

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

BUILD AMERICA BUY AMERICA ACT

MATERIALS

SYMBOLS

LINE TYPES

DRAWING INDEX

NO.	SHEET NAME	REVISION NO
MECHANICAL		
M0.00	COVER SHEET - MECHANICAL	
M0.01	DEMOLITION PLAN - BASEMENT - MECHANICAL	
M0.02	DEMOLITION PLAN - FIRST FLOOR - MECHANICAL	
M0.03	DEMOLITION PLAN - SECOND FLOOR - MECHANICAL	
M1.00	FLOOR PLAN - BASEMENT - MECHANICAL	
M1.01	FLOOR PLAN - FIRST FLOOR - MECHANICAL	
M1.02	FLOOR PLAN - SECOND FLOOR - MECHANICAL	
M2.01	FLOOR PLAN - FIRST FLOOR - REFRIGERANT PIPING	
M2.02	FLOOR PLAN - SECOND FLOOR - REFRIGERANT PIPING	
M4.01	DETAILS - MECHANICAL	
M5.01	SCHEDULES - MECHANICAL	
M5.02	SCHEDULES - MECHANICAL	
PLUMBING		
P0.00	COVER SHEET - PLUMBING	
P0.01	DEMOLITION PLAN - BASEMENT & SECOND FLOOR - PLUMBING	
P0.02	DEMOLITION PLAN - FIRST FLOOR - PLUMBING	
P0.03	DEMOLITION PLAN - ROOF - DRAINAGE & VENT PIPING	
P1.01	FLOOR PLAN - BASEMENT FLOOR - DRAINAGE & VENT PIPING	
P1.02	FLOOR PLAN - FIRST FLOOR - DRAINAGE & VENT PIPING	
P1.03	ROOF PLAN - ROOF - DRAINAGE & VENT PIPING	
P2.01	FLOOR PLAN - BASEMENT FLOOR - SUPPLY PIPING	
P2.02	FLOOR PLAN - FIRST FLOOR - SUPPLY PIPING	
P3.01	ENLARGED PLANS - PLUMBING	
P4.00	FIXTURE LIST - PLUMBING	
P5.00	DETAILS - PLUMBING	
P5.01	DETAILS - PLUMBING	
ELECTRICAL		
E0.00	COVER SHEET - ELECTRICAL	
E0.01	DEMOLITION PLAN - BASEMENT & SECOND FLOOR - ELECTRICAL	
E0.02	DEMOLITION PLAN - FIRST FLOOR - ELECTRICAL	
E1.00	FLOOR PLAN - BASEMENT - LIGHTING	
E1.01	FLOOR PLAN - FIRST FLOOR - LIGHTING	
E1.02	FLOOR PLAN - SECOND FLOOR - LIGHTING	
E2.00	FLOOR PLAN - BASEMENT - POWER	
E2.01	FLOOR PLAN - FIRST FLOOR - POWER	
E2.02	FLOOR PLAN - SECOND FLOOR - POWER	
E3.00	SINGLE LINE DIAGRAM	
E3.01	DETAILS AND DIAGRAMS - ELECTRICAL	
E3.02	DETAILS AND DIAGRAMS - ELECTRICAL	
E3.03	DETAILS AND DIAGRAMS - ELECTRICAL	
E3.04	DETAILS AND DIAGRAMS - ELECTRICAL	
E4.00	MEETING ROOM AV PLANS	
E4.01	MEETING & BREAKROOM AV PLANS	
E4.02	MEETING ROOM AV DETAILS	
E4.03	MEETING & BREAKROOM AV DETAILS	
E5.00	SCHEDULES - ELECTRICAL	
SE1.00	SITE PLAN - POWER	

SITE LOCATION MAP

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

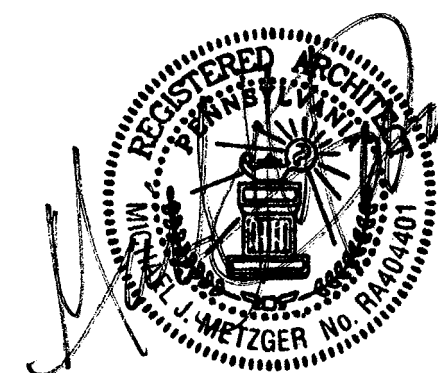
ARCHITECT: ALLOY5
ARCHITECTURE

<u>STRUCTURAL:</u>	<u>MEPF:</u>
SLATE STRUCTURAL	SNYDER HOFFMAN
ENGINEERS, NAZARATH,	ASSOCIATES,
PA 18064 610.365.7634	BETHLEHEM PA 18018
	610.694.8020

ACOUSTICS: _____ **FOOD SERVICE:** _____

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/2018
2	Bid Set	01/26/2019

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



COVER SHEET

DATE: 11/07/2025

SCALE: **As indicated**

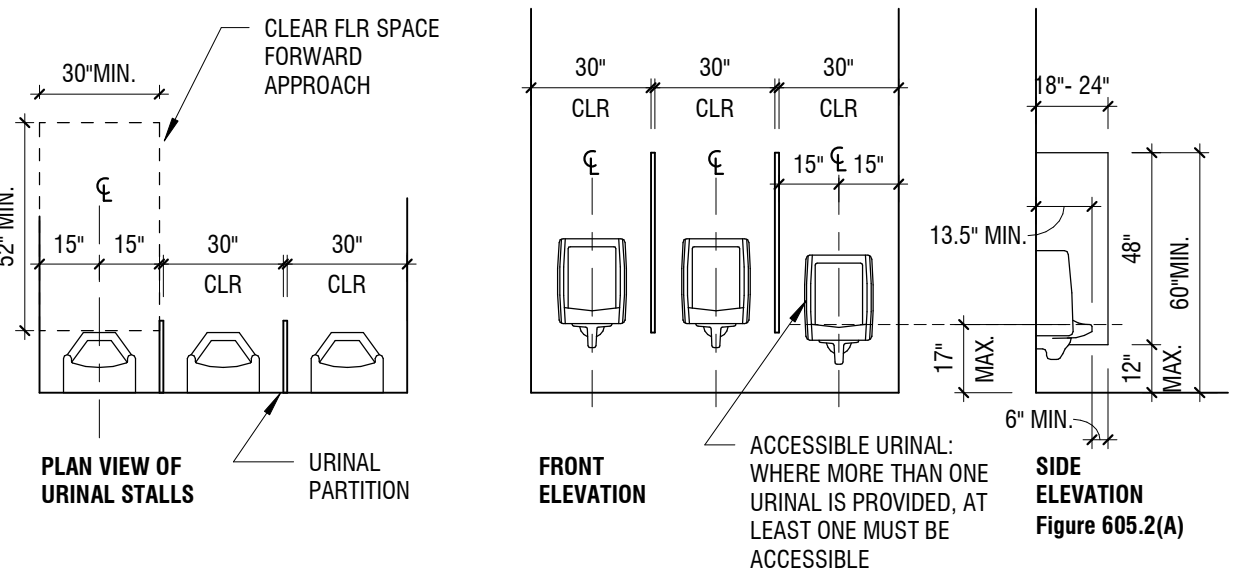
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CHECKED BY: **MM**

PROJ NO: 24-0018

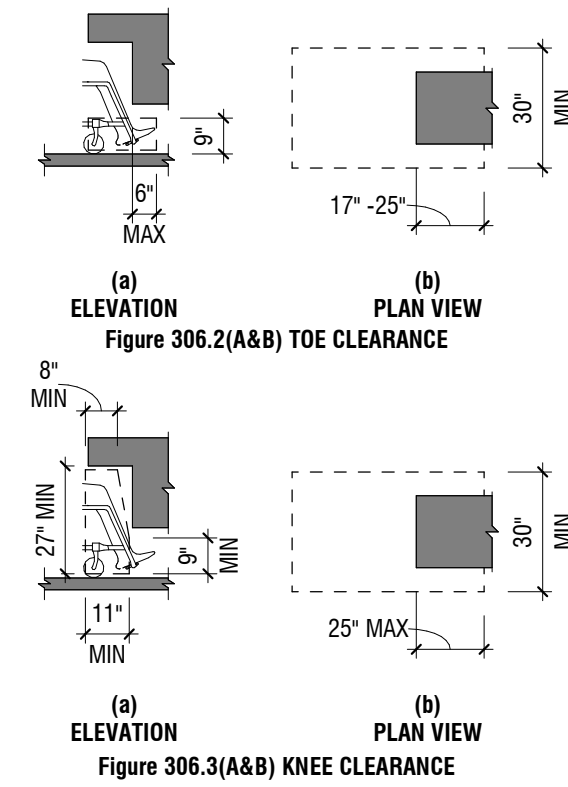
GO-00

ADA STANDARDS



NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HANDICAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS

URINAL CLEARANCES
SCALE: 1/4" = 1'-0" ANSI A117.1-2009



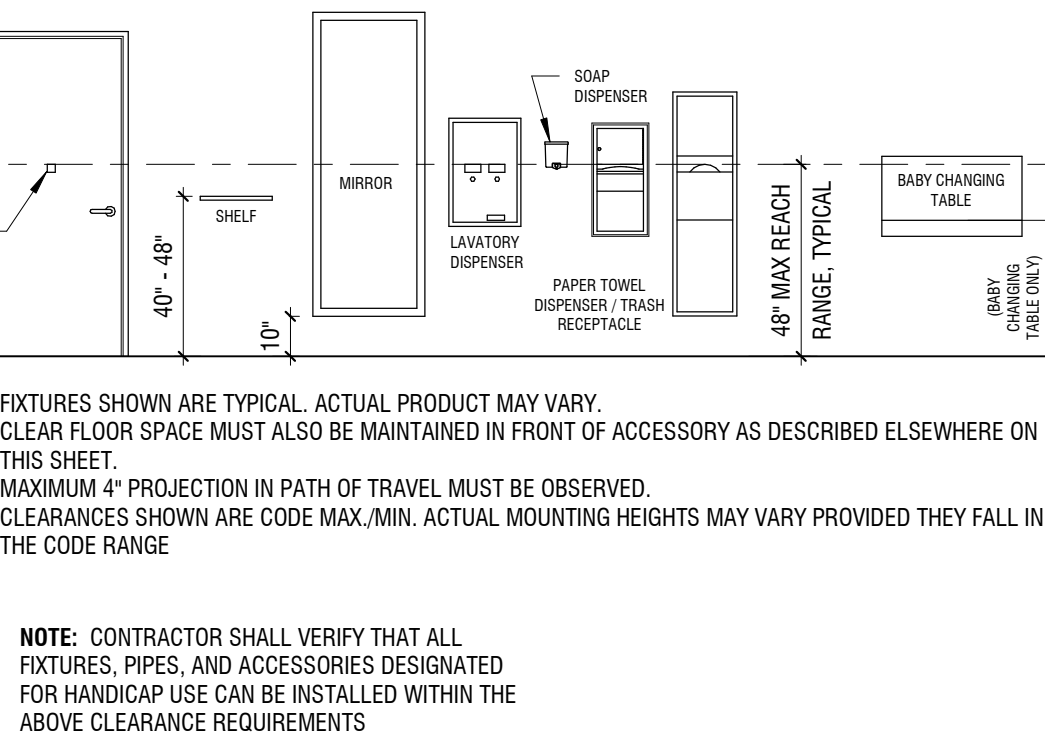
KNEE & TOE CLEARANCES
SCALE: 1/4" = 1'-0" ANSI A117.1-2009

ABBREVIATIONS

ACT	ACoustICAL CEILING TILE
ADJ	ADJACENT
ADJUST	ADJUSTABLE
AED	AUTOMATED EXTERNAL DEFIBRILLATOR
AFF	ABOVE FLOOR FINISH
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APP	APPLIANCE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ARCHT	ARCHITECT
AWN	AWNING
B/O	BOTTOM OF
B/T	BETWEEN
BC	BRICK COURSE(S)
BD	BOARD
BOBD	BEADBOARD
BIM	BUILDING INFORMATION MODEL (3D MODEL)
BLDG	BUILDING
BM	BEAM
BOL	BOLLARD
BOT	BOTTOM
BSMT	BASEMENT
CBB	CEMENTITIOUS BACKER BOARD
CBNT	CABINET
CI	CAST IRON
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR / CONTRACT
COORD	COORDINATE
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
D	DEPTH
DBL	DOUBLE
DED	DEDICATED
DEMO	DEMOLITION
DET(S)	DETAIL(S)
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIM(S)	DIMENSION(S)
DN	DOWN
DSP	DOWNSPOUT
DWG(S)	DRAWING(S)
E/W	EACH WAY
EA	EACH
EAG	EXHAUST AIR GRILLE
EC	ELECTRICAL CONTRACTOR
EEW	EMERGENCY EYE WASH

IPC 2017: 405.3.5 URINAL PARTITIONS. EACH URINAL UTILIZED BY THE PUBLIC OR EMPLOYEES SHALL OCCUPY A SEPARATE AREA WITH WALLS OR PARTITIONS TO PROVIDE PRIVACY EXCEPTIIONS:

1. URINAL PARTITIONS SHALL NOT BE REQ'D IN A SINGLE-OCCUPANCY OR FAMILY/ASSISTED-USE TOILET ROOM W/ A LOCKABLE DOOR.
2. TOILET ROOMS LOCATED IN CHILD DAY CARE FACILITIES AND CONTAINING TWO OR MORE URINALS SHALL BE PERMITTED TO HAVE ONE URINAL W/O PARTITIONS



ACCESSORY CLEARANCES AND MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0"

ABBREVIATIONS

EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENG	ENGINEERED
EQ	EQUAL / EQUIVALENT
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EX / EXIST / EXG	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEN	FENCE
FF	FILTER FABRIC
FHR	FIRE HOSE REEL
FIN	FINISH
FLR	FLOOR
FLUOR	FLUORESCENT
FDC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FIREPLACE / FIRE PROTECTION / FIREPROOFING
FT	FOOT
FTG	FOOTING
FX	FIXED
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLZ	GLAZING
GWB	GYP/SUM WALL BOARD
H	HIGH
HC	HOLLOW CORE
HCAP	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HOP	HOPPER
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HTR	HEATER
HVAC	HEATING VENTILATION AIR CONDITIONING
ID	INSIDE DIAMETER
IHM	INSULATED HOLLOW METAL
IN	INCHES
INCAN	INCANDESCENT
INCL	INCLUDING
INSUL	INSULATION / INSULATED
INT	INTERIOR
JAN	JANITOR
JC	JANITOR CLOSET
JT	JOINT

ABBREVIATIONS

L	LOW
LAM	LAMINATED
LED	LIGHT EMITTING DIODE
LIN	LINOLEUM
LKG	LOOKING
LP	LOW POINT
LT	LIGHT
LV	LOW VOLTAGE
LVL	LAMINATED VENEER LUMBER
LVR	LOUVER
LVT	LUXURY VINYL TILE
MANUF / MFG(R)	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN	MINIMUM
MISC	MISCELLANEOUS
MDOG	MOULDING
MO	MASONRY OPENING
MR	MOP RECEPTOR
MTD	MOUNTED
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O/A	OVERALL
O/C / OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OVERFLOW
OH	OVERHEAD
OPER	OPERABLE
OPNG	OPENING
OPP	OPPOSITE
PARTN	PARTITION
PC	PLUMBING CONTRACTOR
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLST	PLASTER
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNT(D) / PTD	PAINTED
PR	PAIR / PRINTER
PREFIN	PREFINISHED / FACTORY FINISHED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RAG	RETURN AIR GRILLE
RD	ROOF DRAIN
RECP/REC	RECEPTACLE
REF	REFRIGERATOR / REFERENCE
REINF	REINFORCING / REINFORCED

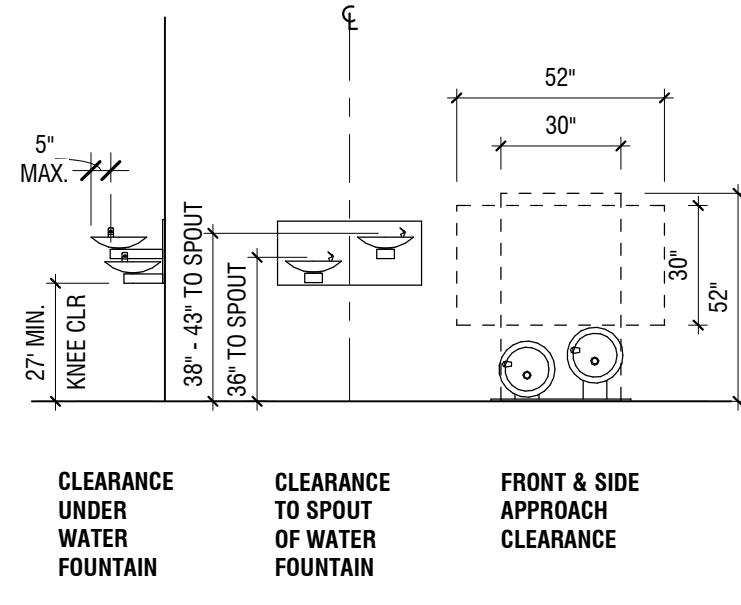
ABBREVIATIONS

REQD / REQ'D	REQUIRED
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
RWC	RAIN WATER CONDUCTOR/COLLECTOR
S&R	SHELF AND ROD
SAG	SUPPLY AIR GRILLE
SAN	SANITARY
SC	SOLID CORE
SCR	SCREEN
SCW	SOLID CORE WOOD
SECT	SECTION
SF	SQUARE FOOT / STEPPED FOOTING
SH	SINGLE HUNG
SHT	SHEET
SIM	SIMILAR
SL	SLIDER
SPEC	SPECIFICATION
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
ST	STUCCO
STD(S)	STANDARD(S)
STL	STEEL
STN	STONE
STRUC / STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
T&G	TONGUE AND GROOVE
T/O	TOP OF
T/TR	TREAD
TBD	TO BE DETERMINED
TE	TEMPERED
TG	TEMPERED GLASS
THK	THICK / THICKNESS
TOO	TOP OF DECK
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
U/S	UNDERSIDE
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VCB	VINYL COVE BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
WC/EWC	WATER COOLER / ELECTRIC WATER COOLER
WD	WOOD
WDW	WINDOW
WG	WIRE GLASS
WH	WATER HEATER
WP	WALL PAPER / WALL PROTECTION
WWF	WELDED WIRE FABRIC

NOTE: TOILET PAPER DISPENSERS THAT ACCOMMODATE A MAX. OF (2) TOILET PAPER ROLLS OF NOT MORE THAN 5 IN. DIA. EACH SHALL BE PERMITTED TO BE LOCATED 7" MIN. AND 9" MAX. IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15" MIN. AND 48" MAX. AFFL

TOILET COMPARTMENTS & TOILET FIXTURE CLEARANCES

SCALE: 1/4" = 1'-0" ANSI A117.1-2009

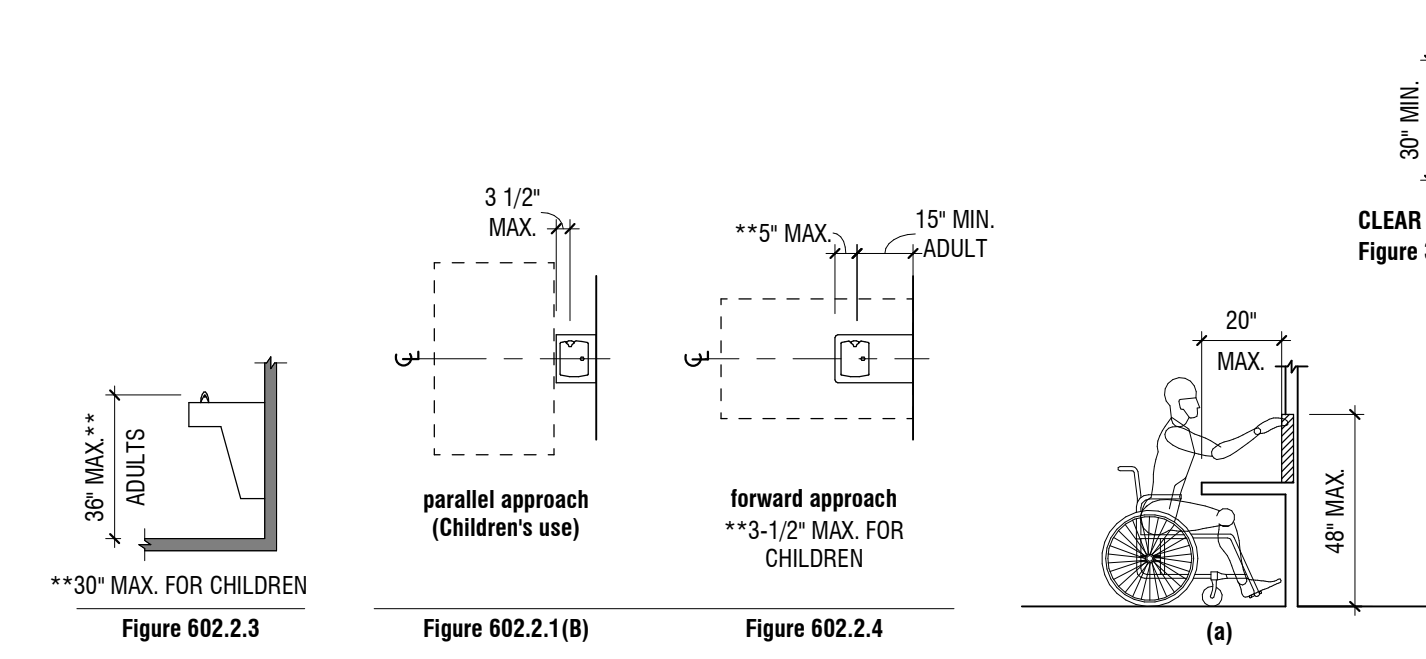


NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HANDICAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS

DRINKING FOUNTAIN CLEARANCES
SCALE: 1/4" = 1'-0"

LAVATORY CLEARANCES

SCALE: 1/4" = 1'-0" ANSI A117.1-2009



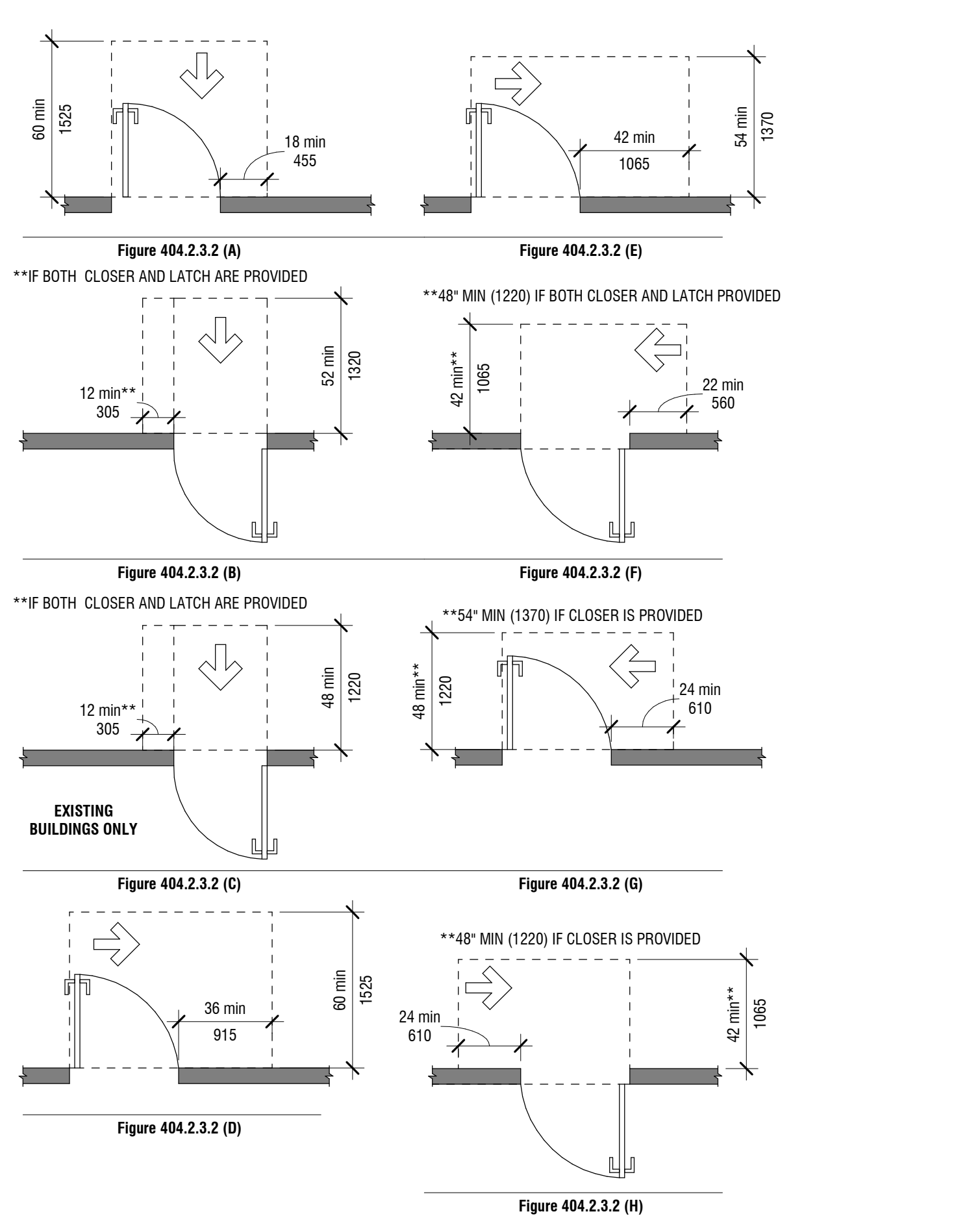
DRINKING FOUNTAINS FOR PERSONS WHO ARE STANDING

DRINKING FOUNTAINS FOR PERSONS USING WHEELCHAIRS

DRINKING FOUNTAIN CLEARANCES

SIDE & FRONT REACH CLEARANCES

SCALE: 1/4" = 1'-0" ANSI A117.1-2009



MANUAL SWINGING DOOR CLEARANCES
SCALE: 1/4" = 1'-0" ANSI A117.1-2009

PROJECT:

RENOVATIONS TO ADMINISTRATION BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19529

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634 SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

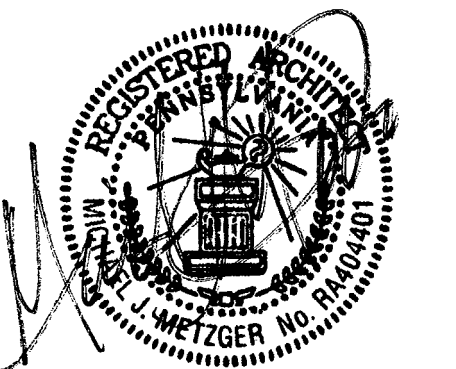
SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

GENERAL INFORMATION

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

G1.00

BUILDING CODE DATA ANALYSIS

APPLICABLE BUILDING CODES & REGULATIONS:

UCC AS ADOPTED & MODIFIED BY THE STATE OF PENNSYLVANIA:

DOUGLASS TOWNSHIP ZONING CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE NFPA-70
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

PROJECT SUMMARY:

IEBC ALTERATION LEVEL:	3	EXISTING BUILDING	RENOVATION
OCCUPANCY CLASSIFICATION:		GROUP B	NO CHANGE
OCCUPANCY SEPARATION PROVIDED:		N/A	1 HR
ALLOWABLE AREA:	-		9,000 GSF
ACTUAL AREA:	7,627 GSF		7,987 GSF
CONSTRUCTION CLASSIFICATION:		TYPE VB	TYPE VB
AUTOMATIC SPRINKLERS PROVIDED:		NONE	NONE
ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS:		NONE	NONE
STANDPIPE SYSTEMS:		NOT REQUIRED	N/A
PORTABLE FIRE EXTINGUISHERS:		-	4 PROVIDED
# OF EXITS REQUIRED / # OF EXITS PROVIDED		-	2 / 4
TOTAL OCCUPANT LOAD:		-	143 OCCUPANTS
CORRIDOR FIRE-RESISTANCE RATING:		N/A	1 HOUR
MAXIMUM EXIT ACCESS TRAVEL DISTANCE:		200 FT.	200 FT.

BUILDING NAME:

DOUGLASS TOWNSHIP ADMINISTRATION BUILDING

BUILDING ADDRESS:

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

OWNER:

DOUGLASS TOWNSHIP

DESIGN PROFESSIONAL:

MICHAEL J. METZGER, AIA, LEED AP
ALLOYS ARCHITECTURE
530 WEST BROAD STREET
BETHLEHEM, PENNSYLVANIA 18018
PHONE: 610-419-4055
EMAIL: MMETZGER@ALLOYS.COM

EXISTING BUILDING ALTERATION LEVEL (IEBC):

CHAPTER 9 - LEVEL 3 ALTERATIONS

INTERNATIONAL ENERGY CONSERVATION CODE:

CHAPTER 3 - GENERAL REQUIREMENTS
TABLE C301.1 CLIMATE ZONES, MOISTURE REGIMES, AND WARM-HUMID DESIGNATIONS BY STATE, COUNTY AND TERRITORY

CLIMATE ZONE: 4 | MONTGOMERY COUNTY

IECC TABLE C303.1.3(1) DEFAULT GLAZED WINDOW, GLASS DOOR AND SKYLIGHT U-FACTORS

FRAME TYPE	WINDOW AND GLASS DOOR		SKYLIGHT	
	SINGLE	DOUBLE	SINGLE	DOUBLE
METAL	1.20	0.80	2.00	1.30
METAL W/ THERMAL BREAK	1.10	0.65	1.90	1.10
NONMETAL OR METAL CLAD	0.95	0.55	1.75	1.05
GLAZED BLOCK	0.60			

IECC TABLE C303.1.3(2) DEFAULT OPAQUE DOOR U-FACTORS

DOOR TYPE	OPAQUE U-FACTOR
UNINSULATED METAL	1.20
INSULATED METAL (ROLLING)	0.90
INSULATED METAL (OTHER)	0.60
WOOD	0.50
INSULATED, NONMETAL EDGE, MAX 45% GLAZING, ANY GLAZING DOUBLE PANE	0.35

IECC TABLE C303.1.3(3) DEFAULT GLAZED FENESTRATION SHGC AND VT

	SINGLE GLAZED		DOUBLE GLAZED	
	CLEAR	TINTED	CLEAR	TINTED
SHGC	0.8	0.7	0.7	0.6
VT	0.6	0.3	0.6	0.3
SHGC (GLAZED BLOCK)	0.6			
VT (GLAZED BLOCK)	0.6			

CHAPTER 4 - COMMERCIAL ENERGY EFFICIENCY

TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD

ROOF (ATTIC) = R-38 MIN.
WALLS ABOVE GRADE (MASS) = R-9.5ci MIN.
WALLS ABOVE GRADE (WOOD FRAMED) = R-20 MIN.
WALLS BELOW GRADE = R-7.5ci MIN.
FLOORS (JOIST/FRAMING) = R-30 MIN.
SLAB-ON-GRADE FLOOR (UNHEATED) = R-10 FOR 24" BELOW MIN.
NONSWINGING DOORS = R-4.75 MIN.

TABLE C402.1.4: OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, U-FACTOR METHOD

SWINGING OPAQUE DOOR = U-0.61 MAX.
GARAGE DOOR <14% GLAZING = U-0.31 MAX.

TABLE C402.4: BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR & SHGC REQUIREMENTS

VERTICAL FENESTRATION (FIXED) = U-0.38 MAX.
VERTICAL FENESTRATION (OPERABLE) = U-0.45 MAX.
ENTRANCE DOORS = U-0.77 MAX.
SKYLIGHTS = U-0.50 MAX. & SHGC 0.40 MAX.

** REFER TO COMCHECK FOR ACTUAL VALUES

THROUGH PENETRATION FIRE-STOP REQUIREMENTS

ASSEMBLY TYPE:	F RATING	T RATING	REMARKS
1HR FIRE-RESISTANCE RATED WALL	1	0	
2HR FIRE-RESISTANCE RATED WALL	2	0	
1HR FIRE-RESISTANCE RATED HORIZ. ASSEMBLY	1	1**	
2HR FIRE-RESISTANCE RATED HORIZ. ASSEMBLY	2	2**	

**T RATING NOT REQUIRED WHERE PENETRATION IS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR

INTERNATIONAL BUILDING CODE:

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE

MAIN OCCUPANCY: BUSINESS GROUP B
SEPARATED OCCUPANCIES: ASSEMBLY GROUP A-3 & STORAGE GROUP S-1

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

NONE APPLICABLE

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504 - BUILDING HEIGHT AND NUMBER OF STORIES
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET
ALLOWABLE HEIGHT: 40'-0" (A,B, VB, NONSPRINKLERED)
ACTUAL HEIGHT: 28'-0" +/- REFER TO ELEVATIONS
ACTUAL HEIGHT IS LESS THAN MAXIMUM ALLOWABLE HEIGHT
TABLE 504.4 ALLOWABLE STORIES ABOVE GRADE PLANE
ALLOWABLE STORIES: 1-STORY (A-3 / S-1, VB, NONSPRINKLERED)
ACTUAL: 1-STORY
ALLOWABLE STORIES: 2-STORY (B, VB, NONSPRINKLERED)
ACTUAL: 2-STORY

SECTION 506 - BUILDING AREA
TABLE 506.2 ALLOWABLE AREA FACTOR (A_a)
A_a: 5,000 SF (A-3, VB, NONSPRINKLERED)
A_a: 9,000 SF (B / S-1, VB, NONSPRINKLERED)
SECTION 506.2.4 MIXED-OCCUPANCY, MULTI-STORY BUILDINGS
ALLOWABLE AREA SHALL BE DETERMINED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTION 506.1 BASED ON EQUATION S-1 FOR EACH APPLICABLE OCCUPANCY.
(EQUATION S-3) AS FOLLOWS: (A_a = A_a + (NS x A_i))
ACTUAL SQUARE FOOTAGE OF BUILDING
BASEMENT (GROUP S-1) = 1,535 SF
1ST FLOOR (GROUP B) = 3,626 SF
1ST FLOOR (GROUP A-3) = 1,645 SF
2ND FLOOR (GROUP S-1) = 1,181 SF
TOTAL = 7,987 SF
ACTUAL AREA OF BUILDING IS LESS THAN MAXIMUM ALLOWABLE AREA

SECTION 508 - MIXED USE AND OCCUPANCY
SECTION 508.4 - OCCUPANCIES SHALL BE SEPARATED WITH FIRE BARRIERS PER TABLE 508.4.
REQUIRED SEPARATION (NONSPRINKLERED) OCCUPANCY A, B & S-1 = 2 HOURS

SECTION 509 - INCIDENTAL USES (NOT REQUIRED, NOT APPLICABLE)

CHAPTER 6 - TYPES OF CONSTRUCTION

IBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

CONSTRUCTION TYPE: VB

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED	U.L. ASSEMBLY #
PRIMARY STRUCTURAL FRAME	0	0	N/A
BEARING WALLS (EXTERIOR)	0	0	N/A
BEARING WALLS (INTERIOR)	0	0	N/A
NON-BEARING WALLS/PARTITIONS (EXT.)	0	0	N/A
NON-BEARING WALLS/PARTITIONS (INT.)	0	0	N/A
FLOOR CONSTR. & ASSOC. MEMBERS	0	0	N/A
ROOF CONSTR. & ASSOC. MEMBERS	0	0	N/A

IBC TABLE 602 FIRE-RESISTANCE RATING REQ.'S FOR EXT. WALLS BASED ON FIRE SEPARATION DISTANCE

CONSTRUCTION TYPE: VB

FIRE SEPARATION DISTANCE = X (FEET)	REQUIRED RATING	APPLICABLE?
X < 5 FEET	1	N
5 ≤ X < 10	1	N
10 ≤ X < 30	0	N
X ≥ 30	0	Y

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 705 - EXTERIOR WALLS
SECTION 705.2 MINIMUM DISTANCE OF PROJECTION; PROJECTIONS NOT PERMITTED WITHIN 24 INCHES OF LINE USED TO DETERMINE FIRE SEPARATION DISTANCE
TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
UNPROTECTED, NONSPRINKLERED :
<5' NOT PERMITTED
5' - <10' 10% ALLOWABLE AREA
10' - <15' 15% ALLOWABLE AREA
15' - <20' 25% ALLOWABLE AREA
20' - <25' 45% ALLOWABLE AREA
25' - <30' 70% ALLOWABLE AREA
30' + NO LIMIT
SECTION 706 - FIRE WALLS
TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS
NOT REQUIRED; NOT PROVIDED
SECTION 707 - FIRE BARRIERS
TABLE 707.3.10 - FIRE-RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIERS, FIRE WALLS OR HORIZONTAL ASSEMBLIES BETWEEN FIRE AREAS
GROUP A & B - 2 HOURS (REQUIRED; PROVIDED; SEE PLANS)
SECTION 708 - FIRE PARTITIONS
708.1 GENERAL - CORRIDOR WALLS AS REQUIRED BY SECTION 1020.1.
SECTION 709 - SMOKE BARRIERS (NOT REQUIRED / NOT APPLICABLE)
SECTION 710 - SMOKE PARTITIONS (NOT REQUIRED / NOT APPLICABLE)
SECTION 711 - FLOOR AND ROOF ASSEMBLIES (NOT REQUIRED / NOT APPLICABLE)
SECTION 712 - VERTICAL OPENINGS (NOT REQUIRED / NOT APPLICABLE)
SECTION 713 - SHAFT ENCLOSURES (NOT REQUIRED / NOT APPLICABLE)
SECTION 716 - OPENING PROTECTIVES
TABLE 715.4 OPENING FIRE PROTECTION ASSEMBLIES, RATINGS & MARKINGS
2 HOUR FIRE WALL/FIRE BARRIER = MIN. FIRE DOOR ASSEMBLY 1-1/2 HOUR RATING
1 HOUR FIRE PARTITION = MIN. FIRE DOOR ASSEMBLY 1/3 HOUR RATING

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED
EXIT STAIRWAYS (IBC SECTION 1023.2)	1	1
ELEVATOR SHAFTS (IBC SECTION 713)	1	1
CORRIDOR WALLS (IBC SECTION 1020.1)	1	1

CHAPTER 8 - INTERIOR FINISHES

GROUP A-3 & B - NONSPRINKLERED

IBC TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

INTERIOR EXIT STAIRWAYS & RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
CLASS A	CLASS A	CLASS C

CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS
903.2.1.3 GROUP A-3 - NOT REQUIRED; NOT PROVIDED.
SECTION 904 - ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS (NOT APPLICABLE)
SECTION 905 - STANDPIPE SYSTEMS (NOT REQUIRED, NOT APPLICABLE)
SECTION 906 - PORTABLE FIRE EXTINGUISHERS - REQUIRED; PROVIDED.
CLASS A, MODERATE HAZARD, 2-4 (1500 SF MAX FLOOR AREA, 11,250 SF MAX FLOOR AREA PER EXTINGUISHER, 75' MAX. TRAVEL DISTANCE TO EXTINGUISHER)
SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS
907.2.1 GROUP A - MANUAL FIRE ALARM SYSTEM NOT REQUIRED BASED ON GROUP A OCCUPANT LOAD; NOT PROVIDED
907.2.2 GROUP B - MANUAL FIRE ALARM SYSTEM NOT REQUIRED BASED ON GROUP B OCCUPANT LOAD; NOT PROVIDED.

CHAPTER 10 - MEANS OF EGRESS

OCCUPANCY TYPE AND LOAD (IBC SECTION 1004); SEE LIFE SAFETY PLANS SHEET G1.10

SECTION 1005 MEANS OF EGRESS SIZING
1005.3.2 EGRESS WIDTH = 0.2' / PER OCCUPANT (ALL EGRESS COMPONENTS; EXCLUDING STAIRS)
SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TABLE 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
OCCUPANCY GROUP A & B; WITHOUT SPRINKLER SYSTEM:
MAX. OCCUPANT LOAD = 49
MAX. COMMON PATH TRAVEL DISTANCE = 75 FEET
TABLE 1006.3.1 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS/ STORY
1-500 PERSONS PER STORY - 2 EXITS PER STORY
SECTION 1006.2 - MEANS OF EGRESS ILLUMINATION - REQUIRED AND PROVIDED.
SECTION 1009 - ACCESSIBLE MEANS OF EGRESS - REQUIRED AND PROVIDED.
SECTION 1010 - DOORS, GATES, AND TURNSTILES
1010.1.10 PANIC AND FIRE HARDWARE - REQUIRED IN GROUP 'A' OCCUPANCIES SERVING AN OCCUPANT LOAD ≥50
SECTION 1013 - EXIT SIGNS
1013.4 RAISED CHARACTER AND BRAILLE EXIT SIGNS - REQUIRED ADJACENT TO ALL EXIT PASSAGEWAYS
1013.5 INTERNALLY ILLUMINATED EXIT SIGNS - REQUIRED; ILLUMINATED
EXIT SIGNS REQ'D AT EACH EXIT AND EXIT ACCESS DOOR. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND CONNECTED TO EMERGENCY POWER SOURCE AS REQUIRED TO PROVIDE ILLUMINATION FOR NOT LESS THAN 90 MINUTES AFTER FAILURE OF PRIMARY POWER SOURCE.
SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE -
A & B OCCUPANCY (W/OUT SPRINKLER) = 200 FT MAXIMUM
SECTION 1020 CORRIDORS
TABLE 1020.1 - CORRIDOR FIRE-RESISTANCE RATING
CORRIDOR FIRE-RESISTANCE RATING OF FIRE PARTITIONS IN GROUP A & B OCCUPANCY WITH AN OCCUPANT LOAD SERVED BY CORRIDOR GREATER THAN 30, WITHOUT SPRINKLER SYSTEM = 1 HOUR RATING REQUIRED (PROVIDED; SEE PLANS)
TABLE 1020.2 - MINIMUM CORRIDOR WIDTH
44-INCH MINIMUM WIDTH (PROVIDED; SEE PLANS)
1020.4 - DEAD ENDS
DEAD-END CORRIDORS NOT TO EXCEED 20-FEET IN LENGTH

CHAPTER 29 - PLUMBING SYSTEMS

IBC TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

# OF OCCUPANTS:	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
139 OCCUPANTS				
GROUP A-3 ASSEMBLY				
MALE: 53 OCCUPANTS	1/125 = 1 REQUIRED	1/200 = 1 REQUIRED	1 REQUIRED	1 REQUIRED
FEMALE: 53 OCCUPANTS	1/65 = 1 REQUIRED	1/200 = 1 REQUIRED		
GROUP B BUSINESS				
33 OCCUPANTS	1/25 = 2 REQUIRED	1/40 = 1 REQUIRED		
PROVIDED	4 PROVIDED	4 PROVIDED	1 PROVIDED*	1 PROVIDED

* ACCESSIBLE WATER DISPENSER SHALL BE PROVIDED IN LIEU OF DRINKING FOUNTAIN; BUILDING WATER IS NOT POTABLE. TO BE REVIEWED AND APPROVED BY AIA.

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

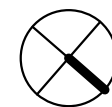
STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

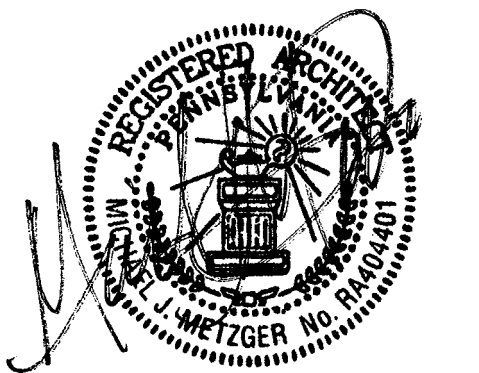
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

CODE DATA

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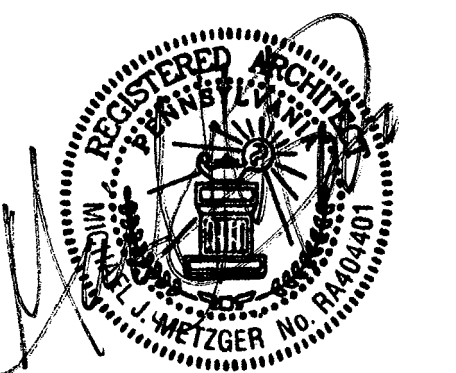
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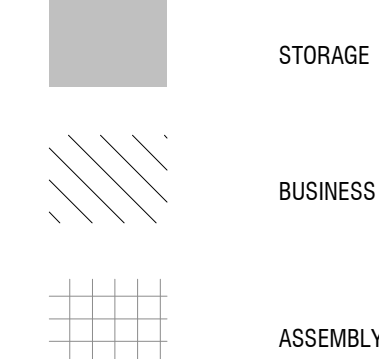
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NO.	ISSUE DESCRIPTION	DATE
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2	Big Set	01/26/26



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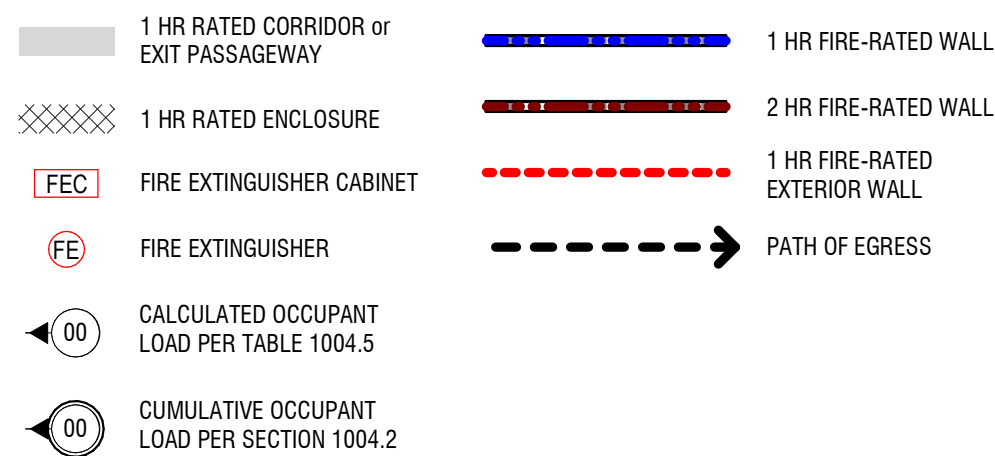
USE GROUP/OCCUPANCY LEGEND



TRAVEL DISTANCE LIMITATIONS

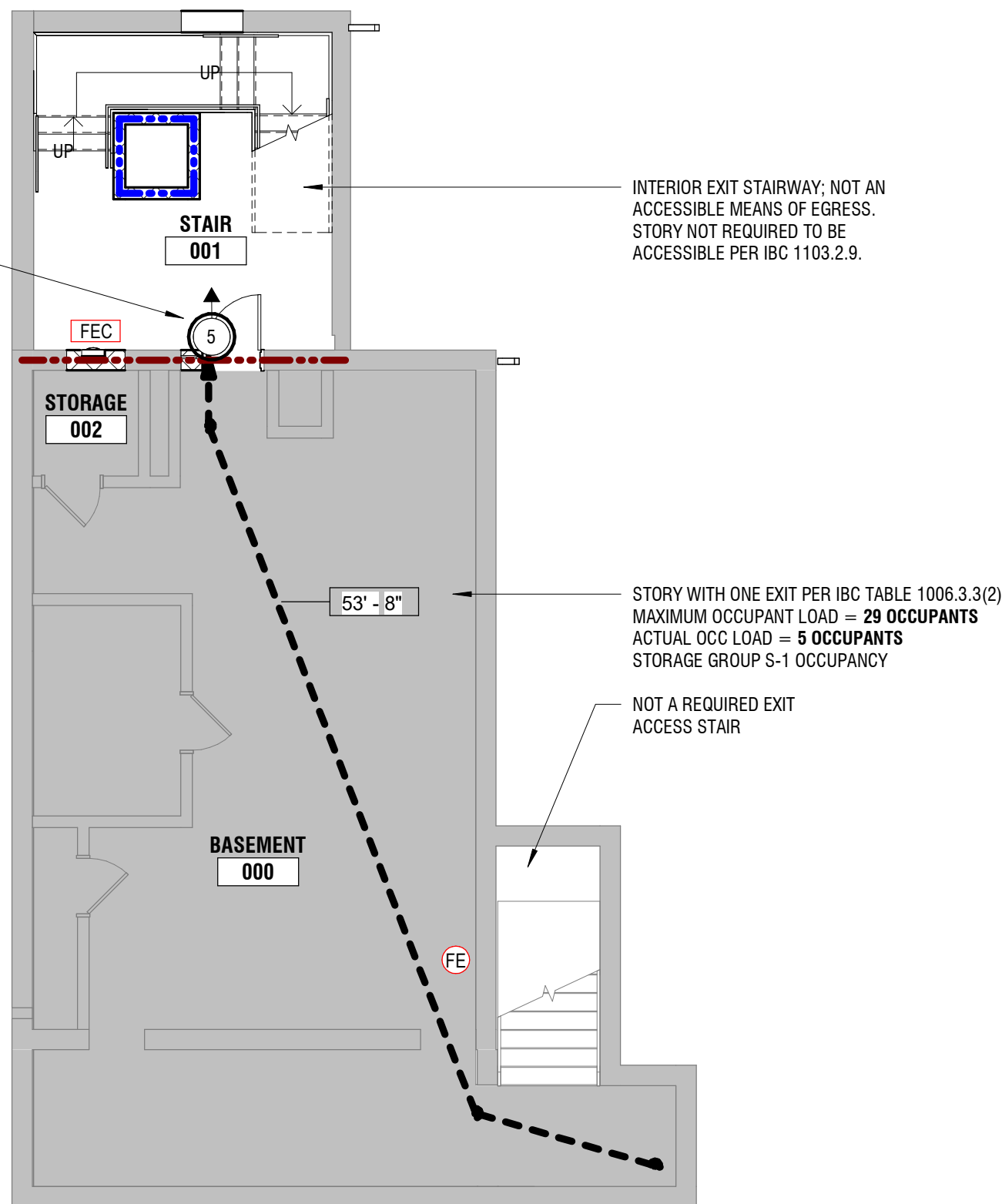
COMMON PATH	125'-0" MAXIMUM
DEAD-END CORRIDOR	50'-0" MAXIMUM
EXIT	250'-0" MAXIMUM

LIFE SAFETY LEGEND

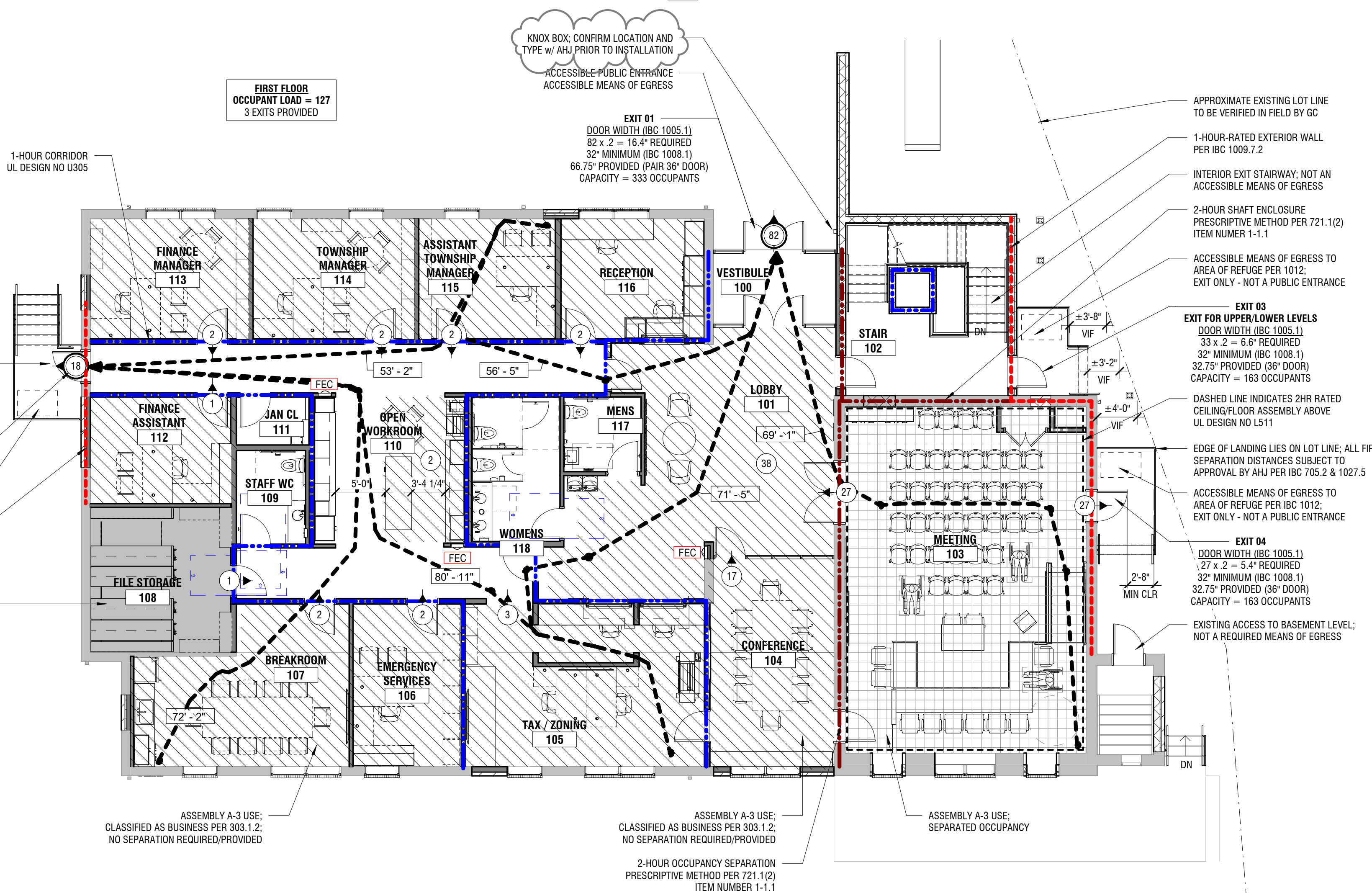


OCCUPANT AND FIXTURE LOAD - BASEMENT					
NO.	ROOM NAME	Use Group	Load Factor		Occupant Load
			Area	SF Per Person	
000	BASEMENT	S-1	1064	300	4
001	STAIR	(none)	195		
002	STORAGE	S-1	33	300	1
TOTAL OCCUPANT LOAD					
5					
OCCUPANT AND FIXTURE LOAD - FIRST FLOOR					
NO.	ROOM NAME	Use Group	Load Factor		Occupant Load
			Area	SF Per Person	
100	VESTIBULE	(none)	90		
101	LOBBY	A	574	15	39
102	STAIR	(none)	256		
103	MEETING	A	794	15	53
104	CONFERENCE	A	254	15	17
105	TAX / ZONING	B	382	150	3
106	EMERGENCY SERVICES	B	174	150	2
107	BREAKROOM	B	294	150	2
108	FILE STORAGE	S-1	202	300	1
109	STAFF WC	(none)	64		
110	OPEN WORKROOM	B	216	150	2
111	JAN CL	(none)	34		
112	FINANCE ASSISTANT	B	148	150	1
113	FINANCE MANAGER	B	187	150	2
114	TOWNSHIP MANAGER	B	190	150	2
115	ASSISTANT TOWNSHIP MANAGER	B	163	150	2
116	RECEPTION	B	171	150	2
117	MENS	(none)	57		
118	WOMENS	(none)	116		
119	CORRIDOR	(none)	251		
120	CORRIDOR	(none)	151		
TOTAL OCCUPANT LOAD					
128					
OCCUPANT AND FIXTURE LOAD - SECOND FLOOR					
NO.	ROOM NAME	Use Group	Load Factor		Occupant Load
			Area	SF Per Person	
200	STAIR	(none)	251		
201	FILE STORAGE	B	631	150	5
202	AV/IT DATA	B	103	150	1
203	FINANCE STORAGE	B	90	150	1
TOTAL OCCUPANT LOAD					
7					

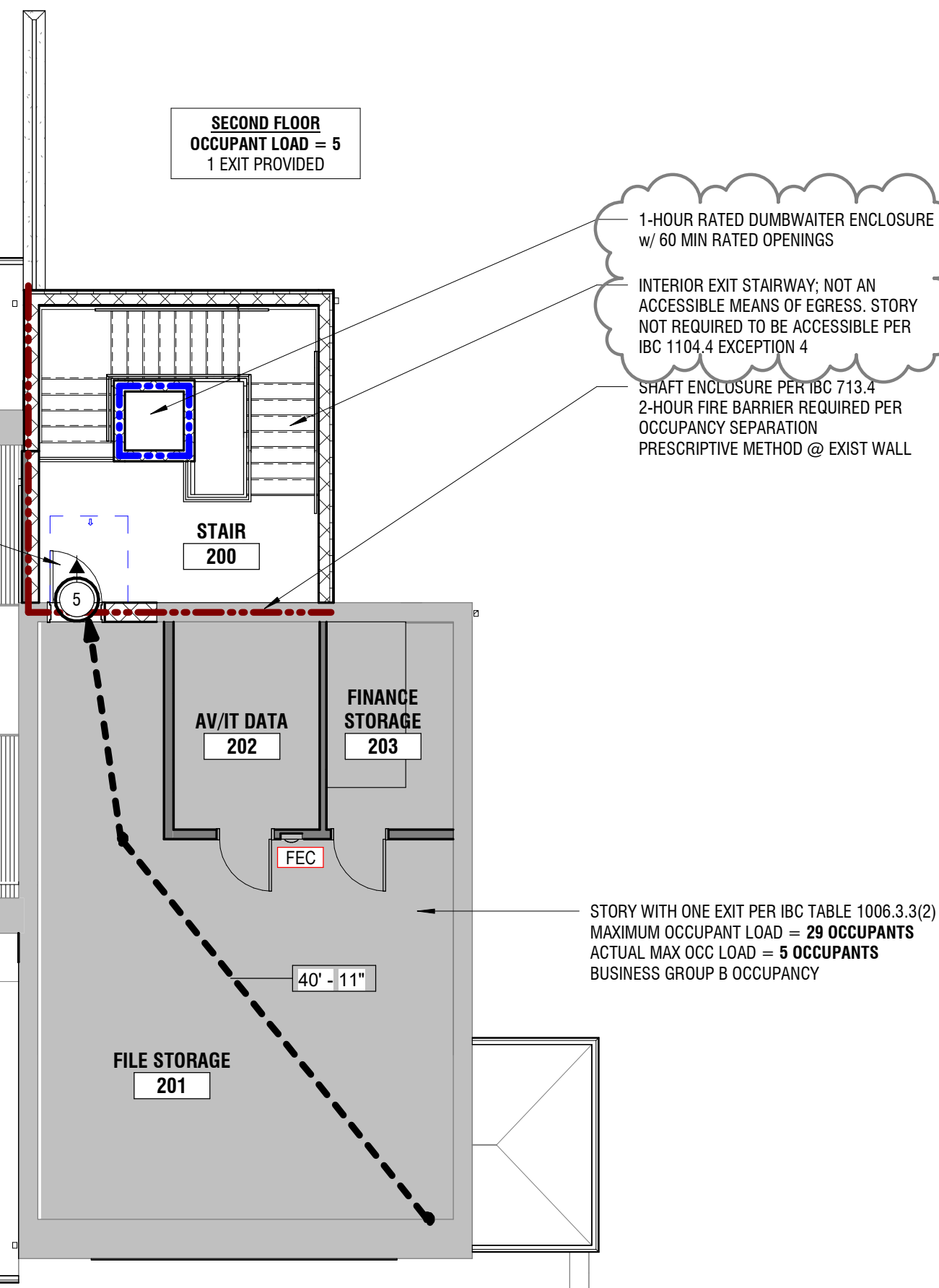
*THE SECOND FLOOR WILL HAVE A POSTED MAXIMUM OCCUPANT LOAD OF 5 OCCUPANTS IN ACCORDANCE WITH IBC 1104.4 EXCEPTION 4.



1 BASEMENT - CODE 1/8" = 1'-0"



2 FIRST FLOOR - CODE 1/8" = 1'-0"



3 SECOND FLOOR - CODE 1/8" = 1'-0"

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

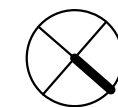
STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

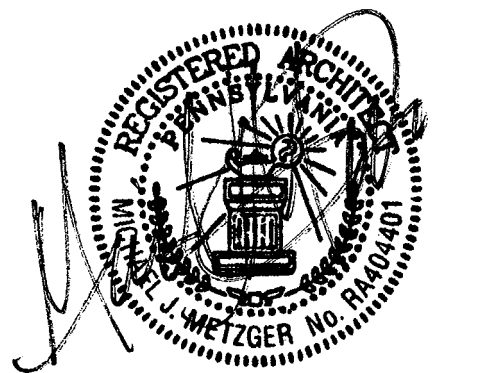
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2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

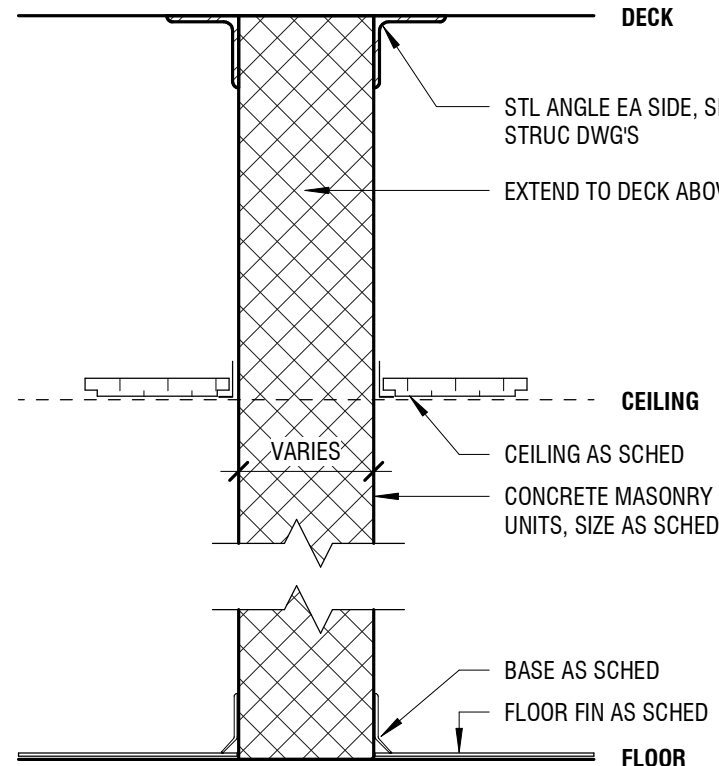
PARTITION DETAILS

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

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WALL TYPE GENERAL NOTES:

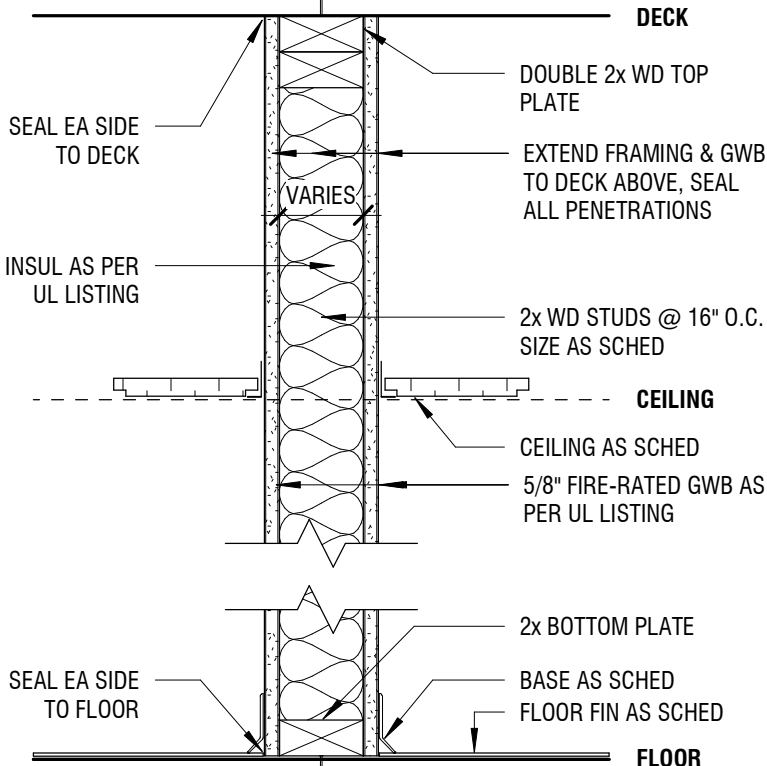
- PARTITION DETAILS ARE NOT NUMBERED SEQUENTIALLY
- WALL TYPES DO NOT INCLUDE WALL FINISHES. SEE ROOM FINISH SCHEDULE & INTERIOR ELEVATIONS FOR FINISH INFORMATION.
- P = GENERAL PARTITION. F= FIRE RATED PARTITION. M= MASONRY PARTITION
- ALL RATED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TESTING AGENCY REQUIREMENTS. REFER TO SPECIFIC TEST REPORTS FOR REQUIRED COMPONENTS AND ASSEMBLY. SEE WALL TYPE REFERENCES AND LIFE SAFETY PLANS FOR RATED WALL LOCATIONS. PROVIDE FIRESTOPPING PER FIRESTOPPING MANUFACTURER'S RECOMMENDATIONS FOR PENETRATIONS THROUGH RATED WALLS.
- AT STEEL STUD WALLS WHICH DO NOT EXTEND TO STRUCTURE ABOVE, PROVIDE BRACE AT CENTERLINE OF DOOR OPENINGS AND BRACE @ 64" O.C. UNLESS NOTED OTHERWISE
- PROVIDE BLOCKING AS REQUIRED AT ALL WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO: WALL CABINETS, TOILET ROOM ACCESSORIES AND PARTITIONS, DOOR HARDWARE, COUNTER TOPS, WALL MOUNTED EQUIPMENT, ETC.
- ALL INTERIOR WALLS WHERE SOUND BATT INSULATION IS INDICATED ARE CONSIDERED ACOUSTIC WALLS. WHERE SPECIFIC STC RATINGS ARE REQUIRED, SEE INDIVIDUAL WALL TYPE PARTITIONS.
- COORDINATE RATINGS REQUIREMENTS INDICATED ON SPECIFIC PARTITIONS WITH LIFE SAFETY PLANS.
- WHERE TILE FINISH OCCURS, PROVIDE CEMENT BACKER BOARD IN LIEU OF GYPSUM BOARD AS SUBSTRATE, THICKNESS TO MATCH GYPSUM BOARD. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS OF TILE FINISH.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL RESTROOMS, LOCKER ROOMS, AND WET AREAS (WHERE TILE FINISH DOES NOT OCCUR).
- WOOD FRAMING TO BE PRESSURE TREATED WHERE NOTED ON STRUC DWGS, COORDINATE LOCATIONS W/ STRUC DWGS & STRUC SPECS.



MARK	CMU SIZE	TOTAL THK	STC	UL ASSEMBLY	MARK	CMU SIZE	TOTAL THK	STC	UL ASSEMBLY
A	4"	-	43-45	-	E	12"	-	47-51	-
B	6"	-	44-46	-	F	-	-	-	-
C	8"	-	45-48	U905	G	-	-	-	-
D	10"	-	46-50	-	H	-	-	-	-

M1 MASONRY PARTITION

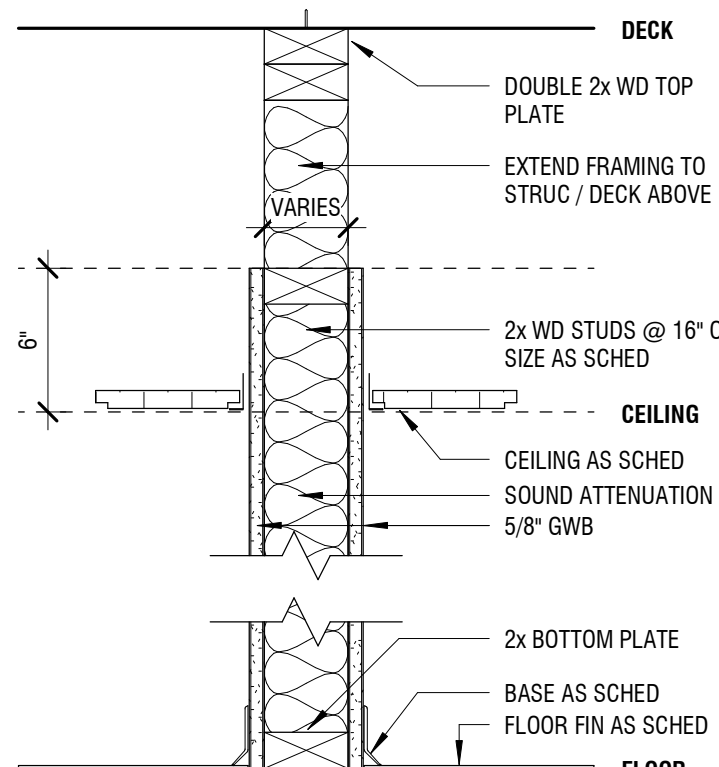
NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	UL NUMBER	MARK	STUD SIZE	TOTAL THK	STC	UL NUMBER
A	2x4	4-3/4"	36	U305*	E	-	-	-	-
B	2x6	6-3/4"	-	U305*	F	-	-	-	-
C	2x8	8-1/2"	-	U305*	G	-	-	-	-
D	-	-	-	-	H	-	-	-	-

F6 1HR FIRE-RATED WALL

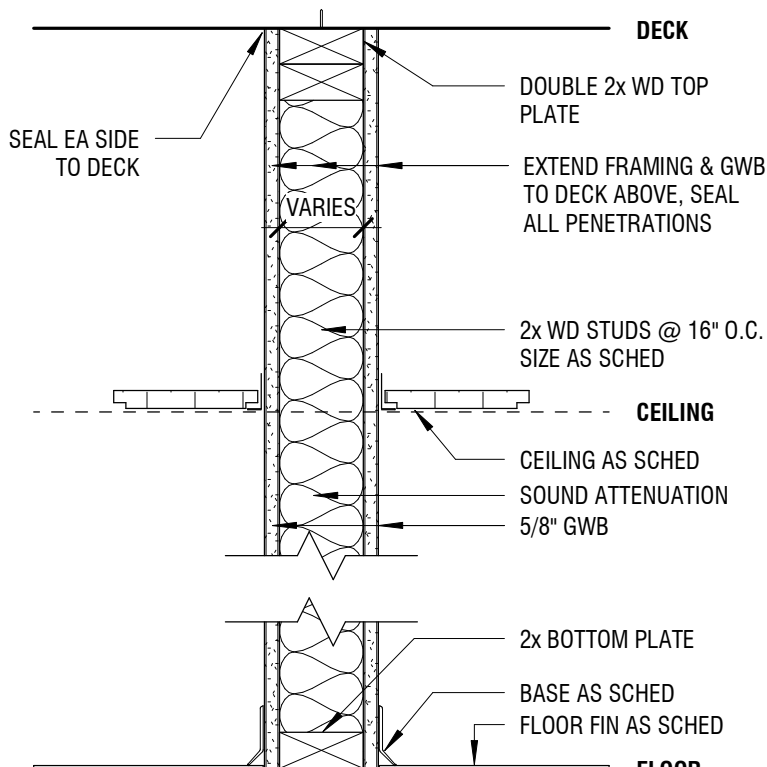
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*BEARING WALL



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN
A	2x4	4-3/4"	-	-	E	-	-	-	-
B	2x6	6-3/4"	-	-	F	-	-	-	-
C	2x8	8-1/2"	-	-	G	-	-	-	-
D	-	-	-	-	H	-	-	-	-

P50 PARTITION WALL

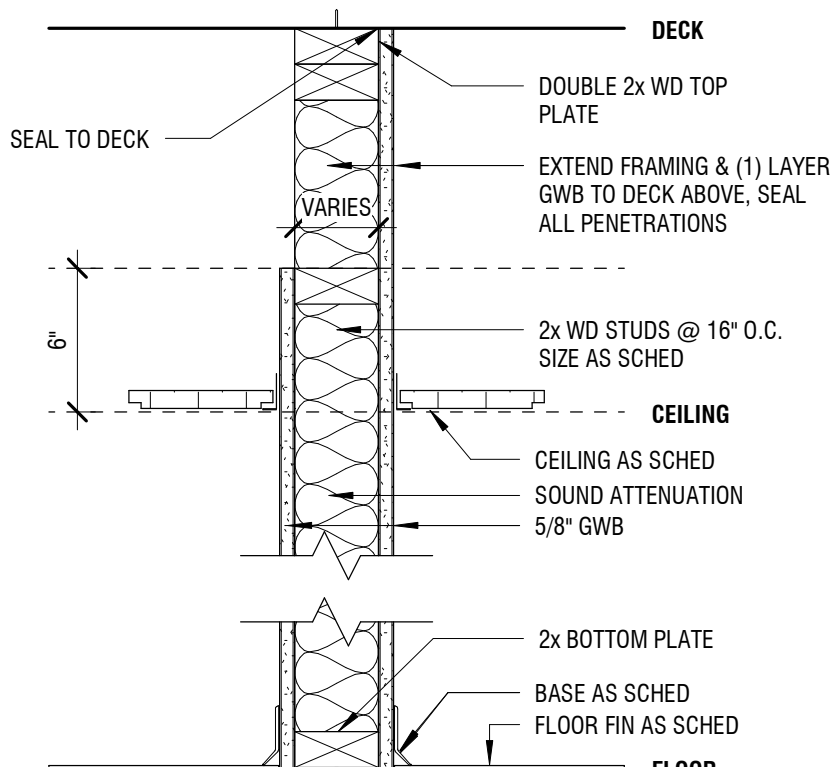
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MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN
A	2x4	4-3/4"	36	YES	E	-	-	-	-
B	2x6	6-3/4"	38	YES	F	-	-	-	-
C	2x8	8-1/2"	-	-	G	-	-	-	-
D	-	-	-	-	H	-	-	-	-

P51 PARTITION WALL

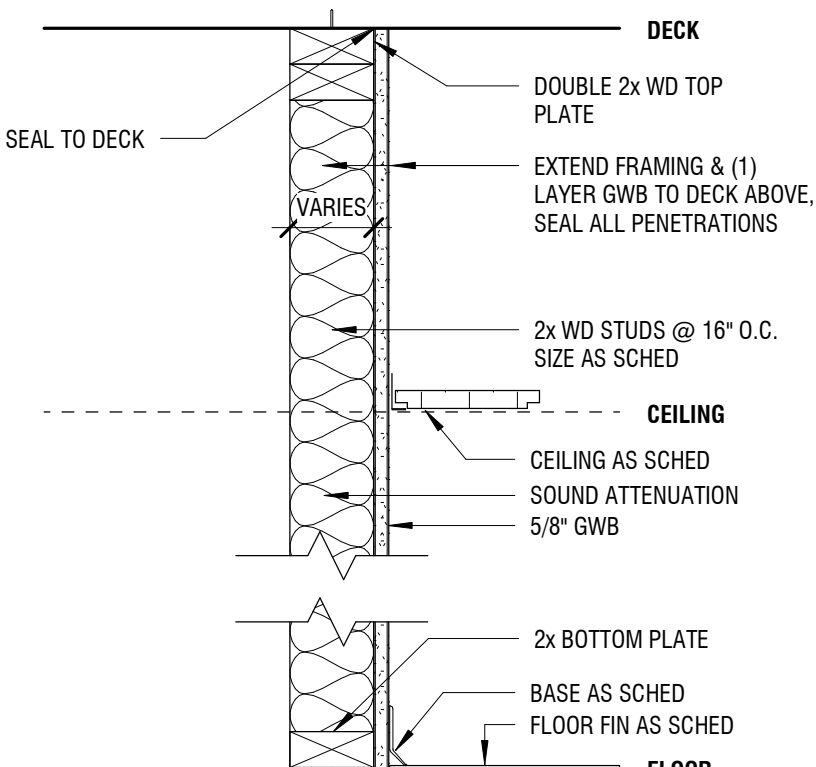
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MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN
A	2x4	4-3/4"	-	-	E	-	-	-	-
B	2x6	6-3/4"	-	-	F	-	-	-	-
C	2x8	8-1/2"	-	-	G	-	-	-	-
D	-	-	-	-	H	-	-	-	-

P52 PARTITION WALL

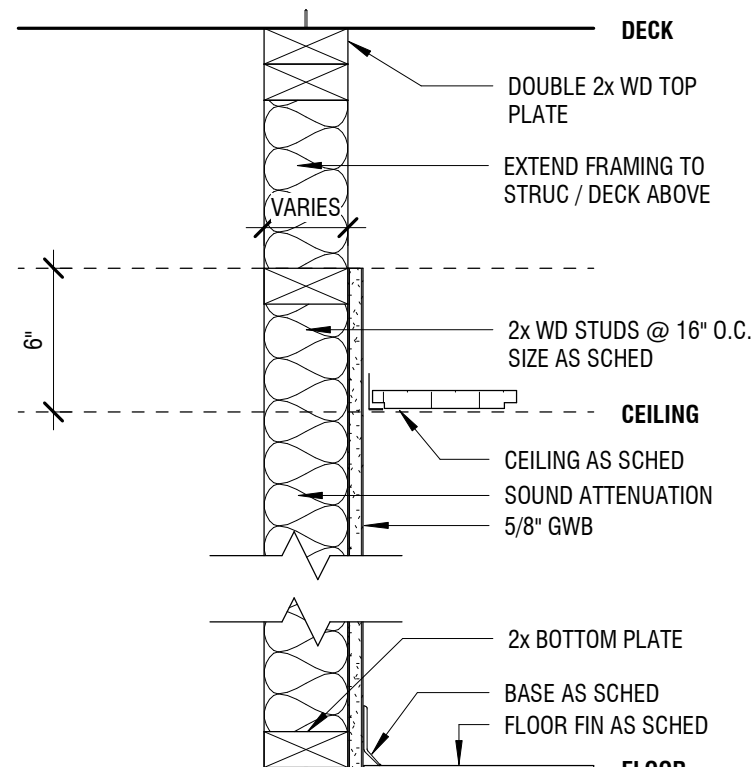
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MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN
A	2x4	4-1/8"	-	-	E	-	-	-	-
B	2x6	6-1/8"	-	-	F	-	-	-	-
C	2x8	7-7/8"	-	-	G	-	-	-	-
D	-	-	-	-	H	-	-	-	-

P53 PARTITION WALL

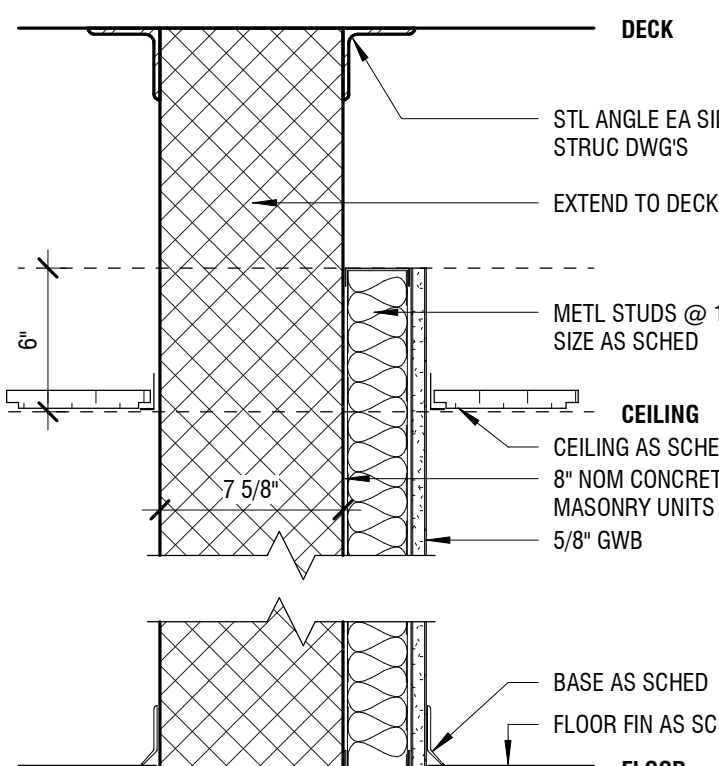
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MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN
A	2x4	4-1/8"	-	-	E	-	-	-	-
B	2x6	6-1/8"	-	-	F	-	-	-	-
C	2x8	7-7/8"	-	-	G	-	-	-	-
D	-	-	-	-	H	-	-	-	-

P54 PARTITION WALL

NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTN
A	2x4	11 3/4"	-	-	E	-	-	-	-
B	2x6	1' - 1 3/4"	-	-	F	-	-	-	-
C	2x8	1' - 3 3/4"	-	-	G	-	-	-	-
D	-	-	-	-	H	-	-	-	-

M8 MASONRY PARTITION

NOT TO SCALE

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

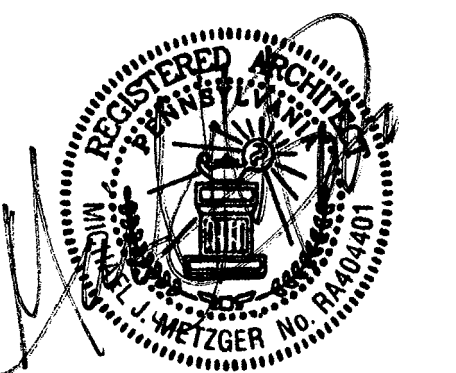
ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020
ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
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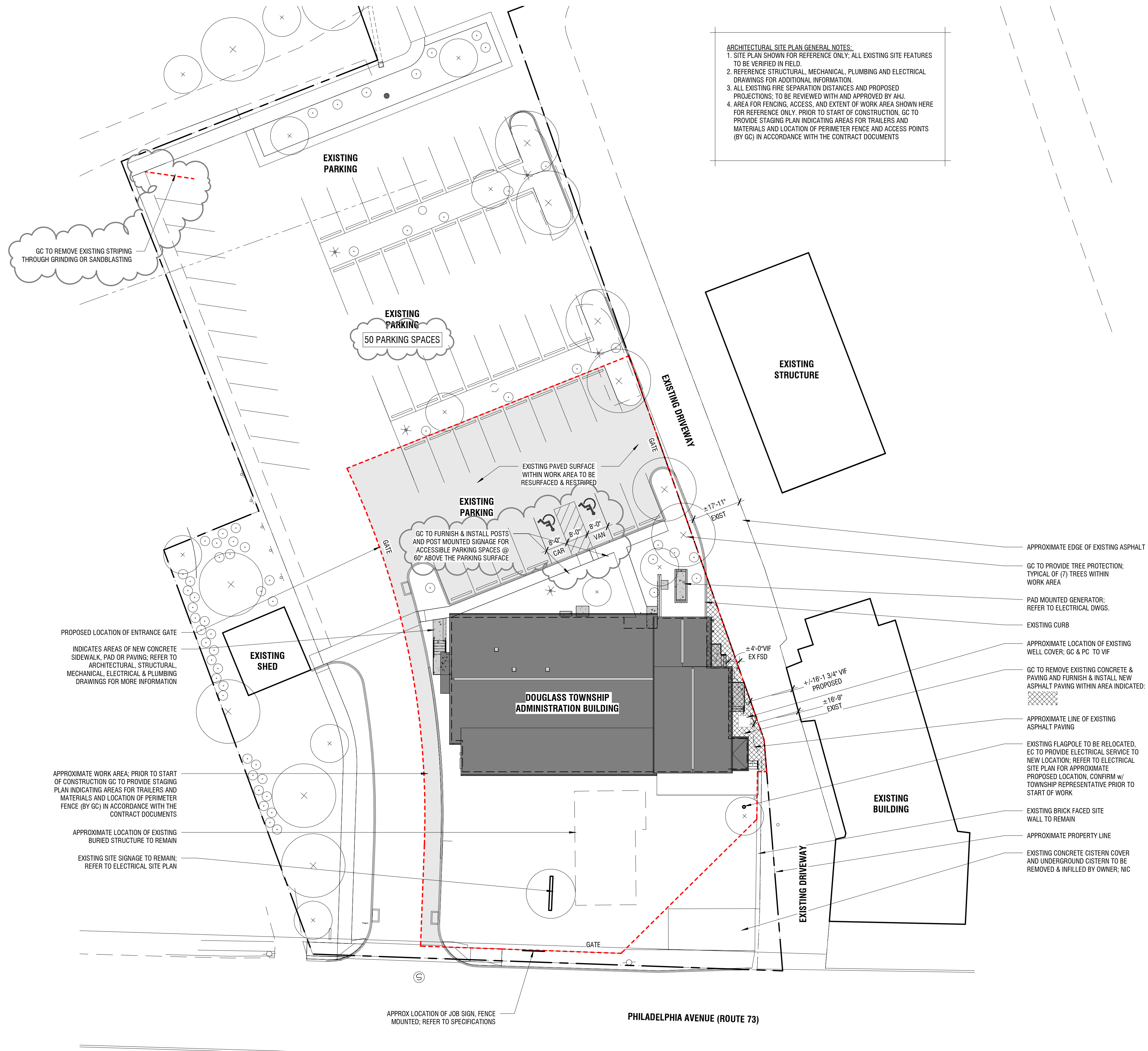
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**ARCHITECTURAL SITE
PLAN**

DATE: 11/07/2025
SCALE: 1" = 20'-0"
DRAWN BY: TB
CHECKED BY: MM
PROJ NO: 24-0018

G3.00



1 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARETH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
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ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

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KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

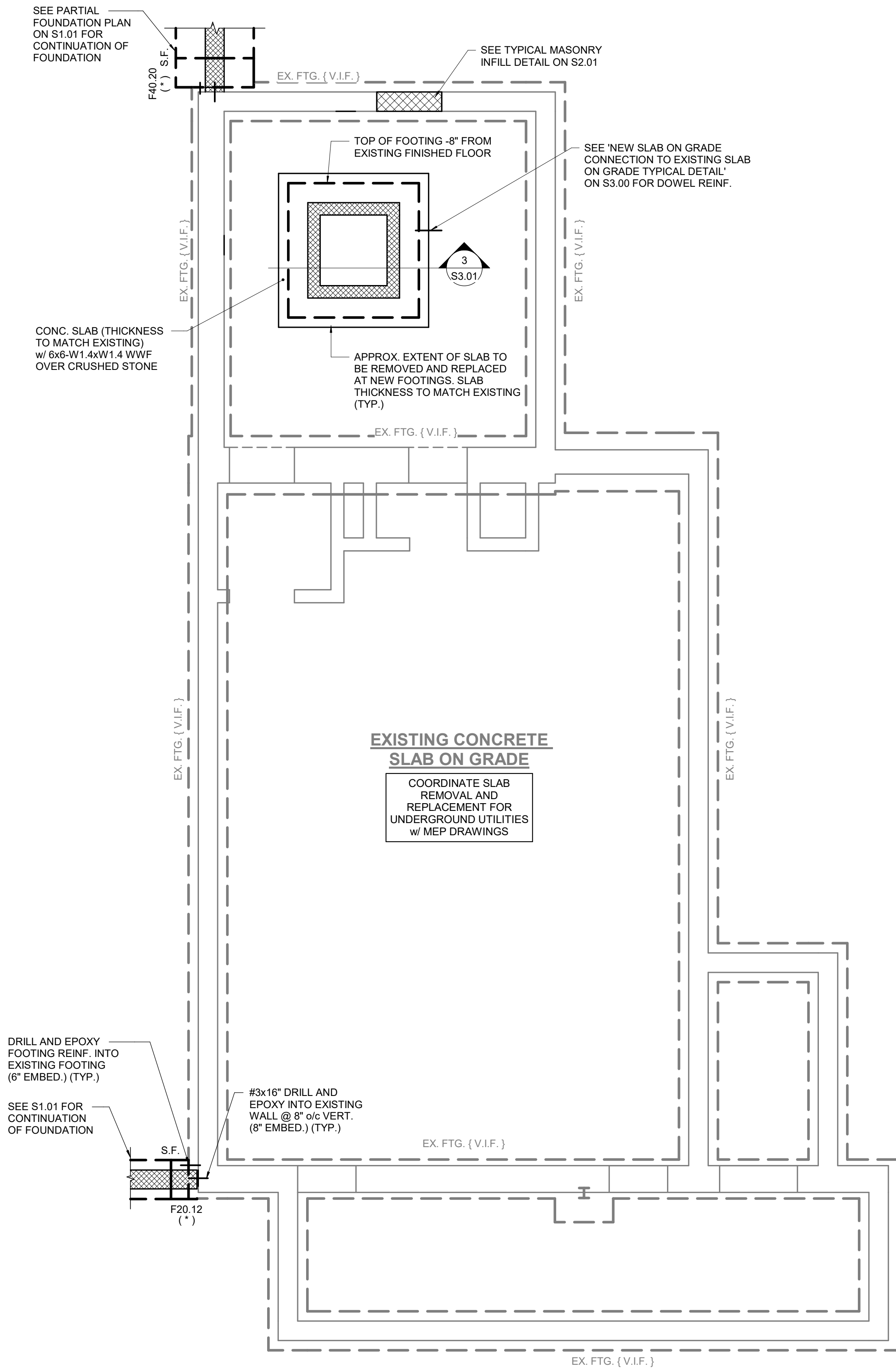


SHEET TITLE:

BASEMENT
FOUNDATION PLAN

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	24-0018

\$1.00



SHORING, BRACING, AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION, INCLUDING ALL DESIGN RESPONSIBILITIES AND SEQUENCING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE SIGNED AND SEALED CALCULATIONS AND DRAWINGS TO OWNER. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STRUCTURES, BUILDINGS AND STREETS AT ALL TIMES.

BASEMENT FOUNDATION PLAN

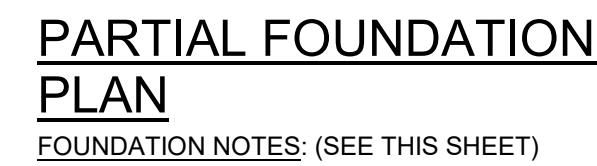
SCALE: 1/4" = 1'-0"

NOTES:

- 1) FINISH FLOOR EL. SEE PLAN. VERIFY IN FIELD. REFERENCE EL. 0.00'.
- 2) () INDICATES TOP OF FOOTING ELEVATION RELATIVE TO DATUM ELEVATION 0.00'.
- 3) SEE S2.00 FOR COLUMN, PIER, AND FOOTING SCHEDULES.
- 4) (*) INDICATES BOTTOM OF FOOTING ELEVATION TO MATCH BOTTOM OF EXISTING FOOTING ELEVATION.
- 5) { } INDICATES EXISTING TOP OF FOOTING ELEVATION. VERIFY IN FIELD.
- 6) 'S.F.' INDICATES STEPPED FOOTING. SEE TYPICAL DETAIL ON SHEET S3.00.
- 7) SEE ARCHITECTURAL DRAWINGS FOR ALL THE DIMENSIONS. DIMENSIONS ON THIS DRAWING ARE FOR THE CONVENIENCE ONLY AND MUST BE CHECKED WITH ARCHITECTURAL DRAWINGS FOR ACCURACY. DIMENSIONS ON ARCHITECTURAL DRAWINGS GOVERN.
- 8) ALL EXISTING DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING STRUCTURES, OR RELATIVE TO EXISTING STRUCTURES, THAT ARE SHOWN ON THE STRUCTURAL DOCUMENTS WILL BE VERIFIED BY FIELD MEASUREMENTS PERFORMED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER.
- 9) THE STRUCTURAL DOCUMENTS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF, DURING DEMOLITION, EXCAVATION OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON THE DOCUMENTS, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED.
- 10) ALL STRUCTURAL DEMOLITION MUST BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- 11) SELECTIVELY DEMOLISH STRUCTURAL COMPONENTS AS REQUIRED TO CONSTRUCT NEW WORK. PRIOR TO ANY DEMOLITION WORK, AN ENGINEERING SURVEY REPORT OF THE STRUCTURE SHALL BE PREPARED BY THE CONTRACTOR TO DOCUMENT THE CONDITION OF THE FRAMING, FLOORS, AND WALLS. ANY ADJACENT STRUCTURE WHERE OCCUPANTS MAY BE EXPOSED SHALL BE SIMILARLY REVIEWED.

SLATE
STRUCTURAL ENGINEERS

32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.104



FOUNDATION NOTES

1) FINISH FLOOR EL. SEE PLAN. VERIFY IN FIELD. REFERENCE EL. 0.00'.
2) () INDICATES TOP OF FOOTING ELEVATION RELATIVE TO DATUM ELEVATION 0.00'.
3) SEE S2.00 FOR COLUMN, PIER, AND FOOTING SCHEDULES.
4) (*) INDICATES BOTTOM OF FOOTING ELEVATION TO MATCH BOTTOM OF EXISTING ELEVATION.
5) { } INDICATES EXISTING TOP OF FOOTING ELEVATION. VERIFY IN FIELD.
6) 'S.F.' INDICATES STEPPED FOOTING. SEE TYPICAL DETAIL ON SHEET S3.00.
7) 'T.D.S.' INDICATES TURNED DOWN SLAB. SEE TYPICAL DETAIL ON SHEET S3.00.

SHORING, BRACING, AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION, INCLUDING ALL DESIGN RESPONSIBILITIES AND SEQUENCING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE SIGNED AND SEALED CALCULATIONS AND DRAWINGS TO OWNER. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STRUCTURES, BUILDINGS AND STREETS AT ALL TIMES.

FRAMING NOTES

- 1) NEW BEAMS TO BE INSTALLED TIGHT TO UNDERSIDE OF SHEATHING.
- 2)
- 3)
- 4) POSTS AND POINT LOAD BLOCKING SHALL RUN FROM INITIAL BEARING POINT DOWN TO FOUNDATION.
- 5) ALL BEAM/GIRDER CONNECTIONS NOT CONNECTED TO COLUMNS SHALL BE DESIGNED FOR A MINIMUM UNFACTORED VERTICAL REACTION OF 15 kips, UNLESS NOTED GREATER. CONNECTIONS TO COLUMNS TO BE PER GENERAL NOTES. ALL REACTIONS SHOWN ON PLAN ARE SERVICE LOADS.
- 6) ALL EXISTING DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING STRUCTURES, OR RELATIVE TO EXISTING STRUCTURES, THAT ARE SHOWN ON THE STRUCTURAL DOCUMENTS WILL BE VERIFIED BY FIELD MEASUREMENTS PERFORMED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER.
- 7) THE STRUCTURAL DOCUMENTS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF, DURING DEMOLITION, EXCAVATION OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON THE DOCUMENTS, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED.
- 8) ALL STRUCTURAL DEMOLITION MUST BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

- 9) SELECTIVELY DEMOLISH STRUCTURAL COMPONENTS AS REQUIRED TO CONSTRUCT NEW WORK. PRIOR TO ANY DEMOLITION WORK, AN ENGINEERING SURVEY REPORT OF THE STRUCTURE SHALL BE PREPARED BY THE CONTRACTOR TO DOCUMENT THE CONDITION OF THE FRAMING, FLOORS, AND WALLS. ANY ADJACENT STRUCTURE WHERE OCCUPANTS MAY BE EXPOSED SHALL BE SIMILARLY REVIEWED.
- 10) SEE ARCHITECTURAL DRAWINGS FOR ALL THE DIMENSIONS. DIMENSIONS ON THIS DRAWING ARE FOR THE CONVENIENCE ONLY AND MUST BE CHECKED WITH ARCHITECTURAL DRAWINGS FOR ACCURACY. DIMENSIONS ON ARCHITECTURAL DRAWINGS GOVERN.
- 11) REPLACE ANY DAMAGED EXISTING JOISTS.
- 12) 'BP ' INDICATES BEARING PLATE. SEE SCHEDULE ON SHEET S2.00. GROUT SOILD MINIMUM (2) COURSES BELOW ALL BEARING PLATES EXCEPT FOR MASONRY PIERS, WHICH ARE TO BE GROUTED SOLID FULL HEIGHT.
- 13) T.O. STEEL EL. -2 1/4" FROM TOP OF SHEATHING AT STAIR LANDING FRAMING.
T.O. STEEL EL. -4" FROM TOP OF CONC. SLAB AT SLAB INFILL.

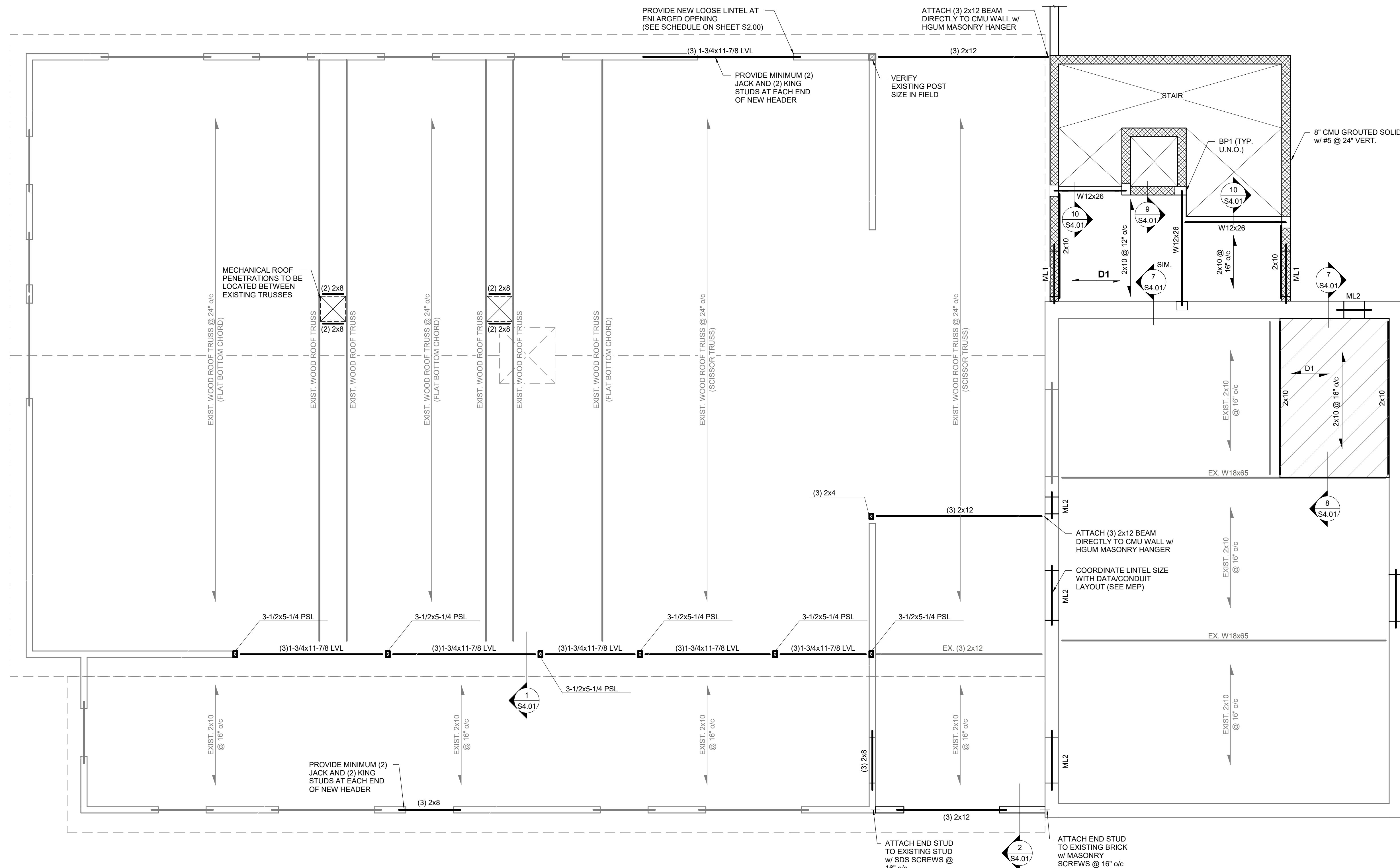


SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/20
2	Bid Set	01/26/21



DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	24-0018

\$1.02



NOTES:

- 7) ALL STRUCTURAL DEMOLITION MUST BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

SHORING, BRACING, AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION, INCLUDING ALL DESIGN RESPONSIBILITIES AND SEQUENCING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE SIGNED AND SEALED CALCULATIONS AND DRAWINGS TO OWNER. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STRUCTURES, BUILDINGS AND STREETS AT ALL TIMES.

- 11) T.O. STEEL EL. -2 1/4" FROM TOP OF SHEATHING AT STAIR LANDING FRAMING

GENERAL CONSTRUCTION

- NOTES, TYPICAL DETAILS, AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS NOTED OTHERWISE. TYPICAL DETAILS ARE TO BE USED FOR ALL CONDITIONS WHERE THE DETAIL IS APPLICABLE, WHETHER OR NOT NOTED ON PLAN. TYPICAL DETAILS MAY BE SLIGHTLY ALTERED IF REQUIRED DUE TO PROJECT CONDITIONS, ONLY WHEN SUBMITTED AND THE ENGINEER'S APPROVAL IS OBTAINED PRIOR TO PERFORMING THE WORK.
- ALL DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS, WITH THE EXCEPTION OF STRUCTURAL MEMBER SIZES, ARE GENERATED BY OTHER DISCIPLINES. ANY DIMENSIONS OR ELEVATIONS OMITTED OR NOT SHOWN ON THE STRUCTURAL DRAWINGS SHOULD BE OBTAINED FROM THE DRAWINGS OF THE OTHER DISCIPLINES. STRUCTURAL DRAWINGS ARE NOT "STAND-ALONE" DOCUMENTS AND SHOULD BE USED IN CONJUNCTION WITH, AND COORDINATED WITH, THE SPECIFICATIONS, ARCHITECTURAL DRAWINGS AND ALL OTHER DISCIPLINE'S DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AND ARCHITECT PRIOR TO PERFORMING THE WORK.
- IF DIFFERENCES OCCUR WITHIN OR BETWEEN DRAWINGS AND SPECIFICATIONS REGARDING MATERIALS, STRENGTHS OR QUANTITIES, THE BETTER MATERIAL, HIGHER STRENGTH, AND GREATER QUANTITY INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED.
- REPRODUCTIONS OF STRUCTURAL DRAWINGS FOR SUBMITTAL AS SHOP DRAWINGS IS PROHIBITED, UNLESS WRITTEN APPROVAL IS REQUESTED BY THE CONTRACTOR AND IT IS GRANTED BY SLATE STRUCTURAL ENGINEERS.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
- THESE DRAWINGS DO NOT DEFINE SCOPE OF CONTRACTOR OR SUBCONTRACTOR CONTRACTS.
- AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING MEANS AND METHODS OF CONSTRUCTION AND SAFETY OF PERSONS AND PROPERTY. THE ENGINEER'S PRESENCE OR REVIEW OF WORK AT THE JOBSITE IS FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT ONLY AND IS NOT EVER TO BE CONSTRUED AS A REVIEW OF MEANS AND METHODS OF CONSTRUCTION AND SAFETY METHODS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALLOWABLE CONSTRUCTION LOADS AND FOR PROTECTING THE COMPLETED OR INCOMPLETE STRUCTURAL FRAMING FROM DAMAGE DUE TO TEMPORARY CONSTRUCTION LOADINGS.
- COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTOR'S EXPENSE.
- ANY APPROVED CONTRACTOR REQUESTED CHANGES TO THESE DRAWINGS WILL BE DONE AT NO COST TO THE OWNER. APPROVAL OF CONTRACTOR REQUESTED CHANGES IN ANY WAY STATES OR IMPLIES APPROVAL OF A CHANGE IN SCOPE OR CHANGE IN CONTRACT COST.
- ALL REFERENCES TO WATER/DAMP/PROOFING, FIRE/PROOFING, AND UTILITIES ON THE STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS FOR ALL WATER/DAMP/PROOFING, FIRE/PROOFING AND UTILITY DETAILS AND REQUIREMENTS. COORDINATE ALL UNDERGROUND UTILITY REQUIREMENTS WITH THE CIVIL/MEP DRAWINGS. ALL UTILITIES SHALL BE ABOVE/BELOW FOOTING AND NOT LOCATED WITHIN THE FOOTINGS. NOTIFY ENGINEER OF RECORD IF OTHERWISE.
- IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY. THE CONTRACTOR MUST PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS. THIS SKETCH MUST BE SUBMITTED TO AND APPROVAL MUST BE GRANTED BY THE ENGINEER PRIOR TO PERFORMING THE WORK.
- SUBMIT SHOP DRAWINGS SUCH THAT BY THE TIME THEY ARE RECEIVED BY SLATE STRUCTURAL ENGINEERS, THERE WILL BE AT LEAST 14 DAYS BEFORE REVIEWED SUBMITTALS WILL BE NEEDED. ANY REVIEW THAT IS REQUIRED MORE EXPEDITIOUSLY WILL BE AT THE CONTRACTOR'S EXPENSE. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL CERTIFYING THAT HE HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. IF REVIEW OF AN INCOMPLETE SHOP DRAWING IS REQUIRED, THAT SHOP DRAWING SHALL BE CLEARLY MARKED AS INCOMPLETE. THE AREA THAT NEEDS TO BE REVIEWED SHALL BE CLEARLY NOTED WITH AN EXPLANATION FOR THE REASON FOR PARTIAL APPROVAL.
- IN NO CASE SHALL HEAVY EQUIPMENT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION/BASEMENT WALL. IF THE CONTRACTOR DEEMS IT NECESSARY TO OPERATE SUCH EQUIPMENT CLOSER THAN 8'-0" FROM THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, EXPENSE, PROVIDE ADEQUATE SUPPORTS OR WALL BRACES TO WITHSTAND THE ADDITIONAL LOADS SUPERIMPOSED FROM SUCH EQUIPMENT.
- SIZE AND/OR LOCATION OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, DEPRESSIONS, ETC. SHOWN ON THE STRUCTURAL DOCUMENTS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE ALL CONTRACT DOCUMENTS TO DETERMINE THE SIZE AND/OR LOCATION OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, DEPRESSIONS, ETC.
- SIZE AND/OR LOCATION OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE STRUCTURAL DOCUMENTS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY BY FIELD MEASUREMENTS/INVESTIGATION THE SIZE AND/OR LOCATION OF ALL EXISTING STRUCTURES AND UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SIGNED AND SEALED CALCULATIONS AND SHOP DRAWINGS BY A STRUCTURAL ENGINEER REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA SHOWING DESIGNS OF METAL STAIRS, METAL RAILINGS AND CONNECTIONS TO STRUCTURE TAKING INTO ACCOUNT THE VERTICAL AND LATERAL LOADS STATED IN THE GOVERNING CODES. WHERE HEADERS OR OTHER TYPES OF STRUCTURAL MEMBERS HAVE BEEN DESIGNATED ON THE STRUCTURAL CONTRACT DOCUMENTS TO SUPPORT THE STAIRS, THE CONNECTIONS FROM THE STAIRS SHALL BE DESIGNED SO THAT NO ECCENTRIC OR TORSIONAL FORCES ARE IMPOSED ON THESE STRUCTURAL MEMBERS. IF ECCENTRIC CONNECTIONS ARE USED, CONTRACTOR SHALL PROVIDE BRACING ELEMENTS FOR ALL SUPPORTING STEEL TO ELIMINATE THE TORSIONAL EFFECTS OF THE ECCENTRIC CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL EMBEDDED ITEMS AND HARDWARE AS REQUIRED PER THE STAIR DESIGN.
- STRUCTURAL COMPONENTS ARE NOT DESIGNED FOR VIBRATING EQUIPMENT. MOUNT VIBRATING EQUIPMENT ON VIBRATION ISOLATORS, INERTIA PADS, ETC.
- EXACT LOCATIONS OF ROOF PENETRATIONS TO BE COORDINATED BY THE GENERAL CONTRACTOR BETWEEN STEEL/JOIST/DECK/HVAC SUBCONTRACTORS. SEE DETAIL FOR ROOF FRAME REQUIREMENTS

EXISTING CONDITIONS/DEMOLITION

- SHORING, BRACING, PROTECTION, AND UNDERPINNING OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION, INCLUDING ALL DESIGN RESPONSIBILITIES, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE SIGNED AND SEALED CALCULATIONS AND DRAWINGS TO OWNER. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STRUCTURES, BUILDINGS AND STREETS.
- ALL EXISTING DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING STRUCTURES, OR RELATIVE TO EXISTING STRUCTURES, THAT ARE SHOWN ON THE STRUCTURAL DOCUMENTS WILL BE VERIFIED BY FIELD MEASUREMENTS PERFORMED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER.
- THE STRUCTURAL DOCUMENTS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF, DURING DEMOLITION, EXCAVATION OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON THE DOCUMENTS, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED.
- ALL STRUCTURAL DEMOLITION MUST BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- SELECTIVELY DEMOLISH STRUCTURAL COMPONENTS AS REQUIRED TO CONSTRUCT NEW WORK. PRIOR TO ANY DEMOLITION WORK, AN ENGINEERING SURVEY REPORT OF THE STRUCTURE SHALL BE PREPARED BY THE CONTRACTOR TO DOCUMENT THE CONDITION OF THE FRAMING, FLOORS, AND WALLS. ANY ADJACENT STRUCTURE WHERE OCCUPANTS MAY BE EXPOSED SHALL BE SIMILARLY REVIEWED.
- WHERE NEW FRAMING IS TO BE CONNECTED TO AN EXISTING STRUCTURE WITH BRICK OR CMU VENEER, THE VENEER SHALL BE REMOVED SUFFICIENTLY TO PERMIT CONNECTION OF THE NEW FRAMING DIRECTLY TO THE BUILDING SUPERSTRUCTURE. NEW BRICK OR CMU SHALL BE INSTALLED TO MATCH THE EXISTING ADJACENT SURFACES. MAINTAIN A 1/2" SEPARATION BETWEEN THE BRICK OR CMU AND THE NEW FRAMING, UNLESS NOTED OTHERWISE ON DRAWINGS. FILL GAPS WITH BACKER RODS AND SEALANTS.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING FINISHED FLOOR ELEVATIONS PRIOR TO FABRICATION OF STEEL BEGINS. PROVIDE ALLOWANCE FOR ADDITIONAL LEVELING MATERIAL IN AREAS OF BREAK THROUGH TO THE EXISTING STRUCTURE TO ENSURE FINISHED FLOOR ELEVATION OF NEW MATCHES EXISTING.
- CONTRACTOR SHALL RETAIN INDIVIDUAL TO PERFORM SITE SAFETY DEMOLITION PLAN, ENGINEERING STUDY AND ALL OTHER SERVICES RELATED TO DEMOLITION IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS.

STRUCTURAL SPECIAL INSPECTIONS

- THE QUALIFIED AGENCY RETAINED BY THE OWNER FOR THESE SPECIAL INSPECTION SERVICES SHALL BE APPROVED BY THE OWNER, THE ARCHITECT, AND THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION. AN OUTLINE OF THE SCOPE OF SERVICES TO BE PERFORMED BY THE INSPECTING AGENCY IS TO BE SUBMITTED PRIOR TO THE START OF CONSTRUCTION.
- IN ACCORDANCE WITH SECTION 1704 OF THE INTERNATIONAL BUILDING CODE, AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS, AN INDEPENDENT APPROVED AGENCY SHALL MAKE PERIODIC AND/OR CONTINUOUS INSPECTIONS OF THE CONSTRUCTION PROGRESS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

STEEL CONSTRUCTION	SECTION 1705.2, TABLE 1705.2.3, AISC 360
CONCRETE CONSTRUCTION	SECTION 1705.3, TABLE 1705.3
MASONRY CONSTRUCTION	SECTION 1705.4, TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6
SOILS	SECTION 1705.6, TABLE 1705.6
- IN ACCORDANCE WITH SECTIONS 1705.12.1 THROUGH 1705.12.9 OF THE INTERNATIONAL BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS, AN INDEPENDENT APPROVED AGENCY SHALL MAKE PERIODIC AND/OR CONTINUOUS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE OF THE CONSTRUCTION PROGRESS.

FOUNDATIONS

- NO GEOTECHNICAL REPORT IS PROVIDED. BOTTOM OF FOOTINGS IS ASSUMED TO BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 2000 PSF. PRIOR TO CONSTRUCTION, THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE RETAINED. THE GENERAL CONTRACTOR IS HEREIN RESPONSIBLE FOR PERFORMING ALL EARTHWORK OPERATIONS IN STRICT ACCORDANCE WITH GEOTECHNICAL ENGINEERING REQUIREMENTS. IF THE FOUNDATION RECOMMENDATIONS AND/OR DESIGN VALUES DIFFER FROM THAT ASSUMED, MODIFICATION TO THE DESIGN/DRAWINGS MAY BE REQUIRED.
- SUBGRADE OF ALL FOOTINGS MUST BE INSPECTED UNDER THE SUPERVISION OF AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE PLACING ANY CONCRETE. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.
- BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3 FEET BELOW EXTERIOR FINISH GRADE. ALL FOOTING ELEVATIONS SHOWN ON PLAN ARE THE BEST APPROXIMATIONS BASED ON AVAILABLE DATA. GENERAL CONTRACTOR MAY ALTER FOOTING ELEVATIONS FOR REASONS INCLUDING, BUT NOT LIMITED TO, REVISED GEOTECHNICAL OR CIVIL INFORMATION, UNFORESEEN CONDITIONS, ACTUAL INVERT ELEVATIONS, CONSTRUCTIONABILITY, ETC. CONTRACTOR SHALL NOTIFY ARCHITECT AND OBTAIN WRITTEN APPROVAL PRIOR TO ANY MODIFICATIONS.
- DO NOT BACKFILL ANY BASEMENT WALLS WITH AN UNBALANCED HEIGHT OF SOIL GREATER THAN THREE FEET UNTIL ELEVATED FLOOR IS IN-PLACE AND THE WALL HAS REACHED ITS DESIGN STRENGTH OR THE WALLS ARE ADEQUATELY BRACED.
- EXPPOSED CONCRETE/CMU WALLS SHALL HAVE CONTROL JOINTS AT 30 FEET MAXIMUM ON CENTER UNLESS NOTED OTHERWISE. WALLS WITH INTEGRAL COLUMN PIERS OR PILASTERS SHALL BE POURED MONOLITHICALLY AND SHALL HAVE A FORMED CONTROL JOINT ON ONE SIDE OF EACH PIER OR THE EXPLOSED FACE OF THE WALL. JOINTS SHALL BE FILLED WITH AN APPROVED SEALANT.

CONCRETE

- REINFORCING STEEL SHALL BE WITHIN TOLERANCES SET FORTH IN ACI 117, AND HAVE THE SPECIFIED CLEAR COVER, UNLESS NOTED OTHERWISE ON DRAWINGS:

CONCRETE POURED AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	1 1/2"
#6 OR SMALLER	2"
#6 OR LARGER	2"

CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:

COLUMNS (TIES AND MAIN REINFORCING)	1 1/2"
SLABS, WALLS, JOISTS:	#14 OR #18 BARS 1 1/2"
OR #10 OR SMALLER	3/4"
BEAMS (STIRRUPS AND MAIN REINFORCING)	1 1/2"

CLEAR COVER SHALL BE CLEARLY SHOWN ON ALL REINFORCING BAR DETAIL DRAWINGS.
- ALL CONCRETE SHALL BE READY-MIX AND HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF:

SPREAD FOOTINGS/WALL FOOTINGS/FOUNDATION WALL	3,000 PSI
BASEMENT WALLS/RETAINING WALLS	(MINIMUM OF 3,000 PSI)
PIERS-MATCH WALL STRENGTH	4,000 PSI
SLAB-ON-GRADE	4,000 PSI

OR AS SHOWN ON DRAWINGS. HAVE A MINIMUM OF 500 LBS. OF CEMENT PER CUBIC YARD. SLUMP (AT POINT OF CONCRETE PLACEMENT) SHALL BE 3 INCH MINIMUM AND 6 INCH MAXIMUM. CONCRETE EXPOSED TO WEATHER SHALL HAVE 5 PERCENT AIR ENTRAINMENT. CONCRETE NOT EXPOSED TO WEATHER SHALL NOT CONTAIN AN AIR-ENTRAINING AGENT. SUBMIT MIX DESIGNS FOR REVIEW.
- NORMAL-WEIGHT CONCRETE TO BE GIVEN A HARD-TROWELED FINISH SHALL NOT CONTAIN AN AIR-ENTRAINING AGENT. TOTAL AIR CONTENT FOR THIS CONCRETE SHOULD NOT EXCEED 3 PERCENT (AT POINT OF CONCRETE PLACEMENT). ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318-14 PER NJ IBC 2018 CHAPTER 35 THE ACI DETAILING MANUAL (ACI 315), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).
- ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A615 GRADE 60. WWF SHALL COMPLY WITH ASTM A118.
- LAP ALL REINFORCING BARS 62 DIAMETERS. LAP ALL WWF A MINIMUM OF SIX INCHES.
- SUBMIT ALL REINFORCING SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION.
- THE CONTRACTOR SHALL INSTALL FLOOR LEVELING MATERIAL AND PERFORM OTHER CORRECTIVE MEASURES IN ALL AREAS, INCLUDING BUT NOT LIMITED TO, AREAS WHERE FLOOR FINISH PROVISIONS DO NOT COMPLY WITH THE FLATNESS AND LEVELNESS REQUIREMENTS. NOTE: UNLESS NOTED OTHERWISE, THE CALCULATED CENTER OF BAY DEFLECTION DUE TO DEAD LOADS ONLY, MEASURED ON A DIAGONAL DIMENSION BETWEEN COLUMNS, IS APPROXIMATELY N1" PER 10'-0" LENGTH.
- CONTRACTOR TO ENGAGE AN ENGINEER, REGISTERED IN THE STATE OF NEW JERSEY, TO DEVELOP ALL FORMWORK, SHORING, AND RESHORING DESIGNS AND PROCEDURES AND SUBMIT SIGNED AND SEALED DRAWINGS AND CALCULATIONS. ALL SHORING AND RESHORING MUST REMAIN IN PLACE FOR A MINIMUM OF 28 DAYS AFTER CONCRETE PLACEMENT, OR WHEN FULL STRENGTH IS ACHIEVED FROM FIELD CURED CYLINDERS.

STEEL

- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH AISC 360-16 PER IBC 2018 CHAPTER 35. ALL CONNECTIONS, INCLUDING AT HSS SECTIONS, SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE LATEST AISC CODE. UNLESS INDICATED OTHERWISE ON CONTRACT DOCUMENTS, IN ADDITION TO THE STEAR CONNECTION, INCLUDE AS A MINIMUM 4X4X3/8 ANGLES TOP AND BOTTOM OR ENDPLATE AT ALL HSS BEAMS/GIRDERS TO COLUMN CONNECTIONS. ALL WELDED FLANGE SHAPES SHALL BE ASTM A992. ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS NOTED OTHERWISE. ALL STEEL RECTANGULAR/SQUARE HOLLOW STRUCTURAL SECTIONS SHALL BE ASTM A500 GRADE B. FY = 50 KSI. ALL STEEL SHALL HAVE A SHOP COAT OF RUST INHIBITIVE PAINT. DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED-ON FIREPROOFING OR CONCRETE ENCASEMENT, AS NOTED ON ARCHITECTURAL DOCUMENTS. ORIENT ALL MILL CAMBER UPWARD DURING FABRICATION AND ERECTION. ALL STEEL SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC- SP3 PRIOR TO PAINTING.
- ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE": AWS D1.4:2011, TO PERFORM THE TYPE OF WORK REQUIRED.
- UNLESS OTHERWISE NOTED, ALL CONNECTIONS SHALL BE BOLTED WITH MINIMUM 3/4-INCH DIAMETER A325 OR A490 HIGH STRENGTH BEARING TYPE BOLTS OR WELDED. THE FABRICATOR IS RESPONSIBLE FOR THE SELECTION, DESIGN, AND DETAILING OF ALL CONNECTIONS, INCLUDING BUT NOT LIMITED TO MOMENT CONNECTIONS, BRACED FRAME CONNECTIONS, AND TRUSS CONNECTIONS, NOT FULLY DETAILED ON THE CONTRACT DRAWINGS. THIS INCLUDES TO DESIGN, DETAIL, FURNISH, AND INSTALL STIFFENERS, CONTINUITY PLATES, DOUBLER PLATES, OR OTHER NECESSARY ADDITIONAL LOCAL STRENGTHENING MEASURES AS REQUIRED. MEMBER SIZES INDICATED ON THE DRAWINGS ARE BASED ON MEMBER BEHAVIOR AWAY FROM CONNECTIONS. USE FULL DEPTH DOUBLE ANGLE CONNECTIONS ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS SHALL BE AT 3 INCH O/C VERTICALLY. ALL GRAVITY MOMENT CONNECTIONS SHALL BE BOLTED WITH MINIMUM 3/4-INCH DIAMETER A325 OR A490 HIGH STRENGTH SLIP CRITICAL BOLTS OR WELDED.
- UNLESS OTHERWISE NOTED, DETAILS INDICATED ON DRAWINGS INCLUDE GENERAL CRITERIA FOR DESIGN AND DETAILING OF CONNECTIONS. DETAILS INDICATED ON DRAWINGS ARE NOT INTENDED TO CONVEY COMPLETE CONNECTOR SIZES, PLATE SIZES, WELD SIZES, NUMBER OF BOLTS, OR ANY OTHER SPECIFIC INFORMATION THAT IS OBTAINED THROUGH DESIGNATION OF AN INDIVIDUAL CONNECTION SET FOR A GIVEN SET OF LOADS. THESE DETAILS DO NOT SHOW ERECTION AIDS. PROVIDE ERECTION AIDS AS REQUIRED AND REMOVE THEM AFTER WORK IS COMPLETE.
- ALL ANCHOR RODS TO BE ASTM F1554 GRADE 36, UNLESS NOTED OTHERWISE.
- ALL ALUMINUM AND STEEL MEMBERS SHALL BE TREATED OR PROPERLY SEPARATED TO PREVENT GALVANIC AND CORROSIVE EFFECTS.
- ALL STEEL WELDING RODS SHALL BE E70XX.
- SUBMIT ALL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION. SHOP DRAWINGS SHALL SHOW COMPLETE BOLTING AND WELDING INFORMATION, BOTH SHOP AND FIELD. ALL WELDING INFORMATION SHALL USE AMERICAN WELDING SOCIETY SYMBOLS. SHOP OR FIELD SPlicing OF ANY STRUCTURAL STEEL SECTION WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.
- CONNECTIONS FOR ALL NON-COMPOSITE AND COMPOSITE BEAM/GIRDERS NOT CONNECTED TO COLUMNS SHALL BE DESIGNED FOR A MINIMUM UNFACTORED REACTION OF 15 KIPS, UNLESS NOTED GREATER ON DRAWINGS.
- STEEL FABRICATOR IS SOLELY RESPONSIBLE FOR SURVEYING AND VERIFICATION OF EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO THE LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING WALLS AND FRAMING.
- ALL LINTELS AND SHELF ANGLES WITHIN EXTERIOR WALLS SHALL BE HOT DIP GALVANIZED. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.
- ALL EXPOSED STEEL, INCLUDING BUT NOT LIMITED TO DUNNAGE FRAMING, SCREEN WALL FRAMING, CANOPY FRAMING, ETC.) SHALL BE HOT DIP GALVANIZED. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.
- PROVIDE WELDED STIFFENER PLATES ON BOTH SIDES OF THE WEB OF BEAMS AT POINTS OF CONCENTRATED LOADS INCLUDING BEAMS SUPPORTING COLUMNS OR RUNNING OVER THE TOPS OF COLUMNS, OR OTHER BEAMS. MINIMUM STIFFENER PLATE THICKNESS SHALL BE 3/8 INCH OR FLANGE THICKNESS OF COLUMN ABOVE OR BELOW OR BEAM WEB THICKNESS ABOVE OR BELOW, WHICHEVER IS GREATER.
- ALL POST-INSTALLED EXPANSION ANCHORS FASTENED INTO CONCRETE SHALL BE HILTI KWIK BOLT T2 WITH MATERIAL TYPE, DIAMETER, AND EMBEDMENT PER DOCUMENTS, UNLESS NOTED OTHERWISE. ALL POST-INSTALLED ADHESIVE ANCHORS FASTENED INTO CONCRETE AND REINFORCING BAR DO NOT USE EPOXY ADHESIVE ANCHORS FASTENED INTO CONCRETE IN HAMMER-DRILLED HOLES WITH ROD TYPE, DIAMETER, EMBEDMENT AND SPACING/EDGE DISTANCE PER DOCUMENTS, UNLESS NOTED OTHERWISE.
- ALL PIPING RUNS LARGER THAN 4" DIAMETER SHALL BE HUNG DIRECTLY FROM STEEL BEAMS/JOISTS AND NOT THE CONCRETE SLAB/METAL DECK SYSTEM. ALL PIPING RUNS LARGER THAN 4" DIAMETER SHALL BE FROM EACH STEEL BEAM/JOIST AND NOT BASED ON MAXIMUM ALLOWABLE SPAN OF PIPING. ANY SUPPLEMENTAL STEEL REQUIRED FOR BUILDING SYSTEMS (MECHANICAL, ELECTRICAL, PLUMBING, ETC.) IS NOT BY SLATE STRUCTURAL ENGINEERS.

MASONRY

- MASONRY UNITS SHALL BE TYPE N-1 MEDIUM WEIGHT ASTM C90 SOLID (GREATER THAN OR EQUAL TO 75 PERCENT SOLID MATERIAL) OR ASTM C90 HOLLOW GROUTED SOLID BELOW GRADE. ASTM C90 HOLLOW ABOVE GRADE WITH MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR. CONSTRUCT COLUMN PIERS INTEGRALLY WITH FOUNDATION WALLS AND CONTINUE WALL REINFORCEMENT THROUGH THE PIER. GROUT COLUMN PIERS AND WALLS MONOLITHICALLY.
- FOLLOWING ARE THE BLOCK STRENGTHS REQUIRED:

ASTM C90 SOLID 1900 PSI ON GROSS AREA OF INDIVIDUAL UNITS.	
ASTM C90 HOLLOW 1900 PSi ON NET AREA OF INDIVIDUAL UNITS.	
- ALL MORTAR SHALL BE ASTM C270 TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. FROM FIELD OBTAINED TEST CYLINDERS
- GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. FROM FIELD OBTAINED TEST CYLINDERS.
- LAID UP MASONRY DESIGN FM IS 1500 PSI FOR STANDARD CONCRETE MASONRY.
- VERTICAL REINFORCING SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. MINIMUM LAP SPLICE LENGTHS TO BE PER TABLE 1 (U.O.N. ON PLANS) AND SHALL BE AS FOLLOWS:

TABLE 1	TABLE 2
#3: 27"	#3: 15"
#4: 30"	#4: 20"
#5: 45"	#5: 25"
#6: 54"	#6: 30"
#7: 63"	#7: 35"
#8: 72"	#8: 40"
#9: 82"	#9: 46"
- A. FOR EPOXY-COATED BARS, MULTIPLY THESE VALUES BY 1.5.
- MECHANICAL SPLICING DEVICES WHICH ARE RATED TO DEVELOP 125 PERCENT OF FY OF THE BAR MAY BE SUBSTITUTED. SUBMIT PRODUCT DATA FOR ENGINEERING APPROVAL.
- ALL CONCRETE MASONRY SHALL BE CONSTRUCTED AND ERRECTED IN ACCORDANCE WITH THE LATEST ACI MASONRY CODE (ACI 530/ASCE 5TMS 402) AND SPECIFICATIONS (ACI 530.1/ASCE 6TMS 602) AND INSPECTED BY A QUALIFIED ENGINEER.
- PROVIDE HOT-DIPPED GALVANIZED TRUSS TYPE OR LADDER TYPE HORIZONTAL JOINT REINFORCEMENT, MINIMUM 9 GA, AT 16 INCHES ON CENTER VERTICAL IN ALL MASONRY WALLS. SPACE HORIZONTAL JOINT REINFORCEMENT AT 8 INCHES ON CENTER IN ALL PARAPETS. USE SHOP FABRICATED SPECIAL PIECES AT ALL CORNERS AND TEES.
- AS A MINIMUM, ALL CORES CONTAINING VERTICAL REINFORCING ARE TO BE GROUTED SOLID.

WOOD FRAMING

- ALL STRUCTURAL WOOD FRAMING SHALL BE HEM FIR #2 MINIMUM, STRESS GRADE LUMBER, OR APPROVED EQUAL. THE UNADJUSTED MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:

FB = 850 PSI	FV = 150 PSI	E = 1,300,000 PSI
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ALL STRUCTURAL WOOD FRAMING SHALL BE GRADED AND STAMPED BY AN ACCREDITED GRADING AGENCY IN ACCORDANCE WITH THE AMERICAN SOFTWOOD LUMBER STANDARD P250.
- ALL CONNECTIONS FOR WOOD MEMBERS NOT SPECIFICALLY NOTED ON DOCUMENTS SHALL NOT BE LESS THAN THE NUMBER AND SIZE OF NAILS AS SPECIFIED IN THE GOVERNING BUILDING CODE.
- ALL LVL SECTIONS SHALL BE MICROLAM ENGINEERED LUMBER AS ENGINEERED AND MANUFACTURED BY ILEVEL OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR LVL BEAMS ARE AS FOLLOWS:

FB = 2600 PSI	FV = 285 PSI	E = 1,900,000 PSI
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- ALL PSL SECTIONS SHALL BE PARALLAM ENGINEERED LUMBER AS ENGINEERED AND MANUFACTURED BY LEVEL OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR PSL BEAMS ARE AS FOLLOWS:

FB = 2900 PSI	FV = 290 PSI	E = 2,000,000 PSI
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- ALL PSL POSTS SHALL BE PARALLAM POSTS AS ENGINEERED AND MANUFACTURED BY ILEVEL OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:

FB = 2,400 PSI	FC = 2,500 PSI	E = 1,800,000 PSI
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- ALL WOOD FRAMING AND WOOD FRAMING CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:

A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: TIMBER CONSTRUCTION MANUAL.	
B. NATIONAL FOREST AND PAPER ASSOCIATION/AMERICAN WOOD COUNCIL: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.	
C. APA-THE ENGINEERED WOOD ASSOCIATION: PLYWOOD DESIGN SPECIFICATION AND PANEL DESIGN SPECIFICATION.	
D. AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS.	
E. NATIONAL LUMBER MANUFACTURERS ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.	
- ALL WOOD FRAMING CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. PROVIDE STAINLESS STEEL FASTENERS, ANCHORS AND CONNECTORS WITH TREATED WOOD. TIE-NAILING IS NOT PERMITTED UNLESS NOTED OTHERWISE IN THE GOVERNING BUILDING CODE. SUBMIT MANUFACTURER'S DATA FOR FABRICATOR. FASTENERS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
- DESIGN FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TRUSS PLATE INSTITUTE STANDARDS:

A. NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION - ANSI/TPI-1, LATEST EDITION.	
B. RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, DSB-89.	
C. GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, BCS1 LATEST EDITION.	
- WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL ENGINEER. SEALED CALCULATIONS ALONG WITH TRUSS SUBMITTAL PACKAGE, INCLUDING A TRUSS LAYOUT SHOWING ALL BEARING WALLS/SUPPORTS, AS DEFINED IN THE INTERNATIONAL BUILDING CODE, ARE TO BE SUBMITTED FOR REVIEW PRIOR TO ANY FABRICATION. ADDITIONAL BEARING WALLS OR POSTS REQUIRED BY DESIGN BUT NOT SHOWN ON THE ORIGINAL DESIGN DRAWINGS SHALL BE HIGHLIGHTED. TRUSS FABRICATOR SHALL DESIGN AND PROVIDE PREFABRICATED HANGERS AS REQUIRED OR TRUSSES TO TRUSS CONNECTIONS. THE TRUSS MANUFACTURER MUST INCORPORATE IN THE TRUSS DESIGN ADDITIONAL PLYS, SIMPSON TRUSS BEARING ENHANCERS, OR OTHER MEASURES AS REQUIRED TO PREVENT SILL PLATE BEARING-TYPE FAILURE FOR THE NOTED PLATE SPECIES.
- ROOF TRUSS LIVE LOAD DEFLECTION SHALL NOT EXCEED L/360. ROOF TRUSS TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/240.
- HEADERS AT NON-BEARING CONDITIONS SHALL BE AS FOLLOWS:

OPENING SIZE	HEADER
UP TO 4'-0"	(2) 2" X 8"
4'-0" TO 6'-0"	(2) 2" X 8"
6'-0" TO 9'-0"	(2) 2" X 10"
- FOR OPENING HEADERS IN NON-BEARING INTERIOR PARTITIONS, PROVIDE ONE JACK STUD AND ONE KING STUD. FOR OPENING HEADERS IN LOAD-BEARING INTERIOR PARTITIONS, PROVIDE TWO JACK STUDS AND ONE KING STUD, OR A POST AS SHOWN ON DRAWINGS.
- NAIL PILES OF BUILT-UP HEADERS, BEAMS, AND STUDS/POSTS TOGETHER WITH TWO ROWS OF 10D NAILS AT 12" SPACING, UNLESS NOTED OTHERWISE ON DOCUMENTS.
- PROVIDE MINIMUM CONTINUOUS SOLID BLOCKING OR CROSS-BRIDGING LINES AT 8'-0" O/C MAXIMUM SPACING FOR ALL ROOF JOISTS. PROVIDE A MINIMUM OF ONE LINE OF BLOCKING/CROSS BRIDGING FOR ALL SPANS.
- PROVIDE STRUCTURAL PLYWOOD SHEATHING OR APPROVED EQUAL AT ALL SIDES OF CORNERS FOR WIND BRACING. CONNECTIONS OF PLYWOOD SHALL COMPLY WITH APA NAILING REQUIREMENTS FOR PLYWOOD SHEAR WALLS. NO MORE THAN 50% OF WALL SHEATHING JOINTS MAY COINCIDE WITH A CONNECTION LINE BETWEEN FLOORS.
- PROVIDE AN ADDITIONAL JOIST OR TRUSS UNDER ALL PARTITIONS PARALLEL TO JOISTS.
- PROVIDE PRESSURE TREATED OR WOLMANIZED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE AND/OR GROUTED MASONRY OR IS EXPOSED TO WEATHER.
- SHEATHING FOR ROOFS SHALL BE 5/8" APA RATED SHEATHING 32/16 EXPOSURE 1 OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB) UNLESS NOTED OTHERWISE. SHEATHING FOR WALLS SHALL BE 7/16" APA RATED SHEATHING EXPOSURE 1 OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB) UNLESS NOTED OTHERWISE. SHEATHING FOR FLOORS SHALL BE 3/4" APA RATED STURD-FLOOR 2000C EXPOSURE 1 T&G, OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB).
- JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING SHALL BE TONGUE & GROOVE. FOR ROOF SHEATHING, USE PANEL CLIPS, TONGUE & GROOVE, OR LUMBER BLOCKING EDGE SUPPORTS AS RECOMMENDED BY APA. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR/ROOF DIAPHRAGMS, UNLESS NOTED OTHERWISE ON DRAWINGS.

LIGHT GAUGE METAL FRAMING

- LIGHT GAUGE METAL STUD DESIGNATION SHOWN ON STRUCTURAL DRAWINGS ASSUME MARINO WARE AS A DESIGN BASIS. MANUFACTURER MUST SUBMIT LITERATURE INDICATING THAT THE MEMBERS SUPPLIED PROVIDE EQUIVALENT STRENGTH AND STIFFNESS. MANUFACTURER AND/OR SUPPLIER TO PREPARE INFORMATION INDICATING CAPACITY OF MEMBERS, FRAMING DETAILS, CONNECTIONS, BRACING, BRIDGING AND ALL OTHER APPURTENANCES OF MEMBERS TO CONFORM TO LOAD CRITERIA AS DIRECTED BY CONTRACTOR/CONSTRUCTION MANAGER.
- ALL LINTELS INDICATED ON DRAWINGS AS METAL STUD LINTELS ARE TO BE PROVIDED BY STUD MANUFACTURER/SUPPLIER.
- ALL STEEL STUDS SHALL BE HOT-DIPPED GALVANIZED (G 60) IN ACCORDANCE WITH ASTM A924. STEEL STUDS SHALL BE DESIGNED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS AND SHALL COMPLY WITH ASTM A653 & C565. ALL STUDS, JOISTS, AND ACCESSORIES SHALL HAVE THE FOLLOWING MATERIAL STRENGTHS:

54 MILS (16 GAUGE) AND HEAVIER - FY = 50KSI.
33 MILS, 43 MILS (20 GAGE, 18 GAUGE RESPECTIVELY) - FY = 33KSI.
- ALL WELDING OF LIGHT GAUGE STEEL FRAMING MUST BE DONE BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1.3, SPECIFICATION FOR WELDING SHEET STEEL IN STRUCTURES.
- MAKE CONNECTIONS WITH SELF-TAPPING SCREWS OR WELDING SO THAT THE CONNECTIONS MEET OR EXCEED THE DESIGN LOADS. ALWAYS USE WELDS WHERE SHOWN ON DRAWINGS.
- CUT ALL LIGHT GAUGE STEEL FRAMING MEMBERS WITH SAWS OR SHEARS. FLAME CUTTING IS NOT PERMITTED.
- DELEGATED DESIGN:

1. DEFERRED SUBMITTALS TO BE SUBMITTED TO DOUGLASS TOWNSHIP PLAN REVIEW AS A REVISION PRIOR TO CONSTRUCTION.
A. PREFABRICATED WOOD ROOF TRUSSES.

