

# CAMP RESIDENCE

Barbara Camp  
Lot #5 Dickson Drive  
Malvern, PA 19355

Charlestown Township, Chester County

## NEW RESIDENCE



523 Kimberton Road, Suite 11B Phoenixville, PA 19460  
tel. (610) 917-8831 fax (610) 917-8836  
email mail@detzwood.com http://www.detzwood.com

Robin J. Kohn, AIA  
Commonwealth of Pennsylvania  
License No. RA-11327-X

Contact Person:  
Edward M. Happ  
(610) 917-8831

PREPARED BY

PROJECT NO. B 2126  
DRAWN BY EMH  
CHK'D BY EMH

NO.	DATE	BY	ISSUE
1	05-05-04	EMH	ISSUED FOR REVIEW
2	06-04-04	RRG	ISSUED FOR CLIENT REVIEW
3	06-24-04	EMH	ISSUED FOR CLIENT REVIEW
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5	08-16-04	EMH	ISSUED FOR BID
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7	12-07-04	EMH	REISSUED FOR CONSTRUCTION
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APPROVED BY  
Robin J. Kohn, AIA  
CURRENT DATE  
December 07, 2004

Camp Residence

LOT #5 DICKSON DRIVE  
MALVERN, PA 19355

CHARLESTOWN TWP.  
CHESTER COUNTY

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

REV

7

### LEGEND

ADJ. ADJUSTABLE	MIN. MINIMUM	USGS. U.S. GEOLOGICAL SURVEY
AGL. ABOVE GROUND LEVEL	MTL. METAL	WWF. WELDED WIRE FABRIC
AMSL. ABOVE MEAN SEA LEVEL	NTC. NOT IN CONTRACT	A-1. ANTENNA MARK NUMBER
APPROX. APPROXIMATE	NTS. NOT TO SCALE	(E). EXISTING
CAB. CABINET	OC. ON CENTER	(N). NEW
CONC. CONCRETE	OHP. OVERHEAD POWER	(P). PROPOSED
CONT. CONTINUOUS	OHT. OVERHEAD TELCO	CL. CENTERLINE
CONST. CONSTRUCTION	PWR. POWER	E. PLATE
COAX. COAXIAL	SF. SQUARE FOOT	B/W. BARBED WIRE
CJ. CONSTRUCTION JOINT	SHT. SHEET	C/L. CHAINLINK
DIA. DIAMETER	SIM. SIMILAR	#. DIAMETER
DTL. DETAIL	SS. STAINLESS STEEL	H. HEIGHT
DWG. DRAWING	STL. STEEL	W. WIDTH
EA. EACH	TELCO. TELEPHONE COMPANY	D. DEPTH
ELEC. ELECTRIC	TO. TOP OF	W/. WITH
ELEV. ELEVATION	TYP. TYPICAL	
EQ. EQUAL	UN. UNLESS OTHERWISE NOTED	
EQUIP. EQUIPMENT	VERT. VERTICAL	
EXT. EXTERIOR	VIF. VERIFY IN FIELD	
FF. FINISH FLOOR	XFMR. TRANSFORMER	
FTG. FOOTING		
GA. GAUGE		
GALV. GALVANIZED		
GC. GENERAL CONTRACTOR		
GRND. GROUND		
HORIZ. HORIZONTAL		
INT. INTERIOR		
LG. LONG		
MAX. MAXIMUM		
MFG. MANUFACTURER		

2

S-1

SECTION NUMBER

SHEET NUMBER

DRAWING SECTION

4

S-1

SECTION NUMBER

SHEET NUMBER

DETAIL

5

E-1

SECTION NUMBER

SHEET NO.

DETAIL ENLARGEMENT

2

REVISION NUMBER

DATUM ELEVATION

MATCH LINE

(TB) TEST BORING

(WP) WORK POINT

(DP) DATUM POINT

CAST IN PLACE OR PRE-CAST CONCRETE

LIGHT WEIGHT CONCRETE

EARTH: UNDISTURBED

EARTH: BACK FILL

CRUSHED STONE, GRAVEL OR POROUS FILL

PLASTER CEMENT, SAND, GROUT

ROCK OR STONE

RIGID INSULATION

STEEL

METAL, ALUMINUM, ETC.

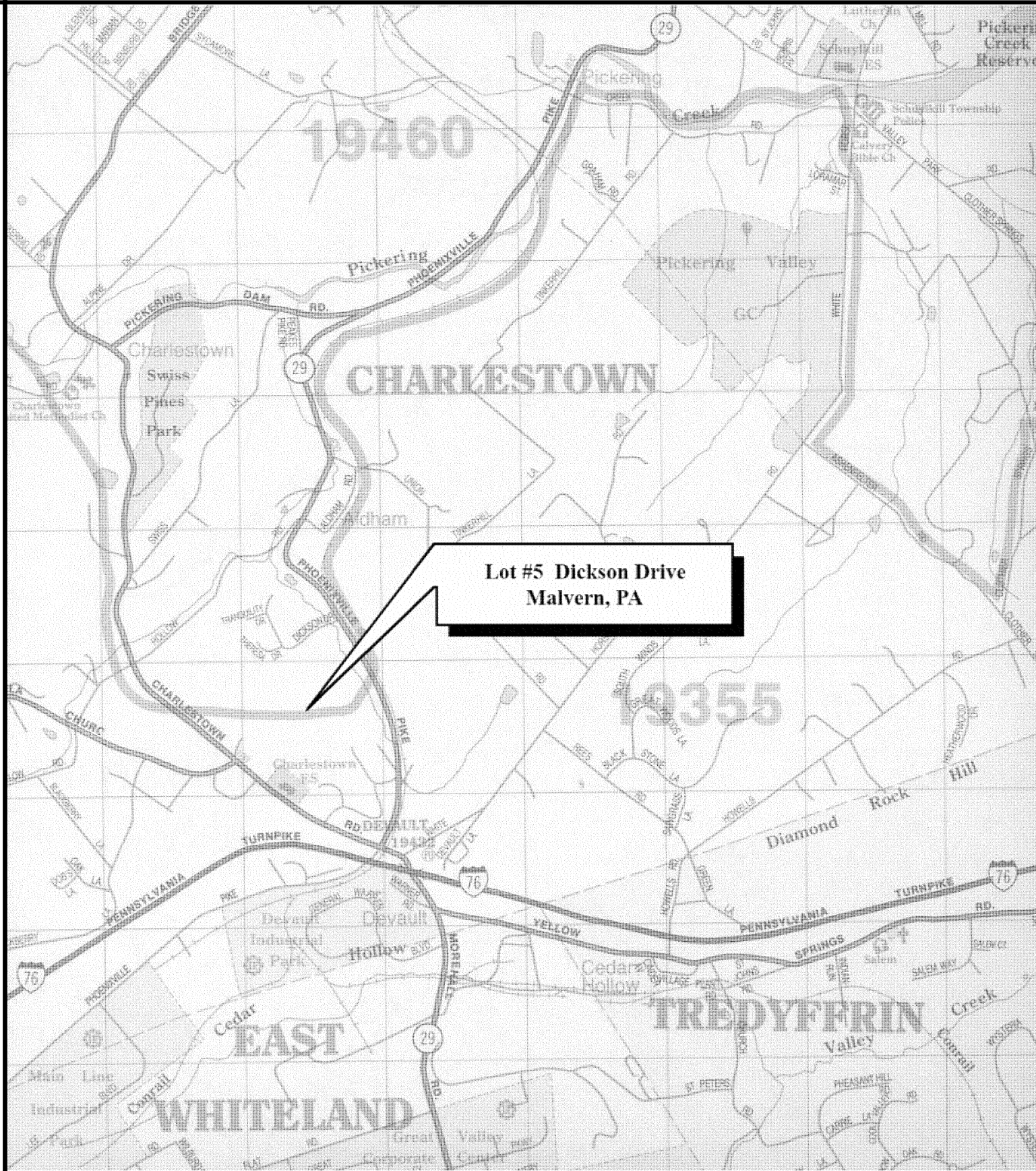
CONCRETE MASONRY UNIT

BRICK

### DRAWING INDEX

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### VICINITY MAP



### GENERAL NOTES

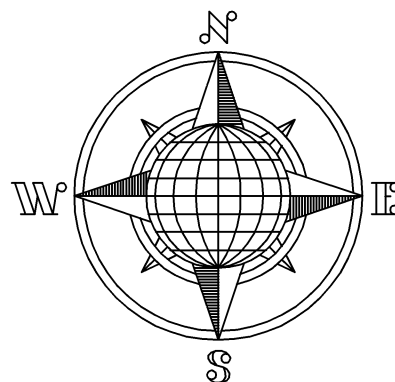
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC CODE ADOPTED BY CHARLESTOWN TOWNSHIP, CHESTER COUNTY IN THE COMMONWEALTH OF PENNSYLVANIA.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, STRUCTURE AND MATERIALS, AND SHALL BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- ALL FOOTING EXCAVATION SHALL BE CARRIED A MINIMUM OF 18" INTO SOLID UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 PSF. BOTTOMS OF ALL FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW FINISHED GRADE.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AFTER 28 DAYS.
- 4" DIAMETER PVC PERFORATED FOOTING DRAINS SHALL BE INSTALLED IN GRAVEL BEDS WITH FABRIC WRAP PROTECTION AT OWNERS / CONTRACTOR'S OPTION.
- STRUCTURAL BEAMS AND COLUMNS SHALL BE WPA SELECT STRUCTURAL HEM/FIR NO. 1 HAVING A FB OF 975 PSI. FLOOR AND CEILING JOISTS AND RAFTERS SHALL BE WPA #2 GRADE HEM/FIR HAVING A FB OF 850 PSI. WALL STUDS SHALL BE WPA #2 GRADE HEM/FIR HAVING A FB OF 675 PSI.
- ALL EXTERIOR DECKING, POSTS, AND JOISTS SHALL BE PRESSURE-TREATED U.N.O.
- WOOD SILLS ON CONCRETE OR CMU SHALL BE PRESSURE-TREATED AND PROVIDED WITH TERMITE SHIELDS AT ALL FOUNDATION WALLS.
- ALL EXTERIOR NAILS, BOLTS, ANCHORS, AND HANGERS SHALL BE STAINLESS STEEL OR TRIPLE HOT DIPPED GALVANIZED.
- DOUBLE FLOOR JOISTS SHALL BE INSTALLED UNDER ALL PARTITIONS WHICH ARE PARALLEL TO JOISTS.
- ALL JOISTS SHALL HAVE SOLID BRIDGED AT 6'-0" O.C. (MAX.). JOISTS SPANNING LESS THAN 12'-0" SHALL BE BRIDGED AT MIDSPAN.
- SHADED PARTITIONS INDICATE 2X6 STUDS.
- DARKENED POSTS INDICATE 2 STUD MINIMUM, UNLESS NOTED OTHERWISE.
- ALL CORNERS OF THE STRUCTURE SHALL BE SHEATHED WITH 1/2" APA RATED SHEATHING, EXPOSURE 1 NAILED WITH 6D COMMON NAILS 6" O.C. (MAX.) AT PANEL EDGES AND 12" O.C. (MAX.) AT INTERMEDIATE SUPPORTS. BALANCE OF SHEATHING SHALL BE AT OWNER / BUILDER'S OPTION.
- BUILDING SHALL BE SHEATHED WITH (MIN.) 30# ASPHALT-IMPREGNATED FELT OR TYVEK HOUSE WRAP.
- WINDOW SIZES ARE BASED UPON PELLA WINDOWS. ALL GLAZING OVER 9 SQUARE FEET AND/OR WITHIN 18" OF FLOOR AND IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
- ALL STUD FRAMED WALLS GREATER THAN 8'-6" VERTICALLY SHALL BE Laterally BRaced AT THE MIDPOINT WITH SOLID BLOCKING.
- INTERIOR PARTITIONS SHALL RECEIVE 1/2" (MIN.) GYPSUM DRYWALL.
- NO BACKFILLING OR ROUGH GRADING SHALL BE DONE UNTIL THE CONCRETE FOUNDATION AND SLAB HAS CURED FOR A MINIMUM OF 14 DAYS.
- ALL DIMENSIONS ARE TO ROUGH STUD FACE, CONCRETE OR C.M.U. FACE, AND EXTERIOR SHEATHING FACE.
- MASONRY AND STONE VENEERS SHALL BE ANCHORED TO SHEATHING WITH GALVANIZED CORRUGATED METAL TIES AT 32" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY. FLASHING SHALL EXTEND BELOW MASONRY OR STONE AT ALL SILLS; WEEP HOLES SHALL BE PROVIDED AT 4'-0" O.C. AT BASE OF CAVITY.
- METAL HEAD FLASHING SHALL BE INSTALLED IN ALL WINDOWS THAT ARE NOT LOCATED IMMEDIATELY BELOW AN 8" (MINIMUM) EAVE PROJECTION. MINIMUM 6" WIDE 30# BUILDING PAPER FLASHING SHALL BE INSTALLED AROUND ALL PRIMED WOOD WINDOWS.
- ALLOW A MINIMUM OF 8" BETWEEN THE TOP OF FOUNDATION AND GRADE AND A MINIMUM OF 6" BETWEEN FINISH GRADE AND SHEATHING OR SIDING.
- ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL DETECTORS SHALL HAVE A PRIMARY 120 VOLT SUPPLY AND A SECONDARY SYSTEM CONSISTING OF A BATTERY BACK-UP.
- CONSULT MANUFACTURER SPECIFICATIONS OF ENGINEERED LUMBER; PAY PARTICULAR ATTENTION TO ASSEMBLY OF MULTIPLE MEMBER BEAMS, NAILING PROCEDURES & CUT OUTS FOR UTILITIES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND ACCOMMODATION OF HVAC, PLUMBING, AND ELECTRICAL SYSTEMS. NO STRUCTURAL OR ARCHITECTURAL CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE ARCHITECT.



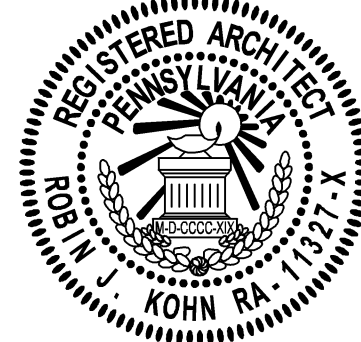
1 SITE PLAN  
SP-1 Scale: 1" = 40'- 0"

258,248 S.F. / 5.93 AC.

NOTE:  
ALL SITE INFORMATION WAS OBTAINED FROM A  
LAND DEVELOPMENT PLAN PREPARED BY BURSICH  
ASSOCIATES, INC.  
LAND DEVELOPMENT PLAN WAS PREPARED FOR  
COUNTY ESTATE DEVELOPERS, INC. LAST REVISED  
DATE OF 03-26-02.



**Betzwood AssociatesPC**  
Architects & Engineers  
Robin J. Kohn, AIA  
Regis W. Kubitz, PE



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Robin J. Kohn, AIA			December 07, 2004	

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MALVERN, PA 19355  
CHARLESTOWN TWP.  
CHESTER COUNTY

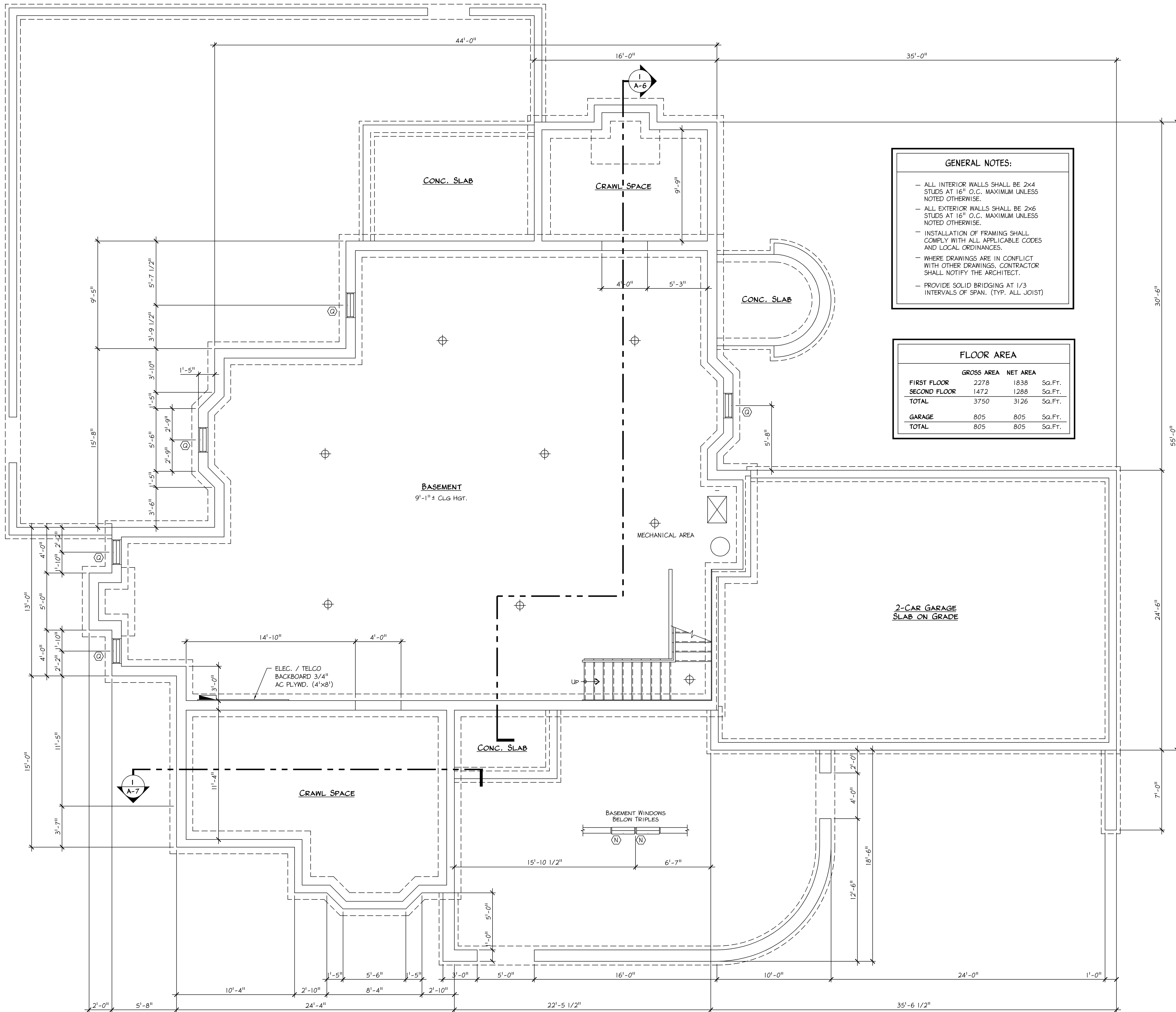
SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-1

REV  
7



GENERAL NOTES:

- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- PROVIDE SOLID BRIDGING AT 1/3 INTERVALS OF SPAN. (TYP. ALL JOIST)

FLOOR AREA

	GROSS AREA	NET AREA	
FIRST FLOOR	2278	1838	Sq.Ft.
SECOND FLOOR	1472	1288	Sq.Ft.
TOTAL	3750	3126	Sq.Ft.
GARAGE	805	805	Sq.Ft.
TOTAL	805	805	Sq.Ft.

