

115 WEST MAIN STREET

PROVIDENCE PROPERTY HOLDINGS, LLC

115 WEST MAIN STREET
TRAPPE, PA 19426

TRAPPE BOROUGH - MONTGOMERY COUNTY

NEW OFFICE BUILDING



Note: Certification not valid unless original stamp and signature appear on the project title sheet
523 Kimberton Road, Suite 11B Phoenixville, PA 19460
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 (Kipp) Happ
(610) 917-8831

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	NIC	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	SH	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	UON	UNLESS OTHERWISE NOTED		
EQUIP	EQUIPMENT	VERT	VERTICAL		
EXT	EXTERIOR	VIF	VERIFY IN FIELD		
FF	FINISH FLOOR	XFMER	TRANSFORMER		
FTG	FOOTING				
GA	GALVE				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GRND	GROUND				
HORIZ	HORIZONTAL				
INT	INTERIOR				
LG	LONG				
MAX	MAXIMUM				
MFG	MANUFACTURER				

2	SECTION NUMBER
S-1	SHEET NUMBER
DRAWING SECTION	
4	SECTION NUMBER
S-1	SHEET NUMBER
DETAIL	
5	SECTION NUMBER
E-1	SHEET NO.
DETAIL ENLARGEMENT	

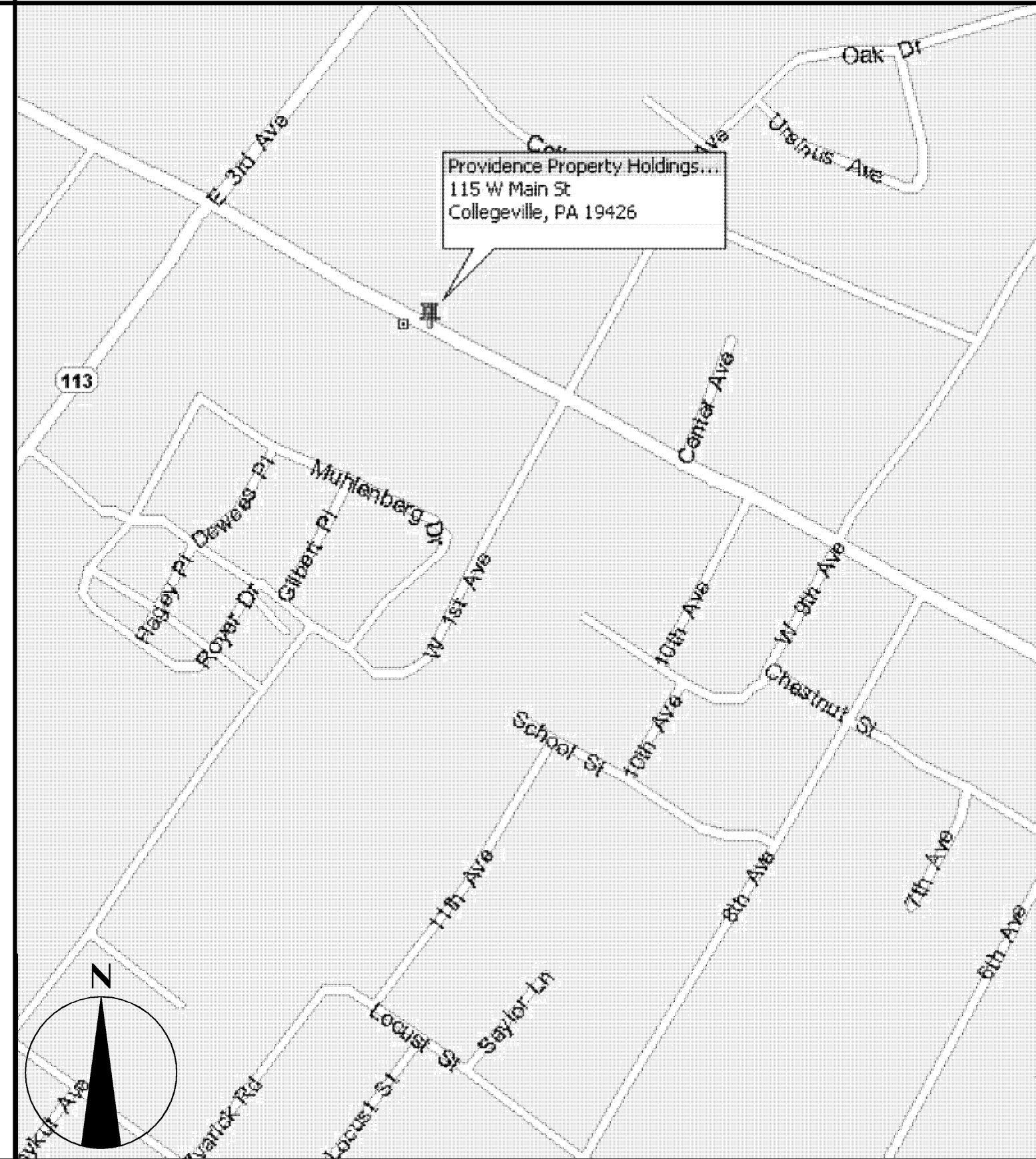
2	REVISION NUMBER
	DATUM ELEVATION
	MATCH LINE
	(TB) TEST BORING
	(WP) WORK POINT
	(DP) DATUM POINT

	CAST IN PLACE OR PRE-CAST CONCRETE		CRUSHED STONE, GRAVEL OR POROUS FILL		STEEL
	LIGHT WEIGHT CONCRETE		PLASTER CEMENT, SAND, GROUT		METAL, ALUMINUM, ETC.
	EARTH UNDISTURBED		ROCK OR STONE		CONCRETE MASONRY UNIT
	EARTH BACK FILL		RIGID INSULATION		BRICK

DRAWING INDEX

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P-1	PLUMBING SPECIFICATIONS
E-1	ELECTRICAL SPECIFICATIONS

VICINITY MAP



GENERAL NOTES

- FIELD CONDITIONS - CONTRACTOR SHALL VERIFY ALL CONDITIONS, AS WELL AS ALL DIMENSIONS AND CONDITIONS INDICATED IN THE DRAWINGS, PRIOR TO ACTUAL CONSTRUCTION. ANY VARIATIONS FROM CONDITIONS INDICATED IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
- COORDINATION OF WORK - THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE WORKING DRAWINGS. CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWING AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF HIS WORK AND PROPER CONSIDERATION FOR THE WORK OF OTHERS AND EXISTING CONSTRUCTION. DO NOT PLACE DUCTS, PIPING, CONDUIT OR ANY OBSTRUCTION SO AS TO IMPAIR REQUIRED CEILING HEIGHTS AND CLEARANCE FOR LIGHTING FIXTURE, ETC.
- BUILDING CODES AND REGULATIONS - ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. CONTRACTOR SHALL FILE, PAY AND OBTAIN ALL REQUIRED PERMITS TO PERFORM THE WORK. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS FROM GOVERNMENTAL AGENCIES INVOLVED PRIOR TO FINAL PAYMENT. APPROVALS TO OCCUPY THE SPACE BY LOCAL BUILDING OFFICIALS SHALL BE OBTAINED PRIOR TO OCCUPANCY.
- INSURANCE
 - CONTRACTOR SHALL SECURE, PAY FOR AND MAINTAIN, DURING CONSTRUCTION AND FIXTURE WORK WITHIN PREMISE, ALL OF THE INSURANCE POLICIES REQUIRED AND IN THE AMOUNT AS SET FORTH HEREIN. CONTRACTOR SHALL NOT COMMENCE ANY WORK UNTIL ALL REQUIRED CERTIFICATES OF SUCH INSURANCE HAVE BEEN DELIVERED TO THE OWNER. OWNER MUST BE NAMED AS "ADDITIONAL INSURED". CERTIFICATES OF INSURANCE SHALL COVER ALL WORK PERFORMED BY HIM AND EACH OF HIS SUBCONTRACTORS AND ALL MAJOR SUPPLIERS.
 - GENERAL CONTRACTOR'S AND SUBCONTRACTOR'S REQUIRE MINIMUM COVERAGE AND LIMITS OF LIABILITY:
 - WORKMEN'S COMPENSATION INSURANCE - IN ACCORDANCE WITH THE GOVERNING LAWS WITH A LIMIT OF NOT LESS THAN \$1,000,000. AND ANY INSURANCE REQUIRED BY ANY EMPLOYEE. BENEFITS ACTS, ETC., AS WILL PROTECT THE CONTRACTOR AND SUBCONTRACTORS FROM ANY AND ALL LIABILITY.
 - CONTRACTOR SHALL PAY FOR AND FURNISH TO OWNER CERTIFICATES OF INSURANCE WHICH WILL PROTECT SAID CONTRACTOR FROM CLAIMS (1) UNDER WORKMEN'S COMPENSATION ACTS AND OTHER EMPLOYEE BENEFIT ACTS, WITH LIMIT OF NOT LESS THAN \$1,000,000. (2) FOR DAMAGES BECAUSE OF BODILY INJURY, (INCLUDING DEATH) TO HIS EMPLOYEES AND ALL OTHERS, WITH THE LIMITS OF \$1,000,000 PER PERSON AND \$3,000,000 PER OCCURRENCE AND (3) FOR DAMAGES TO PROPERTY WITH LIMITS TO CONTRACTOR'S WORK UNDER THIS CONTRACT WHETHER SUCH WORK (INCLUDING OPERATION OF AUTOMOBILE VEHICLES) BE BY HIMSELF OR OTHERS DIRECTLY OR INDIRECTLY EMPLOYED BY EITHER AND BUILDER'S RISK INSURANCE IN THE FULL AMOUNT OF THE CONTRACT SUM.
 - INDEMNIFICATION - TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, PROJECT MANAGER AND THE ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (1) IS ATTRIBUTABLE TO BODILY INJURY OR TO DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE

- WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM, AND (2) IS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, AND SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.
- LIEN WAIVERS AND SWORN AFFIDAVITS - CONTRACTOR SHALL FURNISH TO OWNER WITHIN 30 DAYS AFTER COMPLETION, FINAL WAIVERS OF LIEN FOR ALL WORK FOR ALL WORK PERFORMED AND FROM ALL SUBCONTRACTORS AND MAJOR SUPPLIERS.
 - CERTIFICATE OF OCCUPANCY - CONTRACTOR WILL PROVIDE A COPY OF THE CERTIFICATE PRIOR TO TURNING SPACE OVER TO THE OWNER.
 - QUALITY STANDARDS - ALL SUCH WORK SHALL BE PERFORMED IN A FIRST-CLASS WORKMAN-LIKE MANNER AND SHALL BE IN GOOD AND USEABLE CONDITION AT THE DATE OF COMPLETION. CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED TO BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE ALL CONSTRUCTION PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ACCEPTANCE HAS BEEN CONFIRMED IN WRITING BY THE OWNER REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR WITHOUT ANY ADDITIONAL CHARGE FOR ANY AND ALL WORK DONE OR FURNISHED WHICH SHALL BECOME DEFECTIVE WITHIN THIS ONE (1) YEAR PERIOD. THE CORRECTION OF SUCH WORK AND DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED THEREBY.
- ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO OWNER'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF THE OWNER, AS THEIR RESPECTIVE INTEREST APPEAR AND CAN DIRECTLY BE ENFORCED BY EITHER.
- RUBBER WHEEL CARTS - CONTRACTOR CARTS, EQUIPMENT BOXES, ETC., MUST BE EQUIPPED WITH RUBBER WHEELS.
 - FIRE EXTINGUISHERS - FURNISHED AND INSTALLED BY CONTRACTOR - 4A / 60BC: (1) AT ELECTRIC PANELS, (1) ON EACH COMMON AREA LEVEL AND (1) IN THE KITCHENETTE AREA. CONTRACTOR TO VERIFY WITH FIRE DEPARTMENT.
 - RUBBISH REMOVAL - CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY REMOVAL FROM THE PROJECT, ALL TRASH, RUBBISH AND SURPLUS MATERIALS RESULTING FROM CONSTRUCTION, FIXTURING AND MERCHANDISING OF THE DEMISED PREMISES. COORDINATE REMOVAL OF DEBRIS WITH OWNER'S REPRESENTATIVE.
 - TEMPORARY UTILITIES - CONTRACTOR SHALL ARRANGE FOR TEMPORARY UTILITIES, AS REQUIRED, AND SHALL PAY THE UTILITY CHARGES.
 - ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, ITEMIZATION OR IMPLICATION, HOWEVER BRIEF, MEANS THAT THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL APPURTENANCES AND APPARATUS NORMALLY DEEMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.

BUILDING INFORMATION:
PROVIDENCE PROPERTY HOLDINGS, LLC.
115 WEST MAIN STREET
TRAPPE, PA 19426

OWNER CONTACT INFO:
JACOB MALIKKAL
215 272 - 3960

ARCHITECT INFORMATION:
BETZWOOD ASSOCIATES PC
ARCHITECTS & ENGINEERS
523 KIMBERTON ROAD, STE. 11B
PHOENIXVILLE, PA 19460

ARCHITECT CONTACT INFO:
EDWARD (KIPP) HAPP (PROJECT MANAGER)
610 917-8831 EXT. 17

STRUCTURAL ENGINEER CONTACT INFO:
JEFFREY M. THOMAS, P.E. (PROJECT ENGINEER)
610 917-8831 EXT. 25

BUILDING INFORMATION:

- PRIMARY BUILDING CODE - UNIFORM CONSTRUCTION CODE / PENNSYLVANIA IBC 2006
- TRAPPE BOROUGH - ZONED VC (VILLAGE COMMERCIAL)
- BUILDING HEIGHT - 2 STORY
- TYPE OF CONSTRUCTION PER IBC - SB
- IBC USE GROUP - B
- BASEMENT LEVEL = 225 G.S.F.
- FIRST FLOOR = 2,541 G.S.F.
- SECOND FLOOR = 2,475 G.S.F.
- TOTAL = 5,241 G.S.F.
- BUILDING ALLOWABLE AREA PER TABLE 503 - B 9,500 G.S.F.
- FIRE RESISTANCE RATING FOR BUILDING TYPE - SB (IBC TABLE 601)
 - STRUCTURAL FRAME - 0 HR
 - BEARING WALLS EXTERIOR - 0 HR
 - BEARING WALLS INTERIOR - 0 HR
 - FLOOR CONSTRUCTION - 0 HR
 - ROOF CONSTRUCTION - 0 HR
- INTERIOR WALLS & FINISH CLASSIFICATIONS (TABLE 803.5)
 - B USE (OFFICES)
 - ENCLOSURES & PASSAGEWAYS - A
 - CORRIDORS - B
 - ROOM AND ENCLOSED SPACES - C
 - MINIMUM EGRESS WIDTH
 - STAIRWAYS - 48 INCHES (0.3 X OCCUPANT LOAD = 15 - TABLE 1005.1)
 - DOORS - 36 INCHES (0.2 X OCCUPANT LOAD = 10 - TABLE 1005.1)
 - AUTOMATIC SPRINKLERS ARE NOT REQUIRED IN USE GROUPS B
 - IBC OCCUPANCY LOAD - B = 52 (PER IBC TABLE 1004.1.1)
 - TRAPPE BORO OCCUPANT LOAD = 20 (14 1ST FLR.) 1 PER 200 SQ.FT. BSMT / 1ST FLOOR (6 2ND FLR.) 1 PER 400 SQ.FT. EA. ADDITIONAL FLRS.
 - MAXIMUM EGRESS TRAVEL DISTANCE - LESS THAN 75 FT. (ALLOWED 200 FT. PER TABLE 1016.1)
 - MEANS OF EGRESS REQUIRED - 1 (PER TABLE 1019.1) PROVIDED - 2 ON FIRST FLOOR 1 ON SECOND FLOOR

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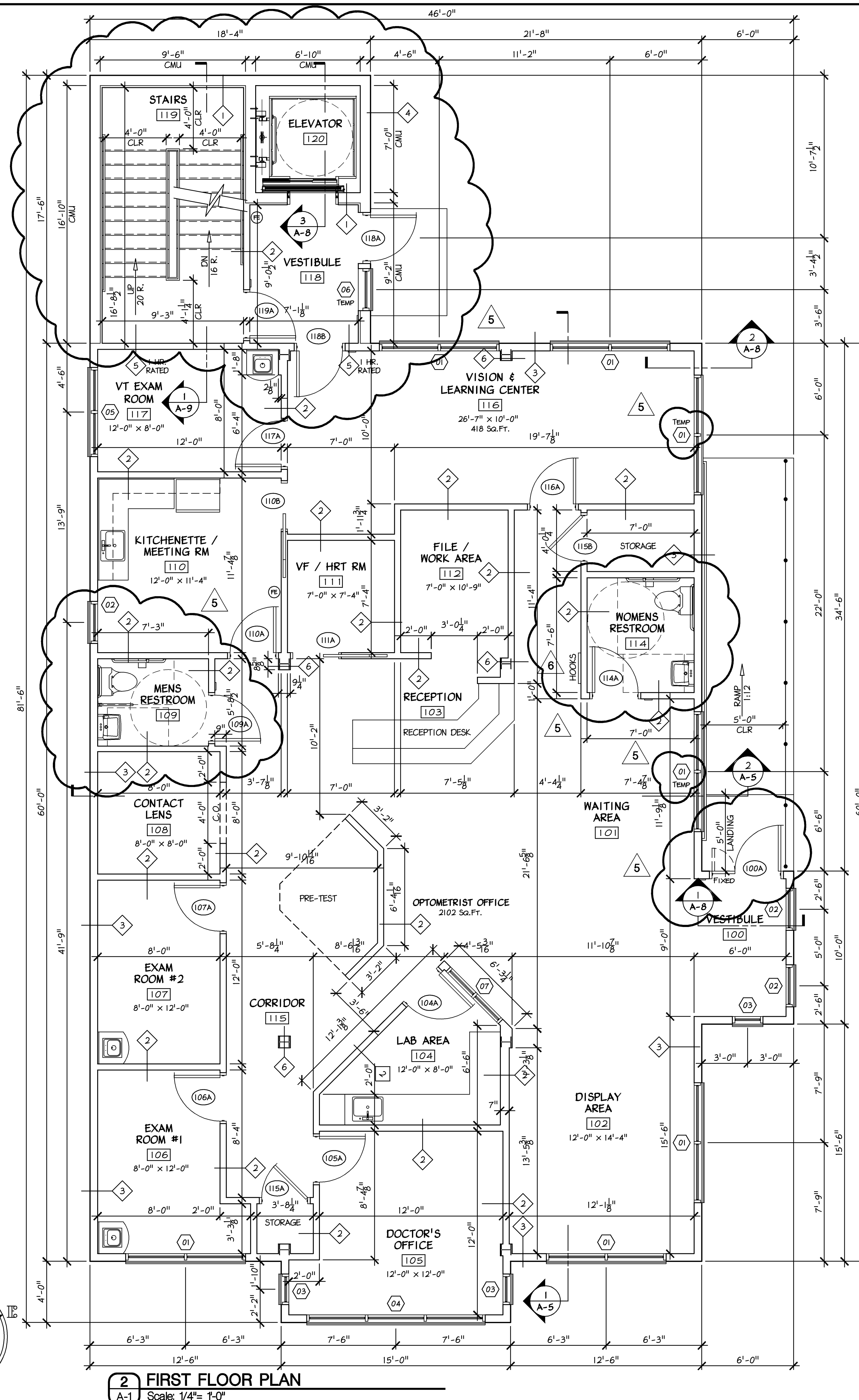
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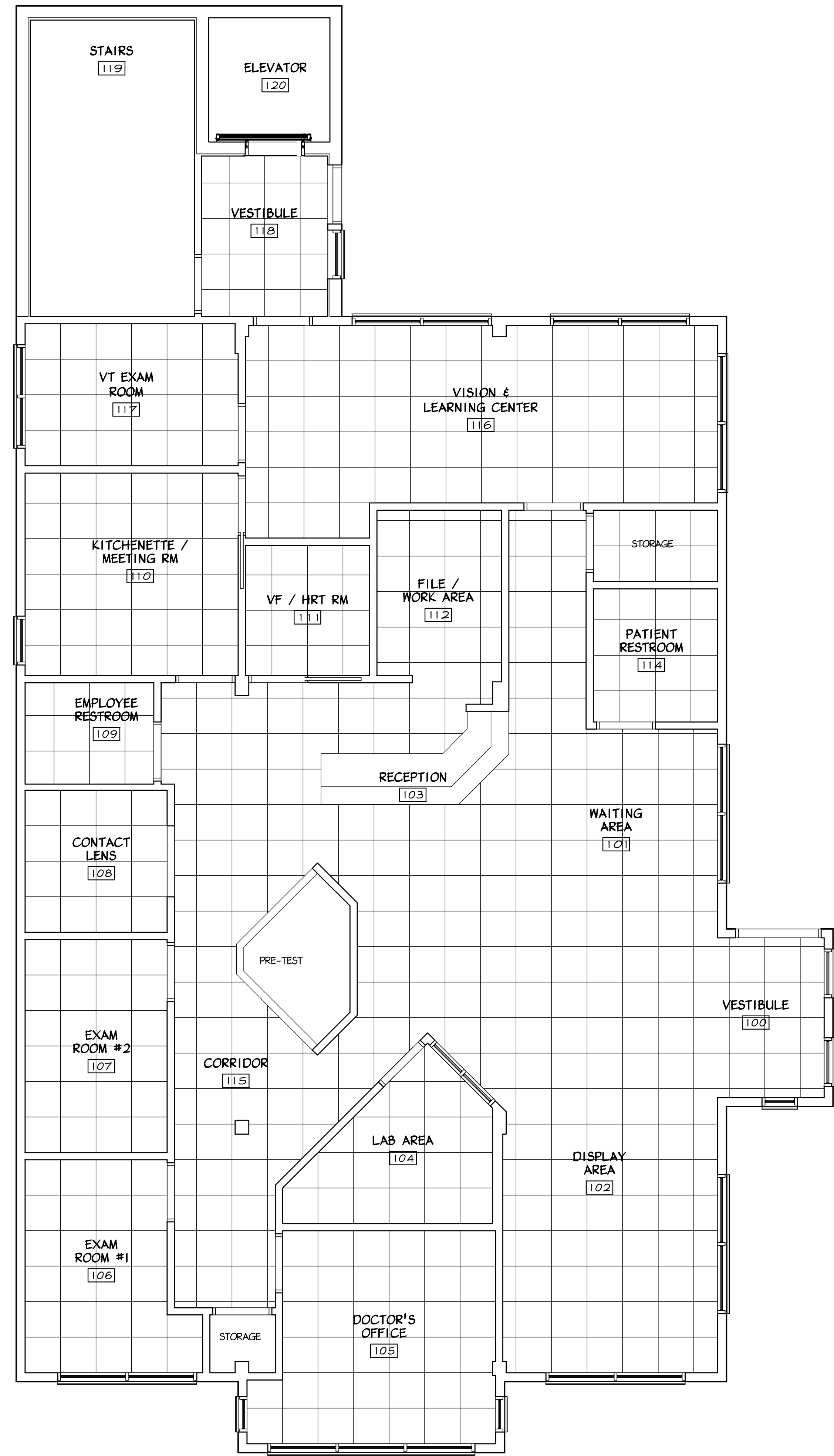
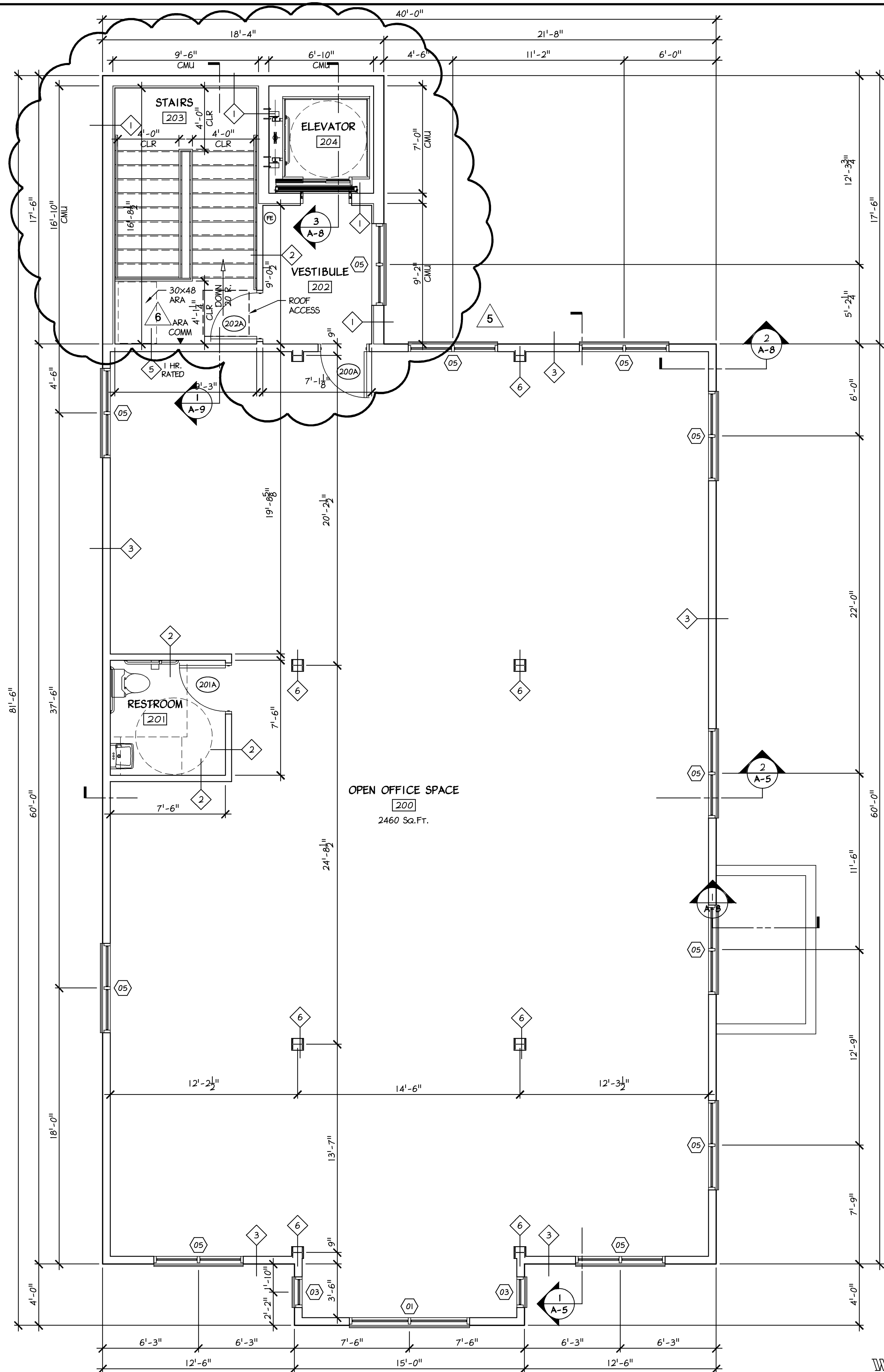
TITLE SHEET

SHEET NUMBER

T-1

REV
6





Betzwood Associates PC
Architects & Engineers
Robin J. Kohn, AIA
Regis W. Kube, PE

REGISTERED ARCHITECT
PENNSYLVANIA
ROBIN J. KOHN RA 11327-X

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B3059		MJK	EMH
NO.	DATE	BY	ISSUE
1	06-04-09	EMH	ISSUED FOR REVIEW & APPROVAL
2	06-09-09	EMH	REVISED / REISSUED FOR APPROVAL
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4	10-08-09	EMH	ISSUED FOR PERMIT
5	11-12-09	EMH	REVISED PERMIT DRAWINGS
6	11-24-09	EMH	REVISED PERMIT DRAWINGS
7			
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9			
10			
11			
12			
13			
14			
15			
APPROVED BY		CURRENT DATE	
Robin J. Kohn, A.I.A.		November 12, 2009	

PROVIDENCE PROPERTY HOLDINGS, LLC
115 WEST MAIN STREET
TRAPPE, PA. 19426

Trappe Borough
Montgomery County

SHEET TITLE
SECOND FLOOR PLAN &
FIRST FLOOR REFLECTED
CEILING PLAN

SHEET NUMBER
A-2
REV
6



1 FRONT ELEVATION
A-3 Scale: 1/4"= 1'-0"

3 REAR ELEVATION
A-3 Scale: 1/4"= 1'-0"



2 ENTRY SIDE ELEVATION
A-3 Scale: 1/4"= 1'-0"

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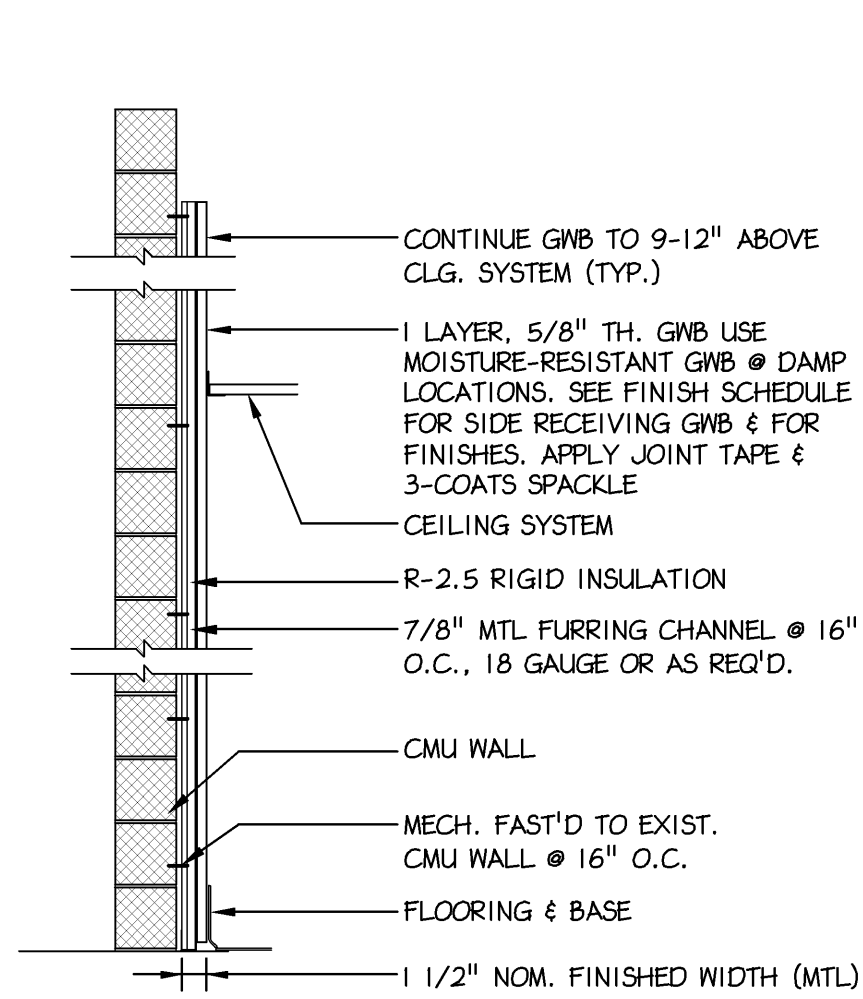
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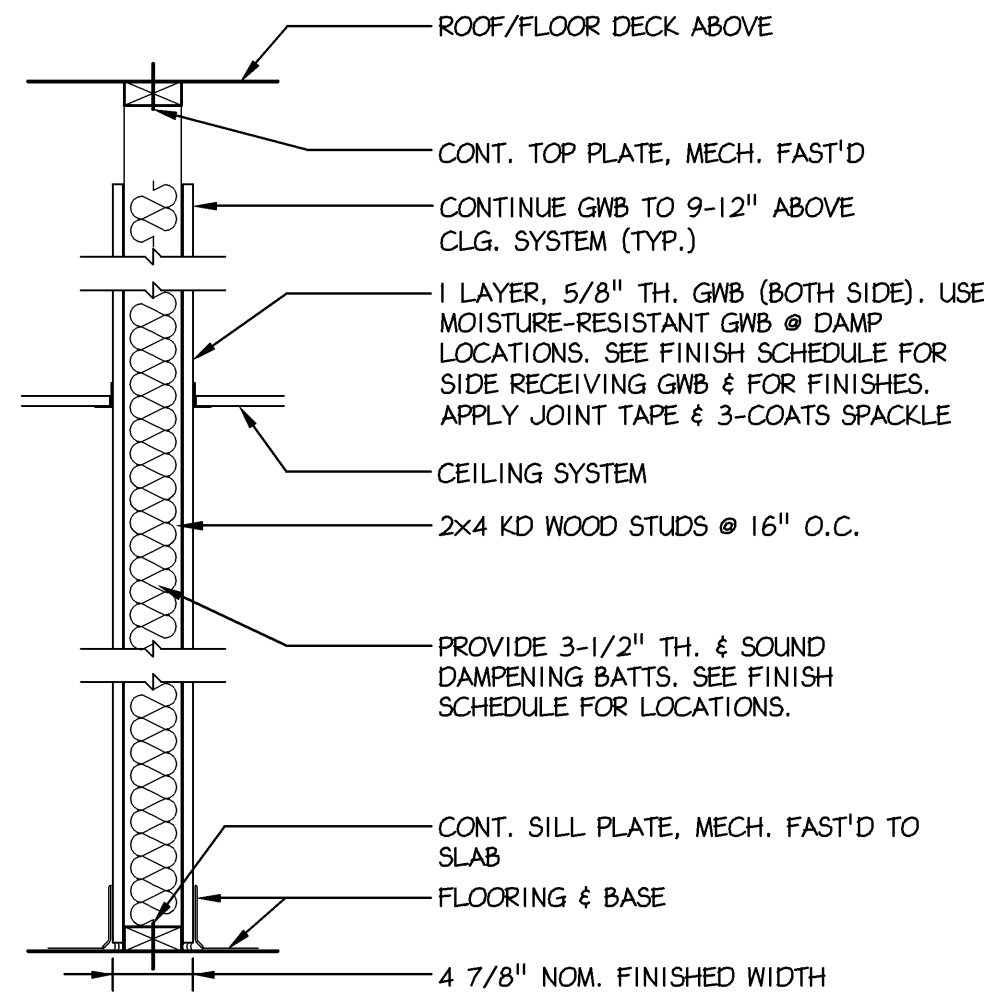
Trappe Borough
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ELEVATIONS

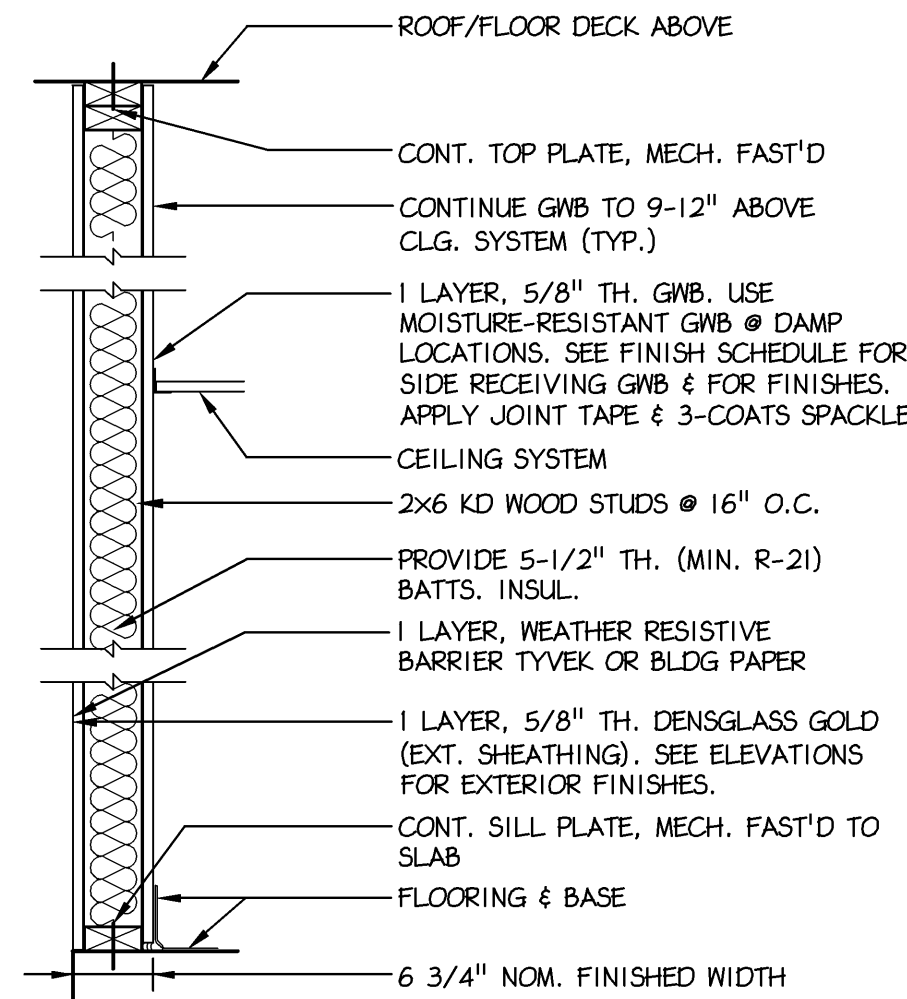
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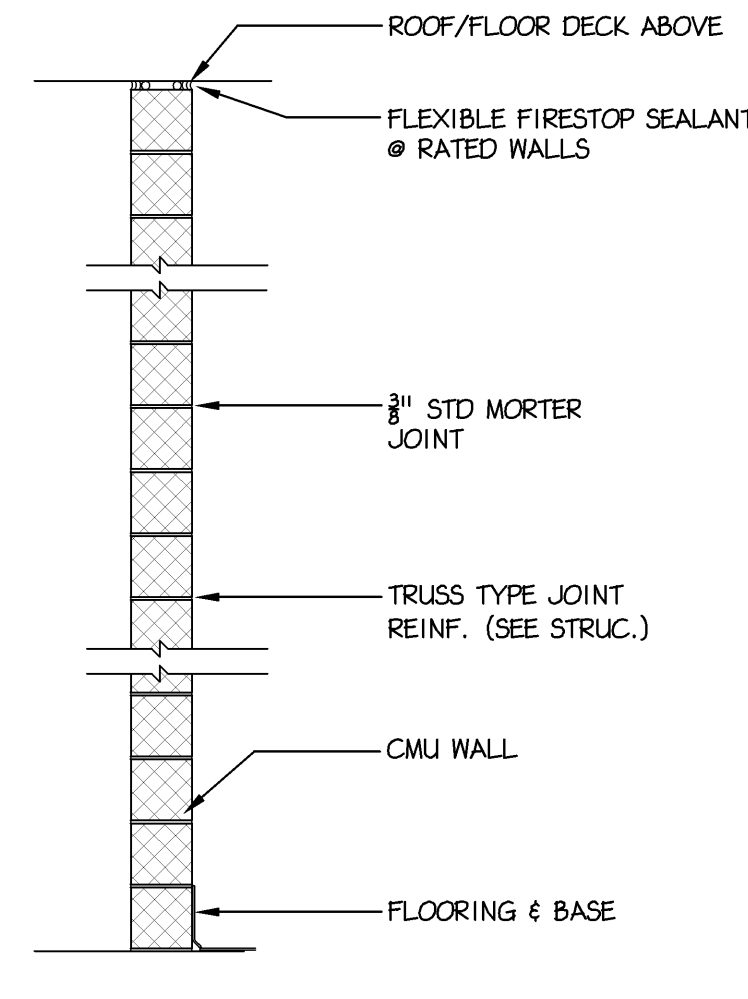
1 STANDARD 7/8" MTL FURRING PARTITION
● CMU WALL



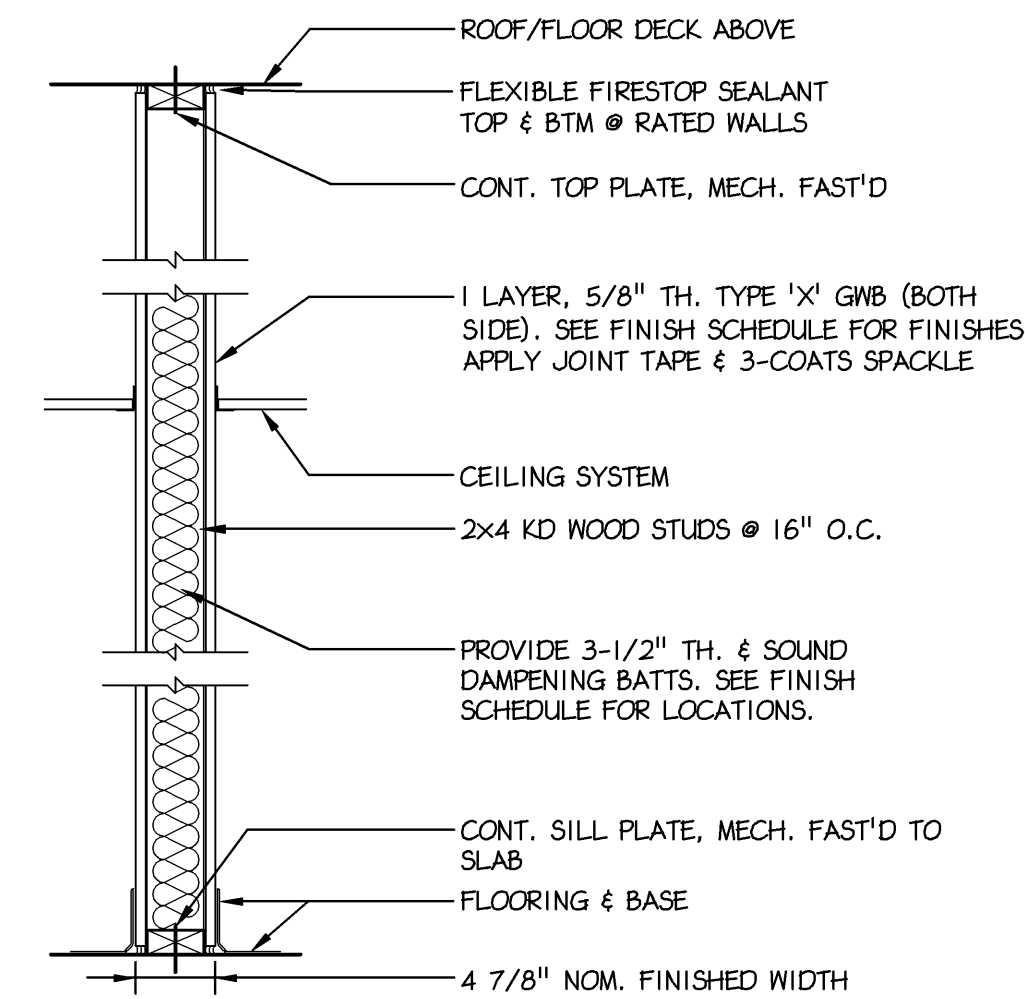
2 STANDARD 2x4 STUD PARTITION
● INTERIOR PARTITIONS



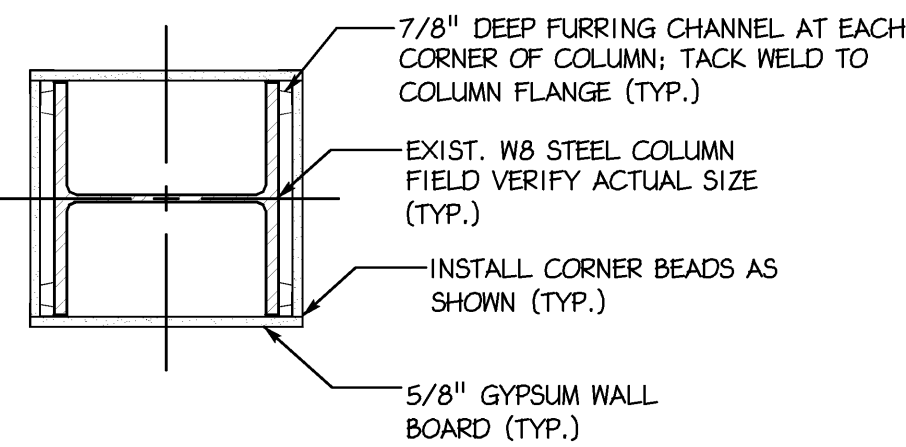
3 STANDARD 2x6 STUD PARTITION
● EXTERIOR WALLS



4 1-HR RATED 8" BLOCK PARTITION
● STAIRS & ELEVATOR SHAFT U.L. RATED #U905



5 1-HR RATED 2x4 STUD PARTITION
● COMMON AREA SEPARATION U.L. RATED #U307



6 7/8" MTL. FURRING @ SUPPORT STEEL

ELEVATION KEYNOTES

- 3.0 CONCRETE
- 3.1 CEMENT STUCCO OR DRYVIT (EIFS) FINISHING SYSTEM
- 3.2 CEMENT STUCCO OR DRYVIT (EIFS) FINISHING SYSTEM / BUILD-UP TRIM
- 4.0 MASONRY
- 4.1 ASHLAR FLAGSTONE - WALKWAYS COLOR TO BE CHOSEN BY OWNER
- 4.2 VENEER STONE - ASHLAR PATTERN SANDSTONE
- 4.3 BRICK - GLEN-GERY THIN BRICK STYLE - NEW ENGLAND TRADITION
- 4.4 BRICK - GLEN-GERY THIN BRICK STYLE - NEW ENGLAND TRADITION SOLDER COURSE
- 4.5 WATERTABLE - CULTURED STONE
- 6.0 WOODS AND PLASTICS
- 6.1 CEMENTITIOUS HORIZ LAP SIDING HARDIEPLANK - (FACTOR PAINTED)
- 6.2 CEMENTITIOUS SHINGLE SIDING HARDIEPLANK - (FACTOR PAINTED)
- 6.3 MOLDING / TRIM AZEK MOLDING - (FACTOR PAINTED)
- 6.4 FASCIA / FREEZE TRIM AZEK TRIM PANELS - (FACTOR PAINTED)
- 7.0 THERMAL & MOISTURE PROTECTION
- 7.1 ROOF SHINGLES - ARCHITECTURAL SLATE STYLE (30 YR. WARRANTY)
- 7.2 EPDM - CARLISLE SYNTAC 60MIL SURE-WHITE - FULLY ADHERED
- 7.3 CAP FLASHING - 16oz COPPER
- 10.0 SPECIALTIES
- 10.1 4"x8" COPPER ROOF SCUPPER
- 10.2 ALUM. EXTERIOR HANDRAIL



