PROPOSED REPAIRS AND REHABILITATION FOR:

LOCK 60 WORKMAN'S COTTAGE

400 TOW PATH RD
MONT CLARE, PA 19453

SEILER + DRURY
ARCHITECTURE
420 DEKALB STREET NORRISTOWN PA 19401
Tel 610.272.4809 www.sdarc.com

GENERAL NOTES

1. ALL CONSTRUCTION SHOWN IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2. THE CONTRACTORS SHALL VISIT AND EXAMINE THE PREMISES SO AS TO FULLY UNDERSTAND ALL OF THE EXISTING CONDITIONS PERTAINING TO THEIR WORK.
3. THE TENANT/LANDLORD RESERVES THE RIGHT TO DESIGNATE THE ORDER IN WHICH THE CONTRACTOR SHALL PROCEED WITH ANY AND ALL PORTIONS OF THE WORK. WORK SHALL BE COORDINATED SO AS NOT TO INTERFERE WITH THE BUSINESS OF THE TENANT OR LANDLORD.
4. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS AND ORDINANCES AND SHALL GIVE ALL NOTICES AND OBTAIN ALL PERMITS NECESSARY FOR THE WORK, AND SHALL PAY ALL COST OF FEES FOR THE SAME.
5. ALL WORK SHALL BE COMPLETED DURING NORMAL WORKING HOURS UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL KEEP THE BUILDING, AT ALL TIMES, FREE FROM RUBBISH AND DIRT WHICH MAY BE CAUSED BY PERSONS EMPLOYED EITHER BY THEMSELVES OR THE SUBCONTRACTORS. NO RUBBISH OR MATERIALS SHALL BE ALLOWED TO ACCUMULATE IN THE BUILDING, ON THE PROPERTY, OR ON THE STREET OR SIDEWALK.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE EMPLOYEES ON THE WORK SITE AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, OR MUNICIPAL SAFETY LAWS TO PREVENT ACCIDENTS OR INJURY ON OR ABOUT THE PROPERTY. G.C. SHALL PROVIDE PROPER LIGHTING AND VENTILATION DURING THE COURSE OF CONSTRUCTION.
8. UPON COMPLETION OF THE INSTALLATION, ALL SYSTEMS AND ALL FEATURES SHALL BE TESTED AND DEMONSTRATED IN THE PRESENCE OF AN OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS. DEVIATION FROM THE CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/PROJECT MANAGER
10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPROVED PLANS. CHANGES TO APPROVED PLANS MUST BE DOCUMENTED, AND PROVIDED TO THE CODE OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
11. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. G.C. PROVIDE A COPY OF ALL MANUFACTURER'S DATA, APPROVALS, AND INSTRUCTIONS TO THE BUILDING OWNER UPON PROJECT COMPLETION.
12. THE ONLY ACCESS ON THE PROPERTY IS ACROSS A BRIDGE WITH LIMITED WIDTH AND CAPACITY. THE CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND ACCESS REQUIREMENTS/LIMITATIONS AND PLAN ACCORDINGLY FOR DELIVERIES AND CONSTRUCTION VEHICLE ACCESS, ETC.

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO ENGAGE AN ENGINEER TO DESIGN AND IMPLEMENT ALL TEMPORARY SHORING REQUIRED TO PERFORM THE WORK.
2. EXCEPT THOSE ITEMS IDENTIFIED FOR STORAGE BY THE OWNER, ALL OTHER REMOVED ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED PROMPTLY FROM THE PREMISES.
3. PROVIDE TEMPORARY DUST PROOF PROTECTION AS INDICATED AND/OR DESCRIBED. VERIFY EXACT LOCATIONS AND HEIGHTS IN THE FIELD.
4. CONTRACTOR TO PATCH, REPAIR AND PREPARE FOR NEW CONSTRUCTION AND/OR FINISH OF EXISTING SURFACES/EQUIPMENT TO REMAIN ADJACENT TO THOSE INDICATED OR REQUIRED FOR DEMOLITION.

SYSTEM SUB-CONTRACTOR COORDINATION

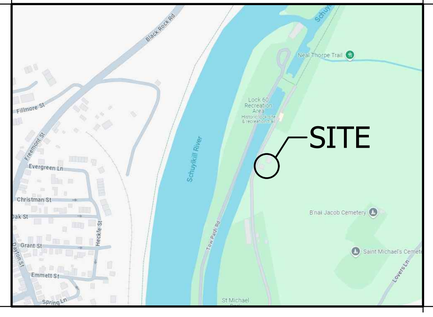
1. ALL CUTTING AND PATCHING INCLUDED BUT NOT LIMITED TO THRU-ROOF PENETRATIONS IS TO BE PERFORMED BY SKILLED WORKMEN.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	EX	EXISTING	PSI	POUNDS PER SQUARE INCH
ACT	ACOUSTIC CEILING TILE	EXIST	EXISTING	PT	PRESSURE TREATED
APC	ACOUSTICAL PANEL CEILING	EXT	EXTERIOR	PTD	PAINT OR PAINTED
ALUM	ALUMINUM	FD	FLOOR DRAIN	RCP	REFLECTED CEILING PLAN
ALT	ALTERNATE	FG	FIBERGLASS	REINF	REINFORCEMENT
ANOD	ANODIZED	FIN	FINISH	REQ	REQUIRED
BLDG	BUILDING	FLR	FLOOR	REV	REVISION
B.O.D	BASIS OF DESIGN	FND	FOUNDATION	RF	RESINOUS FLOORING
BO	BOTTOM OF	FRT	FIRE RESISTANT TREATED	RM	ROOM
BYDN	BEYOND	GA	GAUGE	RO	ROUGH OPENING
CJ	CONTROL JOINT	GALV	GALVANIZED	SCHED	SCHEDULE
CLNG	CEILING	GWB	GYPSUM WALL BOARD	SIM	SIMILAR
CL	CENTER LINE	HDWR	HARDWARE	SGT	STRUCTURAL GLAZED TILE
CLR	CLEAR	HM	HOLLOW METAL	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING/VENTILATION/AIR CONDITIONING	SS	SOLID SURFACING
COL	COLUMN			STL	STEEL
CONC	CONCRETE	MAX	MAXIMUM	TBD	TO BE DETERMINED
CONT	CONTINUOUS	MC	MECHANICAL CONTRACTOR	TO	TOP OF
DEMO	DEMOLISH/DEMOLITION	MIN	MINIMUM	TYP	TYPICAL
DIA	DIAMETER	MO	MASONRY OPENING	UC	UNDER-COUNTER
DIM	DIMENSION	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
DN	DOWN	N/A	NOT APPLICABLE	VCT	VINYL COMPOSITION TILE
DS	DOWNSPOUT	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
DWG	DRAWING	NO	NUMBER	W/	WITH
EA	EACH	NOM	NOMINAL	WD	WOOD
EL	ELEVATION	NTS	NOT TO SCALE		
ELEC	ELECTRICAL	OC	ON CENTER		
EQ	EQUAL	PL	PLASTIC LAMINATE		
EQUIP	EQUIPMENT	PLAM	PLASTIC LAMINATE		
EW	EACH WAY	PLYWD	PLYWOOD		

DRAWING LIST

LOCATION MAP



PROJECT DIRECTORY

OWNER: MONTGOMERY COUNTY PARKS & REC DEPT.
1 MONTGOMERY PLZ #703
NORRISTOWN, PA 19401

ARCHITECT: SEILER + DRURY ARCHITECTURE 420
DEKALB STREET NORRISTOWN, PA 19401
TEL: (610) 272-4809
FAX: (610) 272-4148

STRUCTURAL: C.N.TIMBIE ENGINEERS
625B ROYAL MANOR RD
WILLIAMS TOWNSHIP, PA 18042
TEL: (215) 866-8775

MEP: UR ENGINEERING
1311 RIDGE AVE 1ST FLOOR,
PHILADELPHIA, PA 19123
TEL: (267) 225-0832

CIVIL: JOSEPH ESTOCK ENGINEERING
933 MYSTIC LANE
EAGLEVILLE, PA 19403
TEL: (610) 666-0257

APPLICABLE CODES

PENNSYLVANIA UNIFORM CONSTRUCTION CODE

2021 PENNSYLVANIA BUILDING CODE (IBC 2018)
2021 PENNSYLVANIA EXISTING BUILDING CODE (IEBC 2018)
2021 PENNSYLVANIA ENERGY CONSERVATION CODE (IECC 2018)
2009 ICC A117.1
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2020 NATIONAL ELECTRICAL CODE (NFPA 70)
2021 PENNSYLVANIA FIRE CODE (NFPA 1)

BUILDING INFORMATION

PROJECT TYPE:	REPAIRS & REHABILITATION
MAIN OCCUPANCY / USE GROUP:	BUSINESS
CONSTRUCTION TYPE:	TYPE V
COLUMNS:	CONCRETE/WOOD
FLOORS:	CONCRETE/ WOOD
WALLS:	MASONRY/WOOD
FOOTPRINT:	850 SF
NUMBER OF STORIES:	1 STORY [PARTIAL HEIGHT BASEMENT+ ATTIC]
NUMBER OF EXITS:	1 EXIT
EXIT ACCESS TRAVEL DISTANCE:	250 FT MAX. ALLOWED
COMMON PATH OF TRAVEL:	75 FT MAX. ALLOWED
OCCUPANT LOAD:	6 OCC.
WATER CLOSETS:	1 REQ./ 1 PROVIDED
LAVATORIES:	1 REQ./ 1 PROVIDED
SERVICE SINK:	0 REQ./ 1 PROVIDED
DRINKING FOUNTAIN:	0 REQ./ 0 PROVIDED
LIFE SAFETY SYSTEMS:	
FIRE ALARM	N/A
FIRE EXTINGUISHERS	NEW AS REQUIRED
EMERGENCY LIGHTS	NEW AS INDICATED
EXIT SIGNAGE	NEW AS INDICATED
FIRE SPRINKLER SYSTEM	N/A

NOT FOR CONSTRUCTION

SEAL

PROJECT NAME:

WORKMAN'S COTTAGE
PHASE 2: REPAIRS & REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

PROJECT NO: 2433.2

ISSUED FOR		DATE
0	BID SET	06-03-26

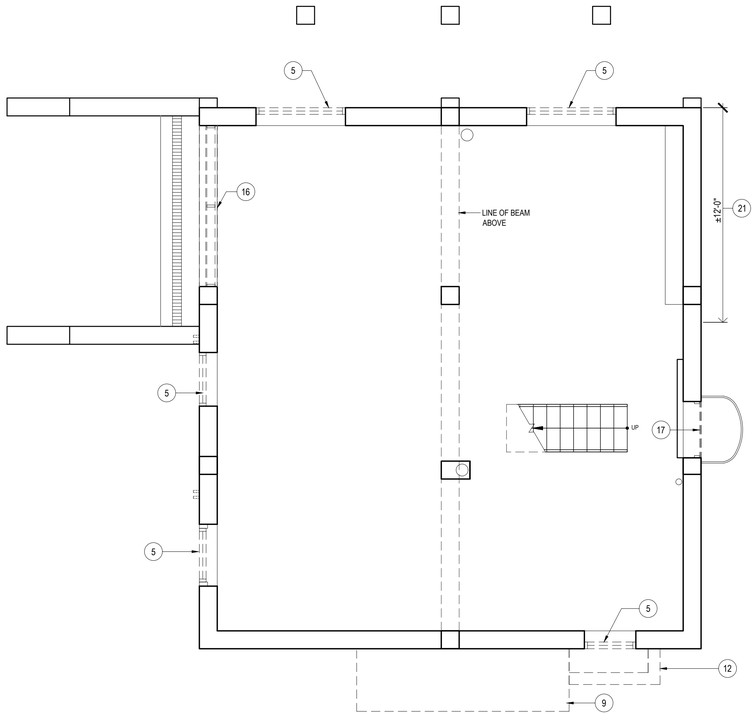
COVERSHEET

SHEET NO.

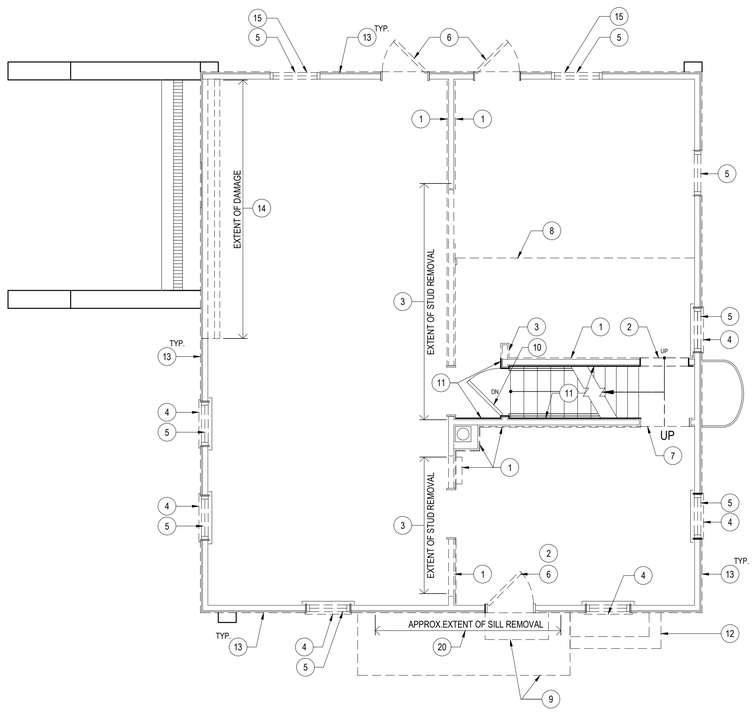
CS1.0

GENERAL DEMO NOTES

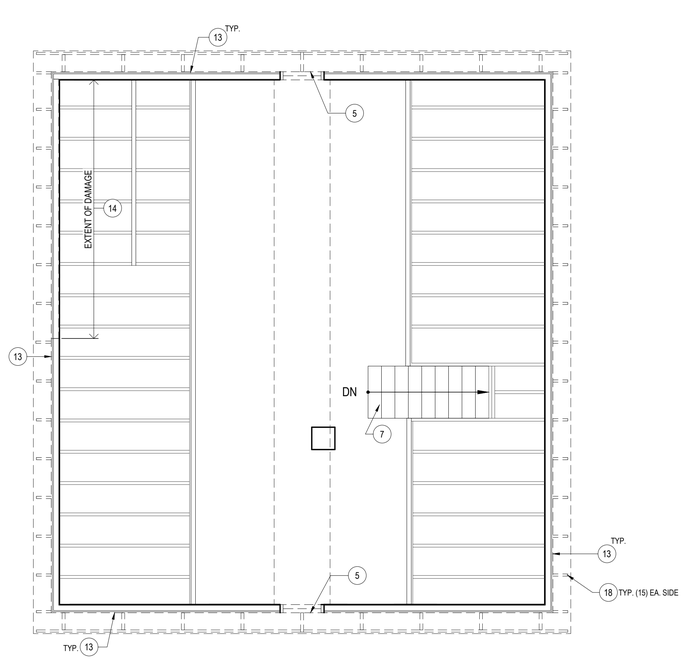
- PRIOR TO THE START OF GENERAL DEMOLITION, ALL HAZARDOUS MATERIAL, INCLUDING ASBESTOS SIDING AND ASSOCIATED UNDERLAYMENT, IS TO BE REMOVED BY A QUALIFIED HAZMAT CONTRACTOR. PROVIDE POST REMOVAL TESTING AND AIR QUALITY REPORTS AS REQUIRED BY OWNER AND AUTHORITIES HAVING JURISDICTION. REFER TO SPECIFICATIONS AND ENVIRONMENTAL REPORT.
- OWNER TO REMOVE MEMORIAL MARKER / STONE FROM AREA OF WORK PRIOR TO CONSTRUCTION.
- EXISTING HISTORIC WOOD DUTCH LAP SIDING IS TO REMAIN (EXCEPT FOR LOCATIONS WHERE IT MUST BE REMOVED IN ORDER TO FACILITATE NEW WORK, SUCH AS AT OPENINGS OR NEW SILL PLATE CURBS). IT WILL REMAIN AND FUNCTION AS A SHEATHING LAYER FOR THE NEW EXTERIOR CLADDING SYSTEM. REFER TO PROPOSED WORK FOR ADDITIONAL INFORMATION.
- DEMO ALL EXTERIOR RAFTER TAILS (NEW TAILS TO BE SISTERED). SEE S-DWGS FOR ADDITIONAL INFO. PRIOR TO DEMO, IF ANY RAFTER TAILS ARE FOUND TO BE IN GOOD CONDITION, THEY MAY REMAIN AND A CO DEDUCT SHALL BE ISSUED TO THE OWNER.
- GC TO PROVIDE ALL TEMPORARY BRACING / SHORING AS REQUIRED (DELEGATED DESIGN).
- CLEAN THE FLOORS & REMOVE ANY NAILS, SCREWS, ETC. FROM THE FLOOR.
- DISCONNECT AND REMOVE ALL ABANDONED PIPING, CONDUIT, WIRING, DEVICES, ETC. . REMOVE ALL ABANDONED OR DETERIORATED PIPING, CONDUIT, OR OTHER PENETRATIONS THROUGH THE EXTERIOR ENVELOPE. PATCH AND REPAIR ALL PENETRATIONS NOT TO BE REUSED. PROVIDE NEW PIPES/SLEEVES AS REQUIRED FOR NEW WORK. COORDINATE DEMO WORK WITH NEW PENETRATIONS AS REQUIRED. SEE MEP DWGS.
- PATCH ALL SUBFLOORING (DAMAGED OR PENETRATIONS) THROUGHOUT ALL FLOORS. PREP FOR NEW FINISH FLOORING WHERE INDICATED. SEE NEW SCOPE OF WORK FOR ADDITIONAL INFO AND REQUIREMENTS.
- SELECT AREAS OF PLASTER AND LATH ARE TO REMAIN (AREA AROUND THE STAIRS). ALL OTHER PLASTER AND LATH IS TO BE REMOVED. CONFIRM EXACT EXTENT OF DEMO WITH OWNER IN FIELD AT THE BID WALK-THROUGH. REMAINING PLASTER WILL BE PATCHED, REPAIRED, AND FINISH COATED. SEE PROPOSED PLANS.
- EXISTING INTERIOR WINDOW SILLS, BASEMENT DOOR, AND ASSOCIATED CASING/TRIM. ARE TO REMAIN. PROTECT FROM DEMO ACTIVITIES. TRIM MAY BE CAREFULLY REMOVED AND SALVAGED FOR LATER REINSTALLATION AS NECESSARY OR IF PREFERRED BY GC FOR EASE OF WORK.



1 DEMO BASEMENT PLAN
AD1.0 SCALE: 1/4"=1'-0"



2 DEMO FIRST FLOOR PLAN
AD1.0 SCALE: 1/4"=1'-0"



3 DEMO ATTIC PLAN
AD1.0 SCALE: 1/4"=1'-0"

SYMBOLS LEGEND

- ITEMS TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN

KEY NOTES — SYMBOL: X

1. REMOVE PLASTER AND LATH AND ANY WALL COVERINGS, BASEBOARDS, ACCESSORIES ON THE WALL. EXISTING STUDS TO REMAIN.
2. REMOVE PORTION OF INTERIOR PARTITION FOR NEW OPENING(S)
3. REMOVE PORTION OF INTERIOR PARTITION. PROVIDE TEMPORARY BRACING/ SHORING AS REQUIRED.
4. REMOVE EXISTING WINDOW UNIT TO BE REPLACED. MAINTAIN CASING AND INTERIOR SILL. DEMO EXTERIOR SILL AND EXISTING TRIM TO BE REPLACED.
5. DEMO EXISTING WINDOW AND FRAME.
6. DEMO EXISTING DOOR AND FRAME
7. DEMO EXISTING LANDING NOSING/THRESHOLD AND TRIM AS REQUIRED FOR NEW WORK. REMOVE TREADS AT ATTIC STAIRS TO BE REPLACED.
8. EDGE OF EXISTING EXTRA LAYER OF WOOD SUBFLOOR (APPROX. 140SF). REMOVE EXTRA SUBFLOOR LAYER WHILE MAINTAINING EXISTING SUBFLOOR BELOW. NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF ANY REVEALED CONDITIONS THAT WOULD LEAVE THE EXISTING SUBFLOOR INADEQUATE OR DAMAGED AFTER DEMO.
9. DEMO EXTERIOR CONCRETE LANDING AND STEP.
10. EXISTING BASEMENT DOOR AND TRIM TO REMAIN.
11. EXISTING PLASTER, LATH, AND TRIM TO REMAIN. REPAIR PLASTER AND LATH DAMAGED DUE TO DEMO.
12. DEMO CONCRETE WINDOW WELL TO BE REPLACED.
13. REMOVE / REMEDIATE ALL ASBESTOS SIDING AND ASSOCIATED UNDERLAYMENTS AND ACCESSORIES PRIOR TO START OF REGULAR CONSTRUCTION / DEMO ACTIVITIES AS REQUIRED. MAINTAIN EXISTING HISTORIC WOOD DUTCH LAP SIDING. TEMPORARILY PROTECTION ENVELOPE / SIDING AS REQUIRED.
14. DEMO AREA OF DAMAGED STUDS AND ADDED BRACING AS REQUIRED FOR REPAIR/ REPLACEMENT. SEE S-DWGS.
15. DEMO PORTION OF PARTITION AS NEEDED FOR NEW WINDOW IN PREVIOUSLY INFILLED WINDOW LOCATION.
16. DEMO WOOD PARTITION AS REQUIRED FOR NEW WORK.
17. REMOVE BOARDED UP WINDOW PROTECTION AS REQUIRED FOR NEW WINDOW INSTALL.
18. DEMO ALL EXTERIOR RAFTER TAILS (TO BE REPLACED WITH NEW SISTERED TAILS). CONTRACTOR TO FIELD VERIFY EXTENT OF DETERIORATION AND CONFIRM QUANTITY OF TAILS TO BE REMOVED/ SISTERED VS. REPAIRED. SEE S-DWGS.
19. EXISTING CHASE ASSUMED TO REMAIN. VERIFY IN FIELD.
20. REMOVE PORTION OF EX. STUD WALL SILL & CUT JOISTS AS REQ. FOR NEW CONC. CURB. PROVIDE TEMPORARY BRACING/SHORING AS REQUIRED. SEE DETAILS AND S-DWGS.
21. EXCAVATE GRADE AS NEEDED AND PARGE ENTIRE FOUNDATION WALL FROM THE NW CORNER TO A POINT APPROX 12' TO THE WEST. REFER TO PLANS AND ELEVATIONS FOR ADDITIONAL INFORMATION

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NOT FOR CONSTRUCTION

SEAL

PROJECT NAME:
WORKMAN'S COTTAGE PHASE 2: REPAIRS & REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

PROJECT NO: 2433.2

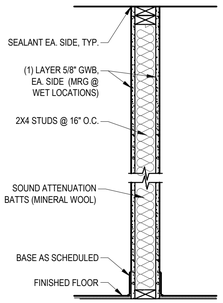
ISSUED FOR		DATE
0	BID SET	06-03-26

DEMO FLOOR PLANS

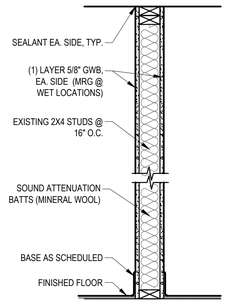
SHEET NO.
AD1.0

GENERAL ARCHITECTURAL NOTES

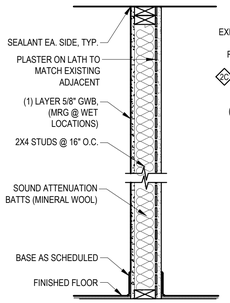
- WHERE ALTERATIONS INVOLVE THE EXISTING SUPPORTING STRUCTURE, THE CONTRACTOR SHALL PROVIDE SHORING AND PROTECTION REQUIRED TO INSURE THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE.
- PARGE THE EXTERIOR SIDE OF ALL STONE/CMU/CONCRETE FOUNDATIONS/BASEMENT WALLS. PROVIDE CONTROL JOINTS (PROVIDE A JOINTING PLAN FOR APPROVAL). EXTEND 8" MIN. BELOW FINAL GRADE.
- PROVIDE FLASHING AND SEALANTS AT ALL NEW ROOF AND WALL PENETRATIONS. PROVIDE ALL FLASHING AND SEALANTS AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION / WEATHER-TIGHT ENVELOPE. SHEET METAL FLASHINGS TO BE STAINLESS STEEL.
- PROVIDE ALL FASTENERS AND ACCESSORIES AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION OF ALL PRODUCTS AND ASSEMBLIES. UTILIZE MANUFACTURER'S RECOMMENDED PRODUCTS UNLESS EXPLICITLY NOTED OTHERWISE. IF NO PRODUCTS ARE RECOMMENDED, UTILIZE PRODUCTS APPROVED BY OWNER/ARCHITECT.
- PRESSURE-TREAT ALL WOOD IN CONTACT WITH CEMENT OR MASONRY, OR EXPOSED TO THE EXTERIOR.
- PROVIDE ALL BLOCKING FOR STRUCTURE, HANDRAILS, MILLWORK AND CABINETRY, TOILET AND BATHROOM ACCESSORIES, ETC AS REQUIRED.
- PROVIDE BLOCKING IN JANITOR'S CLOSET FOR ALL ACCESSORIES, FIXTURES, AND FUTURE OWNERS SHELVING.
- DELEGATED DESIGN: PROVIDE & INSTALL WALL MOUNTED EQUIPMENT PLATFORM CAPABLE OF SUPPORTING WATER HEATER SPECIFIED. PROVIDE STAMPED ENGINEERED DRAWINGS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. COORDINATE FINAL MOUNTING HEIGHT WITH ARCHITECT AND EQUIPMENT.
- PROVIDE BLOCKING IN OPEN OFFICE FOR OWNER'S DISPLAY CASES COORDINATE WITH OWNER.
- R&S (ROD & SHELF): WOOD SHELF ABOVE METAL CLOSET ROD
- ALL DRYWALL CORNERS TO BE FINISHED WITH CORNER 'L' BEAD.
- PROVIDE MOISTURE RESISTANT DRYWALL AT ALL DAMP LOCATIONS. PROVIDE CEMENT BACKBOARD BEHIND WALL TILE.
- WALLS WHERE EXISTING PLASTER AND LATH IS TO REMAIN, PATCH/REPAIR DAMAGED/MISSING AREAS AS NEEDED AND PROVIDE NEW FINISH SKIM COAT. CONFIRM PLASTER WALL LOCATIONS TO REMAIN WITH OWNER/ARCHITECT DURING BID WALK-THROUGH.
- BUILDING WRAP IS TO BE TYVEK COMMERCIAL-D OR APPROVED EQUAL WITH 95% OR BETTER DRAINAGE EFFICIENCY.
- PROVIDE INSULATION AND AIR BARRIERS AS REQUIRED TO MEET CODE REQUIREMENTS. (FLOOR: R-30. CEILING R-38. EXTERIOR WALLS: R-13 + R3.8ci). BASIS-OF-DESIGN CAVITY INSULATION IS "MINERAL WOOL COMFORT BATTS". PROVIDE STRAPS/SUPPORTS AS REQUIRED FOR INSULATION INSTALLATION IN FLOORS/CEILINGS. CONTINUOUS INSULATION IS TO BE "R-SHIELD NAILBASE" OR APPROVED EQUAL. GC TO CONFIRM THAT TRUEXTERIOR SIDING IS COMPATIBLE WITH INSTALLATION OVER SELECTED NAILABLE INSULATION. UTILIZE MANUFACTURERS APPROVED ATTACHMENT PATTERNS AND APPROVED FASTENERS.
- COMPOSITE SIDING AND TRIM TO BE TRUEXTERIOR DUTCH LAP SIDING AND TRIM. FACTORY PRIMED. FIELD PAINT SIDING, TRIM, CASINGS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- PROVIDE INSULATION FOR EXPOSED PIPING AS REQUIRED IN BASEMENT / UNCONDITIONED SPACES.
- PROVIDE PORTABLE FIRE EXTINGUISHERS ON WALL MOUNTED BRACKETS PER IBC. LOCATED AS DIRECTED BY OWNER/ARCHITECT.
- REUSE EXISTING PENETRATION (REMOVE OLD PIPING AS REQUIRED) FOR NEW SANITARY WORK OR (IF PRIOR OPTION IS NOT FEASIBLE) PROVIDE NEW THROUGH-WALL PENETRATION AND CAP AND SEAL EXISTING. NOTIFY OWNER/ARCHITECT AND ENGAGE IN A COORDINATION REVIEW MEETING IF THE LATTER OPTION IS SELECTED.
- MEP LAYOUT, EQUIPMENT, AND FIXTURES ARE SHOWN FOR DESIGN INTENT ONLY. COORDINATE ALL FINAL MEP WORK WITH MEP DRAWINGS. GC TO NOTIFY OWNER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS.
- SITE INFORMATION AND APPROXIMATE GRADING ARE SHOWN FOR DESIGN INTENT ONLY. COORDINATE ALL FINAL SITE WORK WITH CIVIL DRAWINGS. GC TO NOTIFY OWNER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND CIVIL DRAWINGS.
- GUTTER AND DOWNSPOUT SYSTEM TO BE SIZED BY GC IN ORDER TO ADEQUATELY HANDLE LOCAL RAINFALL. AND IN ACCORDANCE WITH SMACNA GUIDELINES. PROVIDE PRE-FINISHED ALUMINUM HALF-ROUND GUTTERS AND ROUND DOWNSPOUTS. PROVIDE HANGERS AND ACCESSORIES AS REQUIRED TO SUPPORT NEW GUTTER SYSTEM. PROVIDE NEW METAL DRIP FLASHING. TEMPORARILY REMOVE SHINGLES/ROOFING AND REPAIR/ REPLACE AS REQUIRED FOR INSTALLATION. PROVIDE PVC BOOTS AND DRAIN AWAY FROM FOUNDATIONS TO DAYLIGHT - SEE CIVIL DWGS.
- ALL FINISHES AND COLORS TBD BY OWNER ARCHITECT FROM MANUFACTURER'S FULL RANGE. PROVIDE ALLOWANCE FOR ANY FINISHES NOT SELECTED AT TIME OF BID.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.



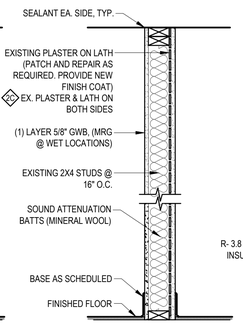
1A NEW INTERIOR PARTITION



1B INTERIOR PARTITION (EX. STUDS)

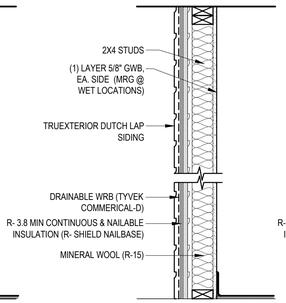


2A INTERIOR PARTITION (INFILL)

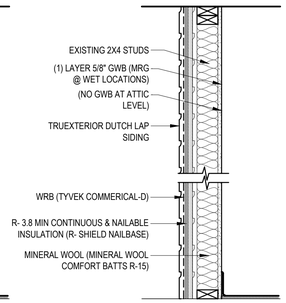


2B INTERIOR PARTITION (EX STUDS - EX. PLASTER)

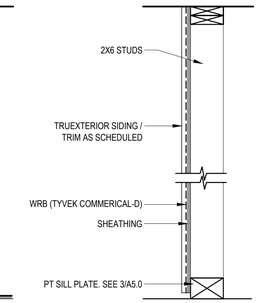
4 PARTITION TYPES
A1.0 SCALE: N.T.S.



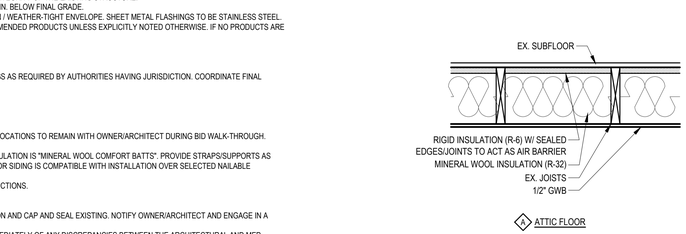
3 NEW EXTERIOR WALL / INFILL



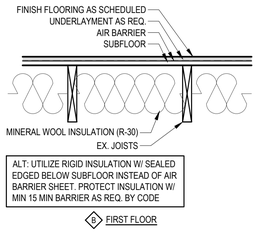
4 EX. EXTERIOR WALL (TYPICAL)



5 BASEMENT WALL

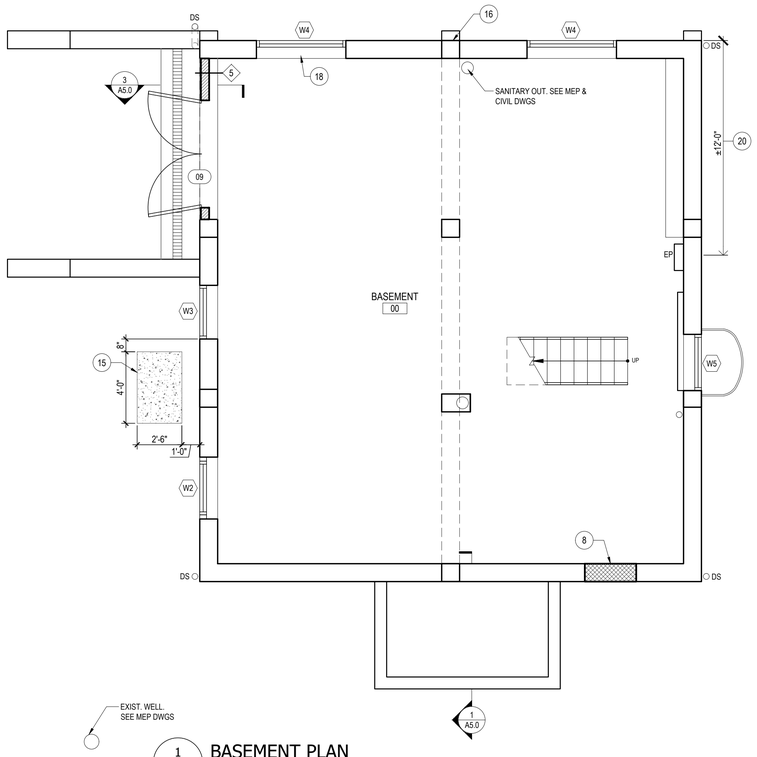


A ATTIC FLOOR

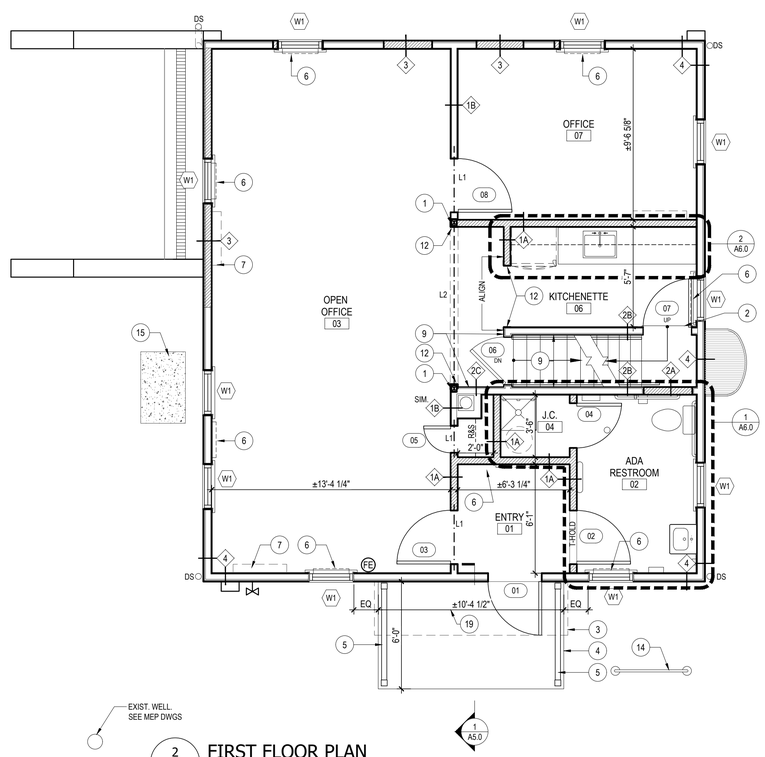


B FIRST FLOOR

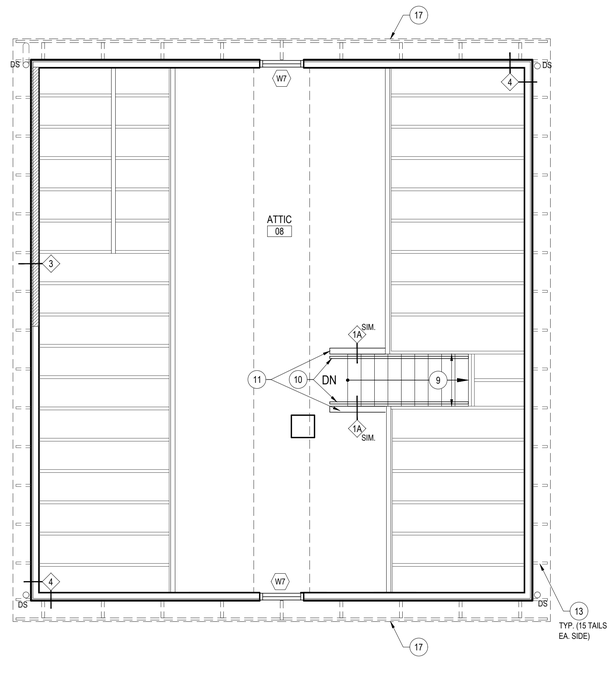
5 HORIZONTAL ASSEMBLIES
A1.0 SCALE: N.T.S.



