



2ND AND PENNELL ST.
CHESTER, PA

PUBLIC WORKS FACILITY

ISSUED FOR
BID/PERMIT
95 % SUBMISSION

04/28/2025

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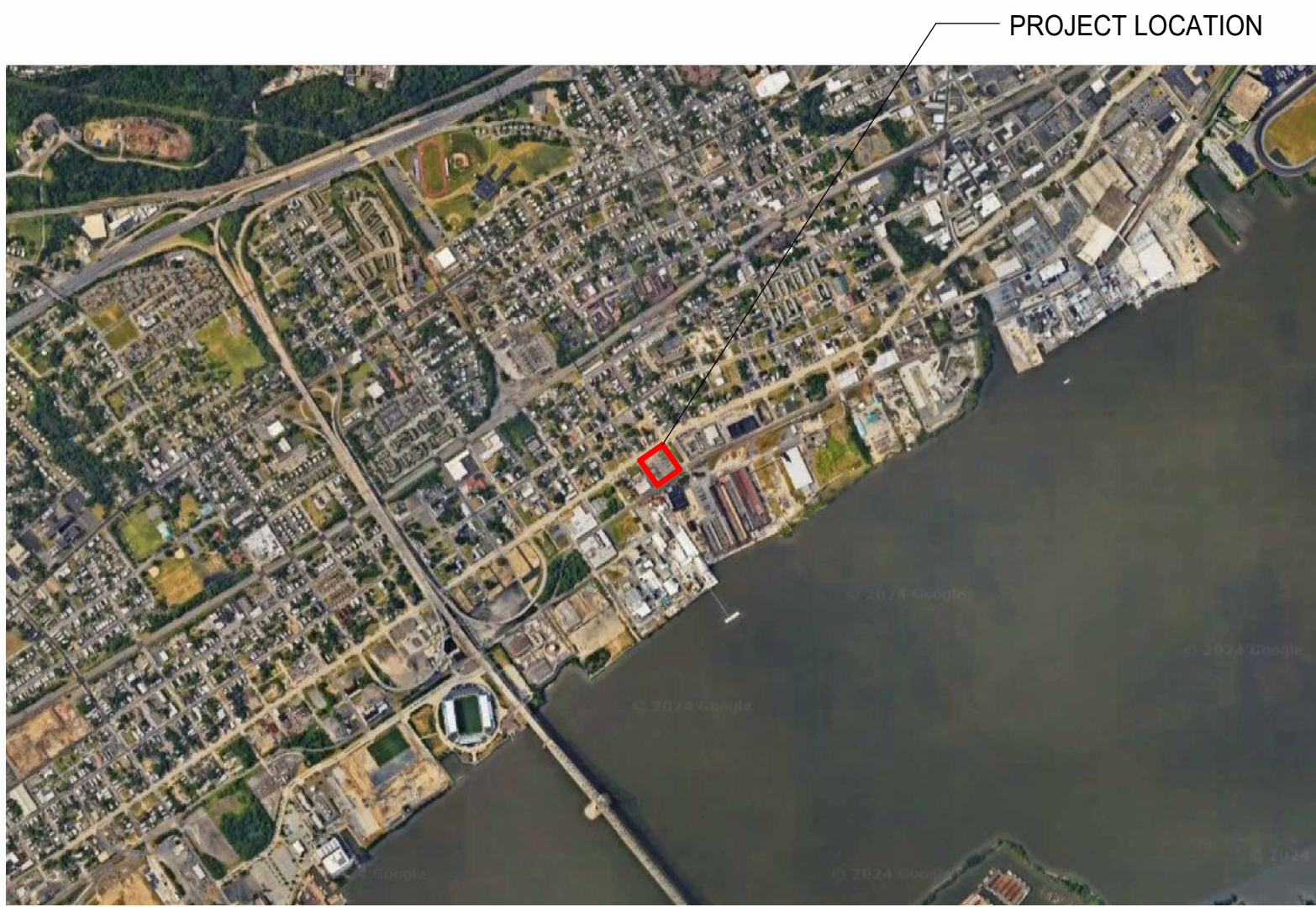
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PROJECT LOCATION MAP



