

PROJECT TITLE

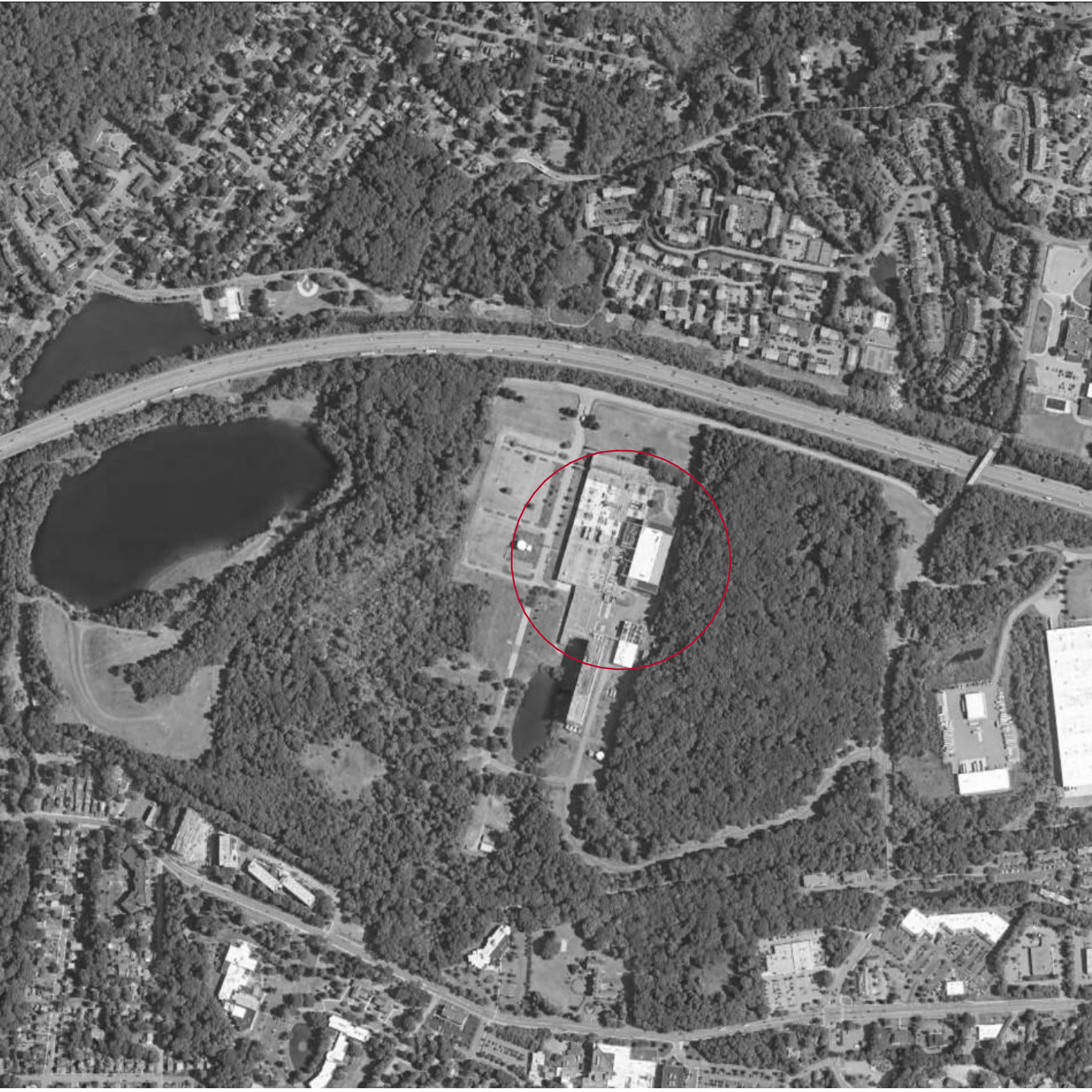
ROCKLAND LOGISTICS CENTER BLDG 2

25 OLD MILL RD.
SUFFERN, NY 10901

DESCRIPTION

THIS PROJECT CONSISTS OF A NEW 170,500 SF, 1 STORY SPECULATIVE WAREHOUSE BUILDING AND ASSOCIATED SITE IMPROVEMENTS. CONSTRUCTION MATERIALS INCLUDE CONCRETE TILT UP PANELS AND STOREFRONT OPENINGS.

