

SHUMAKER RESIDENCE

183 DAVIS BRIDGE ROAD
BERNVILLE, PA 19506

PENN TOWNSHIP - BERKS COUNTY
NEW CONSTRUCTION

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

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

LEGEND

ADJ. ADJUSTABLE	MIN. MINIMUM	USGS U.S. GEOLOGICAL SURVEY
AGL. ABOVE GROUND LEVEL	MTL. METAL	WWF. WELDED WIRE FABRIC
AMSL. ABOVE MEAN SEA LEVEL	NIC. NOT IN CONTRACT	A-1. ANTENNA MARK NUMBER
APPROX. APPROXIMATE	NTS. NOT TO SCALE	(E). EXISTING
CAB. CABINET	OC. ON CENTER	(N). NEW
CONC. CONCRETE	OHP. OVERHEAD POWER	(P). PROPOSED
CONT. CONTINUOUS	OHT. OVERHEAD TELCO	CL. CENTERLINE
CONST. CONSTRUCTION	PWR. POWER	PL. 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	XFMR. TRANSFORMER	
FTG. FOOTING		
GA. GAUGE		
GALV. GALVANIZED		
GC. GENERAL CONTRACTOR		
GRND. GROUND		
HORIZ. HORIZONTAL		
INT. INTERIOR		
LG. LONG		
MAX. MAXIMUM		
MFG. MANUFACTURER		

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

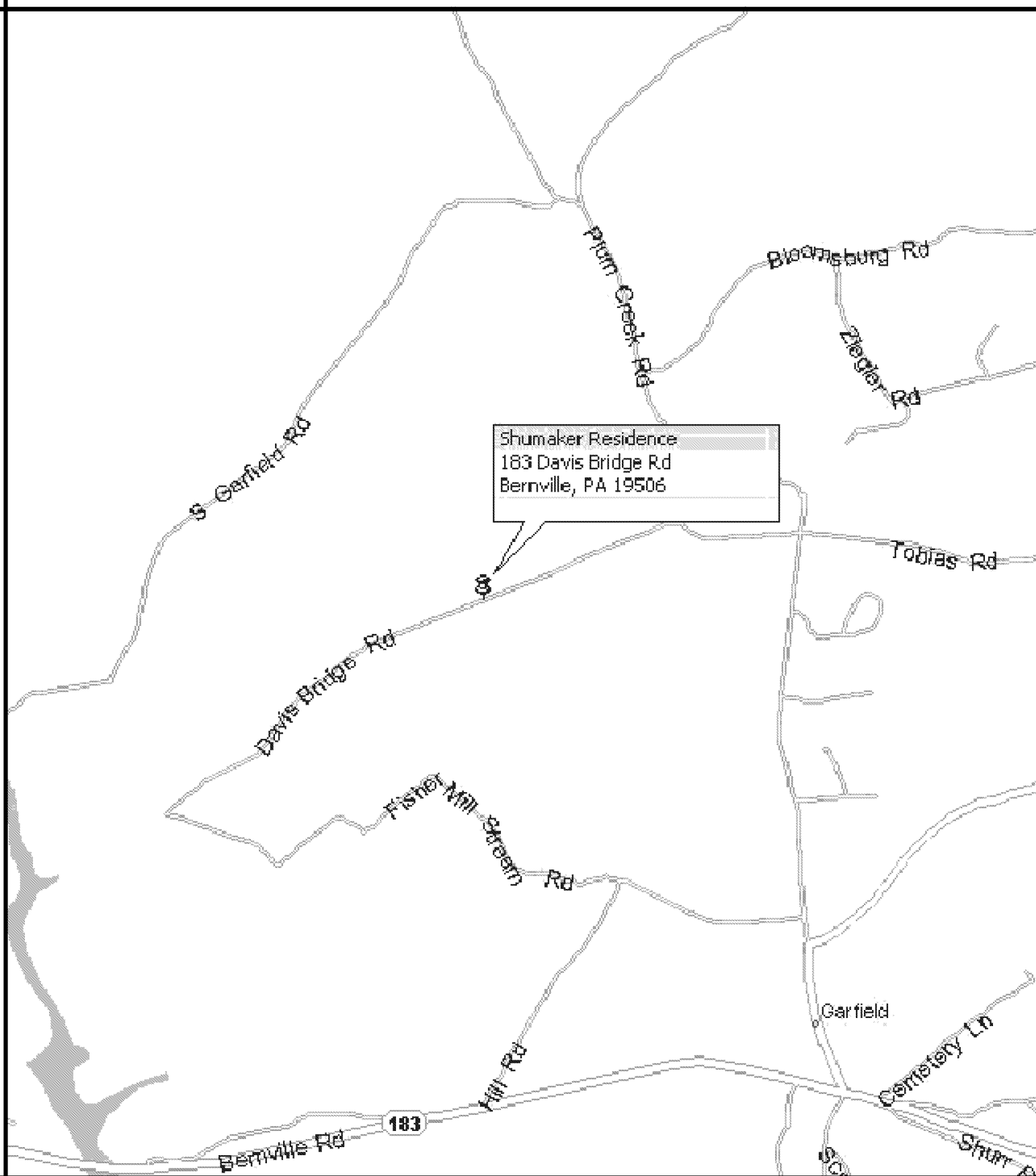
	CAST IN PLACE OR PRE-CAST CONCRETE
	LIGHT WEIGHT CONCRETE
	EARTH UNDISTURBED
	EARTH BACK FILL
	CRUSHED STONE, GRAVEL OR POROUS FILL
	PLASTER CEMENT, SAND, GROUT
	ROCK OR STONE
	RIGID INSULATION
	STEEL
	METAL, ALUMINUM, ETC.
	CONCRETE MASONRY UNIT
	BRICK

	SECTION NUMBER
	SHEET NUMBER
	DRAWING SECTION
	SECTION NUMBER
	SHEET NUMBER
	SECTION NUMBER
	SHEET NO.
	DETAIL ENLARGEMENT

DRAWING INDEX

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VICINITY MAP



GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IRC CODE ADOPTED BY PENN TOWNSHIP, BERKS COUNTY 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 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 CEMENTITIOUS 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 ARCHITECT.
- 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 ELECTRICAL 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.

PROJECT NO.		DRAWN BY		CHK'D BY	
B2915		BMH		RJK	
O.	DATE	BY	ISSUE		
1	08-12-08	BMH	ISSUED FOR REVIEW		
2	08-18-08	BMH	REVISED SKETCH PLANS		
3	08-27-08	BMH	ISSUED FOR FINAL SKETCH REVIEW		
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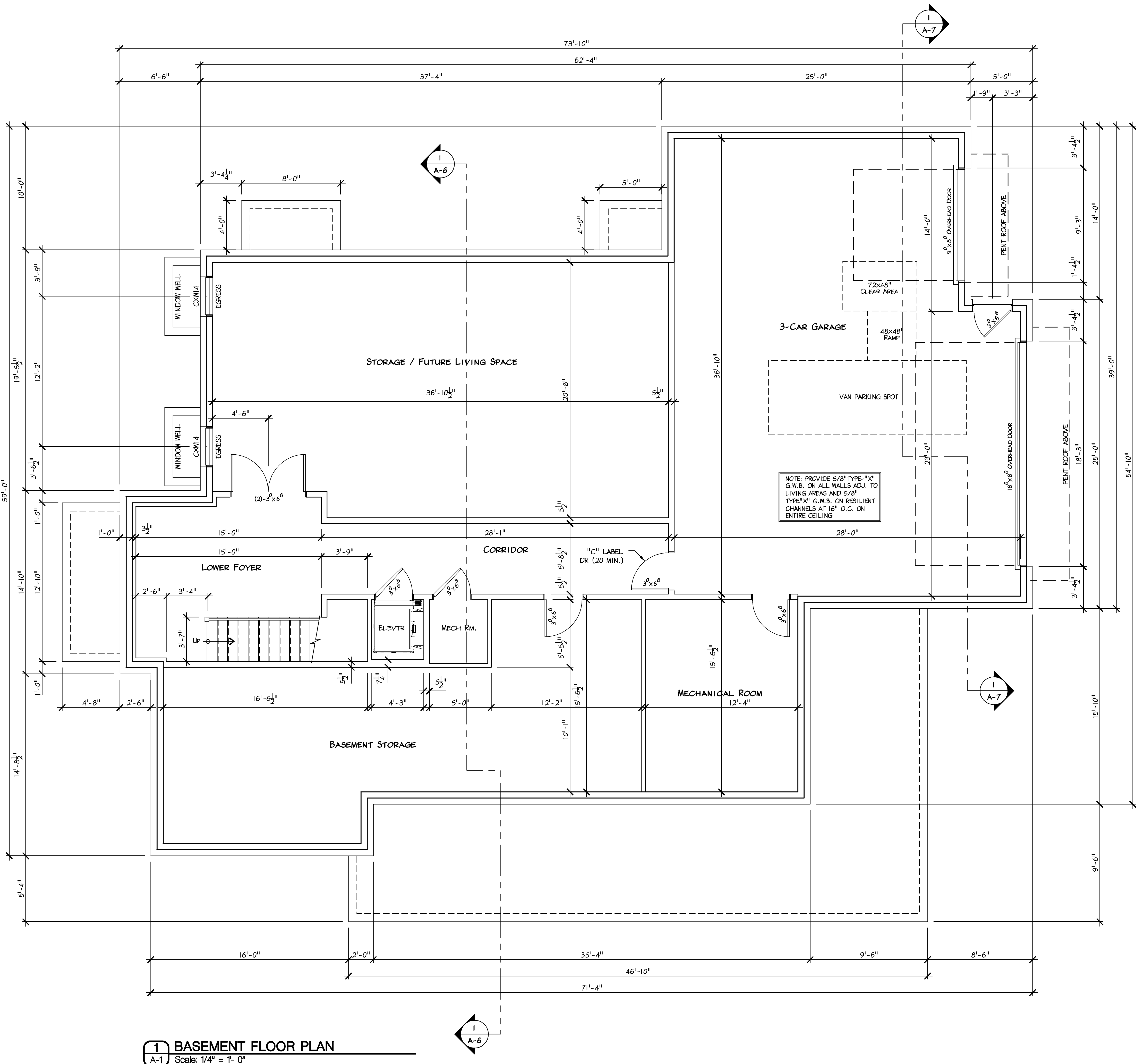
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TITLE SHEET

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T-1

REV
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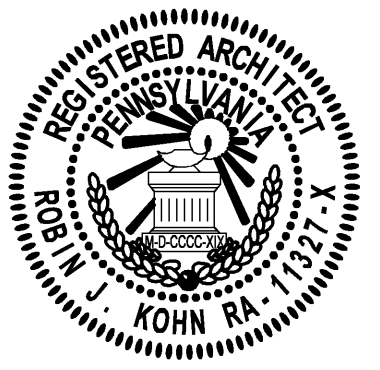
FIRST FLOOR	3019	Sq.Ft.
SECOND FLOOR	921	Sq.Ft.
TOTAL	3940	Sq.Ft.
UNFINISHED BSMNT	1624	Sq.Ft.
GARAGE / FINISHED BSMNT	1422	Sq.Ft.

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



Betzwood AssociatesPC
Architects & Engineers

Robin J. Kohn, AIA
Regis W. Kubit, PE



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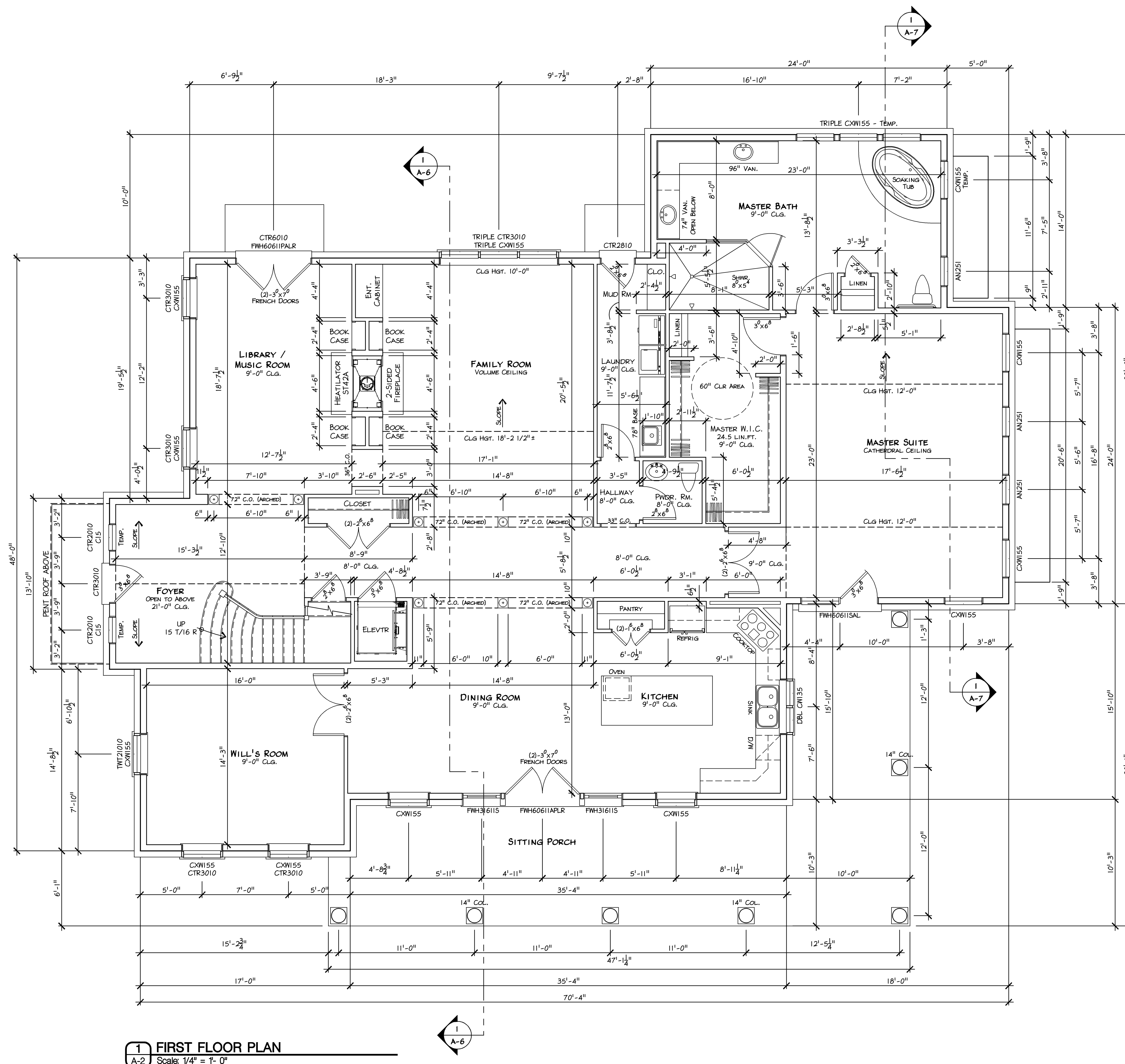
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BASEMENT PLAN

