

144 BYERS ROAD, CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

 giresidesign

GIRESI DESIGN, LLC
1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

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McHUGH
ENGINEERING ASSOCIATES INC.

136 Poplar Street, Ambler, PA 19002
7950 Route 70, Suite 102, Cherry Hill, NJ 08003
www.mchugheng.com
215.641.1158

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UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

[illegible]

Project Number:

Drawn By:

Reviewed By:

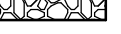
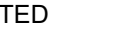
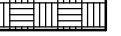
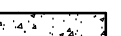
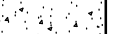
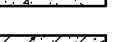
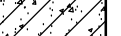
Paper Size:

Sheet Title:

110

100

G1.0

	POROUS FILL/ GRAVEL		ROUGH LUMBER S4S
	EARTH COMPACTED FILL		WOOD BLOCKING
	CONCRETE		PLYWOOD
	CAST STONE		FINISH WOOD/ MILLWORK
	BRICK MASONRY		GYPSUM WALLBOARD
	CONCRETE MASONRY UNIT (CMU)		BATT, BLANKET, OR LOOSE INSULATION
	STEEL		RIGID INSULATION

	EXTERIOR ELEVATION DRAWING NUMBER		DETAIL DRAWING NUMBER
	SHEET NUMBER OF ELEVATION		SHEET NUMBER OF DETAIL
	WALL SECTION DRAWING NUMBER		INTERIOR ELEVATION DRAWING NUMBER
	SHEET NUMBER OF ELEVATION		SHEET NUMBER OF ELEVATION
	BUILDING SECTION DRAWING LETTER		INTERIOR ELEVATION DRAWING NUMBER
	SHEET NUMBER OF ELEVATION		SHEET NUMBER OF ELEVATION
	ELEVATION DATUM		INTERIOR ELEVATION DRAWING NUMBER
	ROOF SLOPE		LEVEL CHANGE OR FENCE
	STAIR DIRECTION		WINDOW, LOUVER, OR STOREFRONT TYPE
	HIDDEN OBJECTS		PARTITION TYPES
	OVERHEAD OBJECTS		ROOM NUMBER
	CENTERLINE		DOOR NUMBER
	HEADER OR BEAM		KEYNOTE
	COLUMN REFERENCE		POINT ELEVATION
	REVISION MARKER		RECESSED FIRE EXTINGUISHER CABIN
	REVISION CLOUD		MOUNTED FIRE EXTINGUISHER
			SEMI-RECESSED FIRE EXTINGUISHER CABIN

ABV	ABOVE	GA	GAUGE	PSI	POUNDS PER SQUARE INCH
ADJ	ADJUSTABLE	GLV	GALVANIZE		
ALT	ABOVE FINISH FLOOR	GC	GENERAL CONTRACTOR	PT	PRESSURE TREATED
ALF	ALF		GYPSUM	PA	PAINTED
ALN	ALTERNATE	GYP	GYPSUM	PVC	POLYVINYL CHLORIDE
AUTO	AUTOMATIC			QTY	QUANTITY
BD	BOARD	H	HIGH	QTR	QUARTER
BDO	BUILDING	HB	HOSE BIB		
BDS	BOTTOM	HDR	HEADER	RAD	RADIUS
		HOR	HORIZONTAL	RD	ROAD RAIN
		HOUR	HOUR	REF	REFERENCE
CJ	CONTROL JOINT	HT	HEIGHT	REINF	REINFORCE
CLG	CLOSING	HVAC	HEATING VENTILATION AND AIR CONDITIONING	REQD	REQUIRED
CLR	CLEAR			RO	ROUGH OPENING
CMU	CONCRETE MASONRY UNIT	ID	INCH INSIDE DIAMETER	RC	RAINWATER CONDUIT
COL	COLUMN	INSUL	INSULATION	SC	SOIL
CON	CONCRETE CONTINUOUS	INT	INTERIOR	SERV	SERVICE
		JAN	JANITOR	SIM	SIMILAR
D	DEEP	JT	JUNCTION	SPTS	SPECIFICATIONS
DBL	DOUBLE	L	LONG	STL	STEEL
DET	DETAIL	LAB	LABORATORY	STD	STANDARD
DF	DRINKING FOUNTAIN	LAV	LAVATORY	STRUC	STRUCTURAL
DN	DOWN	MACH	MACHINE	SUSP	SUSPENDED
DS	DIMENSION	MAT	MATERIAL	SYMB	SYMBOL
DM	DOWN	MASONRY	MASONRY	TAG	TONGUE & GROVE
DS	DOWNSPOUT	MAS	MASONRY	TEL	TELEPHONE
DW	DRAWING	MAX	MAXIMUM	THK	THICK
EA	EACH	MECH	MECHANICAL	TOP	TOP OF
EJ	ELEVATION			TOM	TOP OF MASONRY
EFS	EXTERIOR FINISH	MFR	MANUFACTURER	TOS	TOP OF STEEL
	INSULATION	MIN	MINIMUM	TYP	TYPICAL
ELEV	ELEVATION	MISC	MISCELLANEOUS		
ELEC	ELECTRIC	MO	MASONRY OPENING	UNO	UNLESS NOTED OTHERWISE
ELEV	ELEVATOR	MNTD	MOUNTED	UL	UNDERWRITERS LABORATORY
EMER	EMERGENCY	MTL	METAL		
EN	ELEVATION	NIC	NOT IN CONTACT		
EQ	EQUAL	NO	NO NUMBER	VB	VAPOR BARRIER
EQUIP	EQUIPMENT	NO	NO MINIMUM	VERT	VERTICAL
EXIST	EXISTING	NTS	NOT TO SCALE	VEST	VESTIBULE
EXP	EXPANDED			VIF	VERIFY IN FIELD
EXT	EXTERIOR	OC	ON CENTER		
		OD	OVERSIDE DIAMETER	W	WIDTH
FDN	FLOOR DRAIN	OH	OVERHEAD	W/	WITH
FDN	FOUNDATION	OPN	OPENING	W/O	WITHOUT
FIN	FINISH FLOOR	OPP	OPPOSITE	W	WATER CLOSURE
FIN	FINISH			WOOD	WOOD
FLR	FLOOR	PL	PLATE	WIN	WINDOW
FLR	FLOOR	PLUMB	PLUMBING	WP	WEATHERPROOF
FLY	FLYWOOD	PREFAB	PREFABRICATED	WS	WEATHER STRIPPING
FTG	FOOTING			WWF	WELDED WIRE FENCE

FIRE ALARM [CONTRACTED DIRECT BY OWNER] DIRECT BY OWNER] PAVION 197 PHILLIPS ROAD EXTON, PA 19341 610-903-4900	IT & DATA [CONTRACTED DIRECT BY OWNER] HELP NOW DAN DIGREGORIO 15 EAST UWCHLAN AVENUE, SUITE 402 EXTON, PA 19341 610-590-4695 EXT. 102 DDIGREGORIO@HELP.NOW.COM	ACCESS CONTROL & SECURITY [CONTRACTED DIRECT BY OWNER] AES JEREMY KOZICH 15 E. UWCHLAN AVE., SUITE 41 EXTON, PA 19341 484-873-8383 EXT. 405 JKOZICH@ACCESSSECURITY1.COM
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1. THIS BUILDING IS DESIGNED AND IS INTENDED TO BE CONSTRUCTED IN COMPLIANCE WITH THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) & THE INTERNATIONAL BUILDING CODE (IBC) (2016 EDITION AND SUBSEQUENT REVISIONS APPROVED BY GOVERNING OFFICIALS).
2. THE WORK OF ALL TRADES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL STATE, TOWNSHIP, MUNICIPAL, CODES/REGULATIONS AND/OR OTHER AUTHORITIES HAVING JURISDICTION OVER CONSTRUCTION.
3. ALL CONSTRUCTION SHALL MEET THE FOLLOWING GUIDELINES (LATEST EDITIONS U.N.O.)
 - 3.1. INTERNATIONAL BUILDING CODE, CHAPTER 11 (2018 EDITION AND SUBSEQUENT REVISIONS AND AMENDMENTS APPROVED BY GOVERNING OFFICIALS).
 - 3.2. AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES (ADAAG)
 - 3.3. AMERICAN NATIONAL STANDARDS INSTITUTE INC. (IC/ANSI A117.1-2009)

*WHERE CONFLICTS EXIST, FOLLOW THE MOST RESTRICTIVE.

4. NO WORK SHALL BEGIN AT THE SITE UNTIL APPLICABLE APPROVALS AND REQUIRED PERMITS HAVE BEEN OBTAINED COVERING SUCH WORK. SUBCONTRACTORS ARE REQUIRED TO VERIFY AND ASSURE PROPER CODE COMPLIANCE FOR ALL ASPECTS OF CONSTRUCTION WITH THE EXCEPTIVE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT ALL PROJECT CHANGES OR UPDATES TO THE AUTHORITY HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT.
5. THE OWNER SHALL FURNISH SURVEYS DESCRIBING PHYSICAL CHARACTERISTICS, LEGAL LIMITATIONS AND UTILITY LOCATIONS FOR THE SITE OF THE PROJECT, AND A LEGAL DESCRIPTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO START OF PROJECT.

- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DRAWINGS WITH EACH OTHER AND WITH INFORMATION FURNISHED BY THE OWNER AND SHALL REPORT TO THE ARCHITECT IMMEDIATELY ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED FOR DIRECTION PRIOR TO BIDDING OR START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND IDENTIFY ANY CHANGES OR DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE INFORMATION KNOWN TO THE CONTRACTOR WITH THE DRAWINGS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR DIRECTION PRIOR TO BIDDING AND START OF CONSTRUCTION.
8. DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. LARGE SCALED DRAWINGS TAKE PRECEDENT OVER SMALLER SCALED DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENT OVER GRAPHICS.
9. DETAILS FOR CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS AND BEST PRACTICES.
10. ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS, WITHOUT PRIOR APPROVAL, SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
11. DIMENSIONS ARE ACTUAL, NOT NOMINAL, AND ARE GIVEN TO FACE OF ELEMENTS SUCH AS STUDS, EXTERIOR FACE OF SHEATHING, CONCRETE OR C.M.U. (U.N.O.). ALL DIMENSIONS FROM FINISHED WALLS ARE GIVEN TO THE FINISHED SURFACE (U.N.O.). DIMENSIONS NOTED WITH "CLEAR" OR "CLR." ARE GIVEN TO THE FINISHED SURFACE OF SPACES AND ELEMENTS.
12. SEE DRAWINGS BY OTHERS FOR ALL SITEWORK, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION ON THE SITE, FINAL GRADES, SIDEWALKS, PARKING AND DRIVEWAY LOCATIONS.
13. SEE DRAWINGS BY OTHERS FOR ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK. IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS TO COORDINATE THEIR WORK WITH THE ARCHITECTURAL DRAWINGS, WHICH ARE PROPRIETARY. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
14. ALL MATERIALS, ITEMS, AND FIXTURES SHALL BE INSTALLED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH MANUFACTURERS LATEST WRITTEN INSTRUCTIONS, INDUSTRY STANDARDS, AND AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED.
15. THE TERMS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED MEANS THAT SUCH ITEMS SHALL BE "TURNISHED, INSTALLED, AND CONNECTED, COMPLETE AND READY FOR THE INTENDED USE."
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE DELIVERY OF ALL MATERIALS AND FIXTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CUSTODY OF ALL VEHICLES, SUPPLIED ITEMS AND MATERIALS UNTIL THE PROJECT IS TURNED OVER TO THE OWNER UPON COMPLETION OF CONSTRUCTION.

1. ALL DEFERRED SUBMITTALS AS INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA. ASSOCIATED COST AND FEE FOR SHOP DRAWINGS AND DEFERRED SUBMITTALS TO BE INCLUDED AND PROVIDED IN THE CONTRACTOR'S BASE FEE.
2. FIRE ALARM SHOP DRAWINGS SHALL BE PREPARED BY THE FIRE ALARM CONTRACTOR AND SUBMITTED FOR REVIEW BY THE ARCHITECT AND ENGINEERS.
3. SIGN VENDOR SHALL PREPARE SIGN DRAWINGS AS REQUIRED AND SUBMIT FOR REVIEW UNDER SEPARATE PERMIT (COORDINATE WITH LOWER AS REQUIRED).

1. SEE DRAWINGS BY THE MECHANICAL, ELECTRICAL & PLUMBING (M.E.P.) ENGINEER, FOR DEFERRED SUBMITTALS, CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SUBMITTALS AND DOCUMENTATION REQUIRED BY THE AIA FOR PERMIT APPROVAL FOR THEIR RESPECTIVE SCOPE OF WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND ACCOMMODATION OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE ALARM SYSTEMS PER APPLICABLE CODES. NO STRUCTURAL OR ARCHITECTURAL CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE OWNER.
3. CONTRACTOR SHALL COORDINATE FIXTURE AND EQUIPMENT LOCATIONS WITH EXISTING PROVISIONS AND NOTIFY ARCHITECT OF ANY ISSUES PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL COMMISSION & PROVIDE AIR BALANCING OF THE MECHANICAL SYSTEM AS REQUIRED BY CODE & AUTHORITY HAVING JURISDICTION.
5. RECEPTACLE AND LIGHTING LAYOUT SHOWN IS DIAGRAMMATIC AND SHALL NOT EXEMPT CONTRACTOR FROM CONSULTING A CERTIFIED ELECTRICIAN FOR INDUSTRY STANDARD PRACTICES AND CODE COMPLIANCE, OR FROM VERIFYING CONDITIONS IN FIELD.
6. SEE M.E.P./P-FP DRAWINGS FOR OCCUPANCY AND VACANCY SENSORS LOCATIONS.
7. CONTRACTOR SHALL PROVIDE "GANG" DEVICE COVER PLATES FOR INSTANCES OF MULTIPLE RECEPTABLES OR SWITCHES TO INCLUDE ALL DEVICES IN THAT AREA.
8. THE ENTIRE SPACE WITHIN THE SCOPE OF WORK SHALL HAVE AN EMERGENCY LIGHTING SYSTEM AS REQUIRED BY LOCAL BUILDING OFFICIALS AND APPLICABLE CODES. EXIT LIGHTS AND EXIT SIGN HEADS ARE SHOWN AT ALL EXTERIOR DOORS FOR REFERENCE ONLY.
9. AUDIO, VIDEO, AND DATA SERVICE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING WORK.

1. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S SIGN VENDOR AND CONFIRM POWER LOCATION(S) FOR ALL EXTERIOR SIGN(S). SIGN VENDOR SHALL NOT BE RESPONSIBLE FOR PRIMARY ELECTRIC OR ACCESS TO ELECTRICAL CONNECTION. ALL JUNCTION BOXES FOR BUILDING SIGNAGE SHALL BE LOCATED WITHIN 6'-0" OF THE BUILDING SIGN LOCATION. WHERE REQUIRED, ACCESS PANELS SHALL BE PROVIDED.

1. MATRIX IS PROVIDED TO CLARIFY AND FACILITATE PROCUREMENT AND WORK COORDINATION RESPONSIBILITIES PRIMARILY AS IT RELATES TO CONTRACTOR WORK.
2. CONTRACTOR IS RESPONSIBLE FOR RECEIVING ITEMS DELIVERED TO THE SITE BUT INSTALLED BY OTHERS, INCLUDES UNLOADING, STORAGE AND FILING FREIGHT CLAIMS.
3. ITEMS NOT SPECIFICALLY ADDRESSED IN THIS RESPONSIBILITY MATRIX ARE TO BE FURNISHED BY THE CONTRACTOR; REFER TO THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL NOTES AND DETAILS.
4. OWNER SHALL SUPPLY CONTRACTOR WITH PRODUCT/MATERIAL CUT SHEETS AND/OR INSTALLATION REQUIREMENTS FOR OWNER-FURNISHED ITEMS PRIOR TO CONSTRUCTION.
5. OWNER IS RESPONSIBLE FOR COORDINATING ITEMS FURNISHED AND/ OR INSTALLED BY DIRECT CONTRACT VENDORS OR ITS OWN RESOURCES.
6. SCOPE OF WORK ITEMS NOT SPECIFICALLY NOTED IN THE RESPONSIBILITY MATRIX SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS NOTED OTHERWISE.
7. SEE SITE UTILITIES COORDINATION CHECKLIST AND M.E.P BUILDING INTERIOR COORDINATION CHECKLIST FOR ADDITIONAL CONTRACTOR RESPONSIBILITY INFORMATION

ITEM	FURNISHED BY				INSTALLED BY				NOTES
	O	C	ASV	ITV	O	C	ASV	ITV	
GENERAL CONDITIONS									
PERMITS		X				X			ALL PERMITS, INCLUDING DEFERRED SUBMITTALS, AND CONTRACTOR LICENSES
DETAILS									
WOOD, PLASTIC & COMPOSITES									
BREAK ROOM CABINETS & COUNTERTOPS		X				X			
COPY/SUPPLY ROOM COUNTERTOP		X				X			
RECEPTION COUNTERTOP		X				X			
CLOSET SHELVES		X				X			
OPENINGS									
DOORS, FRAMES & HARDWARE		X				X			CONTRACTOR SHALL COORDINATE WITH ACCESS CONTROL VENDOR
HARD READERS, POSITION SWITCHES, & INTERCOMS			X				X		
FINISHES									
PAINT		X				X			CONTRACTOR SHALL PROVIDE PAINT DRAWDOWNS FOR APPROVAL PRIOR TO PAINTING
LIGHTING									
EXTERIOR SIGNAGE		X				X	X		CONTRACTOR SHALL PROVIDE POWER FOR SIGNAGE; SEE CIVIL DRAWINGS
REBBY SIGNAGE		X				X	X		CONTRACTOR SHALL PROVIDE IN-WALL BLOCKING
TOILET ROOM ACCESSORIES			X				X		
FIRE EXTINGUISHERS			X			X			PER THE DRAWINGS AND AS REQUIRED BY THE AHJ
EQUIPMENT									
REFRIGERATOR (BREAK ROOM)		X				X			LOCATED IN BREAK ROOM
MICROWAVE		X				X			LOCATED IN BREAK ROOM
FURNISHINGS									
FILE CABINETS		X				X			
FURNITURE		X				X			
WALK-OFF MATS		X				X			LOCATED IN VESTIBULE
FLOORING									
BREAK ROOM SINK & FAUCET			X				X		
WATER CLOSETS, URINALS & LAVATORIES			X				X		
POPE SINK			X				X		
DRINKING FOUNTAINS & BOTTLE FILLER			X				X		
LIGHTING									
LIGHTING			X				X		SEE ARCHITECTURAL REFLECTED CEILING PLAN & ELECTRICAL DRAWINGS
EMERGENCY LIGHTING & EXIT SIGNS			X				X		SEE ARCHITECTURAL REFLECTED CEILING PLAN & ELECTRICAL DRAWINGS
COMMUNICATION									
TELEPHONE & DATA		X				X	X		CONTRACTOR TO PROVIDE CONDUIT, PULL STRING & BOXES PER LOCATIONS INDICATED ON DWGS.
ACCESS CONTROL & SECURITY SYSTEM			X				X		CONTRACTOR TO PROVIDE CONDUIT, PULL STRING & BOXES PER LOCATIONS INDICATED ON DWGS.
ELECTRONIC SAFETY & SECURITY									
ALARM			X				X		

KEY: O = OWNER (UPPER UWICHLAN TOWNSHIP); C = CONTRACTOR; ITV = IT VENDOR (HELP NOW!); ASV = ACCESS CONTROL & SECURITY VENDOR (AES)

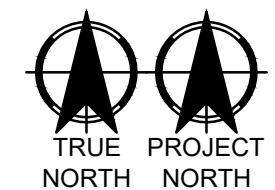
OWNER: UPPER UWCHLAN TOWNSHIP TONY TSCHIEWER 140 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 610-458-9400 TSCHIEWER@UPPERUWCHLAN-PA.GOV	CIVIL ENGINEER: GILMORE & ASSOCIATES, INC. DAVE LEH 401 PLYMOUTH ROAD, SUITE 150 PLYMOUTH MEETING, PA 19462 484-971-4838 DLEH@GILMORE-ASSOC.COM
ARCHITECT: GIRCH DESIGN, LLC BRAD GIRESI, AIA 1379 DILLTOWN CROSSING, SUITE 209 WEST CHESTER, PA 19382 484-301-0551 BRAD@GIRESIDESIGN.COM	M.E.P. ENGINEER: MCHUGH ENGINEERING ASSOCIATES, INC. JOHN BASQUINO (PROJECT MANAGER) 368 POPLAR STREET AMBLEY, PA 19002 215-241-6141 JOHNBM@MCHUGHENG.COM

- 4. PROVIDE ALTERNATE Q1:**
PROVIDE ALD-ALTERNATE QUOTE FOR ALL NEW WINDOWS (BASIS-OF-DESIGN: "ANDERSEN" 400 SERIES; MATCH EXISTING WINDOW TYPE, SIZE & GRID; LOW-E GLASS; SIMULATED HARDWOOD FINISH, INWARRIOR COLOR, T80; EXTERIOR COLOR: T80). PRICING SHALL INCLUDE ALL REPAIRS/REPLACEMENT OF BLOCKING, FLASHING AND TRIM NECESSARY TO PROVIDE A LIKE-NEW FINISHED CONDITION WHILE MAINTAINING THE BUILDING ENVELOPE.
- 5. PROVIDE ALTERNATE Q2:**
PROVIDE ALD-ALTERNATE QUOTE FOR ALL NEW GLAZING (BASIS-OF-DESIGN: "SUNGLASS" 3000 SERIES; MATCH EXISTING WINDOW TYPE, SIZE & GRID; LOW-E GLASS; SIMULATED HARDWOOD FINISH, INWARRIOR COLOR, T80; EXTERIOR COLOR: T80). PRICING SHALL INCLUDE ALL REPAIRS/REPLACEMENT OF BLOCKING, FLASHING AND TRIM NECESSARY TO PROVIDE A LIKE-NEW FINISHED CONDITION WHILE MAINTAINING THE BUILDING ENVELOPE.
- 6. PROVIDE ALTERNATE Q3:**
PROVIDE ALD-ALTERNATE QUOTE TO PATCH AND PAINT ALL EXISTING LAP SIDING & TRIM (TWO COATS OF "SHERWIN WILLIAMS" "EMERALD EXTERIOR ACRYLIC" PAINT).
- 7. PROVIDE ALTERNATE Q4:**
PROVIDE ALD-ALTERNATE QUOTE TO REPLACE ALL EXISTING SIDING WITH NEW PRIMED AND PAINTED BROWN CEMENT SIDING AND COMPOSITE TRIM, INCLUDING ALL ASSOCIATED ACCESSORIES REQUIRED FOR INSTALLATION. SIDING SHALL BE "JAMES HARDIE" "SMOOTH SURF" SIDING. ALL EXISTING LAP SIDING, TRIM SHALL BE TRUE EXTERIOR (MATCH EXISTING TRIM SIZE). PAINT SHALL BE (2) COATS OF "SHERWIN WILLIAMS" "EMERALD EXTERIOR ACRYLIC". ALL NEW SIDING INFLU SHALL BE DONE IN A MANNER TO MINIMIZE SEAMS AND JOINTS IN THE HORIZONTAL RUNS.
- 8. PROVIDE ALTERNATE Q5:**
PROVIDE ALD-ALTERNATE QUOTE TO REMOVE ALL EXISTING BATT INSULATION IN THE ATTIC AND PROVIDE NEW R-38 CLOSED-CELL SPRAY FOAM INSULATION BETWEEN THE RAFTERS. PROVIDE BLOCKING AT TOP PLATE AND NEW 2" ATTIC BATTIES TO MAINTAIN ATTIC VENTILATION.
- 9. PROVIDE ALTERNATE Q6:**
PROVIDE ALD-ALTERNATE UNIT PRICE PER SQUARE FOOT QUOTE TO PROVIDE MOISTURE MITIGATION OR GROUND FLOOR CONCRETE SLAB ON-GRADE. THE OWNER SHALL PERFORM SLAB-ON-GRADE MOISTURE TESTING IN MULTIPLE LOCATIONS AND PROVIDE ARCHITECT WITH WRITTEN RECOMMENDATION FROM THE FLOORING MANUFACTURER BASED ON TEST RESULTS FOR APPROPRIATE PRODUCTS. APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS' REQUIRED FLOOR PREPARATION TO MAINTAIN PRODUCT AND INSTALLATION WARRANTY. G.C. SHALL INCLUDE ALL REQUIRED PRODUCTS SUCH AS LEVELER, PATCHING, PRIMERS, COATINGS, SEALERS.
- 10. PROVIDE ALTERNATE Q7:**
PROVIDE ALD-ALTERNATE QUOTE FOR NEW BURIED ELECTRICAL SERVICE (SEE ATTACHED DRAWINGS). CONTRACTOR SHALL COORDINATE WITH PECO FOR SERVICE SHUTDOWN AND STARTUP, AS REQUIRED FOR INSTALLATION OF THE NEW SERVICE.

DRAWING NUMBER	SHEET TITLE	ISSUED FOR BID 03 APRIL 2020
ARCHITECTURAL DRAWINGS (PREPARED BY GIRESI DESIGN)		
G1.0	COVER SHEET	X
G1.1	CODE ANALYSIS & LIFE SAFETY PLAN	X
G1.2	ACCESSIBILITY DETAILS	X
G1.3	ACCESSIBILITY DETAILS	X
G1.4	NOTES & SPECIFICATIONS	X
AD1.0	[EXISTING(DEMO) SECOND FLOOR PLAN & NOTES	X
AD1.1	[EXISTING(DEMO) GROUND FLOOR PLAN & NOTES	X
A1.0	[PROPOSED] GROUND FLOOR PLAN	X
A1.1	[PROPOSED] SECOND FLOOR PLAN - ROOF PLAN & NOTES	X
A1.2	[PROPOSED] REFLECTED CEILING PLANS & NOTES	X
A1.3	[PROPOSED] GROUND FLOOR FINISH PLAN & NOTES	X
A1.4	[PROPOSED] SECOND FLOOR FINISH PLAN & NOTES	X
A1.5	[PROPOSED] FURNITURE PLANS & NOTES	X
A2.0	[EXISTING] EXTERIOR ELEVATIONS	X
A2.1	[PROPOSED] EXTERIOR ELEVATIONS	X
A4.0	[VESTIBULE] ENLARGED PLANS, DETAILS & NOTES	X
A4.1	[STAIRS & RAMP] ENLARGED PLANS, DETAILS & NOTES	X
A4.2	[TOILET ROOMS] ENLARGED PLANS, DETAILS & NOTES	X
A4.3	[KITCHENETTE] ENLARGED PLANS, DETAILS & NOTES	X
A5.0	DOOR SCHEDULE, DETAILS & NOTES	X
A5.1	WINDOW SCHEDULE, PARTITION TYPES, DETAILS & NOTES	X
A5.2	TYPICAL FRAMING CONNECTIONS, DETAILS & NOTES	X
A5.3	TYPICAL FRAMING CONNECTIONS, DETAILS & NOTES	X
CIVIL DRAWINGS (PREPARED BY GILMORE & ASSOCIATES)		
COVER	[CIVIL] COVER SHEET	X
1 OF 3	[CIVIL] SITE IMPROVEMENTS PLAN	X
2 OF 3	[CIVIL] SITE LIGHTING PLAN	X
3 OF 3	[CIVIL] DETAIL SHEET	X
MECHANICAL DRAWINGS (PREPARED BY MCHUGH ENGINEERING ASSOCIATES)		
M0.0	[MECHANICAL] COVER SHEET	X
MD1.0	[MECHANICAL] DEMOLITION FLOOR PLAN	X
M1.0	[MECHANICAL] GROUND FLOOR PLAN	X
M1.1	[MECHANICAL] SECOND FLOOR PLAN	X
M2.0	[MECHANICAL] DETAILS	X
M3.0	[MECHANICAL] DETAILS & SCHEDULES	X
PLUMBING DRAWINGS (PREPARED BY MCHUGH ENGINEERING ASSOCIATES)		
P0.0	[PLUMBING] COVER SHEET	X
PD1.0	[PLUMBING] DEMOLITION FLOOR PLAN	X
P1.0	[PLUMBING] GROUND FLOOR PLAN - SANITARY/VENTING	X
P1.1	[PLUMBING] GROUND FLOOR PLAN - DOMESTIC WATER	X
P1.2	[PLUMBING] SECOND FLOOR PLAN	X
P2.0	[PLUMBING] DETAILS	X
P3.0	[PLUMBING] RISER DIAGRAMS	X
ELECTRICAL DRAWINGS (PREPARED BY MCHUGH ENGINEERING ASSOCIATES)		
E0.0	[ELECTRICAL] COVER SHEET	X
ED1.0	[ELECTRICAL] DEMOLITION FLOOR PLAN	X
E1.0	[ELECTRICAL] GROUND FLOOR PLAN - LIGHTING	X
E1.1	[ELECTRICAL] SECOND FLOOR PLAN - LIGHTING	X
E1.3	[ELECTRICAL] GROUND FLOOR PLAN - POWER	X
E1.3	[ELECTRICAL] SECOND FLOOR PLAN - POWER	X
E2.0	[ELECTRICAL] DETAILS	X
E3.0	[ELECTRICAL] SCHEDULES	X



SCALE: NTS



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CODE ANALYSIS

JURISDICTION: UPPER UWCHLAN TOWNSHIP

ZONING DISTRICT: C-3 VILLAGE COMMERCIAL

AREA & BULK REGULATIONS: SEE CIVIL DRAWINGS BY OTHERS

SIGNAGE: SHALL ADHERE TO ARTICLE XVI OF THE ZONING ORDINANCE

RELEVANT CODES:

2015 INTERNATIONAL EXISTING BUILDING CODE

2018 INTERNATIONAL BUILDING CODE

2018 INTERNATIONAL MECHANICAL CODE

2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL FIRE CODE

2018 INTERNATIONAL FUEL GAS CODE

2018 INTERNATIONAL ENERGY CONSERVATION CODE

2017 NATIONAL ELECTRIC CODE (PER 2018 IBC)

2009 ICC/ANSI A117.1, ACCESSIBLE AND USABLE BUILDING FACILITIES

USE & OCCUPANCY:

EXISTING BUSINESS (B)	PROPOSED BUSINESS (B)
BUILDING CONSTRUCTION TYPE: VB	VB
BUILDING NUMBER OF STORIES: 2	2
HIGH RISE: NO	NO
COVERED MALL: NO	NO
MONITORED FIRE ALARM: NO	NO
FULLY SPRINKLERED: NO	NO

WORK CLASSIFICATION (IEBC CHAPTER 6):

- ADDITION - GROUND FLOOR ENTRY VESTIBULE
- LEVEL 3 ALTERATION - WORK AREA EXCEEDS 50% OF BUILDING AREA
- GROUND FLOOR ALTERATIONS INCLUDE RECONFIGURATION OF SPACES, DOORS, WINDOWS AND MECHANICAL, ELECTRICAL & PLUMBING (M.E.P.) SYSTEMS
- SECOND FLOOR ALTERATIONS LIMITED TO FINISHES, FIXTURES & M.E.P. SYSTEMS

TOTAL INTERIOR AREA OF ALTERATION:

- GROUND FLOOR: 2,562 SF
- SECOND FLOOR: 2,323 SF
- TOTAL: 4,885 SF

ALLOWABLE BUILDING HEIGHT AND AREA

	ALLOWABLE	EXISTING	PROPOSED
HEIGHT:	40 FT MAX.	40 FT	40 FT
STORIES:	2 MAX.	2	2
AREA:	9,000 SF	2,560 SF	2,562 SF

CONSTRUCTION TYPE - STRUCTURE FIRE RESISTANCE (PER IBC TABLE 601)

BUILDING ELEMENT	RESISTANCE (HOURS)
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS	0
EXTERIOR	0
INTERIOR	0
NON-BEARING WALLS & PARTITIONS	0
EXTERIOR	PER 602
INTERIOR	0
FLOOR CONSTRUCTION (& ASSOC. SECONDARY MEMBERS)	0
ROOF CONSTRUCTION & ASSOC. SECONDARY MEMBERS	0

OCCUPANT LOAD:

- GROUND FLOOR:
- OFFICE (BUSINESS - B): 2,562 SF / 150 SF/OCC. = 18 OCC.
- SECOND FLOOR:
- OFFICE (BUSINESS - B): 2,323 SF / 150 SF/OCC. = 16 OCC.
- TOTAL = 34 OCC.

LEVEL 3 ALTERATIONS (CHAPTER 9)

- SECTION 901.2 - IN ADDITION TO CHAPTER 9, WORK SHALL COMPLY WITH CHAPTERS 7 AND 8.
- SECTION 903.1 - EXISTING STAIRWAYS THAT ARE PART OF MEANS OF EGRESS SHALL BE ENCLOSED PER SECTION 802.2.1 FROM HIGHEST WORK AREA FLOOR TO, AND INCLUDING, THE LEVEL OF EXIT DISCHARGE.
- SECTION 802.2.1, EXCEPTION 1 - WHERE VERTICAL OPENING ENCLOSURE IS NOT REQUIRED BY THE IBC.
- SECTION 1019.3 - FLOOR OPENINGS CONTAINING EXIT ACCESS STAIRWAYS SHALL BE ENCLOSED WITH A SHAFT ENCLOSURE.
- SECTION 1019.3, EXCEPTION 1 - EXIT ACCESS STAIRWAYS THAT SERVE OR COMMUNICATE BETWEEN ONLY TWO ADJACENT STORIES.
- SECTION 903.3 - INTERIOR FINISHES SHALL COMPLY WITH SECTION 802.4.
- SECTION 802.4 - INTERIOR FINISHES SHALL COMPLY WITH IBC.
- PER IBC TABLE 803.13
 - INTERIOR EXIT STAIRWAYS & RAMPS AND EXIT PASSAGEWAYS: CLASS B (NOTE B)
 - CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS: CLASS B
 - ROOMS & ENCLOSED SPACE: CLASS C
- SECTION 904 FIRE PROTECTION
 - AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED FOR THIS SPACE PER IEBC AND IBC CHAPTER 9 AND IS NOT PROVIDED.
 - A FIRE ALARM & DETECTION SYSTEM IS NOT REQUIRED FOR THIS SPACE PER IEBC AND IBC CHAPTER 9 AND IS NOT PROVIDED.
- SECTION 905.1 MEANS OF EGRESS - SHALL COMPLY WITH IEBC SECTION 805
 - MAXIMUM TRAVEL DISTANCE: < 200 FT (BUSINESS (B))
 - PER IEBC 805.3, MEANS OF EGRESS IS REQUIRED FROM EACH STORY (PER TABLE VALUES FOR OCCUPANT LOAD & TRAVEL DISTANCE).
 - GROUND FLOOR: 1 REQUIRED (OCC. LOAD <35; TRAVEL DISTANCE <75 FT)
 - SECOND FLOOR: 2 REQUIRED (OCC. LOAD <35; TRAVEL DISTANCE >75 FT)
 - TWO MEANS OF EGRESS ARE PROVIDED FROM EACH STORY.
 - PER IEBC 805.4, THE MEANS OF EGRESS DOOR MAY BE A SINGLE, 36" WIDE, SWINGING EITHER DIRECTION. PER IEBC 805.4.4, PANIC HARDWARE IS NOT REQUIRED.
 - PER IEBC 805.5.1 EXCEPTION, OPENINGS IN CORRIDORS NOT REQUIRED TO BE FIRE-RATED WHERE CORRIDOR NOT REQUIRED TO BE FIRE-RATED PER IBC.
 - PER IBC 1020.1 EXCEPTION 4, CORRIDOR NOT REQUIRED TO BE FIRE-RATED FOR GROUP B OCCUPANCY REQUIRING ONLY ONE EXIT.
 - PER IEBC 805.7, MEANS OF EGRESS LIGHTING SHALL BE PROVIDED PER IBC.
 - PER IEBC 805.8, EXIT SIGNS SHALL BE PROVIDED PER IBC.
 - PER IBC SECTION 1008.1, ILLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH 2018 IBC, SECTION 1008.2, UNDER EMERGENCY POWER, MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH 2018 IBC, SECTION 1008.3.
 - PER IBC SECTION 1008.2.1, UNDER NORMAL POWER, THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.

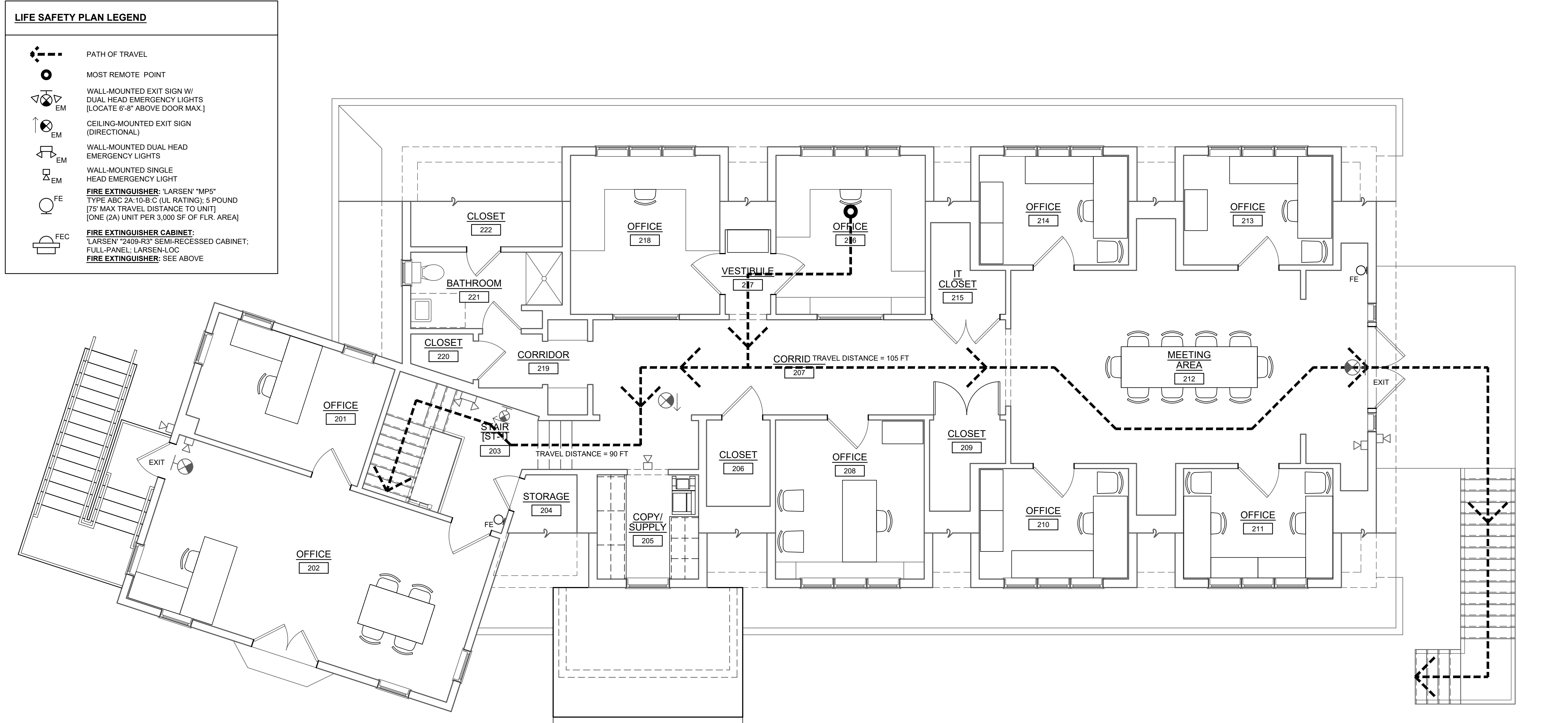
ACCESSIBILITY:

- PER IEBC 305.6, A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN CHAPTER 11 OF THE IBC, UNLESS TECHNICALLY INFEASIBLE.
- EXCEPTION 2: ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 OF THE IBC ARE NOT REQUIRED TO BE PROVIDED IN EXISTING FACILITIES.
- PER IEBC 305.8.14, THE MAXIMUM HEIGHT OF THRESHOLDS SHALL BE 3/4" SUCH THRESHOLDS SHALL HAVE BEVELED EDGES ON EACH SIDE.
- PER IBC SECTION 1109.13, CONTROLS, OPERATING MECHANISMS AND HARDWARE INTENDED FOR OPERATION BY THE OCCUPANT, INCLUDING SWITCHES THAT CONTROL LIGHTING AND VENTILATION AND ELECTRICAL CONVENIENCE OUTLETS, IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PARTS OF ACCESSIBLE ELEMENTS SHALL BE ACCESSIBLE.

PLUMBING:

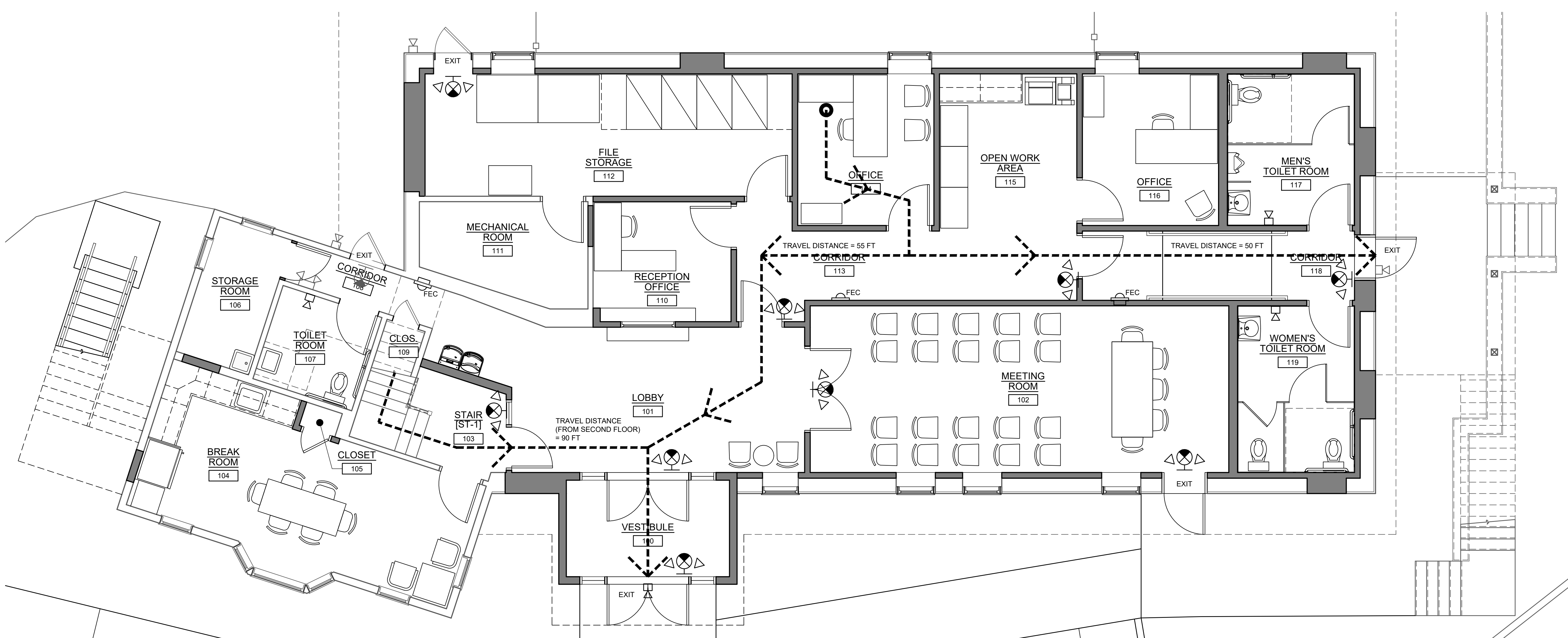
- WATER CLOSET: 1 / 25 (FOR 1ST 50) & 1 / 50 (FOR REMAINDER)
- GROUND FLOOR: 2 REQUIRED; 4 PROVIDED
- SECOND FLOOR: 1 REQUIRED; 1 PROVIDED
- LAVATORY: 1 / 40 (FOR 1ST 80) & 1 / 80 (FOR REMAINDER)
- GROUND FLOOR: 1 REQUIRED; 3 PROVIDED
- SECOND FLOOR: 1 REQUIRED; 1 PROVIDED
- DRINKING FOUNTAINS: 1 / 100 & 2 REQUIRED; 2 PROVIDED
- SERVICE SINK: 1 REQUIRED; 1 PROVIDED

ENERGY CONSERVATION: ADDITIONS AND ALTERATIONS SHALL COMPLY WITH THE 2018 IEBC.



1 SECOND FLOOR LIFE SAFETY PLAN

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



1 GROUND FLOOR LIFE SAFETY PLAN

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

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OWNER

UPPER UWCHLAN TOWNSHIP

144 BYERS ROAD

CHESTER SPRINGS, PA 19425

610-458-9400

ARCHITECT

GIRESI DESIGN, LLC

1379 DILWORTH TOWN CROSSING, SUITE 209

WEST CHESTER, PA 19382

484-301-9551

ARCHITECT'S SEAL

BRAD A. GRESI

PA LICENSE NO. RA40222

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

65 EAST BUTLER AVENUE, SUITE 100

NEW BRITAIN, PA 19601

215-345-4330

WWW.GILMORE-ASSOC.COM

M.E.P. ENGINEER

McHUGH

ENGINEERING ASSOCIATES INC.

156 Pliginsk Street, Ardmore, PA 19003

1950 Route 70, Suite 302, Cherry Hill, NJ 08003

www.mchugheng.com

265.641.158

M.E.P. ENGINEER'S SEAL

CONSULTANT

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PROJECT

UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS

144 BYERS ROAD

CHESTER SPRINGS, PA 19425

UPPER UWCHLAN TOWNSHIP

CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

No.	Date	Revision
00	04/24/26	ISSUED FOR BID
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Project Number:

Drawn By:

Reviewed By:

Paper Size:

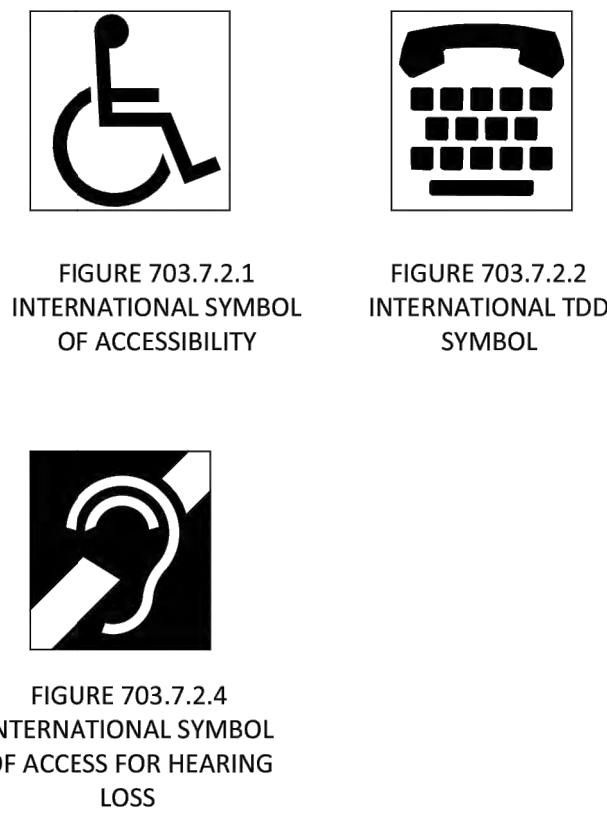
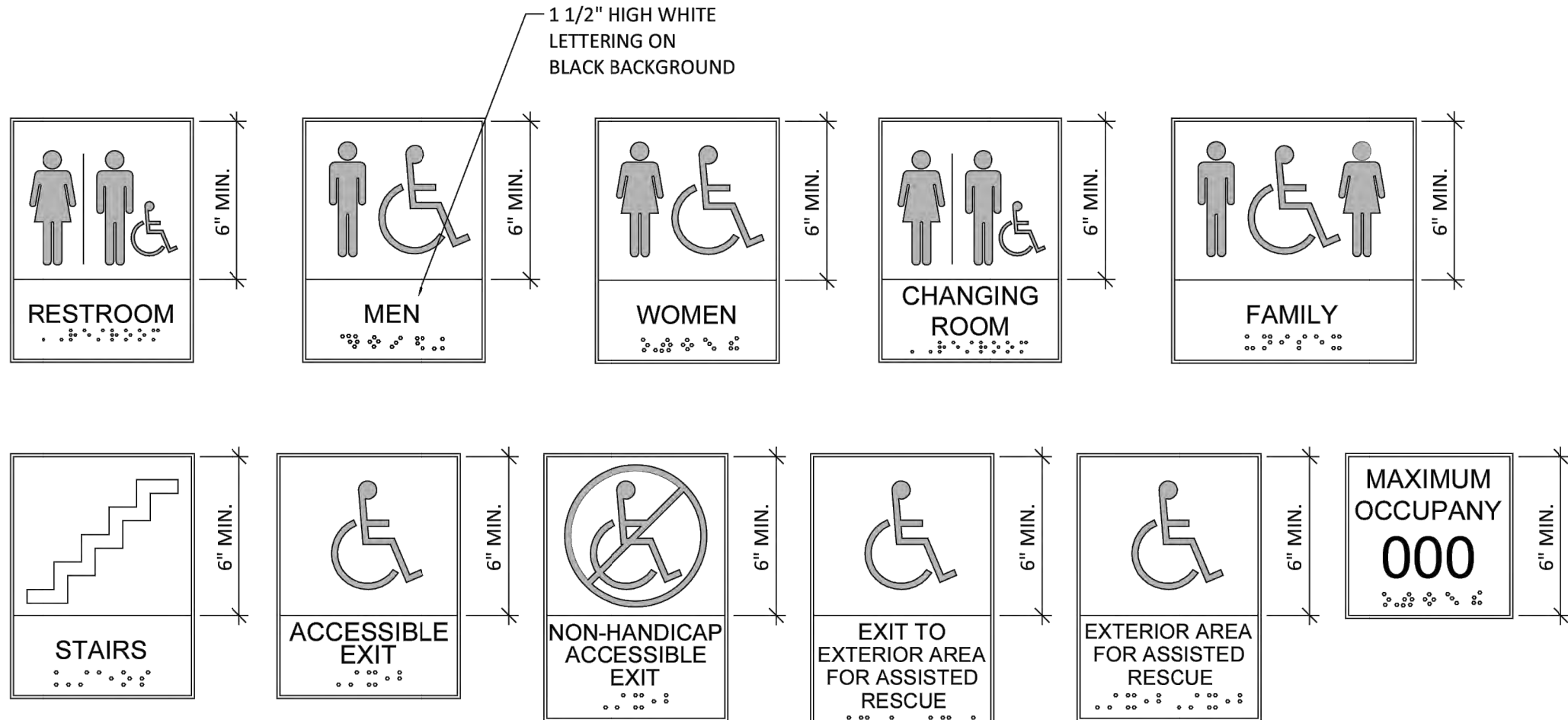
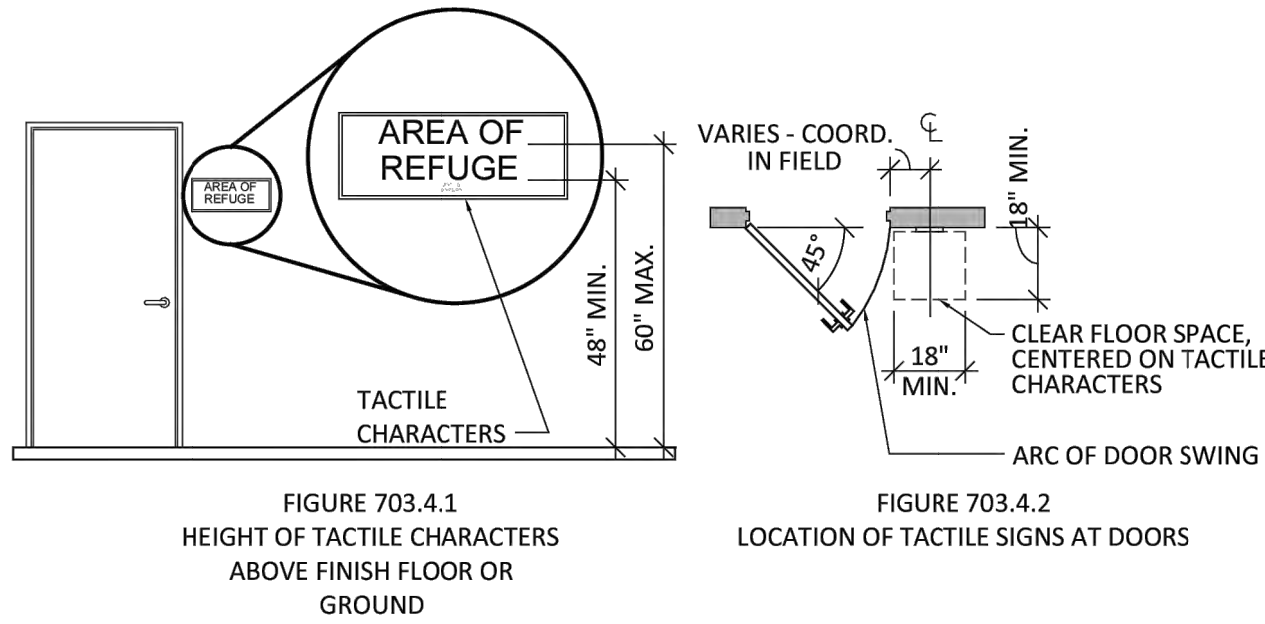
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CODE ANALYSIS
LIFE SAFETY PLAN

Drawing No.

G1.1

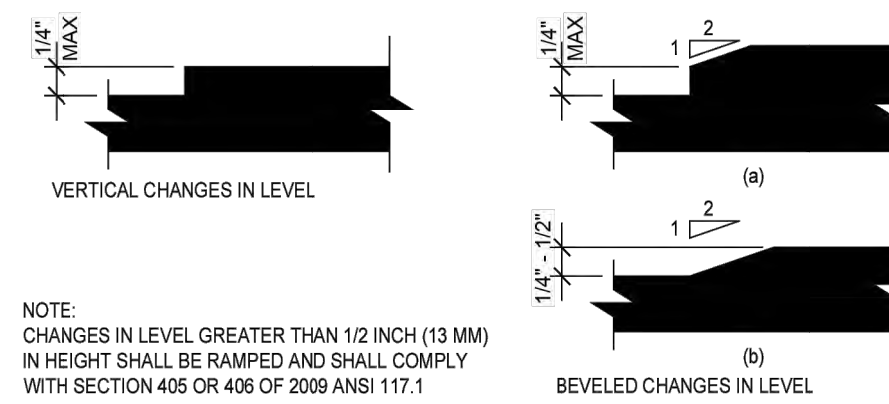
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GENERAL ACCESSIBILITY NOTES

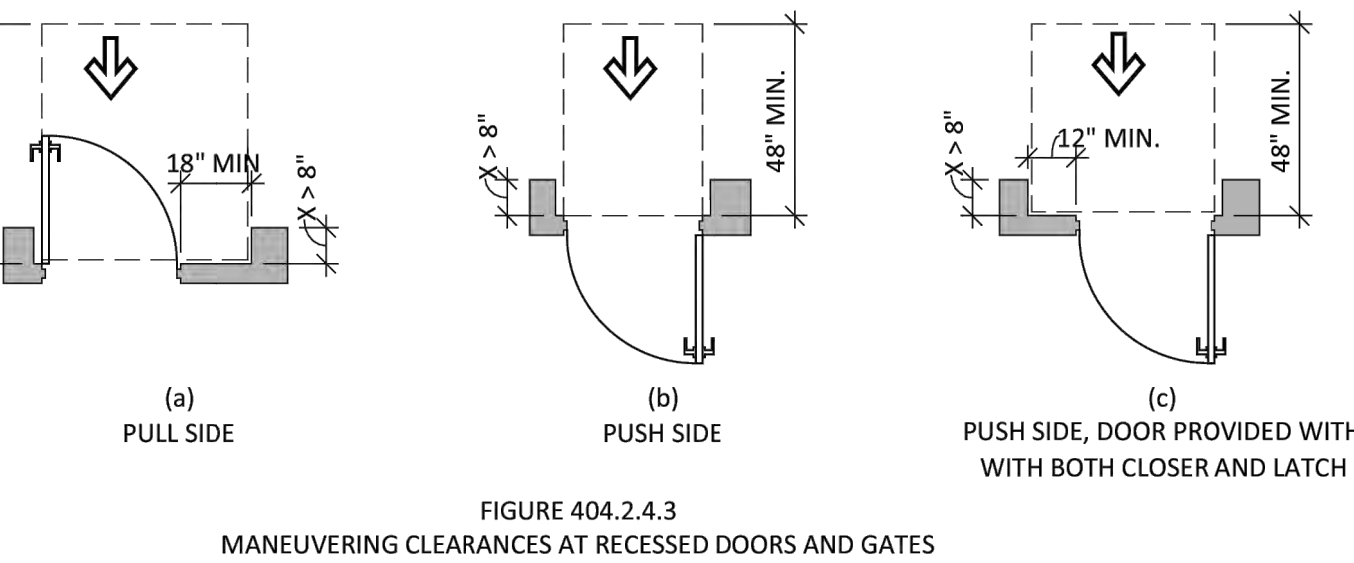
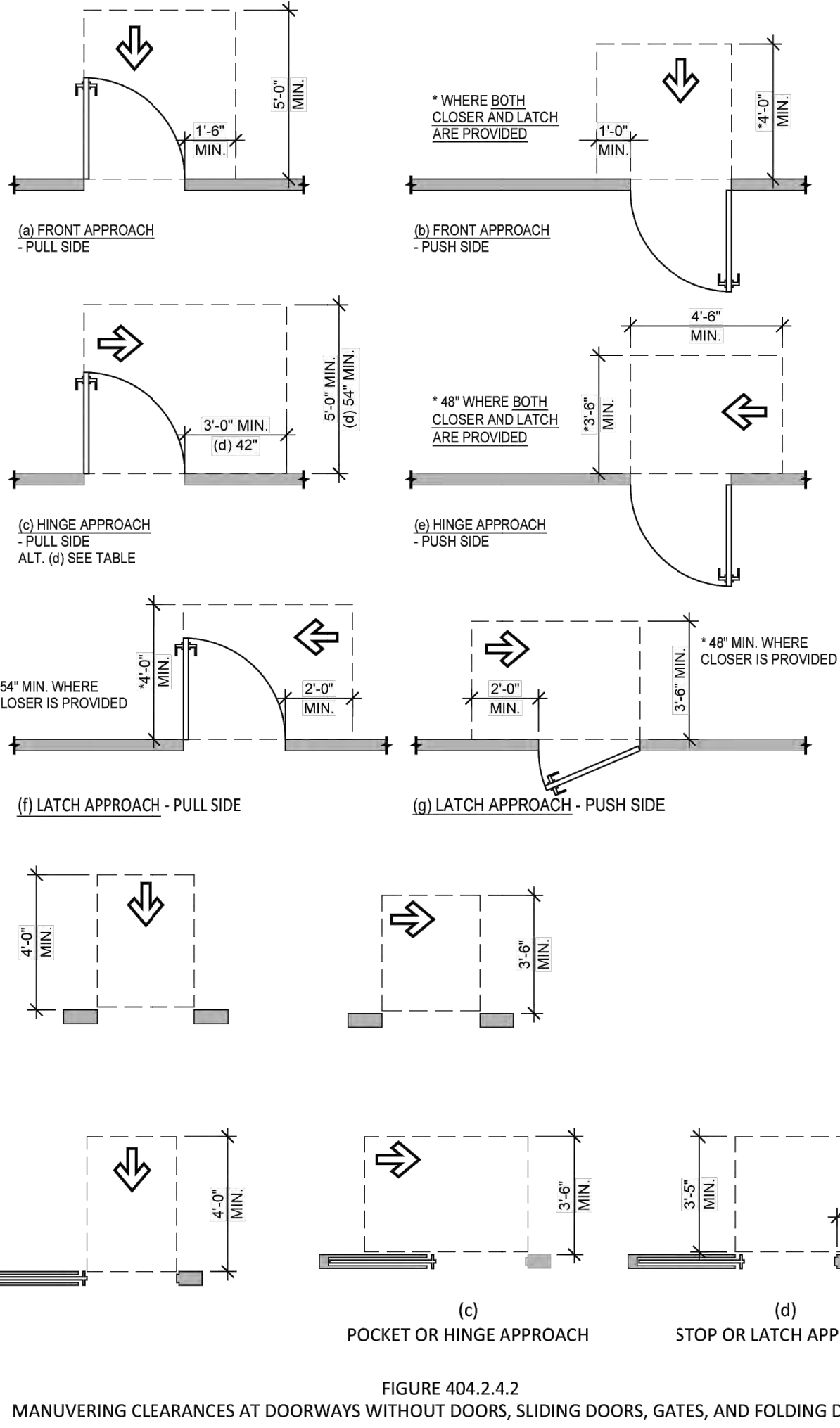
1. ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCES.
2. THE SLOPE OF PUBLIC WALKS SHALL NOT EXCEED MAX. CROSS SLOPE 2 %.
3. WALKING SURFACES SLOPING GREATER THAN 2 % SHALL BE SLIP RESISTANT.
4. PROVIDE A 60" x 60" MIN. LANDING ON STRIKE SIDE OF DOOR WITH 44" MINIMUM WIDTH IN DIRECTION OF TRAVEL.
5. WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF DOOR OR GATE THAT SWINGS TOWARD THE WALK.
6. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3'-0" WIDE BY 6'-8" HIGH CAPABLE OF OPENING 90 DEGREES AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT SHALL BE A MINIMUM OF 32".
7. THRESHOLDS TO BE A MAXIMUM OF 1/2" ABOVE THE ADJACENT FINISHED FLOOR.
8. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR INTERIOR DOORS AND 15 LBS FOR EXTERIOR DOORS.
9. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC SLIDERS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
10. THE BUILDING SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ANSI A117.1-2009, INCLUDING BUT NOT LIMITED TO IBC CHAPTER 11.
11. CONTROLS AND OPERATING MECHANISMS SHALL BE ACCESSIBLE AND HAVE MOUNTING HEIGHTS COMPLYING WITH ANSI 4.27.
12. ALL ROOM, DIRECTIONAL, AND INFORMATION SIGNS SHALL BE ACCESSIBLE DESIGN COMPLYING WITH ANSI 4.13 AND 4.30.
13. FUTURE TENANTS ARE RESPONSIBLE FOR MAINTAINING EXISTING ACCESSIBLE ELEMENTS AND SHALL COMPLY TO ALL CODE REQUIREMENTS AS PART OF THEIR TENANT IMPROVEMENTS.

CHANGES IN FLOOR LEVEL



1 COMMUNICATION ELEMENTS AND FEATURES

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

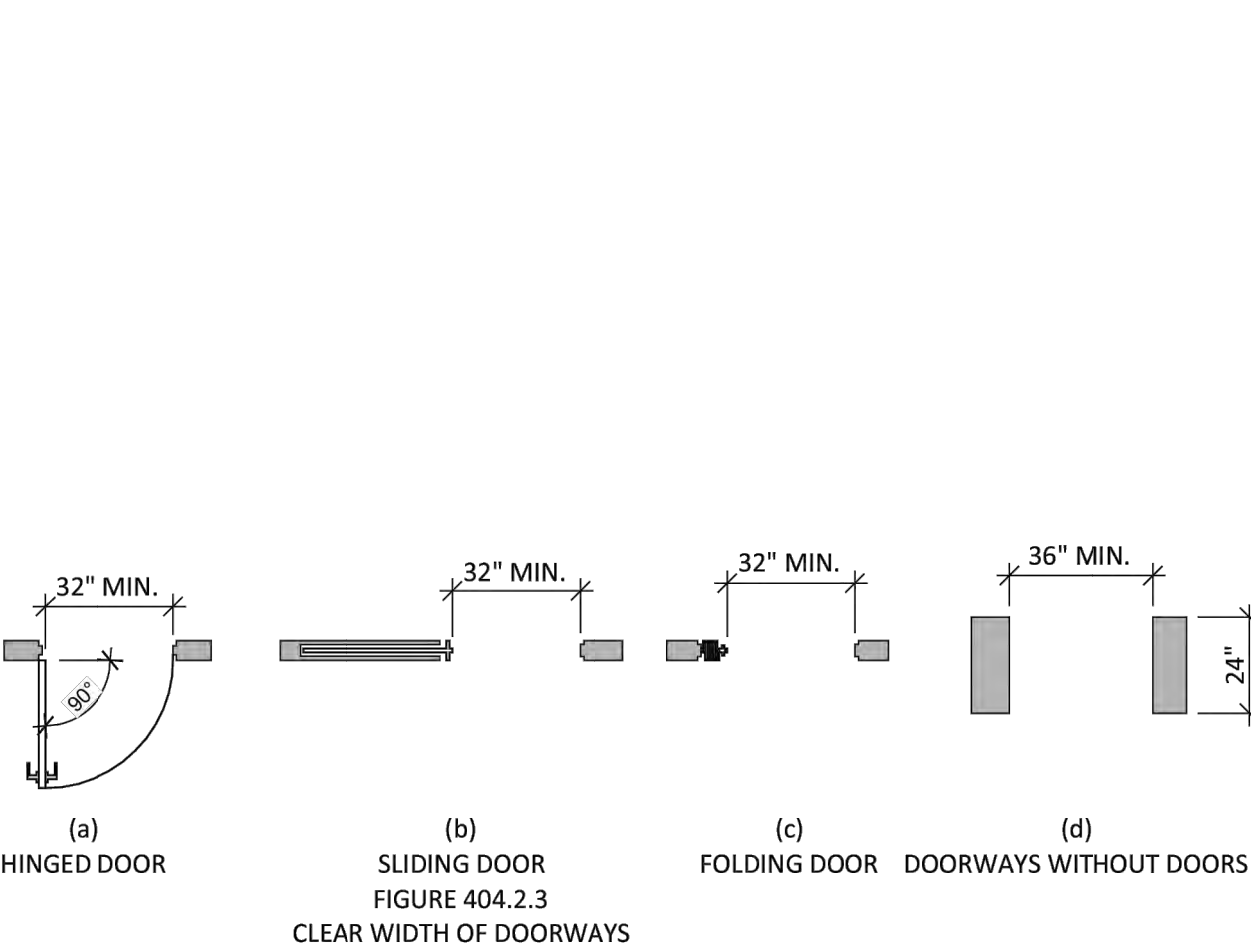


4 MANEUVERING CLEARANCES AT DOORS

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

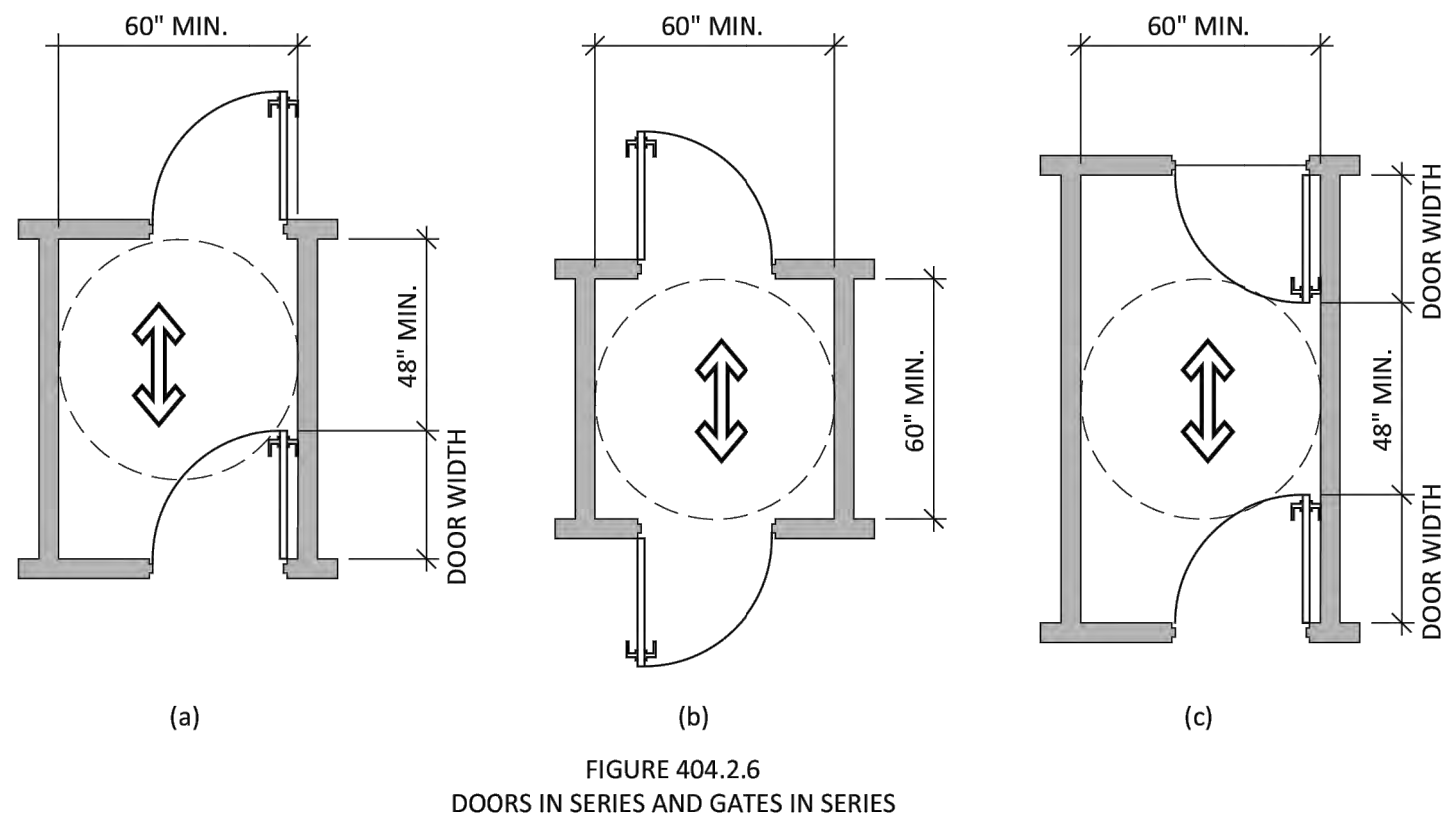
2 ADA SIGNAGE

SCALE: NTS



6 CLEAR DOORWAY CLEARANCES

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

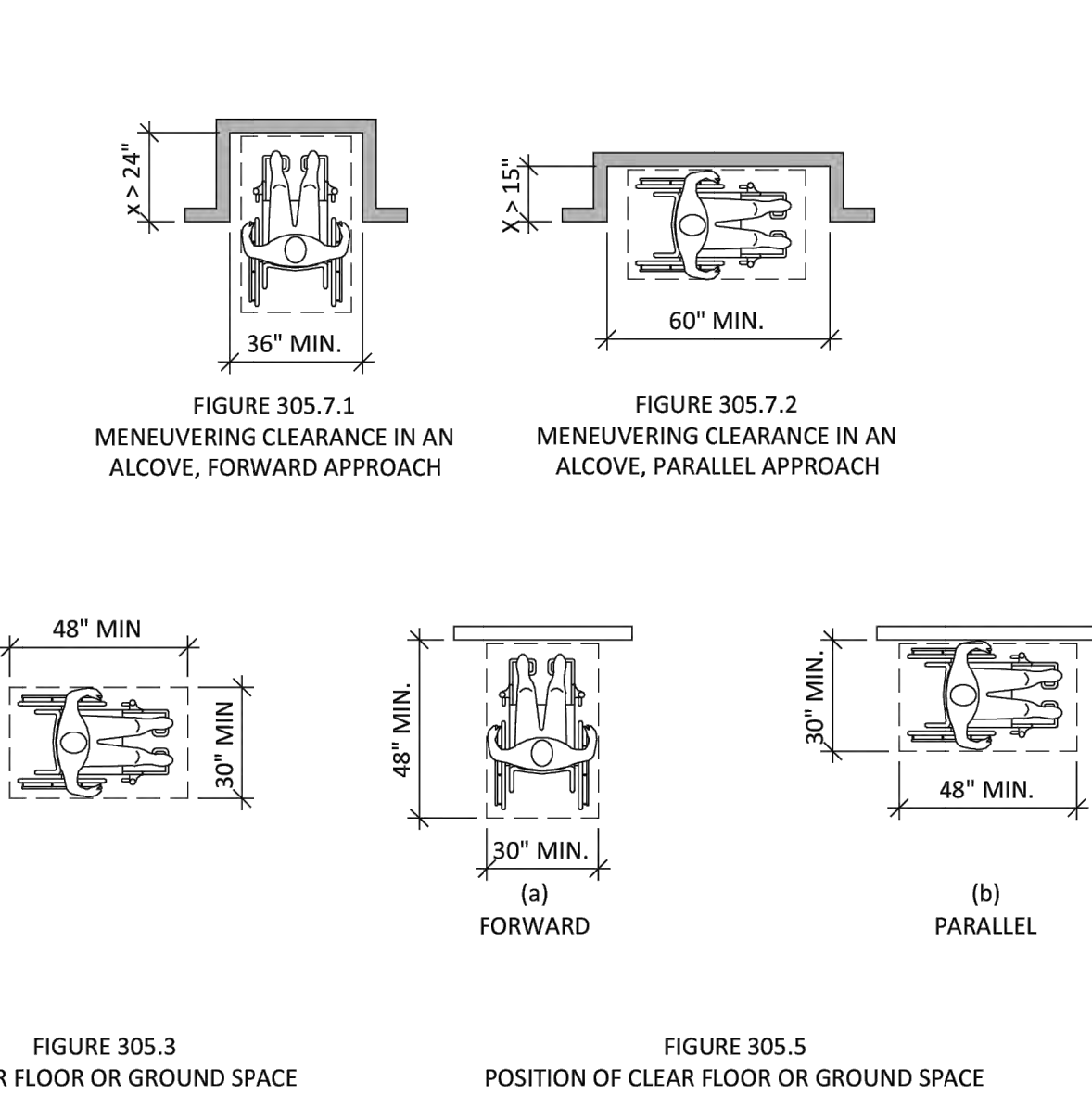


5 DOORS IN SERIES

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

8 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

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

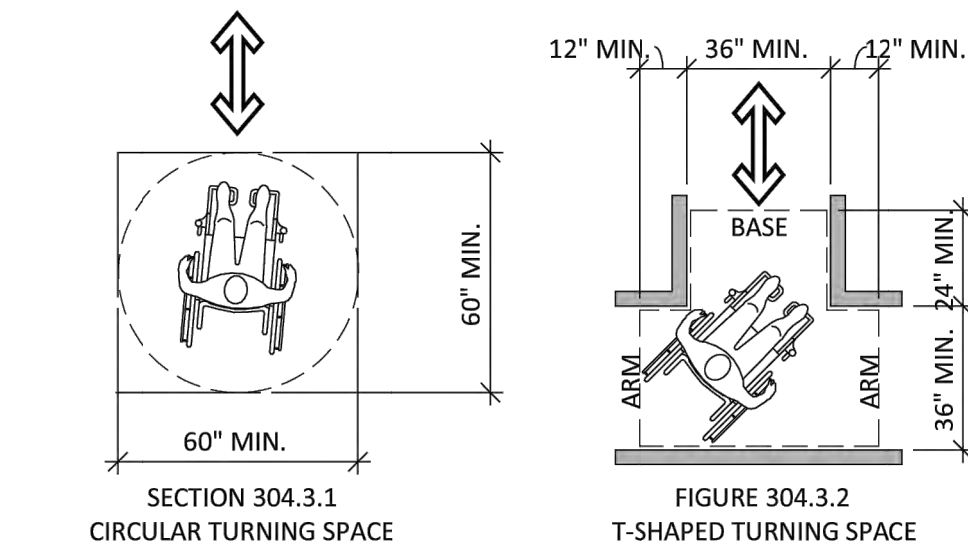


7 MIN. CLEAR FLOOR SPACE

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

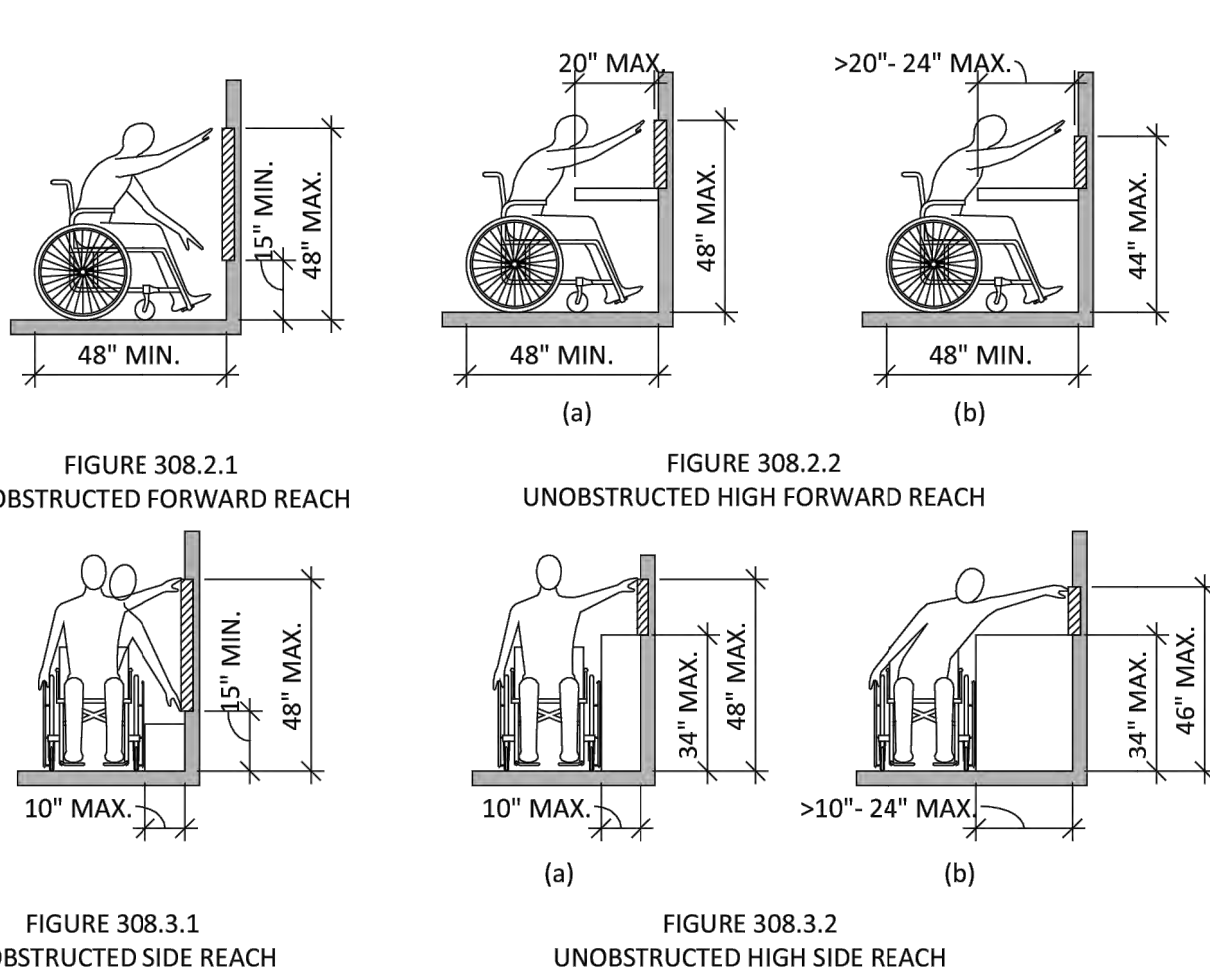
3 CHANGES IN LEVEL

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



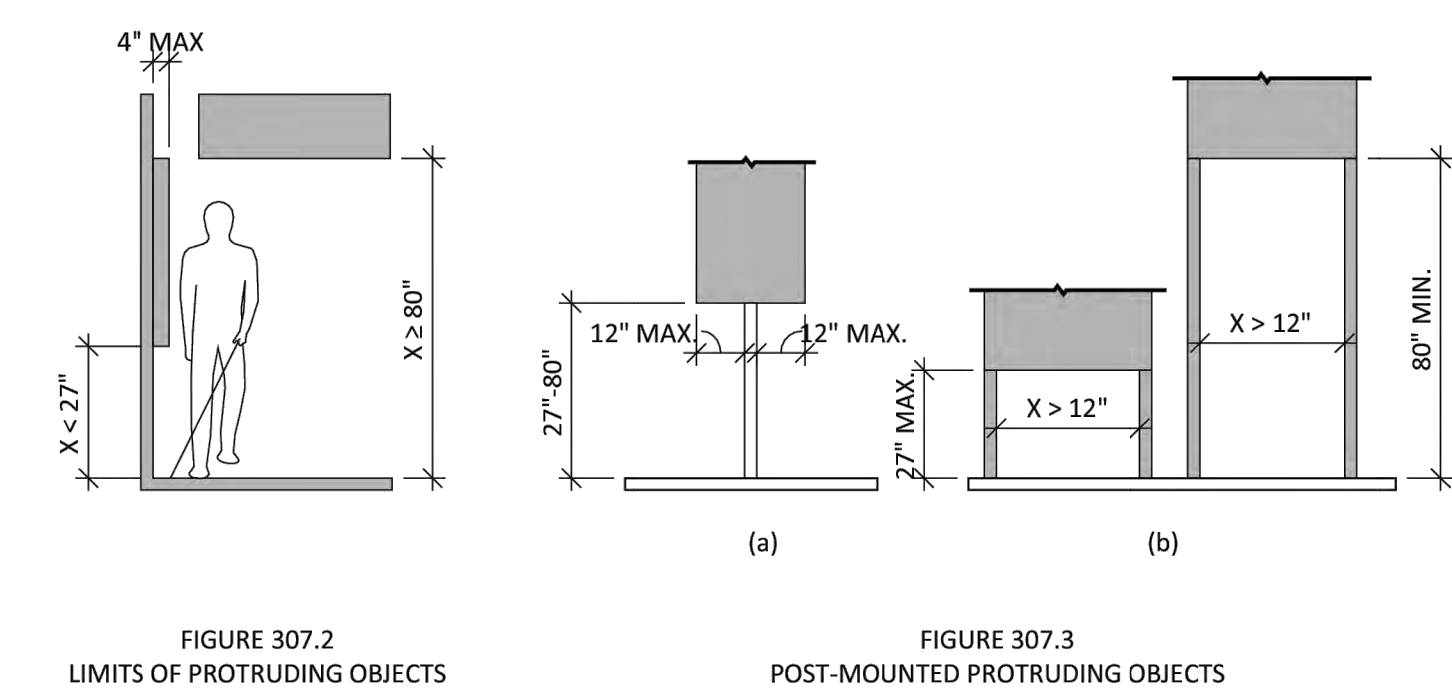
11 WHEELCHAIR TURNING

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



10 REACH REQUIREMENTS

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



9 PROTRUDING OBJECTS

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

OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

giresidesign
GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GRESI PA LICENSE NO. RA400222

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES INC.
186 Piquette Street, Ambler, PA 19002
1990 Route 70, Suite 102, Cherry Hill, NJ 08003
www.mchugheng.com
265-641-1558

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PROJECT

UPPER UWCHLAN
TOWNSHIP BUILDING
ALTERATIONS

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

No.	Date	Revision
00	04/24/26	ISSUED FOR BID
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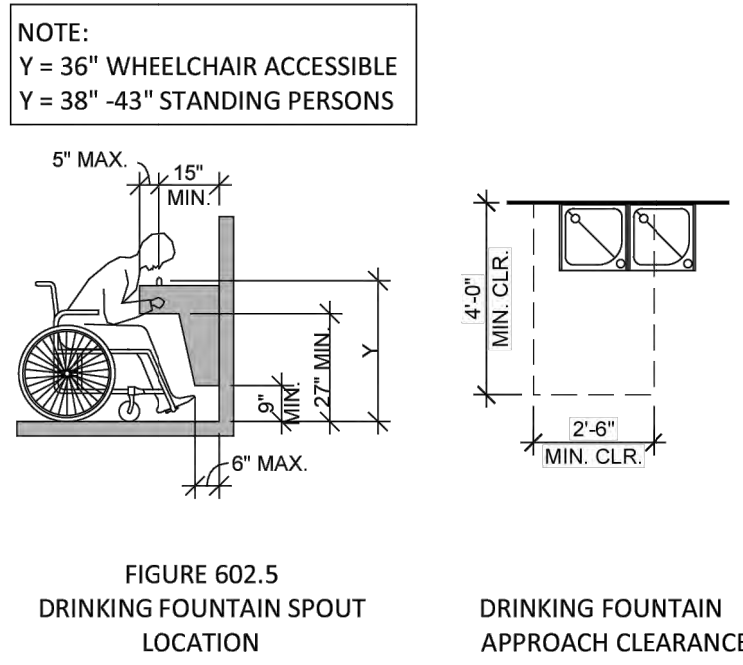
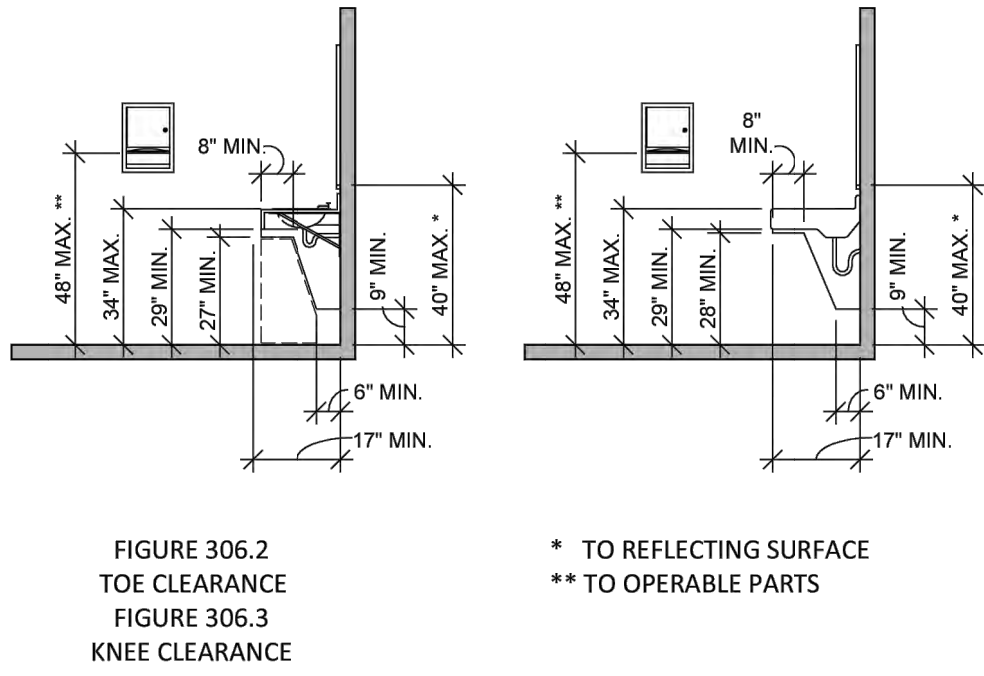
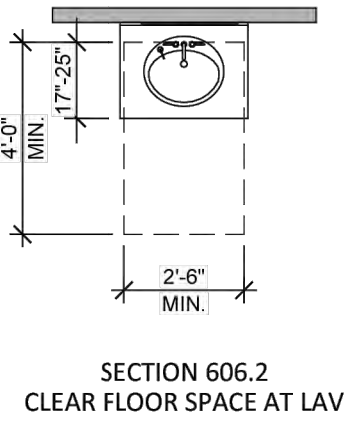
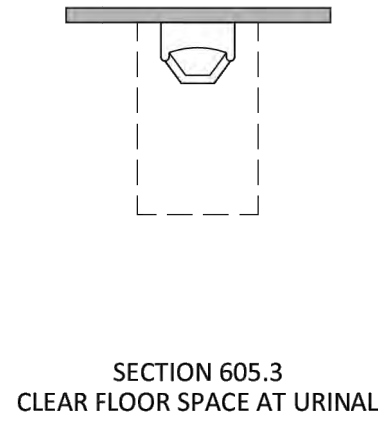
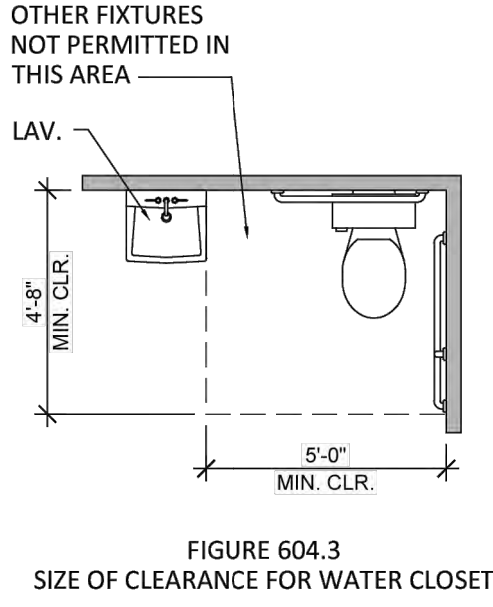
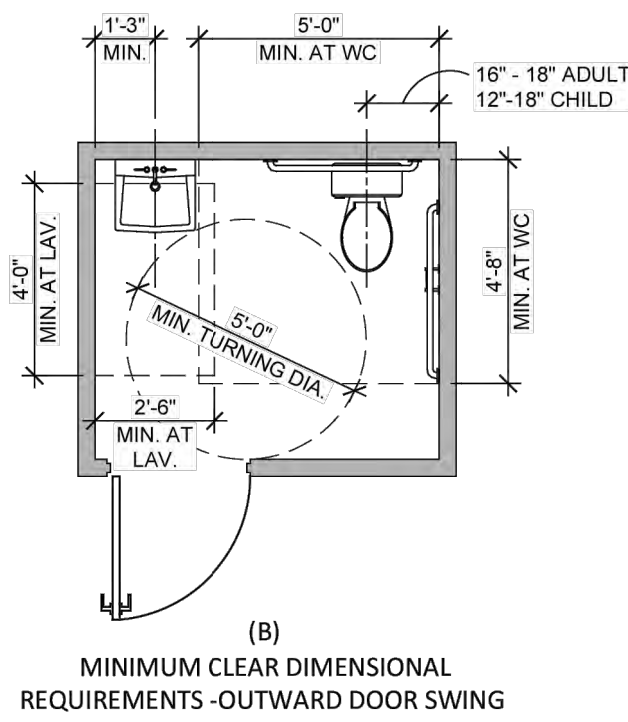
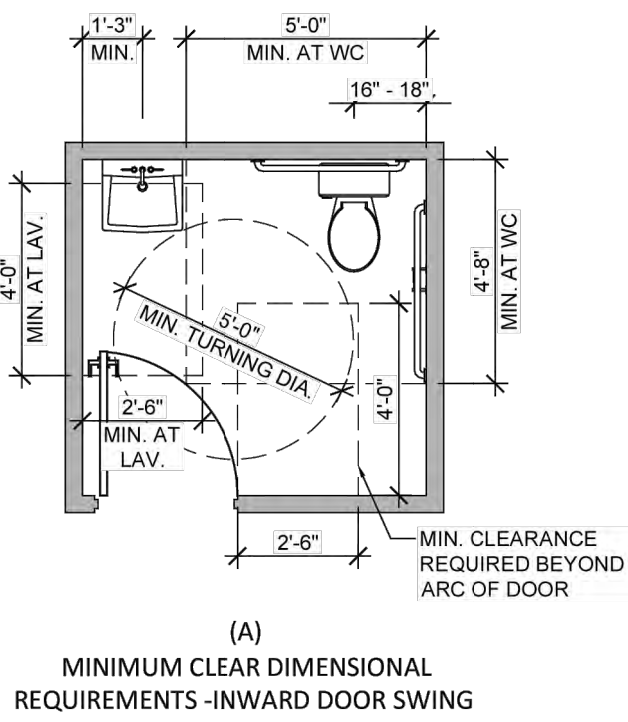
Sheet Title:

ACCESSIBILITY
DETAILS

Drawing No.

