

RT ENVIRONMENTAL SERVICES OUTLINE

THE FOLLOWING IS AN OUTLINE OF THE RECOMMENDATIONS FOUND WITHIN THE PHASE I ENVIRONMENTAL SITE ASSESSMENT PREPARED BY RT ENVIRONMENTAL SERVICES INC. DATED DECEMBER 10, 2017.

RT ENVIRONMENTAL RECOMMENDS COLLECTING ONE (1) SURFACE SOIL SAMPLE FROM THE AREA AROUND AN EXISTING 55 GALLON DRUM. THE SOIL SAMPLE SHALL BE ANALYZED FOR FULL TARGET COMPOUND LIST (TARGET ANALYTE LIST (TCL) TAL) PARAMETERS ALONG WITH EXTRACTABLE PETROLEUM HYDROCARBONS (EPH CATEGORY 2). THE 55 GALLON DRUM SHALL BE REMOVED FROM THE PROPERTY.

RT ENVIRONMENTAL RECOMMENDS COLLECTING ONE (1) SOIL SAMPLE IN THE AREA OF AN EXISTING 15' WIDE X 10' LONG X 8' HIGH WASTE PILE CONSISTING OF 20 TIRES, PLASTIC AND BROKEN GLASS. THE SOIL SAMPLE SHALL BE ANALYZED FOR TCL (TAL) PARAMETERS AND EPH CATEGORY 3 WASTE PILE SHALL BE REMOVED FROM THE PROPERTY.

RT ENVIRONMENTAL RECOMMENDS THE COLLECTION OF UP TO THREE (3) SOIL SAMPLES IN THE AREA OF AN EXISTING 80' WIDE X 50' LONG (4,000 SF) DIRT MOUND CONTAINING PIECES OF ASPHALT AND CONCRETE DEBRIS. THE SOIL SAMPLES SHALL BE ANALYZED FOR TCL (TAL) PARAMETERS AND EPH CATEGORY 2 WASTE PILE TO BE REMOVED FROM THE PROPERTY.

**EDA**  
 Engineers  
 Designers  
 Architects  
 Planners  
 P.A.

EDUCATION: MAJOR SITE PLAN  
 BLOCK 5004 LOT 1, BLOCK 5004 LOT 2, BLOCK 5004 LOT 3, BLOCK 5004 LOT 4, BLOCK 5004 LOT 5, BLOCK 5004 LOT 6, BLOCK 5004 LOT 7, BLOCK 5004 LOT 8, BLOCK 5004 LOT 9, BLOCK 5004 LOT 10, BLOCK 5004 LOT 11, BLOCK 5004 LOT 12, BLOCK 5004 LOT 13, BLOCK 5004 LOT 14, BLOCK 5004 LOT 15, BLOCK 5004 LOT 16, BLOCK 5004 LOT 17, BLOCK 5004 LOT 18, BLOCK 5004 LOT 19, BLOCK 5004 LOT 20, BLOCK 5004 LOT 21, BLOCK 5004 LOT 22, BLOCK 5004 LOT 23, BLOCK 5004 LOT 24, BLOCK 5004 LOT 25, BLOCK 5004 LOT 26, BLOCK 5004 LOT 27, BLOCK 5004 LOT 28, BLOCK 5004 LOT 29, BLOCK 5004 LOT 30, BLOCK 5004 LOT 31, BLOCK 5004 LOT 32, BLOCK 5004 LOT 33, BLOCK 5004 LOT 34, BLOCK 5004 LOT 35, BLOCK 5004 LOT 36, BLOCK 5004 LOT 37, BLOCK 5004 LOT 38, BLOCK 5004 LOT 39, BLOCK 5004 LOT 40, BLOCK 5004 LOT 41, BLOCK 5004 LOT 42, BLOCK 5004 LOT 43, BLOCK 5004 LOT 44, BLOCK 5004 LOT 45, BLOCK 5004 LOT 46, BLOCK 5004 LOT 47, BLOCK 5004 LOT 48, BLOCK 5004 LOT 49, BLOCK 5004 LOT 50, BLOCK 5004 LOT 51, BLOCK 5004 LOT 52, BLOCK 5004 LOT 53, BLOCK 5004 LOT 54, BLOCK 5004 LOT 55, BLOCK 5004 LOT 56, BLOCK 5004 LOT 57, BLOCK 5004 LOT 58, BLOCK 5004 LOT 59, BLOCK 5004 LOT 60, BLOCK 5004 LOT 61, BLOCK 5004 LOT 62, BLOCK 5004 LOT 63, BLOCK 5004 LOT 64, BLOCK 5004 LOT 65, BLOCK 5004 LOT 66, BLOCK 5004 LOT 67, BLOCK 5004 LOT 68, BLOCK 5004 LOT 69, BLOCK 5004 LOT 70, BLOCK 5004 LOT 71, BLOCK 5004 LOT 72, BLOCK 5004 LOT 73, BLOCK 5004 LOT 74, BLOCK 5004 LOT 75, BLOCK 5004 LOT 76, BLOCK 5004 LOT 77, BLOCK 5004 LOT 78, BLOCK 5004 LOT 79, BLOCK 5004 LOT 80, BLOCK 5004 LOT 81, BLOCK 5004 LOT 82, BLOCK 5004 LOT 83, BLOCK 5004 LOT 84, BLOCK 5004 LOT 85, BLOCK 5004 LOT 86, BLOCK 5004 LOT 87, BLOCK 5004 LOT 88, BLOCK 5004 LOT 89, BLOCK 5004 LOT 90, BLOCK 5004 LOT 91, BLOCK 5004 LOT 92, BLOCK 5004 LOT 93, BLOCK 5004 LOT 94, BLOCK 5004 LOT 95, BLOCK 5004 LOT 96, BLOCK 5004 LOT 97, BLOCK 5004 LOT 98, BLOCK 5004 LOT 99, BLOCK 5004 LOT 100.

FRANKLIN TOWNSHIP, GLoucester COUNTY, NEW JERSEY

**STEVEN L. FILIPPONE**  
 PROFESSIONAL ENGINEER  
 NJ P.E. LIC. 120208

REV. AD PORTA POTY UNIT 5/22/20

REV. PER APPLICANT 1/15/20

REV. PER TRAFFIC ENGINEER 1/15/20

REV. AS PER TOWNSHIP ENGINEER 7/11/18

REVISIONS

**EDA**

DATE: 4/15/20 DRAWN BY: PLS

SCALE: 1" = 40' CHECKED BY: WPT

PROJECT: 785 SHEET: 3 OF 10

# MAJOR SITE PLAN

EDA engineers - landscape architects - planners

EXHIBIT "C8" Page

**CHAPTER 1 - USE GROUP CLASSIFICATION**

- 101.1.1 GROUP BUILDINGS AND TENANT SPACES A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.
- 101.1.2 ACCESSIBLE USE INTENDED FOR RECREATION OR AMUSEMENT NOT CLASSIFIED ELSEWHERE IN GROUP A.
- 101.1.3 PROPOSED OCCUPANT LOAD IS LESS THAN OR EQUAL TO THE BELOW.