1 BASEMENT PLAN
A1.0 SCALE: 1/4"=1'-0"



2 FIRST FLOOR PLAN
A1.0 SCALE: 1/4"=1'-0"



3 ATTIC PLAN
A1.0 SCALE: 1/4"=1'-0"

SYMBOLS LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION
- EXISTING DOOR & FRAME TO REMAIN
- NEW DOOR & FRAME
- X — PARTITION TAG, SEE A1.0
- W1 — WINDOW TAG
- FE — FIRE EXTINGUISHER (SEE GENERAL NOTES)
- HOSE BIB (W/ LOCKABLE COVER)

KEY NOTES SYMBOL: X

1. POST P1. SEE STRUCTURE SCHEDULE.
2. NEW NOSING/ THRESHOLD TO BE FLUSH WITH LANDING. SEE DETAIL 9/A6.0. REFINISH LANDING AND REPLACE ALL TREADS IN-KIND. ROUND TREAD NOSINGS.
3. PENT ROOF ABOVE. SEE DETAILS ON SHEET A5.0.
4. NEW CONCRETE LANDING. SEE DETAILS ON SHEET A5.0.
5. NEW PVC RAILING SYSTEM. BASIS-OF-DESIGN: INTEX HAMPTON RAILING SYSTEM.
6. APPROXIMATE LOCATION OF ELECTRIC BASEBOARD HEATER. SEE MEP DWGS.
7. APPROXIMATE LOCATION OF WALL MOUNTED MINI-SPLIT. PROVIDE BLOCKING AS REQUIRED. SEE MEP DWGS.
8. INFILL EXISTING BASEMENT OPENING WITH SOLID CMU AS REQUIRED. DELEGATED DESIGN.
9. EXISTING PLASTER AND LATH TO REMAIN AT WALLS AROUND, IN , AND ADJACENT TO STAIRWELL (CONFIRM EXACT SCOPE WITH OWNER/ ARCHITECT DURING BID WALK THROUGH). PATCH, REPAIR, AND REFRESH ALL PLASTER TO REMAIN.
10. 1 1/2" DIA. WOOD HANDRAIL (STN-1) @ 36" HIGH. EACH SIDE MOUNTED VIA HANDRAIL BRACKETS. PROVIDE BLOCKING AS REQUIRED.
11. 2x4 STUD PONY WALL (48" H.) WITH GWB EACH SIDE AND SOLID WOOD CAP.
12. WOOD CASING TRIM AT OPENING. SEE DETAIL ON A6.0.
13. NEW SISTERED RAFTER TAILS. CONTRACTOR TO FIELD VERIFY EXTENT OF DETERIORATION AND CONFIRM QUANTITY OF TAILS TO BE REMOVED/ SISTERED VS. REPAIRED. SEE S - DWGS. ALL RAFTER TAILS, SOFFITS, EAVES TO BE PRIMED AND PAINTED.
14. APPROX. LOCATION OF NEW BIKE RACK. COORDINATE WITH FINAL GRADING PLAN AND OWNER.
15. APPROX. LOCATION OF CONCRETE EQUIPMENT PAD. COORDINATE WITH MEP-DWGS & OWNER.
16. REPAIR AT EXISTING RIM JOIST. SEE S-DWGS
17. EXISTING RAKE BOARDS TO REMAIN. AT CRACKED RAKE BOARD, EPOXY GLUE-REPAIR THE CRACK. APPLY EPOXY WOOD FILLER INTO ANY ADDITIONAL DEFECTS BEFORE SCRAPING, SANDING, PRIMING, AND PAINTING.
18. USE SOLID CMU TO RAISE SILL TO MATCH SILL HEIGHT OF ADJACENT WINDOW. SILL TO BE APPROX. 48" AFF. VERIFY IN FIELD.
19. REMOVED PORTION OF EX. STUD WALL SILL & CUT JOISTS AS REQ. FOR NEW CONC. CURB. PROVIDE TEMPORARY BRACING/SHORING AS REQUIRED. SEE DETAILS AND S-DWGS.
20. EXCAVATE GRADE AS NEEDED AND PARGE ENTIRE FOUNDATION WALL FROM THE NW CORNER TO A POINT APPROX 12' TO THE WEST. REFER TO PLANS AND ELEVATIONS FOR ADDITIONAL INFORMATION

STRUCTURE SCHEDULE

L1 (2) 2X8
L2 3 1/2" X 9 1/4" LVL
P1 (3) 2X4 POST

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PROJECT NAME:
WORKMAN'S COTTAGE PHASE 2: REPAIRS & REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

PROJECT NO: 2433.2

ISSUED FOR		DATE
0	BID SET	06-03-26

PROPOSED FLOOR PLANS, & PARTITION TYPES

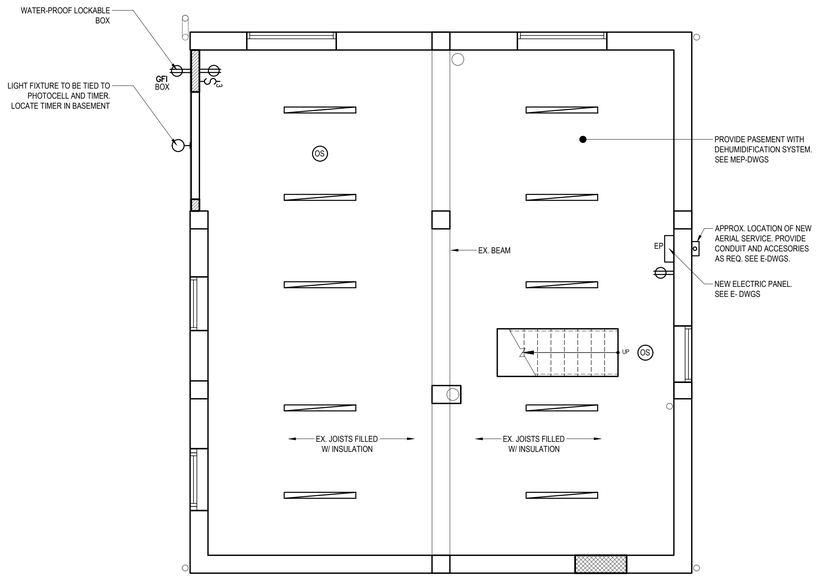
SHEET NO.
A1.0

GENERAL ARCHITECTURAL NOTES

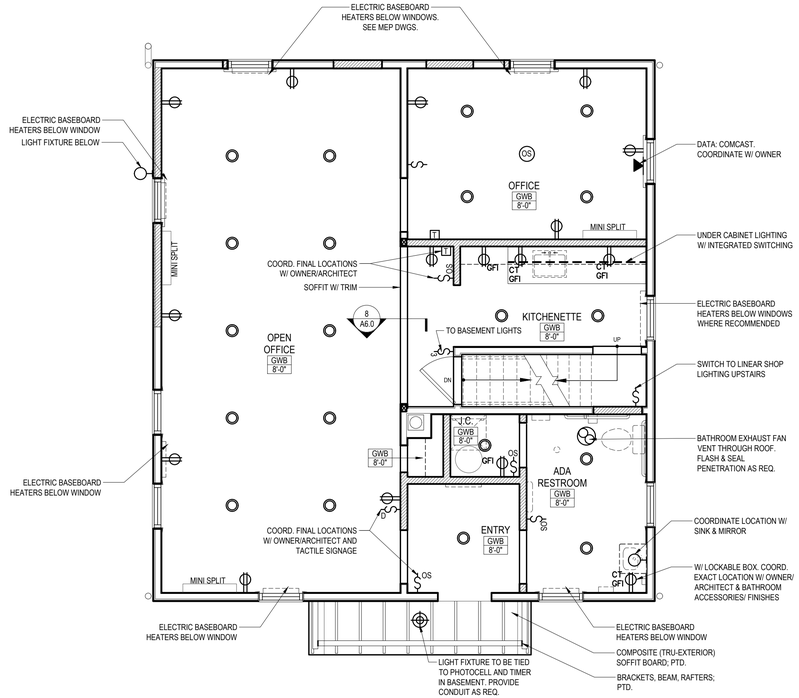
- MEP LAYOUT, EQUIPMENT, AND FIXTURES ARE SHOWN FOR DESIGN INTENT ONLY. COORDINATE ALL FINAL MEP WORK WITH MEP DRAWINGS. GC TO NOTIFY OWNER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS.
- **COORDINATE ALL FIXTURE, EQUIPMENT, AND DEVICE LOCATIONS WITH OWNER/ARCHITECT AND ARCHITECTURAL TRIM AND FINISHES. PROVIDE WALK-THROUGH TO CONFIRM DEVICE LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO CLOSING IN WALLS.**
- ALL GWB CEILINGS TO BE PAINTED; (1) COAT PRIMER (2) COATS FINISH
- ALL FINISHES AND COLORS TBD BY OWNER ARCHITECT FROM MANUFACTURER'S FULL RANGE.
- COORDINATE WALK-THROUGH WITH OWNER/ARCHITECT TO CONFIRM ELECTRICAL DEVICE LOCATIONS PRIOR TO DRYWALL INSTALLATION.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SYMBOLS LEGEND

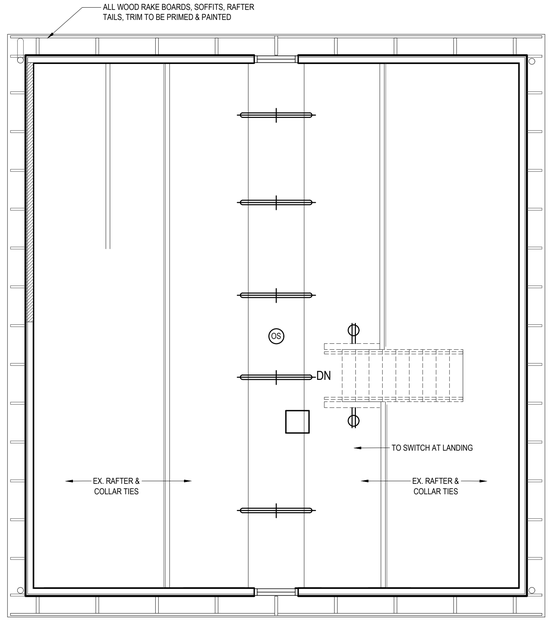
- LINEAR LED SHOP LIGHT
- SUSPENDED LINEAR LIGHT
- UNDER CABINET STRIP LIGHTING
- RECESSED LIGHT
- DECORATIVE LIGHT
- WALL SCONCE
- EXHAUST FAN
- SWITCH
- SWITCH W/ OCCUPANCY SENSOR (OS.)
- 3-WAY CIRCUIT (S3)
- COUNTER TOP HEIGHT OUTLET (CT)
- DUPLEX OUTLET
- OCCUPANCY SENSOR (OS)
- THERMOSTAT (T)
- DATA
- CEILING TAG (FIN / AFF)



1 A2.0 BASEMENT RCP & POWER PLAN
SCALE: 1/4"=1'-0"



2 A2.0 FIRST FLOOR RCP & POWER PLAN
SCALE: 1/4"=1'-0"



3 A2.0 ATTIC RCP & POWER PLAN
SCALE: 1/4"=1'-0"

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REFLECTED CEILING & PRACTICAL POWER PLAN

SHEET NO.

A2.0

KEY NOTES

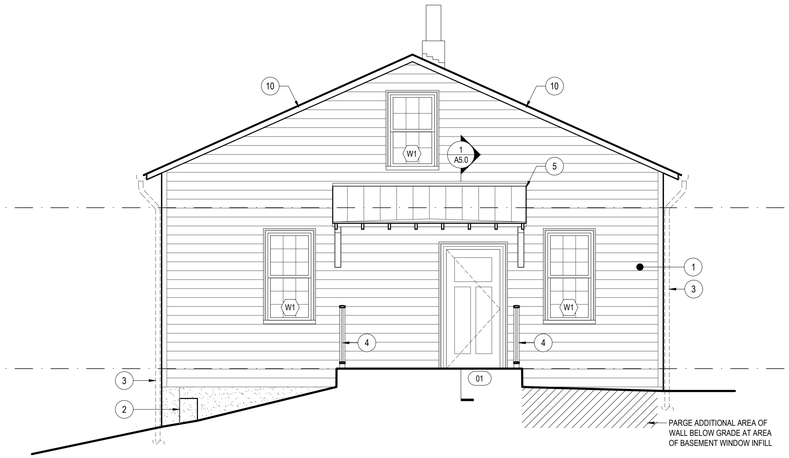
SYMBOL: X

1. COMPOSITE (TRUEXTERIOR) DUTCH LAP SIDING AND ASSOCIATED TRIM. FACTORY PRIMED; FIELD PAINTED.
2. PARGE FOUNDATION WALLS. EXTEND MIN 8" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED. PROVIDE CONSTRUCTION JOINTS @ TRANSITIONS BETWEEN DIFFERING FOUNDATION MATERIALS TO PREVENT CRACKING AS REQUIRED. SUBMIT PROPOSED JOINTING SKETCH TO OWNER/ARCHITECT.
3. NEW ALUMINUM GUTTER (HALF - ROUND) AND DOWNSPOUTS (ROUND). PROVIDE BRACKETS/ACCESSORIES AS REQUIRED FOR INSTALLATION. TIE INTO PVC BOOTS & DRAINAGE PIPE AWAY FROM FOUNDATION TO DAYLIGHT. SEE CIVIL DWGS.
4. PVC RAILING SYSTEM (INTEX - HAMPTON EXTRUDED RAIL SYSTEM). FINISHES/ PROFILES AS SELECTED BY OWNER/ARCHITECT FROM MANUFACTURERS FULL RANGE.
5. STANDING SEAM METAL ROOF SYSTEM ON PENT ROOF STRUCTURE. SEE DETAIL ON A5.0.
6. REPLACE DAMAGED RAFTER TAILS WITH NEW SISTERED TAILS, TYPICAL @ ALL (30) TAILS. REFER TO DETAILS.
7. EXTERIOR DECORATIVE LIGHT TIED TO PHOTOCELL AND TIMER. SEE E- DWGS.
8. COMPOSITE (TRUEXTERIOR) TRIM/SIDING. FACTORY PRIMED; FIELD PAINTED.
9. REPAIR AT EXISTING RIM JOIST. SEE S-DWGS.
10. EXISTING RAKE BOARDS TO REMAIN. SEE A1.0 FOR MORE INFO.

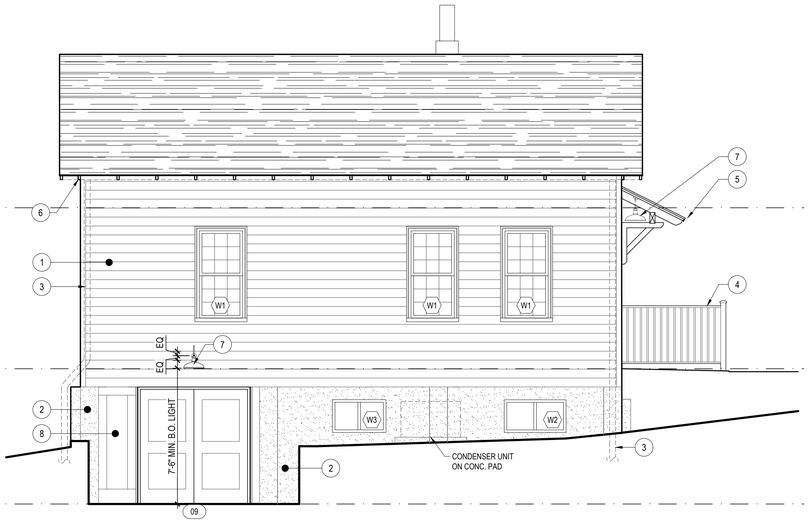
A. ALTERNATE A: EXCAVATE GRADE AS NEEDED AND PARGE ENTIRE FOUNDATION WALL FROM THE NW CORNER TO A POINT APPROX 12' TO THE WEST.

GENERAL NOTES:

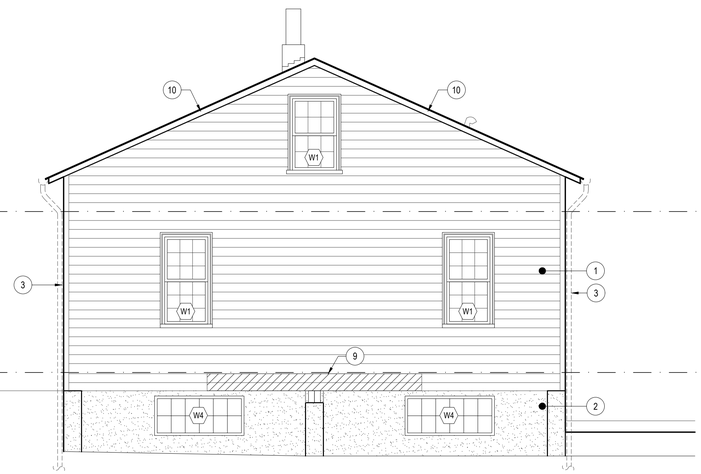
- PROVIDE ALL TRUEXTERIOR TRIM IN SIZES AND PROFILES AS NEEDED FOR CORNERS, CASINGS, SILLS, SKIRT BOARDS, AND OTHER DECORATIVE TRIM OR SIDING ELEMENTS.
- WINDOW AND DOOR CASINGS TO HAVE A BRICK MOLD PROFILE TO MATCH EXISTING.
- FLASH AND SEAL ALL ENVELOPE PENETRATIONS AS REQUIRED.
- REFER TO INTERIOR FINISHES AND SPECS FOR PAINTING SCOPE.
- SEAL END GRAINS OF ALL EXTERIOR WOOD



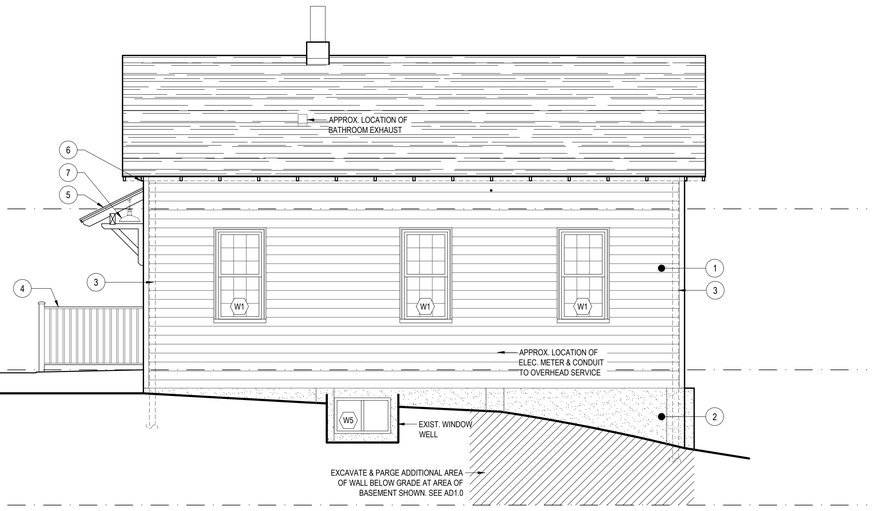
1 A3.0 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 A3.0 NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 A3.0 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 A3.0 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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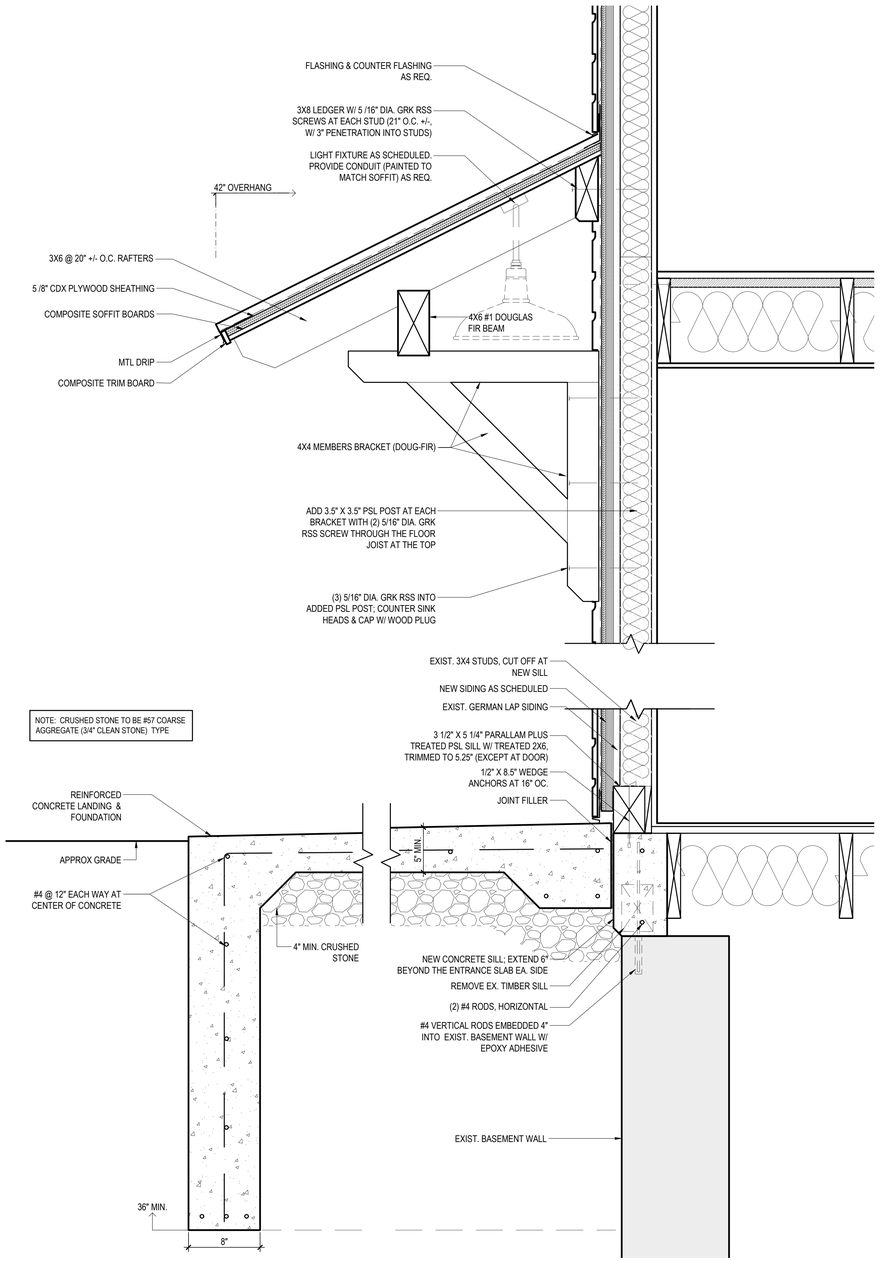
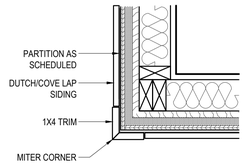
EXTERIOR ELEVATIONS

SHEET NO.

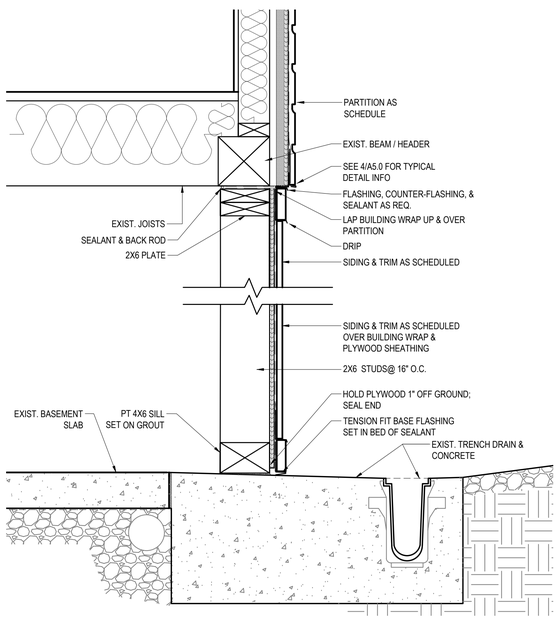
A3.0



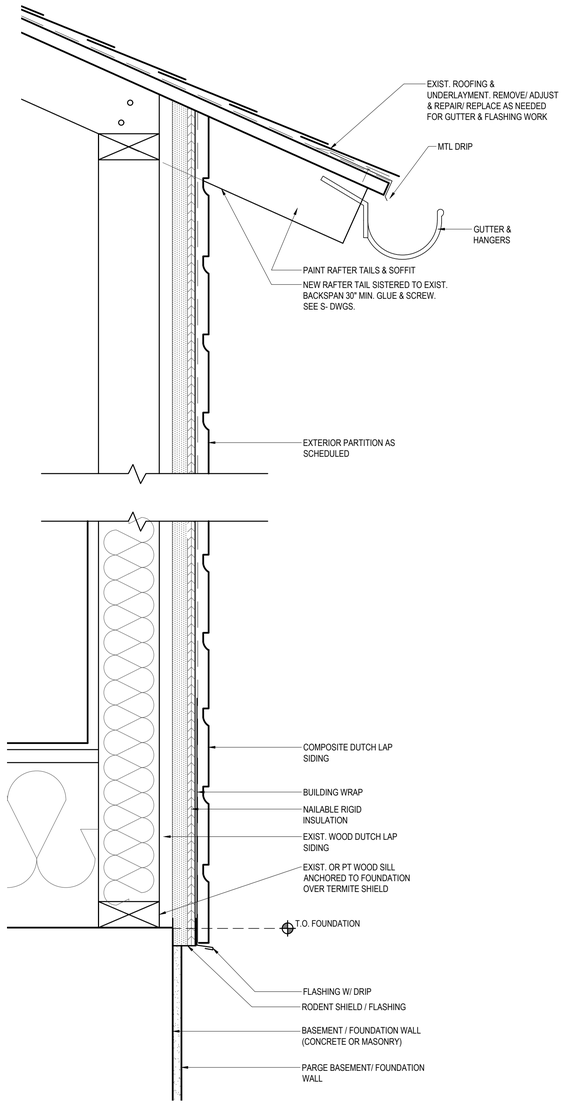
1 A5.0 PORCH DETAIL
SCALE: 1 1/2"=1'-0"



2 A5.0 EXTERIOR CORNER DETAIL
SCALE: 1 1/2"=1'-0"



3 A5.0 BASEMENT INFILL DETAIL
SCALE: 1 1/2"=1'-0"



4 A5.0 EXTERIOR WALL STANDARD DETAIL
SCALE: 3"=1'-0"

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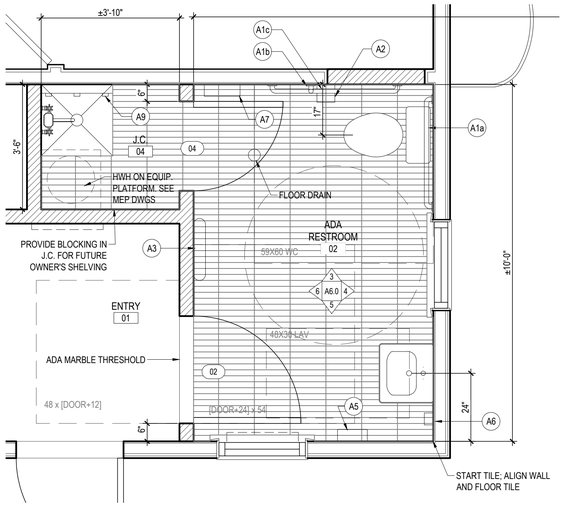
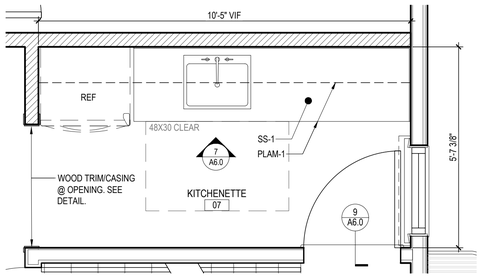
EXTERIOR DETAILS

SHEET NO.

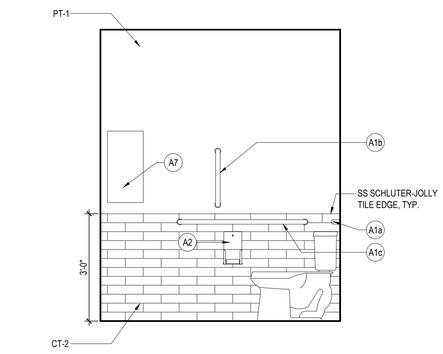
A5.0



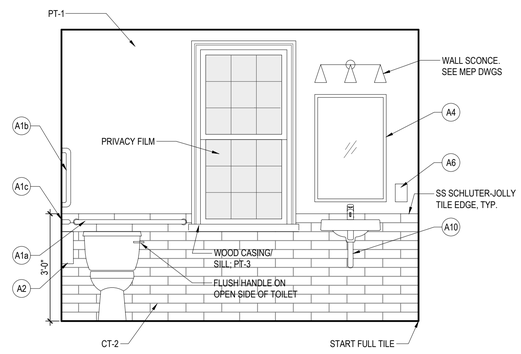
1 A6.0 ENLARGED PLAN - ADA RESTROOM
SCALE: 1/2" = 1'-0"



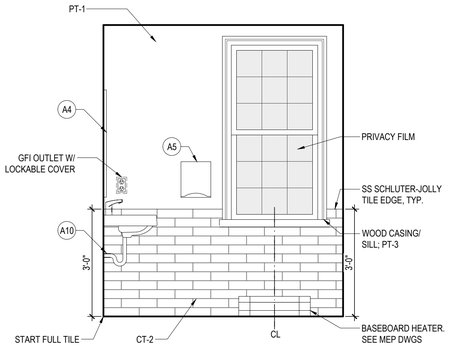
2 A6.0 ENLARGED PLAN - KITCHENETTE
SCALE: 1/2"=1'-0"



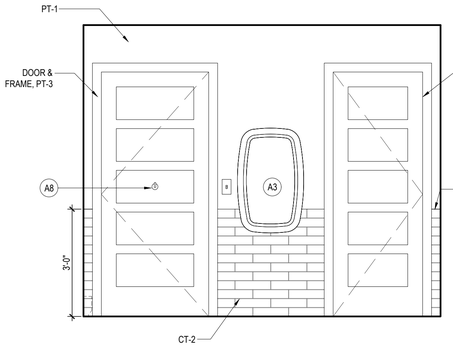
3 A6.0 INT. ELEV. - ADA RESTROOM
SCALE: 1/2"=1'-0"



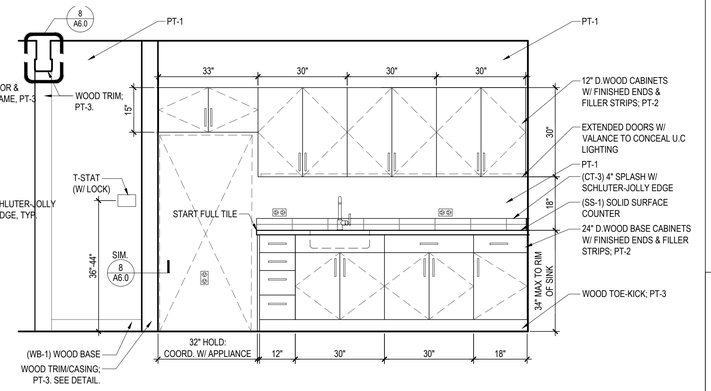
4 A6.0 INT. ELEV. - ADA RESTROOM
SCALE: 1/2"=1'-0"



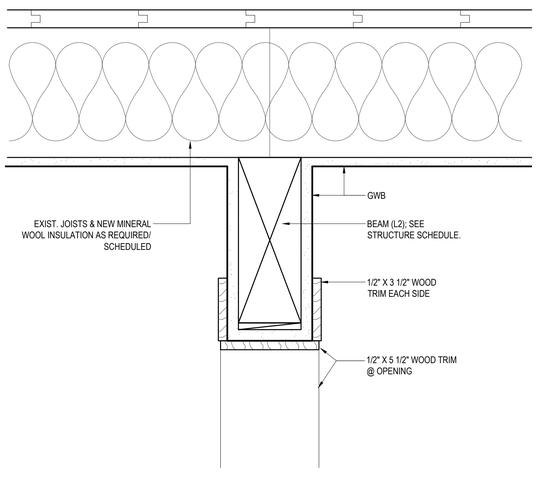
5 A6.0 INT. ELEV. - ADA RESTROOM
SCALE: 1/2"=1'-0"



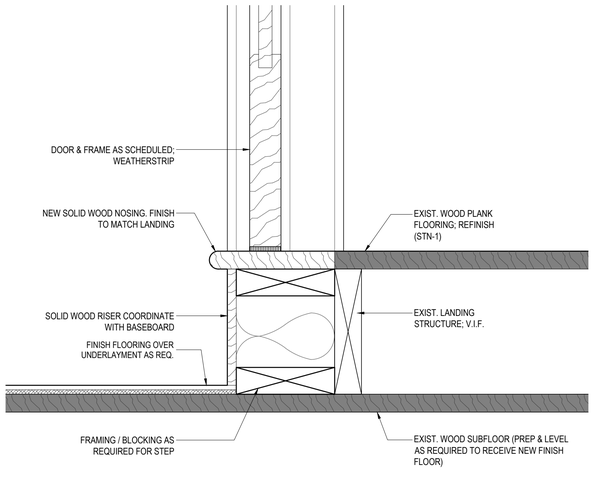
6 A6.0 INT. ELEV. - ADA RESTROOM
SCALE: 1/2"=1'-0"



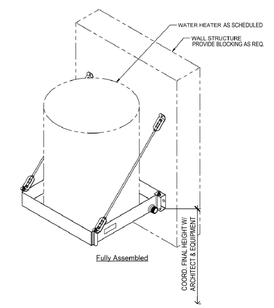
7 A6.0 INT. ELEV. - KITCHENETTE
SCALE: 1/2"=1'-0"



8 A6.0 DETAIL @ BEAM (TYP. WOOD TRIM DETAIL)
SCALE: 3"=1'-0"



9 A6.0 DETAIL @ ATTIC STEP
SCALE: 3"=1'-0"



10 A6.0 HWH EQUIPMENT PLATFORM
SCALE: NTS

TOILET AND BATH ACCESSORY LEGEND					
IDENTIFICATION	MANUF.	MODEL NUMBER	DESCRIPTION	SUPPLIED	INSTALLED
A1a	BOBRICK	B-9806 SERIES	36" GRAB BAR	GC	GC
A1b	BOBRICK	B-9806 SERIES	18" GRAB BAR	GC	GC
A1c	BOBRICK	B-9806 SERIES	42" GRAB BAR	GC	GC
A2	SCOTT	--	TOILET PAPER DISPENSER	OWNER	GC
A3	KOALA CARE	KB-301	BABY CHANGING STATION- VERTICAL WALL MOUNT	GC	GC
A4	BOBRICK	B-2908	24 X36 MIRROR	GC	GC
A5	SCOTT	--	PAPER TOWEL DISPENSER	OWNER	GC
A6	GOJO	FMX - 20	SOAP DISPENSER	GC	GC
A7	--	--	FEMININE HYGIENE DISPENSER	OWNER	GC
A8	BOBRICK	B-9542	COAT HOOK	GC	GC
A9	BOBRICK	B-223X24	UTILITY SHELF/MOP HOLDER	GC	GC
A10	TRUBRO	E-Z SERIES	PROTECTIVE P-TRAP & MIXING VALVE COVERS	GC	GC

NOTES:
1. ALL FIXTURES AND ACCESSORIES TO BE ADA COMPLIANT ONCE INSTALLED. GC IS RESPONSIBLE FOR VERIFYING FINAL MOUNTING LOCATION AND HEIGHT MEETS ALL APPLICABLE CODES. MOCKUP ALL LOCATIONS OF ALL ACCESSORIES WITH OWNER/ARCHITECT IN FIELD PRIOR TO INSTALLATION. DO NOT CUT OR DRILL THROUGH WALL TILES WITHOUT PRIOR APPROVAL.
2. ALL ITEMS SPECIFIED ABOVE ARE TO BE CONSIDERED BASIS OF DESIGN.
3. PROVIDED BLOCKING AS REQUIRED FOR ALL WALL MOUNTED ACCESSORIES.
4. IF APPLICABLE, PROVIDE CONTINUOUS TRIM BLOCKING AS REQUIRED TO MOUNT MIRROR, AND OTHER ACCESSORIES AS NEEDED, OVER THE TRANSITION FROM WALL TILE TO DRYWALL. PAINT BLOCKING TO MATCH ADJACENT SURFACES.
5. ALL ACCESSORIES' FINISHES TBD BY OWNER FROM MANUFACTURER'S FULL RANGE.
6. LOCATION OF FEMININE HYGIENE DISPENSER TBD BY OWNER AND IN ACCORDANCE WITH ADA REQUIREMENTS
7. PRIVACY FILM TO BE 3M TRANSLUCENT FROSTED OR FASARA SERIES WINDOW FILM CAPABLE OF PROVIDING PRIVACY BOTH DAY AND NIGHT. EXACT TYPE AND STYLE TBD BY OWNER.