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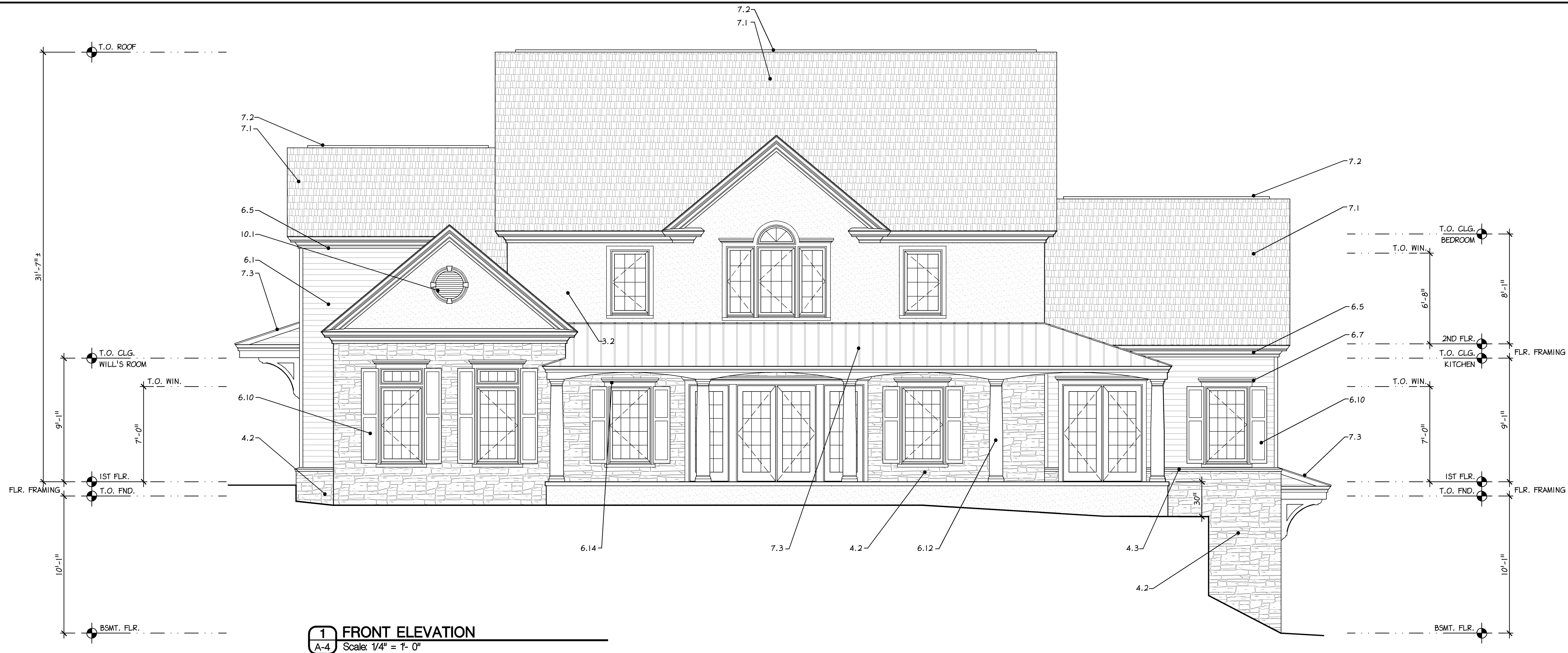
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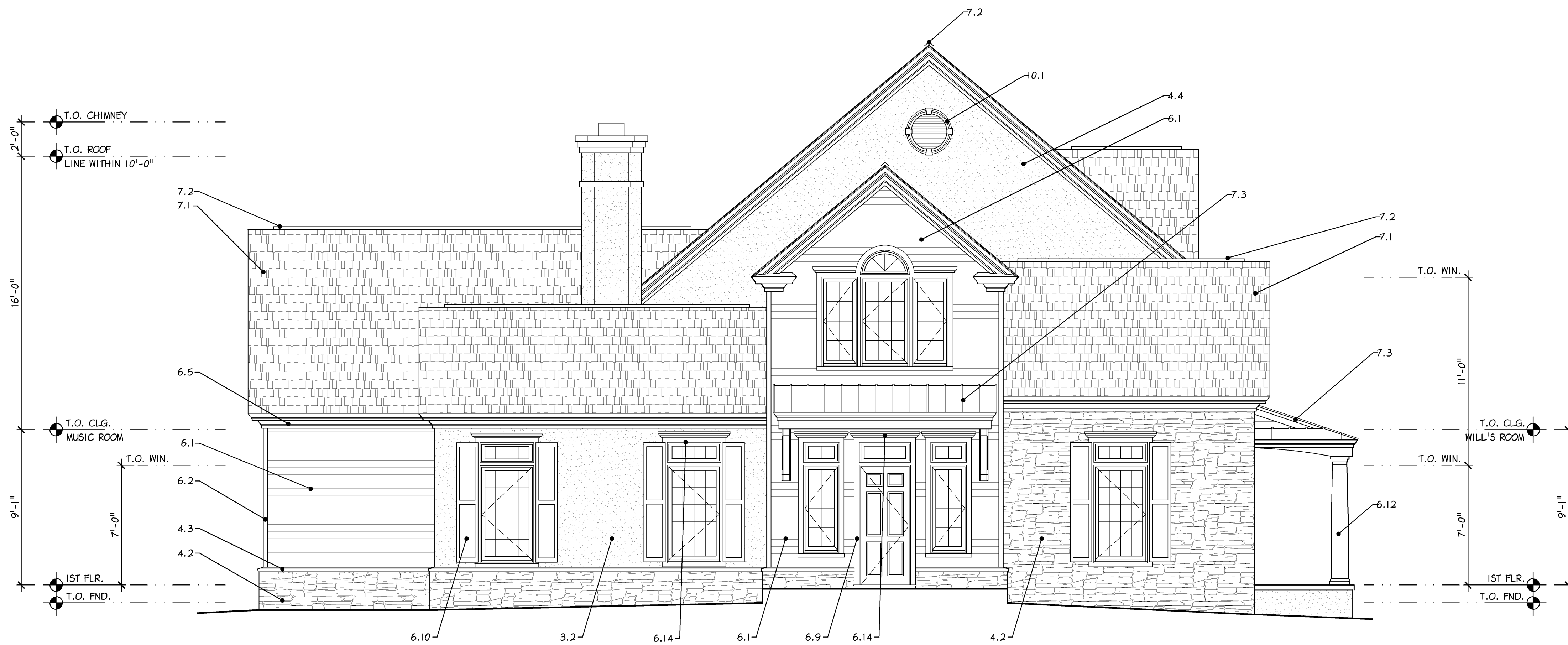
FIRST FLOOR PLAN

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A-2	
REVISION	5

10-20-08 B2915.dwg



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



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

ELEVATION KEYNOTES

3.0 CONCRETE

- 3.1 STAMPED CONCRETE ASHLAR FLAGSTONE DESIGN
- 3.2 CEMENT STUCCO FINISHING SYSTEM
- 3.3 CEMENT STUCCO OR DRYVIT FINISHING SYSTEM / BUILD-UP TRIM

4.0 MASONRY

- 4.1 ASHLAR FLAGSTONE - PATIO COLOR TO BE CHOSEN BY OWNER
- 4.2 STONE - ASHLAR SCHIST 6" VENEER STONE
- 4.3 CAP STONE - SCHIST WATERTABLE CAP STONE
- 4.4 STONE - ASHLAR SCHIST 1" VENEER STONE

6.0 WOODS AND PLASTICS

- 6.1 CEMENTITIOUS HORIZONTAL SIDING HARDIEPLANK - LAP SIDING
- 6.2 CEMENTITIOUS SIDING HARDIEPLANK - TRIM
- 6.3 GABLE END / BARGEBOARD TRIM AZEK TRIM PANELS
- 6.4 GABLE END / FREEZE TRIM AZEK TRIM PANELS
- 6.5 FASCIA TRIM AZEK TRIM PANELS
- 6.6 FASCIA / FREEZE TRIM AZEK TRIM PANELS
- 6.7 WINDOW / DOOR HEADER AZEK TRIM
- 6.8 DORMER HEAD TRIM AZEK TRIM
- 6.9 WINDOW / DOOR SIDE TRIM AZEK TRIM
- 6.10 WINDOW SHUTTERS FYPON - RAISED PANEL
- 6.11 WINDOW SILL EXTENSIONS FYPON - MOLDING
- 6.12 COLUMN - PLAIN TAPERED 14" DIA. ROUND - FIBERGLASS
- 6.13 RAILING, BALUSTERS & POSTS CERATAINTEED - COMPOSITE RAILING
- 6.14 FYPON MOLDING / 1 X TRIM

7.0 THERMAL & MOISTURE PROTECTION

- 7.1 METAL SHINGLES - ARCHITECTURAL STYLE CHOSEN BY OWNER
- 7.2 RIDGE VENT - BENJAMIN OBDYKE XTRACTOR VENT - SERIES: X18
- 7.3 LOW SLOPED METAL ROOF STANDING SEAM METAL ROOF

10.0 SPECIALTIES

- 10.1 GABLE END LOUVER FYPON - OPEN W/ SCREEN (U.N.O.)
- 10.2 GARAGE DOORS - CUSTOM



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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

REV

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



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

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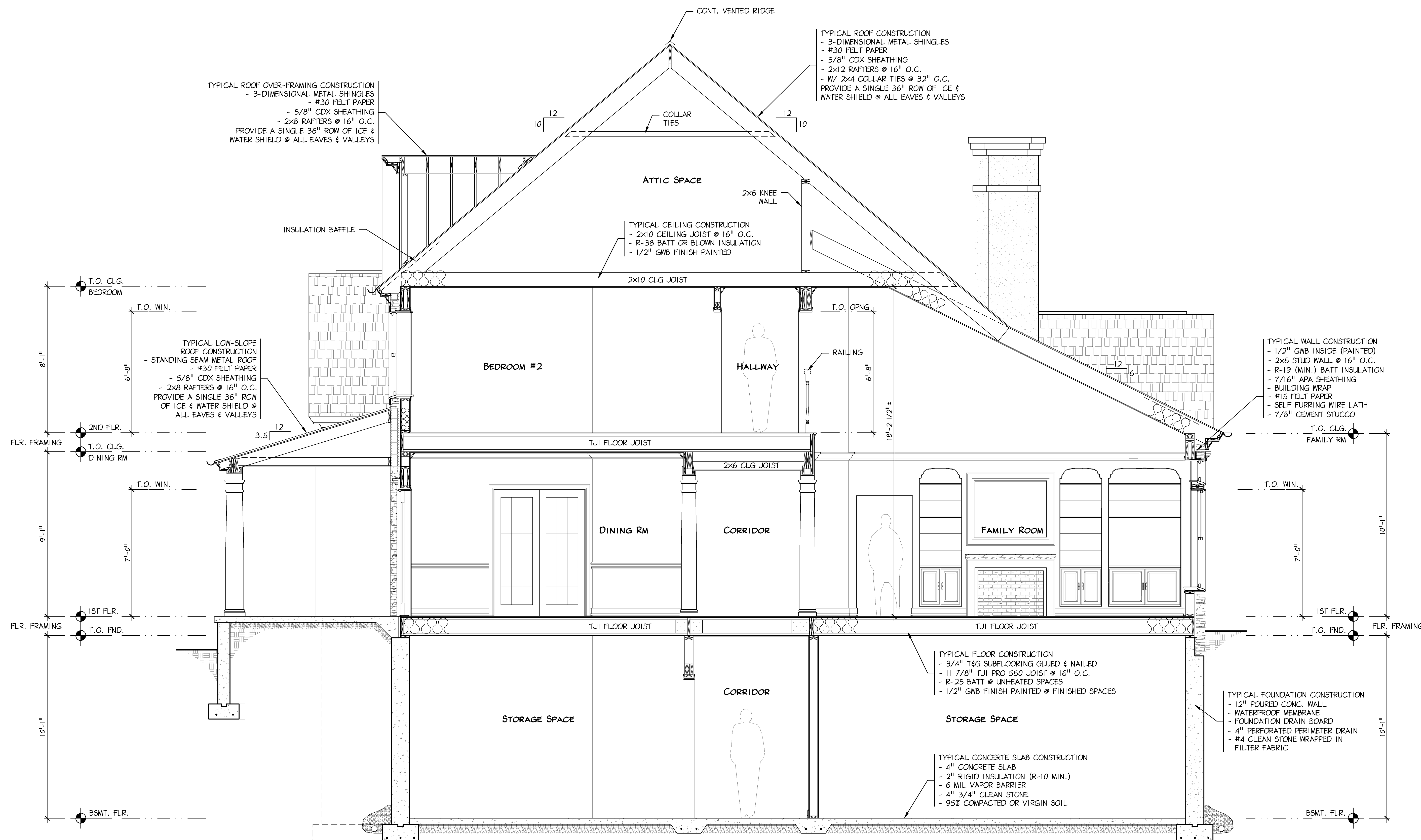
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BUILDING SECTION

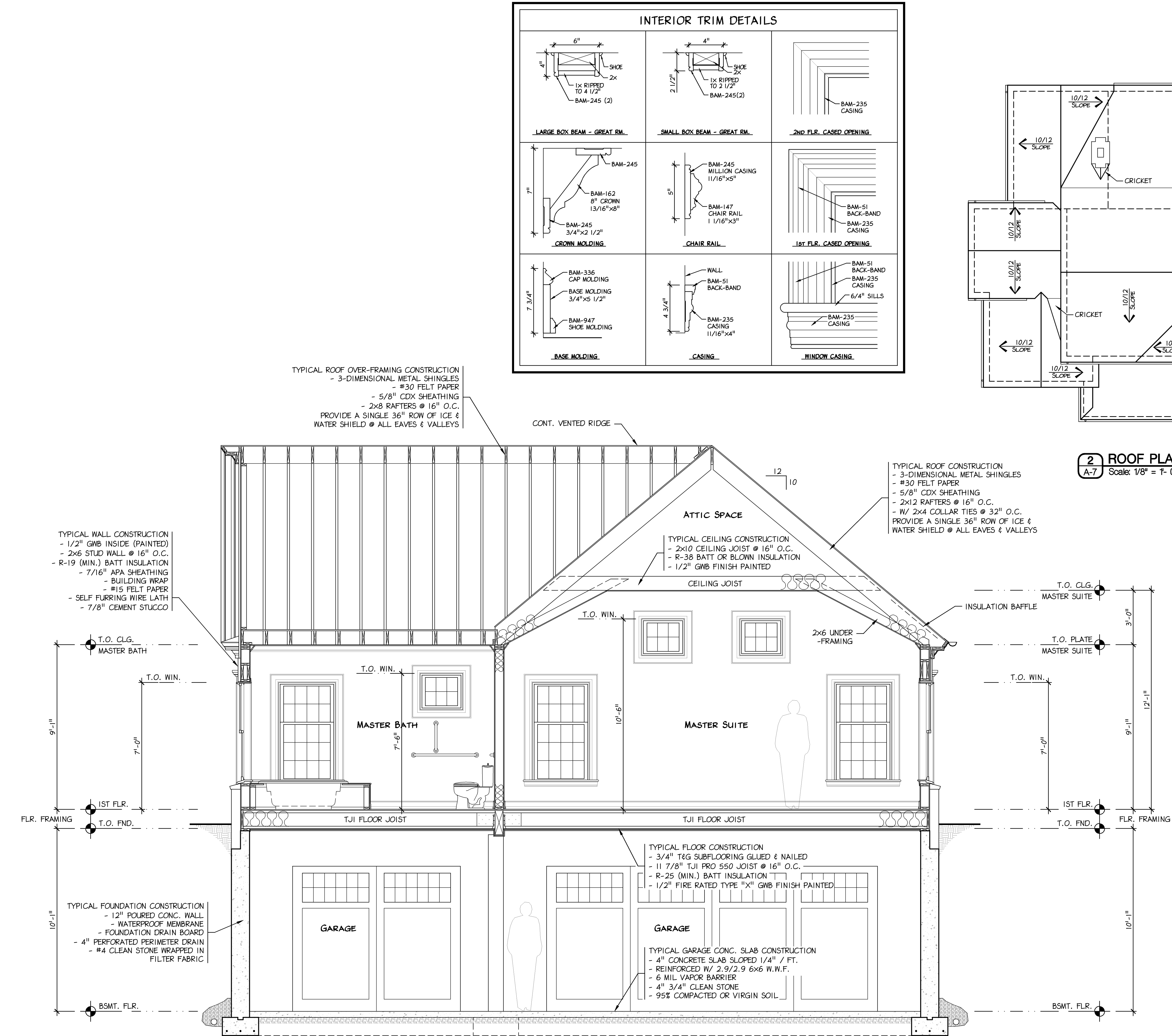
SHEET NUMBER

A-6

R



1 BUILDING SECTION



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

REGISTERED ARCHITECT
PENNSYLVANIA
NOV 08 2008
J. KOHN RA 11327-X

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tel. (610) 917-8831 fax (610) 917-8836
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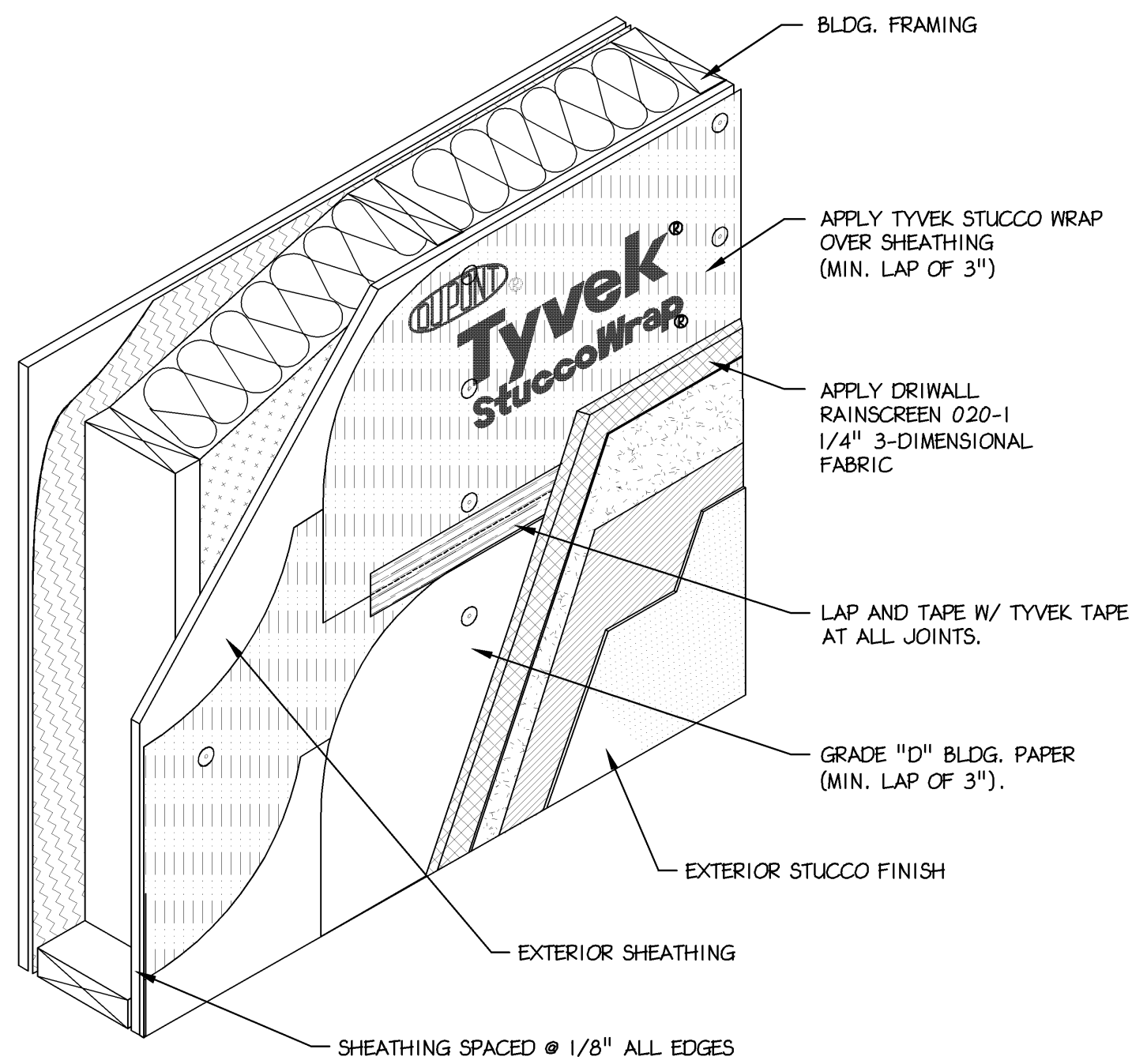
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SHEET TITLE
**BUILDING SECTION
& ROOF PLAN**