PROJECT:
RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

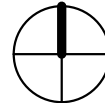
ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL ENGINEERS, NAZARETH, PA 18064 610.365.7634
SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



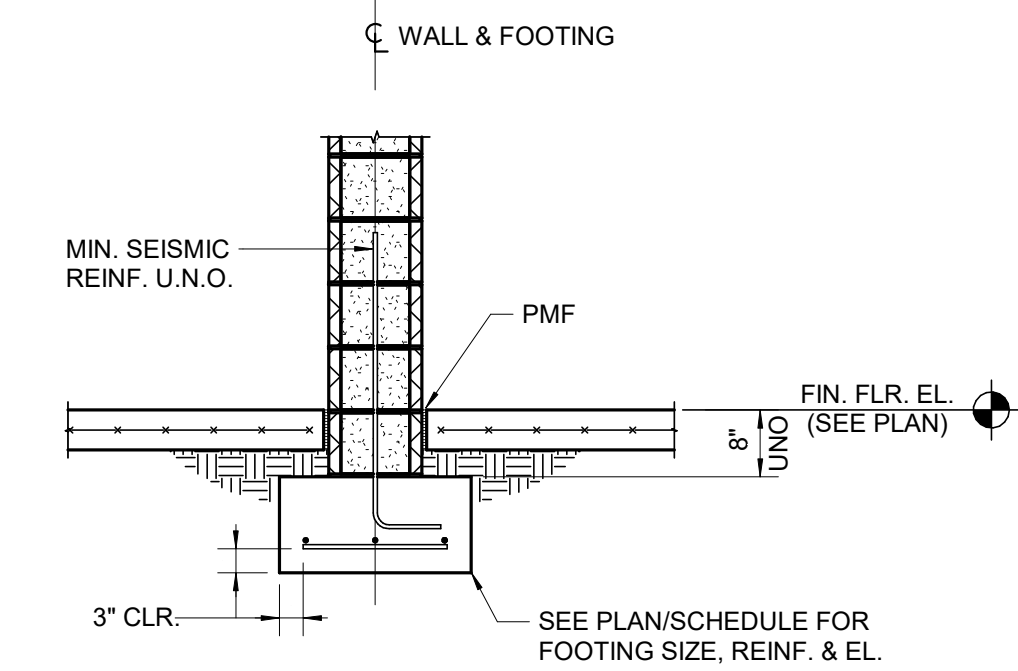
SHEET TITLE:
GENERAL NOTES

DATE:	11/07/2025
SCALE:	12" = 1'-0"
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	24-0018

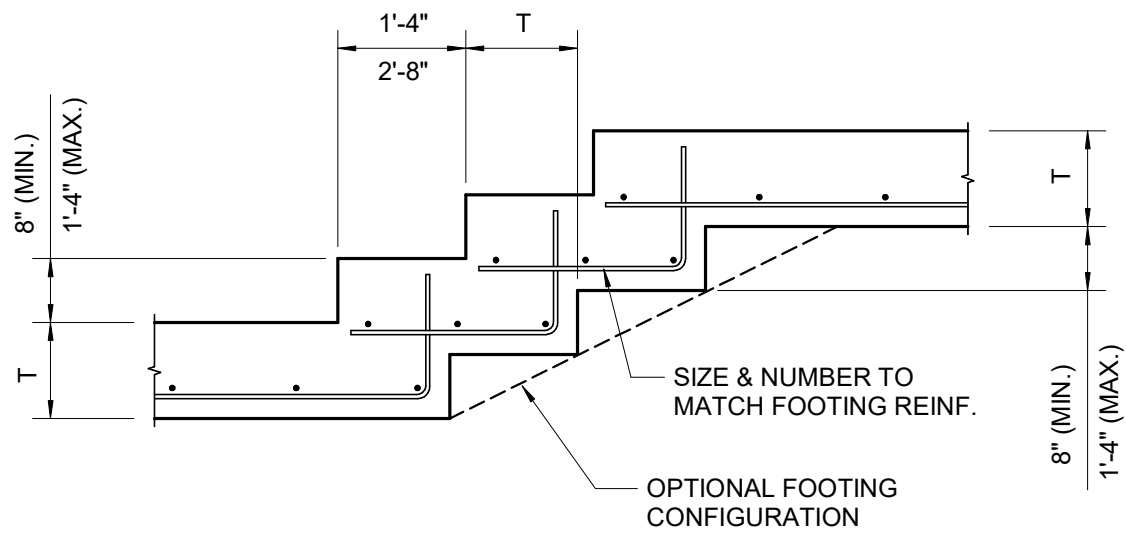
\$2.00

SLATE
STRUCTURAL ENGINEERS

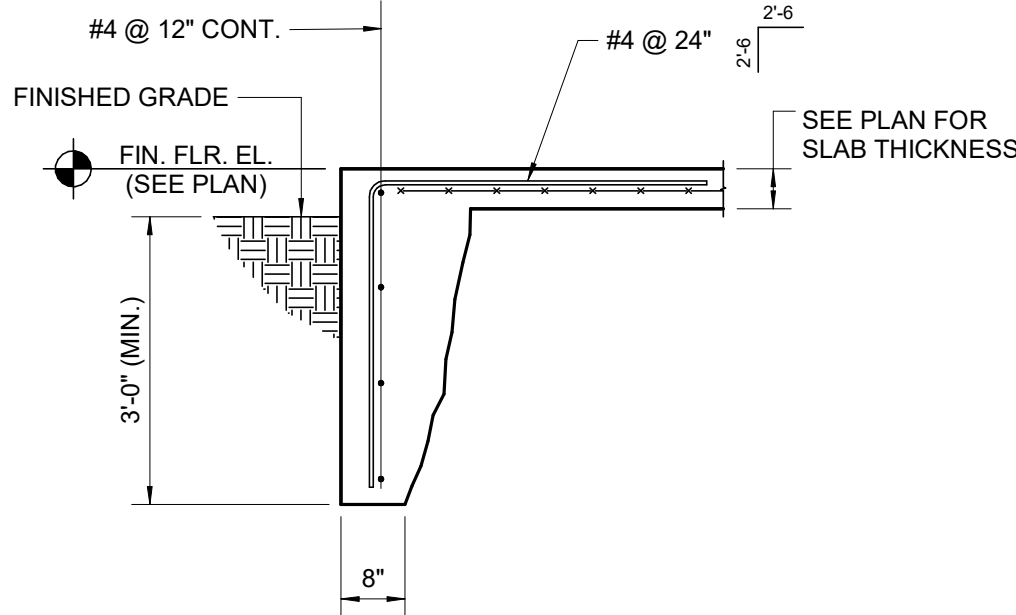
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.104



TYPICAL INTERIOR WALL FOOTING

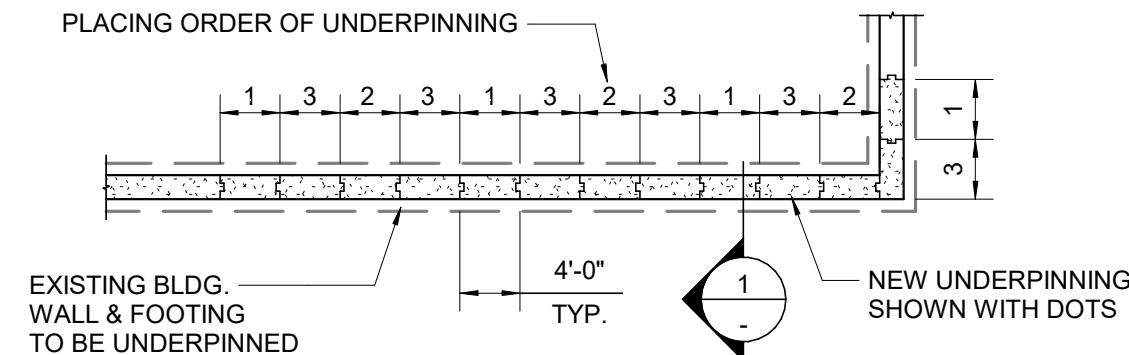


TYPICAL STEPPED FOOTING DETAIL

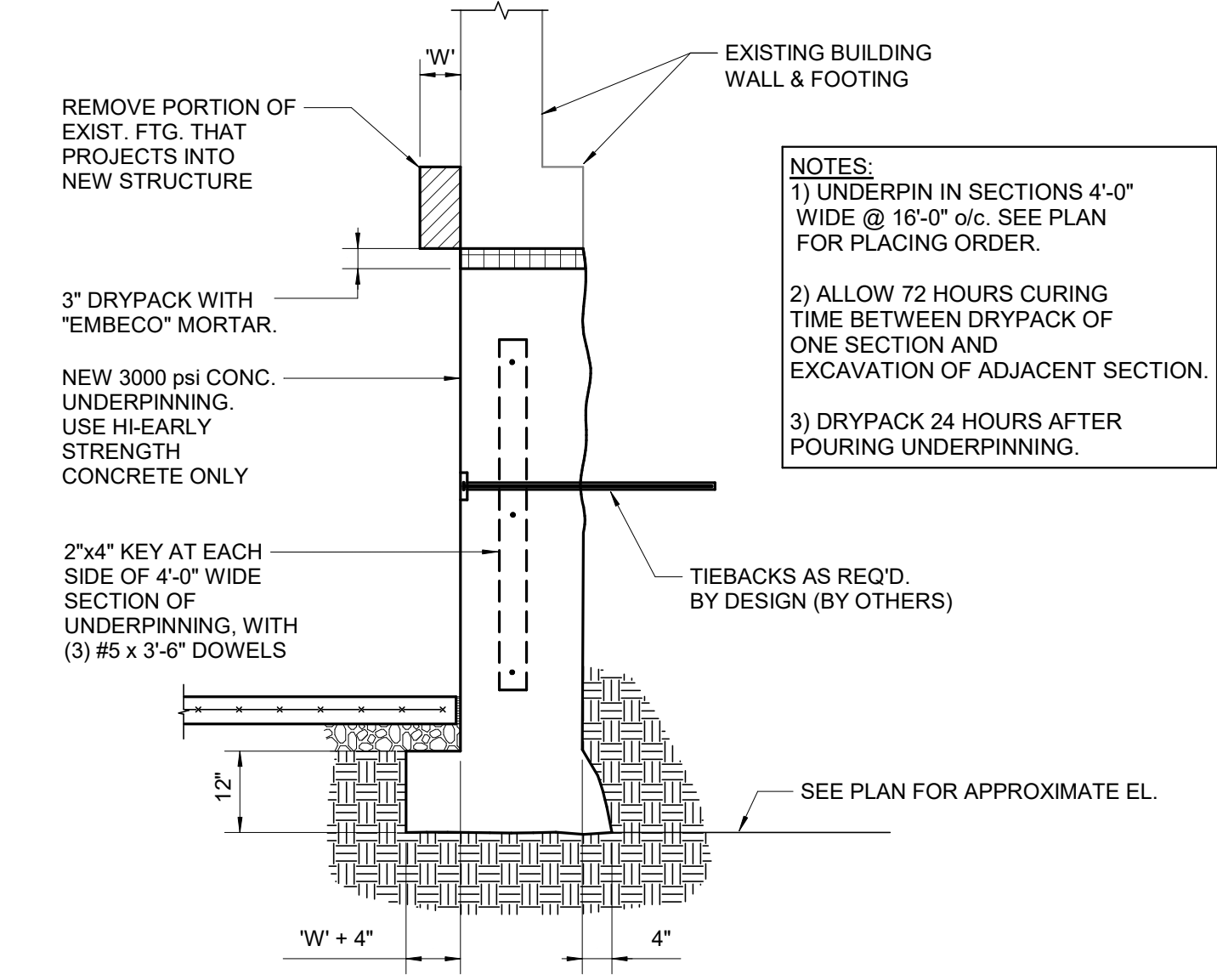


TYPICAL TURNED DOWN SLAB DETAIL

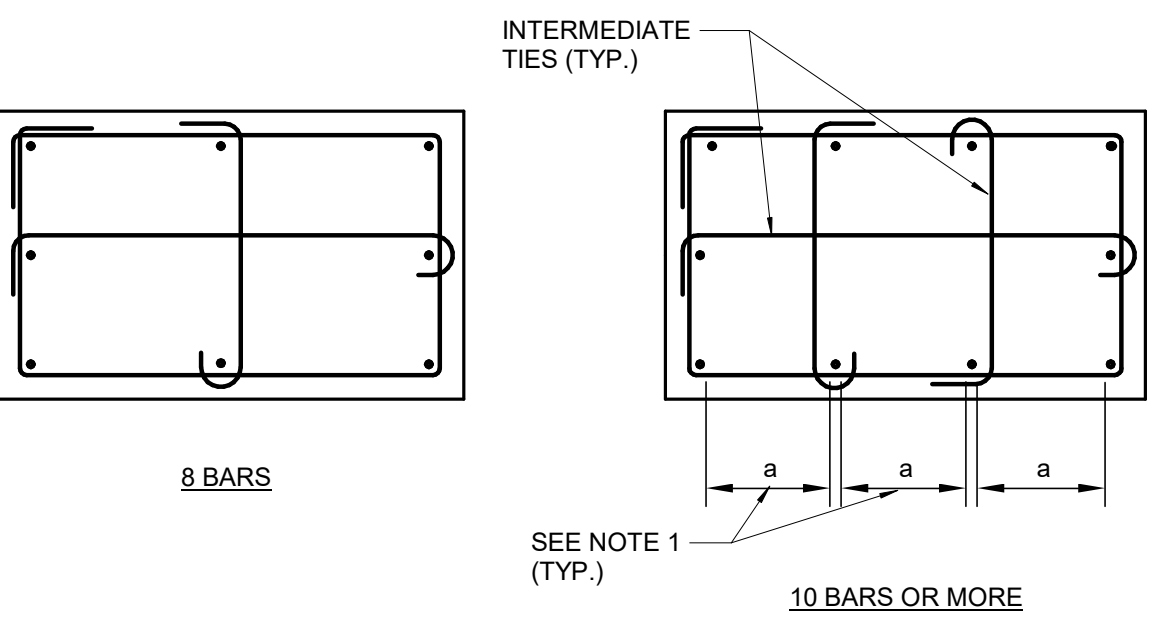
NOTE: INFORMATION SHOWN IS FOR CONCEPT ONLY. ACTUAL DESIGN/DETAILING OF UNDERPINNING IS TO BE PERFORMED BY A REGISTERED ENGINEER HIRED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE. SEALED SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED FOR REVIEW. SEE DRAWING FOR EXTENT OF UNDERPINNING.



TYPICAL PLAN

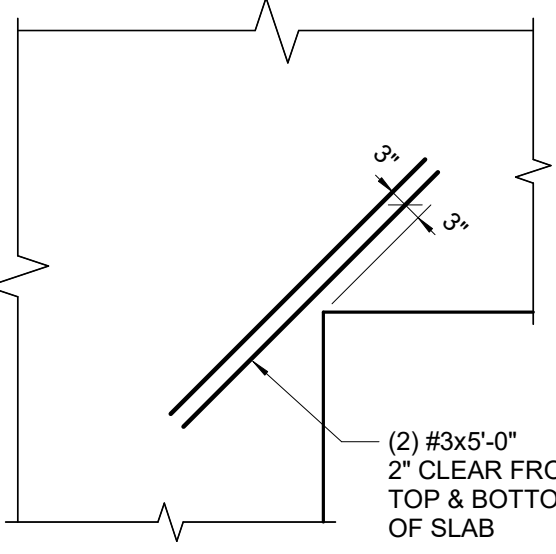


TYPICAL UNDERPINNING DETAIL



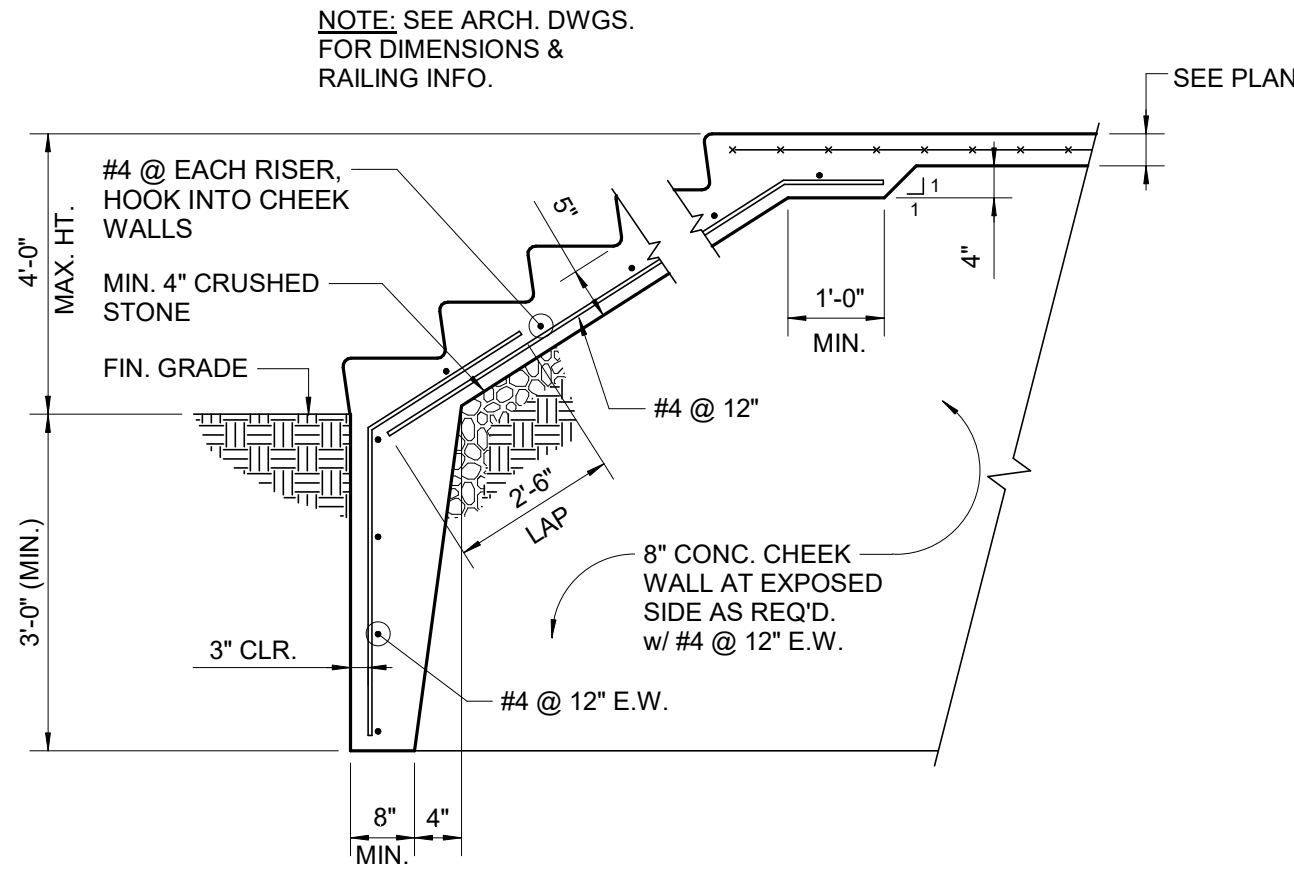
TYPICAL CONCRETE PIER DETAILS

- NOTES:
- 1) FOR CLEAR DISTANCE BETWEEN VERTICAL BARS OF $a \leq 6"$ ALTERNATE INTERMEDIATE TIES MAY BE OMITTED.
 - 2) TOTAL NO. OF BARS SHOULD BE SPACED AROUND PERIMETER IN SUCH A WAY AS TO ACHIEVE APPROXIMATELY EQUAL SPACING.
 - 3) THE ABOVE DETAILS APPLY ALSO AT PIERS.
 - 4) ALTERNATE THE LOCATION OF THE 90° AND 135° HOOKS ON SUCCESSIVE SETS OF TIES.
 - 5) SEE SCHEDULE FOR PIER TIE SPACING.

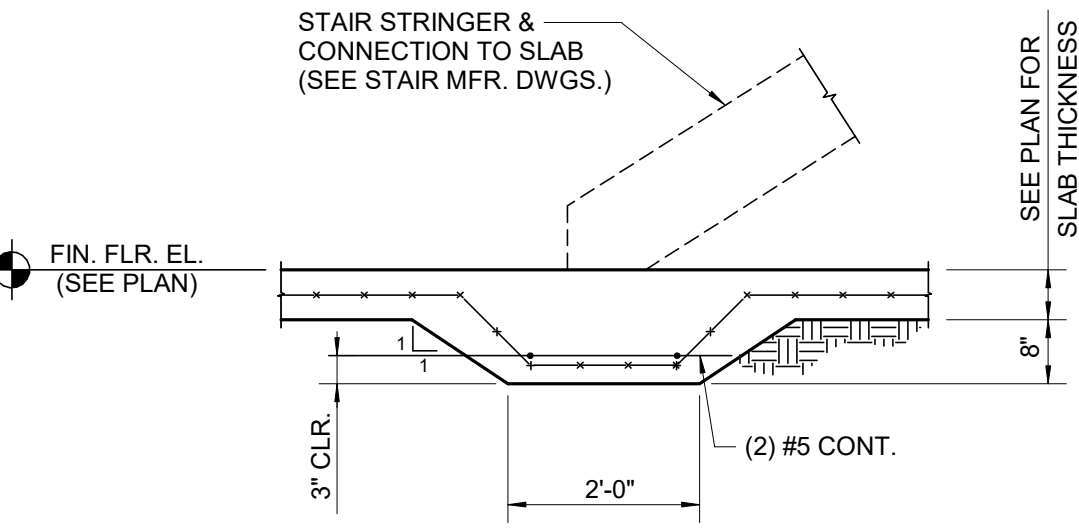


PLAN VIEW

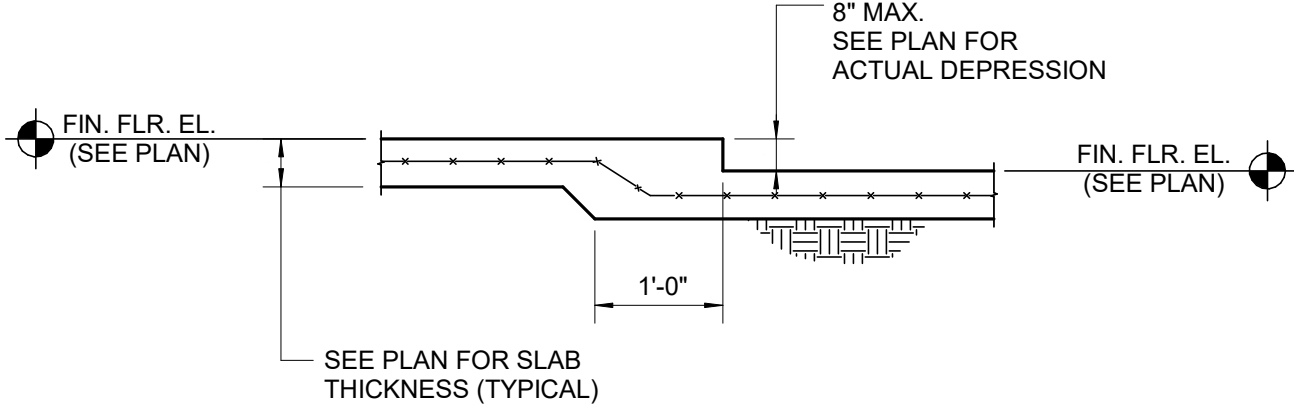
ADDITIONAL INSIDE CORNER REINFORCING



TYPICAL CONCRETE STAIR ON GRADE DETAIL

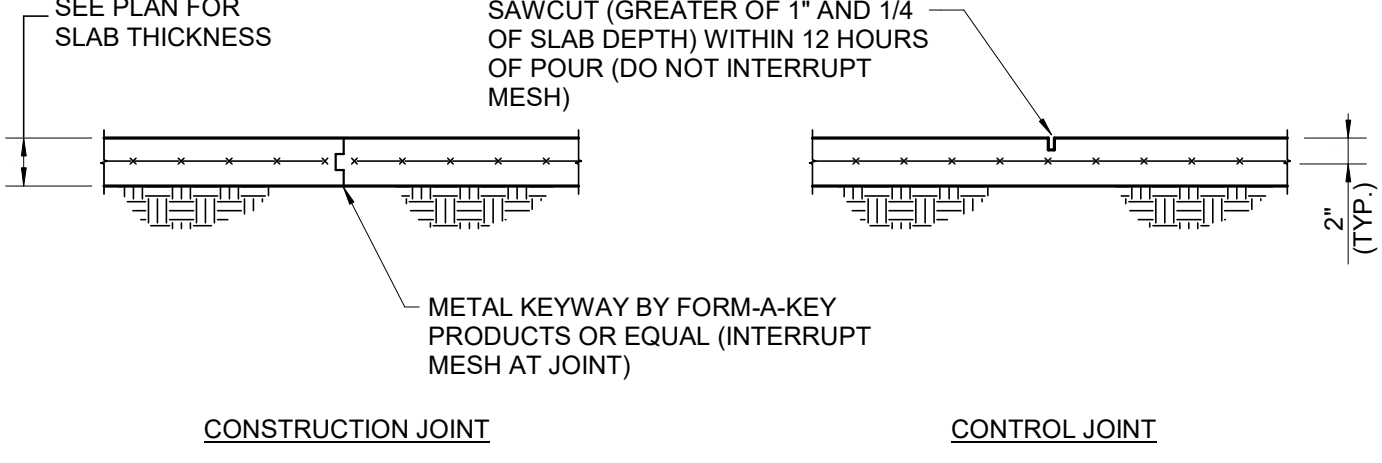


TYPICAL THICKENED SLAB-ON-GRADE DETAIL @ STAIR
(SEE ARCH. DWGS. FOR LOCATIONS, COORD. w/ STAIR MFR.)

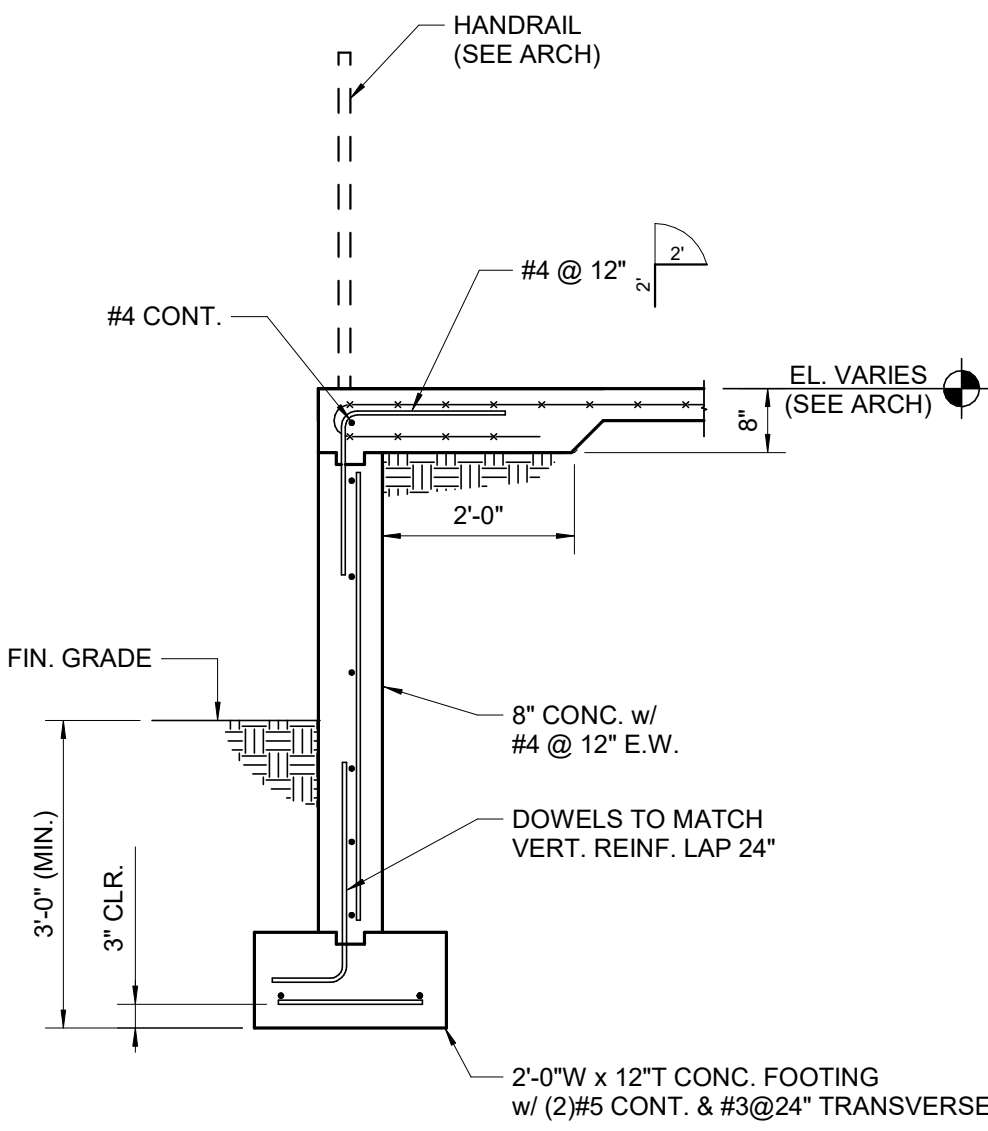


TYPICAL DEPRESSED SLAB DETAIL

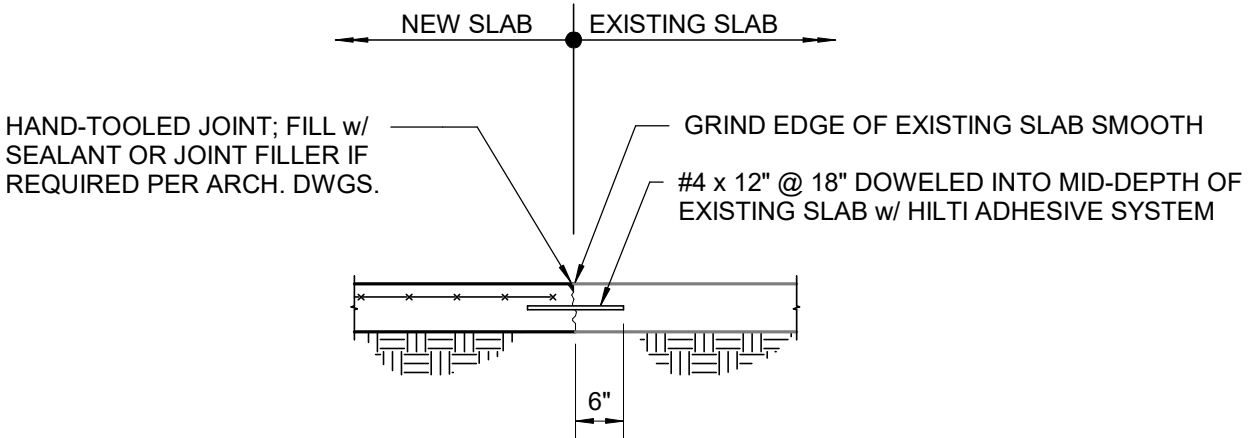
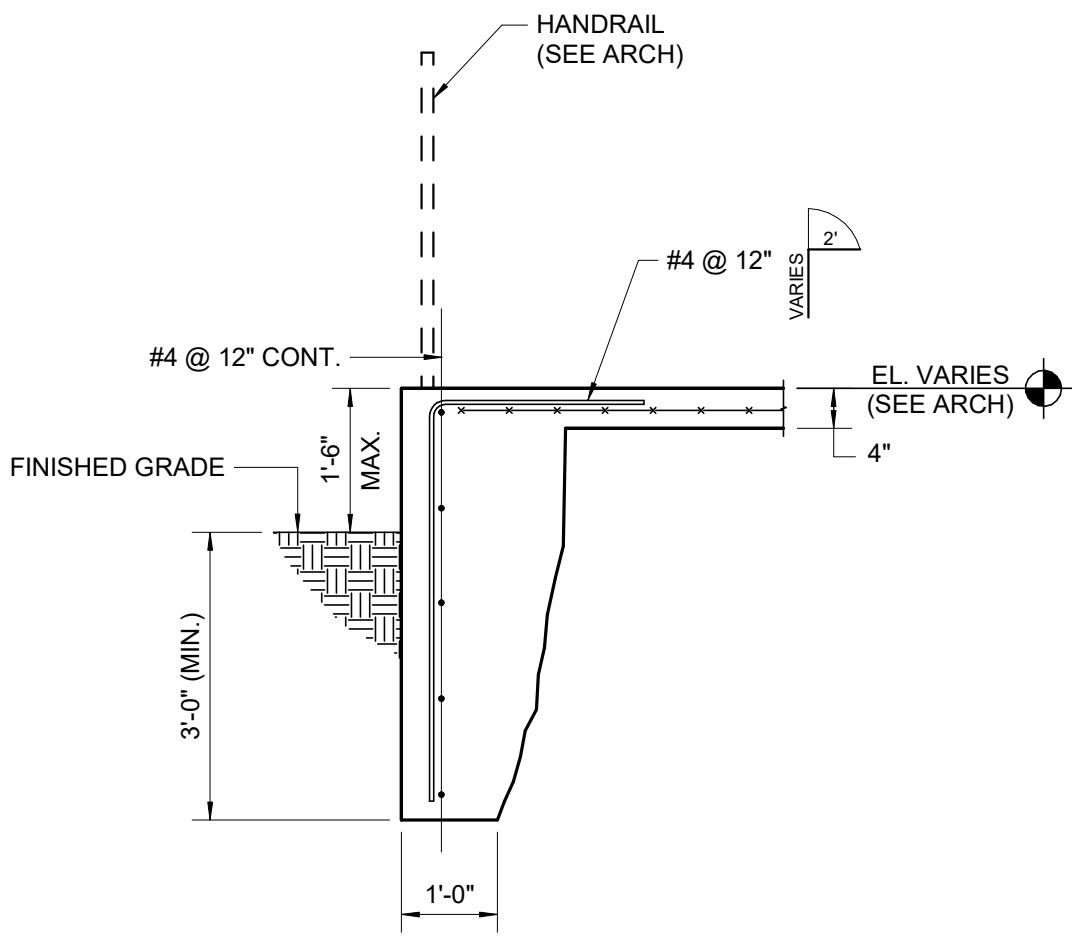
NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS OF 225 SQ. FEET (MAXIMUM), WITH PANEL ASPECT RATIOS NO GREATER THAN 1.5 TO 1.



TYPICAL SLAB ON GRADE DETAILS



TYPICAL CONCRETE RAMP DETAILS



NEW SLAB ON GRADE CONNECTION TO EXISTING SLAB ON GRADE TYPICAL DETAIL

SLATE
STRUCTURAL ENGINEERS

32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.104

PROJECT:

RENOVATIONS TO ADMINISTRATION BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE

CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARETH, PA 18064 610.365.7634

MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS:

FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018 610.419.4055

REGISTERED PROFESSIONAL ARCHITECT
STEVEN F. MONTGOMERY
ENGINEER
PE000731
PENNSYLVANIA

SHEET TITLE:

TYPICAL FOUNDATION DETAILS

DATE: 11/07/2025

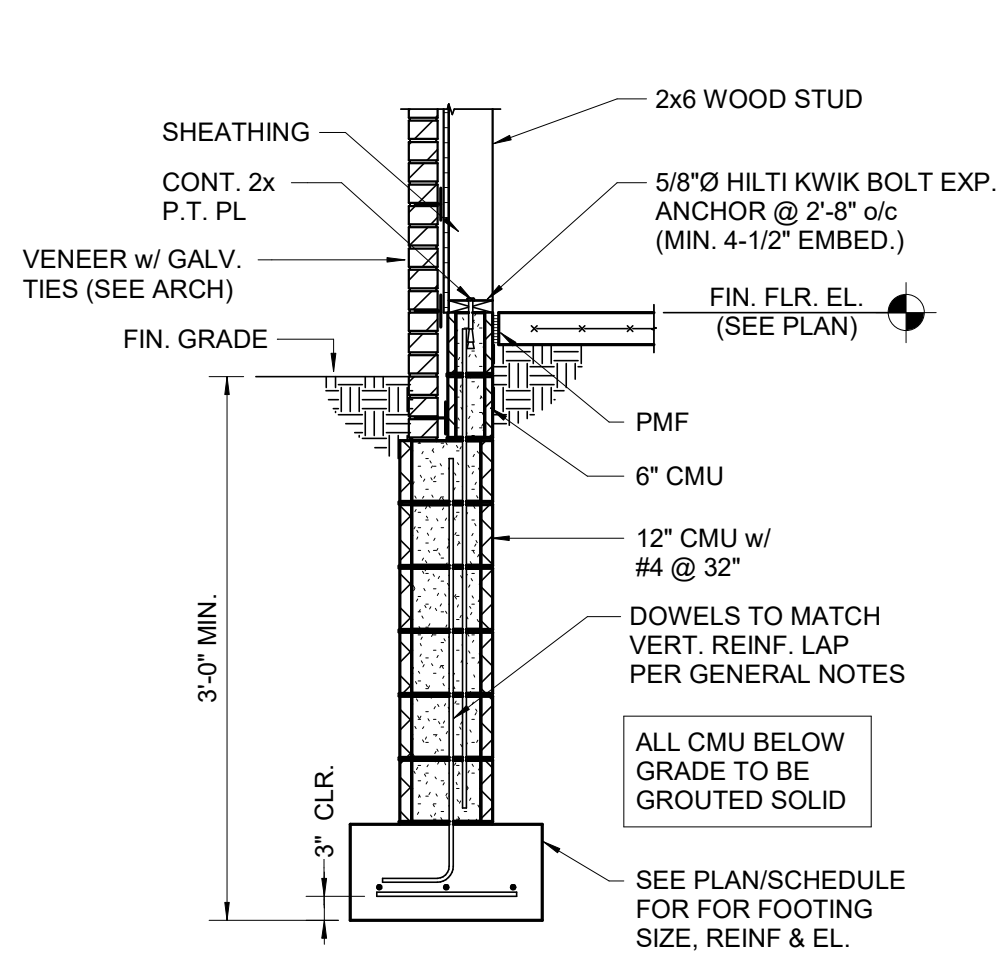
SCALE: As indicated

DRAWN BY: SFM

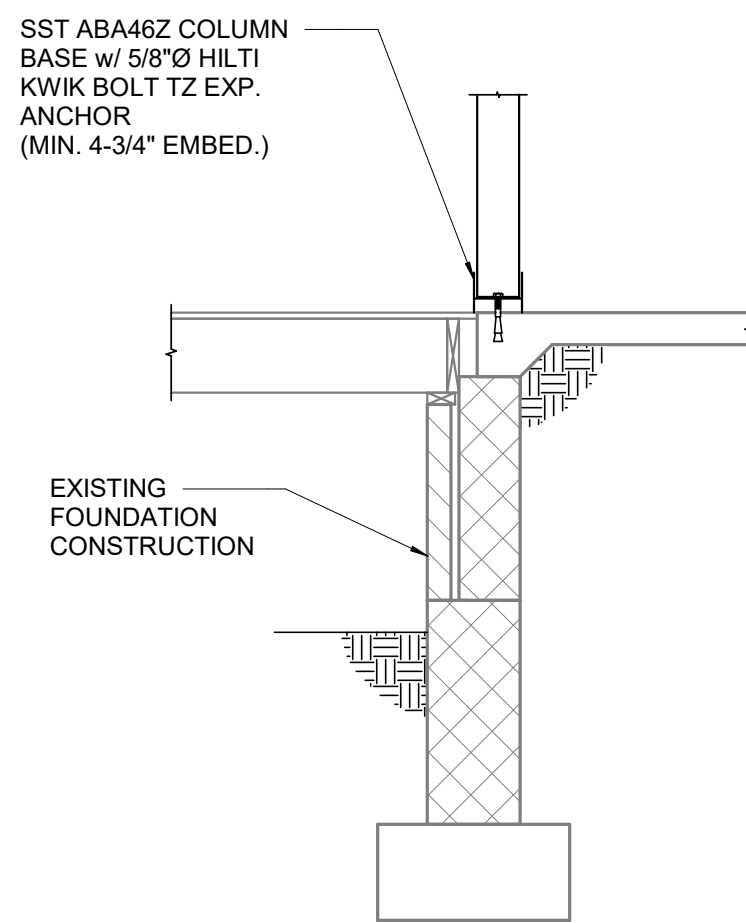
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PROJ NO: 24-0018

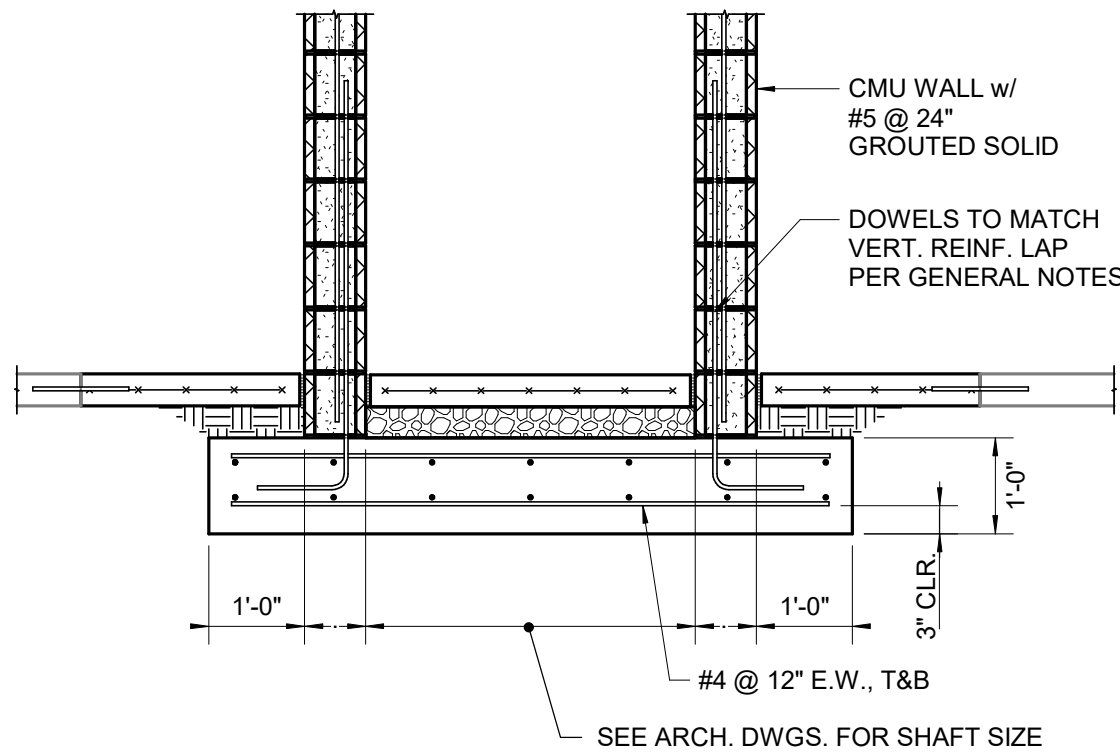
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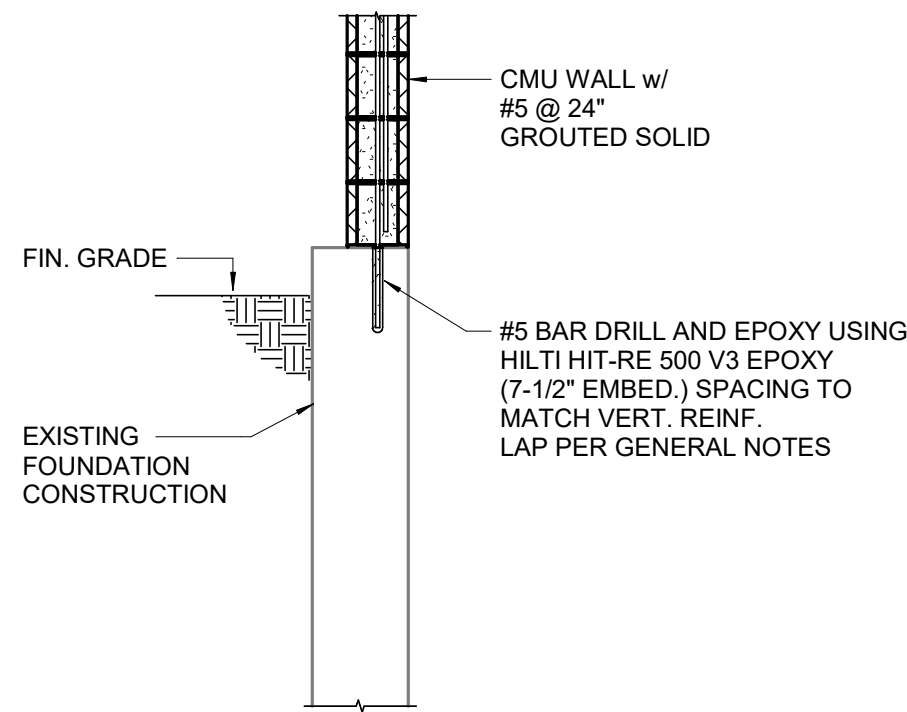
Section 1
S3.01



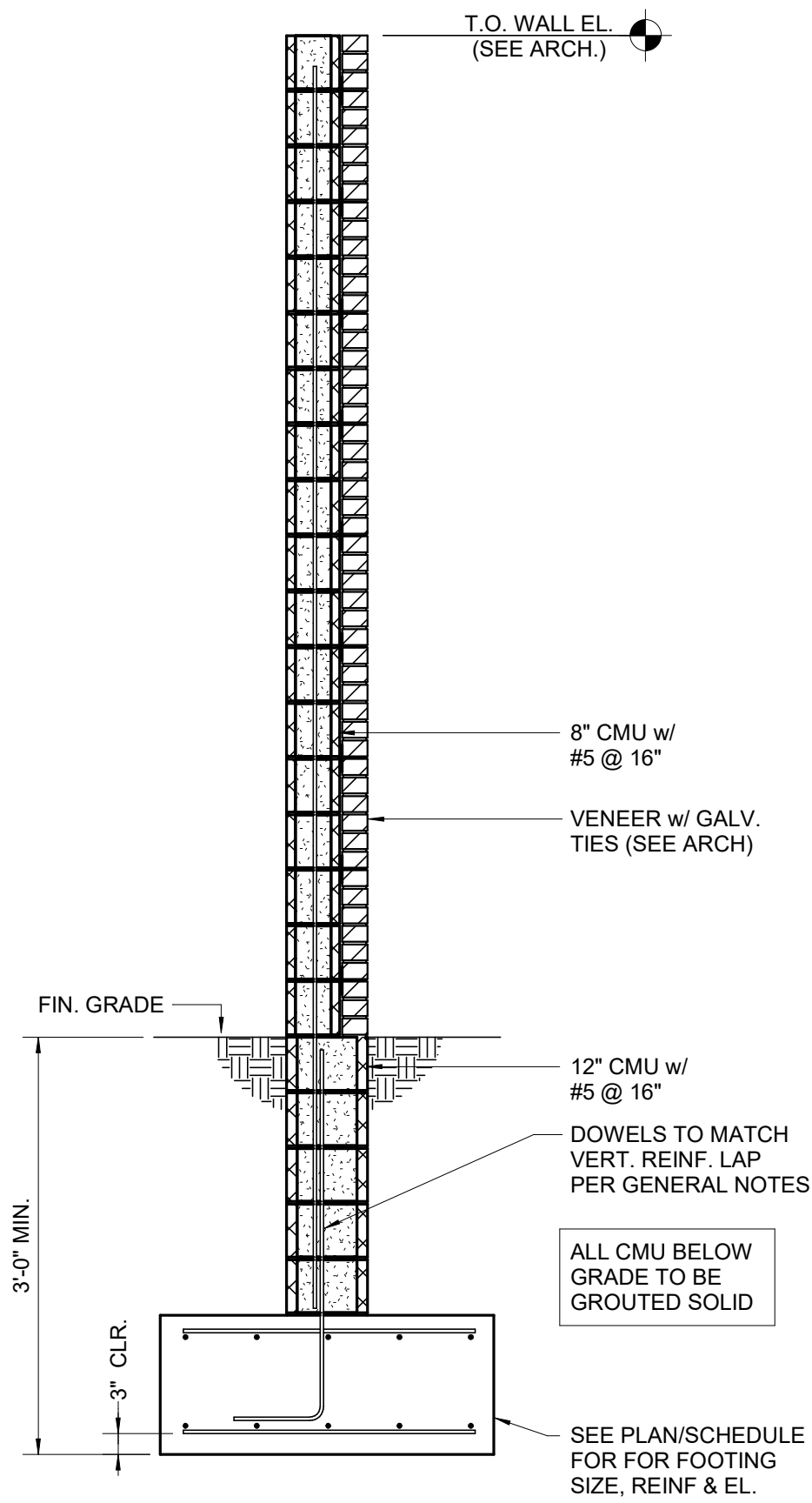
Section 2
S3.01



Section 3
S3.01



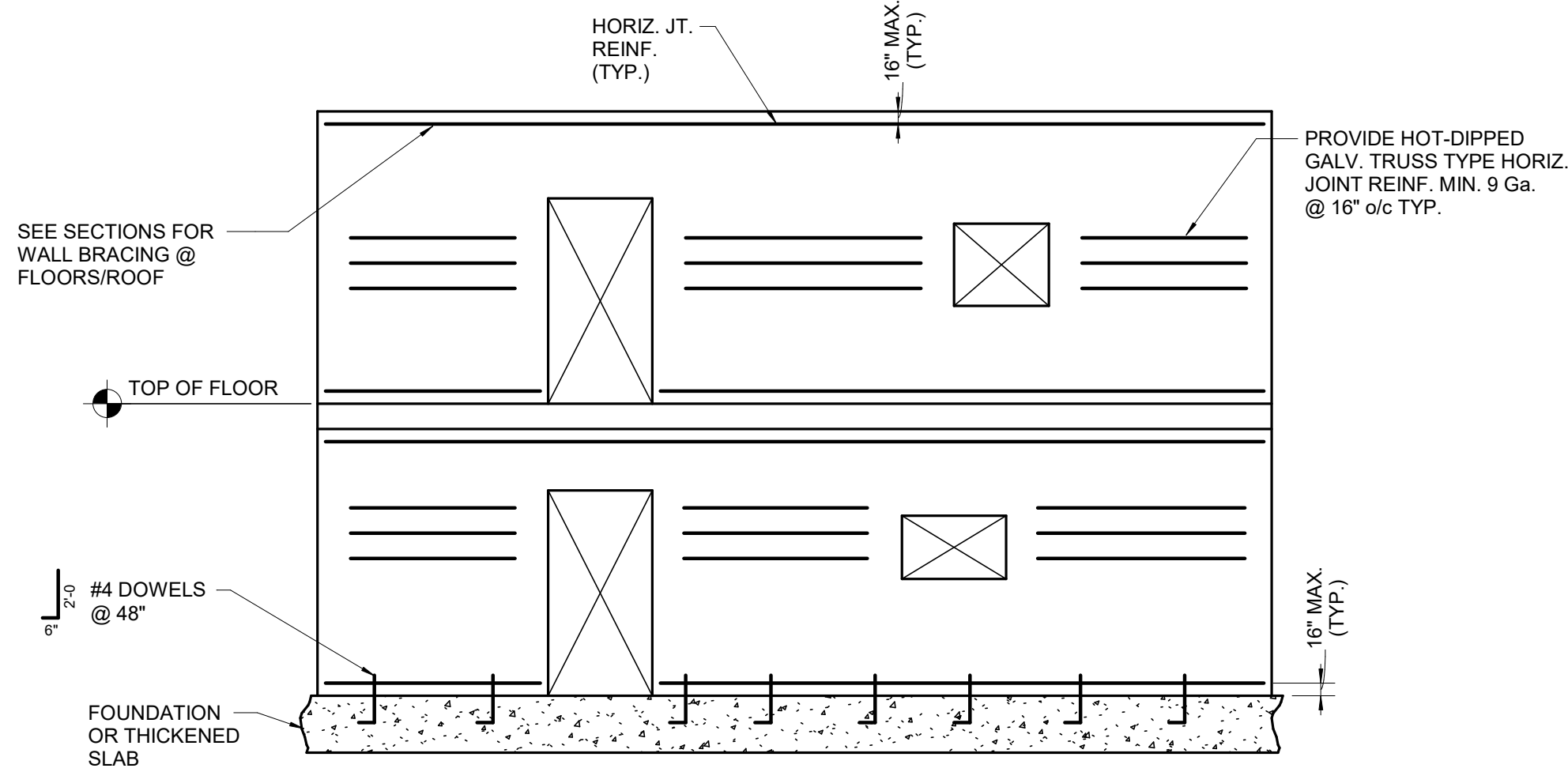
Section 4
S3.01



Section 5
S3.01

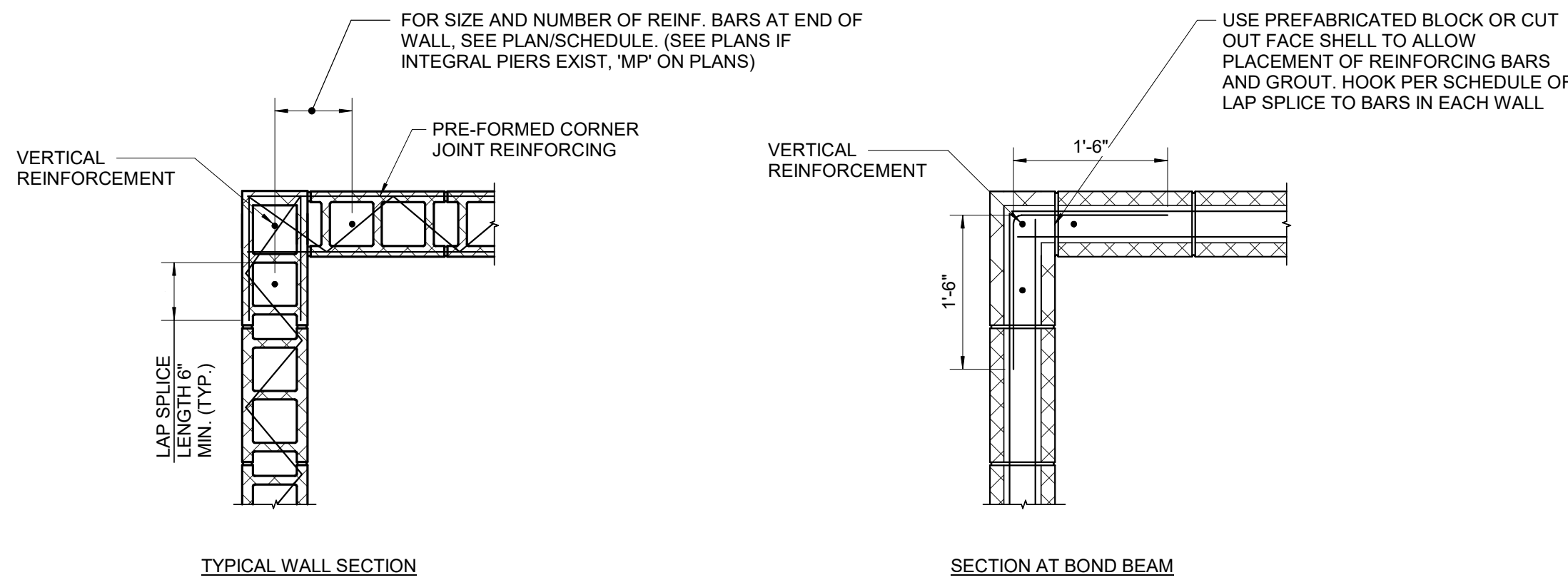
SUBMISSIONS:		
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1	Issued for Permit	11/07/25
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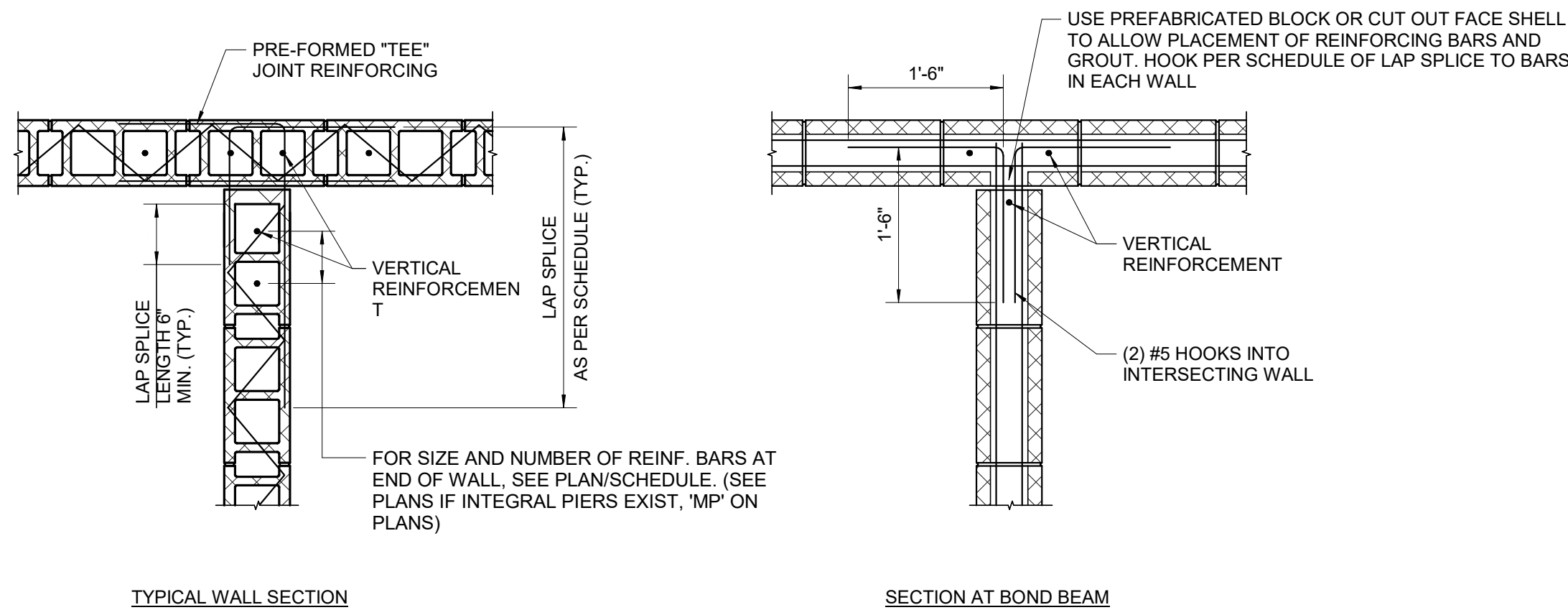
TYPICAL MINIMUM SEISMIC REINFORCEMENT FOR ALL UNREINFORCED CMU WALLS

- NOTES:
1) FILL ALL CORES WITH REINFORCING BARS WITH 3000 PSI GROUT.
2) THIS IS MINIMUM REINFORCEMENT REQUIRED. SEE WALL SECTIONS AND SCHEDULES FOR ADDITIONAL REINFORCING.



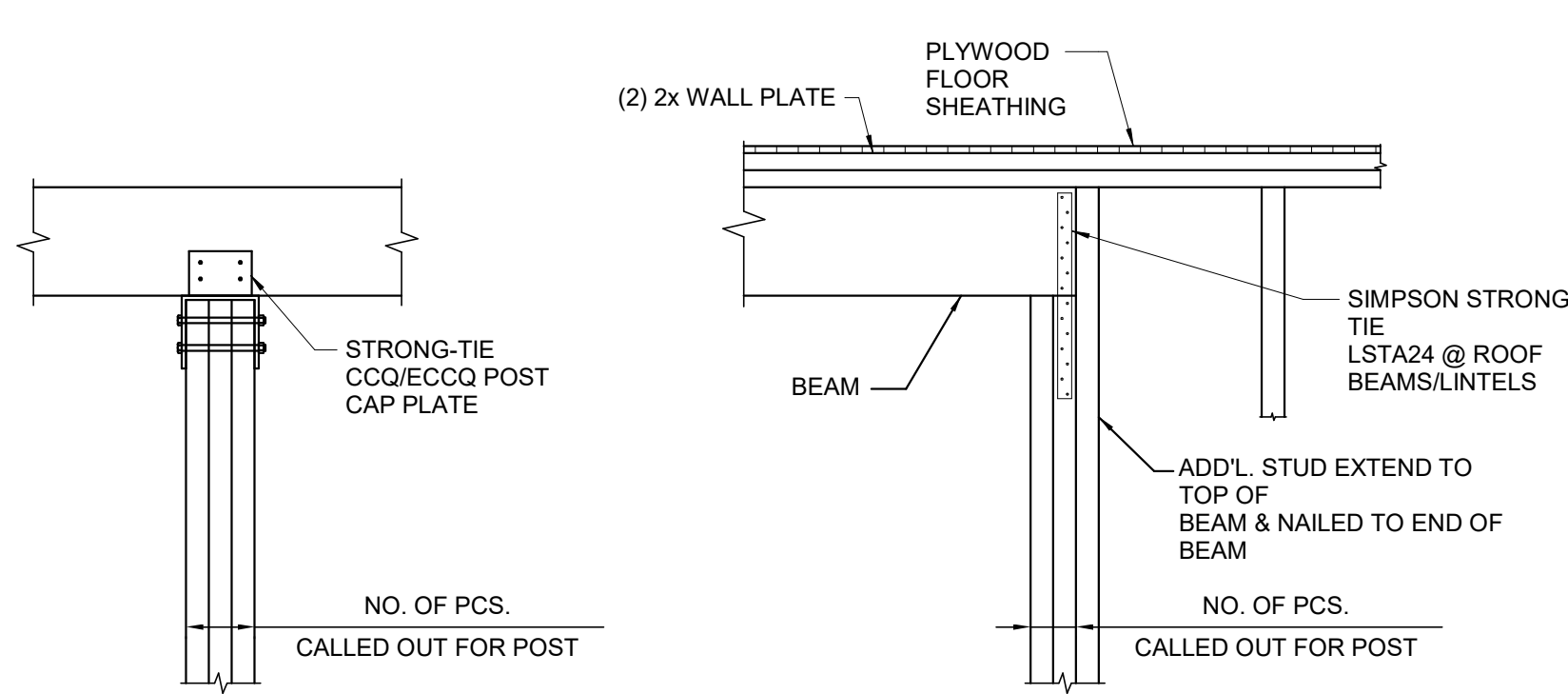
TYPICAL HORIZONTAL CMU WALL CORNER REINFORCEMENT DETAIL (END OF WALL DETAIL SIMILAR)

- NOTES:
1) PROVIDE VERTICAL STEEL REINFORCING BAR SIZE AS NOTED ON PLAN, IN SECTION, OR IN GENERAL NOTES TO MATCH ADJACENT VERTICAL BARS.
2) SIZE OF HORIZONTAL CORNER REINFORCING BARS TO MATCH BOND BEAM REINFORCING.
3) BOND BEAM REINFORCING NOT SHOWN FOR CLARITY.
4) VERTICAL REINFORCING BARS TO EXTEND CONTINUOUSLY THROUGH BOND BEAMS. LAP VERTICALS AS PER SCHEDULE ABOVE BOND BEAMS.

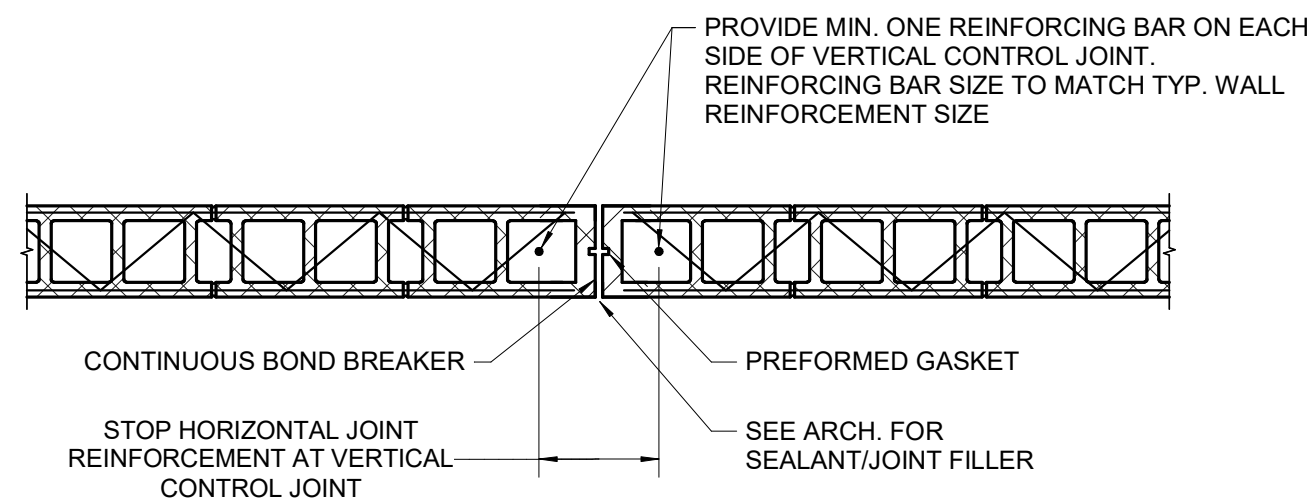


TYPICAL HORIZONTAL CMU WALL INTERSECTION REINFORCEMENT DETAIL

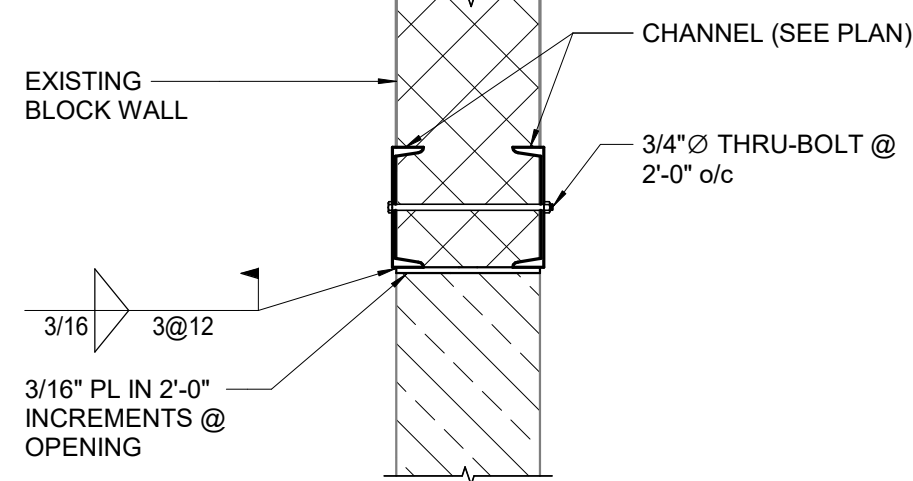
- NOTES:
1) SIZE OF HORIZONTAL INTERSECTION REINFORCING BARS TO MATCH BOND BEAM REINFORCING.
2) NORMAL JOINT AND BOND BEAM REINFORCING NOT SHOWN FOR CLARITY.
3) VERTICAL REINFORCING BARS TO EXTEND CONTINUOUSLY THROUGH BOND BEAMS. LAP VERTICALS AS PER SCHEDULE ABOVE BOND BEAMS.



TYPICAL POST DETAILS

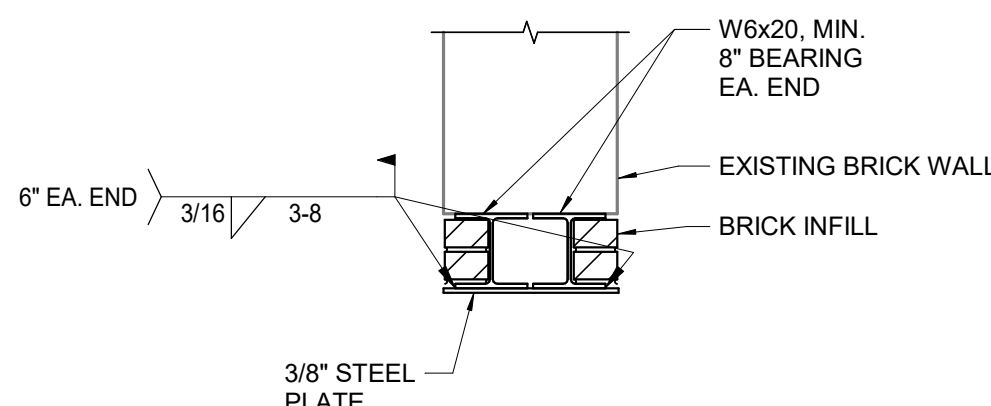


TYPICAL VERTICAL CONTROL JOINT IN CMU WALLS



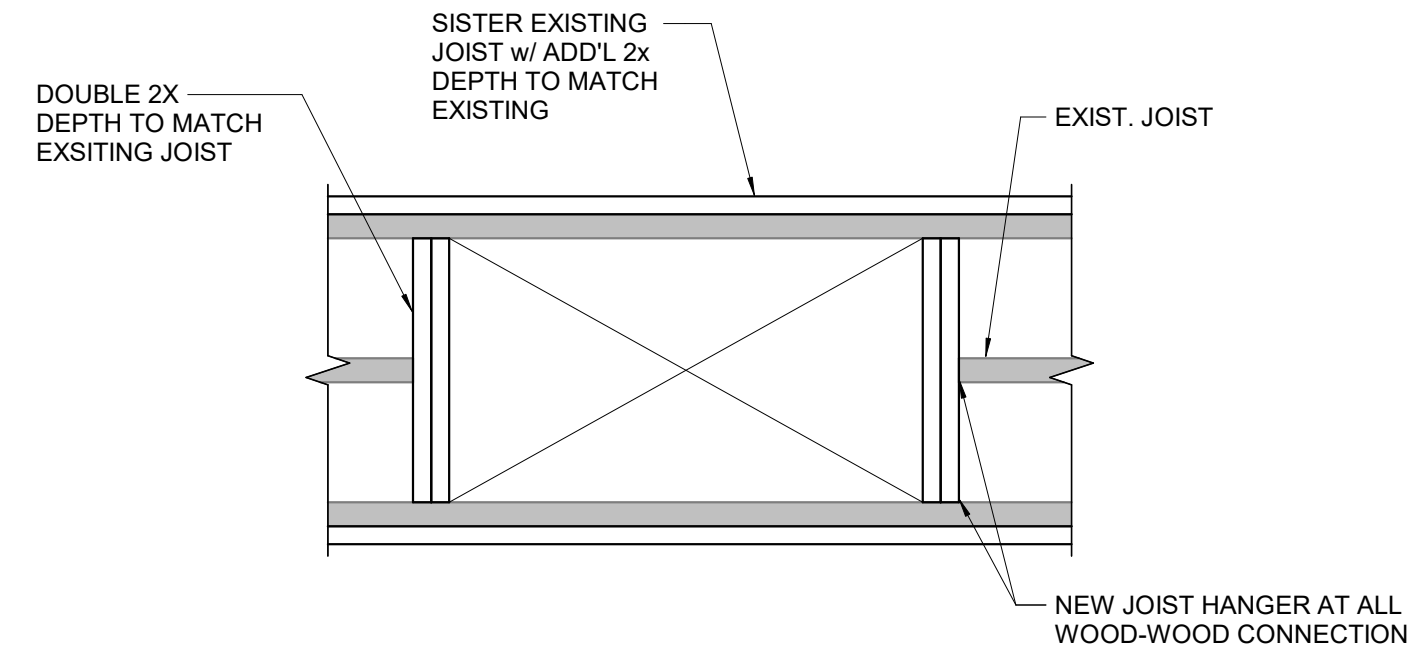
- ERECTION SEQUENCE:
1) SAWCUT 4\"/>

TYPICAL CHANNEL LINTEL DETAIL



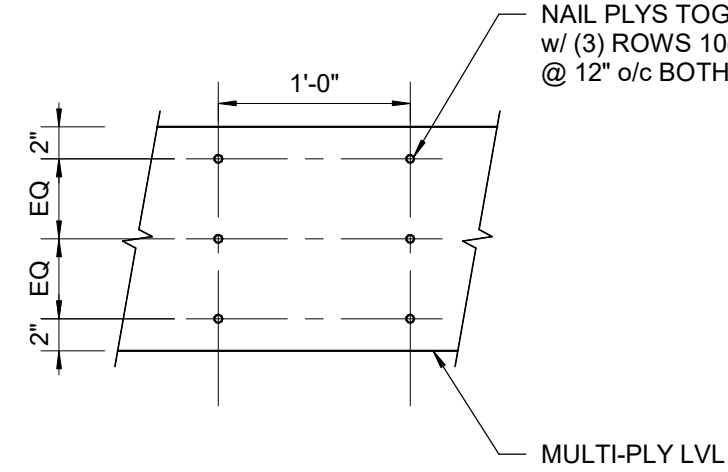
TYPICAL NEW OPENING IN EXISTING BRICK WALL DETAIL

- CONTRACTOR NOTE:
PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS REQUIRED FOR INSTALLATION OF NEW LINTEL.

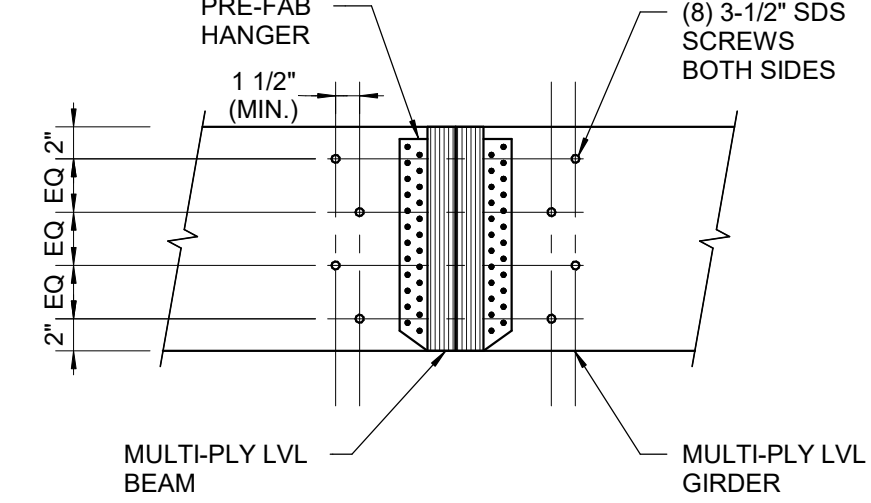


TYPICAL FRAMING MODIFICATION AT NEW OPENING

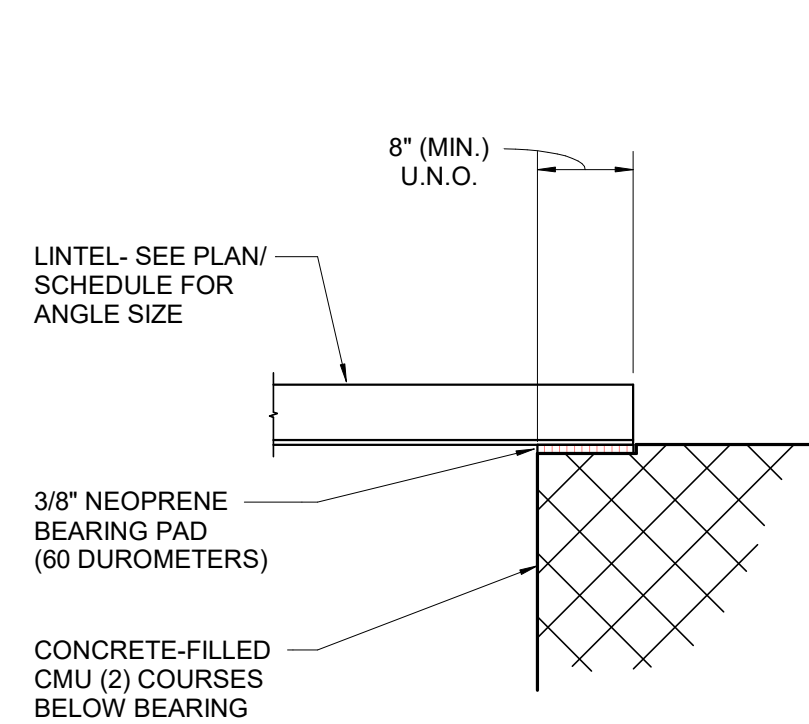
- NOTES:
COORDINATE ALL OPENING SIZES AND LOCATIONS w/ MEP DWGS. AND EXISTING CONDITIONS



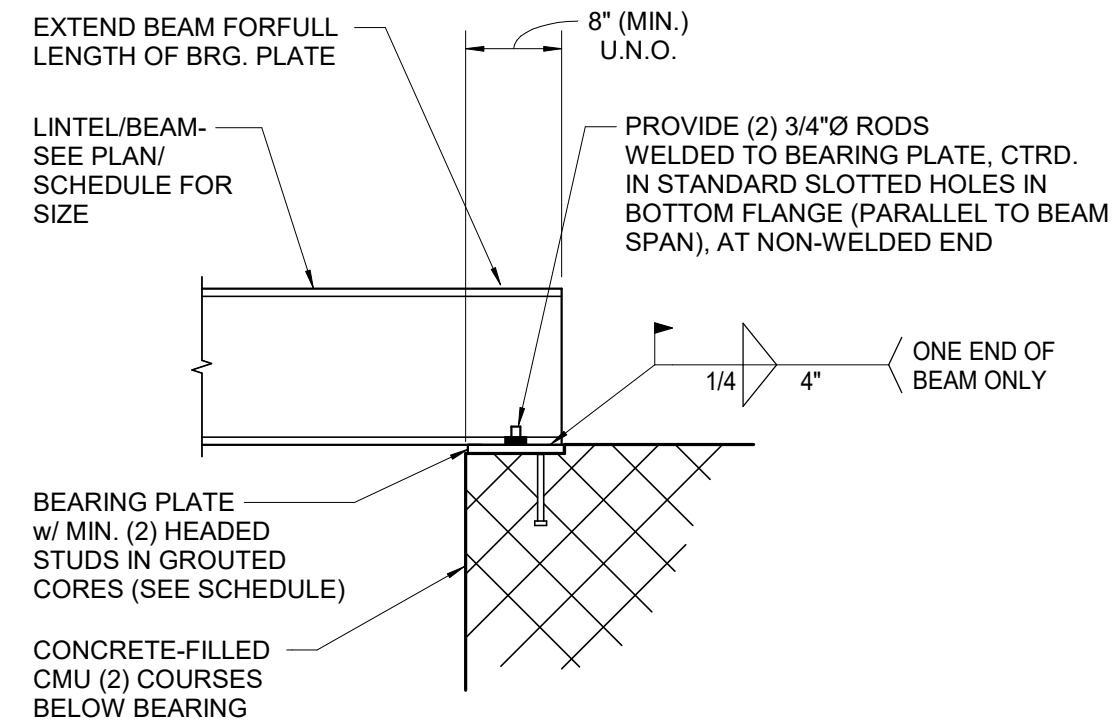
TYPICAL MULTI-PLY LVL NAILING PATTERN



TYPICAL MULTI-PLY LVL SCREW PATTERN AT HANGER

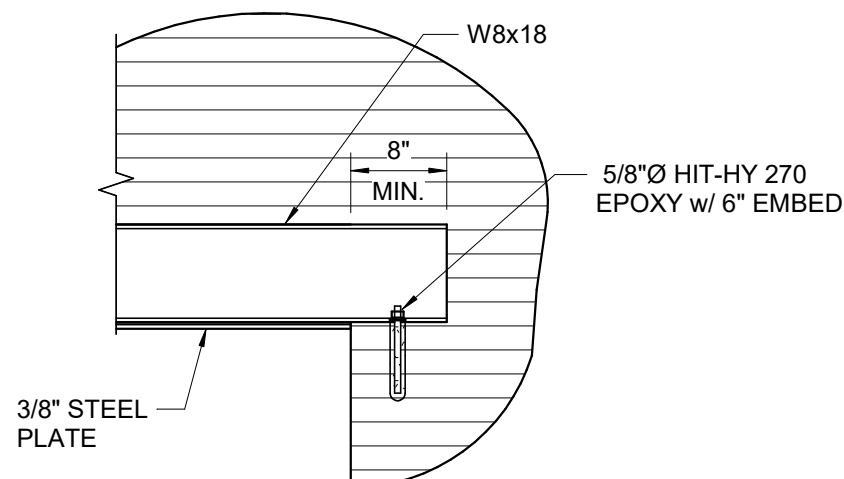


ANGLE LINTEL BEARING



WIDE-FLANGE LINTEL/BEAM BEARING

TYPICAL LINTEL/BEAM BEARING DETAILS (AT CMU BEARING WALLS)



TYPICAL NEW OPENING IN EXISTING BRICK WALL DETAIL AT BEAM BEARING



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PROJECT: RENOVATIONS TO ADMINISTRATION BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

OWNER: DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARETH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020
FOOD SERVICE:

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

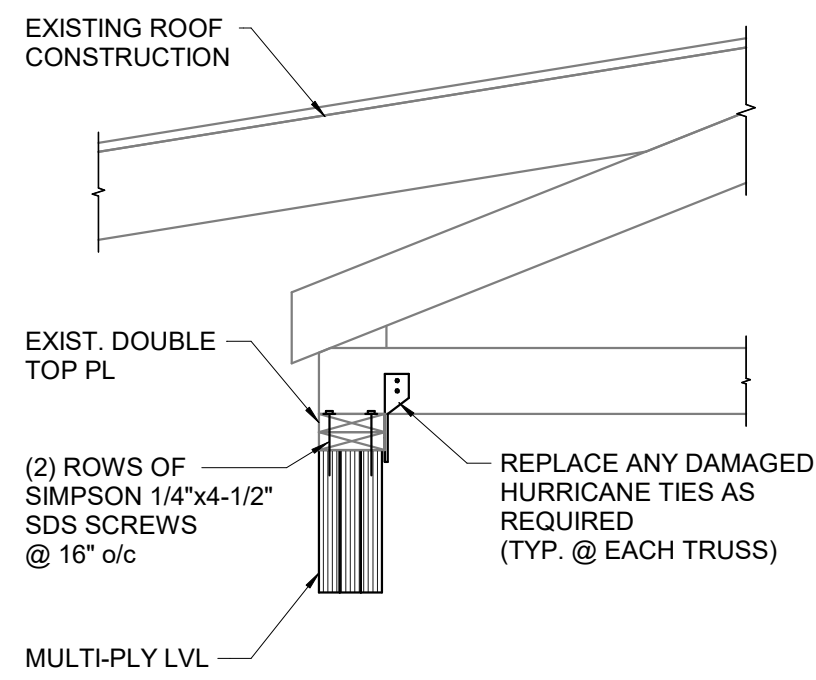
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



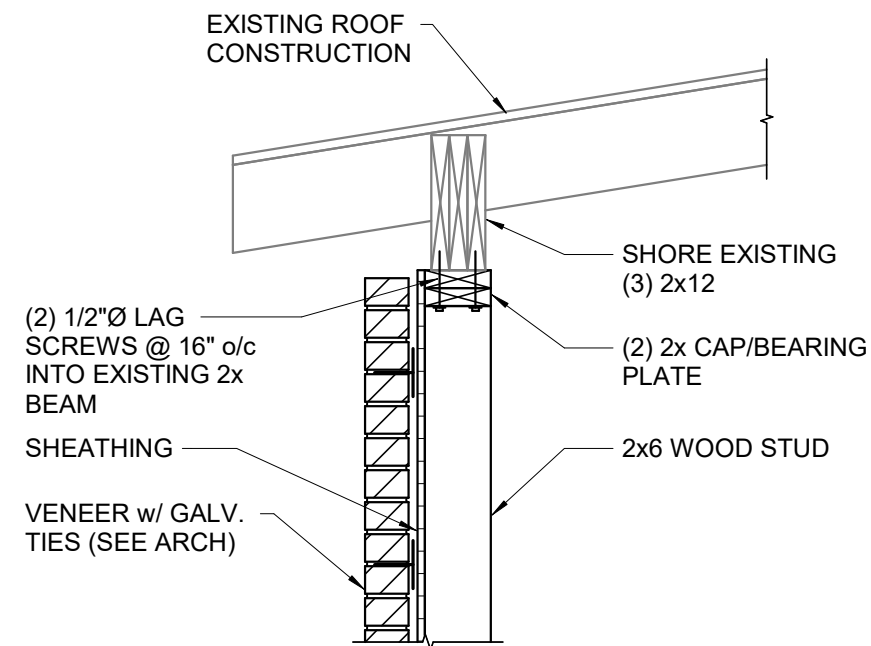
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DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	24-0018

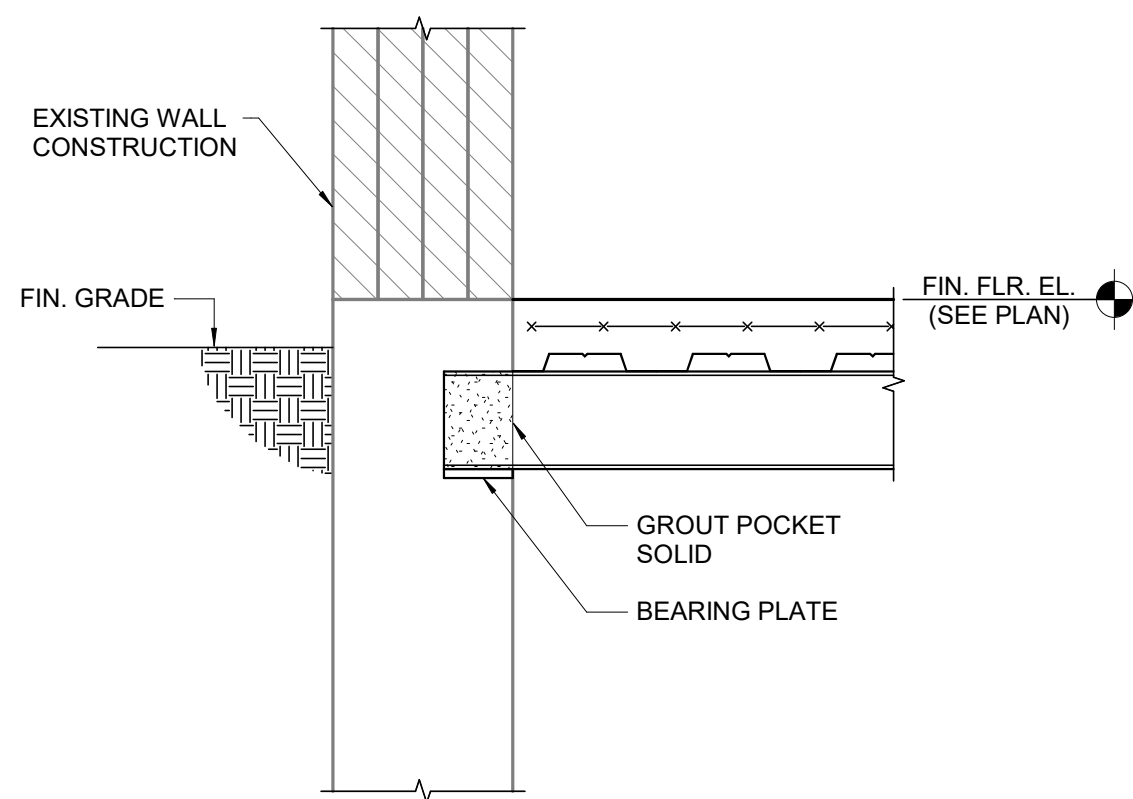
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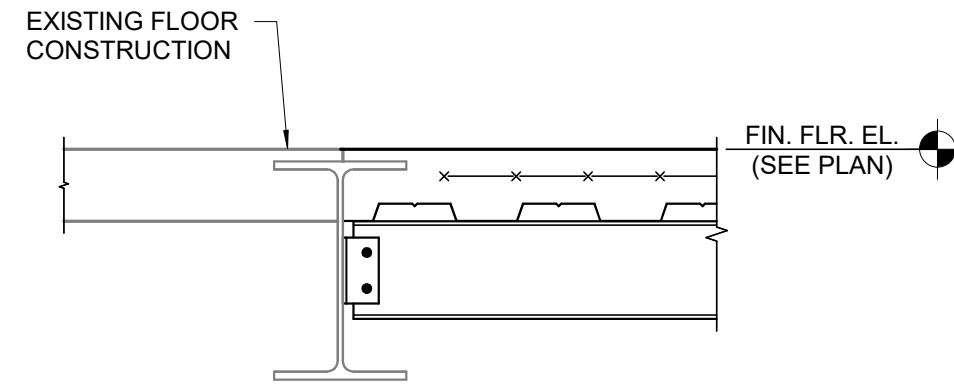
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S4.01



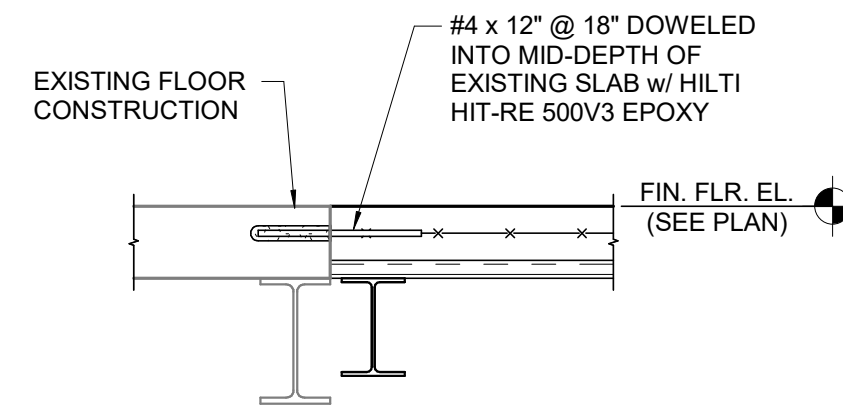
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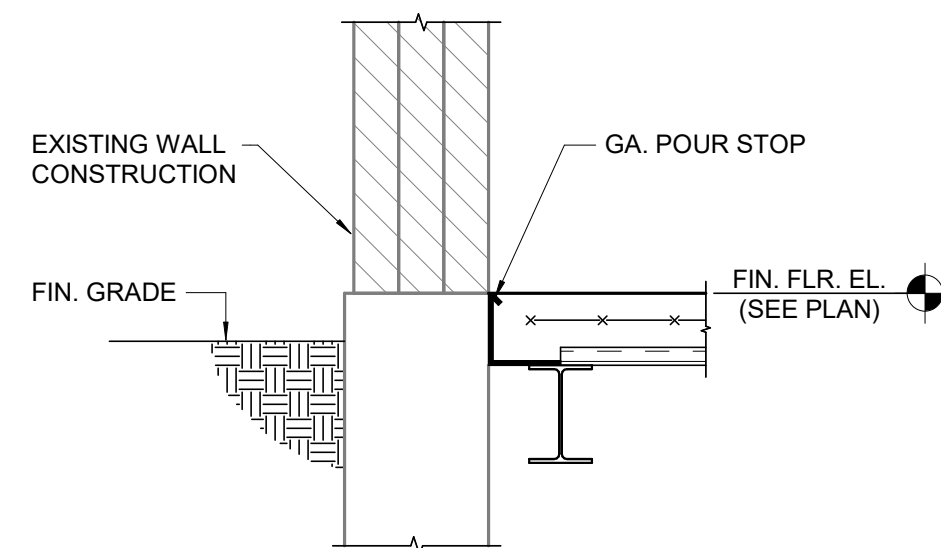
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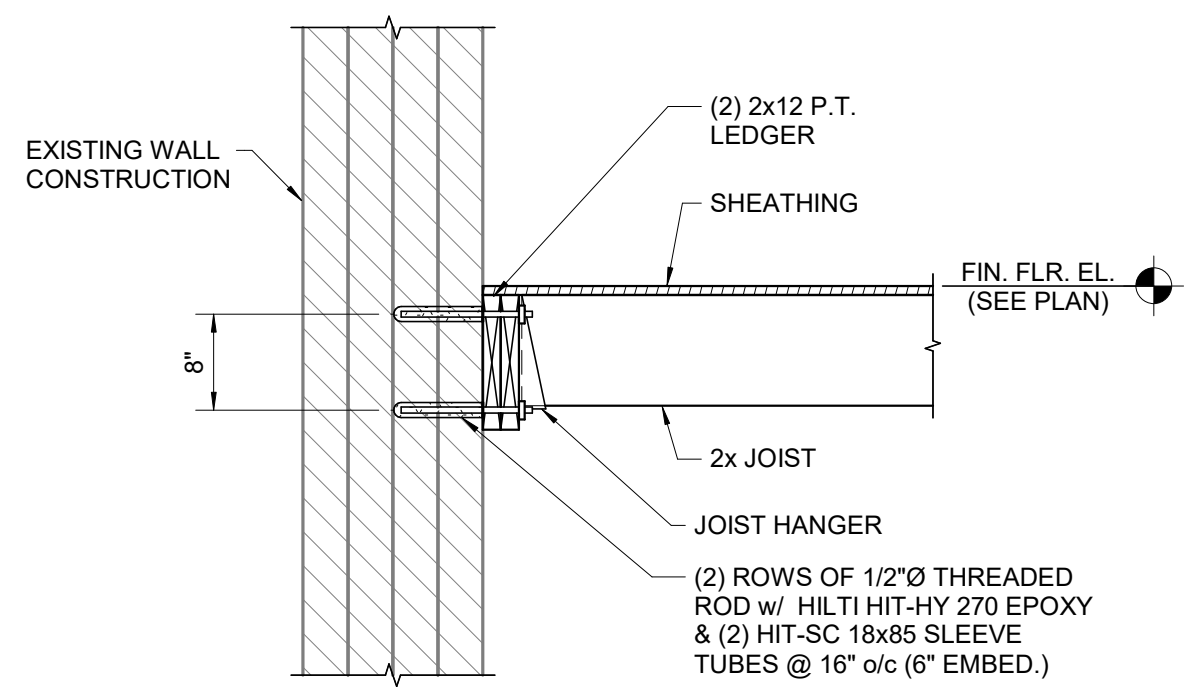
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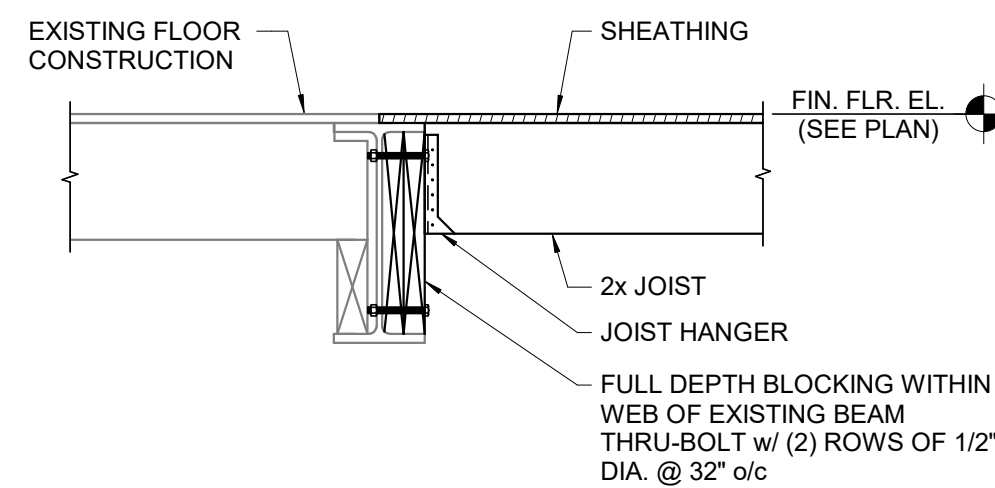
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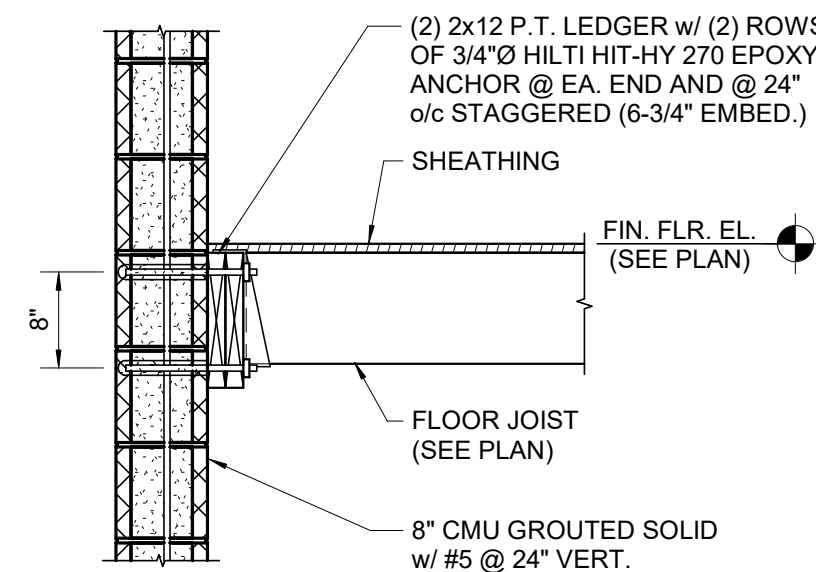
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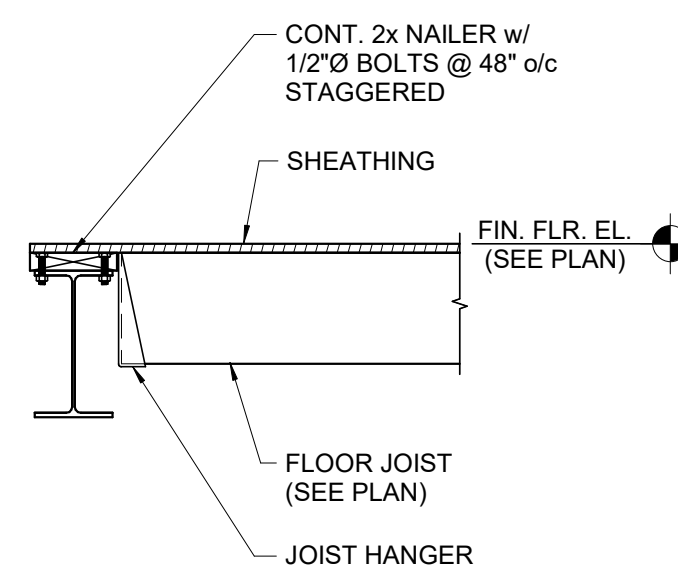
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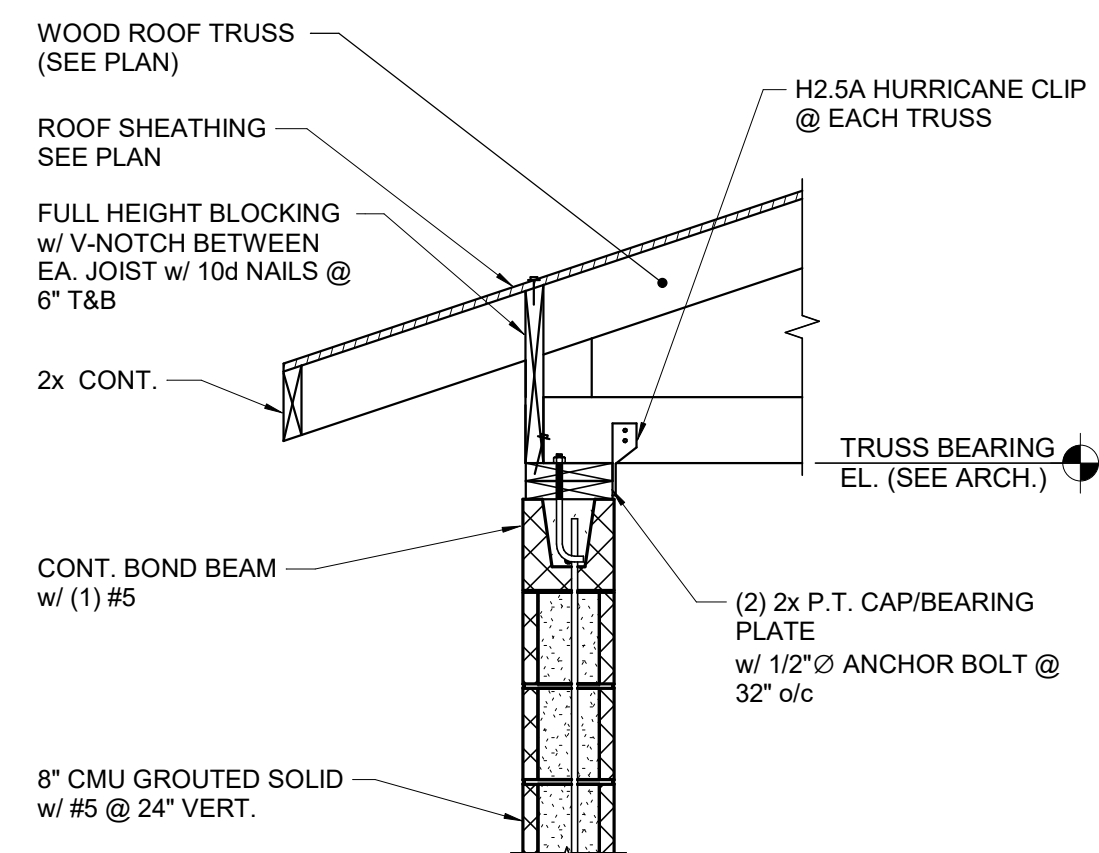
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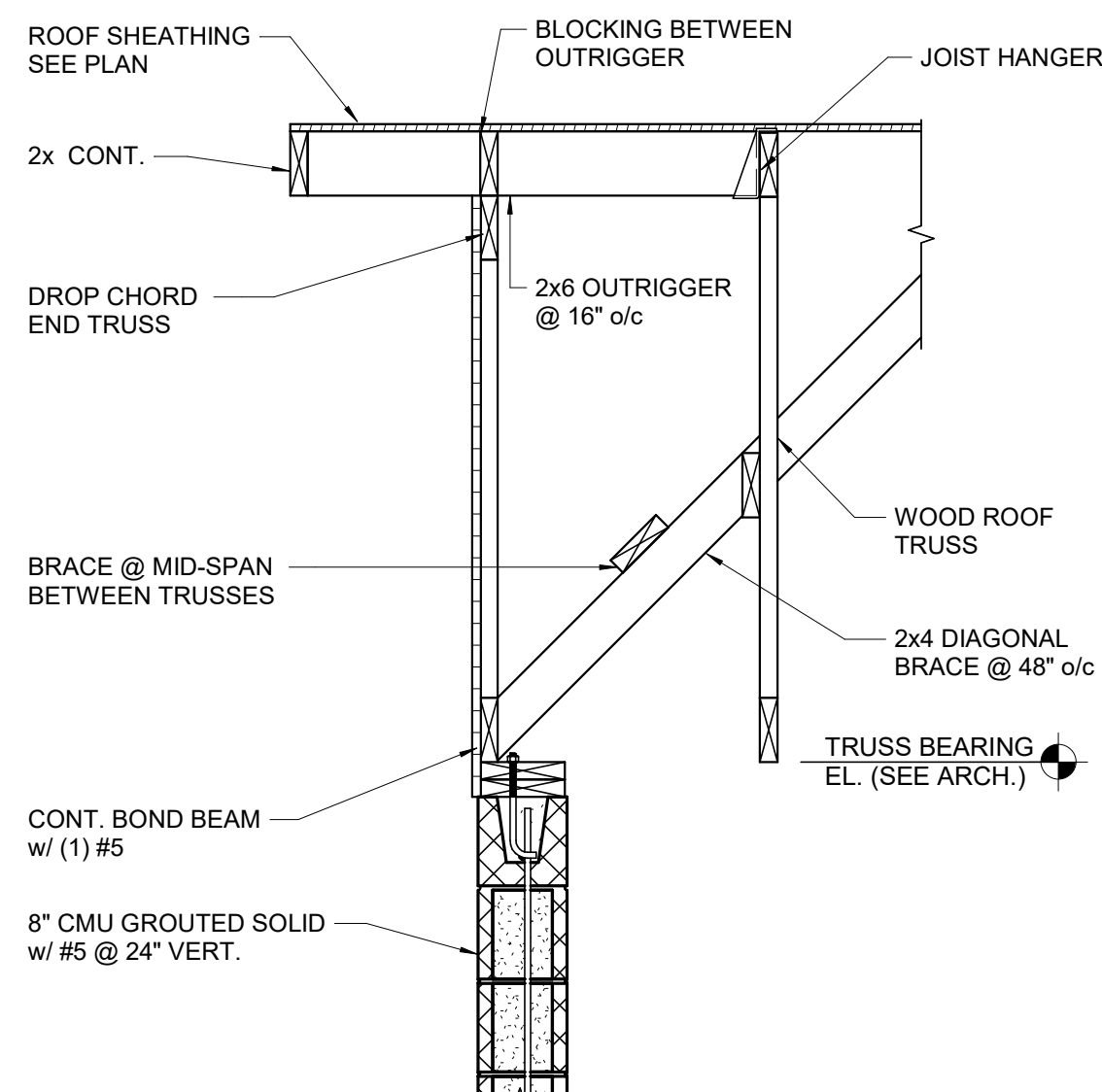
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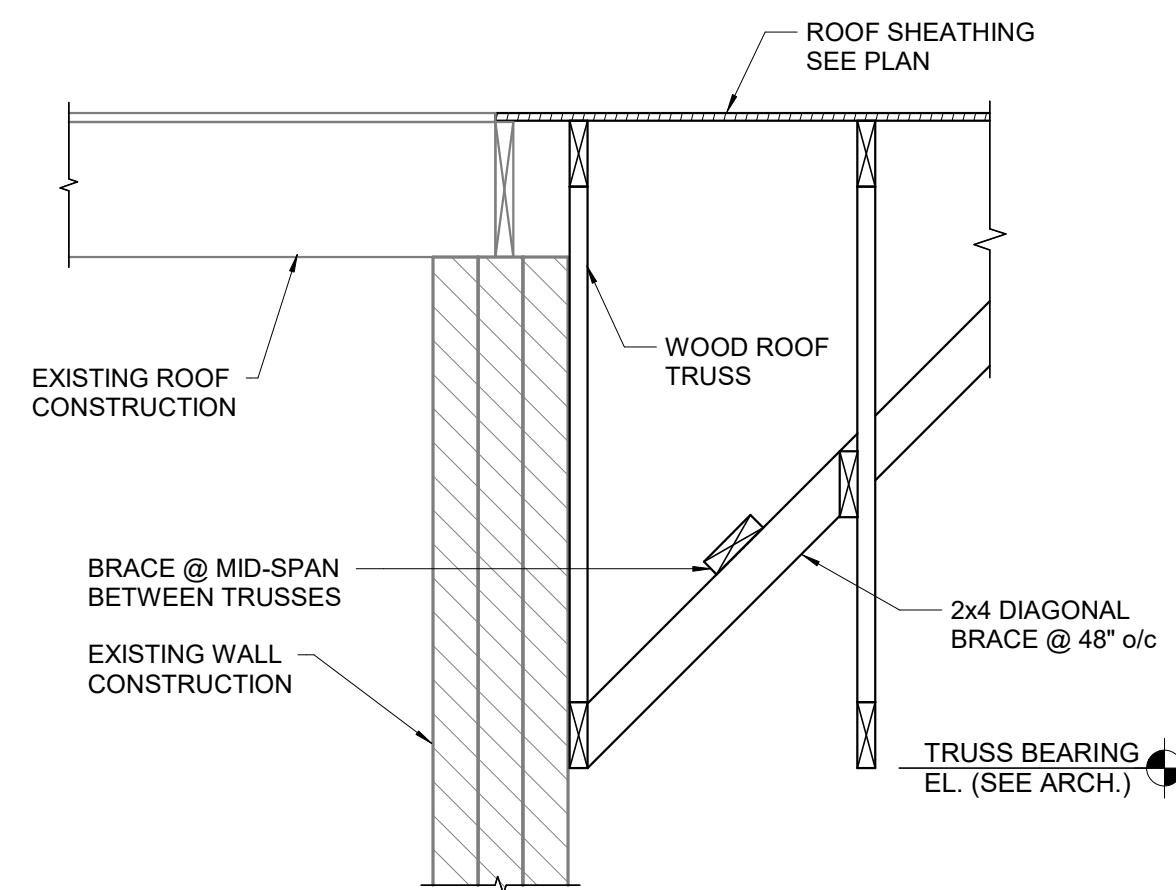
Section 10
S4.01



Section 12
S4.01



Section 13
S4.01



Section 14
S4.01

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

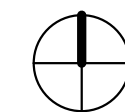
ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARETH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM, PA 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
FRAMING SECTIONS

DATE:	11/07/2025
SCALE:	3/4" = 1'-0"
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	24-0018

S4.01

SLATE
STRUCTURAL ENGINEERS

32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.104

GENERAL DEMOLITION NOTES

- DEMOLITION DRAWINGS AND KEYED DEMOLITION NOTES ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL REMOVE ALL MATERIALS THAT ARE NOT REQUIRED IN THE FINISHED WORK UNLESS NOTED OTHERWISE. ALL PATCH MATERIAL SHALL MATCH EXISTING TYPE, PLANE, AND FINISH UNLESS NOTED OTHERWISE.
- SEE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION OF EQUIPMENT AND SERVICES. CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INTENDED TO BE INCORPORATED INTO THE NEW WORK.
- PROVIDE STRUCTURAL SUPPORT FOR ALL EXISTING LOAD BEARING WALLS TO REMAIN.
- WHERE REMOVING WALLS OR PARTITIONS EXTENDS ONE FINISHED AREA INTO ANOTHER FINISHED AREA, FLOOR PATCH BETWEEN AREAS SHALL HAVE A LEVEL TOLERANCE NOT TO EXCEED 1/8" PER FOOT.
- REMOVE ALL EXISTING CASEWORK, BULKHEADS, AND SOFFITS THAT ARE NOT INDICATED TO REMAIN UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE OPENINGS IN EXISTING PARTITIONS AND FLOOR/CEILING ASSEMBLIES AS REQUIRED FOR NEW DUCT AND PIPING PENETRATIONS WHETHER OR NOT INDICATED ON THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS. REFER TO MEP DRAWINGS FOR MORE INFO. PROVIDE NEW FRAMING AS REQUIRED.
- REMOVE ALL MISCELLANEOUS EQUIPMENT AND ACCESSORIES NOT INDICATED TO REMAIN UNLESS NOTED OTHERWISE.
- REMOVE ALL EXISTING CEILINGS, SOFFITS, AND ASSOCIATED COMPONENTS UNLESS NOTED OTHERWISE.
- COORDINATE ALL NEW OPENING DIMENSIONS WITH PLANS.
- VERIFY ALL DIMENSIONS IN FIELD ASSOCIATED WITH ANY NEW WORK.

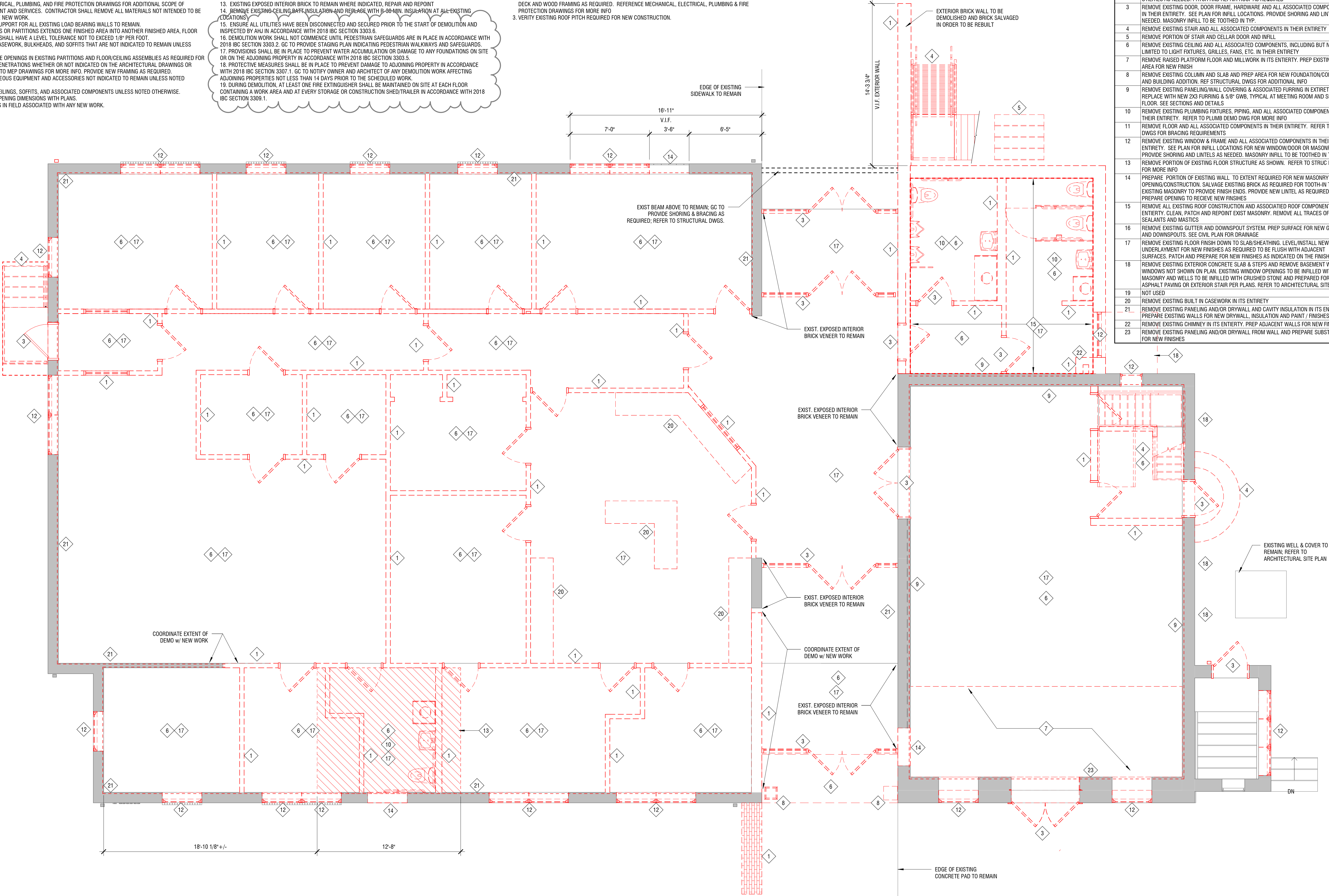
GENERAL ROOF DEMOLITION NOTES

- ALL EXISTING GUTTERS AND DOWNSPOUTS TO BE REPLACED.. REFER TO MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS FOR MORE INFO
- ALL EXISTING ROOF PENETRATIONS NOT REQUIRED IN NEW CONSTRUCTION TO BE INFILLED WITH NEW OSB DECK AND WOOD FRAMING AS REQUIRED. REFERENCE MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS FOR MORE INFO
- VERIFY EXISTING ROOF PITCH REQUIRED FOR NEW CONSTRUCTION.

- PATCH AND REPAIR ALL SURFACES AFFECTED BY DEMOLITION. CONTRACTOR TO PATCH AND REPAIR OPENINGS LEFT BY OTHER TRADES WHERE APPLICABLE.
- CONTRACTOR TO PATCH, REPAIR, AND REFINISH ALL EXISTING BUILDING ELEMENTS TO REMAIN.
- EXISTING EXPOSED INTERIOR BRICK TO REMAIN WHERE INDICATED, REPAIR AND REPOINT
- REMOVE EXISTING CEILING BATT INSULATION AND REFACE WITH 8-30 MIN. INSULATION AT ALL EXISTING LOCATIONS
- ENSURE ALL UTILITIES HAVE BEEN DISCONNECTED AND SECURED PRIOR TO THE START OF DEMOLITION AND INSPECTED BY AHJ IN ACCORDANCE WITH 2018 IBC SECTION 3303.6.
- DEMOLITION WORK SHALL NOT COMMENCE UNTIL PEDESTRIAN SAFEGUARDS ARE IN PLACE IN ACCORDANCE WITH 2018 IBC SECTION 3303.2. GC TO PROVIDE STAGING PLAN INDICATING PEDESTRIAN WALKWAYS AND SAFEGUARDS.
- PROVISIONS SHALL BE IN PLACE TO PREVENT WATER ACCUMULATION OR DAMAGE TO ANY FOUNDATIONS ON SITE OR ON THE ADJOINING PROPERTY IN ACCORDANCE WITH 2018 IBC SECTION 3303.5.
- PROTECTIVE MEASURES SHALL BE IN PLACE TO PREVENT DAMAGE TO ADJOINING PROPERTY IN ACCORDANCE WITH 2018 IBC SECTION 3307.1. GC TO NOTIFY OWNER AND ARCHITECT OF ANY DEMOLITION WORK AFFECTING ADJOINING PROPERTIES NOT LESS THAN 14 DAYS PRIOR TO THE SCHEDULED WORK.
- DURING DEMOLITION, AT LEAST ONE FIRE EXTINGUISHER SHALL BE MAINTAINED ON SITE AT EACH FLOOR CONTAINING A WORK AREA AND AT EVERY STORAGE OR CONSTRUCTION SHED/TRAILER IN ACCORDANCE WITH 2018 IBC SECTION 3309.1.

KEYED DEMOLITION NOTES

NO.	NOTE
1	REMOVE EXISTING WALL AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY, INCLUDING BUT NOT LIMITED TO MEP ROUGH-INS, DEVICES, AND HEATERS
2	REMOVE EXISTING CUPOLA AND ITS COMPONENTS IN THEIR ENTIRETY, CAP / DISCONNECT UTILITIES AS NEEDED, PATCH AND REPAIR ROOF AS REQUIRED
3	REMOVE EXISTING DOOR, DOOR FRAME, HARDWARE AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. SEE PLAN FOR INFILL LOCATIONS. PROVIDE SHORING AND LINTELS AS NEEDED. MASONRY INFILL TO BE TOOTHED IN TYP.
4	REMOVE EXISTING STAIR AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY
5	REMOVE PORTION OF STAIR AND CELLAR DOOR AND INFILL
6	REMOVE EXISTING CEILING AND ALL ASSOCIATED COMPONENTS, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, GRILLES, FANS, ETC. IN THEIR ENTIRETY
7	REMOVE RAISED PLATFORM FLOOR AND MILLWORK IN ITS ENTIRETY. PREP EXISTING FLOOR AREA FOR NEW FINISH
8	REMOVE EXISTING COLUMN AND SLAB AND PREP AREA FOR NEW FOUNDATION/CONCRETE AND BUILDING ADDITION. REF STRUCTURAL DWGS FOR ADDITIONAL INFO
9	REMOVE EXISTING PANELING/WALL COVERING & ASSOCIATED FURRING IN ENTIRETY; REPLACE WITH NEW 2X3 FURRING & 5/8" GWB, TYPICAL AT MEETING ROOM AND SECOND FLOOR. SEE SECTIONS AND DETAILS
10	REMOVE EXISTING PLUMBING FIXTURES, PIPING, AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. REFER TO PLUMB DEMO DWG FOR MORE INFO
11	REMOVE FLOOR AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. REFER TO STRUC DWGS FOR BRACING REQUIREMENTS
12	REMOVE EXISTING WINDOW & FRAME AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. SEE PLAN FOR INFILL LOCATIONS FOR NEW WINDOW/DOOR OR MASONRY INFILL. PROVIDE SHORING AND LINTELS AS NEEDED. MASONRY INFILL TO BE TOOTHED IN TYP.
13	REMOVE PORTION OF EXISTING FLOOR STRUCTURE AS SHOWN. REFER TO STRUC DWGS FOR MORE INFO
14	PREPARE PORTION OF EXISTING WALL TO EXTENT REQUIRED FOR NEW MASONRY OPENING/CONSTRUCTION. SALVAGE EXISTING BRICK AS REQUIRED FOR TOOTH-IN TO EXISTING MASONRY TO PROVIDE FINISH ENDS. PROVIDE NEW LINTEL AS REQUIRED AND PREPARE OPENING TO RECEIVE NEW FINISHES
15	REMOVE ALL EXISTING ROOF CONSTRUCTION AND ASSOCIATED ROOF COMPONENTS IN ITS ENTIRETY. CLEAN PATCH AND REPOINT EXIST MASONRY. REMOVE ALL TRACES OF EXISTING SEALANTS AND MASTICS
16	REMOVE EXISTING GUTTER AND DOWNSPOUT SYSTEM. PREP SURFACE FOR NEW GUTTERS AND DOWNSPOUTS. SEE CIVIL PLAN FOR DRAINAGE
17	REMOVE EXISTING FLOOR FINISH DOWN TO SLAB/SHEATHING. LEVEL/INSTALL NEW UNDERLAYMENT FOR NEW FINISHES AS REQUIRED TO BE FLUSH WITH ADJACENT SURFACES. PATCH AND PREPARE FOR NEW FINISHES AS INDICATED ON THE FINISH DWGS
18	REMOVE EXISTING EXTERIOR CONCRETE SLAB & STEPS AND REMOVE BASEMENT WELL WINDOWS NOT SHOWN ON PLAN. EXISTING WINDOW OPENINGS TO BE INFILLED WITH MASONRY AND WELLS TO BE INFILLED WITH CRUSHED STONE AND PREPARED FOR NEW ASPHALT PAVING OR EXTERIOR STAIR PER PLANS. REFER TO ARCHITECTURAL SITE PLAN.
19	NOT USED
20	REMOVE EXISTING BUILT IN CASEWORK IN ITS ENTIRETY
21	REMOVE EXISTING PANELING AND/OR DRYWALL AND CAVITY INSULATION IN ITS ENTIRETY. PREPARE EXISTING WALLS FOR NEW DRYWALL, INSULATION AND PAINT / FINISHES
22	REMOVE EXISTING CHIMNEY IN ITS ENTIRETY. PREP ADJACENT WALLS FOR NEW FINISH
23	REMOVE EXISTING PANELING AND/OR DRYWALL FROM WALL AND PREPARE SUBSTRATE FOR NEW FINISHES



PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: **ALLOYS**
ARCHITECTURE

STRUCTURAL: **SLATE STRUCTURAL**
ENGINEERS, NAZARATH,
PA 18064 610.365.7634

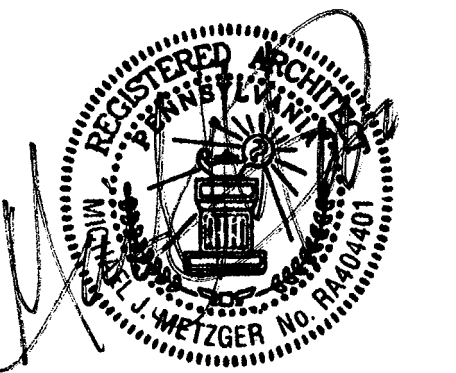
MEPE: **SNYDER HOFFMAN**
ASSOCIATES,
BETHLEHEM PA 18018
610.694.8020

ACOUSTICS: **FOOD SERVICE:**

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



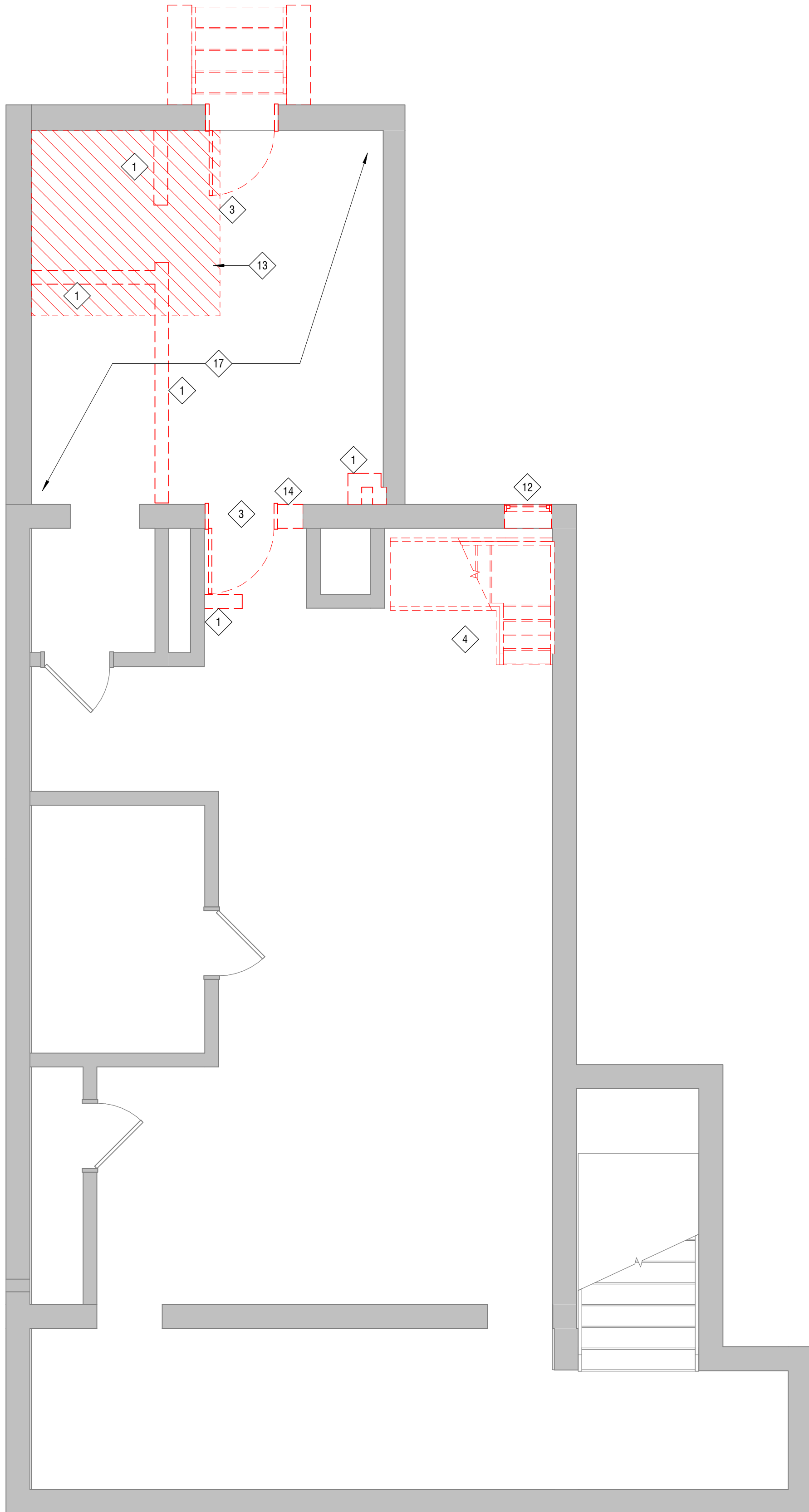
SHEET TITLE:
**DEMOLITION PLAN -
FIRST FLOOR**

DATE: 11/07/2025
SCALE: 1/4" = 1'-0"
DRAWN BY: MS/TB
CHECKED BY: MM
PROJ NO: 24-0018

A0.00

1. DEMOLITION DRAWINGS AND KEYED DEMOLITION NOTES ARE FOR CONTRACTORS CONVENIENCE ONLY. THE CONTRACTOR SHALL REMOVE ALL MATERIALS THAT ARE NOT REQUIRED IN THE FINISHED WORK UNLESS NOTED OTHERWISE. ALL PATCH MATERIAL SHALL MATCH EXISTING TYPE, PLANE, AND FINISH UNLESS NOTED OTHERWISE.
2. SECTIONS FOR ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL SPECIFICATION OF EQUIPMENT AND SERVICES. CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INTENDED TO BE INCORPORATED INTO THE NEW WORK.
3. PROVIDE STRUCTURAL SUPPORT FOR ALL EXISTING LOAD BEARING WALLS TO REMAIN.
4. WHERE REMOVING WALLS OR PARTITIONS EXPOSES ONE FINISHED AREA INTO ANOTHER FINISHED AREA, FLOOR PATCH BETWEEN AREAS SHALL HAVE A LEVEL TOLERANCE NOT TO EXCEED 1/8" PER FOOT.
5. REMOVE ALL EXISTING CASEWORK, BULKHEADS, AND SOFFITS THAT ARE NOT INDICATED TO REMAIN UNLESS NOTED OTHERWISE.
6. CONTRACTOR TO PROVIDE OPENINGS IN EXISTING PARTITIONS AND FLOOR/CEILING ASSEMBLIES AS REQUIRED FOR NEW DUCT AND PIPING PENETRATIONS WHETHER OR NOT INDICATED ON THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS. REFER TO MEP DRAWINGS FOR MORE INFO. PROVIDE NEW FRAMING AS REQUIRED.
7. REMOVE ALL MISCELLANEOUS EQUIPMENT AND ACCESSORIES NOT INDICATED TO REMAIN UNLESS NOTED OTHERWISE.
8. REMOVE ALL EXISTING CEILINGS, SOFFITS, AND ASSOCIATED COMPONENTS UNLESS NOTED OTHERWISE.
9. COORDINATE ALL NEW OPENING DIMENSIONS WITH PLANS.
10. VERIFY ALL DIMENSIONS IN FIELD ASSOCIATED WITH ANY NEW WORK.

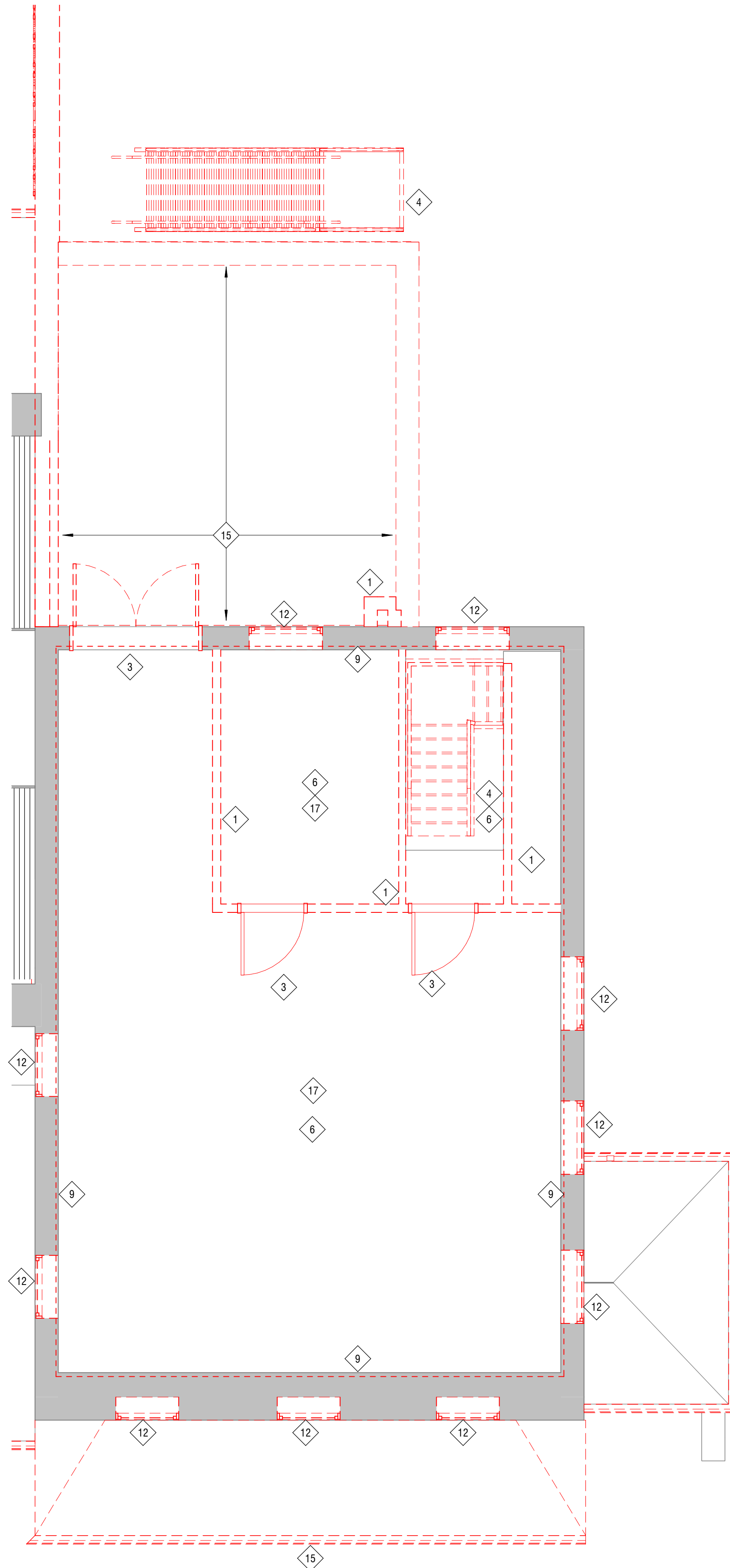
11. PATCH AND REPAIR ALL SURFACES AFFECTED BY DEMOLITION. CONTRACTOR TO PATCH AND REPAIR OPENINGS LEFT BY OTHER TRADES WHERE APPLICABLE.
12. CONTRACTOR TO PATCH, REPAIR, AND REFINISH ALL EXISTING BUILDING ELEMENTS TO REMAIN.
13. EXISTING EXPOSED INTERIOR BRICK TO REMAIN WHERE INDICATED, REPAIR AND REPOINT
14. REMOVE EXISTING CEILING BATT INSULATION AND REPLACE WITH R-38 MIN. INSULATION AT ALL EXISTING CONDITIONS.
15. ENSURE ALL UTILITIES HAVE BEEN DISCONNECTED AND SECURED PRIOR TO THE START OF DEMOLITION AND INSPECTED BY JAHM IN ACCORDANCE WITH 2018 IBC SECTION 3303.6.
16. DEMOLITION WORK SHALL NOT COMMENCE UNTIL PEDESTRIAN SAFEGUARDS ARE IN PLACE IN ACCORDANCE WITH 2018 IBC SECTION 3303.2. GO TO PROVIDE STAGING PLAN, INDICATING PEDESTRIAN WALKWAYS AND SAFEGUARDS.
17. PROVISIONS SHALL BE IN PLACE TO PREVENT WATER ACCUMULATION OR DAMAGE TO ANY FOUNDATIONS ON SITE.
18. CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES TO PREVENT DAMAGE TO ADJACENT PROPERTY.
19. PROTECTIVE MEASURES SHALL BE IN PLACE TO PREVENT DAMAGE TO ADJOURNING PROPERTY IN ACCORDANCE WITH 2018 IBC SECTION 3307.1. GO TO NOTIFY OWNER AND ARCHITECT OF ANY DEMOLITION WORK AFFECTING ADJOURNING PROPERTIES NOT LESS THAN 14 DAYS PRIOR TO THE SCHEDULED WORK.
20. FIRE EXTINGUISHER SHALL BE MAINTAINED ON SITE AT EACH FLOOR CONTAINING A WORK AREA AND AT EVERY STORAGE OR CONSTRUCTION SHEET/DRAILER IN ACCORDANCE WITH 2018 IBC SECTION 3309.1.



1	DEMOLITION PLAN - BASEMENT
	1/4" = 1'-0"

1. ALL EXISTING GUTTERS AND DOWNSPOUTS TO BE REPLACED.. REFER TO MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS FOR MORE INFO
2. ALL EXISTING ROOF PENETRATIONS NOT REQUIRED IN NEW CONSTRUCTION TO BE INFILLED WITH NEW OSB DECK AND WOOD FRAMING AS REQUIRED. REFERENCE MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS FOR MORE INFO
3. VERIFY EXISTING ROOF PITCH REQUIRED FOR NEW CONSTRUCTION.

1. ALL EXISTING GUTTERS AND DOWNSPOUTS TO BE REPLACED.. REFER TO MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS FOR MORE INFO
2. ALL EXISTING ROOF PENETRATIONS NOT REQUIRED IN NEW CONSTRUCTION TO BE INFILLED WITH NEW OSB DECK AND WOOD FRAMING AS REQUIRED. REFERENCE MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS FOR MORE INFO
3. VERIFY EXISTING ROOF PITCH REQUIRED FOR NEW CONSTRUCTION.



2	DEMOLITION PLAN - SECOND FLOOR 1/4" = 1'-0"
---	---

NO.	NOTE
1	REMOVE EXISTING WALL AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY, INCLUDING BUT NOT LIMITED TO MEP ROUGH-INS, DEVICES, AND HEATERS
2	REMOVE EXISTING CUPOLA AND ITS COMPONENTS IN THEIR ENTIRETY, CAP / DISCONNECT UTILITIES AS NEEDED. PATCH AND REPAIR ROOF AS REQUIRED
3	REMOVE EXISTING DOOR, DOOR FRAME, HARDWARE AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. SEE PLAN FOR INFL. LOCATIONS. PROVIDE SHORING AND LINTELS AS NEEDED. MASONRY INFL. TO BE TOOTHED IN TYP.
4	REMOVE EXISTING STAIR AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY
5	REMOVE PORTION OF STAIR AND CELLAR DOOR AND INFL.
6	REMOVE EXISTING CEILING AND ALL ASSOCIATED COMPONENTS, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, GRILLES, FANS, ETC. IN THEIR ENTIRETY
7	REMOVE RAISED PLATFORM FLOOR AND MILLWORK IN ITS ENTIRETY. PREP EXISTING FLOOR AREA FOR NEW FINISH
8	REMOVE EXISTING COLUMN AND SLAB AND PREP AREA FOR NEW FOUNDATION/CONCRETE AND BUILDING ADDITION. REF STRUCTURAL DWGS FOR ADDITIONAL INFO
9	REMOVE EXISTING PANELING/WALL COVERING & ASSOCIATED FURRING IN EXTRETY; REPLACE WITH NEW 2X3 FURRING & 5/8" GWB, TYPICAL AT MEETING ROOM AND SECOND FLOOR. SEE SECTIONS AND DETAILS
10	REMOVE EXISTING PLUMBING FIXTURES, PIPING, AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. REFER TO PLUMB DEMO DWG FOR MORE INFO
11	REMOVE FLOOR AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. REFER TO STRUC DWGS FOR BRACING REQUIREMENTS
12	REMOVE EXISTING WINDOW & FRAME AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. SEE PLAN FOR INFL. LOCATIONS FOR NEW WINDOW/DOOR OR MASONRY INFL. PROVIDE SHORING AND LINTELS AS NEEDED. MASONRY INFL. TO BE TOOTHED IN TYP.
13	REMOVE PORTION OF EXISTING FLOOR STRUCTURE AS SHOWN. REFER TO STRUC DWGS FOR MORE INFO
14	PREPARE PORTION OF EXISTING WALL, TO EXTENT REQUIRED FOR NEW MASONRY OPENING/CONSTRUCTION. SALVAGE EXISTING BRICK AS REQUIRED FOR TOOTH-IN TO EXISTING MASONRY TO PROVIDE FINISH ENDS. PROVIDE NEW LINTEL AS REQUIRED AND PREPARE OPENING TO RECEIVE NEW FINISHES
15	REMOVE ALL EXISTING ROOF CONSTRUCTION AND ASSOCIATED ROOF COMPONENTS IN ITS ENTIRETY. CLEAN, PATCH AND REPOINT EXIST MASONRY. REMOVE ALL TRACES OF EXISTING SEALANTS AND MASTICS
16	REMOVE EXISTING GUTTER AND DOWNSPOUT SYSTEM. PREP SURFACE FOR NEW GUTTERS AND DOWNSPOUTS. SEE CIVIL PLAN FOR DRAINAGE
17	REMOVE EXISTING FLOOR FINISH DOWN TO SLAB/Sheathing. LEVEL/INSTALL NEW UNDERLAYMENT FOR NEW FINISHES AS REQUIRED TO BE FLUSH WITH ADJACENT SURFACES. PATCH AND PREPARE FOR NEW FINISHES AS INDICATED ON THE FINISH DWGS
18	REMOVE EXISTING EXTERIOR CONCRETE SLAB & STEPS AND REMOVE BASEMENT WELL WINDOWS NOT SHOWN ON PLAN. EXISTING WINDOW OPENINGS TO BE INFILLED WITH MASONRY AND WALLS TO BE INFILLED WITH CRUSHED STONE AND PREPARED FOR NEW ASPHALT PAVING OR EXTERIOR STAIR PER PLANS. REFER TO ARCHITECTURAL SITE PLAN.
19	NOT USED
20	REMOVE EXISTING BUILD IN CASEWORK IN ITS ENTIRETY
21	REMOVE EXISTING PANELING AND/OR DRYWALL AND CAVITY INSULATION IN ITS ENTIRETY. PREPARE EXISTING WALLS FOR NEW DRYWALL, INSULATION AND PAINT / FINISHES
22	REMOVE EXISTING CHIMNEY IN ITS ENTIRETY. PREP ADJACENT WALLS FOR NEW FINISH
23	REMOVE EXISTING PANELING AND/OR DRYWALL FROM WALL AND PREPARE SUBSTRATE FOR NEW FINISHES

PROJECT:

320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:

320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

ST TEAM:

ARCHITECT:

ALLOY5 ARCHITECTURE

CIVIL:

STRUCTURAL:

PLATE STRUCTURAL
ENGINEERS, NAZARATH
A 18064 610.365.7634

MEPF:

NYDER HOFFMAN
ASSOCIATES,
LEHEM PA 18018
610.694.8020

ACOUSTICS:

FOOD SERVICE:

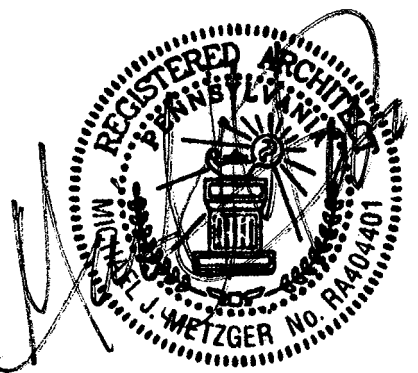
MISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/20
2	Bid Set	01/26/21

KEY PLAN:

**ERATION:**

ALLOY5
ARCHITECTURE
30 WEST BROAD ST BETHLEHEM, PA 18018
10.419.4055

**ETITLE:**

A0.01

DATE: 11/07/2025

SCALE: 1/4" = 1'-0"

RAWN BY: **MS/TE**

HECKED BY:

ROJ NO: **24-0018**

1. DEMOLITION DRAWINGS AND KEYED DEMOLITION NOTES ARE FOR CONTRACTORS CONVENIENCE ONLY. THE CONTRACTOR SHALL REMOVE ALL MATERIALS THAT ARE NOT REQUIRED IN THE FINISHED WORK UNLESS NOTED OTHERWISE. ALL PATCH MATERIAL SHALL MATCH EXISTING TYPE, PLANE, AND FINISH UNLESS NOTED OTHERWISE.
2. SEVERE ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL SCOPES OF DEMOLITION OF EQUIPMENT AND SERVICES. CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INTENDED TO BE INCORPORATED INTO THE NEW WORK.
3. PROVIDE STRUCTURAL SUPPORT FOR ALL EXISTING LOAD BEARING WALLS TO REMAIN.
4. WHERE REMOVING WALLS OR PARTITIONS EXPOSE ONE FINISHED AREA INTO ANOTHER FINISHED AREA, FLOOR PATCH BETWEEN AREAS SHALL HAVE A LEVEL TOLERANCE NOT TO EXCEED 1/8" PER FOOT.
5. REMOVE ALL EXISTING CASEWORK, BULKHEADS, AND SOFFITS THAT ARE NOT INDICATED TO REMAIN UNLESS NOTED OTHERWISE.
6. CONTRACTOR TO PROVIDE OPENINGS IN EXISTING PARTITIONS AND FLOOR/CEILING ASSEMBLIES AS REQUIRED FOR NEW DUCT AND PIPING PENETRATIONS WHETHER OR NOT INDICATED ON THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS. REFER TO MEP DRAWINGS FOR MORE INFO. PROVIDE NEW FRAMING AS REQUIRED.
7. REMOVE ALL MISCELLANEOUS EQUIPMENT AND ACCESSORIES NOT INDICATED TO REMAIN UNLESS NOTED OTHERWISE.
8. REMOVE ALL EXISTING CEILINGS, SOFFITS, AND ASSOCIATED COMPONENTS UNLESS NOTED OTHERWISE.
9. COORDINATE ALL NEW OPENING DIMENSIONS WITH PLANS.
10. VERIFY ALL DIMENSIONS IN FIELD ASSOCIATED WITH ANY NEW WORK.

11. PATCH AND REPAIR ALL SURFACES AFFECTED BY DEMOLITION. CONTRACTOR TO PATCH AND REPAIR OPENINGS LEFT BY OTHER TRADES WHERE APPLICABLE.
12. CONTRACTOR TO PATCH, REPAIR, AND REFINISH ALL EXISTING BUILDING ELEMENTS TO REMAIN.
13. EXISTING EXPOSED INTERIOR BRICK TO REMAIN WHERE INDICATED, REPAIR AND REPOINT
14. REMOVE EXISTING CEILING BATT INSULATION AND REPLACE WITH R-38 MIN. INSULATION AT ALL EXISTING CONDITIONS.
15. ENSURE ALL UTILITIES HAVE BEEN DISCONNECTED AND SECURED PRIOR TO THE START OF DEMOLITION AND INSPECTED BY JAHM IN ACCORDANCE WITH 2018 IBC SECTION 3303.6.
16. DEMOLITION WORK SHALL NOT COMMENCE UNTIL PEDESTRIAN SAFEGUARDS ARE IN PLACE IN ACCORDANCE WITH 2018 IBC SECTION 3303.2. GO TO PROVIDE STAGING PLAN, INDICATING PEDESTRIAN WALKWAYS AND SAFEGUARDS.
17. PROVISIONS SHALL BE IN PLACE TO PREVENT WATER ACCUMULATION OR DAMAGE TO ANY FOUNDATIONS ON SITE.
18. PROTECTIVE MEASURES SHALL BE IN PLACE TO PREVENT DAMAGE TO ADJOINING PROPERTY IN ACCORDANCE WITH 2018 IBC SECTION 3307.1. GO TO NOTIFY OWNER AND ARCHITECT OF ANY DEMOLITION WORK AFFECTING ADJOINING PROPERTIES NOT LESS THAN 14 DAYS PRIOR TO THE SCHEDULED WORK.
19. FIRE EXTINGUISHER SHALL BE MAINTAINED ON SITE AT EACH FLOOR CONTAINING A WORK AREA AND AT EVERY STORAGE OR CONSTRUCTION SHEET/DRAILER IN ACCORDANCE WITH 2018 IBC SECTION 3309.1.

1. ALL EXISTING GUTTERS AND DOWNSPOUTS TO BE REPLACED.. REFER TO MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS FOR MORE INFO
2. ALL EXISTING ROOF PENETRATIONS NOT REQUIRED IN NEW CONSTRUCTION TO BE INFILLED WITH NEW OSB DECK AND WOOD FRAMING AS REQUIRED. REFERENCE MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS FOR MORE INFO
3. VERIFY EXISTING ROOF PITCH REQUIRED FOR NEW CONSTRUCTION.