**CHAPTER 2 - TYPE OF CONSTRUCTION**

**VB CONSTRUCTION**

1. ALL EXTERIOR WALLS AND PARTITIONS WITH GROUND FLOOR AT ALL UNITS AND VERTICAL SHEATHED WALLS AT VERTICAL UNITS.

**CHAPTER 3 - GENERAL BUILDING HEIGHTS AND AREAS**

**PROPOSED**

1. AREA	2. JOBS
1ST FLOOR (ENCLOSED, NOT WALLED AREAS)	NOT INCLUDING COURTYARD AND COVERED AREAS
2. FLOOR AREA	3. FLOOR AREA
TOTAL	4. TOTAL
5. HEIGHT	6. HEIGHT
7. NUMBER OF STORIES	8. STORIES
9. VOLUME	10. VOLUME

**ALLOWABLE HEIGHTS FOR USE GROUP B VB CONSTRUCTION TYPE - STORES 1.5M SPRINKLERED**

1. AREA - TABLE 101.1	2. HEIGHT - TABLE 101.1
3. NUMBER OF STORIES - TABLE 101.1	4. VOLUME - TABLE 101.1

**CHAPTER 4 - INTERIOR FINISHES**

**NON-SPRINKLERED USE GROUP B**

TABLE 101.1 - INTERIOR FINISHES REQUIREMENTS

1. INTERIOR FINISHES

2. CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMP

3. ROOMS AND ENCLOSED SPACES

101.4.1 TEST REQUIREMENT - COMPLY WITH DOA-FM 701 TESTS FOR PART 101.4.1 OR WITH TESTS 101.4.1.1

101.4.2 USE PRIMARY ENCLOSURES, EXIT PASSAGEWAYS, CORRIDORS, ETC. NO CORRIDORS OF INTERIOR EXIT STAIRS AREA PROPOSED AS PART OF THIS PROJECT IS NOT APPLICABLE.

**CHAPTER 5 - FIRE PROTECTION SYSTEMS**

SECTION 501 - AUTOMATIC SPRINKLERS - NOT REQUIRED FOR 2 STORY VB B USE BUILDING.

SECTION 502 - A MANUAL FIRE ALARM SYSTEM SHALL BE USED IN GROUP B OCCUPANCIES WHERE THE OCCUPANT LOAD IS 50 OR MORE ON ALL LEVELS AND/OR THE OCCUPANT LOAD IS MORE THAN 100 ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.

**CHAPTER 6 - MEANS OF EGRESS**

TABLE 100.2

1. 100.1.2 - WHERE AN INTENDED FUNCTION IS NOT LISTED IN THE TABLE, THE BUILDING OFFICIAL SHALL EVALUATE A FUNCTION BASED ON A LISTED FUNCTION THAT MOST NEARLY RESEMBLES THE INTENDED USE.

2. PAINTBALL GAMING USE NOT LISTED. THESE ARE NO SIMILAR USES TO THE OWNER UNLESS NUMBER OF PEOPLE PER USE IS GAMING USE. GAMING OR OVERSEEN BY ON-SITE RELEASER.

3. FOR OVERALL OCCUPANCY A FIGURE OF 100 SF PER OCCUPANT IS PROPOSED.

4. OCCUPANT LOAD

1ST FLOOR	1.50 SF USABLE / 100 SF PER OCC.	19 OCCUPANTS
2ND FLOOR	1.50 SF USABLE / 100 SF PER OCC.	19 OCCUPANTS
TOTAL		38 OCCUPANTS

5. SEE CODE PLANS FOR LOCATIONS, ARRANGEMENT, DISTANCES AND SIZES OF MEANS OF EGRESS AND EXITS.

SECTION 100.4 - MEANS OF EGRESS DOING

1. STAIRWAYS - 6 INCH PER OCCUPANT

2. OTHER EGRESS COMPONENTS - 6 INCH PER OCCUPANT

SECTION 100.5 - TO EXIT OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF TRAVEL DISTANCE EXCEEDS THAT LISTED IN TABLE 100.2.1

1. TABLE 100.2.1 - E USE (NON-SPRINKLERED) MAX. LOAD OF SPACE - 44 - 72 FEET

2. TABLE 100.2.1 - B USE (NON-SPRINKLERED) MAX. LOAD OF SPACE - 44 - 72 FEET

3. MEANS OF EGRESS ARE PROPOSED FROM EACH LEVEL. SEE CODE PLANS.

SECTION 100.6 - MEANS OF EGRESS ILLUMINATION

100.6.1 - THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THE ROOM OR SPACE OCCURS.

100.6.2 - IN THE EVENT OF POWER FAILURE IN BUILDINGS THAT REQUIRE ONE OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

1. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS
2. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS
3. EXIT PASSAGEWAYS
4. VESTIBULES
5. EXTERIOR LANDINGS AS REQUIRED BY SECTION 101.11.1

SECTION 100.7 - ACCESSIBLE MEANS OF EGRESS - ACCESSIBLE SPACES SHALL BE PROVIDED WITH NO LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

SECTION 101.1 - EXTERIOR AREAS

101.1.2 - OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED TO THAT WATER SHALL NOT ACCUMULATE ON WALKING SURFACES.

SECTION 101.3 - EXIT ACCESS TRAVEL DISTANCE

TABLE 101.2 - EXIT ACCESS TRAVEL DISTANCE - B USE WITHOUT SPRINKLER - 205 FEET

SECTION 101.9 - EXIT ACCESS STAIRWAYS AND RAMPS

ENCLOSURE NOT REQUIRED WHERE ONLY CONNECTING 2 STORES.

