

REINER RESIDENCE

RICHARD & EMILY REINER

1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP - MONTGOMERY COUNTY

ADDITION AND RENOVATION



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

523 Kimberton Road, Suite 118 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	(C). CENTERLINE
CONST. CONSTRUCTION	PWR. POWER	(P). 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	XFMR. TRANSFORMER	
FTG. FOOTING		
GA. GAUGE		
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	

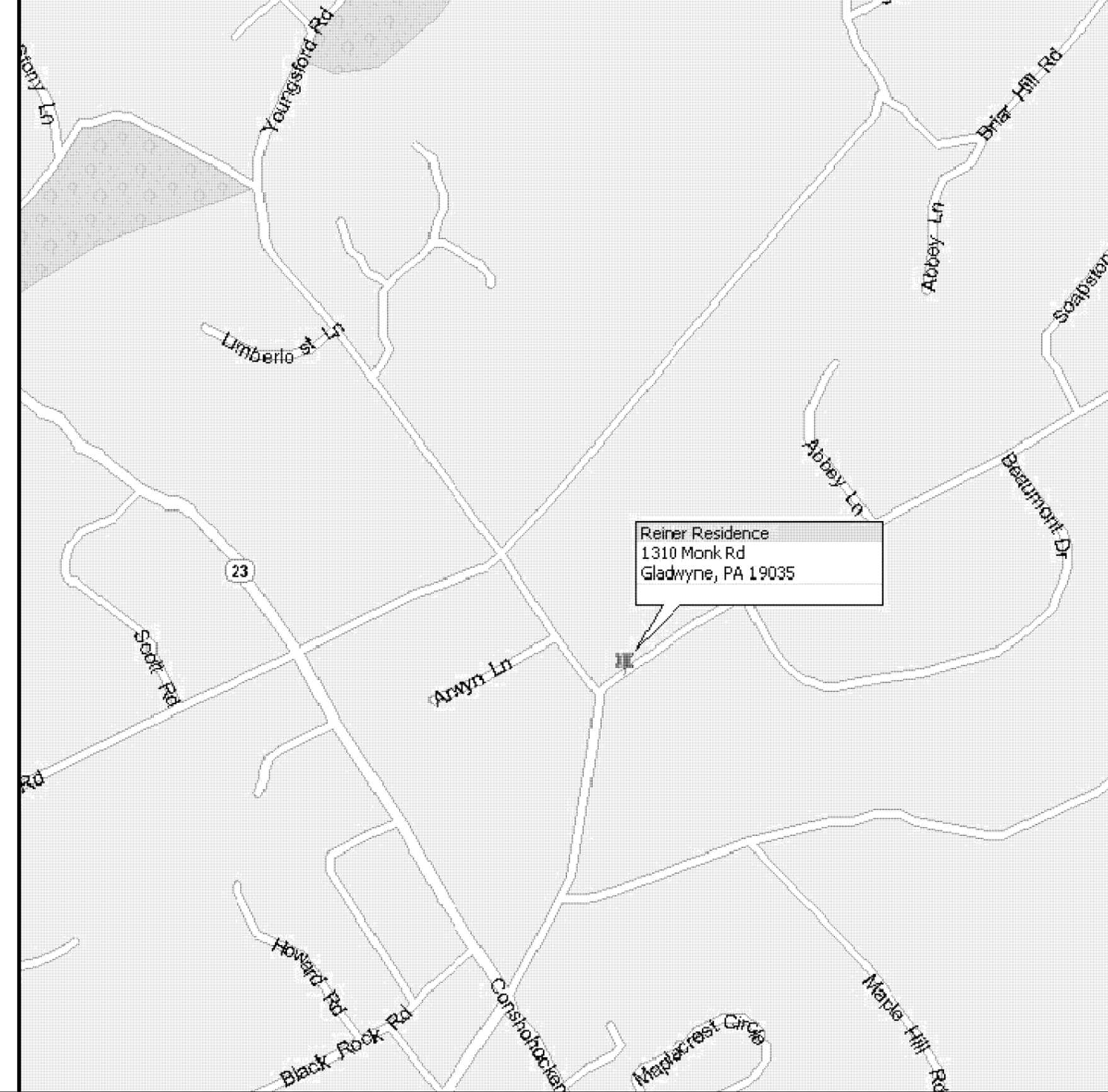
2	REVISION NUMBER
+	DATUM ELEVATION
+	MATCH LINE
+	(TB) TEST BORING
+	(WP) WORK POINT
+	(DP) DATUM POINT

C	CAST IN PLACE OR PRE-CAST CONCRETE
L	LIGHT WEIGHT CONCRETE
E	EARTH UNDISTURBED
B	EARTH BACK FILL
CS	CRUSHED STONE, GRAVEL OR POROUS FILL
PC	PLASTER CEMENT, SAND, GROUT
R	ROCK OR STONE
I	RIGID INSULATION
S	STEEL
M	METAL, ALUMINUM, ETC.
C	CONCRETE MASONRY UNIT
SW	SUPERIOR WALL

DRAWING INDEX

T-1	TITLE SHEET
SP-1	SITE PLAN, ZONING MAP & SITE NOTES
D-1	BASEMENT DEMOLITION PLAN
D-2	FIRST FLOOR DEMOLITION PLAN
D-3	SECOND FLOOR DEMOLITION PLAN
A-1	BASEMENT PLAN & NOTES
A-2	FIRST FLOOR PLAN, WINDOWS SCHEDULE & NOTES
A-3	SECOND FLOOR PLAN, FINISH SCHEDULE & NOTES
A-4	THIRD FLOOR PLAN, DOOR SCHEDULE & NOTES
A-5	FRONT & ENLARGED DETAIL ELEVATIONS
A-6	REAR & ENLARGED DETAIL ELEVATIONS
A-7	SIDE (SOUTH) & ENLARGED DETAIL ELEVATIONS
A-8	SIDE (NORTH) & ENLARGED DETAIL ELEVATIONS
A-9	BUILDING SECTION & ROOF PLAN
A-10	DETAILS
A-11	SPECIFICATIONS & DETAILS
S-1	STRUCTURAL - FOUNDATION PLAN
S-2	STRUCTURAL - FIRST FLOOR FRAMING PLAN
S-3	STRUCTURAL - SECOND FLOOR FRAMING PLAN
S-4	STRUCTURAL - THIRD FLOOR FRAMING PLAN
S-5	STRUCTURAL - ROOF FRAMING PLAN
S-6	STRUCTURAL - DETAILS & NOTES
S-7	STRUCTURAL - DETAILS & NOTES
E-1	ELECTRICAL - FIRST FLOOR PLAN
E-2	ELECTRICAL - SECOND FLOOR PLAN
E-3	ELECTRICAL - THIRD FLOOR PLAN

VICINITY MAP



GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE 2009 IRC CODE ADOPTED BY LOWER MERION TOWNSHIP IN THE COMMONWEALTH OF PENNSYLVANIA. CONTRACTOR TO HAVE ALL REQUIRED LOCAL LICENSES.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, STRUCTURE AND MATERIALS, AND SHALL BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- CONTRACTOR TO HAVE INSURANCE AS REQUIRED BY OWNER.
- THE USE OF THE PENNSYLVANIA ONE-CALL SYSTEM, INC. IS REQUIRED PRIOR TO ANY EXCAVATION. COORDINATE RELOCATION OF UTILITIES AS REQUIRED.
- FOLLOWING NOTES ARE MINIMUM STANDARDS FOR THE PROJECT. ALL NOTES ON DRAWINGS SUPERSEDES ALL COVER SHEET GENERAL NOTES.
- PROVIDE PORTABLE JOB TOILET AND TELEPHONE ON SITE FOR THE DURATION OF THE PROJECT. (AS REQUIRED BY OWNER).
- RELOCATION OF EXISTING TREES AND SHRUBS TO BE BY OWNER. FINAL SEEDING AND LANDSCAPING TO BE PROVIDED BY OWNER.
- PROVIDE EXCAVATION AS REQUIRED BY DRAWINGS. SOIL BEARING STRENGTH TO BE MINIMUM 3000 P.S.F.
- CONTRACTOR TO LAYOUT PARTITIONS AND ALL ROUGH OPENINGS FOR ARCHITECT/OWNER TO REVIEW FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS WITHOUT THIS REVIEW APPROVAL. CONTRACTOR SHALL COORDINATE AND VERIFY CONDITIONS TO ENSURE PROPER FIT. REVIEW FOR DESIGN INTENT DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES.
- NO BACKFILLING OR ROUGH GRADING SHALL BE DONE UNTIL THE FIRST FLOOR DECK IS COMPLETELY INSTALLED.
- ALL DIMENSIONS ARE TO ROUGH STUD FACE, CONCRETE OR C.M.U. FACE, AND EXTERIOR SHEATHING FACE.
- COORDINATE FINISH WALL DIMENSIONS WITH MILLWORK AND FURNITURE SYSTEM DIMENSIONS AS REQUIRED.
- REMOVE ALL CONSTRUCTION DEBRIS FROM PROPERTY AND PROVIDE DAILY CLEANUP TO SITE DUMPSTER.
- CONTRACTOR TO PROVIDE FINAL GRADING AND GRADE EARTH AWAY FROM FROM ALL PARTS OF NEW CONSTRUCTION AND MAINTAIN 8" (MIN.) DISTANCE FROM TOP OF FINAL GRADE TO WOOD WALL FRAMING.
- VERIFY WITH OWNER CONSTRUCTION STAGING AND CONSTRUCTION DELIVERY LOCATIONS.
- PROVIDE ALL WALL, BASE, CAP, THROUGH-WALL, COUNTER FLASHINGS, GUTTERS AND DOWNSPOUTS ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF MOISTURE AND WATER.
- BUILDING SHALL BE SHEATHED WITH (MIN.) WEATHER RESISTIVE BARRIER AND 15# ASPHALT-IMPREGNATED FELT.
- WINDOW SIZES ARE BASED UPON ANDERSON 400 SERIES WINDOWS. ALL GLAZING OVER 9 SQUARE FEET AND/OR WITHIN 18" OF FLOOR AND IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
- METAL HEAD FLASHING SHALL BE INSTALLED IN ALL WINDOWS. MINIMUM 6" WIDE FLASHING TAPE SHALL BE INSTALLED AROUND ALL WINDOWS. FOLLOW ALL MANUF. RECOMMENDATION.
- ALL STUD FRAMED WALLS GREATER THAN 8'-6" VERTICALLY SHALL BE Laterally BRACED AT THE MIDPOINT WITH SOLID BLOCKING.
- INTERIOR PARTITIONS SHALL RECEIVE 1/2" (MIN.) GYPSUM DRYWALL. GARAGE WALLS AND CEILINGS SHALL RECEIVE 5/8" (TYPE"X") FIRE RATED GYPSUM DRYWALL.
- ALL NEW WOODWORK TO BE PAINT GRADE FINGER JOINTED PINE (LINO) INSTALLED, SANDED AND READY FOR FINISH. VERIFY WITH OWNER BEFORE PURCHASE, ANY SUBSTITUTIONS IN FINISH WOODWORK MATERIALS. (IE HARD WOODS, STAIN GRADE, ECT.).
- PROVIDE ALL REQUIRED CEMENTIOUS BACKER-BOARD AS REQ'D AT ALL AREAS OF MARBLE/GRAVITE/ TILE WORK.
- VERIFY ALL CARPETING AND PADDING WITH OWNER. PROVIDE SAMPLES AS REQUIRED.
- FILL, SPACKLE (3-COATES), SAND AND PRIME/PAINT ALL NEW DRYWALL WORK IN PREPARATION FOR FINAL FINISH.
- NEW PAINTING TO BE M.A.B. OR APPROVED EQUAL. ACRYLIC LATEX. ALL NEW INTERIOR AND EXTERIOR WALLS AND CEILINGS TO RECEIVE ONE COAT PRIMER AND MINIMUM 2 COATS FINISH.
- ALLOW A MINIMUM OF 8" BETWEEN THE TOP OF FOUNDATION AND GRADE AND A MINIMUM OF 6" BETWEEN FINISH GRADE AND SHEATHING OR SIDING.
- PORTLAND CEMENT STUCCO SHALL CONSIST OF (3 COATS) SCRATCH, BROWN AND FINISH COATS (MIN 7/8" THK.) APPLIED OVER (MIN.) 2.4 SELF FURRING GALV. WIRE LATH AND TWO LAYERS OF 30# ASPHALT-IMPREGNATED FELT.
- MASONRY AND STONE VENEERS SHALL BE ANCHORED TO SHEATHING WITH GALVANIZED CORRUGATED METAL TIES AT 32" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY. FLASHING SHALL EXTEND BELOW MASONRY OR STONE AT ALL SILLS; WEEP HOLES SHALL BE PROVIDED AT 2'-0" O.C. AT BASE OF CAVITY AND 6" ABOVE GRADE.
- NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE ENGINEER.
- ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL DETECTORS SHALL HAVE A PRIMARY 120 VOLT SUPPLY AND A SECONDARY SYSTEM CONSISTING OF A BATTERY BACK-UP.
- ALL ELECTRICAL WORK TO BE DESIGN BUILD. ELECTRICAL CONTRACTOR TO BE LICENSE AND INSURANCE WITH THE LOCAL MUNICIPALITY AND THE STATE AS REQUIRED. ELECTRICAL CONTRACTOR TO OBTAIN ALL PERMITS.
- ELECTRICAL CONTRACTOR TO VERIFY CAPACITY OF EXISTING INCOMING SERVICE TO SERVE EXISTING AND NEW SPACES/ROOMS AS INDICATED. PROVIDE ALL ATTENDANT WIRING, PANELS, ETC., AS REQ'D.
- ELECTRICAL CONTRACTOR TO VERIFY FINAL NO., STYLE, COLOR, TYPES AND LOCATIONS OF ALL OUTLETS, SWITCHES, FIXTURES, ETC., WITH OWNER PRIOR TO ORDERING/INSTALLATION.
- ALL MECHANICAL WORK TO BE DESIGN BUILD. MECHANICAL CONTRACTOR TO BE LICENSE AND INSURANCE WITH THE LOCAL MUNICIPALITY AND THE STATE AS REQUIRED. HVAC CONTRACTOR TO OBTAIN ALL PERMITS. OWNER TO APPROVE ALL NEW GRILLE LOCATIONS AND STYLES PRIOR TO INSTALLATION (INCLUDING ALL ATTENDANT EQUIPMENT LOCATIONS).
- ALL PLUMBING WORK TO BE DESIGN BUILD. PLUMBING CONTRACTOR TO BE LICENSE AND INSURANCE WITH THE LOCAL MUNICIPALITY AND THE STATE AS REQUIRED. PLUMBING CONTRACTOR TO OBTAIN ALL PERMITS.
- PLUMBING CONTRACTOR TO EXTEND ALL PLUMBING LINES AS REQUIRED FOR ALL NEW FIXTURES. SCOPE OF WORK TO INCLUDE ALL HOT AND COLD WATER FEEDS, WASTE PIPES OUT, STACK & VENTS, SETTING OF FIXTURES, AND ANY AND ALL HOOK-UPS/TIE-INS AS REQUIRED.

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

REV
8

N/F ANDREW K. & TERI G. TOUCHSTONE
1200 YOUNGSDORD ROAD
D.B. 5193-0860
PARCEL ID 40-00-69340-00-1

N/F BERNARD J. & JENNIFER T. MCNAMEE
1208 YOUNGSDORD ROAD
D.B. 5200-0358
PARCEL ID 40-00-69336-00-5

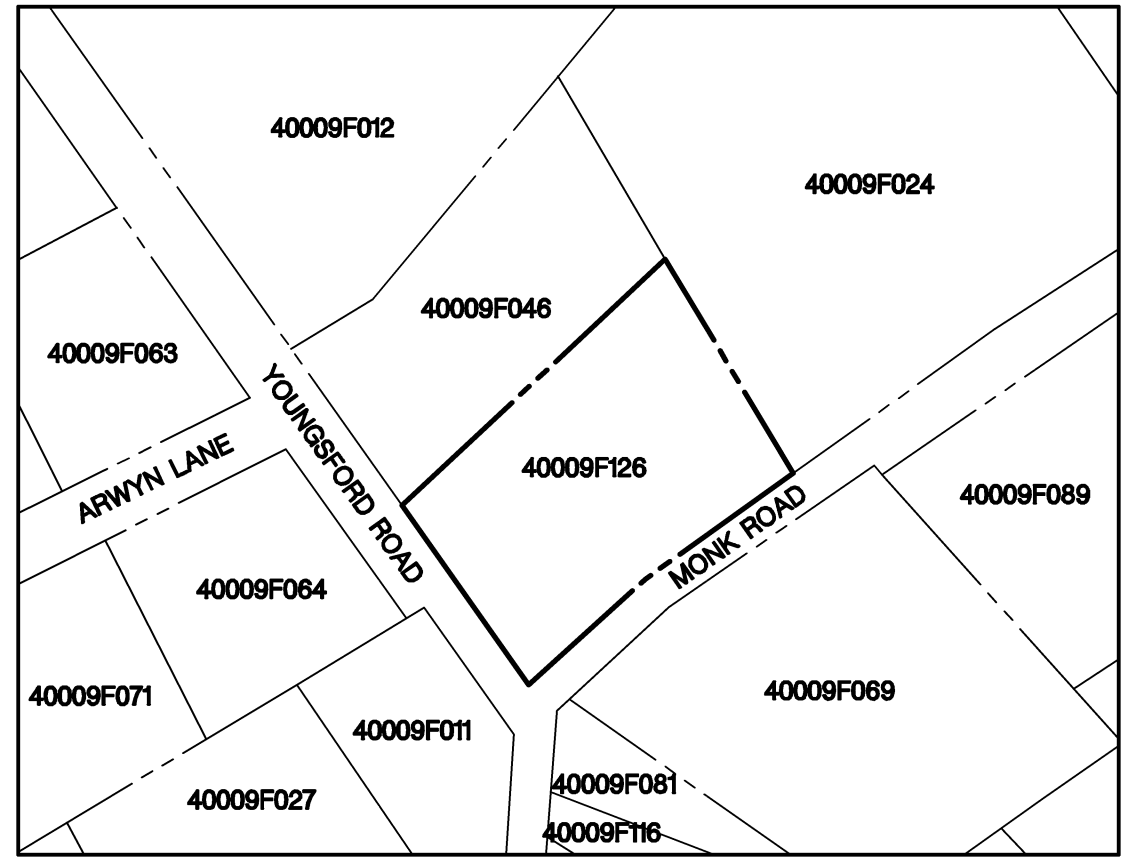
N/F FREDERICK W. DRESHER III & KATHLEEN M. SHAY
1211 YOUNGSDORD ROAD
D.B. 5687-01171
PARCEL ID 40-00-69472-00-4

N/F RICHARD M. & EMILY T. REINER
1310 MONK ROAD
D.B. 5427-01836
PARCEL ID 40-00-37887-00-8

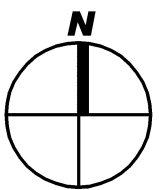
N/F JOSEPH F. & C. MARE DIANGELO
1301 MONK ROAD
D.B. 4826-0427
4275-0034
PARCEL ID 40-00-38000-00-3

N/F JAMES R. & AMY L. SCHAEFFER
1316 MONK ROAD
D.B. 5427-00343
PARCEL ID 40-00-37888-00-7

1 SITE PLAN
SP-1 Scale: 1" = 20'- 0"



2 ZONING MAP
SP-1 Scale: 1" = 150'- 0"



SITE DATA:

GROSS AREA 1.263 AC. (55,016 SF)
NET AREA 1.081 AC.± (47,088 SF)

OWNER:

RICHARD M. & EMILY T. REINER
1310 MONK ROAD
GLADWYNE, PA 19035

ZONING DATA:

ZONED	R-A
AREA	45,000 SF
BUILDING AREA	15%
FRONT YARD	50 FT
SIDE YARD	15 FT MIN. 40 FT AGGREGATE
REAR YARD	25 FT
IMPERVIOUS COVERAGE	20%

IMPERVIOUS COVERAGE:

EXISTING ROOF	3110 SF
ADDITION	528 SF > 3638 SF (7.73%)
EXISTING PATIO	800 SF
EXISTING WALKWAYS	250 SF
EXISTING DRIVEWAY	3504 SF
TOTAL	8192 SF (17.40%)

NOTE: EXISTING STORMWATER MANAGEMENT WAS DESIGNED
BASED ON 7,400 SF IMPERVIOUS COVERAGE.

DISTURBED AREA:

LESS THE 875 SF

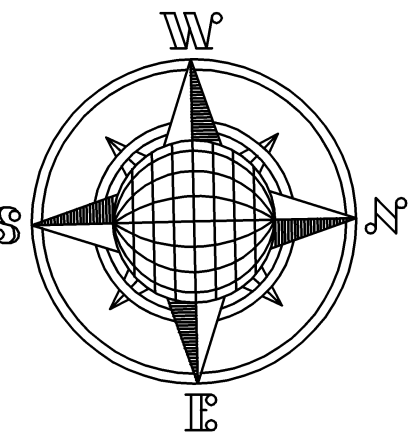
NOTES:

SITE DATA AND EXISTING FEATURES WERE TAKEN FROM A PLAN
FOR THE SHIPLEY SCHOOL (PREPARED BY MILTON R. YERKES,
DATED 05-27-44) AND MOMENEE AND ASSOCIATES (PREPARED
ON 05-12-93). ALL LOCATIONS SHOULD BE CONSIDERED AS
APPROXIMATE ONLY. COMPLETENESS OR ACCURACY OF THE
LOCATIONS OF STRUCTURES CANNOT BE GUARANTEED.

BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR
SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH
THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776
THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE
CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL
UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



SITE LEGEND	
---	SITE PROPERTY LINE
---	BUILDING SETBACKS
---	DRAINAGE OR ACCESS EASEMENT
---	STREET OR ROAD
---	2'-0" CONTOURS (EXISTING)
---	2'-0" CONTOURS (PROPOSED)
---	RIGHT OF WAY
---	OVERHEAD UTILITY LINES
---	UNDERGROUND UTILITY LINES
---	EXISTING FENCE
---	PROPOSED FENCE
---	EXISTING TREES & SHRUBS
---	UTILITY POLE
---	PROPOSED TREE



523 Kimberton Road, Suite 118 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-1127-X

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

PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		EMH		RJK	
NO.	DATE	BY	ISSUE		
1	06-26-10	EMH	ISSUED FOR CLIENT REVIEW		
2	07-21-10	EMH	ISSUED FOR CLIENT REVIEW		
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION		
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION		
8					
9					
10					
11					
12					
13					
14					
15					

APPROVED BY	CURRENT DATE
Robin J. Kohn, AIA.	October 15, 2010

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

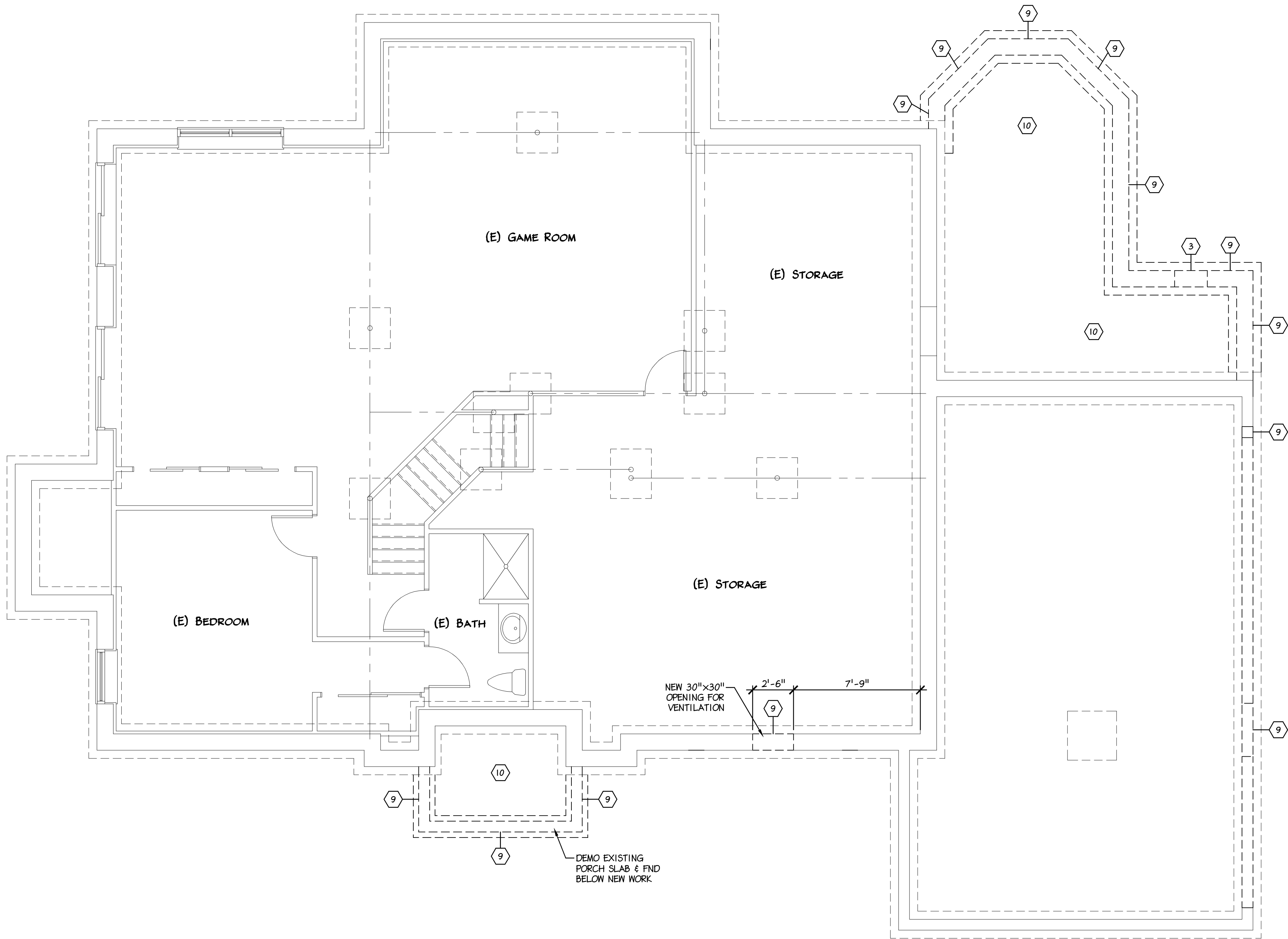
SHEET TITLE

SITE PLAN

SHEET NUMBER

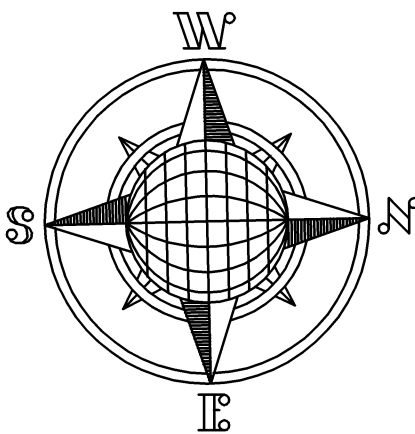
SP-1

REV
7



DEMOLITION NOTES

- 1 REMOVE PORTION OF EXISTING EXTERIOR WALL(S) TO ACCOMMODATE NEW WORK.
- 2 REMOVE ALL EXISTING DOOR(S) AND DOOR FRAMES.
- 3 REMOVE EXISTING WINDOWS AND WINDOW FRAMES.
- 4 REMOVE ALL EXISTING PARTITION / WALL(S) TO ACCOMMODATE NEW WORK.
- 5 REMOVE EXISTING CEILING.
- 6 REMOVE EXISTING FLOOR FINISH TO ACCOMMODATE NEW WORK.
- 7 REMOVE EXISTING CABINETS, FIXTURES, MILLWORK / BUILT-IN ITEM(S) TO ACCOMMODATE NEW WORK.
- 8 REMOVE EXISTING SPIRAL STAIRS
- 9 REMOVE EXISTING FOUNDATION WALLS AND FOOTING.
- 10 REMOVE CONCRETE SLAB
- 11 REMOVE TRANSOM UNIT ABOVE WINDOW OR DOORS TO ACCOMMODATE NEW WORK.



1 BASEMENT DEMOLITION PLAN
D-1 Scale: 1/4" = 1'- 0"

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

REGISTERED ARCHITECT
PENNSYLVANIA
KOHN RA 11327-X

523 Kimberton Road, Suite 118 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

PROJECT NO.		DRAWN BY	CHK'D BY
B3250		EMH	R/K
O. DATE	BY	ISSUE	
1	06-26-10	EMH	ISSUED FOR CLIENT REVIEW
2	07-21-10	EMH	ISSUED FOR CLIENT REVIEW
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW
4	08-10-10	EMH	ISSUED FOR REVIEW
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION
8			
9			
10			
11			
12			
13			
14			
15			
APPROVED BY		CURRENT DATE	
Robin J. Kohn, A.I.A.		October 15, 2010	

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
**DEMOLITION -
BASEMENT PLAN**

SHEET NUMBER
D-1
REV
7

PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		EMH		RJK	
NO. DATE		BY		ISSUE	
1	06/26/10	EMH		ISSUED FOR CLIENT REVIEW	
2					
3	07-29-10	EMH		ISSUED FOR CLIENT REVIEW	
4	08-10-10	EMH		ISSUED FOR REVIEW	
5	08-20-10	EMH		ISSUED FOR FINAL REVIEW	
6	09-30-10	EMH		ISSUED FOR PERMIT & CONSTRUCTION	
7	10-15-10	EMH		REVISED PLANS ISSUED FOR CONSTRUCTION	
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY			CURRENT DATE		
Robin J. Kohn, A.J.A.			October 15, 2010		

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

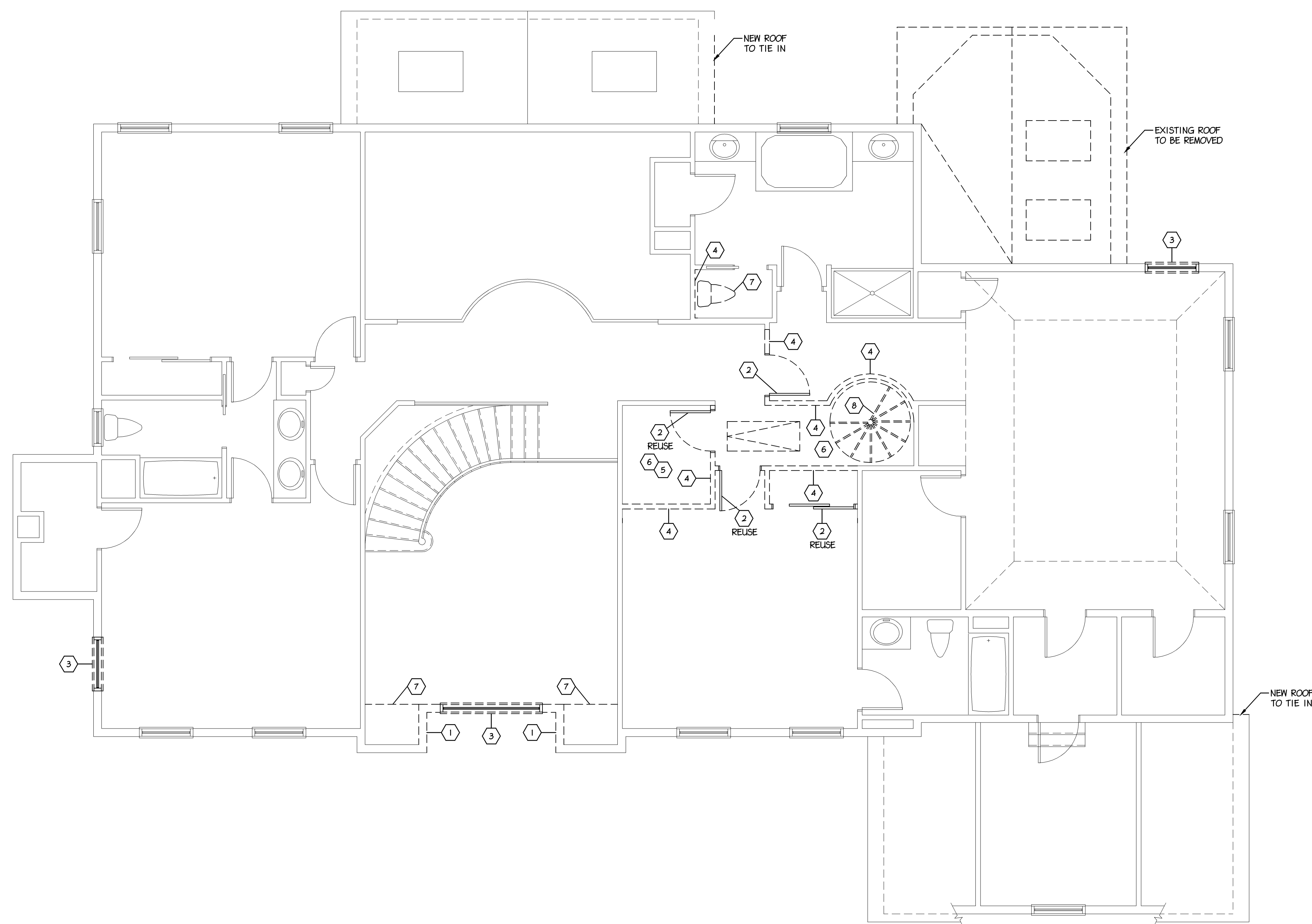
**LOWER MERION TOWNSHIP
MONTGOMERY COUNTY**

SHEET TITLE

DEMOLITION -
SECOND FLOOR PLAN

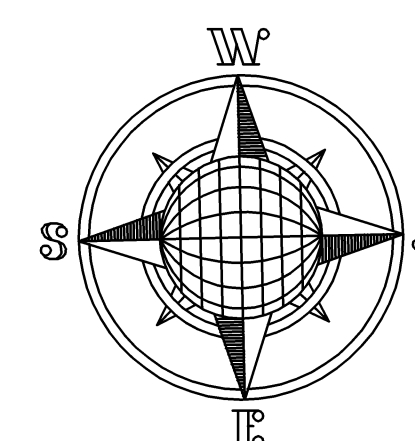
SHEET NUMBER

D-3

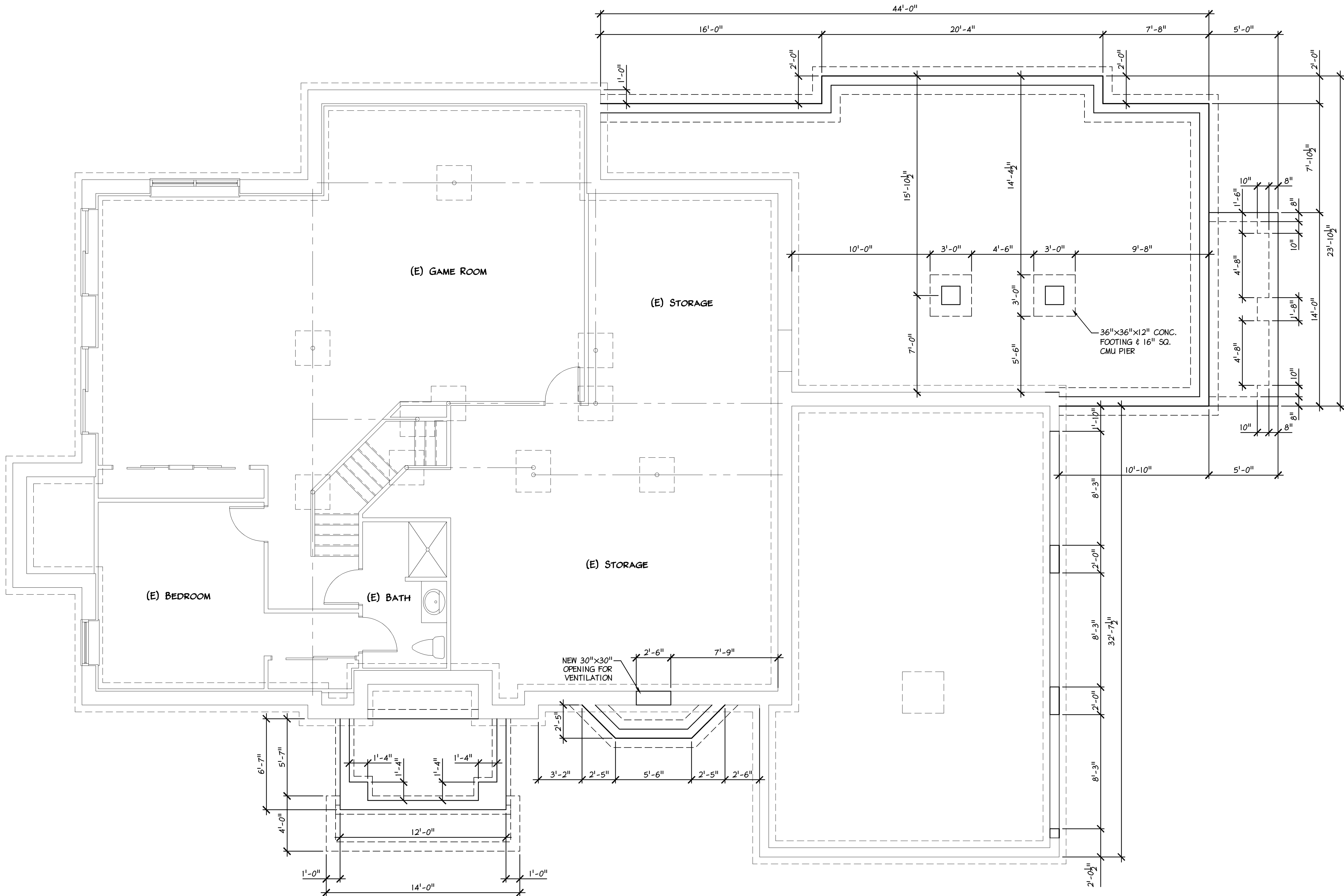
REV
7

DEMOLITION NOTES

- 1 REMOVE PORTION OF EXISTING EXTERIOR WALL(S) TO ACCOMMODATE NEW WORK.
- 2 REMOVE ALL EXISTING DOOR(S) AND DOOR FRAMES.
- 3 REMOVE EXISTING WINDOWS AND WINDOW FRAMES.
- 4 REMOVE ALL EXISTING PARTITION / WALL(S) TO ACCOMMODATE NEW WORK.
- 5 REMOVE EXISTING CEILING.
- 6 REMOVE EXISTING FLOOR FINISH TO ACCOMMODATE NEW WORK.
- 7 REMOVE EXISTING CABINETS, FIXTURES, MILLWORK / BUILT-IN ITEM(S) TO ACCOMMODATE NEW WORK.
- 8 REMOVE EXISTING SPIRAL STAIRS
- 9 REMOVE EXISTING FOUNDATION WALLS AND FOOTING.
- 10 REMOVE CONCRETE SLAB
- 11 REMOVE TRANSOM UNIT ABOVE WINDOW OR DOORS TO ACCOMMODATE NEW WORK.



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



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

FLOOR AREA			
	GROSS AREA	NET AREA	
LOWER LEVEL (BSMT)	1191	1139	Sq.Ft.
FIRST FLOOR	2926	2767	Sq.Ft.
SECOND FLOOR	2006	1886	Sq.Ft.
THIRD FLOOR	760	688	Sq.Ft.
TOTAL	6883	6480	Sq.Ft.
UNFINISHED BSMT	734		Sq.Ft.
TOTAL	734		Sq.Ft.
3-CAR GARAGE	672		Sq.Ft.
TOTAL	672		Sq.Ft.
(E) BUILDING IMPERV	3110		Sq.Ft.
(N) BUILDING IMPERV	3602		Sq.Ft.
TOTAL CHANGE	492		Sq.Ft.