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PROJECT NO: 2433.2

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ENLARGED FLOOR PLANS, INTERIOR ELEVATIONS & INTERIOR DETAILS

SHEET NO.
A6.0

DOOR SCHEDULE

NO.	LOCATION	TYPE	MAT.	FIN.	SIZE			FRAME					HARDWARE	NOTES
					W	H	THK	TYPE	MAT.	FIN.	JAMB	HEAD		
FIRST FLOOR														
01	ENTRY	D2	STL	TBD	3'-0"	6'-8"	1 3/4"	F1	STL	TBD			#1	COORDINATE HARDWARE W/ PRE-HUNG DOOR MANUF; PROVIDE ADA THRESHOLD
02	RESTROOM	D1	WD	PTD	3'-0"	6'-8"	1 3/4"	F1	WD	PTD	1	2	#2	
03	OPEN OFFICE	D1	WD	PTD	2'-6"	6'-8"	1 3/4"	F1	WD	PTD	1	2	#3	
04	JANITOR CLOSET	D1	WD	PTD	2'-6"	6'-8"	1 3/4"	F1	WD	PTD	1	2	#4	
05	CLOSET	D1	WD	PTD	1'-6"	6'-8"	1 3/4"	F1	WD	PTD	1	2	#5	
06	BASEMENT (EXIST)	EX	WD	PTD	EX	EX	EX	EX	WD	PTD	EX	EX	#6	RESTORE EX. DOOR HARDWARE (WHERE POSSIBLE); WEATHERSTRIPPED INTERIOR DOOR
07	STAIR	D1	WD	PTD	2'-8"	6'-8"	1 3/4"	F1	WD	PTD	1	2	#7	WEATHERSTRIPPED INTERIOR DOOR
08	OFFICE	D1	WD	PTD	3'-0"	6'-8"	1 3/4"	F1	WD	PTD	1	2	#8	
09	BASEMENT	D3	STL	TBD	(2) 3'-0"	6'-2"	1 3/4"	F1	STL	TBD			#9	COORDINATE HARDWARE W/ PRE-HUNG DOOR MANUF.

DOOR & HARDWARE GENERAL NOTES & BASIS-OF-DESIGN:

- COORDINATE KEYING REQUIREMENTS WITH OWNER @ KEYING MEETING.
- DOOR HARDWARE MUST MEET ANSI 117.1 SECTION 404.2.6:
- "HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM & 48 INCHES MAXIMUM ABOVE THE FLOOR."
- PROVIDE WALL STOPS & SILENCERS AS REQUIRED. WHERE WALL STOPS ARE NOT APPROPRIATE, PROVIDE FLOOR STOPS WHERE THEY WILL NOT IMPEDE TRAFFIC.
- THRESHOLDS AT DOORS SHALL NOT EXCEED 3/4" IN HEIGHT ABOVE THE FINISH FLOOR. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOTE GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50 PERCENT SLOPE).
- PROVIDE WEATHERSTRIPPING @ ALL EXTERIOR DOORS & INTERIOR DOOR DIVIDING CONDITIONED & NON CONDITIONED AREAS.
- PROVIDE WALL OR CONCEALED OVERHEAD STOPS AT ALL DOORS.
- EXTERIOR DOORS: METAL (MTL) DOORS - PROVIA - COMMERCIAL ENTRY DOORS - LEGACY STEEL DOORS - 20 GA - REINFORCE FOR DOOR HARDWARE AS REQUIRED
- INTERIOR DOORS: SOLID CORE STILE AND RAIL CONSTRUCTION. COORDINATE WITH HARDWARE AND HARDWARE TEMPLATES

Hardware Specification Report

Set #1 - Ext Entry - Pre Hung Unit
Doors: 01

1	Mortise Lock	45H 7 IND 16 H CORMAX	626	BES
1	Door Closer	8916 DS FC DP89	689	DKA

NOTE: Verify hardware with Frame/Door Mfg. Hinges Seals, Threshold by Door Mfg.

Set #2 - ADA Restroom
Doors: 02

3	Hinge	FBB179 4.5X4.5	652	BES
1	Deadbolt	QDB285	626	DKC
1	Push Plate	AB70B	US32D	ABH
1	Pull Plate	AB126 X AB70B	US32D	ABH
1	Door Closer	8916 I5 FC	689	DKA
1	Protection Plate	PP0050 10" x 1" LDW	US32D	ABH
1	Protection Plate	PP0050 10" x 2" LDW	US32D	ABH
3	Silencers	AB609	Grey	ABH

Set #3 - Open Office
Doors: 03

3	Hinge	FBB179 4.5X4.5	652	BES
1	Cylindrical Lock	7KC 3 7 AB 16 D S3 CORMAX	626	BES
1	Door Closer	8916 AF89 FC	689	DKA
1	Wall Stop	AB403	US26D	ABH
3	Silencers	AB609	Grey	ABH

Set #4 - Janitor
Doors: 04

3	Hinge	FBB179 4.5X4.5 NRP	652	BES
1	Storeroom Lock	7KC 3 7 D 16 D STK CORMAX	626	BES
1	Protection Plate	PP0050 10" x 2" LDW	US32D	ABH
1	Protection Plate	PP0050 10" x 1" LDW	US32D	ABH
1	Overhead Stop	1020SL Series	630	ABH
3	Silencers	AB609	Grey	ABH

Set #5 - Closet
Doors: 05

1	Hinge	FBB179 4.5X4.5	652	BES
1	Passage Set	7KC 3 0 N 16 D S3	626	BES
1	Wall Stop	AB400	626	ABH
3	Silencers	AB609	Grey	ABH

Set #6 - Basement
Doors: 06

1	Deadbolt	8T 3 7 K STK	626	BES
1	Sweep	201N LAR	A	NGP
1	Gasketing	2525 Head & Jambs (2)	C	NGP

NOTE: Balance of hardware to remain. Coordinate undercut with door sweep.

Set #7 - Stair
Doors: 07

3	Hinge	FBB179 4.5X4.5 NRP	652	BES
1	Storeroom Lock	7KC 3 7 D 16 D STK CORMAX	626	BES
1	Door Closer	8916 DS FC DP89	689	DKA
1	Sweep	201N LAR	A	NGP
1	Gasketing	2525 Head & Jambs (2)	C	NGP

NOTE: Coordinate undercut with door sweep.

Set #8 - Office
Doors: 08

3	Hinge	FBB179 4.5X4.5	652	BES
1	Cylindrical Lock	7KC 3 7 AB 16 D S3 CORMAX	626	BES
1	Wall Stop	AB403	US26D	ABH
3	Silencers	AB609	Grey	ABH

Set #9 - Ext Basement - Pre Hung Unit
Doors: 09

1	Mortise Lock	45H 7 TD 16 H CORMAX	626	BES
1	Flushbolt	1855P	US26D	ABH
1	Dust Proof Strike	1870	US26D	ABH
2	Floor Stop	1223	630	TRI

NOTE: Verify hardware with Frame/Door Mfg. Hinges Seals, Threshold by Door Mfg.

MANUFACTURERS LIST

ABH	Architectural Builders Hardware
DKA	Dormakaba Architectural
DKC	Dormakaba Commercial
NGP	National Guard Products
TRI	Trimco

FINISH LIST

Code:	Name:
689	Aluminum
A	Anodized Aluminum
626	Chromium plated, satin
US26D	Satin Chrome
US32D	Satin Stainless Steel
Grey	Grey
C	Charcoal

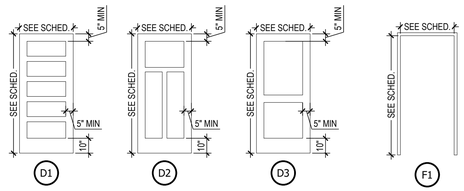
WINDOW SCHEDULE

NO.	MANUF	PRODUCT	MAT.	FIN.	SIZE (VIF)		OPERATION	NOTES
					W	H		
FIRST FLOOR								
W1	MILGARD	V250 STYLE LINE	VINYL	TBD	2'-5"	4'-10"	SINGLE-HUNG	
W2	MILGARD	V250 STYLE LINE	VINYL	TBD	3'-0"	1'-10"	AWNING	
W3	MILGARD	V250 STYLE LINE	VINYL	TBD	3'-0"	1'-10"	AWNING	
W4	MILGARD	V250 STYLE LINE	VINYL	TBD	5'-0"	2'-2"	FIXED	
W5	MILGARD	V250 STYLE LINE	VINYL	TBD	3'-0"	20"	AWNING	
W7	MILGARD	V250 STYLE LINE	VINYL	TBD	2'-5"	4'-0"	SINGLE-HUNG	

VERIFY ALL MEASUREMENTS AND WINDOW SIZES IN FIELD; SIZES INDICATED ARE APPROX. FOR BUDGET PURPOSES ONLY.
PROVIDE INSECT SCREEN AT ALL OPERABLE WINDOWS
PROVIDE MUNTINS/DIVIDED LIGHTS AS SHOWN

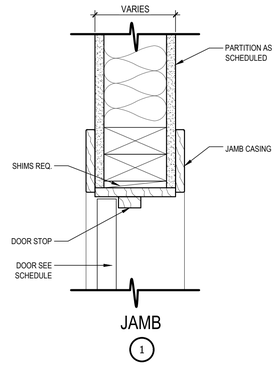
WINDOW GENERAL NOTES & BASIS-OF-DESIGN:

- PROVIDE WEATHERSTRIPPING AND INSECT SCREENS @ ALL WINDOWS
- PROVIDE MANUFACTURER'S STANDARD OPERATING HARDWARE. FINISH TO BE SELECTED FROM MANUFACTURER'S FULL RANGE.
- WINDOWS: MILGARD VINYL WINDOW - V250 STYLE LINE - FLANGE/FINFINLESS TYPES AS RECOMMENDED BY MANUFACTURER AS SUITABLE FOR SPECIFIC INSTALLATION TYPE - COLOR AS SELECTED FROM MANUFACTURER'S FULL RANGE
- VERIFY ALL MEASUREMENTS IN FIELD (WINDOWS OF THE SAME WINDOW TYPE/TAG MAY VARY SLIGHTLY IN FIELD; VERIFY ALL OPENINGS). PROVIDE SHOP DRAWING SUBMITTAL AFTER FIELD VERIFICATION IS COMPLETE.
- INSTALL PER MANUFACTURER'S INSTRUCTIONS. SUPPLY AND INSTALL ALL FLASHING AND SEALANTS AS REQUIRED FOR A COMPLETE AND PROPER WEATHER-TIGHT INSTALL.

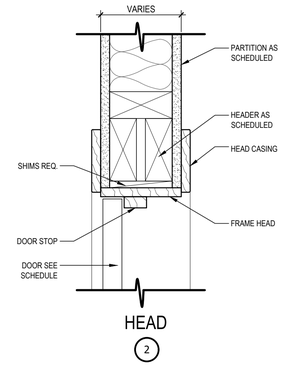


DOOR TYPES

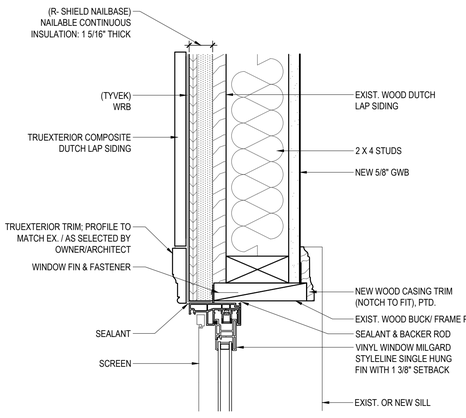
FRAME TYPE



JAMB 1

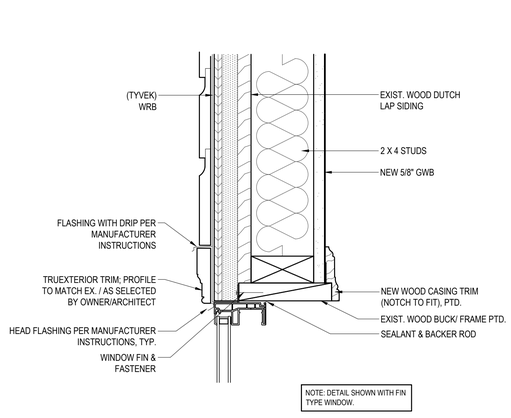


HEAD 2



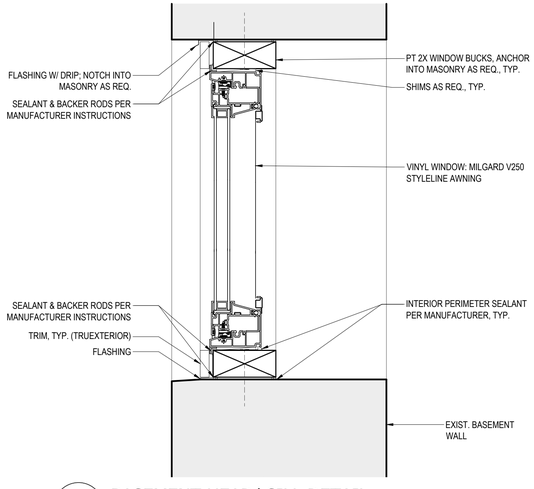
1 JAMB DETAIL
A7.0 SCALE: 3"=1'-0"

NOTE: DETAIL SHOWN WITH FIN TYPE WINDOW.



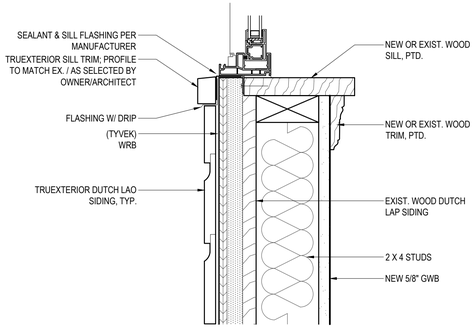
NOTE: DETAIL SHOWN WITH FIN TYPE WINDOW.

2 HEAD DETAIL, TYP.
A7.0 SCALE: 3"=1'-0"



4 BASEMENT HEAD/ SILL DETAIL
A7.0 SCALE: 3"=1'-0"

NOTE: DETAIL SHOWN WITH FINLESS TYPE WINDOW.



3 SILL DETAIL, TYP.
A7.0 SCALE: 3"=1'-0"

NOTE: DETAIL SHOWN WITH FIN TYPE WINDOW.

SEILER + DRURY
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420 DEKALB STREET NORRISTOWN PA 19401
Tel 610.272.4809 www.sdarc.com

NOT FOR CONSTRUCTION

SEAL

PROJECT NAME:

WORKMAN'S COTTAGE
PHASE 2: REPAIRS & REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

PROJECT NO: 2433.2

ISSUED FOR		DATE
0	BID SET	06-03-26

DOOR SCHEDULE, TYPES AND DETAILS

SHEET NO.

A7.0

FINISH LEGEND

TAG	TAG	DESCRIPTION	MANUF	PRODUCT/STYLE	COLOR	FINISH	NOTE
RESILIENT PLANK FLOORING							
	RF-1	bio-based resilient plank flooring	Shaw Contract	In-Tandem; 10x59 plank	Laurel 96600		Random Stagger
CERAMIC TILE							
	CT-1	floor tile	Nasco	Amore; 2x12	Cotto	Matte	Stacked
	CT-2	wall tile	Nasco	Central Park 2.0; 3x12	Celedon	Glossy	Brick
	CT-3	backsplash	Nasco	Amore; 2x12	Cotto	Matte	4" splash (2 stacked courses)
GROUT							
	CT-1/3	floor tile grout	Custom Building Products	Epoxy	#22 Sahara Tan		
	CT-2	wall tile grout	Custom Building Products	Epoxy	#544 Rolling Fog		
SOLID SURFACE							
	SS-1	counter	Avonite		#7735 Dark Roast	Glossy	
FRP							
	FRP-1	48"H. in janitor's closet	Marlite	Standard FRP	TBD	TBD	As selected from manuf. Full range
PAINT							
	PT-1	Paint - typical walls	Sherwin Williams	see specs	SW7654 Lattice	see specs	
	PT-2	Paint - accent color	Sherwin Williams	see specs	SW0014 Sheraton Sage	see specs	
	PT-3	Paint - accent color	Sherwin Williams	see specs	SW9182 Rojo Marron	see specs	
	PT-4	Paint - ceilings	Sherwin Williams	see specs	SW7007 Ceiling Bright White	see specs	
	PT-5	Paint - exterior	Sherwin Williams	see specs	SW7519 Mexican Sand	see specs	
	PT-6	Paint - exterior accent	Sherwin Williams	see specs	SW7729 Edamame	see specs	
WOOD							
	WB-1	solid wood baseboard		profile to match existing	PT-3	painted	
	STN-1	stained wood		type as noted on the drawings	TBD	stained	Provide Owner w/ samples for color selection
		finishing edge profile	Schluter	Jolly	stainless steel (ss)	brushed	At all exposed tile edges

TACTILE PANEL SIGN SCHEDULE

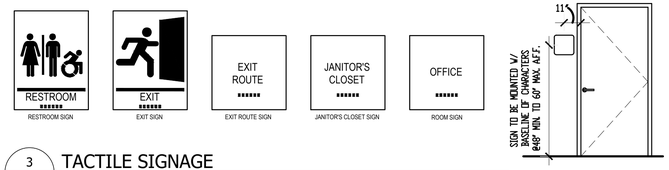
NO.	SIZE (W X H)	MATERIAL	PANEL COLOR	LETTER COLOR	TEXT/ MESSAGE	MOUNT HEIGHT	BRAILLE	NOTES
A	6" X 8"	PLASTIC	TBD	TBD	RESTROOM	60"	YES	ADA REGULATORY SIGN W/ PICTOGRAM, TEXT, AND BRAILLE
B	6" X 6"	PLASTIC	TBD	TBD	EXIT ROUTE	60"	YES	ADA REGULATORY SIGN W/ TEXT AND BRAILLE
C	6" X 8"	PLASTIC	TBD	TBD	EXIT	60"	YES	ADA REGULATORY SIGN W/ TEXT AND BRAILLE
D	6" X 6"	PLASTIC	TBD	TBD	JANITOR'S CLOSET	60"	YES	ADA REGULATORY SIGN W/ TEXT AND BRAILLE
E	6" X 6"	PLASTIC	TBD	TBD	OFFICE	60"	YES	ADA REGULATORY SIGN W/ TEXT AND BRAILLE

NOTE: SIGNAGE MOUNTING HEIGHT TO BE 60" AFF MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER OR TO THE CENTERLINE OF THE SIGN IF IT IS NOT TACTILE

- SIGNAGE DESIGN & INSTALLATION SHALL COMPLY WITH APPLICABLE PROVISIONS IN ADA-ABA ACCESSIBILITY GUIDELINES AND ICC/ ANSI A117.1
- PROVIDE SMOOTH SIGN PANEL SURFACES CONSTRUCTED TO REMAIN FLAT UNDER INSTALLED CONDITIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1/16 INCH MEASURED DIAGONALLY FROM CORNER TO CORNER
- SIGNS SHALL BE LAMINATED, HAVING RAISED GRAPHICS WITH GRADE 2 BRAILLE 1/32 INCH ABOVE SURFACE WITH CONTRASTING COLORS AS SELECTED BY OWNER/ARCHITECT FROM MANUFACTURER'S FULL RANGE.
- INSTALL SIGNS USING TWO-FACE TAPE OR MANUFACTURERS STANDARD CONCEALED ANCHORS FOR SUBSTRATES ENCOUNTERED.
- INSTALL SIGNS ON WALLS ADJACENT TO LATCH SIDE OF DOOR WHERE APPLICABLE. WHERE NOT INDICATED OR POSSIBLE, SUCH AS DOUBLE DOORS, INSTALL SIGNS ON NEAREST ADJACENT WALLS. LOCATE TO ALLOW APPROACH WITHIN 3 INCHES OF SIGN WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN SWING OF DOOR.

GENERAL NOTES

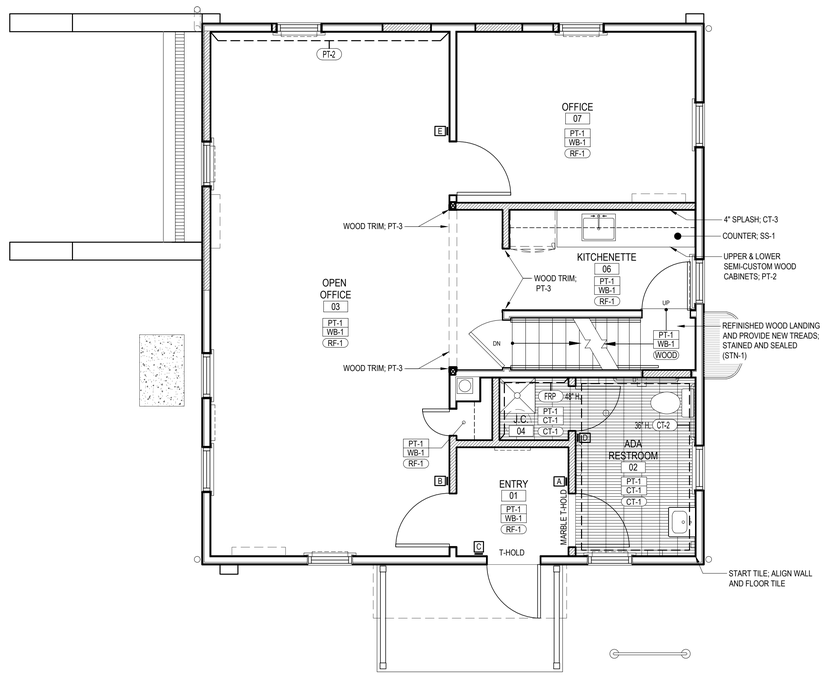
- PRIME AND (2) COATS PAINT ALL GWB/PLASTER WALLS AND CEILINGS, INTERIOR DOORS AND FRAMES, INTERIOR WOOD TRIM /SILLS/BASEBOARDS, EXTERIOR RAFTER TAILS/SOFFITS/RAKES/TRIM. UNLESS OTHERWISE NOTED: SEE SPECS FOR PAINTING SCHEDULE.
- PATCH AND REPAIR ANY GAPS/ HOLES GREATER THAN 1/4" IN WOOD SUBFLOORS AS REQUIRED - **ALL FLOORS**. PREPARE SUBFLOOR AS REQUIRED TO RECEIVE NEW FINISH FLOORING IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND MAX/MIN TOLERANCES. PROVIDE 1/4" APA UNDERLAYMENT GRADE PANELS DESIGNED FOR INSTALLATION UNDER BIO-BASED FLOORING. GC TO CONFIRM EXTENT OF WORK REQUIRED FOR SUBFLOOR REPAIR, UNDERLAYMENT, AND PREP IN FIELD AT BID WALK-THROUGH.
- PROVIDE ADA COMPLIANT THRESHOLDS (T-HOLD) AT ALL FLOORING TYPE OR LEVEL TRANSITIONS.
- PROVIDE MORTAR BED / LEVELING BELOW NEW TILE FLOORING AS REQUIRED FOR PROPER INSTALLATION WITHIN MANUFACTURER'S AND CODE ALLOWABLE TOLERANCES.
- PROVIDE UNDERLAYMENT FOR (RF-1) RESILIENT PLANK/TILE FLOORING AS RECOMMENDED BY MANUFACTURER FOR PROPER AND FLAT INSTALLATION.
- PROVIDE NEW WOOD BASEBOARDS THROUGHOUT THE FIRST FLOOR (EXCEPT FOR WHERE SMALL PORF-1ION OF EXISTING BASEBOARDS ARE TO REMAIN NEAR BASEMENT DOOR) TO MATCH EXISTING PROFILE. PRIME AND PAINT NEW AND EXISTING BASEBOARDS.
- PROVIDE NEW ALL INTERIOR WOOD TRIM, WINDOW CASINGS, AND SILLS WHERE EXISTING DO NOT EXIST OR ARE SIGNIFICANTLY DETERIORATED (REFINISH EXISTING WHENEVER POSSIBLE). PROFILES TBD BY OWNER/ARCHITECT / TO MATCH EXISTING.
- PROVIDE HALF-HEIGHT WALL TILE ON ALL RESTROOM WALLS AS INDICATED.
- PROVIDE 48" FRP AT (2) JANITOR'S CLOSET WALLS.
- ELECTRICAL DEVICES AND COVER PLATES, BASEBOARD HEATERS, MINI-SPLITS, CONTROLS/THERMOSTATS, TO BE WHITE.



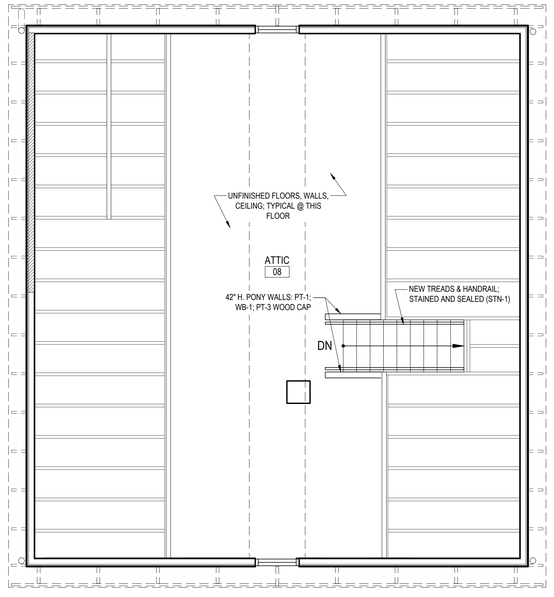
3 A8.0 TACTILE SIGNAGE
SCALE: NTS

SYMBOLS LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW PARF-1ITION
- EXISTING DOOR & FRAME TO REMAIN
- NEW DOOR & FRAME
- WALL / FLOOR / BASE — FINISH TAG
- A — TACTILE SIGN



1 A8.0 FIRST FLOOR FINISH PLAN
SCALE: 1/4"=1'-0"



2 A8.0 ATTIC PLAN
SCALE: 1/4"=1'-0"

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SEAL

PROJECT NAME:

WORKMAN'S COTTAGE PHASE 2: REPAIRS & REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

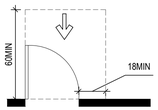
PROJECT NO: 2433.2

ISSUED FOR		DATE
0	BID SET	06-03-26

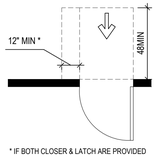
FINISH FLOOR PLANS

SHEET NO.

A8.0

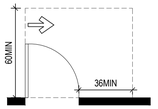


FRONT APPROACH, PULL SIDE

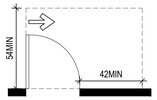


* IF BOTH CLOSER & LATCH ARE PROVIDED

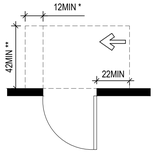
FRONT APPROACH, PUSH SIDE



HINGE APPROACH, PULL SIDE

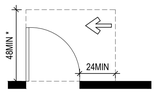


HINGE APPROACH, PULL SIDE



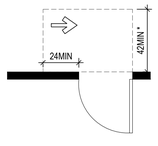
* IF BOTH CLOSER & LATCH ARE PROVIDED
** 48" MIN IF BOTH CLOSER & LATCH ARE PROVIDED

HINGE APPROACH, PUSH SIDE



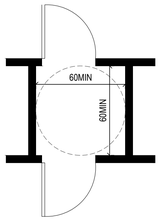
* 54" IF CLOSER IS PROVIDED

LATCH APPROACH, PULL SIDE



* 48" MIN IF CLOSER IS PROVIDED

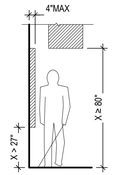
LATCH APPROACH, PUSH SIDE



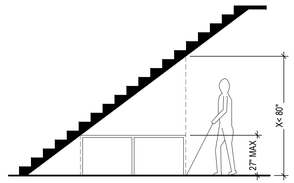
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS

32" MIN

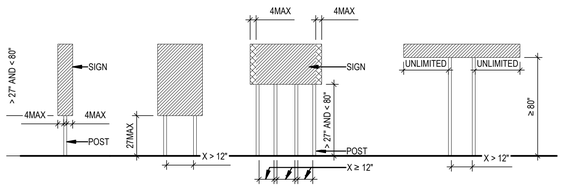
4 DOORS, DOORWAYS, & GATES
1/4" = 1'-0"



LIMITS OF PROTRUDING OBJECTS



REDUCED VERTICAL CLEARANCE



POST MOUNTED PROTRUDING OBJECTS

9 PROTRUDING OBJECTS
1/4" = 1'-0"

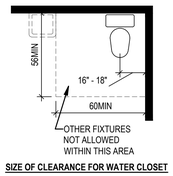
ACCESSIBILITY NOTES

1. "THE ACCESSIBILITY GUIDELINES & CODES" MENTIONED BELOW REFER TO ALL APPLICABLE LOCAL/ STATE BUILDING CODES IN ADDITION TO THE FEDERAL REQUIREMENTS OF THE ADA (THE AMERICANS WITH DISABILITIES ACT).

2. DETAILS ON THIS SHEET ARE FOR REFERENCE ONLY. REFER TO THE ACCESSIBILITY GUIDELINES & CODES FOR ALL ACCESSIBILITY REQUIREMENTS.

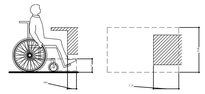
3. THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH THE ACCESSIBILITY GUIDELINES & CODES.

4. ANY DISCREPANCY CONTAINED HEREIN DOES NOT RELIEVE THE GENERAL CONTRACTOR OR OWNER FROM COMPLYING WITH THE ACCESSIBILITY GUIDELINES & CODES.

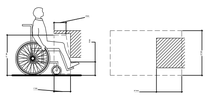


SIZE OF CLEARANCE FOR WATER CLOSET

5 WATER CLOSETS & COMPARTMENTS
1/4" = 1'-0"

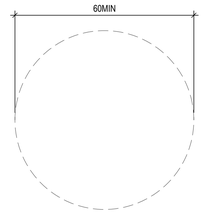


TOE CLEARANCE

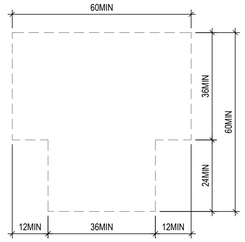


KNEE CLEARANCE

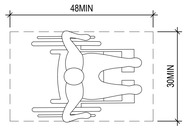
6 KNEE & TOE CLEARANCE
1/4" = 1'-0"



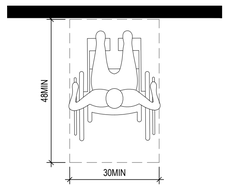
CIRCULAR TURNING SPACE



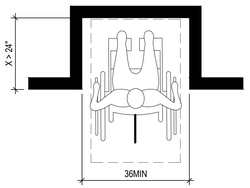
T-SHAPED TURNING SPACE



SIZE OF CLEAR FLOOR SPACE



FORWARD

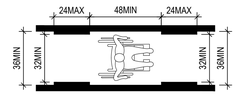


FORWARD

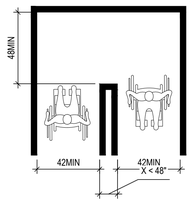
PARALLEL

PARALLEL

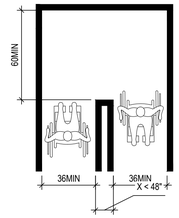
7 CLEAR FLOOR SPACE
1/2" = 1'-0"



CLEAR WIDTH OF AN ACCESSIBLE ROUTE



180 DEGREE TURN

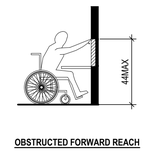


180 DEGREE TURN
(EXCEPTION)

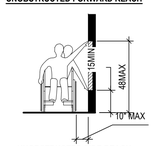
10 CLEAR WIDTH
1/4" = 1'-0"

UNOBSTRUCTED FORWARD REACH

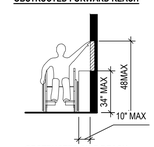
OBSTRUCTED FORWARD REACH



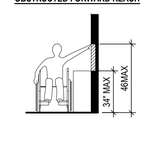
OBSTRUCTED FORWARD REACH



UNOBSTRUCTED SIDE REACH

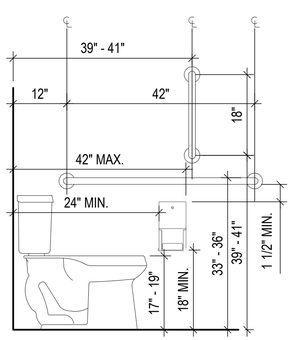


OBSTRUCTED SIDE REACH

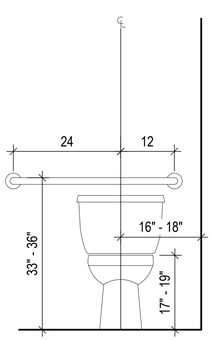


OBSTRUCTED SIDE REACH

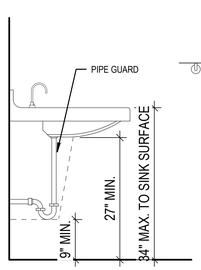
8 REACH RANGE
1/4" = 1'-0"



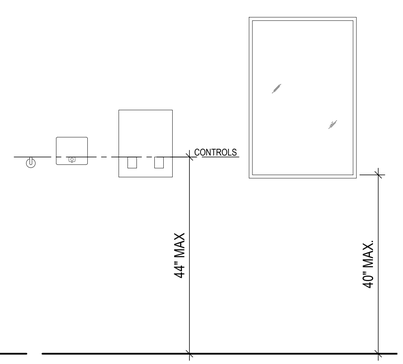
TOILET, TOILET PAPER
DISPENSER, & GRAB BARS



TOILET & GRAB BAR

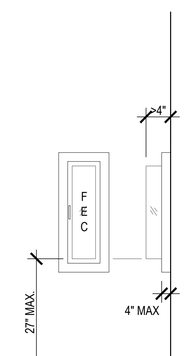


LAVATORIES

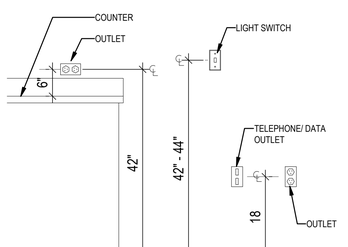


DISPENSERS MIRRORS

1 TYP. MOUNTING HEIGHTS
3/4" = 1'-0"



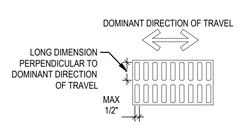
FIRE EXTINGUISHER/ CABINETS
PROJECTING >4"



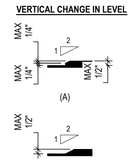
2 TYP. DEVICE MOUNTING HEIGHTS
3/4" = 1'-0"

CARPET PILE HEIGHT

VERTICAL CHANGE IN LEVEL



ELONGATED OPENINGS IN FLOOR SPACE



BEVELED CHANGE IN LEVEL

3 CHANGES IN LEVEL
1 1/2" = 1'-0"

SEILER + DRURY
ARCHITECTURE
420 DEKALB STREET NORRISTOWN PA 19401
Tel 610.272.4809 www.sdarc.com

NOT FOR CONSTRUCTION

SEAL

PROJECT NAME:

WORKMAN'S COTTAGE
PHASE 2: REPAIRS &
REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

PROJECT NO: 2433.2

ISSUED FOR		DATE
0	BID SET	06-03-26

STANDARD REFERENCE
ADA DETAILS

SHEET NO.