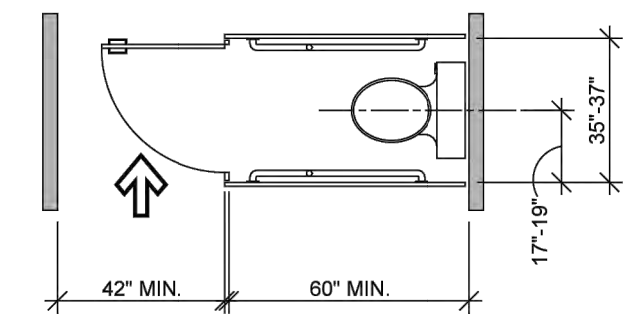
G1.2

NOTE:
30" X 48" OF CLEAR FLOOR SPACE IS REQUIRED IN EVERY RESTROOM. WHEN 30" X 48" CLEAR FLOOR SPACE IS PROVIDED BEYOND THE ARC OF THE DOOR SWING, THE DOOR IS PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOOR MAY SWING INTO A REQUIRED WHEELCHAIR TURNING SPACE. PER 2009 ANSI SECTION 603.2.2, AN EXCEPTION IS MADE IN SINGLE OCCUPANCY TOILET ROOMS TO ALLOW DOOR TO SWING INTO THE REQUIRED FIXTURE CLEAR FLOOR OR GROUND SPACE WHEN ANOTHER CLEAR FLOOR OR GROUND SPACE IS PROVIDED OUTSIDE THE RADIUS OF THE DOOR SWING

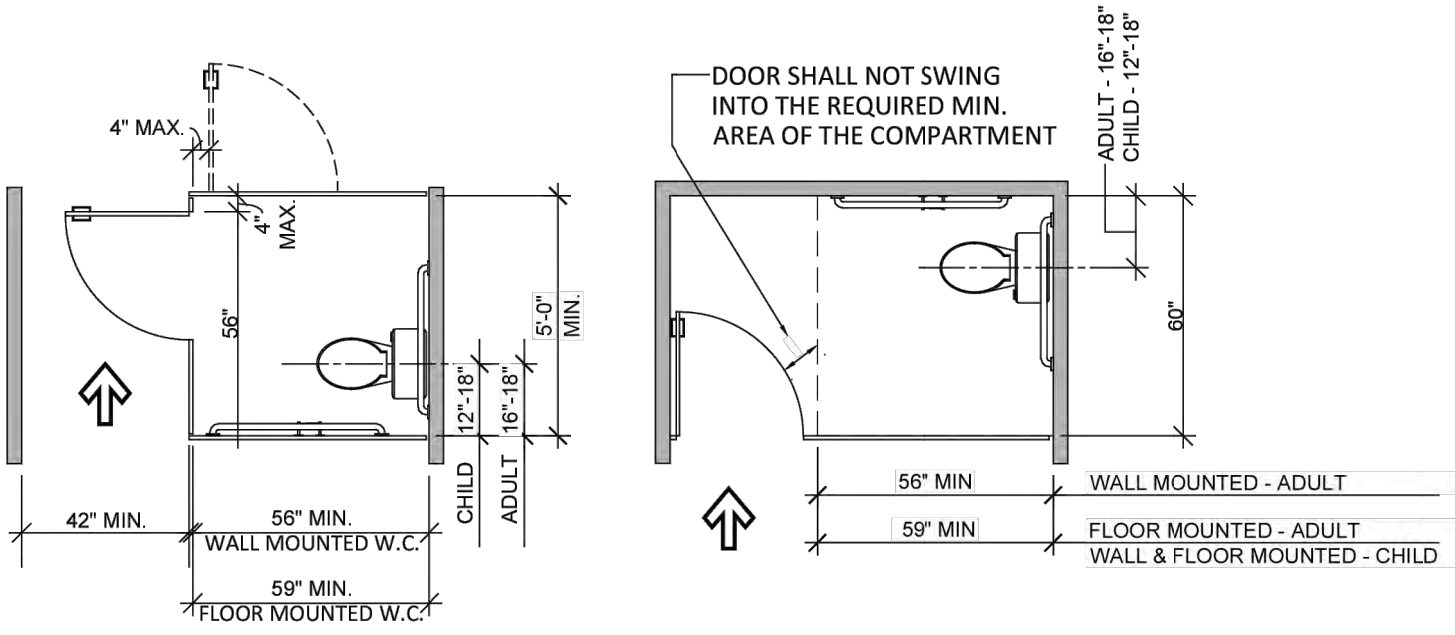


1 SINGLE OCCUPANT TOILET ROOM

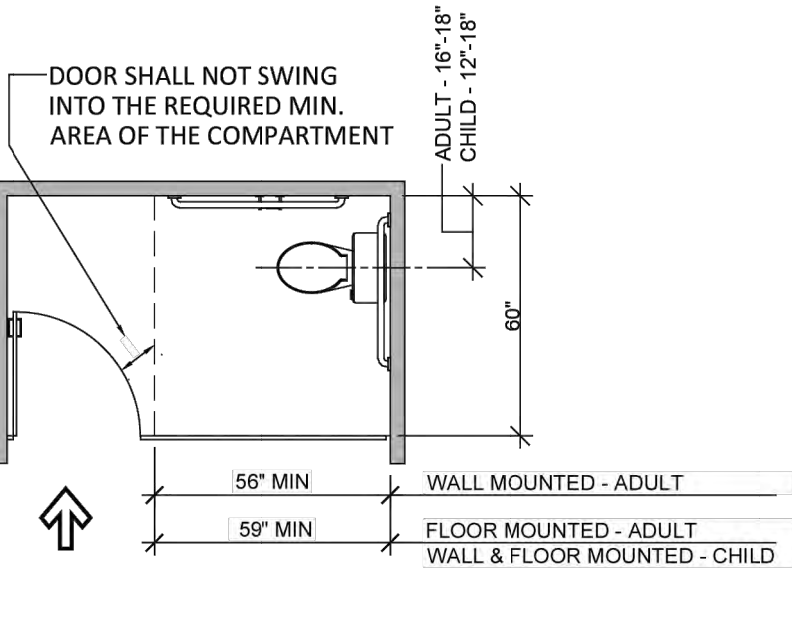
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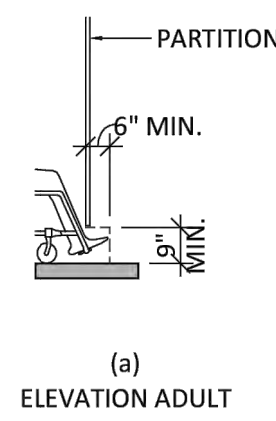
FIGURES 604.2 (a) & (b)
AMBULATORY ACCESSIBLE TOILET COMPARTMENT
FIGURE 604.2 (b)



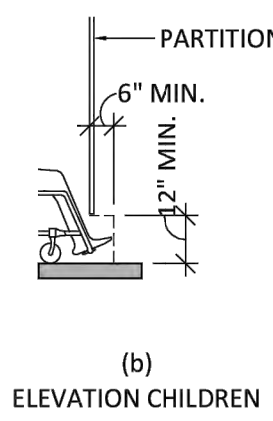
FIGURES 604.9.3.1 (a) & (b)
STANDARD STALL



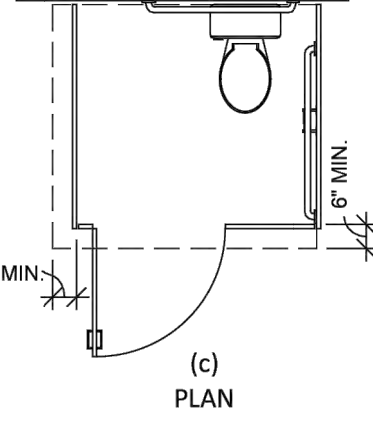
FIGURES 604.9.3.1 (c)
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE
(END OF ROW)



(a)
ELEVATION ADULT



(b)
ELEVATION CHILDREN

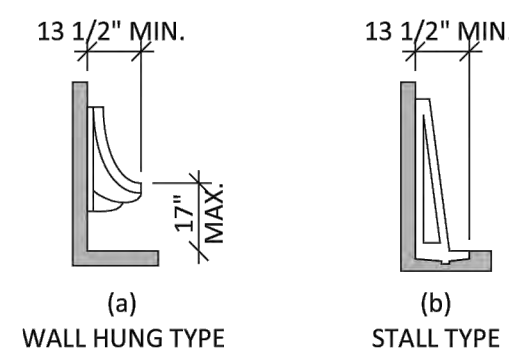


(c)
PLAN

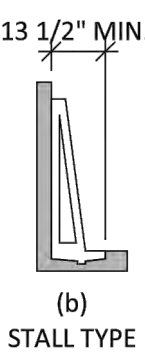
FIGURE 604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

2 LAVATORY CLEARANCE & HEIGHT REQUIREMENTS

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



(a)
WALL HUNG TYPE



(b)
STALL TYPE

FIGURE 605.2
HEIGHT AND DEPTH OF URINALS

3 DRINKING FOUNTAIN CLEARANCE & HEIGHT REQUIREMENTS

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

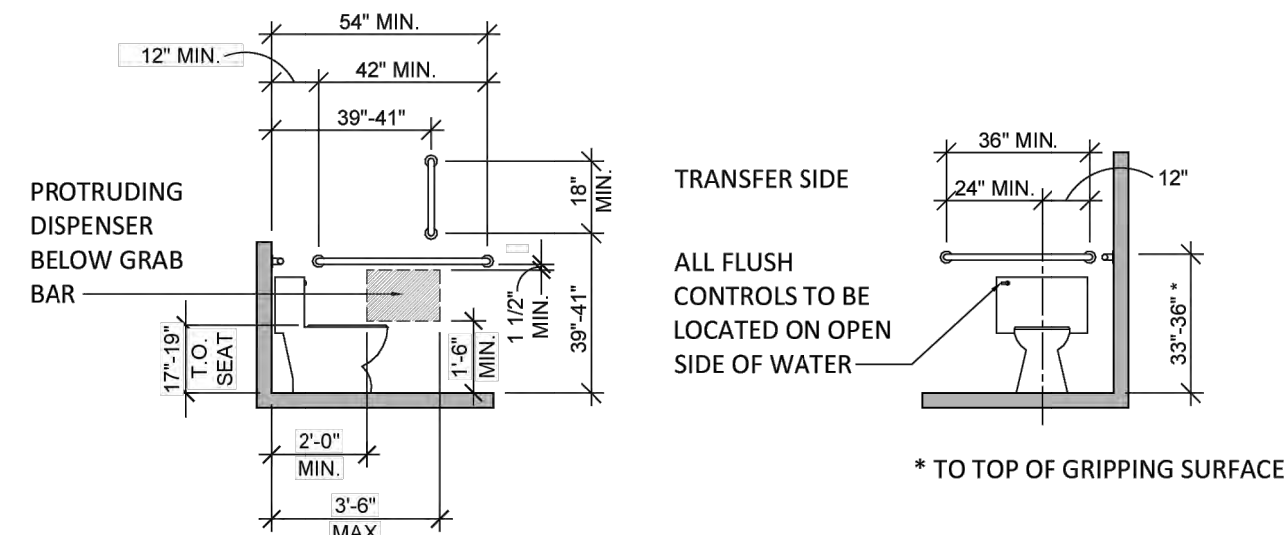


FIGURE 604.5.1
SIDE WALL GRAB BAR AT WATER CLOSET
FIGURE 604.7
DISPENSER OUTLET LOCATION
FIGURE 604.11.4

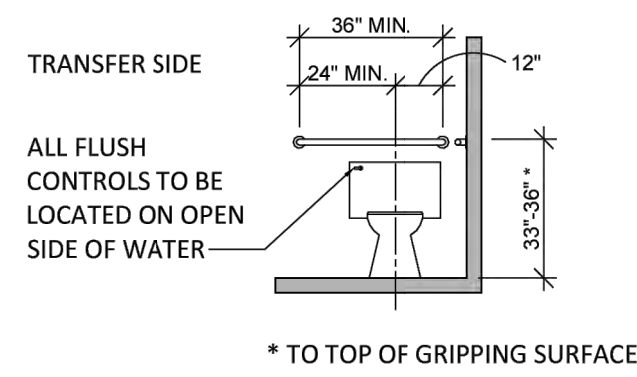


FIGURE 604.5.2
REAR WALL GRAB BAR AT WATER CLOSET

4 TOILET STALL REQUIREMENTS

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

5 URINAL CLEARANCES

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

6 WATER CLOSET GRAB BARS & DISPENSER REQUIREMENTS

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

7 CHANGING ROOM REQUIREMENTS

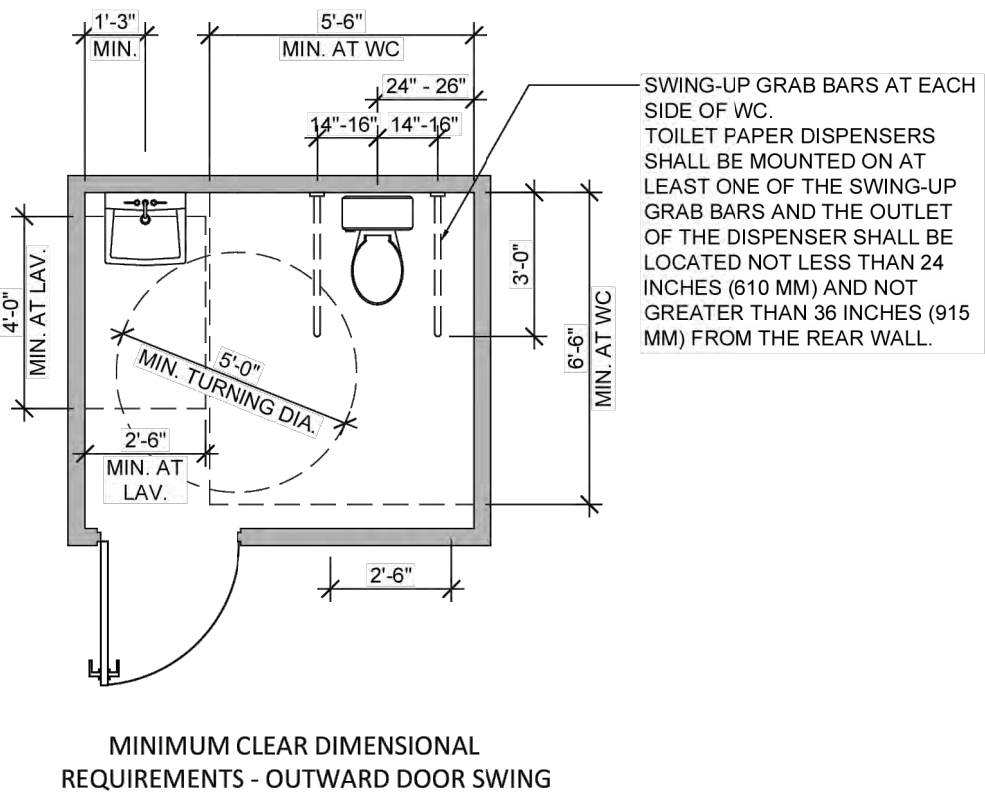
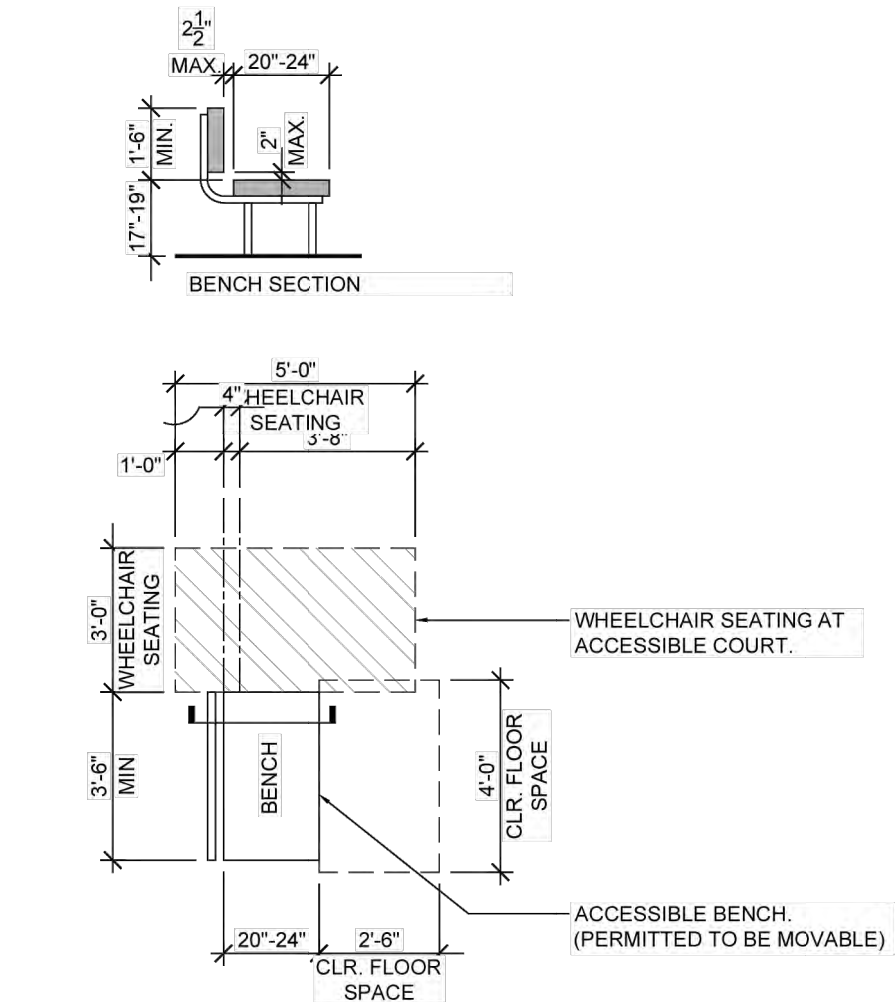
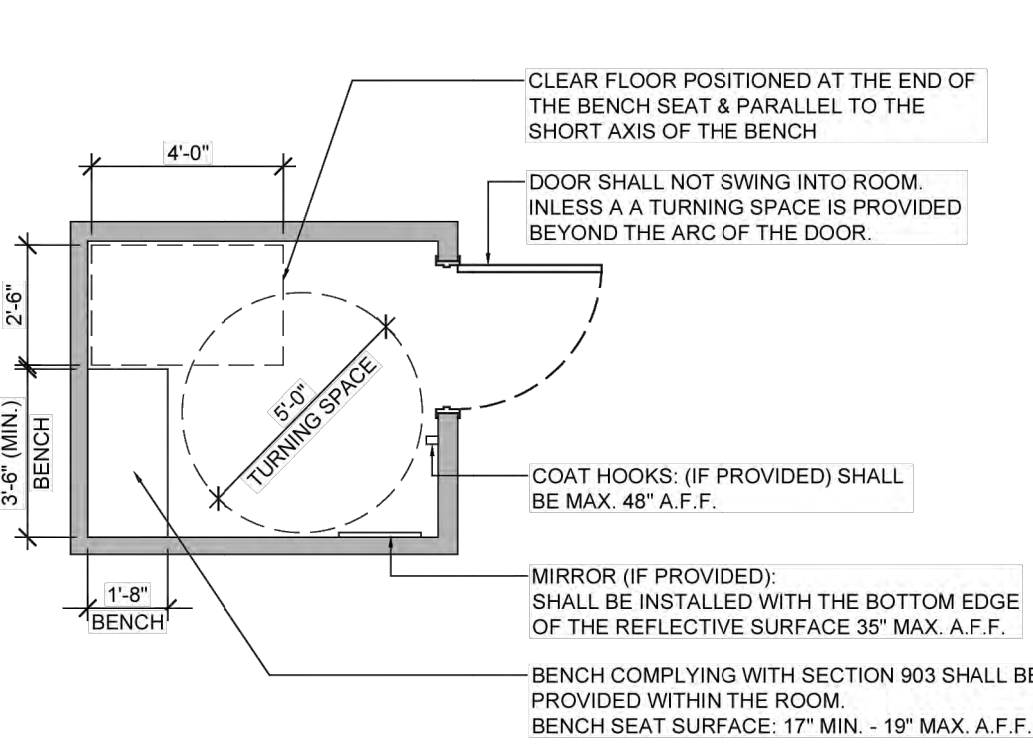
SCALE: 1/4"=1'-0"

8 WHEELCHAIR SEATING & ACCESSIBLE COMPANION BENCH REQUIREMENTS

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

9 FAMILY OR ASSISTED-USE TOILET ROOM

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



MINIMUM CLEAR DIMENSIONAL
REQUIREMENTS - OUTWARD DOOR SWING

OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GRESI
PA LICENSE NO. RA00222

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 19001
215-345-4330
WWW.GILMORE-ASSOC.COM

M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES, INC.
186 Poplar Street, Ardmore, PA 19003
1990 Route 70, Suite 102, Cherry Hill, NJ 08003
www.mchugheng.com
264-1758

M.E.P. ENGINEER'S SEAL

CONSULTANT

CONSULTANT'S SEAL

PROJECT

UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

No.	Date	Revision
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Drawn By:
Reviewed By:
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NOTES

DIVISION 01 - GENERAL REQUIREMENTS

1. ARTICLES IN THIS SECTION ARE SUPPLEMENTARY IN NATURE TO THE PROVISIONS OF THE AIA A201-2017-GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. THIS AIA DOCUMENT SHALL BE INCORPORATED INTO THE CONTRACT DOCUMENTS AND SHALL BE BINDING TO THE CONTRACT AS IF WRITTEN HEREIN. WHERE CONFLICTS EXIST BETWEEN THESE NOTES AND THE OWNER-CONTRACTOR AGREEMENT OR THE PROJECT MANUAL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER FOR DIRECTION.

1.1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.

1.2. CONTRACTOR SHALL SUBMIT BIDS ON STANDARD AIA CONTRACT DOCUMENT FORMS AND OTHER FORMS AS PROVIDED WITH THE ADVERTISEMENT FOR BID.

2. SCOPE OF WORK

2.1. THESE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS DESCRIBE THE ARCHITECTURAL REQUIREMENTS FOR THE CONSTRUCTION OF THE PROJECT INDICATED ON THE TITLE BLOCK (UNLESS NOTED OTHERWISE), THE CONTRACTOR SHALL PERFORM THE WORK DESCRIBED BY THESE DOCUMENTS.

3. THE WORK IS A RENOVATION TO EXISTING CONSTRUCTION, THEREFORE, IT IS ABSOLUTELY ESSENTIAL THAT THE CONTRACTOR VISIT THE SITE TO DETERMINE THE EXTENT OF THE EXISTING WORK TO REMAIN, THE EXTENT OF THE EXISTING WORK TO BE REMOVED AND THE EXTENT OF THE EXISTING WORK TO BE COORDINATED.

3.1. IT IS THE INTENT OF THIS CONTRACT THAT A JOB, COMPLETE IN EVERY RESPECT SHALL BE PROVIDED TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE EXECUTION OF THE PROJECT AND SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY TO COMPLETE THE WORK, WHETHER SPECIFIED OR NOT, TO COMPLY WITH THE FULL INTENT OF THESE DOCUMENTS.

3.2. CONTRACTOR AND SUBCONTRACTORS SHALL INSTRUCT ALL PERSONS, PREPARING BIDS ON WORK, THAT THE GENERAL CONDITIONS AND SUPPLEMENTARY CONDITIONS APPLY TO EACH SECTION OF THE SPECIFICATION, THE MENTION, HEREIN, OF MATERIALS ARTICLES, OPERATIONS AND METHODS APPLICABLE TO THE CONTRACT WORK REQUIRES THAT THE CONTRACTOR PROVIDE EACH ITEM MENTIONED OR INDICATED, OF QUALITY OR SUBJECT TO QUALIFICATIONS NOTED, PERFORM ACCORDING TO THE CONDITIONS STATED FOR EACH OPERATION PRESCRIBED.

3.3. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF ENGINEERING AND CONSTRUCTION OF THEIR RESPECTIVE TRADE AND COORDINATION WITH THE ARCHITECT.

3.4. BUILDING CODES & REGULATIONS: CONTRACTOR SHALL COMPLY WITH APPLICABLE RULINGS, ORDINANCES, CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OVER THIS PROPERTY AND INDEMNIFY OWNER FROM DAMAGES.

3.4.1. CONTRACTOR SHALL OBTAIN INTERIM AND FINAL INSPECTIONS AND ALL REQUIRED APPROVALS FROM AGENCIES HAVING JURISDICTION, PRIOR TO RECEIVING FINAL PAYMENT.

3.4.2. OBTAIN INSPECTION AND APPROVAL FROM GOVERNING AUTHORITIES HAVING JURISDICTION, FOR ITEMS THAT WILL BE CONCEALED IN THE FINISHED WORK, PRIOR TO COVERING SAID ITEMS.

4. DEFINITIONS:

4.1. "OWNER" REFERS TO THE CONTRACTED "OWNER" AS INDICATED ON THE TITLE BLOCK OF THIS SHEET. THROUGHOUT THESE DOCUMENTS.

4.2. "CONTRACTOR" REFERS TO THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR, ELECTRICAL CONTRACTOR AND/OR PLUMBING CONTRACTOR AWARDED THE CONTRACT FOR CONSTRUCTION.

4.3. "SUBCONTRACTOR" REFERS TO THOSE SUBCONTRACTORS OR ASSIGNMENTS WITH DIRECT CONTRACTUAL RELATIONSHIPS, UNDER THIS BID PACKAGE, TO THE CONTRACTOR.

4.4. "ARCHITECT" REFERS TO THE ARCHITECT-OF-RECORD AS INDICATED ON THE TITLE BLOCK OF THIS SHEET.

4.5. "ENGINEER" REFERS TO THE ENGINEER-OF-RECORD AS INDICATED ON THE TITLE BLOCK OF THIS SHEET.

4.6. "FURNISH" MEANS TO SUPPLY AND DELIVER TO PROJECT SITE, READY FOR INSTALLATION.

4.7. "INSTALL" MEANS TO PLACE IN POSITION FOR USE OR SERVICE.

4.8. "PROVIDE" MEANS TO FURNISH & INSTALL, COMPLETE AND READY FOR INTENDED USE.

5. CONTRACT DOCUMENTS:

5.1. THE BASIS OF THE CONTRACT SHALL BE AIA A101 - STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR BASED ON A STIPULATED SUM.

5.2. OWNER RESERVES THE RIGHT TO UTILIZE A DIFFERENT FORM OF AGREEMENT THAT IS MUTUALLY ACCEPTABLE TO OWNER AND CONTRACTOR.

5.3. THE DRAWINGS AND SPECIFICATIONS ARE TOGETHER INTENDED TO GIVE A COMPLETE DESCRIPTION OF THE FORM, QUALITY, KIND OF FABRICATION, CONSTRUCTION, INSTALLATION AND FULL COMPLETION OF THE PROJECT, READY FOR OCCUPANCY WORK SHOWN ON THE DRAWING, BUT NOT SPECIFIED AND WORK SPECIFIED, BUT NOT SHOWN ON THE DRAWINGS SHALL BE INCLUDED IN THE CONTRACT, THE SAME AS IF BOTH SHOWN AND SPECIFIED.

5.4. SUBMISSION OF A BID WILL BE AN ACKNOWLEDGMENT BY THE BIDDER THAT THEY HAVE FULLY INFORMED THEMSELVES AS TO THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS AND THAT THEY WILL NOT SEEK TO EVADE RESPONSIBILITY FOR OMISSIONS BY MAKING CLAIM FOR AMBIGUITY OR CONFLICT OF THE PLANS AND SPECIFICATIONS.

5.5. COORDINATE WORK INDICATED ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

5.6. CONTRACTOR IS RESPONSIBLE FOR DISTRIBUTION OF CONSTRUCTION DOCUMENTS TO THE SUBCONTRACTORS AND FOR COORDINATION BETWEEN SUBCONTRACTORS BASED ON THIS SET OF DOCUMENTS, NO EXTRA COMPENSATION WILL BE GIVEN TO A BIDDER OR SUPPLIER WHO HAS BID FROM AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS.

5.7. BRING TO THE ATTENTION OF THE ARCHITECT, IMMEDIATELY, DISCREPANCIES BETWEEN THE DRAWINGS, DRAWINGS AND SPECIFICATIONS OR THE VARIOUS SPECIFICATION SECTIONS FOR A DECISION BY THE ARCHITECT OR RESPECTIVE ENGINEER FOR CLARIFICATION. AFTER BIDS ARE SUBMITTED, NO CLAIMS OF DISCREPANCY WILL BE CONSIDERED A VALID REASON FOR AN EXTRA CHARGE OR CHANGES TO THE WORK, WHERE A DISCREPANCY IS ENCOUNTERED, CLARIFICATION AND DECISION SHALL BE AT THE ARCHITECT'S SOLE DISCRETION AND SUBMISSION OF A BID SHALL CONSTITUTE ACCEPTANCE OF THAT DECISION REGARDLESS OF COST.

6. COORDINATION:

6.1. OWNER COORDINATION:

6.1.1. COMPLY WITH THE REQUIREMENTS OF OWNER OPERATION, WORKING TIME, BARRICADES & ACCESS.

6.1.2. MEET WITH OWNER'S MANAGEMENT PRIOR TO STARTING WORK TO COORDINATE TIME AND NOTIFICATIONS REQUIRED FOR UTILITY CHANGES OR WORK THAT MAY AFFECT OWNER OPERATIONS.

6.1.3. COORDINATE, SCHEDULE AND MINIMIZE UTILITY INTERRUPTIONS, PROTECT & MAINTAIN EXISTING SERVICES AFFECTED BY THE PERFORMANCE OF THE WORK.

6.1.4. WHERE NECESSARY, WORK SHALL BE PERFORMED AT NIGHT AS DIRECTED BY OWNER TO AVOID CONFLICTS WITH UTILITIES AND OPERATIONS.

6.1.5. AN APPROVAL BY THE OWNER WILL ONLY BE VALID IF IN WRITING AND SIGNED BY THE OWNER OR BY THE OWNER'S DESIGNATED REPRESENTATIVE.

6.1.6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM OWNER AND ENGINEER-OF-RECORD FOR ALL STRUCTURAL CHANGES, VERIFICATION OF CORRECT INSTALLATION AND SPECIFICATION FOR MISCELLANEOUS STEEL FOR MEZZANINES, HVAC EQUIPMENT, DUCTS, CONDUIT, ETC.

6.2. COOPERATION:

6.2.1. CONTRACTOR SHALL EMPLOY SUCH LABOR AS WILL NOT DELAY OR INTERFERE WITH THE TIMELY AND LAUDIBLE PROGRESS OF THE WORK AND AS WILL BE ACCEPTABLE TO AND WORK IN HARMONY WITH ALL OTHER TRADES EMPLOYED ON THE CONSTRUCTION SITE OR ON ANY OTHER BUILDING, STRUCTURE, OR OTHER IMPROVEMENTS, WHETHER PUBLIC OR PRIVATE, WHICH THE CONTRACTOR MAY THEN BE ERRECTING OR ALTERING.

6.2.2. CONTRACTOR AND SUBCONTRACTORS SHALL BE BONDABLE, LICENSED CONTRACTORS, POSSESSING GOOD LABOR RELATIONS AND MUST BE CAPABLE OF QUALITY WORKMANSHIP IN HARMONY WITH OTHER CONTRACTORS WORKING ON THE PROJECT.

6.2.3. SUBCONTRACTORS, IN CASES WHERE THEIR WORK AND THE WORK OF OTHER SUBCONTRACTORS COME TOGETHER, SHALL COOPERATE WITH EACH OTHER, FURNISH NECESSARY DRAWINGS, MEASUREMENTS, TEMPLATES AND ASSISTANCE IN THEIR OWN TRADE SO THAT THE FINISHED WORK SHALL BE OF PROPER APPEARANCE, STRENGTH, DURABILITY AND FIT FINISH.

6.2.5. BEFORE PROCEEDING WITH THE WORK, SUBCONTRACTORS SHALL ASCERTAIN THAT IT WILL NOT INTERFERE WITH THE WORK OF OTHER SUBCONTRACTORS. WORK THAT DOES INTERFERE SHALL NOT CUT OR OTHERWISE DAMAGE THE WORK OF OTHER CONTRACTORS AND SHALL BEAR THE COST OF DAMAGE DONE IN DISREGARD OF THIS REQUIREMENT.

6.2.6. EACH CONTRACTOR AND SUBCONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS RELATIVE TO THE WORK OF OTHER TRADES AND TO INFORM THEMSELVES OF THE EFFECT SAME MAY HAVE ON THE WORK OF THEIR TRADE AND PROPERLY CORRELATE SAME, THAT A FINISHED JOB MAY RESULT.

6.3. OWNER/VENDOR COORDINATION: CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK OF SEPARATE OWNER/VENDOR FURNISHED COMPONENTS, ENSURING THE COORDINATION OF ALL TRADES.

6.3.1. CONTRACTOR TO VERIFY REQUIREMENTS OF OWNER EQUIPMENT PRIOR TO THE START OF CONSTRUCTION AND OBTAIN CATALOGS CUT SHEETS OF EQUIPMENT FROM OWNER.

7. INSURANCE:

7.1. CONTRACTOR AND SUBCONTRACTORS SHALL KEEP AND MAINTAIN INSURANCE COVERAGE FOR NO LESS THAN THE LIMITS INDICATED HEREIN AND AS STATED IN THE AGREEMENT WITH THE OWNER. PROVIDE ADDITIONAL HIGHER INSURANCE COVERAGE LIMITS THAT ARE REQUIRED PER OWNER CRITERIA IN EXCESS OF LIMITS LISTED HEREIN.

7.2. EACH SUBCONTRACTOR SHALL FURNISH TO CONTRACTOR TWO (2) COPIES EACH OF CERTIFICATES OF INSURANCE HEREIN REQUIRED FOR EACH CONTRACTOR AND EACH SUBCONTRACTOR WHICH SHALL SPECIFICALLY SET FORTH EVIDENCE OF ALL COVERAGE.

7.3. CONTRACTOR SHALL FURNISH CERTIFICATES OF SUCH INSURANCE TO OWNER WITHIN FIVE (5) DAYS OF SIGNING CONTRACT. THESE CERTIFICATES SHALL PROVIDE THAT COVERAGE AFFORDED UNDER THE POLICIES WILL NOT BE CANCELED UNTIL TEN (10) DAYS PRIOR WRITTEN NOTICE HAS BEEN GIVEN TO THE OWNER.

7.4. THE CONTRACTOR SHALL FURNISH TO THE OWNER COPIES OF ENDORSEMENTS THAT ARE SUBSEQUENTLY ISSUED AMENDING COVERAGE OR LIMITS.

7.5. LIMITS (UNLESS NOTED OTHERWISE):

7.5.1. WORKMEN'S COMPENSATION INSURANCE IN FULL COMPLIANCE WITH THE LAWS OF THE STATE OR STATES IN WHICH WORK UNDER THIS CONTRACT IS PERFORMED TO INCLUDE EMPLOYER'S LIABILITY.

7.5.2. OWNERS PROTECTIVE LIABILITY INSURANCE (UNLESS NOTED OTHERWISE):

7.5.2.1. BODILY INJURY, INCLUDING DEATH, EACH PERSON: \$1,000,000 MINIMUM.

7.5.2.2. PROPERTY DAMAGE, EACH OCCURRENCE: \$500,000 MINIMUM.

7.5.2.3. BODILY INJURY, INCLUDING DEATH, EACH OCCURRENCE: \$3,000,000 MINIMUM.

7.5.2.4. PROPERTY DAMAGE, AGGREGATE: \$500,000 MINIMUM.

7.6. CERTIFICATE OF INSURANCE MUST BE MADE OUT TO THE OWNER AND SHALL LIST THE OWNER AND ARCHITECT AS AN ADDITIONAL INSURED.

NOTES

8. PERMITS, FEES AND TAXES:

8.1. CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS AND FEES NOT SPECIFICALLY IDENTIFIED AS OBTAINED BY OWNERS'S PERMITTING AGENT.

8.2. EACH CONTRACTOR RESPONSIBLE FOR PLUMBING, ELECTRICAL, MECHANICAL & FIRE SPRINKLERS SHALL OBTAIN AND PAY FOR RESPECTIVE PERMITS AND SHALL PAY CHARGES ASSOCIATED WITH CONNECTIONS TO UTILITIES, CONSENTS, INSPECTIONS, ETC AS REQUIRED BY MUNICIPAL, STATE AND OTHER LEGALLY CONSTITUTED AUTHORITIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR REVISIONS THAT MAY BE REQUIRED BY SAID AUTHORITIES.

8.3. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND FEES ASSOCIATED WITH SANITARY AND STORM SEWER.

8.4. WHENEVER THE LAW OF THE PLACE OF BUILDING REQUIRES A SALES, CONSUMER USE OR OTHER SIMILAR TAX, THE CONTRACTOR AND SUBCONTRACTORS SHALL PAY SUCH TAXES AS PERTAINS TO THEIR RESPECTIVE PORTION OF THE WORK AND HAVE SUCH TAXES INCLUDED IN THEIR BID.

9. PRICE AND PAYMENT PROCEDURES:

9.1. APPLICATION FOR PAYMENT: SUBCONTRACTORS SHALL SUBMIT TO THE CONTRACTOR AN APPLICATION FOR EACH PAYMENT ON OR ABOUT THE FIRST DAY OF EACH MONTH. THE CONTRACTOR SHALL ASSEMBLE PAYMENT APPLICATIONS, SUBMIT IT TO OWNER WITH CERTIFICATE OF PARTIAL PAYMENT. SUBCONTRACTORS SHALL SUBMIT PAID BILLS AND LIEN WAIVERS FOR LABOR AND MATERIAL INCLUDED IN THE JOB TO THAT DATE. IF LIEN WAIVERS ARE NOT AVAILABLE AT THE TIME PAYMENT IS LIQUIDATED, PAYMENT WILL BE WITHHELD UNTIL SUCH WAIVERS ARE SUBMITTED. SUBMIT APPLICATIONS FOR PAYMENT INDICATING FULL VALUE OF WORK WITH PAYMENTS EQUAL TO 90 PERCENT OF THE CERTIFIED VALUE.

9.2. LIENS: NEITHER THE FINAL PAYMENT NOR ANY PART OF THE RETAINED PERCENTAGE SHALL BECOME DUE UNTIL THE CONTRACTOR DELIVERS TO THE OWNER A COMPLETE RELEASE OF LIENS ARISING OUT OF THIS CONTRACT, OR RECEIPTS IN FULL IN LIEU THEREOF, AND IN EITHER CASE, AN AFFIDAVIT THAT SO FAR AS THEY ARE KNOWN, NO KNOWLEDGE OR INFORMATION, THE RELEASE AND RECEIPTS TO INCLUDE ALL LABOR AND MATERIAL FOR WHICH A LIEN COULD BE FILED, THE ABOVE REFERENCED WAIVERS AND AFFIDAVITS, FOR 100 PERCENT OF WORK, SHALL BE SUBMITTED NO MORE THAN 30 DAYS FOLLOWING COMPLETION.

9.3. FINAL PAYMENT SHALL BE CONTINGENT ON THE COMPLETION OF THE CONTRACTORS "PUNCH-LIST" INCLUDING ANY INCOMPLETE ITEMS ADDED BY THE OWNER, ARCHITECT AND/OR ENGINEER. FINAL PAYMENT WILL NOT BE APPROVED UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL COMPLETE AND CERTIFICATE OF OCCUPANCY IS GRANTED.

9.4. EXTRA WORK: NO RECOGNITION OF EXTRA WORK, WHETHER CONSISTING OF LABOR, MATERIALS OR EQUIPMENT SHALL BE MADE UNLESS THE CONTRACTOR HAS OBTAINED WRITTEN AUTHORIZATION TO PROCEED WITH EXTRA WORK FROM THE OWNER WITH THE COST STATED IN FIGURES THEREIN. FAILURE TO OBTAIN FORMAL AUTHORIZATION FOR FAULTY MATERIALS OR WORKMANSHIP, UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL REMEDY DEFECTS DUE THERETO AND SHALL PAY FOR DAMAGE TO OTHER WORK RESULTING THEREFROM, THAT MAY APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF OWNER'S APPROVAL OF THE FINAL CERTIFICATE OF PAYMENT.

10.1. COMPLETELY CLEAN, SERVICE (LUBRICATE AND REPLACE BELTS, FILTERS, ETC.) AND CHECK FOR PROPER OPERATION OF EQUIPMENT STATED AS REUSED AND GUARANTEE THESE COMPONENTS FOR ONE YEAR.

10.2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR, WITHOUT ADDITIONAL CHARGE, OF ANY EQUIPMENT OR FURNISHED WORK WHICH BECOMES DEFECTIVE WITHIN THE ONE-YEAR PERIOD. THE CORRECTION OF SUCH WORK SHALL INCLUDE, WITHOUT ADDITIONAL CHARGE, ALL EXPENSES AND DAMAGES IN CONNECTION WITH SUCH REMOVAL AND REPLACEMENT OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED BY CORRECTION.

11. ADMINISTRATIVE REQUIREMENTS:

11.1. SCHEDULE FOR COMPLETION: WORK ON THE PROJECT SHALL BE CARRIED FORWARD WITH DUE DILIGENCE AND WITHOUT INTERRUPTION, AS WEATHER CONDITIONS PERMIT AND AS GOOD JUDGMENT DICTATES. COORDINATE TIME SCHEDULE WITH THE OWNER FOR OCCUPANCY DATE ANTICIPATED.

11.2. CONTRACTOR SHALL COORDINATE WITH OWNER FOR SCHEDULING OF CONSTRUCTION OPERATIONS THAT CREATE EXCESSIVE NOISE OR OTHER DISTURBANCE TO OWNER OPERATIONS.

11.3. RECORD DRAWINGS:

11.3.1. MAINTAIN A COPY OF THE LATEST, APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE THROUGHOUT CONSTRUCTION. DOCUMENTS SHALL BE STAPLED IN ONE NEAT SET AND ATTACHED TO A LOCATION ACCEPTABLE TO THE OWNER AND ARCHITECT.

11.3.2. CONTRACTOR SHALL PREPARE AND MAINTAIN AN ACCURATE SET OF AS-BUILT DRAWINGS FOR ALL DISCIPLINES, INCLUDING CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE PROTECTION.

11.4. SUBMITTALS:

11.4.1. REFER TO "PRICE AND PAYMENT PROCEDURES" FOR SUBMITTALS RELATED TO PAYMENTS.

11.4.2. WITHIN TEN (10) WORKING DAYS OF CONTRACT AWARD, SUBMIT TO ARCHITECT AND OWNERS LOCAL REPRESENTATIVE, A LIST OF ALL SUBCONTRACTORS AND SUPPLIERS INCLUDING NAME, CONTACT PERSONS, ADDRESS, PHONE AND EMAIL. G.C. SHALL PROVIDE SAMPLES & PRODUCT DATA TO ARCHITECT AND OWNER FOR APPROVAL OF ALL MATERIALS, FIXTURES & FINISHES, INCLUDING BUT NOT LIMITED TO:

11.4.3.1. CONCRETE

11.4.3.2. CEMENTITIOUS TOPPING

11.4.3.3. MASONRY, MORTAR & ACCESSORIES

11.4.3.4. CAST STONE & ACCESSORIES

11.4.3.5. METAL FABRICATIONS

11.4.3.6. STAIRS & RAILINGS

11.4.3.7. WOOD FRAMING

11.4.3.8. SHEATHING

11.4.3.9. FINISH CARPENTRY

11.4.3.10. EXTERIOR DECOR

11.4.3.11. DAMPPROOFING & WATERPROOFING

11.4.3.12. INSULATION

11.4.3.13. WEATHER BARRIERS, VAPOR RETARDERS & AIR BARRIERS

11.4.3.14. UNDERLAYMENTS

11.4.3.15. ROOFING & ACCESSORIES

11.4.3.16. SIDING & ACCESSORIES

11.4.3.17. FIRSTSTOPPING & JOINT PROTECTION

11.4.3.18. DOORS & FRAMES

11.4.3.19. WINDOWS

11.4.3.20. DOOR HARDWARE

11.4.3.21. GLAZING

11.4.3.22. LOUVERS & VENTS

11.4.3.23. GYPSUM PLASTER BOARD

11.4.3.24. TILE

11.4.3.25. FLOORING

11.4.3.26. PAINTS AND FINISHES

11.4.3.27. TOILET ROOM & BATHROOM ACCESSORIES

11.4.3.28. APPLIANCES

11.4.3.29. WINDOW TREATMENTS

11.4.3.30. CASEWORK (CABINETS & COUNTERTOPS)

11.4.3.31. PLUMBING FIXTURES

11.4.3.32. CLOSEOUT SUBMITTALS: REFER TO "EXECUTION REQUIREMENTS".

11.5. SHOP DRAWINGS:

11.5.1. SUBMIT THREE (3) COPIES OF ALL SHOP DRAWINGS TO THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR CHECKING AND COORDINATION OF THEM.

11.5.2. THE CONTRACTOR SHALL FORWARD THREE (3) COPIES TO THE CONSTRUCTION MANAGER AND ARCHITECT WITH SUFFICIENT TIME FOR ARCHITECT TO REVIEW (10 BUSINESS DAYS MIN). AFTER ARCHITECT REVIEWS THEM FOR DESIGN CONFORMANCE, PROVIDE CORRECTIONS AND ISSUE FOUR (4) FINAL COPIES FOR JOB USE AND ONE COPY TO ARCHITECT.

11.5.3. SUBMITTALS SHALL CLEARLY STATE PROJECT TITLE AND NUMBER, NAMES OF SUBCONTRACTOR, SUPPLIER AND MANUFACTURER, FIELD DIMENSIONS, RELATIONSHIP TO ADJACENT MATERIALS, APPLICABLE STANDARDS AND IDENTIFICATION OF DEVIATIONS FROM CONSTRUCTION DOCUMENTS.

11.5.4. SHOP DRAWINGS SHALL BE PREPARED ONLY WITH A FULL SET OF DRAWINGS AS REFERENCE.

11.5.5. SHOP DRAWINGS SHALL BE ACCURATELY DETAILLED, DRAWN TO SCALE, AND SHALL CONTAIN NOTATIONS AND OTHER INFORMATION NECESSARY TO FULLY DESCRIBE INSTALLATION PROCEDURES AND WORK REQUIRED.

11.5.6. CONTRACTOR SHALL REVIEW OWNER/VENDOR FURNISHED SUBMITTALS FOR COORDINATION PURPOSES.

12. QUALITY REQUIREMENTS:

12.1. WORKMANSHIP SHALL BE EXACT, PAINSTAKING, DURABLE AND GENERALLY OF THE HIGHEST GRADE. MATERIALS, UNLESS PARTICULARLY SPECIFIED OTHERWISE, SHALL BE NEW, IN PERFECT CONDITION FOR USE, OF GOOD REPUTATION AND FREE FROM DEFECTS OR NATURE OF MANUFACTURE THAT WOULD IMPAIR THE STRENGTH, DURABILITY OR APPEARANCE IN FINISHED WORK.

13. TEMPORARY FACILITIES AND CONTROLS:

13.1. PROVIDE TEMPORARY FACILITIES AND CONTROLS AS NECESSARY TO COMPLY WITH SAFETY CRITERIA AS ESTABLISHED BY FEDERAL, STATE AND LOCAL AUTHORITIES, OSHA AND OWNER.

13.1.1. ENSURE THE SAFETY OF CONSTRUCTION WORKERS AND GENERAL PUBLIC.

13.2. PROVIDE TEMPORARY ENCLOSURES, BARRICADES, FENCES, ETC. WITH ACCESS DOORS AS REQUIRED BY OWNER TO SECURE THE WORKING AREA AND PROVIDE PUBLIC SAFETY.

13.3. PROVIDE TEMPORARY UTILITIES AND MAKE SAME AVAILABLE TO SUBCONTRACTORS. COORDINATE THE LOCATION OF ALL ACTIVE UTILITY LINES SERVING THE PROJECT AND TAKE NECESSARY STEPS TO PROTECT THEM AND COMPLY WITH THE REQUIREMENTS OF THE UTILITY COMPANIES. INDIVIDUAL SUBCONTRACTORS ARE RESPONSIBLE FOR CONNECTIONS TO UTILITY LINE LOCATIONS, TAPS AND REMOVAL OF TEMPORARY SERVICES WHEN NO LONGER NECESSARY. UTILITIES SHALL BE IN OWNERS NAME AND CONTROL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

13.4. CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF TEMPORARY CONSTRUCTION UTILITY CHARGES.

13.5. PROVIDE JOBSITE TELEPHONE CAPABLE OF RECEIVING INCOMING CALLS FOR THE DURATION OF CONSTRUCTION, PROVIDE TELEPHONE NUMBER TO ARCHITECT AND OWNER.

13.6. PROVIDE GENERAL HAULING & TRASH DISPOSAL FROM THE SITE. PROVIDE GENERAL CLEANUP OF THE PROJECT, BUILDING AREA AND THE REMOVAL OF TRASH AND DEBRIS FROM THE WORK AREAS.

13.7. PROVIDE AND MAINTAIN ADEQUATE ENVIRONMENTAL CONDITIONS TO FACILITATE PROGRESS OF THE WORK. MEET SPECIFIED MINIMUM CONDITIONS AND PROTECT MATERIALS FROM DAMAGE.

13.8. PROVIDE TEMPORARY PROTECTIVE COVERING OF EQUIPMENT, MERCHANDISE, FINISHES, FLOORING, ETC., DURING CONSTRUCTION, TO PREVENT DAMAGE.

NOTES

14. PRODUCT REQUIREMENTS:

14.1. ORDERING OF MATERIALS:

14.1.1. CONTRACTOR IS ADVISED TO ORDER BUILDING MATERIALS, FIXTURES AND FINISH MATERIALS AS SOON AS POSSIBLE. UNLESS CONTRACTOR NOTIFIES OWNER IN WRITING WITHIN TEN (10) DAYS OF CONTRACT DATE OF DELAYS, CONTRACTOR ASSUMES THE RESPONSIBILITY FOR THE TIMELY DELIVERY OF COMPONENTS REQUIRED TO CONSTRUCT THE PROJECT (REGARDLESS OF SUPPLIER OR SOURCES, DOMESTIC OR NOT) WITHIN THE TIME ALLOTTED AS SPECIFIED IN THE CONTRACT.

14.2. RECEIVING OF MATERIALS:

14.2.1. THE CONTRACTOR IS RESPONSIBLE FOR UNLOADING, CHECKING AND VERIFYING SHIPMENTS OF OWNER SUPPLIED MATERIALS. THIS INCLUDES VERIFYING PACKING LISTS AGAINST ORDER FORMS AND BILLS OF LADING, NOTING ANY DAMAGE OR SHORTAGES. CONTRACTOR IS RESPONSIBLE FOR FILING DAMAGE CLAIMS AND MUST MAINTAIN PACKING MATERIALS FOR SHIPMENT OF DAMAGED ITEMS, IF THIS IS NOT DONE WITHIN 24 HOURS, CONTRACTOR SHALL BEAR ALL COSTS TO MEET CONSTRUCTION SCHEDULE.

14.2.2. COORDINATE UNPACKING OF OWNER-SUPPLIED FIXTURES WITH OWNER.

14.3. STORAGE OF MATERIALS:

14.3.1. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SAFETY FROM LOSS, DAMAGE AND THEFT OF MATERIALS DELIVERED PERTAINING TO PARTICULAR WORK UNTIL THE FINAL PROJECT IS ACCEPTED.

14.3.1.1. ABOVE STATED STORAGE OF MATERIALS INCLUDES OWNER-SUPPLIED MATERIALS, FIXTURES AND EQUIPMENT.

14.3.2. CONTRACTOR AND SUBCONTRACTORS SHALL NOT CAUSE OR ALLOW ANY PART OF STRUCTURE TO BE LOADED DURING CONSTRUCTION WITH A WEIGHT GREATER THAN IT IS CALCULATED TO BEAR. THIS REFERS ESPECIALLY TO CONCENTRATED PLACING OF MATERIALS ON FLOORS AND ROOFS OF BUILDINGS.

14.3.3. CAREFULLY REMOVE AND STORE ALL MATERIALS THAT ARE REUSED OR SALVAGED BY THE CONTRACTOR.

14.3.4. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE OF ITS OWN MATERIALS AND AN ACCESS TO THE PROJECT SITE.

15. "OR EQUAL" CLAUSES/SUBSTITUTIONS:

15.1. CERTAIN ITEMS ARE SPECIFIED BY PROPRIETARY NAMES, WHERE THE CLAUSE "OR EQUAL" IS USED IN THE CONNECTION WITH SUCH SPECIFICATIONS, THEY ARE TO BE USED IN RECOGNITION OF THE FACT THAT EQUALLY GOOD AND FUNCTIONALLY SIMILAR ITEMS ARE ON THE MARKET. SHOULD ANY CONTRACTOR DESIRE TO MAKE SUBSTITUTIONS UNDER THIS CLAUSE, THEY SHALL SUBMIT, IN WRITING, THEIR REQUEST FOR APPROVAL OF SUCH SUBSTITUTIONS TOGETHER WITH SUCH SPECIFICATIONS, DESCRIPTIVE LITERATURE & SAMPLES AS THE ARCHITECT OR OWNER MAY REQUIRE. ALL SUCH SUBSTITUTIONS ARE SUBJECT TO REJECTION AT THE ARCHITECT'S OR OWNER'S DISCRETION.

15.2. SUBMISSION AND REVIEW OF REQUESTS FOR SUBSTITUTION WILL NOT BE ALLOWED TO AFFECT THE COMPLETION DATE OR FINISHED APPEARANCE OF THE WORK.

15.3. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.

16. EXECUTION REQUIREMENTS:

16.1. FIELD CONDITIONS: PRIOR TO CONSTRUCTION, VERIFY FIELD CONDITIONS AND DIMENSIONS IN THE DRAWINGS. ALERT THE ARCHITECT AND OWNER REGARDING VARIATIONS FROM THE CONDITIONS REPRESENTED ON THE CONSTRUCTION DOCUMENTS AND OBTAIN DIRECTION/CLARIFICATION BEFORE PROCEEDING WITH THE RELATED WORK.

16.2. CONTRACTOR SHALL AVOID CONFLICT OR INTERFERENCE WITH NORMAL BUILDING OPERATIONS BY COMPLYING WITH BUILDING/FACILITIES RULES AND REGULATIONS REGARDING SCHEDULING AND USE OF ELEVATORS AND LOADING DOCKS FOR DELIVERIES, HANDLING OF MATERIALS, EQUIPMENT AND DEBRIS. CONTRACTOR IS RESPONSIBLE TO UNDERSTAND SUCH RULES AND REGULATIONS.

16.3. THE CONTRACTOR AGREES THAT ALL WORK SHALL BE PERFORMED IN A MANNER THAT WILL NOT CREATE ANY WORK STOPPAGE, PICKETING, LABOR DISRUPTION OR DISPUTE OR VIOLATE OWNERS LABOR CONTRACTS AFFECTING THE BUILDING OR INTERFERE WITH THE BUSINESS OF THE OWNER. IN THE EVENT OF THE OCCURRENCE OF ANY OF THE ABOVE, RESULTING FROM ACTIONS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY SUBSTANTIAL OR CONCESSIONAIRE, OR THEIR RESPECTIVE EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS, THE CONTRACTOR SHALL IMMEDIATELY, UPON NOTICE FROM OWNER, CEASE THE CONDUCT GIVING RISE TO SUCH CONDITION. THIS CLAUSE MUST BE PART OF GENERAL CONTRACTOR/SUBCONTRACTOR AGREEMENTS AND IF SUCH CLAUSE IS NOT INCLUDED, IT WILL NOT RELIEVE THE CONTRACTOR OF THE REQUIREMENTS OR WORK STATED HEREIN.

16.4. FOR UTILITY SERVICES, APPLY FOR OR SWITCH NAMES FROM PRIOR OWNER IF APPLICABLE FOR UTILITY METERS AND NOTIFY UTILITY COMPANIES OF THE REQUIRED NAME, ADDRESS AND PHONE NUMBERS OF THE OWNER FOR PERMANENT OR NEW SERVICES.

16.5. PROVIDE REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE.

16.6. CONSTRUCTION EQUIPMENT: LIFTS, CRANES, EQUIPMENT, BOXES AND SIMILAR ITEMS SHALL BE EQUIPPED WITH RUBBER WHEELS.

16.7. CUTTING, PATCHING AND REPAIRING:

16.7.1. CONTRACTORS SHALL LEAVE REQUIRED CHASE, OPENINGS, ETC. IN THEIR WORK TO ACCOMMODATE THE WORK OF OTHER TRADES. OTHER TRADES SHALL PROVIDE DEFINED SIZES AND LOCATIONS FOR SUCH REQUIREMENTS IN AMPLE TIME NOT TO INTERFERE WITH THE PROGRESS OF THE WORK.

16.7.2. WHENEVER POSSIBLE, SAW CUTTING OF MATERIALS SHALL BE DONE OUTDOORS. OTHER CUTTING REQUIRED SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR REQUIRING THE SAME WHO SHALL OBTAIN THE APPROVAL OF THE CONTRACTOR FOR THE MODIFICATIONS.

16.7.3. IF CUTTING, CORING OR DRILLING OF CONCRETE SLABS IS REQUIRED, COORDINATE WITH OWNER, ARCHITECT AND STRUCTURAL ENGINEER BEFORE BEGINNING WORK.

16.7.4. FLOOR SLAB PENETRATIONS: FOR PLUMBING FIXTURES & DRAINS, PROVIDE WATERTIGHT SLEEVES EXTENDING A MINIMUM OF 6 INCHES ABOVE FINISHED FLOOR.

16.7.5. PATCHINFILL ALL UNEVEN FLOOR CONDITIONS, FILL CRACKS, DEPRESSIONS, HOLES, VOIDS, ETC. AND REMOVE ALL PROJECTIONS, ELECTRICAL CABS, BUMPS, ETC. TO PROVIDE A SMOOTH LEVEL FLOOR SUBSTRATE FOR NEW FINISHES.

16.7.6. NOTIFY THE ARCHITECT AND OWNER OF MAJOR FLOOR PREPARATION ISSUES. DO NOT CUT OR ALTER ANY PORTION OF THE EXISTING STRUCTURE IN A WAY THAT IT WEAKENS THE STRUCTURE OR ENDANGERS THE BUILDING, OCCUPANTS OR GENERAL PUBLIC.

16.7.6.1. CONTRACTOR SHALL LEAVE THE STRUCTURE AS STRONG OR STRONGER THAN THE ORIGINAL DESIGN AND WITH FINISHES UNIMPAIRED.

16.7.7. CUT OR ALTERED PARTS SHALL BE RESTORED AND REPAIRED TO THE SATISFACTION OF THE ARCHITECT OR OWNER USING THE SAME QUANTITIES AND QUALITY OF LABOR AND MATERIALS QUALITY STANDARDS SPECIFIED FOR THE WORK. ORIGINALLY, IN CASES WHERE EXISTING MATERIALS ARE ALTERED OR DAMAGED, REPAIR TO LIKE NEW CONDITION TO MATCH THE ORIGINAL CONSTRUCTION.

16.7.8. FIRE RATED CONSTRUCTION: PROVIDE CONSTRUCTION COMPONENTS REQUIRED TO MAINTAIN FIRE RATED CONSTRUCTION AT PENETRATIONS AND MODIFIED EXISTING ELEMENTS WITHIN THE WORK.

16.7.9. WORK THAT IS DEFECTIVE IN CONSTRUCTION OR QUALITY, OR THAT IS DEFECTIVE IN REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL NOT BE ACCEPTED, DESPITE ARCHITECT'S OR OWNER'S FAILURE TO DETECT SAID DEFICIENCY. DEFECTIVE WORK REVEALED DURING THE WARRANTY PERIOD SHALL BE REPLACED BY WORK COMPLYING WITH THE INTENT OF THE CONTRACT DOCUMENTS. NO PAYMENT, PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

16.7.10. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL PREPARE A "PUNCHLIST" OF CORRECTIONS AND SHALL PROVIDE THE LIST TO OWNER AND ARCHITECT PRIOR TO FINAL INSPECTION AND ACCEPTANCE.

16.8. CLEANING:

16.8.1. EACH CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL AND RUBBISH CAUSED BY THEIR EMPLOYEES AND THEIR WORK ON A DAILY BASIS. AT THE COMPLETION OF THEIR WORK, THEY SHALL REMOVE ALL RUBBISH, ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIAL FROM THE JOB SITE.

16.8.2. CONTRACTOR SHALL DISPOSE OF PACKAGING/SHIPPING MATERIALS FROM CONTRACTOR AND OWNER-SUPPLIED ITEMS. OBSERVE AND FOLLOW LOCAL JURISDICTION AND OWNER RECYCLING AND WASTE MANAGEMENT REQUIREMENTS.

16.8.3. AT COMPLETION, CONTRACTOR SHALL EMPLOY A PROFESSIONAL CLEANING SERVICE TO CLEAN THE ENTIRE CONSTRUCTION AREA. ALL SURFACES SHALL BE CLEANED OF PAINT, PLASTER, MORTAR AND OTHER STAINS AND EXCESS MATERIALS. CARE SHALL BE TAKEN THAT NO SURFACES BE MARRED OR SCRATCHED IN CLEANING. FINAL CLEANING SHALL BE INSPECTED AND APPROVED BY THE OWNER WITH EACH SUBCONTRACTOR RESPONSIBLE TO PUT THEIR OWN WORK IN A CLEAN CONDITION.

16.8.4. FINAL CLEANING SHALL BE PERFORMED NO MORE THAN THREE DAYS PRIOR TO COMPLETION OF WORK AND TURNOVER OF BUILDING TO OWNER. IF BUILDING AND SITE CLEANLINESS IS UNSATISFACTORY, OWNER RESERVES THE RIGHT TO EMPLOY CLEANING SERVICE AND DEDUCT COST PLUS 10 PERCENT FROM THE CONTRACT.

16.8.5. CONTRACTOR IS RESPONSIBLE FOR CLEANUP OF ALL TRADES.

17. CLOSEOUT:

17.0.1. CLOSE OUT REQUIREMENTS RELATE TO BOTH FINAL COMPLETION OF THE ACTUAL PHYSICAL WORK AND SUBSTANTIAL COMPLETION OF THE WORK. COMPLY WITH THE GENERAL CONDITIONS AND COMPLETE THE FOLLOWING BEFORE REQUESTING INSPECTION OF THE WORK OR DESIGNATED PORTION THEREOF FOR SUBSTANTIAL COMPLETION.

17.0.1.1. SUBMIT INSTRUCTION HANDBOOKS & PAPERWORK, INCLUDING PACKING SLIPS & BILLS OF LADING, FOR CONTRACTOR AND OWNER FURNISHED MATERIALS AND EQUIPMENT, IN A MARKED ENVELOPE.

17.0.1.2. SUBMIT EXECUTED WARRANTIES, WORKSMANSHIP BONDS, MAINTENANCE AGREEMENTS, INSPECTION CERTIFICATION AND SIMILAR REQUIRED DOCUMENTATION FOR SPECIFIC UNITS OR WORK. ENABLING OWNERS UNRESTRICTED OCCUPANCY AND USE.

17.0.1.3. SUBMIT RECORD DOCUMENTATION (INCLUDING ONE SET OF AS-BUILT OWNERS NAMED CONSTRUCTION DOCUMENTS), FINALIZE CHANGES, CONSTRUCTION DOCUMENTS AND MARK ALL APPROVED OWNER, BUILDING DEPARTMENT, AND FIRE MARSHAL CHANGES ON THE DOCUMENTS USING A CLOUD PROCEDURE THAT CLEARLY DISTINGUISHES THE CHANGES FROM THE ORIGINAL WORK. FORWARD A DIGITAL PDF OF THE RECORD DOCUMENTS TO BOTH THE ARCHITECT AND OWNER.

17.0.1.4. SUBMIT MAINTENANCE MANUALS, TOOLS, SPARE PARTS, KEYS AND SIMILAR ITEMS.

17.0.1.5. SUBMIT COPY OF FINAL CERTIFICATE OF OCCUPANCY TO OWNER. PROVIDE ORIGINAL CERTIFICATE OF OCCUPANCY TO OWNER.

17.0.1.6. SUBMIT INSTRUCTION OF OWNERS OPERATING PERSONNEL AND START-UP OF SYSTEMS.

17.0.1.7. COMPLETE FINAL CLEANING AND REMOVE TEMPORARY FACILITIES, TOOLS AND CONTROLS.

OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

**GIRESI DESIGN, LLC**
1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-9551

ARCHITECT'S SEAL

BRAD A. GIRESI

PA LICENSE NO. RA00222

CIVIL ENGINEER

**GILMORE & ASSOCIATES, INC.**
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

--

M.E.P. ENGINEER

**McHUGH**
ENGINEERING ASSOCIATES, INC.
186 Paganini Street, Ardmore, PA 19002
15900 Route 70, Suite 102, Cherry Hill, NJ 08003
609-681-1571
265-641-7551

M.E.P. ENGINEER'S SEAL

CONSULTANT

CONSULTANT'S SEAL

PROJECT

UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

No.	Date	Revision
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Project Number:
Drawn By:
Reviewed By:
Paper Size:
Sheet Title:
NOTES & SPECIFICATIONS
Drawing No.

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SELECTIVE DEMOLITION NOTES:

1. REMOVE ALL WOOD FLOORING DOWN TO CLEAN, SOUND, SOLID CONCRETE USING APPROVED MECHANICAL METHODS ONLY. NO CHEMICALS OR SOLVENTS ARE PERMITTED FOR REMOVAL.
2. REMOVE ALL CARPET AND ALL ADHESIVE DOWN TO CLEAN, SOUND, SOLID CONCRETE USING APPROVED MECHANICAL METHODS ONLY. NO CHEMICALS OR SOLVENTS ARE PERMITTED FOR REMOVAL. REMOVAL SHALL FOLLOW THE CARPET AND RUG INSTITUTES' (CRI) STANDARDS.
3. REMOVE ALL HYDRONIC BASEBOARD AND PIPING WITH APPROVED METHODS TO MINIMIZE DAMAGE TO EXISTING FINISHES AND ALLOW FOR INSTALLATION OF NEW WORK AND FINISHES (SEE M.E.P. DRAWINGS BY OTHERS). PATCH WALL FINISHES AND SUBFLOOR. REPAIR AND REPLACE WOOD BASE TRIM (MATCH EXISTING PROFILES). PRIME & PAINT (COLOR: TSD).
4. REMOVE SIDEWALKS TO EXTENTS REQUIRED FOR NEW WORK (SEE CIVIL DRAWINGS BY OTHERS).
5. REMOVE EXTERIOR TRELLIS, COLUMNS, MASONRY PIERS/BASES AND FOOTINGS AT ENTRANCE IN THEIR ENTIRETY.
6. **ADD ALTERNATE 04:** REMOVE ALL EXTERIOR SIDING AND TRIM. REPAIR AND REPLACE ANY DAMAGED AIRMOISTURE BARRIER AND EXTERIOR SHEATHING. PREP FOR NEW FIBER CEMENT LAP SIDING.
7. **ADD ALTERNATE 01:** REMOVE ALL WINDOWS AND FRAMES. REPAIR AND REPLACE DAMAGED WATERPROOFING, SILL PAN, AND FLASHING. PREP OPENINGS FOR NEW REPLACEMENT WINDOWS (SEE WINDOW SCHEDULE).

