NOM.

SPLICE ONLY AT STUD LOCATIONS. INSTALL BLOCKING IN A CONTINUOUS HORIZONTAL ROW AT MID HEIGHT OF FIRST LEVEL STUD

BEARING WALLS.

PRESSURE TREAT ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH SOIL, WATER, MASONRY STEEL OR CONCRETE, AND ALL WOOD FRAMING MEMBERS DIRECTLY ABOVE SOIL WHEN BOTTOM ELEVATION IS 8" OR LESS ABOVE THE SOIL OR AS NOTED ON DRAWINGS.

IN ADDITION TO NAILING SPECIFIED ABOVE, BOLT THREE PLY BEAMS WITH ½"DIA. BOLTS AT 24" O.C.

#### WOOD FRAME AND SHEATHING NOTES CONT.

PROVIDE BUILT UP STUD COLUMNS AT BEAM BEARING LOCATIONS IN STUD WALLS UNLESS NOTED OTHERWISE. CONSTRUCT BUILT UP STUD COLUMNS THE SAME WIDTH AS BEAM AND PROVIDE A MINIMUM BEAM BEARING OF 3½"

FLOOR JOIST SPANS (UNLESS OTHERWISE NOTED ON PLANS)

- FLOOR JOISTS SPF #2 2X10 @ 16" O.C. RATED FOR 40# LIVE LOAD, 10# DEAD LOAD - MAX SPAN =

- FLOOR JOISTS SPF #2 2X10 @ 16" O.C. RATED FOR BEDROOM 30# LIVE LOAD, 10# DEAD LOAD - MAX - FLOOR JOISTS SPF #2 2X10 @ 12" O.C. RATED FOR 30# LIVE LOAD, 10# DEAD LOAD - MAX SPAN =

(FIRST FLOOR JOIST SELECTION BASED ON 40# LIVE LOAD, 10# DEAD LOAD. SECOND FLOOR JOIST SELECTION BASED ON 30# LIVE LOAD, 10# DEAD LOAD, PORCH JOIST SELECTION BASED ON 60# LIVE

#### BRIDGING, FULL DEPTH SOLID BLOCKING, AND CROSS BRACING SHALL BE INSTALLED IN FLOOR JOISTS AT INTERVALS NOT EXCEEDING 8'0"

- DO NOT BORE HOLES CLOSER THAN 2" FROM THE TOP OR BOTTOM OF JOISTS. LIMIT DIAMETER OF HOLES TO  $\frac{1}{3}$  OF THE DEPTH OF THE MEMBER. REVIEW BORE HOLE LOCATIONS WITH ARCHITECT/ENGINEER BEFORE PROCEEDING.
- HEADER SELECTION CRITERIA (UNLESS OTHERWISE NOTED ON PLANS)
- (2) 2X6 FOR MAX. SPAN OF 3'-6"
- (2) 2X8 FOR MAX. SPAN OF 4'-6" (2) 2X10 FOR MAX. SPAN OF 5'-6"

HEADERS FOR WINDOWS TO BE DOUBLE 2X10'S UNLESS OTHERWISE NOTED.

CONSTRUCT HEADERS WITH CONTINUOUS PLYWOOD FILLERS OR SPACER BLOCKS AS REQUIRED TO MATCH WALL WIDTH. LOCATE SPACE BLOCKS AT EACH END AND AT MID SPAN OF HEADER. CONSTRUCT HEADERS FROM LUMBER WITHOUT END SPLITS, CHECKS OR SHAKES.

CEILING JOIST SPANS (UNLESS OTHERWISE NOTED ON PLANS) 2X6 @ 16" O.C. SPF #2 RATED FOR MAX. SPAN OF 12'-10"

2X8 @ 16" O.C. SPF #2 RATED FOR MAX. SPAN OF 16'-3" 2X10 @ 16" O.C. SPF #2 RATED FOR MAX. SPAN OF 19'-10" 2X10 @ 12" O.C. SPF #2 RATED FOR MAX. SPAN OF 22'-1"

(CEILING JOIST SELECTION BASE ON 20# LOAD UNINHABITABLE ATTIC W/ LIMITED STORAGE) DO NOT NOTCH JOISTS IN THE MIDDLE THIRD OF THE SPAN. LIMIT NOTCHES TO THE TOP FACE OF

THE JOIST AND TO A MAX. OF  $\frac{1}{6}$  THE DEPTH OF THE MEMBER. NO OVERCUTS PERMITTED.

ROOF RAFTER CRITERIA (UNLESS OTHERWISE NOTED ON PLANS)

2X6 @ 16" O.C. SPF #2 RATED FOR MAX. SPAN OF 8'-5" 2X8 @ 16" O.C. SPF #2 RATED FOR MAX. SPAN OF 10'-8"

2X10 @ 16" O.C. SPF #2 RATED FOR MAX. SPAN OF 13'-1" (ROOF RAFTER SELECTION BASED ON 55# GROUND SNOW LOAD, 10# DEAD LOAD)

RAFTERS AND FLOOR JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH

SUPPORT BY SOLID BLOCKING EXCEPT WHERE ENDS ARE ANCHORED TO A HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD.

INSTALL ROOF SHEATHING WITH FACE GRAIN ACROSS SUPPORTS, USING PANELS CONTINUOUS

OVER TWO OR MORE SPANS WITH END JOINTS BETWEEN PANELS STAGGERED AND LOCATED

OVER CENTER OF SUPPORTS. NAIL SHEATHING 6" O.C. ALONG PANEL ENDS AND 12" O.C. AT INTERMEDIATE SUPPORTS USING 10D

CONCEALED JOIST SPACES SHALL HAVE 2X SOLID BLOCKING (FIRE STOPPING) OVER BEARING WALLS AND/OR BEAMS. NO JOIST CAVITY SHALL EXCEED 20'-0". STUD CAVITIES SHALL BE LIMITED TO CONCEALED CAVITY HEIGHT OF 8'-0". FIRE BLOCKING SHALL BE PROVIDED AS REQUIRED TO LIMIT SUCH HEIGHT.

JOISTS, HEADERS AND BEAMS SHALL BE SPF UNLESS OTHERWISE NOTED. THE FOLLOWING SHALL BE ASSUMED UNLESS OTHERWISE NOTED:

HEM-FIR: FB=965 PSI, FV=135 PSI, E=1,100,000 PSI DOUG-FIR: FB=965 PSI, FV=135 PSI, E=1,100,000 PSI MICROLAM: FB=2,600 PSI, FV=285 PSI, E=1,900,000 PSI

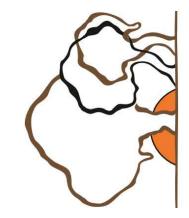
#### STEEL: FB=24,000 PSI,E=29,000,000 PSI CONNECTORS & FASTENERS

COMMON NAILS.

ALL NAILING AND FASTENING SHALL COMPLY WITH THE APPLICABLE CODE'S AND NAIL FASTENING SCHEDULE ( UBC TABLE [25-Q] ), BOCA APPENDIX E.