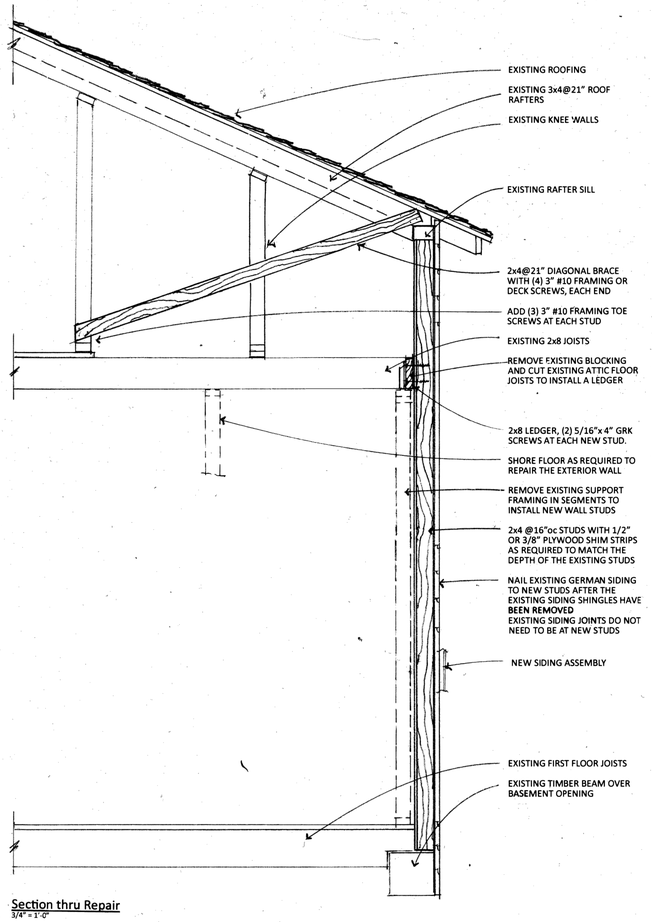
A13.0

GENERAL ARCHITECTURAL NOTES

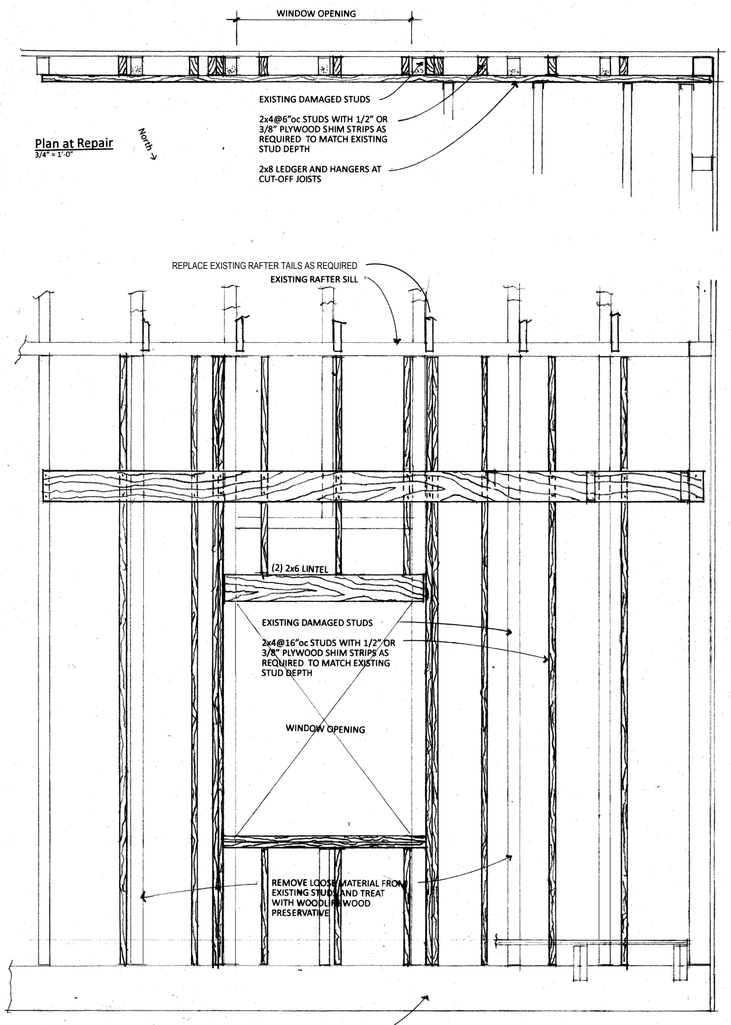
1. DESIGN LOADS:

   2021 UBC, ASCE A7
   FIRST FLOOR LIVE LOAD — LL = 40 PSF
   UPPER FLOOR LIVE LOAD — LL = 30 PSF
   IMPORTANCE — I = 1.0

2. STRUCTURAL DRAWINGS: STRUCTURAL DRAWINGS ARE INTENDED TO SHOW THE TYPES OF STRUCTURAL MATERIALS USED AND THE SIZE OF STRUCTURAL ELEMENTS REQUIRED. THE EXACT LOCATION AND PRECISE DETAILS OF THE STRUCTURAL COMPONENTS SHALL SATISFY THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS AND THE REQUIREMENTS OF OTHER TRADES. ANY CONFLICTING INFORMATION BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. STRUCTURAL DRAWINGS SUPERSEDE OTHER DESIGN DRAWINGS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
3. CONTRACTOR REQUIREMENTS: THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, QUANTITIES, AND EXISTING CONDITIONS AT THE BUILDING BEFORE PERFORMING THE WORK. ALL SERIOUS DISCREPANCIES DISCOVERED IN THE COURSE OF CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY SHORING OR BRACING REQUIRED TO MAINTAIN A CONTINUOUSLY SAFE CONDITION AND MEET ALL APPLICABLE CODE AND OSHA SAFETY REQUIREMENTS. THE CONTRACTOR SHALL HAVE THE KNOWLEDGE AND EXPERIENCE NECESSARY TO COMPLETE THE WORK SHOWN. THE CONTRACTOR SHALL MAINTAIN A CLEAN SITE AND MINIMIZE DISRUPTION TO THE NORMAL PARK ACTIVITY. COORDINATE ANY MAJOR DISRUPTIONS WITH THE PARK MANAGER.
4. NAILING AND FASTENER SCHEDULE: UNLESS OTHERWISE SHOWN ON THE DRAWING, FOLLOW THE RECOMMENDATIONS OF THE FASTENING SCHEDULE, IBC, CHAPTER 2304.9.1, AND TABLE 2309.9.1, OR AS DIRECTED BY THE ENGINEER. TIMBERLOK SCREWS SHALL BE MANUFACTURED BY FASTEN MASTER OR APPROVED EQUAL. SUBMIT SAMPLE PRODUCTS TO THE ENGINEER FOR APPROVAL FOR EACH APPLICATION INDICATED ON THESE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
5. CONCRETE: CONCRETE SHALL BE PLANT MIXED WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. REINFORCING BARS COULD BE GRADE 40 OR 60.
6. SCOPE OF WORK ASSUMES ALL RAFTER TAILS ARE TO BE REPLACED FOR PRICING PURPOSES. CONTRACTOR IS TO FIELD VERIFY EXTENT OF DETERIORATION AND CONFIRM QUANTITY OF TAILS TO BE REPLACED / SISTERED VS. REPAIRED. ADJUSTED QUANTITIES WILL BE PART OF AN FUTURE ADDENDUM, IF NEEDED. RAFTER TAILS FOUND TO BE IN ACCEPTABLE CONDITION TO REMAIN (NO MAJOR STRUCTURAL DETERIORATION OR CHECKING) MY BE REPAIRED BY REMOVING ANY DECAYED WOOD AND FILLING VOIDS WITH 2 PART EPOXY FILLER. FOR TO SPECS FOR ADDITIONAL INFO REGARDING GENERAL WOOD REPAIR.
7. PHOTOGRAPHS: THE CONTRACTOR SHALL PHOTOGRAPH ANY OF HIS STRUCTURAL WORK WHICH WILL BE CONCEALED BY SUBSEQUENT CONSTRUCTION OR WOULD BE DIFFICULT TO VIEW AFTER THE WORK IS COMPLETE. THE ARCHITECT MAY REQUEST THOSE PHOTOGRAPHS.
8. SUBSTITUTIONS: CREATIVE SUGGESTIONS ARE WELCOME, BUT SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT OR ENGINEER BEFORE PERFORMING THE WORK.

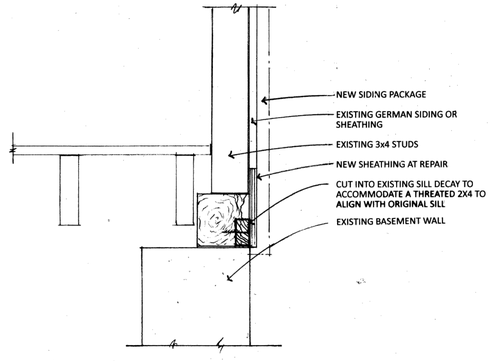


Section thru Repair
3/4" = 1'-0"



Plan at Repair
3/4" = 1'-0"

Interior Wall Elevation at Repair
3/4" = 1'-0"



Section at West Wall Decayed Sill
1 1/2" = 1'-0"

Drawn 11"x 17"

C. N. Timbie Engineers, Inc. 625 (B) Royal Manor Road Williams Township, PA 18042-9716 215 866 8775 CNTimbie@gmail.com	DAMAGED EXTERIOR STUD WALL SECTION Workman's Cottage Renovation 400 Tow Path Road Mont Clare, PA19453	1/25/2026 Chas T	SK-WC-1

Drawn 11"x 17"

C. N. Timbie Engineers, Inc. 625 (B) Royal Manor Road Williams Township, PA 18042-9716 215 866 8775 CNTimbie@gmail.com	DAMAGED EXTERIORSTUD WALL PLAN/ELEVATION Workman's Cottage Renovation 400 Tow Path Road Mont Clare, PA19453	1/25/2026 Chas T	SK-WC-2

SEILER + DRURY
ARCHITECTURE
420 DEKALB STREET NORRISTOWN PA 19401
Tel 610.272.4809 www.sdarc.com

NOT FOR CONSTRUCTION

SEAL

PROJECT NAME:
WORKMAN'S COTTAGE PHASE 2: REPAIRS & REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

PROJECT NO: 2433.2

ISSUED FOR		DATE
0	BID SET	06-03-26

STRUCTURAL REPAIR DETAILS

SHEET NO.
S1.0

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS, LABOR AND SERVICES SHOWN UNDER THIS DRAWING AND SPECIFICATIONS TO COMPLETE THE CONSTRUCTION WORK. THE CONTRACTOR SHALL INCLUDE AT NO EXTRA COST ANY NOT SPECIFIED BUT NECESSARY WORK TO COMPLETE ANY PART OF THIS INSTALLATION IN A SUBSTANTIAL MANNER.

2. WORK RESULT DEFINITIONS:
   - 2.1. FURNISH: OBTAIN AND SUPPLY TO JOB SITE.
   - 2.2. INSTALL: FIX AT LOCATION AS SPECIFIED, CONNECT TO ALL UTILITIES SO READY FOR USE.
   - 2.3. PROVIDE: FURNISH AND INSTALL.
   - 2.4. MECHANICAL/ELECTRICAL/PLUMBING WORK, ETC.: ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, SERVICES AND OTHER INCIDENTALS NECESSERY FOR A COMPLETED AND OPERABLE INSTALLATION.

3. CONTRACTOR IS TO BE LICENSED AND ABLE TO WORK IN THE LOCAL JURISDICTION. CONTRACTOR IS TO PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE THE PROJECT SCOPE AND SPECIFICATIONS PER CONTRACT DOCUMENTS AND ACCORDING TO THE LOCAL CODES, LAWS, ORDINANCES AND STANDARD (TYPICAL) TRADE PROCEDURES.

4. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND OBTAINING ALL PERMITS, INSPECTIONS AND APPROVALS AND ALL RELATED FEES.

5. THE WORK SHALL CONFORM TO THE MORE STRINGENT OF ALL APPLICABLE CODES AND REGULATIONS, UL GUILDLINES, MANUFACTURER'S INSTRUCTIONS, BUILDING OPERATION MANUALS, AND TO THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL AHJ.

6. WORK IS TO BE DONE IN A PROFESSIONAL MANNER AND CONTRACTOR IS TO GUARANTEE THE REMEDY OF ANY DEFECTS IN WORK PERFORMED BY CONTRACTOR IN THE PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF COMPLETION AND ACCEPTANCE OF WORK.

7. THE CONTRACTOR SHALL EFFECTIVELY PROTECT ALL MATERIALS AND EQUIPMENT ON SITE FROM ENVIRONMENTAL DAMAGE AND VANDALISM UNTIL FINAL APPROVAL DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE REPLACEMENT TO ALL EQUIPMENT AND MATERIALS DAMAGED.

8. SITE CONDITIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK. ANY DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND CONTRACT DOCUMENTS/PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER. UNLESS OTHERWISE NOTED IN CONTRACTS, CONTRACTOR SHALL FILE NECESSARY PLANS FOR PERMITTING, GIVE NECESSARY NOTICES AND PAY ANY PERMIT FEES, TAXES AND COSTS IN CONNECTION TO CONTRACTORS SCOPE OF WORK.

9. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK TO BE PERFORMED. LOCATIONS ARE APPROXIMATED AND FIELD CONDITIONS SHOULD BE VERIFIED BEFORE START OF WORK. DRAWINGS ARE NOT TO BE SCALED. CHANGES ON THE FIELD AND WORK DONE ON SITE ARE TO CONFORM WITH LOCAL, STATE AND FEDERAL BUILDING/PLUMBING CODES (GENERAL CONTRACTOR AND OWNER MUST BE NOTIFIED AND APPROVE); ADJUSTMENTS ARE ALSO TO PASS INSPECTIONS DONE BY THE LOCAL JURISDICTION. CONTRACTOR IS TO SCHEDULE ANY REQUIRED INSPECTIONS PERTAINING TO CONTRACTORS SCOPE OF WORK. CONTRACTOR IS TO NOTIFY THE ENGINEER OF ANY CHANGE ORDERS IF PLANS ARE CONSTRUCTION DRAWINGS. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS NOR WORK DONE ON SITE.

10. CONTRACTOR SHALL INSTALL THE SYSTEMS AND EQUIPMENT PER MANUFACTURERS REQUIREMENTS AND TEST THE INSTALLATION UPON COMPLETION AS NECESSARY PER THE LOCAL JURISDICTION. CONTRACTOR IS TO TEST AND ADJUST ALL SAFETY CONTROLS. MATERIALS AND EQUIPMENT TO BE FROM NFPA, NEMA, ASME, IEEE, UL OR OTHER REGULATORY INSTITUTION RECOGNIZED BY THE INDUSTRY.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED BY OTHER TRADES DUE TO SUBSTATION OF SPECIFIED EQUIPMENT. WHEN EQUIPMENT FURNISHED IS DIFFERENT THAN SCHEDULED, ADDITIONAL COSTS OF RELATED ELECTRICAL, STRUCTURAL AND OTHER WORK SHALL BE COVERED BY THIS CONTRACTOR.

12. CONTRACTOR SHALL COMPLETE INSTALLATION AND HAVE THE SYSTEM READY FOR OPERATION.

13. CONTRACTOR SHALL COORDINATE LOCATION OF ALL WALL, FLOOR AND ROOF OPENINGS WITH STRUCTURAL AND OTHER TRADES. ANY BEAM OR SHEAR WALL PENETRATION FOR DUCTWORK AND/OR PIPING SHALL BE COORDINATED FOR EXACT SIZES AND LOCATIONS BEFORE FABRICATION.

14. CONTRACTOR SHALL PROVIDE STARTUP AND COMMISSIONING PROCEDURES BEFORE FINAL ACCEPTANCE BY OWNER.

15. CONTRACTOR IS RESPONSIBLE FOR ALL TRASH AND DEBRIS REMOVAL FROM THE JOB PREMISES DAILY OR PER OWNER'S REQUEST SCHEDULE.

MECHANICAL GENERAL NOTES

1. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS THAT ALL WORK, EQUIPMENT, APPURTENANCES, CONTROLS AND WIRING BE FURNISHED AND INSTALLED TESTED, COMPLETED AND READY FOR OPERATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT THE PROPOSED SYSTEMS CAN BE INSTALLED AS REQUIRED FROM THE DRAWINGS AND SPECIFICATIONS. IF ANY DEPARTURES FROM THE DRAWINGS AND SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND CLEAR JUSTIFICATION SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL. NO SUCH DEPARTURES SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.

2. MECHANICAL CONTRACTOR SHALL PROVIDE ALL STARTERS AND CONTROLS FOR ALL EQUIPMENT THEY FURNISH. THE ELECTRICAL CONTRACTOR WILL INSTALL AND PROVIDE POWER WIRING FOR SAID DEVICES. THE INSTALLATION OF ALL CONTROLS AND WIRING, WHETHER LOW VOLTAGE (UNDER 100 VOLTS) OR LINE VOLTAGE (OVER 100 VOLTS) IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR, AND SHALL BE INCLUDED IN THE MECHANICAL CONTRACTOR'S WORK. HOWEVER, ALL CONTROL WIRING OVER 100 VOLTS WILL BE INSTALLED BY ELECTRICAL SECTION UNDER SUPERVISION OF THE CONTROL CONTRACTOR. REFER TO THE SPECIFICATIONS FOR ADDITION DETAILS.

3. DO NOT SCALE DRAWINGS. ARRANGEMENT OF EQUIPMENT AND DUCT ROUTING INDICATED ON THE DRAWING MAY REQUIRE SITE MODIFICATION DUE TO UNFORESEEN CONSTRUCTION CONDITIONS. THE CONTRACTOR SHALL VERIFY SUCH MODIFICATION AND CONTACT THE ARCHITECT FOR DIRECTION.

4. ALL SLEEVES, OPENINGS, CUTTING AND PATCHING OF EVERY NATURE REQUIRED IN CONNECTION WITH THIS CONTRACT SHALL BE DONE BY THIS CONTRACTOR WITH MECHANICS EXPERIENCED IN THEIR RESPECTIVE TRADES. ALL PATCHING SHALL MATCH ADJACENT SURFACES.

5. DUCT SIZES SHOWN ON THE DRAWING ARE INTERNAL FREE AREA SIZES. DUCT SIZES MUST BE INCREASED TO ALLOW FOR INSULATION LINING AS REQUIRED.

6. EACH RESPECTIVE CONTRACTOR SHALL FIRE STOP ALL NEW SLEEVES THROUGH CONCRETE FLOORS AND FIRE RATES WALLS OR PARTITIONS WITH UL RATED ASSEMBLIES WITH EQUAL FIRE RATING COORDINATE ROOF PENETRATIONS WITH WORK OF OTHER SECTIONS AND WITH FLASHING REQUIREMENTS.

7. COORDINATE ALL EQUIPMENT CLEARANCE WITH OTHER TRADES. FAILURE TO COORDINATE THE WORK WITH OTHER TRADES RESULTING IN CONFLICTS WILL RESULT IN THE CONTRACTOR CORRECTING THE WORK AT THEIR OWN COST.

8. ACCESS PANELS ARE REQUIRED FOR ALL VALVES, TRAPS, DAMPERS, CLEANOUTS, CONTROLS, ETC. AND SHALL BE FURNISHED BY THE CONTRACTOR AND INSTALLED BY THE GENERAL CONSTRUCTION CONTRACTOR. IT WILL BE THE MECHANICAL CONTRACTOR'S RESPONSIBILITY TO INFOR THE GENERAL CONSTRUCTION SECTION WHERE EACH ACCESS PANEL IS REQUIRED AND ALSO COORDINATE ALL LOCATIONS WITH THE ARCHITECT.

9. ALL HVAC CEILING OR WALL MOUNTED EQUIPMENT SHALL BE SUPPORTED WITH STRUCTURAL STEEL AND THREADED RODS. ALL UNITS SHALL BE ISOLATED FROM BUILDING CONSTRUCTION FOR VIBRATION CONTROL.

10. BALANCE ALL DUCTS, DIFFUSERS, AND GRILLES TO OBTAIN THE AIR QUANTITIES AS SHOWN ON PLANS. THE CONTRACTOR IS TO PROVIDE BALANCING DAMPER AT TAKEOFFS IN ALL LOW PRESSURE DUCTWORK AND TURNING VANES AT ALL 90 DEGREE ELBOWS. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

11. ALL DUCTWORK SHOWN SHALL BE INSTALLED WITH RIGID METAL DUCWORK, UNLESS OTHERWISE NOTED ON PLAN. PROVIDE FLEXIBLE CONNECTIONS ON ALL DUCTS CONNECTING TO FANS AND AIR HANDLER UNITS. FLEXIBLE CONNECTORS SHALL NOT EXCEED 5FT IN DEVELOPED LENGTH.

12. CONTRACTOR TO VERIFY AND PROVIDE FIRE DAMPERS AT ALL DUCTWORK PENETRATING POINT OF FIRE-RATED WALLS, CEILINGS AND FLOORS, WITH EXCEPTIONS SPECIFIED IN CURRENT ADOPTED EDITION OF INTERNATIONAL MECHANICAL CODE AND INTERNATIONAL BUILDING CODE.

13. ALL DUCT PENETRATION THROUGH WALLS SHALL BE SEALED. ALL TRANSVERSE DUCT SEAMS SHALL BE SEALED WITH APPROVED MASTIC. DUCT TAPE IS NOT ACCEPTABLE.

14. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS FOR AIR TERMINAL DEVICES. ALL DUCT IN FINISHED ROOMS OR SPACES SHALL BE CONCEALED IN FURRED CHASE OR SUSPENDED/DROPPED CEILING, UNLESS OTHERWISE NOTED ON PLAN.

15. ALL EQUIPMENT, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE-YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER, UNLESS OTHERWISE NOTED.

MECHANICAL SPECIFICATIONS

1. MECHANICAL PIPING MATERIAL:
   - 1.1. CONDENSATE PIPE: 3/4" DIAMETER CONDENSATE PIPING FOR HVAC EQUIPMENT UP TO 20TONS. PIPING MATERIAL: CAST IRON, GALVANIZED STEEL, COPPER, PVC OR POLYPROPYLENE PIPE OR TUBING.
   - 1.2. REFRIGERANT PIPE MATERIAL: HARD-DRAWN(TEMPERED) TOPPER TUBE, TYPE L ARC.
   - 1.3. REFRIGERANT PIPE JOINT: BRAZED, BRAZING MATERIAL SHALL BE SILFOS 15.
   - 1.4. THE MECHANICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND LICENSES PERTAINING TO HIS WORK.
   - 1.5. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINAING MECHANICAL WORK WITH OTHER TRADES SO AS TO PROVIDE THE SYSTEM AS DESCRIBED.

2. SCOPE OF WORK:

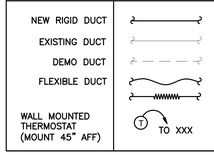
   MECHANICAL CONTRACTORS SCOPE OF WORK INCLUDES PROVIDING LABOR, MATERIAL, EQUIPMENT, ACCESSORIES, SERVICES AND TESTS IN ORDER TO COMPLETE PROJECT ASSIGNMENT AND ENABLE THE PASSING OF MECHANICAL INSPECTIONS OF LOCAL JURISDICTION. HVAC CONTRACTOR IS TO COORDINATE WITH OTHER TRADES AND OTHER CONTRACTORS TO ABIDE BY THE GENERAL SPECIFICATIONS OF THE PLAN INCLUDING: DUCTWORK, DIFFUSER, ACCESSORIES, ETC.

3. DUCT WORK:
   - 3.1. ALL DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL FABRICATED AND ERECTED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS. PROVIDE TURNING VANES IN ALL ELBOWS, MANUAL VOLUME DAMPERS IN ALL BRANCHES, AIR EQUALIZERS AND SIMILAR DEVICES AS REQUIRED TO PROPERLY BALANCE THE SYSTEMS AND PRODUCE QUIET, DRAFTLESS OPERATIONS. DUCTWORK SIZES SHOWN ON THE PLANS ARE SHEET I.D. FREE AREA.
   - 3.2. CHANGE IN DIRECTION ELBOWS SHALL HAVE AN INSIDE RADIUS OF NOT LESS THAN THE WIDTH OF DUCT. WHERE SQUARE ELBOWS ARE NECESSARY PROVIDE SIGNLE THICKNESS TURNING VANE A MAXIMUM OF 3" ON CENTER.
   - 3.3. SUPPORT HORIZONTAL DUCTS WITH HANGERS SECURED TO BAR JOISTS OR STRUCTURAL STEEL ABOVE AT INTERVALS NOT TO EXCEED 8'-0".
   - 3.4. FLEXIBLE DUCT SHALL BE USED ONLY FOR SUPPLY AIR SYSTEM. THE MAXIMUM FLEXIBLE DUCT LENGTH SHALL NOT EXCEED 14 FEET. FLEXIBLE DUCTWORK SHALL BE INSTALLED WITHOUT KINKS OR 90 DEGREE BENDS. SPACE STRAP HANGERS NO MORE THAN 3 FEET APART TO SUPPORT FLEXIBLE DUCTWORK. MAXIMUM PERMISSIBLE SAG OF FLEXIBLE DUCT SHALL BE 0.5 INCH PER FOOT OF SPACING BETWEEN HANGERS.
   - 3.5. THE INSTALLATION OF ALL FLEXIBLE DUCTWORK SHALL BE IN ACCORDANCE WITH SMACNA & ASHRAE STANDARDS. ALL FLEXIBLE DUCTWORK SHALL CONFORM WITH THE UL RATING UNDER FLEXIBLE AIR DUCT TEST UL-181.

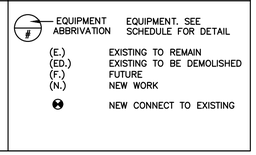
APPLICABLE CODES

1. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS, AND OTHER REGULATIONS BY AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO:
   - INTERNATIONAL BUILDING 2021
   - INTERNATIONAL FUEL GAS CODE 2021
   - PHILADELPHIA PLUMBING CODE 2021
   - INTERNATIONAL MECHANICAL CODE 2021
   - INTERNATIONAL ENERGY CONSERVATION CODE 2021
   - NATIONAL ELECTRIC CODE 2020
   - PGW (PHILADELPHIA GAS WORK) INSTALLATION STANDARDS

SINGLE LINE SYMBOL



ANNOTATION



MECHANICAL DRAWING LIST

SHEET NUMBER	DRAWING TITLE	ISSUE FOR PERMIT 06/12/2026
M0.0	MECHANICAL COVER SHEET	●
M1.0	MECHANICAL PLAN	●

INSULATION SCHEDULE

	BASIS OF DESIGN	TYPE	THICKNESS(IN.)	VAPOR BARRIER	REMARKS
HVAC SPLIT-SYSTEM REFRIGERANT LIQUID/SUCTION PIPING	AEROCEL REF	FLEXIBLE ELASTOMERIC	1	YES	1

NOTES:
1. EXCLUDES FACTORY INSULATED EQUIPMENT.

ELECTRICAL HEATER SCHEDULE

UNIT NO.	FUNCTION	MBH	KW	DISCONNECT SWITCH	THERMOSTAT.	V/PH/HZ	MANUFACTURER & MODEL NUMBER	REMARKS
EBH-1	ELECTRICAL BASEBOARD HEATER	1.71	0.5	BUILT-IN RECEPTACLE	BUILT-IN THERMOSTAT.	120/1/60	CADET 2F500-1W	
EBH-2	ELECTRICAL BASEBOARD HEATER	3.41	1	BUILT-IN RECEPTACLE	BUILT-IN THERMOSTAT.	120/1/60	CADET 4F1000-1W	

MINI-SPLIT SYSTEM HVAC UNIT SCHEDULE

SYSTEM NO.	INDOOR UNIT NO.	SUPPLY FAN			CONTROL	COOLING PERFORMANCE			HEATING PERFORMANCE			ELECTRICAL CHARACTERISTICS-AHU			ELECTRICAL CHARACTERISTICS-HP			DESIGN BASIS MANUFACTURER: MITSUBISHI AND MODEL	
		TOTAL SA CFM	OA CFM	ESP ("WG)		TOTAL MBH	POWER CONSUMPTION (W)	SEER2	RATED MBH @47°F	RATED MBH @17°F	HSPF2	MCA	MOCP	VOLT./PH/HZ	MCA	MOCP	VOLT./PH/HZ	AHU	HP
AHU/HP-1	1A, 1B	450	–	–	T-STAT	28.4	2,470	20	28.6	18.3	10	1.0	–	FED FROM HP	38	65	230/1/60	MSZ-GX12NL	MXZ-3D30NLHZ
	1C	450	–	–	T-STAT													MSZ-GL06NL	

EXHAUST FAN SCHEDULE

UNIT NO.	FUNCTION	CFM	CONTROL	DRIVE	ESP	WATTS	V/PH/HZ	MANUFACTURER & MODEL NUMBER	REMARKS
F-1	GENERAL EXHAUST CEILING FAN	50	TIMER/SWITCH	–	0.25	7.5	120/1/60	PANASONIC FV-0510VS1	SCHEDULED TO BE OPERATE FOR 2 HOURS IN EVERY 4 HOUR PERIOD.
F-2	GENERAL EXHAUST CEILING FAN	200	T-STAT/SWITCH	–	0.125	180	120/1/60	BROAN 505	PROVIDE MANUAL SWITCH WITH ABILITY TO OVERRIDE T-STAT

AIR DEHUMIDIFIER

UNIT NO.	FUNCTION	REMOVAL RATE (PINTS/DAY)	FLOOR COVERAGE (SF)	CONTROL	WATTS	V/PH/HZ	MANUFACTURER & MODEL NUMBER	REMARKS
DE-1	AIR DEHUMIDIFIER	35	1000	CONTINUOUS	450	120/1/60	MOISWELL DEFENDER SP60	1. ENERGY STAR RATED. 2. BUILIT IN PUMP DRAIN AND GRAVITY DRAIN OPTIONS.

MECHANICAL ABBREVIATIONS

(E)	EXISTING
(ED)	EXISTING TO BE DEMOLISHED
(ER)	EXISTING TO BE RELOCATED
(N)	NEW
ABV	ABOVE
AC	AIR CONDITIONING
AD	ACCESS DOOR
AF	AIR FILTER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
AP	ACCESS PANEL
APPX	APPROXIMATELY
ARCH	ARCHITECT
ATC	AUTOMATIC TEMPERATURE CONTROL
B	BOILER
BDD	BACKDRAFT DAMPER
BF	BELOW FLOOR
BFP	BACKFLOW PREVENTOR
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
BTUH	BTU PER HOUR
CAP	CAPACITY
CD	CEILING DIFFUSER
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PERM MINUTE
CH	CHILLER
CLG	CEILING
CO	CLEANOUT
COND	CONDENSATE
CONN	CONNECT
CONT	CONTINUE
CU	CONDENSING UNIT
DB	DRY BULB
DDC	DIRECT DIGITAL CONTROL
DIA	DIAMETER
DN	DOWN
DP	DIFFERENTIAL PRESSURE
DWG	DRAWING
DX	DIRECT EXPANSION
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
EG	EXHAUST GRILLE
EMS	EMERGENCY MANAGEMENT SYSTEM
EP	EJECTOR PUMP (SEWAGE)
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
F	FAN
FA	FREE AREA
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FLR	FLOOR
FFE	FINISHED FLOOR ELEVATION
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FSD	FIRE SMOKE DAMPER
FT	FOOT/FEET
FTR	FIN-TUBE RADIATION
GAL	GALLONS
GC	GENERAL CONTRACTOR
GPH	GALLON PER HOUR
GPM	GALLON PER MINUTE
H	HUMIDIFIER
HC	HEATING COIL
HP	HEAT PUMP/HORSE POWER
HVAC	HEATING VENTILATION AND AIR CONDITIONING
HW	HOT WATER
HWR	HOT WATER RETURN
ID	INSIDE DIAMETER
IN	INCH
INT	INTERIOR
IDW	INDIRECT WASTE
IDWR	INDIRECT WASTE RECEPTOR
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LBG	LINEAR BAR GRILLE
LD	LINEAR DIFFUSER/LOUVERED DOOR
LWT	LEAVING WATER TEMPERATURE
MBH	1,000 BTUH
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPERE
MD	MOTORIZED DAMPER
MECH	MECHANICAL
MOD	MOTOR OPERATED DAMPER
MUA	MAKE UP AIR
MIN	MINIMUM
MOCP	MAXIMUM OVER-CURRENT PROTECTION
N2O	NITROUS OXIDE
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NIS	NOT IN SCOPE
NO	NORMALLY OPEN
NTS	NOT TO SCALE
O2	OXYGEN
OA	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE
OD	OUTSIDE DIAMETER
PC	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PP	PUMP
PRV	PRESSURE REDUCING/REGULATING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
RA	RETURN AIR
RG	RETURN GRILLE
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
QUAN	QUANTITY
SA	SUPPLY AIR
SAT	SUPPLY AIR TEMPERATURE
SD	SMOKE DAMPER
SF	SQUARE FEET
SG	SUPPLY GRILLE
SP	STATIC PRESSURE
TEMP	TEMPERATURE
TOP	TOP OF PIPE
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UC	UNDERCUT DOOR
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VIF	VERIFY IN FIELD
VFD	VARIABLE FREQUENCY DRIVE
VSD	VARIABLE SPEED DRIVE
WB	WET BULB TEMPATURE
W/	WITH
W/O	WITHOUT
WSHP	WATER SOURCE HEAT PUMP
WH	WATER HEATER

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — YANG GAO — ENGINEER — PE092650

SEAL

PROJECT NAME:

WORKMAN'S COTTAGE PHASE 1: REPAIRS & REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

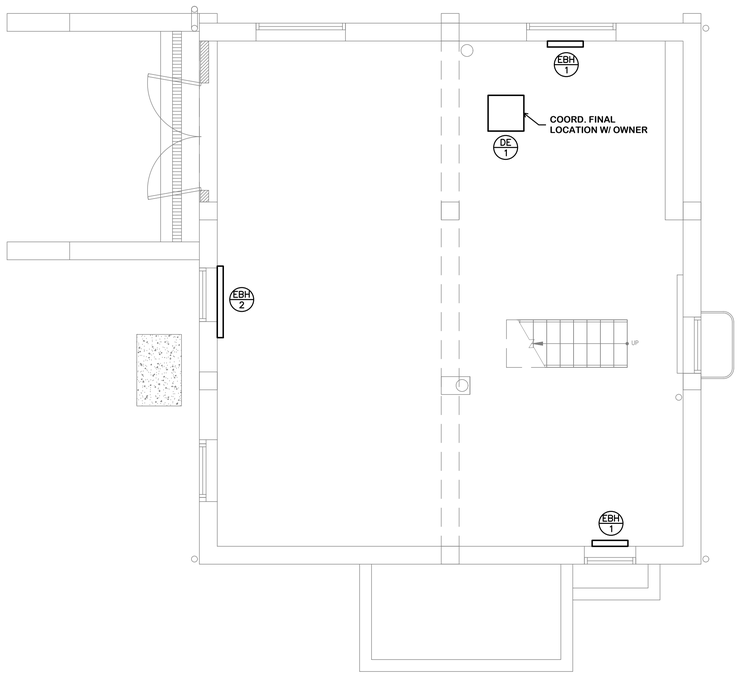
PROJECT NO: 2433

ISSUED FOR	DATE
ISSUE FOR PERMIT	05/29/26
REISSUE FOR PERMIT	06/12/26

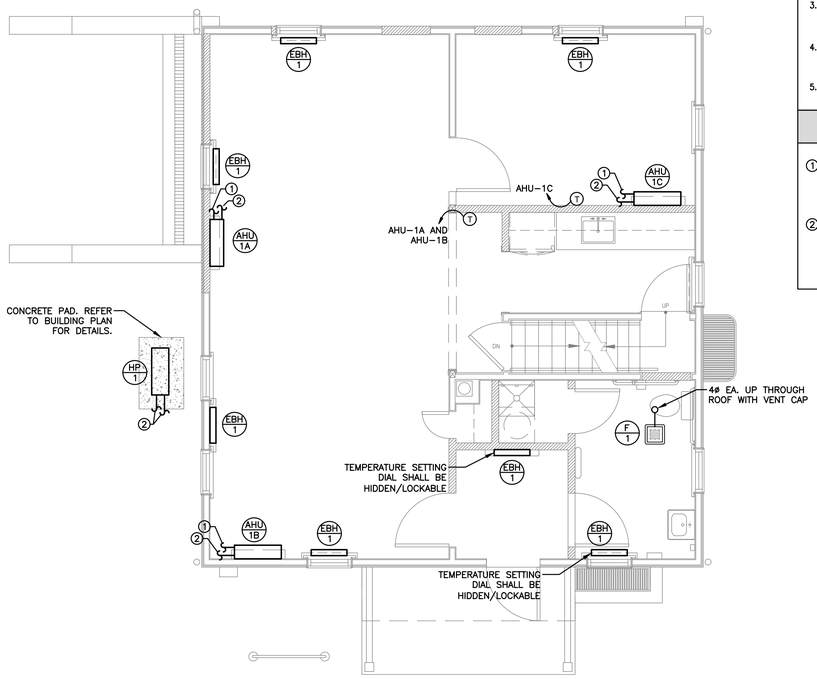
MECHANICAL COVER SHEET

SHEET NO.