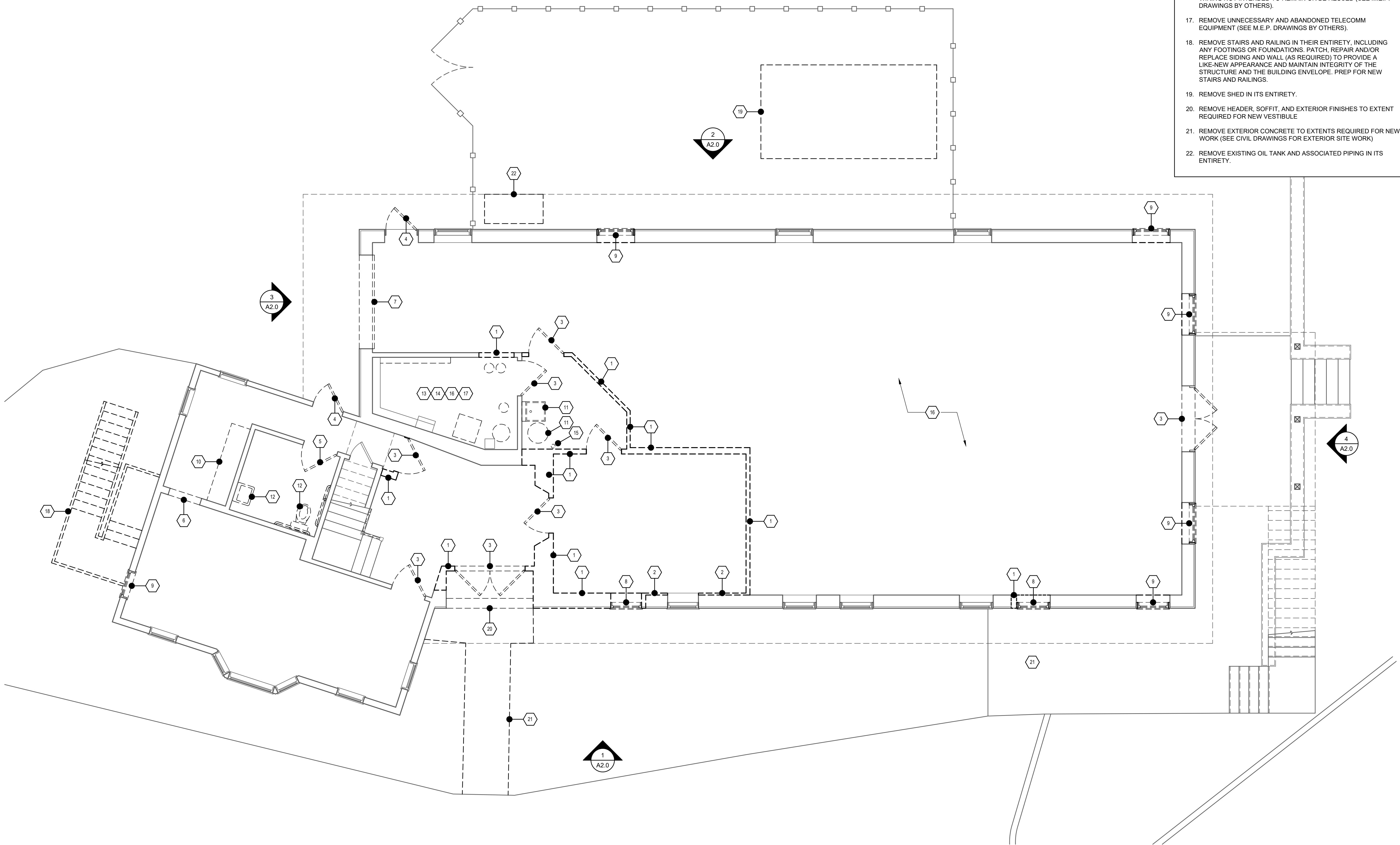
SELECTIVE DEMOLITION NOTES:

AS NOTED ON THE DRAWINGS

1. REMOVE WALL TO EXTENTS REQUIRED FOR NEW WORK.
2. REMOVE G.W.B. AND FURRING TO EXTENTS REQUIRED FOR NEW WORK.
3. REMOVE DOOR, FRAME AND HARDWARE.
4. REMOVE DOOR AND HARDWARE. PREP FRAME FOR NEW DOOR AND HARDWARE.
5. REMOVE DOOR, FRAME AND HARDWARE. PREP FOR NEW DOOR, FRAME AND HARDWARE.
6. REMOVE CASED OPENING FRAME AND TRIM. PREP OPENING FOR NEW INFILL WALL.
7. REMOVE OVERHEAD DOOR, TRACK, HARDWARE, AND ASSOCIATED WOOD FRAMING AT OVERHEAD DOOR. PREP OPENING FOR NEW INFILL WALL TO MAINTAIN INTEGRITY OF THE STRUCTURE AND THE BUILDING ENVELOPE.
8. REMOVE WINDOW AND FRAME IN ITS ENTIRETY. PREP OPENING FOR NEW DOOR.
9. REMOVE WINDOW AND FRAME IN ITS ENTIRETY. PREP OPENING FOR NEW INFILL WALL.
10. REMOVE CASEWORK, MILLWORK AND COUNTERTOP.
11. REMOVE PLUMBING FIXTURES AND PIPING BACK TO FLOOR OR WALL. SEAL AND CAP WITH APPROVED METHODS TO ALLOW FOR INSTALLATION OF NEW WORK AND FINISHES (SEE M.E.P. DRAWINGS BY OTHERS).
12. REMOVE PLUMBING FIXTURE AND PIPING BACK TO FLOOR OR WALL. PREP FOR NEW FIXTURE AND FINISHES (SEE M.E.P. DRAWINGS BY OTHERS).
13. REMOVE BOILER AND ASSOCIATED PIPING (SEE M.E.P. DRAWINGS BY OTHERS).
14. REMOVE WELL TANK, NEUTRALIZER, SOFTENER, AND ASSOCIATED ACCESSORIES TO EXTENTS REQUIRED FOR NEW WATER SERVICE (SEE M.E.P. DRAWINGS BY OTHERS).
15. RELOCATE SANITARY STACK PER NEW WORK DRAWINGS (SEE M.E.P. DRAWINGS BY OTHERS).
16. REMOVE ELECTRICAL EQUIPMENT, PANELS AND ASSOCIATED WIRING NOT INTENDED TO REMAIN OR BE REUSED (SEE M.E.P. DRAWINGS BY OTHERS).
17. REMOVE UNNECESSARY AND ABANDONED TELECOMM EQUIPMENT (SEE M.E.P. DRAWINGS BY OTHERS).
18. REMOVE STAIRS AND RAILING IN THEIR ENTIRETY, INCLUDING ANY FOOTINGS OR FOUNDATIONS. PATCH, REPAIR AND/OR REPLACE SIDING AND WALL (AS REQUIRED) TO PROVIDE A LIKE-NEW APPEARANCE AND MAINTAIN INTEGRITY OF THE STRUCTURE AND THE BUILDING ENVELOPE. PREP FOR NEW STAIRS AND RAILINGS.
19. REMOVE SHED IN ITS ENTIRETY.
20. REMOVE HEADER, SOFFIT, AND EXTERIOR FINISHES TO EXTENT REQUIRED FOR NEW VESTIBULE.
21. REMOVE EXTERIOR CONCRETE TO EXTENTS REQUIRED FOR NEW WORK (SEE CIVIL DRAWINGS FOR EXTERIOR SITE WORK).
22. REMOVE EXISTING OIL TANK AND ASSOCIATED PIPING IN ITS ENTIRETY.

GENERAL DEMOLITION NOTES:

1. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION. IT IS THE INTENT OF THESE DOCUMENTS THAT THE SCOPE OF DEMOLITION BE ALL INCLUSIVE TO ACCOMMODATE THE NEW WORK AS SHOWN ON ALL NEW WORK DRAWINGS.
2. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
3. CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER TO SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION.
4. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.
5. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER.
6. LOCATE AND IDENTIFY EXISTING UTILITIES AND ASCERTAIN THEIR CONDITION TO ENSURE ADEQUATE PERFORMANCE OF ALL UTILITIES IN NEW CONSTRUCTION.
7. MAINTAIN UTILITY SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
8. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
9. IF SERVICES/SYSTEMS ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, BEFORE PROCEEDING WITH SELECTIVE DEMOLITION PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER PARTS OF BUILDING. SEE M.E.P. DWGS. (BY OTHERS) FOR WORK ASSOCIATED WITH UTILITIES.
10. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN SELECTIVE DEMOLITION OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND NEW CONSTRUCTION, TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS. CONTRACTOR SHALL ENGAGE A PENNSYLVANIA LICENSED P.E. TO DESIGN THE TEMPORARY WEATHER PROTECTION AND SUBMIT DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER/ARCHITECT.
11. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN OR THAT ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS. PROTECTION SHALL BE INSTALLED IN ALL AREAS TO ISOLATE THE CONSTRUCTION DUST FROM OTHER PARTS OF THE STRUCTURE.
12. PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
13. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
14. PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY FROM HIGHER TO LOWER LEVEL. COMPLETE SELECTIVE DEMO OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.
15. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING. NOT HAMMERING AND CHOPPING. TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARILY COVER OPENINGS TO REMAIN.
16. CUT/DRIILL FROM EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
17. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES AND FIRE WATCH DURING FLAME-CUTTING OPERATIONS.
18. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
19. PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.
20. DEMOLISH CONCRETE AND MASONRY IN SECTIONS. CUT CONCRETE FULL DEPTH AT JUNCTURES WITH CONSTRUCTION TO REMAIN AND AT REGULAR INTERVALS, USING POWER-DRIVEN SAW, THEN REMOVE CONCRETE BETWEEN SAW CUTS.
21. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS FROM PROJECT SITE.
22. ALL MATERIALS INDICATED TO BE REMOVED SHALL BE RECYCLED OR DISCARDED IN A LEGAL MANNER.
23. ALL SURFACES TO REMAIN SHALL BE PREPARED TO RECEIVE NEW FINISHES. ALL OPENINGS AND DAMAGE SHALL BE PREPARED TO PROVIDE LIKE NEW APPEARANCE. SEAL SLAB PENETRATIONS ABOVE AND BELOW AND FIRE WALL PENETRATIONS TO MAINTAIN FIRE AND ACOUSTIC INTEGRITY.
24. CLEAN, DEGREASE, GRIND, PATCH AND PREPARE EXISTING CONCRETE FLOOR SLAB AS REQUIRED TO PROVIDE SUITABLE SUBSTRATE FOR NEW WORK IN ACCORDANCE WITH THE FLOOR MANUFACTURER'S REQUIREMENTS, THE AMERICAN CONCRETE INSTITUTE'S (ACI) STANDARDS AND IN ACCORDANCE WITH ASTM STANDARDS FOR FLOOR PREP (LATEST EDITION). WHERE CONFLICT EXISTS, CONTRACTOR SHALL ADHERE TO MORE RESTRICTIVE STANDARDS.
25. CONTRACTOR SHALL COORDINATE WITH OWNER AND LANDLORD FOR ANY ITEMS TO BE SALVAGED FOR FUTURE RE-USE AND BUILDING ATTIC STOCK.
26. DEMO AND REMOVE ALL MISCELLANEOUS AND NON-ESSENTIAL FURRING STRIPS, PLYWOOD AND BLOCKING. FILL AND SEAL ANY PENETRATIONS TO MAINTAIN INTEGRITY OF THE STRUCTURE AND BUILDING ENVELOPE.
27. SEE ME/PF DRAWINGS FOR ADDITIONAL DEMOLITION INSTRUCTIONS AND NOTES.
28. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, ARCHITECT CANNOT GUARANTEE AGAINST ERRORS OR UNFORESEEN FIELD CONDITIONS. CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PROMPTLY.
29. EXISTING EXTERIOR WALL INSULATION SHALL BE LEFT IN PLACE OR REPLACED WITH NEW INSULATION OF EQUAL OR GREATER INSULATING VALUE (U.N.O.). EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING CONSTRUCTION SHALL BE REPAIRED TO MATCH ITS PRE-DAMAGED CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER.
30. PARTITIONS, DOORS, MILLWORK AND OTHER ITEMS TO BE DEMOLISHED ARE SHOWN DASHED. SERVICES WITHIN WALLS SHOWN TO BE REMOVED SHALL ALSO BE REMOVED. EDGES OF WALLS SHOWN TO REMAIN SHALL BE SAW CUT OR CLEANLY TOOTHED TO ACCEPT NEW CONSTRUCTION.



1 GROUND FLOOR PLAN (EXISTING & DEMO)
SCALE: 1/4"=1'-0"

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OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

giresidesign
GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-9551

ARCHITECT'S SEAL

BRAD A. GRESI PA LICENSE NO. RA00222

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

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M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES INC.
156 Pliginsk Street, Ardmore, PA 19003
1950 Route 70, Suite 102, Cherry Hill, NJ 08003
www.mchughinc.com
264-641-1541

M.E.P. ENGINEER'S SEAL

CONSULTANT

CONSULTANT'S SEAL

PROJECT

UPPER UWCHLAN
TOWNSHIP BUILDING
ALTERATIONS

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

No.	Date	Revision
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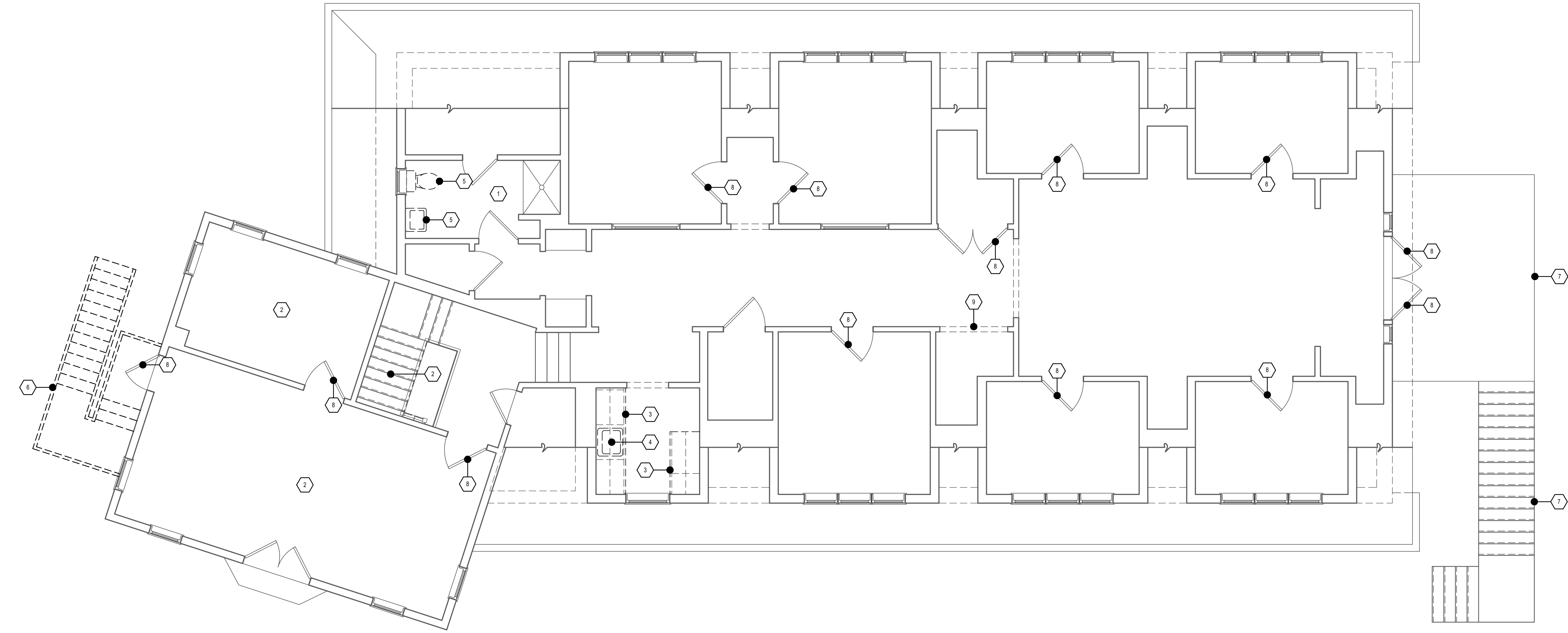
Sheet Title:

[EXISTING/DEMO]
GROUND FLOOR PLAN
& NOTES

Drawing No.

AD1.0

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1 SECOND FLOOR PLAN (EXISTING & DEMO)
SCALE: 1/4"=1'-0"

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- SELECTIVE DEMOLITION NOTES:**
- REMOVE ALL HYDRONIC BASEBOARD AND PIPING WITH APPROVED METHODS TO MINIMIZE DAMAGE TO EXISTING FINISHES AND ALLOW FOR INSTALLATION OF NEW WORK AND FINISHES (SEE M.E.P. DRAWINGS BY OTHERS). PATCH WALL FINISHES AND SUBFLOOR. REPAIR AND REPLACE WOOD BASE TRIM (MATCH EXISTING PROFILES). PRIME & PAINT (COLOR: TBD)
 - ADD ALTERNATE:** REMOVE ALL EXISTING ATTIC INSULATION. PROVIDE NEW R-38 BLOW-IN CELLULOSE INSULATION BETWEEN THE CEILING JOISTS.
 - ADD ALTERNATE:** REMOVE ALL EXTERIOR SIDING AND TRIM. REPAIR AND REPLACE ANY DAMAGED AIR/MOISTURE BARRIER AND EXTERIOR SHEATHING. PREP FOR NEW FIBER CEMENT LAP SIDING.
 - ADD ALTERNATE:** REMOVE ALL WINDOWS AND FRAMES. REPAIR AND REPLACE DAMAGED WATERPROOFING, SILL PAN, AND FLASHING. PREP OPENINGS FOR NEW REPLACEMENT WINDOWS (SEE WINDOW SCHEDULE).
- AS NOTED ON THE DRAWINGS**
- REMOVE ALL RESILIENT FLOORING AND ALL ADHESIVE DOWN TO CLEAN, SOUND, SOLID SUBFLOOR USING APPROVED MECHANICAL METHODS ONLY. NO CHEMICALS OR SOLVENTS ARE PERMITTED FOR REMOVAL. REMOVAL SHALL FOLLOW THE RESILIENT FLOORING INSTITUTE'S (RFI) STANDARDS. PREP FOR NEW TILE FLOOR.
 - REMOVE ALL CARPET AND ALL ADHESIVE DOWN TO CLEAN, SOUND, SOLID CONCRETE OR SUBFLOOR USING APPROVED MECHANICAL METHODS ONLY. NO CHEMICALS OR SOLVENTS ARE PERMITTED FOR REMOVAL. REMOVAL SHALL FOLLOW THE CARPET AND RUG INSTITUTE'S (CRI) STANDARDS.
 - REMOVE COUNTERTOP. CABINETS TO REMAIN. PREP CABINETS FOR NEW COUNTERTOP
 - REMOVE PLUMBING FIXTURES AND PIPING BACK TO FLOOR OR WALL. SEAL AND CAP WITH APPROVED METHODS TO ALLOW FOR INSTALLATION OF NEW WORK AND FINISHES (SEE M.E.P. DRAWINGS BY OTHERS).
 - REMOVE PLUMBING FIXTURE AND PIPING BACK TO FLOOR OR WALL. PREP FOR NEW FIXTURE AND FINISHES (SEE M.E.P. DRAWINGS BY OTHERS).
 - REMOVE STAIRS AND RAILING IN THEIR ENTIRETY, INCLUDING ANY FOOTINGS OR FOUNDATIONS. PATCH, REPAIR AND/OR REPLACE SIDING AND WALL (AS REQUIRED) TO PROVIDE A LIKE-NEW APPEARANCE AND MAINTAIN INTEGRITY OF THE STRUCTURE AND THE BUILDING ENVELOPE. PREP FOR NEW STAIRS AND RAILINGS.
 - REMOVE DAMAGED SECTIONS OF DECKING AND WOOD FRAMING. PATCH, REPAIR OR REPLACE (AS REQUIRED) TO MATCH EXISTING AND PROVIDE SOUND/SECURE STRUCTURE.
 - REMOVE DOOR HARDWARE TO EXTENTS REQUIRED FOR NEW HARDWARE PER DOOR AND HARDWARE SCHEDULES AND NOTES.
 - PREP OPENING FOR NEW DOOR AND HARDWARE PER DOOR AND HARDWARE SCHEDULES AND NOTES.

- GENERAL DEMOLITION NOTES:**
- SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION. IT IS THE INTENT OF THESE DOCUMENTS THAT THE SCOPE OF DEMOLITION BE ALL INCLUSIVE TO ACCOMMODATE THE NEW WORK AS SHOWN ON ALL NEW WORK DRAWINGS.
 - WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
 - CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER TO SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION.
 - PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.
 - IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER.
 - LOCATE AND IDENTIFY EXISTING UTILITIES AND ASCERTAIN THEIR CONDITION TO ENSURE ADEQUATE PERFORMANCE OF ALL UTILITIES IN NEW CONSTRUCTION.
 - MAINTAIN UTILITY SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
 - LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
 - IF SERVICES/SYSTEMS ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, BEFORE PROCEEDING WITH SELECTIVE DEMOLITION PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER PARTS OF BUILDING. SEE M.E.P. DWGS. (BY OTHERS) FOR WORK ASSOCIATED WITH UTILITIES.
 - PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN SELECTIVE DEMOLITION OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND NEW CONSTRUCTION, TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS. CONTRACTOR SHALL ENGAGE A PENNSYLVANIA LICENSED P.E. TO DESIGN THE TEMPORARY WEATHER PROTECTION AND SUBMIT DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER/ARCHITECT.
 - PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN OR THAT ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS. PROTECTION SHALL BE INSTALLED IN ALL AREAS TO ISOLATE THE CONSTRUCTION DUST FROM OTHER PARTS OF THE STRUCTURE.
 - PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
 - DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
 - PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY FROM HIGHER TO LOWER LEVEL. COMPLETE SELECTIVE DEMO OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.
 - NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING. NOT HAMMERING AND CHOPPING. TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARILY COVER OPENINGS TO REMAIN.
 - CUT/DRIILL FROM EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
 - DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES AND FIRE WATCH DURING FLAME-CUTTING OPERATIONS.
 - LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
 - PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.
 - DEMOLISH CONCRETE AND MASONRY IN SECTIONS. CUT CONCRETE FULL DEPTH AT JUNCTURES WITH CONSTRUCTION TO REMAIN AND AT REGULAR INTERVALS, USING POWER-DRIVEN SAW, THEN REMOVE CONCRETE BETWEEN SAW CUTS.
 - EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS FROM PROJECT SITE.
 - ALL MATERIALS INDICATED TO BE REMOVED SHALL BE RECYCLED OR DISCARDED IN A LEGAL MANNER.
 - ALL SURFACES TO REMAIN SHALL BE PREPARED TO RECEIVE NEW FINISHES. ALL OPENINGS AND DAMAGE SHALL BE PREPARED TO PROVIDE LIKE NEW APPEARANCE. SEAL SLAB PENETRATIONS ABOVE AND BELOW AND FIRE WALL PENETRATIONS TO MAINTAIN FIRE AND ACOUSTIC INTEGRITY.
 - CLEAN, DEGREASE, GRIND, PATCH AND PREPARE EXISTING CONCRETE FLOOR SLAB AS REQUIRED TO PROVIDE SUITABLE SUBSTRATE FOR NEW WORK IN ACCORDANCE WITH THE FLOOR MANUFACTURER'S REQUIREMENTS, THE AMERICAN CONCRETE INSTITUTE'S (ACI) STANDARDS AND IN ACCORDANCE WITH ASTM STANDARDS FOR FLOOR PREP (LATEST EDITION). WHERE CONFLICT EXISTS, CONTRACTOR SHALL ADHERE TO MORE RESTRICTIVE STANDARDS.
 - CONTRACTOR SHALL COORDINATE WITH OWNER AND LANDLORD FOR ANY ITEMS TO BE SALVAGED FOR FUTURE RE-USE AND BUILDING ATTIC STOCK.
 - DEMO AND REMOVE ALL MISCELLANEOUS AND NON-ESSENTIAL FURRING STRIPS, PLYWOOD AND BLOCKING. FILL AND SEAL ANY PENETRATIONS TO MAINTAIN INTEGRITY OF THE STRUCTURE AND BUILDING ENVELOPE.
 - SEE ME/PEP DRAWINGS FOR ADDITIONAL DEMOLITION INSTRUCTIONS AND NOTES.
 - WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, ARCHITECT CANNOT GUARANTEE AGAINST ERRORS OR UNFORESEEN FIELD CONDITIONS. CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PROMPTLY.
 - EXISTING EXTERIOR WALL INSULATION SHALL BE LEFT IN PLACE OR REPLACED WITH NEW INSULATION OF EQUAL OR GREATER INSULATING VALUE (U.N.O.). EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING CONSTRUCTION SHALL BE REPAIRED TO MATCH ITS PRE-DAMAGED CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER.
 - PARTITIONS, DOORS, MILLWORK AND OTHER ITEMS TO BE DEMOLISHED ARE SHOWN DASHED. SERVICES WITHIN WALLS SHOWN TO BE REMOVED SHALL ALSO BE REMOVED. EDGES OF WALLS SHOWN TO REMAIN SHALL BE SAW CUT OR CLEANLY TOOTHED TO ACCEPT NEW CONSTRUCTION.

OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

**GIRESI DESIGN, LLC**
1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-9551

ARCHITECT'S SEAL

BRAD A. GRESI
PA LICENSE NO. RA40222

CIVIL ENGINEER

**GILMORE & ASSOCIATES, INC.**
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

M.E.P. ENGINEER

**McHUGH**
ENGINEERING ASSOCIATES INC.
186 Poplar Street, Ardmore, PA 19003
1990 Route 70, Suite 102, Cherry Hill, NJ 08003
www.mchugheng.com
264-1758

M.E.P. ENGINEER'S SEAL

CONSULTANT

CONSULTANT'S SEAL

PROJECT

UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

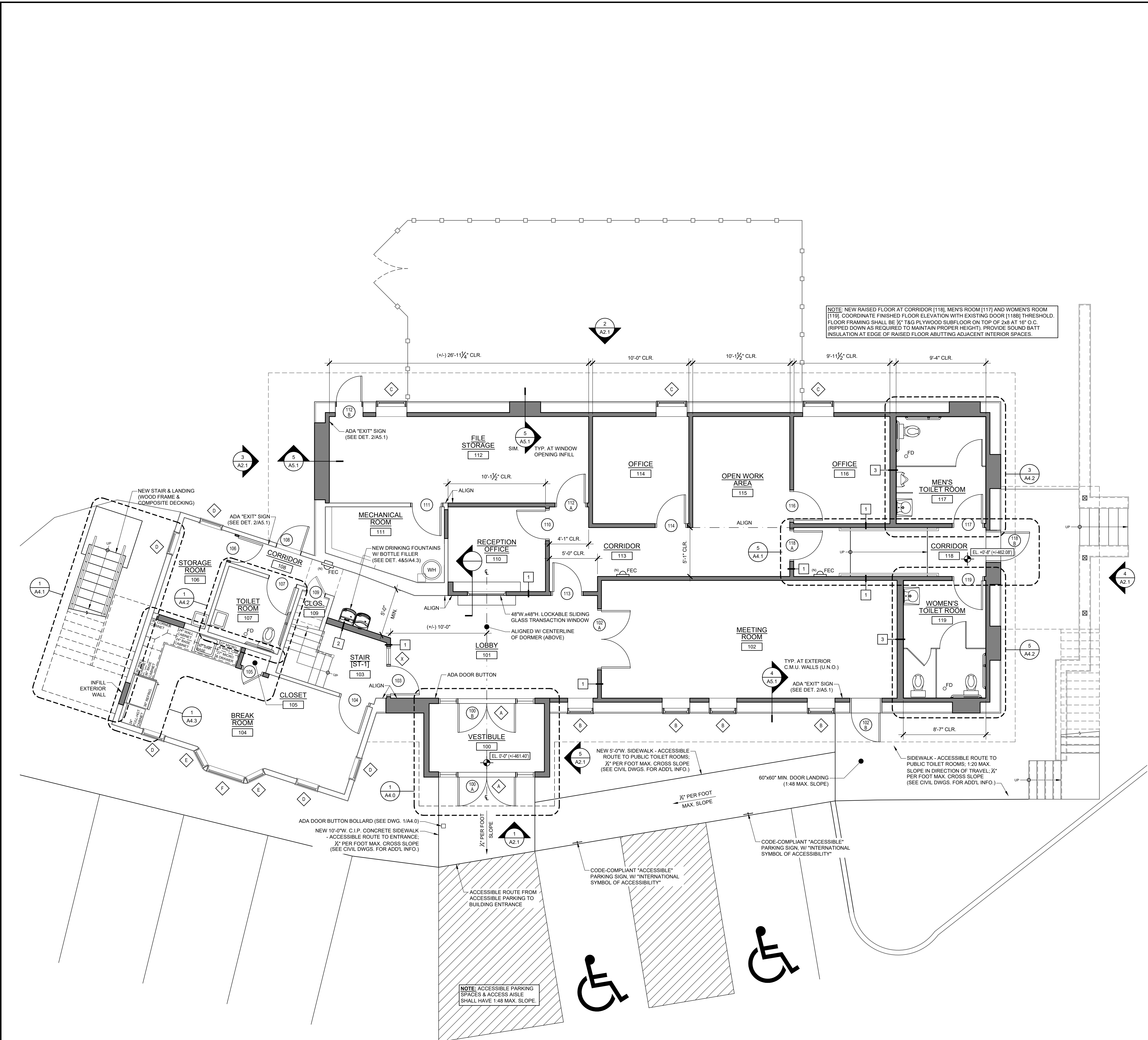
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Drawn By:
Reviewed By:
Paper Size:
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[EXISTING/DEMO]
SECOND FLOOR PLAN & NOTES

AD1.1

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

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NOTES

CONCRETE SLAB INFILL & PREP NOTES:

- AFTER INSTALLATION OF UNDER SLAB PLUMBING AND ELECTRICAL SERVICES, BACK FILL CONCRETE SLAB LEAVE-OUTS TO MATCH ADJACENT PORTION OF SLAB. PROVIDE 4" SLAB ON GRADE W/ 6x6-W/1.4XW/1.4 WWF ON 6" FREELY DRAINING SUB-BASE WITH VAPOR BARRIER (TO MATCH EXISTING; LAP 6" MIN. & TAPE); DOWEL INTO EXISTING SLAB WITH #4x8" GROUT/EPoxy DOWELS 32" O.C. EACH SIDE OF NEW/EXISTING PORTIONS OF SLAB.
- CONCRETE FLOOR SHOULD BE CLEANED ENTIRELY OF DIRT, DEBRIS AND ALL LOOSE MATERIALS. REPAIR OF SURFACE DEFECTS SUCH AS NAILS, STEEL POSTS, OR OTHER PROTRUSIONS MUST BE GROUND DOWN LEVEL WITH THE FLOOR. ALL CRACKS MUST BE PATCHED AND COMPLETED PRIOR TO INSTALLATION OF ANY LEVELING TOPPING.
- SLAB SHOULD BE LEVEL & FLAT (1% MAX. SLOPE, UNLESS OTHERWISE REQUIRED BY FLOORING MANUFACTURER).
- NEW CONCRETE SURFACES, MUST CURE 28 DAYS PRIOR TO APPLICATION. CONCRETE SURFACES SHOULD HAVE A MEDIUM BROOM FINISH, LEVEL 3 FINISH, OR SIMILAR ROUGHENED TEXTURE (U.N.O.). THEY MUST NEVER BE STEEL TROWELED.
- SEE 3/A5.1 FOR SLAB INFILL DETAIL.

METALS

- STEEL IN DIRECT CONTACT WITH EXTERIOR CONCRETE, MASONRY, AND ALL EXPOSED STRUCTURAL STEEL SHALL BE HOT DIPPED GALVANIZED.
- ANCHOR BOLTS SHALL COMPLY WITH ASTM F1554 GRADE 36. ANCHOR BOLTS SHALL BE GALVANIZED 1/2"X 19" LONG MIN. PLACED AT 8'-4" ON CENTER AND WITHIN 1'-0" (4" MIN.) OF ALL CORNERS, ENDS OF SILLS AT SPICES, AND BOTH SIDES OF ALL OPENINGS, UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.
- ALL METAL STUD NON-STRUCTURAL WALL SYSTEMS ARE TO FOLLOW ASTM C754 & ASTM C645.
- ALL METAL STUDS AND RESILIENT CHANNEL SHALL BE SPACED 16" O.C. (U.N.O.).
- PROVIDE A GALVANIZED STEEL SHEET DEEP LEG DEFLECTION TRACK (20 GA.) "SLP-TRK" BY SLP-TRACK SYSTEMS, INC. AT THE TOP OF ALL NON-LOAD BEARING METAL STUD PARTITIONS THAT EXTEND FROM SLAB TO UNDERSIDE OF STRUCTURE ABOVE. SECURE DEFLECTION TRACK TO STRUCTURE WITH FASTENERS AT 2'-0" O.C. MAXIMUM. DO NOT SECURE TRACK TO VERTICAL STUDS. PROVIDE MINIMUM OF 3/4" TO TOP OF METAL STUD.
- ALL BOTTOM TRACK RUNNERS TO BE HELD IN PLACE W/ FASTENERS AT 2'-0" O.C. MAX. W/ HILTI POWER DRIVER ANCHOR ICBO #2388, 0.0145" DIA. SHANK W/ 1-1/8" MIN. PENETRATION.
- PROVIDE HORIZONTAL BRIDGING IN ALL PARTITION FRAMING AT A MINIMUM OF 6'-0" O.C. VERTICALLY. GENERAL CONTRACTOR TO COORDINATE WITH METAL STUD MANUFACTURER TO DETERMINE IF HORIZONTAL BRIDGING IS REQUIRED FOR METAL STUD PARTITION WALLS THAT HAVE GYPSUM BOARD ON BOTH SIDES THAT EXTEND FROM FINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE.
- PROVIDE STUD REINFORCING AND BLOCKING FOR ITEMS ATTACHED TO METAL STUD PARTITIONS INCLUDING HANDRAILS, CASEWORK, MILLWORK, ETC.

WOOD, PLASTICS, COMPOSITES

- ALL WOOD STUDS SHALL BE SPACED AT 16" O.C. (U.N.O.).
- PROVIDE DEFLECTION CLIPS OR SCREWS AT THE TOP OF ALL NON-LOAD BEARING WOOD STUD PARTITIONS (PER MANUFACTURER'S GUIDELINES AND INSTALL INSTRUCTIONS).
- PROVIDE STUD REINFORCING AND BLOCKING FOR ITEMS ATTACHED TO WOOD STUD WALLS INCLUDING HANDRAILS, CASEWORK, MILLWORK, SIGNAGE, ETC.
- COORDINATE ALL BEARING WALL CONSTRUCTION WITH FRAMING DRAWINGS.
- PROVIDE PAINTED PLYWOOD BACK-UP FOR ALL ELECTRICAL PANELS.
- ALL EXTERIOR WOOD MATERIAL SHALL BE BACK PRIMED BEFORE INSTALL.
- PROVIDE FIREBLOCKING AND DRAFTSTOPPING IN ACCORDANCE WITH 2018 IBC.

THERMAL AND MOISTURE PROTECTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE BUILDING ENVELOPE IS INSTALLED TO PROVIDE A COMPLETE SYSTEM OF LAPPED DRAINAGE PLANES, FLASHINGS, COPINGS AND FINISHES TO PROVIDE POSITIVE DRAINAGE AND PREVENT MOISTURE INTRUSION INTO THE STRUCTURE.
- ALL STUCCO SHALL BE 3-COAT STUCCO INSTALLED PER THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) REPORTS AND GUIDELINES. ALL STUCCO SHALL BE INSTALLED WITH A 1/2" DRAINAGE MAT BETWEEN TWO LAYERS OF 15# ASPHALT FELT OR GRADE 'D' BUILDING PAPER. PROVIDE BASE TERMINATION FLASHING LAPPED BEHIND THE FELT OR PAPER WITH OPENINGS TO THE EXTERIOR SUITABLE FOR DRAINAGE OF FROM THE DRAINAGE MAT.
- ALL ROOFING SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) ROOFING MANUAL, INSTALLATION GUIDES AND TECHNICAL NOTES, AND APPROVED EVALUATION REPORTS (WHERE CONFLICTS EXIST, THE EVALUATION REPORT SHALL GOVERN).
- ALL FLASHING SHALL BE CORROSION-RESISTANT, MIN. 16 OZ. COPPER, 0.019" ALUM., OR 24 GA. GALV. STEEL. CONFIRM SELECTION W/ ARCHITECT.
- OPEN VALLEY FLASHING SHALL BE 24" WIDE METAL LINING INSTALLED PER ROOFING MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
- DRIP EDGE FLASHING SHALL BE PROVIDED AT ALL EAVES AND RAKE EDGES OF SHINGLE ROOFS, LAPPED 2" MIN. AND MECHANICALLY FASTENED AT 12" O.C. MAX. THE VERTICAL AND HORIZONTAL LEGS OF THE DRIP EDGE SHALL EXTEND 2" EACH. THE ROOF UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE AT EAVES, AND THE DRIP EDGE SHALL BE INSTALLED OVER THE UNDERLAYMENT AT RAKE EDGES.
- PROVIDE METAL FLASHING AT ALL EXTERIOR DOOR AND WINDOW HEADS. MAINTAIN 6" MIN. BELOW ALL WINDOW SILLS TO SLOPED ROOFS TO ALLOW FOR HEADWALL FLASHING.
- ALL WINDOW OPENINGS SHALL RECEIVE PRE-FORMED METAL SILL PAN FLASHING.
- MAINTAIN OPEN JOINTS FOR MOISTURE DRAINAGE ABOVE WINDOW HEAD DRIP CAP. AT WINDOW SILL PAN FLASHING, SIDING BASE TERMINATION FLASHING, AND BOTTOM OF RAINSCREEN OR DRAINAGE MAT FLASHING.
- A CONTINUOUS AIR AND WATER-RESISTIVE BARRIER ("WEATHER BARRIER") SHALL BE PROVIDED, UNLESS NOTED OTHERWISE, COVER EXTERIOR WALL SHEATHING WITH FLUID-APPLIED BARRIER PER ASBA & ASTM STANDARDS; ASPHALT-SATURATED ORGANIC FELT COMPLYING WITH ASTM D 226, TYPE I (NO. 15 ASPHALT FELT) UNPERFORATED, OR WITH AIR-RETARDER SHEETING MADE FROM POLYOLEFINS COMPLYING WITH ASTM E 1677, TYPE I. CONFIRM SELECTION WITH ARCHITECT PRIOR TO INSTALLATION.
- PENETRATIONS OF THE WEATHER BARRIER SHALL BE CAULKED, GASKETED OR SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEALS ASSOCIATED WITH PENETRATIONS SHALL BE SEALED IN THE SAME MANNER OR TAPED OR COVERED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL. SEALING MATERIALS SHALL BE APPROPRIATE TO THE CONSTRUCTION MATERIALS BEING SEALED AND SHALL BE SECURELY INSTALLED AROUND THE PENETRATION SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR THE PENETRATIONS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION.
- THE BUILDING THERMAL ENVELOPE SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
 - ROOF ASSEMBLIES:
 - R-30 MIN. (CONTINUOUS INSULATION ENTIRELY ABOVE THE DECK); OR
 - R-38 MIN. (ATTIC CAVITY INSULATION), U.N.O.
 - ABOVE-GRADE WALL ASSEMBLIES:
 - MASS WALL ASSEMBLIES: R-9.5 MIN. (CONTINUOUS INSULATION)
 - METAL BUILDINGS WALL ASSEMBLIES: R-13 MIN. (CAVITY INSULATION) + R-13 MIN. (CONTINUOUS INSULATION)
 - METAL-FRAMED WALL ASSEMBLIES: R-13 MIN. (CAVITY INSULATION) + R-7.5 MIN. (CONTINUOUS INSULATION)
 - WOOD-FRAMED WALL ASSEMBLIES:
 - R-13 MIN. (CAVITY INSULATION) + R-3.8 MIN. (CONTINUOUS INSULATION); OR
 - R-20 MIN. (CAVITY INSULATION), U.N.O.
 - BELOW-GRADE WALL ASSEMBLIES: R-7.5 MIN. (CONTINUOUS INSULATION), U.N.O.
 - MASS FLOORS: R-10 MIN. (CONTINUOUS INSULATION), U.N.O.
 - JOIST FRAMING FLOORS: R-30 MIN. (CAVITY INSULATION), U.N.O.
 - SLAB-ON-GRADE (UNHEATED): R-10 MIN. (2 FT. DEPTH), U.N.O.
 - OPAQUE DOORS: R-4.75 MIN., U.N.O.

OWNER
UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
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ARCHITECT

GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-9551

ARCHITECT'S SEAL

BRAD A. GRESI

PA LICENSE NO. RA000222

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES, INC.
186 Plaque Street, Ardmore, PA 19003
1990 Route 70, Suite 102, Cherry Hill, NJ 08003
www.mchugheng.com
264-1758

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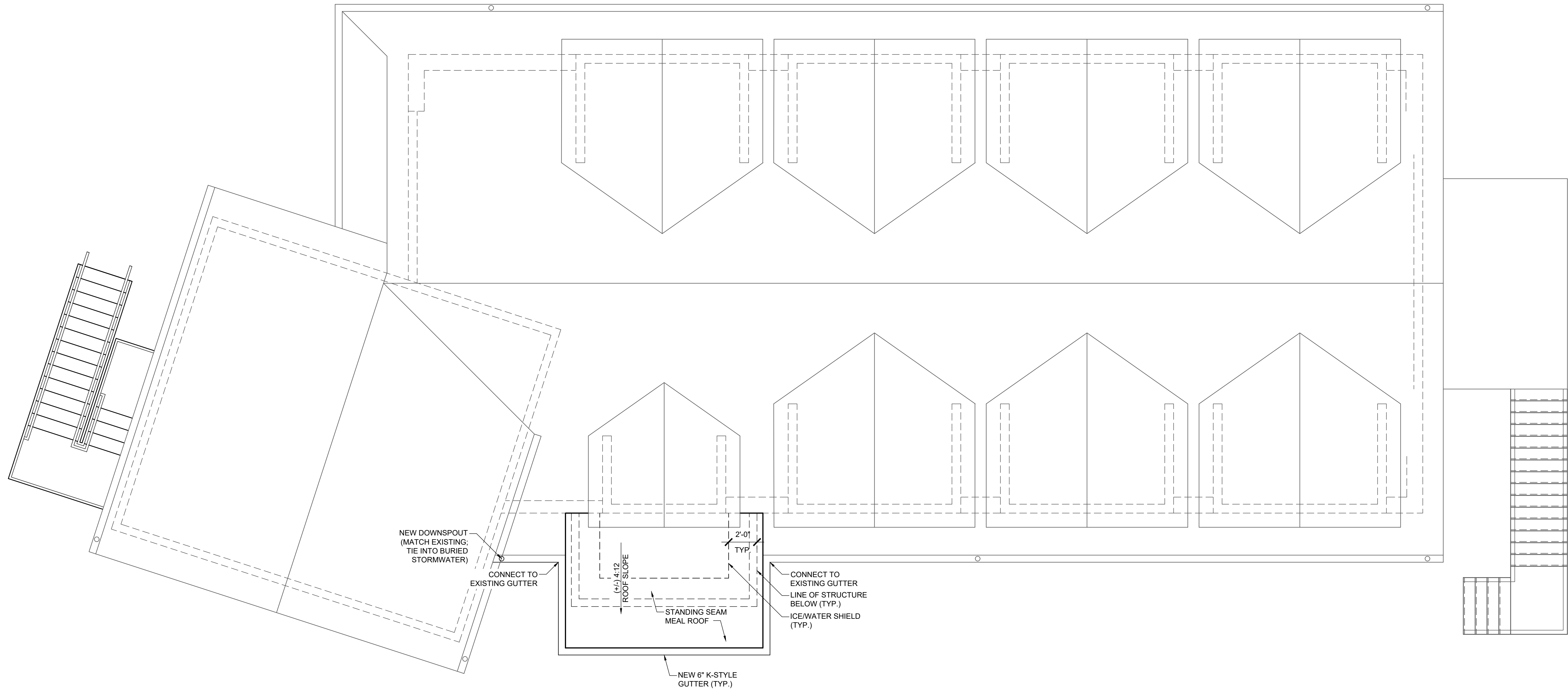
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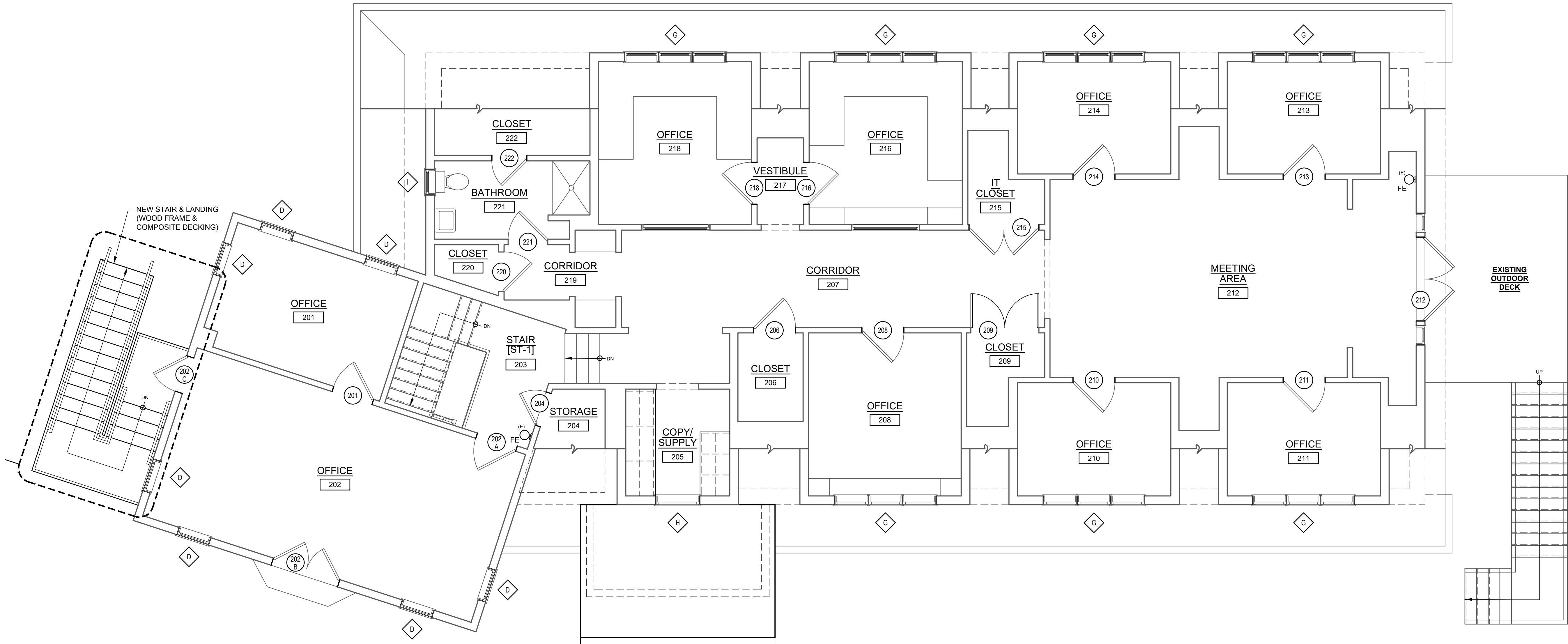
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Paper Size:
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**[PROPOSED]
GROUND FLOOR PLAN
& NOTES**
Drawing No.
A1.0

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



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

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UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
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ARCHITECT

giresidesign
GIRESI DESIGN, LLC
1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-9551

ARCHITECT'S SEAL

BRAD A. GRESI PA LICENSE NO: RA40222

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

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M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES INC.
186 Poplar Street, Ambler, PA 19002
1990 Route 70, Suite 102, Cherry Hill, NJ 08003
www.mchugheng.com
265-641758

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PROJECT

UPPER UWCHLAN
TOWNSHIP BUILDING
ALTERATIONS

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

No.	Date	Revision
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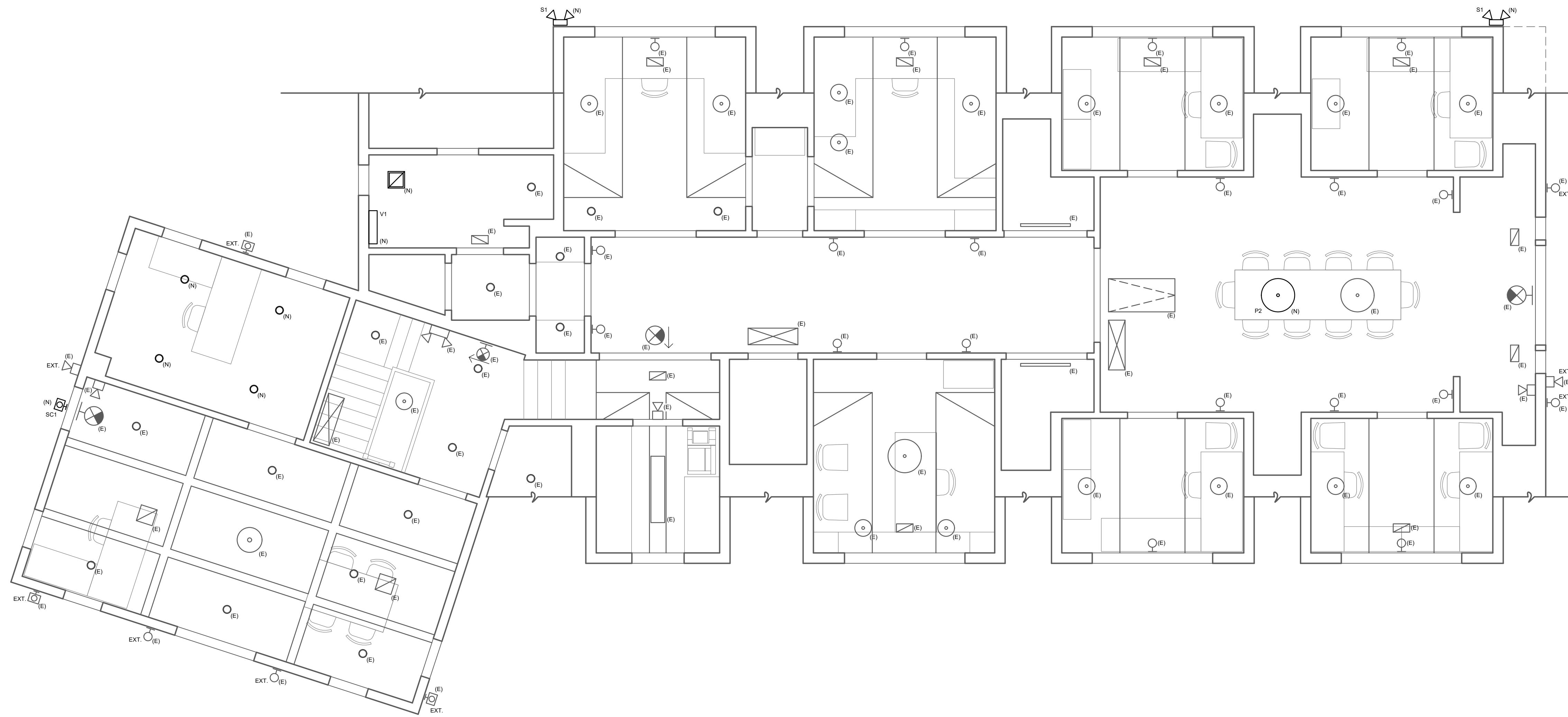
Sheet Title:

[PROPOSED]
SECOND FLOOR PLAN,
ROOF PLAN & NOTES

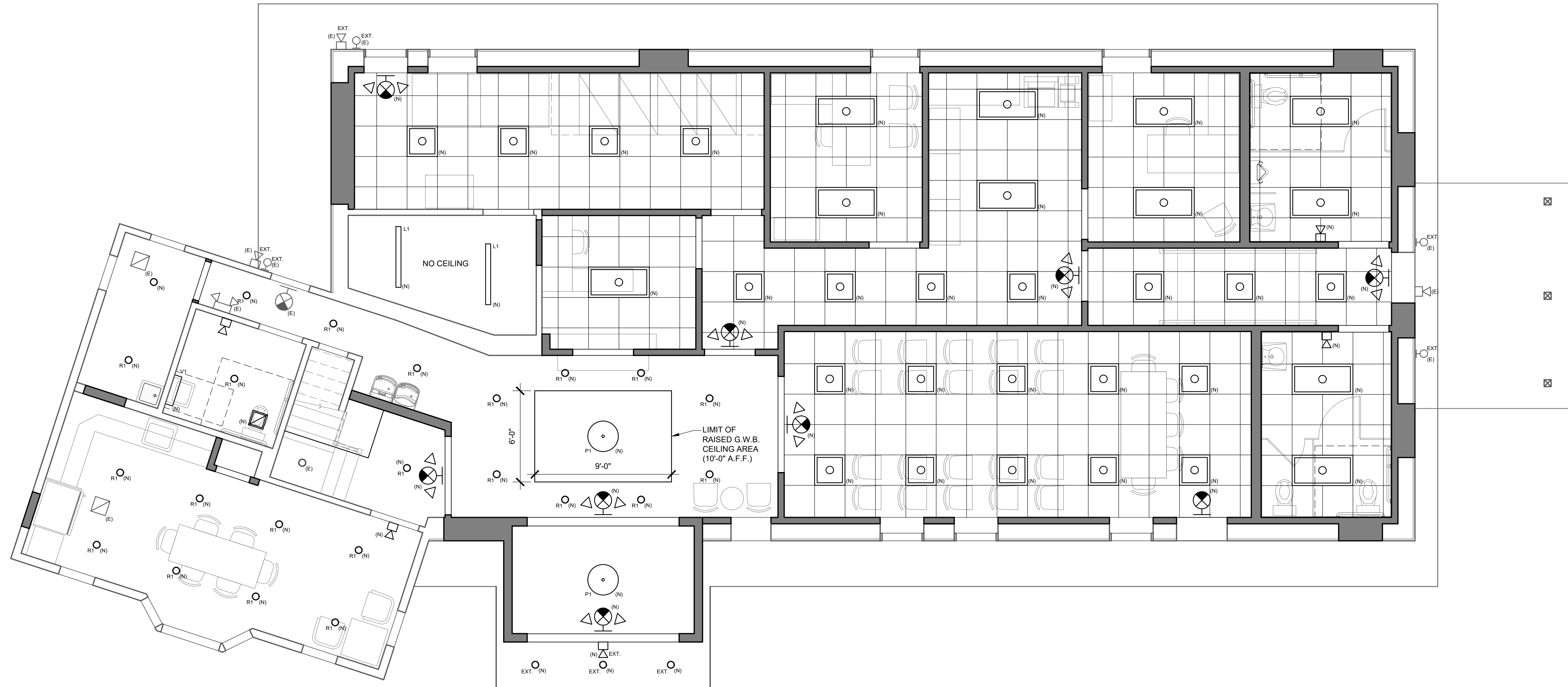
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2 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

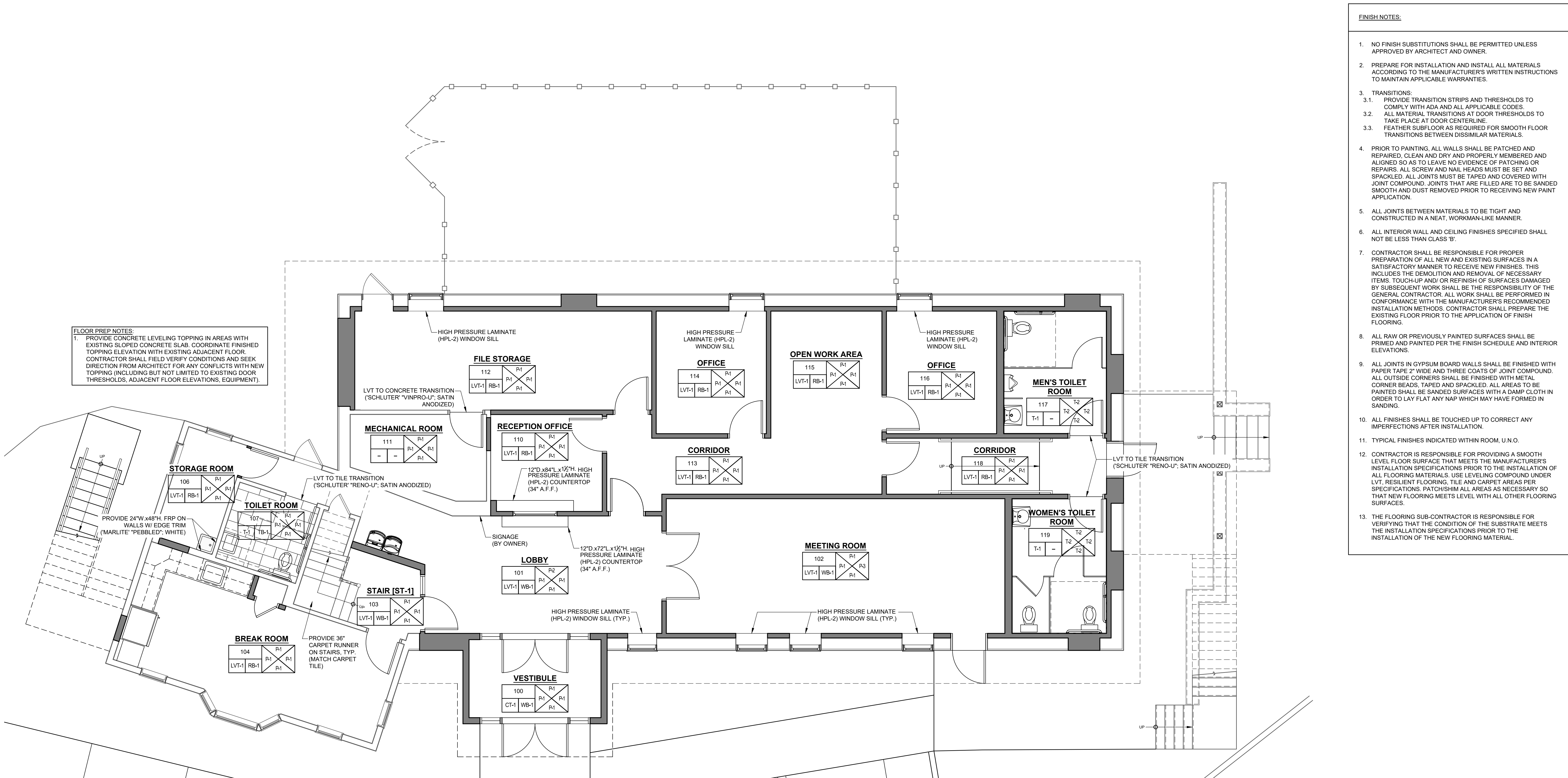


1 GROUND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

REFLECTED CEILING PLAN LEGEND	
	G.W.B. CEILING (ALL AREAS NOT INDICATED TO RECEIVE SUSPENDED CEILING) (HEIGHT: 9'-0" A.F.F., U.N.O.) NOTE: CONTRACTOR SHALL PATCH & REPAIR ALL G.W.B. CEILINGS FROM M.E.P. WORK
	24"x24" SUSPENDED ACOUSTICAL CEILING (HEIGHT: 9'-0" A.F.F.) (BASIS-OF-DESIGN: "ARMSTRONG" "ULTIMA" W/ 3/4" GRID)
	5" RECESSED LED LIGHT FIXTURE (SEE M.E.P. DWGS.)
	24"x24" LED LIGHT FIXTURE (SEE M.E.P. DWGS.)
	24"x48" LED LIGHT FIXTURE (SEE M.E.P. DWGS.)
	SURFACE-MOUNTED LIGHT FIXTURE "CORONET" "LOOP18-18-35K-MED-UNV-CC-SM-SD" (SEE M.E.P. DWGS.)
	LARGE PENDANT LIGHT FIXTURE [MATCH EXISTING]
	LINEAR LED UTILITY LIGHT FIXTURE (SEE M.E.P. DWGS.)
	VANITY LIGHT FIXTURE "LUMINITE" EX-PP-24-7250-30K-F-SA" (SEE M.E.P. DWGS.)
	BATHROOM EXHAUST FAN (SEE M.E.P. DWGS.)
	EXTERIOR WALL SCONCE LIGHT FIXTURE (SEE M.E.P. DWGS.)
	EXTERIOR DUAL-HEAD SPOT LIGHT FIXTURE (SEE M.E.P. DWGS.)
	WALL-MOUNTED INTERNALLY-ILLUMINATED EXIT SIGN [LOCATE 6'-8" ABOVE DOOR MAX.] [CURRENT COMPASS "CERSD"] [COLOR: WHITE W/ RED LETTERS]
	WALL-MOUNTED INTERNALLY-ILLUMINATED EXIT SIGN W/ DUAL HEAD EMERGENCY LIGHTS [LOCATE 6'-8" ABOVE DOOR MAX.] [CURRENT COMPASS "CERCERSD"] [COLOR: WHITE W/ RED LETTERS]
	CEILING-MOUNTED INTERNALLY-ILLUMINATED EXIT SIGN (DIRECTIONAL) [COLOR: WHITE W/ RED LETTERS]
	WALL-MOUNTED DUAL HEAD LED EMERGENCY LIGHT FIXTURE [CURRENT COMPASS CU2]
	WALL-MOUNTED SINGLE HEAD LED EMERGENCY LIGHT FIXTURE [CURRENT COMPASS]
NOTES: 1. "(E)" INDICATES EXISTING FIXTURE TO REMAIN. EXISTING FIXTURES ARE NOT INCLUDED IN THE REFLECTED CEILING PLAN LEGEND. 2. "(N)" INDICATES NEW FIXTURE. 3. "EXT" INDICATES EXTERIOR FIXTURE (SHALL BE IP-65 WET-RATED) 4. LIGHT FIXTURES SHALL BE MOUNTED AT 7'-0" A.F.F. MIN. (U.N.O.) 5. ALL LIGHTING SHALL HAVE DIMMING CAPABILITY 6. SEE M.E.P. DRAWINGS BY OTHERS FOR LIGHTING CONTROLS	
CEILING NOTES	
1. ALL CONTRACTORS SHALL COORDINATE TO ENSURE ALL M.E.P./F.P. INFRASTRUCTURE TO BE INSTALLED AT CEILING IS DONE SO IN ORGANIZED, CONSISTENT MANNER. BUNDLING WIRING, CABLES AND CONDUIT IN STRAIGHT RUNS WHERE POSSIBLE. CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR AREAS IN QUESTION PRIOR TO LAYOUT OR INSTALLATION. 2. ALL CONTRACTORS SHALL COORDINATE TO ENSURE ALL M.E.P./F.P. INFRASTRUCTURE PROPOSED TO BE INSTALLED AT CEILING IS ABOVE FINISHED CEILING AND ABOVE 8'-0" IN EXPOSED CEILING AREAS. 3. CUT SHEETS OF ALL EXPOSED COMPONENTS OF THE M.E.P./F.P. SYSTEMS (INCLUDING LIGHT FIXTURES) SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL OF COLOR, FINISH AND STYLE PRIOR TO FINAL BID SET. THE SELECTIONS WILL BE MADE FROM THE FULL RANGE OF THE MANUFACTURERS OFFERING OR A CUSTOM COLOR IF THE ARCHITECT DEEMS IT NECESSARY THE ARCHITECT'S SELECTIONS WILL BE ADHERED TO REGARDLESS OF ANY CONFLICTING INFORMATION IN THE M.E.P./F.P. DRAWINGS OR SPECIFICATIONS. 4. ACOUSTICAL CEILING SHALL BE NON-COMBUSTIBLE MINERAL FIBER BOARD IN THE FORM OF TILE OR LAY-IN PANELS. SUSPENSION SYSTEMS SHALL BE STANDARD TYPE, HUNG DIRECTLY FROM STRUCTURE ABOVE OR BY MEANS OF CARRYING CHANNELS OR AS OTHERWISE INDICATED. 5. ACOUSTICAL MATERIALS SHALL HAVE CLASS A FLAME SPREAD RATINGS ACCORDING TO FEDERAL SPEC SS-S-118B AND CONFORMING UL RATINGS. 6. INSTALLATION OF CEILING TILES SHALL OCCUR ONLY AFTER PERMANENT MECHANICAL SYSTEM IS ACTIVATED AND SPACE TEMPERATURE (60-85 DEGREES) AND HUMIDITY (75%) CAN BE MAINTAINED. 7. INSTALL SUSPENSION SYSTEM ACCORDING TO ASTM 638 "RECOMMENDED PRACTICE FOR INSTALLATION OF METAL CEILING SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANELS". CEILING SYSTEM SHALL BE INSTALLED BY SKILLED WORK PERSONS PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. 8. UNLESS NOTED OTHERWISE BY MANUFACTURER INSTALLATION INSTRUCTIONS OR EVALUATION REPORTS, SUPPORT SUSPENSION SYSTEM BY 12 GA. HANGER WIRES SPACED NOT MORE THAN 4'-0" O.C. MAX. - 20 PSF MIN. LOAD. 9. CUT AND SCRIBE CEILING TILE WHERE REQUIRED AND/OR AS DIRECTED TO PROVIDE NEAT JUNCTIONS WITH VERTICAL SURFACES AND AROUND FIXTURES OR OPENINGS. TILES SHALL BE TRIMMED AT WALLS TO MAINTAIN REGULAR LOOK. PAINT CUT EDGES TO MAINTAIN UNIFORM CEILING APPEARANCE. 10. FURNISH FOR OWNER'S FUTURE USE TWO UNOPENED CASES OF CEILING TILE OF EACH STYLE (MIN. 12 TILES EACH STYLE). CEILING REPAIR REQUIRED DURING BUILDING WARRANTY PERIOD SHALL NOT USE OWNER'S RESERVE TILES. 11. ALL LIGHT FIXTURES, MECHANICAL DIFFUSERS/REGISTERS AND DEVICES INSTALLED IN CEILING TILES SHALL BE CENTERED IN TILES. 12. INSTALL GRIDS IN ROOMS TO ELIMINATE TILE SLIVERS AND TO BEST ACCOMMODATE LIGHT SPACING AS SHOWN ON R.C.P.	

OWNER		
UPPER UWCHLAN TOWNSHIP 144 BYERS ROAD CHESTER SPRINGS, PA 19425 610-458-9400		
ARCHITECT		
 giresidesign GIRESI DESIGN, LLC 1379 DILWORTH TOWN CROSSING, SUITE 209 WEST CHESTER, PA 19382 484-301-0551		
ARCHITECT'S SEAL		
BRAD A. GRESI PA LICENSE NO. RA000222		
CIVIL ENGINEER		
 GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES 65 EAST BUTLER AVENUE, SUITE 100 NEW BRITAIN, PA 18901 215-345-4330 WWW.GILMORE-ASSOC.COM		
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M.E.P. ENGINEER		
 McHUGH ENGINEERING ASSOCIATES INC. 156 Pliginsk Street, Ardmore, PA 19003 1890 Route 70, Suite 102, Cherry Hill, NJ 08003 www.mchugheng.com 264-64158		
M.E.P. ENGINEER'S SEAL		
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[PROPOSED] REFL. CEILING PLANS & NOTES		
Drawing No.		
A1.2		

FINISH LEGEND						
ROOM NO. ROOM NAME FLOOR FIN. BASE FIN. WALL FIN. (N,S,E,W)						
SYM.	DESCRIPTION	MANUFACTURER	NAME	NUMBER	COLOR	REMARKS
WALLS						
P-1	WALL PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC	TBD	TBD	
P-2	WALL PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC	TBD	TBD	
P-3	WALL PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC	TBD	TBD	
P-4	WALL PAINT	SHERWIN WILLIAMS	PRO MAR 200 ZERO VOC	TBD	TBD	
T-2	12"x24" PORCELAIN TILE	DALTILE	INDOTERRA	IN43	RIVERBED (MATTE)	INSTALL STRAIGHT STACKED (ALIGN W/ FLOOR TILE - SEE INTERIOR ELEVATIONS.)
G-1	1/8" GROUT	MAPEI	KERAPOXY CQ PREMIUM EPOXY GROUT	TBD	TBD	PROVIDED & INSTALLED BY UNFI
FLOORING						
LVT-1	HEAVY COMMERCIAL LUXURY VINYL TILE (20 MIL)	SHAW CONTRACT	ABIDE - 4107V	07240	TAHINI OAK	INSTALL 1/2" RUNNING BOND
CT-1	24"x24" CARPET TILE	SHAW CONTRACT	GROUNDLED SPACES - PRESENCE	5T670	SAND (62111)	MONOLITHIC INSTALL
T-1	12x24 PORCELAIN TILE	DALTILE	ASTRONOMY	AT73	NEBULA (MATTE)	INSTALL STAGGERED BRICK PATTERN
G-1	1/8" GROUT	MAPEI	KERAPOXY CQ PREMIUM EPOXY GROUT	TBD	TBD	
BASE						
RB-1	4"H. RUBBER WALL BASE	TARKETT	DURACOXY THERMOPLASTIC RUBBER BASE	283	TOAST	MINIMIZE SEAMS. INSTALL W/ TOE AT LVT FLOORING; INSTALL WITHOUT TOE AT CARPET
WB-1	WOOD BASE	TAGUE	1x6 W/ "TL-18" LIP MOLDING		TBD	MINIMIZE SEAMS. PRIMED AND PAINTED
TB-1	6"x12" TILE COVE BASE	DALTILE	INDOTERRA	IN43	RIVERBED (MATTE)	ALIGN W/ FLOOR TILE - SEE INTERIOR ELEVATIONS
LAMINATE						
HPL-1	HIGH PRESSURE LAMINATE CABINETS	WILSONART	STANDARD LAMINATE - MATTE FINISH	D96-60	SHADOW	
HPL-2	HIGH PRESSURE LAMINATE CABINETS	WILSONART	STANDARD LAMINATE - MATTE FINISH	1572-60	ANTIQUE WHITE	
COUNTERTOPS						
SS-1	BREAK ROOM SOLID SURFACE COUNTERTOP	CORIAN	--	--	WITCH HAZEL	1 1/2"H. EASED EDGE; PROVIDE PLYWOOD UNDERLAYMENT
NOTES: 1. SEE REFLECTED CEILING PLAN FOR CEILING FINISHES 2. CONTRACTOR SHALL SEND ARCHITECT PAINT DRAWDOWNS FOR REVIEW & APPROVAL PRIOR TO PURCHASING PAINT. 3. UTILIZE ENAMEL PAINT ON METAL SURFACES						



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OWNER

UPPER UWCHLAN TOWNSHIP

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT



GIRESI DESIGN, LLC

1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-9551

ARCHITECT'S SEAL

BRAD A. GRESI

PA LICENSE NO. RA400222

CIVIL ENGINEER



GILMORE & ASSOCIATES, INC.

65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

--

M.E.P. ENGINEER



186 Poplar Street, Ardmore, PA 19003
1990 Route 703, Suite 102, Cherry Hill, NJ 08003
www.mchugheng.com
265-641758

M.E.P. ENGINEER'S SEAL

CONSULTANT

CONSULTANT'S SEAL

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[PROPOSED]
GROUND FLOOR
FINISH PLAN & NOTES

Drawing No.

A1.3

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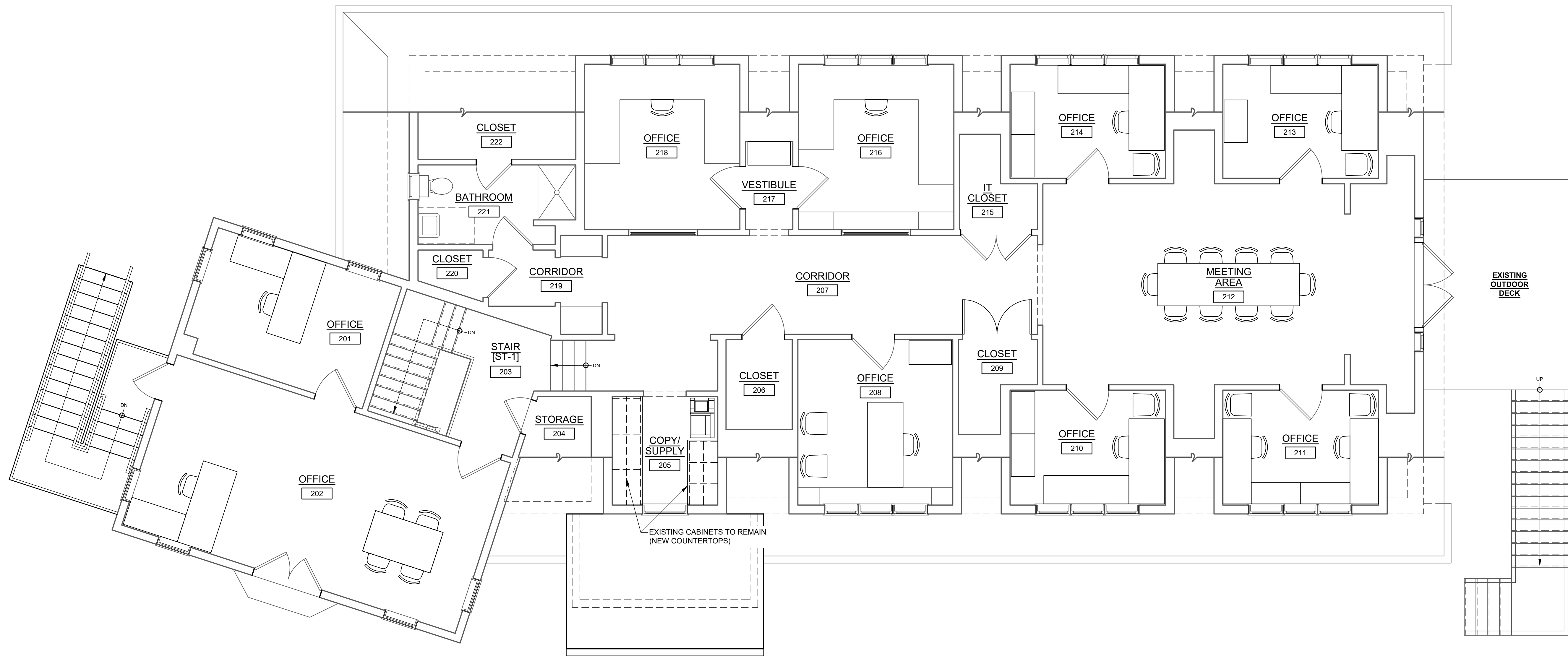
FINISH NOTES:

1. NO FINISH SUBSTITUTIONS SHALL BE PERMITTED UNLESS APPROVED BY ARCHITECT AND OWNER.
2. PREPARE FOR INSTALLATION AND INSTALL ALL MATERIALS ACCORDING TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS TO MAINTAIN APPLICABLE WARRANTIES.
3. TRANSITIONS:
 - 3.1. PROVIDE TRANSITION STRIPS AND THRESHOLDS TO COMPLY WITH ADA AND ALL APPLICABLE CODES.
 - 3.2. PROVIDE TRANSITION STRIPS AND THRESHOLDS AT DOOR THRESHOLDS TO TAKE PLACE AT DOOR CENTERLINE.
 - 3.3. FEATHER SUBFLOOR AS REQUIRED FOR SMOOTH FLOOR TRANSITIONS BETWEEN DISSIMILAR MATERIALS.
4. PRIOR TO PAINTING, ALL WALLS SHALL BE PATCHED AND REPAIRED, CLEAN AND DRY AND PROPERLY MEMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIRS. ALL SCREW AND NAIL HEADS MUST BE SET AND SPACKLED. ALL JOINTS MUST BE TAPED AND COVERED WITH JOINT COMPOUND. JOINTS THAT ARE FILED ARE TO BE SANDED SMOOTH AND MUST REMOVED PRIOR TO RECEIVING NEW PAINT APPLICATION.
5. ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT, WORKMAN-LIKE MANNER.
6. ALL INTERIOR WALL AND CEILING FINISHES SPECIFIED SHALL NOT BE LESS THAN CLASS 'B'.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN A SATISFACTORY MANNER PRIOR TO NEW FINISHES. THIS INCLUDES THE DEMOLITION AND REMOVAL OF NECESSARY ITEMS, TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY PREVIOUS WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS. PRIOR TO NEW FINISHES, PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING.
8. ALL RAW OR PREVIOUSLY PAINTED SURFACES SHALL BE PRIMED AND PAINTED PER THE FINISH SCHEDULE AND INTERIOR ELEVENTIONS.
9. ALL JOINTS IN GYPSUM BOARD WALLS SHALL BE FINISHED WITH PAPER TAPE 2" WIDE AND THREE COATS OF JOINT COMPOUND. INTERIOR CORNERS SHALL BE FINISHED WITH METAL CORNER BEADS, TAPED AND SPACKLED. ALL AREAS TO BE PAINTED SHALL BE SANDED SURFACES WITH A DAMP CLOTH IN ORDER TO LAY FLAT ANY MAP WHICH MAY HAVE FORMED IN SANDING.
10. ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION.
11. TYPICAL FINISHES INDICATED WITHIN ROOM, U.N.O.
12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SMOOTH LEVEL FLOOR SURFACE THAT MEETS THE MANUFACTURER'S INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF ALL FLOORING MATERIALS. USE LEVELING COMPOUND UNDER LVT, RESILANT FLOORING, TILE AND CARPET AREAS PER SPECIFICATIONS. PATCH/SHIM ALL AREAS AS NECESSARY SO THAT NEW FLOORING MEETS LEVEL WITH ALL OTHER FLOORING SURFACES.
13. THE FLOORING SUB-CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE CONDITION OF THE SUBSTRATE MEETS THE INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF THE NEW FLOORING MATERIAL.

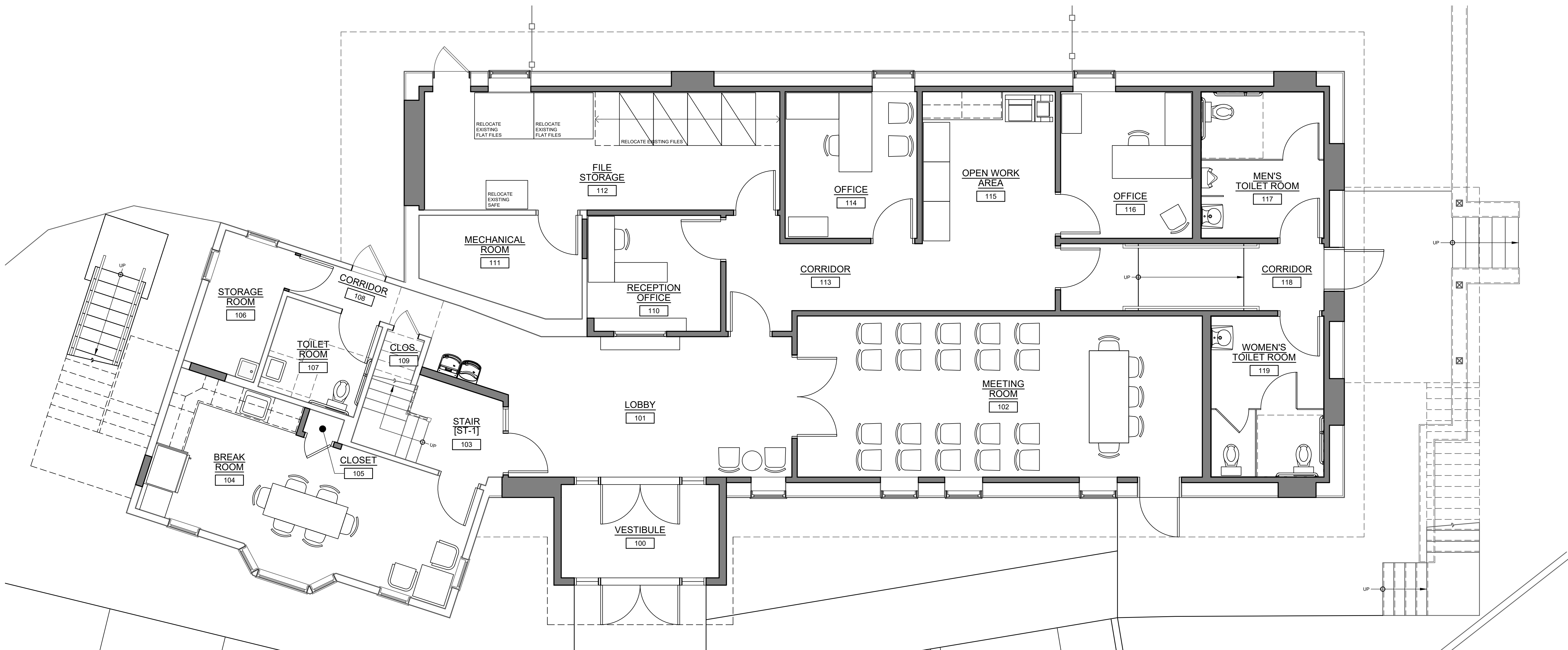


Drawing No.