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

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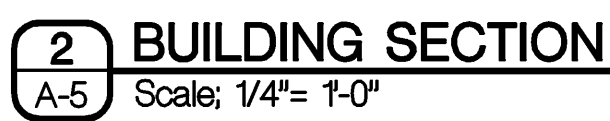
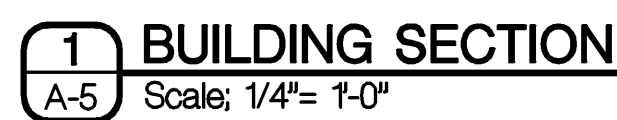
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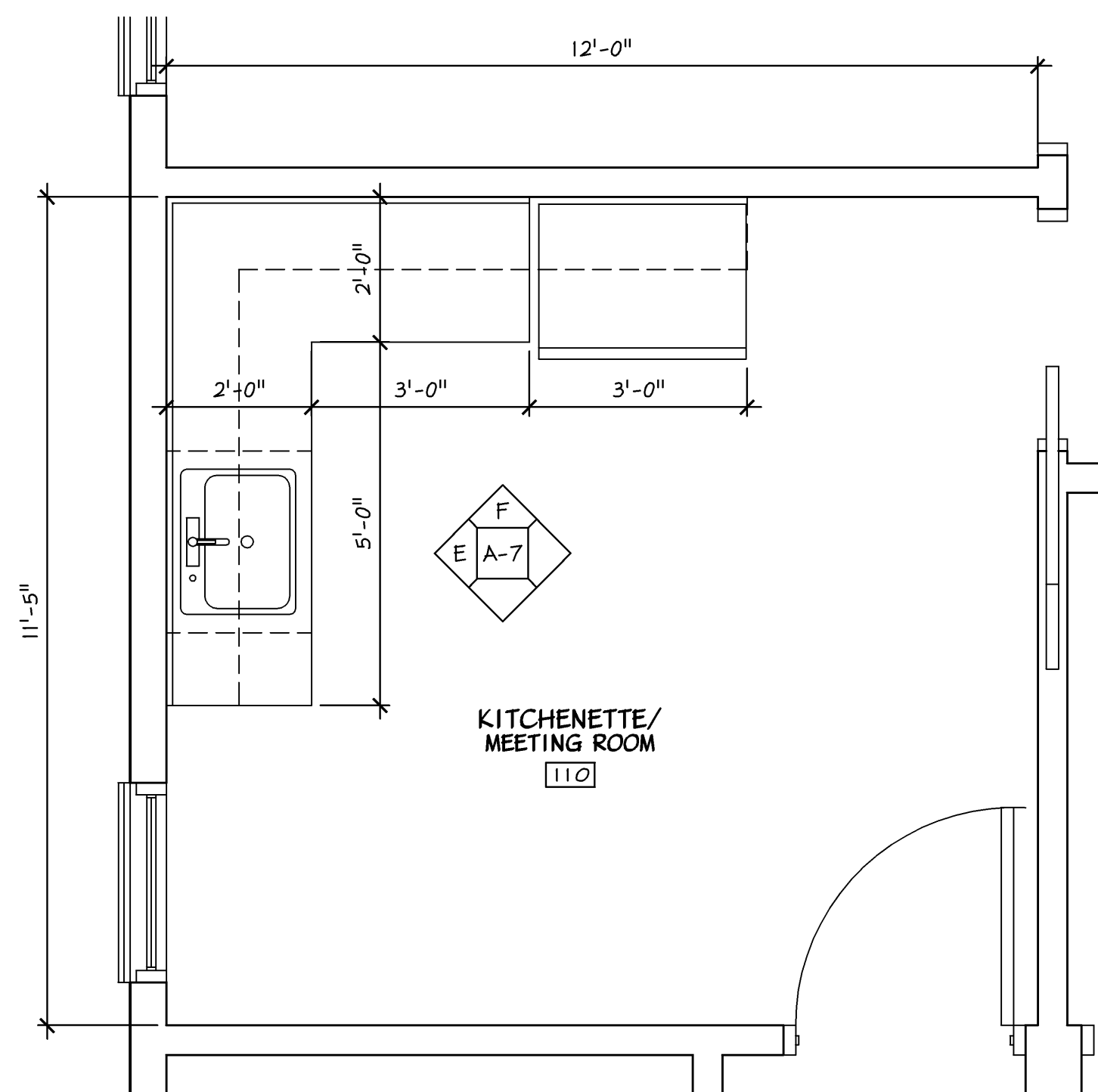
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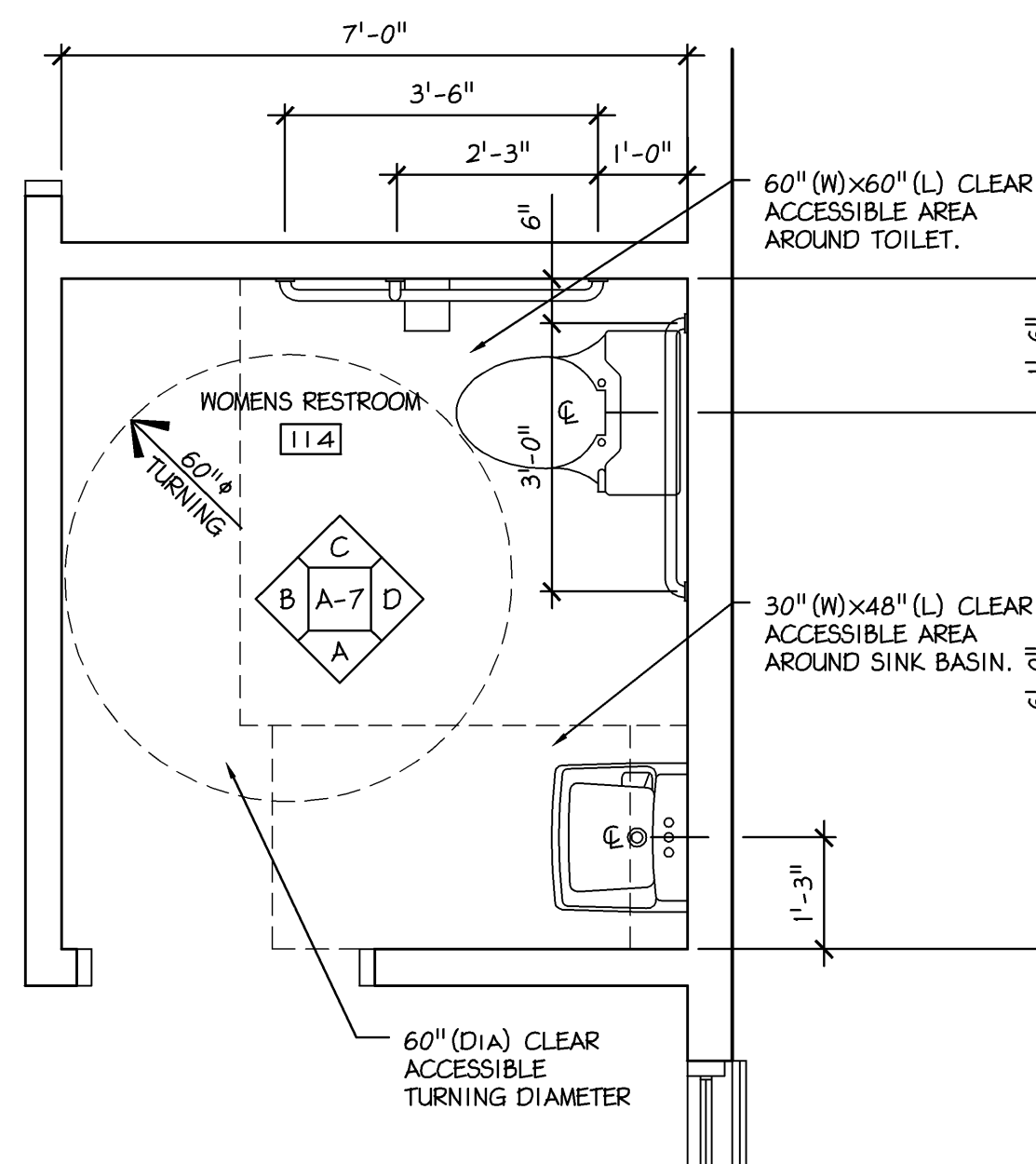
SHEET TITLE
PARTITION TYPE &
SIDE ELEVATION

SHEET NUMBER
A-4
REV 5

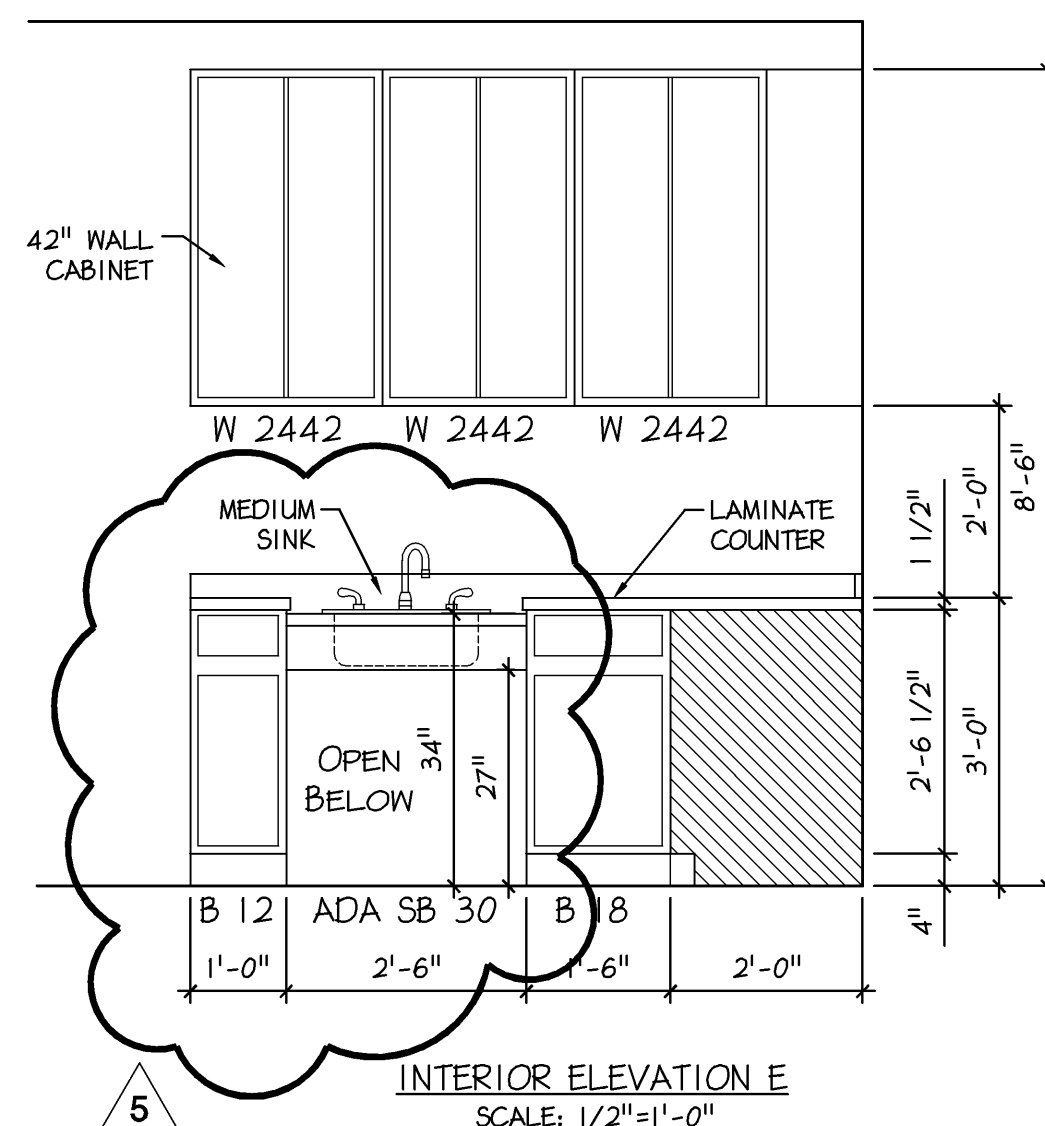




1 ENLARGED KITCHEN PLAN
A-7 Scale: 1/2"= 1'-0"

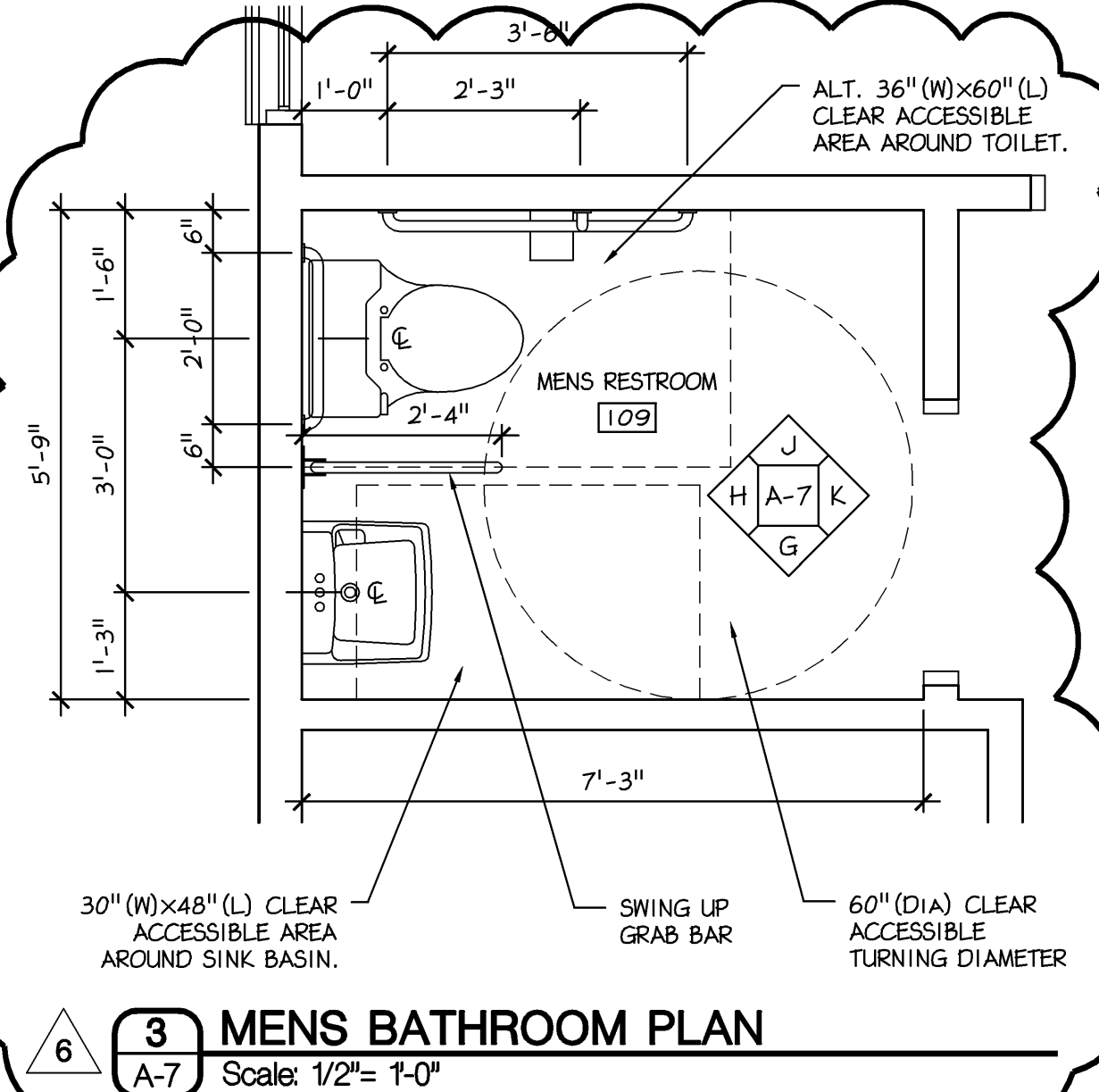


2 WOMENS BATHROOM PLAN
A-7 Scale: 1/2"= 1'-0"

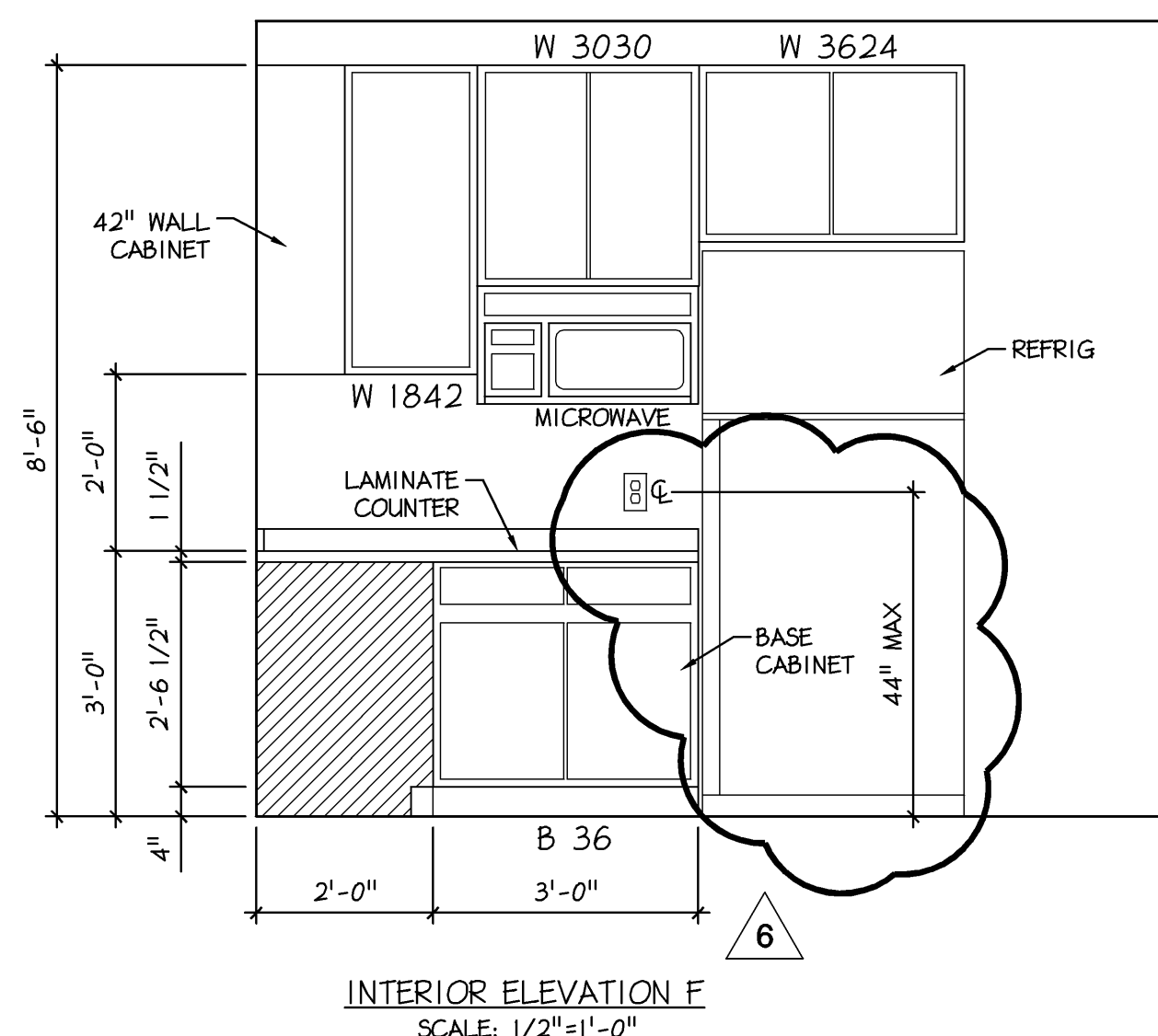


DESIG.	ITEM	MTG. HEIGHT	TOTAL QTY.
A	ADA MIRROR	70" TO TOP	2
B	REAR GRAB BAR	36" TO CENTER	2
C	SIDE GRAB BAR	36" TO CENTER	2
D	WALL MOUNTED ADA LAVATORY	36" TO TOP	3
E	ADA FLOOR MTD. WATER CLOSET	18" TO TOP	2
F	TOIL. PAPER DISPENSER	19" TO CENTER	3
G	SMALL P/T DISP. WASTE RECEPT.	60" TO TOP	3
H	WALL SOAP DISPENSERS	38" TO BTM.	3
J	VERTICAL GRAB BAR	39" TO BTM.	2
K	FLOOR MTD. WATER CLOSET	18" TO TOP	1
L	MIRROR	70" TO TOP	1
M	SIDE SWING TYPE GRAB BAR	36" TO CETER	1
N	CLOTHES BAR / COAT HOOKS	48" TO TOP	1

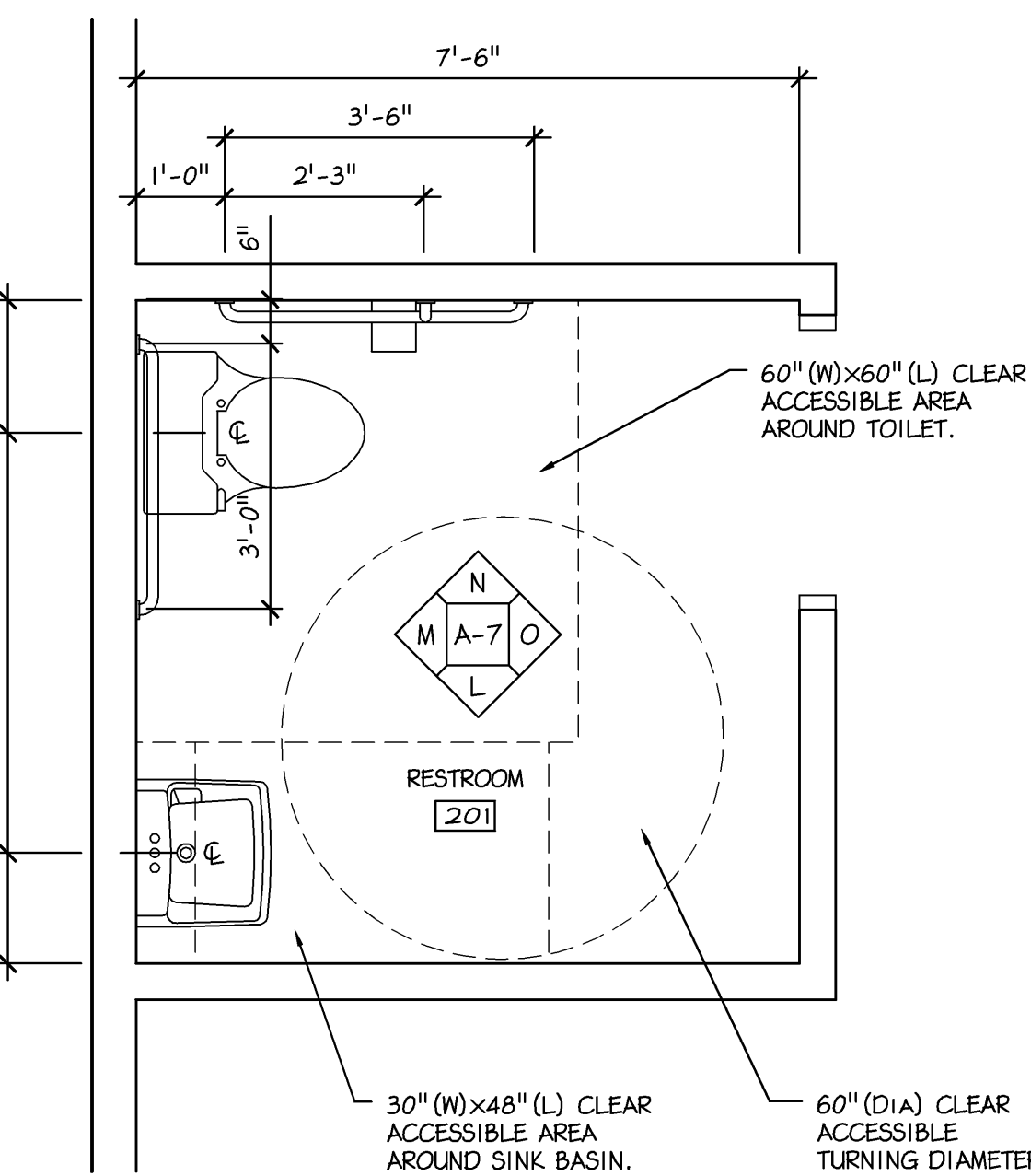
NOTE:
1. COAT HOOKS TO BE MOUNTED AT 48" MAX. TO TOP OF HOOK.



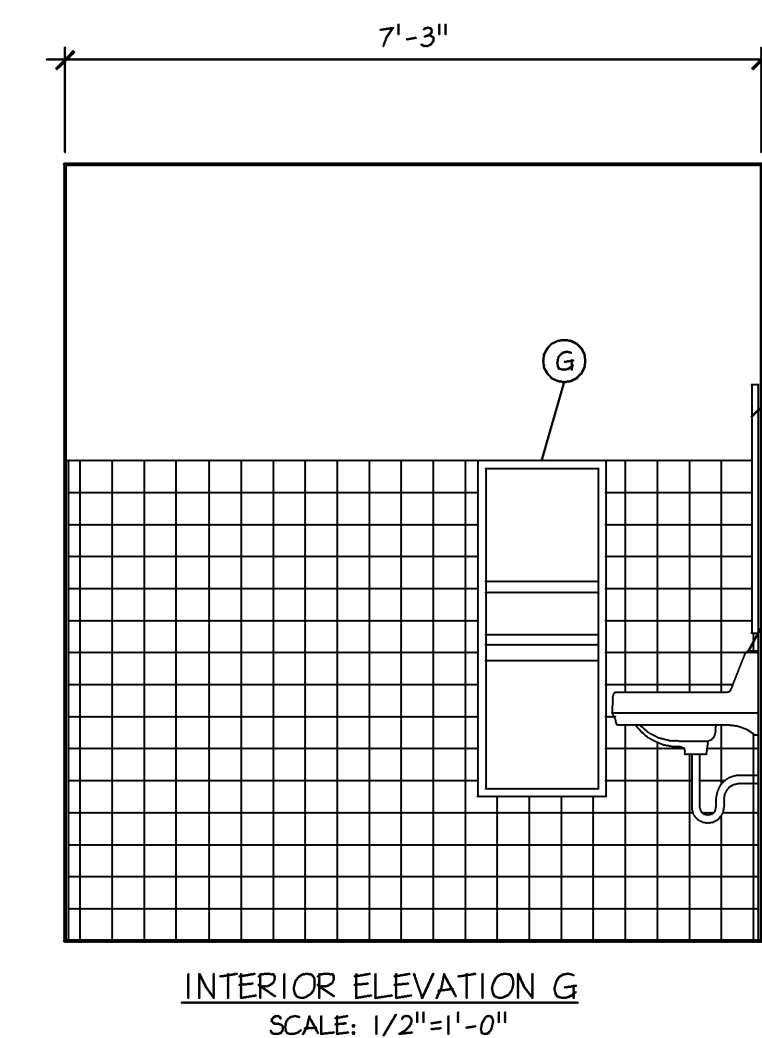
3 MENS BATHROOM PLAN
A-7 Scale: 1/2"= 1'-0"



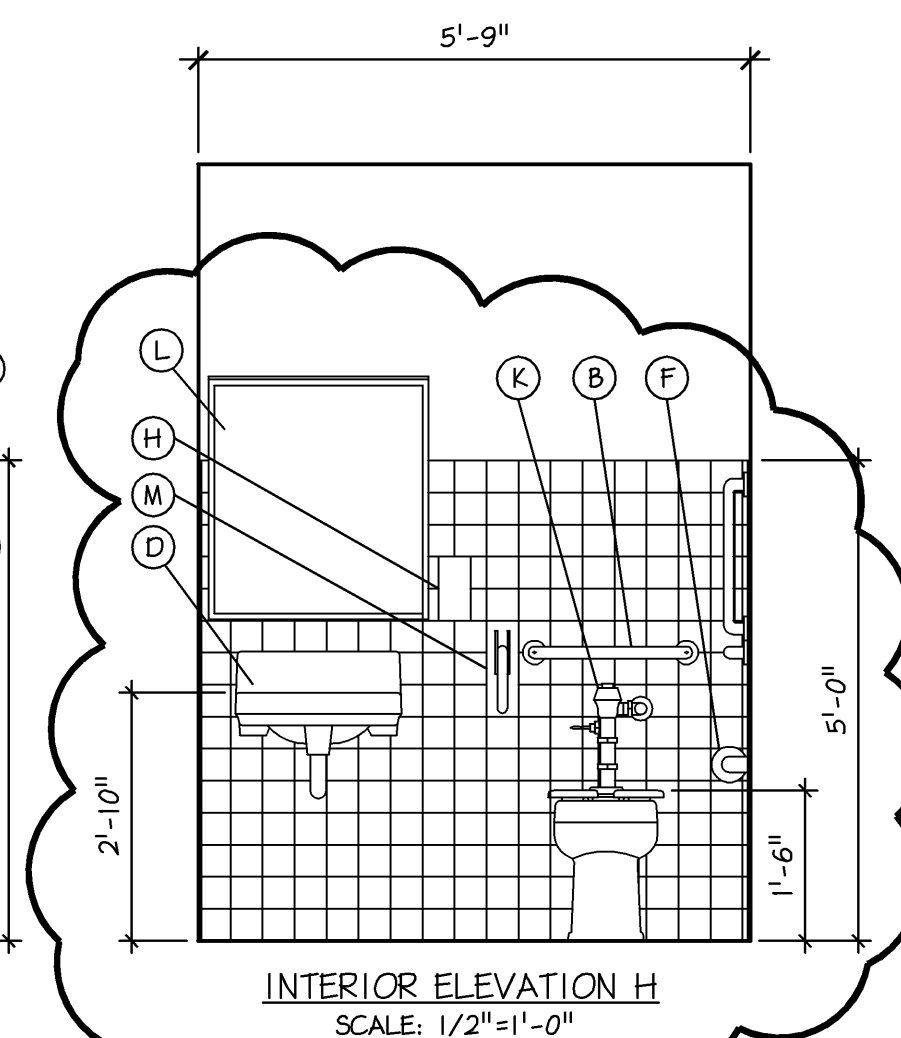
KITCHEN CABINET NOTE:
1. GENERAL CONTRACTOR TO COORDINATE WITH EXISTING STYLE, WOOD SPECIES AND COLOR.



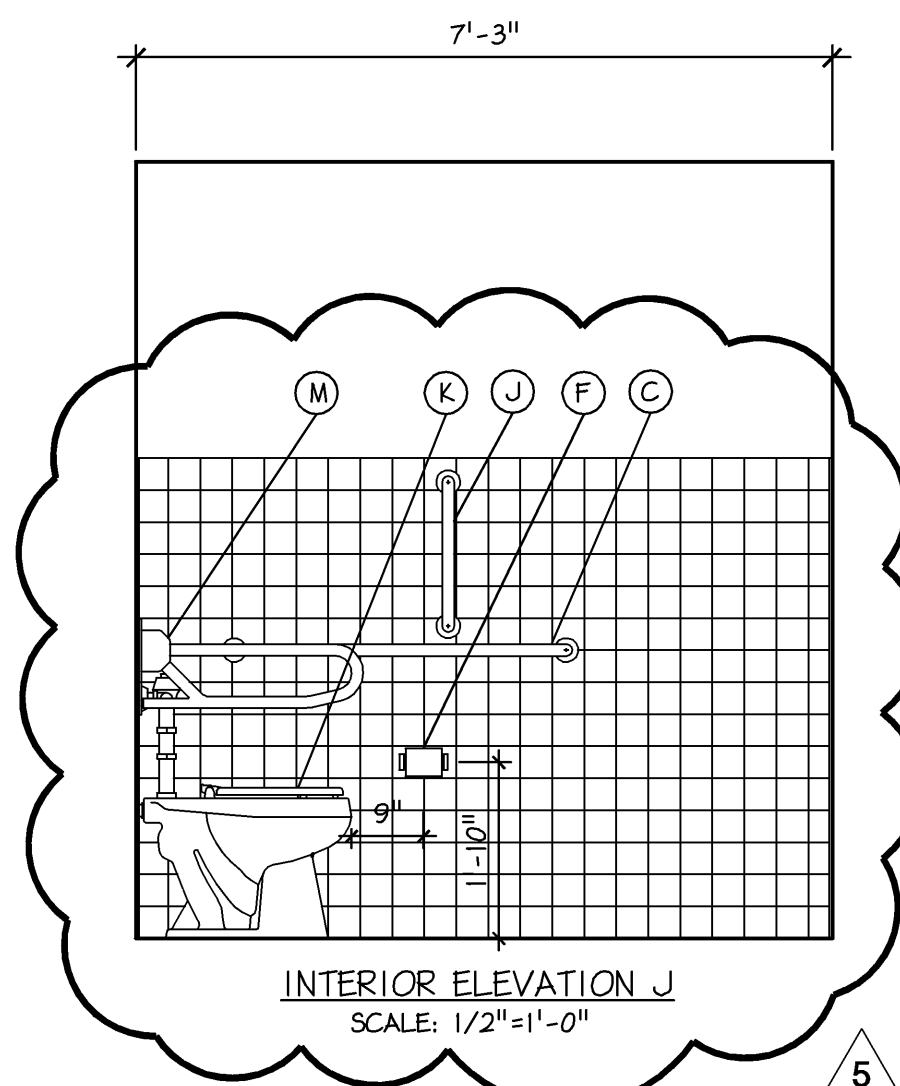
4 SECOND FLOOR BATHROOM PLAN
A-7 Scale: 1/2"= 1'-0"



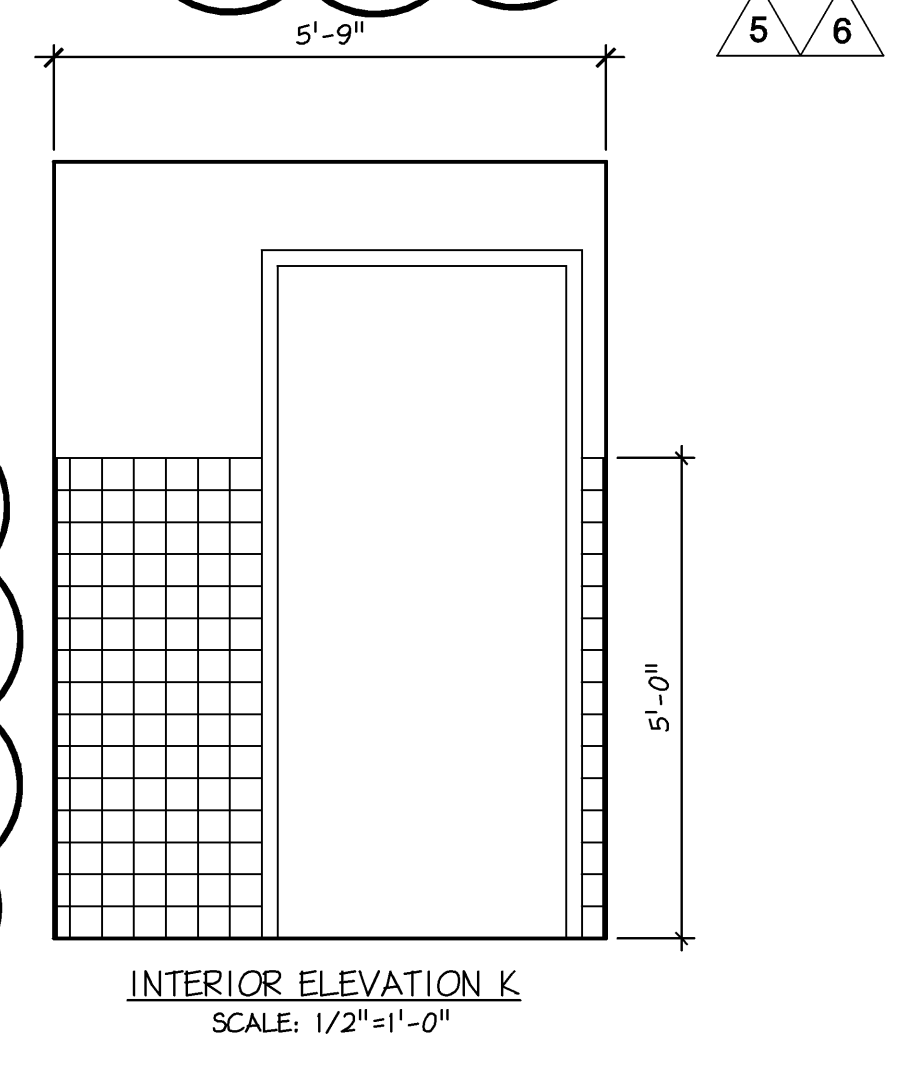
INTERIOR ELEVATION G
SCALE: 1/2"=1'-0"



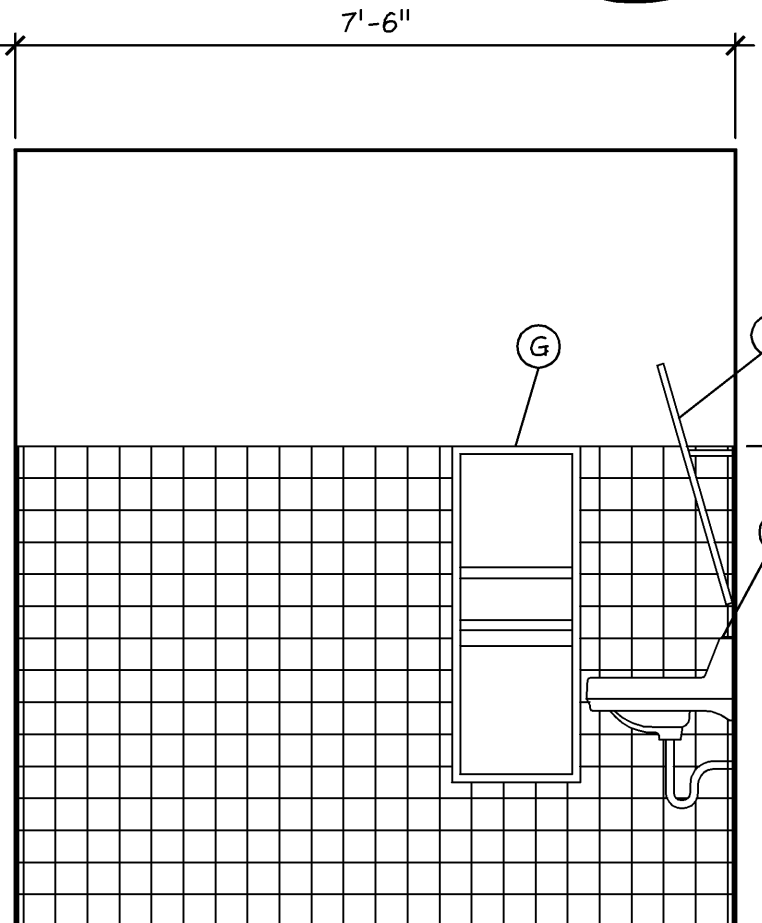
INTERIOR ELEVATION H
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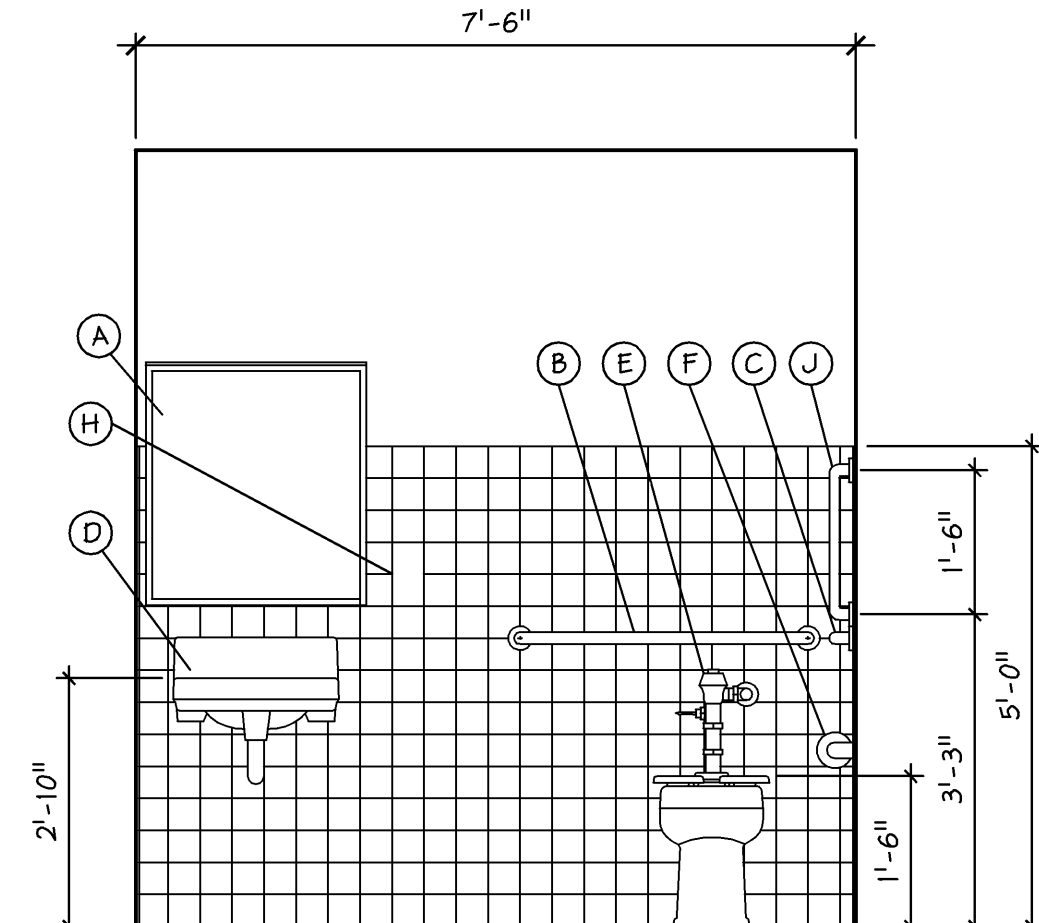
INTERIOR ELEVATION J
SCALE: 1/2"=1'-0"



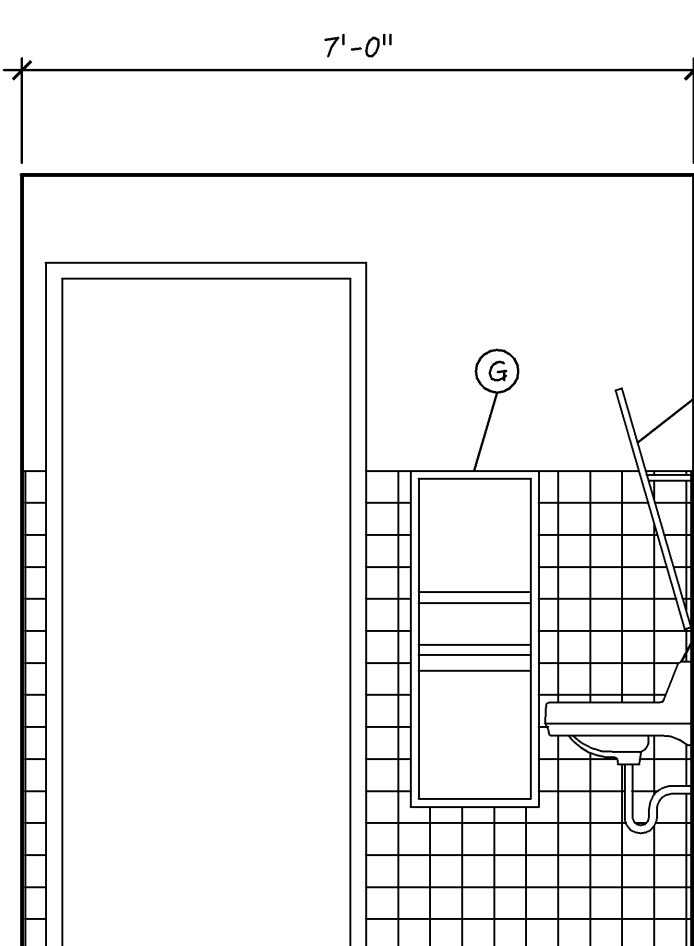
INTERIOR ELEVATION K
SCALE: 1/2"=1'-0"



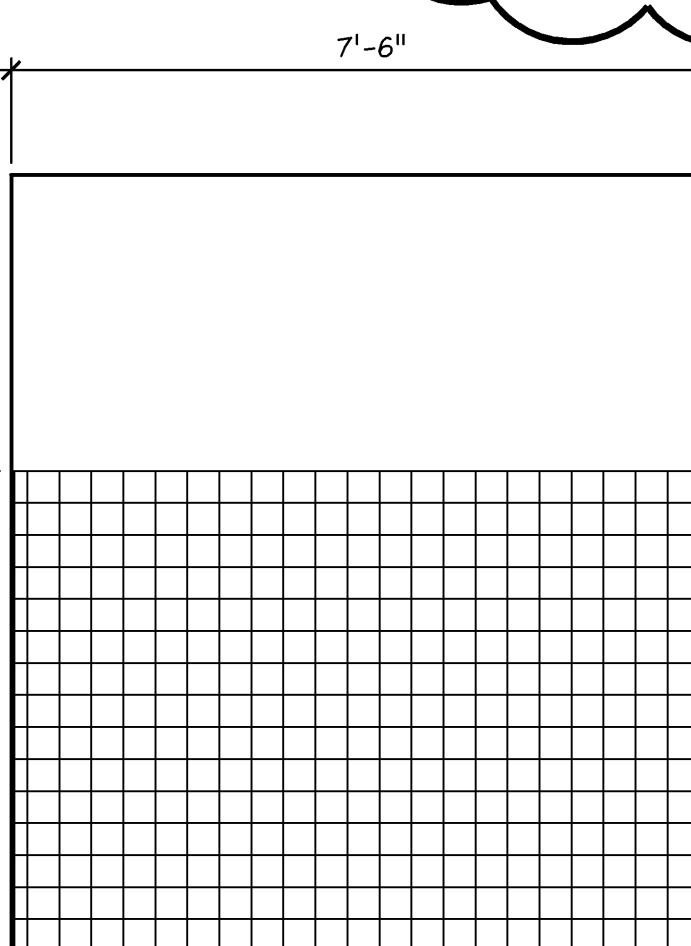
INTERIOR ELEVATION L
SCALE: 1/2"=1'-0"



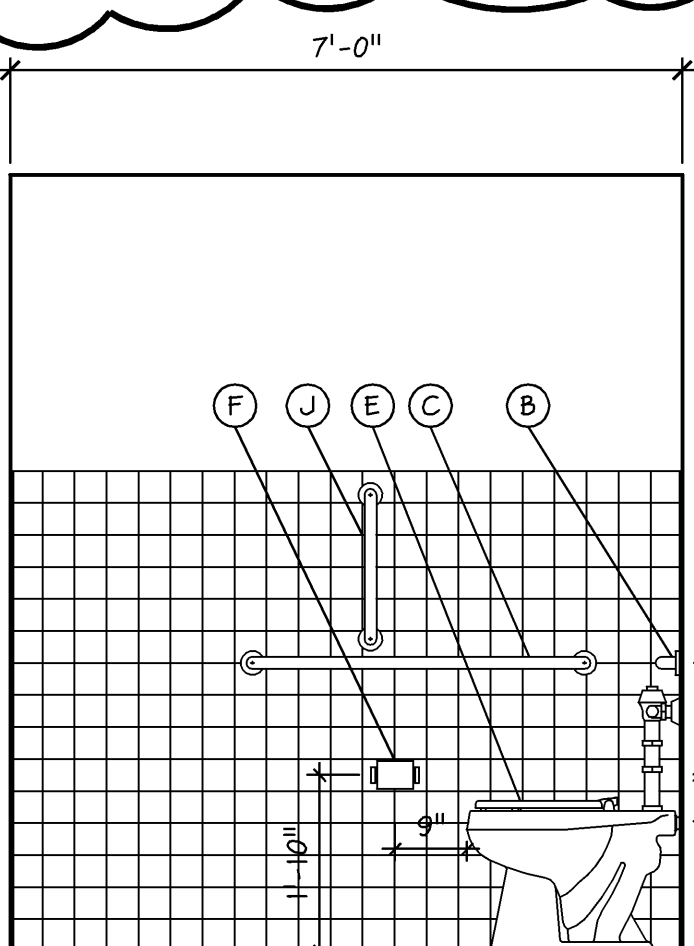
INTERIOR ELEVATION M
SCALE: 1/2"=1'-0"



