

PROPOSED WAREHOUSE FOR:

# 194-196 N MAIN STREET

194-196 N MAIN STREET,  
VILLAGE OF SPRING VALLEY  
ROCKLAND COUNTY, NEW YORK  
SEC.-BLK.-LOT: 50.79-2-1

## INDEX

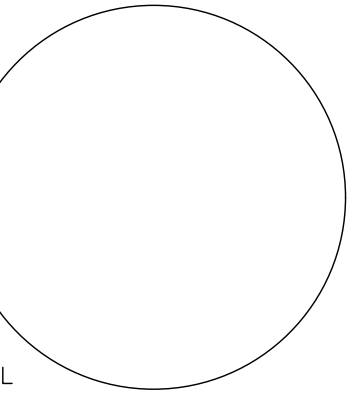
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RELEASE DATE:

11/14/2023  
1-8-2024 REVISED PER CLIENT



412 N. MAIN STREET. SUITE 301  
MONROE NY 10950 845-781-4222  
LARRY@LHARTMANDESIGN.COM



WARNING: IT IS A VIOLATION OF NY STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT, TO ALTER THESE DOCUMENTS IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER/ARCHITECT SHALL AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

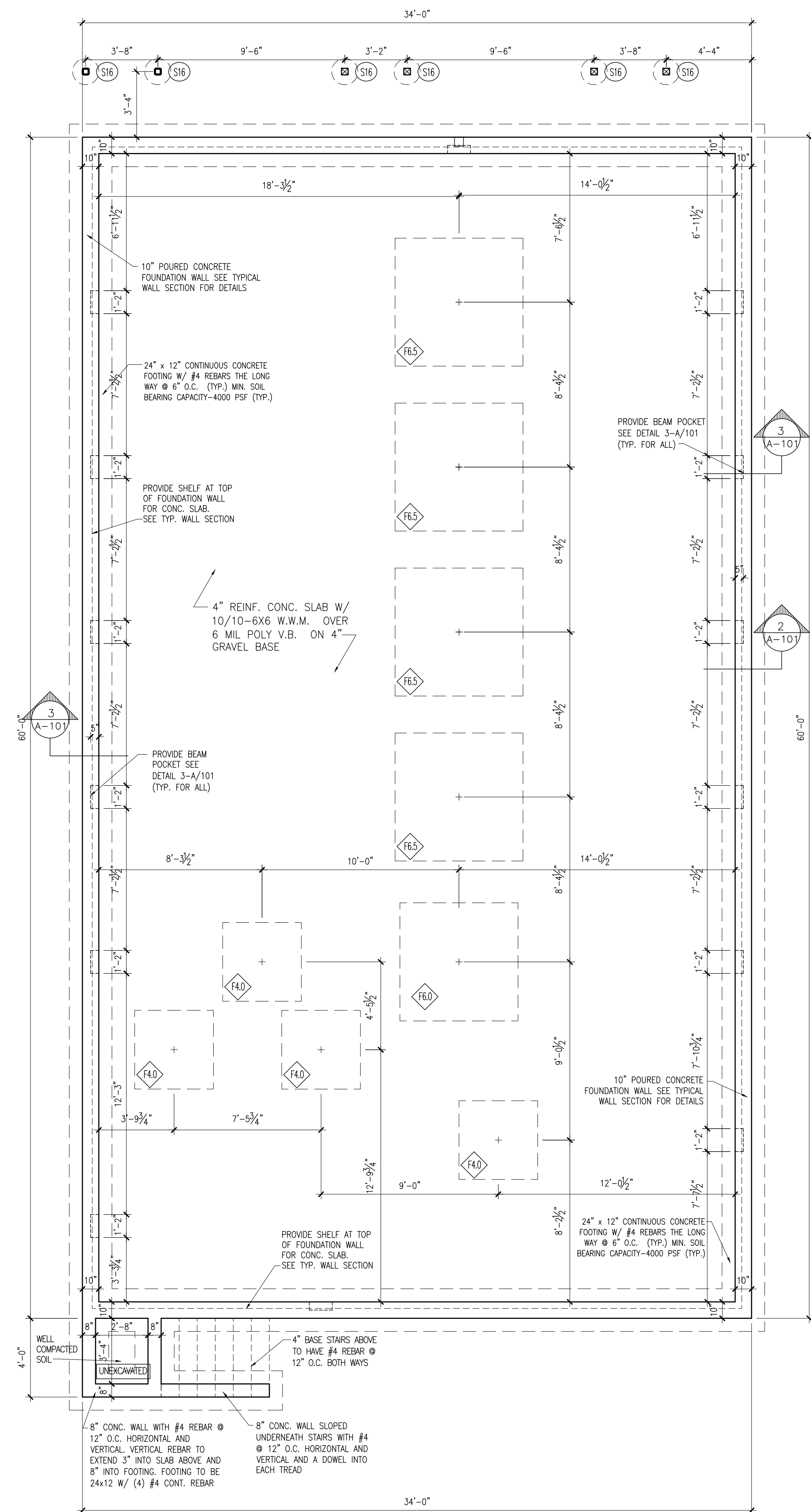
**PROPOSED WAREHOUSE FOR:  
194-196 N MAIN STREET  
VILLAGE OF SPRING VALLEY  
ROCKLAND COUNTY, NEW YORK**