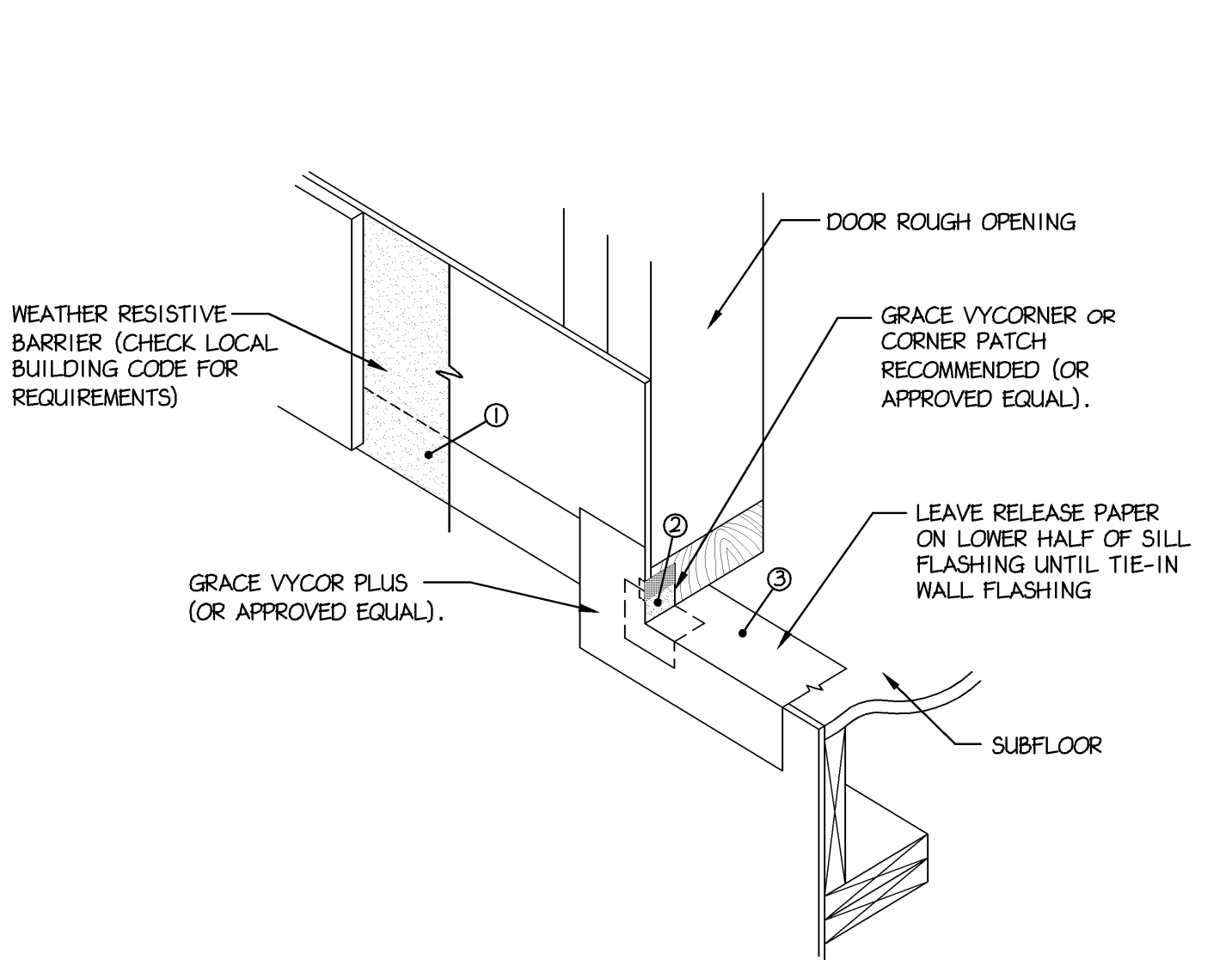
SHEET NUMBER
A-7

REV
5

1 TYP. DIVERTER FLASHING
A-8 Scale: 3/4" = 1'- 0"



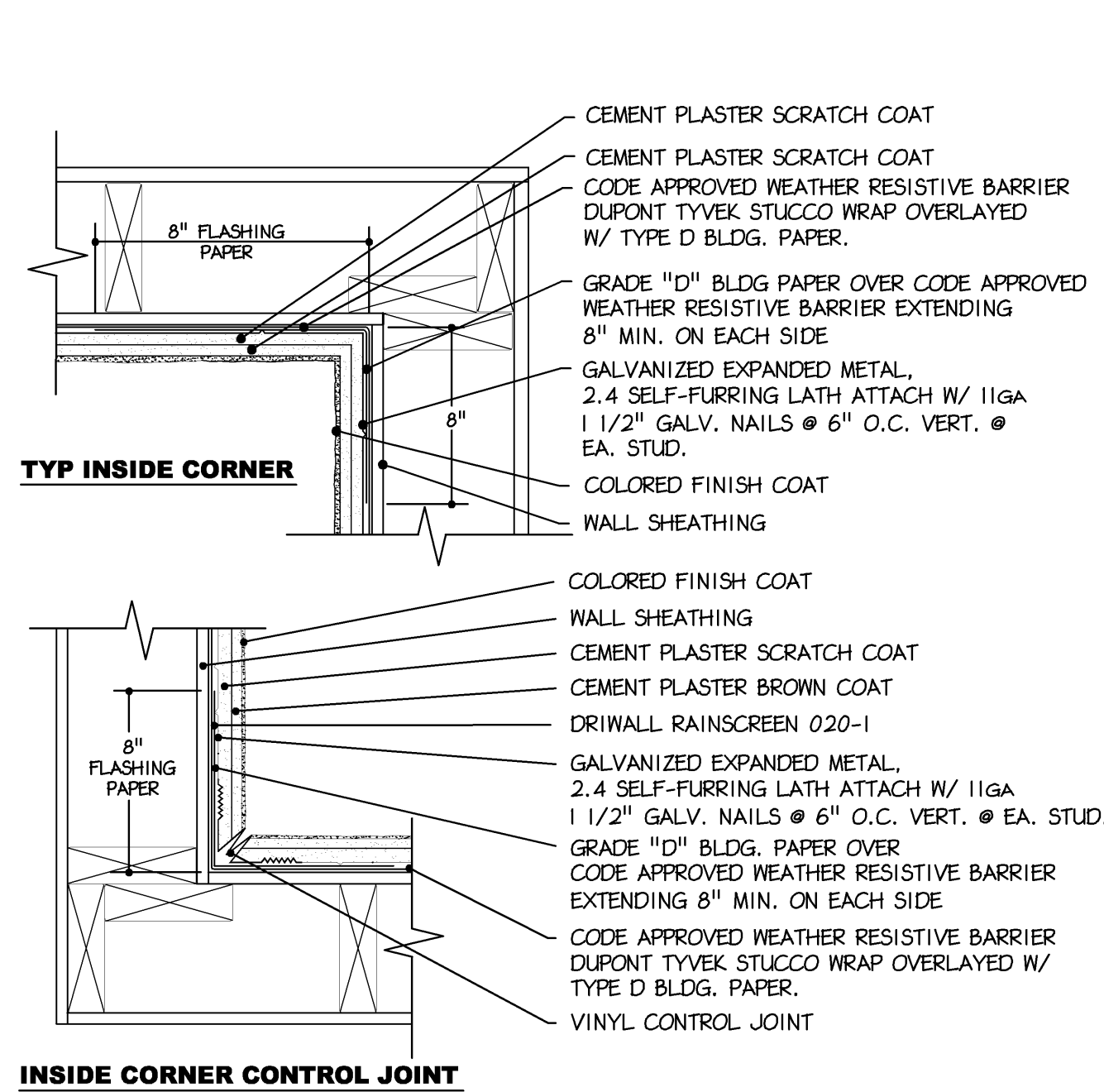
2 TYP. WEATHER BARRIER WRAP
A-8 Scale: 3/4" = 1'- 0"



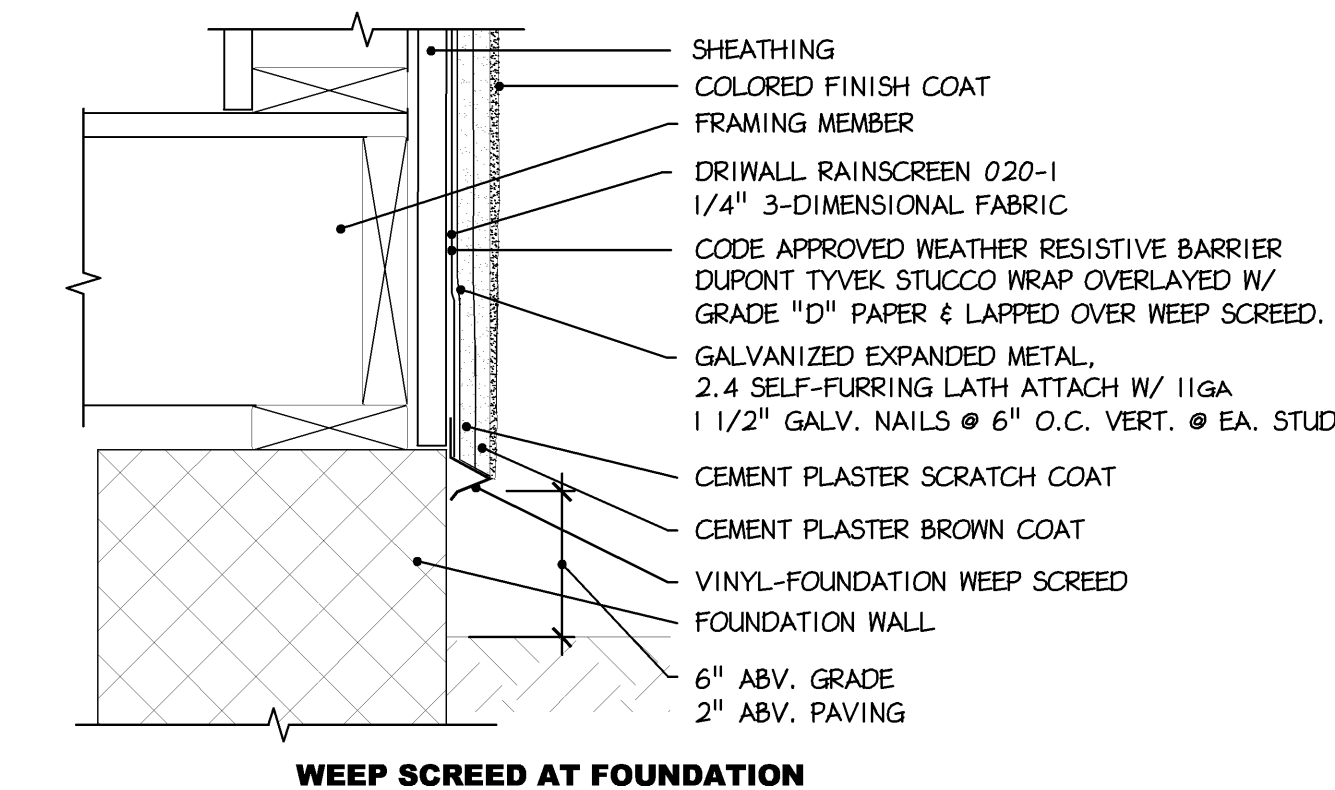
3 TYP. DOOR SILL FLASHING DETAIL
A-8 Scale: 3/4" = 1'- 0"



