

SCHMITT & MALAVOLTA RESIDENCE

MARGARET SCHMITT & MARC MALAVOLTA

1030 HERSHEY MILL ROAD
WEST CHESTER, PA 19380

EAST GOSHEN TOWNSHIP - CHESTER COUNTY

KITCHEN RENOVATION



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	SHT. SHEET	C/L. CHAINLINK
DIA. DIAMETER	SIM. SIMILAR	#. DIAMETER
DTL. DETAIL	SS. STAINLESS STEEL	H. HEIGHT
DWG. DRAWING	STL. STEEL	W. WIDTH
EA. EACH	TELCO. TELEPHONE COMPANY	D. DEPTH
ELEC. ELECTRIC	TO. TOP OF	W/. WITH
ELEV. ELEVATION	TYP. TYPICAL	
EQ. EQUAL	UON. UNLESS OTHERWISE NOTED	
EQUIP. EQUIPMENT	VERT. VERTICAL	
EXT. EXTERIOR	VIF. VERIFY IN FIELD	
FF. FINISH FLOOR	XFMER. TRANSFORMER	
FTG. FOOTING		
GA. GAUGE		
GALV. GALVANIZED		
GC. GENERAL CONTRACTOR		
GRND. GROUND		
HORIZ. HORIZONTAL		
INT. INTERIOR		
LG. LONG		
MAX. MAXIMUM		
MFG. MANUFACTURER		

2

S-1

DRAWING SECTION

4

S-1

SECTION NUMBER

SHEET NUMBER

5

E-1

SECTION NUMBER

SHEET NO.

DETAIL ENLARGEMENT

2

REVISION NUMBER

DATUM ELEVATION

MATCH LINE

(TB) TEST BORING
(WP) WORK POINT
(DP) DATUM POINT

CAST IN PLACE OR
PRE-CAST CONCRETE

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

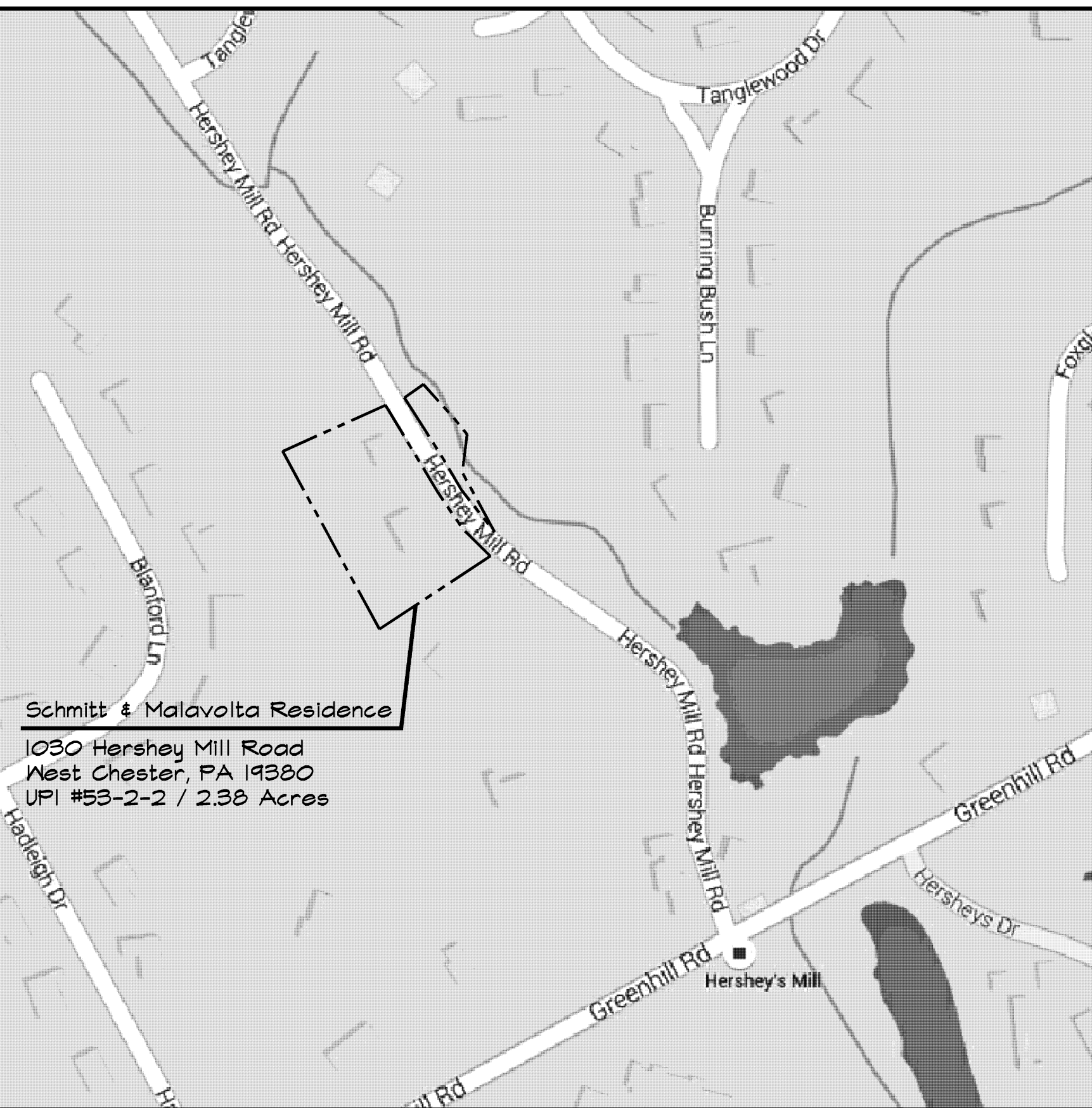
RIGID INSULATION

SUPERIOR WALL

DRAWING INDEX

- T-1 TITLE SHEET
- A-1 DEMOLITION AND NEW KITCHEN FLOOR PLANS, NOTES & SCHEDULE
- A-2 ELEVATIONS & NOTES
- A-3 INTERIOR CABINET AND ROOM ELEVATIONS, SECTIONS & DETAILS
- A-4 KITCHEN FURNITURE & REFLECTED CEILING PLANS
- A-5 STANDARD DETAILS
- S-1 STRUCTURAL - FRAMING PLAN, DETAILS & NOTES

VICINITY MAP



GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE 2009 IRC CODE ADOPTED BY EAST GOSHEN 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 ANY EXISTING TREES AND SHRUBS TO BE BY OWNER. FINAL GRADING 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 (U.N.O.).
- 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, DIVERTER FLASHING, 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 (UNO) 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 FLOORING HARDWOOD, TILE & 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.
- PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL, ACRYLIC LATEX. ALL NEW AND EXISTING SURFACES 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 ARCHITECT / ENGINEER.
- ALL SMOKE & CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED. ALL DETECTORS SHALL HAVE A PRIMARY 120 VOLT SUPPLY AND A SECONDARY SYSTEM CONSISTING OF A BATTERY BACK-UP.
- 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 INCOMING SERVICE TO SERVE THE 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).
- 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 FIXTURES. SCOPE OF WORK TO INCLUDE ALL HOT AND COLD WATER FEEDS, WASTE PIPES OUT, STACK & VENTS, SETTING OF FIXTURES, GAS PIPING AND ANY AND ALL HOOK-UPS/TIE-INS AS REQUIRED.

Schmitt & Malavolta Residence
1030 Hershey Mill Road
West Chester, PA 19380

East Goshen Township
Chester County

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

REV
4

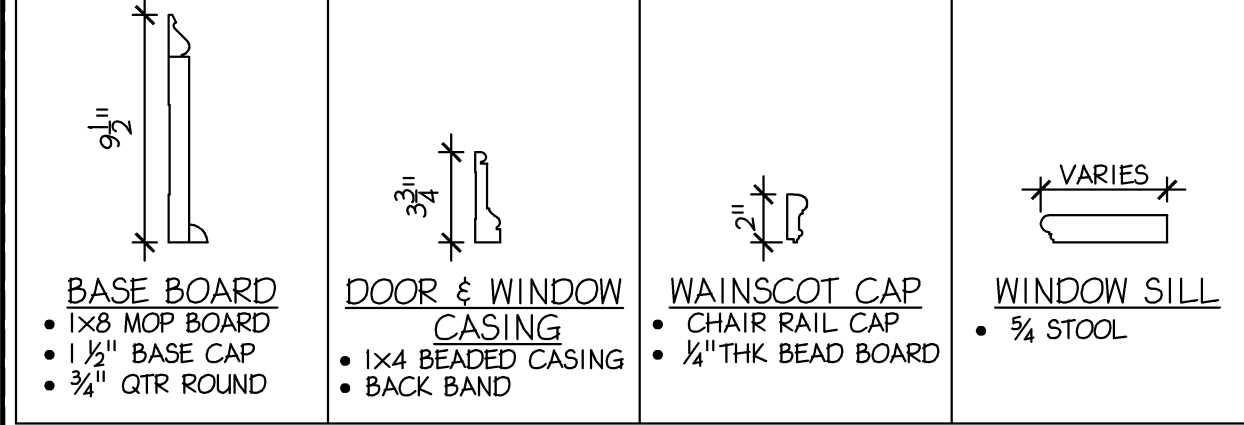
DEMOLITION NOTES

- REMOVE ALL CABINETS AND APPLIANCES IN THERE ENTIRETY. SALVAGE DISHWASHER FOR REUSE IN THE NEW KITCHEN DESIGN.
- REMOVE BATHROOM FIXTURES IN THERE ENTIRETY. SALVAGE SINK FOR REUSE IN THE NEW POWDER ROOM DESIGN.
- REMOVE EXISTING CEILING PLASTER / DRYWALL, INCLUDING LOOSE FILLED INSULATION IN THERE ENTIRETY.
- REMOVE EXISTING WALL PLASTER/ DRYWALL INCLUDING ANY INSULATION IN THERE ENTIRETY.
- REMOVE EXISTING FLOORING FINISH AND SUBFLOOR IN THERE ENTIRETY.
- REMOVE WINDOW IN IT'S ENTIRETY TO ACCOMMODATE NEW WORK. PATCH WALLS TO MATCH EXISTING THICKNESS.
- RELOCATE WINDOW TO ACCOMMODATE NEW KITCHEN LAYOUT.
- REMOVE INTERIOR WALLS AS SHOWN IN THERE ENTIRETY. TEMPORARY SUPPORT BEARING WALLS UNTIL NEW STRUCTURE IS IN PLACE.
- MOVE EXISTING WASTE LINE VENT / CLEANOUT AS SHOWN ON 2/A-1

CONSTRUCTION NOTES

- REMOVE EXISTING KITCHEN SINK BASE CAREFULLY TO SETUP A TEMPORARY KITCHEN. LOCATION TO BE DETERMINED BY HOME OWNER.
- REMOVE ALL EXISTING HOT WATER CAST IRON RADIATORS. REPLACE WITH LOWER PROFILE BASERAY CAST IRON UNIT(S) AS DIRECTED BY ARCHITECT / HOME OWNER.
- REMOVE EXCESSIVE SOILS FROM UNDER FLOOR JOIST TO ACCOMMODATE NEW MOISTURE BARRIER & CONCRETE SLAB (NOTIFY ARCHITECT OF ANY FOUNDATION DETERIORATION.)
- REPAIR ANY DAMAGE TO EXIST JOISTS BY SISTERING NEW 2x FRAMING TO ONE SIDE. (NOTIFY ARCHITECT OF ANY AND ALL STRUCTURAL DETERIORATION.)
- POUR NEW CONCRETE SLAB / MOISTURE BARRIER AND INSTALL T&G SUBFLOOR PLYND.
- TEMPORARY SUPPORT BEARING WALLS THAT ARE BEING REMOVED. INSTALL NEW SUPPORT BEAM AND POSTS. VERIFY FOUNDATION & FOOTING BEARING FOR POSTS PRIOR CLOSER OF NEW SUBFLOOR PLYND.
- REMOVE EXISTING PLUMBING CHASE AND RELOCATE SANITARY TO THE EXTERIOR WALL AND WATER LINES RELOCATE TO NEW INTERIOR POWDER ROOM WALL. INSULATE ALL WATER LINES THAT ARE EXPOSED.
- ALL EXPOSED WOOD (BEAMS & FLOORING) SHALL BE RECLAIMED FIR/HEART PINE AND TO MATCH EXISTING.