WRITTEN STATEMENT  
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

Project No. Y1201  
Drawn By: LH  
Reviewed By: JHR  
Date: NOV 14, 2023

REVISIONS:  
1-8-2024 REVISED PER CLIENT

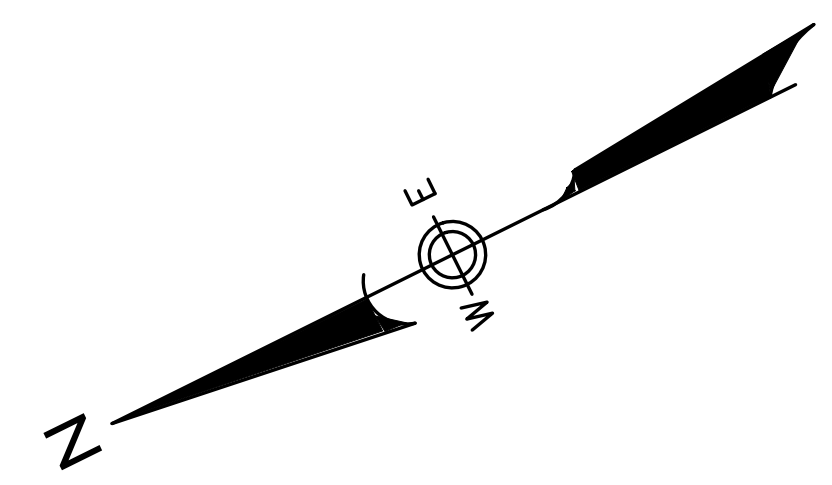
**A-101**



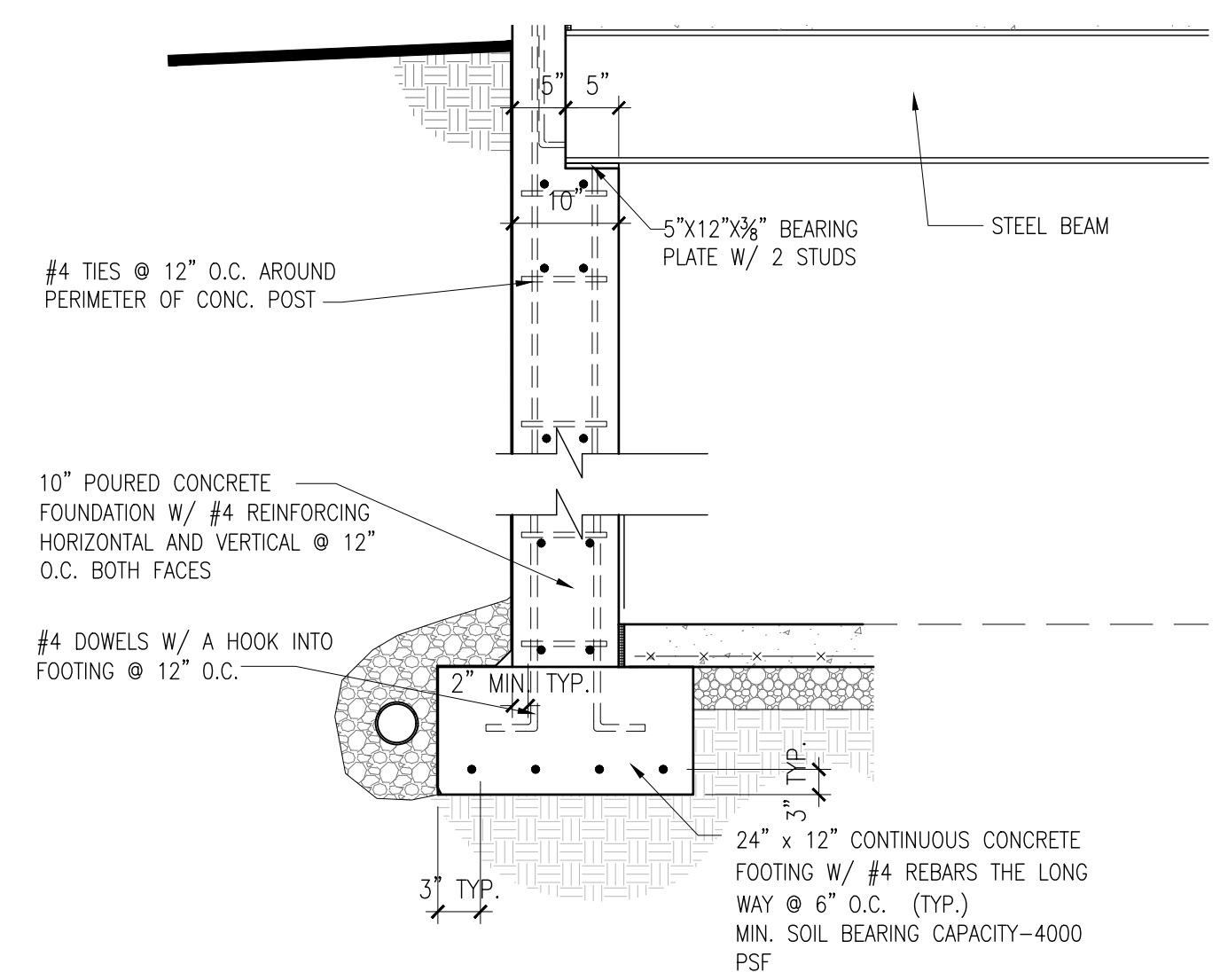
**1 FOUNDATION PLAN**  
A-101 SCALE: 1/4" = 1'-0"

**FOOTING LEGEND**

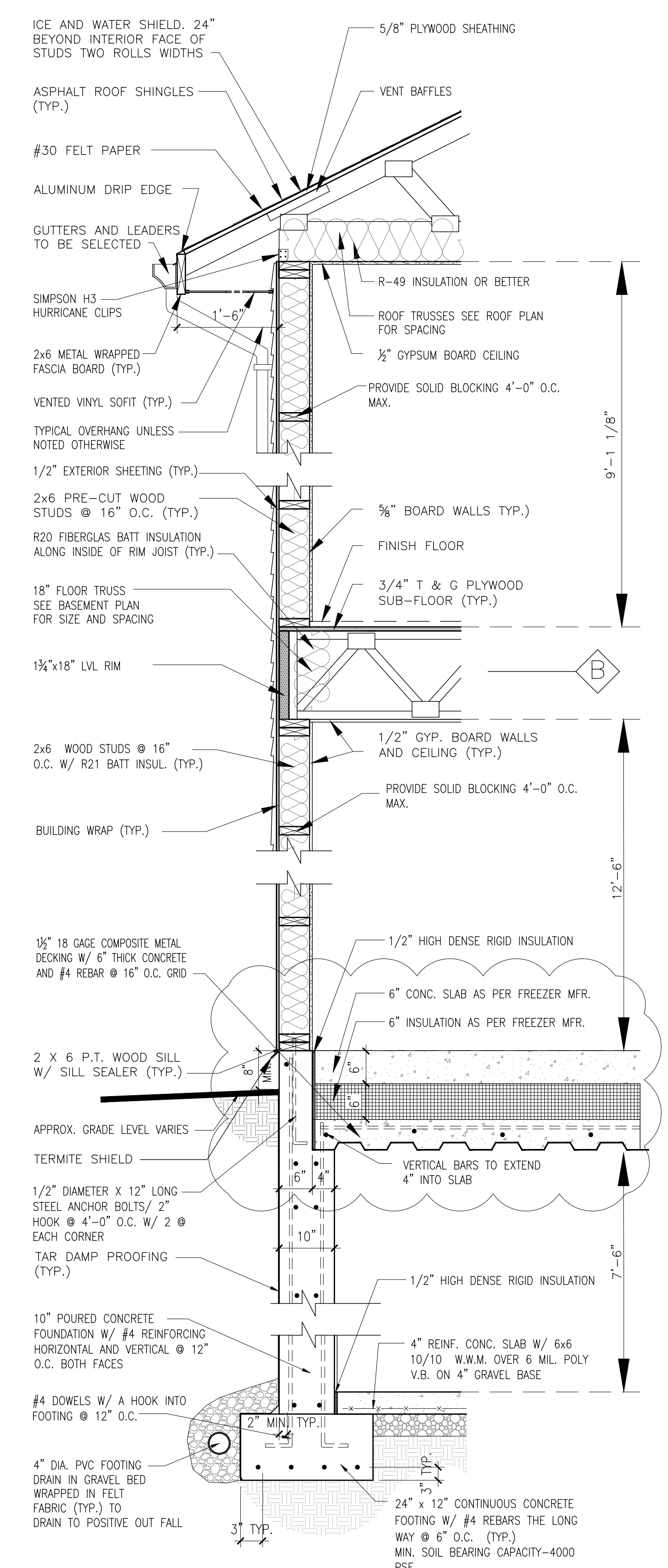
F35	3'-6" X 3'-6" BY 12" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F40	4'-0" X 4'-0" BY 16" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F50	5'-0" X 5'-0" BY 16" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F60	6'-0" X 6'-0" BY 16" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
F65	6'-6" X 6'-6" BY 16" THICK W/ #4 REBARS @ 6" O.C. BOTH WAYS BOTTOM
S16	16" SONO TUBE 3'-6" BELOW GRADE W/ (4) #4 REBAR (TYP.)