4 TYP. WINDOW FLASHING & SEALING
A-8 Scale: N.T.S.

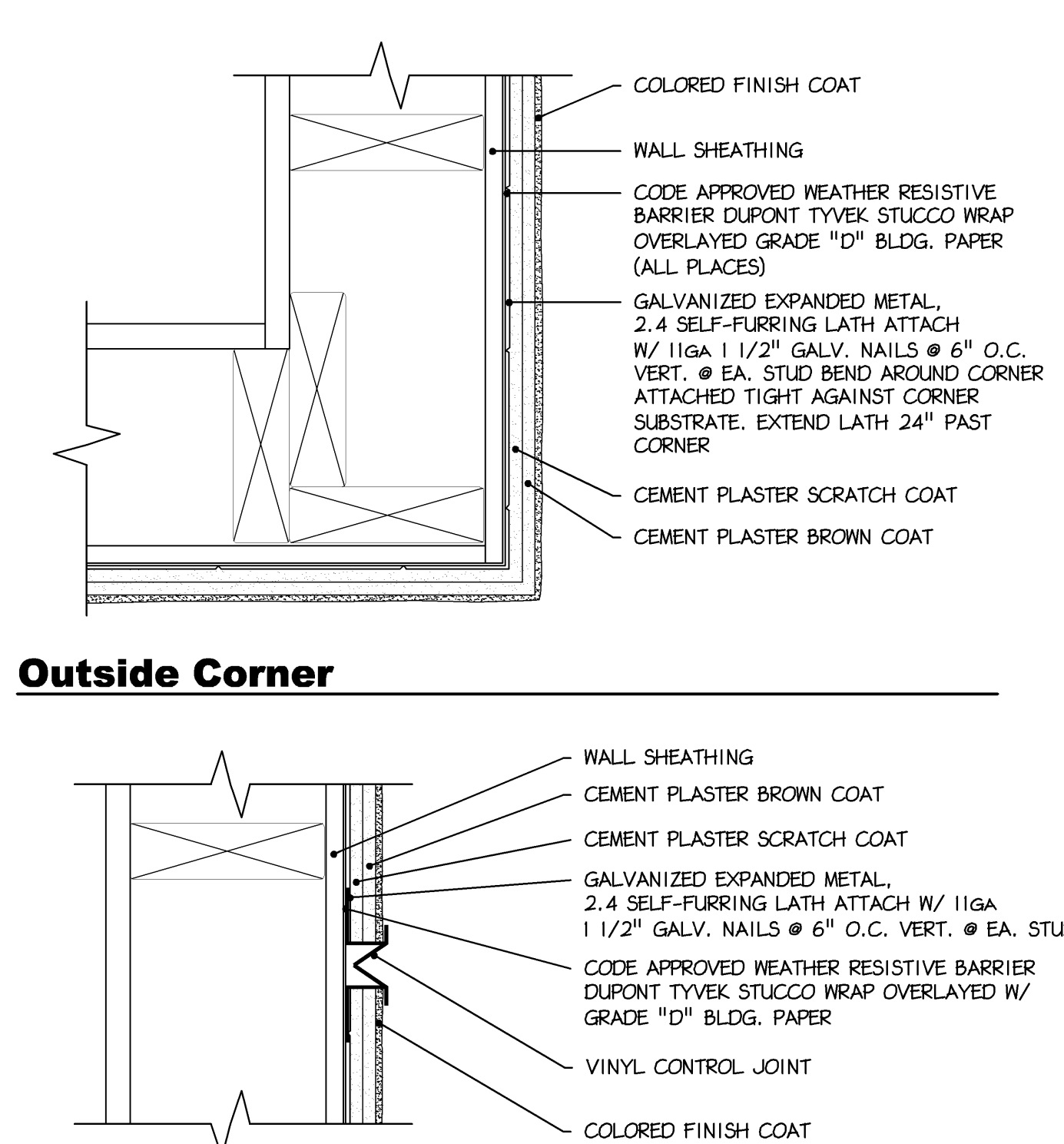


Inside Corner Detail

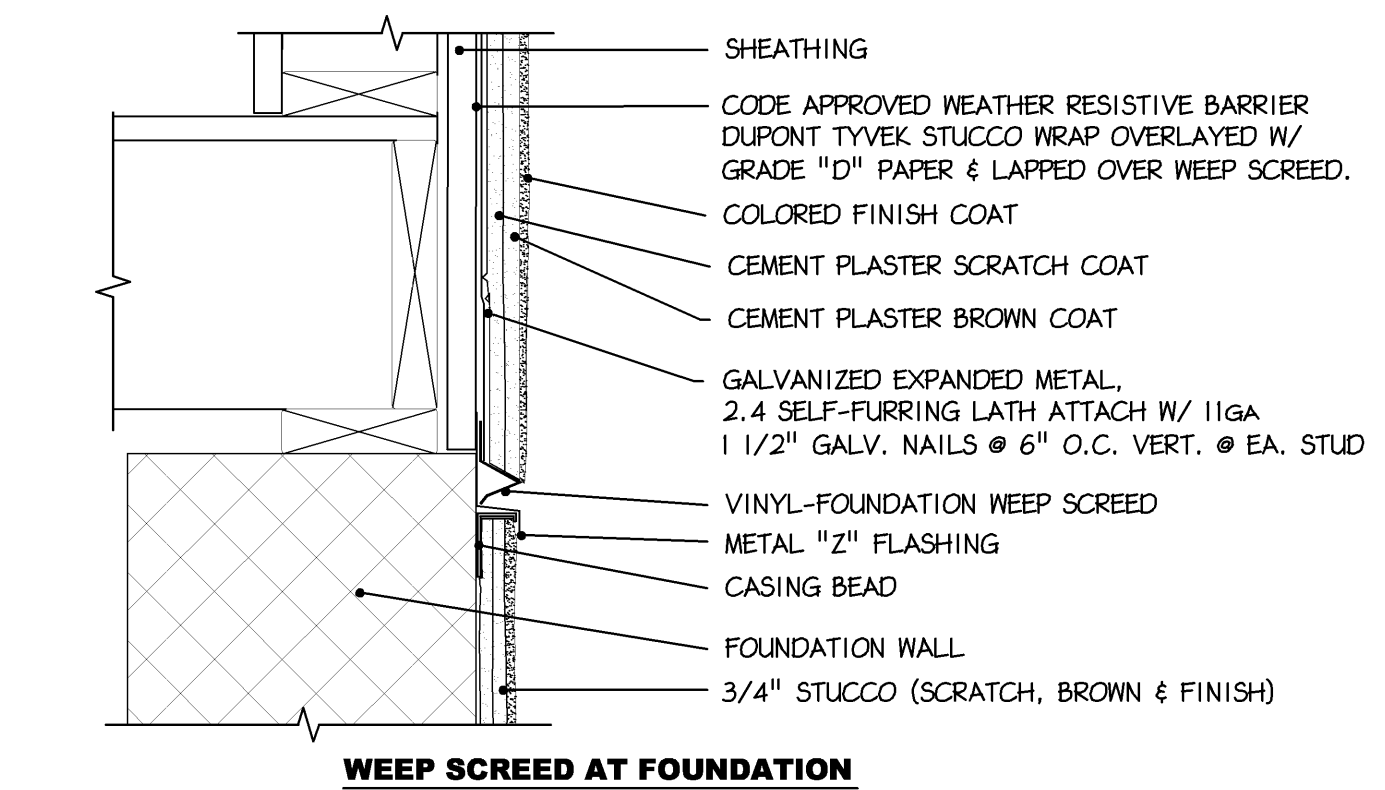


Termination at Grade

5 TYP. EXTERIOR WALL DETAIL
A-8 Scale: 3/4" = 1'- 0"

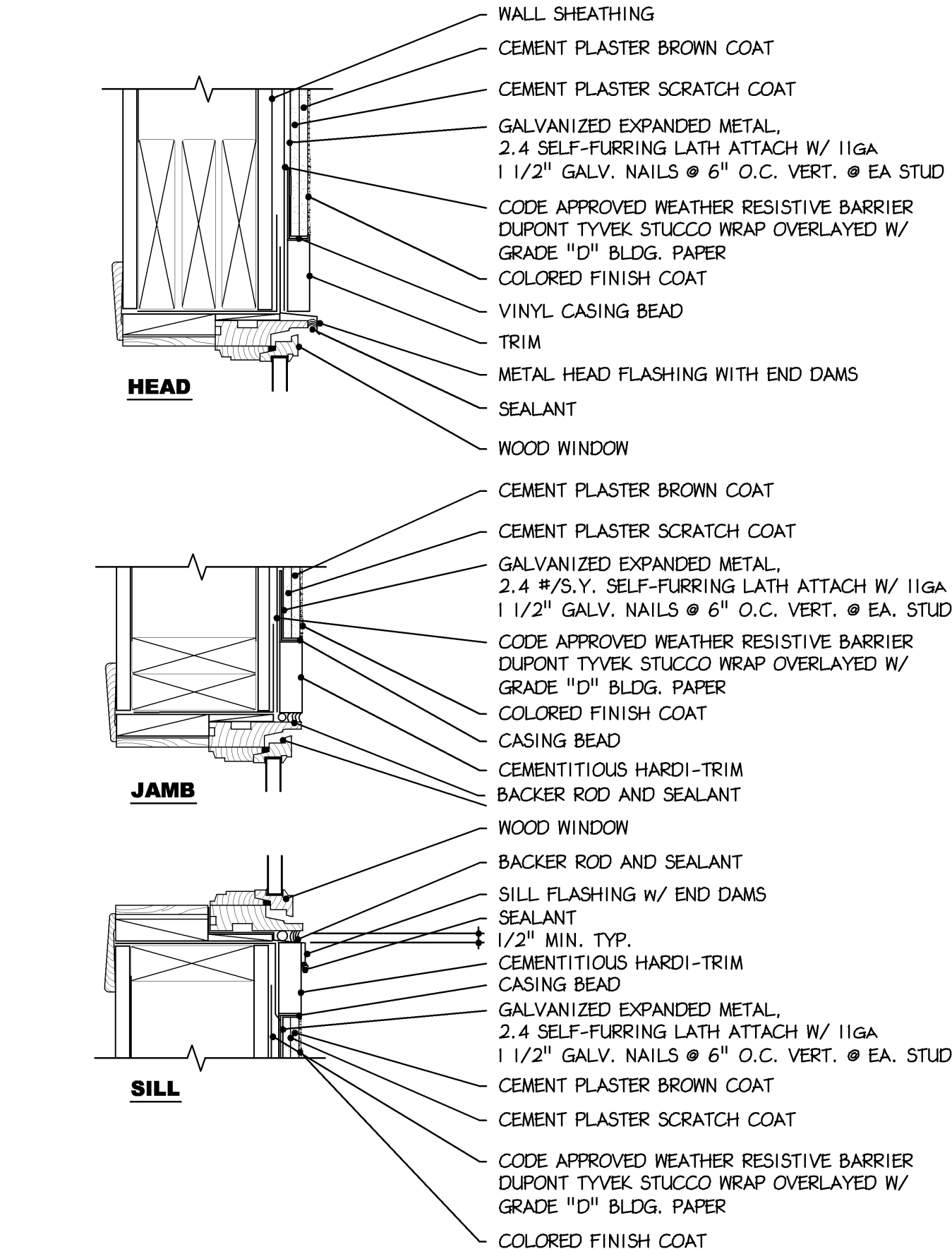
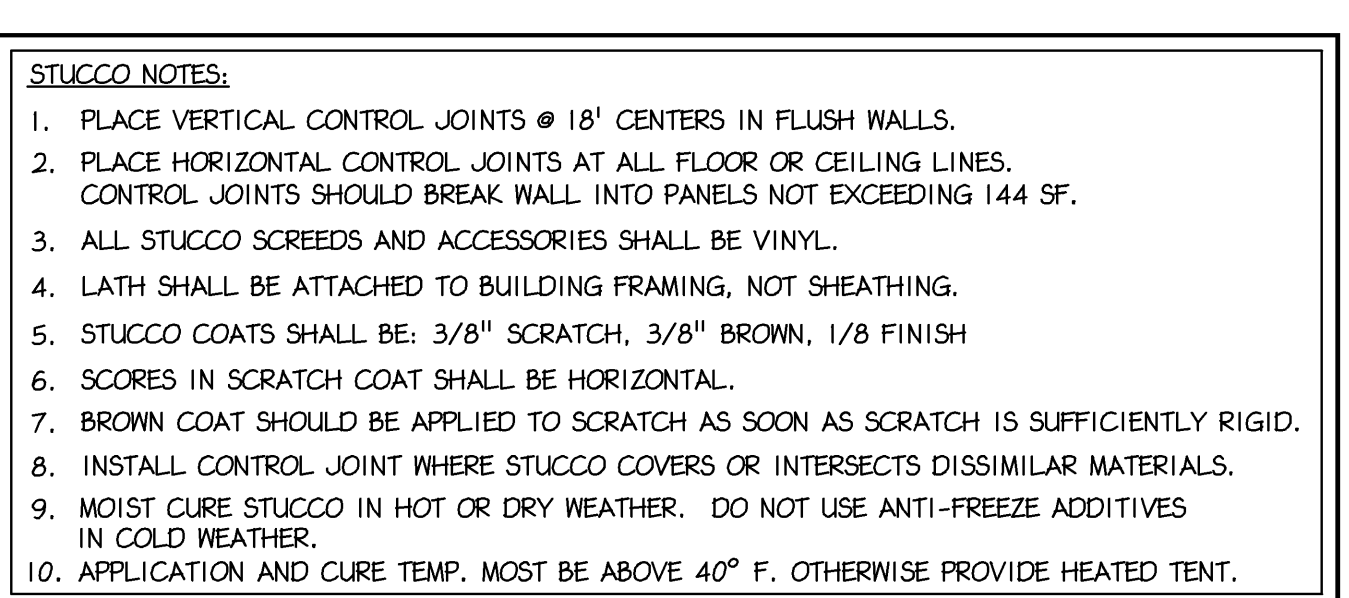


Control Joint Detail



Screed Above Grade

6 TYP. WINDOW FLASHING & SEALING
A-8 Scale: N.T.S.



Termination at Window

7 TYP. WINDOW FLASHING & SEALING
A-8 Scale: N.T.S.



B2915		EMH		RJK	
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5	10-20-08	EMH		CLIENT / GC REVISIONS	
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15					
APPROVED BY			CURRENT DATE		
Robin J. Kohn, AIA			October 20, 2008		

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BERNVILLE, PA 19506

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BERKS COUNTY

SHEET TITLE
DETAILS
SHEET NUMBER
A-8
REV
5

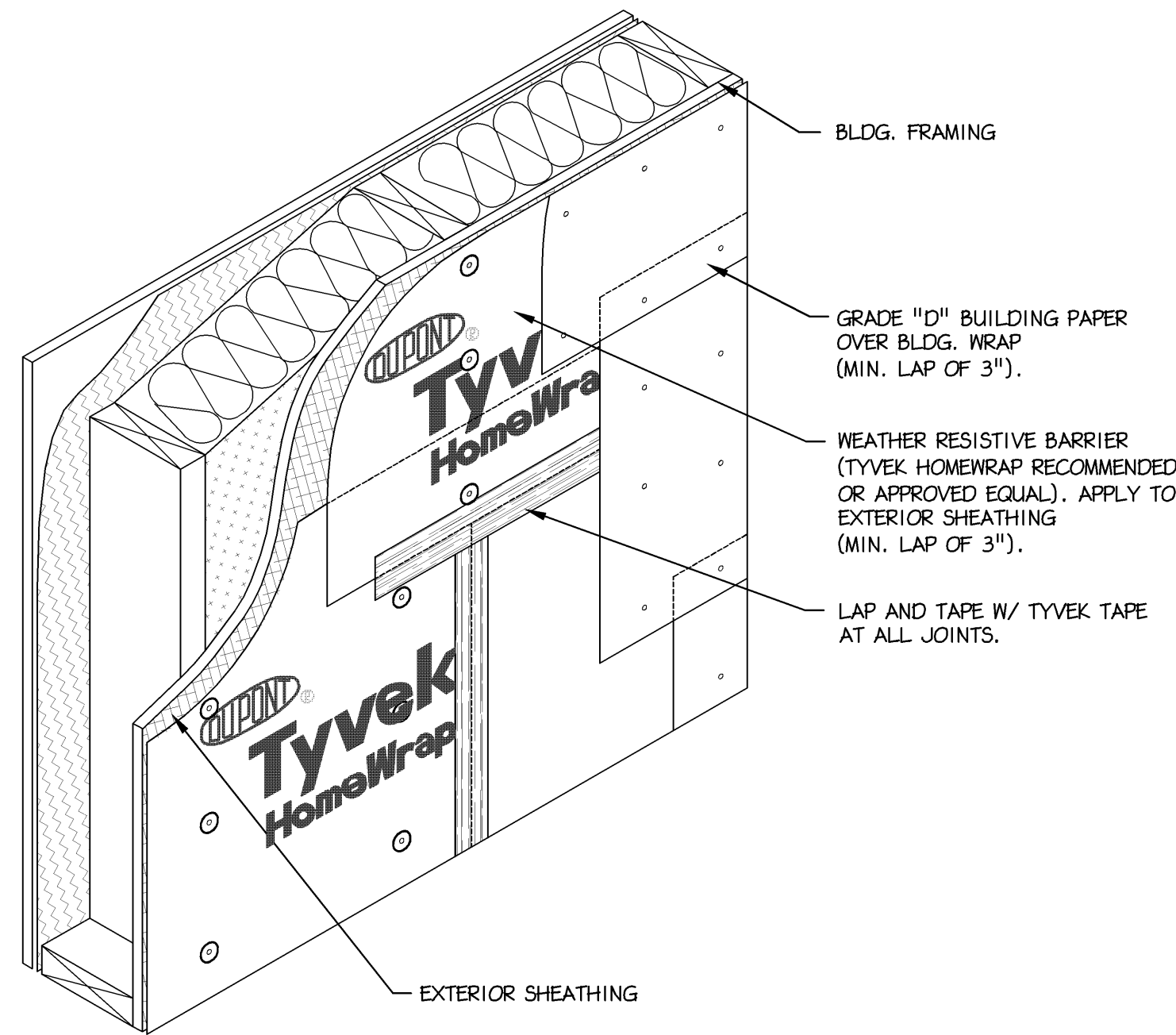
Betzwood Associates PC
Architects & Engineers

Robin J. Kohn, AIA
Regis W. Kube, PE

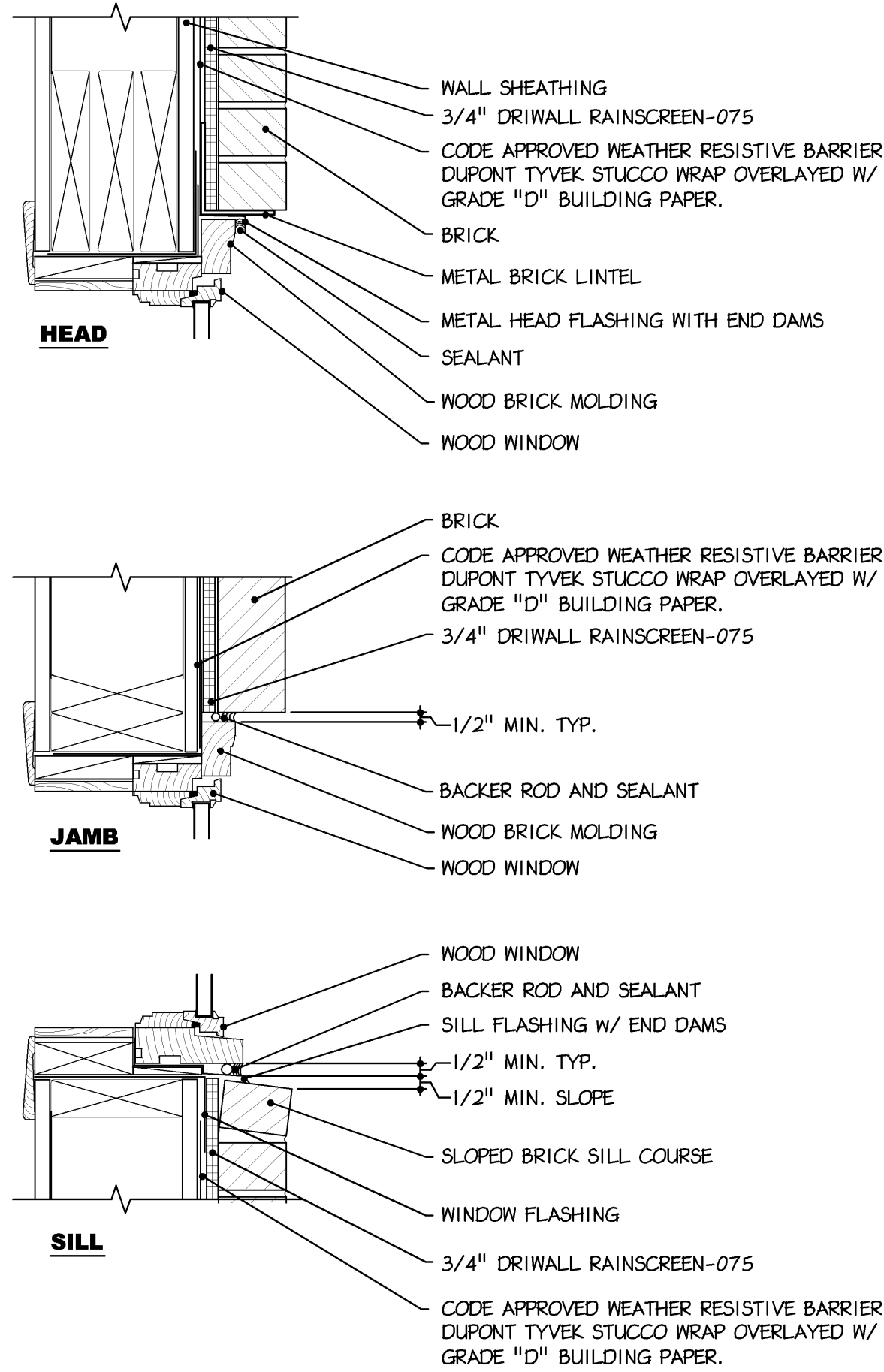
523 Kimberton Road, Suite 118 Phoenixville, PA 19380
tel. (610) 917-8831 fax (610) 917-8836
email mail@betzwood.com http://www.betzwood.com