#### ALL FLUSH BEAMS AND GIRDERS SHALL USE PROPERLY SIZED JOIST HANGERS TO SUPPORT ABUTTING JOISTS AND RAFTERS.

INSTALL FLASHING AND COUNTER-FLASHING OF 26 GAUGE GALVANIZED METAL OR ALUMINUM WHEREVER DISSIMILAR BUILDING MATERIALS JOIN OR INTERSECT AT THE ROOF OF THE STRUCTURE, THIS INCLUDES ALL INTERSECTIONS OF THE ROOF WITH VERTICAL WALLS, CHIMNEYS. AND DORMERS, AND AS OTHERWISE SHOWN ON THE DRAWINGS. FLASHING MUST ALSO BE INSTALLED ABOVE WINDOWS AND DOORS, AND AT ALL HORIZONTAL JOINTS IN SHEET SIDING. AVOID CONTACT BETWEEN DISSIMILAR METALS. ALL FLASHING IN CONTACT WITH P.T. LUMBER TO BE





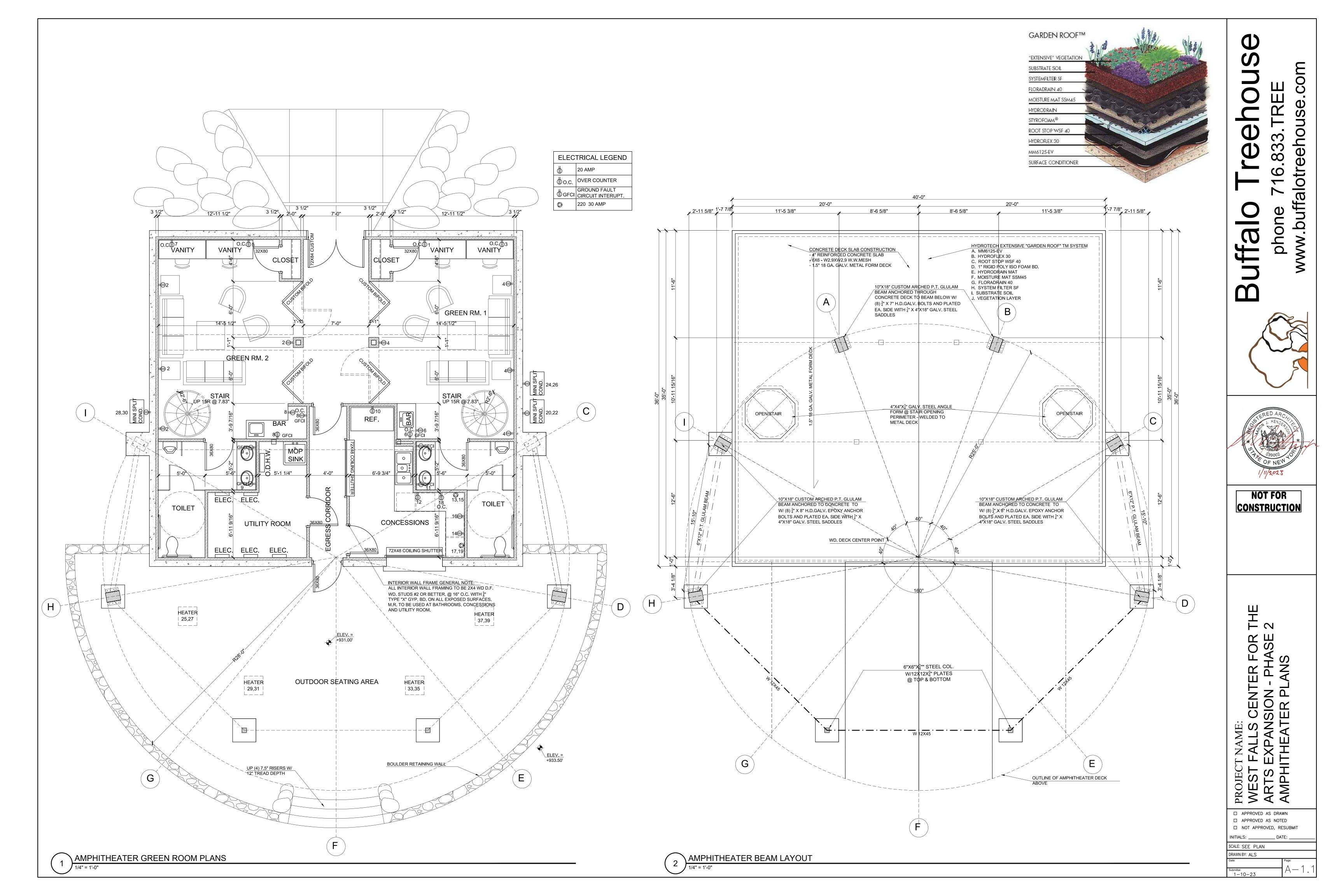
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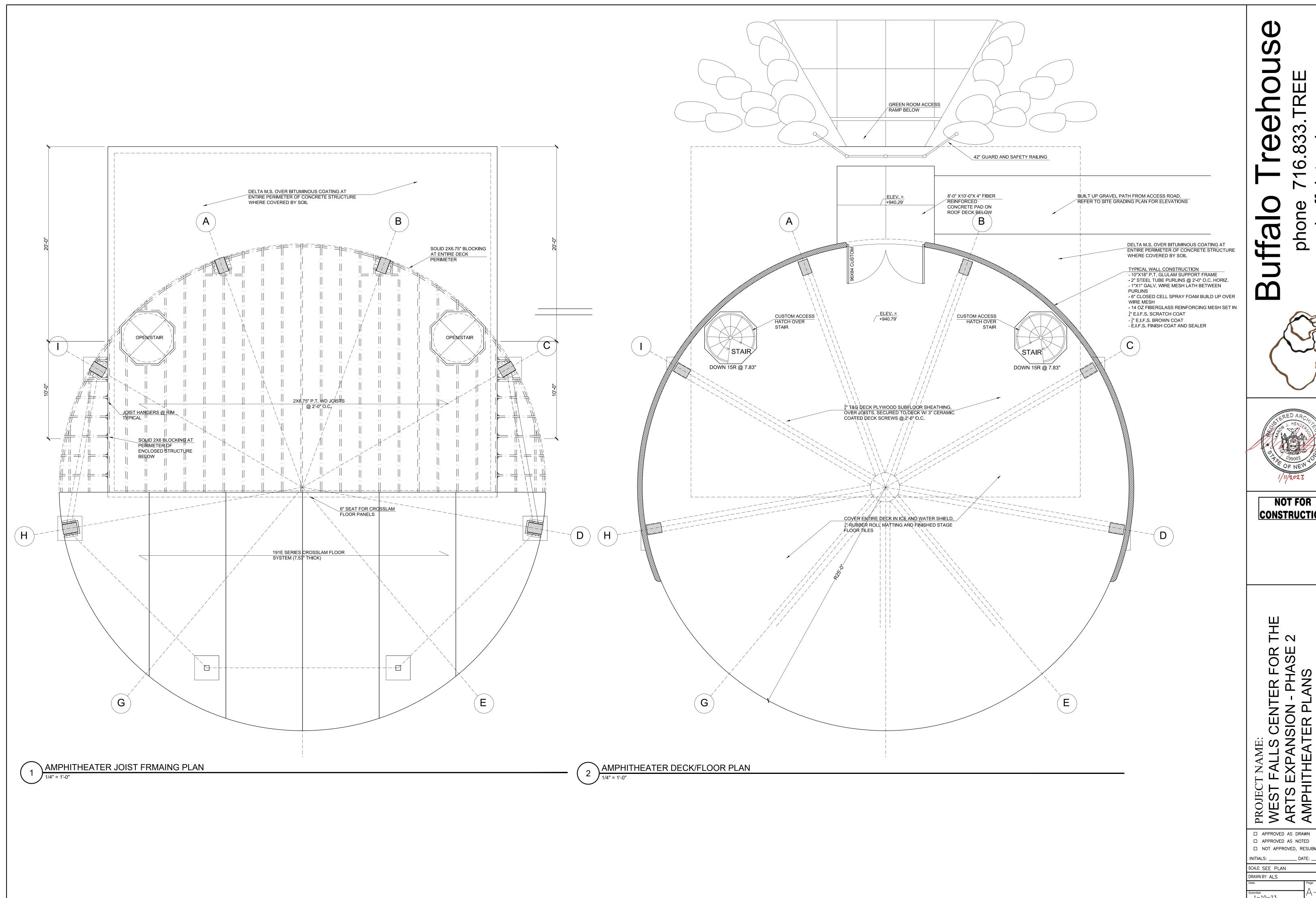
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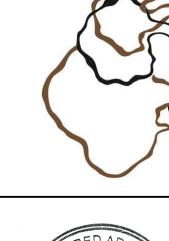
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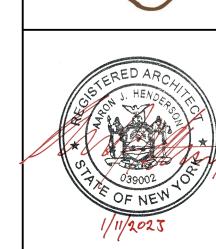
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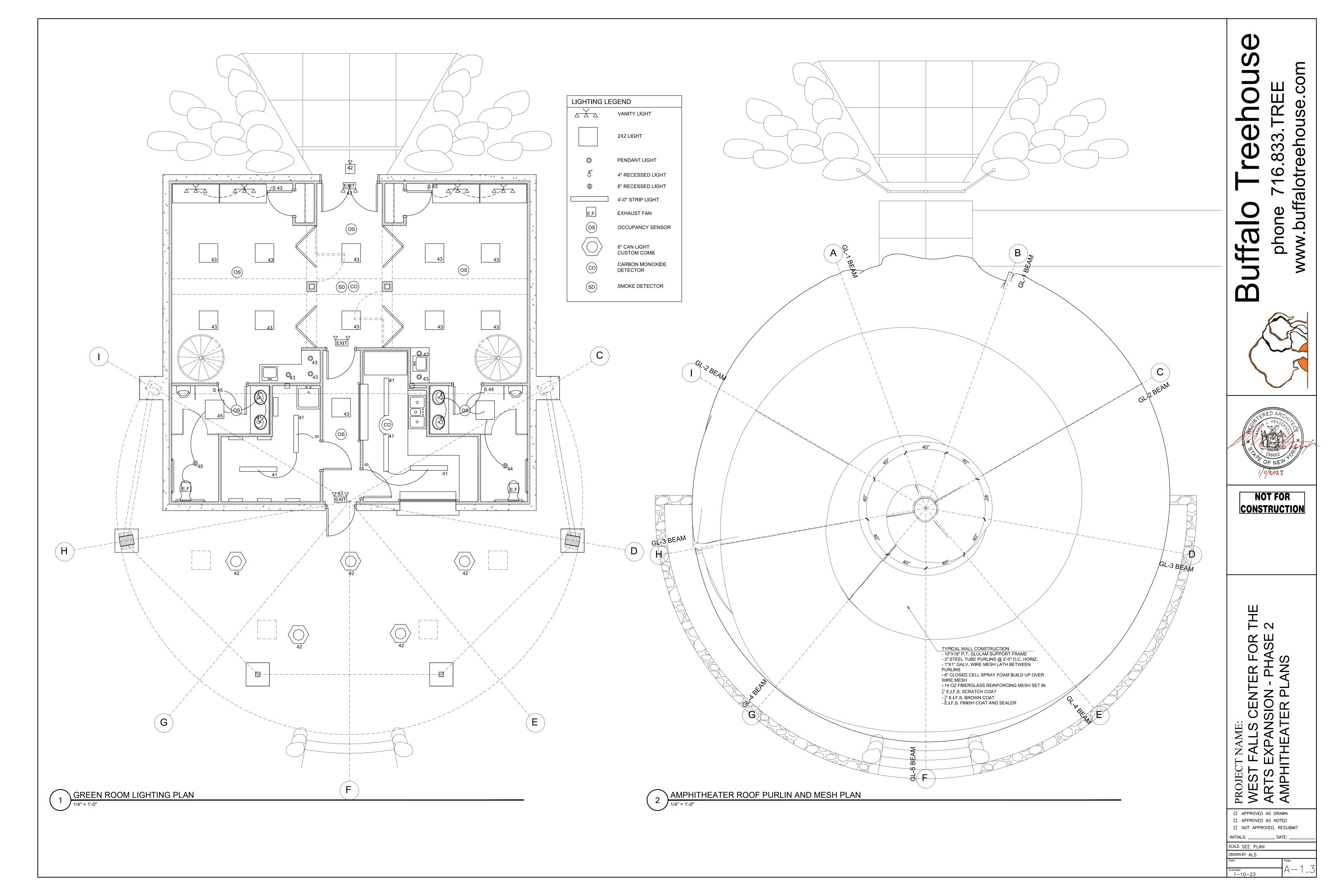