1 BASEMENT FLOOR PLAN  
A-1 Scale: 1/4" = 1'-0"



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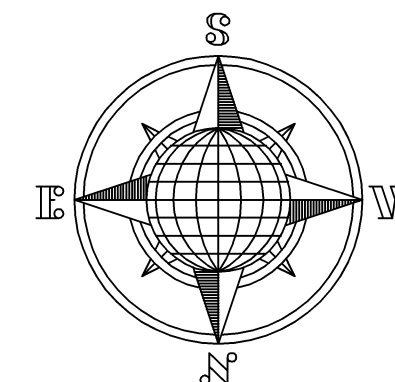
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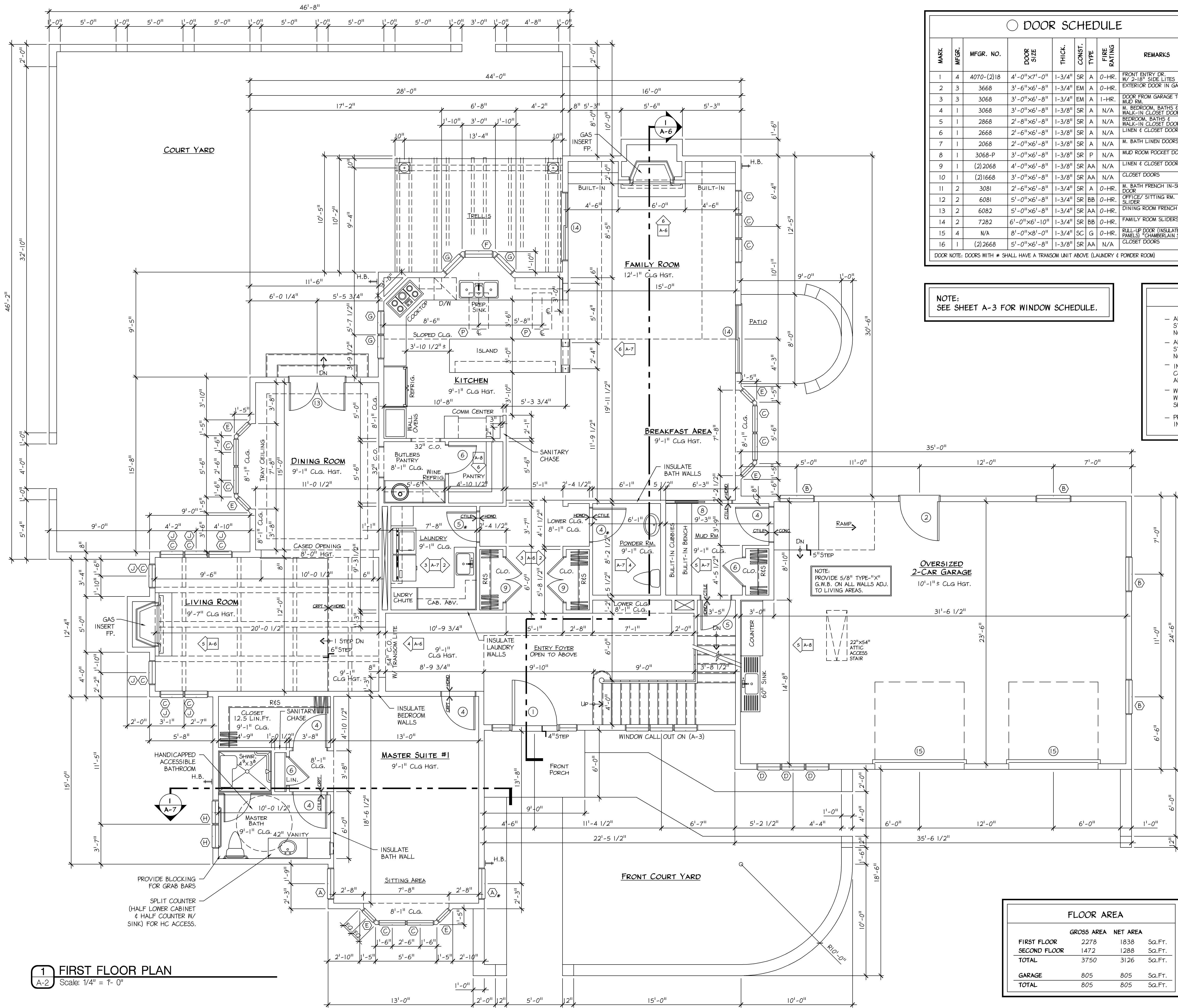
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CURRENT DATE December 07, 2004

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LOT #5 DICKSON DRIVE  
MALVERN, PA 19355  
CHARLESTOWN TWP.  
CHESTER COUNTY

SHEET TITLE  
BASEMENT FLOOR PLAN

SHEET NUMBER  
A-1  
REV 7





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CHARLESTOWN TWP.  
CHESTER COUNTY

SHEET TITLE

FIRST FLOOR PLAN

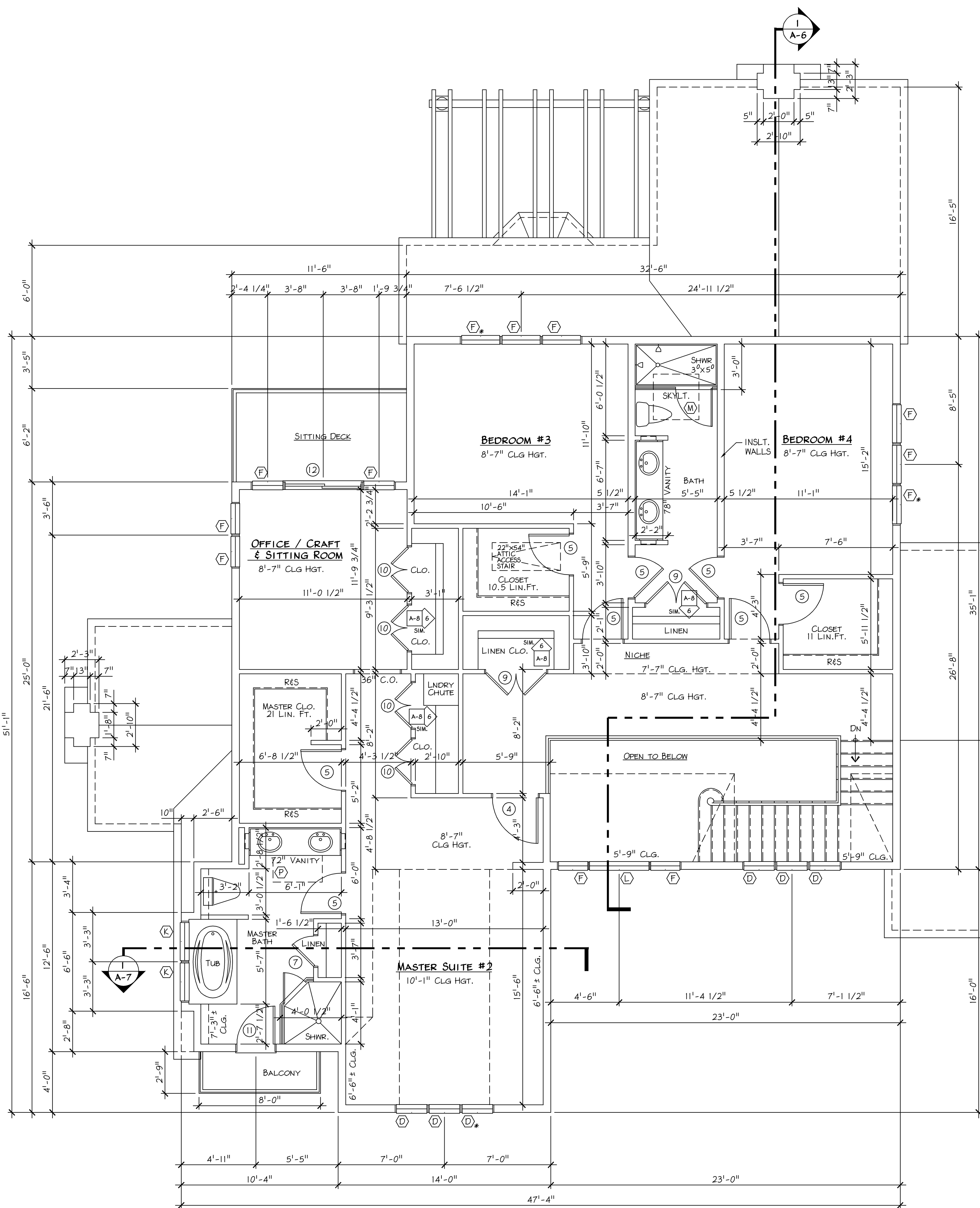
SHEET NUMBER

A-2

REV

7





1 SECOND FLOOR PLAN  
A-3 Scale: 1/4" = 1'-0"

DOOR SCHEDULE										MANUFACTURER:	
MARK	MFR.	MFR. NO.	DOOR SIZE	THICK.	CONST.	TYPE	FIRE RATING	REMARKS	TOTAL	1. MORGAN DOORS (OR EQUAL) SERIES: 4-PANEL (WOOD)	
1	4	4070-(2)18	4'-0" x 7'-0"	1-3/4"	SR	A	0-HR.	FRONT ENTRY DR. W/ 2'-0" SIDE LITES	1	2. PELLA DOORS SERIES: ARCHITECT FRENCH	
2	3	3668	3'-6" x 6'-8"	1-3/4"	EM	A	0-HR.	EXTERIOR DOOR IN GARAGE	1	3. THERMA-TRU DOORS (ENTRY) SERIES: CLASSIC-CRAFT	
3	3	3068	3'-0" x 6'-8"	1-3/4"	EM	A	1-HR.	DOOR FROM GARAGE TO MUD RM.	1	4. CHAULTAUGIA WOODS SERIES: CUSTOM WOOD DOORS	
4	1	3068	3'-0" x 6'-8"	1-3/8"	SR	A	N/A	M. BEDROOM, BATHS & WALK-IN CLOSET DOORS	6	5. HOWELL-DOR (GARAGE) SERIES: CHAMBERLAIN	
5	1	2868	2'-8" x 6'-8"	1-3/8"	SR	A	N/A	BEDROOM, BATHS & WALK-IN CLOSET DOORS	8	WEST CHESTER, PA 610 692-7515	
6	1	2668	2'-6" x 6'-8"	1-3/8"	SR	A	N/A	LINEN & CLOSET DOORS	3	CONSTRUCTION KEY	
7	1	2068	2'-0" x 6'-8"	1-3/8"	SR	A	N/A	M. BATH LINEN DOORS	1	EM	EXTERIOR METAL
8	1	3068-P	3'-0" x 6'-8"	1-3/8"	SR	P	N/A	MUD ROOM POCKET DOORS	1	HC	HOLLOW CORE
9	1	(2) 2068	4'-0" x 6'-8"	1-3/8"	SR	AA	N/A	LINEN & CLOSET DOORS	4	SC	SOLID CORE
10	1	(2) 1668	3'-0" x 6'-8"	1-3/8"	SR	AA	N/A	CLOSET DOORS	2	SR	STILE AND RAIL
11	2	3081	2'-6" x 6'-8"	1-3/4"	SR	A	0-HR.	M. BATH FRENCH IN-SWING DOOR	1	DOOR TYPES	
12	2	6081	5'-0" x 6'-8"	1-3/4"	SR	BB	0-HR.	OFFICE / SITTING RM. SLIDE	1	AA	HINGE
13	2	6082	5'-0" x 6'-8"	1-3/4"	SR	AA	0-HR.	DINING ROOM FRENCH DOORS	1	BB	B1-PASS OR POCKET
14	2	7282	6'-0" x 6'-10"	1-3/4"	SR	BB	0-HR.	FAMILY ROOM SLIDERS	2	G	GARAGE
15	4	N/A	8'-0" x 8'-0"	1-3/4"	SC	G	0-HR.	BULL-UP DOOR (INSULATED PANELS) (CHAMBERLAIN STYLE)	2		
16	1	(2) 2668	5'-0" x 6'-8"	1-3/8"	SR	AA	N/A	CLOSET DOORS	1		
DOOR NOTE: DOORS WITH * SHALL HAVE A TRANSOM UNIT ABOVE (LAUNDRY & POWDER ROOM)										NOTE: XX - INDICATES DOUBLE DOOR	

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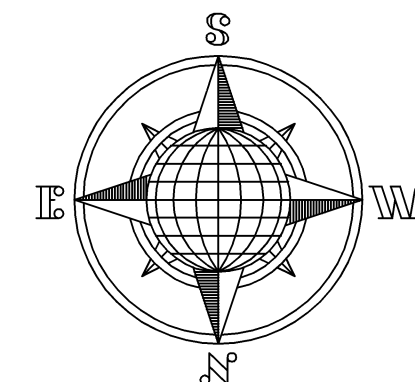
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GARAGE	805	805	Sq.Ft.
TOTAL	805	805	Sq.Ft.

## WINDOW SCHEDULE

MARK	MFR.	TYPE	MFR. NO.	ROUGH OPNG.	CLEAR OPENING	REMARKS	TOTAL
A	1	CA	2971	2'-5 3/4" x 5'-11 3/4"	9.30	FIRST FLOOR FAMILY RM.	2
B	1	CA	2965	2'-5 3/4" x 5'-5 3/4"	8.50	FIRST FLOOR	4
C	1	CA	2571	2'-1 3/4" x 5'-11 3/4"	6.50	FIRST FLOOR	16
D	1	CA	2565	2'-1 3/4" x 5'-5 3/4"	8.40	FIRST FLOOR	9
E	1	CA	1771	1'-5 3/4" x 5'-11 3/4"	2.70	SECOND FLOOR	6
F	1	CA	2953	2'-5 3/4" x 4'-5 3/4"	6.80	SECOND FLOOR	15
G	1	CA	2553	2'-1 3/4" x 4'-5 3/4"	6.80	SECOND FLOOR	4
H	1	CA	2153	1'-9 3/4" x 4'-5 3/4"	3.30	SECOND FLOOR	2
J	1	T	2517	2'-1 3/4" x 1'-5 3/4"	0.0	KITCHEN, POWDER RM. HALL BATH & M. BATH	7
K	1	CA	2959	2'-1 3/4" x 4'-11 3/4"	7.60	SECOND FLOOR BEDROOM #4	5
L	1	P	4753	3'-11 3/4" x 4'-5 3/4"	0.0	SECOND FLOOR BEDROOM #4	1
M	1	SK	4547	3'-8 7/8" x 3'-11"	N/A	HALL BATHROOM SKYLIGHT	1
N	1	T	2525	2'-1 3/4" x 2'-1 3/4"	N/A	BASEMENT STAIRS WINDOW	2
P	1	SK	2239	1'-9 1/4" x 3'-3 1/16"	N/A	KITCHEN & M. BATH SKYLIGHT	2
Q	1	B	2517	2'-11 3/4" x 1'-5 3/4"	2.80	BASEMENT WINDOW	3

MANUFACTURER:	
1. PELLA WINDOWS SERIES: ARCHITECT SERIES	
WINDOW TYPE KEY	
A	ARCHED
AW	AWNING
B	BASEMENT
CA	CASEMENT
DH	DOUBLE HUNG
SK	SKYLIGHT
P	PICTURE WINDOW
T	TRANSOM
GLAZING	
□ SINGLE	□ ALUMINUM
■ DOUBLE	■ WOOD
□ LOW-E	□ VINYL
□ TRIPLE	□ OTHER
HARDWARE	
■ WHITE	■ ALUMINUM
□ BRASS	□ WOOD
□ NICKEL	□ VINYL
□ BRONZE	□ OTHER
CLADDING	
■ WHITE	■ ALUMINUM
□ BRASS	□ WOOD
□ NICKEL	□ VINYL
□ BRONZE	□ OTHER
NOTE: * DENOTES EGRESS WINDOW	



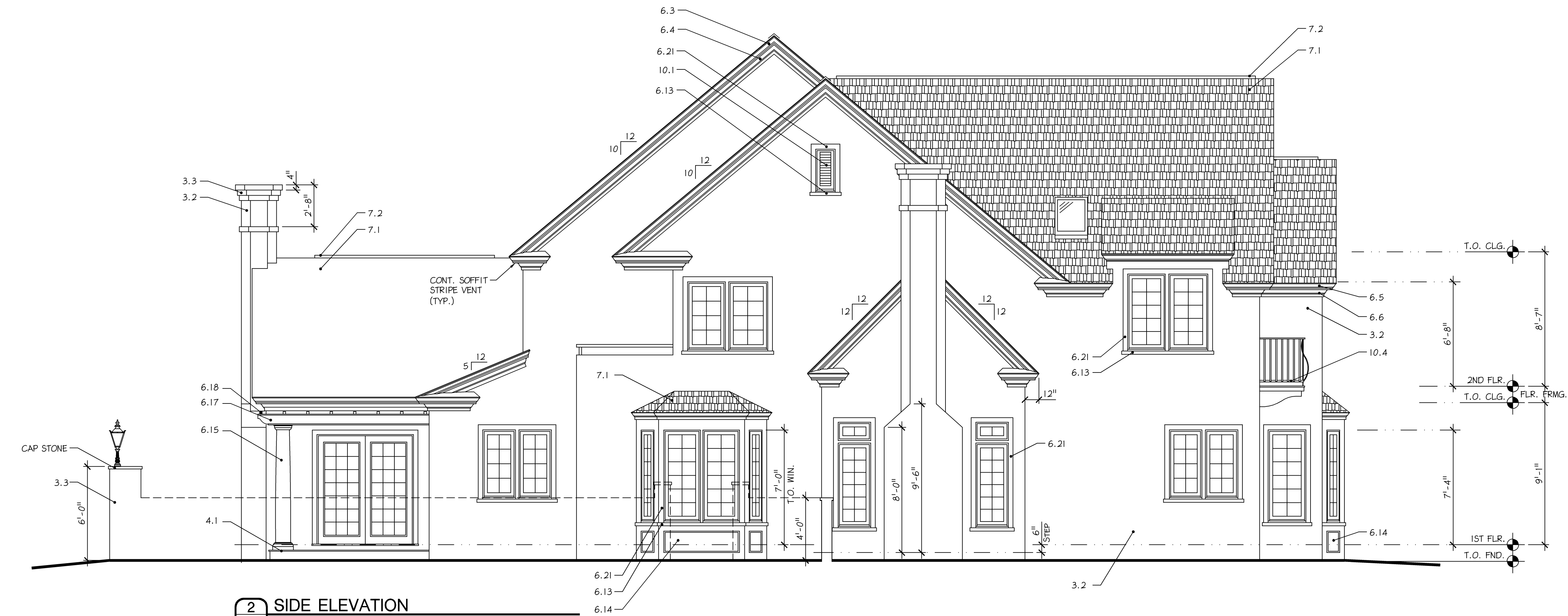
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ATTIC VENTILATION			
	REQUIRED	PROVIDED	
MAIN ROOF	7.37	10.25	Sq.Ft.
GARAGE ROOF	5.84	8.25	Sq.Ft.
FAMILY RM ROOF	2.64	3.50	Sq.Ft.
MASTER STE. ROOF	2.32	5.00	Sq.Ft.

NOTE:  
AREAS ARE CALCULATED BY 1/150 OF THE ATTIC FLOOR AREA, 50% OF AREA AT THE RIDGE, 50% OF AREA AT THE SOFFIT.