LOCATION



CODE SUMMARY

APPLICABLE CODES AND STANDARDS

- 2020 BUILDING CODE
- 2020 EXISTING BUILDING CODE
- 2020 ENERGY CODE
- 2020 FIRE CODE
- 2020 MECHANICAL CODE
- 2017 ELECTRICAL CODE
- 2020 PLUMBING CODE
- 2020 FUEL GAS CODE
- ICC/ANSI A117.1-2017
- 2010 ADA STANDARDS

GENERAL

BUILDING AREA: 170,000 SF
SEE LIFE SAFETY PLAN(S) FOR FLOOR AREA AND OCCUPANT LOAD CALCULATIONS.

OCCUPANCY

PROPOSED: GROUP S-1 MODERATE - HAZARD STORAGE

BUILDING HEIGHT

IBC TABLE 504.3 ALLOWABLE BUILDING HEIGHT
(GROUP S-1 OCCUPANCY, SPRINKLERED, TYPE II-B CONSTRUCTION)
ALLOWABLE: 75 FEET
PROPOSED: 43.9 FEET

NUMBER OF STORIES

IBC TABLE 504.4 ALLOWABLE NUMBER OF STORIES
(GROUP S-1 OCCUPANCY, SPRINKLERED, TYPE II-B CONSTRUCTION)
ALLOWABLE: 4
PROPOSED: 1

BUILDING AREA (UNLIMITED)

IBC SECTION 507.4 SPRINKLERED, ONE-STORY BUILDINGS
THE AREA OF A GROUP S BUILDING NO MORE THAN ONE STORY ABOVE GRADE OF ANY CONSTRUCTION TYPE SHALL NOT BE LIMITED WHERE THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH (COMPLIES).

CONSTRUCTION TYPE

IBC SECTION 602.1 CONSTRUCTION CLASSIFICATION, GENERAL
PROPOSED: TYPE IIB CONSTRUCTION

IBC TABLE 602 FIRE RATING REQUIREMENTS FOR BUILDING ELEMENTS

STRUCTURAL FRAME:	0 HOURS
BEARING WALLS, EXTERIOR:	0 HOURS
BEARING WALLS, INTERIOR:	0 HOURS
NONBEARING WALLS, EXTERIOR:	SEE TABLE 602
NONBEARING WALLS, INTERIOR:	0 HOURS
FLOOR CONSTRUCTION:	0 HOURS
ROOF CONSTRUCTION:	0 HOURS

IBC TABLE 602 FIRE RATING REQUIREMENTS FOR EXTERIOR WALLS

(ANY CONSTRUCTION TYPE)
FIRE SEPARATION DISTANCE X ≥ 30 FEET: 0 HOURS

FIRE PROTECTION

IBC SECTION 903.3.1.1 NFPA 13 SPRINKLER SYSTEMS
SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13.

MEANS OF EGRESS

IBC TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
EQUIPMENT AREAS: 300 GROSS SF / OCCUPANT
WAREHOUSE AREAS: 500 GROSS SF / OCCUPANT

IBC TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

- (WITH SPRINKLER SYSTEM)
MAXIMUM OCCUPANT LOAD OF SPACE
S OCCUPANCY: 29 OCCUPANTS (COMPLIES)
MAXIMUM COMMON PATH OF TRAVEL
S OCCUPANCY: 100 FEET (COMPLIES)
- IBC SECTION 1017.2.2 GROUP S-1 INCREASE
THE MAXIMUM EXIT ACCESS TRAVEL DISTANCE SHALL BE 400 FEET WHERE ALL OF THE FOLLOWING ARE MET:
1. THE BUILDING OR PORTION OF IT IS LIMITED TO ONE STORY IN HEIGHT (COMPLIES);
2. THE MINIMUM HEIGHT FROM FINISHED FLOOR TO THE BOTTOM OF THE CEILING OR ROOF SLAB OR DECK IS 24 FEET (COMPLIES);
3. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 (COMPLIES).