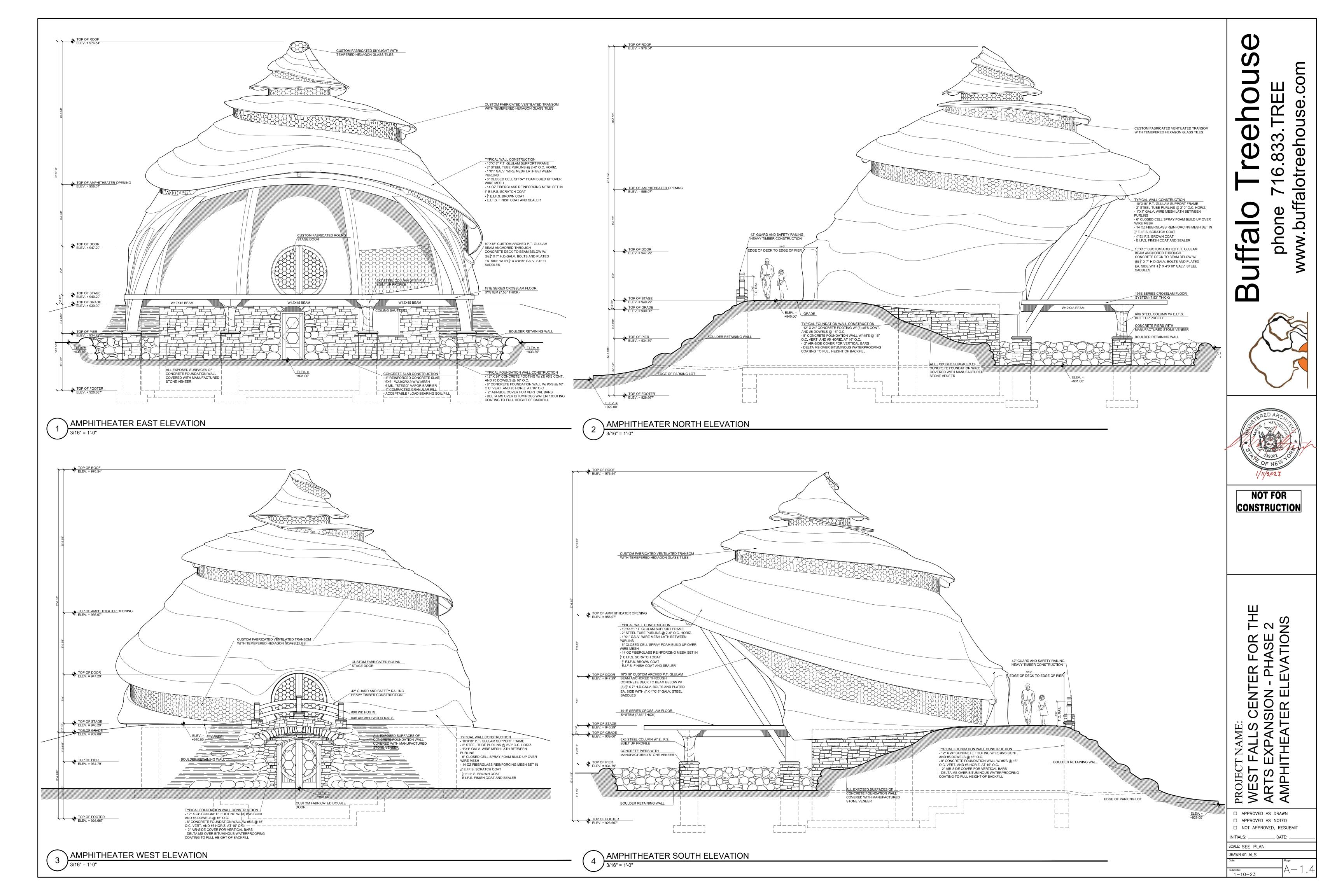


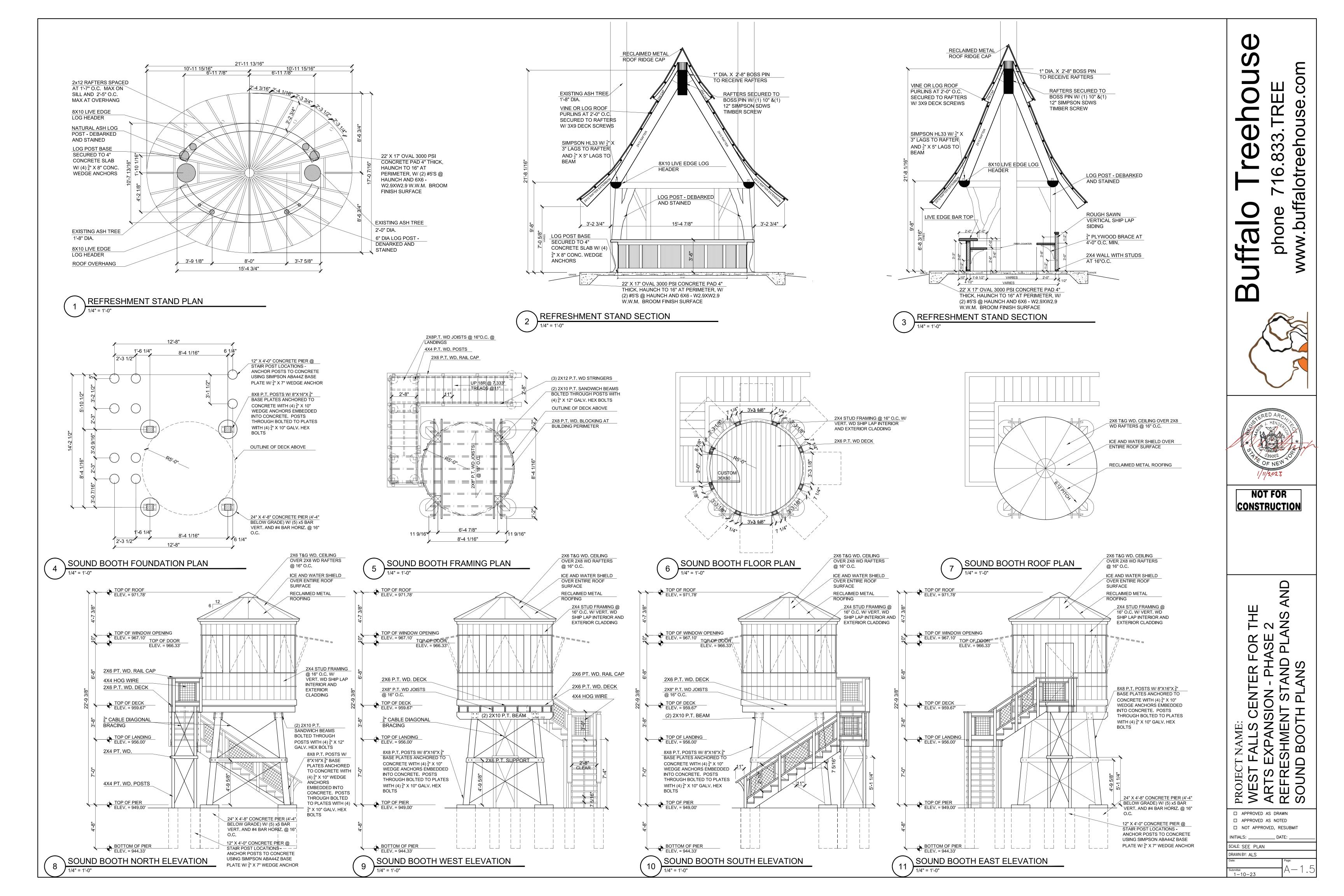


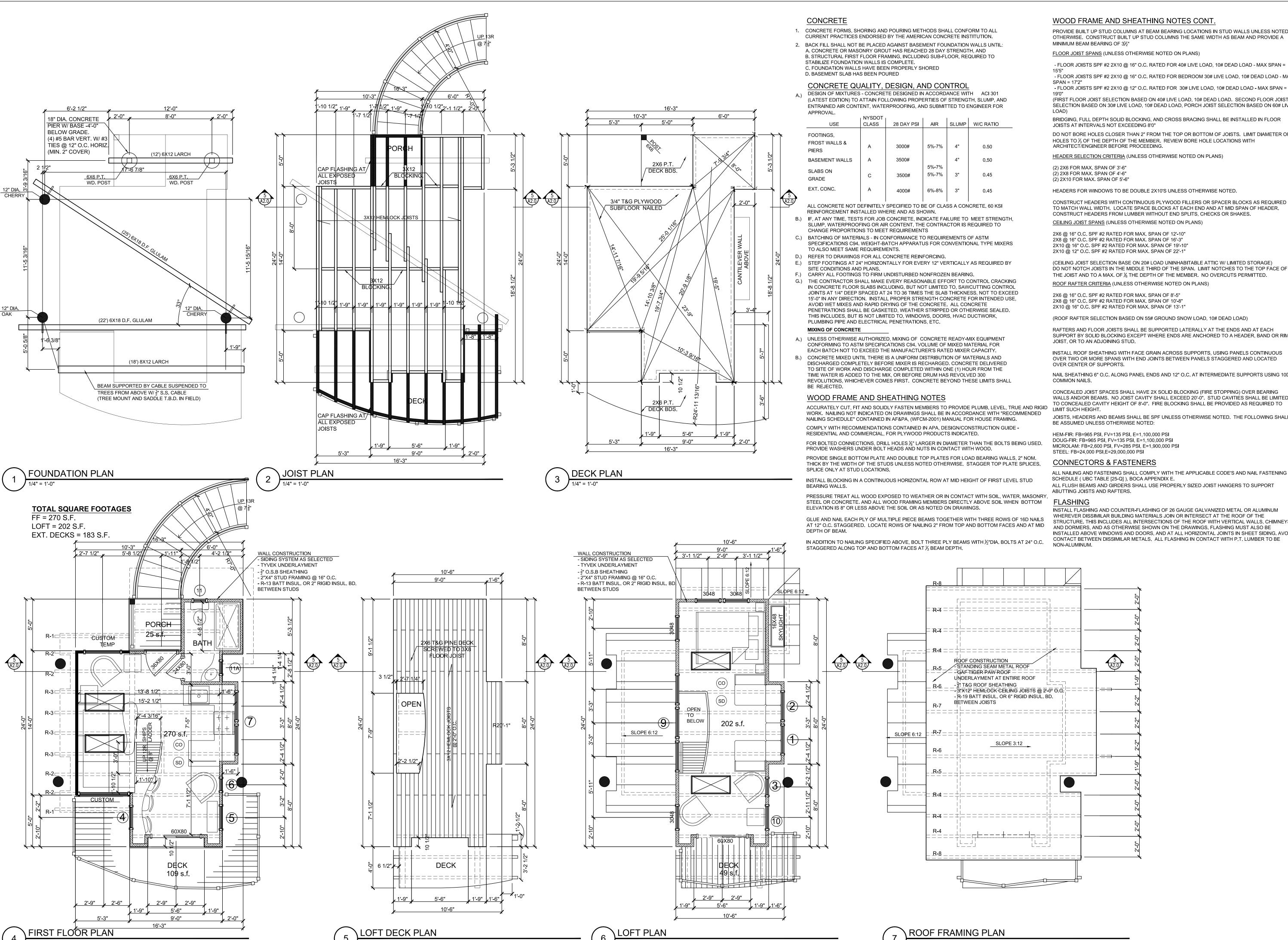
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- FLOOR JOISTS SPF #2 2X10 @ 16" O.C. RATED FOR 40# LIVE LOAD, 10# DEAD LOAD - MAX SPAN = - FLOOR JOISTS SPF #2 2X10 @ 16" O.C. RATED FOR BEDROOM 30# LIVE LOAD, 10# DEAD LOAD - MAX

(FIRST FLOOR JOIST SELECTION BASED ON 40# LIVE LOAD, 10# DEAD LOAD. SECOND FLOOR JOIST SELECTION BASED ON 30# LIVE LOAD, 10# DEAD LOAD, PORCH JOIST SELECTION BASED ON 60# LIVE

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(CEILING JOIST SELECTION BASE ON 20# LOAD UNINHABITABLE ATTIC W/ LIMITED STORAGE) DO NOT NOTCH JOISTS IN THE MIDDLE THIRD OF THE SPAN. LIMIT NOTCHES TO THE TOP FACE OF THE JOIST AND TO A MAX. OF 1/2 THE DEPTH OF THE MEMBER. NO OVERCUTS PERMITTED.