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

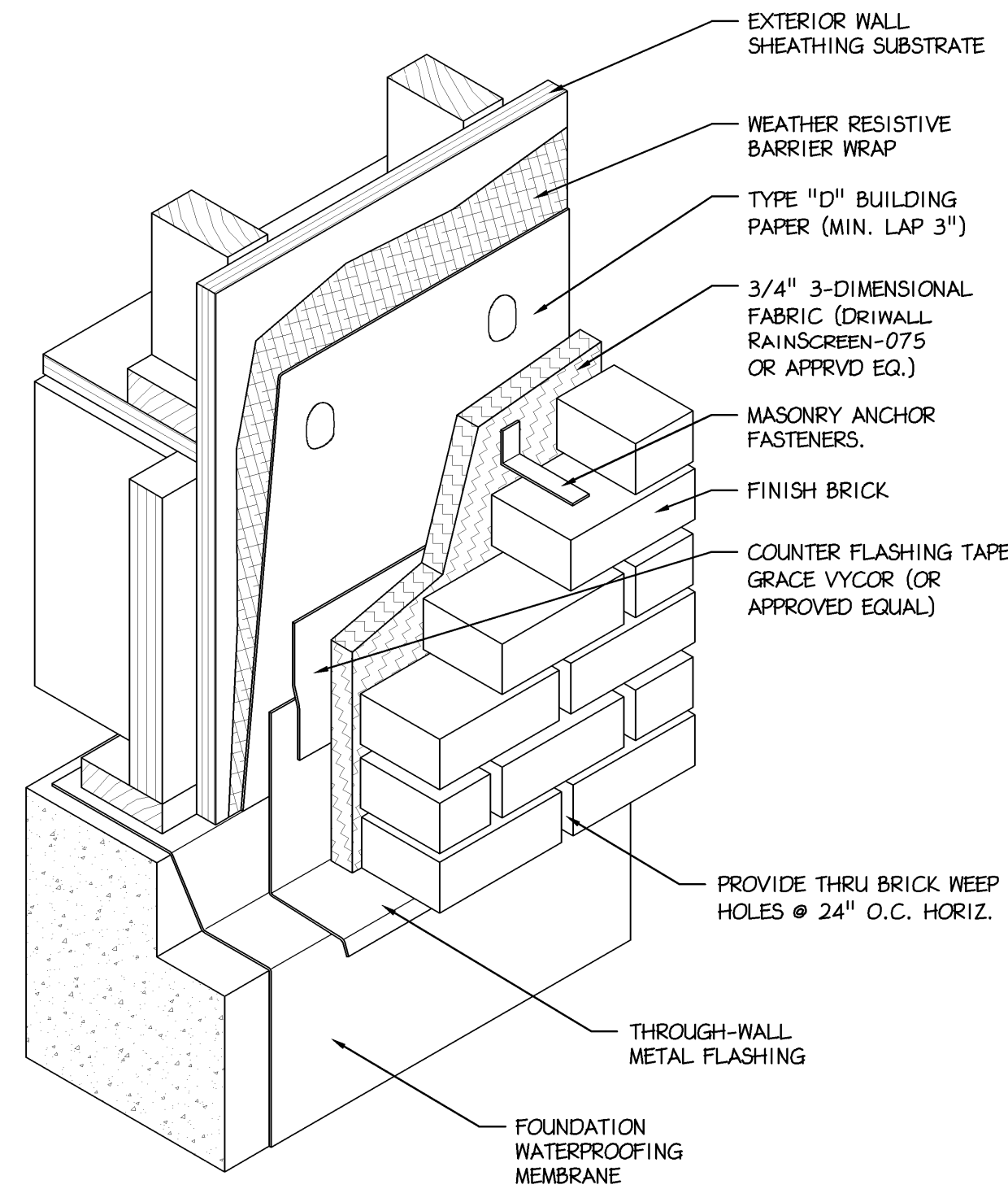
Contact Person:
Edward (Kipp) Happ
(610) 917-8831



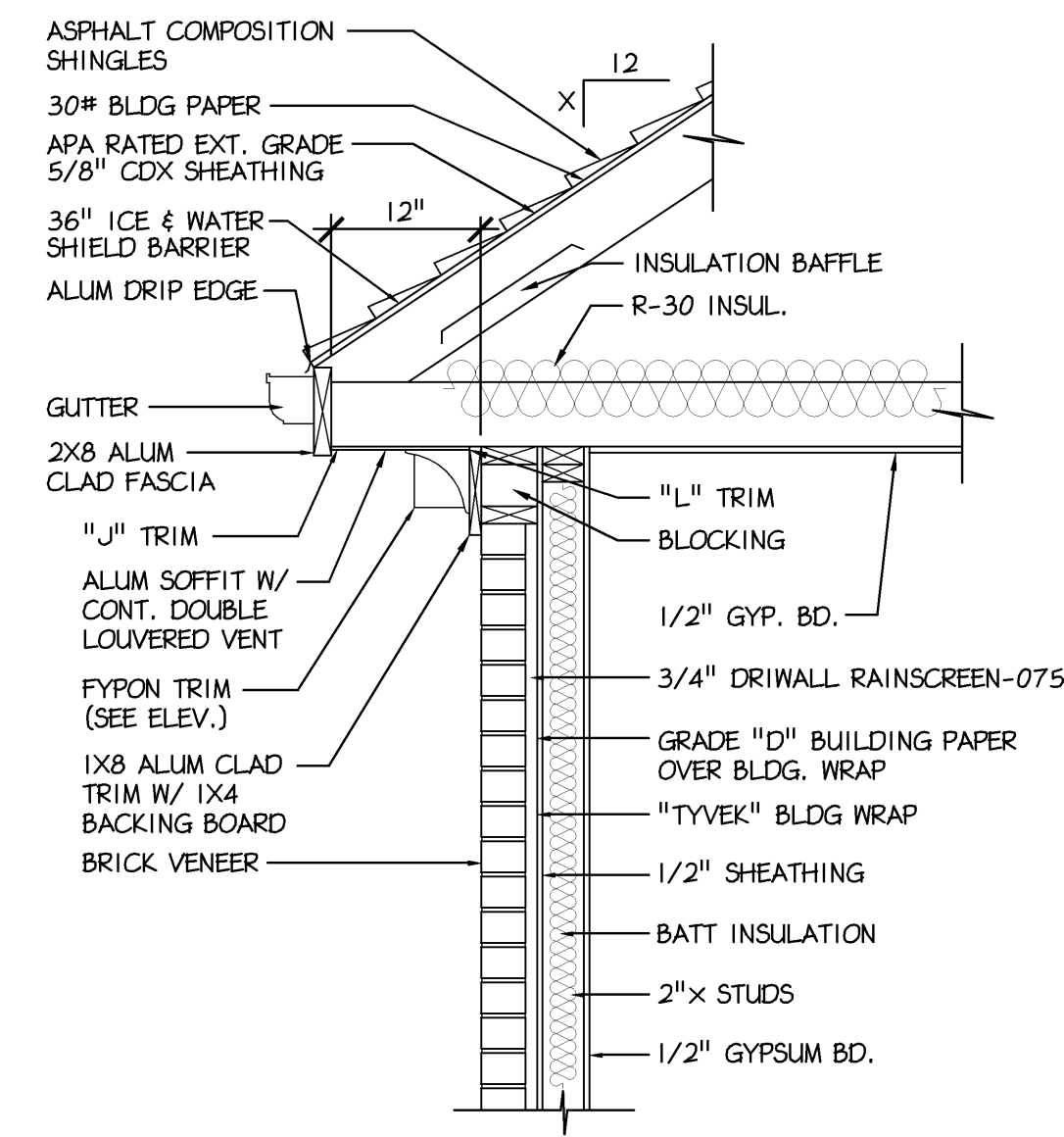
1 TYP. WEATHER BARRIER WRAP
A-9 Scale: 3/4" = 1'- 0"



2 TYP. BRICK DETAILS AT WINDOWS
A-9 Scale: 3/4" = 1'- 0"



3 TYP. BRICK VENEER DETAIL
A-9 Scale: 3/4" = 1'- 0"



4 TYP. EXTERIOR WALL DETAIL
A-9 Scale: 3/4" = 1'- 0"

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License No. RA-11327-X

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

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PENN TOWNSHIP
BERKS COUNTY

SHEET TITLE

DETAILS

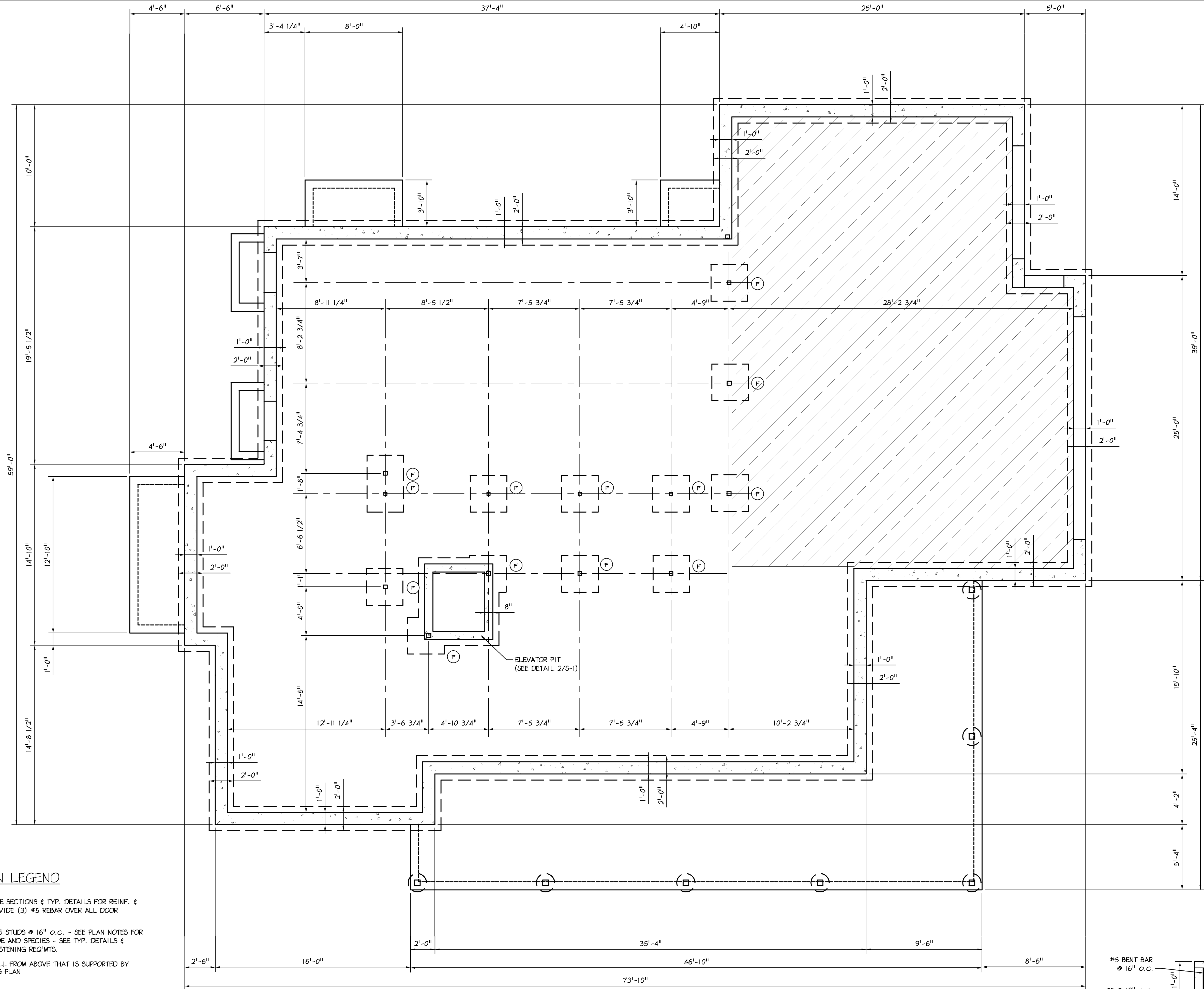
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A-9

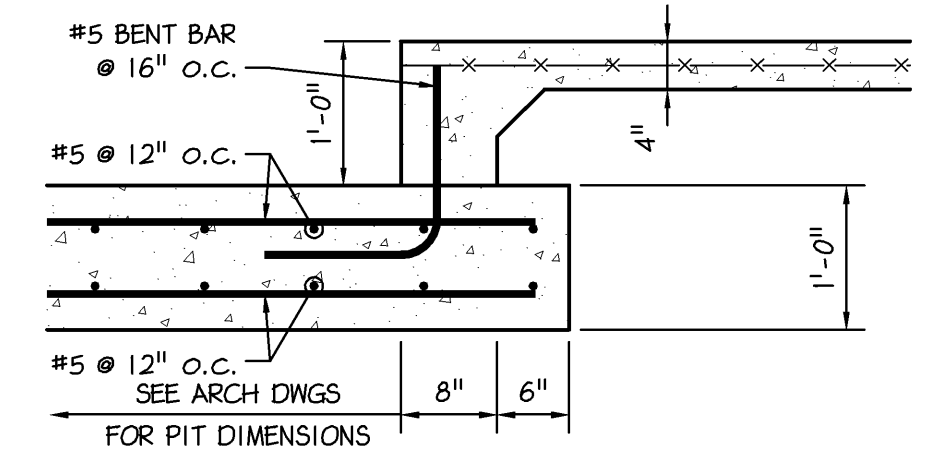
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5

FRAMING PLAN LEGEND

- CONC. WALL - SEE SECTIONS & TYP. DETAILS FOR REINF. & THICKNESS - PROVIDE (3) #5 REBAR OVER ALL DOOR OPENINGS
- LOADBEARING 2x6 STUDS @ 16" O.C. - SEE PLAN NOTES FOR REQ'D STUD GRADE AND SPECIES - SEE TYP. DETAILS & SECTIONS FOR FASTENING REQ'TS.
- LOADBEARING WALL FROM ABOVE THAT IS SUPPORTED BY CURRENT FRAMING PLAN
- PITCHED CEILING
- OVERFRAMING
- SLOPED SLAB
- WOOD OR STEEL POST - SEE COL. SCHED FOR SIZE & ANCHORAGE
- DENOTES POST THAT TERMINATES AT CURRENT FRAMING PLAN
- FOOTING: 3'-0"x3'-0"x1'-0" W/ #5 @ 12" O.C.