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



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

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OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

giresi design
GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-9551

ARCHITECT'S SEAL

BRAD A. GRESI PA LICENSE NO. RA40222

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ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
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**[PROPOSED]
FURNITURE PLANS
& NOTES**

Drawing No.

A1.5

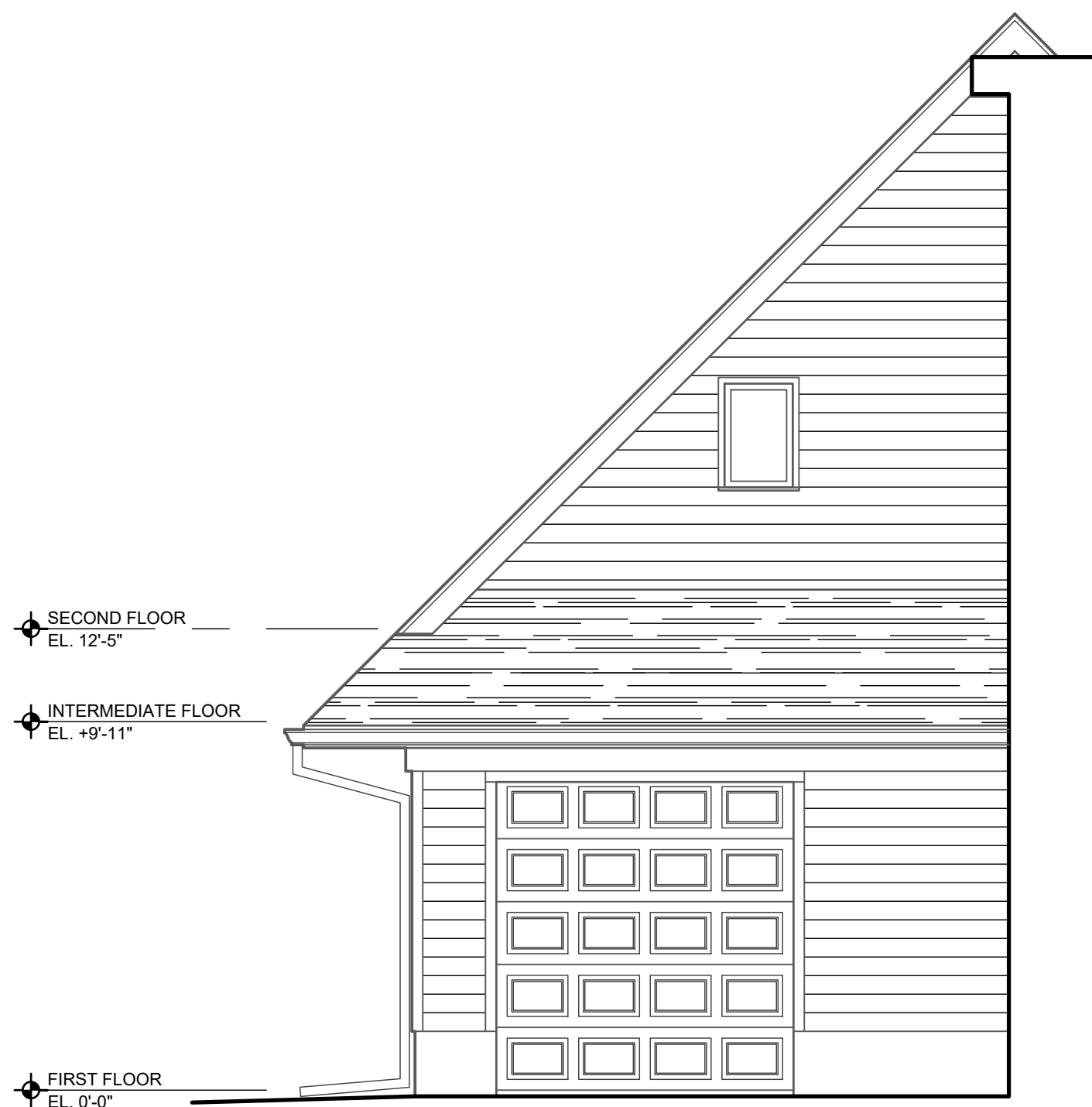
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1 FRONT [NORTH] ELEVATION
SCALE: 1/4"=1'-0"



2 REAR [SOUTH] ELEVATION
SCALE: 1/4"=1'-0"



3 SIDE [EAST] ELEVATION
SCALE: 1/4"=1'-0"



4 SIDE [WEST] ELEVATION
SCALE: 1/4"=1'-0"

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giresidesign
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1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
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[EXISTING]
EXTERIOR ELEVATIONS
& NOTES

Drawing No.

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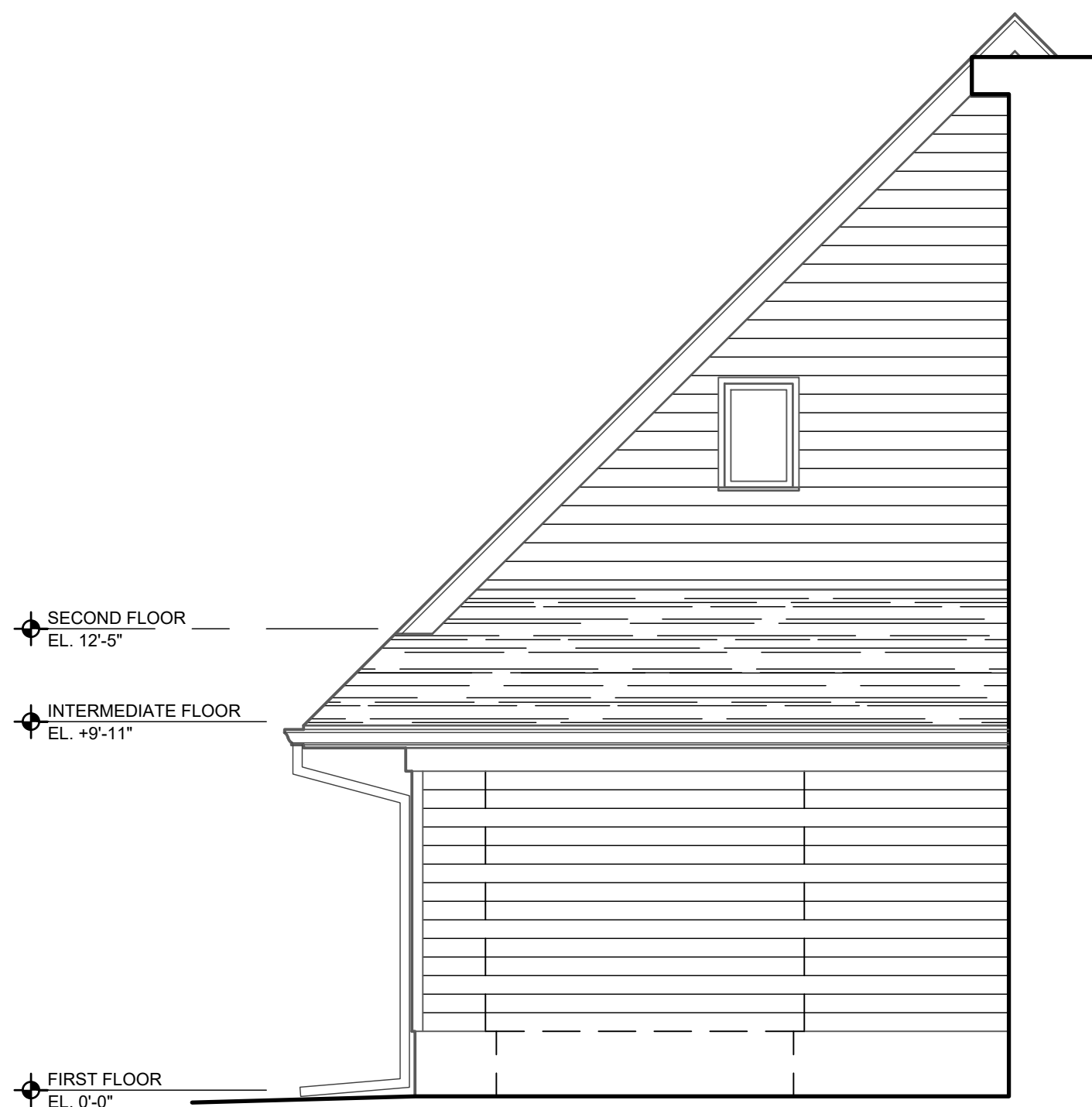
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1 FRONT [NORTH] ELEVATION
SCALE: 1/4"=1'-0"



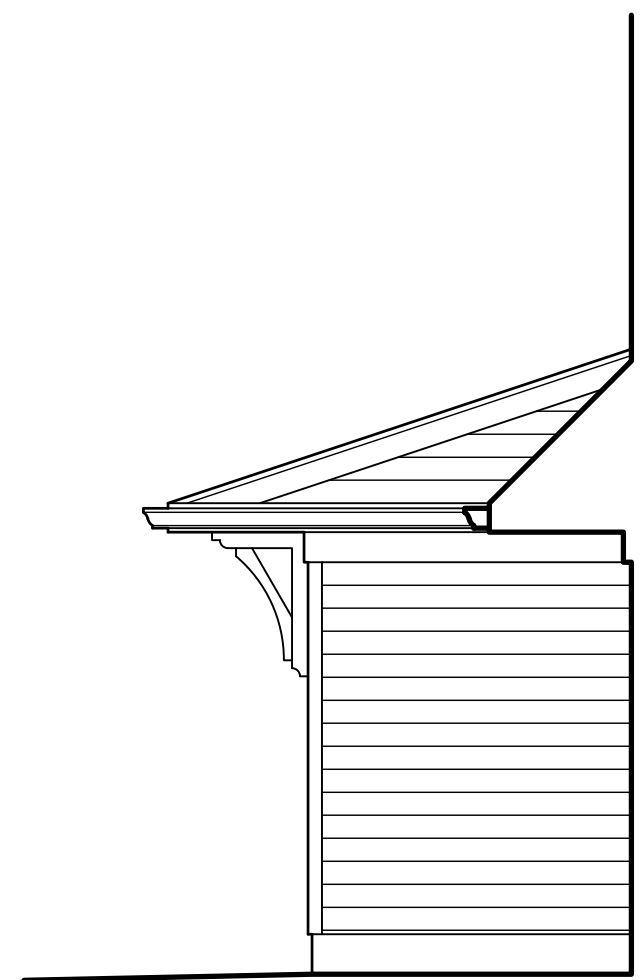
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SCALE: 1/4"=1'-0"



3 SIDE [EAST] ELEVATION
SCALE: 1/4"=1'-0"



4 SIDE [WEST] ELEVATION
SCALE: 1/4"=1'-0"



5 VESTIBULE SIDE ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION LEGEND		
1	STANDING SEAM METAL ROOFING ("PAC-CLAD" 22 GA. "SNAP-CLAD", 12" WIDTH, COLOR: BLACK). PROVIDE (1) ROW SNOW GUARDS	
2	CONTINUOUS, PRE-FINISHED ALUMINUM ROOF DRIP EDGE FLASHING (TYPE D/T-SHAPE, 24 GA., COLOR: MATCH TRIM COLOR)	
3	PRIMED & PAINTED LAP SIDING INFILL; INSTALL NEW SIDING TO MINIMIZE & STAGGER SEAMS (MATCH EXISTING)	
4	3-COAT STUCCO WALL FINISH (MATCH EXISTING)	
5	PRIMED & PAINTED FIBER CEMENT LAP SIDING - MATCH EXISTING SIDING EXPOSURE (COLOR: MATCH EXISTING)	
6	PRIMED & PAINTED FIBER CEMENT CORNER TRIM (TRU EXTERIOR, COLOR: MATCH EXISTING)	
7	PRIMED & PAINTED 1x8 COMPOSITE FASCIA; MINIMIZE SEAMS (TRU EXTERIOR, COLOR: MATCH EXISTING)	
8	PRIMED & PAINTED 1x8 COMPOSITE RAKE TRIM (TRU EXTERIOR, COLOR: MATCH EXISTING)	
9	PRIMED & PAINTED 5/4x8 COMPOSITE FRIEZE TRIM (TRU EXTERIOR, COLOR: MATCH EXISTING)	
10	HOLLOW METAL DOOR (SEE PLAN & DOOR SCHEDULE)	
11	ALUMINUM STOREFRONT (SEE PLAN & DOOR SCHEDULE)	
12	PRIMED & PAINTED 5/4x4 COMPOSITE WINDOW/DOOR TRIM (TRU EXTERIOR, COLOR: MATCH EXISTING)	
13	COMPOSITE DECKING (TIMBERTECH "LEGACY COLLECTION", COLOR: ASHWOOD), TYPICAL AT LANDINGS, TREADS, RISERS & STAIR FASCIA	
14	42"H. POWDER-COATED ALUMINUM GUARDRAIL ("FAIRWAY" "HUNTINGTON" PROFILE, COLOR: BLACK)	
15	PRE-FINISHED 6" ALUMINUM K-SHYLE GUTTERS (0.032 GA., FINISH: MATCH EXISTING)	
16	PRE-FINISHED 3"x4" ALUMINUM RECTANGULAR DOWNSPOUTS (0.032 GA., FINISH: MATCH EXISTING)	
17	PRIMED & PAINTED DECORATIVE BRACKET (BASIS-OF-DESIGN: "FYFON "BKT24X36X4", COLOR: MATCH TRIM)	
17	CONTRACTOR TO VERIFY CONDITION OF EXISTING CONCRETE FOOTING FOR POST & PROVIDE NEW "SIMPSON "ABU44Z POST BASE	

OWNER

UPPER UWCHLAN TOWNSHIP

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

giresidesign

GIRESI DESIGN, LLC

1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-9551

ARCHITECT'S SEAL

BRAD A. GRESI

PA LICENSE NO. RA080222

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

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M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES INC.

186 Poplar Street, Ambler, PA 19002
1990 Route 70, Suite 102, Cherry Hill, NJ 08003
www.mchugheng.com
265-641-1758

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PROJECT

**UPPER UWCHLAN
TOWNSHIP BUILDING
ALTERATIONS**

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

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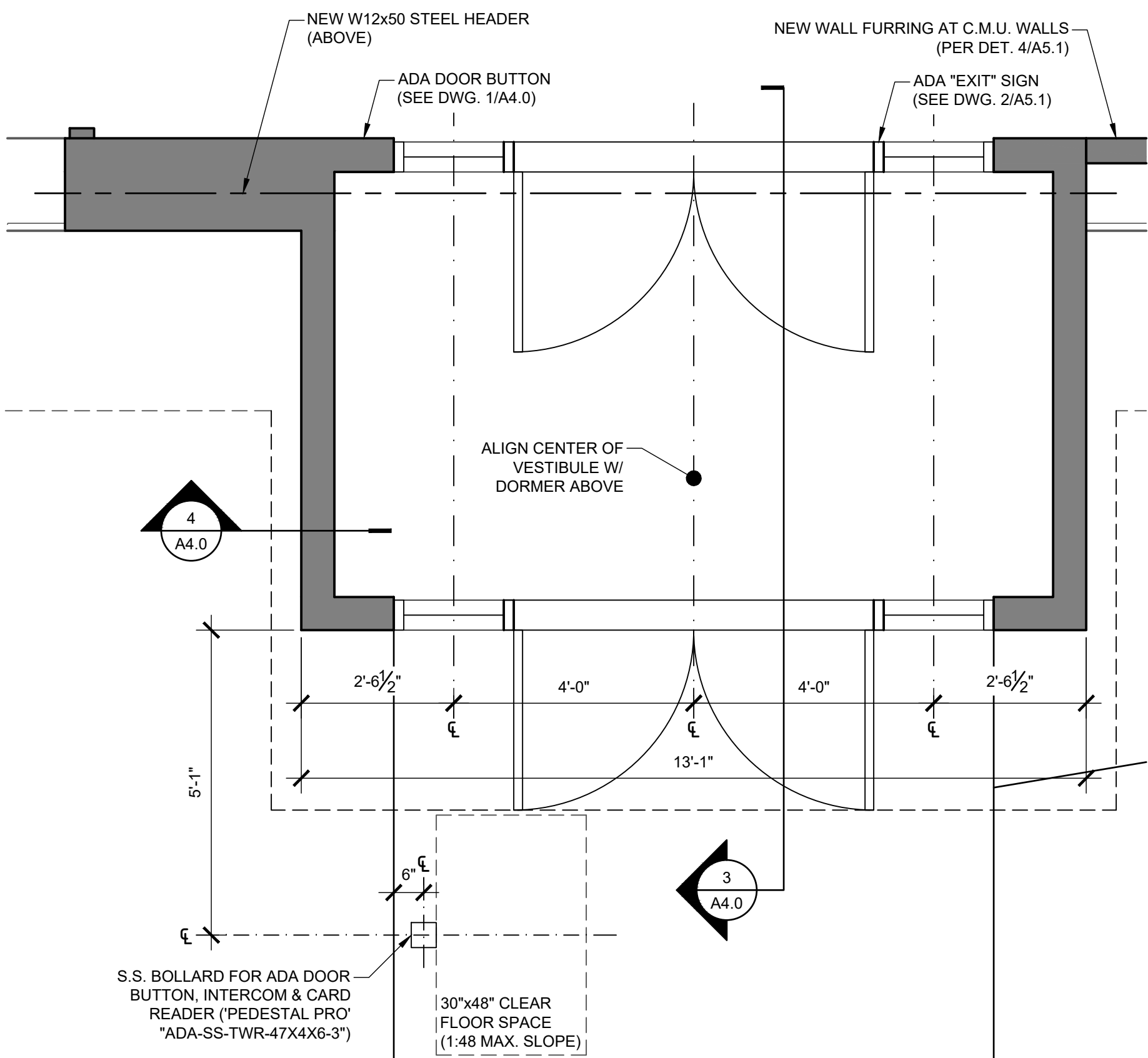
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**[PROPOSED]
EXTERIOR ELEVATIONS
& NOTES**

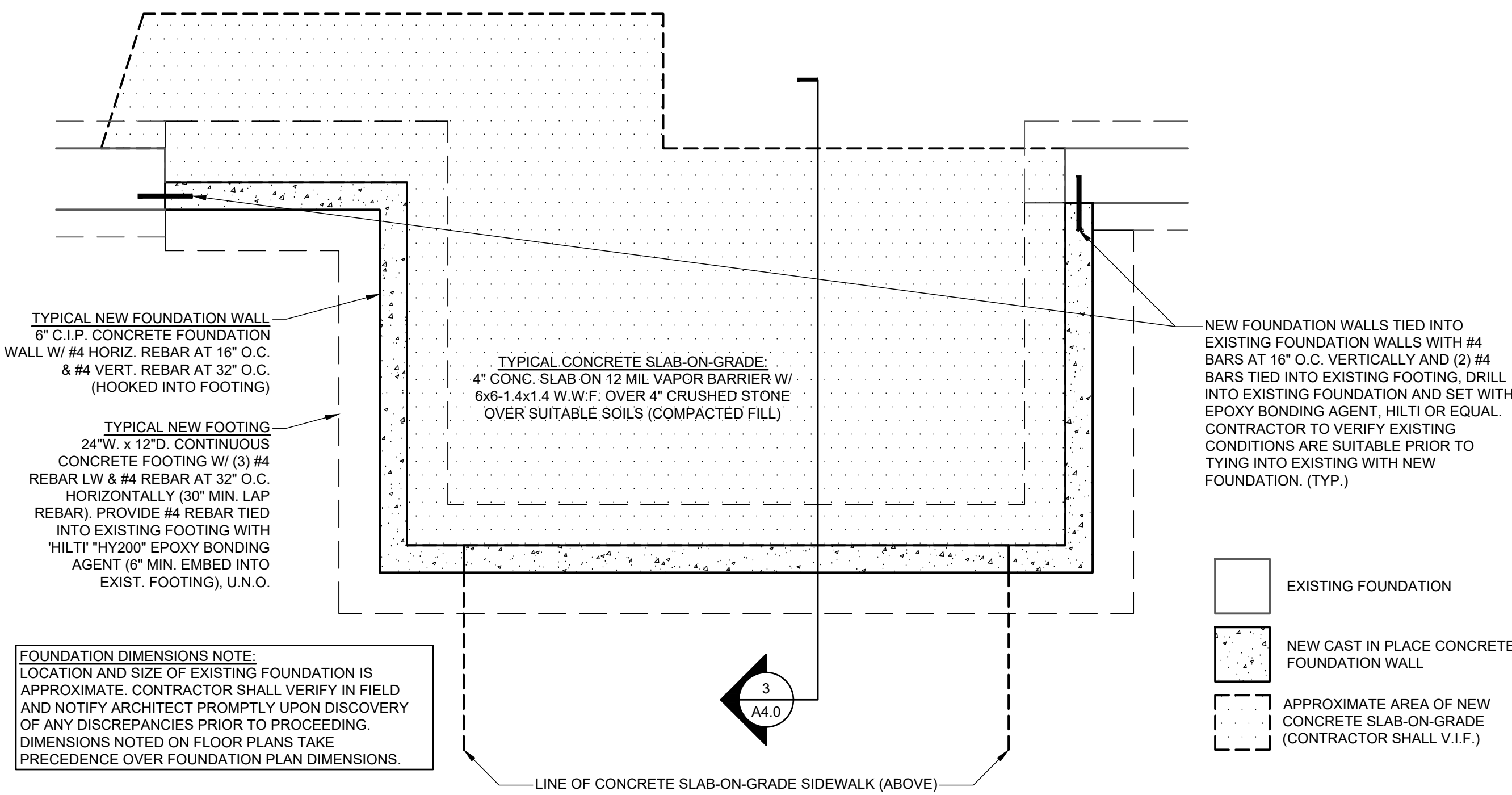
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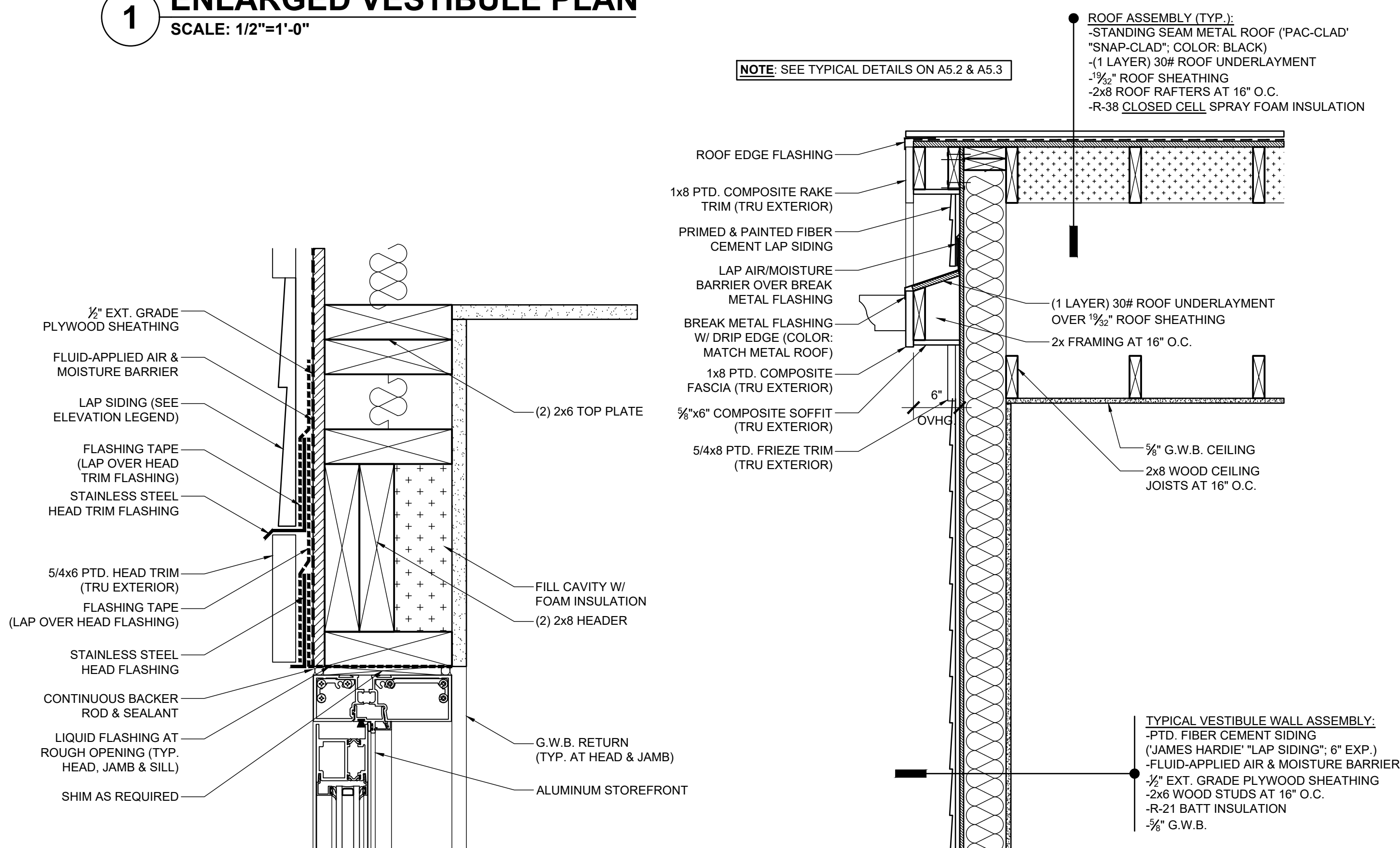
This drawing has been prepared by the Design Professional in Responsible Charge who's professional seal the drawing bears. The submission or delivery of this drawing should not be construed to provide an express warranty or guarantee to anyone that all the dimensions and details are exact or to indicate that the use of this drawing implies the review and approval by the Design Professional of any future use. Any use of this drawing without the written approval of the Design Professional is at the sole risk and liability of the user. The Design Professional reserves the right to remove their professional seal and/or title block. All drawings and written material appearing herein constitute original and unpublished work of the Design Professional and may not be used or disclosed without prior written consent.



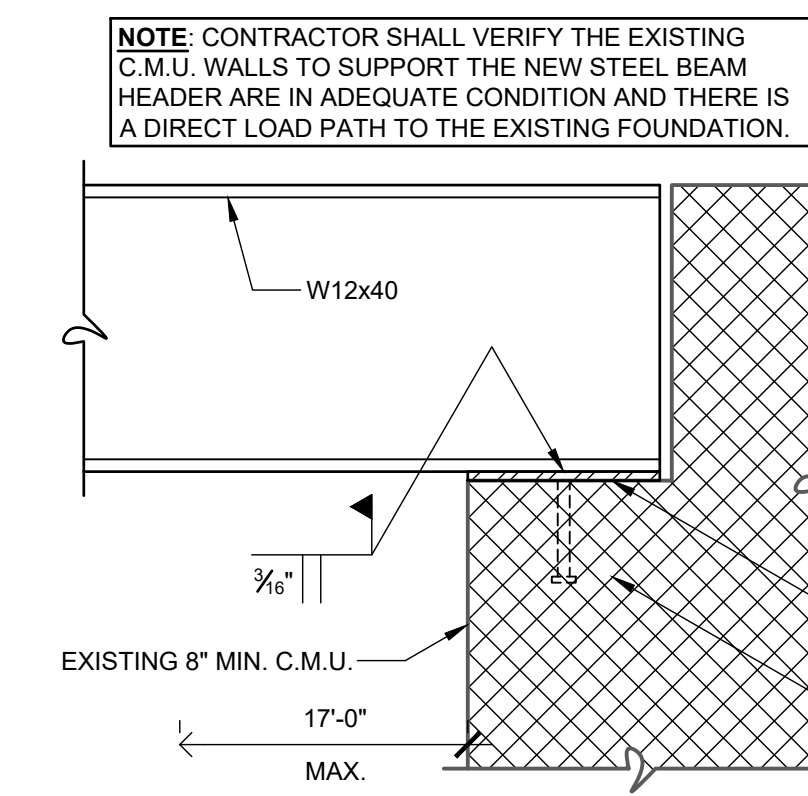
1 ENLARGED VESTIBULE PLAN
SCALE: 1/2"=1'-0"



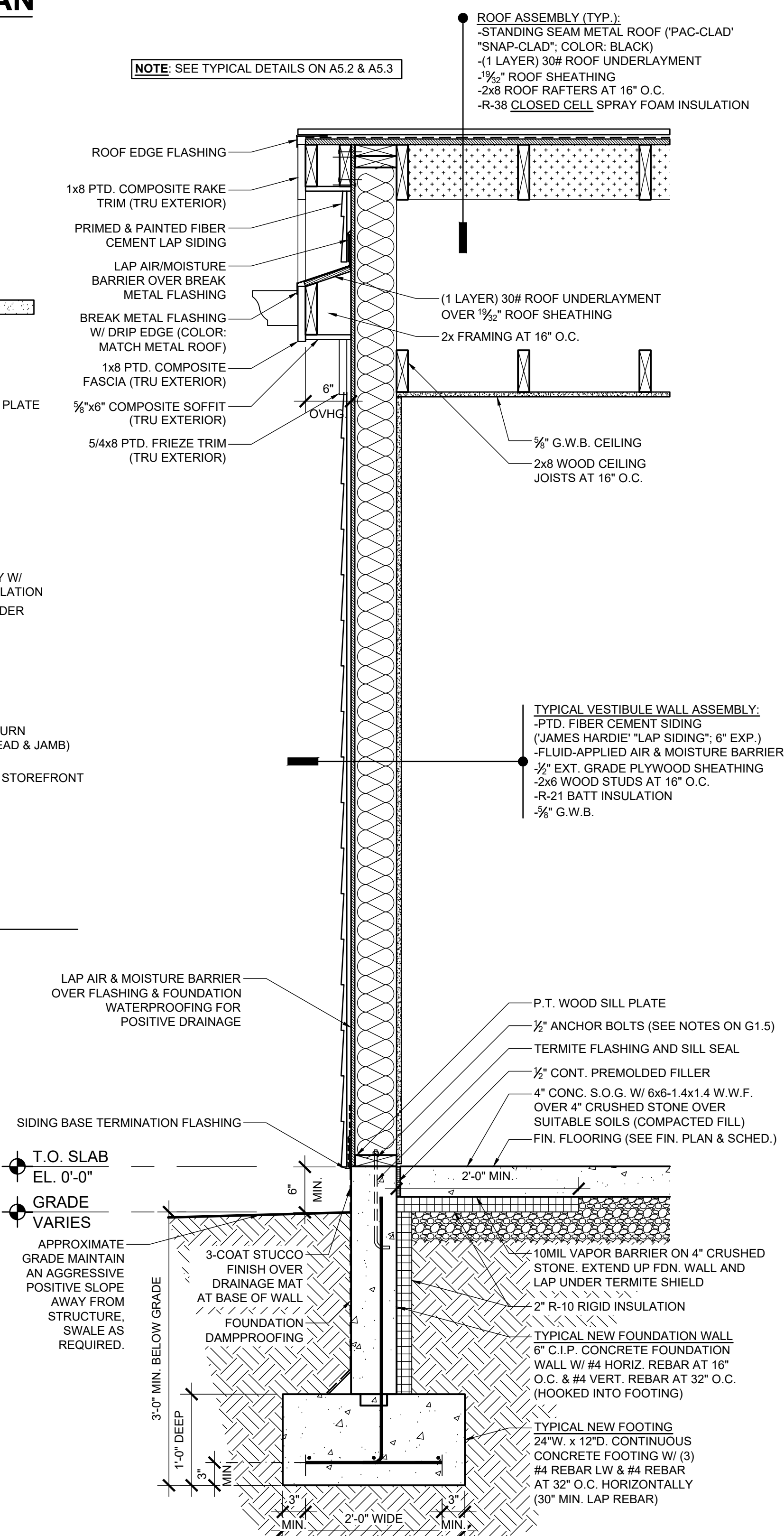
2 VESTIBULE FOUNDATION PLAN
SCALE: 1/2"=1'-0"



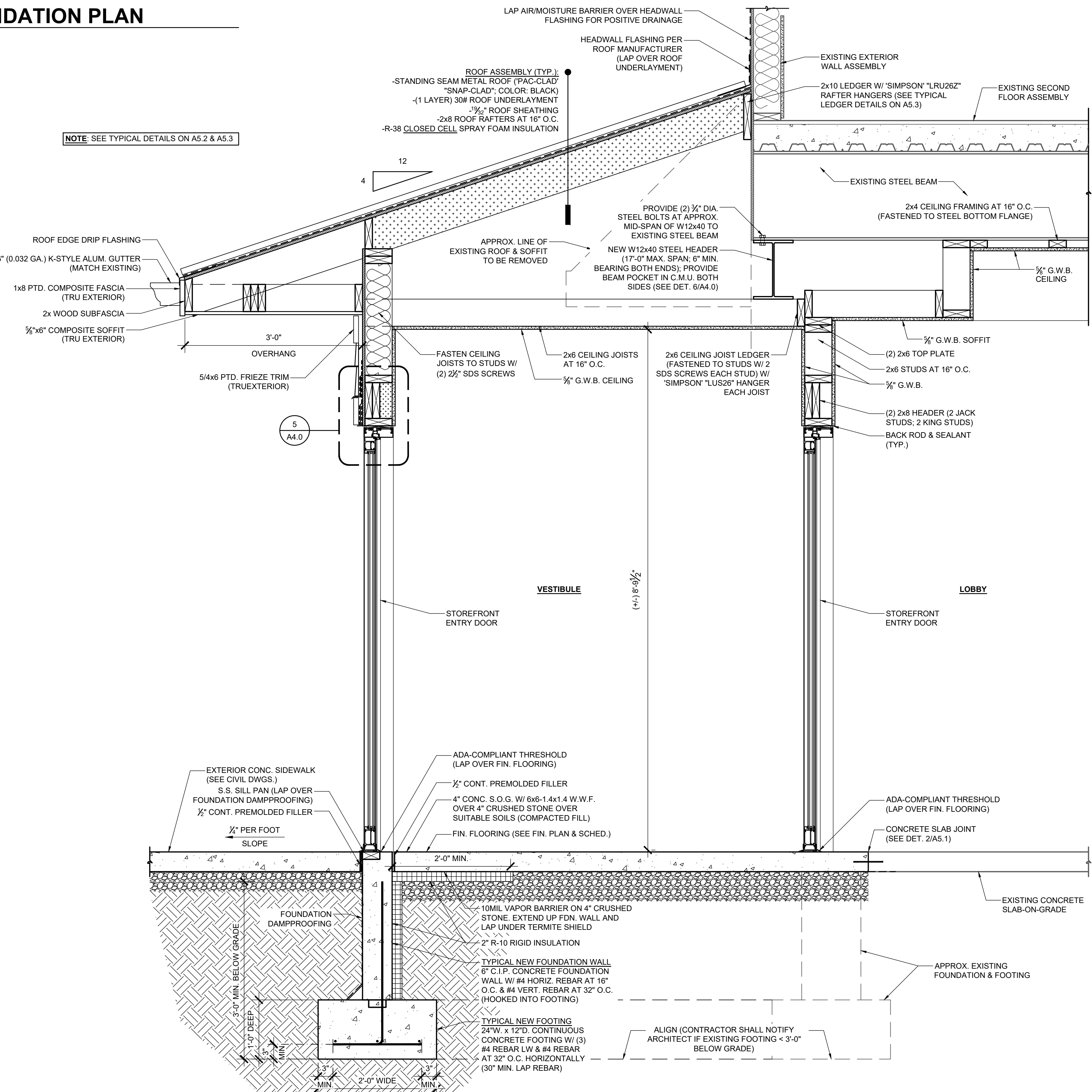
5 STOREFRONT HEAD DETAIL
SCALE: 3"=1'-0"



6 STEEL BEAM BEARING DETAIL
SCALE: 1-1/2"=1'-0"



4 VESTIBULE BUILDING SECTION
SCALE: 1"=1'-0"



3 VESTIBULE BUILDING SECTION
SCALE: 1"=1'-0"

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ARCHITECT

**giresidesign**
GIRESI DESIGN, LLC
1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-9551

ARCHITECT'S SEAL

BRAD A. GRESI

PA LICENSE NO. RA000222

CIVIL ENGINEER

**GILMORE & ASSOCIATES, INC.**
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

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265-641-7558

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CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

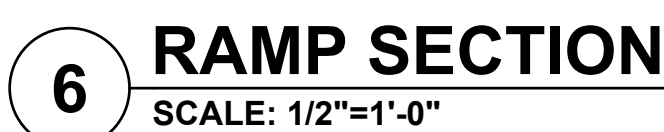
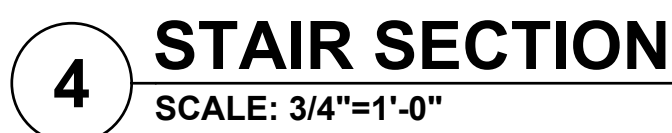
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[VESTIBULE] ENLARGED PLANS, DETAILS & NOTES

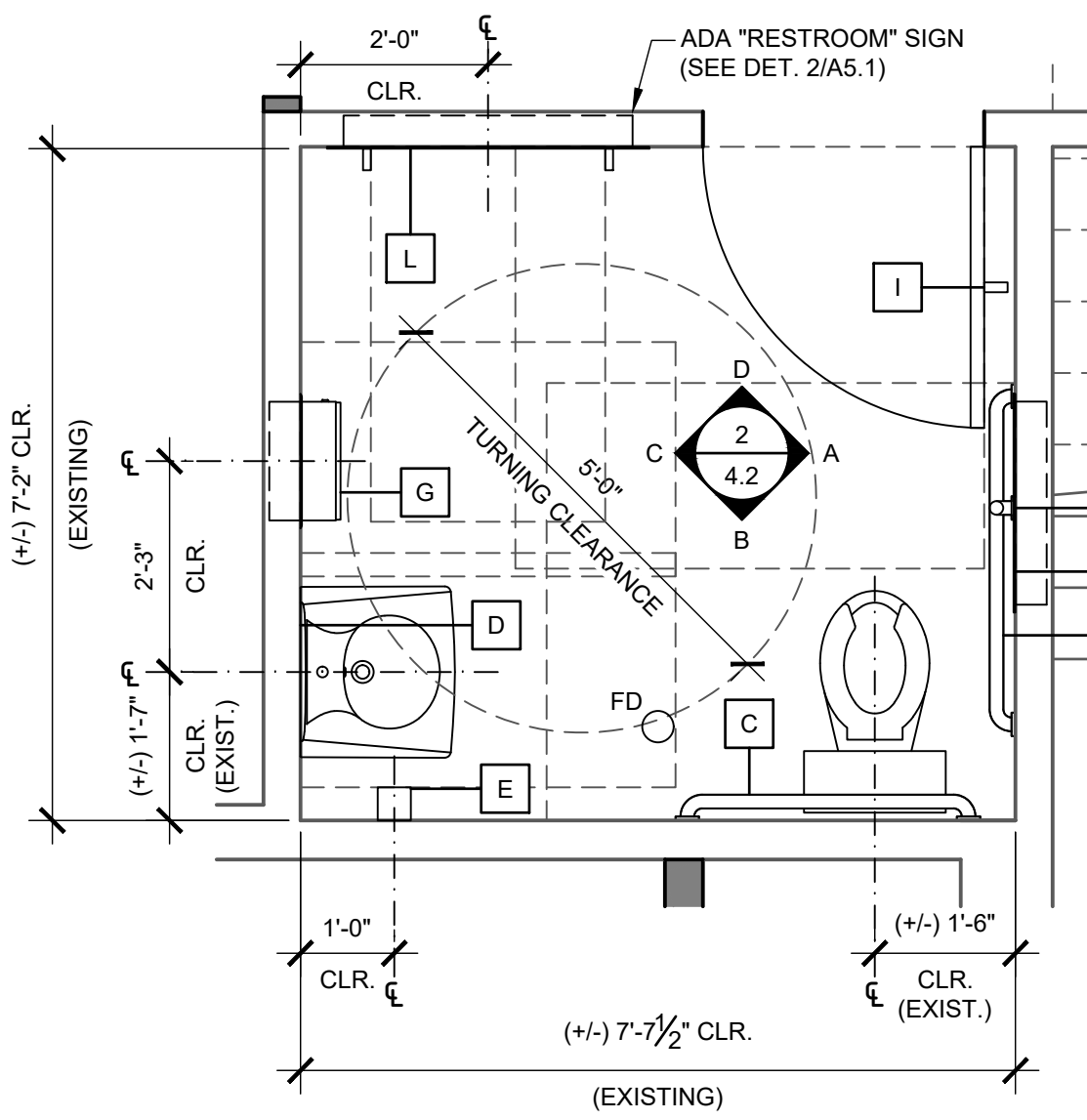
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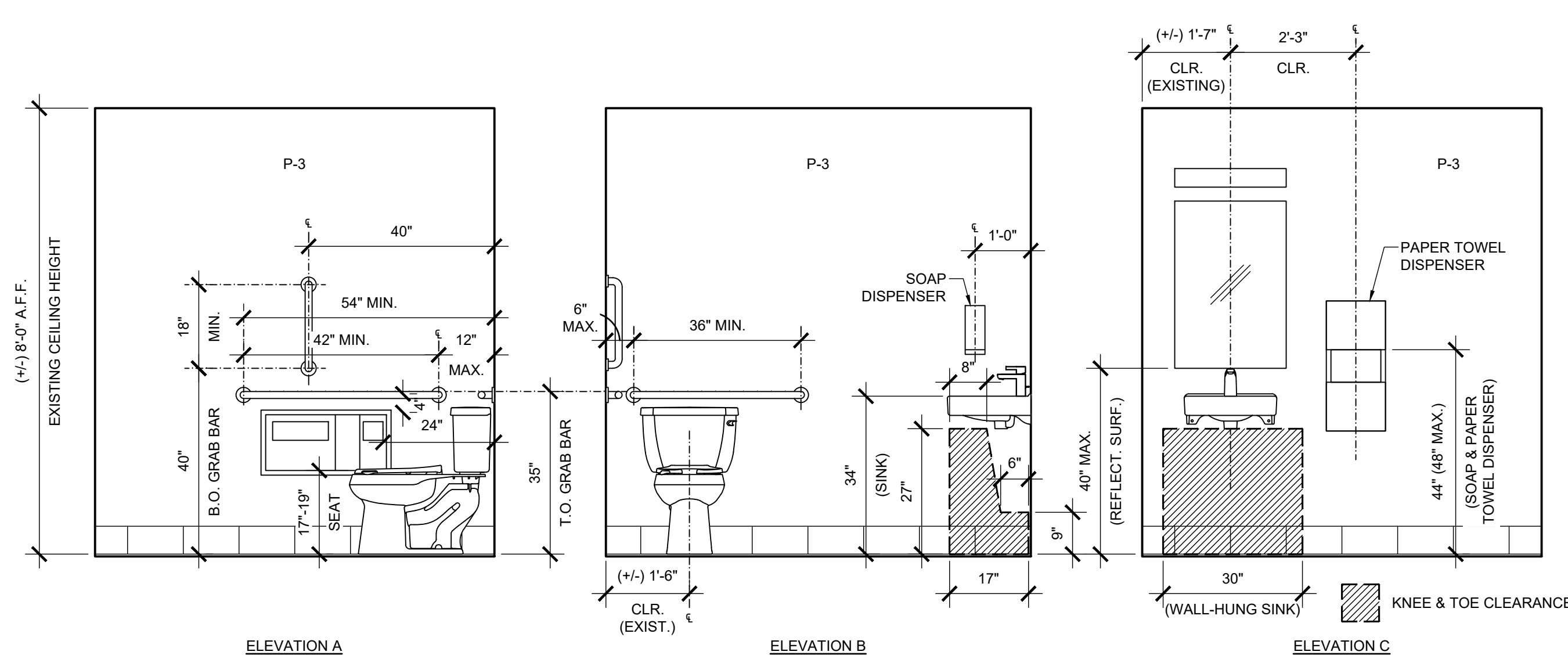


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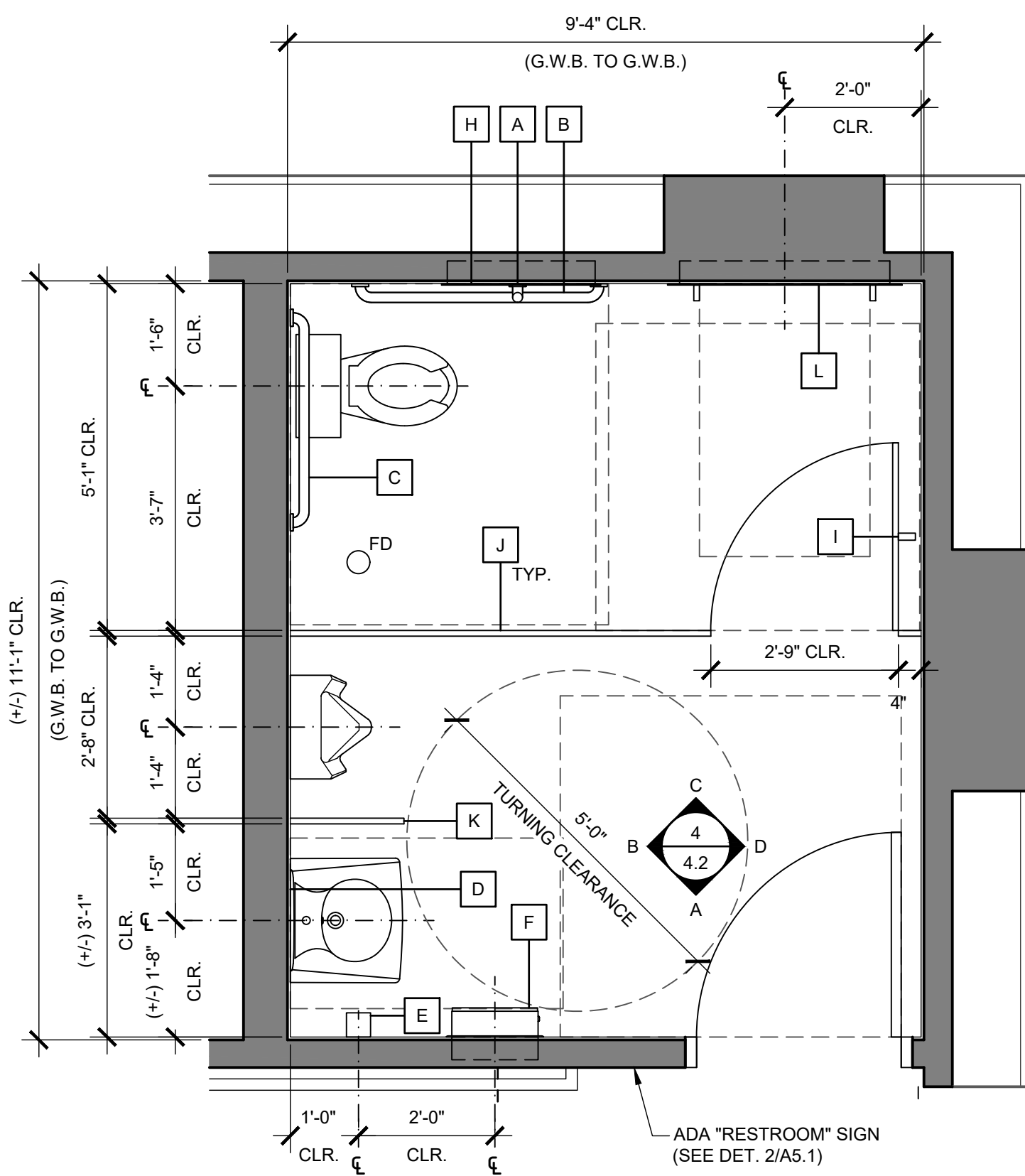
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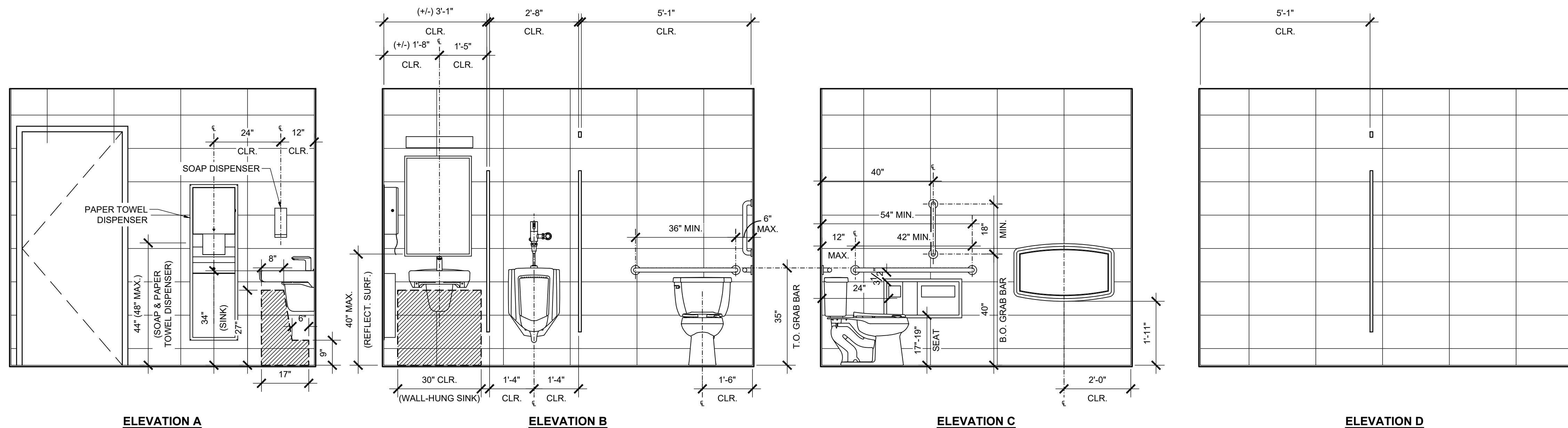
1 TOILET ROOM [107] ENLARGED PLAN
SCALE: 1/2"=1'-0"



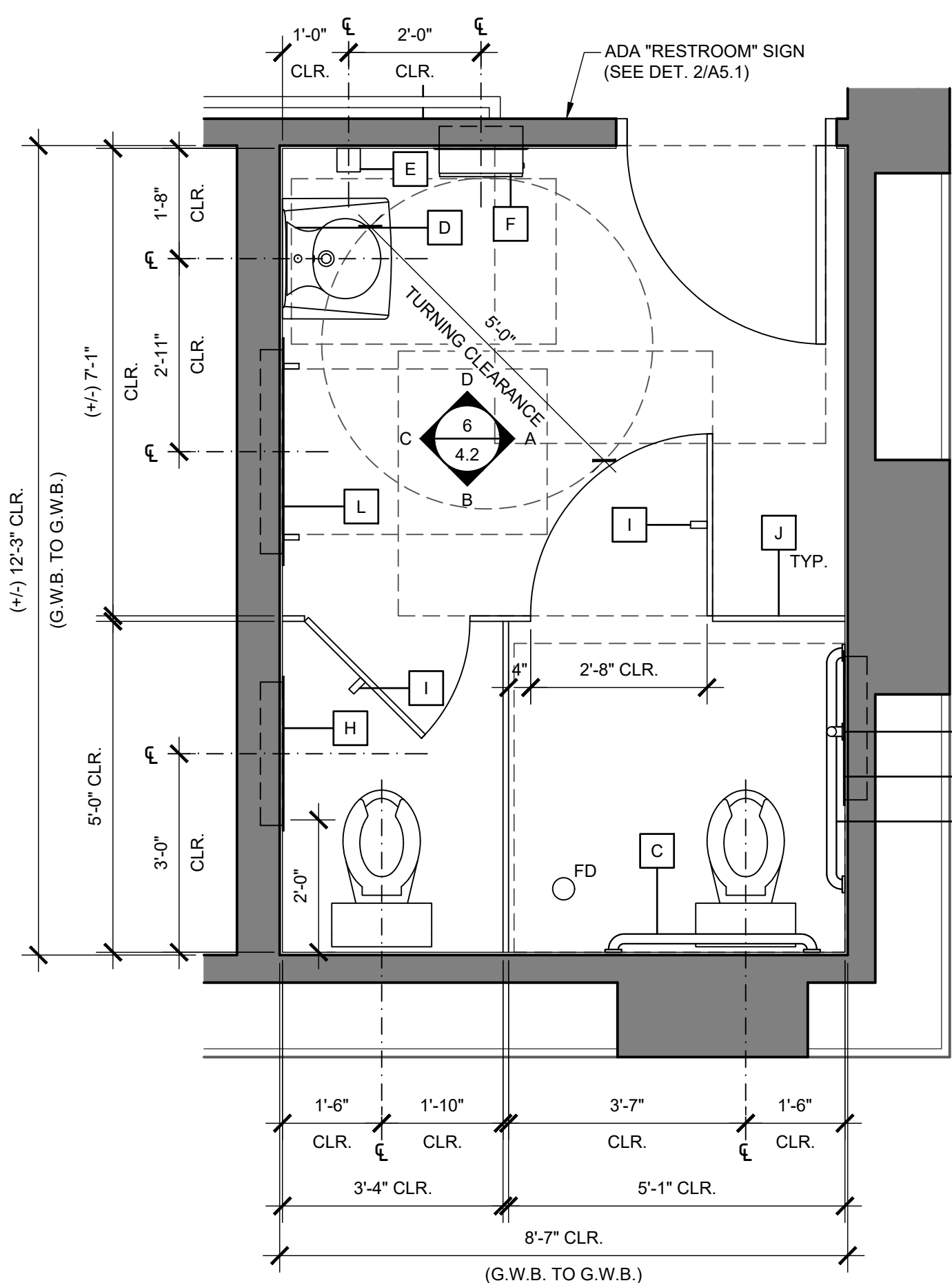
2 TOILET ROOM [107] INTERIOR ELEVATIONS
SCALE: 1/2"=1'-0"



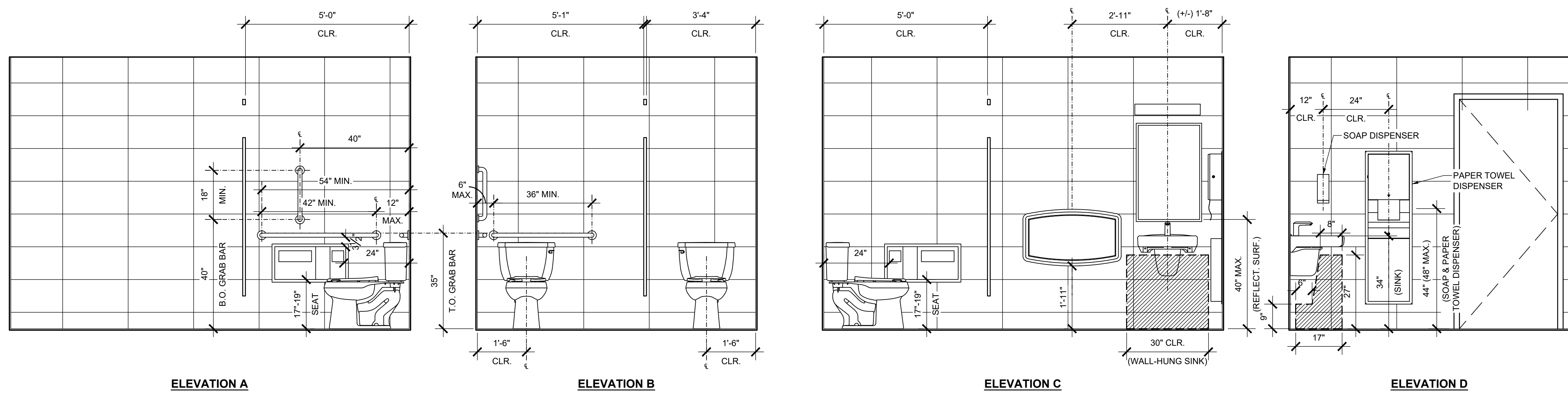
3 TOILET ROOM [117] ENLARGED PLAN
SCALE: 1/2"=1'-0"



4 TOILET ROOM [117] INTERIOR ELEVATIONS
SCALE: 1/2"=1'-0"



5 TOILET ROOM [119] ENLARGED PLAN
SCALE: 1/2"=1'-0"



6 TOILET ROOM [119] INTERIOR ELEVATIONS
SCALE: 1/2"=1'-0"

TOILET ACCESSORIES SCHEDULE			
MARK	DESCRIPTION	BASIS-OF-DESIGN PRODUCT	NOTES
A	18" VERTICAL GRAB BAR	BOBRICK B-6806x18 FINISH: SATIN STAINLESS STEEL	
B	42" HORIZONTAL GRAB BAR	BOBRICK B-6806x42 FINISH: SATIN STAINLESS STEEL	
C	36" HORIZONTAL GRAB BAR	BOBRICK B-6806x36 FINISH: SATIN STAINLESS STEEL	
D	24"x36" MIRROR (WELDED FRAME; TEMPERED)	BOBRICK B-2908 FINISH: SATIN	
E	WALL-MOUNTED AUTOMATIC FOAM SOAP DISPENSER	BOBRICK B-2013 FINISH: SATIN STAINLESS STEEL	
F	RECESSED PAPER TOWEL DISPENSER	BOBRICK B-3974 FINISH: SATIN STAINLESS STEEL	
G	RECESSED PAPER TOWEL DISPENSER	BOBRICK B-4369 FINISH: SATIN STAINLESS STEEL	
H	SURFACE-MOUNTED TOILET TISSUE DISPENSER	BOBRICK B-540 FINISH: SATIN STAINLESS STEEL	
I	COAT HOOK	BOBRICK B-549 FINISH: SATIN STAINLESS STEEL	MOUNT CENTERED HORIZ. ON BACK OF DOOR AT 48" MAX. A.F.F.
J	COMPACT GRADE LAMINATE TOILET PARTITIONS	BOBRICK DURALINE SERIES (COLOR: GREY 1500-60; FINISH: MATTE)	STANDARD HEIGHT; OVERHEAD-BRACED; GAP-FREE DOORS & STILES, STANDARD HARDWARE
K	COMPACT GRADE LAMINATE URINAL SCREEN	BOBRICK DURALINE SERIES (COLOR: GREY 1500-60; FINISH: MATTE)	WALL-HUNG
L	HORIZONTAL STAINLESS STEEL RECESSED-MOUNTED BABY CHANGING STATION	KOALA CARE KB310-SSRE STAINLESS STEEL	

NOTES:
1. SEE DRAWINGS FOR MOUNTING LOCATIONS & HEIGHTS
2. ALL ACCESSORIES LISTED ARE TO BE INSTALLED BY CONTRACTOR.
3. ALL ACCESSORIES SHALL BE ADA COMPLIANT
4. PROVIDE IN-WALL BLOCKING AS REQUIRED FOR ALL WALL-MOUNTED ITEMS PER MANUF. RECOMMENDATIONS.
5. ALL EXPOSED LAVATORY WATER PIPES, (SUPPLY & DRAIN) TO BE INSULATED.

OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

GIRESI DESIGN, LLC
1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-9551

ARCHITECT'S SEAL

BRAD A. GRESI
PA LICENSE NO. RA00222

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES INC.
186 Poplar Street, Ardmore, PA 19003
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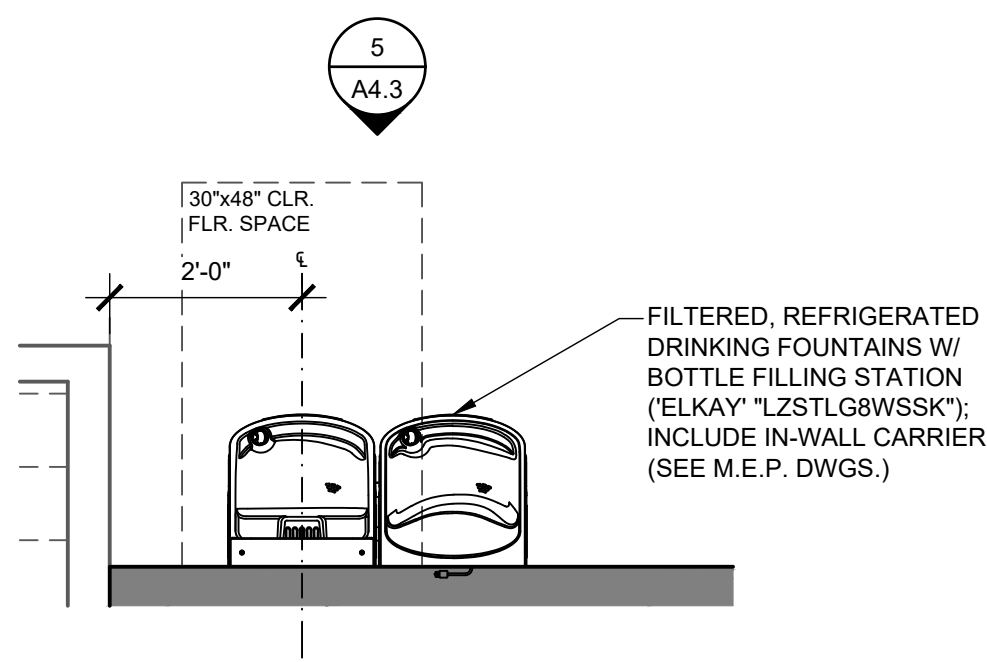
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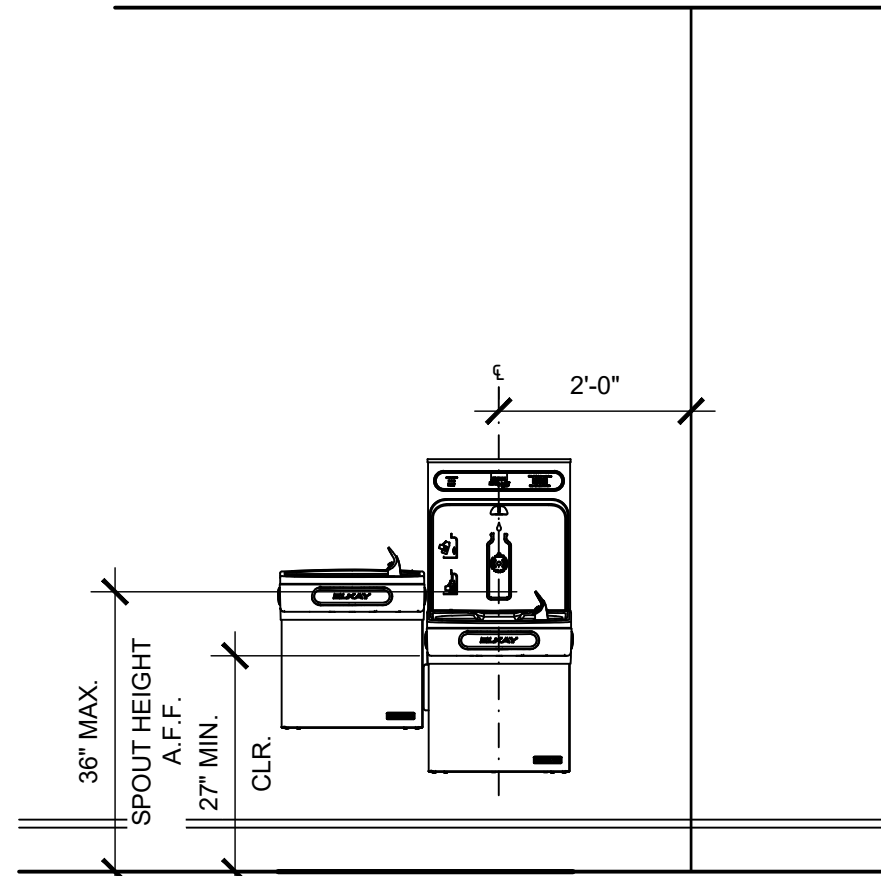
[TOILET ROOM]
ENLARGED PLANS,
DETAILS & NOTES

A4.2



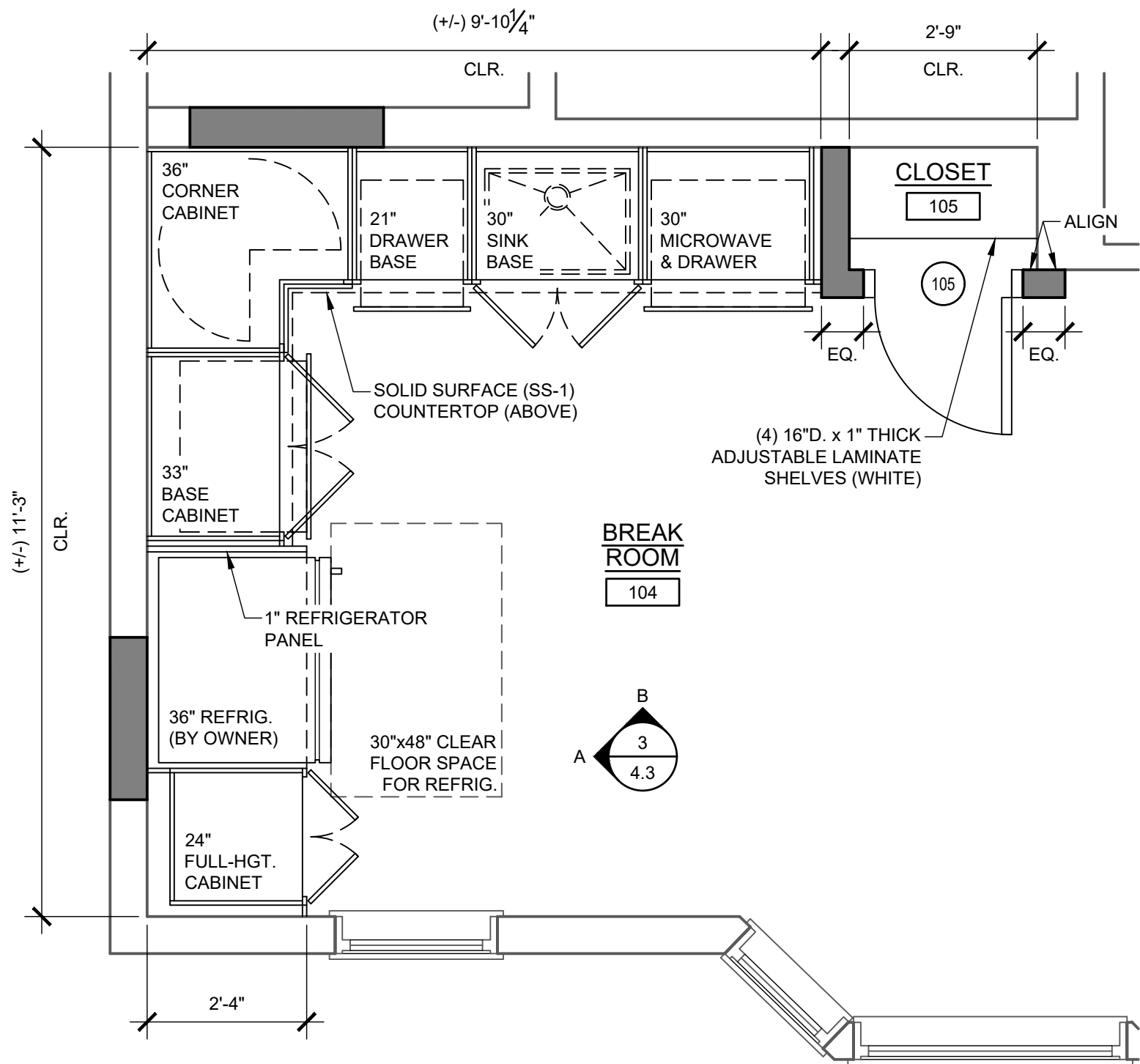
**DRINKING FOUNTAIN
ENLARGED PLAN**

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



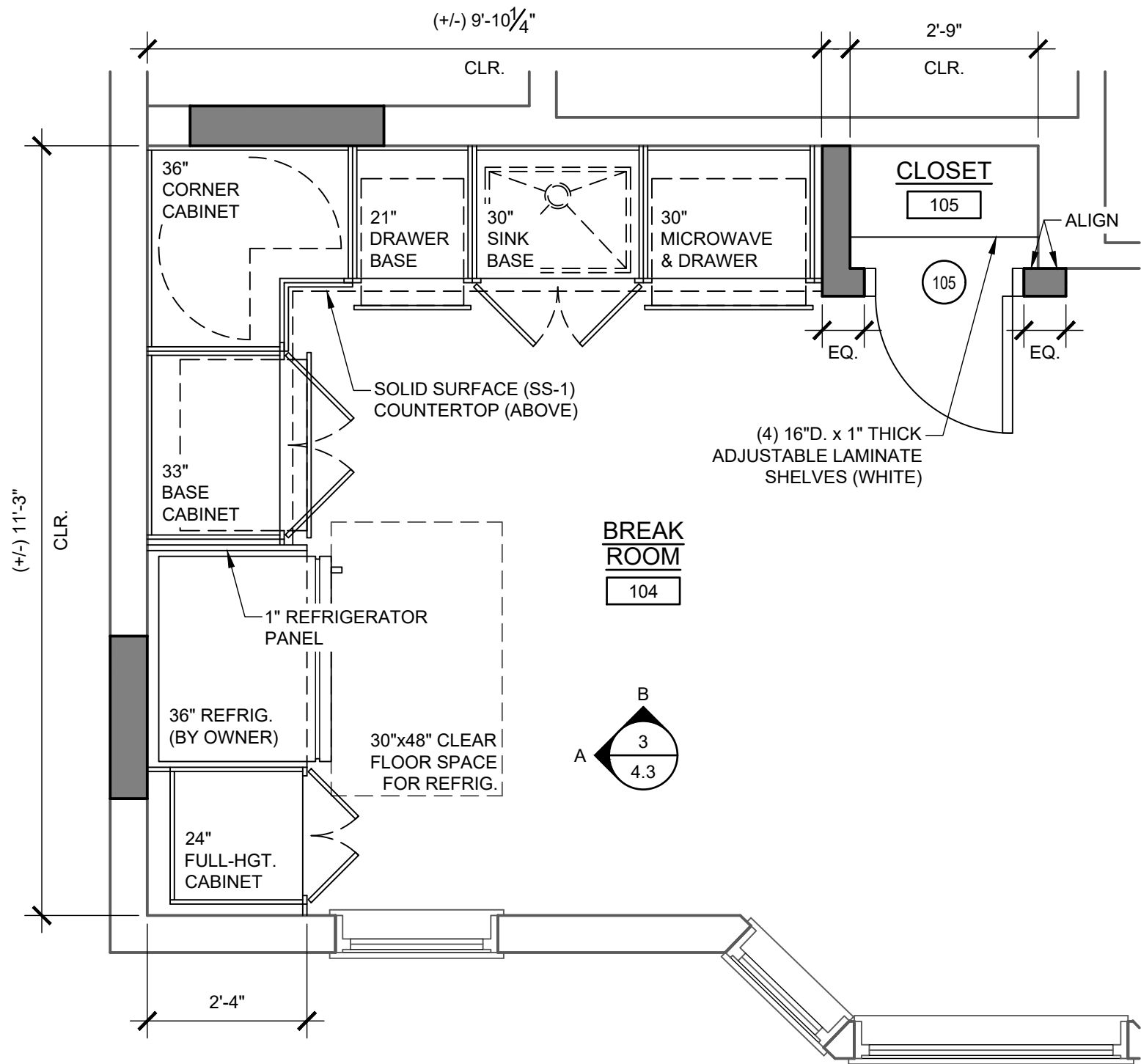
**DRINKING FOUNTAIN
INTERIOR ELEVATION**

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



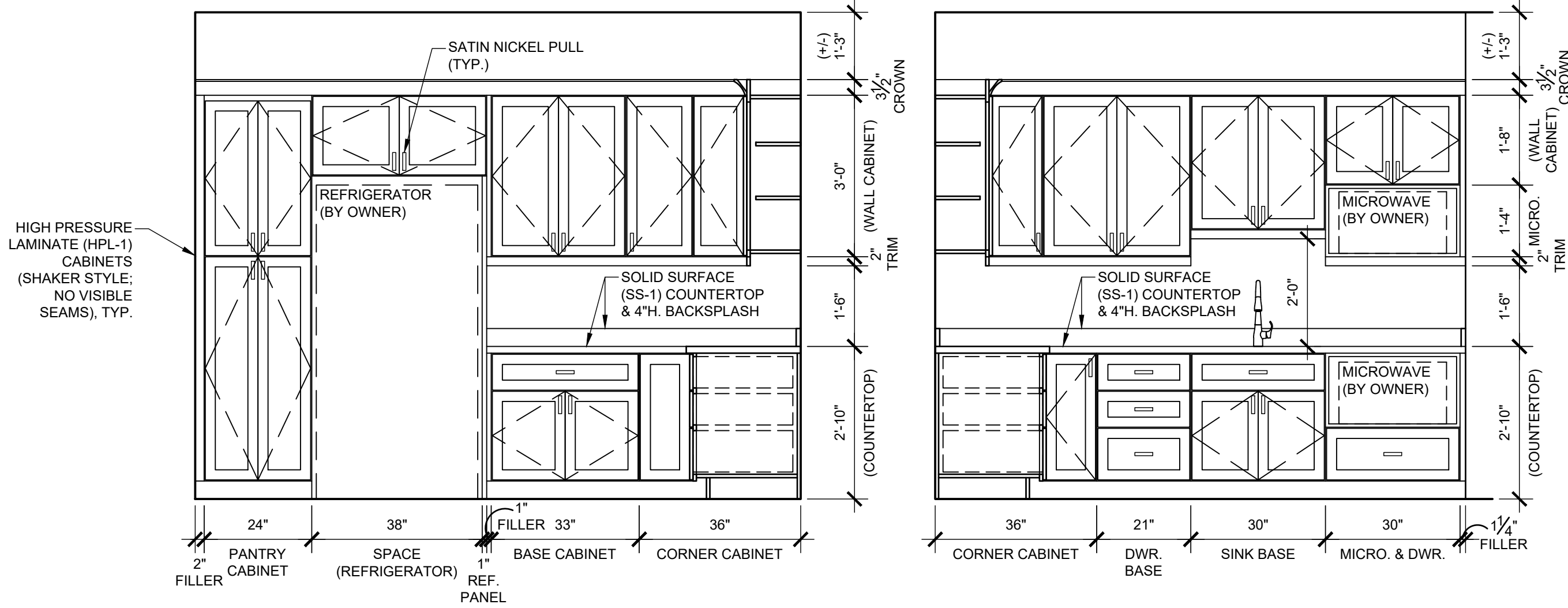
WALL CABINET PLAN

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



BASE CABINET PLAN

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



ELEVATION A

ELEVATION B

KITCHENETTE INTERIOR ELEVATIONS

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

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UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

giresidesign
GIRESI DESIGN, LLC
1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GRESI PA LICENSE NO. RA00222

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
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WWW.GILMORE-ASSOC.COM

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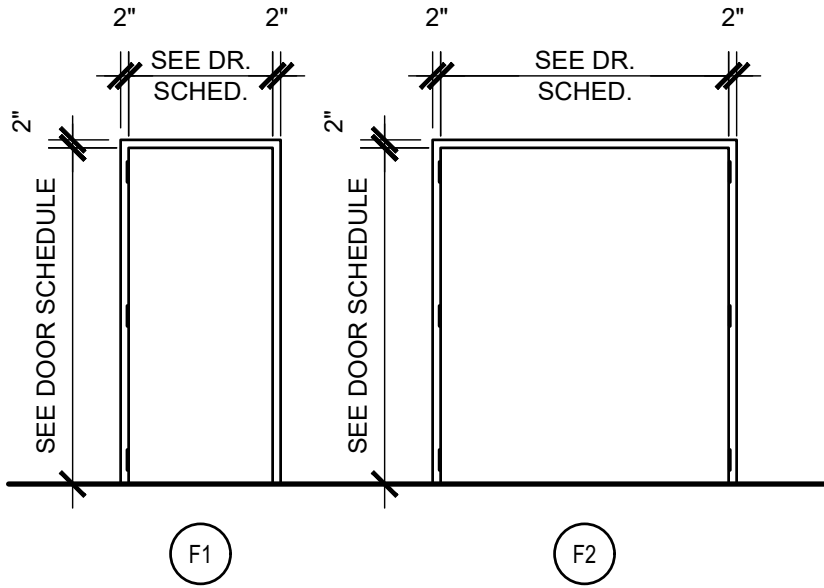
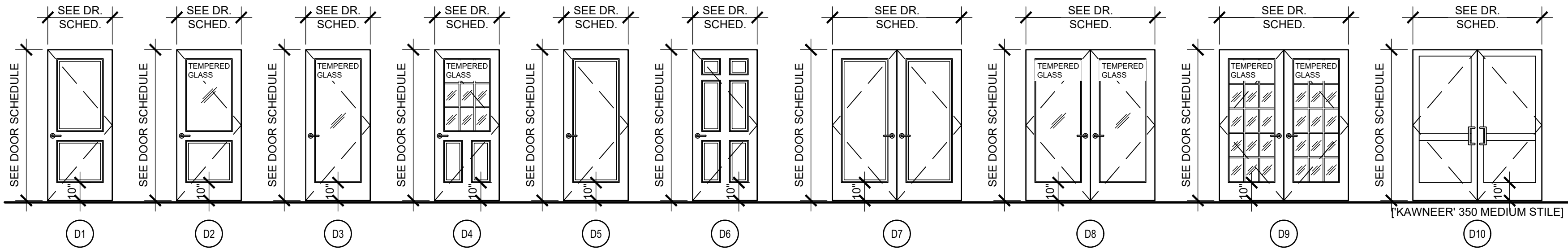
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**[KITCHENETTE]
ENLARGED PLANS,
DETAILS & NOTES**

Drawing No.