DRAWING INDEX

DRAWING INDEX - WITH SCHEDULED RELEASES				DRAWING INDEX - WITH SCHEDULED RELEASES				DRAWING INDEX - WITH SCHEDULED RELEASES					
		04/28/2025 - ISSUED FOR BID/PERMIT XXXX/XXXX - ISSUED FOR ADDENDUM XXXX/XXXX - ISSUED FOR CONSTRUCTION				04/28/2025 - ISSUED FOR BID/PERMIT XXXX/XXXX - ISSUED FOR ADDENDUM XXXX/XXXX - ISSUED FOR CONSTRUCTION				04/28/2025 - ISSUED FOR BID/PERMIT XXXX/XXXX - ISSUED FOR ADDENDUM XXXX/XXXX - ISSUED FOR CONSTRUCTION			
00 - GENERAL				A105 REFLECTED CEILING PLAN - ENLARGED OFFICE				X	P102 NATURAL GAS PIPING FLOOR PLAN				X
G000	COVER SHEET	X		A106 OVERALL FLOOR FINISH PLAN				X	P103 SALT SHED PLUMBING FLOOR PLAN				
G001	CODE REVIEW	X		A107 FLOOR FINISH PLAN - ENLARGED GARAGE & ENLARGED OFFICE				X	P401 ENLARGED PLUMBING PLANS				X
G002	EGREES & LIFE SAFETY PLANS	X		A108 FF&E PLANS				X	P601 PLUMBING DETAILS				X
02 - CIVIL				A201 EXTERIOR ELEV. - OFFICE & GARAGE				X	P600 PLUMBING SCHEDULES				X
C001	COVER SHEET	X		A202 EXTERIOR ELEV. - SALT SHED				X	P901 SANITARY WASTE & VENT PIPING RISER DIAGRAM				
C002	EXISTING CONDITIONS AND DEMOLITION PLAN	X		A203 BUILDING SECTIONS				X	P902 DOMESTIC WATER PIPING & NATURAL GAS PIPING RISER DIAGRAM				X
C003	SITE PLAN	X		A301 WALL SECTIONS - GARAGE				X					
C004	GRADING PLAN	X		A302 WALL SECTIONS - OFFICE				X	07 - FIRE PROTECTION				
C005.0	UTILITIES PLAN	X		A303 WALL SECTIONS - OFFICE & GARAGE				X	F000 FIRE PROTECTION SYMBOLS, ABBREVIATIONS, LEGEND & GENERAL NOTES				X
C005.1	PROFILES	X		A304 WALL SECTIONS - GARAGE				X	F101 FIRE PROTECTION FLOOR PLAN & SCHEDULES				X
C006.0	SOIL EROSION & SEDIMENT CONTROL PLAN	X		A401 RESTROOM/LOCKER PLANS, ELEVATION & DETAILS				X	F601 FIRE PROTECTION DETAILS				
C006.1	SOIL EROSION & SEDIMENT CONTROL DETAILS	X		A403 INTERIOR ELEVATIONS - OFFICES & CONF. ROOMS				X					
C006.2	SOIL EROSION & SEDIMENT CONTROL DETAILS	X		A404 INTERIOR ELEVATIONS - OPEN AREA & BREAK ROOM				X					
C007	TRUCK MOVEMENT PLAN	X		A405 INTERIOR ELEVATIONS - LOBBY & VESTIBULE				X	08 - ELECTRICAL				
C008.0	LANDSCAPE PLAN	X		A406 INTERIOR ELEVATIONS - GARAGE AREA				X	E001 LEGEND				X
C008.1	LANDSCAPE DETAILS	X		A501 PARTITION TYPES & DETAILS				X	E002 ELECTRICAL COMCHECK				
C009.0	LIGHTING PLAN	X		A502 EXTERIOR DETAILS				X	E5002 SITE PLAN				X
C009.1	LIGHTING DETAILS	X		A503 EXTERIOR DETAILS				X	E101 POWER PLAN				X
C010.0	CONSTRUCTION DETAILS	X		A504 EXTERIOR DETAILS				X	E201 LIGHTING PLAN				X
C010.1	CONSTRUCTION DETAILS	X		A505 INTERIOR DETAILS				X	E401 FIRE ALARM PLAN				X
C010.2	CONSTRUCTION DETAILS	X		A507 MILLWORK DETAILS				X	E601 DIAGRAMS				X
C010.3	CONSTRUCTION DETAILS	X		A508 TRANSITION DETAILS				X	E701 DETAILS				X
C011	PCSM PLAN	X		A601 DOOR TYPES, SCHEDULE & DETAILS				X	E801 SCHEDULES				X
C012	EXISTING DRAINAGE MAP	X		A602 WINDOW TYPES, SCHEDULE & DETAILS				X	E802 SCHEDULES				X
C013	PROPOSED DRAINAGE MAP	X		05 - MECHANICAL									
C014	INLET DRAINAGE AREA MAP	X		M000 MECHANICAL LEGEND SHEET				X					
C015.0	PCSM NOTES AND DETAILS	X		M001 THERMAL ZONES				X					
C015.1	PCSM NOTES AND DETAILS	X		M101 1ST FLOOR HVAC PLAN				X					
C015.2	PCSM NOTES AND DETAILS	X		M120 ROOF MECHANICAL PLAN				X					
03 - STRUCTURAL				MA01 ENLARGED HVAC PLANS				X					
S001	STRUCTURAL NOTES & ABBREVIATIONS	X		MA02 ENLARGED HVAC PLANS				X					
S002	STRUCTURAL NOTES	X		MA03 HVAC SECTIONS				X					
S100	FOUNDATION PLANS	X		M500 MECHANICAL DETAILS				X					
S501	SECTIONS & DETAILS	X		M501 MECHANICAL DETAILS				X					
S502	SECTIONS & DETAILS	X		M600 HVAC SCHEDULES				X					
04 - ARCHITECTURAL				M701 MECHANICAL CONTROL DIAGRAMS				X					
A001	ARCHITECTURAL SITE PLAN	X		06 - PLUMBING									
A002	SITE PLAN DETAILS	X		P000 PLUMBING SYMBOLS, ABBREVIATIONS, LEGEND & GENERAL NOTES				X					
A101	ARCHITECTURAL FLOOR PLAN - OVERALL	X											
A102	ARCHITECTURAL FLOOR PLAN - ENLARGED OFFICE	X		P100 UNDERFLOOR PLUMBING PLAN				X					
A103	ARCHITECTURAL ROOF PLAN	X		P101 PLUMBING FLOOR PLAN				X					
A103A	ROOF DETAILS	X											
A104	REFLECTED CEILING PLAN - OVERALL	X											

