

GENERAL NOTES:

- DRAWINGS ARE NOT TO BE SCALED.
- DIMENSIONS TO NEW PARTITIONS ARE TO ROUGH FRAMING.
- PROVIDE BLOCKING FOR ALL RECESSED 4 WALL MOUNTED ACCESSORIES, WALL / BASE CABINETS, COUNTER TOPS, AND BATHROOM TOWEL RACKS.
- ALL FRAMING SHALL BE FIRESTOPPED ACCORDING TO ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO IBC 2018 AS AMENDED LOCALLY.
- CONSTRUCT ALL BLDG COMPONENTS ACCORDING TO APPLICABLE CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO IBC 2018 AS AMENDED LOCALLY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AND INTEGRATION OF THOSE SYSTEMS INTO THE DRAWINGS. CONTRACTOR SHALL REVIEW THE DRAWINGS PRIOR TO FOUNDATION CONSTRUCTION TO VERIFY THAT ALL SYSTEMS COORDINATE WITH THE PLANS AND ALL EXHAUST FLUES HAVE THE REQUIRED CLEARANCES AVAILABLE. ALL SYSTEMS SHALL CONFORM TO ALL APPLICABLE CODES AND LOADS INCLUDING BUT NOT LIMITED TO IRC 2018 AS AMENDED LOCALLY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF ANY UTILITIES IN THE IMMEDIATE VICINITY OF CONSTRUCTION TO PREVENT DAMAGE TO THEM. SHOULD ANY DAMAGE TO SUCH UTILITY OCCUR, CONTRACTOR SHALL BE REQUIRED TO REPAIR SUCH DAMAGE AT HIS OWN EXPENSE & TO THE SATISFACTION OF THE OWNER.
- NAILING OF ALL FRAMING SHALL MEET THE RECOMMENDED FASTENING SCHEDULE CONTAINED IN THE 'INTERNATIONAL BLDG CODE', LATEST EDITION.
- CUTTING AND NOTCHING OF WOOD FRAMING SHALL ONLY BE PERMITTED WITHIN THE LIMITS PRESCRIBED BY THE 'INTERNATIONAL BUILDING CODE', LATEST EDITION.
- ALL WOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION, AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING W/ CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT & CONSTRUCTION MANAGER.

BUILDING INFORMATION		
APPLICABLE CODES: • ANSI A111 - 2009 • 2018 IBC (INTERNATIONAL BUILDING CODE) • 2018 IFB • 2018 IPC • 2011 NEC		
SUITE	210	220
New Occupancy Group:	B	B
Construction Type:	5B	5B
Tenant Space Square Footage	1651	1486
FIRE PROTECTION DEVICES		
Sprinkler System per NFPA 13 (section 903)	Req'd.	Req'd.
Manual Fire Alarm System (section 907)	Req'd.	Req'd.
Automatic Fire Alarm System (section 907)	Req'd.	Req'd.
Emergency Lighting (section 1026)	# Exits	# Exits
ALLOWABLE BUILDING HEIGHT		
Maximum stories allowed	3 Stories	3 Stories
Stories Provided	1 Stories	1 Stories
OCCUPANCY LOAD - SUITE - 210		
CONFERENCE RM.	262 sq. ft. / 15 sq. ft.	17 Occ.
OFFICE - A	# 2 occ. per room	2 Occ.
OFFICE - B	# 2 occ. per room	2 Occ.
OFFICE - C	# 2 occ. per room	2 Occ.
OFFICE - D	# 2 occ. per room	2 Occ.
TOTAL OCCUPANCY LOAD		25 OCCUPANTS
OCCUPANCY LOAD - SUITE - 220		
CONFERENCE RM.	791 sq. ft. / 15 sq. ft.	19 Occ.
OFFICE - 1	# 2 occ. per room	2 Occ.
OFFICE - 2	# 2 occ. per room	2 Occ.
OFFICE - 3	# 2 occ. per room	2 Occ.
TOTAL OCCUPANCY LOAD		25 OCCUPANTS

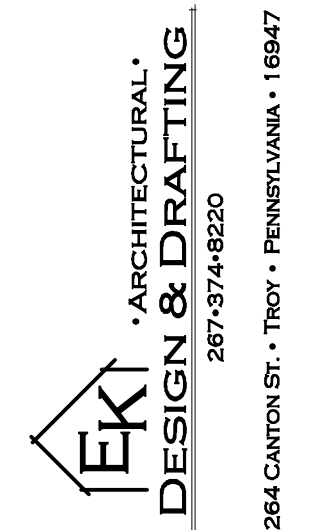
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND:

- EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN
- - - EXISTING CONSTRUCTION TO BE REMOVED
- NEW FRAMED WALL CONSTRUCTION OF 2x4 & 2x6 WOOD STUDS @16" o.c. w/ 1/2" DRYWALL BOTH SIDES.

1 HOUR RATED WALL ASSEMBLY		
GA FILE NO. WP 3644	GENERIC	1 HOUR FIRE
GYPSUM WALL BOARD, WOOD STUDS, MINERAL FIBER INSULATION		
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2 x 4 WOOD STUDS 16" o.c. WITH 2 1/4" TYPE S OR W DRYWALL SCREWS 12" O.C. 3 1/2" MINERAL FIBER INSULATION, NOMINAL 2.5 PCF, FRICTION FIT IN STUD SPACE.		
VERTICAL JOINTS STAGGERED 16" O.C., HORIZONTAL JOINTS STAGGERED 24" O.C., ON OPPOSITE SIDES. TESTED AT 2,578 LBS PER STUD OR 100 PERCENT OF DESIGN LOAD. (LOAD BEARING)		
THICKNESS: 4-7/8"		APPROX. WEIGHT: 7 1/2 PSF FIRE TEST: ITS J20-06170.1, 4-00
APPROX. WEIGHT: 7 1/2 PSF		

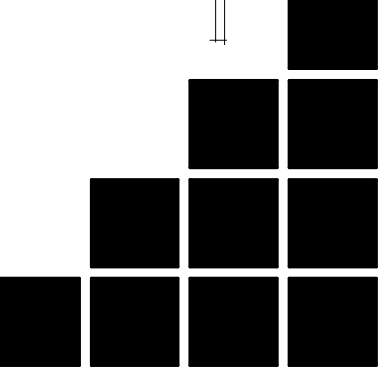
FLOOR PLAN



08-06-2024

LEE ARCHITECTURAL ASSOCIATES
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Tenant Out-Fit For Suite 210/220:
Mainland Pointe Commercial Building
Main Street • Harleysville • Pennsylvania • Lower Salford Township



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