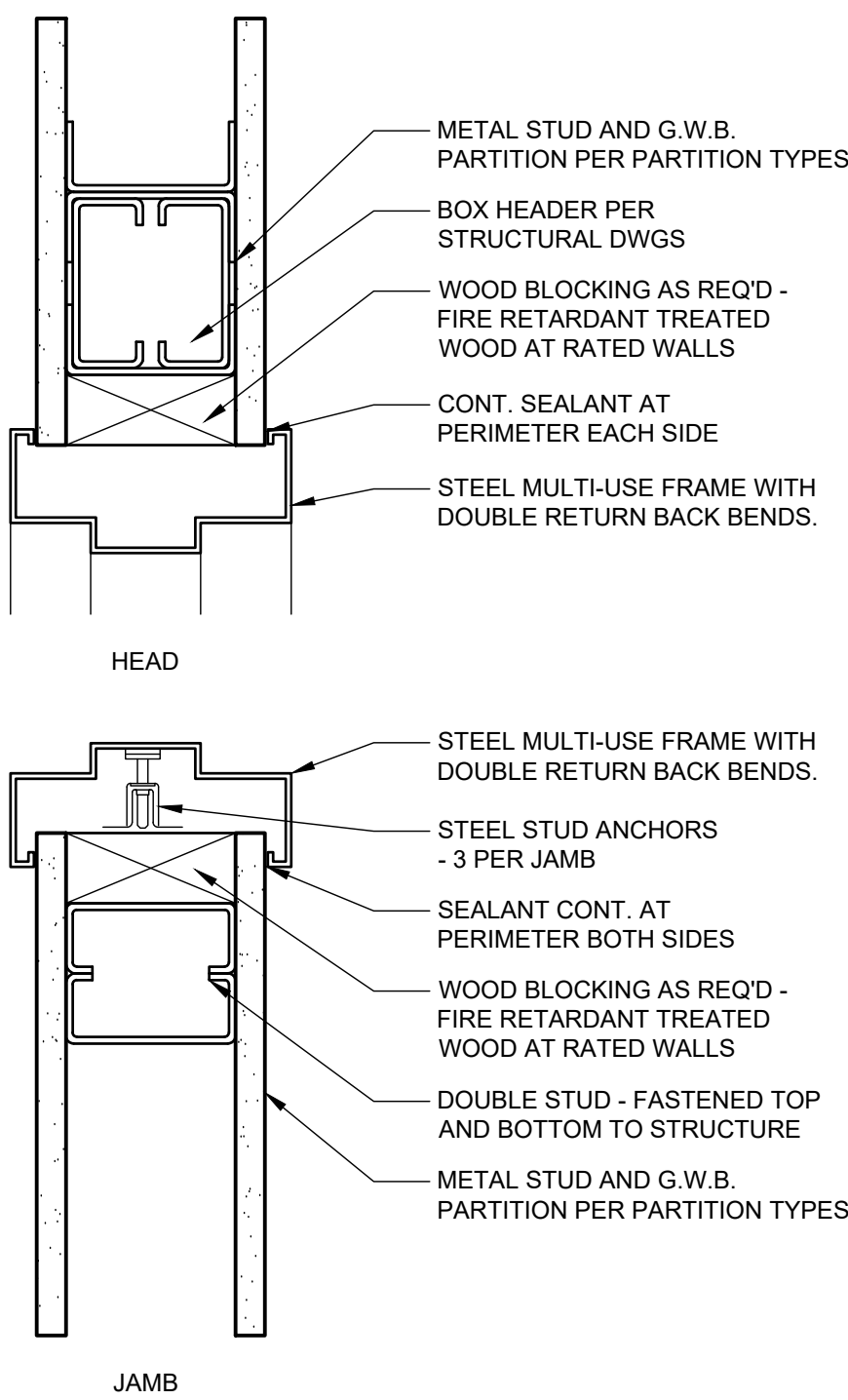
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DOOR & FRAME SCHEDULE																							
MARK		FROM		TO	DOOR								FRAME			DETAIL			FIRE RATING LABEL	HARDWARE SET	NOTES	KEYED NOTES	
					QTY.	W.	H.	THK.	TYPE	MAT'L	GLAZING	FINISH	TYPE	MAT'L	FINISH	HEAD	JAMB	SILL					
GROUND FLOOR	100A	100	VESTIBULE	--	EXTERIOR	2	3'-0"	7'-0"	1 3/4"	D10	ALUM	TEMPERED	ANOD	--	ALUM	ANOD	--	--	--	--	01	SEE WINDOW SCHEDULE & DETAIL FOR ADDITIONAL INFO.	
	100B	101	LOBBY	100	VESTIBULE	2	3'-0"	7'-0"	1 3/4"	D10	ALUM	TEMPERED	ANOD	--	ALUM	ANOD	--	--	--	--	02	SEE WINDOW SCHEDULE & DETAIL FOR ADDITIONAL INFO.	
	102A	101	LOBBY	102	MEETING ROOM	2	3'-0"	7'-0"	1 3/4"	D8	WD	TEMPERED	PAINT	F2	HM	PAINT	--	--	--	--	06		
	102B	102	MEETING ROOM	--	EXTERIOR	1	3'-0"	7'-0"	1 3/4"	D1	HM	--	PAINT	F1	HM	PAINT	--	--	--	--	03	--	
	103	103	STAIR ST-1	101	LOBBY	1	3'-0"	7'-0"	1 3/4"	D3	WD	TEMPERED	VENEER	--	HM	PAINT	3/A5.0	3/A5.0	--	--	04	SEE WINDOW SCHEDULE & DETAIL FOR ADDITIONAL INFO.	
	104	103	STAIR ST-1	104	BREAK ROOM	1	3'-0"	7'-0"	1 3/4"	D1	WD	--	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	05	--	
	105	105	CLOSET	104	BREAK ROOM	1	3'-0"	7'-0"	1 3/4"	D1	WD	--	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	11	--	
	106	106	STORAGE	108	CORRIDOR	1	2'-8"	6'-8"	1 3/4"	D1	WD	--	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	12	--	2.7
	107	108	CORRIDOR	107	TOILET ROOM	1	3'-0"	6'-8"	1 3/4"	D1	WD	--	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	10	--	
	108	108	CORRIDOR	--	EXTERIOR	1	2'-8"	6'-8"	1 3/4"	D4	HM	TEMPERED	PAINT	F1	HM	PAINT	--	--	--	--	03	--	3.7
	109	109	CLOSET	108	CORRIDOR	1	2'-0"	6'-8"	1 3/4"	D6	WD	--	PAINT	F1	WD	PAINT	--	--	--	--	12	--	
	110	113	CORRIDOR	110	RECEPTION OFFICE	1	3'-0"	7'-0"	1 3/4"	D2	WD	TEMPERED	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	08	--	
	111	112	FILE STORAGE	111	MECHANICAL ROOM	1	3'-0"	7'-0"	1 3/4"	D1	WD	--	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	11	--	
	112A	113	CORRIDOR	112	FILE STORAGE	1	3'-0"	7'-0"	1 3/4"	D1	WD	--	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	12	--	
	112B	112	FILE STORAGE	--	EXTERIOR	1	2'-8"	6'-8"	1 3/4"	D6	HM	--	PAINT	F1	HM	PAINT	--	--	--	--	03	--	3.7
	113	101	LOBBY	113	CORRIDOR	1	3'-0"	7'-0"	1 3/4"	D1	WD	--	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	07	--	
	114	113	CORRIDOR	114	OFFICE	1	3'-0"	7'-0"	1 3/4"	D2	WD	TEMPERED	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	08	--	
	116	115	OPEN WORK AREA	116	OFFICE	1	3'-0"	7'-0"	1 3/4"	D2	WD	TEMPERED	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	08	--	
	117	118	CORRIDOR	117	MENS TOILET ROOM	1	3'-0"	7'-0"	1 3/4"	D1	HM	--	PAINT	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	09	--	
	118A	115	OPEN WORK AREA	118	CORRIDOR	1	3'-0"	7'-0"	1 3/4"	D1	WD	--	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	07	--	
	118B	118	CORRIDOR	--	EXTERIOR	1	3'-0"	7'-0"	1 3/4"	D1	HM	--	VENEER	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	03	--	
119	119	CORRIDOR	119	WOMENS TOILET ROOM	1	3'-0"	7'-0"	1 3/4"	D1	HM	--	PAINT	F1	HM	PAINT	3/A5.0	3/A5.0	--	--	09	--		
SECOND FLOOR	201	202	OFFICE	201	OFFICE	1	3'-0"	6'-8"	1 3/4"	D2	WD	TEMPERED	VENEER	--	WD	PAINT	--	--	--	--	--	3	
	202A	203	STAIR ST-1	201	OFFICE	1	3'-0"	6'-8"	1 3/4"	D2	WD	TEMPERED	VENEER	--	WD	PAINT	--	--	--	--	--	3	
	202B	--	EXTERIOR	201	OFFICE	2	3'-0"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	1	
	202C	201	OFFICE	--	EXTERIOR	1	2'-8"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	2.7	
	204	204	STORAGE	203	STAIR ST-1	1	2'-6"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	1	
	206	206	CLOSET	207	CORRIDOR	1	3'-0"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	1	
	208	207	CORRIDOR	208	OFFICE	1	3'-0"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	2.7	
	209	209	CLOSET	207	CORRIDOR	2	2'-5"	6'-8"	1 3/4"	D7	WD	--	STAIN	--	WD	PAINT	--	--	--	--	13	MATCH EXISTING	3
	210	212	MEETING AREA	210	OFFICE	1	3'-0"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	2.7	
	211	212	MEETING AREA	211	OFFICE	1	3'-0"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	2.7	
	212	212	MEETING AREA	--	EXTERIOR	2	3'-0"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	2.7	
	213	212	MEETING AREA	213	OFFICE	1	3'-0"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	2.7	
	214	212	MEETING AREA	214	OFFICE	1	3'-0"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	2.7	
	215	215	IT CLOSET	207	CORRIDOR	2	3'-0"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	14	--	2.7
216	217	VESTIBULE	216	OFFICE	1	3'-0"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	2.7		
218	217	VESTIBULE	218	OFFICE	1	3'-0"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	2.7		
220	220	CLOSET	219	CORRIDOR	1	2'-10"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	1		
221	219	CORRIDOR	221	BATHROOM	1	2'-10"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	1		
222	222	CLOSET	221	BATHROOM	1	2'-6"	6'-8"	1 3/4"	--	--	--	--	--	--	--	--	--	--	--	--	--	1	
KEY: WD = WOOD VENEER; HM = HOLLOW METAL; ALUM. = ALUMINUM NOTE: 1. ALL WOOD VENEER DOORS SHALL BE "CENDURA" (WHITE BIRCH, ROTARY, NUTMEG, PARTICLEBOARD CORE, APPLIED MOLDING) 2. HOLLOW METAL DOOR FRAMES SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR																							



1 DOOR TYPES

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



3 DOOR DETAIL

SCALE: 3"=1'-0"

2 FRAME TYPES

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

DOOR NOTES

KEYED NOTES:

- EXISTING DOOR, FRAME & HARDWARE TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN
- NEW DOOR & HARDWARE IN EXISTING OPENING (G.C. TO VERIFY EXISTING OPENING IN FIELD)
- REPLACE EXISTING LOCKSET (REFER TO HARDWARE SET FOR ADDITIONAL REQUIREMENTS)
- PRIME & PAINT HOLLOW METAL DOOR FRAMES WITH SEMI-GLOSS, ENAMEL PAINT (INTERIOR SIDE ONLY OF EXTERIOR DOORS)
- MOUNT DOOR CLOSERS ON PULL SIDE
- MOUNT DOOR CLOSERS ON PUSH SIDE
- MOUNT KICK PLATE ON PUSH SIDE ONLY

GENERAL NOTES:

- ALL DOORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
- ALL DOOR OPENINGS SHALL BE FIELD COORDINATED AND VERIFIED BY CONTRACTOR PRIOR TO FABRICATION
- DOOR SHALL BE INSTALLED A MIN OF 4" FROM ADJACENT WALL ON HINGE SIDE (U.N.O.)
- ALL GLAZING IN DOORS AND ADJACENT TO DOORS SHALL BE TEMPERED
- ALL EXTERIOR DOORS SHALL BE INSULATED AND INCLUDE INSULATED GLAZING UNITS. CONTRACTOR SHALL CONFIRM INSULATION TYPE WITH ARCHITECT AND OWNER IF NOT INDICATED.
- LOW-EXPANDING, CLOSED-CELL SPRAY FOAM INSULATION SHALL BE USED TO FILL VOIDS AT DOOR FRAME PERIMETER
- ANCHOR DOOR THRU HINGES AT TOP HOLE OF HINGE
- SHIM AND PLUMB UNITS AS REQUIRED
- SET UNITS IN CONTINUOUS SEALANT
- ANCHOR DOOR TO OPENING AT PREDRILLED HOLES
- OPENING MUST BE LEVEL PRIOR TO INSTALLING UNIT
- CONTRACTOR SHALL COORDINATE THROAT DEPTH WITH DOOR SUPPLIER PRIOR TO APPROVAL OF SHOP DRAWINGS AND ORDERING OF FRAMES
- ALL ALUMINUM AND ALL HOLLOW METAL FRAMES SHALL BE 2" (U.N.O.) ALL HOLLOW METAL FRAMES AT EXTERIOR WALLS SHALL BE GALVANIZED. ALL HOLLOW METAL FRAMES SHALL BE 16 GA STEEL (U.N.O.)
- DOUBLE STUDS AT DOOR JAMBS. PROVIDE (3) JAMB ANCHORS AT EACH JAMB, U.N.O.
- THROAT OF DOOR FRAMES SHALL WRAP ENTIRE WALL ASSEMBLY (U.N.O.) CONTRACTOR SHALL COORDINATE DOOR FRAME THROAT REQUIREMENT WITH WALL THICKNESS
- ALL GLAZING SHALL BE CLEAR, TEMPERED, U.N.O. THE U-VALUE FOR ALL DOOR GLAZING SHALL BE 0.35 U.N.O. SHGC FOR ALL DOOR GLAZING SHALL BE 0.40 U.N.O.
- OPEN JOINT WEEP HOLES SHALL BE LOCATED 2'-0" O.C. WITH A MINIMUM OF (2) AT EACH WINDOW AND DOOR HEAD AS INDICATED ON DETAILS

HARDWARE NOTES:

- HARDWARE SHALL BE PER ADA STANDARDS
- ALL HARDWARE SHALL BE LEVER-OPERATED MECHANISM. PUSH-TYPE MECHANISM OR L-SHAPED HANDLES. HARDWARE SHALL BE MOUNTED AT HEIGHT ABOVE FINISHED FLOOR PER INDUSTRY STANDARDS
- CONTRACTOR SHALL COORDINATE ANY DEVIATIONS WITH ARCHITECT
- ALL KEYED LOCKSETS SHALL BE KEYED ALIKE TO USE THE SAME KEY. CONTRACTOR SHALL CONFIRM WITH OWNER IF A UNIQUE KEY IS DESIRED AT ANY DOOR
- WHERE PANIC HARDWARE IS REQUIRED ON FIRE-RATED DOORS, SUCH HARDWARE SHALL BE LISTED AS "FIRE EXIT HARDWARE"
- EXIT DOOR LOCKING HARDWARE MUST BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE OR EFFORT
- ALL DOOR HARDWARE AND KEYING ARRANGEMENTS SHALL BE COORDINATED AND APPROVED BY OWNER PRIOR TO PURCHASE AND INSTALLATION
- ALL DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE 34" MIN. AND 48" MAX. ABOVE FINISHED FLOOR. ALL HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL REQUIRE MINIMUM GRASPING AND PINCHING FORCE AND MINIMUM WRIST ROTATION TO OPERATE. ALL MEANS OF EGRESS DOORS SHALL BE SIDE-SWINGING. ALL DOORS SHALL SWING IN THE DIRECTION OF EGRESS WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS. THE OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5-LB (22N). FOR ALL OTHER SIDE-SWINGING, SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-LB (66N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-LB (132N) FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15-LB (66N) FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE OF THE DOOR
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE ON THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
- ALL OTHER PROVISIONS OF THE INTERNATIONAL BUILDING CODE 2018 PERTAINING TO THE SECTION "MEANS OF EGRESS DOORWAYS" THAT ARE APPLICABLE TO THIS BUILDING SHALL GOVERN THE HARDWARE SELECTED FOR AND INSTALLED IN THIS BUILDING
- PROVIDE WOOD BLOCKING FOR CONCEALED HARDWARE INSTALLATION. ALL WOOD BLOCKING IN EXTERIOR WALLS SHALL BE PRESSURE TREATED
- ALL THRESHOLDS AT EXTERIOR DOORS SHALL HAVE METAL SILL PAN SET IN SEALANT
- ALL FLOOR REDUCER STRIPS, EDGE STRIPS, TRANSITIONS, AND SILLS SHALL BE LOCATED AT THE CENTER OF DOORS, U.N.O.
- ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH AN APPROVED LOCKABLE DEVICE TO PROHIBIT UNLAWFUL OR UNWANTED ENTRY. SUCH DEVICES, HOWEVER, SHALL NOT INTERFERE WITH REQUIRED EGRESS

DOOR HARDWARE SCHEDULE

CONTRACTOR SHALL COORDINATE WITH ACCESS CONTROL VENDOR FOR INSTALLATION AND TO ENSURE COMPATIBILITY OF EQUIPMENT.

- SET NO. 1 (EXTERIOR VESTIBULE - DOUBLE DOOR)
 - DOOR PULLS (KAWNEER 1007)
 - CONCEALED ROD EXIT DEVICE (KAWNEER 1686) - PANIC EXIT DEVICE ALWAYS FREE FOR IMMEDIATE EGRESS
 - POWER SUPPLY
 - ADA PUSH-TO-OPEN BUTTONS (INTERIOR WALL-MOUNT & EXTERIOR S.S. BOLLARD - "PEDESTAL PRO")
 - ADA LOW-ENERGY OPERATOR (NORTON "D6021-36-689")
 - CARD READER (BY ACCESS CONTROL VENDOR)
 - INTERCOM W/ REMOTE DOOR RELEASE CONTROL (BY ACCESS CONTROL VENDOR)
 - (3) BUTT HINGES PER DOOR (KAWNEER "300 SERIES" "EL")
 - KICK PLATE (PUSH SIDE)
 - ADA THRESHOLD (MATCH STOREFRONT DEPTH) - LAP THRESHOLD OVER INTERIOR FINISH FLOORING
 - WEATHERSTRIPPING
 - DOOR SWEEP
- SET NO. 2 (INTERIOR VESTIBULE - DOUBLE DOOR)
 - DOOR PULLS (KAWNEER 1007)
 - CONCEALED ROD EXIT DEVICE (KAWNEER 1686) - PANIC EXIT DEVICE ALWAYS FREE FOR IMMEDIATE EGRESS
 - POWER SUPPLY
 - ADA PUSH-TO-OPEN BUTTONS (INTERIOR WALL-MOUNT & EXTERIOR S.S. BOLLARD - "PEDESTAL PRO")
 - ADA LOW-ENERGY OPERATOR (NORTON "D6021-36-689")
 - KICK PLATE (PUSH SIDE)
 - ADA THRESHOLD (MATCH STOREFRONT DEPTH) - LAP THRESHOLD OVER INTERIOR FINISH FLOORING
 - WEATHERSTRIPPING
 - DOOR SWEEP
- SET NO. 3 (EXTERIOR ENTRY)
 - MORTISE LOCKSET (SCHLAGE "LW9090EUB-06-622"); INTERIOR ALWAYS FREE FOR IMMEDIATE EGRESS
 - CLOSER (MATCH LOCKSET FINISH)
 - POWER SUPPLY
 - CARD READER (BY ACCESS CONTROL VENDOR)
 - (3) BUTT HINGES PER DOOR ("EL" FOR POWER TRANSFER)
 - KICK PLATE (PUSH SIDE)
 - ADA THRESHOLD (MATCH DOOR FRAME DEPTH) - LAP THRESHOLD OVER INTERIOR FINISH FLOORING
 - WEATHERSTRIPPING
 - DOOR SWEEP
- SET NO. 4 (STAIR)
 - (3) BUTT HINGES ("EL" FOR POWER TRANSFER; MATCH LOCKSET FINISH)
 - CYLINDRICAL ELECTRIFIED EXIT LOCKSET (SCHLAGE "ND12EL-RHO-622"); INTERIOR ALWAYS FREE FOR IMMEDIATE EGRESS
 - POWER SUPPLY
 - CARD READER (BY ACCESS CONTROL VENDOR)
 - CLOSER (MATCH LOCKSET FINISH)
 - SILENCERS
 - WALL STOP (MATCH LOCKSET FINISH)
- SET NO. 5 (BREAK ROOM)
 - (3) BUTT HINGES (MATCH LOCKSET FINISH)
 - CYLINDRICAL PRIVACY LOCKSET (SCHLAGE "ND50-RHO-622"); INTERIOR ALWAYS FREE FOR IMMEDIATE EGRESS
 - SILENCERS
 - WALL STOP (MATCH LOCKSET FINISH)
- SET NO. 6 (MEETING ROOM - DOUBLE DOOR)
 - (3) HINGES PER DOOR (MATCH LOCKSET FINISH)
 - CYLINDRICAL PASSAGE LOCKSET (SCHLAGE "ND10-RHO-622"); INTERIOR ALWAYS FREE FOR IMMEDIATE EGRESS
 - DOUBLE DUMMY TRIM (SCHLAGE "ND172-RHO-622")
 - MANUAL FLUSH BOLT (MATCH LOCKSET FINISH)
 - SILENCERS
- SET NO. 7 (CORRIDOR)
 - (3) BUTT HINGES ("EL" FOR POWER TRANSFER; MATCH LOCKSET FINISH)
 - CYLINDRICAL ELECTRIFIED OFFICE LOCKSET (SCHLAGE "NDEBP80-RHO-622-13-247-47267101-S123"); INTERIOR ALWAYS FREE FOR IMMEDIATE EGRESS
 - POWER SUPPLY
 - CLOSER (MATCH LOCKSET FINISH)
 - SILENCERS
 - WALL STOP (MATCH LOCKSET FINISH)
- SET NO. 8 (OFFICE - NEW)
 - (3) BUTT HINGES ("EL" FOR POWER TRANSFER; MATCH LOCKSET FINISH)
 - CYLINDRICAL ELECTRIFIED OFFICE LOCKSET (SCHLAGE "NDEBP80-RHO-622-13-247-47267101-S123"); INTERIOR ALWAYS FREE FOR IMMEDIATE EGRESS
 - POWER SUPPLY
 - SILENCERS
 - WALL STOP (MATCH LOCKSET FINISH)
- SET NO. 9 (TOILET ROOM - MULTI-USER)
 - (3) HINGES (MATCH LOCKSET FINISH)
 - DOOR PULL (FINISH: 622)
 - PUSH PLATE (FINISH: 622)
 - CLOSER (PULL SIDE) (MATCH LOCKSET FINISH)
 - SILENCERS
 - ALUMINUM KICK PLATE (PUSH SIDE) (FINISH: 622)
 - WALL STOP (MATCH LOCKSET FINISH)
- SET NO. 10 (TOILET ROOM - SINGLE USER)
 - (3) HINGES (MATCH LOCKSET FINISH)
 - CYLINDRICAL PRIVACY LOCKSET (SCHLAGE "ND40S-RHO-622-LH-OS-OCCT"); INTERIOR ALWAYS FREE FOR IMMEDIATE EGRESS
 - CLOSER (PULL SIDE) (MATCH LOCKSET FINISH)
 - SILENCERS
 - ALUMINUM KICK PLATE (PUSH SIDE) (MATCH LOCKSET FINISH)
 - WALL STOP (MATCH LOCKSET FINISH)
- SET NO. 11 (CLOSET & MECHANICAL ROOM - NOT SECURE)
 - (3) HINGES (MATCH LOCKSET FINISH)
 - CYLINDRICAL PASSAGE LOCKSET (SCHLAGE "ND10-RHO-622"); INTERIOR ALWAYS FREE FOR IMMEDIATE EGRESS
 - SILENCERS
- SET NO. 12 (CLOSET - SECURE)
 - (3) HINGES (MATCH LOCKSET FINISH)
 - CYLINDRICAL STOREROOM LOCKSET (SCHLAGE "ND80-RHO-622")
 - SILENCERS
 - WALL STOP (MATCH LOCKSET FINISH)
- SET NO. 13 (CLOSET - SECURE - DOUBLE DOOR)
 - (3) HINGES PER DOOR (MATCH LOCKSET FINISH)
 - CYLINDRICAL STOREROOM LOCKSET (MATCH EXISTING); INTERIOR ALWAYS FREE FOR IMMEDIATE EGRESS
 - DOUBLE DUMMY TRIM (MATCH EXISTING)
 - MANUAL FLUSH BOLT (MATCH LOCKSET FINISH)
 - SILENCERS
- SET NO. 14 (IT CLOSET - SECURE - DOUBLE DOOR)
 - (3) HINGES PER DOOR ("EL" FOR POWER TRANSFER; MATCH LOCKSET FINISH)
 - CYLINDRICAL ELECTRIFIED STOREROOM LOCKSET (SCHLAGE "ND80EU-RHO-622"); INTERIOR ALWAYS FREE FOR IMMEDIATE EGRESS
 - DOUBLE DUMMY TRIM (SCHLAGE "ND172-RHO-622")
 - POWER SUPPLY
 - CARD READER (BY ACCESS CONTROL VENDOR)
 - MANUAL FLUSH BOLT (MATCH LOCKSET FINISH)
 - SILENCERS

- NOTE:**
EXISTING SECOND FLOOR OFFICES SHALL RECEIVE NEW LOCKSET (WHERE INDICATED PER THE DOOR SCHEDULE). SCHLAGE "NDEBP80-RHO-643E-13-247-47267101-S123"

OWNER

UPPER UWCHLAN TOWNSHIP

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT



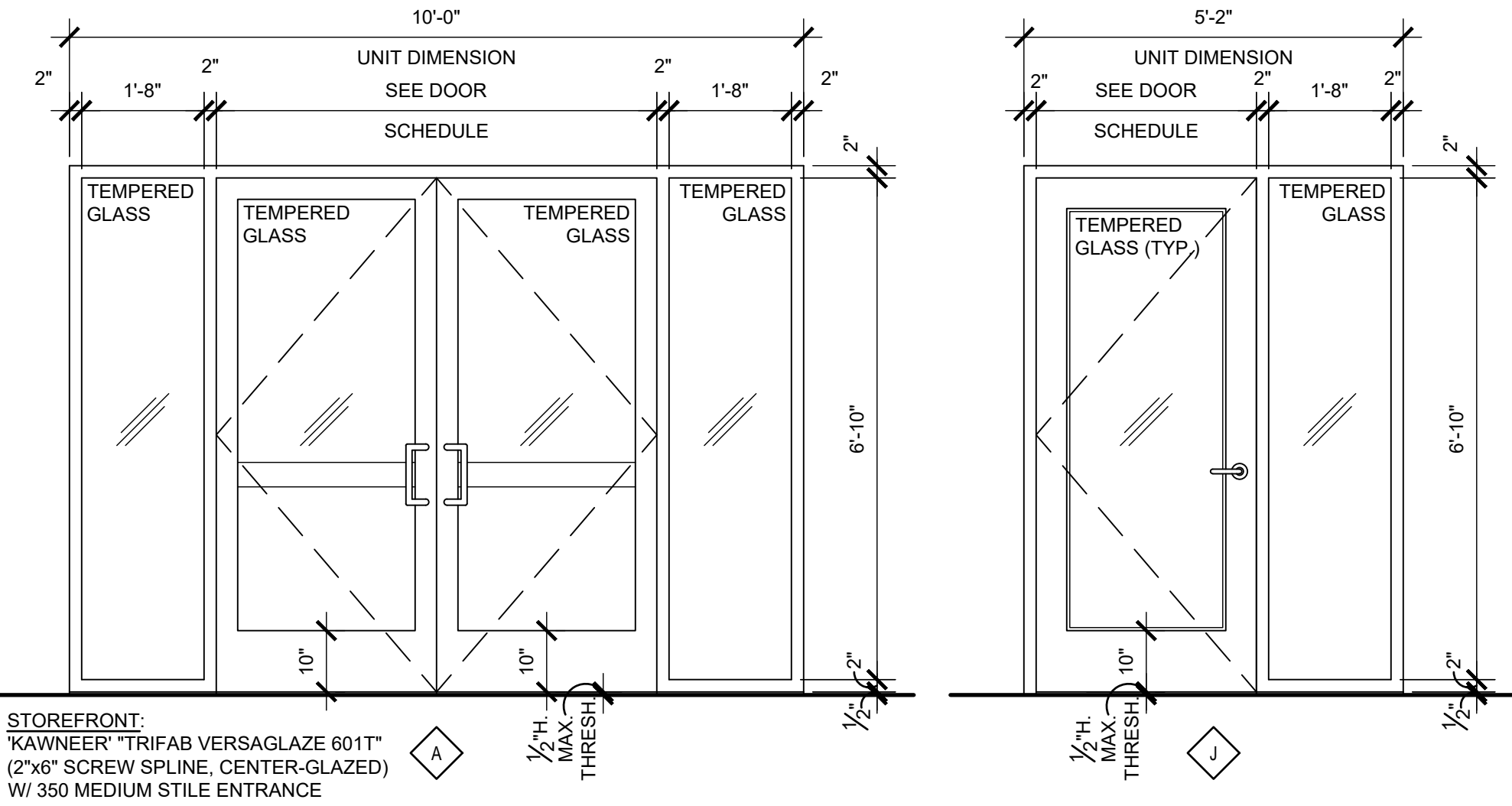
GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-9551

ARCHITECT'S SEAL

BRAD A. GRESI PA LICENSE NO. RA00222

CIVIL ENGINEER

WINDOW SCHEDULE										
MARK	SIZE		TYPE	MANUFACTURER AND MODEL NUMBER	MATERIAL	GLAZING	EXTERIOR FINISH	INTERIOR FINISH	HARDWARE	NOTES
	W	H								
A	SEE DET.	SEE DET.	STOREFRONT	KAWNEER TRIFAB 601T	ALUMINUM	CLEAR, LOW-E, TEMPERED	ANODIZED	ANODIZED	--	SEE DOOR & HARDWARE SCHEDULES
B	2'-8"	4'-8"	DOUBLE-HUNG	--	--	--	--	--	--	--
C	3'-0"	6'-0"	DOUBLE-HUNG	--	--	--	--	--	--	--
D	2'-4"	4'-4"	DOUBLE-HUNG	--	--	--	--	--	--	--
E	2'-0"	4'-4"	DOUBLE-HUNG	--	--	--	--	--	--	--
F	4'-0"	4'-4"	DOUBLE-HUNG	--	--	--	--	--	--	--
G	7'-4"	4'-2"	(3) DOUBLE-HUNG	--	--	--	--	--	--	--
H	3'-3"	3'-10"	DOUBLE-HUNG	--	--	--	--	--	--	--
I	1'-10"	2'-4"	DOUBLE-HUNG	--	--	--	--	--	--	--
J	SEE DET.	SEE DET.	DOOR & SIDELITE	--	HOLLOW METAL	CLEAR, TEMPERED	--	PAINT	--	SEE DOOR & HARDWARE SCHEDULES
PROVIDE TEMPERED GLAZING IN FOLLOWING LOCATIONS: WHERE SILL IS LESS THAN 24" A.F.F.										



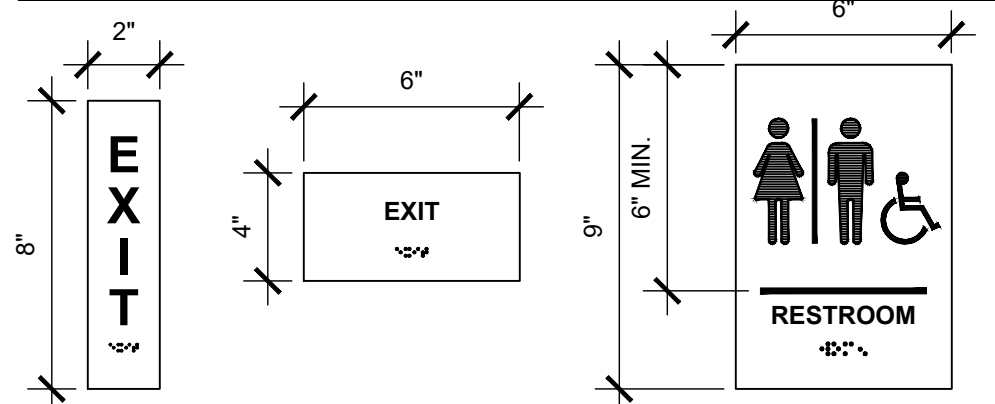
1 FRAME TYPES

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

WINDOW NOTES

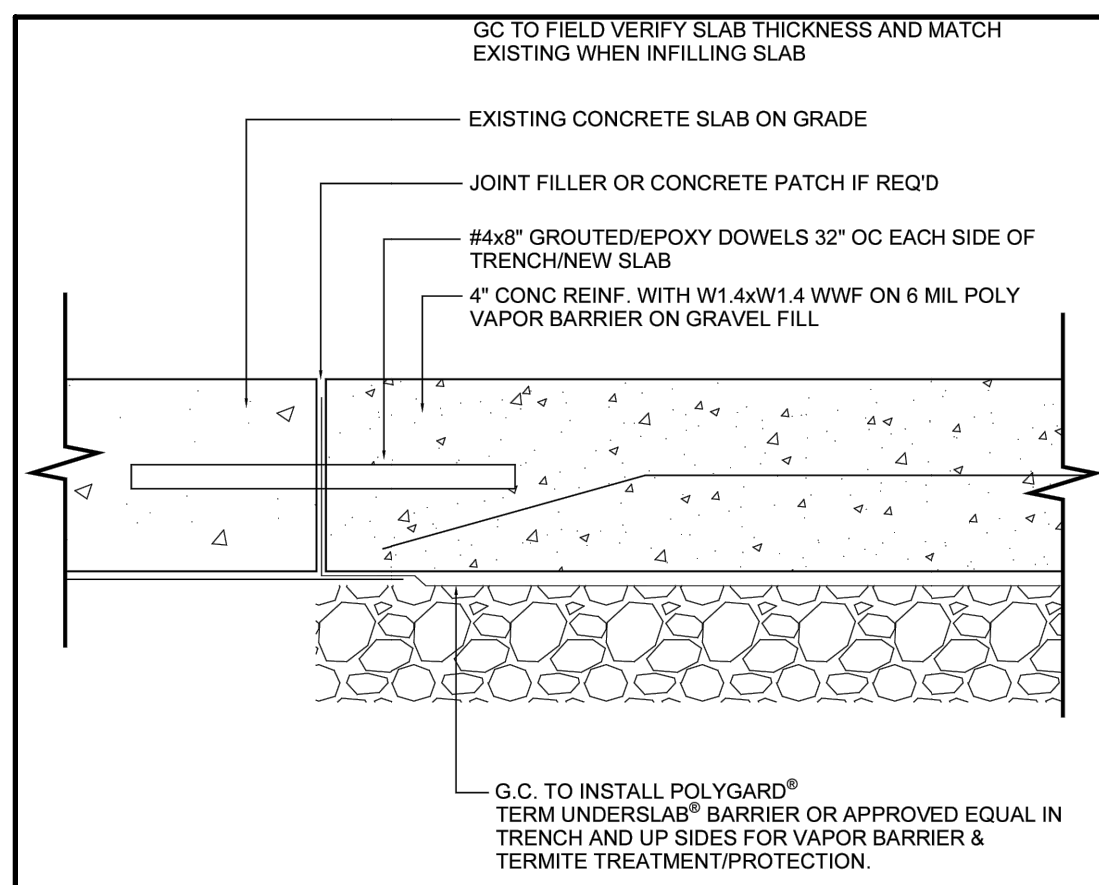
1. VERIFY ALL WINDOW SIZES AND ROUGH OPENING SIZES PER MANUFACTURER SPECS.
2. ALL WINDOW OPENINGS SHALL BE FIELD COORDINATED AND VERIFIED BY CONTRACTOR PRIOR TO FABRICATION. OWNER AND ARCHITECT SHALL APPROVE SIZE, STYLE, COLOR AND OPERATION OF ALL WINDOWS PRIOR TO PURCHASE.
3. ALL EXTERIOR GLAZING SHALL BE LOW-E, CLEAR, 1" THICK, TEMPERED, U.N.O.
4. U-VALUE FOR "FIXED" WINDOW GLAZING SHALL BE 0.38 MAX.; U-VALUE FOR "OPERABLE" WINDOW GLAZING SHALL BE 0.45 MAX.; U-VALUE FOR "SKYLIGHT" GLAZING SHALL BE 0.45 MAX., AND U-VALUE FOR "ENTRY DOORS" GLAZING SHALL BE 0.77 MAX U.N.O.
5. SOLAR HEAT GAIN COEFFICIENT (SHGC) FOR ALL WINDOW GLAZING SHALL BE AS FOLLOWS, U.N.O.:
 - 5.1. SOUTH, EAST, WEST ORIENTATION: 0.36 MAX.
 - 5.2. NORTH ORIENTATION (WIN 45° OF TRUE NORTH): 0.48 MAX.
6. SOLAR HEAT GAIN COEFFICIENT (SHGC) FOR SKYLIGHT GLAZING SHALL BE 0.40 MAX., U.N.O.
7. VISIBLE TRANSMITTANCE (VT) FOR "CLEAR" WINDOW GLAZING SHALL BE 0.60 MIN., AND VT FOR "TINTED" WINDOW GLAZING SHALL BE 0.30 MIN., U.N.O.
8. CONTRACTOR SHALL VERIFY WINDOW ASSEMBLIES ARE PROPERLY FLASHED AND CAULKED AT HEAD, SILL AND JAMB LOCATIONS.
9. WINDOW GLAZING THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED:
 - 9.1. AREA OF INDIVIDUAL PANE > 9 S.F.
 - 9.2. BOTTOM EDGE OF GLAZING < 18 INCHES A.F.F.
 - 9.3. TOP EDGE OF GLAZING > 36 INCHES
 - 9.4. WALKING SURFACES WITHIN 36" HORIZONTALLY FROM GLAZING
10. CONTRACTOR SHALL INSTALL ALL EXTERIOR WINDOWS WITH HEAD FLASHING, PREFORMED METAL SILL PAN FLASHING (WITH END & BACK DAMS), PERIMETER SEALANT AND WEEPS. MAINTAIN OPEN JOINTS AS REQUIRED AT WINDOW SILLS FOR WEEPS (SEE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTION).

ALL SIGNAGE SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES AND ICC/ANSI A117.1-2017 INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST, AND RELIEF AND GRADE FOR BRAILLE REQUIREMENTS



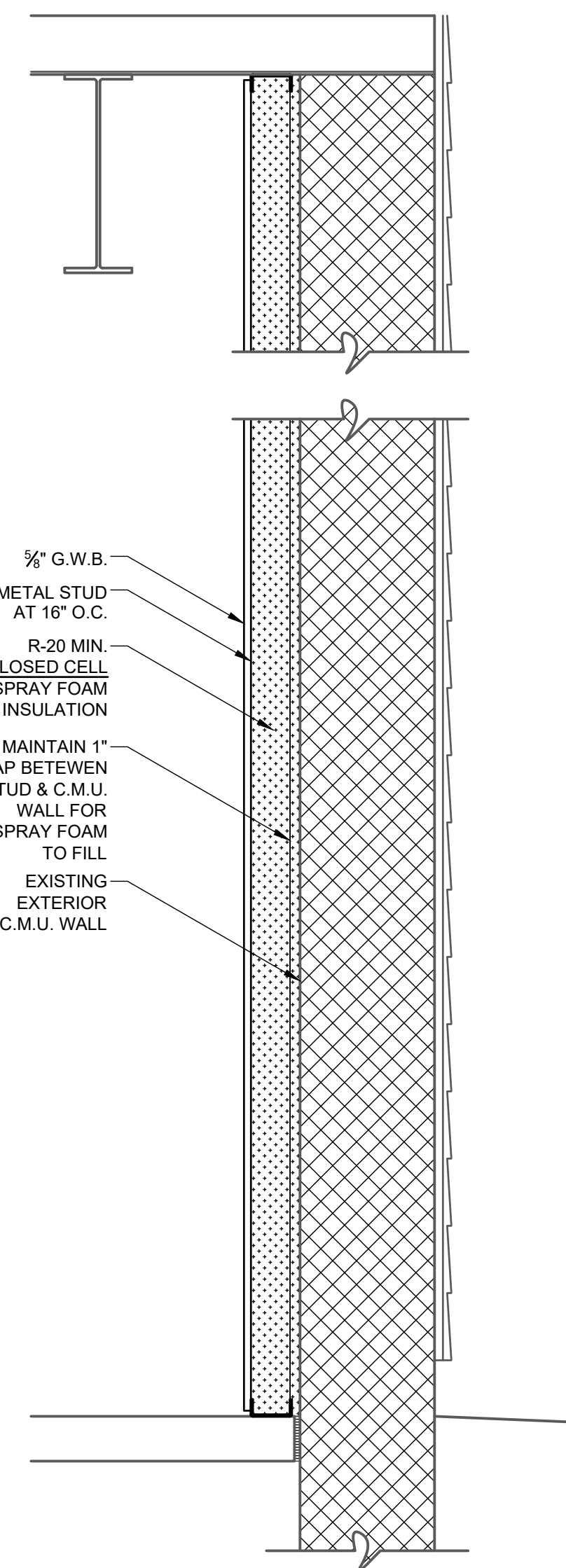
2 SIGNAGE DETAIL

SCALE: 3/16"=1'-0"



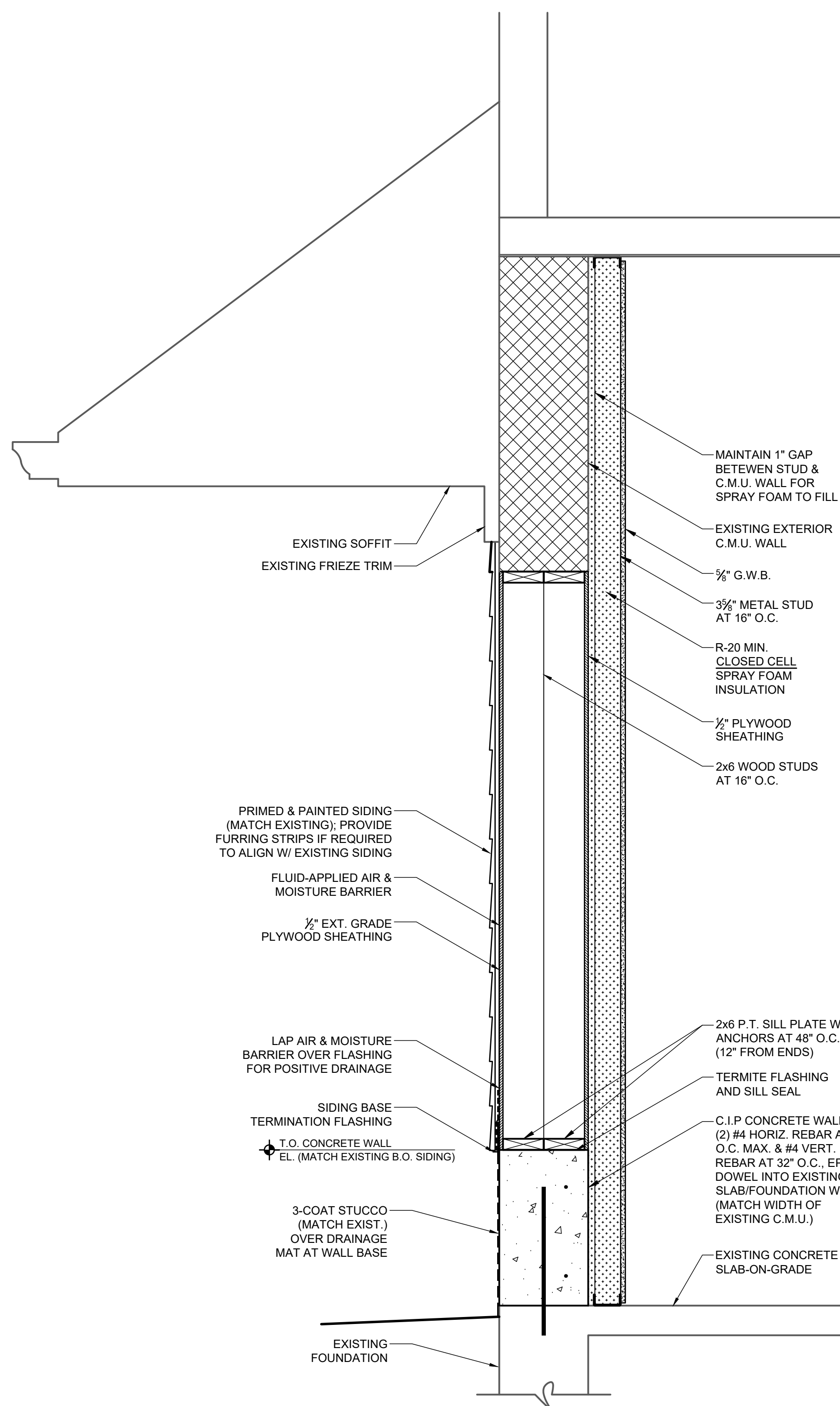
3 SLAB INFILL DETAIL

SCALE: 3"=1'-0"



4 PERIMETER WALL DETAIL

SCALE: 1"=1'-0"



5 EXTERIOR INFILL WALL DETAIL

SCALE: 1"=1'-0"

INTERIOR PARTITION NOTES

1. ALL PARTITIONS SHALL BE TYPE 1, OR 1A IF APPLICABLE (U.N.O.).
 2. INSTALL SOUND ATTENUATION BATTS IN PARTITIONS OF OFFICES, MEETING ROOMS, AND ALL TOILET ROOMS (U.N.O.).
 3. PROVIDE ACOUSTICAL SEALANT AT PARTITIONS RECEIVING SOUND ATTENUATION BATTS.
 4. PROVIDE ACOUSTICAL SEALANT AT THE INTERSECTION OF ALL GYPSUM BOARD TO DECK OR CONCRETE SLAB CONDITIONS. HOLD GYPSUM BOARD 3/8" OFF OF STRUCTURE FOR SEALANT.
 5. SEALANT SHALL BE FIRE-RATED SEALANT AT FIRE-RATED PARTITIONS.
 6. ALL SHAFTS SHALL BE PROVIDED WITH A RATED TOP ENCLOSURE EQUAL TO THE SHAFT RATING OR SHALL EXTEND TO UNDERSIDE OF THE ROOF DECK.
 7. CONTRACTOR SHALL CLARIFY WITH ARCHITECT FIRE RATINGS IN CONFLICT OR NOT CLEARLY INDICATED ON DRAWINGS.
 8. WALL AND FLOOR CAVITIES SHALL BE DRY AND CLEAR OF DEBRIS PRIOR TO CLOSING UP AND APPLYING INTERIOR FINISHES.
 9. ALL INTERIOR FINISHES SHALL MEET THE FOLLOWING FLAME SPREAD INDEX:
 - 9.1. INTERIOR EXIT STAIRWAYS & RAMPS; EXIT PASSAGEWAYS: CLASS B
 - 9.2. CORRIDORS & EXIT ACCESS STAIRWAYS/RAMP ENCLOSURES: CLASS B
 - 9.3. ROOMS & ENCLOSED SPACES: CLASS C
 10. FIRE AND/OR SMOKE WALLS, BARRIERS AND PARTITIONS IN ACCESSIBLE CONCEALED SPACES (E.G. FLOOR-CEILING ASSEMBLIES, ABOVE SUSPENDED CEILINGS, ATTIC SPACES) SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE PER IBC SECTION 703.7.
 - 10.1. THE SIGNS OR STENCILING MUST BE LOCATED WITHIN 15 FT. OF EACH END OF THE WALL AND NOT MORE THAN 30 FT. APART HORIZONTALLY.
 - 10.2. THE SIGNS OR STENCILING MUST INCLUDE LETTERS AT LEAST 9" IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 3/4" AND CONTRASTING COLOR. SUGGESTED LANGUAGE: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS".
 - 10.3. SIGNS SUPPLIED BY FIREWALLSIGNS.COM HAS BEEN DETERMINED AS ACCEPTABLE TO MEET THE REQUIREMENTS - CONFIRM APPROVAL WITH AHJ.
 11. ALL PARTITIONS WHERE FLAT OR EGGSHELL PAINT, OR WALL COVERINGS OCCUR, SHALL RECEIVE LEVEL 4 FINISH.
 12. ALL PARTITIONS WHERE GLOSS OR SEMI-GLOSS PAINT, DIGITAL WALL COVERINGS, OR CRITICAL LIGHTING CONDITIONS OCCUR SHALL RECEIVE LEVEL 5 FINISH.
 13. GYPSUM WALL BOARD PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PARTITION SCHEDULE. GYPSUM ASSOCIATION RECOMMENDATIONS AND THE MANUFACTURER'S RECOMMENDATIONS. ALL WALLS ARE TO BE ERECTED SQUARE, PLUMB AND BRACED TO STRUCTURE AS REQUIRED TO MAINTAIN THAT CONDITION.
 14. INTERIOR DESIGN LOAD SHALL BE AS PER LOCAL BUILDING CODES. STUD CLEAR SPAN SHALL BE AS NOTED PER MANUFACTURER'S DOCUMENTATION. RUNNER TRACK GAUGE TO MATCH STUD GAUGE (U.N.O.), TOP DEFLECTION TRACK, WHERE REQUIRED, SHALL BE 18 GAUGE.
 15. PARTITIONS EXTENDING THROUGH THE CEILING ARE TO BE PROVIDED WITH DRAFTSTOPPING AT CEILING LINE OR GYPSUM WALL BOARD, TO BE CONTINUOUS ON BOTH SIDES.
 16. ALL PARTITIONS THAT ARE TO BE BUILT TO DECK SHALL INCLUDE ANY STRUCTURE (JOISTS, BEAMS, ETC.) THAT MAY NEED TO BE FRAMED OUT IN ORDER TO PROVIDE DRYWALL TO DECK. ALL PENETRATIONS AND FLUTES IN DECK SHALL BE SEALED AS REQUIRED.
 17. PROVIDE FIRE SAFING AT ALL PARTITION/FURRING CAVITIES AT CEILING LEVELS OPEN TO CEILING PLENUMS.
- GYPSUM WALL BOARD (G.W.B.)**
1. INTERIOR WALLS AND CEILINGS SHALL RECEIVE 5/8" (REGULAR TYPE) G.W.B. (U.N.O.).
 2. G.W.B. SHALL BE MOISTURE, MILDEW, AND MOLD RESISTANT IN TOILET ROOMS, LAUNDRY ROOMS, JANITOR'S CLOSETS, AND ALL WET OR DAMP AREAS (U.N.O.).
 3. ALL "WET" AREAS PROPOSED TO RECEIVE TILE SHALL HAVE CEMENT BACKER BOARD AND FLUID-APPLIED WATERPROOFING.
 4. G.W.B. SHALL BE ATTACHED TO THE FRAMING USING ADHESIVE AND 1/2" FINE THREAD TYPE S BUGLE HEAD SCREWS. SCREW SPACING SHALL BE 12" O.C. MAX. FOR CEILINGS AND 16" O.C. MAX. FOR WALLS, MAINTAIN 1/2" FROM ENDS AND EDGES OF PANELS.
 5. ISOLATE PERIMETER OF G.W.B. APPLIED TO NON-LOAD-BEARING PARTITIONS AT STRUCTURAL ABUTMENTS, EXCEPT FLOORS. PROVIDE 1/2" WIDE SPACES AT THESE LOCATIONS, AND TRIM EDGES WITH EDGE TRIM WHERE EDGES OF PANELS ARE EXPOSED. SEAL JOINTS BETWEEN EDGES AND ABUTTING STRUCTURAL SURFACES WITH ACOUSTICAL SEALANT.
 6. PROVIDE CEMENTITIOUS BACKER BOARD IN LIEU OF WATER RESISTANT G.W.B. AT LOCATIONS INDICATED TO RECEIVE TILE AS REQUIRED BY TILE MANUFACTURER.

1 PARTITION TYPE

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

1A PARTITION TYPE

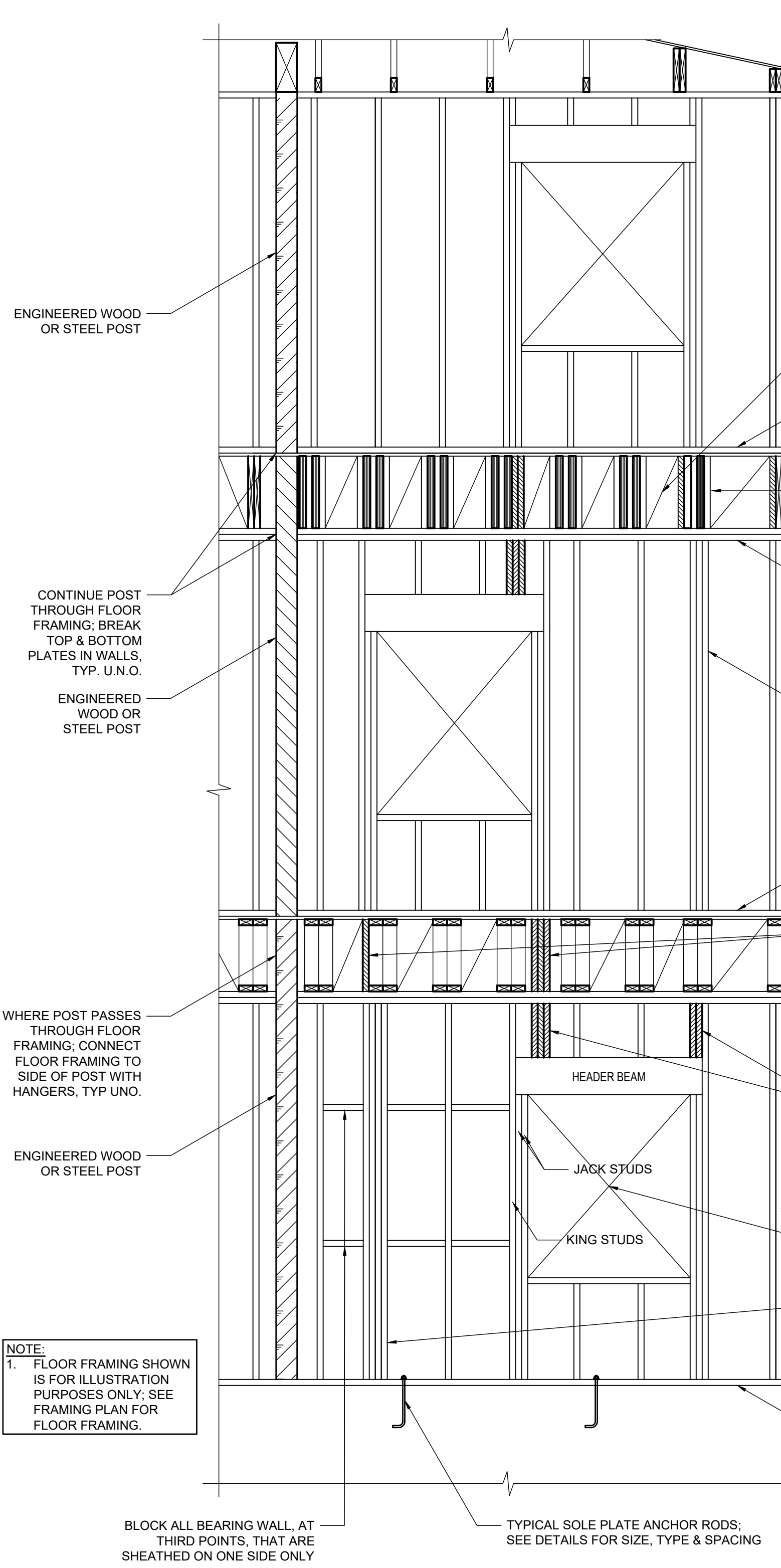
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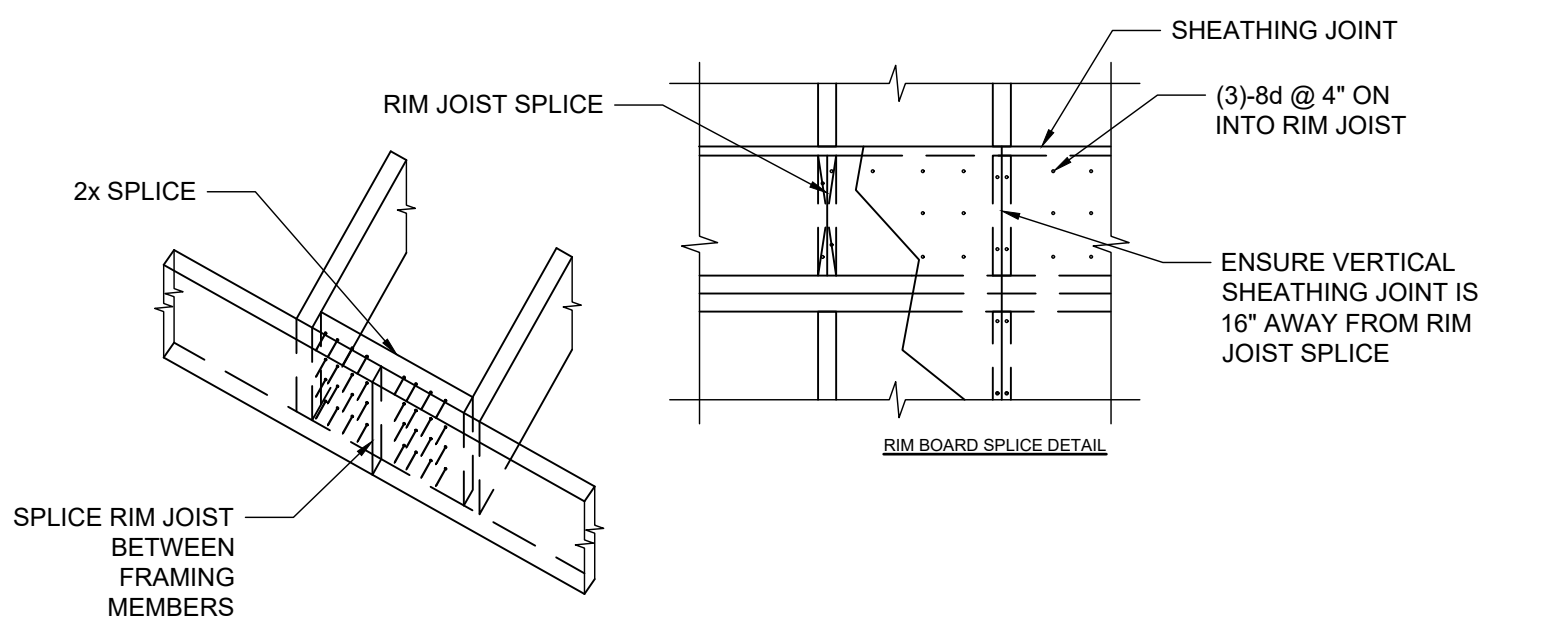
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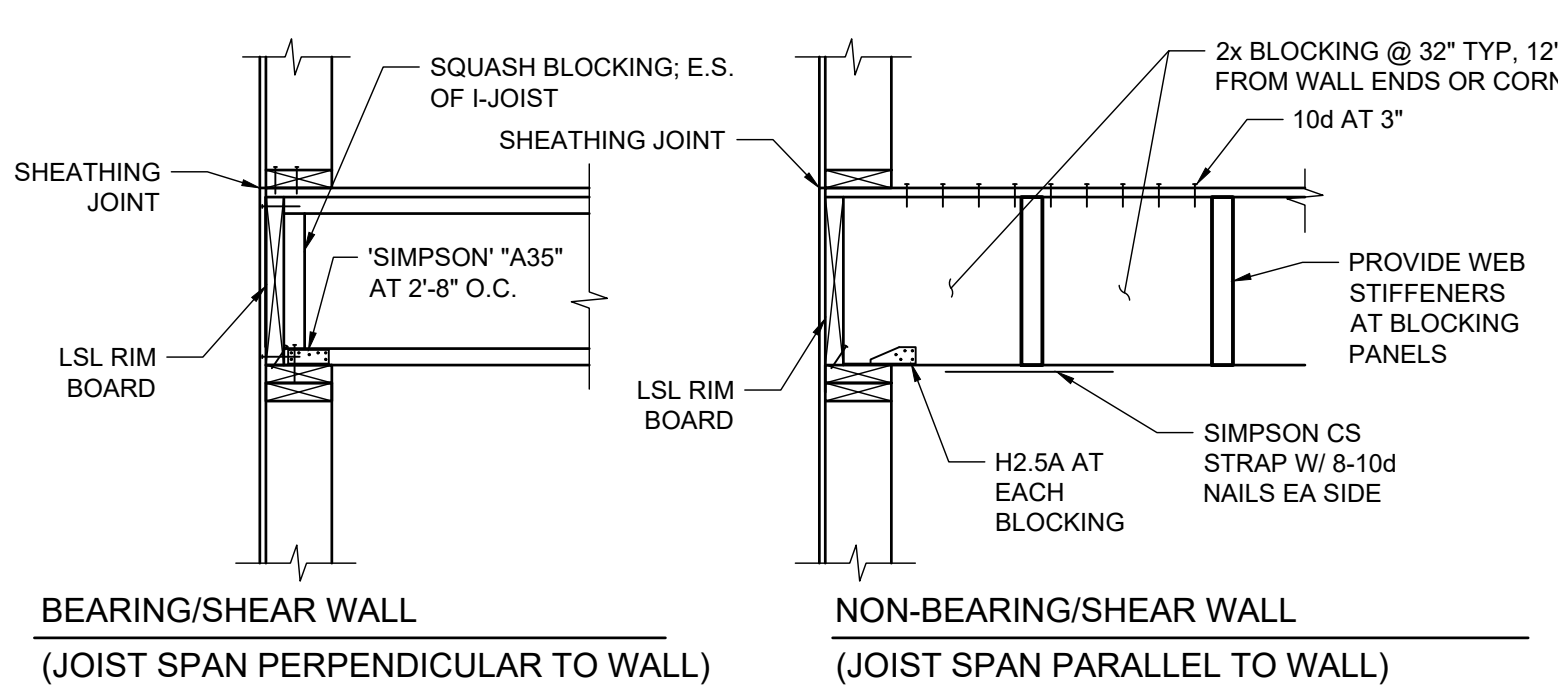
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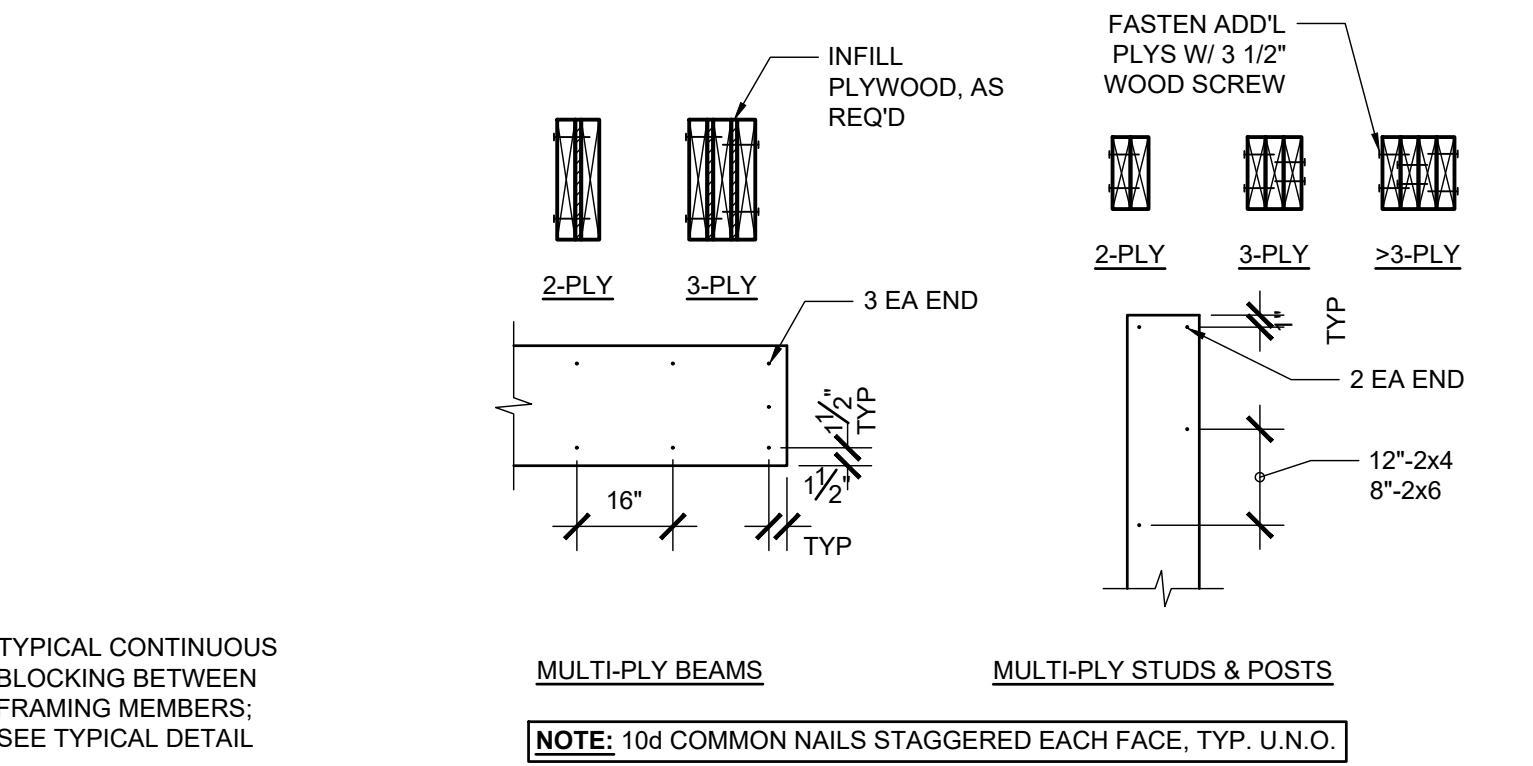
LOAD-BEARING WALL FRAMING DETAIL
SCALE: NTS



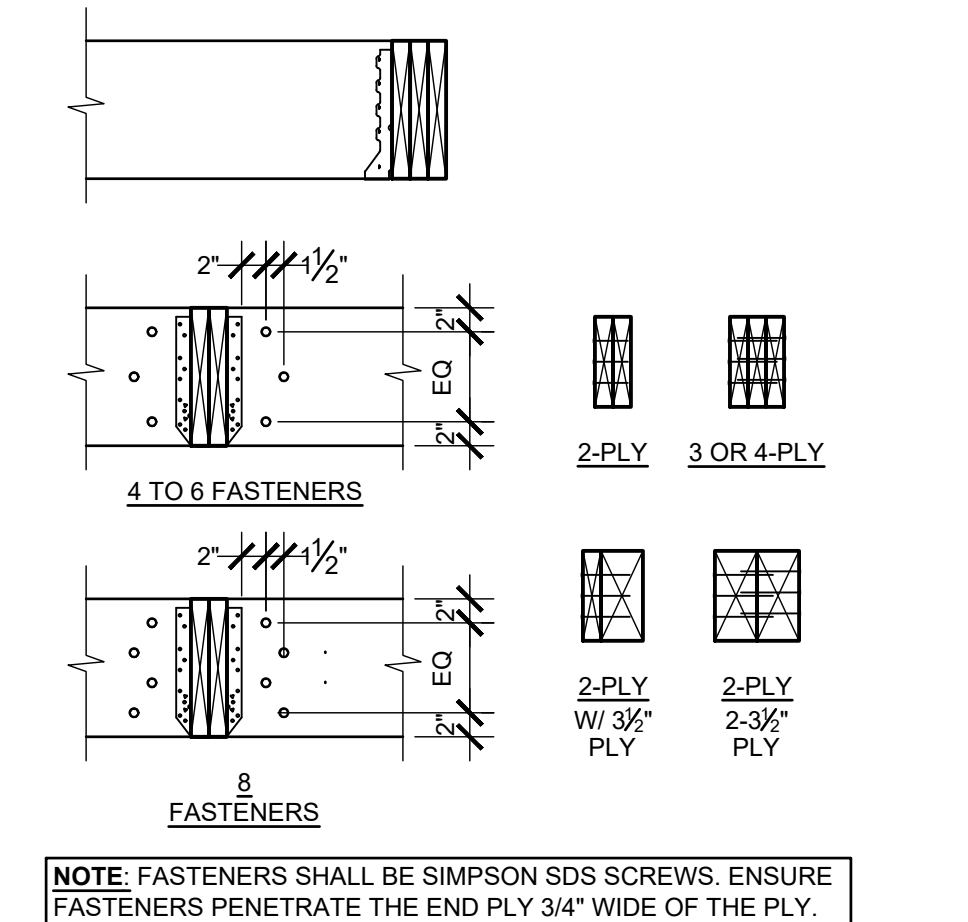
DIAPHRAGM SHORD/RIM BOARD SPLICE
SCALE: NTS



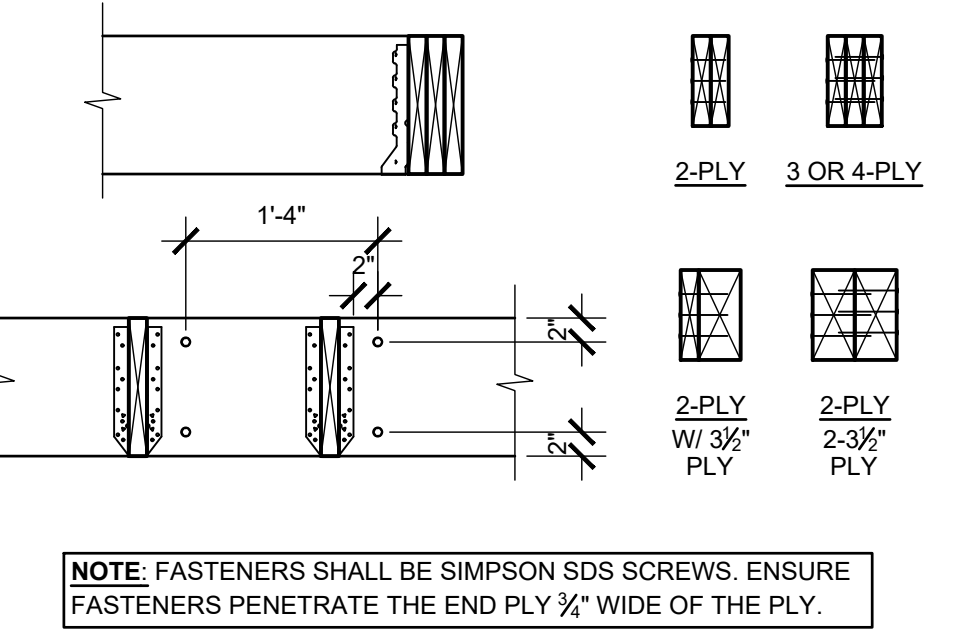
JOIST FLOOR FRAMING TO EXTERIOR WALL
SCALE: NTS



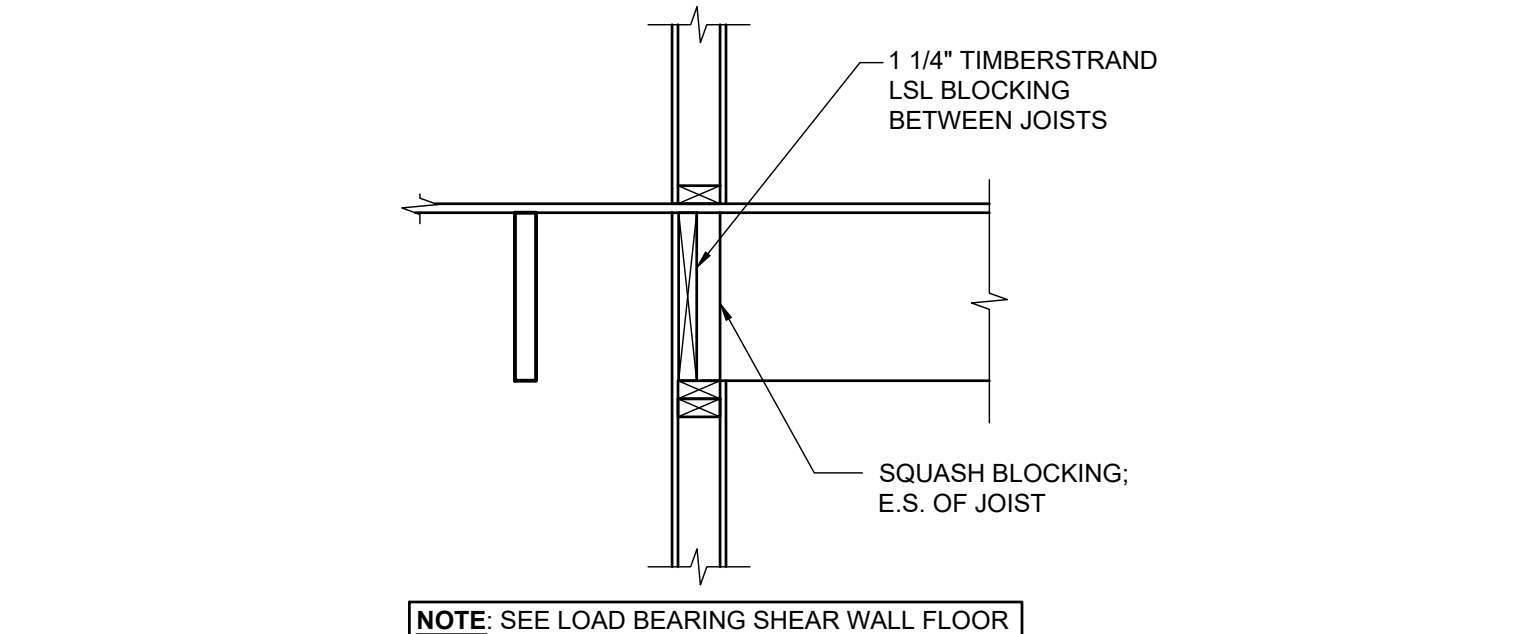
BUILT-UP FRAMING MEMBERS
SCALE: NTS



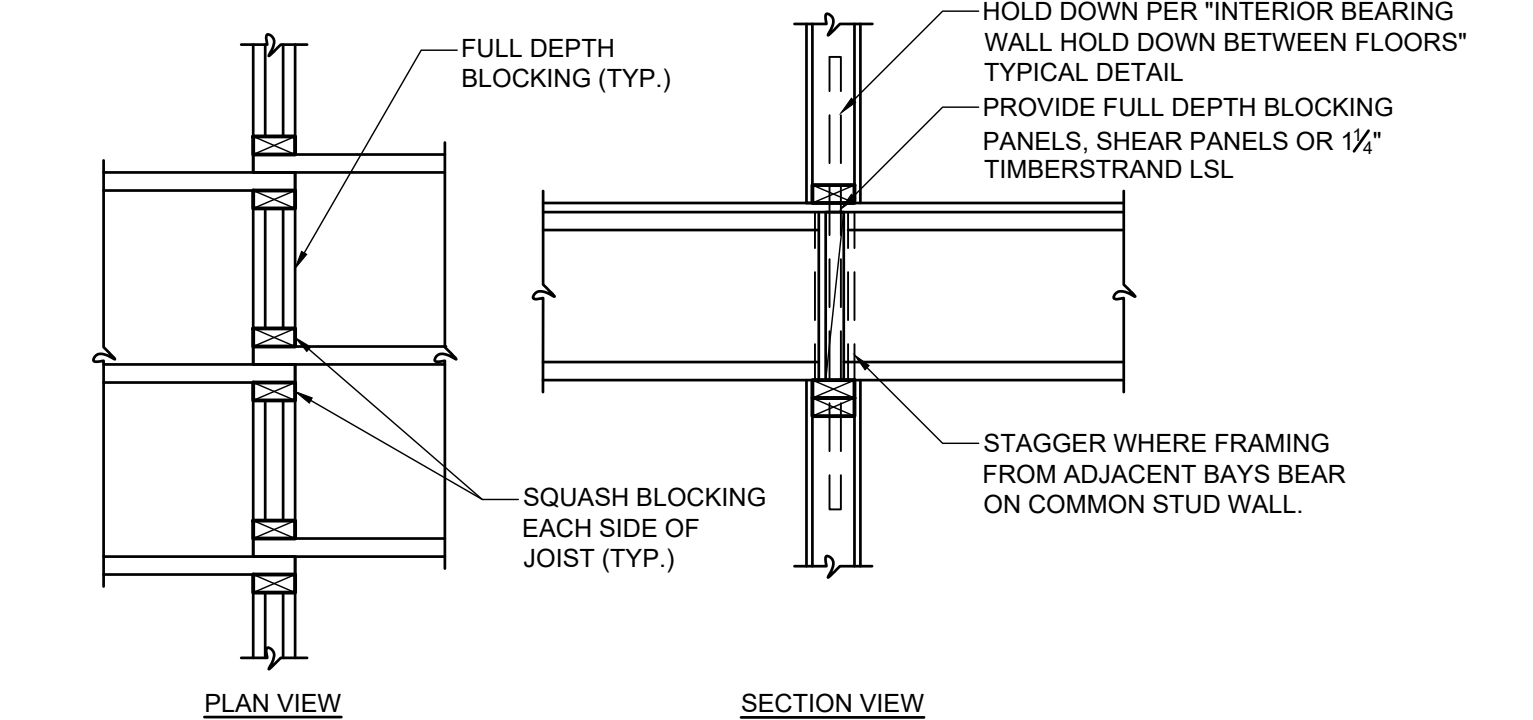
BUILT-UP MEMBER SUPPORTING SIDE-ATTACHED FLOOR BEAM
SCALE: NTS



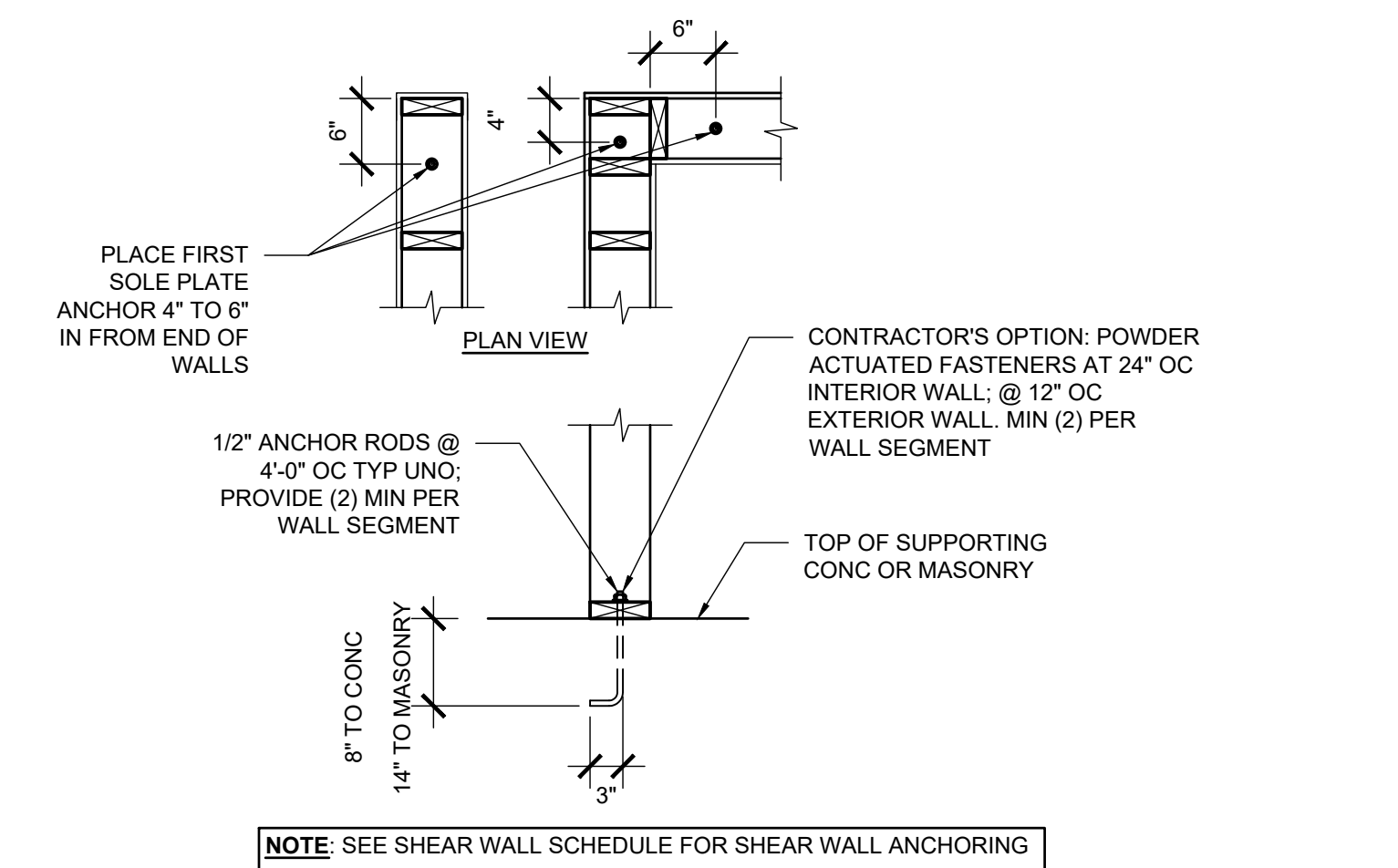
BUILT-UP MEMBER SUPPORTING SIDE-ATTACHED FLOOR JOIST
SCALE: NTS