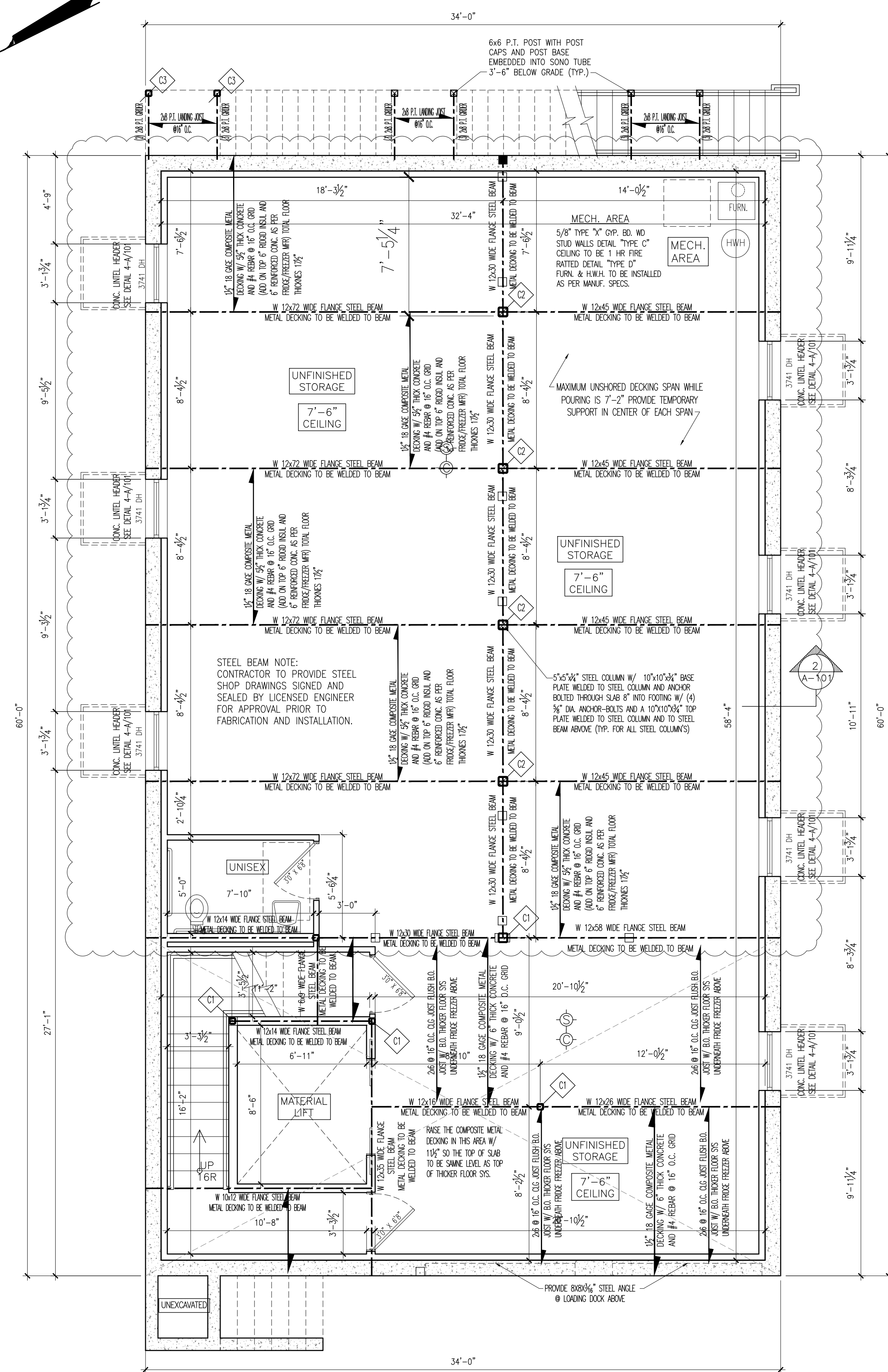
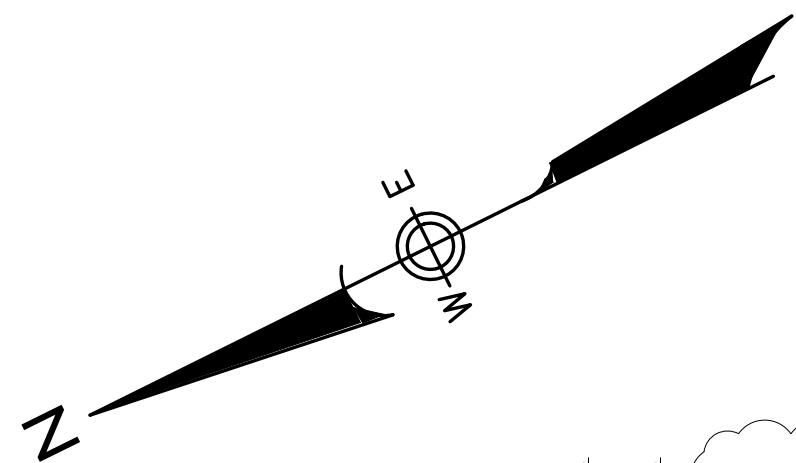
**4 COCN. LINTEL HEADER**  
A-101 SCALE: 3/4" = 1'-0"



**3 BEAM POCKET DETAIL**  
A-101 SCALE: 3/4" = 1'-0"



**2 TYP. WALL SECTION**  
A-101 SCALE: 3/4" = 1'-0"



**1** BASEMENT PLAN  
A-102 SCALE: 1/4" = 1'-0"

**WALL LEGEND**

	2x4 OR 2x6 WALL BEARING PARTITION
	NEW 2x4 WALL FOR INTERIOR AND 2x6 FOR EXTERIOR
	WOOD POST IN A WALL
	POINT LOAD FROM ABOVE
	HARD WIRED SMOKE DETECTOR CEILING MOUNTED
	CARBON MONOXIDE DETECTOR CEILING MOUNTED

**COLUMN LEGEND**

	4"x4"x4" STEEL TUBE COLUMN W/ STEEL SADDLE BASE PLATE 12" WIDE THROUGH BOLTED TO LVL BELOW (OR WELDED TO STEEL BEAM) W/ (4) 3/8" DIA. WEDGE-BOLTS AND A "U" SHAPED STEEL POST CAP 14" WIDE THROUGH BOLTED TO LVL ABOVE (SEE DETAIL 2/A-102)
	6"x6"x4" STEEL TUBE COLUMN W/ 12"x12"x3/4" BASE PLATE ANCHOR BOLTED THROUGH SLAB 8" INTO FOOTING W/ (4) 3/8" DIA. WEDGE-BOLTS AND A "U" SHAPED STEEL POST CAP 14" WIDE THROUGH BOLTED (OR WELDED) TO BEAM ABOVE (SEE DETAIL 2/A-102)
	4"x4"x4" STEEL TUBE COLUMN W/ 8"x8"x4" BASE PLATE ANCHOR BOLTED THROUGH SLAB 8" INTO FOUNDATION W/ (4) 3/8" DIA. WEDGE-BOLTS AND A "U" SHAPED STEEL POST CAP 8" WIDE THROUGH BOLTED (OR WELDED) TO BEAM ABOVE

STEEL BEAM NOTE:  
CONTRACTOR TO PROVIDE STEEL SHOP DRAWINGS SIGNED AND SEALED BY LICENSED ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

**THIRD PARTY PLANS NOTES:**

**SPRINKLER AND STANDPIPE:** A SPRINKLER PLAN SHOULD BE SUBMITTED TO THE BUILDING DEPARTMENT INCLUDING REQUIRED ROOM SIZE AND CLEARANCES (ENTIRE BUILDING TO BE SPRINKLERED) AND SHOULD BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSULATION.

**HVAC & EMP:** A MECHANICAL PLAN WHICH INCLUDES HVAC, MECHANICAL, PLUMBING, PLUMBING RISER DETAIL, FUEL RISER DETAIL, AND FUEL GAS RISER PLANS COMPLYING WITH THE INTERNATIONAL MECHANICAL, PLUMBING, FUEL GAS, AND BUILDING CODE SHOULD BE SUBMITTED TO THE BUILDING DEPARTMENT AND SHOULD BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSULATION OF ANY MECHANICAL SYSTEMS.