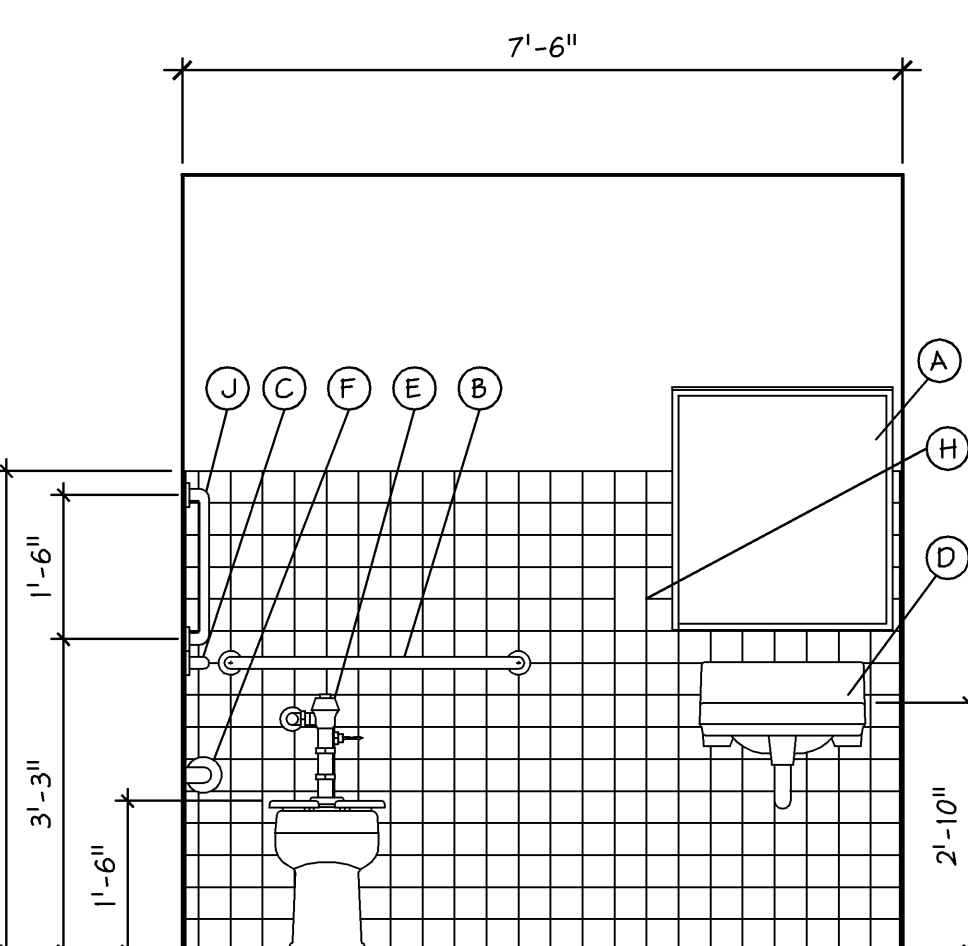
INTERIOR ELEVATION A
SCALE: 1/2"=1'-0"



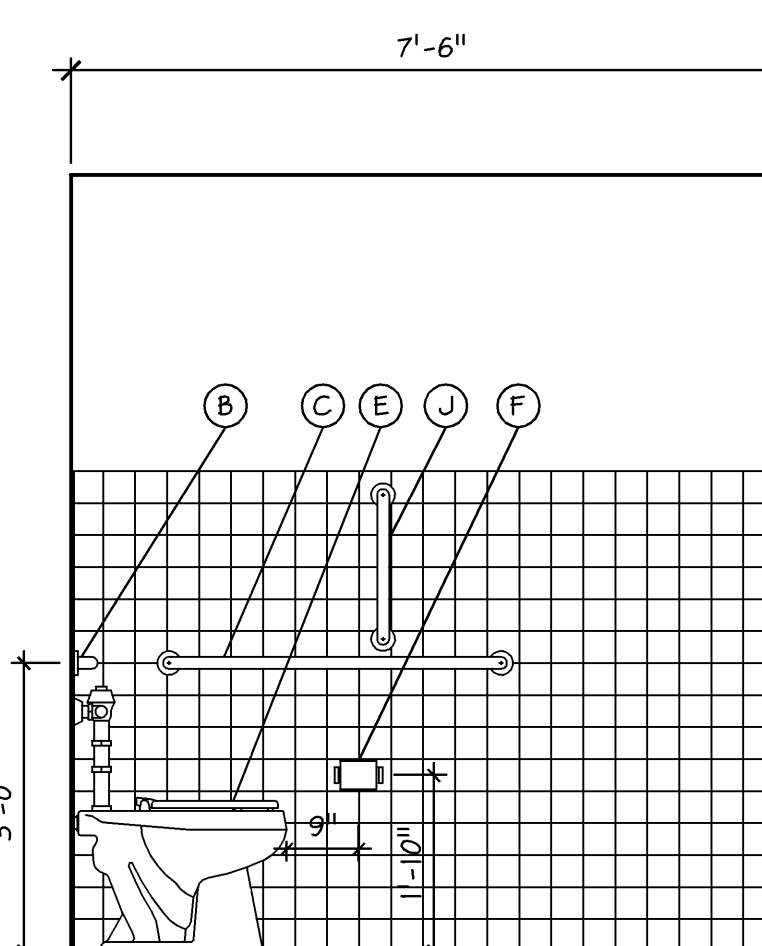
INTERIOR ELEVATION B
SCALE: 1/2"=1'-0"



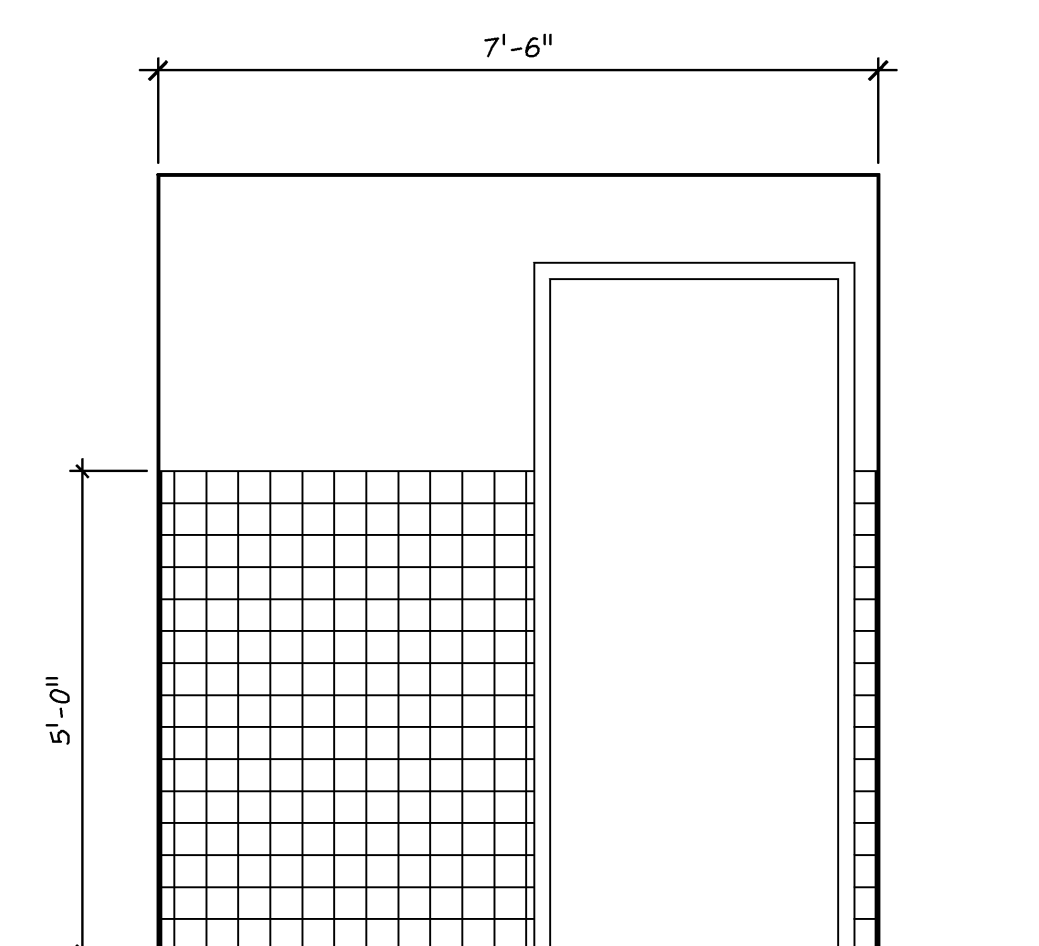
INTERIOR ELEVATION C
SCALE: 1/2"=1'-0"



INTERIOR ELEVATION D
SCALE: 1/2"=1'-0"



INTERIOR ELEVATION N
SCALE: 1/2"=1'-0"



INTERIOR ELEVATION O
SCALE: 1/2"=1'-0"

Betzwood Associates PC
Architects & Engineers
Robin J. Kohn, AIA
Regis W. Kube, PE

REGISTERED ARCHITECT
PENNSYLVANIA
ROBIN J. KOHN, RA 11327-X

Note: Certification not valid unless original stamp and signature appear on the project title sheet

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License No. RA-11327-X

Contact Person:
Edward (Kipp) Hagg
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PROJECT NO.		DRAWN BY		CHK'D BY	
B3059		MJK		EMH	
NO.	DATE	BY	ISSUE		
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2	06-09-09	EMH	REVISED / REISSUED FOR APPROV		
3	09-24-09	EMH	ISSUED FOR BID		
4	10-08-09	EMH	NOT FOR CONSTRUCTION		
5	11-12-09	EMH	ISSUED FOR PERMIT		
6	11-24-09	EMH	REVISED PERMIT DRAWINGS		
7			REVISED PERMIT DRAWINGS		
8					
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14					
15					

APPROVED BY: Robin J. Kohn, A.I.A.
CURRENT DATE: November 12, 2009

PROVIDENCE PROPERTY HOLDINGS, LLC
115 WEST MAIN STREET
TRAPPE, PA 19426

Trappe Borough
Montgomery County

SHEET TITLE
ENLARGED PLANS & ELEVATIONS

SHEET NUMBER
A-7
REV
6

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Robin J. Kohn, A.I.A.

CURRENT DATE
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PROVIDENCE PROPERTY HOLDINGS, LLC
115 WEST MAIN STREET
TRAPPE, PA 19426

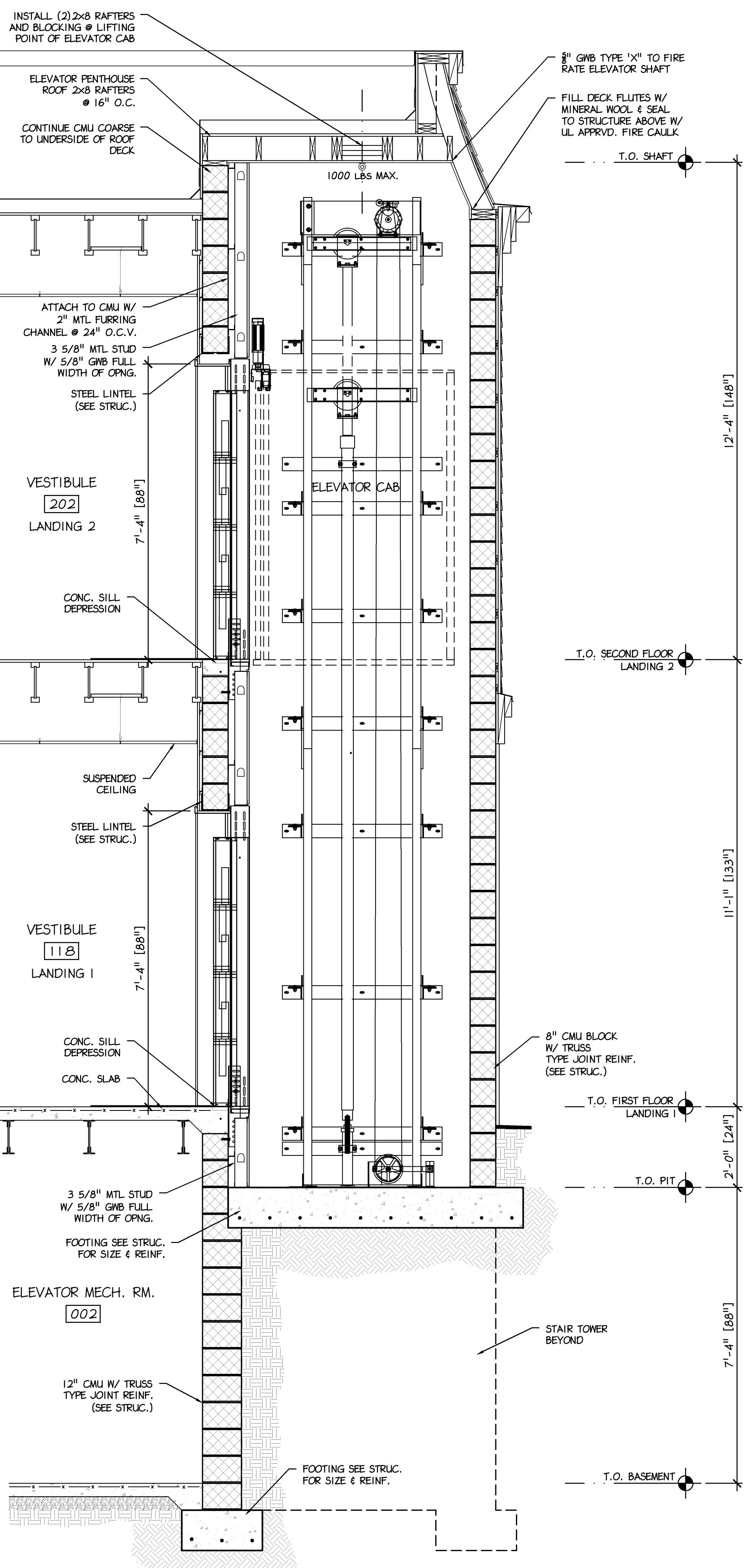
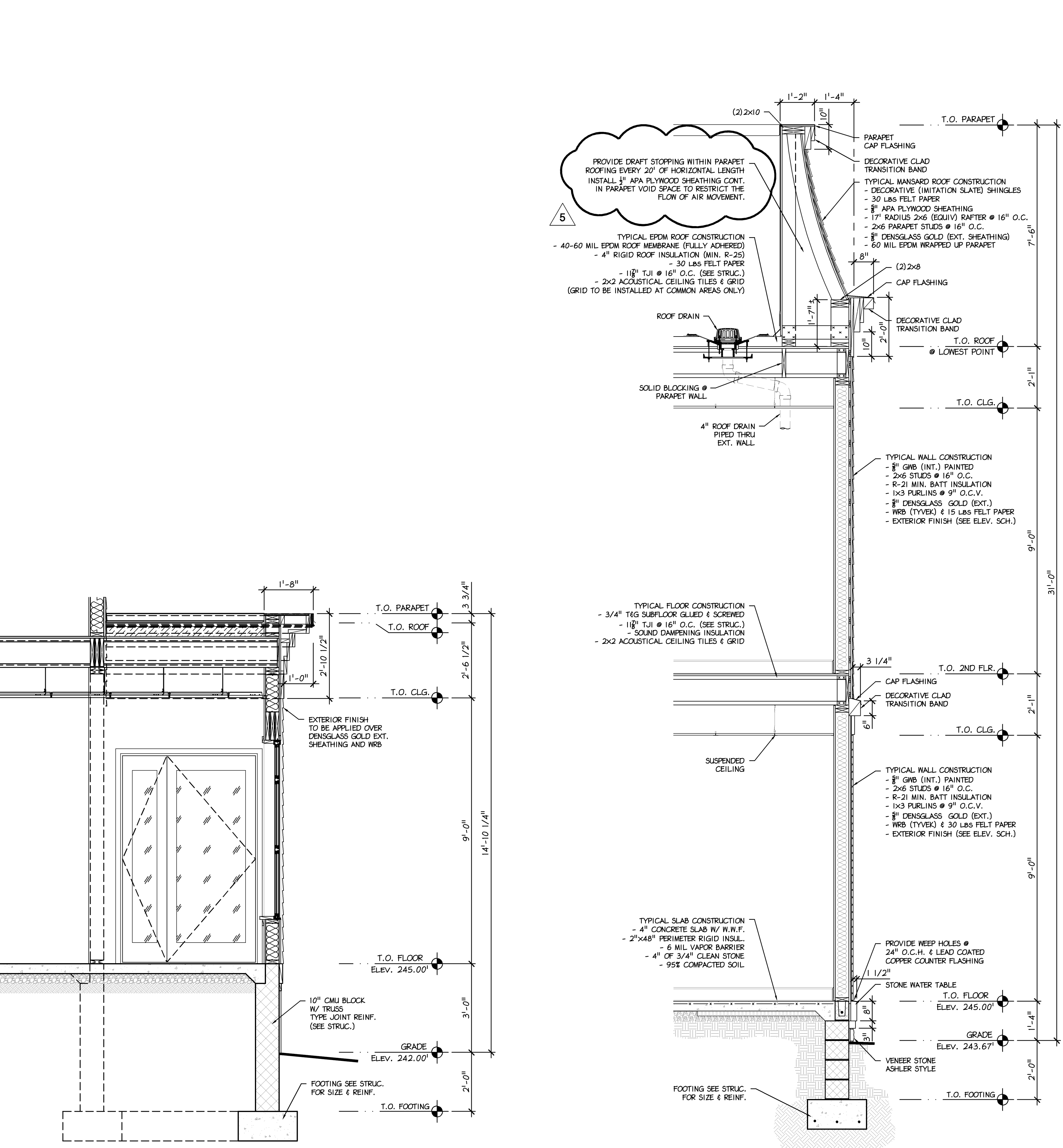
Trappe Borough
Montgomery County

SHEET TITLE
ENTRY, TYPICAL WALL
& ELEVATOR SECTIONS

SHEET NUMBER

A-8

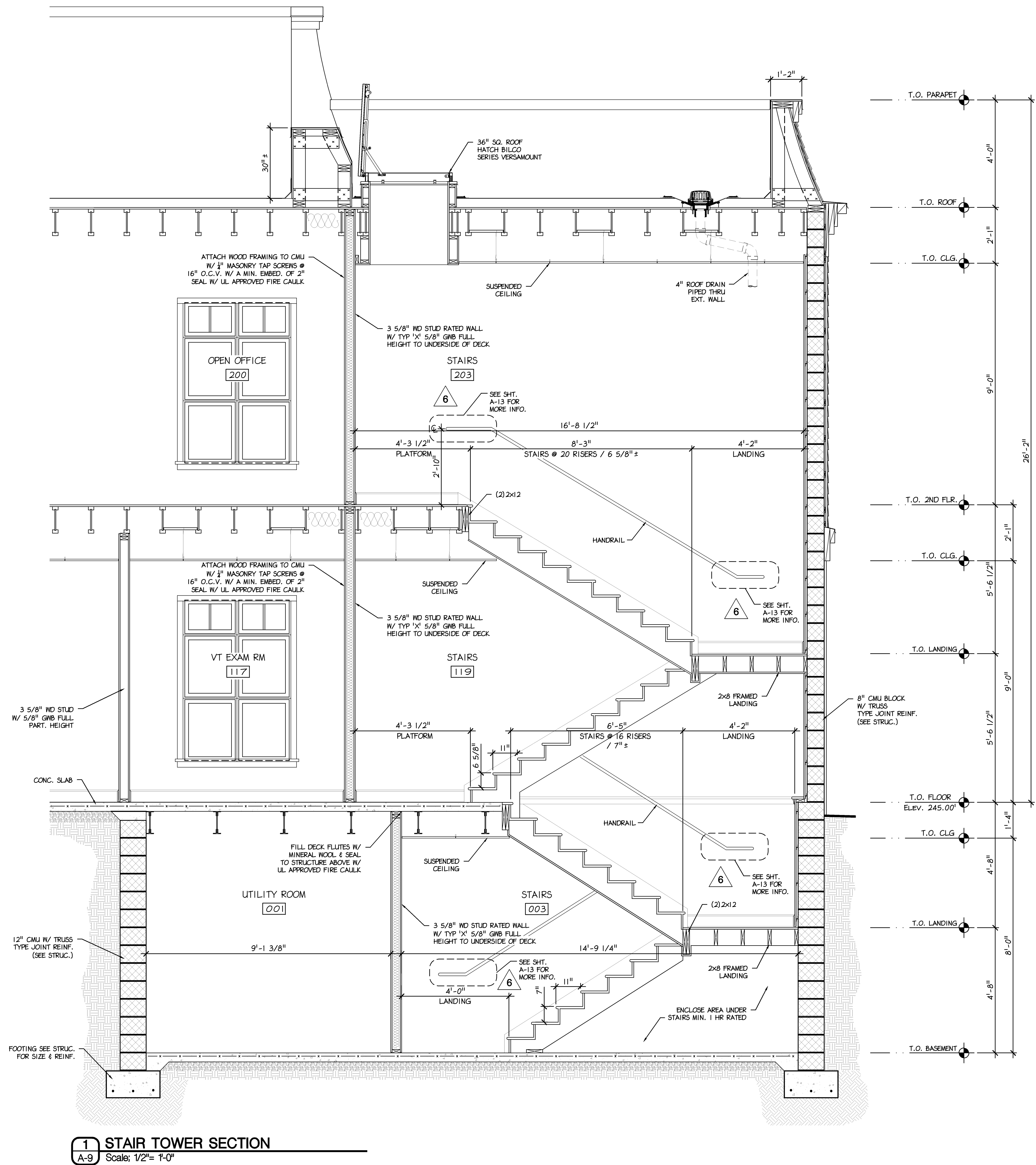
REV
5



3 ELEVATOR SECTION
Scale: 1/2"= 1'-0"

2 TYPICAL WALL SECTION
Scale: 1/2"= 1'-0"

1 ENTRY SECTION at LOW ROOF
Scale: 1/2"= 1'-0"



1 STAIR TOWER SECTION
A-9 Scale: 1/2"= 1'-0"

Betzwood Associates PC
Architects & Engineers
Robin J. Kohn, AIA
Regis W. Kubit, PE

REGISTERED ARCHITECT
PENNSYLVANIA
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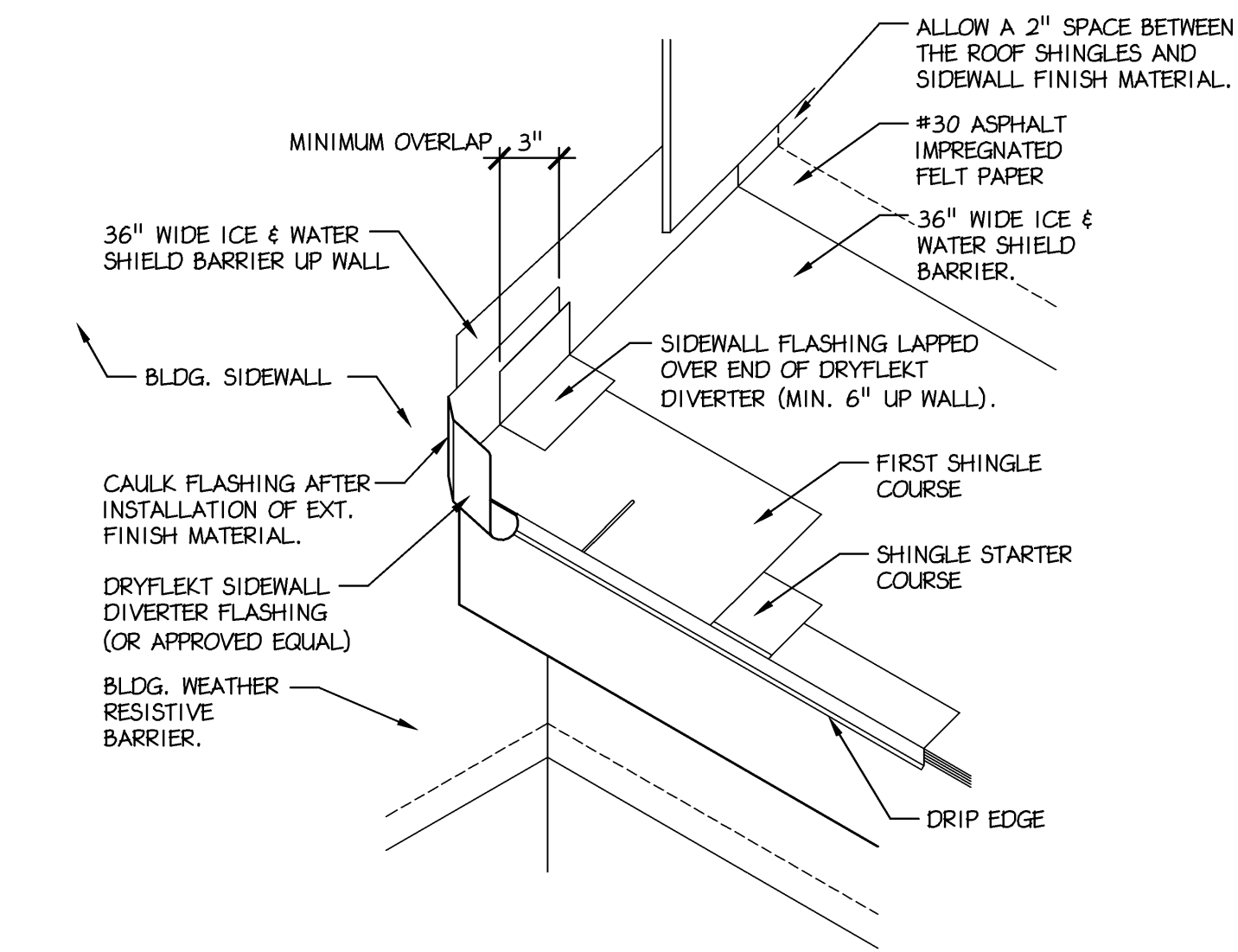
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PROVIDENCE PROPERTY HOLDINGS, LLC
115 WEST MAIN STREET
TRAPPE, PA 19426

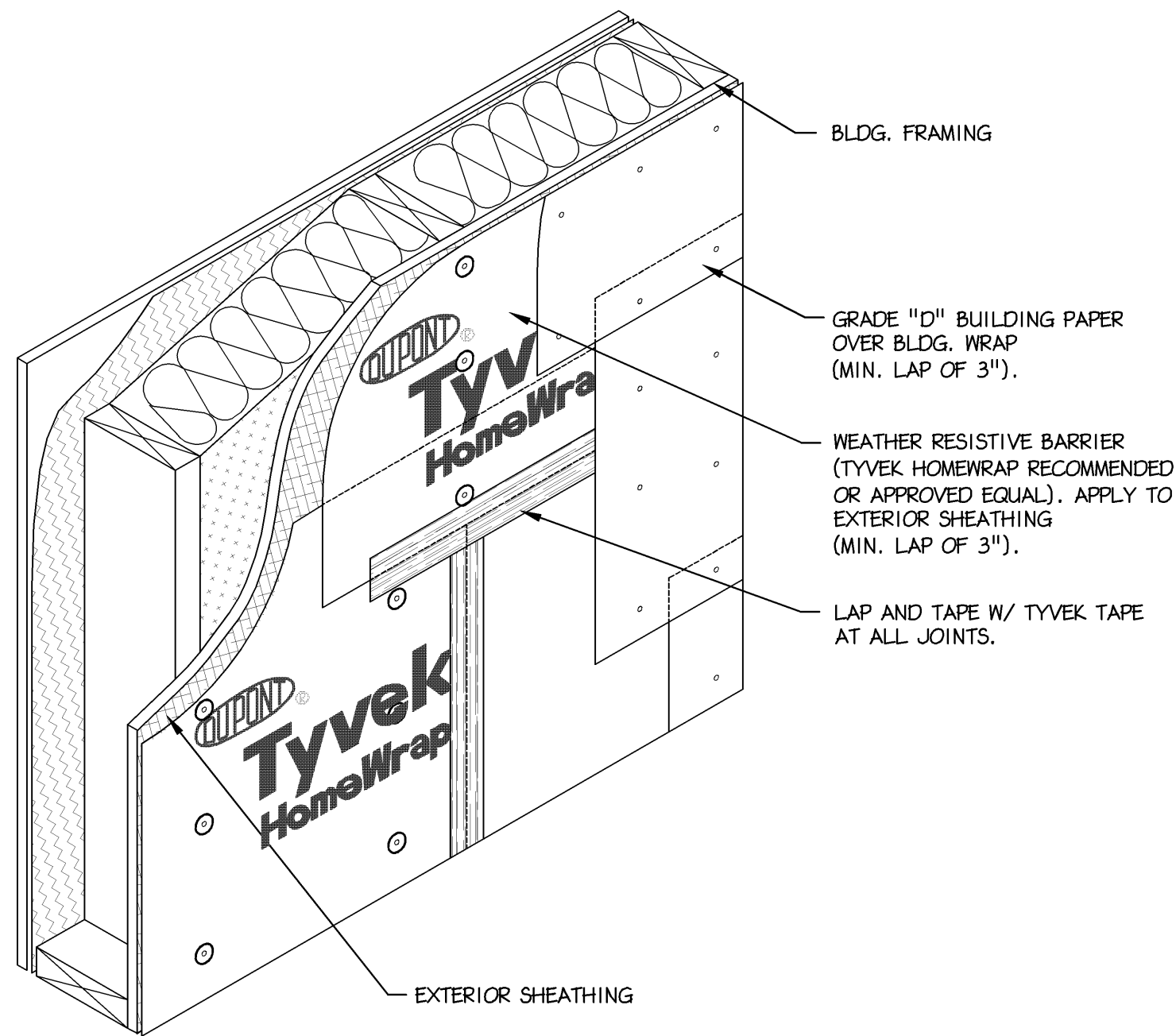
Trappe Borough
Montgomery County

SHEET TITLE
STAIR TOWER
SECTION

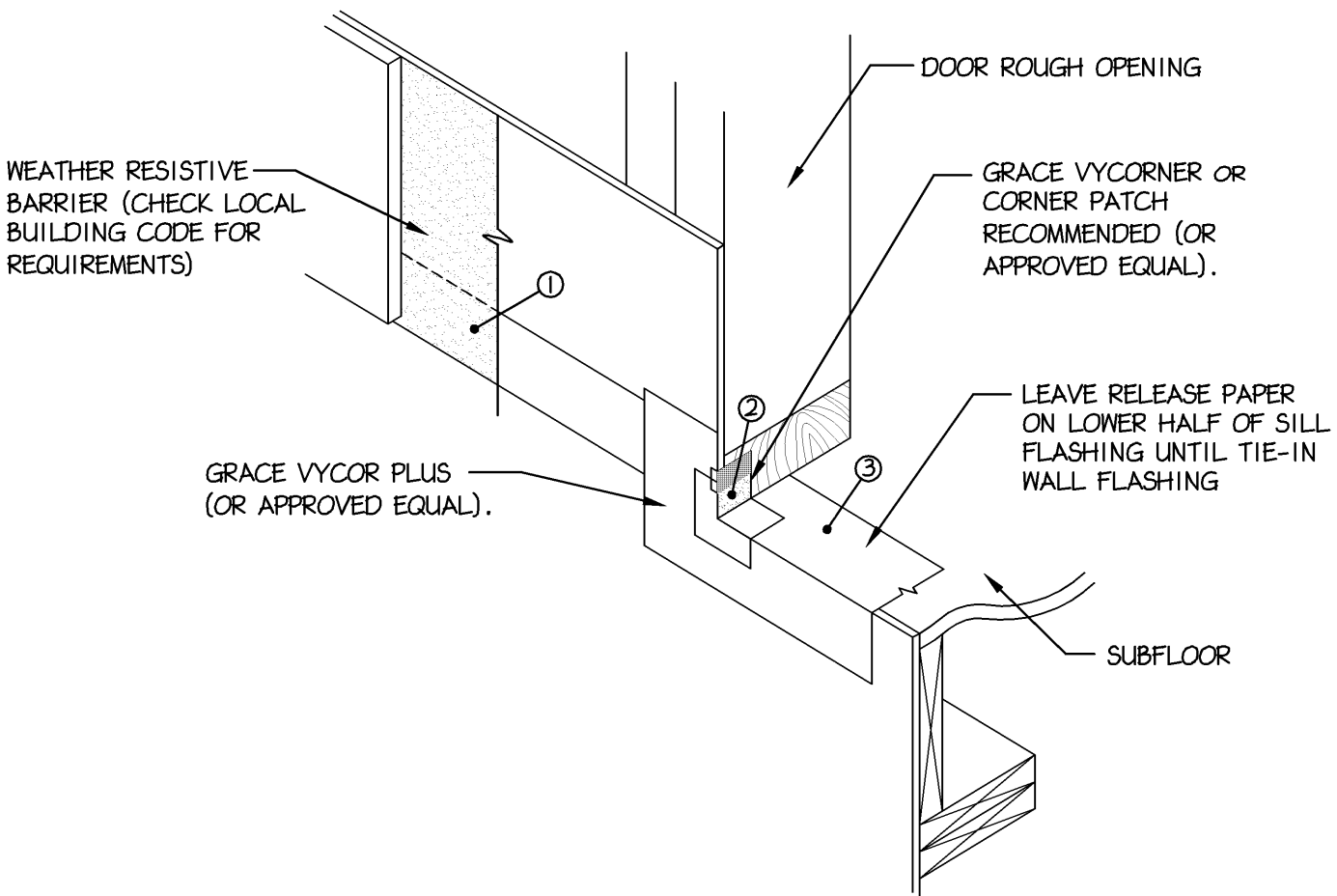
SHEET NUMBER
A-9
REV
6



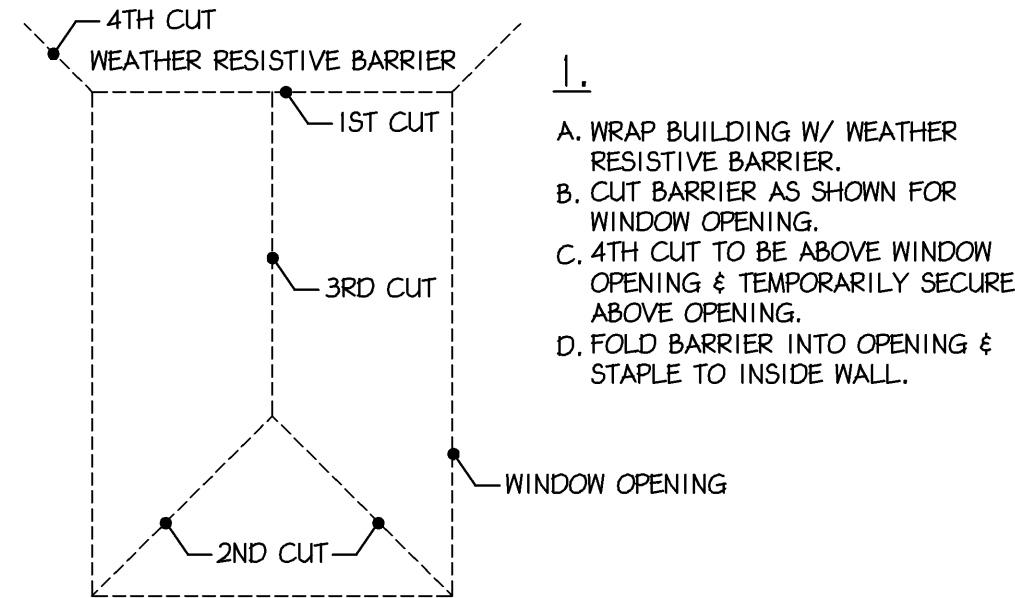
1 TYP. DIVERTER FLASHING
A-10 Scale: 3/4" = 1'- 0"



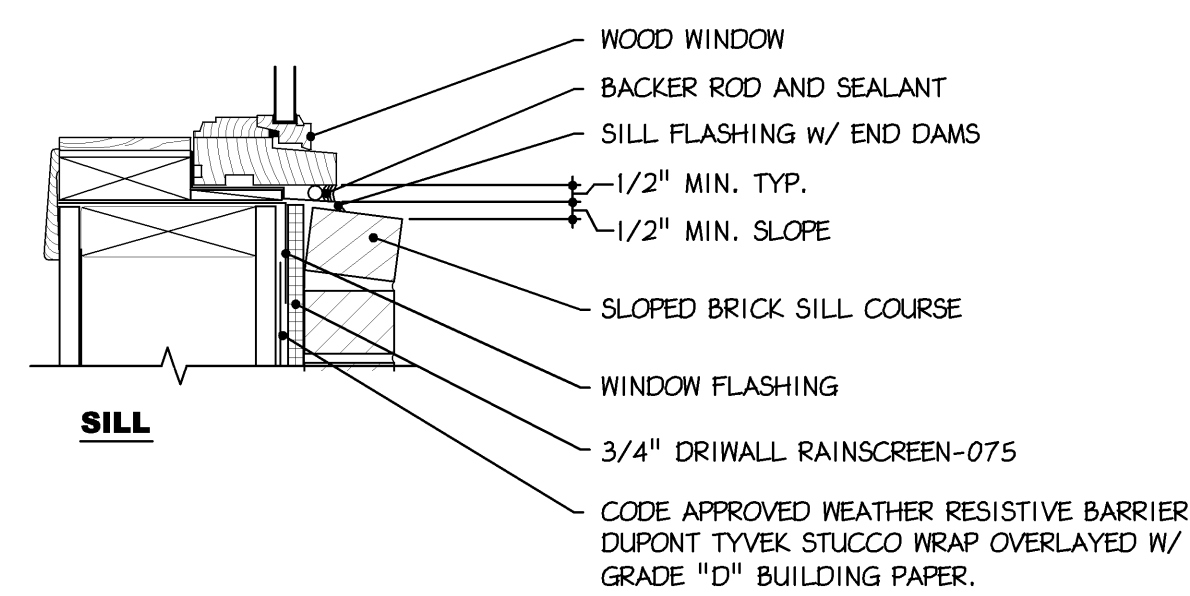
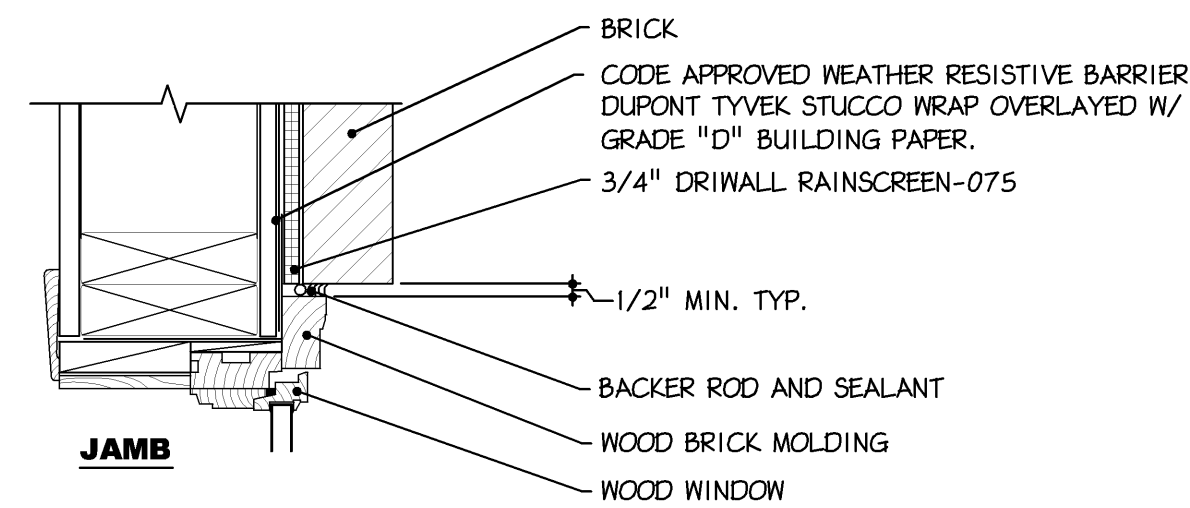
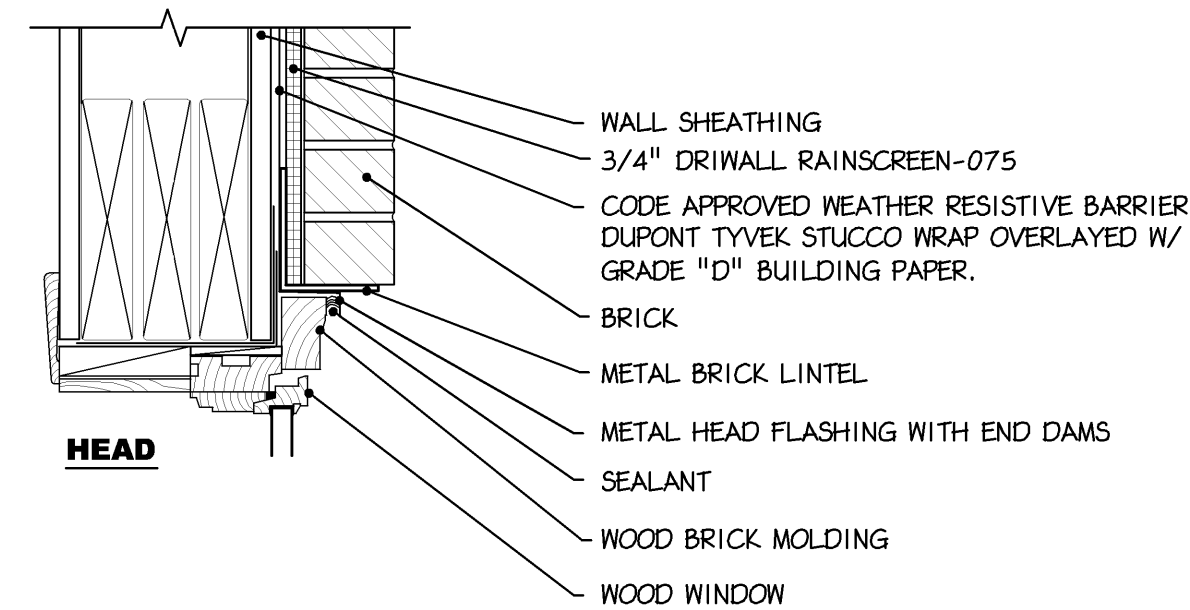
2 TYP. WEATHER BARRIER WRAP
A-10 Scale: 3/4" = 1'- 0"



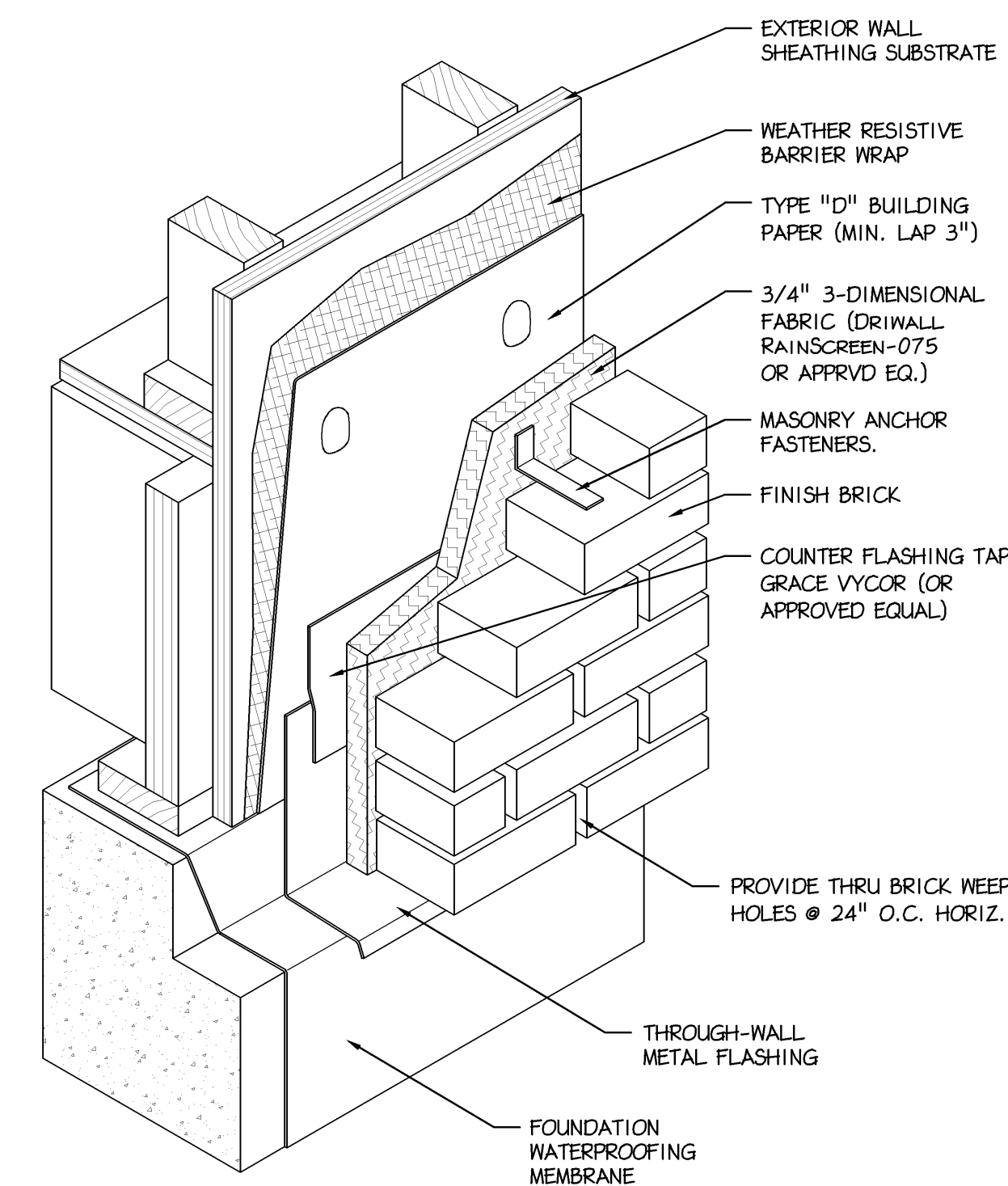
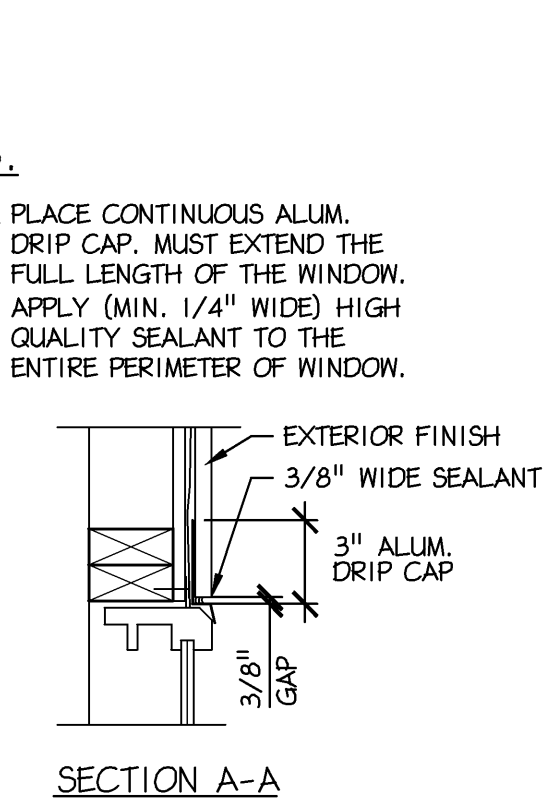
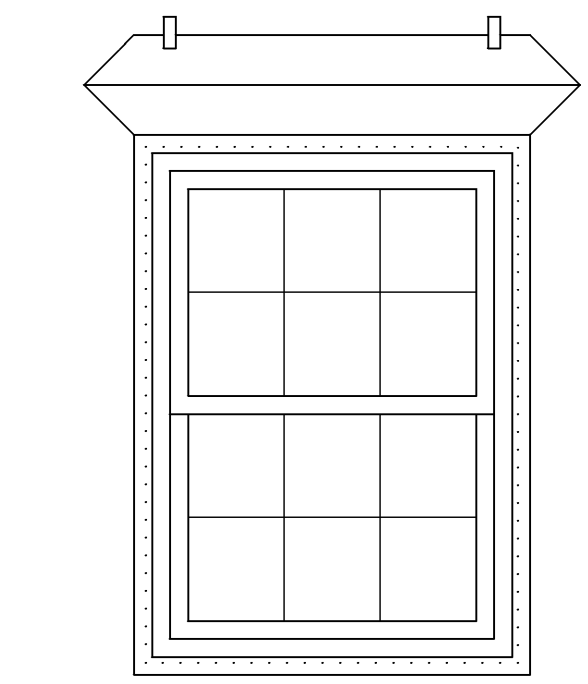
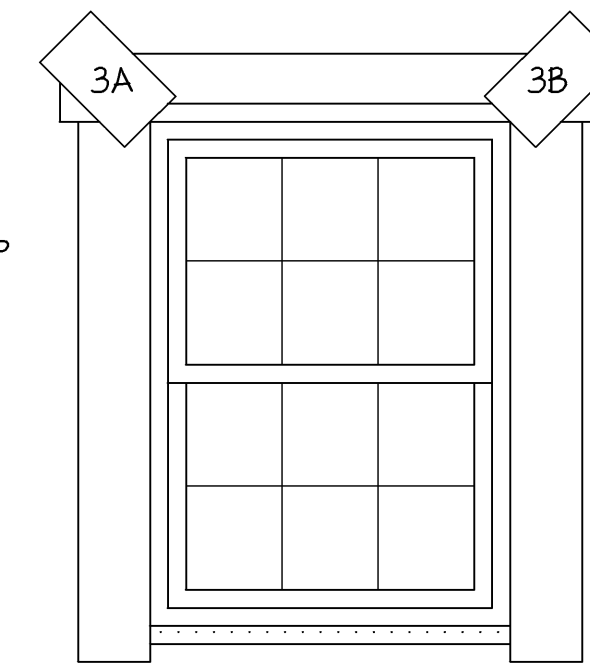
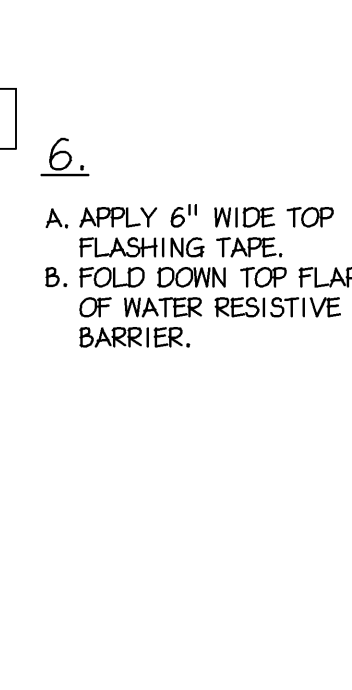
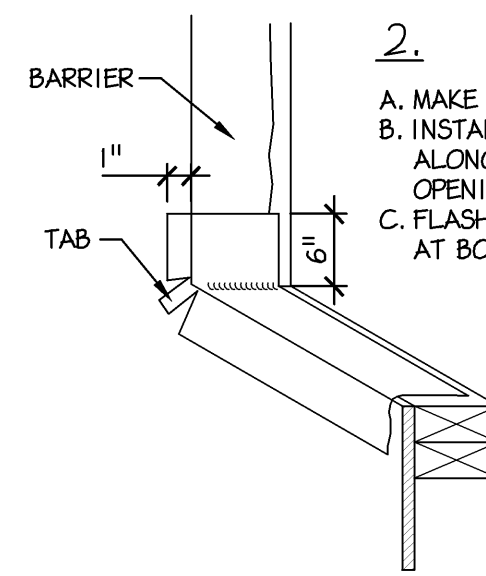
3 TYP. DOOR SILL FLASHING DETAIL
A-10 Scale: 3/4" = 1'- 0"