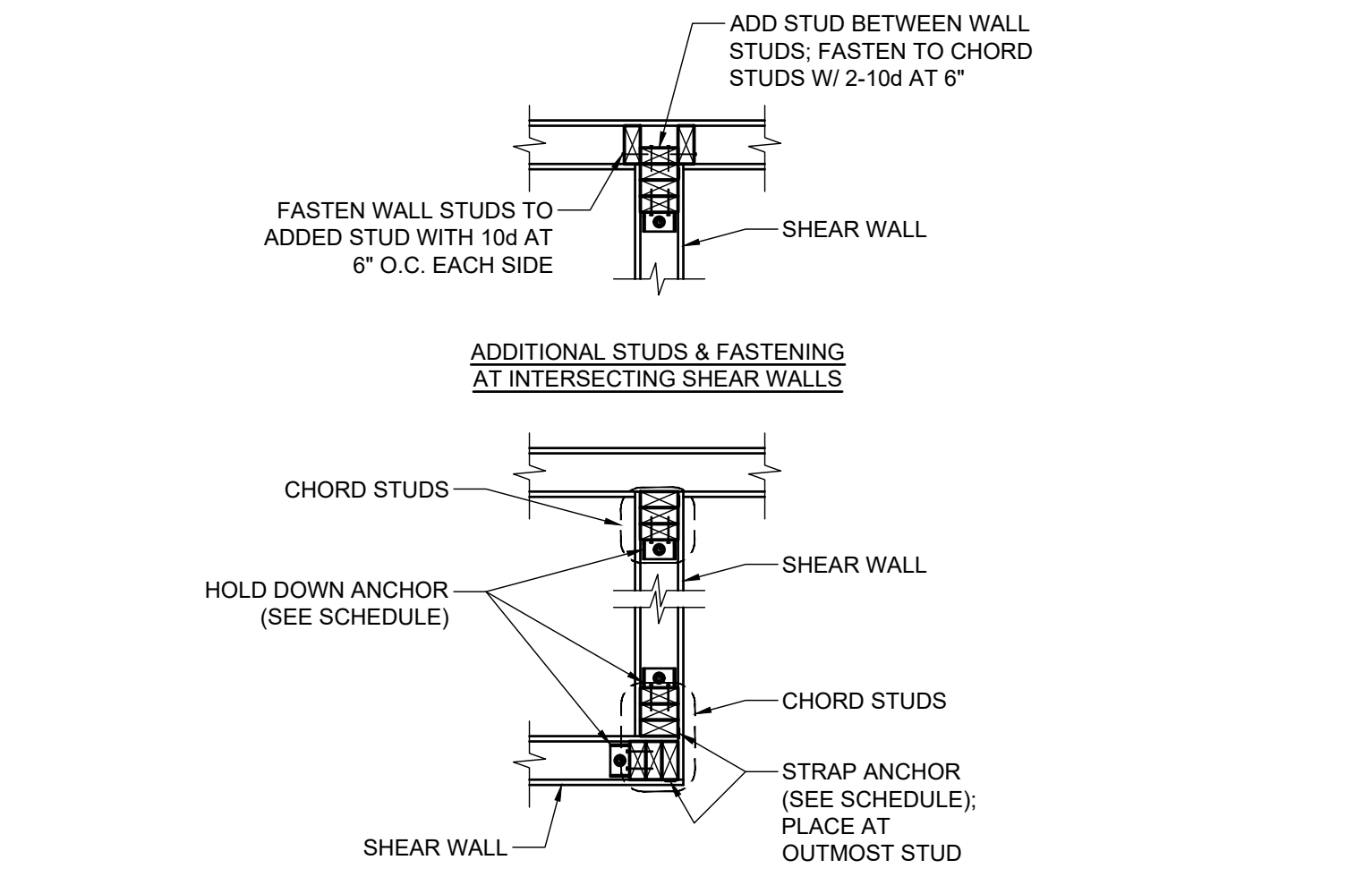
FLOOR FRAMING TO LOAD-BEARING WALL AT CHANGE OF SPAN DIRECTION
SCALE: NTS



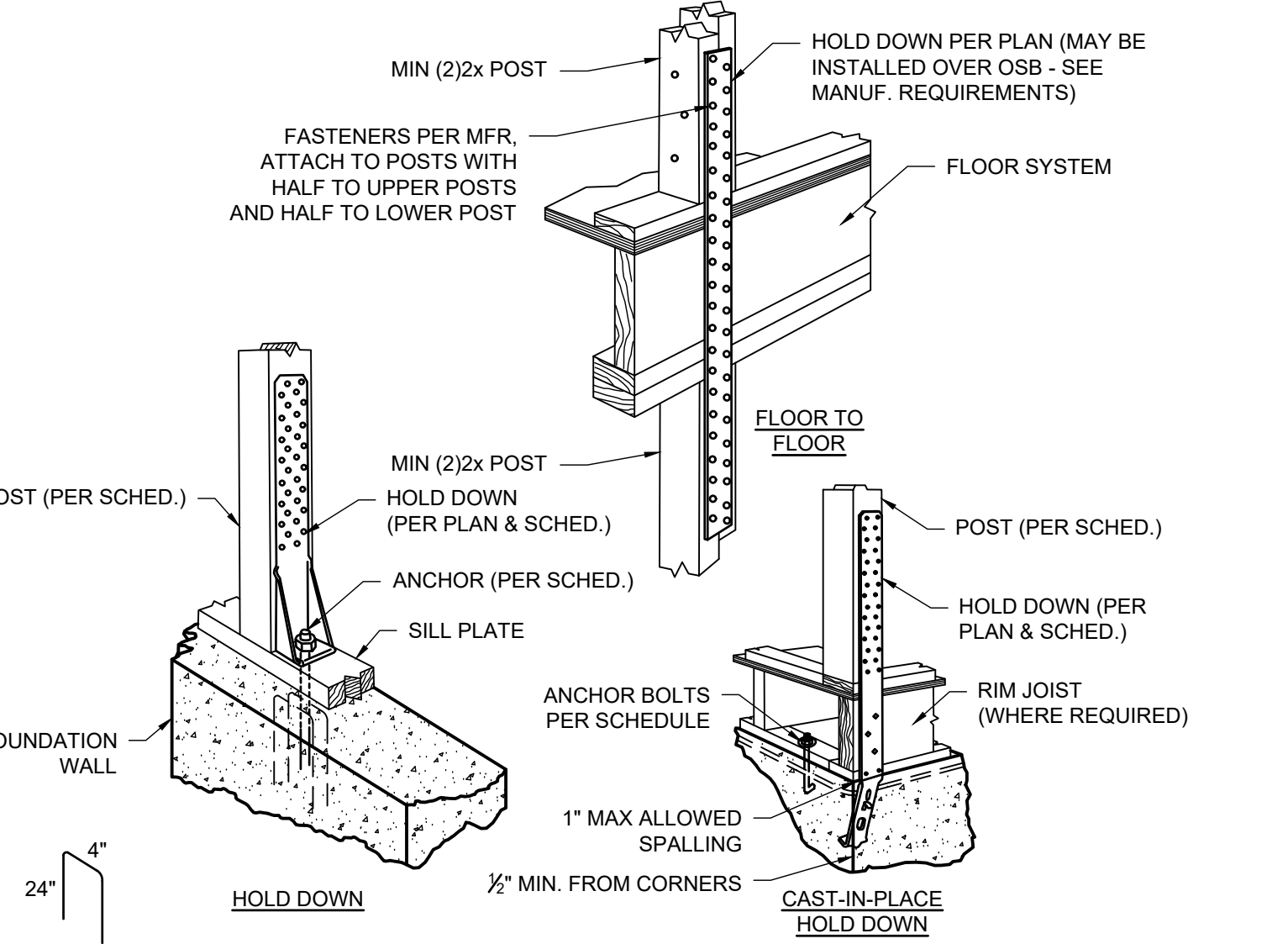
FLOOR FRAMING TO INT. LOAD BEARING WALL
SCALE: NTS



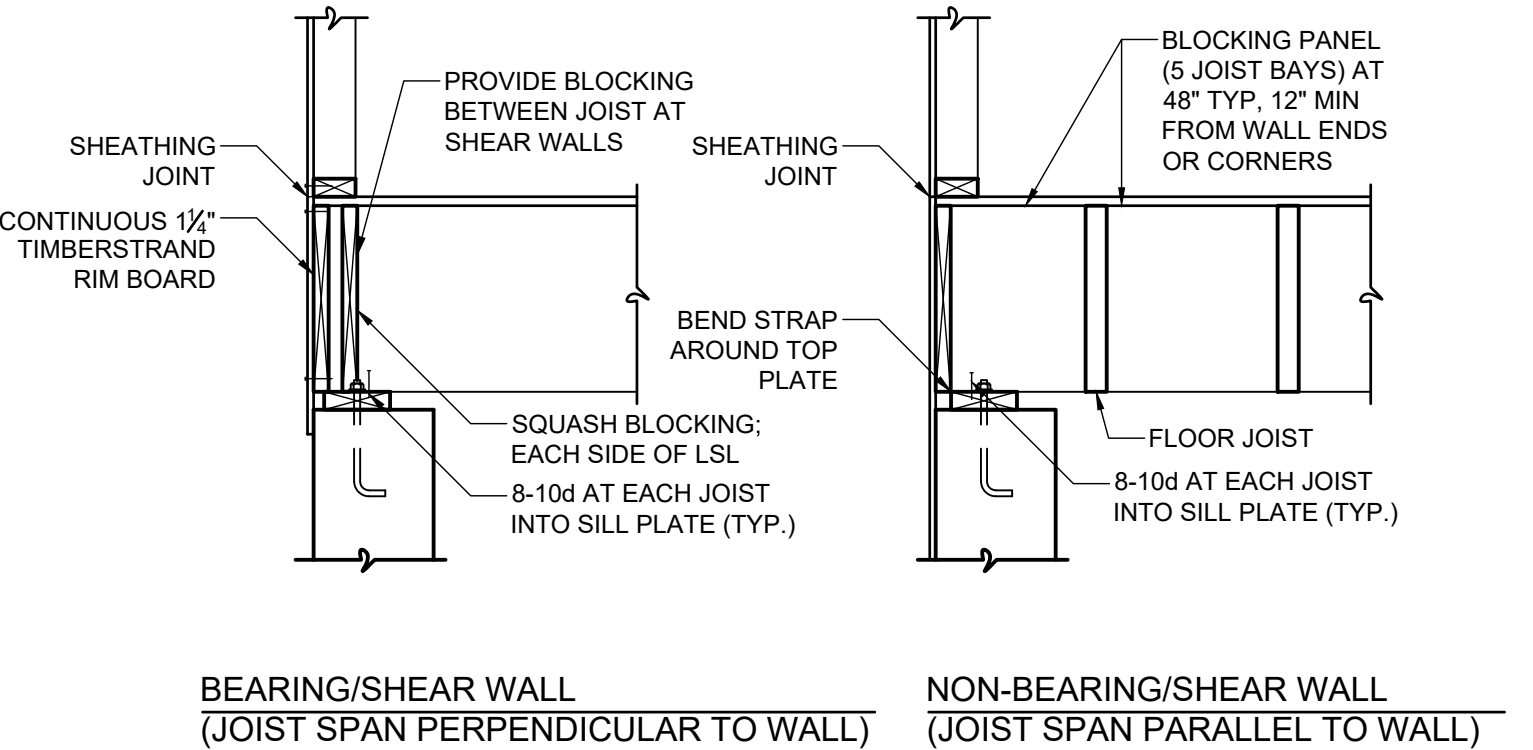
WALL ANCHORING
SCALE: NTS



FRAMING & ANCHORAGE AT INTERSECTING SHEAR WALLS
SCALE: NTS



HOLD DOWN DETAIL
SCALE: NTS



FLOOR FRAMING TO FOUNDATION WALL OR CONCRETE/MASONRY WALL (BELOW)
SCALE: NTS

WOOD FASTENING SCHEDULE IBC TABLE 2304.10.1				
ITEM NUMBER	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION	
ROOF				
1	BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	4-8d BOX 3-8d COMMON 3-10d BOX 3-3"x0.131" NAILS	TOE NAIL	
	BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL, TOP PLATES, TO RAFTER OR TRUSS	2-8d COMMON 2-3"x0.131" NAILS 2-16d COMMON 3-3"x0.131" NAILS	EACH END TOE NAIL	
	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON 3"x0.131" NAILS	6" O.C. FACE NAIL	
2	CEILING JOISTS TO TOP PLATE	4-8d BOX 3-8d COMMON 3-10d BOX 3-3"x0.131" NAILS	PER JOIST, TOE NAIL	
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	4-10d BOX 3-16d COMMON 4-3"x0.131" NAILS	FACE NAIL	
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEELJOINT)	TABLE R802.5.2(1)	FACE NAIL	
5	COLLAR TIE TO RAFTER, FACE NAIL	4-10d BOX 3-10d COMMON 4-3"x0.131" NAILS	FACE NAIL EACH RAFTER	
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX 3-10d COMMON 4-10d BOX 4-3"x0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS	
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d BOX 3-10d COMMON 4-10d BOX 4-3"x0.131" NAILS	TOE NAIL	
		3-16d BOX 2-16d COMMON 3-10d BOX 3-3"x0.131" NAILS	END NAIL	
WALL				
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON 10d BOX 3"x0.131" NAILS	24" O.C. FACE NAIL	
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX 3"x0.131" NAILS 16d COMMON	12" O.C. FACE NAIL	
10	BUILT-UP HEADER (2" TO 2" HEADER W/ 1/2" SPACER)	16d COMMON	16" O.C. EACH EDGE FACE NAIL	
		16d BOX	12" O.C. EACH EDGE FACE NAIL	
11	CONTINUOUS HEADER TO STUD	5-8d BOX 4-8d COMMON 4-10d BOX	TOE NAIL	
12	ADJACENT FULL-HEIGHT STUD TO END OF HEADER	4-16d BOX 3-10d COMMON 4-10d BOX 4-3"x0.131" NAILS	END NAIL	
13	TOP PLATE TO TOP PLATE	16d COMMON 10d BOX 3"x0.131" NAILS	16" O.C. FACE NAIL	
14	DOUBLE TOP PLATE SPLICE	8-16d COMMON 12-16d BOX	FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)	
		12-10d BOX 12-3"x0.131" NAILS		
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON 16d BOX 3"x0.131" NAILS	16" O.C. FACE NAIL	
16	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	16d BOX	12" O.C. FACE NAIL	
		3-16d BOX 2-16d COMMON 4-3"x0.131" NAILS	16" O.C. FACE NAIL	
17	TOP OR BOTTOM PLATE TO STUD	4-8d BOX 3-16d BOX 4-8d COMMON 4-10d BOX 4-3"x0.131" NAILS	TOE NAIL	
		3-16d BOX 2-16d COMMON 3-10d BOX 3-3"x0.131" NAILS	END NAIL	
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX 2-16d COMMON 3-3"x0.131" NAILS	FACE NAIL	
19	1" BRACE TO EACH STUD AND PLATE	3-8d BOX 2-8d COMMON 2-3"x0.131" NAILS 2-10d BOX	FACE NAIL	
20	1"x6" SHEATHING TO EACH BEARING	3-8d BOX 2-8d COMMON 2-10d BOX 2 STAPLES, 1" CROWN, 16 GA., 1 1/2" LONG	FACE NAIL	
21	1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX 3-8d COMMON 3-10d BOX 3 STAPLES, 1" CROWN, 16 GA., 1 1/2" LONG	FACE NAIL	
		WIDER THAN 1"x8" 4-8d BOX 3-8d COMMON 3-10d BOX 4 STAPLES, 1" CROWN, 16 GA., 1 1/2" LONG		
FLOOR				
22	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX 3-8d COMMON 3-10d BOX 3-3"x0.131" NAILS	TOE NAIL	
23	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX 8d COMMON 10d BOX 3"x0.131" NAILS	4" O.C. TOE NAIL	
24	1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX 2-8d COMMON 3-10d BOX 2 STAPLES, 1" CROWN, 16 GA., 1 1/2" LONG	6" O.C. TOE NAIL	
25	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX 2-16d COMMON	FACE NAIL	
26	2" PLANKS (PLANK AND BEAM - FLOOR & ROOF)	3-16d BOX 2-16d COMMON	BLIND AND FACE NAIL	
27	BAND OR RIM JOIST TO JOIST	3-16d 4-10d BOX 4-3"x0.131" NAILS 4-3"x14 GA. STAPLES, 1/2" CROWN	AT EACH BEARING, FACE NAIL	
28	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON	END NAIL	
		10d BOX 3"x0.131" NAILS AND: 2-20d COMMON 3-10d BOX 3-3"x0.131" NAILS	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP & BOTTOM & STAGGERED 24" O.C. FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES	
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX 3-16d COMMON 4-10d BOX 4-3"x0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE	
30	BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-10d BOX 2-8d COMMON 3"x0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL	
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS (INCHES)	
31	3/8" - 1/2"	6d COMMON OR DEFORMED 2 1/2"x0.113"x0.286" HEAD NAIL (SUBFLOOR, WALL)	6	6
		8d COMMON NAIL (ROOF) RRS5-01 NAIL (ROOF)	6	6
32	1/2" - 3/4"	8d COMMON NAIL (SUBFLOOR, WALL)	6	12
		8d COMMON NAIL (ROOF) RRS5-01 NAIL (ROOF)	6	6
		DEFORMED 2 1/2"x0.113"x0.286" HEAD (WALL OR SUBFLOOR)	6	12
SCHEDULE NOTES: 1. IN ALL CASES, END NAILS OR FACE NAILS ARE PREFERRED TO TOE NAILS. 2. ALL ROOFING NAILS AND STAPLES SHALL BE CORROSION RESISTANT.				

OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

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ARCHITECT'S SEAL

BRAD A. GRESI
PA LICENSE NO. RA400222

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

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M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES INC.
156 Piquette Street, Ardmore, PA 19003
1850 Route 70, Suite 502, Cherry Hill, NJ 08003
www.mchughinc.com 265-641-1581

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UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

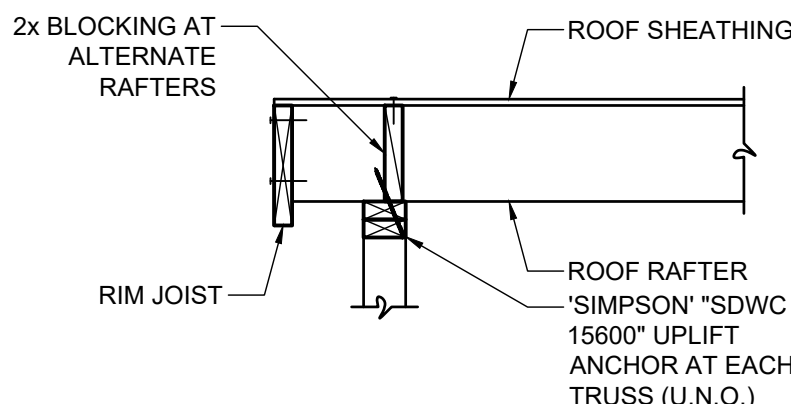
SUBMISSIONS/REVISIONS

No.	Date	Revision
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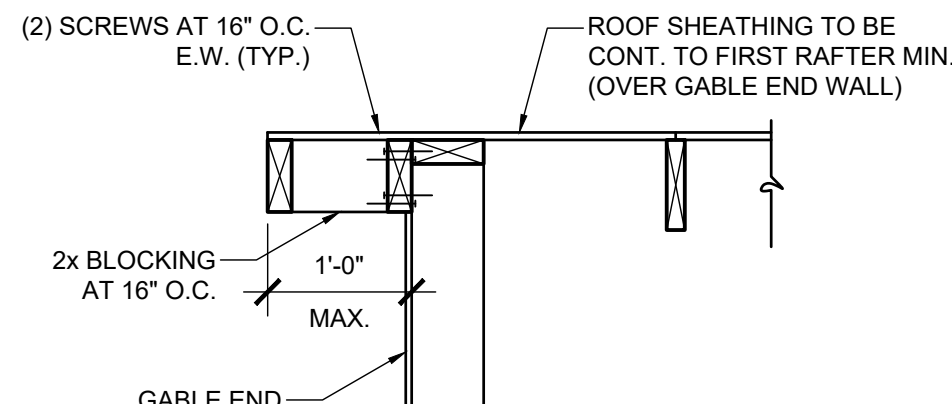
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Drawn By:
Reviewed By:
Paper Size:
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TYPICAL FRAMING & CONNECTION DETAILS & NOTES

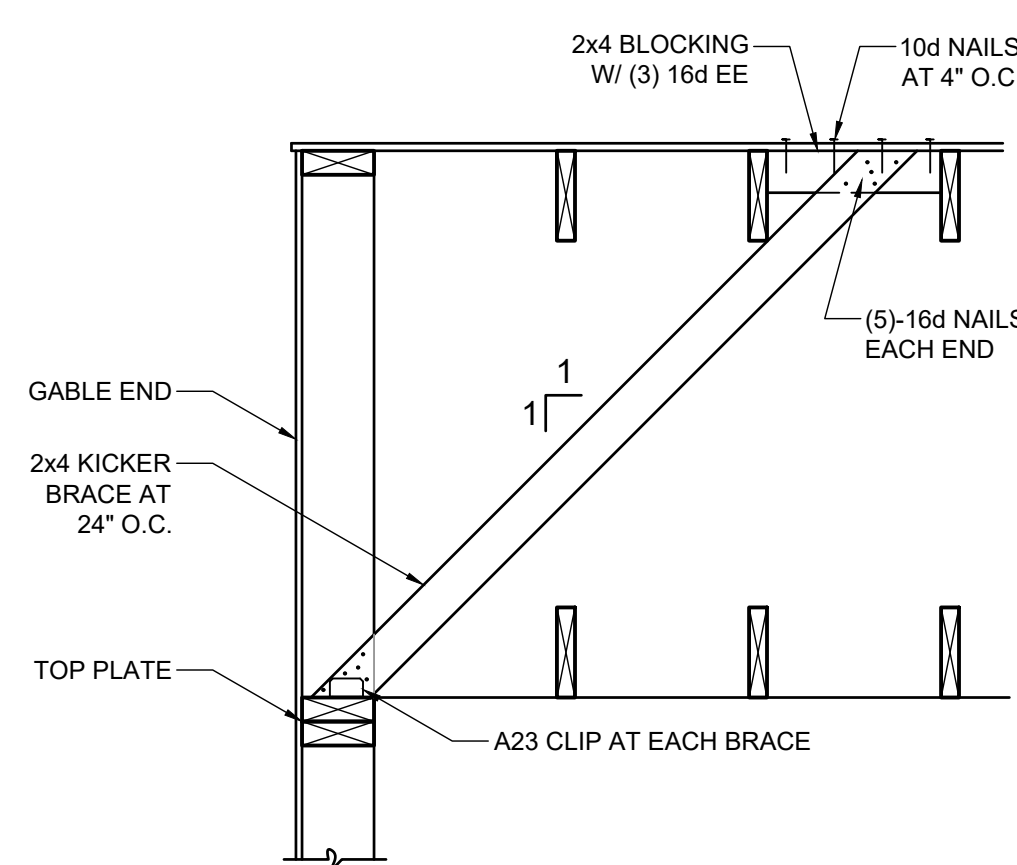
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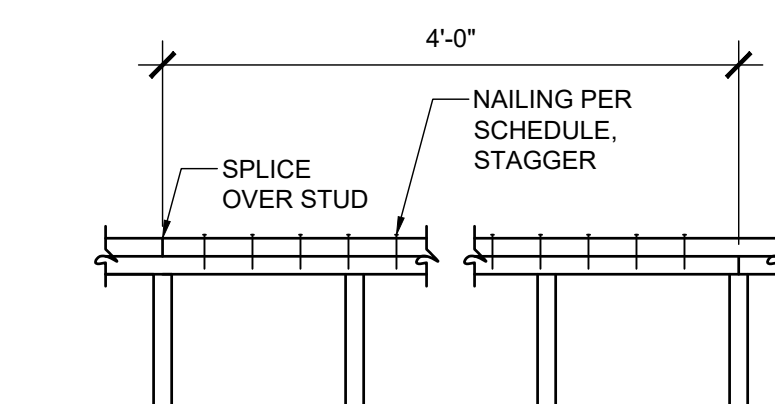
**ROOF RAFTER BEARING
DETAIL AT GABLE/RAKE**
SCALE: NTS



GABLE OVERHANG DETAIL
SCALE: NTS



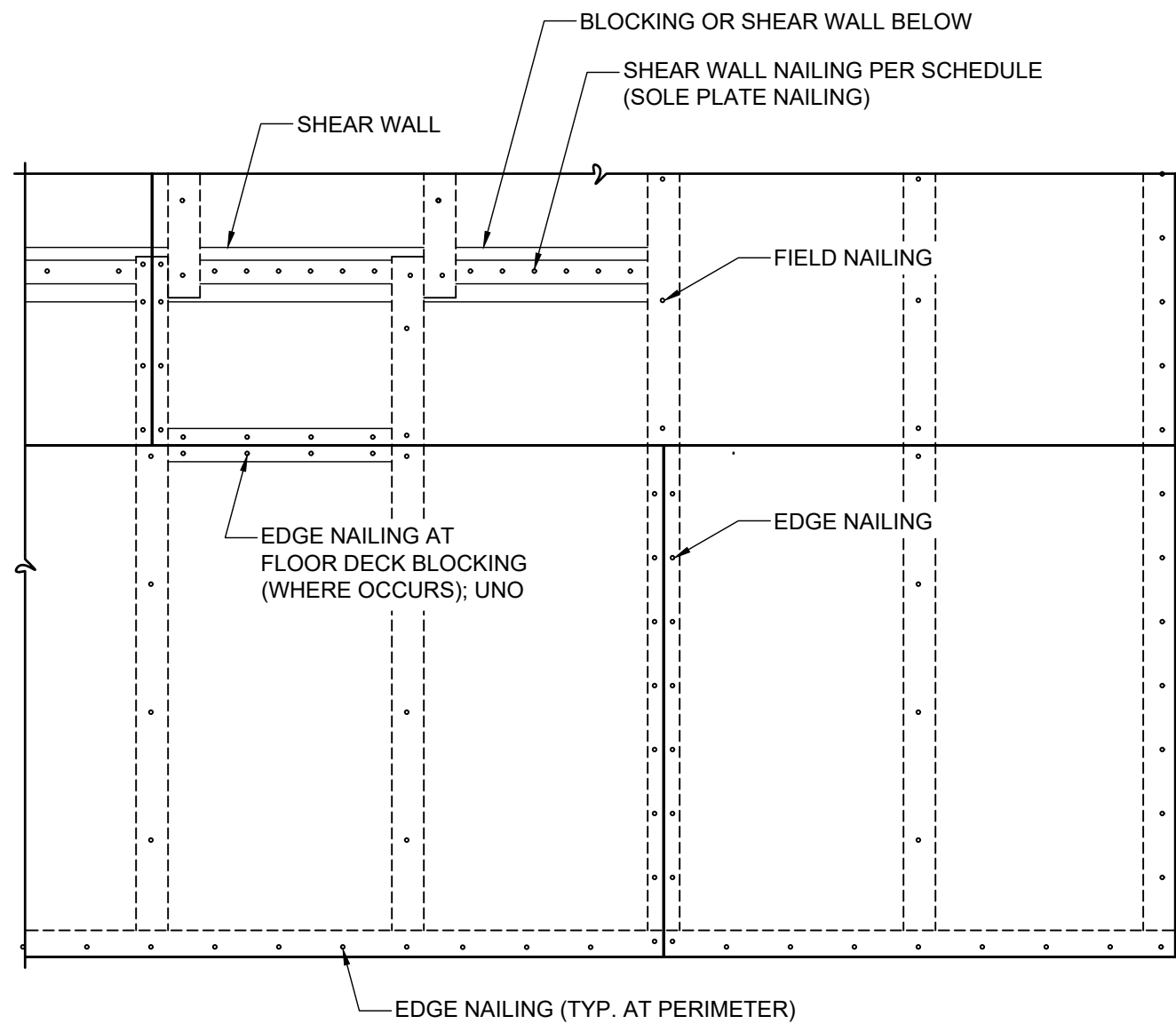
GABLE BRACING DETAIL
SCALE: NTS



LENGTH OF WALL (BETWEEN CORNERS)	SPLICE LENGTH	NAILING ALONG LENGTH OF SPLICE
30' & OVER	4'-0"	18-16d
20' & OVER	2'-8"	12-16d
UNDER 20'	2'-8"	8-16d

- NOTES:
- DO NOT SPLICE TOP PLATES WITHIN 6'-0" OF ENDS OF PLYWOOD SHEAR WALLS.
 - SPLICE REQUIREMENTS ABOVE APPLY AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS. AT ALL OTHER LOCATIONS, 1'-4" SPLICE W/ 4-16d NAILS.
 - THREE (3) TOP PLATES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - FOR 2x6 WALLS WHERE FLOOR AND ROOF MEMBERS ARE SPACED AT 24" AND SPAN OVER 29'-0", OR ARE SPACED AT 19'-2" AND SPAN OVER 36'-0", OR ARE SPACED AT 16" AND SPAN OVER 43'-6".
 - FOR 2x4 WALLS WHERE FLOOR AND ROOF MEMBERS ARE SPACED AT 24" AND SPAN OVER 17'-8", OR ARE SPACED AT 19'-2" AND SPAN OVER 22'-0", OR ARE SPACED AT 16" AND SPAN OVER 28'-6".

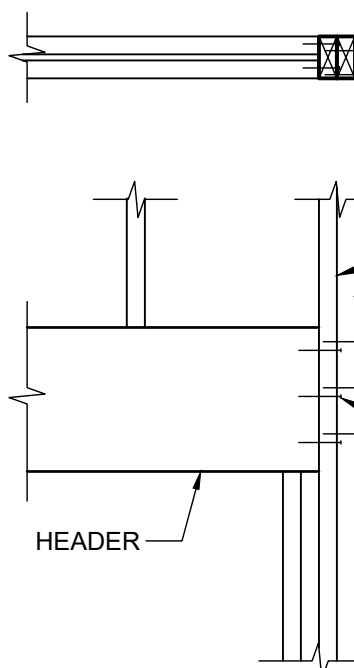
TOP PLATE SPLICE
SCALE: NTS



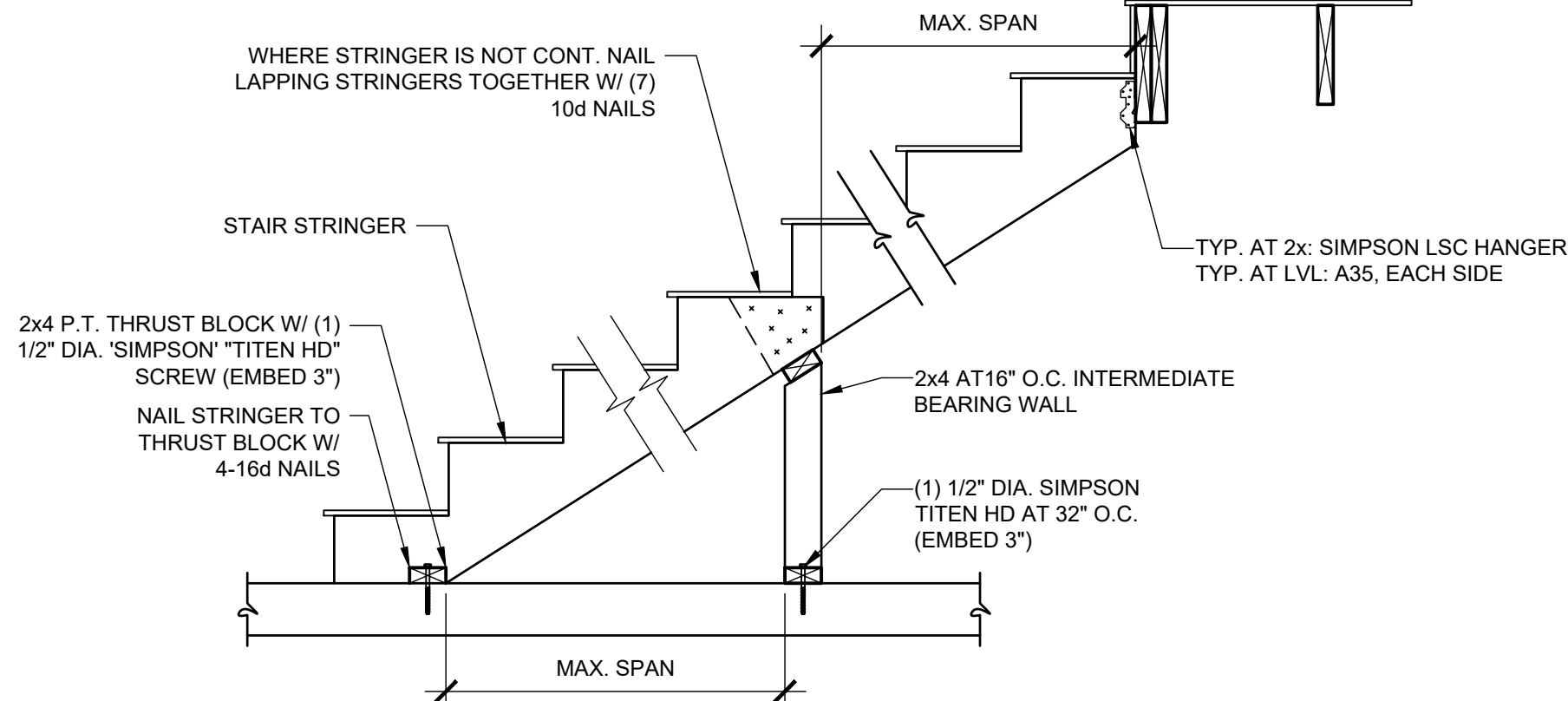
FLOOR & ROOF DECK FASTENING SCHEDULE	
FASTENING LOCATION	SPACING
EDGE	6"
FIELD	12"

PROVIDE 10d FASTENERS AT FLOOR;
8d FASTENERS AT ROOF DECKS

SUBFLOOR & ROOF DECK FASTENING
SCALE: NTS

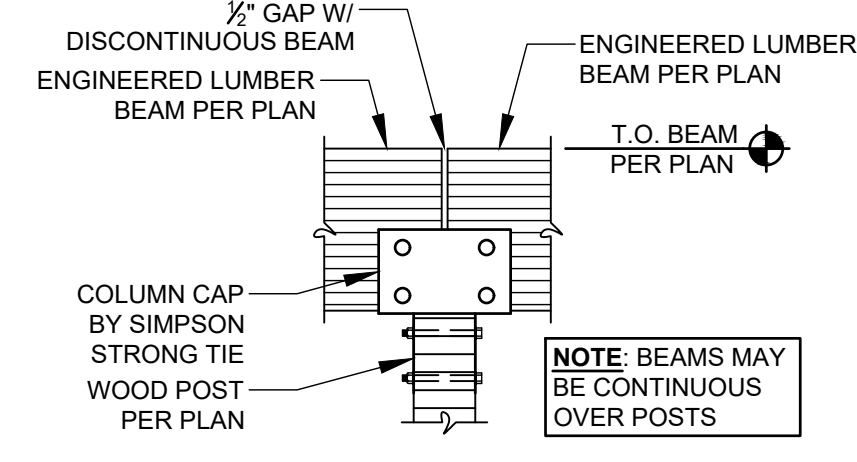


HEADER TO KING STUD CONNECTION
SCALE: NTS

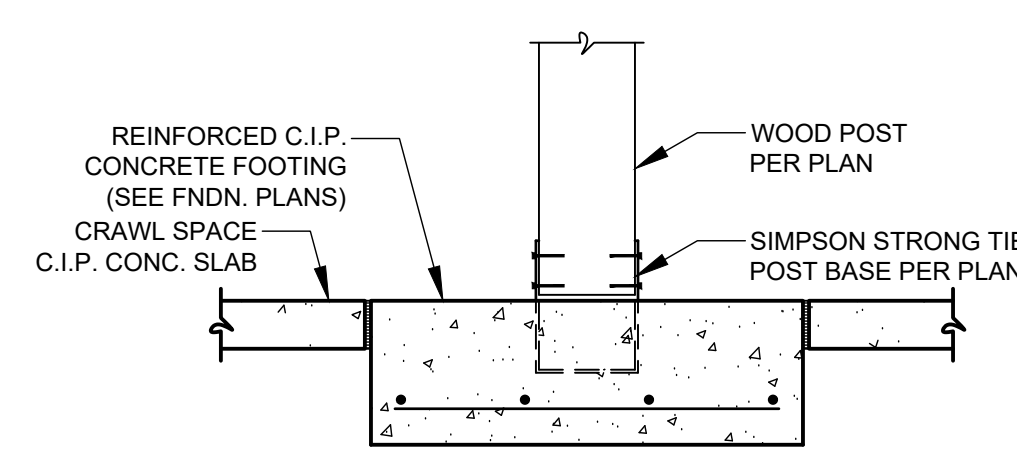


STRINGER SIZE	LIVE LOAD	GRADE	STRINGER SPACING	MAX SPAN BETWEEN SUPPORTS
2x12	40 PSF	SS	16"	10'-6"
2x12	40 PSF	#2	16"	9'-0"
2x14	40 PSF	SS	16"	11'-6"
1 3/4"x11 1/4"	40 PSF	LVL	16"	17'-0"

TYPICAL STAIR STRINGERS
SCALE: NTS



POST TO BEAM DETAIL
SCALE: NTS



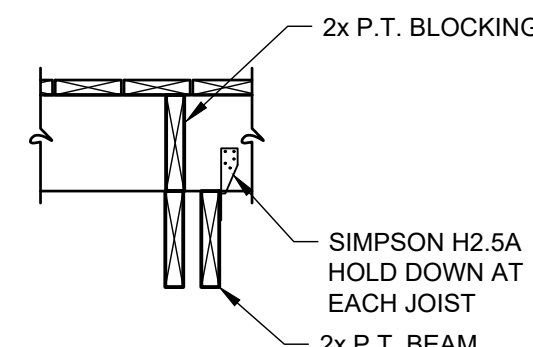
WOOD POST AT FOUNDATION
SCALE: NTS

WOOD FRAMING NOTES

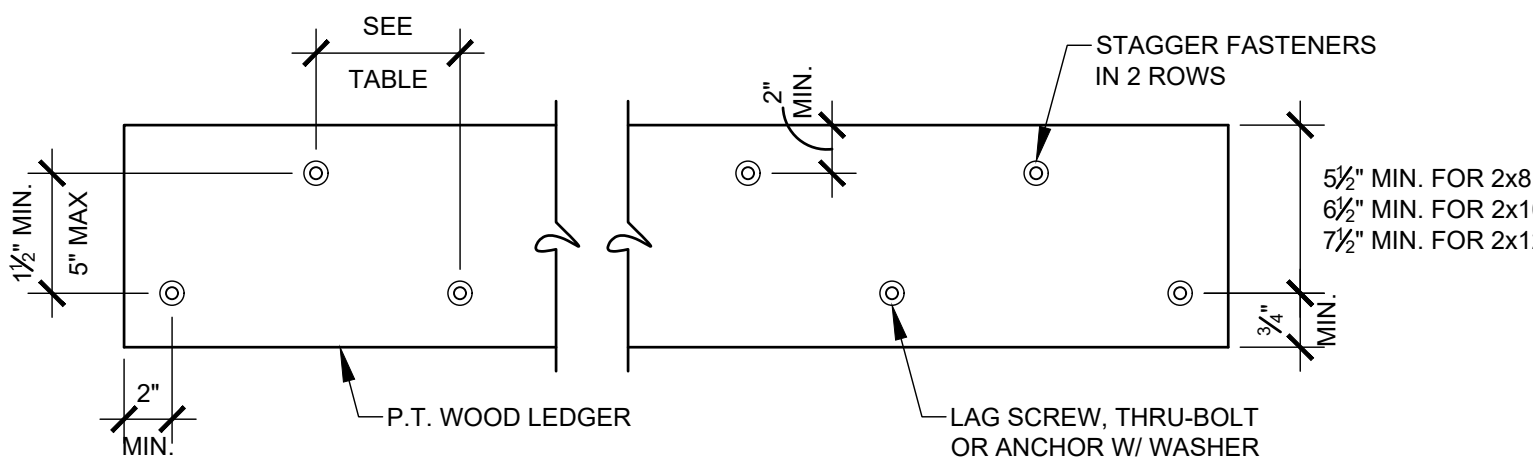
- DESIGN AND CONSTRUCTION OF WOOD FRAMING SHALL COMPLY WITH 2018 INTERNATIONAL BUILDING CODE (IBC), AMERICAN WOOD COUNCIL'S WOOD FRAME CONSTRUCTION MANUAL, AND APA'S MANUAL FOR WOOD FRAME CONSTRUCTION, APA FORM NO. E30K "APA DESIGN/CONSTRUCTION GUIDE: RESIDENTIAL & COMMERCIAL", DOC PS 20, "AMERICAN SOFTWOOD LUMBER STANDARD".
- WOOD FRAMING SHALL MEET THE FOLLOWING REQUIREMENTS:

STUDS, JOISTS, RAFTERS, SOLID AND BUILT-UP BEAMS AND HEADERS	DOUGLAS FIR (DF), #2
SILLS AND PLATES	DOUGLAS FIR (DF), #1
SOLID WOOD POSTS	DOUGLAS FIR (DF), STUD GRADE
BRIDGING, BLOCKING, AND NAILERS	TRUS JOIST WEYERHAEUSER PARALLAM
PARALLEL STRAND LUMBER (PSL)	TRUS JOIST WEYERHAEUSER MICROLLAM
LAMINATED VENEER LUMBER (LVL)	E = 2,000,000 PSI Fb = 2,900 PSI Fv = 285 PSI
LAMINATED STRAND LUMBER (LSL)	TRUS JOIST WEYERHAEUSER TIMBERSTRAND
	E = 1,550,000 PSI Fb = 2,325 PSI Fv = 310 PSI
PRESSURE TREATED FRAMING	DOUGLAS FIR (DF), #2 OR BETTER
- STRUCTURAL GLUED LAMINATED TIMBER: 20F-V2, EXT. TYPE ADHESIVE ARCHITECTURAL APPEARANCE GRADE LEVEL TIMBERSTRAND LSL BY WEYERHAEUSER
- PLYWOOD PANELS: 23/32" THK STURD-I-FLOOR, TONGUE & GROOVE, EXPOSURE 1, 24" O.C., GLUED & SCREWED NAILED TO COMPLY W/ APA STANDARDS
- FLOOR SHEATHING: 19/32" THK, EXPOSURE 1, 40/20, 15/32" THK, EXPOSURE 1, 36/16 COMMON, U.N.O. SIMPSON STRONG-TIE, GALVANIZED
- ROOF SHEATHING: 15/32" THK, EXPOSURE 1, 40/20, 15/32" THK, EXPOSURE 1, 36/16 COMMON, U.N.O. SIMPSON STRONG-TIE, GALVANIZED
- WALL SHEATHING: 15/32" THK, EXPOSURE 1, 36/16 COMMON, U.N.O. SIMPSON STRONG-TIE, GALVANIZED
- WOOD CONNECTORS: SIMPSON STRONG-TIE, GALVANIZED
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW (U.N.O) AND SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS AND INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- FASTEN ALL JAMB STUDS AND LINTELS TOGETHER.
- PROVIDE FIREBLOCKING IN ACCORDANCE WITH THE IBC (2018 EDITION AND SUBSEQUENT REVISIONS APPROVED BY GOVERNING OFFICIALS), WHERE FIRE BLOCKING IS NOT INHERENT IN FRAMING SYSTEM USED, PROVIDE CLOSELY FITTED WOOD BLOCKS OF 2-INCH NOMINAL THICK LUMBER OF SAME WIDTH AS FRAMING MEMBERS.
- PROVIDE DRAFTSTOPPING IN ACCORDANCE WITH THE IBC (2018 EDITION AND SUBSEQUENT REVISIONS APPROVED BY GOVERNING OFFICIALS).
- SET WOOD SILL PLATES ON FOUNDATION WALLS ON FOAM SILL SEAL AND PROVIDE TERMITE SHIELDS.

DECK POST BRACING DETAIL
SCALE: NTS



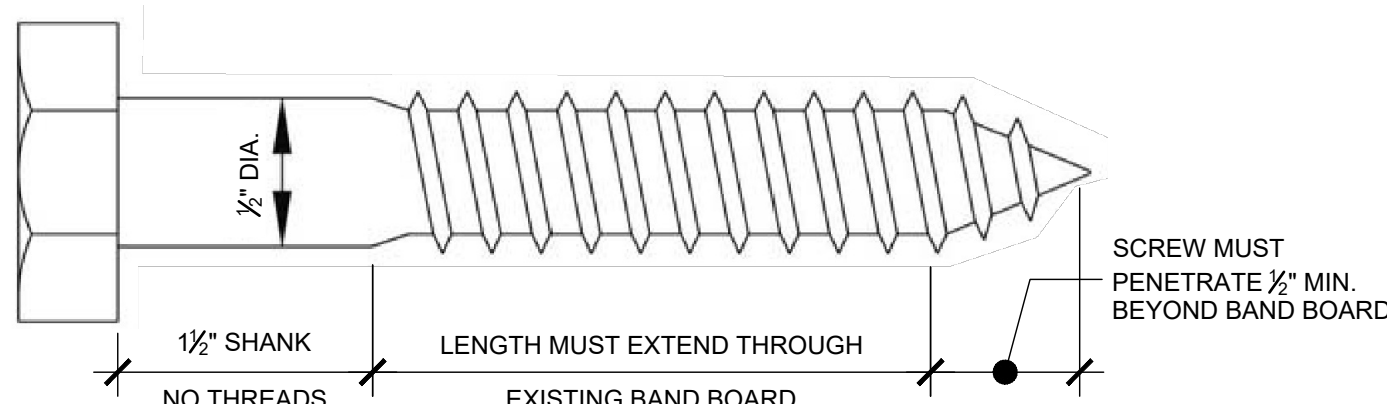
DECK INTERIOR BEARING DETAIL
SCALE: NTS



- LEDGER NOTES:**
- 1/2" MAX. GAP BETWEEN FACE OF LEDGER AND FACE OF WALL SHEATHING
 - LEDGER SHALL BE FLASHED TO PREVENT WATER FROM CONTACTING THE BAND JOIST
- FASTENER NOTES:**
- THRU-BOLTS 1/2" DIA. (MUST HAVE WASHER AT BOLT HEAD & NUT)
 - EXPANSION & ADHESIVE ANCHORS (FOR FASTENING LEDGER TO CONCRETE OR SOLID MASONRY WALLS): 1/2" DIA. (MUST HAVE WASHER), SPACING & EMBED LENGTH PER MANUFACTURER
 - LAG SCREWS: 1/2" DIA. (MUST HAVE WASHER), SEE DET. . INSTALL PER DET.

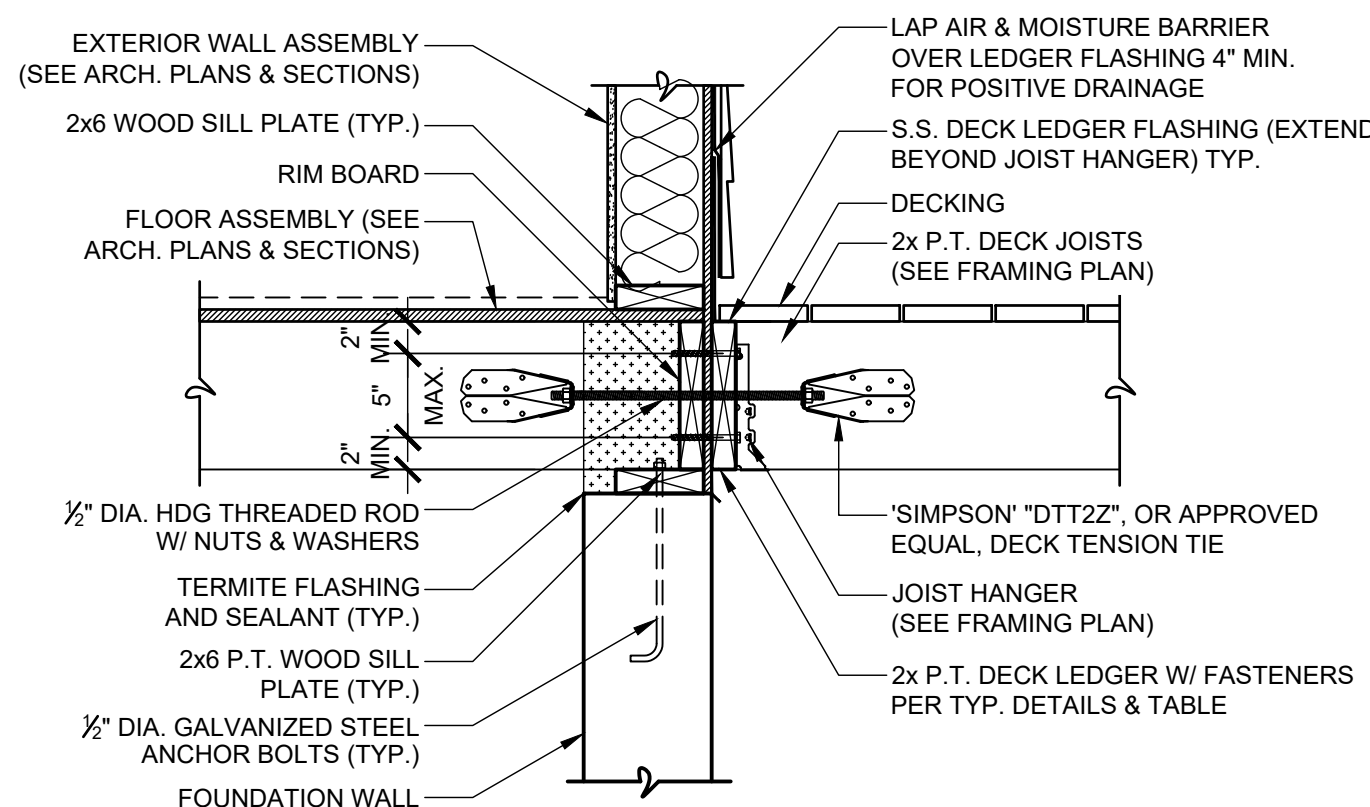
DECK LEDGER DETAIL
SCALE: NTS

FASTENER SPACING FOR DECK LEDGER TO SOLID SAWN OR LVL RIM JOIST (DECK LIVE LOAD =40 PSF, DECK DEAD LOAD = 10 PSF)								
	JOIST SPAN							
	RIM JOIST OR BAND JOIST	≤5'-0"	6'-1"	8'-1"	10'-1"	12'-1"	14'-1"	16'-1"
			TO 8'-0"	TO 10'-0"	TO 12'-0"	TO 14'-0"	TO 16'-0"	TO 18'-0"
CONNECTION DETAILS		ON-CENTER SPACING OF FASTENERS						
1/2" DIA. LAG SCREW W/ 1/2" MAX. SHEATHING	1" LVL	24"	18"	14"	12"	10"	9"	8"
	1/2" LVL 1/2" LUMBER	30"	23"	18"	14"	12"	10"	9"
1/2" DIA. BOLT W/ 1/2" MAX. SHEATHING	1" LVL	24"	18"	14"	12"	10"	9"	8"
	1/2" LVL 1/2" LUMBER	28"	21"	16"	14"	12"	10"	9"
1/2" DIA. BOLT W/ 1/2" MAX. SHEATHING & 1/2" STACKED WASHERS	1/2" LUMBER	36"	36"	34"	29"	24"	21"	19"
	1/2" LUMBER	36"	36"	29"	24"	21"	18"	16"

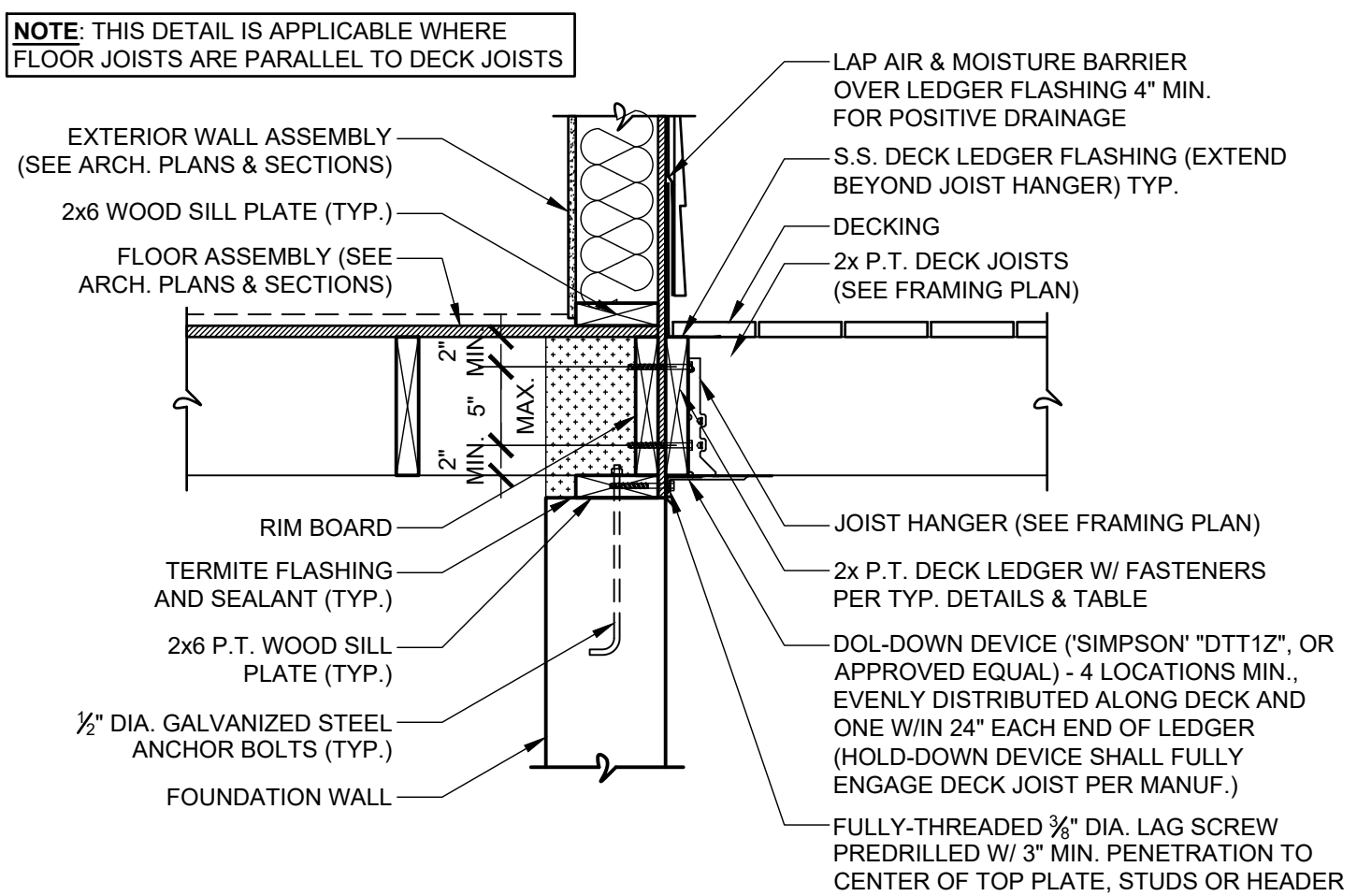


- LAG SCREW NOTES:**
- LAG SCREWS MUST BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL ONLY
 - DRILL PILOT HOLES AS FOLLOWS:
 - DRILL 1/8" DIA. HOLE IN LEDGER BOARD
 - DRILL 5/8" DIA. HOLE INTO BAND BOARD (DO NOT DRILL 1/2" DIA. HOLE INTO THE BAND BOARD)
 - THREADED PORTION OF LAG SCREW SHALL BE INSERTED INTO PILOT HOLE BY TURNING (DO NOT DRIVE LAG SCREWS WITH A HAMMER)
 - LAG SCREWS SHALL BE THOROUGHLY TIGHTEND (DO NOT OVER-TIGHTEN)

LEDGER LAG SCREW DETAIL
SCALE: NTS



DECK LEDGER & TENSION TIE DETAIL
SCALE: NTS



DECK LEDGER & TENSION TIE DETAIL
SCALE: NTS

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144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

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CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES INC.
186 Plagien Street, Ardmore, PA 19003
1890 Route 70, Suite 302, Cherry Hill, NJ 08003
www.mchugheng.com
266-64158

M.E.P. ENGINEER'S SEAL

CONSULTANT

CONSULTANT'S SEAL

PROJECT

UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

No.	Date	Revision
00	04/24/26	ISSUED FOR BID
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Project Number:
Drawn By:
Reviewed By:
Paper Size:
Sheet Title:
Drawing No.

TYPICAL FRAMING & CONNECTION DETAILS & NOTES

A5.3

\\TRAPPE\gilmore\local\TRAPPE\Share\Municipal\Upper Uwchlan Twp 2025\2500380- 128 Byers Road Site Evolution\DESIGN\CAD\Source Drawings\Models\2500380 PARKING DGN 2.0.dwg Layout: COVER Plotted By: dfeizer, on Thu Apr 09, 2026 at 3:44pm

141 BYERS ROAD SITE IMPROVEMENTS

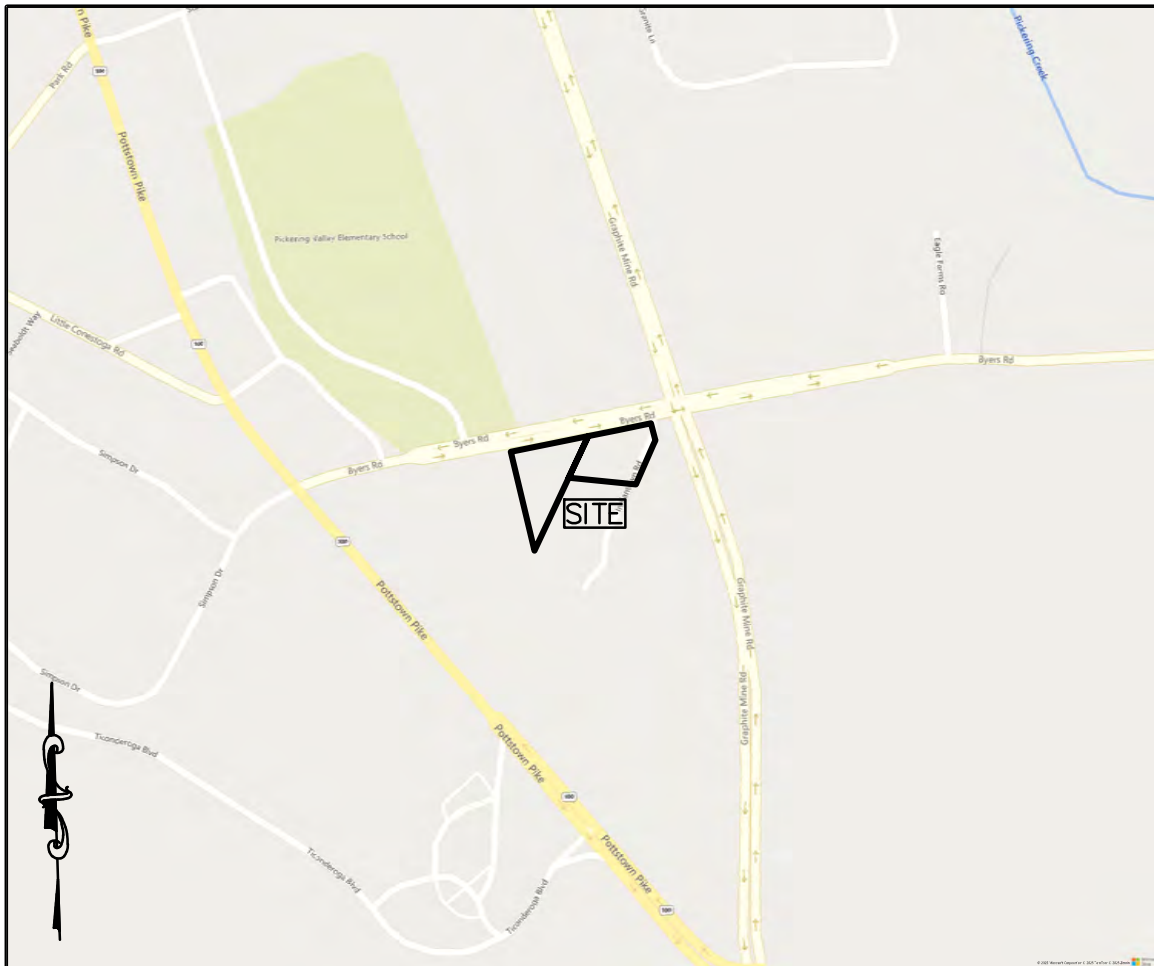
FOR
UPPER UWCHLAN TOWNSHIP
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

UTILITY LIST

AQUA PENNSYLVANIA INC. 762 W. LANCASTER AVE. BRYN MAWR, PA. 19010 CONFLICT – LINES NEARBY. DIRECT CONTACT TO FOLLOW FROM FACILITY OWNER	PECO ENERGY C/O USIC 450 S. HENDERSON RD. SUITE B KING OF PRUSSIA, PA. 19406 CONFLICT – LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER
COMCAST CABLE COMMUNICATIONS INC. CLEAR – NO FACILITIES	UPPER UWCHLAN TWP./ UPPER UWCHLAN MUN. AUTH. CLEAR – NO FACILITIES
CROWN CASTLE FIBER CLEAR – NO FACILITIES	VERIZON PENNSYLVANIA LLC 180 SHEREE BLVD. STE. 2100 ROOM N/A EXTON, PA. 19341 CONFLICT – LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER
NEON TRANSCOM CLEAR – NO FACILITIES	

GENERAL NOTES

- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE COMMENCING WORK.
- THE CONTRACTOR MUST CONTACT THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 AT LEAST THREE WORKING DAYS PRIOR TO THE START OF EXCAVATION OR DEMOLITION WORK TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE AREA.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND NEW STORM DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE COMPLETION OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT ALL TREES, SHRUBS, MAILBOXES AND SIGNS. ALL AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION, INCLUDING PAVEMENT, LAWN, DRIVEWAY, SIDEWALK, ETC.
- PROPERTY LINES SHOWN IN APPROXIMATE LOCATION.



LOCATION MAP
500 00 500 1000
SCALE IN FEET
SCALE: 1"=500'

OWNERS INFO:

UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY
PENNSYLVANIA

PROJECT LOCATION:

141 BYERS ROAD
UPPER UWCHLAN TOWNSHIP, PA 19480

TAX PARCEL:

3204 00540000/ 3204 00550300

MUNICIPAL FILE No.:

DRAWING INDEX

COVER	—	1 OF 3
SITE IMPROVEMENTS PLAN	—	2 OF 3
LIGHTING PLAN	—	3 OF 3
DETAILS	—	

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122-1078

811

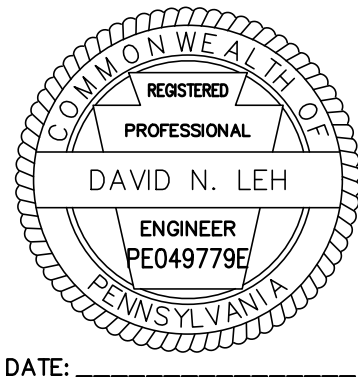
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCT. 29, 2024 PENNSYLVANIA ACT 127.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.



DATE: _____

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
25-00380 141 BYERS ROAD SITE IMPROVEMENTS
PLAN DATE: April 9, 2026

SHEET NO.:

COVER

NOT APPROVED FOR CONSTRUCTION

N:\shores\Municipal\Upper Uwchlan Twp 2025\2500380- 128 Byers Road Site Evaluation\DESIGN\CAD\Source Drawings\2500380 PARKING DGN 2.0.dwg Layout: SITE IMPROVEMENTS PLAN Plotted By: dfrazier, on Thu Apr 09, 2026 at 3:44pm

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Twin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

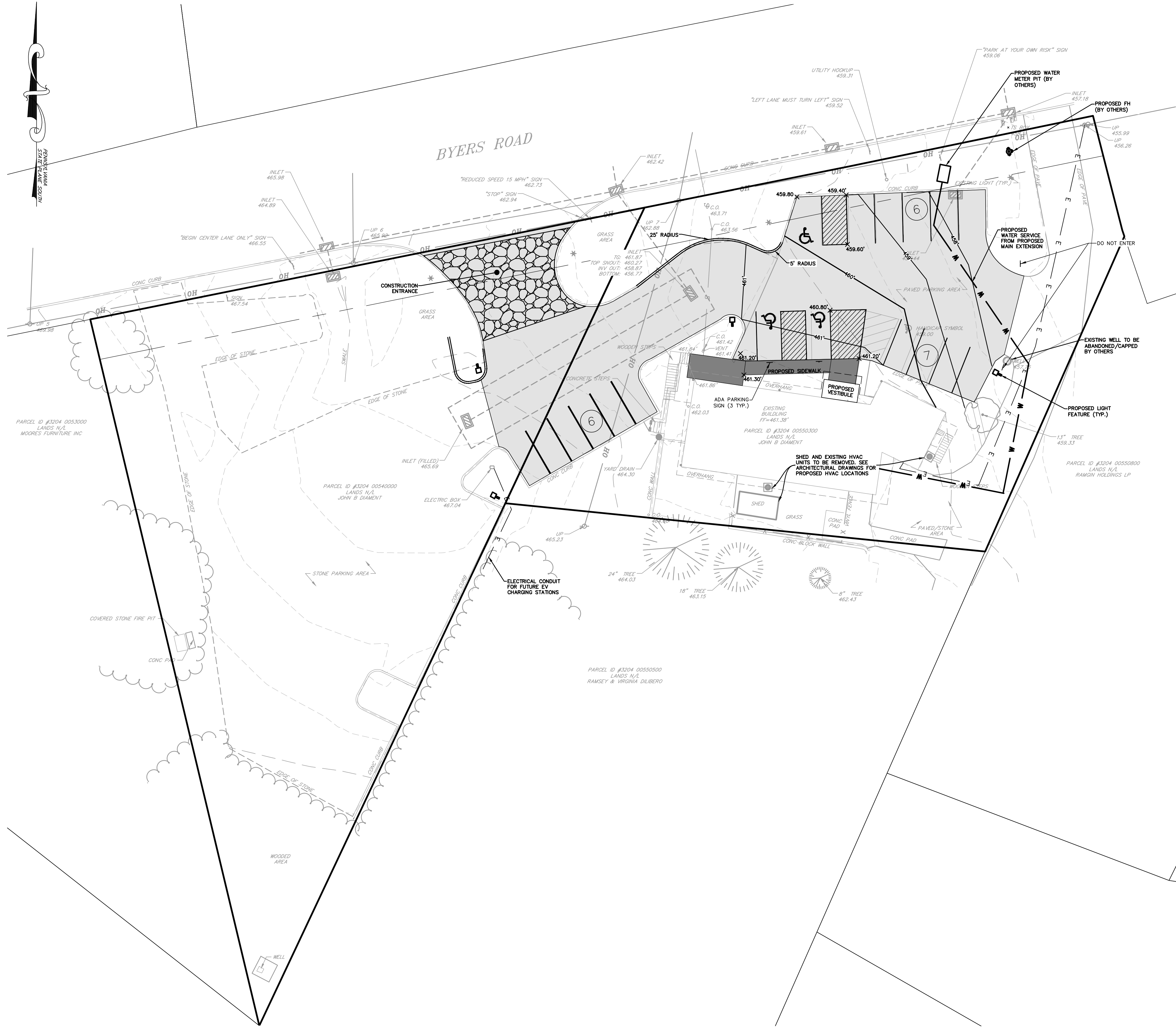
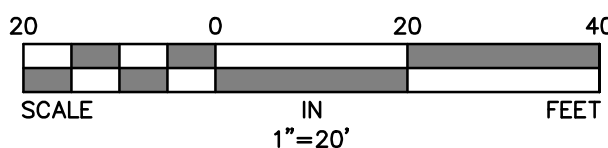
SERIAL NO.

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SITE IMPROVEMENTS PLAN

SCALE 1" = 20'



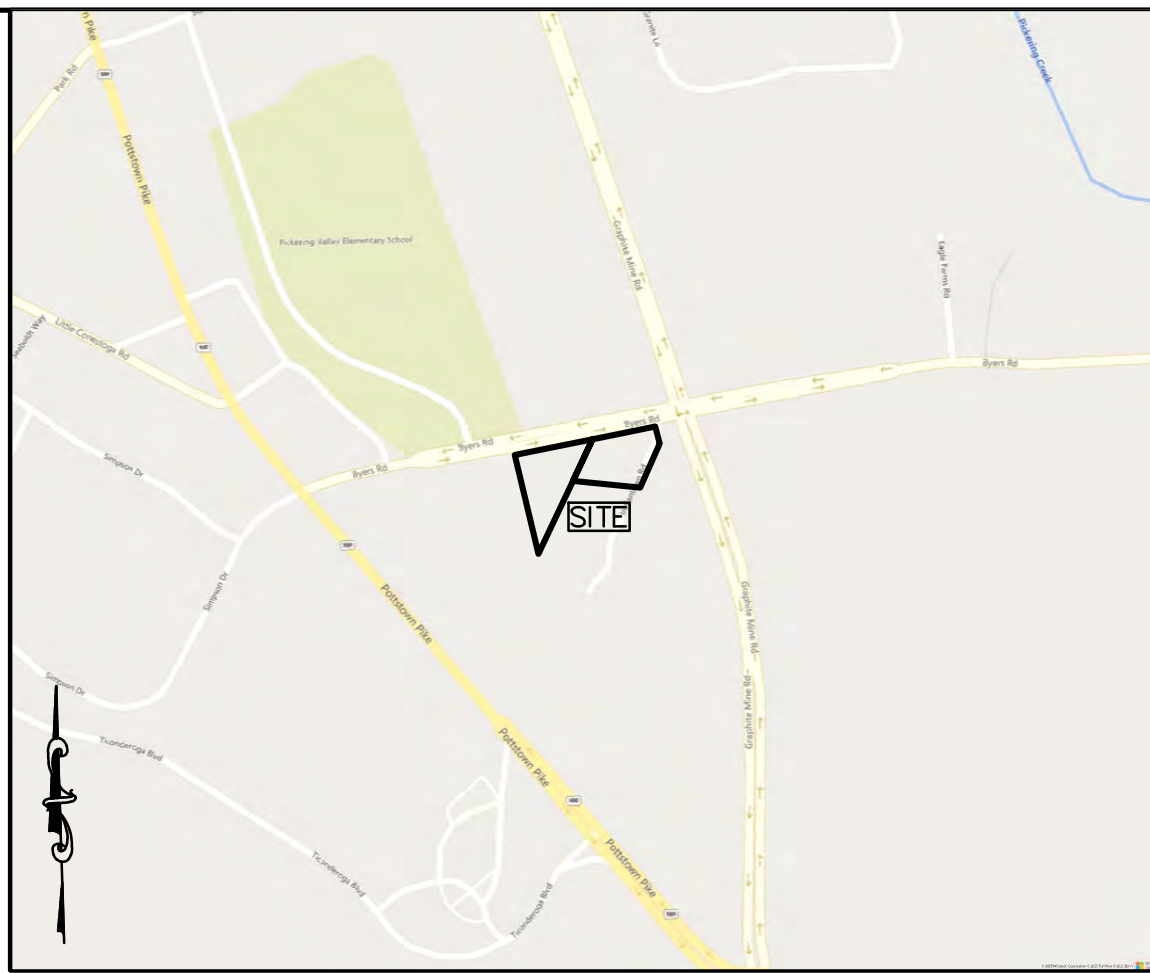
LEGEND	
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	RIGHT-OF-WAY LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB
	PROPOSED CURB
	PROPOSED PARKING STRIPING
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED ELECTRIC LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING SANITARY SEWER LINE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING ELECTRIC METER
	EXISTING WATER VALVE
	EXISTING STORM INLET
	PROPOSED SIGN
	PROPOSED WALKWAY
	PROPOSED PAVED PARKING AREA
	ROCK CONSTRUCTION ENTRANCE

SHEET INDEX

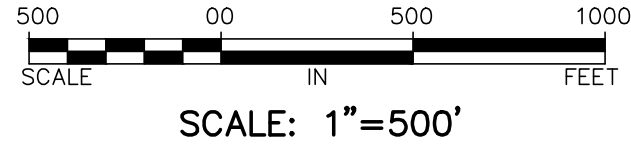
1. SITE IMPROVEMENT PLAN
2. LIGHTING PLAN
3. DETAIL SHEET

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. ON APRIL 24 OF 2025.
2. THE PROPERTY LINES SHOWN ARE BASED ON THE METES AND BOUNDS DESCRIPTION CONTAINED IN THE VESTING DEED OF THE SUBJECT PROPERTY ONLY. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
4. TOPOGRAPHIC INFORMATION COMPILED BY PHOTOGRAMMETRIC METHODS BY NOR EAST MAPPING STATE ROUTE 53, LARSON ROAD, P.O. BOX 270, KYLERTOWN, PA 16847-0270 FROM AERIAL PHOTOGRAPHY EXPOSED -----, AERIAL CONTROL WAS SUPPLIED BY GILMORE AND ASSOCIATES INC.
5. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
6. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
7. PROPERTY BOUNDARIES AS SHOWN ARE BASED ON CHESTER COUNTY GIS PARCELS AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
8. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2016, PENNSYLVANIA ACT 80. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER XXXXXXXXXXXXXXXX (2019) FOR DESIGN PURPOSES ONLY.



LOCATION MAP



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

401 PLYMOUTH ROAD, SUITE 100, PLYMOUTH MEETING PA 19426 • (610) 684-4444 • www.gilmore-assoc.com

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DATE: _____

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

141 BYERS ROAD SITE IMPROVEMENTS

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

SITE IMPROVEMENTS PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 25-00380

OWNERS INFO: UPPER UWCHLAN TOWNSHIP
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425
(610)-458-5862

MUNICIPAL FILE No.: _____

TAX MAP PARCEL No.: 3204 00540000 / 3204 00550300	TOTAL AREA: N/A	TOTAL LOTS: 2
DATE: 04/09/26	DRAWN BY: DRF	CHECKED BY: DNL

SHEET NO.: 1 OF 3

NOT APPROVED FOR CONSTRUCTION

N:\shores\Municipal\Upper Uwchlan Twp 2025\2500380- 128 Byers Road Site Evolution\DESIGN\CAD\Production Drawings\2500380_LIGHTING.dwg Layout: Lighting Plan Plotted By: dfeizer, on Thu, 09, 2026 at 3:51pm

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Twin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

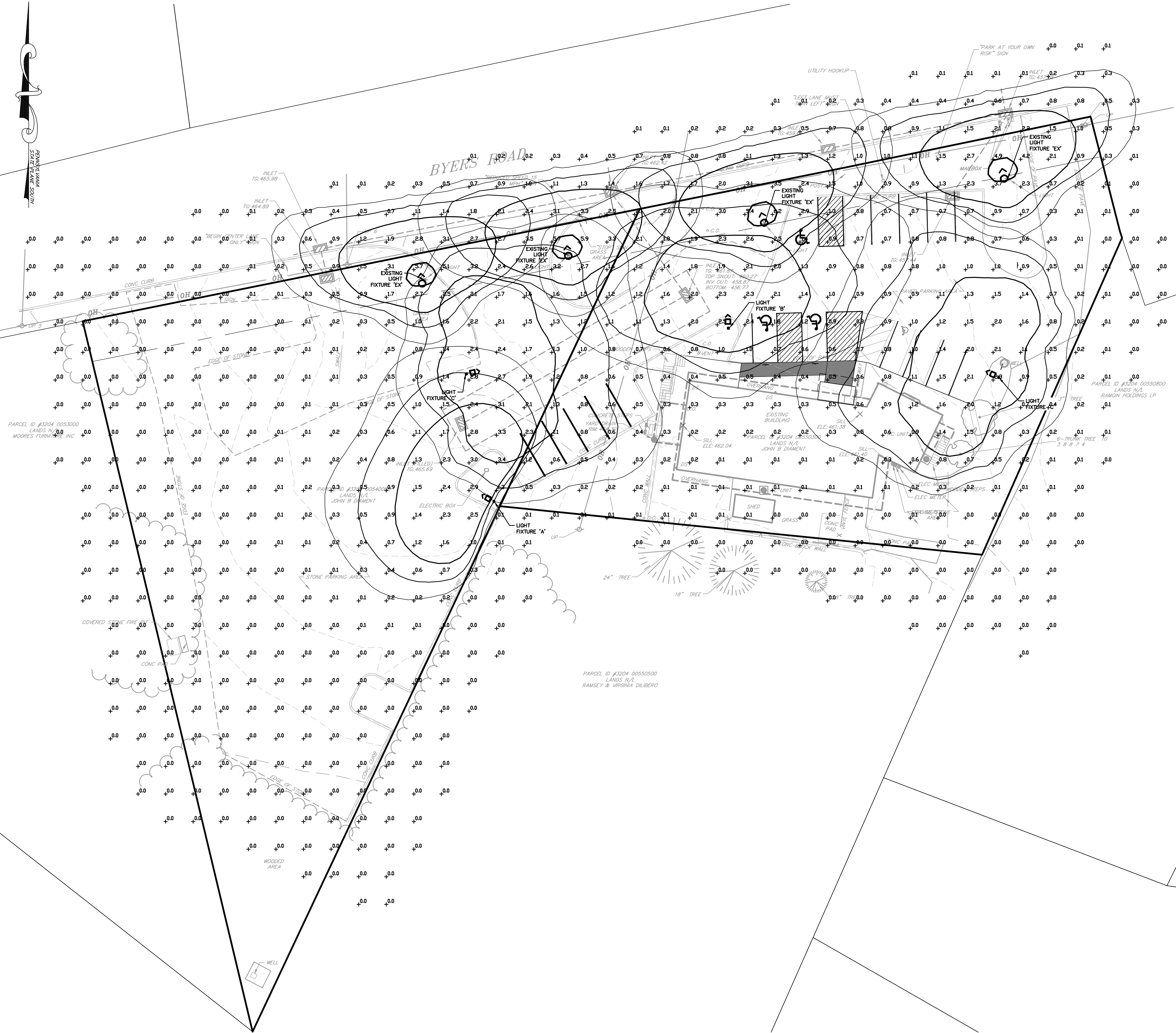
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SERIAL NO.

