LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION



PROJECT DIRECTORY

OWNER
LOWER POTTSGROVE TOWNSHIP
2199 BUCHERT ROAD POTTSTOWN PA 19646
CONTACT: CHRISTOPHER CAGGIANO
PHONE: 610-310-1759 FAX:
EMAIL: ccaggiano1@gmail.com

ARCHITECT
MUHLENBERG/GREENE ARCHITECTS LTD.
1268 PENN AVENUE WYOMISSING PA 19610
PHONE: 610.376.4927 FAX: 610.376.0720
CONTACT: SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
EMAIL: ScottG@MG-Architects.com

STRUCTURAL ENGINEER
DI GENOVA ASSOCIATES, INC.
1212 GERMANTOWN PIKE SUITE 5
PLYMOUTH MEETING, PA 19462
CONTACT: SAM DI GENOVA, PE
PHONE: 610-270-9511X16 FAX: 610-270-9657
EMAIL: sdigenova@digenovaassociates.com

MECHANICAL & ELECTRICAL ENGINEER
MARTARANO ENGINEERING, INC.
1105 BERKSHIRE BLVD. SUITE 140
WYOMISSING PA, 19610
CONTACT: ANGELO L. MARTARANO, PE
PHONE: 484-706-9779 FAX:
EMAIL: amartarano@martaranoengineering.com

CIVIL ENGINEER
McCARTHY ENGINEERING ASSOCIATES, INC.
1011 N PARK RD., SUITE 100
WYOMISSING PA, 19610
CONTACT: JAMES McCARTHY, PE
PHONE: 610.373.8001 FAX: 610.373.8077
EMAIL: jmccarthy@mccarthy-engineering.com

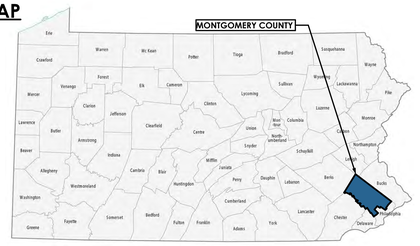
GENERAL NOTES

1. EACH PRIME CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK OR PURCHASING ANY MATERIALS. VERIFY LAYOUT IN RELATION TO PROPERTY LINES, BENCH MARKS, OR OTHER FIXED CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT IMMEDIATELY UPON DISCOVERY.
2. NOTIFY ARCHITECT OF DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS OR DESIGN INTENT IMMEDIATELY UPON DISCOVERY. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE WORK SITE IN A CLEAN AND ORDERLY MANNER AND ALLOW FOR SAFE USE OF PREMISES BY THE OWNER AND VISITORS.
4. EACH PRIME CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SITE SAFETY, EROSION AND SEDIMENTATION CONTROL, AND COORDINATING WITH THE WORK OF OTHER TRADES.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE OWNER PRIOR TO PROCEEDING WITH THE WORK.
6. ALL REFUSE SHALL BE THE RESPONSIBILITY OF EACH PRIME CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE IN A LEGAL MANNER.
7. SKILLED WORKERS: EACH PRIME CONTRACTOR SHALL PROVIDE WORKERS EXPERIENCED IN THE TRADES AND ACTIVITIES TO BE PERFORMED AND BE FAMILIAR WITH THE PRODUCTS, MATERIALS, AND FINISHES INVOLVED IN THE SCOPE OF WORK OF THIS PROJECT.
8. EACH PRIME CONTRACTOR SHALL PATCH ALL DISTURBED AREAS TO MATCH EXISTING, AND REPAIR OR REPLACE ANY DAMAGE TO THE SITE CAUSED BY CONSTRUCTION.
9. GENERAL CONTRACTOR SHALL PLAN THE SCHEDULE OF ACTIVITIES TO MAINTAIN THE SECURITY OF THE BUILDING THROUGHOUT THE CONSTRUCTION PROCESS. GENERAL CONTRACTOR SHALL LOCK AND SECURE PROJECT AREA AT THE END OF EACH WORK DAY.
10. GENERAL CONTRACTOR TO ENSURE THAT ALL WORK AREAS, INCLUDING THOSE ON ROOFS, SHALL BE IN COMPLIANCE WITH OSHA STANDARDS AND REQUIREMENTS, INCLUDING ANY FLAGGING, TIE-OFFS, AND TEMPORARY BARRIERS.
11. THE OWNER RESERVES THE RIGHT TO KEEP ANY ITEMS REMOVED AS SCHEDULED IN THE DOCUMENTS FOR REMOVAL.