SUPPORT BY SOLID BLOCKING EXCEPT WHERE ENDS ARE ANCHORED TO A HEADER, BAND OR RIM

OVER TWO OR MORE SPANS WITH END JOINTS BETWEEN PANELS STAGGERED AND LOCATED

NAIL SHEATHING 6" O.C. ALONG PANEL ENDS AND 12" O.C. AT INTERMEDIATE SUPPORTS USING 10D

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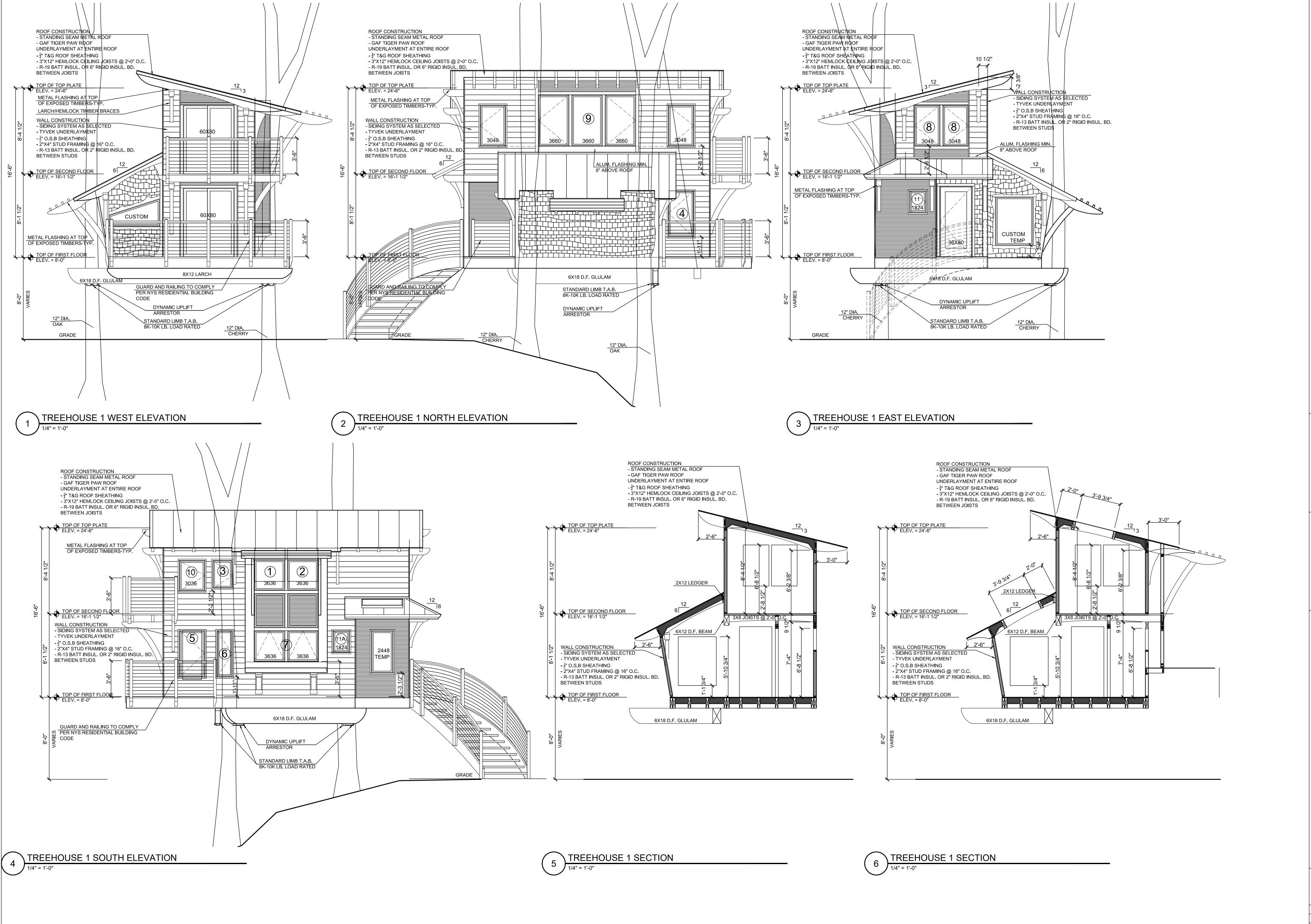
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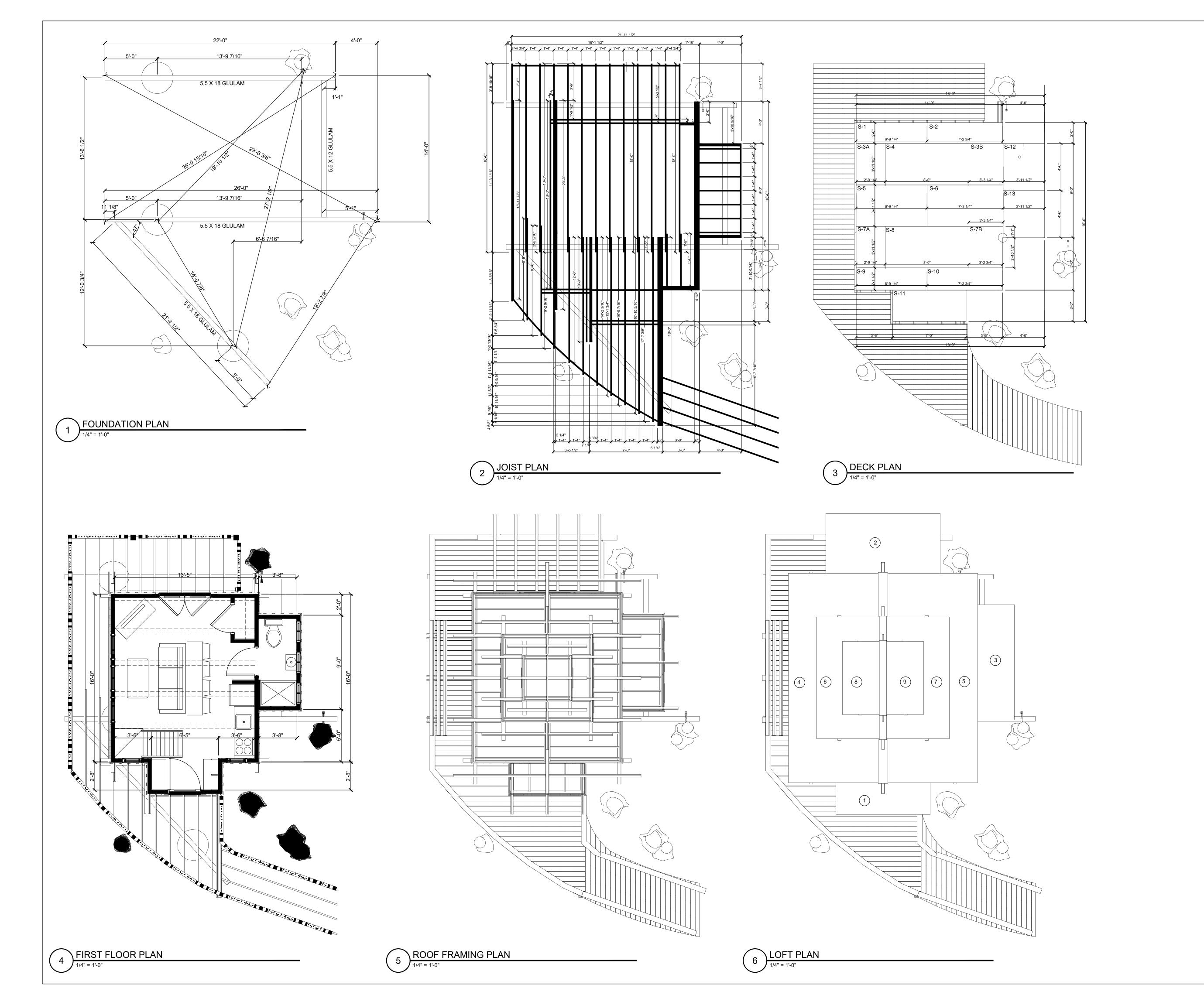