**CHAPTER 11 - ACCESSIBILITY**

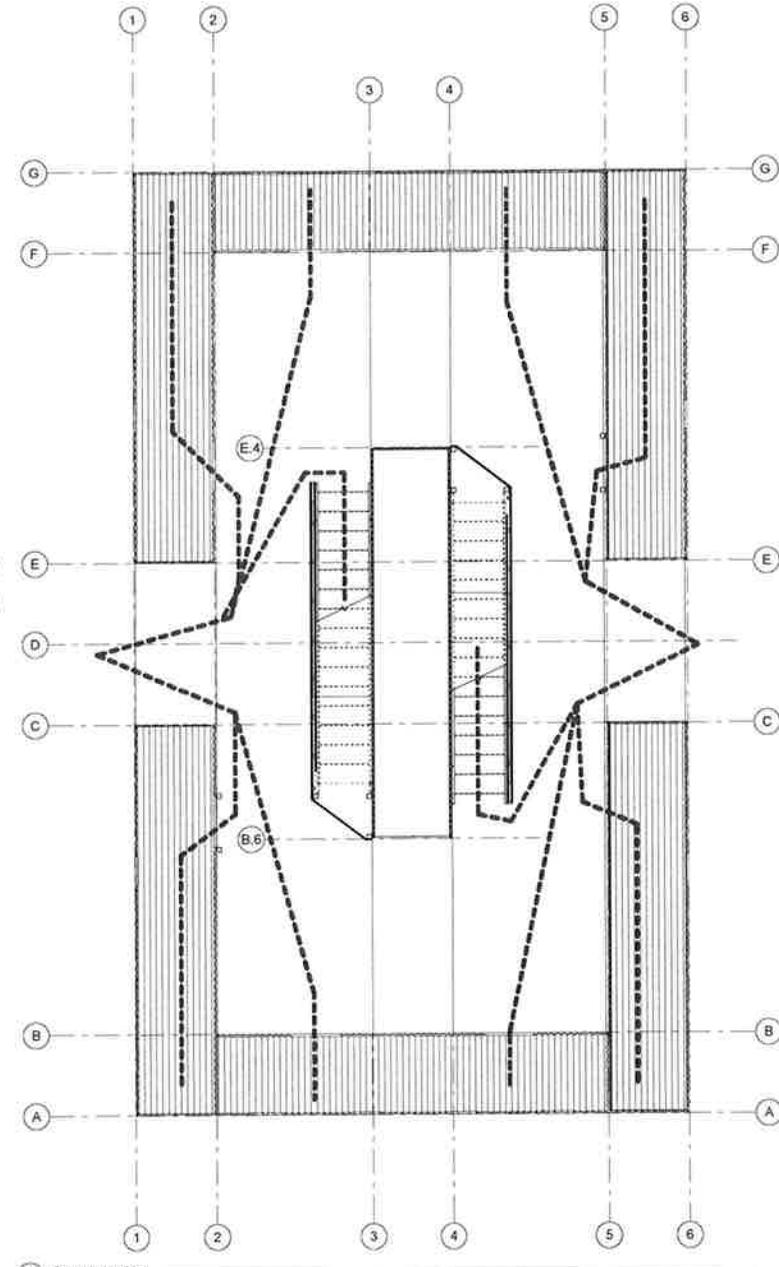
SECTION 11.01 - ACCESSIBLE ROUTES

1. MULTILEVEL (NON-RESIDENTIAL BUILDING)

11.01.1 - THERE SHALL BE A MINIMUM OF ONE ACCESSIBLE ROUTE FROM EACH ACCESSIBLE ENTRANCE TO THE BUILDING FOR EACH ACCESSIBLE PORTION OF THE BUILDING ON ALL LEVELS. THERE SHALL BE NO MORE THAN ONE ACCESSIBLE ROUTE FROM EACH ACCESSIBLE ENTRANCE TO EACH ACCESSIBLE PORTION OF THE BUILDING ON ALL LEVELS. THERE SHALL BE NO MORE THAN ONE ACCESSIBLE ROUTE FROM EACH ACCESSIBLE PORTION OF THE BUILDING TO EACH ACCESSIBLE ENTRANCE.

SECTION 11.02 - RECREATIONAL FACILITIES

11.02.1 - RECREATIONAL FACILITIES SHALL BE ACCESSIBLE TO ALL PORTIONS OF EACH TYPE OF PORTION SHALL BE ACCESSIBLE AND BE ON AN ACCESSIBLE ROUTE.



SEE STRUCTURAL DRAWINGS PREPARED BY OTHERS FOR INFORMATION ON FOUNDATIONS AND UNIT SUPPORTS

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J.W. PEDERSEN ARCHITECT, INC. VINELAND, NJ

PINNACLE PAINT BALL

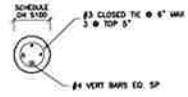
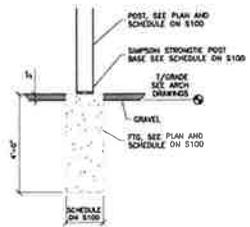
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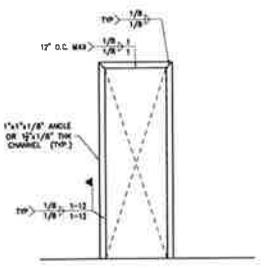
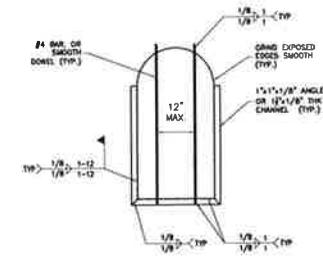
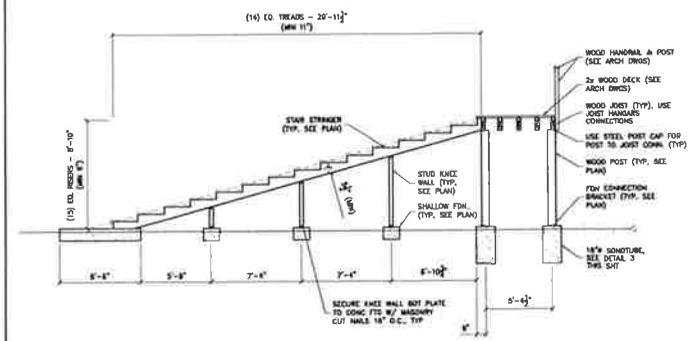
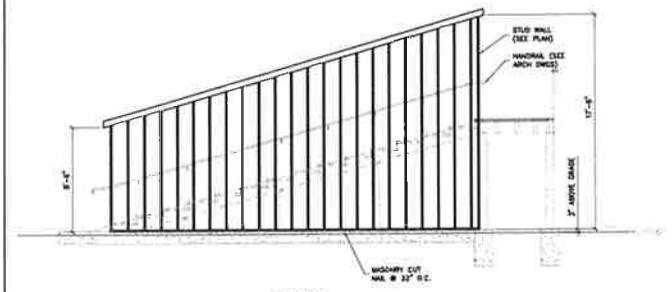
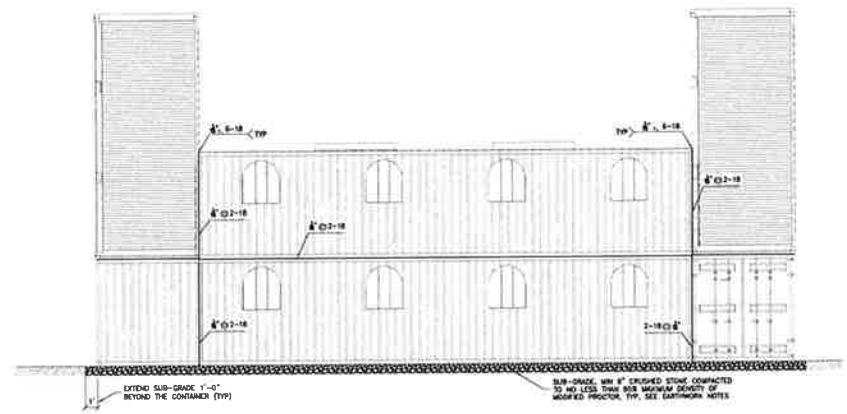
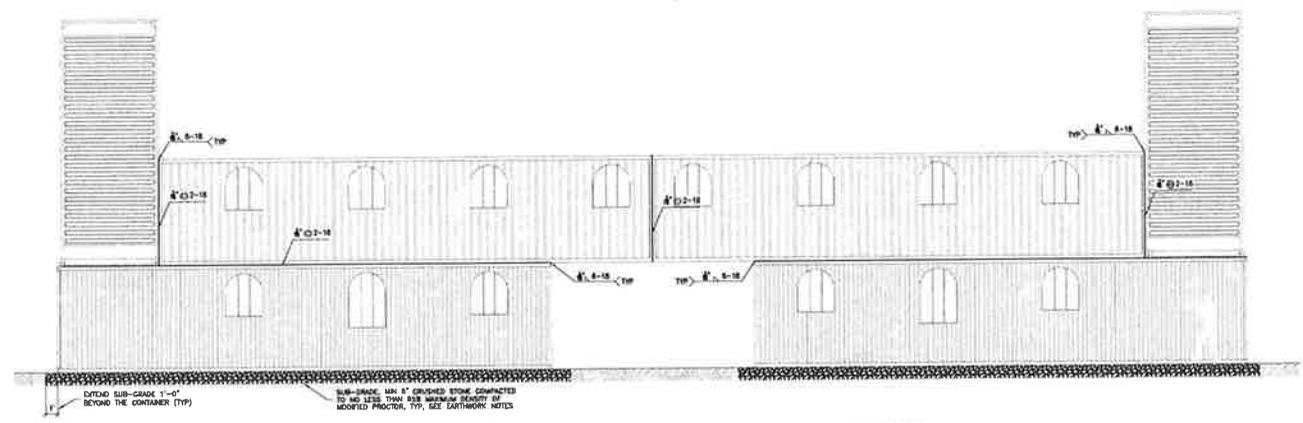
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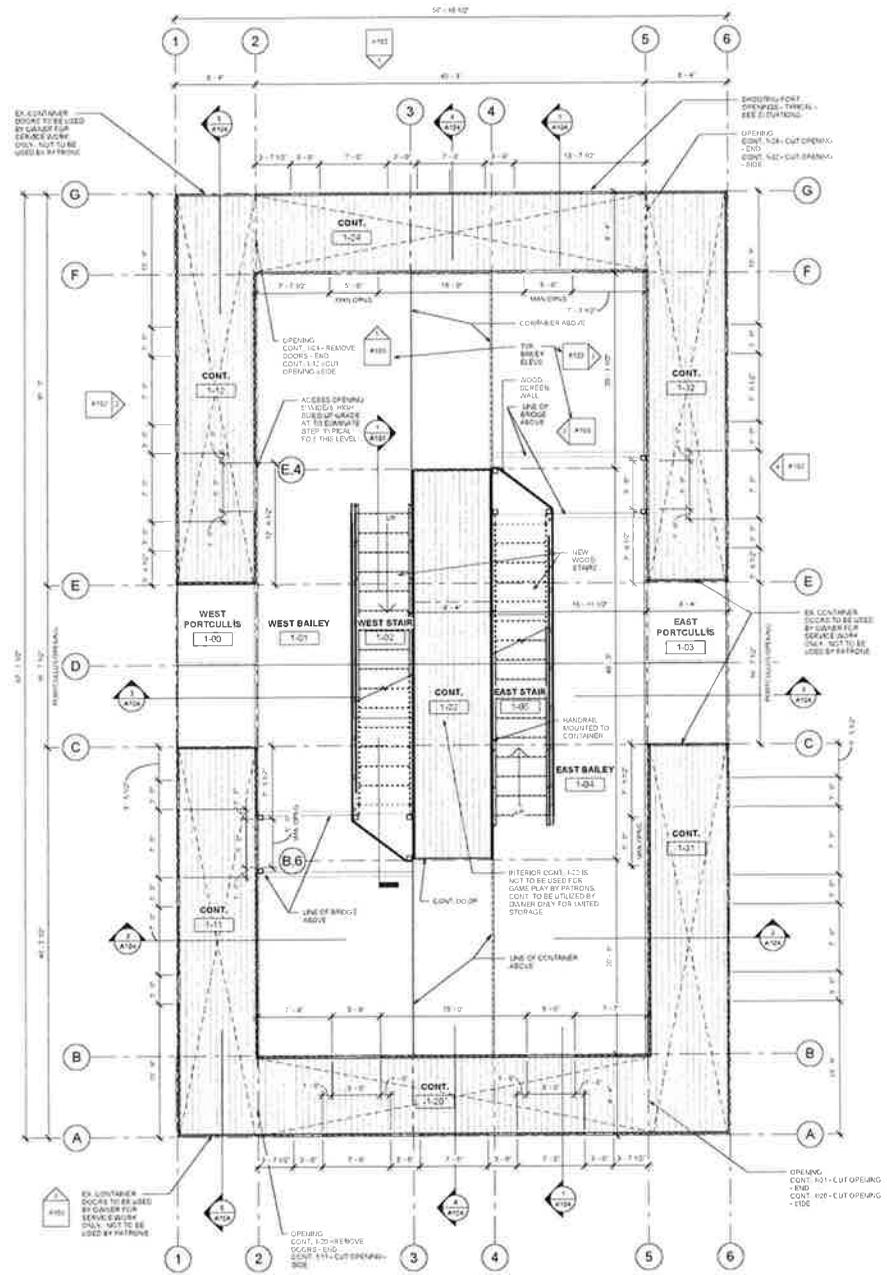
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 ARCHITECT PC  
 VINELAND, NJ