DATE DESCRIPTION

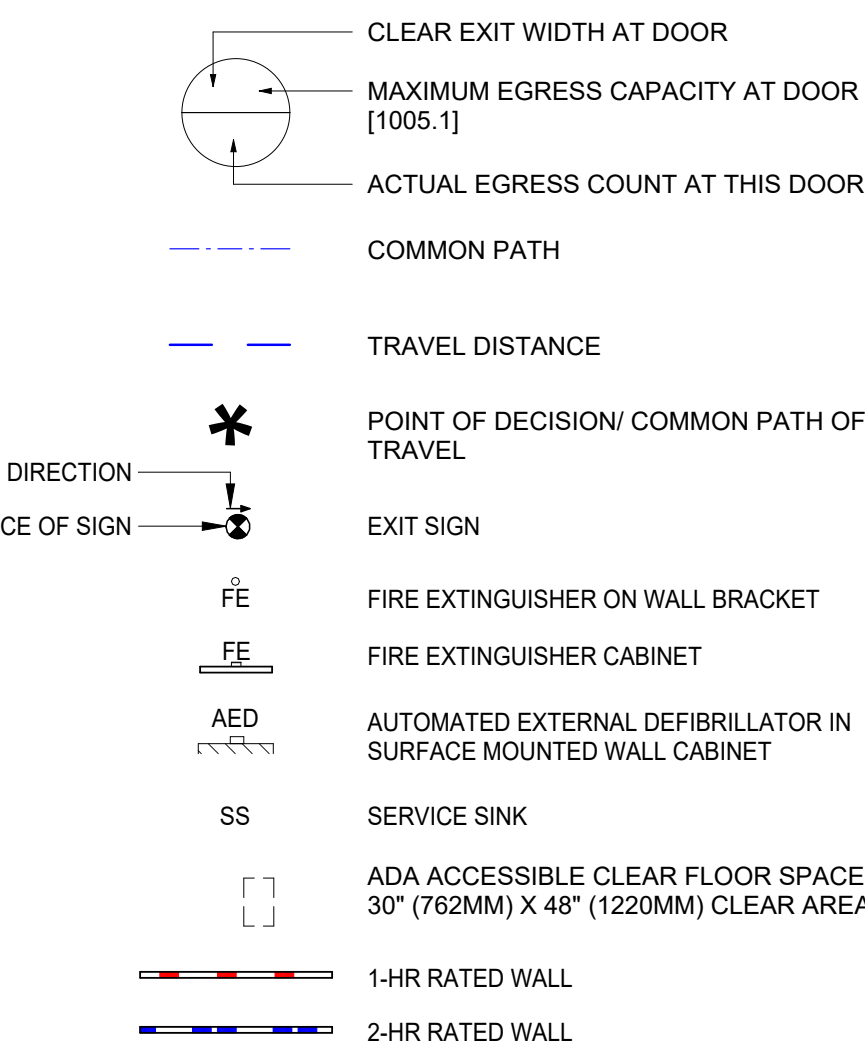
DRAWING NUMBER

G000

EGRESS PATH OF TRAVEL SCHEDULE		
EXIT ROUTE	TRAVEL DISTANCE	MEETS CODE
COMMON PATH A/B	81' - 5"	Yes
COMMON PATH C/D	83' - 7"	Yes
PATH A	142' - 2"	Yes
PATH B	185' - 11"	Yes
PATH C	80' - 5"	Yes
PATH D	118' - 7"	Yes

1. THE TOTAL TRAVEL DISTANCE INDICATED FOR PATH A & PATH B INCLUDES COMMON PATH A/B
2. THE TOTAL TRAVEL DISTANCE INDICATED FOR PATH C & PATH D INCLUDES COMMON PATH C/D