1 FRONT ELEVATION  
A-4 Scale: 1/4" = 1'- 0"



ELEVATION KEYNOTES

- 3.0 CONCRETE
- 3.1 CONCRETE PAVERS  
EP HENRY - OLD TOWNE COBBLE
- 3.2 CEMENT STUCCO OR  
DRYVIT FINISHING SYSTEM
- 3.3 CEMENT STUCCO OR DRYVIT  
FINISHING SYSTEM / BUILD-UP TRIM
- 4.0 MASONRY
- 4.1 ASHLAR FLAGSTONE  
COLOR TO BE CHOSEN BY OWNER
- 4.2 VENEER BRICK  
GLEN GARY - HERRINGBONE PATTERN
- 6.0 WOODS AND PLASTICS
- 6.1 BEADED VINYL HORIZONTAL SIDING  
CERTAINTED - CAROLINA BEADED
- 6.2 SHIP-LAP VINYL SIDING  
CERTAINTED
- 6.3 GABLE END / BARGEBOARD TRIM  
FYPON - MOLDING (CROWN)
- 6.4 GABLE END / FREEZE TRIM  
FYPON - MOLDING (CROWN)
- 6.5 FASCIA TRIM  
FYPON - MOLDING (CROWN)
- 6.6 FASCIA / FREEZE TRIM  
FYPON - MOLDING (CROWN)
- 6.7 BAY / DORMER FASCIA TRIM  
FYPON - MOLDING (CROWN)
- 6.8 BAY / DORMER GABLE END TRIM  
FYPON - MOLDING (CROWN)
- 6.9 WINDOW / DOOR HEADER  
FYPON - MOLDING
- 6.10 DORMER HEAD TRIM  
FYPON - DORMER
- 6.11 WINDOW / DOOR SIDE TRIM  
FYPON - DORMER
- 6.12 WINDOW SHUTTERS  
FYPON - RAISED PANEL
- 6.13 WINDOW SILL EXTENSIONS  
FYPON - MOLDING
- 6.14 WINDOW PANELS  
FYPON - RAISED PANEL
- 6.15 COLUMN - PLAIN TAPERED  
12" DIA. ROUND - RED CEDAR
- 6.16 LATTICE  
FIBERGLASS OR CEMENTITIOUS
- 6.17 2x8 JOIST - DECORATIVE  
RED CEDAR
- 6.18 2x2 PURLIN  
RED CEDAR
- 6.19 PRESSURE TREATED WOOD  
RAILING, BALUSTERS & POSTS
- 6.20 PRESSURE TREATED 4x4 COLUMN  
& 2x4 MID-RAIL
- 6.21 FYPON MOLDING / 1 X TRIM
- 7.0 THERMAL & MOISTURE PROTECTION
- 7.1 ROOF SHINGLES - ARCHITECTURAL  
STYLE (30 YR. WARRANTY)
- 7.2 RIDGE VENT - BENJAMIN OBDYKE  
XTRACTOR VENT - SERIES: X18
- 7.3 FLASHING - 16oz COPPER
- 10.0 SPECIALTIES
- 10.1 GABLE END LOUVER  
FYPON - OPEN W/ SCREEN (U.N.O.)
- 10.2 8x8 GARAGE DOORS  
HOWELL-DOR - CUSTOM
- 10.3 FIBERGLASS SCREENING  
SET IN ALUM. OR WOOD FRAME
- 10.4 WROUGHT IRON BALCONY  
SEE PLAN FOR SIZE

2 SIDE ELEVATION  
A-4 Scale: 1/4" = 1'- 0"

523 Kimberton Road, Suite 118 Phoenixville, PA 19360  
tel. (610) 917-8831 fax (610) 917-8836  
email mail@betzwood.com http://www.betzwood.com

Robin J. Kohn, AIA  
Commonwealth of Pennsylvania  
License No. RA-11327-X

Contact Person:  
Edward M. Happ  
(610) 917-8831

PROJECT NO.	DRAWN BY	CHK'D BY	
B 2126	EMH	EMH	
NO.	DATE	BY	ISSUE
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7	12-07-04	EMH	REISSUED FOR CONSTRUCTION
8			
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12			
13			
14			
15			

APPROVED BY

Robin J. Kohn, AIA

CURRENT DATE

December 07, 2004

Camp Residence

LOT #5 DICKSON DRIVE  
MALVERN, PA 19355

CHARLESTOWN TWP.  
CHESTER COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

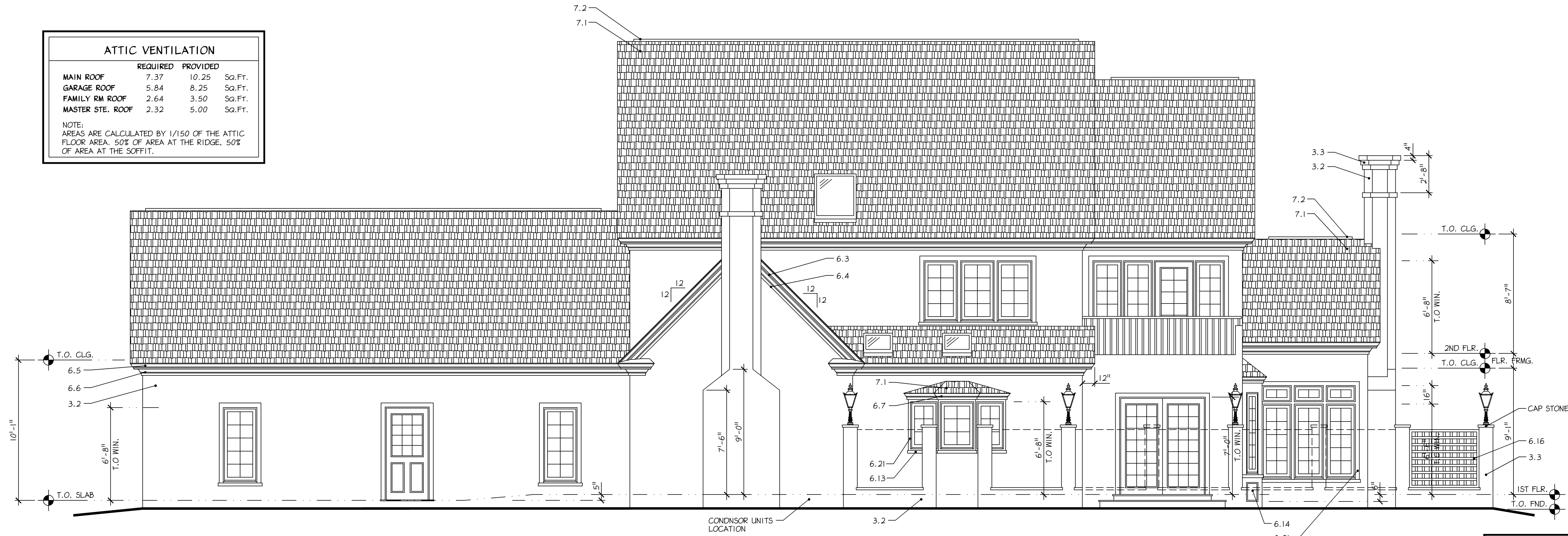
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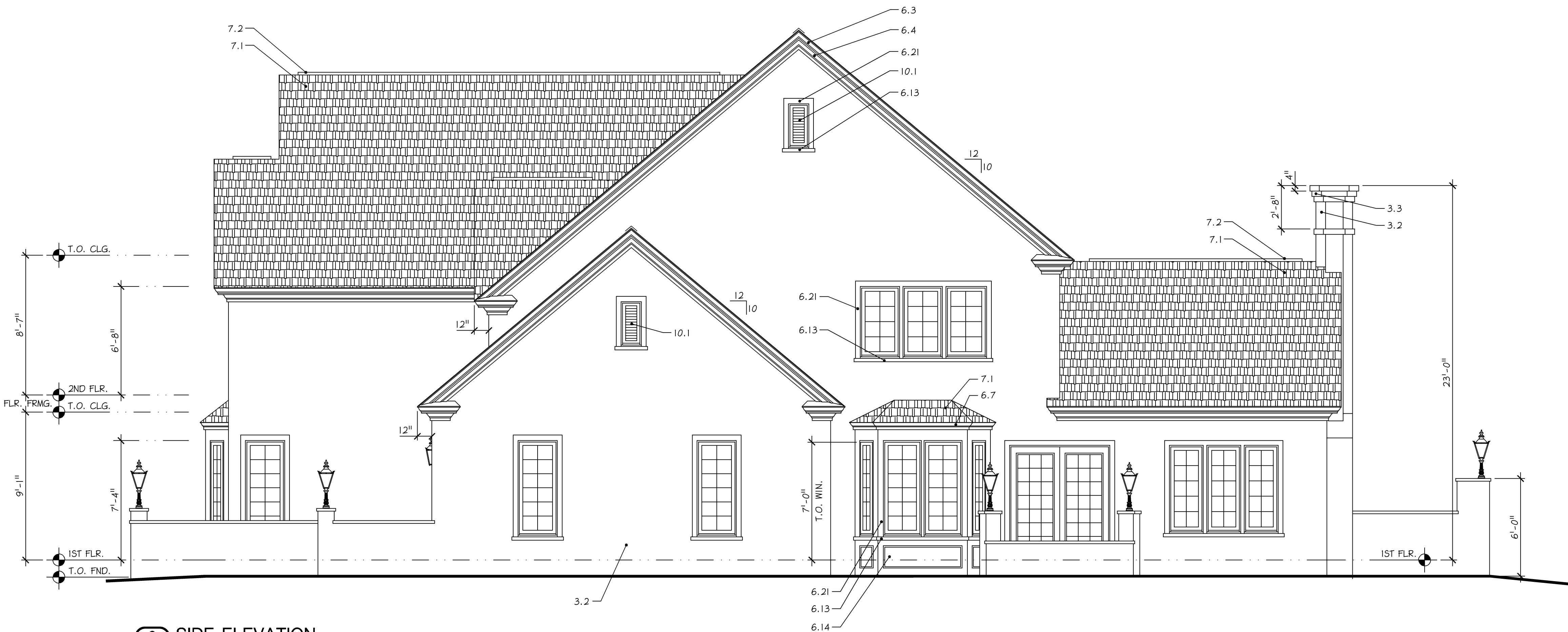


ATTIC VENTILATION			
	REQUIRED	PROVIDED	
MAIN ROOF	7.37	10.25	Sq.Ft.
GARAGE ROOF	5.84	8.25	Sq.Ft.
FAMILY RM ROOF	2.64	3.50	Sq.Ft.
MASTER STE. ROOF	2.32	5.00	Sq.Ft.

NOTE:  
AREAS ARE CALCULATED BY 1/150 OF THE ATTIC FLOOR AREA, 50% OF AREA AT THE RIDGE, 50% OF AREA AT THE SOFFIT.



1 REAR ELEVATION  
A-5 Scale: 1/4" = 1'- 0"



2 SIDE ELEVATION  
A-5 Scale: 1/4" = 1'- 0"

#### ELEVATION KEYNOTES

##### 3.0 CONCRETE

- 3.1 CONCRETE PAVERS
- 3.2 CEMENT STUCCO OR DRYVIT FINISHING SYSTEM
- 3.3 CEMENT STUCCO OR DRYVIT FINISHING SYSTEM / BUILD-UP TRIM

##### 4.0 MASONRY

- 4.1 ASHLAR FLAGSTONE
- 4.2 VENEER BRICK
- 4.3 GLEN GARY - HERRINGBONE PATTERN

##### 6.0 WOODS AND PLASTICS

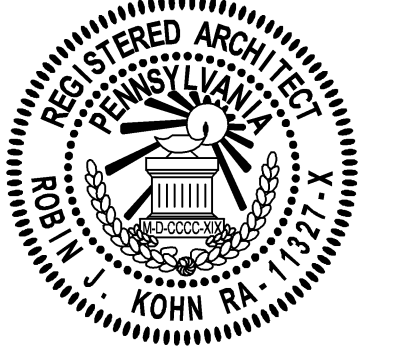
- 6.1 BEADED VINYL HORIZONTAL SIDING
- 6.2 SHIP-LAP VINYL SIDING
- 6.3 GABLE END / BARGEBOARD TRIM
- 6.4 GABLE END / FREEZE TRIM
- 6.5 FASCIA TRIM
- 6.6 FASCIA / FREEZE TRIM
- 6.7 BAY / DORMER FASCIA TRIM
- 6.8 BAY / DORMER GABLE END TRIM
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- 6.13 WINDOW SILL EXTENSIONS
- 6.14 WINDOW PANELS
- 6.15 COLUMN - PLAIN TAPERED
- 6.16 LATTICE
- 6.17 2x8 JOIST - DECORATIVE
- 6.18 2x2 PURLIN
- 6.19 PRESSURE TREATED WOOD
- 6.20 PRESSURE TREATED 4x4 COLUMN
- 6.21 PYPON MOLDING / 1 X TRIM

##### 7.0 THERMAL - & MOISTURE PROTECTION

- 7.1 ROOF SHINGLES - ARCHITECTURAL
- 7.2 RIDGE VENT - BENJAMIN OBDYKE
- 7.3 FLASHING - 16oz COPPER

##### 10.0 SPECIALTIES

- 10.1 GABLE END LOUVER
- 10.2 6x6 GARAGE DOORS
- 10.3 FIBERGLASS SCREENING
- 10.4 WROUGHT IRON BALCONY



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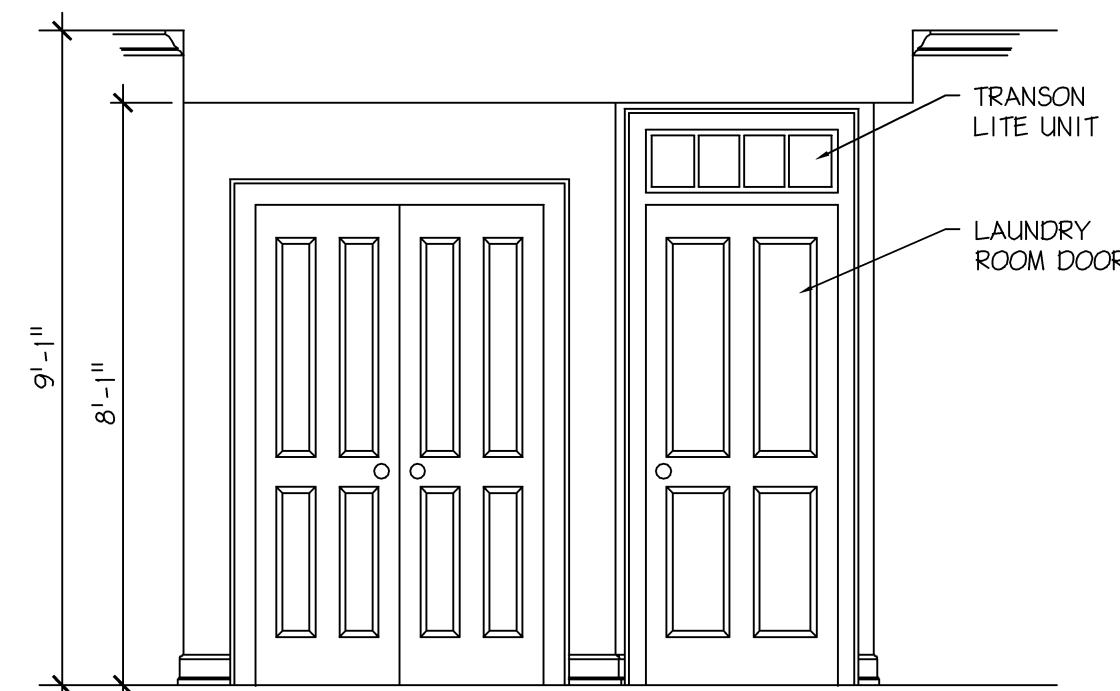
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B 2126			EMH	EMH	
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APPROVED BY  
Robin J. Kohn, AIA  
CURRENT DATE  
December 07, 2004

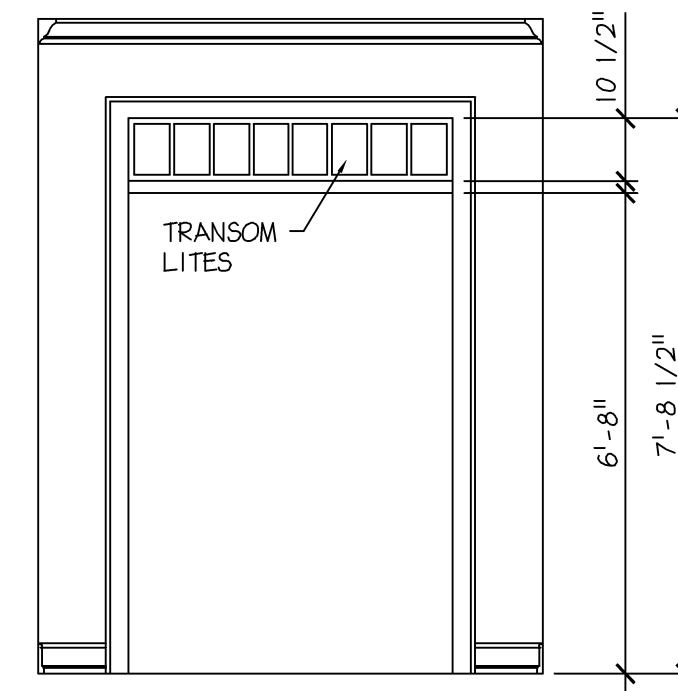
Camp Residence  
LOT #5 DICKSON DRIVE  
MALVERN, PA 19355  
CHARLESTOWN TWP.  
CHESTER COUNTY