FIRE DEPARTMENT ACCESS

IBC SECTION 3206.7.5 FIRE DEPARTMENT ACCESS DOORS, NUMBER OF DOORS REQUIRED
THE REQUIRED FIRE DEPARTMENT ACCESS DOORS SHALL BE DISTRIBUTED SUCH THAT THE LINEAL DISTANCE BETWEEN ADJACENT FIRE DEPARTMENT ACCESS DOORS DOES NOT EXCEED 125 FEET MEASURED CENTER TO CENTER (COMPLIES).

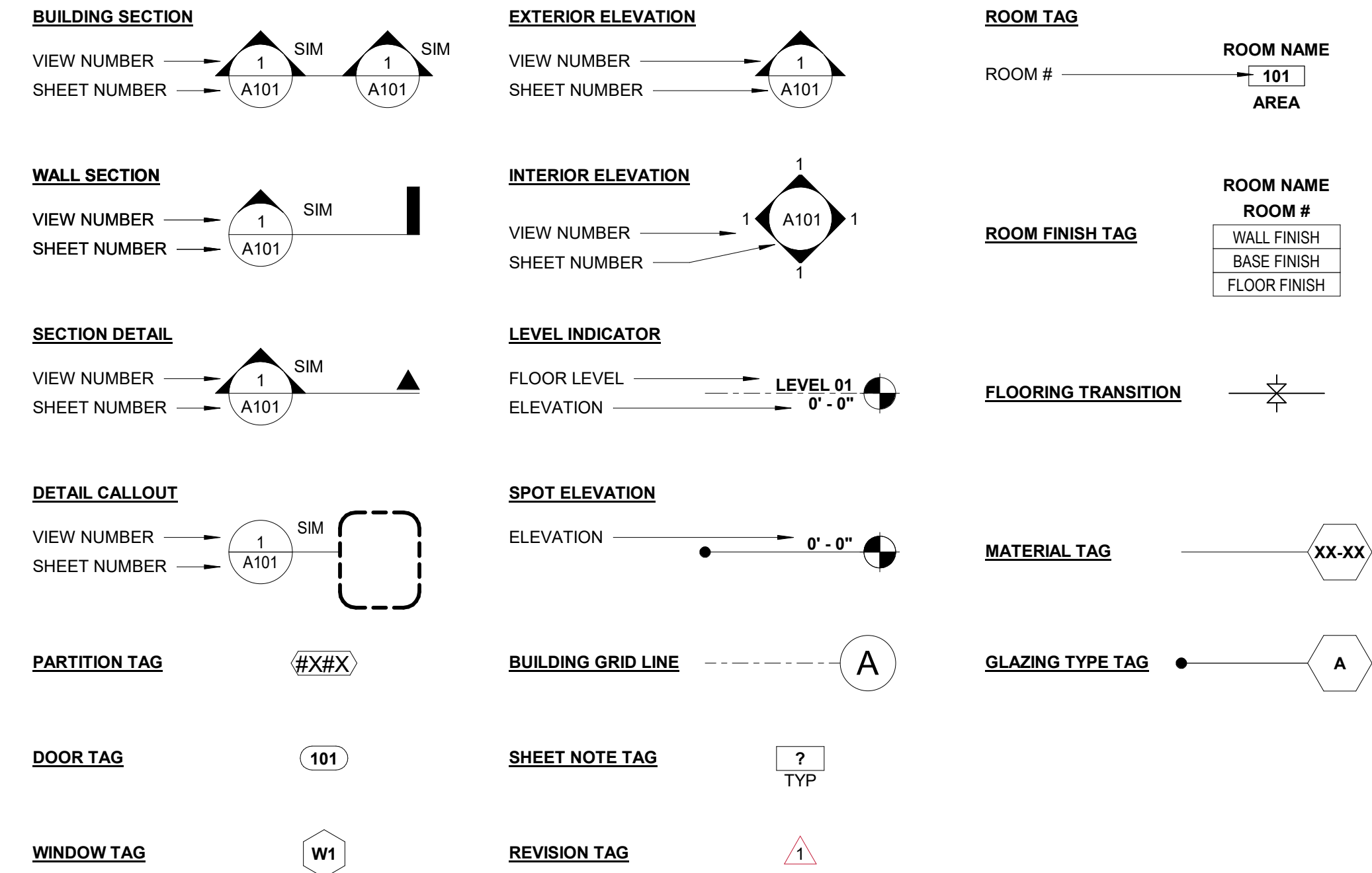
TOILET FACILITIES

TO BE PROVIDED UNDER SEPARATE PERMIT

GENERAL NOTES

- THE DESIGN OF THIS PROJECT, TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE SCOPE OF WORK.
- ANY INCONSISTENCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS DISCOVERED BY THE CONTRACTORS SHALL BE REPORTED PROMPTLY TO THE DESIGN/BUILDER AND ARCHITECT BEFORE THE WORK IS DONE.
- CONTRACTORS SHALL PROVIDE A WARRANTY FOR CORRECTION OF THE WORK IN ACCORDANCE WITH THE DESIGN/BUILD MANAGER AND OWNER CONTRACT AND THE DESIGN/BUILDER MANAGER AND SUBCONTRACTOR CONTRACT, AS APPLICABLE.
- THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK WITH THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES IN THE DOCUMENTS SHALL BE REPORTED TO THE DESIGN/BUILDER AND ARCHITECT FOR RESOLUTION OF ANY CONFLICTS WITH ANY DESIGN ELEMENTS BEFORE THE WORK IS DONE.
- THE ARCHITECT IS NOT RESPONSIBLE FOR CHANGES MADE OR AUTHORIZED BY THE OWNER, OWNER'S REPRESENTATIVES, TENANTS, CONTRACTOR OR OTHERS WITHOUT WRITTEN CONSENT BY THE ARCHITECT.
- THE CONTRACTORS SHALL SUBMIT TO THE DESIGN/BUILDER A LIST OF ALL ITEMS AND THEIR DELIVERY SCHEDULES. THE LIST SHALL IDENTIFY ALL LONG-LEAD TIME ITEMS ON THE PROJECT SUCH AS MATERIALS, FABRICS, HARDWARE, ETC. PRIOR TO ORDERING AN ITEM, THE CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGN/BUILDER OF ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED.
- ALL SUBSTITUTIONS PROPOSED BY THE CONTRACTORS SHALL BE SUBMITTED TO THE DESIGN/BUILDER FOR APPROVAL PRIOR TO IMPLEMENTATION PRIOR TO SUBMISSION FOR REVIEW. THE CONTRACTORS SHALL VERIFY THAT THE PROPOSED SUBSTITUTION MEETS THE PERFORMANCE AND CONSTRUCTION SPECIFICATIONS OF THE SPECIFIED ITEM.