4 TYP. WINDOW FLASHING & SEALING
A-10 Scale: N.T.S.



5 TYP. BRICK DETAILS AT WINDOWS
A-10 Scale: 3/4" = 1'- 0"



6 TYP. BRICK VENEER DETAIL
A-10 Scale: 3/4" = 1'- 0"

Betzwood Associates PC
Architects & Engineers
Robin J. Kohn, AIA
Regis W. Kube, PE

REGISTERED ARCHITECT
ROBIN J. KOHN, RA
1937

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APPROVED BY			CURRENT DATE		
Robin J. Kohn, A.I.A.			November 12, 2009		

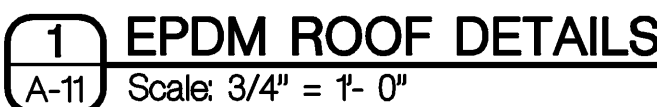
PROVIDENCE PROPERTY HOLDINGS, LLC
115 WEST MAIN STREET
TRAPPE, PA. 19426

Trappe Borough
Montgomery County

SHEET TITLE
DETAILS & NOTES

SHEET NUMBER
A-10
REV
5

Contact Person:
Edward (Kipp) Happ
(610) 917-8831

REV
5

OUTLINE SPECIFICATIONS

DIVISION 1: GENERAL REQUIREMENTS

1. SUMMARY OF WORK

1. THE PROJECT CONSISTS OF GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL AND PLUMBING TO CREATE A NEW MEDICAL OFFICE AND GENERAL OFFICE SPACE(S).
2. OWNER: PROVIDENCE PROPERTY HOLDINGS, LLC
115 W. MAIN ST.
COLLEGEVILLE, PA 19426
3. PHASING: THE PROJECT WILL BE BUILT AS A SINGLE PHASE.
2. ALL GENERAL CONDITIONS 201 SHALL GOVERN THE WORK. FOR GENERAL REQUIREMENTS, REFER TO THE SUPPLEMENTAL GENERAL CONDITIONS REQUIREMENTS FOR THE PROJECT.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES TO THE ARCHITECT IN ACCORDANCE WITH SECTION 01330 OF THE SUPPLEMENTAL GENERAL CONDITIONS REQUIREMENTS:

LIST OF SUBMITTALS (INCLUDING BUT NOT LIMITED TO):
STEEL ERECTION
WOOD DOORS AND FRAMES
DOOR HARDWARE
EXTERIOR STONE
PAINT COLOR SAMPLES
CARPETING SAMPLES
TILE FLOORING
SUSPENDED CEILING SYSTEM
VINYL COMPOSITION TILE SAMPLES
VINYL WALL BASE SAMPLES
CASEWORK

5. THE OWNER SHALL PROVIDE THE FOLLOWING ITEMS OR ASSEMBLIES FOR THE PROJECT:
FURNITURE
OPTOMETRIST EQUIPMENT

GENERAL CONSTRUCTION NOTES

1. THE BUILDING SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE (IBC) 2006 AND ANSI A117.1-2003, AMERICAN DISABILITIES ACT (ADA) WITH ALL ADDITIONAL CODES AND SAFETY REGULATIONS PERTAINING TO COMMONWEALTH OF PENNSYLVANIA AND THE LOCAL MUNICIPALITY. INCLUDING ANY MODIFICATIONS MADE BY ORDINANCES BY THE LOCAL MUNICIPALITY. THE PROJECT CODE SUMMARY IS INTENDED TO HIGHLIGHT GENERAL CODE REQUIREMENTS ONLY. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO ALL APPLICABLE CODE REQUIRED AND REFERRING TO THE ICC CODE.
2. ALL BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. BEFORE SUBMITTING PROPOSAL AND BEGINNING WORK, CAREFULLY EXAMINE CONSTRUCTION DOCUMENTS, VISIT THE SITE, AND BECOME FULLY INFORMED CONCERNING ALL EXISTING CONDITIONS, LAW, ORDINANCES, AND REGULATIONS OF JURISDICTIONAL BODIES WHICH MAY EFFECT THE WORK.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
5. TYPICAL DIMENSIONS ARE TO CENTER LINE OF COLUMN OR FACE OF FINISHED WALL. REFER TO PLAN DETAILS FOR DIMENSIONAL OFFSETS.
6. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. REFER TO PRODUCT LITERATURE OF EACH SPECIFIED FINISH FOR SPECIFIC REQUIREMENTS.
7. ANY NEW FINISHES REQUIRED BECAUSE OF DEMOLITION OR NEW CONSTRUCTION SHALL MATCH EXISTING ADJACENT FINISHES.
8. AFTER COMPLETION OF ALL WORK, THE AREA WITHIN CONSTRUCTION LIMITS SHALL BE CLEARED OF ALL EXCESS MATERIALS, DEBRIS AND TRASH. ALL NEW FINISHES SHALL BE CLEARED PRIOR TO OCCUPANCY BY OWNER.

DIVISION 2 - SITE CONSTRUCTION

1. REFER TO CIVIL DRAWINGS.

DIVISION 3 - CONCRETE

SECTION 03300 - CAST-IN-PLACE CONCRETE

1. COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE," UNLESS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.N
2. INSTALLATION, GENERAL.
 1. FORMWORK: DESIGN, CONSTRUCT, ERECT, SHORE, BRACE, AND MAINTAIN FORMWORK ACCORDING TO ACI 301.
 2. VAPOR RETARDER: INSTALL, PROTECT, AND REPAIR VAPOR-RETARDER SHEETS ACCORDING TO ASTM E 1643; PLACE SHEETS IN POSITION WITH LONGEST DIMENSION PARALLEL WITH DIRECTION OF POUR.
 3. STEEL REINFORCEMENT: COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT.
 4. TOLERANCES: COMPLY WITH ACI117, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS."
 5. COMPLY WITH RECOMMENDATIONS IN ACI 304R FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE.
 6. UNFORMED FINISH: COMPLY WITH ACI 302.1R FOR SCREEDING, RESTRAIGHTENING, AND FINISHING OPERATIONS FOR CONCRETE SURFACES. DO NOT WET CONCRETE SURFACES.
 7. CONCRETE PROTECTION AND CURING: PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 305R FOR HOT-WEATHER PROTECTION DURING CURING.
3. TOLERANCES: COMPLY WITH ACI 227, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS."

DIVISION 4 - MASONRY

1. REFER TO STRUCTURAL DRAWINGS.

DIVISION 5 - METALS

SECTION 05120 - STRUCTURAL STEEL

1. REFER TO STRUCTURAL DRAWINGS.

DIVISION 6 - WOOD AND PLASTICS

SECTION 06100 - ROUGH CARPENTRY

1. LUMBER: COMPLY WITH DOC P5 20 AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE'S (ALSC) BOARD OF REVIEW. PROVIDE DRESSED LUMBER, S4S, WITH EACH PIECE FACTORY MARKED WITH GRADE STAMP OF INSPECTION AGENCY.
2. WOOD-PRESERVATIVE-TREATED MATERIAL: COMPLY WITH APPLICABLE REQUIREMENTS OF ANPA C2 (LUMBER) AND A WP A C8 (PLYWOOD). MARK EACH TREATED ITEM WITH THE QUALITY MARK REQUIREMENTS OF AN INSPECTION AGENCY APPROVED BY ALSC'S BOARD OF REVIEW.
3. FIRE-RETARDANT - TREATED MATERIAL: COMPLY WITH APPLICABLE REQUIREMENTS OF ANPA C20 (LUMBER) AND ANPA C27 (PLYWOOD). IDENTIFY FIRE-RETARDANT-TREATED WOOD WITH APPROPRIATE CLASSIFICATION MARKING OF UL U.S. TESTING; TIMBER PRODUCTS INSPECTION, INC.; OR ANOTHER TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
4. HEAT-TREATED FLOAT GLASS: ASTM C 1048; TYPE 1; QUALITY Q3 CLASS, KIND, AND CONDITION AS INDICATED IN DRAWINGS AND SCHEDULES.
5. COMPLY WITH COMBINED WRITTEN INSTRUCTIONS OF MANUFACTURERS OF GLASS, SEALANTS, GASKETS, AND OTHER GLAZING MATERIALS, INCLUDING THOSE IN REFERENCED GLAZING PUBLICATIONS. DRYING 5. CONCEALED BOARDS: PROVIDE LUMBER WITH 19 PERCENT MAXIMUM MOISTURE CONTENT.
6. MISCELLANEOUS LUMBER: PROVIDE NO. 3 OR STANDARD GRADE LUMBER OF ANY SPECIES FOR SUPPORT OR ATTACHMENT OF OTHER CONSTRUCTION, INCLUDING ROOFTOP EQUIPMENT CURBS AND SUPPORT BASES, CANT STUBS, BACKS, NAILERS, BLOCKING AND SIMILAR MEMBERS.

DIVISION 7 - THERMAL AND MOISTURE PROTECTIONS

SECTION 07901 - JOINT SEALANTS

1. COMPATIBILITY: PROVIDE JOINT SEALANTS, JOINT FILLERS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER SERVICE AND APPLICATION CONDITIONS, AS DEMONSTRATED BY TESTING AND FIELD EXPERIENCE.
2. ELASTOMERIC SEALANT STANDARD: ONE-PART, MILDLY RESISTANT SILICONE SEALANT; TYPE S; GRADE NS; CLASS 2S; USES NT, G.A. AND 0; FORMULATED WITH PLUNGICIDE; INTENDED FOR SEALING INTERIOR JOINTS WITH NONPOROUS SUBSTRATES EXPOSED TO HIGH HUMIDITY AND TEMPERATURE EXTREMES.
3. ACRYLIC SEALANT: ONE-PART, NON SAG, SOLVENT-RELEASE CURING ACRYLIC TERPOLYMER SEALANT COMPLYING WITH ANMA 808.3 OR FS IT-S-00230, OR BOTH, WITH CAPABILITY, WHEN TESTED PER ASTM C 719, TO WITHSTAND 7.5 PERCENT CHANGE IN JOINT WIDTH EXISTING AT TIME OF APPLICATION WITHOUT FAILING ADHESIVELY OR COHESIVELY.
4. ACOUSTICAL SEALANT FOR CONCEALED JOINTS: NONDRYING, NONHARDENING, NONSKINNING, NONSTAINING, GUMMABLE, SYNTHETIC RUBBER SEALANT RECOMMENDED FOR SEALING INTERIOR CONCEALED JOINT TO REDUCE TRANSMISSION OF AURAL SOUND.
5. SEALANT BACKINGS: NONSTAINING, COMPATIBLE WITH JOINT SUBSTRATES, SEALANTS, PRIMERS, AND OTHER JOINT FILLERS, APPROVED FOR APPLICATIONS INDICATED BY SEALANT MANUFACTURER BASED ON FIELD EXPERIENCE AND LABORATORY TESTING.

6. PRIMER: AS RECOMMENDED BY JOINT SEALANT MANUFACTURER WHERE REQUIRED FOR ADHESION OF SEALANT TO JOINT SUBSTRATES INDICATED.
7. SEALANT INSTALLATION STANDARD: COMPLY WITH ASTM C 1193.
8. ACOUSTICAL SEALANT APPLICATION STANDARD: COMPLY WITH ASMT C 919 FOR USE OF JOINT SEALANTS IN ACOUSTICAL APPLICATIONS.

DIVISION 8 - DOORS AND WINDOWS

SEE DRAWINGS FOR NEW WINDOW SPECIFICATIONS AND DETAILS.

SECTION 08211 - FLUSH WOOD DOORS

1. NIMWA QUALITY STANDARD FOR FLUSH WOOD DOORS: NIMWA 1.S. 1-A, "ARCHITECTURAL WOOD FLUSH DOORS."
2. DOORS FOR OPAQUE FINISH: GRADE -CUSTOM; FACES -HARDBOARD.
3. INTERIOR SOLID-CORE VENEER-FACED DOORS:
 1. CORE: SOLID PARTICLE CORE.
 2. CONSTRUCTION: FIVE OR SEVEN PLYS WITH STILES AND RAILS BONDED TO CORE, THEN ENTIRE UNIT ABRASIVE PLANED BEFORE VENEERING.

4. INSTALL WOOD DOORS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, REFERENCED QUALITY STANDARD, AND AS INDICATED.

SECTION 08710 - DOOR HARDWARE

1. HARDWARE TO COMPLY WITH ADA (ANSI A117.1-2003).

PROVIDE THE FOLLOWING DOOR HARDWARE, OR APPROVED EQUAL:

1. LOCKSET DESIGNS: SCHLAGE HEAVY DUTY D-SERIES, CYLINDRICAL LOCKSET.
2. LEVER DESIGN: SCHLAGE, D-SERIES, ATHENS
3. BUTTS:
 1. STANLEY, 4-1/2" STANDARD HEIGHT HINGE, FB8179 FOR 3'-0" WIDE DOORS.
 2. STANLEY "S" HEAVY DUTY FB8168 FOR 3'-6" WIDE DOORS.
4. WALL MOUNTED DOOR STOP: IVES #407 (CONVEX) OR #407-1/2 (CONCAVE, WALL TYPE FLUSH BUMPER CONCEALED SCREEN, CONVEX DESIGN TYPICAL (CONCAVE DESIGN FOR DOORS WITH PUSH BUTTON LOCKS).
5. DOOR CLOSER: LCN SUPER STOCK CLOSER (NON-HAZARD), NON-SIZED, FOR INTERIOR OR EXTERIOR USE, 1460/1461 SERIES.
6. FLOOR MOUNTED DOOR STOP: IVES #438 DOME TYPE FLOOR BUMPER.
7. PROTECTION PLATE: IVES 8400 SERIES PROTECTION PLATES.
8. THERMAL WEATHER-STRIPPING (FIRE RATED): NATIONAL GUARD PRODUCTS #152 - SILICONE GASKET.
9. DOOR SWEEP (FIRE RATED): NATIONAL GUARD PRODUCTS #C607.

3. REFER TO DOOR SCHEDULE FOR HARDWARE REQUIREMENTS AND HARDWARE SETS. IF FINISHES ARE NOT NOTED, FINISHES SHALL BE SELECTED FROM FULL RANGE OF FINISH OPTIONS TO BE PROVIDED WITH HARDWARE SUBMITTAL.

SECTION 08800 - GLAZING

1. GLASS THICKNESSES: SELECT MINIMUM GLASS THICKNESSES TO COMPLY WITH ASTM 1300.
2. SAFETY GLASS: CATEGORY 1 MATERIALS COMPLYING WITH TESTING REQUIREMENTS IN 16 CFR 1201 AND ANSI Z97.1.
3. GLAZING PUBLICATIONS: COMPLY WITH SIGMA PUBLICATIONS: SIGMA TM-3000, "VERTICAL GLAZING GUIDELINES."
4. HEAT-TREATED FLOAT GLASS: ASTM C 1048; TYPE 1; QUALITY Q3 CLASS, KIND, AND CONDITION AS INDICATED IN DRAWINGS AND SCHEDULES.
5. COMPLY WITH COMBINED WRITTEN INSTRUCTIONS OF MANUFACTURERS OF GLASS, SEALANTS, GASKETS, AND OTHER GLAZING MATERIALS, INCLUDING THOSE IN REFERENCED GLAZING PUBLICATIONS.

DIVISION 9 - FINISHES

SECTION 09255 - GYPSUM BOARD ASSEMBLIES

1. STEEL FRAMING FOR WALLS AND PARTITIONS: PROVIDE STEEL FRAMING MEMBERS COMPLYING WITH THE FOLLOWING REQUIREMENTS:
 1. PROTECTIVE COATING: ASTM A 653, 640 (ASTM A653M, Z 90) HOT-DIP GALVANIZED COATING FOR FRAMING MEMBERS ATTACHED TO AND WITHIN 10 FEET (3M) OF EXTERIOR WALLS.
 2. STEEL STUDS AND RUNNERS: ASTM C 645, IN DEPTH INDICATED AND WITH 0.0179-INCH (0.1,5-MM) MINIMUM BASE METAL THICKNESS, UNLESS OTHERWISE INDICATED.
 1. PROVIDE 0.0329-INCH (0.84-MM) MINIMUM BASE METAL THICKNESS FOR HEAD RUNNER, SILL RUNNER, JAMB, AND CRIPPLE STUDS AT DOOR AND OTHER OPENINGS.
2. GYPSUM WALLBOARD: ASTM C36, IN THICKNESS INDICATED.
3. ACCESSORIES FOR INTERIOR INSTALLATION: CORNERBEAD, EDGE TRIM, AND CONTROL JOINTS COMPLYING WITH ASTM C 101, 7, FORMED METAL WITH STEEL SHEET ZINC COATED BY HOT-DIP PROCESS OR ROLLED ZINC.
4. JOINT TREATMENT MATERIALS: PROVIDE JOINT TREATMENT MATERIALS COMPLYING WITH AS TM C 475.
5. SOUND ATTENUATION BLANKETS: ASTM C 665, TYPE 1, UNFACED MINERAL FIBER BLANKET INSULATION.
6. INSTALL STEEL FRAMING TO COMPLY WITH ASTM C 754 AND WITH ASTM C 81.0 REQUIREMENTS THAT APPLY TO FRAMING INSTALLATION.
7. GYPSUM BOARD APPLICATION AND FINISHING STANDARDS: INSTALL AND FINISH GYPSUM PANELS TO COMPLY WITH ASTM C 840 AND GA-216.

SECTION 09511 - ACOUSTICAL PANEL CEILINGS

1. METAL SUSPENSION SYSTEM: MANUFACTURER'S STANDARD DIRECT-HUNG SUSPENSION SYSTEM COMPLYING WITH APPLICABLE ASTM C 635 REQUIREMENTS.
2. INSTALL ACOUSTICAL PANEL CEILINGS TO COMPLY WITH ASTM C636 PER MANUFACTURER'S WRITTEN INSTRUCTIONS AN Cisca's "CEILING SYSTEMS HANDBOOK."

SECTION 09651 - RESILIENT TILE FLOORING

1. VINYL COMPOSITION FLOOR TILE: PRODUCTS COMPLYING WITH ASTM F 1066 AND WITH REQUIREMENTS SPECIFIED IN THE RESILIENT TILE FLOORING SCHEDULE.
2. VINYL WALL BASE: PRODUCTS COMPLYING WITH FS 55-W-1.0, TYPE II AND WITH REQUIREMENTS SPECIFIED IN THE RESILIENT TILE FLOORING SCHEDULE.
3. TROWELABLE LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, PORTLAND-CEMENT-BASED FORMULATION PROVIDED OR APPROVED BY FLOORING MANUFACTURER FOR APPLICATIONS INDICATED.
4. ADHESIVES: WEATER-RESISTANT TYPE RECOMMENDED BY MANUFACTURER TO SUITE RESILIENT PRODUCTS AND SUBSTRATE CONDITIONS INDICATED.
5. TILE INSTALLATION: COMPLY WITH TILE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
6. RESILIENT ACCESSORY INSTALLATION: INSTALL RESILIENT ACCESSORIES ACCORDING TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

SECTION 09652 - SHEET VINYL FLOORING

1. SELECT AN INSTALLER WHO IS COMPETENT IN THE INSTALLATION OF RESILIENT SHEET FLOORING USING HEAT-WELDED SEAMS.
2. VINYL SHEET FLOORING SHALL CONFORM TO THE REQUIREMENTS OF AS TM F 1913.
3. PROVIDE SOLID COLOR VINYL WELD ROD AS PRODUCED BY THE MANUFACTURER OF THE RESILIENT FLOORING AND INTENDED FOR HEAT WELDINGS OF SEAMS. COLOR SHALL BE COMPATIBLE WITH FIELD COLOR OF FLOORING.
4. INTEGRATE FLASH COVE BASE: PROVIDE INTEGRAL FLASH COVE WALL BASE BY EXTENDING SHEET FLOORING 4 IN. UP THE WALL USING ADHESIVE, WELDING ROD, AND ACCESSORIES RECOMMENDED AND APPROVED BY THE FLOORING MANUFACTURER.
5. PROVIDE A WATER-BASED/RESIN ADHESIVE FOR FIELD AREAS AND [PRESSURE-SENSITIVE WATER-BASED/RESIN ADHESIVE AT FLASH COVING] [A LATEX WALL BASE ADHESIVE AT THE WALL BASE AS D SCHEDULES RECOMMENDED BY THE RESILIENT FLOORING MANUFACTURER.
6. EXAMINE SUB FLOORS PRIOR TO INSTALLATION TO DETERMINE THAT SURFACES ARE SMOOTH AND FREE N FROM CRACKS, HOLES, RIDGES, AND OTHER DEFECTS THAT MIGHT PREVENT ADHESIVE BOND OR IMPAIR DURABILITY OR APPEARANCE OF THE FLOORING MATERIAL.
7. INSTALL FLOORING IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

8. LAY FLOORING TO PROVIDE A MINIMUM NUMBER OF SEAMS. AVOID CROSS SEAMS, FILLER PIECES, AND STRIPS. MATCH EDGES FOR COLOR SHADINGS AND PATTERN AT THE SEAMS IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

9. INSTALL FLOORING WITH ADHESIVES, TOOLS, AND PROCEDURES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. OBSERVE THE RECOMMENDED ADHESIVE TROWEL NOTCHING, OPEN TIMES, AND WORKING TIMES.

10. FINISH ALL SEAMS FLUSH AND FREE FROM VOIDS, RECESSES, AND RAISED AREAS.

SECTION 09680 - CARPET

1. PROJECT CONDITIONS: COMPLY WITH CR1104, SECTION 6: "SITE CONDITIONS."
2. CARPET: PRODUCTS AS SPECIFIED IN THE CARPET SCHEDULE.
3. CONCRETE-SLAB PRIMER: NONSTAINING TYPE AS RECOMMENDED BY THE CARPET MANUFACTURER.
4. TROWELABLE UNDERLAYMENTS AND PATCHING COMPOUNDS: AS RECOMMENDED BY THE CARPET MANUFACTURER.
5. ADHESIVES: WATER-RESISTANT, NONSTAINING TYPE TO SUIT PRODUCTS AND SUBFLOOR CONDITIONS INDICATED AND TO COMPLY WITH FLAMMABILITY REQUIREMENTS FOR INSTALLED CARPET AS RECOMMENDED BY THE CARPET MANUFACTURER.
6. SEAMING CEMENT: HOT-MELT ADHESIVE TAPE OR SIMILAR PRODUCT RECOMMENDED BY CARPET MANUFACTURER FOR TAPING SEAMS AND BUTTING CUT EDGES AT BACKING TO FORM SECURE SEAMS AND TO PREVENT PILE LOSS AT SEAMS.
7. CONCRETE-SUBFLOOR PREPARATION: APPLY CONCRETE-SLAB PRIMER, ACCORDING TO MANUFACTURER'S DIRECTIONS, WHERE RECOMMENDED BY THE CARPET MANUFACTURER.
8. DIRECT GLUE-DOWN INSTALLATION: COMPLY WITH CR1104, SECTION 6: "DIRECT GLUE-DOWN".

SECTION 09800 - SPECIAL COATINGS - N/A

SECTION 09900 - PAINTING

1. MATERIAL QUALITY: PROVIDE MANUFACTURER'S BEST-QUALITY PAINT MATERIAL OF THE VARIOUS COATING TYPES SPECIFIED. PAINT-MATERIAL CONTAINERS NOT DISPLAYING MANUFACTURER'S PRODUCT IDENTIFICATION WILL NOT BE ACCEPTABLE.
2. LATEX-BASED INTERIOR FLAT PAINT OVER GYPSUM WALLBOARD AND WOOD DOORS: READY-MIXED, LATEX-BASED PAINT FOR USE AS A FLAT FINISH OVER PRIME-COATED GYPSUM DRYWALL AND WOOD DOORS.
 1. BASE COAT PRIMER: MAB RICH LUX LATEX ENAMEL UNDERCOAT (037-154).
 2. SECOND AND THIRD COATS: MAB RICH LUX ACRYLIC LUSTER LITE (041 LINE).
3. LATEX-BASED INTERIOR SEMI-GLOSS PAINT OVER GYPSUM WALLBOARD; READY-MIXED, LATEX-BASED PAINT FOR USE AS A SEMI-GLOSS FINISH OVER PRIME-COATED GYPSUM DRYWALL.
 1. BASE COAT PRIMER: MAB RICH LUX LATEX ENAMEL UNDERCOAT (037-154).
 2. SECOND AND THIRD COATS: MAB RICH LUX LOW LUSTER ACRYLIC ENAMEL (028 LINE).
4. INTERIOR SEMI-GLOSS GLOSSLESS ALKYLID ENAMEL OVER FERROUS METAL SURFACES: LOW-OOD, SEMI-GLOSS, ALKYLID ENAMEL FOR USE OVER A PRIMER AND UNDERCOAT ON BOTH FERROUS AND ZINC-COATED (GALVANIZED) METAL SURFACES.
 1. BASE COAT PRIMER: MAB RUST-O-LASTIC HYDRO PRIMER (073-9801).
 2. SECOND AND THIRD COATS: MAB RICH LUX LOW LUSTER ALKYLID ENAMEL (021 LINE).
5. PAINTING APPLICATION: PREPARE SUBSTRATES AND APPLY SPECIAL COATINGS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN APPLICATION INSTRUCTIONS.

DIVISION 10 - SPECIALTIES

SECTION 10520 - FIRE-PROTECTION SPECIALTIES

1. PORTABLE FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHERS OF TYPE, SIZE, AND CAPACITY FOR EACH CABINET AND OTHER LOCATIONS INDICATED.
 1. MULTIPURPOSE DRY-CHEMICAL TYPE: UL-RATED 4-A-1.60-B-C, 10-LB (4.5-KG) NOMINAL CAPACITY, IN ENAMELED-STEEL CONTAINER.CRAC
2. FIRE-PROTECTION CABINETS: PROVIDE MANUFACTURER'S STANDARD BOX (TUB), WITH TRIM, FRAME, DOOR, AND HARDWARE TO SUIT CABINET TYPE, TRIM, STYLE, AND DOOR STYLE INDICATED. WELD JOINTS AND GRIND SMOOTH. WELTER AND WELD PERIMETER DOOR FRAMES.
 1. FIRE-RATED CABINETS: LISTED AND LABELED TO MEET REQUIREMENTS OF ASTM E 814 FOR FIRE-RESISTANCE RATINGS OF WALL WHERE IT IS INSTALLED.
 2. CABINET METAL: ENAMELED-STEEL SHEET.
3. INSTALL IN LOCATIONS AND AT MOUNTING HEIGHTS INDICATED OR, IF NOT INDICATED, AT HEIGHTS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
 1. PREPARE RECESSES FOR CABINETS AS REQUIRED BY TYPE AND SIZE OF CABINET AND TRIM STYLE.
 2. FASTEN MOUNTING BRACKETS TO STRUCTURE AND CABINETS, SQUARE AND PLUMB.
4. BASIS OF DESIGN
 1. FIRE EXTINGUISHER CABINET
 1. CABINET DESIGN IS BASED ON LARSEN #FS 2409-R4 (SEMI-RECESSED CABINET -R.O. 26-1/8" X 11-5/8" X 4") VERTICAL DUG TRIM AND DOOR STYLE WITH STAINLESS STEEL FINISH AND RECESSED HANDLE OR APPROVED EQUAL.
 2. FIRE EXTINGUISHER
 1. PROVIDE MULTI-PURPOSE, DRY CHEMICAL 10 LB. FIRE EXTINGUISHERS. LARSEN #RPI0 OR APPROVED EQUAL IN ALL LOCATIONS INDICATED ON THE PLANS.
 2. EXTINGUISHERS NOT LOCATED IN CABINETS SHALL BE EQUIPPED WITH MANUFACTURER'S STANDARD WALL-MOUNTED BRACKET.

DIVISION 11 - EQUIPMENT

1. SUPPLIED BY OWNER.

DIVISION 12 - FURNISHINGS

SECTION 12345 - CASEWORK AND FIXTURES

1. CASEWORK SHALL BE COMPRISED FROM NEW AND EXISTING, REFER TO DRAWINGS FOR RELOCATED CASEWORK.
2. WORK INCLUDES THE FABRICATION AND INSTALLATION OF STANDARD FURNITURE COMPONENTS OF BASE CABINETS, STORAGE CABINETS, TABLES, CABINET UNDERSTRUCTURES, SHELF UNITS, END AND BACK PANELS, APRONS, SUPPORT LEGS, AND OTHER UNITS AS INDICATED. PROJECT CONSISTS OF WOOD CABINETS AS INDICATED ON DRAWINGS.

DIVISION 13 - SPECIAL CONSTRUCTION - N/A

DIVISION 14 - CONVEYING SYSTEMS

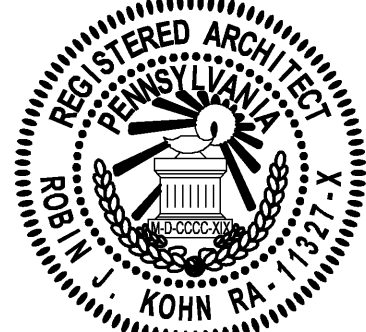
1. ALL ELEVATOR WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY, THE 2006 INTERNATIONAL CODES, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
2. ELEVATOR SYSTEMS AND DESIGN SHALL BE DONE ON A DESIGN-BUILD BASIS AND WILL BE CONTRACTED DIRECTLY TO THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH THEIR WORK. THE DESIGN-BUILD CONTRACTOR SHALL PROVIDE COMPLETE SUBMITTAL TO THE OWNER AND/OR ARCHITECT. THE SUBMITTAL SHOULD INCLUDE SYSTEMS DESIGN DRAWINGS, EQUIPMENT PRODUCT AND WARRANTY INFORMATION.

DIVISION 15 - MECHANICAL

1. ALL HVAC WORK SHALL BE MODIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY, THE 2006 INTERNATIONAL MECHANICAL CODE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
2. ANY PLUMBING WORK SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REGULATIONS OF THE LOCAL MUNICIPALITY, THE 2006 INTERNATIONAL PLUMBING CODE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
3. SYSTEMS ENGINEERING AND DESIGN SHALL BE DONE ON A DESIGN-BUILD BASIS AND WILL BE CONTRACTED DIRECTLY TO THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH THEIR WORK. THE DESIGN-BUILD CONTRACTOR SHALL PROVIDE COMPLETE SUBMITTAL TO THE OWNER AND/OR ARCHITECT. THE SUBMITTAL SHOULD INCLUDE SYSTEMS DESIGN DRAWINGS, EQUIPMENT PRODUCT AND WARRANTY INFORMATION.

DIVISION 16 - ELECTRICAL

1. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY, THE NATIONAL ELECTRIC CODE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
2. WHERE REQUIRED, FIRE ALARM SYSTEMS SHALL BE INSTALLED OR MODIFIED IN ACCORDANCE WITH NFPA, THE IBC CODE, AND THE COMMONWEALTH OF PENNSYLVANIA. REQUIREMENTS FOR AUDIBLE AND VISUAL ALARMS, MANUAL FIRE ALARMS AND VISUAL ALARMS ARE SUBJECT TO CODE REQUIREMENTS.
3. BUILDING SECURITY AND ACCESS SYSTEMS REQUIREMENTS AS INDICATED ON DESIGN DRAWINGS OR AS DIRECTED BY OWNER.
4. PROVIDE SWITCHING AND OUTLET LOCATIONS AS REQUIRED BY CODE, AS SHOWN ON THE PLANS OR AS DIRECTED BY OWNER. STYLE OF SWITCHES, PLATES, ETC., SHALL BE APPROVED BY ARCHITECT. PROVIDE OUTLETS REQUIRED FOR ALL APPLIANCES.
5. SYSTEMS ENGINEERING AND DESIGN SHALL BE DONE ON A DESIGN-BUILD BASIS AND WILL BE CONTRACTED DIRECTLY TO THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH THEIR WORK. THE DESIGN-BUILD CONTRACTOR SHALL PROVIDE A COMPLETE SUBMITTAL TO THE OWNER AND/OR ARCHITECT. THE SUBMITTAL SHOULD INCLUDE SYSTEMS DESIGN DRAWINGS, EQUIPMENT PRODUCT AND WARRANTY INFORMATION.



Note: Certification not valid unless original stamp and signature appear on the project title sheet

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PROJECT NO.		DRAWN BY		CHK'D BY	
B3059		MJK		EMH	
NO.	DATE	BY	ISSUE		
1	06-04-09	EMH	ISSUED FOR REVIEW & APPROVAL		
2	06-09-09	EMH	REVISED / REISSUED FOR APPROV		
3	09-24-09	EMH	ISSUED FOR BID		
4	10-08-09	EMH	NOT FOR CONSTRUCTION		
5	11-12-09	EMH	ISSUED FOR PERMIT		
6			REVISED PERMIT DRAWINGS		
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APPROVED BY			CURRENT DATE		
Robin J. Kohn, A.I.A.			November 12, 2009		