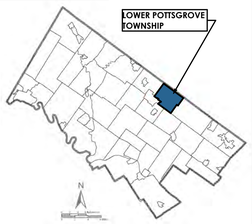
PROJECT DRAWING LIST

ID	NAME	CURRENT REVISION ID	LATEST ISSUE ID	LATEST ISSUE DATE
A-0 GENERAL & CODE INFO				
A-001	GENERAL INFORMATION	B00	B00	9/3/2024
A-002	CODE SUMMARY	B00	B00	9/3/2024
A-003	FIRST FLOOR LIFE SAFETY PLANS	B00	B00	9/3/2024
A-004	SECOND FLOOR LIFE SAFETY PLAN	B00	B00	9/3/2024
A-005	ACCESSIBILITY AND CODE DETAILS	B00	B00	9/3/2024
A-006	ACCESSIBILITY AND CODE DETAILS	B00	B00	9/3/2024
A-007	SIGNAGE DETAILS	B00	B00	9/3/2024
A-008	SIGNAGE DETAILS	B00	B00	9/3/2024
A-009	SIGNAGE DETAILS			
C CIVIL DRAWINGS				
C-001	SITE PLAN	B00	B00	9/3/2024
C-002	EXISTING CONDITIONS PLAN	B00	B00	9/3/2024
C-003	GRADING & DRAINAGE PLAN	B00	B00	9/3/2024
C-004	E&S CONTROL PLAN	B00	B00	9/3/2024
C-005	CONSTRUCTION DETAILS	B00	B00	9/3/2024
AS-1 ARCHITECTURAL SITE PLAN & DETAILS				
AS-101	SITE LOGISTICS PLAN	B00	B00	9/3/2024
AD-1 ARCHITECTURAL DEMOLITION & ABATEMENT PLANS				
AD-101	FIRST FLOOR DEMOLITION PLAN	B00	B00	9/3/2024
AD-102	SECOND FLOOR DEMOLITION PLAN	B00	B00	9/3/2024
A-1 PLANS				
A-101	FIRST FLOOR PLAN	B00	B00	9/3/2024
A-102	FIRST FLOOR PLAN	B00	B00	9/3/2024
A-103	SECOND FLOOR PLAN	B00	B00	9/3/2024
A-104	EXISTING ATTIC ROOF PLAN	B00	B00	9/3/2024
A-105	PROPOSED ADDITION ROOF PLAN	B00	B00	9/3/2024
A-106	FIRST FLOOR PARTITION PLAN	B00	B00	9/3/2024
A-107	FIRST FLOOR PARTITION PLAN	B00	B00	9/3/2024
A-108	SECOND FLOOR PARTITION PLAN	B00	B00	9/3/2024
A-2 ELEVATIONS				
A-201	DEMOLITION ELEVATIONS	B00	B00	9/3/2024
A-202	ELEVATIONS	B00	B00	9/3/2024
A-3 SECTIONS				
A-301	BUILDING SECTIONS	B00	B00	9/3/2024
A-302	WALL SECTIONS	B00	B00	9/3/2024
A-4 ENLARGED PLANS				
A-401	CONFERENCE ROOM INTERIOR ELEVATIONS	B00	B00	9/3/2024
A-402	MEETING ROOM/DAIS DETAILS AND INTERIOR ELEVATIONS	B00	B00	9/3/2024
A-403	CAUCUS ROOM DETAILS AND INTERIOR ELEVATIONS	B00	B00	9/3/2024
A-404	CASEWORK DETAILS	B00	B00	9/3/2024
A-405	CASEWORK DETAILS	B00	B00	9/3/2024
A-5 DETAILS				
A-501	PARTITION SCHEDULE, NOTES & DETAILS	B00	B00	9/3/2024
A-502	MASONRY DETAILS	B00	B00	9/3/2024
A-503	TILE ELEVATIONS AND DETAILS	B00	B00	9/3/2024
A-504	DETAILS	B00	B00	9/3/2024
A-505	DETAILS	B00	B00	9/3/2024
A-506	DETAILS	B00	B00	9/3/2024
A-6 SCHEDULES & DIAGRAMS				
A-601	DOOR SCHEDULE	B00	B00	9/3/2024
A-602	DOOR HARDWARE AND WINDOW SCHED. AND DETAILS	B00	B00	9/3/2024
A-7 FINISH PLANS				
A-701	FIRST FLOOR REFLECTED CEILING PLAN	B00	B00	9/3/2024
A-702	FIRST FLOOR REFLECTED CEILING PLAN	B00	B00	9/3/2024
A-703	SECOND FLOOR REFLECTED CEILING PLAN	B00	B00	9/3/2024
A-704	FIRST FLOOR FINISH PLAN	B00	B00	9/3/2024
A-705	FIRST FLOOR FINISH PLAN	B00	B00	9/3/2024
A-706	SECOND FLOOR FINISH PLAN	B00	B00	9/3/2024
A-707	FINISHES SCHEDULE	B00	B00	9/3/2024
S STRUCTURAL DRAWINGS				
S-100	GENERAL NOTES	B00	B00	9/3/2024
S-101	FIRST FLOOR PLAN	B00	B00	9/3/2024
S-102	FIRST FLOOR/ FOUNDATION PLAN	B00	B00	9/3/2024
S-103	SECOND FLOOR FRAMING PLAN	B00	B00	9/3/2024
S-104	ROOF FRAMING PLAN	B00	B00	9/3/2024
S-105	ROOF FRAMING PLAN			
S-300	SECTIONS AND DETAILS	B00	B00	9/3/2024
S-301	SECTIONS AND DETAILS	B00	B00	9/3/2024
M MECHANICAL DRAWINGS				
M-1	MECHANICAL LEGEND AND NOTES	B00	B00	9/3/2024
M-2	MECHANICAL FIRST FLOOR DEMOLITION	B00	B00	9/3/2024
M-3	MECHANICAL SECOND FLOOR DEMOLITION	B00	B00	9/3/2024
M-4	MECHANICAL FIRST FLOOR NEW WORK	B00	B00	9/3/2024
M-5	MECHANICAL SECOND FLOOR NEW WORK	B00	B00	9/3/2024
M-6	MECHANICAL VRF PIPING DIAGRAM	B00	B00	9/3/2024
M-7	MECHANICAL SCHEDULES	B00	B00	9/3/2024
M-8	MECHANICAL SCHEDULES	B00	B00	9/3/2024
M-9	MECHANICAL DETAILS	B00	B00	9/3/2024
E ELECTRICAL DRAWINGS				
E-1	ELECTRICAL LEGEND & ABBREVIATIONS	B00	B00	9/3/2024
E-2	ELECTRICAL FIRST FLOOR DEMOTION	B00	B00	9/3/2024
E-3	ELECTRICAL SECOND FLOOR DEMOTION	B00	B00	9/3/2024
E-4	ELECTRICAL FIRST FLOOR LIGHTING	B00	B00	9/3/2024
E-5	ELECTRICAL SECOND FLOOR LIGHTING	B00	B00	9/3/2024
E-6	ELECTRICAL FIRST FLOOR POWER & SIGNAL	B00	B00	9/3/2024
E-7	ELECTRICAL SECOND FLOOR POWER & SIGNAL	B00	B00	9/3/2024
E-8	ELECTRICAL FIRST FLOOR MECH POWER	B00	B00	9/3/2024
E-9	ELECTRICAL SECOND FLOOR MECH POWER	B00	B00	9/3/2024
E-10	ELECTRICAL FIRST FLOOR FIRE ALARM	B00	B00	9/3/2024
E-11	ELECTRICAL SECOND FLOOR FIRE ALARM	B00	B00	9/3/2024
E-12	ELECTRICAL LIGHTING SCHEDULE AND DETAILS	B00	B00	9/3/2024
E-13	ELECTRICAL PANEL SCHEDULES	B00	B00	9/3/2024
E-14	ELECTRICAL PANEL SCHEDULES	B00	B00	9/3/2024
E-15	ELECTRICAL SINGLE LINE DIAGRAM	B00	B00	9/3/2024
P PLUMBING DRAWINGS				
P-1	PLUMBING LEGEND AND NOTES	B00	B00	9/3/2024
P-2	PLUMBING FIRST FLOOR DEMOLITION	B00	B00	9/3/2024
P-3	PLUMBING SECOND FLOOR DEMOLITION	B00	B00	9/3/2024
P-4	PLUMBING FIRST FLOOR SANITARY & VENT	B00	B00	9/3/2024
P-5	PLUMBING SECOND FLOOR SANITARY & VENT	B00	B00	9/3/2024
P-6	PLUMBING FIRST FLOOR WATER & GAS	B00	B00	9/3/2024
P-7	PLUMBING SECOND FLOOR WATER & GAS	B00	B00	9/3/2024
P-8	PLUMBING SCHEDULES	B00	B00	9/3/2024
P-9	PLUMBING DETAILS	B00	B00	9/3/2024
FP FIRE PROTECTION DRAWINGS				
FP-1	FIRE PROTECTION FIRST FLOOR DEMOLITION	B00	B00	9/3/2024
FP-2	FIRE PROTECTION SECOND FLOOR DEMOLITION	B00	B00	9/3/2024
FP-3	FIRE PROTECTION FIRST FLOOR NEW WORK	B00	B00	9/3/2024
FP-4	FIRE PROTECTION SECOND FLOOR NEW WORK	B00	B00	9/3/2024

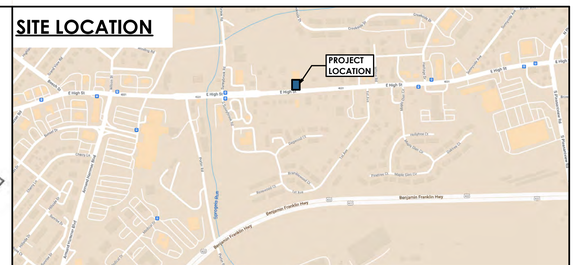
REGIONAL MAP



COUNTY MAP



SITE LOCATION



GRAPHIC SYMBOLS

KEYNOTE IDENTIFIERS



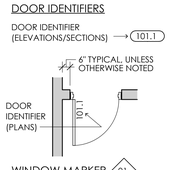
ROOM DESIGNATION



DRAWING REVISION MARKER



DOOR IDENTIFIERS



ELEVATION / SECTION MARKER



INTERIOR ELEVATION MARKER



DETAIL / ENL. PLAN MARKER



ABBREVIATIONS

A.D.	AREA DRAIN	DTL.	DETAIL	HVAC	HEAT, VENTILATION, AIR-CONDITIONING	PR.	PAIR	U.N.O.	UNLESS NOTED OTHERWISE
ABV.	ABOVE	DN	DOWN		HORIZONTAL	PL. LAM	PRESSURE TREATED PLASTIC LAMINATE	U.L.	UNDERWRITERS LABORATORIES
ADA	ACCESSIBLE / AMERICANS WITH DISABILITIES ACT	DWG.	DRAWING	HORIZ.	HEIGHT	QTY.	QUANTITY		
ADJ.	ADJUSTABLE	DEPT.	DEPARTMENT	HT.	INSULATION / INSULATING	R	RISER	VEST.	VESTIBULE
A.o.R.	AREA OF REFUGE	DBL.	DOUBLE	INSUL.	INSIDE DIAMETER	R.W.C.	RAIN WATER CONDUCTOR	V.C.T.	VINYL COMPOSITION TILE
ALUM.	ALUMINUM	DIM.	DIMENSION	I.D.	INCANDESCENT	REINF.	REINFORCING / REINFORCED		
ALT.	ALTERNATE	DR.	DOOR	INCAND.	JANITOR	REQ.	REQUIRED		
A.F.F.	ABOVE FINISHED FLOOR	EXIST.	EXISTING	JAN.	JOINT	R.O.	ROUGH OPENING	W/	WITH
AC.	ACOUSTIC / ACOUSTICAL	EQ.	EQUAL	JT.	POUNDS	REV.	REVISED / REVISION	W.C.	WATER CLOSET
A.F.	ALUMINUM FACE	EL.	ELEVATION	LBS.	LAVATORY	REFL.	REFLECTED	WD	WOOD
APPX.	APPROXIMATE / APPROXIMATELY	ELEV.	ELEVATOR	LAV.	LAMINATE	REC.	RECESSED	&	AND
	AS SELECTED BY OWNER	ELEC.	ELECTRIC / ELECTRICAL	LAM.	LOW POINT	RAD.	RADIUS	@	AT
ASBO	BOARD	EXP.	EXPANSION	L.P.	MAXIMUM	S.S.	STAINLESS STEEL	±	PLUS OR MINUS
BD.	BLOCK / BLOCKING	EXT.	EXTERIOR	MAX.	MANUFACTURER / MANUFACTURED	ST.	STREET	°	DEGREE
BLK.	BUILDING	EA.	EACH	MFR.	METAL	SIM.	SIMILAR	∠	ANGLE
BLDG.	BOTTOM OF	F.D.	FLOOR DRAIN	MTL.	MINIMUM	STL.	STEEL	[	CHANNEL
B.O.	BOTTOM OF STEEL	F.E.	FIRE EXTINGUISHER	MIN.	MIRRORED	SQ.	SQUARE	#	NUMBER
B.O.S.	CABINET	F.E.C.	FIRE EXTINGUISHER CABINET	MIRR.	MOUNTED	SAN.	SANITARY	□	SQUARE
CAB.	CENTER-TO-CENTER	FIN.	FINISH / FINISHED	MTD.	MASONRY OPENING	SUSP.	SUSPENDED	Ø	ROUND / DIAMETER
C.C.	CEILING	FLR.	FLOOR	M.O.	MISCELLANEOUS	STD.	STANDARD	℄ / C.L.	CENTER LINE
CLG.	CLOSET	F.O.	FACE OF	MISC.	MECHANICAL	SPEC.	SPECIFICATION	℄ / PL.	PLATE
CLOS.	CONSTRUCTION MANAGER	F.P./FP	FILLER PANEL	MECH.	NOT IN CONTRACT	TEL.	TELEPHONE	⊓	U-BAR
C.M.	CONCRETE MASONRY UNIT	FT.	FEET / FOOT	N.I.C.	NUMBER	T.O.	TOP OF	∟	LEG-BAR
CMU	CONTROL JOINT	FLUOR.	FLUORESCENT	NO.	NOT TO SCALE	T.O.S.	TOP OF STEEL		
C.J.	CONCRETE	GYP.	GYPSUM	N.T.S.	ON CENTER	T.O.W.	TOP OF WALL		
CONC.	CORRIDOR	GALV.	GALVANIZED	O.C.	OUTSIDE DIAMETER	TOIL.	TOILET		
CORR.	COLUMN	GA.	GAUGE	O.D.	OPPOSITE	TYP.	TYPICAL		
COL.	CONTINUE / CONTINUOUS	G.C.	GENERAL CONTRACTOR	OPP.	OPENING	THK.	THICK		
CONT.	CONTRACTOR	HR.	HOUR	OPG.	PLUMBING CONTRACTOR	TMP.	TEMPERED		
CONTR.	DIAMETER	H.P.	HIGH POINT	P.C.	PANEL FACE	T.S.G.	TEMPERED SAFETY GLASS		
DIA.				P.F.					