LEGEND

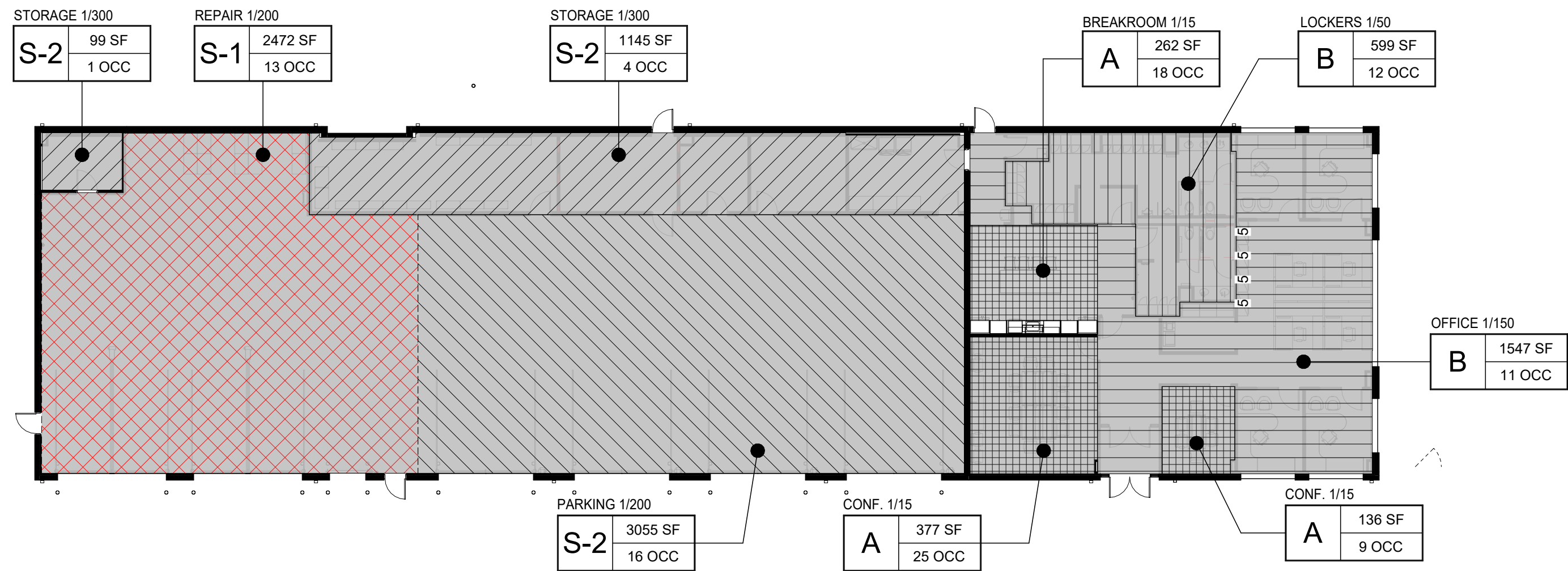


GENERAL NOTES

1. APPLICABLE CODES:
 - A. WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL CODES AS INTERPRETED BY THE AUTHORITY HAVING JURISDICTION.
 - B. CONSTRUCTION SHALL CONFORM TO CURRENT EDITIONS OF THE PENNSYLVANIA STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (THE "UNIFORM CODE AND ENERGY CODE"), 2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (28 CFR PART 36, SUBPART D), 2008 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES (ICC A117-1-2009), AS WELL AS WITH OTHER LOCAL, STATE AND FEDERAL CODES AND REGULATIONS APPLICABLE TO THIS PROJECT.
 - C. THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW ARTICLE 145 SECTION 7209 AND APPLIES TO THESE DRAWINGS: "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED ARCHITECT TO ALTER AN ITEM IN ANY WAY." IF ANY ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND DATE OF SUCH ALTERATION AND SPECIFIC DESCRIPTION OF THE ALTERATION.
2. COMPLIANCE:
 - A. PROVIDE FIRE EXTINGUISHERS IN CONFORMANCE WITH THE FIRE CODE SECTION 905 AND COORDINATE WITH FIRE MARSHAL PRIOR TO INSTALLATION. DO NOT INSTALL FIRE EXTINGUISHERS UNTIL LOCATIONS HAVE BEEN REVIEWED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
 - B. OBTAIN ALL REQUIRED PERMITS AND PAYMENT OF PERMIT AND APPLICATION FEES FOR THE WORK.
3. CERTIFICATIONS:
 - A. THE ARCHITECT'S CERTIFICATION IS ONLY FOR THE WORK SHOWN TO BE DONE. IT DOES NOT CONSTITUTE APPROVAL OF PRE-EXISTING CONDITIONS OR REVIEW OF THOSE CONDITIONS FOR CODE COMPLIANCE.
 - B. THE ARCHITECT'S CERTIFICATION IS FOR COMPLIANCE WITH THE BUILDING CODE OF PENNSYLVANIA STATE AND ITS VARIOUS REFERENCE STANDARDS. FOR PURPOSES OF OBTAINING A BUILDING PERMIT THROUGH THE AUTHORITY HAVING JURISDICTION AND TO CONVEY CONSTRUCTION REQUIREMENTS FOR THE PROJECT, CERTIFICATION DOES NOT GUARANTEE COMPLIANCE WITH LOCAL CODES THAT MAY APPLY.