- GENERAL NOTES:**
- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
 - INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
 - WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
 - PROVIDE SOLID BRIDGING AT 1/3 INTERVALS OF SPAN. (TYP. ALL JOIST)
 - ALL WALLS ARE DIMENSIONED TO ROUGH FRAMING.
INTERIOR - ADD 1/2" G.W.B. BOTH SIDES
EXTERIOR - ADD 1/2" G.W.B. INTERIOR.
 - ALL OPERABLE WINDOWS WITH SILLS BELOW 24" AND 72" ABOVE FIN. GRADE SHALL COMPLY WITH IRC 2009 SECTION 612.2 AND ASTM F-2090 FOR FALL RESTRAINT.
 - MINIMUM PROJECT INSULATION VALUES:
WALLS - R-21
FLOORS - R-25
CEILINGS - R-38

Betzwood

AssociatesPC

Architects & Engineers

Robin J. Kohn, AIA

Regis W. Kube, PE

REGISTERED ARCHITECT

PENNSYLVANIA

11127-X

ROBIN J. KOHN RA 11127-X

523 Kimberton Road, Suite 118 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

PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		EMH		RJK	
NO.	DATE	BY	ISSUE		
1	06-26-10	EMH	ISSUED FOR CLIENT REVIEW		
2	07-21-10	EMH	ISSUED FOR CLIENT REVIEW		
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION		
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION		
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY			CURRENT DATE		
Robin J. Kohn, A.I.A.			October 15, 2010		

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE

BASEMENT PLAN

SHEET NUMBER

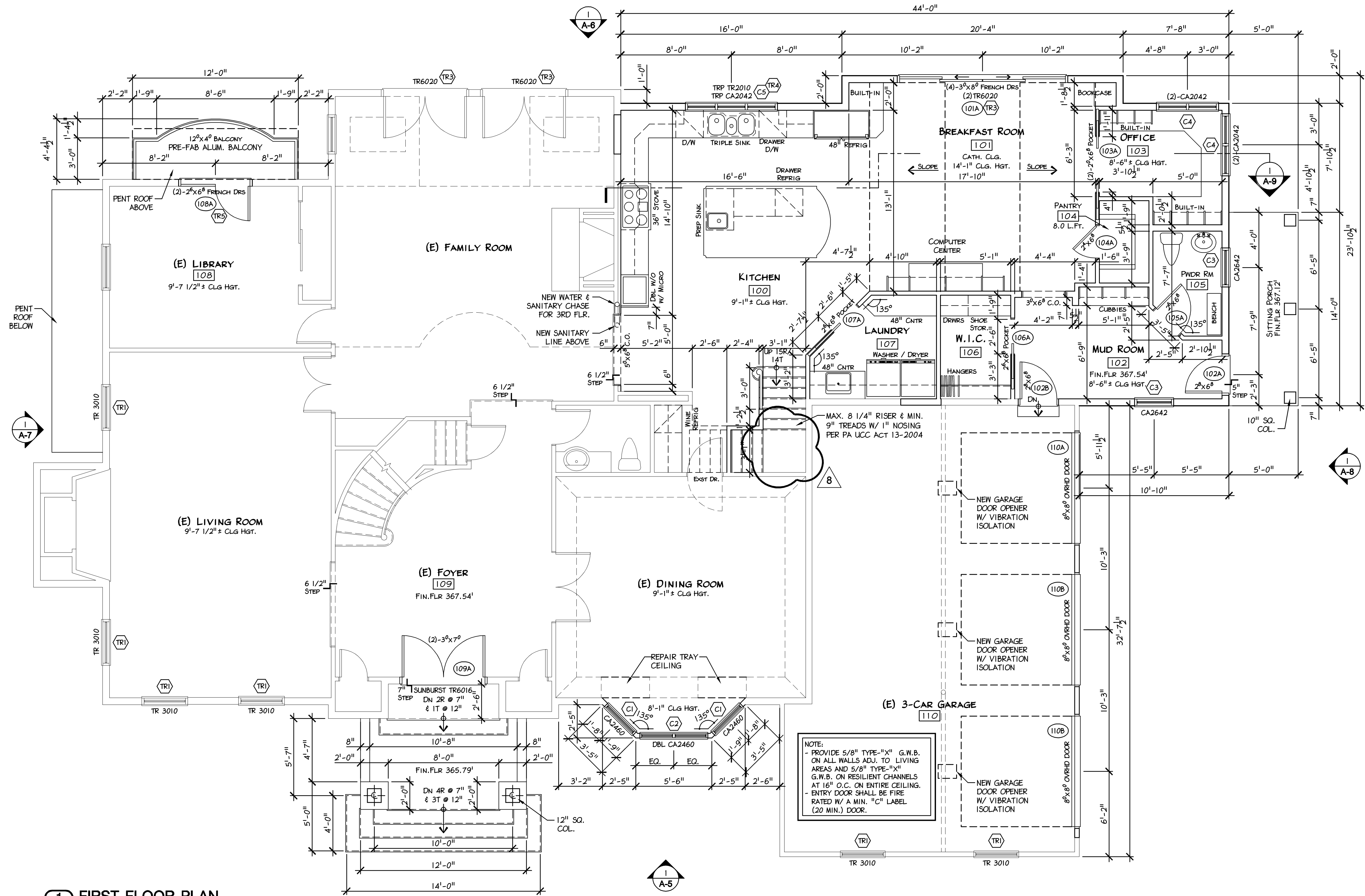
A-1

REV
7

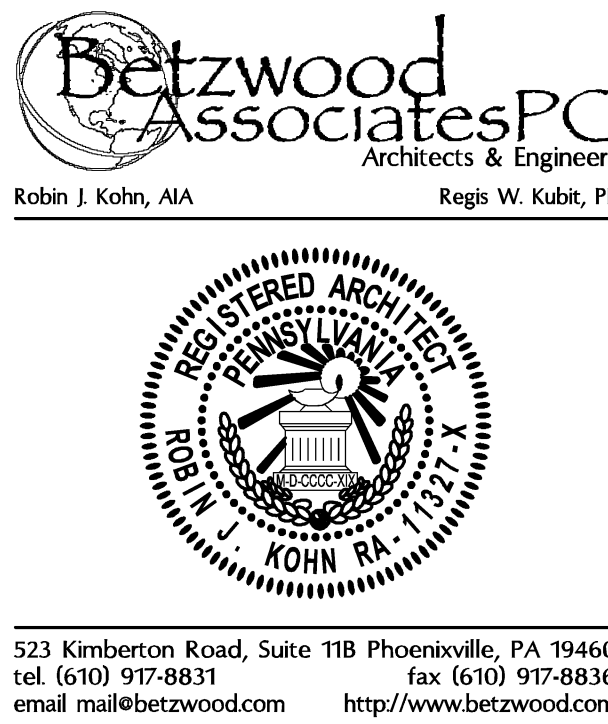
WINDOW SCHEDULE											
NO	WINDOW		TYPE	MANF.	GLASS TYP.	CLEAR OPENING	VISIBLE LIGHT	UNIT COUNT	REMARKS		
	UNIT SIZE	ROUGH OPENING									
C1	2460 / CLAD / INTEGRAL GRILLE	2'-4 7/8"W x 6'-0 3/8"H	CA	ANDERSON	DBL LOW-E	9.3	11.2	2	BAY WINDOW		
C2	(2)-2460 / CLAD / INTEGRAL GRILLE	4'-9"W x 6'-0 3/8"H	CA	ANDERSON	DBL LOW-E	(2)-9.3	22.3	1	DBL @ BAY WINDOW		
C3	2442 / CLAD / INTEGRAL GRILLE	2'-4 7/8"W x 4'-5 3/8"H	CA	ANDERSON	DBL LOW-E	6.7	8.0	2	MUD & POWDER ROOM		
C4	(2)-2042 / CLAD / INTEGRAL GRILLE	4'-0 1/2"W x 4'-5 3/8"H	CA	ANDERSON	DBL LOW-E	(2)-4.8	13.1	2	GREAT ROOM WINDOWS (DOUBLE)		
C5	(3)-2042 / CLAD / INTEGRAL GRILLE	6'-0 3/8"W x 4'-5 3/8"H	CA	ANDERSON	DBL LOW-E	(3)-5.5	17.7	1	KITCHEN WINDOWS (TRIPLE)		
TR1	3015 / CLAD / INTEGRAL GRILLE	3'-2 1/8"W x 1'-7 7/8"H	TR	ANDERSON	DBL LOW-E	N/A	3.0	6	3046 TRANSOM WINDOW		
TR2	6016 / CLAD / INTEGRAL GRILLE	6'-1 1/4"W x 1'-6 3/4"H	TR	ANDERSON	DBL LOW-E	N/A	4.3	1	ENTRY DOOR SUNBURST TRANSOM		
TR3	6020 / CLAD / INTEGRAL GRILLE	6'-1 1/4"W x 2'-0 3/4"H	TR	ANDERSON	DBL LOW-E	N/A	4.7	4	FRENCH DOORS TRANSOM		
TR4	(3)-2015 / CLAD / INTEGRAL GRILLE	6'-0 3/8"W x 1'-5 1/2"H	TR	ANDERSON	DBL LOW-E	N/A	5.1	1	KITCHEN TRANSOM WINDOWS (TRIPLE)		
TR5	6015 / CLAD / INTEGRAL GRILLE	4'-11 7/8"W x 1'-5 1/2"H	TR	ANDERSON	DBL LOW-E	N/A	4.8	3	LIBRARY TRANSOM WINDOWS		
PL1	2446 / CLAD / INTEGRAL GRILLE	2'-4 7/8"W x 3'-8 3/8"H	CA	ANDERSON	DBL LOW-E	7.2	8.5	3	FOYER PLADIUM WINDOWS		
PL2	3546 / CLAD / INTEGRAL GRILLE	3'-5 3/8"W x 4'-8 3/8"H	FX	ANDERSON	DBL LOW-E	N/A	9.7	2	FOYER PLADIUM FIXED WINDOW		
CR1	C3518 / CLAD / INTEGRAL GRILLE	3'-5 1/4"W x 1'-11 3/4"H	CIR	ANDERSON	DBL LOW-E	N/A	3.6	1	FOYER PLADIUM HALF ROUND WINDOW		
DH1	(2)-3052 / CLAD / INTEGRAL GRILLE	6'-4"W x 5'-4 7/8"H	DH	ANDERSON	DBL LOW-E	6.6	13.0	1	THIRD FLOOR EGRESS WINDOWS		
DH2	A3765 / CLAD / INTEGRAL GRILLE	3'-1 3/4"W x 5'-5 3/4"H	DH	ANDERSON	DBL LOW-E	4.8	12.0	2	THIRD FLOOR ARCH TOP WINDOWS (MATCH GRILLE WORK)		

FLOOR AREA			
	GROSS AREA	NET AREA	
LOWER LEVEL (BSMT)	1191	1139	Sq.Ft.
FIRST FLOOR	2926	2767	Sq.Ft.
SECOND FLOOR	2006	1886	Sq.Ft.
THIRD FLOOR	760	688	Sq.Ft.
TOTAL	6883	6480	Sq.Ft.
UNFINISHED BSMT	734		Sq.Ft.
TOTAL	734		Sq.Ft.
3-CAR GARAGE	672		Sq.Ft.
TOTAL	672		Sq.Ft.
(E) BUILDING IMPERV	3110		Sq.Ft.
(N) BUILDING IMPERV	3602		Sq.Ft.
TOTAL CHANGE	492		Sq.Ft.

- GENERAL NOTES:
- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
 - INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
 - WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
 - PROVIDE SOLID BRIDGING AT 1/3 INTERVALS OF SPAN. (TYP. ALL JOIST)
 - ALL WALLS ARE DIMENSIONED TO ROUGH FRAMING.
INTERIOR - ADD 1/2" G.W.B. BOTH SIDES
EXTERIOR - ADD 1/2" G.W.B. INTERIOR.
 - ALL OPERABLE WINDOWS WITH SILLS BELOW 24" AND 72" ABOVE FIN. GRADE SHALL COMPLY WITH IRC 2009 SECTION 612.2 AND ASTM F-2090 FOR FALL RESTRAINT.
 - MINIMUM PROJECT INSULATION VALUES:
WALLS - R-21
FLOORS - R-25
CEILINGS - R-38



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



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

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

PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		EMH		RJK	
NO.	DATE	BY	ISSUE		
1	06-26-10	EMH	ISSUED FOR CLIENT REVIEW		
2	07-21-10	EMH	ISSUED FOR CLIENT REVIEW		
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION		
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION		
8	11-04-10	EMH	TOWNSHIP REVIEW RE-ISSUED FOR CONSTRUCTION		
9					
10					
11					
12					
13					
14					
15					
APPROVED BY			CURRENT DATE		
Robin J. Kohn, A.I.A.			November 04, 2010		

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-2
REV
7

MATERIAL CODE

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

MATERIAL GLOSSARY

CPT	CARPET
CT	CERAMIC TILE
CONC.	CONCRETE
G.W.B.	GYPSUM WALL BOARD
H WD	HARDWOOD FLOOR
MR.G.W.B.	MOISTURE RESISTANT G.W.B.
PT	PORCELAIN TILE
'X' G.W.B.	FIRE RATED GYPSUM WALL BOARD
VT	SHEET VINYL TILE
WD T&G	WOOD TONGUE & GROOVE

FINISH SCHEDULE

NO	SPACE	FLOOR	BASE		WALLS								CEILING			REMARKS	
					NORTH		EAST		SOUTH		WEST						
		MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH		HEIGHT
100	KITCHEN	B	WALNUT	I	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	I	PAINTED	9'-6"	SLOPED CLG TO 16'-0"
101	BREAKFAST ROOM	B	WALNUT	I	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	I	PAINTED	9'-6"	
102	MUD ROOM	B	WALNUT	I	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	I	PAINTED	9'-6"	
103	HOME OFFICE	B	WALNUT	I	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	I	PAINTED	8'-6"	
104	PANTRY	B	WALNUT	I	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	I	PAINTED	8'-6"	
105	POWDER ROOM	C	CERAMIC	I	PAINTED	B	PAINTED	B	PAINTED	B	PAINTED	B	PAINTED	2	PAINTED	8'-6"	
106	WALK IN CLOSET	B	WALNUT	I	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	I	PAINTED	9'-6"	
107	LAUNDRY	C	CERAMIC	I	PAINTED	B	PAINTED	B	PAINTED	B	PAINTED	B	PAINTED	2	PAINTED	9'-6"	
108	(E) LIBRARY	EXST.	-	EXST.	-	EXST.	-	EXST.	-	EXST.	-	A	PAINTED	EXST.	-	9'-6"	EXST WITH NEW FRENCH DOORS
109	(E) FOYER	EXST.	-	EXST.	-	EXST.	-	EXST.	-	EXST.	-	A	PAINTED	EXST.	-	18'-9"	
110	(E) GARAGE	F	-	6	-	F	PAINTED	EXST.	-	EXST.	-	EXST.	-	EXST.	-	10'-0" ±	
200	HALLWAY	A	MATCH	I	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	EXST.	-	8'-0"	
201	(E) MSTR BEDRM	A	MATCH	I	PAINTED	EXST.	-	EXST.	-	A	PAINTED	EXST.	-	EXST.	-	8'-0"	
202	(E) BEDROOM #2	EXST.	-	I	PAINTED	EXST.	-	EXST.	-	EXST.	-	A	PAINTED	EXST.	-	8'-0"	
300	SITTING AREA	B	WALNUT	I	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	I	PAINTED	8'-0"	
301	BEDROOM #5	A	CARPET	I	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	I	PAINTED	8'-0"	
302	BATHROOM	C	CERAMIC	I	PAINTED	B	PAINTED	B	PAINTED	B	PAINTED	B	PAINTED	2	PAINTED	8'-0"	
303	WALK IN CLOSET	A	CARPET	I	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	A	PAINTED	I	PAINTED	8'-0"	VOLUME CLG. IN STORAGE AREA

FLOOR AREA

	GROSS AREA	NET AREA	
LOWER LEVEL (BSMT)	1191	1139	Sq.Ft.
FIRST FLOOR	2926	2767	Sq.Ft.
SECOND FLOOR	2006	1886	Sq.Ft.
THIRD FLOOR	760	688	Sq.Ft.
TOTAL	6883	6480	Sq.Ft.
UNFINISHED BSMT	734		Sq.Ft.
TOTAL	734		Sq.Ft.
3-CAR GARAGE	672		Sq.Ft.
TOTAL	672		Sq.Ft.
(E) BUILDING IMPERV	3110		Sq.Ft.
(N) BUILDING IMPERV	3602		Sq.Ft.
TOTAL CHANGE	492		Sq.Ft.

GENERAL NOTES:

- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- PROVIDE SOLID BRIDGING AT 1/3 INTERVALS OF SPAN. (TYP. ALL JOIST)
- ALL WALLS ARE DIMENSIONED TO ROUGH FRAMING.
INTERIOR - ADD 1/2" G.W.B. BOTH SIDES
EXTERIOR - ADD 1/2" G.W.B. INTERIOR.
- ALL OPERABLE WINDOWS WITH SILLS BELOW 24" AND 7'2" ABOVE FIN. GRADE SHALL COMPLY WITH IRC 2009 SECTION 612.2 AND ASTM F-2090 FOR FALL RESTRAINT.
- MINIMUM PROJECT INSULATION VALUES:
WALLS - R-21
FLOORS - R-25
CEILINGS - R-38



523 Kimberton Road, Suite 118 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

PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		EMH		R&K	
NO.	DATE	BY	ISSUE		
1	06-26-10	EMH	ISSUED FOR CLIENT REVIEW		
2					
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION		
7	10-15-10	EMH	REVISED PLANS		
			ISSUED FOR CONSTRUCTION		
8	11-04-10	EMH	TOWNSHIP REVIEW		
			RE-ISSUED FOR CONSTRUCTION		
9					
10					
11					
12					
13					
14					
15					

APPROVED BY: Robin J. Kohn, AIA.
CURRENT DATE: November 04, 2010

REINER RESIDENCE

1310 MONK ROAD
GLADWYNE, PA 19035

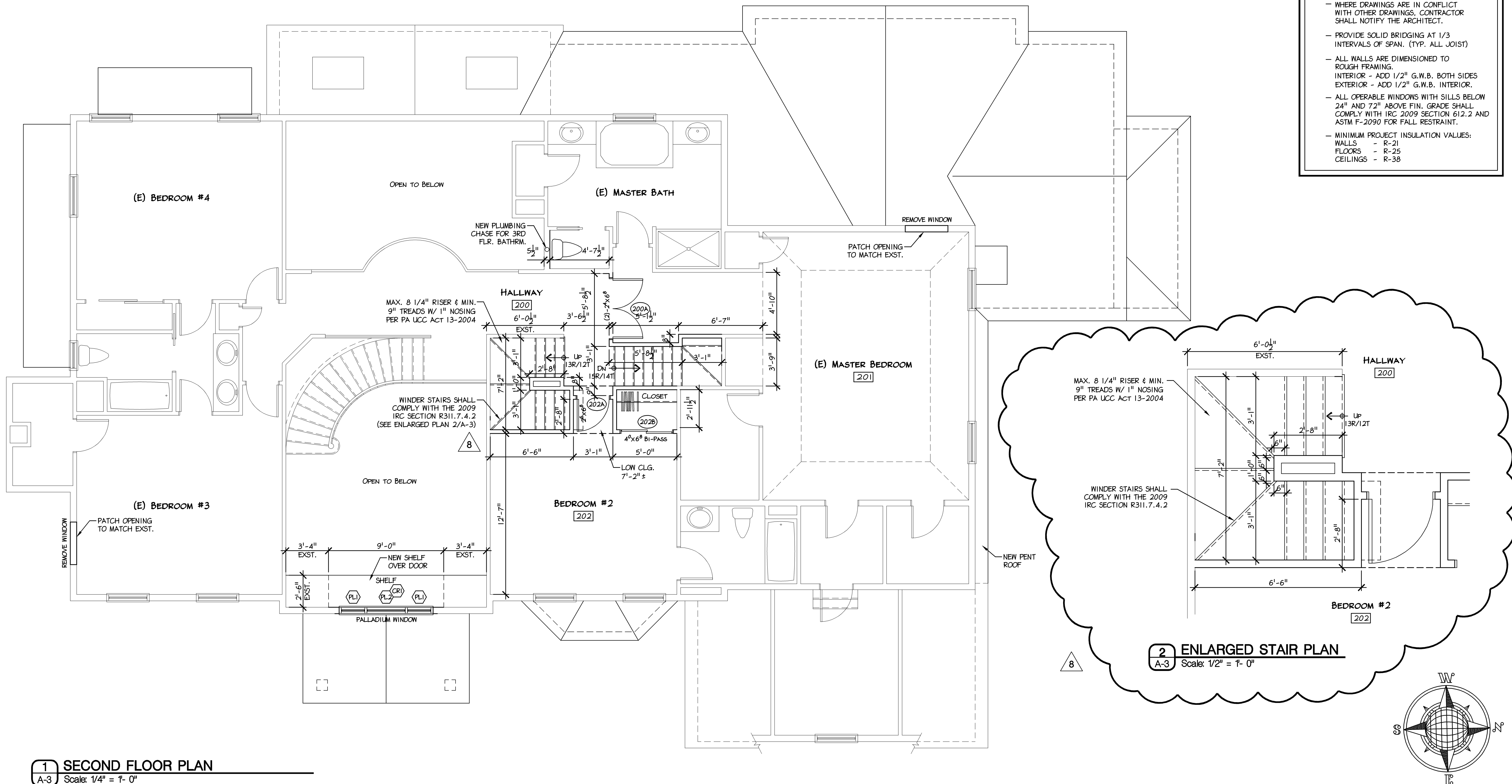
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE

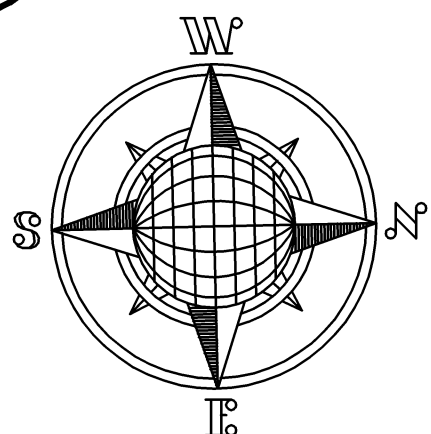
SECOND FLOOR PLAN

SHEET NUMBER

A-3

REV
7

2 ENLARGED STAIR PLAN
A-3 Scale: 1/2" = 1'-0"



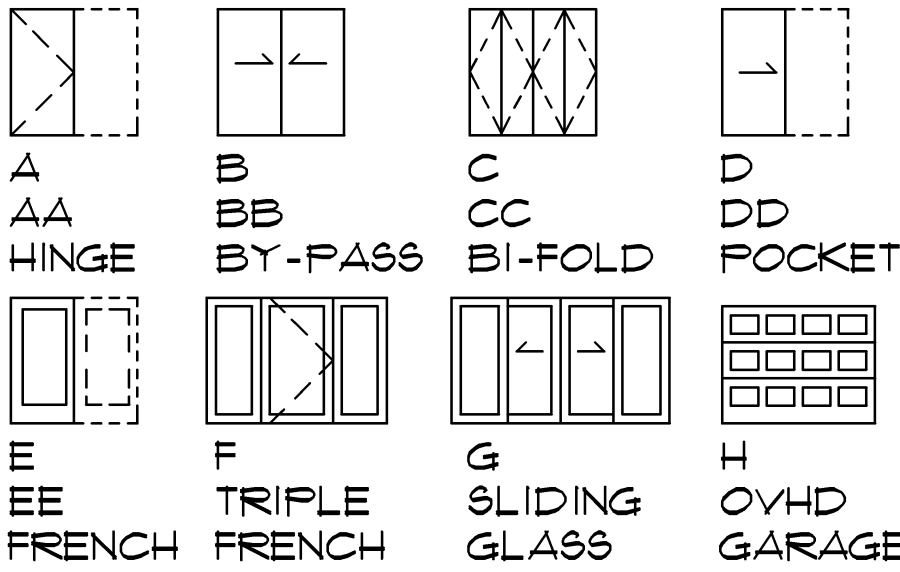
1 SECOND FLOOR PLAN
A-3 Scale: 1/4" = 1'-0"

DOOR LEGEND

CONSTRUCTION KEY

AL ALUMINUM
EM EXTERIOR METAL
HC HOLLOW CORE
SC SOLID CORE
SR STILE AND RAIL

DOOR TYPES



NOTE:
DOUBLE LETTER INDICATES DOUBLE DOOR.

DOOR SCHEDULE

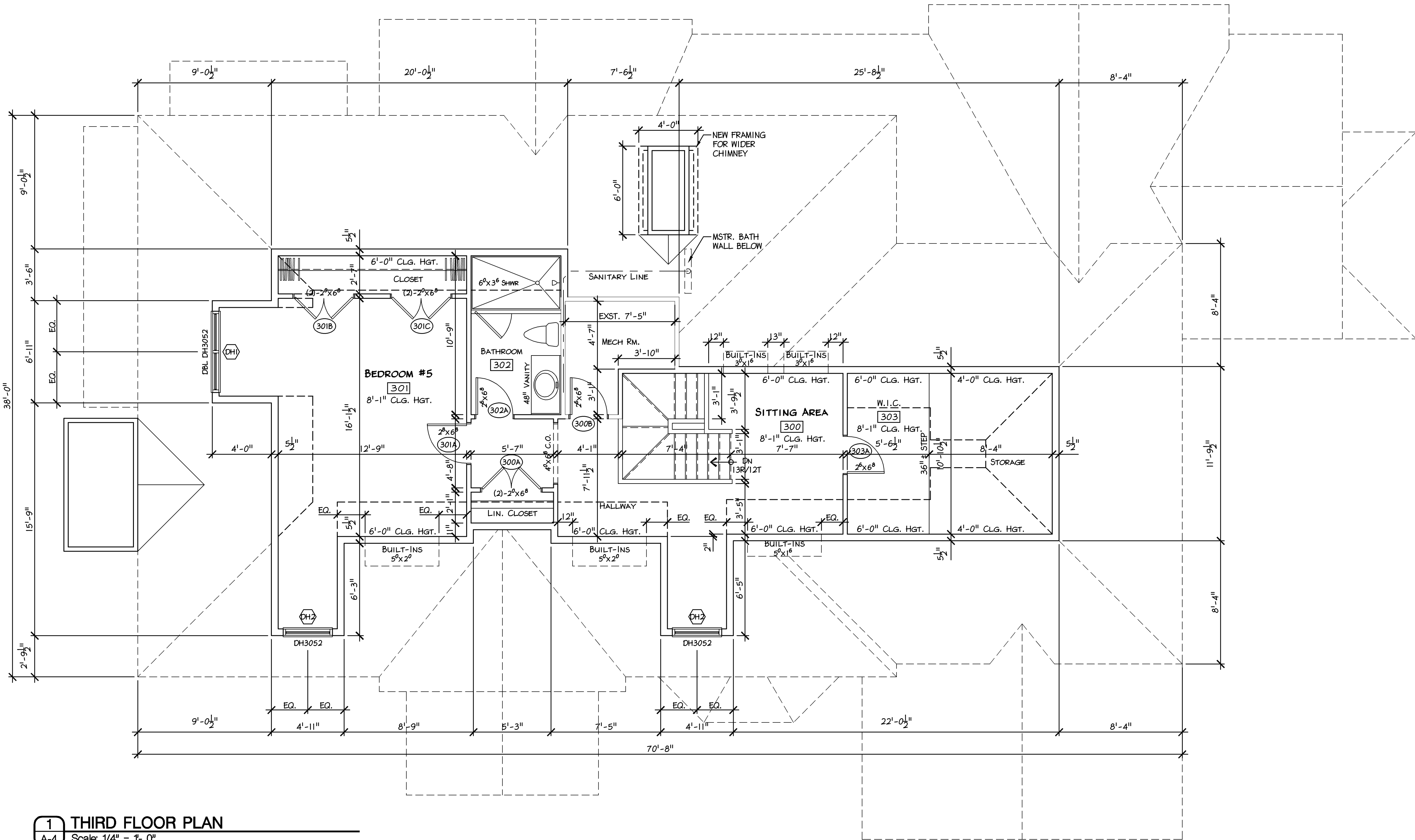
NO	SPACE		DOOR	TYP.	MAT.	GLASS	FRAME	SADDLE	FIRE RATING LABEL	HDWE GROUP	REMARKS
	FROM	TO									
101A	EXTERIOR	BREAKFAST RM	(4)-3'-0"X8'-0" FRENCH SLIDER	G	WD	INS.	WD	WD	N/A	EXT 02	QUAD FRENCH DOORS
102A	EXTERIOR	MUD ROOM	2'-8"W X 6'-8"H	A	WD	INS.	WD	WD	N/A	EXT 03	HALF LITE
102B	GARAGE	MUD ROOM	2'-8"W X 6'-8"H	B	WD	N/A	WD	ALUM.	20 MIN.	EXT 03	
103A	BREAKFAST RM	HOME OFFICE	POCKET (2)-2'-0"W X 6'-8"H	DD	WD	N/A	WD	N/A	N/A	INT 04	
104A	BREAKFAST RM	PANTRY	2'-4"W X 6'-8"H	A	WD	N/A	WD	N/A	N/A	INT 03	
105A	MUD ROOM	POWDER RM	2'-6"W X 6'-8"H	A	WD	N/A	WD	N/A	N/A	INT 02	
106A	MUD ROOM	WALK IN CLOSET	POCKET 2'-6"W X 6'-8"H	D	WD	N/A	WD	N/A	N/A	INT 05	
107A	KITCHEN	LAUNDRY	POCKET 2'-6"W X 6'-8"H	D	WD	N/A	WD	N/A	N/A	INT 05	
108A	EXTERIOR	LIBRARY	(2)-2'-6"W X 6'-8"H FRENCH DRS	EE	WD	INS.	WD	WD	N/A	EXT 04	
109A	EXTERIOR	FOYER	(2)-3'-0"W X 7'-0"H	AA	WD	N/A	WD	WD	N/A	EXT 01	
110A	EXTERIOR	GARAGE	8'-0"W X 8'-0"H	H	WD OR AL	STD.	WD	N/A	N/A	EXT 05	CARRIAGE STYLE DOORS
110B	EXTERIOR	GARAGE	8'-0"W X 8'-0"H	H	WD OR AL	STD.	WD	N/A	N/A	EXT 05	CARRIAGE STYLE DOORS
110C	EXTERIOR	GARAGE	8'-0"W X 8'-0"H	H	WD OR AL	STD.	WD	N/A	N/A	EXT 05	CARRIAGE STYLE DOORS
201A	HALLWAY	MASTER BEDROOM	(2)-2'-4"W X 6'-8"H	AA	WD	N/A	WD	N/A	N/A	INT 01	
202A	HALLWAY	BEDROOM #2	2'-6"W X 6'-8"H	A	WD	N/A	WD	N/A	N/A	INT 02	
202B	BEDROOM #2	CLOSET	(2)-2'-0"W X 6'-8"H BI-PASS	BB	WD	N/A	WD	N/A	N/A	INT 06	
300A	HALLWAY	LINEN CLOSET	(2)-2'-0"W X 6'-0"H	AA	WD	N/A	WD	N/A	N/A	INT 07	
300B	HALLWAY	MECH. ROOM	2'-6"W X 6'-8"H	A	WD	N/A	WD	N/A	N/A	INT 01	PROVIDE DOOR SEALS
301A	HALLWAY	BEDROOM #5	2'-8"W X 6'-8"H	A	WD	N/A	WD	N/A	N/A	INT 02	
301B	BEDROOM #5	CLOSET	(2)-2'-0"W X 6'-8"H	AA	WD	N/A	WD	N/A	N/A	INT 07	
301C	BEDROOM #5	CLOSET	(2)-2'-0"W X 6'-8"H	AA	WD	N/A	WD	N/A	N/A	INT 07	
302A	HALLWAY	BATHROOM	2'-6"W X 6'-8"H	A	WD	N/A	WD	N/A	N/A	INT 02	
303A	SITTING AREA	WALK IN CLOSET	2'-6"W X 6'-8"H	B	WD	N/A	WD	N/A	N/A	INT 03	PROVIDE DOOR SEALS

FLOOR AREA

	GROSS AREA	NET AREA	
LOWER LEVEL (BSMT)	1191	1139	Sq.Ft.
FIRST FLOOR	2926	2767	Sq.Ft.
SECOND FLOOR	2006	1886	Sq.Ft.
THIRD FLOOR	760	688	Sq.Ft.
TOTAL	6883	6480	Sq.Ft.
UNFINISHED BSMT	734		Sq.Ft.
TOTAL	734		Sq.Ft.
3-CAR GARAGE	672		Sq.Ft.
TOTAL	672		Sq.Ft.
(E) BUILDING IMPERV	3110		Sq.Ft.
(N) BUILDING IMPERV	3602		Sq.Ft.
TOTAL CHANGE	492		Sq.Ft.

GENERAL NOTES:

- ALL INTERIOR WALLS SHALL BE 2X4 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS SHALL BE 2X6 STUDS AT 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
- INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- PROVIDE SOLID BRIDGING AT 1/3 INTERVALS OF SPAN. (TYP. ALL JOIST)
- ALL WALLS ARE DIMENSIONED TO ROUGH FRAMING.
INTERIOR - ADD 1/2" G.W.B. BOTH SIDES
EXTERIOR - ADD 1/2" G.W.B. INTERIOR.
- ALL OPERABLE WINDOWS WITH SILLS BELOW 24" AND 7'2" ABOVE FIN. GRADE SHALL COMPLY WITH IRC 2009 SECTION 612.2 AND ASTM F-2090 FOR FALL RESTRAINT.
- MINIMUM PROJECT INSULATION VALUES:
WALLS - R-21
FLOORS - R-25
CEILINGS - R-38



1 THIRD FLOOR PLAN

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



523 Kimberton Road, Suite 118 Phoenixville, PA 19380
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

PROJECT NO.		DRAWN BY		CHK'D BY		
B3250		EMH		RJK		
NO.	DATE	BY	ISSUE			
1	06/26/10	EMH	ISSUED FOR CLIENT REVIEW			
2						
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW			
4	08-10-10	EMH	ISSUED FOR REVIEW			
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW			
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION			
7	10-15-10	EMH	REVISED PLANS			
8			ISSUED FOR CONSTRUCTION			
9						
10						
11						
12						
13						
14						
15						

APPROVED BY
Robin J. Kohn, A.I.A.

CURRENT DATE
October 15, 2010

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE

THIRD FLOOR PLAN

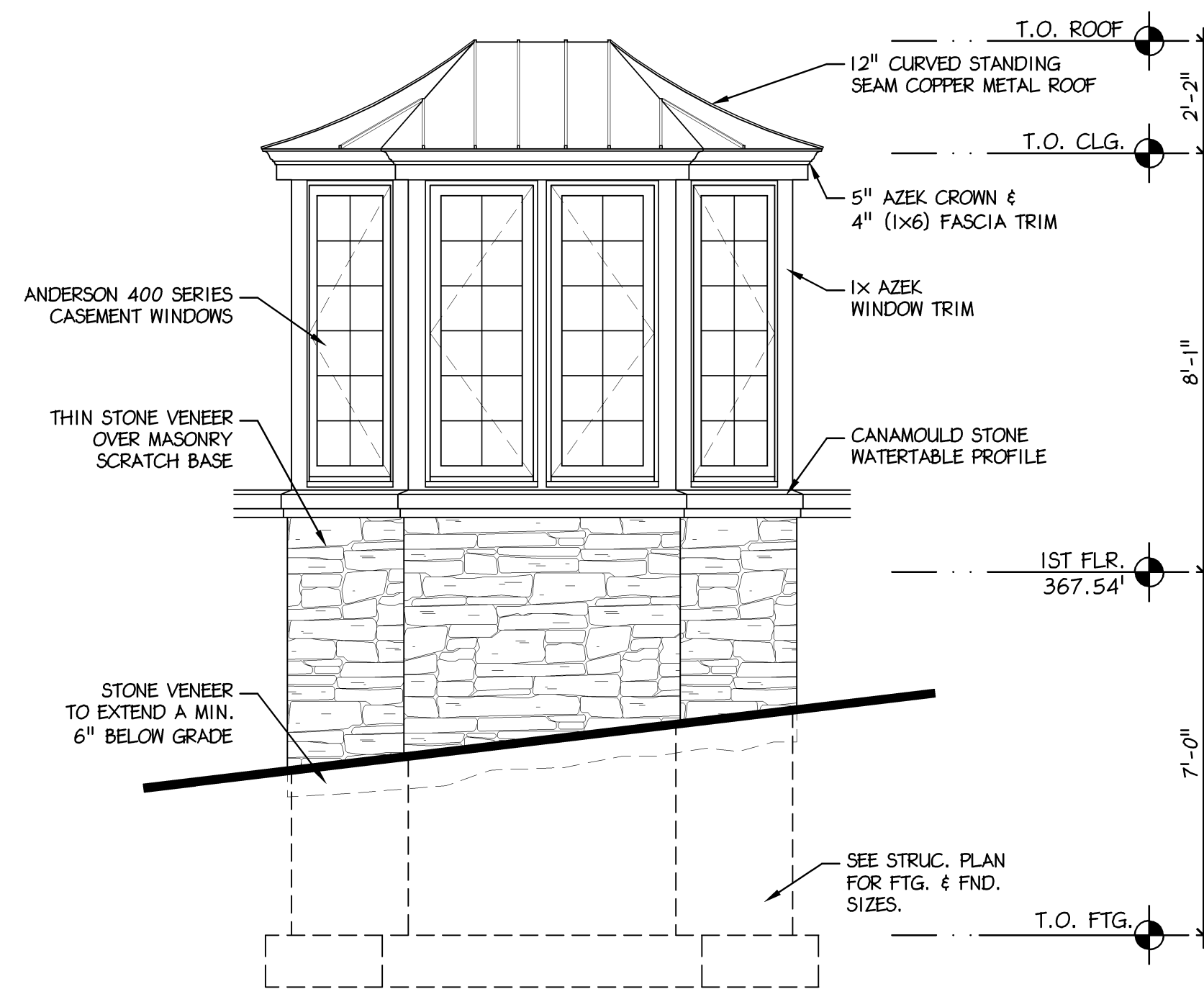
SHEET NUMBER

A-4

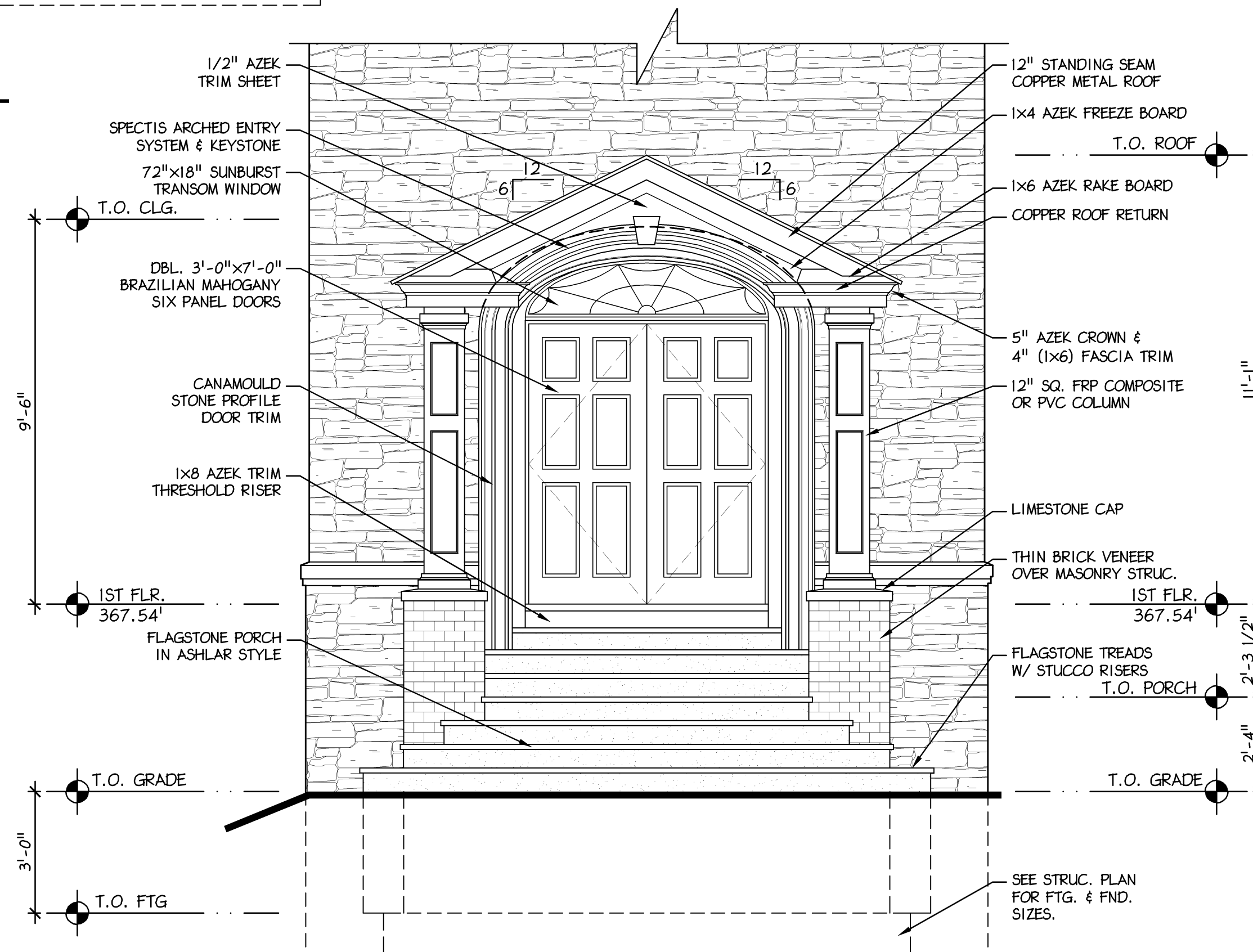
REV
7



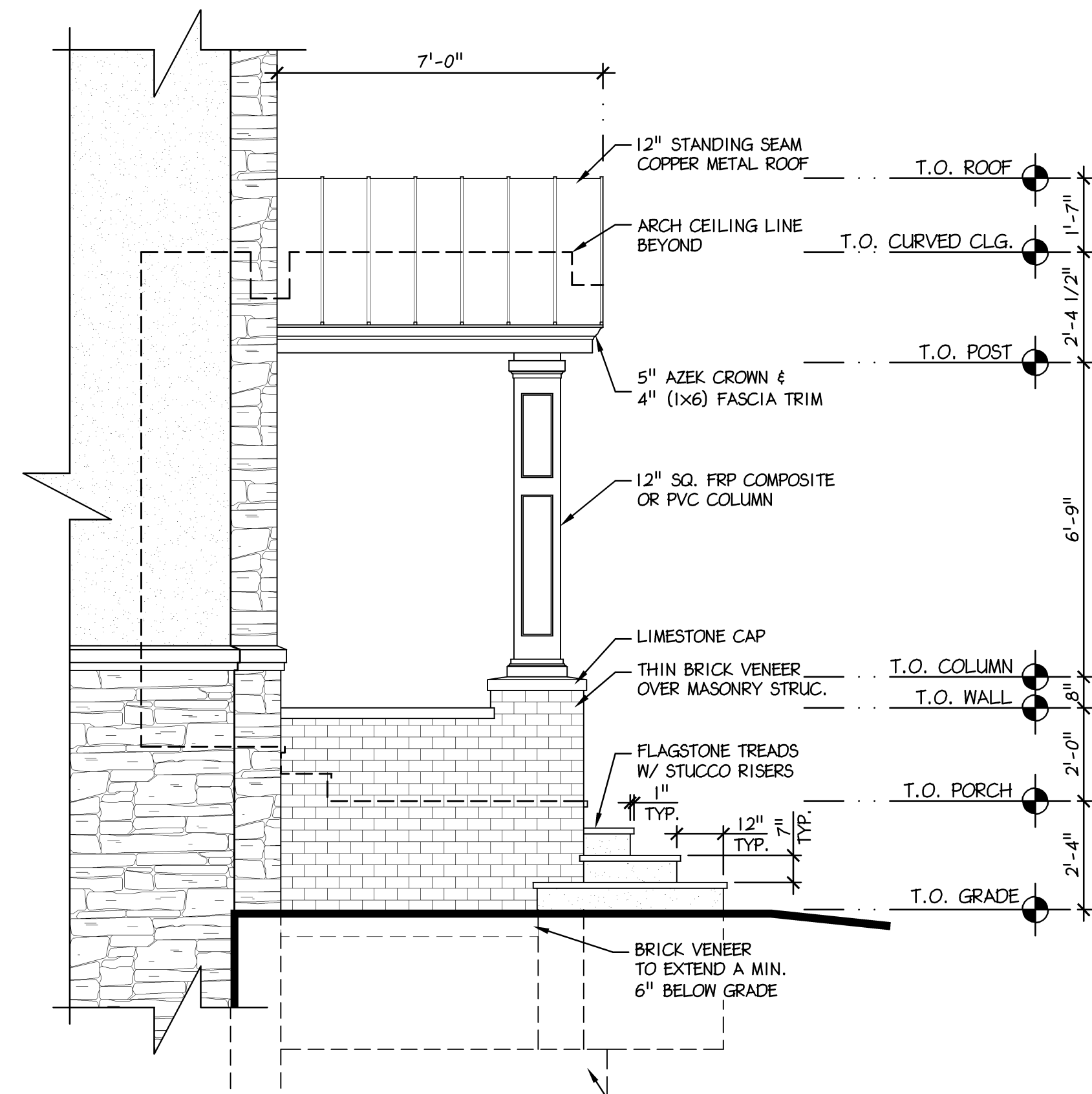
1 FRONT ELEVATION
A-5 Scale: 1/4" = 1'- 0"