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PROJECT NAME:
WEST FALLS CENTER FOR THE
ARTS EXPANSION - PHASE 3
TREEHOUSE PLAN 2 - NOT IN
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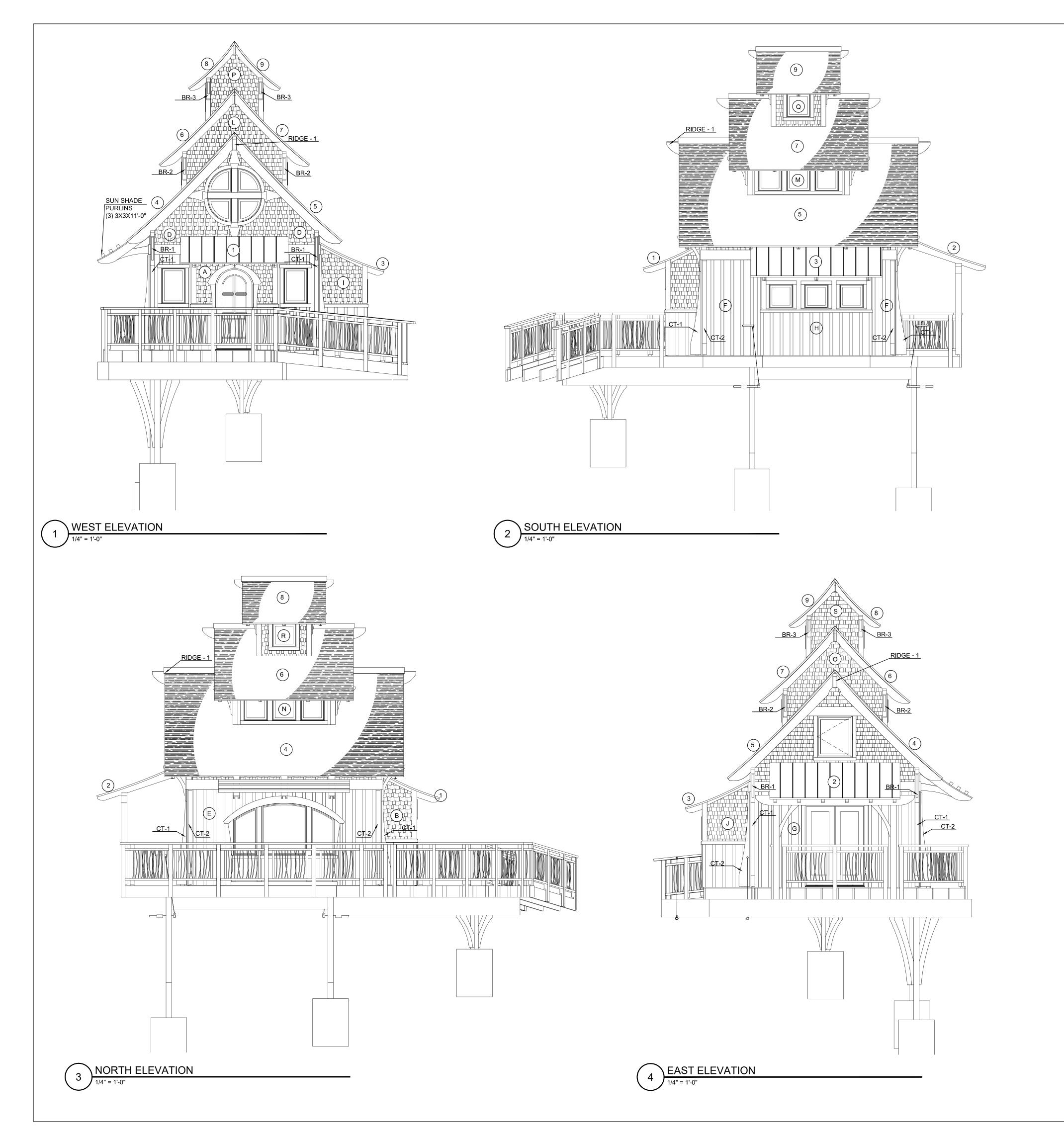
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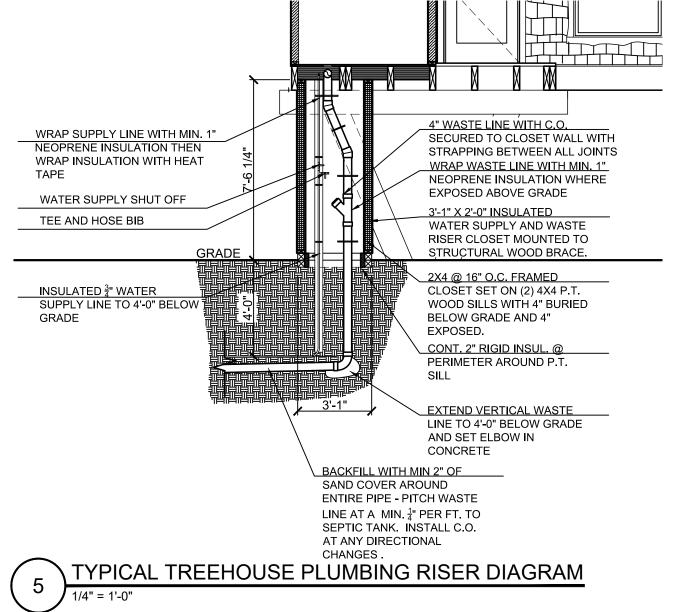
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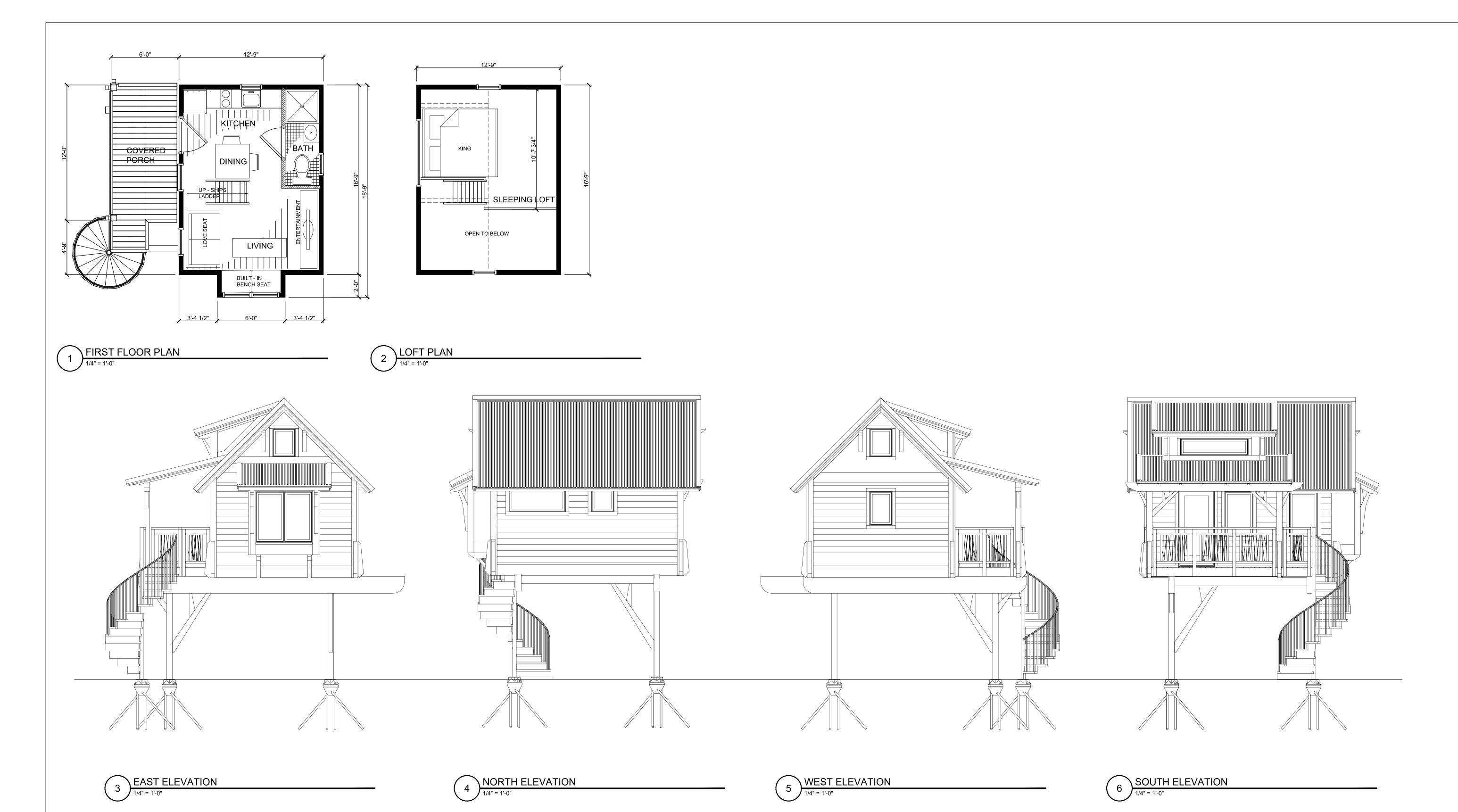