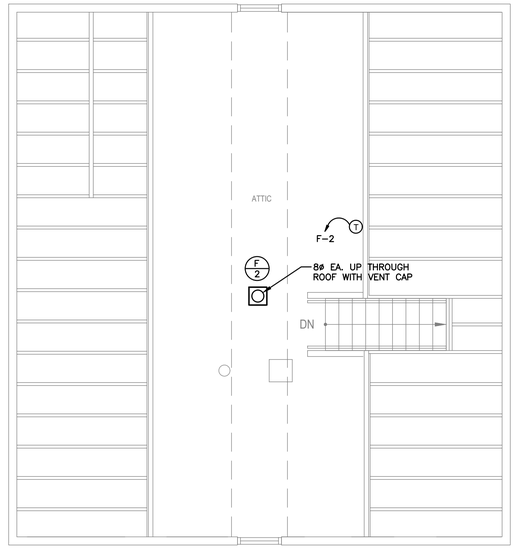
M0.0



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



2 **1ST FLOOR MECHANICAL PLAN**
SCALE: 1/4"=1'-0"



3 **ATTIC MECHANICAL PLAN**
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. ALL BATHROOM EXHAUST VENT CAPS TO BE LOCATED MIN. 3FT AWAY FROM OPERABLE WINDOWS/DOORS.
2. ALL WALL OR CEILING MOUNTED GRILLES, REGISTERS AND DIFFUSERS MUST BE SECURED TO SEPARATED METAL FRAME/FLANGE OR OTHER HARD BLOCKING. SOLELY SECURING TO THE GYPSUM WALL BOARD, OR SIMILAR FINISH MATERIALS IS PROHIBITED.
3. PROVIDE REQUIRED CLEARANCE AND/OR ACCESS PANEL FOR EQUIPMENT MAINTENANCE FOLLOWING MANUFACTURER'S INSTRUCTION.
4. COORDINATE W/ BUILDING PLAN FOR T-STAT EXACT LOCATION. LOCATION SHALL BE APPROVED BY OWNERSHIP TO ALLOW MAXIMUM USABLE WALL SPACE.
5. COORDINATE WITH ARCHITECTURAL DRAWINGS. IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES.

PLAN KEY NOTES

(1) 3/4" CONDENSATE LINE INDIRECT DRAIN TO HUB/FLOOR DRAIN OR OUTDOOR LOCATION APPROVED BY AHJ. REFER TO PLUMBING PLAN FOR LOCATION. PROVIDE CONDENSATE PUMP WHERE NEEDED.

(2) REFRIGERANT LINES TO CORRESPONDING AHU/HP. PIPING SHALL BE INSTALLED WITHIN CONCEALED WALL AND/OR CEILING. FOLLOW MANUFACTURER'S INSTRUCTION FOR REFRIGERANT PIPING SIZING UNLESS OTHERWISE NOTED ON PLAN.

COORDINATE WITH ARCHITECTURAL DRAWINGS. IMMEDIATELY NOTIFY ARCHITECT OF DISCREPENCIES

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MECHANICAL PLAN

SHEET NO.

M1.0

ABBREVIATIONS

A	AMPERE	KVA	KILOVOLT AMPERE
AF	AMPERE FRAME	KW	KILOWATT
AFF	ABOVE FINISH FLOOR	LSI	LONG,SHORT,INSTANTANEOUS TRIP SETTING
AFG	ABOVE FINISH GRADE		
AHU	AIR HANDLER UNIT	LTG	LIGHTING
AIC	AMPS INTERRUPTING CURRENT	MAX	MAXIMUM
ATS	AUTOMATIC TRANSFER SWITCH	MCB	MAIN CIRCUIT BREAKER
C	CONDUIT	MLO	MAIN LUGS ONLY
CB	CIRCUIT BREAKER	(N.)	NEW
CT	CURRENT TRANSFORMER	NIS	NOT IN SCOPE
E.C.	ELECTRICAL CONTRACTOR	NTS	NOT TO SCALE
ELEC	ELECTRICAL	Ø	PHASE
EMT	ELECTRICAL METALLIC TUBING	PNL	PANEL/PANELBOARD
(ED)	EXISTING TO BE DEMOLISHED	PRI	PRIMARY
(E.)	EXISTING TO REMAIN	PT	POTENTIAL TRANSFORMER
(ER)	EXISTING TO BE RELOCATED	(RL)	EXISTING SHOWN RELOCATED
FSD	FIRE/SMOKE DAMPER	SEC	SECONDARY
FU	FUSE	TYP	TYPICAL
G/GND	GROUNDING	U.O.N	UNLESS OTHERWISE NOTED
GFI	GROUND FAULT INTERRUPTER	UPS	UNINTERRUPTIBLE POWER SUPPLY
HP	HORSE POWER	V	VOLT
HZ	HERTZ	W	WATT
JB	JUNCTION BOX	XFMR	TRANSFORMER
KV	KILOVOLT		

MOUNTING HEIGHT - ELECTRICAL/FIRE ALARM EQUIPMENT

6" BELOW CEILING	TV MONITOR OUTLETS, EXIT SIGNS, BATTERY UNITS, EMERGENCY REMOTE HEADS AND FIRE ALARM AUDIBLE DEVICES
CENTERED ABOVE DOOR OR WINDOW OPENING	WARNING AND SIGNALING FIXTURES/SIGNS
6'-8"	FIRE ALARM VISUAL OR VISUAL/AUDIBLE DEVICES SHALL BE MOUNTED SO THAT THE ENTIRE LENS IS NOT LESS THAN 80" AND NOT GREATER THAN 96" ABOVE FINISHED FLOOR. IF CEILING DOES NOT PERMIT A MOUNTING HEIGHT OF AT LEAST 80" ABOVE FINISHED FLOOR, THE LENS OF THE DEVICES SHALL BE WITHIN 6" OF THE FINISHED CEILING
6'-6"	TOP OF FLUSH AND SURFACE MOUNTED ELECTRICAL LIGHTING OR POWER PANELBOARDS AND TELEPHONE CABINETS.
6'-3"	TOP OF BACK MOUNTED WALL EXIT FIXTURES(NOT MOUNTED ABOVE DOOR)
6'-0"	TOP OF FIRE ALARM CONTROL PANEL, TOP OF THE HIGHEST ELECTRICAL SAFETY DISCONNECT SWITCHES, MAGNETIC STARTERS AND CONTRACTORS.
4'-6"	WALL-MOUNTED TELEPHONE AND PAY STATIONS, WALL-MOUNTED INTERCOM, NURSECALL STATIONS, CLOCK CONTROL PANEL(3'-6" AT HANDICAP LOCATIONS) AND FIRE ALARM ANNUNCIATION PANEL
3'-10"	ELECTRICAL PANEL IN MULTI-FAMILY DWELLING SUCH THAT HIGHEST BREAKER IS 46"AFF. WALL MOUNTED ELECTRICAL DEVICE LIGHTING SWITCHES, MANUAL MOTOR STARTERS, THERMOSTATS AND FIRE ALARM MANUAL PULL STATIONS; SHALL BE MOUNTED AT 46" TO THE CENTER OF THE DEVICE AND SUCH THAT THE MAXIMUM HEIGHT FOR THE HIGHEST OPERABLE FUNCTION DOES NOT EXCEED 48"
2'-0"	ELECTRICAL RECEPTACLE WITHIN ELECTRICAL/MECHANICAL ROOMS AND ELEVATOR MACHINE ROOMS
1'-6"	ELECTRICAL RECEPTACLES, TELEPHONE OUTLETS, COMPUTER OUTLETS UNLESS IN WIREMOLD, OR OTHERWISE NOTES.

MOUNTING HEIGHT NOTES

1. MOUNTING HEIGHTS TO CENTER OF OUTLETS UNLESS OTHERWISE NOTED. IN MASONRY CONSTRUCTION, THE ABOVE HEIGHTS SHALL BE USED FOR REFERENCE TO NEAREST BLOCK OR BRICK COURSING.

2. THE ABOVE MOUNTING HEIGHTS SHALL BE ADHERED TO UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE ON THE ARCHITECTURE DRAWING OR SPECIFICATIONS.

3. A (+) BESIDE A DEVICE INDICATES THAT DEVICE IS MOUNTED ABOVE COUNTER OR CASEWORK. COORDINATE WITH ARCHITECTURAL DETAILS AND CASEWORK CONTRACTOR FOR FINAL LOCATIONS.

4. ALL DEVICES SHOWN ON DRAWINGS ARE DIAGRAMMATIC IN LOCATION AND SHOWN FOR GENERAL WIRING PURPOSES ONLY. ALL DEVICES INDICATED TO BE INSTALLED IN THE SAME LOCATIONS WITH DIFFERENT ELEVATIONS SHALL BE ALIGNED VERTICALLY AND HORIZONTALLY. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS OF SWITCHES, OUTLETS, FIRE ALARM DEVICES, SECURITY DEVICES, THERMOSTATS, ETC.

5. COORDINATE ALL LOCATIONS AND MOUNTING HEIGHTS WITH AHJ, ADA REQUIREMENTS AND OTHER TRADES.

LEGENDS: ELECTRICAL

20A	NON-FUSED DISCONNECT SWITCH(AMPERE RATING SHOWN)
20A	FUSED DISCONNECT SWITCH(AMPERE RATING SHOWN)
	MOTOR
J	JUNCTION BOX
	EXHAUST FAN
OS	CEILING MOUNTED OCCUPANCY SENSOR
PE 1	EQUIPMENT DESIGNATION
	HOME RETURN TO PANEL
	CONCEALED WIRING IN WALL/CEILING
	CONCEALED WIRING IN OR UNDER FLOOR SLAB OR ACCESS FLOOR
	INDICATES CONDUIT DOWN
	INDICATES CONDUIT UP
	DUPLEX RECEPTACLE OUTLET
	QUADPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET FLOOR MOUNTED
	QUADPLEX RECEPTACLE OUTLET FLOOR MOUNTED
	CEILING MOUNTED INDUSTRIAL REEL WITH EXTENDED CORD & QUADPLEX RECEPTACLE OUTLET
	CEILING MOUNTED INDUSTRIAL REEL WITH EXTENDED CORD & DUAL PORT NETWORK OUTLET
	DUAL PORT NETWORK OUTLET
	THREE PORT NETWORK OUTLET
	SPECIAL PURPOSE RECEPTACLE OUTLET(NEMA CONFIGURATION AS INDICATED ON DRAWING
WP	RECEPTACLE DESIGNATIONS: GFI DENOTES GROUND FAULT INTERRUPTER IG DENOTES ISOLATED GROUND RECEPTACLE TP DENOTES TAMPER PROOF RECEPTACLE WP DENOTES RECEPTACLE WEATHERPROOF ENCLOSURE + DENOTES RECEPTACLE BE MOUNTED ABOVE COUNTER/LAVATORY COORDINATE HEIGHT WITH ARCHITECT
3a	SWITCH DESIGNATIONS: 3a DENOTES THREE-WAY SWITCH, LOWER CASE LETTER DENOTES LIGHTING CONTROL ZONE 4a DENOTES FOUR-WAY SWITCH, LOWER CASE LETTER DENOTES LIGHTING CONTROL ZONE Da DENOTES DIMMER SWITCH, LOWER CASE LETTER DENOTES LIGHTING CONTROL ZONE OS DENOTES OCCUPANCY SENSOR SWITCH JS DENOTES DOOR JAMB SWITCH PT DENOTES PROGRAMMABLE TIME SWITCH

LEGENDS: SINGLE LINE DIAGRAM

	CIRCUIT BREAKER
	DISCONNECT SWITCH
	TRANSFORMER
	FUSE
	FUSED SWITCH
	GROUND CONNECT
	CURRENT TRANSFORMER
	POTENTIAL TRANSFORMER
	METER
	MOTOR
	DELTA CONNECTION
	GROUNDED WYE CONNECTION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
	POINT OF CONNECTION TO EXISTING EQUIPMENT

ELECTRICAL DRAWING LIST

SHEET NUMBER	DRAWING TITLE	ISSUE FOR REVIEW 04/10/2026	ISSUE FOR PERMIT 05/29/2026	ISSUE FOR PERMIT 06/12/2026
E0.0	ELECTRICAL COVER SHEET	●	●	●
E0.50	OVERALL ELECTRICAL SITE PLAN	●	●	●
E1.0	ENLARGED ELECTRICAL FLOOR PLAN	●	●	●
E2.0	ELECTRICAL SINGLE LINE DIAGRAM	●	●	●
E3.0	ELECTRICAL SPECIFICATION	●	●	●
E3.1	ELECTRICAL SPECIFICATION	●	●	●

CODE SUMMARY

MUNICIPALITY	MONT CLARE, PA
OCCUPANCY CLASSIFICATION	**BUSINESS (B)**
APPLICABLE CODE	BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE MECHANICAL CODE: 2021 INTERNATIONAL MECHANICAL CODE PLUMBING CODE: 2021 INTERNATIONAL PLUMBING CODE ELECTRICAL CODE: 2020 NATIONAL ELECTRICAL CODE FIRE CODE: 2021 INTERNATIONAL FIRE CODE ENERGY CODE: 2021 INTERNATIONAL ENERGY CODE/ASHRAE 90.1-2013 FUEL GAS CODE: 2021 INTERNATIONAL FUEL GAS CODE

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MANUF.	CATALOG NUMBER	LAMP	WATTAGE	VOLTS
	3" RECESSED DOWNLIGHT	VERSE	THE VERSE 3"	LED	13.2W	120V
	EXTERIOR PENDANT LIGHT	VISUAL COMFORT	6237401-12	LED	35W	120V
	EXTERIOR WALL SCONCE	VISUAL COMFORT	8637401-12	LED	25W	120V
	BATHROOM VANITY LIGHT	LITHONIA	FMVCCL	LED	18W	120V
	4' LINEAR LIGHT	COLUMBIA	LCL4	LED	48W	120V
	EMERGENCY BATTERY WALL-PACK LIGHT	LITHONIA	ELM4L	LED	5W	120V
	EMERGENCY EXIT SIGN WITH BATTERY BACKUP	LITHONIA	EXRG EL M6	LED	1W	120V
	EMERGENCY EXIT SIGN WITH EMERGENCY DUAL HEADS AND BATTERY BACKUP	LITHONIA	ECRG M6	LED	3.8W	120V
	REMOTE EMERGENCY FIXTURE DUAL HEAD	LITHONIA	ELA TQWP	LED	5W	120V

NOTE: LIGHTING FIXTURE IS FOR REFERENCE ONLY AND SUBJECT TO CHANGE BY ARCHITECT/OWNER/INTERIOR DESIGNER/LIGHTING CONSULTANT.CONFIRM FINAL SELECTIONS WITH OWNER/ARCHITECT

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
YANG GAO
ENGINEER
PE092650

SEAL

PROJECT NAME:

WORKMAN'S COTTAGE PHASE 1: REPAIRS & REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

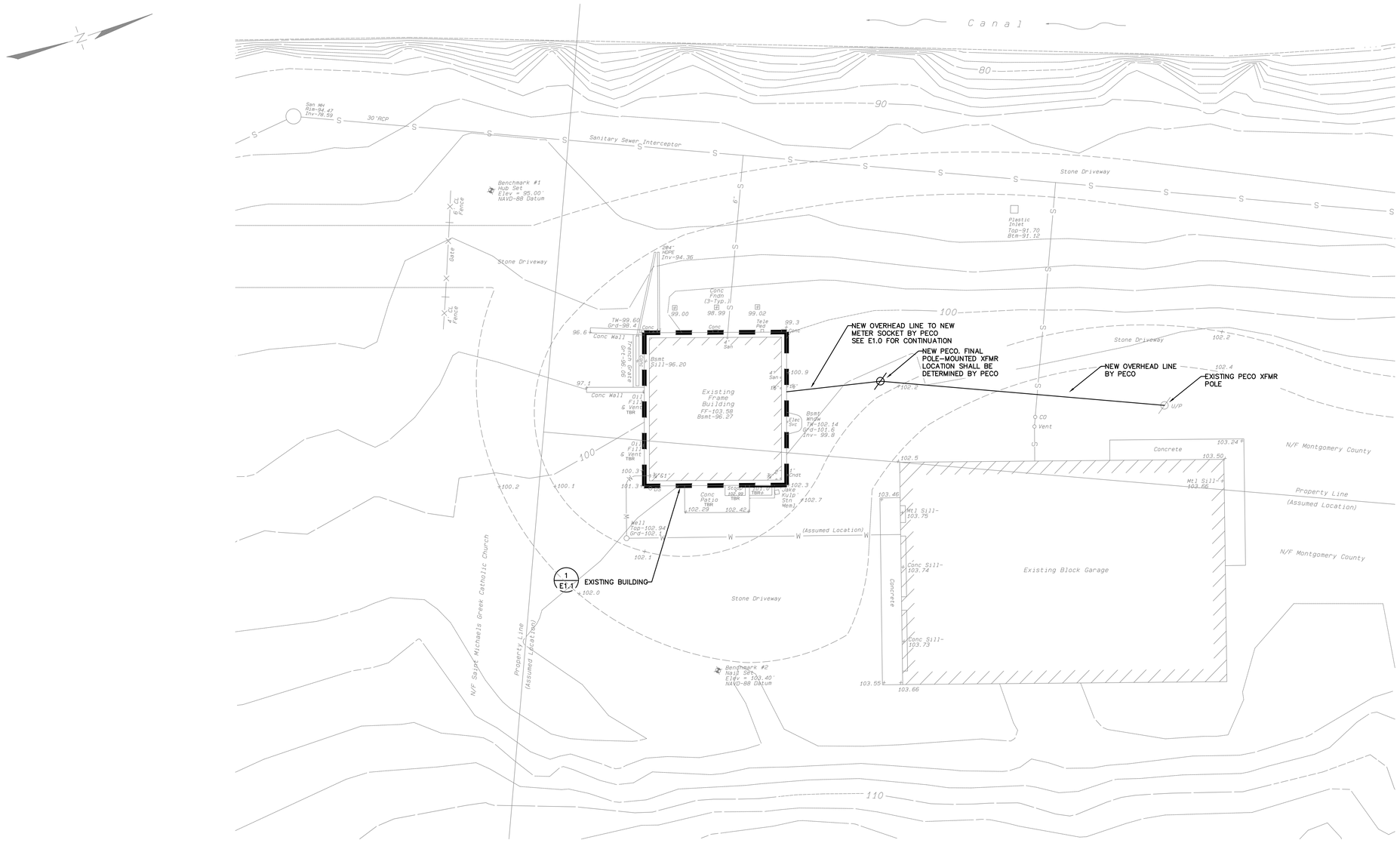
PROJECT NO: 2433

ISSUED FOR	DATE
ISSUE FOR PERMIT	05/29/26
REISSUE FOR PERMIT	06/12/26

ELECTRICAL COVER SHEET

SHEET NO.

E0.0



1 OVERALL ELECTRICAL SITE PLAN
SCALE: 3/32"=1'-0"

SEILER + DRURY
ARCHITECTURE

420 DEKALB STREET NORRISTOWN PA 19401
Tel 610.272.4809 www.sdarc.com

MEP CONSULTANT:

UR ENGINEERING

ADDRESS:
1311 RIDGE AVE, FLOOR 1
PHILADELPHIA, PA 19123
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ELECTRICAL
OVERALL SITE PLAN

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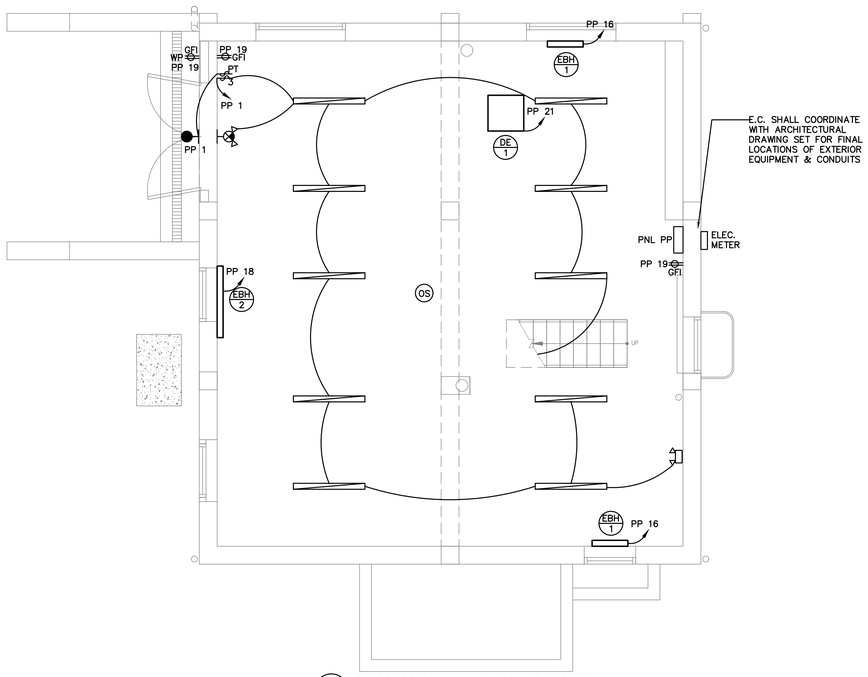
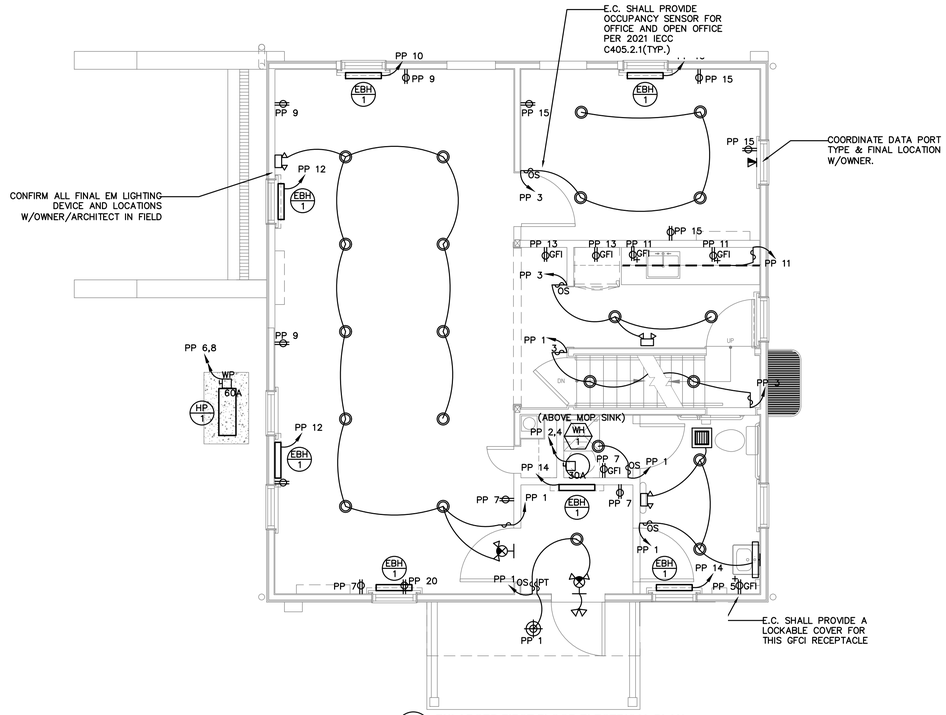
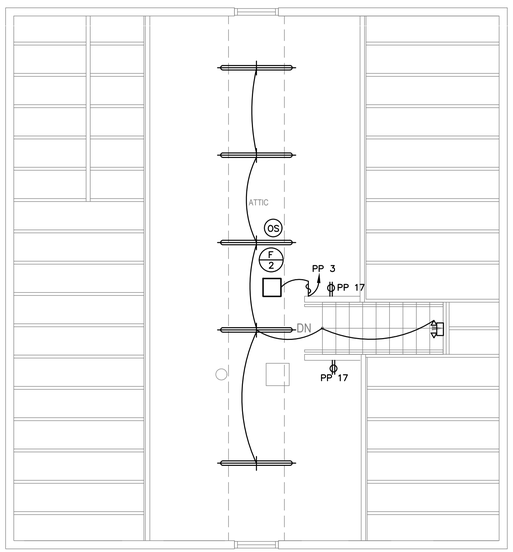


1 **ENLARGED BASEMENT ELECTRICAL PLAN**
SCALE: 1/4"=1'-0"



1 **ENLARGED FIRST FLOOR ELECTRICAL PLAN**
SCALE: 1/4"=1'-0"



3 **ENLARGED ATTIC ELECTRICAL PLAN**
SCALE: 1/4"=1'-0"

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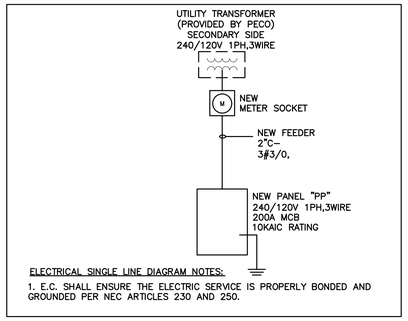
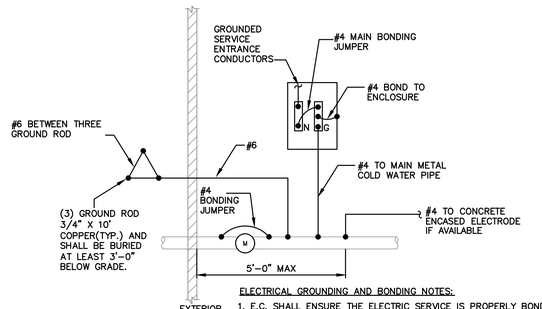
ELECTRICAL FLOOR PLAN

SHEET NO.

E1.0



2 ELECTRICAL SINGLE LINE DIAGRAM
SCALE: N.T.S.



ELECTRICAL GROUNDING AND BONDING NOTES:

1. E.C. SHALL ENSURE THE ELECTRIC SERVICE IS PROPERLY BONDED AND GROUNDED PER NEC ARTICLES 230 AND 250.

2. CONDUCTORS SIZE ARE BASED ON COPPER CONDUCTORS.

3. BOUNDING JUMPER FOR WATER METER IS PERMITTED TO BE OMITTED IF NON-METALLIC WATER PIPE IS USED.

3 ELECTRICAL GROUNDING & BONDING DETAILS
SCALE: N.T.S.

PANEL SCHEDULE

PANEL NAME: PP

Location: Utility
Mounting: Surface

Volts: 240
Phases: 1
Wires: 3

A.I.C Rating: 10K
Mains Type: MCB
Mains Rating: 200
MCB Rating: 200

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Desription	CKT
1	GENERAL LIGHT	20	1	600	2000			2	25	WH-1	2
3	GENERAL LIGHT	20	1			600	2000				4
5	BATH GFI	20	1	180	4370			2	60	HP-1	6
7	GENERAL OUTLET	20	1			900	4370				8
9	GENERAL OUTLET	20	1	900	1000			1	20	EBH-1	10
11	KITCHENETTE OUTLET	20	1			360	1000	1	20	EBH-1	12
13	KITCHENETTE OUTLET	20	1	360	1000			1	20	EBH-1	14
15	OFFICE OUTLET	20	1			720	1000	1	20	EBH-1	16
17	GENERAL OUTLET	20	1	360	1000			1	20	EBH-2	18
19	GENERAL OUTLET	20	1			360	500	1	20	EBH-1	20
21	DEHUMIDIFIER	20	1	500							22
23	SPARE	20	1								24
25	SPARE	20	1								26
27											28
29											30
		Total Load:		12270		11810					
		Total Amps:		51.1		49.2					

Load Classification	Connected Load	Demand Load	Panel Loads	
Load - Light	1200	1200		
Load-Receptacles(NOTE.2)	4140	4140	Total Connect Load	24080
Load-HVAC(ELEC)	0	0	Total Demand Load	24080
Load-MISC	18740	18740	Total Connect Amp	100
			Total Demand Amp	100

Notes:
1. Provide an approved breaker locking device and mark the circuit breaker in red.
2. First 10kVA at 100%,Remainder at 50%

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ELECTRICAL SINGLE LINE DIAGRAM

SHEET NO.

E2.0

ELECTRICAL SPECIFICATIONS: SECTION 1 (GENERAL)

A. GENERAL

1. ELECTRICAL EQUIPMENT, DEVICES, AND CONDUIT ROUTINGS ARE SHOWN ON DRAWINGS TO CONVEY SCOPE AND GENERAL ARRANGEMENT ONLY AND MAY NOT INDICATE ALL EQUIPMENT AND DEVICES REQUIRED FOR A COMPLETE SYSTEM. THE ELECTRICAL CONTRACTOR (EC) SHALL PROVIDE ALL REQUIRED ELECTRICAL EQUIPMENT, DEVICES, WIRE, AND CONDUIT AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. COORDINATE INSTALLATION OF ELECTRICAL SYSTEMS WITH BUILDING STRUCTURE AND OTHER UTILITIES IN FIELD.
2. CONTRACTORS BIDDING ON THE PROJECT SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL JOB CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRA COMPENSATION SHALL BE PAID FOR EXTRA WORK MADE NECESSARY BY THE CONTRACTOR'S FAILURE TO DO SO. ALL WORK REQUIRED TO ACCOMMODATE EXISTING CONDITIONS, WHETHER SHOWN ON CONTRACT DRAWINGS OR NOT, SHALL BE COORDINATED AND ALL COSTS TO DO SO SHALL BE INCLUDED IN THE BIDS. CONTRACTOR SHALL PAY EXTRA ATTENTION TO EXISTING CONDITIONS AFFECTING REMOVAL OF EXISTING EQUIPMENT AND THE ENTRANCE OF NEW EQUIPMENT.
3. CONTRACTOR SHALL REFER TO MECHANICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR EXACT LOCATION OF HVAC, PLUMBING OR OTHER EQUIPMENT REQUIRING ELECTRIC SERVICE. ANY DISCREPANCIES BETWEEN DRAWINGS SHALL BE CLARIFIED BY THE ARCHITECT OR ENGINEER.
4. COORDINATE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES SO AS TO MINIMIZE INTERFERENCES AND TO MINIMIZE INTERRUPTION OF SERVICE IN ANY AREA.
5. ELECTRICAL WORK SHALL BE DONE AT SUCH TIME, AND IN SUCH MANNER, TO LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF THE SITE'S AND/OR BUILDING'S ACTIVITIES. PROVISIONS SHALL BE MADE TO PERMIT THE USE OF ALL EXISTING ELECTRICAL SYSTEMS AT ALL TIMES. PROVIDE TEMPORARY FACILITIES TO SECURE THESE CONDITIONS AND REMOVE SUCH TEMPORARY FACILITIES WHEN NO LONGER REQUIRED.
6. ELECTRICAL SHUTDOWN WORK SHALL BE SCHEDULED AT SUCH TIME AND IN SUCH MANNER AS DIRECTED AND APPROVED BY THE OWNER AND TENANT. PROVIDE A MINIMUM ONE (1) WEEK NOTICE.
7. WHERE SHUTDOWN PERIODS CANNOT BE OF DURATION TO ACCOMMODATE THE NEW WORK, THE CONTRACTOR SHALL PERFORM THE WORK IN A SERIES OF PRE-PLANNED STAGES OF MINIMAL ALLOWABLE SHUTDOWN PERIODS. PROVIDE TEMPORARY FACILITIES TO ALLOW RE-ENERGIZING OF SERVICE BETWEEN WORKING STAGES.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR ALL TRADES AS REQUIRED FOR CONSTRUCTION OR AS REQUIRED TO MAINTAIN NORMAL OPERATIONS OF THE SITE AND/OR BUILDING'S ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT, MAKING ALL ARRANGEMENTS WITH THE UTILITY CO. WHERE ADEQUATE, EXISTING SERVICES MAY BE USED UPON PERMISSION OF OWNER.
9. CONTRACTOR, UPON COMPLETION OF EACH DAYS WORK, SHALL REMOVE ALL TOOLS, MATERIALS, APPARATUS AND RUBBISH OF ANY SORT. PREMISES SHALL BE KEPT NEAT AND ORDERLY AND IN A "BROOM CLEAN" CONDITION.
10. CUTTING AND PATCHING SHALL BE DONE BY THIS CONTRACTOR AS REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK. CUTTING SHALL BE DONE BY COMPETENT MECHANICS. SURFACES SHALL BE PATCHED AND REFINISHED TO MATCH ORIGINAL SURFACE CONDITION.
11. WORK SHALL NOT BE COVERED OR CONCEALED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED. ANY WORK THAT IS COVERED OR CONCEALED PRIOR TO INSPECTION AND TESTING SHALL BE UNCOVERED, AND AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED, SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
12. METALLIC MATERIALS SHALL BE PROTECTED AGAINST CORROSION. EQUIPMENT ENCLOSURES SHALL BE GIVEN A RUST-INHIBITING TREATMENT AND THE STANDARD FINISH BY THE MANUFACTURER. ALUMINUM SHALL NOT BE USED IN CONTACT WITH EARTH AND, WHERE CONNECTED TO DISSIMILAR METAL, SHALL BE PROTECTED BY APPROVED FITTINGS AND TREATMENT. FERROUS METALS NOT OF CORROSION-RESISTANT STEEL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 OR ASTM A153 EXCEPT WHERE OTHER EQUIVALENT PROTECTIVE TREATMENT IS SPECIFICALLY APPROVED IN WRITING.
13. PROVIDE ACCESS PANELS AS REQUIRED BY NFPA 70 (NEC) FOR ACCESS TO ELECTRICAL EQUIPMENT AND DEVICES LIKELY TO REQUIRE EXAMINATION, ADJUSTING, SERVICING, OR MAINTENANCE. CEILING ACCESS PANELS SHALL HAVE AN OPENING NOT SMALLER THAN 22" X 22" AND 22" X 30" IN OTHER LOCATIONS. ACCESS PANELS SHALL MATCH ADJACENT FINISHES.

B. SCOPE OF WORK

1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTAL CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS APPLY TO THIS SPECIFICATION.
2. FURNISH ALL LABOR, EQUIPMENT, MATERIALS, SERVICES, TESTING, APPURTENANCES, AND PROGRAMMING REQUIRED FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, MANUFACTURER'S INSTRUCTIONS, AND CODES AND REGULATIONS IN FORCE.
3. PROCURE ALL PERMITS AND INSPECTIONS AND PAY FOR SAME.
4. THE ELECTRICAL WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   - 4.1. DEMOLITION AND INSTALLATION OF LIGHTING FIXTURES.
   - 4.2. DEMOLITION AND INSTALLATION OF WIRING DEVICES.
   - 4.3. DEMOLITION AND INSTALLATION OF FIRE ALARM EQUIPMENT AND DEVICES.
   - 4.4. DEMOLITION AND INSTALLATION OF POWER DISTRIBUTION EQUIPMENT.
   - 4.5. DEMOLITION AND RELOCATION OF TELEPHONE AND DATA OUTLETS.
   - 4.6. INSTALLATION OF TELEPHONE AND DATA RACEWAYS.
   - 4.7. DEMOLITION AND INSTALLATION OF ACCESS CONTROL SYSTEM EQUIPMENT AND DEVICES.
   - 4.8. DEMOLITION OF HVAC AND PLUMBING EQUIPMENT FEEDERS.
   - 4.9. WIRING OF HVAC AND PLUMBING EQUIPMENT.

C. DEFINITIONS

1. WHEREVER THE WORD "PROVIDE" APPEARS ON THE DRAWINGS OR IN THE SPECIFICATIONS, IT SHALL MEAN FURNISH AND INSTALL WITH ALL REQUIRED WORK, MATERIALS, EQUIPMENT AND APPURTENANCES.
2. WHEREVER THE WORD "FURNISH" APPEARS ON THE DRAWINGS OR IN THE SPECIFICATION, IT SHALL MEAN TO PURCHASE AND DELIVER TO THE INSTALLING CONTRACTORS DEVICES, EQUIPMENT AND ACCESSORIES AS SPECIFIED.
3. WHEREVER THE WORD "INSTALL" APPEARS ON THE DRAWINGS OR IN THE SPECIFICATION, IT SHALL MEAN TO RECEIVE, HANDLE, INSPECT FOR PROPER CONDITION AND INSTALL WITH ALL REQUIRED ASSOCIATED WORK MATERIALS, EQUIPMENT AND APPURTENANCES.

D. RECORD DRAWINGS

1. KEEP ONE SET OF CONTRACT DRAWINGS ASIDE AT THE SITE. NEATLY AND CLEARLY MARK ALL DEVIATIONS FROM CONTRACT DRAWINGS AND ANY DATA THAT IS PERTINENT FOR COMPLETION OF DOCUMENTS. AT COMPLETION OF PROJECT, TRANSFER MARKS TO A SET OF REPRODUCIBLE DRAWINGS AND DELIVER THIS SET OF DRAWINGS TO ARCHITECT/ENGINEER FOR SUBMISSION TO OWNER PRIOR TO FINAL ACCEPTANCE. A FULL SET OF ELECTRONIC, SCANNED, DRAWINGS IN ADOBE .PDF FORMAT SHALL BE PROVIDED ALONG WITH THE HARDCOPIES.