MOULDING PROFILES

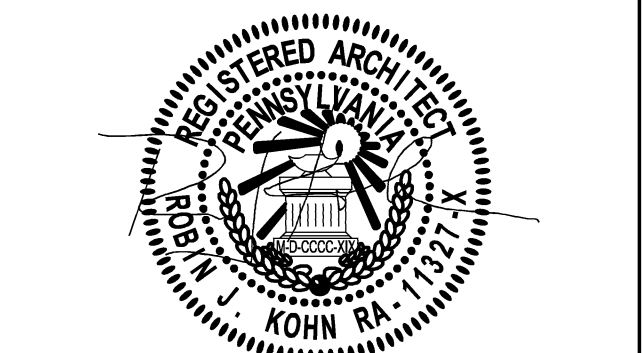


ROOM FINISH SCHEDULE

SPACE	FLOOR	WALL	CEILING	HEIGHT	REMARKS	MATERIAL CODE		
100 - KITCHEN	1	A	1	7'-10"	FAUX BEAMS	FLR. / BASE	WALL	CEILING
101 - BREAKFAST RM	1	A	1	7'-10"	FAUX BEAMS	1	R.WD / WD	A
102 - POWDER RM	1	B/A	2	7'-9"	GWB UPPER	2	T / WD	B
						MATERIAL GLOSSARY		
						G.W.B.	GYPSUM WALL BOARD	
						R.WD	RECLAIMED WOOD FLOORING	
						WD.	TILE	
							WOOD	

HISTORIC PRESERVATION

PERCENTAGE OF FACADE ALTERATIONS FOR HISTORIC RESOURCE CLASS II STRUCTURE	
FACADE	PERCENTAGE
FRONT FACADE	NO CHANGE
KITCHEN LEFT SIDE	LESS THAN 20%
KITCHEN REAR	LESS THAN 15%



PROJECT NO.		DRAWN BY	CHK'D BY
B4036		EMH	RJK
NO.	DATE	BY	ISSUE
1	02-12-2016	EMH	SKETCH PLAN REVIEW
2	02-19-2016	EMH	SKETCH PLAN APPROVAL & PRELIM PRICING
3	02-26-2016	EMH	PRELIM PERMIT REVIEW DRAWINGS
4	04-08-2016	EMH	ISSUED FOR PERMIT & CONSTRUCTION REVISED PER NEW CABINET LAYOUT
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
APPROVED BY		CURRENT DATE	
Robin J. Kohn, AIA		April 08, 2016	

GENERAL NOTES

- ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE.
- ALL NEW EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAX. UNLESS NOTED OTHERWISE.
- ALL NEW INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAX. UNLESS NOTED OTHERWISE.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- ALL SILLS AND PLATES SHALL BE SEALED.
- DOUBLE FLOOR JOIST SHALL BE INSTALLED UNDER ALL PARTITIONS WHICH ARE PARALLEL TO JOISTS.

DEMOLITION GENERAL NOTES

- INSTALL TEMPORARY SUPPORT WALLS PRIOR TO THE REMOVAL OF BEARING WALLS.
- COORDINATE AND VERIFY THE NEW ROUGH OPENINGS WITH THE WINDOW AND DOOR MANUFACTURER.
- GENERAL CONTRACTOR SHALL BRING ALL DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

1 EXISTING / DEMOLITION PLAN

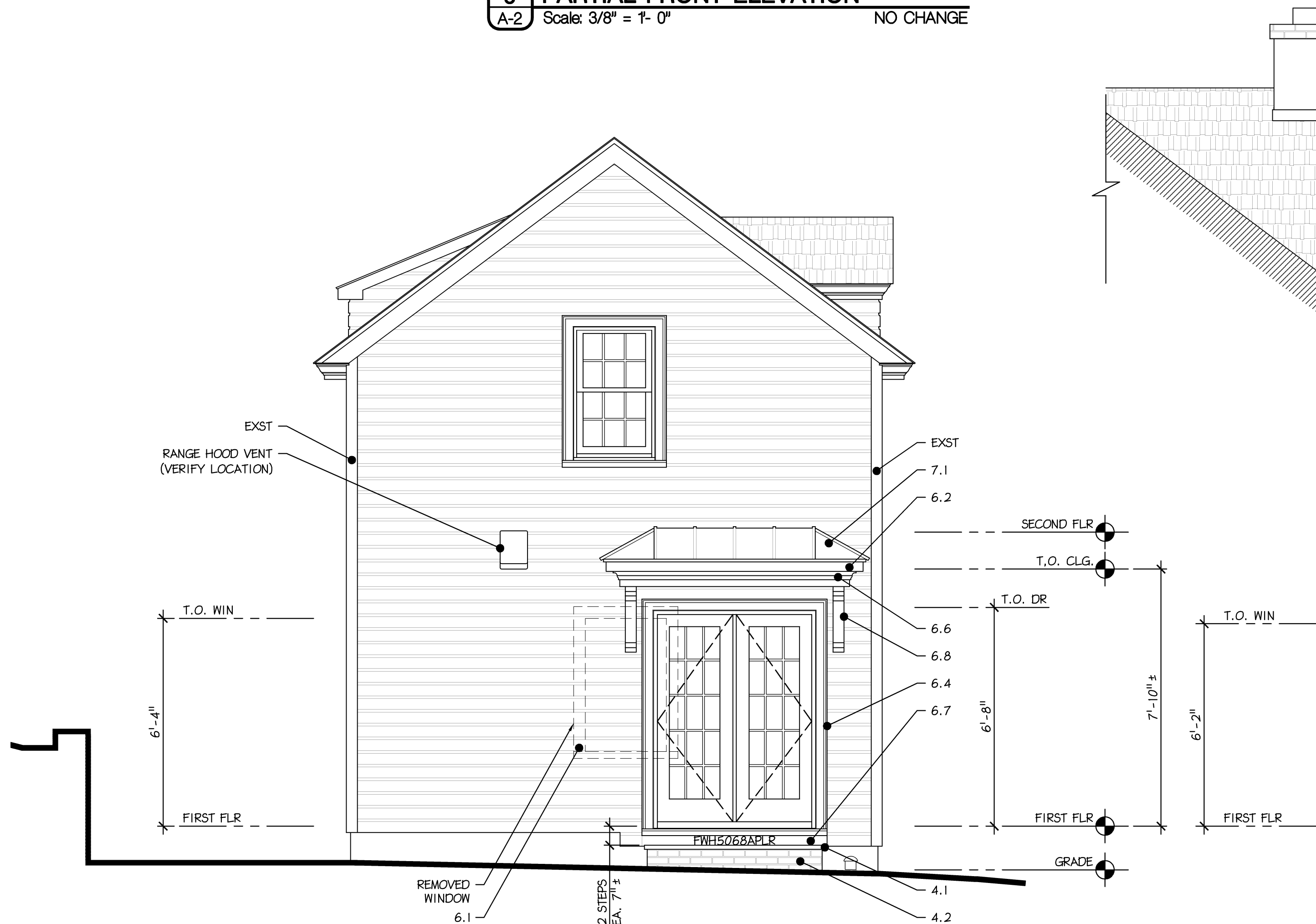
A-1 Scale: 3/8" = 1'-0"

2 NEW KITCHEN FLOOR PLAN

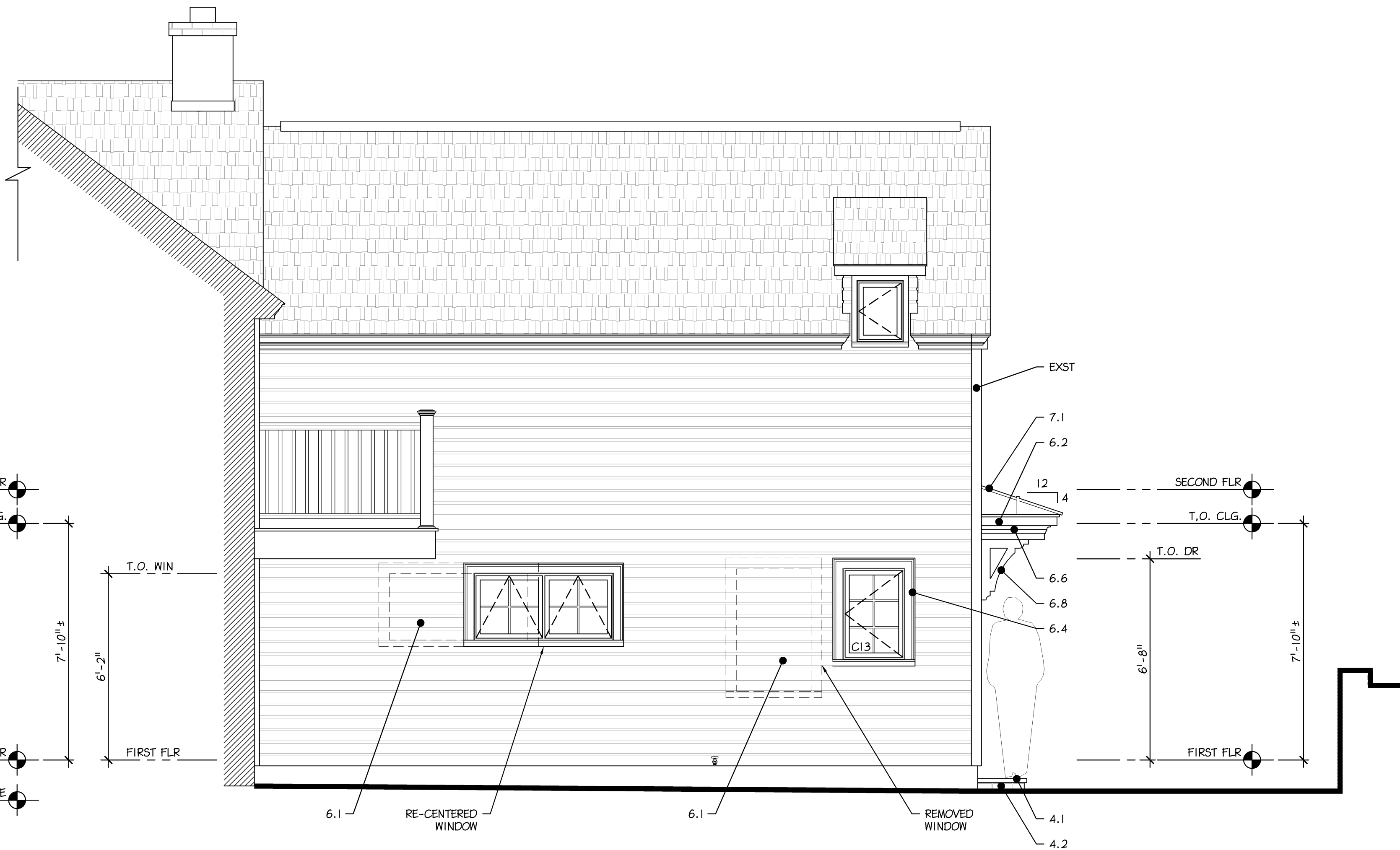
A-1 Scale: 3/8" = 1'-0"