2 BAY WINDOW ELEVATION
A-5 Scale: 3/8" = 1'- 0"



3 FRONT ENTRY ELEVATION
A-5 Scale: 3/8" = 1'- 0"



3 FRONT ENTRY SIDE ELEVATION
A-5 Scale: 3/8" = 1'- 0"

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

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

PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		EMH		RJK	
NO.	DATE	BY	ISSUE		
1	06/26/10	EMH	ISSUED FOR CLIENT REVIEW		
2					
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION		
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION		
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY			CURRENT DATE		
Robin J. Kohn, A.I.A.			October 15, 2010		

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

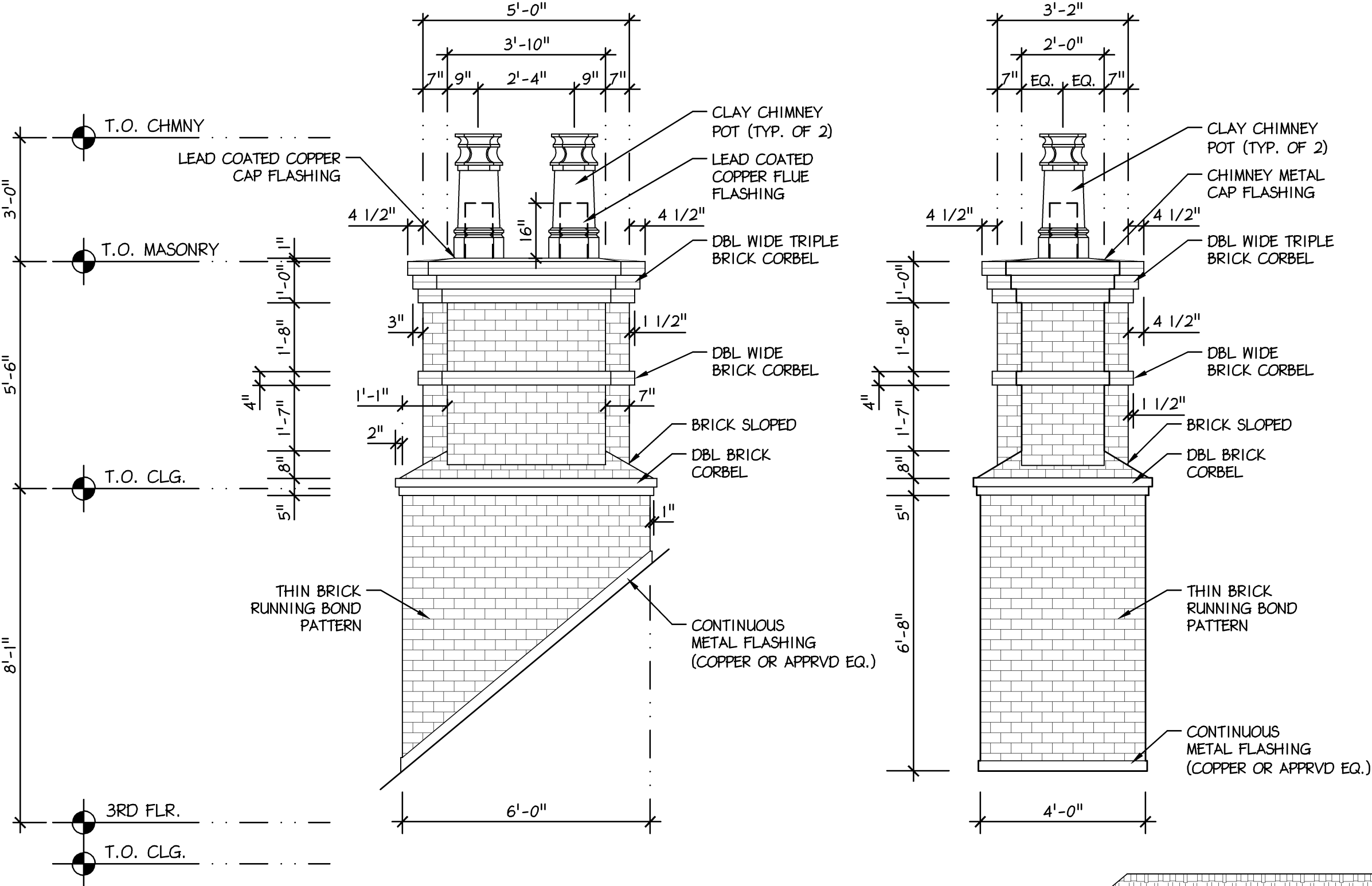
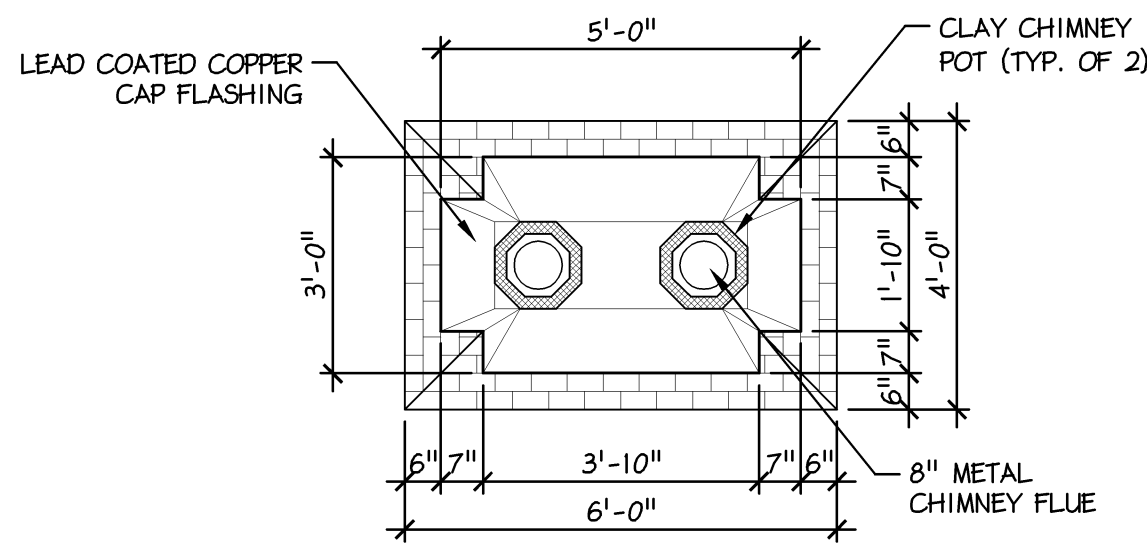
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
FRONT ELEVATION

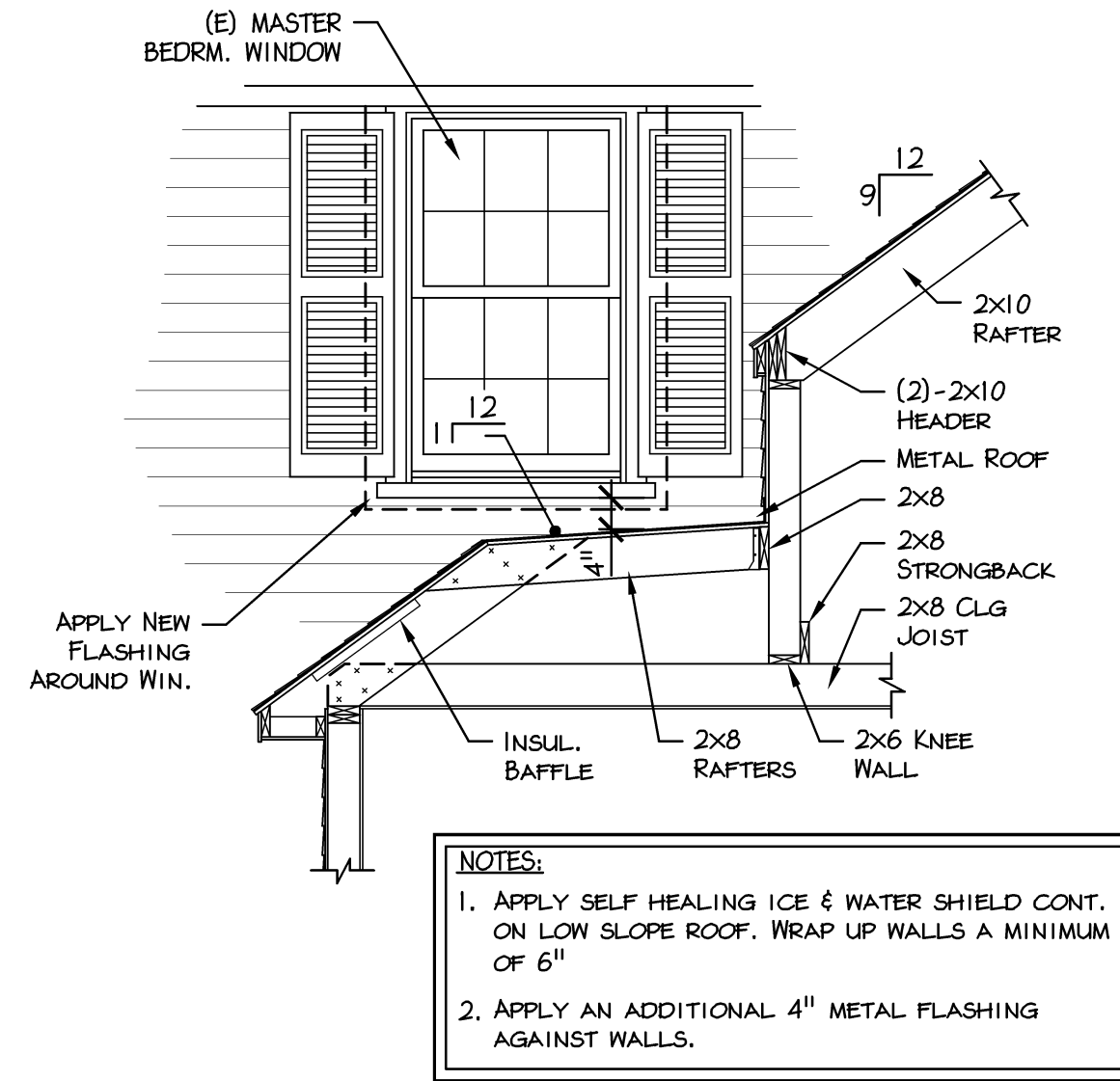
SHEET NUMBER

A-5

REV
7



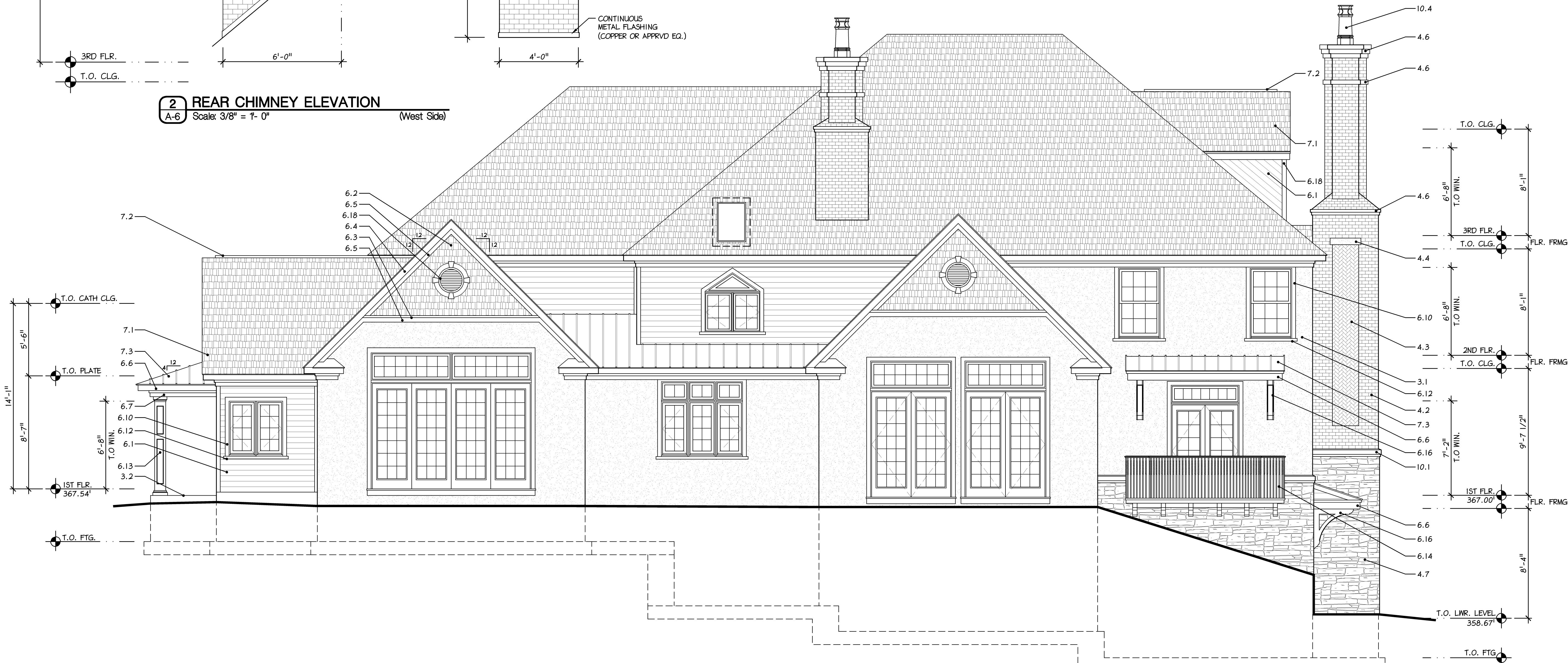
2 REAR CHIMNEY ELEVATION
A-6 Scale: 3/8" = 1'- 0" (West Side)



3 WINDOW NOTCH SECTION
A-6 Scale: 3/8" = 1'- 0"

ELEVATION KEYNOTES

- 3.0 CONCRETE**
- 3.1 CEMENT STUCCO FINISHING SYSTEM SMOOTH OR LIGHT DASH
 - 3.2 STAMPED CONCRETE ASHLAR FLAGSTONE STYLE
- 4.0 MASONRY**
- 4.1 ASHLAR FLAGSTONE - STEPS & PATIO COLOR TO BE CHOSEN BY OWNER
 - 4.2 BRICK - GLEN GEARY 1" VENEER BRICK - RUNNING BOND
 - 4.3 BRICK - GLEN GEARY 1" VENEER BRICK - HERRINGBONE
 - 4.4 STONE - LIMESTONE BRICK HEADER STONE
 - 4.5 STONE - LIMESTONE DATE BUILT (1993)
 - 4.6 BRICK - STANDARD DIMENSIONAL GLEN GEARY
 - 4.7 STONE - ASHLAR SCHIST 1" VENEER STONE
- 6.0 WOODS AND PLASTICS**
- 6.1 CEMENTITIOUS HORIZONTAL SIDING HARDIEPLANK - LAP SIDING
 - 6.2 CEMENTITIOUS HORIZONTAL SIDING HARDIEPLANK - SHINGLE STYLE SIDING
 - 6.3 CEMENTITIOUS TRIM HARDIEPLANK
 - 6.4 GABLE END / BARGEBOARD TRIM 1x AZEK TRIM BOARDS
 - 6.5 GABLE END / FREEZE TRIM 1x AZEK TRIM BOARDS
 - 6.6 FASCIA TRIM 1x AZEK TRIM BOARDS
 - 6.7 FASCIA / FREEZE TRIM 1x AZEK TRIM BOARDS
 - 6.8 WINDOW / DOOR HEADER SPECTIS CTS-1267 STYLE
 - 6.9 DORMER HEAD TRIM SPECTIS TRIM KIT
 - 6.10 WINDOW / DOOR SIDE TRIM AZEK TRIM
- 6.11 WINDOW SHUTTERS - VIXEN HILL RAISED / LOUVERED PANEL(S) W/ HARDWARE
 - 6.12 WINDOW SILL EXTENSIONS AZEK - MOLDING
 - 6.13 COLUMN - RAISED PANEL SQUARE 10" SQ. - AZEK, FRP OR CEMENTITIOUS
 - 6.13.1 COLUMN - RAISED PANEL SQUARE 12" SQ. - AZEK, FRP OR CEMENTITIOUS
 - 6.14 WOOD & METAL CURVED HANDRAIL W/ CURVED METAL BALUSTRADES
 - 6.15 AZEK MOLDING / 1 X TRIM
 - 6.16 STRUCTURAL SUPPORT BRACKETS SPECTIS OR APPROVED EQUAL
 - 6.17 DECORATIVE BRACKETS SPECTIS OR APPROVED EQUAL
 - 6.18 SIDING CORNER BOARDS 1x AZEK TRIM BOARDS
 - 6.19 DECORATIVE ARCH LOUVER SPECTIS OR APPROVED EQUAL
 - 6.20 DECORATIVE ROUND LOUVER SPECTIS OR APPROVED EQUAL
 - 6.21 DECORATIVE RECTANGLE LOUVER SPECTIS OR APPROVED EQUAL
- 7.0 THERMAL & MOISTURE PROTECTION**
- 7.1 SIMULATED SLATE SHINGLES STYLE CHOSEN BY OWNER (MIN. 30 YR WRNTY)
 - 7.2 RIDGE VENT - BENJAMIN OBOYKE XTTRACTOR VENT - SERIES: X18
 - 7.3 LOW SLOPED METAL ROOF 12" STANDING SEAM METAL ROOF (COPPER OR APPROV EQ)
- 10.0 SPECIALTIES**
- 10.1 SIMULATED STONE WATER TABLE CANAMOULD STC-001
 - 10.2 SIMULATED STONE WINDOW / DOOR TRIM - CANAMOULD BAN-020
 - 10.3 CARRIAGE STYLE GARAGE DOORS DESIGNER DOORS OR APPROVED EQUAL
 - 10.4 DECORATIVE CLAY CHIMNEY POT 36" HIGH / SUPERIOR CLAY DESIGN



1 REAR ELEVATION
A-6 Scale: 1/4" = 1'- 0"

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

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

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

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

PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		EMH		RJK	
NO.	DATE	BY	ISSUE		
1	06/26/10	EMH	ISSUED FOR CLIENT REVIEW		
2					
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION		
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION		
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY			CURRENT DATE		
Robin J. Kohn, A.I.A.			October 15, 2010		

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
REAR ELEVATION

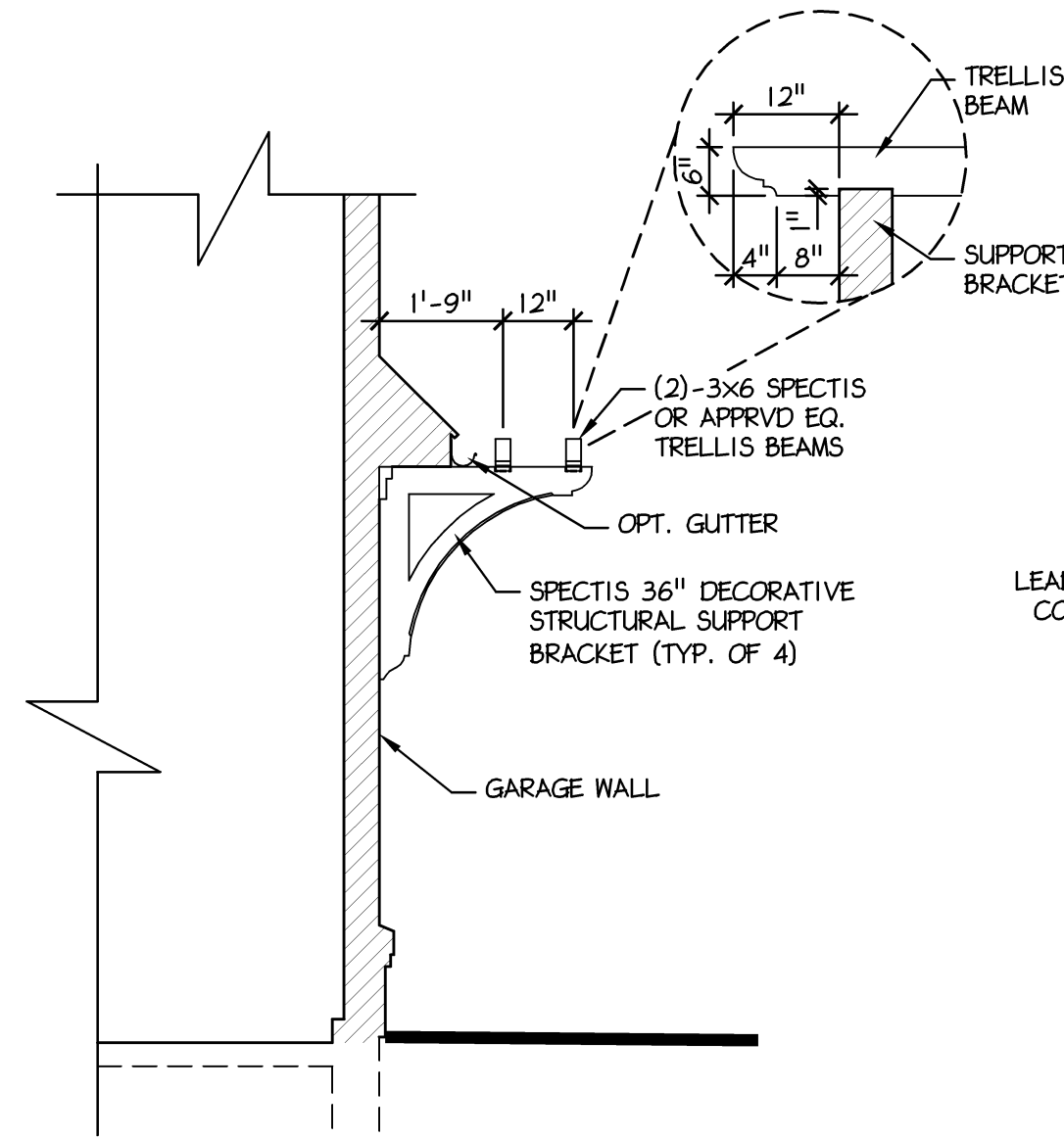
SHEET NUMBER

A-6

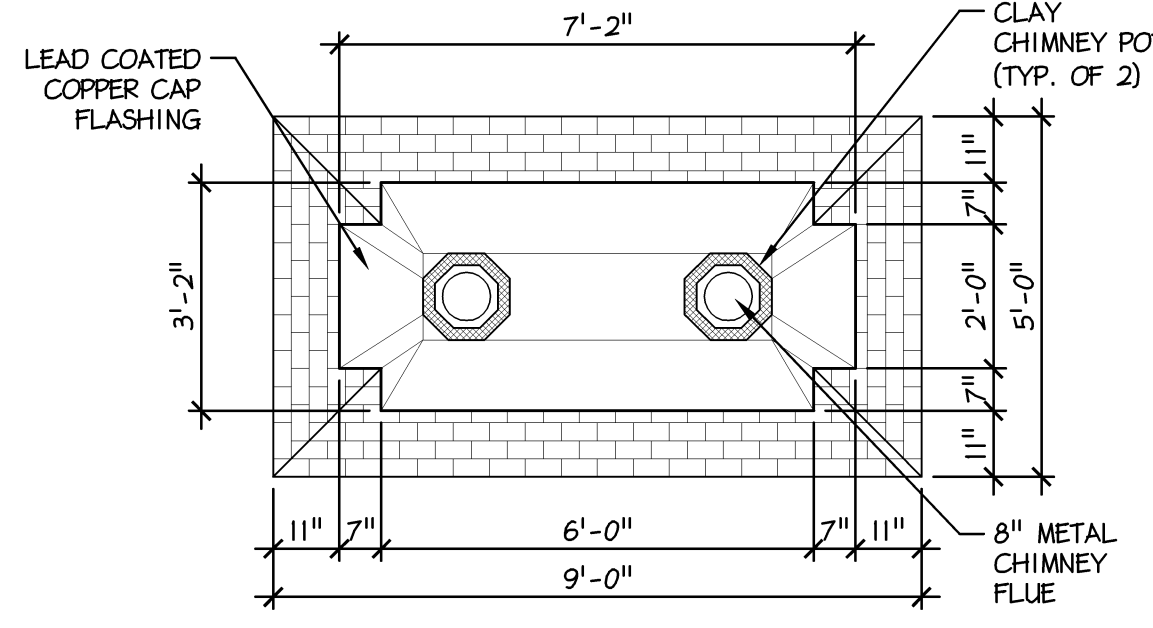
REV
7

ELEVATION KEYNOTES

- 3.0 CONCRETE**
- CEMENT STUCCO FINISHING SYSTEM SMOOTH OR LIGHT DASH
 - STAMPED CONCRETE ASHLAR FLAGSTONE STYLE
- 4.0 MASONRY**
- ASHLAR FLAGSTONE - STEPS & PATIO COLOR TO BE CHOSEN BY OWNER
 - BRICK - GLEN GEARY
 - 1" VENEER BRICK - RUNNING BOND
 - BRICK - GLEN GEARY
 - 1" VENEER BRICK - HERRINGBONE
 - STONE - LIMESTONE
 - BRICK HEADER STONE
 - STONE - LIMESTONE
 - DATE BUILT (1993)
 - BRICK - STANDARD DIMENSIONAL GLEN GEARY
 - STONE - ASHLAR SCHIST
 - 1" VENEER STONE
- 6.0 WOODS AND PLASTICS**
- CEMENTITIOUS HORIZONTAL SIDING HARDIEPLANK - LAP SIDING
 - CEMENTITIOUS HORIZONTAL SIDING HARDIEPLANK - SHINGLE STYLE SIDING
 - CEMENTITIOUS TRIM HARDIEPLANK
 - GABLE END / BARGEBOARD TRIM 1x AZEK TRIM BOARDS
 - GABLE END / FREEZE TRIM 1x AZEK TRIM BOARDS
 - FASCIA TRIM 1x AZEK TRIM BOARDS
 - FASCIA / FREEZE TRIM 1x AZEK TRIM BOARDS
 - WINDOW / DOOR HEADER SPECTIS CTS-1267 STYLE
 - DORMER HEAD TRIM SPECTIS TRIM KIT
 - WINDOW / DOOR SIDE TRIM AZEK TRIM
- WINDOW SHUTTERS - VIXEN HILL RAISED / LOWERED PANEL(S) W/ HARDWARE
 - WINDOW SILL EXTENSIONS AZEK - MOLDING
 - COLUMN - RAISED PANEL SQUARE 10" SQ. - AZEK, FRP OR CEMENTITIOUS
 - COLUMN - RAISED PANEL SQUARE 12" SQ. - AZEK, FRP OR CEMENTITIOUS
 - WOOD & METAL CURVED HANDRAIL W/ CURVED METAL BALUSTRADES
 - AZEK MOLDING / 1 X TRIM
 - STRUCTURAL SUPPORT BRACKETS SPECTIS OR APPROVED EQUAL
 - DECORATIVE BRACKETS SPECTIS OR APPROVED EQUAL
 - SIDING CORNER BOARDS 1x AZEK TRIM BOARDS
 - DECORATIVE ARCH LOUVER SPECTIS OR APPROVED EQUAL
 - DECORATIVE ROUND LOUVER SPECTIS OR APPROVED EQUAL
 - DECORATIVE RECTANGLE LOUVER SPECTIS OR APPROVED EQUAL
- 7.0 THERMAL & MOISTURE PROTECTION**
- SIMULATED SLATE SHINGLES STYLE CHOSEN BY OWNER (MIN. 30 YR WRNTY)
 - RIDGE VENT - BENJAMIN OBOYKE XTRACTOR VENT - SERIES: X18
 - LOW SLOPED METAL ROOF 12" STANDING SEAM METAL ROOF (COPPER OR APPROV EQ)
- 10.0 SPECIALTIES**
- SIMULATED STONE WATER TABLE CANAMOULD STC-001
 - SIMULATED STONE WINDOW / DOOR TRIM - CANAMOULD BAN-020
 - CARRIAGE STYLE GARAGE DOORS DESIGNER DOORS OR APPROVED EQUAL
 - DECORATIVE CLAY CHIMNEY POT 36" HIGH / SUPERIOR CLAY DESIGN



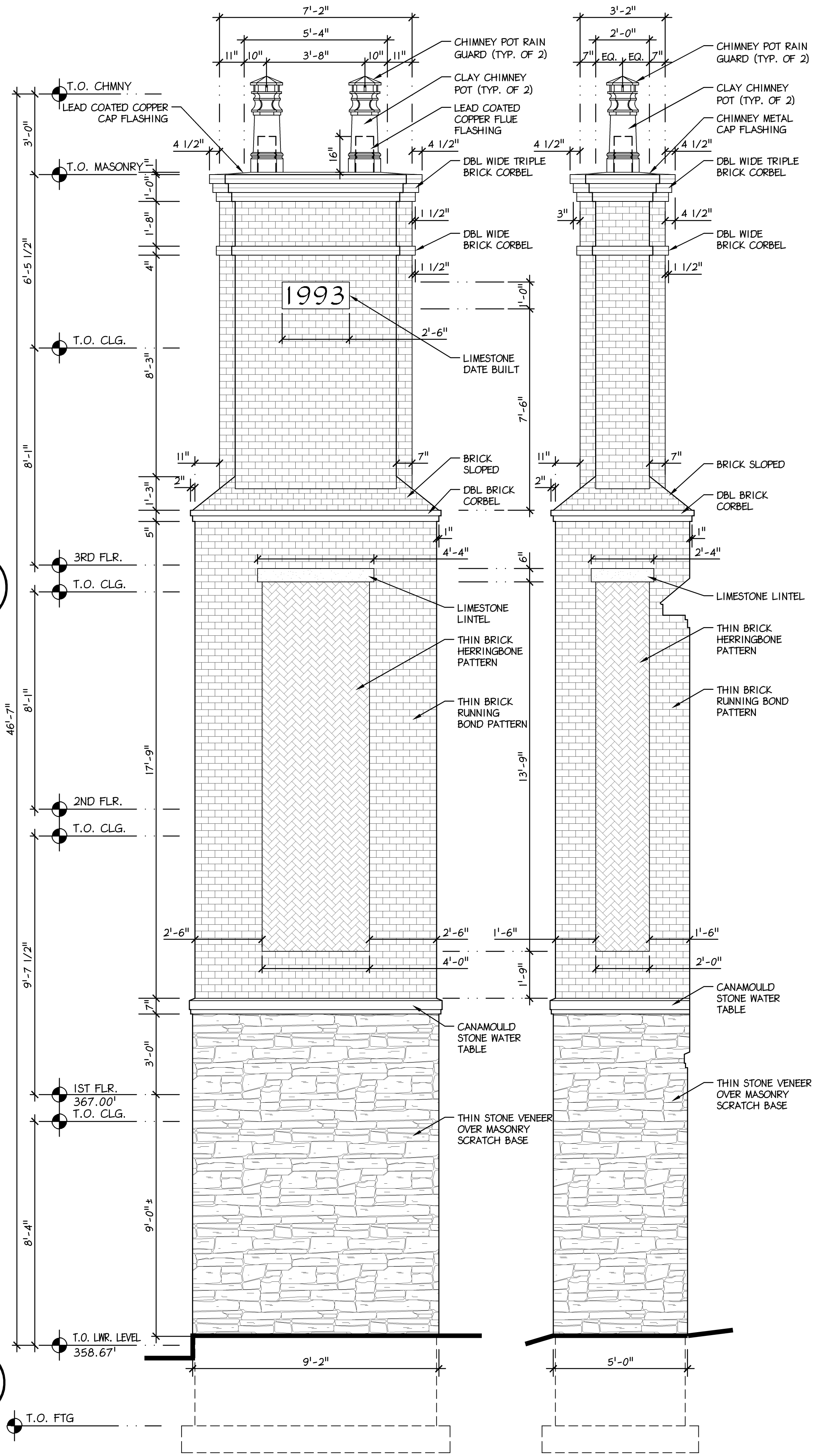
4 TRELLIS SECTION
A-7 Scale: 3/8" = 1'-0"



3 MAIN CHIMNEY PLAN
A-7 Scale: 3/8" = 1'-0" (South Side)



1 SIDE ELEVATION (LEFT)
A-7 Scale: 1/4" = 1'-0"



2 MAIN CHIMNEY ELEVATIONS
A-7 Scale: 3/8" = 1'-0" (South Side)

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

523 Kimberton Road, Suite 118 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) Hagg
(610) 917-8831

PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		EMH		RJK	
NO.	DATE	BY	ISSUE		
1	06/26/10	EMH	ISSUED FOR CLIENT REVIEW		
2					
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION		
7	10-15-10	EMH	REVISED PLANS		
8	11-04-10	EMH	ISSUED FOR CONSTRUCTION		
			TOWNSHIP REVIEW		
			RE-ISSUED FOR CONSTRUCTION		
9					
10					
11					
12					
13					
14					
15					
APPROVED BY		CURRENT DATE			
Robin J. Kohn, A.I.A.		November 04, 2010			

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
SIDE ELEVATION (LEFT)

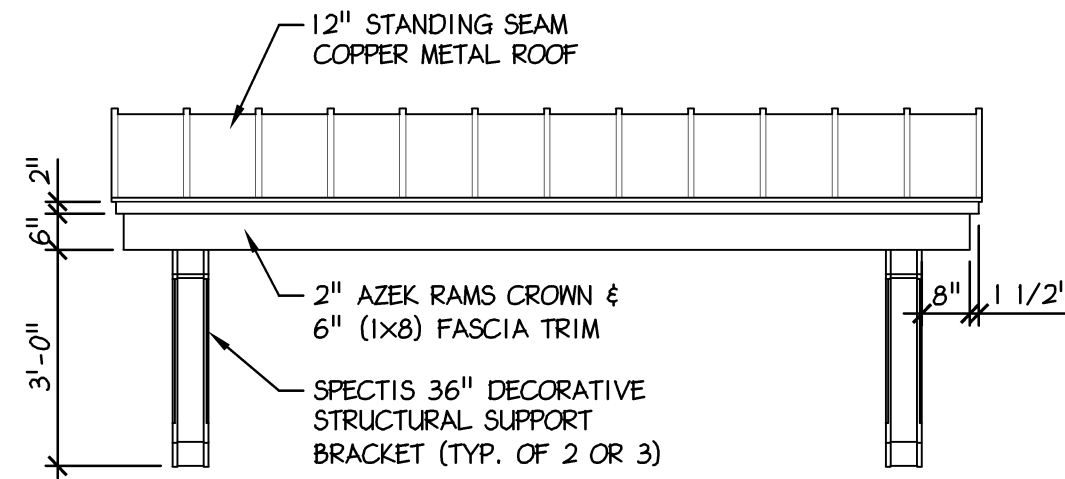
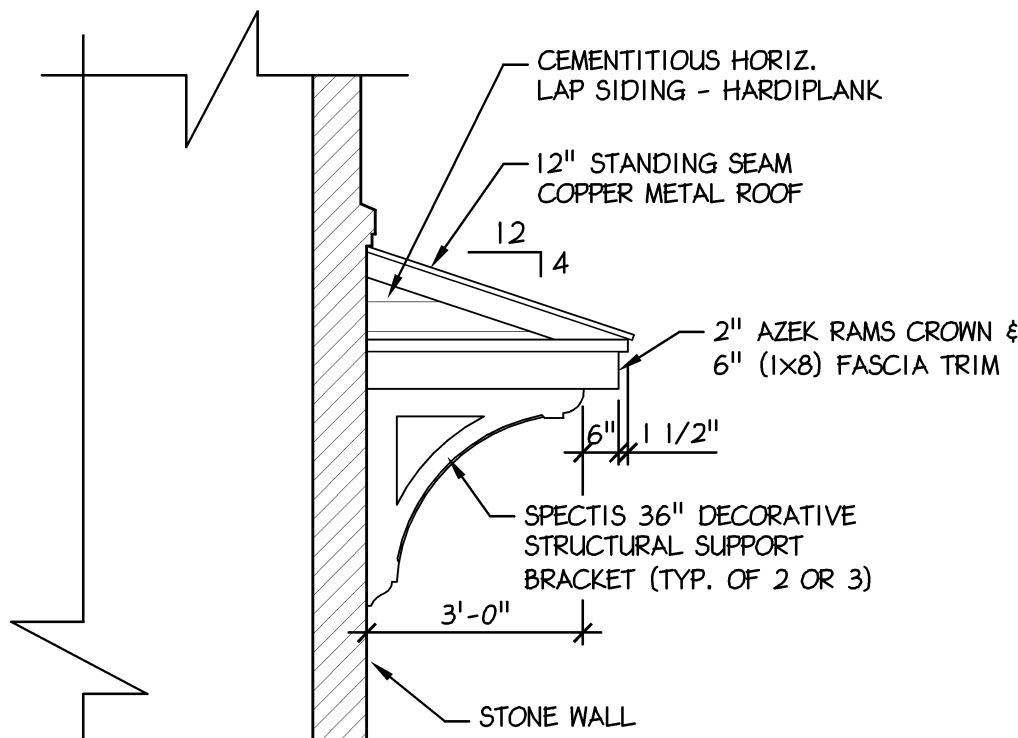
SHEET NUMBER