SHEET TITLE  
ELEVATIONS

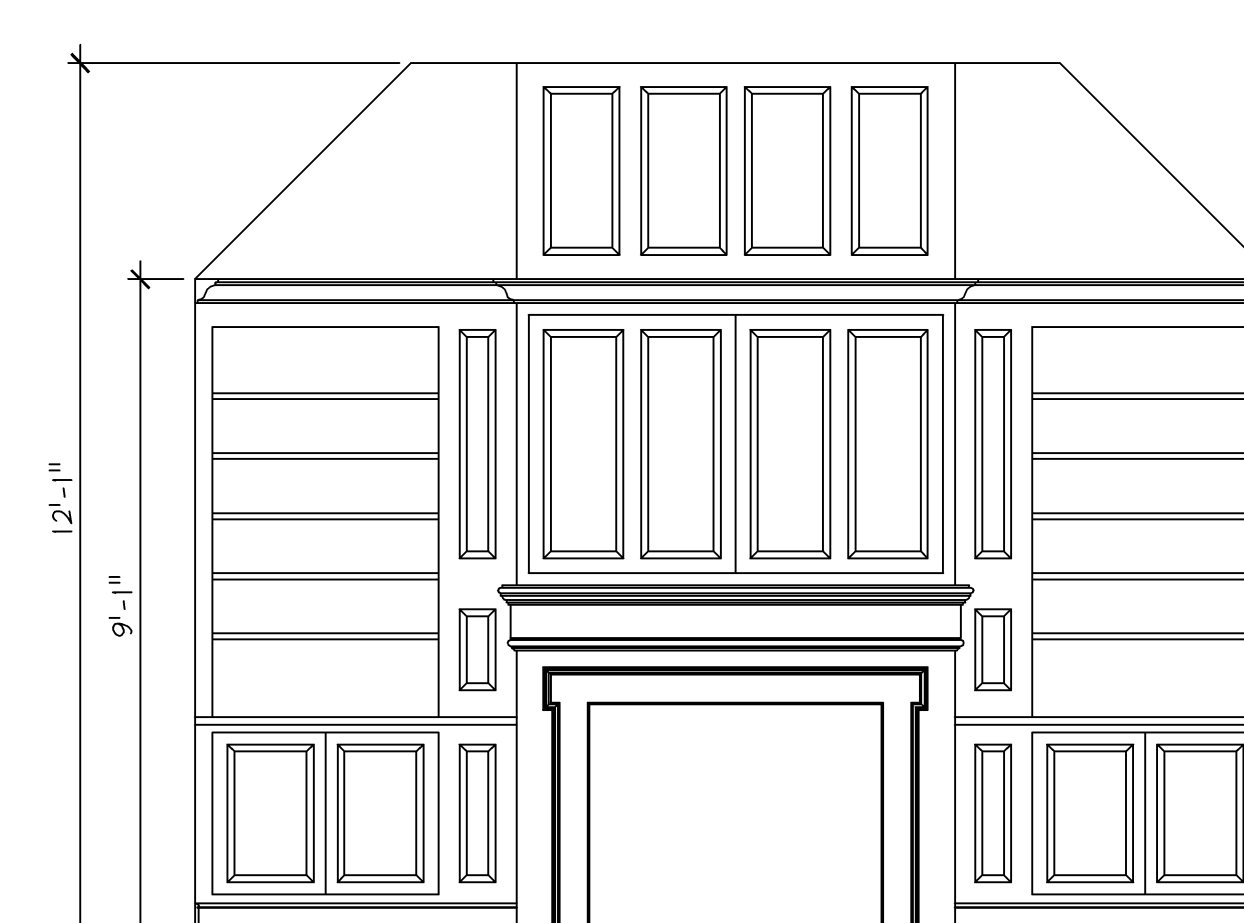
SHEET NUMBER  
A-5  
REV  
7



3 ELEV: ENTRY HALL  
A-6 Scale: 3/8" = 1'- 0"

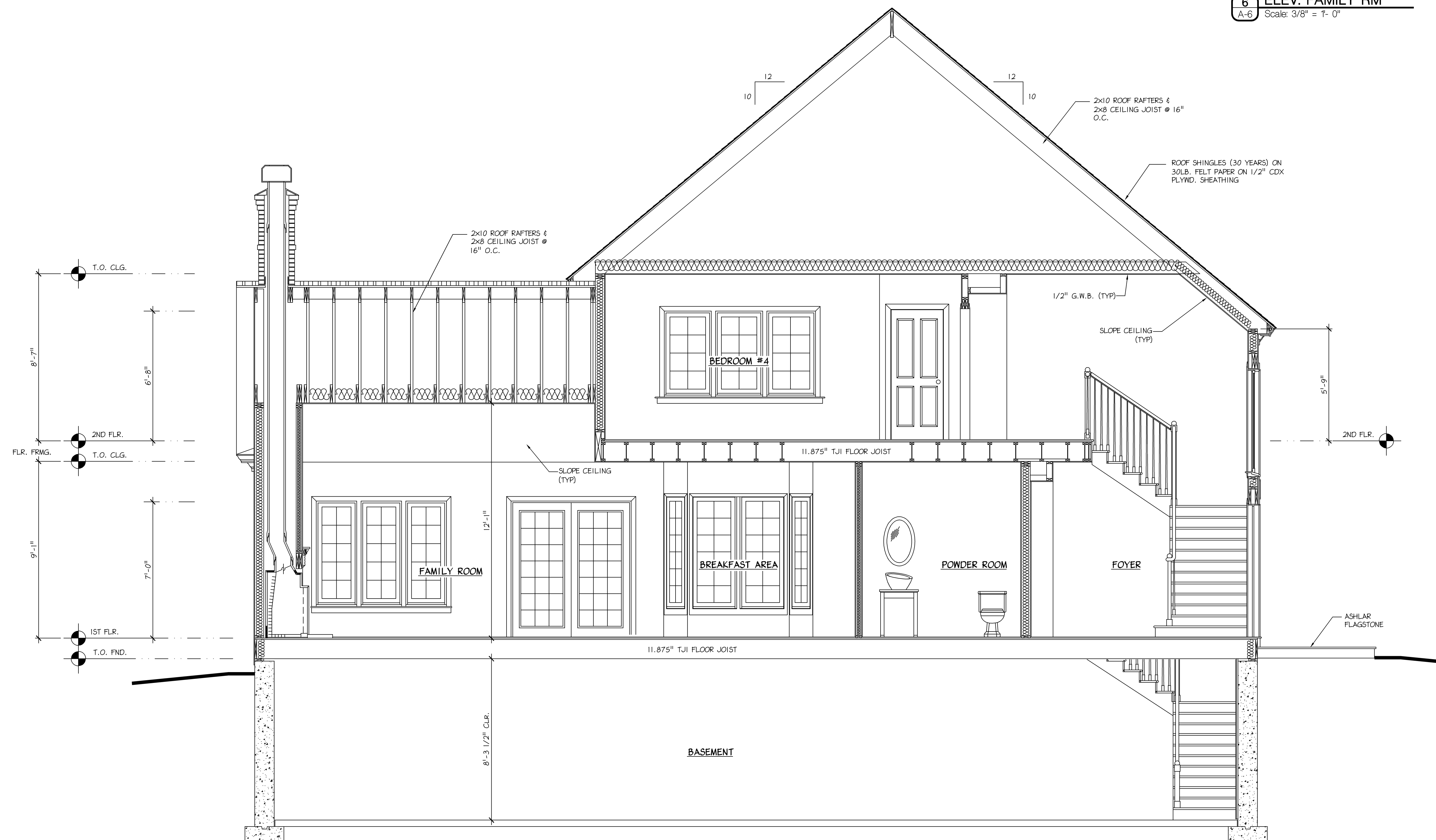


4 ELEV: ENTRY  
A-6 Scale: 3/8" = 1' - 0"



5 ELEV: LIVING ROOM  
A-6 Scale: 3/8" = 1'- 0"

6 ELEV: FAMILY RM  
A-6 Scale: 3/8" = 1'- 0"



**1** BUILDING SECTION  
A-6 Scale: 3/8" = 1'- 0"



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Robin J. Kohn, AIA			December 07, 2004		

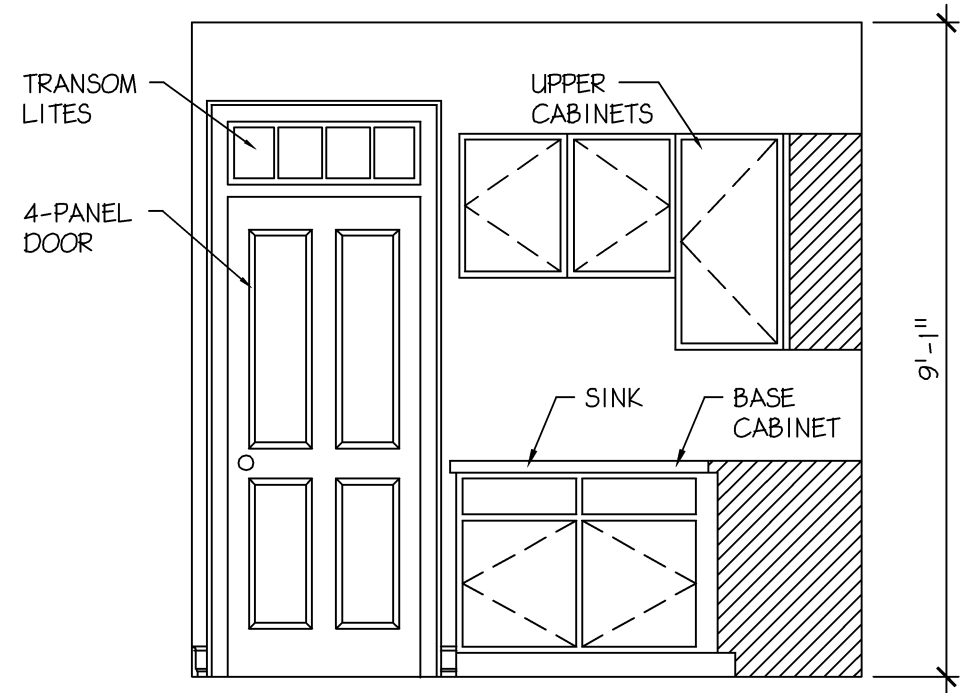
Camp Residence  
LOT #5 DICKSON DRIVE  
MALVERN, PA 19355  
CHARLESTOWN TWP.  
CHESTER COUNTY

BUILDING SECTION

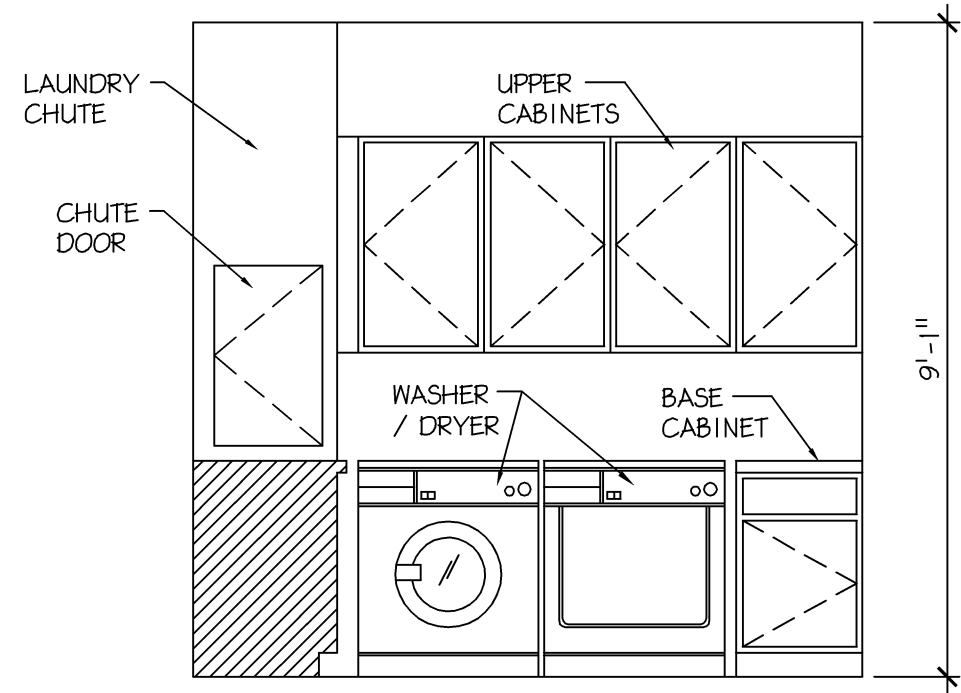
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REV  
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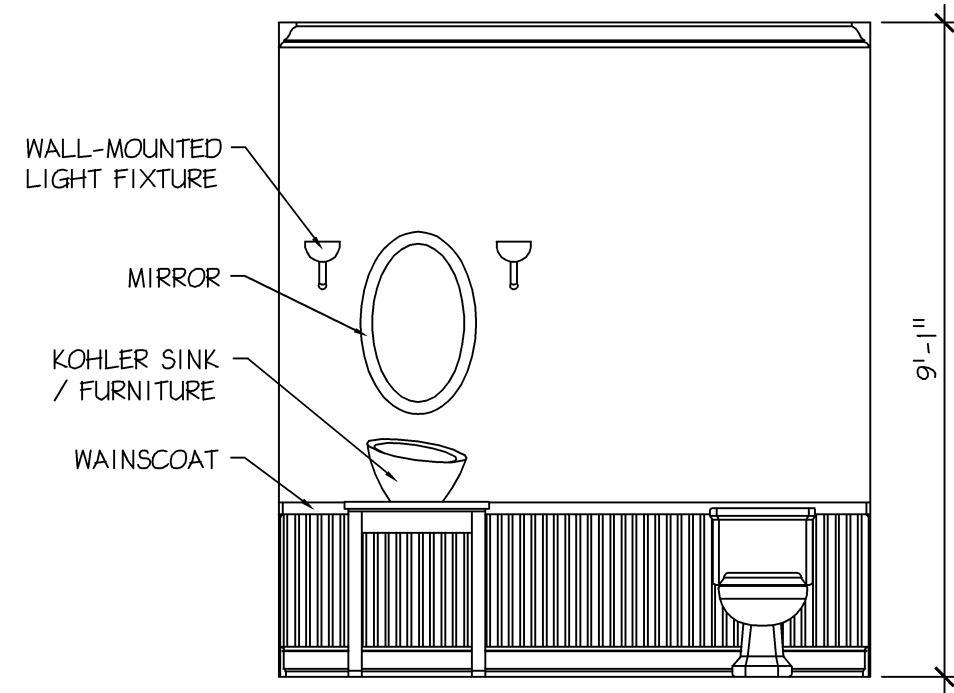




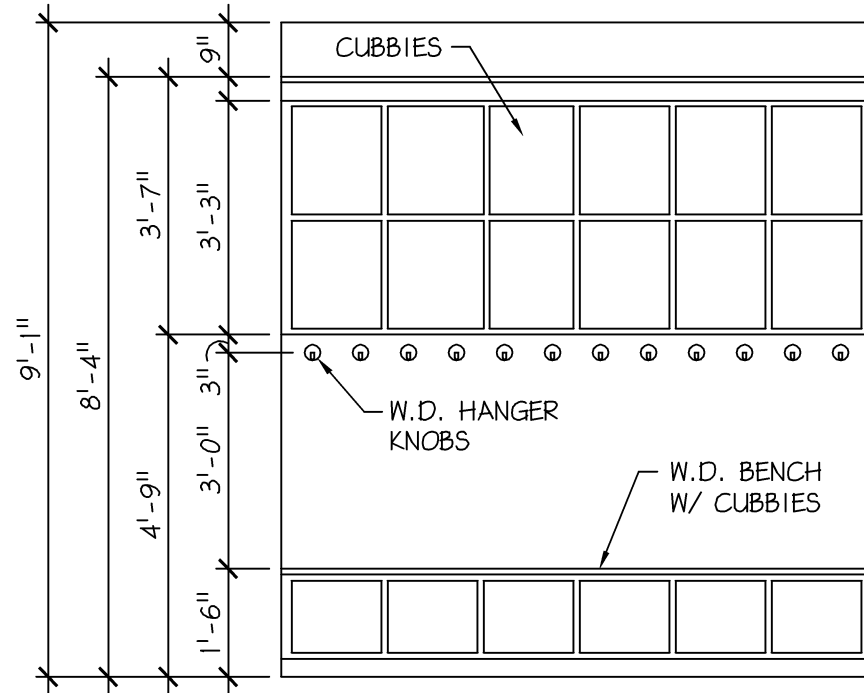
**2 ELEV: LAUNDRY**  
A-7 Scale: 3/8" = 1'- 0"



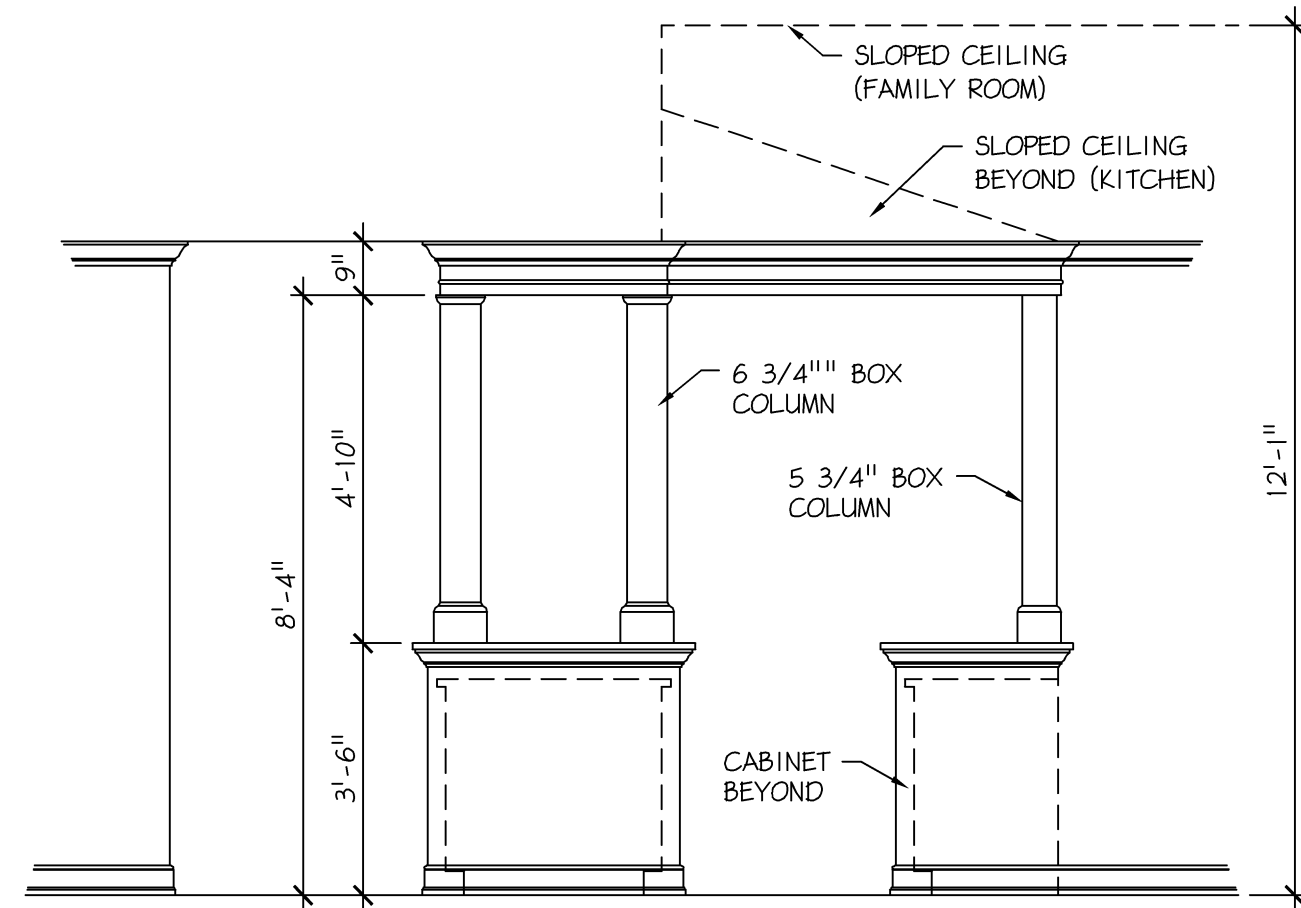
**3 ELEV: LAUNDRY**  
A-7 Scale: 3/8" = 1'- 0"