- THE EXTENT OF THE WORK SHALL BE LIMITED TO THAT INDICATED IN THE DRAWINGS AND THE DESIGN/BUILDER MANAGER AND SUBCONTRACTOR CONTRACT. ANY ADDITIONAL WORK DONE MUST HAVE WRITTEN PERMISSION FROM THE DESIGN/BUILDER. WORK DONE WITHOUT WRITTEN PERMISSION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTORS SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT THE BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT THE DURATION OF THE WORK. BARRIERS TO CONTROL NOISE, DUST, AND SECURITY BETWEEN CONSTRUCTION ACTIVITY AREAS AND OCCUPIED AREAS OR PUBLIC AREAS SHALL BE ERECTED AND MAINTAINED BY THE CONTRACTORS.
- THE CONTRACTORS SHALL FIELD VERIFY CONSTRUCTION TOLERANCES AND TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THE WORK OF THIS PROJECT. CONDITIONS ENCOUNTERED AT THE SITE MATERIALLY DIFFERENT FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS SHALL BE PROMPTLY REPORTED TO THE DESIGN/BUILDER AND ARCHITECT BEFORE THE CONDITIONS ARE DISTURBED.
- THE CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FITTING NECESSARY TO ACHIEVE THE SCOPE OF THE WORK.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- PARTITION DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. PARTITION DIMENSIONS AT GLAZING ARE FROM FINISHED FACE OF PARTITION TO FACE OF GLAZING FRAME.
- "TYPICAL" OR "TYP" SHALL MEAN THAT THE REFERENCED DETAIL OR DIMENSION SHALL APPLY FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
- PROVIDE BRACING ABOVE PARTITIONS AS NECESSARY TO SUPPORT ASSEMBLIES ATTACHED OR CONTAINED WITHIN COMPLIANCE WITH MINIMUM STANDARDS OF ASTM C645-88. DESIGN INTERIOR PARTITIONS FOR MAXIMUM DEFLECTION OF L/240.
- PERMANENTLY IDENTIFY BOTH SIDES OF ALL FIRE RATED AND SMOKE PARTITIONS IN CONCEALED SPACES WITH THE WORDING - "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS."
- PARTITIONS ABUTTING CURTAINWALL MULLIONS AND/OR STOREFRONT SHALL NOT BE ATTACHED BY SCREWS OR OTHER MECHANICAL FASTENERS.
- ALL WOOD USED AS STUDS, BLOCKING OR BRACING SHALL BE PRESSURE TREATED IF EXPOSED TO WET AREAS, AND/OR IN CONTACT WITH CONCRETE OR MASONRY; AND FIRE TREATED IF REQUIRED BY CODE.
- HORIZONTAL ELEMENTS SUCH AS DOOR HEADS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED USING APPROVED LEVELING COMPOUND UNLESS OTHERWISE DIRECTED IN DRAWINGS.