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LIGHTING PLAN
SCALE 1" = 20'



GARDCO

Site & Area

PureForm

P15 small square area light

Gardco PureForm LED area small square P15 features a sleek, low profile design. Precision optics are optimized for maximum efficiency and uniformity. Comfort optics are designed to enhance visual comfort by reducing glare and are ideally suited for pedestrian scale applications. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

Project: _____
Location: _____
Gst. No: _____
Type: _____
Lumens: _____ City: _____
Notes: _____

Ordering guide

Profile	Catalog Code	Lumens	Beam Spread	CCT/CRI	Distribution	Shielding	Mounting	Voltage
P15	PureForm	1500	1500	3000K	40 LED	None	ARM	120V
P15	Precision optics	A01 2,000 A02 4,000 A03 6,000 A04 8,000 A05 10,000	730 240 750 240 750 240 750 240 750 240	3000K 3000K 3000K 3000K 3000K 3000K 3000K 3000K 3000K 3000K	AFR Auto front row AFR-90 Rotated left 90° AFR-270 Rotated left 270° TAM-30 Rotated left 30° TAM-270 Rotated left 270°	None - HIS Internal house side shield, clip on	ARM Arm mount (pat.) HIS Internal house side shield, clip on	120 120V 120 120V 240 240V 240 240V 240 240V
P15	Comfort optics	A01 2,000 A02 4,000 A03 6,000 A04 8,000 A05 10,000	730 240 750 240 750 240 750 240 750 240	3000K 3000K 3000K 3000K 3000K 3000K 3000K 3000K 3000K 3000K	AFR Auto front row AFR-90 Rotated left 90° AFR-270 Rotated left 270° TAM-30 Rotated left 30° TAM-270 Rotated left 270°	None - HIS Internal house side shield, clip on	ARM Arm mount (pat.) HIS Internal house side shield, clip on	120 120V 120 120V 240 240V 240 240V 240 240V

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING_PH_1	X	1.3 fc	3.3 fc	0.5 fc	6.6:1	2.6:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
A		1	Gardco by Signify	P15-P-A05-830-BLC	PureForm LED area small P15 Precision, 40 LED's, 3000K CCT, 80 CRI, TYPE BLC OPTIC	1	6222	0.9	57.6	57.6
B		1	Gardco by Signify	P15-P-A05-830-T3M	PureForm LED area small P15 Precision, 40 LED's, 3000K CCT, 80 CRI, TYPE T3M OPTIC	1	8524	0.9	57.6	57.6
C		2	Gardco by Signify	P15-P-A05-830-T4M	PureForm LED area small P15 Precision, 40 LED's, 3000K CCT, 80 CRI, TYPE T4M OPTIC	1	8457	0.9	57.6	57.6
EX		4	LUMEC		Domus Pendant - ASSUMED	1	ASSUMED APPROX. 5322			

CONTRACTOR SHALL PROVIDE NEW WIRING TO BOTH PROPOSED AND EXISTING LIGHTING FIXTURES

20 0 20 40

SCALE 1"=20'

IN FEET

GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

401 E. MOUNTAIN ROAD, SUITE 100, P.O. BOX 100, MEADOWS, PA 19422 • (610) 884-4444 • www.gilmore-assoc.com

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DATE: _____

BY _____

DATE _____

DESCRIPTION _____

REV. _____

LAND DEVELOPMENT PLAN

141 BYERS ROAD SITE IMPROVEMENTS

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

SITE LIGHTING PLAN

GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

PROJECT No.: 25-00380

OWNERS INFO: UPPER UWCHLAN TOWNSHIP
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425
(610)-458-5862

MUNICIPAL FILE No.: _____

TAX MAP PARCEL No.: 3204 00540000/ 3204 00550300

TOTAL AREA: N/A TOTAL LOTS: 2

DATE: 04/09/26 SCALE: 1"=20'

DRAWN BY: CEG CHECKED BY: DNL

SHEET NO.: 2 OF 3

1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
2. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
3. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE PERMITTEE AND COPERMITTEE SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED TO PREVENT EROSION AND SEDIMENTATION. THE EROSION AND SEDIMENT CONTROL OF ALL BEST MANAGEMENT PRACTICE FACILITIES AND SHALL INCLUDE COMPLETE, WRITTEN LOGS OF THOSE INSPECTIONS WHICH SHALL BE MADE AVAILABLE TO THE COUNTY ENGINEER AND NON-CONSTRUCTION DISTRICT. ALL MAINTENANCE, REPAIRS, REPLACEMENT, REGARDING, RESEEDING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
4. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
5. IN THE EVENT OF A CHANGE TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION DISTRICT.
6. THE EROSION AND SEDIMENT CONTROL PLAN AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE APPROPRIATE CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS.
7. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
8. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE PENNSYLVANIA EROSION AND SEDIMENT CONTROL ACT, CHAPTER 81, AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C. PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
9. THE EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
10. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE PROJECT SITE FOR TRADING AND/OR FURNISHING MATERIALS TO THE PROJECT. ACCESS SHALL BEGIN TO DETERMINE IF A PRECONSTRUCTION CONFERENCE IS REQUIRED; THE PERMITTEE, CO-PERMITTEE, AND OTHERS UNDERTAKING THE EARTH DISTURBANCE ACTIVITY MUST ATTEND A PRECONSTRUCTION CONFERENCE WHEN REQUESTED BY THE DEPARTMENT OR THE APPLICANT. COPIES OF THE EROSION AND SEDIMENT CONTROL PERMIT, PERMITS, AND A COPY OF THEIR NPDES PERMIT, A COPY OF THE STAMPED PLAN FROM THE CONSERVATION DISTRICT, AND ALL ASSOCIATED DEPARTMENT APPROVALS/PERMITS WHICH MUST BE AVAILABLE AT THE PROJECT SITE. THE EROSION AND SEDIMENT CONTROL PLAN, PERMITS, STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
11. PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE COUNTY ENGINEER AND NON-CONSTRUCTION DISTRICT.
12. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.
13. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE OR SHOULD A TEMPORARY CESSATION OF ACTIVITY OCCUR WHICH WILL LAST LONGER THAN 4 DAYS, THE OPERATOR SHALL IMMEDIATELY RESTABILIZE THE DISTURBED AREAS. RESTABILIZATION SHALL BE IN PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SCHEDULE.
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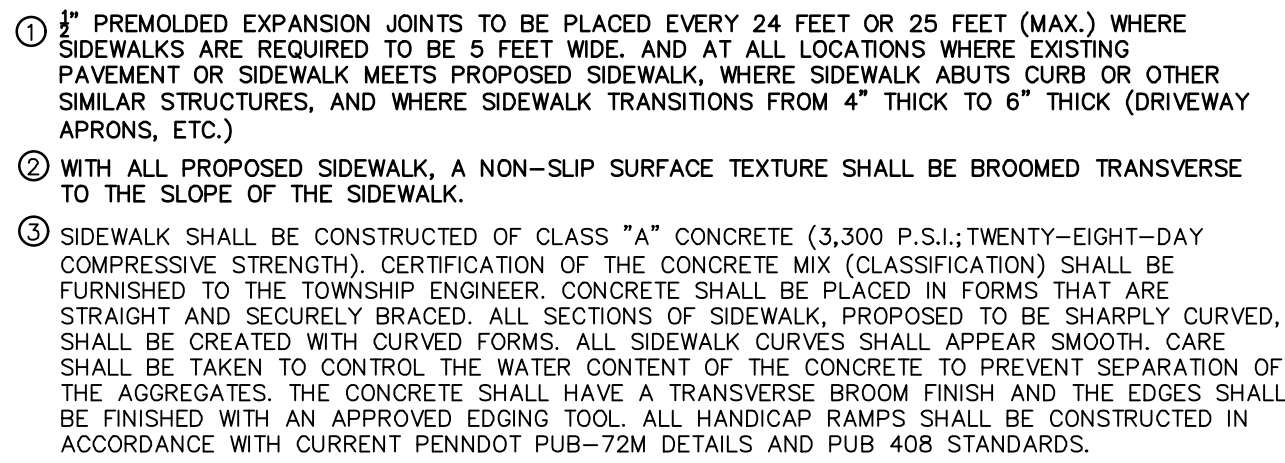
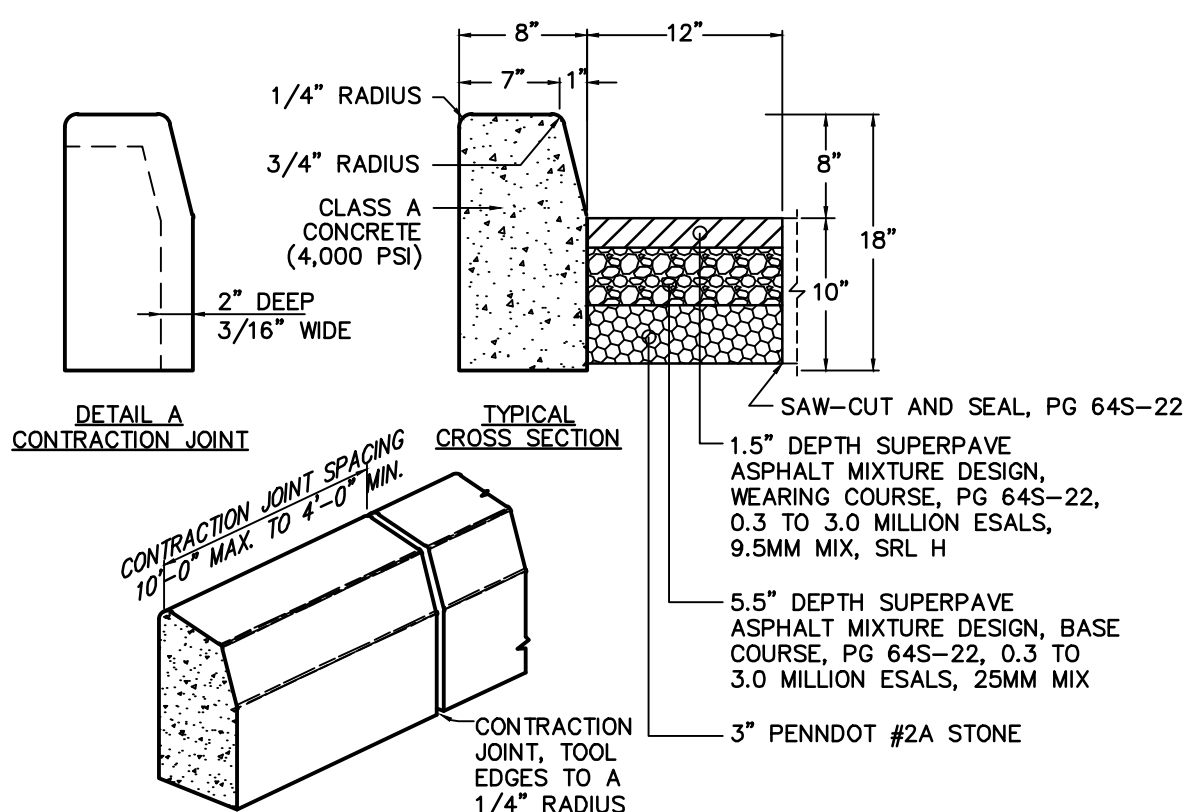


Diagram illustrating the connection between a wash rack and a collector channel. The top section shows a perspective view of a wash rack (AASHTO #1 extending approach) discharging into a collector channel (compost sock sediment trap). The bottom section shows a cross-section of the collector channel, which is 6' MIN. wide, containing reinforced concrete or welded steel pipe and drain space.

1. WASH ROCK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.
2. WASH ROCK SHALL BE CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.
3. A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO PREVENT DRAINAGE DITCHES FROM FORMING UNDER THE WASH ROCK. MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH ROCK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH ROCK SHALL BE REPAIRED IMMEDIATELY. ALL MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE IMMEDIATELY, WASHING OF ROCKS AND GROUND SURFACES SHALL BE PROHIBITED. DRAINAGE DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES ARE NOT ACCEPTABLE.

NOT TO SCALE



1. PLACE 3/4" PREMOLDED EXPANSION JOINT MATERIAL EVERY 50 FEET (MAX) AND AT ALL DRIVEWAYS (DEPRESSED CURB CUTS), INLETS AND CURB RADII
2. DOWEL PIN CURB WHERE CURB ABUTS INLET HOODS
3. ALL EXISTING PAVEMENT PARKINGS SHALL BE REPLACED IN-KIND

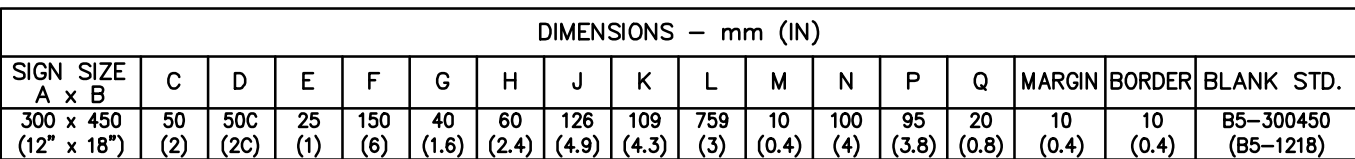
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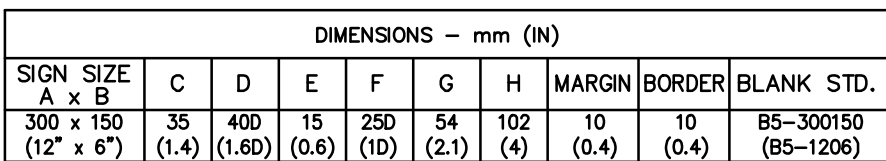
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Drawing No.

MD1.0

MECHANICAL GENERAL NOTES:

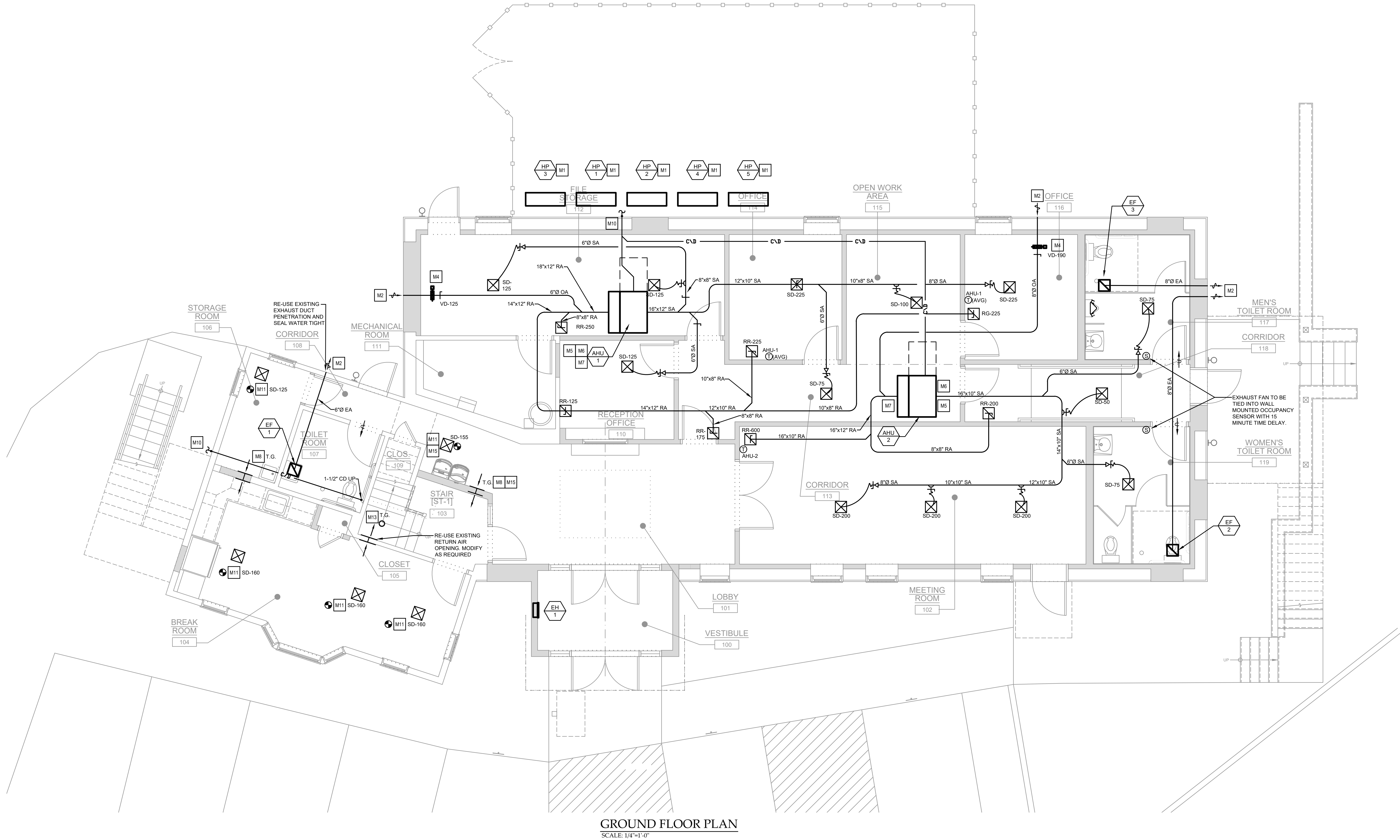
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4. CONTRACTOR TO PROVIDE A CLEAN OUT AT EVERY CHANGE IN DIRECTION OF A CONDENSATE LINE AND AT 25'-0" CENTERS.
5. RUN ALL CONDENSATE PIPING TO POINT OF DISCHARGE, PROVIDE REQUIRED AIR GAP AT DISCHARGE POINT, REFER TO PLANS & SPECIFICATIONS FOR SIZES AND REQUIREMENTS.
6. SHARP THROAT, RADIUS HEEL 90 DEGREE FITTINGS ARE UNACCEPTABLE. RADIUS ELBOWS (INNER AND OUTER) OR MITERED ELBOWS WITH TURNING VANES SHALL BE PROVIDED FOR ALL 90 DEGREE ELBOWS
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10. EXHAUST AIR DUCTWORK SHALL NOT BE INSULATED UNLESS EXTENDING THROUGH UNCONDITIONED SPACES. PROVIDE 1 1/2" DUCTWRAP THROUGH UNCONDITIONED SPACES.
11. ALL SUPPLY, OUTSIDE, AND RETURN AIR DUCTWORK IN UNCONDITIONED AREAS/ ATTICS IS TO HAVE 3" FIBERGLASS INSULATION WITH VAPOR BARRIER.

MECHANICAL COMMON AREA NOTES:

- M1 OUTDOOR HEAT PUMP LOCATION: HEAT PUMP TO BE MOUNTED ON A 12" STAND TO ALLOW UNIT TO BE ABOVE AVERAGE SNOWFALL LINE. MOUNTING STAND BASED ON QUICK-SLING QSM51200. FURNISH AND INSTALL PER MANUFACTURER REQUIREMENTS. ALL LOCATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS. LABEL ALL CONDENSING UNITS WITH TAG WITH RAISED OR LOWERED LETTERING. PROVIDE WEATHER TIGHT WALL PENETRATION BASED ON AIREX PRO-SYSTEM KIT.
- M2 SIDEWALL INTAKE/EXHAUST VENT BASED ON X-VENT. PROVIDE BIRDSCREEN. EXHAUST VENT TO HAVE BACKDRAFT DAMPER. INTAKE VENT SHALL NOT HAVE BACKDRAFT DAMPER. CONTRACTOR TO COORDINATE CONNECTION SIZES. COORDINATE FINAL LOCATION WITH ARCHITECTURAL ELEVATIONS. FINISH TO BE SELECTED BY ARCHITECT. CONTRACTOR TO VERIFY X-VENT MOUNTING WITH WALL CONSTRUCTION TYPE.
- M3 NO DUCTWORK OR PIPING IS PERMITTED TO RUN ABOVE ELECTRICAL PANELS.
- M4 2-POSITION MOTOR OPERATED DAMPER AND BALANCING DAMPER, INTERLOCK WITH UNIT OCCUPIED CONTROLS OF ASSOCIATED AIR HANDLER SUCH THAT OCCUPIED=OPEN AND UNOCCUPIED=CLOSED. REFER TO FLOOR PLAN FOR SIZE AND CFM.
- M5 EXTEND REFRIGERANT PIPING TO OUTDOOR HEAT PUMP. ALL PIPING SHALL RUN CONCEALED. REFRIGERANT LENGTHS SHALL NOT EXCEED THE MANUFACTURER'S ALLOWABLE LENGTH.
- M6 CONTRACTOR TO COORDINATE FINAL LOCATION OF AHU IN THE FIELD TO AVOID CONFLICT WITH OTHER MEP ELEMENTS. PROVIDE 36" CLEARANCE IN FRONT SERVICE SIDE OF THE UNIT.
- M7 FILTER BOX REQUIRED.
- M8 (2) 14"x6" WALL TRANSFER GRILLES HIGH. SEAL INSIDE OF TRANSFER DUCT/OPENING WITH MASTIC.
- M9 PROVIDE ROOF TERMINATION VENT KIT, BASED ON GREENHECK GRSR FOR EXHAUST, GREENHECK GRSI FOR INTAKE. ROOF FLASHING BY GENERAL CONTRACTOR. ROOF COUNTERFLASHING BY MECHANICAL CONTRACTOR.
- M10 DISCHARGE 1-1/2" CONDENSATE PIPING TO GRADE (1 CU YD CRUSHED LOOSEWELL STONE). SEAL EXTERIOR WALL PENETRATION AIR/WATER TIGHT. EXTERIOR PIPING TO BE CONCEALED IN A DOWNSPOUT. DISCHARGE SHALL BE 2'-0" MINIMUM FROM BUILDING EXTERIOR WALL AND LOCATED TO AVOID CONFLICTS WITH EXTERIOR EQUIPMENT.
- M11 NEW AIR DEVICE TO BE RECONNECTED TO EXISTING BRANCH DUCTWORK IN EXISTING CEILING JOIST SPACE.
- M12 NEW BRANCH DUCTWORK WITH NEW VOLUME DAMPER TO BE RECONNECTED INTO EXISTING BRANCH DUCTWORK GOING DOWN TO FIRST FLOOR.
- M13 (2) 18"x14" WALL TRANSFER GRILLES HIGH. SEAL INSIDE OF TRANSFER DUCT/OPENING WITH MASTIC
- M14 (2) TRANSFER GRILLES (LOW IN OFFICE, HIGH IN HALLWAY/MEETING ROOM). REFER TO FLOOR PLAN FOR SIZES. PROVIDE SHEET METAL DUCT BETWEEN GRILLES. SEAL INSIDE OF TRANSFER OPENING WITH MASTIC.
- M15 CONTRACTOR TO RE-USE EXISTING OPENINGS AS MUCH AS POSSIBLE
- M16 ADD ALT. MECHANICAL CONTRACTOR TO TEST EXISTING EXHAUST FAN TO SEE IF IT IS IN GOOD WORKING CONDITION. CONTRACTOR TO RE-USE EXISTING EXHAUST FAN IF DETERMINED TO BE IN GOOD WORKING ORDER.

MECHANICAL REFRIGERANT PIPING GENERAL NOTES:

1. ALL SPLIT SYSTEM COOLING UNITS AND HEAT PUMPS WILL REQUIRE STRICT ADHERENCE TO MANUFACTURER'S DATA SHEETS FOR LONG LINESET INSTALLATION.
2. CONTRACTOR MUST SUBMIT CALCULATED LINESET LENGTH, ELEVATION, SIZE, AND REFRIGERANT CHARGE VOLUME FOR EACH SYSTEM OR ENGINEER APPROVAL WILL NOT BE GRANTED. PROVIDE DOCUMENTATION THAT EACH SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES. SYSTEM DE-RATING, DROP IN PERFORMANCE/CAPACITY, OR LOSS OF EFFICIENCY SHALL NOT BE ACCEPTABLE. PROVIDE WARRANTY FROM MANUFACTURER AS WELL AS ON INSTALLATION.
3. ALL LINESETS MUST BE EXTENDED AS STRAIGHT AND DIRECT AS POSSIBLE WITH THE MINIMAL AMOUNT OF ELBOWS POSSIBLE.
4. INSTALL OVERSIZED PIPING, ADDITIONAL INSULATION, CRANKCASE HEATERS, HARD START KITS, OIL TRAPS, SUCTION RISERS, THERMAL EXPANSION VALVES, LIQUID LINE SOLENOIDS, AND ADDITIONAL CHARGE WHEREVER REQUIRED.
5. CONTRACTOR MUST PROVIDE FACTORY START-UP AND VERIFICATION FOR EVERY SYSTEM INSTALLED.
6. EXPOSED REFRIGERANT PIPING, POWER AND CONTROL WIRING EXTENDING FROM THE BUILDING TO THE REMOTE CONDENSING UNITS SHALL BE PROTECTED AND INSULATED WITH SPLIT TYPE INSULATION WITH PVC JACKET AND CEMENTED JOINTS OR EQUAL BY AIREX E-FLEX GUARD.
7. WALL/DOORHOUSE PIPING PENETRATION TO BE SEALED TIGHT AND INSTALLED WITH AIREX PENETRATION KIT. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
8. PIPING SHALL BE LABELED ON 20'-0" CENTERS "DANGER - RISK OF FIRE OR EXPLOSION, FLAMMABLE REFRIGERANT."
9. THE PIPING SHALL REMAIN EXPOSED FOR VISUAL INSPECTION AND TESTING BEFORE IT CAN BE CONCEALED IN WALLS/SHAFTS.
10. HORIZONTAL PIPING EXPOSED OR CONCEALED IN WALLS DOES NOT NEED TO BE PROTECTED IF LOCATED AT MORE THAN 7'-3". WHERE THE PIPE GOES THROUGH A WALL STUD AT 7'-3" OR HIGHER, PROVIDE SHIELD PLATES AT THE STUD LOCATION.



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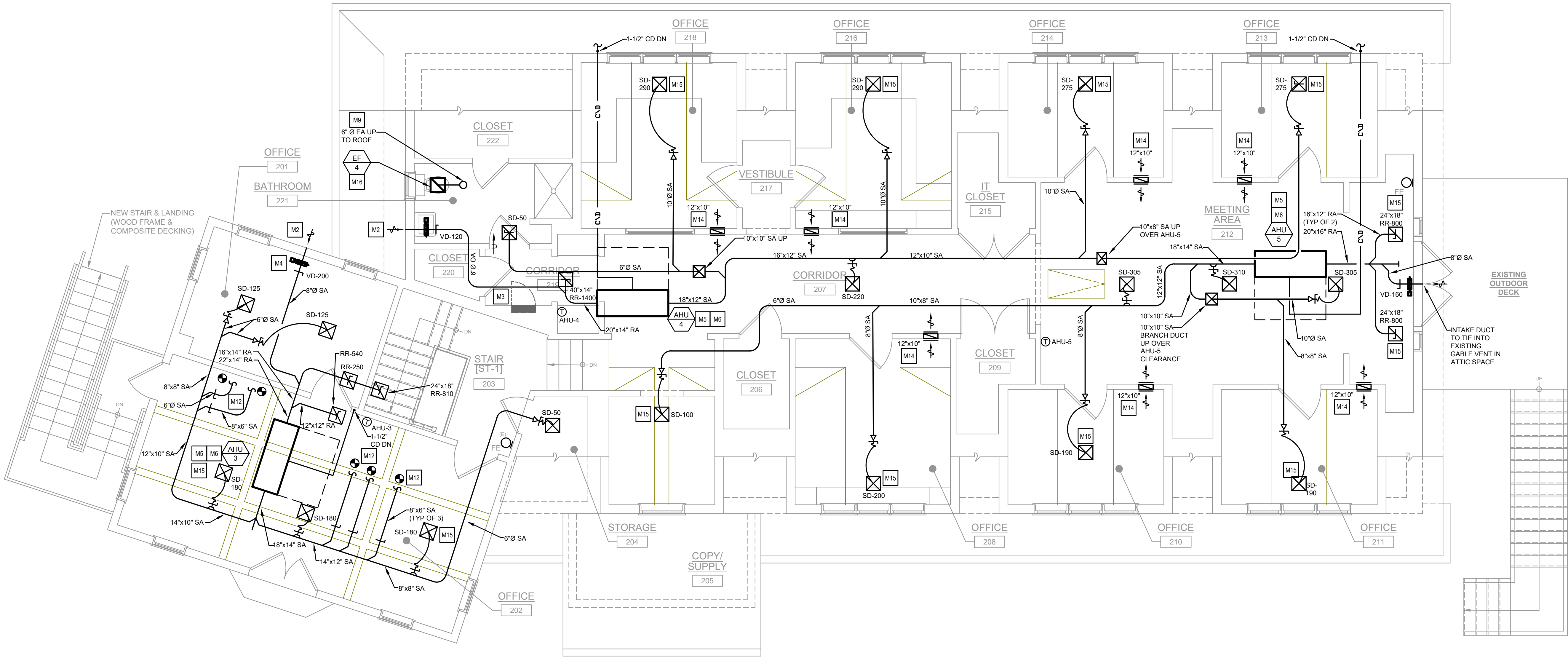
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- M2 SIDEWALL INTAKE/EXHAUST VENT BASED ON X-VENT. PROVIDE BIRDSCREEN. EXHAUST VENT TO HAVE BACKDRAFT DAMPER. INTAKE VENT SHALL NOT HAVE BACKDRAFT DAMPER. CONTRACTOR TO COORDINATE CONNECTION SIZES. COORDINATE FINAL LOCATION WITH ARCHITECTURAL ELEVATIONS. FINISH TO BE SELECTED BY ARCHITECT. CONTRACTOR TO VERIFY X-VENT MOUNTING WITH WALL CONSTRUCTION TYPE.
- M3 NO DUCTWORK OR PIPING IS PERMITTED TO RUN ABOVE ELECTRICAL PANELS.
- M4 2-POSITION MOTOR OPERATED DAMPER AND BALANCING DAMPER. INTERLOCK WITH UNIT OCCUPIED CONTROLS OF ASSOCIATED AIR HANDLER SUCH THAT OCCUPIED=OPEN AND UNOCCUPIED=CLOSED. REFER TO FLOOR PLAN FOR SIZE AND CFM.
- M5 EXTEND REFRIGERANT PIPING TO OUTDOOR HEAT PUMP. ALL PIPING SHALL RUN CONCEALED. REFRIGERANT LENGTHS SHALL NOT EXCEED THE MANUFACTURER'S ALLOWABLE LENGTH.
- M6 CONTRACTOR TO COORDINATE FINAL LOCATION OF AHU IN THE FIELD TO AVOID CONFLICT WITH OTHER MEP ELEMENTS. PROVIDE 36" CLEARANCE IN FRONT SERVICE SIDE OF THE UNIT.
- M7 FILTER BOX REQUIRED.
- M8 (2) 14"x6" WALL TRANSFER GRILLES HIGH. SEAL INSIDE OF TRANSFER DUCT/OPENING WITH MASTIC.
- M9 PROVIDE ROOF TERMINATION VENT KIT. BASED ON GREENHECK GRSR FOR EXHAUST, GREENHECK GRSI FOR INTAKE. ROOF FLASHING BY GENERAL CONTRACTOR. ROOF COUNTERFLASHING BY MECHANICAL CONTRACTOR.
- M10 DISCHARGE 1-1/2" CONDENSATE PIPING TO GRADE (1 CU YD CRUSHED LOOSEWELL STONE). SEAL EXTERIOR WALL PENETRATION AIR/WATER TIGHT. EXTERIOR PIPING TO BE CONCEALED IN A DOWNSPOUT. DISCHARGE SHALL BE 2'-0" MINIMUM FROM BUILDING EXTERIOR WALL AND LOCATED TO AVOID CONFLICTS WITH EXTERIOR EQUIPMENT.
- M11 NEW AIR DEVICE TO BE RECONNECTED TO EXISTING BRANCH DUCTWORK IN EXISTING CEILING JOIST SPACE.
- M12 NEW BRANCH DUCTWORK WITH NEW VOLUME DAMPER TO BE RECONNECTED INTO EXISTING BRANCH DUCTWORK GOING DOWN TO FIRST FLOOR.
- M13 (2) 18"x14" WALL TRANSFER GRILLES HIGH. SEAL INSIDE OF TRANSFER DUCT/OPENING WITH MASTIC
- M14 (2) TRANSFER GRILLES (LOW IN OFFICE, HIGH IN HALLWAY/MEETING ROOM). REFER TO FLOOR PLAN FOR SIZES. PROVIDE SHEET METAL DUCT BETWEEN GRILLES. SEAL INSIDE OF TRANSFER OPENING WITH MASTIC.
- M15 CONTRACTOR TO RE-USE EXISTING OPENINGS AS MUCH AS POSSIBLE
- M16 ADD ALT. MECHANICAL CONTRACTOR TO TEST EXISTING EXHAUST FAN TO SEE IF IT IS IN GOOD WORKING CONDITION. CONTRACTOR TO RE-USE EXISTING EXHAUST FAN IF DETERMINED TO BE IN GOOD WORKING ORDER.

MECHANICAL REFRIGERANT PIPING GENERAL NOTES:

1. ALL SPLIT SYSTEM COOLING UNITS AND HEAT PUMPS WILL REQUIRE STRICT ADHERENCE TO MANUFACTURER'S DATA SHEETS FOR LONG LINESET INSTALLATION.
2. CONTRACTOR MUST SUBMIT CALCULATED LINESET LENGTH, ELEVATION, SIZE, AND REFRIGERANT CHARGE VOLUME FOR EACH SYSTEM OR ENGINEER APPROVAL WILL NOT BE GRANTED. PROVIDE DOCUMENTATION THAT EACH SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES. SYSTEM DE-RATING, DROP IN PERFORMANCE/CAPACITY, OR LOSS OF EFFICIENCY SHALL NOT BE ACCEPTABLE. PROVIDE WARRANTY FROM MANUFACTURER AS WELL AS ON INSTALLATION.
3. ALL LINESETS MUST BE EXTENDED AS STRAIGHT AND DIRECT AS POSSIBLE WITH THE MINIMAL AMOUNT OF ELBOWS POSSIBLE.
4. INSTALL OVERSIZED PIPING, ADDITIONAL INSULATION, CRANKCASE HEATERS, HARD START KITS, OIL TRAPS, SUCTION RISERS, THERMAL EXPANSION VALVES, LIQUID LINE SOLENOIDS, AND ADDITIONAL CHARGE WHEREVER REQUIRED.
5. CONTRACTOR MUST PROVIDE FACTORY START-UP AND VERIFICATION FOR EVERY SYSTEM INSTALLED.
6. EXPOSED REFRIGERANT PIPING, POWER AND CONTROL WIRING EXTENDING FROM THE BUILDING TO THE REMOTE CONDENSING UNITS SHALL BE PROTECTED AND INSULATED WITH SPLIT TYPE INSULATION WITH PVC JACKET AND CEMENTED JOINTS OR EQUAL BY AIREX E-FLEX GUARD.
7. WALL/DUGHOUSE PIPING PENETRATION TO BE SEALED TIGHT AND INSTALLED WITH AIREX PENETRATION KIT. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
8. PIPING SHALL BE LABELED ON 20'-0" CENTERS "DANGER-- RISK OF FIRE OR EXPLOSION. FLAMMABLE REFRIGERANT."
9. THE PIPING SHALL REMAIN EXPOSED FOR VISUAL INSPECTION AND TESTING BEFORE IT CAN BE CONCEALED IN WALLS/SHAFTS.
10. HORIZONTAL PIPING EXPOSED OR CONCEALED IN WALLS DOES NOT NEED TO BE PROTECTED IF LOCATED AT MORE THAN 7'-3". WHERE THE PIPE GOES THROUGH A WALL STUD AT 7'-3" OR HIGHER, PROVIDE SHIELD PLATES AT THE STUD LOCATION.



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

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FOR BID REVIEW ONLY. NOT SUITABLE FOR CONSTRUCTION.

OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

**GIRESI DESIGN, LLC**
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GRES

PA LICENSE NO. RA02022

CIVIL ENGINEER

**GILMORE & ASSOCIATES, INC.**
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

M.E.P. ENGINEER

**McHUGH**
ENGINEERING ASSOCIATES, INC.
135 Fingert Street, Ambler, PA 19002
1950 Route 70, Suite 102, Cherry Hill, NJ 08033
www.mchugheng.com
201-681-1500

M.E.P. ENGINEER'S SEAL

CONSULTANT

CONSULTANT'S SEAL

PROJECT

UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
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Reviewed By:

SG

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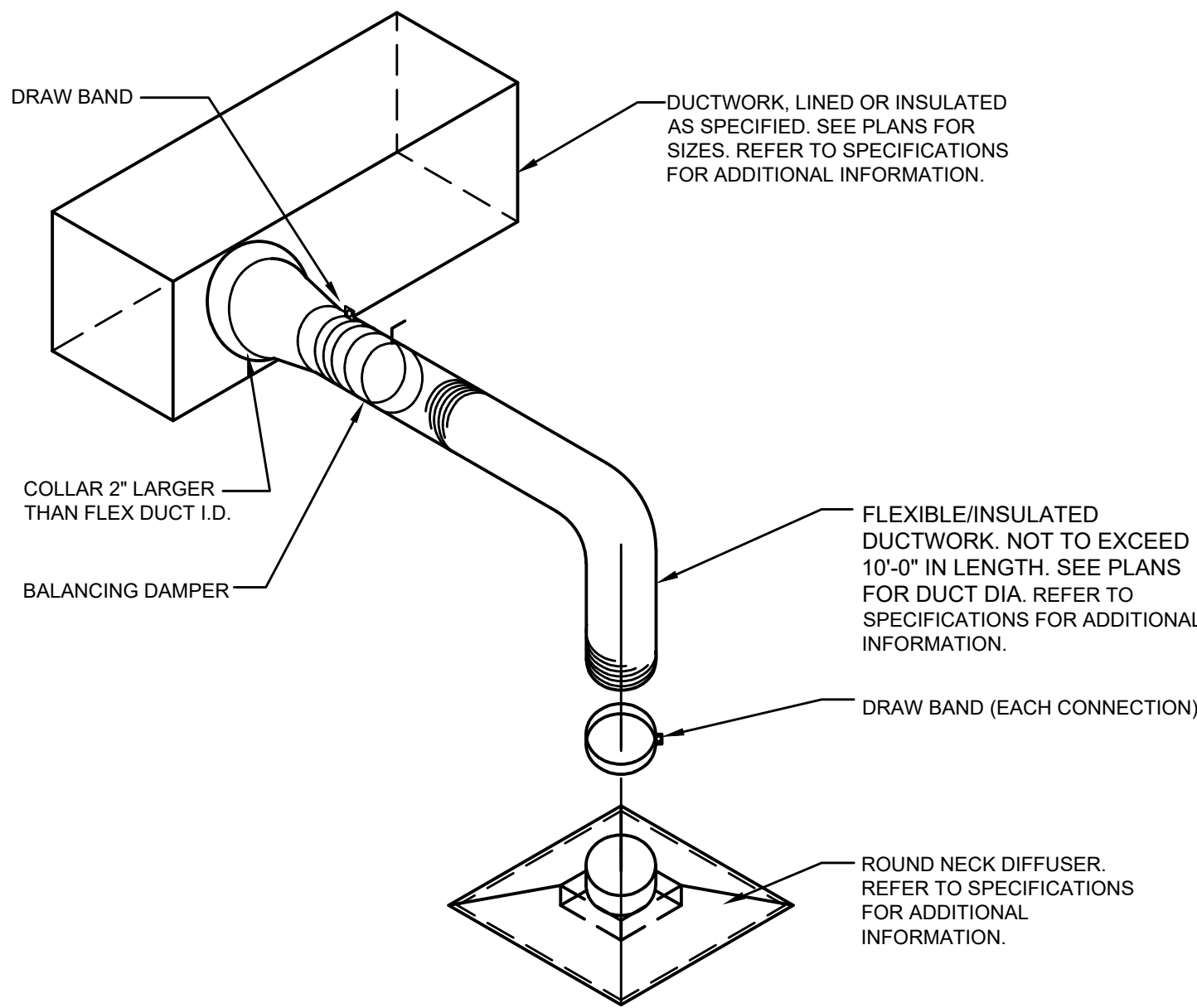
30"x42"

Sheet Title:

SECOND FLOOR PLAN - MECHANICAL

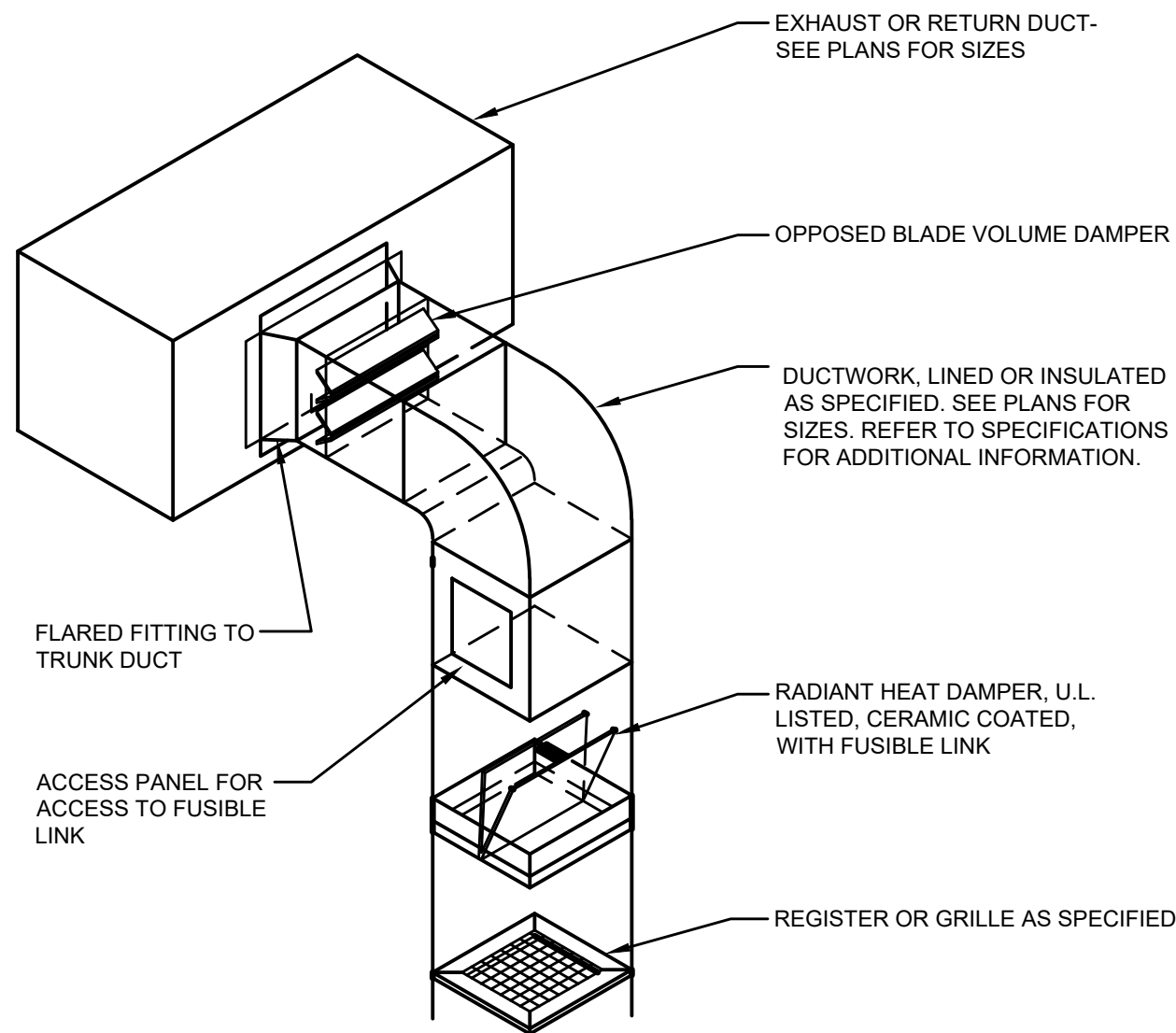
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M1.1



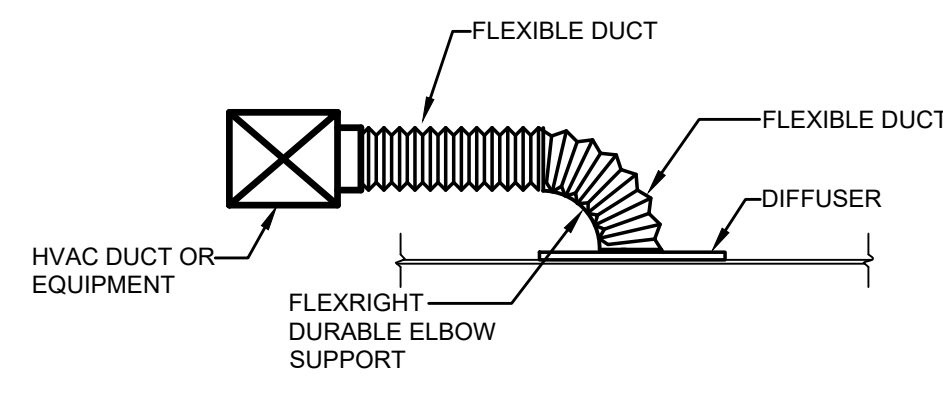
SUPPLY DIFFUSER DETAIL

SCALE: NONE



RETURN OR EXHAUST REGISTER/GRILLE IN FIRE RATED CEILING ASSEMBLY DETAIL

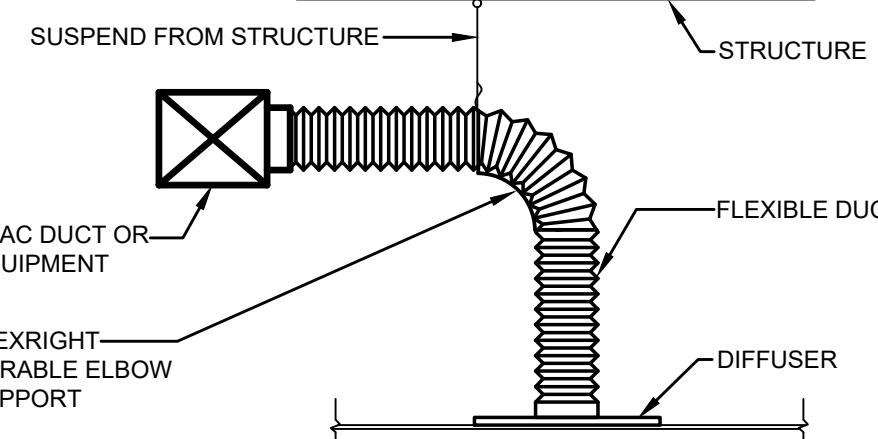
SCALE: NONE



FLEXIBLE DUCT CEILING DIFFUSER CONNECTION DETAIL

SCALE: NONE

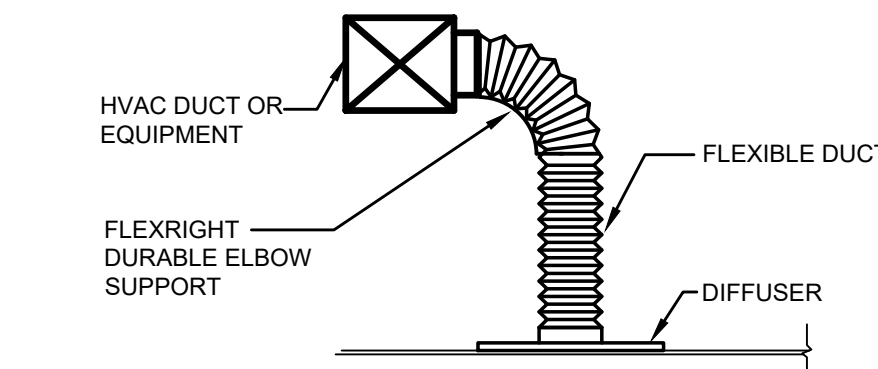
- NOTES:
1. INSTALL FLEXRIGHT DURABLE ELBOW SUPPORTS AT ALL DIFFUSERS.
 2. FLEX DUCT LENGTH NOT TO EXCEED 10 FEET.



FLEXIBLE DUCT CEILING DIFFUSER CONNECTION DETAIL

SCALE: NONE

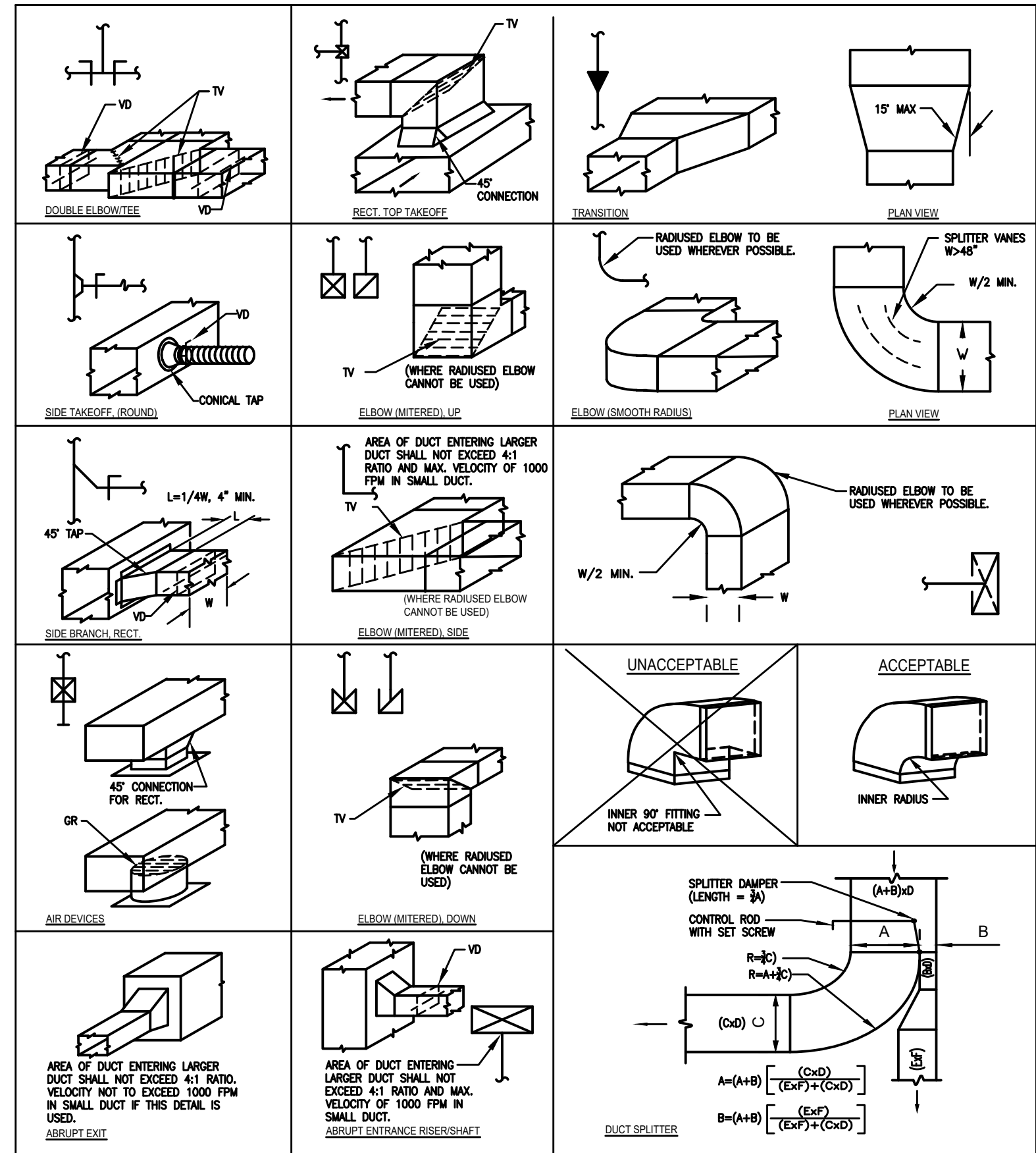
- NOTES:
1. INSTALL FLEXRIGHT DURABLE ELBOW SUPPORTS AT ALL DIFFUSERS.
 2. FLEX DUCT LENGTH NOT TO EXCEED 10 FEET.



FLEXIBLE DUCT CONNECTION DETAIL

SCALE: NONE

- NOTES:
1. INSTALL FLEXRIGHT DURABLE ELBOW SUPPORTS AT ALL FLEXIBLE DUCT 90° BENDS.
 2. FLEX DUCT LENGTH NOT TO EXCEED 10 FEET.

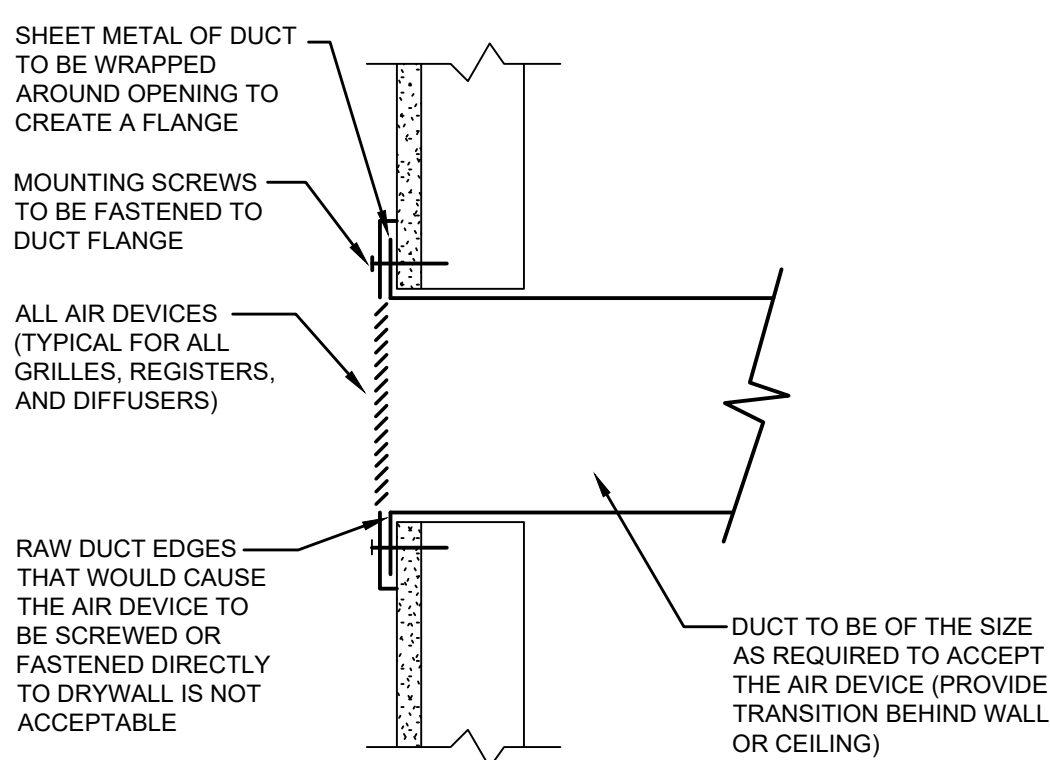


DUCTWORK DETAIL

SCALE: NONE

ABBREVIATIONS:

- GR EQUALIZING GRID
TV TURNING VANES
VD VOLUME DAMPER
AT AIR TURN OR EXTRACTOR

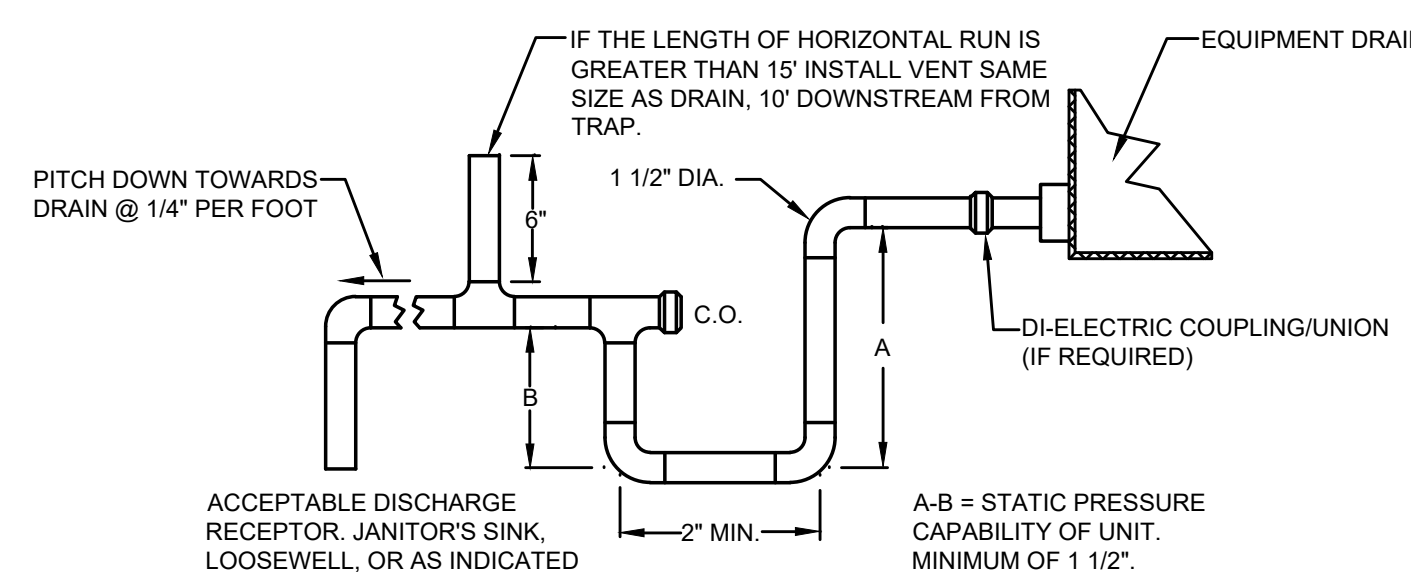


AIR DEVICE MOUNTING DETAIL

SCALE: NONE

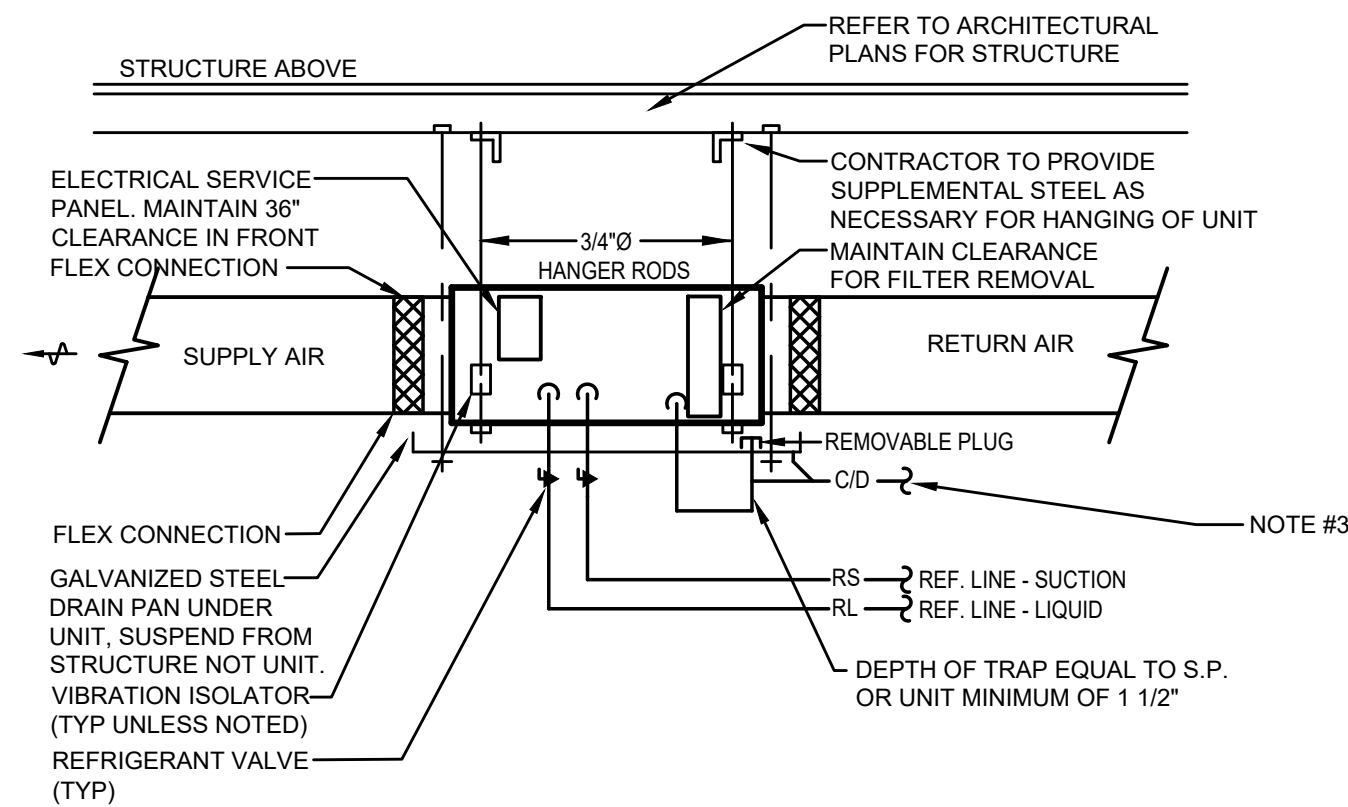
NOTE:

1. APPLIES TO ALL AIR DEVICES MOUNTED TO WALLS OR CEILINGS.



CONDENSATE TRAP

SCALE: NONE



HORIZONTAL DX AIR HANDLING UNIT

SCALE: NONE



NOTES:

1. CONTRACTOR TO FURNISH AND INSTALL A CONDENSATE PUMP IF GRAVITY CONDENSATE DRAINAGE PIPING SYSTEM IS NOT POSSIBLE. INTERLOCK CONDENSATE PUMP OPERATION WITH ASSOCIATED AIR HANDLING UNIT CONTROLS.
2. UL LISTED CONDENSATE DETECTION DEVICE ON DRAIN PAN WITH SENSOR INTERLOCKED WAIR HANDLER. SHUT UNIT DOWN IF WATER IS DETECTED.
3. 1 1/2" Ø MIN. CONDENSATE LINE TO ACCEPTABLE DISCHARGE POINT. REFER TO SEPARATE CONDENSATE TRAP DETAIL.

NOTICE

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MECHANICAL SYMBOLS AND ABBREVIATIONS

- NEW DUCTWORK
EXISTING DUCTWORK
DUCTWORK TO BE DEMOLISHED
FLEXIBLE DUCTWORK
REFRIGERANT LIQUID
REFRIGERANT SUCTION
A/C UNIT DRAIN
SUPPLY DIFFUSER
SUPPLY DIFFUSER W/ROUND DUCT CONNECTION
RETURN REGISTER/GRILLE
EXHAUST REGISTER/GRILLE
SPIN IN TAP W/DAMPER
BOTTOM TAKEOFF
SPIN IN TAP W/DAMPER
TOP TAKEOFF
TAKEOFF W/DAMPER
FLEXIBLE CONNECTION
TRANSITION FROM RIGID DUCT TO ROUND FLEXIBLE DUCT
DUCT REDUCER
THERMOSTAT
VOLUME DAMPER
1" DOOR UNDERCUT
CONTINUATION/BREAK
BACKDRAFT DAMPER
PIPE DOWN
PIPE UP
MOTOR OPERATED DAMPER
DTTV DOUBLE THICK TURN VANES
EA EXHAUST AIR
OA OUTSIDE AIR
RA RETURN AIR
RG RETURN AIR GRILLE
RR RETURN AIR REGISTER
SA SUPPLY AIR
SD SUPPLY AIR DIFFUSER
SR SUPPLY AIR REGISTER
(E) EXISTING
(ED) EXISTING TO BE DEMOLISHED
CONNECT TO EXISTING
POINT OF REMOVAL

OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

giresidesign
architecture

GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GRESI PA LICENSE NO. RA02022

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES INC.

135 Poplar Street, Ambler, PA 19002
1850 Route 10, Suite 102, Cherry Hill, NJ 08003
www.mchugheng.com
201-481-1010

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CONSULTANT

CONSULTANT'S SEAL

PROJECT

UPPER UWCHLAN
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ALTERATIONS

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
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CHESTER COUNTY, PA

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**DETAILS -
MECHANICAL**

Drawing No.

M2.0

MS.0

The diagram illustrates the installation of a heat pump unit on a concrete pad. The unit is mounted on a 4-inch concrete pad, which is supported by a layer of crushed stone base. Vibration isolation pads are placed between the unit and the concrete pad. The unit is secured to the pad using threaded concrete anchors/screws. A "quick sling" equipment support is used to hold the unit, and weatherproof disconnects are provided for electrical connections. Refrigerant piping and electrical conduits are shown extending from the unit through the wall, with provisions for weather-tight penetration.

- VIBRATION ISOLATION PADS INTEGRAL TO THE SYSTEM
- UNIT MOUNTED WEATHERPROOF DISCONNECTS (REFER TO ELECTRIC DRAWINGS)
- "QUICK SLING" EQUIPMENT SUPPORT (12" HEIGHT) EQUAL BY BIGFOOT SYSTEMS AND CADDY
- PROVIDE WEATHER TIGHT WALL PENETRATION
- EXTEND REFRIGERANT PIPING AND ELECTRICAL TO WALL PIPING PENETRATION ASSEMBLY.
- NOTE 3
- THREADED CONCRETE ANCHOR/SCREW
- 4" CONCRETE PAD BY MECHANICAL CONTRACTOR
- 4" CRUSHED STONE BASE BY MECHANICAL CONTRACTOR

GRADE MOUNTED ELEVATED HEAT PUMP DETAIL

SCALE: NONE

NOTES:

- SUPPORT HEIGHT SHALL BE DETERMINED BY MANUFACTURER REQUIREMENTS AND THE LOCATION ANTICIPATED SNOWFALL.
- COORDINATE WITH ARCHITECT FOR MULTIPLE HEAT PUMP ARRAY DIRECTION.
- REFRIGERANT SYSTEMS CONTAINING MORE THAN 6.6 LBS. OF REFRIGERANT: INSTALL STOP VALVES AT THE SUCTION AND THE DISCHARGE OF EACH CONDENSING UNIT

2

EXHAUST FAN SCHEDULE (EF)														
TYPE	DRIVE	AREAS SERVED	AIRFLOW (CFM)	EXT. STATIC PRESSURE (IN. W.C.)	SOUND RATING (DBA / SONES)	ELECTRICAL			WEIGHT (LBS)	MOC P	CONTROL	BASIS OF DESIGN	MODEL	COMMENTS
						V / Ø	FAN HP	FAN FLA						
CEILING MOUNTED	Direct	EXISTING TLT	80	0.375	3	120 / 1	0.02	1.5	30	15	INTERLOCK WITH LIGHTING CONTROLS	Greenheck	SP-A390-VG	1 THROUGH 5
CEILING MOUNTED	Direct	WOMENS TLT	150	0.375	4	120 / 1	0.04	1.5	30	15	OCCUPANCY SENSOR	Greenheck	SP-A390-VG	1 THROUGH 6
CEILING MOUNTED	Direct	MENS TLT	150	0.375	4	120 / 1	0.04	1.5	30	15	OCCUPANCY SENSOR	Greenheck	SP-A390-VG	1 THROUGH 6
CEILING MOUNTED	Direct	2ND FLR TLT	80	0.375	3	120 / 1	0.02	1.5	30	15	INTERLOCK WITH LIGHTING CONTROLS	Greenheck	SP-A390-VG	1 THROUGH 5
NOTES:														
CONTRACTOR SHALL PROVIDE FOR POLYPHASE AND SINGLE PHASE ABOVE 1/2 HP.														
CONTRACTOR SHALL PROVIDE FOR FRACTIONAL HORSEPOWER UP TO 1/2 HP.														
CONTRACTOR SHALL INSTALL ALL STARTERS EXCEPT FOR THOSE INTEGRAL TO THE EQUIPMENT.														
AL DISCONNECTING MEANS BY E.C.														
ACKDRAFT DAMPER.														
ONNECTION														
IT MANUFACTURER BY CARNES, COOK, ACME, BARRYPENN, PANASONIC														
EN														
TIME DELAY.														

NOTICE	
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OWNER

UPPER UWCHLAN TOWNSHIP

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

giresi

design

architecture

GIRESI DESIGN, LLC

1379 DILWORTH TOWN CROSSING, SUITE 209

WEST CHESTER, PA 19382

484-301-0551

ARCHITECT'S SEAL

BRAD A. GRESI

PA LICENSE NO: RA02022

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

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M.E.P. ENGINEER

McHUGH

ENGINEERING ASSOCIATES INC.

135 Faglar Street, Ambler, PA 19002
1950 Route 70, Suite 102, Cherry Hill, NJ 08033
www.mchugheng.com
201-481-1510

M.E.P. ENGINEER'S SEAL

CONSULTANT

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PROJECT

UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
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ABBREVIATIONS

AD	AREA DRAIN	FDC	FIRE DEPARTMENT CONNECTION	OD	OUTSIDE DIAMETER
AFF	ABOVE FINISHED FLOOR	FHC	FIRE HOSE CABINET	OD	OVERFLOW DRAIN
AGF	AIR GAP FITTING	FHV	FIRE HOSE VALVE	OED	OPEN END DUCT
AHU	AIR HANDLING UNIT	FIN	FINISH	PCR	PUMPED CONDENSATE RETURN
AMP	AMPERE	FF	FINISHED FLOOR	PD	PUMPED DRAIN
APPROX	APPROXIMATE	FLR	FLOOR	PG	PRESSURE GAUGE
AV	ACID VENT	FPM	FEET PER MINUTE	PH	PHASE-ELECTRICAL
AVG	AVERAGE	FPS	FEET PER SECOND	PIV	POST INDICATOR VALVE
B.O.P.	BOTTOM OF PIPE	FS	FLOW SWITCH	PLBG	PLUMBING
B.F.F.	BELOW FINISHED FLOOR	FT	FEET	PRV	PRESSURE REDUCING VALVE
BFV	BUTTERFLY VALVE	FU	FIXTURE UNIT	PSF	POUNDS PER SQUARE FOOT
BHP	BRAKE HORSEPOWER	FV	FLUSH VALVE	PSI	POUNDS PER SQUARE INCH
BLV	BALANCING VALVE	G	NATURAL GAS		
BTU	BRITISH THERMAL UNIT	GA	GAUGE	PVC	POLYVINYL CHLORIDE PIPE
BV	BALL VALVE	GAL	GALLONS		
BWV	BACKWATER VALVE	GALV	GALVANIZED	PEX	CROSS LINKED POLYETHYLENE
CA	COMPRESSED AIR	GPD	GALLONS PER DAY	QT	QUART
C TO C	CENTER TO CENTER	GPH	GALLONS PER HOUR	(R)	REMOVE EXISTING
C/D	CONDENSATE DRAIN	GPM	GALLONS PER MINUTE	(RE)	RELOCATE EXISTING
CFH	CUBIC FEET PER HOUR	GRD	GROUND	RD	ROOF DRAIN
CI	CAST IRON	GW	GAS WATER HEATER	REQ	REQUIRED
CISP	CAST IRON SOIL PIPE	HB	HOSE BIBB	RM	ROOM
CLG	CEILING	HC	HANDICAP	RPM	REVOLUTIONS PER MINUTE
CO	CLEANOUT	HD	HEAD	RR	RETURN AIR REGISTER
COL	COLUMN	HP	HORSEPOWER	RWC	RAINWATER CONDUCTOR
COND	CONDENSATE	HPCR	HIGH PRESSURE CONDENSATE RETURN	RPZ	REDUCED PRESSURE ZONE BFP
CONN	CONNECTION	HPSS	HIGH PRESSURE STEAM SUPPLY	SA	SHOCK ABSORBER
CONT	CONTINUED	HPWH	HEAT PUMP WATER HEATER	SAN	SANITARY WASTE
CONTR	CONTRACTOR	HR	HOUR	SCH	SCHEDULE
CU FT	CUBIC FEET	HS	HOSE STATION	SF	SQUARE FEET
CU IN	CUBIC INCH	HT	HEIGHT	SH	SHOWER
CV	CHECK VALVE	HTR	HEATER	SP	STANDPIPE
CW	COLD WATER (DOMESTIC)	HVAC	HEATING VENTILATION AIR CONDITIONING	SPEC	SPECIFICATION
DB	DECIBEL	HZ	FREQUENCY-ELECTRICAL	SPR	SPRINKLER
DCBP	DOUBLE CHECK BACKFLOW PREVENTER	ID	INSIDE DIAMETER	SQ	SQUARE
DD	DECK DRAIN	ID	INDIRECT DRAIN	SS	STAINLESS STEEL
DEG	DEGREE	IE	INVERT ELEVATION	STD	STANDARD
DFU	DRAINAGE FIXTURE UNIT	IW	INDIRECT WASTE	STL	STEEL
DI	DEIONIZED WATER	KW	KILOWATT	STR	STRAINER
DIA	DIAMETER	KWH	KILOWATT HOUR	SUCT	SUCTION
DIS	DISTILLED WATER	LAV	LAVATORY	SV	SANITARY VENT
DISCH	DISCHARGE	LBS	POUNDS	SWV	SANITARY WASTE VENT
DN	DOWN	LF	LINEAR FEET	T&P	TEMPERATURE & PRESSURE RELIEF VALVE
DP	DEEP	LL	LOW LEVEL	TEMP	TEMPERATURE
DS	DOWNSPOUT	LP	LIQUID PROPANE	THERM	THERMOMETER
DSP	DRY STANDPIPE	LPCR	LOW PRESSURE CONDENSATE RETURN	T.O.P	TOP OF PIPE
DVC	DRY VACUUM CLEANING	LPCS	LOW PRESSURE CONDENSATE SUPPLY	TP	TRAP PRIMER
DWG	DRAWING	LWT	LEAVING WATER TEMPERATURE	TYP	TYPICAL
DWR	DOMESTIC WATER RISER	MAU	MAKE-UP AIR UNIT	UL	UNDERWRITER'S LABORATORY
(E)	EXISTING	MAX	MAXIMUM	UTIL	UTILITY
(ED)	EXISTING TO BE DEMOLISHED	MBH	1000 BTU	VAC	VACUUM
(ER)	EXISTING TO BE RELOCATED	MECH	MECHANICAL	VB	VACUUM BREAKER
EFF	EFFICIENCY	MFR	MANUFACTURER	VEL	VELOCITY
EFL	EFFLUENT	MH	MANHOLE	VERT	VERTICAL
EL	ELEVATION	MIN	MINIMUM	VFD	VARIABLE FREQUENCY DRIVE
ELEC	ELECTRICAL	MISC	MISCELLANEOUS	VIF	VERIFY IN FIELD
EQ	EQUAL	MPCR	MEDIUM PRESSURE CONDENSATE RETURN	VOL	VOLUME
EQUIP	EQUIPMENT	MPSS	MEDIUM PRESSURE STEAM SUPPLY	VPC	VIA PHOTOCELL
ES	EMERGENCY SHOWER	(N)	NEW	VTC	VIA TIME CLOCK
EW	EMERGENCY EYEWASH	NA	NOT APPLICABLE	VTR	VENT THROUGH ROOF
EW	ELECTRIC WATER COOLER	NC	NOISE CRITERIA	W	WITH
EW	ELECTRIC WATER HEATER	N.C.	NORMALLY CLOSED	WCO	WALL CLEANOUT
EWT	ENTERING WATER TEMPERATURE	NIC	NOT IN CONTRACT	WH	WALL HYDRANT
EXT	EXTERIOR	N.O.	NORMALLY OPEN	WP	WEATHERPROOF
*F	DEGREE FAHRENHEIT	N.O.	NUMBER	W/O	WITHOUT
F	FIRE PROTECTION WATER SUPPLY	NTS	NOT TO SCALE	WSFU	WATER SUPPLY FIXTURE UNITS
FCO	FLOOR CLEANOUT				
FD	FLOOR DRAIN				

PLUMBING GENERAL NOTES

1. ALL WORK TO BE IN CONFORMANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE OR LOCAL CODE HAVING JURISDICTION. NOT ALL CODE REQUIREMENTS HAVE BEEN DESCRIBED IN THIS SPECIFICATION OR INDICATED ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE CODES AND INSTALL THE WORK IN ACCORDANCE WITH CODES.

2. OBTAIN AND PAY FOR BUILDING PERMITS, INSPECTIONS, CONNECTION CHARGES, AND FEES.

3. THE CONTRACTOR IS TO SURVEY AND VERIFY ALL EXISTING CONDITIONS PRIOR TO BID SUBMISSION AND BECOME AWARE OF ALL CONDITIONS WHICH MAY IMPACT THE REQUIRED WORK. CONTRACTOR IS TO INCLUDE ALL ASSOCIATED COSTS (MATERIALS/LABOR) DETERMINED TO BE REQUIRED DURING SITE INSPECTIONS. CONTRACTOR'S BID SUBMISSION IS TO BE CONSIDERED PROOF THAT THIS REQUIREMENT HAS BEEN MET.

4. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE TAKEN AS A WHOLE. IF A CONFLICT OR CONTRADICTION EXISTS BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT WILL APPLY. THE ARCHITECT'S AND ENGINEER'S INTERPRETATION OF THE DOCUMENTS ARE TO BE BINDING UPON THE CONTRACTOR.

5. ALL WORK IS TO BE COORDINATED WITH, AND APPROVED BY THE OWNER PRIOR TO ANY SHUT-DOWNS. ALL REQUESTS ARE TO BE SUBMITTED, IN WRITING, TO THE OWNER 24 TO 48 HOURS PRIOR TO REQUESTED DELETIONS.

6. COORDINATE LOCATIONS AND ROUGH-IN REQUIREMENTS WITH ALL TRADES PRIOR TO INSTALLATION.

7. COORDINATE ALL ELECTRICAL REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR PRIOR TO PURCHASING EQUIPMENT. VERIFY ALL VOLTAGE AND AMPERE REQUIREMENTS FOR FEEDERS, AND MOCF DEVICES.

8. ALL EXTERIOR WALL/ ROOF PENETRATIONS ARE TO BE SEALED, AIR, AND WATER-TIGHT BY THE GC. ALL PIPING PASSING THROUGH WALL, OR FLOOR PENETRATIONS IS TO HAVE SLEEVES. ALL WALL OR FLOOR-RATED PENETRATIONS ARE TO BE SEALED WITH FIRE-RATED SEALANT FORMED IN PLACE (BY 3M OR HILTI) BY THE GC.

9. VENTS THROUGH ROOF SHALL BE FLASHED WITH "SURE SEAL" PRE-MOLDED OR SIMILAR TYPE BOOT AS RECOMMENDED BY THE ROOFING CONTRACTOR.

10. PROVIDE ALL ACCESS DOORS FOR ALL VALVES, DAMPERS, DEVICES, CONTROLLERS, ETC. WHICH MAY REQUIRE SERVICE. ALL ACCESS PANELS ARE BE 18 GAUGE STEEL FRAME, 20 GAUGE HINGED DOOR, LOCKABLE, AND FIRE-RATED (WHEN INSTALLED IN RATED WALLS, FLOORS, "B" LABEL, 1-1/2 HOURS). FINISH AS SELECTED BY THE ARCHITECT.

11. SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT TO BE REVIEWED BY THE ENGINEER PRIOR TO ORDERING. COORDINATE ALL ELECTRICAL REQUIREMENTS WITH ELECTRICAL CONTRACTOR, AND PHYSICAL DIMENSIONS PRIOR TO SHOP DRAWING SUBMISSION.

12. ALL WORK TO BE CONCEALED UNLESS OTHERWISE INDICATED.

13. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL REQUIRED INPUT OF THE PLUMBING SYSTEM TO THE MECHANICAL CONTRACTOR FOR THE COORDINATION DRAWINGS.

14. PROVIDE RECORD AS-BUILT DRAWINGS AT COMPLETION OF WORK. SUBMIT TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL.

15. ALL FINISHES RELATED TO PLUMBING EQUIPMENT, SHALL BE COORDINATED AND SELECTED BY THE ARCHITECT/OWNER/ENGINEER PRIOR TO SHOP DRAWING SUBMISSION, ORDERING, AND INSTALLATION.

16. FINAL LOCATIONS OF ALL ACCESS PANELS, ETC. IN FINISHED SPACES SHALL BE COORDINATED AND APPROVED BY THE ARCHITECT/OWNER PRIOR TO ROUGH-IN AND INSTALLATION.

17. NO PVC PIPING IS PERMITTED IN RETURN AIR PLENUMS.

18. ALL TRIM, TRAPS, ESCUTCHEON PLATES, SEAT HINGES AND ANY MISCELLANEOUS PARTS OF FIXTURES SHALL BE CHROME PLATED BRASS.

19. THE CONTRACTOR IS TO COORDINATE HIS WORK, AND THE WORK OF HIS SUB-CONTRACTORS TO ENSURE THAT ALL OF THE WORK IS COMPLETE AND OPERATIONAL. THE CONTRACTOR IS TO PROVIDE COMPLETE COORDINATION DRAWINGS, INCLUDING ALL TRADES (MECHANICAL, ELECTRICAL, AND FIRE PROTECTION). THE CONTRACTOR IS TO COORDINATE ALL CONNECTIONS TO SITE CIVIL WORK PRIOR TO STARTING WORK.

20. THE CONTRACTOR IS TO PROVIDE BALANCING VALVES ON ALL BRANCHES OF THE DOMESTIC HOT WATER RETURN SYSTEM. BALANCE THE SYSTEM, AND PROVIDE BALANCING REPORT TO THE OWNER/ ENGINEER FOR RECORD.

21. THE CONTRACTOR IS TO PROVIDE MANUFACTURER'S START-UP OF ALL EQUIPMENT, AND SYSTEMS.

22. PROPERLY INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF ALL SYSTEMS AND EQUIPMENT. PROVIDE THREE INSTRUCTION AND MAINTENANCE MANUALS. SUBMIT MANUALS FOR REVIEW PRIOR TO OPERATING INSTRUCTION.

23. COORDINATE LOCATIONS AND ROUGH-IN REQUIREMENTS WITH ALL TRADES PRIOR TO INSTALLATION.

24. IF THE CONTRACTOR ELECTS TO SUBMIT ALTERNATE EQUIPMENT, MANUFACTURERS, SYSTEMS, METHODS, OR MATERIALS NOT SPECIALLY IDENTIFIED IN THE DRAWINGS AND SPECIFICATIONS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE WORK WITH OTHER TRADES AND PAY FOR ANY ADDITIONAL COSTS ASSOCIATED WITH THE SUBSTITUTION OR CHANGE.

25. PROVIDE ONE SET OF ELECTRONIC AS-BUILT DRAWINGS AT COMPLETION OF WORK. SUBMIT TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL.

DRAWING LIST

UPPER UWCHLAN TOWNSHIP BUILDING			Issued for Bid 04/24/26	Issued for x/x/x/x	Issued for x/x/x/x
P0.0	COVER SHEET	- PLUMBING	●		
PD1.0	FLOOR PLANS-DEMOLITION	- PLUMBING	●		
P1.0	GROUND FLOOR-SANITARY/VENTING	- PLUMBING	●		
P1.1	GROUND FLOOR-DOMESTIC WATER/SERVICES	- PLUMBING	●		
P1.2	SECOND FLOOR PLAN	- PLUMBING	●		
P2.0	DETAILS	- PLUMBING	●		
P3.0	RISERS DIAGRAMS	- PLUMBING	●		

DRAWING SYMBOL LIST

AA

AA

CROSS SECTION

Y

Y

EQUIPMENT DESIGNATION

X

Y

EQUIPMENT NUMBER

X

Y

EQUIPMENT/RISER DESIGNATION

X

Y

EQUIPMENT/RISER NUMBER

X

Y

DRAWING NOTE DESIGNATION

X

Y

REVISION TRIANGLE

CONTRACTOR NOTES

NOTICE

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PLUMBING DEMOLITION KEYNOTES:

(PN1) EXISTING WATER CLOSET TO BE REPLACED WITH NEW WATER CLOSET (WC-1).