E. SUBMITTALS

1. PRIOR TO ROUGH-IN OR ORDERING ANY EQUIPMENT, SUBMIT SHOP DRAWINGS FOR EACH TYPE OF PRODUCT. INCLUDE DETAILED DIMENSIONED OUTLINE PLANS AND ELEVATIONS, AND WIRING DIAGRAMS FOR POWER, CONTROL, AND SIGNAL WIRING. WIRING DIAGRAMS SHALL DIFFERENTIATE BETWEEN MANUFACTURER-INSTALLED AND FIELD-INSTALLED WIRING. UNLESS OTHERWISE NOTED, ELECTRONIC COPIES OF SUBMITTALS SHALL BE PROVIDED.
2. SHOP DRAWINGS SUBMITTED WITHOUT CONTRACTOR'S APPROVAL STAMP SHALL NOT BE REVIEWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING OF PROPOSED EQUIPMENT PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER. THE COST OF ANY REDESIGNING CAUSED BY A SUBSTITUTION OR LACK OF COORDINATION SHALL BE BORNE BY THE CONTRACTOR.
3. UNLESS OTHERWISE NOTED, THE CONTRACTOR MAY SUBMIT ANOTHER EQUAL TYPE OR MANUFACTURER OTHER THAN SPECIFIED. WHERE SUCH SUBSTITUTIONS ARE ALLOWED, AND THEY ALTER THE DESIGN OR SPACE REQUIREMENTS, THE CONTRACTOR SHALL PAY FOR ALL COSTS INVOLVED SUCH AS ARCHITECTS AND ENGINEER'S REDESIGN FEES AND ANY ADDITIONAL CONSTRUCTION COSTS FOR HIS OWN WORK AND THAT OF OTHER TRADES. EQUIPMENT SHALL NOT BE PURCHASED, OR WORK STARTED UNTIL SHOP DRAWINGS ARE APPROVED. SHOULD A SUBSTITUTION BE SUBMITTED FOR REVIEW, AND NOT APPROVED, THERE SHALL BE NO COST TO THE OWNER FOR A PRODUCT BY THE LISTED MANUFACTURERS.

F. QUALITY ASSURANCE

1. INSTALLER QUALIFICATIONS: PERSONNEL WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE WORK INDICATED, AND WHOM IS TRAINED AND CERTIFIED BY NFPA 70E AND OSHA REGULATION 29 CFR 1910.269.
2. OBTAIN EACH TYPE OF PRODUCT THROUGH ONE SOURCE FROM A SINGLE MANUFACTURER.
3. SUBJECT TO COMPLIANCE WITH REQUIREMENTS; PROVIDE PRODUCTS BY ONE OF THE MANUFACTURERS LISTED IN SECTION 2 ARTICLES HEREIN.
4. ALL PRODUCTS SHALL BE LISTED AND LABELED AS DEFINED BY NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE. LISTING AND LABELING AGENCY SHALL BE A NATIONALLY RECOGNIZED TESTING LABORATORY AS DEFINED BY OSHA REGULATION 1910.7.

G. OPERATION AND MAINTENANCE DATA

1. SUBMIT THREE (3) BOUND MANUALS CONTAINING COMPLETE TYPE WRITTEN INSTRUCTIONS ON OPERATION, CARE, AND MAINTENANCE FOR EACH TYPE OF PRODUCT. INCLUDE THE FOLLOWING:
   - 1.1. MANUFACTURER'S PRODUCT DATA SHEETS STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
   - 1.2. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
   - 1.3. COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.
   - 1.4. SPARE PARTS LISTS.
   - 1.5. WIRING DIAGRAMS.
   - 1.6. WARRANTIES.

H. WARRANTY

1. SUBMIT A WRITTEN WARRANTY TO OWNER AGREEING TO REPAIR OR REPLACE PRODUCTS AND ASSOCIATED COMPONENTS THAT FAIL IN MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. WARRANTY SHALL BE COMPREHENSIVE. NO DEDUCTIBLE SHALL BE ALLOWED FOR TRAVEL TIME, SERVICE HOURS, OR REPAIR PARTS.

I. CERTIFICATIONS

1. PROVIDE THE OWNER WITH ALL APPLICABLE CERTIFICATIONS REQUIRED BY THE PROJECT.
2. AT THE END OF THE PROJECT, PROVIDE THE OWNER WITH A LETTER STATING THAT THE PROJECT HAS BEEN COMPLETED IN COMPLIANCE WITH CODES, STANDARDS AND THE CONTRACT DOCUMENTS.

ELECTRICAL SPECIFICATIONS: SECTION 2 (PRODUCTS)

A. GROUNDING

1. COMPLY WITH UL 467 FOR GROUNDING AND BONDING MATERIALS AND EQUIPMENT.
2. INSULATED CONDUCTORS: COPPER WIRE OR CABLE INSULATED FOR 600 V.
3. BARE COPPER CONDUCTORS:
   - 3.1. SOLID CONDUCTORS: ASTM B 3.
   - 3.2. STRANDED CONDUCTORS: ASTM B 8.
   - 3.3. TINNED CONDUCTORS: ASTM B 33.
4. GROUND BUS: RECTANGULAR BARS OF ANNEALED COPPER, 1/4 X 2 INCHES IN CROSS SECTION. STAND-OFF INSULATORS FOR MOUNTING.
5. CONNECTORS
   - 5.1. LISTED AND LABELED BY AN NRTL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION FOR APPLICATIONS IN WHICH USED FOR SPECIFIC TYPES, SIZES, AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS CONNECTED.
   - 5.2. BOLTED CONNECTORS FOR CONDUCTORS AND PIPES: COPPER OR COPPER ALLOY, PRESSURE TYPE WITH AT LEAST TWO BOLTS. PIPE CONNECTORS SHALL BE CLAMP TYPE, SIZED FOR PIPE.
   - 5.3. WELDED CONNECTORS: EXOTHERMIC-WELDING KITS OF TYPES RECOMMENDED BY KIT MANUFACTURER FOR MATERIALS BEING JOINED AND INSTALLATION CONDITIONS.
   - 5.4. BUS-BAR CONNECTORS: MECHANICAL TYPE, CAS SILICON BRONZE, SOLDERLESS COMPRESSION-TYPE WIRE TERMINALS, AND LONG-BARREL, TWO-BOLT CONNECTION TO GROUND BUS BAR.
   - 5.5. COMPRESSION CABLE CONNECTORS: IRREVERSIBLE GROUNDING CONNECTORS.
6. APPLICATIONS:
   - 6.1. CONDUCTORS: INSTALL SOLID CONDUCTORS FOR NO. 10 AWG AND SMALLER AND STRANDED FOR NO. 8 AND LARGER.
   - 6.2. UNDERGROUND GROUNDING CONDUCTORS: INSTALL BARE TINNED-COPPER, NO. 4/0 AWG MINIMUM.
   - 6.3. GROUNDING ELECTRODE CONDUCTORS: BARE TINNED-COPPER.
   - 6.4. BONDING JUMPERS: BARE COPPER.
   - 6.5. EQUIPMENT GROUNDING CONDUCTORS: COPPER WITH GREEN-COLORED INSULATION.
7. CONDUCTOR TERMINATIONS AND CONNECTIONS:
   - 7.1. PIPE AND EQUIPMENT GROUNDING CONDUCTOR TERMINATIONS: BOLTED CONNECTIONS.
   - 7.2. UNDERGROUND CONNECTIONS (EXCEPT AT TEST WELLS): WELDED CONNECTORS.
   - 7.3. CONNECTION TO GROUND RODS AT TEST WELLS: BOLTED CONNECTORS.
   - 7.4. CONNECTION TO STRUCTURAL STEEL: WELDED CONNECTORS.

B. HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

1. SEISMIC BRACING DRAWINGS AND CALCULATIONS SHALL BE PROVIDED BY THE CONTRACTOR.
2. SEISMIC BRACING DESIGN AND LAYOUT DRAWINGS SHALL BE EITHER PREPARED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN Pennsylvania OR PREPARED BY QUALIFIED DESIGNER/ENGINEER WITH EXPERIENCE IN THE DESIGN OF SEISMIC BRACING FOR ELECTRICAL SYSTEMS, AND REVIEWED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN Pennsylvania.
3. STEEL SLOTTED SUPPORT CHANNEL: HOT DIPPED GALVANIZED 12-GAGE THICK STEEL WITH HOLES 1-1/2 INCHES ON CENTER.
4. HANGER RODS: THREADED HIGH TENSILE STRENGTH GALVANIZED CARBON STEEL WITH FREE RUNNING THREADS, WITH MINIMUM 1/4 INCH DIAMETER.
   - 4.1. PROVIDE PROTECTIVE CAPS ON THE END OF EACH HANGER ROD.
5. BEAM CLAMPS: MALLEABLE IRON WITH TAPERED HOLE IN BASE AND BACK TO ACCEPT EITHER BOLT OR HANGER ROD. SET SCREW SHALL BE HARDENED STEEL.
6. CONDUIT CLAMPS FOR TRAPEZE HANGERS: GALVANIZED STEEL, NOTCHED TO FIT TRAPEZE WITH SINGLE BOLT TO TIGHTEN.
7. CONDUIT CLAMPS: ONE-HOLE MALLEABLE IRON FOR SURFACE MOUNTED CONDUITS.
8. CABLE TIES: SELF-LOCKING HIGH STRENGTH NYLON WITH 185 DEGREE F TEMPERATURE RATING.
9. ALL CONDUIT SUPPORTS SHALL BE DESIGNED WITH A MINIMUM OF 50% SPARE CAPACITY FOR FUTURE CONDUITS.
10. FIRE STOPPING: UL CLASSIFIED AND/OR FM SYSTEM APPROVED AND TESTED TO THE REQUIREMENTS OF ASTM 814 AND UL 1479. FIRE STOPPING MATERIAL SHALL BE FM APPROVED WITH AN HOURLY RATING GREATER THAN OR EQUAL TO THE ASSOCIATED CEILING, FLOOR, OR WALL CABLE OR CONDUIT PENETRATES.
11. CONCRETE BASES: COORDINATE WEIGHTS, DIMENSIONS, AND INSTALLATION DETAILS FOR FREE-STANDING EQUIPMENT WITH THE GENERAL CONTRACTOR.

C. ELECTRICAL IDENTIFICATION

1. EQUIPMENT IDENTIFICATION LABELS: ENGRAVED, LAMINATED ACRYLIC WITH TAPED BACKS AND DRILLED HOLES FOR SCREW MOUNTING. SCREWS SHALL BE STAINLESS STEEL. MINIMUM LETTER HEIGHT SHALL BE 3/8 INCH.
2. COLOR FOR PRINTED LEGEND: BLACK LETTERS ON WHITE FIELD.
   - 2.1. LEGEND: INDICATE EQUIPMENT DESIGNATION, VOLTAGE, PHASE, AND NUMBER OF WIRES.

D. CONDUCTORS AND CABLES

1. INSULATED CURRENT CARRYING WIRE AND GROUNDING CONDUCTORS SHALL BE COPPER AND SHALL CONFORM TO NFPA 70.
2. COPPER CONDUCTORS: COMPLY WITH NEMA WC 70/ICEA S-95-658.
3. CONDUCTOR INSULATION: COMPLY WITH NEMA WC 70/ICEA S-95-658 FOR TYPE THHN-THWN-2.
4. MULTICONDUCTOR CABLE: COMPLY WITH NEMA WC 70/ICEA S-95-658 FOR METAL CLAD CABLE, TYPE MC, WITH GALVANIZED INTERLOCKING STEEL ARMOR AND FULL SIZE GREEN INSULATED COPPER GROUND WIRE.
5. VARIABLE FREQUENCY CONTROLLER (VFC) CABLE: COMPLY WITH UL 1277, UL 1685, AND NFPA 70 FOR TYPE TC-ER CABLE.
   - 5.1. TYPE TC-ER WITH OVERSIZED CROSSLINKED POLYETHYLENE INSULATION, SPIRAL-WRAPPED FOIL PLUS 85 PERCENT COVERAGE BRAIDED SHIELDS AND INSULATED FULL-SIZE GROUND WIRE, AND SUNLIGHT- AND OIL-RESISTANT OUTER PVC JACKET.
6. CONDUCTORS NO. 10 OR SMALLER SHALL BE SOLID COPPER WIRE. CONDUCTORS NO. 8 OR LARGER SHALL BE STRANDED COPPER WIRE.
7. CONDUCTORS NOT SMALLER THAN 12 AWG FOR POWER CIRCUITS. CONDUCTORS NOT SMALLER THAN 14 AWG FOR CONTROL CIRCUITS, UNLESS OTHERWISE NOTED.
8. COLOR-CODING FOR PHASE AND VOLTAGE LEVEL IDENTIFICATION: USE COLORS LISTED BELOW FOR FEEDER AND BRANCH CIRCUITS. COLORS SHALL BE FACTORY APPLIED, OR FOR SIZES LARGER THAN 6 AWG, FIELD APPLIED WITH COLOR-CODING CONDUCTOR TAPE.
   - 8.1. COLORS FOR 208Y/120V CIRCUITS:
     - 8.1.1. PHASE A: BLACK.
     - 8.1.2. PHASE B: RED.
     - 8.1.3. PHASE C: BLUE.
     - 8.1.4. NEUTRAL: WHITE.
     - 8.1.5. GROUND: GREEN.
     - 8.1.6. ISOLATED GROUND: GREEN WITH YELLOW STRIPE
   - 8.2. COLORS FOR 480Y/277V CIRCUITS:
     - 8.2.1. PHASE A: BROWN.
     - 8.2.2. PHASE B: ORANGE.
     - 8.2.3. PHASE C: YELLOW.
     - 8.2.4. NEUTRAL: GRAY.
     - 8.2.5. GROUND: GREEN.
9. CONDUCTOR AND CABLE METHODS SHALL CONFORM TO THE FOLLOWING, REFER TO SINGLE LINE DIAGRAM FOR OTHER CABLE REQUIREMENTS:
   - 9.1. FEEDERS: TYPE THHN-THWN-2, SINGLE CONDUCTORS IN RACEWAY.
   - 9.2. BRANCH CIRCUITS CONCEALED IN CEILINGS AND WALLS: METAL CLAD CABLE, TYPE MC.
   - 9.3. BRANCH CIRCUITS HOMERUNS: TYPE THHN-THWN-2, SINGLE CONDUCTORS IN RACEWAY.
   - 9.4. BRANCH CIRCUITS EXPOSED IN MECHANICAL AND ELECTRICAL ROOMS: TYPE THHN-THWN-2, SINGLE CONDUCTORS IN RACEWAY.
   - 9.5. RACEWAYS EXPOSED TO DIRECT SUNLIGHT ON OR ABOVE ROOFTOPS: TYPE XHHW-2, SINGLE CONDUCTORS IN RACEWAY.
   - 9.6. VFC OUTPUT CIRCUITS (IN CONDUIT, ISOLATED FROM OTHER CIRCUITS): TYPE XHHW-2, SINGLE CONDUCTORS IN RACEWAY.
   - 9.7. VFC OUTPUT CIRCUITS (IN CABLE TRAY OR ALONGSIDE OTHER POWER CIRCUITS): TYPE TC-ER CABLE IN RACEWAY.
   - 9.8. UNDERGROUND LOCATIONS: TYPE XHHW-2, SINGLE CONDUCTORS IN RACEWAY.
   - 9.9. CONNECTION TO LIGHTING FIXTURES: METAL CLAD CABLE, TYPE MC.
   - 9.10. CONNECTION TO LIGHTING FIXTURES WITH 0-10 V DIMMING: METAL CLAD CABLE, TYPE MC-PCS.
10. SPLICES: UNLESS NOTED OTHERWISE, FEEDERS SHALL NOT BE SPLICED.

E. RACEWAYS AND BOXES

1. RIGID STEEL CONDUIT (RSC): ANSI C80.1.
2. ELECTRICAL METALLIC TUBING (EMT): ANSI C80.3.
3. FLEXIBLE METALLIC CONDUIT (FMC): INTERLOCKED GALVANIZED STEEL.
4. LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT (LFMC): FMC WITH PVC JACKET.
5. NONMETALLIC-SHEATHED CABLE(NM): TYPE NM, NMC AND NMS.
6. FITTINGS FOR CONDUIT: NEMA FB 1.
   - 6.1. EMT FITTINGS: STEEL COMPRESSION FOR 2 INCH AND SMALLER. STEEL SET-SCREW FOR 2-1/2 INCH AND LARGER. DIE-CAST NOT PERMITTED.
7. SHEET METAL OUTLET AND DEVICE BOXES: NEMA OS 1.
8. CAST METAL OUTLET AND DEVICE BOXES: NEMA FB 1, FERROUS ALLOY, TYPE FD, WITH GASKETED COVER.
9. SHEET METAL PULL AND JUNCTION BOXES: NEMA OS 1.
10. CAST METAL PULL AND JUNCTION BOXES: NEMA FB 1, GALVANIZED, CAST IRON WITH GASKETED COVER.
11. SURFACE RACEWAYS: TWO-PIECE, GALVANIZED STEEL WITH SNAP-ON COVERS, CONTINUOUS DIVIDER, AND GRAY BAKED ENAMEL FINISH. WIREMOLD G4000 SERIES OR APPROVED EQUAL.
12. SLEEVES FOR RACEWAYS: ASTM A 53/A 53M, TYPE E, GRADE B, SCHEDULE 40, GALVANIZED STEEL, PLANE ENDS.
13. RACEWAY AND BOX METHODS SHALL CONFORM TO THE FOLLOWING:
   - 13.1. OUTDOOR EXPOSED LOCATIONS: RIGID STEEL CONDUIT.
   - 13.2. OUTDOOR BOXES, ABOVEGROUND: NEMA 250, TYPE 3R.
   - 13.3. INTERIOR LOCATIONS: EMT (DRY AREAS), RSC (DAMP OR WET AREAS
   - 13.4. INTERIOR BOXES: NEMA 250, TYPE 1.
   - 13.5. CLEAN PROCESS LOCATIONS: PVC-COATED STEEL CONDUIT.
   - 13.6. HAZARDOUS AREAS: RSC WITH SEAL FITTINGS.
   - 13.7. CONNECTION TO VIBRATING EQUIPMENT (INCLUDING MOTORS, CONDENSING UNITS, AND TRANSFORMERS): LFMC, MAXIMUM LENGTH 3 FEET 0 INCH.
   - 13.8. ENCLOSURES: NEMA 250 TYPE 1, EXCEPT USE NEMA 250 TYPE 3R IN DAMP OR WET LOCATIONS.
   - 13.9. MINIMUM RACEWAY SIZE: 3/4-INCH TRADE SIZE.
   - 13.10. ONE AND TWO-FAMILY DWELLINGS AND THEIR ATTACHED OR DETACHED GARAGES AND STORAGE: NM
   - 13.11. MULTI-FAMILY DWELLINGS PERMITTED TO BE OF TYPES III,IV AND V CONSTRUCTION: NM
   - 13.12. OTHER STRUCTURES PERMITTED TO BE OF TYPES III,IV AND V CONSTRUCTION. CABLES SHALL BE CONCEALED WITH WALL, FLOORS OR CEILINGS THAT PROVIDE A THERMAL BARRIER OF MATERIAL THAT HAS AT LEAST A 15-MINUTE FINISH RATING: NM
14. EXPANSION FITTINGS SHALL BE PROVIDED WITH INTERNAL BONDING JUMPERS.

F. WIRING DEVICES

1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
   - 1.1. HUBBELL
   - 1.2. ARROW HART
   - 1.3. LEVITON
   - 1.4. PASS & SEYMOUR/LEGRAND
2. ALL DEVICES SHALL BE SPECIFICATION GRADE.
3. SWITCHES: 120/277VAC, 20 AMP. COMPLY WITH NEMA WD 1, UL 20, AND FS W-S-896.
4. DUPLEX RECEPTACLES: 125VAC, 20 AMP. COMPLY WITH NEMA WD1, NEMA WD6 CONFIGURATION 5-20R, UL 498, AND FS W-C-596.
5. ISOLATED GROUND RECEPTACLES: 125VAC, 20 AMP. COMPLY WITH NEMA WD1, NEMA WD6 CONFIGURATION 5-20R, UL 498, AND FS W-C-596.
6. GFCI RECEPTACLES: STRAIGHT BLADE, NON-FEED-THROUGH TYPE WITH AUTO-MONITORING (SELF-TEST) FOR PERIODIC AUTOMATIC TESTING OF GFCI DEVICE AND ITS ABILITY TO RESPOND TO A GROUND FAULT. COMPLY WITH NEMA WD1, NEMA WD6, UL 498, UL 943 CLASS A, AND FS W-C-596.
   - 6.1. DAMP AND WET LOCATIONS: LISTED WEATHER-RESISTANT (WR) TYPE, WITH WR MARKING ON FACE WHEN INSTALLED.
7. SPECIAL PURPOSE RECEPTACLES: CONFIGURATION, VOLTAGE AND AMPERE RATINGS AS INDICATED IN SCHEDULE ON DRAWINGS.
8. FLOOR BOXES: PROVIDE PRODUCT INDICATED IN SCHEDULE ON DRAWINGS OR COMPARABLE PRODUCT BY ONE OF THE ALTERNATE MANUFACTURERS.
   - 8.1. TYPE: MODULAR, FLUSH-TYPE, DUAL-SERVICE UNITS SUITABLE FOR WIRING METHOD USED. ABOVE GRADE BOXES SHALL BE STAMPED-STEEL AND APPROVED FOR USE ON ABOVE GRADE FLOORS. ON GRADE BOXES SHALL BE CAST-STEEL AND BE APPROVED FOR USE IN ON GRADE FLOORS.
9. POKE-THRU ASSEMBLIES: PROVIDE PRODUCT INDICATED IN SCHEDULE ON DRAWINGS OR COMPARABLE PRODUCT BY ONE OF THE ALTERNATE MANUFACTURERS.
   - 9.1. DESCRIPTION: COMPLY WITH UL 514 SCRUB WATER EXCLUSION REQUIREMENTS, LISTED AND LABELED FOR FIRE RATING OF FLOOR-CEILING ASSEMBLY. FACTORY-FABRICATED AND -WIRED ASSEMBLY OF BELOW-FLOOR JUNCTION BOX WITH MULTICHANNELED, THROUGH-FLOOR RACEWAY/FIRESTOP UNIT AND DETACHABLE MATCHING FLOOR SERVICE OUTLET ASSEMBLY.
10. FINISH: UNLESS OTHERWISE NOTED, ALL FINISHES SHALL BE SELECTED BY THE ARCHITECT.
   - 10.1. NORMAL CIRCUITS: GRAY PLASTIC
   - 10.2. EMERGENCY CIRCUITS: RED PLASTIC.
   - 10.3. UPS CIRCUITS: [ORANGE] PLASTIC. ORANGE IS ONLY APPLICABLE FOR ISOLATED GROUND SYSTEMS
11. COVER PLATES: ONE PIECE TO SUIT WIRING DEVICES INSTALLED.
   - 11.1. INDOOR, FINISHED AREAS: PER ARCHITECTURAL DRAWINGS. IF NOT NOTED ON ARCHITECTURAL DRAWINGS PROVIDE WHITE WITH SMOOTH SATIN FINISH.
   - 11.2. INDOOR, UNFINISHED AND BACK OF HOUSE AREAS: GALVANIZED STEEL.
   - 11.3. OUTDOOR LOCATIONS, RECEPTACLES: NEMA 250, TYPE 3R, "EXTRA-DUTY" WEATHER RESISTANT, DIE-CAST ALUMINUM WHILE-IN-USE TYPE WITH FOAM GASKET AND LOCKABLE COVER.
   - 11.4. OUTDOOR LOCATIONS, SWITCHES: NEMA 250, TYPE 3R WEATHERPROOF CLEAR SILICONE RUBBER BUBBLE PLATE.

G. LIGHTING CONTROL DEVICES

1. MANUFACTURERS: PROVIDE PRODUCT INDICATED ON DRAWINGS OR COMPARABLE PRODUCT BY ONE OF THE ALTERNATE MANUFACTURERS.
2. DAYLIGHT-HARVESTING SWITCHING CONTROLS: CEILING-MOUNTED, LIGHT-LEVEL SENSOR UNIT, WITH SEPARATE POWER PACK, TO DETECT CHANGES IN INDOOR LIGHTING LEVELS THAT ARE PERCEIVED BY THE EYE.
3. DAYLIGHT-HARVESTING DIMMING CONTROLS: SENSING DAYLIGHT AND ELECTRICAL LIGHTING LEVELS, THE SYSTEM ADJUSTS THE INDOOR ELECTRICAL LIGHTING LEVELS. AS DAYLIGHT INCREASES, THE LIGHTS ARE DIMMED.
   - 3.1. CEILING-MOUNTED DIMMING CONTROLS: SOLID-STATE, LIGHT-LEVEL SENSOR UNIT, WITH SEPARATE CONTROLLER UNIT, TO DETECT CHANGES IN LIGHTING LEVELS THAT ARE PERCEIVED BY THE EYE.
4. INDOOR OCCUPANCY SENSORS: WALL- OR CEILING-MOUNTED, SOLID-STATE, INDOOR OCCUPANCY SENSORS WITH A SEPARATE POWER PACK. SENSORS SHALL BE FIELD-CONFIGURABLE TO VACANCY OR OCCUPANCY MODE.
   - 4.1. ULTRASONIC TYPE: CEILING-MOUNTED, DETECT OCCUPANTS IN COVERAGE AREA THROUGH PATTERN CHANGES OF REFLECTED ULTRASONIC ENERGY.
   - 4.2. DUAL-TECHNOLOGY TYPE: CEILING-MOUNTED, DETECT OCCUPANTS IN COVERAGE AREA USING PIR AND ULTRASONIC DETECTION METHODS.
5. SWITCHBOX-MOUNTED OCCUPANCY SENSORS: AUTOMATIC WALL-SWITCH OCCUPANCY SENSOR, SUITABLE FOR MOUNTING IN A SINGLE SWITCHBOX. SENSORS SHALL BE FIELD-CONFIGURABLE TO VACANCY OR OCCUPANCY MODE.
6. EMERGENCY SHUNT RELAY: NORMALLY CLOSED, ELECTRICALLY HELD RELAY, ARRANGED FOR WIRING IN PARALLEL WITH AUTOMATIC SWITCHING CONTACTS, COMPLYING WITH UL 924.

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PROJECT NAME:
WORKMAN'S COTTAGE PHASE 1: REPAIRS & REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

PROJECT NO: 2433

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ELECTRICAL SPECIFICATION

SHEET NO.
E3.0

ELECTRICAL SPECIFICATIONS: SECTION 2 (PRODUCTS) CONTINUED

I. PANELBOARDS

1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
   - 1.1. EATON ELECTRICAL INC; CUTLER-HAMMER.
   - 1.2. GE CO., GE BUSINESS INFORMATION CENTER.
   - 1.3. SIEMENS ENERGY & AUTOMATION, INC.
   - 1.4. SQUARE-D; A BRAND OF SCHNEIDER ELECTRIC.
2. GENERAL REQUIREMENTS
   - 2.1. ENCLOSURES: NEMA 250, TYPE 1, SURFACE-MOUNTED CABINETS.
   - 2.2. FINISHES: GALVANIZED STEEL BACK BOXES AND STEEL PANELS AND TRIM.
   - 2.3. PHASE, NEUTRAL AND GROUND BUSES: COPPER.
   - 2.4. EXTRA-CAPACITY NEUTRAL BUS: RATED 200 PERCENT OF PHASE BUS AND UL LISTED AS SUITABLE FOR NONLINEAR LOADS AS INDICATED ON PLANS.
   - 2.5. EQUIPMENT GROUND BUS: ADEQUATE FOR FEEDER AND BRANCH-CIRCUIT EQUIPMENT GROUNDING CONDUCTORS, BONDED TO BOX.
   - 2.6. ISOLATED GROUND BUS: ADEQUATE FOR BRANCH-CIRCUIT GROUND CONDUCTORS, INSULATED FROM BOX AS INDICATED ON PLANS.
   - 2.7. CONDUCTOR CONNECTORS: SUITABLE FOR USE WITH CONDUCTOR MATERIAL AND SIZES.
   - 2.8. SERVICE ENTRANCE LABEL: NRTL LABELED FOR USE AS SERVICE EQUIPMENT, AS INDICATED ON PLANS.
   - 2.9. SERVICE ENTRANCE BARRIER: UL 67 COMPLIANT BARRIER ON LINE SIDE OF SERVICE DISCONNECT TO PREVENT ACCIDENTAL CONTACT WITH LIVE CIRCUIT PARTS.
   - 2.10. PANELBOARD SHORT CIRCUIT RATING: FULLY RATED TO INTERRUPT SYMMETRICAL SHORT CIRCUIT CURRENT AVAILABLE AT TERMINALS; SERIES OR INTEGRATED RATINGS ARE NOT PERMITTED.
3. DISTRIBUTION PANELBOARDS
   - 3.1. PANELBOARDS: NEMA PB 1, POWER AND FEEDER DISTRIBUTION TYPE.
   - 3.2. MAINS: CIRCUIT BREAKER OR MAIN LUG ONLY, AS INDICATED ON PLANS.
   - 3.3. BRANCH OVERCURRENT PROTECTIVE DEVICES: PLUG-IN CIRCUIT BREAKERS.
4. LIGHTING AND APPLIANCE BRANCH-CIRCUIT PANELBOARDS
   - 4.1. PANELBOARDS: NEMA PB 1, LIGHTING AND BRANCH-CIRCUIT TYPE.
   - 4.2. MAINS: CIRCUIT BREAKER OR MAIN LUG ONLY, AS INDICATED ON PLAINS.
   - 4.3. BRANCH OVERCURRENT PROTECTIVE DEVICES: BOLT-ON CIRCUIT BREAKERS.
   - 4.4. DOORS: HINGED TRIM TYPE WITH CONCEALED HINGE INNER AND OUTER DOOR, SECURED FLUSH LATCH ON INNER DOOR, TUMBLER LOCK, AND KEYED ALIKE.
5. MOLDED-CASE CIRCUIT BREAKERS: COMPLY WITH UL 489, WITH INTERRUPTING CAPACITY TO MEET AVAILABLE FAULT CURRENTS.
   - 5.1. THERMAL-MAGNETIC CIRCUIT BREAKERS: INVERSE TIME-CURRENT ELEMENT FOR LOW-LEVEL OVERLOADS, AND INSTANTANEOUS MAGNETIC TRIP ELEMENT FOR SHORT CIRCUITS. ADJUSTABLE MAGNETIC TRIP SETTING FOR CIRCUIT-BREAKER FRAME SIZES 250 A AND LARGER.
   - 5.2. ELECTRONIC TRIP CIRCUIT BREAKERS WITH RMS SENSING: FIELD REPLACEABLE RATING PLUG OR FIELD-REPLICABLE ELECTRONIC TRIP; AND THE FOLLOWING FIELD-ADJUSTABLE SETTINGS:
     - 5.2.1. INSTANTANEOUS TRIP.
     - 5.2.2. LONG- AND SHORT-TIME PICKUP LEVELS.
     - 5.2.3. LONG- AND SHORT-TIME ADJUSTMENTS.
   - 5.3. GFCI CIRCUIT BREAKERS FOR PERSONNEL PROTECTION
   - 5.4. SINGLE- AND TWO-POLE CONFIGURATIONS WITH CLASS A GROUND-FAULT PROTECTION (6-MA TRIP).
   - 5.5. GROUND-FAULT EQUIPMENT PROTECTION (GFEP) CIRCUIT BREAKERS: CLASS B GROUND-FAULT PROTECTION (30-MA TRIP).
   - 5.6. LUGS: MECHANICAL STYLE, SUITABLE FOR NUMBER, SIZE, TRIP RATINGS, AND CONDUCTOR MATERIALS.
   - 5.7. APPLICATION LISTING: APPROPRIATE FOR APPLICATION; TYPE SWD FOR SWITCHING FLUORESCENT LIGHTING LOADS; TYPE HID FOR FEEDING FLUORESCENT AND HID LIGHTING CIRCUITS.
   - 5.8. HANDLE PADLOCKING DEVICE: FIXED ATTACHMENT, FOR LOCKING MAIN AND BRANCH CIRCUIT BREAKER HANDLES IN THE ON OR OFF POSITION.
6. SURGE PROTECTION DEVICES
   - 6.1. DESCRIPTION: IEEE C62.41-COMPLIENT, INTEGRALLY MOUNTED, SOLID-STATE TYPE WITH 200KA SHORT-CIRCUIT RATING, INDIVIDUALLY FUSED SUPPRESSION MODES, AND AUDIBLE ALARM.
   - 6.2. PEAK SURGE CURRENT RATING: 160KA FOR DISTRIBUTION PANELBOARDS; 120KA FOR BRANCH-CIRCUIT PANELBOARDS.
   - 6.3. SYSTEM VOLTAGE: VOLTAGE AS INDICATED ON DRAWINGS.
   - 6.4. MODES OF PROTECTION: L-N, L-G, L-L, AND N-G.
   - 6.5. SURGE COUNTER: DISPLAYS THE COMBINED TOTAL NUMBER OF TRANSIENT VOLTAGE SURGES DETECTED SINCE THE COUNTER WAS LAST RESET

J. LIGHTING FIXTURES

1. MANUFACTURERS: PROVIDE PRODUCT INDICATED ON DRAWINGS OR COMPARABLE PRODUCT BY ONE OF THE ALTERNATE MANUFACTURERS.
2. FLUORESCENT LAMPS: T-8, ENERGY SAVING, RATED 32 WATT MAXIMUM, NOMINAL LENGTH OF 48 INCHES, 2850 INITIAL LUMENS, CRI 85 (MINIMUM), AND AVERAGE RATED LIFE 30,000 HOURS.
   - 2.1. TCLP COMPLIANT: DESIGNED TO REDUCE THE AMOUNT OF POLLUTANTS RELEASED INTO THE ENVIRONMENT.
3. BALLASTS: ANSI C82.11, PROGRAMMED-START TYPE, UNLESS OTHERWISE INDICATED, AND DESIGNED FOR TYPE AND QUANTITY OF LAMPS SERVED.
   - 3.1. TOTAL HARMONIC DISTORTION RATING: LESS THAN 10 PERCENT.
   - 3.2. BALLAST FACTOR: 0.85 OR HIGHER.
   - 3.3. BALLAST DISCONNECTING MEANS: INTEGRAL TO FLUORESCENT LIGHTING FIXTURES THAT UTILIZE DOUBLE-ENDED LAMPS, SUITABLE TO SIMULTANEOUSLY DISCONNECT ALL CONDUCTORS, MOUNTED INTERNAL TO BALLAST COMPARTMENT WITH LINE SIDE OF TERMINALS GUARDED.
4. DIMMING BALLASTS: ELECTRONIC TYPE, DESIGNED FOR TYPE AND QUANTITY OF LAMPS SERVED, WITH 1 TO 100 PERCENT DIMMING RANGE.
5. LED FIXTURES: COMPLY WITH ANSI C82.SSL1-SSL, IESNA LM-79-08 AND LM-80-08, NEMA C78.377-2008, AND FCC 47 CFR PART 15 NON-CONSUMER RFI/EMI STANDARDS.
   - 5.1. POWER FACTOR: GREATER THAN OR EQUAL TO 0.90.
   - 5.2. TEMPERATURE RATING: MINUS 40 DEG C TO PLUS 50 DEG C.
   - 5.3. TOTAL HARMONIC DISTORTION RATING: LESS THAN OR EQUAL TO 20 PERCENT.
   - 5.4. LAMP LIFE AND DEPRECIATION: MINIMUM OF 50,000 OPERATING HOURS BEFORE REACHING THE L70 LUMEN OUTPUT DEGRADATION POINT WITH NO CATASTROPHIC FAILURES.
6. EXIT SIGNS: COMPLY WITH EPA ENERGY-STAR REQUIREMENTS FOR ENERGY CONSUMPTION.