- PROVIDE BLOCKING, BRACING, AND NAILERS AS REQUIRED FOR MILLWORK (UPPER AND LOWER CABINETS), EQUIPMENT, ACCESSORIES (I.E. RESTROOM), SHELVING, FIXTURES, ETC. CONTRACTORS TO COORDINATE REQUIRED HEIGHTS AND TYPE OF BLOCKING FOR LOCATIONS INDICATED AND/OR CODE REQUIREMENTS. WOOD BLOCKING SHALL BE FIRE TREATED IF REQUIRED BY CODE. CONTRACTOR SHALL PROVIDE ALL NECESSARY REINFORCING TO ACCOMMODATE INTERIOR FINISHES, FIXTURES AND EQUIPMENT AS DESCRIBED IN THE SCOPE OF WORK.
- ALL SUBSTRATE SURFACES ARE TO BE PREPARED TO RECEIVE FINISH MATERIALS PER MANUFACTURER'S PRODUCT LITERATURE AND WRITTEN INSTRUCTIONS FOR INSTALLATION OR APPLICATION. FILL VOIDS IN ROUND COLUMNS PRIOR TO APPLYING FINISH MATERIALS.
- EXIT DOORS SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING.
- THE CONTRACTORS SHALL PROVIDE AND INSTALL EQUIPMENT AND APPLIANCES SPECIFIED UNLESS OTHERWISE NOTED. THE CONTRACTORS SHALL PROVIDE AND/OR COORDINATE INSTALLATION OF TENANT-FURNISHED EQUIPMENT AND APPLIANCES UNLESS OTHERWISE NOTED. THE CONTRACTORS SHALL VERIFY ALL PLUMBING AND ELECTRICAL REQUIREMENTS RELATED TO EQUIPMENT AND APPLIANCE IN THE SCOPE OF THE WORK.
- THE CONTRACTORS SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE/DATA, ELECTRICAL, LIGHTING AND PLUMBING EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCE FOR INSTALLATION OR MAINTENANCE OR ABOVE EQUIPMENT IS PROVIDED.
- CONTRACTORS TO VERIFY LOCATIONS OF ALL FIRE EXTINGUISHERS, SURFACE-MOUNTED OR RECESSED, FOR CODE COMPLIANCE. PROVIDE FIRE EXTINGUISHERS PER CODE IF NOT SHOWN IN DRAWINGS.
- CONTRACTORS TO VERIFY LOCATIONS OF ALL ELECTRICAL DEVICES, LIFE SAFETY DEVICES AND THERMOSTAT LOCATIONS WITH DESIGN/BUILDER AND ARCHITECT FOR COORDINATION WITH DESIGN ELEMENTS PRIOR TO INSTALLATION. AT LOCATIONS WHERE ELECTRICAL, MECHANICAL AND/OR OTHER DEVICES OCCUR TOGETHER BUT AT DIFFERENT HEIGHTS, THE DEVICES SHALL BE CENTERED ABOVE EACH OTHER.
- ALL CODE REQUIRED SIGNAGE SHALL BE PROVIDED UNDER THIS CONTRACT.
- SEPARATE DRAWINGS FOR FIRE PROTECTION SYSTEMS SUCH AS, BUT NOT LIMITED TO, HIGH-PILED COMBUSTIBLE STORAGE AND RACKING SYSTEMS, FIRE EXTINGUISHERS, SPRINKLERS, AND FIRE ALARM PERMITS TO BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION BY THE FIRE PROTECTION CONTRACTOR AND APPROVED BEFORE WORK BEGINS.