NO.	NOTE
1	REMOVE EXISTING WALL AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY, INCLUDING BUT NOT LIMITED TO MEP ROUGH-INS, DEVICES, AND HEATERS
2	REMOVE EXISTING CUPOLA AND ITS COMPONENTS IN THEIR ENTIRETY, CAP / DISCONNECT UTILITIES AS NEEDED. PATCH AND REPAIR ROOF AS REQUIRED
3	REMOVE EXISTING DOOR, DOOR FRAME, HARDWARE AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. SEE PLAN FOR INFL. LOCATIONS. PROVIDE SHORING AND LINTELS AS NEEDED. MASONRY INFL. TO BE TOOTHED IN TYP.
4	REMOVE EXISTING STAIR AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY
5	REMOVE PORTION OF STAIR AND CELLAR DOOR AND INFL.
6	REMOVE EXISTING CEILING AND ALL ASSOCIATED COMPONENTS, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, DOWNLIGHTS, ETC. IN THEIR ENTIRETY.
7	REMOVE RAISED PLATFORM FLOOR AND MILLWORK IN ITS ENTIRETY. PREP EXISTING FLOOR AREA FOR NEW FINISH
8	REMOVE EXISTING COLUMN AND SLAB AND PREP AREA FOR NEW FOUNDATION/CONCRETE AND BUILDING ADDITION. REF. STRUCTURAL DWGS FOR ADDITIONAL INFO
9	REMOVE EXISTING PANELING/WALL COVERING & ASSOCIATED FURNISH IN EXTIRETY. REPLACE WITH NEW 2X3 FURRING & 5/8" GWB, TYPICAL AT MEETING ROOM AND SECOND FLOOR. SEE SECTIONS AND DETAILS
10	REMOVE EXISTING PLUMBING FIXTURES, PIPING, AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. REFER TO PLUMBING DEMO DWGS FOR MORE INFO
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15	REMOVE ALL EXISTING ROOF CONSTRUCTION AND ASSOCIATED ROOF COMPONENTS IN ITS ENTIRETY. CLEAN, PATCH AND REPOINT EXIST MASONRY. REMOVE ALL TRACES OF EXISTING SEALANTS AND MASTICS
16	REMOVE EXISTING GUTTER AND DOWNSPOUT SYSTEM. PREP SURFACE FOR NEW GUTTERS AND DOWNSPOUTS. SEE VENT PLAN FOR DRAINAGE
17	REMOVE EXISTING FLOOR FINISH DOWN TO SLAB/Sheathing. LEVEL/INSTALL NEW UNDERLAYMENT FOR NEW FINISHES AS REQUIRED TO BE FLUSH WITH ADJACENT SURFACES. PATCH AND PREPARE FOR NEW FINISHES AS INDICATED ON THE FINISH DWGS
18	REMOVE EXISTING EXTERIOR CONCRETE SLAB & STEPS AND REMOVE BASEMENT WALLS WINDOWS NOT SHOWN ON PLAN. EXISTING WINDOW OPENINGS TO BE INFILLED WITH MASONRY AND WELLS TO BE INFILLED WITH CRUSHED STONE AND PREPARED FOR NEW ASPHALT PAVING OR EXTERIOR STAIR PER PLANS. REFER TO ARCHITECTURAL SITE PLAN.
19	NOT USED
20	REMOVE EXISTING BUILT IN CASEWORK IN ITS ENTIRETY
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22	REMOVE EXISTING CHIMNEY IN ITS ENTIRETY. PREP ADJACENT WALLS FOR NEW FINISH
23	REMOVE EXISTING PANELING AND/OR DRYWALL FROM WALL AND PREPARE SUBSTRATE FOR NEW FINISHES

RENOVATIONS TO ADMINISTRATION BUILDING

DOUGLASS TOWNSHIP

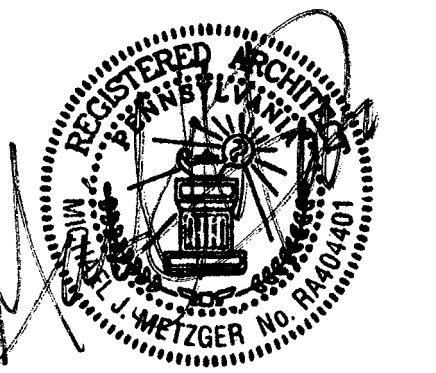
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CIVIL: _____
DAY _____
HITECTURE _____

MEPF:
OFFMAN
CIATES,
A 18018
94.8020

SUBMISSIONS:

ISSUE DESCRIPTION	DATE
Issued for Permit	11/07/20
Bid Set	01/26/21

ALLOY5
ARCHITECTURE
WEST BROAD ST BETHLEHEM, PA 18018
419.4055



DEMOLITION PLAN - LEVEL 01 RCP

SCALE: 1/4" = 1'-0"

BOOKED BY: MM

A0.02

4/29/2026 4:40:26 AM ©COPYRIGHT ALLOYS ARCHITECTURE

GENERAL DEMOLITION NOTES

- DEMOLITION DRAWINGS AND KEYED DEMOLITION NOTES ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL REMOVE ALL MATERIALS THAT ARE NOT REQUIRED IN THE FINISHED WORK UNLESS NOTED OTHERWISE. ALL PATCH MATERIAL SHALL MATCH EXISTING TYPE, PLANE, AND FINISH UNLESS NOTED OTHERWISE.
- SEE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION OF EQUIPMENT AND SERVICES. CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INTENDED TO BE INCORPORATED INTO THE NEW WORK.
- PROVIDE STRUCTURAL SUPPORT FOR ALL EXISTING LOAD BEARING WALLS TO REMAIN.
- WHERE REMOVING WALLS OR PARTITIONS EXTENDS ONE FINISHED AREA INTO ANOTHER FINISHED AREA, FLOOR PATCH BETWEEN AREAS SHALL HAVE A LEVEL TOLERANCE NOT TO EXCEED 1/8" PER FOOT.
- REMOVE ALL EXISTING CASEWORK, BULKHEADS, AND SOFFITS THAT ARE NOT INDICATED TO REMAIN UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE OPENINGS IN EXISTING PARTITIONS AND FLOOR/CEILING ASSEMBLIES AS REQUIRED FOR NEW DUCT AND PIPING PENETRATIONS WHETHER OR NOT INDICATED ON THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS. REFER TO MEP DRAWINGS FOR MORE INFO. PROVIDE NEW FRAMING AS REQUIRED.
- REMOVE ALL MISCELLANEOUS EQUIPMENT AND ACCESSORIES NOT INDICATED TO REMAIN UNLESS NOTED OTHERWISE.
- REMOVE ALL EXISTING CEILINGS, SOFFITS, AND ASSOCIATED COMPONENTS UNLESS NOTED OTHERWISE.
- COORDINATE ALL NEW OPENING DIMENSIONS WITH PLANS.
- VERIFY ALL DIMENSIONS IN FIELD ASSOCIATED WITH ANY NEW WORK.

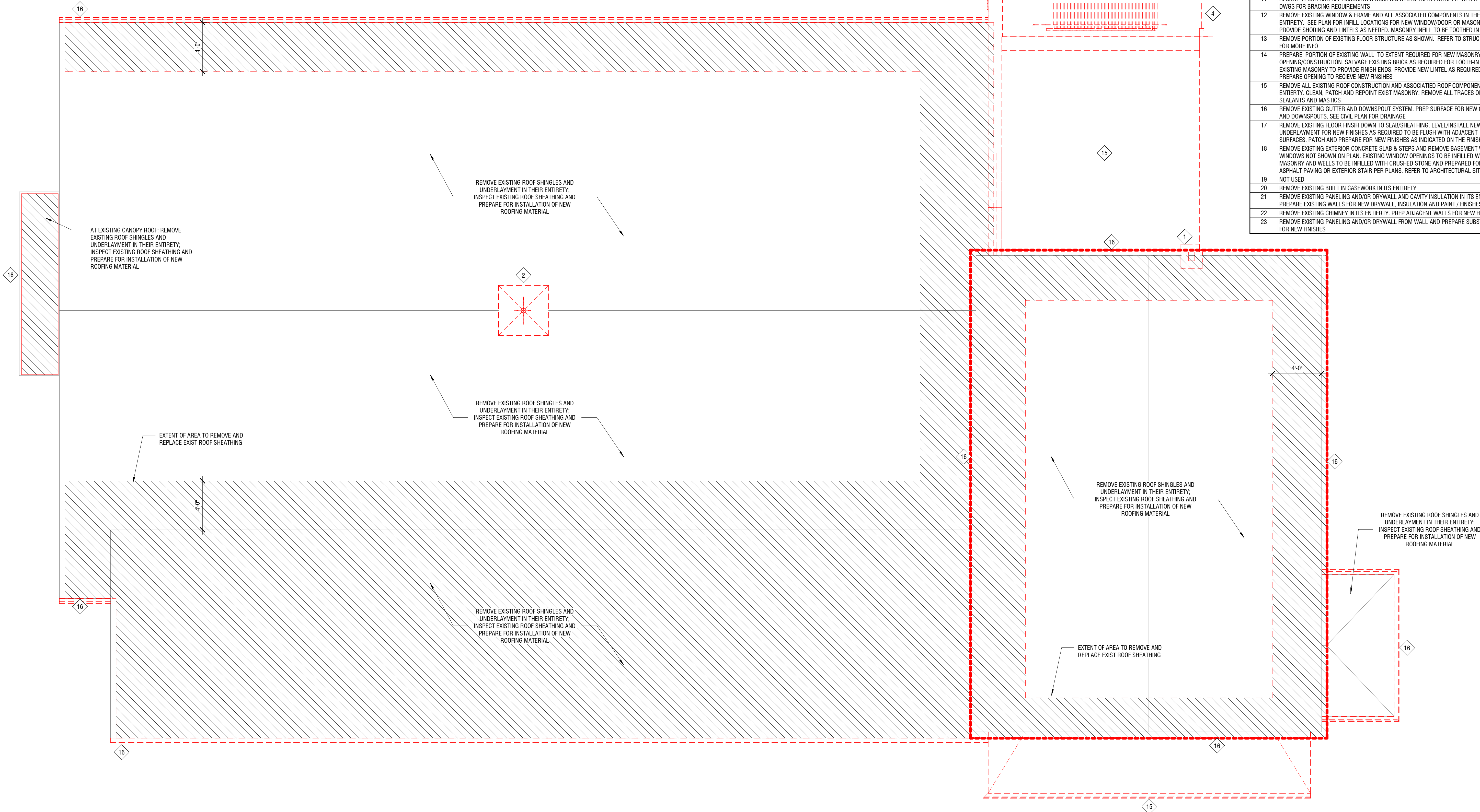
- PATCH AND REPAIR ALL SURFACES AFFECTED BY DEMOLITION. CONTRACTOR TO PATCH AND REPAIR OPENINGS LEFT BY OTHER TRADES WHERE APPLICABLE.
- CONTRACTOR TO PATCH, REPAIR, AND REFINISH ALL EXISTING BUILDING ELEMENTS TO REMAIN.
- EXISTING EXPOSED INTERIOR BRICK TO REMAIN WHERE INDICATED, REPAIR AND REPOINT.
- REMOVE EXISTING CEILING BATT INSULATION AND REPLACE WITH R-38 MIN. INSULATION AT ALL EXISTING LOCATIONS.
- ENSURE ALL UTILITIES HAVE BEEN DISCONNECTED AND SECURED PRIOR TO THE START OF DEMOLITION AND INSPECTED BY AHJ IN ACCORDANCE WITH 2018 IBC SECTION 3303.6.
- DEMOLITION WORK SHALL NOT COMMENCE UNTIL PEDESTRIAN SAFEGUARDS ARE IN PLACE IN ACCORDANCE WITH 2018 IBC SECTION 3303.2. GC TO PROVIDE STAGING PLAN INDICATING PEDESTRIAN WALKWAYS AND SAFEGUARDS.
- PROVISIONS SHALL BE IN PLACE TO PREVENT WATER ACCUMULATION OR DAMAGE TO ANY FOUNDATIONS ON SITE OR ON THE ADJOINING PROPERTY IN ACCORDANCE WITH 2018 IBC SECTION 3303.5.
- PROTECTIVE MEASURES SHALL BE IN PLACE TO PREVENT DAMAGE TO ADJOINING PROPERTY IN ACCORDANCE WITH 2018 IBC SECTION 3307.1. GC TO NOTIFY OWNER AND ARCHITECT OF ANY DEMOLITION WORK AFFECTING ADJOINING PROPERTIES NOT LESS THAN 14 DAYS PRIOR TO THE SCHEDULED WORK.
- DURING DEMOLITION, AT LEAST ONE FIRE EXTINGUISHER SHALL BE MAINTAINED ON SITE AT EACH FLOOR CONTAINING A WORK AREA AND AT EVERY STORAGE OR CONSTRUCTION SHED/TRAILER IN ACCORDANCE WITH 2018 IBC SECTION 3309.1.

GENERAL ROOF DEMOLITION NOTES

- ALL EXISTING GUTTERS AND DOWNSPOUTS TO BE REPLACED.. REFER TO MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS FOR MORE INFO
- ALL EXISTING ROOF PENETRATIONS NOT REQUIRED IN NEW CONSTRUCTION TO BE INFILLED WITH NEW OSB DECK AND WOOD FRAMING AS REQUIRED. REFERENCE MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS FOR MORE INFO
- VERIFY EXISTING ROOF PITCH REQUIRED FOR NEW CONSTRUCTION.

KEYED DEMOLITION NOTES

NO.	NOTE
1	REMOVE EXISTING WALL AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY, INCLUDING BUT NOT LIMITED TO MEP ROUGH-INS, DEVICES, AND HEATERS
2	REMOVE EXISTING CUPOLA AND ITS COMPONENTS IN THEIR ENTIRETY, CAP / DISCONNECT UTILITIES AS NEEDED. PATCH AND REPAIR ROOF AS REQUIRED
3	REMOVE EXISTING DOOR, DOOR FRAME, HARDWARE AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. SEE PLAN FOR INFILL LOCATIONS. PROVIDE SHORING AND LINTELS AS NEEDED. MASONRY INFILL TO BE TOOTHED IN TYP.
4	REMOVE EXISTING STAIR AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY
5	REMOVE PORTION OF STAIR AND CELLAR DOOR AND INFILL
6	REMOVE EXISTING CEILING AND ALL ASSOCIATED COMPONENTS, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, GRILLES, FANS, ETC. IN THEIR ENTIRETY
7	REMOVE RAISED PLATFORM FLOOR AND MILLWORK IN ITS ENTIRETY. PREP EXISTING FLOOR AREA FOR NEW FINISH
8	REMOVE EXISTING COLUMN AND SLAB AND PREP AREA FOR NEW FOUNDATION/CONCRETE AND BUILDING ADDITION. REF STRUCTURAL DWGS FOR ADDITIONAL INFO
9	REMOVE EXISTING PANELING/WALL COVERING & ASSOCIATED FURRING IN EXTIRETY. REPLACE WITH NEW 2X3 FURRING & 5/8" GWB, TYPICAL AT MEETING ROOM AND SECOND FLOOR. SEE SECTIONS AND DETAILS
10	REMOVE EXISTING PLUMBING FIXTURES, PIPING, AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. REFER TO PLUMB DEMO DWG FOR MORE INFO
11	REMOVE FLOOR AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. REFER TO STRUC DWGS FOR BRACING REQUIREMENTS
12	REMOVE EXISTING WINDOW & FRAME AND ALL ASSOCIATED COMPONENTS IN THEIR ENTIRETY. SEE PLAN FOR INFILL LOCATIONS FOR NEW WINDOW/DOOR OR MASONRY INFILL. PROVIDE SHORING AND LINTELS AS NEEDED. MASONRY INFILL TO BE TOOTHED IN TYP.
13	REMOVE PORTION OF EXISTING FLOOR STRUCTURE AS SHOWN. REFER TO STRUC DWGS FOR MORE INFO
14	PREPARE PORTION OF EXISTING WALL. TO EXTENT REQUIRED FOR NEW MASONRY OPENING/CONSTRUCTION. SALVAGE EXISTING BRICK AS REQUIRED FOR TOOTH-IN TO EXISTING MASONRY TO PROVIDE FINISH ENDS. PROVIDE NEW LINTEL AS REQUIRED AND PREPARE OPENING TO RECIEVE NEW FINISHES
15	REMOVE ALL EXISTING ROOF CONSTRUCTION AND ASSOCIATED ROOF COMPONENTS IN ITS ENTIRETY. CLEAN, PATCH AND REPOINT EXIST MASONRY. REMOVE ALL TRACES OF EXISTING SEALANTS AND MASTICS
16	REMOVE EXISTING GUTTER AND DOWNSPOUT SYSTEM. PREP SURFACE FOR NEW GUTTERS AND DOWNSPOUTS. SEE CIVIL PLAN FOR DRAINAGE
17	REMOVE EXISTING FLOOR FINISH DOWN TO SLAB/SHEATHING. LEVEL/INSTALL NEW UNDERLAYMENT FOR NEW FINISHES AS REQUIRED TO BE FLUSH WITH ADJACENT SURFACES. PATCH AND PREPARE FOR NEW FINISHES AS INDICATED ON THE FINISH DWGS
18	REMOVE EXISTING EXTERIOR CONCRETE SLAB & STEPS AND REMOVE BASEMENT WELL WINDOWS NOT SHOWN ON PLAN. EXISTING WINDOW OPENINGS TO BE INFILLED WITH MASONRY AND WELLS TO BE INFILLED WITH CRUSHED STONE AND PREPARED FOR NEW ASPHALT PAVING OR EXTERIOR STAIR PER PLANS. REFER TO ARCHITECTURAL SITE PLAN.
19	NOT USED
20	REMOVE EXISTING BUILT IN CASEWORK IN ITS ENTIRETY
21	REMOVE EXISTING PANELING AND/OR DRYWALL AND CAVITY INSULATION IN ITS ENTIRETY. PREPARE EXISTING WALLS FOR NEW DRYWALL, INSULATION AND PAINT / FINISHES
22	REMOVE EXISTING CHIMNEY IN ITS ENTIRETY. PREP ADJACENT WALLS FOR NEW FINISH
23	REMOVE EXISTING PANELING AND/OR DRYWALL FROM WALL AND PREPARE SUBSTRATE FOR NEW FINISHES



PROJECT:

RENOVATIONS TO ADMINISTRATION BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19529

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE

CIVIL: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634

MEPE: BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

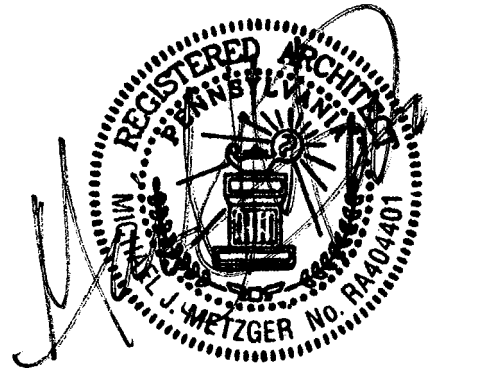
KEY PLAN:

REGISTRATION:

ALLOY5

ARCHITECTURE

530 WEST BROAD ST BETHLEHEM, PA 18018 610.419.4055



DEMOLITION PLAN - ROOF

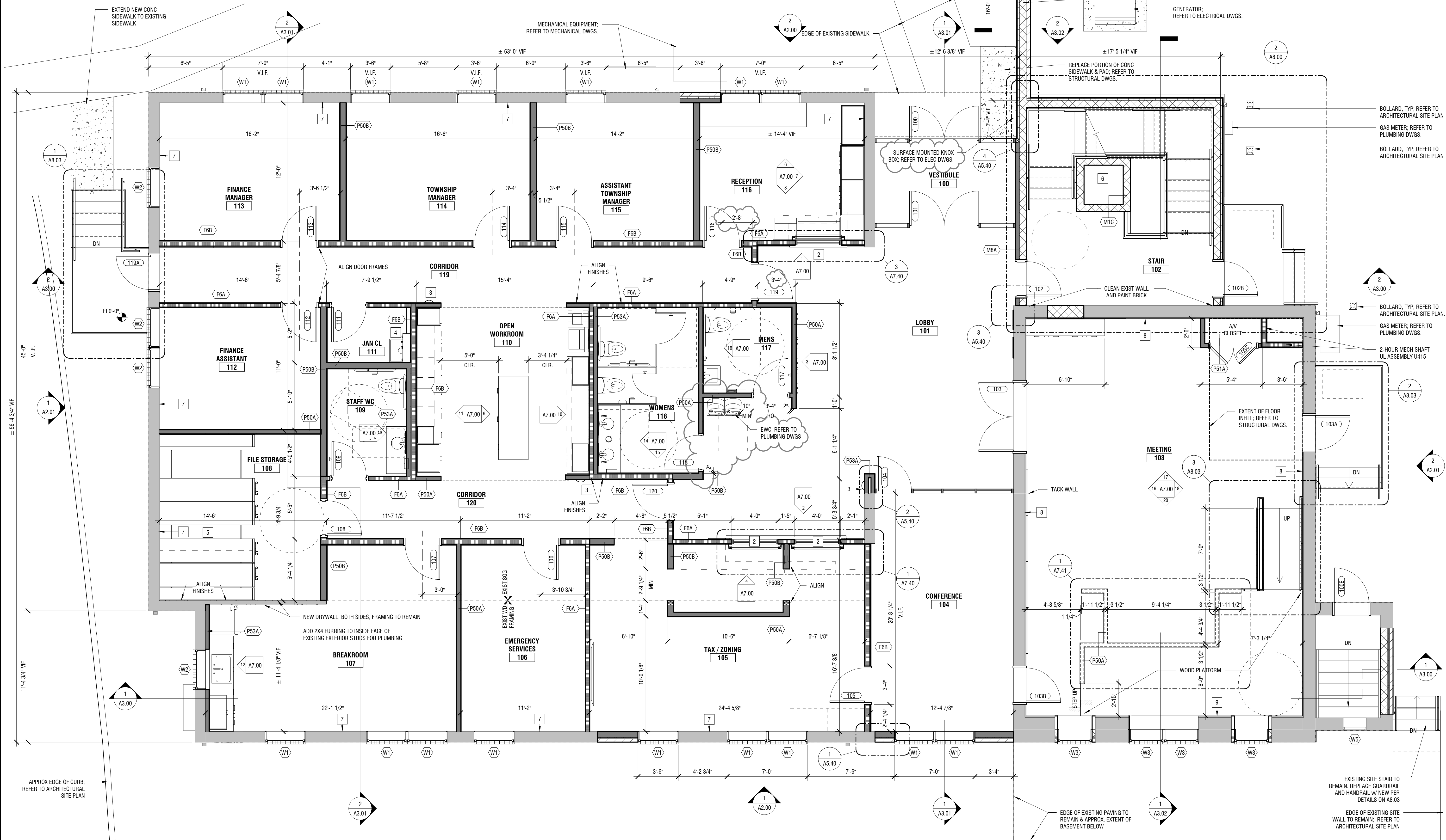
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CHECKED BY:	MM
PROJ NO:	24-0018

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KEYED PLAN NOTES	
NO.	NOTE
2	TRANSACTION WINDOW W/ BULLET RESISTANT GLAZING AND SECURITY FIRE SHUTTER. REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
3	RECESSED FIRE EXTINGUISHER CABINET
4	MOP SINK AND WALL MOUNT FAUCET. REFER TO MEP DRAWINGS FOR ADDITIONAL INFO
5	HIGH DENSITY FILE STORAGE. SEE SPECS FOR ADDITIONAL INFORMATION
6	DUMBWATER; BASIS OF DESIGN: 300 S MR ABOVE INCLINATOR. SEE SPECIFICATIONS FOR MORE INFORMATION.
7	AT ALL EXISTING EXTERIOR FRAMED WALLS: INFILL EXISTING FRAMING W/ BATT INSULATION. INSTALL SHEET VAPOR BARRIER & GWB; REFER TO WALL SECTIONS. GC TO COORDINATE W/ ALL TRADES PRIOR TO INSTALLATION.
8	INSTALL NEW 2X4 WD FURRING & 5/8" GWB OVER EXISTING MASONRY
9	INSTALL NEW GWB OVER EXISTING WD FURRING

- GENERAL PLAN NOTES**
1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELECOM, AND FOOD SERVICE DRAWINGS FOR ADDITIONAL INFORMATION.
 2. ALL DIMENSIONS ARE NOMINAL UNLESS NOTED OTHERWISE.
 3. ALL CORRIDOR PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE FLOOR/ROOF STRUCTURE ABOVE. SEAL PARTITIONS SOUND TIGHT.
 4. PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR INSTALLATION OF ALL WALL MOUNTED CABINETRY, SHELVING, EQUIPMENT, HANDRAILS, AND ACCESSORIES.
 5. CABINET MAKER SHALL PROVIDE ALL CUTOOTS, HOLES, ETC. FOR ELECTRICAL, PLUMBING, AND MECHANICAL DEVICES AS REQUIRED. COORDINATE WITH EACH PRIME CONTRACTOR.
 6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR IDENTIFYING ROOMS, SIGNS, DOORS, KEYS, EQUIPMENT, PANELS, ETC BY THE OWNER'S FINAL NUMBERING - **NOT** THE ARCHITECTURAL NUMBERS.
 7. DOORS MARKED 'ETR' TO REMAIN IN THEIR ENTIRETY INCLUDING HARDWARE & LOCKSETS.



PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**
1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:
ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

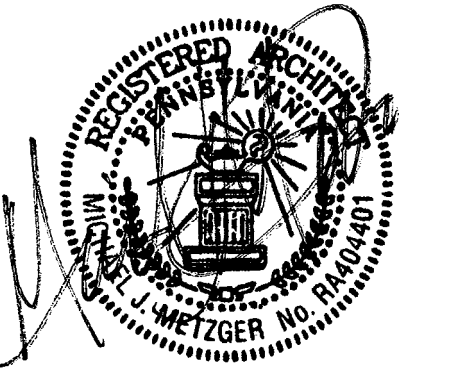
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: **FOOD SERVICE:**

SUBMISSIONS:		
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1	Issued for Permit	11/07/25
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KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**FLOOR PLAN - FIRST
FLOOR**

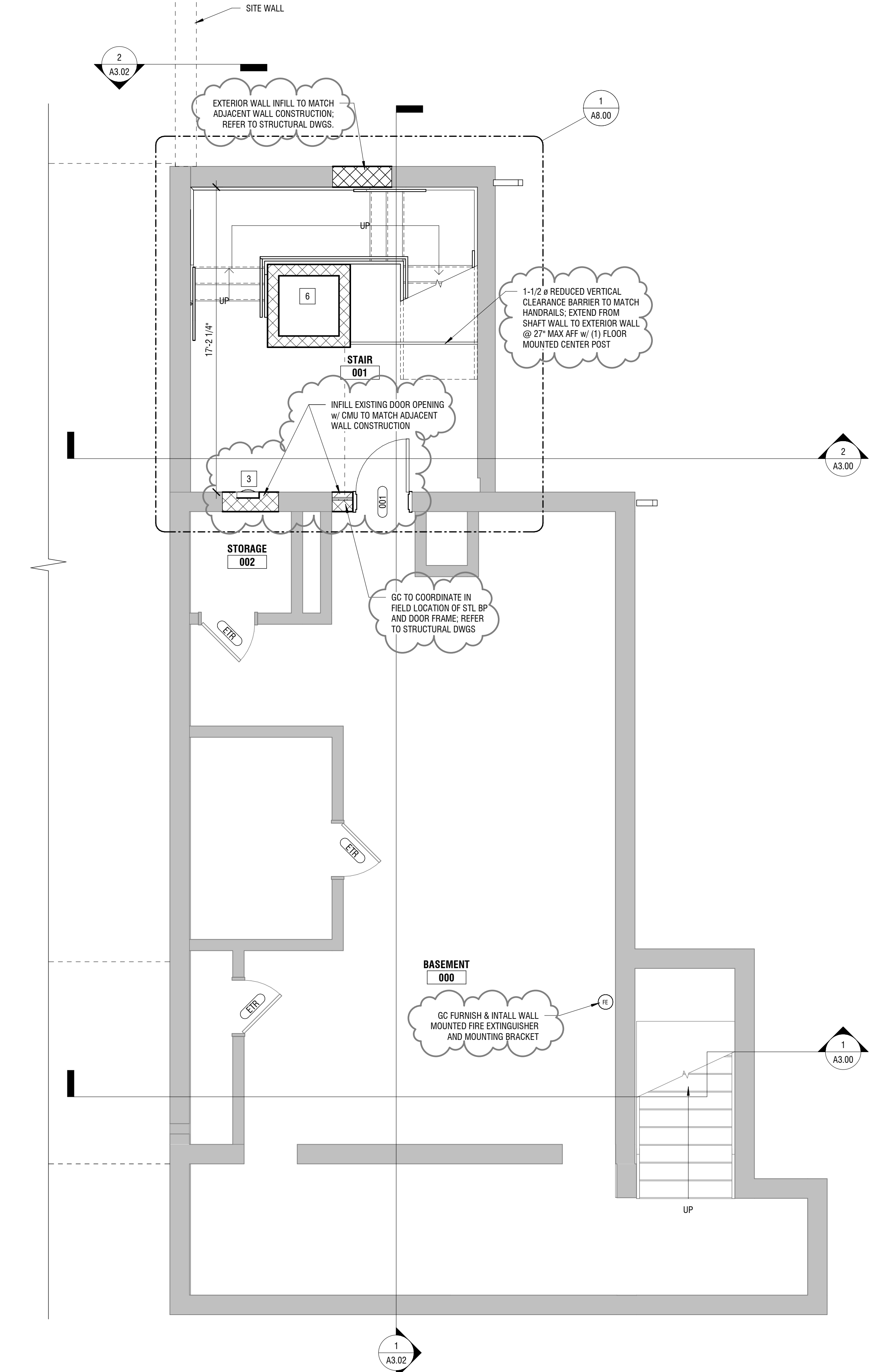
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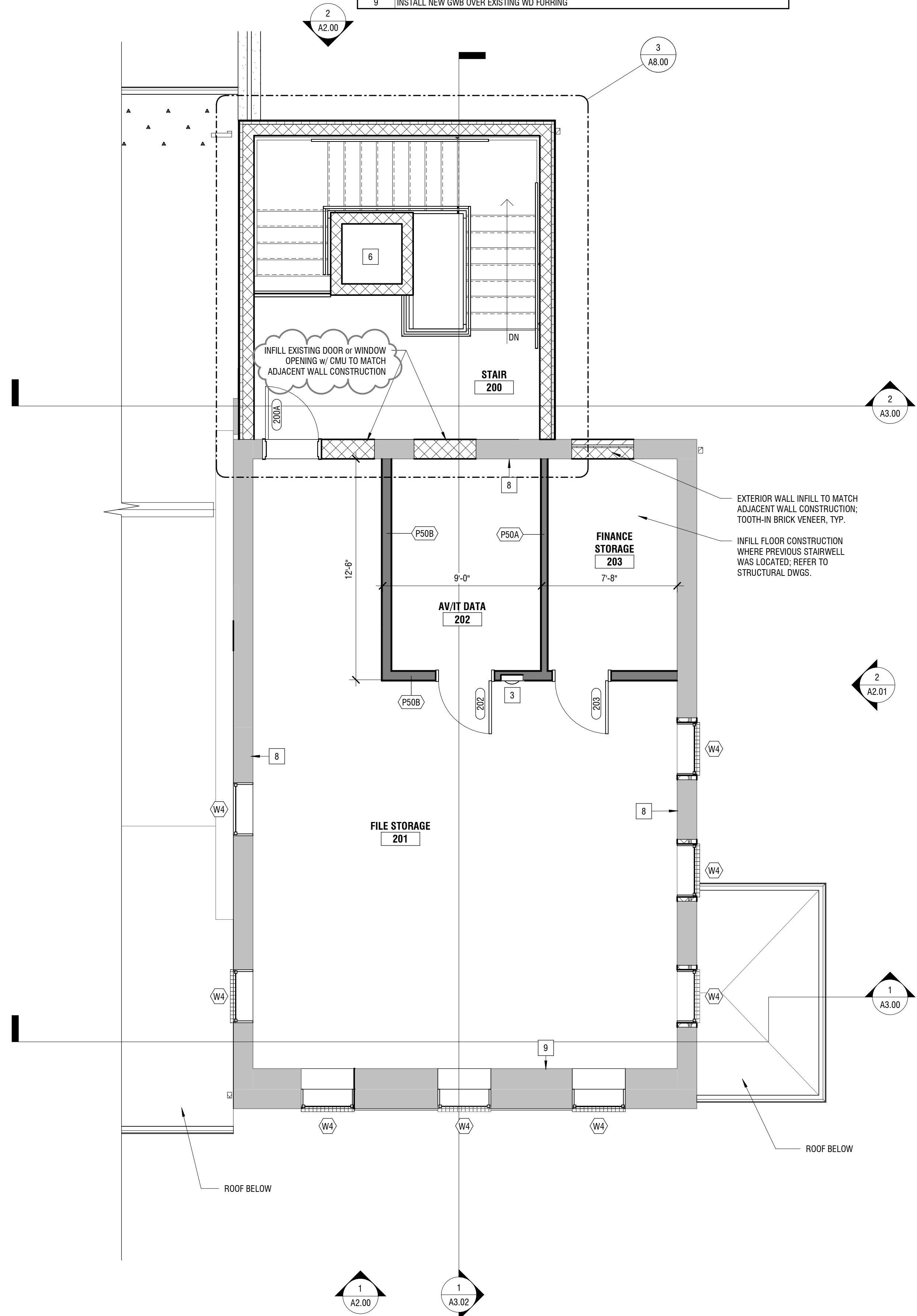
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KEYED PLAN NOTES	
NO.	NOTE
2	TRANSACTION WINDOW w/ BULLET RESISTANT GLAZING AND SECURITY FIRE SHUTTER. REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
3	RECESSED FIRE EXTINGUISHER CABINET
4	MOP SINK AND WALL MOUNT FAUCET. REFER TO MEP DRAWINGS FOR ADDITIONAL INFO
5	HIGH DENSITY FILE STORAGE. SEE SPECS FOR ADDITIONAL INFORMATION
6	DUMBWAITER; BASIS OF DESIGN: 300 S MR ABOVE INCLINATOR. SEE SPECIFICATIONS FOR MORE INFORMATION.
7	AT ALL EXISTING EXTERIOR FRAMED WALLS: INFILL EXISTING FRAMING w/ BATT INSULATION, INSTALL SHEET VAPOR BARRIER & GWB; REFER TO WALL SECTIONS. GC TO COORDINATE w/ ALL TRADES PRIOR TO INSTALLATION.
8	INSTALL NEW 2X4 WD FURRING & 5/8" GWB OVER EXISTING MASONRY
9	INSTALL NEW GWB OVER EXISTING WD FURRING

- GENERAL PLAN NOTES**
- REFERENCE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELECOM, AND FOOD SERVICE DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL DIMENSIONS ARE NOMINAL UNLESS NOTED OTHERWISE.
 - ALL CORRIDOR PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE FLOOR/ROOF STRUCTURE ABOVE, SEAL PARTITIONS SOUND TIGHT.
 - PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR INSTALLATION OF ALL WALL MOUNTED CABINETRY, SHELVING, EQUIPMENT, HANDRAILS, AND ACCESSORIES.
 - CABINET MAKER SHALL PROVIDE ALL CUTOUTS, HOLES, ETC. FOR ELECTRICAL, PLUMBING, AND MECHANICAL DEVICES AS REQUIRED. COORDINATE WITH EACH PRIME CONTRACTOR.
 - ALL CONTRACTORS SHALL BE RESPONSIBLE FOR IDENTIFYING ROOMS, SIGNS, DOORS, KEYS, EQUIPMENT, PANELS, ETC BY THE OWNER'S FINAL NUMBERING - **NOT** THE ARCHITECTURAL NUMBERS.
 - DOORS MARKED ETR TO REMAIN IN THEIR ENTIRETY INCLUDING HARDWARE & LOCKSETS.



1 BASEMENT - FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR - PLAN
1/4" = 1'-0"

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**
1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:
ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

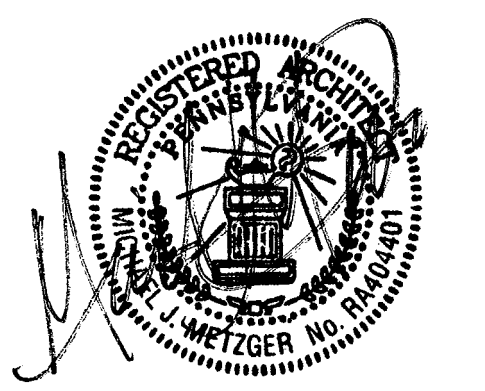
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS:
FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**FLOOR PLAN -
BASEMENT & SECOND
FLOOR**

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A1.01

CEILING LEGEND

- 2x2' GRID CEILING AS SCHEDULED

2x4' GRID CEILING AS SCHEDULED

GW8 CEILING / SOFFIT

METAL CEILING
- RECESSED ROUND DOWNLIGHT

RECESSED SQUARE DOWNLIGHT

SURFACE MOUNTED/SUSPENDED 1X4 LIGHT FIXTURE

LINEAR LIGHT FIXTURE / SUSPENDED LIGHT FIXTURE

2x2' RECESSED LIGHT FIXTURE

2x4' RECESSED LIGHT FIXTURE

SUSPENDED LED LIGHT FIXTURE

KEYED CEILING NOTES

NO. NOTE

GENERAL CEILING NOTES

1. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ALL CEILING EQUIPMENT INCLUDING BUT NOT LIMITED TO GRILLES, REGISTERS, DIFFUSERS, SPRINKLER HEADS, LIGHTING, AND EMERGENCY FIXTURES.
2. REFER TO MEFP DRAWINGS FOR EXACT LOCATIONS, QUANTITIES, AND SIZES OF ALL EQUIPMENT.
3. SUPPORT GYP BD CEILING BULKHEADS AND/OR SOFFITS, WITH 3-5/8" METAL STUDS, METAL SUSPENSION SYSTEM OR RESILIENT FURRING CHANNELS AT 16" O.C.
4. WHERE REGULAR TILE IS USED PROVIDE TEGULAR EDGE ON CUT SIDE OF TILE.
5. REFERENCE FLOOR PLANS FOR DIMENSIONS AND ADDITIONAL DETAILS FOR ROOMS SCHEDULED TO HAVE CEILINGS.
6. EXPOSED METAL DECK & STEEL STRUCTURE TO BE PAINTED. WHERE APPLICABLE EXPOSED DUCTWORK TO BE PAINTED. ARCHITECT SHALL SELECT COLOR FROM FULL MANUFACTURER'S RANGE.
7. WHERE A GRID CEILING IS SCHEDULED PERIMETER GRID TILES TO BE EQUAL ON ALL SIDES, UNLESS NOTED OTHERWISE. CENTER ALL MEP FIXTURES IN CEILING TILE, TYP.

DASHED LINE INDICATES RATED CEILING 5/8" GW8 ON HATCH CHANNELS AT BOTTOM OF JOIST

EXISTING CANOPY CEILING AND (3) BRACKETS, PREPARE SURFACES AND PAINT, COLOR AS SELECTED BY ARCHITECT

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634 SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

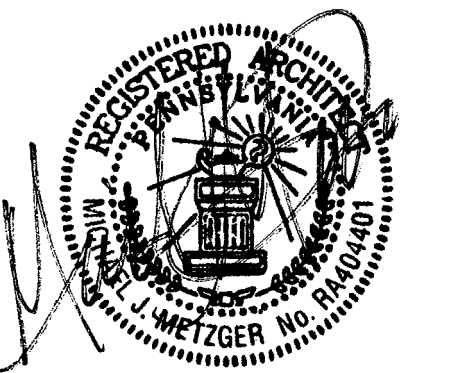
ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



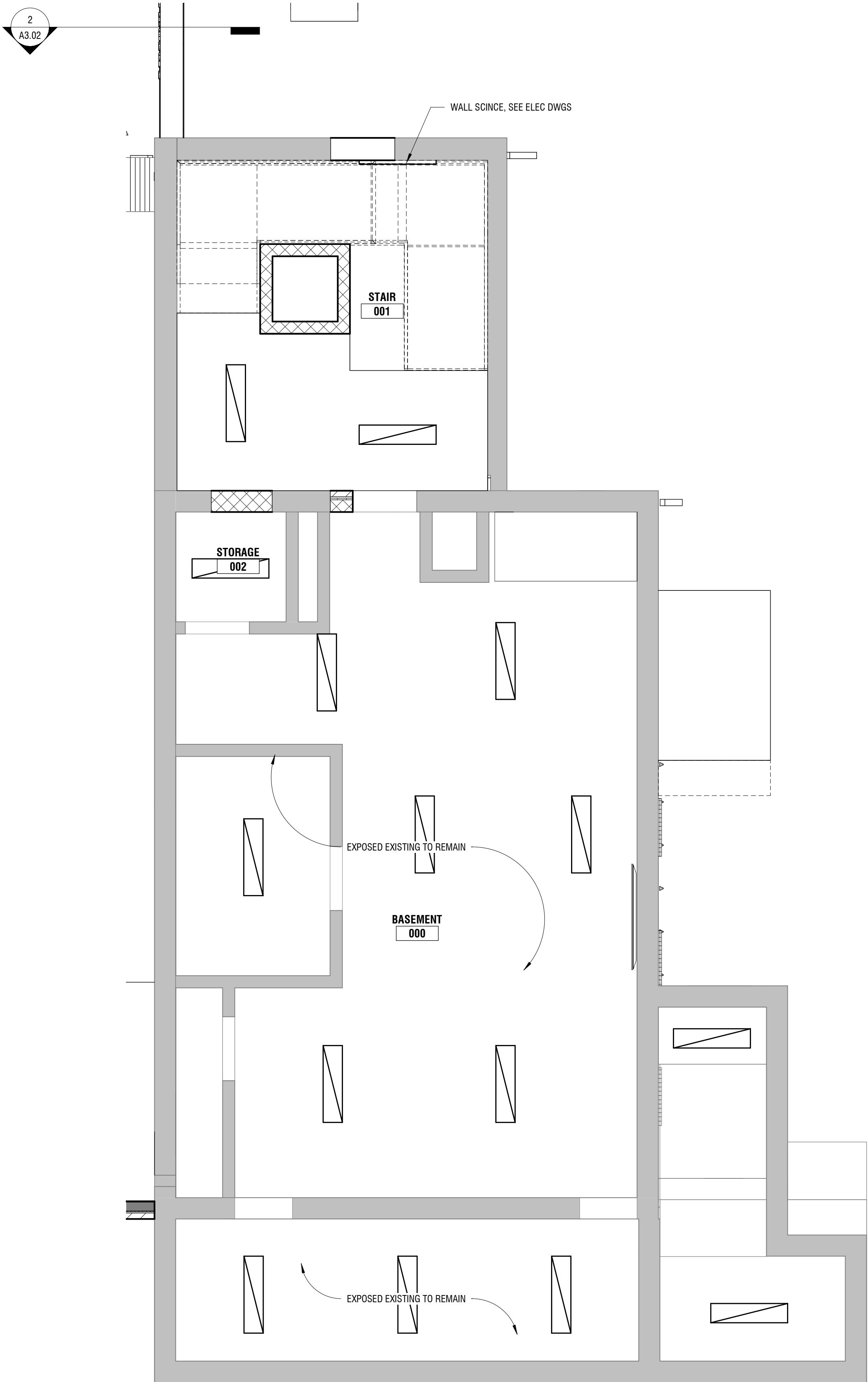
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REFLECTED CEILING
PLAN - LEVEL 01

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SCALE:	As indicated
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

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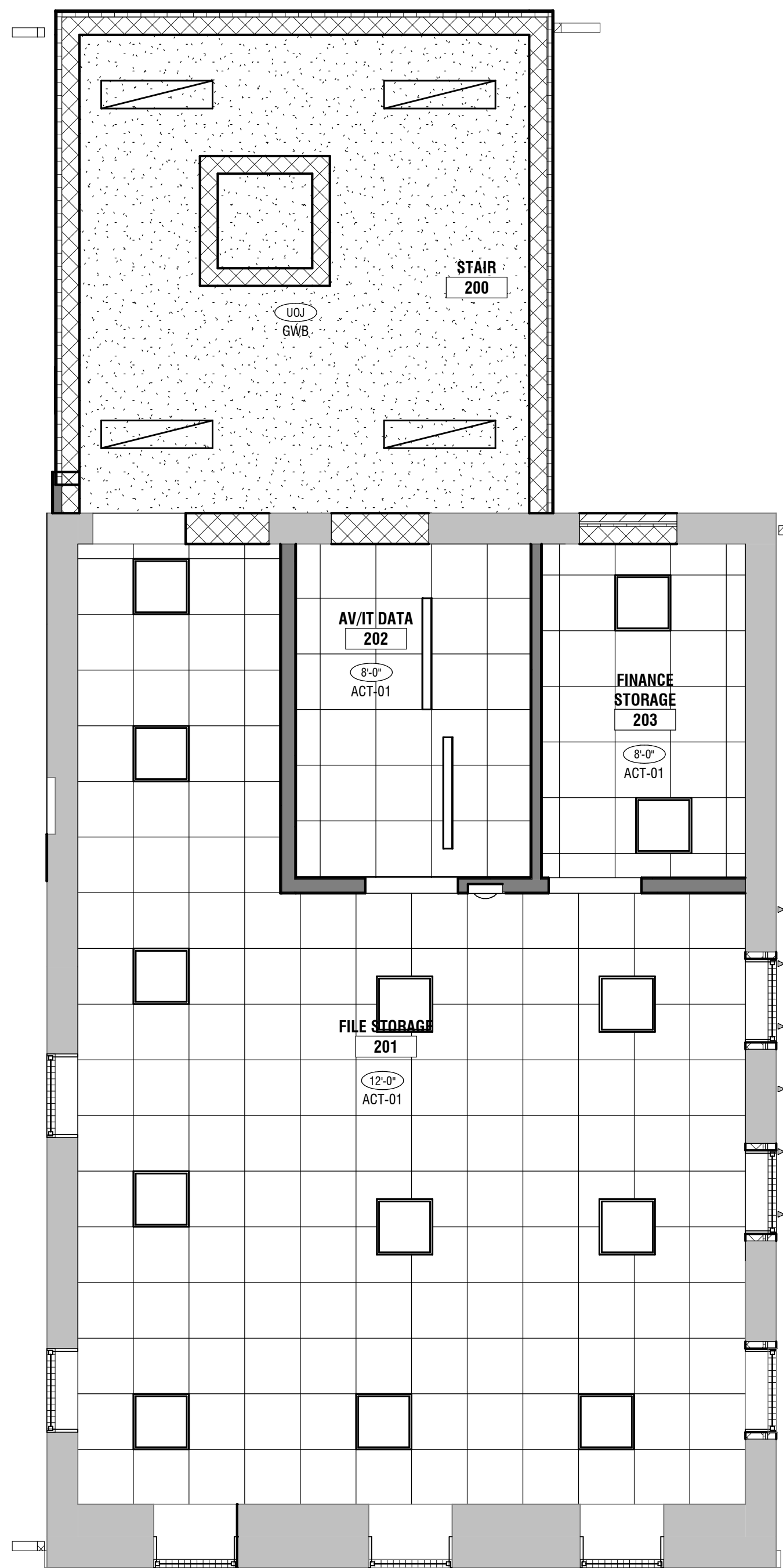
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1 BASEMENT - RCP PLAN
1/4" = 1'-0"

CEILING LEGEND

	2x2' GRID CEILING AS SCHEDULED		RECESSED ROUND DOWNLIGHT
	2x4' GRID CEILING AS SCHEDULED		RECESSED SQUARE DOWNLIGHT
	GWB CEILING / SOFFIT		SURFACE MOUNTED/SUSPENDED 1X4 LIGHT FIXTURE
	METAL CEILING		LINEAR LIGHT FIXTURE / SUSPENDED LIGHT FIXTURE
			2x2' RECESSED LIGHT FIXTURE
			2x4' RECESSED LIGHT FIXTURE
			SUSPENDED LED LIGHT FIXTURE



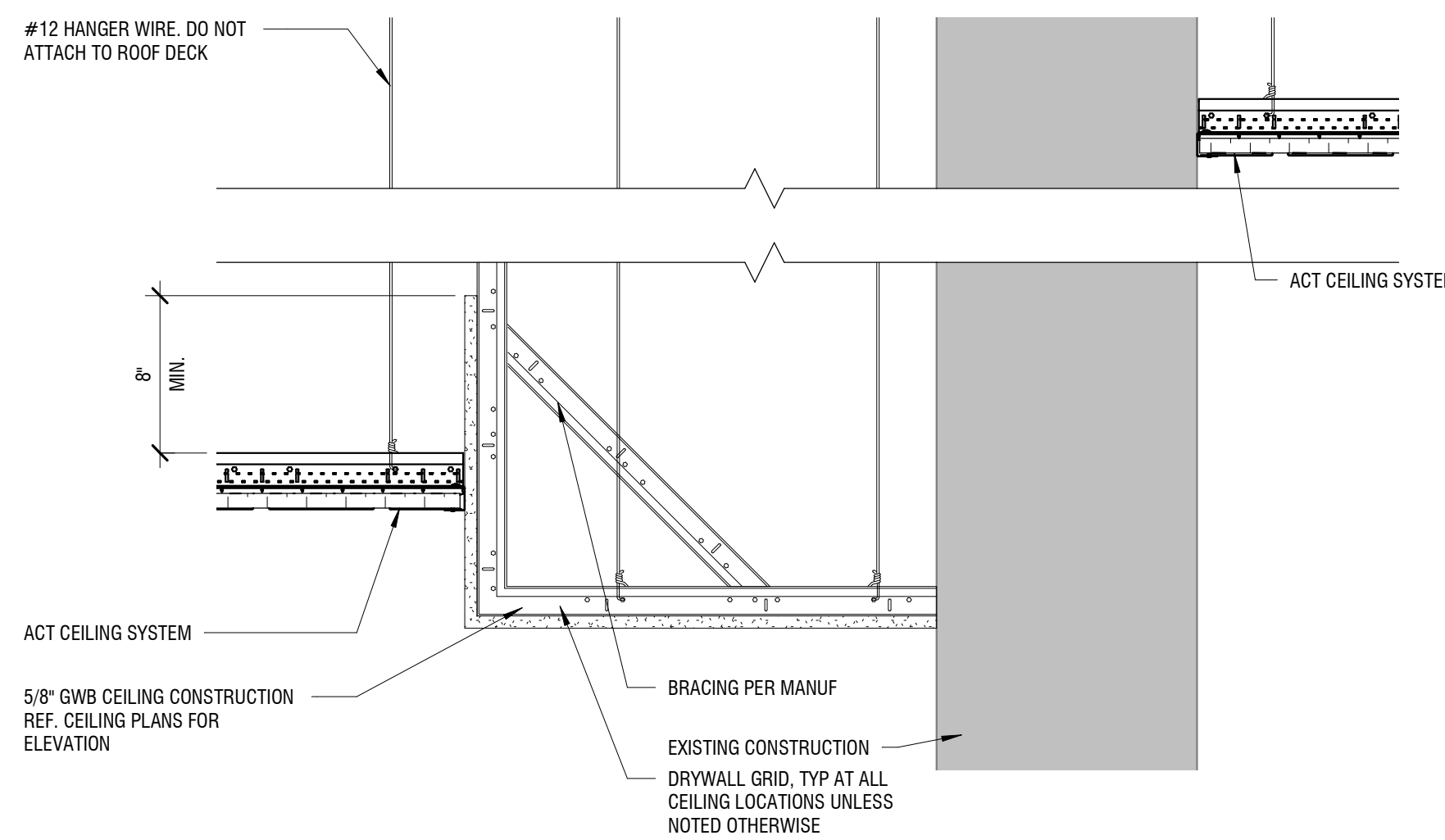
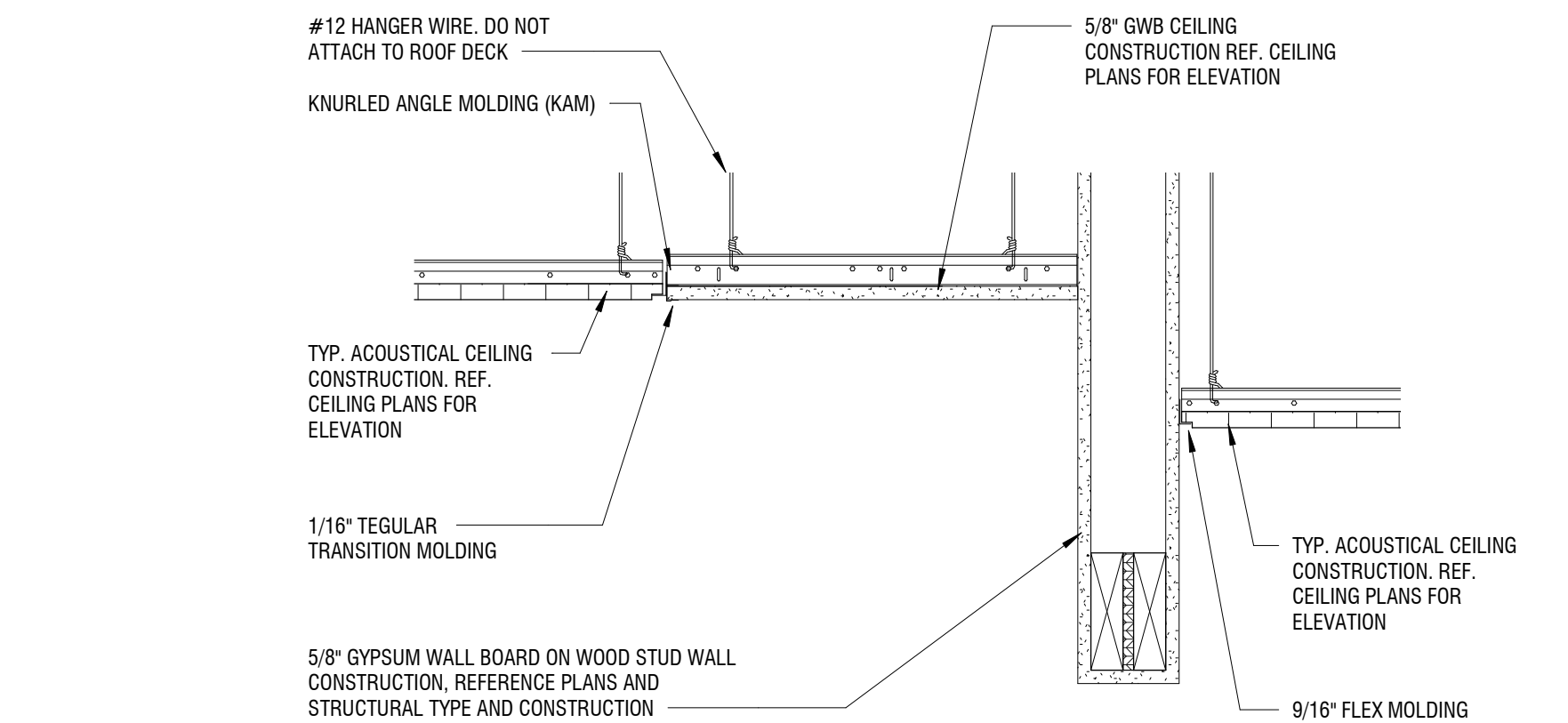
2 SECOND FLOOR - RCP PLAN
1/4" = 1'-0"

KEYED CEILING NOTES

NO.	NOTE
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GENERAL CEILING NOTES

1. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ALL CEILING EQUIPMENT INCLUDING BUT NOT LIMITED TO GRILLES, REGISTERS, DIFFUSERS, SPRINKLER HEADS, LIGHTING, AND EMERGENCY FIXTURES.
2. REFER TO MEFP DRAWINGS FOR EXACT LOCATIONS, QUANTITIES, AND SIZES OF ALL EQUIPMENT.
3. SUPPORT GYP BD CEILING BULKHEADS AND/OR SOFFITS, WITH 3-5/8" METAL STUDS, METAL SUSPENSION SYSTEM OR RESILIENT FURRING CHANNELS AT 16" O.C.
4. WHERE REGULAR TILE IS USED PROVIDE TEGULAR EDGE ON CUT SIDE OF TILE.
5. REFERENCE FLOOR PLANS FOR DIMENSIONS AND ADDITIONAL DETAILS FOR ROOMS SCHEDULED TO HAVE CEILINGS.
6. EXPOSED METAL DECK & STEEL STRUCTURE TO BE PAINTED. WHERE APPLICABLE EXPOSED DUCTWORK TO BE PAINTED. ARCHITECT SHALL SELECT COLOR FROM FULL MANUFACTURER'S RANGE.
7. WHERE A GRID CEILING IS SCHEDULED PERIMETER GRID TILES TO BE EQUAL ON ALL SIDES, UNLESS NOTED OTHERWISE. CENTER ALL MEP FIXTURES IN CEILING TILE, TYP.



PROJECT:

RENOVATIONS TO ADMINISTRATION BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

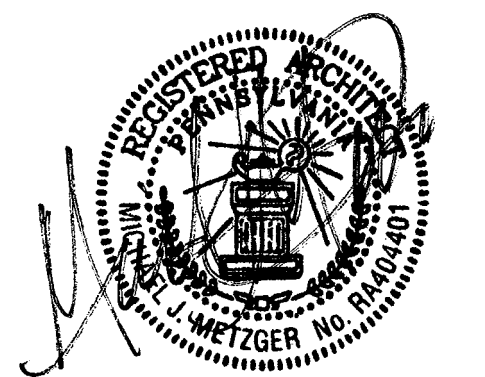
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



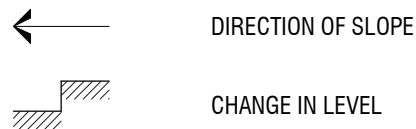
SHEET TITLE:

REFLECTED CEILING PLAN - BASEMENT & SECOND FLOOR

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

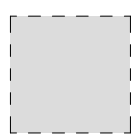
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ROOF LEGEND



ROOF AREA - A

ROOF IDENTIFIER



INDICATES AREA OF
ICE & WATER SHIELD

LINE OF ATTIC DRAFTSTOPPING, TYP.

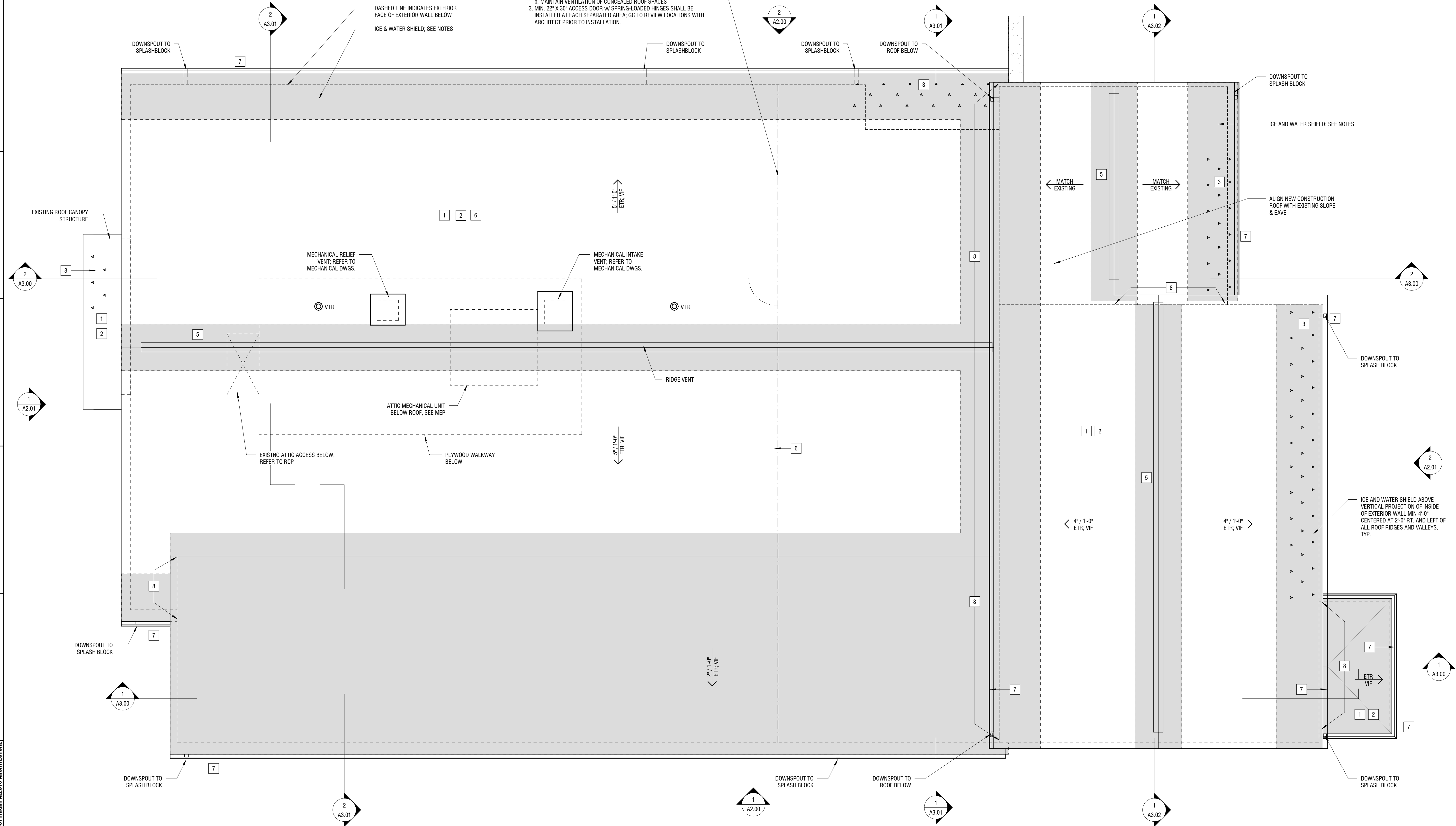
1. DRAFTSTOPPING MATERIALS:
a. MIN 1/2" GYPSUM BOARD
b. MIN 3/8" PARTICLE BOARD
c. MIN 1/2" PLYWOOD
d. OR OTHER APPROVED MATERIALS
2. DRAFTSTOPPING SHALL:
a. BE INSTALLED TO SUBDIVIDE ATTIC INTO SPACES NO GREATER THAN 3,000 SF
b. MAINTAIN VENTILATION OF CONCEALED ROOF SPACES
3. MIN. 22" X 30" ACCESS DOOR w/ SPRING-LOADED HINGES SHALL BE INSTALLED AT EACH SEPARATED AREA; GC TO REVIEW LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

KEYED ROOF NOTES

NO.	NOTE
1	ASPHALT SHINGLE ROOF CONSTRUCTION
2	ALTERNATE: STANDING SEAM METAL ROOF
3	ROOF MOUNT SNOW GUARDS, LAYOUT AND COUNTS BY MFR. TYP AT ALL ENTRANCE LOCATIONS, SEE SPCS FOR ADDITIONAL INFO
5	CONT. 12" FILTERED RIDGE/HIP VENT; RIDGE SHINGLE TO MATCH ROOFING SHINGLES
6	ATTIC DRAFTSTOPPING AS REQUIRED PER CODE. SEE CODE PLAN FOR ADDITIONAL INFORMATION
7	REFIN. ALUM DOWNSPOUT AND GUTTER SYSTEM
8	INSTALL NEW HEADWALL STEP FLASHING WITH KICKOUT DIVERTER FLASHING AT ALL LOCATIONS WHERE ROOF MEETS VERTICAL WALL CONSTRUCTION. ROOF UNDERLAYMENT TURNED UP WALL MIN 6"

GENERAL ROOF NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFERENCE MEP DRAWINGS FOR ROOF TOP EQUIPMENT, PIPES THRU ROOF, EXHAUST, ETC.
3. SELF-ADHERING SHEET UNDERLAYMENT (ICE & WATER SHIELD) TO BE INSTALLED TO EXTEND FROM LOWEST EDGE OF ALL ROOF SURFACES TO MINIMUM 36" BEYOND INTERIOR FACE OF EXTERIOR WALL AND AT ALL EAVES, HIPs & RIDGES EXTENDING 24" IN EACH DIRECTION. GC TO VERIFY AND INSTALL PER MANUFACTURER SPECIFICATION.
4. FOR ROOF OPENINGS, THE GC IS RESPONSIBLE FOR PROVIDING THE STRUCTURAL FRAMING FOR THE OPENING. REFERENCE STRUCTURAL DRAWINGS FOR FRAMING DETAILS. GC TO COORDINATE WITH HC FOR PROVIDING EXACT LOCATIONS AND SIZE OF ALL HVAC EQUIPMENT REQUIRED.
5. INSTALL ALUMINUM GUTTER SPLASH GUARDS AT ALL VALLEYS; COLOR/GAUGE TO MATCH GUTTER.
6. ATTIC VENTILATION SYSTEM TO PROVIDE BALANCE OF INTAKE AND RELIEF.
a. BASIS OF DESIGN PRODUCTS:
• VENTED LINEAR ALUM SOFFIT = 5.9 S/100 NFVA
• RIDGE/HIP VENT = 13.5 S/100 NFVA; COR-A-VENT V-300E RIDGE VENT



PROJECT:

**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: CIVIL:

ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:

SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

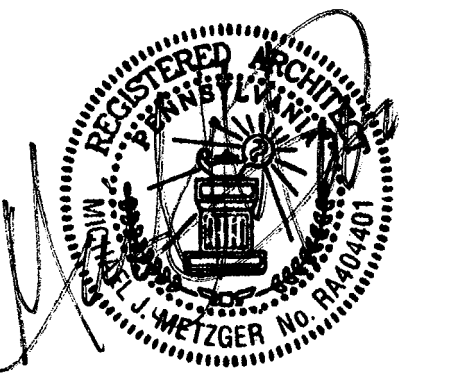
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KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

ROOF PLAN

DATE: 11/07/2025

SCALE: As indicated

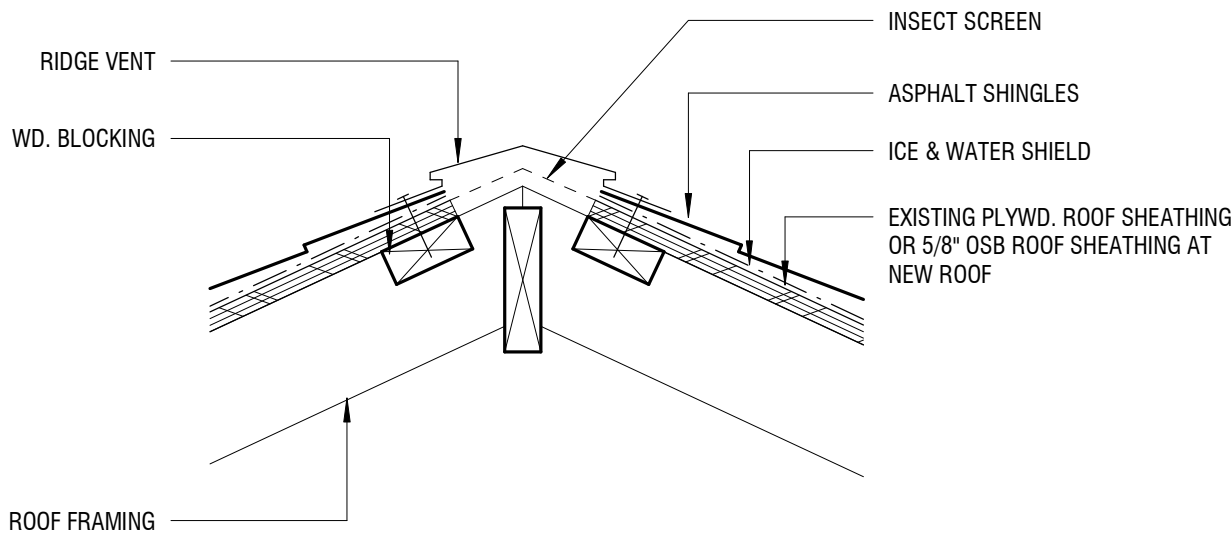
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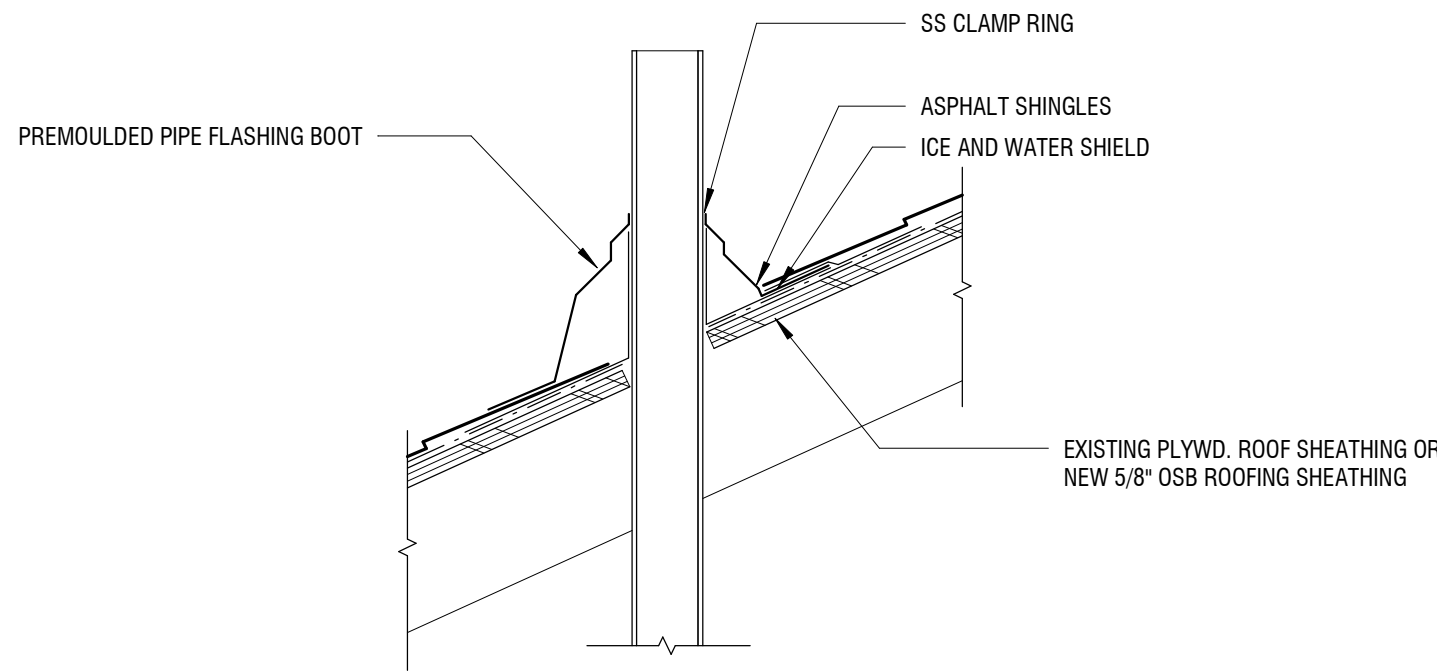
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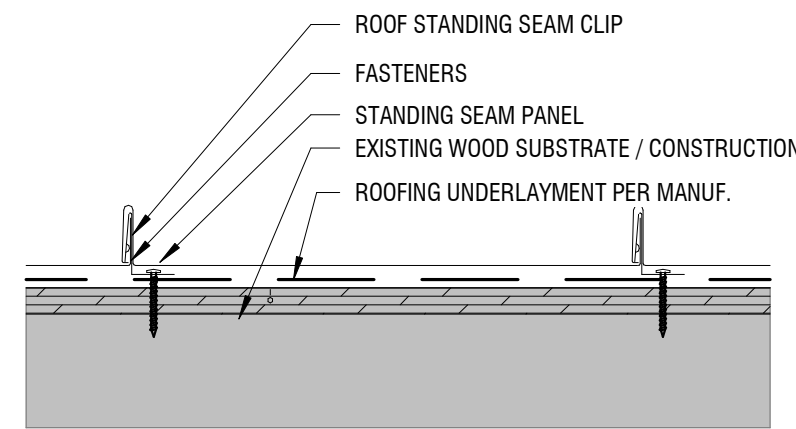
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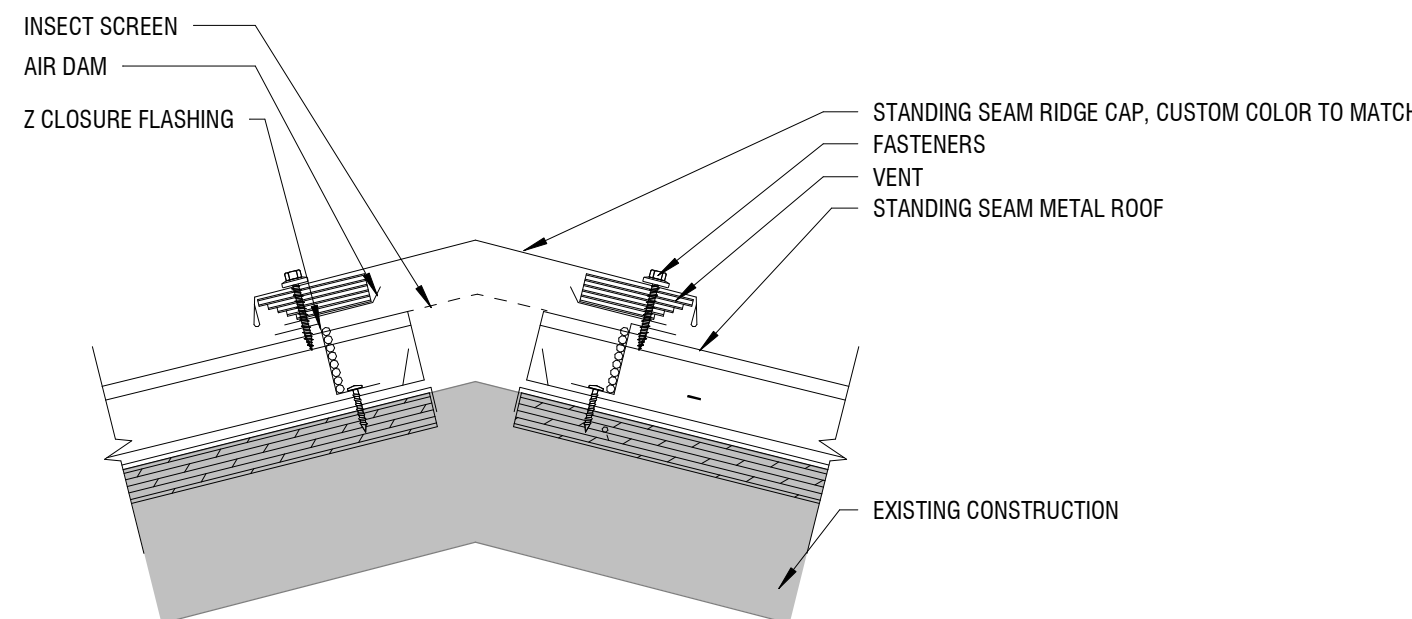
1 **TYP. RIDGE VENT**
1 1/2" = 1'-0"



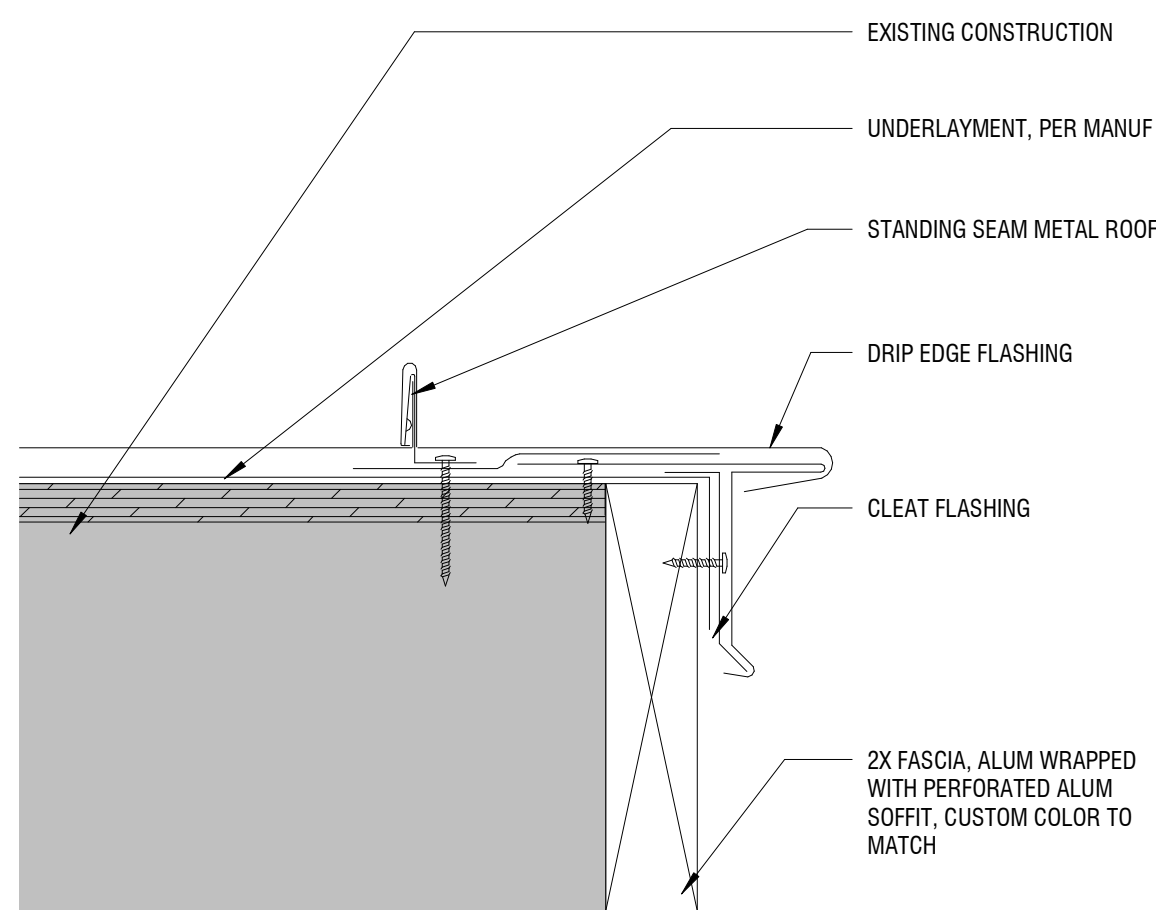
2 **TYP. ROOF VENT**
1 1/2" = 1'-0"



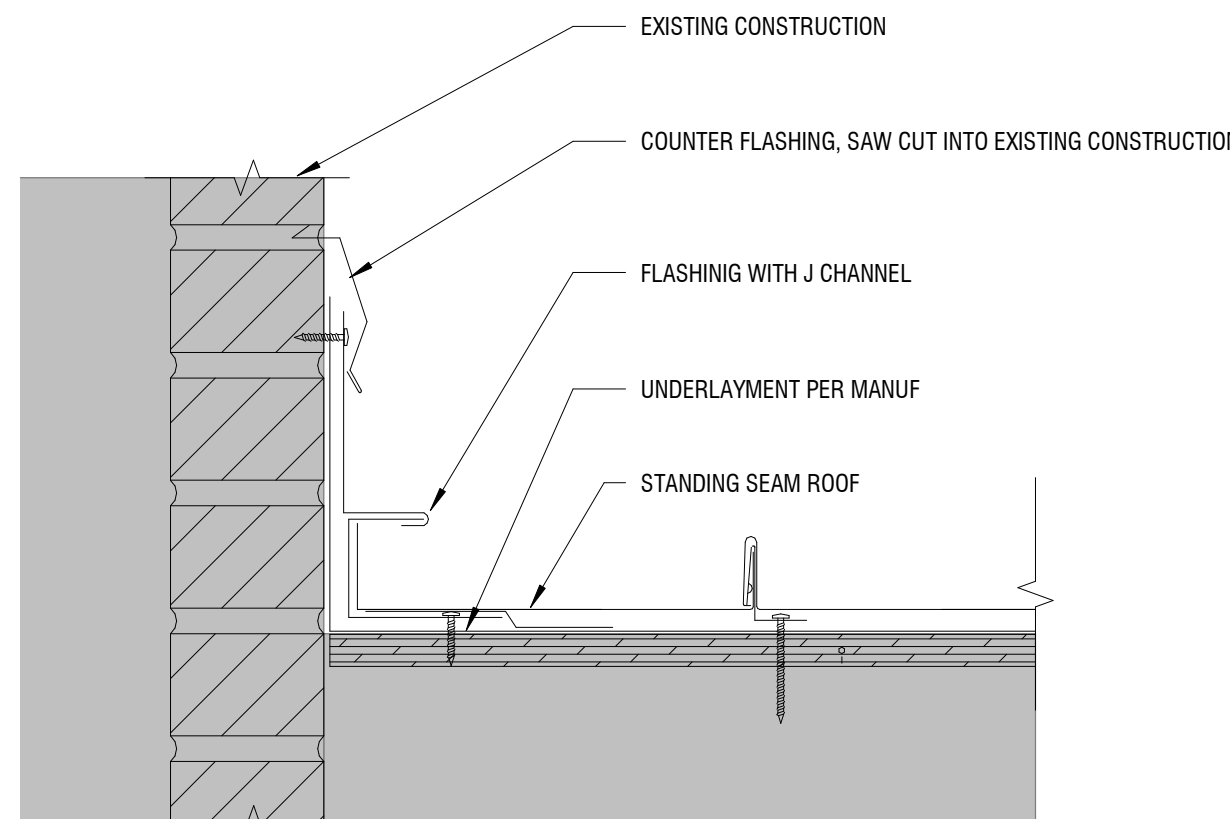
6 **ALTERNATE - STANDING SEAM METAL ROOF**
1 1/2" = 1'-0"



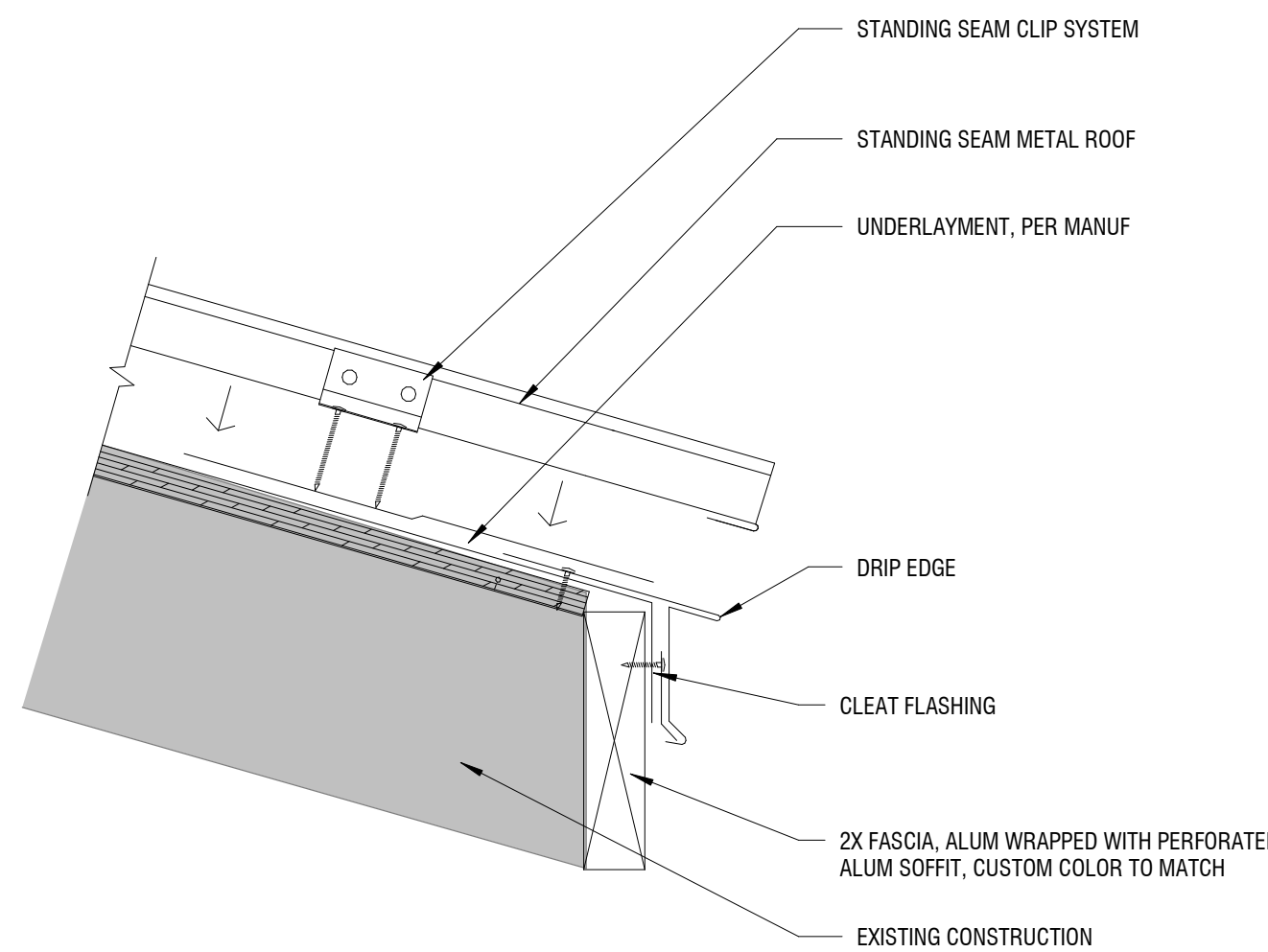
7 **ALTERNATE - STANDING SEAM RIDGE VENT**
1 1/2" = 1'-0"



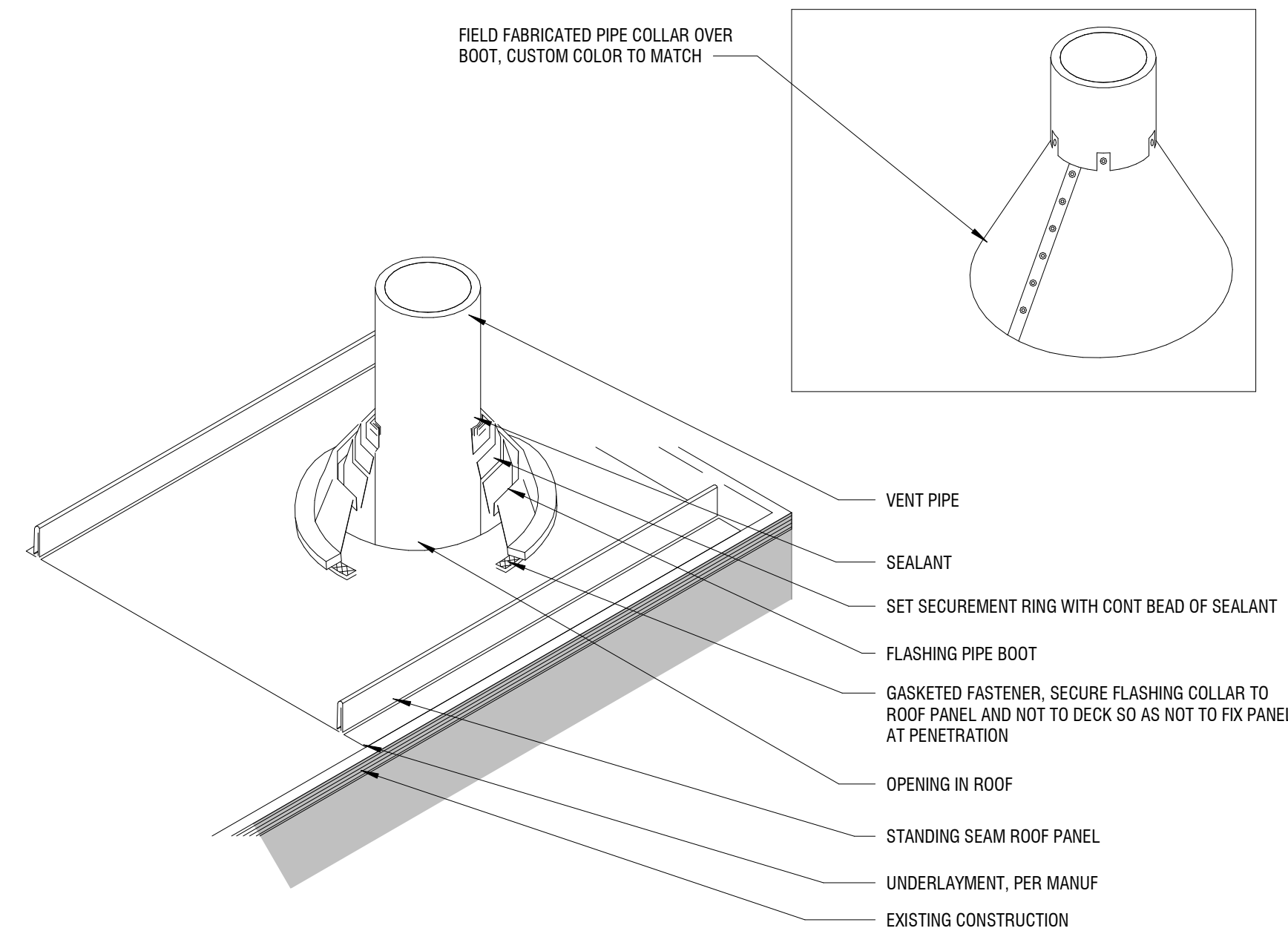
10 **ALTERNATE - GABLE DRIP EDGE STANDING SEAM ROOF**
1 1/2" = 1'-0"



9 **ALTERNATE - RAKEWALL DETAIL STANDING SEAM ROOF**
1 1/2" = 1'-0"

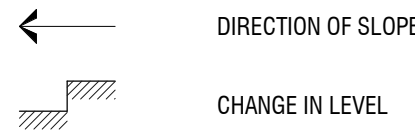


11 **ALTERNATE - STANDING SEAM EAVE**
6" = 1'-0"



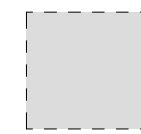
12 **ALTERNATE - STANDING SEAM PIPE PENETRATION**
12" = 1'-0"

ROOF LEGEND



ROOF AREA - A

ROOF IDENTIFIER

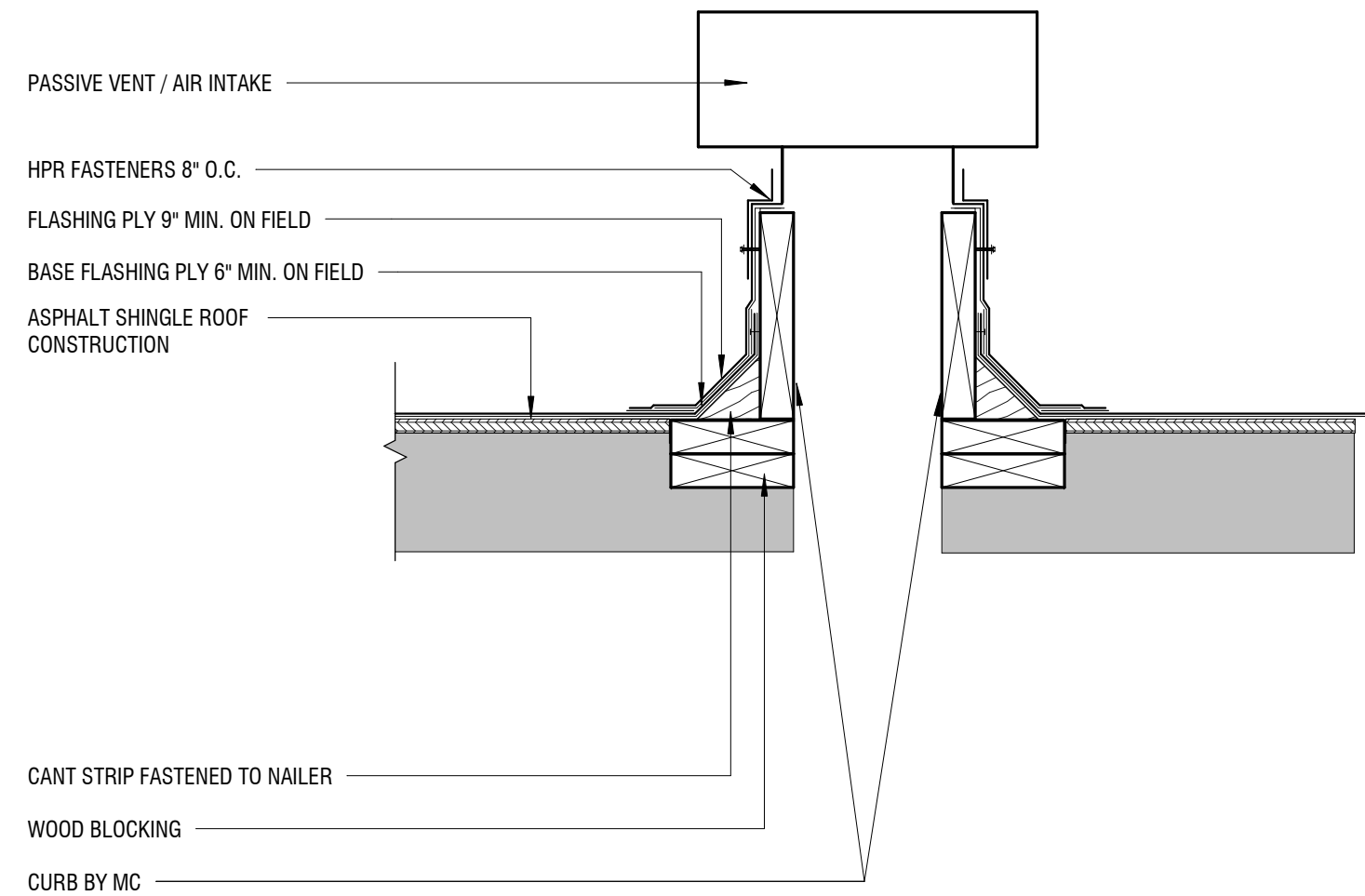


KEYED ROOF NOTES

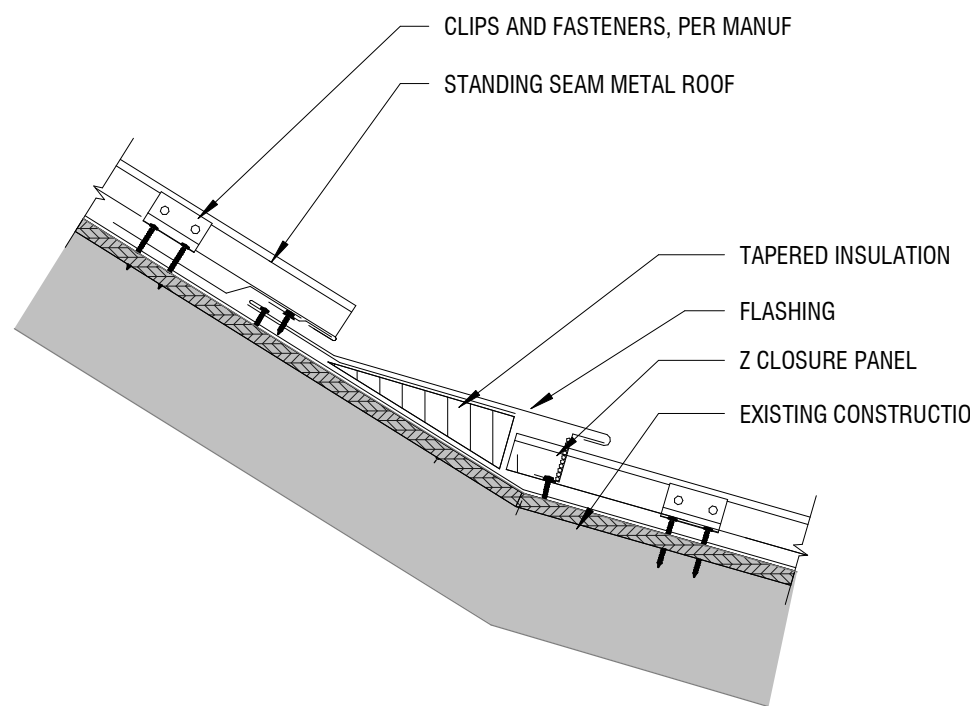
NO.	NOTE
1	ASPHALT SHINGLE ROOF CONSTRUCTION
2	ALTERNATE: STANDING SEAM METAL ROOF
3	ROOF MOUNT SNOW GUARDS, LAYOUT AND COUNTS BY MFR. TYP AT ALL ENTRANCE LOCATIONS, SEE SPQS FOR ADDITIONAL INFO
5	CONT. 12" FILTERED RIDGE/HIP VENT; RIDGE SHINGLE TO MATCH ROOFING SHINGLES
6	ATTIC DRAFTSTOPPING AS REQUIRED PER CODE. SEE CODE PLAN FOR ADDITIONAL INFORMATION
7	PREFIN. ALUM DOWNSPOUT AND GUTTER SYSTEM
8	INSTALL NEW HEADWALL STEP FLASHING WITH KICKOUT DIVERTER FLASHING AT ALL LOCATIONS WHERE ROOF MEETS VERTICAL WALL CONSTRUCTION. ROOF UNDERLAYMENT TURNED UP WALL MIN 6"

GENERAL ROOF NOTES

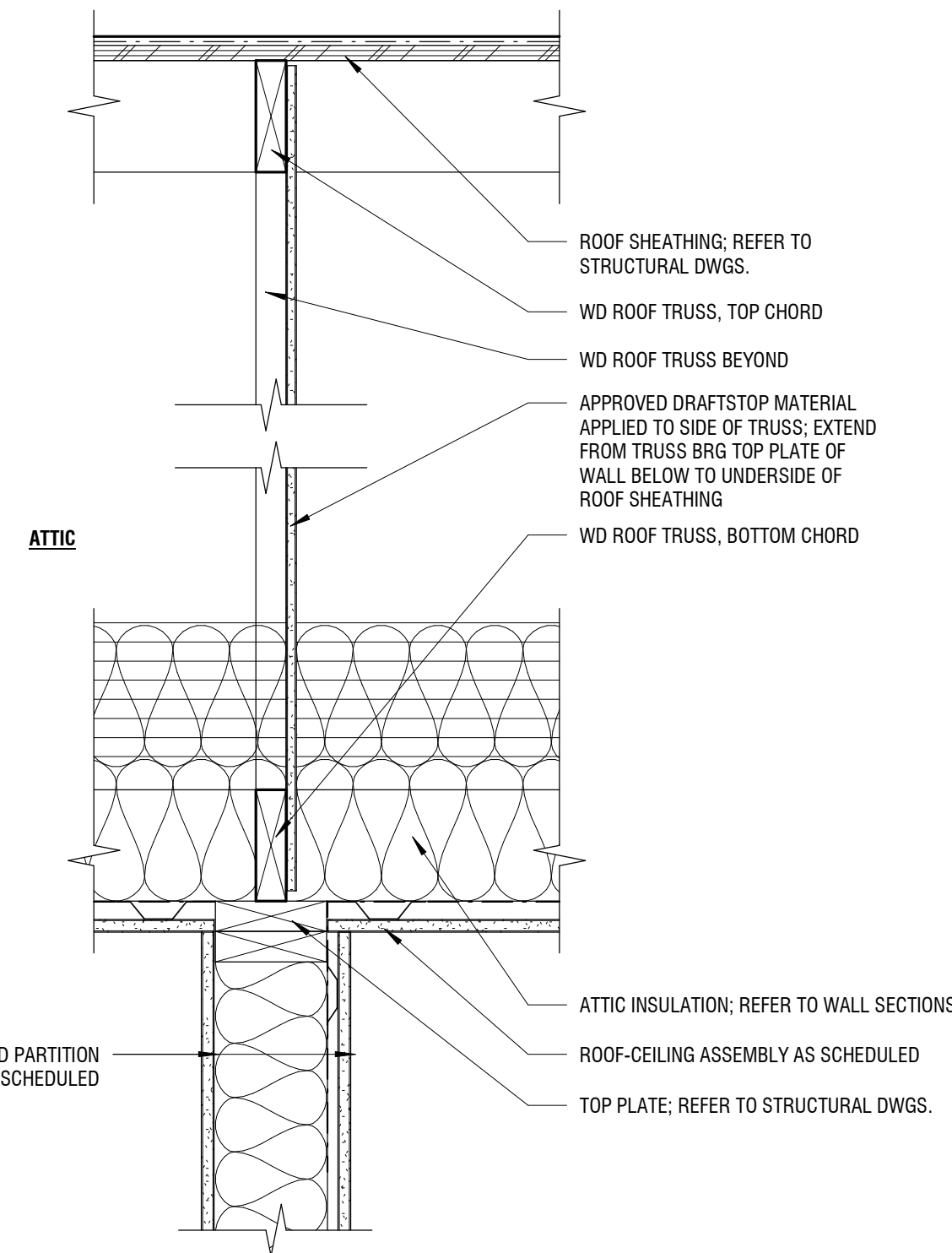
- REFERENCE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
- REFERENCE MEP DRAWINGS FOR ROOF TOP EQUIPMENT, PIPES THRU ROOF, EXHAUST, ETC.
- SELF-ADHERING SHEET UNDERLAYMENT (ICE & WATER SHIELD) TO BE INSTALLED TO EXTEND FROM LOWEST EDGE OF ALL ROOF SURFACES TO MINIMUM 36" BEYOND INTERIOR FACE OF EXTERIOR WALL AND AT ALL EAVES, HIPs & RIDGES EXTENDING 24" IN EACH DIRECTION. GC TO VERIFY AND INSTALL PER MANUFACTURER SPECIFICATION.
- FOR ROOF OPENINGS, THE GC IS RESPONSIBLE FOR PROVIDING THE STRUCTURAL FRAMING FOR THE OPENING. REFERENCE STRUCTURAL DRAWINGS FOR FRAMING DETAILS. GC TO COORDINATE WITH HC FOR PROVIDING EXACT LOCATIONS AND SIZE OF ALL HVAC EQUIPMENT REQUIRED.
- INSTALL ALUMINUM GUTTER SPLASH GUARDS AT ALL VALLEYS; COLOR/GAUGE TO MATCH GUTTER.
- ATTIC VENTILATION SYSTEM TO PROVIDE BALANCE OF INTAKE AND RELIEF.
 - BASIS OF DESIGN PRODUCTS:
 - VENTED LINEAR ALUM SOFFIT = 5.9 S/1F NFVA
 - RIDGE/HIP VENT = 13.5 S/1F NFVA; COR-A-VENT V-300E RIDGE VENT



5 **DETAIL - PASSIVE VENT/AIR INTAKE**
1 1/2" = 1'-0"



8 **ALTERNATE - STANDING SEAM SLOPE CHANGE**
1 1/2" = 1'-0"



3 **TYP. ATTIC DRAFTSTOPPING DETAIL**
1 1/2" = 1'-0"

PROJECT:

RENOVATIONS TO ADMINISTRATION BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19529

PROJECT TEAM:

ARCHITECT: ALLOY5 ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: **FOOD SERVICE:**

SUBMISSIONS:

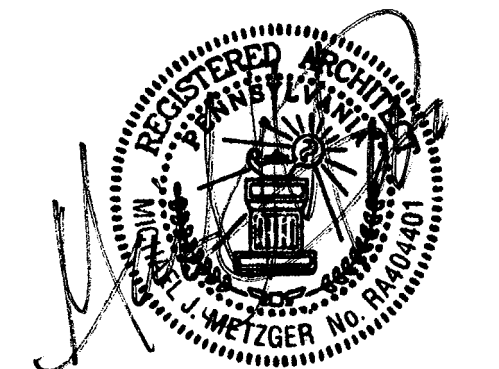
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018 610.419.4055



SHEET TITLE:

ROOF DETAILS & ALTERNATES

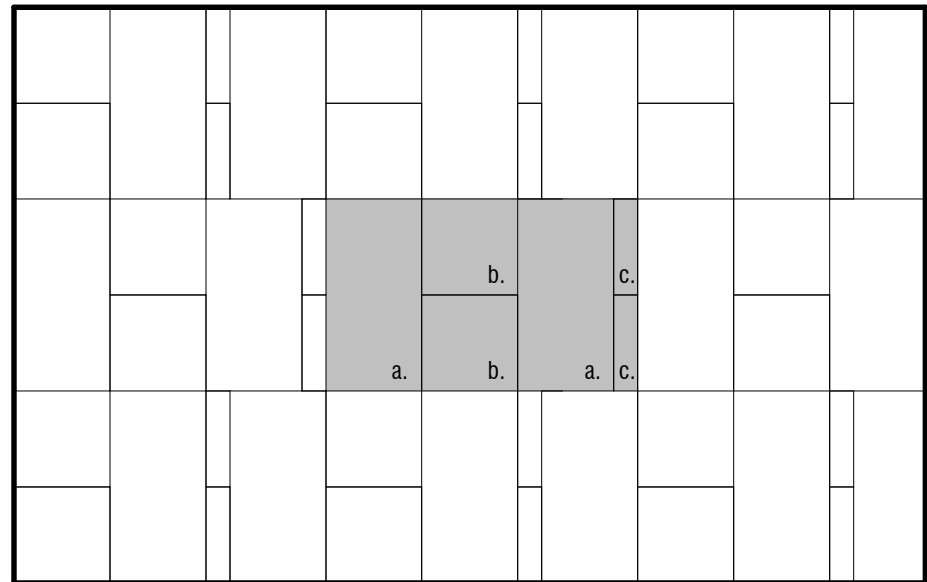
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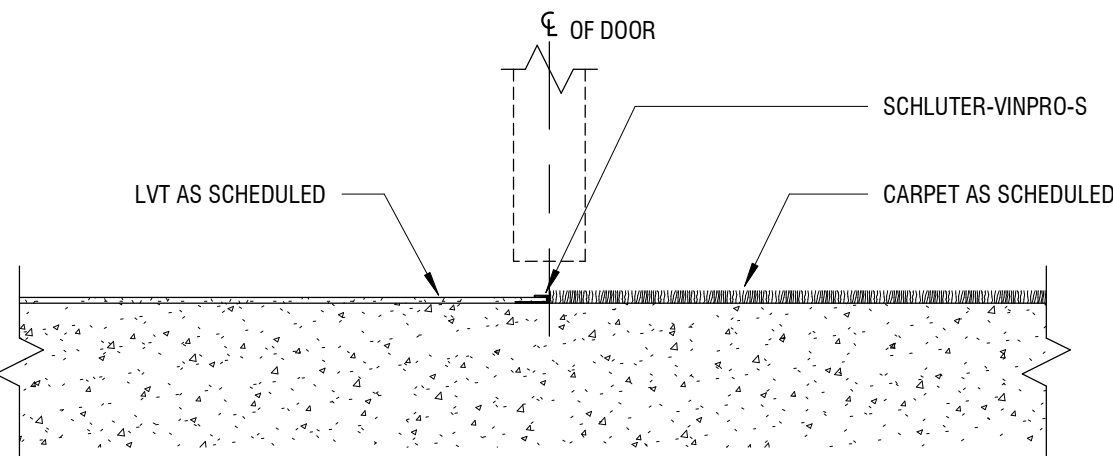
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INTERIOR FINISH PLAN FLOORS	INTERIOR FINISH PLAN WALLS	INTERIOR FINISH PLAN BASE & OTHER	INTERIOR FINISH PLAN CEILINGS
PORCELAIN TILE	PAINT	RUBBER WALL BASE	ACOUSTIC CEILING TILE
Code: TL-01 Basis of Design: Daltile Product: Indoterra Color: See tile patterns below for sizes Color: Natural Grout: Fusion Pro - #183 Chateau Tile Pattern A Sizes: 24" x 48", 6" x 24", 24" x 24" Installation: Custom - See Tile Pattern A on sheet A1.50 Tile Pattern B Sizes: 24" X 48", 12" x 24" Installation: Custom - See Tile Pattern B on sheet A1.50	Code: PNT-01 Basis of Design: Sherwin Williams Color: Greek Villa SW 7551 Finish: Eggshell Location: Walls (Field Color) Code: PNT-02 Basis of Design: Sherwin Williams Color: Natural Tan SW 7567 Finish: to specs Location: Walls (Accent Color) Door Frames Code: PNT-03 Basis of Design: Sherwin Williams Color: Ceiling Bright White SW 7007 Finish: Flat Location: Ceilings & Soffits	Code: RWB-01 Basis of Design: Roppe Product: Rubber Wall Base Size: 4" x 120" Rolls Color: Greige - 673 STAIR ACCESSORIES Code: RT-01 Basis of Design: Roppe Product: Rubber Tread #98 Color: Raised Circular Vantage Greige - 673 without riser TILE BASE Code: TL-02 Basis of Design: Daltile Product: Indoterra Cove Base Size: 6" x 12" Color: Natural Code: TL-03 Basis of Design: Daltile Product: Indoterra Bullnose Base Size: 3" x 12" Color: Natural COUNTERTOPS Code: SS-01 Basis of Design: Wilsonart Product: Solid Surface Color: Aspen Quartzite PLASTIC LAMINATE Code: PLAM-01 Basis of Design: Wilsonart Product: HPL Color: New Age Oak Finish: Soft Grain Location: Casework / Transaction Walls / Dais Code: PLAM-02 Basis of Design: Chemetal Product: 600 Series - Architectural Metals Color: 600 - Weathered Aluminum Location: Casework / Transaction Walls / Dais Code: PLAM-03 Basis of Design: Wilsonart Product: HPL Color: Grey Finish: Matte Location: Countertops RESTROOM PARTITIONS Code: HPDE-01 Basis of Design: Scranton Products Product: Hiny Hiders Color: Concrete	Code: ACT-01 Basis of Design: Armstrong Ceilings Product: Ultima - Regular Size: 24" x 24" Color: White NRC: .75 LRV: 87% Edge: Beveled Tegular, 9/16 Suspension System: Supraline XL 9/16, Exposed Tee TYPICAL SUSPENDED ACOUSTICAL PANEL CEILING CONSTRUCTION Code: AMP-01 Basis of Design: Armstrong Ceilings Product: Metalworks Linear - Classics Size: 4" x 96" Color: Effects Macademia - FXMA Perforation Option: M2 - Microperforated NRC: .70 LRV: .73

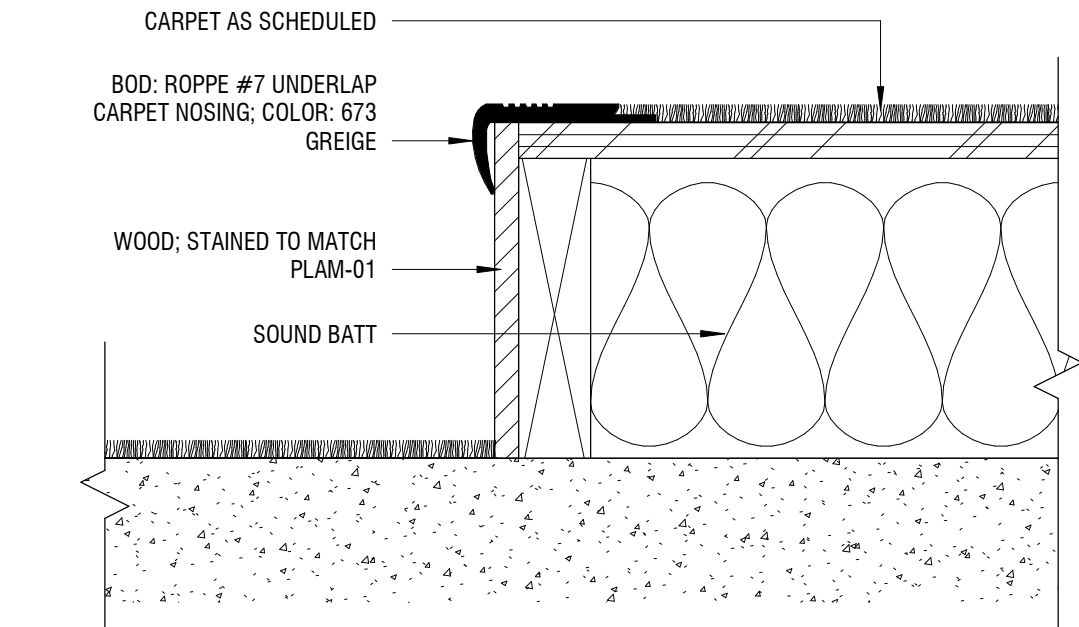
NOTE: DESIGN SELECTION SUMMARY: FOR REFERENCE ONLY. SEE SPECIFICATIONS FOR FULL MATERIAL DOCUMENTATION



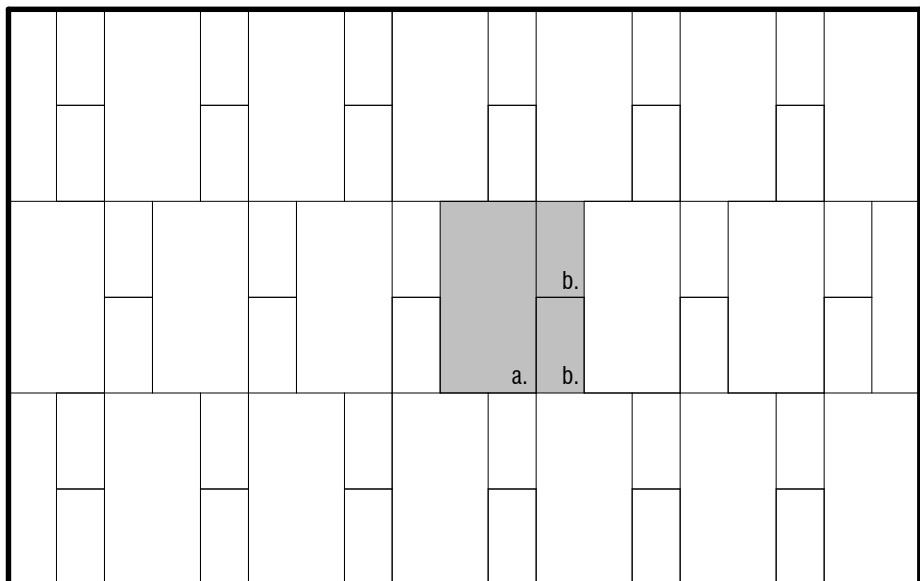
TILE PATTERN A
1/4" = 1'-0"



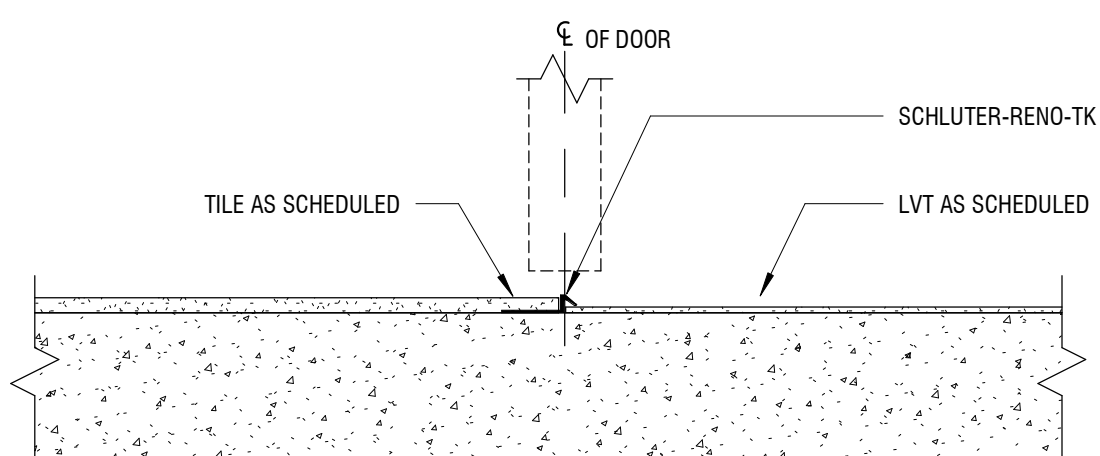
1 T1 - TRANSITION - LVT / CARPET TRANSITION
3" = 1'-0"



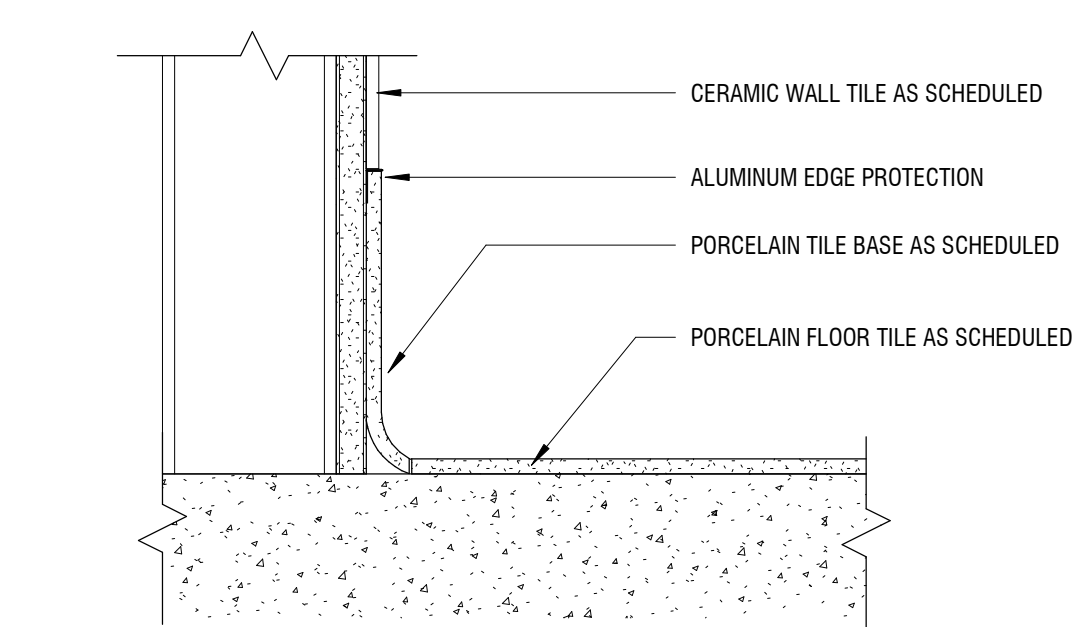
3 SAFETY NOSING DETAIL
3" = 1'-0"



TILE PATTERN B
1/4" = 1'-0"



2 T2 - TRANSITION - TILE / LVT TRANSITION
3" = 1'-0"



4 COVED TILE DETAIL
3" = 1'-0"

ROOM FINISH SCHEDULE - LEVEL 00

ROOM NO.	ROOM NAME	FLOOR FINISH	WALL BASE		WALL FINISH	COMMENTS
			MATL	HGT		
000	BASEMENT	ETR	ETR		ETR	
001	STAIR	LVT-01	RWB-01		PNT-01	
002	STORAGE					

ROOM FINISH SCHEDULE - LEVEL 01

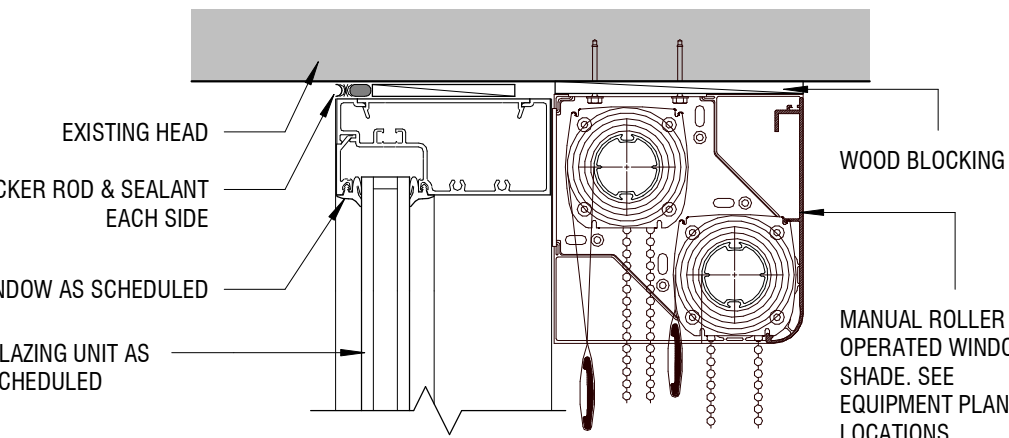
ROOM NO.	ROOM NAME	FLOOR FINISH	WALL BASE		WALL FINISH	COMMENTS
			MATL	HGT		
100	VESTIBULE	CPT-03	--	--	ETR, PNT-01	
101	LOBBY	TL-01a	TL-03	3"	PNT-01	FLOOR TILE PATTERN A
102	STAIR	LVT-01	RWB-01	4"	PNT-01	
103	MEETING	CPT-02	RWB-01	4"	PNT-01 & PNT-02	
104	CONFERENCE	CPT-02	RWB-01	4"	PNT-01	
105	TAX / ZONING	CPT-01	RWB-01	4"	PNT-01	
106	EMERGENCY SERVICES	CPT-01	RWB-01	4"	PNT-01	
107	BREAKROOM	LVT-01	RWB-01	4"	PNT-01	
108	FILE STORAGE	LVT-01	RWB-01	4"	PNT-01	
109	STAFF WC	TL-01	TL-02	4"	CT-01, CT-02, & PNT-01	
110	OPEN WORKROOM	CPT-03	RWB-01	4"	PNT-01	
111	JAN CL	TL-01	TL-02	6"	FRP-01, PNT-01	
112	FINANCE ASSISTANT	CPT-01	RWB-01	4"	PNT-01	
113	FINANCE MANAGER	CPT-01	RWB-01	4"	PNT-01	
114	TOWNSHIP MANAGER	CPT-01	RWB-01	4"	PNT-01	
115	ASSISTANT TOWNSHIP MANAGER	CPT-01	RWB-01	4"	PNT-01	
116	RECEPTION	CPT-01	RWB-01	4"	PNT-01	
117	MENS	TL-01b	TL-02	6"	CT-01, CT-02, & PNT-01	FLOOR TILE PATTERN B
118	WOMENS	TL-01b	TL-02	6"	CT-01, CT-02, & PNT-01	FLOOR TILE PATTERN B
119	CORRIDOR	LVT-01, CPT-03	RWB-01	4"	PNT-01	
120	CORRIDOR	LVT-01	RWB-01	4"	PNT-01	

ROOM FINISH SCHEDULE - LEVEL 02

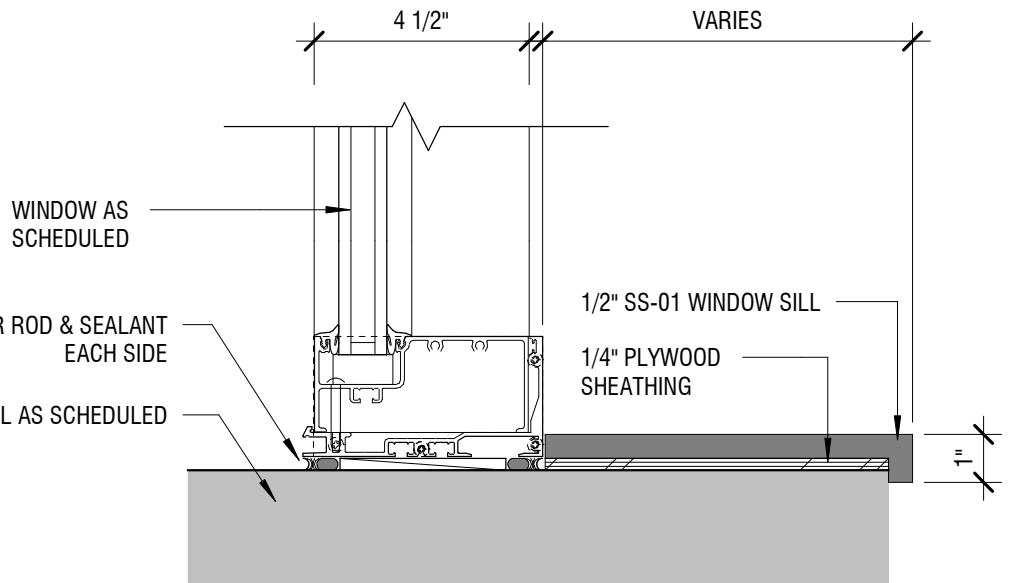
ROOM NO.	ROOM NAME	FLOOR FINISH	WALL BASE		WALL FINISH	COMMENTS
			MATL	HGT		
200	STAIR	LVT-01	RWB-01	4"	PNT-01	
201	FILE STORAGE	CPT-01	RWB-01	4"	PNT-01	
202	AVIT DATA	LVT-01	RWB-01	4"	PNT-01	
203	FINANCE STORAGE	LVT-01	RWB-01	4"	PNT-01	

FINISH TAG KEY:

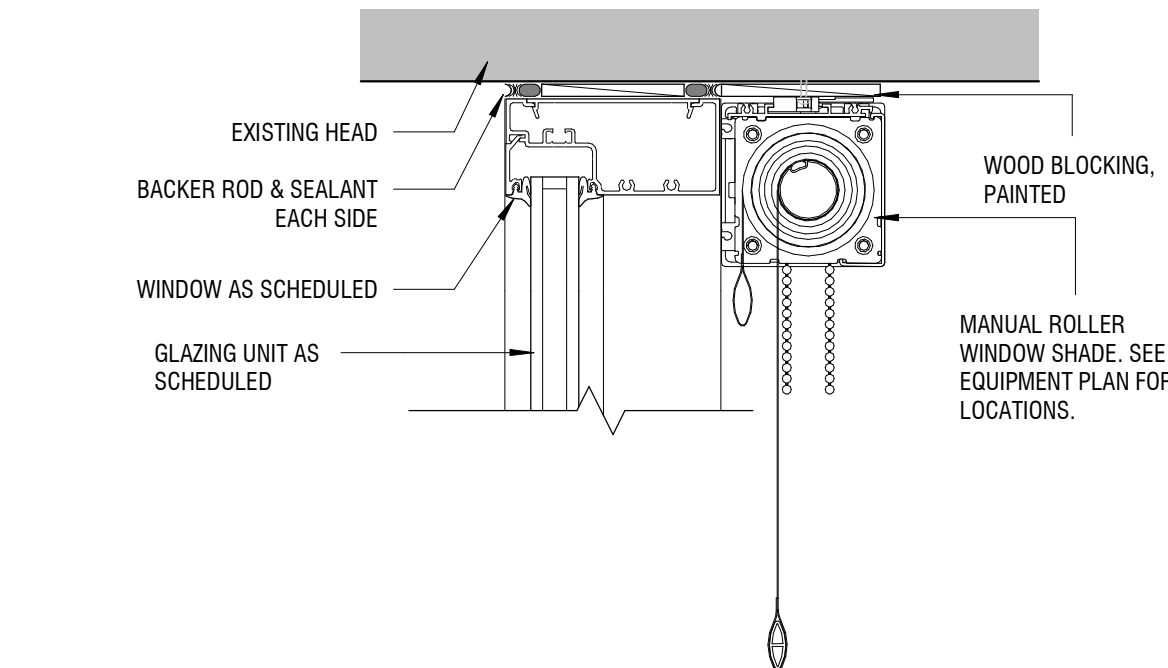
WALLS
BASE
FLOOR



5 DUAL ROLLER SHADE DETAIL
3" = 1'-0"



7 WINDOW SILL DETAIL
3" = 1'-0"



6 SINGLE ROLLER SHADE DETAIL
3" = 1'-0"

PROJECT:

RENOVATIONS TO ADMINISTRATION BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOY5 ASSOCIATES

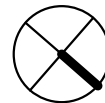
STRUCTURAL: MEPE:
SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634 SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

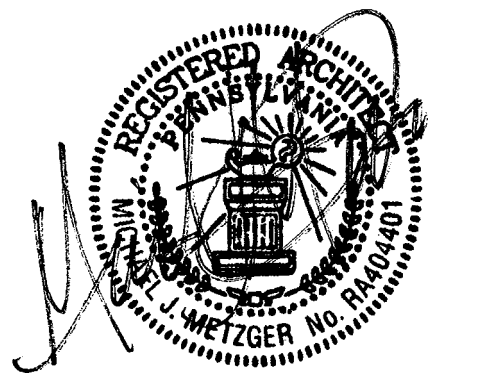
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

DESIGN SELECTION SUMMARY

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A1.50



GENERAL FINISH NOTES

1. REFER TO SHEET A1.50 FOR ALL FINISH SELECTIONS, TYPICAL.
2. REFER TO REFLECTED CEILING PLANS ON SHEETS A1.20 - A1.21 FOR SPECIFIC ACT AND GWB LOCATIONS AND HEIGHTS.
3. GC TO PAINT ALL LOCATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO, ALL EXPOSED STEEL, EXPOSED DECK, EXPOSED SPRINKLER PIPING, EXPOSED CONDUIT, EXPOSED PIPING, EXPOSED DUCTWORK. COLOR SHALL BE SELECTED BY ARCHITECT.
4. EPOXY PAINT TO BE PAINTED FULL LENGTH OF CMU WALLS AT LOCATIONS INDICATED ON FINISH SCHEDULE.
5. ALL HOLLOW METAL DOOR FRAMES TO BE PRIMED AND PAINTED. FINAL COLOR SELECTION TO BE MADE BY ARCHITECT. REFER TO DOOR SCHEDULE FOR MORE INFORMATION.
6. REFER TO DOOR SCHEDULE AND DETAILS ON SHEET A6.00 AND SHEET A6.01 - A6.01 FOR FLOOR TRANSITION DETAILS. GC TO COORDINATE FLOOR TRANSITIONS WITH DOORS.
7. MARBLE THRESHOLDS TO BE USED AT ALL RESTROOM LOCATIONS. GC TO REFERENCE BOTH MATERIALS AT TRANSITIONS TO DETERMINE REQUIRED THRESHOLDS FOR REMAINING THRESHOLDS.
8. DIVIDER STRIP LOCATIONS TO MATCH CONTROL JOINTS IN CONCRETE SLAB AND SHOULD NOT EXCEED 15'-0". SEE SPECIFICATIONS AND DETAILS FOR SPECIFIC DIVIDER STRIP INFORMATION.

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: **ALLOYS**
ARCHITECTURE

STRUCTURAL: **SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634**

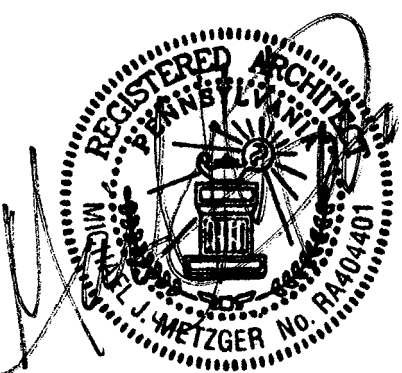
MEPE: **SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020**

ACOUSTICS: **FOOD SERVICE:**

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



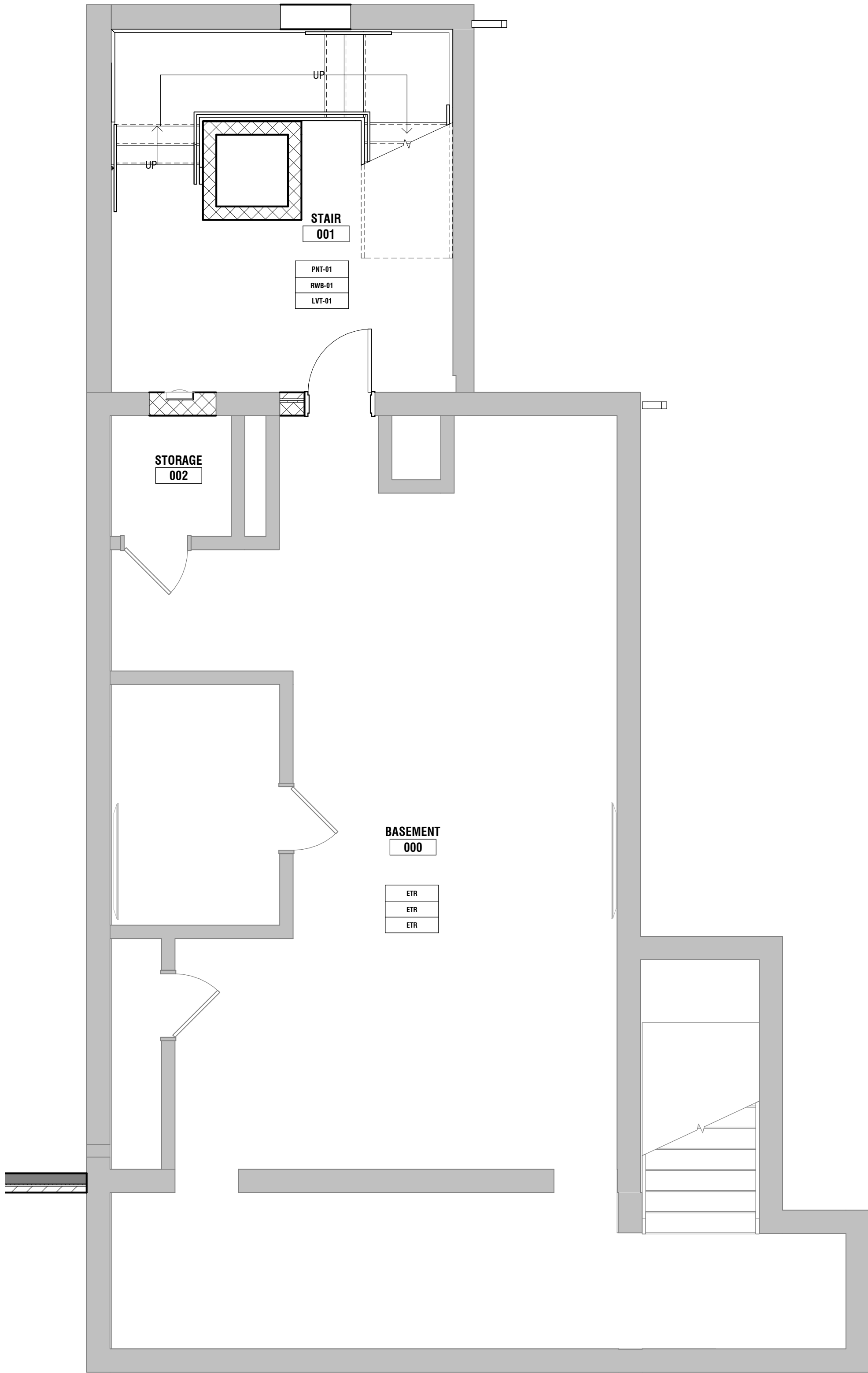
SHEET TITLE:
**FINISH PLAN &
SCHEDULE - FIRST
FLOOR**

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

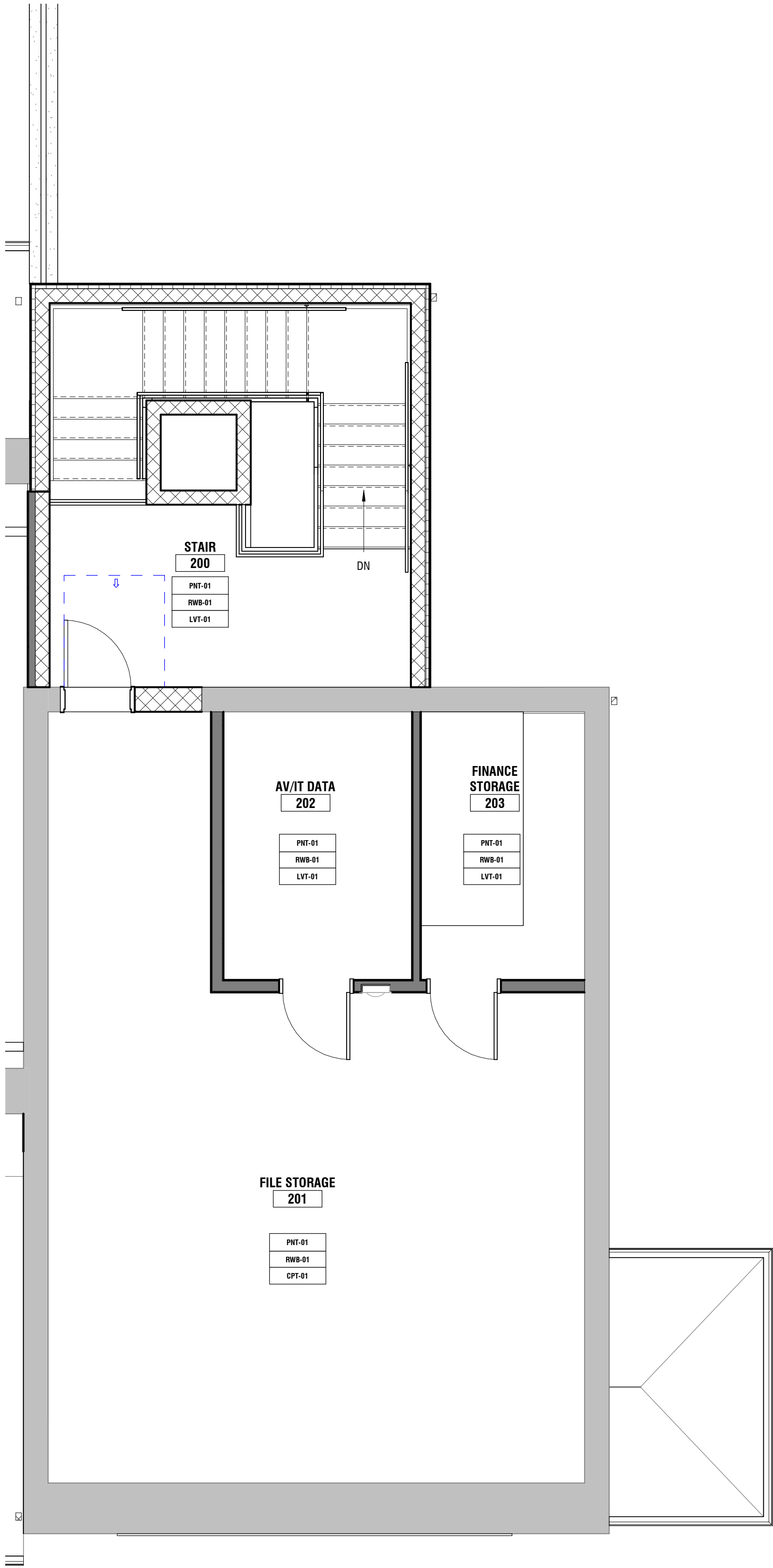
A1.60

GENERAL FINISH NOTES

1. REFER TO SHEET A1.50 FOR ALL FINISH SELECTIONS, TYPICAL.
2. REFER TO REFLECTED CEILING PLANS ON SHEETS A1.20 - A1.21 FOR SPECIFIC ACT AND GWB LOCATIONS AND HEIGHTS.
3. GC TO PAINT ALL LOCATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO, ALL EXPOSED STEEL, EXPOSED DECK, EXPOSED SPRINKLER PIPING, EXPOSED CONDUIT, EXPOSED PIPING, EXPOSED DUCTWORK. COLOR SHALL BE SELECTED BY ARCHITECT.
4. EPOXY PAINT TO BE PAINTED FULL LENGTH OF CMU WALLS AT LOCATIONS INDICATED ON FINISH SCHEDULE.
5. ALL HOLLOW METAL DOOR FRAMES TO BE PRIMED AND PAINTED. FINAL COLOR SELECTION TO BE MADE BY ARCHITECT. REFER TO DOOR SCHEDULE FOR MORE INFORMATION.
6. REFER TO DOOR SCHEDULE AND DETAILS ON SHEET A6.00 AND SHEET A6.00 - A6.01 FOR FLOOR TRANSITION DETAILS. GC TO COORDINATE FLOOR TRANSITIONS WITH DOORS.
7. MARBLE THRESHOLDS TO BE USED AT ALL RESTROOM LOCATIONS. GC TO REFERENCE BOTH MATERIALS AT TRANSITIONS TO DETERMINE REQUIRED LOCATIONS FOR REMAINING THRESHOLDS.
8. DIVIDER STRIP LOCATIONS TO MATCH CONTROL JOINTS IN CONCRETE SLAB AND SHOULD NOT EXCEED 15'-0". SEE SPECIFICATIONS AND DETAILS FOR SPECIFIC DIVIDER STRIP INFORMATION.



1 BASEMENT - FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR - FINISH PLAN
1/4" = 1'-0"

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

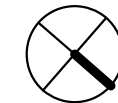
STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

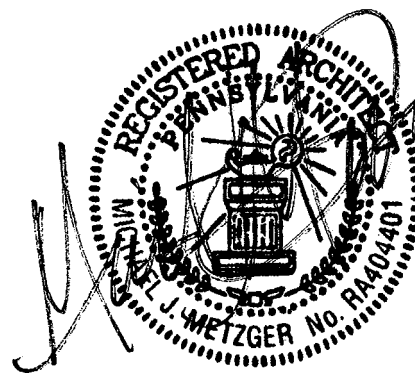
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

FINISH PLAN &
SCHEDULE -
BASEMENT & SECOND
FLOOR

DATE: 11/07/2025

SCALE: 1/4" = 1'-0"

DRAWN BY: MS/TB

CHECKED BY: MM

PROJ NO: 24-0018

A1.61

EQUIPMENT SCHEDULE

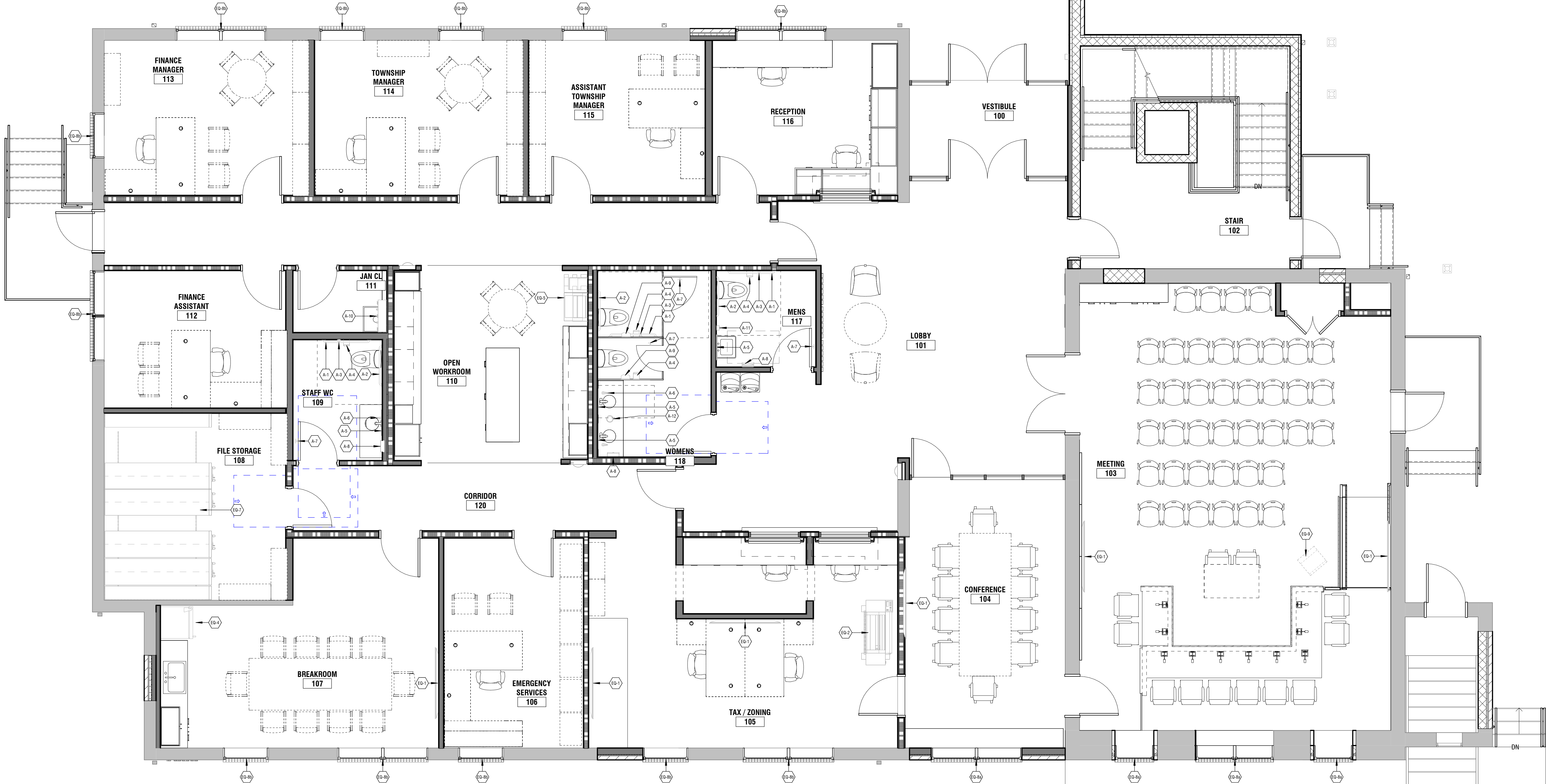
NO.	ITEM DESCRIPTION	MANU.	MODEL #	INSTALLED BY	SUPPLIED BY	COMMENTS
EQ-1	WALL MOUNTED TV			OWNER	OWNER	GC TO INSTALL BLOCKING IN WALL FOR MOUNTING BRACKET. COORDINATE W/ OWNER DIMENSIONS, HEIGHT AND REQUIREMENTS
EQ-2	PLOTTER/SCANNER			OWNER	OWNER	
EQ-3	MICROWAVE			OWNER	OWNER	
EQ-4	REFRIGERATOR			OWNER	OWNER	
EQ-5	COPIER/PRINTER			OWNER	OWNER	
EQ-7	HIGH DENSITY FILE STORAGE			CONTRACTOR	CONTRACTOR	SEE SPEC
EQ-8a	DUAL ROLLER SHADES	DRAPER	FLEXSHADE	OWNER	OWNER	SEE SPEC
EQ-8b	SINGLE ROLLER SHADES	DRAPER	FLEXSHADE	OWNER	OWNER	SEE SPEC
EQ-9	LECTERN	COALESSE	EXPONENTS LECTERN	OWNER	OWNER	15 x 24 x 42. STEELCASE

ACCESSORIES SCHEDULE

NO.	Basis of Design	ITEM	INSTALLED BY	SUPPLIED BY	COMMENTS
A-1	BOBRICK	B-5806 x 42	CONTRACTOR	CONTRACTOR	
A-2	BOBRICK	B-5806 x 36	CONTRACTOR	CONTRACTOR	
A-3	BOBRICK	B-5806 x 18	CONTRACTOR	CONTRACTOR	
A-4	BOBRICK	B-4288	CONTRACTOR	CONTRACTOR	
A-5	BOBRICK	B-165	CONTRACTOR	CONTRACTOR	24" x 36"
A-6	BOBRICK	B-8221	CONTRACTOR	CONTRACTOR	
A-7	BOBRICK	B-672	CONTRACTOR	CONTRACTOR	
A-8	BOBRICK	B-262	CONTRACTOR	CONTRACTOR	
A-9	BOBRICK	B-270	CONTRACTOR	CONTRACTOR	
A-10	BOBRICK	B-239 x 34	CONTRACTOR	CONTRACTOR	
A-11	BOBRICK	B-2111	CONTRACTOR	CONTRACTOR	
A-12	BOBRICK	B-529	CONTRACTOR	CONTRACTOR	

GENERAL FFE NOTES

1. REFER TO EQUIPMENT SCHEDULE ON THIS SHEET FOR ALL EQUIPMENT.
2. EQUIPMENT AND FURNITURE SHOWN DASHED TO BE NIC, UNLESS OTHERWISE NOTED.
3. FURNITURE SHOWN FOR REFERENCE ONLY.