A-7

REV
8

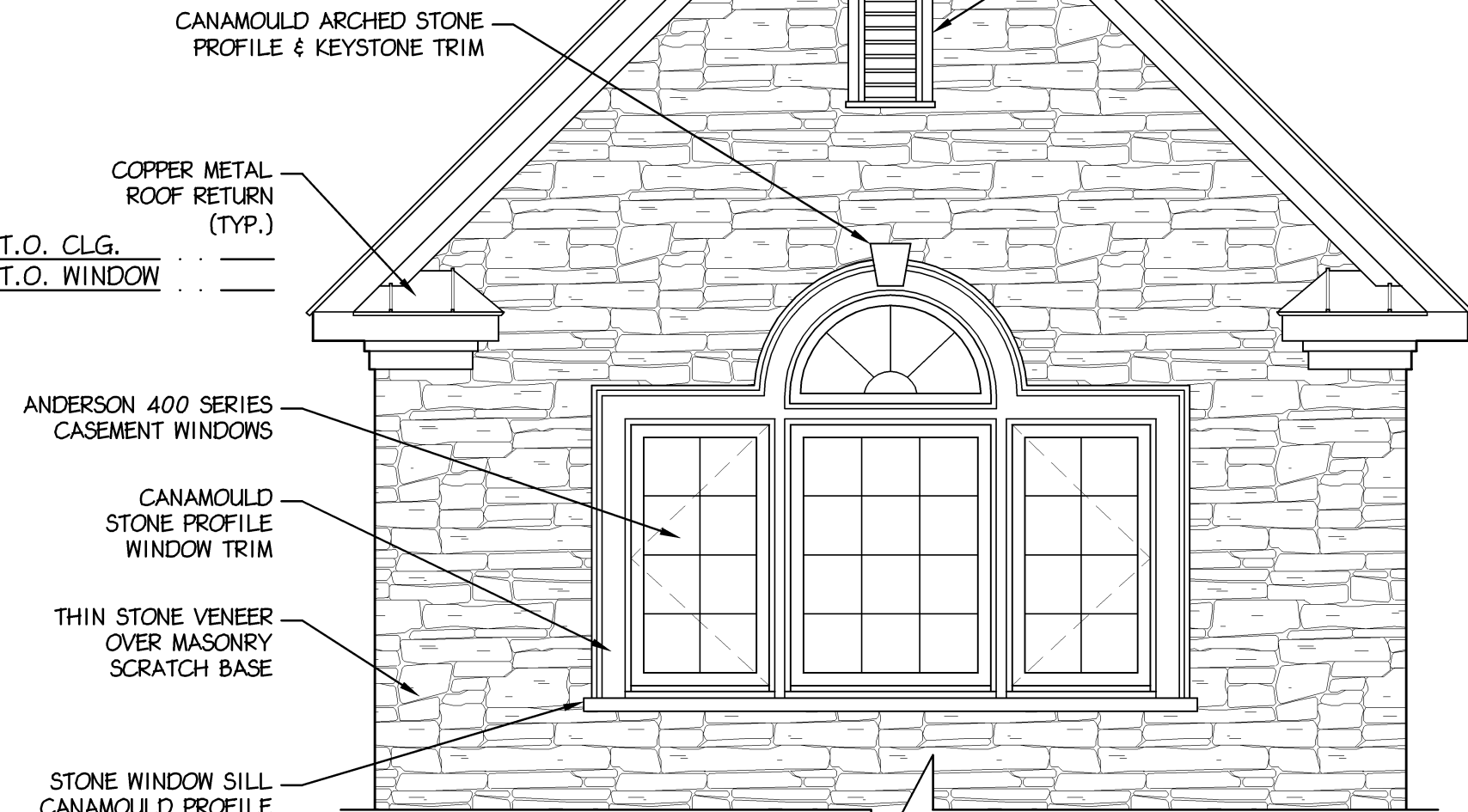
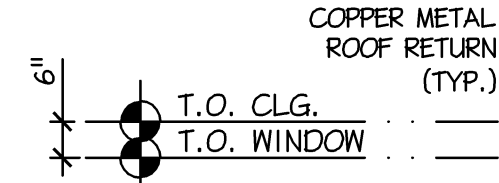
ELEVATION KEYNOTES

- 3.0 CONCRETE
- 3.1 CEMENT STUCCO FINISHING SYSTEM SMOOTH OR LIGHT DASH
- 3.2 STAMPED CONCRETE ASHLAR FLAGSTONE STYLE
- 4.0 MASONRY
- 4.1 ASHLAR FLAGSTONE - STEPS & PATIO COLOR TO BE CHOSEN BY OWNER
- 4.2 BRICK - GLEN GEARY
- 4.3 1" VENEER BRICK - RUNNING BOND
- 4.4 BRICK - GLEN GEARY
- 4.5 1" VENEER BRICK - HERRINGBONE
- 4.6 STONE - LIMESTONE BRICK HEADER STONE
- 4.7 STONE - LIMESTONE DATE BUILT (1993)
- 4.8 BRICK - STANDARD DIMENSIONAL GLEN GEARY
- 4.9 STONE - ASHLAR SCHIST 1" VENEER STONE
- 6.0 WOODS AND PLASTICS
- 6.1 CEMENTITIOUS HORIZONTAL SIDING HARDIEPLANK - LAP SIDING
- 6.2 CEMENTITIOUS HORIZONTAL SIDING HARDIEPLANK - SHINGLE STYLE SIDING
- 6.3 CEMENTITIOUS TRIM HARDIEPLANK
- 6.4 GABLE END / BARGEBOARD TRIM 1x AZEK TRIM BOARDS
- 6.5 GABLE END / FREEZE TRIM 1x AZEK TRIM BOARDS
- 6.6 FASCIA TRIM 1x AZEK TRIM BOARDS
- 6.7 FASCIA / FREEZE TRIM 1x AZEK TRIM BOARDS
- 6.8 WINDOW / DOOR HEADER SPECTIS CTS-1267 STYLE
- 6.9 DORMER HEAD TRIM SPECTIS TRIM KIT
- 6.10 WINDOW / DOOR SIDE TRIM AZEK TRIM
- 6.11 WINDOW SHUTTERS - VIXEN HILL RAISED / LOUVERED PANEL(S) W/ HARDWARE
- 6.12 WINDOW SILL EXTENSIONS AZEK - MOLDING
- 6.13 COLUMN - RAISED PANEL SQUARE 10" SQ. - AZEK, FRP OR CEMENTITIOUS
- 6.13.1 COLUMN - RAISED PANEL SQUARE 12" SQ. - AZEK, FRP OR CEMENTITIOUS
- 6.14 WOOD & METAL CURVED HANDRAIL W/ CURVED METAL BALUSTRADES
- 6.15 AZEK MOLDING / 1 X TRIM
- 6.16 STRUCTURAL SUPPORT BRACKETS SPECTIS OR APPROVED EQUAL
- 6.17 DECORATIVE BRACKETS SPECTIS OR APPROVED EQUAL
- 6.18 SIDING CORNER BOARDS 1x AZEK TRIM BOARDS
- 6.19 DECORATIVE ARCH LOUVER SPECTIS OR APPROVED EQUAL
- 6.20 DECORATIVE ROUND LOUVER SPECTIS OR APPROVED EQUAL
- 6.21 DECORATIVE RECTANGLE LOUVER SPECTIS OR APPROVED EQUAL
- 7.0 THERMAL & MOISTURE PROTECTION
- 7.1 SIMULATED SLATE SHINGLES STYLE CHOSEN BY OWNER (MIN. 30 YR WRNTY)
- 7.2 RIDGE VENT - BENJAMIN OBOYKE XTTRACTOR VENT - SERIES: X18
- 7.3 LOW SLOPED METAL ROOF 12" STANDING SEAM METAL ROOF (COPPER OR APPROV EQ)
- 10.0 SPECIALTIES
- 10.1 SIMULATED STONE WATER TABLE CANAMOULD STC-001
- 10.2 SIMULATED STONE WINDOW / DOOR TRIM - CANAMOULD BAN-020
- 10.3 CARRIAGE STYLE GARAGE DOORS DESIGNER DOORS OR APPROVED EQUAL
- 10.4 DECORATIVE CLAY CHIMNEY POT 36" HIGH / SUPERIOR CLAY DESIGN



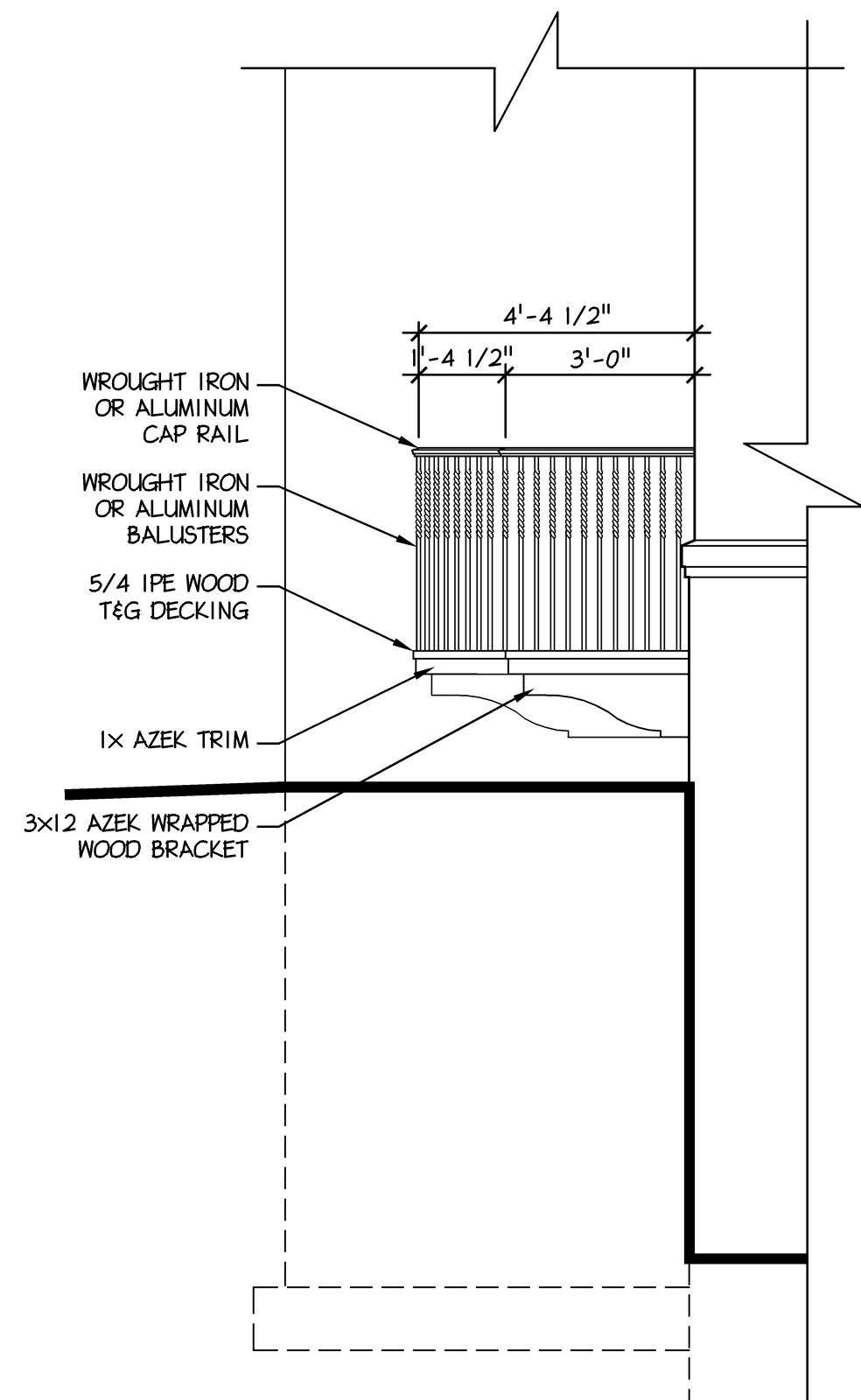
4 PENT ROOF ELEVATIONS

A-8 Scale: 3/8" = 1'- 0"



2 FRONT ENTRY WINDOWS

A-8 Scale: 3/8" = 1'- 0"



3 BALCONY SIDE ELEVATION

A-8 Scale: 3/8" = 1'- 0"



1 SIDE ELEVATION (RIGHT)

A-8 Scale: 1/4" = 1'- 0"



523 Kimberton Road, Suite 118 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

PROJECT NO.		DRAWN BY	CHK'D BY
B3250		EMH	RJK
NO.	DATE	BY	ISSUE
1	06/26/10	EMH	ISSUED FOR CLIENT REVIEW
2			
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW
4	08-10-10	EMH	ISSUED FOR REVIEW
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION
8			
9			
10			
11			
12			
13			
14			
15			

APPROVED BY	CURRENT DATE
Robin J. Kohn, A.I.A.	October 15, 2010

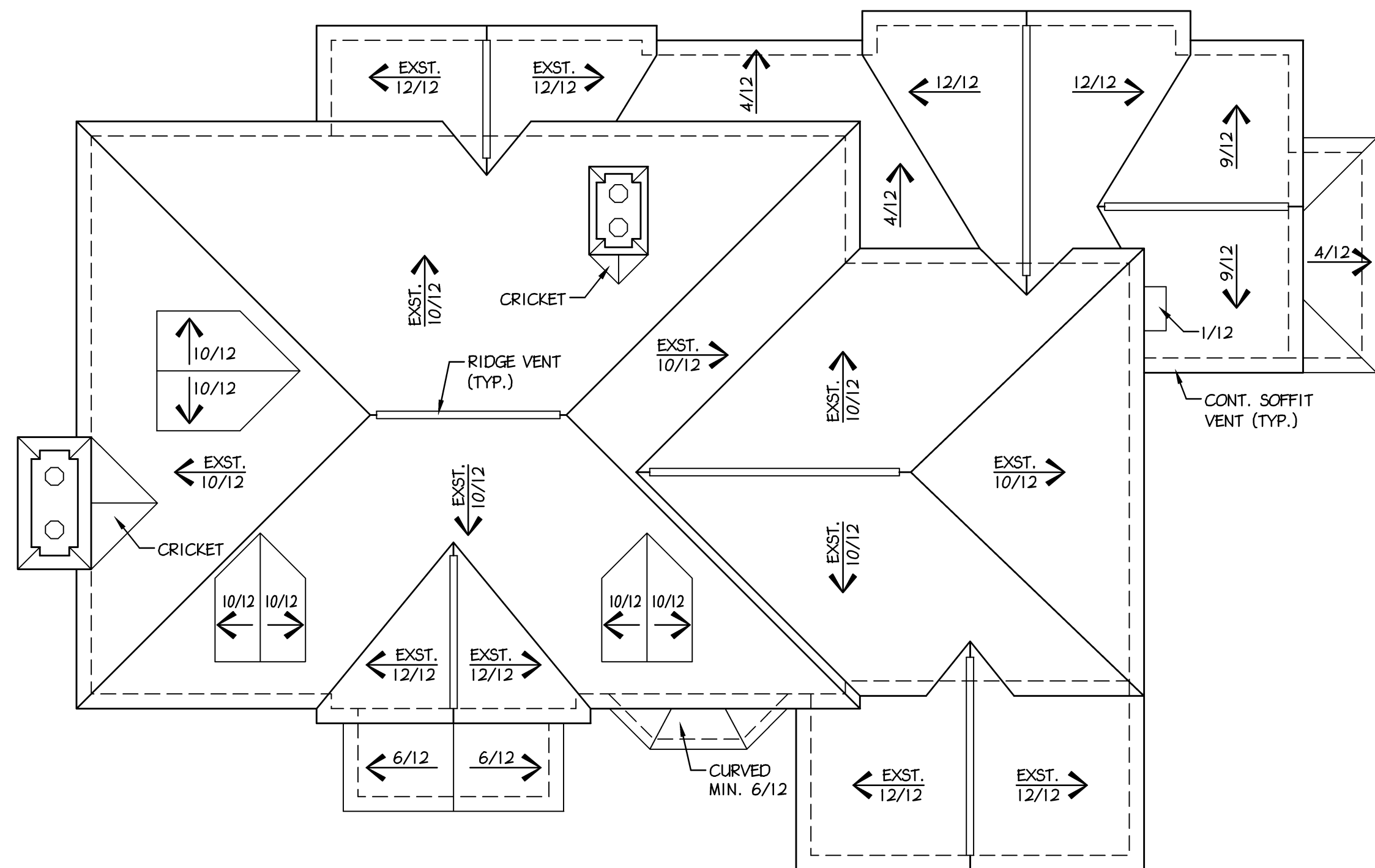
REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

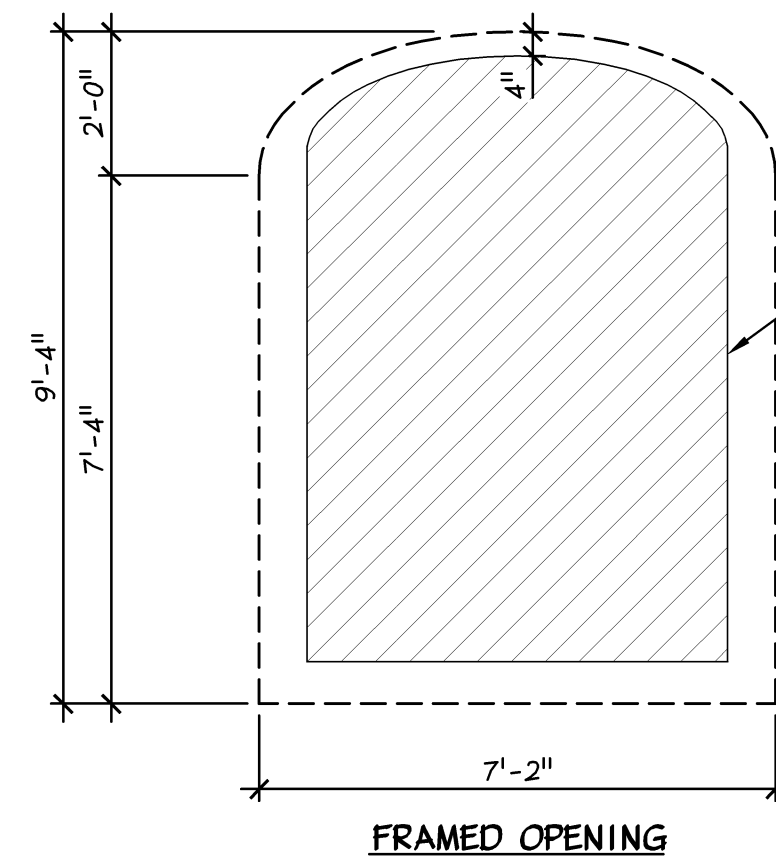
SHEET TITLE
SIDE ELEVATION
(RIGHT)

SHEET NUMBER
A-8

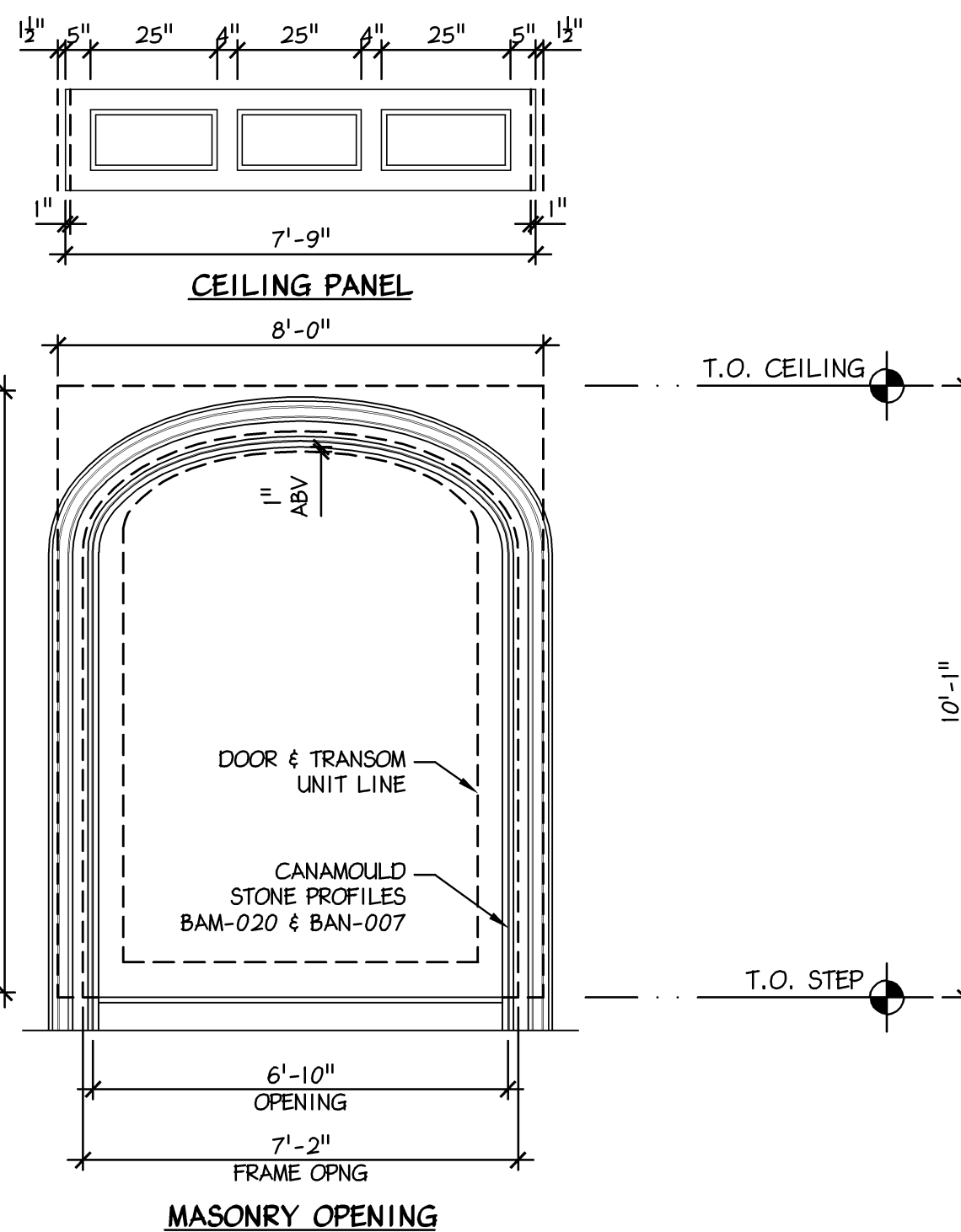
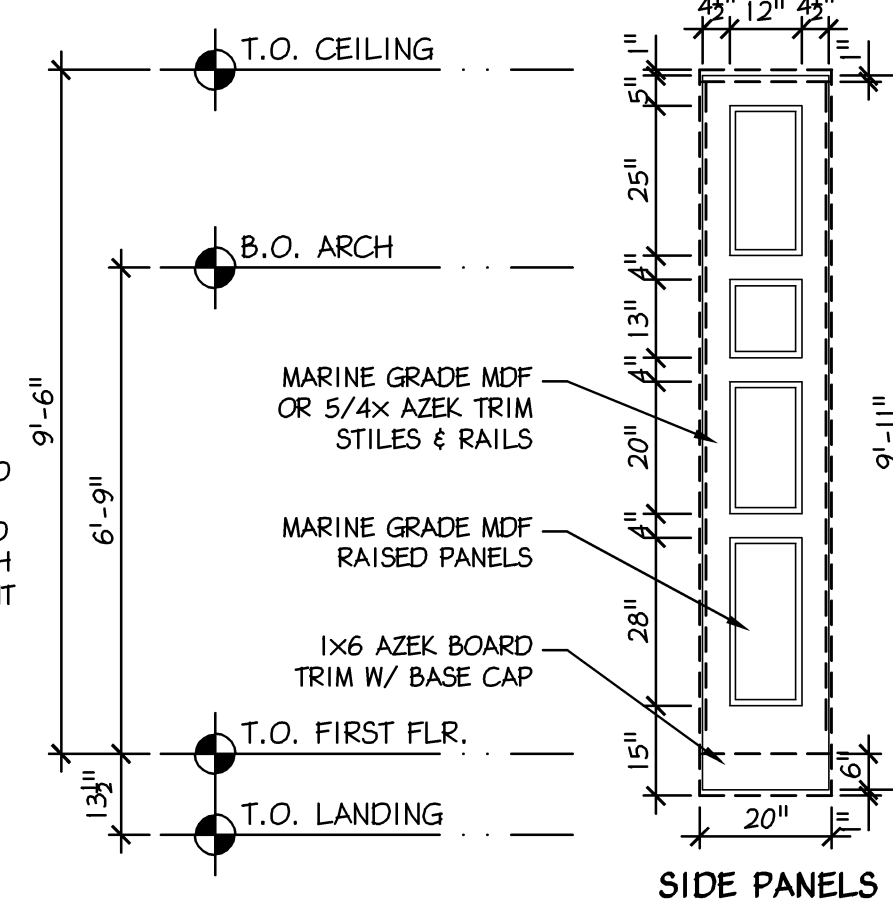
REV
7



2 ROOF PLAN
A-9 Scale: 1/8" = 1'-0"



- NOTES:
1. NEW SIDE WALL RAISED PANELS TO MATCH NEW MAHOGANY DOOR PANELS.
 2. PANELS TO BE PRIMED ON ALL SIX (6) SIDES AND 1 COAT FINISH BEFORE INSTALLATION.
 3. DOOR AND TRANSOM MANUFACTURER TO SUPPLY MATCHING SILL & TRIM PACKAGE.



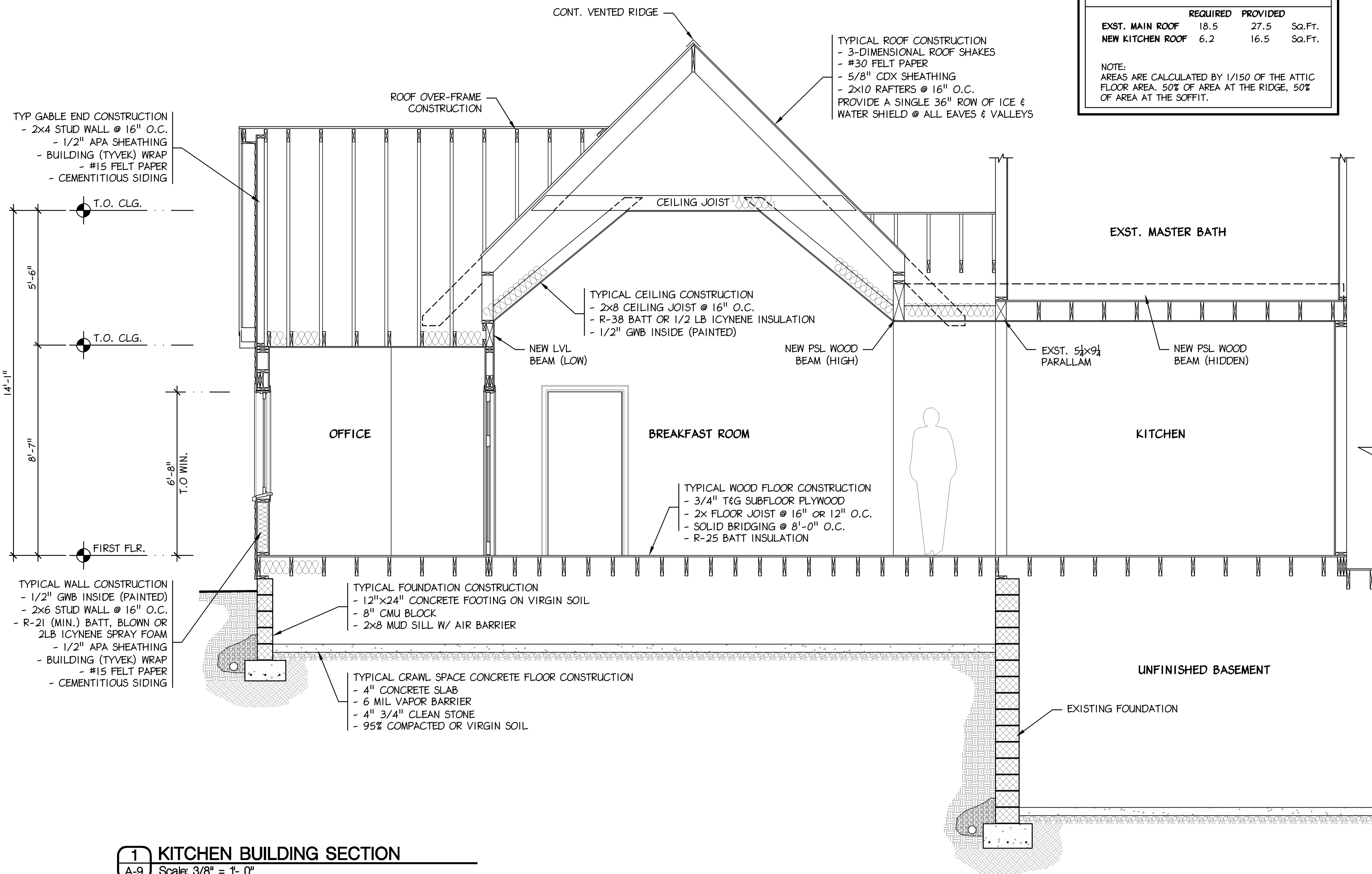
ROOF VENTILATION

	REQUIRED	PROVIDED	
EXST. MAIN ROOF	18.5	27.5	Sq.Ft.
NEW KITCHEN ROOF	6.2	16.5	Sq.Ft.

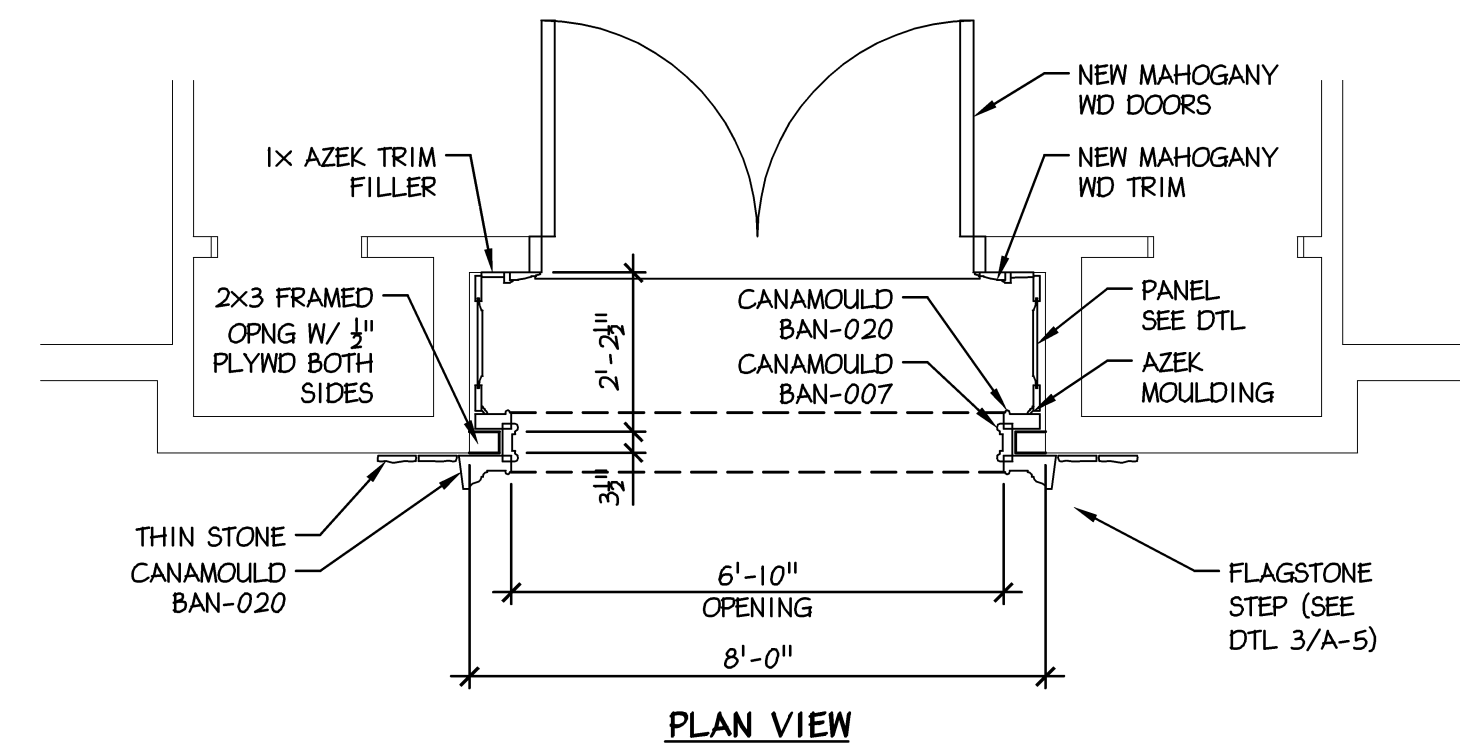
NOTE:
AREAS ARE CALCULATED BY 1/150 OF THE ATTIC FLOOR AREA. 50% OF AREA AT THE RIDGE, 50% OF AREA AT THE SOFFIT.