ARCHITECTURAL SYMBOLS



ABBREVIATIONS

@	AT	LVR	LOUVER
ACI	AMERICAN CONCRETE INSTITUTE	LAM	LAMINATE
AFF	ABOVE FINISHED FLOOR	LAV	LAVATORY
AHU	AIR HANDLING UNIT	LB	POUND
AHJ	AUTHORITY HAVING JURISDICTION	LF	LINEAR FOOT / FEET
ALUM	ALUMINUM	LP	LOW POINT
ALT	ALTERNATE	LVT	LUXURY VINYL TILE
AP	ACCESS PANEL		
ARCH	ARCHITECTURAL	MANUF, MFR	MANUFACTURER
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	MAX	MAXIMUM
AUX	AUXILIARY	MACH	MECHANICAL
		MGR	MANAGER
BFF	BELOW FINISHED FLOOR	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BOM	BOTTOM OF MULLION	MM	MILLIMETER
BOR	BOTTOM OF REVEAL	MO	MASONRY OPENING
		MPH	MILES PER HOUR
CFM	CUBIC FEET PER MINUTE	MTL	METAL
CIP	CAST IN PLACE	MTD	MOUNTED
CJ	CONTROL JOINT		
CL	CENTERLINE	N/A	NOT APPLICABLE
CLG	CEILING	NIC	NOT IN CONTRACT
CLR	CLEAR	NO.	NUMBER
CMU	CONCRETE MASONRY UNIT		
CO	CLEAN OUT	OC	ON CENTER
COM	CENTER OF MULLION	OD	OUTSIDE DIMENSION
CONC	CONCRETE	OFF	OFFICE
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
COR	CENTER OF REVEAL	OPP	OPPOSITE
CP	CONTROL POINT		
CPT	CARPET	PAR	PARALLEL
CT	CERAMIC TILE	PERP	PERPENDICULAR
CW	COLD WATER	PJ	PANEL JOINT
		PLAM	PLASTIC LAMINATE
DBM	DESIGN BUILD MANAGER	PLYWD	PLYWOOD
DJA	DIAMETER	PNI	PANEL
DN	DOWN	PREFAB	PREFABRICATED
DOE	DEPARTMENT OF ENERGY	PSI	POUNDS PER SQUARE INCH
DR	DOOR	PSF	POUND-FORCE PER SQUARE FOOT
DS	DOWNSPOUT	PT	PRESSURE TREATED
DW	DOMESTIC WATER	PVC	POLYVINYL CHLORIDE
DWG(S)	DRAWING(S)	PVMT	PAVEMENT
EA	EACH	RA	RADIUS
EF	EXHAUST FAN	RAP	ROOF ANCHOR POINT
ELEC	ELECTRICAL	RB	RUBBER BASE
ELEV	ELEVATION	RC	RECEIVING
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	RCP	REFLECTED CEILING PLAN
EPS	EXTERIOR PAINT SYSTEM	RD	ROOF DRAIN
EQ	EQUAL	REIN	REINFORCED
EQUIP	EQUIPMENT	REQD	REQUIRED
EVH	ELECTRIC WATER HEATER	RL	RAIN LEADER