1 FIRST FLOOR - FFE PLAN
1/4" = 1'-0"

PROJECT:
RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

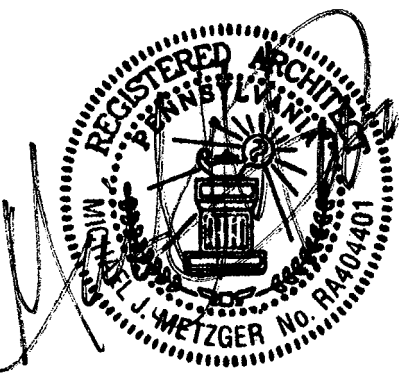
STRUCTURAL: MEPE:
SLATE STRUCTURAL ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
FURNITURE,
EQUIPMENT, &
ACCESSORIES PLAN

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A1.63

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

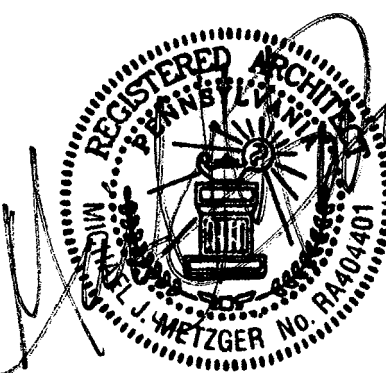
STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

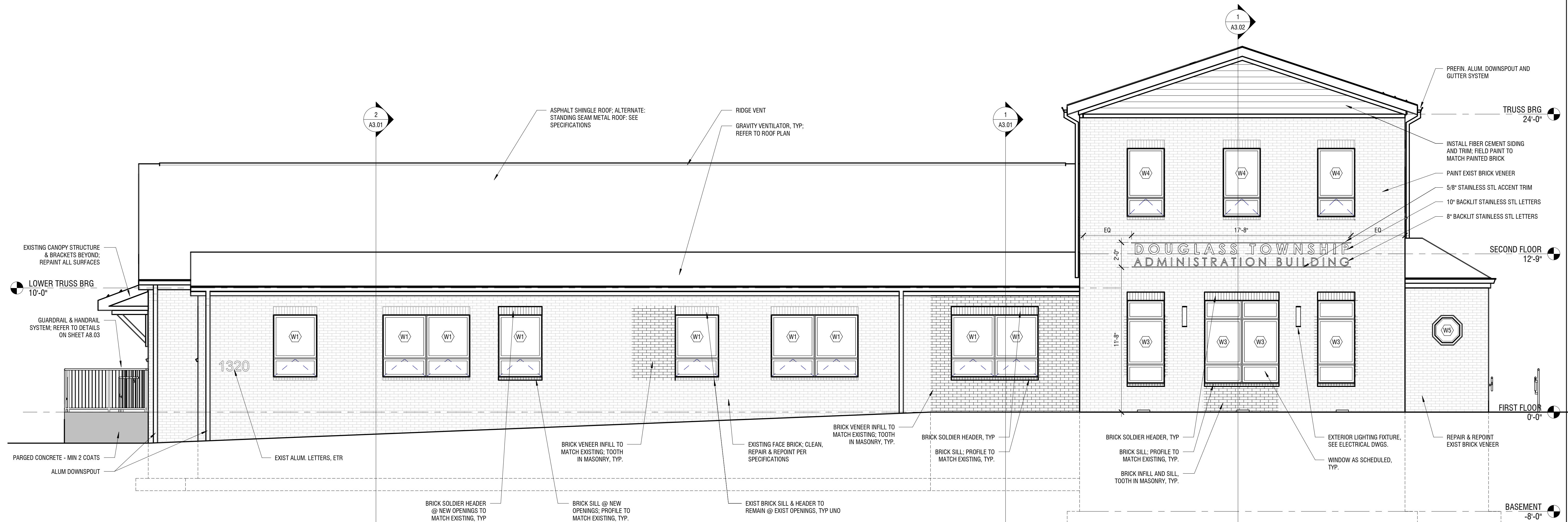
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



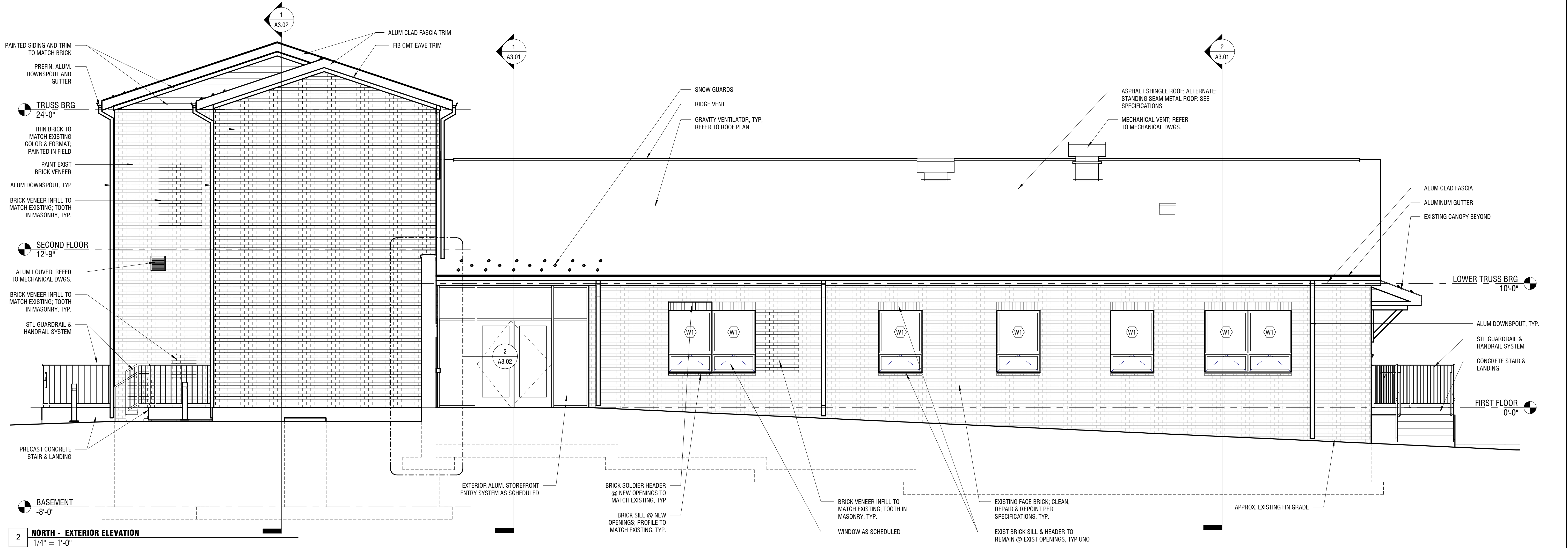
SHEET TITLE:
EXTERIOR ELEVATIONS

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A2.00



1 **SOUTH - EXTERIOR ELEVATION**
1/4" = 1'-0"



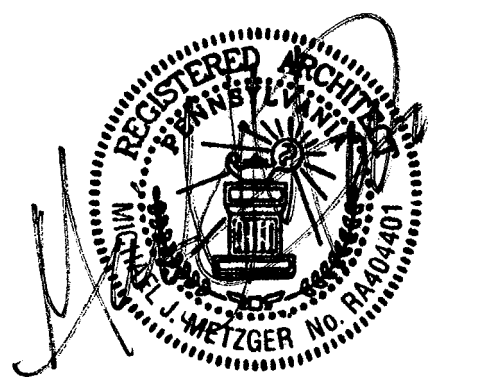
2 **NORTH - EXTERIOR ELEVATION**
1/4" = 1'-0"

RENOVATIONS TO
ADMINISTRATION
BUILDING1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529**ARCHITECT:**
ALLOYS
ARCHITECTURE**STRUCTURAL:**
SLATE STRUCTURAL
ENGINEERS, NAZARATH,
PA 18064 610.365.7634**MEPE:**
SNYDER HOFFMAN
ASSOCIATES,
BETHLEHEM PA 18018
610.694.8020**ACOUSTICS:**
FOOD SERVICE:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

**ALLOY5**
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

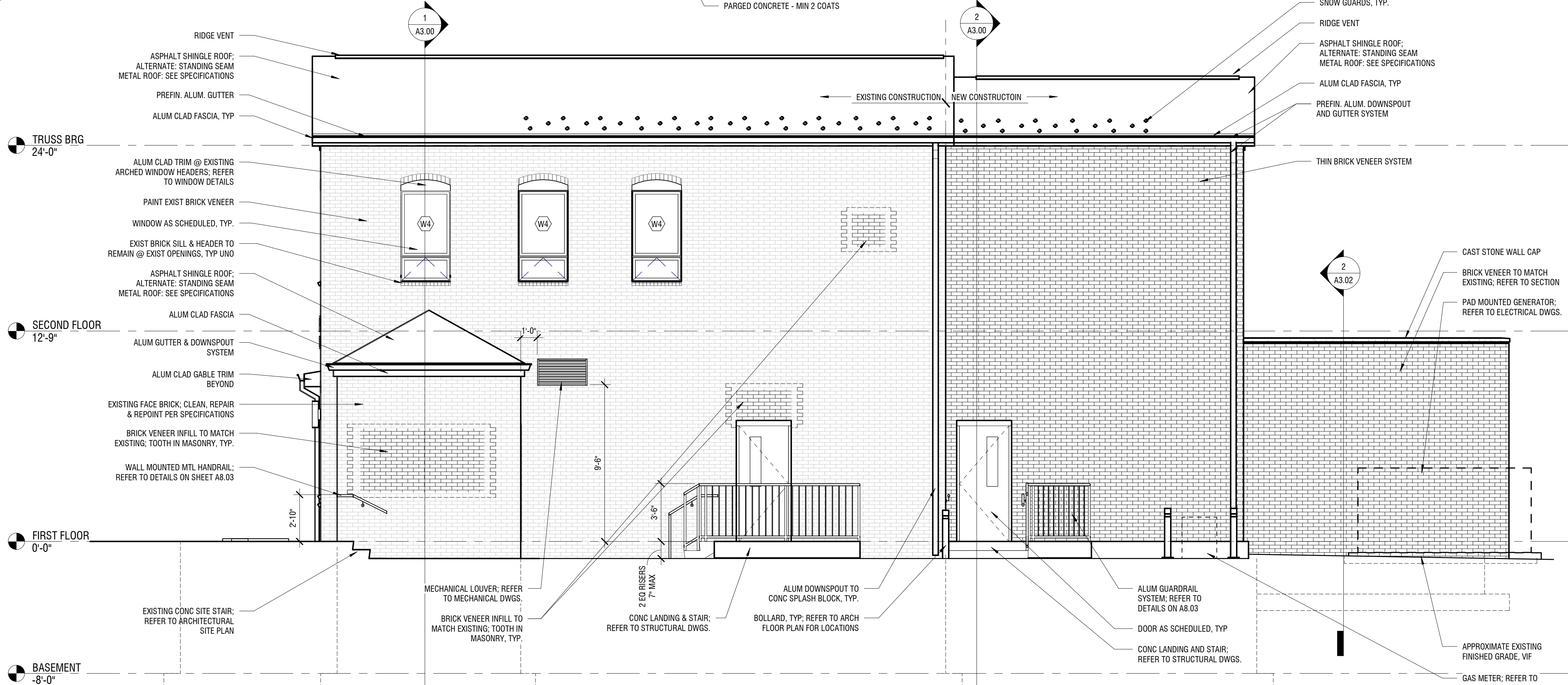
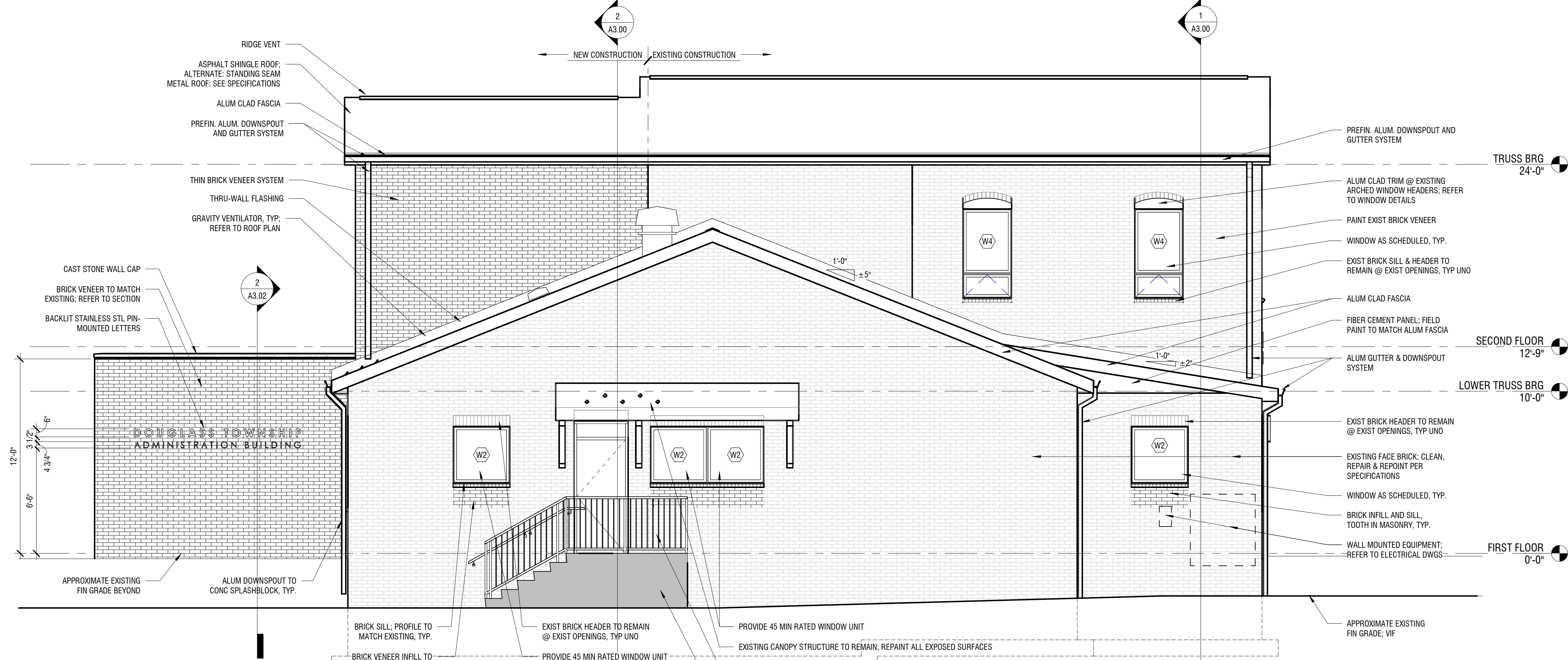
EXTERIOR ELEVATIONS

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A2.01

1 WEST - EXTERIOR ELEVATION

1/4" = 1'-0"



2 EAST - EXTERIOR ELEVATION

1/4" = 1'-0"

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

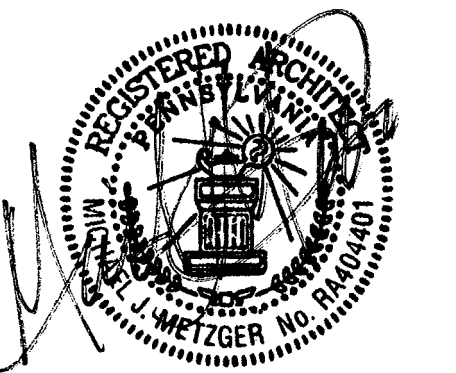
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM, PA 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

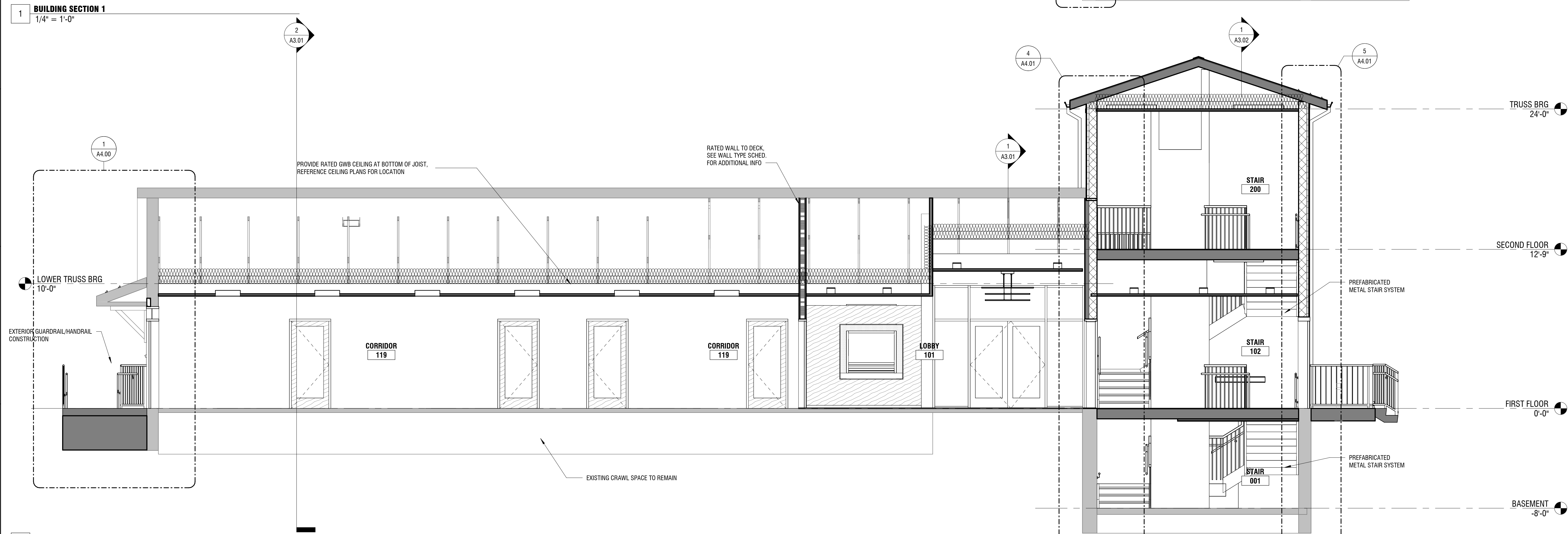


SHEET TITLE:
BUILDING SECTIONS

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A3.00

BUILDING SECTION 1
1/4" = 1'-0"



BUILDING SECTION 5
1/4" = 1'-0"

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:
ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

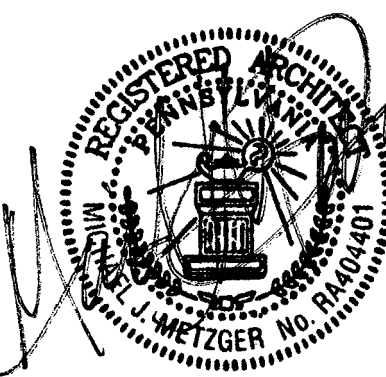
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: **FOOD SERVICE:**

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

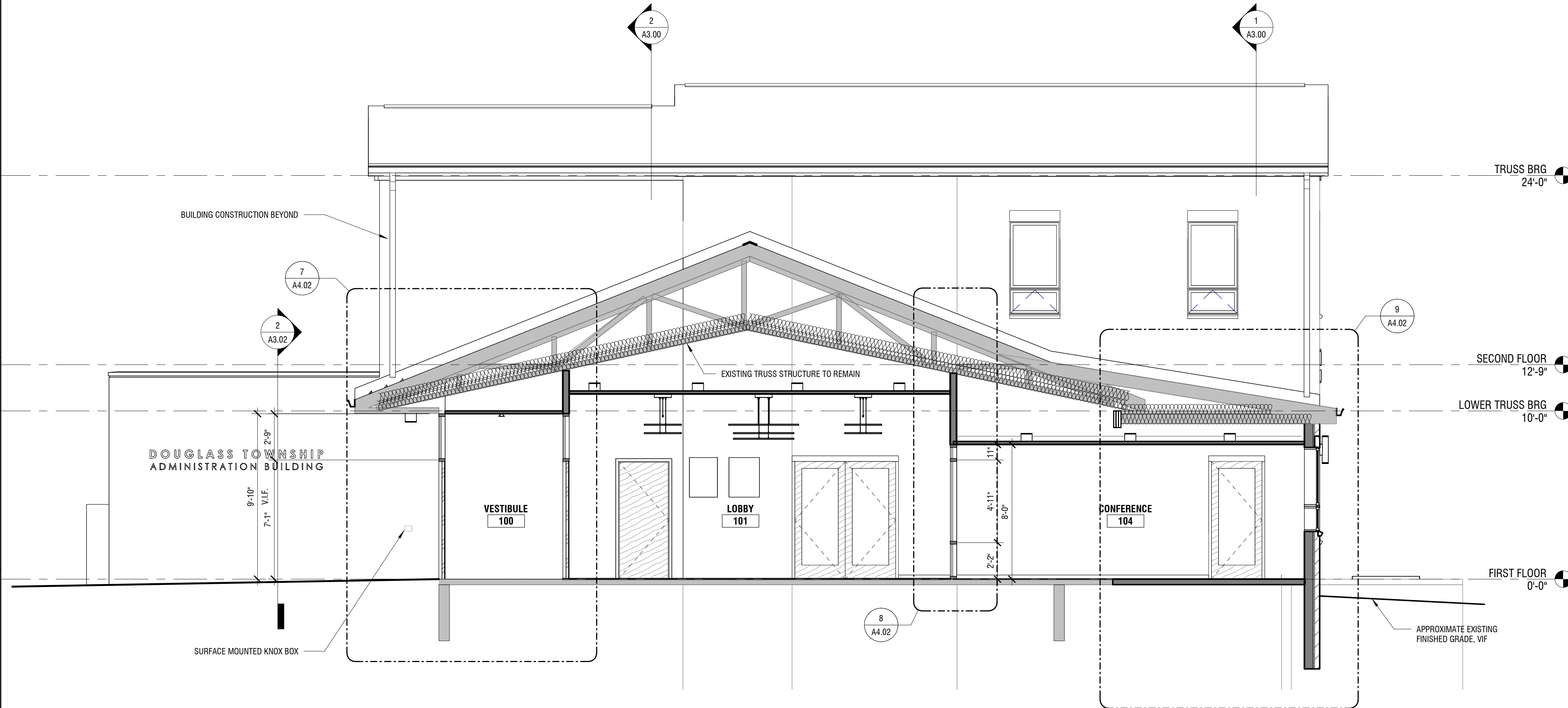
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



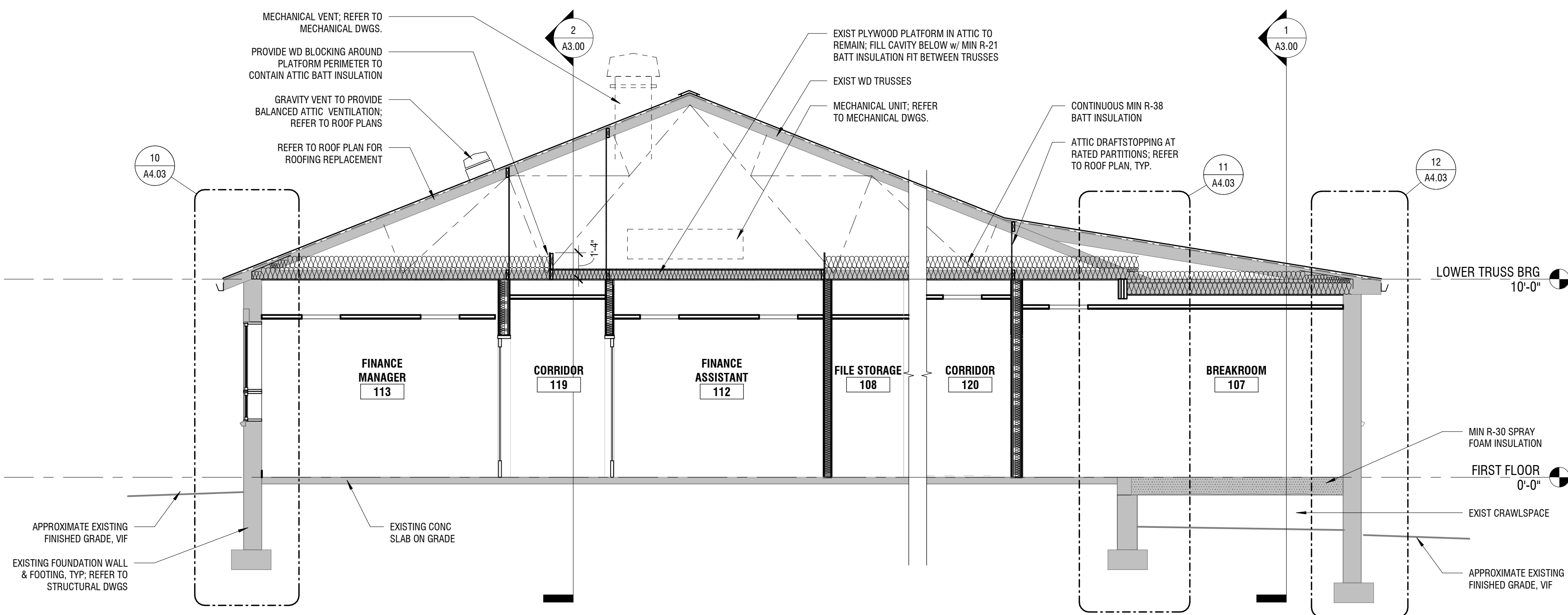
SHEET TITLE:
BUILDING SECTIONS

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A3.01



1 **BUILDING SECTION**
1/4" = 1'-0"



2 **BUILDING SECTION**
1/4" = 1'-0"

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:
ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

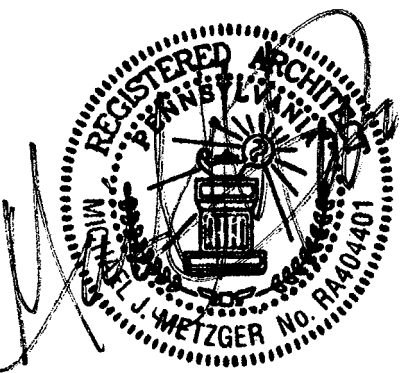
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: **FOOD SERVICE:**

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26



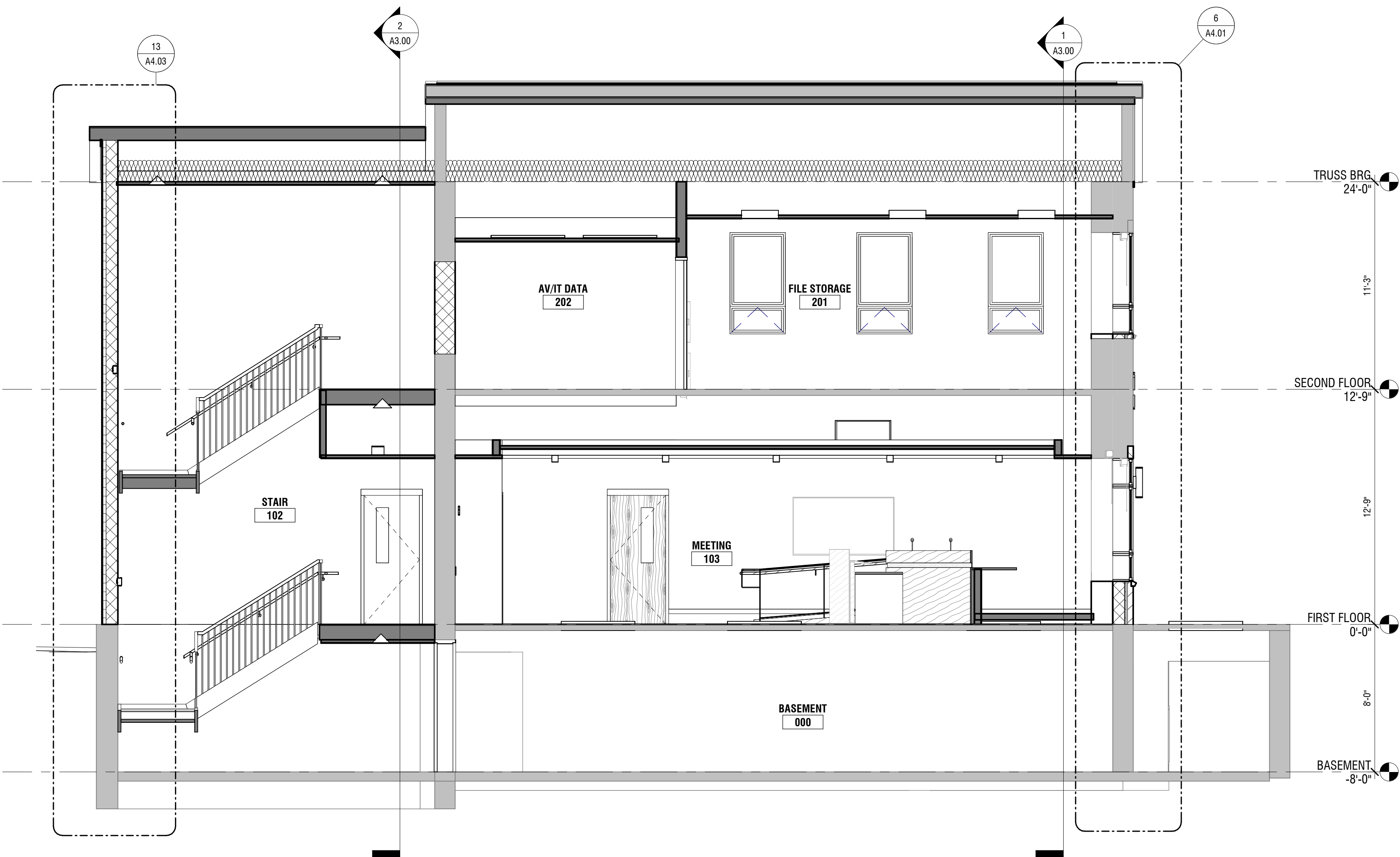
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



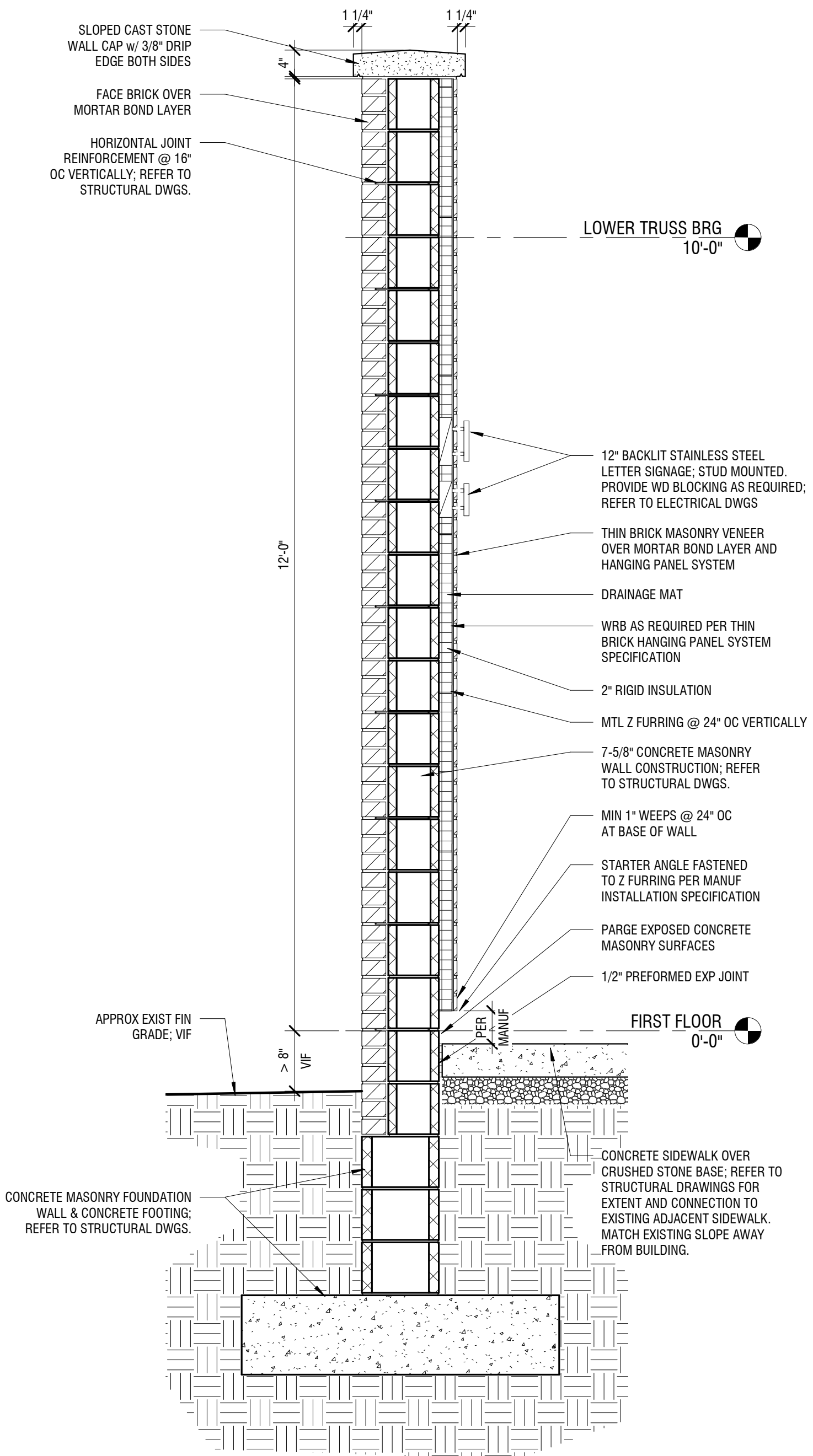
SHEET TITLE:
BUILDING SECTIONS

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A3.02

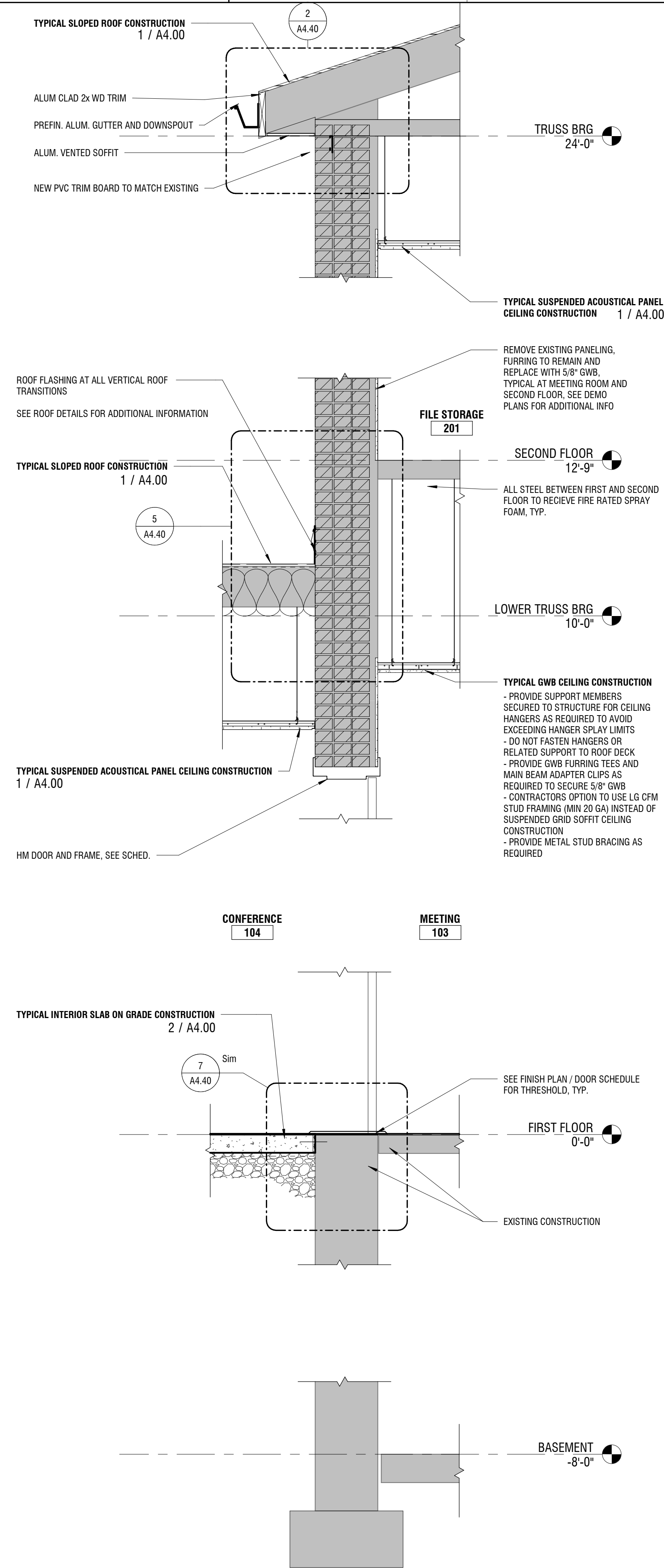
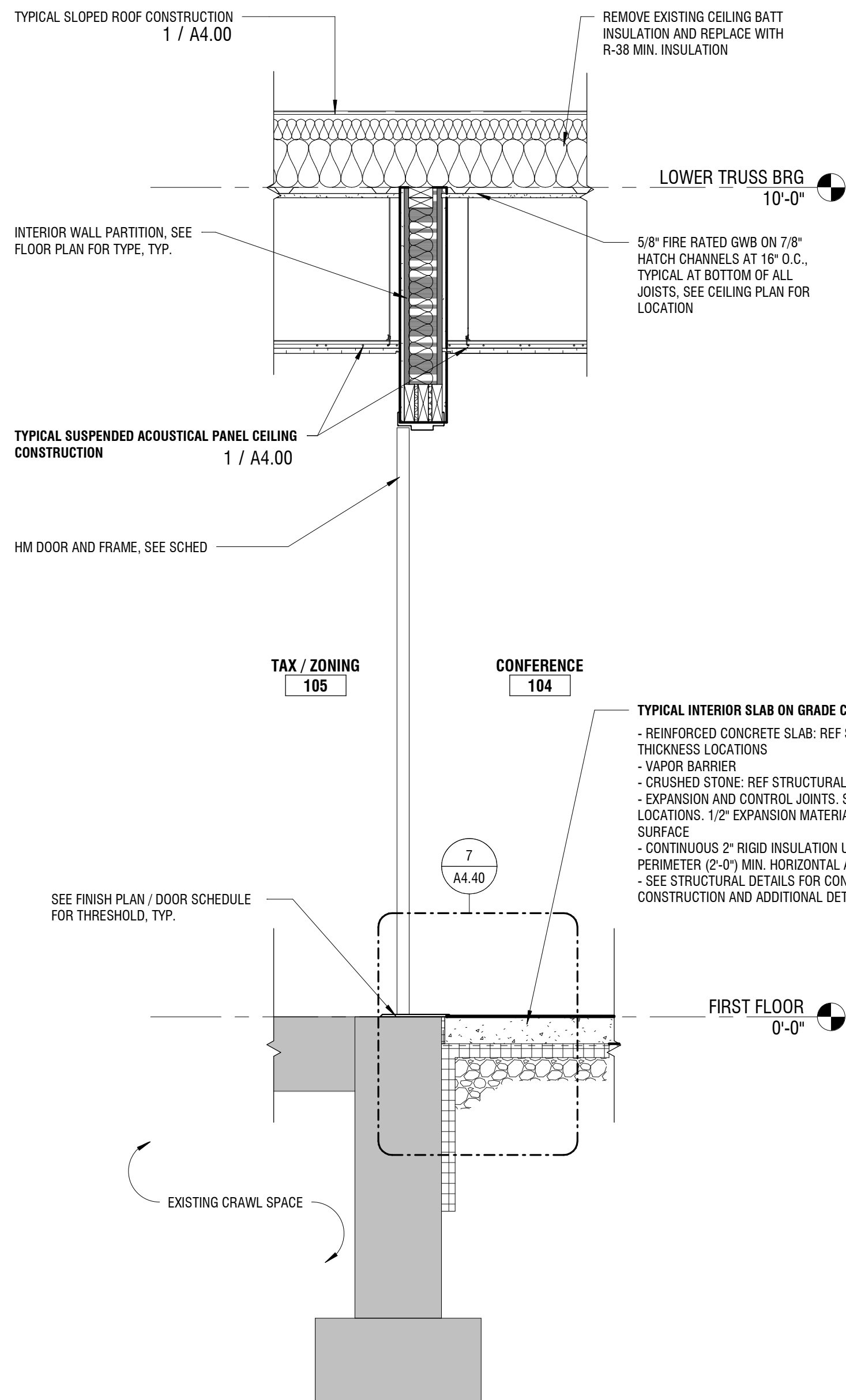
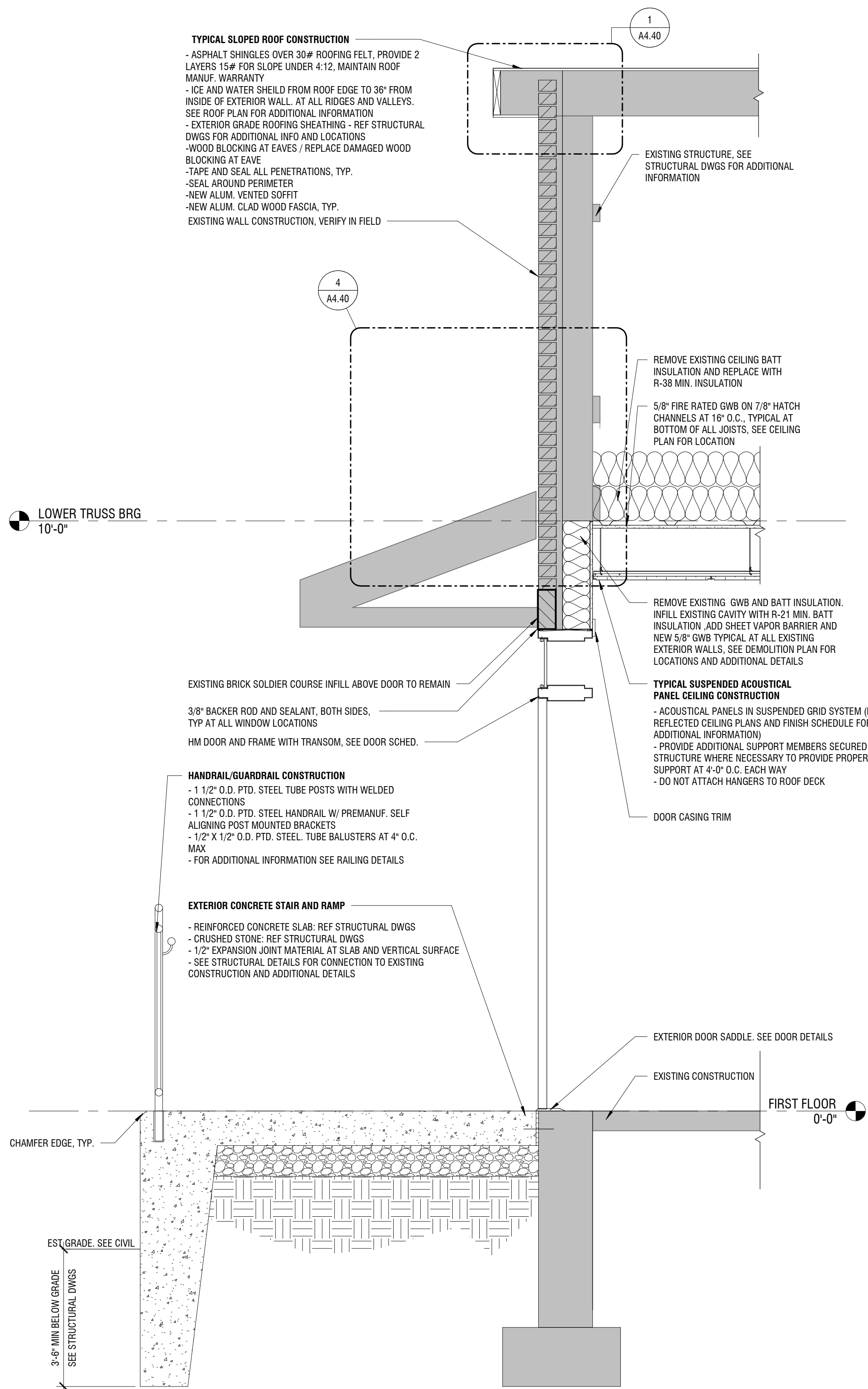


1 **BUILDING SECTION**
1/4" = 1'-0"



2 **WALL SECTION @ SITE WALL**
3/4" = 1'-0"

4/29/2025 4:40:42 AM ©COPYRIGHT ALLOYS ARCHITECTURE



PROJECT:

**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE

CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634

MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS:

FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

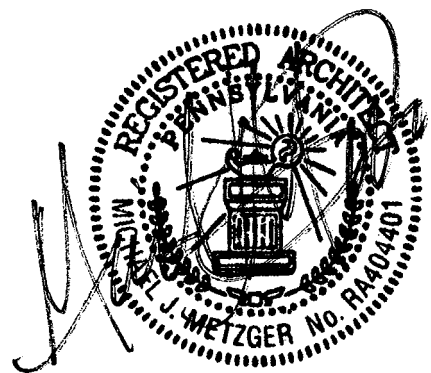
KEY PLAN:

REGISTRATION:

ALLOY5

ARCHITECTURE

530 WEST BROAD ST BETHLEHEM, PA 18018 610.419.4055



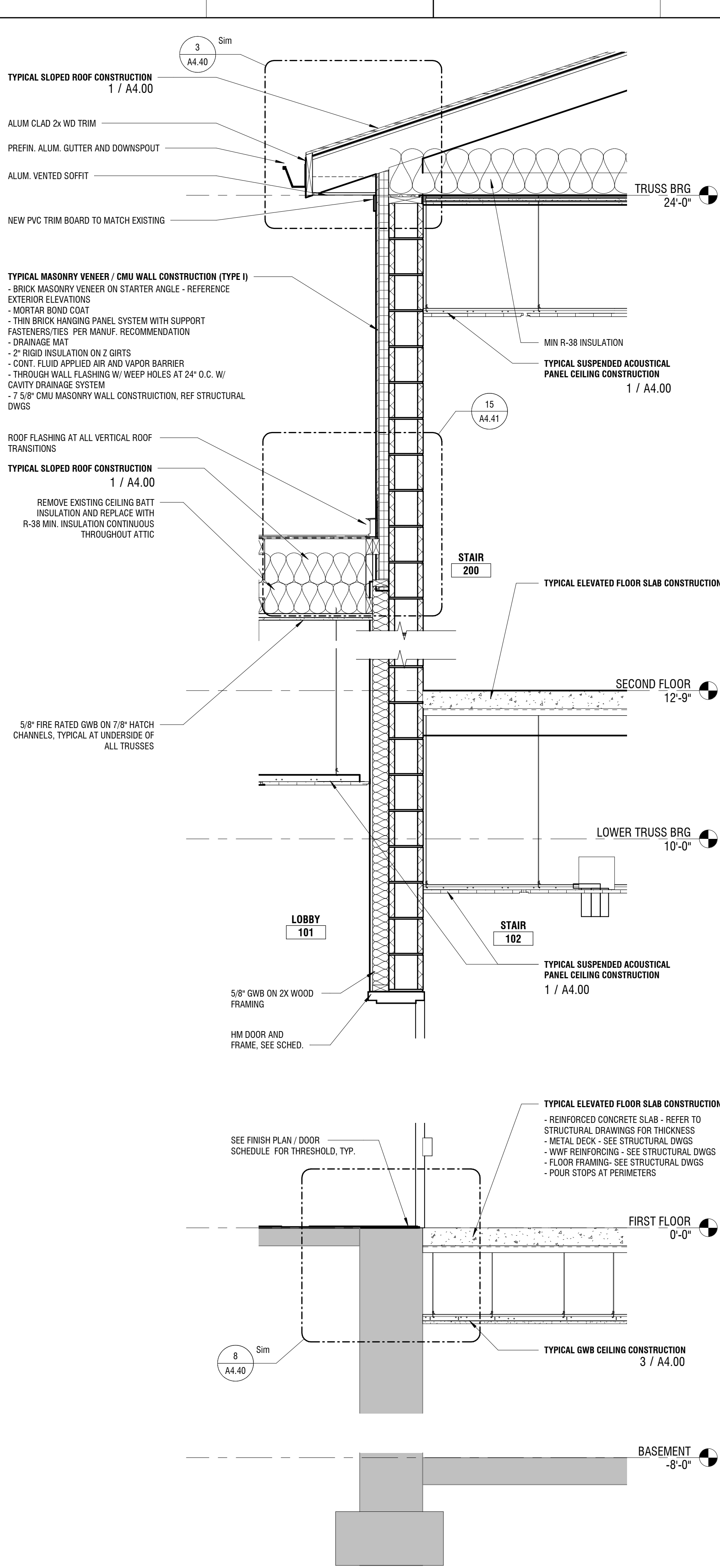
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WALL SECTIONS

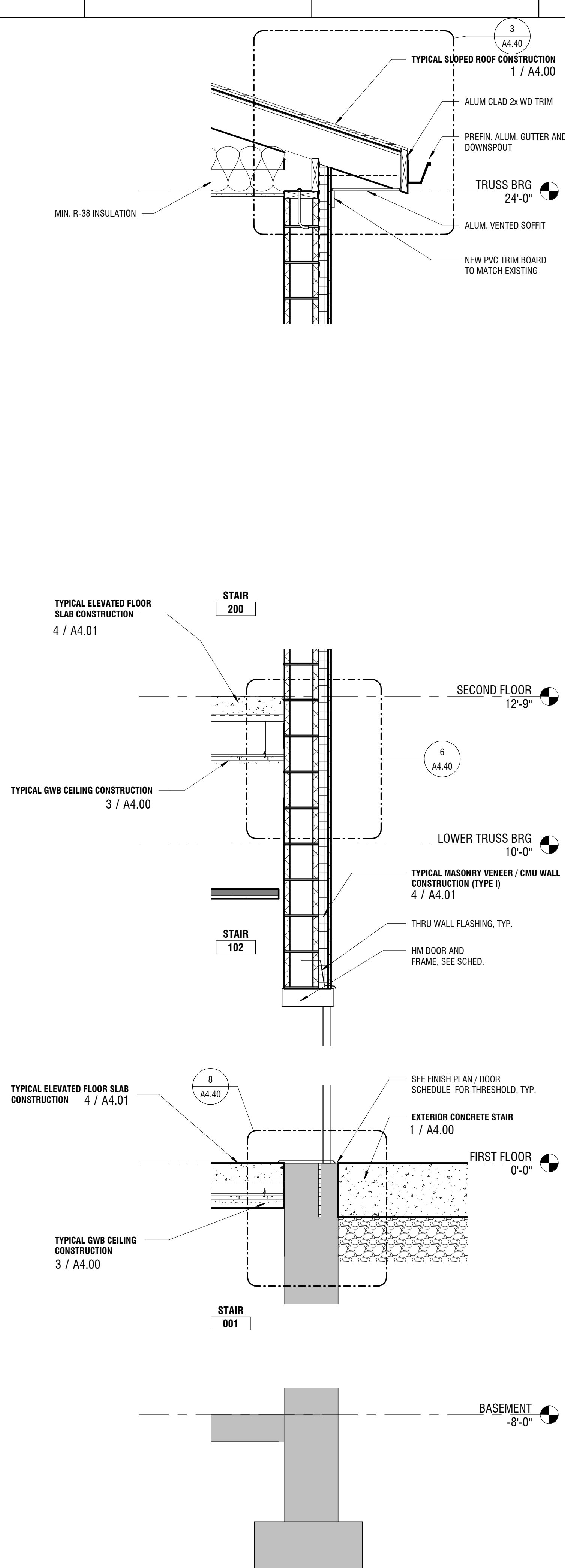
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SCALE:	3/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A4.00

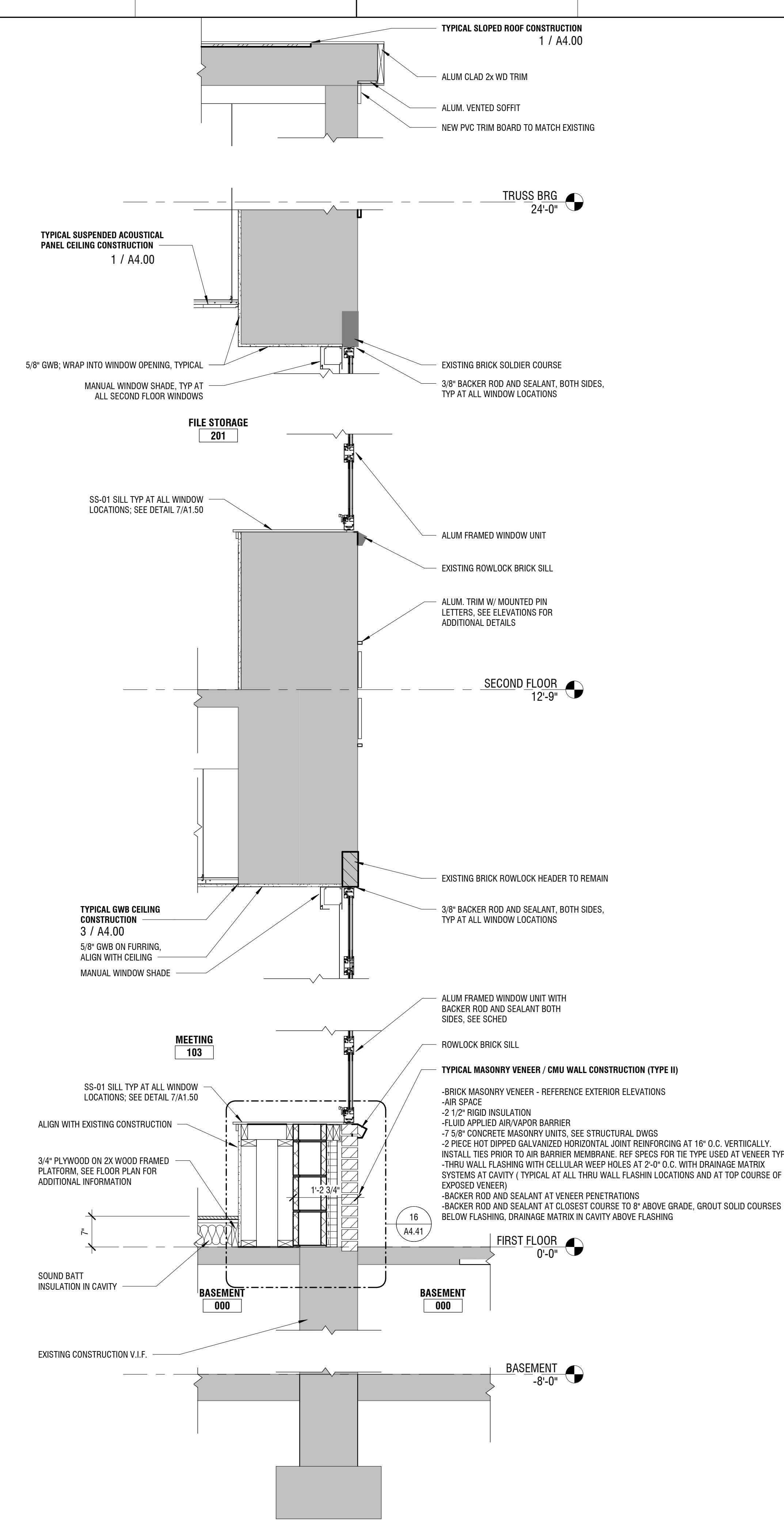
4/29/2025 4:40:42 AM ©COPYRIGHT ALLOY5 ARCHITECTURE



4 WALL SECTION 4
3/4" = 1'-0"



5 WALL SECTION 5
3/4" = 1'-0"



6 WALL SECTION 6
3/4" = 1'-0"

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: ALLOY5 ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM, PA 18018 610.694.8020
ACOUSTICS:
FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

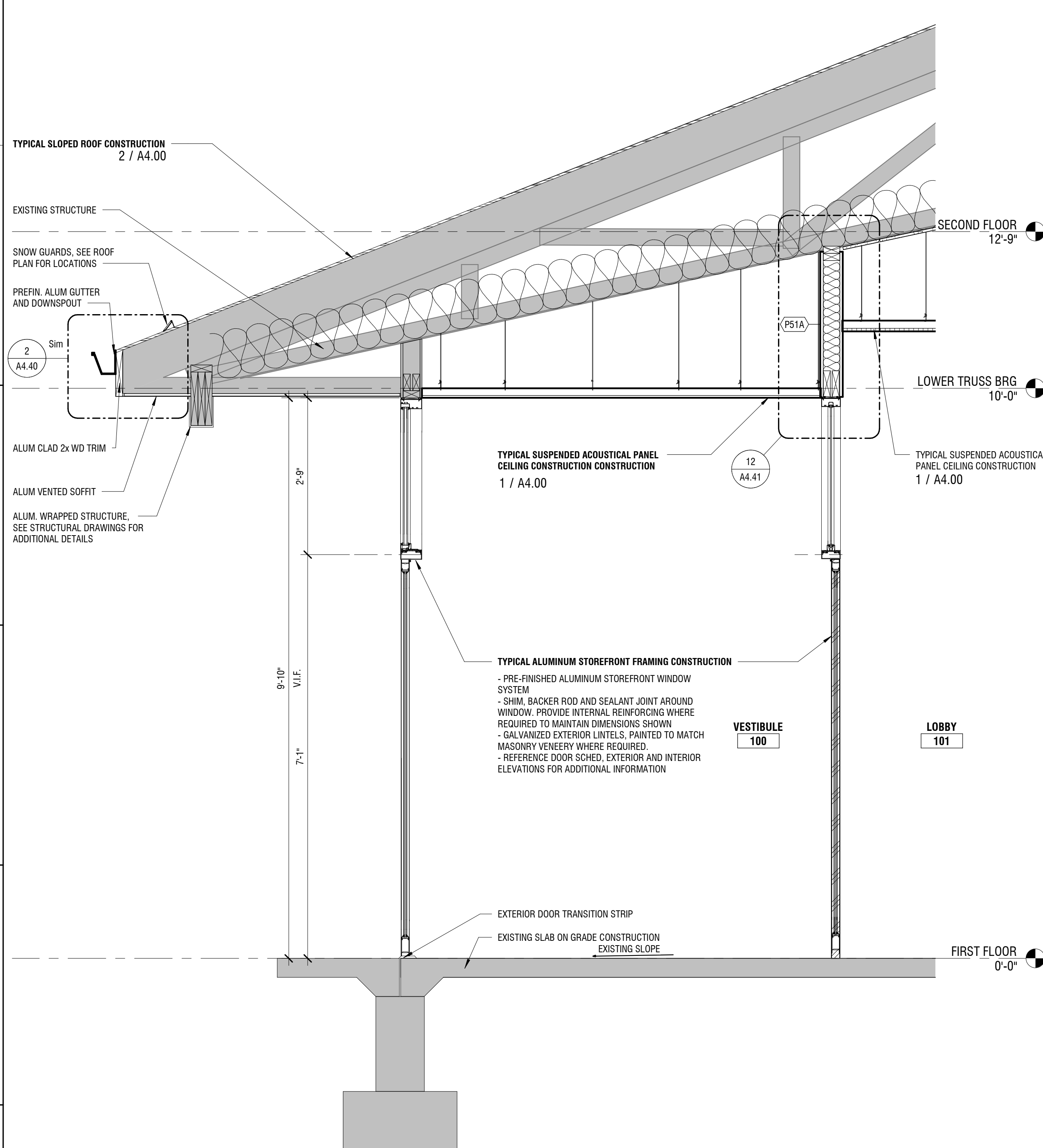
KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

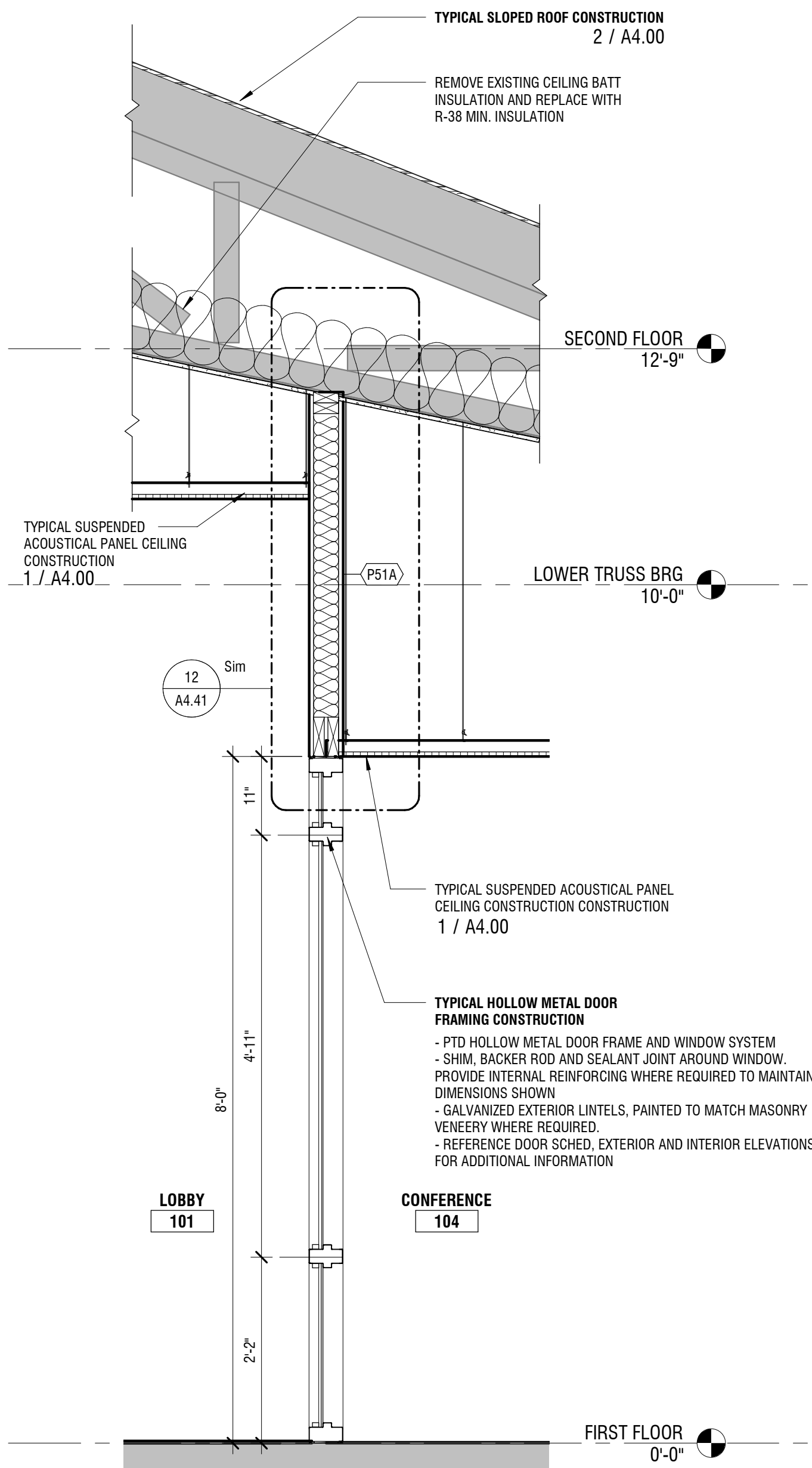
SHEET TITLE:
WALL SECTIONS

DATE:	11/07/2025
SCALE:	3/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

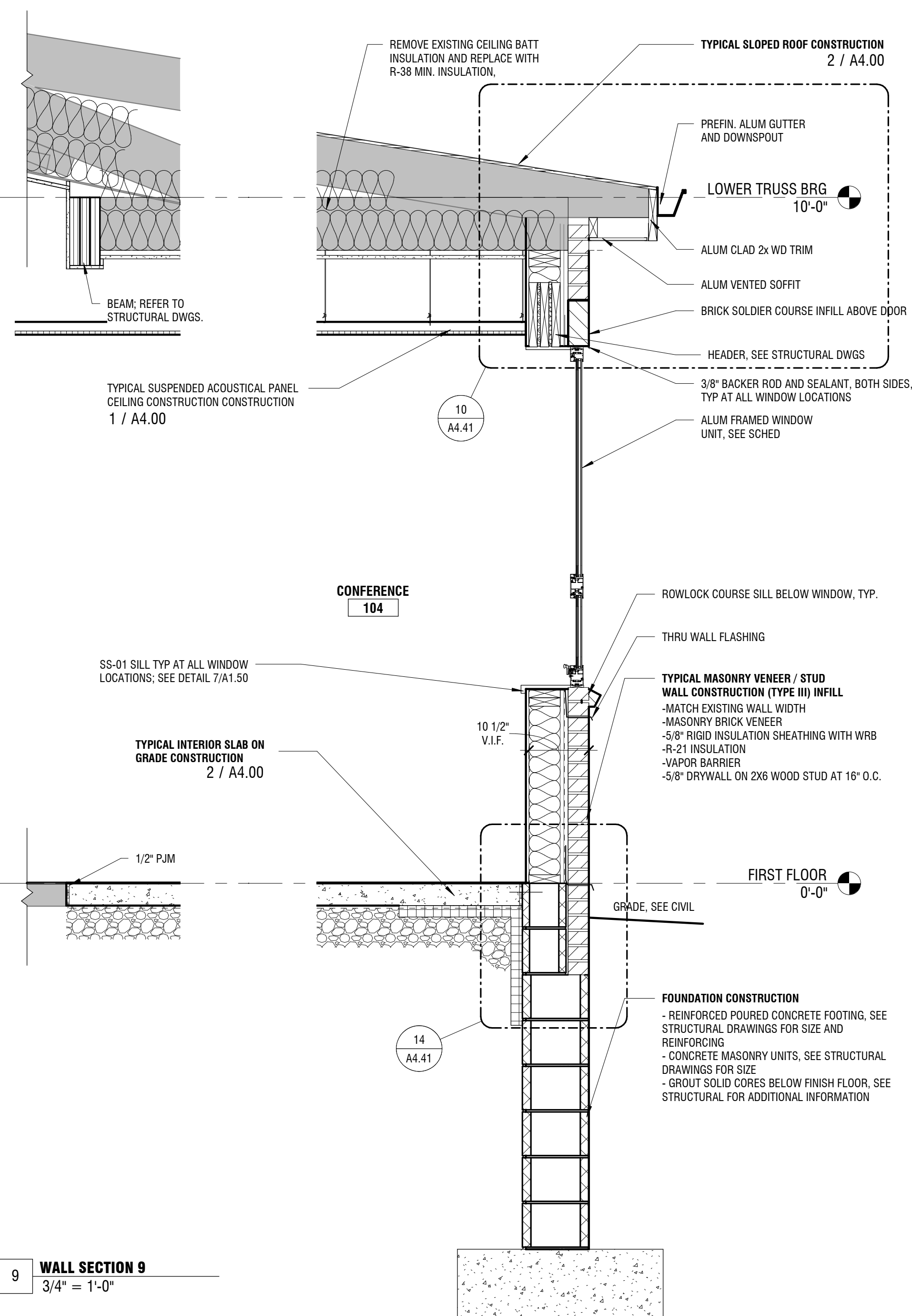
A4.01



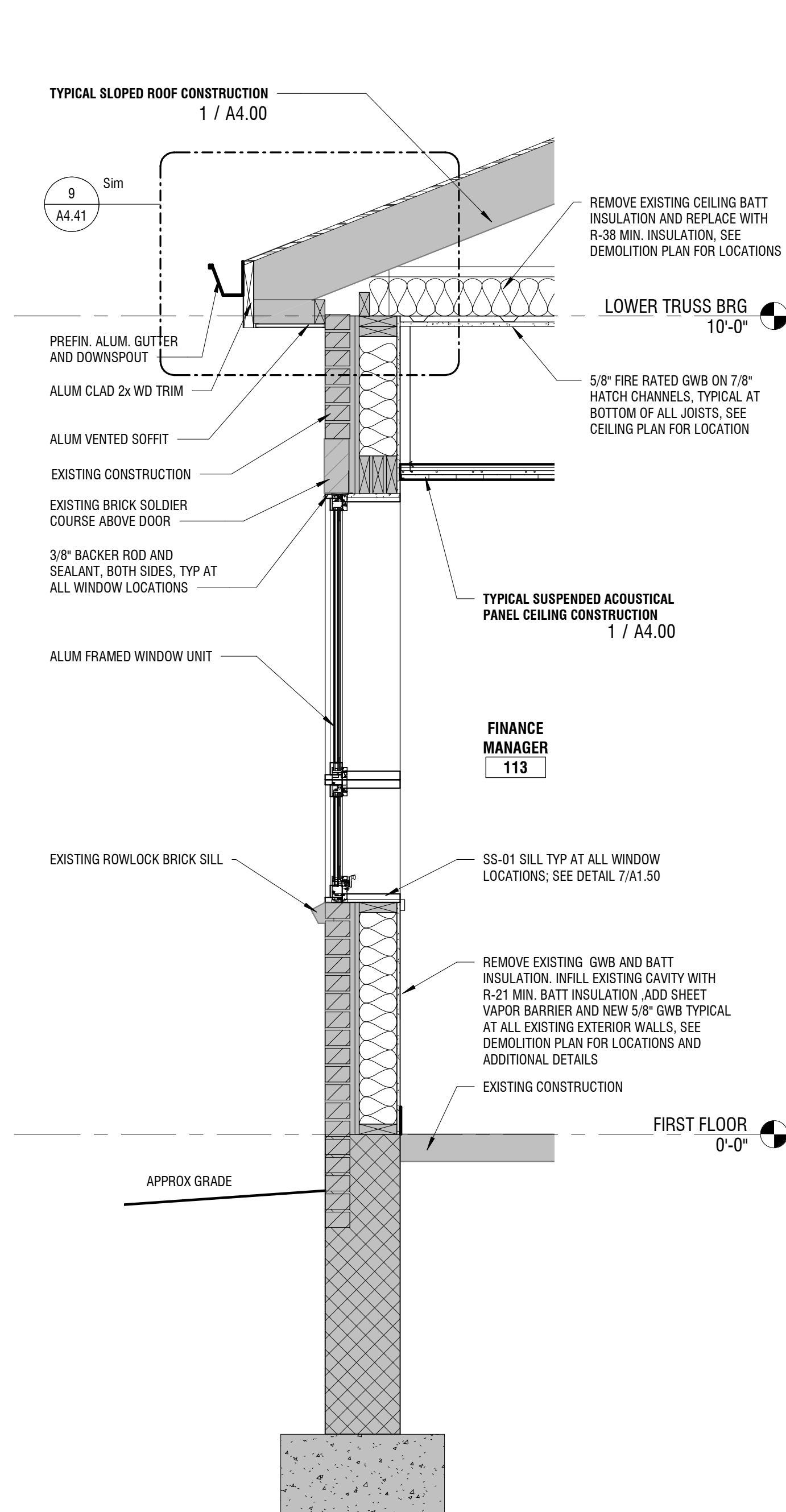
7	WALL SECTION 7
	3/4" = 1'-0"



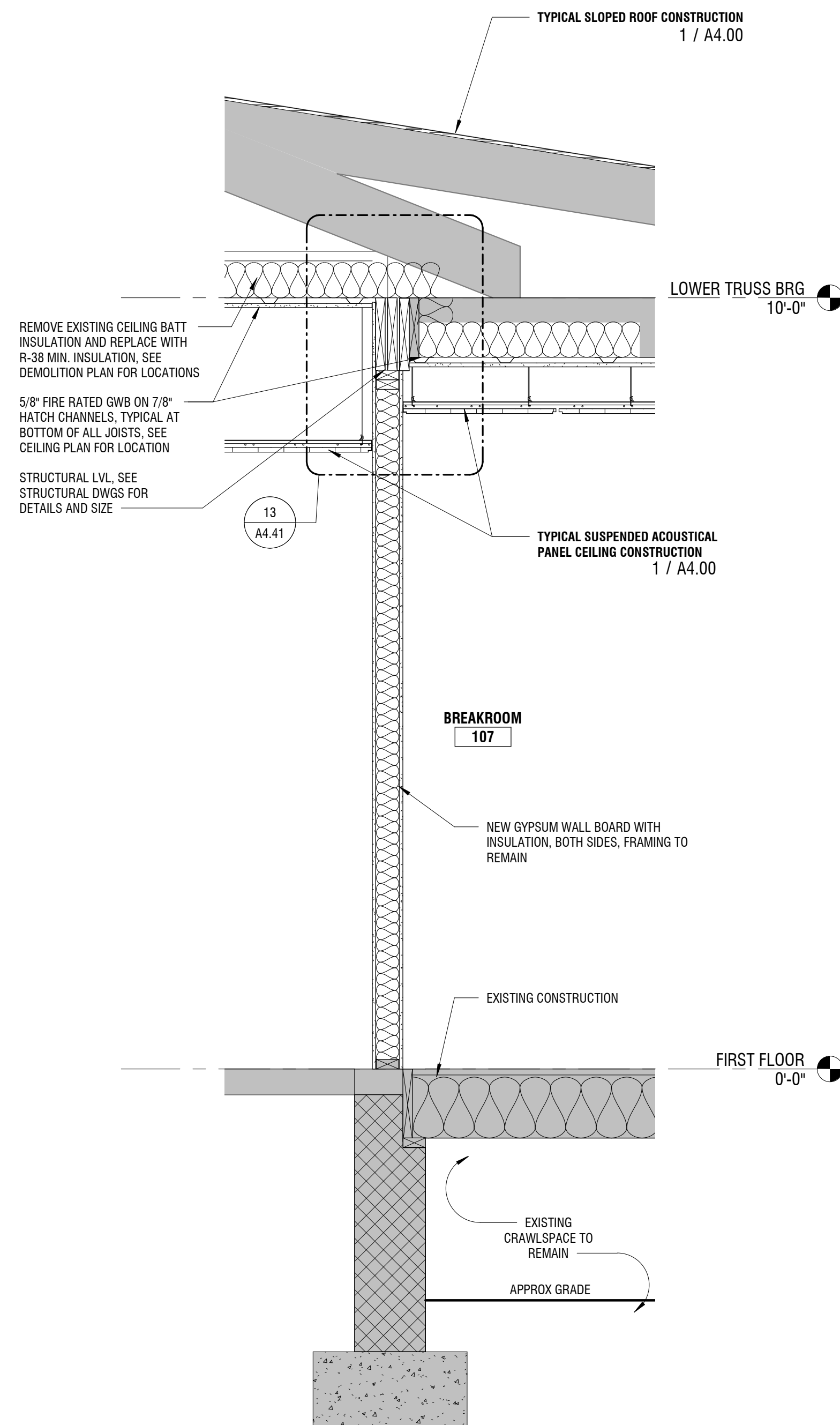
8	WALL SECTION 8 $\frac{3}{4}" = 1'-0"$
---	---



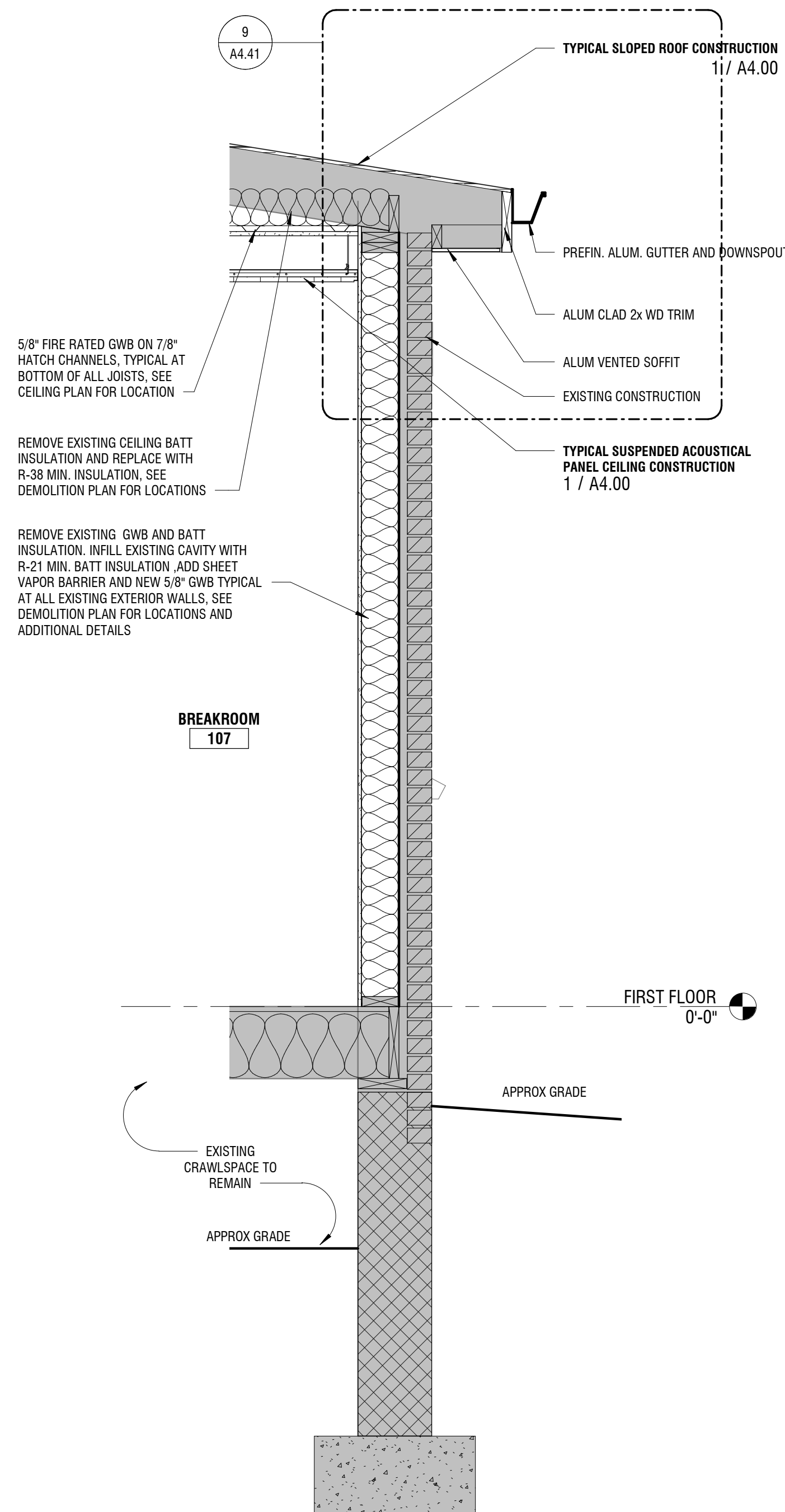
9	WALL SECTION 9
	3/4" = 1'-0"



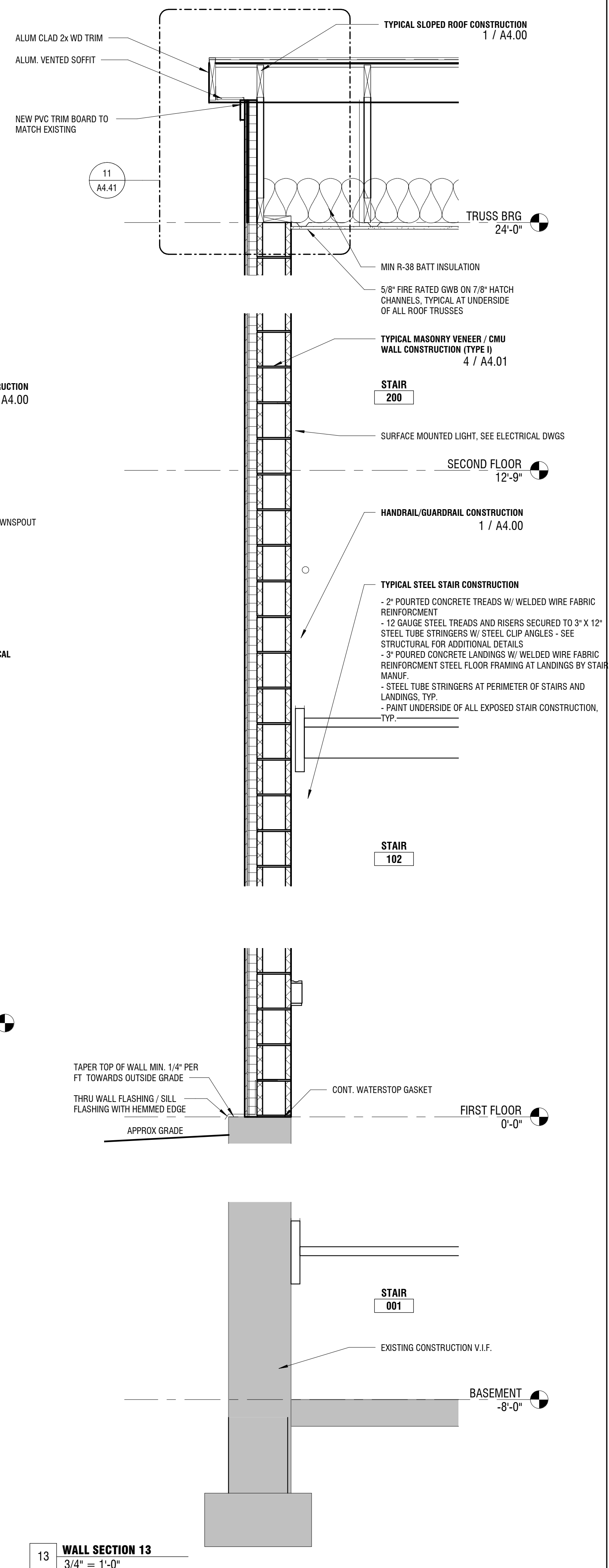
10	WALL SECTION 10
	3/4" = 1'-0"



11	WALL SECTION 11 3/4" = 1'-0"
----	--



12	WALL SECTION 12
	3/4" = 1'-0"



13	WALL SECTION 13
	3/4" = 1'-0"

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

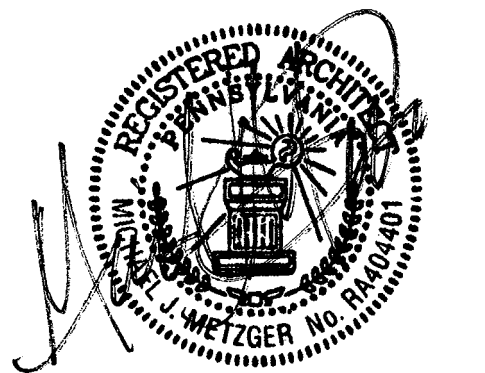
ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Big Set	01/26/26

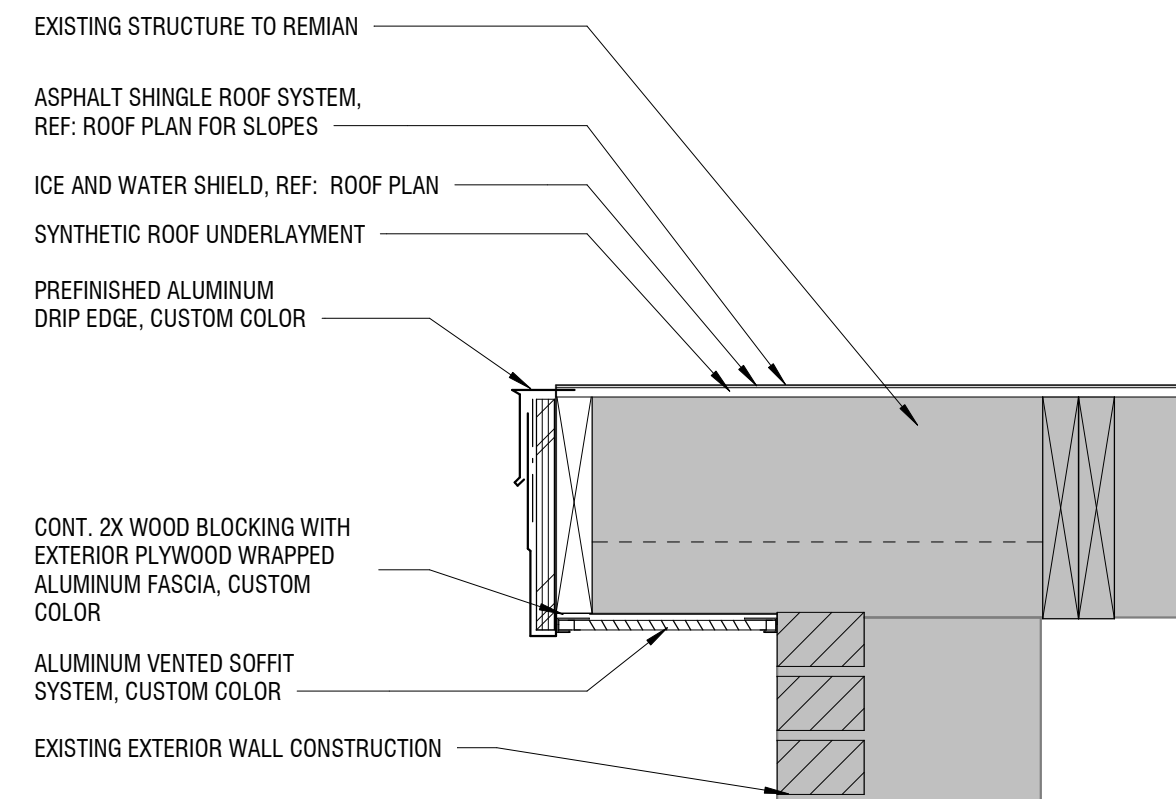
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



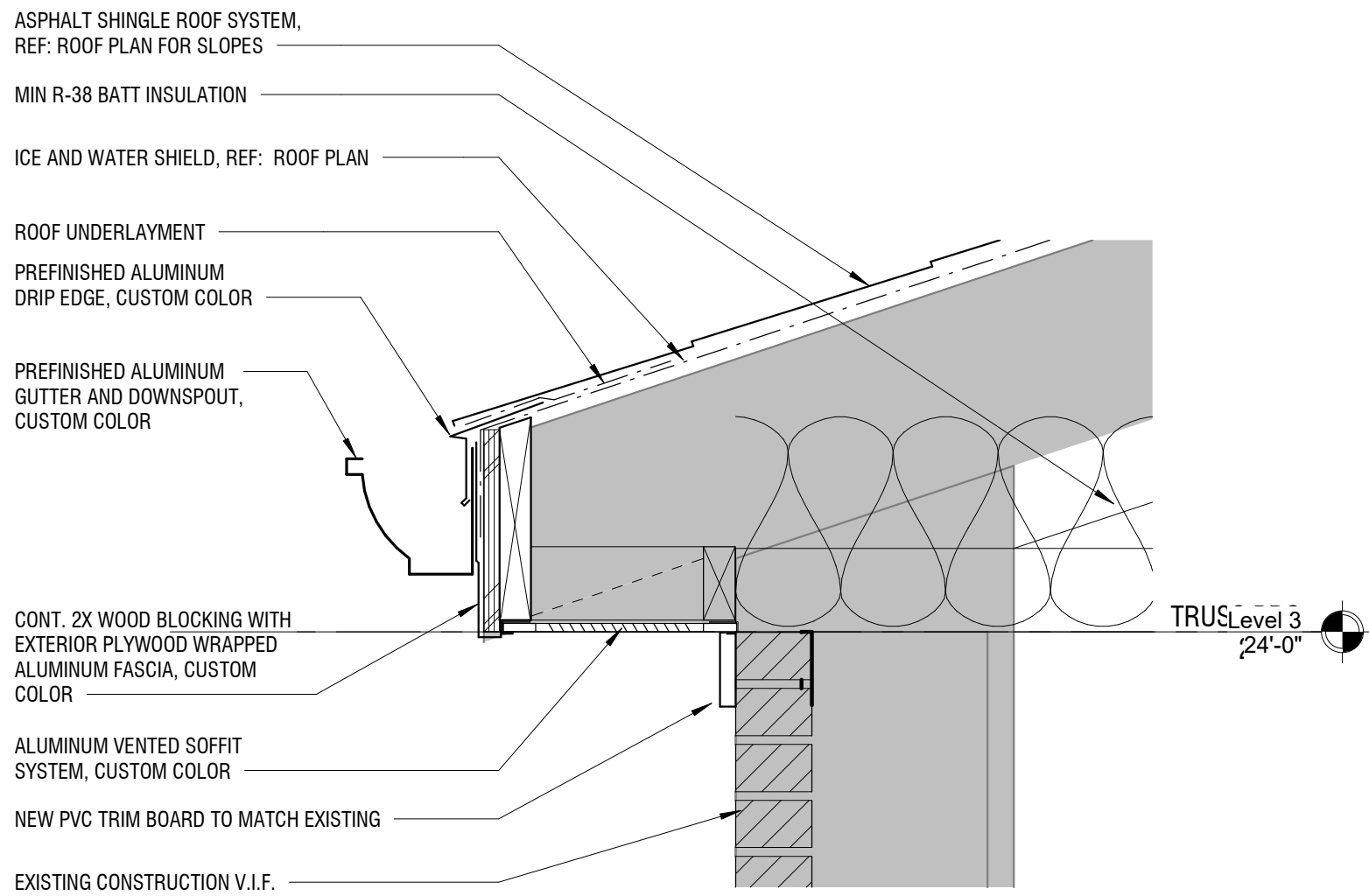
SECTION DETAILS

DATE:	11/07/2025
SCALE:	1 1/2" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

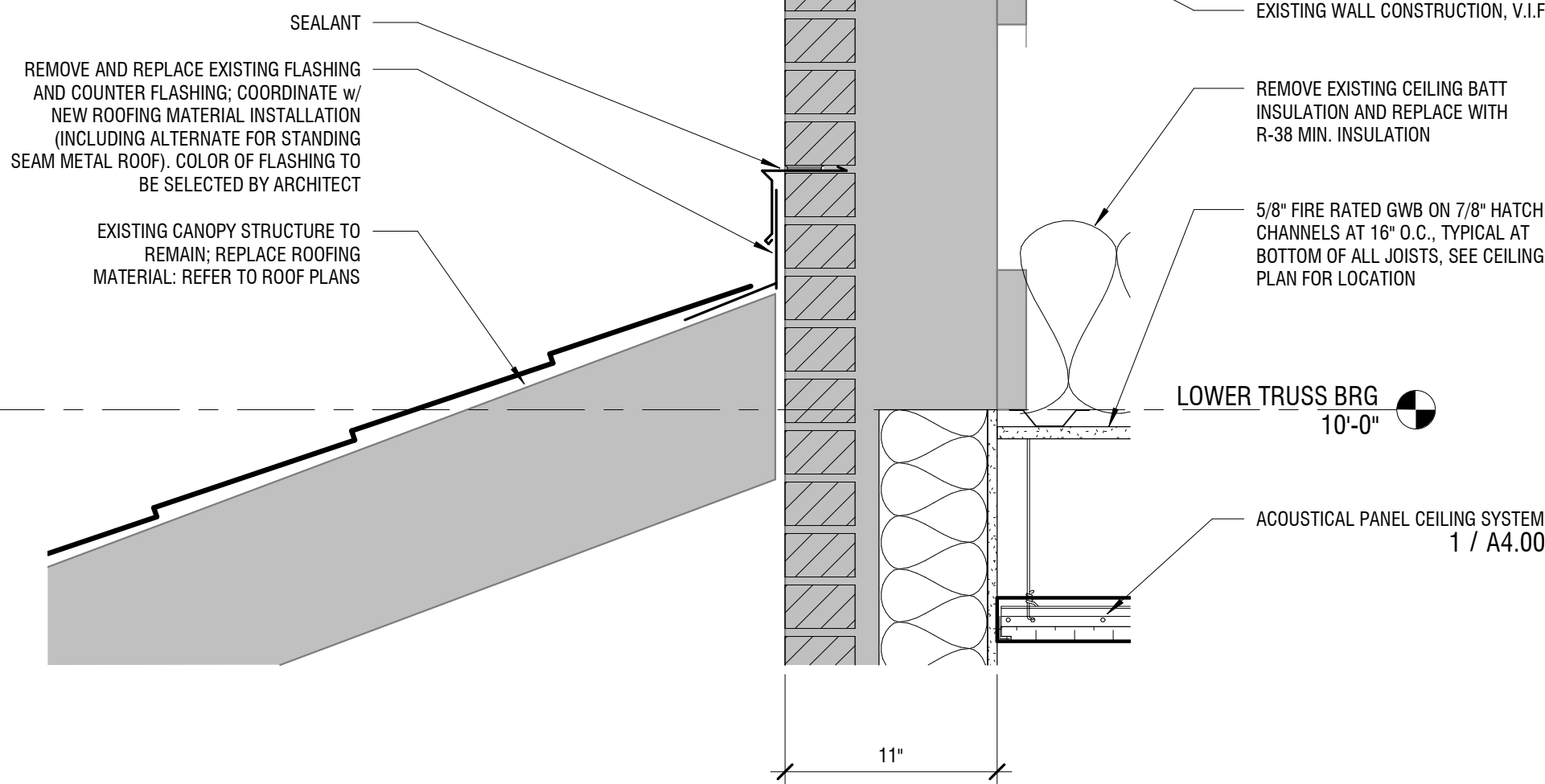
A4.40



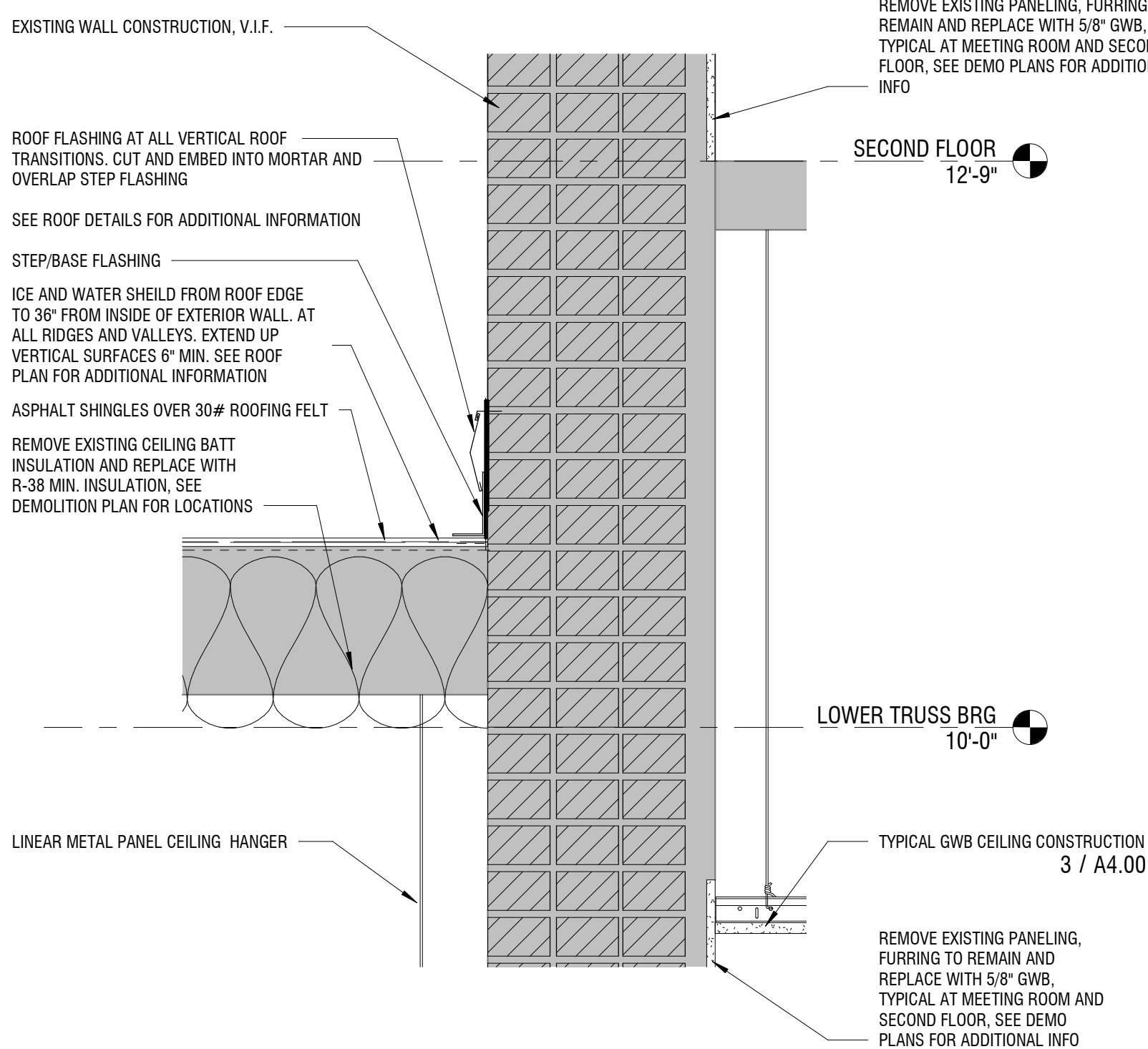
1 SECTION DETAIL 1
1 1/2" = 1'-0"



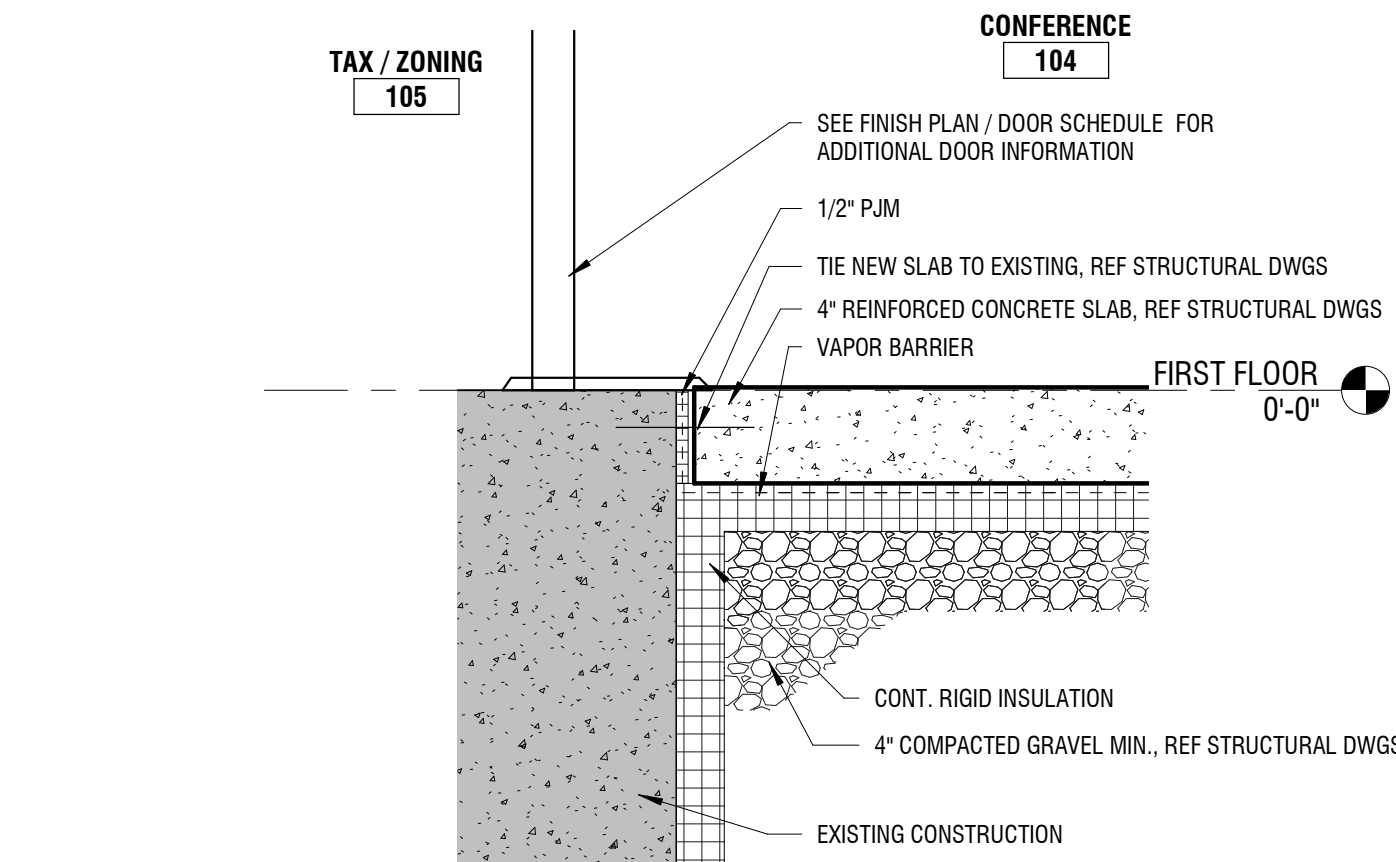
2 SECTION DETAIL 2
1 1/2" = 1'-0"



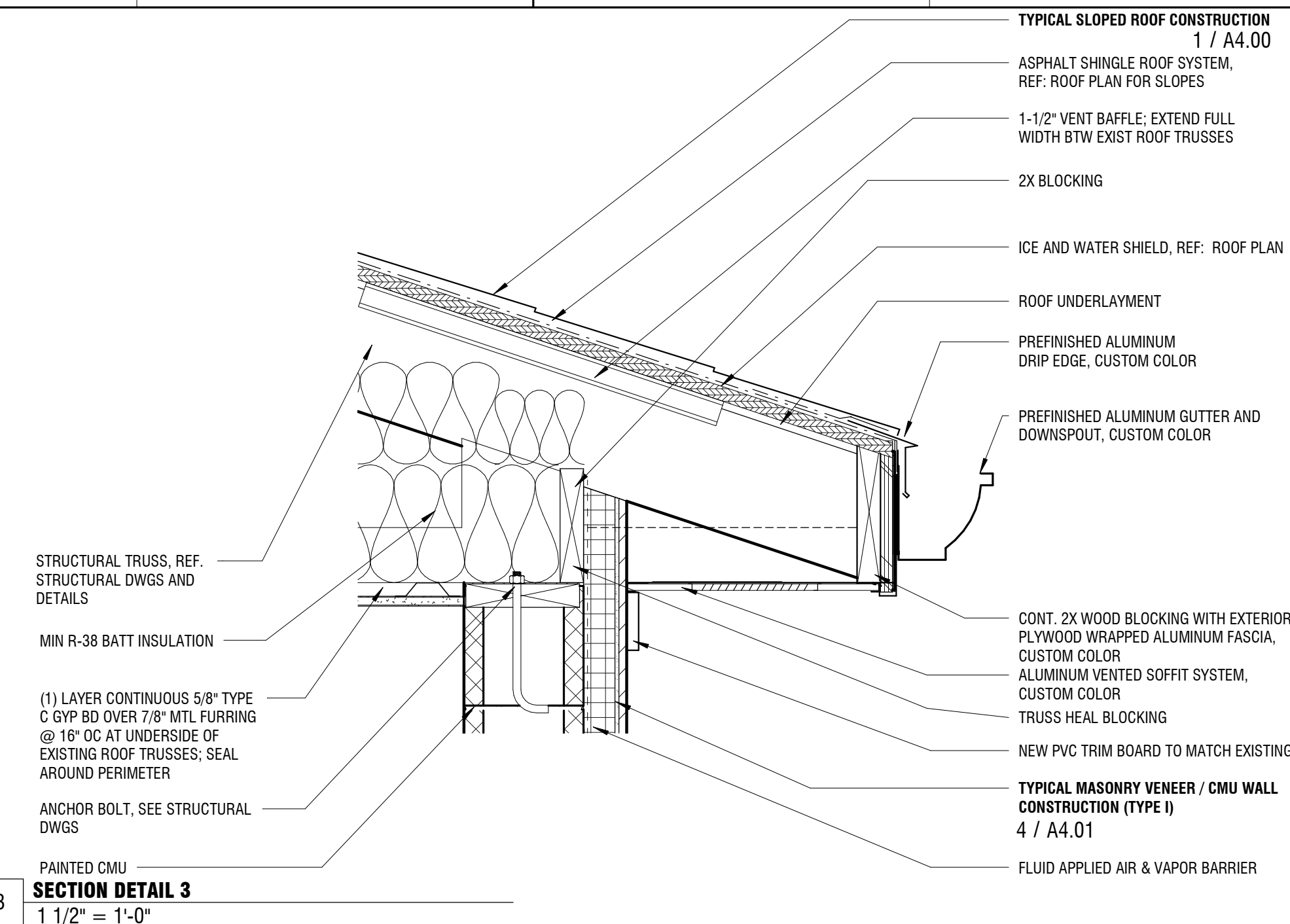
4 SECTION DETAIL 4
1 1/2" = 1'-0"



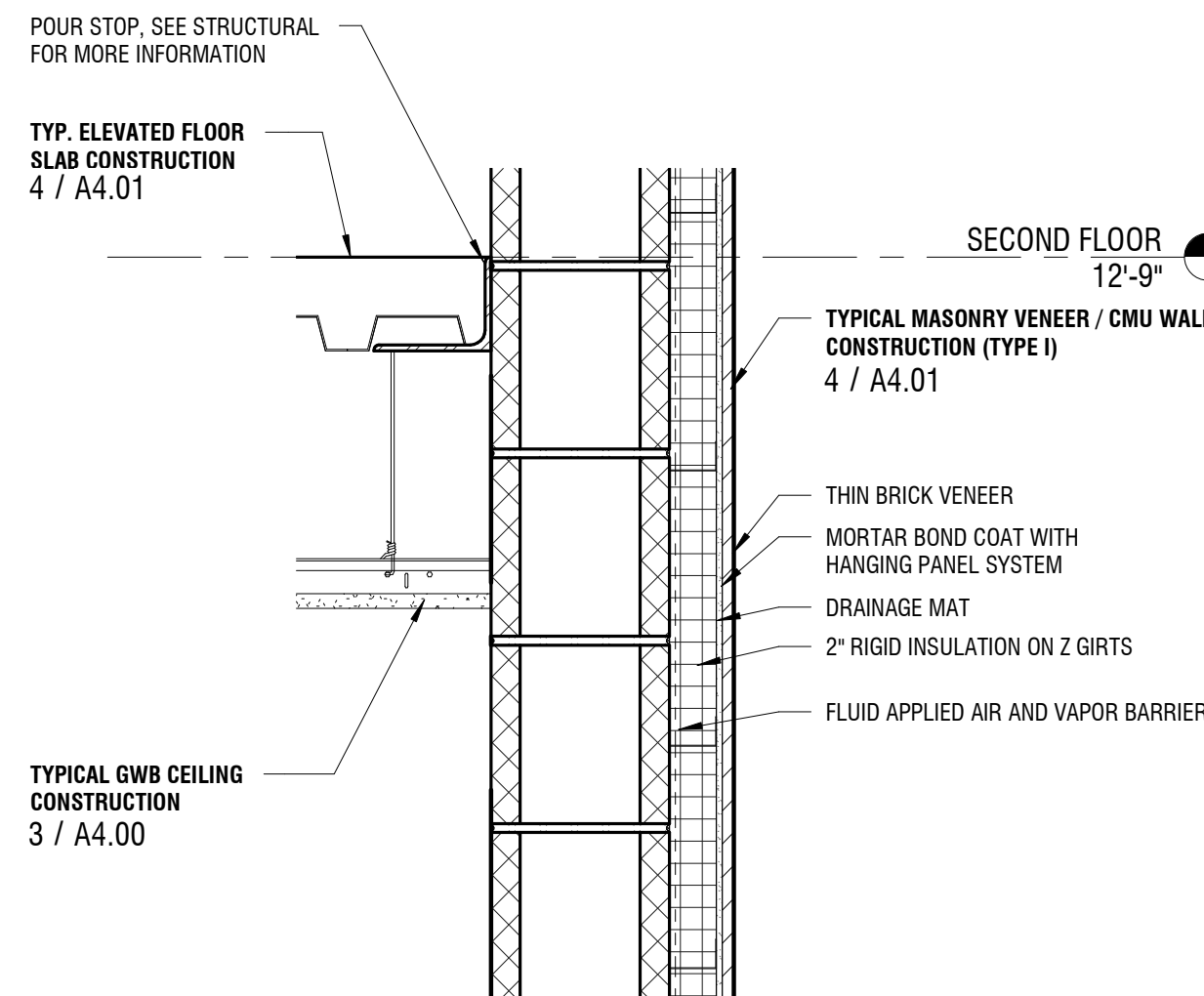
5 SECTION DETAIL 5
1 1/2" = 1'-0"



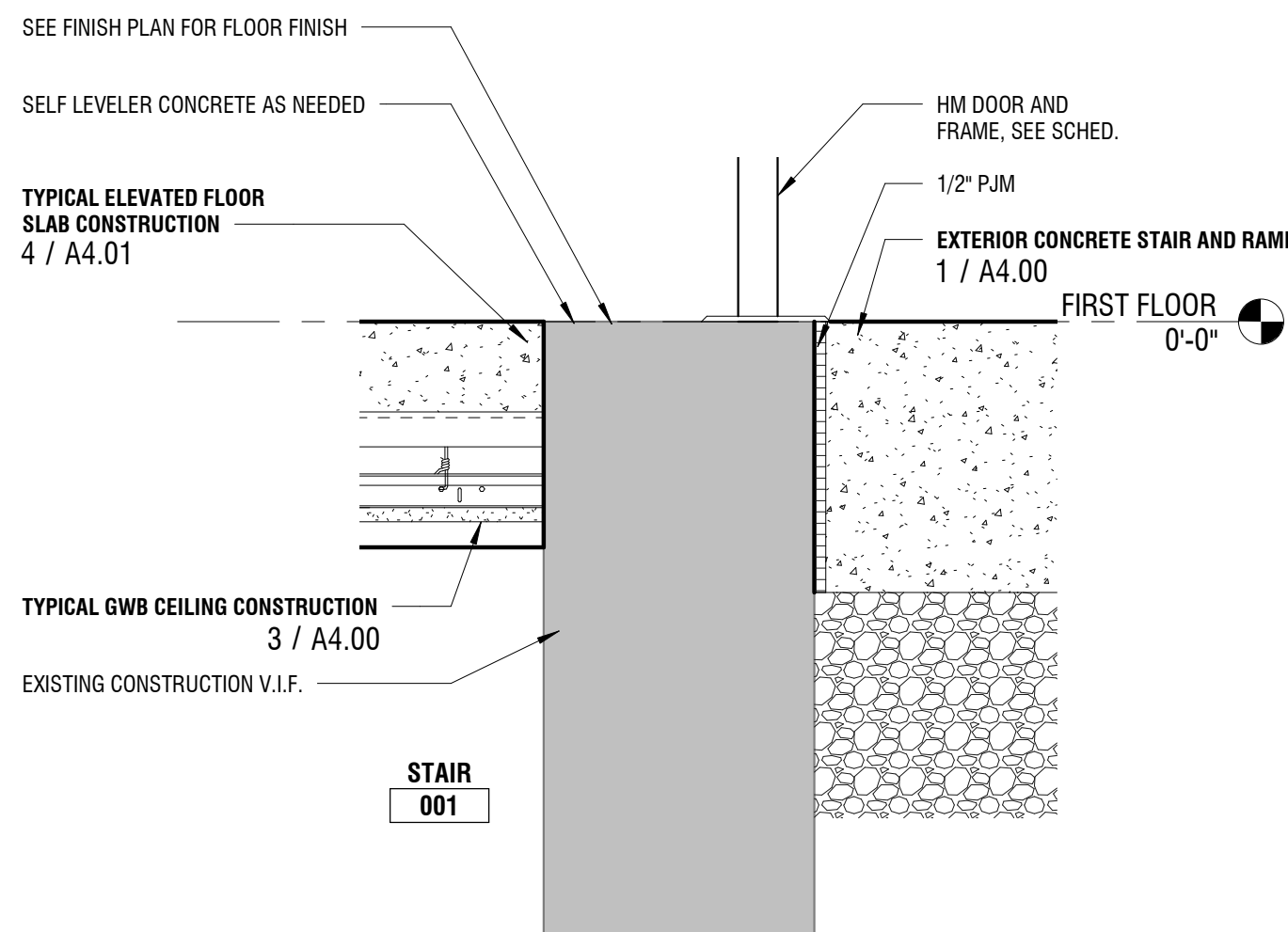
7 SECTION DETAIL 7
1 1/2" = 1'-0"



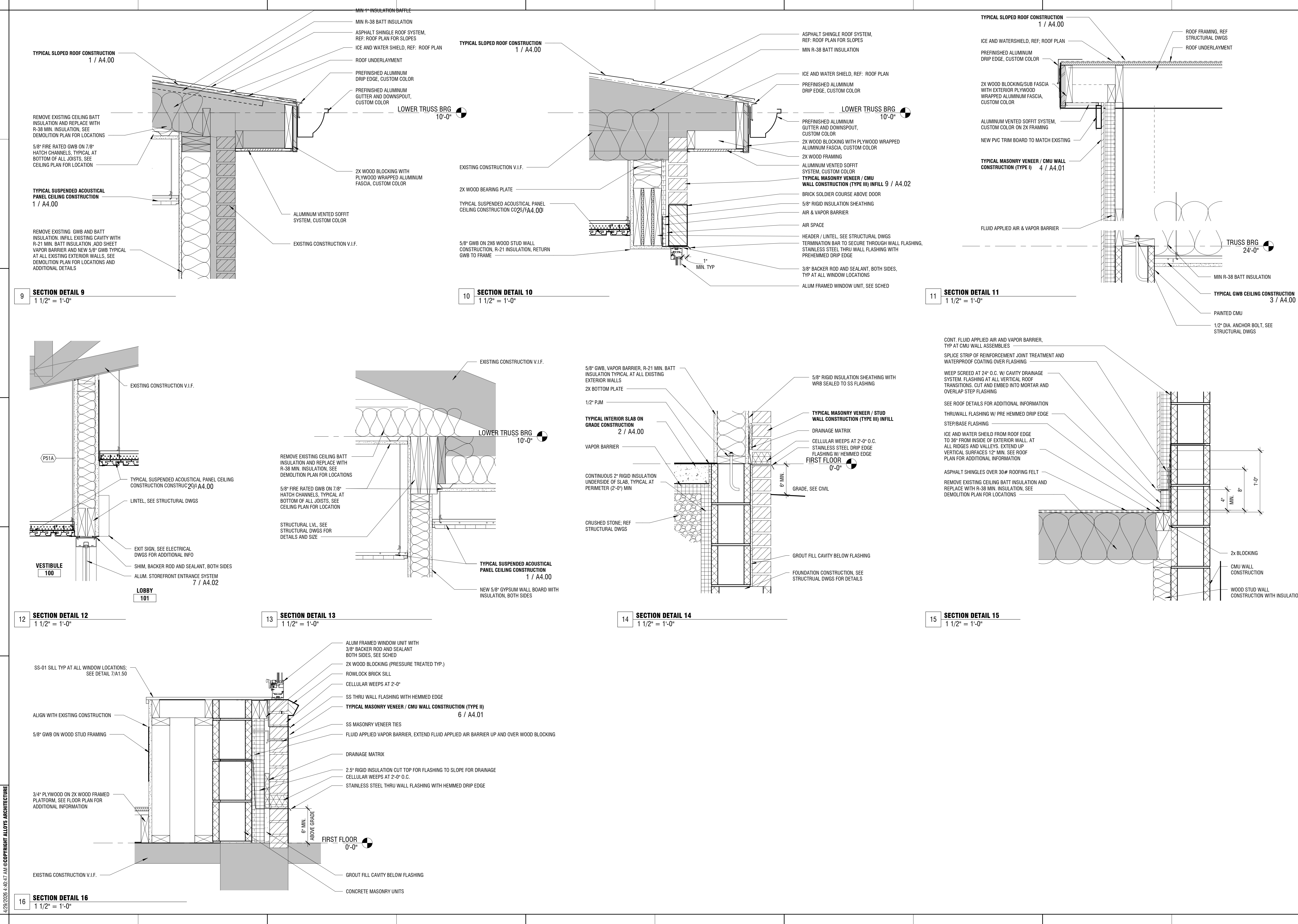
3 SECTION DETAIL 3
1 1/2" = 1'-0"



6 SECTION DETAIL 6
1 1/2" = 1'-0"



8 SECTION DETAIL 8
1 1/2" = 1'-0"



PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

PROJECT TEAM:

ARCHITECT:
ALLOYS
ARCHITECTURE

CIVIL:
SNYDER HOFFMAN
ASSOCIATES,
PA 18064 610.365.7634
BETHLEHEM PA 18018
610.694.8020

STRUCTURAL:

SLATE STRUCTURAL
ENGINEERS, NAZARATH,
PA 18064 610.365.7634

MEPE:
BETHLEHEM PA 18018
610.694.8020

ACOUSTICS:

FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SECTION DETAILS

DATE: 11/07/2025

SCALE: 1 1/2" = 1'-0"

DRAWN BY: MS/TB

CHECKED BY: MM

PROJ NO: 24-0018

A4.41

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
610.694.8020

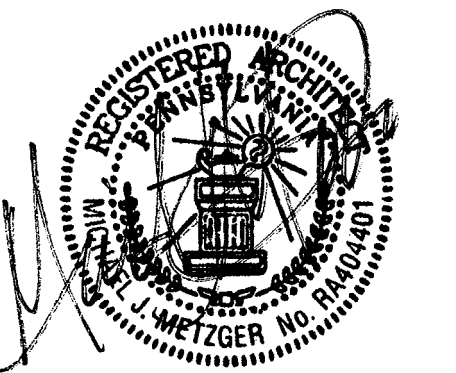
ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

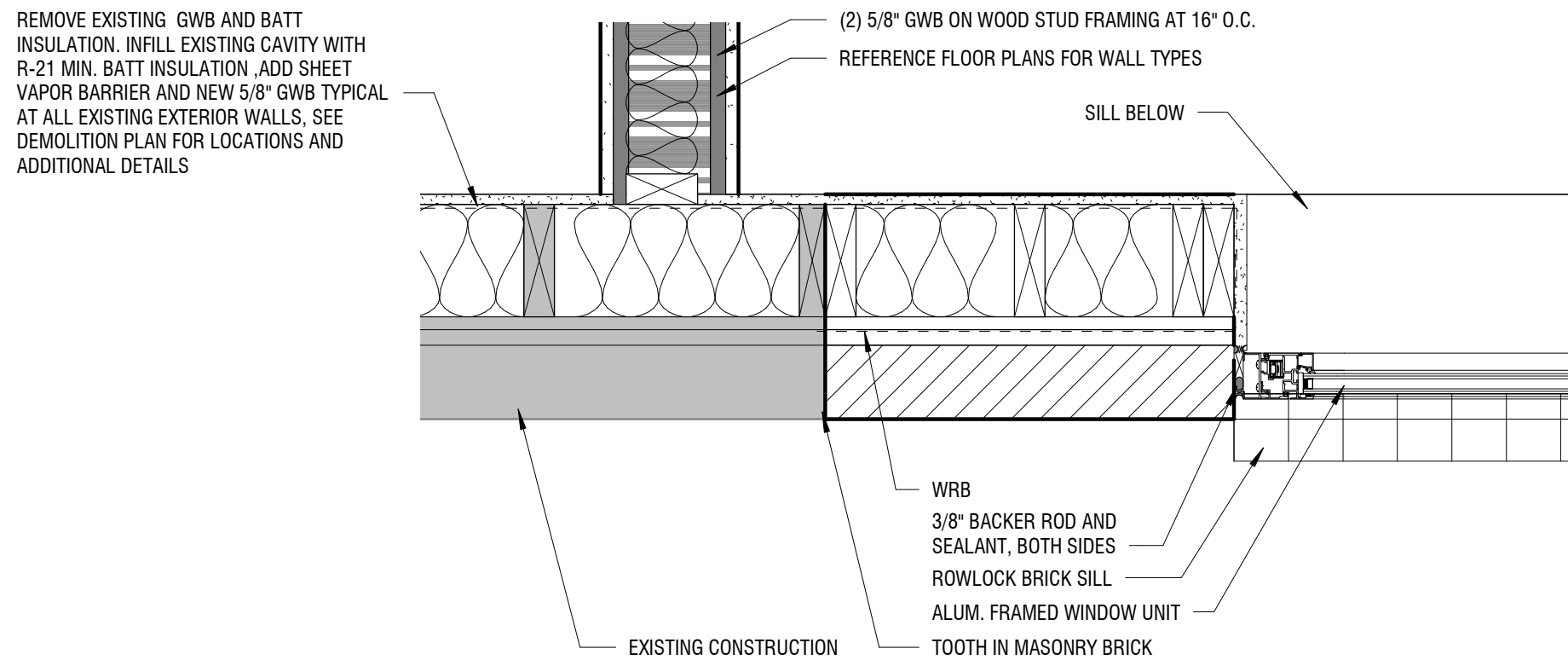


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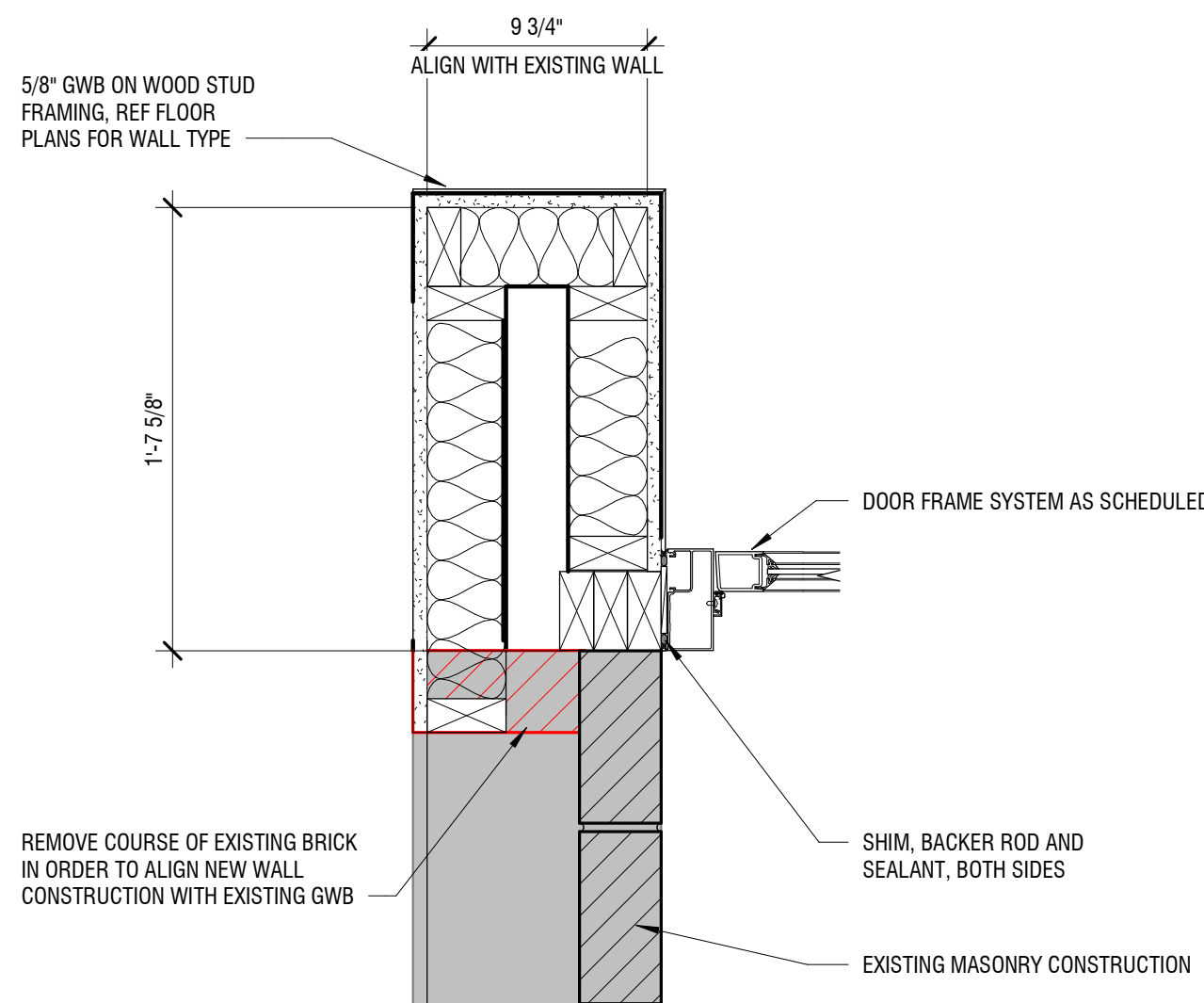
PLAN DETAILS

DATE:	11/07/2025
SCALE:	1 1/2" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

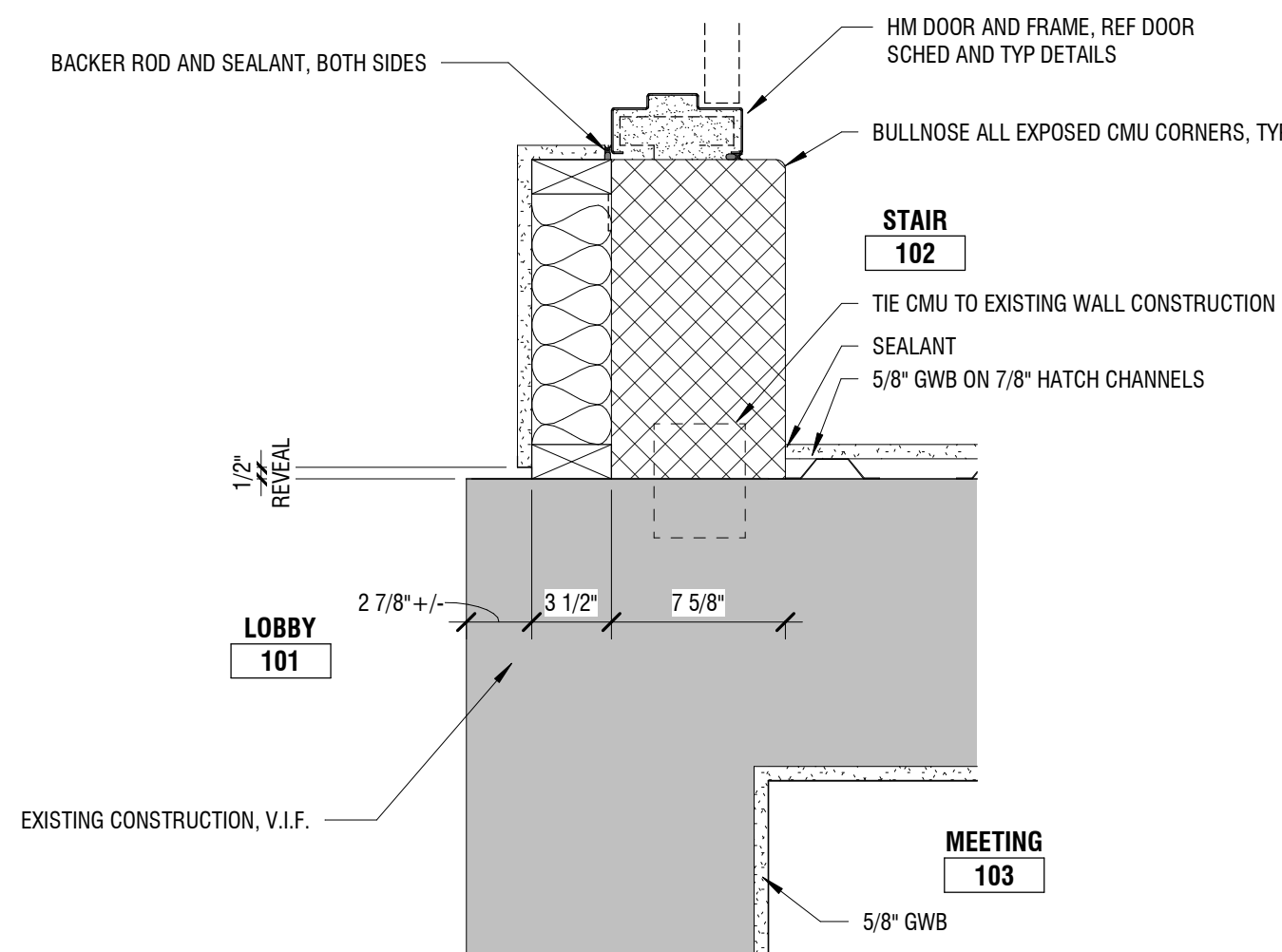
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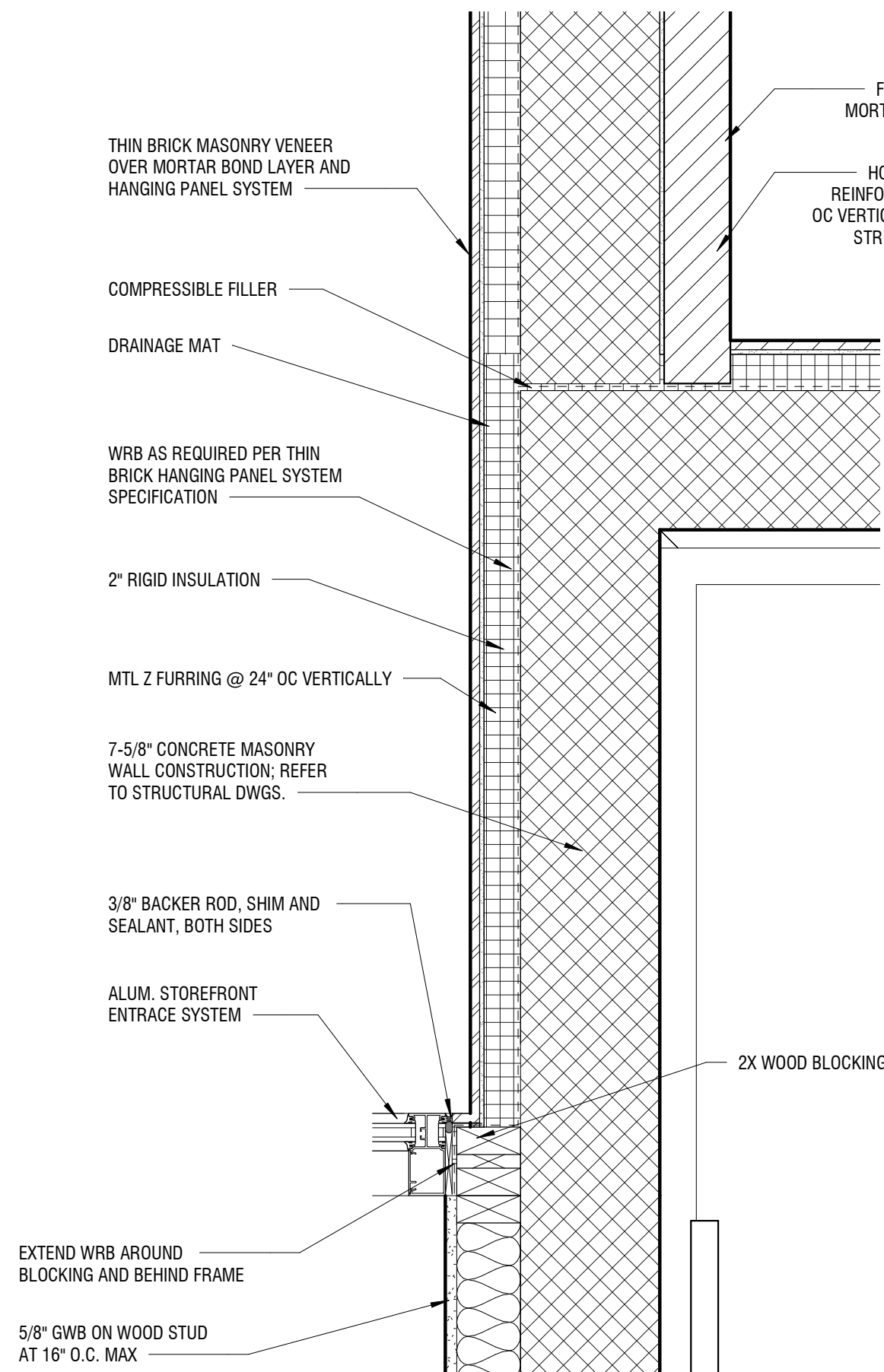
1 PLAN DETAIL @ EXT WALL INFILL
1 1/2" = 1'-0"



2 PLAN DETAIL @ LOBBY 101
1 1/2" = 1'-0"



3 PLAN DETAIL @ FIRST FLOOR NEW WALL CONSTRUCTION
1 1/2" = 1'-0"



4 PLAN DETAIL @ VESTIBULE & EXT SCREEN WALL
1 1/2" = 1'-0"

DOOR & FRAME SCHEDULE - BASEMENT														
DOOR DATA						LABEL & RATING	FRAME DATA						SIGN TYPE	NOTES
NO.	TYPE	MATERIAL	FINISH	SIZE			FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HEAD	DETAILS			
				WIDTH	HEIGHT						SILL	JAMB		
001	R			3'-0"	7'-0"	90 MIN	2							

DOOR & FRAME SCHEDULE - FIRST FLOOR														
DOOR DATA						LABEL & RATING	FRAME DATA						SIGN TYPE	NOTES
NO.	TYPE	MATERIAL	FINISH	SIZE			FRAME TYPE	FRAME MATERIAL	FRAME FINISH	DETAILS				
				WIDTH	HEIGHT					HEAD	SILL	JAMB		
100	EE	AL	PREFIN	6'-0"	7'-0"	60 MIN.	14	AL	PREFIN	SEE SECTIONS	S1	J3	5	SEE NOTE 2
100E	A	IHM	PTD	3'-0"	7'-0"		1	IHM	PTD	H1A		J1A		
101	EE	AL	PREFIN	6'-0"	7'-0"		14	AL	PREFIN	SEE SECTIONS		J6		
102	B	WD	PREFIN	3'-0"	7'-0"	90 MIN.	2	HM	PTD	H4A		J4A	5, 12	SEE NOTE 2 & 6
102B	B	IHM	PTD	3'-0"	7'-0"		2	IHM	PTD	H1	S1	J1		
103	DD	WD	PREFIN	6'-0"	7'-0"		2	HM	PTD	H7		J7		2, 3, 4
103A	B	IHM	PTD	3'-0"	7'-0"	45 MIN.	2	IHM	PTD	H1A	S1	J1A	5, 12	SEE NOTE 2
103B	D	WD	PREFIN	3'-0"	7'-0"		2	HM	PTD	H7		J7	2	
103C	HH	WD	PREFIN	4'-0"	7'-0"		1	HM	PTD	H5		J5		
104	D	WD	PREFIN	3'-0"	7'-0"	90 MIN.	15	HM	PTD	SEE SECTIONS		J6	2, 4	SEE NOTE 1
105	A	WD	PREFIN	3'-0"	7'-0"		1	HM	PTD	H5		J5	2	
106	D	WD	PREFIN	3'-0"	7'-0"		1	HM	PTD	H5		J5	2	
107	D	WD	PREFIN	3'-0"	7'-0"	45 MIN.	1	HM	PTD	H5		J5	2, 4	SEE NOTE 7
108	B	WD	PREFIN	3'-0"	7'-0"		2	HM	PTD	H5		J5	2	
109	B	WD	PREFIN	3'-0"	7'-0"		2	HM	PTD	H5		J5	6	
111	B	WD	PREFIN	3'-0"	7'-0"	45 MIN.	2	HM	PTD	H5		J5	2	
112	D	WD	PREFIN	3'-0"	7'-0"		1	HM	PTD	H5		J5	2	
113	D	WD	PREFIN	3'-0"	7'-0"		1	HM	PTD	H5		J5	2	
114	D	WD	PREFIN	3'-0"	7'-0"	45 MIN.	1	HM	PTD	H5		J5	2	
115	D	WD	PREFIN	3'-0"	7'-0"		1	HM	PTD	H5		J5	2	
116	D	WD	PREFIN	3'-0"	7'-0"		1	HM	PTD	H5		J5	2	
117	B	WD	PREFIN	3'-0"	7'-0"	90 MIN.	1	HM	PTD	H5		J5	8	
118	B	WD	PREFIN	3'-0"	7'-0"		1	HM	PTD	H5		J5	7	
119	B	WD	PREFIN	3'-0"	7'-0"		1	HM	PTD	H5		J5	5	
119A	A	IHM	PTD	3'-0"	7'-0"	45 MIN.	10	IHM	PTD	H2	S1	J2	5	SEE NOTE 4 & 7
120	B	WD	PREFIN	3'-0"	7'-0"	90 MIN.	1	HM	PTD	H5		J5	5	SEE NOTE 3 & 7
														SEE NOTE 4 & 7

DOOR & FRAME SCHEDULE - SECOND FLOOR														
DOOR DATA						LABEL & RATING	FRAME DATA						SIGN TYPE	NOTES
NO.	TYPE	MATERIAL	FINISH	SIZE			FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HEAD	DETAILS			
				WIDTH	HEIGHT						SILL	JAMB		
200A	B	WD	PREFIN	3'-0"	7'-0"	60 MIN.	2	HM	PTD	H4		J4	5	
202	A	WD	PREFIN	3'-0"	7'-0"		1	HM	PTD	H5		J5	2	SEE NOTE 7
203	A	WD	PREFIN	3'-0"	7'-0"		1	HM	PTD	H5		J5	2	SEE NOTE 7

GENERAL DOOR NOTES

- DOOR ELEVATIONS AND FRAME ELEVATIONS ARE NOT NUMBERED/LETTERED SEQUENTIALLY
- ALL HARDWARE TO BE ACCESSIBLE AND COMPLY WITH ANSI A117.1-2009; REFER TO SPECIFICATIONS FOR HARDWARE SETS
- PROVIDE CLOSERS & SMOKE SEALS ON ALL RATED DOORS
- VERIFY ALL DIMENSIONS OF EXISTING OPENINGS IN FIELD
- ALL DOORS SHALL BE 1-3/4" THICK UNLESS NOTED OTHERWISE
- REFER TO SHEET G1.00 FOR ABBREVIATIONS

DOOR NOTES

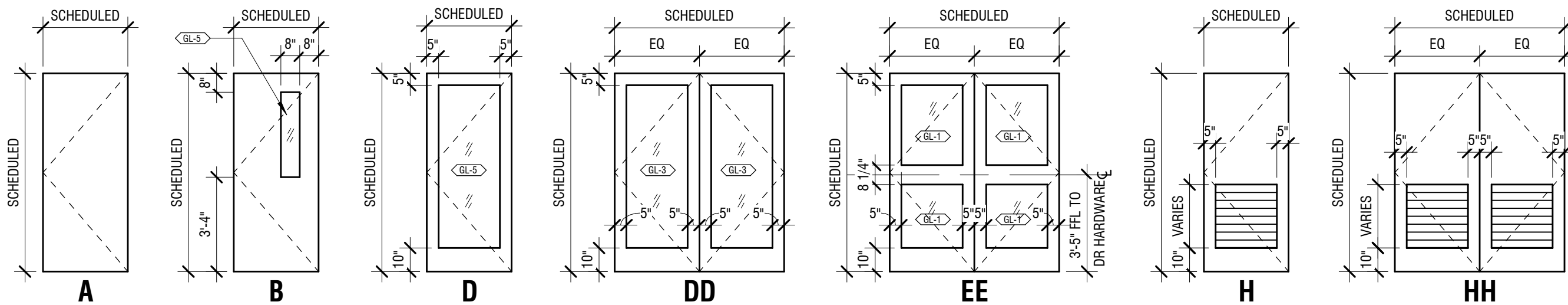
- (2) 2'-0" DOOR PANELS
- (2) 3'-0" DOOR PANELS
- EMERGENCY EXIT ONLY & TIED TO FIRE ALARM
- REMOTE LOCKING CONTROLLED DOOR
- NOT USED -
- ACCESS CONTROL: PROVIDE KEYPAD & CARD READER
- ACCESS CONTROL: PROVIDE CARD READER

GLAZING GENERAL NOTES

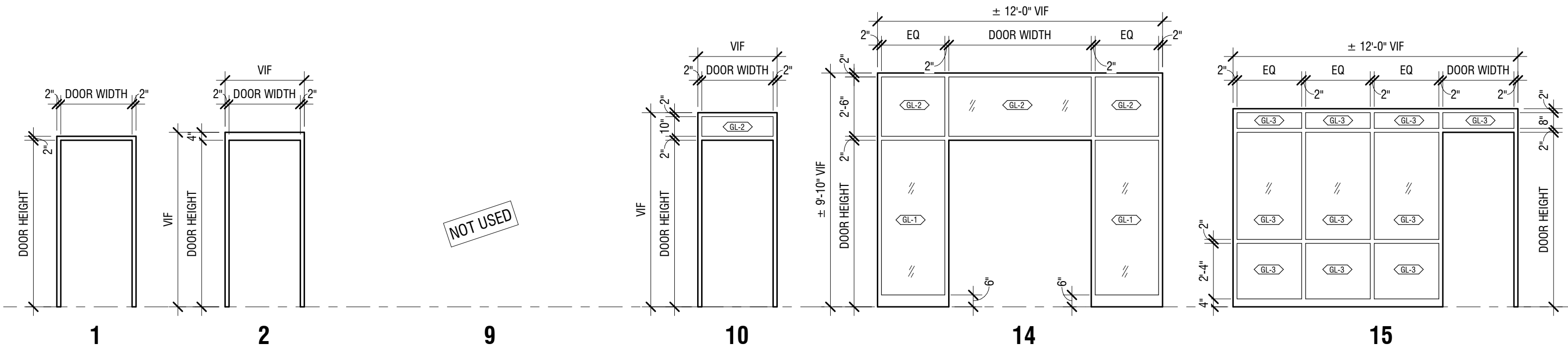
- REFERENCE SHEET A6.40 - A6.41 FOR STOREFRONT AND WINDOW DETAILS.
- REFERENCE DOOR SCHEDULE FOR DOOR INFORMATION.
- ALL DIMENSIONS SHOULD BE VERIFIED IN FIELD PRIOR TO FABRICATION.