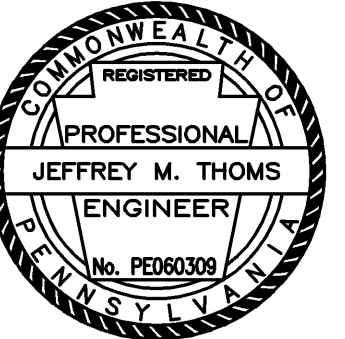
1 FOUNDATION PLAN
S-1 Scale: 1/4" = 1'- 0"



2 ELEVATOR PIT DETAIL
S-1 Scale: 3/4" = 1'- 0"

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

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email mail@betzwood.com http://www.betzwood.com



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

Contact Person:
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BERKS COUNTY**

SHEET TITLE
FOUNDATION PLAN

SHEET NUMBER
S-1
REV
4

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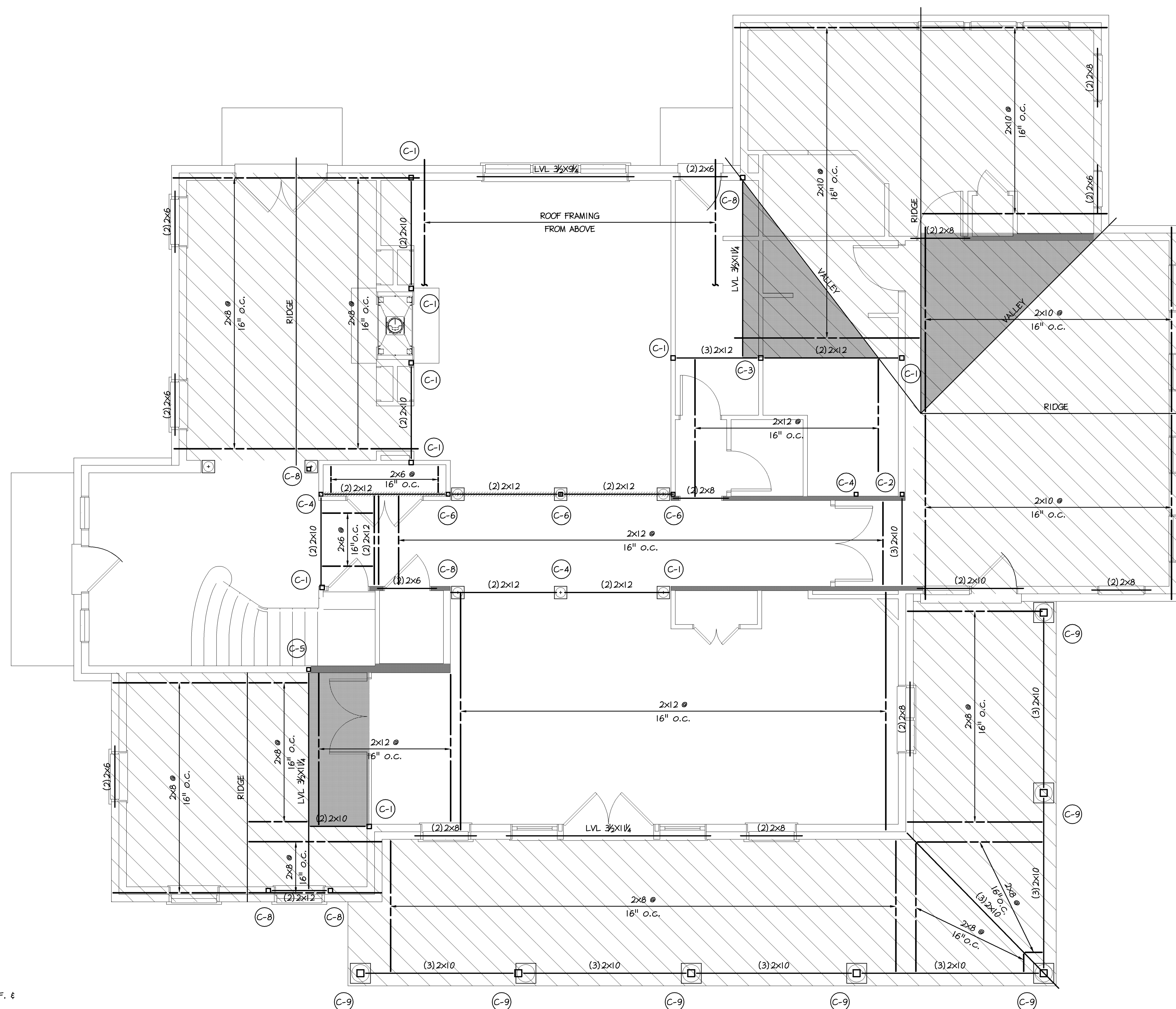
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BERKS COUNTY

SHEET TITLE










SECOND FLOOR FRAMING PLAN

SHEET NUMBER

S-3

REV
4

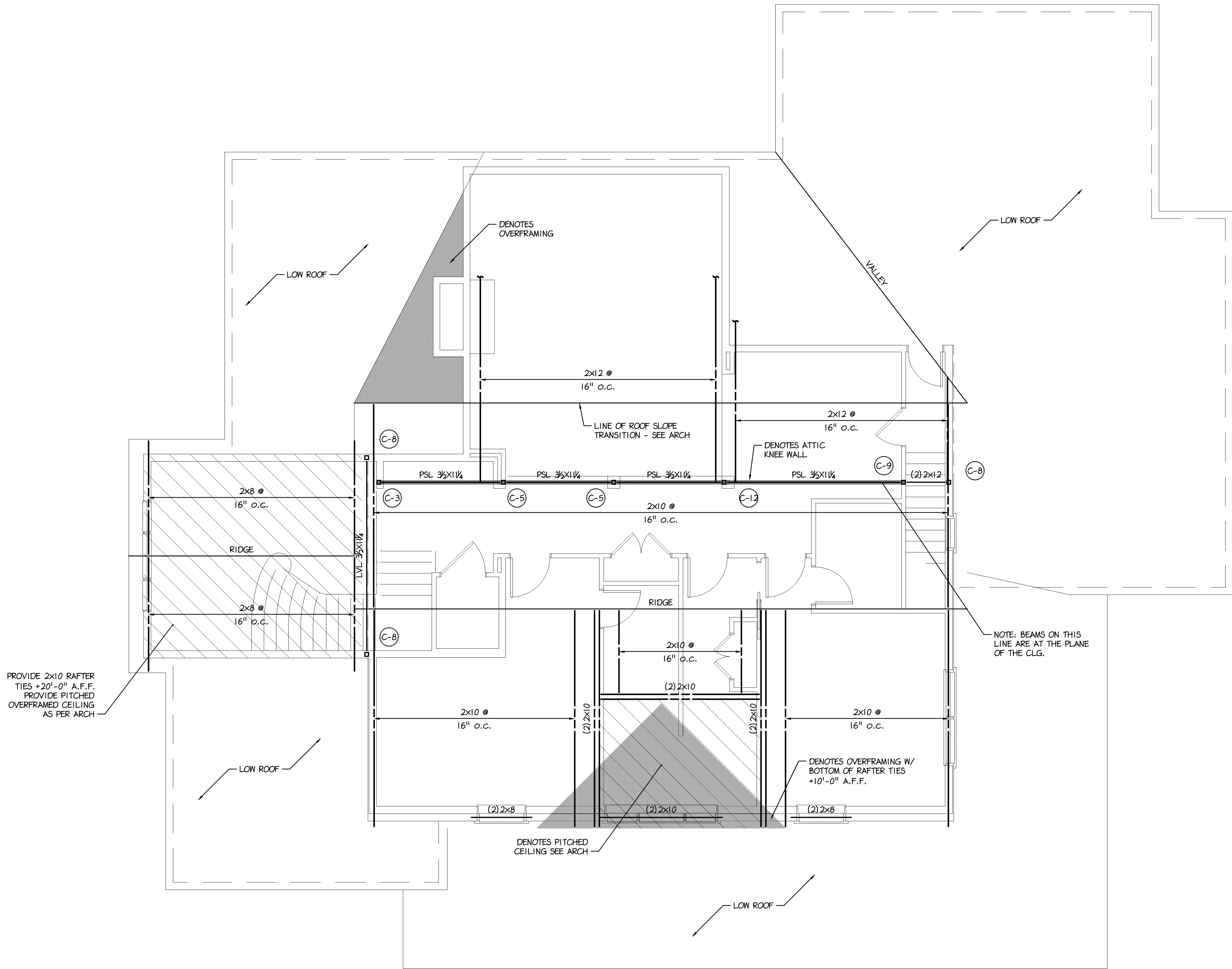
FRAMING PLAN LEGEND

-  CONC. WALL - SEE SECTIONS & TYP. DETAILS FOR REINF. & THICKNESS - PROVIDE (3) #5 REBAR OVER ALL DOOR OPENINGS
-  LOADEARING 2x6 STUDS @ 16" O.C. - SEE PLAN NOTES FOR REG'D STUD GRADE AND SPECIES - SEE TYP. DETAILS & SECTIONS FOR FASTENING REQ'TS.
-  LOADEARING WALL FROM ABOVE THAT IS SUPPORTED BY CURRENT FRAMING PLAN
-  PITCHED CEILING
-  OVERFRAMING
-  SLOPED SLAB
-  WOOD OR STEEL POST - SEE COL. SCHED FOR SIZE & ANCHORAGE
-  DENOTES POST THAT TERMINATES AT CURRENT FRAMING PLAN
-  FOOTING: 3'-0" x 3'-0" x 1'-0" W/ #5 @ 12" O.C.

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

FRAMING PLAN LEGEND

- CONC. WALL - SEE SECTIONS & TYP. DETAILS FOR REINF. & THICKNESS - PROVIDE (3) #5 REBAR OVER ALL DOOR OPENINGS
- LOADBEARING 2x6 STUDS @ 16" O.C. - SEE PLAN NOTES FOR REQ'D STUD GRADE AND SPECIES - SEE TYP. DETAILS & SECTIONS FOR FASTENING REQ'MTS.
- LOADBEARING WALL FROM ABOVE THAT IS SUPPORTED BY CURRENT FRAMING PLAN
- PITCHED CEILING
- OVERFRAMING
- SLOPED SLAB
- WOOD OR STEEL POST - SEE COL. SCHED FOR SIZE & ANCHORAGE
- DENOTES POST THAT TERMINATES AT CURRENT FRAMING PLAN
- FOOTING: 3'-0"x3'-0"x1'-0" W/ #5 @ 12" O.C.



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

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Robin J. Kohn, AIA Regis W. Kubit, PE

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

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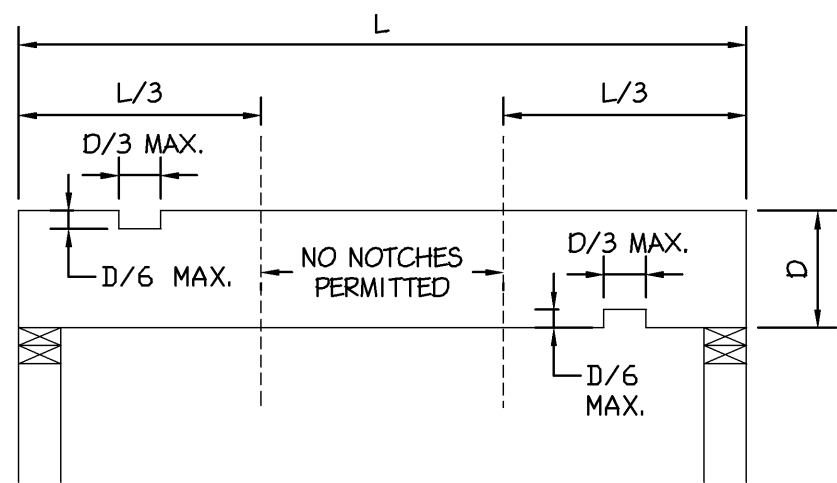
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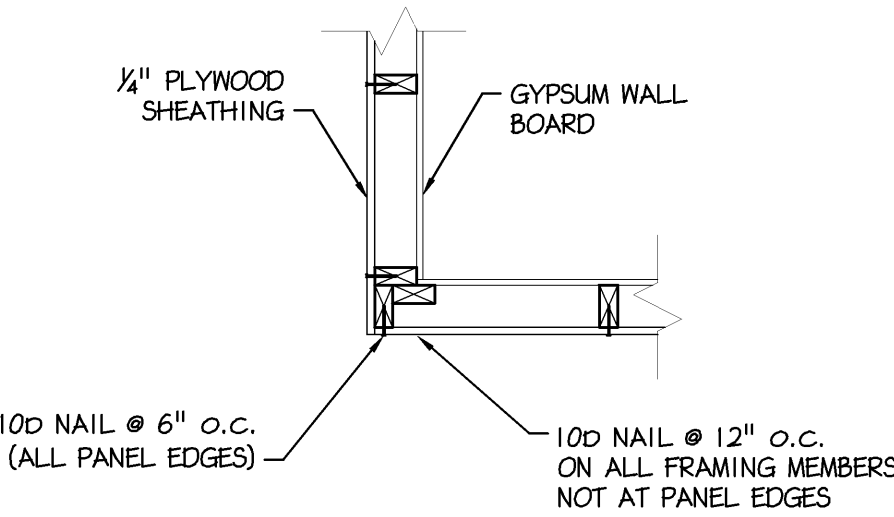
SHEET TITLE
ROOF FRAMING PLAN

SHEET NUMBER
S-4
REV
4

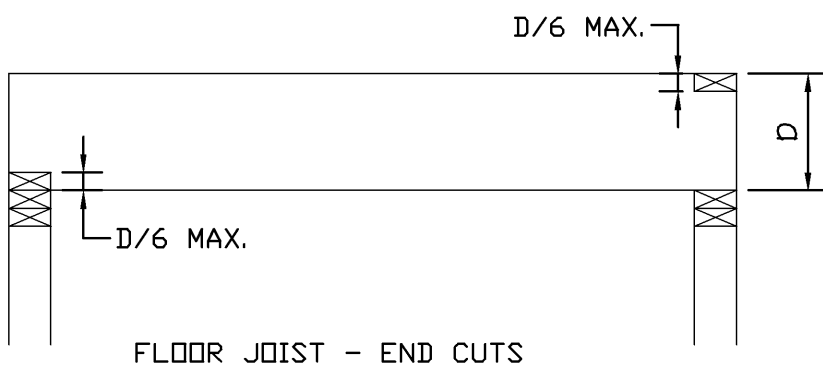


ALLOWABLE NOTCHING IN SAWN LUMBER

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

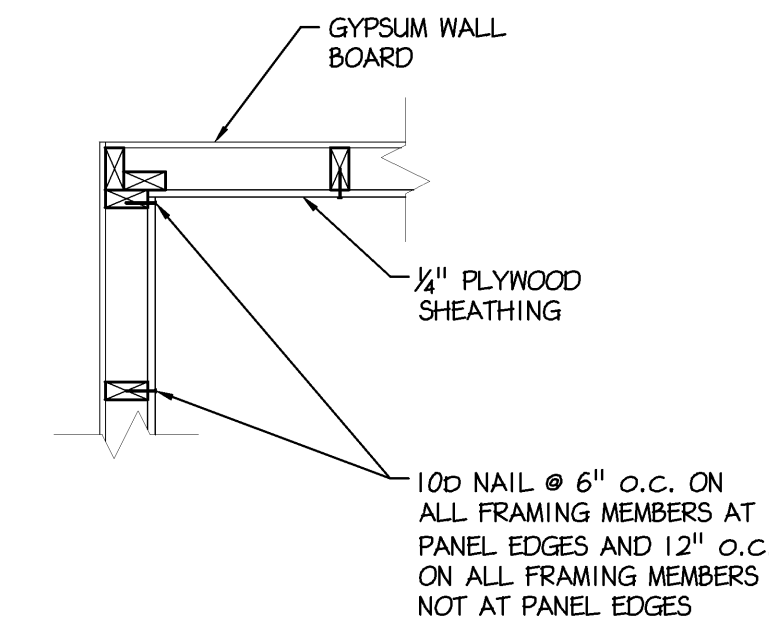


OUTSIDE CORNER DETAIL



ALLOWABLE END CUTS IN SAWN LUMBER

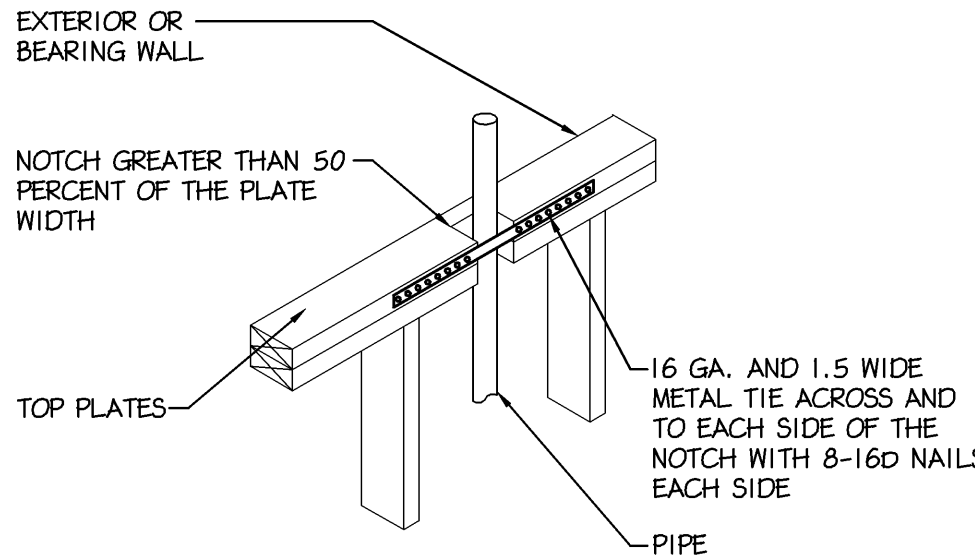
2 S-6 3/4" = 1'- 0"