3 PARTIAL FRONT ELEVATION
A-2 Scale: 3/8" = 1'- 0" NO CHANGE




1 KITCHEN GABLE END ELEVATION
A-2 Scale: 3/8" = 1'- 0" LESS THAN 20% CHANGE



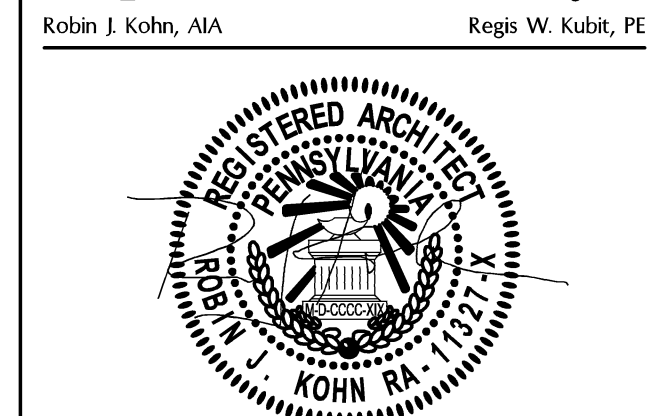
2 PARTIAL REAR ELEVATION
A-2 Scale: 3/8" = 1'- 0" LESS THAN 15% CHANGE

ELEVATION KEYNOTES	
4.0 MASONRY	6.0 CONT.
4.1 40MM ASHLAR FLAGSTONE - STEPS COLOR TO BE CHOSEN BY OWNER	6.5 WINDOW SILL EXTENSIONS AZEK - MOULDING AZM-6930
4.2 BRICK - RED RUSTIC FACE	6.6 AZEK MOULDING / 1 X TRIM
6.0 WOODS AND PLASTICS	6.7 WATER TABLE TRIMBOARD AZEK DRIP EDGE OR UNIVERSAL SKIRT
6.1 5" CEDAR HORIZONTAL DROP SIDING SMOOTH SIDING (MATCH EXISTING)	6.8 DECORATIVE BRACKETS SPECTIS OR APPROVED EQUAL
6.2 FASCIA TRIM 1x AZEK TRIM BOARDS	7.0 THERMAL & MOISTURE PROTECTION
6.3 FASCIA / FREEZE TRIM 1x AZEK TRIM BOARDS	7.1 LOW SLOPED METAL ROOF 16" STANDING SEAM (COPPER OR APVD EQ)
6.4 WINDOW / DOOR SIDE TRIM AZEK MOULDING AZM-97 (SIM.)	10.0 SPECIALTIES
	10.1 DIVERTER KICK-OUT FLASHING DRYFLEKT OR APPROVED EQUAL

HISTORIC PRESERVATION	
PERCENTAGE OF FACADE ALTERATIONS FOR HISTORIC RESOURCE CLASS II STRUCTURE	
FACADE	PERCENTAGE
FRONT FACADE	NO CHANGE
KITCHEN LEFT SIDE	LESS THAN 20%
KITCHEN REAR	LESS THAN 15%



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



523 Kimberton Road, Suite 118 Phoenixville, PA 19380
tel: (610) 917-8831 fax: (610) 917-8836
email: mail@betzwood.com http://www.betzwood.com

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

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

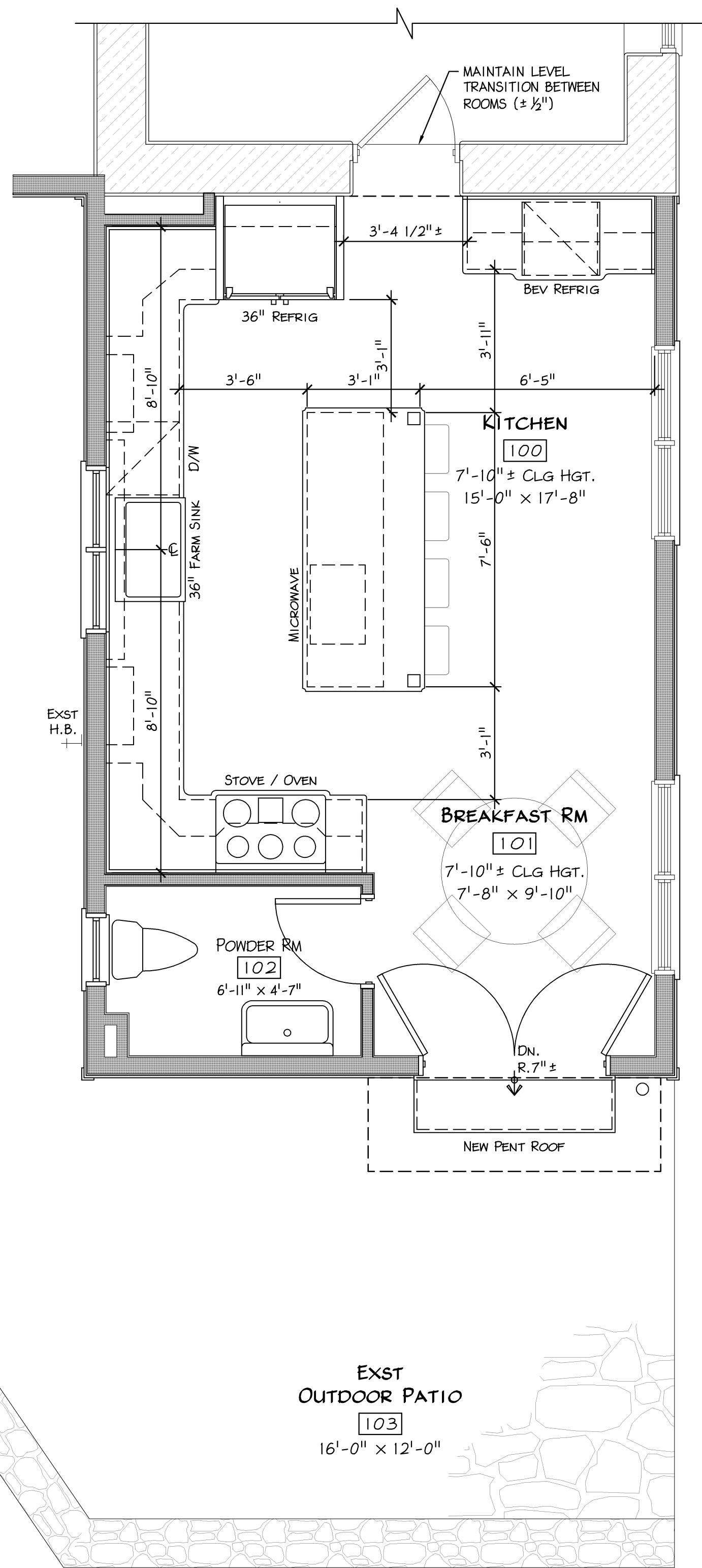
PROJECT NO.		DRAWN BY	CHK'D BY
B4036		EMH	RJK
NO.	DATE	BY	ISSUE
1	02-12-2016	EMH	SKETCH PLAN REVIEW
2	02-19-2016	EMH	SKETCH PLAN APPROVAL & PRELIM PRICING
3	02-26-2016	EMH	PRELIM PERMIT REVIEW DRAWINGS
4	04-08-2016	EMH	ISSUED FOR PERMIT & CONSTRUCTION REVISED PER NEW CABINET LAYOUT
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
APPROVED BY		CURRENT DATE	
Robin J. Kohn, AIA		April 08, 2016	