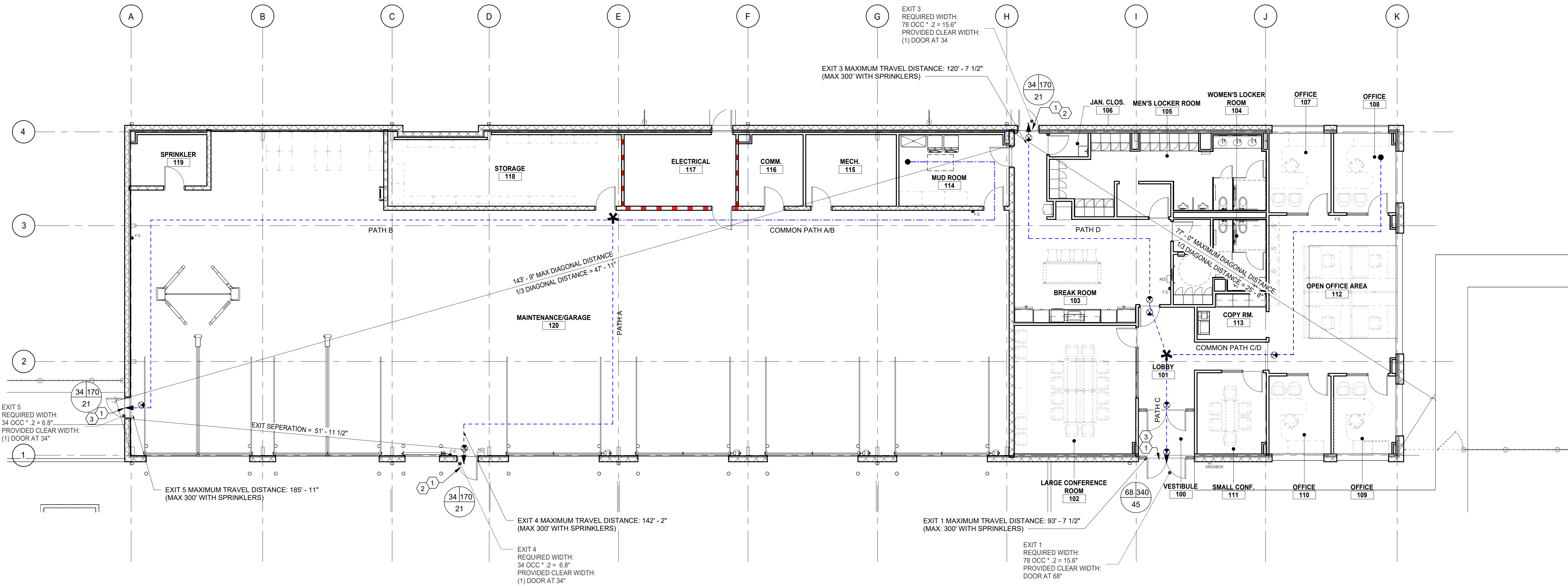
KEYED NOTES

1. THRESHOLDS TO BE BARRIER FREE COMPLIANT PER ALL APPLICABLE CODES.
2. PROVIDE TACTILE "EXIT" SIGNAGE.
3. PROVIDE TACTILE "EXIT" SIGNAGE WITH SYMBOL OF ACCESSIBILITY.



2 CODE COMPLIANCE DIAGRAM

SCALE : 1/16" = 1'-0"



1 LIFE SAFETY PLA

SCALE : 1/8" = 1'-0"