PROVIDENCE PROPERTY HOLDINGS, LLC

115 WEST MAIN STREET
TRAPPE, PA 19426

Trappe Borough
Montgomery County

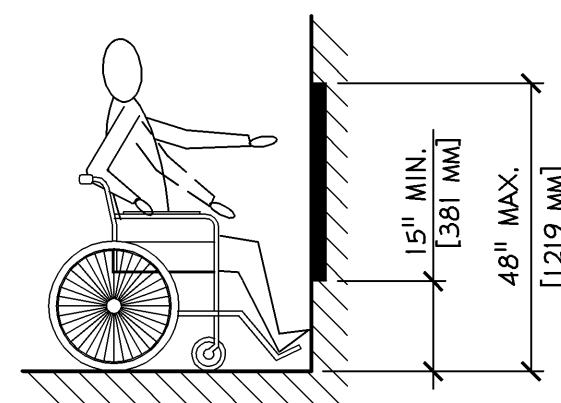
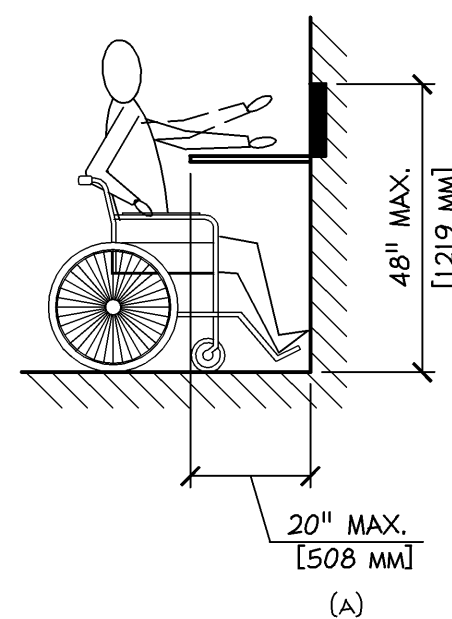
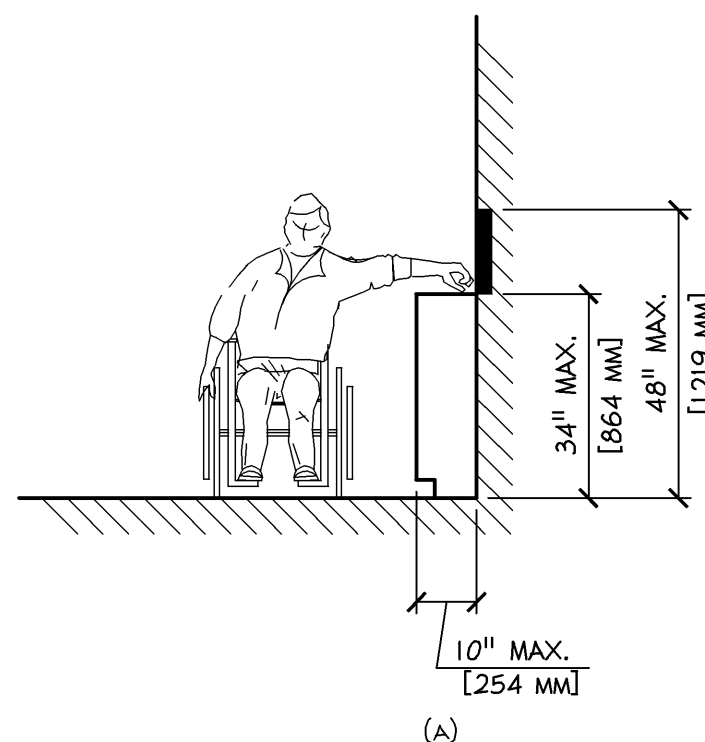
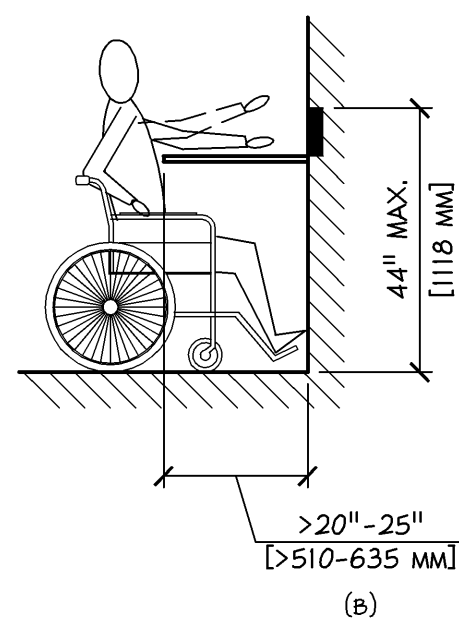
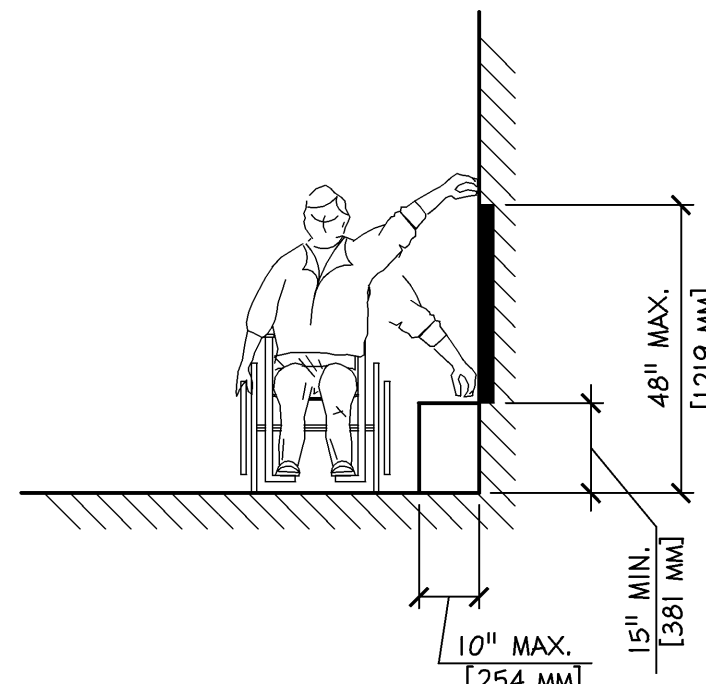
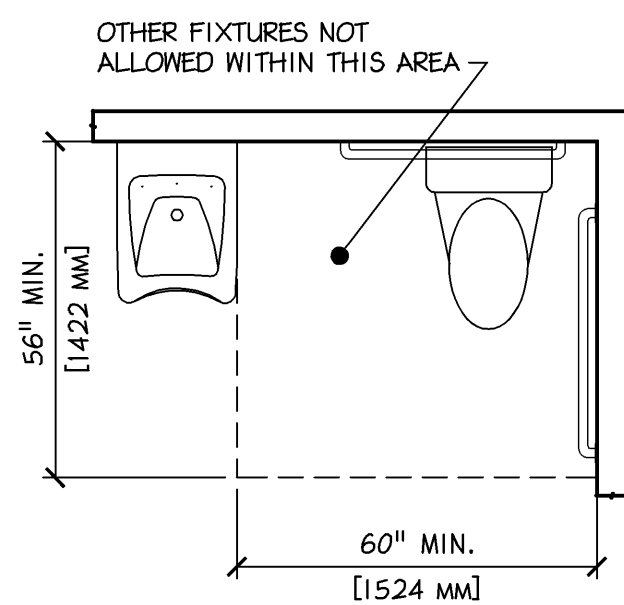
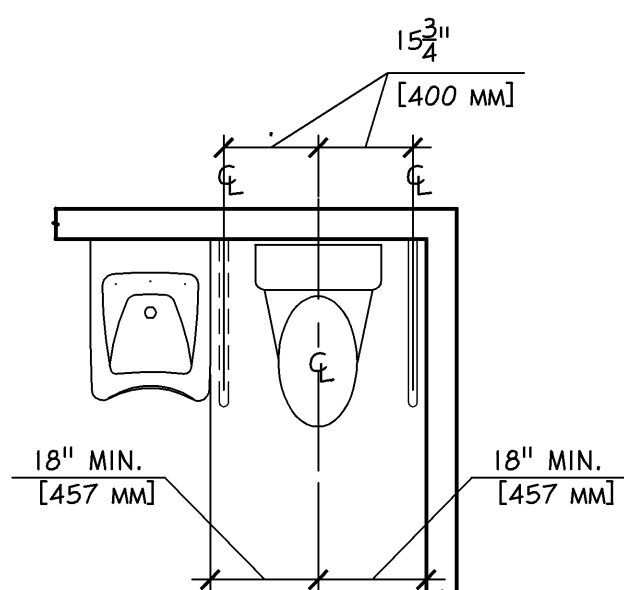
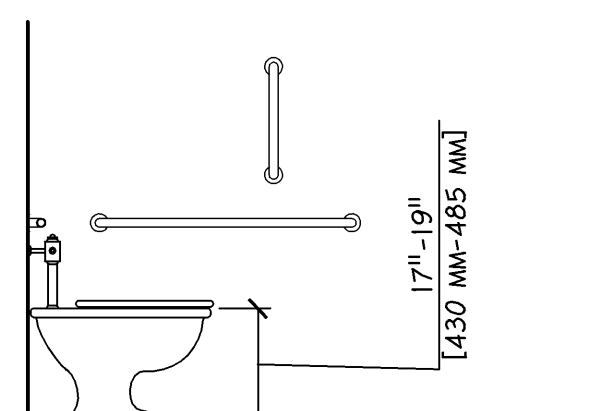
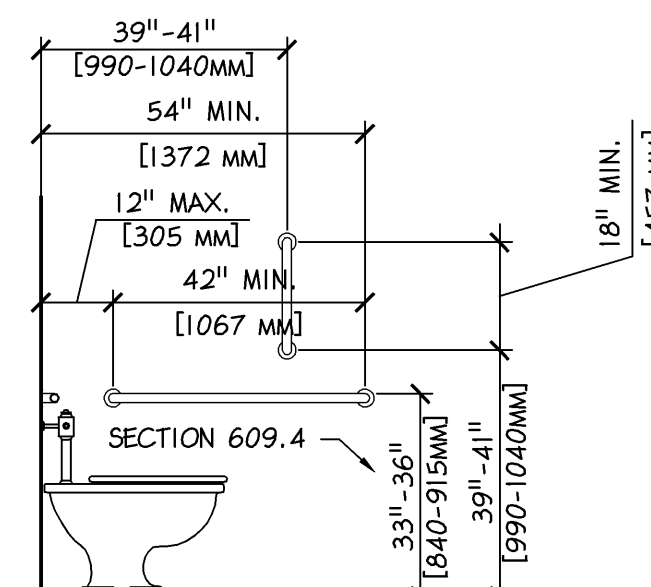
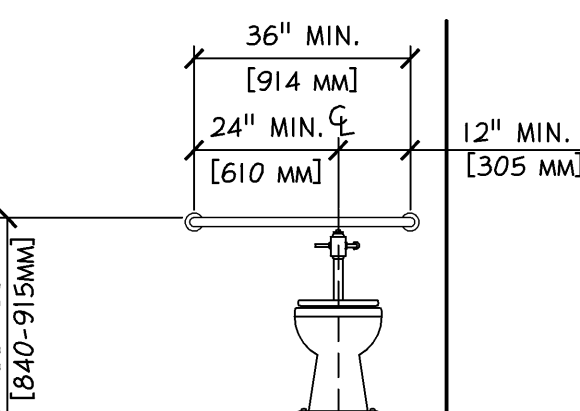
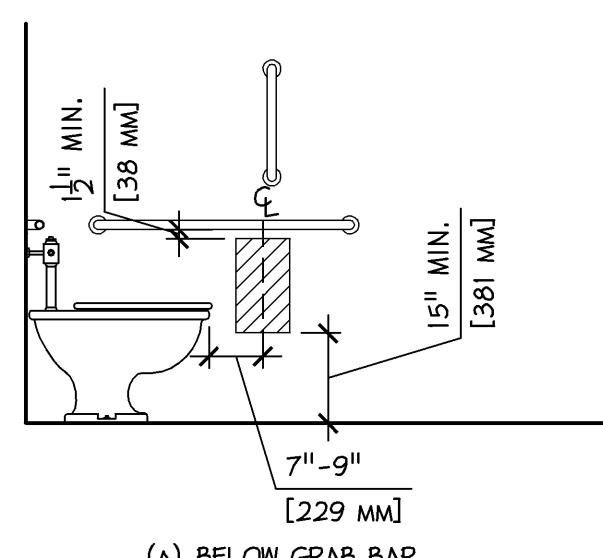
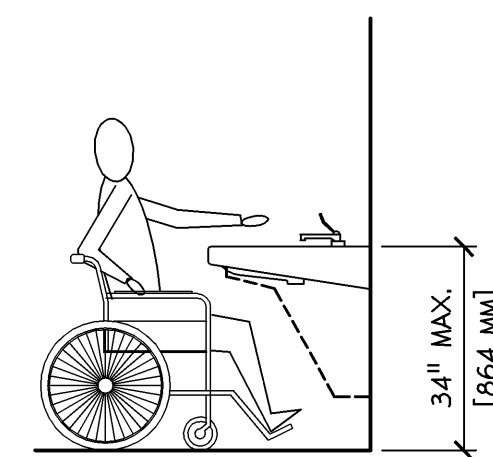
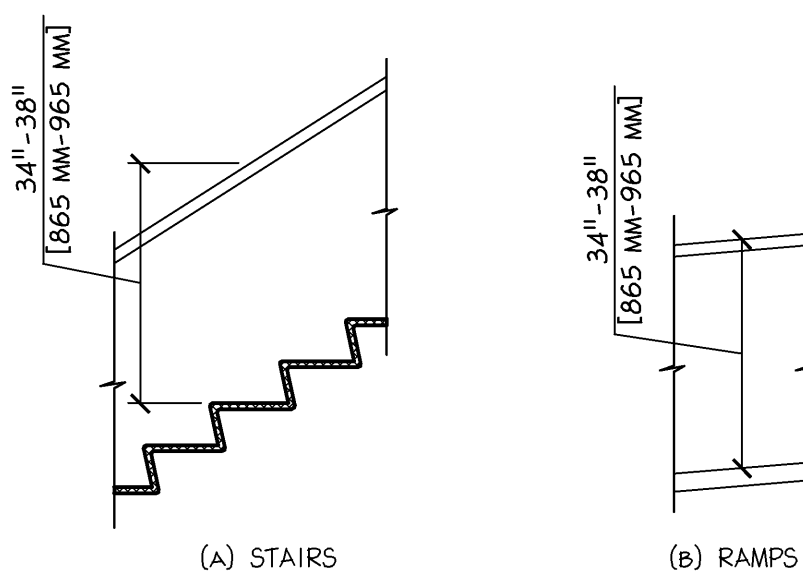
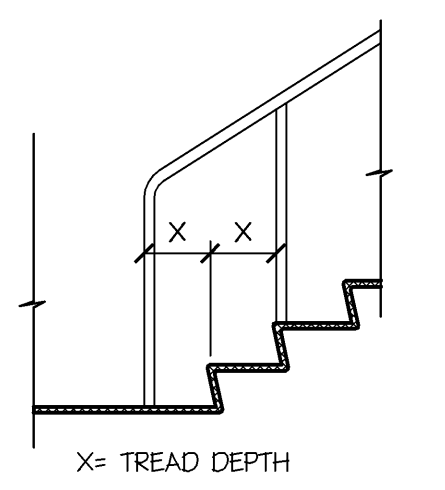
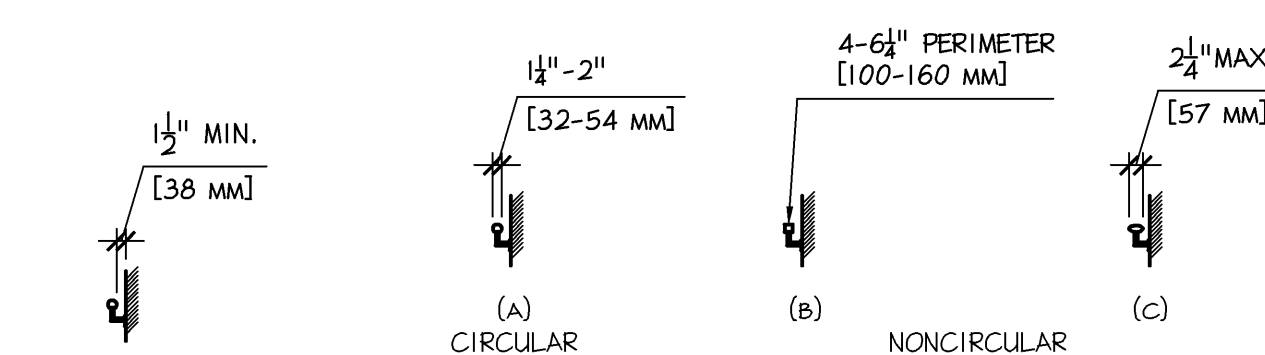
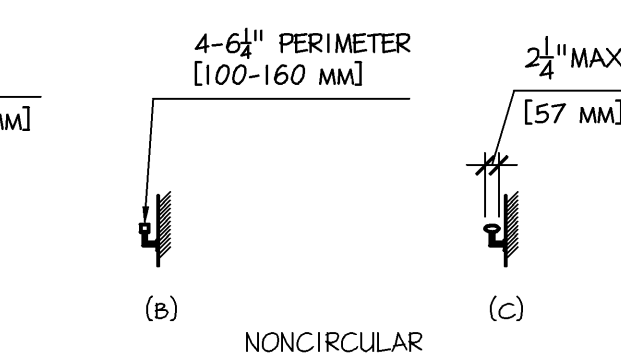
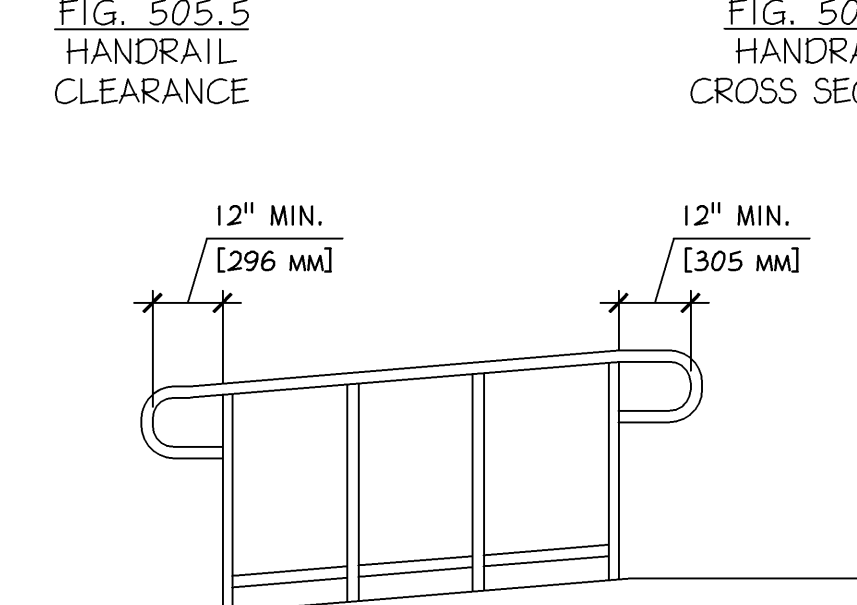
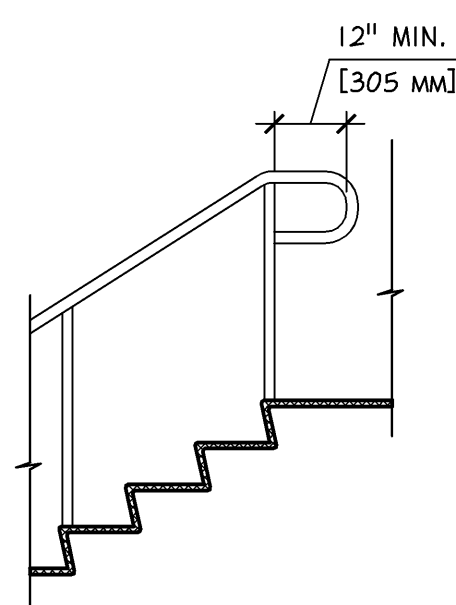
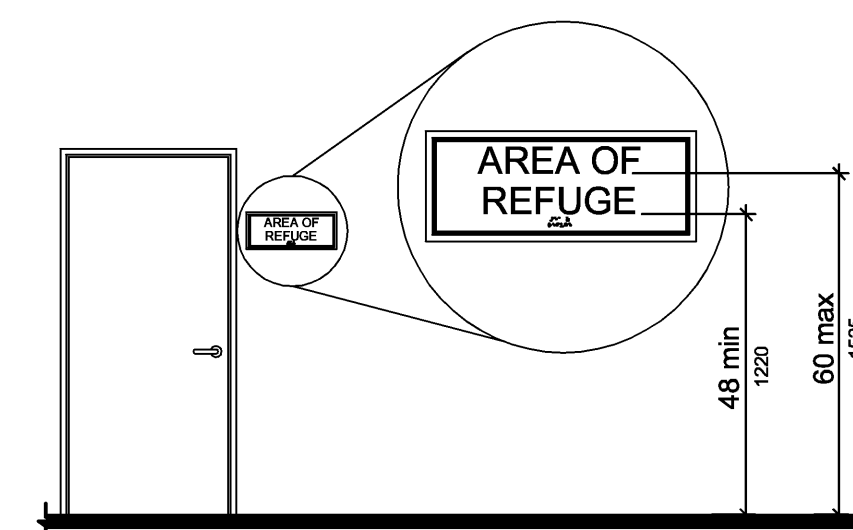
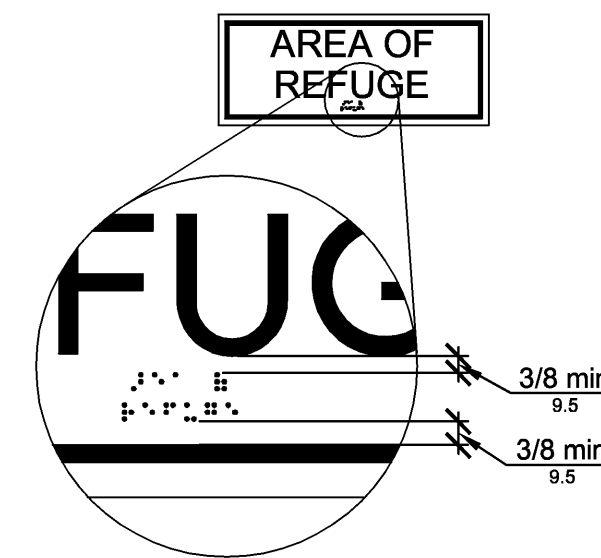
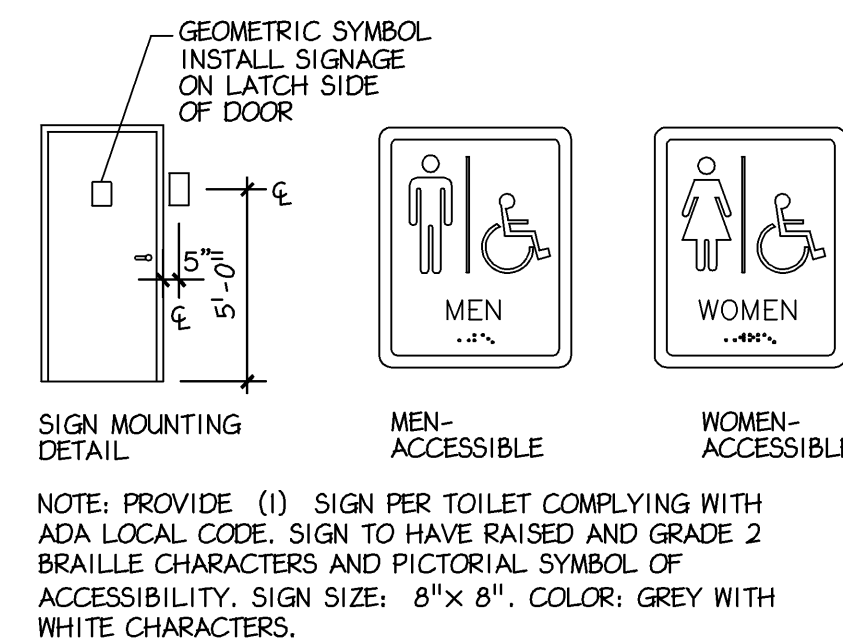
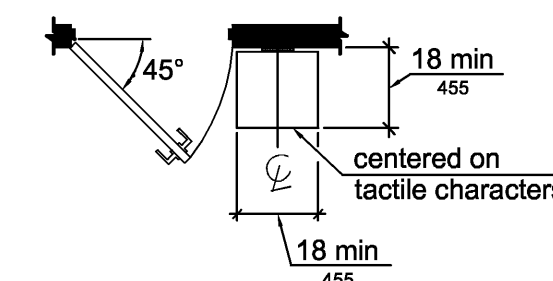
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SPECIFICATIONS

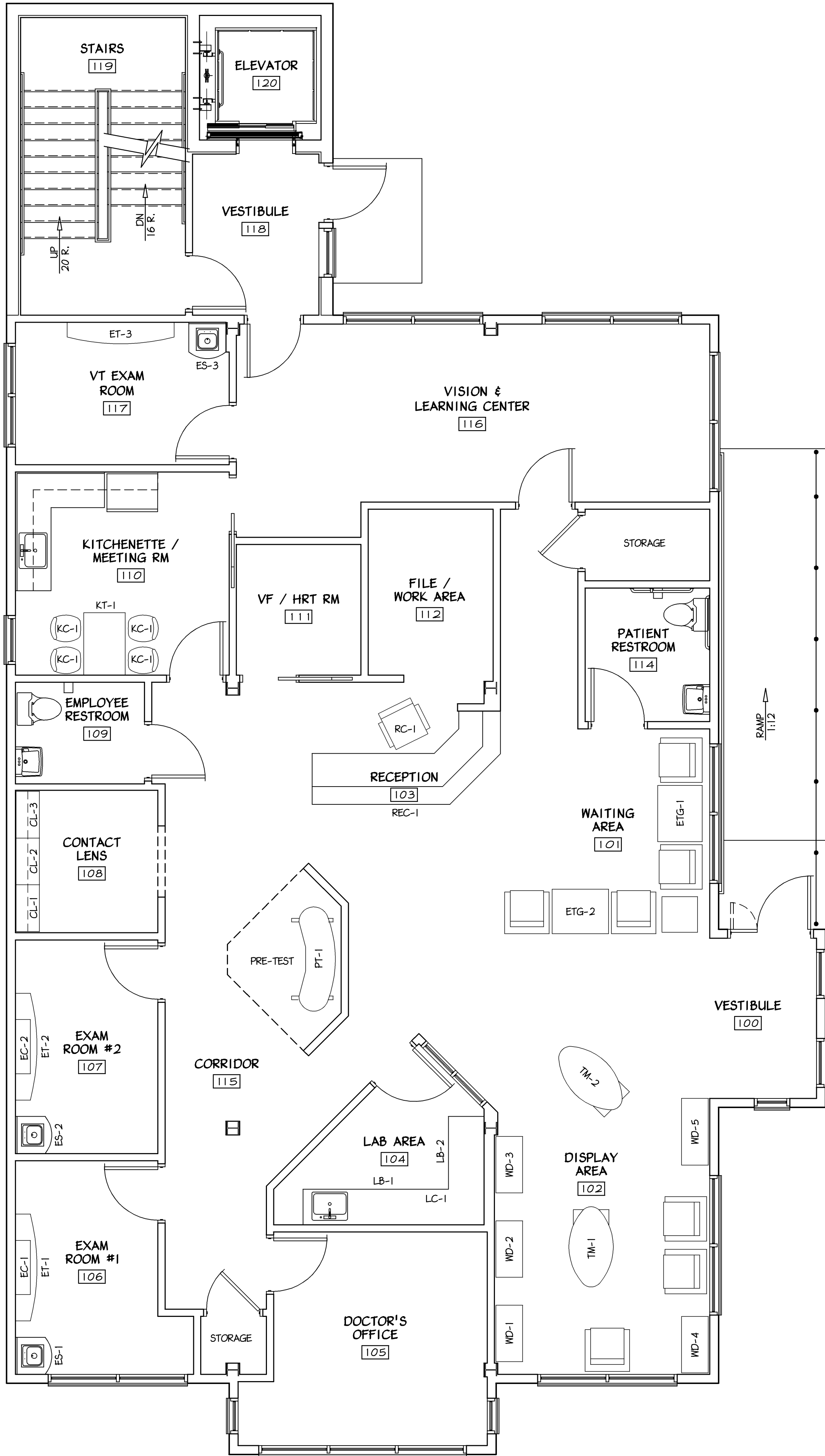
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 FIG. 308.2.1
 UNOBSTRUCTED HIGH FORWARD
 REACH

 FIG. 308.2.2
 OBSTRUCTED HIGH FORWARD REACH

 FIG. 308.3.1
 UNOBSTRUCTED SIDE REACH

 FIG. 308.3.2
 OBSTRUCTED HIGH SIDE REACH

 FIG. 308.3.3
 UNOBSTRUCTED SIDE REACH

 FIG. 604.3
 SIZE OF CLEARANCE FOR
 WATER CLOSET

 FIG. 604.5.3
 SWING-UP GRAB BAR FOR
 WATER CLOSET

 FIG. 604.4
 WATER CLOSET HEIGHT

 FIG. 604.5.1
 SIDE WALL GRAB BAR FOR
 WATER CLOSET

 FIG. 604.5.2
 REAR WALL GRAB BAR FOR
 WATER CLOSET

 FIG. 606.3
 HEIGHT OF LAVATORIES AND
 SINKS

 FIG. 505.4
 HANDRAIL HEIGHT

 FIG. 505.10.3
 BOTTOM HANDRAIL EXTENSIONS
 AT STAIRS

 FIG. 505.5
 HANDRAIL
 CLEARANCE

 FIG. 505.7
 HANDRAIL
 CROSS SECTION

 FIG. 505.10.1
 TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMP

 FIG. 505.10.2
 TOP HANDRAIL EXTENSIONS
 AT STAIRS

 FIG. 703.3.10
 HEIGHT OF TACTILE CHARACTERS
 ABOVE FLOOR OR GROUND

 FIG. 703.4.4
 POSITION OF BRAILLE

 FIG. 703.6
 SYMBOLS OF ACCESSIBILITY

 FIG. 703.3.11
 LOCATION OF TACTILE
 SIGNS AT DOORS

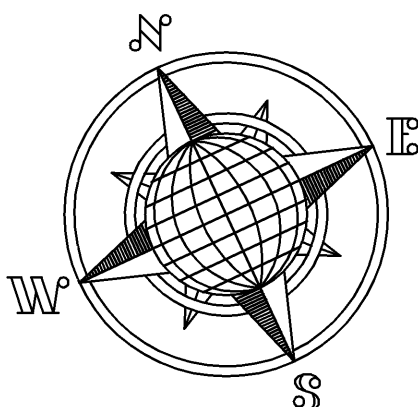
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4	10-08-09	EMH	ISSUED FOR PERMIT	
5	11-12-09	EMH	REVISED PERMIT DRAWINGS	
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APPROVED BY			CURRENT DATE	
Robin J. Kohn, A.I.A.			November 12, 2009	



1 FURNITURE PLAN
F-1 Scale: 1/4"= 1'-0"

FURNITURE LIST			
AREA	QUANTITY	AREA	QUANTITY
WAITING AREA (101)		EXAM ROOM #1 (106)	
ETG-1 DISPLAY CASE	(1) 38"x30"	ES-1 EXAM SINK	(1) 25"x20"
ETG-2 DISPLAY CASE	(1) 38"x30"	ET-1 EXAM TABLE	(1) 25"x72"
CHAIRS	(4)	EC-1 EXAM CABINET	(1) 20"x36"
DISPLAY AREA (102)		EXAM ROOM #2 (107)	
WD-1 WALL DISPLAY	(1) 38"x18"	ES-2 EXAM SINK	(1) 25"x20"
WD-2 WALL DISPLAY	(1) 38"x18"	ET-2 EXAM TABLE	(1) 25"x72"
WD-3 WALL DISPLAY	(1) 38"x18"	EC-2 EXAM CABINET	(1) 20"x36"
WD-4 WALL DISPLAY	(1) 38"x18"	CONTACT LENS (108)	
WD-5 WALL DISPLAY	(1) 45"x18"	CL-1 CONTACT LENS CABINET	(1) 31.5"x15"
TM-1 TABLE	(1) 54"x30"	CL-2 CONTACT LENS CABINET	(1) 31.5"x15"
TM-2 TABLE	(1) 54"x30"	CL-3 CONTACT LENS CABINET	(1) 31.5"x15"
CHAIRS	(3)	KITCHENETTE / MTG RM (110)	
RECEPTION AREA (103)		KT-1 TABLE	(1) 28"x42"
REC-1 RECEPTION COUNTER	SEE DRWGS.	KC-1 CHAIRS	(4)
RC-1 CHAIR	(1)	NEW BASE CABINETS	SEE DRWGS
PRE-TESTING		NEW WALL CABINET	SEE DRWGS
PT-1 PRE-TESTING TABLE	(1)	NEW COUNTER TOP	SEE DRWGS
LAB AREA (104)		VT EXAM ROOM (117)	
LB-1 LAB BASE CABINET	(1) 122"x24"	ES-3 EXAM SINK	(1) 25"x20"
LB-2 LAB BASE CABINET	(1) 49"x24"	ET-3 EXAM TABLE	(1) 25"x20"
LC-1 LAB COUNTER TOP	(1)		

- FURNITURE NOTES:
- FURNITURE IS NOT PART OF THE GENERAL CONTRACTORS CONTRACT.
 - ALL CABINETRY AND FURNITURE IS TO BE RELOCATED UNLESS NOTED OTHERWISE. OWNER WILL COORDINATE WITH GENERAL CONTRACTOR AND VENDOR.
 - THE FURNITURE AND CABINET MANUFACTURER(S) SHALL MEET THE ANSI A117.1 - 2003 ACCESSIBILITY AND USE STANDARDS.



Betzwood Associates PC
Architects & Engineers
Robin J. Kohn, AIA
Regis W. Kube, PE

REGISTERED ARCHITECT
PENNSYLVANIA
ROBIN J. KOHN RA 11327-X

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PROJECT NO.		DRAWN BY		CHK'D BY	
B3059		MJK		EMH	
NO.	DATE	BY	ISSUE		
1	06-04-09	EMH	ISSUED FOR REVIEW & APPROVAL		
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6			REVISED PERMIT DRAWINGS		
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APPROVED BY			CURRENT DATE		
Robin J. Kohn, A.I.A.			November 12, 2009		

PROVIDENCE PROPERTY HOLDINGS, LLC
115 WEST MAIN STREET
TRAPPE, PA. 19426

Trappe Borough
Montgomery County

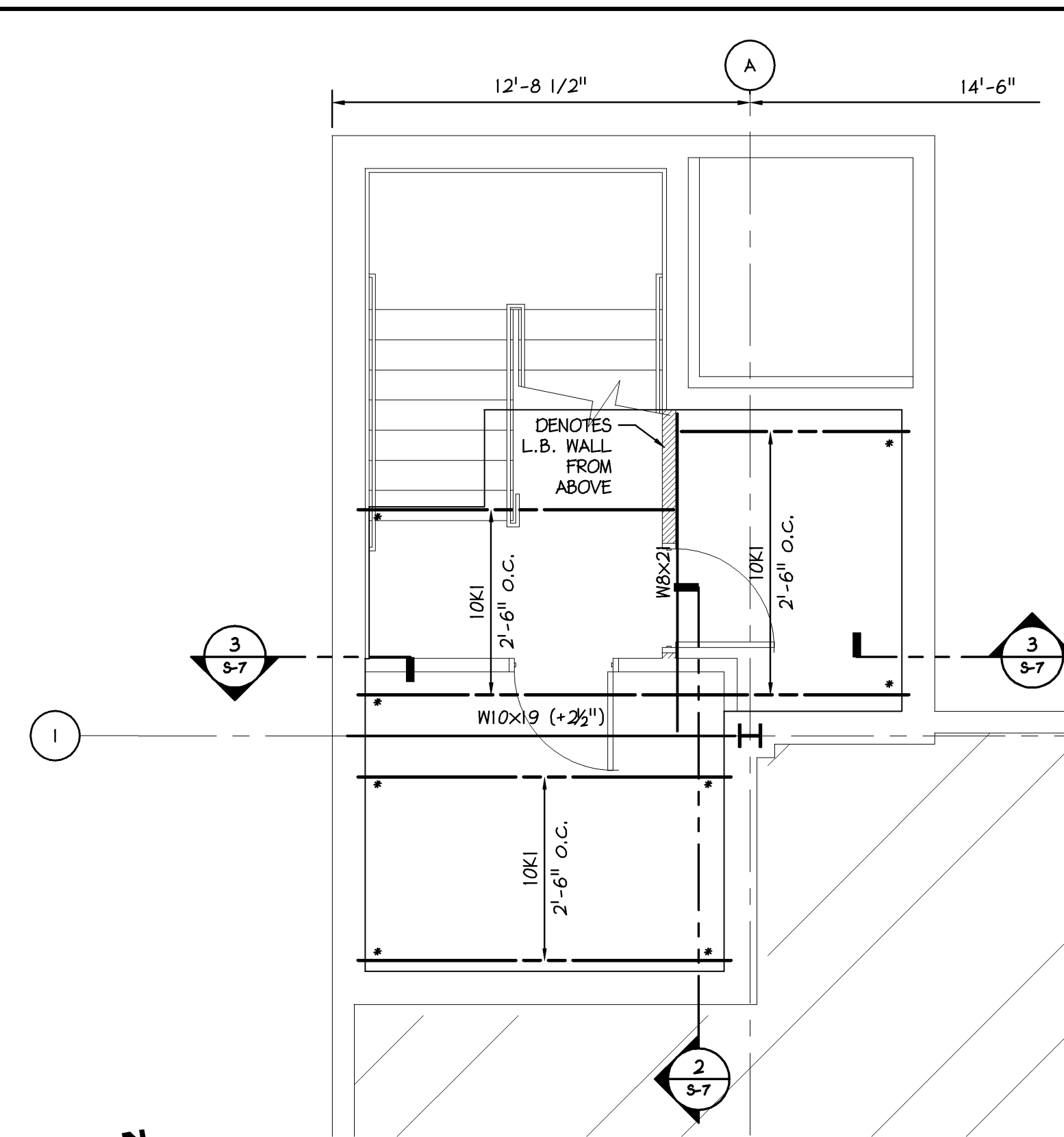
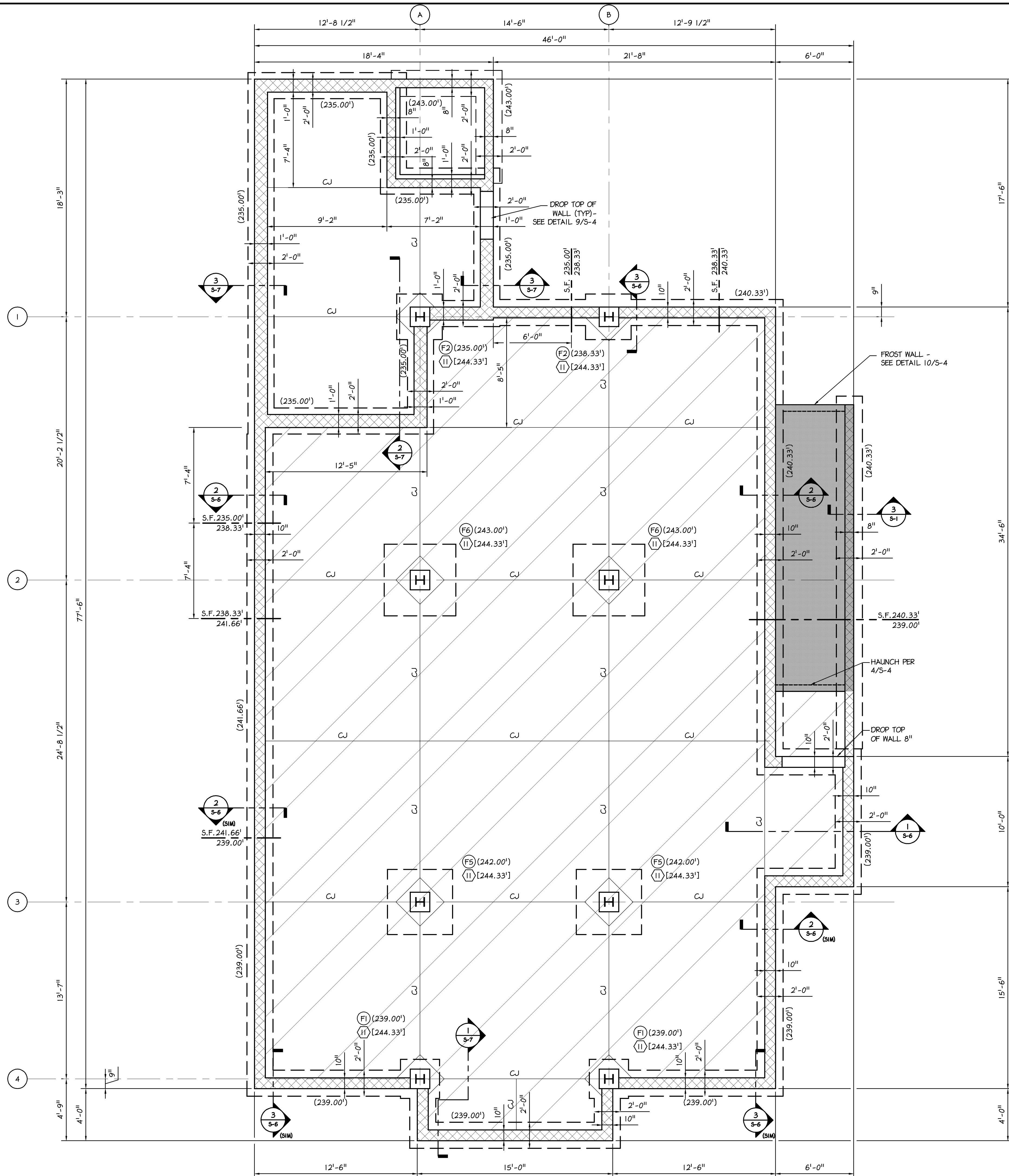
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FURNITURE PLAN

SHEET NUMBER

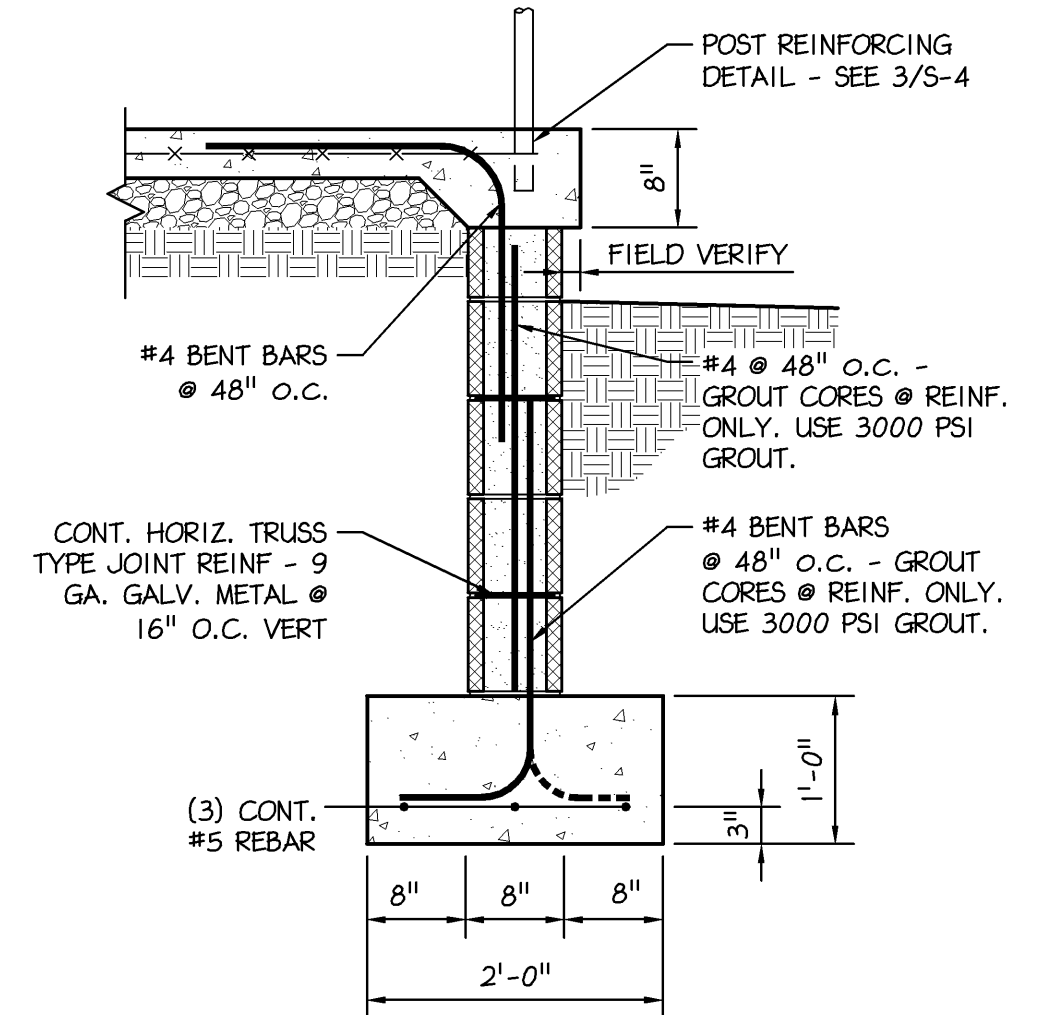
F-1

REV
5



2 FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

- NOTES:
1. FINISHED FLOOR ELEVATION AT 245'-0" U.N.O. w/ 3/4" CONCRETE SLAB w/ 6x6 W2.0xW2.0 ON 1/2"x26GA PAINTED METAL DECK.
 2. TOP OF STEEL ELEVATION 244'-6" U.N.O.
 3. MTL JOISTS SHALL BE SPACED AT 2'-6" MAX. U.N.O.
 4. * DENOTES 4" JOIST SEAT WHERE BRG. ON CMU WALL



3 FIRST FLOOR FRAMING PLAN
Scale: 3/4" = 1'-0"

1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

- NOTES:
1. FINISHED FLOOR ELEVATION AT 235.67'.
 2. 4" THICK CONCRETE FLOOR SLAB w/ 6x6 W2.0xW2.0.
 3. TOP OF FOOTING ELEVATION NOTED (000.00').
 4. TOP OF PIER ELEVATION NOTED (000.00').
 5. S.F. DENOTES STEP IN FOOTINGS.
 6. C.J. DENOTES CONTROL JOINTS.
 7. DENOTES FIN. FLOOR ELEVATION = 245.00'.
 8. DENOTES SLOPING CONC.

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Architects & Engineers
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Regis W. Kube, PE

PROFESSIONAL ENGINEER
JEFFREY M. THOMS
No. PE060309
PENNSYLVANIA

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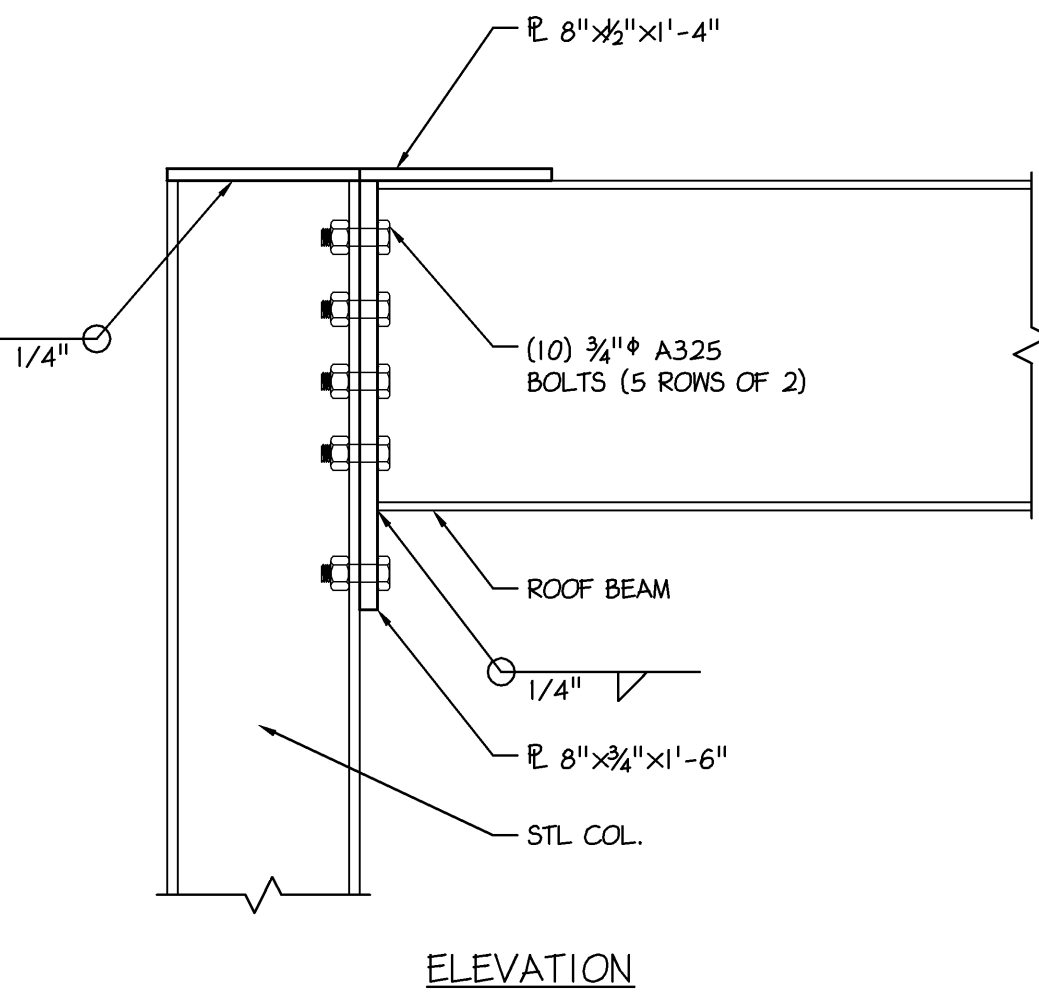
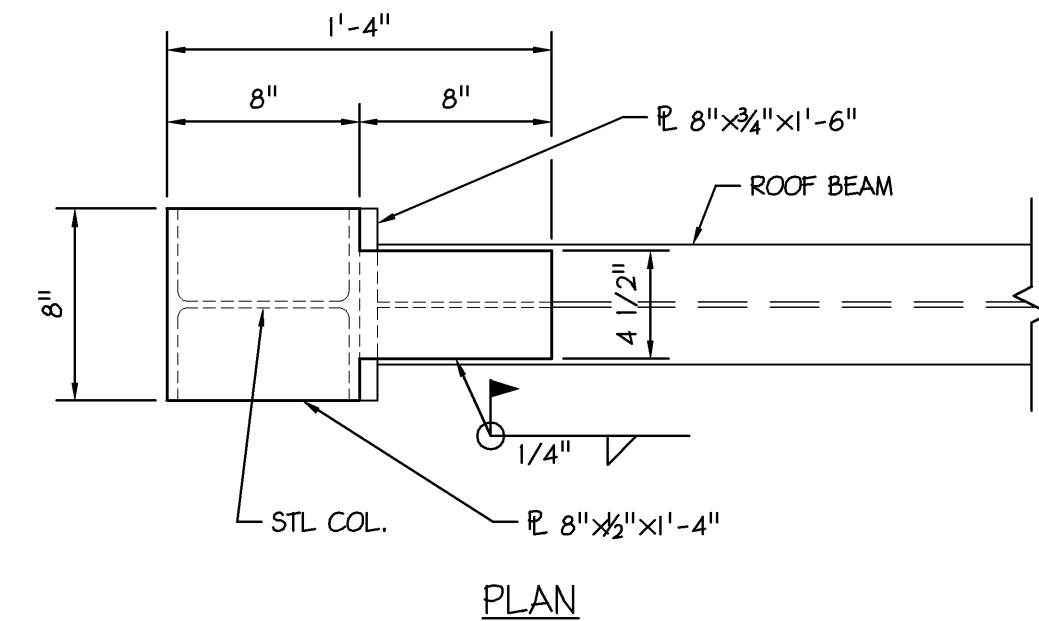
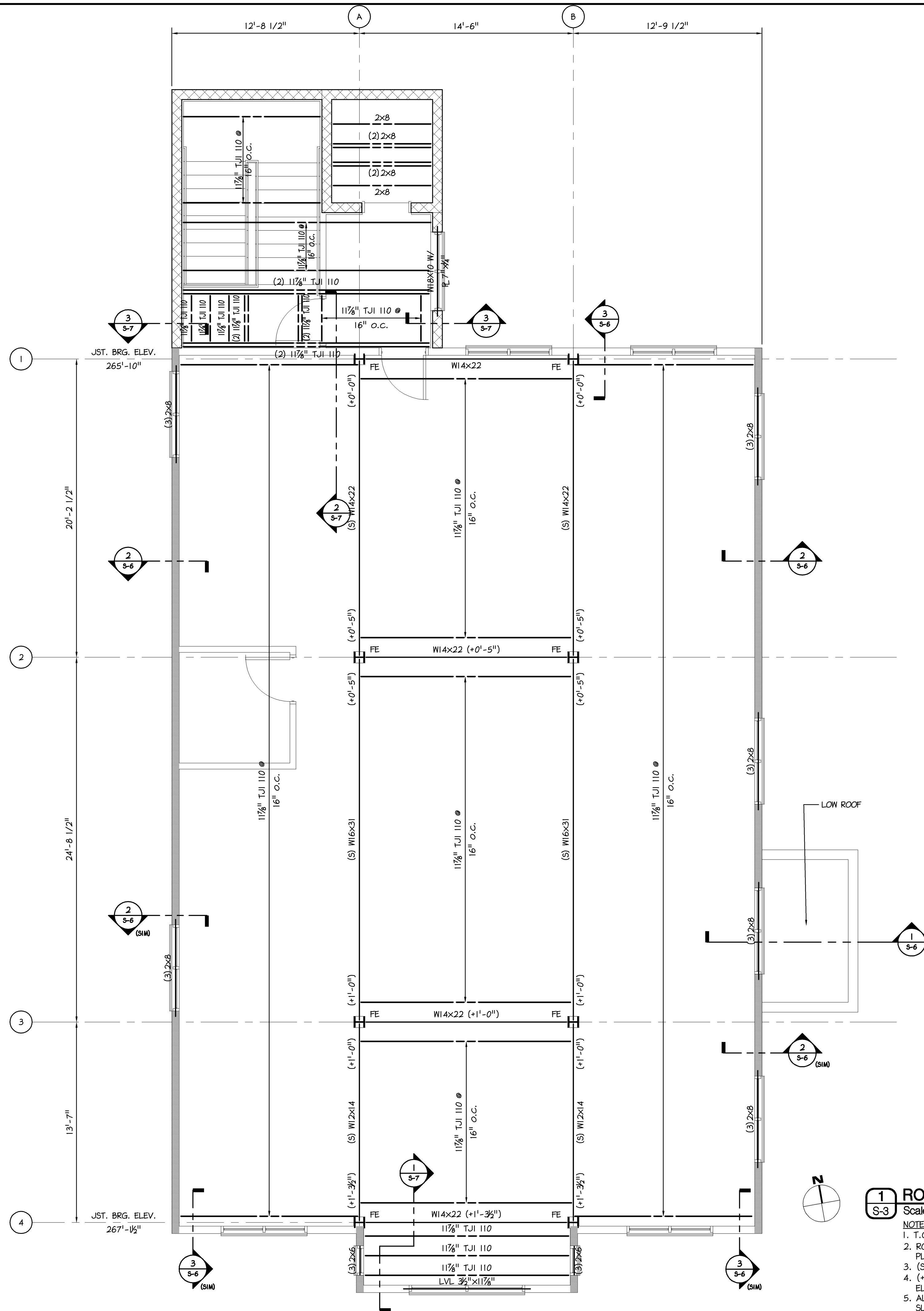
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PROVIDENCE PROPERTY HOLDINGS, LLC
115 MAIN STREET
TRAPPE, PENNA. 19426

Trappe Borough
Montgomery County

SHEET TITLE
FOUNDATION PLAN &
FIRST FLOOR FRAMING
PLAN

SHEET NUMBER
S-1
REV
5



2 ROOF FIXED END CONN. DETAIL
S-3 Scale: 1 1/2" = 1'-0"

- 1 ROOF FRAMING PLAN**
S-3 Scale: 1/4" = 1'-0"
- NOTES:
1. T.O.S. ELEV. = 266'-10" (DATUM)
 2. ROOF SHEATHING TO BE 5/8" EXTERIOR GRADE SPAN RATED PLYWOOD. DO NOT USE OSB
 3. (S) DENOTES SLOPING BEAM
 4. (+0'-0") DENOTES T.O.S. ELEVATION WITH RESPECT TO DATUM ELEVATION
 5. ALL STEEL CONN. SHALL BE AISC STANDARD FULL-DEPTH SLIP-CRIT. BOLTED CONN. U.N.O.
 6. FE - DENOTES FIXED BEAM CONNECTION - SEE 2/S-3
 7. ■ DENOTES LOAD BEARING WALL SUPPORTING ROOF FRAMING - 2x6@16" O.C. HF#2 OR BTR.