Schmitt & Malavolta Residence
1030 Hershey Mill Road
West Chester, PA 19380

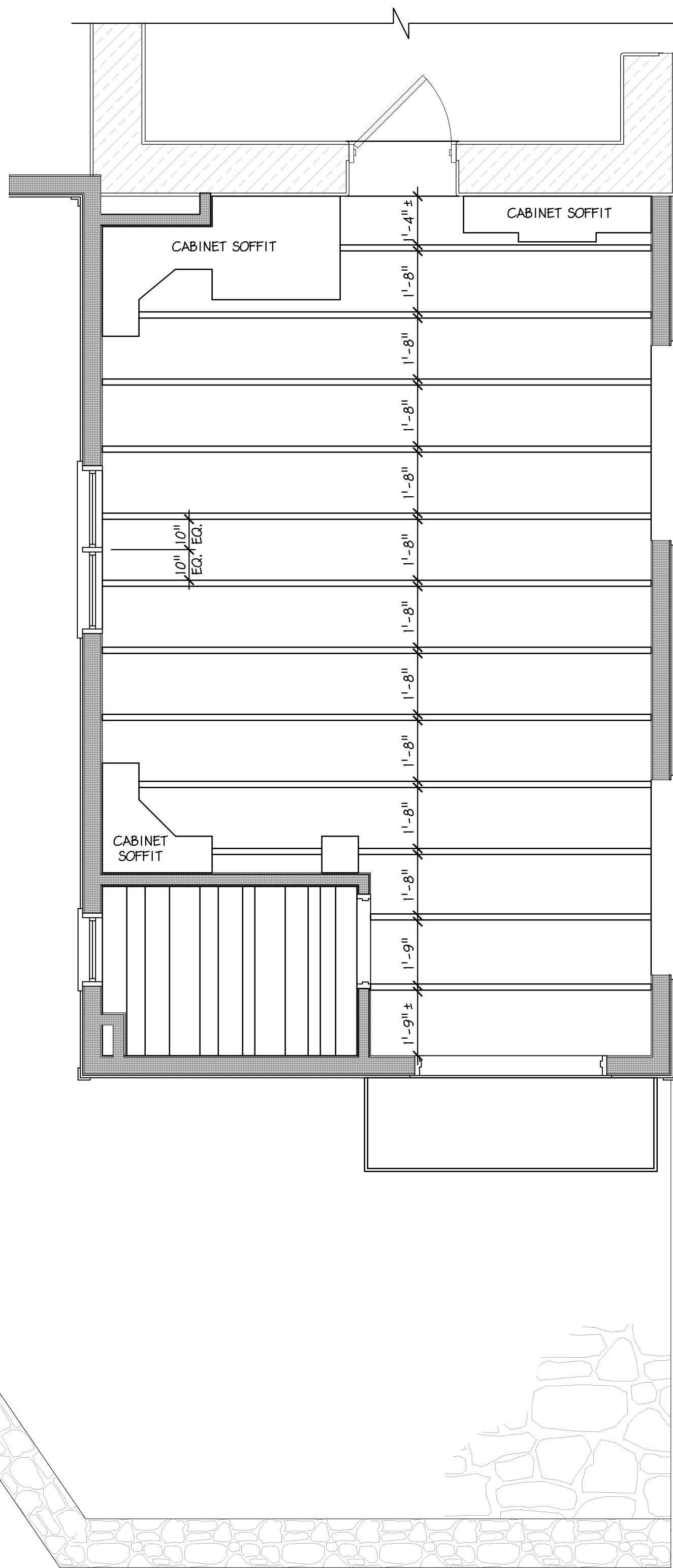
East Goshen Township
Chester County

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2
REV
4



1 KITCHEN / FURNITURE PLAN
A-4 Scale: 3/8" = 1'- 0"



2 KITCHEN REFLECTED CEILING PLAN
A-4 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

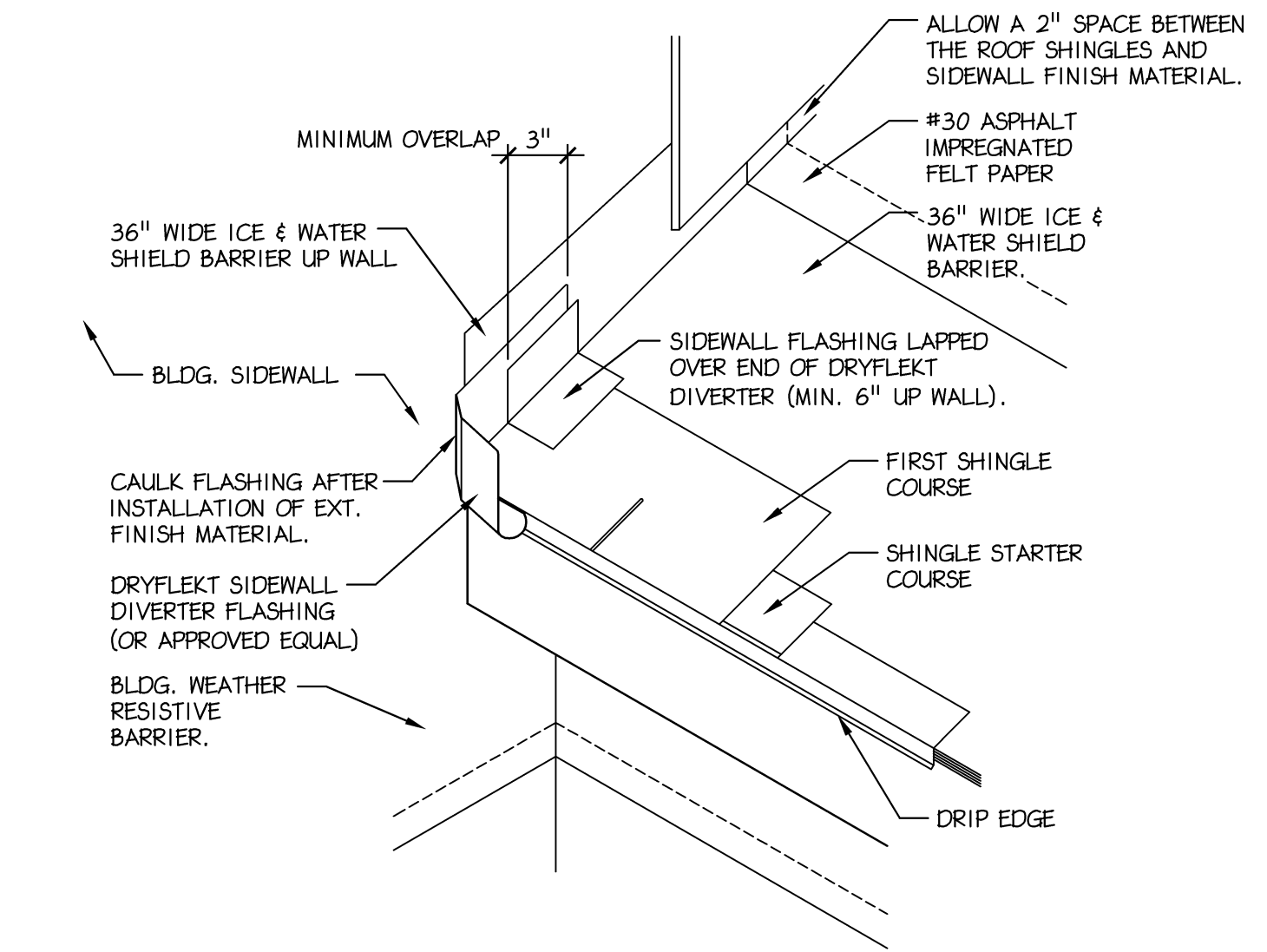
PROJECT NO.		DRAWN BY		CHK'D BY	
B4036		EMH		R.K	
NO.	DATE	BY	ISSUE		
1	02-12-2016	EMH	SKETCH PLAN REVIEW		
2	02-19-2016	EMH	SKETCH PLAN APPROVAL & PRELIM PRICING		
3	02-26-2016	EMH	PRELIM PERMIT REVIEW DRAWINGS		
4	04-08-2016	EMH	ISSUED FOR PERMIT & CONSTRUCTION REVISED PER NEW CABINET LAYOUT		
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
APPROVED BY			CURRENT DATE		
Robin J. Kohn, AIA			April 08, 2016		