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REST FALLS CENTER FOR THE RTS EXPANSION - PHASE 3
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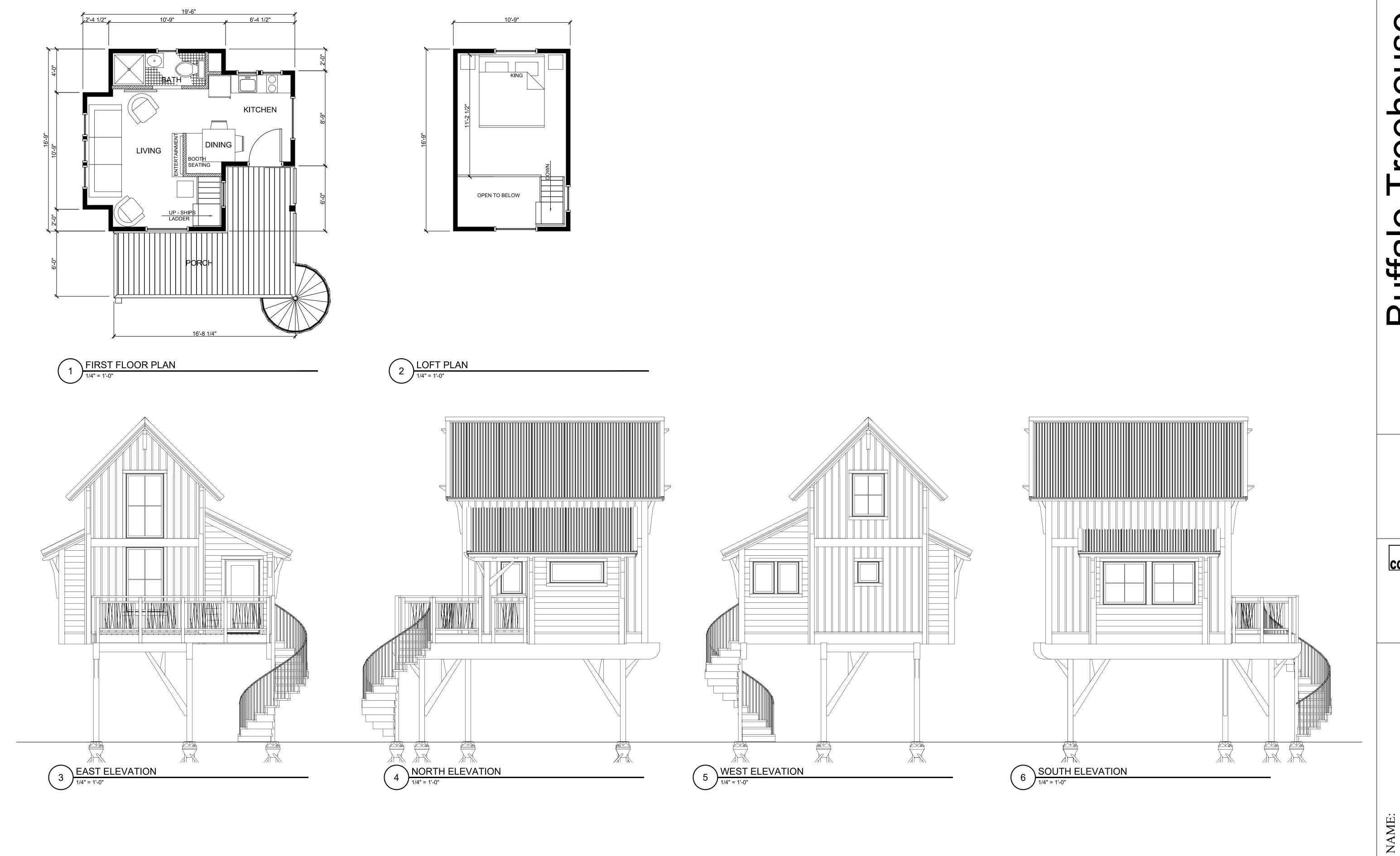
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phone 716.833.TREE