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
GENERAL INFORMATION

A-001

BUILDING CODE SUMMARY

APPLICABLE CODES AND ORDINANCES

2018 IBC: ALL APPLICABLE CHAPTERS
2018 IEBC: CHAPTER 2 - ADDITIONS
ICC A117.1, 2017 EDITION: ALL APPLICABLE CHAPTERS
ALL APPLICABLE SUB-CODES AND STANDARDS AS AMENDED BY THE TOWNSHIP OF LOWER POTTSGROVE

PROJECT SCOPE:

LEVEL 3 RENOVATIONS FOR THE ADAPTIVE RE-USE/CONVERSION OF THE TOWER HEALTH FACILITY TO NEW OFFICES AND POLICE STATION FOR THE TOWNSHIP OF LOWER POTTSGROVE. THE SCOPE SHALL INCLUDE SPATIAL RECONFIGURATION OF MOST INTERIOR AREAS, BUILDING-WIDE FENESTRATION REPLACEMENT, AND REPLACEMENT OF THE BUILDING HVAC, ELECTRIC AND PLUMBING SYSTEMS. THE EXISTING SPRINKLER SYSTEM SHALL REMAIN, BUT BE MODIFIED TO THE NEW INTERIOR LAYOUT. THE WORK SHALL INCLUDE THE CONSTRUCTION OF A ONE-STORY 2000 SF GARAGE/STORAGE ADDTION TO THE NORTH SIDE OF THE BUILDING AND ASSOCIATED SITE RENOVATIONS.

BUILDING AND PROJECT DATA

CIVIC ADMINISTRATIVE OFFICES AND ASSEMBLY SPACE	**EXISTING BUILDING:** 2 STORIES, SPRINKLERED	CIVIC ADMINISTRATION OFFICES, RELATED ASSEMBLY FUNCTIONS, DEDICATED STORAGE AREAS, AND POLICE DEPARTMENT WITH ATTACHED STORAGE AREAS AND GARAGE.
POLICE STATION AND OFFICES	**ADDITION:** 1 STORY, SPRINKLERED	

INTERNATIONAL EXISTING BUILDING CODE - 2018

CLASSIFICATION OF WORK	CHAPTER 3	
ALTERATIONS	CHAPTERS 7, 8 & 9	LEVEL 3
VERTICAL OPENINGS CONNECTING < 4 STORIES	SECTION 802.2.1	30 MINUTE RATING FOR B-OCCUPANCY PER EXC. #4
ELEVATORS	SECTION 902.1.2	ASME A17.3
ENERGY CONSERVATION	SECTION 907.1	AREAS OF ALTERATION TO CONFORM TO IECC REQ'TS.

NOTE: IEBC CRITERIA FOR CHAPTERS 7, 8, 9 & 10 NOT LISTED ABOVE SHALL COMPLY WITH THE NEW CONSTRUCTION REQUIREMENTS SET FORTH IN THE 2018 INTERNATIONAL BUILDING CODE, NFPA 70, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL FUEL GAS CODE, AND ALL LOCAL AMENDMENTS OR OTHER EFFECTIVE CODES/ORDINANCES.

INTERNATIONAL BUILDING CODE - 2018

		REQUIRED	PROVIDED
USE AND OCCUPANCY	CHAPTER 3		A-3, B, S-1 ACCESSORY, S-2
CONSTRUCTION TYPE	SECTION 602 AND TABLE 601		TYPE IIIB
AUTOMATIC SPRINKLER SYSTEM	SECTION 903	REQUIRED	YES (EXISTING)
RISK CATEGORY	SECTION 1604		CATEGORY IV
BUILDING AREA BREAKDOWN	**GROSS AREA**	**NOTES**	
1ST FLOOR (EXISTING)	6,738 SQ. FT.		
1ST FLOOR (NEW ADDITION)	2,028 SQ. FT.		
2ND FLOOR (EXISTING)	6,693 SQ. FT.		
TOTAL BUILDING AREA	**15,459 SQ. FT.**		
1ST FLOOR TOTAL	*8,766 SQ. FT.*	*LARGEST FLOOR*	

ALLOWABLE HEIGHTS & AREAS IIIB, MULTI-STORY, SPRINKLERED, MIXED USE

OCCUPANCY GROUP CHAPTER 3	HEIGHT TABLE 504.3	STORIES TABLE 504.4	FLOOR AREA TABLE 506.2	ADJ. FLOOR AREA* SECTION 506.3
B | CIVIC ADMINISTRATION	75'	4	57,000	99,750
A-3 | ASSEMBLY, MEETING ROOM	75'	3	28,500	49,875
S-1 | STORAGE, MODERATE HAZARD	75'	3	52,500	91,875
PROVIDED	APPX. 38'-0"	3	N/A	8,766 (1ST FL)

FRONTAGE INCREASE CALCULATION: W = 30'-0" (ALL FACADES > 30' OPEN) — F/P = 1 — I_f = [1 - 0.25]* 30/30=0.75 ALLOWABLE INCREASE

FIRE RESISTANCE RTG - IIIB

	IBC 2018	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME	TABLE 601 AND SECTION 704	0 HOURS	0 HOURS
BEARING WALLS			
EXTERIOR	TABLE 601, 602 & SECTION 705	2 HOURS	0 HOURS
INTERIOR	TABLE 601	0 HOURS	0 HOURS
NONBEARING WALLS AND PARTITIONS	TABLE 601, 602 & SECTION 705		
EXTERIOR		0 HOURS	0 HOURS
INTERIOR	TABLE 601	0 HOURS	0 HOURS
FLOOR CONSTRUCTION	TABLE 601	0 HOURS	0 HOURS
ROOF CONSTRUCTION	TABLE 601	0 HOURS	0 HOURS
EXTERIOR WALL OPENINGS (DIST. ≥ 30 FEET)			
UNPROTECTED, SPRINKLERED	TABLE 705.8	NO LIMIT	NO LIMIT
PROTECTED	TABLE 705.8	NO LIMIT	NO LIMIT
FIRE WALLS	SECTION 706	2 HOURS	N/A
FIRE BARRIERS	SECTION 707	2 HOURS	N/A
FIRE PARTITIONS	SECTION 708	1 HOUR	N/A
CORRIDOR FIRE RESISTIVE RATING	SECTION 708 & TABLE 1020.1	0 HOURS	N/A
SMOKE BARRIERS	SECTION 709	1 HOUR	N/A
SMOKE PARTITIONS	SECTION 710	NO RATING	N/A
SHAFT ENCLOSURES (< 4 STORIES)	SECTS. 713, 707, 711 & 703.2.1	1 HOURS	1 HOURS
OPENING PROTECTIVES	SECTION 716 & TABLE 716.1(2)	1 HOURS	
EXIT PASSAGEWAYS	SECTION 1024	1 HOUR	1 HOUR
HORIZONTAL EXITS	SECTION 1026	PER SECT. 707 | 2 HOURS MIN.	N/A
OCCUPANCY SEPARATIONS	TABLE 508.4	REQUIRED SEPARATION	
ASSEMBLY - BUSINESS		0 HOUR; NOT REQ'D PER IBC 508.3	
BUSINESS - STORAGE, LOW HAZARD		0 HOUR; NOT REQ'D PER IBC 508.3	
BUSINESS - STORAGE, MODERATE HAZARD(ACCESSORY)		0 HOUR; NOT REQ'D PER IBC 508.2.4	