Schmitt & Malavolta Residence
1030 Hershey Mill Road
West Chester, PA 19380

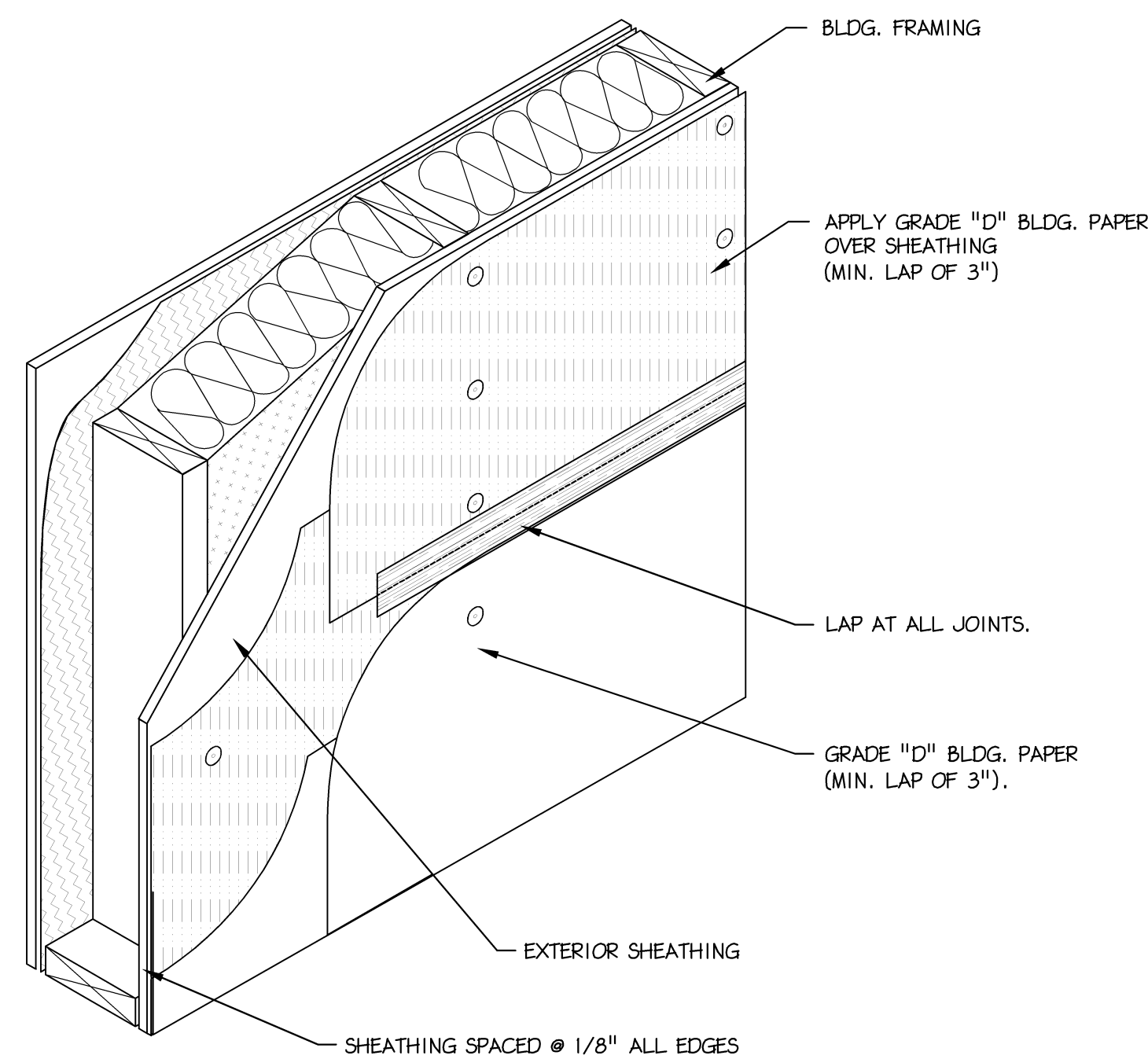
East Goshen Township
Chester County

SHEET TITLE
KITCHEN FURNITURE
& REFLECTED CEILING
PLAN

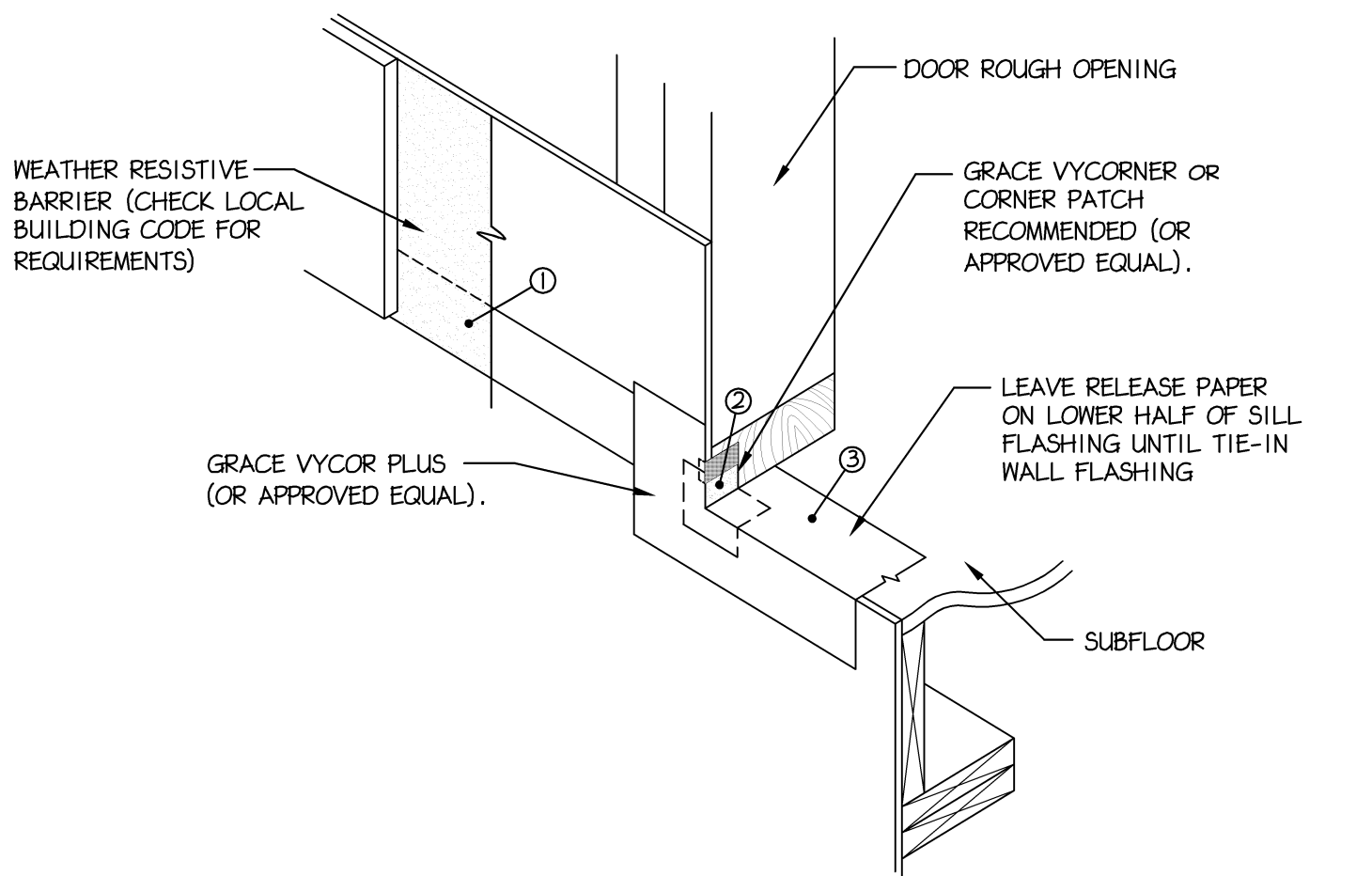
SHEET NUMBER
A-4
REV
4



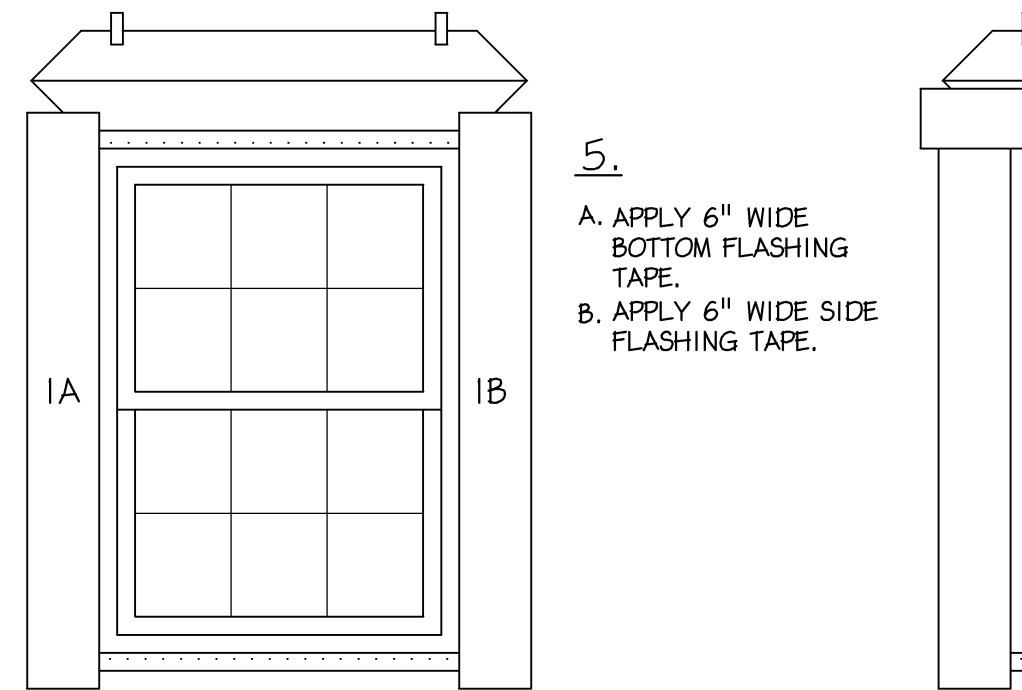
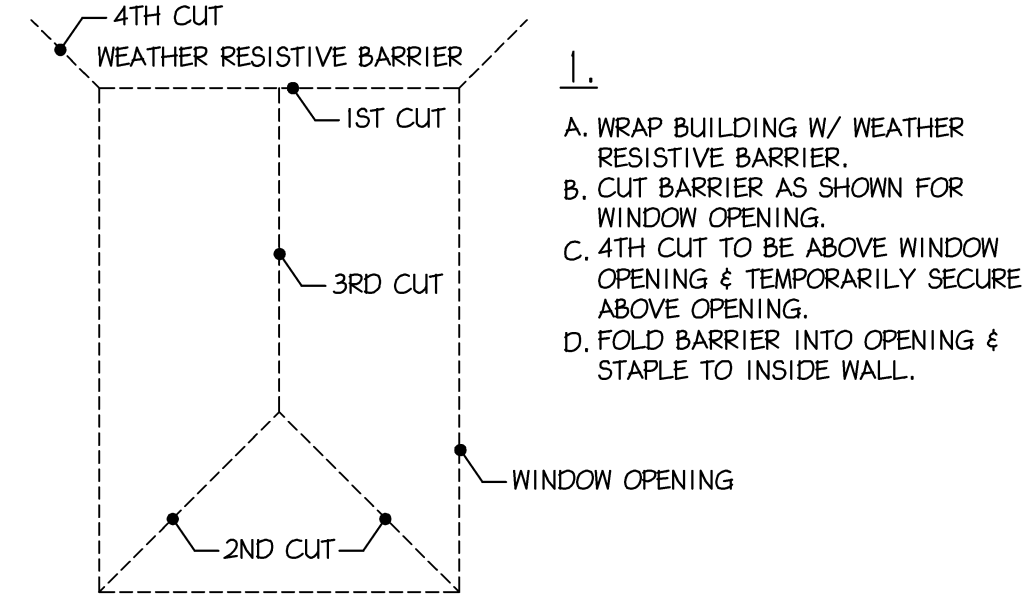
1 TYP. DIVERTER FLASHING
A-5 Scale: 3/4" = 1'- 0"



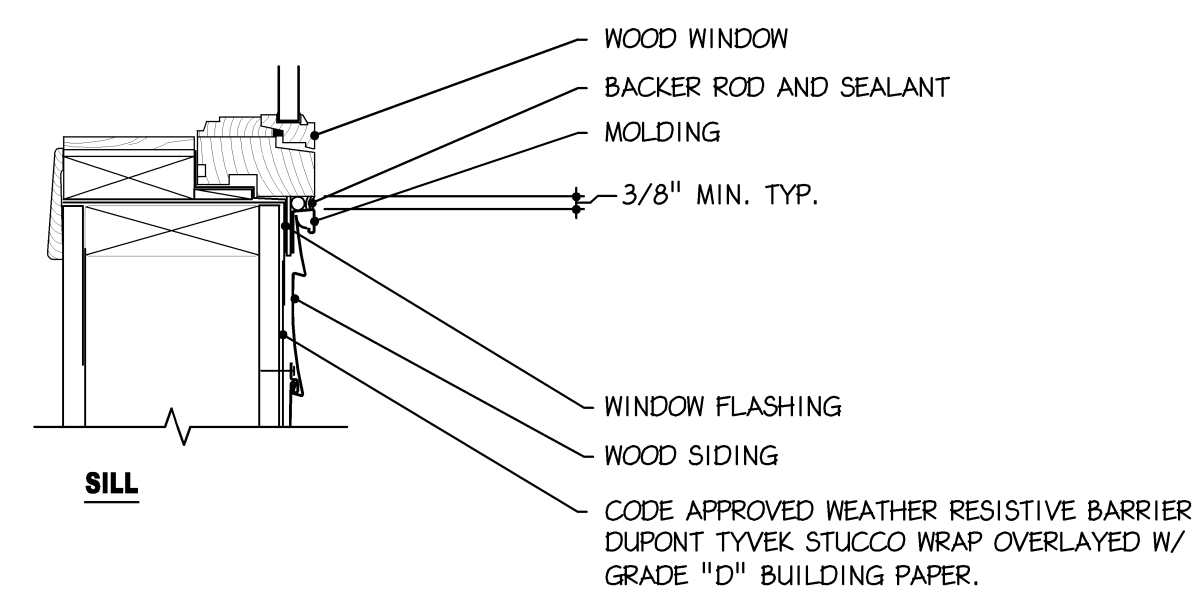
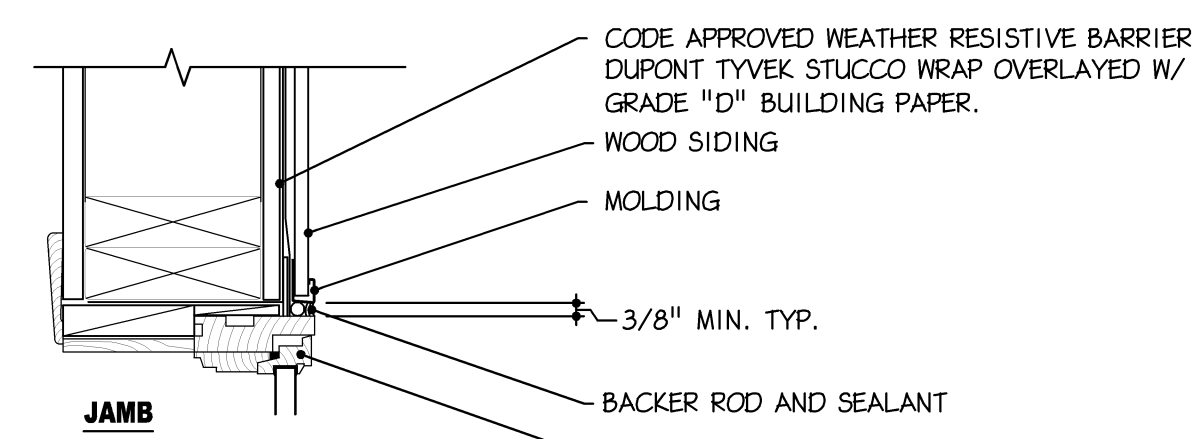
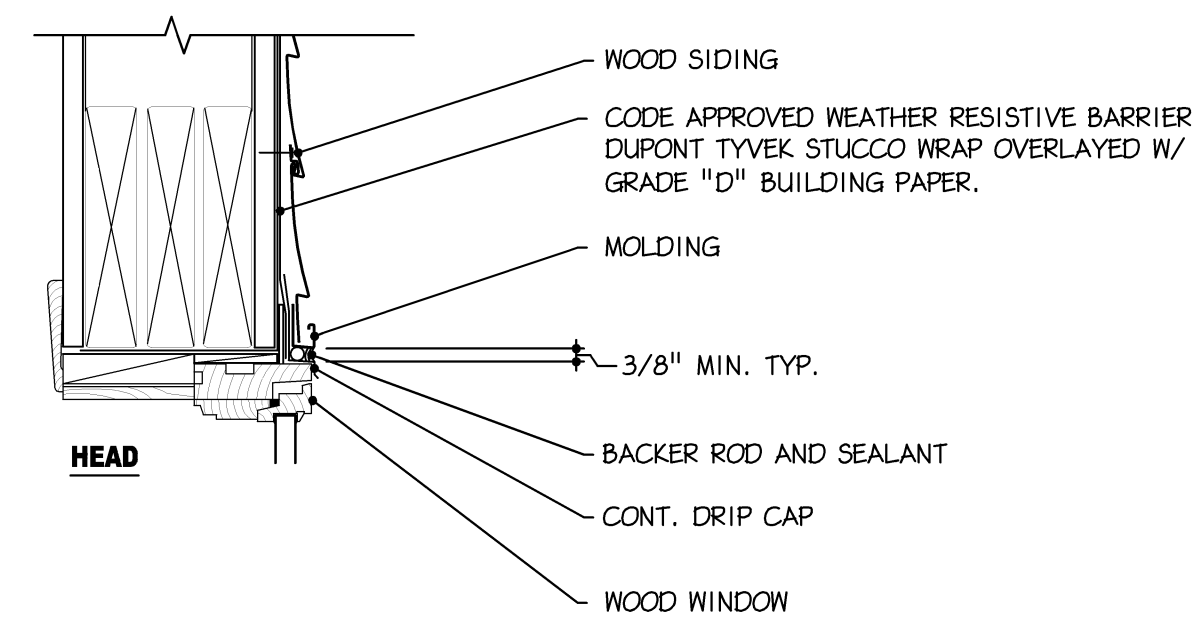
2 TYP. WEATHER BARRIER WRAP
A-5 Scale: 3/4" = 1'- 0"