ISSUED FOR BID/PERMIT SET - INTENDED FOR CONSTRUCTION

Colliers

Engineering & Design

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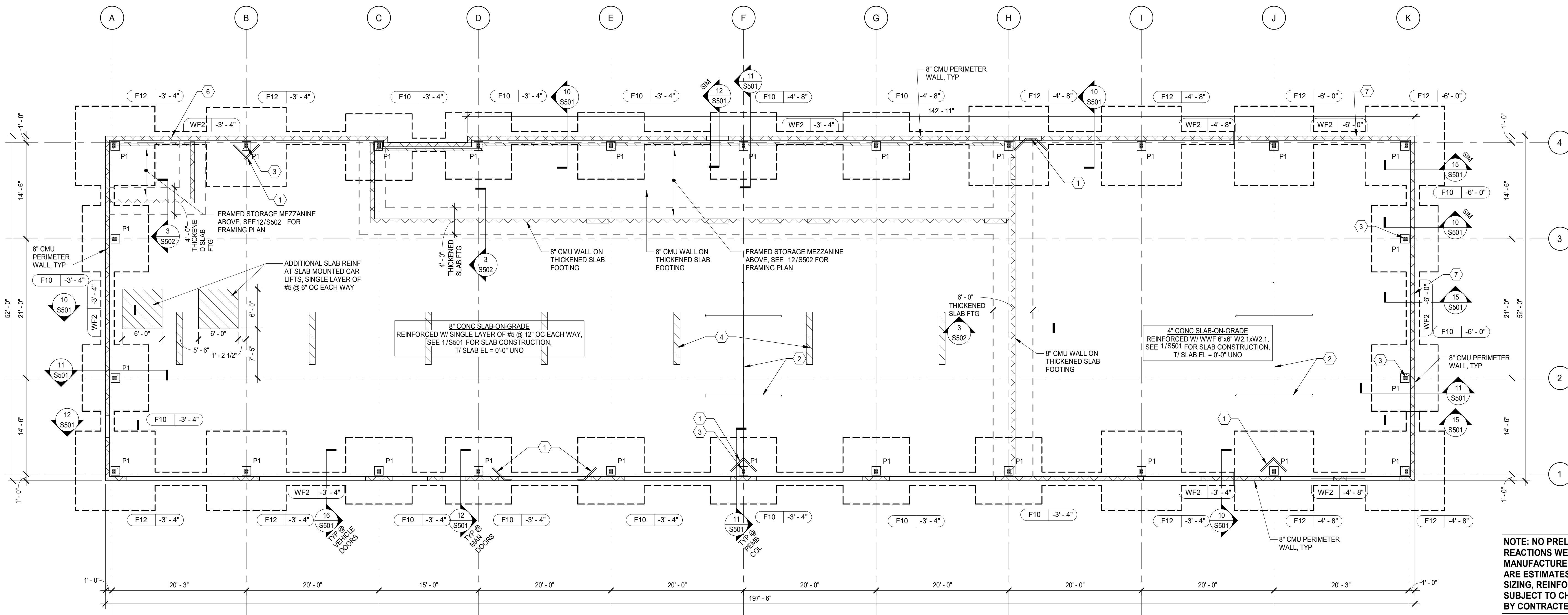
SCALE: AS SHOWN DATE: 04/28/2025 DRAWN BY: KR/ESB CHECKED BY: ESB

PROJECT NUMBER: C00C00044 DRAWING NAME: ESB

SHEET TITLE: EGREES & LIFE SAFTEY PLANS

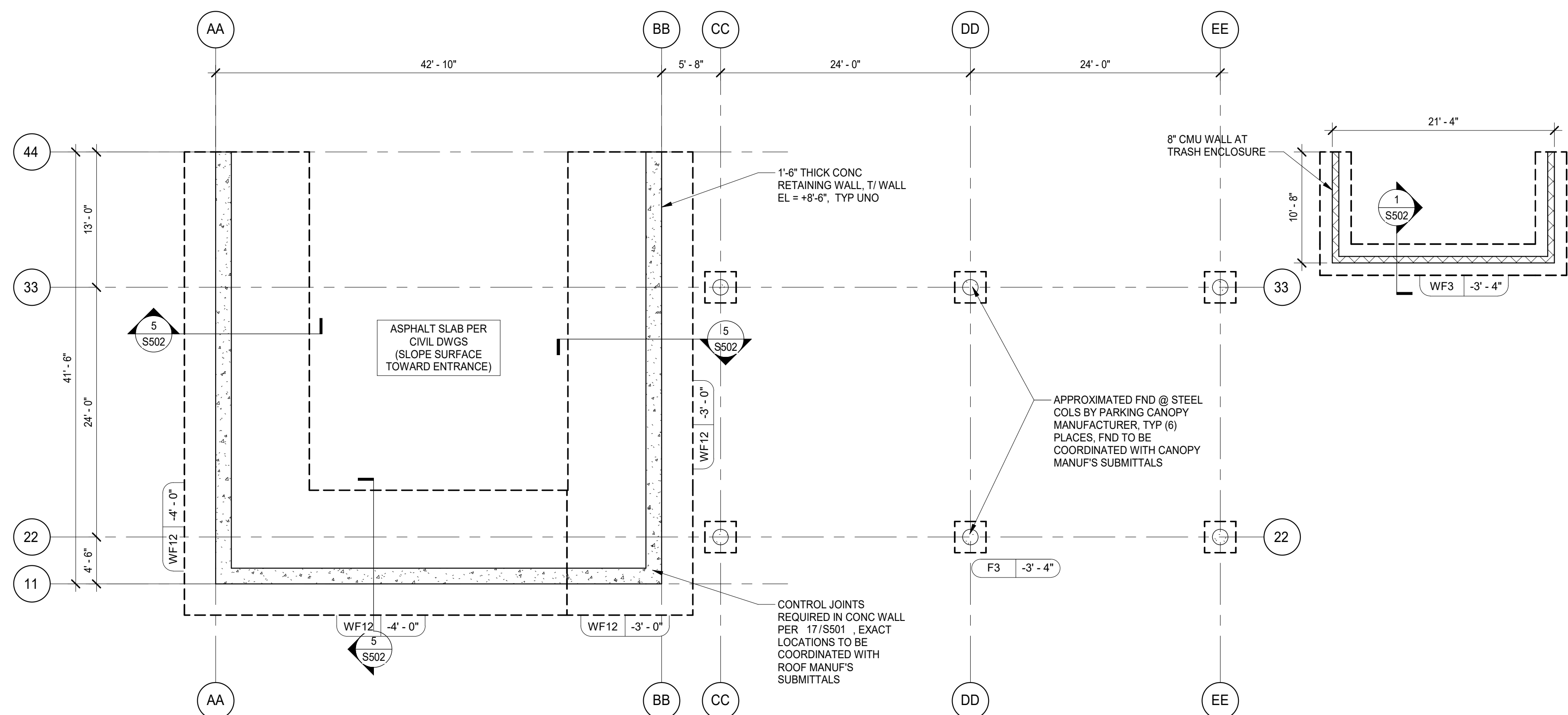
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