PAINT BALL CASTLE  
**PINNACLE PAINT BALL**  
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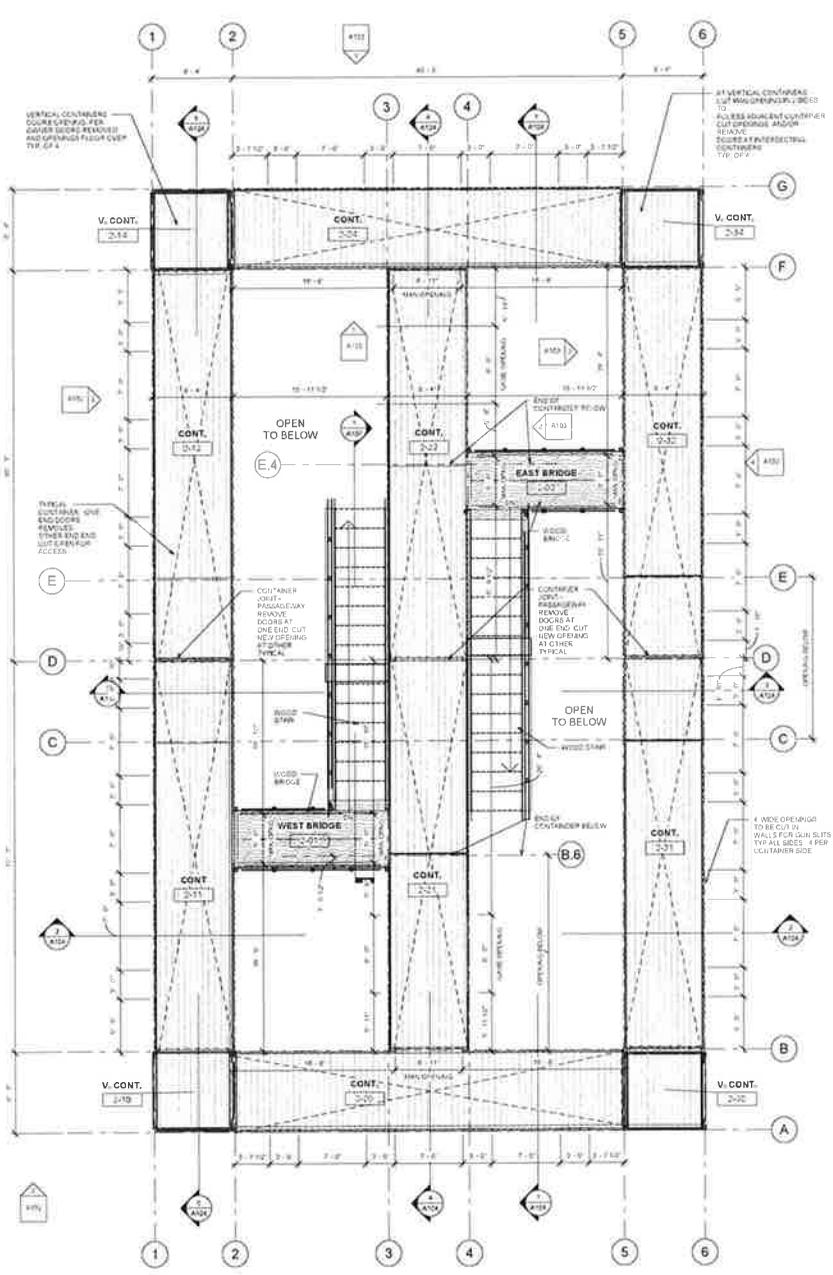
RPM ENGINEERING LLC  
 800 JESSUP ROAD  
 SUITE 202  
 WEST DEPTFORD, NJ 08093  
 1700 FIVE ASH  
 ALCOA, PA 18821-7000