**ELEVATOR:** A ELEVATOR PLAN SHOULD BE SUBMITTED TO THE BUILDING DEPARTMENT AND SHOULD BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSULATION OF THE ELEVATOR.

**SIGNAGE NOTES:**

PROVIDE SIGNAGE FOR SPRINKLERS, STANDPIPES, AND ELEVATORS ACCORDING TO THE INC AND THEE NFPA

**DOOR NOTES:**

F.R. & S.C. = FIRE RATED & SELF-CLOSING (SEE PANIC HARDWARE DETAIL 3/A-304)

ALL STAIRWELL DOORS TO HAVE AN APPROVED SMOKE BARRIER DOOR SKIRT

ALL JANITOR AND BATHROOM DOORS TO HAVE LOUVERED VENT AND KICK PLATE

**EVACUATION PLAN & OCCUPANT LOAD PLACARD NOTES:**

EACH OFFICE SUITE SHALL HAVE A FIRE SAFETY & EVACUATION PLAN THAT SHOWS LOCATION OF NEAREST EXIT AS WELL AS MAXIMUM OCCUPANT LOAD

**GENERAL NOTES:**

- ALL EGRESS COMPONENTS TO COMPLY WITH CHAPTER 10 OF THE NYS IFC
- ALL EMERGENCY EXIT LIGHTS SHALL COMPLY WITH SECTION 1008 OF THE NYS IFC PROVIDE PROPER FIRE WALL SIGNS ON ALL FIRE RATED WALLS (SEE WALL TYPES FOR FIRE RATING TIME)
- PROVIDE AN APPROVED TYPE KNOX BOX LISTED IN ACCORDANCE WITH UL 1037. KNOX BOX TO COMPLY WITH SECTION 506 OF THE NYS IFC
- BUILDING SHALL BE SPRINKLERED WITH A NFPA 13 SYSTEM AND PLANS SHALL BE SUBMITTED
- ALL INTERIOR STROBES TO BE HORN/STROBE COMBO UNLESS LOCATED IN RESTROOMS
- ALL STORAGE AREAS SHALL MEET REQUIRED SEPARATION OF TABLE 508.4 NYS IBC
- EMERGENCY AND EXIT LIGHTS SHALL COMPLY WITH SECTION 1008 OF THE NYS IFC



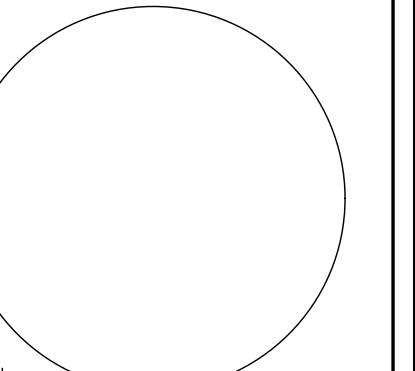
WARNING: IT IS A VIOLATION OF NY STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT, TO ALTER THESE DOCUMENTS IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER/PROFECT SHALL AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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Project No. YZIC1  
Drawn By: LH  
Reviewed By: JHR  
Date NOV 14, 2023

REVISIONS:  
1-8-2024 REVISED PER CLIENT



SEAL  
LICENSE NO: 082844

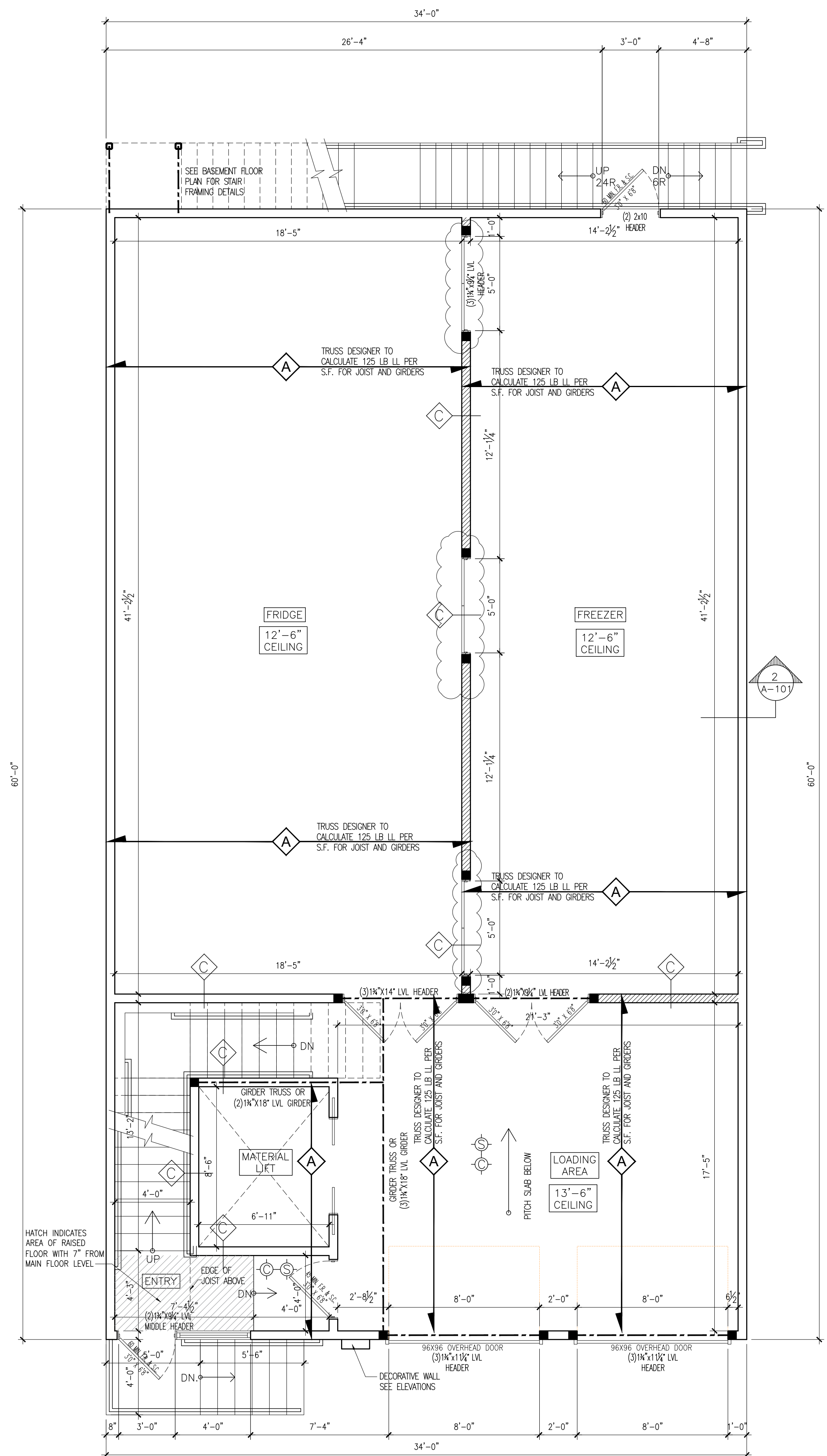
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Project No. Y2101  
Drawn By: LH  
Reviewed By: JHR  
Date: NOV. 14, 2023