SEE OCCUPANCY SCHEDULE FOR OCCUPANT LOADS

MEANS OF EGRESS

	IBC 2018	REQUIRED	PROVIDED
MEANS OF EGRESS SIZING	SECTION 1005		
STAIRWAYS	SECTION 1005.3.1	0.3 INCHES PER OCCUPANT	SEE LIFE SAFETY PLANS
OTHER EGRESS COMPONENTS	SECTION 1005.3.2	0.2 INCHES PER OCCUPANT	SEE LIFE SAFETY PLANS
ELEVATOR EGRESS	SECTIONS 1009.2, 1009.4	NO	PER 1009.4.1, 1009.4.2 EXC. #2
STAIRWAYS	SECTION 1009 & 1011		
STAIRWAY WIDTH	SECTION 1011.2	44" (36" IF OCC. < 50)	SEE PLANS
ACCESSIBLE STAIRWAY WIDTH	SECTION 1009.3.2 EXC.#1	NOT REQ'D	SEE PLANS
AREA OF REFUGE	SECTION 1009.6	NO	SEE LIFE SAFETY PLANS
EXTERIOR AREA FOR ASSISTED RESCUE	SECTION 1009.7	NO	N/A
MAXIMUM PATH OF COMMON EGRESS TRAVEL	SECTION 1006.2.1	100' (B/S) / 75' (A)	SEE LIFE SAFETY PLANS
MAXIMUM EXIT ACCESS TRAVEL DISTANCE	SECTION 1017 & TABLE 1017.2	300' (B)/250' (A/S-1)/400'(S-2)	SEE LIFE SAFETY PLANS
MINIMUM CORRIDOR WIDTH	SECTION 1020.2	44"	SEE PLANS
MAXIMUM DEAD END	SECTION 1020.4	50'	SEE LIFE SAFETY PLANS
MINIMUM NUMBER OF EXITS	SECT.1006 & TABLE 1006.3.1	2	SEE LIFE SAFETY PLANS

SPECIAL INSPECTIONS AND OBSERVATIONS

2018 IBC: CHAPTER 17

REQUIRED	TYPE OF SPECIAL INSPECTION OR OBSERVATION	IBC SECTION
X	INSPECTION OF STEEL CONSTRUCTION	1705.2
X	INSPECTION OF CONCRETE CONSTRUCTION	1705.3
X	INSPECTION OF MASONRY CONSTRUCTION	1705.4
	INSPECTION OF WOOD CONSTRUCTION	1705.5
X	INSPECTION OF SOIL CONDITIONS	1705.6
	INSPECTION OF DRIVEN DEEP FOUNDATIONS	1705.7
	INSPECTION OF CAST-IN PLACE DEEP FOUNDATIONS	1705.8
	INSPECTION OF HELICAL PILE FOUNDATIONS	1705.9
	INSPECTION OF FABRICATED ITEMS	1705.10
	INSPECTION FOR WIND RESISTANCE	1704.6/1705.11
X	INSPECTION AND TESTING FOR SEISMIC RESISTANCE	1704.6/1705.12/1705.13
	INSPECTION OF SPRAYED FIRE-RESISTANT MATERIAL	1705.14
	INSPECTION OF MASTIC AND INTUMESCENT FIRE-RESISTANT COATING	1705.15
	INSPECTION OF EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)	1705.16
	INSPECTION OF FIRE-RESISTANT PENETRATIONS AND JOINTS	1705.17
	TESTING FOR SMOKE CONTROL	1705.18

NOTES

1. THE **OWNER** WILL ENGAGE THE SERVICES OF ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION OF THE WORK INDICATED IN THE SCHEDULE, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 17 OF THE IBC.
2. SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED ON A CONTINUOUS OR PERIODIC FREQUENCY AS NOTED IN THE SPECIFICATIONS AND CHAPTER 17 OF THE IBC.
3. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INSPECTIONS AND TESTING REQUIREMENTS.
4. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.
5. THE SPECIAL INSPECTOR SHALL SUBMIT SPECIAL INSPECTION REPORTS TO THE CONTRACTOR, ARCHITECT, AND OWNER. REPORTS SHALL DOCUMENT REQUIRED INSPECTIONS AND CORRECTIONS OF ANY DISCREPANCIES. REPORTS SHALL BE PROVIDED AT INTERVALS CONVEYING THE PROGRESS OF THE CONSTRUCTION.

OCCUPANCY SCHEDULE PER TABLE 1004.5

OCCUPANCY AREAS	GROUP DETAIL	OCCUPANCY FUNCTION	CLASSIFICATION OF WORK	AREA PER OCCUPANT	OCCUPANCY AREA	OCCUPA LOAD
FIRST FLOOR, A-3 | ASSEMBLY, WORSHIP, ACADEMIC & RECREATION						
ASSEMBLY, UNCONCENTRATED	[A-3]	Assembly without fixed seats Unconcentrated (tables and chairs)	ALT - LVL 3	15	513	35
					513 ft²	35
FIRST FLOOR, B | BUSINESS						
BUSINESS	[B]	Business areas	ALT - LVL 3	150	5,577	38
LOCKER ROOMS	[B]	Locker rooms	ALT - LVL 3	50	764	16
					6,341 ft²	54
FIRST FLOOR, S-1 | STORAGE, MODERATE-HAZARD						
STORAGE	[S-1]	Accessory storage areas, mechanical equipment room	ALT - LVL 3	300	1,520	6
					1,520 ft²	6
SECOND FLOOR, A-3 | ASSEMBLY, WORSHIP, ACADEMIC & RECREATION						
ASSEMBLY, CONCENTRATED	[A-3]	Assembly without fixed seats Concentrated (chairs only—not fixed)	ALT - LVL 3	7	637	92
					637 ft²	92
SECOND FLOOR, B | BUSINESS						
BUSINESS	[B]	Business areas	ALT - LVL 3	150	5,627	38
					5,627 ft²	38
					14,638 ft²	**225**

INTERIOR FINISHES — IBC 2018

REQ'D. FLAME SPREAD INDEX, SPRINKLERED	TABLE 803.13	EXIT STAIRWAYS, RAMPS & PASSAGEWAYS	COORIDORS AND EXIT ACCESS ENCLOSURES	ROOMS & ENCLOSED SPACES
GROUP A-3		B	B	C
GROUP B		B	C	C
GROUP S		C	C	C

ENERGY CONSERVATION — IECC 2018

		REQUIRED	PROVIDED
CLIMATE ZONE	SECT. C301 AND TAB. 301.1	PENNSYLVANIA - MONTGOMERY COUNTY - 4A	
TABLES C402.1.3 & C402.1.4 | OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS			
ROOFS	**R-VALUE**	**U-FACTOR**	**PROVIDED**
INSULATION ABOVE ROOF DECK	R-30ci	U-0.032	R-30 (MIN)
ATTIC AND OTHER	R-38	U-0.027	R-19 (EXISTING) + R-19 (NEW)
WALLS, ABOVE GRADE			
MASS	R-9.5ci	U-0.104	R-17.8
METAL FRAMED	R-13	U-0.077	EXIST. TO REMAIN
WALLS, BELOW GRADE	R-7.5ci	U-0.119	-
FLOORS			
MASS	R-10ci	U-0.076	R-10ci
JOIST/FRAMING	R-30	U-0.033	EXIST. TO REMAIN
SLAB-ON-GRADE FLOORS			
UNHEATED SLABS	R-10 | 24" BELOW	F-0.54	R-10ci
DOORS			
OPAQUE, NON-SWINGING	R-4.75	U-0.31	U-0.125
OPAQUE, SWINGING	-	U-0.61	U-0.31