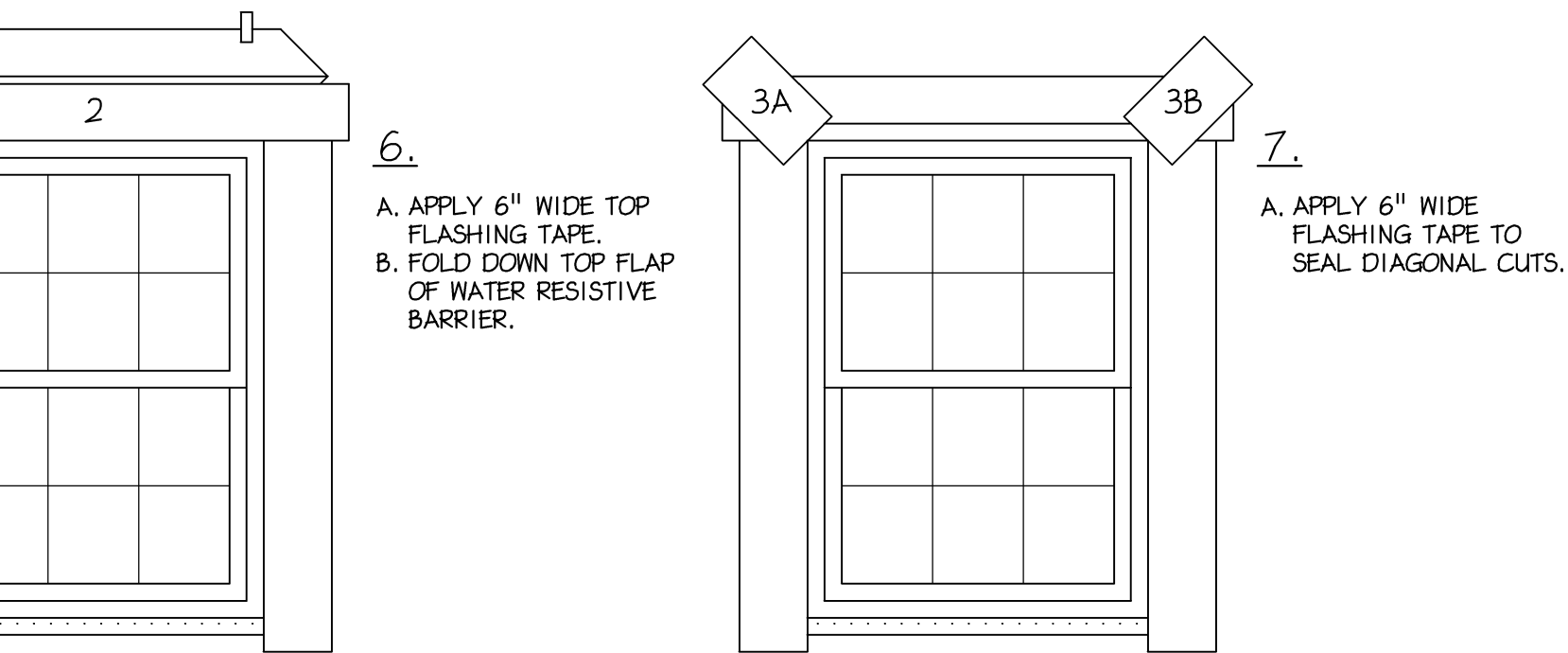
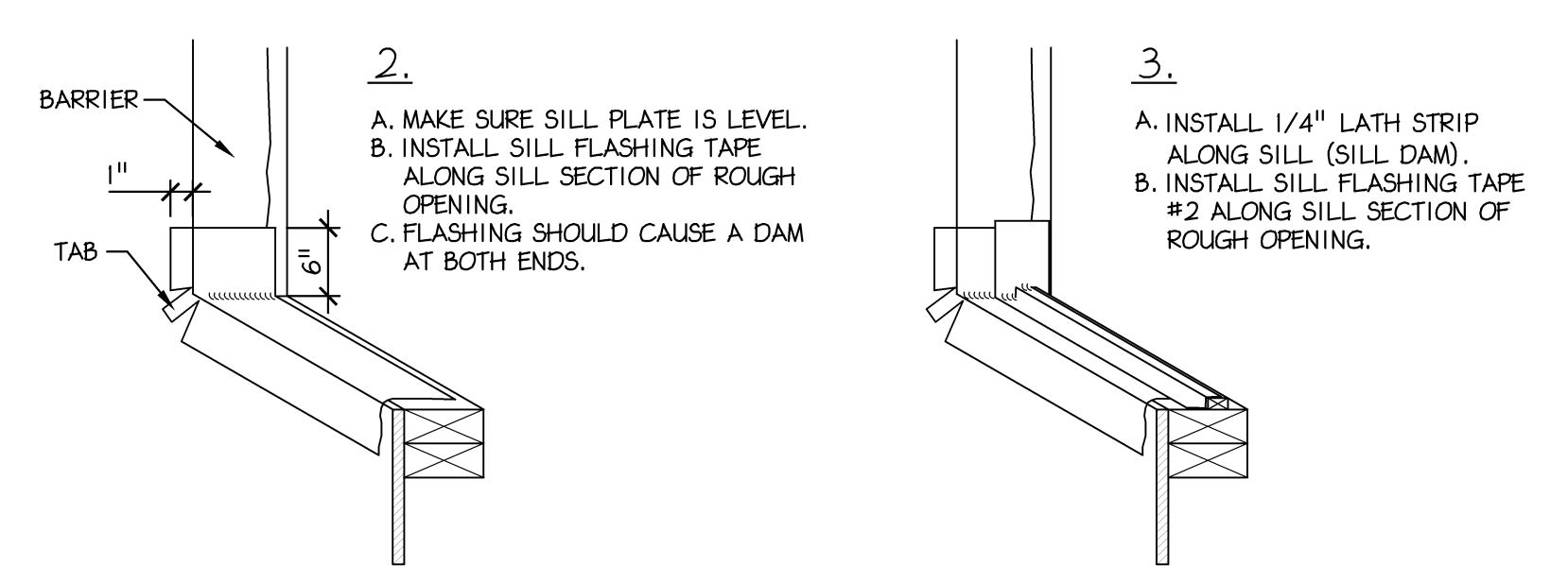
3 TYP. DOOR SILL FLASHING DETAIL
A-5 Scale: 3/4" = 1'- 0"



4 TYP. WINDOW FLASHING & SEALING
A-5 Scale: N.T.S.

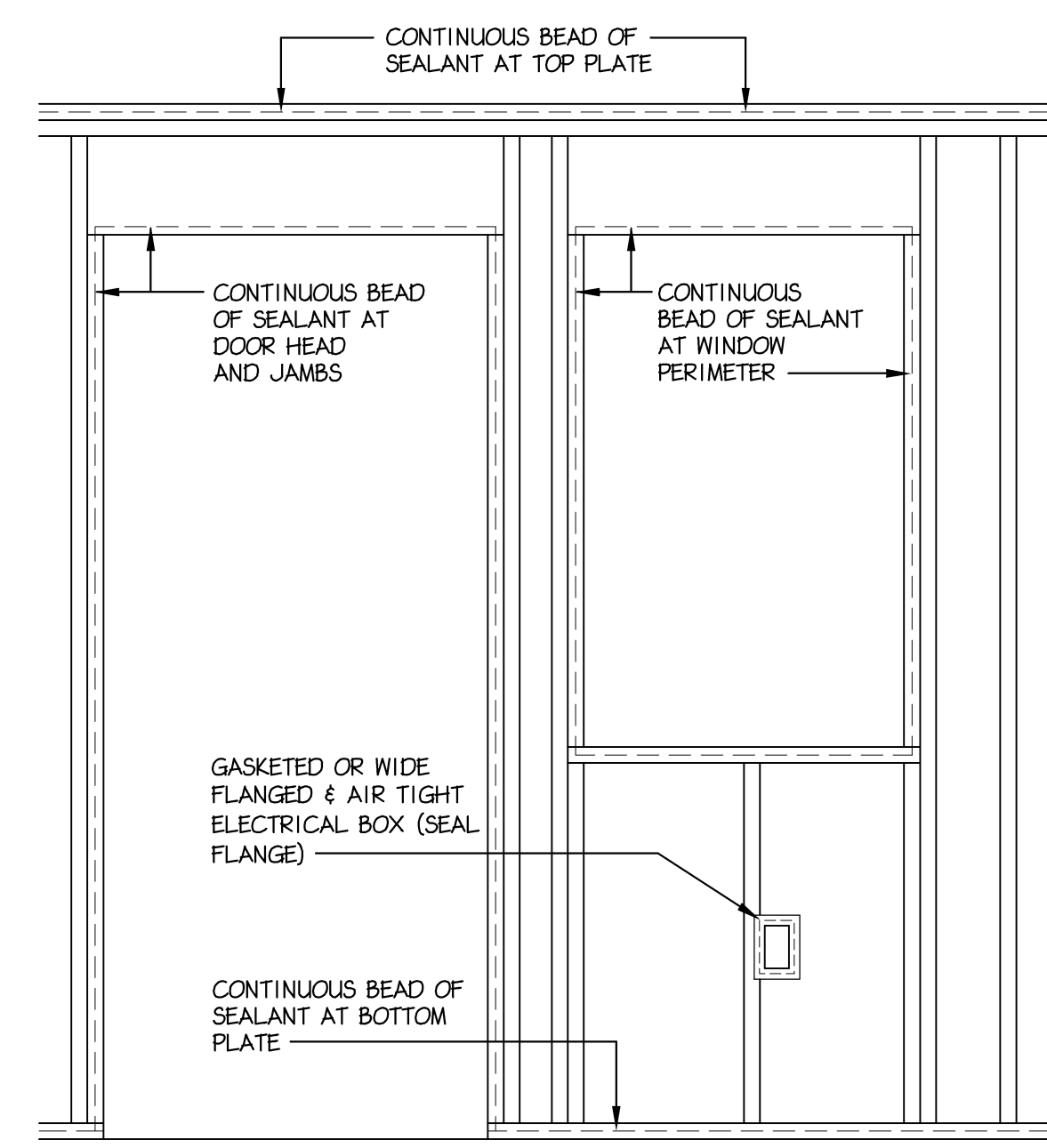


5 TYP. SIDING DETAIL AT WINDOW
A-5 Scale: 3/4" = 1'- 0"



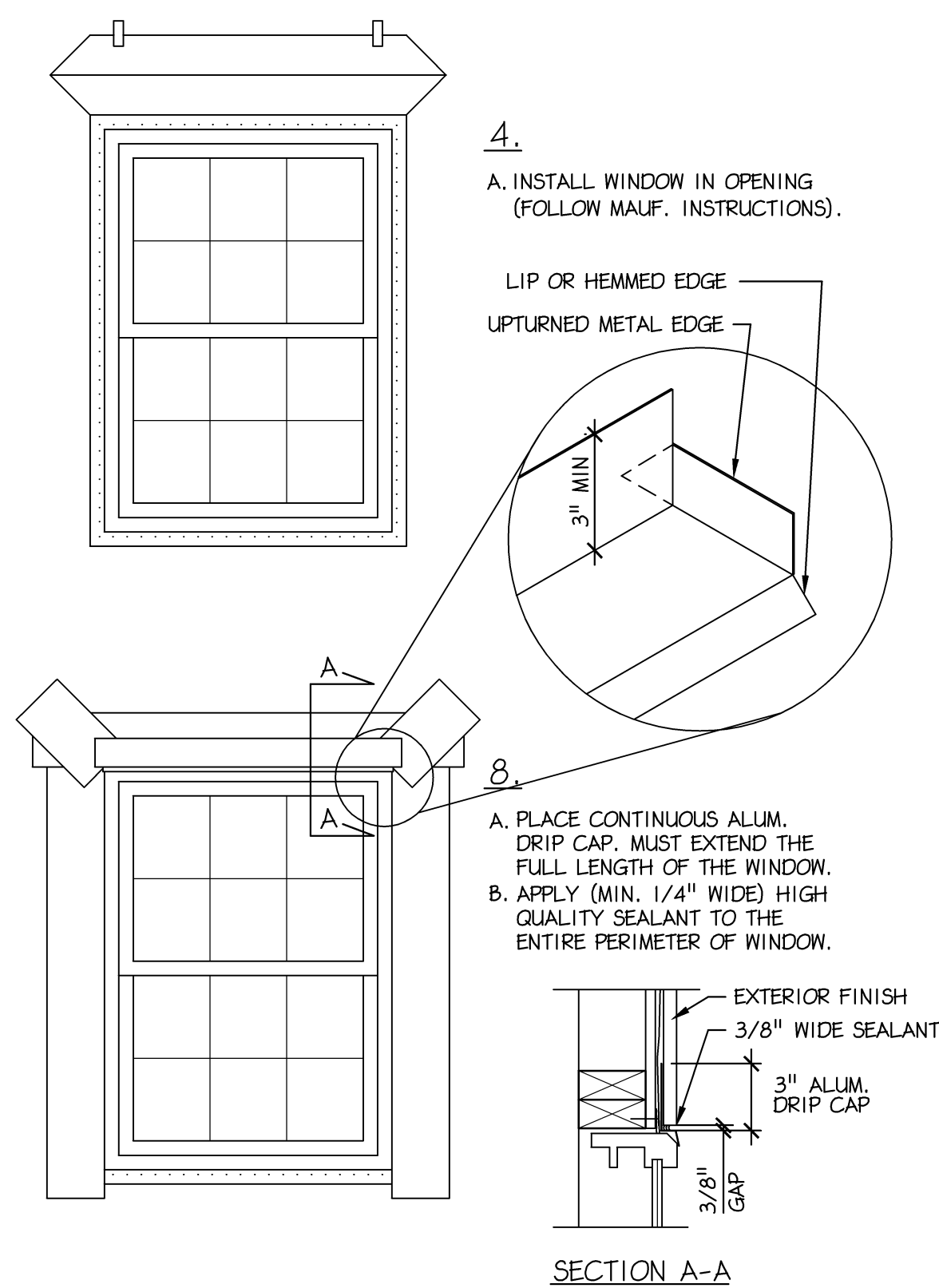
6 AIR BARRIER - ELEVATION
A-5 Scale: N.T.S.