TYPICAL ROOF CONSTRUCTION
- 3-DIMENSIONAL ROOF SHAKES
- #30 FELT PAPER
- 5/8" CDX SHEATHING
- 2x10 RAFTERS @ 16" O.C.
PROVIDE A SINGLE 36" ROW OF ICE & WATER SHIELD @ ALL EAVES & VALLEYS

TYP. GABLE END CONSTRUCTION
- 2x4 STUD WALL @ 16" O.C.
- 1/2" APA SHEATHING
- BUILDING (TYVEK) WRAP
- #15 FELT PAPER
- CEMENTITIOUS SIDING



1 KITCHEN BUILDING SECTION
A-9 Scale: 3/8" = 1'-0"



3 FRONT ENTRY DETAILS
A-9 Scale: 3/8" = 1'-0"

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

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

PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		EMH		RJK	
NO.	DATE	BY	ISSUE		
1	06/26/10	EMH	ISSUED FOR CLIENT REVIEW		
2					
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION		
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION		
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY		CURRENT DATE			
Robin J. Kohn, A.I.A.		October 15, 2010			

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

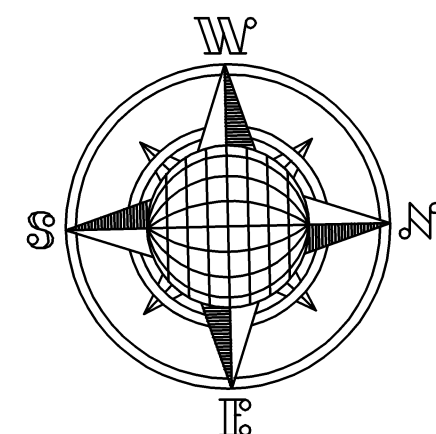
SHEET TITLE

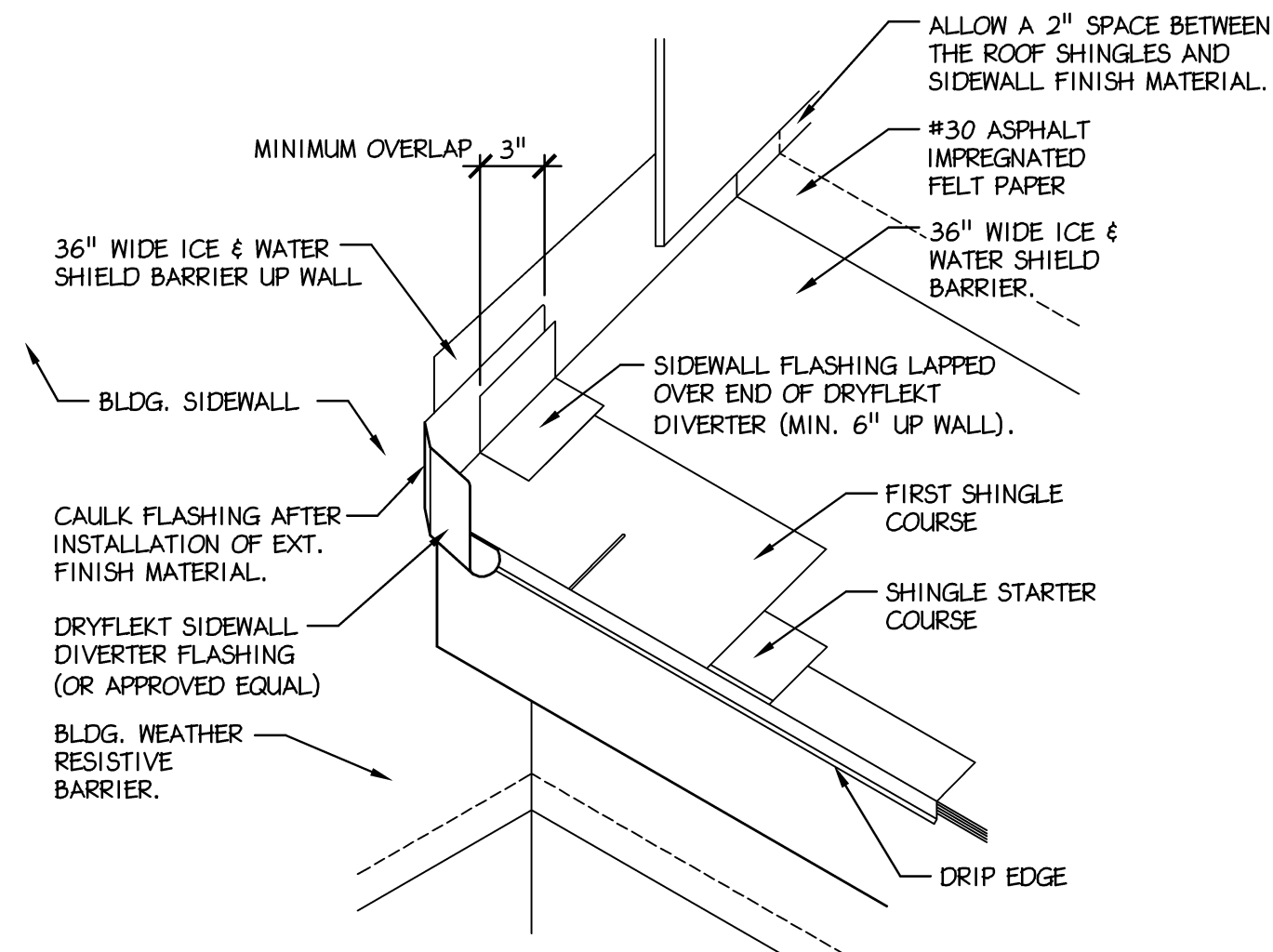
**BUILDING SECTION
& ROOF PLAN**

SHEET NUMBER

A-9

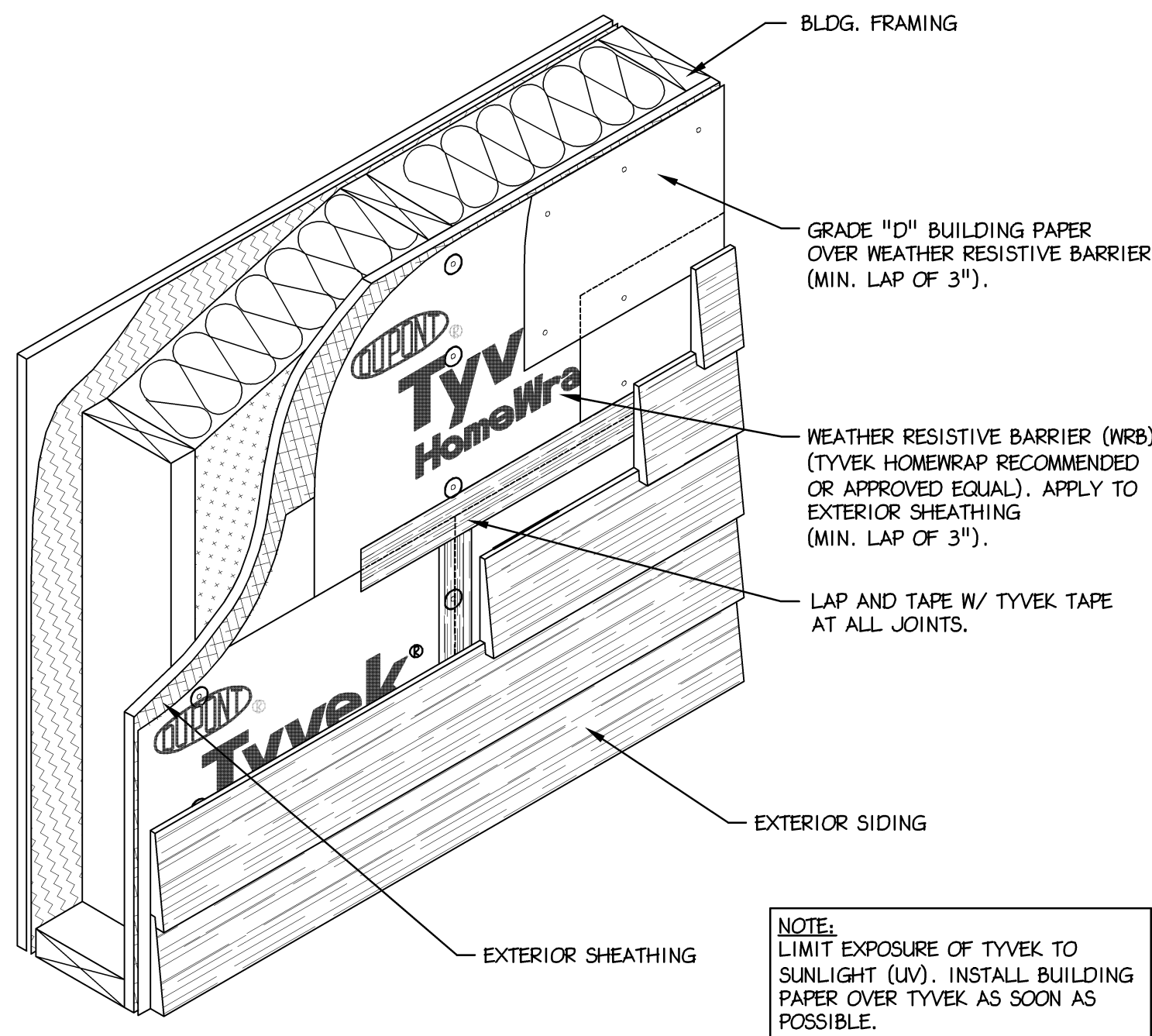
REV
7





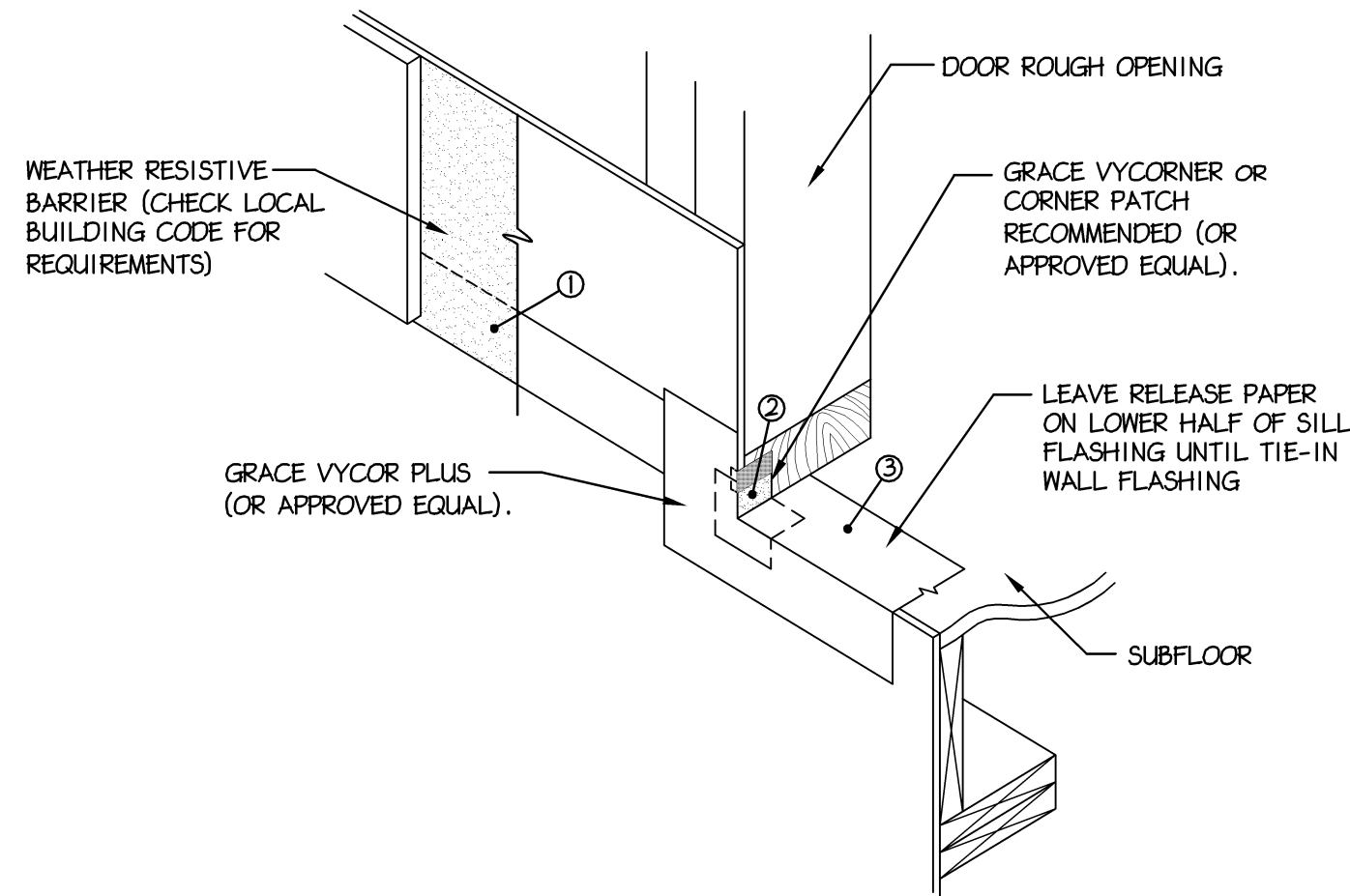
1 TYP. DIVERTER FLASHING

A-10 Scale: 3/4" = 1'- 0"



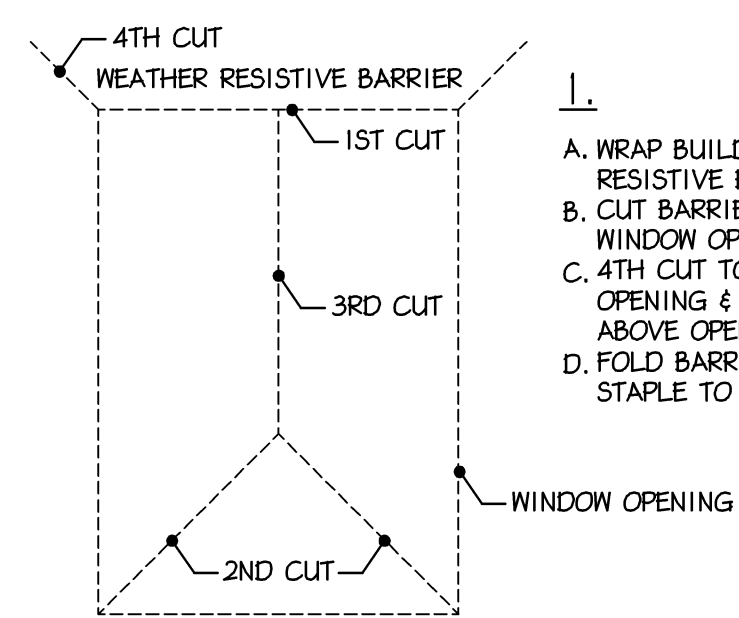
3 TYP. SIDING WEATHER BARRIER WRAP

A-10 Scale: 3/4" = 1'- 0"



5 TYP. DOOR SILL FLASHING DETAIL

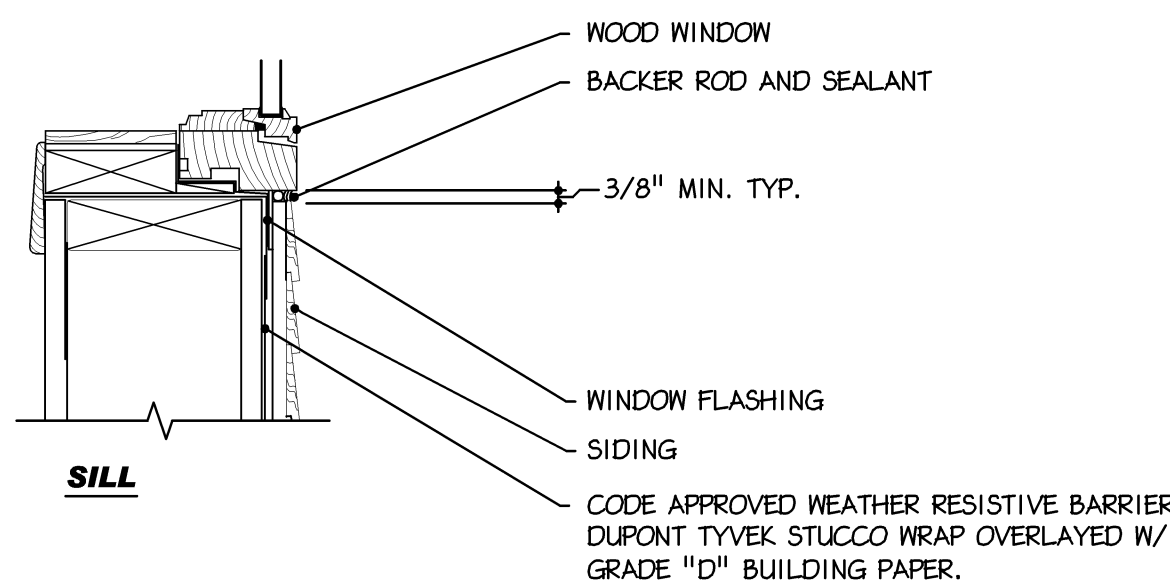
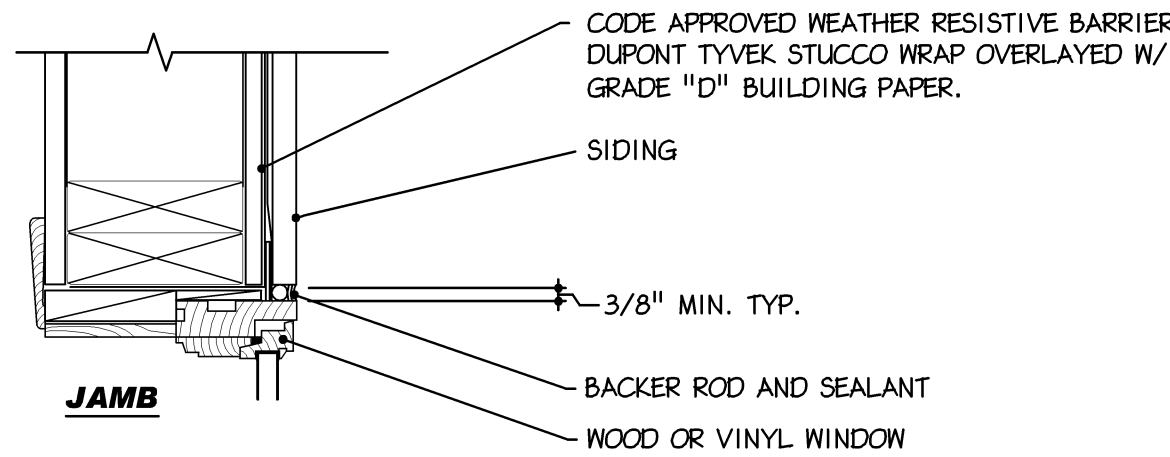
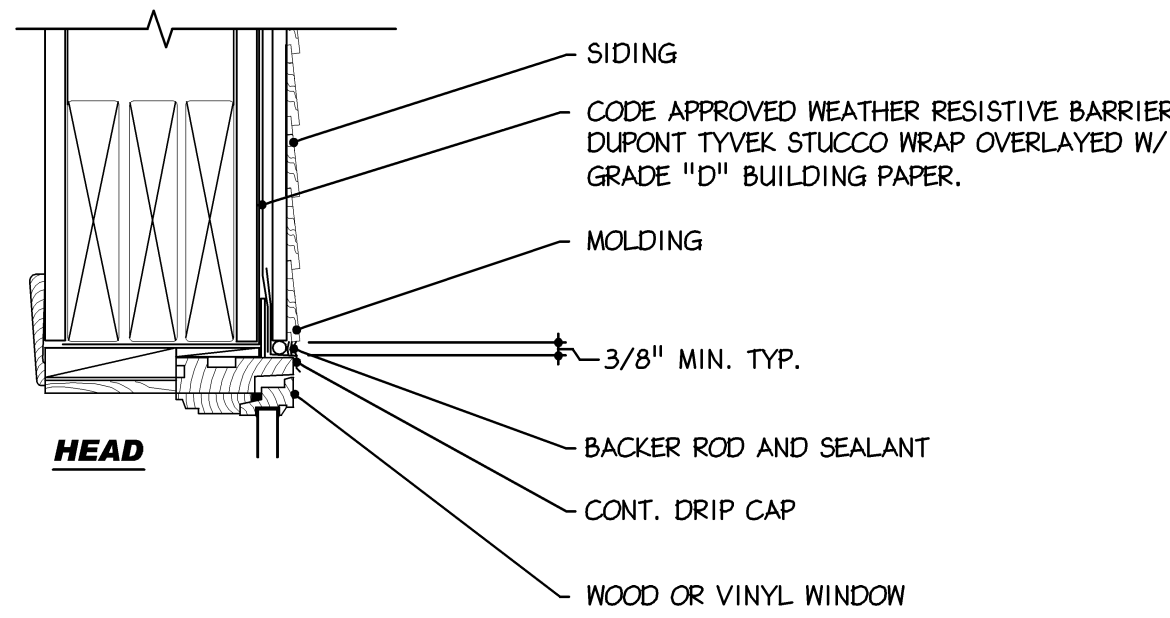
A-10 Scale: 3/4" = 1'- 0"



2 TYP. WINDOW FLASHING & SEALING

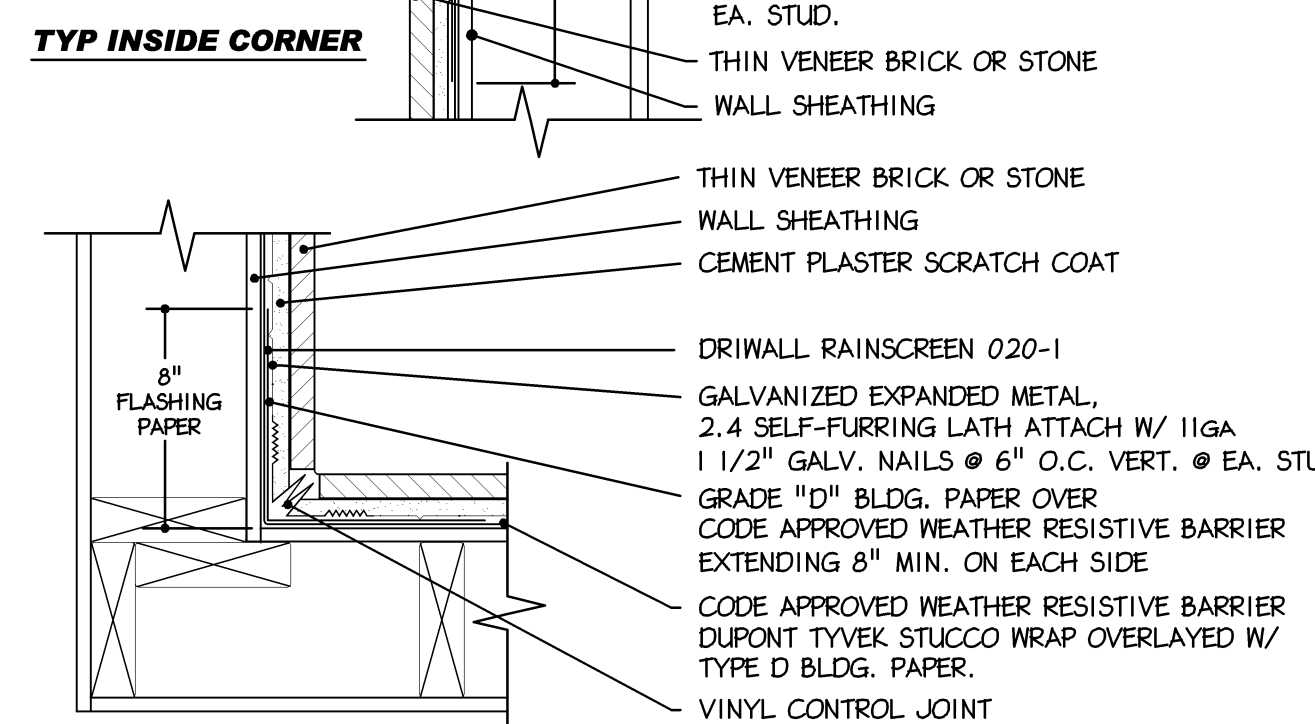
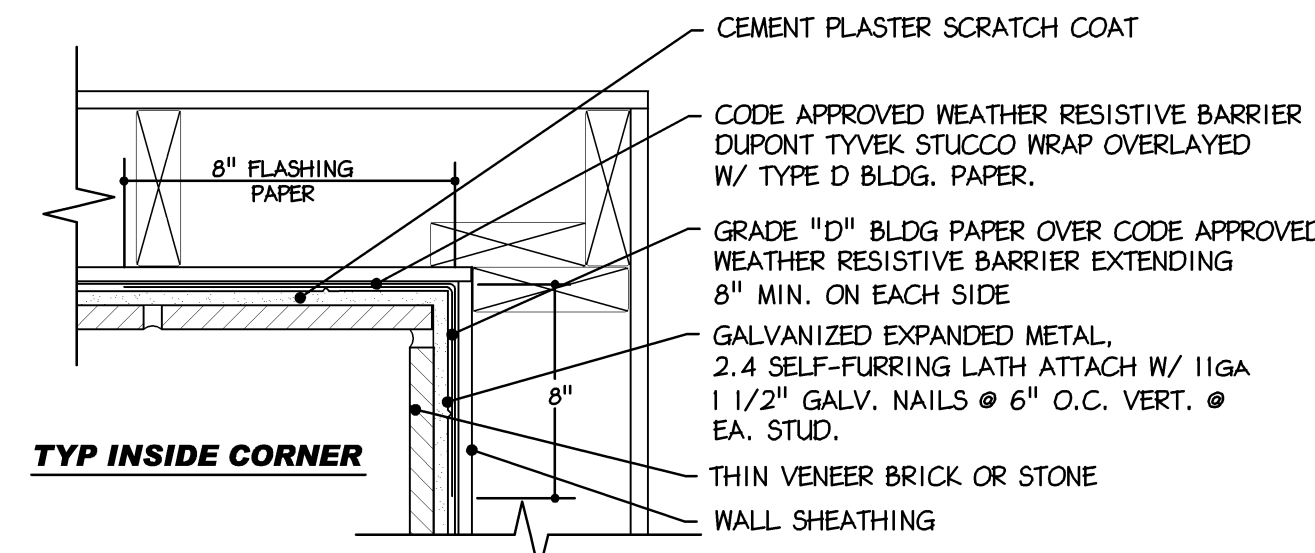
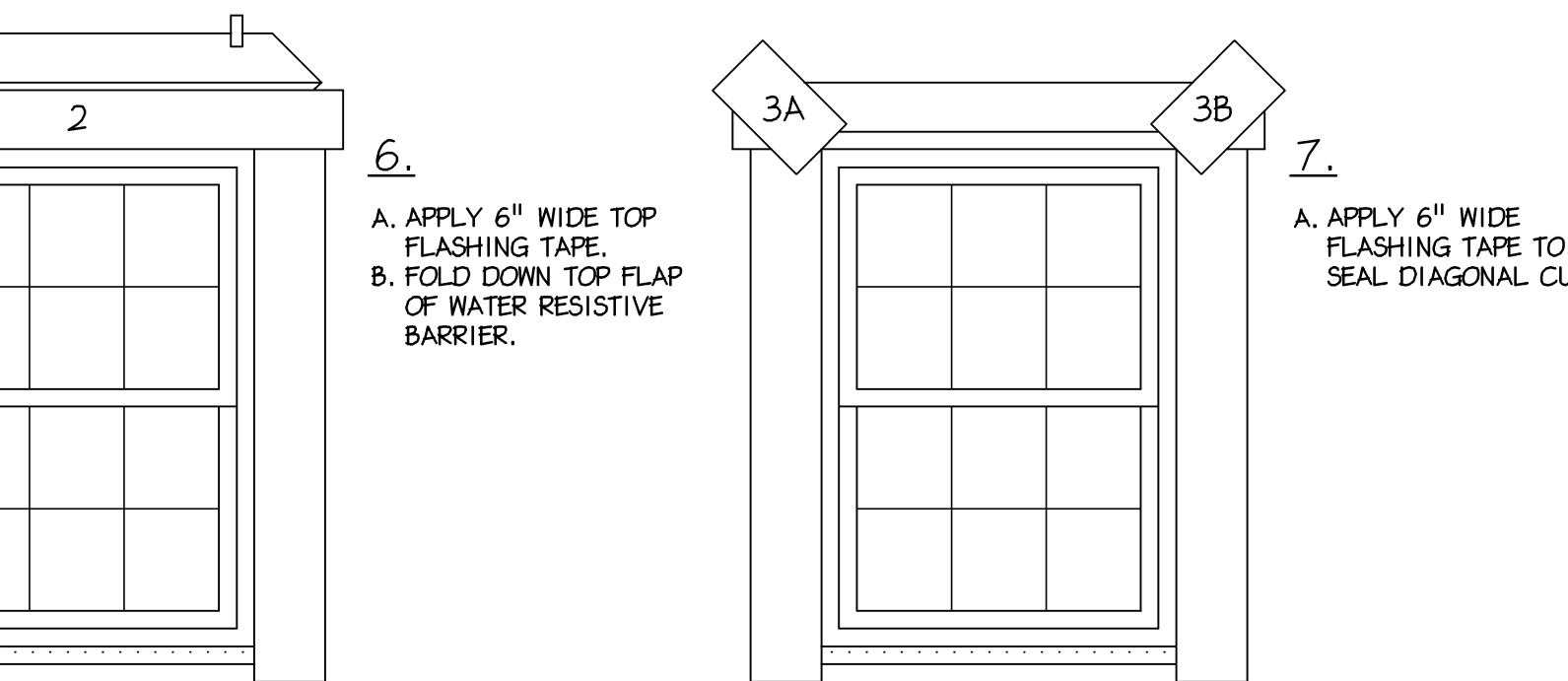
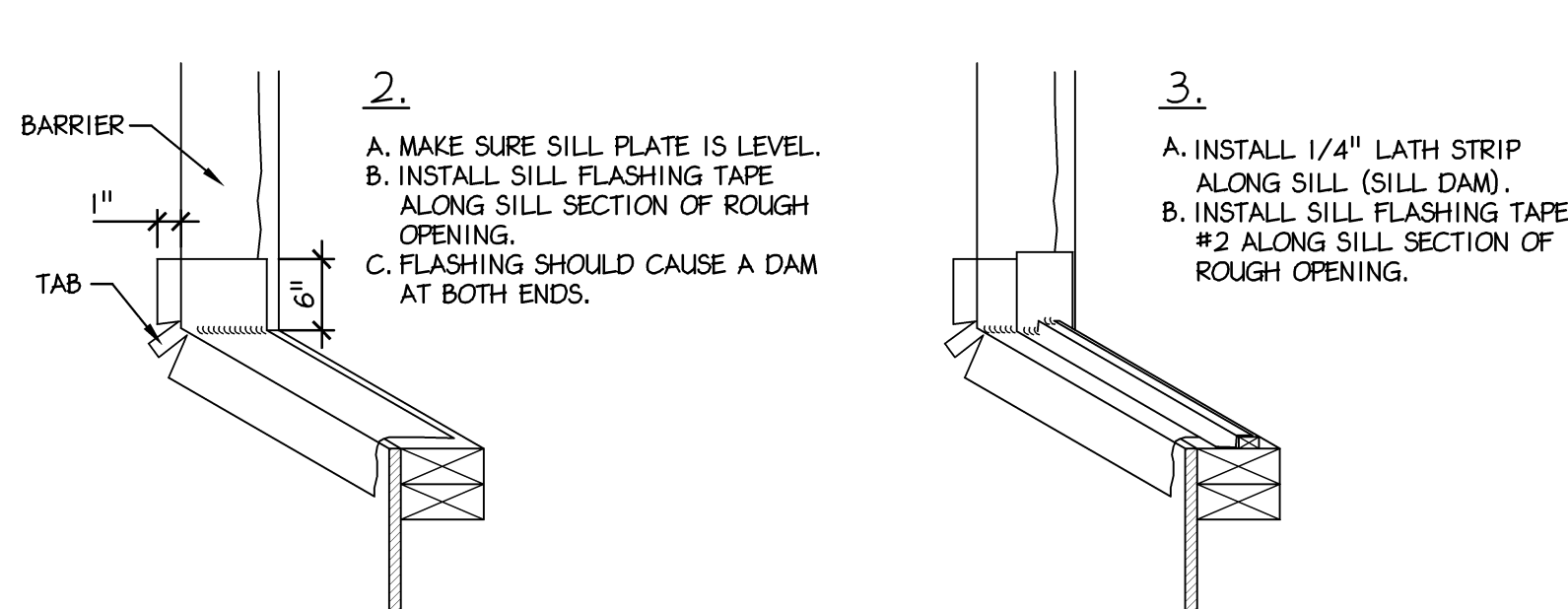
A-10 Scale: N.T.S.

SCRATCH COAT NOTES:
1. LATH SHALL BE ATTACHED TO BUILDING FRAMING, NOT SHEATHING.
2. SCRATCH COAT SHALL BE A MINIMUM OF 3/8", 1/2" PREFERRED
3. SCORES IN SCRATCH COAT SHALL BE HORIZONTAL.
4. APPLICATION AND CURE TEMP. MUST BE ABOVE 40° F. OTHERWISE PROVIDE HEATED TENT.
5. MOIST CURE IN HOT OR DRY WEATHER. DO NOT USE ANTI-FREEZE ADDITIVES IN COLD WEATHER.



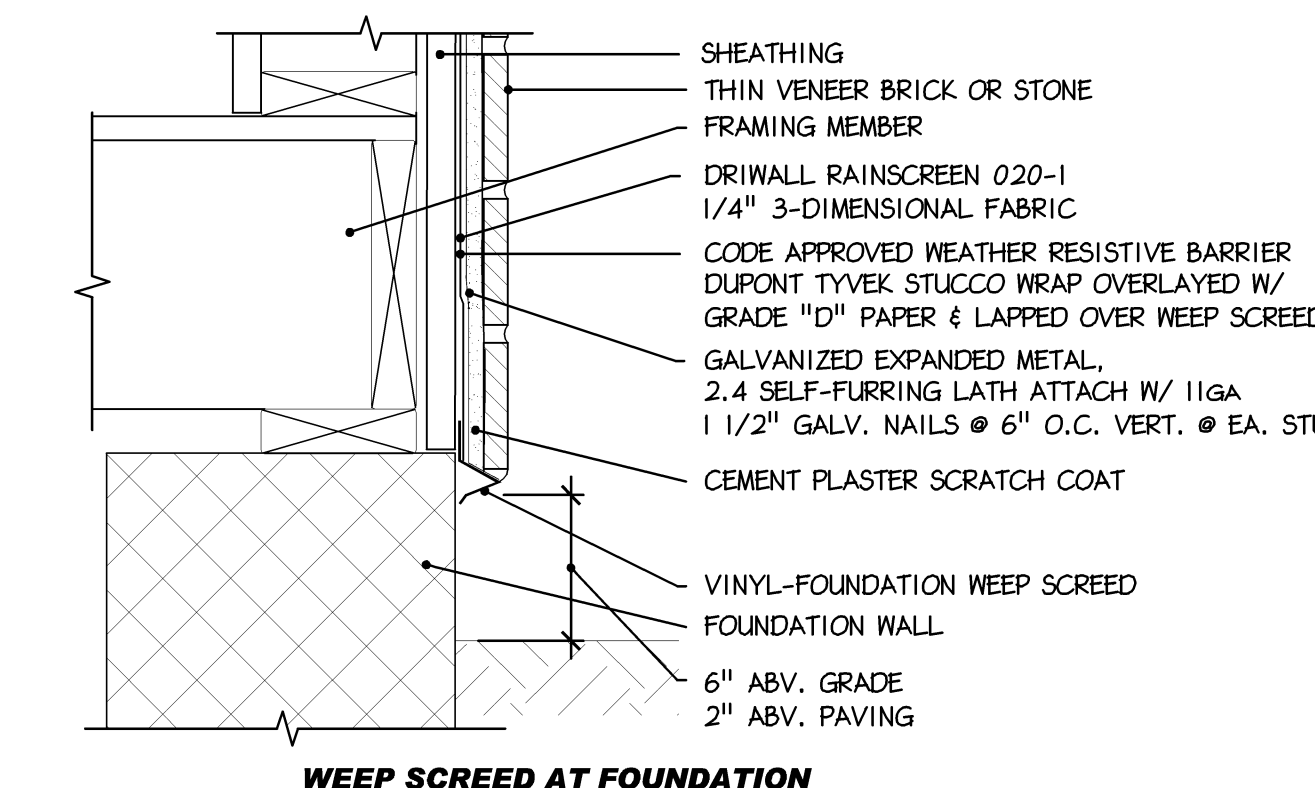
6 TYP. SIDING DETAIL AT WINDOW

A-10 Scale: 3/4" = 1'- 0"



INSIDE CORNER CONTROL JOINT

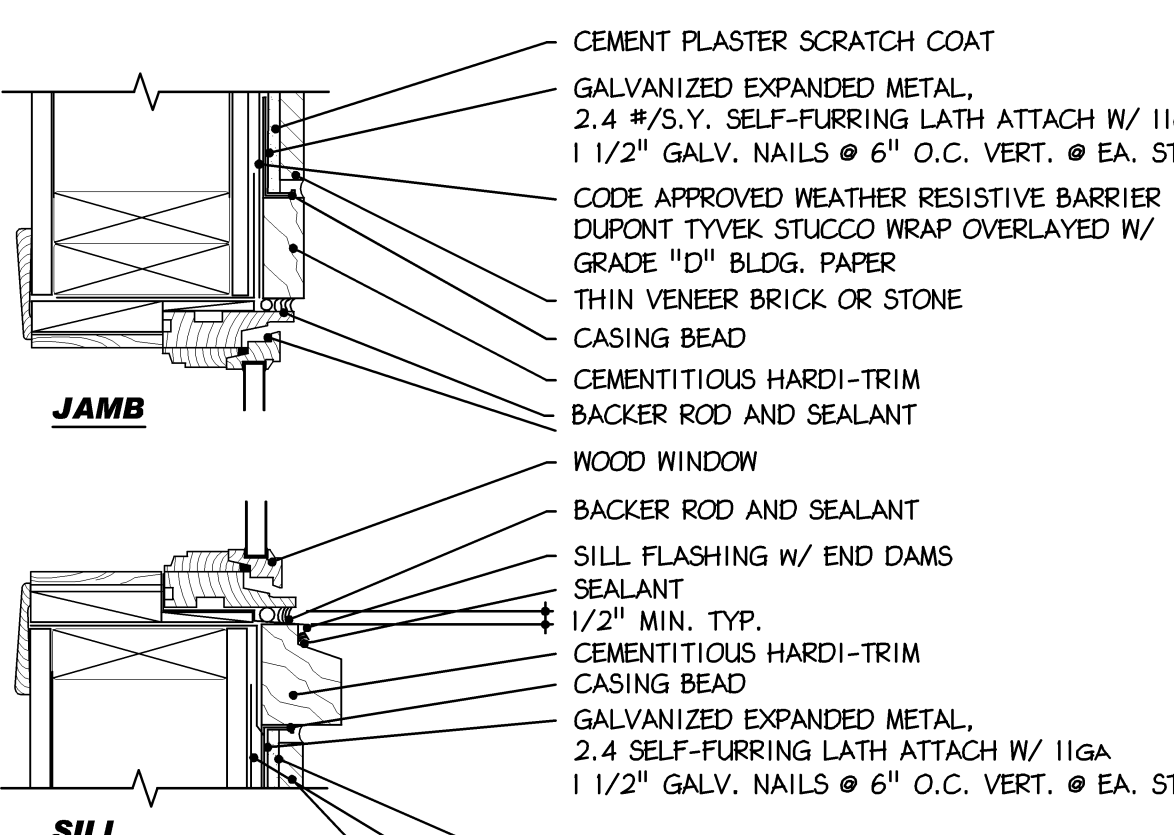
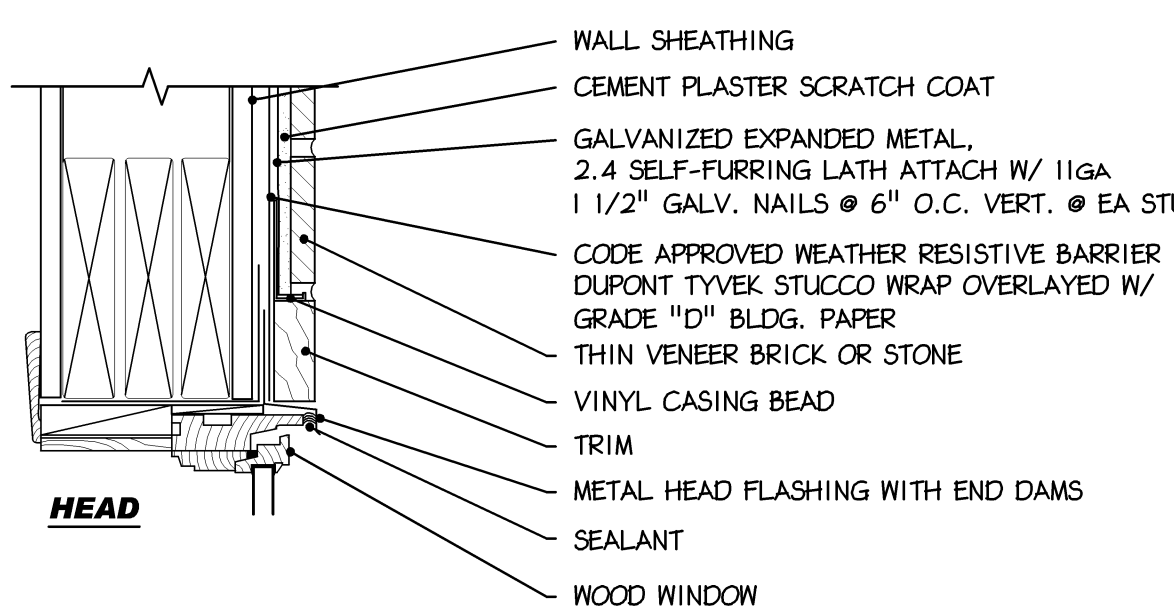
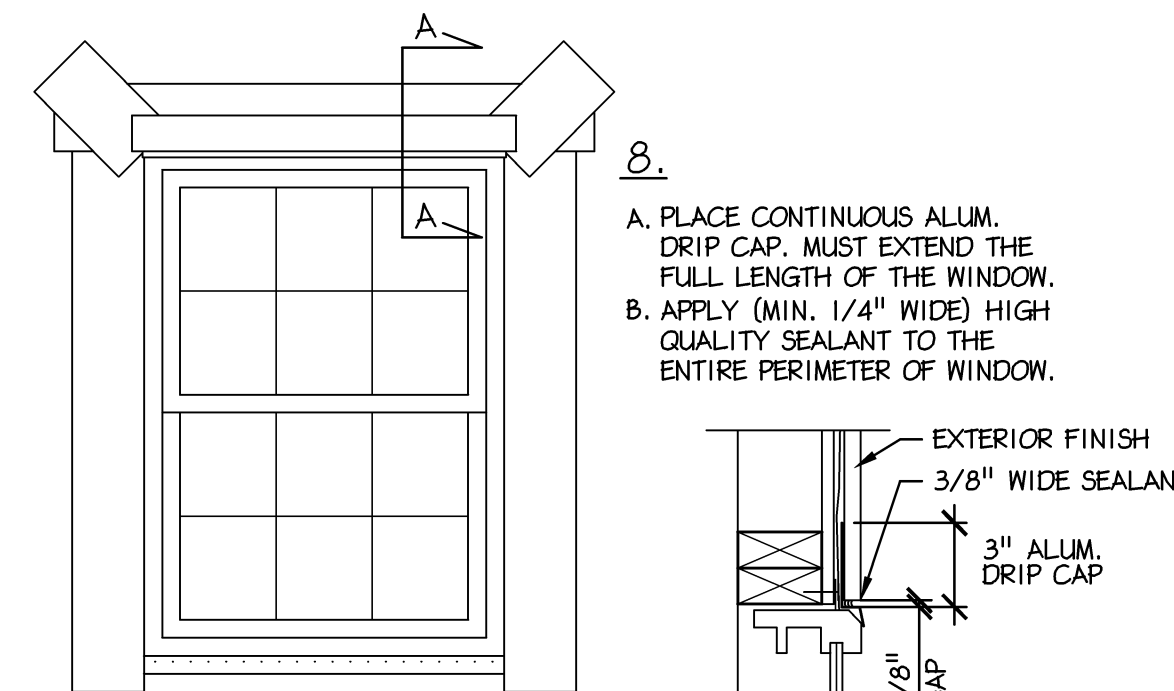
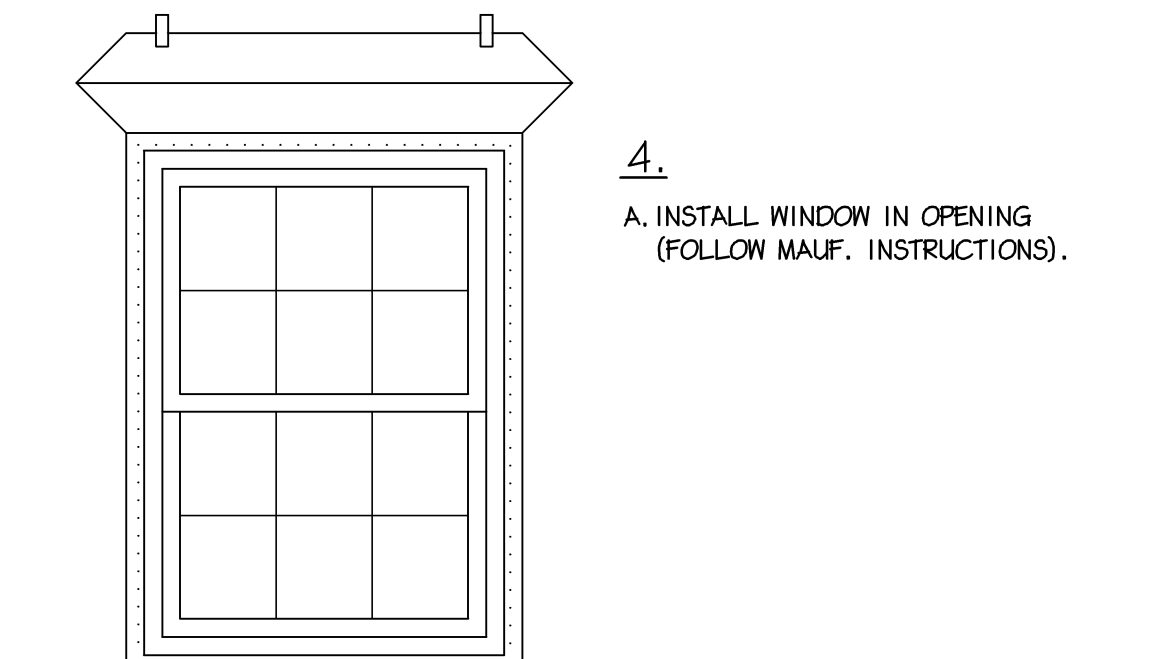
Inside Corner Detail