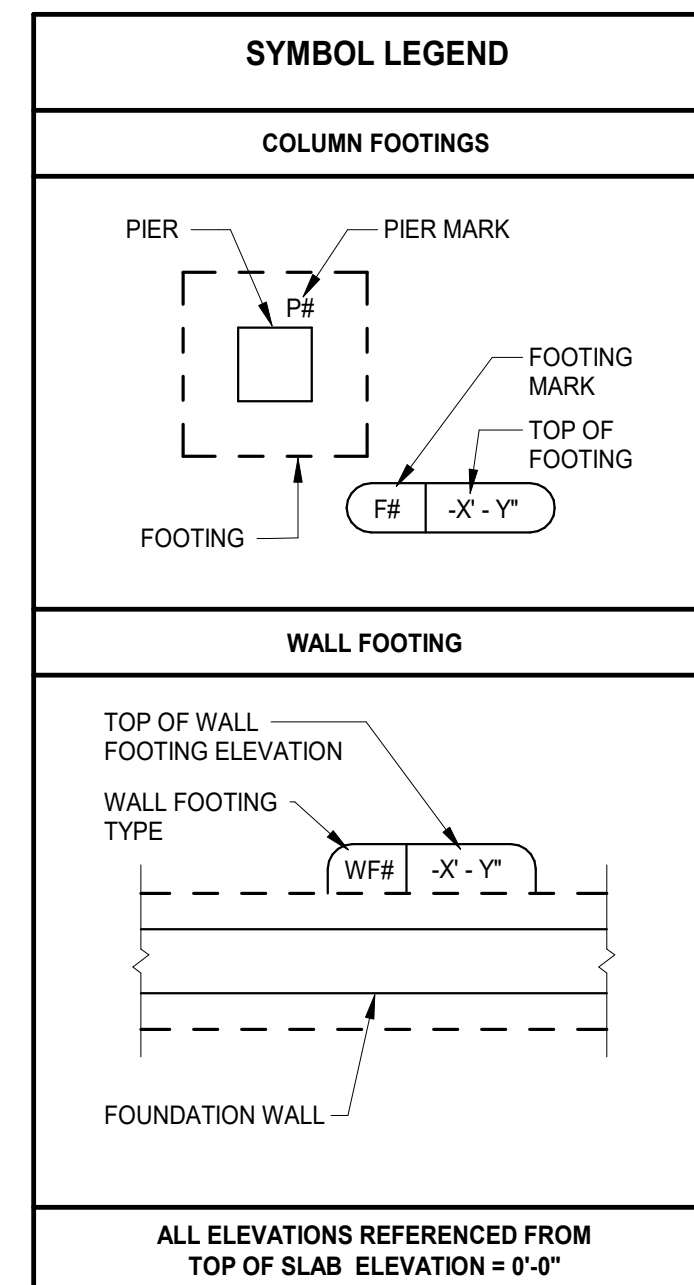
1 FOUNDATION PLAN - OFFICE & GARAGE BUILDING

SCALE: 1/8" = 1'-0"



2 FOUNDATION PLAN - SALT SHED & PARKING CANOPY

SCALE: 1/8" = 1'-0"