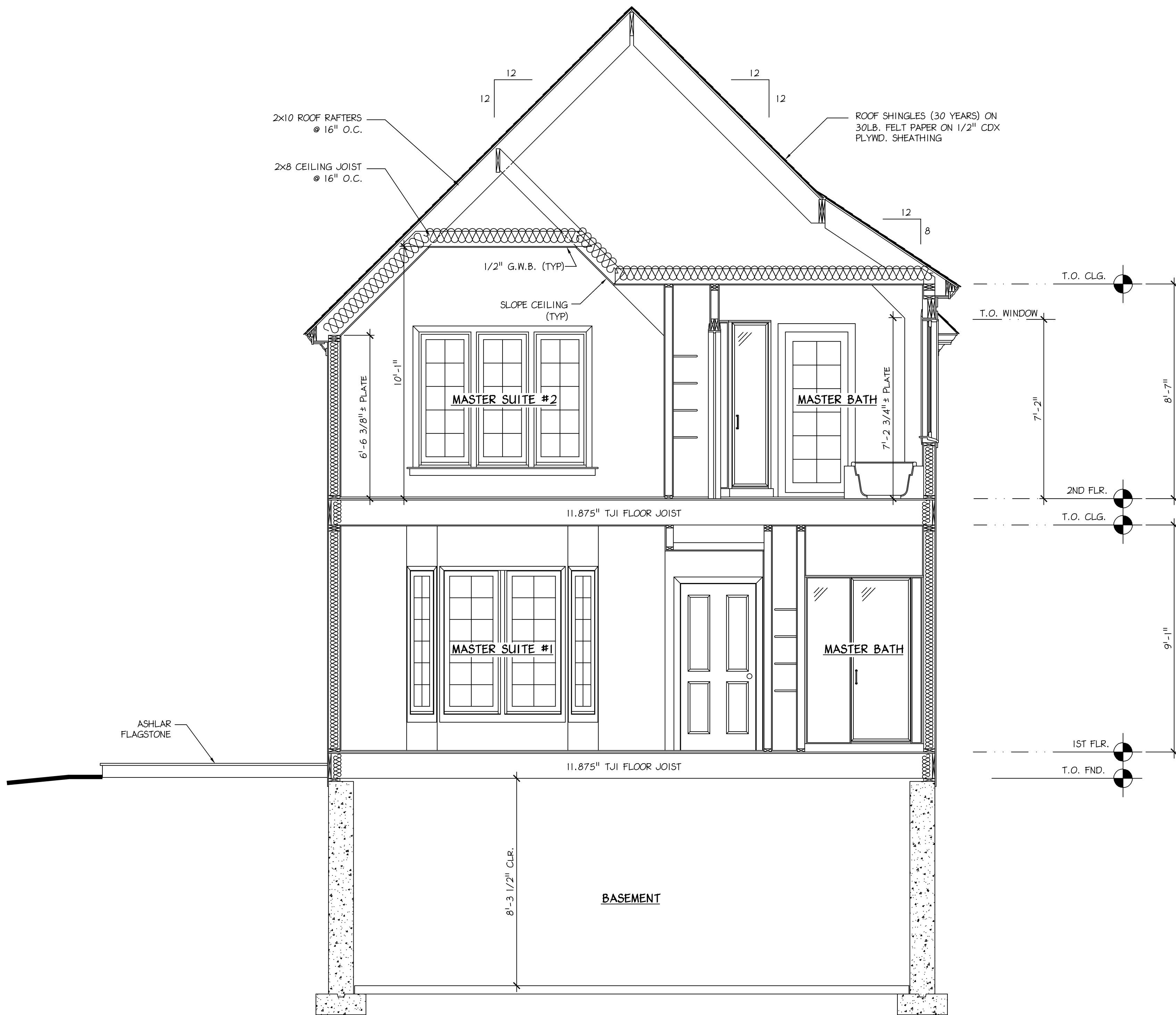
**4 ELEV: POWDER RM.**  
A-7 Scale: 3/8" = 1'- 0"



**5 ELEV: MUD ROOM**  
A-7 Scale: 3/8" = 1'- 0"



**6 ELEV: KITCHEN**  
A-7 Scale: 3/8" = 1'- 0"



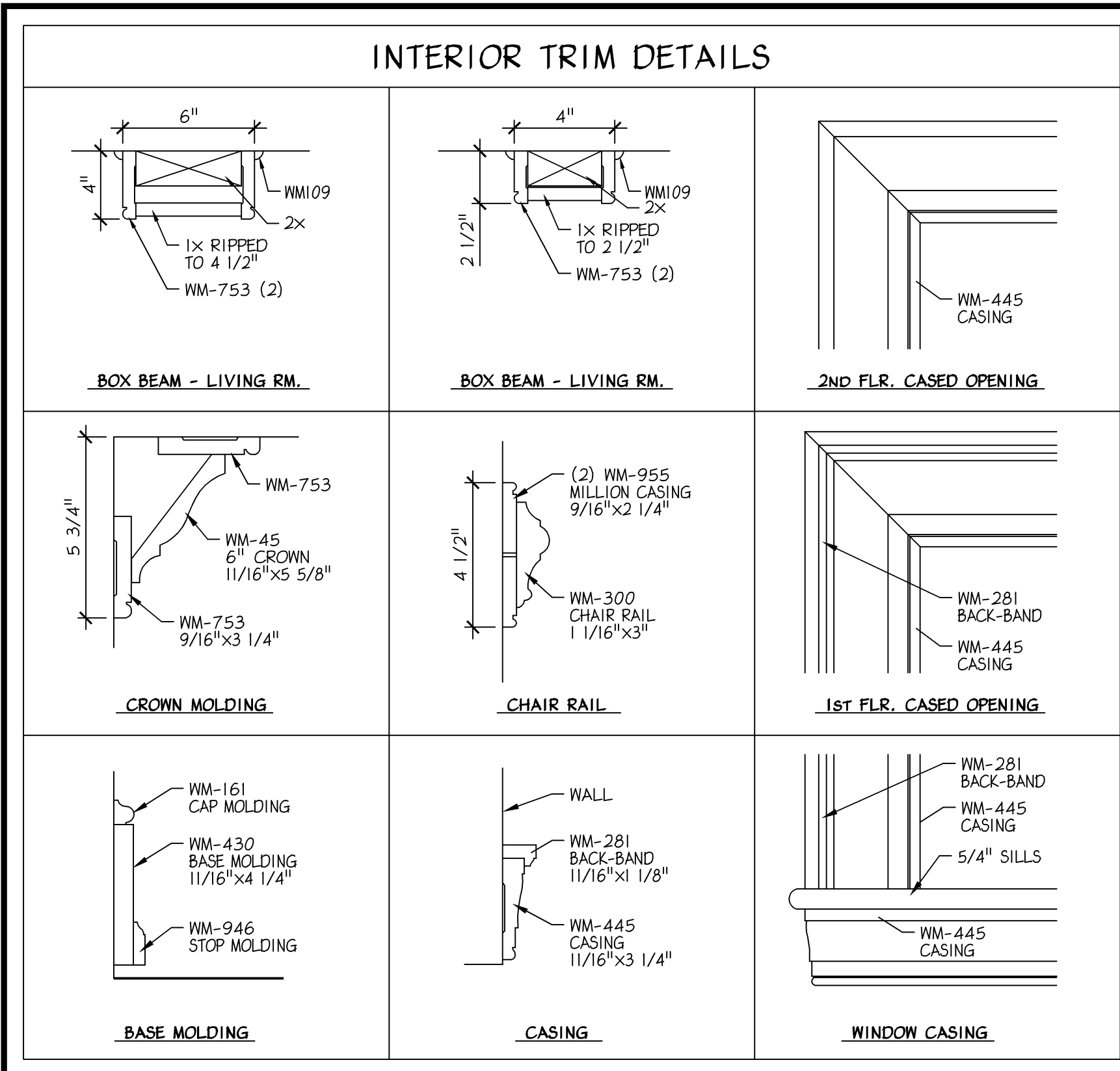
**1 BUILDING SECTION**  
A-7 Scale: 3/8" = 1'- 0"

ROOM FINISH SCHEDULE									
SPACE	LEVEL	FLOOR	WALL	WAINSCOT	CHIEF RAIL	CROWN MOLD	CEILING	HEIGHT	REMARKS
FOYER	1ST	2	A	•	•	•	1	9'-1 1/2"	CLG. HEIGHT VARIES
LIVING ROOM	1ST	2	A	•	•	•	1	9'-7"	COFFERED CEILING SEE MOLDING & TRIM DETAILS
DINING ROOM	1ST	2	A	•	•	•	1	9'-1 1/2"	TRAY CEILING
KITCHEN	1ST	3	A	•	•	•	1	9'-1 1/2"	
FAMILY ROOM	1ST	1	A	•	•	•	1	12'-1 1/2"	SLOPED CEILING
BREAKFAST ROOM	1ST	2	A	•	•	•	1	9'-1 1/2"	
POWDER ROOM	1ST	3	A	•	•	•	1	9'-1 1/2"	
MUD ROOM	1ST	3	A	•	•	•	1	9'-1 1/2"	
GARAGE	1ST	6	A&F	•	•	•	1	10'-1 1/2"	WALLS ADJACENT TO LIVING SPACE SHALL FIRE RATED
LAUNDRY	1ST	3	A	•	•	•	1	9'-1 1/2"	
BUTLERS PANTRY	1ST	2	A	•	•	•	1	8'-1 1/2"	
MASTER SUITE #1	1ST	2	A	•	•	•	1	9'-1 1/2"	
MASTER BATH	1ST	3	B	•	•	•	1	9'-1 1/2"	
MASTER CLOSET	1ST	2	A	•	•	•	1	9'-1 1/2"	
MASTER SUITE #2	2ND	1	A	•	•	•	1	10'-1 1/2"	SLOPED CEILING
MASTER BATH	2ND	3	B	•	•	•	1	8'-7"	SLOPED CEILING
MASTER CLOSET	2ND	1	A	•	•	•	1	8'-7"	
OFFICE / CRAFT	2ND	2	A	•	•	•	1	8'-7"	
BEDROOM #3	2ND	1	A	•	•	•	1	8'-7"	

MATERIAL CODE		
FLR. / BASE	WALL	CEILING
1 CPT / WD	A G.W.B.	1 G.W.B.
2 H WD / WD	B MR G.W.B.	2 MR G.W.B.
3 CT / WD	C CT	3 CT
4 CT / CT	D WD PANEL	4
5 VINYL / WD	E BRICK	5
6 CONC.	F 5/8" 'X' GNB	6 5/8" 'X' GNB
7 SUBFLR.	G UNFINISHED	7 UNFINISHED
8 P.T. WD	H SIDING	8 WD T&G

MATERIAL GLOSSARY

CPT	CARPET
CT	CERAMIC TILE
CONC.	CONCRETE
G.W.B.	GYPSUM WALL BOARD
H WD	HARDWOOD FLOOR
MR G.W.B.	MOISTURE RESISTANT G.W.B.
T	TILE
VT	SHEET VINYL TILE
WD	WOOD
WD T&G	WOOD TONGUE & GROOVE



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Robin J. Kohn, AIA		December 07, 2004	

Camp Residence  
LOT #5 DICKSON DRIVE  
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CHESTER COUNTY