INSIDE CORNER DETAIL

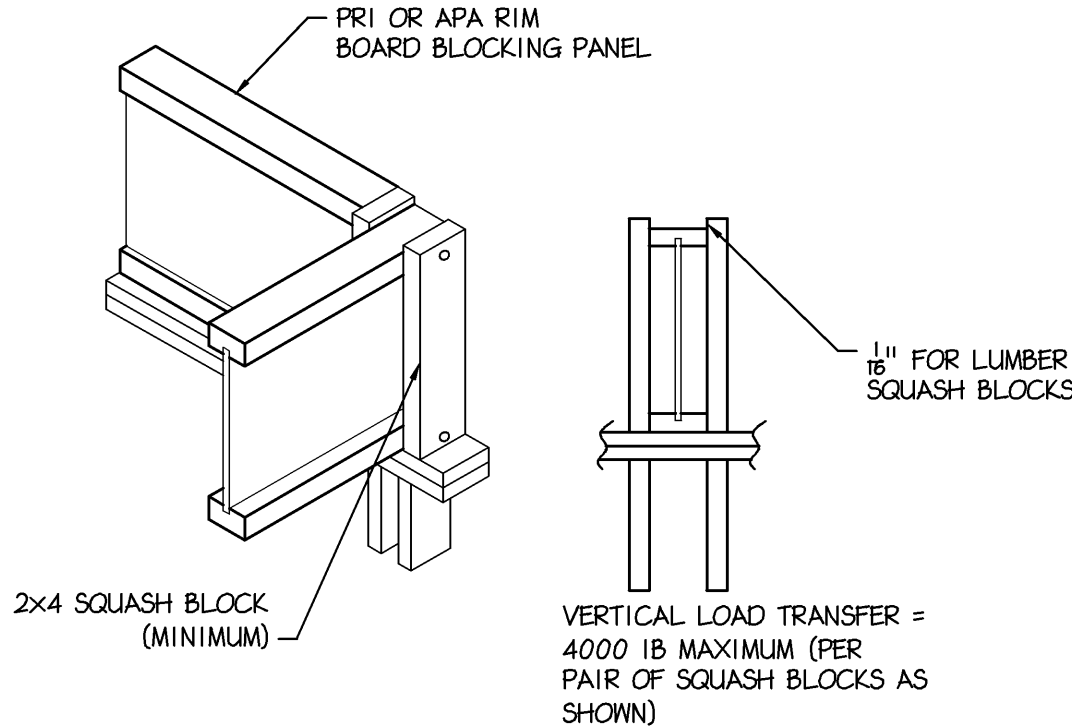
4 EXTERIOR CORNER FRAMING DETAIL

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



TOP PLATE FRAMING TO ACCOMMODATE PIPING

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



5 SQUASH BLOCK DETAIL

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

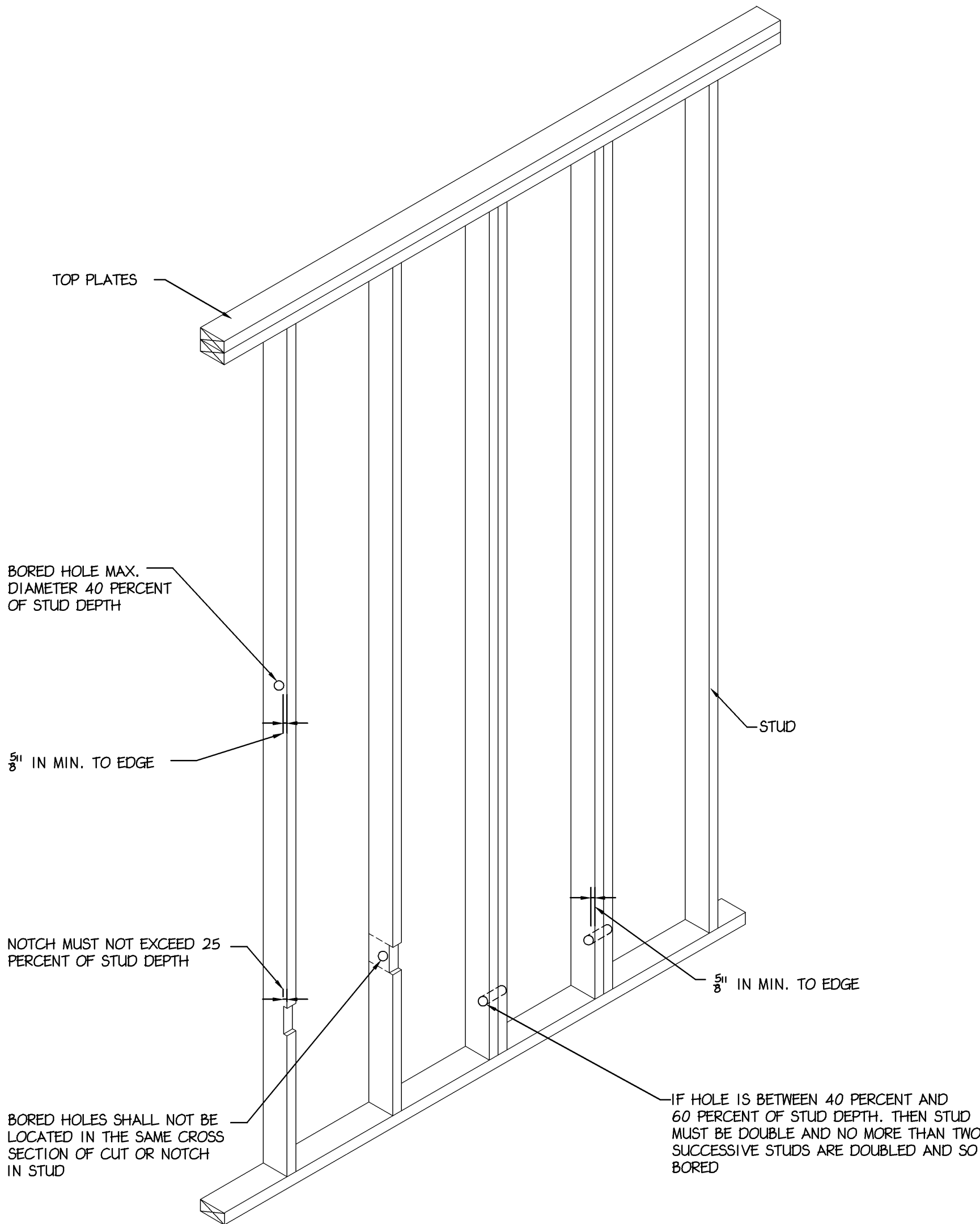
COLUMN SCHEDULE			
MARK	SIZE	BASE CONN.	CAP CONN.
C-1	(2) 2x4	(4) 16D IN BOTTOM PL	(4) 16D IN TOP PL
C-2	(3) 2x4	(6) 16D IN BOTTOM PL	(6) 16D IN TOP PL
C-3	LSL 3 1/2" x 3 1/2"	(4) 16D IN BOTTOM PL	(4) 16D IN TOP PL
C-4	LSL 3 1/2" x 4 3/8"	(6) 16D IN BOTTOM PL	(6) 16D IN TOP PL
C-5	LSL 3 1/2" x 5 1/2"	(8) 16D IN BOTTOM PL	(8) 16D IN TOP PL
C-6	LSL 3 1/2" x 7 1/2"	(10) 16D IN BOTTOM PL	(10) 16D IN TOP PL
C-7	LSL 3 1/2" x 8 5/8"	(12) 16D IN BOTTOM PL	(12) 16D IN TOP PL
C-8	(2) 2x6	(6) 16D IN BOTTOM PL	(6) 16D IN TOP PL
C-9	(3) 2x6	(9) 16D IN BOTTOM PL	(9) 16D IN TOP PL
C-10	(4) 2x6	(12) 16D IN BOTTOM PL	(12) 16D IN TOP PL
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" x 1/4" SCHED 40	SEE DETAIL	N/A

STRUCTURAL STEEL NOTES

- STRUCTURAL STEEL CONSTRUCTION SHALL BE IN ACCORDANCE WITH AISC'S 'CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES' AND 'SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN', LATEST EDITION.
- STEEL MATERIALS:
 - W-SHAPES: ASTM A 992, Fy=50,000 PSI
 - CHANNELS, ANGLES: ASTM A 36, Fy=36,000 PSI
 - PLATE AND BAR: ASTM A 36, Fy=36,000 PSI
 - COLD-FORMED HOLLOW STRUCTURAL SECTIONS: ASTM A 500, GRADE B, Fy=46,000 PSI
 - HOT-FORMED HOLLOW STRUCTURAL SECTIONS: ASTM A 501, Fy=46,000 PSI
 - STEEL PIPE: ASTM A 53, TYPE E OR S, Fy=36,000 PSI
- CONNECTOR MATERIALS: BOLTS:
 - ASTM F1852, TYPE 1, TENSION CONTROL HIGH STRENGTH BOLT-NUT-WASHER ASSEMBLY WITH HEX OR ROUND HEADS AND SPLINED ENDS. COMPLY WITH AWS REQUIREMENT.
- WELDING ELECTRODES:
 - UNHEADED ANCHOR RODS: ASTM F1554, GRADE 36, Fy=36,000 PSI
- BEAM-TO-BEAM AND BEAM-TO-COLUMN CONNECTIONS SHALL BE AISC STANDARD FULL DEPTH CONNECTIONS, UNLESS NOTED OTHERWISE, WHERE REACTIONS ARE INDICATED ON THE DRAWINGS, THE CONNECTION SHALL BE PROVIDED BY THE FABRICATOR. DETAILS AND CALCULATIONS, PREPARED BY A LICENSED ENGINEER, SHALL BE PART OF THE SHOP DRAWING SUBMISSION.
- ALL CONNECTIONS SHALL BE HIGH-STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS AND FIELD CONNECTIONS OF GIRTS FOR SHEAR SHALL BE UNFINISHED BOLTS.
- ELEVATION OF TOP OF STEEL MEMBERS ARE NOTED (+ -).
- STEEL JOISTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST AISC AND SJI SPECIFICATIONS.
- JOIST BRIDGING SHALL BE DESIGNED AND INSTALLED ACCORDING TO THE LATEST SJI SPECIFICATIONS. BRIDGING SHALL NOT BE MODIFIED WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
- METAL DECKING SHALL BE INSTALLED IN 3 SPAN CONDITIONS MINIMUM.

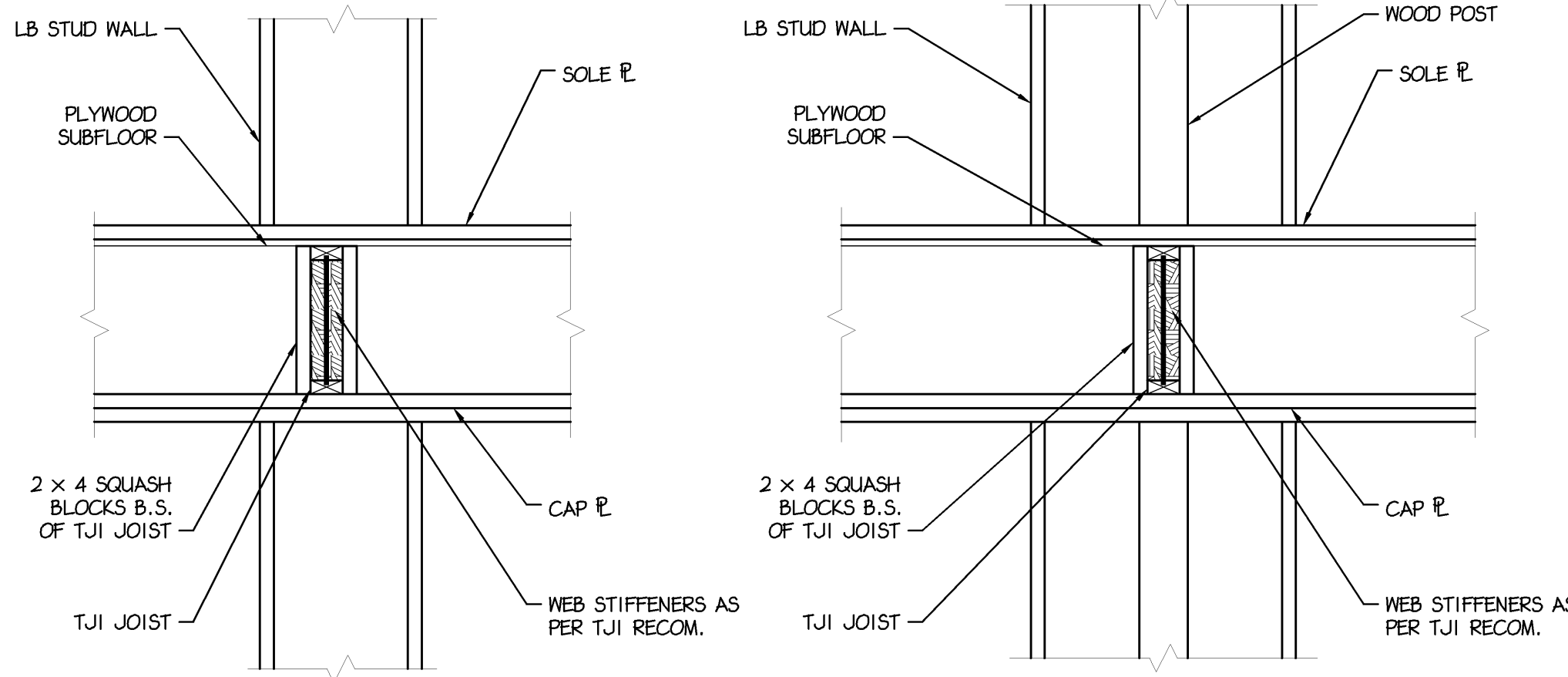
TIMBER NOTES

- ALL WOOD FRAMING SHALL BE FABRICATED, ERECTED, AND BRACED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.
- ALL SAWN LUMBER SHALL BE HEM-FIR #2, 19% MAXIMUM MOISTURE CONTENT OR BETTER. THE MINIMUM DESIGN VALUES SHALL BE:
 - Fb = 850 PSI
 - Fv = 150 PSI
 - Fc = 1300 PSI
 - E = 1,300,000 PSIMINIMUM DESIGN VALUES FOR PARALLAM (PSL) MEMBERS SHALL BE:
 - Fb = 2900 PSI
 - Fv = 290 PSI
 - Fc = 2900 PSI
 - E = 2,000,000 PSIMINIMUM DESIGN VALUES FOR MICROLAM (LVL) MEMBERS SHALL BE:
 - Fb = 2600 PSI
 - Fv = 285 PSI
 - Fc = 2510 PSI
 - E = 1,900,000 PSI
- ALL STEEL TIMBER FASTENINGS AND JOIST HANGERS SHALL BE A MINIMUM OF 16 GA. GALVANIZED STEEL WITH A RATED LOAD CAPACITY EQUAL TO OR EXCEEDING THE IMPOSED LOADING REQUIREMENTS.
- ALL WOOD PLATES BEARING ON MASONRY OR CONCRETE WALLS SHALL BE PRESSURE TREATED LUMBER UNLESS NOTED OTHERWISE.
- ALL DOUBLE JOISTS SHALL BE SPIKE 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.