TABLE C402.4 \| BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS

FENESTRATION	U-FACTOR		ORIENTATION	SOUTH EAST WEST	NORTH
FIXED FENESTRATION	0.38	SGHC	PF < 0.2	0.36	0.48
OPERABLE FENESTRATION	0.45		0.2 ≤ PF < 0.5	0.43	0.53
ENTRANCE DOORS (GLAZED)	0.77		PF ≥ 0.5	0.58	0.58
SKYLIGHTS	0.50		SKYLIGHTS	0.40	

IBC OCCUPANCY SUMMARY

IBC 2018 OCCUPANCY GROUP	OCCUPANCY AREA	OCCUPANT LOAD
A-3 | ASSEMBLY, WORSHIP, ACADEMIC & RECREATION	1,150	127
B | BUSINESS	11,968	92
S-1 | STORAGE, MODERATE-HAZARD	1,520	6
	14,638 ft²	**225**

PLUMBING SYSTEMS — IBC 2018

		REQUIRED	PROVIDED
TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES			
OCCUPANCY CLASSIFICATION: ASSEMBLY; 127 OCCUPANTS			
WATER CLOSETS - MALE	1 PER 125	1	1 + 1 URINAL
WATER CLOSETS - FEMALE	1 PER 65	1	2
LAVATORIES - MALE	1 PER 200	1	4
LAVATORIES - FEMALE			
BATHTUBS / SHOWERS	--	--	-
DRINKING FOUNTAINS	1 PER 500	1	2
OTHER	SERVICE SINK	1	1
OCCUPANCY CLASSIFICATION: BUSINESS; 92 OCCUPANTS			
WATER CLOSETS - MALE	1 PER 25 FOR FIRST 50; 1 PER 50 THEREAFTER	3	7 + 2 URINALS
WATER CLOSETS - FEMALE			
LAVATORIES - MALE	1 PER 40 FOR FIRST 80; 1 PER 80 THEREAFTER	3	8
LAVATORIES - FEMALE			
BATHTUBS / SHOWERS	--	--	4
DRINKING FOUNTAINS	1 PER 100	1	2
OTHER	SERVICE SINK	1	2
***NOTE: BUSINESS OCCUPANCY FIXTURES AVAILABLE TO STORAGE AREAS**			
OCCUPANCY CLASSIFICATION: STORAGE; 6 OCCUPANTS			
WATER CLOSETS - MALE	1 PER 100	1	*
WATER CLOSETS - FEMALE			
LAVATORIES - MALE	1 PER 100	1	*
LAVATORIES - FEMALE			
BATHTUBS / SHOWERS	--	--	--
DRINKING FOUNTAINS	1 PER 1,000	1	*
OTHER	SERVICE SINK	1	1
***NOTE: BUSINESS & ASSEMBLY OCCUPANCY FIXTURES AVAILABLE TO STORAGE AREAS**			

BUILDING ACCESSIBILITY CERTIFICATION:

AT COMPLETION OF THE WORK, THE SITE AND FACILITY, TO THE EXTENT REQUIRED BY THE IBC 2018, ICC A117.1 AND LOCAL ORDINANCES, SHALL MEET ALL REQUIREMENTS FOR FULL ACCESSIBILITY.

MG ARCHITECTS — ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

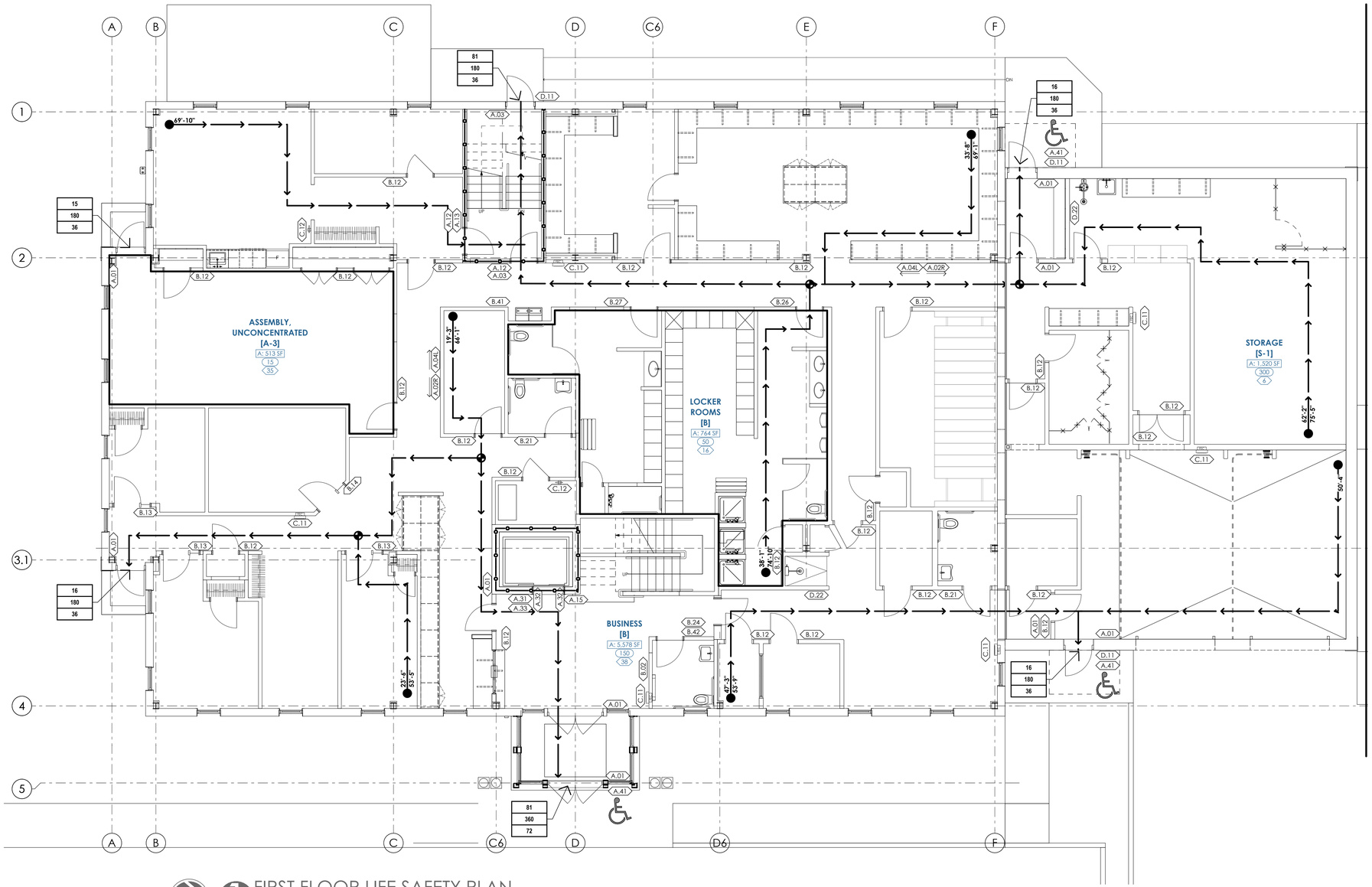
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
CODE SUMMARY