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**S200**



1 GROUND FLOOR  
3/8" = 1'-0"



2 UPPER LEVEL  
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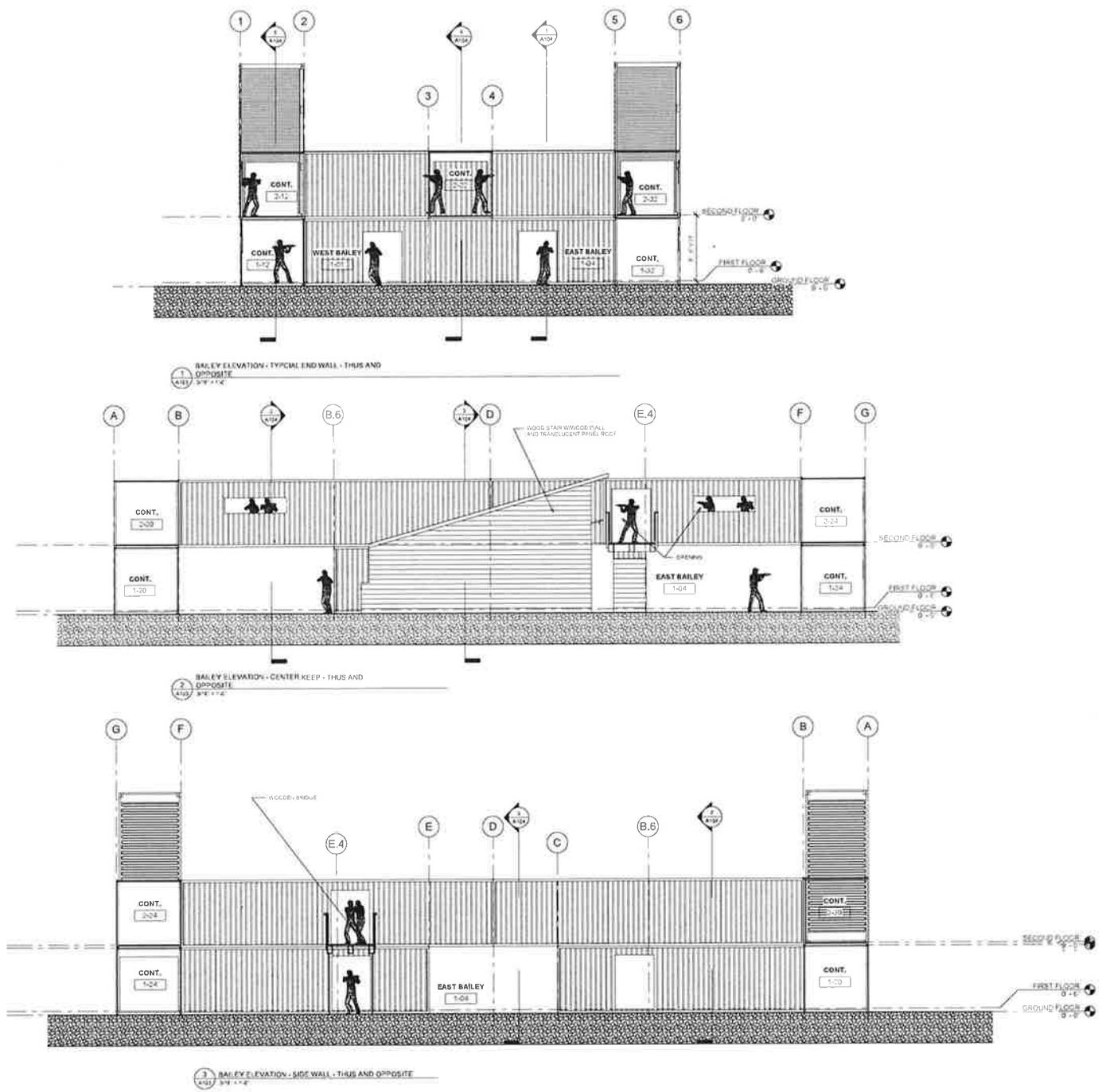
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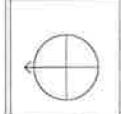