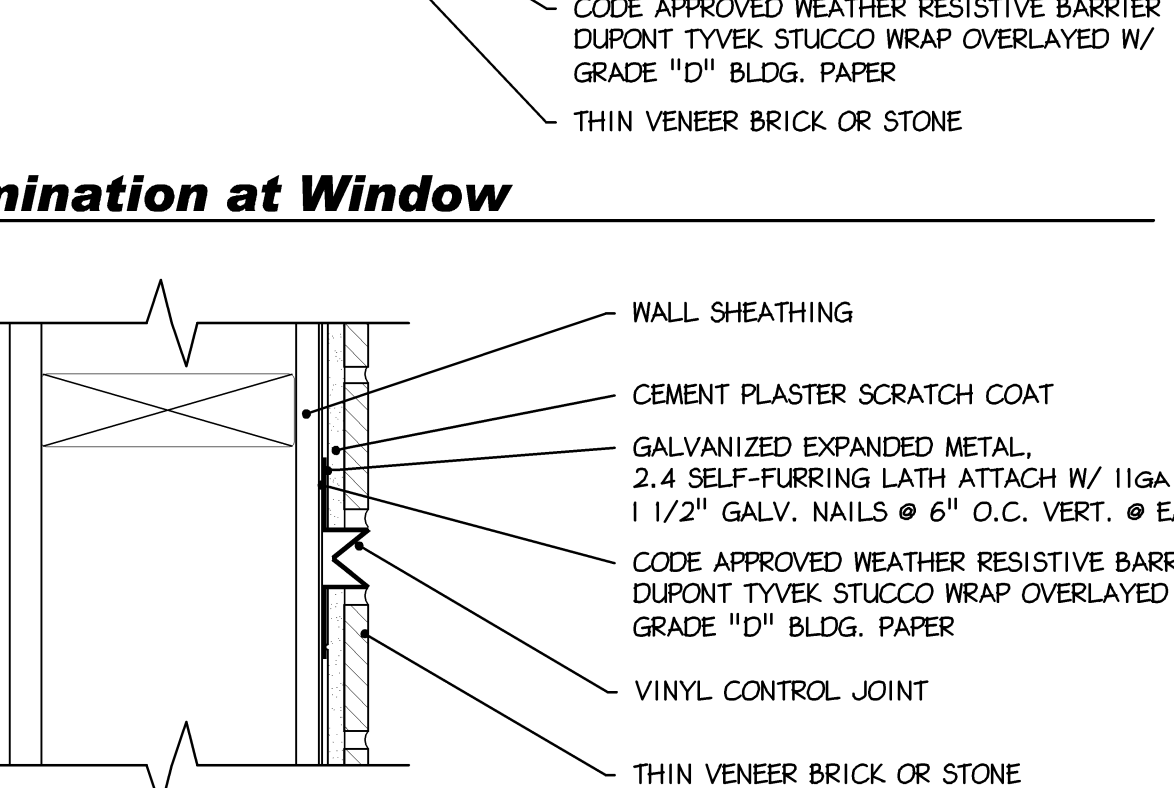
Termination at Grade

10 TYP. MASONRY EXTERIOR WALL DETAIL

A-10 Scale: 3/4" = 1'- 0"



Termination at Window



Control Joint Detail

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

523 Kimberton Road, Suite 118 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) Hopp
(610) 917-8831

PROJECT NO.		DRAWN BY		CHK'D BY
B3250		EMH		RJK
NO.	DATE	BY	ISSUE	
1	06/26/10	EMH	ISSUED FOR CLIENT REVIEW	
2				
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW	
4	08-10-10	EMH	ISSUED FOR REVIEW	
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW	
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCT	
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION	
8				
9				
10				
11				
12				
13				
14				
15				
APPROVED BY			CURRENT DATE	
Robin J. Kohn, A.I.A.			October 15, 2010	

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
DETAILS

SHEET NUMBER

A-10
REV
7

OUTLINE SPECIFICATIONS

DIVISION 1: GENERAL REQUIREMENTS

1. SUMMARY OF WORK

- THE PROJECT CONSISTS OF GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL AND PLUMBING TO RENOVATE AN EXISTING RESIDENCE
- OWNER: RICHARD J BALLY REIMER
1310 MONK ROAD
GLADWYN, PA 19035
- PHASING: THE PROJECT WILL BE SEPERATED INTO THREE PHASES.
- THE GENERAL CONDITIONS SHALL GOVERN THE WORK. FOR GENERAL REQUIREMENTS, REFER TO ANY SUPPLEMENTAL GENERAL CONDITIONS REQUIREMENTS FOR THE PROJECT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES TO THE ARCHITECT OR OWNER:

LIST OF SUBMITTALS (INCLUDING BUT NOT LIMITED TO):
WOOD DOORS AND FRAMES
DOOR HARDWARE
EXTERIOR FINISHES
PAINT COLOR SAMPLES
CARPETING SAMPLES
TILE FLOORINGS
CASEWORK

GENERAL CONSTRUCTION NOTES

- THE BUILDING SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2009 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.
- ALL BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- BEFORE SUBMITTING PROPOSAL AND BEGINNING WORK, CAREFULLY EXAMINE CONSTRUCTION DOCUMENTS, VISIT THE SITE, AND BECOME FULLY INFORMED CONCERNING ALL EXISTING CONDITIONS, LAWS, ORDINANCES, AND REGULATIONS OF JURISDICTIONAL BODIES WHICH MAY EFFECT THE WORK.
- 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.
- TYPICAL DIMENSIONS ARE TO CENTER LINE OF COLUMN, ROUGH FARMING AND EXTERIOR WALL SHEATHING. REFER TO PLAN DETAILS FOR DIMENSIONAL OFFSETS.
- ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. REFER TO PROJECT LITERATURE OF EACH SPECIFIED FINISH FOR SPECIFIC REQUIREMENTS.
- ANY NEW FINISHES REQUIRED BECAUSE OF DEMOLITION OR NEW CONSTRUCTION SHALL MATCH EXISTING ADJACENT FINISHES.
- 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

1. REFER TO STRUCTURAL DRAWINGS.

DIVISION 4 - MASONRY

1. REFER TO STRUCTURAL DRAWINGS.

DIVISION 5 - METALS

SECTION 05120 - STRUCTURAL STEEL

1. REFER TO STRUCTURAL DRAWINGS.

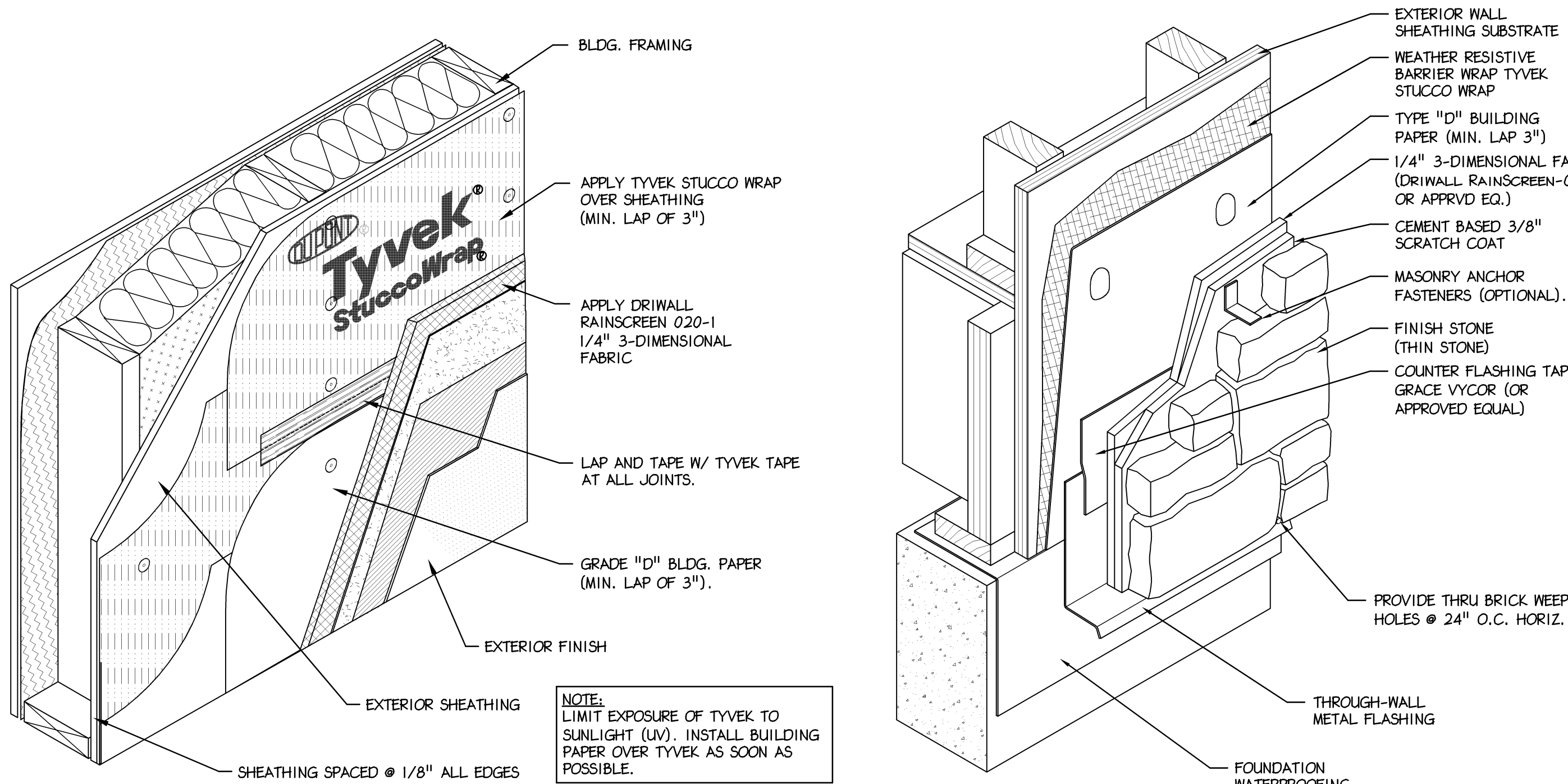
DIVISION 6 - WOOD AND PLASTICS

SECTION 06100 - ROUGH CARPENTRY

- LUMBER: COMPLY WITH DOC PS 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.
- WOOD-PRESERVATIVE-TREATED MATERIAL: COMPLY WITH APPLICABLE REQUIREMENTS OF ANPA C2 (LUMBER) AND A WP A C9 (PLYWOOD). MARK EACH TREATED ITEM WITH THE QUALITY MARK REQUIREMENTS OF AN INSPECTION AGENCY APPROVED BY ALSC'S BOARD OF REVIEW.
- FIRE-RETARDANT - TREATED MATERIAL: COMPLY WITH APPLICABLE REQUIREMENTS OF ANPA C20 (LUMBER) AND ANPA C27 (PLYWOOD). IDENTIFY FIRE-RETARDANT-TREATED WOOD WITH APPROPRIATE CLASSIFICATION MARKINGS OF U.S. TESTING. TIMBER PRODUCTS INSPECTION, INC.; OR ANOTHER TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- HEAT-TREATED FLOAT GLASS: ASTM C 1048; TYPE I; QUALITY G3 CLASS, KIND, AND CONDITION AS INDICATED IN DRAWINGS AND SCHEDULES.
- 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.
- 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 STRIPS, BUCKS, NAILERS, BLOCKING AND SIMILAR MEMBERS.

1 SPECIFICATIONS

A-11 Scale: N.T.S.



2 TYP. MASONRY WEATHER BARRIER WRAP

A-11 Scale: 3/4" = 1'- 0"

DIVISION 7 - THERMAL AND MOISTURE PROTECTIONS

SECTION 07901 - JOINT SEALANTS

- 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.
- ELASTOMERIC SEALANT STANDARD: ONE-PART, MILDLY RESISTANT SILICONE SEALANT; TYPE S; GRADE NS; CLASS 25; USES NT, G.A. AND D; FORMULATED WITH FUNGICIDE; INTENDED FOR SEALING INTERIOR JOINTS WITH NONPOROUS SUBSTRATES EXPOSED TO HIGH HUMIDITY AND TEMPERATURE EXTREMES.
- ACRYLIC SEALANT: ONE-PART, NON SAG, SOLVENT-RELEASE CURING ACRYLIC TERPOLYMER SEALANT COMPLYING WITH ANIA 809.3 OR PS TT-5-00235, 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.
- ACOUSTICAL SEALANT FOR CONCEALED JOINTS: NONDRYING, NONHARDENING, NONSKINNING, NONSTAINING, GUMMABLE, SYNTHETIC RUBBER SEALANT RECOMMENDED FOR SEALING INTERIOR CONCEALED JOINT TO REDUCE TRANSMISSION OF AIRBORNE SOUND.
- 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.
- PRIMER: AS RECOMMENDED BY JOINT SEALANT MANUFACTURER WHERE REQUIRED FOR ADHESION OF SEALANT TO JOINT SUBSTRATES INDICATED.
- SEALANT INSTALLATION STANDARD: COMPLY WITH ASTM C 1193.
- ACOUSTICAL SEALANT APPLICATION STANDARD: COMPLY WITH ASMT C 919 FOR USE OF JOINT SEALANTS IN ACOUSTICAL APPLICATIONS.

SECTION 8 - DOORS AND WINDOWS

1. SEE DRAWINGS FOR NEW WINDOW SPECIFICATIONS AND DETAILS.

SECTION 08211 - FLUSH WOOD DOORS

- NWDA QUALITY STANDARD FOR FLUSH WOOD DOORS: NWDA I.S. 1-A, "ARCHITECTURAL WOOD FLUSH DOORS."
- INTERIOR SOLID-CORE VENEER-FACED OR SOLID DOORS:

- SOLID PARTICLE CORE FOR VENEER FACED.
- SOLID WOOD STILES, RAILS AND PANELS TO BE ENGINEERED TO PREVENT WARPING AND SPLITTING.

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

SECTION 08710 - DOOR HARDWARE

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

- PROVIDE THE FOLLOWING DOOR HARDWARE, OR APPROVED EQUAL:

- LOCKSET DESIGNS: EMTEK, CYLINDRICAL LOCKSET.
- STYLE: EMTEK, TO BE SELECTED BY OWNER
- BUTTS:
- EMTEK, 4"x4" STANDARD WEIGHT HINGE, FOR UP TO 3'-0" WIDE DOORS.
- EMTEK HEAVY DUTY PULL, BEARING FOR 3'-6" WIDE DOORS.
- WALL MOUNTED DOOR STOP: EMTEK #2231
- THERMAL WEATHER-STRIPPING: NATIONAL GUARD PRODUCTS #152 - SILICONE GASKET.
- DOOR SWEEP: NATIONAL GUARD PRODUCTS #C607.

- 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

- GLASS THICKNESSES: SELECT MINIMUM GLASS THICKNESSES TO COMPLY WITH ASTM E 1300.
- SAFETY GLASS: CATEGORY 1 MATERIALS COMPLYING WITH TESTING REQUIREMENTS IN 16 CFR 1201 AND ANSI Z97.1.
- GLAZING PUBLICATIONS: COMPLY WITH SIGMA PUBLICATIONS: SIGMA TM-3000, "VERTICAL GLAZING GUIDELINES."
- HEAT-TREATED FLOAT GLASS: ASTM C 1048; TYPE I; QUALITY G3 CLASS, KIND, AND CONDITION AS INDICATED IN DRAWINGS AND SCHEDULES.
- 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

- GYPSUM WALLBOARD: ASTM C36, IN THICKNESS INDICATED.
- 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.
- JOINT TREATMENT MATERIALS: PROVIDE JOINT TREATMENT MATERIALS COMPLYING WITH AS TM C 475.
- SOUND ATTENUATION BLANKETS: ASTM C 665, TYPE I, UNFACED MINERAL FIBER BLANKET INSULATION.
- GYPSUM BOARD APPLICATION AND FINISHING STANDARDS: INSTALL AND FINISH GYPSUM PANELS TO COMPLY WITH ASTM C 840 AND GA-216.

SECTION 09900 - PAINTING

- 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.
- 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.
 - BASE COAT PRIMER: MAB RICH LUX LATEX ENAMEL UNDERCOATER (037-154).
 - SECOND AND THIRD COATS: MAB RICH LUX ACRYLIC LUSTER LITE (041 LINE).
- 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.
 - BASE COAT PRIMER: MAB RICH LUX LATEX ENAMEL UNDERCOATER (037-154).
 - SECOND AND THIRD COATS: MAB RICH LUX LOW LUSTRE ACRYLIC ENAMEL (028 LINE).
- INTERIOR SEMI-GLOSS ODOORLESS ALKID ENAMEL OVER FERROUS METAL SURFACES: LOW-ODOR, SEMI-GLOSS, ALKID ENAMEL FOR USE OVER A PRIMER AND UNDERCOAT ON BOTH FERROUS AND ZINC-COATED (GALVANIZED) METAL SURFACES.
 - BASE COAT PRIMER: MAB RUST-O-LASTIC NYDRO PRIMER (073-9801).
 - SECOND AND THIRD COATS: MAB RICH LUX LOW LUSTRE ALKID ENAMEL (021 LINE).
- PAINTING APPLICATION: PREPARE SUBSTRATES AND APPLY SPECIAL COATINGS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN APPLICATION INSTRUCTIONS.

DIVISION 10 - SPECIALTIES

- PROVIDE KITCHEN ACCESSORIES, BATH ACCESSORIES, FIREPLACES HARDWARE, AND MISCELLANEOUS ITEMS PER OWNER SCHEDULE AND SPECIFICATIONS. ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND APPROVED INSTALLATION DRAWINGS.
- FACTORY BUILT FIREPLACES AND FLUES SHALL BE INSTALLED IN ACCORDANCE WITH N.F.P.A. 211, U.L. AND MANUFACTURER'S SPECIFICATIONS.

DIVISION 11 - EQUIPMENT - N/A

DIVISION 12 - FURNISHINGS

SECTION 12345 - CASEWORK AND FIXTURES

1. CASEWORK SHALL BE NEW.

- 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

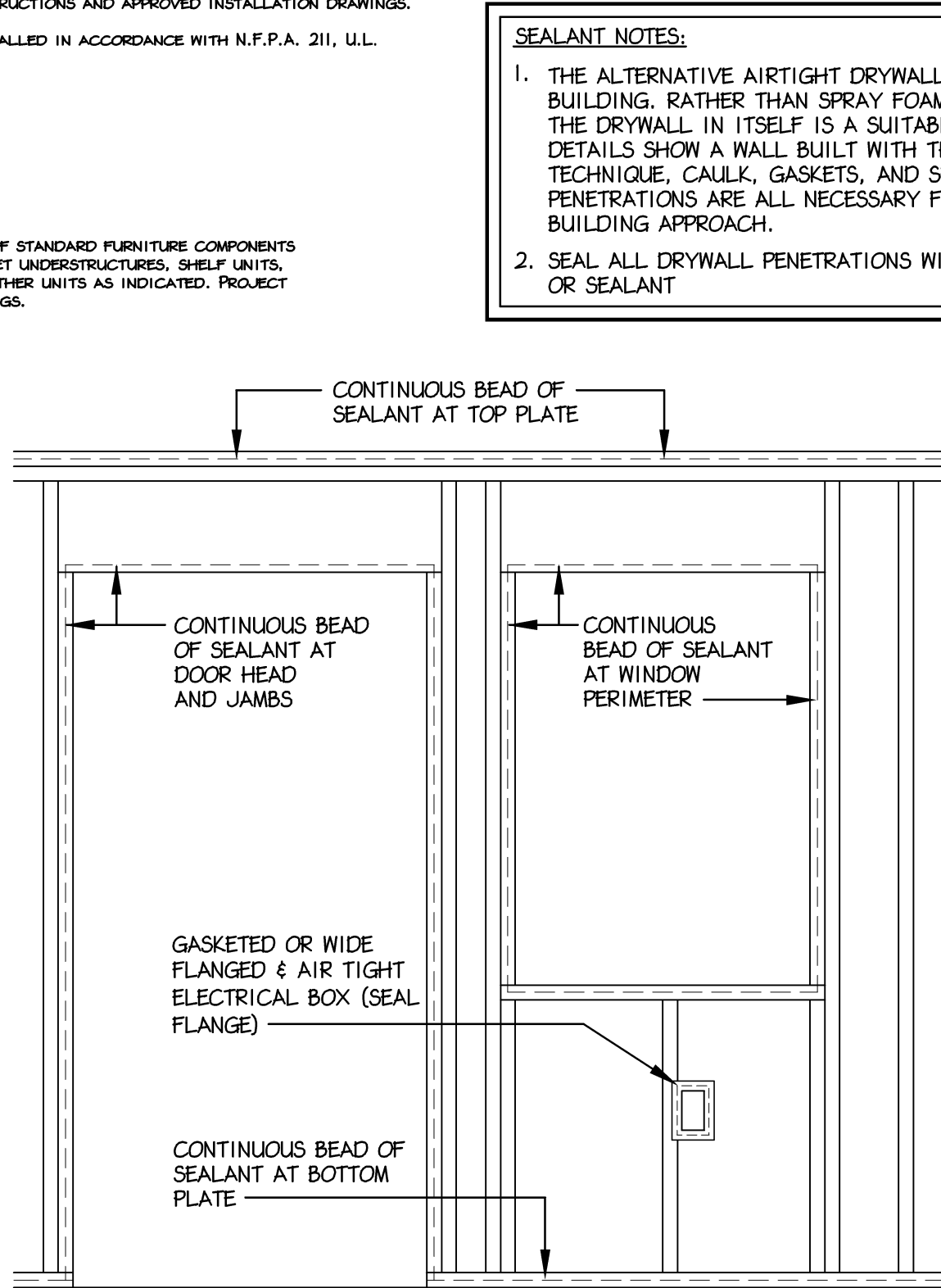
DIVISION 14 - CONVEYING SYSTEMS - N/A

DIVISION 15 - MECHANICAL

1. SEE MECHANICAL SPECIFICATIONS

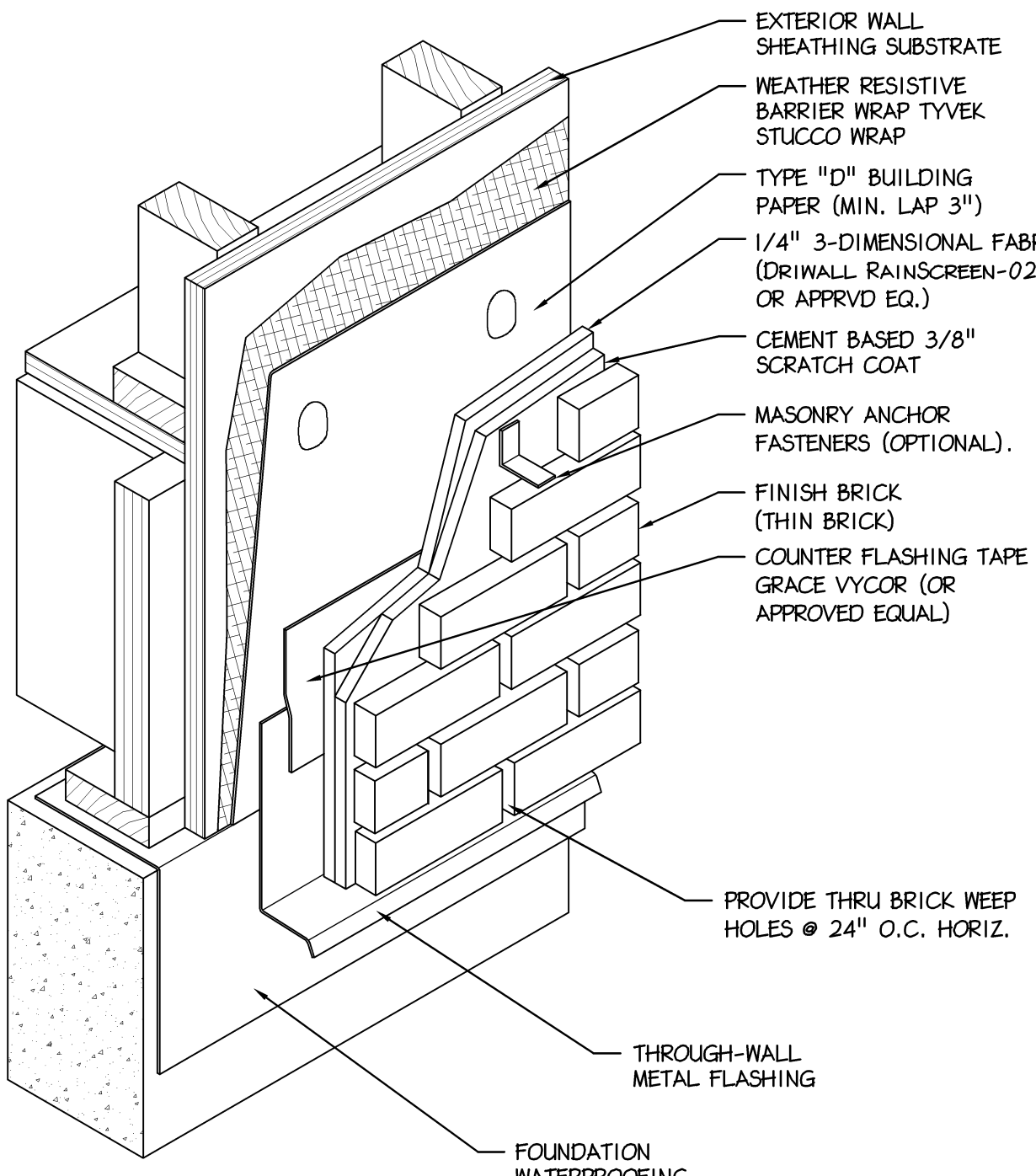
DIVISION 16 - ELECTRICAL

1. SEE ELECTRICAL SPECIFICATIONS



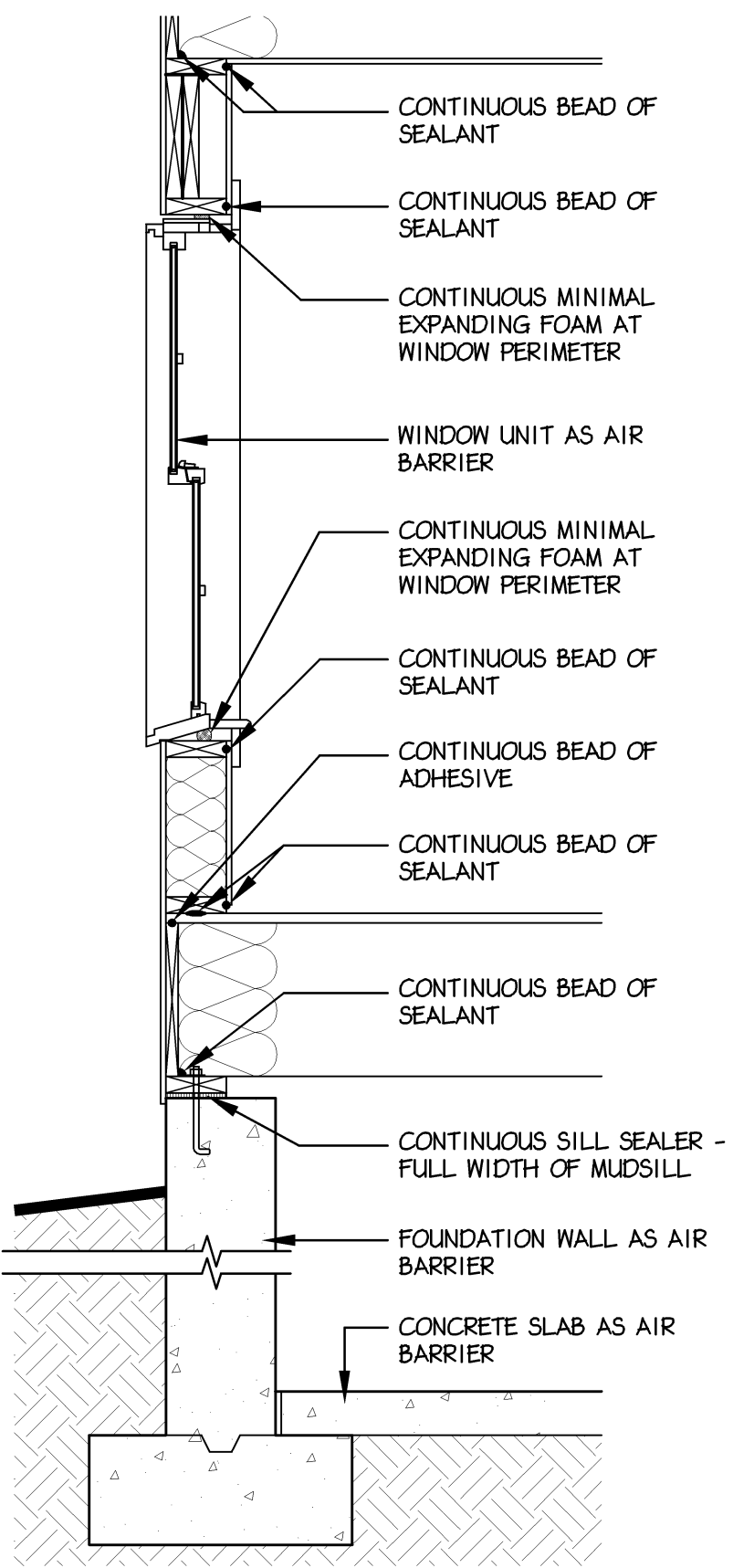
6 TYP. DRYWALL AIR-BARRIER ELEV.

A-11 Scale: N.T.S.



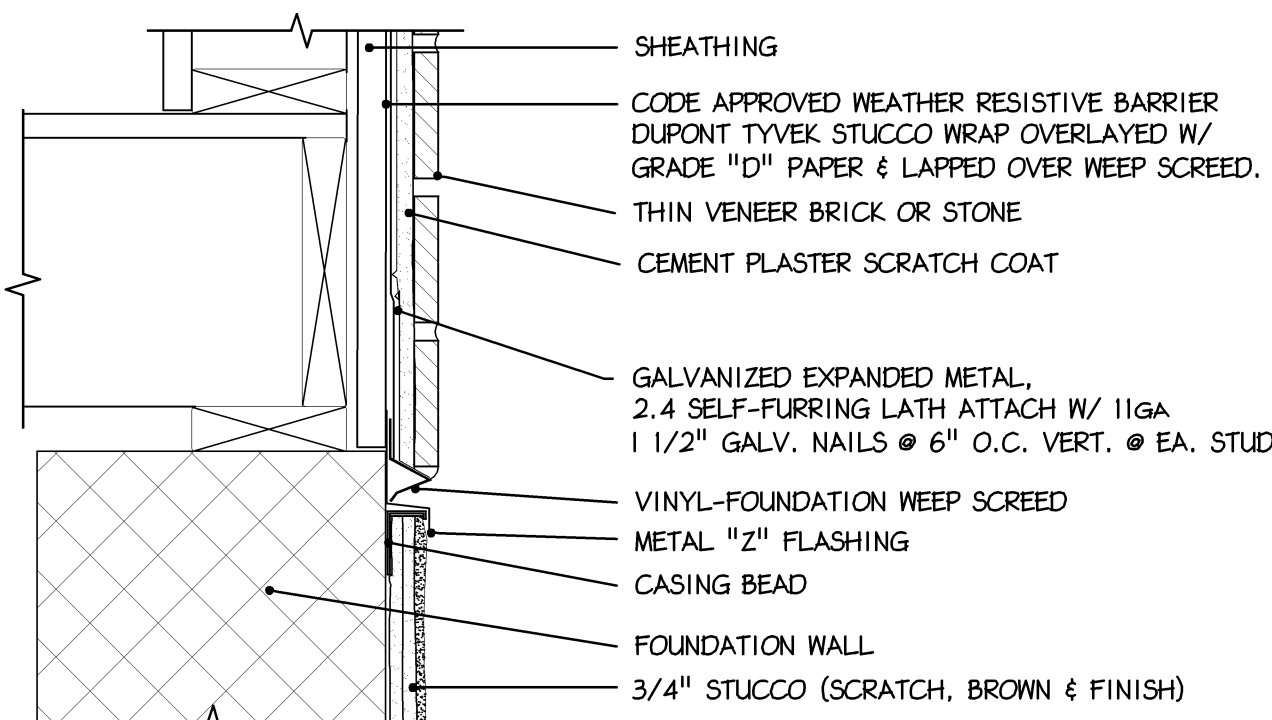
4 TYP. BRICK VENEER DETAIL

A-11 Scale: 3/4" = 1'- 0"



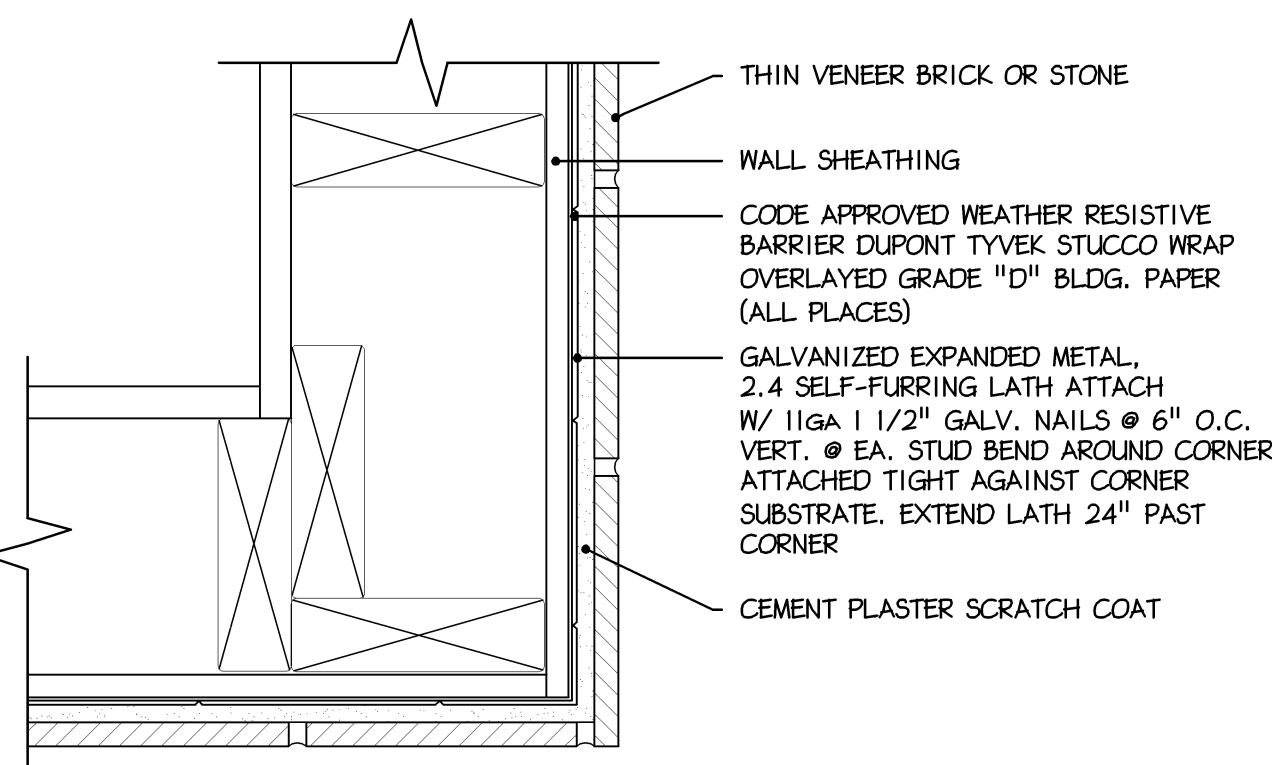
7 TYP. DRYWALL AIR-BARRIER

A-11 Scale: N.T.S.



WEEP SCREED AT FOUNDATION

Screed Above Grade



Outside Corner

5 TYP. MASONRY EXTERIOR WALL DETAIL

A-11 Scale: 3/4" = 1'- 0"



523 Kimberton Road, Suite 118 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) Hopp
(610) 917-8831

PROJECT NO.	DRAWN BY	CHK'D BY
B3250	EMH	RJK

NO.	DATE	BY	ISSUE
1	06/26/10	EMH	ISSUED FOR CLIENT REVIEW
2			
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW
4	08-10-10	EMH	ISSUED FOR REVIEW
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION
8			
9			
10			
11			
12			
13			
14			
15			

APPROVED BY	CURRENT DATE
Robin J. Kohn, A.I.A.	October 15, 2010

REINER RESIDENCE
1310 MONK ROAD
GLADWYN, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

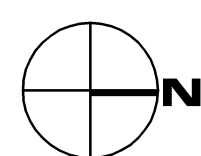
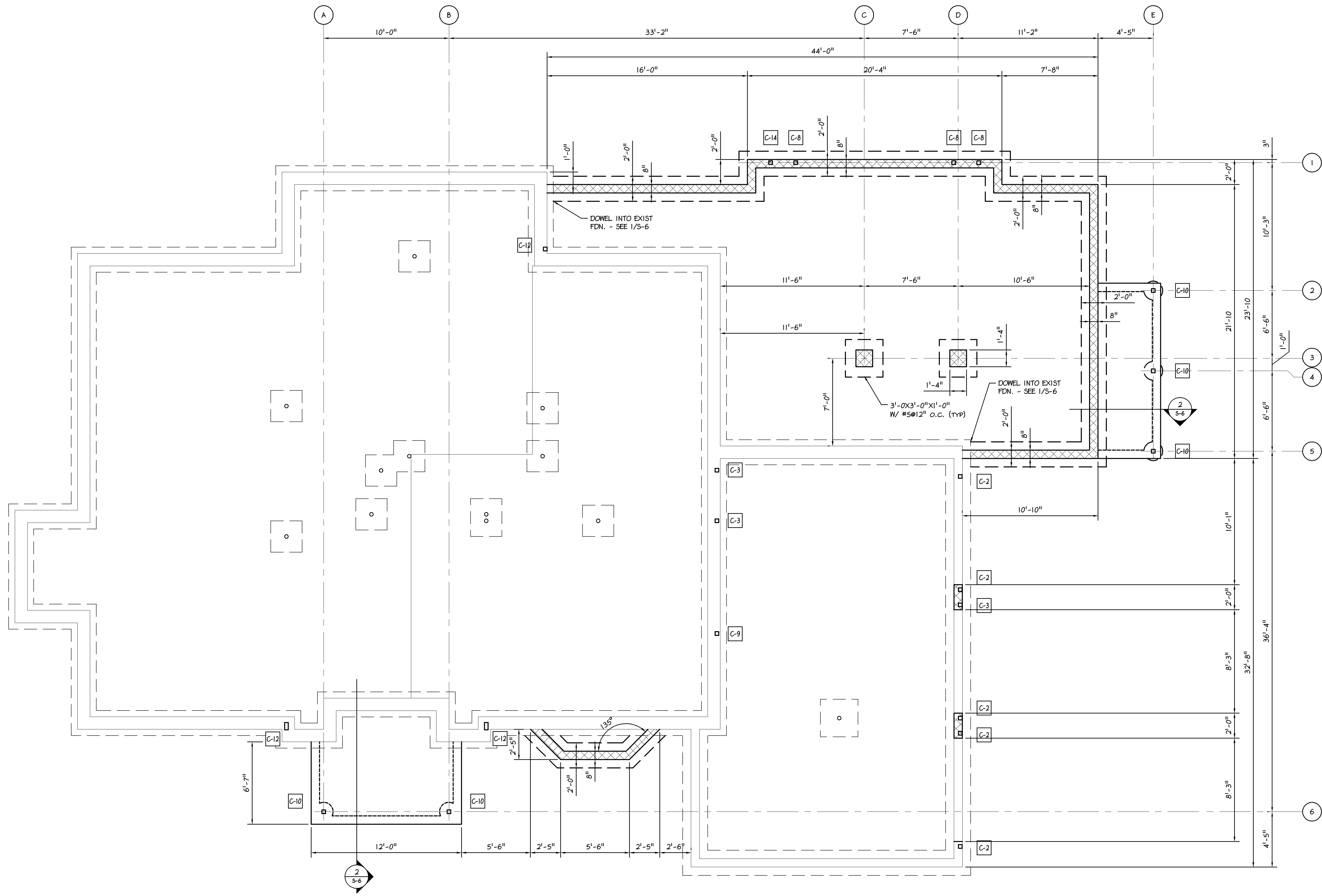
SHEET TITLE

SPECIFICATIONS &
DETAILS

SHEET NUMBER

A-11

REV
7



1 FOUNDATION PLAN

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

NOTES:

1.  DENOTES NEW CMU FOUNDATION WALL.

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JEFFREY M. THOMS
ENGINEER
No. PE060309

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

523 Kimberton Road, Suite 118 Phoenixville, PA 19460
tel. (610) 917-8831 fax (610) 917-8836
email mail@betzwood.com http://www.betzwood.com

Jeffrey M. Thoms, P.E.
Commonwealth of Pennsylvania
License No. PE060309

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

PROJECT NO. B3250
DRAWN BY MJP
CHK'D BY JMT

NO.	DATE	BY	ISSUE
1	06-26-10	EMH	ISSUED FOR CLIENT REVIEW
2	07-21-10	EMH	ISSUED FOR CLIENT REVIEW
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW
4	08-10-10	EMH	ISSUED FOR REVIEW
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW
6	09-30-10	MJP	ISSUED FOR PERMIT & CONSTRUCTION
7	10-15-10	MJP	REVISED PLANS ISSUED FOR CONSTRUCTION
8			
9			
10			
11			
12			
13			
14			
15			

APPROVED BY
Jeffrey M. Thoms, P.E.