GLAZING TYPES

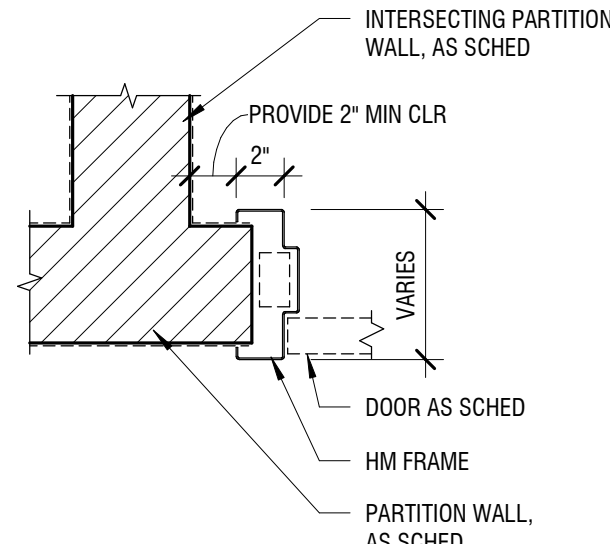
- GL-1 CLEAR INSULATED TEMPERED GLASS
GL-2 CLEAR INSULATED ANNEALED GLASS
GL-3 CLEAR TEMPERED GLASS
GL-4 CLEAR ANNEALED GLASS
GL-5 FIRE-PROTECTION-RATED GLAZING
GL-6 BULLET RESISTANT GLAZING



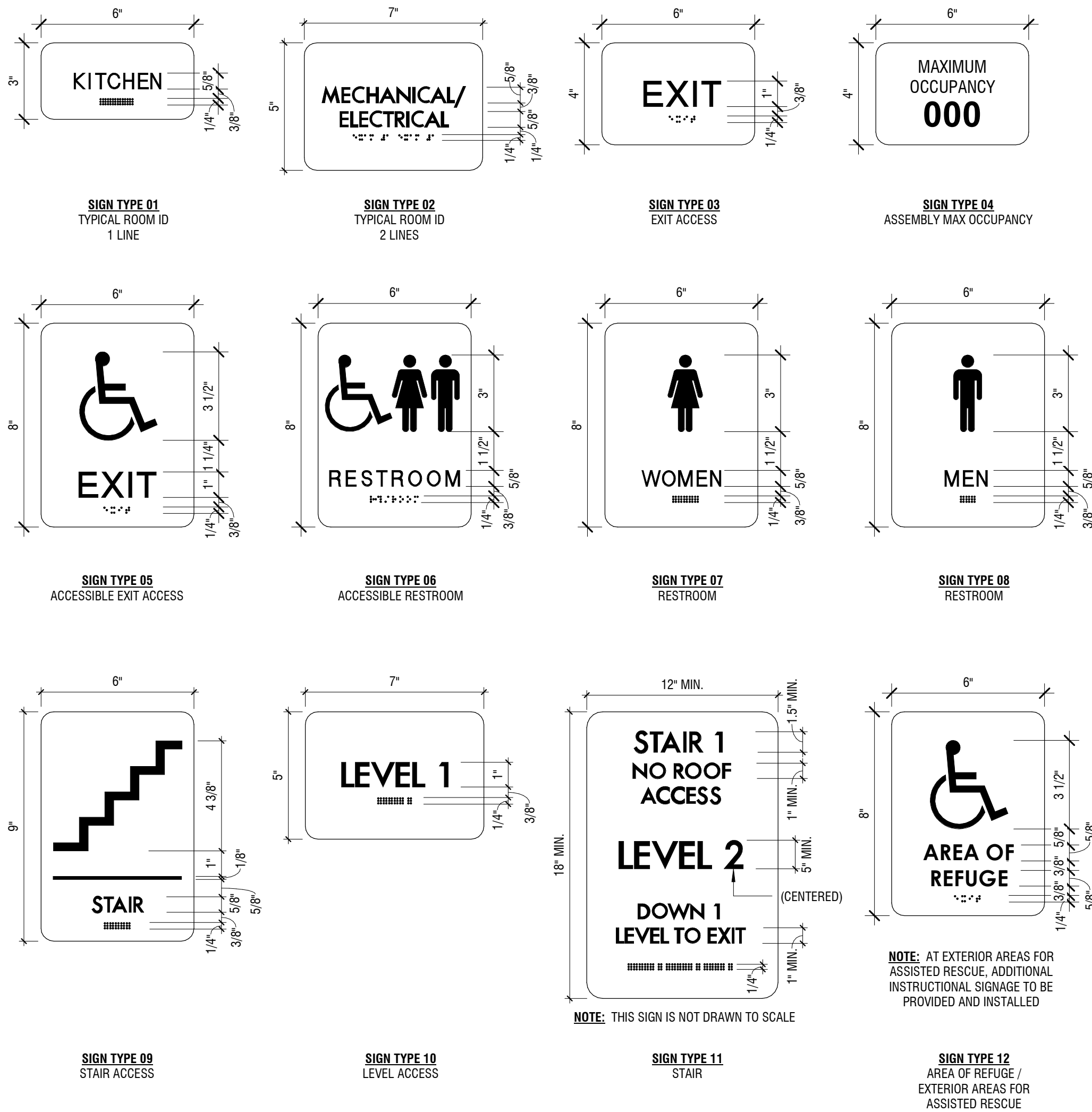
DOOR TYPES
1/4" = 1'-0"



FRAME TYPES
1/4" = 1'-0"



2 TYPICAL HINGE SIDE-HM FRAME
1 1/2" = 1'-0"



1 SIGNAGE TYPES
3" = 1'-0"

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

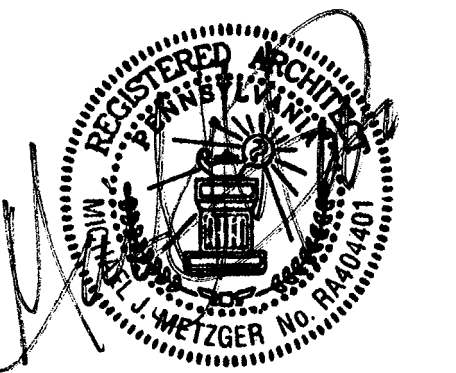
SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

DOOR SCHEDULE &
DETAILS

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A6.00

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

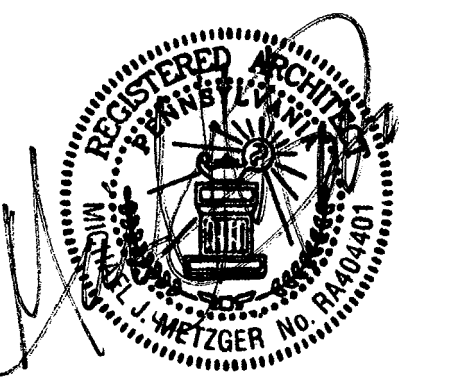
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020
FOOD SERVICE:

SUBMISSIONS:		
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REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

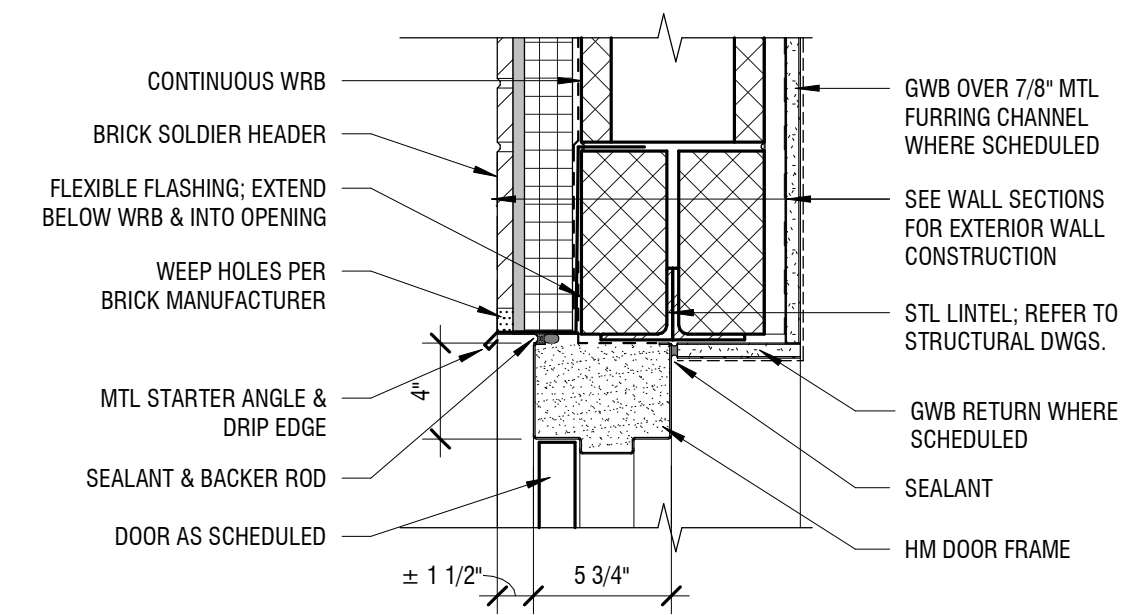


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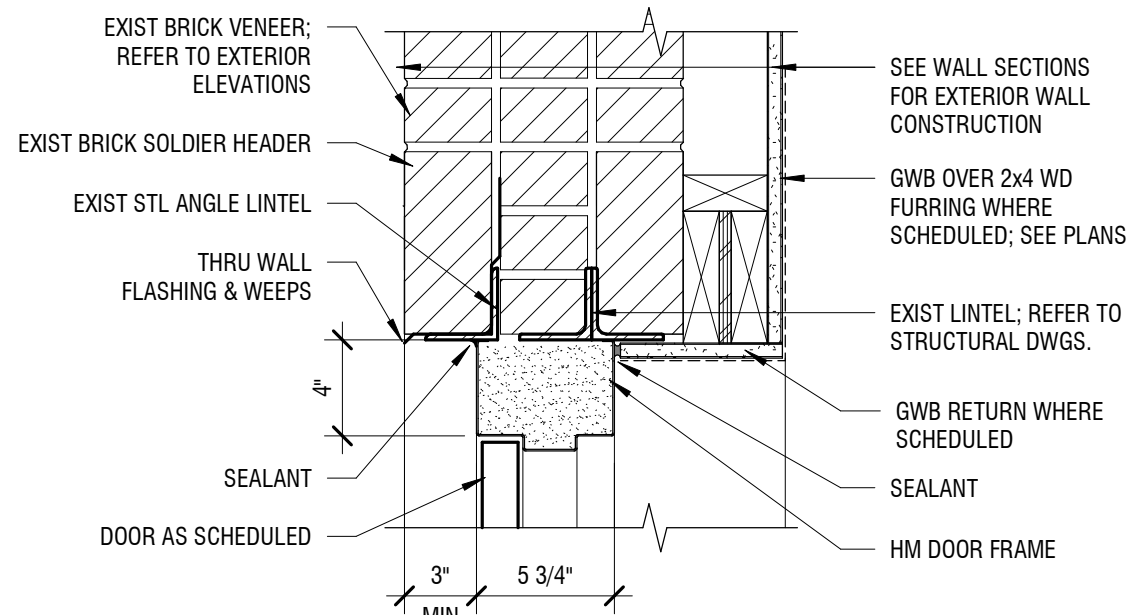
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DATE:	11/07/2025
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CHECKED BY:	MM
PROJ NO:	24-0018

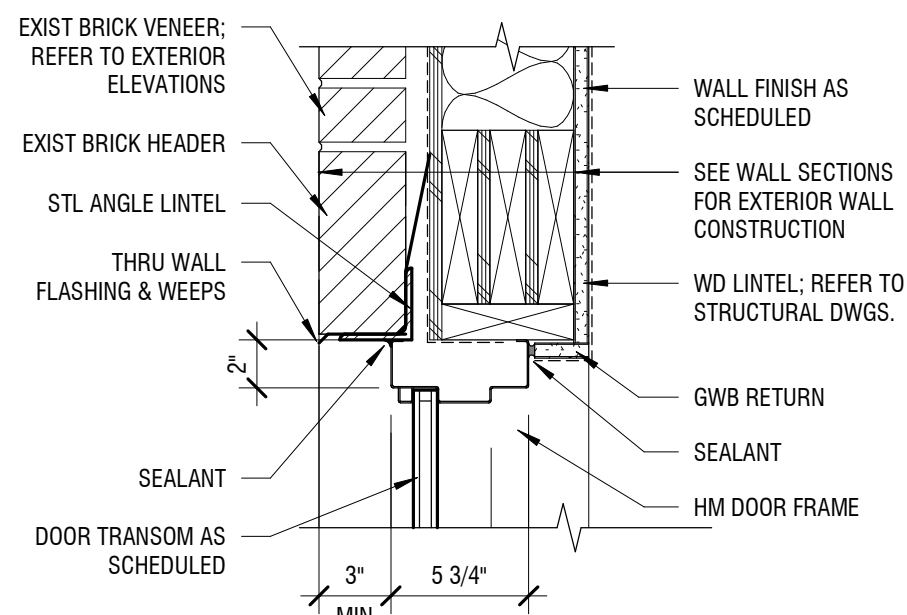
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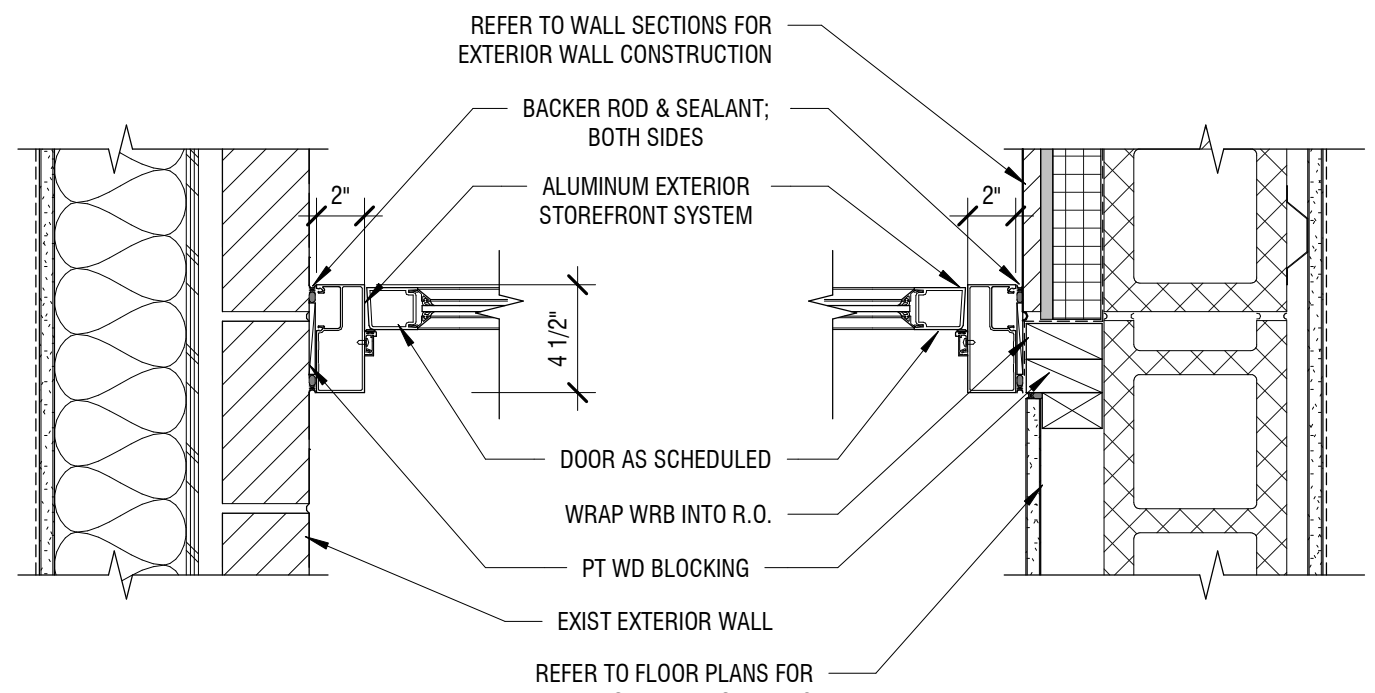
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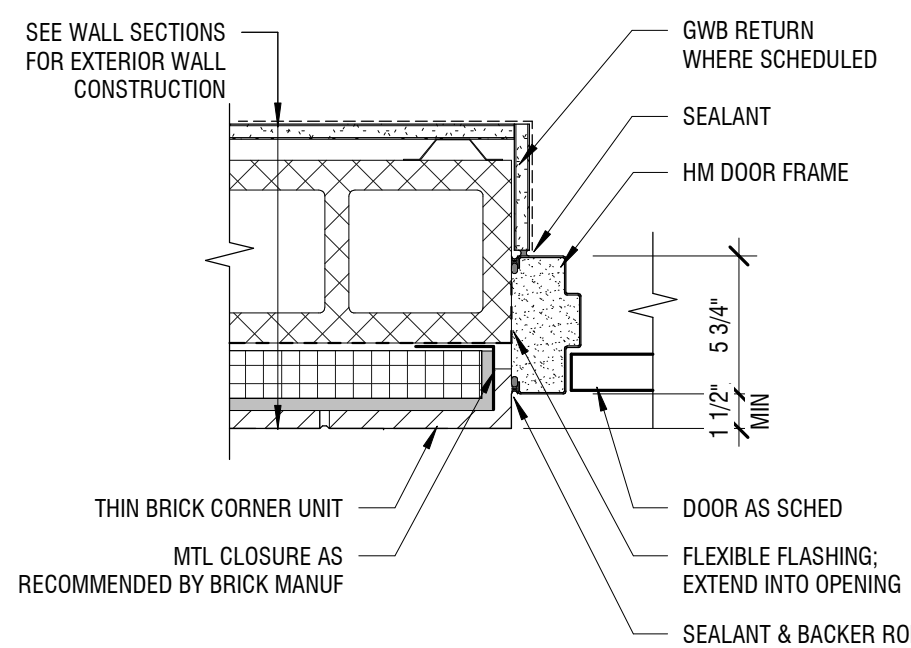
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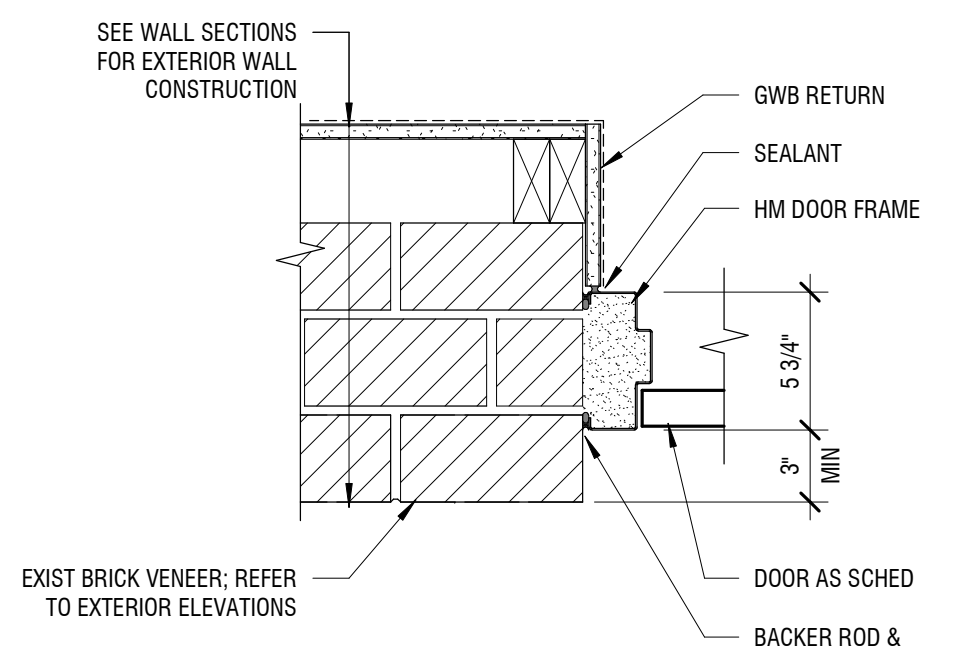
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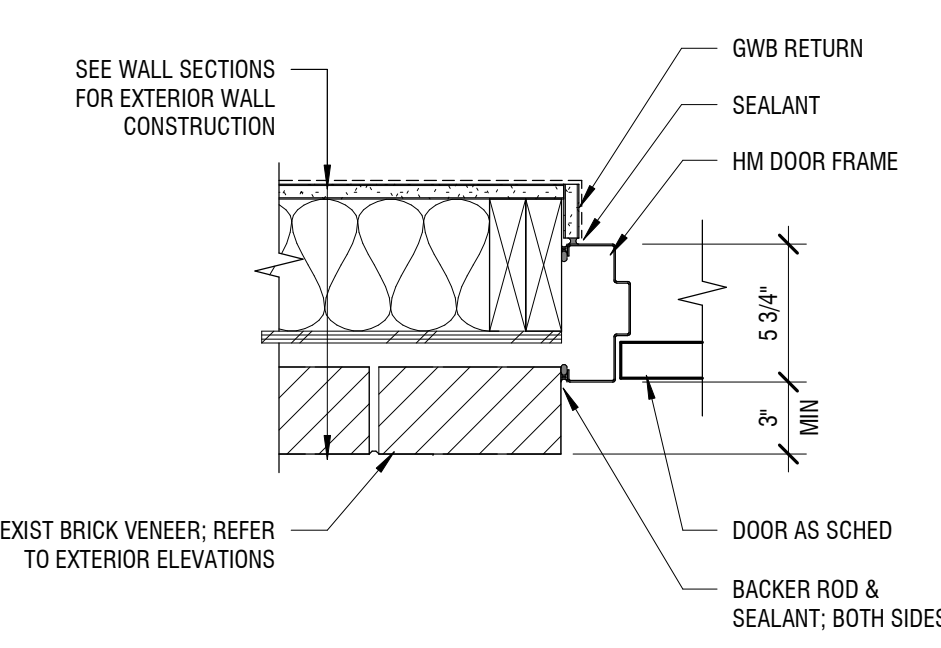
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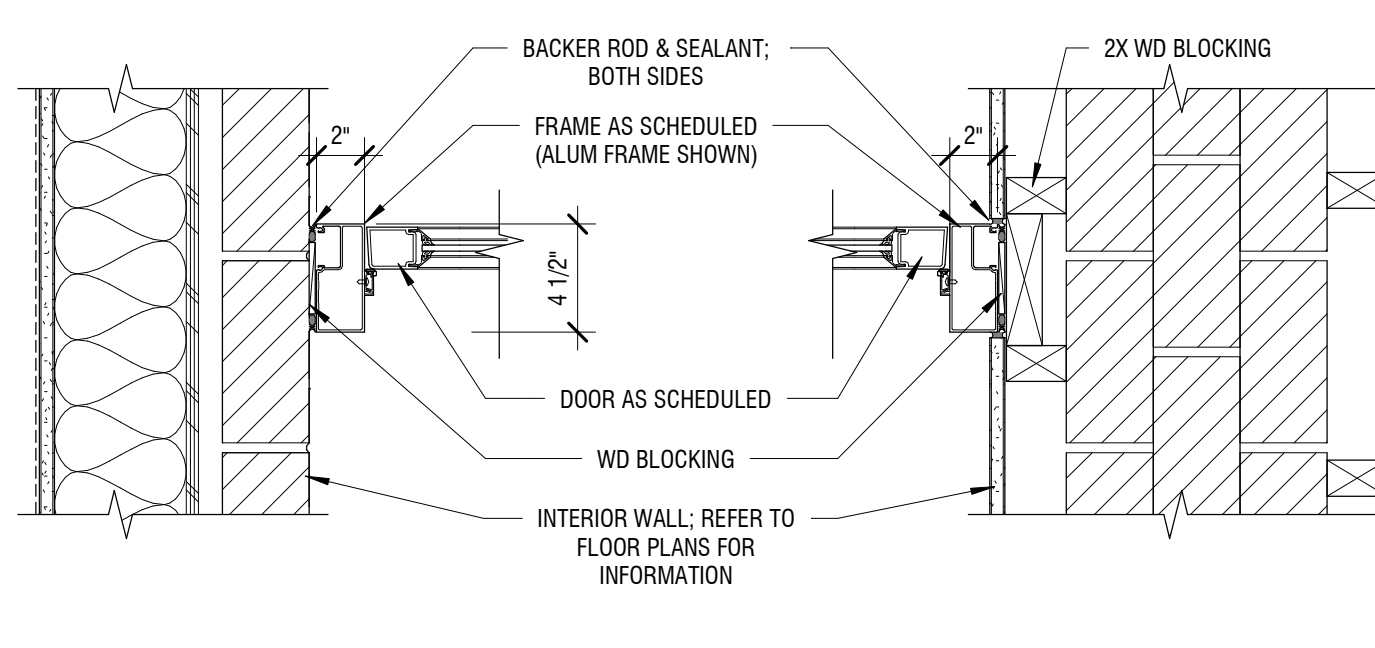
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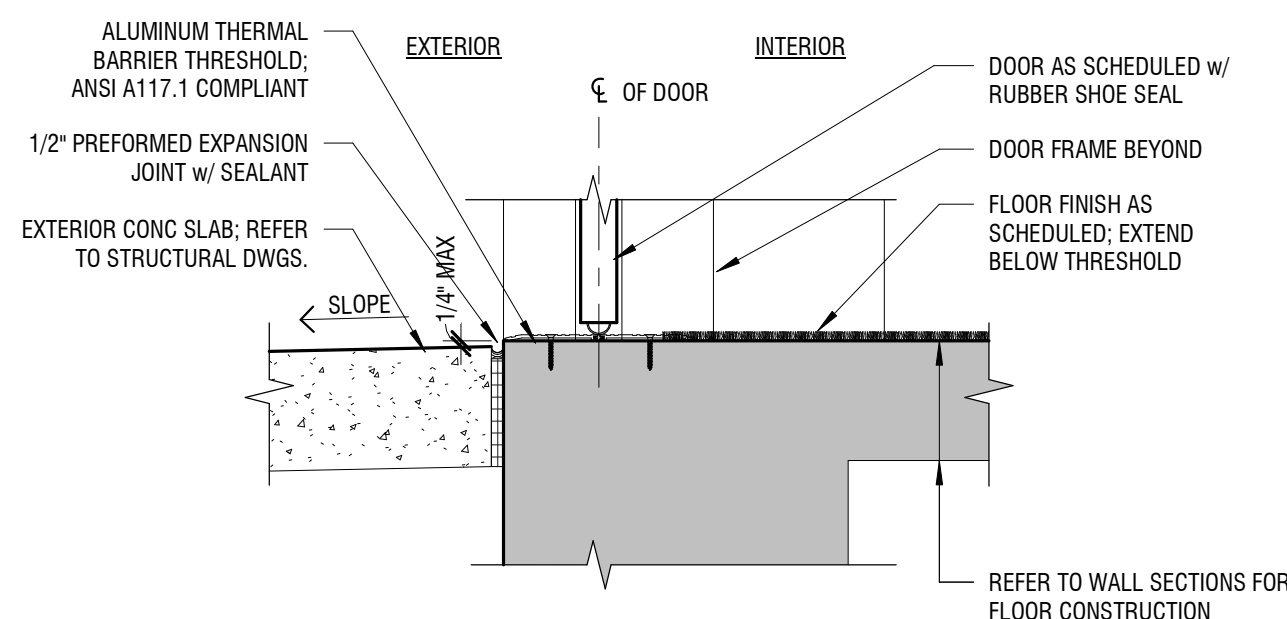
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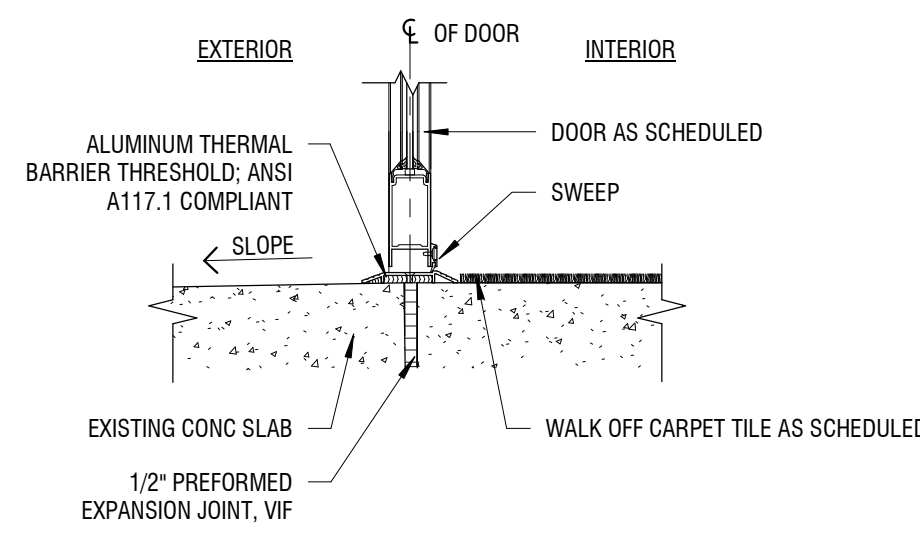
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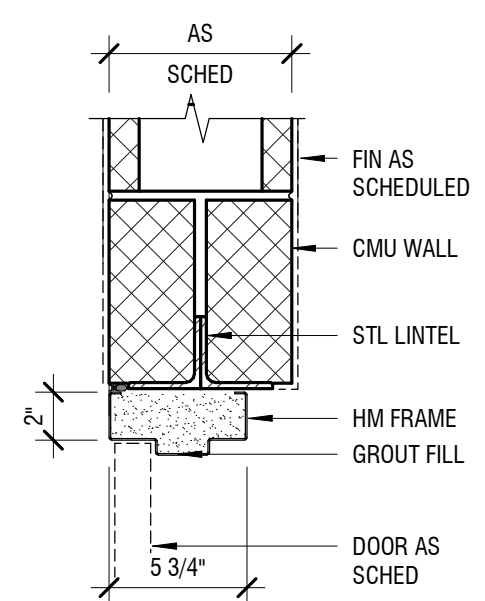
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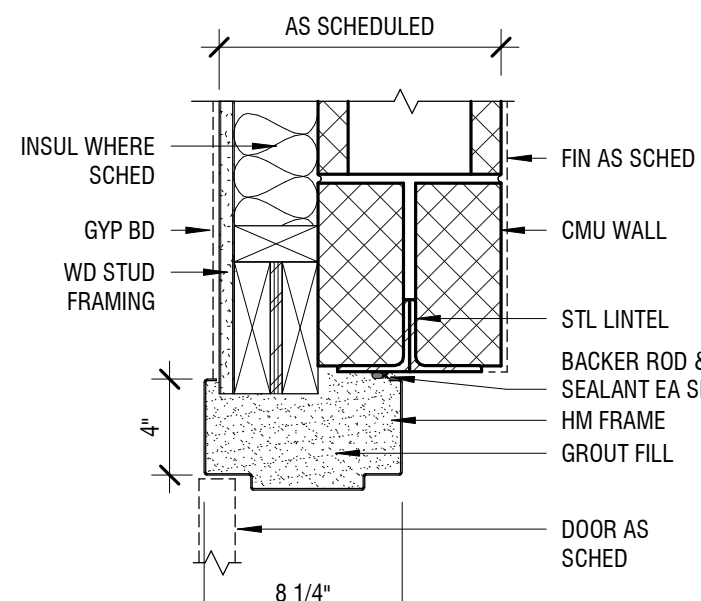
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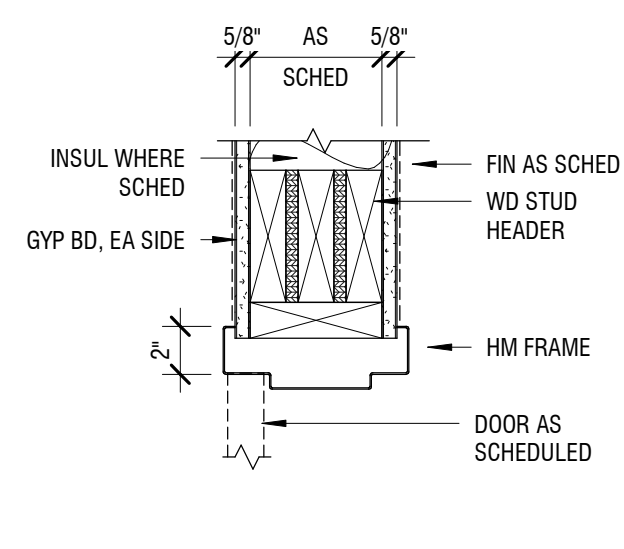
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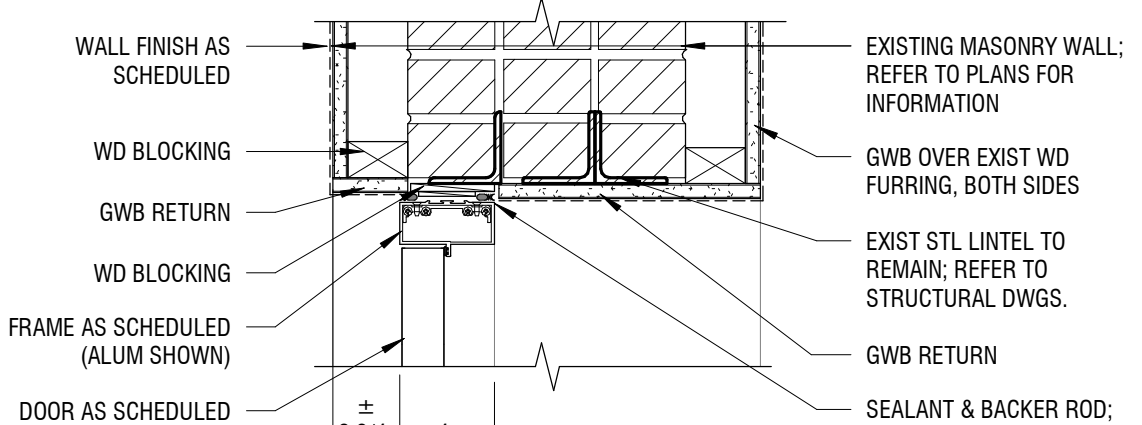
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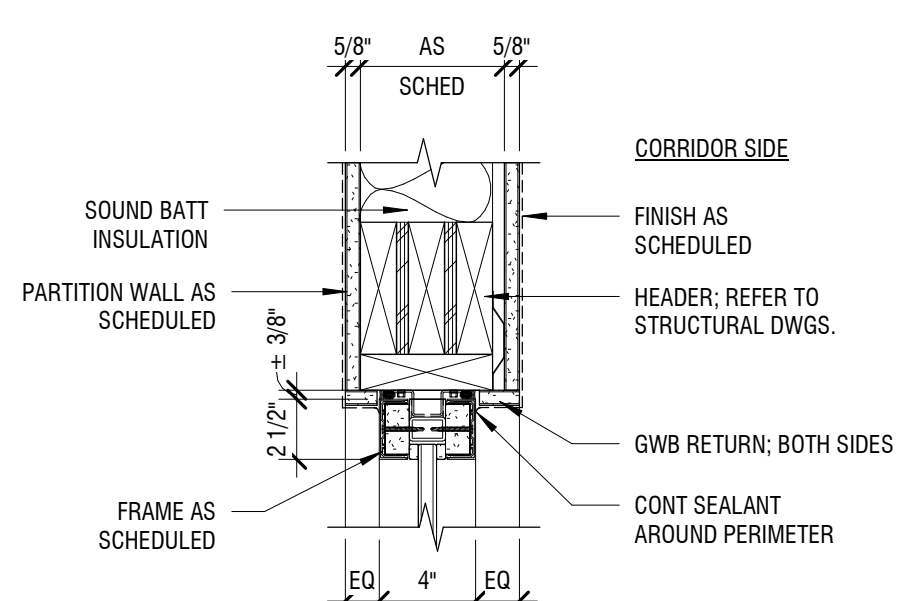
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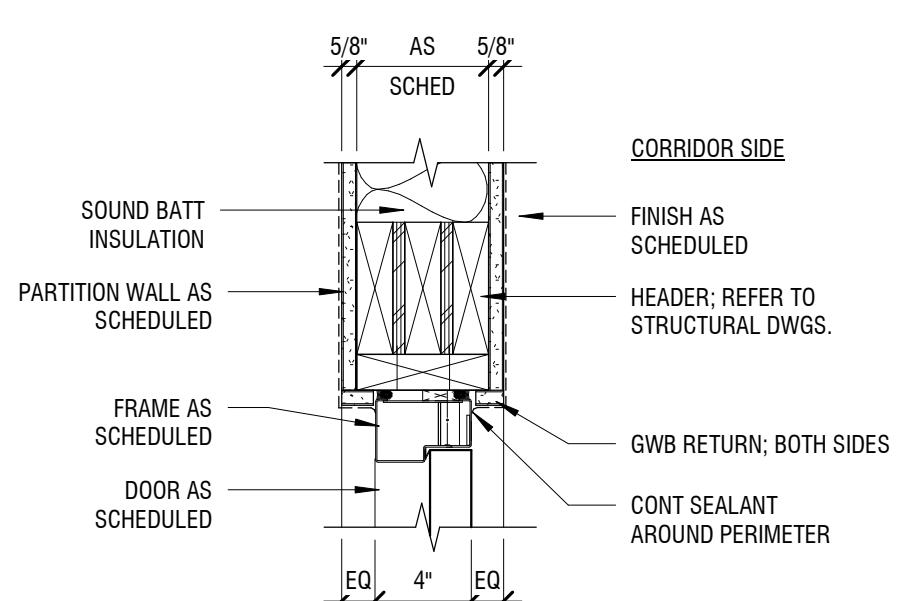
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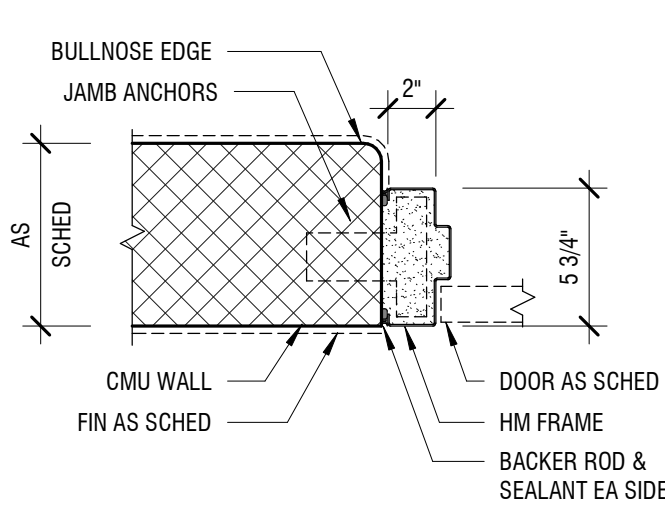
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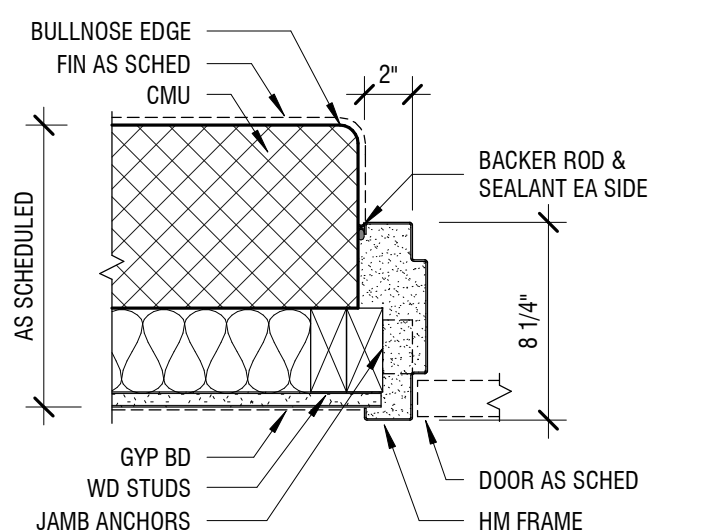
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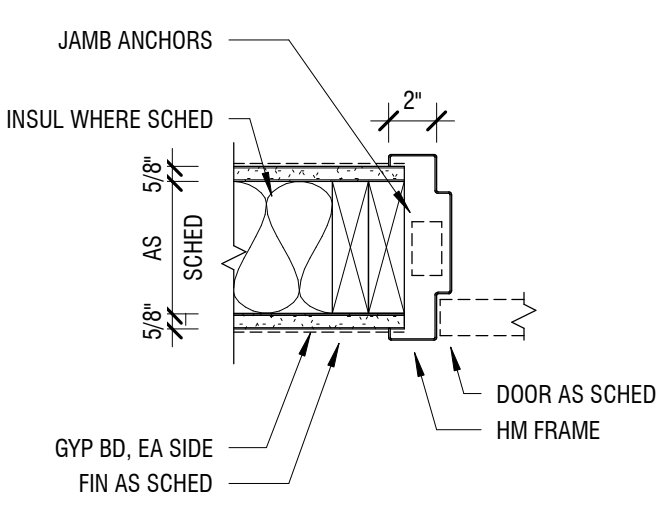
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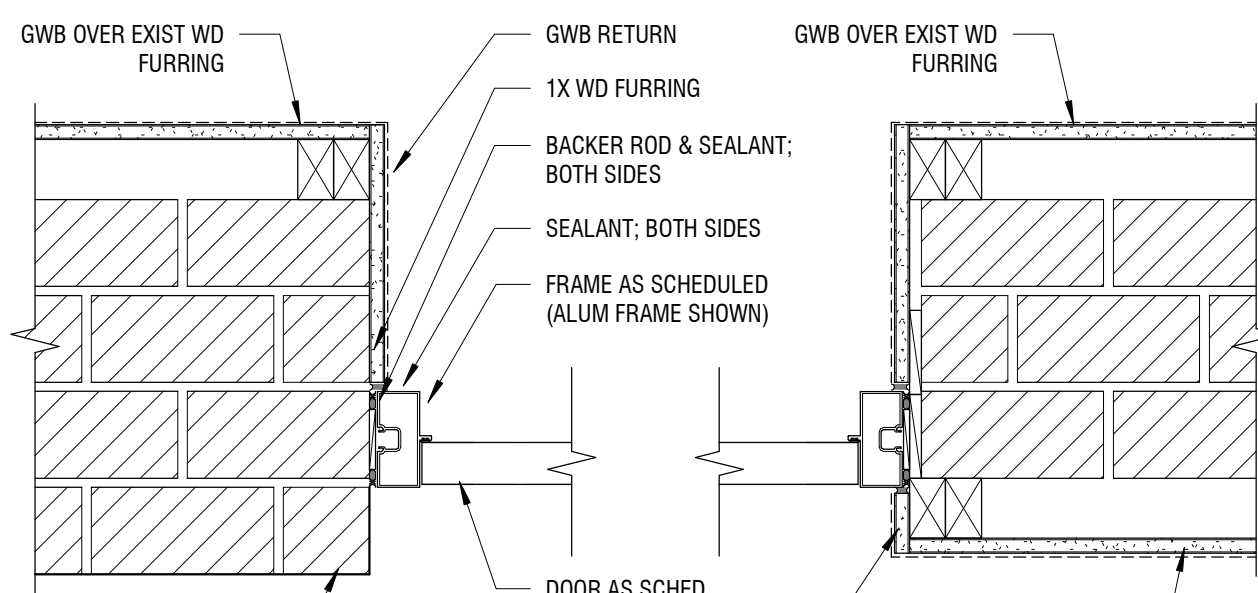
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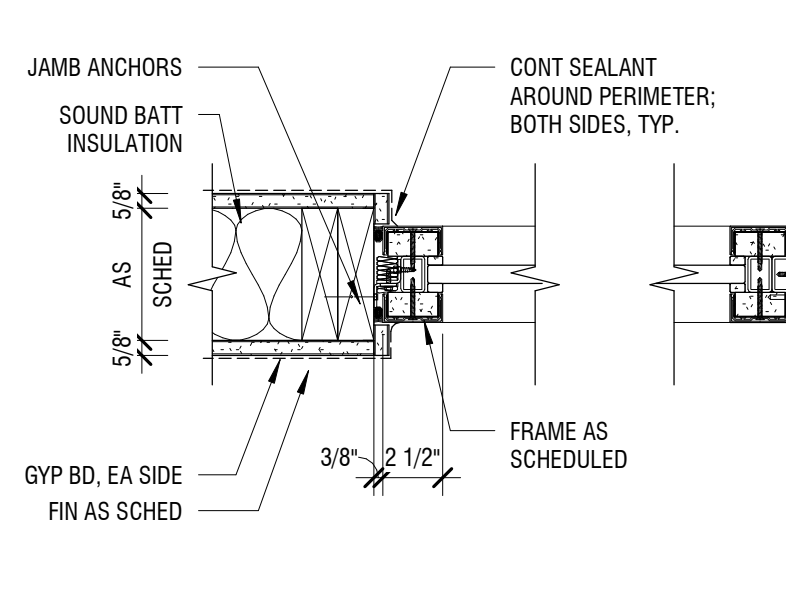
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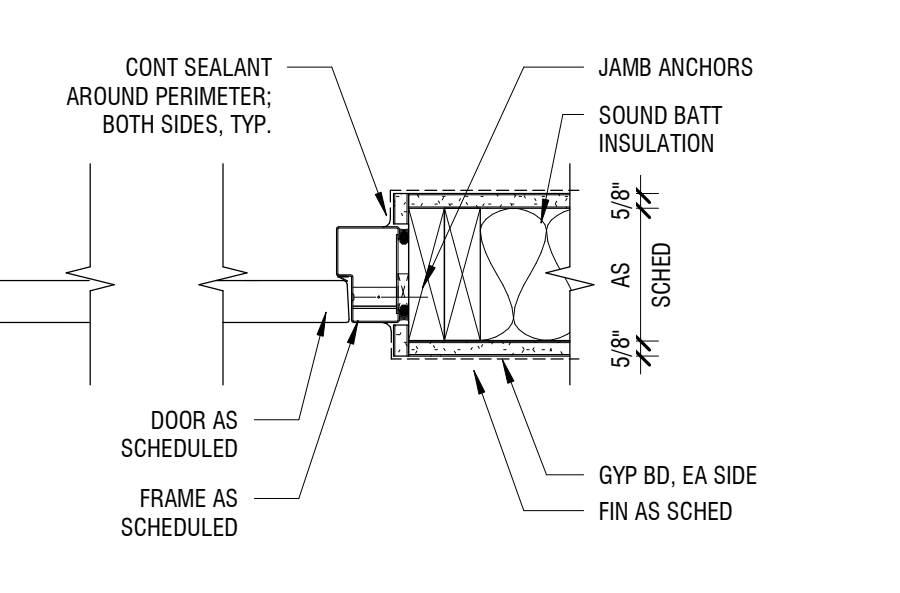
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J7

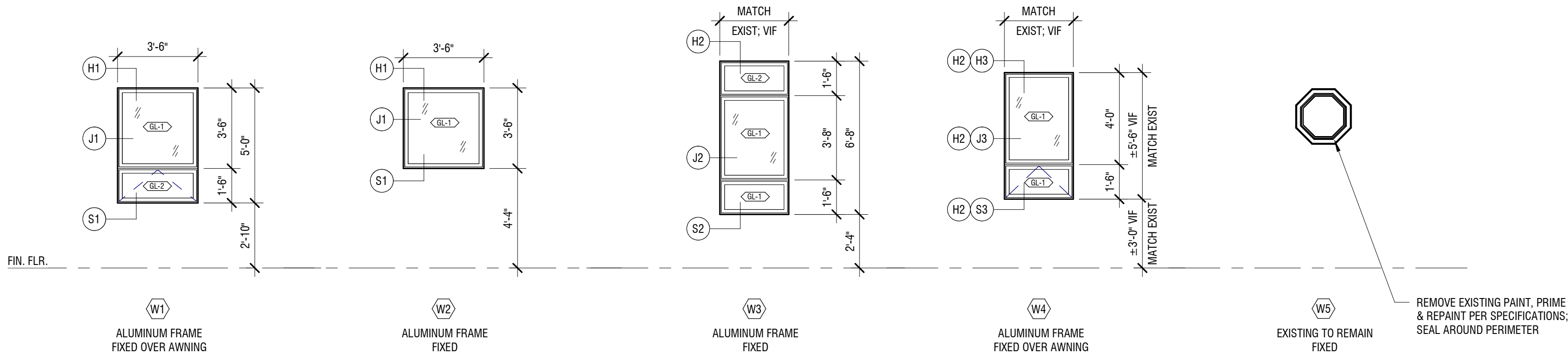


J8A



J8

DOOR DETAILS
1 1/2" = 1'-0"



GENERAL WINDOW NOTES

1. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO FABRICATION. WHERE NEW WINDOWS TO BE INSTALLED IN EXISTING OPENINGS (REPLACEMENT UNITS); NEW WINDOW UNIT DIMENSIONS TO MATCH EXISTING OPENING, UNO.
2. FRAMES ARE REPRESENTATIONAL AND MAY NOT REFLECT TRUE CONDITIONS OR PROFILES. G.C. SHALL COORDINATE ALL DETAILS WITH ACTUAL MATERIALS USED AT THE TIME OF CONSTRUCTION AND WITH MANUFACTURER SPECIFICATION.
3. HEAD/JAMB/SILL DETAILS ARE TO FOLLOW TYPICAL MANUFACTURER DETAILS FOR REPLACEMENT AND NEW WINDOW INSTALLATIONS BASED ON THE ACTUAL CONDITION. REFER TO WALL SECTIONS AND INTERIOR AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION AND ADJACENT MATERIALS. INSTALL PER MANUFACTURER SPECIFICATION. ALL WINDOW OPENINGS TO RECEIVE PAINTED GWB AT JAMBS AND HEAD AND SOLID SURFACE SILL PER DETAIL 7/A1.50.
4. CONDITIONS & SIZES MAY VARY BETWEEN LIKE WINDOW UNITS. G.C. TO VERIFY ALL ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FABRICATION.
5. WINDOW UNITS TO BE FURNISHED WITH INSULATED GLAZING UNITS WITH GLAZING TYPE INDICATED.
6. ALL WINDOW HARDWARE TO BE ANSI A117.1 COMPLIANT.

GLAZING GENERAL NOTES

1. REFERENCE SHEET A6.40 - A6.41 FOR STOREFRONT AND WINDOW DETAILS.
2. REFERENCE DOOR SCHEDULE FOR DOOR INFORMATION.
3. ALL DIMENSIONS SHOULD BE VERIFIED IN FIELD PRIOR TO FABRICATION.

GLAZING TYPES

- GL-1 CLEAR INSULATED TEMPERED GLASS
GL-2 CLEAR INSULATED ANNEALED GLASS
GL-3 CLEAR TEMPERED GLASS
GL-4 CLEAR ANNEALED GLASS
GL-5 FIRE-PROTECTION-RATED GLAZING
GL-6 BULLET RESISTANT GLAZING

1 WINDOW TYPES
1/4" = 1'-0"

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

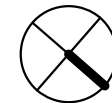
ARCHITECT: CIVIL:
ALLOYS
ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
610.694.8020

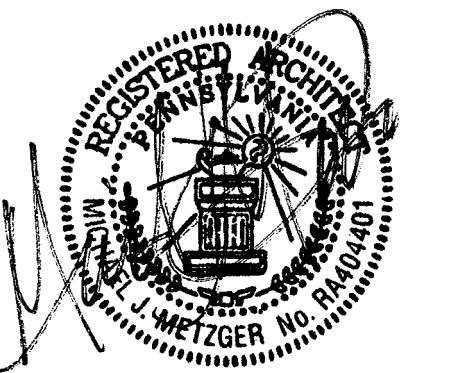
ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
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KEY PLAN:



REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

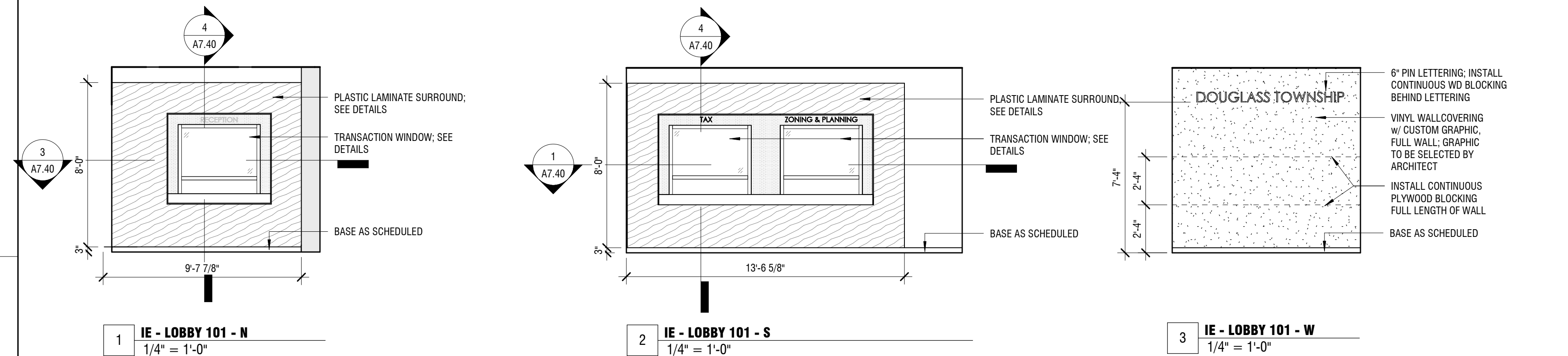


SHEET TITLE:
**WINDOW TYPES &
DETAILS**

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SCALE:	1/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

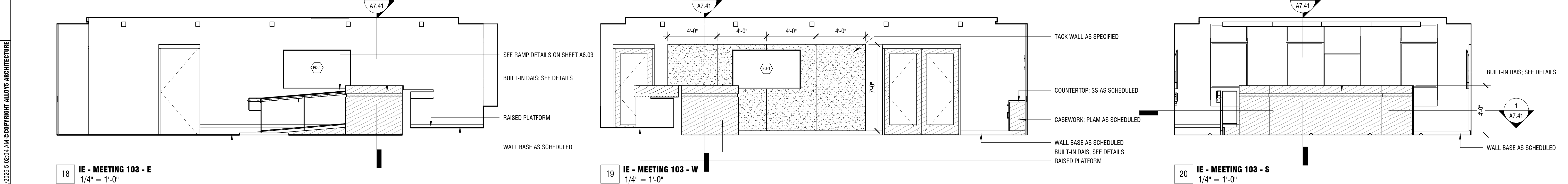
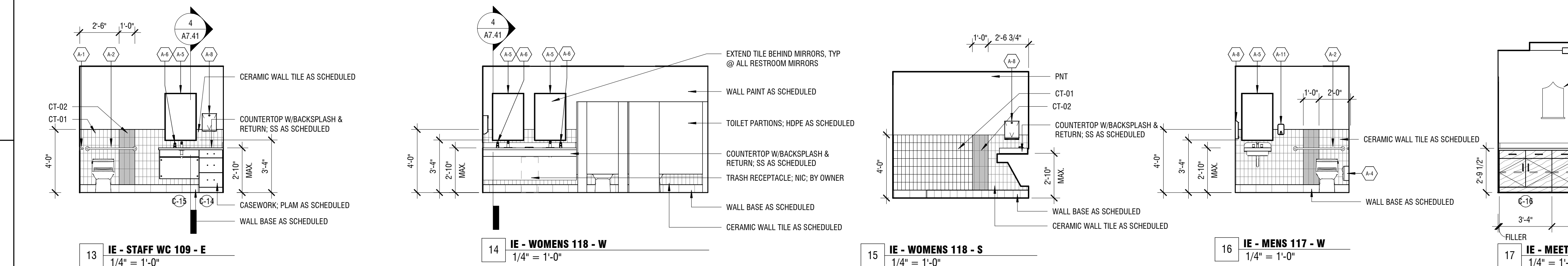
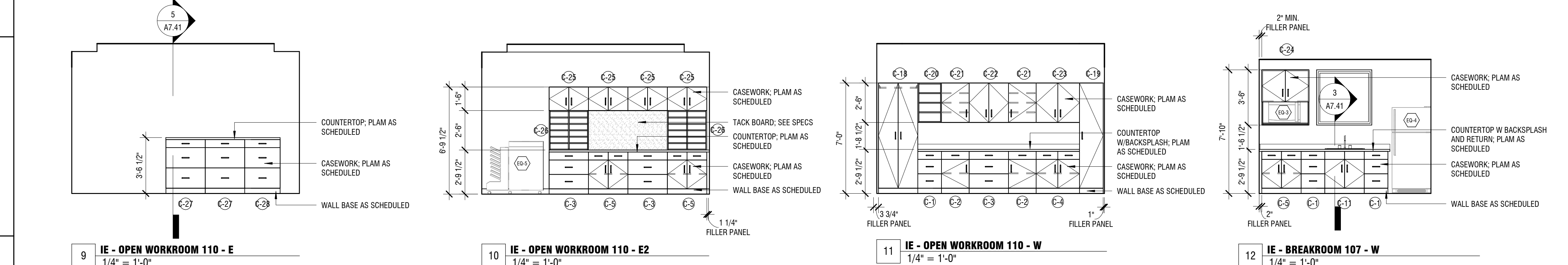
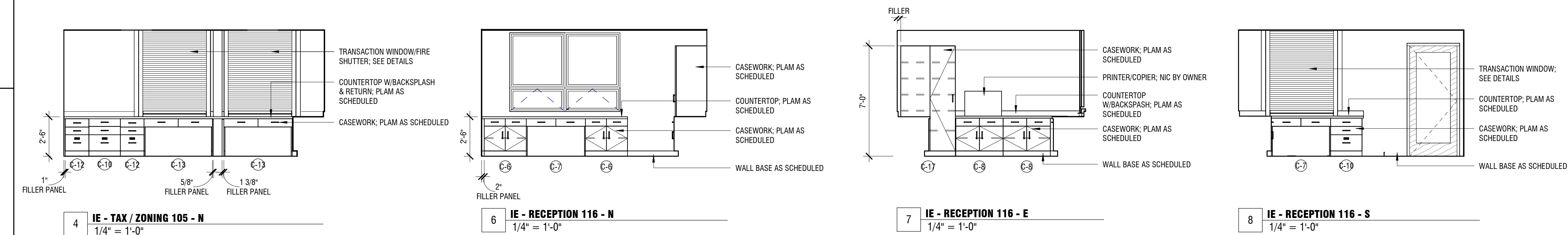
A6.40

4/29/2026 5:02:04 AM ©COPYRIGHT ALLOY5 ARCHITECTURE



GENERAL NOTES - INTERIOR ELEVATIONS

1. REFER TO ROOM FINISH SCHEDULE FOR INTERIOR FINISHES
2. REFERENCE SHEET G1.00 FOR ANSI 117.1-2009 REQUIRED ADA CLEARANCES.
3. PC TO COORDINATE W/ GC FOR ALL PLUMBING FIXTURE LOCATIONS.



ACCESSORIES SCHEDULE

NO.	Basis of Design	ITEM	INSTALLED BY	SUPPLIED BY	COMMENTS
A-1	BOBRICK	B-5806 x 42	CONTRACTOR	CONTRACTOR	
A-2	BOBRICK	B-5806 x 36	CONTRACTOR	CONTRACTOR	
A-3	BOBRICK	B-5806 x 18	CONTRACTOR	CONTRACTOR	
A-4	BOBRICK	B-4288	CONTRACTOR	CONTRACTOR	
A-5	BOBRICK	B-165	CONTRACTOR	CONTRACTOR	24" x 36"
A-6	BOBRICK	B-8221	CONTRACTOR	CONTRACTOR	
A-7	BOBRICK	B-672	CONTRACTOR	CONTRACTOR	
A-8	BOBRICK	B-262	CONTRACTOR	CONTRACTOR	
A-9	BOBRICK	B-270	CONTRACTOR	CONTRACTOR	
A-10	BOBRICK	B-239 x 34	CONTRACTOR	CONTRACTOR	
A-11	BOBRICK	B-2111	CONTRACTOR	CONTRACTOR	
A-12	BOBRICK	B-529	CONTRACTOR	CONTRACTOR	

EQUIPMENT SCHEDULE

NO.	DESCRIPTION	MANU.	MODEL #	INSTALLED BY	SUPPLIED BY	COMMENTS
EQ-1	WALL MOUNTED TV			OWNER	OWNER	GC TO INSTALL BLOCKING IN WALL FOR MOUNTING BRACKET; COORDINATE W/ OWNER DIMENSIONS, HEIGHT AND REQUIREMENTS
EQ-2	PLOTTER/SCANNER			OWNER	OWNER	
EQ-3	MICROWAVE			OWNER	OWNER	
EQ-4	REFRIGERATOR			OWNER	OWNER	
EQ-5	COPIER/PRINTER			OWNER	OWNER	
EQ-6	HIGH DENSITY FILE STORAGE			CONTRACTOR	CONTRACTOR	SEE SPEC
EQ-7a	DUAL ROLLER SHADES	DRAPER	FLEXSHADE	OWNER	OWNER	SEE SPEC
EQ-7b	SINGLE ROLLER SHADES	DRAPER	FLEXSHADE	OWNER	OWNER	SEE SPEC
EQ-9	LECTERN	COALESSE	EXPONENTS LECTERN	OWNER	OWNER	15 x 24 x 42, STEEL CASE

CASEWORK SCHEDULE

TYPE NO.	DESCRIPTION	HEIGHT	WIDTH	DEPTH	BASIS OF DESIGN	CAT NO.	ADDITIONAL INFORMATION
C-1	Base Casework	2'-8"	1'-6"	2'-0"	Stevens Industries	10339	
C-2	Base Casework	2'-8"	1'-9"	2'-0"	Stevens Industries	10421	
C-3	Base Casework	2'-8"	2'-6"	2'-0"	Stevens Industries	10339	
C-4	Base Casework	2'-8"	2'-9"	2'-0"	Stevens Industries	10432	
C-5	Base Casework	2'-8"	2'-6"	2'-0"	Stevens Industries	10432	
C-6	Base Casework	2'-5"	2'-8"	2'-0"	Stevens Industries	10673	
C-7	Base Casework	2'-5"	3'-9"	2'-0"	Stevens Industries	10432	
C-8	Base Casework	2'-5"	3'-0"	2'-0"	Stevens Industries	10329	
C-10	Base Casework	2'-5"	2'-0"	2'-0"	Stevens Industries	10329	
C-11	Sink Base Casework	2'-8"	2'-6"	2'-0"	Stevens Industries	10678	
C-12	Base Casework	2'-4 1/2"	1'-6"	2'-0"	Stevens Industries	10329	
C-13	Base Casework	2'-4 1/2"	4'-4"	2'-0"	Stevens Industries	10673	
C-14	Base Casework	2'-8 1/2"	1'-6"	1'-10"	Stevens Industries	10339	
C-15	Base Casework	1'-10"	2'-6"	1'-10"	Stevens Industries	10511	
C-16	Base Casework	2'-8"	3'-4"	1'-6"	Stevens Industries	10432	
C-17	Tall Casework	7'-0"	3'-5 9/16"	2'-0"	Stevens Industries	25201	
C-18	Tall Casework	7'-0"	2'-6"	2'-0"	Stevens Industries	24561	
C-19	Tall Casework	7'-0"	1'-6"	2'-0"	Stevens Industries	24120	
C-20	Wall Casework	2'-6"	1'-6"	1'-6"	Stevens Industries	15101	
C-21	Wall Casework	2'-6"	1'-9"	1'-6"	Stevens Industries	15120	
C-22	Wall Casework	2'-6"	2'-6"	1'-6"	Stevens Industries	15129	
C-23	Wall Casework	2'-6"	2'-9"	1'-6"	Stevens Industries	15129	
C-24	Wall Casework	3'-6"	3'-0"	1'-6"	Stevens Industries	15149	
C-25	Wall Casework	1'-6"	2'-6"	1'-6"	Stevens Industries	15129	
C-26	Wall Casework	2'-6"	2'-6"	1'-6"	Stevens Industries	15250	
C-27	Base Casework	3'-5"	2'-6"	2'-0"	Stevens Industries	10339	
C-28	Base Casework	3'-5"	2'-3"	2'-0"	Stevens Industries	10339	

PROJECT:

RENOVATIONS TO ADMINISTRATION BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

PROJECT TEAM:

ARCHITECT: ALLOY5 ARCHITECTURE

CIVIL:

STRUCTURAL: SNYDER HOFFMAN ASSOCIATES, PA 18064 610.365.7634

MEPE: BETHLEHEM PA 18018 610.694.8020

FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
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KEY PLAN:

REGISTRATION:

ALLOY5 ARCHITECTURE

530 WEST BROAD ST BETHLEHEM, PA 18018 610.419.4055

REGISTERED ARCHITECT

W. J. METZGER No. 000001

SHEET TITLE:

INTERIOR ELEVATIONS

DATE: 11/07/2025

SCALE: 1/4" = 1'-0"

DRAWN BY: MS/TB

CHECKED BY: MM

PROJ NO: 24-0018

A7.00

PROJECT:

**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

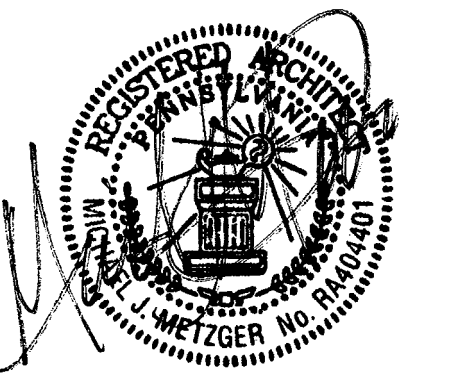
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ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
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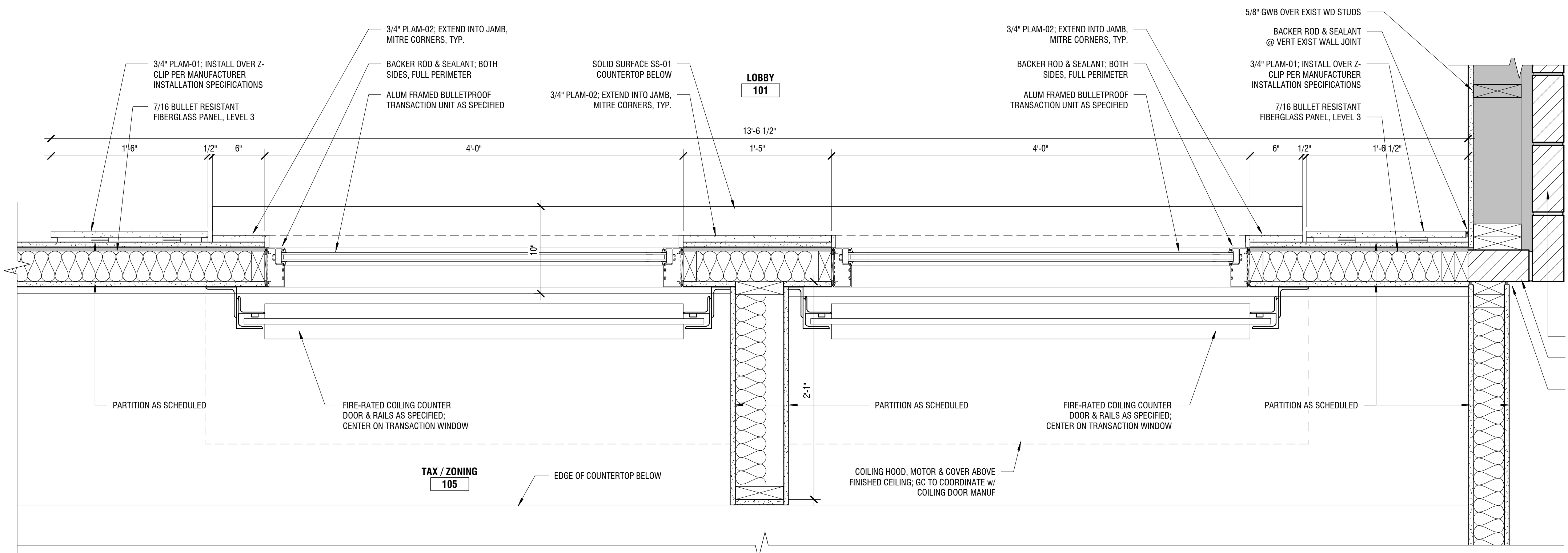


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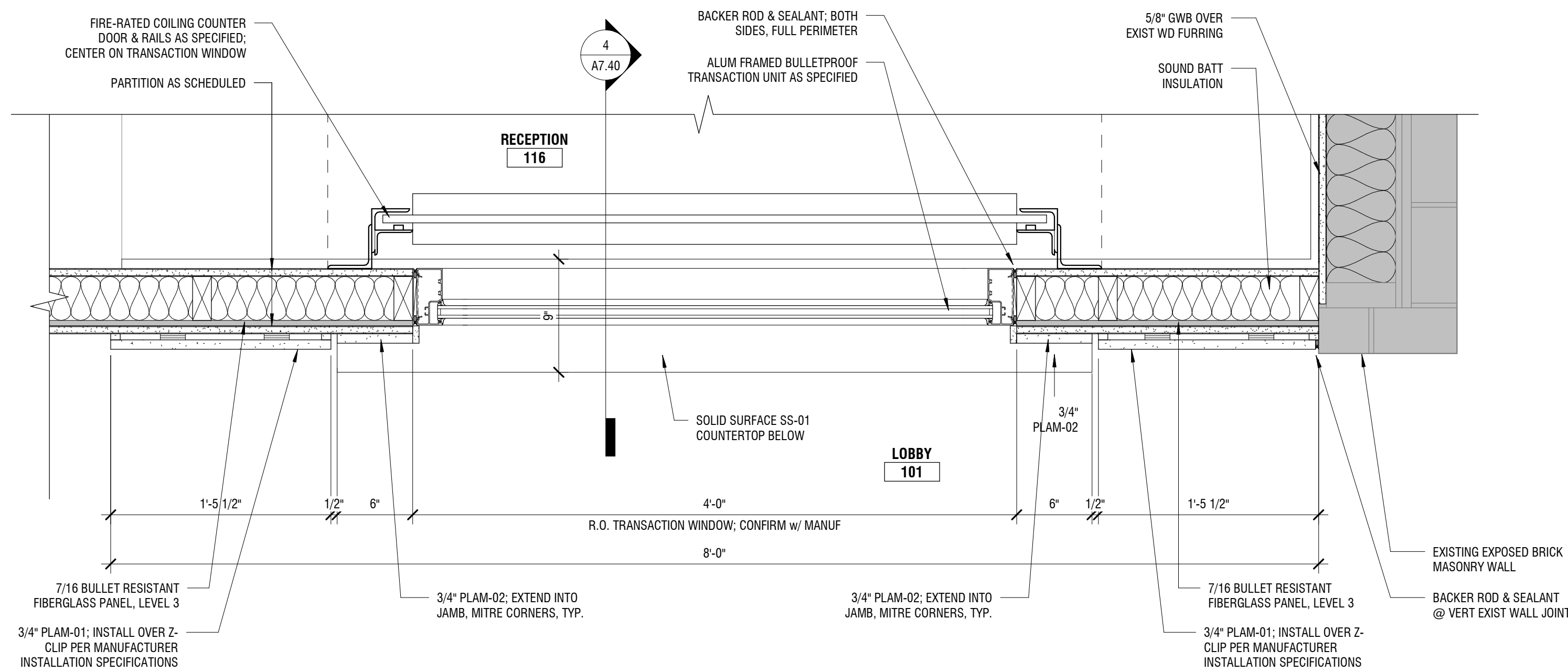
**MILLWORK SECTIONS
& DETAILS**

DATE:	11/07/2025
SCALE:	1 1/2" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

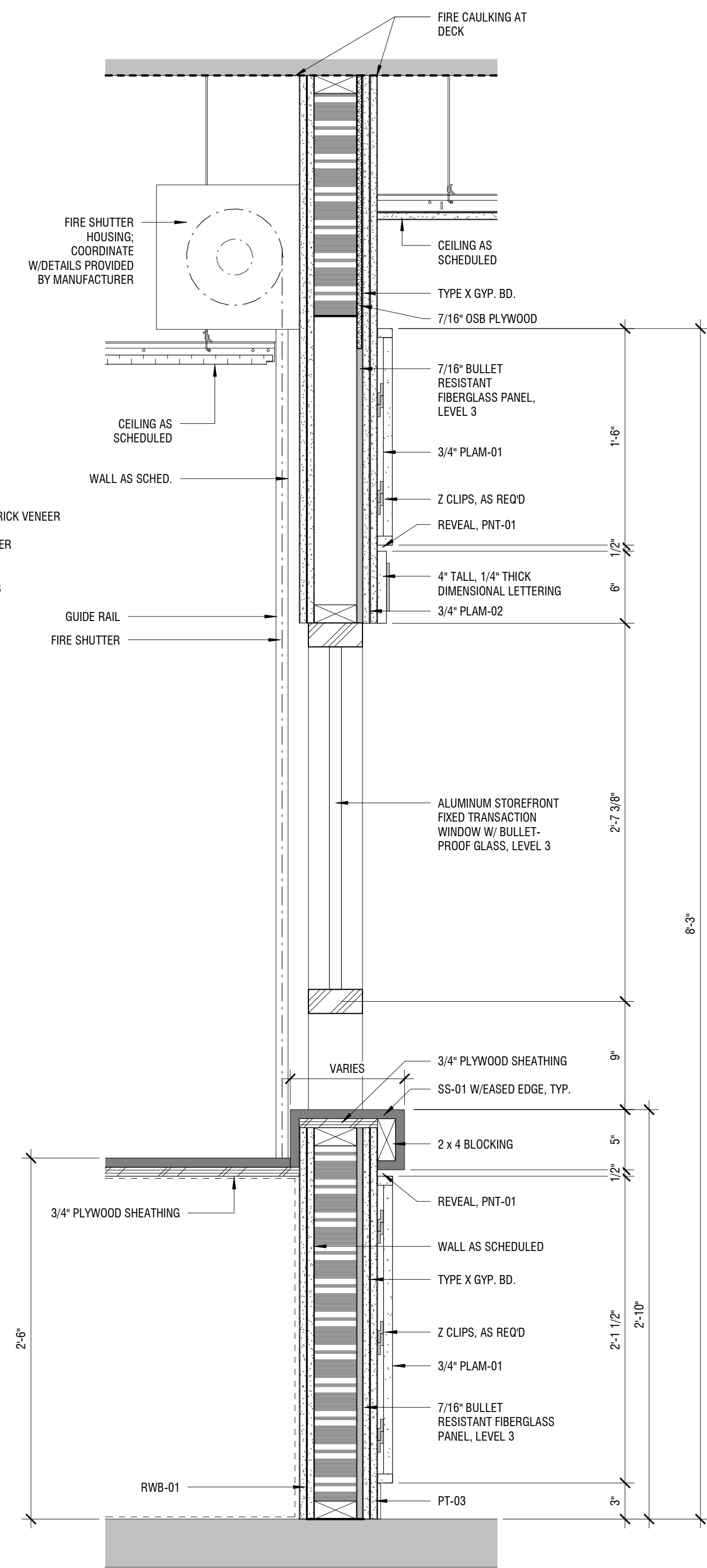
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1 SECTION DETAIL - TAX & ZONING WINDOWS
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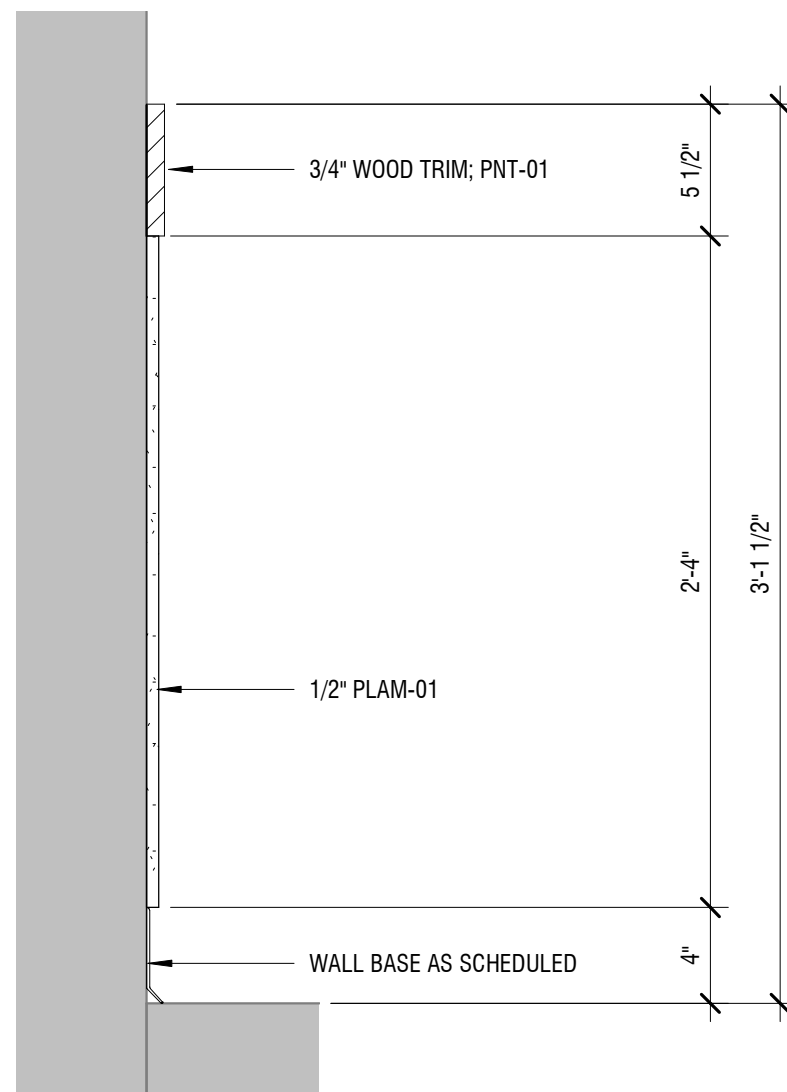


3 SECTION DETAIL - RECEPTION WINDOW
1 1/2" = 1'-0"



4 DETAIL - RECEPTION/ZONING/TAX WINDOWS
1 1/2" = 1'-0"

2 DETAIL - BROCHURE STAND
1 1/2" = 1'-0"



5 DETAIL - MEETING ROOM - WALL PANELING
1 1/2" = 1'-0"

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

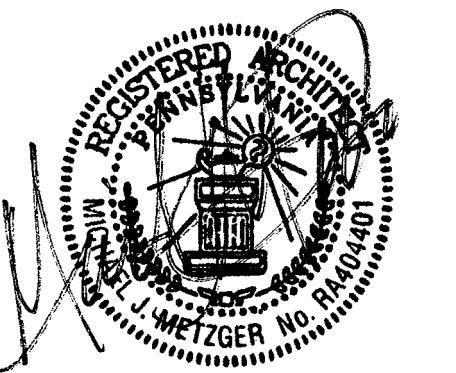
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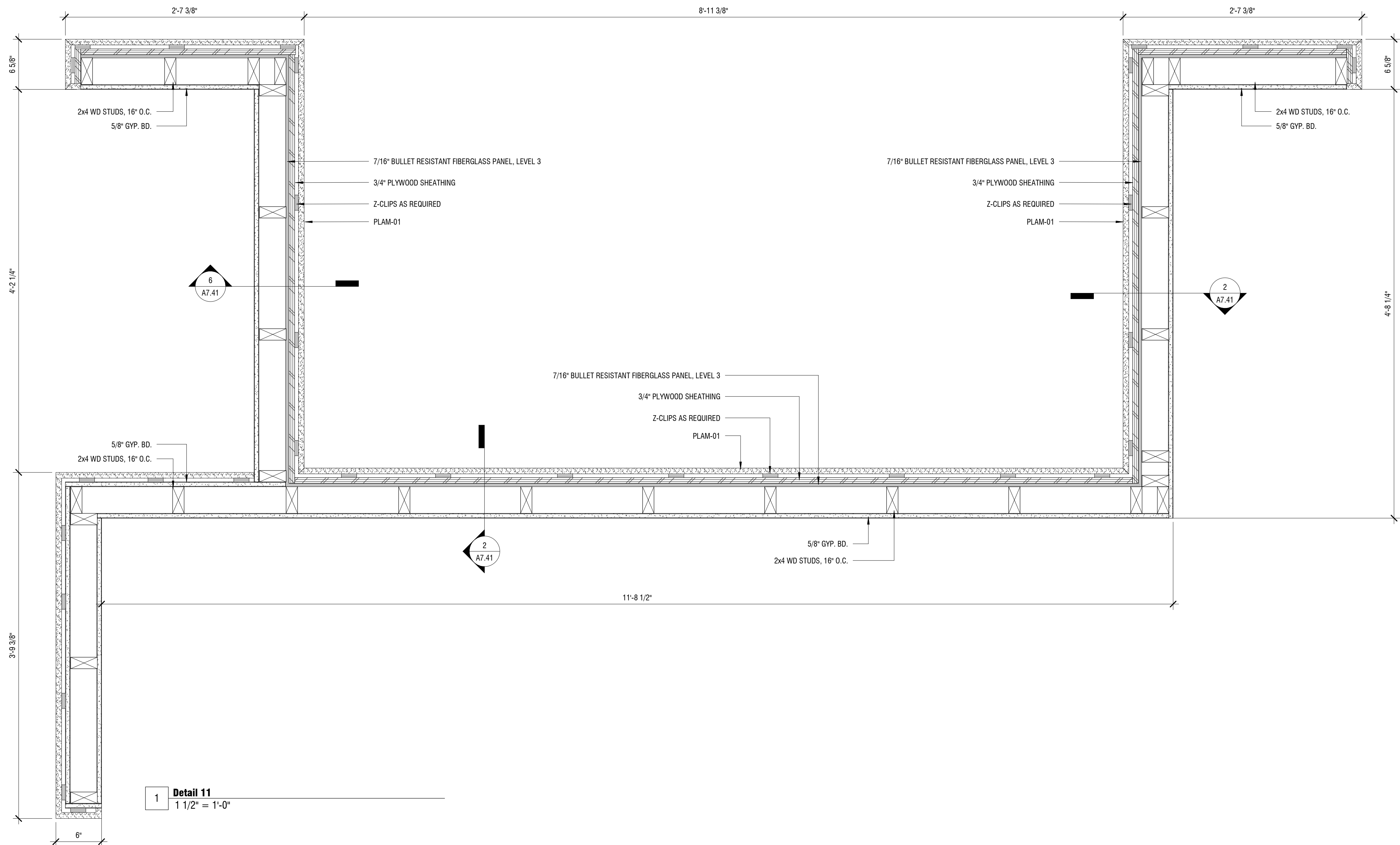


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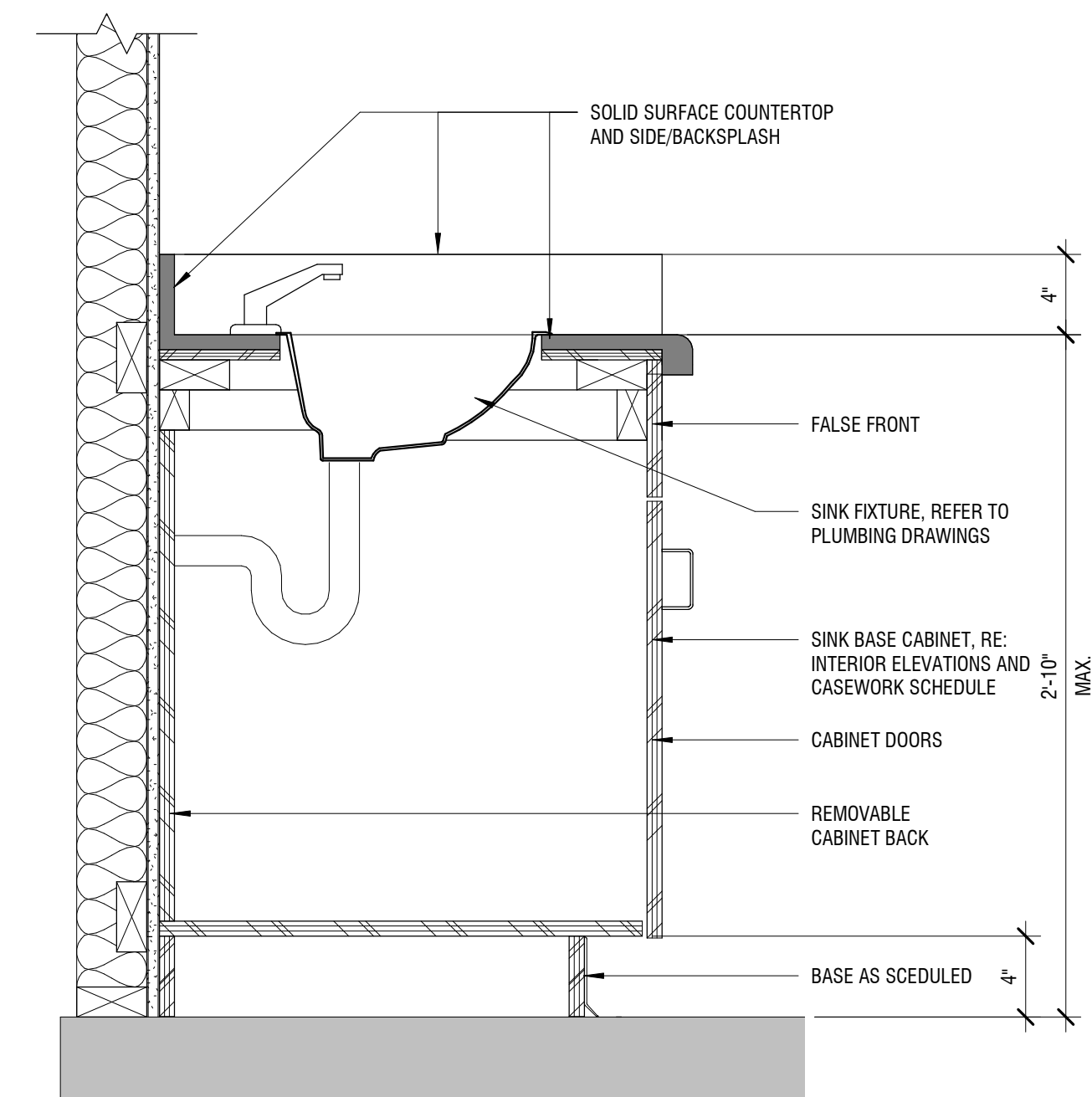
MILLWORK SECTIONS
& DETAILS

DATE:	11/07/2025
SCALE:	1 1/2" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

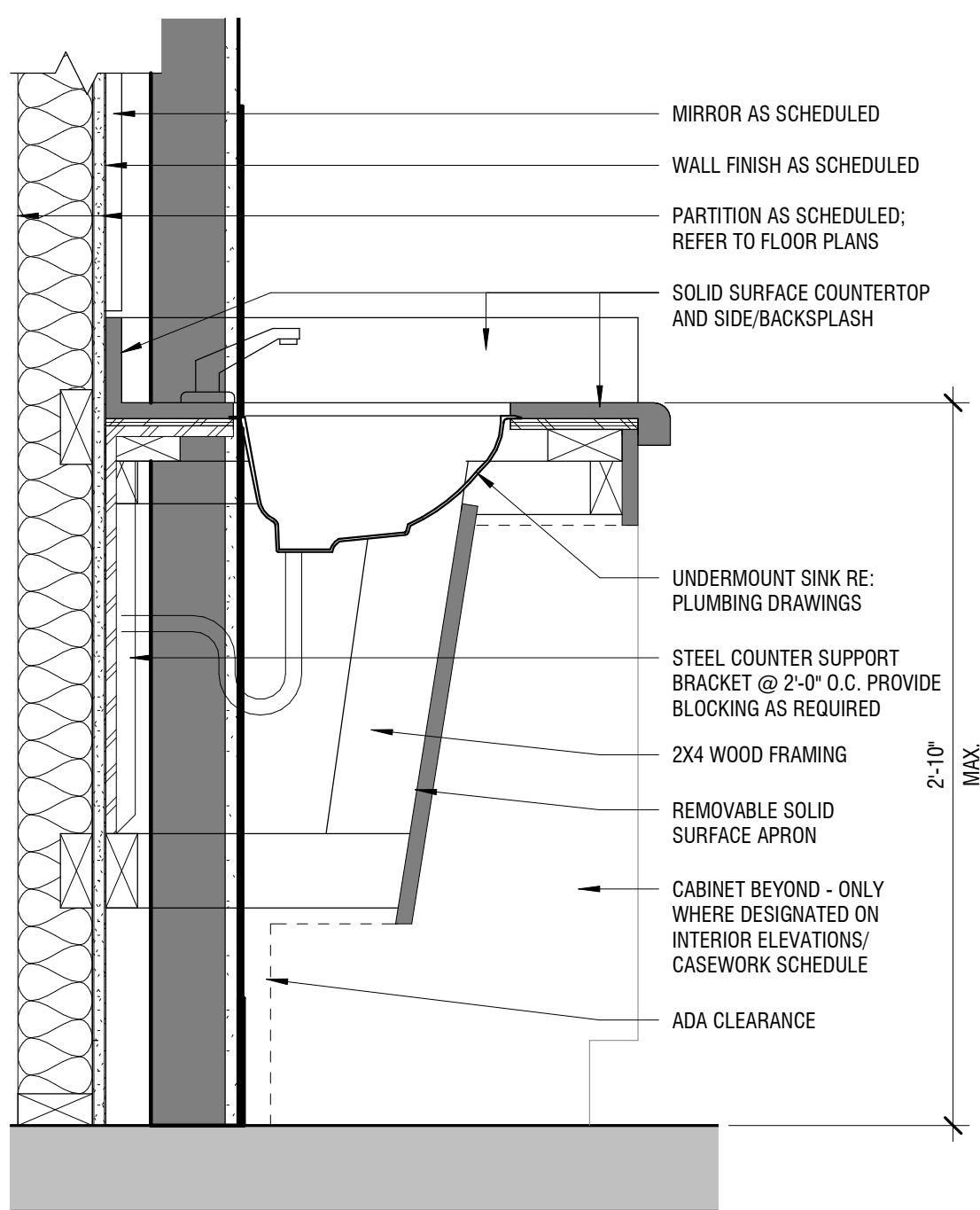
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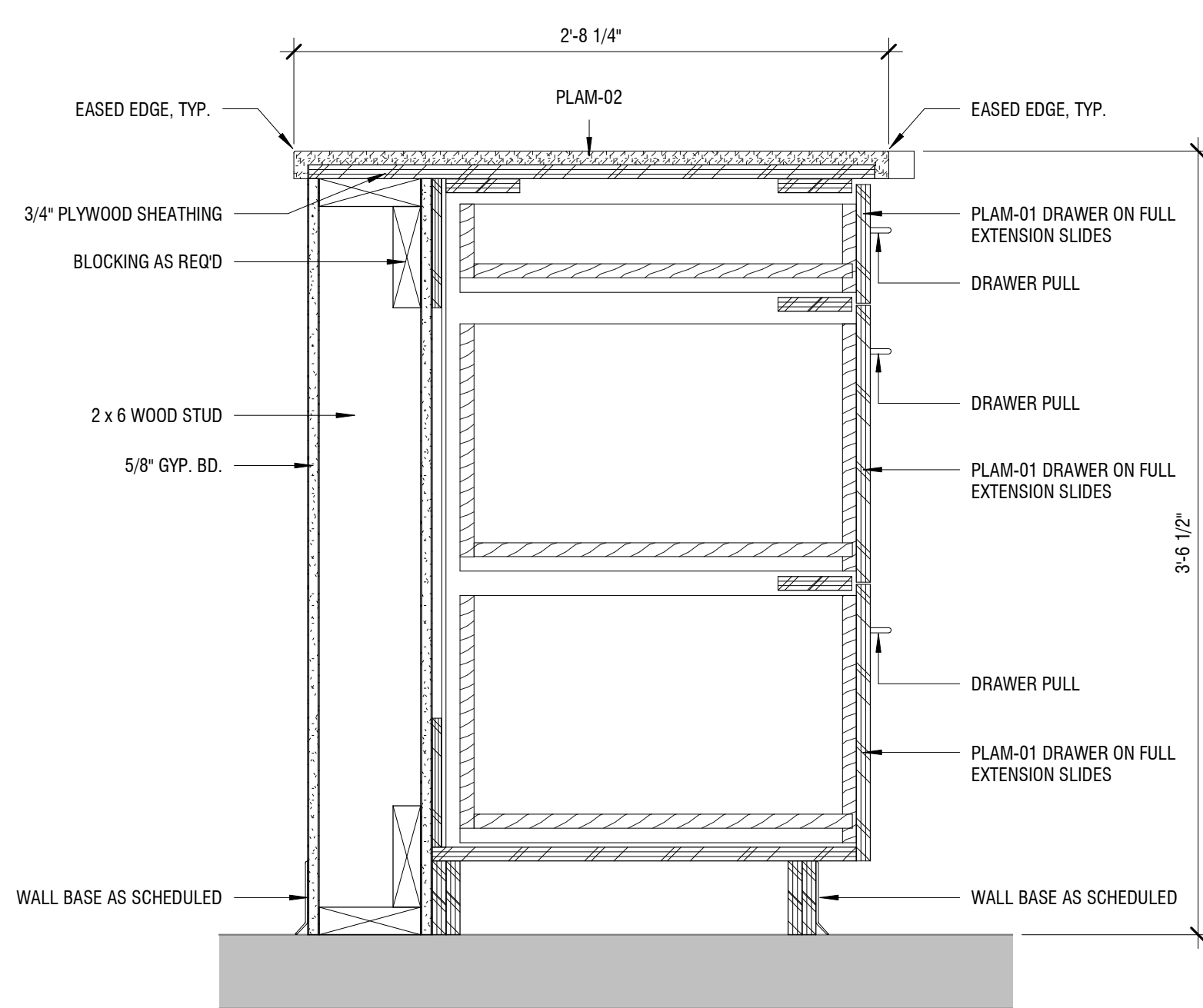
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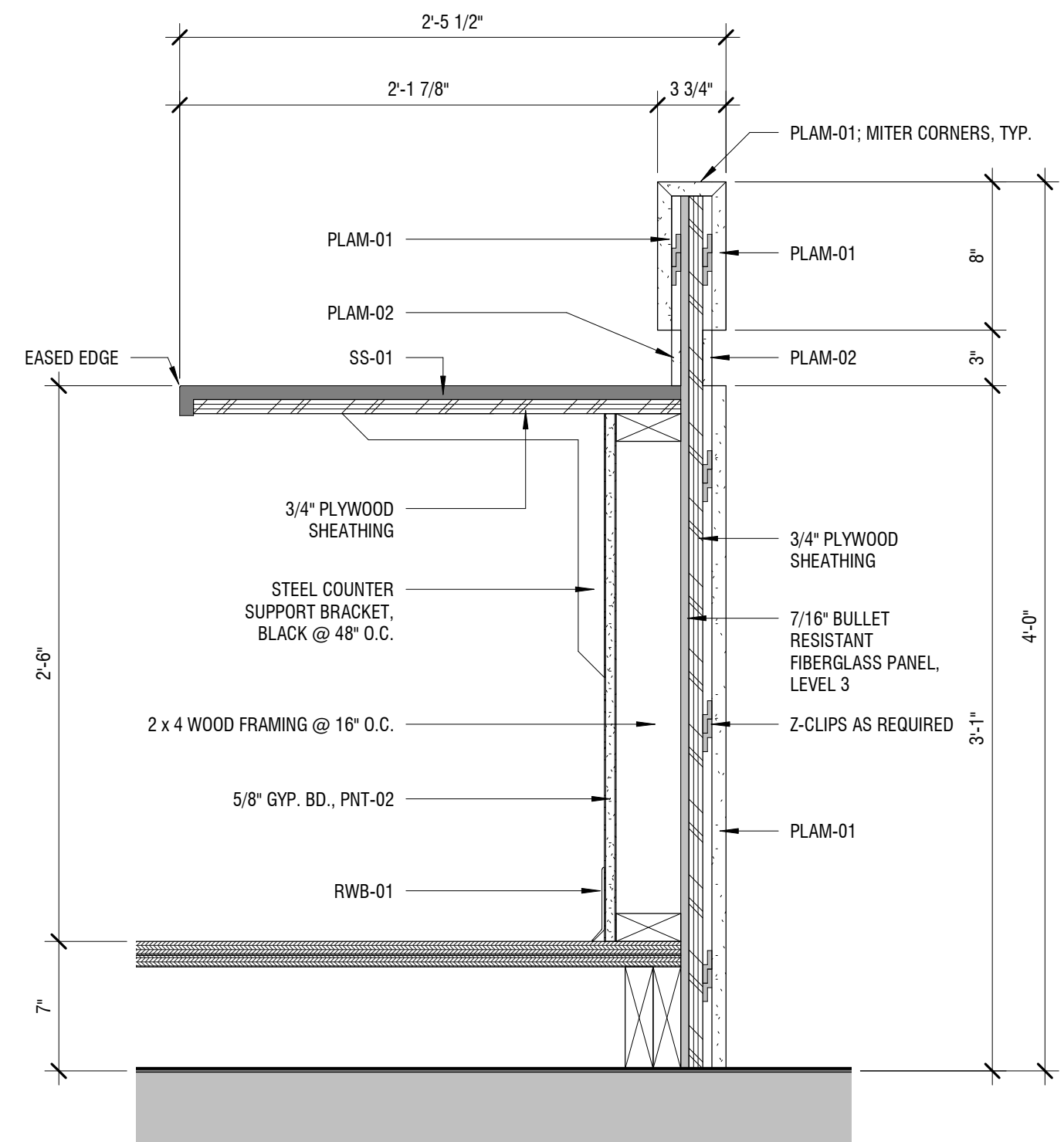
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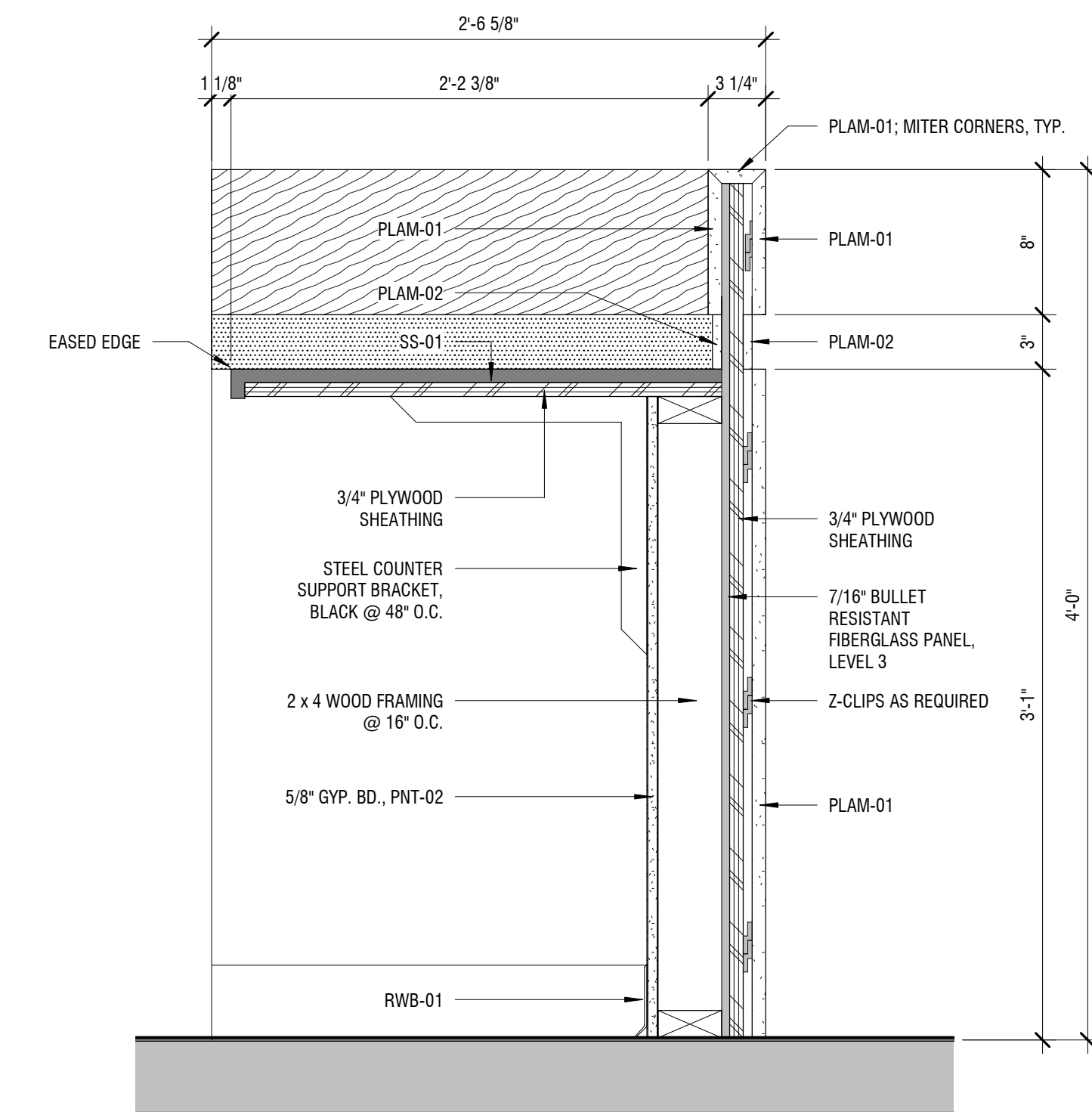
4 Detail 7
1 1/2" = 1'-0"



5 Detail 8
1 1/2" = 1'-0"



2 Detail 9
1 1/2" = 1'-0"



6 Detail 10
1 1/2" = 1'-0"

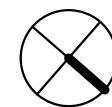
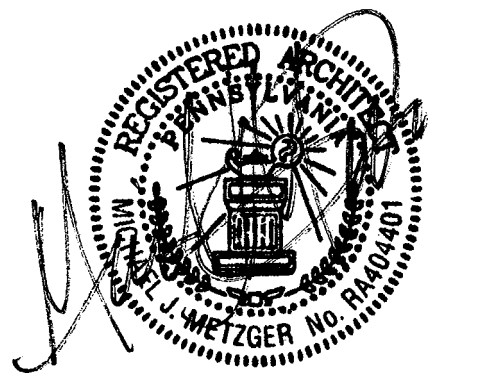
RENOVATIONS TO
ADMINISTRATION
BUILDING1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525ARCHITECT: ALLOYS
ARCHITECTURESTRUCTURAL: SLATE STRUCTURAL
ENGINEERS, NAZARATH,
PA 18064 610.365.7634MEPE: SNYDER HOFFMAN
ASSOCIATES,
BETHLEHEM PA 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

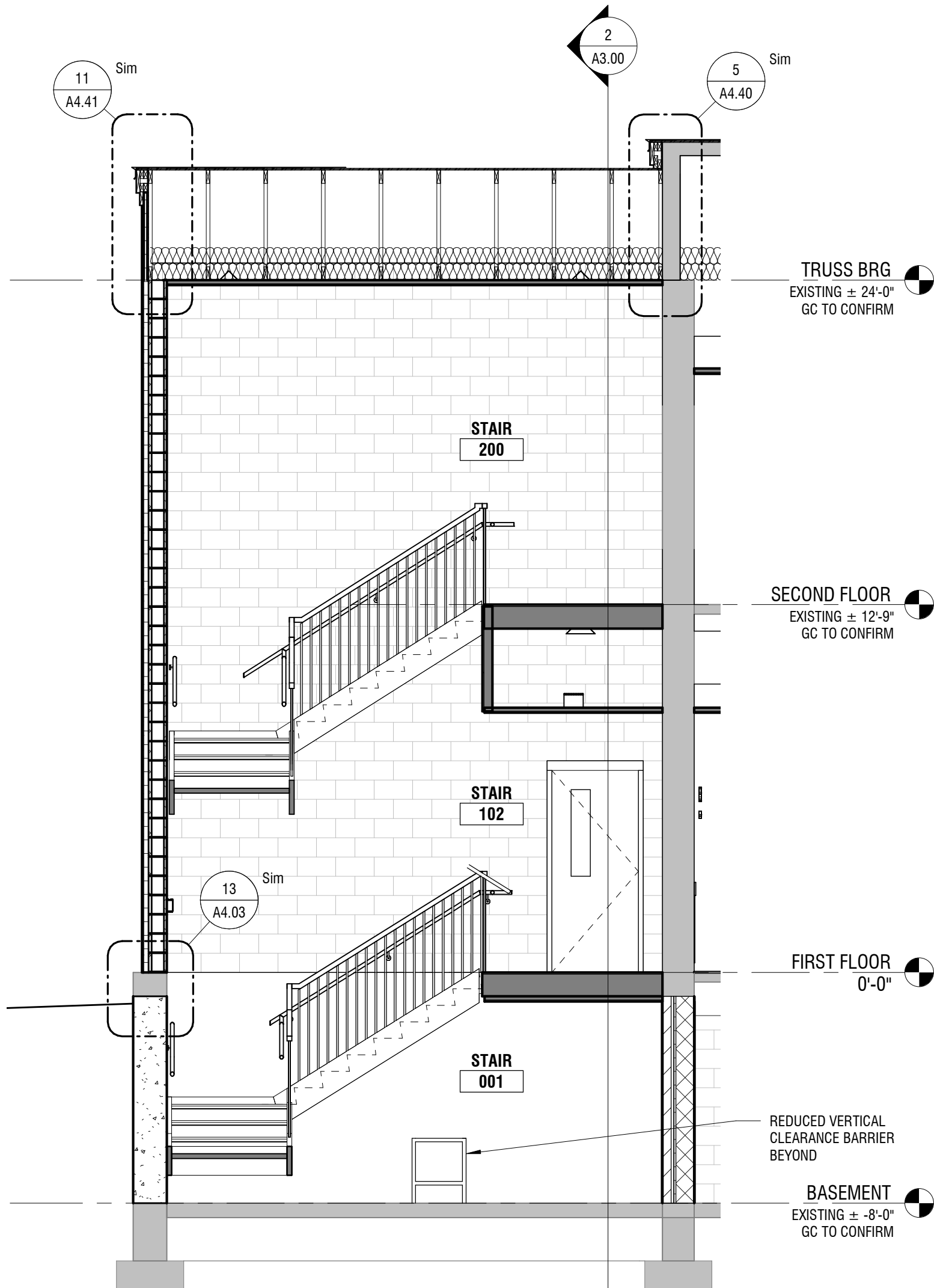
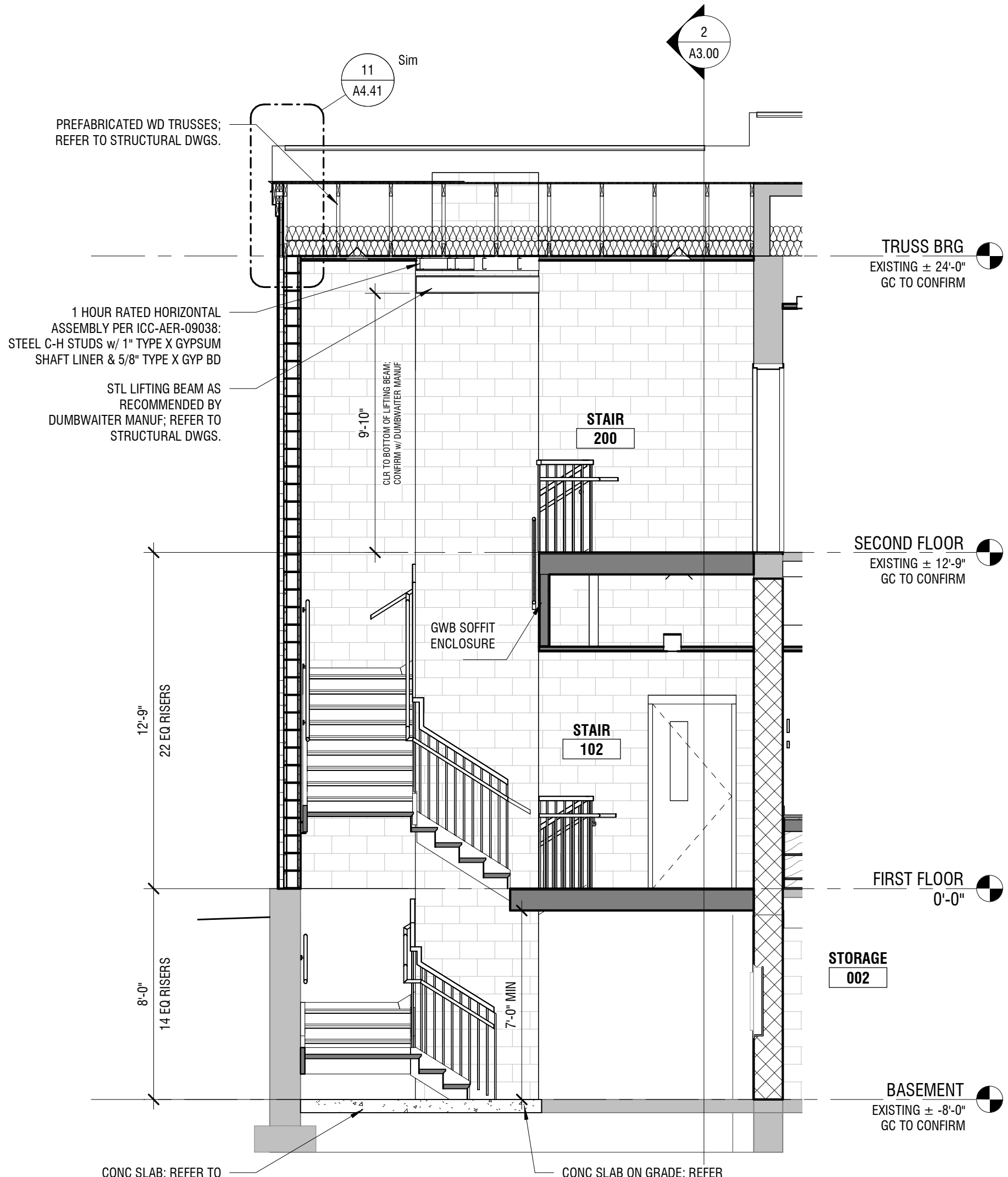
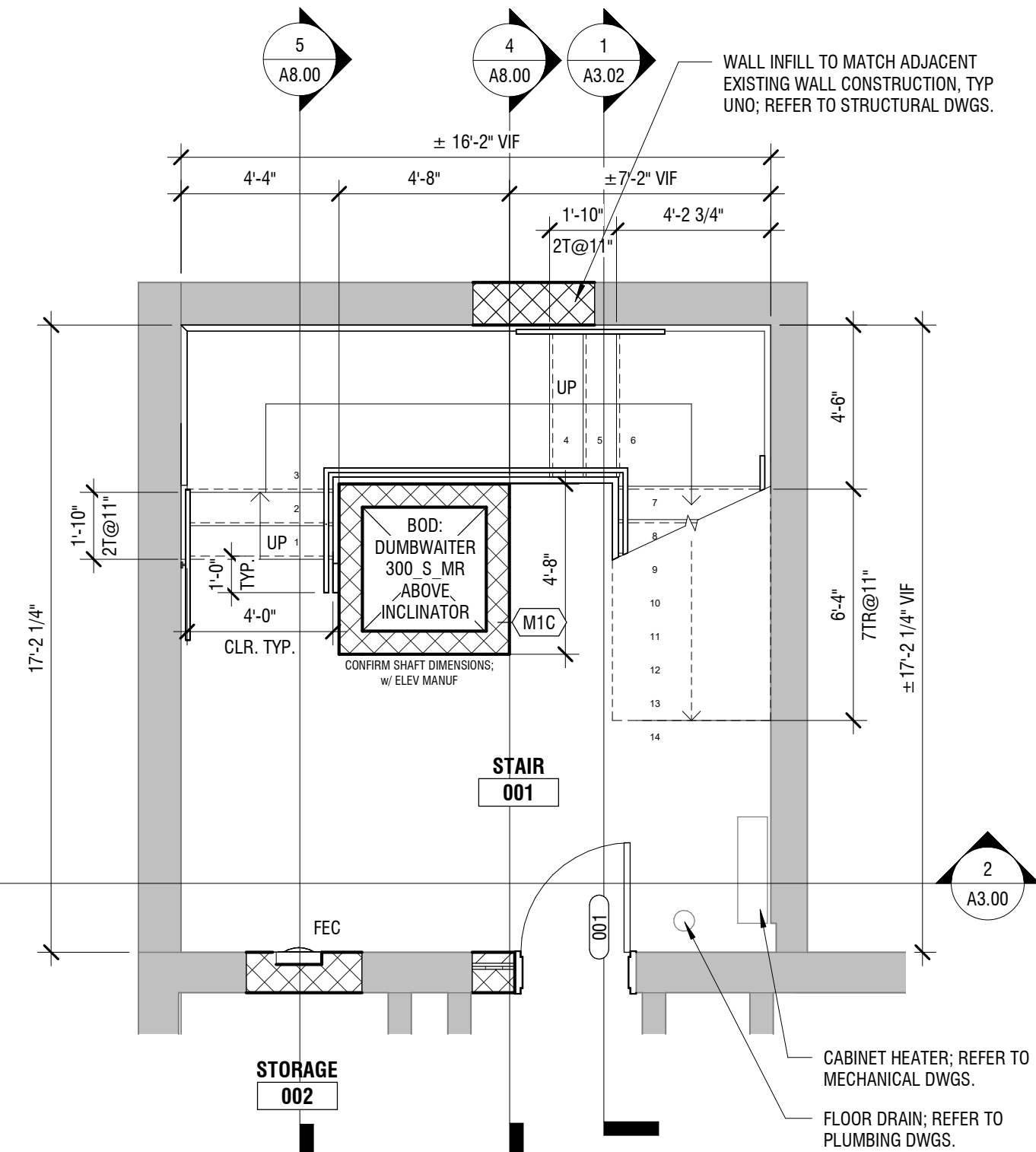
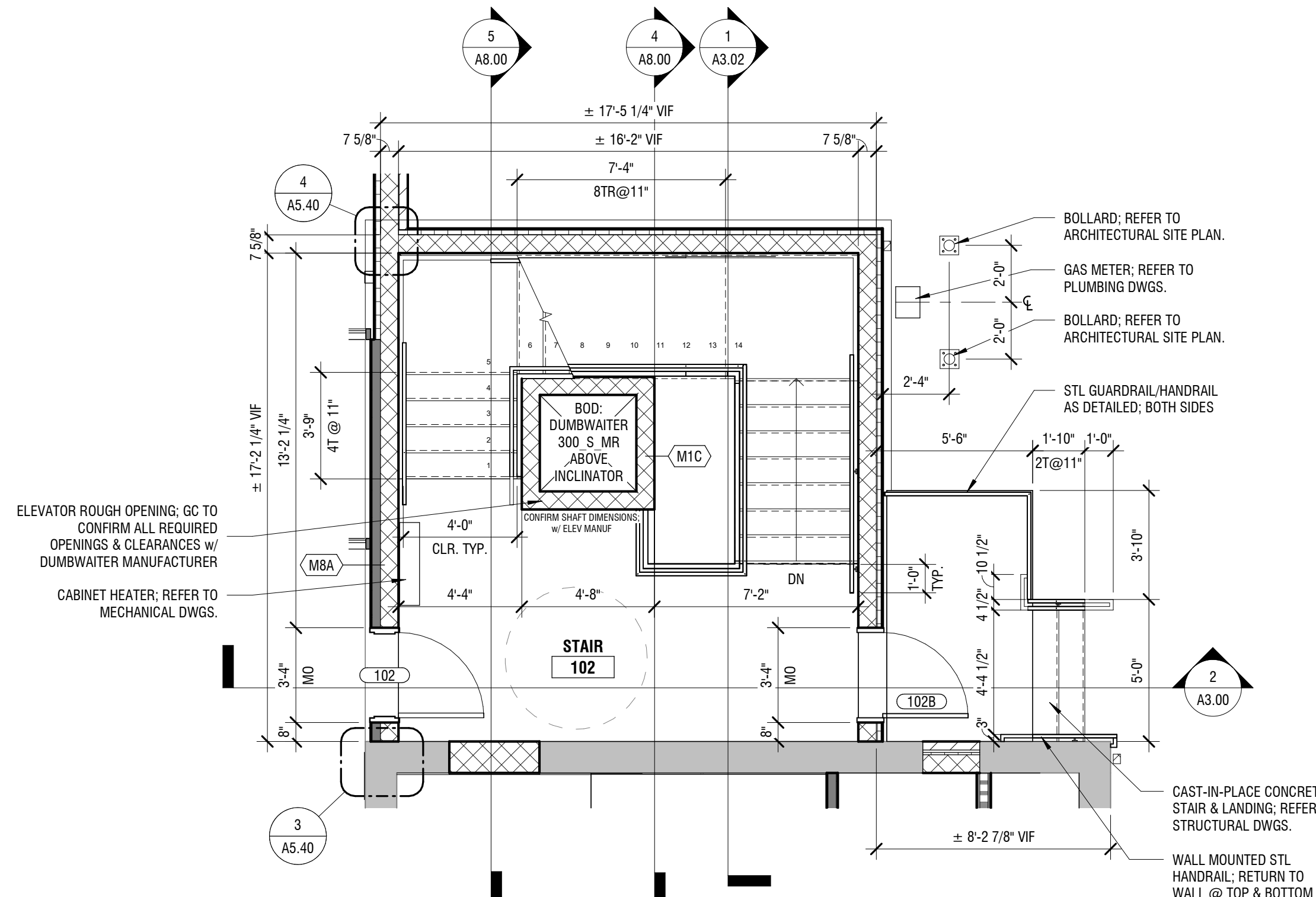
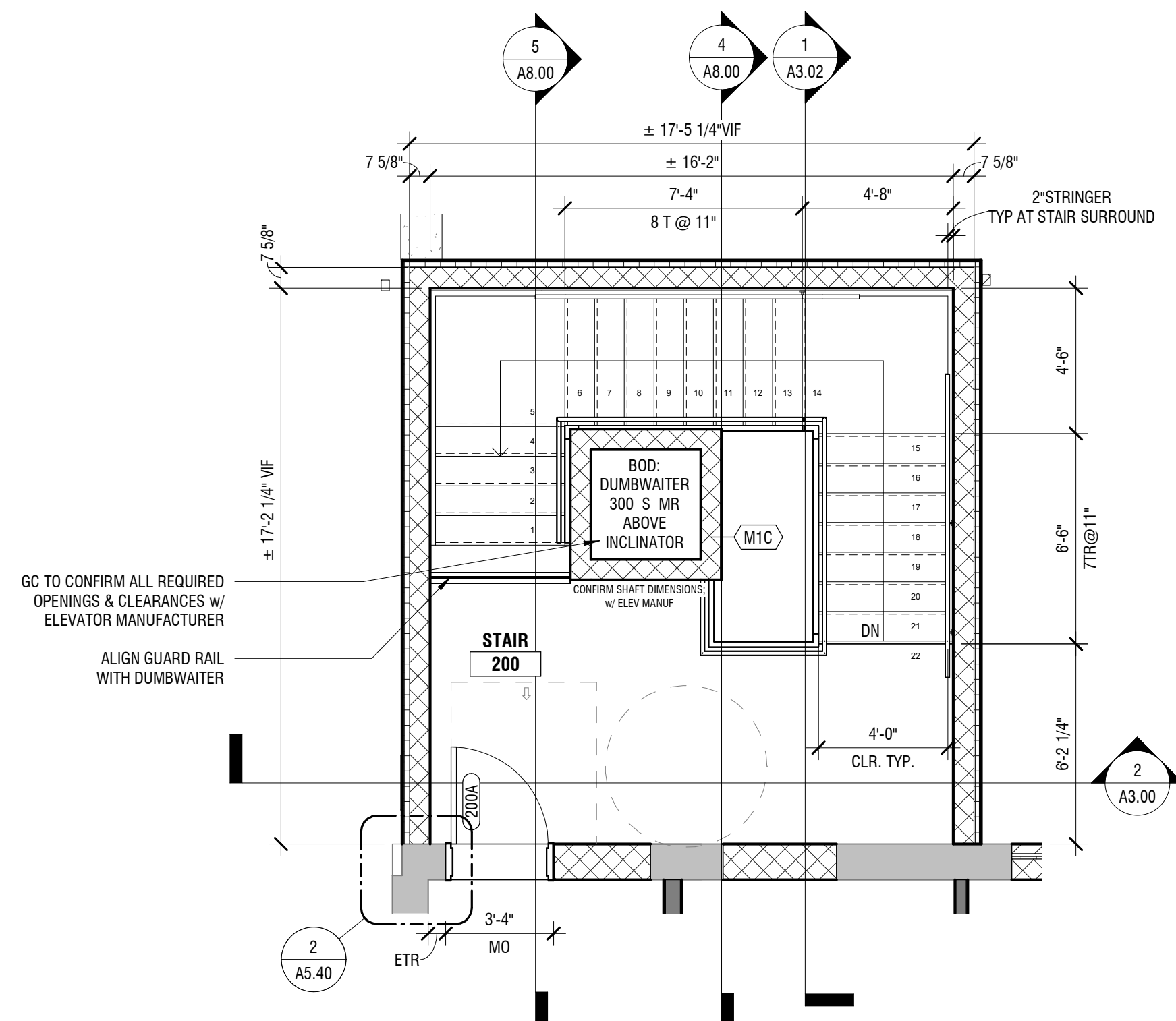
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055STAIR & ELEVATOR
PLANS & DETAILS

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A8.00

GENERAL STAIR NOTES

1. STAIRS TO BE CONCRETE FILLED METAL PAN STAIRS PER SPECIFICATIONS.
2. STAIR DIMENSIONS ARE TO NOSING, TYP UNO.
3. VERIFY ALL DIMENSIONS AND FLOOR TO FLOOR DIMENSIONS IN FIELD PRIOR TO DESIGN & FABRICATION. DELEGATED DESIGN BY CERTIFIED ENGINEER IN STATE OF PENNSYLVANIA PER SPECIFICATIONS.
4. REFER TO SHEET G8.02 FOR TYPICAL DETAILS.

4 STAIR SECTION
1/4" = 1'-0"5 ELEVATOR SECTION
1/4" = 1'-0"1 STAIR / ELEVATOR PLAN - BASEMENT
1/4" = 1'-0"2 STAIR / ELEVATOR PLAN - FIRST FLOOR
1/4" = 1'-0"3 STAIR / ELEVATOR PLAN - SECOND FLOOR
1/4" = 1'-0"

GENERAL STAIR NOTES

1. STAIRS TO BE CONCRETE FILLED METAL PAN STAIRS PER SPECIFICATIONS.
2. STAIR DIMENSIONS ARE TO NOSING, TYP UNO.
3. VERIFY ALL DIMENSIONS AND FLOOR TO FLOOR DIMENSIONS IN FIELD PRIOR TO DESIGN & FABRICATION. DELEGATED DESIGN BY CERTIFIED ENGINEER IN STATE OF PENNSYLVANIA PER SPECIFICATIONS.
4. REFER TO SHEET G8.02 FOR TYPICAL DETAILS.