NO.	DATE	DESCRIPTION

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J.W. PEDERSEN, R.A. N.J. LIC. 216000000  
109 EAST PARK AVENUE, VINELAND, NJ 08360  
856.692.5622, 856.692.5623  
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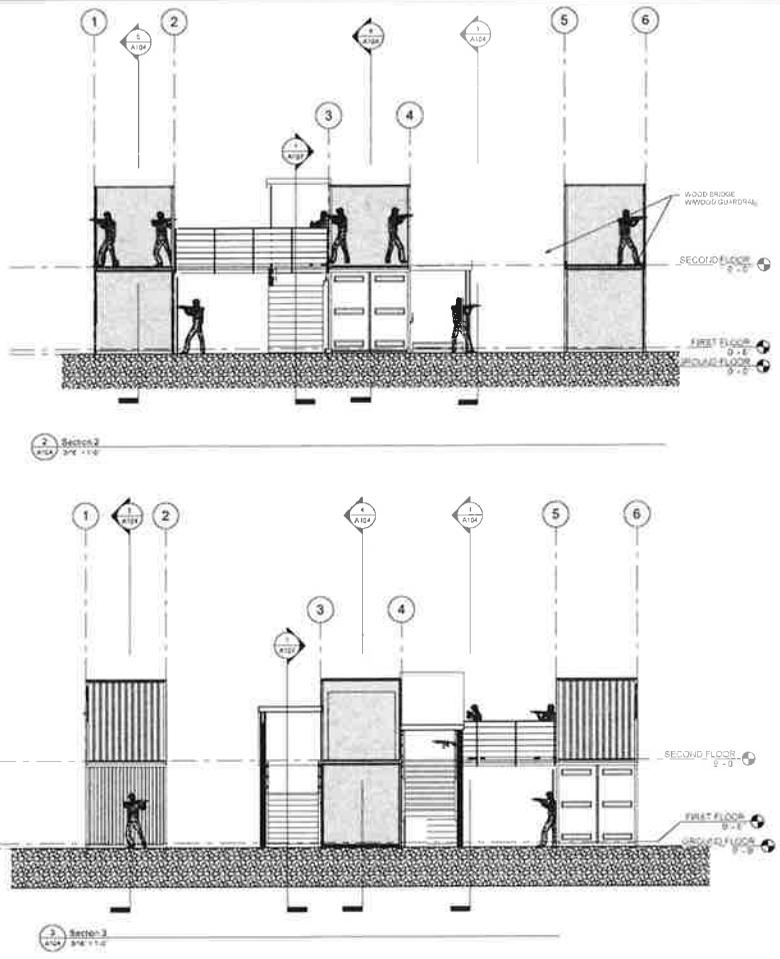
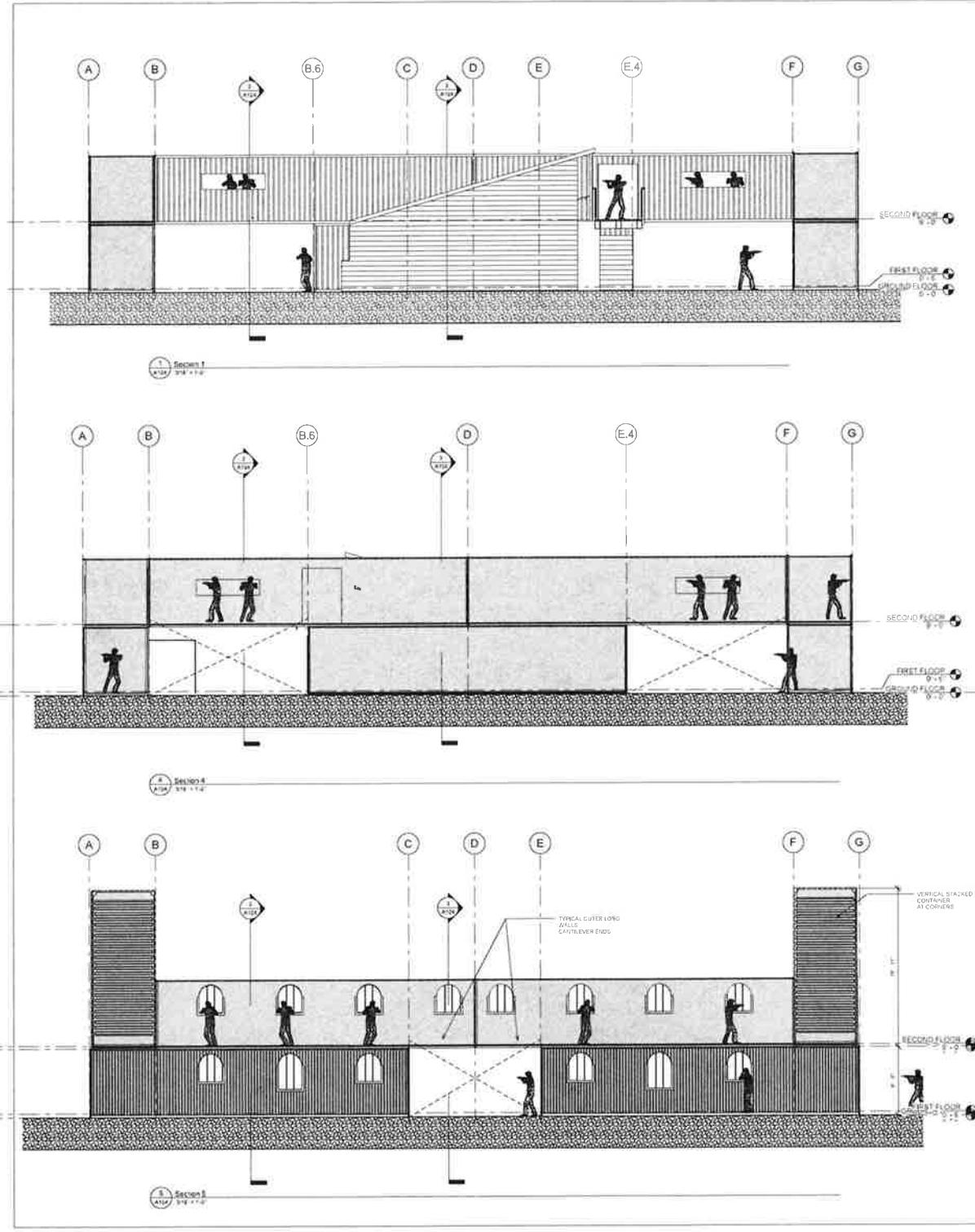
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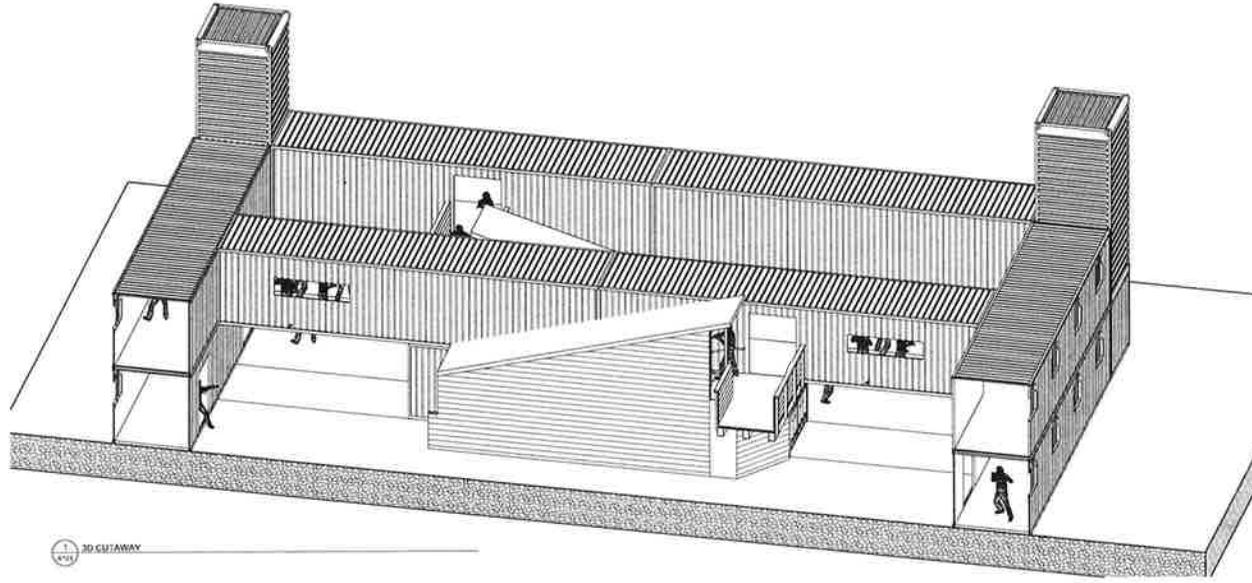
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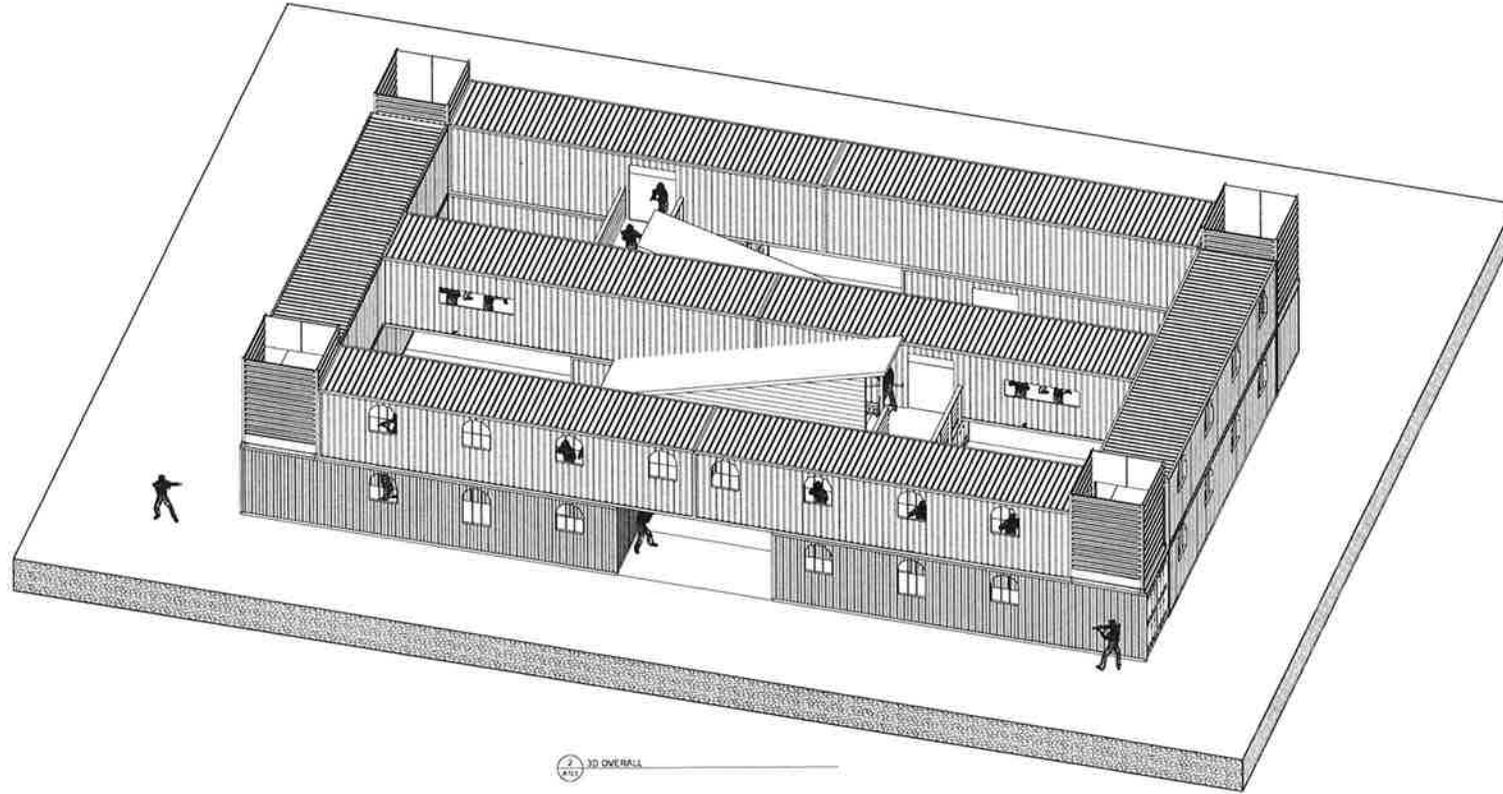
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DATE: 10/11/11  
SCALE: AS SHOWN  
DRAWN BY: JWP  
CHECKED BY: JWP  
DATE: 10/11/11