CURRENT DATE
October 15, 2010

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

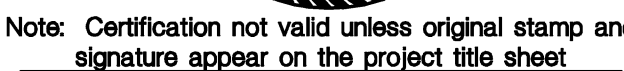
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE

FOUNDATION PLAN

SHEET NUMBER

S-1



1310 MONK ROAD
GLADWYNE, PA 19035

SHEET TITLE

Jeffrey M. Thoms, P.E.
Commonwealth of Pennsylvania
License No. PE060309

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

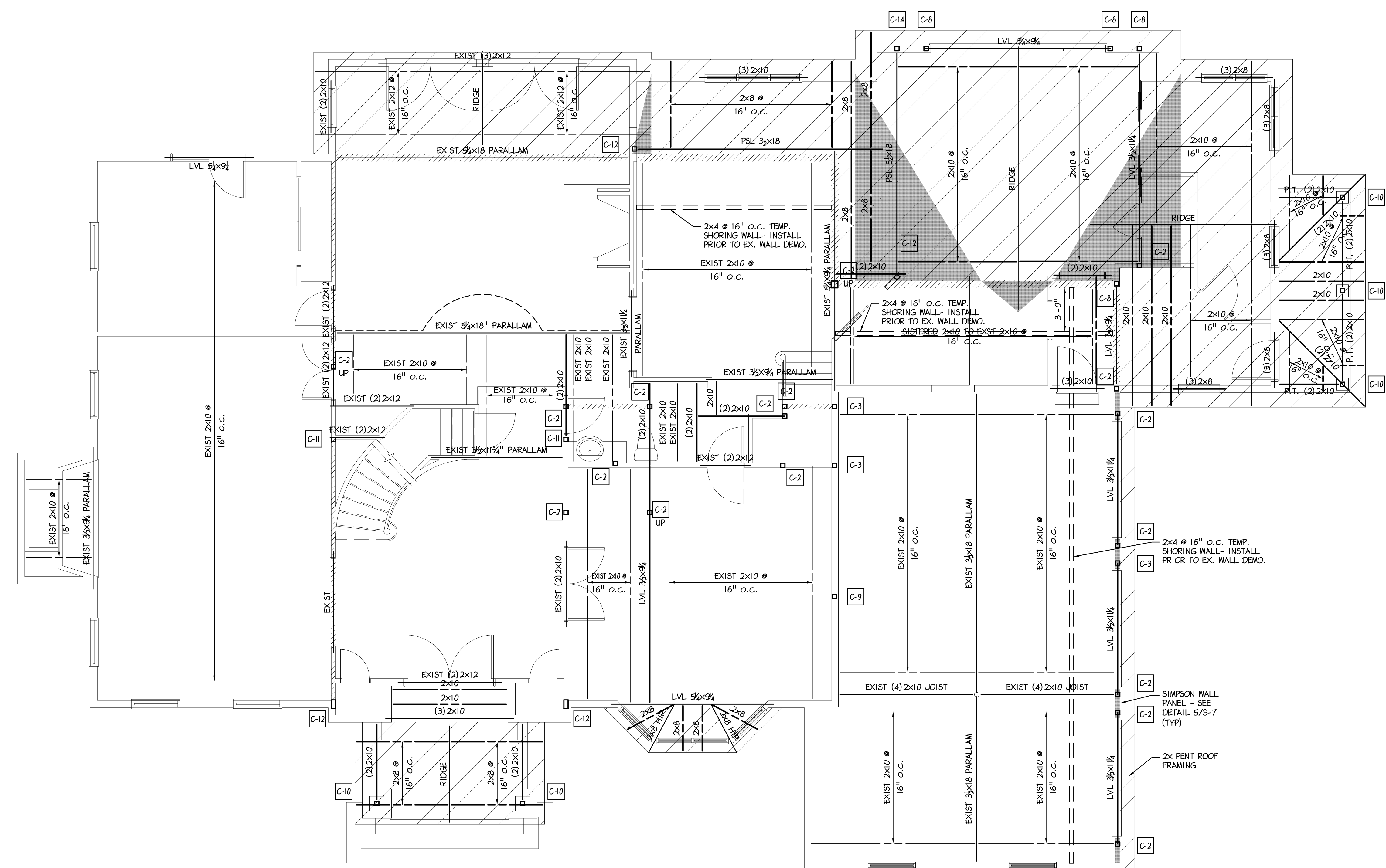
PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		MJP		JMT	
NO.	DATE	BY	ISSUE		
1	06-26-10	EMH	ISSUED FOR CLIENT REVIEW		
2	07-21-10	EMH	ISSUED FOR CLIENT REVIEW		
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	MJP	ISSUED FOR PERMIT & CONSTRUCTION		
7	10-15-10	MJP	REVISED PLANS ISSUED FOR CONSTRUCTION		
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY			CURRENT DATE		
Jeffrey M. Thoms, P.E.			October 15, 2010		

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

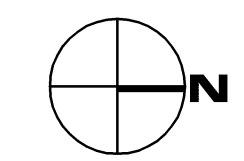
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
SECOND FLOOR FRAMING PLAN

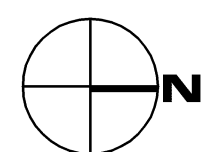
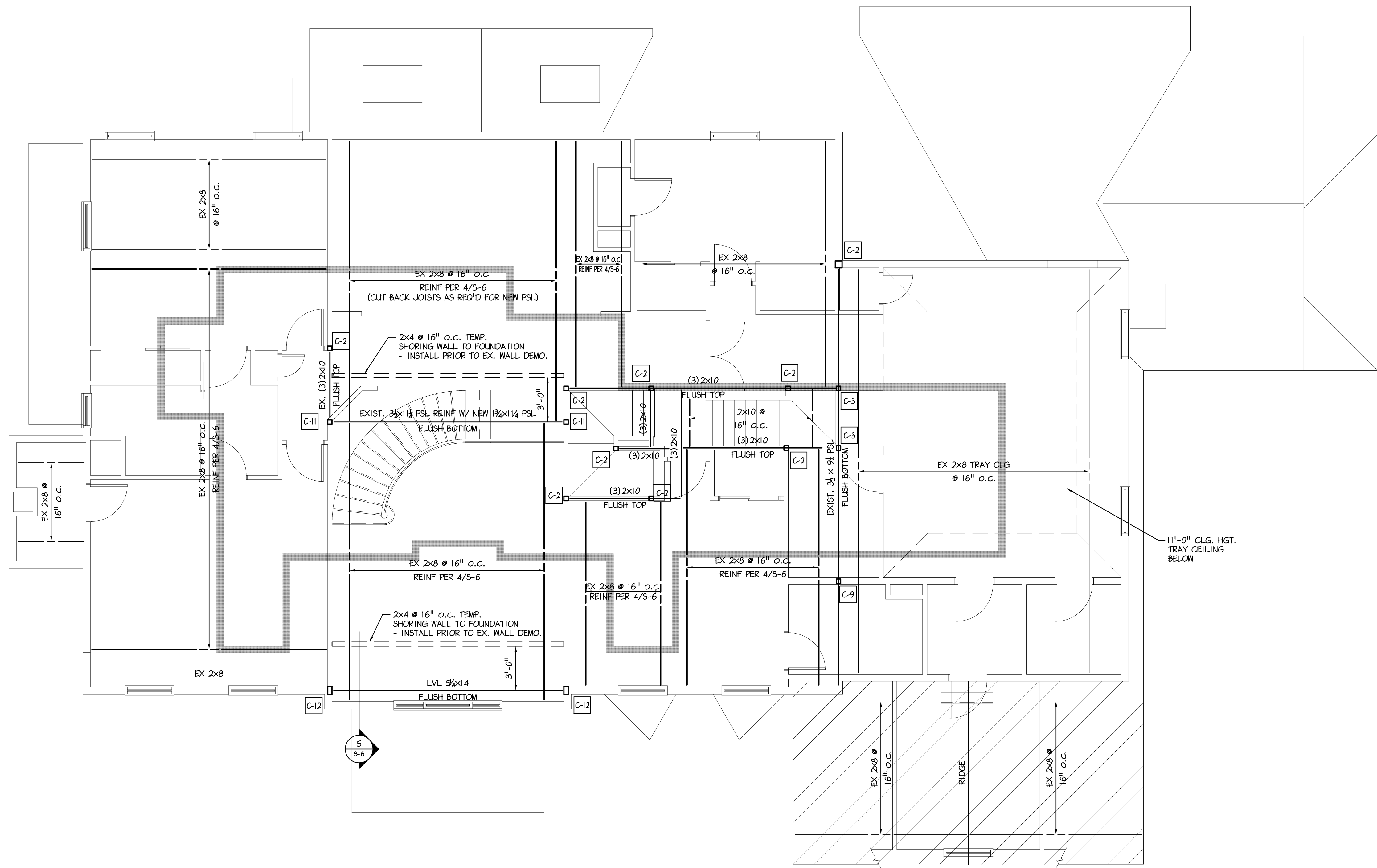
SHEET NUMBER
S-3



1 SECOND FLOOR FRAMING PLAN
S-3 SCALE: 1/4" = 1'-0"



- NOTES:
1. DENOTES LOAD BEARING WALL FROM ABOVE
 2. DENOTES ROOF FRAMING - PROVIDE 5/8" PLYWOOD SHEATHING, OSB NOT PERMITTED
 3. DENOTES OVERFRAMING
 4. SEE ARCH DRAWINGS FOR CEILING PROFILE, ROOF SLOPES, AND BEARING ELEVATIONS



1 THIRD FLOOR FRAMING PLAN
S-4 SCALE: 1/4" = 1'-0"

- NOTES:
1. DENOTES LOAD BEARING KNEE WALLS ABOVE
 2. DENOTES ROOF FRAMING BELOW

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JEFFREY M. THOMS
No. PE060309

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

523 Kimberton Road, Suite 118 Phoenixville, PA 19460
tel. (610) 917-8831 fax (610) 917-8836
email mail@betzwood.com http://www.betzwood.com

Jeffrey M. Thoms, P.E.
Commonwealth of Pennsylvania
License No. PE060309

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

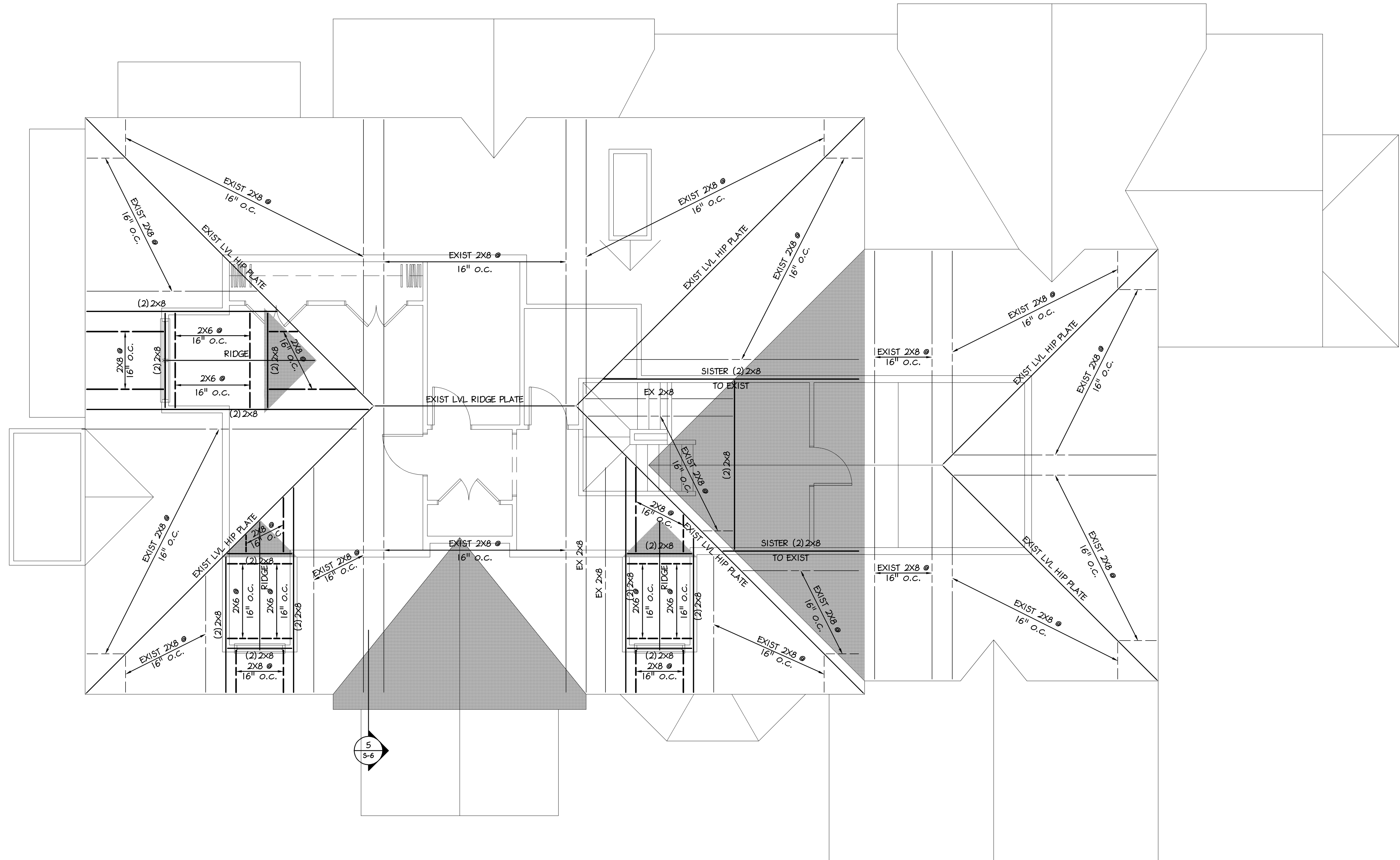
PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		MJP		JMT	
NO.	DATE	BY	ISSUE		
1	06-26-10	EMH	ISSUED FOR CLIENT REVIEW		
2	07-21-10	EMH	ISSUED FOR CLIENT REVIEW		
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	MJP	ISSUED FOR PERMIT & CONSTRUCTION		
7	10-15-10	MJP	REVISED PLANS ISSUED FOR CONSTRUCTION		
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY			CURRENT DATE		
Jeffrey M. Thoms, P.E.			October 15, 2010		

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
**THIRD FLOOR
FRAMING PLAN**

SHEET NUMBER
S-4



1 ROOF FRAMING PLAN
S-5 SCALE: 1/4" = 1'-0"

NOTES:
1. [Hatched Box] DENOTES OVERFRAMING
2. SEE ARCH. DRAWINGS FOR CEILING PROFILE, ROOF SLOPES, AND BEARING ELEVATIONS

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JEFFREY M. THOMS
No. PE060309

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

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

Jeffrey M. Thoms, P.E.
Commonwealth of Pennsylvania
License No. PE060309

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

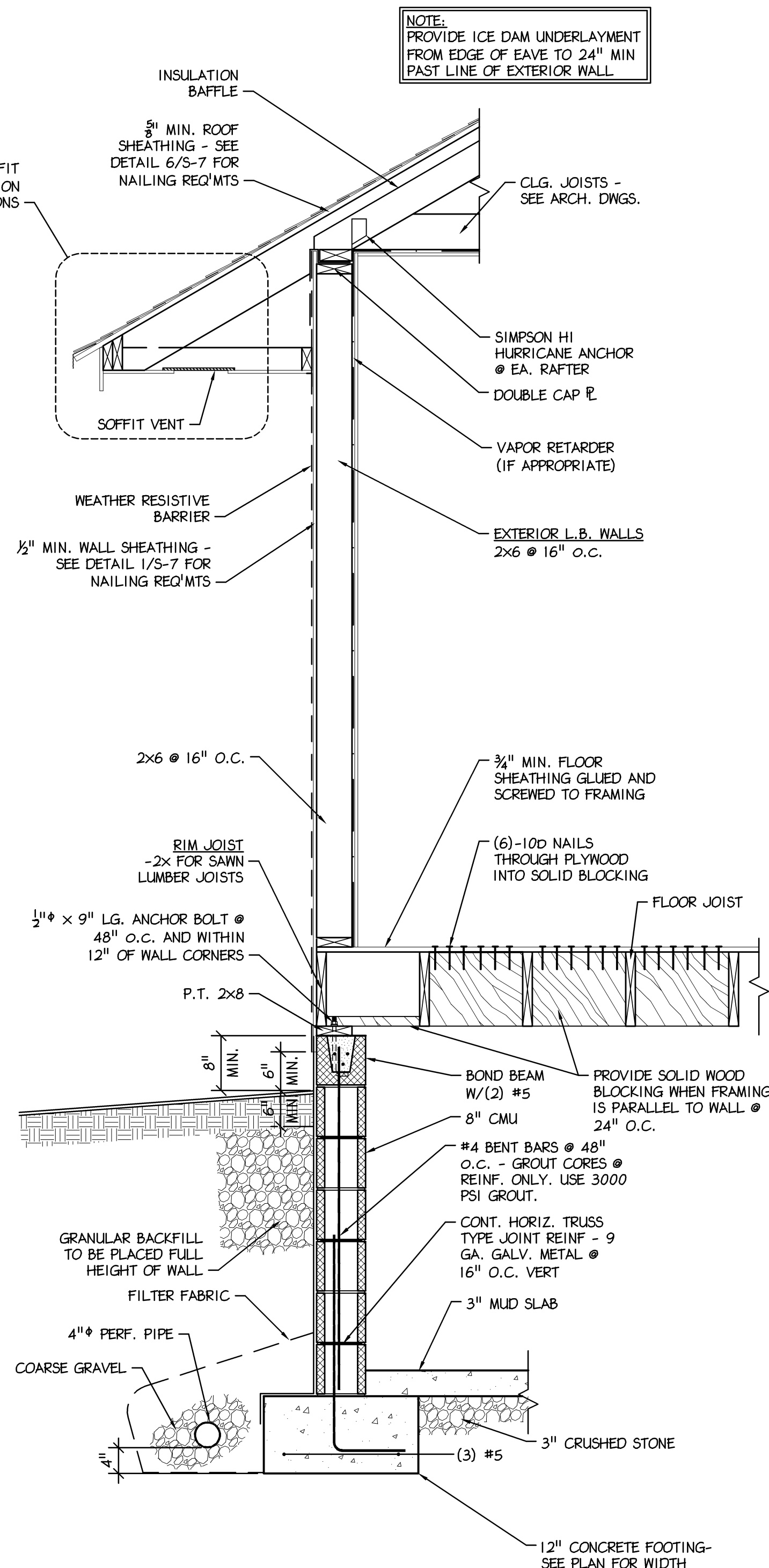
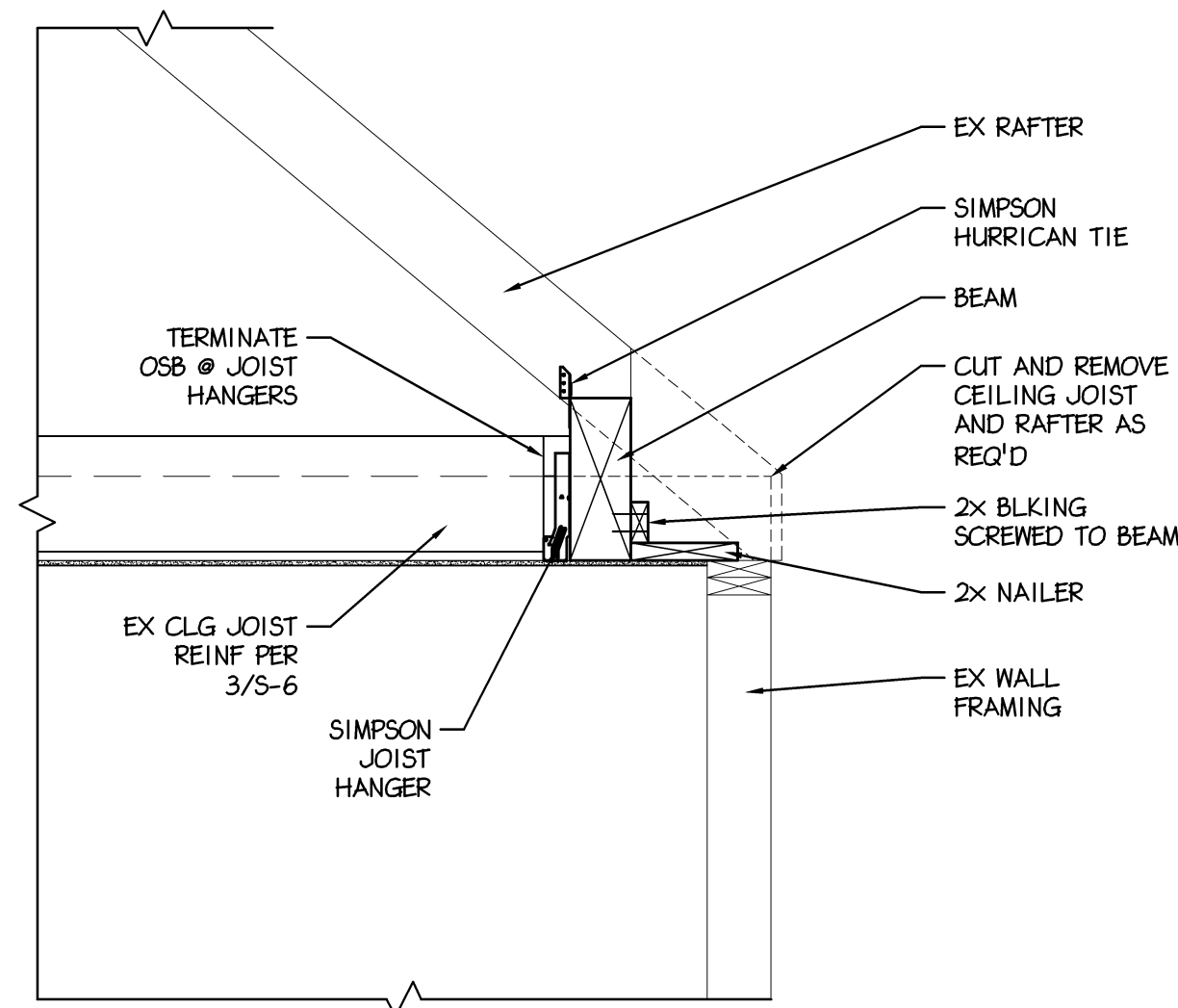
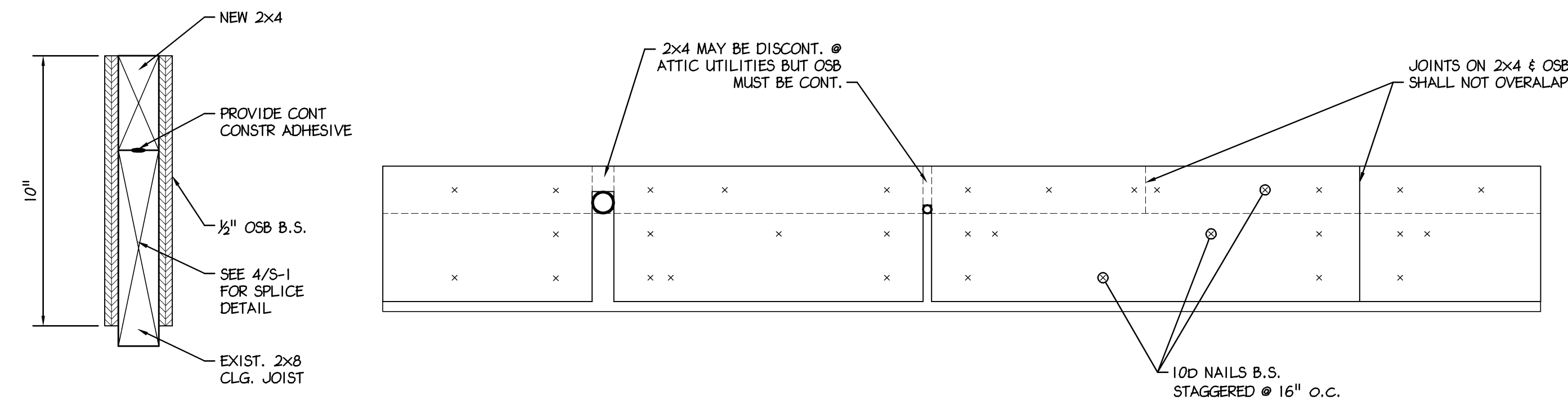
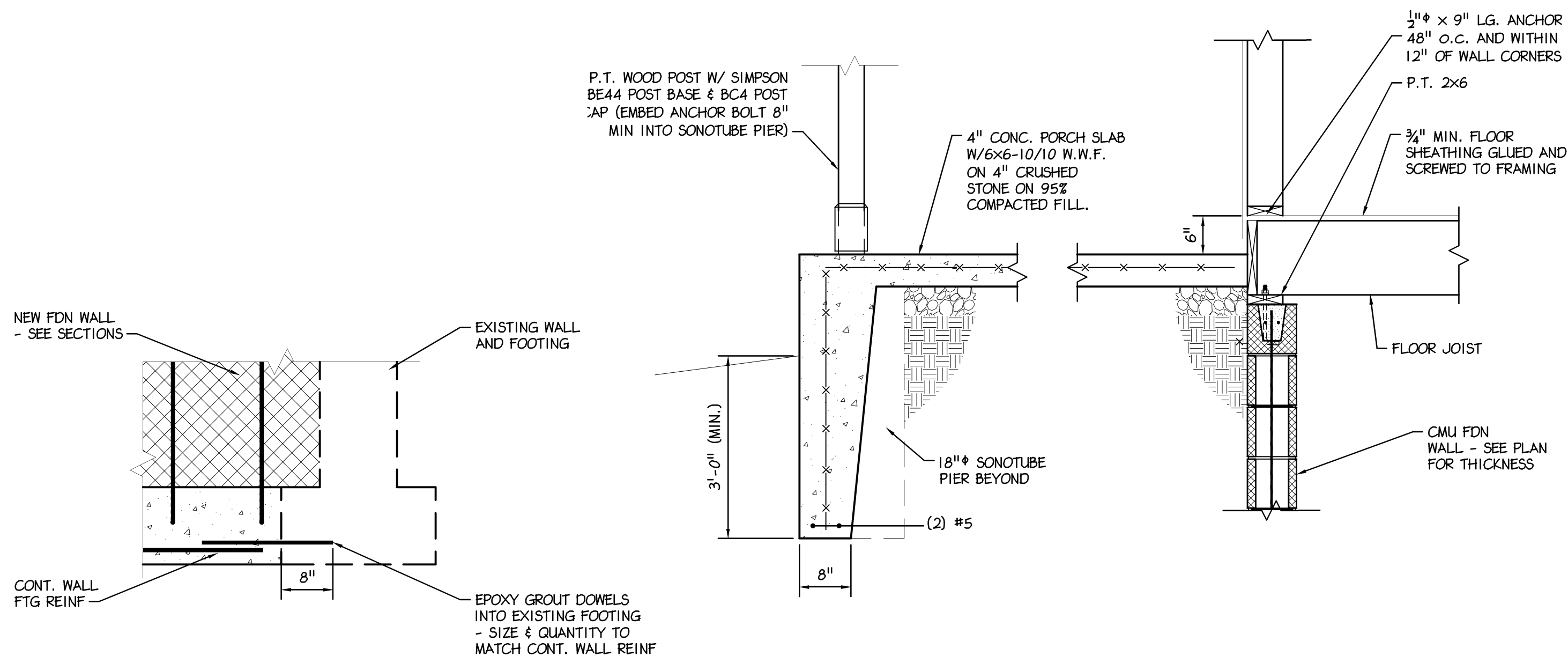
PROJECT NO.		DRAWN BY		CHK'D BY
B3250		MJP		JMT
NO.	DATE	BY	ISSUE	
1	06-26-10	EMH	ISSUED FOR CLIENT REVIEW	
2	07-21-10	EMH	ISSUED FOR CLIENT REVIEW	
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW	
4	08-10-10	EMH	ISSUED FOR REVIEW	
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW	
6	09-30-10	MJP	ISSUED FOR PERMIT & CONSTRUCTION	
7	10-15-10	MJP	REVISED PLANS ISSUED FOR CONSTRUCTION	
8				
9				
10				
11				
12				
13				
14				
15				
APPROVED BY			CURRENT DATE	
Jeffrey M. Thoms, P.E.			October 15, 2010	

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
ROOF FRAMING PLAN

SHEET NUMBER
S-5



LIVE LOADS APPLICABLE CODE: IBC 2009

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:

40 PSF (LIVING AREAS)
30 PSF (SLEEPING AREAS)
60 PSF (DECK)
100 PSF
SEE DRAWINGS
20 PSF (MIN)
30 PSF + SNOW DRIFT
30 PSF
25 PSF
1.0
1.0
1.0

WIND LOAD
BASIC WIND SPEED - V (3-SEC. GUST):
WIND LOAD IMPORTANCE FACTOR
WIND LOAD EXPOSURE CATEGORY
INTERNAL PRESSURE COEFFICIENT
WIND DESIGN PRESSURE

90 MPH
1.0
B
± 0.25
25 PSF

SEISMIC LOAD
SEISMIC DESIGN CATEGORY:
SEISMIC USE GROUP:
SPECTRAL RESPONSE COEFFICIENT - SDS:
SPECTRAL RESPONSE COEFFICIENT - SDI:
SITE CLASS:
BASIC SEISMIC FORCE RESISTING SYSTEM:

C
II
0.339
0.133
D
LIGHT FRAME WALLS
W/ SHEAR PANELS

ANALYSIS PROCEDURE:
WIND LOAD CONTROLS DESIGNS
FOR LATERAL FORCES
EQUIVALENT LATERAL
FORCE PROCEDURE

FOUNDATION NOTES

- FOUNDATION SOIL BEARING PRESSURE 2000psf
- FOUNDATION SHALL BE PLACED ON VIRGIN SOIL AT ELEVATIONS INDICATED ON
- THE ENGINEER SHALL APPROVE ALL BEARING STRATA PRIOR TO PLACEMENT OF THE CONCRETE FOOTINGS.
- INSTALL CRACK CONTROL OR CONSTRUCTION JOINTS AT 30-FOOT MAXIMUM CENTERS IN WALLS. LOCATIONS SHALL BE APPROVED BY ENGINEER.
- TOP OF FOOTING ELEVATIONS ARE NOTED (000.00')
TOP OF PIER OR WALL ELEVATIONS ARE NOTED (000.00')
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- REINFORCED CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318, LATEST EDITION
- CONCRETE MATERIALS: FC = 4000 PSI FOR SLABS, ALL OTHER CONCRETE: FC = 3000 PSI
CEMENT: ASTM C150, TYPE I
AGGREGATE: ASTM C33
WATER: ASTM C594
EXTERIOR CONCRETE MIX: WATER CEMENT RATIO, 0.45 (AIR-ENTRAINED TO 4.5 % MIN)
INTERIOR CONCRETE MIX: WATER CEMENT RATIO, 0.50
- REINFORCING MATERIALS:
REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED
- REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 36 BAR DIAMETERS.
- 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: 3" CLEAR
- 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 44-W4.0xW4.0
#4 REBAR @ 12" O.C. E.W.
- COLD-WEATHER PLACING SHALL COMPLY WITH THE PROVISIONS OF ACI-306R. 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.
- HOT-WEATHER PLACING SHALL COMPLY WITH THE PROVISIONS OF ACI-305.

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

PROFESSIONAL ENGINEER
JEFFREY M. THOMS
No. PE060309
PENNSYLVANIA

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

523 Kimberton Road, Suite 118 Phoenixville, PA 19460
tel. (610) 917-8831 fax (610) 917-8836
email mail@betzwood.com http://www.betzwood.com

Jeffrey M. Thoms, P.E.
Commonwealth of Pennsylvania
License No. PE060309

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

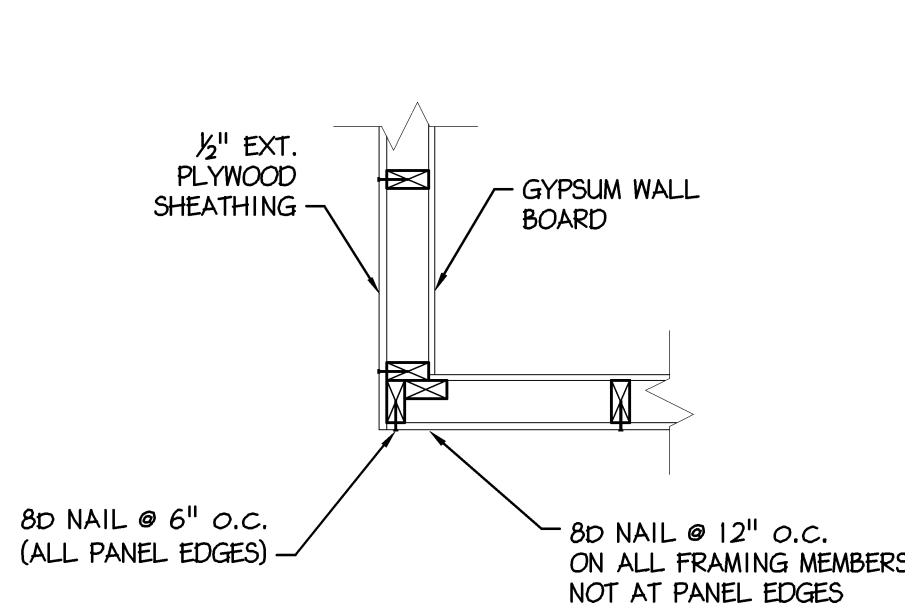
PROJECT NO.		DRAWN BY	CHK'D BY
B3250		MJP	JMT
NO.	DATE	BY	ISSUE
1	06-26-10	EMH	ISSUED FOR CLIENT REVIEW
2	07-21-10	EMH	ISSUED FOR CLIENT REVIEW
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW
4	08-10-10	EMH	ISSUED FOR REVIEW
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW
6	09-30-10	MJP	ISSUED FOR PERMIT & CONSTRUCTION
7	10-15-10	MJP	REVISED PLANS ISSUED FOR CONSTRUCTION
8			
9			
10			
11			
12			
13			
14			
15			
APPROVED BY		CURRENT DATE	
Jeffrey M. Thoms, P.E.		October 15, 2010	

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

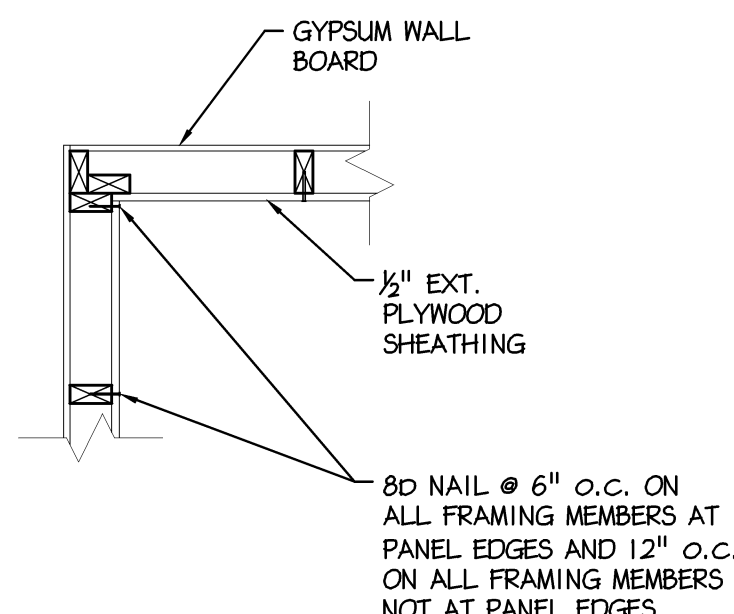
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
NOTES AND DETAILS