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

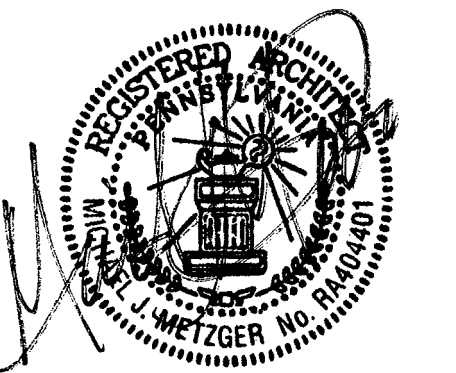
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
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KEY PLAN:

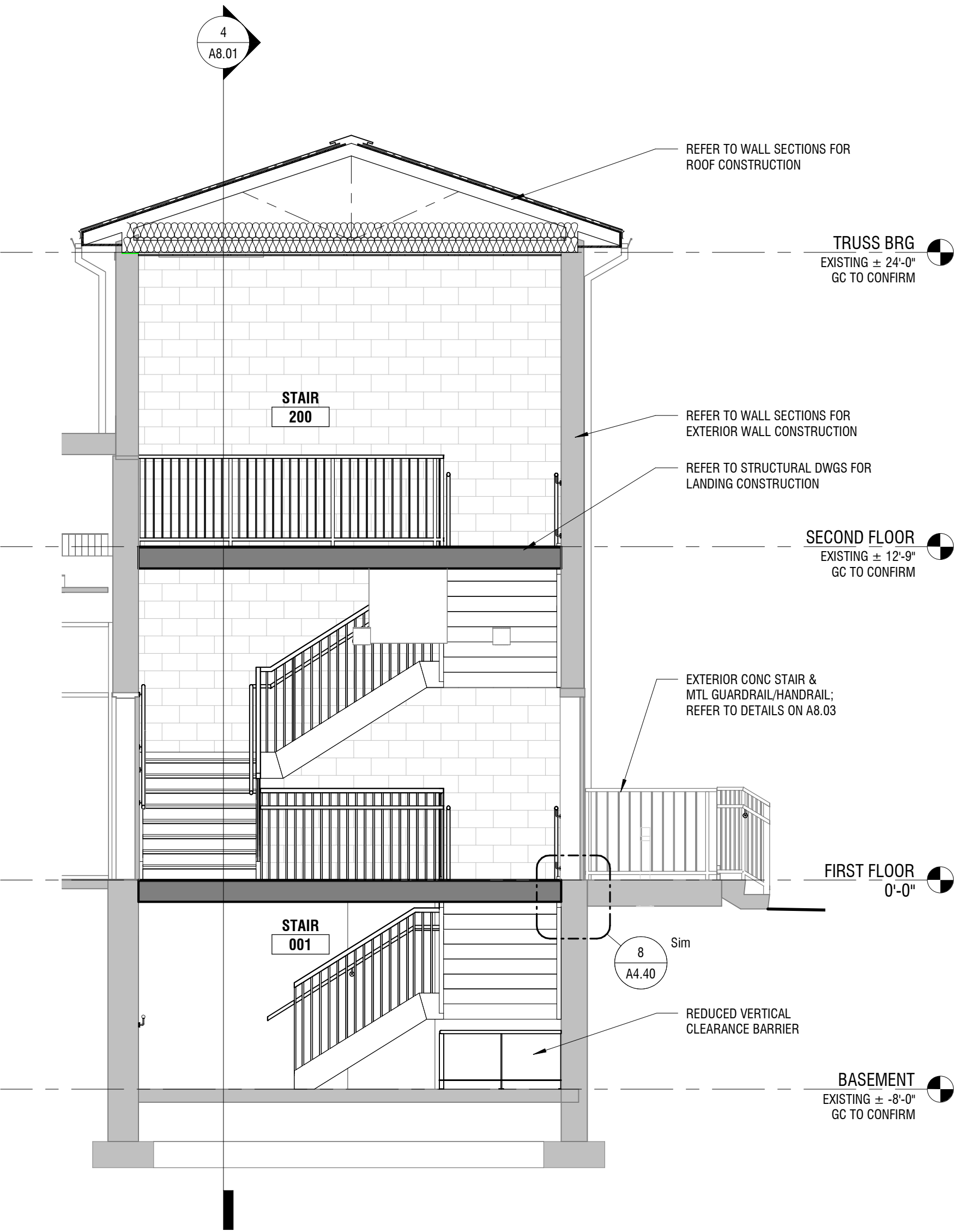
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



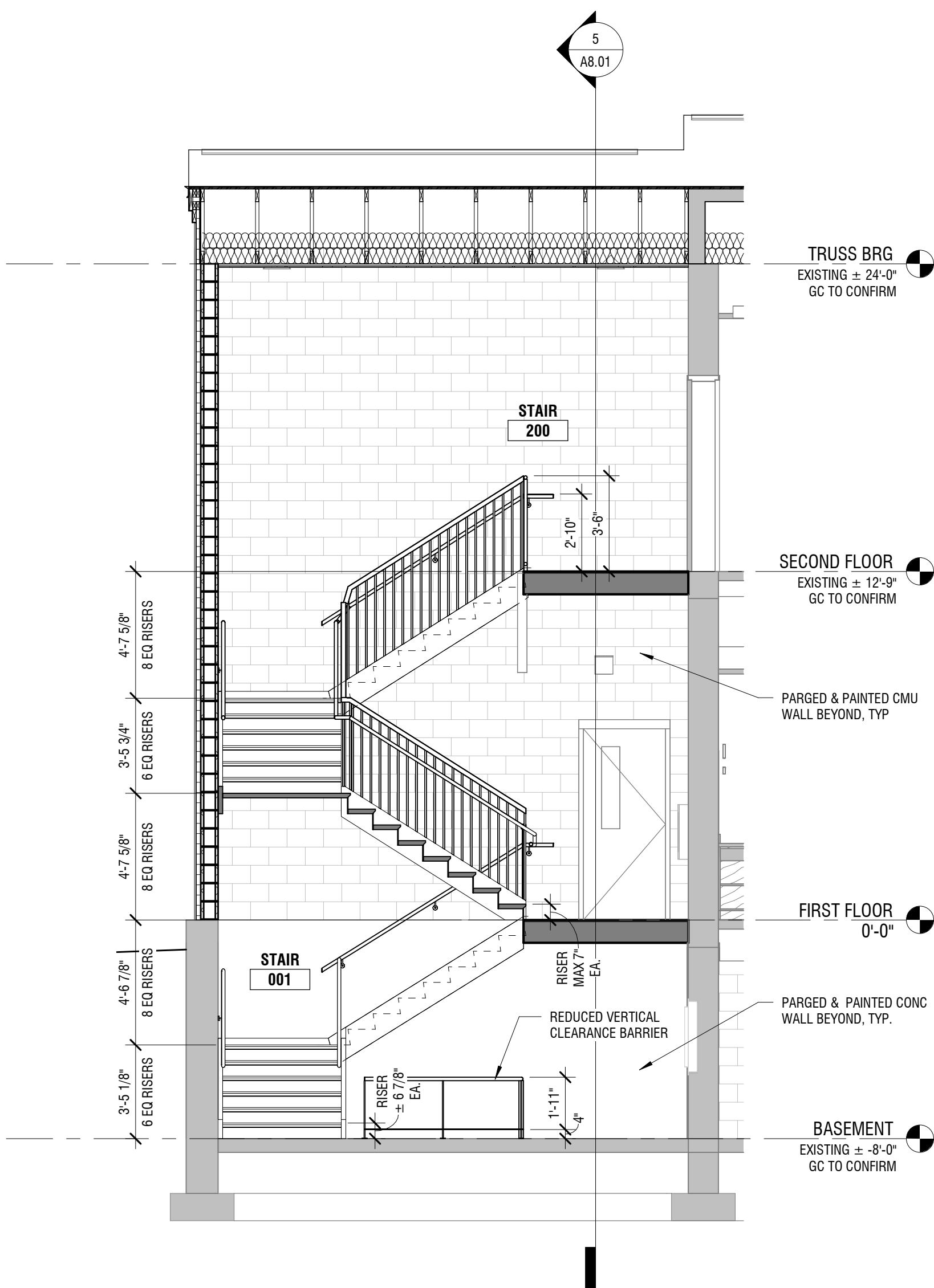
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**STAIR & ELEVATOR
PLANS & DETAILS -
ALTERNATE**

DATE: 11/07/2025
SCALE: 1/4" = 1'-0"
DRAWN BY: MS/TB
CHECKED BY: MM
PROJ NO: 24-0018

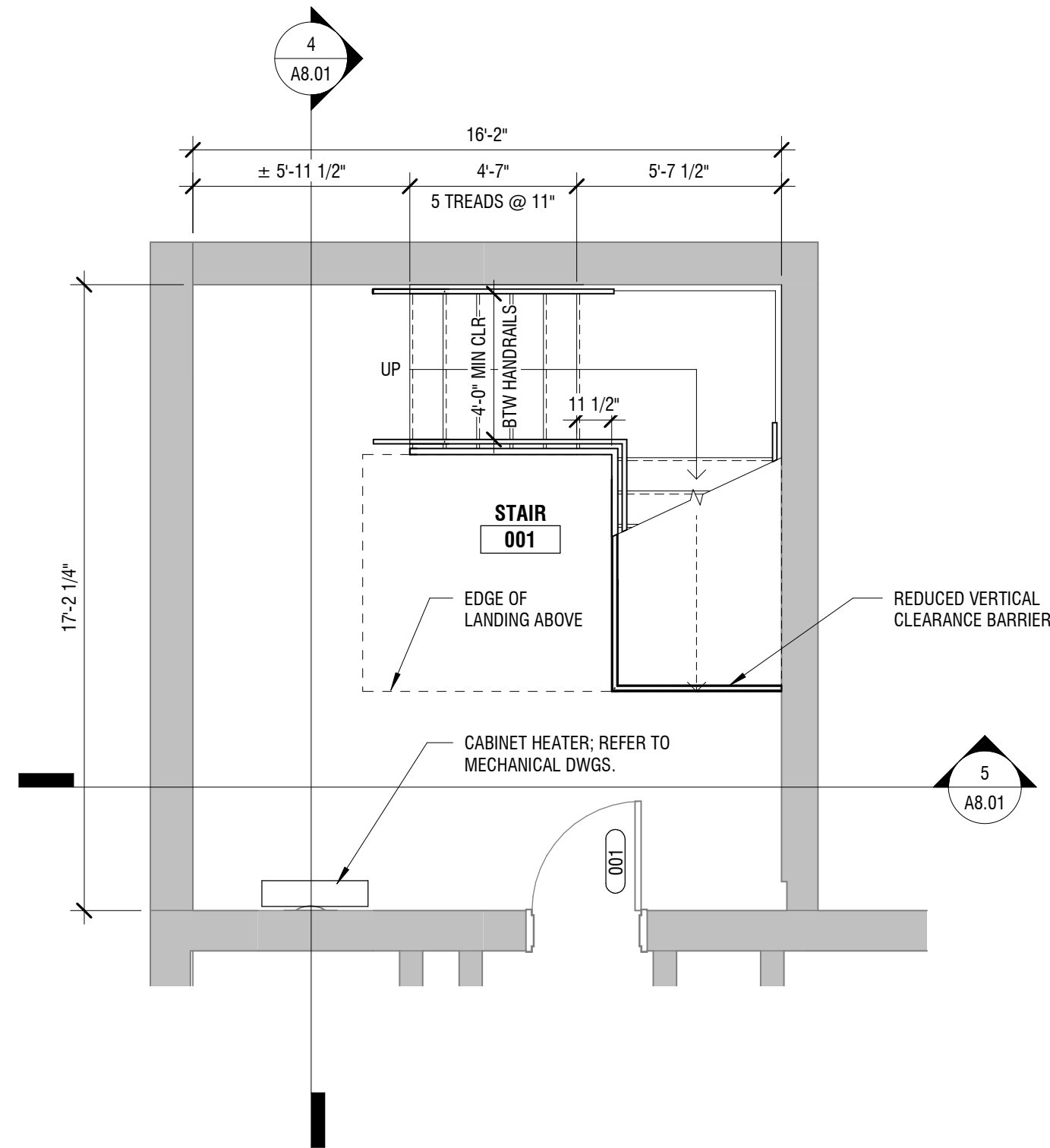
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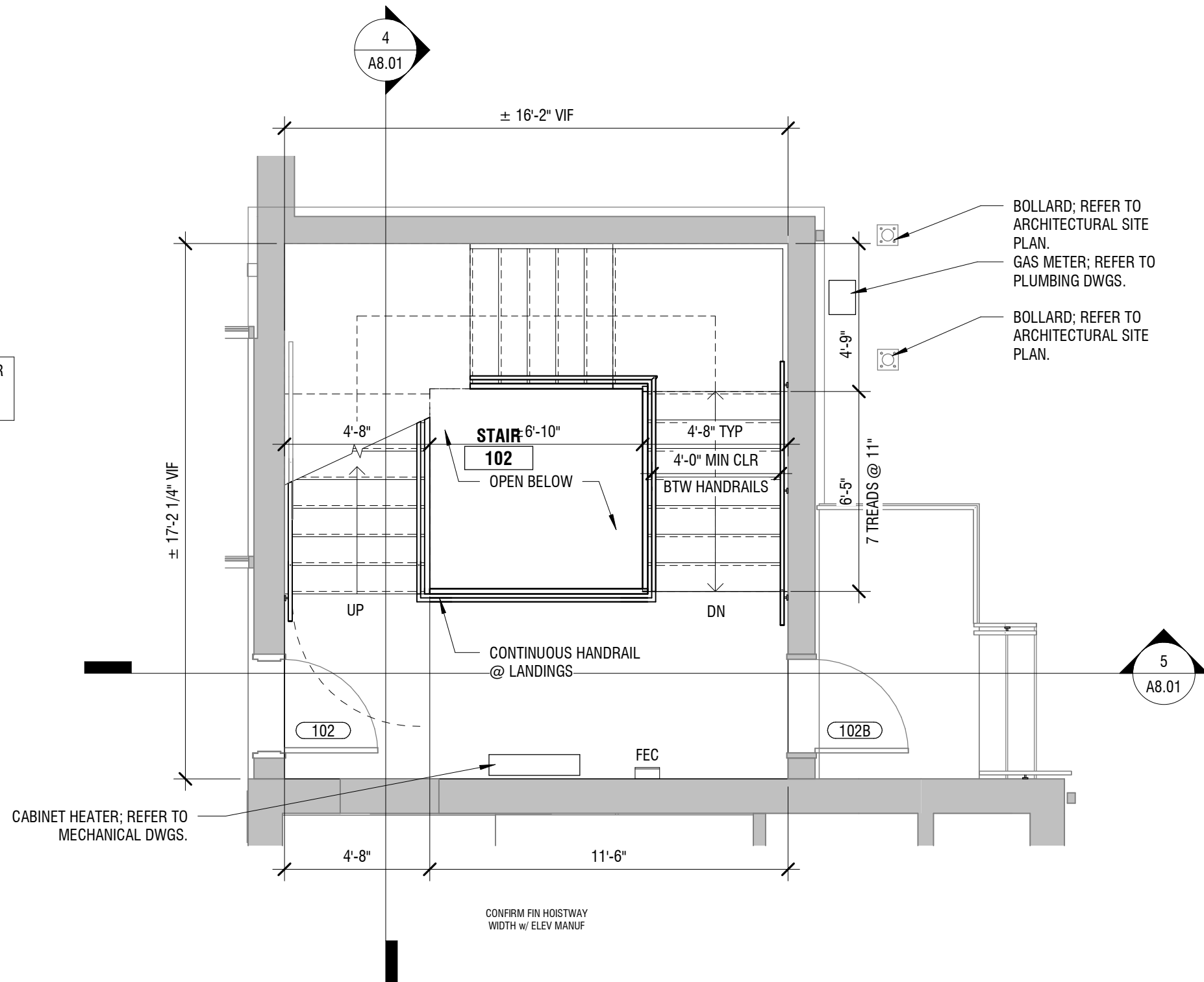
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1/4" = 1'-0"



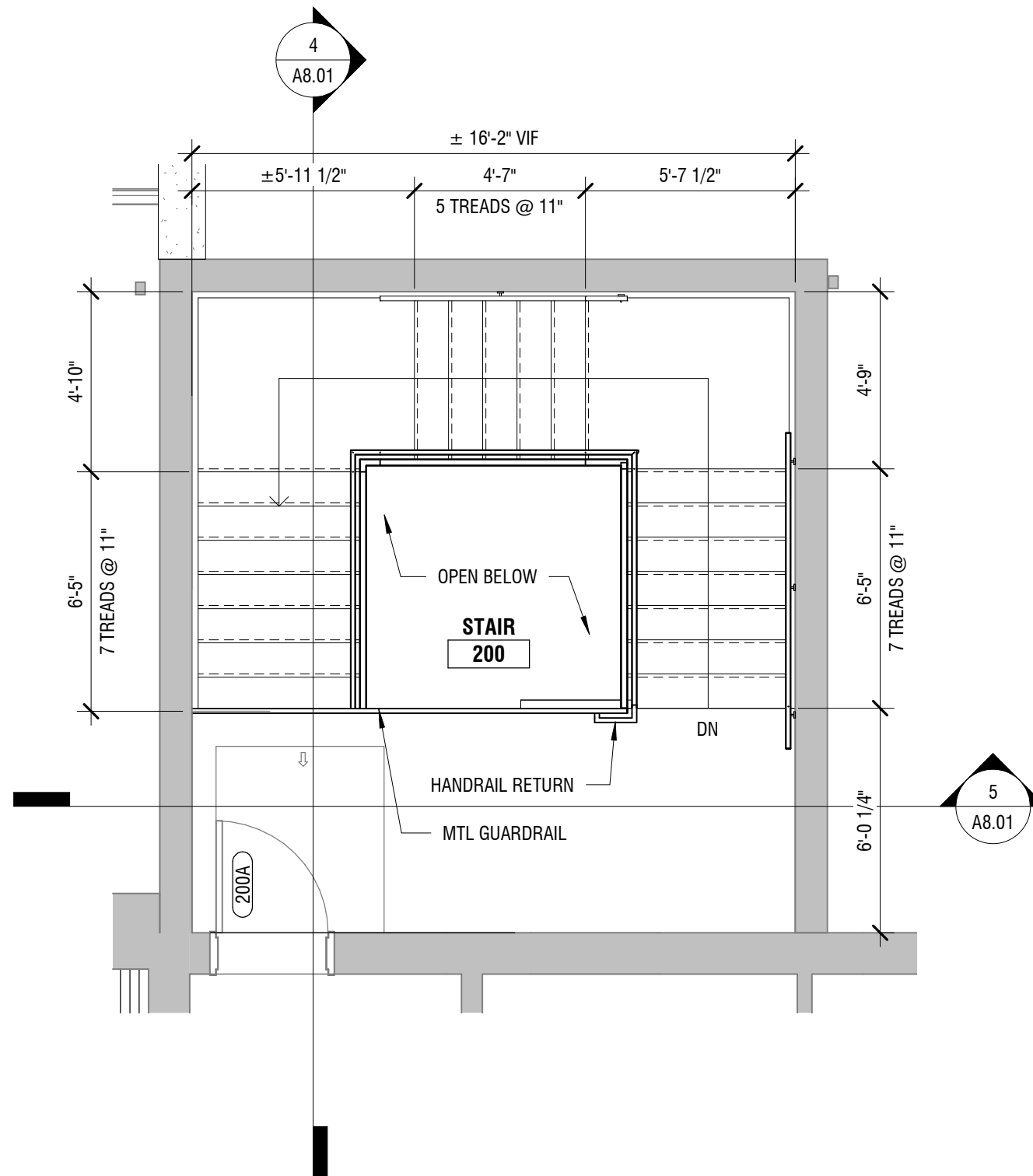
4 STAIR SECTION
1/4" = 1'-0"



1 STAIR / ELEVATOR PLAN - BASEMENT - ALTERNATE
1/4" = 1'-0"

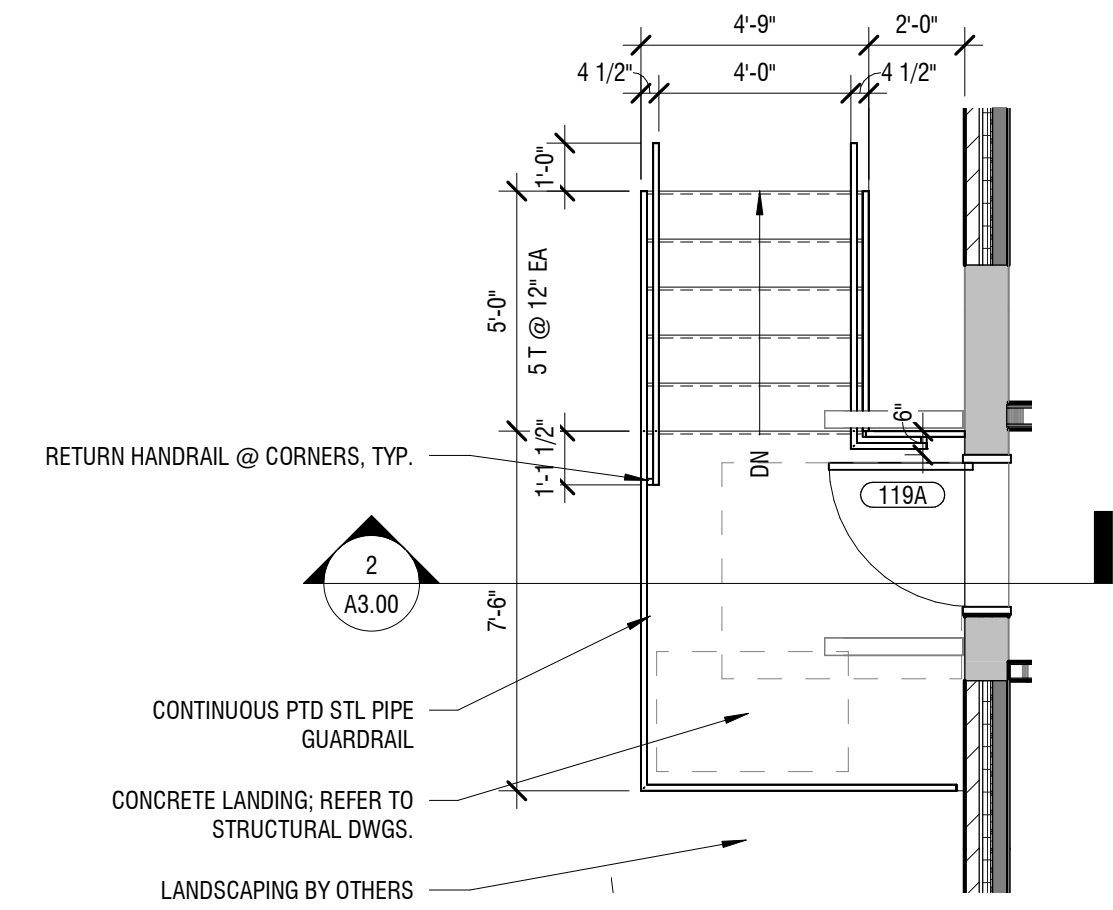


2 STAIR / ELEVATOR PLAN - FIRST FLOOR - ALTERNATE
1/4" = 1'-0"

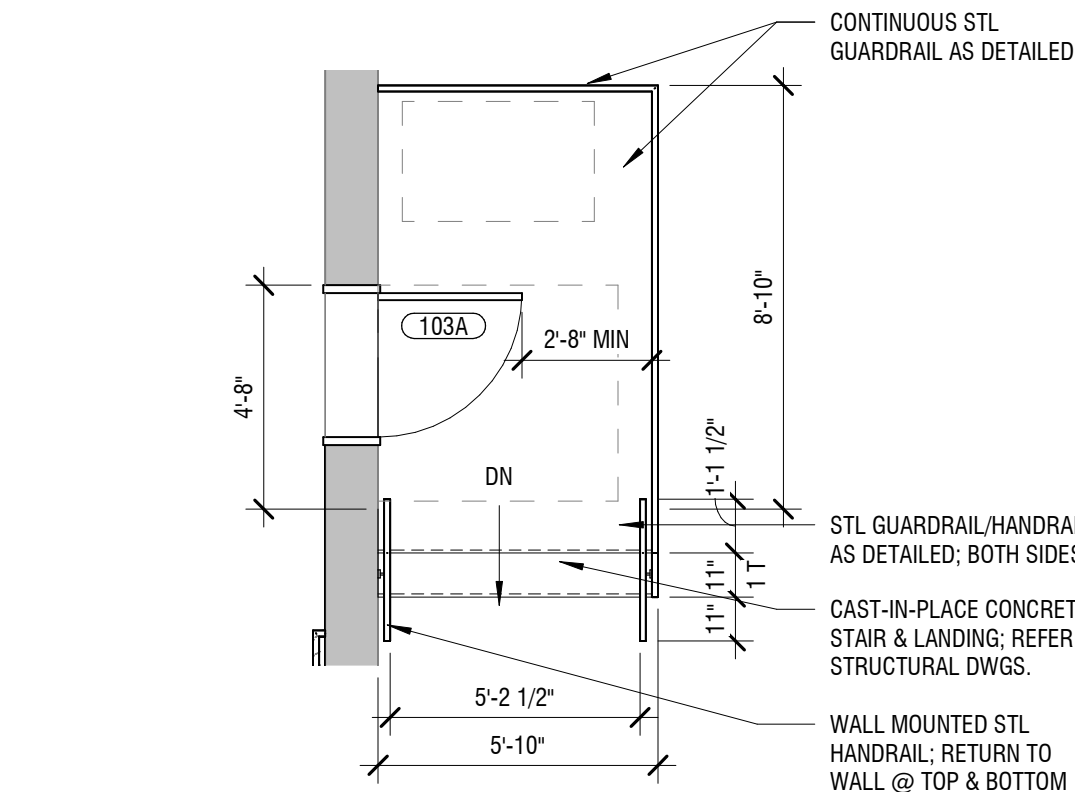


3 STAIR / ELEVATOR PLAN - SECOND FLOOR - ALTERNATE
1/4" = 1'-0"

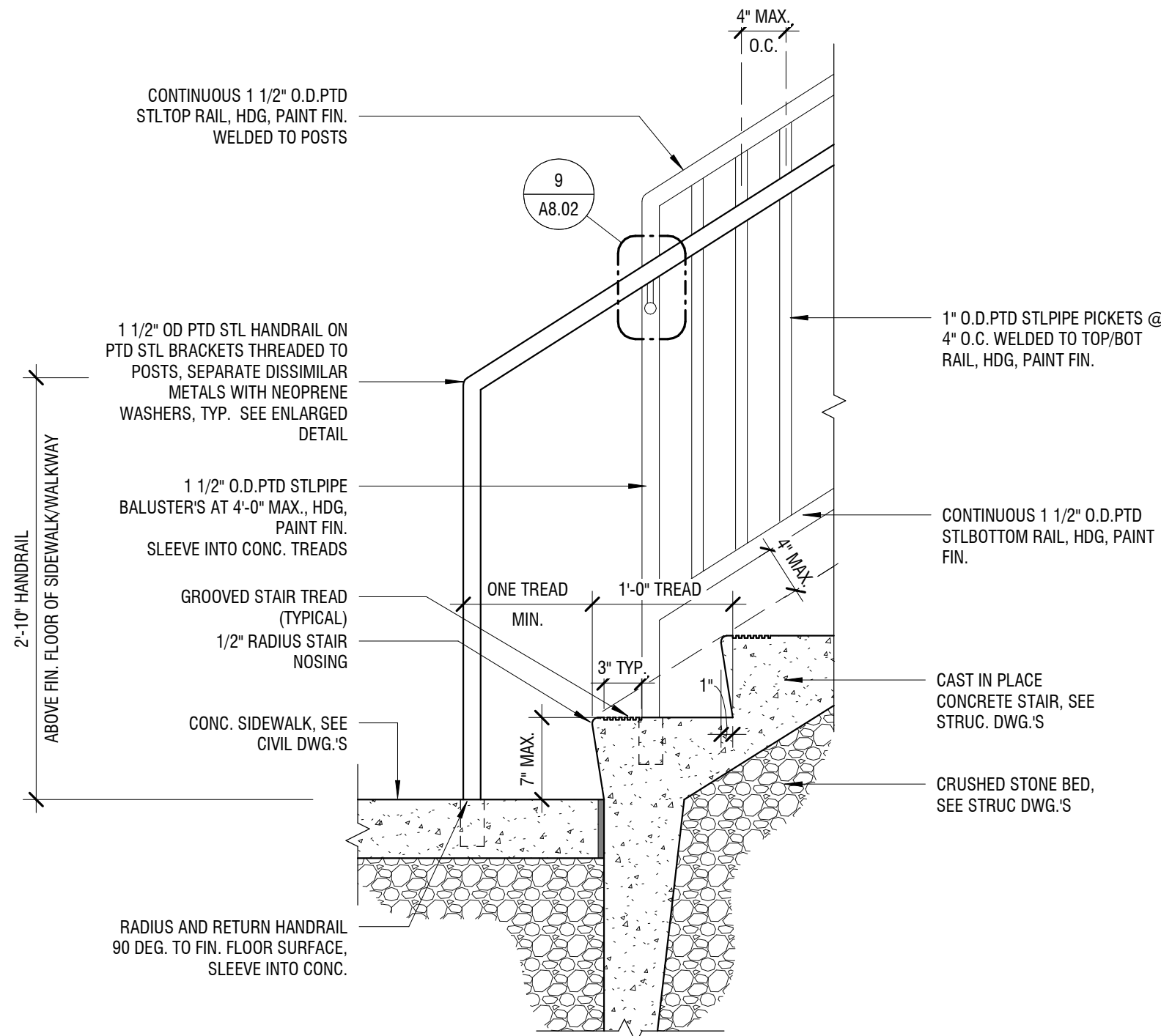
4/29/2024 4:40:58 AM ©COPYRIGHT ALLOYS ARCHITECTURE



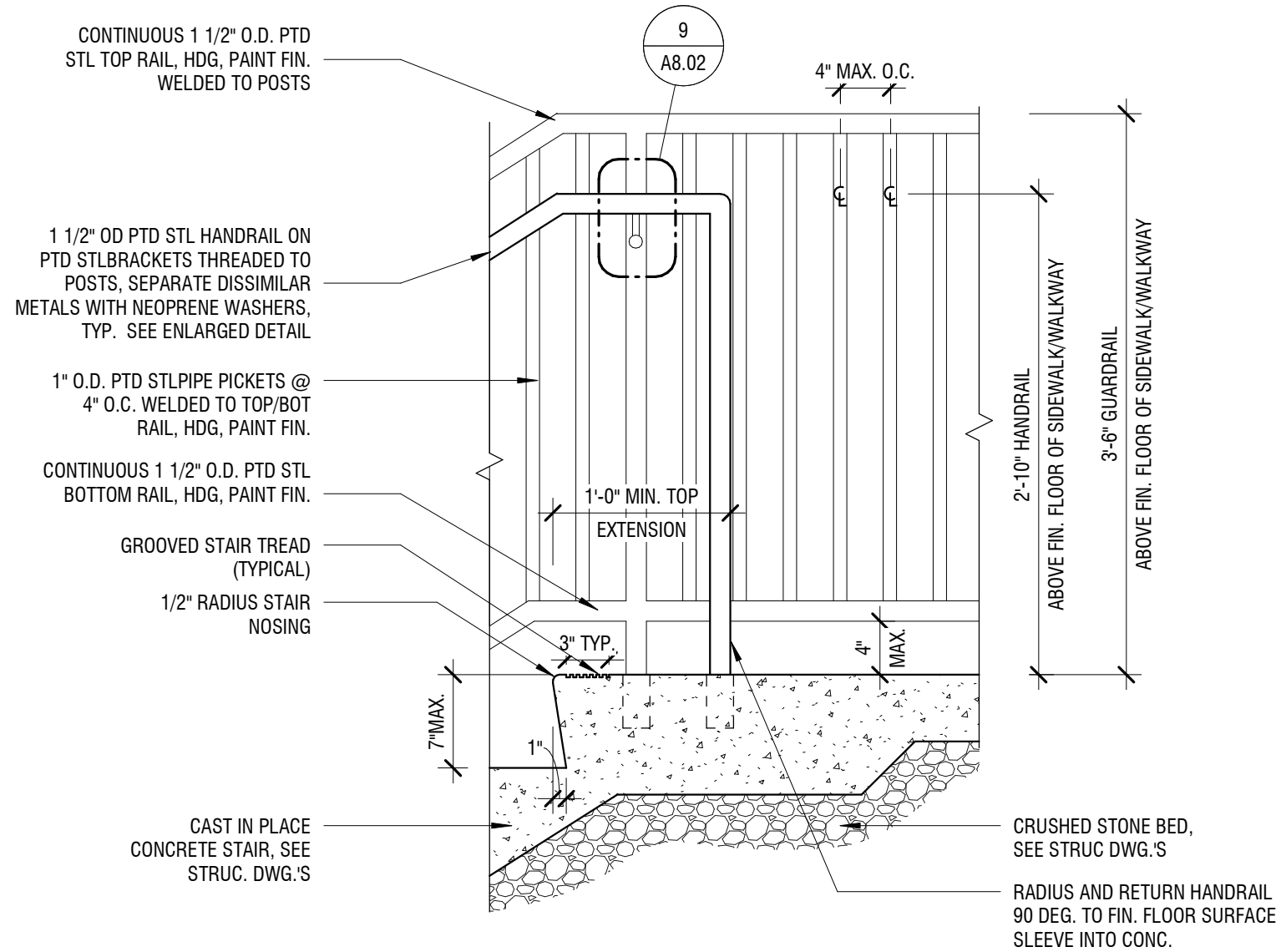
1 PARTIAL FLOOR PLAN - EXTERIOR RAMP & STAIR
1/4" = 1'-0"



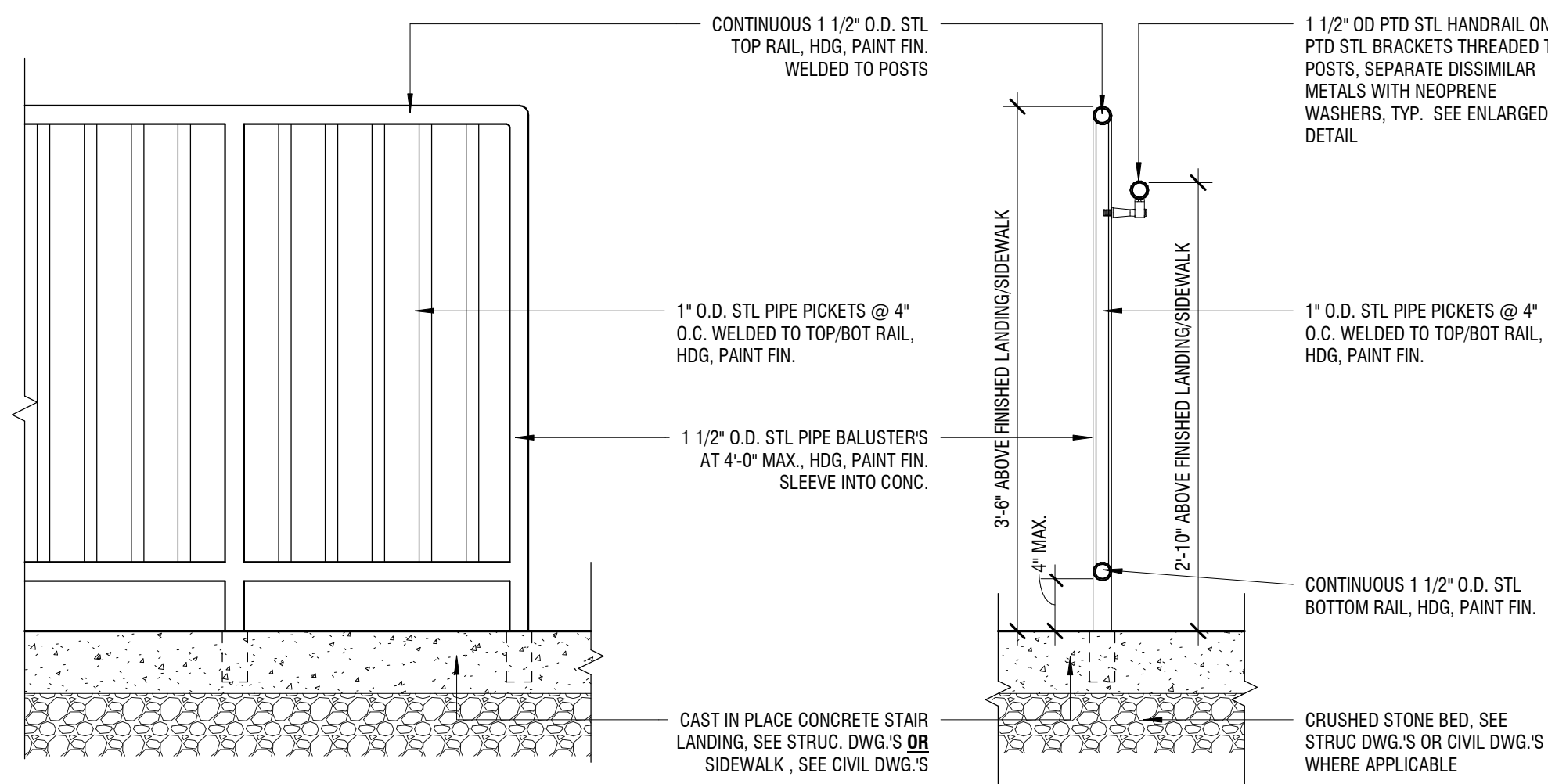
2 PARTIAL FLOOR PLAN - EXTERIOR STAIR
1/4" = 1'-0"



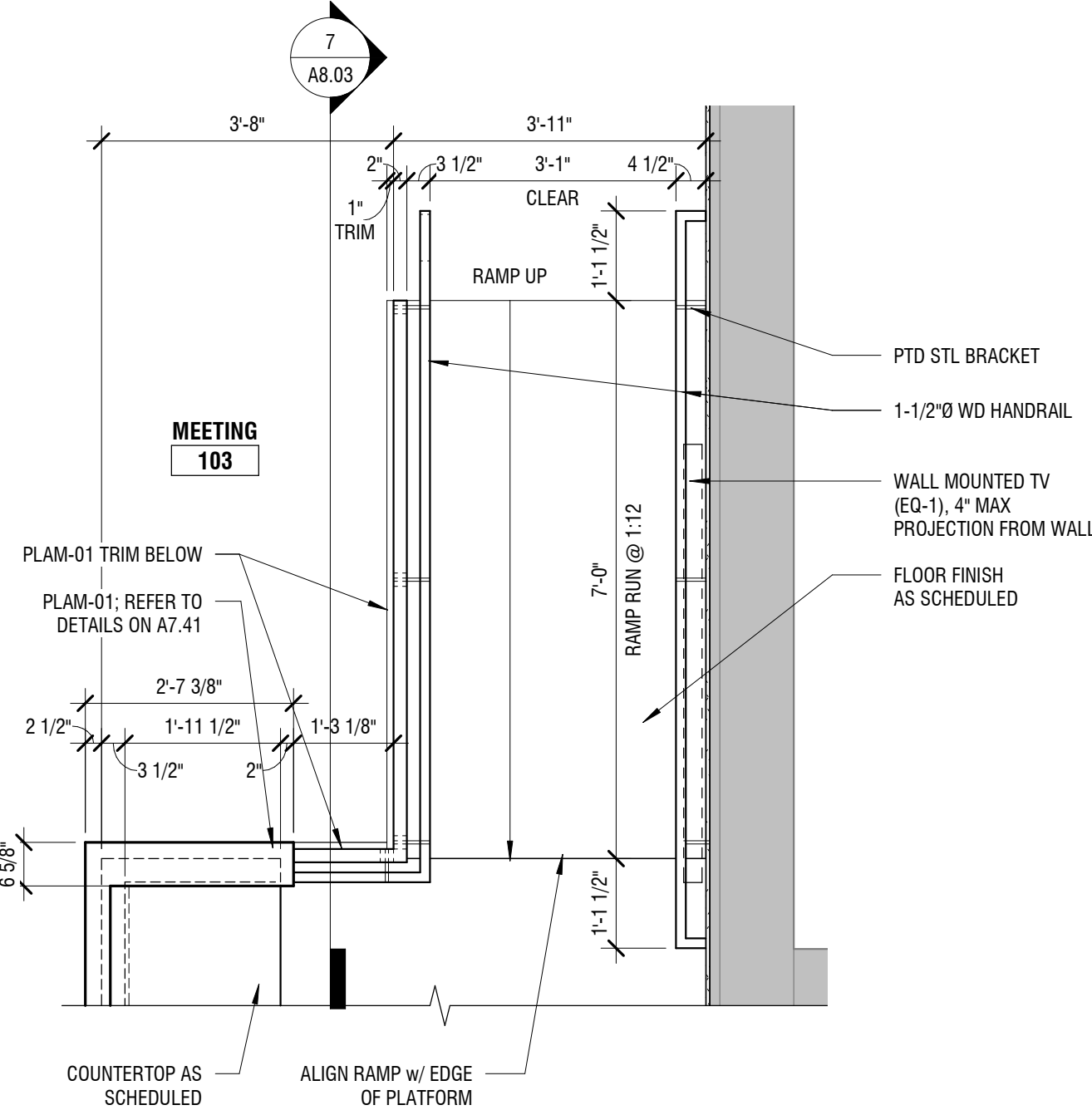
4 TYPICAL EXT GUARDRAIL/HANDRAIL SECTION DETAIL - BOTTOM
1" = 1'-0"



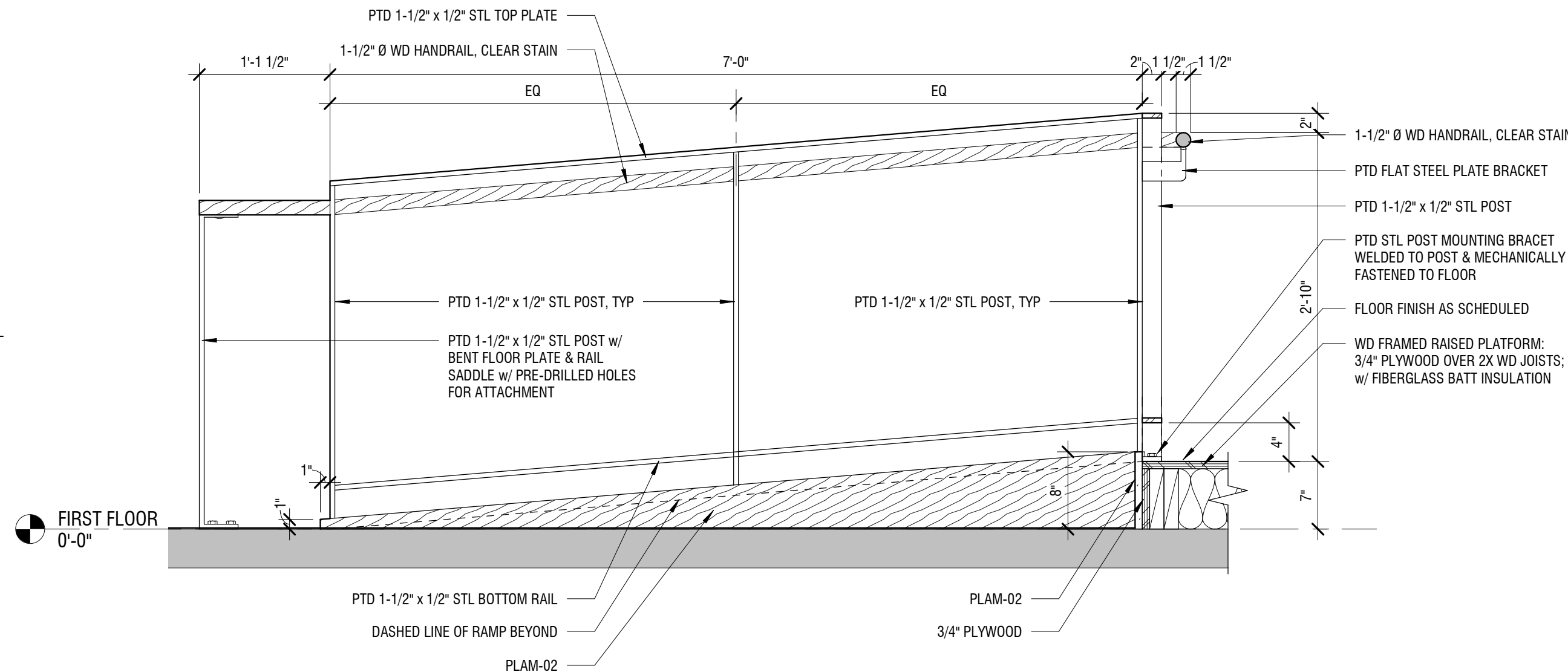
5 TYPICAL EXTERIOR GUARDRAIL/HANDRAIL SECTION DETAIL - TOP
1" = 1'-0"



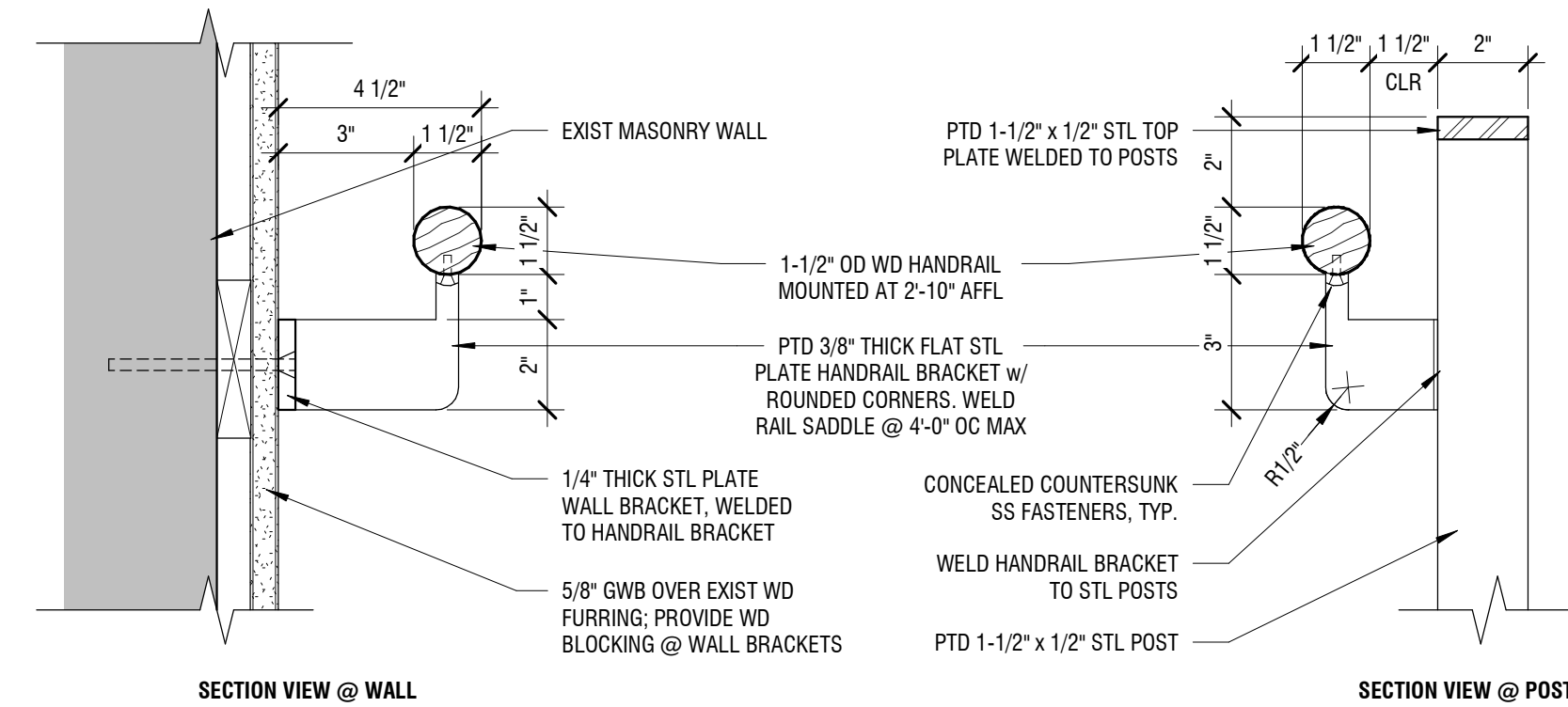
6 TYPICAL EXTERIOR GUARDRAIL DETAILS
1" = 1'-0"



3 PARTIAL FLOOR PLAN - DAIS RAMP
1/2" = 1'-0"



7 RAMP DETAIL
1" = 1'-0"



8 TYP HANDRAIL BRACKET DETAILS @ RAMP IN MEETING 103
3" = 1'-0"

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**
1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19529

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19529

PROJECT TEAM:
ARCHITECT: ALLOYS ARCHITECTURE
CIVIL: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

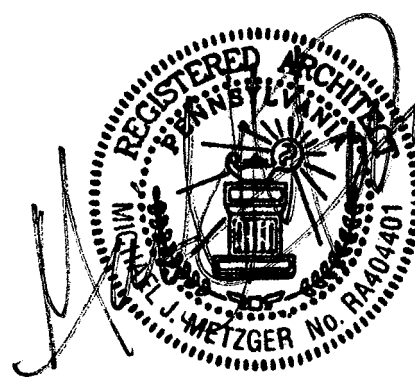
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:
X

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018 610.419.4055



SHEET TITLE:
**STAIR & RAMP PLANS
& DETAILS**

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	MS/TB
CHECKED BY:	MM
PROJ NO:	24-0018

A8.03

MECHANICAL GENERAL NOTES	
1.	THE DRAWINGS INDICATE THE GENERAL SCOPE OF WORK ASSOCIATED WITH THE INSTALLATION OF HVAC EQUIPMENT AND SYSTEMS BUT ARE NOT NECESSARILY INCLUSIVE OF ACTUAL CONDITIONS. THE FULL EXTENT OF THE WORK SHALL BE DETERMINED IN THE FIELD BASED ON THE ACTUAL CONDITIONS ENCOUNTERED AND AS REQUIRED FOR THE SATISFACTORY EXECUTION OF THE NEW WORK.
2.	THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE EQUIPMENT AND SYSTEMS IN ACCORDANCE WITH THE PROJECT CONSTRUCTION SCHEDULE.
3.	THE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND SCHEDULING OF THEIR WORK WITH ALL OTHER TRADES (PLUMBING, ELECTRICAL, GENERAL ETC.). ANY CONFLICTS DUE TO FAILURE OF THIS CONTRACTOR TO COORDINATE WORK WITH OTHER TRADES SHALL BE THEIR RESPONSIBILITY TO RESOLVE.
4.	ALL CUTTING AND PATCHING OF WALLS, FLOORS, ROOFS, AND CEILINGS, AS REQUIRED TO INSTALL DUCTWORK, PIPING, ROOF CURBS ETC. SHALL BE PERFORMED BY THIS CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. PATCHING SHALL MATCH EXISTING METHODS, MATERIALS OF CONSTRUCTION, AND ADJACENT FINISHES.
5.	WHERE THE DRAWINGS SPECIFICALLY INDICATE, CUTTING AND PATCHING IS TO BE PERFORMED BY THE GENERAL CONTRACTOR, THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND EXACT LOCATIONS OF THE OPENINGS.
6.	THE CONTRACTOR SHALL PROVIDE ALL METHODS AND MATERIALS FOR SUPPORTING ALL EQUIPMENT, PIPING, AND DUCTWORK FURNISHED UNDER THIS CONTRACT. IN AREAS OF BAR JOIST CONSTRUCTION ALL PIPING, DUCTWORK, AND SUSPENDED EQUIPMENT WITH A CONCENTRATED LOAD (I.E. HANGERS) IN EXCESS OF 150 LBS. SHALL BE SUPPORTED FROM THE TOP CHORD OF THE BAR JOISTS. DO NOT HANG ANY PIPING OR DUCTWORK FROM THE ROOF DECK.
7.	VERIFY THE FINAL MOUNTING HEIGHTS AND LOCATIONS OF LOUVERS, BRICK VENTS, CABINET HEATERS, SIDEWALL GRILLES AND REGISTERS, AND ALL OTHER VISIBLE EQUIPMENT WITH THE ARCHITECTURAL INTERIOR AND EXTERIOR ELEVATIONS.
8.	COORDINATE FINAL CEILING GRILLE AND DIFFUSER LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS, FIRE PROTECTION PLANS, AND ELECTRICAL/TECHNOLOGY PLANS.
9.	SEAL ALL DUCT AND PIPING PENETRATIONS OF FIRE AND SMOKE RATED PARTITIONS AND FLOORS WITH FIRE STOPPING MATERIALS AS SPECIFIED IN THE DIVISION 1 SPECIFICATIONS. WHERE FIRESTOPPING MATERIALS ARE NOT SPECIFIED IN DIVISION 1, ALL FIRESTOPPING MATERIALS SHALL BE U.L. LISTED FOR USE AND AS MANUFACTURED BY 3M OR EQUAL.
10.	PROVIDE ACOUSTICAL SEALS AROUND ALL DUCTWORK AND PIPING PENETRATIONS OF INTERIOR ACOUSTICALLY RATED PARTITIONS. REFER TO THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ACOUSTICAL PARTITIONS.
12.	ALL ADJUSTABLE THERMOSTATS, SENSORS AND SWITCHES INTENDED FOR NORMAL USE BY THE BUILDING'S OCCUPANTS SHALL BE MOUNTED 48" A.F.F. TO THE TOP OF THE DEVICE IN ACCORDANCE WITH ADA REQUIREMENTS.
13.	DO NOT UTILIZE PERMANENT HVAC SYSTEMS FURNISHED UNDER THIS CONTRACT AS A MEANS OF TEMPORARY HEAT DURING CONSTRUCTION. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO PLACING EQUIPMENT IN SUSTAINED OPERATION.
14.	BOTTOM OF DUCT AND BOTTOM OF PIPE ELEVATIONS ARE FOR REFERENCE ONLY, FINAL ELEVATIONS ARE SUBJECT TO ACTUAL FIELD CONDITIONS. FIELD VERIFY ALL CLEARANCES AND DIMENSIONS PRIOR TO FABRICATING AND INSTALLING DUCTWORK AND PIPING. COORDINATE DUCT AND PIPING INSTALLATIONS WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH LIGHT FIXTURES, SPRINKLERS, SPEAKERS, ETC.
15.	ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS. FIELD VERIFY ACTUAL CLEARANCES AND CONDITIONS PRIOR TO FABRICATING DUCTWORK. DO NOT ORDER FIRE DAMPERS UNTIL VERIFYING ACTUAL CONDITIONS AND DIMENSIONS.
16.	SUBMIT SHEET METAL SHOP DRAWINGS TO SCALE 3/8" = 1'-0", DETAILING DUCTWORK, HVAC EQUIPMENT AND DIFFUSERS. SHOP DRAWINGS SHALL BE DIMENSIONED, SHALL INDICATE DUCT ELEVATIONS, AND SHALL DEPICT CEILING GRID, STRUCTURAL STEEL, LIGHT FIXTURES, SPRINKLER HEADS, AND PLUMBING MAINS.
17.	THE CONTRACTOR SHALL FURNISH ALL ACCESS DOORS IN WALLS AND PLASTER CEILINGS AS REQUIRED TO ACCESS VOLUME DAMPERS, FIRE DAMPERS, AND OTHER SERVICEABLE DEVICES. ACCESS DOORS SHALL BE UL LISTED WHEN INSTALLED IN RATED CONSTRUCTION. FIELD VERIFY ACCESS DOOR LOCATIONS AND SIZES WITH ARCHITECT.
18.	PROVIDE LOCATION/IDENTIFICATION MARKERS ON CEILING T-BAR GRIDS (OR ON CEILING ACCESS DOORS AS APPLICABLE) JUST BELOW CONCEALED SHUT-OFF VALVES, CONTROL VALVES, AND HVAC EQUIPMENT.
19.	ALL ROUND DUCTWORK SHALL BE ROUND SPIRAL DUCT EXCEPT WHERE NOTED AS FLEXIBLE. ROUND FLEXIBLE DUCTWORK IS LIMITED TO LOCATIONS ONLY AS SHOWN ON THE DRAWINGS. MAXIMUM LENGTH SHALL NOT EXCEED 6'-0".
20.	THE CONTRACTOR SHALL COORDINATE THE RIGGING, MOVING AND HOISTING OF EQUIPMENT FURNISHED UNDER THIS CONTRACT WITH EXISTING ARCHITECTURAL CONSTRAINTS.
21.	ALL CONDENSATE AND CLEAN, CLEAR WATER FROM MECHANICAL EQUIPMENT MUST BE PIPED TO A DRAIN CONNECTED TO THE STORM SYSTEM AND NOT SANITARY.
22.	ALL REFRIGERANT PIPE SIZES SHALL BE VERIFIED BY THE CONDENSING UNIT MANUFACTURER.
23.	PROVIDE FLEXIBLE CONNECTIONS IN DUCTWORK AT ALL LOCATIONS WHERE DUCTWORK CROSSES HORIZONTAL OR VERTICAL BUILDING EXPANSION JOINTS. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING EXPANSION JOINT LOCATIONS.

MECHANICAL SYMBOLS & ABBREVIATIONS			
G.C.	GENERAL CONTRACTOR	C.D.	CONDENSATE DRAIN
H.C. / M.C.	MECHANICAL CONTRACTOR	F.D.	FLOOR DRAIN
E.C.	ELECTRICAL CONTRACTOR	RS	REFRIGERANT SUCTION
P.C.	PLUMBING CONTRACTOR	RL	REFRIGERANT LIQUID
S/A	SUPPLY AIR	—HWS—	HOT WATER SUPPLY
R/A	RETURN AIR	----HWR----	HOT WATER RETURN
T/A	TRANSFER AIR	—CWS—	CHILLED WATER SUPPLY
E/A	EXHAUST AIR	----CWR----	CHILLED WATER RETURN
O/A	OUTSIDE AIR	—CS—	CONDENSER WATER SUPPLY
A.F.F.	ABOVE FINISHED FLOOR	----CR----	CONDENSER WATER RETURN
AL	ACOUSTCAL LINING	—FOS—	FUEL OIL SUPPLY
O.E.D.	OPEN END DUCT	----FOR----	FUEL OIL RETURN
NC	NORMALLY CLOSED	—LPS—	LOW PRESSURE STEAM SUPPLY
NO	NORMALLY OPEN	----LPR----	LOW PRESSURE STEAM RETURN
DISC	DISCONNECT SWITCH		GATE/BUTTERFLY VALVE
	REMOVE EXISTING		BALL VALVE
	CONNECT TO EXISTING		BALANCING VALVE
	SUPPLY AIR DIFFUSER/DROP/RISE		3-WAY ATC VALVE
	RETURN AIR GRILLE/DROP/RISE		2-WAY ATC VALVE
	EXHAUST AIR GRILLE/DROP/RISE		AUTOMATIC FILL VALVE
	DUCT MOUNTED SMOKE DETECTOR		RELIEF VALVE
	TEMPERATURE/HUMIDITY SENSOR		CHECK VALVE
	CARBON DIOXIDE SENSOR		TRIPLE DUTY VALVE
	SWITCH		STRAINER
	PRESSURE SENSOR		PIPE ANCHOR
	VOLUME DAMPER		PIPE GUIDE
	AUTOMATIC TEMPERATURE CONTROL DAMPER		FLEXIBLE CONNECTION
	BACKDRAFT DAMPER		THERMOMETER
	SMOKE DAMPER		PRESSURE GAUGE
	ACCESS PANEL		OS&Y VALVE
	FIRE DAMPER		PRESSURE REDUCING VALVE
	DIFFERENTIAL PRESSURE SENSOR		UNION

NOTE: NOT ALL SYMBOLS & ABBREVIATIONS SHOWN ARE USED ON THIS PROJECT.

DESIGN CODE COMPLIANCE	
PA - UCC	PENNSYLVANIA UNIFORM CONSTRUCTION CODE; 2018
IBC	ICC - INTERNATIONAL BUILDING CODE; 2018
IMC	ICC - INTERNATIONAL MECHANICAL CODE; 2018
IEEC	ICC - INTERNATIONAL ENERGY CONSERVATION CODE; 2018
IFGC	ICC - INTERNATIONAL FUEL GAS CODE; 2018
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NEC	NATIONAL ELECTRIC CODE; 2017

MECHANICAL EQUIPMENT TAGS			
	DEDICATED OUTSIDE AIR UNIT # = MARK		FAN COIL UNIT # = MARK
	INDOOR VRF UNIT # = MARK		FUEL OIL TRANSFER PUMP # = MARK
	OUTDOOR VRF CONDENSING UNIT # = MARK		FAN POWERED VAV BOX # = MARK
	BOILER # = MARK		GAS FURNACE # = MARK
	BLOWER COIL UNIT # = MARK		GRAVITY RELIEF VENT # = MARK
	CONVECTOR # = MARK		GAS-FIRED UNIT HEATER # = MARK
	CABINET HEATER # = MARK		HUMIDIFIER # = MARK
	WATER-COOLED CHILLER # = MARK		HEAT EXCHANGER # = MARK
	CONDENSATE PUMP # = MARK		HEAT PUMP # = MARK
	COMPUTER ROOM AC UNIT # = MARK		HEAT RECOVERY UNIT # = MARK
	COOLING TOWER # = MARK		HOT WATER COIL # = MARK
	CONDENSING UNIT # = MARK		LOUVER # = MARK
	CHILLED WATER COIL # = MARK		MAKE-UP AIR UNIT # = MARK
	DUST COLLECTOR # = MARK		OUTSIDE AIR INTAKE # = MARK
	DEHUMIDIFICATION UNIT # = MARK		PUMP # = MARK
	DUCT SILENCER # = MARK		PACKAGED TERMINAL AC UNIT # = MARK
	DUCTLESS SPLIT SYSTEM # = MARK		RADIATION # = MARK
	ELECTRIC CABINET HEATER # = MARK		RETURN FAN # = MARK
	ELECTRIC DUCT COIL # = MARK		ROOFTOP AIR HANDLING UNIT # = MARK
	EXHAUST FAN # = MARK		SUPPLY FAN # = MARK
	ELECTRIC RADIATION # = MARK		SMOKE VENT # = MARK
	ENERGY RECOVERY UNIT # = MARK		UNIT HEATER # = MARK
	ELECTRIC UNIT HEATER # = MARK		UNIT VENTILATOR # = MARK
	ELECTRIC WALL HEATER # = MARK		VAV BOX # = MARK
	EXPANSION TANK # = MARK		GRILLE / DIFFUSER TAG V = VOLUME

NOTE: NOT ALL TAGS SHOWN ARE USED ON THIS PROJECT.

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERSTVILLE, PA
19529

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERSTVILLE, PA
19529

PROJECT TEAM:

ARCHITECT:
ALLOYS
ARCHITECTURE

CIVIL:

STRUCTURAL:
SLATE STRUCTURAL
ENGINEERS, NAZARATH,
PA 18064 610.365.7634

MEPE:
SNYDER HOFFMAN
ASSOCIATES,
BETHLEHEM PA, 18018
610.694.8020

ACOUSTICS:

FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
**COVER SHEET -
MECHANICAL**

DATE: 11/07/2025

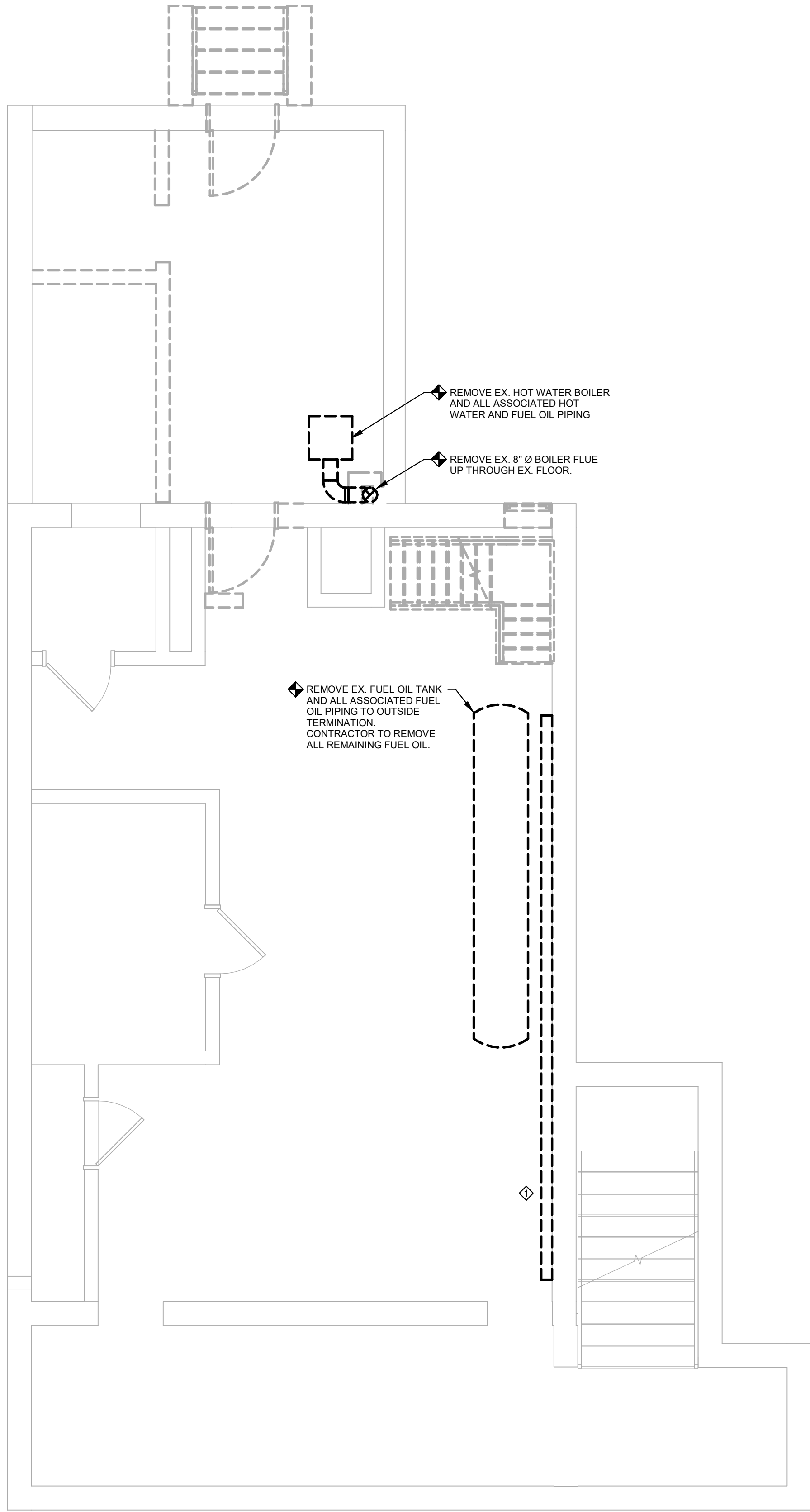
SCALE:

DRAWN BY: ROW

CHECKED BY: JRM

PROJ NO: 24-0018

M0.00



1 **BASEMENT - DEMOLITION PLAN - MECHANICAL**
1/4" = 1'-0"

KEYED MECHANICAL DEMOLITION NOTES

- ◇ REMOVE EX. HOT WATER FIN TUBE RADIATION AND ALL ASSOCIATED HOT WATER PIPING & CONTROLS.
- ◇ REMOVE EX. HOT WATER CABINET HEATER AND ALL ASSOCIATED HOT WATER PIPING & CONTROLS.
- ◇ REMOVE EX. CEILING EXHAUST FAN AND ASSOCIATED CONTROLS. EX. EXHAUST FAN IS LOCATED IN FIRST FLOOR CEILING SPACE.
- ◇ REMOVE EX. THERMOSTAT AND ASSOCIATED PNEUMATIC TUBING.
- ◇ REMOVE EX. 16"x8" TRANSFER AIR SLEEVE, GRILLES, AND DAMPER (IF APPLICABLE).
- ◇ REMOVE EX. CONDENSING UNIT AND ALL ASSOCIATED REFRIGERANT PIPING.
- ◇ REMOVE EX. INDOOR HEAT PUMP AND ALL ASSOCIATED PIPING AND CONTROLS.

PROJECT:

**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT:

ALLOYS
ARCHITECTURE

CIVIL:

STRUCTURAL:

SLATE STRUCTURAL
ENGINEERS, NAZARATH,
PA 18064 610.365.7634

MEPE:

SNYDER HOFFMAN
ASSOCIATES,
BETHLEHEM PA, 18018
610.694.8020

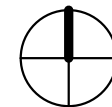
ACOUSTICS:

FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

**DEMOLITION PLAN -
BASEMENT -
MECHANICAL**

DATE: 11/07/2025

SCALE: As indicated

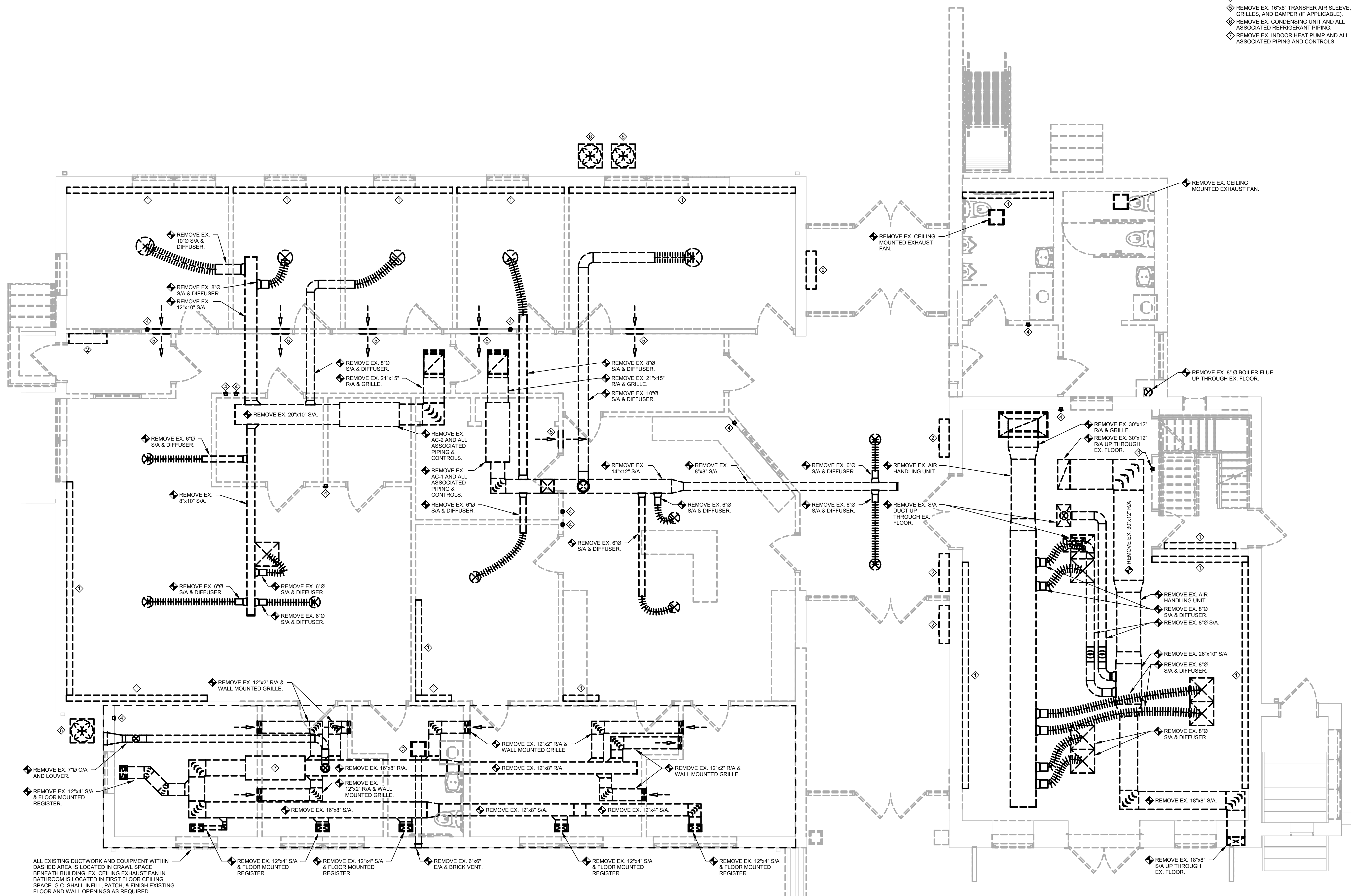
DRAWN BY: ROW

CHECKED BY: JRM

PROJ NO: 24-0018

M0.01

- ◆ REMOVE EX. HOT WATER FAN TUBE RADIATION AND ALL ASSOCIATED HOT WATER PIPING & CONTROLS.
- ◆ REMOVE EX. HOT WATER CABINET HEATER AND ALL ASSOCIATED HOT WATER PIPING & CONTROLS.
- ◆ REMOVE EX. CEILING EXHAUST FAN AND ASSOCIATED CONTROLS. EX. EXHAUST FAN IS LOCATED IN FIRST FLOOR CEILING SPACE.
- ◆ REMOVE EX. THERMOSTAT AND ASSOCIATED PNEUMATIC TUBING.
- ◆ REMOVE EX. 16"x8" TRANSFER AIR SLEEVE, GRAILES, AND DAPPER (IF IN CABLE).
- ◆ REMOVE EX. CONDENSING UNIT AND ASSOCIATED REFRIGERANT PIPING.
- ◆ REMOVE EX. INDOOR HEAT PUMP AND ALL ASSOCIATED PIPING AND CONTROLS.



ALL EXISTING DUCTWORK AND EQUIPMENT WITHIN -
DASHED AREA IS LOCATED IN CRAWL SPACE
BENEATH BUILDING. EX. CEILING EXHAUST FAN IN
BATHROOM IS LOCATED IN FIRST FLOOR CEILING
SPACE. G.C. SHALL INFILL, PATCH, & FINISH EXISTING
FLOOR AND WALL OPENINGS AS REQUIRED.

1 FIRST FLOOR - DEMOLITION PLAN - MECHANICAL
1/4" = 1'-0"

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

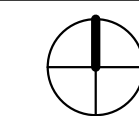
STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA, 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Big Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

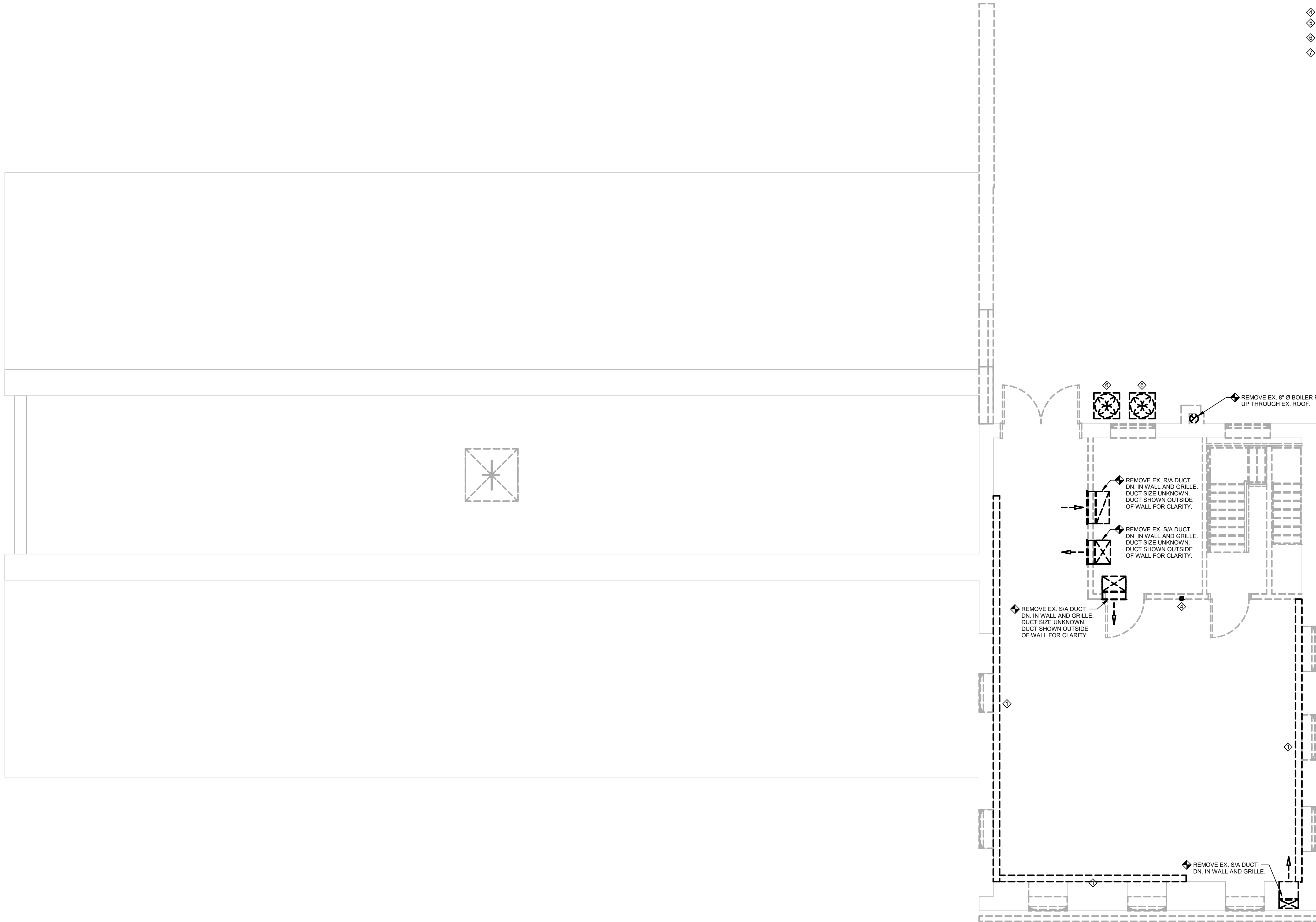
DEMOLITION PLAN -
SECOND FLOOR -
MECHANICAL

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	ROW
CHECKED BY:	JRM
PROJ NO:	24-0018

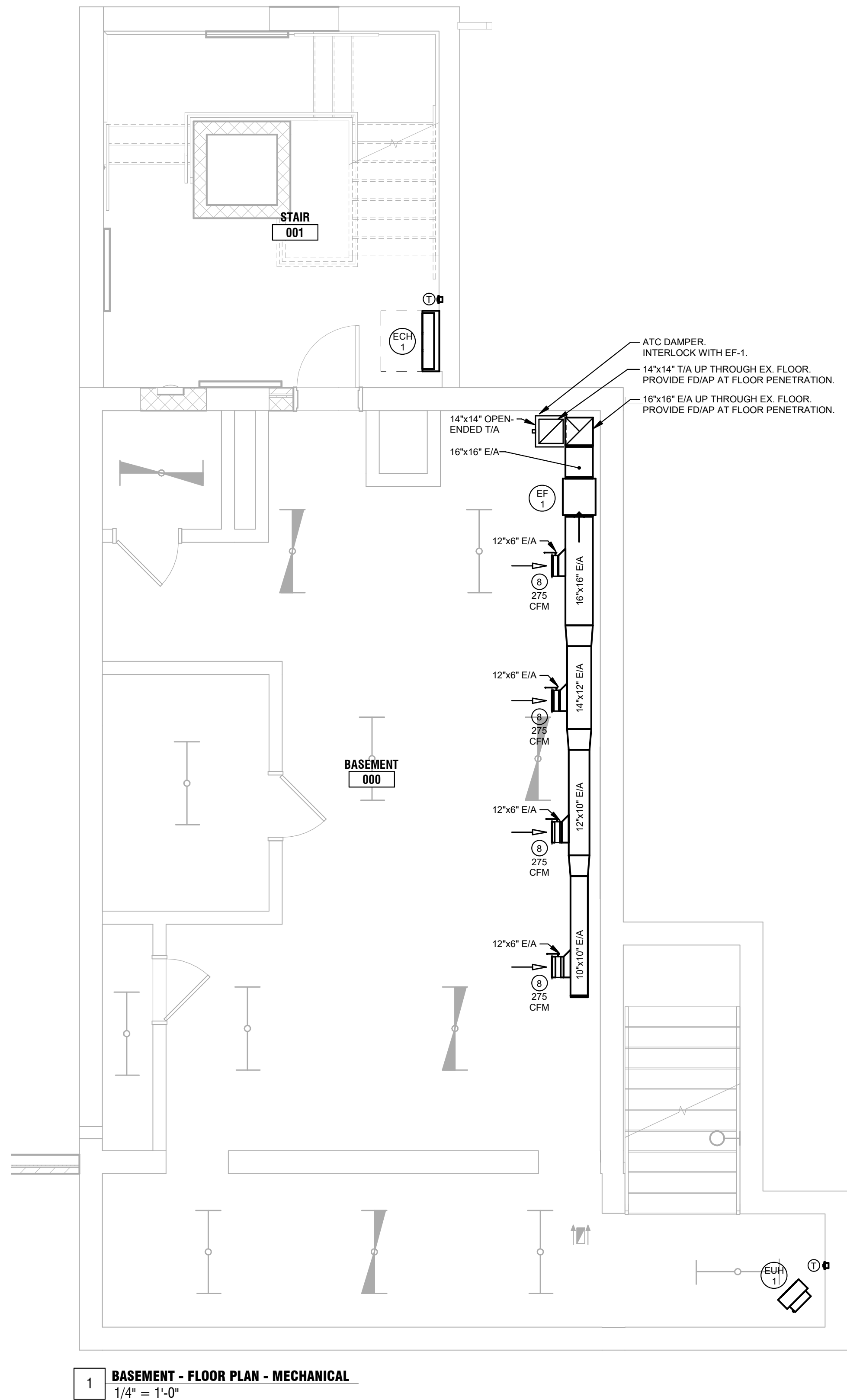
M0.03

KEYED MECHANICAL DEMOLITION NOTES

- ◇ REMOVE EX. HOT WATER FIN TUBE RADIATION AND ALL ASSOCIATED HOT WATER PIPING & CONTROLS.
- ◇ REMOVE EX. HOT WATER CABINET HEATER AND ALL ASSOCIATED HOT WATER PIPING & CONTROLS.
- ◇ REMOVE EX. CEILING EXHAUST FAN AND ASSOCIATED CONTROLS. EX. EXHAUST FAN IS LOCATED IN FIRST FLOOR CEILING SPACE.
- ◇ REMOVE EX. THERMOSTAT AND ASSOCIATED PNEUMATIC TUBING.
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- ◇ REMOVE EX. CONDENSING UNIT AND ALL ASSOCIATED REFRIGERANT PIPING.
- ◇ REMOVE EX. INDOOR HEAT PUMP AND ALL ASSOCIATED PIPING AND CONTROLS.



1 SECOND FLOOR - DEMOLITION PLAN - MECHANICAL
1/4" = 1'-0"



1 **BASEMENT - FLOOR PLAN - MECHANICAL**
1/4" = 1'-0"

PROJECT:

**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

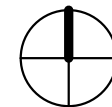
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020

ACOUSTICS:
FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Big Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

**FLOOR PLAN -
BASEMENT -
MECHANICAL**

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	ROW
CHECKED BY:	JRM
PROJ NO:	24-0018

M1.00

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: **ALLOYS
ARCHITECTURE** CIVIL:

STRUCTURAL: **SLATE STRUCTURAL
ENGINEERS, NAZARATH,
PA 18064 610.365.7634** MEPE: **SNYDER HOFFMAN
ASSOCIATES,
BETHLEHEM PA, 18018
610.694.8020**

ACOUSTICS: **FOOD SERVICE:**

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

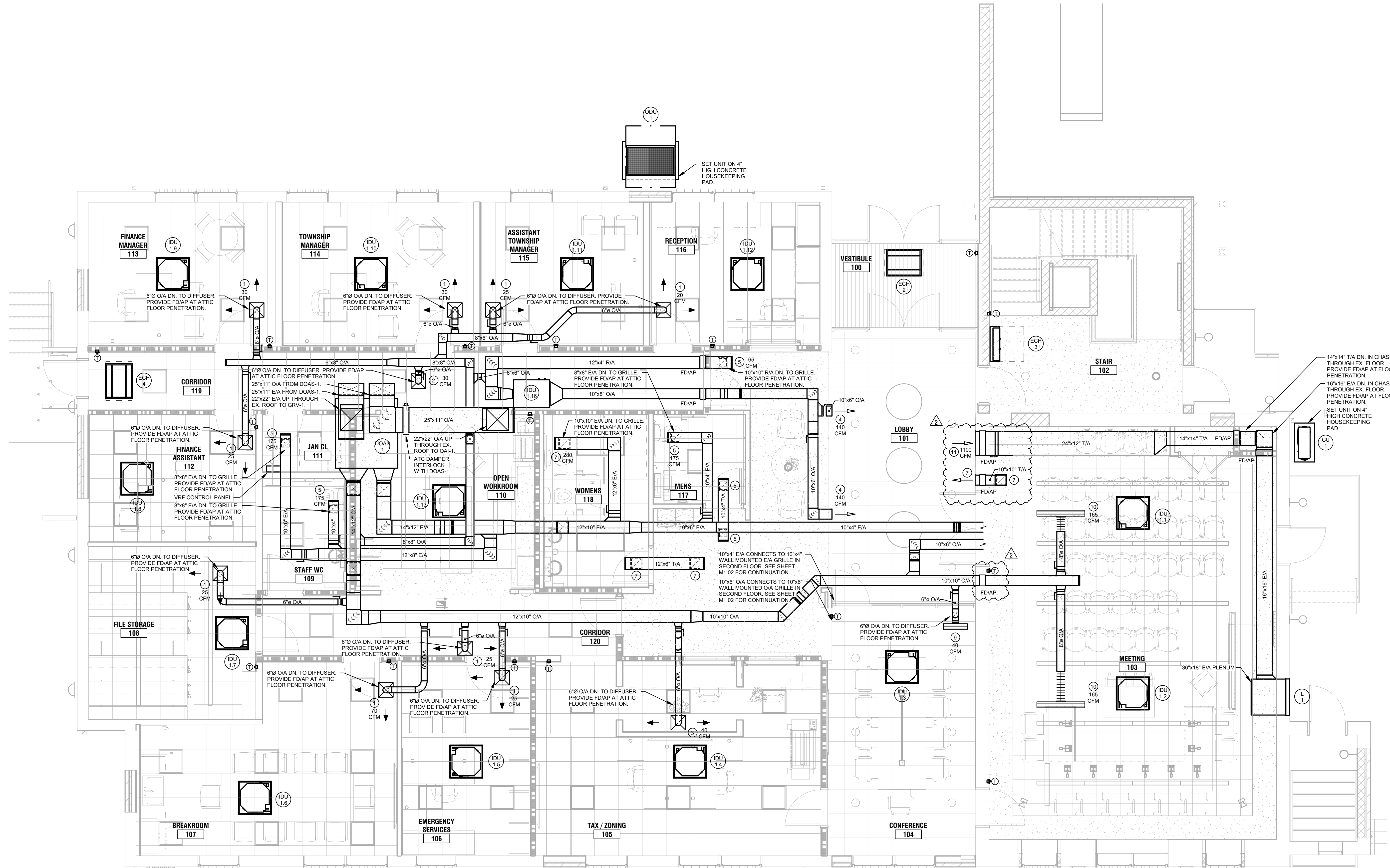
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**FLOOR PLAN - FIRST
FLOOR - MECHANICAL**

DATE: 11/07/2025
SCALE: 1/4" = 1'-0"
DRAWN BY: ROW
CHECKED BY: JRM
PROJ NO: 24-0018

M1.01



1 FIRST FLOOR - FLOOR PLAN - MECHANICAL
1/4" = 1'-0"
NOTE: MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND PIPING IN ATTIC SPACE WITH EX. JOISTS AND EX. CROSSBRACING.

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:
ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020
FOOD SERVICE:

ACOUSTICS:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26



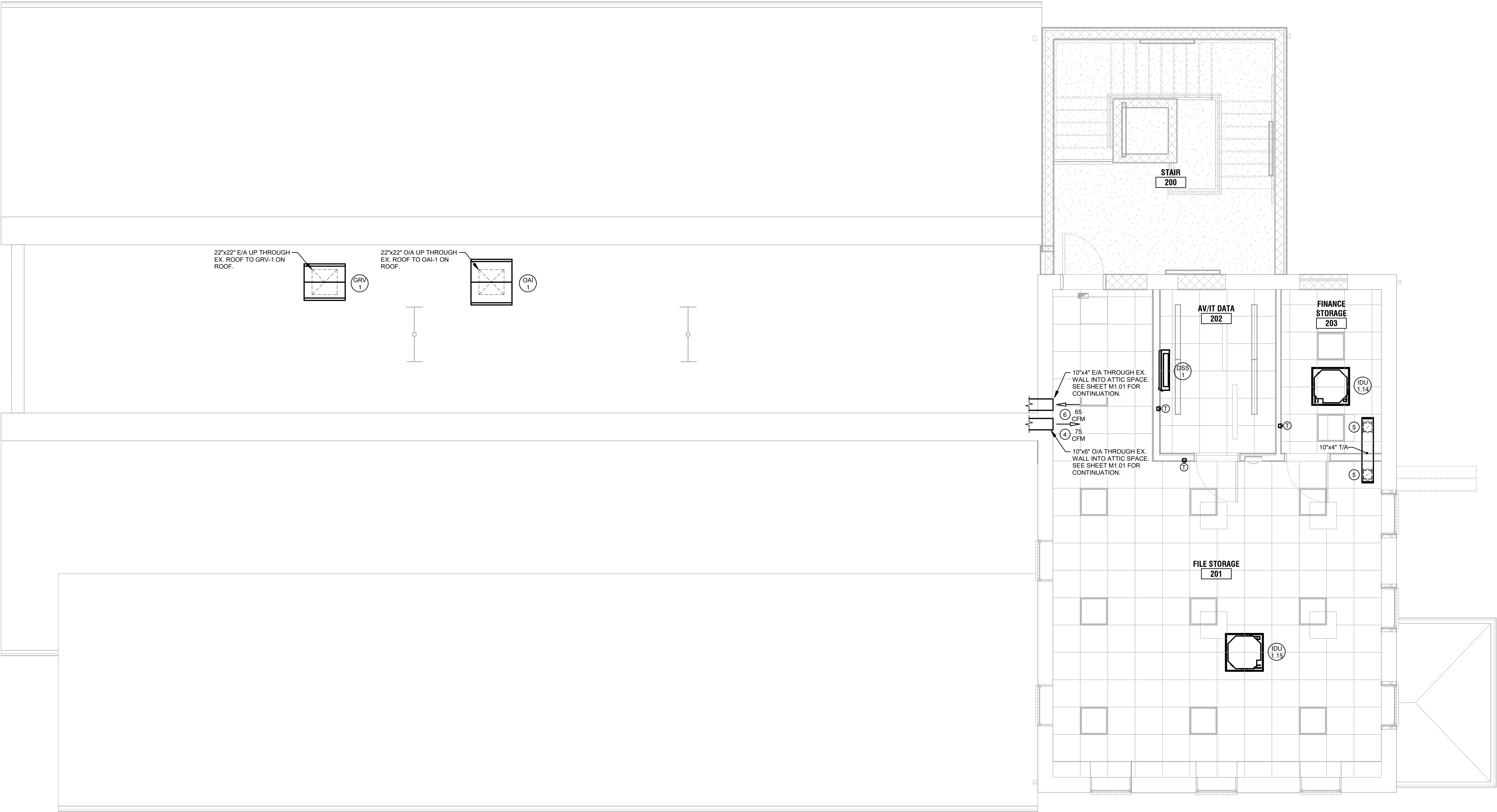
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**FLOOR PLAN - SECOND
FLOOR - MECHANICAL**

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	ROW
CHECKED BY:	JRM
PROJ NO:	24-0018

M1.02



1 **SECOND FLOOR - FLOOR PLAN - MECHANICAL**
1/4" = 1'-0"
NOTE: MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND PIPING IN ATTIC SPACE WITH EX. JOISTS AND EX. CROSSBRACING.

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634 SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

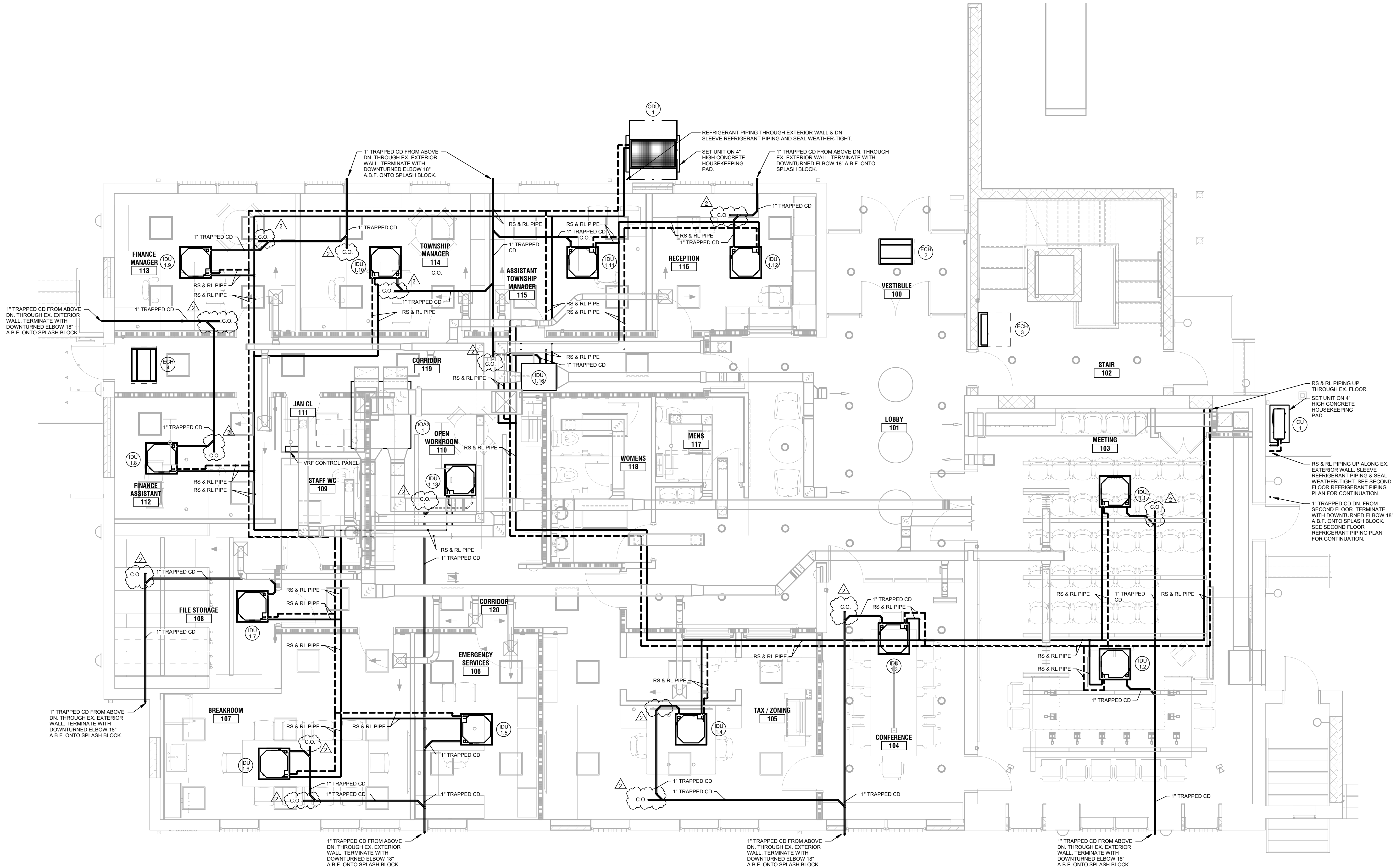
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**FLOOR PLAN - FIRST
FLOOR - REFRIGERANT
PIPING**

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	ROW
CHECKED BY:	JRM
PROJ NO:	24-0018

M2.01



1 FIRST FLOOR - FLOOR PLAN - REFRIGERANT PIPING
1/4" = 1'-0"
NOTE: MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND PIPING IN ATTIC SPACE WITH EX. JOISTS AND EX. CROSSBRACING.

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

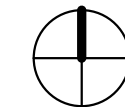
STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA, 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
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2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

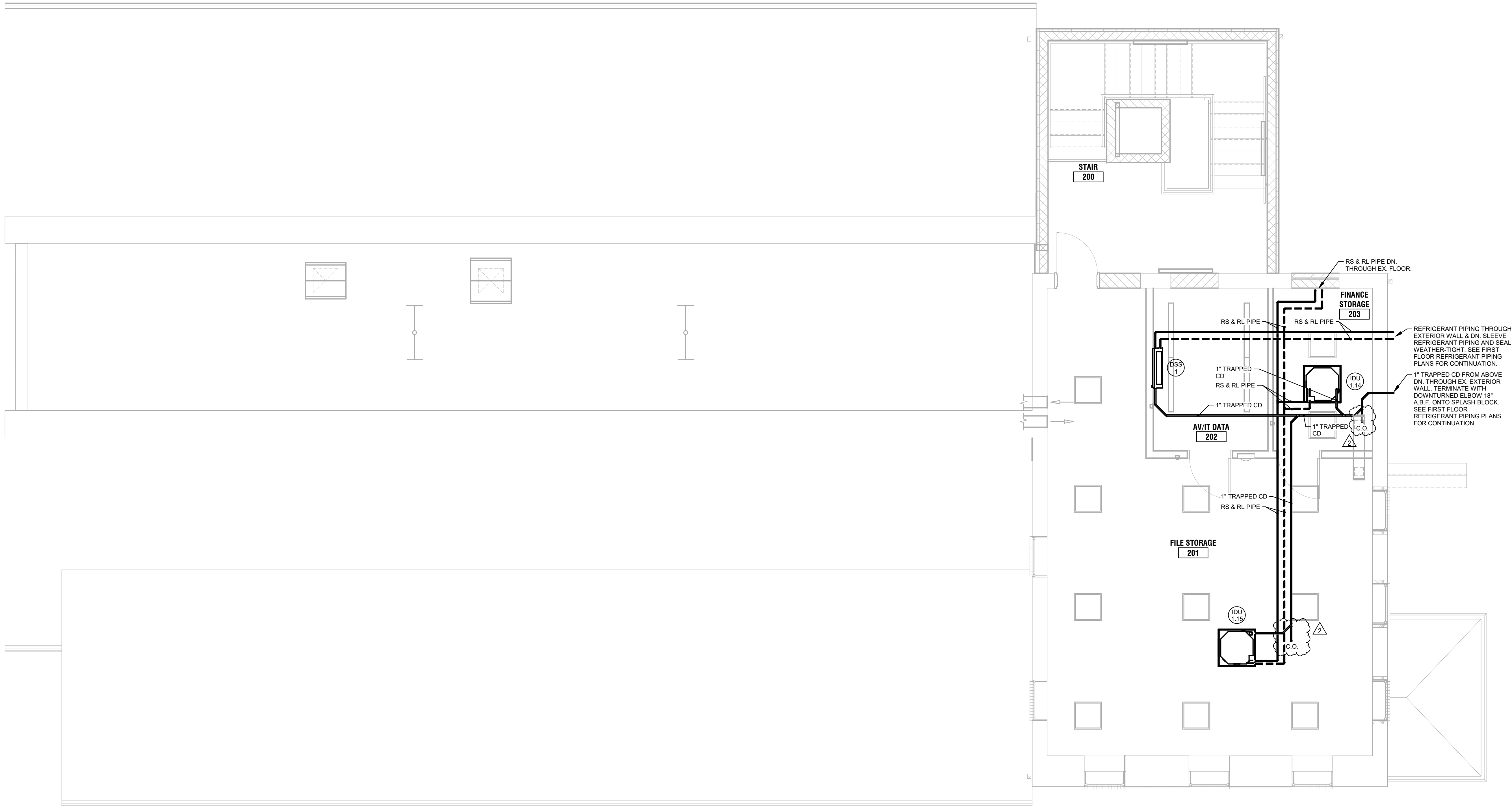


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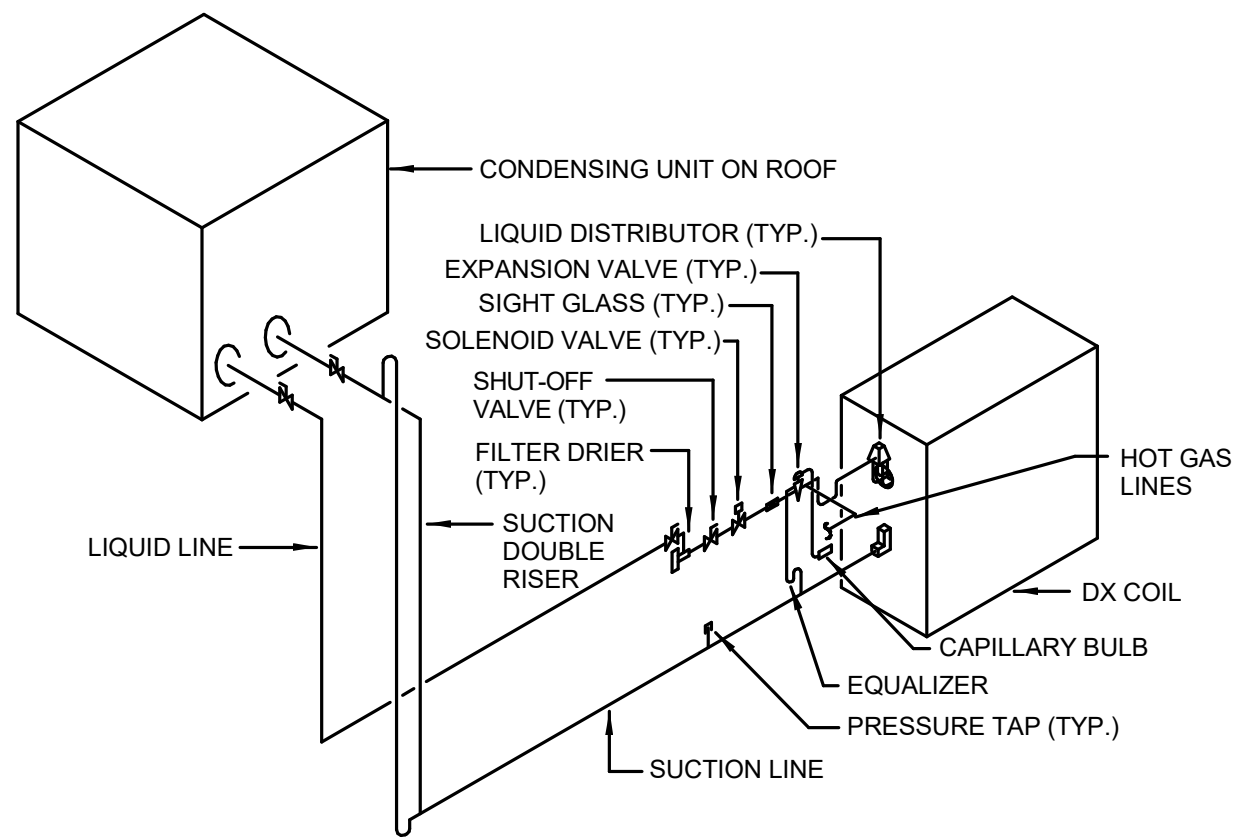
FLOOR PLAN - SECOND
FLOOR - REFRIGERANT
PIPING

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	ROW
CHECKED BY:	JRM
PROJ NO:	24-0018

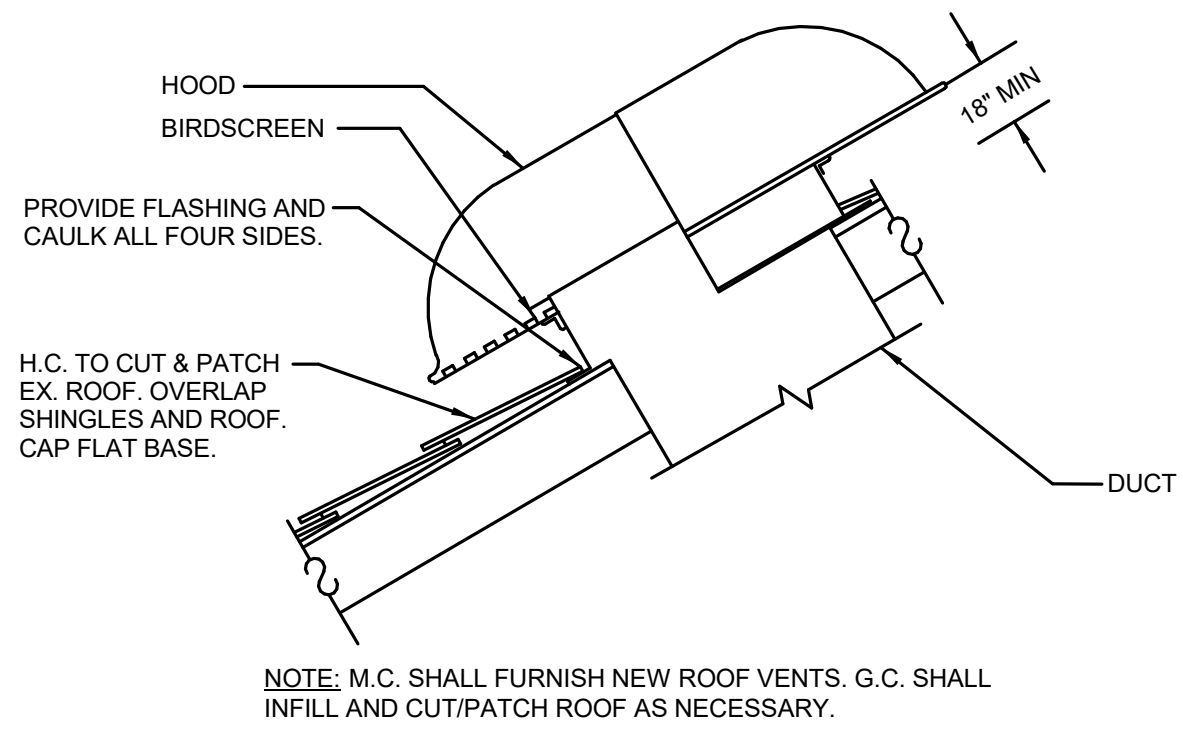
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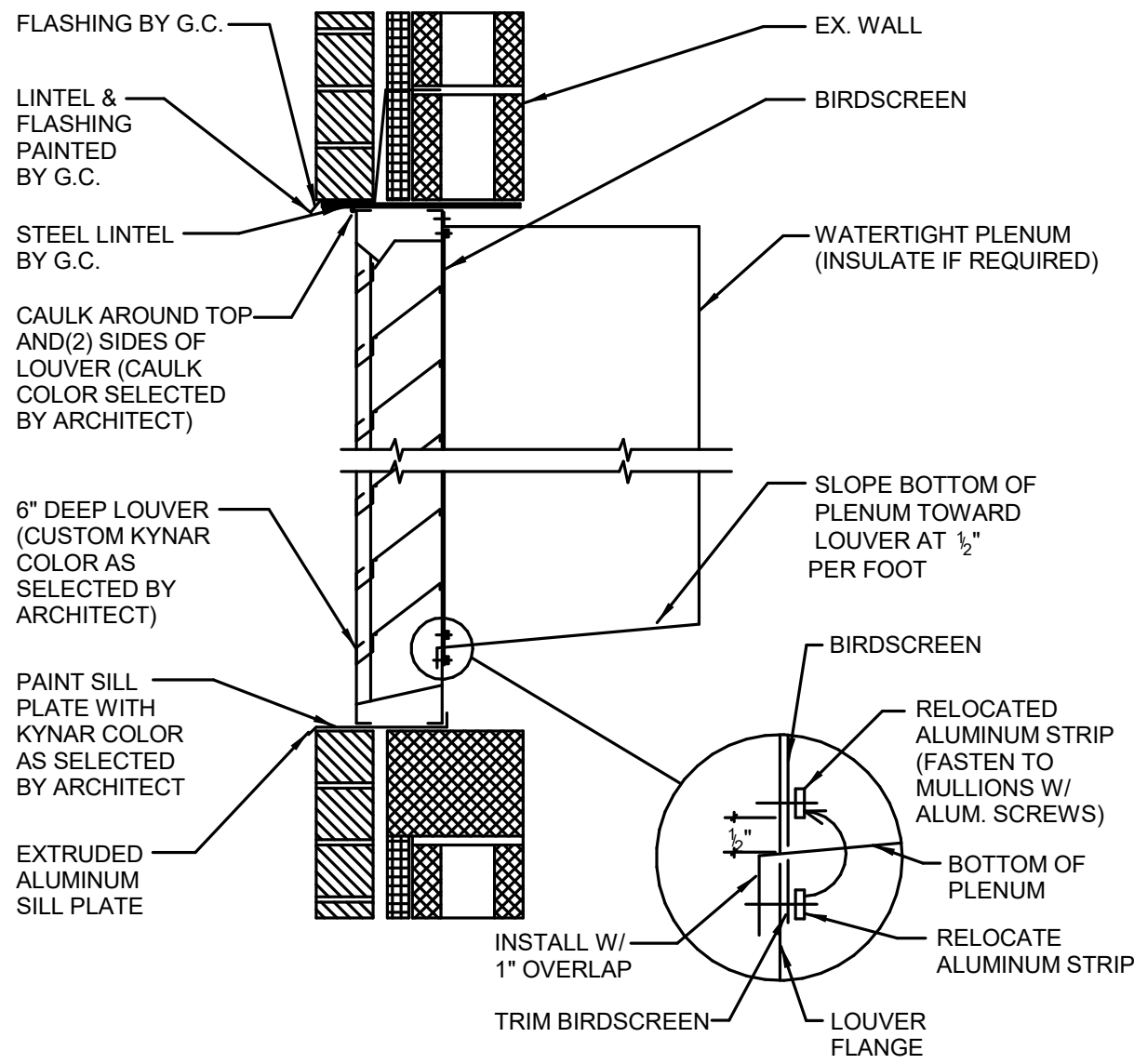
1 SECOND FLOOR - FLOOR PLAN - REFRIGERANT PIPING
1/4" = 1'-0"
NOTE: MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND PIPING IN ATTIC SPACE WITH EX. JOISTS AND EX. CROSSBRACING.



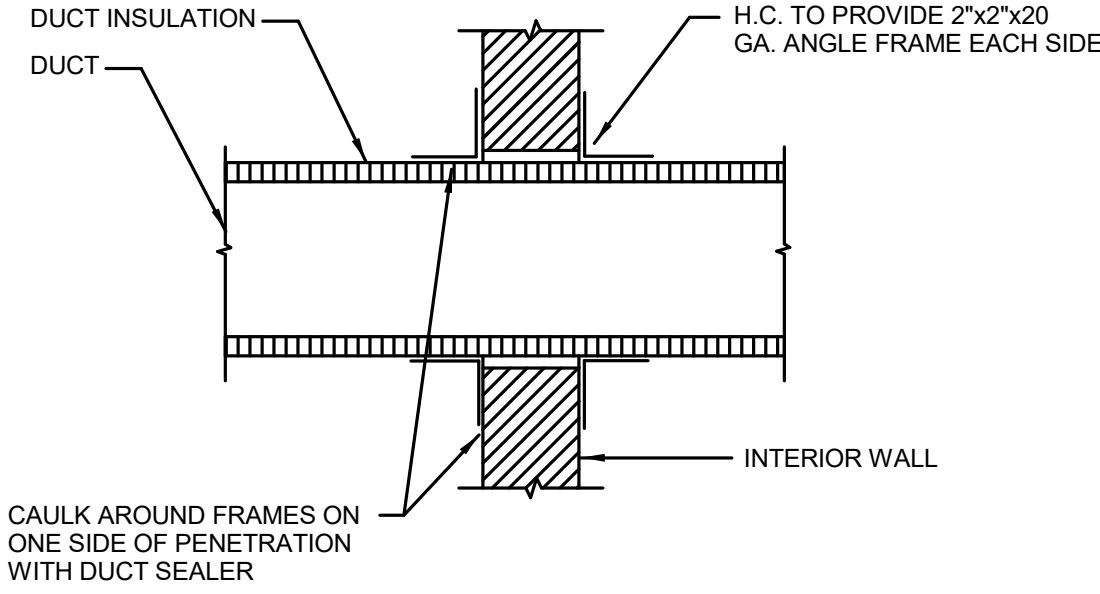
**REFRIGERANT PIPING DIAGRAM,
SINGLE CIRCUIT**
NO SCALE



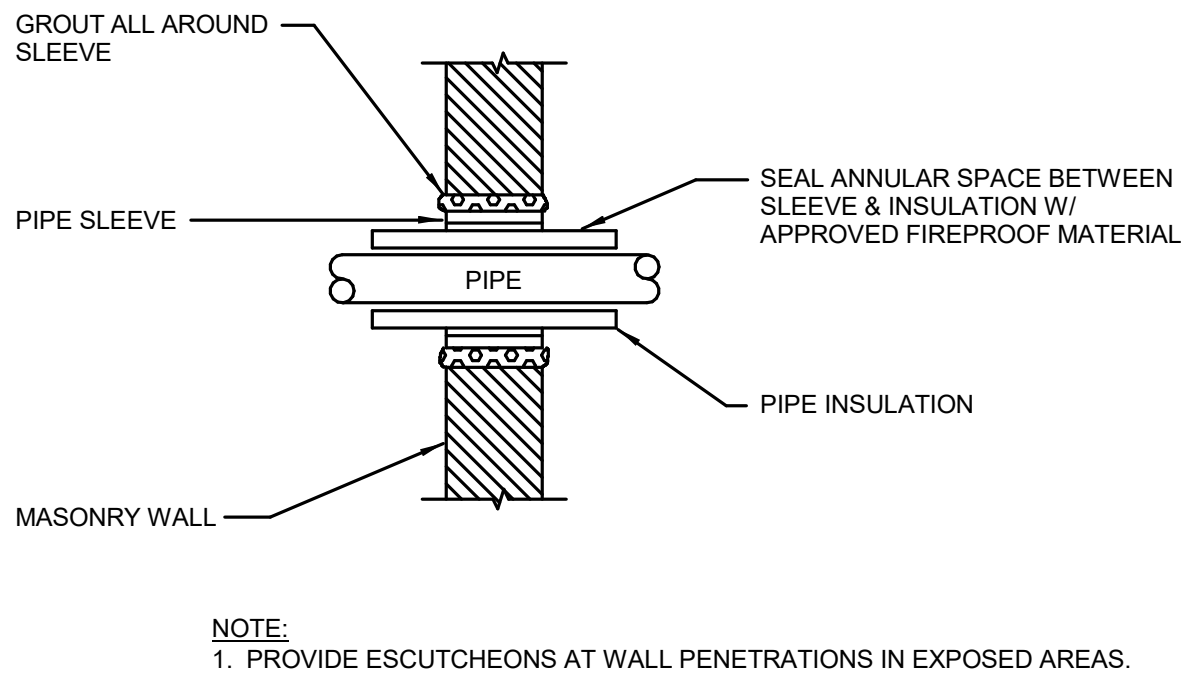
AIR INTAKE/RELIEF VENT DETAIL
NO SCALE



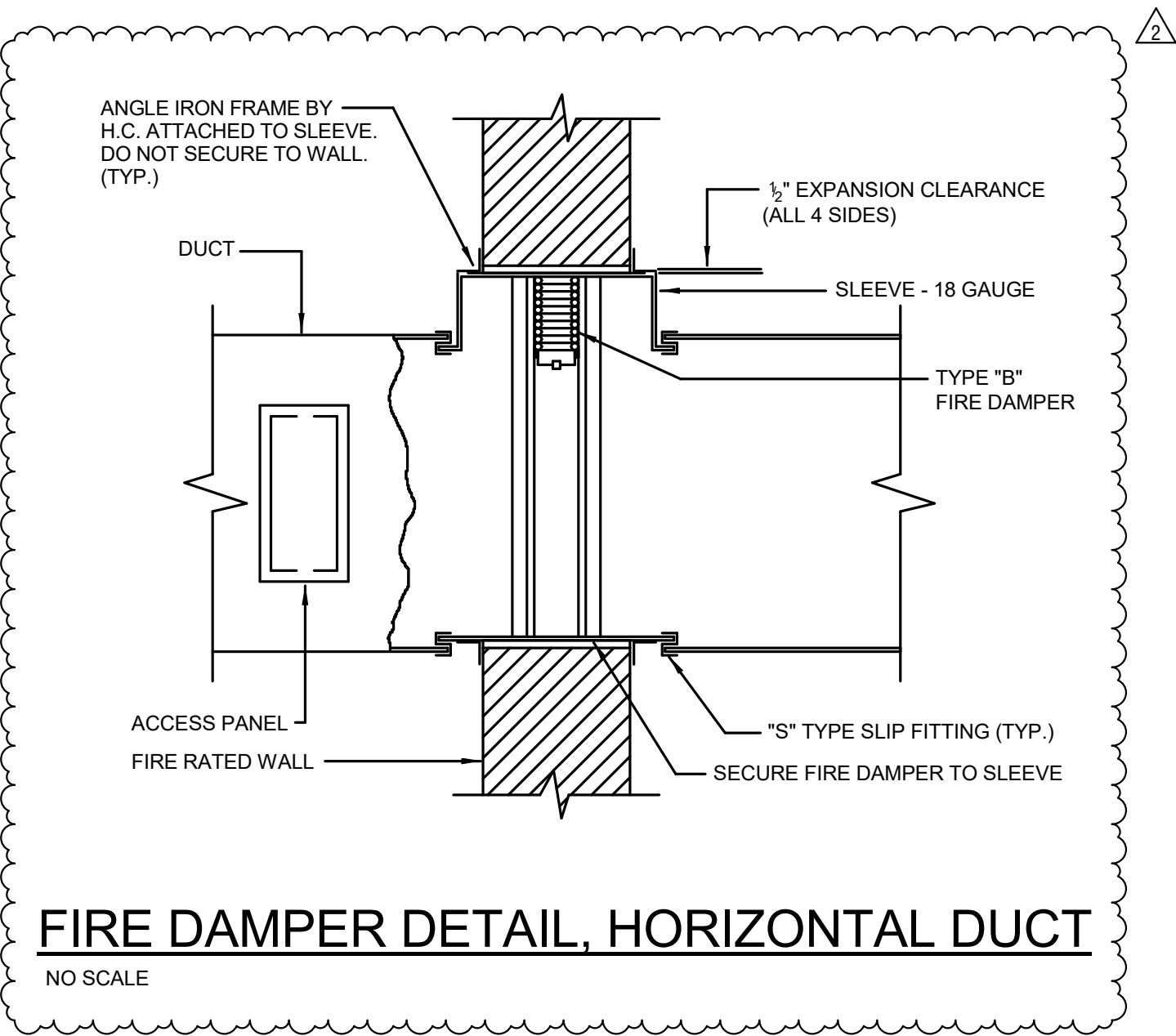
LOUVER / PLENUM DETAIL
NO SCALE



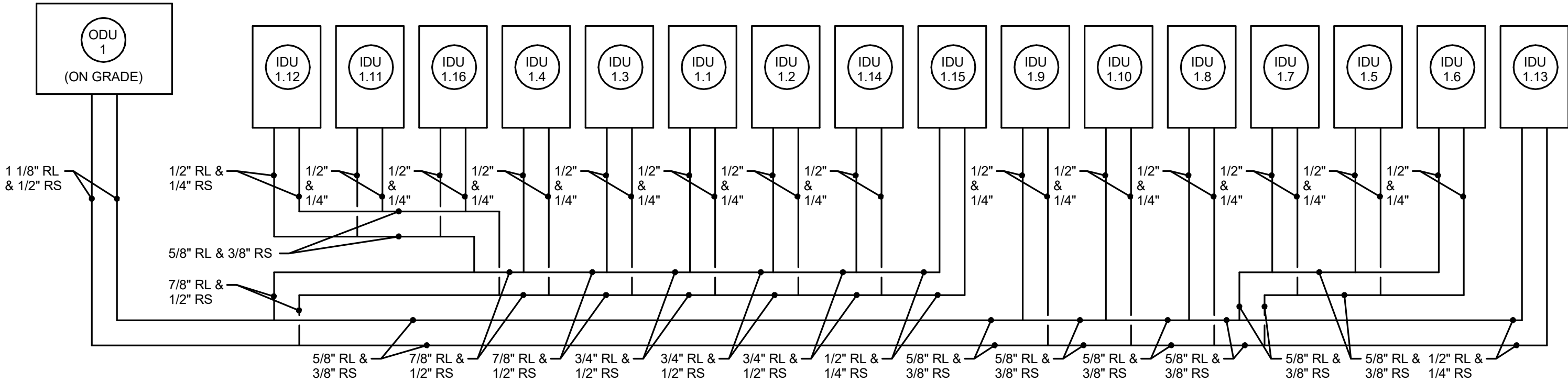
WALL PENETRATION DETAIL, DUCT
NO SCALE



PIPE SLEEVE DETAIL
NO SCALE



FIRE DAMPER DETAIL, HORIZONTAL DUCT
NO SCALE



ODU-1 REFRIGERANT PIPING SCHEMATIC
NO SCALE
NOTE:
CONTRACTOR TO VERIFY REFRIGERANT PIPING SIZES WITH UNIT MANUFACTURER.

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**
1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:
ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020

ACOUSTICS: **FOOD SERVICE:**

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26



REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**DETAILS -
MECHANICAL**

DATE:	11/07/2025
SCALE:	
DRAWN BY:	ROW
CHECKED BY:	JRM
PROJ NO:	24-0018

M4.01

DOAS = DEDICATED OUTSIDE AIR SYSTEM UNIT # = MARK				DEDICATED OUTSIDE AIR UNIT SCHEDULE																																		
TAG No.	AREA SERVED	MFR.	MODEL No.	SUPPLY FAN					EXHAUST FAN					HEX TYPE	HEX CFM		HEX - SUMMER						HEX - WINTER				ELECTRIC RE-HEAT COIL				ELECTRICAL			FILTERS	OPERATING WEIGHT LBS.	NOTES		
				CFM	ESP"	TSP"	BHP	HP	CFM	ESP"	TSP"	BHP	HP		O/A	E/A	O/A DB°F	R/A WB°F	R/A DB°F	S/A WB°F	EFF %	O/A DB°F	R/A DB°F	S/A DB°F	EFF %	CFM	KW	MCA	MOP	V/P/Hz	MCA	MOP	V/P/Hz					
DOAS-1	ADMIN BUILDING	OXYGEN 8	H10IN-ERV-BP	895	0.75	1.00	0.43	1.05	805	0.75	1.00	0.46	1.05	WHEEL	895	805	95.0	75.0	75.0	62.5	81.0	67.4	70.9	5.0	70.0	50.1	74.5	895	7.1	27.8	30.0	208/3/60	9.1	15.0	208/1/60	MERV-13	616.0	1, 2, 3

NOTES:

1. UNIT SHALL CONSIST OF: ECM EXHAUST FAN, PRE-FILTERS, ENTHALPY WHEEL, BYPASS DAMPERS AROUND WHEEL, RECIRCULATION DAMPER, FINAL FILTERS, ELECTRIC REHEAT, AND ECM SUPPLY AIR FAN.
2. PROVIDE SINGLE POINT POWER CONNECTION WITH FACTORY MOUNTED NON-FUSED DISCONNECT SWITCH

INDOOR VRF FAN COIL UNIT SCHEDULE												
TAG No.	SPACE SERVED	MFR	MODEL No.	CFM	COOLING CAPACITY		HEATING CAPACITY	ELECTRICAL			OPER. WEIGHT	REMARKS
					SENS. MBH	TOTAL MBH		MCA	MOCp	V/P/Hz		
IDU-1.1	103 MEETING	DAIKIN	FXZA15AAVJU	405	13.70	15.02	18.41	0.4	15.0	208/1/60	36.4	1, 2, 3, 4
IDU-1.2	103 MEETING	DAIKIN	FXZA15AAVJU	405	13.70	15.02	18.41	0.4	15.0	208/1/60	36.4	1, 2, 3, 4
IDU-1.3	104 CONFERENCE	DAIKIN	FXZA09AAVJU	320	6.35	9.56	11.59	0.3	15.0	208/1/60	35.3	1, 2, 3, 4
IDU-1.4	105 TAX / ZONING	DAIKIN	FXZA07AAVJU	310	5.33	7.51	9.21	0.3	15.0	208/1/60	35.3	1, 2, 3, 4
IDU-1.5	106 EMERGENCY SERVICES	DAIKIN	FXZA05AAVJU	300	4.65	5.80	7.16	0.3	15.0	208/1/60	35.3	1, 2, 3, 4
IDU-1.6	107 BREAKROOM	DAIKIN	FXZA12AAVJU	355	7.70	11.94	14.66	0.4	15.0	208/1/60	36.4	1, 2, 3, 4
IDU-1.7	108 FILE STORAGE	DAIKIN	FXZA05AAVJU	300	4.65	5.80	7.16	0.3	15.0	208/1/60	35.3	1, 2, 3, 4
IDU-1.8	112 FINANCE ASSISTANT	DAIKIN	FXZA05AAVJU	300	4.65	5.80	7.16	0.3	15.0	208/1/60	35.3	1, 2, 3, 4
IDU-1.9	113 FINANCE MANAGER	DAIKIN	FXZA07AAVJU	310	5.33	7.51	9.21	0.3	15.0	208/1/60	35.3	1, 2, 3, 4
IDU-1.10	114 TOWNSHIP MANAGER	DAIKIN	FXZA07AAVJU	310	5.33	7.51	9.21	0.3	15.0	208/1/60	35.3	1, 2, 3, 4
IDU-1.11	115 ASST. TOWNSHIP MGR	DAIKIN	FXZA05AAVJU	300	4.65	5.80	7.16	0.3	15.0	208/1/60	35.3	1, 2, 3, 4
IDU-1.12	116 RECEPTION	DAIKIN	FXZA05AAVJU	300	4.65	5.80	7.16	0.3	15.0	208/1/60	35.3	1, 2, 3, 4
IDU-1.13	110 OPEN WORKROOM	DAIKIN	FXZA05AAVJU	300	4.65	5.80	7.16	0.3	15.0	208/1/60	35.3	1, 2, 3, 4
IDU-1.14	203 FINANCE STORAGE	DAIKIN	FXZA05AAVJU	300	4.65	5.80	7.16	0.3	15.0	208/1/60	35.3	1, 2, 3, 4
IDU-1.15	201 FILE STORAGE	DAIKIN	FXZA12AAVJU	355	7.70	11.94	14.66	0.4	15.0	208/1/60	36.4	1, 2, 3, 4
IDU-1.16	101 LOBBY	DAIKIN	FXSA05AAVJU	280	4.62	5.80	7.03	0.8	15.0	208/1/60	55.0	1, 2, 3, 4

NOTES:

1. COOLING CAPACITY BASED ON 80°F DB EAT, 67°F WB EAT.
2. HEATING CAPACITY BASED ON 70°F EAT.
3. PROVIDE CONDENSATE PUMP WITH OVERFLOW SHUT-OFF SWITCH FOR ALL IDU'S.
4. PROVIDE DISCONNECT SWITCH.

ODU = OUTDOOR UNIT # = MARK					VRF OUTDOOR UNIT SCHEDULE										
TAG No.	UNITS SERVED	MFR	MODEL	REFRIG.	COOLING			HEATING			ELECTRICAL			WEIGHT (LBS.)	NOTES
					AMB.	MBH	EER	AMB.	MBH	COP @17	MCA	MOP	V/PHz		
ODU-1	IDU-1.1 THROUGH IDU-1.16	DAIKIN	RXYA120AATJA	R-32	95.0	101.34	14.3	0.0	76.38	2.0	34.1	35.0	208/3/60	683.4	1, 2, 3, 4

NOTES:

1. INSTALL ALL UNITS FOLLOWING MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION, CLEARANCES AND SERVICEABILITY.
2. REFRIGERANT PIPING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS FOR SIZING AND MAXIMUM PIPING LENGTH. PROVIDE PROPER REFRIGERANT CHARGE AS RECOMMENDED BY MANUFACTURER IF EQUIVALENT LENGTH EXCEEDS RATINGS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REFRIGERANT PIPING ACCESSORIES AND APPURTANCES AS REQUIRED TO COMPLETE THE SYSTEM.
4. UNIT SHALL HAVE AN OPERATING OUTDOOR TEMPERATURE RANGE BETWEEN -10°F AND 120°F.

# = TAG V = VOLUME									
GRILLE, REGISTER, & DIFFUSER SCHEDULE									
TAG	MFR	MODEL	SIZE	PATTERN	TYPE	MOUNT	FINISH	MAX N.C.	NOTES
1	TITUS	TDV-AA	9"x9" 6" DIA NECK	2-WAY CORNER BLOW	O/A	SURFACE MOUNT	BWE	25	1, 2
2	TITUS	TDV-AA	9"x9" 6" DIA NECK	4-WAY	O/A	SURFACE MOUNT	BWE	25	1, 2
3	TITUS	TDV-AA	9"x9" 6" DIA NECK	2-WAY	O/A	SURFACE MOUNT	BWE	25	1, 2
4	TITUS	300FL	10"x6"	3/4" SPACING	O/A	SURFACE MOUNT	BWE	25	1, 2
5	TITUS	350F	8"x8"	3/4" SPACING 35" DEFLECTION	E/A, R/A, T/A	SURFACE MOUNT	BWE	25	1, 2
6	TITUS	350F	10"x4"	3/4" SPACING 35" DEFLECTION	E/A, T/A	SURFACE MOUNT	BWE	25	1, 2
7	TITUS	350F	10"x10"	3/4" SPACING 35" DEFLECTION	E/A, T/A	SURFACE MOUNT	BWE	25	1, 2
8	TITUS	350F	12"x6"	3/4" SPACING 35" DEFLECTION	E/A	SURFACE MOUNT	BWE	25	1, 2
9	TITUS	ML-38	2" Ø" 6" DIA NECK	3-SLOT 3/4" SPACING	O/A	SURFACE MOUNT	BWE	25	1, 2
10	TITUS	ML-38	4" Ø" 8" DIA NECK	3-SLOT 3/4" SPACING	O/A	SURFACE MOUNT	BWE	25	1, 2
11	TITUS	350F	24"x12"	3/4" SPACING 35" DEFLECTION	T/A	SURFACE MOUNT	BWE	25	1, 2

NOTES:

1. ALL GRILLES, REGISTERS, AND DIFFUSERS SHALL BE FURNISHED WITH A FRAME STYLE SUITABLE FOR THE MATERIAL IT IS TO BE INSTALLED IN.
2. COORDINATE COLOR WITH ARCHITECT.

PROJECT:

RENOVATIONS TO
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1320 E PHILADELPHIA AVE, GILBERSTVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERSTVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

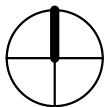
STRUCTURAL: MEPE:
SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634 SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

SCHEDULES -
MECHANICAL

DATE: 11/07/2025

SCALE:

DRAWN BY: ROW

CHECKED BY: JRM

PROJ NO: 24-0018

M5.01

DUCTLESS SPLIT SYSTEM AIR CONDITIONING UNIT SCHEDULE															CU = CONDENSING UNIT # = MARK		CU #
TAG No.	AREA SERVED	MFR	MODEL	INDOOR UNIT		OUTDOOR UNIT			PERFORMANCE		ELECTRICAL			SEER	NOTES		
				CFM	OP. WEIGHT	TAG	MODEL	OP. WEIGHT	CLG CAP MBH	HTG CAP @ 17° MBH	MCA	MOCp	V/P/Hz				
DSS-1	202 AV / IT DATA	MITSUBISHI	PKA-A18HA7	425	29.0 LBS	CU-1	PUY-A18NKA7	100.0 LBS	18.0	N/A	11.0	28.0	208/1/60	18.5	1, 2, 3, 4, 5, 6, 7, 8		

NOTES:

- INSTALL ALL AC & CU UNITS FOLLOWING MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION, CLEARANCES AND SERVICEABILITY.
- REFRIGERANT PIPING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS FOR SIZING AND MAXIMUM PIPING LENGTH. PROVIDE PROPER REFRIGERANT CHARGE AS RECOMMENDED BY MANUFACTURER IF EQUIVALENT LENGTH EXCEEDS RATINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REFRIGERANT PIPING ACCESSORIES AND APPURTANCES AS REQUIRED TO COMPLETE THE SYSTEM.
- PROVIDE CONDENSATE PUMP FOR ALL AC UNITS.
- PROVIDE INTEGRAL DISCONNECT SWITCH FOR DSS AND CU.
- PROVIDE LOW AMBIENT CONTROL.
- POWER CONNECTIONS SHALL BE MADE AT CONDENSING UNIT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERCONNECTING POWER AND CONTROL WIRING BETWEEN INDOOR AND OUTDOOR COMPONENTS.
- PROVIDE WALL MOUNTED THERMOSTAT.

FAN SCHEDULE														
EF # EF = EXHAUST FAN # = MARK														
TAG	AREA(S) SERVED	MFR	MODEL	CFM	ESP"	RPM	DRIVE	SONES	MOTOR HP	V/P/Hz	CONTROL	DAMPER	WEIGHT LBS	NOTES
EF-1	000 BASEMENT	GREENHECK	SQ-120-VG	1,100	1.0	1,539	DIRECT	7.3	0.5	115/1/60	ATC	B.D.D.	63.0	1

NOTES:

- PROVIDE DISCONNECT SWITCH.

ELECTRIC CABINET HEATER SCHEDULE												
ECH # ECH = ELECTRIC CABINET HEATER # = MARK												
TAG	LOCATION	MFR	MODEL	CFM	FAN SPEED	KW	STAGES	EAT	LAT	V/P/Hz	MOUNTING	NOTES
ECH-1	001 STAIR / ELEVATOR	BERKO	CUH935	250	HIGH	2.0	1	60.0	85.0	208/1/60	SURFACE MOUNTED	1, 2, 3, 4
ECH-2	100 VESTIBULE	BERKO	CUH935	250	HIGH	2.0	1	60.0	85.0	208/1/60	CEILING MOUNTED	1, 2, 3, 4
ECH-3	102 STAIR / ELEVATOR	BERKO	CUH935	250	HIGH	2.0	1	60.0	85.0	208/1/60	SURFACE MOUNTED	1, 2, 3, 4
ECH-4	ADMIN CORRIDOR	BERKO	CUH935	250	HIGH	2.0	1	60.0	85.0	208/1/60	CEILING MOUNTED	1, 2, 3, 4

NOTES:

- PROVIDE INTEGRAL DISCONNECT SWITCH & SINGLE POINT POWER CONNECTION.
- PROVIDE REMOTE 2-STAGE THERMOSTAT.
- HEATER SHALL BE FURNISHED IN WHITE.

ELECTRIC UNIT HEATER SCHEDULE												
EUH # EUH = ELECTRIC UNIT HEATER # = MARK												
TAG No.	AREA SERVED	MFR.	MODEL No.	CFM	HEATING COIL (ELECTRIC)				ELECTRICAL		MOUNTING HEIGHT	NOTES
					EAT DB°F	LAT DB°F	KW	STAGES	AMPS	V/P/Hz		
EUH-1	000 BASEMENT	BERKO	HUH-520SA	270	60.0	120.0	5.0	1	13.8	208/3/60	8'-0"	1, 2

NOTES:

- PROVIDE DISCONNECT SWITCH & SINGLE POINT POWER CONNECTION.
- PROVIDE REMOTE THERMOSTAT AND UNIVERSAL MOUNTING BRACKET.

L = LOUVER # = MARK		LOUVER SCHEDULE									
TAG No.	LOCATION/ UNIT(S) SERVED	MFR.	MODEL No.	TYPE	CFM	SIZE			FREE AREA	APD"	NOTES
						WIDTH"	HEIGHT"	DEPTH"			
L-1	EF-1	GREENHECK	ESD-603	E/A	1,100	36"	18"	6"	1.79 SQ. FT.	0.06	1, 2

NOTES:

- COORDINATE COLOR WITH ARCHITECT.
- PROVIDE BIRD SCREEN

GRAVITY RELIEF VENT SCHEDULE							
GRV # GRV = GRAVITY RELIEF VENT # = MARK							
TAG No.	MFR.	SERVING	MODEL NO.	THROAT L"xW"	CFM	APD"	NOTES
GRV-1	GREENHECK	DOAS-1	FGR	22"x22"	805	0.014	1, 2

NOTES:

- PROVIDE AUXILIARY DRAIN PAN.
- PROVIDE COUNTER-BALANCED BACKDRAFT DAMPER.

OUTSIDE AIR INTAKE SCHEDULE							
OAI # OAI = OUTSIDE AIR INTAKE # = MARK							
TAG No.	MFR.	SERVING	MODEL NO.	THROAT L"xW"	CFM	APD"	NOTES
OAI-1	GREENHECK	DOAS-1	FGI	22"x22"	805	0.017	1, 2

NOTES:

- PROVIDE AUXILIARY DRAIN PAN.
- PROVIDE ATC DAMPER INTERLOCKED WITH DOAS-1.

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PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

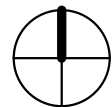
STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA, 18018
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ACOUSTICS: FOOD SERVICE:

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ALLOY5
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530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

SCHEDULES -
MECHANICAL

DATE:	11/07/2025	M5.02
SCALE:		
DRAWN BY:	ROW	
CHECKED BY:	JRM	
PROJ NO:	24-0018	

PLUMBING MISCELLANEOUS LEGEND	
NOTE: NOT ALL ITEMS USED THIS PROJECT	
	FLOW ARROWS
	PIPE CAP
	CLEANOUT ABOVE CEILING
	CLEANOUT TO GRADE
	EXPANSION LOOPS
	PIPE CROSS
	PIPE DROP
	PIPE RISE
	PIPE STACK
	PIPE TEE DROP/RISE
	VENT IN PIPE DROP
	VENT THRU ROOF - TYPICAL
	WALL CLEANOUT - TYPICAL

PLUMBING DRAIN LEGEND	
NOTE: NOT ALL ITEMS USED THIS PROJECT	
	AIR GAP FITTING
	EMERGENCY RAIN WATER OUTLET
	FLOOR CLEANOUT
	FLOOR DRAIN - FUNNEL
	FLOOR DRAIN - INDIRECT
	FLOOR DRAIN - ROUND
	FLOOR DRAIN - SQUARE
	FLOOR SINK - FULL GRATE
	FLOOR SINK - HALF GRATE
	FLOOR SINK - NO GRATE
	FLOOR SINK - V. GRATE
	ROOF DRAIN - TYPICAL
	ROOF DRAIN - EMERGENCY

PLUMBING VALVE LEGEND	
NOTE: NOT ALL ITEMS USED THIS PROJECT	
	ANCHOR - PIPE
	BALL VALVE - TYPICAL
	BUTTERFLY VALVE
	CHECK VALVE
	CIRCUIT SETTER VALVE
	COMPRESSED AIR OUTLET
	GAS COCK
	GAS REGULATOR
	GATE VALVE
	GAUGE VALVE
	GLOBE VALVE
	GUIDE, PIPE
	HOSE BIBB
	MANUAL BALANCING VALVE
	NON FREEZE WALL HYDRANT
	OS&Y VALVE
	PRESSURE REDUCING VALVE
	RECIRCULATING PUMP
	REDUCE PRESSURE BACKFLOW PREVENTER
	SHOCK ABSORBER
	SOLENOID VALVE
	STRAINER
	TEMPERING VALVE
	THERMOMETER
	UNION, PIPE

PLUMBING TAG LEGEND	
NOTE: NOT ALL ITEMS USED THIS PROJECT	
	ADA SYMBOL
	CONNECT TO EXISTING
	DEMOLITION SYMBOL
	DRAWING TAG
	LIMIT OF DEMOLITION
	NOTE TAG - CIRCLE
	NOTE TAG - DEMOLITION
	NOTE TAG - HEXAGONAL
	NOTE TAG - SQUARE
	NOTE TAG - TO BE REMOVED
	PLUMBING FIXTURE TAG
	TITLE REVISION TAG

PLUMBING ABBREVIATION LEGEND			
AAC	Above Accessible Ceiling	G	Gas
AFF	Above Finished Floor	G.C.	General Contractor
AFG	Above Finished Grade	G.I.	Grease Interceptor
AB	Above	GSAN	Grease Sanitary
AD	Area Drain	GV	Gas Valve
Arch	Architecturals	GW	Grease Waste
ASAN	Acid Sanitary	H / HW	Hot Water
AV	Acid Vent	H.C.	Heating Contractor
AW	Acid Waste	HB	Hose Bibb
AWC	Automatic Washer Connection	HR	Hose Reel
BF	Below Floor	HWH	Hot Water Heater
BFG	Below Finished Grade	HWR / R	Hot Water Return
BFP	Backflow Preventer	I.E. / Inv.	Invert Elevation
BV	Balancing Valve	IG	Interruptible Gas
C / CW	Cold Water	IWH	Instantaneous Water Heater
C.I.	Cast Iron	JAN	Janitor
C.O.	Clean Out	KD	Kitchen Drain
CA	Compressed Air	KS	Kitchen Sanitary
CD	Condensate Drain	KW	Kitchen Waste
CFH	Cubic Feet per Hour	LAV	Lavatory
CLG.	Ceiling	LPG	Liquid Petroleum Gas/Propane
Conn.	Connection	LT	Laundry Tub
Coord.	Coordinate	MAX	Maximum
CTE	Connect To Existing	MIN	Minimum
CTG	Clean Out To Grade	MR	Mop Receptor
CV	Circuit Vent	MTD	Mounted
CWV	Combination Waste&Vent	MU	Make-up Water
D	Drain	NFWH	Non-Freeze Wall Hydrant
DBF	Down Below Floor	NG	Natural Gas
DF	Drinking Fountain	NT	Neutralizing Tank
DFU	Drainage Fixture Units	OS	Oil Sanitary
DN	Down	P.C.	Plumbing Contractor
DWH	Drawing	PIV	Post Indicating Valve
DWC	Domestic Water Heater	PRV	Pressure Reducing Valve
E.C.	Electrical Contractor	PSI	Pounds per Square Inch
E.T.R.	Existing To Remain	PT	Plaster Trap
Ea.	Each	R	Return Piping (Hot Water)
EEW	Emerg. Eyewash	RCP	Re-circulating Pump
ER / ERC	Emerg. Rainwater Conductor	RD	Roof Drain
ERD	Emerg. Roof Drain	RW	Rain Water
ESEW	Emerg. Shower / Eyewash	RWC	Rainwater Conductor
ES	Emerg. Station	RWS	Rain Water Stack
ETV	Emerg. Tempering Valve	S.F./Sq. Ft.	Square Foot
EWC	Electric Water Cooler	SA	Shock Absorber
Ext.	Exterior	SAN	Sanitary
F.F.	Finished Floor	SAN I.E.	Sanitary Invert Elevation
F.P.C.	Fire Protection Contractor	ST	Storm
FAI	Fresh Air Inlet	T	Tempered Water
FCO	Floor Cleanout	T&P	Temperature and Pressure
FD	Floor Drain	T.B.R.	To Be Removed
FH	Fire Hydrant	TV	Tempering Valve
FHC	Fire Hose Cabinet	TYP.	Typical
Fin. Flr.	Finished Floor	UR	Urinal
Flr.	Floor	V	Vent
FM	Forced Main	V.I.F.	Verify In Field
FP	Fire Protection	V.T.R.	Vent Through Roof
FPZ	Fire Protection Zone	VS	Vent Stack
FS	Floor Sink	W	Waste
FSC	Food Service Contractor	WF	Wash Fountains
FVC	Fire Valve Cabinet	WB	Wash Box (Toilet Rooms)
		WC	Water Closet
		WCO	Wall Cleanout
		WSFU	Water Supply Fixture Units
		WSV	Waste Stack Vent

PLUMBING DEMOLITION - GENERAL NOTES	
1.	Existing piping which is removed from service, shall be removed in its entirety, as indicated by plans or required by scope of work. Verify exact location of all branch piping in field. Removals shall not be limited to only the piping shown on the demolition plans. Verify all conditions and notify Architect / Engineer of any piping not shown on removals prior to any demolition. No demolition shown on this plan shall be performed until all required new piping, equipment, and etc. or necessary temporary connections, are installed and operational.
2.	Equipment and piping locations, quantity and conditions are approximate. Field verify all conditions, locations and quantities prior to bid. The demolition drawings are intended to convey the basics of the existing system components. Not all conditions and components have been identified on these drawings.
3.	In general where existing fixtures, equipment, pipe risers and drops etc. occur at / in existing walls to be removed, the existing fixture and related piping shall be removed and related piping capped or plugged at mains. Piping within walls that are to remain, shall be capped or plugged within the existing construction and abandoned. Sanitary piping shall be capped below the floor slab and abandoned unless noted otherwise. Patch any affected construction to match existing adjacent finished surface.
4.	All existing systems shall remain functional for as long as required, until replacement with new or reworked as required (see new work plans and phasing plans). Provide temporary connections to keep systems functioning properly as required. Some additional work may be required to be performed after hours, weekends, or during vacation breaks. All demolition work shall in no way inconvenience or interrupt the normal workday schedule for this facility (coordinate with Architect/Owner). Any demolition work done which affects the operation of this facility shall be replaced with new, repaired to original conditions or replaced by temporary means for however long as required at no cost to the Owner.
5.	Coordinate all demolition and new work. Demolition work shall be coordinated so that no existing systems are demolished out-of-phase or ahead of the new piping system replacement schedule. Provide necessary temporary system connections as required to maintain all existing systems until which time the new systems are installed (during its proper phase) or until new mains can be extended and reconnected to existing. Verify in field. All temporary connections required to maintain existing systems or to replace existing connection terminated out-of-phase shall be installed immediately and at no additional cost to the owner.
6.	Remove/Rework existing work, materials, etc. in the way of any new work, even if not indicated to be removed on the demolition plans.
7.	Protect existing materials, equipment and finishes that are to remain. Any damage caused by this contractor shall be repaired/replaced as necessary by this contractor.
8.	Remove all items that are to remain but conflict with the installation of any new work. Re-install the same items (or new if damaged during this task) once new work is completed.
9.	P.C. is responsible for all plumbing demo work. In all areas where patching is required, the plumbing contractor shall patch the sub-surface where the new surface is to be finished by the General Contractor. This sub-surface must be provided so that it does not inhibit the installation of or affect the appearance of the new finish. If a new finish will not be provided by the General Contractor, The Plumbing Contractor is responsible to patch the surrounding finished surface to match existing. Patch existing openings from demolished piping in fire rated floors and walls as required to maintain fire rating. Refer to the specifications for additional information and coordinate all work in field.
10.	Existing materials scheduled to remain may be required to be temporarily removed, to allow installation of new materials, finishes, etc. These materials must be re-installed in their previous locations in equal or better condition.
11.	At all locations where existing below slab drainage piping is indicated to be demolished, the piping shall be permanently capped and abandoned below floor slab. Any existing abandoned mains below roof which are encountered and conflict with new underground utilities shall be cut off with ample space on both sides of new main and both ends of existing sealed permanently as noted above. All pipe caps/plugs of removed floor penetration piping shall be at elevation that allows patching and restoration of existing floor with new finish materials.(Coordinate with General Contractor in field)
12.	Remove existing ceiling tiles and grids as required to obtain access to ceiling space for the installation of new piping above ceiling. Store the existing ceiling tiles and grids in a safe location and re-install the same once his work is completed and inspected. Provide additional temporary hangers/cables required to support remaining ceiling structure, light fixtures, ceiling devices, etc. during this contractor's work. Remove all temporary facilities once work is completed.
13.	Upon reactivation of existing systems following temporary shutdowns, P.C. shall verify proper functioning of all connected fixtures and equipment. All system outlets, stops, and equipment shutoffs shall be returned to normal operating positions.

PIPING SYSTEMS LEGEND	
NOTE: NOT ALL ITEMS USED THIS PROJECT (Refer to Project Specifications for Material specifications)	
WATER & GAS PIPING	
140° H	Domestic Hot Water (140 Deg.F)
140° R	Domestic Hot Water Return (140 Deg.F)
C / CW	Domestic Cold Water
CA	Compressed Air
G	Gas
H / HW	Domestic Hot Water (110-120 deg.F)
R / HWR	Domestic Hot Water Return (110-120 deg.F)
T	Tempered Water (85-110 deg.F)
DRAIN & VENT PIPING	
ASAN	Acid Sanitary (Below Slab/Grade)
AV	Acid Vent
AW	Acid Waste (Above Slab/Grade)
CD	Condensate Drain
ERW	Emergency Rainwater
FM	Forced Main/Pumped Drain
GW	Grease Waste
GSAN	Grease Sanitary (Below Slab/Grade)
SAN	Sanitary (Below Slab/Grade)
ST	Storm (Below Slab/Grade)
REP	Radon Evacuation Piping
RW	Rain Water (Above Slab/Grade)
V	Vent
W	Waste (Above Slab/Grade)

DESIGN CODE REFERENCES	
PA - UCC	PENNSYLVANIA UNIFORM CONSTRUCTION CODE; 2018
IBC2018	ICC - INTERNATIONAL BUILDING CODE; 2018
IFGC2018	ICC - INTERNATIONAL FUEL GAS CODE; 2018 (UPD REQUIREMENTS SUPERCEDED BY THE REQUIREMENTS OF PENNSYLVANIA'S PROPANE AND LIQUEFIED PETROLEUM GAS ACT)
IMC2018	ICC - INTERNATIONAL MECHANICAL CODE; 2018
IPC2018	ICC - INTERNATIONAL PLUMBING CODE; 2018
IFC2018	ICC - INTERNATIONAL FIRE CODE; 2018 (AS REFERENCED IN INTERNATIONAL BUILDING CODE)
IECC2018	ICC - INTERNATIONAL ENERGY CONSERVATION CODE; 2018
REFERENCED DESIGN STANDARDS	
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA 101	NATIONAL FIRE PROTECTION ASSOCIATION - CODE FOR SAFETY TO LIFE FROM FIRE IN BUILDINGS AND STRUCTURES; 2015 EDITION OR MOST RECENT EDITION ADOPTED BY AUTHORITY HAVING JURISDICTION, INCLUDING ALL APPLICABLE AMENDMENTS AND SUPPLEMENTS.

PLUMBING GENERAL NOTES	
1.	Provide all labor, material, and equipment required for the completion and operation of all systems specified within the Division 22 specification sections and Plumbing drawings of work in accordance with all applicable codes including but not limited to PA Uniform Construction Code (PA-UCC), International Plumbing Code (IPC), ICC/ANSI A117.1 - Accessible and Usable Buildings and Facilities, International Building Code (IBC), International Fuel Gas Code (IFGC). Verify the latest adopted code editions and any additional adopted amendments with the Local Authority Having Jurisdiction(A/HJ) Prior to beginning work.
2.	Coordinate connection of all Sewer, and Gas utility services with the associated Utility provider. Coordination includes but is not limited to: pre-installation verification of all required connection/valving details, arrangements and performing of all required tests and inspections, supports/base pads for meter installation, and final service activation.
3.	Provide a complete domestic water, gas and waste/vent systems to all fixtures and or equipment requiring such. verify all rough-in locations and coordinate piping locations with work under other divisions of the specifications to avoid conflicts.
4.	Provide all plumbing fixtures and appliances complete with all required supplies, stops, valves, faucets, drains, traps, tail pieces, escutcheons, etc. All fixture traps shall be semi-cast style, removable and/or provided with access for cleanout. All stops and shutoff valves shall be quarter turn style and installed in a readily accessible location.
5.	All plumbing fixtures, equipment, and materials shall be new and shall fit the space available. Verify dimensions at site are adequate prior to order of any materials.
6.	All piping, apparatus, equipment, etc. shall be properly supported, braced vertically and horizontally in accordance with applicable codes and as required to prevent excessive movement during seismic conditions.
7.	Do not scale the plans. See architectural plans for exact location of doors, windows, fixtures, wall dimensions, equipment, devices, etc. Coordinate exact locations of fixtures, equipment, specialties, and piping in field prior to rough-in.
8.	All valves, cleanouts, plumbing specialties, etc., shall be so located and installed to permit access for service without damage to building or finished materials.
9.	In addition to cleanouts indicated on the plumbing drawings, provide cleanouts at base of all waste and rainwater stacks, at all changes in direction of piping in excess of 45 degrees and every 50 feet. Floor cleanouts shall be installed flush with finished floor. All cleanouts shall be so located and installed to permit access for service without damage to building or finished materials, wall cleanouts shall be minimum 18" A.F.F. Wall cleanouts covers shall be stainless steel or where directed by architect provide primer painted steel coverplates to receive final painted finish, same as wall finish. (final paint by G.C.)
10.	All exposed supply and waste piping in rest room areas shall be min. 17 ga. thick or semi-cast chrome plated brass, with matching stops and escutcheons.
11.	Drainage and vent piping systems, and water distribution piping systems shall be tested with air or water in accordance with IPC Section 312. Coordinate and schedule all required testing with local A.H.J. prior to testing.
12.	Sanitize domestic water piping in accordance with IPC requirements, Local Health Department, and American Water Works Association's (AWWA) specifications. Provide Final reports and test results to Owner.
13.	All domestic water piping shall be hung level without pitch unless noted otherwise on plans.
14.	Protect copper piping against contact with dissimilar metals. All hangers, supports, anchors, and clips shall be copper or copper plated. Where copper piping is carried on iron trapeze hangers with other piping, satisfactory and permanent electrolytic isolation material shall prevent contact with other metals.
15.	Protect copper piping against contact with all masonry. Where copper is sleeved through masonry, copper or red brass sleeves shall be used. Where copper must be concealed in or against masonry partitions, contact shall be prevented by coating the copper heavily with asphaltic enamel and #15 asphalt saturated felt between the pipe and the masonry partition.
16.	Install piping in areas not subject to freezing temperatures. Water piping in exterior walls shall be installed on conditioned side of the wall insulation.
17.	Provide shock absorbers, supplies and stops at each fixture as required by IPC and additionally as noted on the plans. Exposed stops shall be chrome plated.
18.	Provide drain valves at all low points of domestic water piping systems for complete drainage and indicate location of same on record drawings.
19.	Provide vacuum breakers as required by code.
20.	Vent all plumbing fixture drains in accordance with all applicable codes.
21.	Verify all fixture mounting heights with architectural interior elevations, schedules, etc. prior to fixture installation. Verify locations of Accessible fixtures and install in strict accordance with ICC/ANSI A117.1 requirements.
22.	"Provide sleeves at all wall/floor penetrations. Coordinate sleeves with GC for installation in wall/floor construction. In exposed areas provide chrome plated escutcheons at pipe penetrations. Seal all fire rated floor and wall penetrations with fire stopping materials as specified in the Div. 7 specifications. Where firestopping materials are not specified in Div. 7, provide firestopping materials U.L. listed for use and as manufactured by 3m or equal."
23.	Install ball style shutoff valves on the entire domestic water system. Ball valves shall be furnished with blowout proof stem, insulated extension handles, and chrome plated ball.
24.	Insulate all domestic water piping as noted in Div. 22 specifications and in accordance with minimum thickness specified in IECC Section C404 and Table C403.11.3. Insulate all vertical and horizontal above slab rainwater and emergency rainwater piping as noted in Div. 22 specifications.
25.	Seal all fixtures to walls, floor, counters, etc. using a sanitary-type one-part, mildew resistant, silicone sealant. match sealant color to fixture color.
26.	Install all underground sanitary piping at 2% slope unless noted otherwise).
27.	Install all above ground waste piping at 2% slope (unless noted otherwise).
28.	Install all above ground vent piping at 1% slope (unless noted otherwise).
29.	Install all above ceiling cleanouts in locations above accessible ceiling construction. Coordinate exact locations in field. No cleanouts shall be installed within plenum ceilings.
30.	Coordinate all equipment floor drain and floor sink locations with the work of all other trades and with associated equipment in filed prior to rough in. Coordinate all general area floor drains with architectural plans and with G.C. in field prior to rough-in.
31.	Provide all floor drains with deep seal traps (unless noted otherwise) and trap seal protection.
32.	Verify all "Accessible" toilet locations on Architectural plans. Installation of flushing lever actuator shall comply with ANSI A117.1 and shall be mounted on the accessible (wide) side of toilet areas no more than 44 inches above the finished floor. Coordinate rough-ins of all supplies, flush valves, sensors, etc., to avoid conflict with grab bars or other toilet accessories.
33.	All piping located in return air plenums shall conform to the flame spread and smoke developed limits of ASTM E84 or must be wrapped with U.L. approved plenum rated material.
34.	In finished spaces with exposed structure, provide and install 1" thick "fiberglass insulation with all-service jacket" in lieu of insulation specified. Prep and paint pipe insulation in color selected by Architect.
35.	All fixture trim, including faucets, strainers, escutcheons, stops, waste traps, visible waste piping or visible hangers shall be made of brass and shall be polished chrome plated. Plastic, zinc or white metal will not be acceptable.
36.	Install all exposed horizontal and vertical piping in a neat arrangement in locations which are the most inconspicuous. Vertical drops shall be coordinated and run within chases, walls, soffits with other mechanical / electrical feeds. All such locations are to be reviewed with a Owner representative and Architect prior to installation.
37.	Provide domestic water heater temperature / pressure relief valves with discharge piped full size to the nearest approved floor drain or waste receptor.
38.	Provide flexible expansion joints in piping systems at all locations where piping crosses horizontal / vertical building expansion joints. Refer to specifications for expansion joint informationsand refer to architectural dwgs. for horizontal / vertical expansion joint locations.
39.	At all locations associated with fixtures, equipment, etc. which could discharge waste water in excess of 140F (Boiler Rooms, Commercial Kitchens, etc.), provide cast iron waste / sanitary piping (hub and spigot if below grade and no-hub if located above grade). Cast iron piping shall be installed minimum 25 ft. beyond the most downstream fixture connection.
40.	All waste piping drops to below grade within the building shall start at minimum (-) 1'0" below finished floor elevation with the first elbow connection below bottom of floor slab (unless noted otherwise). Where floor cleanouts are provided minimum starting pipe elevation shall be (-) 1'0" (unless noted otherwise).
41.	All piping penetrations through exterior wall shall be sealed weathertight. Piping penetrations through foundation walls shall be sleeved and provided with Link Seal Thunderline annular space seals.
42.	Provide corrosion inhibiting epoxy paint and primer on all exterior gas piping. Clean and prep piping surface and verify color to be used with architect prior to application.
43.	Provide emergency eyewash EEW-1 w/emergency tempering valve, and cold water hose bibb connection with all associated supply piping at all MR-1 mop receptor locations. For additional information refer to "Mop Receptor and Accessories Detail" on plumbing details drawings. Coordinate exact location of accessories in field with owner representative prior to rough in of accessories/fixtures.
44.	All piping drops to fixtures, shall be concealed within wall or chase construction, unless noted otherwise.