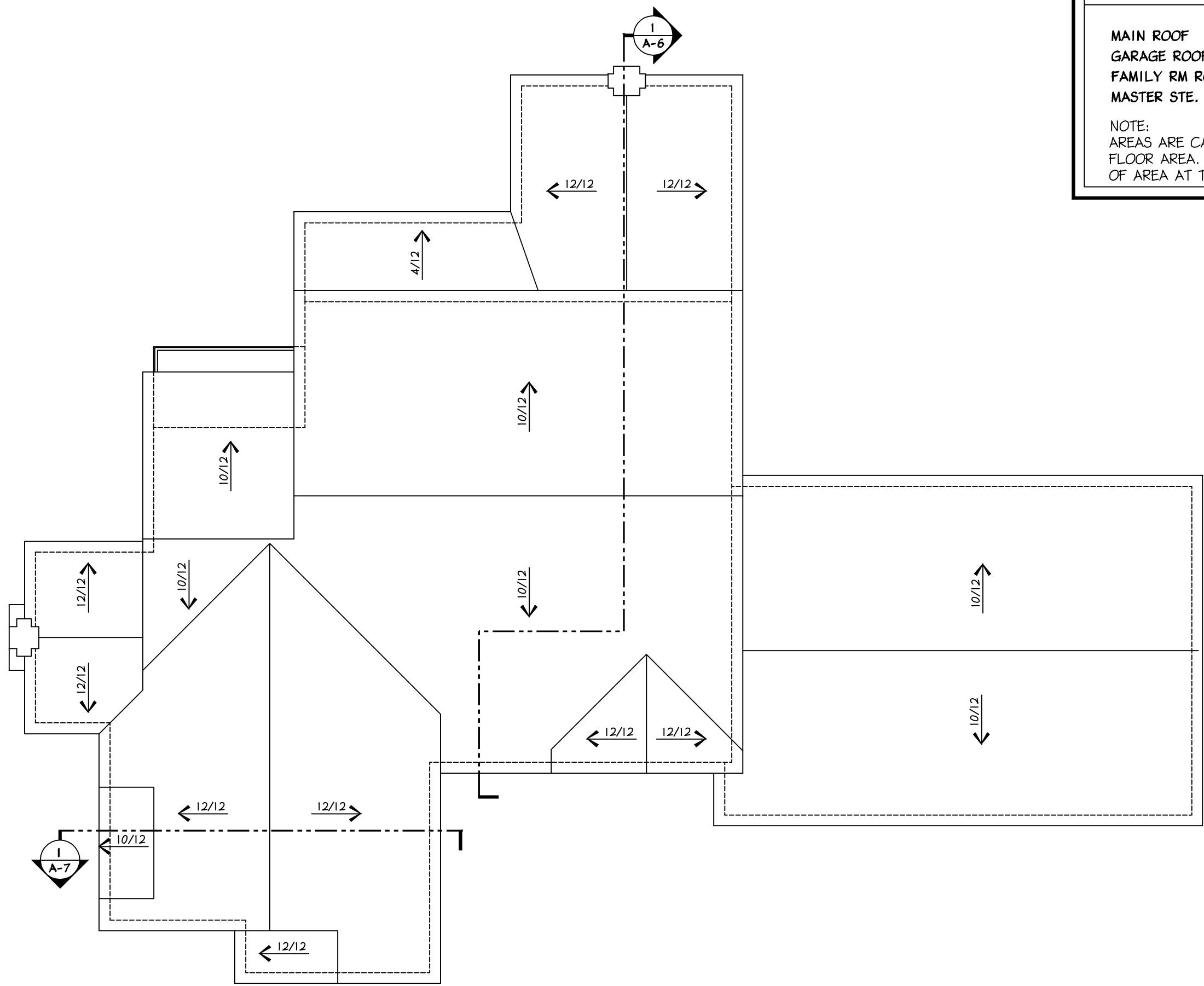
SHEET TITLE

BUILDING SECTION

SHEET NUMBER

A-7

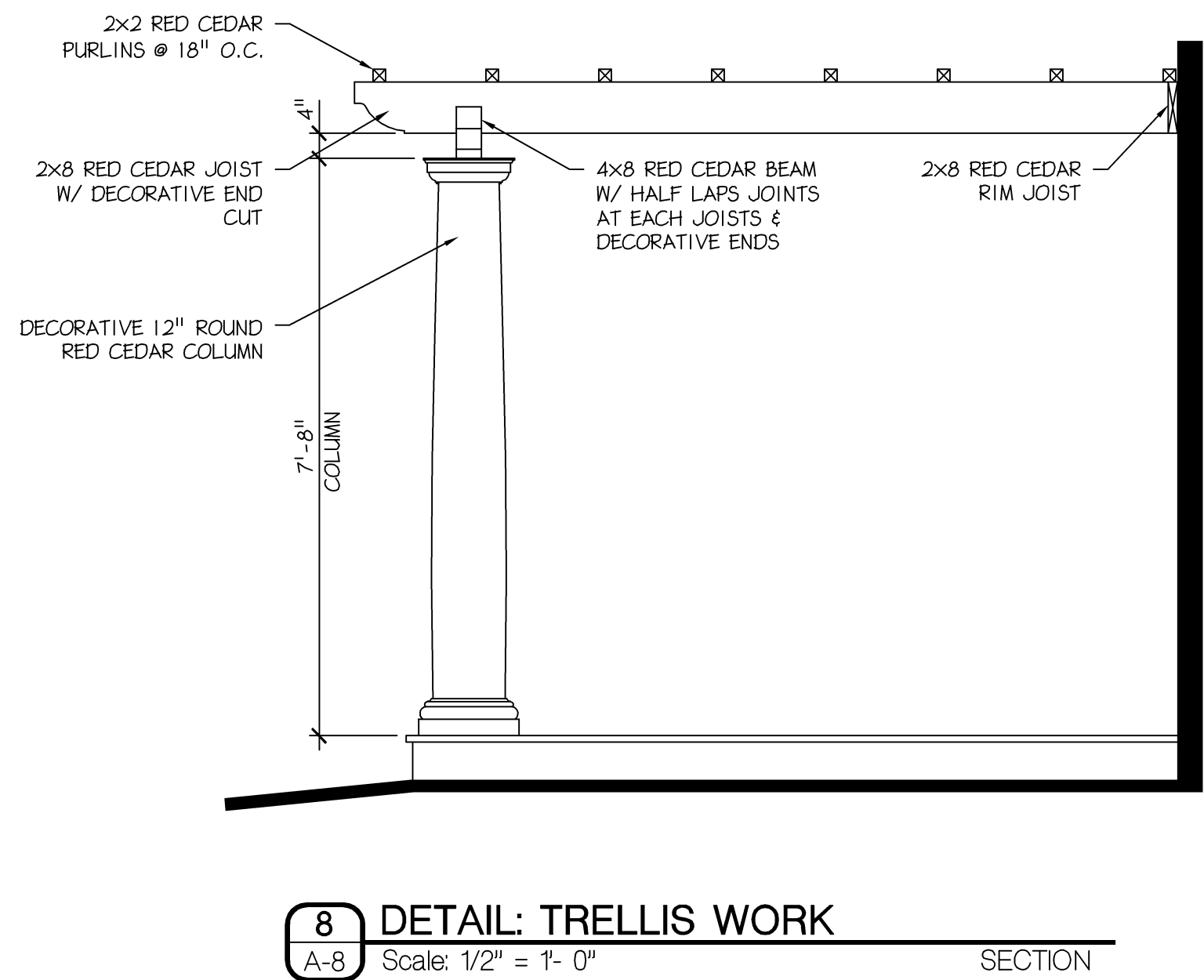
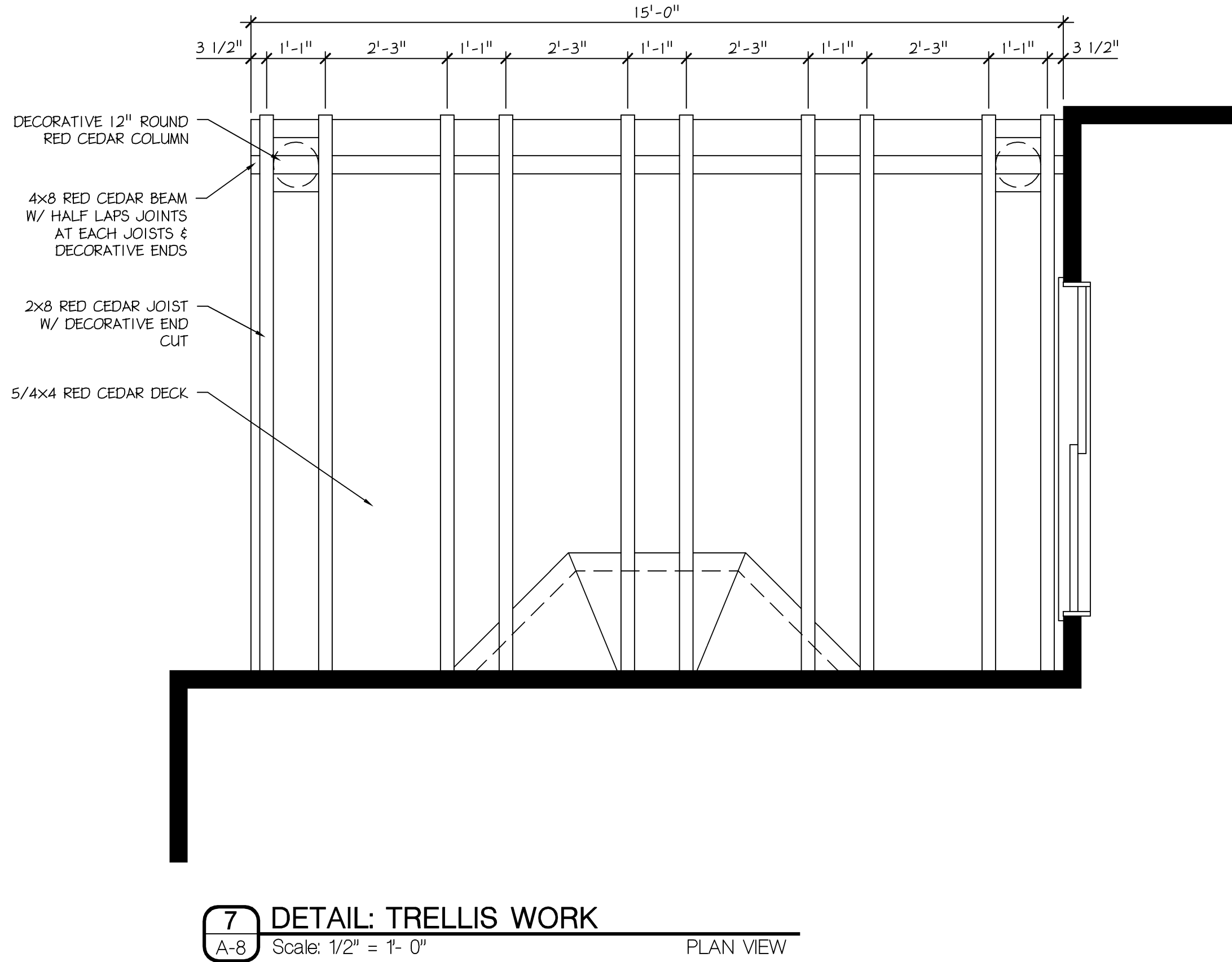
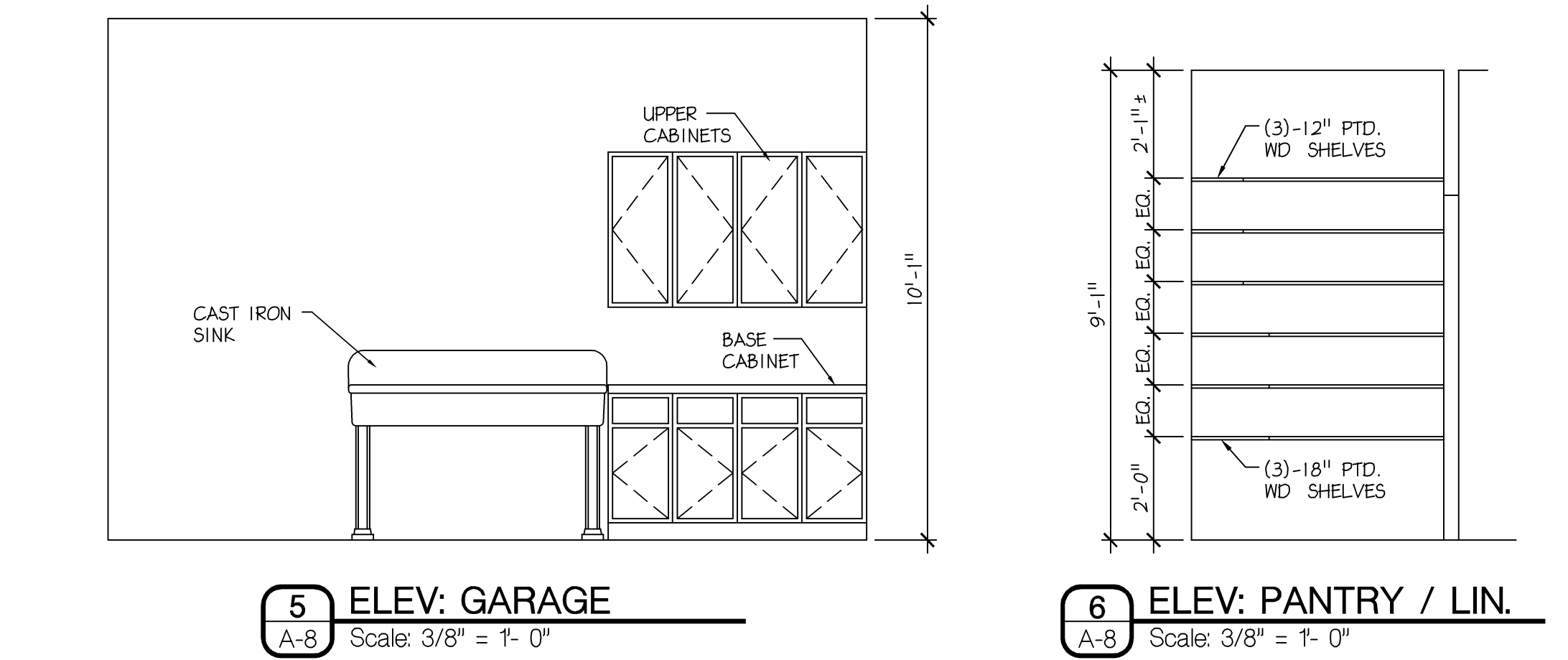
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**1 ROOF PLAN**  
A-8 Scale: 1/8" = 1'- 0"

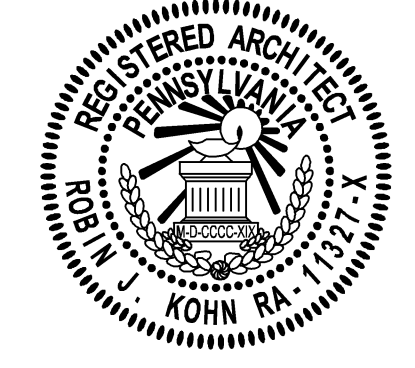
ATTIC VENTILATION			
	REQUIRED	PROVIDED	
MAIN ROOF	7.37	10.25	Sq.Ft.
GARAGE ROOF	5.84	8.25	Sq.Ft.
FAMILY RM ROOF	2.64	3.50	Sq.Ft.
MASTER STE. ROOF	2.32	5.00	Sq.Ft.

NOTE:  
AREAS ARE CALCULATED BY 1/150 OF THE ATTIC FLOOR AREA, 50% OF AREA AT THE RIDGE, 50% OF AREA AT THE SOFFIT.





Robinson J. Kohn, AIA  
Architects & Engineers  
Regis W. Kubit, PE



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Camp Residence  
LOT #5 DICKSON DRIVE  
MALVERN, PA 19355  
CHARLESTOWN TWP.  
CHESTER COUNTY

SHEET TITLE  
ROOF PLAN  
& DETAILS

SHEET NUMBER  
A-8

REV  
7



DIVISION 1 - GENERAL CONDITIONS

WORK COVERED BY CONTRACT DOCUMENTS

THE PROJECT CONSISTS OF CONSTRUCTION OF A TWO STORY HOME, ATTACHED GARAGE AND SITE WORK INCLUDING DRIVES, WALKWAYS, HAVING WALLS AND PAVING. THE FIRST STORY IS APPROXIMATELY 2278 SQ.FT. OF CONDITIONED AREA AND THE SECOND STORY CONTAINS 1438 SQ.FT. WITH A 805 SQ.FT. 2-CAR GARAGE AREA. THE TOTAL FRAMED AREA FOR THE HOME IS 4521 SQ.FT.

1. PROJECT LOCATION: LOT #5, CHARLESTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
2. OWNER: BARBARA E ROBERT CAMP

CONTRACTOR USE OF PREMISES

GENERAL: DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL HAVE FULL USE OF THE PREMISES FOR CONSTRUCTION OPERATIONS. INCLUSIVE OF THE SITE. THE CONTRACTOR'S USE OF THE PREMISES IS LIMITED ONLY BY THE OWNER'S RIGHT TO PERFORM WORK OR TO RETAIN OTHER CONTRACTORS ON PORTIONS OF THE PROJECT.

ALLOWANCES

THIS SECTION INCLUDES ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS GOVERNING ALLOWANCES.

SELECTED MATERIALS AND EQUIPMENT ARE SPECIFIED IN THE CONTRACT DOCUMENTS BY ALLOWANCES. IN SOME CASES, THESE ALLOWANCES INCLUDE INSTALLATION. ALLOWANCES HAVE BEEN ESTABLISHED IN LIEU OF ADDITIONAL REQUIREMENTS AND TO DEFER SELECTION OF ACTUAL MATERIALS AND EQUIPMENT TO A LATER DATE WHEN ADDITIONAL INFORMATION IS AVAILABLE FOR EVALUATION. IF NECESSARY, ADDITIONAL REQUIREMENTS WILL BE ISSUED BY CHANGE ORDER.

SELECTION AND PURCHASE

1. AT THE EARLIEST PRACTICAL DATE AFTER AWARD OF THE CONTRACT, ADVISE THE ARCHITECT OF THE DATE WHEN THE FINAL SELECTION AND PURCHASE OF EACH PRODUCT OR SYSTEM DESCRIBED BY AN ALLOWANCE MUST BE COMPLETED TO AVOID DELAYING THE WORK.

2. AT THE ARCHITECT'S REQUEST, OBTAIN PROPOSALS FOR EACH ALLOWANCE FOR USE IN MAKING FINAL SELECTIONS. INCLUDE RECOMMENDATIONS THAT ARE RELEVANT TO PERFORMING THE WORK.

SCHEDULE OF ALLOWANCES

ALLOWANCES FOR THE FIXTURES/MATERIAL ONLY, CONTRACTOR TO PROVIDE INSTALLATION AND PLUMBING/POWER TO FIXTURE/MATERIAL.

PLUMBING FIXTURE: LUMP SUM \$15,000  
ELECTRICAL FIXTURES: EA. TYPICAL \$100 EA. CHANDELIER \$1200 EA. OTHER \$150  
DOORS: FRONT DOOR \$2500 EA. INTERIOR \$125 EA. EXTERIOR \$250  
EA. GARAGE (2) \$3500  
HARDWARE: EA. DOOR \$75  
INTERIOR WOOD FLOORING: S.F. \$3.50 TILE S.F. \$3.00  
FIREPLACE MATERIALS: EA. TYPICAL \$1200  
INSPECTION & TESTING \$1500  
WINDOWS TOTAL (77) \$50,000  
APPLIANCES \$10,000  
VENT HOOD \$1200

APPLICATION FOR PAYMENT

COORDINATE THE SCHEDULE OF VALUES AND APPLICATIONS FOR PAYMENT WITH THE CONTRACTOR'S CONSTRUCTION SCHEDULE, SUBMITTAL SCHEDULE AND LIST OF SUBCONTRACTORS.

SUBMIT THE SCHEDULE OF VALUES FOR THE PROJECT TO THE ARCHITECT AT THE EARLIEST POSSIBLE DATE BUT NO LATER THAN SEVEN (7) DAYS BEFORE THE DATE SCHEDULED FOR THE FIRST SUBMITTAL OF THE INITIAL APPLICATION FOR PAYMENT.

ARRANGE THE SCHEDULE OF VALUES IN TABULAR FORM WITH SEPARATE COLUMNS TO INDICATE THE FOLLOWING FOR EACH ITEM LISTED:

- A. RELATED SPECIFICATION SECTION OR DIVISION
- B. DESCRIPTION OF WORK
- C. NAME OF SUBCONTRACTOR
- D. NAME OF MANUFACTURER OR FABRICATOR
- E. NAME OF SUPPLIER

PROVIDE A BREAKDOWN OF THE CONTRACT SUM IN SUFFICIENT DETAIL TO FACILITATE CONTINUED EVALUATION OF APPLICATIONS FOR PAYMENT AND PROGRESS REPORTS. BREAK PRINCIPAL SUBCONTRACT AMOUNTS DOWN INTO SEVERAL LINE ITEMS.

INDUSTRY STANDARDS

APPLICABILITY OF STANDARDS: EXCEPT WHERE THE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE CONSTRUCTION INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF BOUND OR COPIED DIRECTLY INTO THE CONTRACT DOCUMENTS TO THE EXTENT REFERENCED. SUCH STANDARDS ARE MADE PART OF THE CONTRACT DOCUMENTS BY REFERENCE.

DIVISION 2 - SITEWORK

PROTECT VEGETATION TO REMAIN; REMOVE STUMP TO 2 FEET BELOW FINISH GRADE.

ACCESS: PROVIDE TEMPORARY ROAD ON-SITE.

DRAINAGE: TEMPORARY GRADING, DITCHING, PUMPING, CULVERT IF NEEDED.

SURVEY: BY OWNER AS REQUIRED BY CONTRACTOR.

EARTHWORK (SELECT FILL FOR BUILDING, VEHICLE PAVING, MEP BACKFILL)

SELECT FILL: 95% DENSITY; LIQUID 30-45; PLASTICITY 7-20; STONE MAX 3"; SAND ACCEPTABLE ONLY IF NO HEAD OF WATER POSSIBLE.  
ORDINARY FILL: FREE OF ORGANIC TOPSOIL, TRASH, DEBRIS, LARGE STONE.  
TOPSOIL: REMOVE 6"; SAVE FOR REUSE OR CONVERT TO SELECT FILL WITH LIME.  
NOTE: REFER TO STRUCTURAL SPECIFICATIONS FOR ADDITIONAL BUILDING PAD INFORMATION. FOLLOW THE MORE STRINGENT SPECIFICATION IF THERE ARE CONFLICTS BETWEEN THIS SPECIFICATION AND STRUCTURAL.

EXCAVATION FOR BUILDING

CONSTRAINT: ANGLE OF REPOSE 45° FOR SOIL; SHORE AND DEWATER.  
FOOTINGS: ADJUST CONSTRAINT IF EARTH UNSTABLE REMOVE INFILL.  
LIME STABILIZATION: PER STATE DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION ITEM 264.

LANDSCAPE GRADING (MIN 1/8" PER FOOT SLOPE) SPRINKLE TO COMPACT 3" TOPSOIL SMOOTH; STONE MAX 1"; ALLOW 1" TURF, FILL.

FLEXIBLE BASE CRUSHED LIMESTONE.

SUBGRADE COMPACTION 95% AT OPTIMUM MOISTURE, 6" DEPTH.

SLOPE (SURFACE, BASE AND SUB-BASE); MINIMUM 1/16" PER FOOT.

PAVING ASPHALT (MINIMUM 1/16" PER FOOT SLOPE)

TERMITE TREATMENT

WARRANTY: 5 YEARS.; REPLACE TERMITE DAMAGE TO BUILDING AND CONTENTS.

APPLICATOR: BONDED; LICENSED.

DIVISION 3 - CONCRETE

CAST-IN-PLACE CONCRETE

ALL REINFORCED CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ACI-318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.

Cement shall be PORTLAND CEMENT CONFORMING TO ASTM C150 - TYPE II.

REINFORCING STEEL SHALL CONFORM TO ASTM-A615 GRADE 60, WELDED WIRE FABRIC SHALL BE 6X6, #10/10 AND CONFORM WITH ASTM A-185.

IN ON-GRADE CONCRETE SLABS THE W.U.F. REINFORCEMENT SHALL BE LOCATED MIDWAY IN THE SLAB THICKNESS.

ALL EXTERIOR CONCRETE TO BE AIR-ENTRAINED, PROVIDE 5% ± 1% AIR ENTRAINMENT. AIR ENTRAINMENT TO BE IN ACCORDANCE WITH ACI 301. NO OTHER ADMIXTURE SHALL BE USED UNLESS APPROVED BY THE ENGINEER.

PROVIDE CONCRETE REINFORCING BARS AT FOOTING LOCATIONS WHERE SOIL IS ENGINEERED FILL. BARS SHALL BE (3) #4, AT THE BOTTOM WITH A MINIMUM OF 2" CONCRETE COVER, UNLESS NOTED OTHERWISE. CONCRETE REINFORCING BARS ARE NOT REQUIRED AT FOOTING BEARINGS ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2,000 PSF UNLESS NOTED OTHERWISE ON THE DRAWINGS.

THE TOP OF ALL CONCRETE SURFACES SHALL BE TRUE LEVEL WITH A SMOOTH FLOAT FINISH, UNLESS OTHERWISE NOTED. EXTERIOR WALKING SURFACES SHALL RECEIVE A BROOM FINISH. ALL DIMENSIONS SHALL BE WITHIN ± 1/8 INCH.

PROVISIONS MUST BE TAKEN TO PROTECT ALL CONCRETE WORK FROM Frost Damage With Special Attention Paid To Footings and Other ON-GRADE CONSTRUCTION PRIOR TO BACKFILLING AND ENCLOSING THE BUILDINGS.

ANCHOR BOLTS SHALL BE GALVANIZED 5/8" DIAMETER (MIN.) - 12" UNBRODED FOR CONCRETE WALLS - 18" UNBRODED FOR CMU WALLS. PLACEMENT OF ANCHOR BOLTS SHALL BE 6'-0" O.C. (MAX.) INTERMEDIATE SPACING, MINIMUM 2 BOLTS PER PLATE SECTION 12" (MIN.) FROM PLATE END. APPROVED GALVANIZED STRAP ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLT METHOD.

PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER MEMBRANE COMPLYING WITH ASTM D-2103 UNDER SLABS WHERE INDICATED ON DRAWINGS.

ALL REINFORCEMENT, EMBEDDED STEEL, INSERTS AND ALL OTHER EMBEDDED ITEMS SHALL BE IN PLACE BEFORE THE START OF CONCRETE PLACEMENT.

DIVISION 4 - UNIT MASONRY

ACCESSORY AND MORTAR

MORTAR TYPE S LIME; ADMIX OM OR HYDROXIDE BY SONNEBORN; COLOR INORGANIC (IF ANY) FIRE BRICK.  
MORTAR AT FIREPLACE.  
MIX TYPE S-H STRENGTH. NO CHLORIDE.  
REINFORCE 9 GAUGE DEFORMED GALVANIZED; SMOOTH CROSSWIRE; AT MAX 24"; WIDTH 2" LESS THAN NOMINAL WALL. TIE CORNER AND VENEER 24 GAUGE X 7/8" CORRUGATED 3" INTO MASONRY AT 24" X 16" OR 15".  
FLEXIBLE ANCHOR MIN 3"x3"x3/16" DIAM. AT 16" (OR DOVETAIL BY HECMAN)

STONE

NON-BEARING VENEER WALLS SHALL BE SET IN PORTLAND CEMENT MORTAR TYPE S-W COMPRESSIVE STRENGTH (F'M) 3,000 PSI. INSTALL GALVANIZED METAL MASONRY WALL TIES WITH 16" O.C. VERTICAL AND 32" O.C. HORIZONTAL SPACING STAGGERED. INSTALL FLASHING AT ALL LINTELS AND HEADERS AS NOTED IN DIVISION 7 AND/OR ON DRAWINGS. COLOR SELECTION BY ARCHITECT AND/OR OWNER.  
MORTOR & GROUT MUST MEET REQUIREMENTS OF ASTM C270 AND REQUIREMENTS SPECIFIED HEREIN. TYPE M MORTAR SHALL BE USED FOR EXTERIOR WALLS BELOW GRADE; TYPE S MORTAR SHALL BE USED FOR WALLS AND PARTITIONS ABOVE GRADE.