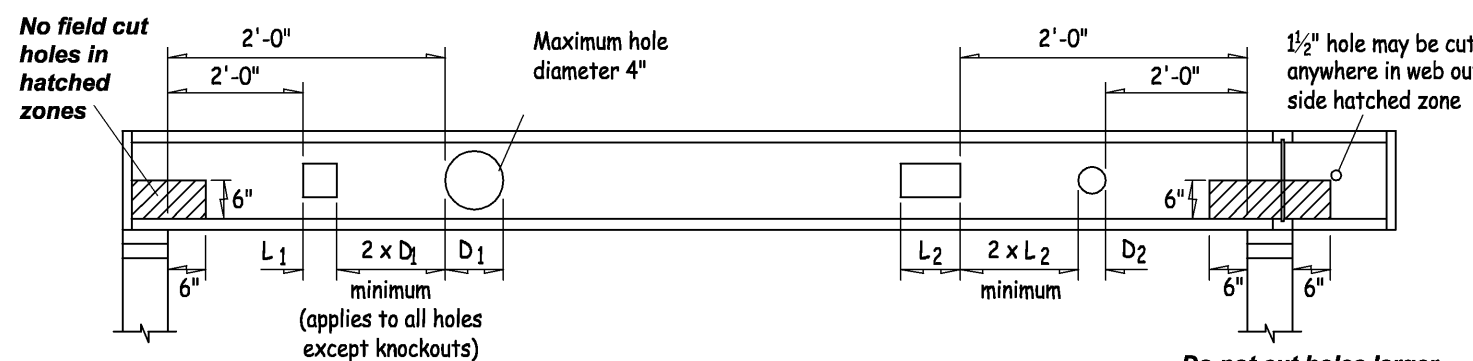
NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS

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

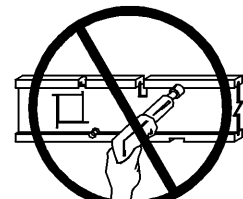


8 TJI LOAD BEARING COND. DETAIL

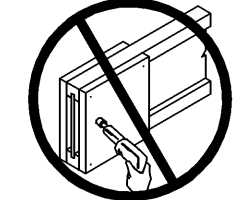
S-6 3/4" = 1'- 0"



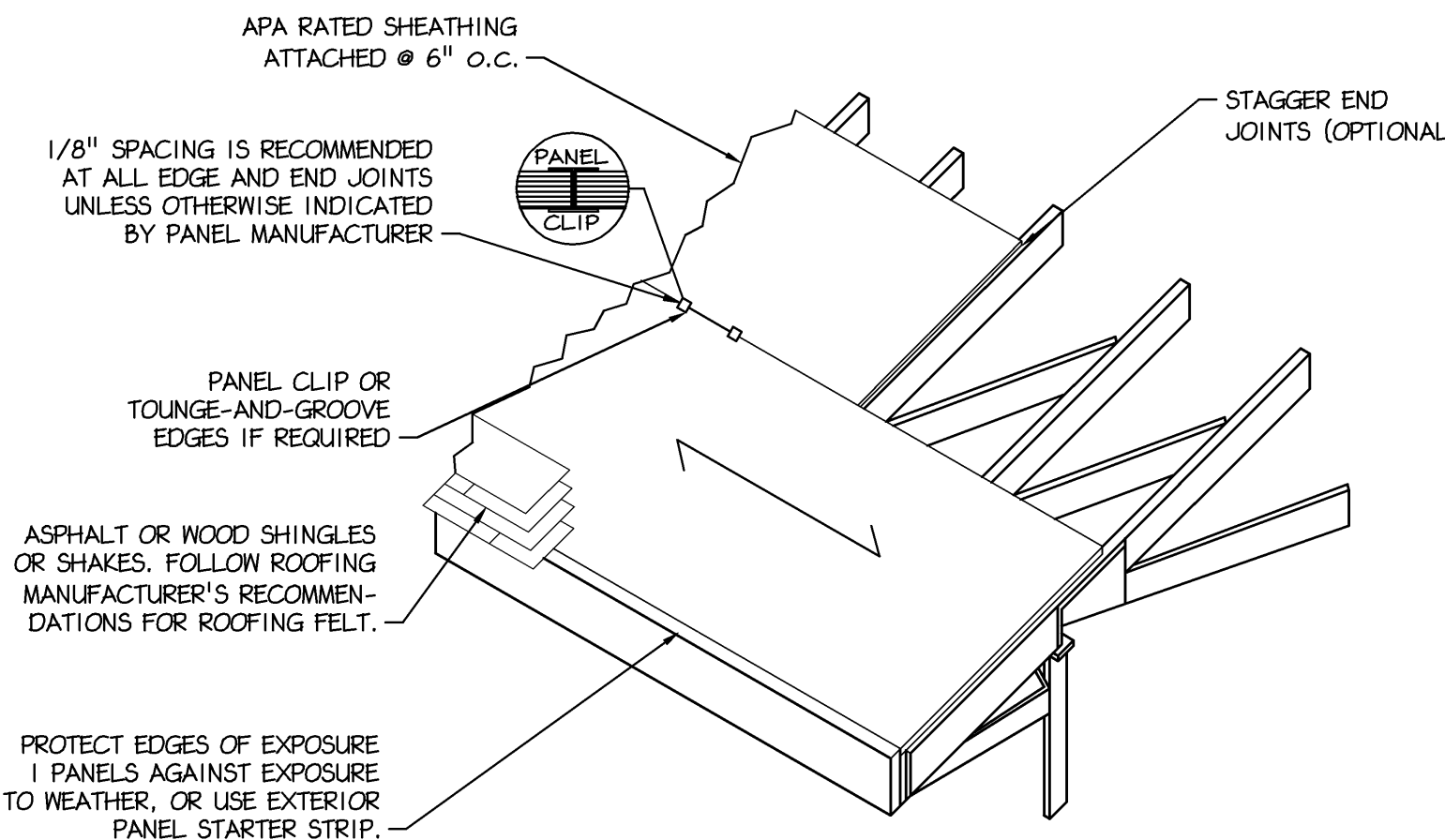
ALLOWABLE HOLES - TJI® Joists



DO NOT cut or notch flange.



DO NOT cut holes in cantilever reinforcement.



9 PANEL ROOF SHEATHING DETAIL

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

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APPROVED BY			CURRENT DATE		
Robin J. Kohn, AIA			October 08, 2008		

Shumaker Residence
183 DAVIS BRIDGE ROAD
BERNVILLE, PA 19506

**PENN TOWNSHIP
BERKS COUNTY**

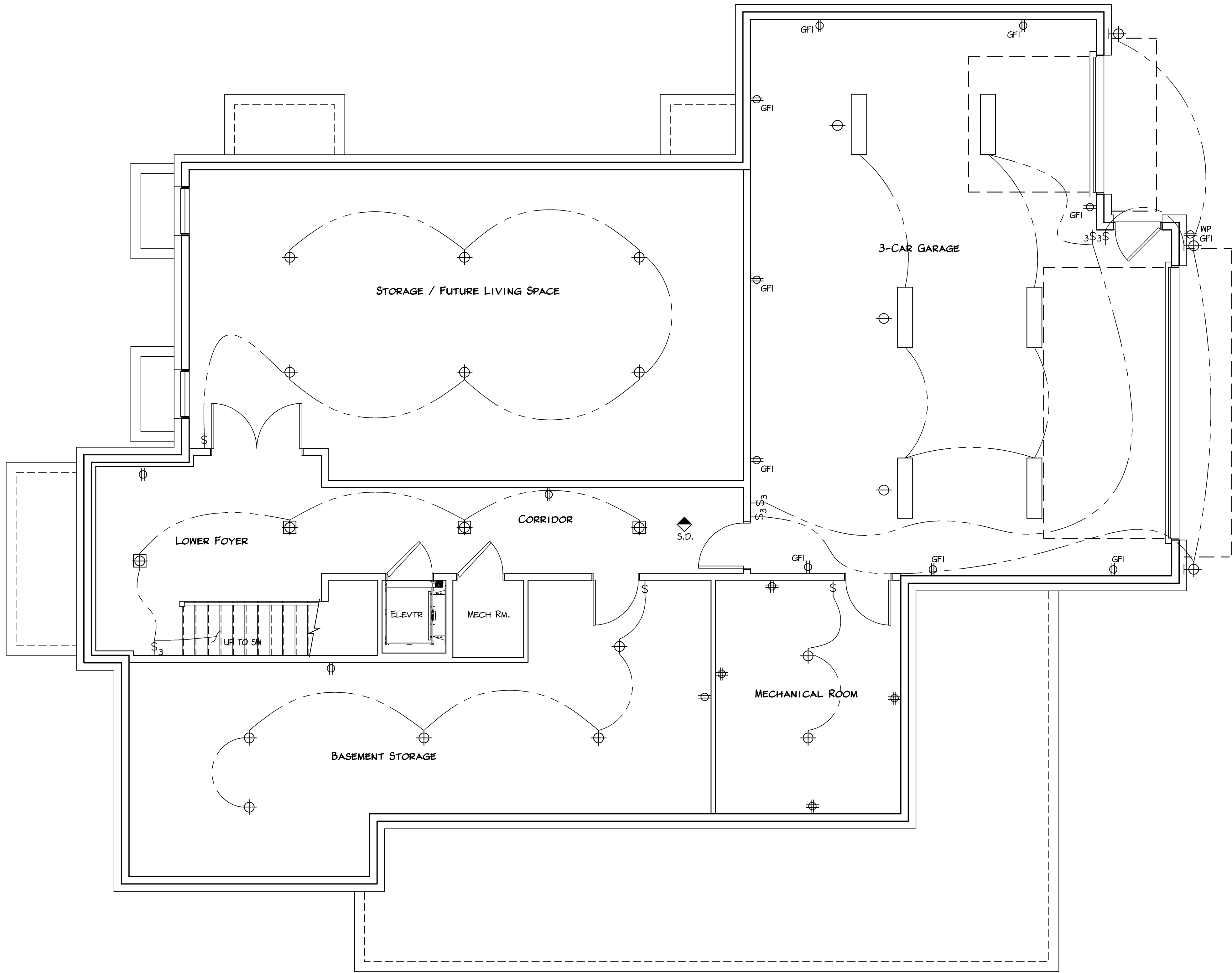
SHEET TITLE

NOTES AND DETAILS

SHEET NUMBER

S-6

REV
4



ELECTRICAL SYMBOLS

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

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

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.

Betzwood AssociatesPC
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Regis W. Kubit, PE

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PROJECT NO.		DRAWN BY		CHK'D BY
B2915		EMH		RJK
NO.	DATE	BY	ISSUE	
1	08-12-08	EMH	ISSUED FOR REVIEW	
2	08-18-08	EMH	REVISED SKETCH PLANS	
3	08-27-08	EMH	ISSUED FOR FINAL SKETCH REVIEW	
4	10-08-08	EMH	ISSUED FOR PERMITTING	
5	10-20-08	EMH	CLIENT / GC REVISIONS	
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

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BERKS COUNTY

SHEET TITLE

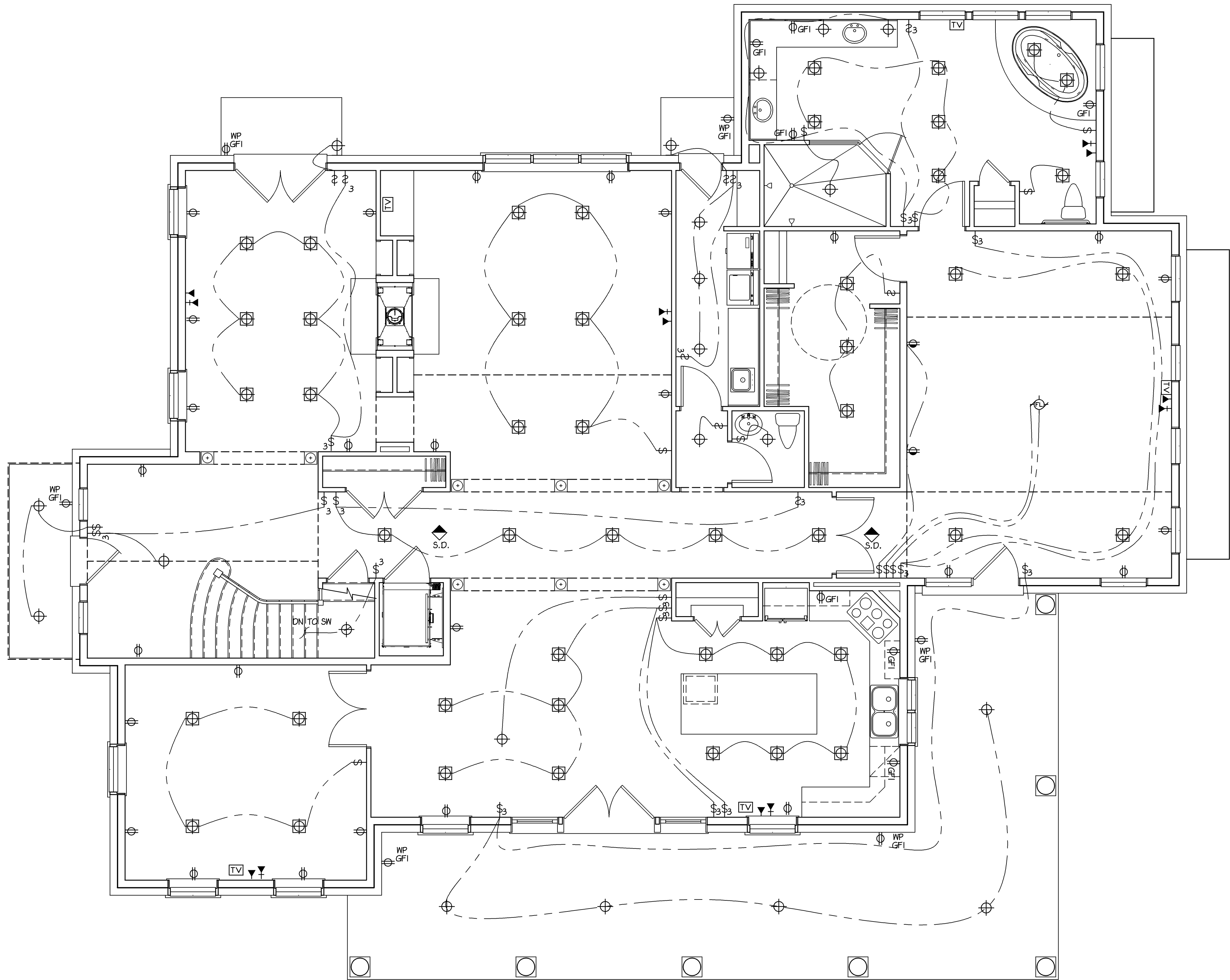
**ELECTRICAL
BASEMENT PLAN**

SHEET NUMBER

E-1

REV
5

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



ELECTRICAL SYMBOLS

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

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

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.

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Robin J. Kohn, AIA			October 20, 2008		

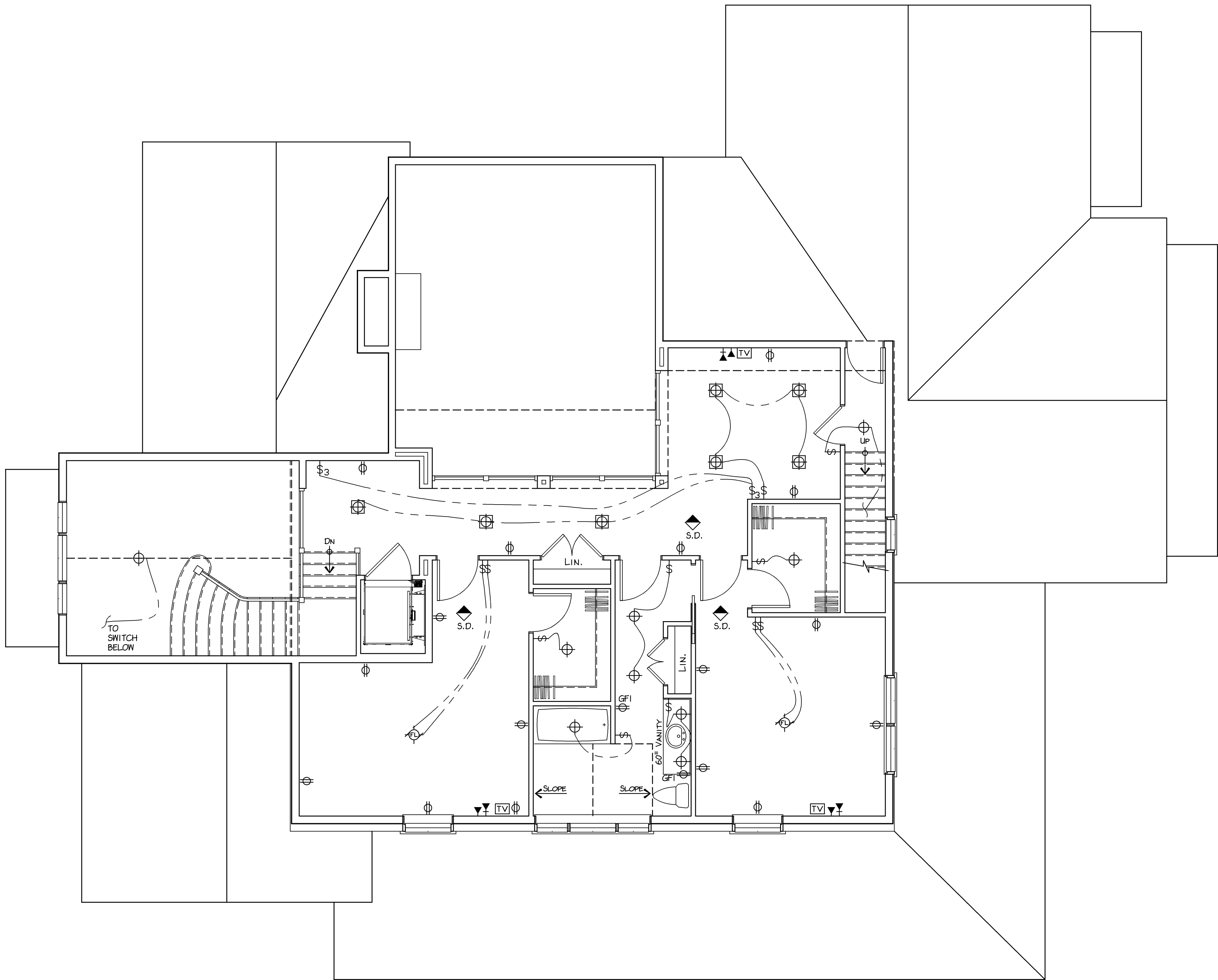
Shumaker Residence
183 DAVIS BRIDGE ROAD
BERNVILLE, PA 19506

PENN TOWNSHIP
BERKS COUNTY

SHEET TITLE
**FIRST ELECTRICAL
PLAN**

SHEET NUMBER
E-2
REV
5

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



ELECTRICAL SYMBOLS

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

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

ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
ALL DETECTORS SHALL HAVE A PRIMARY 120 VOLT
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A BATTERY BACK-UP.

Architects & Engineers

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APPROVED BY	CURRENT DATE
Robin J. Kohn, AIA	October 20, 2008

Shumaker Residence
183 DAVIS BRIDGE ROAD
BERNVILLE, PA 19506

PENN TOWNSHIP
BERKS COUNTY

SHEET TITLE
SECOND FLOOR
ELECTRICAL PLAN

SHEET NUMBER
E-3
REV
5

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