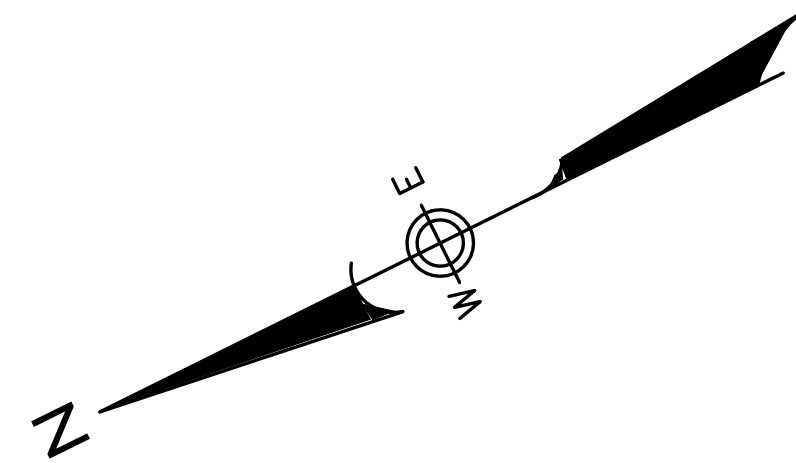
REVISIONS:  
1-8-2024 REVISED PER CLIENT



**1**  
**A-103** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**WALL LEGEND**

- 2x4 OR 2x6 WALL BEARING PARTITION
- NEW 2X4 WALL FOR INTERIOR AND 2X6 FOR EXTERIOR
- WOOD POST IN A WALL
- POINT LOAD FROM ABOVE
- HARD WIRED SMOKE DETECTOR CEILING MOUNTED
- CARBON MONOXIDE DETECTOR CEILING MOUNTED



**FLOOR JOIST SCHEDULE**

18" DEEP FLOOR TRUSS ABV. @ 16" O.C. DESIGNED AND INSTALLED AS PER MANUFACTURER'S NYS LICENSED ENGINEER SPEC.

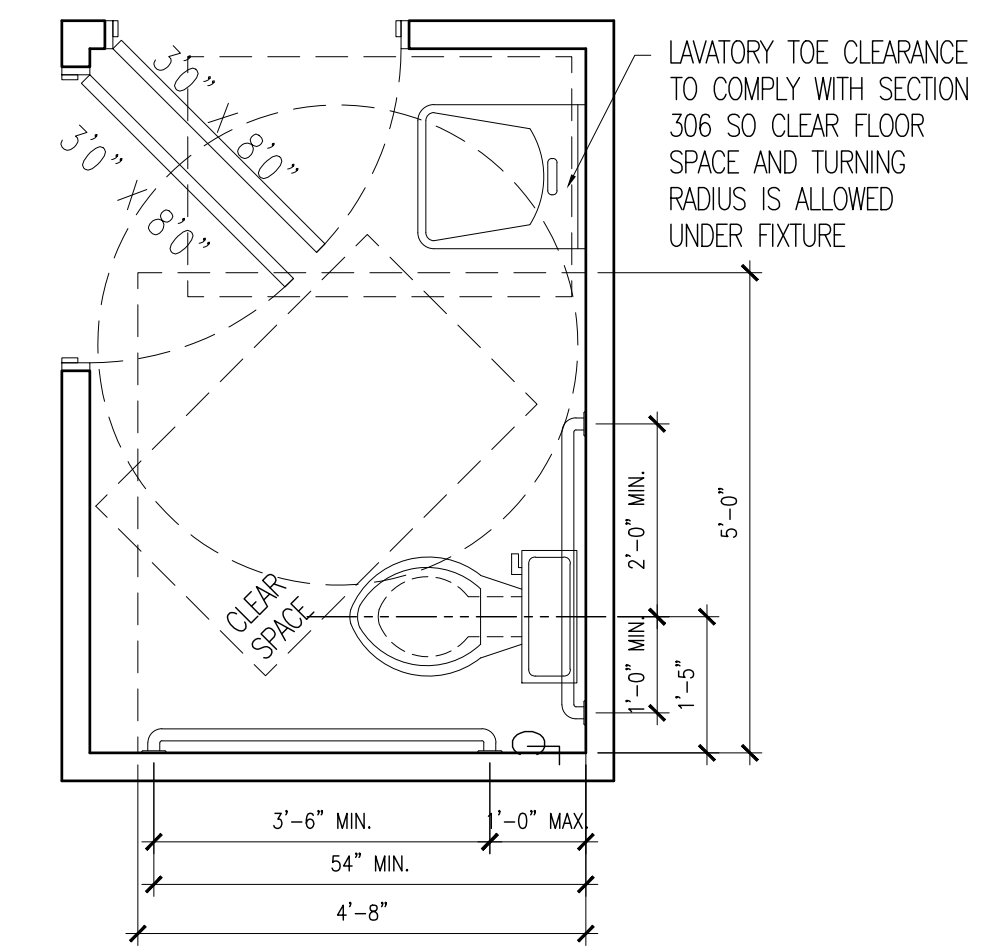
TRUSS DESIGNER TO CALCULATE 125 LB LL PER S.F. FOR JOIST AND GIRDERS

**SQUARE FOOTAGE:**

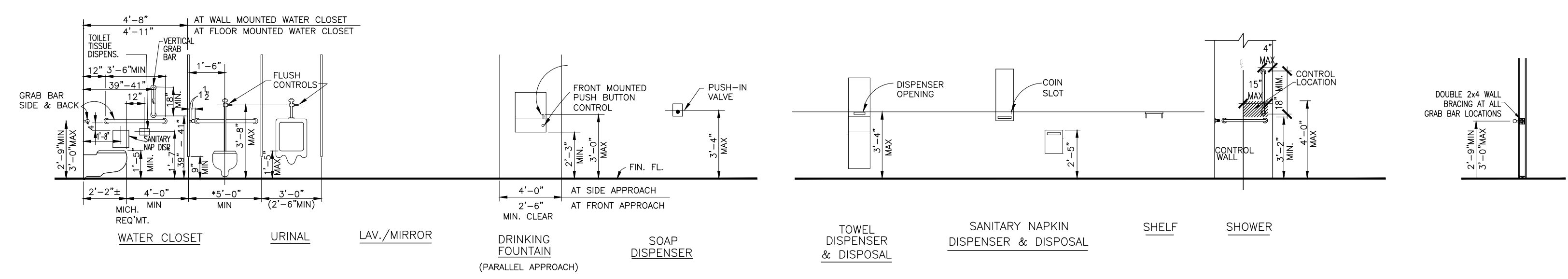
BASEMENT UNFINISHED	1,668 S.F.
FIRST	1,798 S.F.
SECOND	1,826 S.F.
TOTAL FOR F.A.R.	3,624 S.F.

**DOOR NOTES:**  
F.R. & S.C. = FIRE RATED & SELF-CLOSING (SEE PANIC HARDWARE DETAIL 3/A-304)  
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ALL JANITOR AND BATHROOM DOORS TO HAVE LOUVERED VENT AND KICK PLATE