BRICKWORK: (REPLACE)  
PROVIDE SAMPLES FIREBRICK.  
GRADE MIN TYPE FBS, FIREBRICK AND FIREPROOF MORTAR.  
LAY DAMP SAW EXPOSED CUT; MITER CORNER; FILL BED AND VERTICAL JOINT RELAY WITH FRESH MORTAR; AT BASE OR LEDGE.  
CLEAN; PROTECT ADJACENT; PROTECT EDGE AND CORNER.  
TOOL 3/8" CONCAVE JOINT IN RUNNING BOND 1/3 FOR KING-SIZE

DIVISION 5 - METALS

SHEET METAL FABRICATIONS - REFERENCE HVAC DUCT WORK.

DIVISION 6 - WOOD AND PLASTICS

ROUGH CARPENTRY

1. ALL LUMBER EXCEPT AS NOTED SHALL BE STRESS GRADED MINIMUM NO.2 MEDIUM GRADE KILN DRIED HEM/FIR (SEE STRUCTURAL FOR ADDITIONAL INFORMATION).

2. ALL PLYWOOD ROOF DECKING SHALL BE A MINIMUM 5/8" THICK C-C EXTERIOR + DFGA GRADE THAT COMPLIES WITH APA PERFORMANCE RATED SHEATHING (40/20 EXPOSURE) WITH 6D NAILS AT 6" ON EDGE AND 12" ON IMMEDIATE FRAMING UNLESS NOTED OTHERWISE ON DRAWINGS. STAGGER PLYWOOD JOINTS.

3. FOR PLYWOOD ROOF DECK SPANNING 19.2" OR GREATER, INSTALL SIMPSON OR EQUAL, PLYCLIPS ON HORIZONTAL JOINT AT MID-SPAN BETWEEN EACH ROOF RAFTER.

4. ALL PLYWOOD FLOOR DECKING SHALL BE MINIMUM A-D EXTERIOR - DFGA GRADE WITH NAILS AT 6" ON EDGE AND 10" ON INTERMEDIATE FRAMING UNLESS NOTED OTHERWISE ON DRAWINGS.

5. PROVIDE TREATED WOOD FOR ANY FRAMING EXPOSED TO WEATHER OR MOISTURE CONDITIONS.

6. BRIDGING, FIRE STOPS AND BLOCKING TO COMPLY WITH GOVERNING BUILDING CODE.

7. AT ALL EXTERIOR WALLS, UPLIFT TIE DOWN SHEET METAL ANCHORS SHALL BE SPACED AT A MAXIMUM OF 32 INCHES ON CENTER. ANCHORS SHALL BE USED AT:
  - A. GROUND LEVEL SILL PLATE TO WALL STUD.
  - B. WALL STUD TO WALL STUD CONNECTION PAST FLOOR CAP AND FLOOR PLATES
  - C. WALL STUD TO ROOF TRUSSES

8. LUMBER SHALL BEAR AN APPROPRIATE INSPECTION BUREAU GRADE MARK. PLYWOOD SHALL BEAR AMERICAN PLYWOOD ASSOCIATION GRADE MARK.

9. DELIVERY AND STORAGE: KEEP MATERIALS UNDER COVER AND DRY. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AS WELL AS PLYWOOD AND OTHER PANELS; PROVIDE FOR AIR CIRCULATION WITHIN AND AROUND STACKS AND UNDER TEMPORARY COVERINGS INCLUDING POLYETHYLENE AND SIMILAR MATERIAL. FOR LUMBER AND PLYWOOD PRESURE TREATED WITH WATER-BORNE CHEMICALS, STICKER BETWEEN EACH COURSE TO PROVIDE AIR CIRCULATION.

10. COORDINATION: FIT CARPENTRY WORK TO OTHER WORK; SCRIBE AND COPY AS REQUIRED FOR ACCURATE FIT. CORRELATE LOCATION OF FURRING, NAILERS, BLOCKING, GROUNDS AND SIMILAR SUPPORTS TO ALLOW ATTACHMENT OF OTHER WORK INCLUDING WINDOW TREATMENT, FINISH CARPENTRY, ARCHITECTURAL WOODWORK, COORDINATE LOCATIONS WITH INTERIOR DESIGN DRAWINGS.

11. LUMBER STANDARDS: MANUFACTURER LUMBER TO COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARDS COMMITTEE'S (ALSC) BOARD OF REVIEW.

12. PROVIDE DRESSED LUMBER, S4S, UNLESS OTHERWISE INDICATED.

13. PROVIDE SEASONED LUMBER WITH 19% MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING AND SHIPMENT FOR SIZES 2" OR LESS IN NOMINAL THICKNESS, UNLESS OTHERWISE INDICATED.

14. FOR FRAMING PROVIDE THE FOLLOWING GRADE AND SPECIES:

- I. STRUCTURAL BEAMS AND COLUMNS SHALL BE WPA SELECT STRUCTURAL NO.1 GRADE, HEM/FIR, HAVING A FB=975 PSI.
- II. FLOOR, CEILING JOIST AND RAFTERS SHALL BE WPA NO.2 GRADE, HEM/FIR, HAVING A FB=850 PSI.
- III. WALL STUDS SHALL BE WPA NO.2 GRADE, HEM/FIR, HAVING A FB=675 PSI.

15. PROVIDE WOOD FOR SUPPORT OR ATTACHMENT OF OTHER WORK INCLUDING BUCKS, NAILERS, BLOCKING, FURRING, GROUNDS, STRIPPING AND SIMILAR MEMBERS. PROVIDE LUMBER OF SIZES INDICATED, WORKED INTO SHAPES SHOWN.

16. PROVIDE BACKING PANELS: FOR MOUNTING ELECTRICAL OR TELEPHONE EQUIPMENT, PROVIDE FIRE RETARDANT TREATED PLYWOOD PANELS WITH GRADE DESIGNATION, APA C-D PLUGGED INT WITH EXTERIOR GLUE, IN THICKNESS NOT LESS THAN 3/4".

MISCELLANEOUS MATERIALS:

- A. FASTENERS AND ANCHORAGES: PROVIDE SIZE, TYPE MATERIAL AND FINISH AS INDICATED AND AS RECOMMENDED BY APPLICABLE STANDARDS, COMPLYING WITH APPLICABLE FEDERAL SPECIFICATIONS FOR NAILS, STAPLES, SCREWS, BOLTS, NUTS, WASHERS AND ANCHORING DEVICES. PROVIDE METAL HANGERS AND FRAMING ANCHORS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER FOR EACH USE INCLUDING RECOMMENDED NAILS.

- B. WHERE ROUGH CARPENTRY WORK IS EXPOSED TO WEATHER, IN GROUND CONTACT, OR IN AN AREA OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS AND ANCHORAGES WITH A HOT-DIP ZINC COATING (ASTMA 153).

WOOD TREATMENT BY PRESSURE PROCESS:

- A. PRESERVATIVE TREATMENT: WHERE LUMBER OR PLYWOOD IS INDICATED AS "TRT-WB" OR "TREATED", OR IS SPECIFIED HEREIN TO BE TREATED, COMPLY WITH APPLICABLE REQUIREMENTS OF ANFA STANDARDS C2 (LUMBER) AND C9 (PLYWOOD) AND OF ANFB STANDARDS LISTED BELOW. MARK EACH TREATED ITEM WITH THE ANFB QUALITY MARK REQUIREMENTS.

- I. PRESSURE-TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES TO COMPLY WITH ANFB LP-2, AFTER TREATMENT, KILN DRY LUMBER AND PLYWOOD TO A MAXIMUM MOISTURE CONTENT, RESPECTIVELY, OF 19% AND 15%. TREAT INDICATED ITEMS AND THE FOLLOWING:
  - I. NAILERS, CURBS, BLOCKING, STRIPPING AND SIMILAR MEMBERS IN CONNECTION WITH FLASHING, AND AT WINDOWS AND WINDOW SYSTEMS.

- II. COMPLETE FABRICATION OF TREATED ITEMS PRIOR TO TREATMENT, WHERE POSSIBLE. IF CUT AFTER TREATMENT, COAT CUT SURFACES WITH HEAVY BRUSH COAT OF SAME CHEMICAL USED FOR TREATMENT AND TO COMPLY WITH ANFA M4. INSPECT EACH PIECE OF LUMBER OR PLYWOOD AFTER DRYING AND DISCARD DAMAGED OR DEFECTIVE PIECES.

EXECUTION

INSTALLATION, GENERAL:

- A. DISCARD UNITS OF MATERIAL WITH DEFECTS WHICH MIGHT IMPAIR QUALITY OF WORK AND UNITS WHICH ARE TOO SMALL TO USE IN FABRICATING WORK WITH MINIMUM JOINTS OR OPTIMUM JOINT ARRANGEMENT.

- B. SET CARPENTRY WORK TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB AND TRUE AND ACCURATELY CUT AND FITTED.

- C. SECURELY ATTACH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENINGS AS SHOWN AND AS REQUIRED BY RECOGNIZED STANDARDS. COUNTERSINK NAIL HEADS ON EXPOSED CARPENTRY WORK AND FILL HOLES.  
  
WOOD GROUNDS, NAILERS, BLOCKING AND SLEEPERS:
  - A. PROVIDE WHEREVER SHOWN AND WHERE REQUIRED FOR SCREENING OR ATTACHMENT OF OTHER WORK. FORM TO SHAPES AS SHOWN AND CUT AS REQUIRED FOR TRUE LINE AND LEVEL OF WORK TO BE ATTACHED. COORDINATE LOCATION WITH OTHER WORK INVOLVED.
  - B. ATTACH TO SUBSTRATES AS REQUIRED TO SUPPORT APPLIED LOADING. COUNTERSINK BOLTS AND NUTS FLUSH WITH SURFACES, UNLESS OTHERWISE INDICATED.

WOOD FURRING:

INSTALL PLUMB AND LEVEL WITH CLOSURE STRIPS AT EDGES AND OPENINGS. SHIM WITH WOOD AS REQUIRED FOR TOLERANCE OF FINISHED WORK.

PREFABRICATED TRUSSES

PREFABRICATED TIMBER TRUSSES SHALL BE DESIGNED FOR LOADS ON A HORIZONTAL PROJECTION AS FOLLOWS:AVIN SHOWN LOAD PER TOWNSHIP CODE  
TOP CHORD LIVE LOAD PER TOWNSHIP CODE  
TOP CHORD DEAD LOAD PER TOWNSHIP CODE  
BOTTOM CHORD DEAD LOAD 15 PSF  
BOTTOM CHORD LIVE LOAD 15 PSF  
TOTAL LOAD DEFLECTION NOT TO EXCEED 1/240 OF THE SPAN

TOP CHORD WIND LOAD  
WINDWARD SIDE -25 PSF (FOR UPWARD LOAD, DESIGN SHALL CONSIDER WIND LOAD IN CONJUNCTION WITH 90% OF DEAD LOADS AS STATED ABOVE).  
LEEWARD SITE -25 PSF (FOR UPWARD LOAD, DESIGN SHALL CONSIDER WIND LOAD IN CONJUNCTION WITH 90% OF DEAD LOAD AS STATED ABOVE).

TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LOCAL GOVERNING BUILDING CODE. TRUSS MEMBERS SHOWN ON DETAILS ARE MINIMUM SIZE AND NUMBER TO BE USED. TRUSS LAYOUT AS SHOWN ON DRAWINGS IS NOT TO BE DEVIATED FROM UNLESS APPROVED BY THE STRUCTURAL ENGINEER. ALL LUMBER SHALL BE STRESS GRADED LUMBER #2 S.T.F.I.D. MINIMUM. ALL METAL CONNECTION PRESS PLATES SHALL BE SIZED FOR 125% OF MEMBER FORCES WITH NO INCREASE IN PLATE VALUES OR DECREASES OF MEMBER LOADS FOR DURATION OF LOADINGS OR OTHER FACTORS. MINIMUM SIZE OF PLATES SHALL BE 15 SQ. IN. HAVING A MINIMUM BITE OF 2 1/2 INCHES ON ANY MEMBER MEASURED ALONG THE CENTERLINE OF WEBS AND PERPENDICULAR TO CHORD AXES. NO PANEL POINT SHALL HAVE MORE THAN ONE PLATE PER TRUSS SIDE. TRUSS MANUFACTURER SHALL SUBMIT FOR REVIEW, TRUSS FABRICATION AND ERECTION DRAWINGS, TRUSS DESIGN DATA AND DESIGN CALCULATIONS - ALL TO BE SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF PENNSYLVANIA. THE TRUSS DESIGN DATA SHALL INCLUDE LUMBER SPECIES, GRADE AND SIZE OF EACH MEMBER, DESIGN LOADING AND DESIGN OF ALL CONNECTIONS. THE TRUSS MANUFACTURER SHALL DESIGN AND INCLUDE ALL TRUSS ACCESSORIES, AND DESIGN AND SHOW PERMANENT AND TEMPORARY BRIDGING AND BRACING, TO BE INSTALLED BY THE ERECTOR, ON THE ERECTION DRAWINGS.

ROOF TRUSS: MINIMUM TOP AND BOTTOM CHORD MEMBER IS 2X6. MAXIMUM CLEAR SPAN, TOP CHORD: 11'-0" FOR 2X6; 14'-0" FOR 2X4. MAXIMUM CLEAR SPAN BOTTOM CHORD 13'-0" FOR 2X6.

STRUCTURAL GLUED LAMINATED TIMBER

1. PRODUCT DATA INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS COVERING LUMBER, ADHESIVES, FABRICATION PROCESS, PRESERVATIVE TREATMENT, ACCESSORIES AND PROTECTION.

2. SHOP DRAWINGS SHOWING FULL DIMENSIONS FOR EACH MEMBER AND LAYOUT OF ENTIRE STRUCTURAL SYSTEM. SHOW LARGE-SCALE DETAILS OF CONNECTIONS, CONNECTORS AND OTHER ACCESSORIES. INDICATE SPECIES AND LAMINATING COMBINATION, ADHESIVE TYPE AND OTHER VARIABLES IN REQUIRED WORK.

3. SHOW LOADING SECTION SIZES, ASSUMED DESIGN VALUES, STRESS DIAGRAMS AND CALCULATIONS AND SIMILAR INFORMATION NEEDED FOR ANALYSIS.

4. STANDARDS: COMPLY WITH ANSI/AITC A 1901. "STRUCTURAL GLUED LAMINATED TIMBER".

5. MANUFACTURER QUALIFICATION: PROVIDE FACTORY-GLUED STRUCTURAL UNITS, PRODUCED BY AN AITC-LICENSED FIRM QUALIFIED TO APPLY THE AITC QUALITY INSPECTION MARK.

6. FACTORY-MARK EACH PIECE OF GLUED LAMINATED STRUCTURAL UNITS WITH AITC QUALITY INSPECTED MARK.

7. ENGINEER QUALIFICATIONS: A PROFESSIONAL ENGINEER WHO IS LEGALLY AUTHORIZED TO PRACTICE IN JURISDICTION WHERE PROJECT IS LOCATED AND EXPERIENCED IN PROVIDING ENGINEERING SERVICES TOWARD THE INSTALLATION AND SUCCESSFUL IN-SERVICE PERFORMANCE OF GLULAM UNITS SIMILAR TO THE PROJECT IN MATERIAL, DESIGN AND EXTENT.

8. FINISH: FINISH FABRICATED ASSEMBLIES WITH RUST-INHIBITIVE PRIMER.

9. WET-USE FINISH: WHERE WET-USE GULUM FINISH IS INDICATED, FINISH FABRICATED ASSEMBLIES WITH HOT-DIP ZINC COATING (ASTMA 153), INCLUDING BOLTS AND OTHER FASTENERS.

10. END-CUT SEALING: IMMEDIATELY, AFTER END-CUTTING EACH MEMBER TO FINAL LENGTH, AND AFTER WOOD TREATMENT (IF ANY), APPLY A SATURATION COAT OF END SEALER TO ENDS AND OTHER CROSS-CUT SURFACE, KEEPING SURFACES FLOOR-COATED FOR NOT LESS THAN 10 MINUTES.

11. SEAL COAT: AFTER FABRICATING AND SANDING EACH UNIT, END-COAT SEALING, APPLY A HEAVY SATURATION COAT OF PENETRATING SEALER ON SURFACES OF EACH UNIT, EXCEPT FOR TREATED WOOD WHERE TREATMENT HAS INCLUDED A WATER REPELLENT.

INSTALLATION

1. GENERAL: INSTALL MISCELLANEOUS STEEL CONNECTORS, ANCHORS AND ACCESSORIES.

2. PLAN AND EXECUTE ERECTION PROCEDURES SO THAT CLOSE FIT AND NEAT APPEARANCE OF JOINTS AND STRUCTURE AS A WHOLE WILL NOT BE IMPAIRED. WHEN HOISTING MEMBERS INTO PLACE, USE POSITION OR NON-MARRING SLINGS, AND PROTECT CORNERS WITH WOOD BLOCKING.

3. ADEQUATELY BRACE MEMBERS AS THEY ARE PLACED TO MAINTAIN SAFE POSITION UNTIL FULL STABILITY IS PROVIDED.

FINISH CARPENTRY

ARCHITECTURAL WOODWORK (FABRICATED WOOD PRODUCT, HARDWOOD)  
STANDARD: ARCHITECTURAL GRADE QUALITY STANDARDS OF THE ARCHITECT WOODWORK INDUSTRY BY ANII  
SUBMIT SHOP DRAWINGS; SAMPLE PLASTIC LAMINATE, NATURAL FINISH SPECIES.  
TRIM: STANDARD; MAX 9 FT. EASE EXPOSED EDGE.  
SOLID STOCK: MOISTURE 9-13% OVER DRY WEIGHT; CLOSE GRAIN FOR PAINT GRADE.  
PLASTIC LAMINATE: 1/16" W/BALANCE SHEET; CORE 3/4" B PLYWOOD.  
EXECUTION: TO ACCURATE FORCE FIT; SCARF JOINT; COPE/MITER CORNER, SCRIBE.  
NAILING: CONCEAL; SET FOR PUTTY AT 12-24"; DOUBLE IF WIDTH OVER 4"; HOT-DIP GALVANIZE, CADMIUM OR ALUMINUM FOR EXTERIOR, EXCEPT STAINLESS STEEL FOR EXTERIOR NATURAL.

CABINET: 3/4" THICK EXCEPT 1/2" DRAWER SIDE, BACK, 1/4" DRAWER BOTTOM, CABINET BACK; SHELF 7/8" FOR 3 1/2 FT. OR 1-1/16" TO 4 FT. DOOR LAYOVER. BASE 4" HI BY 3" TOE SPACE AND 1/2" RECESS AT CABINET END. HARDWARE TO BE SELECTED BY OWNER.