ELECTRICAL SPECIFICATIONS: SECTION 3 (EXECUTION)

A. EQUIPMENT FURNISHED BY OTHERS

1. ELECTRICAL CONTRACTOR SHALL PROVIDE INSTALLATION AND TESTING FOR ELECTRICAL EQUIPMENT PROVIDED BY OTHERS. THIS SHALL INCLUDE:
   - 1.1. ELECTRICAL DISCONNECTS PROVIDED WITH MECHANICAL EQUIPMENT
   - 1.2. OWNER-FURNISHED MATERIALS, AS NOTED ON THE DRAWINGS
   - 1.3. PRE-PURCHASED MATERIALS, AS NOTED ON THE DRAWINGS

B. GROUNDING

1. GROUNDING SHALL BE IN ACCORDANCE WITH NFPA 70.
2. THE NON-CURRENT CARRYING PARTS OF ALL ELECTRICAL EQUIPMENT SHALL BE BONDED TO THE EQUIPMENT GROUND SERVING THIS EQUIPMENT.
3. INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN CONDUITS WITH ALL BRANCH CIRCUITS AND FEEDERS. SIZE EQUIPMENT GROUNDING CONDUCTORS IN ACCORDANCE WITH NFPA 70. TERMINATE EACH END ON SUITABLE LUG, BUS, OR BUSHING.
4. BURY UNDERGROUND GROUNDING CONDUCTORS AT LEAST 30 INCHES BELOW GRADE.
5. UNDER GROUND (CONCRETE-ENCASED GROUNDING ELECTRODE): FABRICATE ACCORDING TO NFPA 70; USE A MINIMUM OF 20 FEET OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4/0 AWG.
   - 5.1. IF CONCRETE IS LESS THAN 20 FEET LONG, COIL EXCESS CONDUCTOR WITHIN BASE OF FOUNDATION.
   - 5.2. BOND GROUNDING CONDUCTOR TO REINFORCING STEEL IN AT LEAST FOUR LOCATIONS AND TO ANCHOR BOLTS. EXTEND GROUNDING CONDUCTOR BELOW GRADE AND CONNECT TO BUILDINGS GROUNDING GRID OR TO GROUNDING ELECTRODE EXTERNAL TO CONCRETE.
6. ISOLATED GROUNDING CONDUCTORS: GREEN-COLORED WITH CONTINUOUS YELLOW STRIPE. ON FEEDERS WITH ISOLATED GROUND, IDENTIFY GROUNDING CONDUCTOR WHERE VISIBLE TO NORMAL INSPECTION, WITH ALTERNATING BANDS OF GREEN AND YELLOW TAPE, WITH AT LEAST THREE BANDS OF GREEN AND TWO BANDS OF YELLOW.
7. ISOLATED GROUNDING RECEPTACLE CIRCUITS: INSTALL AN ISOLATED EQUIPMENT GROUNDING CONDUCTOR CONNECTED TO THE RECEPTACLE GROUNDING TERMINAL. ISOLATE CONDUCTOR FROM RACEWAY AND FROM PANELBOARD GROUNDING TERMINALS. TERMINATE AT EQUIPMENT GROUNDING TERMINAL OF THE APPLICABLE DERIVED SYSTEM OR SERVICE, UNLESS OTHERWISE INDICATED.
8. PERFORM TESTS AND INSPECTIONS.
   - 8.1. INSPECT PHYSICAL AND MECHANICAL CONDITION. VERIFY TIGHTNESS OF ALL BOLTED CONNECTIONS WITH CALIBRATED TORQUE WRENCH ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
   - 8.2. TEST GROUND RESISTANCE AT SERVICE DISCONNECT ENCLOSURE GROUNDING TERMINAL, AT GROUND TEST WELLS, AND AT INDIVIDUAL GROUND RODS. MAXIMUM MEASURED GROUND RESISTANCE SHALL NOT EXCEED 5 OHMS.
   - 8.3. MEASURE GROUND RESISTANCE NO FEWER THAN TWO FULL DAYS AFTER LAST TRACE OF PRECIPITATION AND WITHOUT SOIL BEING MOISTENED BY ANY MEANS.
9. PREPARE AND SUBMIT TEST AND INSPECTION REPORTS.

C. HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

1. SELECT SIZES OF COMPONENTS SO STRENGTH WILL BE ADEQUATE TO CARRY PRESENT AND FUTURE STATIC LOADS WITHIN SPECIFIED LOADING LIMITS. MINIMUM STATIC DESIGN LOAD USED FOR STRENGTH DETERMINATION SHALL BE WEIGHT OF SUPPORTED COMPONENTS PLUS 200 LBS.
2. ANCHOR EQUIPMENT TO CONCRETE BASES PER MANUFACTURER'S RECOMMENDATIONS.

D. HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

1. SELECT SIZES OF COMPONENTS SO STRENGTH WILL BE ADEQUATE TO CARRY PRESENT AND FUTURE STATIC LOADS WITHIN SPECIFIED LOADING LIMITS. MINIMUM STATIC DESIGN LOAD USED FOR STRENGTH DETERMINATION SHALL BE WEIGHT OF SUPPORTED COMPONENTS PLUS 200 LBS.
2. ANCHOR EQUIPMENT TO CONCRETE BASES PER MANUFACTURER'S RECOMMENDATIONS.

E. ELECTRICAL IDENTIFICATION

1. SERVICE-ENTRANCE EQUIPMENT: INSTALL NAMEPLATE ON SERVICE EQUIPMENT RATED 1200 AMPS OR MORE IDENTIFYING SYSTEM VOLTAGE, AVAILABLE FAULT CURRENT, CLEARING TIME OF SERVICE PROTECTIVE DEVICE BASED ON AVAILABLE FAULT CURRENT, AND DATE NAMEPLATE IS INSTALLED.
2. EQUIPMENT NAMEPLATES (INDUSTRIAL CONTROL PANELS, MOTOR CONTROL CENTERS, AND AIR-CONDITIONING AND REFRIGERATING EQUIPMENT: INSTALL NAMEPLATE IDENTIFYING SYSTEM VOLTAGE, AVAILABLE FAULT CURRENT, AND DATE NAMEPLATE IS INSTALLED.
3. PROVIDE REVISED TYPED PANEL INDEX TO INDICATE SPARE AND INSTALLED CIRCUITS AFTER BALANCING PANELBOARD LOADS, INCORPORATING OWNER'S FINAL ROOM DESIGNATIONS. HANDWRITTEN DIRECTORIES ARE NOT PERMITTED.
4. EQUIPMENT IDENTIFICATION LABELS: ON EACH UNIT OF EQUIPMENT, INSTALL A UNIQUE IDENTIFICATION LABEL THAT IS CONSISTENT WITH DESIGNATIONS ON CONTRACT DRAWINGS.
5. UNLESS OTHERWISE INDICATED, PROVIDE SINGLE LINE OF TEXT WITH 1/2-INCH HIGH LETTERS ON 1-1/2-INCH HIGH LABELS; WHERE TWO LINES OF TEXT ARE REQUIRED, USE LABELS 2-INCHES HIGH.
6. ATTACH NON-ADHESIVE IDENTIFICATION PRODUCTS WITH SCREWS AND AUXILIARY HARDWARE APPROPRIATE TO THE LOCATION AND SUBSTRATE

F. CONDUCTORS AND CABLES

1. INSTALL SEPARATE DEDICATED NEUTRAL CONDUCTOR WITH EACH 120V AND 277V BRANCH CIRCUIT. SHARED NEUTRALS ARE NOT PERMITTED.
2. CONDUITS SHALL BE COMPLETELY INSTALLED, WITH INTERIORS PROTECTED FROM WEATHER, BEFORE PROCEEDING WITH THE INSTALLATION OF CONDUCTORS AND CABLES.
3. CONDUCTORS SHALL BE CONTINUOUS WITH SPLICES AND CONNECTIONS ONLY MADE IN OUTLET, JUNCTION, OR PULL BOXES.
4. PHASE CONDUCTORS AND THE NEUTRAL CONDUCTOR OF EACH FEEDER OR BRANCH CIRCUIT SHALL BE CONTAINED IN A SINGLE CONDUIT OR PARALLELED IN SEPARATE CONDUITS TO AVOID OVERHEATING THE CONDUIT BY INDUCTION.
5. USE MANUFACTURER'S APPROVED NON-CONDUCTIVE PULLING COMPOUND OR LUBRICANT WHERE NECESSARY; COMPOUND USED MUST NOT DETERIORATE CONDUCTOR OR INSULATION. DO NOT EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM PULLING TENSIONS AND SIDEWALL PRESSURE VALUES.
6. SPLICES IN CONDUCTORS NO. 8 AND SMALLER SHALL BE MADE WITH INSULATED SPRING WIRE, CONNECTORS WITH PLASTIC CAPS, OR WITH CRIMP TYPE CONNECTORS AND COMPRESSION TOOLS TO ENSURE A SATISFACTORY MECHANICAL AND ELECTRICAL JOINT.
7. SPLICES IN CONDUCTORS NO. 6 AND LARGER SHALL BE MADE WITH CRIMP-TYPE CONNECTORS AND COMPRESSION TOOLS OR WITH BOLTED CLAMP-TYPE CONNECTORS TO ENSURE A SATISFACTORY MECHANICAL AND ELECTRICAL JOINT.
8. SPLICES SHALL BE WRAPPED WITH TAPE THAT HAS AN INSULATION AND TEMPERATURE RATING EQUIVALENT TO THAT OF THE CONDUCTOR.
9. WHERE 20-AMP FEEDERS AND BRANCH CIRCUITS EXCEED 60 FEET (120 VOLT) OR 120 FEET (277 VOLT) TO CENTER OF LOAD, USE NO. 10 AWG WIRE TO THAT POINT. VOLTAGE DROP SHALL NOT EXCEED 2% FOR FEEDERS AND 3% FOR BRANCH CIRCUITS.
10. HOME RUNS MAY BE COMBINED INTO A SINGLE CONDUIT. HOWEVER, MAXIMUM NUMBER OF CONDUCTORS SHALL MEET CONDUIT FILL AND DERATING REQUIREMENTS OF NFPA 70. DERATE CONDUCTORS WHERE MULTIPLE CIRCUITS HOMERUNS ARE INSTALLED IN A SINGLE CONDUIT. SEPARATE DEDICATED NEUTRALS SHALL BE INSTALLED AND CLASSIFIED AS A CURRENT CARRYING CONDUCTOR. DIVERSITY FACTOR FOR EACH CIRCUIT IS 100 PERCENT.
11. PERFORM TESTS AND INSPECTIONS.
    - 11.1. PERFORM EACH ELECTRICAL TEST AND VISUAL AND MECHANICAL INSPECTION STATED IN NETA ACCEPTANCE TESTING SPECIFICATION. CERTIFY COMPLIANCE WITH TEST PARAMETERS.
12. PREPARE AND SUBMIT TEST AND INSPECTION REPORTS.

G. ENCLOSED SWITCHES AND CIRCUIT BREAKERS

1. MOUNT ENCLOSURES WITH TOPS AT UNIFORM HEIGHT, WITH OPERATING HANDLES, MAXIMUM 72 INCHES ABOVE FINISHED FLOOR.
2. SET FIELD-ADJUSTABLE TRIP SETTINGS.
3. INSTALL IDENTIFICATION PLATE.
4. PERFORM TESTS AND INSPECTIONS
   - 4.1. INSPECT ENCLOSED SWITCHES AND CIRCUIT BREAKERS AFTER INSTALLATION AND PRIOR TO STARTUP VERIFYING INSTALLATION IS IN ACCORDANCE WITH SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
   - 4.2. PERFORM EACH ELECTRICAL TEST AND VISUAL AND MECHANICAL INSPECTION STATED IN NETA ACCEPTANCE TESTING SPECIFICATION. CERTIFY COMPLIANCE WITH TEST PARAMETERS.
5. PREPARE AND SUBMIT TEST AND INSPECTION REPORTS.

H. RACEWAYS AND BOXES

1. SUPPORTS AND BOXES SHALL MATCH RACEWAY APPLICATION.
2. INSTALL RACEWAYS AT LEAST 6 INCHES AWAY FROM MECHANICAL PIPING.
3. INSTALL RACEWAYS SUPPORTS ACCORDING TO NFPA 70 AND AS SPECIFIED HEREIN.
4. INSTALL NO MORE THAN THE EQUIVALENT OF THREE 90-DEGREE BENDS IN ANY CONDUIT RUN EXCEPT FOR COMMUNICATIONS CONDUITS, FOR WHICH NO MORE THAN TWO 90-DEGREE BENDS IN ANY CONDUIT RUN ARE ALLOWED.
5. INSTALL EXPANSION-JOINT FITTINGS WHERE RACEWAYS CROSS BUILDING EXPANSION JOINTS.
6. SEAL RACEWAYS PASSING FROM WARM TO COLD LOCATIONS, SUCH AS IN COLD STORAGE AREAS OF BUILDING, OR WHERE PASSING FROM THE INTERIOR TO THE EXTERIOR OF A BUILDING, INTERIOR TO THE EXTERIOR OF ROOFTOP EQUIPMENT HOUSINGS, OR WHERE OTHERWISE REQUIRED BY NFPA 70. FILL WITH LISTED SEALING COMPOUND TO PREVENT THE CIRCULATION OF WARM AIR TO A COLDER SECTION OF THE RACEWAY.
7. RACEWAYS SHALL BE CONCEALED IN OR BEHIND WALLS OR ABOVE CEILINGS IN FINISHED AREAS.
8. RACEWAYS SHALL BE FASTENED TO BOXES WITH TWO LOCKNUTS AND A BUSHING.
9. CONDUIT AND BOXES SHALL NOT BE SUPPORTED FROM T-BAR CEILING WIRES.
10. CONDUITS SHALL BE SECURELY FASTENED WITH HOT-DIPPED GALVANIZED STEEL SUPPORTS.
11. CONDUITS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION.
12. CONDUITS THREADED IN FIELD SHALL BE COATED WITH AN APPROVED ELECTRICALLY CONDUCTIVE, CORROSION-RESISTANT COMPOUND.

I. WIRING DEVICES

1. SWITCHES CONTROLLING LIGHTING LOADS: INSTALL A GROUNDED CIRCUIT CONDUCTOR (NEUTRAL) FOR THE CONTROLLED LIGHTING CIRCUIT AT LOCATION WHERE SWITCHES CONTROL LIGHTING LOADS THAT ARE SUPPLIED BY A GROUNDED GENERAL-PURPOSE BRANCH CIRCUIT.
2. RECEPTACLE ORIENTATION: INSTALL GROUND PIN OF VERTICALLY MOUNTED RECEPTACLES UP FOR RECEPTACLES MOUNTED 48-INCHES AND BELOW, DOWN FOR RECEPTACLES MOUNTED ABOVE 48-INCHES, AND ON HORIZONTALLY MOUNTED RECEPTACLES TO THE RIGHT.
3. DEVICE PLATES: DO NOT USE OVERSIZE OR EXTRA-DEEP PLATES. REPAIR WALL FINISHES AND REMOUNT OUTLET BOXES WHEN STANDARD DEVICE PLATES DO NOT FIT FLUSH OR DO NOT COVER ROUGH WALL OPENING.
4. ARRANGEMENT OF DEVICES: UNLESS OTHERWISE INDICATED, MOUNT FLUSH, WITH LONG DIMENSION VERTICAL. ADJACENT DEVICES MAY BE GROUPED TOGETHER UNDER A SINGLE MULTIGANG WALL PLATE WHERE PERMITTED BY NFPA 70.
5. RECEPTACLE IDENTIFICATION: IDENTIFY PANELBOARD AND CIRCUIT NUMBER FROM WHICH SERVED. USE HOT, STAMPED OR ENGRAVED MACHINE PRINTING WITH BLACK-FILLED LETTERING ON FACE OF PLATE, AND DURABLE WIRE MARKERS OR TAGS INSIDE OF BOXES.
6. PANEL SCHEDULES: PROVIDE REVISED TYPED PANEL INDEX TO INDICATE SPARE AND INSTALLED CIRCUITS AFTER BALANCING PANELBOARD LOADS, INCORPORATING OWNER'S FINAL ROOM DESIGNATIONS. HANDWRITTEN DIRECTORIES ARE NOT PERMITTED.
7. PERFORM TESTS AND INSPECTIONS FOR CONVENIENCE RECEPTACLES.
   - 7.1. USE INSTRUMENTS THAT COMPLY WITH UL 1436. USE DIGITAL WRING ANALYZER WITH DIGITAL READOUT OR ILLUMINATED LED INDICATORS OF MEASUREMENTS FOR CONVENIENCE RECEPTACLES.
   - 7.2. TEST LINE VOLTAGE. ACCEPTABLE RANGE IS 105 TO 132 V.
   - 7.3. TEST PERCENT VOLTAGE DROP WITH 15-A LOAD. A VALUE ABOVE 3 PERCENT IS NOT ACCEPTABLE.
   - 7.4. TEST GROUND IMPEDANCE. A VALUE ABOVE 2 OHMS IS NOT ACCEPTABLE.
   - 7.5. TEST GFCI TRIP FOR COMPLIANCE WITH UL 1436 AND UL 943.
   - 7.6. VERIFY DEVICE AND ITS OUTLET BOX ARE SECURELY MOUNTED.
   - 7.7. PREPARE AND SUBMIT TEST AND INSPECTION REPORTS.

J. LIGHTING CONTROL DEVICES

1. COORDINATE LAYOUT AND INSTALLATION OF CEILING-MOUNTED DEVICES WITH OTHER CONSTRUCTION THAT PENETRATES CEILINGS OR IS SUPPORTED BY THEM, INCLUDING LIGHTING FIXTURES, HVAC EQUIPMENT, SMOKE DETECTORS, FIRE-SUPPRESSION SYSTEMS, AND PARTITION ASSEMBLIES.
2. INSTALL AND AIM SENSORS IN LOCATIONS TO ACHIEVE NOT LESS THAN 90 PERCENT COVERAGE OF AREAS INDICATED. DO NOT EXCEED COVERAGE LIMITS SPECIFIED IN MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. INSTALL CONDUCTORS ACCORDING TO LIGHTING CONTROL DEVICE MANUFACTURER'S WRITTEN INSTRUCTIONS.
4. IDENTIFY CIRCUITS OR LUMINARIES CONTROLLED BY OCCUPANCY SENSORS AT EACH SENSOR WITH A UNIQUE DESIGNATION.
5. ENGAGE A MANUFACTURER'S FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO PERFORM STARTUP SERVICES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
   - 5.1. TEST AND INSPECT COMPONENTS, AND EQUIPMENT INSTALLATIONS, INCLUDING CONNECTIONS.
   - 5.2. PROGRAM AND ADJUST LIGHTING CONTROL DEVICES WITH THE ASSISTANCE OF MANUFACTURER. COORDINATE FINAL SETTINGS WITH OWNER IN FIELD.
   - 5.3. PREPARE AND SUBMIT TEST AND INSPECTION REPORTS.
6. ENGAGE A MANUFACTURER'S FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO TRAIN OWNER'S MAINTENANCE PERSONNEL TO ADJUST, OPERATE, AND MAINTAIN LIGHTING CONTROL DEVICES.
7. WHEN REQUESTED WITHIN 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION, PROVIDE ON-SITE ASSISTANCE TO ADJUST LIGHTING CONTROL DEVICES TO SUITE ACTUAL OCCUPIED CONDITIONS.

K. PANELBOARDS

1. MOUNT ENCLOSURES WITH TOPS AT UNIFORM HEIGHT, WITH OPERATING HANDLES, MAXIMUM 72 INCHES ABOVE FINISHED FLOOR.
2. INSTALL FILLER PLATES IN UNUSED SPACES.
3. INSTALL IDENTIFICATION PLATE.
4. PROVIDE TYPED PANEL INDEX TO INDICATE INSTALLED CIRCUITS AFTER BALANCING PANELBOARD LOADS, INCORPORATING OWNER'S FINAL ROOM DESIGNATIONS. HANDWRITTEN DIRECTORIES ARE NOT PERMITTED.
5. SET ADJUSTABLE TRIP SETTINGS TO FULLY COORDINATE WITH ASSOCIATED PROTECTIVE DEVICES.
6. LOAD BALANCING: AFTER SUBSTANTIAL COMPLETION, MEASURE LOAD BALANCING AND MAKE CIRCUIT CHANGES. AFTER CIRCUIT CHANGES, RECHECK LOADS DURING NORMAL PERIOD. RECORD ALL LOAD READINGS BEFORE AND AFTER CHANGES AND SUBMIT TEST RECORDS. LOAD DIFFERENCE SHALL NOT EXCEED 20 PERCENT BETWEEN PHASE LOADS, WITHIN A PANELBOARD.
7. PERFORM TESTS AND INSPECTIONS
   - 7.1. INSPECT PANELBOARDS AND ASSOCIATED COMPONENTS AFTER INSTALLATION AND PRIOR TO STARTUP VERIFYING INSTALLATION IS IN ACCORDANCE WITH SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
   - 7.2. PERFORM EACH ELECTRICAL TEST AND VISUAL AND MECHANICAL INSPECTION STATED IN NETA ACCEPTANCE TESTING SPECIFICATION. CERTIFY COMPLIANCE WITH TEST PARAMETERS.
8. PREPARE AND SUBMIT TEST AND INSPECTION REPORTS.

L. DRY-TYPE TRANSFORMERS

1. ADJUST TRANSFORMER TAPS TO PROVIDE OPTIMAL VOLTAGE CONDITIONS AT SECONDARY TERMINALS.
2. INSTALL IDENTIFICATION PLATE.
3. PERFORM TESTS AND INSPECTIONS
   - 3.1. INSPECT TRANSFORMERS AND ASSOCIATED COMPONENTS AFTER INSTALLATION AND PRIOR TO STARTUP VERIFYING INSTALLATION IS IN ACCORDANCE WITH SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
   - 3.2. PERFORM EACH ELECTRICAL TEST AND VISUAL AND MECHANICAL INSPECTION STATED IN NETA ACCEPTANCE TESTING SPECIFICATION. CERTIFY COMPLIANCE WITH TEST PARAMETERS.
4. PREPARE AND SUBMIT TEST AND INSPECTION REPORTS.

M. FUSES

1. INSTALL FUSES IN FUSIBLE DEVICES. ARRANGE FUSES SO RATING INFORMATION IS READABLE WITHOUT REMOVING FUSE.

N. LIGHTING FIXTURES

1. INSTALL A MINIMUM OF TWO (2) INDEPENDENT SUPPORT WIRES FOR EACH LIGHTING FIXTURE MOUNTED IN GRID-TYPE SUSPENDED CEILINGS. LOCATE NOT MORE THAN 6 INCHES FROM FIXTURE CORNERS.
2. CLEAN PROCESS AREAS: PROVIDE NEOPRENE GASKET BETWEEN FIXTURE HOUSING AND CEILING SURFACE. PROVIDE A BEAD OF PAINTABLE SILICONE CAULK ALONG FIXTURE HOUSING EDGE AND CEILING SURFACE.
3. INSTALL BALLAST DISCONNECTING MEANS FOR FLUORESCENT LIGHTING FIXTURES THAT UTILIZE DOUBLE-ENDED LAMPS, SUITABLE FOR SIMULTANEOUSLY DISCONNECT ALL CONDUCTORS, MOUNT DISCONNECTING MEANS INTERNAL TO BALLAST COMPARTMENT WITH LINE SIDE OF TERMINALS GUARDED.
4. PERFORM TESTS AND INSPECTIONS
   - 4.1. TEST EMERGENCY LIGHTING. INTERRUPT POWER SUPPLY TO DEMONSTRATE PROPER OPERATION. VERIFY TRANSFER FROM NORMAL POWER TO BATTERY AND RETRANSFER TO NORMAL.
5. PREPARE AND SUBMIT TEST AND INSPECTION REPORTS.

SEILER + DRURY ARCHITECTURE

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — YANG GAO — ENGINEER — PE092650

SEAL

PROJECT NAME:

WORKMAN'S COTTAGE PHASE 1: REPAIRS & REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

PROJECT NO: 2433

ISSUED FOR	DATE
ISSUE FOR PERMIT	05/29/26
REISSUE FOR PERMIT	06/12/26

ELECTRICAL SPECIFICATION

SHEET NO.

E3.1

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS, LABOR AND SERVICES SHOWN UNDER THIS DRAWING AND SPECIFICATIONS TO COMPLETE THE CONSTRUCTION WORK. THE CONTRACTOR SHALL INCLUDE AT NO EXTRA COST ANY NOT SPECIFIED BUT NECESSARY WORK TO COMPLETE ANY PART OF THIS INSTALLATION IN A SUBSTANTIAL MANNER.

2. WORK RESULT DEFINITIONS:
   2.1. FURNISH: OBTAIN AND SUPPLY TO JOB SITE.
   2.2. INSTALL: FIX AT LOCATION AS SPECIFIED, CONNECT TO ALL UTILITIES SO READY FOR USE.
   2.3. PROVIDE: FURNISH AND INSTALL.
   2.4. MECHANICAL/ELECTRICAL/PLUMBING WORK, ETC.: ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, SERVICES AND OTHER INCIDENTALS NECESSERY FOR A COMPLETED AND OPERABLE INSTALLATION.

3. CONTRACTOR IS TO BE LICENSED AND ABLE TO WORK IN THE LOCAL JURISDICTION. CONTRACTOR IS TO PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE THE PROJECT SCOPE AND SPECIFICATIONS PER CONTRACT DOCUMENTS AND ACCORDING TO THE LOCAL CODES, LAWS, ORDINANCES AND STANDARD (TYPICAL) TRADE PROCEDURES.

4. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND OBTAINING ALL PERMITS, INSPECTIONS AND APPROVALS AND ALL RELATED FEES.

5. THE WORK SHALL CONFORM TO THE MORE STRINGENT OF ALL APPLICABLE CODES AND REGULATIONS, UL GUILDLINES, MANUFACTURER'S INSTRUCTIONS, BUILDING OPERATION MANUALS, AND TO THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL AHJ.

6. WORK IS TO BE DONE IN A PROFESSIONAL MANNER AND CONTRACTOR IS TO GUARANTEE THE REMEDY OF ANY DEFECTS IN WORK PERFORMED BY CONTRACTOR IN THE PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF COMPLETION AND ACCEPTANCE OF WORK.

7. THE CONTRACTOR SHALL EFFECTIVELY PROTECT ALL MATERIALS AND EQUIPMENT ON SITE FROM ENVIRONMENTAL DAMAGE AND VANDALISM UNTIL FINAL APPROVAL DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE REPLACEMENT TO ALL EQUIPMENT AND MATERIALS DAMAGED.

8. SITE CONDITIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK. ANY DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND CONTRACT DOCUMENTS/PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER. UNLESS OTHERWISE NOTED IN CONTRACTS, CONTRACTOR SHALL FILE NECESSARY PLANS FOR PERMITTING, GIVE NECESSARY NOTICES AND PAY ANY PERMIT FEES, TAXES AND COSTS IN CONNECTION TO CONTRACTORS SCOPE OF WORK.

9. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK TO BE PERFORMED. LOCATIONS ARE APPROXIMATED AND FIELD CONDITIONS SHOULD BE VERIFIED BEFORE START OF WORK. DRAWINGS ARE NOT TO BE SCALED. CHANGES ON THE FIELD AND WORK DONE ON SITE ARE TO CONFORM WITH LOCAL, STATE AND FEDERAL BUILDING/PLUMBING CODES (GENERAL CONTRACTOR AND OWNER MUST BE NOTIFIED AND APPROVE); ADJUSTMENTS ARE ALSO TO PASS INSPECTIONS DONE BY THE LOCAL JURISDICTION. CONTRACTOR IS TO SCHEDULE ANY REQUIRED INSPECTIONS PERTAINING TO CONTRACTORS SCOPE OF WORK. CONTRACTOR IS TO NOTIFY THE ENGINEER OF ANY CHANGE ORDERS IF PLANS ARE CONSTRUCTION DRAWINGS. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS NOR WORK DONE ON SITE.

10. CONTRACTOR SHALL INSTALL THE SYSTEMS AND EQUIPMENT PER MANUFACTURERS REQUIREMENTS AND TEST THE INSTALLATION UPON COMPLETION AS NECESSARY PER THE LOCAL JURISDICTION. CONTRACTOR IS TO TEST AND ADJUST ALL SAFETY CONTROLS. MATERIALS AND EQUIPMENT TO BE FROM NFPA, NEMA, ASME, IEEE, UL OR OTHER REGULATORY INSTITUTION RECOGNIZED BY THE INDUSTRY.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED BY OTHER TRADES DUE TO SUBSTATION OF SPECIFIED EQUIPMENT. WHEN EQUIPMENT FURNISHED IS DIFFERENT THAN SCHEDULED, ADDITIONAL COSTS OF RELATED ELECTRICAL, STRUCTURAL AND OTHER WORK SHALL BE COVERED BY THIS CONTRACTOR.

12. CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES INVOLVED IN FILED TO COMPETE INSTALLATION AND HAVE THE SYSTEM READY FOR OPERATION.

13. CONTRACTOR SHALL COORDINATE LOCATION OF ALL WALL, FLOOR AND ROOF OPENINGS WITH STRUCTURAL AND OTHER TRADES. ANY BEAM OR SHEAR WALL PENETRATION FOR DUCTWORK AND/OR PIPING SHALL BE COORDINATED FOR EXACT SIZES AND LOCATIONS BEFORE FABRICATION.

14. CONTRACTOR SHALL PROVIDE STARTUP AND COMMISSIONING PROCEDURES BEFORE FINAL ACCEPTANCE BY OWNER.

15. CONTRACTOR IS RESPONSIBLE FOR ALL TRASH AND DEBRIS REMOVAL FROM THE JOB PREMISES DAILY OR PER OWNER'S REQUEST SCHEDULE.

PLUMBING GENERAL NOTES

1. UNLESS OTHERWISE NOTED ON PLAN, DOMESTIC WATER AND VENT PIPING SHOWN ON FLOOR PLAN IS TO BE INSTALLED ABOVE THE CEILING OR AS HIGH AS POSSIBLE. ALL SANITARY PIPING SHOWN ON PLAN IS TO BE INSTALLED BELOW THE FLOOR OR AS LOW AS POSSIBLE.

2. DRAWINGS INDICATE GENERAL LOCATION OF WORK INCLUDED. PLUMBING CONTRACTOR SHALL REFER TO ARCHITECTURAL DIMENSIONED DRAWINGS FOR FINAL PLUMBING FIXTURE LOCATIONS AND COORDINATE LOCATION OF WORK WITH ALL OTHER TRADES.

3. ALL HANDICAPPED FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT (ADA)". PROVIDE PROTECTION AND INSULATION FOR ALL PIPING BELOW ADA FIXTURES FOLLOWING ARCHITECTURAL AND PLUMBING PLANS.

4. ALL DOMESTIC WATER SHOWN ARE TO BE PROPERLY INSULATED AS REQUIRED BY LOCAL JURISDICTION AND SHALL BE LEVEL WITHOUT PITCH AND PLUMB.

5. SANITARY/WASTE STACKS ARE TO HAVE CLEANOUTS INSTALLED AS REQUIRED. ACCESS PANELS ARE TO BE PROVIDED FOR CLEANOUTS, TRAP PRIMERS, VALVES, DEVICES, SHOCK ABSORBERS AND OTHER EQUIPMENT WHERE ACCESS IS REQUIRED BY CODE. ALL WORK IS TO BE SUPPORTED BY THE BUILDING STRUCTURAL SYSTEM.

6. CONTRACTORS SHALL PROVIDE UL LISTED FIRESTOPPING SYSTEM FOR ANY PIPING PENETRATIONS THROUGH FIRE-RATED WALLS. PROVIDE SEALANT FOR PIPING PENETRATIONS THROUGH NON-FIRE RATED WALLS. THERE IS TO BE A MINIMUM 2" CLEARANCE BETWEEN ALL PIPING AND OTHER WORK.

7. DOMESTIC HOT/COLD WATER PIPE INSULATION: ALL DOMESTIC WATER PIPING TO THE INLET OF A WATER HEATER AND PIPING CONVEYING WATER HEATED BY A WATER HEATER SHALL BE INSULATED IN ACCORDANCE WITH SECTION C404.4 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE FOR NON-RESIDENTIAL OCCUPANCIES OR WITH SECTION R403.5.3 FOR RESIDENTIAL OCCUPANCIES.

8. DO NOT INSTALL PIPING IN DEDICATED ELECTRICAL SPACES OR ABOVE ANY ELECTRICAL EQUIPMENT, PANELS, ETC AS NOTED IN THE NEC.

PLUMBING ABBREVIATIONS

(E)	EXISTING
(ED)	EXISTING TO BE DEMOLISHED
(ER)	EXISTING TO BE RELOCATED
(N)	NEW
ABV	ABOVE
AC	AIR CONDITIONING
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
AP	ACCESS PANEL
APPX	APPROXIMATELY
ARCH	ARCHITECT
BF	BELOW FLOOR
BFP	BACKFLOW PREVENTOR
BLDG	BUILDING
BOP	BOTTOM OF PIPE
BT	BATHTUB
BTU	BRITISH THERMAL UNIT
BTUH	BTU PER HOUR
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PERM MINUTE
CIP	CAST IRON PIPE
CLG	CEILING
CM	COFFEE MAKER
CO	CLEANOUT
COND	CONDENSATE
CONN	CONNECT
CONT	CONTINUE
CW	COLD WATER
DF	DRINKING FOUNTAIN
DFU	DRAINAGE FIXTURE UNIT
DIP	DICTILE IRON PIPE
DIA	DIAMETER
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
EP	EJECTOR PUMP (SEWAGE)
ET	EXPANSION TANK
EWH	ELECTRICAL WATER HEATER
FAI	FRESH AIR INTAKE
(F/G/W)CO	(FLOOR/GROUND/WALL) CLEANOUT
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FPC	FIRE PROTECTION CONTRACTOR
FS	FLOOR SINK
FT	FOOT/FEET
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GI	GREASE INTERCEPTOR
GPH	GALLON PER HOUR
GPM	GALLON PER MINUTE
HB	HOSE BIB
HP	HEAT PUMP/HORSE POWER
HW	HOT WATER
HWR	HOT WATER RETURN
IM	ICE MAKER
IN	INCH
INT	INTERIOR
IDW	INDIRECT WASTE
IDWR	INDIRECT WASTE RECEPTOR
KS	KITCHEN SINK
LAV	LAVATORY
LI	LINT INTERCEPTOR
M	METER
MBH	1,000 BTUH
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPERE
MH	MANHOLE
MIN	MINIMUM
MOCP	MAXIMUM OVER-CURRENT PROTECTION
MS	MOP SINK
N2O	NITROUS OXIDE
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NFHB	NON-FREEZE HOSE BIB
NIC	NOT IN CONTRACT
NIS	NOT IN SCOPE
NO	NORMALLY OPEN
NTS	NOT TO SCALE
O2	OXYGEN
PC	PLUMBING CONTRACTOR
PH	POST HYDRANT
PP	PUMP
PRV	PRESSURE REDUCING/REGULATING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
PVC	POLY VINYL CHLORIDE
RD	ROOF DRAIN
RPM	REVOLUTIONS PER MINUTE
RPZ	REDUCED PRESSURE ZONE
RWC	RAIN WATER CONDUCTOR
QUAN	QUANTITY
SAN	SANITARY
SF	SQUARE FEET
SH	SHOWER
SK	SINK
SP	SUMP PUMP
ST	STORAGE TANK
STDP	STAND PIPE
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPERATURE
TOP	TOP OF PIPE
TP	TRAP PRIMER
TYP	TYPICAL
UR	URINAL
V	VENT
VAC	VACCUM
VIF	VERIFY IN FIELD
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THROUGH ROOF
W	WASTE
W/	WITH
W/O	WITHOUT
WC	WATER CLSOET
WF	WATER FILTER
WH	WATER HEATER
WHA	WATER HAMMER ARRESTER
WSFU	WATER SUPPLY FIXTURE UNIT

PIPING AND ACCESSORIES

- SANITARY PIPING
- SANITARY VENT PIPING
- DOMESTIC COLD WATER PIPING
- DOMESTIC HOT WATER PIPING
- DOMESTIC HOT WATER RETURN
- N.GAS PIPING
- PIPE UP / DN
- PIPE CAP
- DIRECTION OF FLOW
- P-TRAP
- BALL VALVE
- CHECK VALVE
- GATE VALVE
- FLOW CONTROL VALVE
- THERMOSTATIC MIXING VALVE
- SOLENOID VALVE
- PRESSURE REDUCING VALVE
- PRESSURE/TEMP RELIEF VALVE
- WYE STRAINER
- UNION
- DRAIN BACKWATER VALVE
- BACKFLOW PREVENTER
- CLEANOUT (FLOOR/WALL OR SUSPENDED)
- PRESSURE GAUGE
- THERMOMETER
- AREA DRAIN
- FLOOR SINK/INDIRECT WASTE RECEPTOR
- HAIR TRAP P-TRAP
- WALL HYDRANT/ HOSE BIB
- RECIRCULATING PUMP
- REDUCER/INCREASER

NOTE: NOT ALL ABBREVIATIONS/ SYMBOLS SHOWN ARE NECESSARILY USED ON PROJECT.

TAGS AND SYMBOLS

- (#) KEY NOTE
- [#] DEMOLITION NOTE
- (#) KITCHEN EQUIPMENT TAG
- <#> REVISION NUMBER
- NEW CONNECT TO EXISTING
- LIMIT OF REMOVAL
- (S/#) (V/#) (ST/#) SANITARY/VENT/ STORM STACK
- [CW/#] COLD WATER STACK
- <XX/#> PLUMBING EQUIPMENT LABEL
- (1/P-1) DETAIL NUMBER / DRAWING NUMBER LOCATION

NOTE: NOT ALL ABBREVIATIONS/ SYMBOLS SHOWN ARE NECESSARILY USED ON PROJECT.