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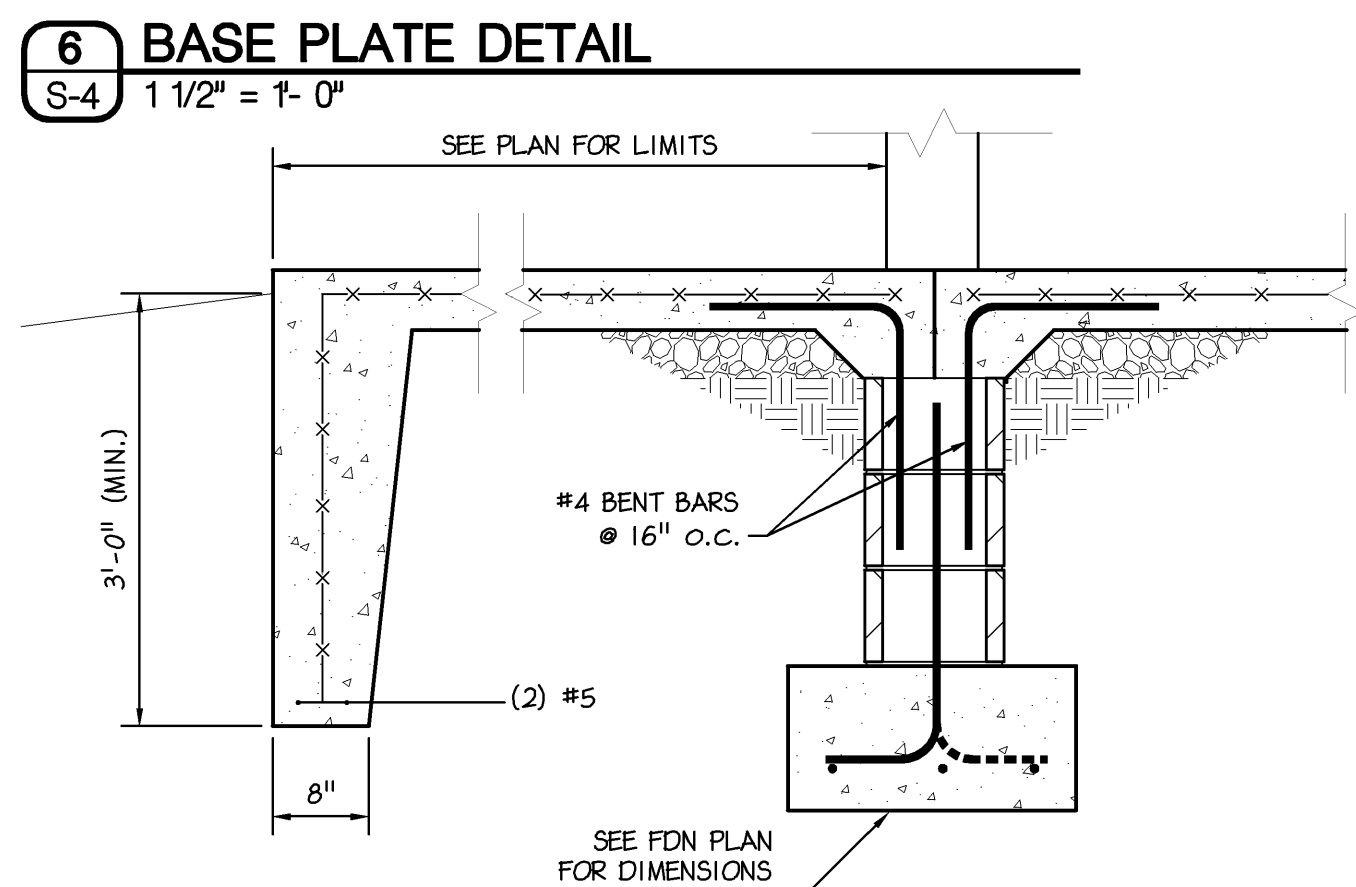
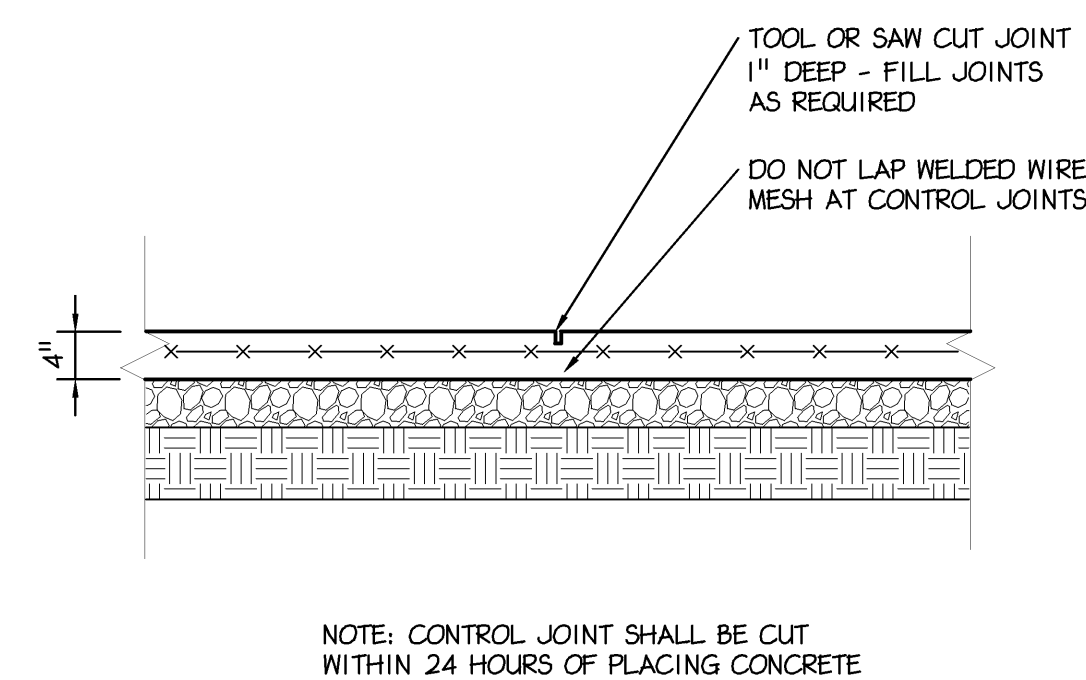
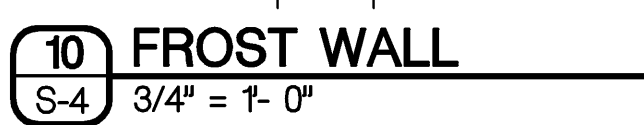
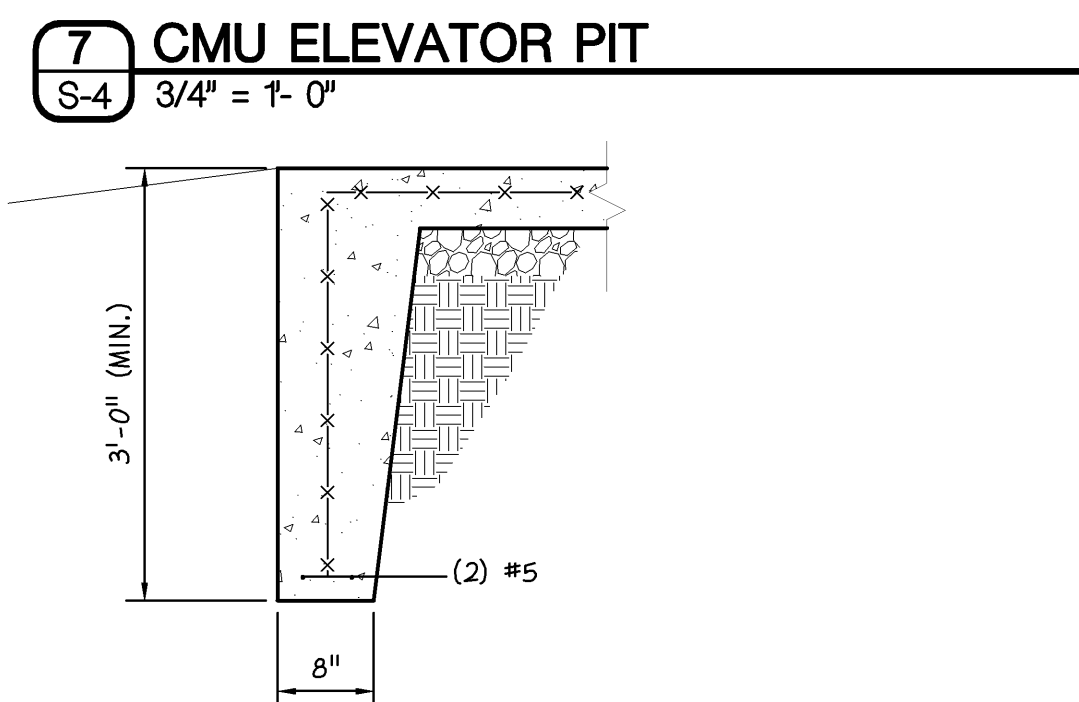
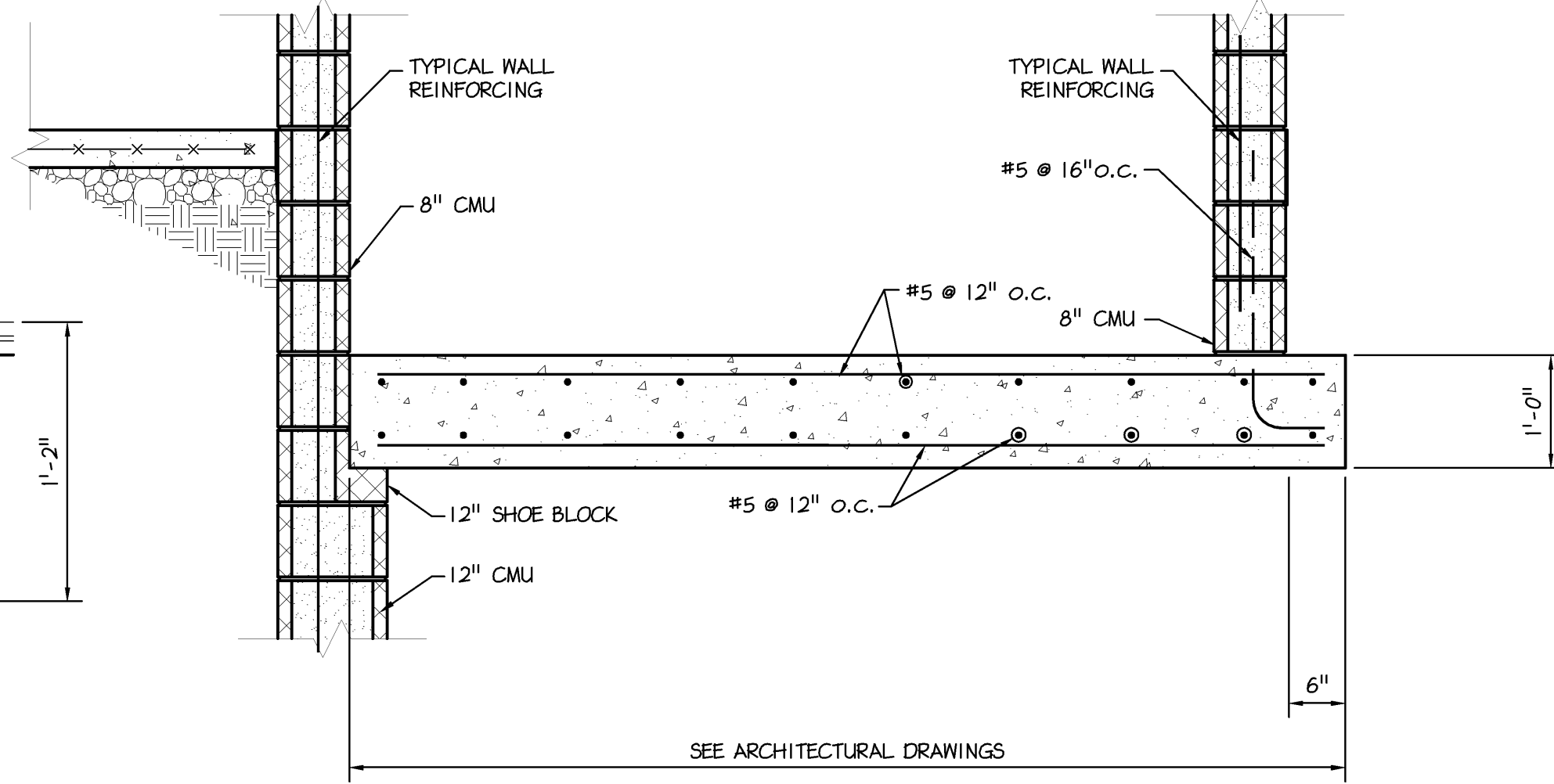
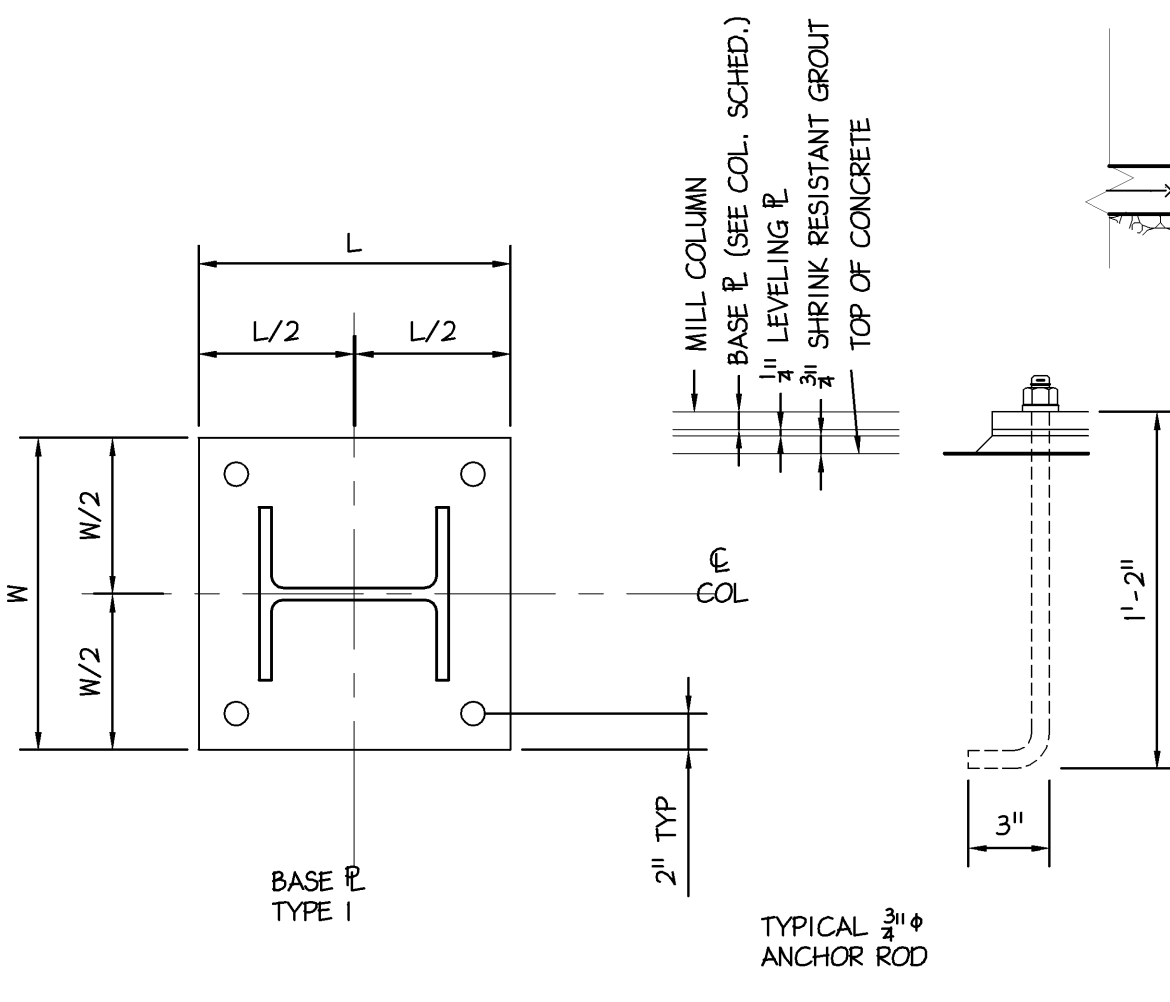
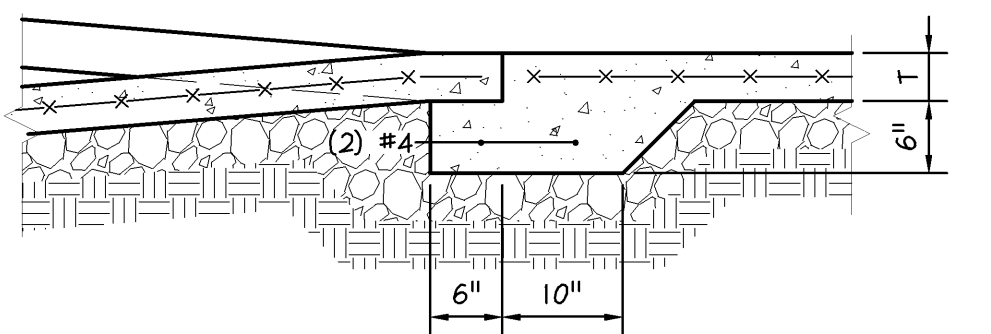
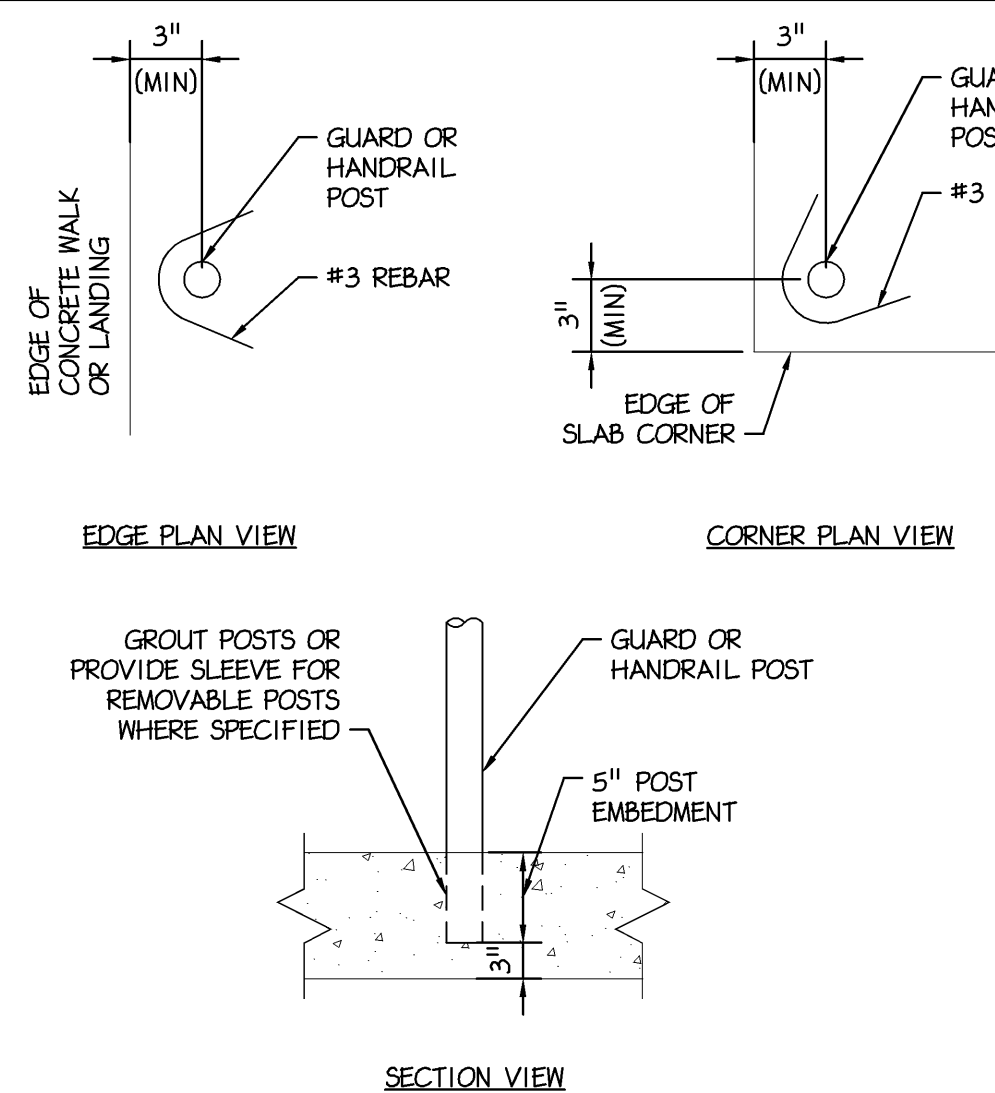
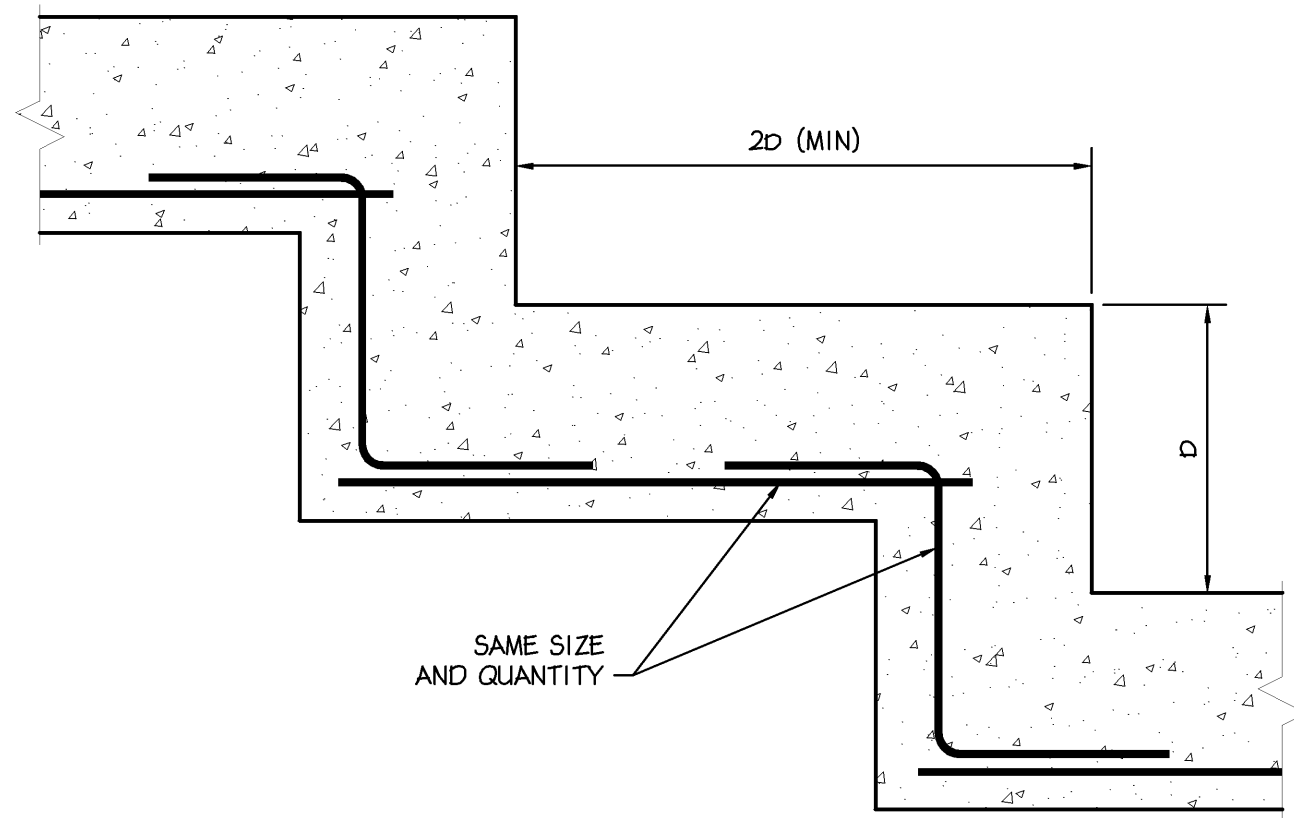
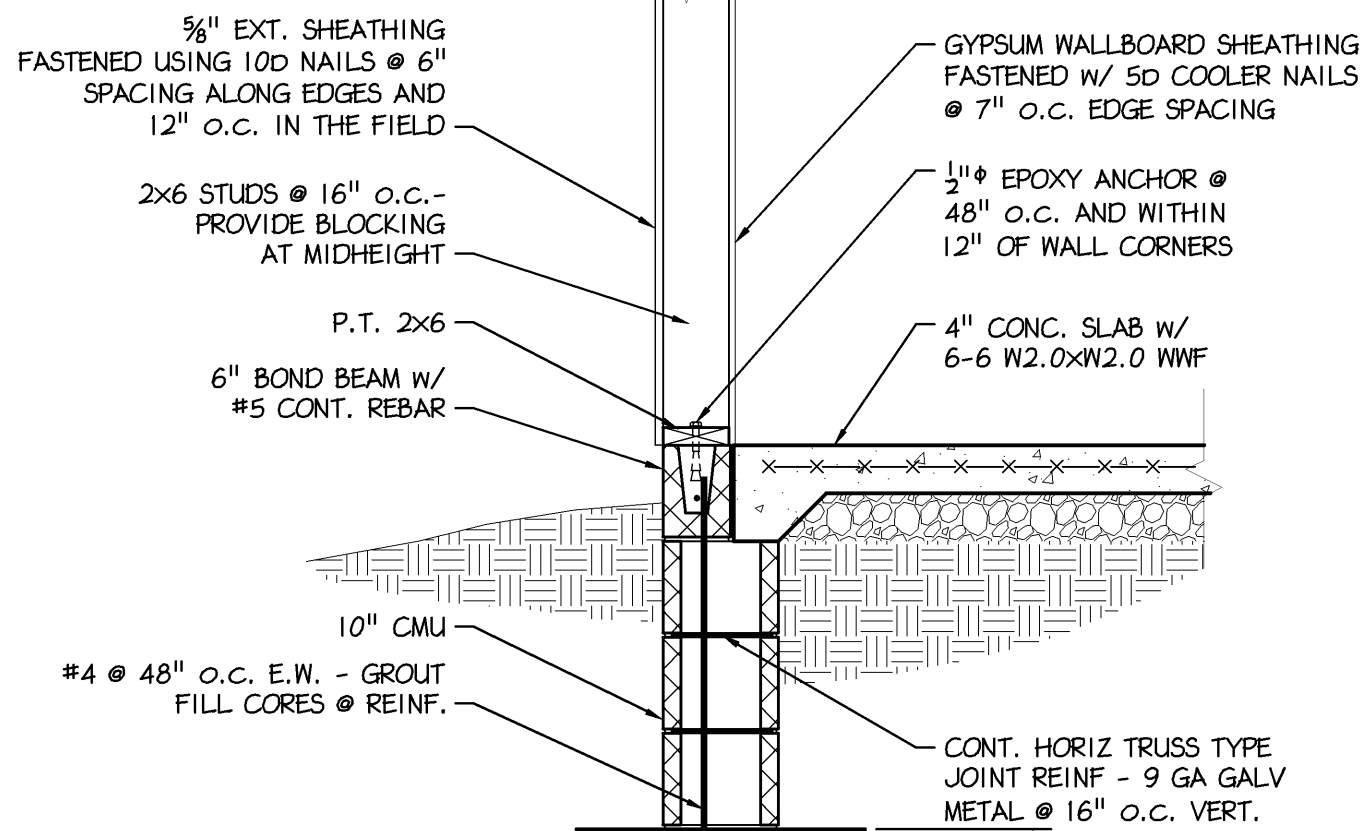
PROVIDENCE PROPERTY HOLDINGS, LLC
115 MAIN STREET
TRAPPE, PENNA 19426

Trappe Borough
Montgomery County

SHEET TITLE
ROOF FRAMING PLAN

SHEET NUMBER
S-3

REV
5



8 TYPICAL CRACK CONTROL JOINTS
S-4 3/4" = 1'-0"

9 TYPICAL EXTERIOR WALL AT DOOR
S-4 3/4" = 1'-0"

STEEL LINTEL SCHEDULE FOR NON-LOADBEARING WALLS				
WALL THICKNESS	CLEAR SPAN			
	4'-0" OR LESS	4'-1" TO 6'-0"	6'-1" TO 8'-0"	8'-1" TO 10'-0"
4" CMU	2 1/2 x 3 1/2 x 5/16	4 x 3 1/2 x 5/16 (LLV)	5 x 3 1/2 x 5/16 (LLV)	5 x 3 1/2 x 5/16 (LLV)
6" CMU	(2) 2 1/2 x 2 1/2 x 3/8 (LLV) -OR- W7x11	(2) 2 1/2 x 2 1/2 x 3/8 (LLV) -OR- W7x11	(2) 2 1/2 x 2 1/2 x 3/8 (LLV) -OR- W7x11	W7x11
8" CMU	(2) 2 1/2 x 3 1/2 x 5/16 -OR- W7x15	(2) 2 1/2 x 3 1/2 x 5/16 -OR- W7x15	(2) 2 1/2 x 3 1/2 x 5/16 -OR- W7x15	W8x10 W/ 1/4"x0'-7" E
12" CMU	(3) 2 1/2 x 3 1/2 x 3/8 -OR- W8x10 W/ 1/4"x0'-11" E	(3) 2 1/2 x 3 1/2 x 3/8 -OR- W8x10 W/ 1/4"x0'-11" E	(3) 2 1/2 x 3 1/2 x 5/16 -OR- W8x10 W/ 1/4"x0'-11" E	W8x10 W/ 1/4"x0'-11" E

NOTES:
1. LINTEL SIZES SHALL BE AS NOTED ABOVE. LINTELS SHALL BE GALVANIZED FOR EXTERIOR EXPOSURE AS REQ'D.
2. LENGTH OF LINTEL TO BE FULL OPENING AND A MINIMUM OF 8" BEARING ON EACH END.

COLUMN FOOTING SCHEDULE		
MARK	SIZE	REINF.
F1	3'-0" x 3'-0" x 1'-0"	3 #5 (E.W.)
F2	3'-6" x 3'-6" x 1'-0"	3 #5 (E.W.)
F3	4'-0" x 4'-0" x 1'-0"	4 #5 (E.W.)
F4	4'-6" x 4'-6" x 1'-2"	5 #5 (E.W.)
F5	5'-0" x 5'-0" x 1'-2"	6 #5 (E.W.)
F6	5'-6" x 5'-6" x 1'-4"	7 #5 (E.W.)
F7	6'-0" x 6'-0" x 1'-6"	6 #6 (E.W.)
F8	6'-6" x 6'-6" x 1'-6"	7 #6 (E.W.)
F9	7'-0" x 7'-0" x 1'-8"	7 #6 (E.W.)
F10	7'-6" x 7'-6" x 1'-10"	8 #6 (E.W.)
F11	8'-0" x 8'-0" x 2'-0"	8 #6 (E.W.)

COLUMN SCHEDULE	
LOCATION	A1,A2,A3,A4, B1,B2,B3,B4
ROOF	
SECOND FLOOR	
FIRST FLOOR	W8x31
CAP E. SIZE W x T x L	xx xx
BASE E. TYPE W x T x L	I 16"x3"x1'-4"
ANCHOR BOLTS D x L x H	(4) 3/4" (SEE DETAIL)

LIVE LOADS
FLOOR LIVE LOADS
LIVE LOAD
STAIRWAY LIVE LOAD
MECHANICAL UNIT LOAD
ROOF LOADS
ROOF LIVE LOAD
ROOF SNOW LOAD
GROUND SNOW LOAD - Pg:
FLAT ROOF SNOW LOAD - Pf:
SNOW EXPOSURE FACTOR - Ce:
SNOW LOAD IMPORTANCE FACTOR - I:
THERMAL FACTOR - Ct:
COLLATERAL LOADING:
WIND LOAD
BASIC WIND SPEED - V (3-SEC. GUST):
WIND LOAD IMPORTANCE FACTOR
WIND LOAD EXPOSURE CATEGORY
INTERNAL PRESSURE COEFFICIENT
WIND DESIGN PRESSURE
SEISMIC LOAD
SEISMIC DESIGN CATEGORY:
SEISMIC USE GROUP:
SPECTRAL RESPONSE COEFFICIENT - SDS:
SPECTRAL RESPONSE COEFFICIENT - SDI:
SITE CLASS:
BASIC SEISMIC FORCE RESISTING SYSTEM:
ANALYSIS PROCEDURE:
WIND LOAD CONTROLS DESIGNS
FOR LATERAL FORCES
FOUNDATION NOTES
1. FOUNDATION SOIL BEARING PRESSURE
2. FOUNDATION SHALL BE PLACED ON VIRGIN SOIL AT ELEVATIONS INDICATED ON DRAWINGS.
3. THE ENGINEER SHALL APPROVE ALL BEARING STRATA PRIOR TO PLACEMENT OF THE CONCRETE FOOTINGS.
4. INSTALL CRACK CONTROL OR CONSTRUCTION JOINTS AT 30-FOOT MAXIMUM CENTERS IN WALLS. LOCATIONS SHALL BE APPROVED BY ENGINEER.
5. TOP OF FOOTING ELEVATIONS ARE NOTED (000.00').
6. ALL TOPSOIL, SOIL FILL, AND SOFT SOUBSOIL SHALL BE REMOVED AND, IF NECESSARY, REPLACED WITH COMPACTED LOAD-BEARING FILL MATERIALS. TEST PITS OR SOIL BORINGS SHALL BE CONDUCTED TO DETERMINE THE LOCATION OF THE VIRGIN SOIL.
7. ANY UNDERCUT AND REPLACEMENT WITH COMPACTED LOAD-BEARING FILL SHALL EXTEND Laterally beyond footings a distance at least equal to the depth of the undercut.
8. AFTER UNDERCUTTING AND REMOVAL OF UNSUITABLE SOIL, THE EXPOSED UNDERLYING RESIDUAL SOILS IN THE PROPOSED BUILDING AREA SHALL BE PROOFROLLED AND COMPACTED. SOFT AND/OR UNSTABLE AREAS DISCLOSED BY THE PROOFROLLING SHALL BE ROLLED UNTIL STABILITY IS OBTAINED OR UNTIL FURTHER UNDERCUT TO FIRM MATERIAL IS REACHED.
9. FOOTINGS SHALL BE BASED ON STIFF SUBSOIL OR LOAD-BEARING FILL MATERIALS WITH A MINIMUM DEPTH OF AT LEAST TWO FEET OR ONE-HALF THE FOOTING WIDTH, WHICHEVER IS GREATER, BELOW THE FOUNDATION BEARING LEVEL.
10. PLACE LOAD-BEARING FILL MATERIALS IN LAYERS NOT MORE THAN EIGHT INCHES IN LOOSE THICKNESS FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN FOUR INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. FILL MATERIAL SHALL BE MOISTENED OR AERATED AS NECESSARY.
11. EACH LIFT SHALL BE COMPACTED TO AN AVERAGE DRY DENSITY OF NOT LESS THAN 98% OF THE MAXIMUM DRY DENSITY ACCORDING TO ASTM D698 (STANDARD PROCTOR) FOR ALL FOOTING AND FLOOR SUBGRADES.
12. THE SUB-FLOOR MATERIALS SHALL CONSIST OF AT LEAST FOUR TO SIX INCHES OF GRAVEL OR CRUSHED STONE. THE SUB-FLOOR MATERIALS SHALL BE COMPACTED BY AT LEAST FOUR COVERAGES OF A HEAVY-DUTY VIBRATORY ROLLER OR UNTIL NO FURTHER COMPACTION IS OBSERVED. SEE THE DRAWINGS AND SPECIFICATIONS FOR THE VAPOR BARRIER SIZE, TYPE AND LOCATION.
13. IN AREAS WHERE SOFT/LOOSE ZONES OR POSSIBLE VOIDS EXIST AT DEPTH, NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY. SUCH AREAS SHOULD BE UNDERCUT AND REPLACED WITH COMPACTED LOAD-BEARING FILL, OR FLOWABLE CONCRETE FILL AS DIRECTED BY THE DESIGN PROFESSIONAL. IN ADDITION, FOOTINGS SHOULD BE OVERSIZED AND PROPORTIONED FOR A REDUCED ALLOWABLE BEARING CAPACITY, AS DETERMINED BY THE STRUCTURAL ENGINEER, TO BETTER DISTRIBUTE FOUNDATION LOADS AND SPAN ANY LOCALIZED SOFT/LOOSE ZONE OR VOID AREAS.

CONCRETE NOTES
1. REINFORCED CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318, LATEST EDITION.
2. CONCRETE MATERIALS: Fc = 4000 PSI FOR SLABS, ALL OTHER CONCRETE: Fc = 3000 PSI CEMENT: ASTM C150, TYPE I
AGGREGATE: ASTM C33
WATER: ASTM C94
EXTERIOR CONCRETE MIX: WATER CEMENT RATIO, 0.45 (AIR-ENTRAINED TO 4.5 % MIN)
INTERIOR CONCRETE MIX: WATER CEMENT RATIO, 0.50
3. REINFORCING MATERIALS:
REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED
4. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 36 BAR DIAMETERS.
5. MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT AS FOLLOWS:
CAST AGAINST EARTH: 3" CLEAR
CONCRETE EXPOSED TO EARTH OR WATER: 2" CLEAR
ALL OTHER CONCRETE: 1" CLEAR
6. MINIMUM CONCRETE SLAB REINFORCEMENT SHALL BE AS FOLLOWS:
3 1/2" FLOOR SLAB ON METAL DECK 66-W2.9xW2.9
4" FLOOR SLAB ON GRADE 66-W2.9xW2.9
5" FLOOR SLAB ON GRADE 44-W4.0xW4.0
6" FLOOR SLAB ON GRADE #4 REBAR @ 12" O.C. E.W.
7. COLD-WEATHER PLACING SHALL COMPLY WITH THE PROVISIONS OF ACI-308R. THE USE OF CALCIUM CHLORIDE, SALT, AND OTHER MATERIALS CONTAINING ANTI-FREEZE AGENTS OR CHEMICAL ACCELERATORS SHALL NOT BE PERMITTED UNLESS OTHERWISE ACCEPTED IN THE MIX DESIGN.
8. HOT-WEATHER PLACING SHALL COMPLY WITH THE PROVISIONS OF ACI-305.

COLUMN PIER SCHEDULE			
MARK	SIZE	REINF.	TIES
I	16" x 16"	8 #6	(2) #3 @ 12"
II	18" x 18"	8 #6	(2) #3 @ 12"
III	20" x 20"	8 #7	(2) #3 @ 12"
IV	22" x 22"	8 #8	(2) #3 @ 12"
V	24" x 24"	8 #8	(2) #3 @ 12"

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APPROVED BY
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CURRENT DATE
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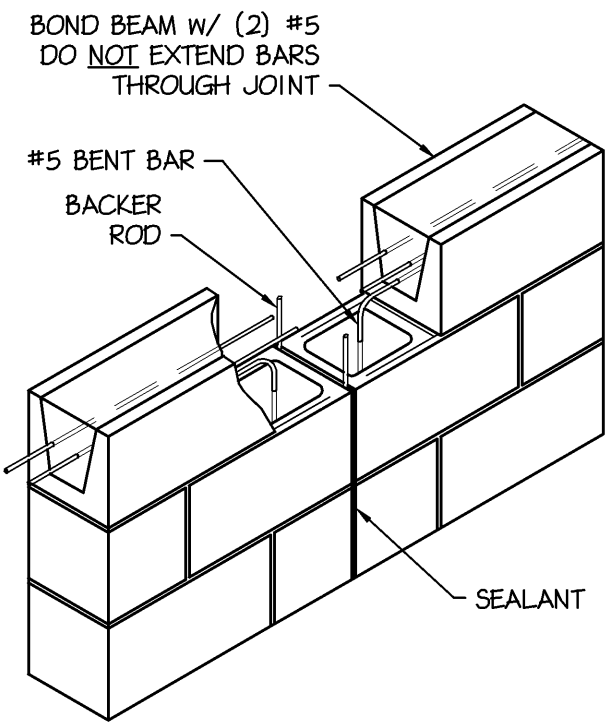
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SHEET TITLE

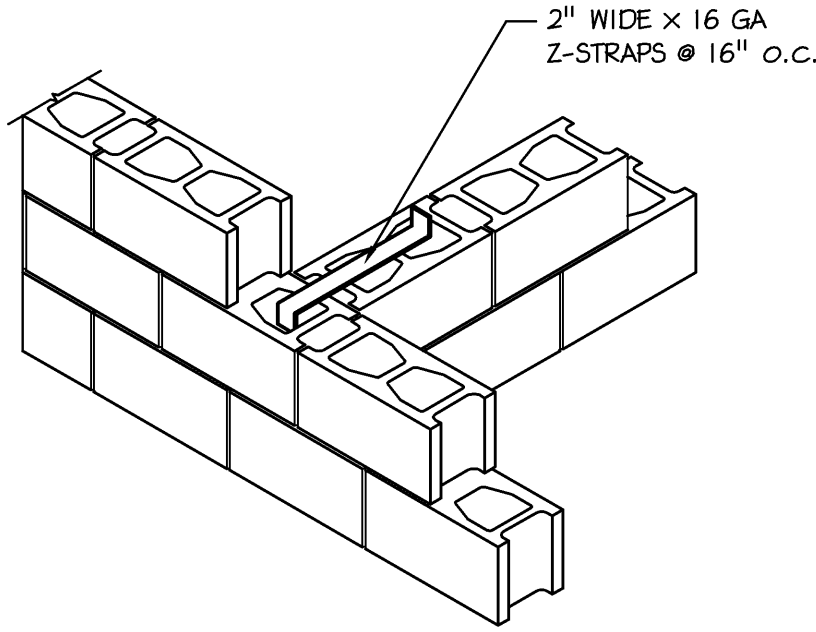
DETAILS & NOTES

SHEET NUMBER

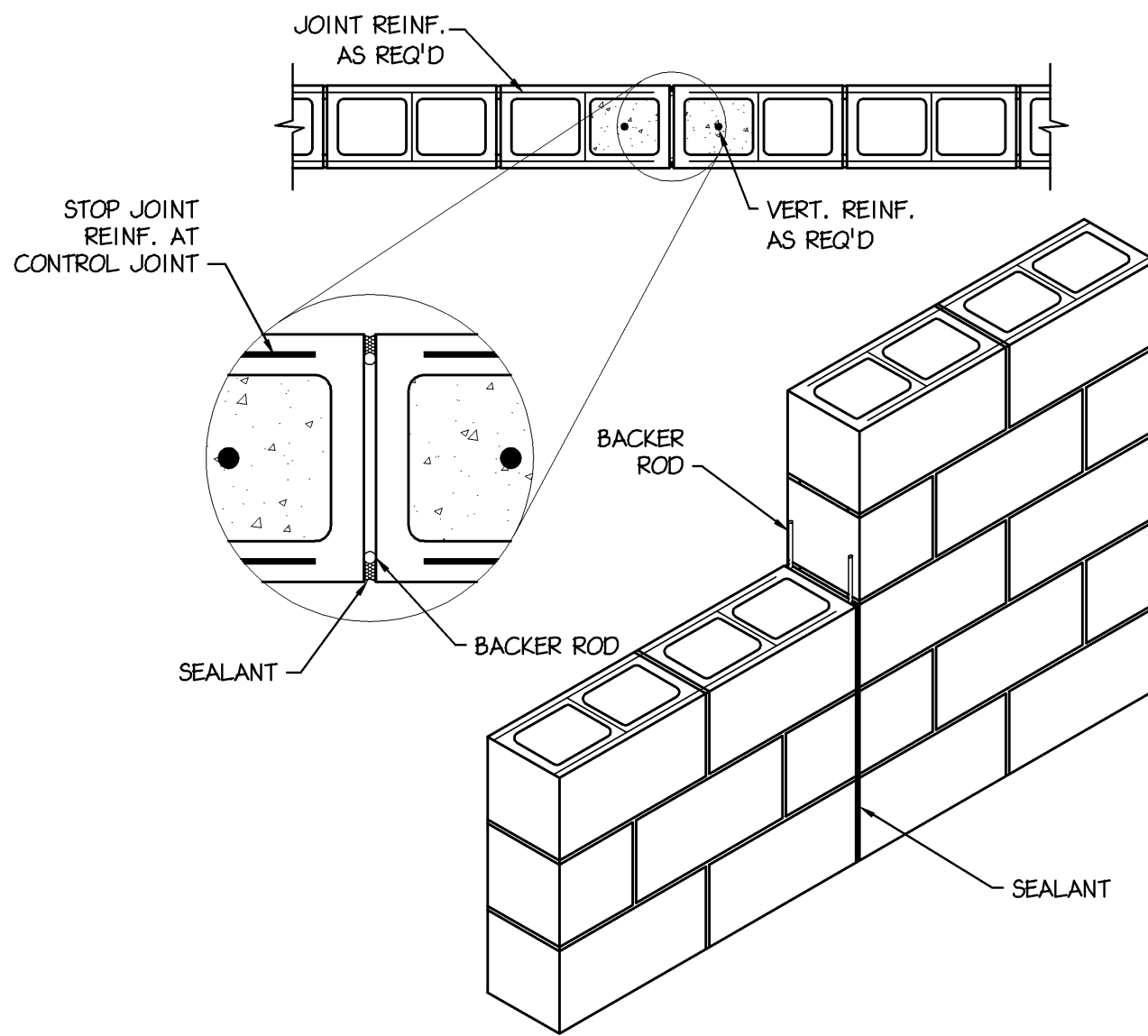
S-4
REV
5



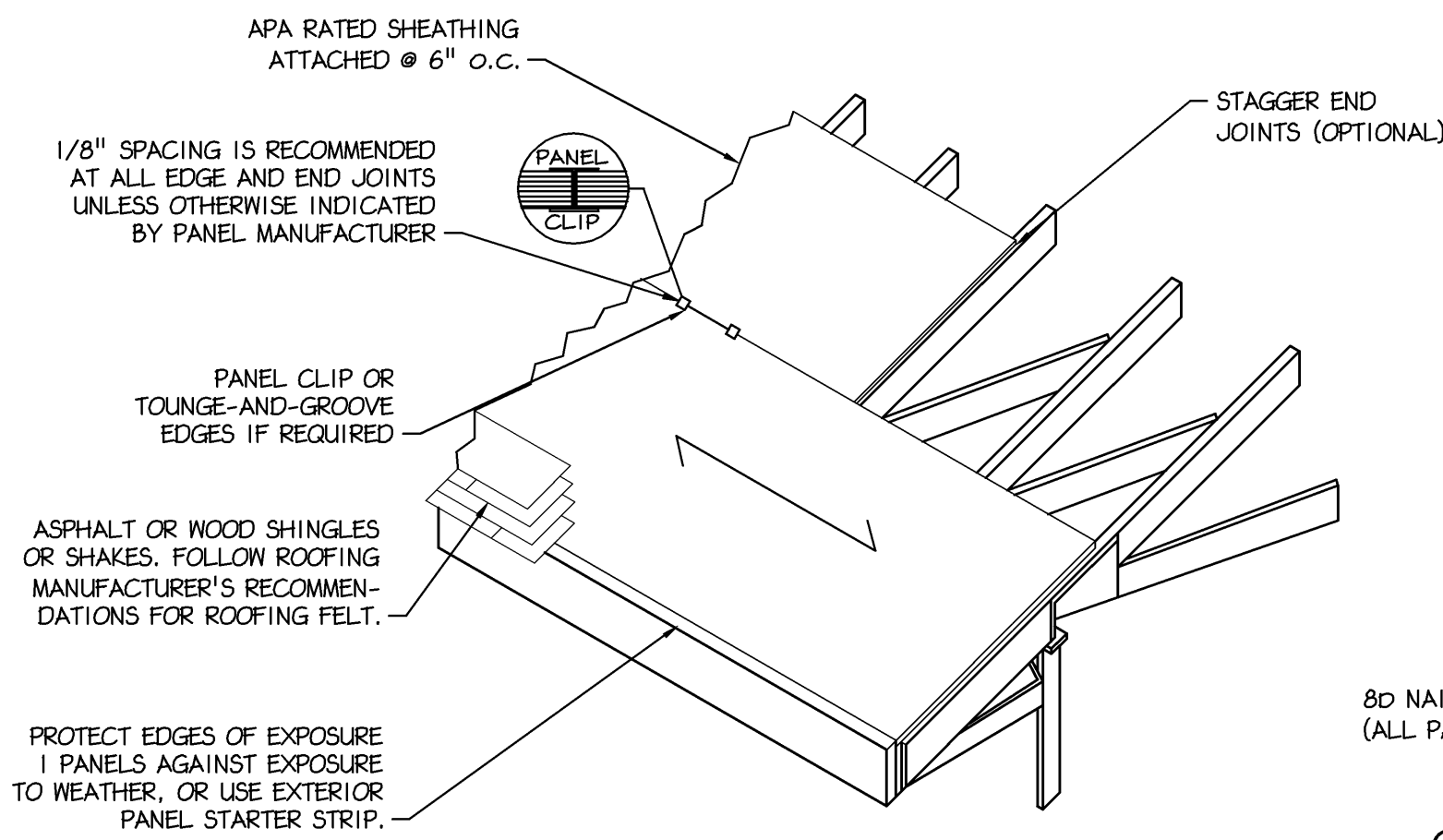
1 TYP. CONTROL JOINT AT BOND BEAM
S-5 3/4" = 1'-0"