SEALANT NOTES:
1. THE ALTERNATIVE AIRTIGHT DRYWALL APPROACH (ADA) TO BUILDING. RATHER THAN SPRAY FOAM OR POLYETHYLENE SHEETING, THE DRYWALL IN ITSELF IS A SUITABLE AIR BARRIER. THIS DETAIL SHOWS A WALL BUILT WITH THE AIRTIGHT-DRYWALL TECHNIQUE, CAULK, GASKETS, AND SEALED ELECTRICAL BOXES AND PENETRATIONS ARE ALL NECESSARY FOR SUCCESS WITH THIS BUILDING APPROACH.
2. SEAL ALL DRYWALL PENETRATIONS WITH AN APPROPRIATE GASKET OR SEALANT



Air Barrier Sealant - Elevation

6 AIR BARRIER - ELEVATION
A-5 Scale: N.T.S.



7 TYP. WINDOW FLASHING & SEALING
A-5 Scale: N.T.S.

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

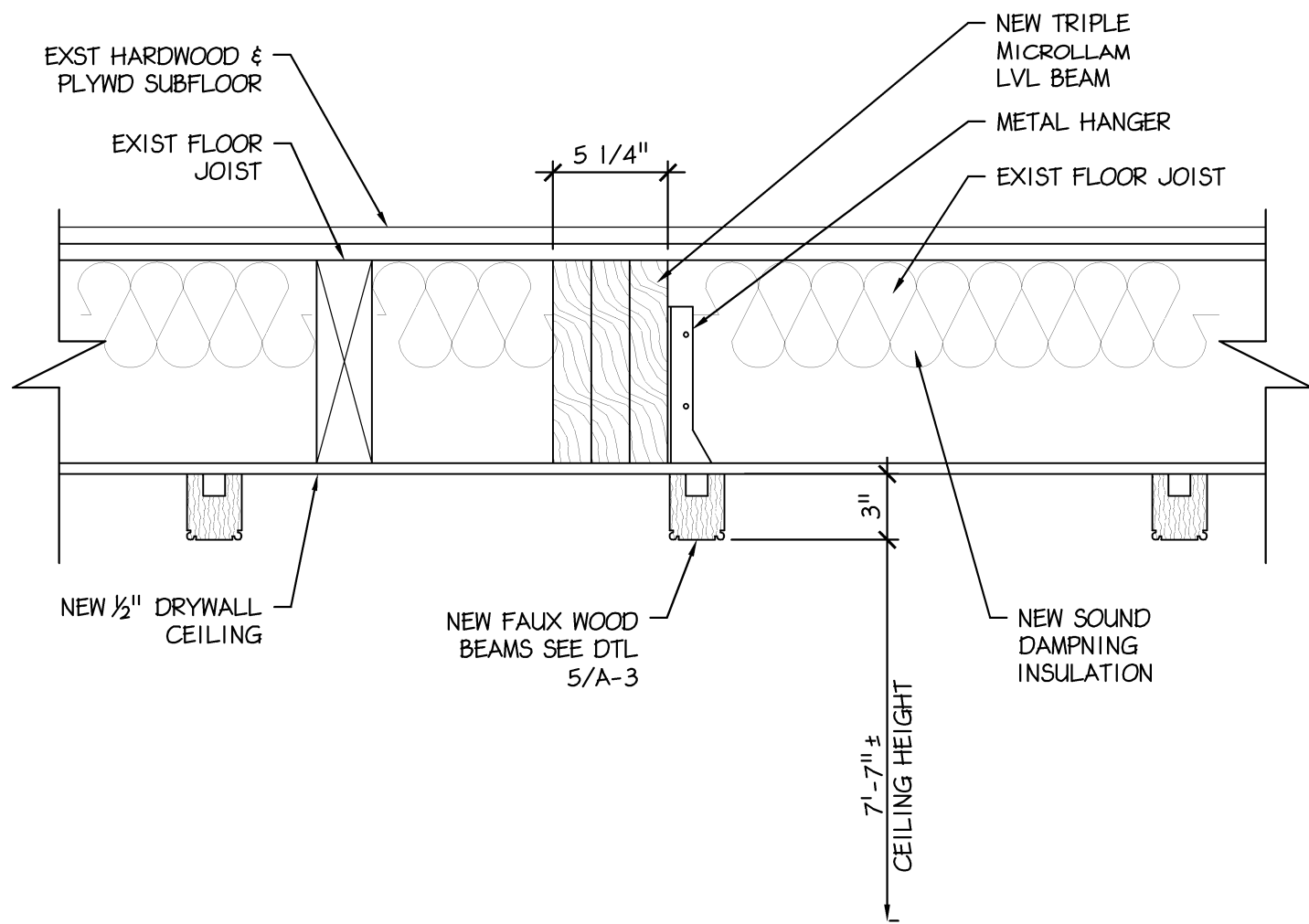
PROJECT NO.		DRAWN BY	CHK'D BY
B4036		EMH	RJK
NO.	DATE	BY	ISSUE
1	02-12-2016	EMH	SKETCH PLAN REVIEW
2	02-19-2016	EMH	SKETCH PLAN APPROVAL & PRELIM PRICING
3	02-26-2016	EMH	PRELIM PERMIT REVIEW DRAWINGS
4	04-08-2016	EMH	ISSUED FOR PERMIT & CONSTRUCTION REVISED PER NEW CABINET LAYOUT
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
APPROVED BY		CURRENT DATE	
Robin J. Kohn, AIA		April 08, 2016	

Schmitt & Malavolta Residence
1030 Hershey Mill Road
West Chester, PA 19380

East Goshen Township
Chester County

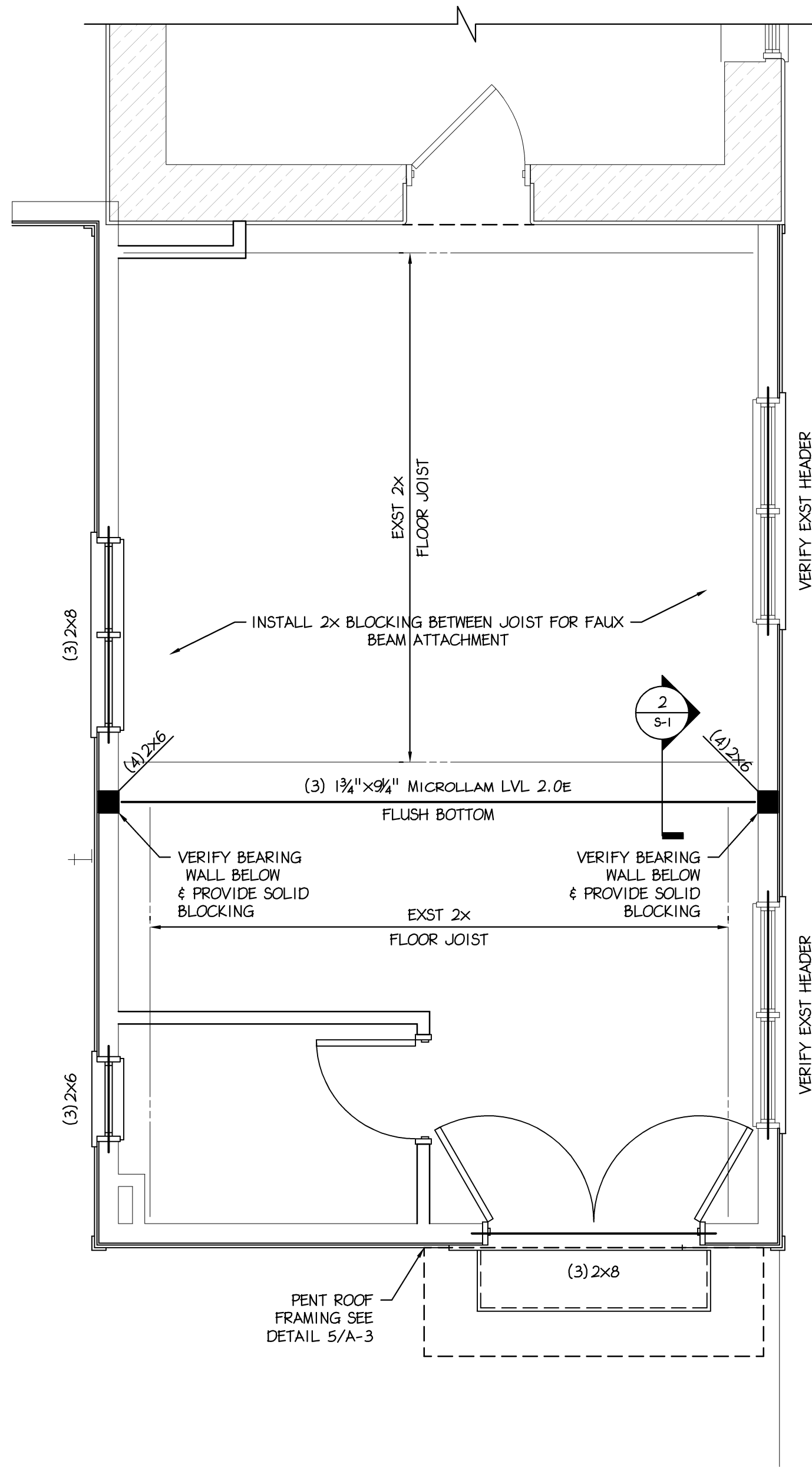
SHEET TITLE
STANDARD DETAILS

SHEET NUMBER
A-5
REV 4



2 NEW SUPPORT BEAM DETAIL

S-1 Scale: 1 1/2" = 1'- 0"



1 FLOOR FRAMING PLAN

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

NOTES:

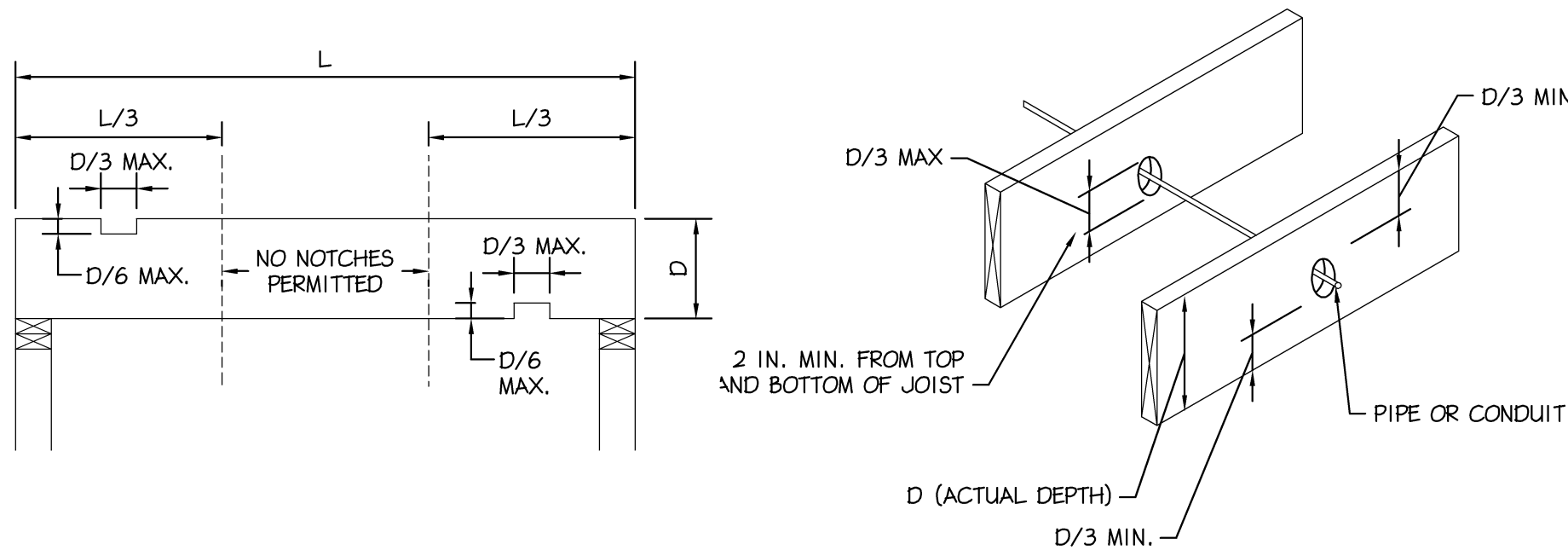
1. DENOTES LOAD BEARING WALL.
2. DOUBLE FLOOR JOIST SHALL BE INSTALLED UNDER ALL PARTITIONS WHICH ARE PARALLEL TO JOISTS.
3. ALL JOIST SHALL HAVE SOLID BRIDGING AT 6'-0' o.c. (MAX.). JOISTS SPANNING LESS THAN 12'-0" SHALL BE BRIDGED AT MIDSPAN.

TIMBER NOTES

1. ALL WOOD FRAMING SHALL BE FABRICATED, ERECTED, AND BRACED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.
2. 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 PSI
MINIMUM DESIGN VALUES FOR PARALLAM (PSL) MEMBERS SHALL BE:
Fb = 2900 PSI
Fv = 290 PSI
Fc = 2900 PSI
E = 2,000,000 PSI
MINIMUM DESIGN VALUES FOR MICROLAM (LVL) MEMBERS SHALL BE:
Fb = 2600 PSI
Fv = 285 PSI
Fc = 2510 PSI
E = 1,900,000 PSI
3. 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.
4. ALL WOOD PLATES BEARING ON MASONRY OR CONCRETE WALLS SHALL BE PRESSURE TREATED LUMBER UNLESS NOTED OTHERWISE.
5. DOUBLE FLOOR JOIST SHALL BE INSTALLED UNDER ALL PARTITIONS WHICH ARE PARALLEL TO JOISTS.
6. ALL JOIST SHALL HAVE SOLID BRIDGING AT 6'-0' o.c. (MAX.). JOISTS SPANNING LESS THAN 12'-0" SHALL BE BRIDGED AT MIDSPAN.
7. ALL DOUBLE JOISTS SHALL BE SPIKED TOGETHER WITH 10D NAILS @ 16" o.c. ALL DOUBLE TJI JOISTS SHALL BE ATTACHED AS PER MANUFACTURERS RECOMMENDATIONS.
8. ALL WOOD BEAMS MADE UP OF 3 OR MORE MEMBERS SHALL BE BOLTED TOGETHER WITH 3/4" BOLTS @ 32" o.c.
9. AT ROOF RAFTER SPACING GREATER THAN 19.2" o.c. INSTALL PLY CLIPS AT CENTERLINE OF PLYWOOD SPAN AND AT ALL EDGES PARALLEL TO SPAN.
10. PLYWOOD SHEATHING SHALL BE CONTINUOUS OVER A MINIMUM OF 3 SPANS.
11. PLYWOOD SHALL BE SECURED USING 8D NAILS.
12. 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.
13. 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.

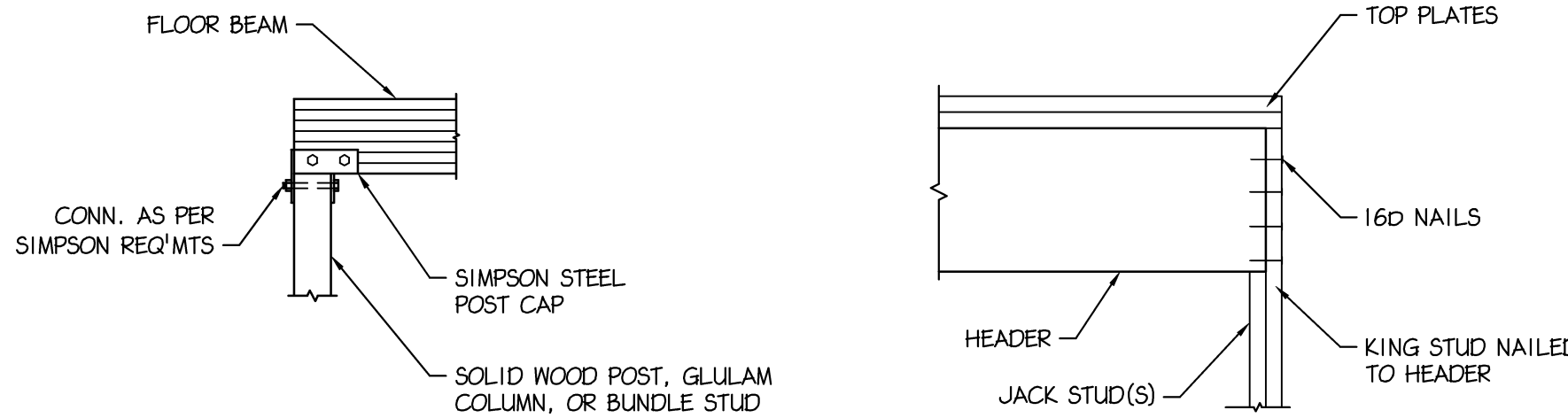
MISCELLANEOUS NOTES

1. THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 - 1.1. DISCREPANCIES FOUND IN THESE DRAWINGS AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE ENGINEER FOR CLARIFICATION.
2. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
3. NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER OF RECORD.
4. NO CHANGE IN SIZE OR DIMENSION OF THE STRUCTURAL MEMBERS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER OF RECORD.
5. OPENINGS 1'-4" OR LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUCH OPENINGS. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS.
7. THE CONTRACTOR SHALL INFORM THE ARCHITECT/ENGINEER OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE ARCHITECT/ENGINEER OF RECORD REVIEW OF SHOP DRAWINGS, PROJECT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT/ENGINEER OF RECORD OF SUCH DEVIATION AT THE SUBMISSION, AND THE ARCHITECT/ENGINEER OF RECORD HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.



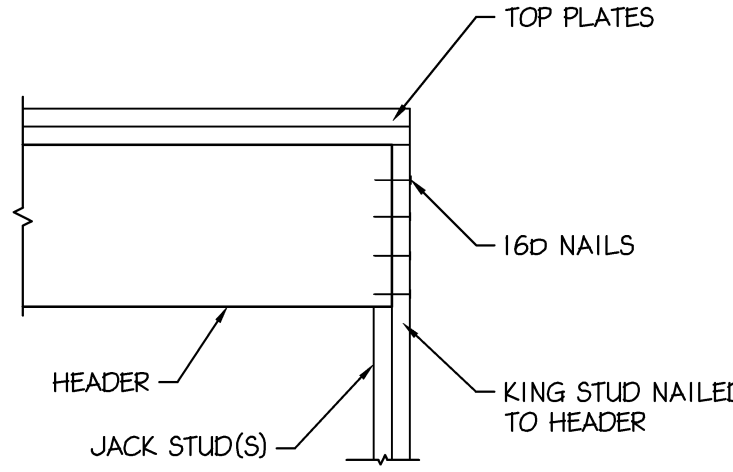
3 ALLOWABLE NOTCHING & DRILLING IN FRAMING

S-1 Scale: 3/4" = 1'- 0"



4 DTL BEARING END CONNECTION

S-1 Scale: 3/4" = 1'- 0"



5 TYP. HEADER DETAIL

S-1 Scale: 3/4" = 1'- 0"

LIVE LOADS

FLOOR LIVE LOADS
LIVE LOAD
STAIRWAY LIVE LOAD
MECHANICAL UNIT LOAD

APPLICABLE CODE: IRC 2009

40 PSF (LIVING AREAS)
100 PSF
SEE DRAWINGS

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

1. FOUNDATION SOIL BEARING PRESSURE - 2,000 PSF
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 ARCHITECT/ENGINEER.
5. TOP OF FOOTING ELEVATIONS ARE NOTED (000.00')
6. TOP OF PIER OR WALL ELEVATIONS ARE NOTED (000.00')
7. ALL TOPSOIL, SOIL FILL, AND SOFT SUBSOIL 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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
Fc = 3000 PSI - ALL OTHERS
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
LAP SPLICES SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS NOTED OTHERWISE. WHERE CLASSES ARE NOT CALLED OUT ON DRAWINGS, USE CLASS "B" SPLICES

BAR SIZE	TENSION SPLICES (INCHES)		COMPRESSION SPLICES (INCHES)	
	TOP	BARS	OTHER	BARS
#3	16	21	12	16
#4	21	28	16	21
#5	27	35	21	27
#6	35	46	27	35
#7	48	62	37	48
#8	63	82	48	63

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:	3/4" CLEAR

6. MINIMUM CONCRETE SLAB REINFORCEMENT SHALL BE AS FOLLOWS:

(PLACE ALL REINFORCING AND WWF 1/2" BELOW TOP OF SLAB WHERE APPLICABLE)

3-8" FLOOR SLAB ON METAL DECK	66-W2.0xW2.0
4" FLOOR SLAB ON GRADE	66-W2.0xW2.0
5" FLOOR SLAB ON GRADE	44-W4.0xW4.0

7. SLUMP OF CONCRETE FOR FOUNDATIONS SHALL NOT EXCEED 4" UNLESS A HIGH RANGE WATER-REDUCING ADMIXTURE IS USED. THE SLUMP OF CONCRETE FOR FOUNDATIONS PRIOR TO ADDITION OF A HIGH RANGE WATER REDUCING ADMIXTURE SHALL NOT EXCEED 4". THE SLUMP OF CONCRETE CONTAINING HIGH RANGE WATER-REDUCING ADMIXTURE SHALL NOT EXCEED 10".

8. 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.

9. HOT-WEATHER PLACING SHALL COMPLY WITH THE PROVISIONS OF ACI-305.

THIS DRAWING MUST BE USED
IN CONJUNCTION WITH THE
ARCHITECTURAL DRAWINGS

Robins J. Kohn, AIA

Regis W. Kuhn, 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

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

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

PROJECT NO.		DRAWN BY	CHK'D BY
B4036		EMH	RJK
NO.	DATE	BY	ISSUE
1	02-12-2016	EMH	SKETCH PLAN REVIEW
2	02-19-2016	EMH	SKETCH PLAN APPROVAL & PRELIM PRICING
3	02-26-2016	EMH	PRELIM PERMIT REVIEW DRAWINGS
4	04-08-2016	EMH	ISSUED FOR PERMIT & CONSTRUCTION REVISED PER NEW CABINET LAYOUT
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
APPROVED BY		CURRENT DATE	
Robin J. Kohn, AIA		April 08, 2016	

Schmitt & Malavolta Residence
1030 Hershey Mill Road
West Chester, PA 19380

East Goshen Township
Chester County

SHEET TITLE

FLOOR FRAMING PLAN,
DETAILS & NOTES

SHEET NUMBER

S-1

REV
4