EMS	ENERGY MANAGEMENT SYSTEM	RM	ROOM
EW	EACH WAY	RO	ROUGH OPENING
EWV	ELECTRIC WATER COOLER	RTU	ROOFTOP UNIT
EXH	EXHAUST	RV	ROOF VENT
EXP	EXPANSION		
EXIST	EXISTING	SAFB	SOUND ATTENUATION FIRE BLANKETS
EXT	EXTERIOR	SCHED	SCHEDULE
EOP	EDGE OF PANEL	SD	STORM DRAIN
		SF	SQUARE FOOT/FEET
FA	FIRE ALARM	SGL	SINGLE
FACP	FIRE ALARM CONTROL PANEL	SH, SHT	SHEET
FAP	FIRE ALARM PANEL	SHIP	SHIPPING
FCO	FLOOR CLEANOUT	SIM	SIMILAR
FD	FLOOR DRAIN	SOG	SLAB ON GRADE
FDC	FIRE DEPARTMENT CONNECTION	STD	STANDARD
FDR	FIRE DAMPER	STL	STEEL
FE	FIRE EXTINGUISHER	STOR	STORAGE
FEC	FIRE EXTINGUISHER CABINET	STRUC	STRUCTURE, STRUCTURAL
FF	FINISH FLOOR		
FT	FOOT/FEET		
		TECH	TECHNICAL
GA	GAUGE	TEL	TELEPHONE
GALV	GALVANIZED	TEMP	TEMPERATURE, TEMPORARY
GWV	GYPSON WALL BOARD	TIO	TOP OF
GYP	GYPSON BOARD	TOC	TOP OF CONCRETE
GFCI	GROUND FAULT CURRENT INTERRUPTER	TOM	TOP OF MULLION
		TOR	TOP OF REVEAL
HB	HOSE BIBB	TOW	TOP OF WALL
HC	HANDICAPPED	TPC	THERMOPLASTIC POLYOLEFIN
HDWR	HARDWARE	TSTAT	THERMOSTAT
HM	HOLLOW METAL	TYP	TYPICAL
HORZ	HORIZONTAL	UC	UNCONCENTRATED
HR	HOURS	UH	UNIT HEATER
HSS	HOLLOW STRUCTURAL SECTION	UL	UNDERWRITERS LABORATORY
HW	HOT WATER	UON	UNLESS OTHERWISE NOTED
		VCT	VINYL COMPOSITION TILE
ID	INSIDE DIMENSION	VEND	VENDING
IGU	INSULATING GLAZING UNIT	VEST	VESTIBULE
IN	INCH(ES)	VIF	VERIFY IN FIELD
JC	JANITOR CLOSET	VWC	VINYL WALL COVERING
JT	JOINT		
		W/	WITH
KO	KNOCK OUT	W/O	WITHOUT
KW	KILOWATT	WC	WATER CLOSET
		WD	WOOD
		WH	WAREHOUSE
		WMNS	WOMEN'S
		WWF	WELDED WIRE FABRIC

DRAWING LIST

LEGEND

○ INDICATES DRAWING ISSUED

● INDICATES DRAWING ISSUED WITH REVISIONS

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POTTSTOWN, PA 19464

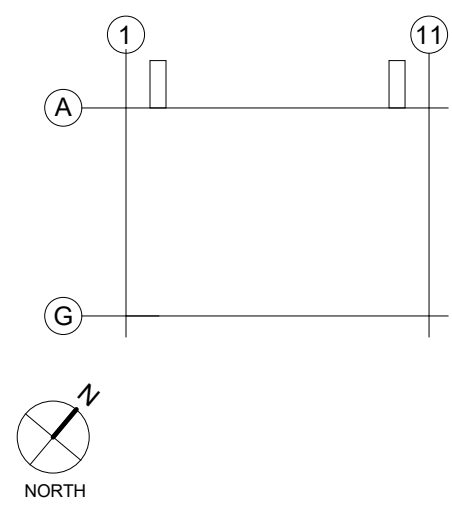
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