PLAN NOTES

- REFER TO SHEETS S001, & S002 FOR STRUCTURAL NOTES & DESIGN CRITERIA.
- COORDINATE ALL WORK INCLUDING EQUIPMENT LOCATIONS, FLOOR/ROOF ELEVATIONS, DIMENSIONS, FINISH DETAILS, OPENINGS/PENETRATIONS, ETC WITH THE ARCHITECTURAL & MEP DRAWINGS AND EXISTING CONDITIONS.
- FINISH FIRST FLOOR ELEVATION OF GARAGE/OFFICE 16.25 = DATUM ELEVATION UNLESS NOTED OTHERWISE. ALL ELEVATIONS SHALL BE REFERENCED FROM DATUM (+/- 'X' - 'Y').
- TOP OF FOUNDATIONS ARE REFERENCED FROM FINISH SLAB DATUM ELEVATION 0'-0" AND ARE INDICATED AS THUS (+/- 'X' - 'Y') ON PLAN. VERIFY WITH FINAL CIVIL GRADING PLAN AND MAINTAIN MINIMUM 3'-6" TO BOTTOM OF FOOTING ELEVATION AT EXTERIOR FOUNDATIONS.
- FOUNDATION TO BEAR ON UNDISTURBED NATURAL SOIL OR FILL COMPACTED AS SPECIFIED IN STRUCTURAL GENERAL NOTES & GEOTECHNICAL REPORT.
- SPREAD FOOTINGS AND PIERS ARE CENTERED ON COLUMN LINES AND WALL FOOTING ARE CENTERED ON BEARING WALLS ABOVE.
- SECTIONS INDICATED ON PLAN ARE CONSIDERED TYPICAL FOR SIM CONDITIONS.
- PX/PY INDICATES FOOTING AND PIER DESIGNATIONS, RESPECTIVELY. REFER TO SCHEDULES.
- GC TO COORDINATE LOCATIONS OF UTILITIES AND FOUNDATION WALL SLEEVES W/ CIVIL AND MEP DRAWINGS PRIOR TO PLACING CONCRETE.
- CMU WALL CONTROL JOINTS REQUIRED. SEE 14/S501 FOR ADDITIONAL INFORMATION.
- COORDINATE ALL DIMENSIONS SHOWN WITH FINAL APPROVED MANUFACTURER SUBMISSIONS FOR DELEGATED DESIGN ITEMS, INCLUDING PEMB STRUCTURE, FABRIC MEMBRANE ROOF STRUCTURE AND THE PARKING CANOPY STRUCTURE.

KEYNOTES

- PROVIDE ADDITIONAL REINFORCING BARS AT ALL RE-ENTRANT CORNERS, NOT ALL LOCATIONS SHOWN ON PLAN. SEE 3/S501 FOR ADDITIONAL INFORMATION.
- PROVIDE ISOLATION AND CONTRACTION JOINTS AT ALL COLUMNS AND AT INTERMEDIATE SPACING BETWEEN COLUMN LINES. SEE 2/S501 FOR ADDITIONAL INFORMATION. NOT ALL LOCATIONS SHOWN IN PLAN.
- PEMB COLUMN BY MANUFACTURER. SEE 9/S501 FOR ANCHORAGE INFORMATION.
- SLOPE SLAB ON GRADE TO TRENCH DRAINS CENTERED ON GARAGE BAYS. SEE 4/S501 & 5/S501 FOR ADDITIONAL INFO. NOT ALL LOCATIONS SHOWN ON PLAN. COORDINATE WITH ARCH & MEP DWGS.
- EXTERIOR CAST IN PLACE BOLLARD, COORDINATE LOCATIONS W/ ARCH DWGS. SEE 2/S502 FOR ADDITIONAL INFORMATION.
- STEP FOOTING ELEVATION AS REQUIRED FOR UTILITY PENETRATION THROUGH FOUNDATION WALL. SEE 4/S502 FOR FOOTING STEP DETAIL. SEE 9/S502 FOR UTILITY PENETRATION AT FOUNDATION WALL. COORDINATE WITH ARCH/MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE #5 VERT @ 24" OC AT BASE OF CMU WALL P TO SLAB LEVEL BOND BEAM, SIM 15/S501.

FOOTING SCHEDULE

MARK	LENGTH	WIDTH	THICKNESS	REINFORCING
F3	3'-0"	3'-0"	1'-0"	3#5 EACH WAY- BOT
F10	10'-0"	10'-0"	1'-0"	10#6 EACH WAY-TOP & BOT
F12	12'-0"	12'-0"	2'-0"	12#6 EACH WAY-TOP & BOT
WF2	CONT	2'-0"	1'-0"	3#5 CONT & #5@12" OC TRANS
WF3	CONT	3'-0"	1'-0"	4#5 CONT & #5@12" OC TRANS
WF12	CONT	12'-0"	2'-0"	SEE DETAIL

PIER SCHEDULE

MARK	SIZE	VERT REINF	TIES	COMMENTS
P1	16 x 16 Pier	8#6	#4 TIES @ 8" OC W/ TOP 4#4 @ 2' OC	SHEAR & TENSION REINF REQ'D. SEE DETAILS

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DATE: 04/28/25
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DRAWN BY: JCN
CHECKED BY:
REVIEWED BY:

SHEET TITLE:

FOUNDATION PLANS

SHEET NUMBER:

S100



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