A-002



1 FIRST FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

SIGN TYPE SCHEDULE

APPLICABLE CODES: IBC 2018, IFC 2018, ICC A117.1 - 2017, ADA 2010, OSHA STD. 1910

SIGN TYPE ID	SIGN DESCRIPTION	CODE REFERENCE	TACTILE TEXT & BRAILLE	PICTOGRAMS
A - LIFE SAFETY & EGRESS				
A.01	ACCESSIBLE EXIT	IFC 1013.4	YES	ISA
A.02L	ACC. EXIT ACCESS, DIRECTIONAL, LEFT	IFC 1013.5	YES	ISA, LEFT ARROW
A.02R	ACC. EXIT ACCESS, DIRECTIONAL, RIGHT	IFC 1013.6	YES	ISA, RIGHT ARROW
A.02B	ACC. EXIT ACCESS, DIRECTIONAL, BOTH	IFC 1013.7	YES	ISA, R/L ARROW
A.03	NON-ACCESSIBLE EXIT	IFC 1009.10	YES	NON-ISA
A.04L	NON-ACC. EXIT, DIRECTIONAL, LEFT	IFC 1009.10	YES	NON-ISA, LEFT ARROW
A.04R	NON-ACC. EXIT, DIRECTIONAL, RIGHT	IFC 1009.10	YES	NON-ISA, RIGHT ARROW
A.04B	NON-ACC. EXIT, DIRECTIONAL, BOTH	IFC 1009.10	YES	NON-ISA
A.05	NOT AN EXIT		YES	
A.06	DELAYED EMERGENCY EXIT	IBC 1010.1.9.8.1.6	NO	
A.07	FLOOR-LEVEL EXIT SIGN (R-10CC.)	IFC 1013.2	NO	
A.11	STAIR		YES	STAIR
A.12	EGRESS/EXIT STAIR	IFC 1013.4	YES	STAIR w/FIGURE
A.13	EGRESS/EXIT STAIR w/ ID & LEVEL INFORMATION	IFC 1013.4	YES	STAIR @ EGRESS LEVEL
A.14L	EGRESS/EXIT STAIR, DIRECTIONAL, LEFT	IFC 1013.4	YES	STAIR, LEFT ARROW
A.14R	EGRESS/EXIT STAIR, DIRECTIONAL, RIGHT	IFC 1013.4	YES	STAIR, RIGHT ARROW
A.15	STAIR ID & LEVEL w/ ADDITIONAL INFO	IFC 1023.9	YES	STAIR @ EGRESS LEVEL
A.21	AREA OF REFUGE	IFC 1009.6	YES	ISA
A.22L	AREA OF REFUGE, DIRECTIONAL, LEFT	IFC 1009.6	YES	ISA, LEFT ARROW
A.22R	AREA OF REFUGE, DIRECTIONAL, RIGHT	IFC 1009.6	YES	ISA, RIGHT ARROW
A.23	AREA OF REFUGE, INSTRUCTIONS	IFC 1009.11	NO	
A.24	EXTERIOR AREA FOR ASSD RESCUE	IFC 1009.7	YES	YES
A.25	RESCUE ASSISTANCE INSTRUCTIONS	IFC 1009.11	NO	
A.31	ELEVATOR		YES	ELEVATOR
A.32	ELEVATOR FLOOR LEVEL (JAMB-MOUNTED)		YES	STAIR @ EGRESS LEVEL
A.33	IN CASE OF FIRE, DO NOT USE ELEVATOR	IBC 3002.3	YES	FIG. ON STAIR, FLAME
A.41	ACCESSIBLE ENTRANCE	IBC 1111.1	NO	ISA
A.42L	ACC. ENTRANCE, DIRECTIONAL, LEFT	IBC 1111.2	NO	ISA, LEFT ARROW
A.42R	ACC. ENTRANCE, DIRECTIONAL, RIGHT	IBC 1111.2	NO	ISA, RIGHT ARROW
A.43	ACC. ENTRANCE DIRECTIONS	IBC 1111.2	NO	ISA
B - BUILDING INFORMATION AND WAYFINDING				
B.01	PREMISE IDENTIFICATION	IFC 505.1	NO	
B.02	BUILDING DIRECTORY		NO	
B.03	FLOOR DIRECTORY		NO	
B.04	FLOOR DIRECTORY, DIRECTIONAL		NO	
B.05	FLOOR PLAN/EVACUATION PLAN	IFC 404.2	NO	
B.06	OCCUPANT LOAD	IBC 1004.3	NO	
B.11	ROOM IDENTIFICATION - ID	ICC A117.1	YES	
B.12	ROOM IDENTIFICATION - ID & NAME	ICC A117.1	YES	
B.13	ROOM IDENTIFICTION - ID & 1XSTRIPINSERT	ICC A117.1	YES	
B.14	ROOM IDENTIFICATION - ID & 2XSTRIPINSERT	ICC A117.1	YES	
B.15	ROOM IDENTIFICATION - ID & 3XSTRIPINSERT	ICC A117.1	YES	
B.16	ROOM IDENTIFICATION - ID & 4XSTRIPINSERT	ICC A117.1	YES	
B.17	ROOM IDENTIFICATION - ID & FULL PAGE INSERT	ICC A117.1	YES	
B.21	ACCESSIBLE TOILET ROOM, UNISEX	IBC 2902.4	YES	ISA, M, F
B.22	ACCESSIBLE TOILET ROOM, MEN	IBC 2902.4	YES	ISA, M
B.23	ACCESSIBLE TOILET ROOM, WOMEN	IBC 2902.4	YES	ISA, W
B.24	ACCESSIBLE FAMILY TOILET ROOM	IBC 2902.4	YES	ISA, M/F w/ CHILD, BABY
B.25	ACC. TOILET ROOM w/SHOWER	IBC 2902.4	YES	ISA, M, F, SHOWER
B.26	ACCESSIBLE LOCKER ROOM, MEN	IBC 2902.4	YES	ISA, M
B.27	ACCESSIBLE LOCKER ROOM, WOMEN	IBC 2902.4	YES	ISA, W
B.31	NON-ACC. TOILET ROOM w/SHOWER	IBC 2902.4	YES	M, F
B.32	NON-ACC. TOILET ROOM, UNISEX	IBC 2902.4	YES	M
B.33	NON-ACC. TOILET ROOM, MEN	IBC 2902.4	YES	F
B.34	DIRECTIONS TO ACC. TOILET ROOM	IBC 2902.4.1	YES	
B.41	DRINKING FOUNTAIN		YES	DRINKING FOUNTAIN
B.42	BABY CHANGING STATION		YES	BABY CHANGING
C - FIRE SAFETY				
C.01	FIRE DOOR - KEEP CLOSED	IFC 705.2.2	NO	
C.02	FIRE DOOR - DO NOT BLOCK	IFC 705.2.2	NO	
C.11	FIRE EQUIPMENT CABINET	IFC 905.7	NO	
C.12	FIRE EXTINGUISHER LOCATION	IFC 906.6	NO	
C.21	AUTOMATIC SPRINKLERS	IFC 912.5	NO	
C.22	STANDPIPE(S)	IFC 912.5	NO	
C.23	TEST CONNECTION	IFC 912.5	NO	
C.31	RATED BARRIER	IBC 703.7	NO	
D - MISCELLANEOUS / SITE SIGNAGE				
D.01	INTERNATIONAL SYMBOL OF ACCESSIBILITY	ICC A117.1	NO	ISA
D.02	INTERN'L SYMBOL OF ACCESS FOR HEARING LOSS	ICC A117.1	NO	ISD
D.03	INTERNATL SYMBOL OF TTY	ICC A117.1	NO	ISTTY
D.11	NO SMOKING	IFC 310.3	NO	NO SMOKING
D.12	NO SMOKING BEYOND THIS POINT	IFC 310.3	NO	NO SMOKING
D.21	EMERGENCY EYE WASH		NO	EYEWASH
D.22	EMERGENCY SHOWER/EYEWASH		NO	EYEWASH/SHOWER
D.23	HAZARD IDENTIFICATION		NO	AS APPLICABLE
D.31	ACCESSIBLE PARKING	ICC A117.1	NO	ISA
D.32	ACCESSIBLE VAN PARKING	ICC A117.1	NO	ISA

GENERAL SIGNAGE NOTES

1. ALL SIGNS SHALL FOLLOW THE REQUIREMENTS SET FORTH IN THE REFERENCED CODES AND SECTIONS.
2. ALL ACCESSIBLE SIGNAGE TEXT, COLORS, PICTOGRAMS/SYMBOLS, AND BRAILLE SHALL CONFORM TO THE REQUIREMENTS OF THE 2017 ICC A117.1.
3. GENERAL CONTRACTOR SHALL VERIFY ALL SIGNAGE QUANTITIES AND LOCATIONS.
4. REFER TO THE LIFE SAFETY AND/OR SIGNAGE PLANS FOR SIGN LOCATIONS.
5. GENERAL CONTRACTOR SHALL VERIFY/CONFIRM FINAL LOCATIONS OF ALL SIGNS PER CODE REQUIREMENTS AND THE AUTHORITY HAVING JURISDICTION.
6. SIGNAGE FOR RATED BARRIERS SHALL BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL OR PARTITION, AND SPACED AT INTERVALS NOT EXCEEDING 30 FEET ALONG THE LENGTH OF THE WALL OR PARTITION. THE LETTERING SHALL NOT BE LESS THAN 3" IN HEIGHT WITH A MINIMUM OF 3/8-INCH STROKE IN A CONTRASTING COLOR.
7. ALL SIGNAGE INDICATED FOR INSTALLATION ON GLAZED SURFACES TO BE PROVIDED WITH MATCHING BACK PLATE TO BE INSTALLED ON OPPOSITE SIDE OF GLAZING.
8. ALL TEXT SHALL COMPLY WITH VISUAL CHARACTER REQUIREMENTS OF ICC A117.1 UNLESS EXEMPTED.
9. EXIT SIGNS LOCATED IN EXIT ACCESS CORRIDORS OR EXIT PASSAGEWAYS SHALL BE INSTALLED NO FURTHER THAN 100' FROM NEAREST VISIBLE EXIT SIGN.
10. PICTOGRAMS AND NON-PERMANENT ROOM IDENTIFICATION TEXT ARE NOT REQUIRED TO BE RAISED/TACTILE. ROOM IDs/NUMBERS AND PERMANENT ROOM INFORMATION TEXT SHALL ALWAYS BE RAISED/TACTILE.