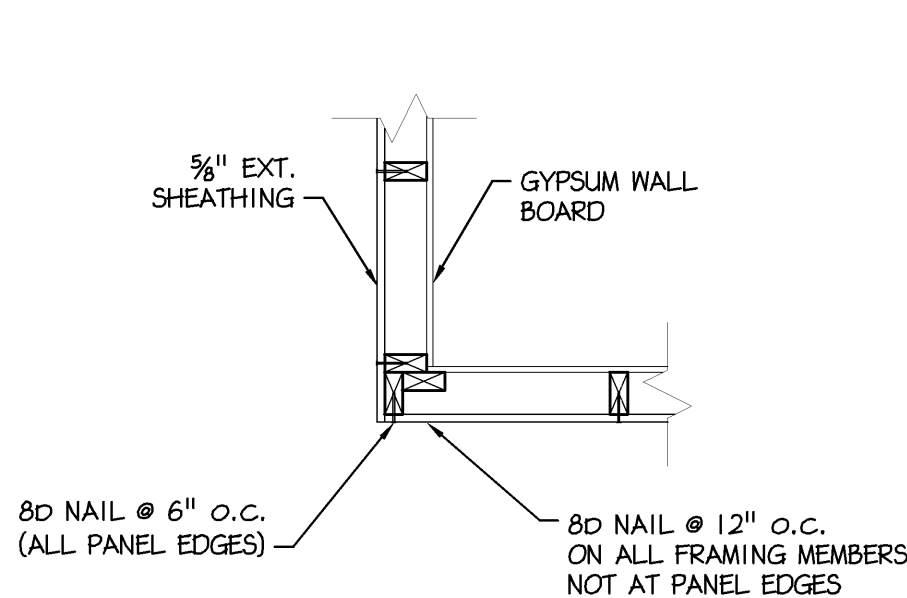
2 TYPICAL CMU WALL INTERSECTION
S-5 3/4" = 1'-0"



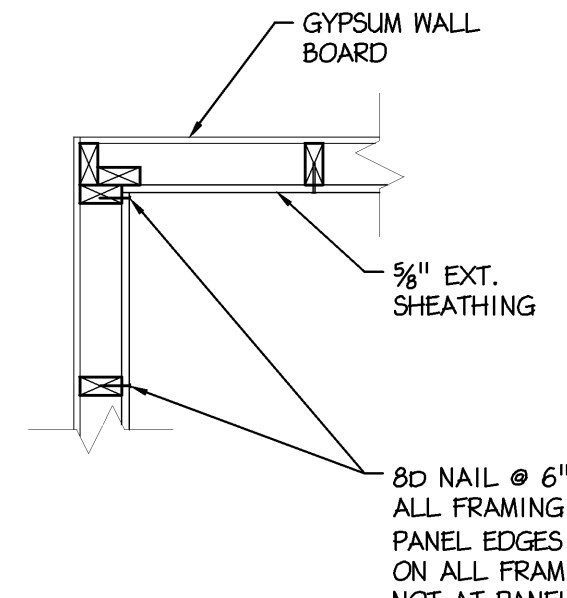
3 TYPICAL CMU WALL CONTROL JOINT
S-5 3/4" = 1'-0"



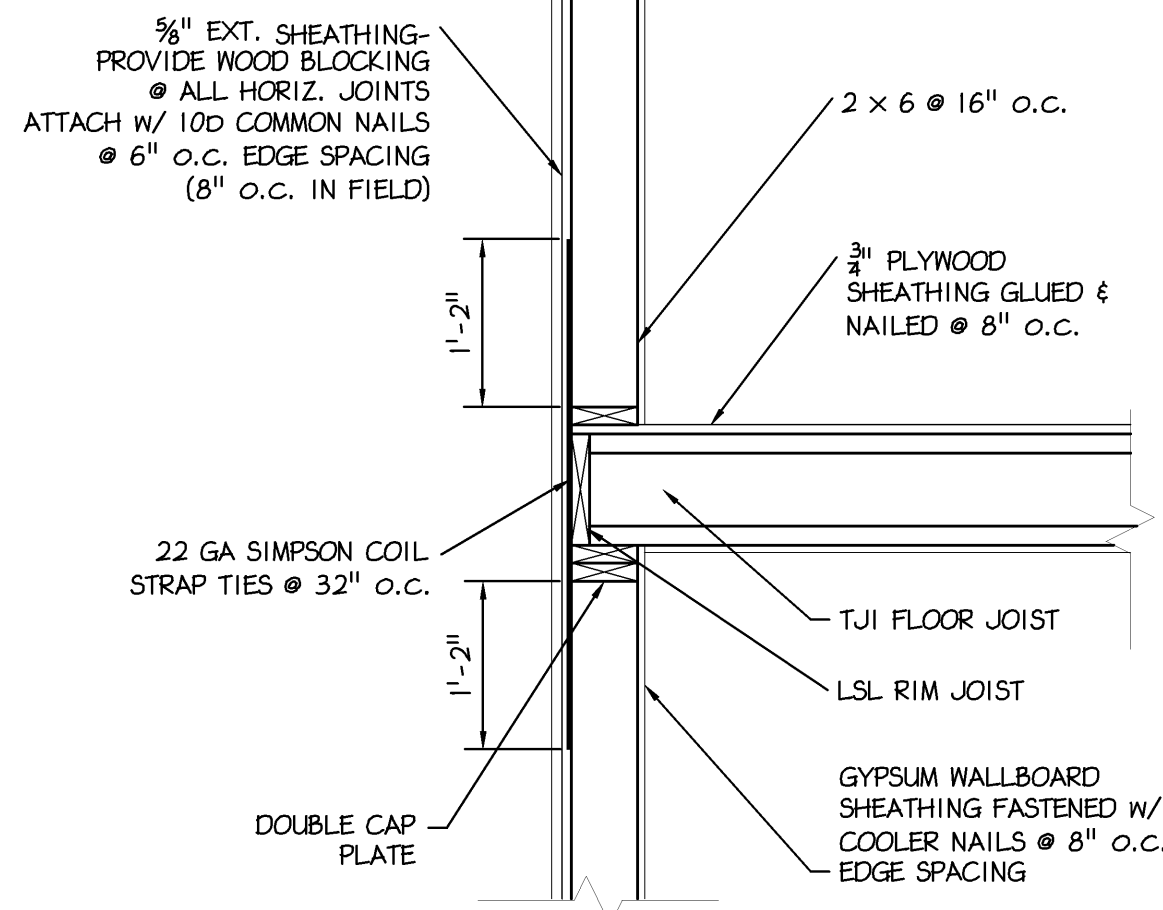
4 PANEL ROOF SHEATHING DETAIL
S-5 N.T.S.



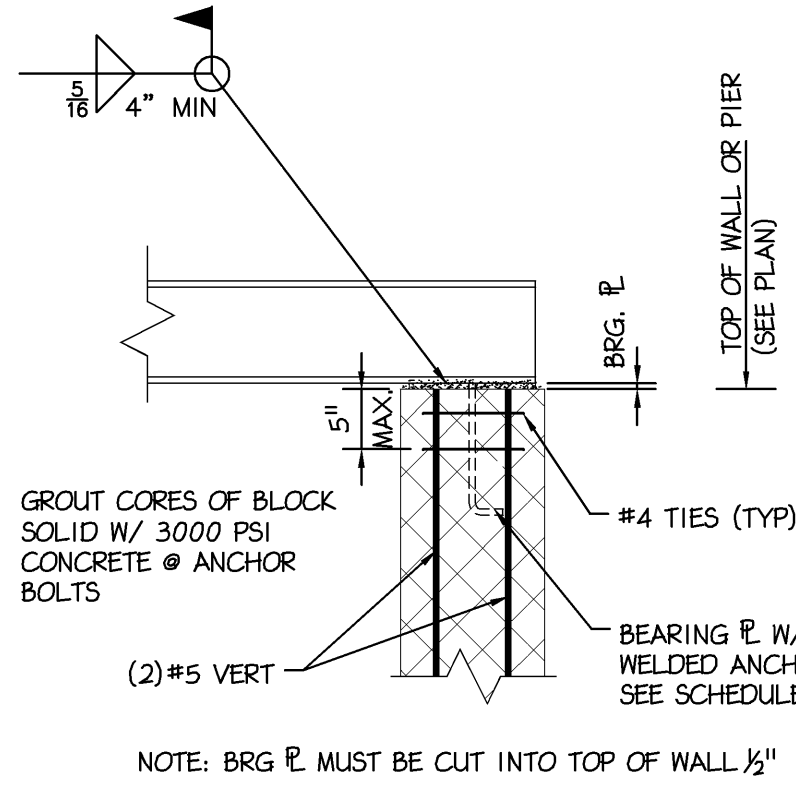
5 EXTERIOR CORNER FRAMING DETAIL
S-5 3/4" = 1'-0"



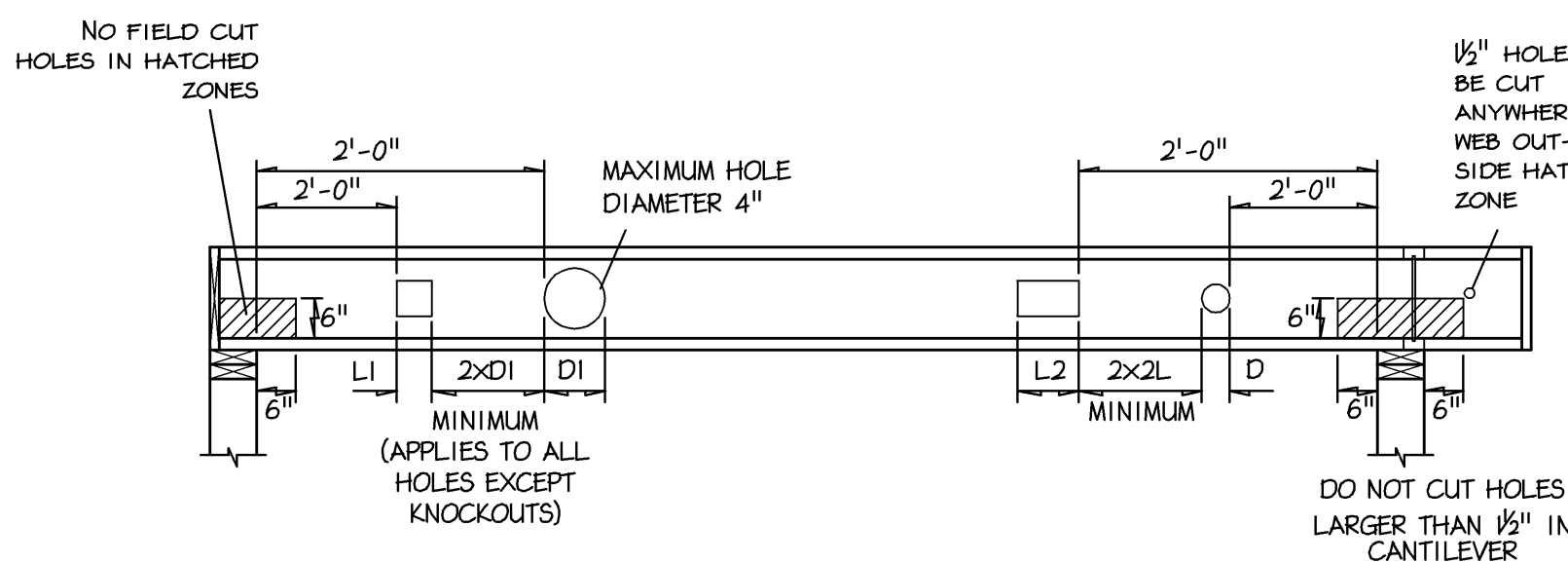
6 JOIST & STEEL BEAM WITH BRIDLE HANGER
S-5 3/4" = 1'-0"



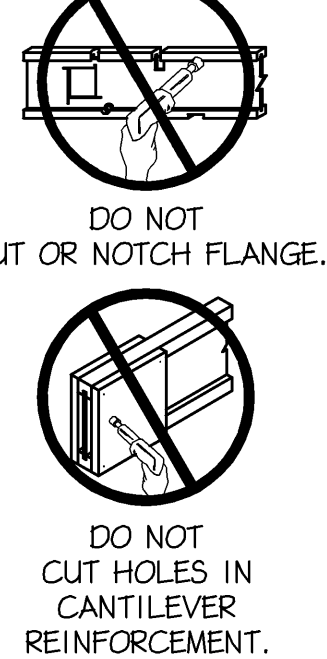
7 EXTERIOR WALL DETAIL (JST. BRG.)
S-5 3/4" = 1'-0"



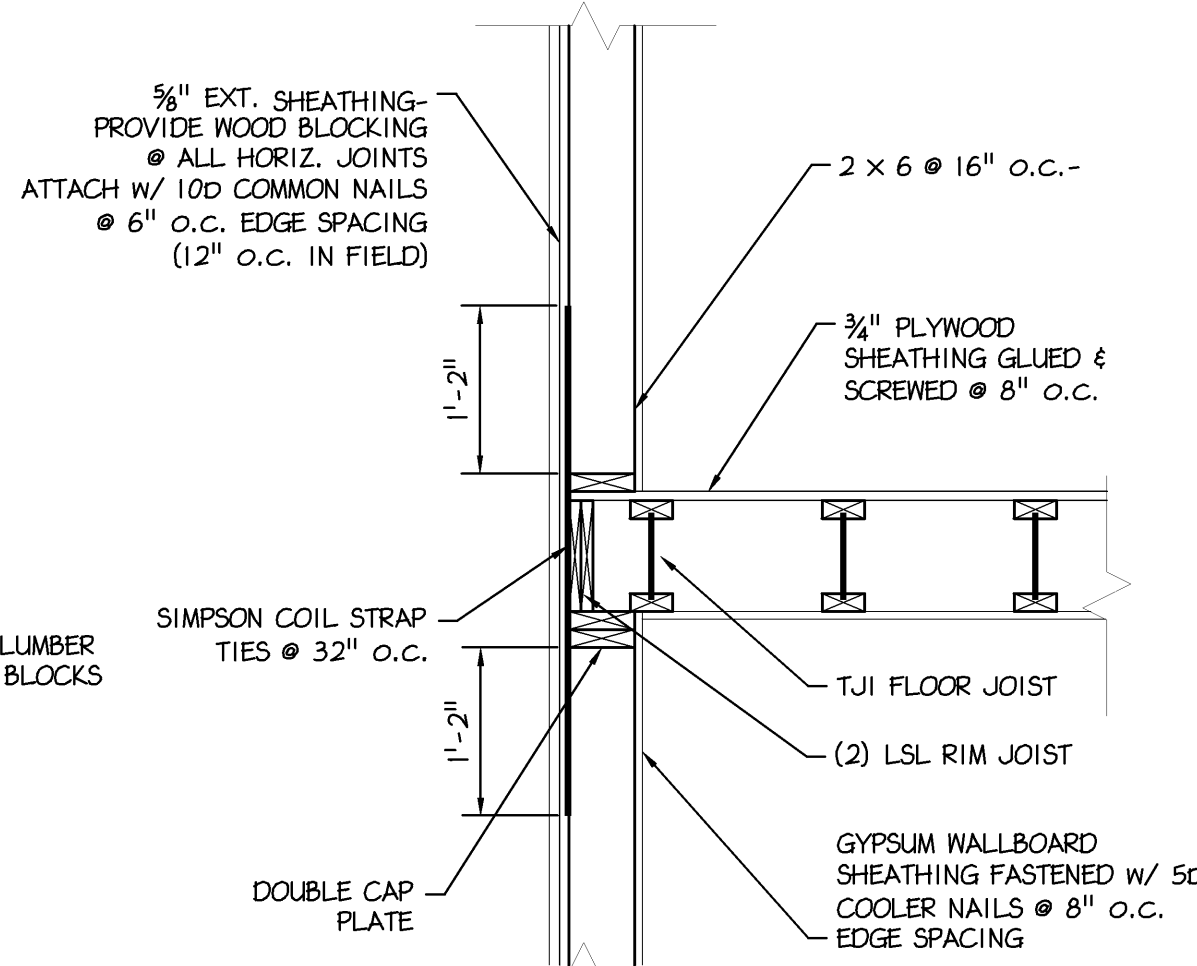
8 BEAM BEARING DETAIL
S-5 3/4" = 1'-0"



9 ALLOWABLE HOLES - TJI JOISTS
S-5 3/4" = 1'-0"



10 SQUASH BLOCK DETAIL
S-5 3/4" = 1'-0"



11 EXTERIOR WALL DETAIL (JST. PARALLEL)
S-5 3/4" = 1'-0"

STRUCTURAL STEEL NOTES

- STRUCTURAL STEEL CONSTRUCTION SHALL BE IN ACCORDANCE WITH AISC'S 'CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES' AND 'SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN', LATEST EDITION.
- STEEL MATERIALS:
 - W-SHAPES: ASTM A 992, Fy=50,000 PSI
 - CHANNELS, ANGLES: ASTM A 36, Fy=36,000 PSI
 - PLATE AND BAR: ASTM A 36, Fy=36,000 PSI
 - COLD-FORMED HOLLOW STRUCTURAL SECTIONS: ASTM A 500, GRADE B, Fy=46,000 PSI
 - HOT-FORMED HOLLOW STRUCTURAL SECTIONS: ASTM A 501, Fy=46,000 PSI
 - STEEL PIPE: ASTM A 53, TYPE E OR S, GRADE B, Fy=36,000 PSI
- CONNECTOR MATERIALS: BOLTS:
 - ASTM F1552, TYPE I, TENSION CONTROL HIGH STRENGTH BOLT-NUT-WASHER ASSEMBLY WITH HEX OR ROUND HEADS AND SPLINED ENDS. COMPLY WITH AWS REQUIREMENT
- WELDING ELECTRODES: UNHEADED ANCHOR RODS: ASTM F1554, GRADE 36, Fy=36,000 PSI
- BEAM-TO-BEAM AND BEAM-TO-COLUMN CONNECTIONS SHALL BE AISC STANDARD FULL DEPTH CONNECTIONS, UNLESS NOTED OTHERWISE. WHERE REACTIONS ARE INDICATED ON THE DRAWINGS, THE CONNECTION SHALL BE PROVIDED BY THE FABRICATOR. DETAILS AND CALCULATIONS, PREPARED BY A LICENSED ENGINEER, SHALL BE PART OF THE SHOP DRAWING SUBMISSION.
- ALL CONNECTIONS SHALL BE HIGH-STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS AND FIELD CONNECTIONS OF GIRTS FOR SHEAR SHALL BE UNFINISHED BOLTS.
- ELEVATION OF TOP OF STEEL MEMBERS ARE NOTED (+ -).
- STEEL JOISTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST AISC AND SJI SPECIFICATIONS.
- JOIST BRIDGING SHALL BE DESIGNED AND INSTALLED ACCORDING TO THE LATEST SJI SPECIFICATIONS. BRIDGING SHALL NOT BE MODIFIED WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
- METAL DECKING SHALL BE INSTALLED IN 3 SPAN CONDITIONS MINIMUM.

MASONRY NOTES

- MASONRY CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" (ACI 530) AND "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY" (N.C.M.A.).
- MASONRY MATERIALS:
 - CONCRETE MASONRY UNITS: ASTM C90, TYPE I MIN. COMP. STRENGTH = 1500 PSI
 - MORTAR - TYPE M OR S: ASTM C476 MIN. COMP. STRENGTH = 3000 PSI
- REINFORCING MATERIALS:
 - REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED
 - JOINT REINFORCING: ASTM A 951, 0.148" RODS MIN.
- UNLESS NOTED OTHERWISE ON THE DRAWINGS OR IN THE SPECIFICATIONS, THE FOLLOWING MINIMUM REINFORCING SHALL BE USED. ALL CORES WITH REINFORCING SHALL BE GROUTED SOLID.
 - BENEATH BEAMS: (2) #5 BARS - (1) PER CORE
 - BENEATH STEEL OR CONCRETE LINTELS: (1) #5 BAR
 - INTERIOR NON-LOADBEARING WALLS: #4 BARS AT 48" O.C.
 - VERTICAL: JOINT REINF. AT 16" O.C.
 - HORIZONTAL: JOINT REINF. AT 16" O.C.
- MASONRY WALLS SHALL BE ANCHORED TO ALL FLOORS AND ROOFS WHICH PROVIDE LATERAL SUPPORT FOR THE WALLS.
- BOND BEAMS WITH HORIZONTAL REINFORCEMENT NOT LESS THAN (2) #5 REBAR SHALL BE PROVIDED CONTINUOUSLY AT STRUCTURALLY CONNECTED ROOF AND FLOOR LEVELS, AT THE TOP OF WALLS, AT THE BOTTOM OF WALLS OR IN THE TOP OF THE FOUNDATION WHEN DOWELING INTO THE WALL.
- AT INTERSECTING WALLS PROVIDE CONTINUITY IN JOINT REINFORCING USING PRE-FABRICATED 'L' AND 'T' SECTIONS. AT ABUTTING WALLS USE RIGID METAL ANCHORS NOT MORE THAN 24" O.C.

TIMBER NOTES

- ALL WOOD FRAMING SHALL BE FABRICATED, ERECTED, AND BRACED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.
- ALL SAWN LUMBER SHALL BE HEM-FIR #2, 19% MAXIMUM MOISTURE CONTENT OR BETTER. THE MINIMUM DESIGN VALUES SHALL BE:
 - Fb = 850 PSI
 - Fv = 150 PSI
 - Fc = 1300 PSI
 - E = 1,300,000 PSIMINIMUM DESIGN VALUES FOR PARALLAM (PSL) MEMBERS SHALL BE:
 - Fb = 2900 PSI
 - Fv = 290 PSI
 - Fc = 2900 PSI
 - E = 2,000,000 PSIMINIMUM DESIGN VALUES FOR MICROLAM (LVL) MEMBERS SHALL BE:
 - Fb = 2600 PSI
 - Fv = 285 PSI
 - Fc = 2510 PSI
 - E = 1,900,000 PSI
- ALL STEEL TIMBER FASTENINGS AND JOIST HANGERS SHALL BE A MINIMUM OF 16 GA. GALVANIZED STEEL WITH A RATED LOAD CAPACITY EQUAL TO OR EXCEEDING THE IMPOSED LOADING REQUIREMENTS.
- ALL WOOD PLATES BEARING ON MASONRY OR CONCRETE WALLS SHALL BE PRESSURE TREATED LUMBER UNLESS NOTED OTHERWISE.
- ALL DOUBLE JOISTS SHALL BE SPIKED TOGETHER WITH 10D NAILS @ 16" O.C.
- ALL DOUBLE TJI JOISTS SHALL BE ATTACHED AS PER MANUFACTURERS RECOMMENDATIONS.
- ALL WOOD BEAMS MADE UP OF 3 OR MORE MEMBERS SHALL BE BOLTED TOGETHER WITH 1 1/2" BOLTS @ 32" O.C.
- ALL PLYWOOD ROOF SHEATHING SHALL BE SECURED WITH PLY CLIPS AT CENTERLINE OF PLYWOOD SPAN AND AT ALL EDGES PARALLEL TO SPAN.
- PLYWOOD SHEATHING SHALL BE CONTINUOUS OVER A MINIMUM OF 3 SPANS.
- PLYWOOD SHALL BE SECURED USING 8D NAILS.
- ALL PLYWOOD SHALL MEET THE REQUIREMENTS OF THE PLYWOOD DESIGN SPECIFICATIONS AS PUBLISHED BY THE AMERICAN PLYWOOD ASSOCIATION AND THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST EDITION.
- WOOD TRUSS JOISTS ARE TO BE DESIGNED BY THE MANUFACTURER, ALL CALCULATIONS SHALL BE SEALED BY A REGISTERED ENGINEER AND SHALL BE SUBMITTED FOR APPROVAL BY THE STRUCTURAL ENGINEER.

Batzwood Associates PC
Architects & Engineers
Robin J. Kohn, AIA
Regis W. Kube, PE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JEFFREY M. THOMS
No. PED06309

Note: Certification not valid unless original stamp and signature appear on the project title sheet

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tel. (610) 917-8831 fax (610) 917-8836
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Jeffrey M. Thoms, P.E.
Commonwealth of Pennsylvania
License No. PE060309

Contact Person:
Edward (Kipp) Happ
(610) 917-8831

PROJECT NO.		DRAWN BY		CHK'D BY	
B3059		MJP		JMT	
NO.	DATE	BY	ISSUE		
1	06-04-09	MJP	ISSUED FOR REVIEW & APPROVAL		
2	06-09-09	MJP	REVISED / REISSUED FOR APPROVAL		
3	09-24-09	MJP	ISSUED FOR BID		
4	10-08-09	MJP	NOT FOR CONSTRUCTION		
5	11-12-09	EMH	ISSUED FOR PERMIT		
6			REVISED PERMIT DRAWINGS		
7					
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14					
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APPROVED BY: Jeffrey M. Thoms, P.E.
CURRENT DATE: November 12, 2009

PROVIDENCE PROPERTY HOLDINGS, LLC
115 MAIN STREET
TRAPPE, PENNA. 19426

Trappe Borough
Montgomery County

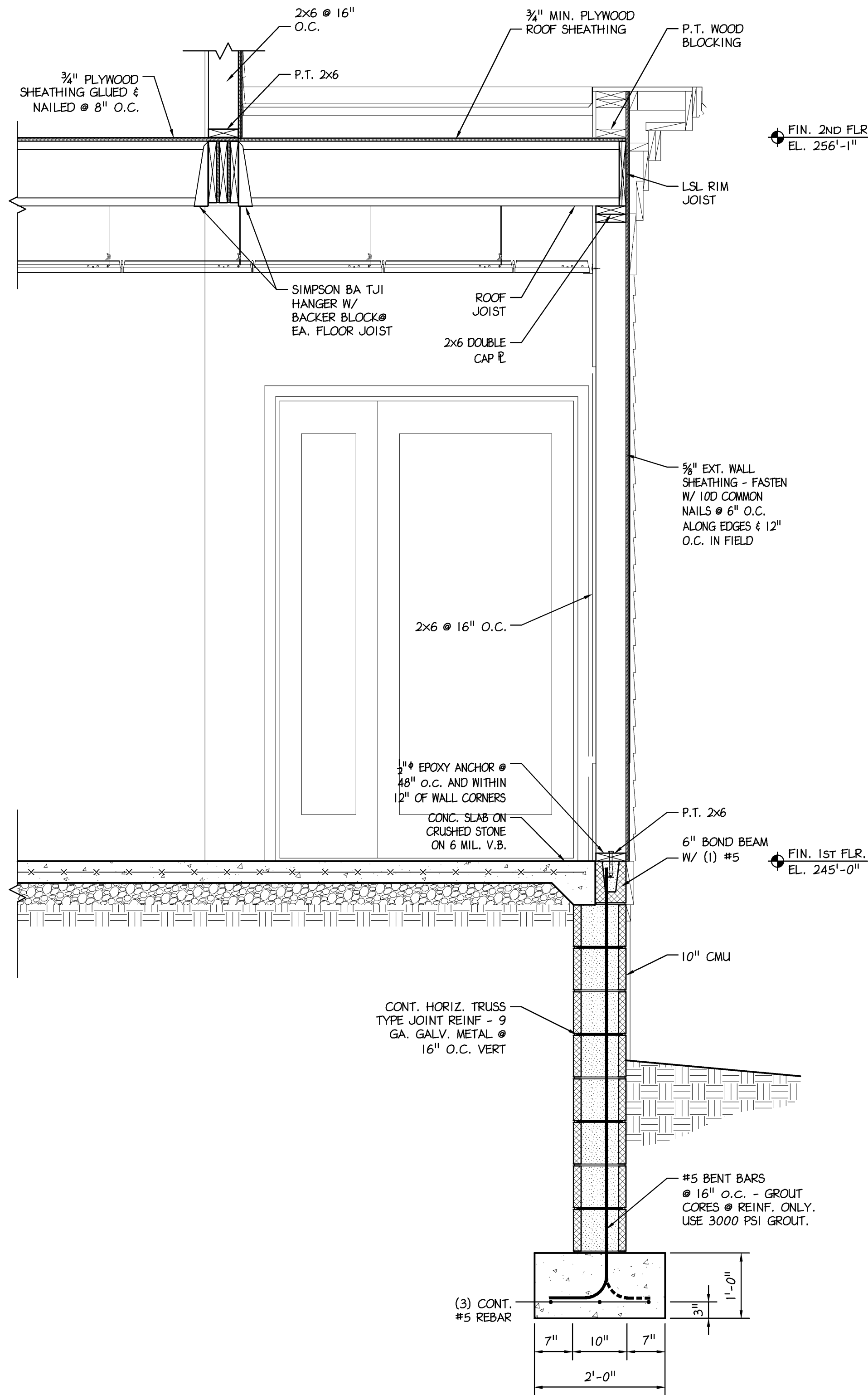
SHEET TITLE

DETAILS & NOTES

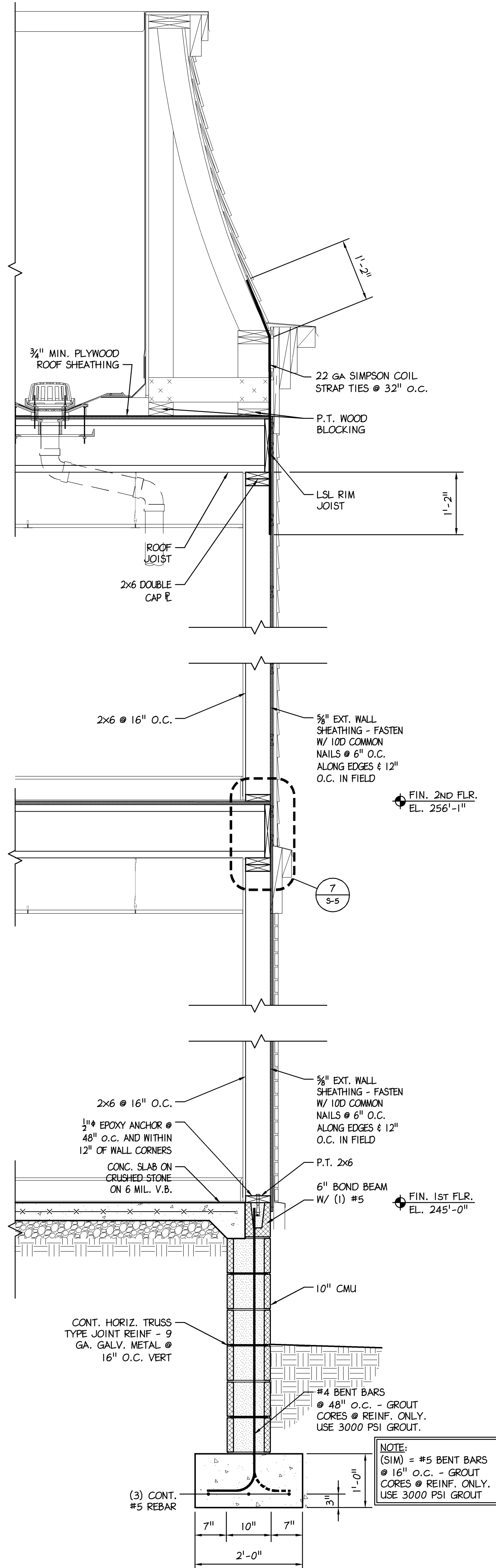
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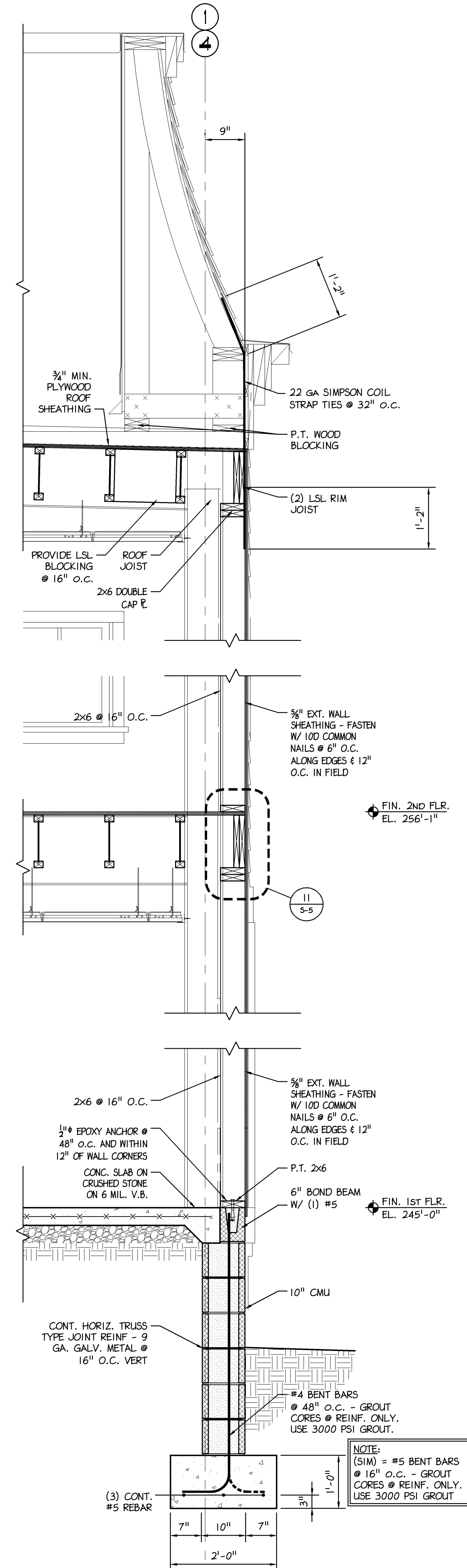
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1 SECTION
S-6 3/4" = 1'-0"



2 SECTION
S-6 3/4" = 1'-0"



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

Betzwood Associates PC
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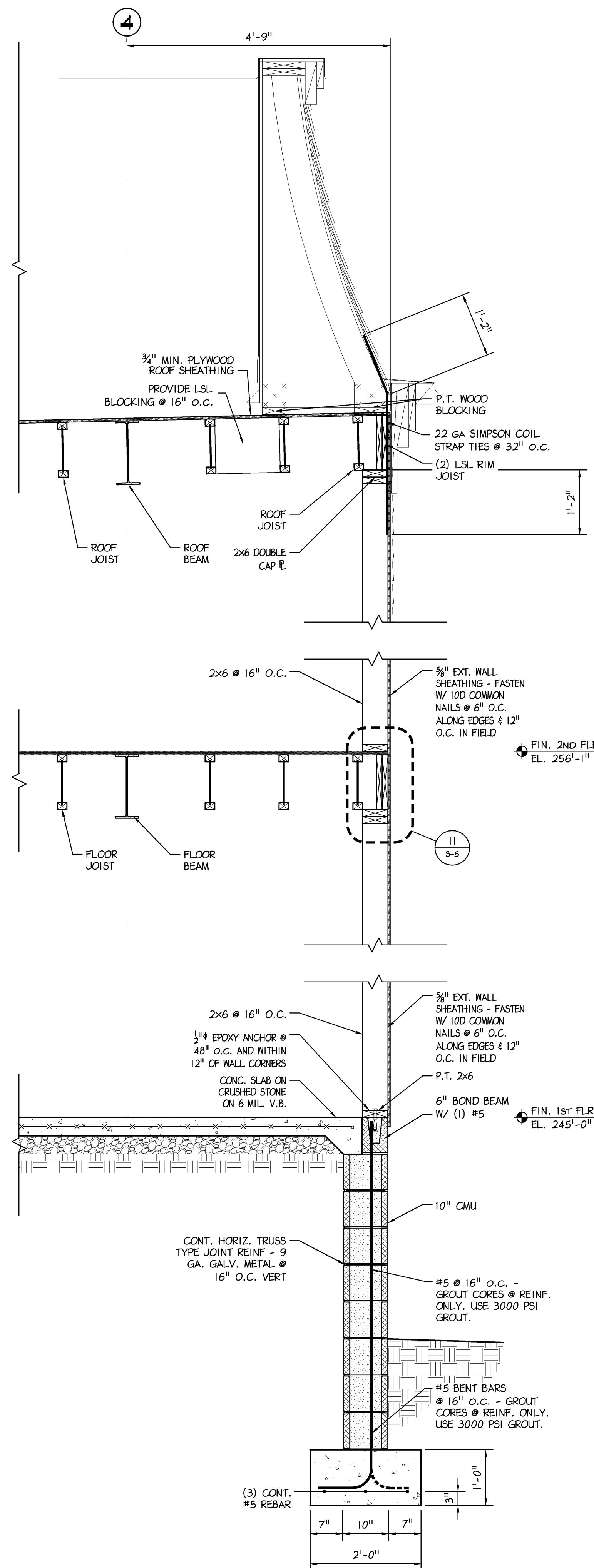
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SECTIONS

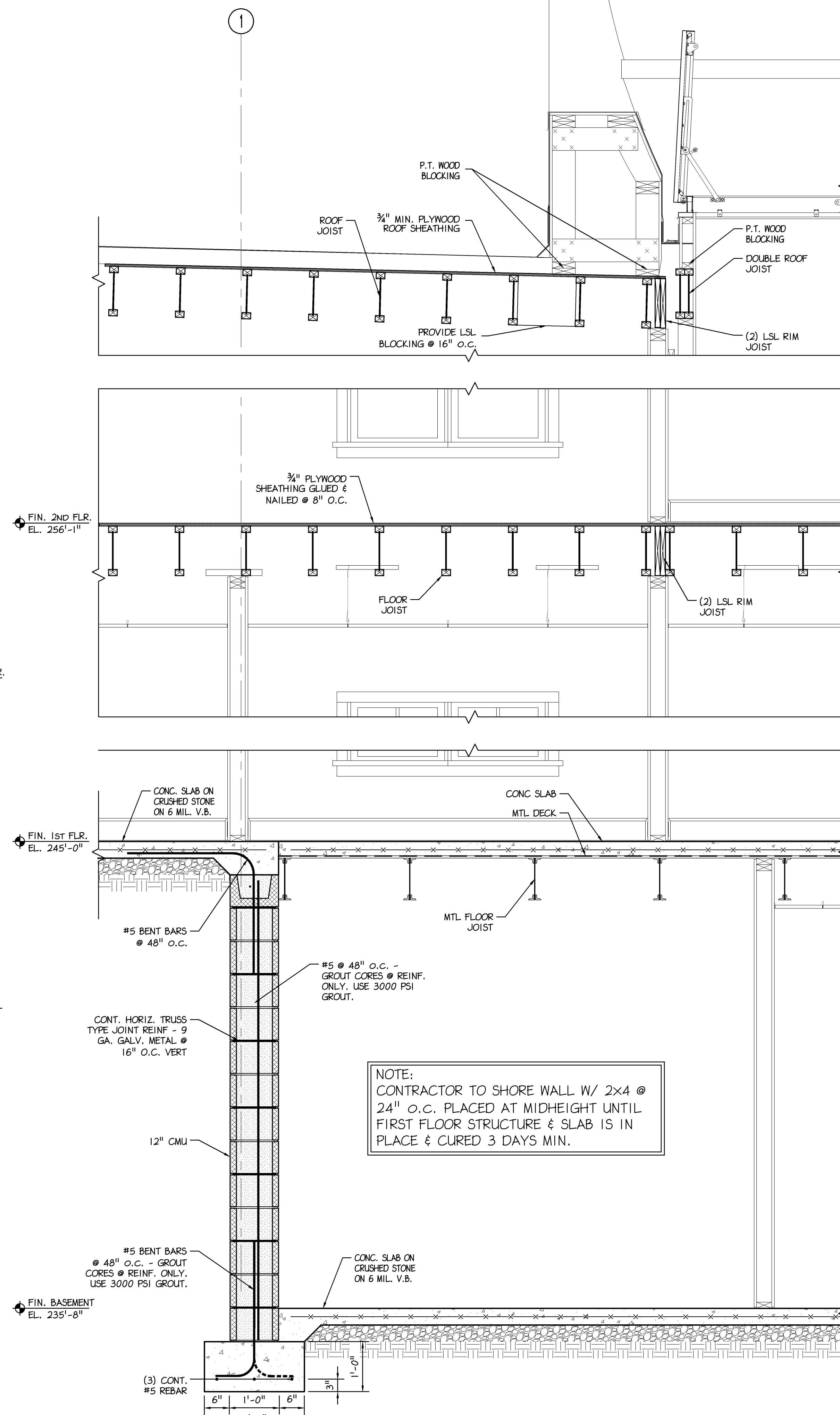
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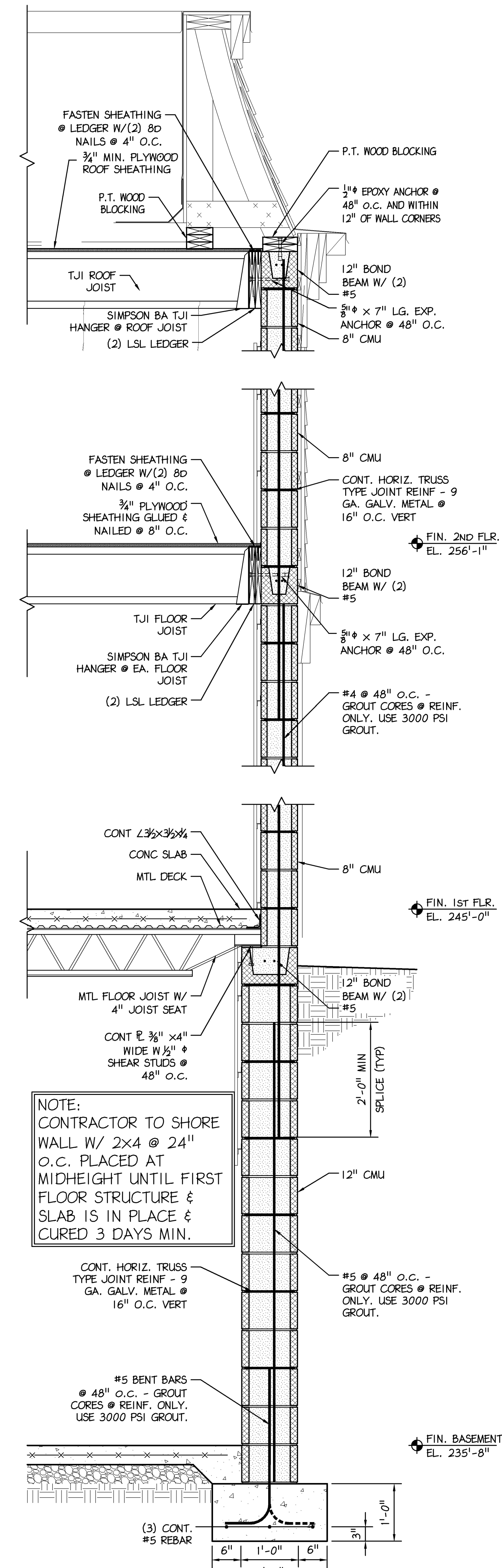
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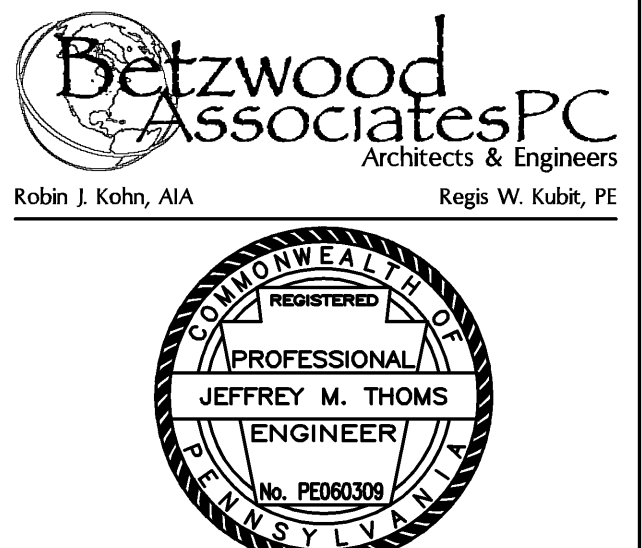
1 SECTION
S-7 3/4" = 1'-0"



2 SECTION
S-7 3/4" = 1'-0"



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



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SHEET TITLE

SECTIONS

SHEET NUMBER

S-7

REV
5

HEATING, VENTILATING AND AIR CONDITIONING

1. GENERAL

1.1 THE CONTRACTOR SHALL EMPLOY HIGH STANDARDS OF GOOD WORKMANSHIP AND SHALL PAY SPECIAL ATTENTION TO THE SAFETY OF THE EQUIPMENT. THE INSTALLATION OF MATERIAL AND EQUIPMENT SHALL BE IN CONFORMANCE WITH THE CODES AND STANDARDS.