(PN2) EXISTING LAVATORY TO BE REPLACED WITH NEW LAVATORY (LAV-1).

(PN3) EXISTING SINK TO BE REMOVED.

(PN4) EXISTING SHOWER TO REMAIN.

(PN5) EXISTING WATER HEATER TO BE REMOVED

(PN6) REMOVE ALL EXISTING WELL EQUIPMENT, FITTINGS, AND PIPING

(PN7) RELOCATE EXISTING STACK

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400



GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 2
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GIRESI PA LICENSE NO: RA40522



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

100



McHUGH
ENGINEERING ASSOCIATES INC.

136 Poplar Street, Ambler, PA 19002
1950 Route 70, Suite 102, Cherry Hill, NJ 08001
www.mchughing.com
215.641.1758

M.E.P. ENGINEER'S SEAL

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UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

[illegible]

Project Number: 25-104

Drawn By:

Reviewed By:

Reviewed By: **SG**

Paper Size: **30"x42"**

Sheet Title:

**FLOOR PLANS -
DEMOLITION -
PLUMBING**

Drawing No.

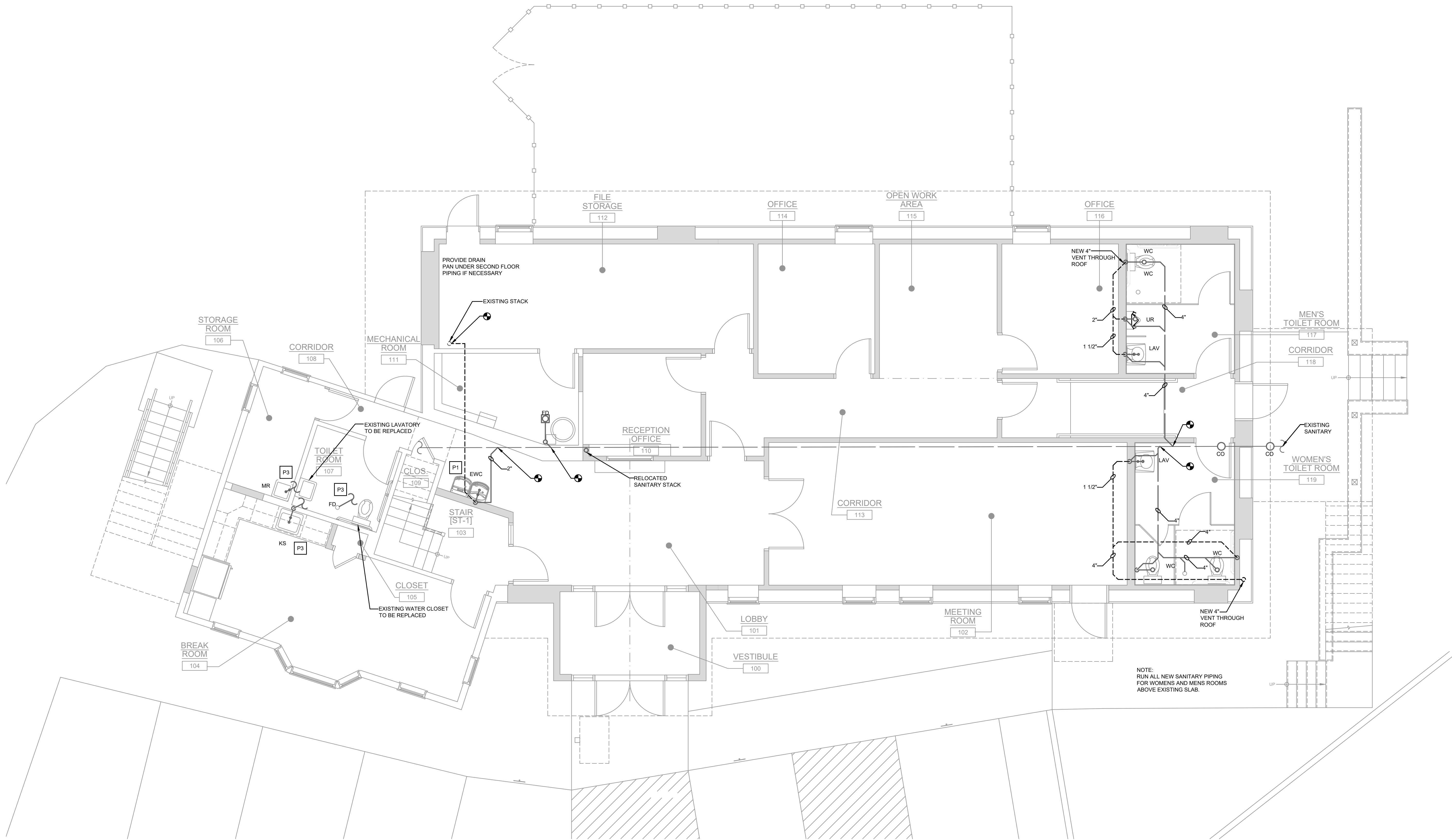
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GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

PLUMBING KEY NOTES:

- P1 CONTRACTOR TO FIELD VERIFY EXISTING PIPING. COORDINATE NEW PIPING CONNECTIONS TO EXISTING PIPING.
- P2 CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATIONS PRIOR TO ROUGH IN.
- P3 CONNECT TO EXISTING TOILET ROOM SANITARY AND VENT PIPING

GENERAL PLUMBING NOTES:

- COORDINATE ALL BELOW GRADE PLUMBING PIPING WITH FOUNDATION ELEVATIONS AND SITE UTILITY INVERTS. VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- DO NOT ROUTE PLUMBING PIPING THROUGH ELECTRICAL ROOMS, ELECTRICAL CLOSETS, OR DATA COMMUNICATION CENTERS.
- PROVIDE CLOSED CELL MOLDED VINYL INSULATION ON EXPOSED ADA LAVATORY DRAINS, TRAPS, AND SUPPLIES.
- COORDINATE LOCATIONS OF FLOOR DRAINS WITH ARCHITECTURAL PLANS.
- REFER TO DOMESTIC WATER AND SANITARY RISER DIAGRAMS FOR ADDITIONAL PIPE SIZE INFORMATION.
- REFER TO STORM WATER RISER DIAGRAMS FOR ADDITIONAL PIPE SIZE INFORMATION.
- PROVIDE ASSE 1070 MIXING VALVE AT ALL PUBLIC LAVATORIES AND HAND SINKS.
- COORDINATE ALL WORK WITH OTHER DISCIPLINES PRIOR TO INSTALLATION. PROVIDE NECESSARY OFFSETS, REROUTING, ETC. REQUIRED FOR A COMPLETE AND COORDINATED INSTALLATION.
- ALL PIPING PENETRATION FIRE RATINGS THROUGH NEW AND EXISTING WALLS AND FLOORS SHALL EQUAL THE FIRE RATING OF THE WALL OR FLOOR PENETRATED.
- ALL PIPING TO BE SLOPED IN CONFORMANCE WITH THE PLUMBING CODE AND SPECIFICATIONS.

OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

giresidesign
architecture
GIRESI DESIGN, LLC
1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GRES PA LICENSE NO: RA020222

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES INC.
135 Poplar Street, Ambler, PA 19002
1950 Route 70, Suite 102, Cherry Hill, NJ 08033
www.mchugheng.com
201-641-1500

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PROJECT

UPPER UWCHLAN
TOWNSHIP BUILDING
ALTERATIONS

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

No.	Date	Revision
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Project Number: 25-104

Drawn By: DN/IM/MS

Reviewed By: SG

Paper Size: 30"x42"

Sheet Title:

GROUND FLOOR
PLAN -
SANITARY/VENTING

Drawing No:

P1.0

NOTICE

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OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

giresidesign
architecture
GIRESI DESIGN, LLC
1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
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McHUGH
ENGINEERING ASSOCIATES INC.
135 Poplar Street, Ambler, PA 19002
1950 Route 70, Suite 102, Cherry Hill, NJ 08033
www.mchugheng.com
201-647-1500

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CHESTER SPRINGS, PA 19425
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Project Number: 25-104

Drawn By: DN/IM/MS

Reviewed By: SG

Paper Size: 30"x42"

Sheet Title:

GROUND FLOOR
PLAN - DOMESTIC
WATER/SERVICES

Drawing No:

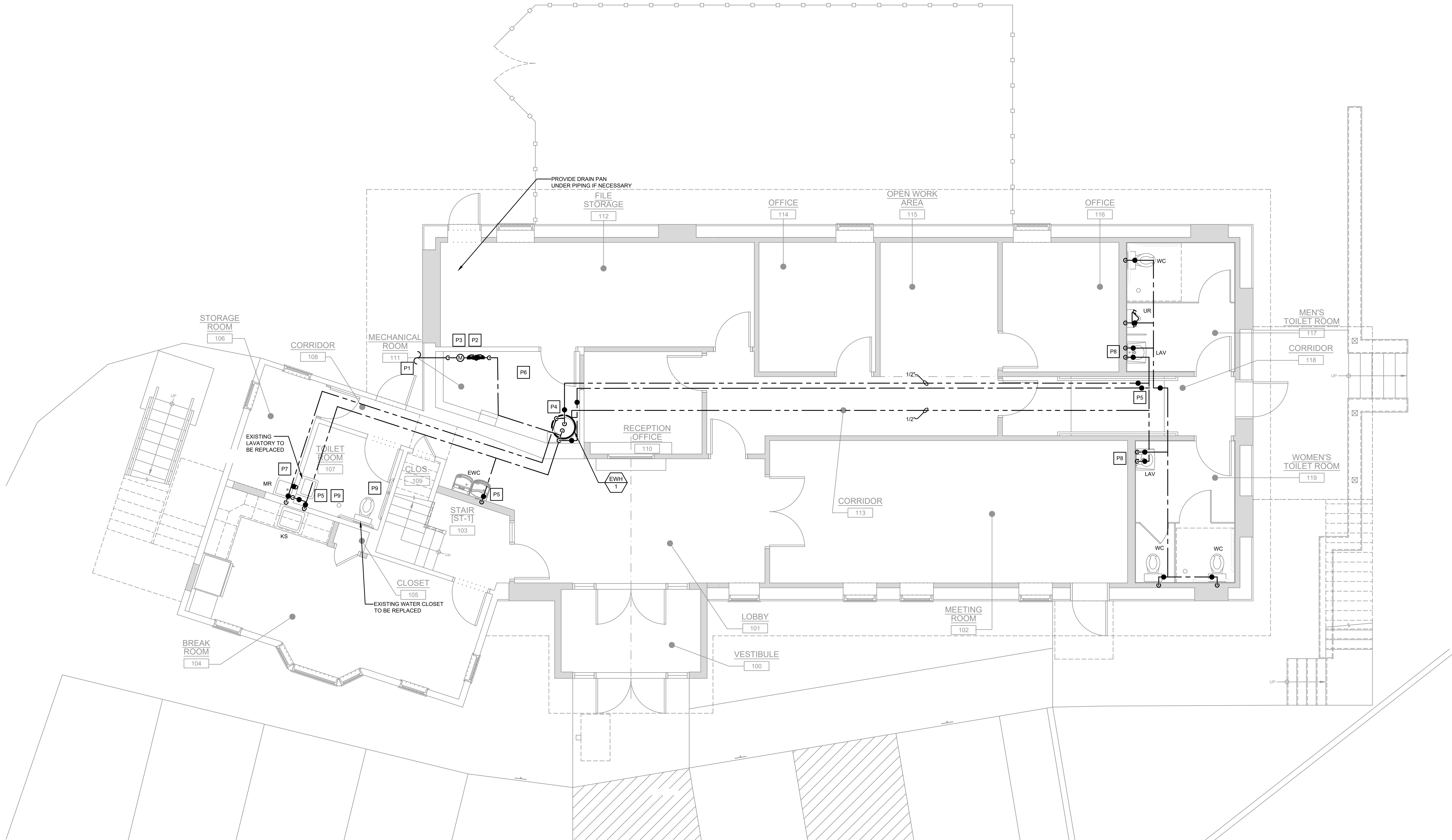
P1.1

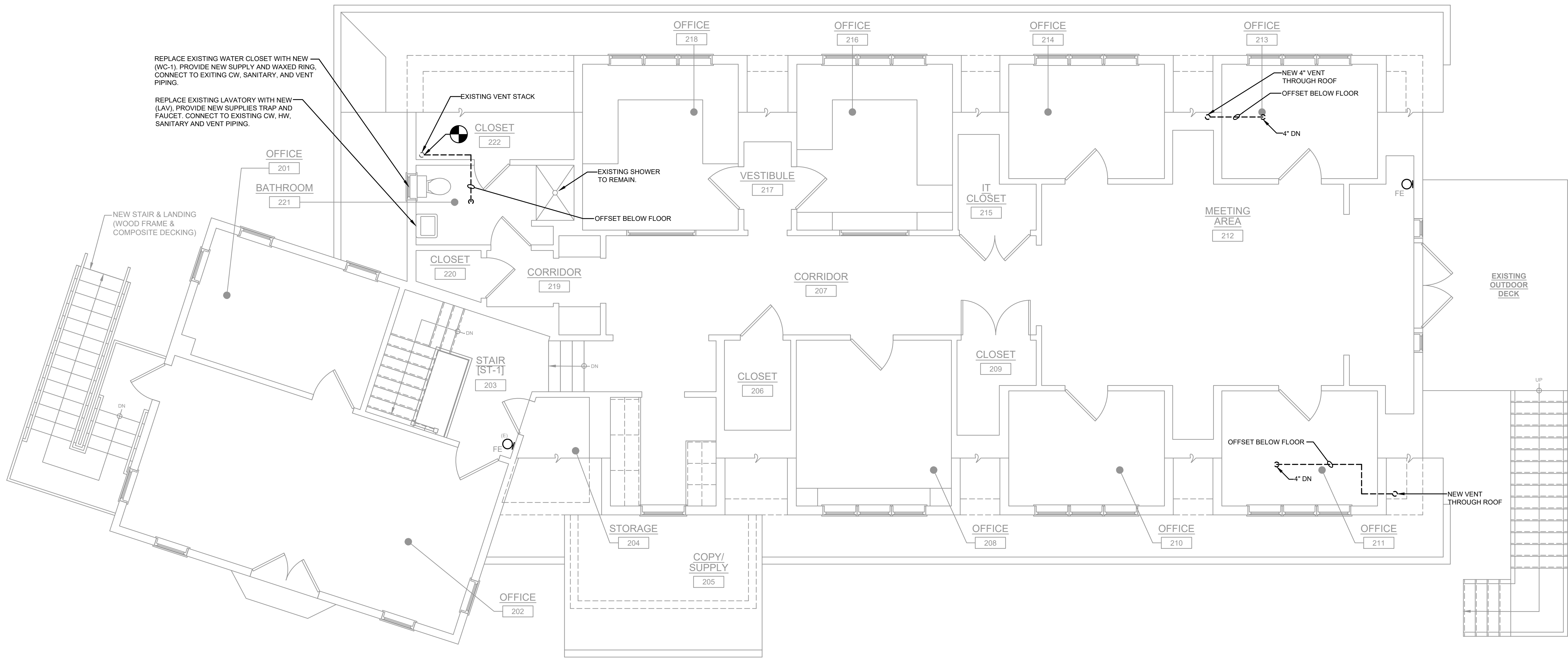
GENERAL PLUMBING NOTES:

- COORDINATE ALL BELOW GRADE PLUMBING PIPING WITH FOUNDATION ELEVATIONS AND SITE UTILITY INVERTS. VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- DO NOT ROUTE PLUMBING PIPING THROUGH ELECTRICAL ROOMS, ELECTRICAL CLOSETS, OR DATA COMMUNICATION CENTERS.
- PROVIDE CLOSED CELL MOLDED VINYL INSULATION ON EXPOSED ADA LAVATORY DRAINS, TRAPS, AND SUPPLIES.
- COORDINATE LOCATIONS OF FLOOR DRAINS WITH ARCHITECTURAL PLANS.
- REFER TO DOMESTIC WATER AND SANITARY RISER DIAGRAMS FOR ADDITIONAL PIPE SIZE INFORMATION.
- REFER TO STORM WATER RISER DIAGRAMS FOR ADDITIONAL PIPE SIZE INFORMATION.
- PROVIDE ASSE 1070 MIXING VALVE AT ALL PUBLIC LAVATORIES AND HAND SINKS.
- COORDINATE ALL WORK WITH OTHER DISCIPLINES PRIOR TO INSTALLATION. PROVIDE NECESSARY OFFSETS, REROUTING, ETC. REQUIRED FOR A COMPLETE AND COORDINATED INSTALLATION.
- ALL PIPING PENETRATION FIRE RATINGS THROUGH NEW AND EXISTING WALLS AND FLOORS SHALL EQUAL THE FIRE RATING OF THE WALL OR FLOOR PENETRATED.
- ALL PIPING TO BE SLOPED IN CONFORMANCE WITH THE PLUMBING CODE AND SPECIFICATIONS.

PLUMBING KEY NOTES:

- P1** REFER TO CIVIL PLANS FOR CONTINUATION.
- P2** DOMESTIC WATER BACKFLOW PREVENTER STACKED ALONG WALL. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE EQUIPMENT & PIPING IN THE RISER ROOM WITH ALL TRADES PRIOR TO INSTALLATION. CONTRACTOR SHALL VERIFY THE LOCAL WATER AUTHORITY AND AHJ INSTALLATION REQUIREMENTS AND MAINTAIN ALL REQUIRED CLEARANCES & CODE REQUIREMENTS FOR ALL EQUIPMENT INSTALLED IN THE ROOM SUCH AS ELECTRICAL CONTROL PANELS, MECHANICAL EQUIPMENT, BACKFLOW PREVENTER & WATER SERVICE METER, ETC..
- P3** THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE LOCAL WATER AUTHORITY OR AHJ FOR WATER METER INSTALLATION REQUIREMENTS. CONTRACTOR SHALL INCLUDE ANY AND ALL PARTS REQUIRED OR SUPPLIED BY LOCAL AHJ. DOMESTIC WATER METER ROUGH INSET UP SHALL COMPLY & BE IN ACCORDANCE WITH THE LOCAL WATER AUTHORITY'S REQUIREMENTS & RECOMMENDATIONS.
- P4** NEW ELECTRICAL WATER HEATER. REFER TO DETAIL AND SCHEDULE FOR ADDITIONAL INFORMATION.
- P5** PROVIDE BALL VALVE IN CORRIDOR CEILING. ALL BALL VALVES TO BE ACCESSIBLE. COORDINATE BALL VALVE LOCATION WITH CEILING GRID AND DUCTWORK. PROVIDE ACCESS PANEL FOR BALL VALVE IF REQUIRED.
- P6** NO PIPING PERMITTED ABOVE ELECTRICAL PANELS OR EQUIPMENT.
- P7** PROVIDE CHECK VALVE ON BOTH HOT AND COLD-WATER SUPPLY FOR ALL MOP RECEPTORS TO AVOID CROSS CONNECTION.
- P8** PROVIDE ASSE 1070 MIXING VALVE. REFER TO SPECIFICATION SECTION 22 11 19 FOR ADDITIONAL INFORMATION.
- P9** CONTRACTOR TO FIELD VERIFY EXISTING PIPING. COORDINATE NEW PIPING CONNECTIONS TO EXISTING PIPING.
- P10** CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATIONS PRIOR TO ROUGH IN.





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

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UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

giresidesign
architecture
GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GRESI PA LICENSE NO. RA020222

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ENGINEERING & CONSULTING SERVICES
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NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

--

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McHUGH
ENGINEERING ASSOCIATES INC.
135 Poplar Street, Ambler, PA 19002
1950 Route 70, Suite 102, Cherry Hill, NJ 08033
www.mchugheng.com
201-641-1150

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CONSULTANT

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UPPER UWCHLAN
TOWNSHIP BUILDING
ALTERATIONS

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

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Project Number: 25-104

Drawn By: DN/IM/MS

Reviewed By: SG

Paper Size: 30"x42"

Sheet Title:

SECOND FLOOR
PLAN - PLUMBING

Drawing No:

P1.2

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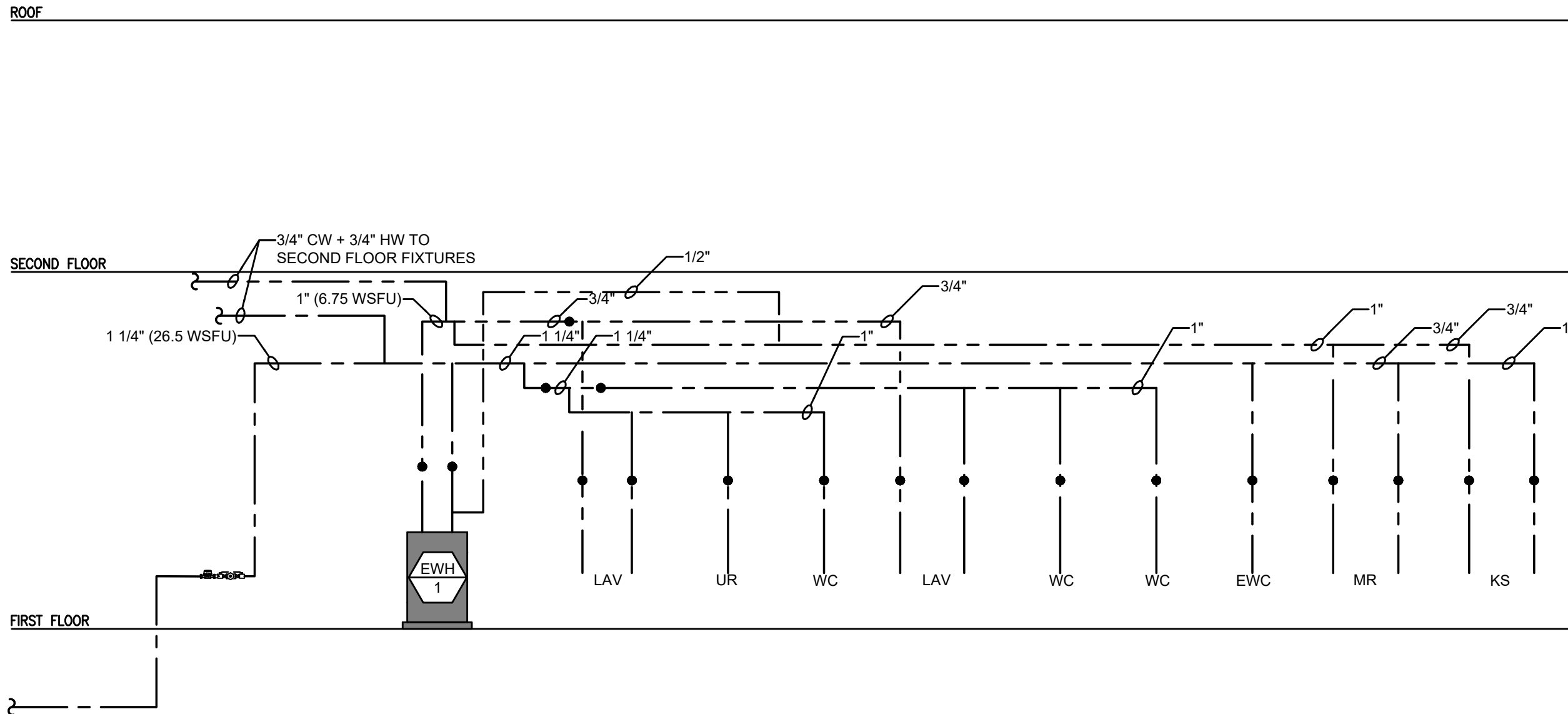
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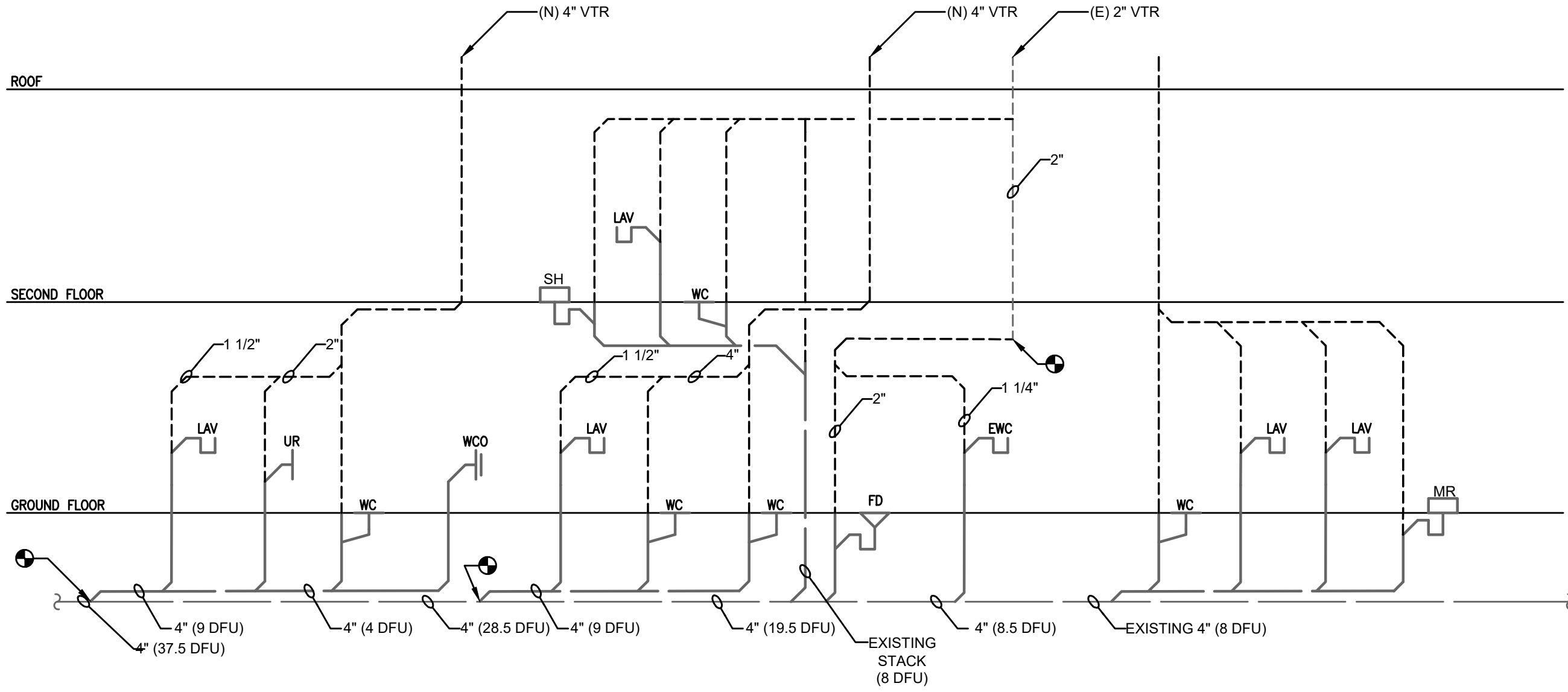
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P2.0



DOMESTIC WATER RISER DIAGRAM
SCALE: NONE

- DOMESTIC WATER RISER DIAGRAM NOTES
1. PROVIDE A TRAP PRIMER AT EVERY FLOOR DRAIN.
 2. PROVIDE A SHUT OFF VALVE AT EACH PIECE OF EQUIPMENT.
 3. PROVIDE A CHECK VALVE AND BALANCING VALVE AT EVERY DOMESTIC HOT WATER RETURN BRANCH / LOOP. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A CERTIFIED BALANCING REPORT ON EACH HOT WATER RETURN SYSTEM.
 4. REFER TO PLUMBING FIXTURE SCHEDULE FOR FIXTURE BRANCH PIPE SIZING.
 5. PROVIDE ASSE 1070 MIXING VALVE AT ALL PUBLIC LAVATORIES AND HAND SINKS.
 6. THE CONTRACTOR SHALL PROVIDE BALANCING VALVES ON ALL BRANCHES OF THE DOMESTIC HOT WATER RETURN SYSTEM, BALANCE THE SYSTEM, AND PROVIDE BALANCING REPORT TO THE OWNER/ENGINEER FOR RECORD. ALL HOT WATER BALANCING VALVES SHALL BE SET TO 1 GPM UNLESS OTHERWISE NOTED.
 6. PROVIDE SHUT OFF VALVES CLOSE TO MAINS ON EACH BRANCH AND RISER SERVING PLUMBING FIXTURES. CASEWORK OR EQUIPMENT. PROVIDE SHUT OFF VALVES ON EACH WATER SUPPLY TO PLUMBING FIXTURES THAT DO NOT HAVE SUPPLY STOPS. PROVIDE ACCESS PANELS FOR ALL VALVES.
 7. PROVIDE WATER HAMMER ARRESTORS IN CONFORMANCE WITH PDI AND LOCAL ORDINANCES AT FLUSH VALVES, LAUNDRY WASHING MACHINES(COMMERCIAL AND RESIDENTIAL), SOLENOIDS, FAST CLOSING VALVES, ETC.



SANITARY RISER DIAGRAM
SCALE: NONE

- SANITARY RISER DIAGRAM NOTES
1. PROVIDE A TRAP PRIMER AT EVERY FLOOR DRAIN.
 2. PIPING SHALL BE SLOPED AT AN 1/8" PER LNFT FOR 3" PIPE AND ABOVE.
 3. PIPING SHALL BE SLOPED AT A 1/4" PER LNFT FOR 2-1/2" PIPE OR SMALLER UNLESS OTHERWISE NOTED.
 4. PROVIDE A CLEAN OUT AT THE BASE OF EVERY STACK, AT THE END OF THE RUN, AT EVERY CHANGE IN DIRECTION AND 50'-0" ON CENTER FOR STRAIGHT LENGTHS.
 5. REFER TO PLUMBING FIXTURE SCHEDULE FOR FIXTURE BRANCH PIPE SIZING.
 6. ALL UNDERGROUND SANITARY PIPING SHALL BE 2" MINIMUM PIPE
 7. RISER DIAGRAM IS DIAGRAMMATIC. CONTRACTOR TO PROVIDE LONG TURN 90° FITTINGS FROM VERTICAL TO HORIZONTAL CHANGES IN DIRECTION. WENT VENT SECTIONS ARE TO BE 2 PIPE SIZES LARGER. DRY VENTS TO BE ROLLED ABOVE DRAIN CENTER. REFER TO DETAIL. ALL FITTINGS TO BE CODE COMPLIANT.

NOTICE

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OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

giresidesign
architecture

GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GRES
PA LICENSE NO. RA02022

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

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M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES INC.

155 Poplar Street, Ambler, PA 19002
1950 Route 70, Suite 102, Cherry Hill, NJ 08033
www.mchugheng.com
201-647-1510

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PROJECT

UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS
144 BYERS ROAD
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UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

No.	Date	Revision
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Project Number: 25-104

Drawn By: DN/IM/MS

Reviewed By: SG

Paper Size: 30"x42"

Sheet Title: RISER DIAGRAMS - PLUMBING

Drawing No. P3.0

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GENERAL LUMINAIRE NOTES:

1. ALL BATTERY EQUIPPED EMERGENCY AND EXIT SIGNAGE LUMINAIRES ARE TO BE CIRCUITED VIA THE UN-SWITCHED LEG OF THE LOCAL AREA LUMINAIRE CIRCUIT.
2. ALL LUMINAIRE LOCATIONS AND MOUNTING HEIGHTS ARE TO BE COORDINATED WITH THE ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS.
3. UNLESS OTHERWISE NOTED, ALL NORMAL POWER LUMINAIRE BRANCH CIRCUIT NUMBERS ARE VIA PANEL 1.
4. UNLESS OTHERWISE NOTED, ALL EMERGENCY POWER LUMINAIRES AND EXIT SIGNAGE ARE TO BE CIRCUITED VIA EMERGENCY PANEL 1.
5. ALL LUMINAIRE CONTROL DEVICES ARE TO BE GANGED TOGETHER, HAVE A COMMON FACE PLATE, AND BE LABELED WITH THEIR AREA(S) OF CONTROL.
6. UNLESS OTHERWISE NOTED, ALL OCCUPANCY SENSOR DEVICES IN A SPACE ARE TO BE INTERCONNECTED SO THAT ALL LUMINAIRES WITHIN THE SPACE ARE ENERGIZED WHEN ANY OCCUPANCY SENSOR DEVICE IS ACTIVATED.
7. CONTRACTOR IS TO PROVIDE A MANUALLY CONTROLLED, OVERRIDE WALL BOX DEVICE FOR ROOM OCCUPANCY SENSORS.
8. ALL LUMINAIRE BRANCH CIRCUIT HOME-RUNS ARE TO BE WIRED VIA THE BUILDING MECHANICAL CONTROL CABINET. CONTROL CABINET IS TO BE PROVIDED BY MECHANICAL CONTRACTOR. COORDINATE CONTROL PROGRAMMING OF ALL LUMINAIRE CIRCUITS WITH THE ARCHITECT AND THE MECHANICAL CONTRACTOR.
9. MECHANICAL CONTRACTOR IS TO PROVIDE LOW VOLTAGE, PUSHBUTTON, DIGITAL CONTROL DEVICE FOR PROGRAMMED OCCUPANT OVERRIDE OF AUTOMATIC LUMINAIRE SHUTOFF FOR A MAXIMUM OF TWO HOURS (REFER TO ASHRAE/IESNA STANDARD 90.1). DEVICE IS TO BE WIRED VIA THE BUILDING MECHANICAL/ LUMINAIRE CONTROL CABINET.
10. PROVIDE AN ALLOWANCE OF \$1500 FOR THE DECORATIVE SURFACE MOUNT FIXTURE LOCATED IN THE LOBBY.
11. PROVIDE AN ALLOWANCE OF \$1000 FOR THE DECORATIVE SURFACE MOUNT FIXTURE LOCATED IN THE VESTIBULE.
12. PROVIDE AN ALLOWANCE OF \$250 PER FIXTURE FOR THE TOILET ROOM VANITY FIXTURES.

OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT



GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GRESI

PA LICENSE NO. RA60222

CIVIL ENGINEER



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

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M.E.P. ENGINEER



McHUGH
ENGINEERING ASSOCIATES, INC.
155 Pictorial Street, Ambler, PA 19002
1950 Route 70, Suite 102, Cherry Hill, NJ 08033
www.mchugheng.com
201-647-1500

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PROJECT

UPPER UWCHLAN
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ALTERATIONS

144 BYERS ROAD
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UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

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00	04/24/26	ISSUED FOR BID
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Project Number:

25-104

Drawn By:

DN/MM/MS

Reviewed By:

SG

Paper Size:

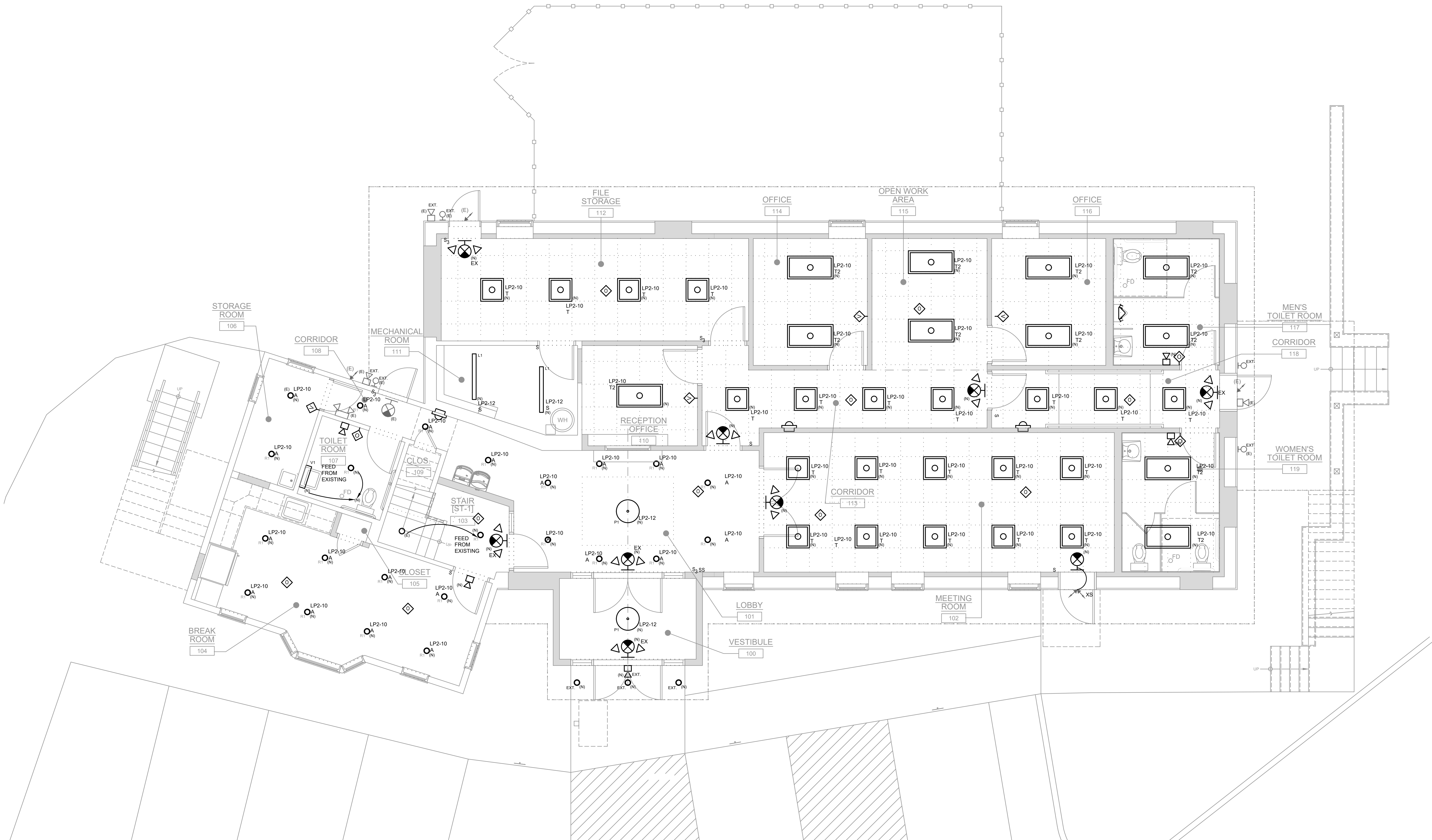
30"x42"

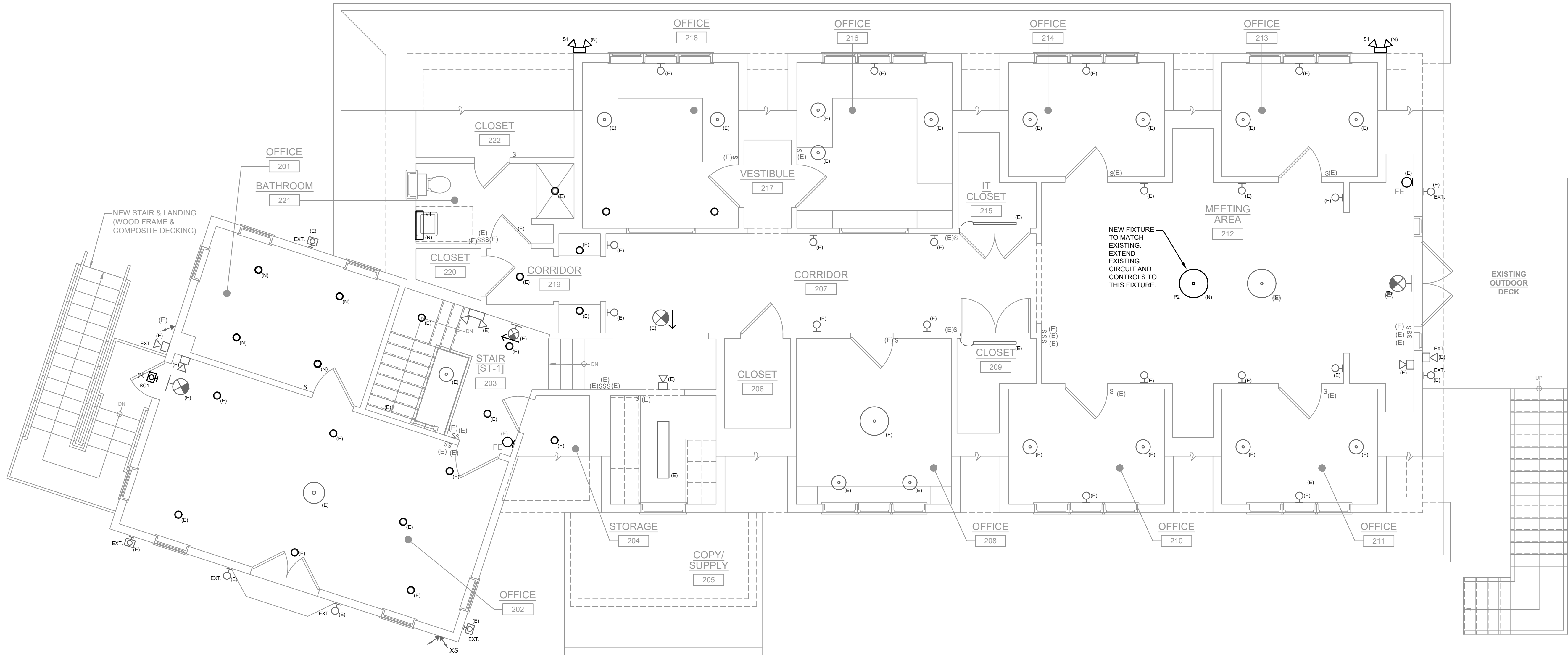
Sheet Title:

GROUND FLOOR
PLAN - LIGHTING

Drawing No.

E1.0





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

- GENERAL LUMINAIRE NOTES:**
- ALL BATTERY EQUIPPED EMERGENCY AND EXIT SIGNAGE LUMINAIRES ARE TO BE CIRCUITED VIA THE UN-SWITCHED LEG OF THE LOCAL AREA LUMINAIRE CIRCUIT.
 - ALL NEW LUMINAIRE LOCATIONS AND MOUNTING HEIGHTS ARE TO BE COORDINATED WITH THE ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS.
 - UNLESS OTHERWISE NOTED, ALL NEW LIGHTING FIXTURES ARE TO TIE INTO EXISTING CIRCUITS AND CONTROLS.
 - ALL LUMINAIRE CONTROL DEVICES ARE TO BE GANGED TOGETHER, HAVE A COMMON FACE PLATE, AND BE LABELED WITH THEIR AREA(S) OF CONTROL.
 - UNLESS OTHERWISE NOTED, ALL OCCUPANCY SENSOR DEVICES IN A SPACE ARE TO BE INTERCONNECTED SO THAT ALL LUMINAIRES WITHIN THE SPACE ARE ENERGIZED WHEN ANY OCCUPANCY SENSOR DEVICE IS ACTIVATED.
 - CONTRACTOR IS TO PROVIDE A MANUALLY CONTROLLED, OVERRIDE WALL BOX DEVICE FOR ROOM OCCUPANCY SENSORS.
 - THE BATTERIES OF ALL EXISTING EMERGENCY FIXTURES ARE TO BE EVALUATED FOR RE-USE. ALL NON-FUNCTIONING EMERGENCY FIXTURES ARE TO BE REPLACED IN KIND.

NOTICE

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OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

**GIRESI DESIGN, LLC**
1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

CIVIL ENGINEER

**GILMORE & ASSOCIATES, INC.**
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
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WWW.GILMORE-ASSOC.COM

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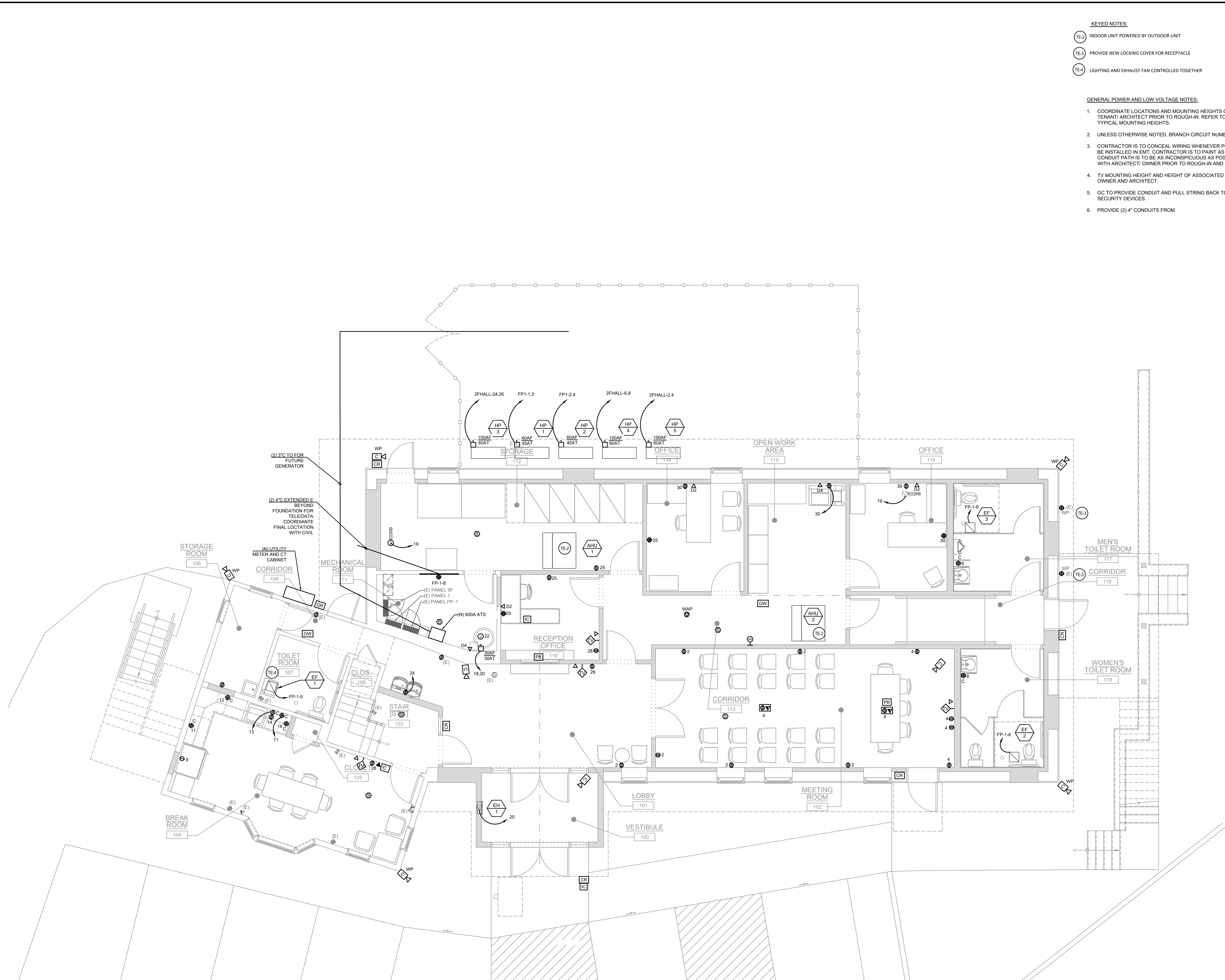
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SUBMISSIONS/REVISIONS

No.	Date	Revision
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Project Number: 25-104
Drawn By: DN/IM/MS
Reviewed By: SG
Paper Size: 30"x42"
Sheet Title: SECOND FLOOR PLAN - LIGHTING

Drawing No: E1.1



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

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OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

GIRESI DESIGN, LLC
1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

CIVIL ENGINEER

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

M.E.P. ENGINEER

McHUGH
ENGINEERING ASSOCIATES INC.
135 Finglar Street, Ambler, PA 19002
1950 Route 70, Suite 102, Cherry Hill, NJ 08033
www.mchugheng.com
201-647-1510

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PROJECT

UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS
144 BYERS ROAD
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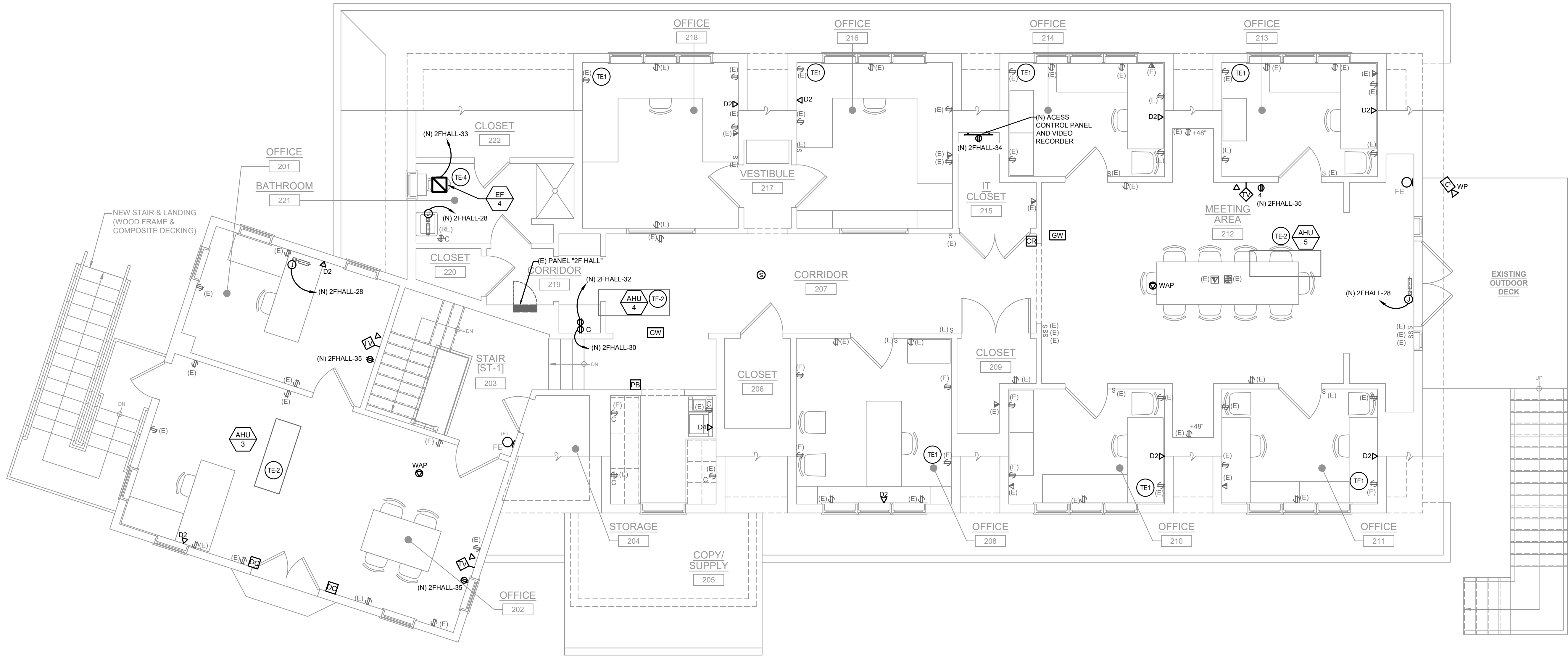
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Project Number: 25-104
Drawn By: DN/IM/MS
Reviewed By: SG
Paper Size: 30"x42"
Sheet Title: GROUND FLOOR PLAN - POWER

E1.2

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

NOTICE

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- KEYED NOTES:**
- TE-1 ADD ALTERNATE TO PROVIDE NEW USB RECEPTACLE AT THIS LOCATION TO EXISTING CIRCUIT
 - TE-2 INDOOR UNIT POWERED BY OUTDOOR UNIT
 - TE-4 LIGHTING AND EXHAUST FAN CONTROLLED TOGETHER
- GENERAL POWER AND LOW VOLTAGE NOTES:**
- COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF ALL WIRING DEVICES WITH OWNER/ TENANT/ ARCHITECT PRIOR TO ROUGH-IN. REFER TO DETAILS AND SPECIFICATIONS FOR TYPICAL MOUNTING HEIGHTS.
 - UNLESS OTHERWISE NOTED, EXISTING FIXTURES AND CIRCUITS ARE TO REMAIN.
 - CONTRACTOR IS TO CONCEAL WIRING WHENEVER POSSIBLE. ALL EXPOSED WIRING IS TO BE INSTALLED IN EMT. CONTRACTOR IS TO PAINT AS DIRECTED BY THE ARCHITECT. CONDUIT PATH IS TO BE AS INCONSPICUOUS AS POSSIBLE. COORDINATE CONDUIT ROUTE WITH ARCHITECT/ OWNER PRIOR TO ROUGH-IN AND INSTALLATION.
 - GC TO PROVIDE CONDUIT AND PULL STRING BACK TO IT CLOSET FOR ALL SECURITY AND ACCESS DEVICES.

OWNER

UPPER UWCHLAN TOWNSHIP
144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT

**GIRESI DESIGN, LLC**
1379 DILWORTHTOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GRES

PA LICENSE NO. RA020222

CIVIL ENGINEER

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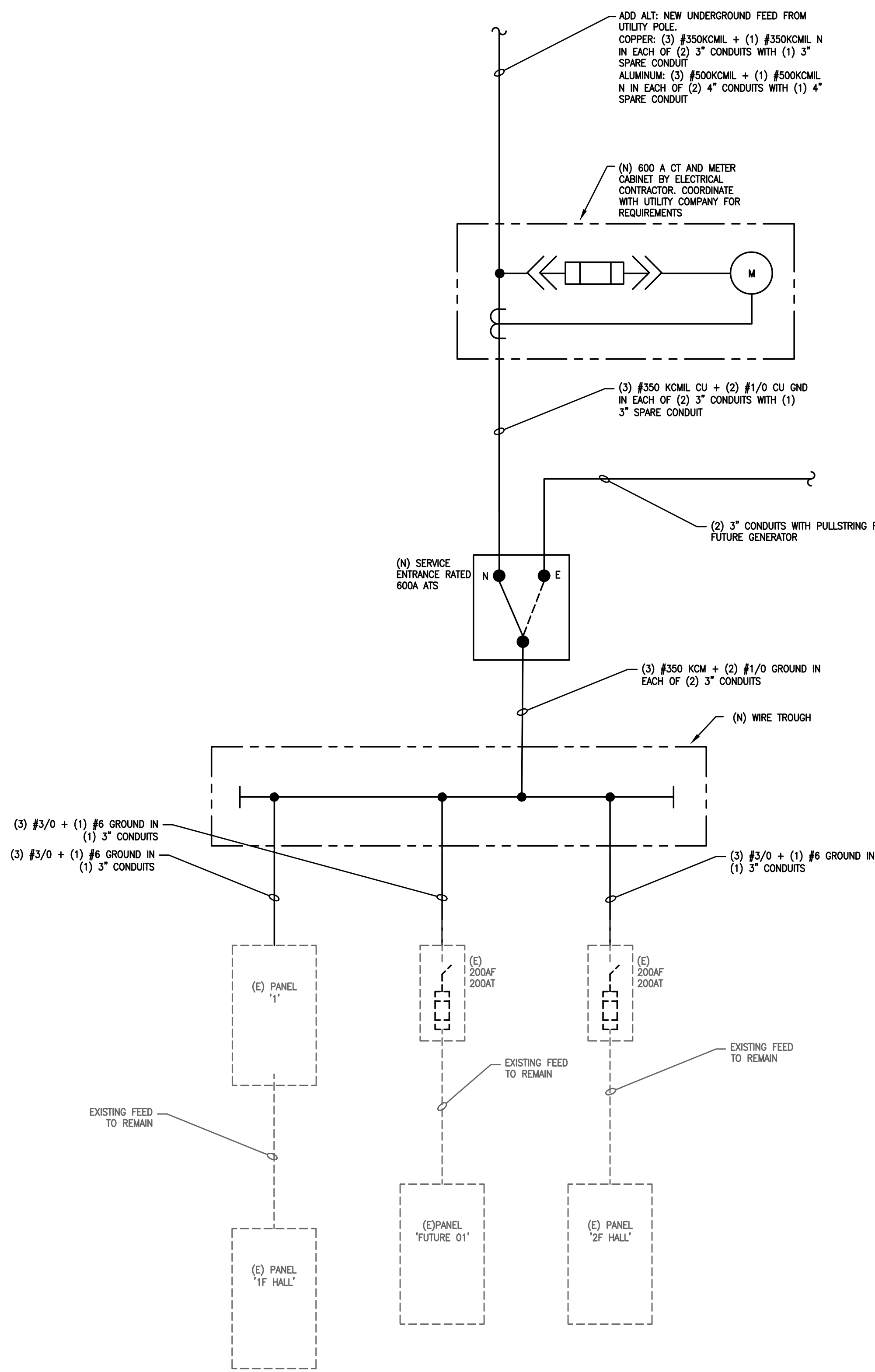
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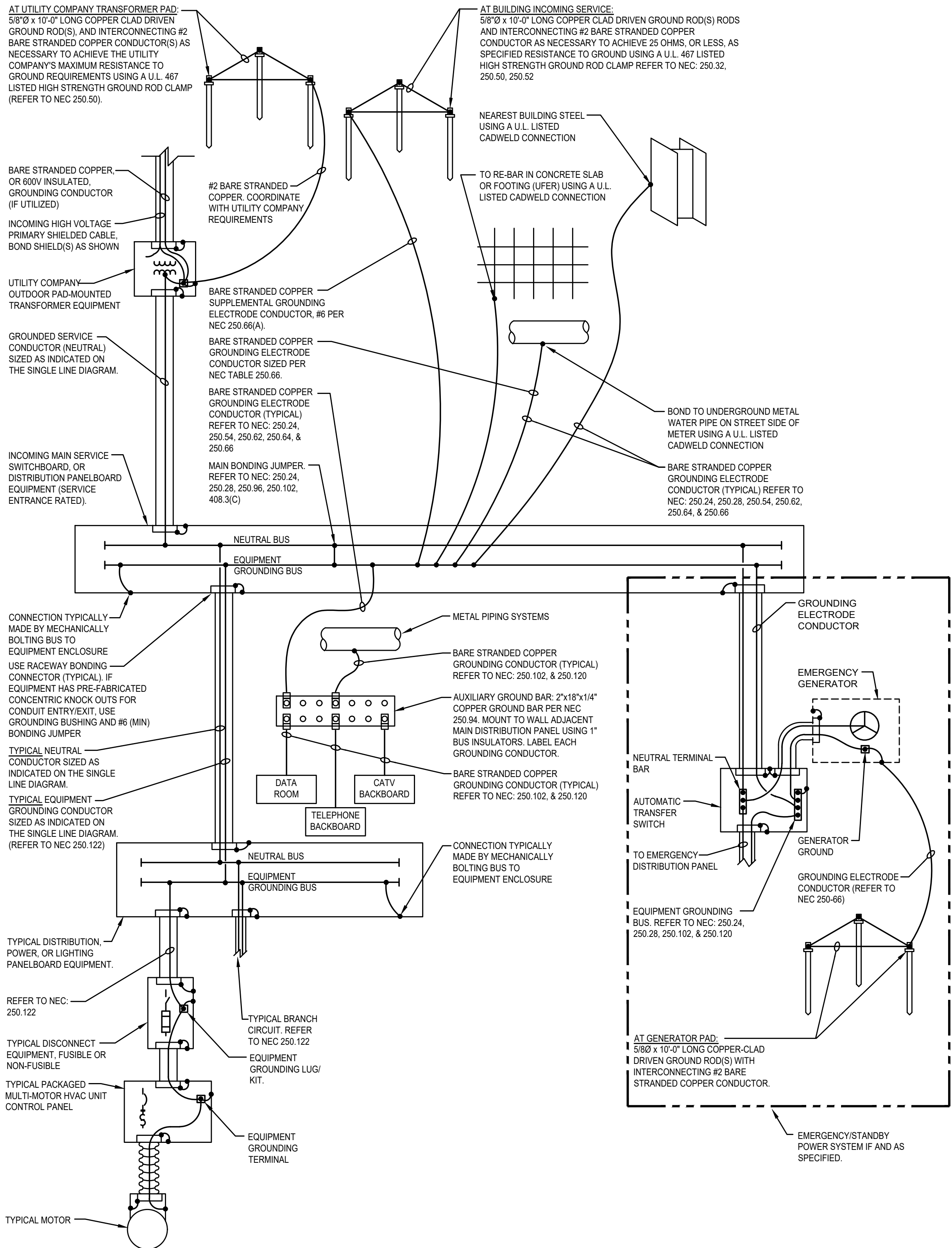
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Project Number: 25-104
Drawn By: DN/IM/MS
Reviewed By: SG
Paper Size: 30"x42"
Sheet Title: SECOND FLOOR PLAN - POWER

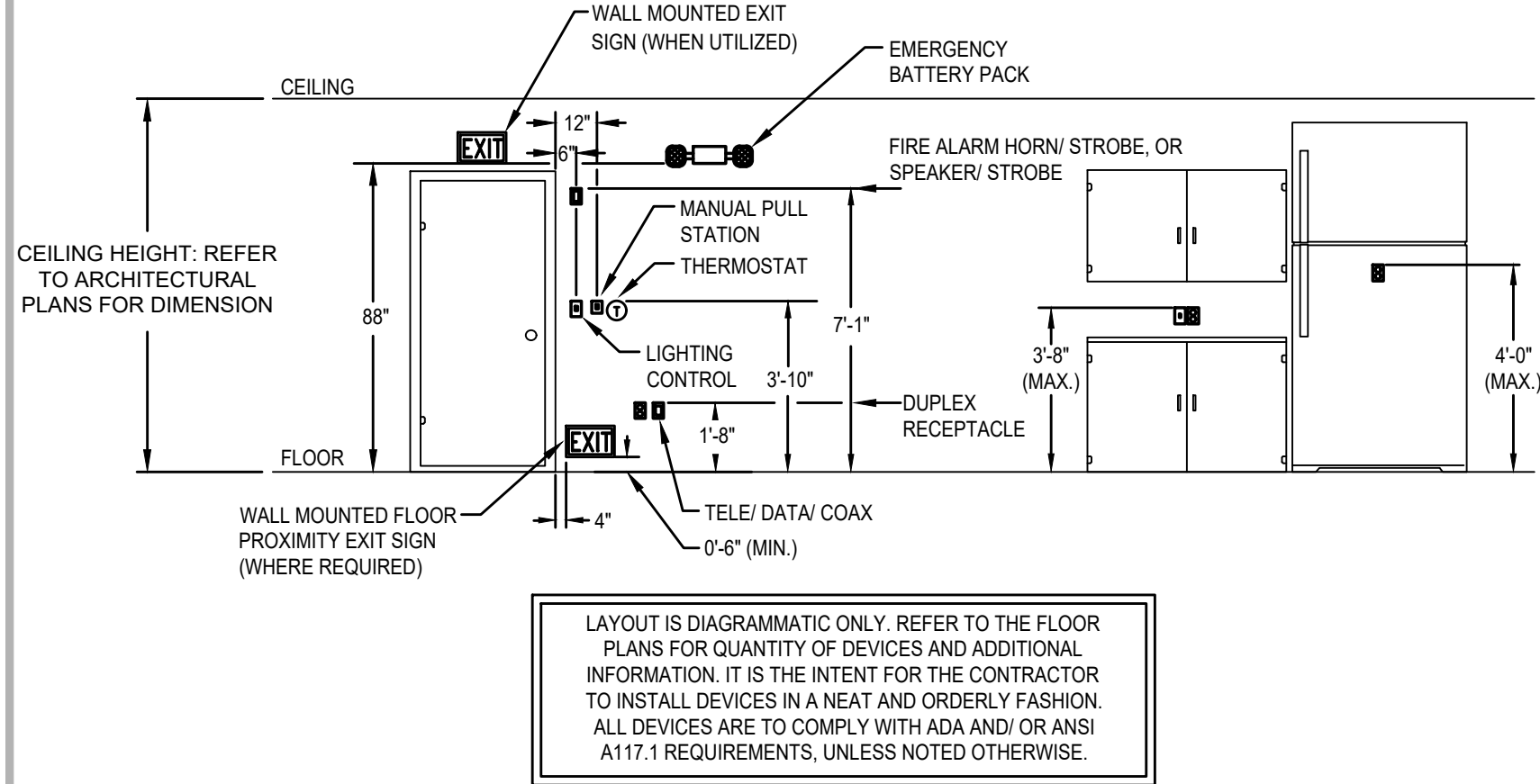
Drawing No. E1.3



ELECTRICAL SINGLE LINE DIAGRAM
SCALE: NONE



SYSTEM GROUNDING AND BONDING DIAGRAM
SCALE: NONE



TYPICAL DEVICE ELEVATION DETAIL

SCALE: NONE

NOTES:

- ALL GENERAL PURPOSE RECEPTACLE DEVICES AND TELE/ DATA/ COAX OUTLET DEVICES ARE TO BE MOUNTED A MINIMUM OF 1'-0" ABOVE THE FINISHED FLOOR TO THE BOTTOM OF THE DEVICE BOX PER ADA REQUIREMENTS. THE TYPICAL MOUNTING HEIGHT IS TO BE 1'-8" ABOVE THE FINISHED FLOOR TO THE TOP OF THE DEVICE BOX.
- ALL GENERAL PURPOSE RECEPTACLE DEVICES, LUMINAIRE CONTROL DEVICES, AND LOW VOLTAGE OUTLET DEVICES LOCATED ABOVE COUNTERTOPS ARE TO BE MOUNTED A MAXIMUM OF 3'-8" ABOVE THE FINISHED FLOOR TO THE TOP OF THE DEVICE BOX. THE TYPICAL MOUNTING HEIGHT IS TO BE 0'-8" ABOVE THE COUNTERTOP TO THE TOP OF THE DEVICE BOX.
- LUMINAIRE CONTROL DEVICES AND FIRE ALARM PULL STATION DEVICES ARE TO BE MOUNTED A MAXIMUM OF 3'-10" ABOVE THE FINISHED FLOOR. DEVIATIONS FROM THE STANDARD MOUNTING HEIGHTS ABOVE MAY BE INCORPORATED FOR EASE OF INSTALLATION DUE TO ARCHITECTURAL CONFLICTS WITH ITEMS SUCH AS TILES, HAND RAILS, ETC. DEVICES ARE TO BE A MAXIMUM OF 4'-0" ABOVE THE FINISHED FLOOR TO THE DEVICES OPERATING HANDLE.
- THERMOSTATS ARE INDICATED FOR SIDE REACH APPLICATIONS. WHEN LOCKABLE COVERS ARE PROVIDED, THERMOSTATS ARE TO BE MOUNTED AT 4'-8" ABOVE THE FINISHED FLOOR.

LIGHTING FIXTURE SCHEDULE					
LISTED EQUIV. MFRS: IT IS NOT UNDERSTOOD THAT THIS IMPLIES A STANDARD FIXTURE IS ACCEPTABLE. THE FIXTURE MUST MEET ALL TECHNICAL REQUIREMENTS AS WELL AS BEING NAMED. ALTERNATE MANUFACTURERS ARE NOT ACCEPTABLE UNLESS ADDED BY ADDENDUM. REFER TO SPECIFICATION SECTION 16500 FOR DETAILS. CONTRACTOR IS RESPONSIBLE TO SELECT MOUNTING TYPE: SURFACE, RECESSED, LAY-IN, FLANGED, WALL, PENDANT, ETC. COLOR TEMPERATURES OF ALL LAMPS TO MATCH. ALL BALLAST TO BE ELECTRONIC, WITH <10% THD. ALL FIXTURE LENSES ARE TO BE SHIPPED WITHIN A PROTECTIVE COVERING. EMERGENCY FIXTURES ARE INDICATED AS PARTIALLY SHADED AND WITH "E" SUFFIX TO SYMBOL ON PLANS, e.g. "A4E".					
TYPE	DESCRIPTION	CCT/CRI	WATTS	VOLTAGE	EQUIV. MFRS.
A	SH/LED REIN/CHT COOPER: H0K4TGH555-WH-30K9	3000/80+	10.1 W	120	PRIOR APPROVED EQUAL
T	2X4 TROFFER COOPER: AT7-2-130-D-DIM-UNV	3000/80+	30 W	120	PRIOR APPROVED EQUAL
T2	2X4 TROFFER COOPER: AT7-4-140-D-DIM-UNV	3000/80+	48 W	120	PRIOR APPROVED EQUAL
L	BACK OF HOUSE LINEAR COOPER: 45MX-5L3-UNV-CC83-CD1-U	3000/80+	33 W	120	PRIOR APPROVED EQUAL
SC1	EXTERIOR WALL MOUNT		34 W	120	PRIOR APPROVED EQUAL
EX	WALL MOUNTED EXT SIGN CURRENT COMPASS CER5D			120	PRIOR APPROVED EQUAL
EX	WALL MOUNTED EXT SIGN WITH HEADS CURRENT COMPASS CCR6C3D			120	PRIOR APPROVED EQUAL
EM	WALL MOUNTED DUAL HEAD CURRENT COMPASS CU2			120	PRIOR APPROVED EQUAL
ES	WALL MOUNTED SINGLE HEAD CURRENT COMPASS			120	PRIOR APPROVED EQUAL

1

LOAD CENTER SCHEDULE				(R) HALL PANEL			
PANEL LABEL: (R) HALL PANEL		MAINS: 25 AMP		ENCLOSURE		NEMA: 1	
FED FROM: A.I.C.: 10K or 22K		MCB: 125 AMP 2 POLE		MOUNTING: R		WIDTH: 14 3/4"	
208/120 VOLT 1 PHASE 3 WIRE		LUGS: MLO or FT or SF		TOP: BOTTOM:		WIDTH: 20"	
CKT	TRIP	POLE	DESCRIPTION	WATT	WATT	TRIP	POLE
1	20	1	SPARE			(E) FRONT OFFICE LOWER RECPS	20 1 2
3	20	1	SPARE			(E) EXISTING CIRCUIT	20 1 4
5	20	1	(E) FOYER THIS HALL			(E) EXISTING CIRCUIT	20 1 6
7	20	1	(E) STEREO TV 2ND FLOOR OFFICE			(E) EXISTING CIRCUIT	20 1 8
9	20	1	(E) WATER HEATER			(E) EXISTING CIRCUIT	20 1 10
11	20	1	(E) EXISTING CIRCUIT			(E) EM LITES	15 1 12
13	20	2	(E) BATH HEATER			(E) EXISTING CIRCUIT	15 1 14
15	20	1	SPARE			(E) FRONT WALK TWO GANG	15 1 16
17	20	1	SPARE			SPARE	15 1 18
19	20	1	PREPARED SPACE			SPACE	20
				0	0	0	AMPS

PANEL SCHEDULE				(E)2F HALL			
PANEL LABEL: (E)2F HALL		MAINS: 25 AMP		ENCLOSURE		NEMA: 1	
FED FROM: A.I.C.: 10K or 22K or 40K or 50K or 65K		MCB: 200 AMP 3 POLE		MOUNTING: R		WIDTH: 20"	
208/120 VOLT 1 PHASE 3 WIRE		LUGS: MLO or FT or SF		TOP: BOTTOM:		WIDTH: 20"	
CKT	TRIP	POLE	DESCRIPTION	WATT	WATT	TRIP	POLE
1	20	1	(E) FRONT CLOSET FAX COPY		7250	(N) HP-5	20 1 2
3	20	1	(E) MIDDLE BACK CLOSET		7250	(N) HP-4	20 1 4
5	20	1	(E) MIDDLE FRONT PRINTER		7250	(N) HP-4	20 1 6
7	20	1	(E) BACK CLOSET BETWEEN MARK		7250	(E) OFFICE RECPTS	20 1 8
9	20	1	(E) OFFICE RECPS			(E) OFFICE RECPTS BY CONF RM	20 1 10
11	20	1	(E) FRONT CLOSET			(E) BATH CLOSET + S	20 1 12
13	20	1	(E) MIDDLE BACK CLOSET CORNR			(E) BOB + CLIFF	15 1 14
15	20	1	(E) OFFICE RECPS			(E) TRM + MARK	15 1 16
17	20	1	(E) OFFICE RECPS			(E) JOHN + CAD OFFICES	15 1 18
19	20	1	(E) MICROWAVE			(E) CONFERENCE ROOM	15 1 20
21	20	1	(E) OFFICE BY CONFERENCE ROOM			(N) HP-3	15 1 22
23	20	1	(E) OFFICE RECPS		7250		20 1 24
25	20	1	(E) REFRIG KITCHEN				20 1 26
27	20	1	(E) FRONTBACK CLOSET		300	(N) 2F MOCS	20 1 28
29	20	1	(E) KITCHEN STEPS + Foyer		900	(N) UNDERCOUNTER FRIDGE	20 1 30
31	20	1	(E) EMERGENCY LIGHTS		200	(N) COFFEE MAKER	20 1 32
33	20	1	(E) EF-4		100	(N)VIDA TA RACK	20 1 34
35	20	1	TVS		540	SPACE	20 1 36
37	20	1	PREPARED SPACE			SPACE	20 1 38
39	20	1	PREPARED SPACE			SPACE	20 1 40
				640	23740	24360	65 AMPS

*GFC BREAKER

LOAD CENTER SCHEDULE				PANEL 1			
PANEL LABEL: PANEL 1		MAINS: 25 AMP		ENCLOSURE		NEMA: 1	
FED FROM: A.I.C.: 10K or 22K		MCB: 125 AMP 2 POLE		MOUNTING: R		WIDTH: 14 3/4"	
208/120 VOLT 1 PHASE 3 WIRE		LUGS: MLO or FT or SF		TOP: BOTTOM:		WIDTH: 20"	
CKT	TRIP	POLE	DESCRIPTION	WATT	WATT	TRIP	POLE
1	20	1	SPARE			(E) FRONT OFFICE LOWER RECPS	20 1 2
3	20	1	HALLWAY SUB PANEL			(E) EXISTING CIRCUIT	20 1 4
5	20	1	SPARE			(E) EXISTING CIRCUIT	20 1 6
7	20	1	(E) WATER SOFTENER			(E) EXISTING CIRCUIT	20 1 8
9	15	1	REFRIG	600	1407.8	(E) EXISTING CIRCUIT	15 1 10
11	20	1	KIT COUNTER GFCI	180	180	(E) EXISTING CIRCUIT	20 1 12
13	20	1	MICROWAVE 1	1500	1500	(E) EXISTING CIRCUIT	20 1 14
15	15	1	MEDICAL LIGHT & CHANDLERS	1200	500	(E) EXISTING CIRCUIT	20 1 16
17	15	1	(E) EMERGENCY LIGHTS	1200	500	(E) EXISTING CIRCUIT	20 1 18
19	20	1	IF MOCS	1500	1500	(E) EXISTING CIRCUIT	20 1 20
21	15	1	(E) TIME CLOCK OUTSIDE LITES			(E) EXISTING CIRCUIT	15 1 22
23	20	1	SPARE			(E) EXISTING CIRCUIT	20 1 24
25	20	1	OFFICE FILE STOR. RECPTION	1080		(E) EXISTING CIRCUIT	20 1 26
27	30	2	WATER HEATER	4500		(E) EXISTING CIRCUIT	20 1 28
29	20	1	SPARE			(E) EXISTING CIRCUIT	20 1 30
				10550	9727.8	20288	122 AMPS

* ARC FAULT CIRCUIT BREAKERS ARE TO BE PROVIDED PER NEC (2014) (2017) (2020) ARTICLE 210.12

LOAD CENTER SCHEDULE				(E) FP-1			
PANEL LABEL: (E) FP-1		MAINS: 200 AMP		ENCLOSURE		NEMA: 1	
FED FROM: A.I.C.: 10K or 22K		MCB: 1		MOUNTING: R		WIDTH: 20"	
240 VOLT 1 PHASE 3 WIRE		LUGS: MLO		TOP: BOTTOM:		WIDTH: 20"	
CKT	TRIP	POLE	DESCRIPTION	WATT	WATT	TRIP	POLE
1	45	2	HP-1			HP-2	40 2 2
3	20	1	HP-1			EF 2.3	20 1 4
5	20	1	HP-1			SPARE	20 1 6
7	20	1	(N) SITE LIGHTING			SPARE	20 1 8
9	20	1	SPARE			SPARE	20 1 10
11	20	1	SPARE			SPARE	20 1 12
13	20	1	SPARE			SPARE	20 1 14
15	20	1	SPARE			SPARE	20 1 16
17	20	1	SPARE			SPARE	20 1 18
19	20	1	SPARE			SPARE	20 1 20
				0	0	0	0 AMPS

PANEL SCHEDULE				(E) PANEL 3P			
PANEL LABEL: (E) PANEL 3P		MAINS: 200 AMP		ENCLOSURE		NEMA: 1	
FED FROM: A.I.C.: 10K or 22K or 40K or 50K or 65K		MCB: 200 AMP 3 POLE		MOUNTING: R		WIDTH: 20"	
208/120 VOLT 1 PHASE 3 WIRE		LUGS: MLO or FT or SF		TOP: BOTTOM:		WIDTH: 20"	
CKT	TRIP	POLE	DESCRIPTION	WATT	WATT	TRIP	POLE
1	20	1	SPARE			(E) FRONT OFFICE LOWER RECPS	20 1 2
3	20	1	SPARE			(E) EXISTING CIRCUIT	20 1 4
5	20	1	(E) FOYER THIS HALL			(E) EXISTING CIRCUIT	20 1 6
7	20	1	(E) STEREO TV 2ND FLOOR OFFICE			(E) EXISTING CIRCUIT	20 1 8
9	20	1	(E) WATER HEATER			(E) EXISTING CIRCUIT	20 1 10
11	20	1	(E) EXISTING CIRCUIT			(E) EM LITES	15 1 12
13	20	2	(E) BATH HEATER			(E) EXISTING CIRCUIT	15 1 14
15	20	1	SPARE			(E) FRONT WALK TWO GANG	15 1 16
17	20	1	SPARE			FUTURE EV CHARGER 1	40 2 18
19	20	1	SPARE			FUTURE EV CHARGER 2	40 2 20
21	20	1	SPARE			SPACE	20 1 22
23	20	1	SPARE			SPACE	20 1 24
25	20	1	SPARE			SPACE	20 1 26
27	20	1	SPARE			SPACE	20 1 28
29	20	1	SPARE			SPACE	20 1 30
31	20	1	SPARE			SPACE	20 1 32
33	20	1	SPARE			SPACE	20 1 34
35	20	1	SPARE			SPACE	20 1 36
37	20	1	SPARE			SPACE	20 1 38
39	20	1	SPARE			SPACE	20 1 40
41	20	1	SPARE			SPACE	20 1 42
				0	0	0	0 AMPS

NOTICE

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OWNER

UPPER UWCHLAN TOWNSHIP

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
610-458-9400

ARCHITECT



GIRESI DESIGN, LLC

1379 DILWORTH TOWN CROSSING, SUITE 209
WEST CHESTER, PA 19382
484-301-0551

ARCHITECT'S SEAL

BRAD A. GRESI

PA LICENSE NO. RA02022

CIVIL ENGINEER



GILMORE & ASSOCIATES, INC.

65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
215-345-4330
WWW.GILMORE-ASSOC.COM

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M.E.P. ENGINEER



135 Poplar Street, Ambler, PA 19002
1850 Route 70, Suite 102, Cherry Hill, NJ 08003
www.mchugheng.com
201-647-1500

M.E.P. ENGINEER'S SEAL

CONSULTANT

CONSULTANT'S SEAL

PROJECT

UPPER UWCHLAN TOWNSHIP BUILDING ALTERATIONS

144 BYERS ROAD
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

SUBMISSIONS/REVISIONS

No.	Date	Revision
00	04/24/26	ISSUED FOR BID
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Project Number:

25-104

Drawn By:

DN/MMS

Reviewed By:

SG

Paper Size:

30"x42"

Sheet Title:

SCHEDULES - ELECTRICAL

Drawing No.

E3.0

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