GENERAL LIFE SAFETY NOTES

1. ALL RATED CONSTRUCTION TO RECEIVE MARKINGS / IDENTIFICATIONS IN CONCEALED AREAS PER IBC 703.7.
2. NEW DOOR OPENINGS AND WALL ASSEMBLY FIRE-RESISTANCE RATINGS SHOWN ON PLANS REFLECT ONLY CODE MINIMUMS PER IBC 2018 CH. 7 AND OTHER REFERENCED SECTIONS. EXISTING CONSTRUCTION MAY EXCEED THESE MINIMUMS. EXISTING DOOR RATINGS SHOWN ARE PER FIELD-OBSERVED CONDITIONS AND, IN ALL CASES, MEET OR EXCEED CODE MINIMUMS.
3. GENERAL CONTRACTORS SHALL VERIFY CONTINUITY AND COMPLETENESS OF EXISTING CONSTRUCTION INDICATED AS FIRE-RESISTANCE RATED, AND NOTIFY ARCHITECT OF ANY DISCREPANCY OR DISRUPTION TO PROTECT ENVELOPE.
4. SEE LIGHTING PLAN FOR ILLUMINATED EXIT SIGNS AND EMERGENCY LIGHTING.

LIFE SAFETY LEGEND

EGRESS INFORMATION

- COMMON PATH OF TRAVEL DISTANCE
- PRIMARY EGRESS PATH
- POINT OF ACCESS TO MULTIPLE EXITS
- EXIT ACCESS TRAVEL DISTANCE
- SECONDARY EGRESS PATH
- ROOM OR OCCUPANCY NAME
- OCCUPANCY GROUP (IBC CH. 3)
- OCCUPANCY AREA
- AREA (sf) PER OCCUPANT (IBC CH. 10)
- CALCULATED OCCUPANCY LOAD
- SCHEDULED EGRESS LOAD AT OCCUPANCY AREA EXIT ACCESS
- ACCESSIBLE ROUTE / EGRESS OR AREA OF REFUGE
- REQUIRED MINIMUM MANEUVERING SPACE
- FIRE EXTINGUISHER CABINET 2-A MINIMUM
- SURFACE MOUNTED FIRE EXTINGUISHER 2-A MINIMUM
- AGGREGATE EGRESS LOAD AT EXIT
- ALLOWABLE EGRESS LOAD
- CLEAR EGRESS WIDTH

ASSEMBLY FIRE RESISTANCE RATINGS

- SMOKE PARTITION
- 30 MIN. FIRE-RATED
- 60 MIN. FIRE-RATED
- 120 MIN. FIRE-RATED

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

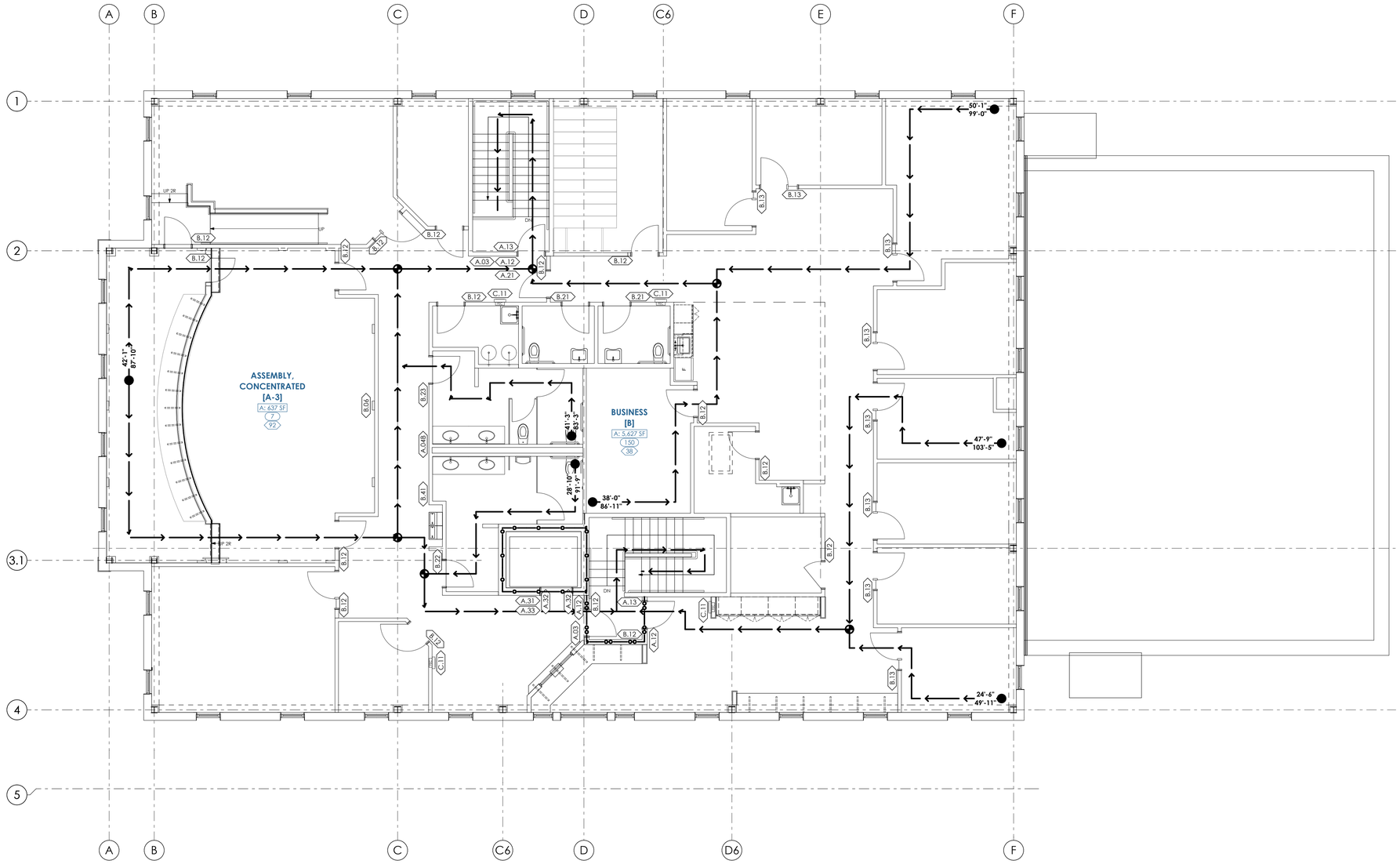
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FIRST FLOOR LIFE SAFETY PLANS