INTERIOR ARCHITECTURAL WOODWORK:

FOLLOW ANII ARCHITECTURAL GRADE QUALITY STANDARDS

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

ROOFING & UNDERLAYMENT

SHINGLES SHALL BE ASPHALT AND FIBERGLASS COMPOSITE DESIGNER SERIES, CONFORMING TO U.L. CLASS "A" FIRE RESISTANCE, ASTM D3462 AND ASTM D3018 TYPE I WITH A 30 YEAR (MIN.) LIMITED MANUF. WARRANTY. SHINGLES SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. SHINGLES SHALL BE STYLE "GRAND MANOR" MANUFACTURED BY CERTAINTED CORPORATION OR APPROVED EQUAL (APPROVED BY OWNER & ARCHITECT). COLOR SELECTION BY OWNER.

PROVIDE AND INSTALL ONE LAYER NO. 30 ASPHALT SATURATED UNPERFORATED ORGANIC FELT COMPLYING WITH ASTM D226 TYPE I, 36" WIDE, APPROXIMATE WEIGHT 36 LBS. PER SQUARE UNDER ROOF SHINGLES, LAPPING SUCCEEDING COURSES 2" (MIN.). IN ADDITION TO FELT UNDERLAYMENT PROVIDE A CONTINUOUS STRIP OF ICE PROTECTION UNDERLAYMENT OF NO. 90 ASPHALT ROLL ROOFING ALONG THE EAVES TO A POINT 12" (MIN.) BEYOND WALL LINE. PROVIDE NO. 90 ASPHALT ROLL ROOFING AT THE VALLEYS. AT ALTERNATE LAKE VALLEYS PROVIDE TWO (2) LAYERS NO. 15 ORGANIC FELT UNDER SHINGLES OR ONE (1) LAYER NO. 30 ORGANIC FELT. ALTERNATE FOR ICE PROTECTION IS 40 MIL SELF ADHERED ICE & WATER SHIELD PROTECTION MAT.

SIDING & TRIM

JAMES HARDY CEMENT FIBER BUILDING PRODUCTS. FOLLOW MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND FINISH.

FYRON MOLDING MILLWORK. FOLLOW MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND FINISH.

INSTALLATION, BATT AND BLANKET

FIBER, COVER: MINERAL WOOL OR GLASS FIBER; 1 KRAFT FACE IF SHOWN; UL LABEL.

THERMAL RESISTANCE:

EXTERIOR WALLS: R21 (5 1/2")

BASEMENT OR CRAWL SPACES: R30 (8 1/4")

2ND FLR.CEILING: R38 (10 1/4")

INTERIOR WALLS: R11 (3 1/2") ONLY AS REQUIRED OR NOTED.

NOTED LOCATIONS: ALL BEDROOMS, ALL BATHROOMS & LAUNDRY ROOM.

INSTALLATION: FIT SNUG; PERMANENTLY RETAIN BY GALVANIZED WIRE IF OPEN FACE.

INSPECTION: DO NOT COVER UNTIL APPROVED.

JOINT SEALING (MAX. 1/2" THICK)

SUPPLIER: DAP, DOW CORNING, GE

EXPOSED: ACRYLIC, BUTYL, POLYSULFIDE, SILICONE OR URETHANE. OIL, LINSEED, ASPHALTIC AND COAL TAR BASE TYPE UNACCEPTABLE. FILLER PLASTIC OR RUBBER.

CONSEALED: LINSEED OIL OR OTHER OIL BASE NONSKINNING; OR EXPOSED TYPE.

APPLICATION: TOOL JOINT CONCAVE. PROMPTLY REMOVE OVERRUN WITH SOLVENT.

ROOF METAL (ROOF FLASHING)

STANDARD: SMCNA MANUAL.

WARRANT FOR 2 YEARS AGAINST LEAK, WRINKLE AND DETERIORATION.  
GALVANIZE: HOT-DIP MIN 1.25 OZ. ZINC PSF. PAINTSTRIP BY ARMO OR EQUAL.

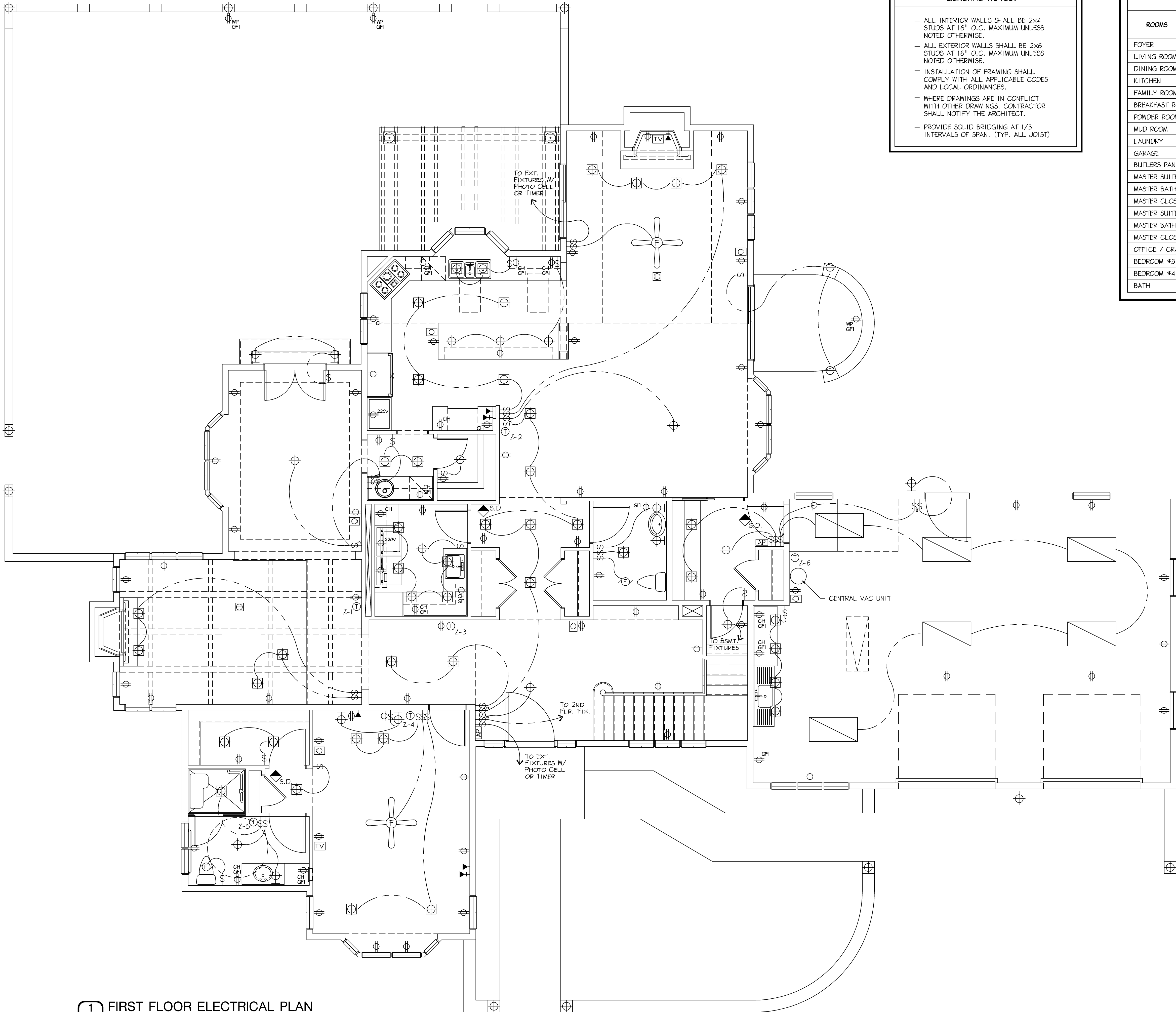
ITEM: GUTTER & PETER PIPE, VALLEY, RAKE, DRIP, GABLE OR RIDGE VENT, FILLER.

DIVISION 8 - DOORS AND WINDOWS

DOOR WOOD FLUSH (INSTALLED BY FINISH CARPENTRY)

STANDARD: NIMA RESIDENTIAL.

SOLID CORE: WOOD PLAIN OR FRAME; PARTICLE BOARD DENSITY C; MINERAL (FIRE)



GENERAL NOTES:

- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- PROVIDE SOLID BRIDGING AT 1/3 INTERVALS OF SPAN. (TYP. ALL JOIST)

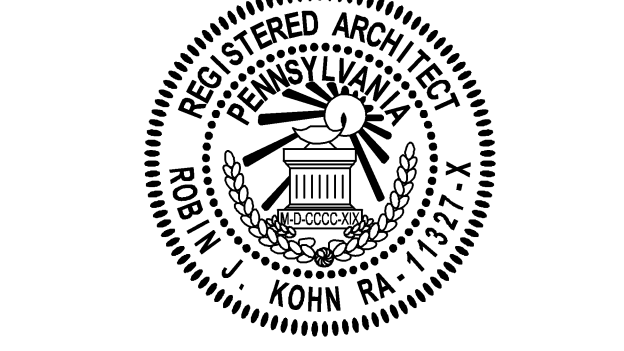
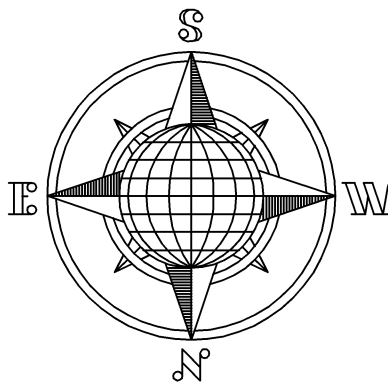
HVAC SYSTEM					
ROOMS	LEVEL	ZONE	HEATING		A/C
			HYDRONIC UNDER FLR. HEATING	HOT-WATER BASEBOARD	
FOYER	1ST	3	•		•
LIVING ROOM	1ST	1		•	•
DINING ROOM	1ST	1		•	•
KITCHEN	1ST	2	•		•
FAMILY ROOM	1ST	2	•		•
BREAKFAST ROOM	1ST	2	•		•
POWDER ROOM	1ST	3	•		•
MUD ROOM	1ST	3	•		•
LAUNDRY	1ST	3	•		•
GARAGE	1ST	5	•		
BUTLERS PANTRY	1ST	2	•		•
MASTER SUITE #1	1ST	4		•	•
MASTER BATH	1ST	5	•		•
MASTER CLOSET	1ST	4		•	•
MASTER SUITE #2	2ND	6		•	•
MASTER BATH	2ND	7	•		•
MASTER CLOSET	2ND	6		•	•
OFFICE / CRAFT	2ND	6		•	•
BEDROOM #3	2ND	8		•	•
BEDROOM #4	2ND	8		•	•
BATH	2ND	9	•		•

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE (3) POLE SWITCH
- FOUR (4) POLE SWITCH
- REOSTAT SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET GROUND FAULT INTERRUPTED
- DUPLEX OUTLET SPLIT WIRED TO SWITCH
- DUPLEX OUTLET WATER PROOF GROUND FAULT
- DUPLEX OUTLET WITH SWITCH
- 220 SERVICE OUTLET
- JUNCTION BOX
- CEILING LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- GARBAGE DISPOSAL
- CEILING EXHAUST FAN
- WALL EXHAUST FAN
- TELEPHONE OUTLET
- DATA/INTERNET PORT
- TELEVISION OUTLET
- THERMOSTAT
- CENTRAL VAC INLET PORT
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- SMOKE DETECTOR
- ELECTRIC PANEL
- ELECTRIC METER
- ALARM KEYPAD
- FLUORESCENT FIXTURE
- FLUORESCENT STRIP FIXTURE

NOTES:

- CH INDICATES COUNTER HEIGHT
- DIMENSIONS ADJACENT TO SYMBOL INDICATES HEIGHT ABOVE FINISH FLOOR.



523 Kimberton Road, Suite 11B Phoenixville, PA 19360  
tel. (610) 917-8831 fax (610) 917-8836  
email mail@betzwood.com http://www.betzwood.com

Robin J. Kohn, AIA  
Commonwealth of Pennsylvania  
License No. RA-11327-X

Contact Person:  
Edward M. Happ  
(610) 917-8831

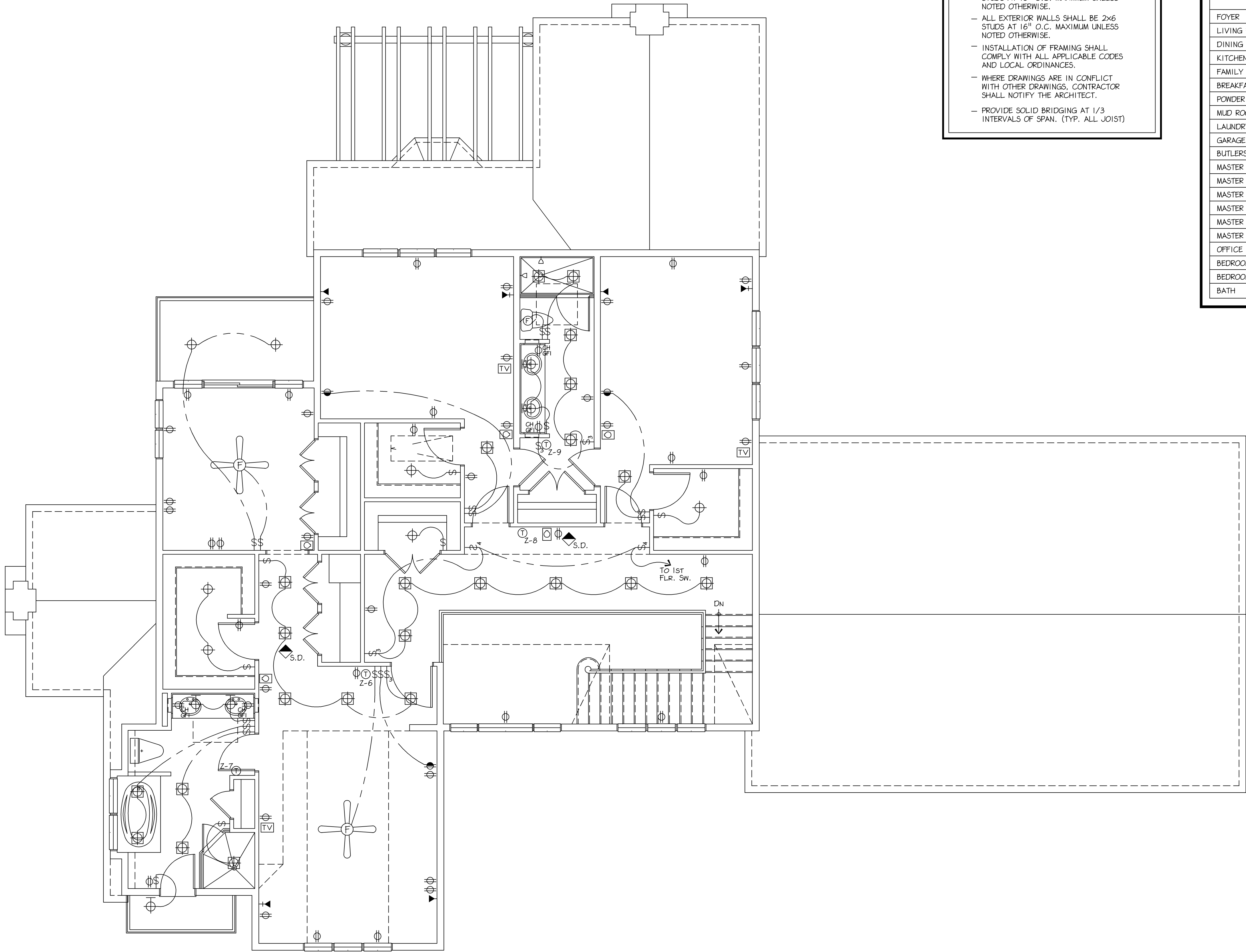
PROJECT NO.		DRAWN BY		CHK'D BY	
B 2126		EMH		EMH	
NO.	DATE	BY	ISSUE		
1	05-05-04	EMH	ISSUED FOR REVIEW		
2	06-04-04	RRG	ISSUED FOR CLIENT REVIEW		
3	06-24-04	EMH	ISSUED FOR CLIENT REVIEW		
4	07-23-04	EMH	ISSUED FOR PRE-BID		
5	08-16-04	EMH	ISSUED FOR BID		
6	10-01-04	EMH	ISSUED FOR CONSTRUCTION		
7	12-07-04	EMH	REISSUED FOR CONSTRUCTION		
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY			CURRENT DATE		
Robin J. Kohn, AIA			December 07, 2004		

Camp Residence  
LOT #5 DICKSON DRIVE  
MALVERN, PA 19355  
CHARLESTOWN TWP.  
CHESTER COUNTY

SHEET TITLE  
FIRST FLOOR  
ELECTRICAL PLAN

SHEET NUMBER  
E-1  
REV  
7





GENERAL NOTES:

- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- PROVIDE SOLID BRIDGING AT 1/3 INTERVALS OF SPAN. (TYP. ALL JOIST)

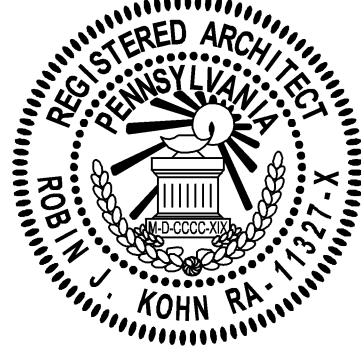
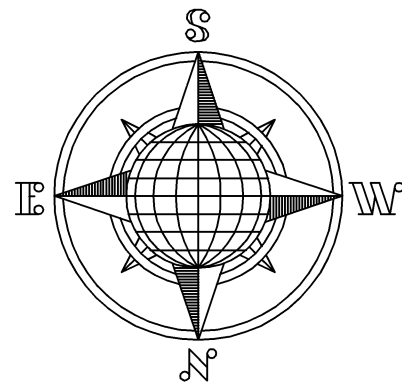
HVAC SYSTEM					
ROOMS	LEVEL	ZONE	HEATING		A/C
			HYDRONIC UNDER FLR. HEATING	HOT-WATER BASEBOARD	
FOYER	1ST	3	●		●
LIVING ROOM	1ST	1		●	●
DINING ROOM	1ST	1		●	●
KITCHEN	1ST	2	●		●
FAMILY ROOM	1ST	2	●		●
BREAKFAST ROOM	1ST	2	●		●
POWDER ROOM	1ST	3	●		●
MUD ROOM	1ST	3	●		●
LAUNDRY	1ST	3	●		●
GARAGE	1ST	5	●		
BUTLERS PANTRY	1ST	2	●		●
MASTER SUITE #1	1ST	4		●	●
MASTER BATH	1ST	5	●		●
MASTER CLOSET	1ST	4		●	●
MASTER SUITE #2	2ND	6		●	●
MASTER BATH	2ND	7	●		●
MASTER CLOSET	2ND	6		●	●
OFFICE / CRAFT	2ND	6		●	●
BEDROOM #3	2ND	8		●	●
BEDROOM #4	2ND	8		●	●
BATH	2ND	9	●		●

ELECTRICAL SYMBOLS

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APPROVED BY	CURRENT DATE
Robin J. Kohn, AIA	December 07, 2004

Camp Residence

LOT #5 DICKSON DRIVE

MALVERN, PA 19355

CHARLESTOWN TWP.

CHESTER COUNTY

SHEET TITLE

SECOND FLOOR

ELECTRICAL PLAN

SHEET NUMBER

E-2

REV

7