AI04



1 3D CUTAWAY



2 3D OVERALL

DATE	DESCRIPTION

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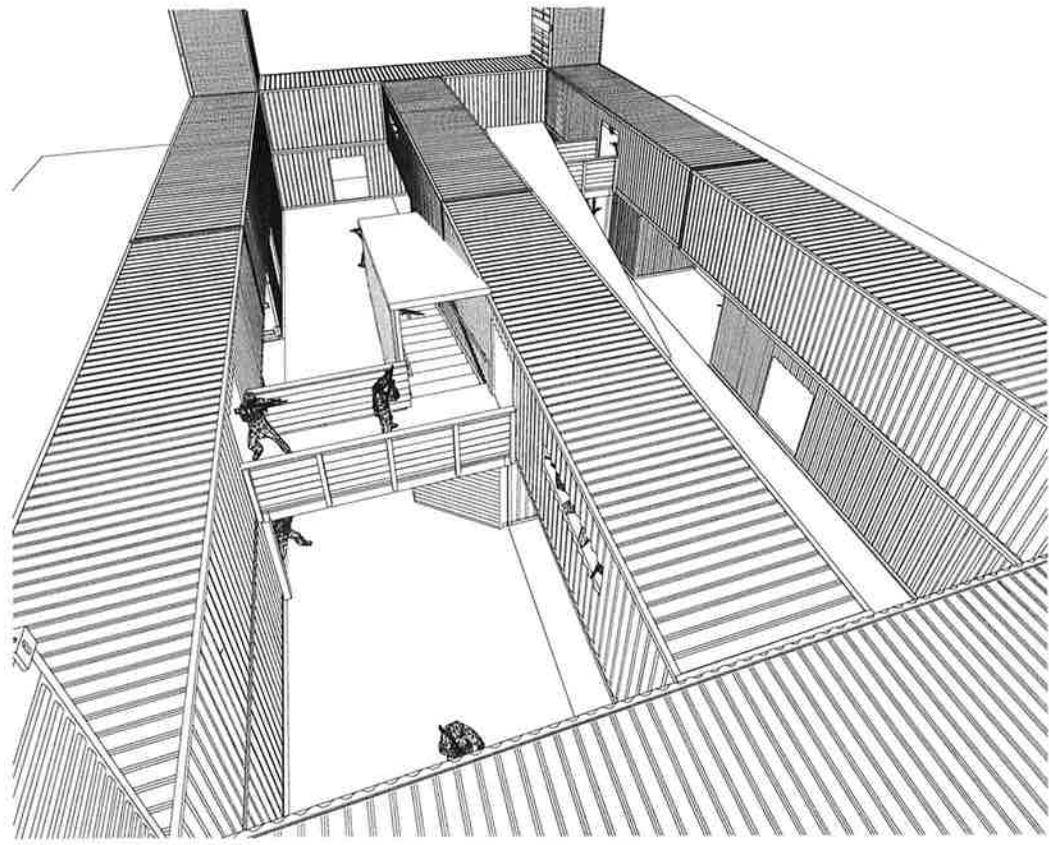
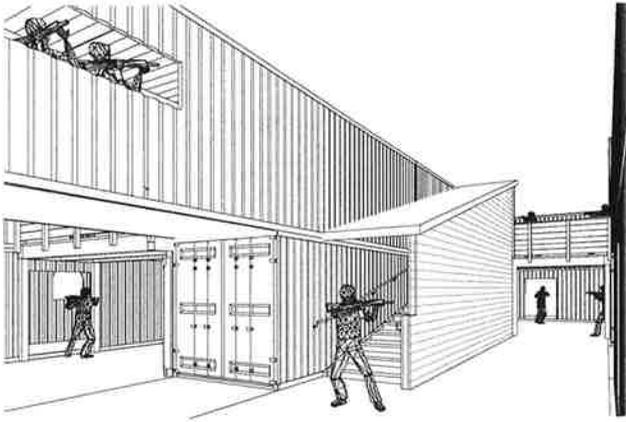
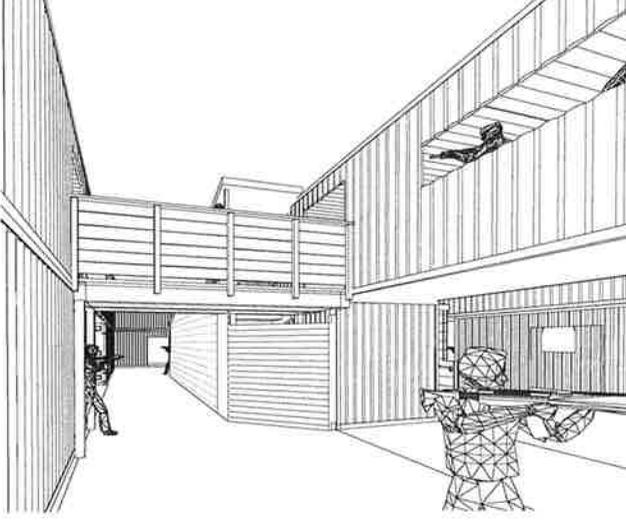
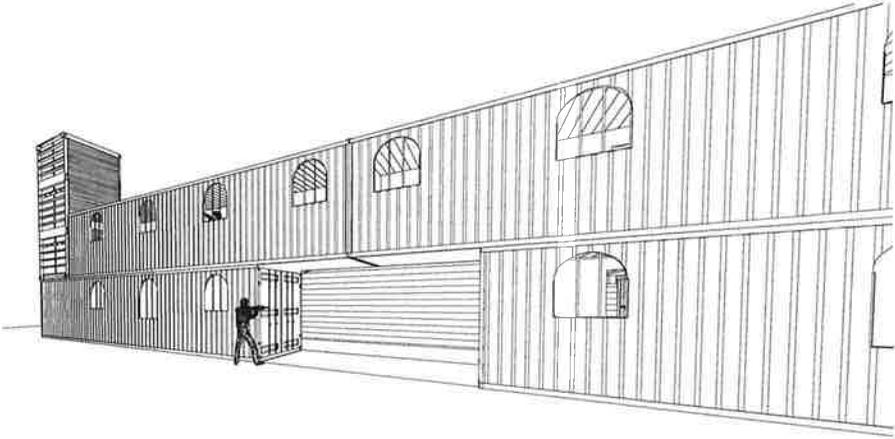
PAINT BALL CASTLE  
**PINNACLE PAINT BALL**  
DELSEA DRIVE, FRANKLINVILLE, NJ