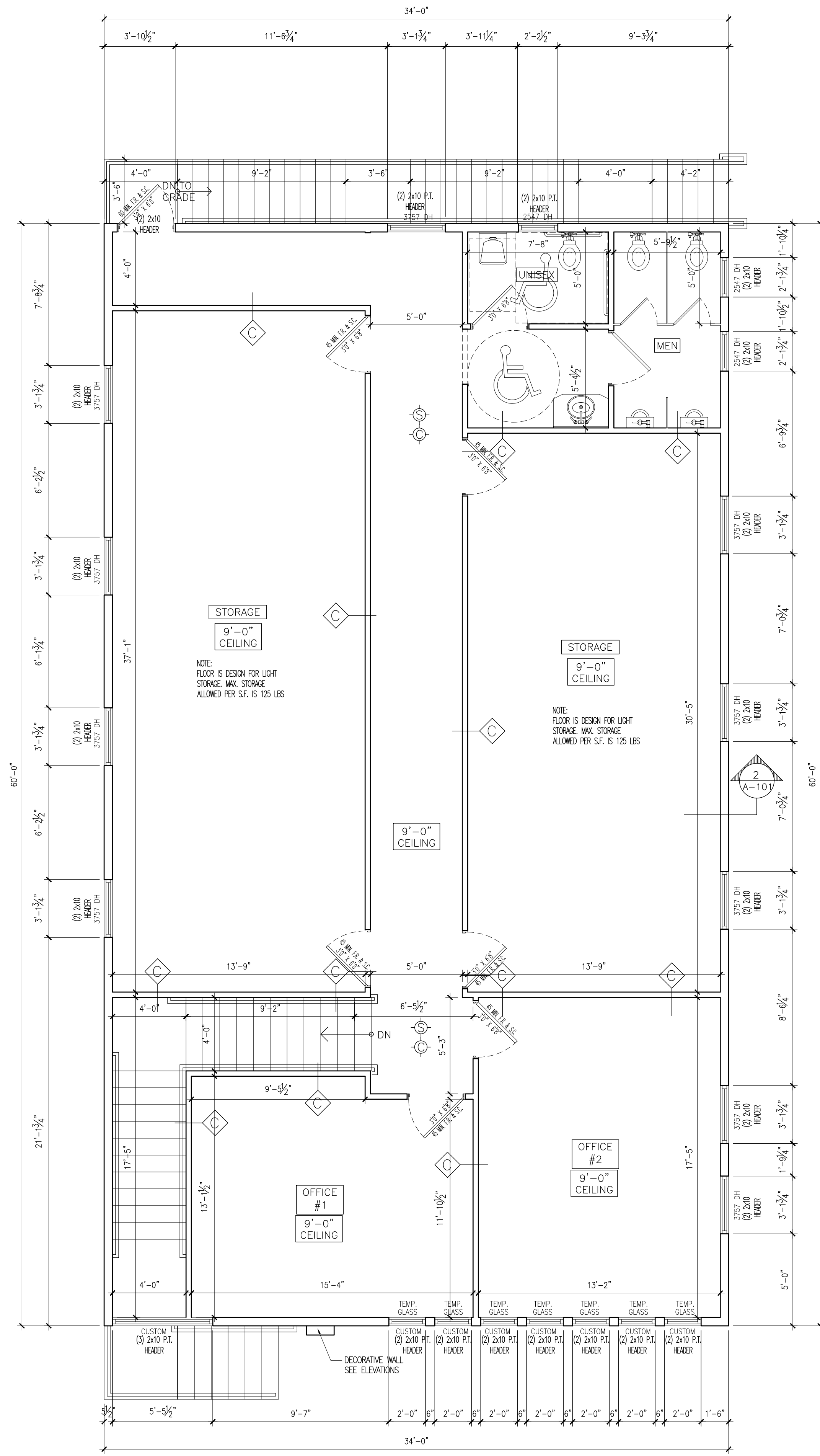
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**3**  
**A-104** ADA BATH DETAIL  
SCALE: 1/2" = 1'-0"

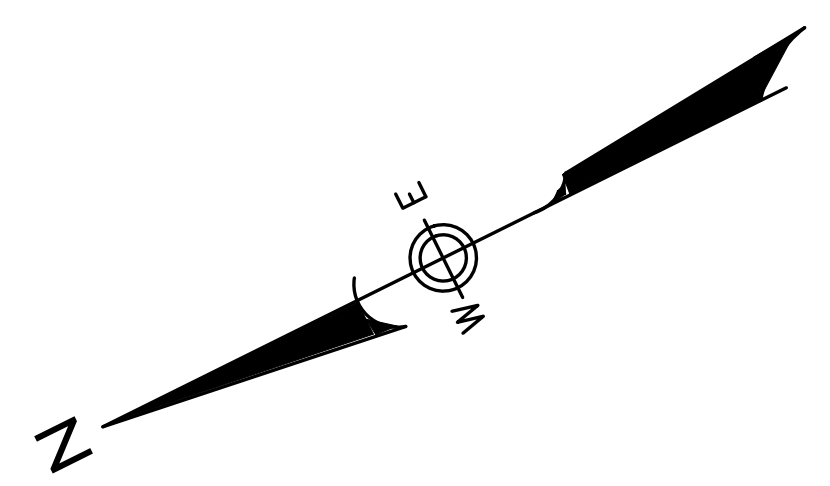


**A.D.A. MOUNTING HEIGHTS FOR FIXTURES & ACCESSORIES**



**WALL LEGEND**

2x4 OR 2x6 WALL BEARING PARTITION  
 NEW 2x4 WALL FOR INTERIOR AND 2x6 FOR EXTERIOR  
 - WOOD POST IN A WALL  
 - POINT LOAD FROM ABOVE  
 - HARD WIRED SMOKE DETECTOR CEILING MOUNTED  
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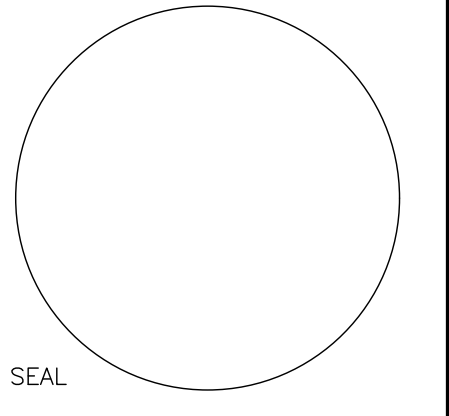
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Project No. YZ101  
 Drawn By: LH  
 Reviewed By: JHR  
 Date NOV. 14, 2023