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT:
ALLOYS
ARCHITECTURE

CIVIL:
SNYDER HOFFMAN
ASSOCIATES,
BETHLEHEM PA, 18018
610.694.8020

STRUCTURAL:
SLATE STRUCTURAL
ENGINEERS, NAZARATH,
PA 18064 610.365.7634

MEPE:
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ASSOCIATES,
BETHLEHEM PA, 18018
610.694.8020

ACOUSTICS:
FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**COVER SHEET -
PLUMBING**

DATE: 11/07/2025

SCALE:

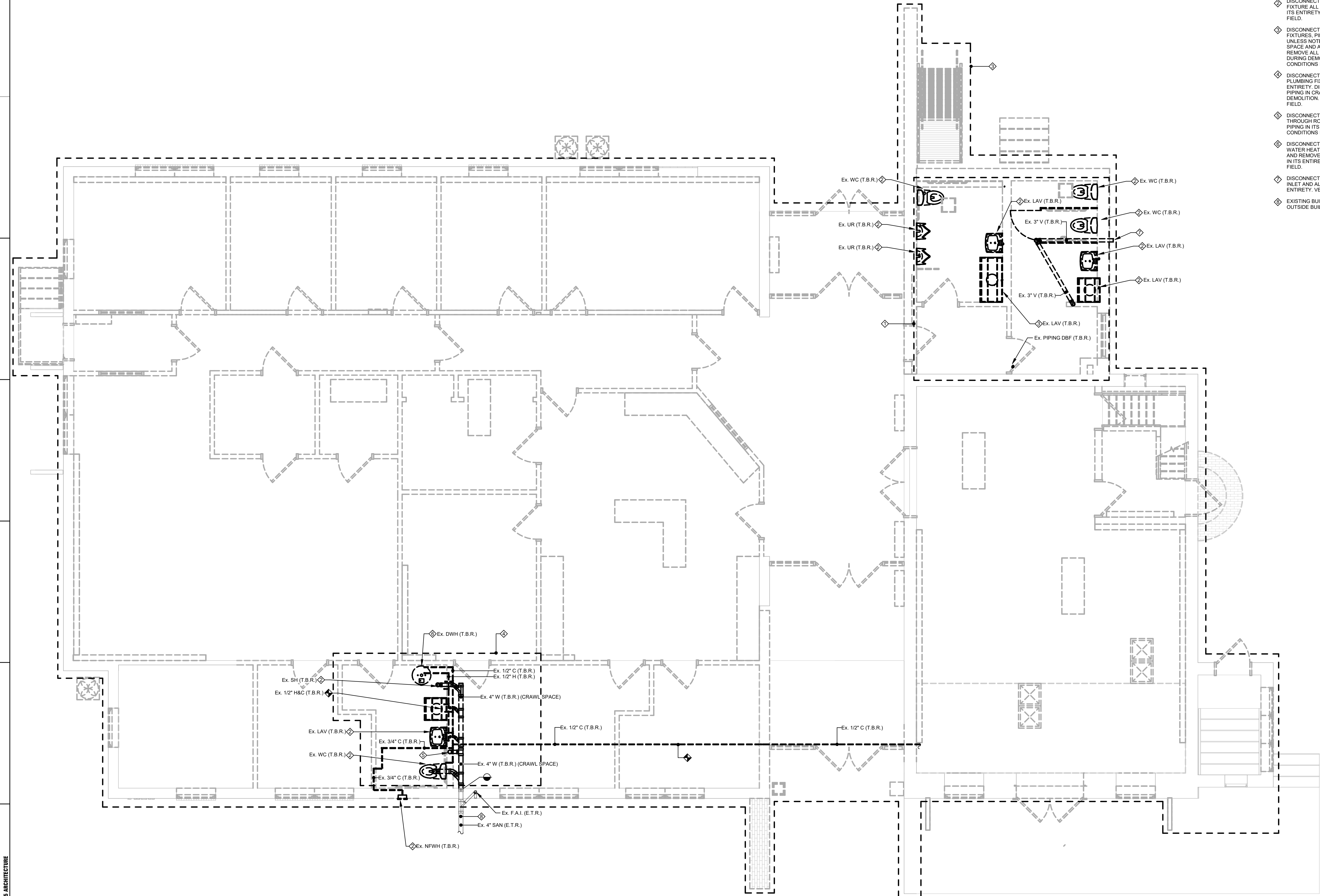
DRAWN BY: GBM

CHECKED BY: KJF

PROJ NO: 24-0018

P0.00





1 FIRST FLOOR - DEMOLITION - PLUMBING
1/4" = 1'-0"

PLUMBING DEMOLITION NOTES:

- DISCONNECT AND REMOVE ALL TOILET ROOM PLUMBING FIXTURES, PIPING, AND TRIM IN THEIR ENTIRETY. VERIFY EXACT CONDITIONS IN FIELD.
- DISCONNECT AND REMOVE EXISTING PLUMBING FIXTURE ALL ASSOCIATED PIPING AND TRIM IN ITS ENTIRETY. VERIFY EXACT CONDITIONS IN FIELD.
- DISCONNECT AND REMOVE ALL PLUMBING FIXTURES, PIPING, AND TRIM IN ITS ENTIRETY UNLESS NOTED OTHERWISE, INCLUDING CRAWL SPACE AND ATTIC SPACE. DISCONNECT AND REMOVE ALL ABANDONED PIPING DISCOVERED DURING DEMOLITION. VERIFY EXACT CONDITIONS IN FIELD.
- DISCONNECT AND REMOVE ALL TOILET ROOM PLUMBING FIXTURES, PIPING, AND TRIM IN ITS ENTIRETY. DISCONNECT AND REMOVE ALL PIPING IN CRAWL SPACE BELOW TO LIMIT OF DEMOLITION. VERIFY EXACT CONDITIONS IN FIELD.
- DISCONNECT AND REMOVE EXISTING VENT THROUGH ROOF AND ALL ASSOCIATED VENT PIPING IN ITS ENTIRETY. VERIFY EXACT CONDITIONS IN FIELD.
- DISCONNECT AND REMOVE EXISTING DOMESTIC WATER HEATER ABOVE CEILING. DISCONNECT AND REMOVE ALL ASSOCIATED PIPING AND TRIM IN ITS ENTIRETY. VERIFY EXACT CONDITIONS IN FIELD.
- DISCONNECT AND REMOVE EXISTING FRESH AIR INLET AND ALL ASSOCIATED VENT PIPING IN ITS ENTIRETY. VERIFY EXACT CONDITIONS IN FIELD.
- EXISTING BUILDING TRAP AND CLEAN OUTS OUTSIDE BUILDING TO REMAIN

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT:
ALLOYS
ARCHITECTURE

CIVIL:

STRUCTURAL:
SLATE STRUCTURAL
ENGINEERS, NAZARATH,
PA 18064 610.365.7634

MEPE:
SNYDER HOFFMAN
ASSOCIATES,
BETHLEHEM PA, 18018
610.694.8020

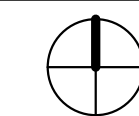
ACOUSTICS:

FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

DEMOLITION PLAN -
FIRST FLOOR -
PLUMBING

DATE: 11/07/2025

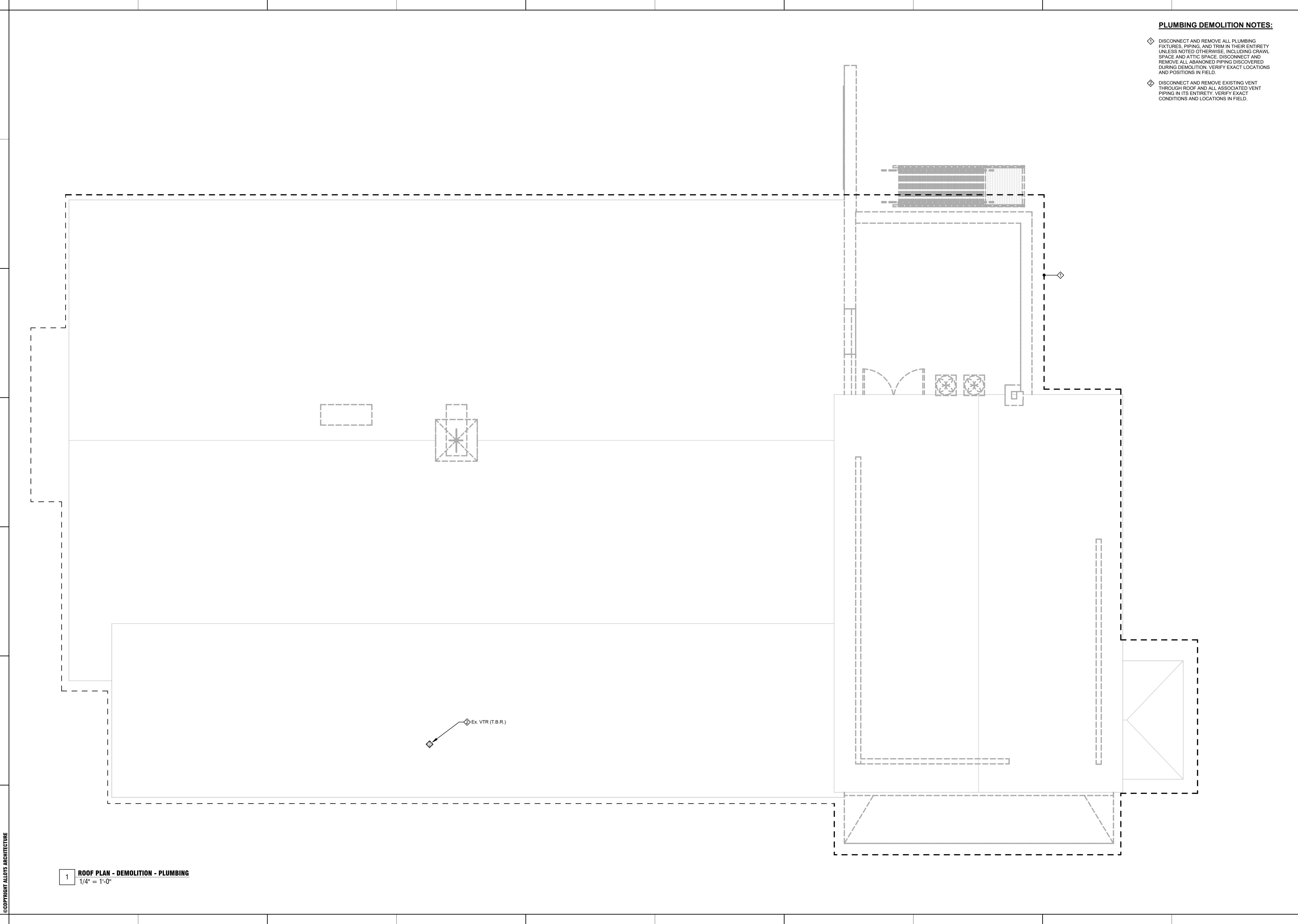
SCALE: As indicated

DRAWN BY: GBM

CHECKED BY: KJF

PROJ NO: 24-0018

P0.02



PLUMBING DEMOLITION NOTES:

- DISCONNECT AND REMOVE ALL PLUMBING FIXTURES, PIPING, AND TRIM IN THEIR ENTIRETY UNLESS NOTED OTHERWISE, INCLUDING CRAWL SPACE AND ATTIC SPACE. DISCONNECT AND REMOVE ALL ABANDONED PIPING DISCOVERED DURING DEMOLITION. VERIFY EXACT LOCATIONS AND POSITIONS IN FIELD.
- DISCONNECT AND REMOVE EXISTING VENT THROUGH ROOF AND ALL ASSOCIATED VENT PIPING IN ITS ENTIRETY. VERIFY EXACT CONDITIONS AND LOCATIONS IN FIELD.

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

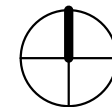
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

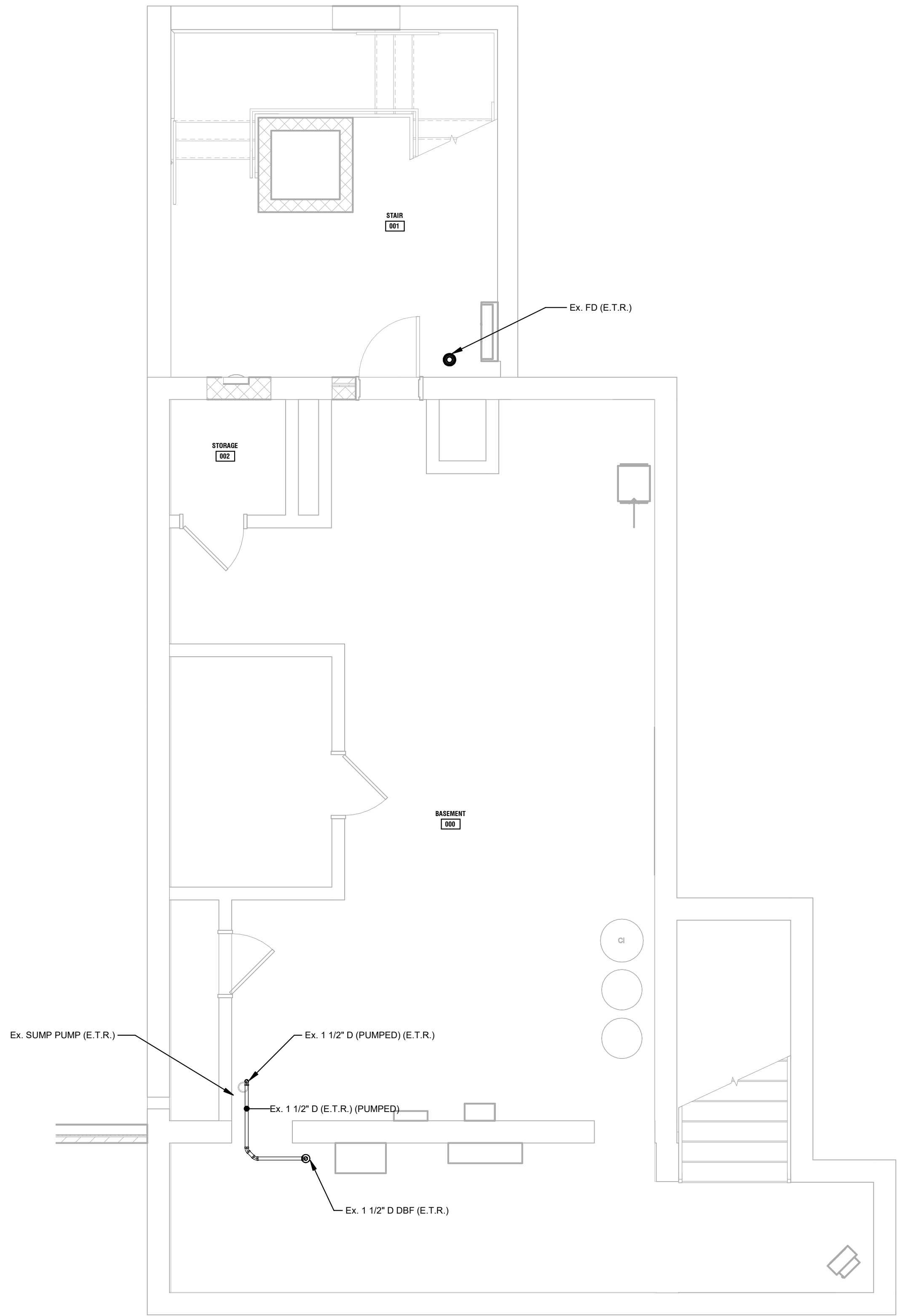


SHEET TITLE:

DEMOLITION PLAN -
ROOF - DRAINAGE &
VENT PIPING

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	GBM
CHECKED BY:	KJF
PROJ NO:	24-0018

P0.03



1 BASEMENT - FLOOR PLAN - DRAIN & VENT PIPING
1/4" = 1'-0"

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA, 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26



REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**FLOOR PLAN -
BASEMENT FLOOR -
DRAINAGE & VENT
PIPING**

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	GBM
CHECKED BY:	KJF
PROJ NO:	24-0018

P1.01

PROJECT:

**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
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610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

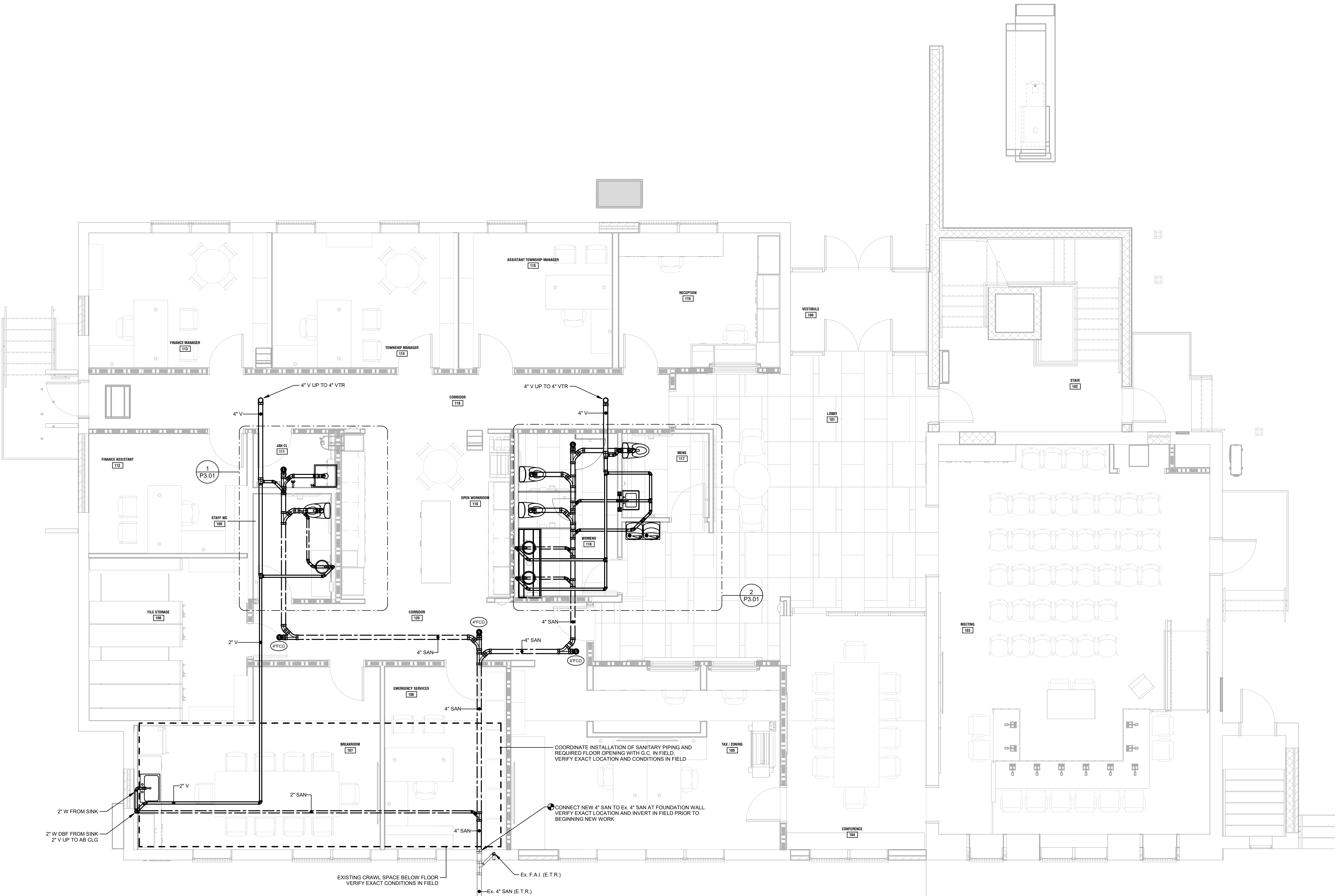


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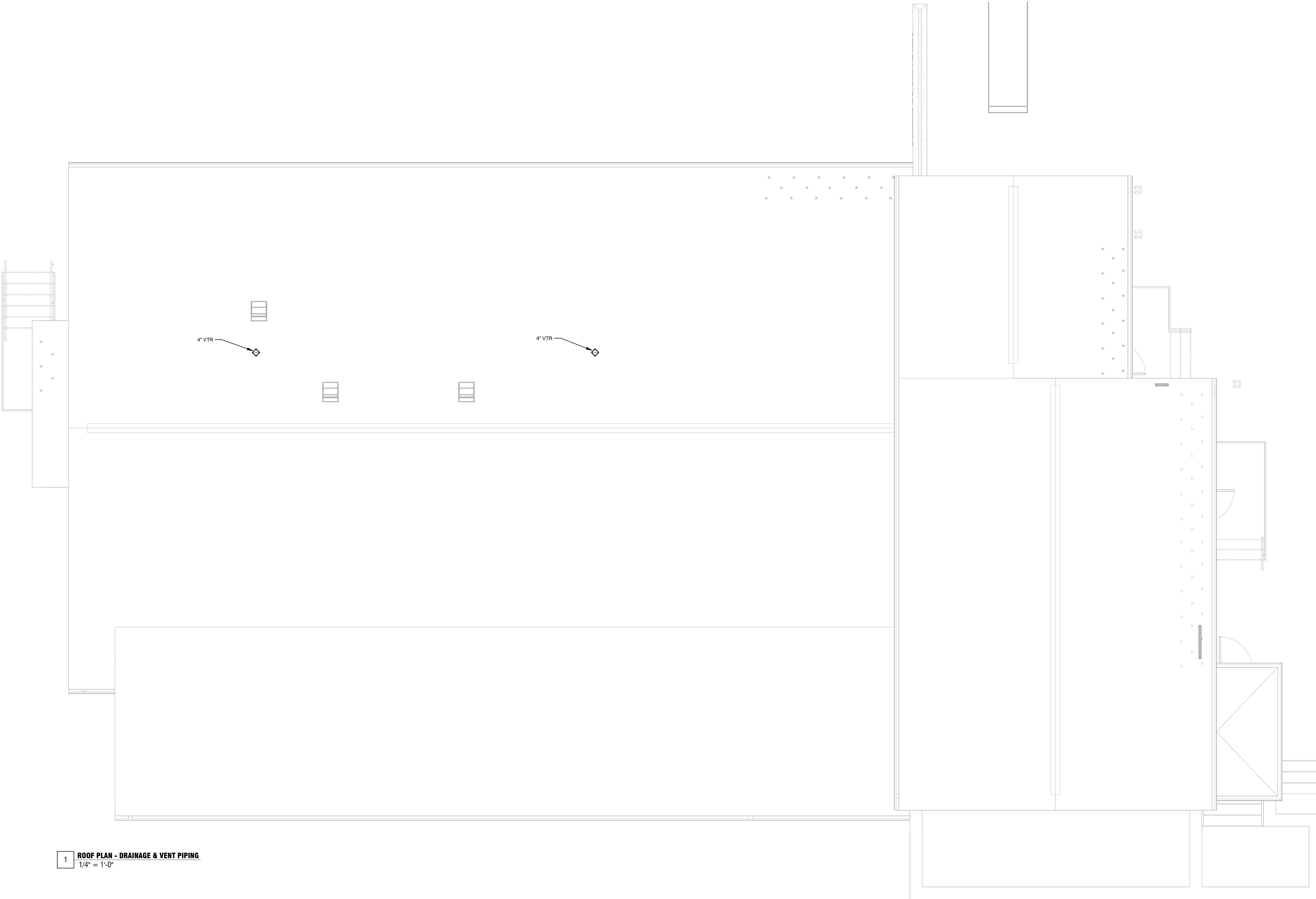
**FLOOR PLAN - FIRST
FLOOR - DRAINAGE &
VENT PIPING**

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	GBM
CHECKED BY:	KJF
PROJ NO:	24-0018

P1.02



1 FIRST FLOOR - FLOOR PLAN - DRAINAGE & VENT PIPING
1/4" = 1'-0"



1 ROOF PLAN - DRAINAGE & VENT PIPING
1/4" = 1'-0"

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020

ACOUSTICS:
FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26



REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**ROOF PLAN - ROOF -
DRAINAGE & VENT
PIPING**

DATE:	11/07/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	GBM
CHECKED BY:	KJF
PROJ NO:	24-0018

P1.03

PROJECT:

**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

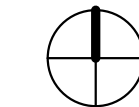
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020
ACOUSTICS:

FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
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KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

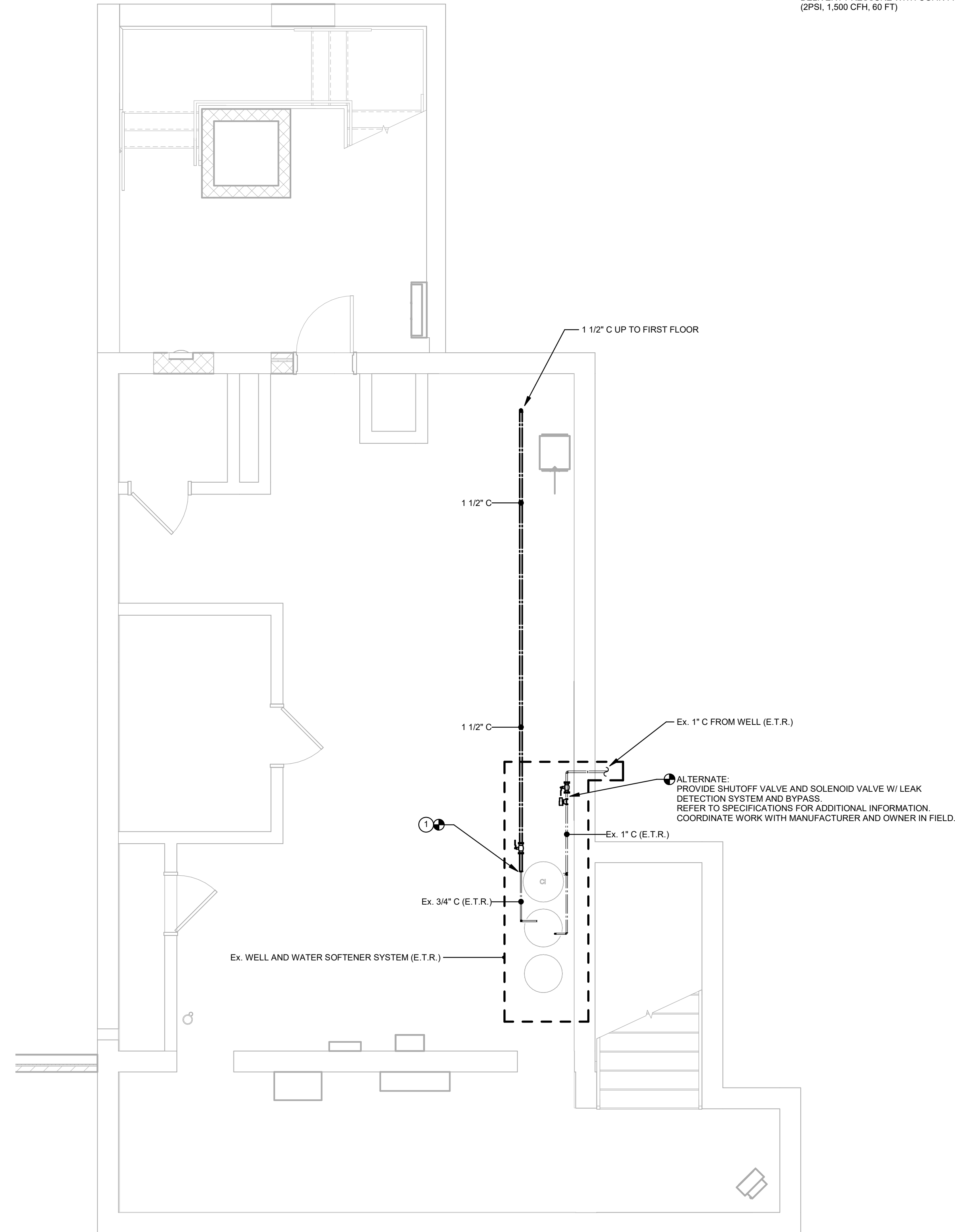
**FLOOR PLAN -
BASEMENT FLOOR -
SUPPLY PIPING**

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	GBM
CHECKED BY:	KJF
PROJ NO:	24-0018

P2.01

PLUMBING DRAWING NOTES:

- 1 RECONNECT NEW 1 1/2" C TO EXISTING 3/4" C FROM OUTLET OF WELL AND WATER SOFTENER SYSTEM.
- 2 PROVIDE GAS PRESSURE REGULATOR VALVE (GPRV-1), 2 PSI INLET AND 10 IN. W.C. OUTLET RATED FOR 1500 CFH. PROVIDE SHUTOFF VALVE, SEDIMENT TRAP AND MAKE FINAL CONNECTION TO EMERGENCY GENERATOR. COORDINATE ALL INSTALLATION REQUIREMENTS WITH E.C. IN FIELD. REFER TO DETAIL AND SPECIFICATIONS.
- 3 PROPOSED GAS METER LOCATION. GAS SERVICE AND METER BY UGI. 2 PSI DELIVERY PRESSURE. P.C. TO BEGIN WORK ON OUTLET SIDE OF METER. COORDINATE ALL WORK AND DELIVERY PRESSURE WITH UGI IN FIELD. (2PSI, 1,500 CFH, 60 FT)



1 BASEMENT - FLOOR PLAN - SUPPLY PIPING
1/4" = 1'-0"

RENOVATIONS TO
ADMINISTRATION
BUILDING1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525ARCHITECT: CIVIL:
ALLOYS ARCHITECTURESTRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA, 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055FLOOR PLAN - FIRST
FLOOR - SUPPLY
PIPING

DATE: 11/07/2025

SCALE: As indicated

DRAWN BY: GBM

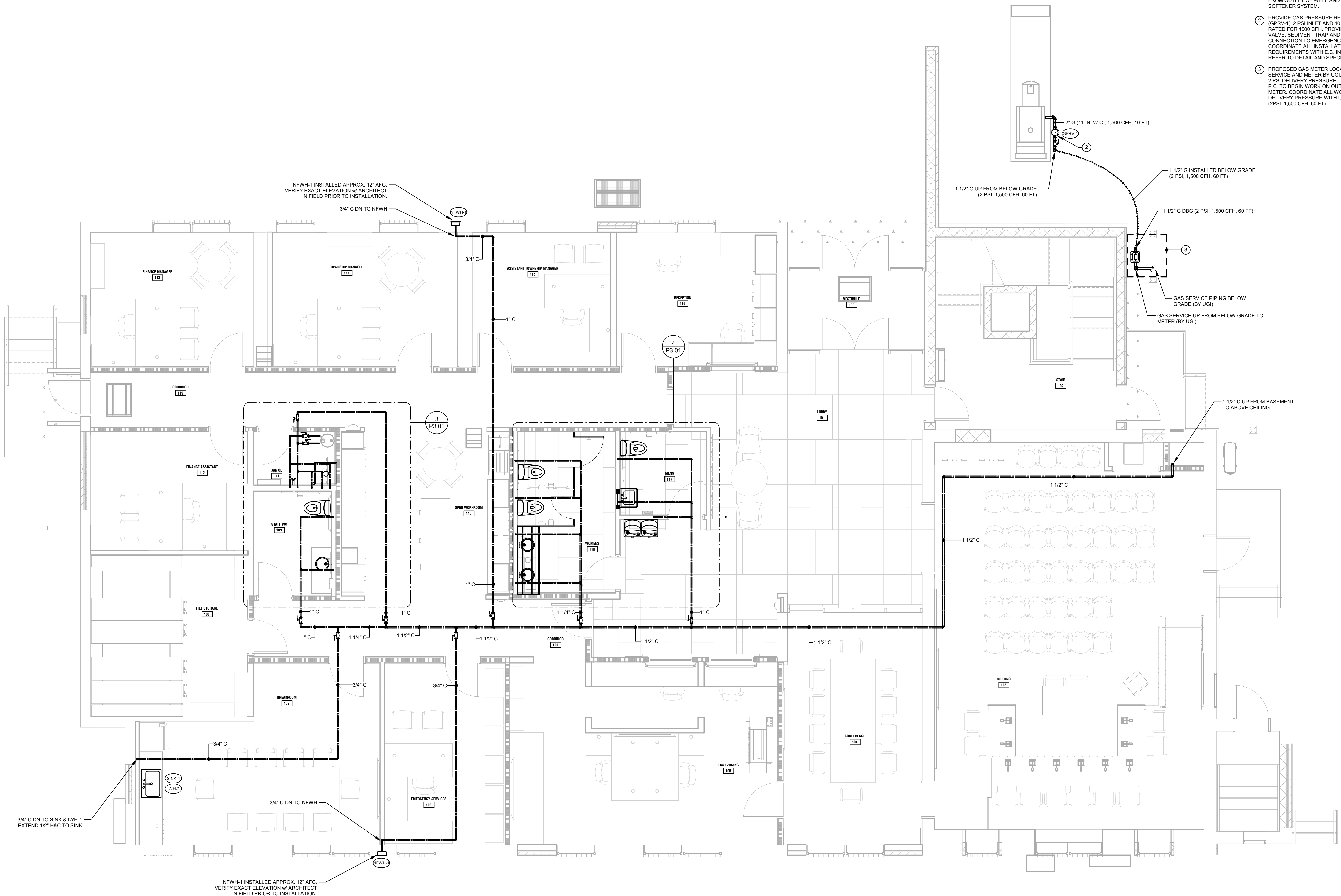
CHECKED BY: KJF

PROJ NO: 24-0018

P2.02

PLUMBING DRAWING NOTES:

- RECONNECT NEW 1 1/2" C TO EXISTING 3/4" C FROM OUTLET OF WELL AND WATER SOFTENER SYSTEM.
- PROVIDE GAS PRESSURE REGULATOR VALVE (GPRV-1) 2 PSI INLET AND 10 IN. W.C. OUTLET RATED FOR 1500 CFH. PROVIDE SHUTOFF VALVE, SEDIMENT TRAP AND MAKE FINAL CONNECTION TO EMERGENCY GENERATOR. COORDINATE ALL INSTALLATION REQUIREMENTS WITH E.C. IN FIELD REFER TO DETAIL AND SPECIFICATIONS.
- PROPOSED GAS METER LOCATION. GAS SERVICE AND METER BY UGI. 2 PSI DELIVERY PRESSURE. P.C. TO BEGIN WORK ON OUTLET SIDE OF METER. COORDINATE ALL WORK AND DELIVERY PRESSURE WITH UGI IN FIELD. (2PSI, 1,500 CFH, 60 FT)

1 FIRST FLOOR - FLOOR PLAN - SUPPLY PIPING
1/4" = 1'-0"

PLUMBING FIXTURE LIST - DOUGLASS TOWNSHIP BUILDING					
FIXTURE TAG	FIXTURE DESCRIPTION	FIXTURE SPECIFICATIONS	DRAIN ROUGH IN CONNECTION	WATER ROUGH IN CONNECTION	
				HOT	COLD
EEW-1 	Emergency Eye Wash/ Drench Hose (Janitors Closet)	Emergency Eye Wash/Drench Hose - Eyewash/drench hose with wall mounting bracket, ABS spray heads, Chrome plated ball valve with stay open handle. - Signage as required by ANSI Z358.1 - Emergency Thermostatic Mixing Valve, ASSE-1071 compliant Basis of Design: Refer to Specification Section 224000	1-1/2"	1/2"	1/2"
EW-C-1 	Electric Water Cooler Bi-Level Surface Mounted	Electric Water Cooler, Bi-Level, Surface mounted, - 18ga 304 Stainless Steel body panels - Elevated anti-squirt bubbler with flexible mouth guard - Filtered - Cane Touch Skirt (where required for compliance with ANSI A117.1) Basis of Design: Refer to Specifications Section 224000	1-1/2"	----	1/2"
FCO	Floor Cleanout	Floor Cleanout: - Cast iron body with flashing clamp, standard duty - Twist to Floor adjustable Nickel Bronze top - Cover type coordinated with floor finish Basis of Design: Refer to Specification Section 221006	Refer to Plans	----	----
HB-1	Hose Bibb (Janitors Closet)	Hose bibb - Chrome plated, Half turn operation w/Interchangeable Wheel handle/Loose Key operation - Anti-Siphon Vacuum Breaker (ASSE 1011 compliant) Basis of Design: Refer to Specification Section 221006	----	----	1/2"
LAV-1A 	Lavatory Undersink (Womens Toilet Rooms)	Basin: - Undersink, Vitreous China, ADA/ANSI A117.1 compliant Basis of Design: Refer to Specifications Section 224000 Faucet: - Chrome Plated Cast Brass, Sensor Operation, hardwired, 0.5 gpm Vandal - Resistant aerator. Basis of Design: Refer to Specifications Section 224000 Accessories: - Below deck ASSE-1070 compliant mixing valve - Chrome plated 17 gauge P-trap - Chrome plated grid strainer - Chrome plated, Lead Free, commercial grade, quarter turn Loose Key Angle Stops - Chrome plated copper supplies - TrueBro LavShield enclosure	1-1/2"	1/2"	1/2"
LAV-1B 	Lavatory Wall Hung (Mens Toilet Room)	Basin: - Wall Hung, Vitreous China, ADA/ANSI A117.1 compliant Basis of Design: Refer to Specifications Section 224000 Faucet: - Chrome Plated Cast Brass, Sensor Operation, hardwired, 0.5 gpm Vandal - Resistant aerator. Basis of Design: Refer to Specifications Section 224000 Carrier: - Dura-Coated Steel Stanchions with welded feet - Adjustable Supports with Plates & Mounting Bolts and Trim Accessories: - Below deck ASSE-1070 compliant mixing valve - Chrome plated 17 gauge P-trap - Chrome plated grid strainer - Chrome plated, Lead Free, commercial grade, quarter turn Loose Key Angle Stops - Chrome plated copper supplies - TrueBro LavShield enclosure	1-1/2"	1/2"	1/2"
LAV-2 	Lavatory Undersink (Staff Toilet Room)	Basin: - Undersink, Vitreous China, ADA/ANSI A117.1 compliant Basis of Design: Refer to Specifications Section 224000 Faucet: - Chrome Plated Cast Brass, Sensor Operation, hardwired, 0.5 gpm Vandal - Resistant aerator. Basis of Design: Refer to Specifications Section 224000 Accessories: - Below deck ASSE-1070 compliant mixing valve - Chrome plated 17 gauge P-trap - Chrome plated grid strainer - Chrome plated, Lead Free, commercial grade, quarter turn Loose Key Angle Stops - Chrome plated copper supplies - TrueBro LavShield enclosure	1-1/2"	1/2"	1/2"
MR-1	Mop Receptor with Utility Faucet	Base: Neo Corner Style Terazzo with Drop Front - 24" x 24" x 12"H Basis of Design: Refer to Specificaition Section 224000 Faucet: - Chrome plated, wall mounted utility faucet w/Integral Vacuum Breaker, integral check stops, 3/4 GHT outlet, Wrist blade handles, Wall brace, and pail hook. Basis of Design: Refer to Specification Section 224000 Accessories: - Quick connect drain fitting, (3) bracket Mop Hanger, 30" hose and hose bracket - Stainless Steel wall guards - Provide Hose bibb (HB-1) - Emergency Eyewash/Drench Hose (EEW-1) with Emergency Tempering Valve (ETV-1) - Refer to detail for additional information.	3"	1/2"	1/2"
NOTES: 1. P.C. shall coordinate all "Accessible" fixture locations with Architectural plans prior to rough in. 2. Refer to Architectural drawings for all fixture mounting heights. 3. At all "Accessible" water closet compartments, installation of flush controls shall comply with ANSI 117.1. Flush controls shall be mounted on the wide/accessible side of toilet compartments, no more than 44 inches above the floor. Where sensor operated flush controls are provided, the rough in of the flush control shall be opposite the wide/accessible side of the compartment to permit conversion to manual controls installed in accordance with the above requirements. 4. Provide deep seal trap and Proset Trapguard trap seal protection in all floor drains. Refer to plans for outlet size/trap size.					

PLUMBING FIXTURE LIST - DOUGLASS TOWNSHIP BUILDING					
FIXTURE TAG	FIXTURE DESCRIPTION	FIXTURE SPECIFICATIONS	DRAIN ROUGH IN CONNECTION	WATER ROUGH IN CONNECTION	
				HOT	COLD
NFWH-1	Non-Freeze Wall Hydrant	Non-freeze Wall Hydrant: - Enclosed - ASSE 1019-B, ASSE 1052, ASSE 1053 compliant - Freeze resistant, box type, self-draining, polished bronze wall plate hose thread spout - Lockshield w/ removable key, and integral vacuum breaker. Basis of Design: Refer to Specification Section 221006	---	---	3/4"
SINK-1 	Sink (Break Room)	Basin: Undersink - 18 ga. Stainless Steel - ADA/ANSI A117.1 compliant - 18-1/4" (Front to Back) x 21-1/2" (Left to Right) x 5" (Deep) Basis of Design: Refer to Specification Section 224000 Faucet: - Chrome Plated Brass underdeck mounted 8" centers Basis of Design: Refer to Specification Section 224000 Accessories: - Below deck ASSE-1070 compliant mixing valve (hot water to faucet) - Truebro Lav Guard supply and drain insulating covers. - Chrome plated, Lead Free, heavy duty, quarter turn Loose Key angle Stops - Chrome plated copper supplies - Crumb Cup, Stainless steel strainer, and chrome plated 17 ga. P-trap and drain arm	2"	1/2"	1/2"
WC-1 	Water Closet Floor mounted, Tank type (Public Toilet Rooms)	Bowl: - ICC/ANSI A117.1 & ASME A112.19 compliant - Floor Mounted, Floor Outlet, Tank type, Vitreous China, white w/everclean antimicrobial finish Basis of Design: Refer to Specification Section 224000 - Plastic Open Front Seat, white, with self sustaining check hinge Basis of Design: Refer to Specification Section 224000	4"	----	1"
WC-2 	Water Closet Floor Mounted, Tank type (Staff Toilet Rooms)	Bowl: - ICC/ANSI A117.1 & ASME A112.19 compliant - Floor Mounted, Floor Outlet, Tank type, Vitreous China, white w/everclean antimicrobial finish Basis of Design: Refer to Specification Section 224000 - Plastic Open Front Seat, white, with self sustaining check hinge Basis of Design: Refer to Specification Section 224000	4"	----	1"
NOTES: 1. P.C. shall coordinate all "Accessible" fixture locations with Architectural plans prior to rough in. 2. Refer to Architectural drawings for all fixture mounting heights. 3. At all "Accessible" water closet compartments, installation of flush controls shall comply with ANSI 117.1. Flush controls shall be mounted on the wide/accessible side of toilet compartments, no more than 44 inches above the floor. Where sensor operated flush controls are provided, the rough in of the flush control shall be opposite the wide/accessible side of the compartment to permit conversion to manual controls installed in accordance with the above requirements. 4. Provide deep seal trap and Proset Trapguard trap seal protection in all floor drains. Refer to plans for outlet size/trap size.					

SUBMISSIONS:		
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2	Bid Set	01/26/26



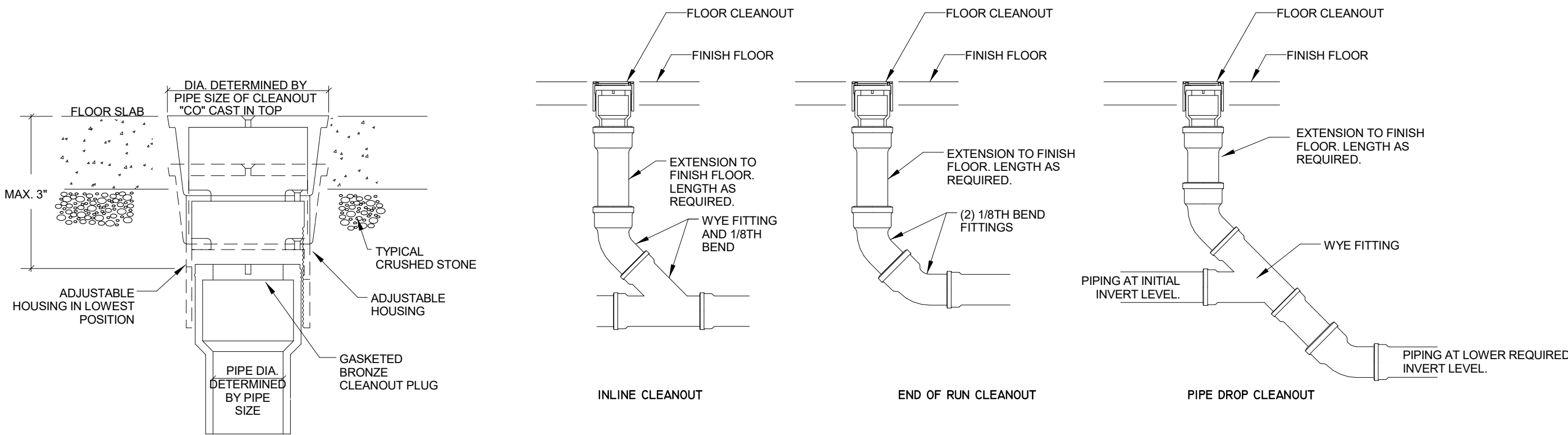
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PROJ NO:	24-0018	

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P5.00

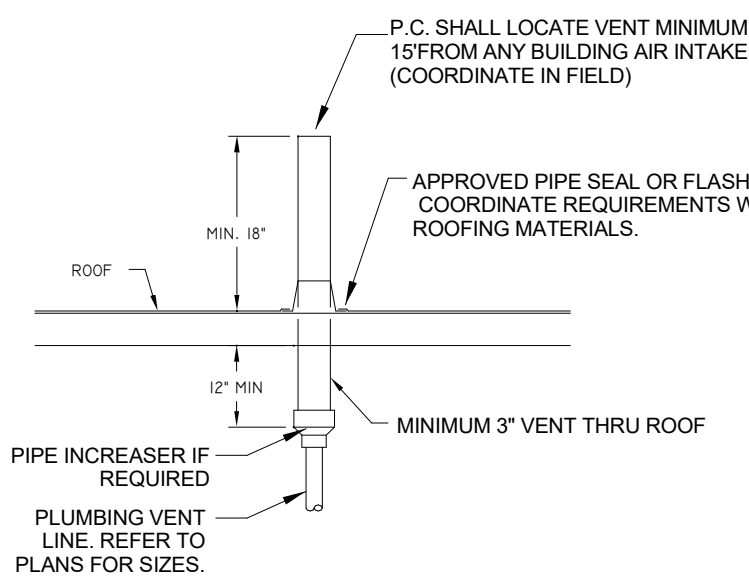


Typical Floor Cleanout Detail

Scale:None

Typical Floor Cleanout Connection/Installation Details

Scale: None

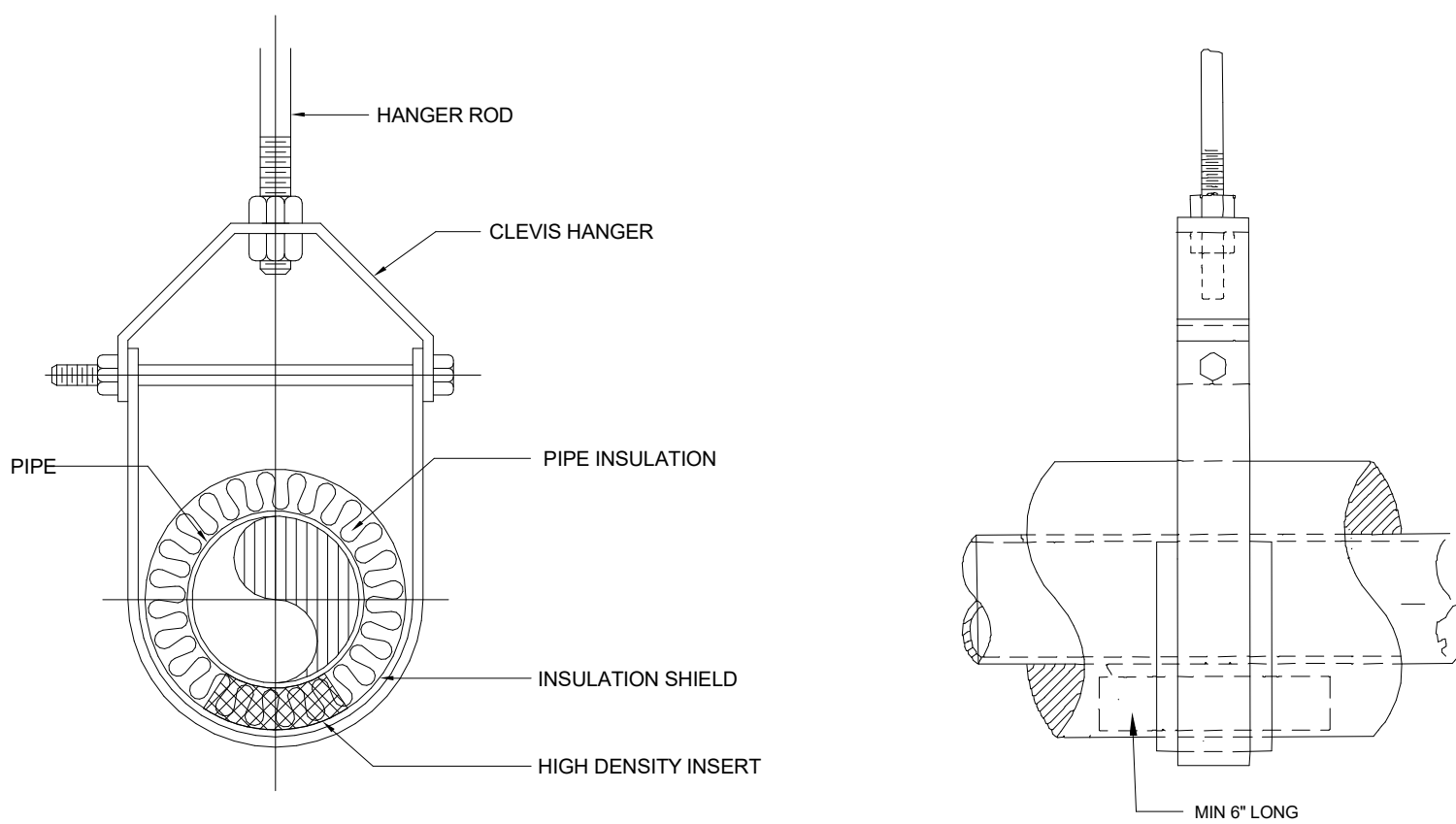


NOTES:

- FLASHING AND SEALING OF VTR PENETRATIONS WITHIN NEW ROOF CONSTRUCTION SHALL BE PROVIDED BY THE ROOFING INSTALLER. P.C. SHALL COORDINATE ALL WORK AND INSTALLATION REQUIREMENTS WITH THE ROOFING INSTALLER IN FIELD. FLASHING AND SEALING OF NEW VTR PENETRATIONS WITHIN EXISTING ROOF CONSTRUCTION SHALL BE PROVIDED BY THE P.C. AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL REQUIREMENTS OF THE EXISTING ROOF MANUFACTURER TO MAINTAIN ANY EXISTING ROOF WARRANTY. COORDINATE ALL REQUIREMENTS WITH OWNER AND EXISTING ROOF MANUFACTURER IN FIELD.

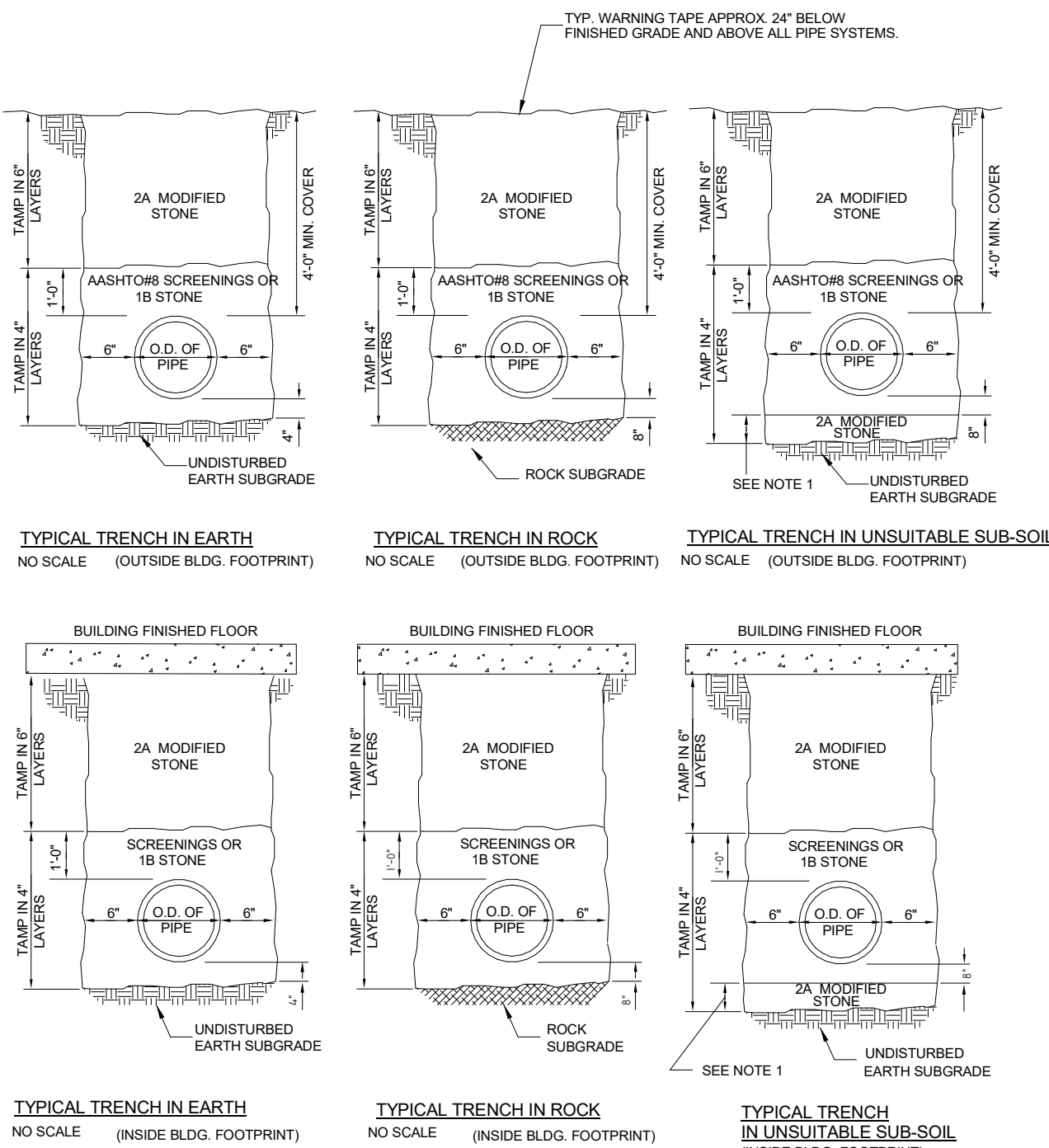
Vent Thru Roof Detail

Scale:None



Typical Insulated Pipe Hanger Detail

Scale: None

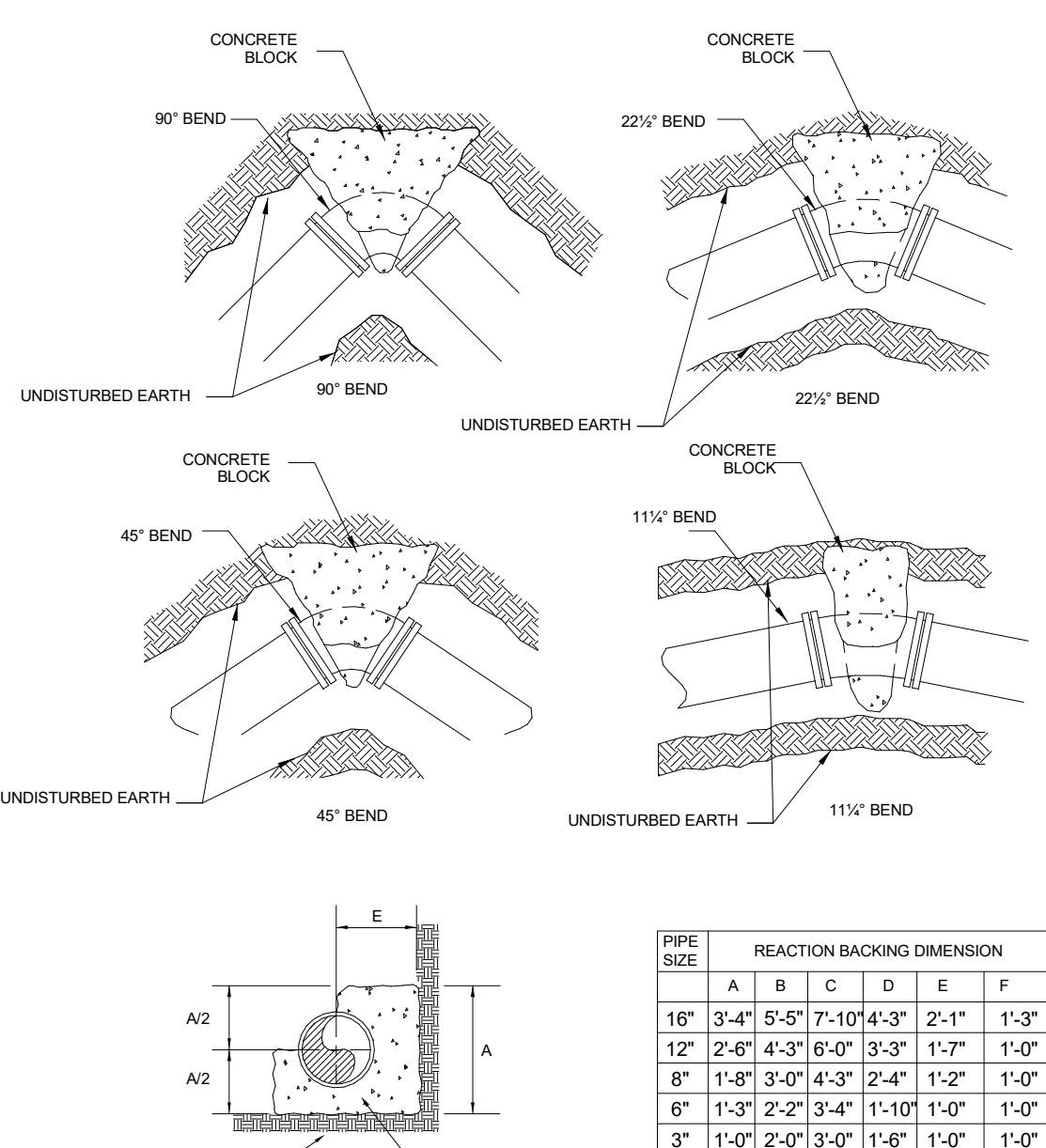


- MINIMUM 12", EXACT DEPTH TO BE DETERMINED BY ARCHITECT / ENGINEER IN FIELD BASED ON EXISTING UNSUITABLE SUB-SOIL CONDITION.
- IT IS THE INTENT THAT THE MATERIALS EXCAVATED FROM THE TRENCHES IS NOT TO BE USED FOR TRENCH BACKFILL. REFER TO DETAILS ABOVE FOR APPROVED BACKFILL MATERIALS. RAW EXCAVATED MATERIALS MUST BE DISPOSED OF PROPERLY OFF-SITE BY THIS CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

*WITHIN ROAD RIGHT-OF-WAYS, SURFACE RESTORATION, BACKFILL MATERIALS, AND METHODS SHALL MEET THE APPROPRIATE MUNICIPAL OR PENN-DOT REQUIREMENTS.

Typical Pipe Trench Details

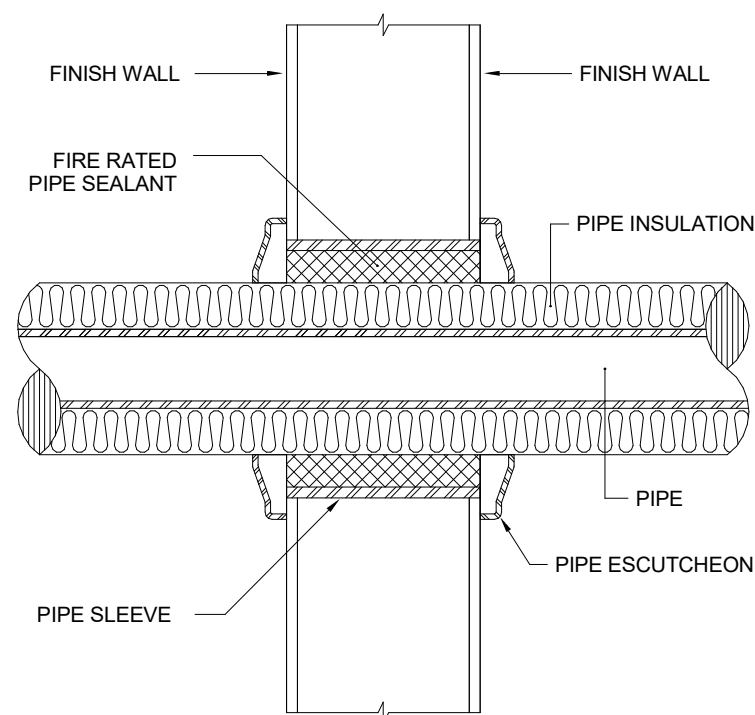
Scale: None



ALL FIRE PROTECTION SERVICE PIPING SHALL BE INSTALLED AND RESTRAINED IN ACCORDANCE WITH NFPA-24 REQUIREMENTS.

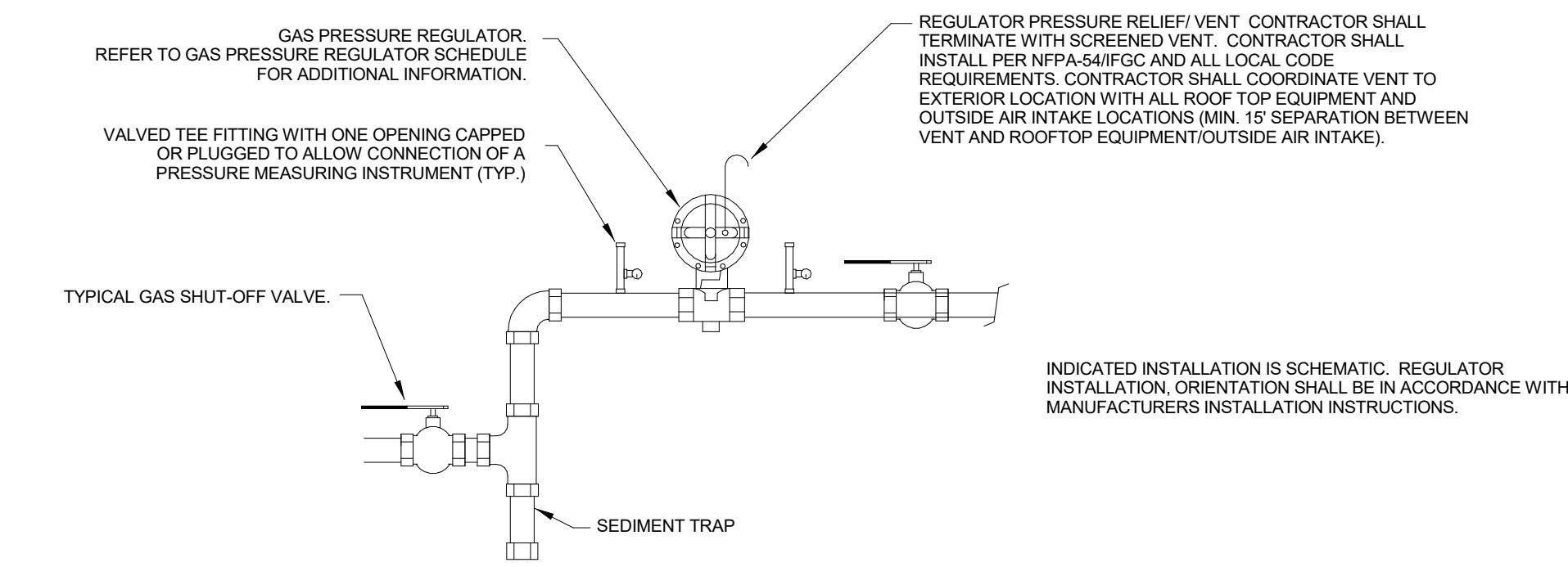
Typical Thrust Block Details

Scale: None



Pipe Sleeve Through Wall Detail

Scale:None



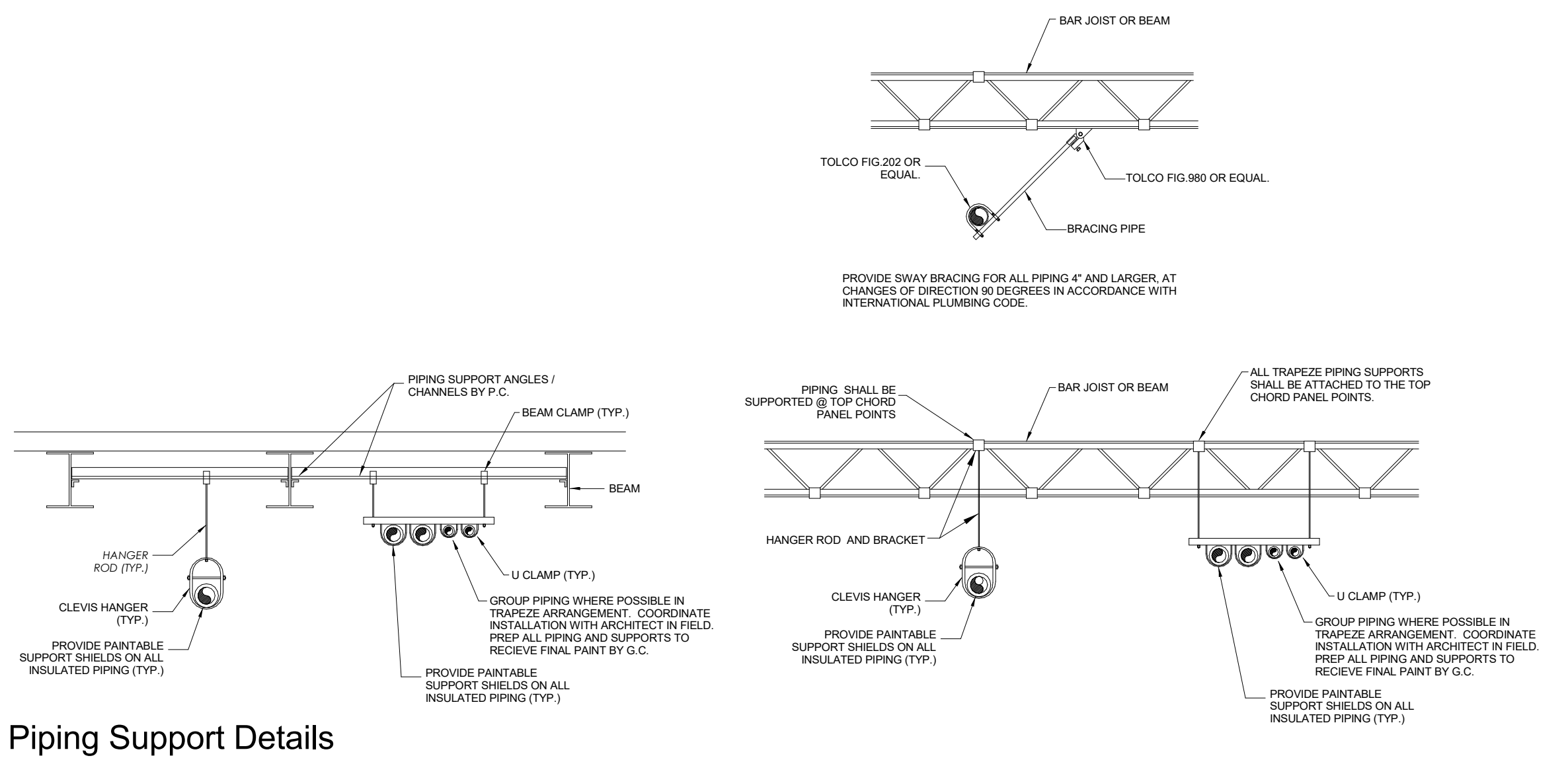
GAS PRESSURE REGULATOR SCHEDULE							
TAG	MANUF.	CHARACTERISTICS	EQUIPMENT SERVED (CONNECTED GAS LOAD)	INLET PRESSURE (PSI)	SET PRESSURE (NOTE 1)	OUTLET PRESSURE (NOTE 1 & NOTE 7)	TOTAL REQUIRED CAPACITY (NOTE 6 & NOTE 7)
GPRV-1	Fisher Controls, Pietro Fiorentini, or Approved Equal	Vented Internal Relief Weatherproof	GENERATOR (1,500 CFH)	2 PSI	10 IN. W.C.	7 IN. W.C. - 11 IN. W.C.	1,500 CFH @ 1 PSI INLET (NOTE 6)

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY SET PRESSURE WITH FINAL EQUIPMENT SUBMITTALS PRIOR TO ORDER/INSTALLATION.
- PIPE REGULATOR RELIEF VENT FULL SIZE OR LARGER TO BUILDING EXTERIOR AT SAFE LOCATION. COORDINATE EXACT LOCATION WITH ARCHITECT IN FIELD.
- ALL MP REGULATORS SHALL BE INSTALLED IN ACCORDANCE WITH IFGC 2009 AND SHALL BE RATED TO MAINTAIN REDUCED PRESSURE DURING LOCKUP "NO FLOW" CONDITIONS.
- ALL REGULATORS WITH INLET PRESSURE GREATER THAN 2 PSI OR SHALL BE PROVIDED WITH OVERPRESSURE PROTECTION AND INTERNAL RELIEF VALVE.
- ALL REGULATORS SHALL BE CLEARLY TAGGED WITH THE FOLLOWING INFORMATION: FULL MODEL NUMBER INDICATING ORIFICE SIZE, FIELD VERIFIED SET PRESSURE, SPRING NUMBER AND SPRING ADJUSTMENT RANGE, RATED INLET AND OUTLET PRESSURE.
- ALL 2PSI SYSTEM PIPING IS SIZED FOR MAXIMUM 1PSI LOSS FROM SOURCE TO LINE PRESSURE REGULATOR. ALL REGULATORS NOTED ABOVE TO REDUCE FROM 2PSI TO IN. W.C. MUST BE SIZED TO THE NOTED CAPACITY WITH 1PSI INLET PRESSURE. ALL REGULATORS IN 2PSI SYSTEMS SHALL BE ANSI Z21.18/CSA6.3 APPROVED AND TAGGED FOR MINIMUM 5PSI MAXIMUM ALLOWABLE OPERATING PRESSURE.
- ALL REGULATORS SHALL BE SIZED TO MAINTAIN OUTLET PRESSURE WITHIN THE SPECIFIED OUTLET PRESSURE RANGE AT FULL REQUIRED FLOW CAPACITY NOTED ON SCHEDULE. (OR MAXIMUM 20% DROOP WHERE OUTLET PRESSURE RANGE IS NOT INDICATED).
- ALL REGULATORS NOTED TO BE WEATHERPROOF SHALL BE CONSTRUCTED OF CORROSION RESISTANT MATERIALS AND VENTED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS FOR EXTERIOR INSTALLATION INCLUDING VENTING AND VENT TERMINATION FITTINGS AND SCREENING.

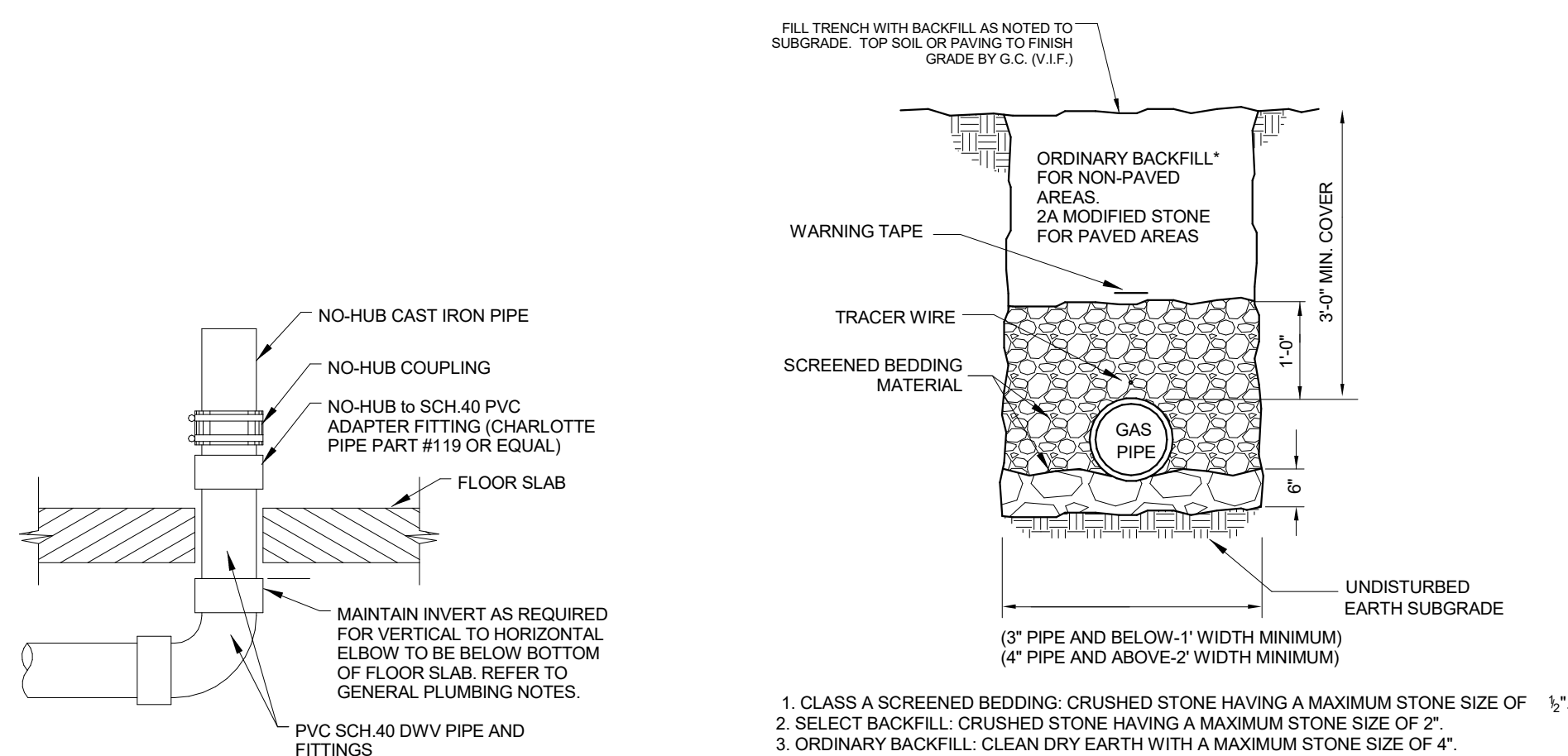
Gas Pressure Regulator Schedule

Scale:None



Typical Piping Support Details

Scale: None



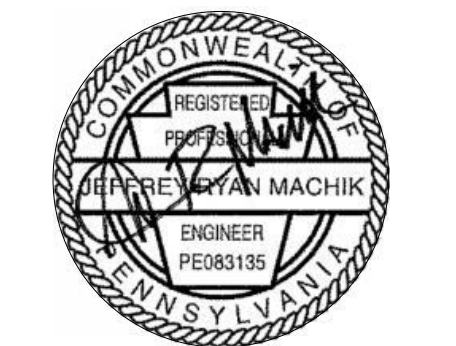
- CLASS A SCREENED BEDDING: CRUSHED STONE HAVING A MAXIMUM STONE SIZE OF ½".
- SELECT BACKFILL: CRUSHED STONE HAVING A MAXIMUM STONE SIZE OF 2".
- ORDINARY BACKFILL: CLEAN DRY EARTH WITH A MAXIMUM STONE SIZE OF 4".

*WITHIN ROAD RIGHT-OF-WAYS, SURFACE RESTORATION, BACKFILL MATERIALS, AND METHODS SHALL MEET THE APPROPRIATE MUNICIPAL OR PENN-DOT REQUIREMENTS.

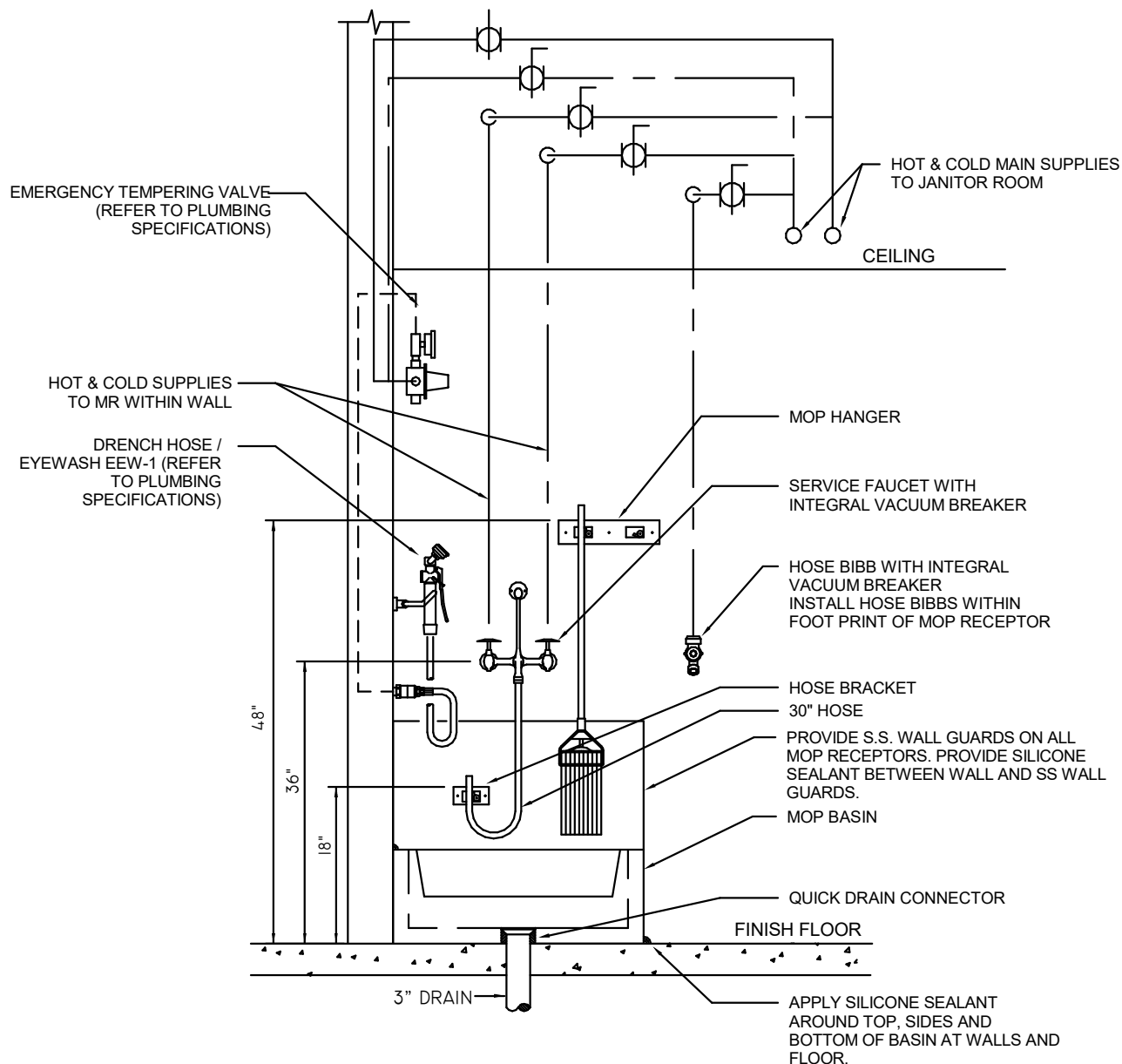
Natural Gas Piping Below Grade/Trenching Detail

Scale: None

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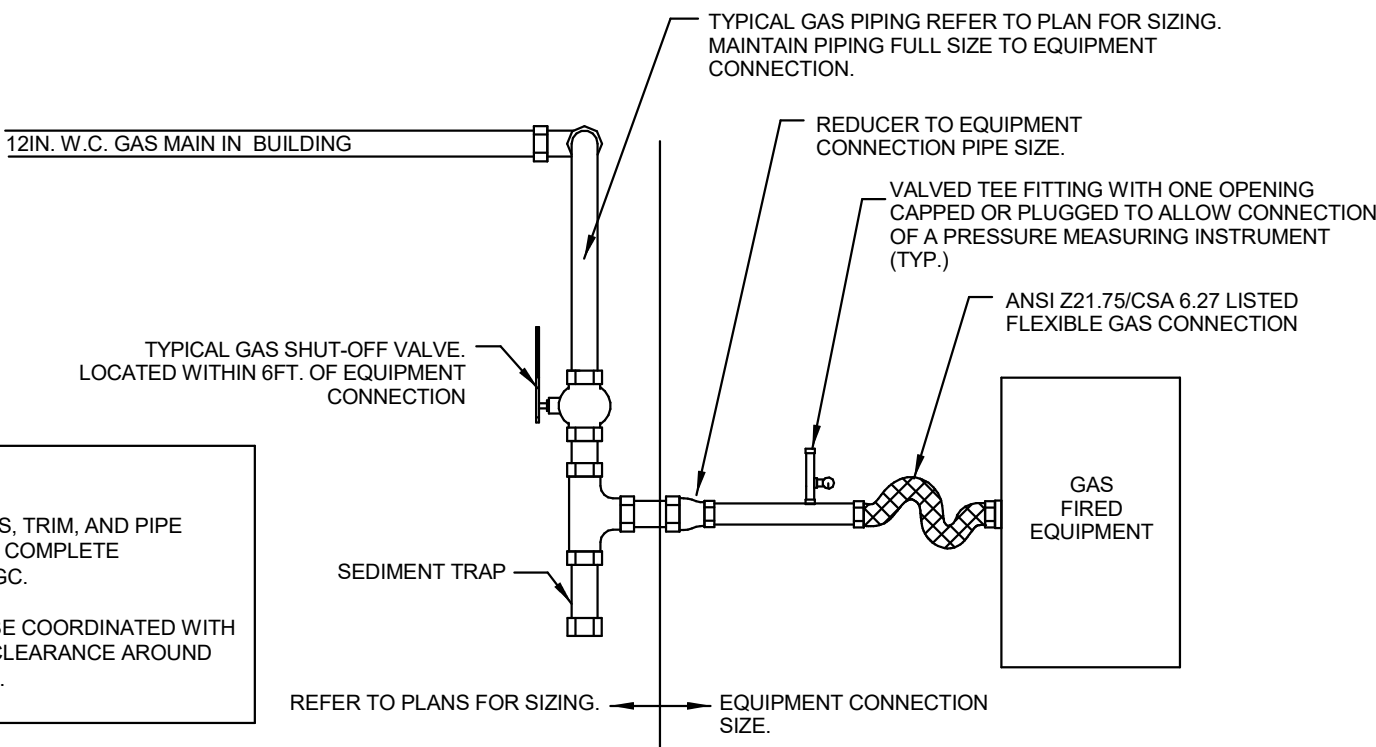


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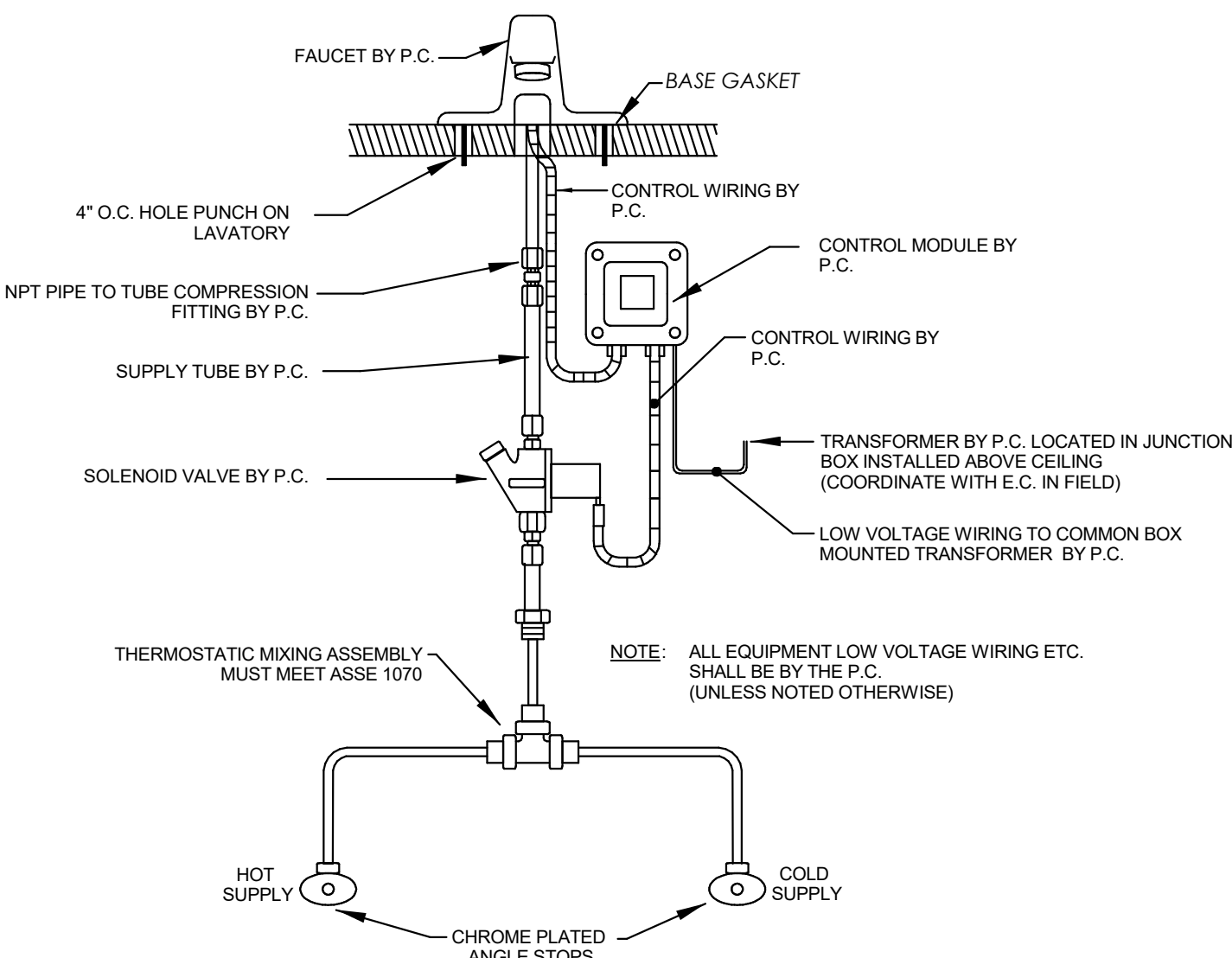
Mop Receptor and Accessories Detail

Scale: None



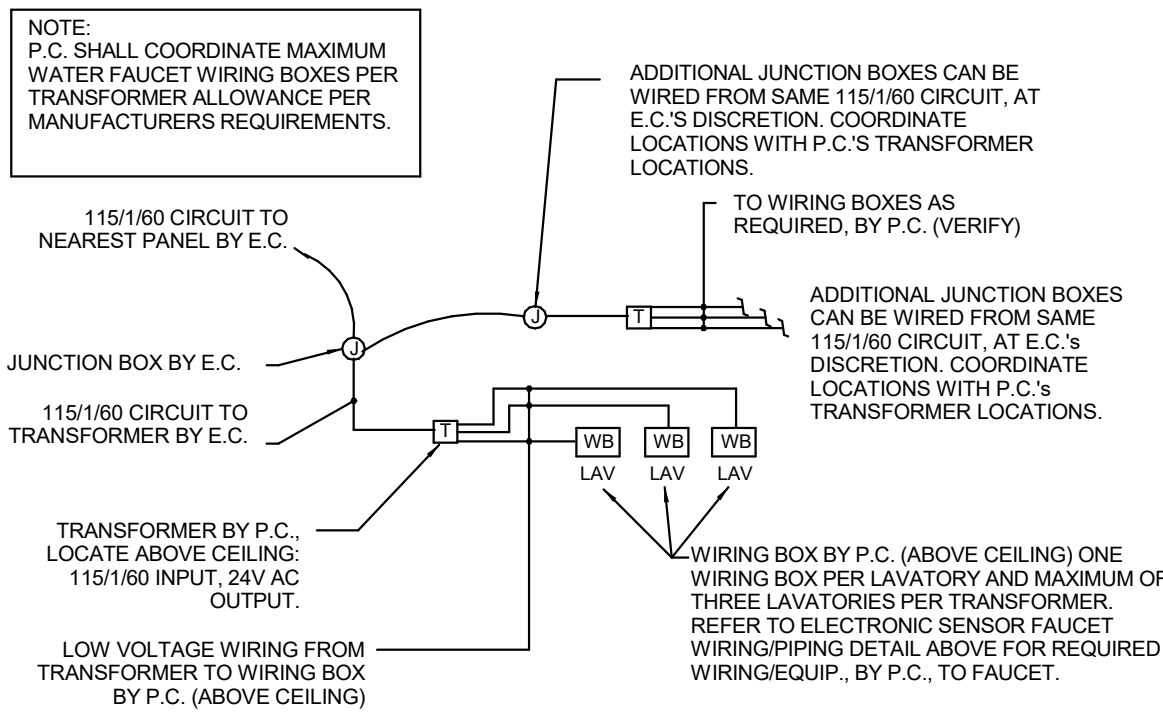
Gas Fired Equipment/Appliance Connection Detail

Scale: None



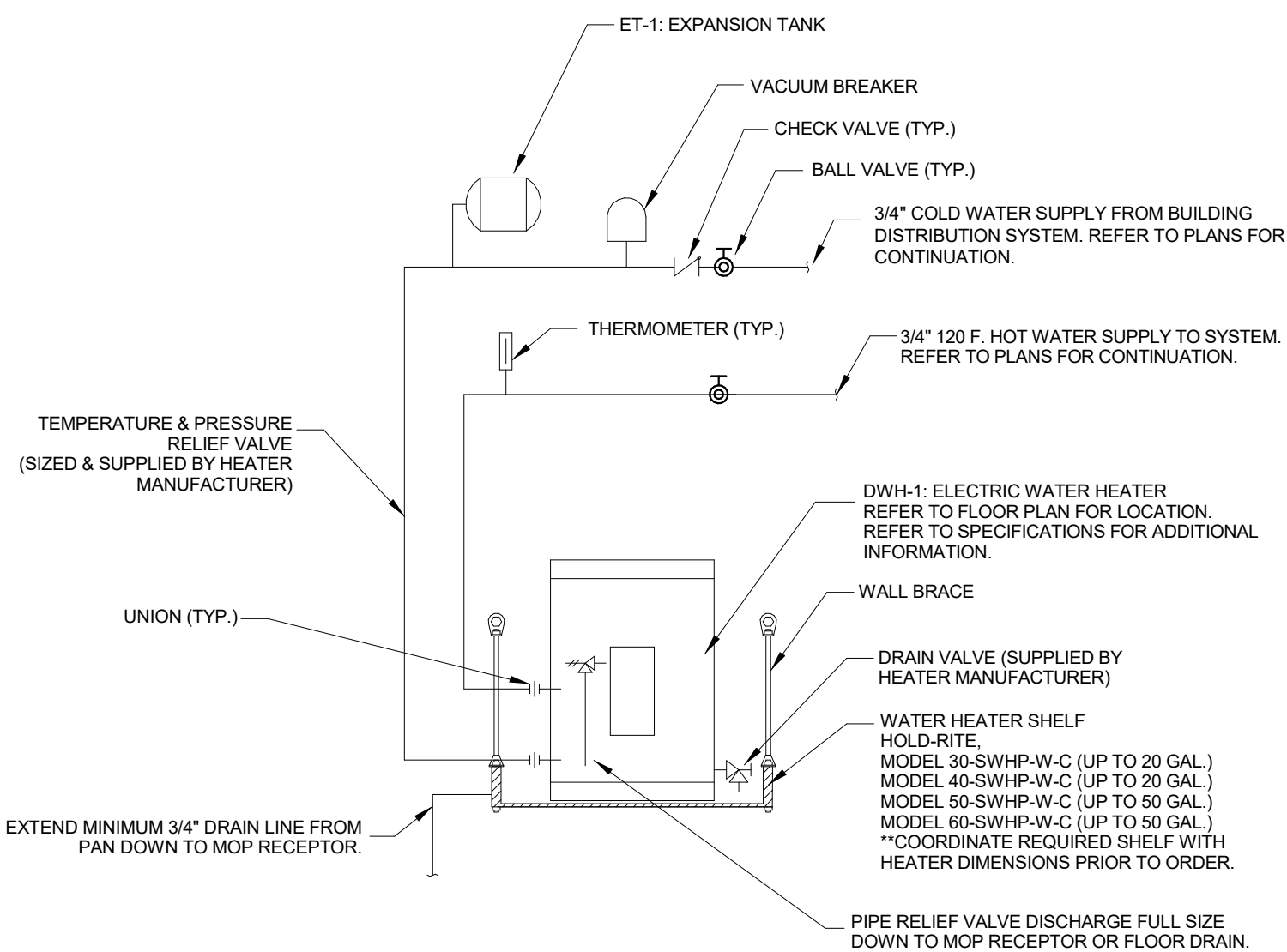
Lavatory Sensor Faucet Detail

Scale: None



Electronic Sensor Faucet Wiring Diagram

Scale: None

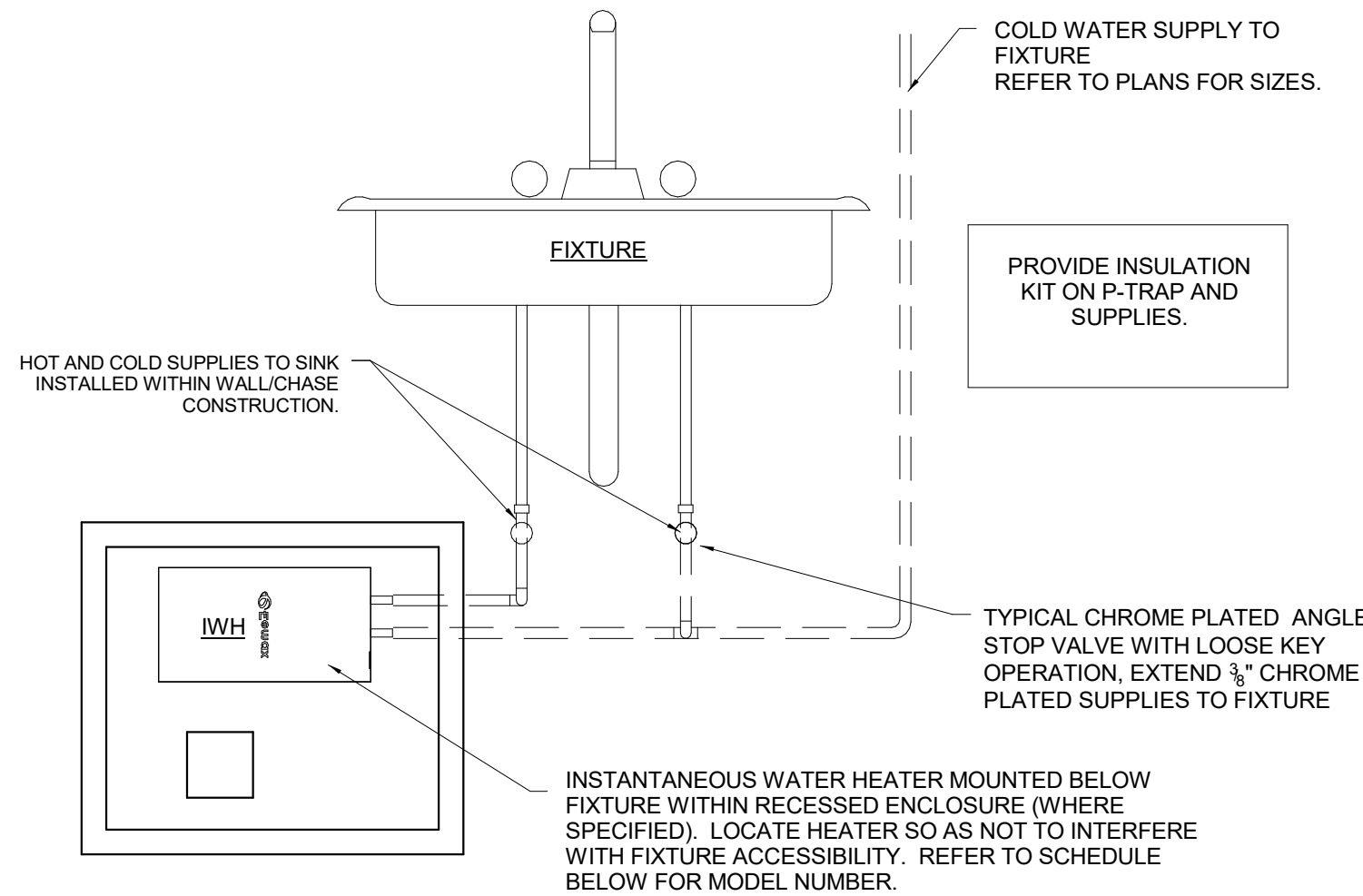


EQUIPMENT SPECIFICATIONS:
(REFER TO DIV. 22 SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

TANK TYPE ELECTRIC WATER HEATER SCHEDULE							
TAG	MANUF.	MODEL	VOLTAGE	WATTS	STORAGE	RECOVERY	COMMENTS
EW-1	BRADFORD WHITE	LE10US-1	208V / 1PH	3.0 kW	10 GAL.	12 GPM @100°F Rise	PROVIDE WITH ANTI-ROT. THERMAL EXPANSION TANK AND FLOATING SHELF. REFER TO DETAIL.

Shelf Mounted - Electric Domestic Water Heater Installation Detail

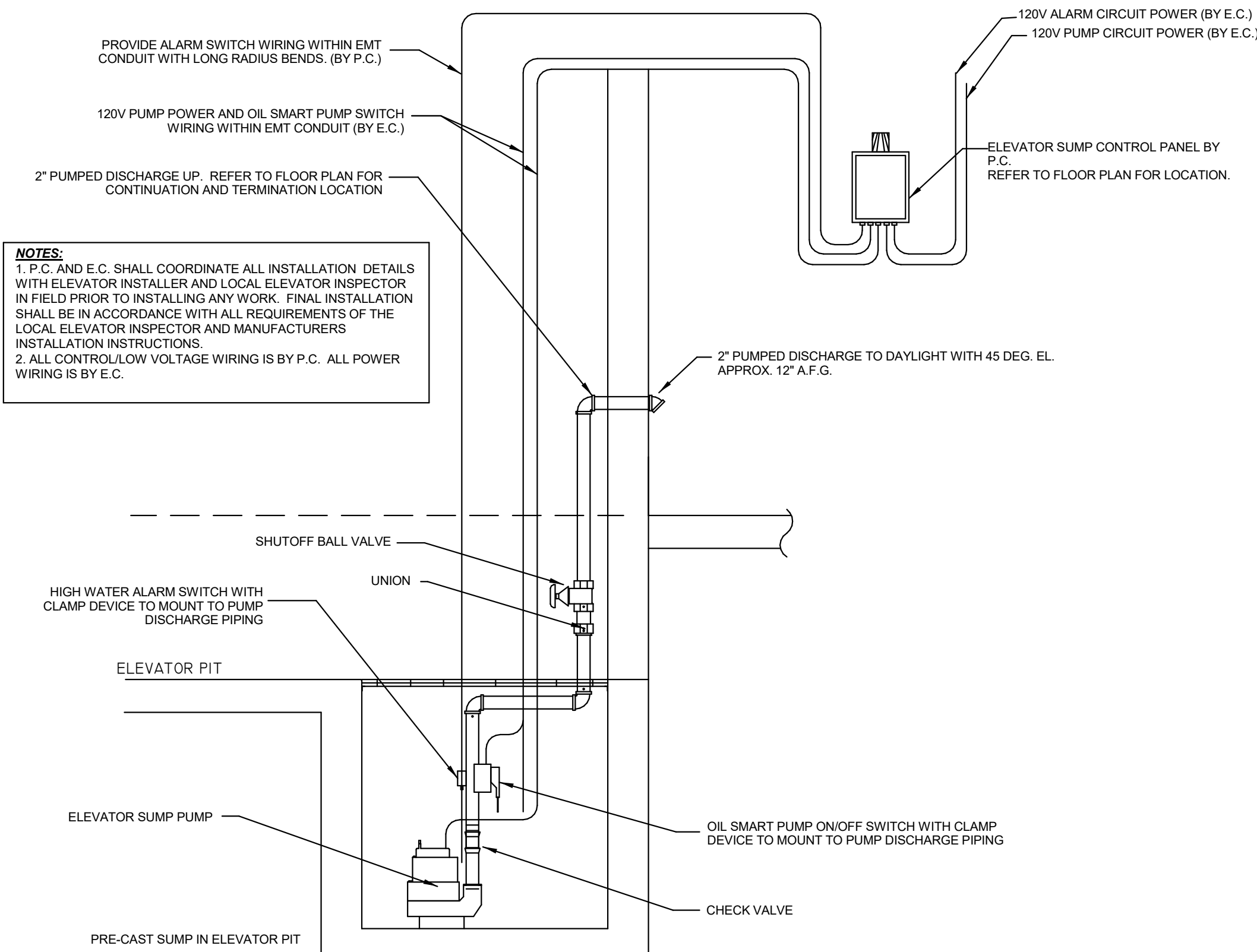
Scale: None



INSTANTANEOUS ELECTRIC WATER HEATER SCHEDULE							
TAG	MANUF.	MODEL	VOLTAGE	AMPS	WATTS	PERFORMANCE	COMMENTS
IWH-1	CHRONOPRITE	CH-15L/208	208V / 1PH	15 A	3.12 kW	4.3F Rise @ 0.5 GPM	PROVIDE WITH 2095-1 ROTARY DISCONNECT SWITCH
IWH-2	CHRONOPRITE	CH-40L/208	208V / 1PH	40 A	8.32 kW	5.7F Rise @ 1.0 GPM	PROVIDE WITH 2095-1 ROTARY DISCONNECT SWITCH

Instantaneous Water Heater Installation (Sinks / Lavatories)

Scale: None



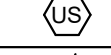
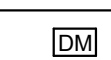
SUMP PUMP SPECIFICATION : (REFER TO SPECIFICATION SECTION 223000 FOR COMPLETE SPECIFICATION)

"OIL-MINDER" PUMP WITH CONTROL SYSTEM MODEL 115V, SINGLE PHASE, 1/2 HP WITH 2" DISCHARGE RATED FOR 50 GPM AT 20 FT. HEAD. UNIT SHOULD INCLUDE THE FOLLOWING FEATURES:

- NEMA 4X CONTROL PANEL ENCLOSURE W/ALARM LIGHT AND REMOTE MONITORING CIRCUIT CONTACTS FOR WIRING TO BUILDING MANAGEMENT SYSTEM OR SECURITY/PANEL.
- STAINLESS STEEL LEVEL AND OIL DETECTION PROBES

Elevator Sump Pump Detail - Zoeller

Scale: None

ELECTRICAL LEGEND	
NOTE:	NOT ALL DEVICES SHOWN ON THE LEGEND ARE USED ON THIS PROJECT
	LED LIGHT FIXTURE (UPPER CASE LETTER DENOTES TYPE, LOWER CASE LETTER DENOTES SWITCHING GROUP)
	LIGHT FIXTURE WITH EMERGENCY LAMP SOCKET
O ₂	INCANDESCENT, LED, FLUORESCENT OR H.I.D. LIGHT FIXTURE
	NORMAL-EMERGENCY LIGHT FIXTURE
	EMERGENCY ONLY LIGHT FIXTURE
	WALL SCONCE
	EXIT SIGN
	EMERGENCY BATTERY UNIT
	REMOTE HEAD
	DOUBLE REMOTE HEAD
	POLE-MOUNTED SITE LIGHT FIXTURE
S	SINGLE POLE SWITCH (LOWER CASE LETTER DENOTES GROUP TO BE SWITCHED)
S _D	DIMMER SWITCH
S _{LV}	LOW VOLTAGE SWITCH
S _T	CAPACITIVE TOUCH SCREEN LIGHTING CONTROL PANEL
S ₃	3-WAY SWITCH
S ₄	4-WAY SWITCH
S _F	FAN SWITCH
S _K	KEY SWITCH
S _M	MOMENTARY-CONTACT SWITCH
S _{OR}	OVERRIDE SWITCH
S _P	SWITCH WITH PILOT LIGHT
	OCCUPANCY SENSOR (CEILING-MOUNTED)
	DAYLIGHT SENSOR (CEILING-MOUNTED)
	OCCUPANCY SENSOR (WALL-MOUNTED)
	DUAL-TECH OCCUPANCY SENSOR (CORNER-MOUNTED)
	CORRIDOR OCCUPANCY SENSOR
	ULTRASONIC 360° OCCUPANCY SENSOR (CEILING-MOUNTED)
	EMERGENCY LIGHTING RELAY
	OCCUPANCY SENSOR CONTROL/ POWER PACK
	DIGITAL LIGHTING ROOM CONTROLLER
	DUPLEX CONVENIENCE OUTLET (CT DENOTES COUNTERTOP HEIGHT)
	DUPLEX OUTLET SUSPENDED FROM DROP CORD
	DUPLEX ISOLATED GROUND OUTLET
	DOUBLE DUPLEX (QUADRUPLEX) OUTLET
	QUADRUPLEX ISOLATED GROUND OUTLET
	SPECIAL PURPOSE OUTLET
	RANGE OUTLET, 50AMP 3 WIRE
	TELEPHONE OUTLET (POTS LINE)
	TELEPHONE OUTLET (PROVIDE (1) DATA DROP)
	WALL-MOUNTED TELEPHONE OUTLET (PROVIDE (1) DATA DROP)
	COMPUTER OUTLET (NUMBER DENOTES NUMBER OF JACKS, WHERE NO NUMBER IS SHOWN, PROVIDE TWO JACKS MINIMUM.)
	WIRELESS ACCESS POINT. PROVIDE TWO DATA DROPS IN CEILING OR ON WALL FOR EACH LOCATION INDICATED. FIELD COORDINATE TERMINATION/ PLATE TYPE WITH OWNER PROVIDED DEVICE REQUIREMENTS.
	A/V INPUT/OUTPUT JACK
	FIBER CONNECTION
	FLATSREEN INPUT/OUTPUT JACK
	TELEVISION CABLE OUTLET
	BLANK PLATE
	SMARTBOARD
	PROJECTOR PLATE
	FLOOR OUTLET - DUPLEX RECEPTACLE, TELEPHONE AND COMPUTER JACK
	MOTOR
	DISCONNECT SWITCH (FUSED OR NON-FUSED AS INDICATED ON DRAWING)
	FRACTIONAL HORSEPOWER MANUAL MOTOR STARTER/DISCONNECT
	COMBINATION MOTOR STARTER/DISCONNECT SWITCH
	MOTOR STARTER
	FRACTIONAL MOTOR STARTER
	POWER POLE
	JUNCTION BOX
	PUSHBUTTON
	START/STOP STATION

	FIRE ALARM PULL STATION
	# WALL-MOUNTED AUDIOVISUAL FIRE ALARM DEVICE. # INDICATES CANDELA RATING. WHERE NO NUMBER IS INDICATED, PROVIDE DEVICE WITH 15 CANDELA RATING.
VO 	# WALL-MOUNTED VISUAL-ONLY FIRE ALARM DEVICE. # INDICATES CANDELA RATING. WHERE NO NUMBER IS INDICATED, PROVIDE DEVICE WITH 15 CANDELA RATING.
	FIRE ALARM BELL
	# CEILING-MOUNTED AUDIOVISUAL FIRE ALARM DEVICE. # INDICATES CANDELA RATING. WHERE NO NUMBER IS INDICATED, PROVIDE DEVICE WITH 15 CANDELA RATING.
VO 	# CEILING-MOUNTED VISUAL-ONLY FIRE ALARM DEVICE. # INDICATES CANDELA RATING. WHERE NO NUMBER IS INDICATED, PROVIDE DEVICE WITH 15 CANDELA RATING.
	(A) CEILING-MOUNTED AUDIO ONLY FIRE ALARM DEVICE.
	(M) SMOKE DETECTOR
	(H) HEAT DETECTOR
	(D) DUCT SMOKE DETECTOR
	(CO) CARBON MONOXIDE DETECTOR
	(FS) SPRINKLER SYSTEM FLOW SWITCH (BY OTHERS)
	(TS) SPRINKLER SYSTEM TAMPER SWITCH (BY OTHERS)
	(PS) SPRINKLER SYSTEM PRESSURE SWITCH (BY OTHERS)
	(RAC) RESCUE ASSISTANCE REMOTE CALL STATION
	(RAM) RESCUE ASSISTANCE MASTER STATION/ANNUNCIATOR PANEL
	(SP) SPRINKLER SYSTEM ELECTRIC MOTOR GONG
	(D) DOORBELL
	(ID) DOOR HOLDER - FIRE ALARM SYSTEM
	(IAM) INDIVIDUAL ADDRESSABLE MODULE - FIRE ALARM SYSTEM
	(ZAM) ZONE ADDRESSABLE MODULE - FIRE ALARM SYSTEM
	(CZAM) CONTROL RELAY ZONE ADDRESSABLE MODULE - FIA SYSTEM
	(REX) REQUEST-TO-EXIT DEVICE
	(CS) CLOCK, SPEAKER UNIT
	(C) WALL MOUNTED CLOCK
	² (C) DOUBLE FACE CLOCK
	(CR) CORD REEL WITH 20A 120V OUTLET
	( E) EXISTING DEVICES TO REMAIN
	(M) MICROPHONE JACK - SOUND SYSTEM
	(S) PUBLIC ADDRESS/INTERCOM SPEAKER (FLUSH, CEILING-MOUNTED)
	(S) PUBLIC ADDRESS/INTERCOM SPEAKER (SURFACE, CEILING-MOUNTED)
	() PUBLIC ADDRESS/INTERCOM SPEAKER (SURFACE, WALL-MOUNTED)
	(S) PUBLIC ADDRESS/INTERCOM SPEAKER (FLUSH, WALL-MOUNTED)
	(V) PUBLIC ADDRESS/ INTERCOM VOLUME CONTROL
	(I) INTERCOM DOOR STATION
	(IM) INTERCOM MASTER STATION
	() MOTION DETECTOR - SECURITY SYSTEM
	() CEILING MOUNTED, 360° MOTION DETECTOR
	(■) DOOR MAGNET CONTACT - SECURITY SYSTEM
	() SECURITY CAMERA
	() ALARM HORN - SECURITY SYSTEM
	(ES) ELECTRIC DOOR STRIKE
	(CR) CARD READER
	(MR) MULLION MOUNTED CARD READER
	(KR) CARD READER WITH NUMERIC KEYPAD
	(K) KEY PAD
	() RESET KEYSWITCH STATION
	(HP) PUSH PLATE
	() EMERGENCY OFF PUSH-BUTTON
	(K) EMERGENCY KILLSWITCH
	() GAS SOLENOID VALVE
	() OVERHEAD DOOR OPERATOR (UP, DOWN AND STOP)
	WIRING CONCEALED ABOVE CEILING OR IN WALL. CROSS LINES INDICATE NUMBER OF #12 A.W.G. WIRES IN A 3/4" CONDUIT. GROUND WIRES ARE NOT SHOWN. NO CROSS LINES INDICATE (2) #12 A.W.G., (1) #12 A.W.G. GROUND IN A 3/4" CONDUIT.
	WIRING CONCEALED BELOW GRADE OR FLOOR
	CIRCUIT HOME RUN WITH CIRCUIT NUMBER INDICATED
	--- NORMAL-EMERGENCY OR EMERGENCY ONLY BRANCH CIRCUIT WIRING
	() PLUGMOLD
	(T) TRANSFORMER

ELECTRICAL ABBREVIATIONS	
A/a	AMPERE
A.F.F.	ABOVE FINISHED FLOOR
AFI	ARC FAULT INTERRUPTER RECEPTACLE
ARCH.	ARCHITECT
ATS	AUTOMATIC TRANSFER SWITCH
AUX.	AUXILIARY
A/V	AUDIO/VISUAL
AWG.	AMERICAN WIRE GAUGE
BEPs	BUILDING ENTRANCE PROTECTORS
BKR.	BREAKER
CKT.	CIRCUIT
CLG.	CEILING
COND.	CONDUIT
CT	COUNTERTOP
DISC.	DISCONNECT
DN	DOWN
DWG.	DRAWING
E. C.	ELECTRICAL CONTRACTOR
EM.	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EWC	ELECTRIC WATER COOLER (PROVIDE GROUND FAULT PROTECTION)
EXIST./EX/E	EXISTING
F. A.	FIRE ALARM
G. C.	GENERAL CONTRACTOR
GEN.	GENERATOR
GFI	GROUND FAULT INTERRUPTER RECEPTACLE
GND.	GROUND
H. C.	HEATING CONTRACTOR
HD	HAND DRYER
HWH	HOT WATER HEATER
IDF	INTERMEDIATE DISTRIBUTION FRAME
MAX.	MAXIMUM
M. C.	MECHANICAL CONTRACTOR
MDF	MAIN DISTRIBUTION FRAME
MIN.	MINIMUM
MTD.	MOUNTED
NE	NORMAL EMERGENCY
P	POLE
P. C.	PLUMBING CONTRACTOR
PNL.	PANEL
POTS	PLAIN OLD TELEPHONE SERVICE
PTZ	PAN, TILT, ZOOM
S. F.	SQUARE FEET
SW.	SWITCH
TR	TAMPER RESISTANT
TYP.	TYPICAL
UE	UNDERGROUND ELECTRIC
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
W/	WITH
W/O	WITHOUT
WG	WIRE GUARD
WP	WEATHERPROOF
XFMR	TRANSFORMER

EQUIPMENT TAG LEGEND	
NOTE: NOT ALL TAGS SHOWN ON THE LEGEND ARE USED ON THIS PROJECT	
ATC X	AUTOMATIC TEMPERATURE CONTROL DAMPER - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
B X	BOILER - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
BF X	BOOSTER FAN - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
CH X	CABINET HEATER - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
CHP X	CONSOLE HEAT PUMP - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
CP X	CONDENSATE PUMP - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
CT X	COOLING TOWER - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
CU X	CONDENSING UNIT - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
CV X	CONSTANT VOLUME BOX - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
DHU X	DEHUMIDIFICATION UNIT - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
DSS X	DUCTLESS SPLIT SYSTEM - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
ECH X	ELECTRIC CABINET HEATER - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
EDC X	ELECTRIC DUCT COIL - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
EF X	EXHAUST FAN - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
ER X	ELECTRIC RADIATION - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
FPV X	FAN-POWERED VAV BOX - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
FTP X	FUEL TRANSFER PUMP - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
GF X	GAS FURNACE - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
GUH X	GAS-FIRED UNIT HEATER - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
H X	HUMIDIFIER - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
HP X	HEAT PUMP - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
HRU X	HEAT RECOVERY UNIT - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
IFR X	INFRARED HEATER - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
P X	PUMP - SUPPLIED AND INSTALLED BY OTHERS, FINAL CONNECTION BY E.C.
PTAC X	PACKAGED THRU-WALL A/C UNIT - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
RF X	RETURN AIR FAN - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
RTU X	ROOFTOP UNIT - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
SF X	SUPPLY FAN - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
SS X	SPLIT SYSTEM - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
UH X	UNIT HEATER - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
UV X	UNIT VENTILATOR - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
VAV X	VARIABLE AIR VOLUME BOX - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.
WH X	WALL HEATER - SUPPLIED AND INSTALLED BY H.C., FINAL CONNECTION BY E.C.

ELECTRICAL GENERAL NOTES	
1.	UNLESS OTHERWISE INDICATED, WIRE SIZES SHALL BE AS FOLLOWS: 20A #12, 30A #10, 40A #8, 50A #6, 70A #4, 100A #1.
2.	LIGHTING LAYOUT IS DIAGRAMMATIC. E.C. SHALL COORDINATE LIGHTS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND OTHER TRADES AND ADJUST AS REQUIRED.
3.	ALL ROOF AND EXTERIOR-MOUNTED, GROUND-FAULT RECEPTACLES SHALL HAVE LOCKABLE "IN-USE" WEATHERPROOF COVERS. IN ADDITION TO THE WEATHERPROOF GFI RECEPTACLES SHOWN ON THE DRAWINGS, THE E.C. SHALL PROVIDE AND INSTALL 2(2) ADDITIONAL WEATHERPROOF GFI RECEPTACLES UNMOUNTED AS DIRECTED BY THE FIELD BY THE OWNER. EACH OF THE RECEPTACLES SHALL HAVE 50' OF BRANCH CIRCUIT WIRING TO THE NEAREST AVAILABLE RECEPTACLE CIRCUIT. E.C. SHALL ASSUME COMPLETE CONSTRUCTION INCLUDING THE INSTALLATION OF THESE RECEPTACLES.
4.	E.C. SHALL REFER TO ARCHITECTURAL INTERIOR AND EXTERIOR ELEVATIONS TO COORDINATE THE ELECTRICAL DEVICE LOCATIONS. WHERE CONFLICTS OCCUR, CONTACT THE ARCHITECT FOR A MOUNTING HEIGHT AND LOCATION PRIOR TO ROUGHING IN.
5.	THE E.C. SHALL COORDINATE THE INSTALLATION OF THE DOOR HARDWARE WITH THE G.C. TO INSURE THAT THE DOORS OPERATE PROPERLY. THE E.C. SHALL INCLUDE THE MAGNETIC LOCKS, MAGNETIC DOOR HOLDERS, SECURITY CONTROLS, FIRE DOOR OPERATORS, ETC. PROVIDE ANY NECESSARY INTERFERENCE AND COORDINATION WITH THE OTHERS OR RELAYS AND POWER FEED WIRING AS REQUIRED TO SUIT THE INSTALLATION OR SYSTEM. PROVIDE POWER BRANCH CIRCUIT WIRING FOR ALL ELECTRIC DOOR STRIKES AS REQUIRED.
6.	IN ADDITION TO THE QUANTITIES SHOWN ON THE DRAWING, THE E.C. SHALL PROVIDE AND INSTALL THE FOLLOWING ELECTRICAL EQUIPMENT WHERE DIRECTED IN THE FIELD: (1) ADDITIONAL OCCUPANCY SENSOR OF EACH TYPE USED ON THE PROJECT AND POWER JACKS FOR SENSORS, (4) DUPLEX RECEPTACLES, (4) DATA OUTLETS, (2) EXIST' (1) SMOKE DETECTOR, (1) AUDIOVISUAL DEVICE, AND (1) VISUAL ONLY DEVICE. INCLUDE THE COST OF INSTALLATION WITH UP TO 100' OF SYSTEM WIRING PER DEVICE AND ASSUME INSTALLATION WILL BE AFTER FINISHERS ARE COMPLETE AND SLAB IS TO BE GREEN INSTALL. CONNECT EACH DEVICE TO ITS RESPECTIVE SYSTEM AND INCLUDE THE COST TO REPROGRAM THE OPERATING SYSTEM TO ADD ANY OF THE ABOVE MENTIONED DEVICES. THE E.C. SHALL TURN OVER TO THE OWNER ANY DEVICES THAT ARE NOT UTILIZED ON THE PROJECT AS SPARE PARTS.
7.	THE E.C. SHALL PROVIDE A 4" HIGH CONCRETE PAD UNDER ALL FLOOR-MOUNTED ELECTRICAL EQUIPMENT PROVIDED UNDER THE ELECTRICAL CONTRACT.
8.	THE E.C. SHALL NOT INSTALL ANY CONDUITS WITHIN ANY OF THE ELEVATED FLOOR SLABS. ANY CONDUITS INSTALLED BELOW THE SLAB ON GRADE SHALL BE INSTALLED IN THE STONE BASE AND NOT WITHIN THE CONCRETE.
9.	GFI RECEPTACLES SHOWN ON DRAWINGS ARE NOT ALL-INCLUSIVE. E.C. SHALL PROVIDE GFI RECEPTACLES IN KITCHEN, SERVING AREAS, AND WHERE LOCATED WITHIN 6FT OF SINK BASINS AS REQUIRED PER THE NEC. E.C. SHALL PROVIDE 15 AMP, 125V, TAMPER RESISTANT, WEATHER-RESISTANT, AND GFI RECEPTACLES WHERE REQUIRED BY THE NEC FOR EACH RECEPTACLE LOCATION SHOWN ON THE DRAWINGS AND AS REQUIRED FOR BUILDING TYPE AND OCCUPANCY GROUP.
10.	THE E.C. SHALL VERIFY ROOM/HUMIDITY LOCATION FOR ELECTRIC WATER COOLER (EWC) RECEPTACLE WITH P.C. BEFORE DOING ANY WORK. PROVIDE OUTLET, CORD AND PLUG FOR REMOTE CHILLER MOUNTED ABOVE CEILING. PROVIDE GFI-TYPE RECEPTACLES FOR ALL EWCs.
11.	THE E.C. SHALL INCLUDE IN THE ELECTRICAL BID FOR THE POST-CONSTRUCTION ADJUSTMENT OF THE OCCUPANCY SENSORS AS DIRECTED BY THE ARCHITECT OR OWNER. THIS SHALL INCLUDE ADJUSTMENT OF THE TIME AND SENSITIVITY OF THE DEVICES. ALSO INCLUDE THE COST TO RELOCATE (2) JOBS UP TO 25' IN ORDER TO ELIMINATE FALSE TRIPPING OF THE SENSORS.
DEVICE MOUNTING HEIGHTS AS FOLLOWS:	
RECEPTACLES	18" ABOVE FINISHED FLOOR TO CENTER OF BOX
CE RECEPTACLES	3" ABOVE COUNTERTOP OR 1" ABOVE BACKSPLASH
SWITCHES	48" ABOVE FINISHED FLOOR TO TOP OF BOX
FIRE ALARM PULL STATIONS	THE OPERABLE PART (PULL HANDLE) OF EACH MANUAL FIRE ALARM BOX SHALL BE NOT LESS THAN 42" AND NOT MORE THAN 48" A.F.F.
PANELS	54" TO CENTERLINE
FIRE ALARM ANY UNITS	UNLESS OTHERWISE NOTED, ALL WALL-MOUNTED AUDIOVISUAL OR VISUAL-ONLY DEVICES SHALL BE MOUNTED SUCH THAT THE ENTIRE LENS IS NOT LESS THAN 80" AND NOT GREATER THAN 85" A.F.F.
WALL MOUNTED TELEPHONES	48" ABOVE FINISHED FLOOR TO TOP OF BOX
ALL PRODUCT LISTED BY SINGLE MANUFACTURER AND OR CATALOG NUMBER ON THESE DRAWINGS SHALL REPRESENT THE ENGINEERS BASIS OF DESIGN AND SHALL BE SUBJECT TO SUBSTITUTION OF AN EQUAL PRODUCT.	
ALL EQUIPMENT AND MATERIALS PROVIDED UNDER THIS CONTRACT SHALL MEET THE BUILD AMERICA BUY AMERICA ACT (BABAA). THE CONTRACTOR SHALL PROVIDE BABAA MANUFACTURER'S CERTIFICATION- DOCUMENTATION PROVIDED BY MANUFACTURER, VERIFYING THAT THE IRON AND STEEL FABRICATED IN THE UNITED STATES. THE CONSTRUCTION MATERIALS PROVIDED MEET THE DOMESTIC PREFERENCE REQUIREMENTS OF THE BUILD AMERICA, BUY AMERICA ACT (BABAA) MANDATED BY TITLE IX OF THE CONSTRUCTION INVESTMENT AND JOBS ACT (H.R. 177-58). WHERE IT IS DETERMINED ANY PRODUCT, SPECIFICALLY LISTED BY NAME AND / OR CATALOG NUMBER, CANNOT MEET BABAA REQUIREMENTS, THIS PRODUCT SHALL BE SUBSTITUTED BY THE CONTRACTOR WITH AN EQUAL PRODUCT MEETING BABAA REQUIREMENTS.	
THE ENGINEER SHALL HAVE FINAL SAY IN DETERMINING A SUBSTITUTE PRODUCT IS EQUAL FOR THE PRODUCT SPECIFIED UNDER THE CONTRACT. THE ENGINEER'S BASIS OF DESIGN IS BASED EQUIVALENCE ON CHARACTERISTICS THAT ARE IMPORTANT TO INTEGRITY OF THE ENGINEERS DESIGN AND PERFORMANCE FOR THIS PROJECT. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS LISTED IN THE PROJECT SPECIFICATIONS FOR ALL SUBSTITUTIONS.	
14.	THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE 2017 NATIONAL ELECTRICAL CODE (NEC).

LOW-VOLTAGE SYSTEMS RESPONSIBILITY MATRIX						
SYSTEM	REMOVE	CONDUIT AND BACK BOXES	CABLING	DEVICES FURNISHED	DEVICES INSTALLED	PROGRAM / AIM
CAMERAS	E.C.	E.C.	E.C.	OWNER	OWNER	OWNER
WAPS	E.C.	E.C.	E.C.	OWNER	E.C.	OWNER
CARD ACCESS	E.C.	E.C.	OWNER	OWNER	OWNER	OWNER
INTRUSION	N/A	N/A	N/A	N/A	N/A	N/A
PROJECTOR	E.C.	E.C.	E.C.	OWNER	E.C.	E.C.
SMART BOARDS	N/A	N/A	N/A	N/A	N/A	N/A
DATA OUTLETS	E.C.	E.C.	E.C.	E.C.	E.C.	E.C.
PA SPEAKERS	E.C.	E.C.	E.C.	E.C.	E.C.	E.C.
CLOCKS	N/A	N/A	N/A	N/A	N/A	N/A

OCCUPANCY SENSOR SCHEDULE					
SYMBOL	MANUFACTURER	MODEL #	COVERAGE AREA SQ. FT.	SENSOR TYPE	ADDITIONAL REMARKS
	WATTSTOPPER	WS-301	900	INFRARED	WALL MOUNTING
	WATTSTOPPER	DT-200	2000	DUAL TECHNOLOGY	WALL OR CEILING MOUNTING
	WATTSTOPPER	DT-300	1000	DUAL TECHNOLOGY	360° CEILING MOUNTING
	WATTSTOPPER	WT-2255	90 LINEAL FEET	ULTRASONIC	CEILING MOUNTED CORRIDOR SENSOR
	WATTSTOPPER	UT-355-2	1000	ULTRASONIC	CEILING MOUNTED

NOTES: DISABLE SMART SET TECHNOLOGY IN ALL SPACES.

****CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OCCUPANCY SENSORS WITH
MANUFACTURER PRIOR TO ROUGH-IN****

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**
1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERSTVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: ALLOY5
ARCHITECTURE

<u>STRUCTURAL:</u>	<u>MEPF:</u>
SLATE STRUCTURAL	SNYDER HOFFMAN
ENGINEERS, NAZARATH,	ASSOCIATES,
PA 18064 610.365.7634	BETHLEHEM PA, 18018
	610.694.8020

ACOUSTICS:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

COVER SHEET - ELECTRICAL

DATE:	11/07/2025
SCALE:	NO SCALE
DRAWN BY:	RLM
CHECKED BY:	DAN
PROJ NO:	24-0018

E0.00

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERSTVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERSTVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020
ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26



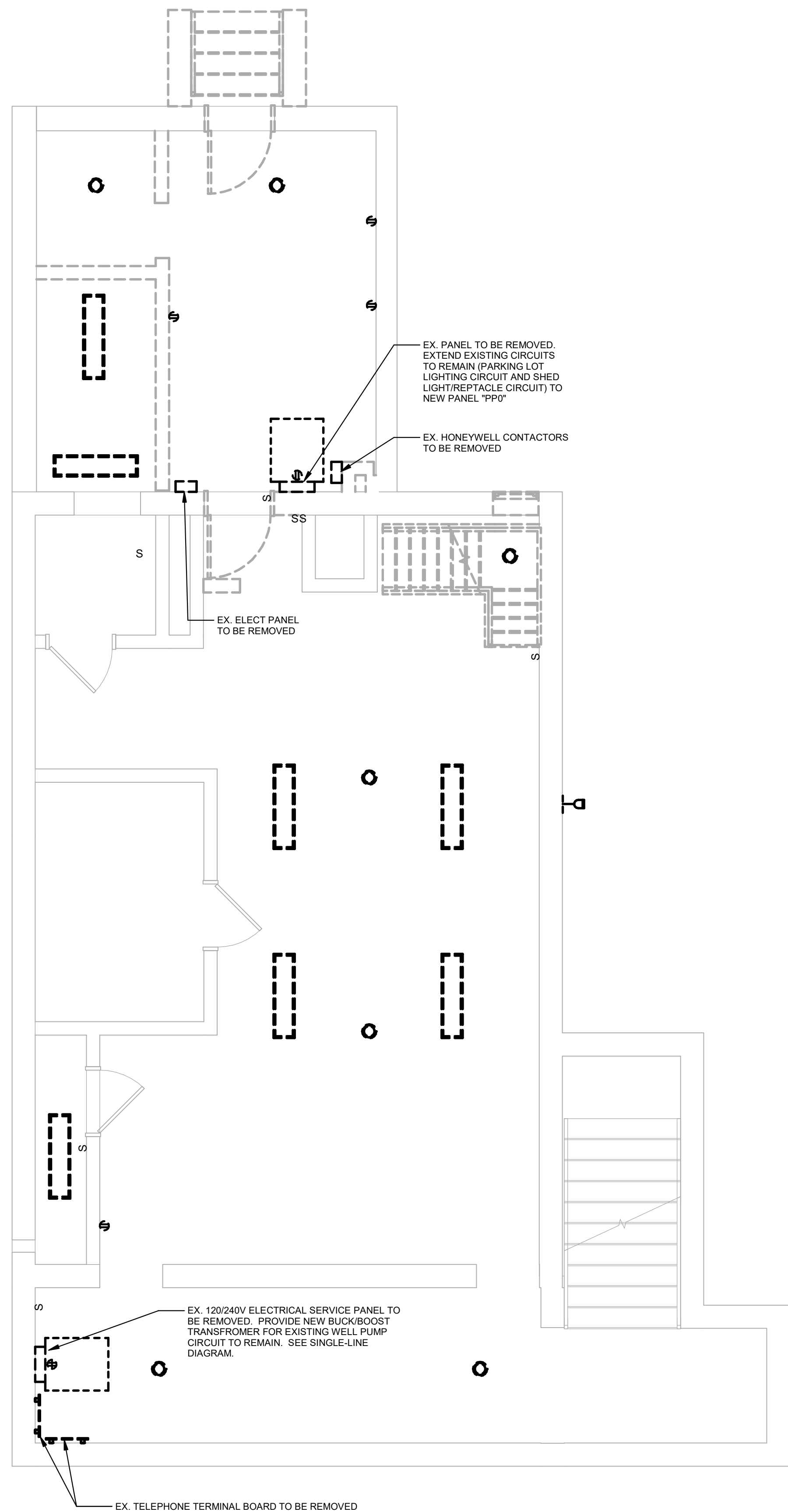
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



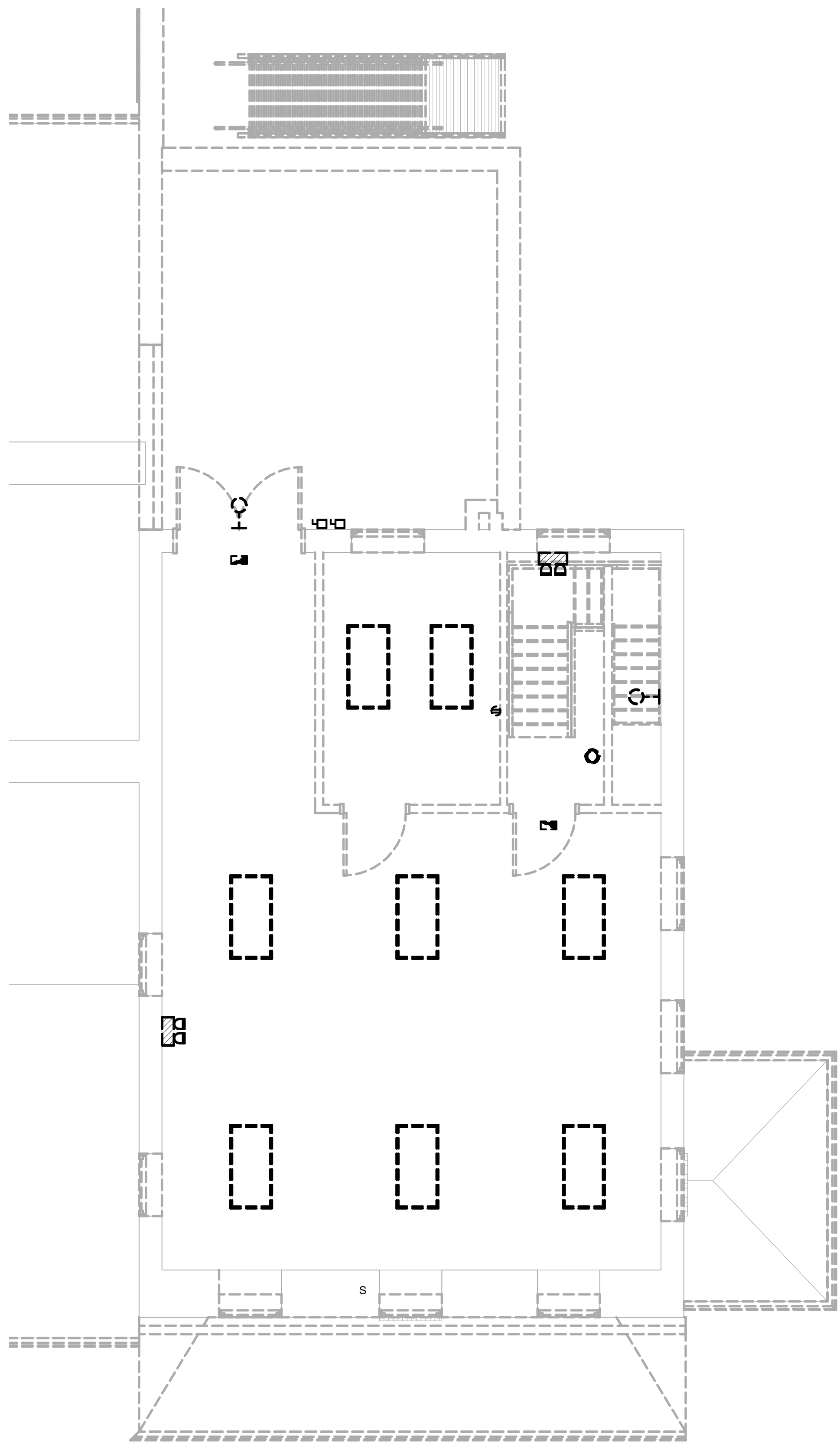
SHEET TITLE:
**DEMOLITION PLAN -
BASEMENT & SECOND
FLOOR - ELECTRICAL**

DATE: 11/07/2025
SCALE: As indicated
DRAWN BY: RLM
CHECKED BY: DAN
PROJ NO: 24-0018

E0.01



1 **Basement Floor Plan - Demolition**
1/4" = 1'-0"



2 **Second Floor Plan - Demolition**
1/4" = 1'-0"

DEMOLITION NOTES	
1.	UNLESS OTHERWISE INDICATED OR NOTED, ALL ELECTRICAL ITEMS SHOWN ARE TO BE REMOVED. THIS REMOVAL INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING ITEMS: LIGHTING FIXTURES, RECEPTACLES, JUNCTION BOXES, VARIOUS LOW-VOLTAGE OUTLETS AND JACKS, AND ALL OTHER ELECTRICAL ITEMS SHOWN ON THIS DRAWING. THIS INCLUDES ANY ASSOCIATED BRANCH CIRCUIT OR LOW VOLTAGE WIRING BACK TO ITS SOURCE. THE E.C. IS ALSO RESPONSIBLE FOR THE REMOVAL OF MOUNTING DEVICES, HANGERS, ETC. ASSOCIATED WITH THIS EQUIPMENT.
2.	AN ATTEMPT HAS BEEN MADE TO SHOW ALL THE LIGHTING FIXTURES, RECEPTACLES, JUNCTION BOXES, VARIOUS LOW-VOLTAGE JACKS, AND ALL OTHER ELECTRICAL ITEMS ON THE DEMOLITION DRAWINGS. HOWEVER, THE E.C. SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY AND ALL OF THESE COMPONENTS THAT EXIST IN THE FIELD AND ARE IN THE WAY OF THE NEW CONSTRUCTION.
3.	NO WIRING SHALL BE ABANDONED IN PLACE, IT SHALL BE REMOVED. ALL CONDUIT SHALL BE REMOVED EXCEPT WHERE IT IS BURIED IN MASONRY WALLS AND IN OR BELOW FLOOR SLABS. IN THESE CASES CUT THE ENDS OF THE CONDUIT FLUSH WITH THE WALL OR FLOOR AND FILL WITH PATCHING MATERIALS TO MATCH ADJACENT SURFACES.
4.	THE E.C. SHALL BE RESPONSIBLE FOR RECONNECTING ANY EXISTING DEVICE WHICH IS TO REMAIN. ENERGIZED AND HAS BEEN DISCONNECTED DUE TO THE DEMOLITION. PROVIDE ALL WIRING AND DEVICES NECESSARY TO RECONNECT.

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19529

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

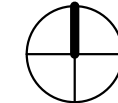
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020
FOOD SERVICE:

ACOUSTICS:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

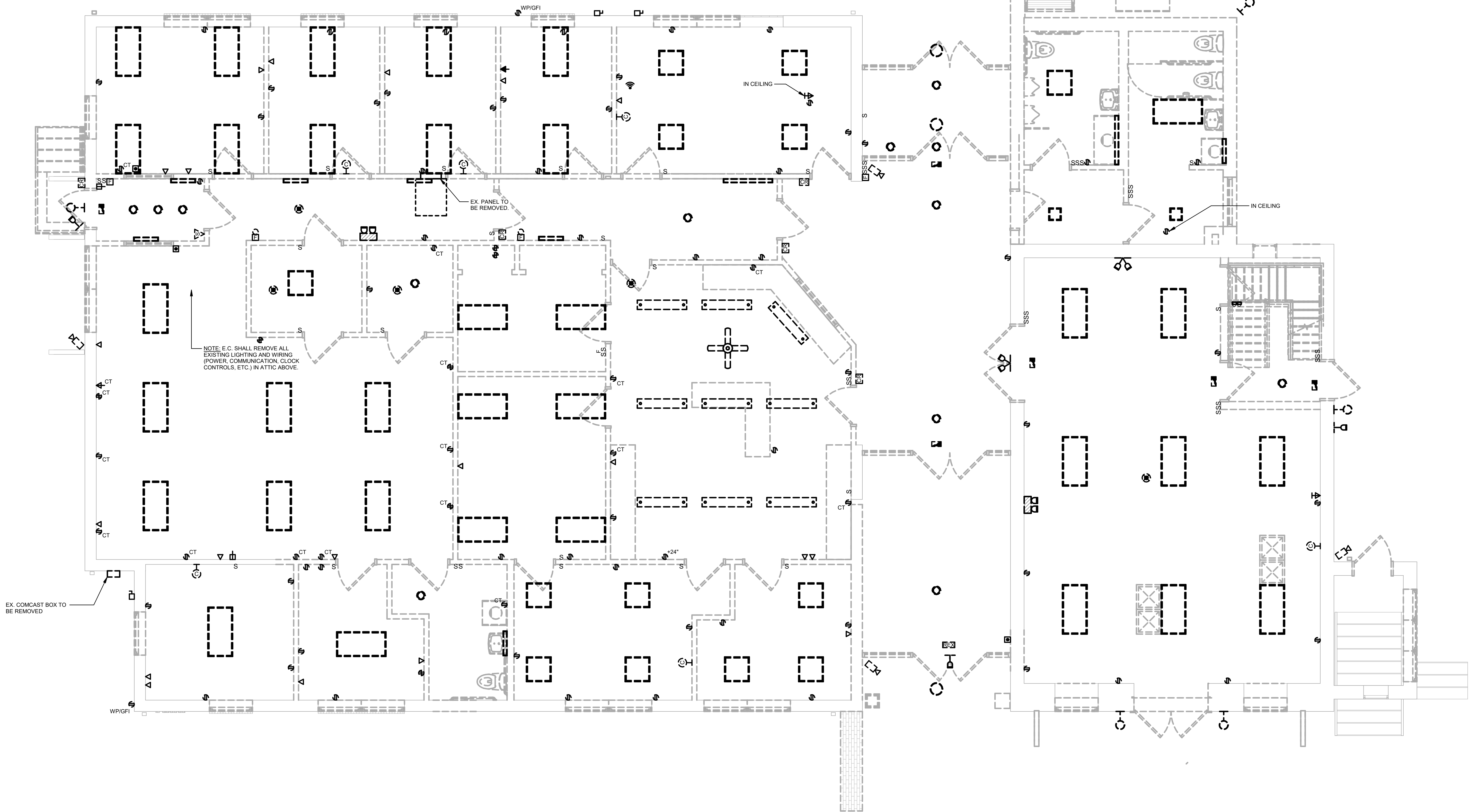
DEMOLITION PLAN -
FIRST FLOOR -
ELECTRICAL

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	RLM
CHECKED BY:	DAN
PROJ NO:	24-0018

E0.02

DEMOLITION NOTES

- UNLESS OTHERWISE INDICATED OR NOTED, ALL ELECTRICAL ITEMS SHOWN ARE TO BE REMOVED. THIS REMOVAL INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING ITEMS: LIGHTING FIXTURES, RECEPTACLES, JUNCTION BOXES, VARIOUS LOW-VOLTAGE OUTLETS AND JACKS, AND ALL OTHER ELECTRICAL ITEMS SHOWN ON THIS DRAWING. THIS INCLUDES ANY ASSOCIATED BRANCH CIRCUIT OR LOW VOLTAGE WIRING BACK TO ITS SOURCE. THE E.C. IS ALSO RESPONSIBLE FOR THE REMOVAL OF MOUNTING DEVICES, HANGERS, ETC. ASSOCIATED WITH THIS EQUIPMENT.
- AN ATTEMPT HAS BEEN MADE TO SHOW ALL THE LIGHTING FIXTURES, RECEPTACLES, JUNCTION BOXES, VARIOUS LOW-VOLTAGE JACKS, AND ALL OTHER ELECTRICAL ITEMS ON THE DEMOLITION DRAWINGS. HOWEVER, THE E.C. SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY AND ALL OF THESE COMPONENTS THAT EXIST IN THE FIELD AND ARE IN THE WAY OF THE NEW CONSTRUCTION.
- NO WIRING SHALL BE ABANDONED IN PLACE. IT SHALL BE REMOVED. ALL CONDUIT SHALL BE REMOVED EXCEPT WHERE IT IS BURIED IN MASONRY WALLS AND IN OR BELOW FLOOR SLABS. IN THESE CASES CUT THE ENDS OF THE CONDUIT FLUSH WITH THE WALL OR FLOOR AND FILL WITH PATCHING MATERIALS TO MATCH ADJACENT SURFACES.
- THE E.C. SHALL BE RESPONSIBLE FOR RECONNECTING ANY EXISTING DEVICE WHICH IS TO REMAIN ENERGIZED AND HAS BEEN DISCONNECTED DUE TO THE DEMOLITION. PROVIDE ALL WIRING AND DEVICES NECESSARY TO RECONNECT.



1 First Floor -Demolition
1/4" = 1'-0"

PROJECT:

RENOVATIONS TO
ADMINISTRATION
BUILDING

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:

DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

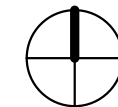
STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA, 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

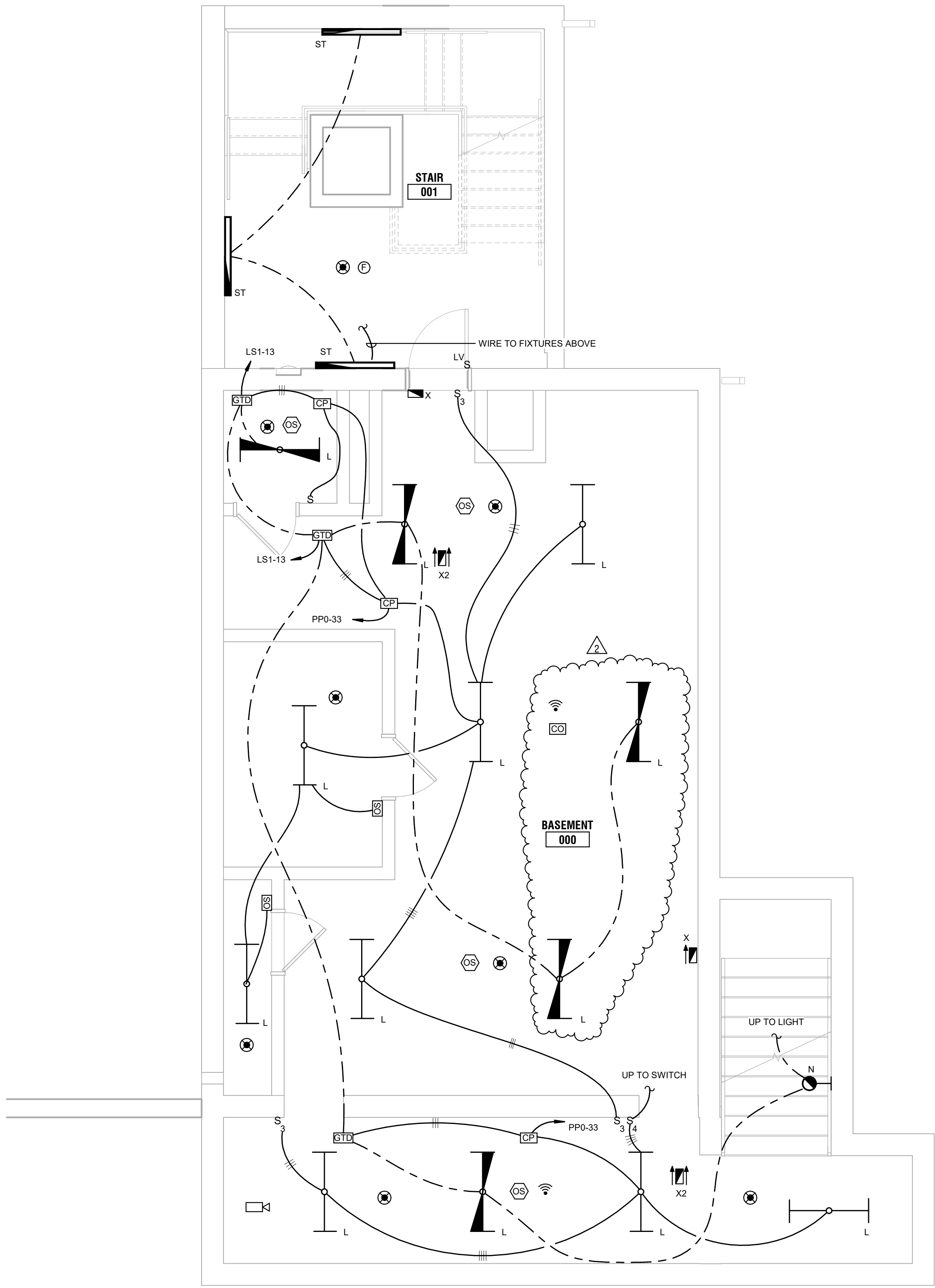


SHEET TITLE:

FLOOR PLAN -
BASEMENT - LIGHTING

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	RLM
CHECKED BY:	DAN
PROJ NO:	24-0018

E1.00



1 Basement Floor Plan - Lighting
1/4" = 1'-0"

GENERAL LIGHTING NOTES:

- REFER TO E0.00 FOR LEGEND AND GENERAL NOTES.
- REFER TO POWER PLANS FOR PANEL DESIGNATIONS.
- NOT ALL WIRING SHOWN, E.G. SHALL PROVIDE ALL WIRING INCLUDING LOW VOLTAGE AND DIMMING WIRING FOR FULLY FUNCTIONING SYSTEMS.
- CIRCUIT ALL EXIT SIGNS TO NEAREST UNSWITCHED LIFE SAFETY LIGHTING CIRCUIT.