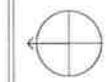
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EXHIBIT "C9" Page 9



AI06

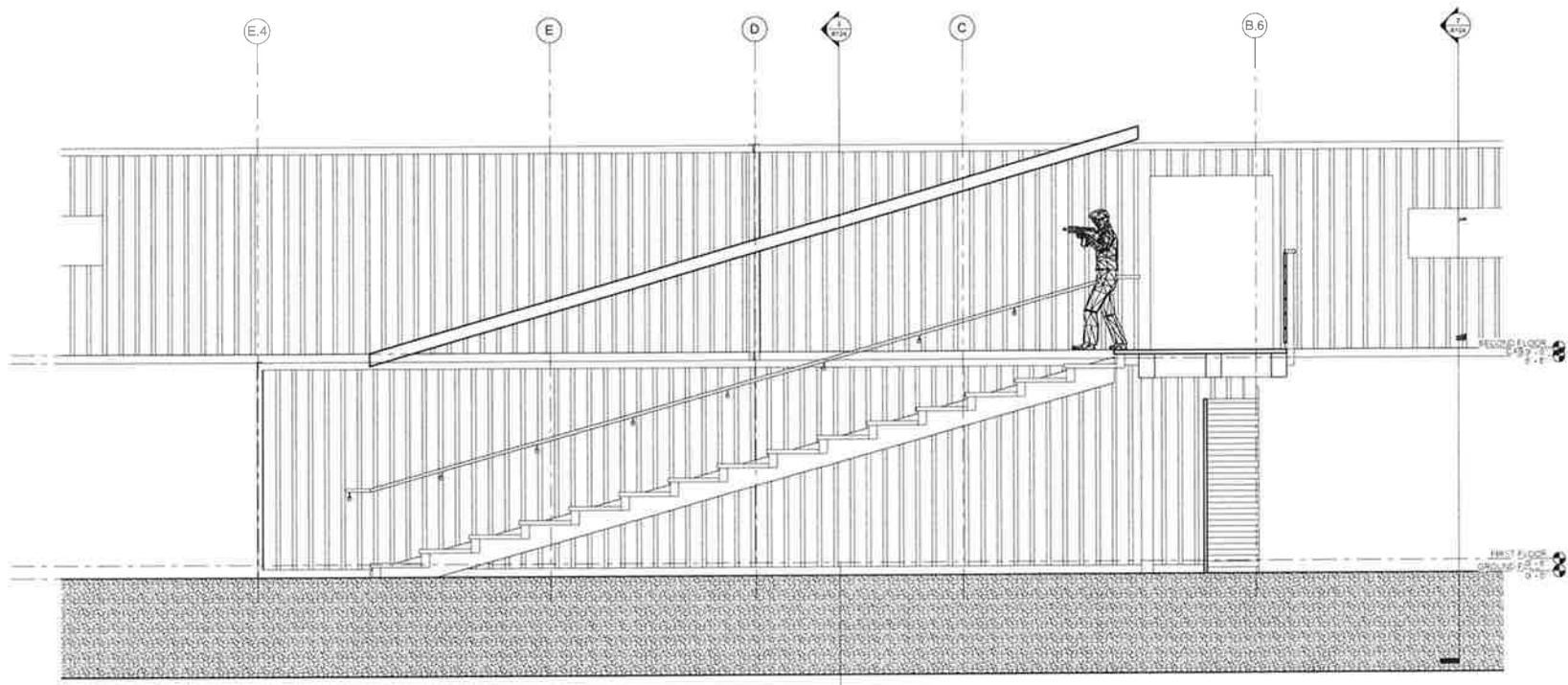


PINNACLE PAINT BALL  
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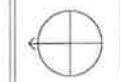
EXHIBIT "C9" Page 10



Section 6  
1/2" = 1'-0"

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SCALE	
DATE	

AI07



PAIN T BALL CASTLE  
**PINNACLE PAINT BALL**  
 DIESEA DRIVE, FRANKLINVILLE, NJ

J.W. PEDERSEN  
**ARCHITECT P.C.**  
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EDUCATIONAL COMMERCIAL  
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May 12, 2020

Mr. John Pedersen, RA  
J.W. Pedersen Architect  
199 E. Park Avenue  
Vineland, NJ

Re: Professional Structural Engineering Design Services  
Pinnacle Paintball Castle  
Delsea Drive  
Franklinville, NJ

Dear Mr. Pedersen:

Please allow this correspondence to represent RPM Engineering LLC (RPM) certification that the paintball castle welded connections between the shipping containers contained in the attached construction drawings are correctly detailed in accordance with our structural calculations, enclosed, prepared by RPM Engineering LLC.

Construction drawings included as part of this certification for the paintball castle are as follows:

- SN100
- S100
- S200

All other connections not specifically designed by RPM are not part of this certification. As such, any design information not related to these connections is not certified by RPM and is the sole responsibility of the engineer of record.

If you have any questions or concerns, please do not hesitate to contact me.

For RPM Engineering LLC

Richard P. Mullen  
NJ Professional Engineer  
License # 24GE044815