REVISIONS:  
 1-8-2024 REVISED PER CLIENT

**1 SECOND FLOOR PLAN**  
 A-104 SCALE: 1/4" = 1'-0"



LICENSE NO: 082844

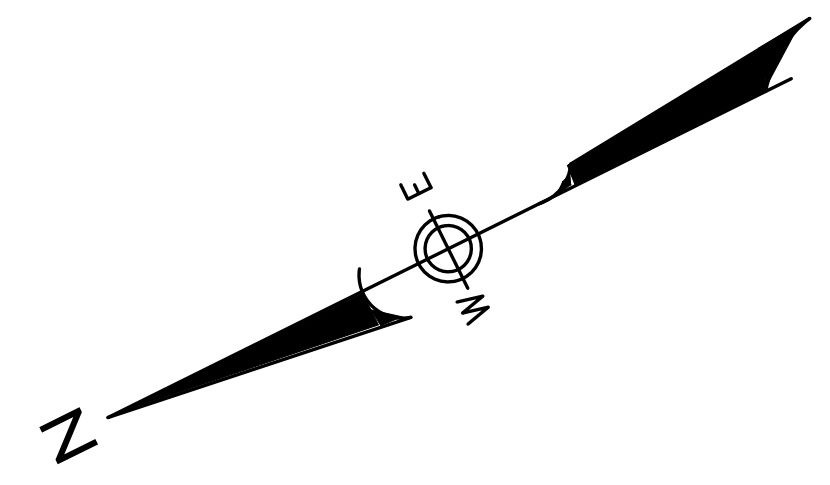
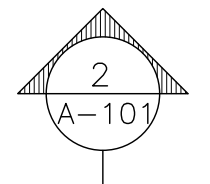
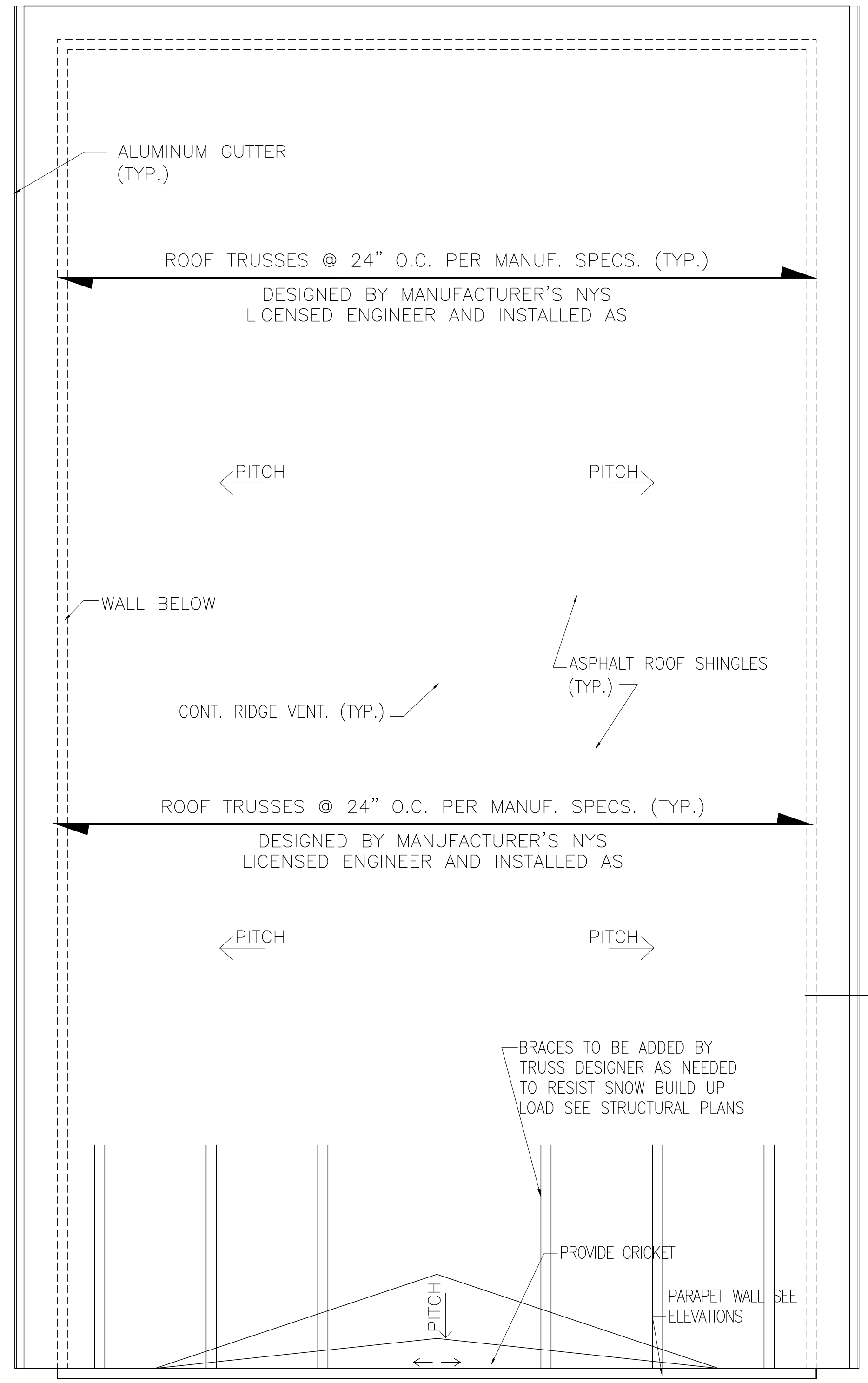
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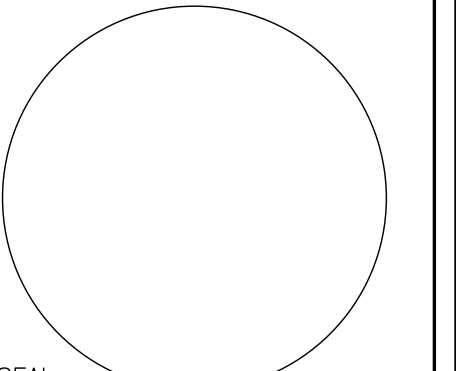
REVISIONS:  
1-8-2024 REVISED PER CLIENT