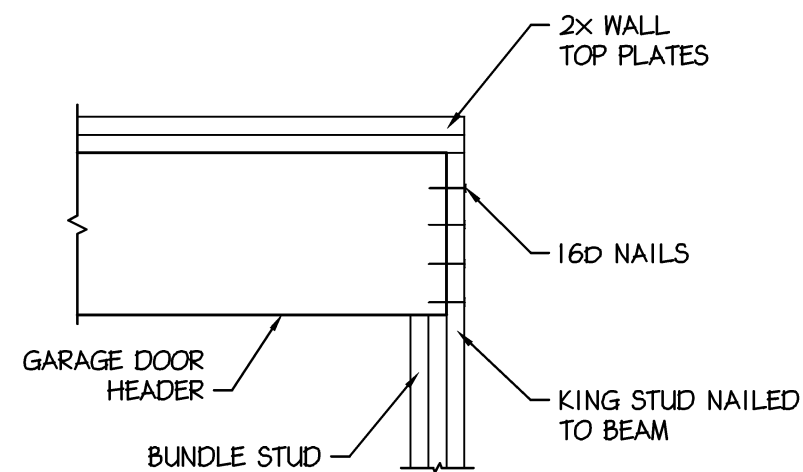
SHEET NUMBER
S-6



OUTSIDE CORNER DETAIL



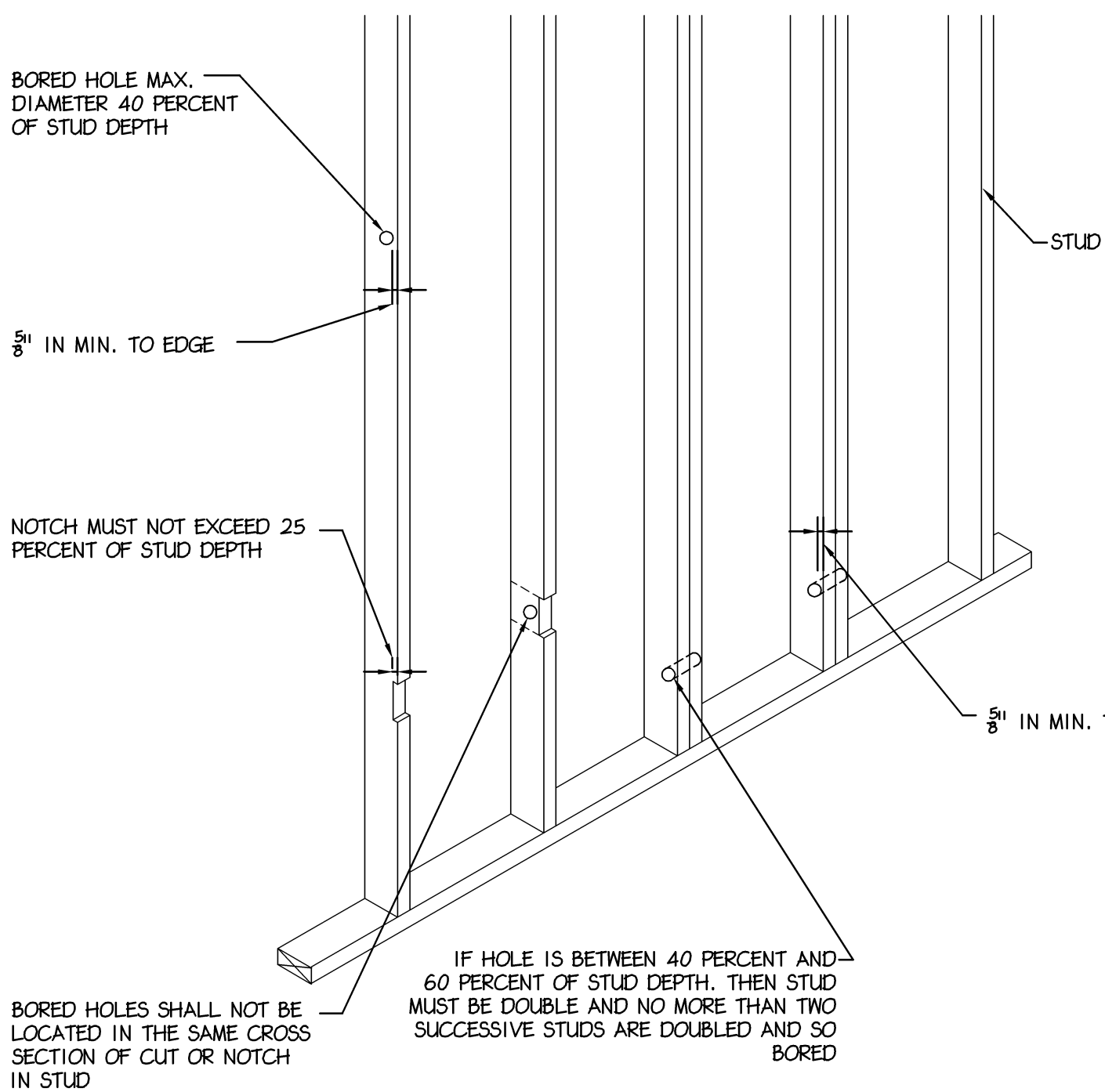
INSIDE CORNER DETAIL



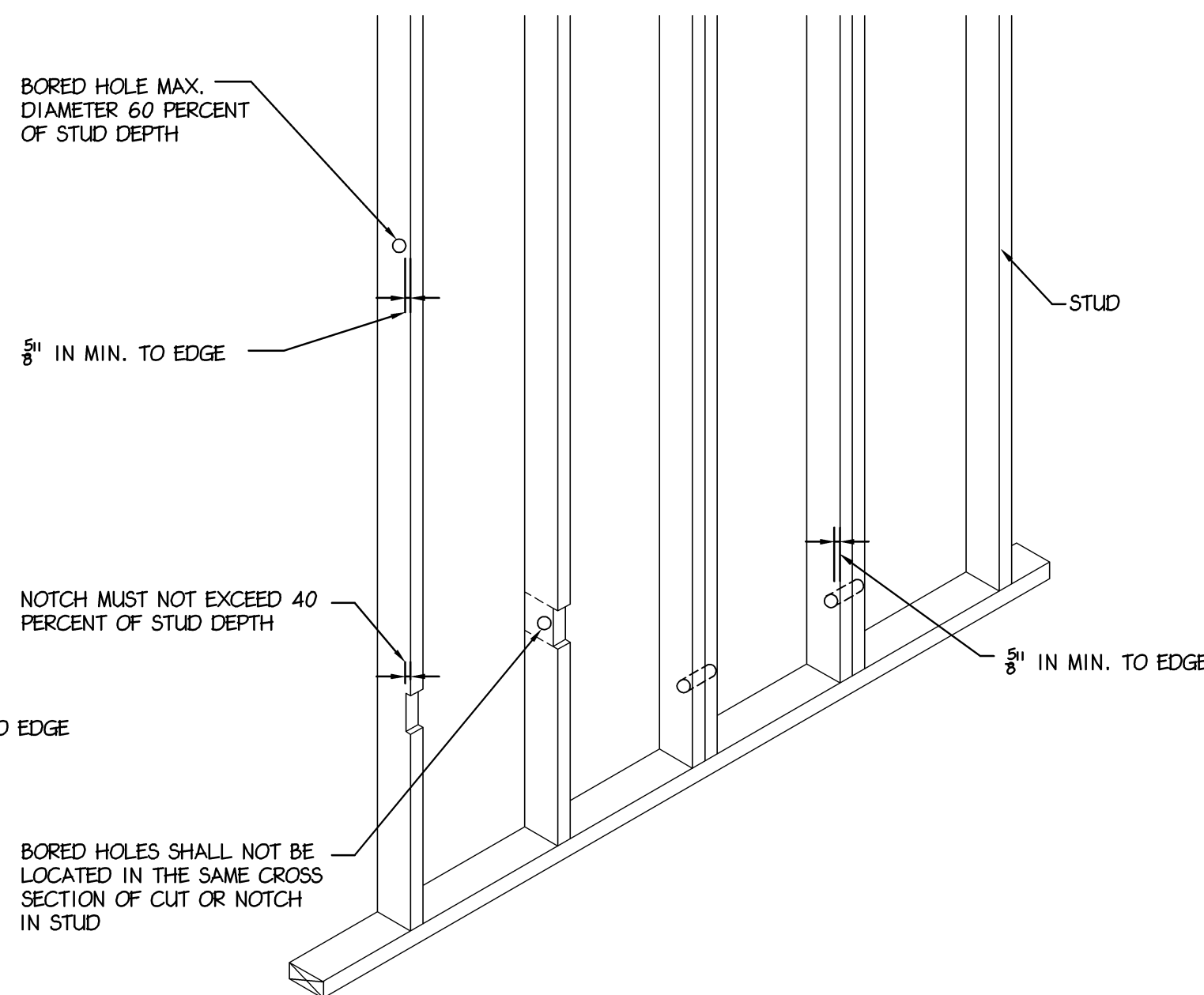
HEADER TO END
WALL & KING STUD DETAIL

1 EXTERIOR CORNER FRAMING DETAIL
S-7 3/4" = 1'- 0"

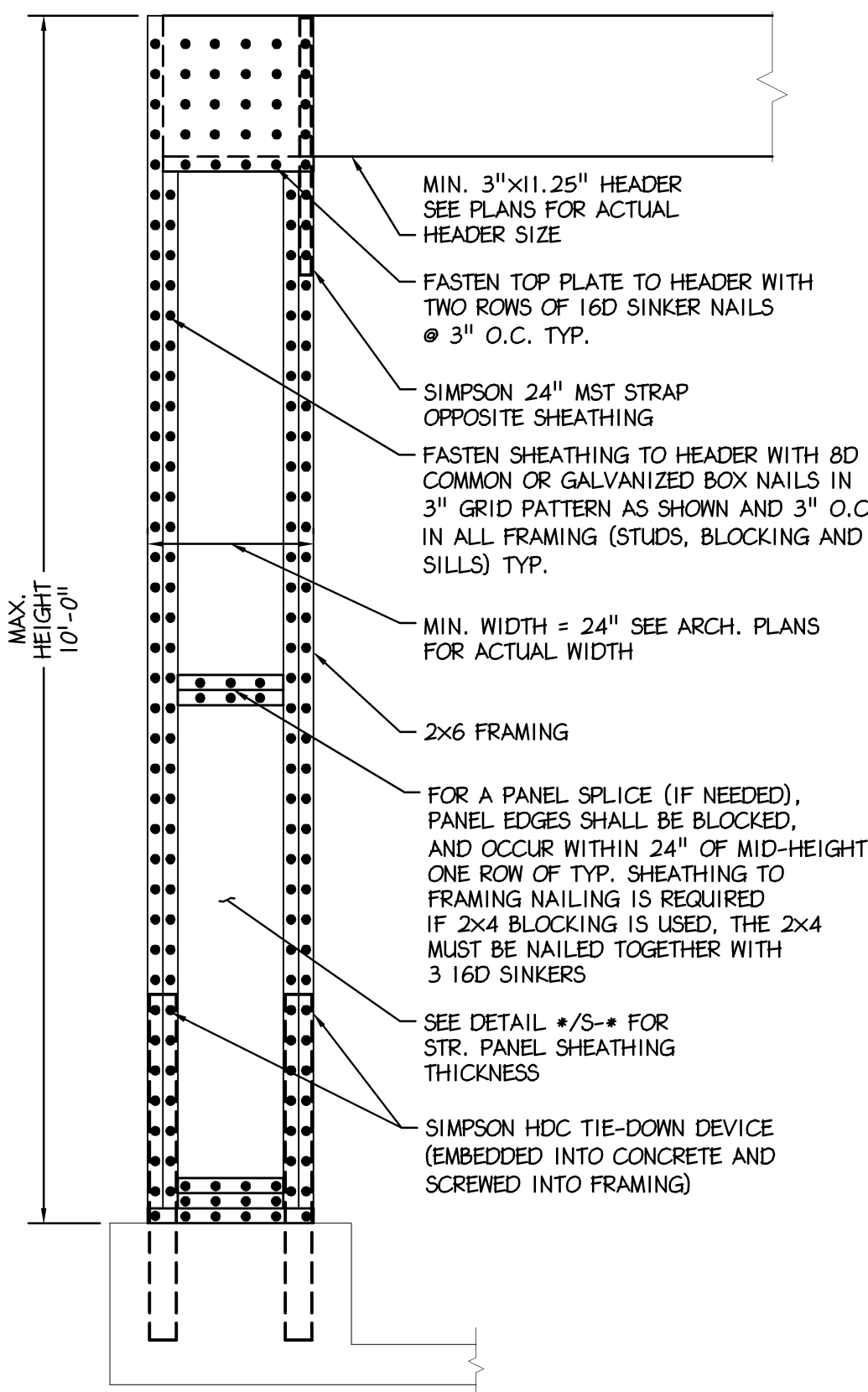
2 WALL & KING STUD DETAIL
S-7 3/4" = 1'- 0"



3 NOTCHING AND BORED HOLE LIMITATIONS FOR
EXTERIOR WALLS AND BEARING WALLS
S-7 3/4" = 1'- 0"



4 NOTCHING AND BORED HOLE LIMITATIONS FOR
INTERIOR WALLS AND NONBEARING WALLS
S-7 3/4" = 1'- 0"

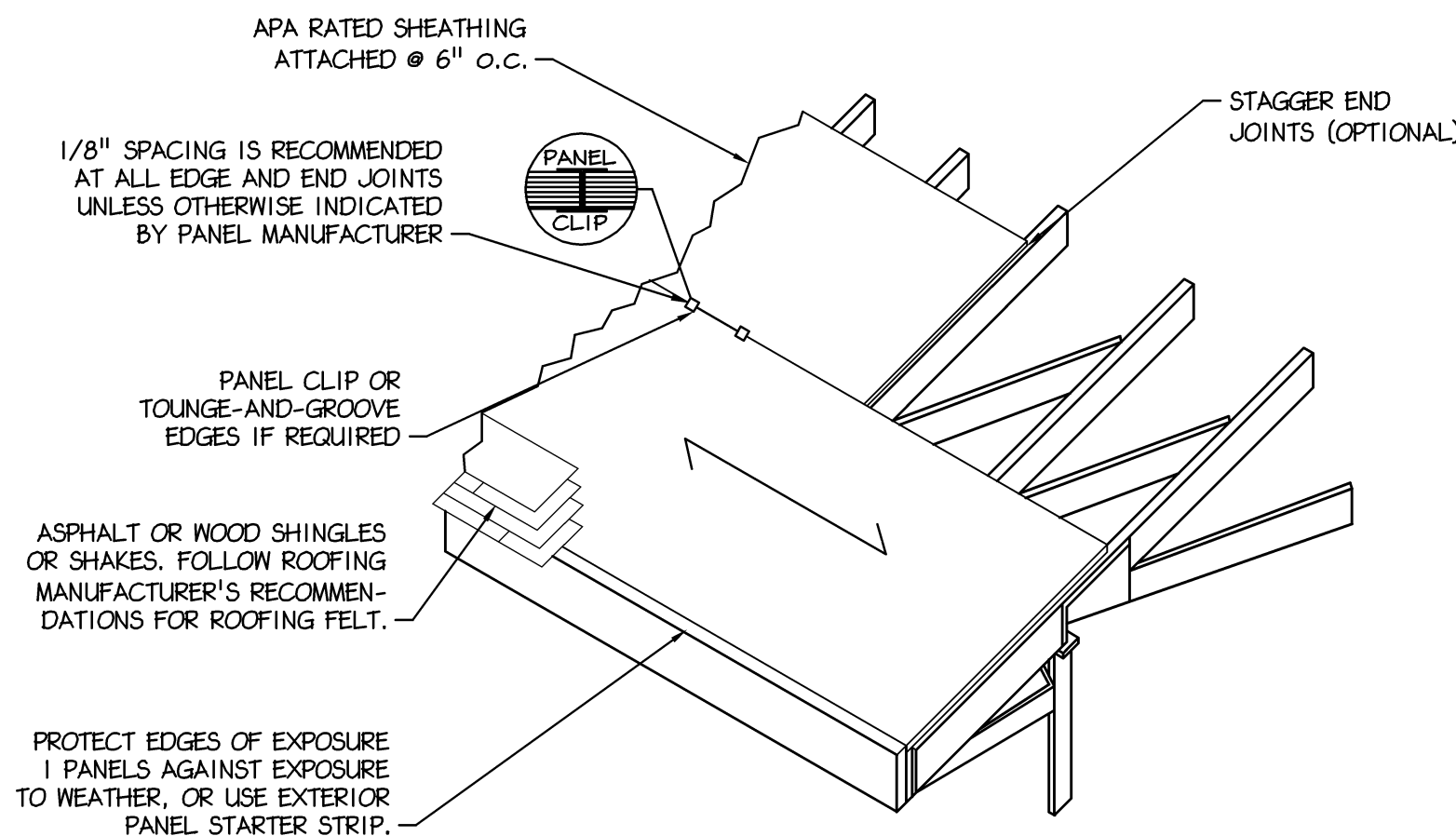


5 GARAGE PORTAL WALL ELEVATION
S-7 3/4" = 1'- 0"

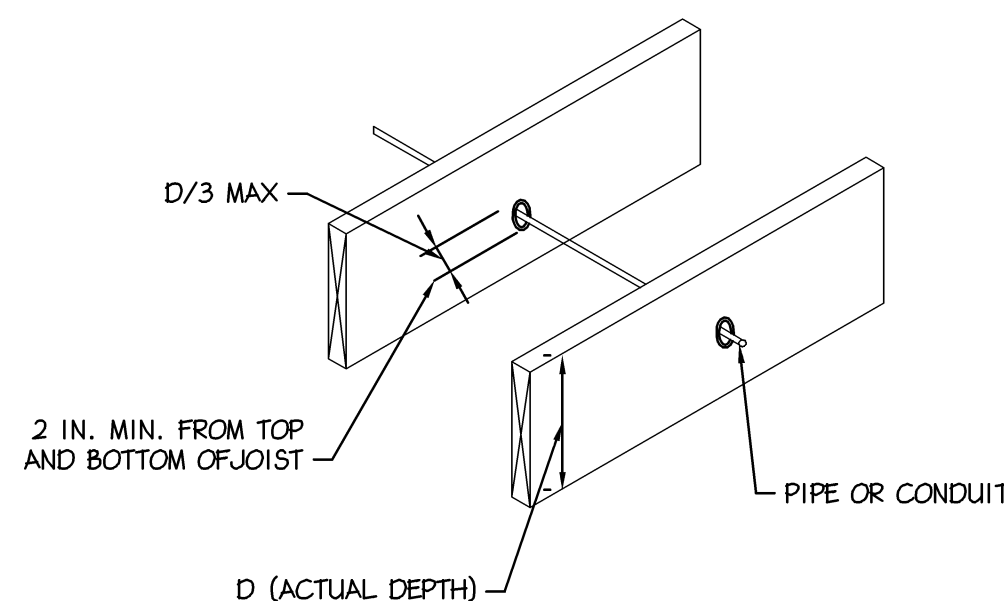
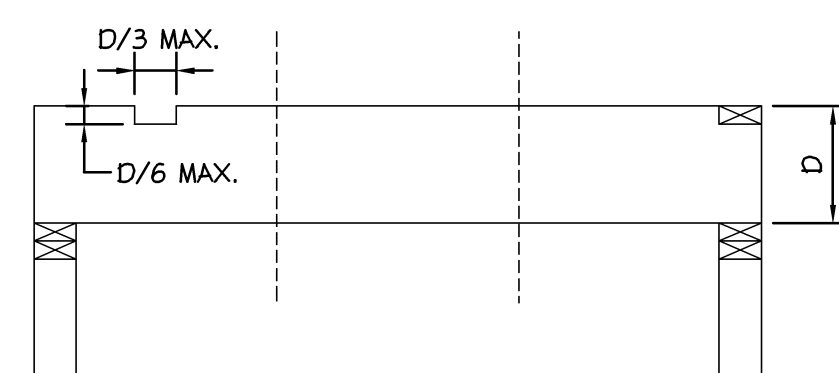
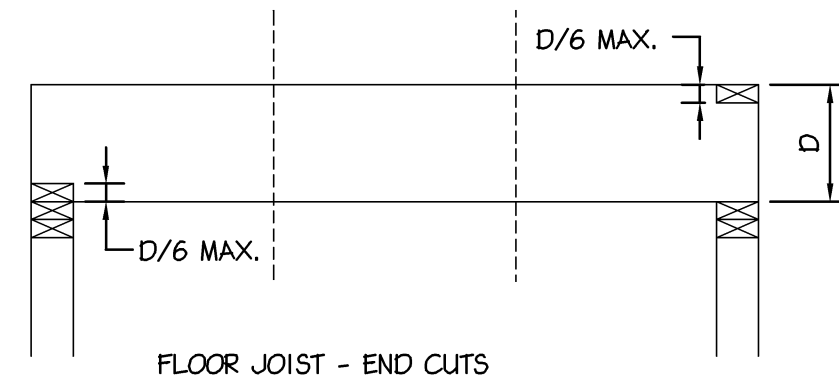
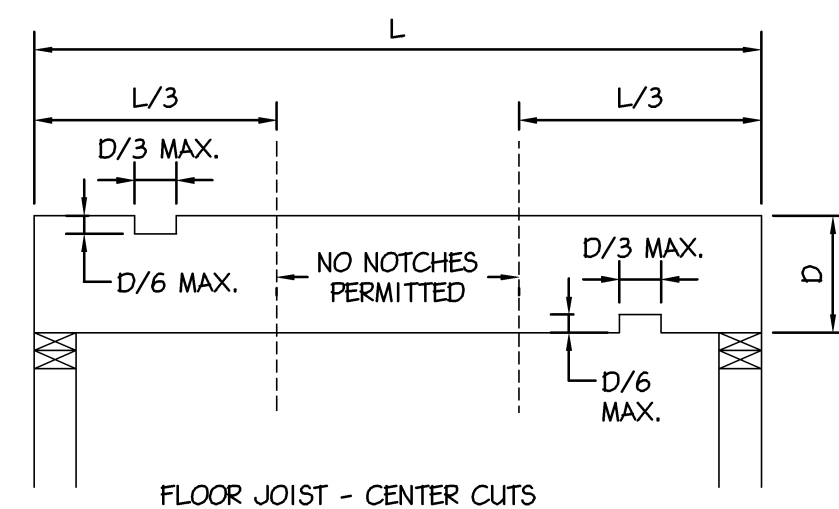
TIMBER NOTES

- 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:
F_b = 850 PSI
F_v = 150 PSI
F_c = 1300 PSI
E = 1,300,000 PSI
MINIMUM DESIGN VALUES FOR PARALLAM (PSL) MEMBERS SHALL BE:
F_b = 2900 PSI
F_v = 290 PSI
F_c = 2900 PSI
E = 2,000,000 PSI
MINIMUM DESIGN VALUES FOR MICROLLAM (LVL) MEMBERS SHALL BE:
F_b = 2600 PSI
F_v = 285 PSI
F_c = 2510 PSI
E = 1,900,000 PSI
- ALL TIMBER CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. TOE-NAILING IS NOT PERMITTED. 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. SUBMIT MANUFACTURERS DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY HECKMANN, KANT SAG, SIMPSON OR APPROVED EQUAL.
- 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 1/4" 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.

COLUMN SCHEDULE				
MARK	SIZE	BASE CONN.	CAP CONN.	
C-1	(2) 2x4	(4) 16d IN BOTTOM E	(4) 16d IN TOP E	
C-2	(3) 2x4	(6) 16d IN BOTTOM E	(6) 16d IN TOP E	
C-3	LSL 3 1/2" x 3 1/2"	(4) 16d IN BOTTOM E	(4) 16d IN TOP E	
C-4	LSL 3 1/2" x 4 3/4"	(6) 16d IN BOTTOM E	(6) 16d IN TOP E	
C-5	LSL 3 1/2" x 5 1/2"	(8) 16d IN BOTTOM E	(8) 16d IN TOP E	
C-6	LSL 3 1/2" x 7 1/4"	(10) 16d IN BOTTOM E	(10) 16d IN TOP E	
C-7	LSL 3 1/2" x 8 5/8"	(12) 16d IN BOTTOM E	(12) 16d IN TOP E	
C-8	(2) 2x6	(6) 16d IN BOTTOM E	(6) 16d IN TOP E	
C-9	(3) 2x6	(9) 16d IN BOTTOM E	(9) 16d IN TOP E	
C-10	P.T. 6x6	SIMPSON	SIMPSON	
C-11	PSL 3 1/2" x 3 1/2"	PREFAB CONN. BY OTHERS	PREFAB CONN. BY OTHERS	
C-12	PSL 3 1/2" x 5 1/4"	SIMPSON STANDARD CONN.	SIMPSON STANDARD CONN.	
C-13	PSL 3 1/2" x 7"	SIMPSON STANDARD CONN.	SIMPSON STANDARD CONN.	
C-14	PSL 5 1/4" x 5 1/4"	SIMPSON STANDARD CONN.	SIMPSON STANDARD CONN.	
C-15	PSL 5 1/4" x 7"	SIMPSON STANDARD CONN.	SIMPSON STANDARD CONN.	
C-16	4" SCHED 40	SEE DETAIL	SEE DETAIL	



6 PANEL ROOF SHEATHING DETAIL
S-7 3/4" = 1'- 0"



7 CUTTING NOTCHING AND
DRILLING DETAIL
S-7 3/4" = 1'- 0"

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

PROFESSIONAL
JEFFREY M. THOMS
ENGINEER
No. PE060309
PENNSYLVANIA

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

523 Kimberton Road, Suite 118 Phoenixville, PA 19460
tel. (610) 917-8831 fax (610) 917-8836
email mail@betzwood.com http://www.betzwood.com

Jeffrey M. Thoms, P.E.
Commonwealth of Pennsylvania
License No. PE060309

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

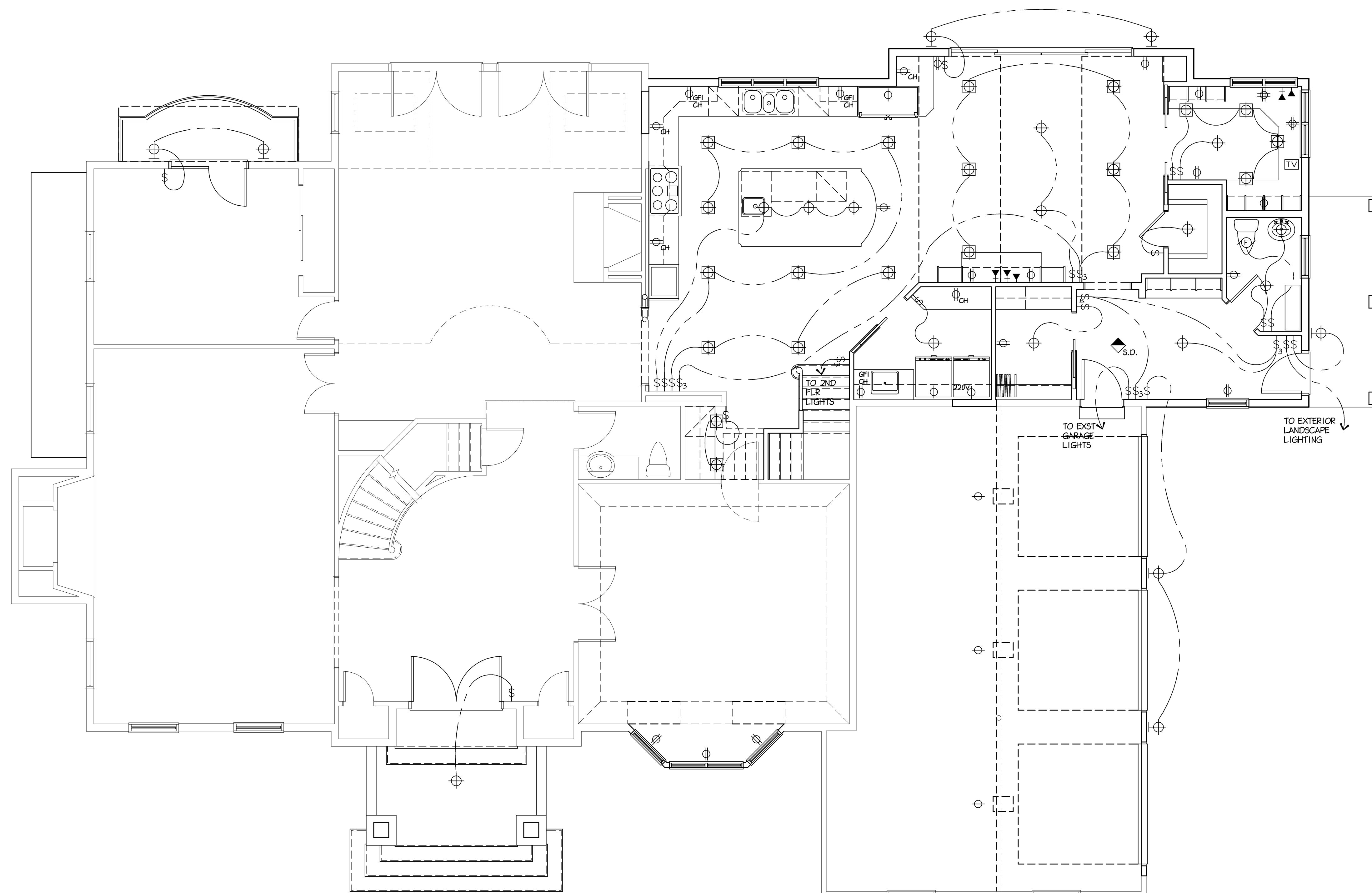
PROJECT NO.		DRAWN BY		CHK'D BY	
B3250		MJP		JMT	
NO.	DATE	BY	ISSUE		
1	06-26-10	EMH	ISSUED FOR CLIENT REVIEW		
2	07-21-10	EMH	ISSUED FOR CLIENT REVIEW		
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	MJP	ISSUED FOR PERMIT & CONSTRUCTION		
7	10-15-10	MJP	REVISED PLANS ISSUED FOR CONSTRUCTION		
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY			CURRENT DATE		
Jeffrey M. Thoms, P.E.			October 15, 2010		

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
NOTES AND DETAILS

SHEET NUMBER
S-7

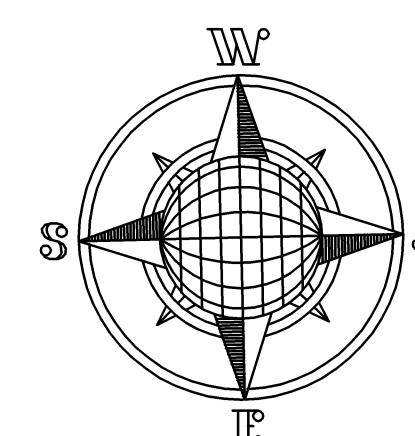


ELECTRICAL SYMBOLS

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

NOTES:

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



1 FIRST FLOOR ELECTRICAL PLAN

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

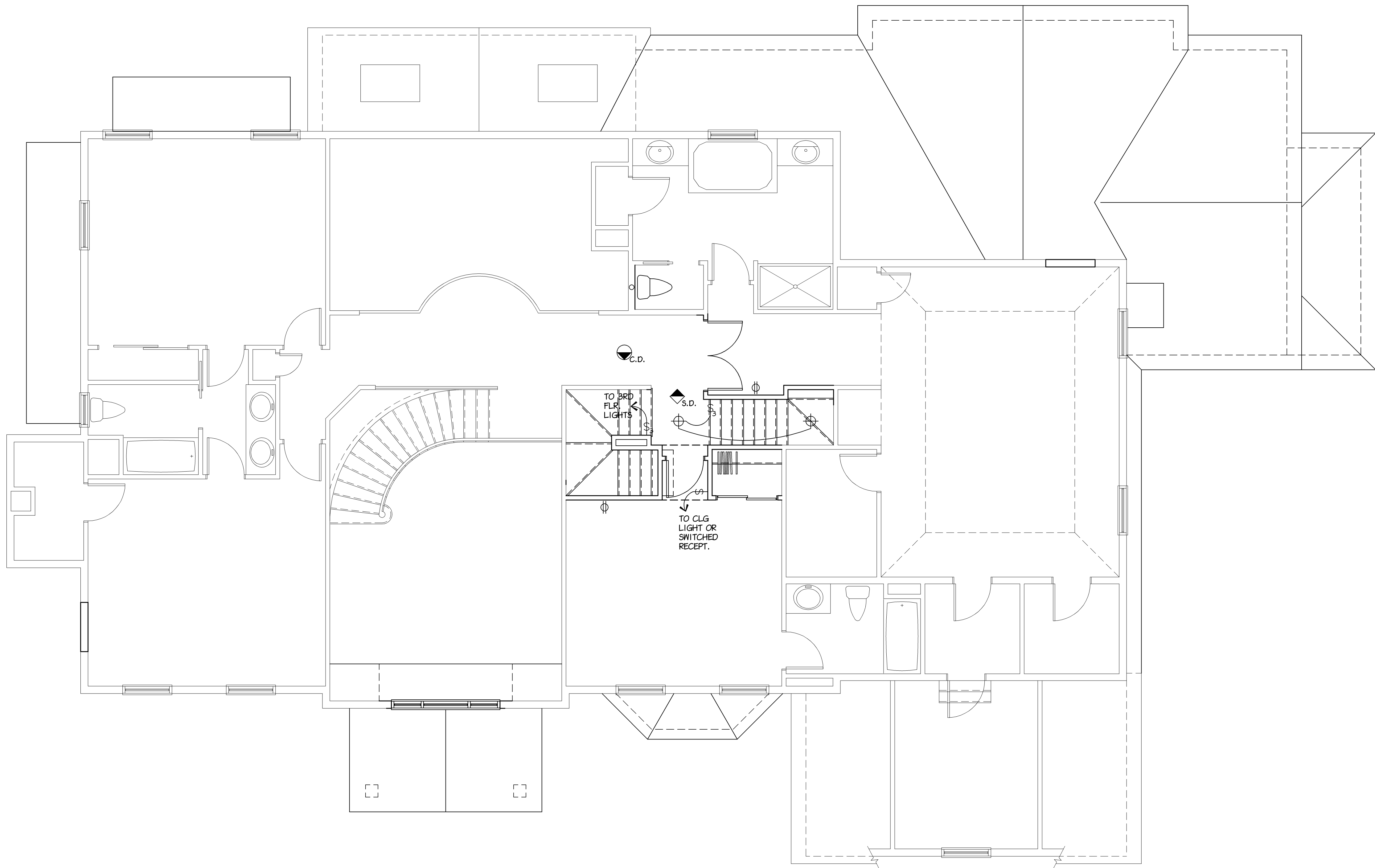
SHEET TITLE

FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-1

RE
7



ELECTRICAL SYMBOLS

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

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

Architects & Engineers

Robin J. Kohn, AIA

Regis W. Kube, PE

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

PROJECT NO.	DRAWN BY	CHK'D BY
B3250	EMH	RJK

NO.	DATE	BY	ISSUE
1	06/26/10	EMH	ISSUED FOR CLIENT REVIEW
2			
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW
4	08-10-10	EMH	ISSUED FOR REVIEW
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTRUCTION
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION
8			
9			
10			
11			
12			
13			
14			
15			

APPROVED BY	CURRENT DATE
Robin J. Kohn, A.I.A.	October 15, 2010

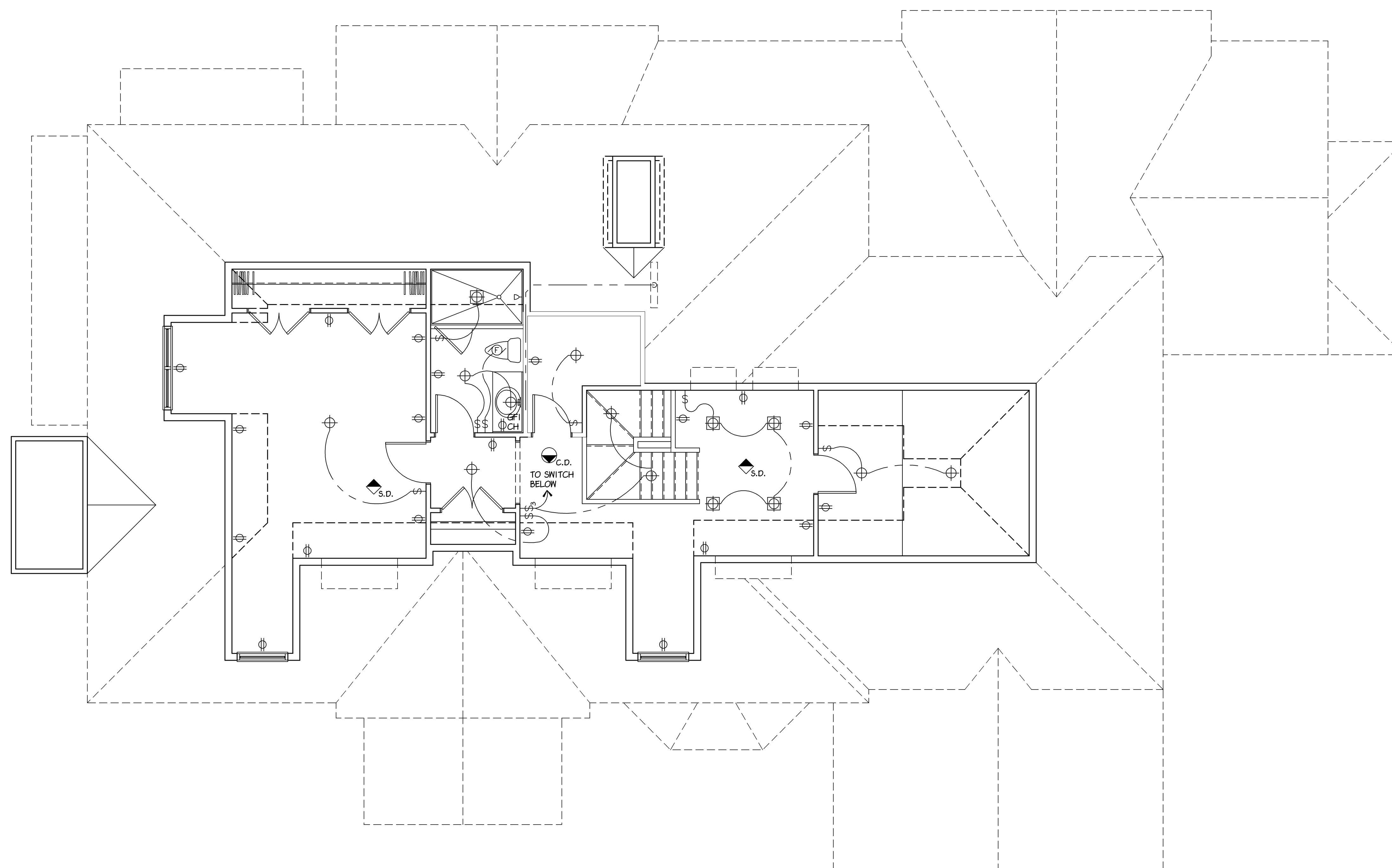
REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 19035

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE
SECOND FLOOR
ELECTRICAL PLAN

SHEET NUMBER

E-2
REV
7

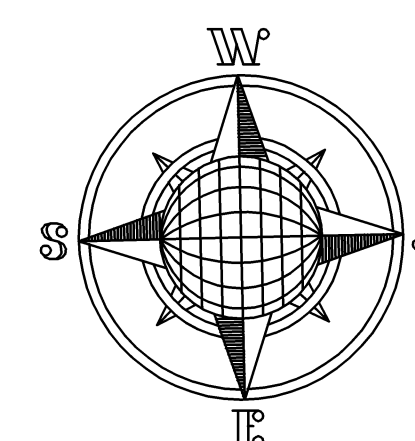


ELECTRICAL SYMBOLS

- | | |
|---|---|
|  | SINGLE POLE SWITCH |
|  | THREE (3) POLE SWITCH |
|  | FOUR (4) POLE SWITCH |
|  | RHEOSTAT SWITCH |
|  | SINGLE OUTLET |
|  | DUPLEX OUTLET |
|  | DUPLEX OUTLET ISOLATED
CIRCUIT / SURGE PROTECTED |
|  | DUPLEX OUTLET
GROUND FAULT INTERRUPTED |
|  | DUPLEX OUTLET
SPLIT WIRED TO SWITCH |
|  | DUPLEX OUTLET
WATER PROOF GROUND FAULT |
|  | DUPLEX OUTLET WITH SWITCH |
|  | 220 SERVICE OUTLET |
|  | JUNCTION BOX |
|  | CEILING LIGHT FIXTURE |
|  | RECESSED CEILING
LIGHT FIXTURE |
|  | WALL LIGHT FIXTURE |
|  | GARBAGE DISPOSAL |
|  | CEILING EXHAUST FAN |
|  | WALL EXHAUST FAN |
|  | TELEPHONE OUTLET |
|  | DATA/INTERNET PORT |
|  | CABLE TV OUTLET |
|  | THERMOSTAT |
|  | CENTRAL VAC INLET PORT |
|  | DOOR BELL BUTTON |
|  | DOOR BELL CHIMES |
|  | CARBON MONOXIDE
DETECTOR |
|  | SMOKE DETECTOR |
|  | ELECTRIC PANEL |
|  | NON-FUSED DISCONNECT |
|  | ELECTRIC METER |
|  | ALARM KEYPAD |
|  | FLUORESCENT FIXTURE |
|  | FLUORESCENT STRIP FIXTURE |

NOTES:

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



PROJECT NO. B3250		DRAWN BY EMH		CHK'D BY RJK	
NO.		DATE		BY	
1	06/26/10	EMH	ISSUED FOR CLIENT REVIEW		
2					
3	07-29-10	EMH	ISSUED FOR CLIENT REVIEW		
4	08-10-10	EMH	ISSUED FOR REVIEW		
5	08-20-10	EMH	ISSUED FOR FINAL REVIEW		
6	09-30-10	EMH	ISSUED FOR PERMIT & CONSTR		
7	10-15-10	EMH	REVISED PLANS ISSUED FOR CONSTRUCTION		
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY Robin J. Kohn, A.I.A.			CURRENT DATE October 15, 2010		

REINER RESIDENCE
1310 MONK ROAD
GLADWYNE, PA 1903

LOWER MERION TOWNSHIP
MONTGOMERY COUNTY

SHEET TITLE

THIRD FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-3

R