APPLICABLE CODES

1. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS, AND OTHER REGULATIONS BY AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO:
   - INTERNATIONAL BUILDING 2021
   - INTERNATIONAL FUEL GAS CODE 2021
   - INTERNATIONAL PLUMBING CODE 2021
   - INTERNATIONAL MECHANICAL CODE 2021
   - INTERNATIONAL ENERGY CONSERVATION CODE 2021
   - NATIONAL ELECTRIC CODE 2020

PLUMBING DRAWING LIST

SHEET NUMBER	DRAWING TITLE	ISSUED FOR PERMIT 06/12/2026
P0.0	PLUMBING COVER SHEET	●
P1.0	PLUMBING PIPING PLAN	●
P3.0	PLUMBING RISER DIAGRAMS AND DETAILS	●

PLUMBING FIXTURE SCHEDULE

SYMBOL	QUAN.	DESCRIPTION	MANUFACTURER	MODEL NUMBER	CW	HW	S/W	V	REMARKS
WC	1	ADA WATER CLOSET	AMERICAN STANDARD	CADET 2467.016	1/2"	–	3"	1-1/2"	
LAV	1	ADA LAVATORY	KOHLER	SOHO	–	–	1-1/4"	1-1/4"	
		ADA LAV FAUCET	SLOAN	OPTIMA EAF-350	1/2"	1/2"	–	–	
KS	1	KITCHEN SINK	ELKAY	ELUH2115	–	–	1-1/2"	1-1/4"	PROVIDE WITH GD.
		KITCHEN FAUCET	ELKAY	LKAV3031	1/2"	1/2"	–	–	
MS	1	MOP SINK	MUSTEE	63M	1/2"	1/2"	3"		PROVIDE WITH HOSE AND BRACKET
FD	1	FLOOR DRAIN	ZURN	FD2210	–	–	3"		TRAP SHALL BE PROTECTED BY INLINE FLOOR/HUB DRAIN TRAP SEAL
HD	1	2" HUB DRAIN	ZURN	Z1019	–	–	2"		TRAP SHALL BE PROTECTED BY INLINE FLOOR/HUB DRAIN TRAP SEAL
NFHB	1	NON-FREEZE HOSE BIB	PRIER PRODUCTS	C-144/244	1/2"	–	–		
GD	1	GARBAGE DISPOSAL	INSKINERATOR	BADGER 500, 1/2 HP	–	–	–		DRAIN WITH KS.

NOTE:
1. ALL PLUMBING FIXTURE MANUFACTURER AND MODEL ARE SELECTED BASED ON DESIGN BASIS. FINAL SELECTION TO BE CONFIRMED BY OWNER/ARCHITECT WITH THE SAME DESIGN BASIS LISTED.

(INTERIOR) PLUMBING PIPE AND FITTING SCHEDULE

SYSTEMS	PIPE SIZE	LOCATION	MATERIAL	FITTING	JOINT METHOD	SUPPORT SPACING	REMARKS
UNDERGROUND PLUMBING							
SANITARY, SANITARY VENT, INSIDE STORM WATER	ALL	UNDER-GROUND	SERVICE WEIGHT CAST IRON	CAST IRON	BELL & SPIGOT	HORIZONTAL: 5FT MAX. VERTICAL: 15FT MAX.	
ABOVE GROUND PLUMBING							
SANITARY, SANITARY VENT, INSIDE STORM WATER	ALL	ALL	SCH 40 PVC	PVC	SOLVENT CEMENTING	HORIZONTAL: 4FT MAX. VERTICAL: 10FT MAX.	1
DOMESTIC WATER-COLD, HOT AND HOT RETURN (AFTER METER)	1-1/2" AND SMALLER	ABOVE-GROUND	PEX	FITTINGS FOR PEX	MECHANICAL JOINTS	HORIZONTAL: 32" MAX. VERTICAL: 10FT MAX.	1, 2
ALL	ALL	ALL	DIFFERENT MATERIALS	JOINTS BETWEEN DIFFERENT MATERIALS SHALL BE MADE WITH A MECHANICAL JOINT OF THE COMPRESSION OR MECHANICAL-SEALING TYPE.		N/A	

REMARKS
1. FOR SIZE 2" AND SMALLER, A GUILD SHALL BE INSTALLED MIDWAY BETWEEN REQUIRED VERTICAL SUPPORTS.
2. HOT WATER SUPPLY PIPE AND TUBING SHALL HAVE A PRESSURE RATING OF NOT LESS THAN 100 PSI AT 180°F.
3. THE MAXIMUM HORIZONTAL SPACING OF CAST-IRON PIPE HANGERS SHALL BE INCREASED TO 10FT WHERE 10-FOOT LENGTHS OF PIPES ARE INSTALLED.

INTERIOR PLUMBING INSULATION SCHEDULE

OCCUPANCY	REQUIRED LOCATIONS	FLUID TYPE	FLUID TEMP (°F)	INSULATION THICKNESS OR R-VALUE BASED ON NOMINAL PIPE OR TUBE SIZE			REMARKS
				< 1"	1" TO < 1-1/2"	1-1/2" TO < 4"	
NON-RESIDENTIAL	1. FROM A WATER HEATER TO THE TERMINATION OF THE HEATED WATER FIXTURE SUPPLY PIPE; 2. BOTH THE INLET AND OUTLET PIPING OF A STORAGE WATER HEATER OR HEATED WATER STORAGE TANK, THE PIPING TO A HEAT TRAP OR THE FIRST 8 FEET OF PIPING.	DOMESTIC HOT WATER	105-140	1.0	1.0	1.5	1, 2
		DOMESTIC COLD WATER	<60	0.5	1.0	1.0	1, 2

REMARKS:
1. PIPING INSULATION IS NOT REQUIRED WHERE PIPING IS SURROUNDED BY BUILDING INSULATION WITH A THERMAL RESISTANCE (R-VALUE) OF NOT LESS THAN R-3.
2. PIPING INSULATION IS NOT REQUIRED FOR VALVES, PUMPS, STRAINERS AND THREADED UNIONS IN PIPING THAT IS 1 INCH OR LESS IN NOMINAL DIAMETER.

WATER HEATER SCHEDULE

UNIT NO.	MANUFACTURER	MODEL NUMBER	STORAGE CAPACITY (GALLON)	OUTLET TEMP(F°)	RECOVERY (GPH@ 90°F)	FUEL CHARACTERI-STICS	INPUT	VENT		ELECTRICAL	NOTES
								SIZE	TYPE	VOLTS/PH/HZ	
WH-1	BRADFORD WHITE	LE110UJ-1	10	120	21	ELEC.	4 KW	–	–	230(208)/1/60	

PLUMBING SPECIALTIES

UNIT NO.	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SIZE	NOTES
CO	FLOOR CLEANOUT	JR SMITH	4031	4"	ROUND TOP
	WALL CLEANOUT	JR SMITH	4420	2"/3"/4"	ROUND COVER
BFP	BACKFLOW PREVENTER	WATTS	LF7R	1/2"	FOR POTABLE WATER FIXTURES

SEILER + DRURY
ARCHITECTURE
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PHILADELPHIA, PA 19123
CONTACT:
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(267) 225 - 0832

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — YANG GAO — ENGINEER — PE092650

SEAL

PROJECT NAME:
WORKMAN'S COTTAGE PHASE 1: REPAIRS & REHABILITATION

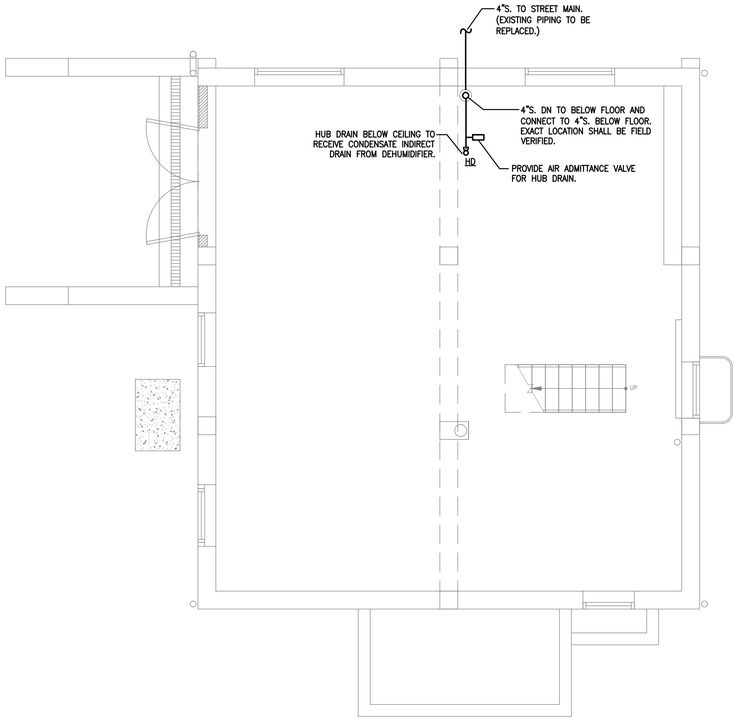
400 TOW PATH RD
MONT CLARE, PA 19453

PROJECT NO: 2433

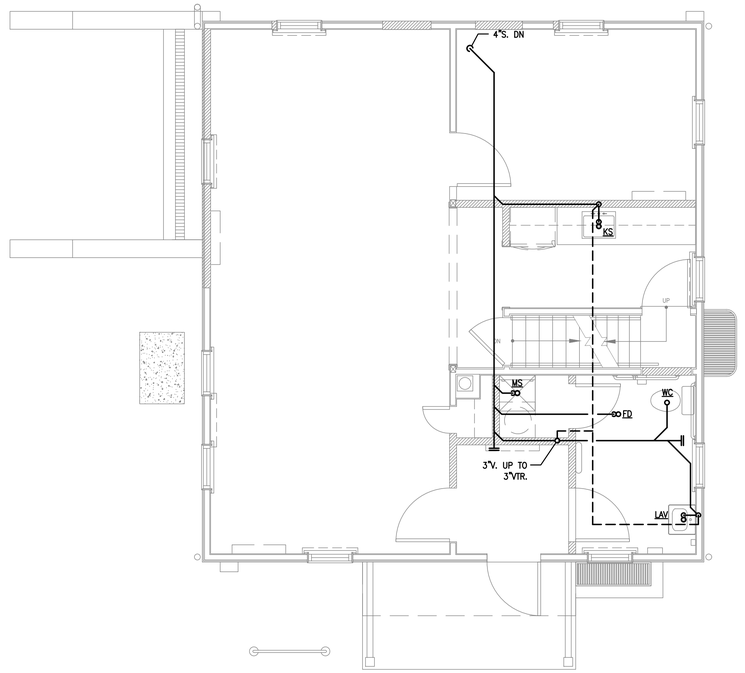
ISSUED FOR	DATE
ISSUE FOR PERMIT	05/29/26
REISSUE FOR PERMIT	06/12/26

PLUMBING COVER SHEET

SHEET NO.
P0.0



1 BASEMENT SANITARY PIPING PLAN
SCALE: 1/4"=1'-0"



2 1ST FLOOR SANITARY PIPING PLAN
SCALE: 1/4"=1'-0"

PLUMBING PLAN NOTES

1. INSTALL NEW ROOF RAIN GUTTER AND DOWNSPOUT PER BUILDING PLAN. DOWNSPOUT SHALL DRAIN TO OUTDOOR LAWN LOCATION APPROVED BY LOCAL AHJ.

2. PRIVATE WATER WELL SYSTEM, INCLUDING WATER WELL, PUMP, UNDERGROUND PIPING AND RELATED ACCESSORIES IS EXISTING TO REMAIN AND NOT SHOWN ON PLAN. CONTRACTOR SHALL VERIFY PRIVATE WELL AND PUMP'S WORKING CONDITION AND FLOW RATE (MIN.25 GPM).

4. ALL EXISTING PIPING CONDITION, INCLUDING SIZE AND EXACT LOCATION, TO BE FIELD VERIFIED BY PLUMBING CONTRACTOR PRIOR TO COMMENCING ANY NEW WORK. REPAIR AND/OR REPLACE EXISTING PIPING WHERE NECESSARY.

5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH UPPER PROVIDENCE TOWNSHIP MUNICIPAL AUTHORITY (UPTMA) STANDARDS. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH UPTMA STANDARDS FOR CONNECTION AND TESTING PRIOR TO BIDDING.

6. COORDINATE WITH ARCHITECTURAL DRAWINGS. IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES.

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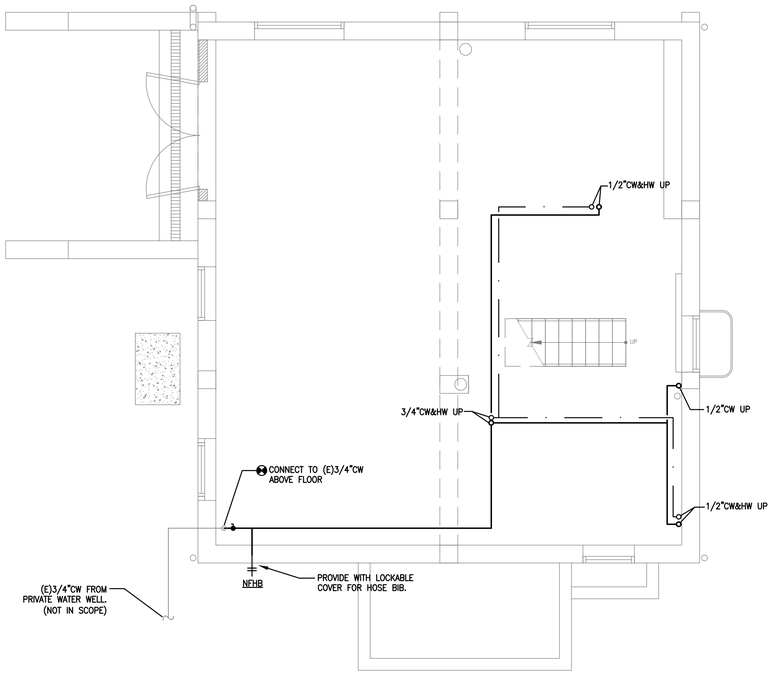
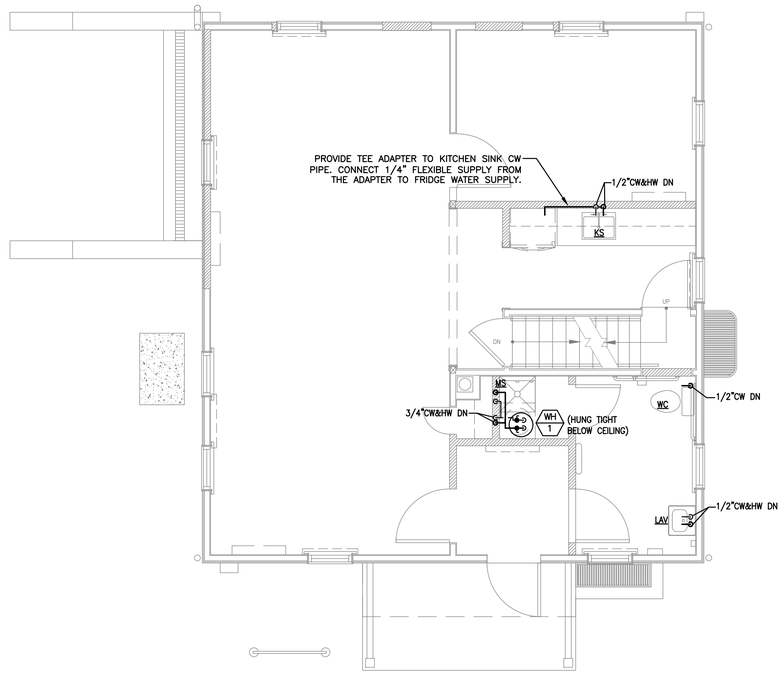


3 BASEMENT DOMESTIC WATER PIPING PLAN
SCALE: 1/4"=1'-0"



4 1ST FLOOR DOMESTIC WATER PIPING PLAN
SCALE: 1/4"=1'-0"

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ENGINEER
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SEAL

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400 TOW PATH RD
MONT CLARE, PA 19453

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ISSUED FOR	DATE
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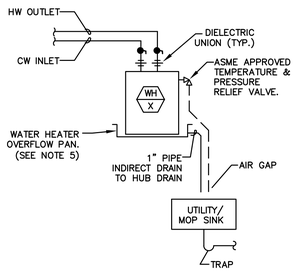
PLUMBING PIPING PLAN

SHEET NO.

P1.0

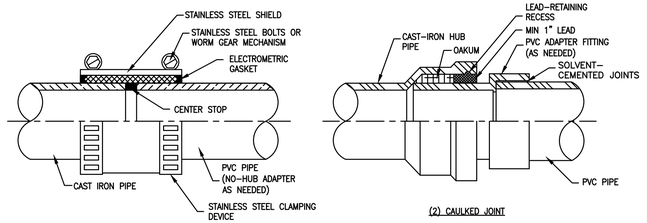


NOTES:

1. ALL WATER HEATERS SHALL HAVE A MINIMUM OF 4FT OF DEVELOPED LENGTH OF COPPER TUBING OR SIMILAR METALLIC PIPING MATERIAL CONNECTING DIRECTLY TO THE INLET AND OUTLET OF THE UNIT.
2. INSTALL THERMAL EXPANSION TANK IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. CONTRACTORS SHALL PROVIDE CLEARANCE AND ACCESS FOR THE WATER HEATER REQUIRED BY MANUFACTURER.
4. THE DISCHARGE PIPING SERVING THE TEMPERATURE & PRESSURE RELIEF VALVE SHALL DISCHARGE TO THE MOP SINK BELOW.
5. WATER HEATER CW INLET AND HW OUTLET COULD BE LOCATED ON THE SIDE OF THE WATER HEATER. ADJUST ACCORDINGLY.

SYMBOL:

1 WATER HEATER DETAIL
SCALE: N.T.S.

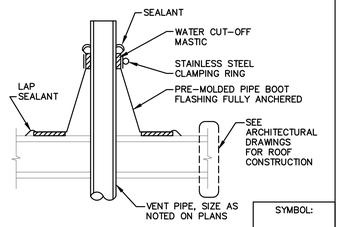


(1) MECHANICAL JOINT OF MECHANICAL-SEALING TYPE

(2) CAULKED JOINT

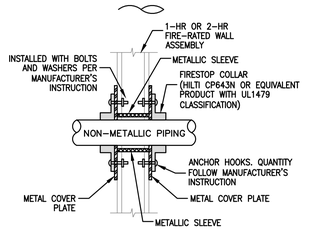
2 METALLIC TO PLASTIC PIPE JOINT DETAIL
SCALE: N.T.S.

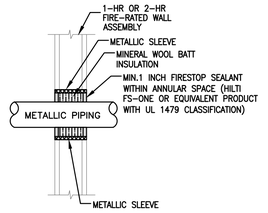
ROOF EXTENSION NOTE:
1. OPEN VENT PIPES SHALL BE TERMINATED NOT LESS THAN 24 INCHES ABOVE THE ROOF.
2. WHERE A ROOF IS TO BE USED FOR ASSEMBLY PURPOSE, OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FT ABOVE THE ROOF.

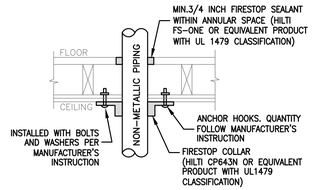


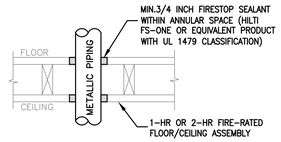
SYMBOL:

3 VENT THROUGH ROOF DIAGRAM
SCALE: N.T.S.

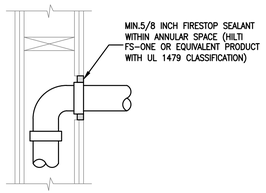






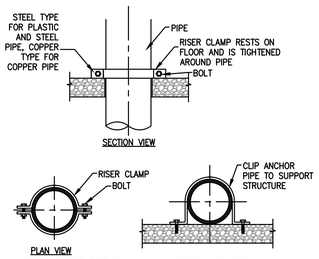


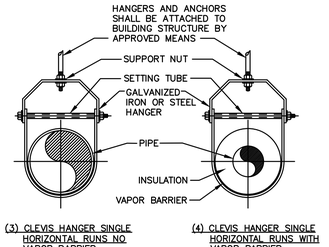
(1) THROUGH PENETRATION OF ASSEMBLIES



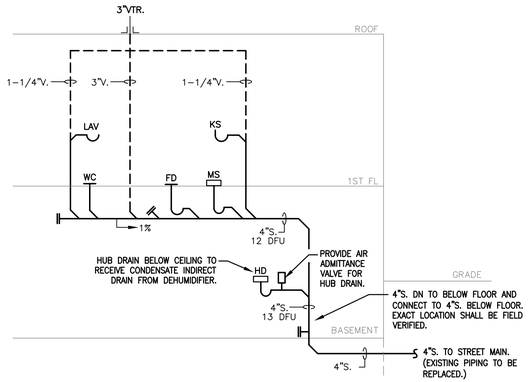
(2) MEMBRANE PENETRATION OF ASSEMBLIES

4 PIPING PENETRATION OF FIRE ASSEMBLIES
SCALE: N.T.S.





5 PIPE SUPPORT DETAIL
SCALE: N.T.S.



6 SANITARY PIPING RISER DIAGRAM
SCALE: N.T.S.

PLUMBING PLAN NOTES

1. INSTALL NEW ROOF RAIN GUTTER AND DOWNSPOUT PER BUILDING PLAN. DOWNSPOUT SHALL DRAIN TO OUTDOOR LAWN LOCATION APPROVED BY LOCAL AHJ.
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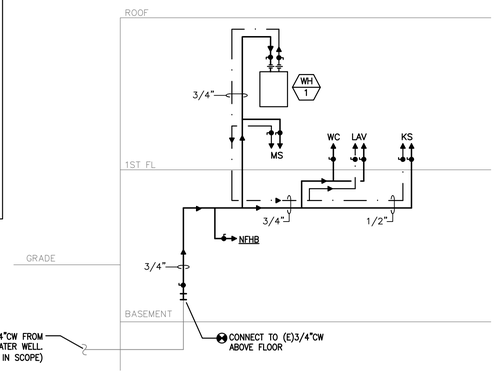
4. ALL EXISTING PIPING CONDITION, INCLUDING SIZE AND EXACT LOCATION, TO BE FIELD VERIFIED BY PLUMBING CONTRACTOR PRIOR TO COMMENCING ANY NEW WORK. REPAIR AND/OR REPLACE EXISTING PIPING WHERE NECESSARY.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH UPPER PROVIDENCE TOWNSHIP MUNICIPAL AUTHORITY (UPTMA) STANDARDS. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH UPTMA STANDARDS FOR CONNECTION AND TESTING PRIOR TO BIDDING.



7 DOMESTIC WATER PIPING RISER DIAGRAM
SCALE: N.T.S.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
YANG GAO
ENGINEER
PE092650

SEAL

PROJECT NAME:

WORKMAN'S COTTAGE
PHASE 1: REPAIRS & REHABILITATION

400 TOW PATH RD
MONT CLARE, PA 19453

PROJECT NO: 2433

ISSUED FOR	DATE
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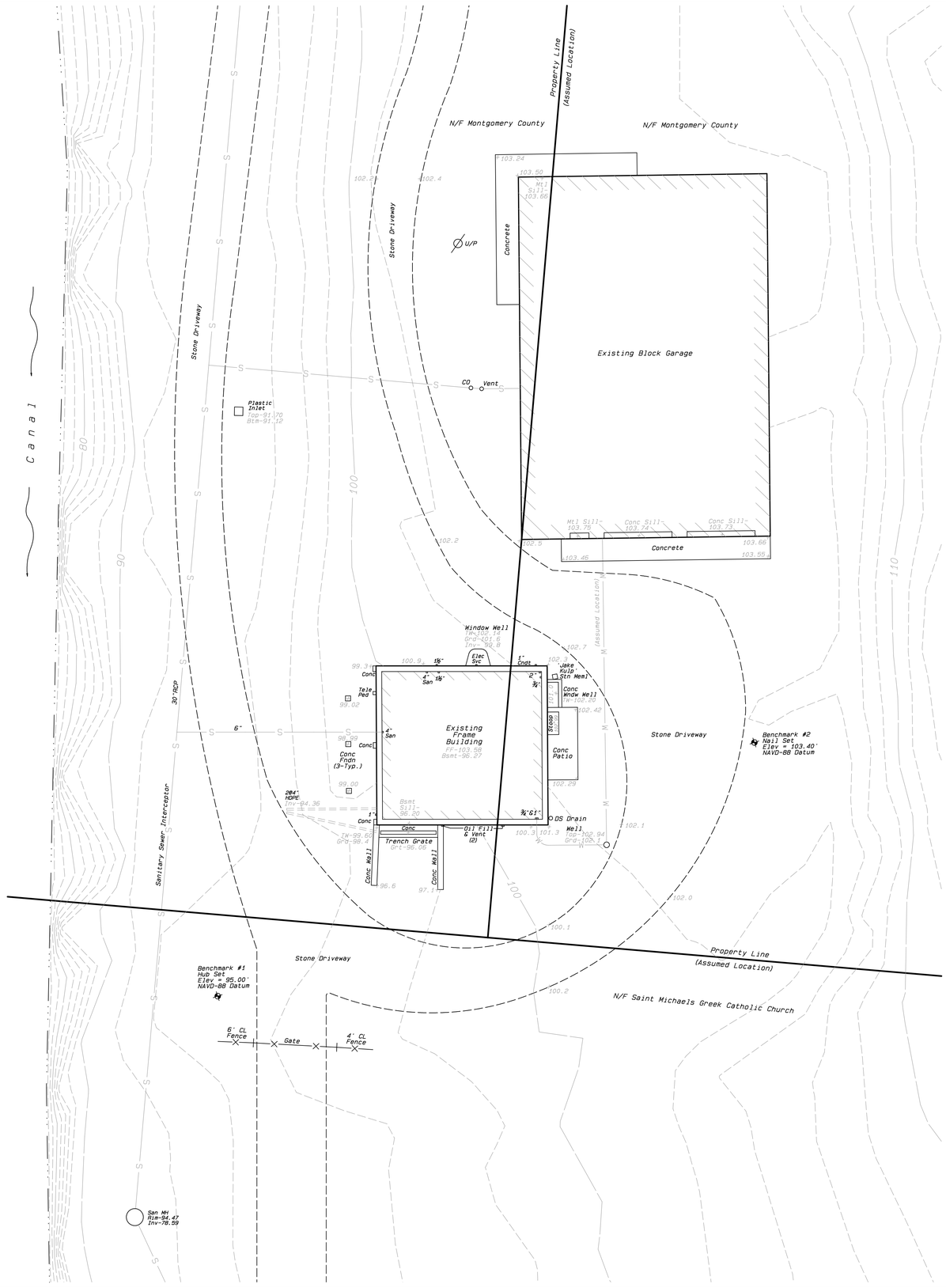
PLUMBING RISER DIAGRAMS AND DETAILS

SHEET NO.

P3.0



LEGEND

- CENTERLINE
- TRACT BOUNDARY
- PROPERTY LINE
- LEGAL R.O.W., EASEMENTS
- REQUIRED R.O.W.
- 100 EXISTING CONTOUR
- W EXISTING WATER LINE
- S EXISTING SAN. SEWER LINE
- T EXISTING TELEPHONE LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- EXISTING STORM SEWER/INLET
- MH EXISTING MANHOLE
- EXISTING CURBLINE
- U/P UTILITY POLE
- EXISTING VALVE, VENT, CO.

CONTOURS PLOTTED FROM PENNSYLVANIA SPATIAL DATA ACCESS LiDAR MAPPING RESOURCES.

DATE	REVISIONS	REVISION NO.

GRAPHIC SCALE 1"=10'

0 10 20 30

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION(1-800-242-1776)
DATE: 02-09-26 SERIAL NO.: 20260401751

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. I DO NOT GUARANTEE OR ACCEPT RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW ALL EXISTING UTILITIES ARE SHOWN ON THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH M. ESTOCK
LAND SURVEYOR
48526-E

PROJECT TITLE :

LOCK 60 WORKMAN'S COTTAGE

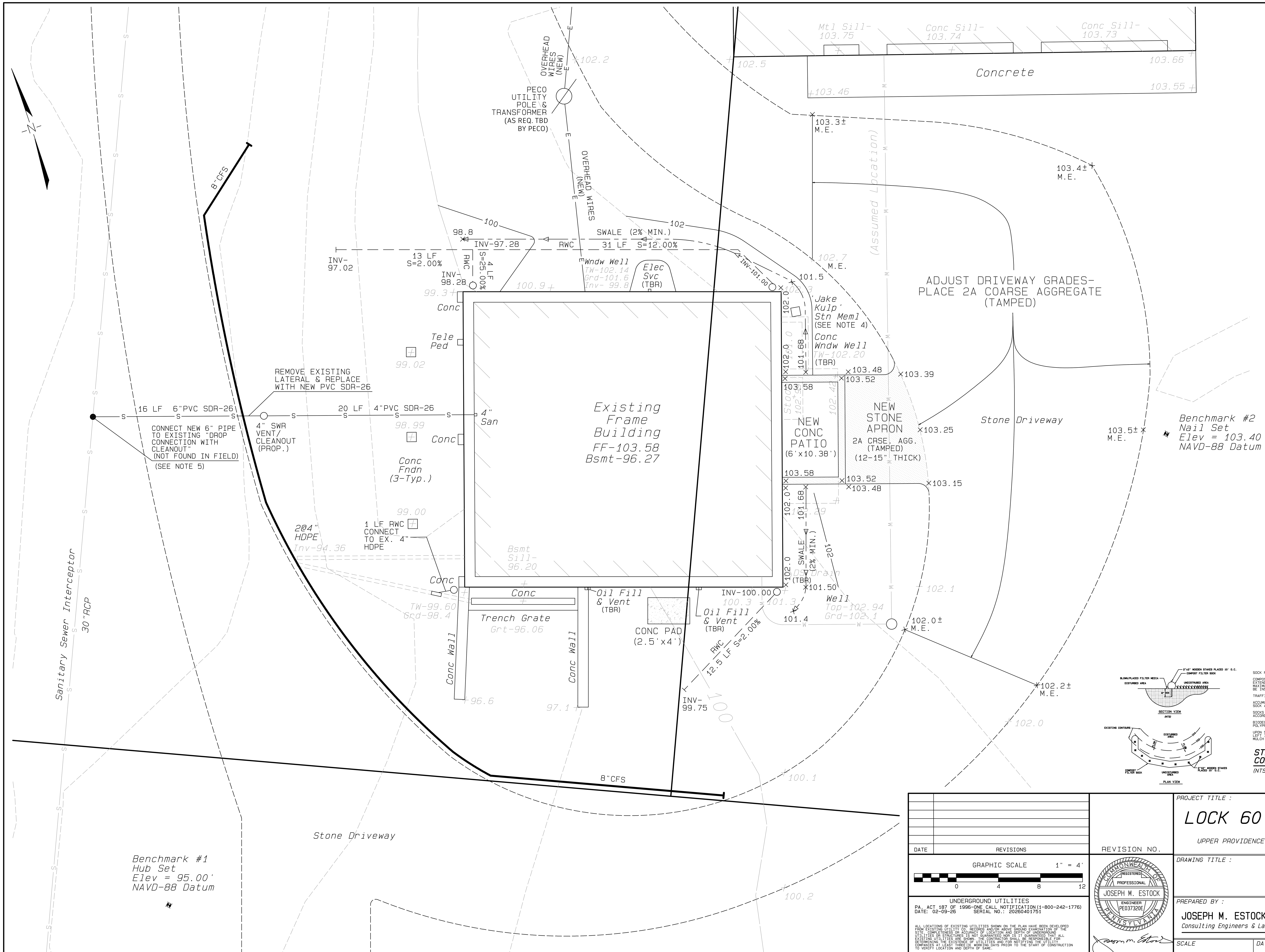
UPPER PROVIDENCE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE :

TOPOGRAPHIC SURVEY PLAN

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
933 Mystic Lane
Eagleville, PA 19403-3614
(610) 666-0257
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 10'	28 MAY 2026	26004	348	1 OF 2

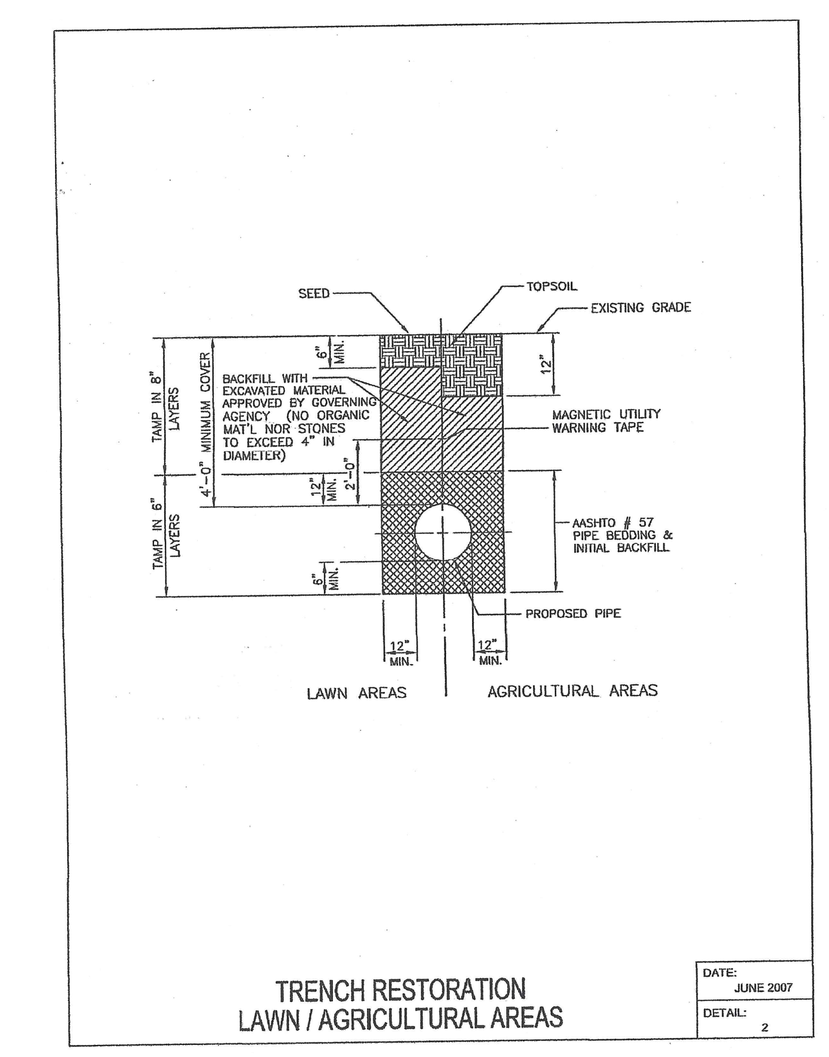


LEGEND

	CENTERLINE
	TRACT BOUNDARY
	PROPERTY LINE
	LEGAL R.O.W., EASEMENTS
	REQUIRED R.O.W.
100	EXISTING CONTOUR
200	PROPOSED CONTOUR
W	EXISTING WATER LINE
S	EXISTING SAN. SEWER LINE
T	EXISTING TELEPHONE LINE
G	EXISTING GAS LINE
E	EXISTING ELECTRIC LINE
	EXISTING STORM SEWER/INLET
	PROPOSED STORM SEWER/INLET
W	PROPOSED WATER LINE
S	PROPOSED SAN. SEWER LINE
E	PROPOSED ELECTRIC LINE
T	PROPOSED TELEPHONE LINE
G	PROPOSED GAS LINE
○ MH	EXISTING MANHOLE
● MH	PROPOSED MANHOLE
	EXISTING CURBLINE
	PROPOSED CURBLINE
ø UP	UTILITY POLE
o	EXISTING VALVE, VENT, CO.
M.E.	MATCH EXISTING
TBR	TO BE REMOVED
CFS	COMPOST FILTER SOCK

NOTES:

1. CONTOURS PLOTTED FROM PENNSYLVANIA SPATIAL DATA ACCESS LiDAR MAPPING RESOURCES.
2. ALL RAIN WATER CONDUCTORS (RWC) TO BE FOUR INCH (4") PVC SCHEDULE 40, PVC-SDR-35, OR HDPE-SI (HIGH DENSITY POLYETHYLENE - SMOOTH INTERIOR) HAVING A MINIMUM SLOPE OF 2.00%.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION OF THE SANITARY SEWER LATERAL MUST BE IN ACCORDANCE WITH UPPER PROVIDENCE TOWNSHIP MUNICIPAL AUTHORITY (UPTMA) STANDARDS. CONTRACTOR MUST FAMILIARIZE THEMSELVES WITH UPTMA STANDARDS FOR CONNECTION AND TESTING PRIOR TO BIDDING.
4. THE OWNER IS RESPONSIBLE FOR RELOCATING THE 'JAKE KULP' STONE MEMORIAL.
5. THE "EXISTING DROP CONNECTION WITH CLEANOUT" IS TO BE REUSED FOR CONNECTING THE NEW SANITARY SEWER LATERAL TO THE EXISTING SANITARY SEWER INTERCEPTOR.



SOCK FABRIC SHALL MEET STANDARD OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DECRIBED ELSEWHERE IN THE PLAN.

SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

(NTS)

DATE	REVISIONS

REVISION NO.

GRAPHIC SCALE 1" = 4'

0 4 8 12

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE: 02-09-26 SERIAL NO.: 20260401751

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JOSEPH M. ESTOCK — ENGINEER — PE037320E

PROJECT TITLE :

LOCK 60 WORKMAN'S COTTAGE

UPPER PROVIDENCE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE :

SITE PLAN

PREPARED BY :

JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
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SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 4'	28 MAY 2026	26004	348	2 of 2