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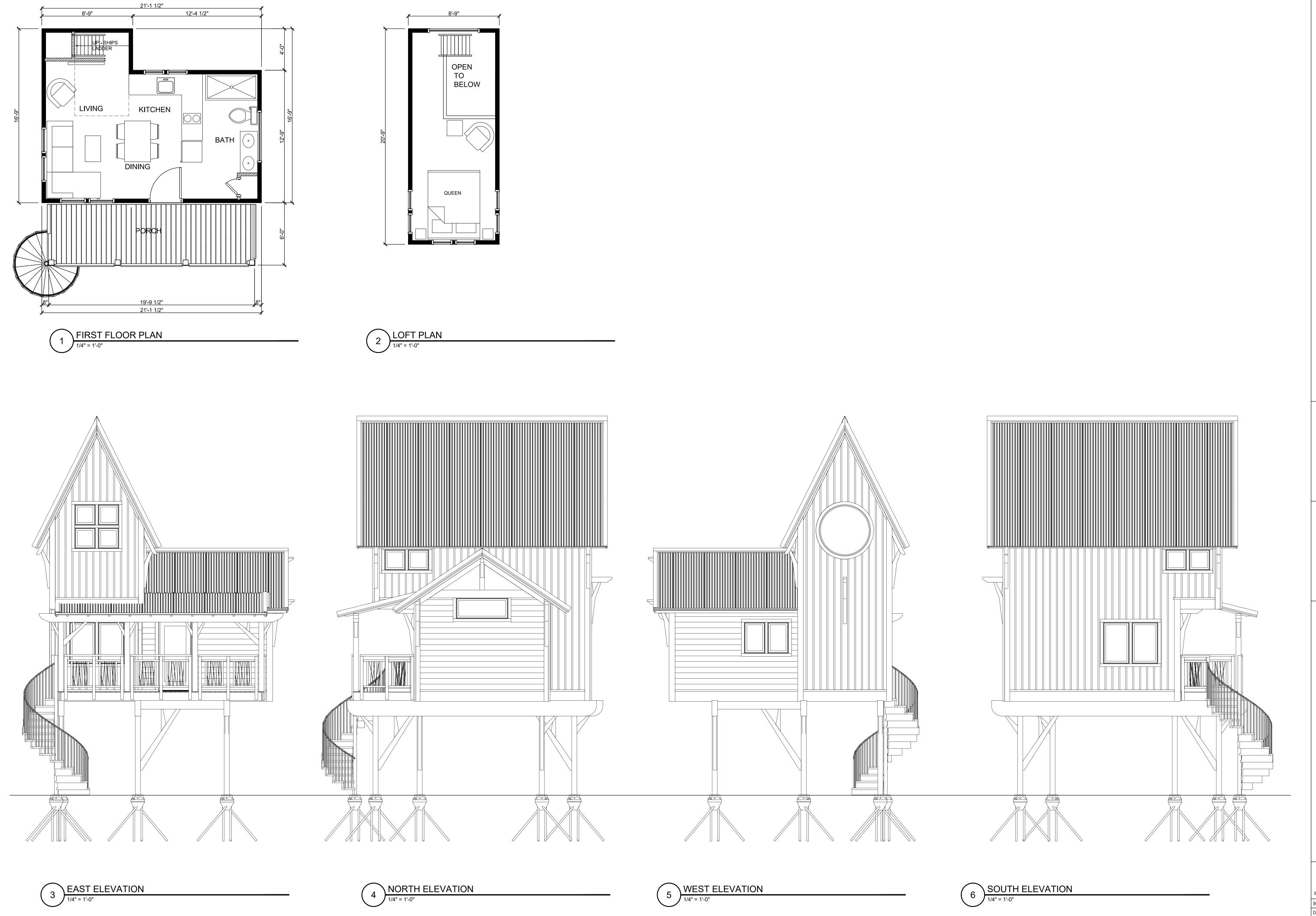
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1-10-23

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Buffalo

NOT FOR

CONSTRUCTION

☐ APPROVED AS DRAWN
☐ APPROVED AS NOTED

SCALE: SEE PLAN DRAWN BY: ALS