1.2 THE CONTRACTOR SHALL MAKE A THOROUGH EXAMINATION OF THE SITE AND SHALL MAKE DUE ALLOWANCES FOR DIFFICULTIES AND CONTINGENCIES TO BE ENCOUNTERED. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

1.3 THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HAVE A MINIMUM OF THREE YEARS PROVEN EXPERIENCE ON PROJECTS WITH SIMILAR LEVELS OF COMPLEXITY AND MAGNITUDE. EXPERIENCE SHALL BE BASED ON THE EXPERIENCE AS A COMPANY AND NOT ON THE EXPERIENCE AS INDIVIDUALS.

2. SCOPE

2.1 THE WORK COVERED BY AND INCLUDED IN THESE SPECIFICATIONS CONSISTS OF THE FURNISHING OF ALL MATERIALS, ALL EQUIPMENT, LABOR, TOOLS AND SUPERVISION AND PERFORMING ALL OPERATIONS NECESSARY FOR THE PROPER AND COMPLETE EXECUTION OF THE HEATING, VENTILATING AND AIR CONDITIONING WORK IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT.

2.2 THE HVAC SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL MECHANICAL CODE.

2.3 THE OUTSIDE AND INSIDE DESIGN CONDITIONS SHALL BE PER THE CODE. THE OFFICE(S) SHALL BE MAINTAINED AT 72 DEGREES F UNDER NORMAL CONDITIONS.

2.4 THE MINIMUM PEOPLE AND VENTILATION RATES ARE AS FOLLOWS:
OFFICE AREA 15 PEOPLE 300 CFM OUTSIDE AIR
EXAM ROOMS 10 PEOPLE 200 CFM OUTSIDE AIR

2.5 SYSTEM

2.5.1 SYSTEM SHALL CONSIST OF CONSTANT VOLUME ROOFTOP UNITS WITH ELECTRIC COOLING, GAS HEAT AND ECONOMIZER (ENTHALPY) CONTROLS. UNITS SHALL HAVE BAROMETRIC RELIEFS. MANUFACTURER SHALL BE TRANE, YORK, CARRIER OR MCQUAY.

2.5.2 A MINIMUM OF THREE UNITS SHALL BE PROVIDED, ONE UNIT FOR THE FIRST FLOOR, ONE FOR THE SECOND AND ONE FOR THE COMMON AREAS.

2.5.3 TOILET EXHAUSTS SHALL BE 75 CFM PER FIXTURE AND THE FAN SHALL BE INTERLOCKED TO RUN DURING OCCUPIED MODE.

2.5.4 LAB EXHAUSTS SHALL BE 75 CFM PER FIXTURE AND THE FAN SHALL BE INTERLOCKED TO RUN DURING OCCUPIED MODE.

3. STANDARDS

3.1 MEET REQUIREMENTS AND RECOMMENDATIONS OF APPLICABLE PORTIONS OF THE LATEST EDITION OF ALL CODES AND STANDARDS, AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION, INCLUDING THOSE LISTED.

3.1.1 AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS, INC. (ASHRAE)

3.1.2 90-1 1989 ENERGY EFFICIENT DESIGN FOR NEW BUILDING

3.1.3 AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS (ANSI)

ANSI/ASME B16.22 WROUGHT COPPER AND COPPER ALLOY SOLDER-JOINT PRESSURE FITTINGS

3.1.4 INTERNATIONAL MECHANICAL CODE, 2006

3.1.5 NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS (NFPA)

70 NATIONAL ELECTRICAL CODE (NEC)

90A INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS

96 VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS

255 SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS

3.1.6 OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)

3.1.7 PUBLIC LAW 101-336, THE AMERICANS WITH DISABILITIES ACT OF 1990

3.1.8 SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC., PUBLICATION (SMACNA)

HVAC DUCT CONSTRUCTION STANDARDS: METAL AND FLEXIBLE, SECOND EDITION
SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS, SECOND EDITION

3.1.9 AIR CONDITIONING AND REFRIGERATION INSTITUTE (ARI)

ANSI/ARI 410 FORCED CIRCULATION AIR-COOLING AND AIR-HEATING COILS

3.1.10 UNDERWRITERS LABORATORIES PUBLICATION (UL)

1995 HEATING AND COOLING EQUIPMENT

3.1.11 PENNSYLVANIA DEPARTMENT OF LABOR AND INDUSTRY, FIRE AND PANIC REGULATIONS

4. SHOP DRAWINGS/PRODUCT DATA

4.1 SUBMIT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

4.2 SUBMIT SHOP DRAWINGS AND/OR CATALOG CUTS FOR ALL SPECIFIED MATERIALS AND EQUIPMENT, PIPING LAYOUTS AND DUCTWORK LAYOUTS.

4.3 SUBMIT SHOP DRAWINGS AND PRODUCT DATA GROUPED TO INCLUDE COMPLETE SUBMITTALS OF RELATED SYSTEMS, PRODUCTS AND ACCESSORIES IN A SINGLE SUBMITTAL.

4.4 MARK DIMENSIONS AND VALUES IN UNITS TO MATCH THOSE SPECIFIED.

4.5 SHOW EQUIPMENT SIZES AND LOCATIONS, BY DIMENSIONS, OF DUCTS, EQUIPMENT AND OTHER ITEMS.

4.6 INCLUDE WIRING DIAGRAMS, HOLE LOCATION AND SIZES AND OTHER DATA THAT COULD AFFECT WORK BY OTHER TRADES.

4.7 SHOW MANUFACTURER'S NAMES, TRADE NAMES, CATALOG NUMBERS, ACCESSORIES, SPECIAL FEATURES AND RATING DATA.

4.8 INDICATE REQUIRED CLEARANCES FOR OPERATING PARTS, FOR REMOVAL AND FOR SERVICING.

4.9 SHOW PERFORMANCE DATA, INCLUDING FAN CURVES.

4.10 SHOW SOUND POWER LEVELS OF ALL ROTATING EQUIPMENT.

4.11 INDICATE EFFICIENCIES AND AIR LEAKAGE RATES FOR FILTERS AND FILTER HOUSINGS.

5. CUTTING AND PATCHING

5.1 ALL CUTTING AND PATCHING OF EVERY NATURE REQUIRED IN CONNECTION WITH THIS CONTRACT SHALL BE DONE BY THE CONTRACTOR WITH MECHANICS EXPERIENCED IN THEIR RESPECTIVE LINES OF WORK. ALL PATCHING SHALL MATCH ADJACENT FINISHES.

5.2 ALL CUTTING IN THE BUILDING SHALL BE DONE WITH GREAT CARE SO AS NOT TO LEAVE AN UNSIGHTLY SURFACE, WHICH MAY NOT BE CONCEALED BY PLATES, ESCUTCHEONS OR OTHER NORMAL CONCEALING CONSTRUCTION. IF SUCH UNSIGHTLY CONDITIONS OCCUR, THE CONTRACTOR SHALL BE REQUIRED, AT HIS OWN EXPENSE, TO ENGAGE THE GENERAL CONTRACTOR TO REPLACE THE DAMAGED MATERIALS WITH NEW MATERIALS.

6. MATERIALS

6.1 ALL MATERIALS AND EQUIPMENT PROVIDED BY THIS CONTRACTOR SHALL BE NEW, WITHOUT IMPERFECTIONS AND BLEMISHES AND SHALL BE PROTECTED FROM THE ELEMENTS PRIOR TO INSTALLATION IN BUILDING.

6.2 ALL EQUIPMENT SHALL BE TESTED, LISTED AND LABELED BY AN APPROVED AUTHORITY (UL, AGA, ETC) AND SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING. INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE AT THE JOB SITE.

6.3 ALL EQUIPMENT SUBJECT TO SPECIFIC REQUIREMENTS OF THE OWNER'S INSURANCE COMPANY (GAS TRAINS, ETC.) SHALL MEET THE INSURANCE COMPANIES REQUIREMENTS.

7. METHODS

7.1 THE HVAC CONTRACTOR SHALL CONFER WITH ALL OTHER CONTRACTORS AND SHALL APPLY FOR DETAILED AND SPECIFIC INFORMATION REGARDING THE LOCATION OF ALL EQUIPMENT AS THE FINAL LOCATION MAY DIFFER FROM THAT INDICATED ON THE DRAWINGS. DUCTWORK, PIPING OR EQUIPMENT IMPROPERLY PLACED BECAUSE OF THE HVAC CONTRACTOR'S FAILURE TO OBTAIN THIS INFORMATION SHALL BE RELOCATED AND REINSTALLED BY THE HVAC CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

7.2 ALL DUCTWORK, PIPING, ACCESSORIES AND EQUIPMENT SHALL BE INSTALLED IN SUCH A MANNER AS TO PRESERVE ACCESS WITH SUFFICIENT SPACE PROVIDED FOR PROPER OPERATION AND MAINTENANCE TO ANY EXISTING EQUIPMENT OR TO ANY NEW EQUIPMENT INSTALLED UNDER THIS SPECIFICATION OR UNDER OTHER SPECIFICATIONS OR CONTRACTS FOR THIS BUILDING.

7.3 THIS CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER TRADES SO THAT ALL WORK MAY BE INSTALLED IN THE MOST DIRECT MANNER AND SO THAT INTERFERENCE BETWEEN PIPING, DUCTS, EQUIPMENT, ARCHITECTURAL OR STRUCTURAL FEATURES WILL BE AVOIDED. IN THE CASE INTERFERENCE RESULTS, THE OWNER'S REPRESENTATIVE SHALL DECIDE WHICH WORK IS TO BE RELOCATED, REGIONS OF WHICH IS FIRST INSTALLED. SUCH RELOCATION SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

7.4 ALL MATERIALS AND EQUIPMENT INSTALLED BY THE CONTRACTOR SHALL BE FIRMLY SUPPORTED AND SECURED TO THE BUILDING STRUCTURE WHERE REQUIRED.

7.5 THE CONTRACTOR SHALL PROVIDE ISOLATION VALVES AND UNIONS OR FLANGES AT ALL PIECES OF EQUIPMENT AND AT ALL BRANCH TAKE-OFFS SERVING FIVE OR MORE PIECES OF EQUIPMENT (WHETHER INDICATED OR NOT) TO FACILITATE REPLACEMENT OR SERVICE OF THE EQUIPMENT.

7.6 ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE CONSIDERED PART OF THIS CONTRACT.

8. RUBBISH REMOVAL AND CLEANUP

8.1 EACH CONTRACTOR IS RESPONSIBLE FOR PERIODIC REMOVAL OF ALL RUBBISH RESULTING FROM HIS WORK. ALL SURPLUS MATERIAL, REFUSE, RUBBISH, ETC., SHALL BE REMOVED FROM THE JOB SITE AT COMPLETION OF CONTRACT. THE OWNER'S REPRESENTATIVE MUST BE SATISFIED WITH THE REMOVAL AND CLEANUP.

9. DELIVERING AND STORAGE OF MATERIALS AND EQUIPMENT

9.1 DELIVER ACCESSORIES, SMALL-UNMARKED PARTS, ADHESIVES AND INCIDENTAL ITEMS TO THE SITE IN MANUFACTURER'S ORIGINAL, UNOPENED, LABELED CONTAINERS.

9.2 STORE MATERIALS AND EQUIPMENT TO PREVENT DAMAGE AND INJURY. STORE FERROUS MATERIALS TO PREVENT RUSTING. STORE EQUIPMENT TO PREVENT STAINING AND DISCOLORING.

10. AS-BUILT DRAWINGS

10.1 DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A RECORD SET OF RED LINED INSTALLATION PRINTS. HE SHALL RECORD ON THESE PRINTS ALL DEVIATIONS FROM THE CONTRACT DRAWINGS IN PIPE SIZING, DUCT SIZING, EQUIPMENT, PIPE OR DUCT LOCATION, DEPTH OF PIPE COVER AND DETAILS.

10.2 AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL TRANSFER THIS INFORMATION NEATLY ONTO SEPIAS AND FORWARD THESE SEPIAS AND THE AS-BUILT PRINTS TO THE OWNER'S REPRESENTATIVE.

11. OPERATION AND MAINTENANCE INSTRUCTIONS

11.1 PRIOR TO COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL DELIVER TO THE OWNER'S REPRESENTATIVE FOR APPROVAL THREE COPIES OF AN OPERATING AND MAINTENANCE MANUAL CONSISTING OF ITEMS OUTLINED HEREINAFTER.

11.2 THE PURPOSE OF THIS MANUAL IS TO ASSIST THE OWNER IN ROUTINE OPERATION, MAINTENANCE, SERVICING, TROUBLESHOOTING AND PROCUREMENT OF REPLACEMENT PARTS. ALL INFORMATION IN THE MANUAL SHALL BE AS-BUILT AND ONLY MATERIAL PERTINENT TO THE PROJECT SHALL BE INCLUDED.

11.3 THE MANUAL SHALL INCLUDE THE FOLLOWING:

11.3.1 MANUALS SHALL BE BOUND, 8-1/2 X 11 INCH TEXT PAGES AND SET IN THREE-RING BINDERS WITH DURABLE COVERS.

11.3.2 PREPARE BINDER COVERS WITH PRINTED TITLE "OPERATION AND MAINTENANCE INSTRUCTIONS," TITLE OF PROJECT AND SUBJECT MATTER OF BINDER WHEN MULTIPLE BINDERS ARE REQUIRED. ALL SUBJECT MATTER SHALL BE IN TYPEWRITTEN FORMAT.

11.3.3 INTERNALLY SUBDIVIDE THE BINDER CONTENTS WITH PERMANENT PAGE DIVIDERS, LOGICALLY ORGANIZED AS DESCRIBED BELOW, WITH TAB LABELING CLEARLY PRINTED UNDER REINFORCED LAMINATED PLASTIC TABS.

11.3.3.1 CONTENTS: PREPARE A TABLE OF CONTENTS FOR EACH VOLUME WITH PRODUCT OR SYSTEM DESCRIPTION IDENTIFIED, TYPE ON WHITE PAPER.

11.3.3.2 PART 1: DIRECTORY, LISTING NAMES, ADDRESSES AND TELEPHONE NUMBERS OF OWNER'S REPRESENTATIVE, CONTRACTOR, SUB-CONTRACTORS AND MAJOR EQUIPMENT SUPPLIERS.

11.3.3.3 PART 2: OPERATION AND MAINTENANCE INSTRUCTIONS, ARRANGED BY SYSTEM AND SUBDIVIDED BY SPECIFICATION SECTION FOR EACH CATEGORY. IDENTIFY NAMES, ADDRESSES AND TELEPHONE NUMBERS OF SUB-CONTRACTORS AND SUPPLIERS. OPERATING AND START-UP INSTRUCTIONS SHALL BE WRITTEN IN A CONCISE STEP-BY-STEP MANNER. MAINTENANCE INSTRUCTIONS SHALL INCLUDE MAINTENANCE SCHEDULES, PROCEDURES, ADJUSTMENTS AND TROUBLESHOOTING TECHNIQUES. ALL NON-PERTINENT INFORMATION IN THE MANUALS SHALL BE EITHER ELIMINATED OR CROSSED OUT IN A NEAT AND THOROUGH MANNER. IDENTIFY THE FOLLOWING:

- A. LIST OF EQUIPMENT
- B. PARTS LIST FOR EACH COMPONENT
- C. OPERATING INSTRUCTIONS
- D. MAINTENANCE INSTRUCTIONS FOR EQUIPMENT AND SYSTEMS

11.3.3.4 PART 3: PROJECT DOCUMENTS AND CERTIFICATES, INCLUDING THE FOLLOWING:

- A. CORRECTED SHOP DRAWINGS AND PRODUCT DATA
- B. CONTROL WIRING DIAGRAMS
- C. CERTIFICATES
- D. PHOTOCOPIES OF WARRANTIES

11.3.3.5 SUBMIT ONE COPY OF COMPLETED VOLUMES IN FINAL FORM 30 DAYS PRIOR TO FINAL INSPECTION. THIS COPY WILL BE RETURNED AFTER FINAL INSPECTION WITH THE OWNER'S REPRESENTATIVE'S COMMENTS. REVISE CONTENT OF DOCUMENTS AS REQUIRED PRIOR TO FINAL SUBMITTAL.

11.3.3.6 SUBMIT FINAL VOLUMES REVISED, WITHIN TEN DAYS AFTER OWNER'S REVIEW.

12. PAINTING

12.1 WHERE FACTORY FINISHES ARE PROVIDED AND NO ADDITIONAL FIELD PAINTING IS SPECIFIED; ALL MARRED OR DAMAGED SURFACES SHALL BE TOUCHED UP OR REFINISHED TO A SMOOTH AND UNIFORM FINISH.

12.2 ALL EXPOSED FERROUS METALWORK, PIPE, SUPPORTS, HANGERS, INSULATION, EXTERIOR EQUIPMENT INCLUDING ALUMINUM AND OTHER SURFACES NOT FACTORY PAINTED SHALL BE PAINTED WITH ONE PRIME AND TWO FINISH COATS. PAINT, SURFACE PREPARATION AND APPLICATION SHALL BE AS SPECIFIED IN SECTION: PAINTING. COLORS SHALL MATCH EXISTING WORK OR SHALL BE AS SELECTED BY THE OWNER'S REPRESENTATIVE.

13. LAWS, ORDINANCES AND REGULATIONS

13.1 ALL SYSTEMS IN ALL AND/OR PART SHALL CONFORM TO ALL PERTINENT LAWS, ORDINANCES AND REGULATIONS OF ALL BODIES HAVING JURISDICTION, AT ALL GOVERNING LEVELS. IN CASE OF CONFLICT BETWEEN GOVERNING LEVELS, THE MORE STRINGENT LAW SHALL APPLY. AS A MINIMUM, ALL WORK SHALL COMPLY WITH BOCA MECHANICAL CODE, NFPA, OSHA, SMACNA AND PENNSYLVANIA LABOR & INDUSTRY REQUIREMENTS.

13.2 THE CONTRACTOR SHALL PAY ALL FEES, PREPARE AND SUBMIT ALL UTILITY APPLICATIONS AND OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR HIS WORK INCLUDING L&I BOILER ROOM PLANS AND L&I INSPECTIONS AND APPROVALS.

14. BUILDING EXPANSION JOINTS AND FIRE RATED ASSEMBLIES

14.1 PROVIDE EXPANSION JOINTS IN DUCTWORK AND PIPING WHERE THEY CROSS BUILDING EXPANSION JOINTS.

14.2 PROVIDE FIRE DAMPERS IN ALL PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS AND PARTITIONS AND PROVIDE CEILING RADIATION DAMPERS IN PENETRATIONS THROUGH FIRE RATED CEILING ASSEMBLIES AS REQUIRED TO MAINTAIN THE NECESSARY FIRE RATING AND/OR UL RATING OF THE ASSEMBLY.

14.3 MEET ALL REQUIREMENTS OF UNDERWRITER'S LABORATORIES AND ALL APPLICABLE CODES FOR MAINTAINING THE INTEGRITY OF ALL FIRE RATED ASSEMBLIES.

14.4 SEAL SPACE AROUND DUCTS, PIPES OR CONDUITS WITH APPROVED FIREPROOF MATERIAL WHERE THEY PASS THROUGH FIRE RATED ASSEMBLIES.

15. AUXILIARY DRAIN PANS

15.1 PROVIDE AUXILIARY DRAIN PANS AT ALL CEILING MOUNTED EQUIPMENT THAT IS ABLE TO GENERATE CONDENSATE.

16. ACCESS DOORS

16.1 THE CONTRACTOR SHALL PROVIDE ACCESS PANELS/ACCESS DOORS FOR ACCESS TO DAMPERS, VALVES, CONTROLLERS OR ANY OTHER EQUIPMENT OR COMPONENT REQUIRING ACCESS FOR MAINTENANCE, ADJUSTMENT OR SERVICE WHEREVER THESE ITEMS ARE CONCEALED IN BUILDINGS WALLS, PARTITIONS OR CEILINGS. FRAMES SHALL BE ANCHORED IN WALLS, PARTITIONS OR CEILINGS AND SHALL BE SET TRUE TO LINES OF THE BUILDING AND FLUSH WITH THE FINISHED SURFACES. ACCESS PANELS/ACCESS DOORS SHALL BE AS SPECIFIED IN THE GENERAL CONSTRUCTION SECTIONS OF THE SPECIFICATIONS.

17. FASTENING, SUPPORTS AND HANGERS

17.1 ALL FASTENINGS, SUPPORTS, HANGERS, MISCELLANEOUS STEEL, CLAMPS AND ANCHORS SHALL BE OF THE TYPE MADE FOR THE SPECIFIC PURPOSE FOR WHICH THEY ARE TO BE USED. TOGGLE BOLTS OR MACHINE BOLT FASTENINGS SHALL BE USED FOR HOLLOW TILE, TERRA COTTA OR LATH CONSTRUCTION. MACHINE SCREWS SHALL BE USED FOR STRUCTURAL STEEL FASTENINGS. LEAD EXPANSION SHIELD AND MACHINE SCREWS OR LAG SCREWS SHALL BE USED FOR SOLID MASONRY FASTENING. LAG SCREWS SHALL BE USED FOR WOOD FASTENING. ALL EQUIPMENT, PIPING AND DUCTWORK SHALL BE RIGIDLY AND FIRMLY INSTALLED TO PREVENT SWAYING, VIBRATING OR SAGGING BY MALLEABLE OR WROUGHT STEEL HANGERS OF STANDARD DESIGN, PIPE CLAMPS OR FABRICATED STEEL SUPPORTS OF APPROVED DESIGN. HANGERS OF HORIZONTAL PIPING RUNS SHALL BE ADJUSTABLE CLEVIS-TYPE. PERFORATED STRAP IRON HANGERS AND CADDY CLIPS ARE NOT PERMISSIBLE.

18. WARRANTY

18.1 THE SYSTEMS SPECIFIED HEREIN SHALL BE GUARANTEED TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIAL UNDER NORMAL USE AND SERVICE FOR A PERIOD OF ONE YEAR (FIVE YEARS FOR ALL COMPRESSORS) FROM DATE OF SUBSTANTIAL COMPLETION.

18.2 IF, WITHIN THE AFOREMENTIONED WARRANTY PERIOD, ANY MATERIAL SPECIFIED HEREIN IS PROVEN TO BE DEFECTIVE IN ANY WAY, IT SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST TO THE OWNER. WARRANTY SHALL INCLUDE PROVIDING OF ALL LABOR AND MATERIALS NECESSARY FOR REPAIR OR REPLACEMENT OF ANY DEFECTIVE COMPONENTS. THE CONTRACTOR IS RESPONSIBLE FOR COSTS OF ANY SERVICES REQUIRED BY EQUIPMENT SUPPLIERS THAT ARE NOT INCLUDED IN SUPPLIERS' WARRANTIES.

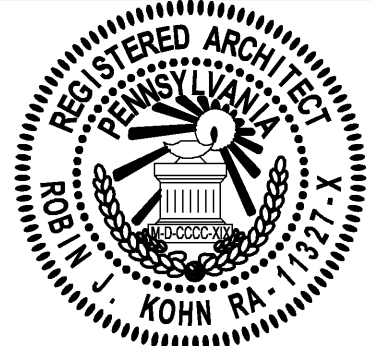
18.3 THE CONTRACTOR SHALL, AFTER ACCEPTANCE OF THE INSTALLATION BY THE OWNER OR THE OWNER'S REPRESENTATIVE, PROVIDE ANY SERVICE INCIDENTAL TO THE PROPER PERFORMANCE OF THE SYSTEMS UNDER THE WARRANTIES OUTLINED ABOVE FOR THE TIME PERIODS LISTED ABOVE.

19. BALANCING

19.1 AT COMPLETION OF THE PROJECT, THE SYSTEMS SHALL BE BALANCED TO WITHIN ±5 PERCENT OF THE DESIGN QUANTITIES. THE RESULTS SHALL BE SUBMITTED IN THE FORM OF A BALANCING REPORT PREPARED BY A BALANCER WITH A MINIMUM OF FIVE YEARS EXPERIENCE ON PROJECTS OF THIS SIZE.



Robln J. Kohn, AIA Regls W. Kuhn, PE



Note: Certification not valid unless original stamp and signature appear on the project title sheet

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PROJECT NO.		DRAWN BY		CHK'D BY	
B3059		MJK		EMH	
O.	DATE	BY	ISSUE		
1	06-04-09	EMH	ISSUED FOR REVIEW & APPROVAL		
2	06-09-09	EMH	REVISED / REISSUED FOR APPROVAL		
3	09-24-09	EMH	ISSUED FOR BID		
4	10-08-09	EMH	NOT FOR CONSTRUCTION		
5	11-12-09	EMH	ISSUED FOR PERMIT		
6			REVISED PERMIT DRAWINGS		
7					
8					
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15					
APPROVED BY			CURRENT DATE		
Robln J. Kohn, A.I.A.			November 12, 2009		

PROVIDENCE PROPERTY HOLDINGS, LLC
115 WEST MAIN STREET
TRAPPE, PA 19426

Trappe Borough
Montgomery County

SHEET TITLE

MECHANICAL
SPECIFICATIONS

SHEET NUMBER

M-1

REV
5

PLUMBING

1. THE GENERAL CONDITIONS SHALL APPLY TO AND FORM A PART OF THIS SECTION OF THESE SPECIFICATION.
2. PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION AND PERFORM ALL OPERATIONS NECESSARY FOR THE PROPER AND COMPLETE EXECUTION OF ALL PLUMBING WORK IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL ELECTRIC CODE, OSHA, 2006 IPC INTERNATIONAL PLUMBING CODE AND ALL OTHER STATE AND LOCAL AUTHORITIES HAVING JURISDICTION AND APPLICABLE MANUFACTURER'S RECOMMENDATIONS.
4. THE CONTRACTOR SHALL VISIT THE SITE, EXAMINE ALL CONDITIONS AND MAKE ALLOWANCES FOR DIFFICULTIES AND CONTINGENCIES AFFECTING THE PROPER EXECUTION OF THIS CONTRACT.
5. THE CONTRACTOR SHALL OBTAIN AND PAY ALL FEES NECESSARY FOR PERMITS AND INSPECTIONS REQUIRED WITH HIS WORK.
6. THE CONTRACTOR SHALL VERIFY ALL UTILITY SERVICE INFORMATION SHOWN ON THE DRAWINGS WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING A BID. ANY CHANGES OR SERVICE CHARGES IMPOSED BY THE UTILITY COMPANY SHALL BE QUALIFIED AND INCLUDED IN THE BID.
7. ALL EQUIPMENT SHALL BE TESTED, LISTED AND LABELED BY AN APPROVED AUTHORITY (UL, AGA, ETL) AND SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING.
8. ALL EQUIPMENT, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.
9. WHERE PRODUCTS ARE SPECIFIED BY BRAND NAME, CATALOG NUMBERS OR BY NAMES OF MANUFACTURERS, THE REFERENCE IS INTENDED TO BE DESCRIPTIVE AND NOT RESTRICTIVE, AND IS SOLELY FOR THE PURPOSE OF INDICATING THE TYPE OF QUALITY OF ITEM THAT WILL BE ACCEPTABLE. AN APPROVED EQUAL WILL BE ACCEPTED UNLESS INDICATED OTHERWISE.
10. THE CONTRACTOR RESPONSIBLE FOR WORK COVERED BY THESE SPECIFICATIONS SHALL COORDINATE AND COOPERATE WITH ALL OTHER TRADES. TRADES THAT HAVE WORK CONNECTED WITH THE PLUMBING WORK SHALL BE NOTIFIED FOR INSTALLATION REQUIREMENTS AND SCHEDULING. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO AVOID ANY INTERRUPTION OF ANY UTILITY SERVICES TO THE OPERATION AREAS OF THE BUILDING DURING NORMAL WORKING HOURS. INTERRUPTION OF SERVICES SHALL BE DONE DURING OFF HOURS AT NO ADDITIONAL COST TO THE OWNER.
11. THE CONTRACTOR SHALL PERFORM ANY DEMOLITION REQUIRED FOR CONNECTION OF NEW WORK. ALL 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 FINISHES. ALL WORK SHALL BE COORDINATED TO AVOID CUTTING OF WORK IN PLACE AND INTERFERING WITH OTHER OPERATIONS.
12. ALL EXCAVATIONS REQUIRED FOR INSTALLATION OF PIPE SHALL HAVE SOLID, UNDISTURBED BOTTOMS, AND SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PIPING PLACEMENT. SHOULD BOTTOMS BECOME SOFT OR WET BEFORE PIPING IS PLACED, ALL SUCH UNSUITABLE BOTTOMS SHALL BE REMOVED AT NO COST TO THE OWNER AND FILLED WITH CONCRETE.
13. BACKFILL ALL EXCAVATIONS PERFORMED UNDER THIS CONTRACT AS REQUIRED TO SATISFY FINISHED GRADE REQUIREMENTS.
14. FURNISH AND INSTALL ALL NECESSARY HANGERS, INSERTS, SUPPORTS SUPPLEMENTARY STEEL, ETC., TO PROPERLY SUPPORT ALL EQUIPMENT AND PIPING IN AN APPROVED MANNER AND IN FULL ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
15. ALL HOT AND COLD WATER PIPING WITHIN THE BUILDING SHALL BE HARD DRAWN TYPE "L" COPPER TUBING IN ACCORDANCE WITH ASTM-B88. FITTINGS SHALL BE WROUGHT COPPER OR CAST BRASS. VALVES SHALL BE CAST BRASS UNLESS NOTED OTHERWISE. HANGERS FOR SUPPORTING COPPER TUBING SHALL BE COPPERIZED. ALL WATER SERVICE PIPING OUTSIDE OF THE BUILDING SHALL BE TYPE "K" COPPER ASTM B-88. FITTINGS SHALL BE WROUGHT COPPER. ALL JOINTS SHALL BE MADE WITH SOLDER AND FLUX HAVING A LEAD CONTENT OF NOT MORE THAN 0.2 PERCENT.
16. ALL SANITARY AND VENT PIPING UNLESS NOTED OTHERWISE SHALL BE NO-HUB SERVICE WEIGHT CAST IRON IN ACCORDANCE WITH ASTM A74; JOINTS SHALL BE A NEOPRENE GASKET WITH STAINLESS STEEL CLAMP AND SHIELD ASSEMBLY. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IF PERMITTED BY THE LOCAL AUTHORITY ALL SANITARY AND VENT PIPING SHALL BE SCHEDULE 40 PVC, ASTM D2665, D2949, WITH PVC FITTINGS (DWV TYPE) AND SOLVENT WELD JOINTS. PVC PIPING SHALL NOT BE USED IN RETURN AIR PLENUM TYPE CEILINGS OR IN FIRE-RATED CEILING ASSEMBLIES (CONTRACTOR TO VERIFY THESE AREAS WITH ARCHITECT). PVC PIPING SHALL NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITY HAVING JURISDICTION AND THE LOCAL FIRE MARSHAL.
17. ALL FUEL GAS PIPING MATERIALS, JOINTS AND INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE NATIONAL FUEL GAS CODE AND ALL LOCAL REQUIREMENTS. ALL GAS PIPING SIZES LISTED ON THE DRAWINGS ARE PIPING I.D. ALL HANGERS AND SUPPORTS FOR GAS PIPING SHALL BE IN ACCORDANCE WITH NATIONAL FUEL GAS CODE (NFPA 54).
- 17.1 ALL FUEL GAS PIPING ABOVE FINISHED GRADE, OUTSIDE THE BUILDING SHALL BE GALVANIZED STEEL, SCHEDULE 40 IN ACCORDANCE WITH ASTM A53. FITTINGS SHALL BE GALVANIZED MALLEABLE IRON IN ACCORDANCE WITH ASME B16.3. JOINTS SHALL BE SCREWED FOR PIPE SIZES UP TO THREE INCHES I.D. FLANGED AND BOLTED FOR PIPE SIZES GREATER THAN THREE INCHES I.D. AND WELDED. ALL JOINTS ON EXTERIOR FUEL GAS PIPING SHALL BE PAINTED TO PREVENT CORROSION.
- 17.2 ALL FUEL GAS PIPING INSIDE THE BUILDING (ABOVE FINISHED FLOOR/GRADE) SHALL BE SCHEDULE 40 BLACK STEEL IN ACCORDANCE WITH ASTM A53. FITTINGS SHALL BE MALLEABLE IRON IN ACCORDANCE WITH ASME B16.3. JOINTS SHALL BE SCREWED UP TO THREE INCHES I.D., FLANGED FOR PIPING LARGER THAN THREE INCHES I.D. AND WELDED; BRAZED IN CONCEALED AREAS.
18. WHERE PIPING PASSES THROUGH FIRE RESISTING PORTIONS OF THE STRUCTURE AN APPROVED FIRE-STOPPING DEVICE SHALL BE INSTALLED TO MAINTAIN THE FIRE RATING OF THAT PORTION OF THE STRUCTURE. "FIRESTOP PENETRATOR" OR "PROSEAL PLUG DEVICES" AS MANUFACTURED BY PROSET SYSTEMS (OR APPROVED EQUAL) SHALL BE USED AT THESE LOCATIONS.
19. SHUTOFF VALVES ARE REQUIRED AND EVERY FIXTURE AND SHALL BE FULL PORT BALL VALVES. ALL BALL, GATE, GLOBE AND CHECK VALVES SHALL BE ALL BRONZE, SWEATED PATTERN SUITABLE FOR 125 PSI WORKING PRESSURE. ALL BACKFLOW PREVENTERS SHALL BE AS REQUIRED BY THE LOCAL AUTHORITY. ALL VALVES AND PIPING EXPOSED TO VIEW SHALL BE CHROME PLATED.

19.1 HW RECIRC BALANCING VALVE SHALL BE AN IN-LINE BALANCING VALVE WITH A VISUAL FLOW INDICATOR AND ADJUSTMENT SCREW FOR SYSTEM FLOW CALIBRATION; MODEL TB-3/4 MANUFACTURED BY BELL & GOSSETT. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. CALIBRATE TO FLOW 1 TO 2 GPM.

19.2 GAS SHUTOFF VALVES SHALL HAVE A QUARTER-TURN OPERATION AND SHALL BE AGA APPROVED FOR SYSTEM PRESSURE. INSTALL IN ACCORDANCE WITH THE NATIONAL FUEL GAS CODE REQUIREMENTS.

19.3 GAS PRESSURE REGULATING VALVES SHALL BE THE SIZE AND TYPE REQUIRED BY THE APPLIANCE AND THE LOCAL GAS SUPPLIER. VALVES SHALL BE AGA APPROVED.

19.4 WATER HAMMER ARRESTORS SHALL BE ZURN, SHOCKTROLL OR EQUAL AND SHALL BE INSTALLED WHERE INDICATED ON THE DRAWINGS AND SIZED PER MANUFACTURER'S RECOMMENDATIONS.

20. INSULATION

20.1 ALL COLD WATER, HOT WATER, FITTINGS AND VALVES SHALL BE INSULATED WITH MATERIALS HAVING A "K" FACTOR OF 0.27 AT 75 DEGREES F MEAN TEMPERATURE, A FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPED RATING OF 50 OR LESS.

THICKNESS:
- COLD WATER AND HOT WATER RUNOUTS UP TO 1" = 1/2" THICK
- COLD WATER MAINS = 1" THICK
- HOT WATER MAINS = 1" THICK

MATERIALS:
- VAPOR BARRIER ALL SERVICE JACKETED FIBERGLASS WITH FITTINGS COVERED WITH PRE-SHAPED PLASTIC COVERS.

MANUFACTURERS:
- CERTAINEED, MANVILLE, OWENS, KNAUF OR APPROVED EQUAL.

ALL PIPING IN UNHEATED PORTIONS OF THE BUILDING (CRAWL SPACES, BASEMENT, ATTICS) SHALL BE HEAT TRACED (7W/LF) AND INSULATED WITH ONE INCH ARMSTRONG AP ARMAFLEX. HEAT TRACING SHALL BE THERMOSTATICALLY CONTROLLED TO MAINTAIN 45 DEGREES F MINIMUM PIPE TEMPERATURE.

21. FIXTURES AND FIXTURE TRIMMINGS SHALL BE FURNISHED AND INSTALLED AS SPECIFIED HEREIN. FIXTURES SHALL BE COMPLETE WITH ALL NECESSARY WALL HANGERS AND SUPPORTS, SUPPLY VALVES, DRAINAGE FITTINGS AND ESCUTCHEONS. THE FOLLOWING ITEM NUMBERS CORRESPOND WITH THE "P" NUMBERS NOTED ON THE PLUMBING FIXTURE SCHEDULE AND ON THE DRAWINGS.

P-1 WATER CLOSET - SHALL BE AMERICAN STANDARD "CADET EL 1.6 PA" MODEL 2292.100, ELONGATED BOWL, PRESSURE ASSISTED TANK TYPE WITH COVER LOCKING DEVICE, WHITE VITREOUS CHINA, TWO BOLT CAPS, CHROME PLATED ANGLE STOP, WITH 3/8 INCH FLEXIBLE WALL SUPPLY AND ESCUTCHEON, WITH OPEN FRONT PLASTIC SEAT.

P-1A HANDICAP WATER CLOSET - SHALL BE AMERICAN STANDARD "CADET 17 INCH 1.6 PA" MODEL 2168.100, ELONGATED BOWL, PRESSURE ASSISTED TANK TYPE WITH COVER LOCKING DEVICE, WHITE VITREOUS CHINA, TWO BOLT CAPS, CHROME PLATED ANGLE STOP, WITH 3/8 INCH FLEXIBLE WALL SUPPLY AND ESCUTCHEON, WITH OPEN FRONT PLASTIC SEAT.

P-2 URINAL - NOT USED

P-3 LAVATORY - SHALL BE AMERICAN STANDARD "AQUALYN COUNTERTOP LAVATORY," MODEL 0476.028, WHITE VITREOUS CHINA WITH FAUCET HOLES ON FOUR INCH CENTERS. FAUCET SHALL BE "HERITAGE" MODEL 5402.172 WITH WRIST BLADE HANDLES. PROVIDE CHROME PLATED P-TRAP AND ARM, ANGLE STOPS VALVES AND 3/8 INCH FLEXIBLE WALL SUPPLIES AND ESCUTCHEONS. DRAIN SHALL BE AN OFFSET GRID TYPE, MODEL 7723.018. INSULATE EXPOSED WATER AND DRAIN PIPING WITH TRUBRO "HANDI-LAV-GUARD" PIPE INSULATION.

P-4 FLOOR DRAIN - NOT USED

P-5 NOT USED

P-6 NOT USED.

- NOTE: (1) ALL DRAINS SHALL HAVE VANDAL PROOF SCREWS.
(2) ALL DRAINS SHALL BE EQUIPPED WITH OUTLETS TO SUIT THE JOINTS IN THE PIPE TO WHICH THEY ARE CONNECTED. SIDE OUTLET DRAINS SHALL BE PROVIDED WHERE REQUIRED. EACH DRAIN SHALL BE CONNECTED TO THE DRAINAGE SYSTEM THROUGH A DEEP SEAL P-TRAP.
(3) DRAINS INSTALLED IN AREAS HAVING WATERPROOF MEMBRANE SHALL BE PROVIDED WITH FLASHING AS HEREINBEFORE SPECIFIED AND FLASHING CLAMP DEVICE.

22. GAS FIRED OR ELECTRIC WATER HEATERS - TWO (ON PER EACH FLOOR LEVEL) TAKAGI FLASH TK-3 GAS FIRED UNIT OR EEMEX ET95T ELECTRIC WATER HEATER FACTORY ASSEMBLED TO SUPPLY DOMESTIC HOT WATER WITHIN 5 DEGREES F OF THE SELECTED TEMPERATURE, WHEN SUPPLIED WITH NATURAL GAS OR ELECTRICITY AND VENTED PROPERLY. THE HEATERS SHALL BE SUITABLE FOR SEALED COMBUSTION DIRECT VENTING USING A FOUR INCH S.S DIAMETER "B" VENT EXHAUST PIPE FOR A TOTAL DISTANCE OF 20 EQUIVALENT FEET OF VENT. THE HEATER SHALL BE FACTORY ASSEMBLED AND TESTED. THE POWER BURNER SHALL BE OF A DESIGN THAT REQUIRES NO SPECIAL CALIBRATIONS ON START-UP. THE HEATERS SHALL BE APPROVED FOR MINIMAL CLEARANCES TO COMBUSTIBLES. THE CONTROL SHALL BE AN INTEGRATED SOLID STATE TEMPERATURE AND IGNITION CONTROL DEVICE WITH INTEGRAL DIAGNOSTICS, LED FAULT DISPLAY CAPABILITY AND A DIGITAL DISPLAY OF TEMPERATURE SETTINGS. THE UNITS SHALL BE EQUIPPED WITH AN ASME RATED TEMPERATURE PRESSURE RELIEF VALVE. THE WATER HEATER SHALL BE UL LISTED AND EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS OF ASHRAE/IES 90.1B-1992. THIS HEATER SHALL BE LISTED BY SCAQMD RULE 1146.2 LOW NOX. EACH WATER HEATER SHALL HAVE AN INPUT RATING OF 199,000 BTUH / 9.5KW. EACH UNIT SHALL BE CAPABLE OF SUPPLYING 4.0 GALLONS OF HOT WATER PER MINUTE AT A TEMPERATURE RISE OF 100 DEGREES F.

23. EXPANSION TANK

23.1 WELDED STEEL, TESTED AND STAMPED IN ACCORDANCE WITH ASME SPECIFICATIONS, RATE FOR WORKING PRESSURE 125 PSIG, WITH FLEXIBLE DIAPHRAGM SEALED INTO TANK, INLINE MODEL (PROVIDE SUPPORT PER MANUFACTURER'S RECOMMENDATIONS). FOR USE WITH POTABLE WATER SYSTEMS. MODEL ST-60-C MANUFACTURED BY AMTROL.

24. STERILIZATION OF DOMESTIC WATER SYSTEM

24.1 BEFORE BEING PLACED IN SERVICE, ALL DOMESTIC WATER LINES SHALL BE CHLORINATED USING A METHOD THAT IS SATISFACTORY TO THE WATER AUTHORITY OR THE AUTHORITY HAVING JURISDICTION. IN THE ABSENCE OF A PRESCRIBED METHOD, THE PROCEDURE LISTED IN AWWA C651 OR AWWA C652 OR AS DESCRIBED BELOW SHALL BE USED.

24.2 PRIOR TO CHLORINATION, ALL DIRT AND FOREIGN MATTER SHALL BE REMOVED BY A THOROUGH FLUSHING. THIS SHALL BE DONE AFTER THE PRESSURE TEST AND LEAKAGE TEST.

24.3 A CHLORINE HYPOCHLORITE SOLUTION SHALL BE APPLIED BY MEANS OF A SOLUTION FEED DEVICE OR THE GAS SHALL BE FED DIRECTLY FROM A CHLORINE CYLINDER EQUIPPED WITH PROPER DEVICES FOR REGULATING THE RATE OF FLOW AND THE EFFECTIVE DIFFUSE OF GAS WITHIN THE PIPE.

24.4 WATER SHALL BE CONTROLLED TO FLOW SLOWLY INTO THE SYSTEM DURING THE APPLICATION OF CHLORINE IN SUCH PROPORTIONS THAT THE CHLORINE DOSE APPLIED TO THE WATER ENTERING THE PIPE SHALL BE AT LEAST 40 TO 50 PARTS PER MILLION.

24.5 TREATED WATER SHALL BE RETAINED IN THE SYSTEM LONG ENOUGH TO DESTROY ALL NON-SPORE FORMING BACTERIA. THIS PERIOD SHALL BE AT LEAST THREE HOURS. A LONGER CHLORINE CONTACT TIME MAY BE REQUESTED BY THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.

24.6 AFTER THE CHLORINE TREATED WATER HAS BEEN RETAINED FOR THE REQUIRED TIME, THE CHLORINE RESIDUAL AT THE PIPE EXTREMITIES AND AT OTHER REPRESENTATIVE POINTS SHALL BE AT LEAST FIVE PARTS PER MILLIONS.

24.7 FOLLOWING CHLORINATION, ALL TREATED WATER SHALL BE THOROUGHLY FLUSHED FROM THE SYSTEM AT ITS EXTREMITIES UNTIL THE REPLACEMENT WATER THROUGHOUT ITS LENGTH SHALL, UPON TEST, BE EQUAL TO THE WATER QUALITY SERVED FROM THE WATER SUPPLY SYSTEM.

24.8 SHOULD THE INITIAL TREATMENT IN THE OPINION OF THE OWNER'S REPRESENTATIVE PROVE INEFFECTIVE, THE CHLORINATION PROCEDURE SHALL BE REPEATED UNTIL CONFIRMED TESTS SHOW THAT WATER SAMPLED FROM THE SYSTEM CONFORMS TO THE REQUIREMENTS.

24.9 THE "START-UP" OF THE WATER HEATER SYSTEM SHALL BE CARRIED OUT BY THE CONTRACTOR AND MANUFACTURE'S REPRESENTATIVE.

24.10 IN ADDITION TO THE ABOVE WORK, THE CONTRACTOR SHALL CHECK THE OPERATION OF ALL WATER HEATER THERMOSTAT SETPOINTS AND OPERATIONS.

25. TEST OF DRAINAGE SYSTEM

25.1 ALL PLUMBING AND DRAINAGE PIPING SHALL BE TESTED BY PLUGGING ALL OPENINGS AND FILL SYSTEM WITH WATER TO THE TOP OF ALL VENT PIPES. THE WATER SHALL STAND FOR 30 MINUTES FOR INSPECTION. ALL TESTS MUST COMPLY WITH LOCAL AUTHORITY REQUIREMENTS.

26. TEST OF DOMESTIC WATER PIPING

26.1 ALL WATER LINES SHALL BE TESTED TO A HYDROSTATIC PRESSURE EQUAL TO 1-1/2 TIMES THE MAXIMUM OPERATING PRESSURE. THE SYSTEM SHALL BE LEAK-FREE FOR 24 HOURS AT THIS PRESSURE.

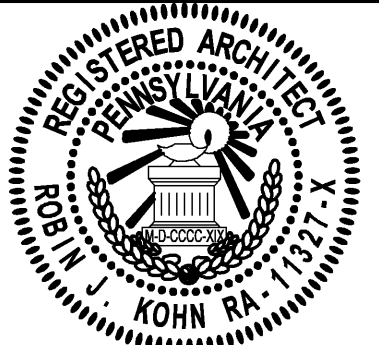
27. WATER METERS AND SERVICE

27.1 PROVIDE MEANS FOR SEPARATE METERING AND SHUT-OFF OF WATER SERVICE TO EACH FLOOR LEVEL.



Robinson J. Kohn, AIA

Regis W. Kube, PE



Note: Certification not valid unless original stamp and signature appear on the project title sheet

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Commonwealth of Pennsylvania
License No. RA-11327-X

Contact Person:
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(610) 917-8831

PROJECT NO.		DRAWN BY		CHK'D BY	
B3059		MJK		EMH	
NO.	DATE	BY	ISSUE		
1	06-04-09	EMH	ISSUED FOR REVIEW & APPROVAL		
2	06-09-09	EMH	REVISED / REISSUED FOR APPROVAL		
3	09-24-09	EMH	ISSUED FOR BID		
4	10-08-09	EMH	NOT FOR CONSTRUCTION		
5	11-12-09	EMH	ISSUED FOR PERMIT		
6			REVISED PERMIT DRAWINGS		
7					
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY			CURRENT DATE		
Robin J. Kohn, A.I.A.			November 12, 2009		

PROVIDENCE PROPERTY HOLDINGS, LLC

115 WEST MAIN STREET
TRAPPE, PA. 19426

Trappe Borough
Montgomery County

SHEET TITLE

PLUMBING
SPECIFICATIONS

SHEET NUMBER

P-1

REV
5