**3 ROOF OVERFRAME DETAIL**  
SCALE: 3/8" = 1'-0"

**4 STAIR DETAIL**  
SCALE: 3/4" = 1'-0"

**1 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



SEAL  
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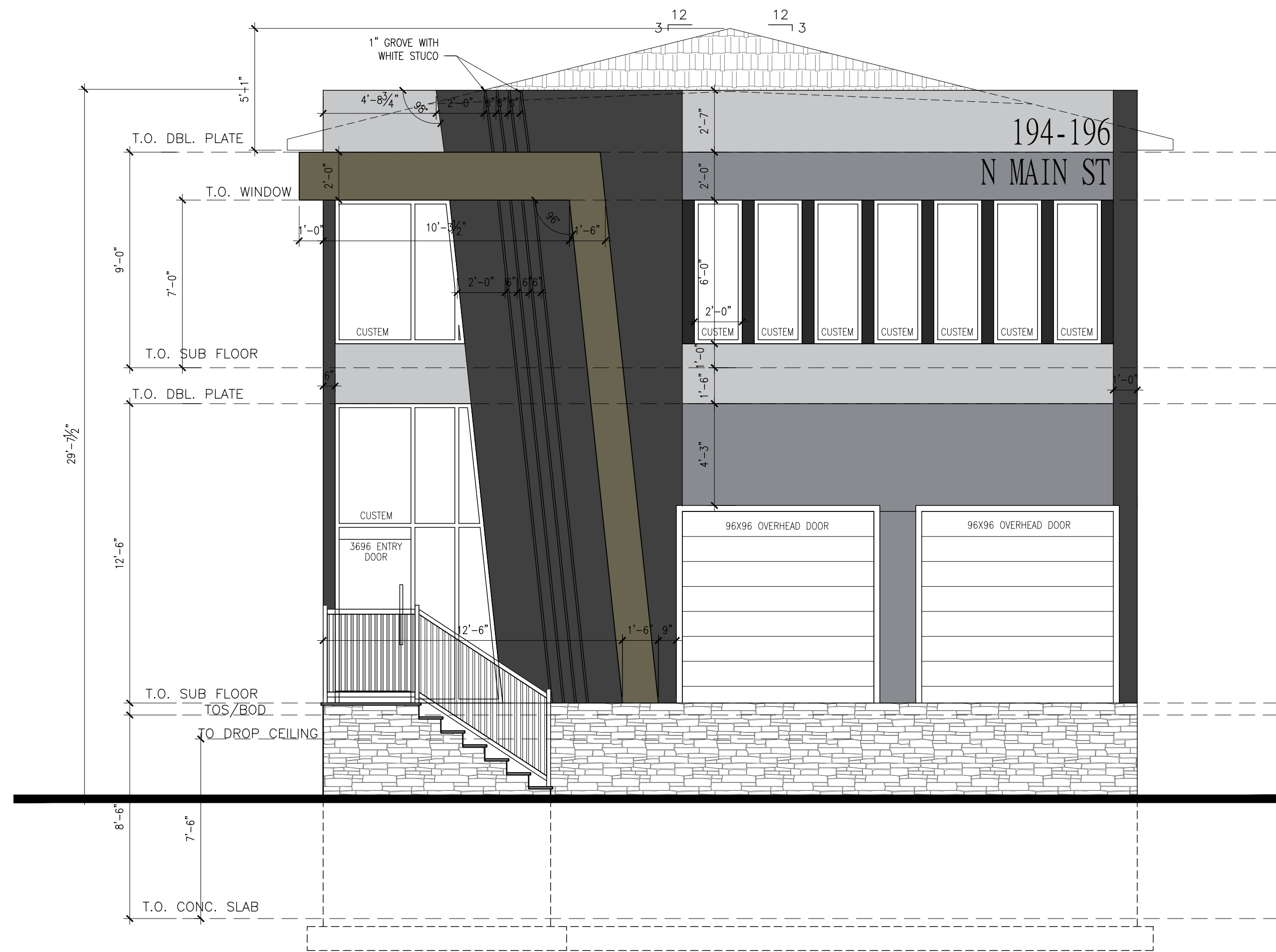
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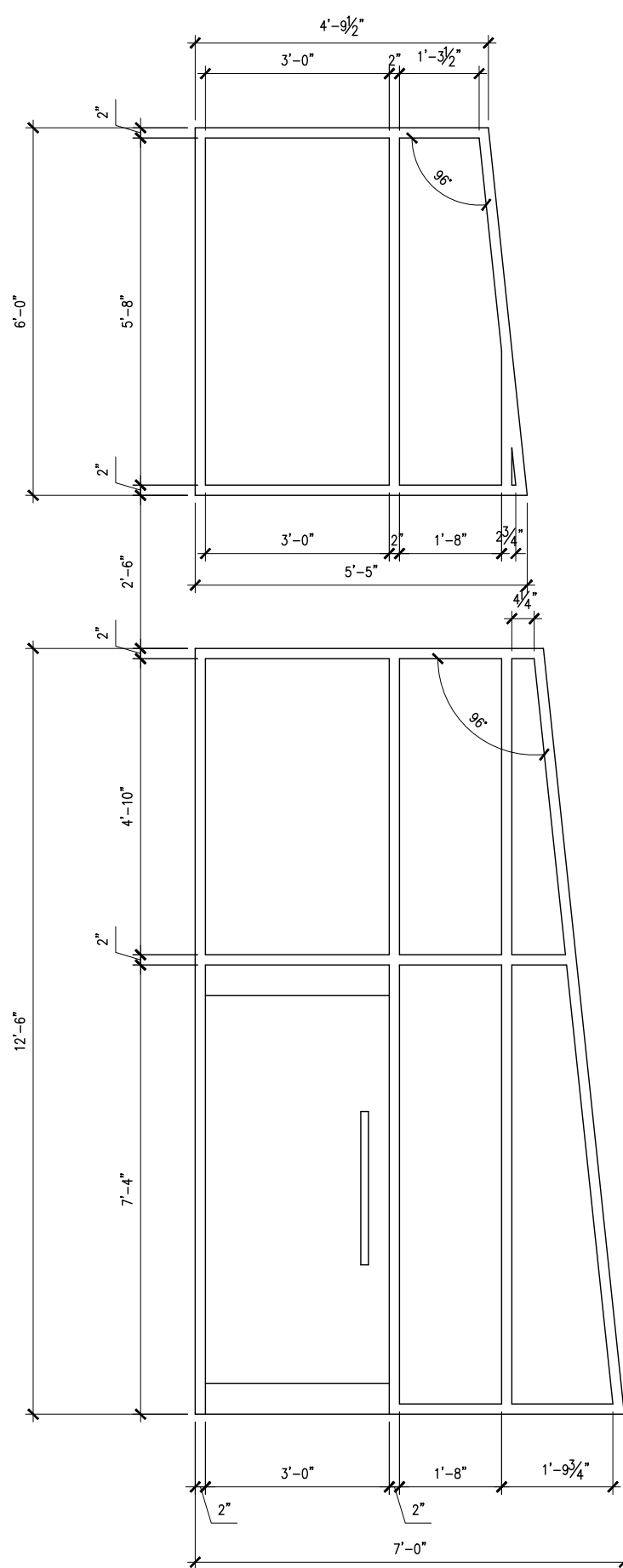
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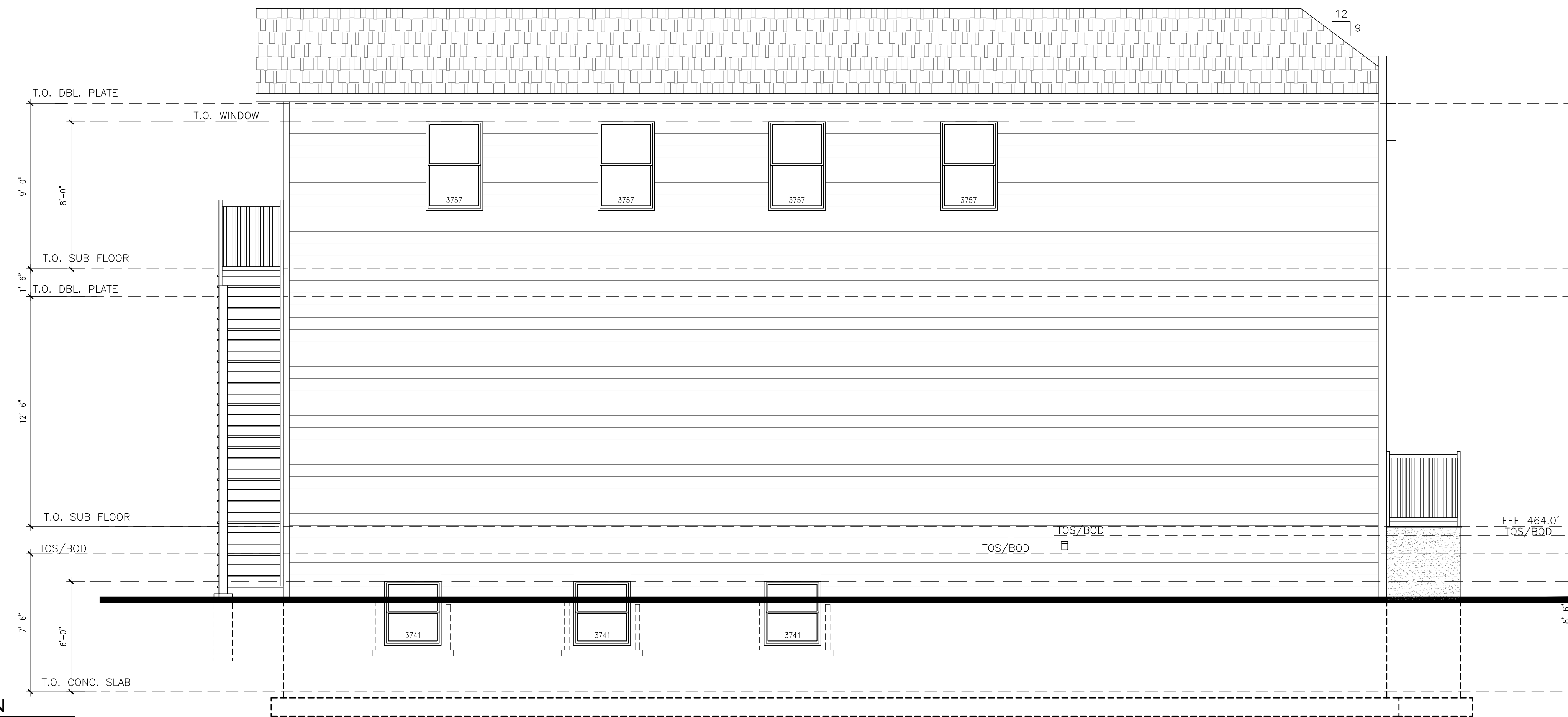
**A-201**



**1 FRONT (WEST) ELEVATION**  
A-201 SCALE: 1/4" = 1'-0"



**3 CUSTOM WINDOW ELEVATION**  
A-201 SCALE: 3/8" = 1'-0"



**2 LEFT (NORTH) ELEVATION**  
A-201 SCALE: 1/4" = 1'-0"

**3 TRUSS SIGNS**  
A-201 SCALE: NTS

**4 FDC CONNECTION**  
A-201 SCALE: NTS