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020
ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:
N

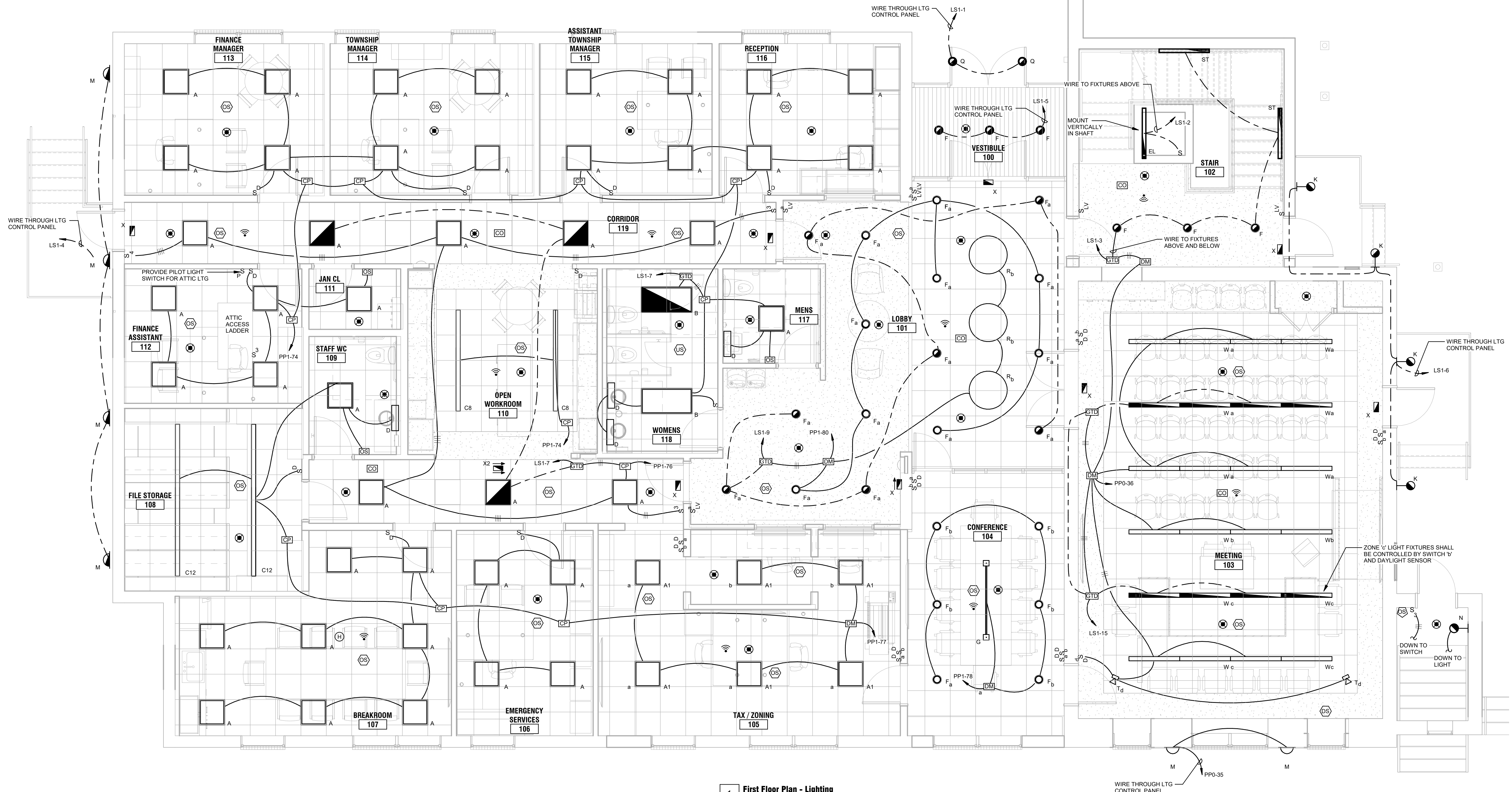
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**FLOOR PLAN - FIRST
FLOOR - LIGHTING**

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	RLM
CHECKED BY:	DAN
PROJ NO:	24-0018

E1.01



1 **First Floor Plan - Lighting**
1/4" = 1'-0"

- GENERAL LIGHTING NOTES:
- REFER TO E0.00 FOR LEGEND AND GENERAL NOTES.
 - REFER TO POWER PLANS FOR PANEL DESIGNATIONS.
 - NOT ALL WIRING SHOWN, E.C. SHALL PROVIDE ALL WIRING INCLUDING LOW VOLTAGE AND DIMMING WIRING FOR FULLY FUNCTIONING SYSTEMS.
 - CIRCUIT ALL EXIT SIGNS TO NEAREST UNSWITCHED LIFE SAFETY LIGHTING CIRCUIT.

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020
ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26



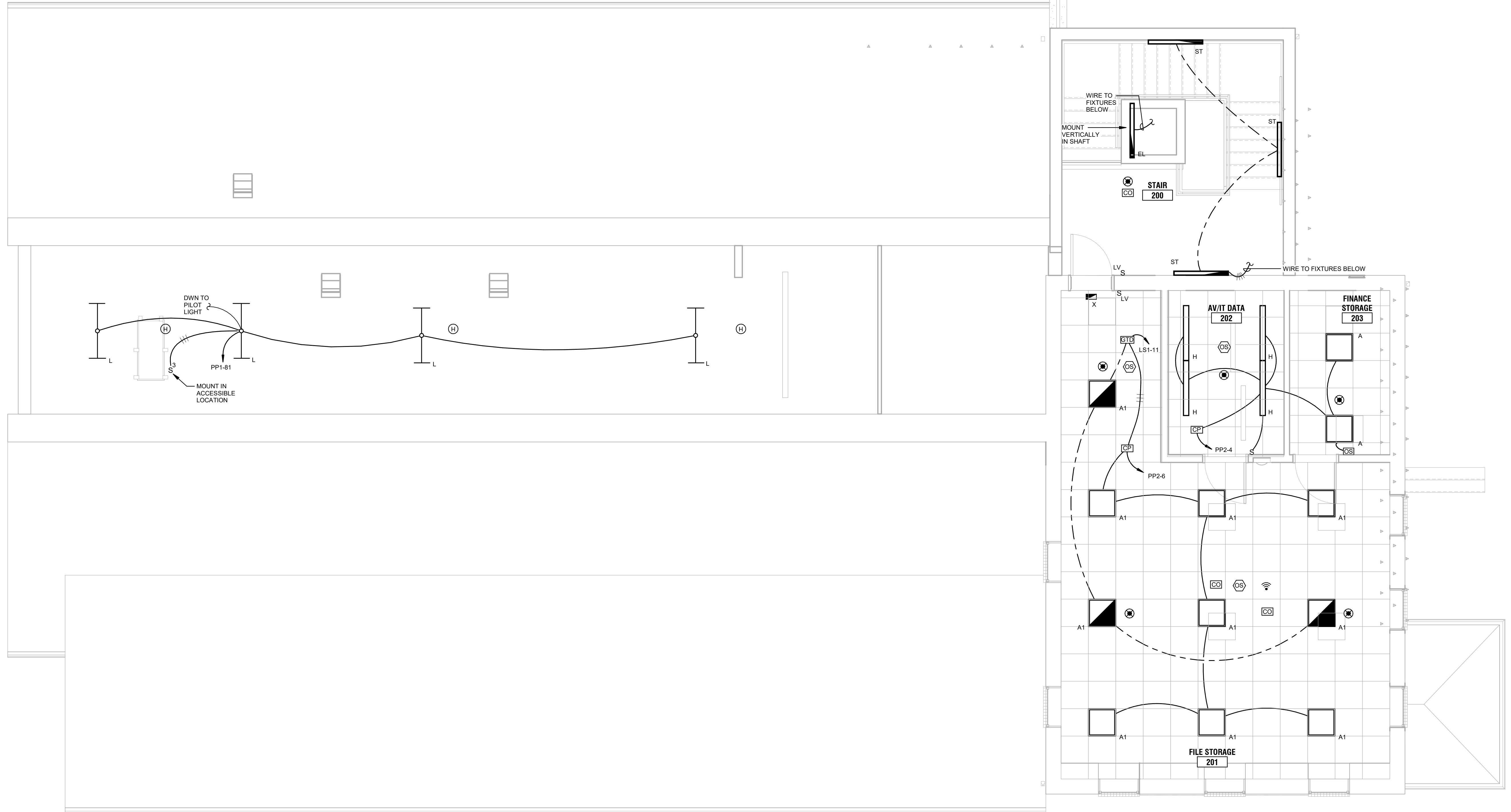
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**FLOOR PLAN - SECOND
FLOOR - LIGHTING**

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	RLM
CHECKED BY:	DAN
PROJ NO:	24-0018

E1.02



1 **Second Floor Plan - Lighting**
1/4" = 1'-0"

- GENERAL LIGHTING NOTES:
- REFER TO E0.00 FOR LEGEND AND GENERAL NOTES.
 - REFER TO POWER PLANS FOR PANEL DESIGNATIONS.
 - NOT ALL WIRING SHOWN, E.C. SHALL PROVIDE ALL WIRING INCLUDING LOW VOLTAGE AND DIMMING WIRING FOR FULLY FUNCTIONING SYSTEMS.
 - CIRCUIT ALL EXIT SIGNS TO NEAREST UNSWITCHED LIFE SAFETY LIGHTING CIRCUIT.

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: ALLOYS
ARCHITECTURE

STRUCTURAL: SLATE STRUCTURAL
ENGINEERS, NAZARATH,
PA 18064 610.365.7634

MEPE: SNYDER HOFFMAN
ASSOCIATES,
BETHLEHEM PA, 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
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1	Issued for Permit	11/07/25
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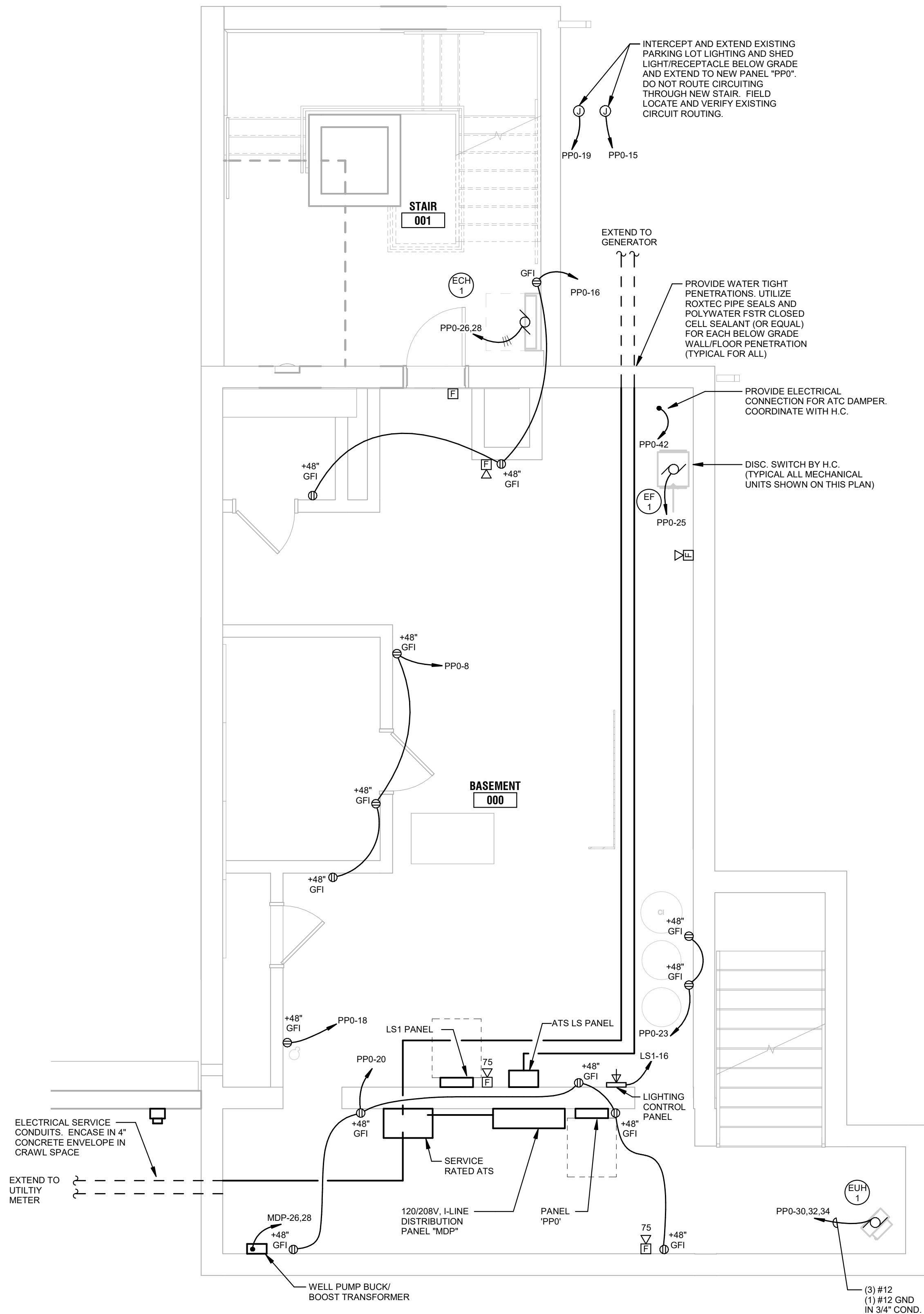
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**FLOOR PLAN -
BASEMENT - POWER**

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	RLM
CHECKED BY:	DAN
PROJ NO:	24-0018

E2.00

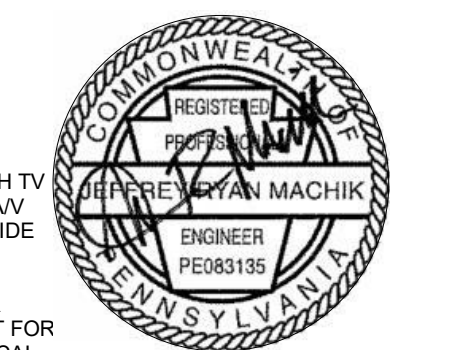


GENERAL POWER NOTES:

- REFER TO E0.00 FOR LEGEND AND GENERAL NOTES.
- MECHANICAL EQUIPMENT DISCONNECT SWITCHES FURNISHED BY H.C. INSTALLED AND WIRED BY E.C. TYPICAL FOR ALL UNLESS OTHERWISE INDICATED ON DRAWINGS.
- E.C. SHALL REFER TO ARCHITECTURAL INTERIOR AND EXTERIOR ELEVATIONS TO COORDINATE THE ELECTRICAL DEVICE LOCATIONS. WHERE CONFLICTS OCCUR CONTACT THE ARCHITECT FOR MOUNTING HEIGHT AND LOCATION PRIOR TO ROUGHING IN.
- E.C. SHALL PROVIDE FIRESTOPPING MATERIAL LISTED FOR THE APPLICATION AT ALL FIRE RATED WALL AND FLOOR PENETRATIONS. WHERE CABLE BUNDLES PENETRATE FIRE RATED WALLS AND/OR FLOORS, PROVIDE HILTI FIRESTOP SLEEVES CAT# GP-653 OR CFS-MSL OR EQUAL.
- PROVIDE SURGE PROTECTION FOR ALL EXTERIOR DATA DROPS. SURGEGATE CAT# CAT6-75/POE-RJ45
- EXTERIOR CONDUIT SHALL BE A MINIMUM OF 24" BELOW GRADE.

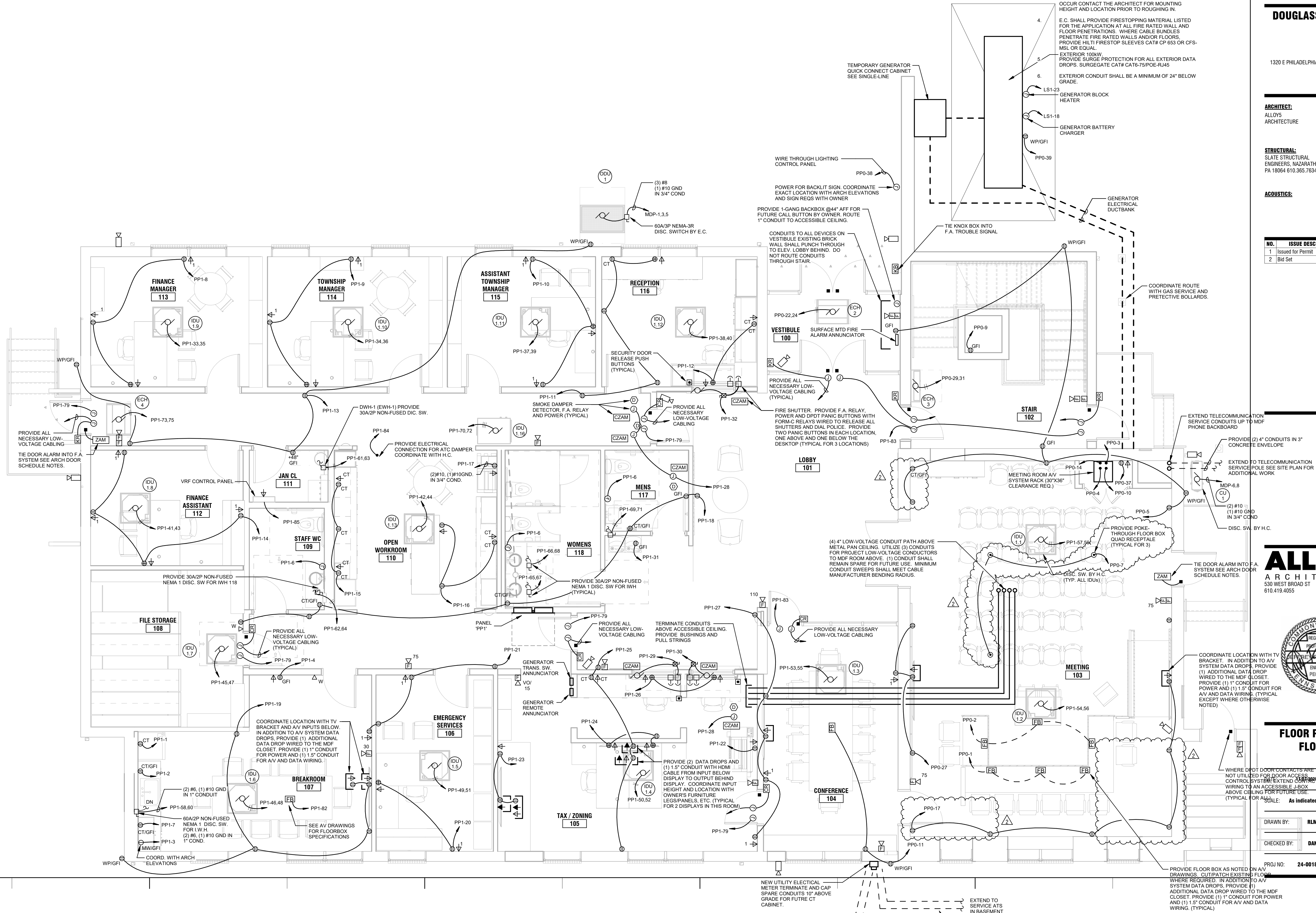
1 **Basement Floor Plan - Power**
1/4" = 1'-0"

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26



GENERAL POWER NOTES:

- REFER TO E0.00 FOR LEGEND AND GENERAL NOTES.
- MECHANICAL EQUIPMENT DISCONNECT SWITCHES FURNISHED BY H.C. INSTALLED AND WIRED BY E.C. TYPICAL FOR ALL UNLESS OTHERWISE INDICATED ON DRAWINGS.
- E.C. SHALL REFER TO ARCHITECTURAL INTERIOR AND EXTERIOR ELEVATIONS TO COORDINATE THE ELECTRICAL DEVICE LOCATIONS. WHERE CONFLICTS OCCUR CONTACT THE ARCHITECT FOR MOUNTING HEIGHT AND LOCATION PRIOR TO ROUGHING IN.
- E.C. SHALL PROVIDE FIRESSTOPPING MATERIAL LISTED FOR THE APPLICATION AT ALL FIRE RATED WALL AND FLOOR PENETRATIONS. WHERE CABLE BUNDLES PENETRATE FIRE RATED WALLS AND/OR FLOORS, PROVIDE HILTI FIRESSTOP SLEEVES CAT# OF 653 OR CFS-MSL OR EQUAL.
- EXTERIOR 100KW. PROVIDE SURGE PROTECTION FOR ALL EXTERIOR DATA DROPS. SURGEGATE CAT# CAT6-75POE-RJ45
- EXTERIOR CONDUIT SHALL BE A MINIMUM OF 24" BELOW GRADE.



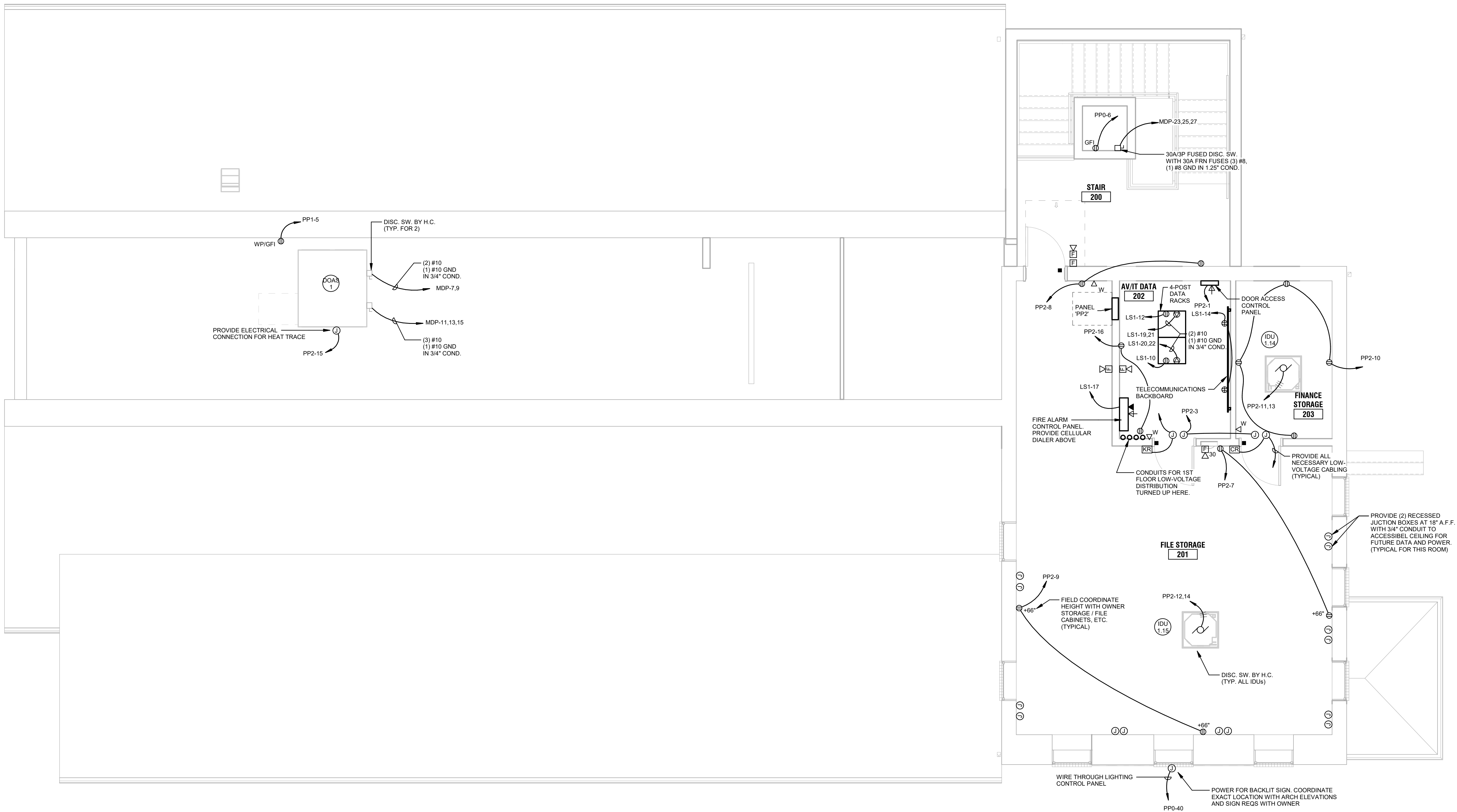
SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26



DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	RLM
CHECKED BY:	DAN
PROJ NO:	24-0018

GENERAL POWER NOTES:

- REFER TO E0.00 FOR LEGEND AND GENERAL NOTES.
- MECHANICAL EQUIPMENT DISCONNECT SWITCHES FURNISHED BY H.C. INSTALLED AND WIRED BY E.C. TYPICAL FOR ALL UNLESS OTHERWISE INDICATED ON DRAWINGS.
- E.C. SHALL REFER TO ARCHITECTURAL INTERIOR AND EXTERIOR ELEVATIONS TO COORDINATE THE ELECTRICAL DEVICE LOCATIONS. WHERE CONFLICTS OCCUR CONTACT THE ARCHITECT FOR MOUNTING HEIGHT AND LOCATION PRIOR TO ROUGHING IN.
- E.C. SHALL PROVIDE FIRESTOPPING MATERIAL LISTED FOR THE APPLICATION AT ALL FIRE RATED WALL AND FLOOR PENETRATIONS. WHERE CABLE BUNDLES PENETRATE FIRE RATED WALLS AND/OR FLOORS, PROVIDE HILTI FIRESTOP SLEEVES CAT# CP-655 OR CFS-MSL OR EQUAL.
- PROVIDE SURGE PROTECTION FOR ALL EXTERIOR DATA DROPS. SURGEGATE CAT# CAT6-75POE-RJ45
- EXTERIOR CONDUIT SHALL BE A MINIMUM OF 24" BELOW GRADE.



1 Second Floor Plan - Power
1/4" = 1'-0"

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:

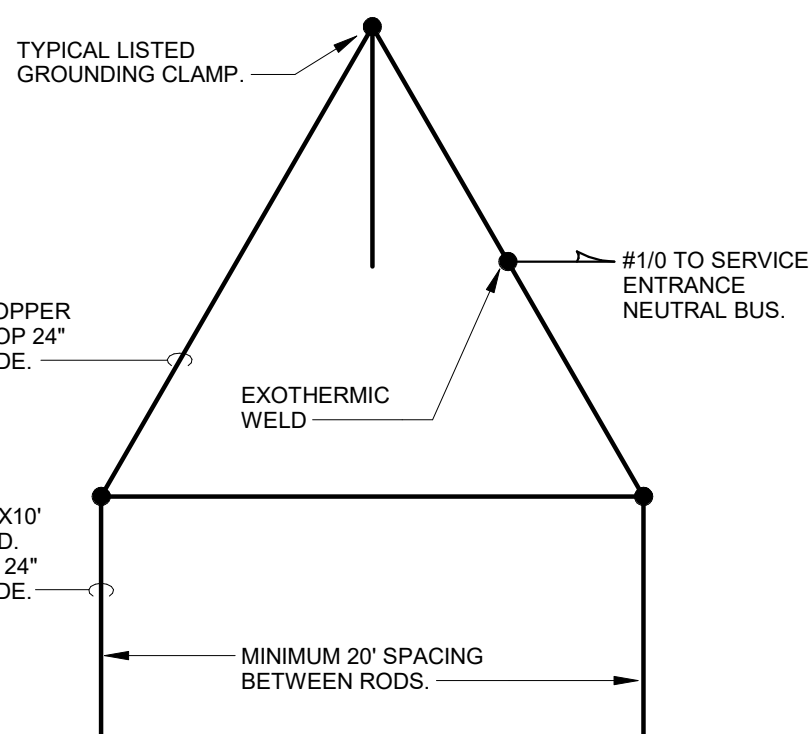
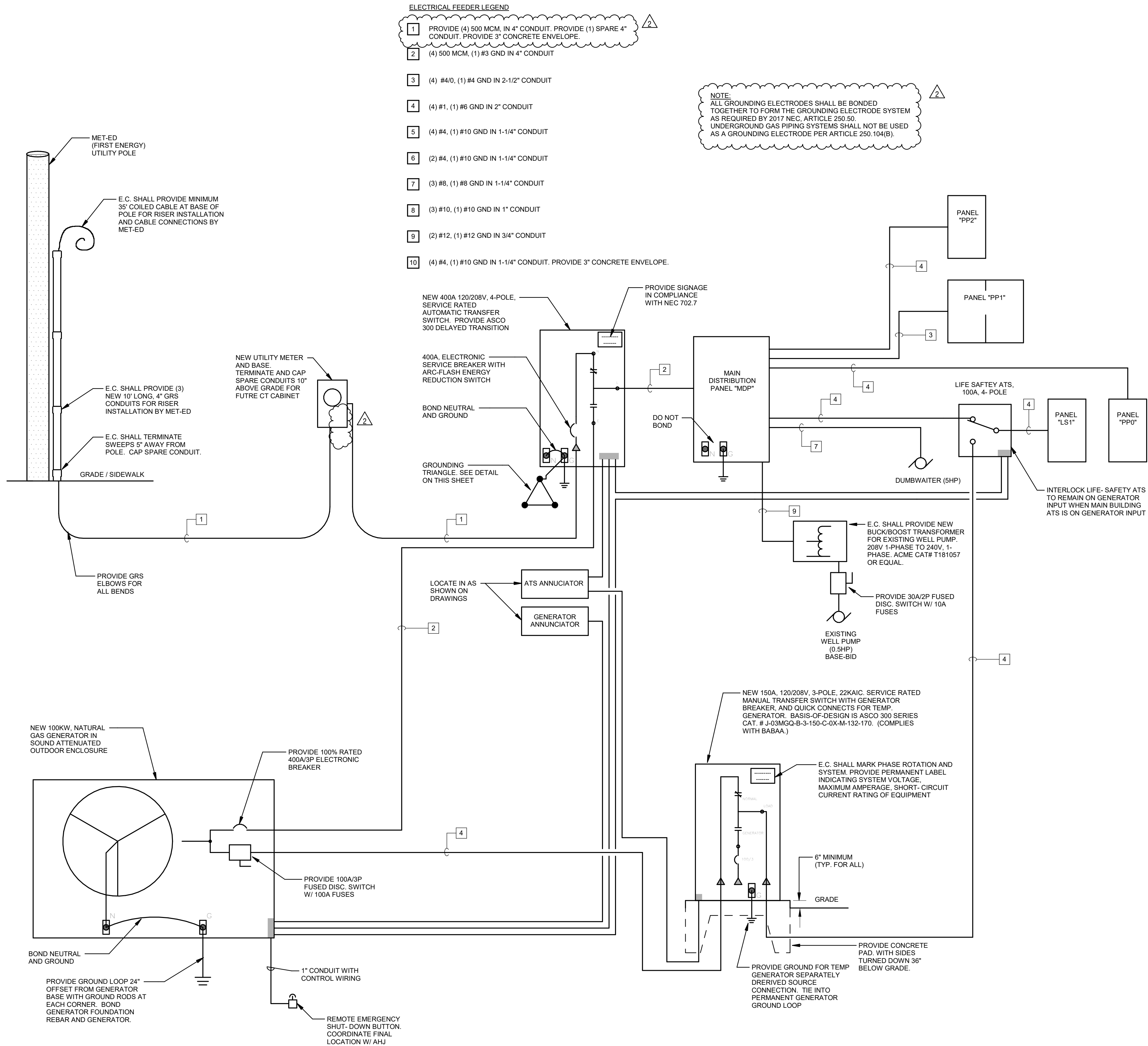
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**SINGLE LINE DIAGRAM
- ELECTRICAL**

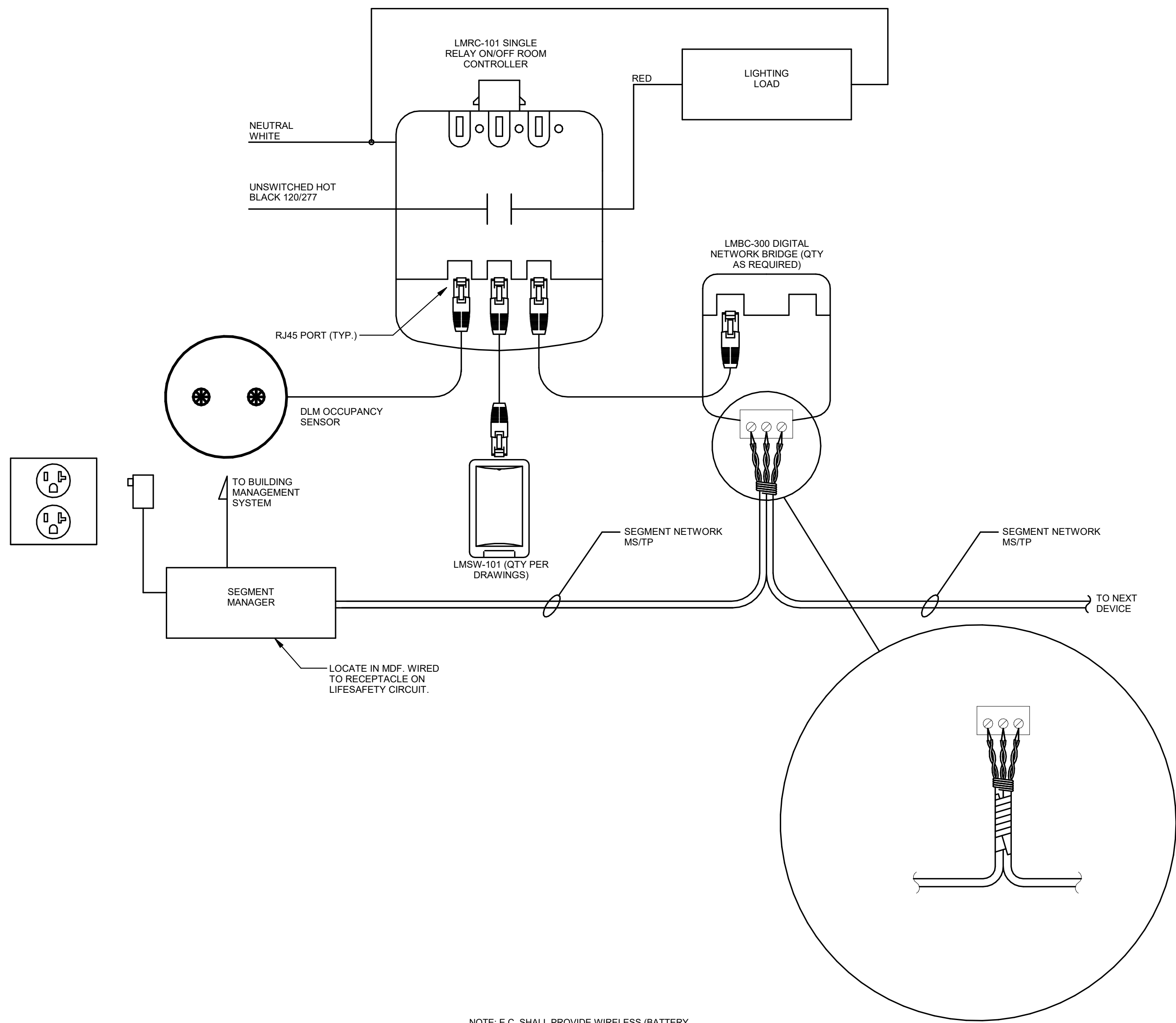
DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	RLM
CHECKED BY:	DAN
PROJ NO:	24-0018

E3.00

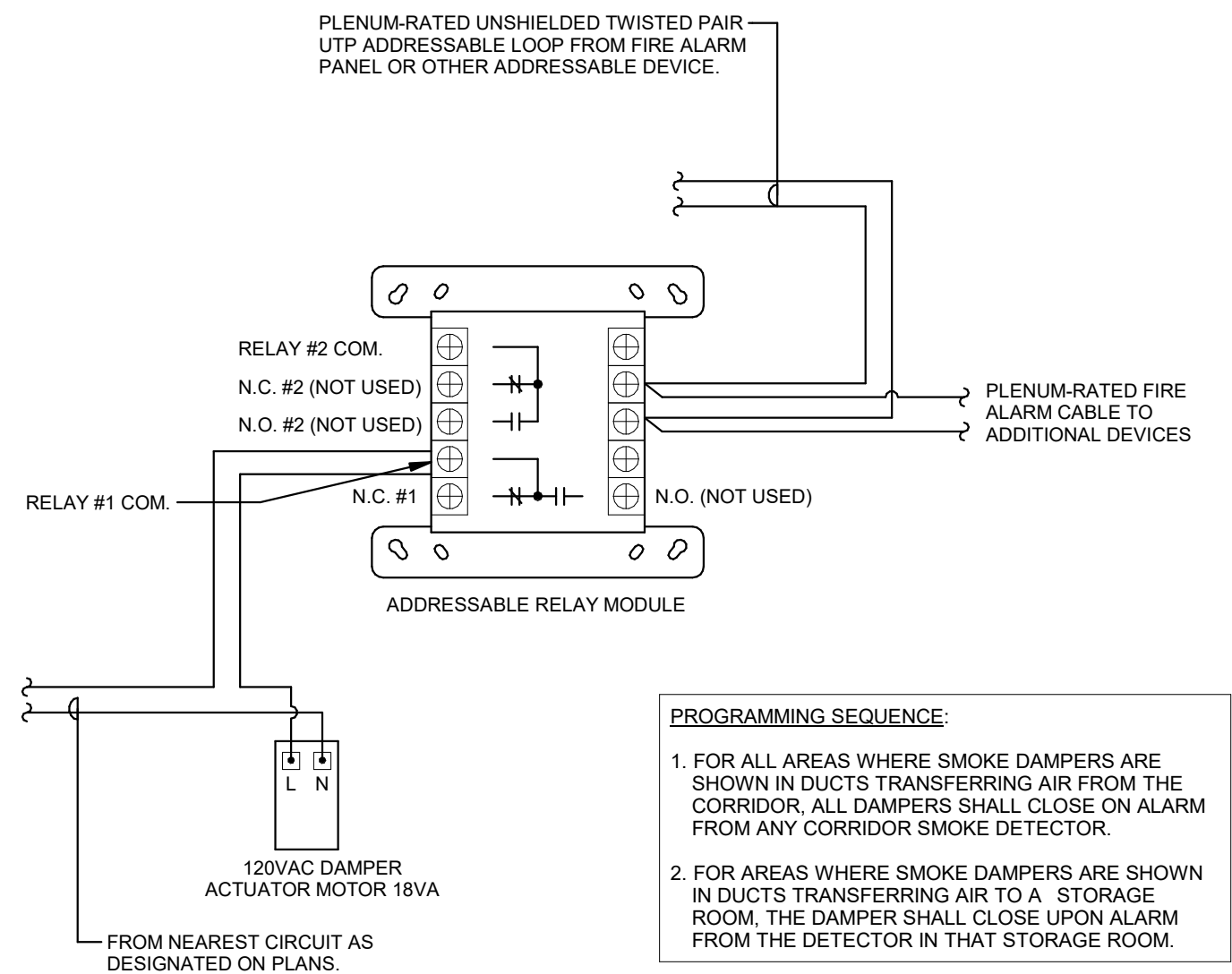


2 **GROUNDING TRIANGLE DIAGRAM**
NO SCALE

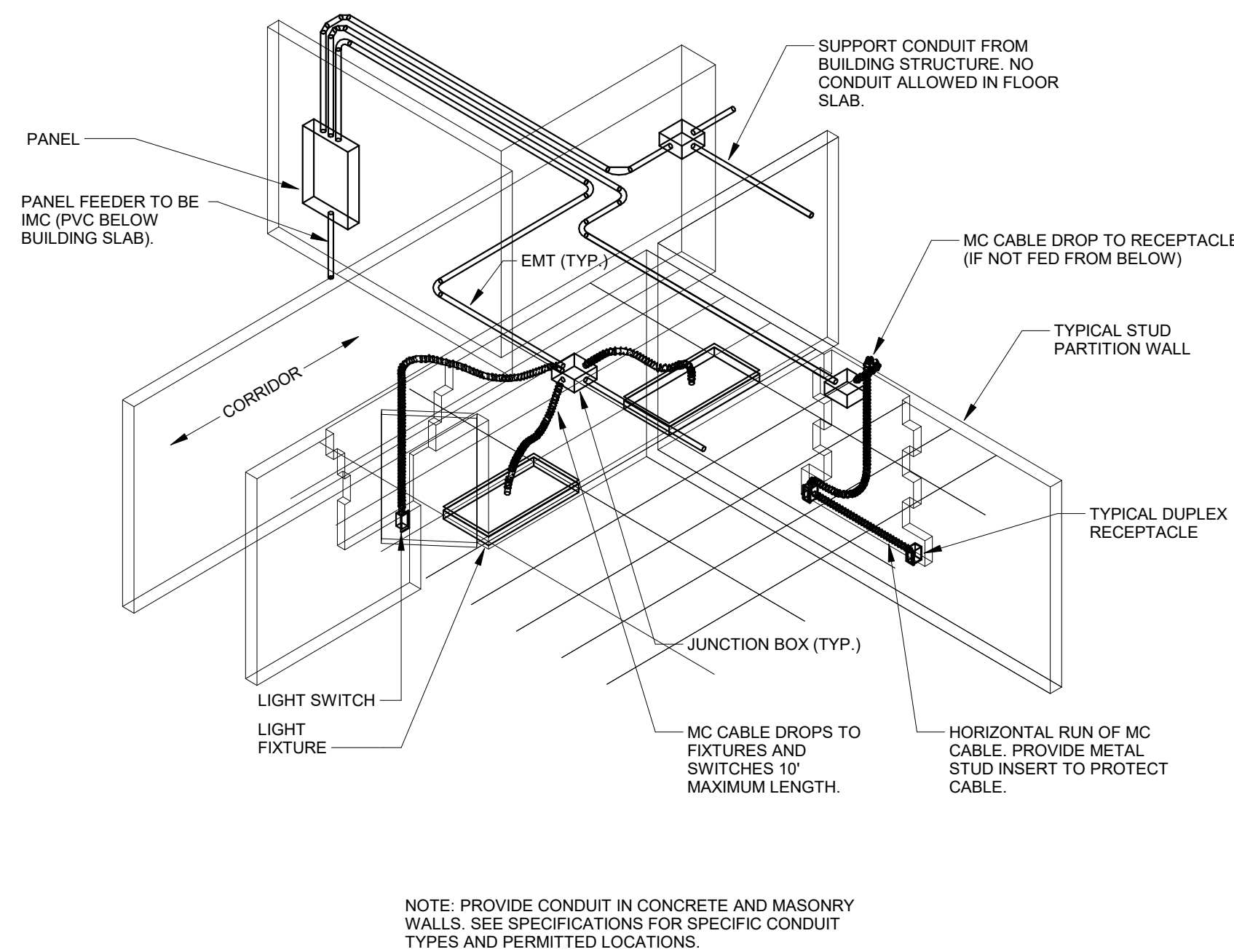
1 **SINGLE LINE DIAGRAM**
NO SCALE



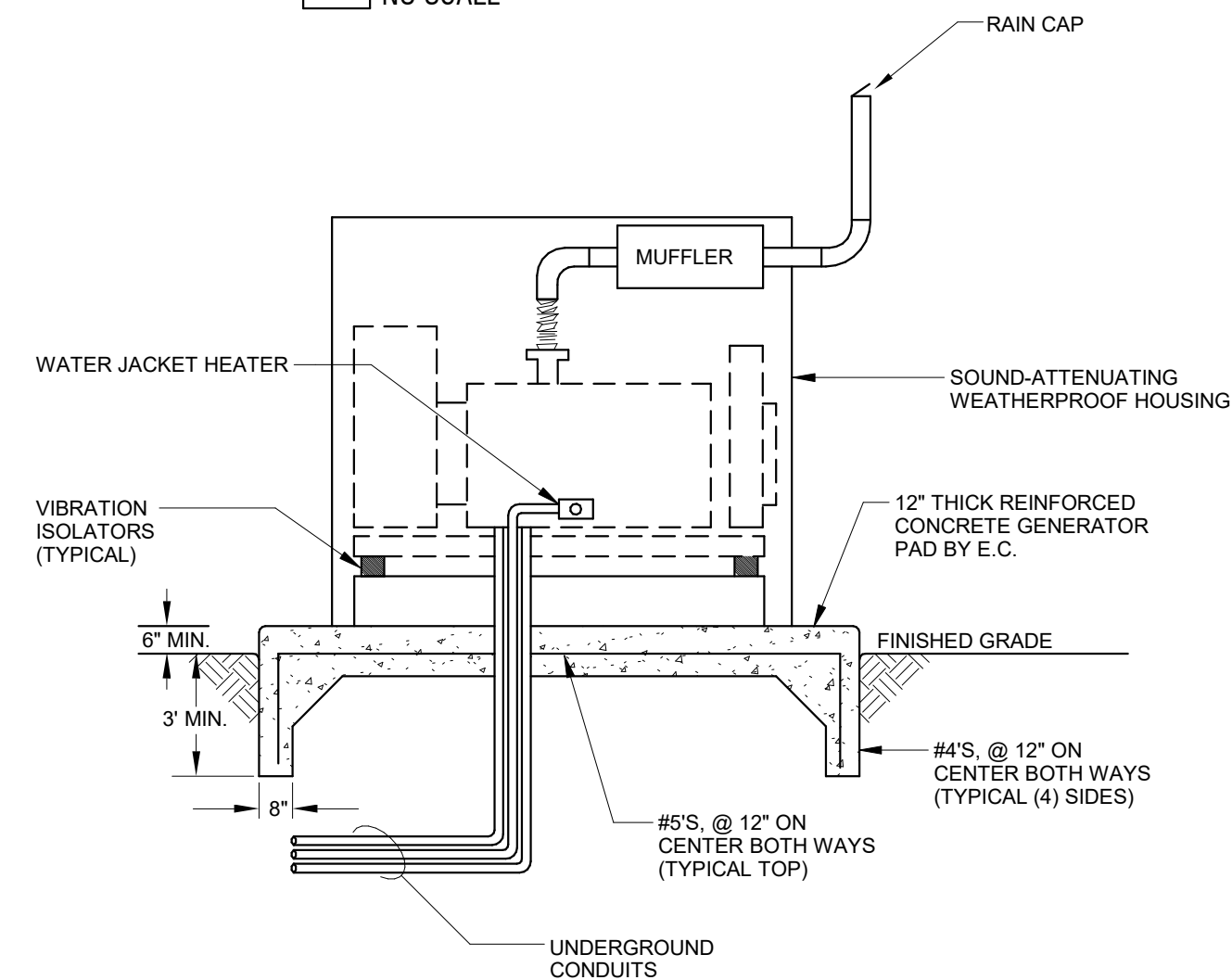
5 TYPICAL LIGHTING CONTROL DETAIL
NO SCALE



2 SMOKE DAMPER WIRING DIAGRAM
NO SCALE



3 TYPICAL BUILDING WIRING METHOD
NO SCALE



1 GENERATOR INSTALLATION DETAIL
NO SCALE

PROJECT:
RENOVATIONS TO ADMINISTRATION BUILDING
1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19529

OWNER:
DOUGLASS TOWNSHIP
1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA 19529

PROJECT TEAM:
ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:
STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020
ACOUSTICS: FOOD SERVICE

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
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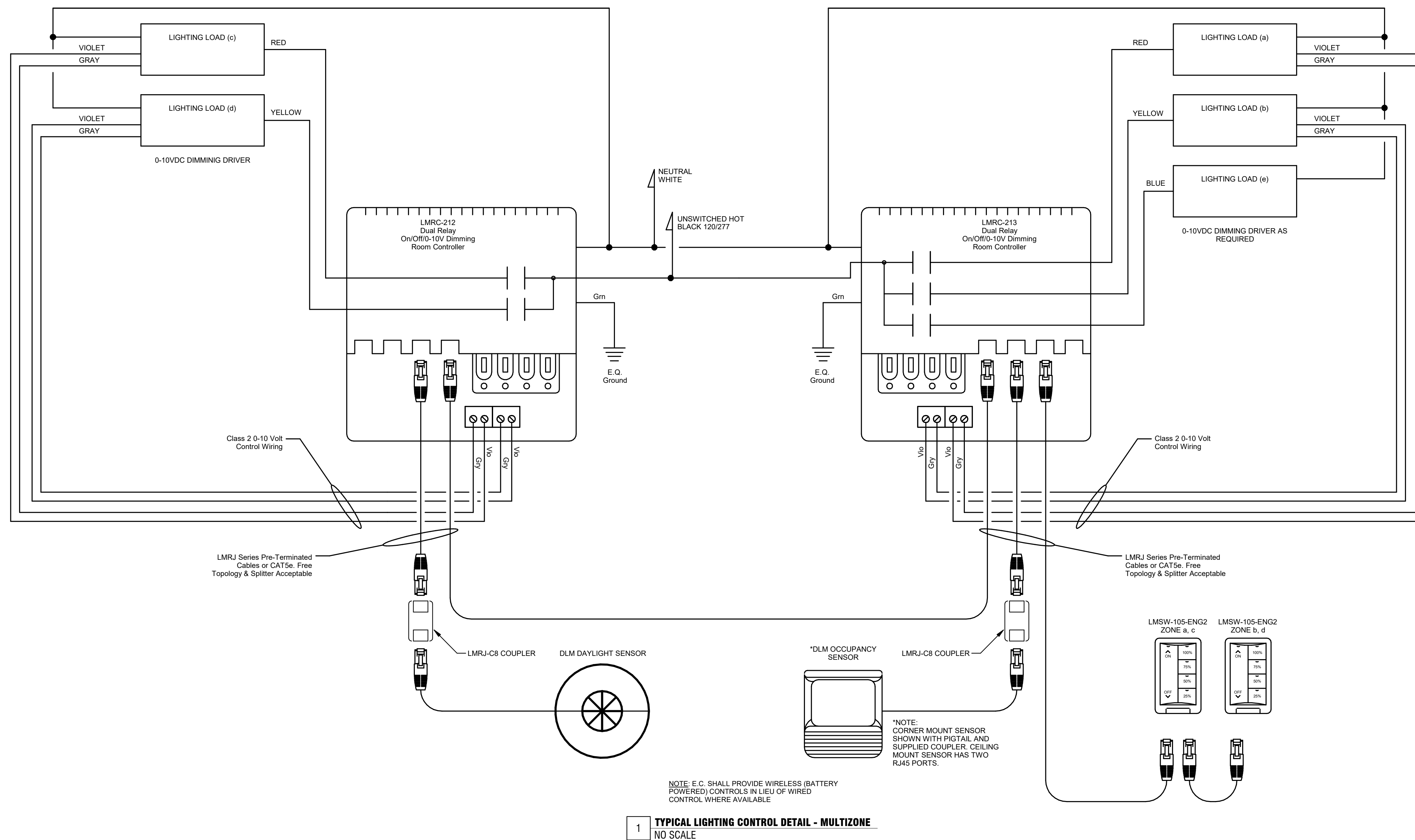
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

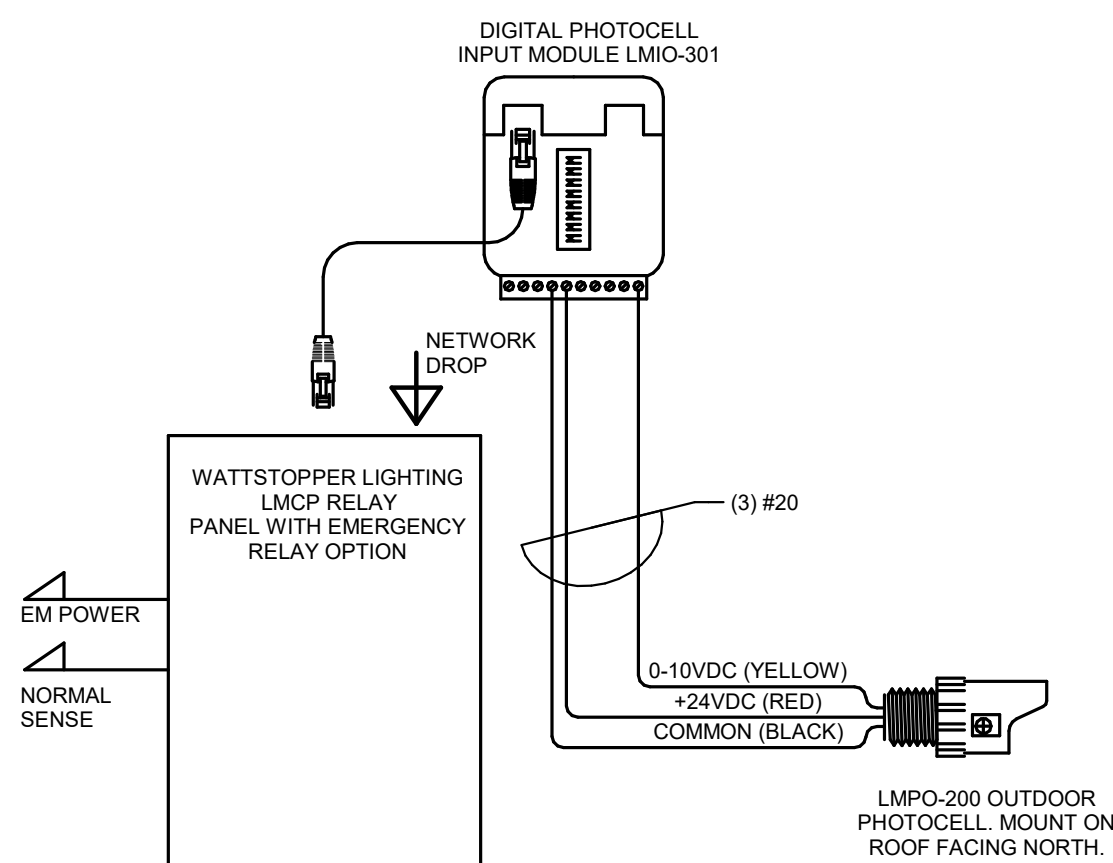


SHEET TITLE:
DETAILS AND DIAGRAMS - ELECTRICAL

DATE: 11/07/2025
SCALE: NO SCALE
DRAWN BY: RLM
CHECKED BY: DAN
PROJ NO: 24-0018

E3.01

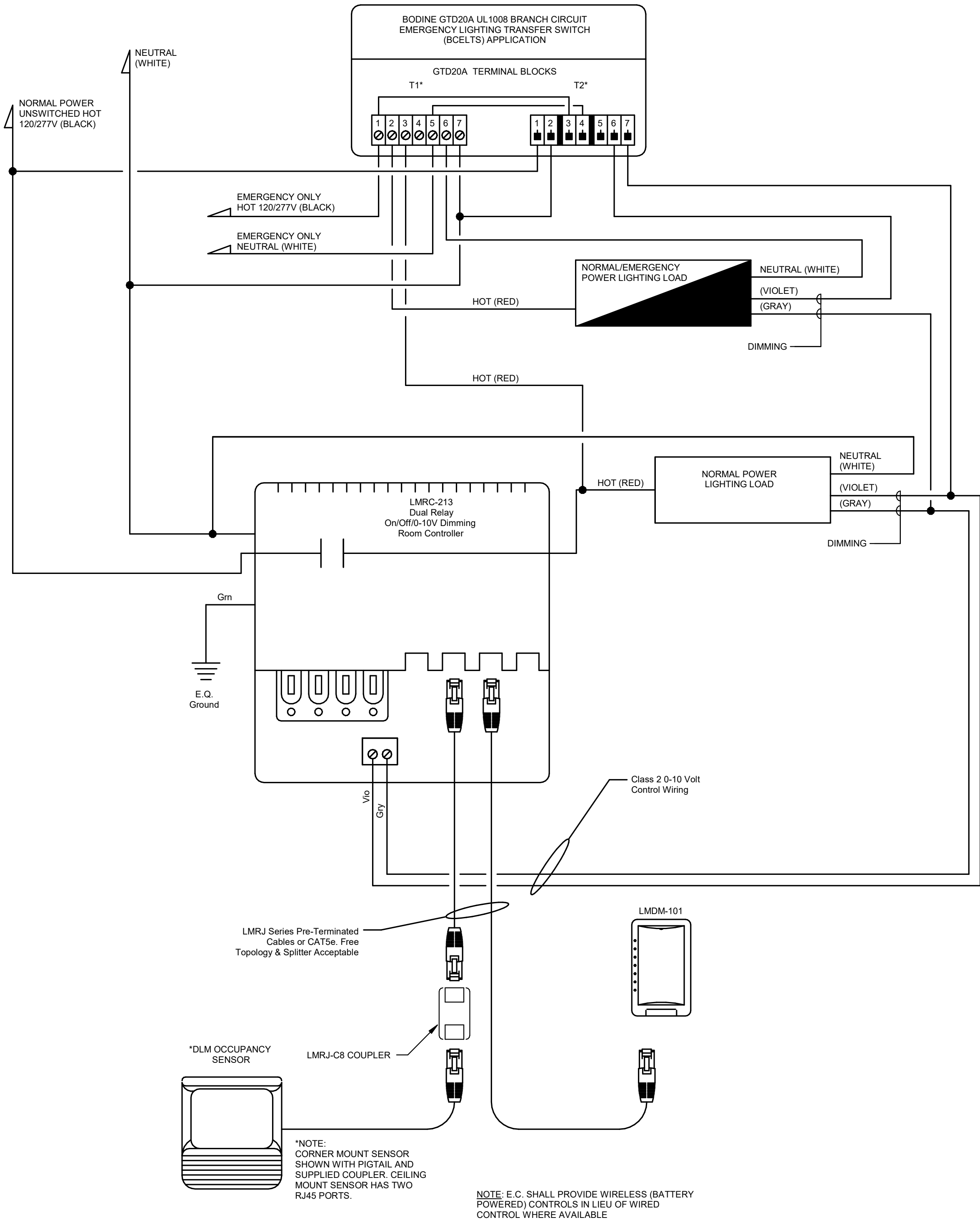




2 TYPICAL LIGHTING CONTROL DETAIL - EXTERIOR
NO SCALE

Exterior Lighting Control Panel Schedule				
LCP				
Name:	LCP			
Location:	BASEMENT 000			
Surface/Flush:	Surface			
Power Circuit:	LS1-16			
Relay #	Circuit	Description	L.V. Switch/Sensor	Channel
1	LS1-6	Facade Lighting	Unswitched	A
2	LS1-5	Vestibule 100	Unswitched	B
3	LS1-1	Canopy - Main Entry	Unswitched	C
4	LS1-4	Facade Lighting - Ramp	Unswitched	D
5	PP0-35	Facade Lighting - Front	Unswitched	E
6	PP0-38	Backlit Sign - Main Entry	Unswitched	F
7	PP0-40	Backlit Sign - Front	Unswitched	G
8	PP0-19	Parking Lot Lighting	Unswitched	H
9	PP0-14	Landscape Lighting	Unswitched	I
10	PP0-41	Existing Twp Sign	Unswitched	J
11	-	Spare	-	K
12	-	Spare	-	L

3 LIGHTING CONTROL PANEL
NO SCALE



1 TYPICAL LIGHTING CONTROL DETAIL - EMERGENCY
NO SCALE

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERSTVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERSTVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: CIVIL:
ALLOYS ARCHITECTURE

STRUCTURAL: MEPE:
SLATE STRUCTURAL SNYDER HOFFMAN
ENGINEERS, NAZARATH, ASSOCIATES,
PA 18064 610.365.7634 BETHLEHEM PA, 18018
610.694.8020

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
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REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**DETAILS AND
DIAGRAMS -
ELECTRICAL**

DATE: 11/07/2025
SCALE: NO SCALE
DRAWN BY: CT
CHECKED BY: DAN
PROJ NO: 24-0018

E3.03

LUMINAIRE SCHEDULE										
Type	Apparent Load	Manufacturer	Catalog Number	Mounting	Total Depth	No. of Lamps	Lamp Type	Voltage	Additional Remarks	
A	22 VA	HE WILLIAMS	PT-22-L26-835-RA-DIM-UNV	RECESSED	2 3/8"	LED	3500K, 2824LU	UNV	2X2 LED ARCHITECTURAL TROFFER WITH 1% 0-10V DIMMING.	
A1	32 VA	HE WILLIAMS	PT-22-L43-835-RA-DIM-UNV	RECESSED	2 3/8"	LED	3500K, 4194LU	UNV	2X2 LED ARCHITECTURAL TROFFER WITH 1% 0-10V DIMMING.	
B	29 VA	HE WILLIAMS	PT-24-L38-835-RA-DIM-UNV	RECESSED	2 3/8"	LED	3500K, 3782LU	UNV	2X4 LED ARCHITECTURAL TROFFER WITH 1% 0-10V DIMMING.	
C8	30 VA	HE WILLIAMS	LRX3-G-8-L4-835-DMA-DIM-UNV	RECESSED	4 7/8"	LED	3500K, 3408LU	UNV	3"X8" RECESSED LINEAR LED W/ WHITE STEEL HOUSING AND DIMMING DRIVER, GRID MTD	
C12	44 VA	HE WILLIAMS	LRX3-G-12-L4-835-DMA-DIM-UNV	RECESSED	4 7/8"	LED	3500K, 5112LU	UNV	3"X12" RECESSED LINEAR LED W/ WHITE STEEL HOUSING AND DIMMING DRIVER, GRID MTD	
D	12 VA	KENALL	MLH43-24-F-CC-FA-800LF-35K8-DIM1-DV	WALL	N/A	LED	3500K, 1576LU	UNV	2" WALL MOUNTED LED MIRROR / VANITY FIXTURE	
EL	18 VA	HE WILLIAMS	96-4-L40835-HIAFR-(L21)-DIM-UNV	UNIVERSAL	N/A	LED	3500K, 2100LU	UNV	WET LOCATION, NARROW-WIDTH 4" LINEAR LED WITH RIBBED FROSTED ACRYLIC LENS	
F	20 VA	HE WILLIAMS	4DR-L20-835-DIM1-UNV-OW-OF-CS-MWT-I	RECESSED	5-3/4"	LED	3500K, 2005LU	UNV	4.5" RND DWNLT WITH OPEN REFLECTOR AND 0-10V 1%DM, I.C. RATED, PROVIDE MOUNTING AS REQUIRED FOR DIFF. CLG TYPES (METAL, DRYWALL,GRID, ETC.)	
G	80 VA	HE WILLIAMS	MX2UD-6-L8/835UL8/835D-FW/G-ACX16"-DIM1-UNV	SUSPENDED	N/A	LED	3500K, 9510LU	UNV	2"X6", LED 1% DM, 16" AC PENDANT WIDESPREAD UP / GLOW EDGE DWN	
H	34 VA	HE WILLIAMS	ASM-4-L46-835-SXA-DIM-UNV	SURFACE	N/A	LED	3500K, 4682LU	UNV	4768" SURFACE MOUNT LED WRAP WITH DIMMING DRIVER	
K	11 VA	HE WILLIAMS	4CS-13-L9/830- DIM-UNV-LW-SV-PD-WM	WALL	N/A	LED	3000K, 947LU	UNV	EXTERIOR 3000K, LED, 4" WALL MTD CYLINDER	
L	33 VA	HE WILLIAMS	75R-4-L50/835-VBY-2-DIM-UNV	SUSPENDED	N/A	LED	3500K, 4867LU	UNV	4" LED CHAIN PENDANT LUMINAIRE WITH DIFFUSE ACRYLIC LENS	
M	26 VA	HE WILLIAMS	W4CRDI-16-L15-830-U/D-DIM-UNV-UN/DN-WM	WALL	N/A	LED	3000K, 1630LU	UNV	EXTERIOR 3000K, LED WALL SCONCE	
N	13 VA	KENALL	MR13FL-PP-DB-10L35K-DV	UNIVERSAL	N/A	LED	3500K, 1168LU	UNV	SURFACE MOUNT LED ADA ROUND, DUST AND WATER PROTECTED TO IP64 STANDARDS	
Q	20 VA	HE WILLIAMS	4DR-L20-835-DIM1-UNV-RW-OF-CS-MWT-WET/ICC-I	RECESSED	5-3/4"	LED	3500K, 1323LU	UNV	4.5" RND DWNLT WITH LENS AND 0-10V 1%DM, I.C AND WET LOCATION RATED, PROVIDE MOUNTING AS REQUIRED FOR DIFF. CLG TYPES (METAL, DRYWALL,GRID, ETC.)	
R	216 VA	VISUAL COMFORT & CO	700LSESN3-COLOR BY ARCH	SUSPENDED	N/A	LED	3000K, 2682LU	120	ESSENCE TRIO LINEAR WITH (3) 1" HIGH 50" LONG MODULES 120V ELV OR TRIAC DIMMING	
ST	37 VA	HE WILLIAMS	SLF-4-L52-835-HIA-OCCWS-FS-505-PP-120-SD40	UNIVERSAL	N/A	LED	3500K, 5062LU	UNV	4" LED SURFACE MTD STAIR LUMINAIRE, INTEGRAL SENSOR TO CNTRL STEP DIMMING	
T	22 VA	CONTECH	CTL180C35CMVD-FA-S2	SURFACE	N/A	LED	35K 80CRI 3000LU	UNV	MONOPOINT SPOTLIGHT FOR MTG RM FLAGS, PROVIDE ALL REQ. ACCESSORIES	
W	29 VA	HE WILLIAMS	MX4D-8-00-L8-835-F-ACX6"-DIM1-UNV	SUSPENDED	N/A	LED	3500K, 3296LU	UNV	4" DIRECT SUSPENDED LUMINAIRE WITH FLAT DIFFUSE ACRYLIC LENS	
X	3 VA	SIGNTEX	CR(S/R)-NB-1-R-CA-X	UNIVERSAL	N/A	LED	LED	UNV	SINGLE FACED LED EXIT SIGN PROVIDE ARROWS AS REQUIRED	
X2	3 VA	SIGNTEX	CR(S/R)-NB-2-R-MA-X	UNIVERSAL	N/A	LED	LED	UNV	DUAL FACED LED EXIT SIGN PROVIDE ARROWS AS REQUIRED	

LUMINAIRE SCHEDULE NOTES:
1. ALL FIXTURES PROVIDED SHALL BE PROVIDED WITH BUILD AMERICA, BUY AMERICA (BABA) CERTIFICATIONS.
2. ALL FINISHES TO BE SELECTED BY ARCH. AT TIME OF SUBMITTALS. ASSUME PREMIUM FINISH.
3. E.C. SHALL VERIFY CEILING TYPES AND MOUNTING HARDWARE FOR EACH FIXTURE PRIOR TO RELEASE OF ORDER.

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: **CIVIL:**
ALLOY5
ARCHITECTURE

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020
FOOD SERVICE:

ACOUSTICS:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
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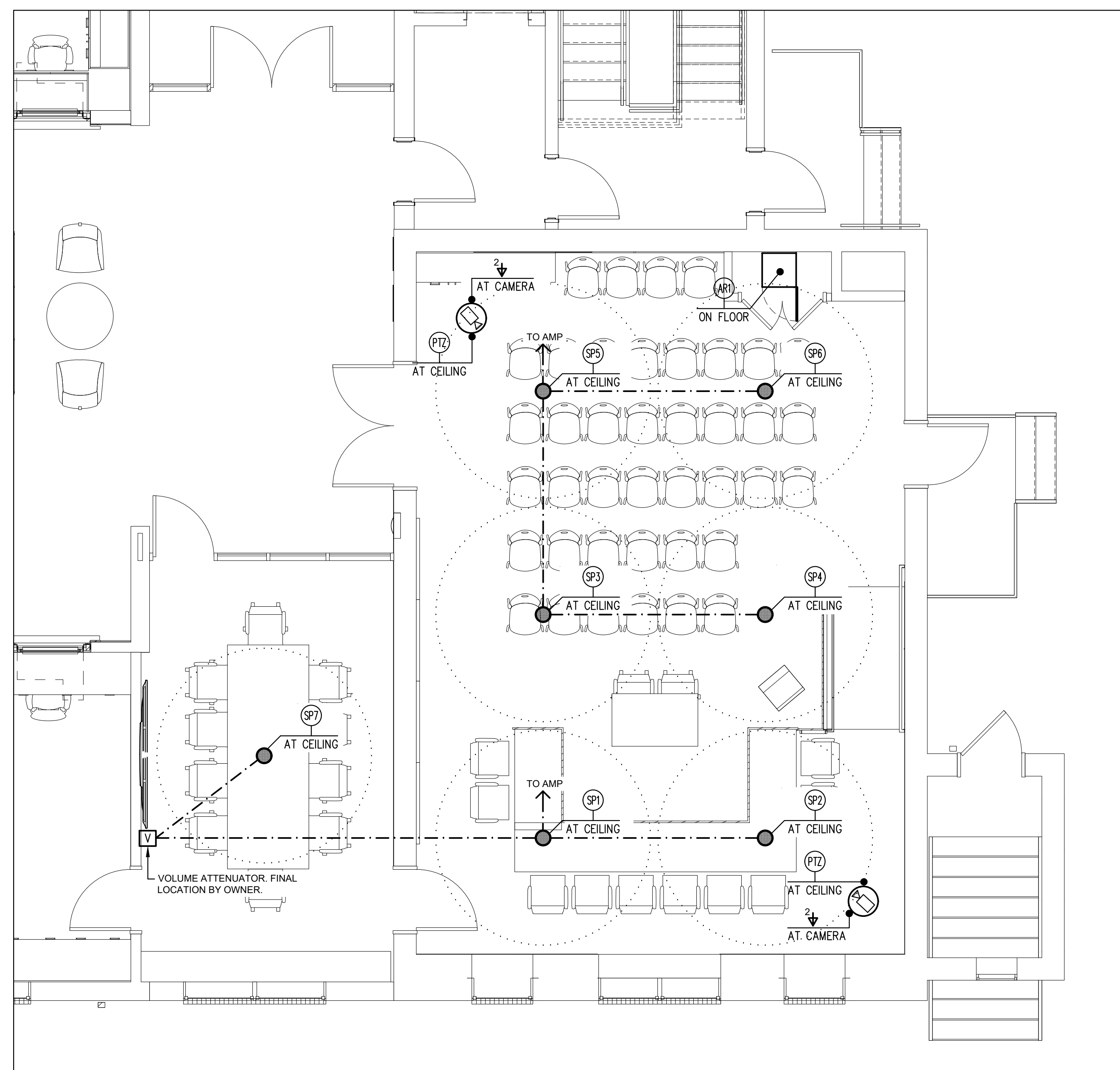
REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



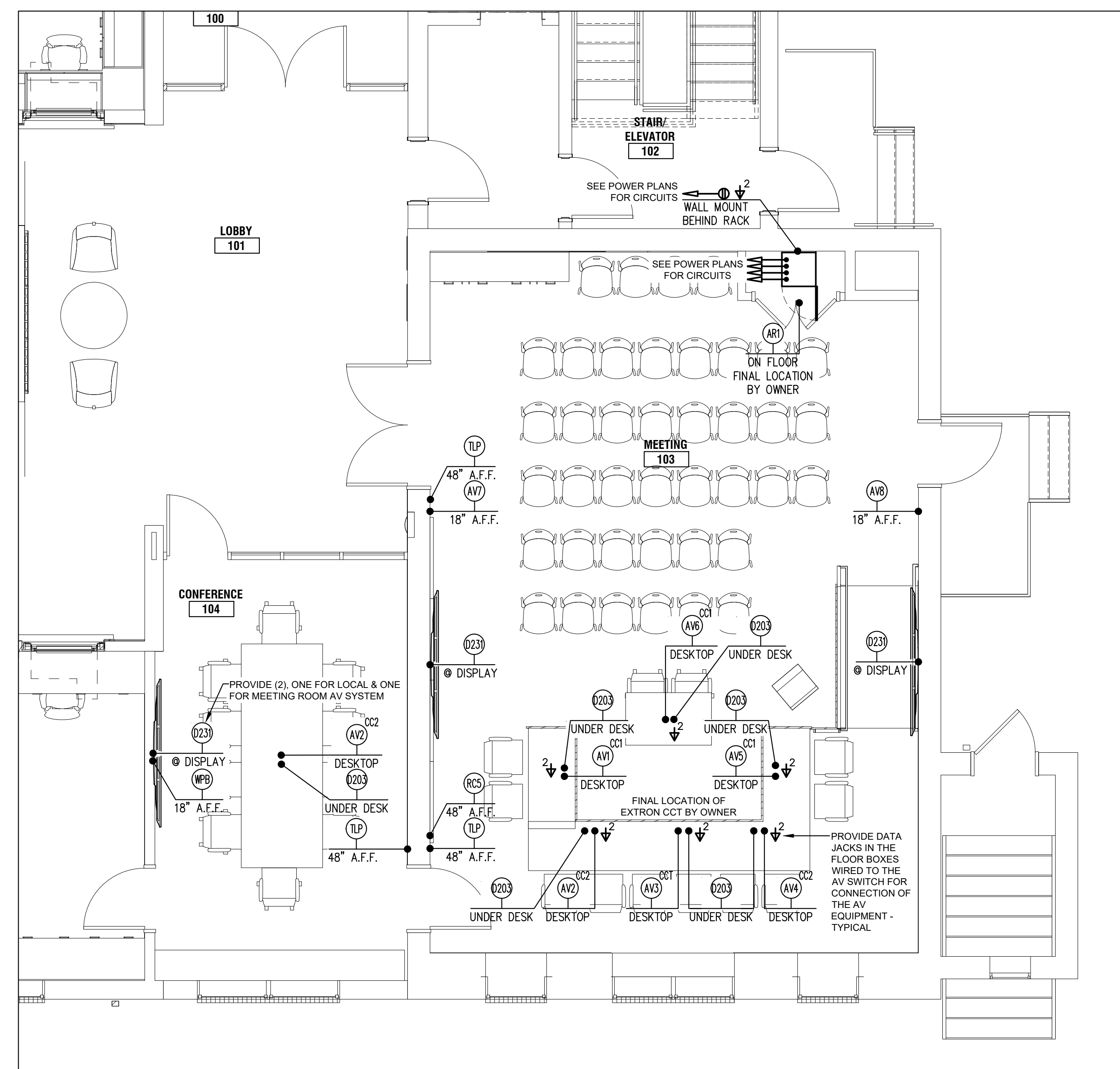
SHEET TITLE:
**DETAILS AND
DIAGRAMS -
ELECTRICAL**

DATE:	11/07/2025
SCALE:	NO SCALE
DRAWN BY:	CT
CHECKED BY:	DAN
PROJ NO:	24-0018

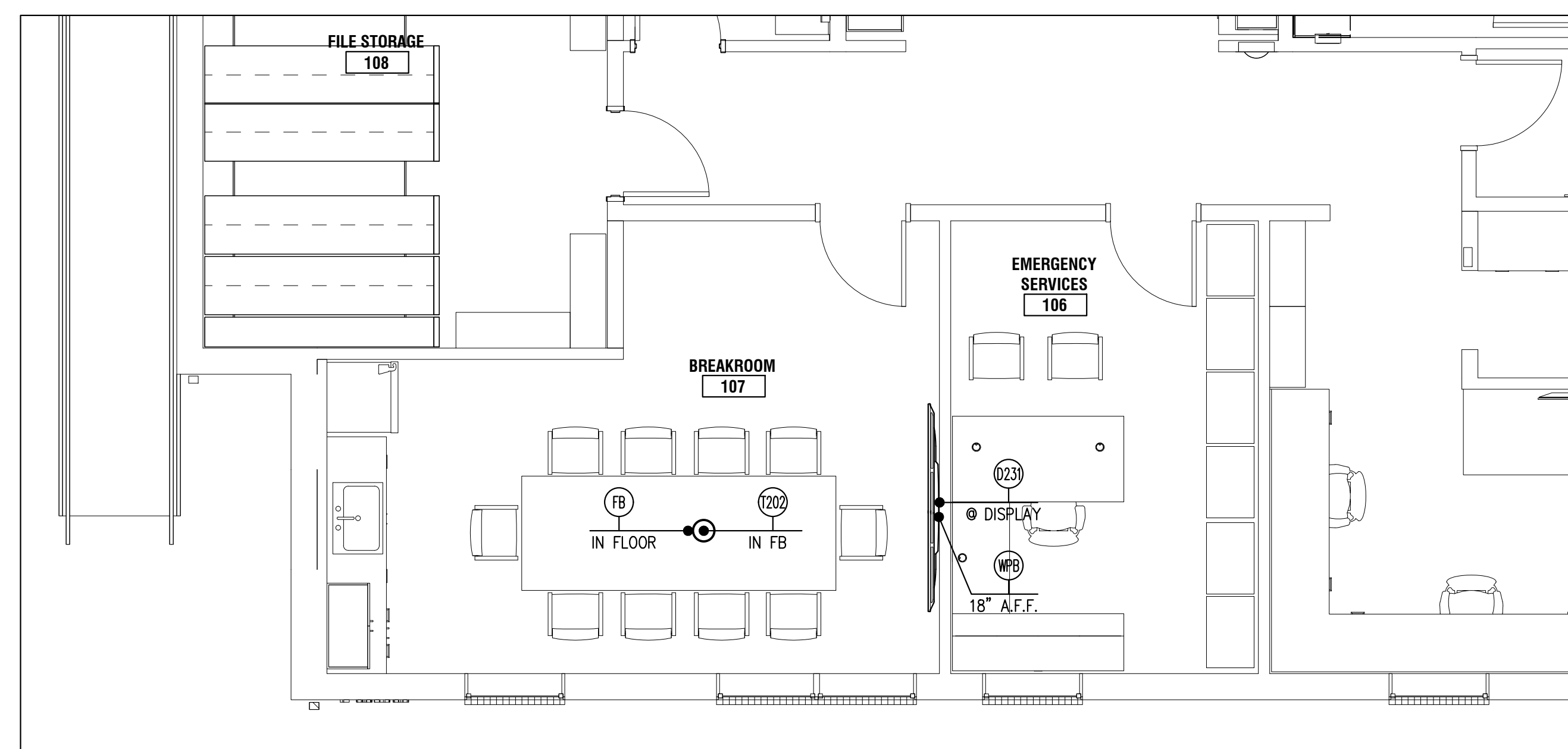
E3.04



1	MEETING ROOM 103 AV SYSTEM PLAN - SPEAKER LAYOUT
	1/4" = 1'-0"

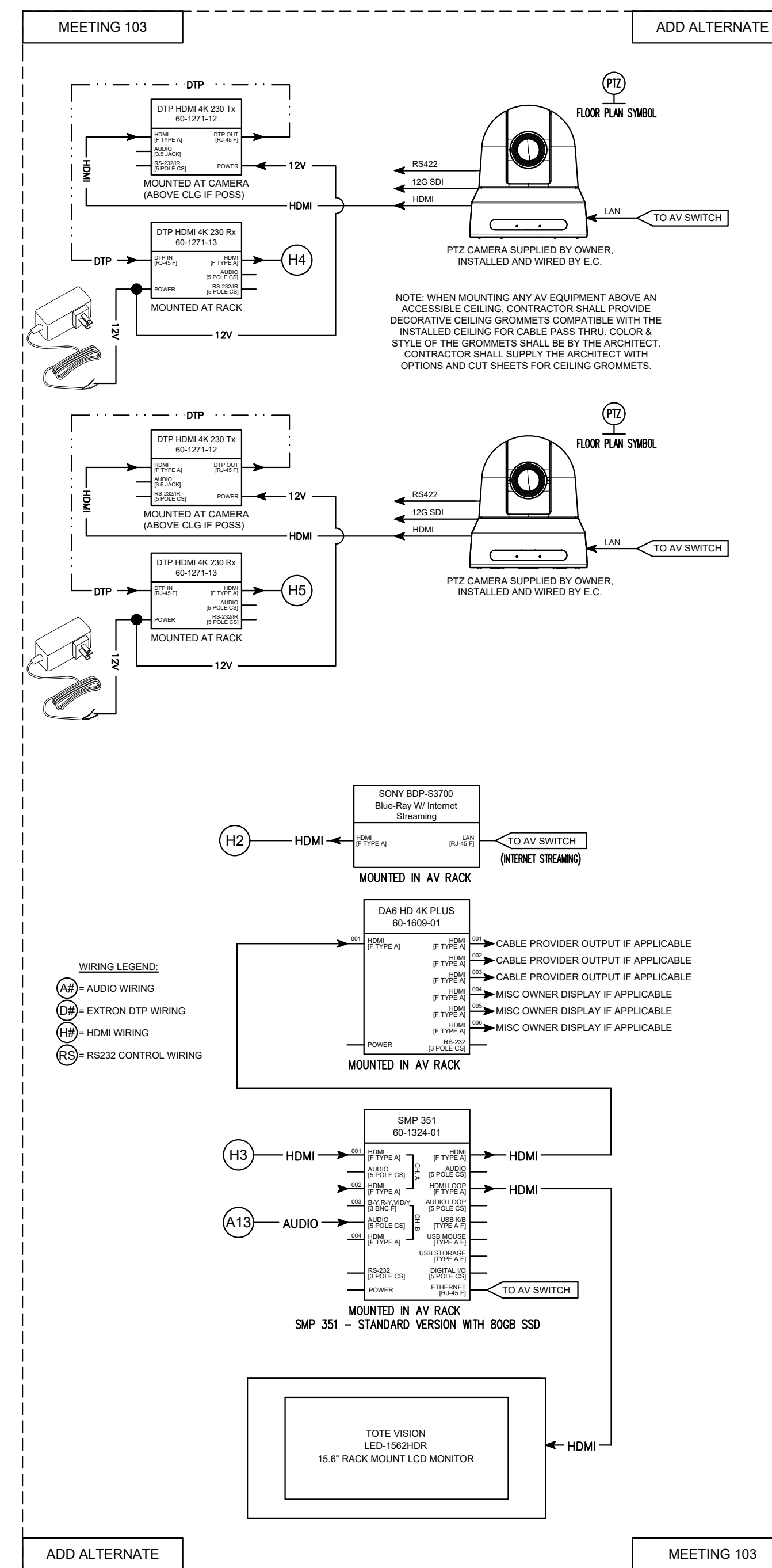
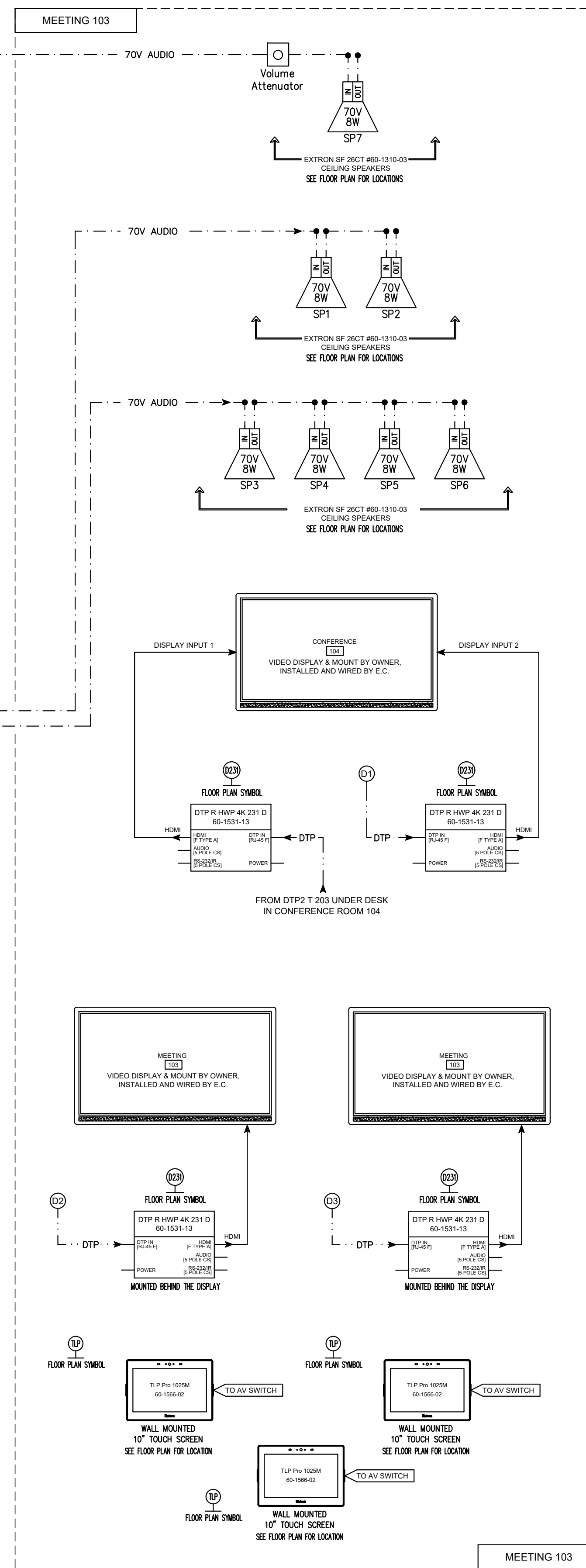


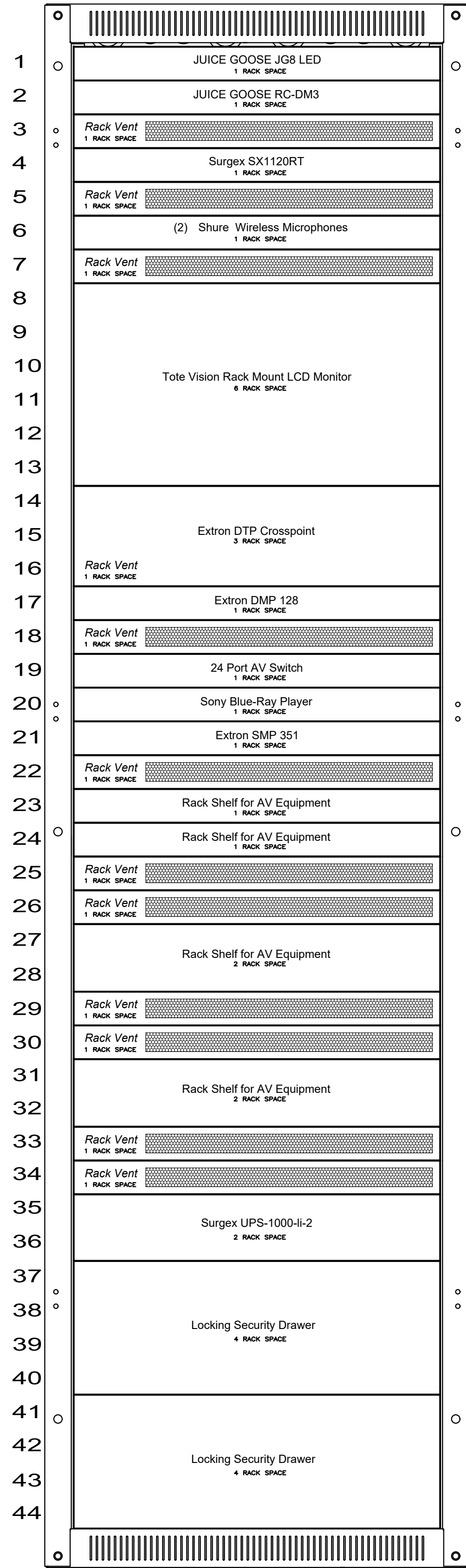
2	MEETING ROOM 103 AV SYSTEM PLAN - DEVICE LAYOUT
---	---



3 BREAKROOM 107 AV SYSTEM PLAN
1/4" = 1'-0"

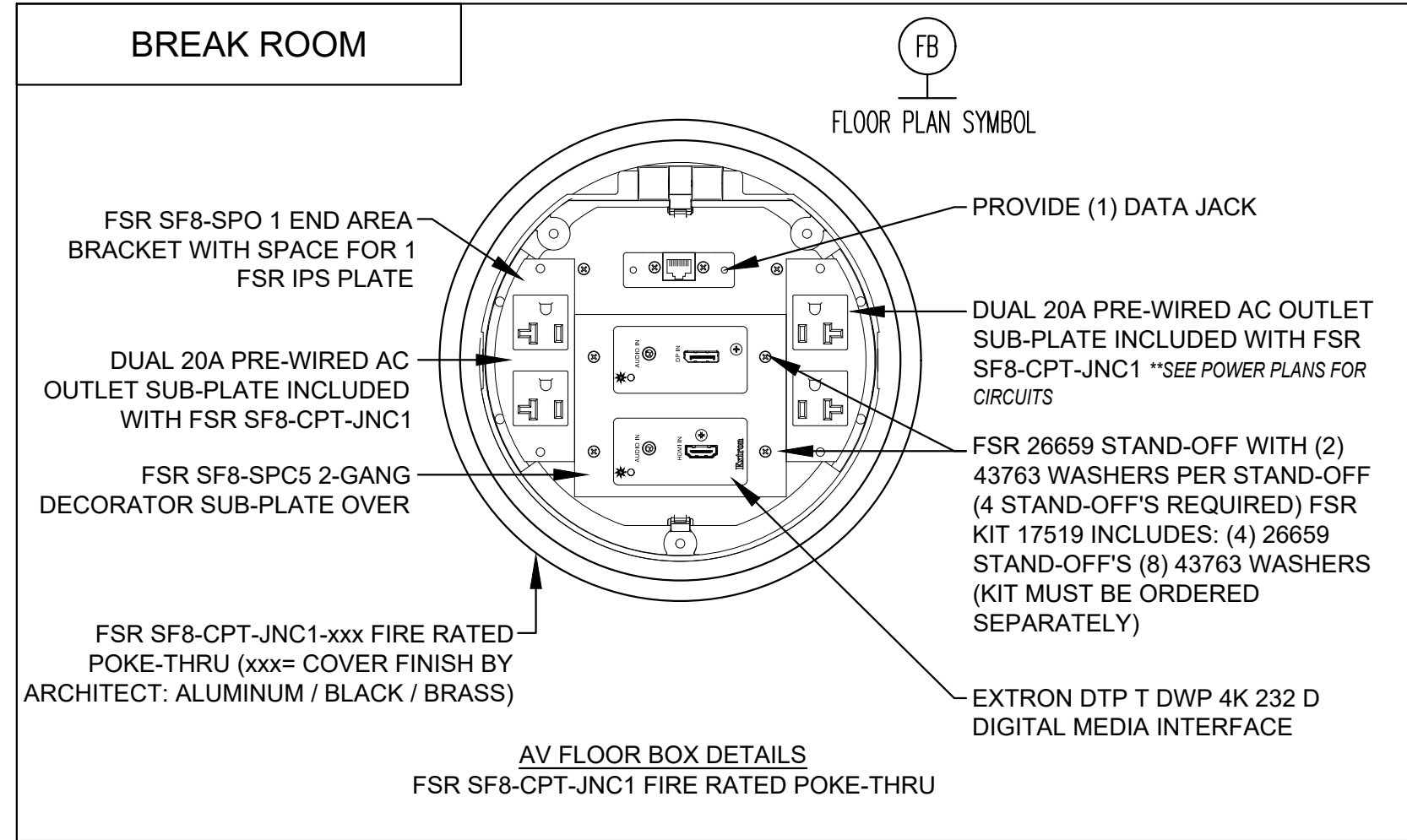
1	AV WIRING DETAIL	
	No Scale	See E4.02 For Continuation



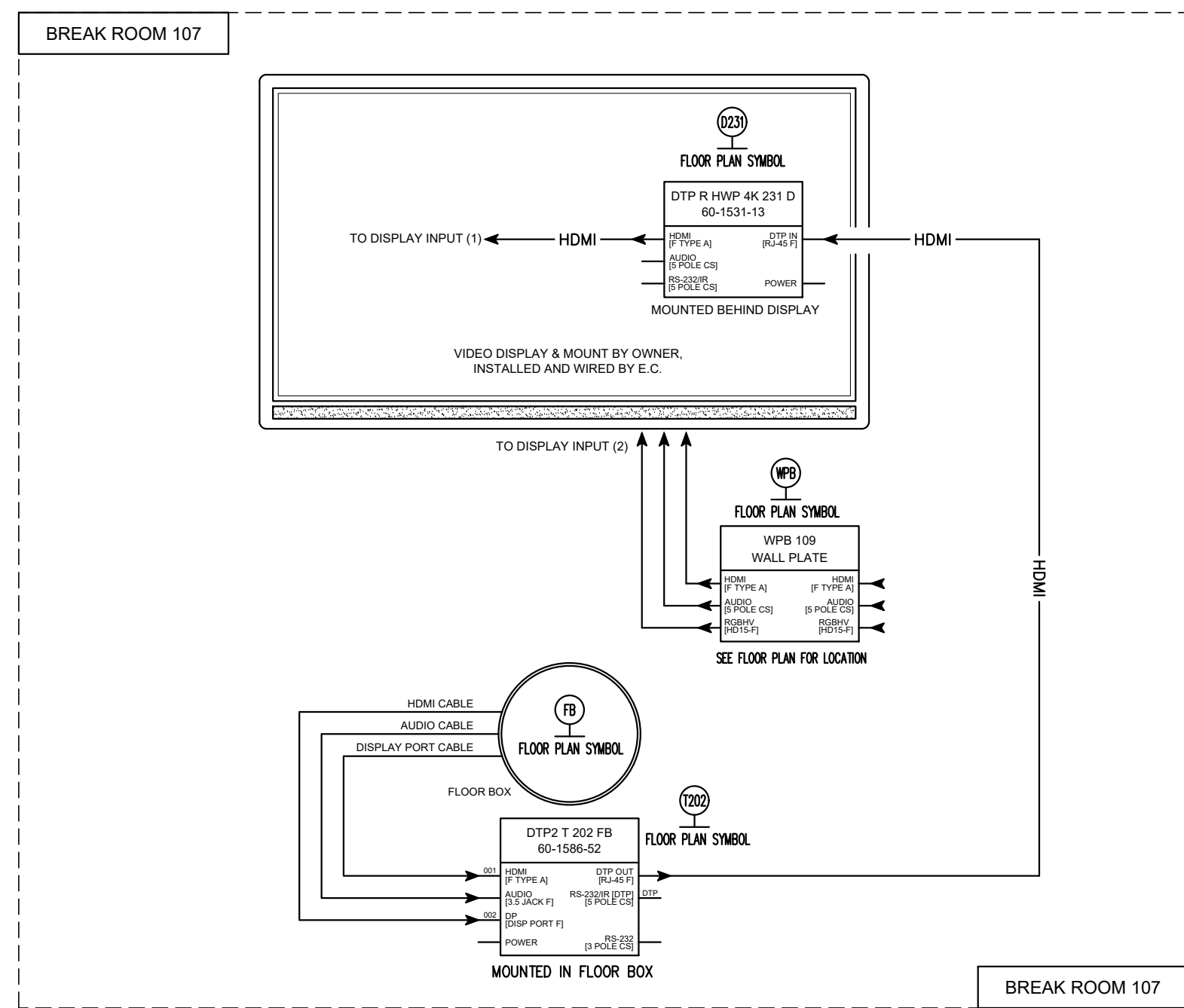


PROVIDE MIDDLE ATLANTIC ERK SERIES EQUIPMENT RACK OR EQUAL.
PROVIDE VENTED LOCKING FRONT PANEL DOOR AND SOLID LOCKING REAR DOOR. PROVIDE ALL NECESSARY HARDWARE FOR EQUIPMENT MOUNTING.
Equipment locations shown on the rack elevation are for reference only and do not imply final locations of the equipment. Contractor shall locate and install the equipment where it makes the most sense for the end user's accessibility, especially for wall mounted audio racks. Contractor shall also locate equipment to allow for proper air flow thru the audio rack and the equipment mounted in the rack.

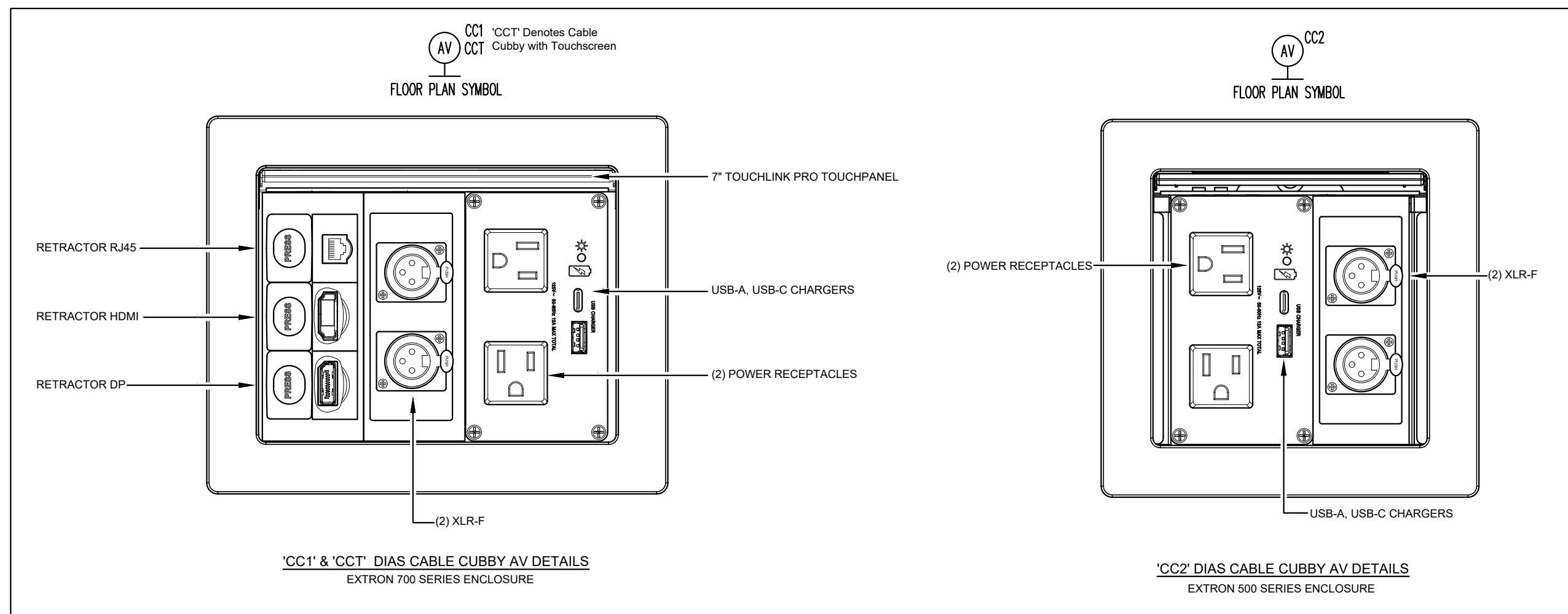
1 AR1 RACK ELEVATION
No Scale



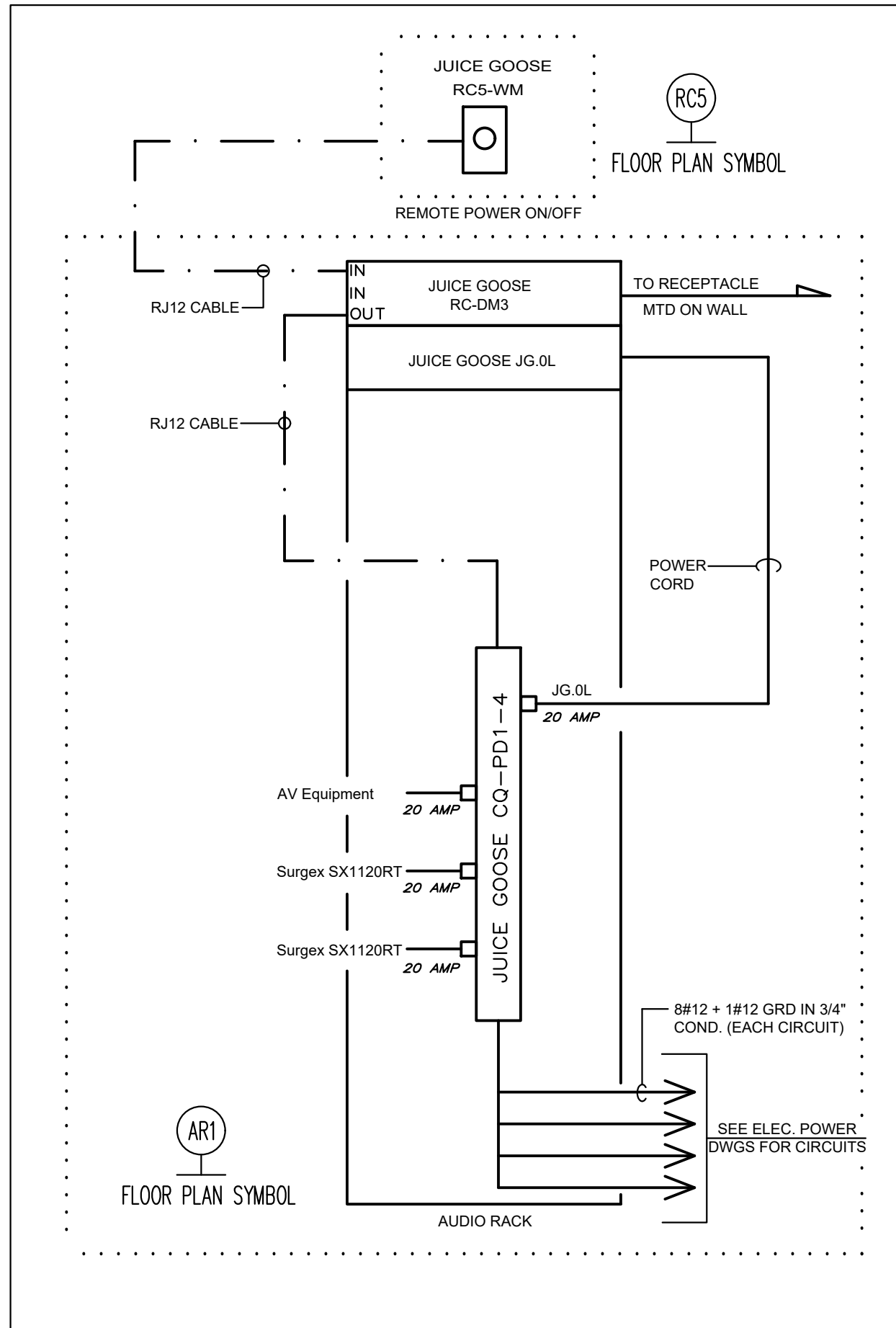
5 BREAK ROOM AV SYSTEM I/O DEVICE DETAILS
No Scale



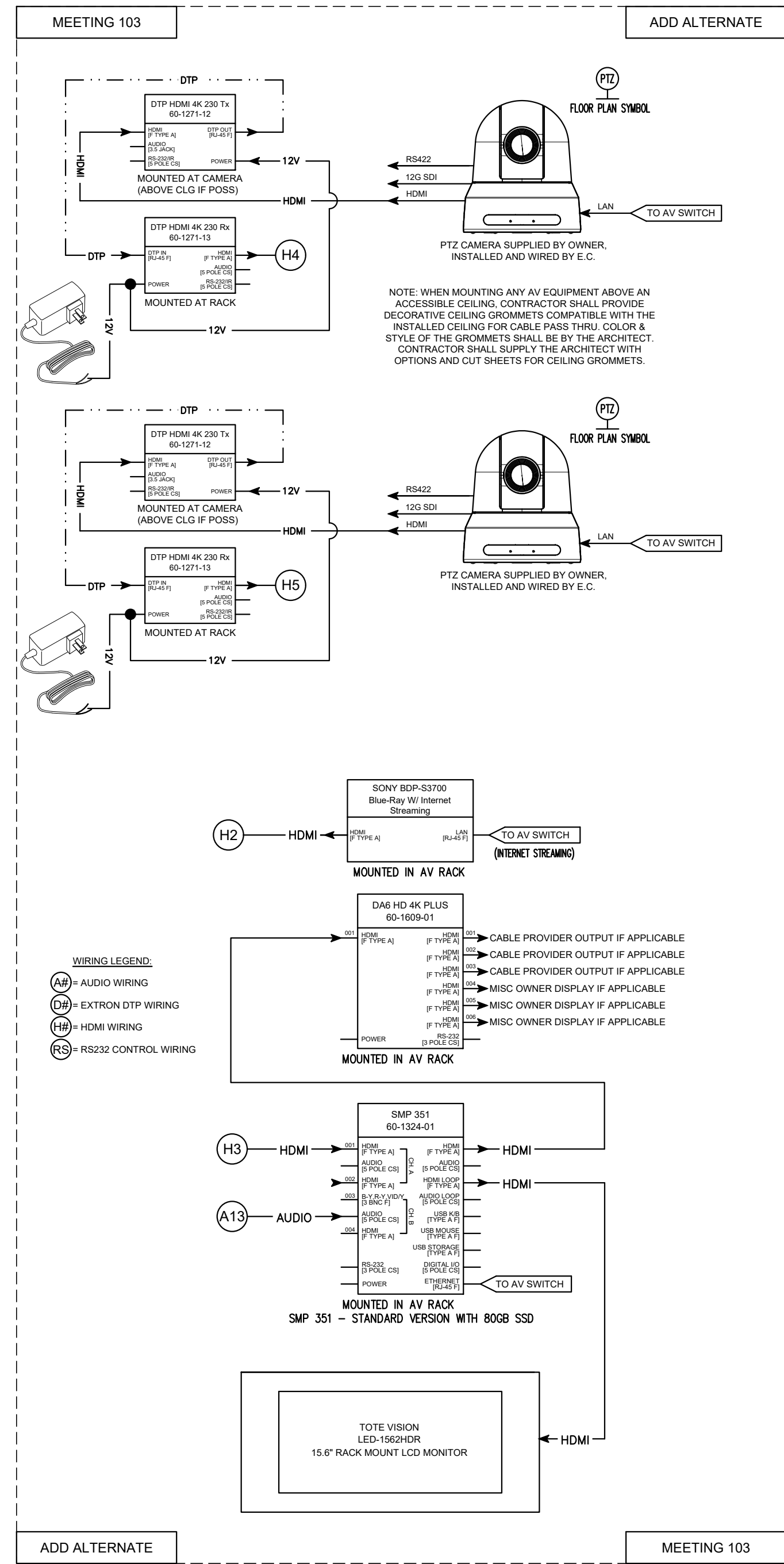
2 BREAK ROOM 107 AV WIRING DETAIL
No Scale



5 MEETING ROOM AV SYSTEM I/O DEVICE DETAILS
No Scale



3 AUDIO RACK POWER DETAIL
No Scale



4 AV WIRING DETAIL - ADD ALTERNATE
No Scale See E4.01 For Continuation

PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

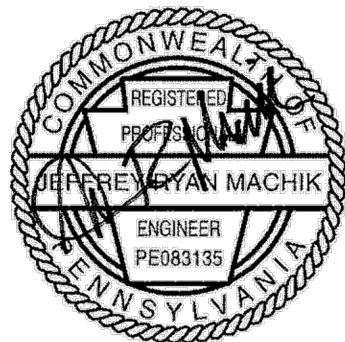
PROJECT TEAM:
ARCHITECT: **ALLOY5
ARCHITECTURE**
CIVIL:

STRUCTURAL: **SLATE
STRUCTURAL
ENGINEERS,**
MEPE: **SNYDER HOFFMAN
ASSOCIATES,
BETHLEHEM PA,
18064 610.365.7634**
ACOUSTICS: **FOOD SERVICE:**

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Big Set	01/26/26

KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**MEETING &
BREAKROOM AV
DETAILS**

DATE: 11/07/2025

SCALE: AS NOTED

DRAWN BY: DJ Seibert

CHECKED BY: DJ Seibert

PROJ NO: 24-0018

E4.02

Branch Panel: MDP

Location: BASEMENT 000
Supply From:
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22K
Mains Type: MCB
Mains Rating: 400 A
MCB Rating: 400 A

CKT	Poles	Trip	Circuit Description	A	B	C	Circuit Description	Trip	Poles	CKT
1	3	35 A	ODU-1	3276 / 0			Spare	20 A	2	2
3	--	--			3276 / 0		--	--	--	4
5	--	--				3276 / 915	CU-1	25 A	2	6
7	2	15 A	DOAS-1 Circuit #1	757 / 915			--	--	--	8
9	--	--			757 / 0		Spare	15 A	2	10
11	3	30 A	DOAS-1 Circuit #2			2671 / 0	--	--	--	12
13	--	--		2671 / 9234			Panel "PP0"	125 A	3	14
15	--	--			2671 / 7117		--	--	--	16
17	3	225 A	Panel "PP1"			16381 / ...	--	--	--	18
19	--	--		14828 / 779			Panel "PP2"	125 A	3	20
21	--	--			18519 / ...		--	--	--	22
23	3	40 A	Dumbwaiter (5HP)			2021 / 284	--	--	--	24
25	--	--		2021 / 560			Well Pump Buck/Boost XFMR	15 A	2	26
27	--	--			2021 / 560		--	--	--	28
29	3	100 A	ATS & Panel "LS"			3251 / 0	Space	--	1	30
31	--	--		3081 / 0			Spare	100 A	3	32
33	--	--			2959 / 0		--	--	--	34
35	1	--	Space			0 / 0	--	--	--	36
37	3	100 A	Spare	0 / 0			Spare	100 A	3	38
39	--	--			0 / 0		--	--	--	40
41	--	--				0 / 0	--	--	--	42
43	3	100 A	Spare	0 / 0			SPD	30 A	3	44
45	--	--			0 / 0		--	--	--	46
47	--	--				0 / 0	--	--	--	48
				38120 VA	40230 VA	38231 VA				
				318 A	335 A	319 A				

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals
HVAC	200 VA	100.00%	200 VA	
Lighting	4458 VA	100.00%	4458 VA	Total Conn. Load: 116080 VA
Motor	1120 VA	100.00%	1120 VA	Total Est. Demand: 104442 VA
Other	76526 VA	100.00%	76526 VA	Total Conn. Current: 322 A
Power	500 VA	100.00%	500 VA	Total Est. Demand... 290 A
Receptacle	33277 VA	65.03%	21639 VA	

Notes:
Provide Bolt-on Breakers, Full Rated Copper Buses, and Equipment Ground Bars
Provide Schneider Electric Cat # SSP(voltage)XDSE10A Surge Protection Device (SPD) with Flush Mounted Enclosure and Dedicated 30A/3p...
Integrated Equivalent SPD by Equipment Manufacturer

Branch Panel: PP0

Location: BASEMENT 000
Supply From: MDP
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22K
Mains Type: MLO
Mains Rating: 125 A
MCB Rating:

CKT	Poles	Trip	Circuit Description	A	B	C	Circuit Description	Trip	Poles	CKT
1	1	20 A	Floor Box Dias Meeting 103	0 / 0			Floor Box Presenter Mtng 103	20 A	1	2
3	1	20 A	Rcpt 103 AV Rack		0 / 0		Rcpt 103 AV Rack	20 A	1	4
5	1	20 A	Rcpt Multiple Rooms North...			1440 / 180	Rcpt - Upper Dumbwaiter Sh...	20 A	1	6
7	1	20 A	Rcpt Meeting 103 Floor...	0 / 540			Rcpt West Basment 000	20 A	1	8
9	1	20 A	Rcpt Lower Dumbwaiter Shaft		180 / 0		Rcpt 103 AV Rack	20 A	1	10
11	1	20 A	Rcpt Conference 104			360 / 0	Spare	20 A	1	12
13	1	20 A	Spare	0 / 0			Rcpt 103 AV Rack	20 A	1	14
15	1	15 A	Ex. Shed Ltg/Rcpt		500 / 540		Rcpt North Basement 000	20 A	1	16
17	1	20 A	Rcpts South East Meeting 103			1080 / 1127	Rcpt Ex. Sump pump.	20 A	1	18
19	1	15 A	Ex. Parking Lot Ltg	500 / 900			Rcpt South Basement 000	20 A	1	20
21	1	20 A	Spare		0 / 1000		ECH-2	15 A	2	22
23	1	20 A	Water Softener			500 / 1000	--	--	--	24
25	1	20 A	EF-1	1127 / 1000			ECH 1	15 A	2	26
27	1	20 A	Rcpt - 103 & 104		720 / 1000		--	--	--	28
29	2	15 A	ECH-3			1000 / 1667	EUH-1	20 A	3	30
31	--	--		1000 / 1667			--	--	--	32
33	1	20 A	Ltg Basement		264 / 1667		--	--	--	34
35	1	20 A	Ltg - Facade			42 / 511	Ltg - 103	20 A	1	36
37	1	20 A	Meeting Rm AV Rack	1000 / 1000			Rear Backlit Sign	20 A	1	38
39	1	20 A	Generator Rcpt		180 / 1000		Front Backlit Sign	20 A	1	40
41	1	20 A	Existing Twp Sign and Lanter...			500 / 25	ATC Damper	20 A	1	42
43	1	20 A	Exterior Twp Signs Rear Bldg.	500 / 0			Spare	20 A	1	44
45	1	20 A	Ltg Flag Pole		66 / 0	0 / 0	Spare	20 A	1	46
47	1	20 A	Spare				SPD	30 A	3	48
49	1	20 A	Spare	0 / 0			--	--	--	50
51	1	20 A	Spare		0 / 0		--	--	--	52
53	1	20 A	Spare			0 / 0	--	--	--	54
				9234 VA	7117 VA	9432 VA				
				80 A	59 A	81 A				

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals
				Total Conn. Load: 25782 VA
				Total Est. Demand: 25782 VA
				Total Conn. Current: 72 A
				Total Est. Demand... 72 A

Notes:
Provide Bolt-on Breakers, Full Rated Copper Buses, and Equipment Ground Bars
Provide Schneider Electric Cat # SSP(voltage)XDSE10A Surge Protection Device (SPD) with Flush Mounted Enclosure and Dedicated 30A/3p...
or Provide Integrated Equivalent SPD by Equipment Manufacturer

Branch Panel: LS1

Location: BASEMENT 000
Supply From: ATS LS
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22K
Mains Type: MLO
Mains Rating: 100 A
MCB Rating:

CKT	Poles	Trip	Circuit Description	A	B	C	Circuit Description	Trip	Poles	CKT
1	1	20 A	Ltg - Canopy	20 / 30			Ltg - Dumbwaiter Shaft	20 A	1	2
3	1	20 A	Ltg - 102		209 / 84		Ltg - Exterior Ramp	20 A	1	4
5	1	20 A	Ltg - Vest 100			60 / 44	Ltg - Facade	20 A	1	6
7	1	20 A	Ltg - 119	93 / 0			Spare	20 A	1	8
9	1	20 A	Ltg - 101		140 / 180		Rcpt Data Rack (South) 202	20 A	1	10
11	1	20 A	Ltg - 2nd Floor			97 / 180	Rcpt Data Rack (North) 202	20 A	1	12
13	1	20 A	Ltg - Basement	191 / 720			Rcpt Telephone Board 202	20 A	1	14
15	1	20 A	Ltg - 103		234 / 500		LCP	20 A	1	16
17	1	20 A	Ltg - FAC 202			500 / 1000	Gen. Battery Charger	20 A	1	18
19	2	30 A	Rcpt UPS 202	953 / 953			Rcpt UPS 202	30 A	2	20
21	--	--			953 / 953		--	--	--	22
23	1	20 A	Gen. Block Heater			1200 / 0	Spare	20 A	1	24
25	1	--	Space	0 / 0			Space	--	1	26
27	1	--	Space		0 / 0		Space	--	1	28
29	1	--	Space			0 / 0	Space	--	1	30
31	1	--	Space	0 / 0			Spare	20 A	1	32
33	1	20 A	Spare		0 / 0		Spare	20 A	1	34
35	1	20 A	Spare			0 / 0	Spare	20 A	1	36
37	3	40 A	Spare	0 / 0			SPD	30 A	3	38
39	--	--			0 / 0		--	--	--	40
41	--	--				0 / 0	--	--	--	42
				2959 VA	3251 VA	3081 VA				
				25 A	27 A	26 A				

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals
				Total Conn. Load: 8791 VA
				Total Est. Demand: 8791 VA
				Total Conn. Current: 24 A
				Total Est. Demand... 24 A

Notes:
Provide Bussman Quik-Spec Fusible Panelboard or equal, Full Rated Copper Buses, and Equipment Ground Bars
Provide Schneider Electric Cat # SSP(voltage)XDSE10A Surge Protection Device (SPD) with Flush Mounted Enclosure and Dedicated 30A/3p...
or Provide Integrated Equivalent SPD by Equipment Manufacturer

11 Provide Red identification label of "FIRE ALARM CIRCUIT" and breaker lock "On Position" Per NEC 780.41.

Branch Panel: PP2

Location: FILE STORAGE 201
Supply From: MDP
Mounting: Recessed
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 10K
Mains Type: MLO
Mains Rating: 125 A
MCB Rating:

CKT	Poles	Trip	Circuit Description	Phase A (VA)	Phase B (VA)	Phase C (VA)	Circuit Description	Trip	Poles	CKT
1	1	20 A	Door Access Control Panel	0 / 0			Spare	20 A	1	2
3	1	20 A	Door Access Power		300 / 111		Lighting 202 MDF, 203 Storage	20 A	1	4
5	1	20 A	Spare			0 / 225	Ltg - 201 File Storage	20 A	1	6
7	1	20 A	Rcpt File Storage 201	360 / 360			Rcpt Level 2 Stair & Storage	20 A	1	8
9	1	20 A	Rcpt File Storage 201		360 / 720		Rcpt - Finance Storage 203	20 A	1	10
11	2	15 A	IDU-1.14			25 / 34	IDU-1.15	15 A	2	12
13	--	--		25 / 34			--	--	--	14
15	1	20 A	*DOAS Heat Trace		500 / 360		Rcpt AV/IT Data 202	20 A	1	16
17	1	--	Space			0 / 0	Space	--	1	18
19	1	--	Space	0 / 0			Space	--	1	20
21	1	--	Space		0 / 0		Spare	20 A	1	22
23	1	20 A	Spare			0 / 0	Spare	20 A	1	24
25	1	20 A	Spare	0 / 0			SPD	30 A	3	26
27	1	20 A	Spare		0 / 0		--	--	--	28
29	1	20 A	Spare			0 / 0	--	--	--	30
				779 VA	2351 VA	284 VA				
				7 A	20 A	2 A				

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals
				Total Conn. Load: 3413 VA
				Total Est. Demand: 3413 VA
				Total Conn. Current: 9 A
				Total Est. Demand... 9 A

Notes:
Provide Bolt-on Breakers, Full Rated Copper Buses, and Equipment Ground Bars
Provide Schneider Electric Cat # SSP(voltage)XDSE10A Surge Protection Device (SPD) with Flush Mounted Enclosure and Dedicated 30A/3p...
or Provide Integrated Equivalent SPD by Equipment Manufacturer
* Provide Equipment GFI Protection

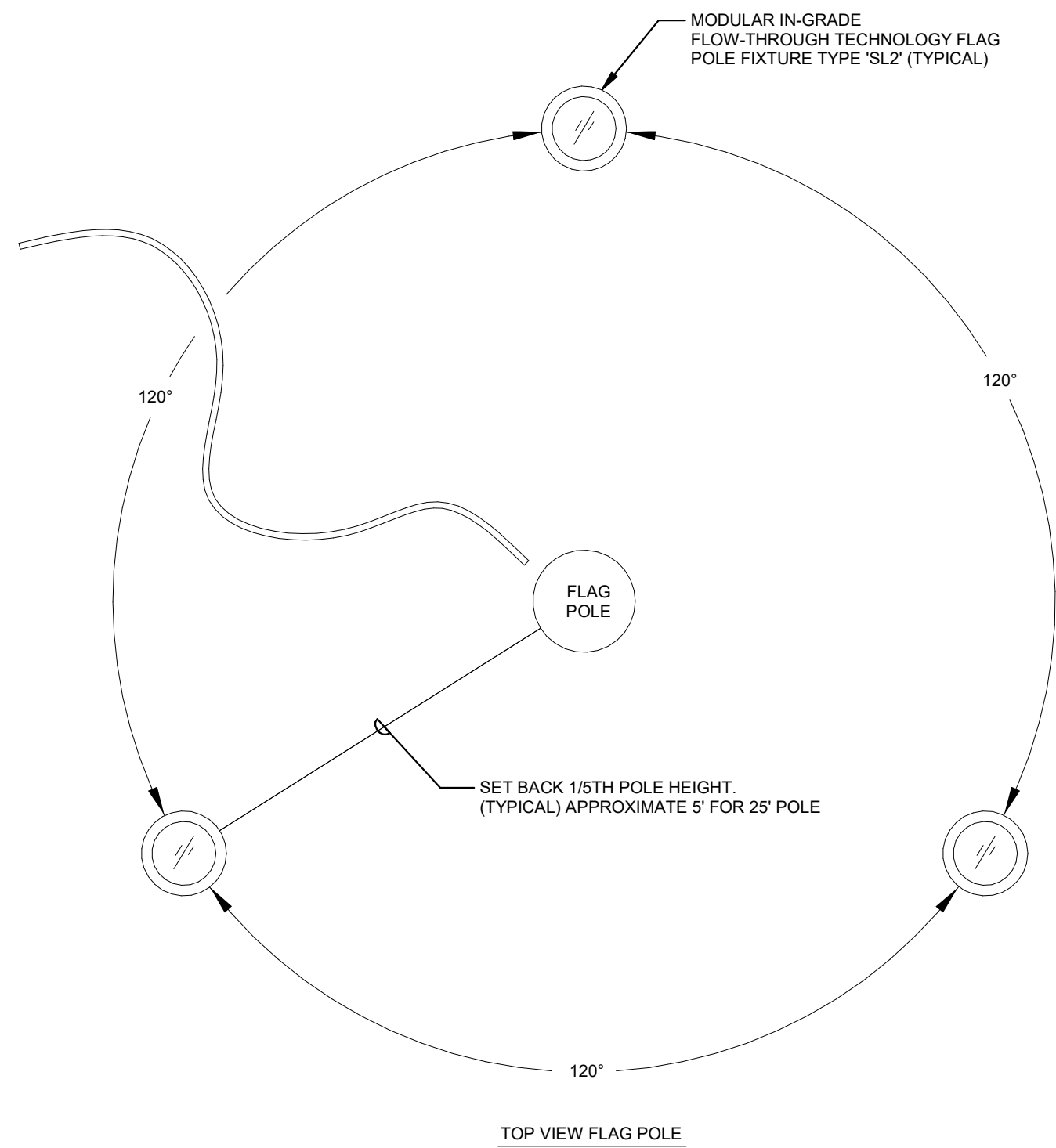
Branch Panel: PP1

Location: CORRIDOR 120
Supply From: MDP
Mounting: Recessed
Enclosure: Type 1

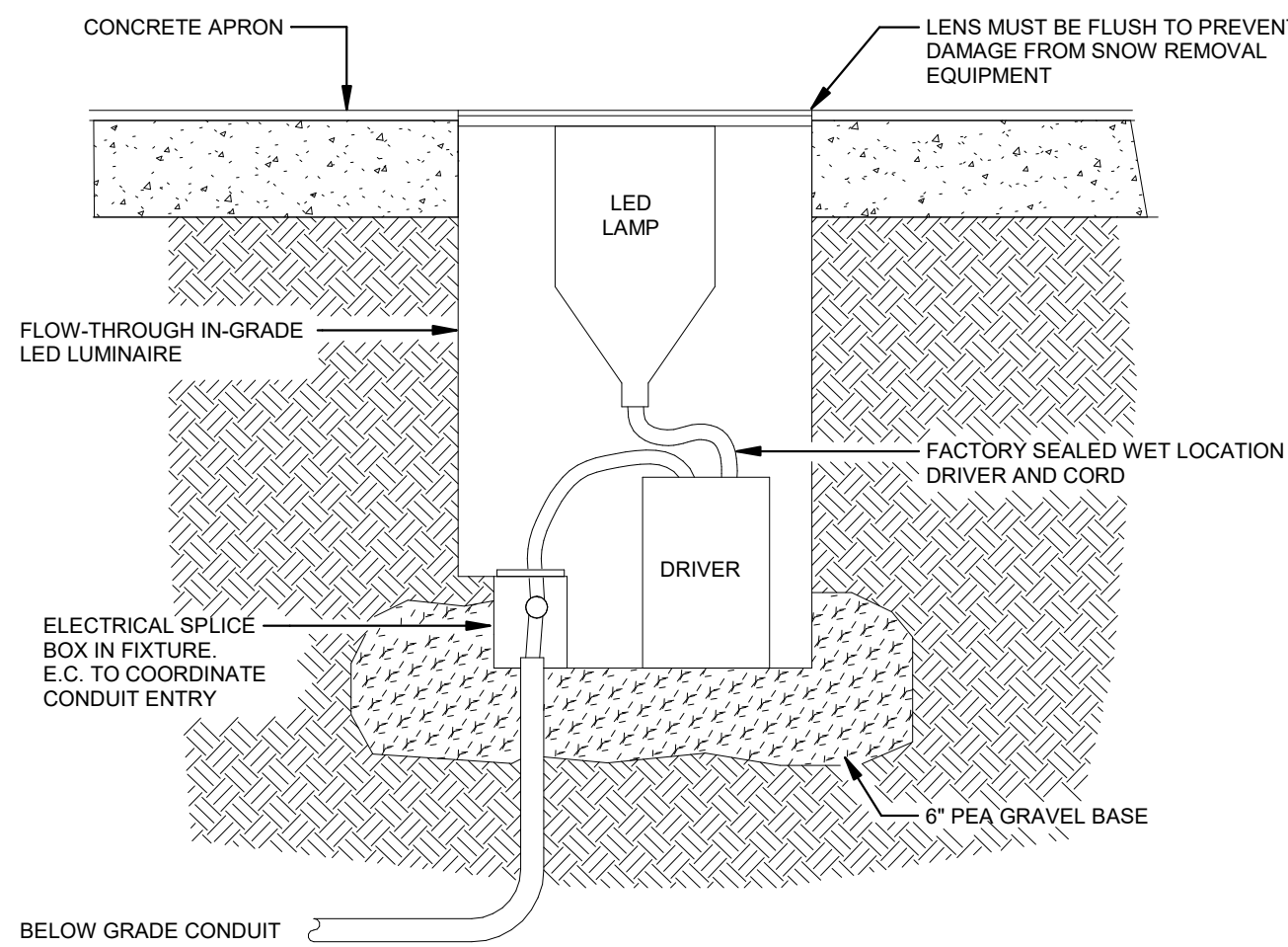
Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 10K
Mains Type: MLO
Mains Rating: 225 A
MCB Rating:

CKT	Poles	Trip	Circuit Description	A	B	C	Circuit Description	Trip	Poles	CKT
1	1	20 A	**Rcpt Fridg Breakroom 107	180 / 180			Rcpt Coffee Breakroom 107	20 A	1	2
3	1	20 A	Rcpt Microwave Breakroom...		180 / 180		Rcpt Vending Breakroom 107	20 A	1	4
5	1	20 A	Receptacle Attic			180 / 150	Faucet Sensors	20 A	1	6
7	1	20 A	Rcpt Counter Breakroom 107	180 / 720			Rcpt Finance Manager 113	20 A	1	8
9	1	20 A	Rcpt Township Manager 114		720 / 720		Rcpt Assistant Township...	20 A	1	10
11	1	20 A	Rcpt Reception/A.T. Manager			1080 / 540	Rcpt Reception 116	20 A	1	12
13	1	20 A	Rcpt Multiple Room Northwest	900 / 900			Rcpt Finance Assistant 112	20 A	1	14
15	1	20 A	Rcpt Open Workroom West...		540 / 540		Rcpt Open Workroom East...	20 A	1	16
17	1	20 A	Rcpt Copier Workroom 110			500 / 1260	Rcpt Multiple Room Center	20 A	1	18
19	1	20 A	Rcpt Breakroom 107	1080 / 540			Rcpt Emergency Services 106	20 A	1	20
21	1	20 A	Rcpt Emergency Services 106		720 / 500		Rcpt Plotter Tax/Zoning 105	20 A	1	22
23	1	20 A	Rcpt Tax/ Zoning Southwest...			900 / 900	Rcpt Tax/ Zoning Center 105	20 A	1	24
25	1	20 A	Rcpt Tax/ Zoning 105	900 / 720			Rcpt Tax/ Zoning 105	20 A	1	26
27	1	20 A	Rcpt Tax/Zoning/Conference		1220 / 240		Smoke Dampers	20 A	1	28
29	1	20 A	Fire Shutter			1127 / 1127	Fire Shutter	20 A	1	30
31	1	20 A	Rcpt Water Cooler Lobby 101	500 / 1127			Fire Shutter	20 A	1	32
33	2	15 A	IDU-1.9		25 / 25		IDU-1.10	15 A	2	34
35	--	--				25 / 25	--	--	--	36
37	2	15 A	IDU-1.11	25 / 25			IDU-1.12	15 A	2	38
39	--	--			25 / 25		--	--	--	40
41	2	15 A	IDU-1.8			25 / 25	IDU-1.13	15 A	2	42
43	--	--		25 / 25			--	--	--	44
45	2	15 A	IDU-1.7		25 / 34		IDU-1.6	15 A	2	46
47	--	--				25 / 34	--	--	--	48
49	2	15 A	IDU-1.5	25 / 25			IDU1.4	15 A	2	50
51	--	--			25 / 25		--	--	--	52
53	2	15 A	IDU-1.3			25 / 34	IDU-1.2	15 A	2	54
55	--	--		25 / 34			--	--	--	56
57	2	15 A	IDU-1.1		34 / 4160		I.W.H. 107	50 A	2	58
59	--	--				34 / 4160	--	--	--	60
61	2	20 A	EWJ JAN 111	1500 / 0			I.W.H. 109	20 A	2	62
63	--	--			1500 / 0		--	--	--	64
65	2	20 A	I.W.H. 118			1560 / 1560	I.W.H. 118	20 A	2	66
67	--	--		1560 / 1560			--	--	--	68
69	2	20 A	I.W.H. 117		1560 / 67		IDU 1.16	15 A	2	70
71	--	--				1560 / 67	--	--	--	72
73	2	15 A	ECH-4	1000 / 598			Ltg - 110-118	20 A	1	74
75	--	--			1000 / 108		Ltg - 119	20 A	1	76
77	1	20 A	Ltg - 105-109			573 / 200	Ltg - 104	20 A	1	78
79	1	20 A	Card Readers - 1st Floor	1000 / 828			Ltg - 101	20 A	1	80
81	1	20 A	Ltg - Penthouse		132 / 500		Floor Box - 107	20 A	1	82
83	1	20 A	Card Readers - 1st Floor			800 / 25	DOAS ATC Damper	20 A	1	84
85	1	20 A	VRF Control Panel	200 / 0			Spare	20 A	1	86
87	1	20 A	Spare		0 / 0		Spare	20 A	1	88
89	1	20 A	Spare			0 / 0	Spare	20 A	1	90
91	1	20 A	Spare	0 / 0			Spare	20 A	1	92
93	1	20 A	Spare		0 / 0		Spare	20 A	1	94
95	1	20 A	Spare			0 / 0	Spare	20 A	1	96
97	1	20 A	Spare	0 / 0			Spare	20 A	1	98
99	1	20 A	Spare		0 / 0		Spare	20 A	1	100
101	1	20 A	Spare			0 / 0	Spare	20 A	1	102
103	1	20 A	Spare	0 / 0			SPD	30 A	3	104
105	1	20 A	Spare		0 / 0		--	--	--	106
107	1	20 A	Spare			0 / 0	--	--	--	108
				16381 VA	14828 VA	18519 VA				
				138 A	124 A	156 A				



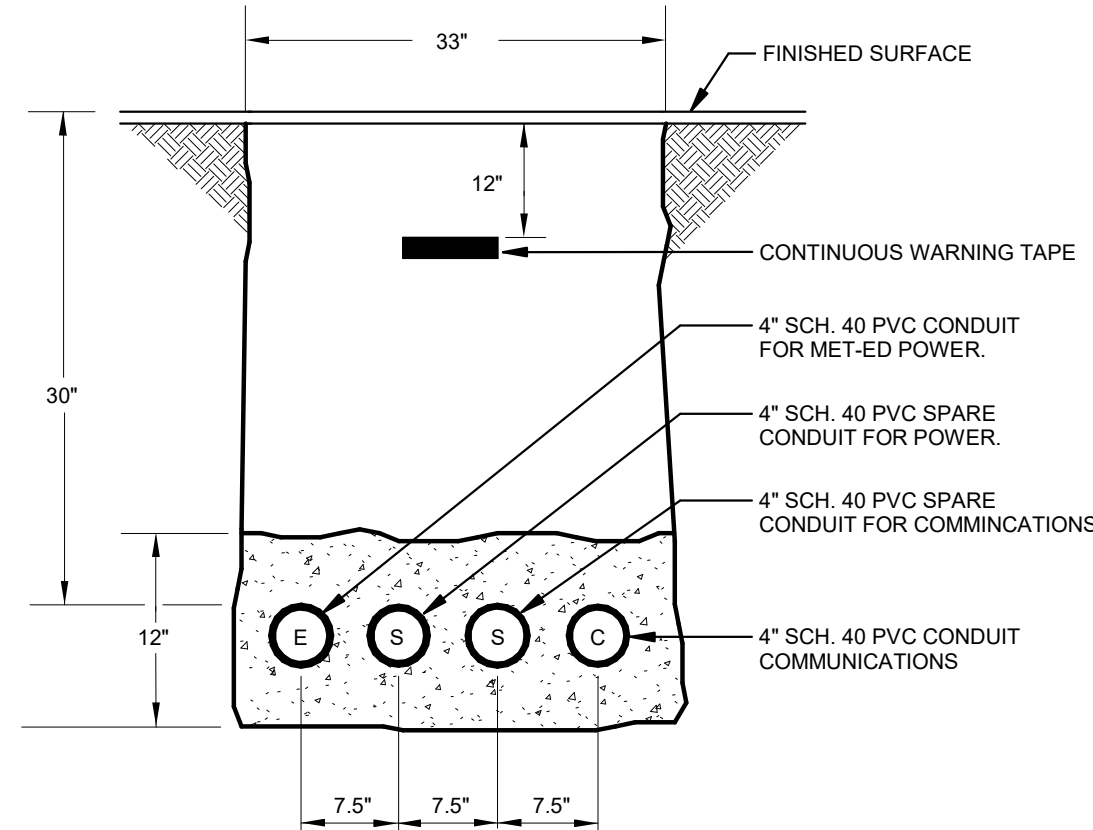
TOP VIEW FLAG POLE



SECTION VIEW

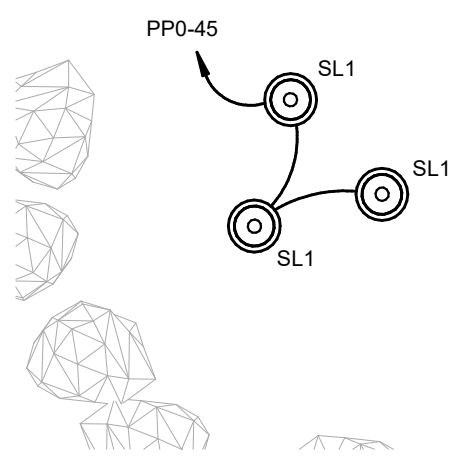
2 FLAG POLE LIGHTING INSTALLATION DETAIL
NO SCALE

Site Lighting Fixture Schedule							
Type	Input Watts	Manufacturer	Catalog Number	No. of Lamps	Lamp Type	Voltage	Additional Remarks
SL1	53	HYDREL	M9820-B-LED-WHT30K-AM-VOLT-NSP-FL-C-X-BTR-LDIM-LP-BZ	LED	2,840LU LED 3000K 80CRI	UNV	BABA LED INGRADE FLAGPOLE LIGHT WITH FLOW THROUGHTECHNOLOGY, IP68 CSA LISTED



NOTE: TRENCHING, CONCRETE & BACKFILLING BY E.C.

A CONDUIT DUCTBANK SECTION - A
None



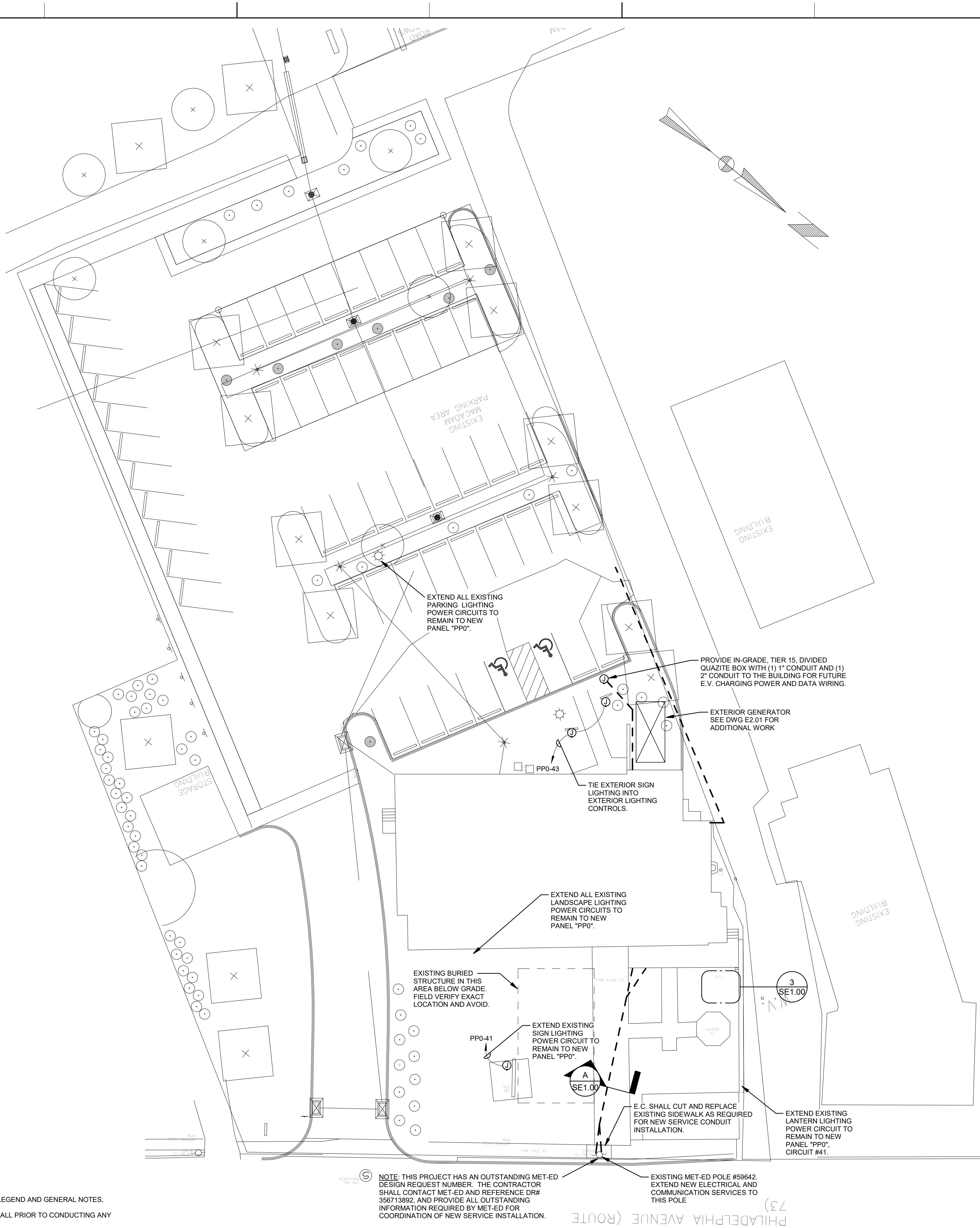
3 ENLARGED PLAN - FLAG POLE LIGHTING
1/4" = 1'-0"

GENERAL POWER NOTES:

- REFER TO E0.00 FOR LEGEND AND GENERAL NOTES.
- PERFORM A PA ONE-CALL PRIOR TO CONDUCTING ANY SITEWORK.
- ALL CIRCUITS SHALL BE A MINIMUM (2) #10, (1) #10 GROUND IN 1" CONDUIT AND A MINIMUM OF 24" BELOW GRADE.
- E.C. SHALL COORDINATE NEW ELECTRICAL SERVICE INSTALLATION WITH MET-ED DR #356713892. NEW SERVICE SHALL MEET ALL MET-ED RULES FOR INSTALLATION.

NOTE: THIS PROJECT HAS AN OUTSTANDING MET-ED DESIGN REQUEST NUMBER. THE CONTRACTOR SHALL CONTACT MET-ED AND REFERENCE DR# 356713892, AND PROVIDE ALL OUTSTANDING INFORMATION REQUIRED BY MET-ED FOR COORDINATION OF NEW SERVICE INSTALLATION.

1 SITE PLAN - POWER
1" = 20'-0"



PROJECT:
**RENOVATIONS TO
ADMINISTRATION
BUILDING**

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

OWNER:
DOUGLASS TOWNSHIP

1320 E PHILADELPHIA AVE, GILBERTSVILLE, PA
19525

PROJECT TEAM:

ARCHITECT: ALLOYS ARCHITECTURE
CIVIL:

STRUCTURAL: SLATE STRUCTURAL ENGINEERS, NAZARATH, PA 18064 610.365.7634
MEPE: SNYDER HOFFMAN ASSOCIATES, BETHLEHEM PA, 18018 610.694.8020
FOOD SERVICE:

ACOUSTICS: FOOD SERVICE:

SUBMISSIONS:		
NO.	ISSUE DESCRIPTION	DATE
1	Issued for Permit	11/07/25
2	Bid Set	01/26/26

KEY PLAN:



REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
**SITE PLAN -
ELECTRICAL**

DATE:	11/07/2025
SCALE:	As indicated
DRAWN BY:	RLM
CHECKED BY:	DAN
PROJ NO:	24-0018

SE1.00