A-003



SECOND FLOOR LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

SIGN TYPE SCHEDULE

APPLICABLE CODES: IBC 2018, IFC 2018, ICC A117.1 - 2017, ADA 2010, OSHA STD. 1910

SIGN TYPE ID	SIGN DESCRIPTION	CODE REFERENCE	TACTILE TEXT & BRAILLE	PICTOGRAMS
A - LIFE SAFETY & EGRESS				
A.01	ACCESSIBLE EXIT	IFC 1013.4	YES	ISA
A.02L	ACC. EXIT ACCESS, DIRECTIONAL, LEFT	IFC 1013.5	YES	ISA, LEFT ARROW
A.02R	ACC. EXIT ACCESS, DIRECTIONAL, RIGHT	IFC 1013.6	YES	ISA, RIGHT ARROW
A.02B	ACC. EXIT ACCESS, DIRECTIONAL, BOTH	IFC 1013.7	YES	ISA, R/L ARROW
A.03	NON-ACCESSIBLE EXIT	IFC 1009.10	YES	NON-ISA
A.04L	NON-ACC. EXIT, DIRECTIONAL, LEFT	IFC 1009.10	YES	NON-ISA, LEFT ARROW
A.04R	NON-ACC. EXIT, DIRECTIONAL, RIGHT	IFC 1009.10	YES	NON-ISA, RIGHT ARROW
A.04B	NON-ACC. EXIT, DIRECTIONAL, BOTH	IFC 1009.10	YES	NON-ISA
A.05	NOT AN EXIT		YES	
A.06	DELAYED EMERGENCY EXIT	IBC 1010.1.9.8.1.6	NO	
A.07	FLOOR-LEVEL EXIT SIGN (R-10CC.)	IFC 1013.2	NO	
A.11	STAIR		YES	STAIR
A.12	EGRESS/EXIT STAIR	IFC 1013.4	YES	STAIRw/FIGURE
A.13	EGRESS/EXIT STAIR w/ ID & LEVEL INFORMATION	IFC 1013.4	YES	STAIR @ EGRESS LEVEL
A.14L	EGRESS/EXIT STAIR, DIRECTIONAL, LEFT	IFC 1013.4	YES	STAIR, LEFT ARROW
A.14R	EGRESS/EXIT STAIR, DIRECTIONAL, RIGHT	IFC 1013.4	YES	STAIR, RIGHT ARROW
A.15	STAIR ID & LEVEL w/ ADDITIONAL INFO	IFC 1023.9	YES	STAIR @ EGRESS LEVEL
A.21	AREA OF REFUGE	IFC 1009.6	YES	ISA
A.22L	AREA OF REFUGE, DIRECTIONAL, LEFT	IFC 1009.6	YES	ISA, LEFT ARROW
A.22R	AREA OF REFUGE, DIRECTIONAL, RIGHT	IFC 1009.6	YES	ISA, RIGHT ARROW
A.23	AREA OF REFUGE, INSTRUCTIONS	IFC 1009.11	NO	
A.24	EXTERIOR AREA FOR ASSTD RESCUE	IFC 1009.7	YES	YES
A.25	RESCUE ASSISTANCE INSTRUCTIONS	IFC 1009.11	NO	
A.31	ELEVATOR		YES	ELEVATOR
A.32	ELEVATOR FLOOR LEVEL (JAMB-MOUNTED)		YES	STAIR @ EGRESS LEVEL
A.33	IN CASE OF FIRE, DO NOT USE ELEVATOR	IBC 3002.3	YES	FIG. ON STAIR, FLAME
A.41	ACCESSIBLE ENTRANCE	IBC 1111.1	NO	ISA
A.42L	ACC. ENTRANCE, DIRECTIONAL, LEFT	IBC 1111.2	NO	ISA, LEFT ARROW
A.42R	ACC. ENTRANCE, DIRECTIONAL, RIGHT	IBC 1111.2	NO	ISA, RIGHT ARROW
A.43	ACC. ENTRANCE DIRECTIONS	IBC 1111.2	NO	ISA
B - BUILDING INFORMATION AND WAYFINDING				
B.01	PREMISE IDENTIFICATION	IFC 505.1	NO	
B.02	BUILDING DIRECTORY		NO	
B.03	FLOOR DIRECTORY		NO	
B.04	FLOOR DIRECTORY, DIRECTIONAL		NO	
B.05	FLOOR PLAN/EVACUATION PLAN	IFC 404.2	NO	
B.06	OCCUPANT LOAD	IBC 1004.3	NO	
B.11	ROOM IDENTIFICATION - ID	ICC A117.1	YES	
B.12	ROOM IDENTIFICATION - ID & NAME	ICC A117.1	YES	
B.13	ROOM IDENTIFICTION - ID & 1XSTRIPINSERT	ICC A117.1	YES	
B.14	ROOM IDENTIFICATION - ID & 2XSTRIPINSERT	ICC A117.1	YES	
B.15	ROOM IDENTIFICATION - ID & 3XSTRIPINSERT	ICC A117.1	YES	
B.16	ROOM IDENTIFICATION - ID & 4XSTRIPINSERT	ICC A117.1	YES	
B.17	ROOM IDENTIFICATION - ID & FULL PAGE INSERT	ICC A117.1	YES	
B.21	ACCESSIBLE TOILET ROOM, UNISEX	IBC 2902.4	YES	ISA, M, F
B.22	ACCESSIBLE TOILET ROOM, MEN	IBC 2902.4	YES	ISA, M
B.23	ACCESSIBLE TOILET ROOM, WOMEN	IBC 2902.4	YES	ISA, W
B.24	ACCESSIBLE FAMILY TOILET ROOM	IBC 2902.4	YES	ISA, M/F w/ CHILD, BABY
B.25	ACC. TOILET ROOM w/SHOWER	IBC 2902.4	YES	ISA, M, F, SHOWER
B.26	ACCESSIBLE LOCKER ROOM, MEN	IBC 2902.4	YES	ISA, M
B.27	ACCESSIBLE LOCKER ROOM, WOMEN	IBC 2902.4	YES	ISA, W
B.31	NON-ACC. TOILET ROOM w/SHOWER	IBC 2902.4	YES	M, F
B.32	NON-ACC. TOILET ROOM, UNISEX	IBC 2902.4	YES	M
B.33	NON-ACC. TOILET ROOM, MEN	IBC 2902.4	YES	F
B.34	DIRECTIONS TO ACC. TOILET ROOM	IBC 2902.4.1	YES	
B.41	DRINKING FOUNTAIN		YES	DRINKING FOUNTAIN
B.42	BABY CHANGING STATION		YES	BABY CHANGING
C - FIRE SAFETY				
C.01	FIRE DOOR - KEEP CLOSED	IFC 705.2.2	NO	
C.02	FIRE DOOR - DO NOT BLOCK	IFC 705.2.2	NO	
C.11	FIRE EQUIPMENT CABINET	IFC 905.7	NO	
C.12	FIRE EXTINGUISHER LOCATION	IFC 906.6	NO	
C.21	AUTOMATIC SPRINKLERS	IFC 912.5	NO	
C.22	STANDPIPE(S)	IFC 912.5	NO	
C.23	TEST CONNECTION	IFC 912.5	NO	
C.31	RATED BARRIER	IBC 703.7	NO	
D - MISCELLANEOUS / SITE SIGNAGE				
D.01	INTERNATIONAL SYMBOL OF ACCESSIBILITY	ICC A117.1	NO	ISA
D.02	INTERN'L SYMBOL OF ACCESS FOR HEARING LOSS	ICC A117.1	NO	ISD
D.03	INTERNATL SYMBOL OF TTY	ICC A117.1	NO	ISTTY
D.11	NO SMOKING	IFC 310.3	NO	NO SMOKING
D.12	NO SMOKING BEYOND THIS POINT	IFC 310.3	NO	NO SMOKING
D.21	EMERGENCY EYE WASH		NO	EYEWASH
D.22	EMERGENCY SHOWER/EYEWASH		NO	EYEWASH/SHOWER
D.23	HAZARD IDENTIFICATION		NO	AS APPLICABLE
D.31	ACCESSIBLE PARKING	ICC A117.1	NO	ISA
D.32	ACCESSIBLE VAN PARKING	ICC A117.1	NO	ISA

LIFE SAFETY LEGEND

EGRESS INFORMATION

- COMMON PATH OF TRAVEL DISTANCE
- PRIMARY EGRESS PATH
- POINT OF ACCESS TO MULTIPLE EXITS
- EXIT ACCESS TRAVEL DISTANCE
- SECONDARY EGRESS PATH
- ROOM OR OCCUPANCY NAME
- OCCUPANCY GROUP (IBC CH. 3)
- OCCUPANCY AREA
- AREA (sf) PER OCCUPANT (IBC CH. 10)
- CALCULATED OCCUPANCY LOAD
- SCHEDULED EGRESS LOAD AT OCCUPANCY AREA EXIT ACCESS
- ACCESSIBLE ROUTE / EGRESS OR AREA OF REFUGE
- REQUIRED MINIMUM MANEUVERING SPACE
- FIRE EXTINGUISHER CABINET 2-A MINIMUM
- SURFACE MOUNTED FIRE EXTINGUISHER 2-A MINIMUM
- AGGREGATE EGRESS LOAD AT EXIT
- ALLOWABLE EGRESS LOAD
- CLEAR EGRESS WIDTH

ASSEMBLY FIRE RESISTANCE RATINGS

- SMOKE PARTITION
- 30 MIN. FIRE-RATED
- 60 MIN. FIRE-RATED

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SECOND FLOOR LIFE SAFETY PLAN

A-004

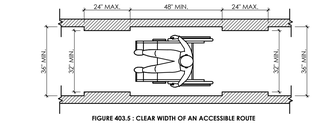


FIGURE 403.5 : CLEAR WIDTH OF AN ACCESSIBLE ROUTE

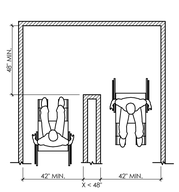


FIGURE 403.5.1(a) : CLEAR WIDTH AT 180° TURN

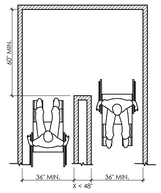


FIGURE 403.5.1(b) : CLEAR WIDTH AT 180° TURN (EXCEPTION)

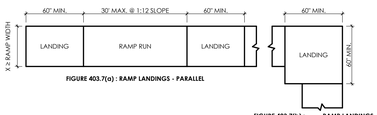


FIGURE 403.7(a) : RAMP LANDINGS - PARALLEL

FIGURE 403.7(b) : RAMP LANDINGS 90 DEGREE TURN

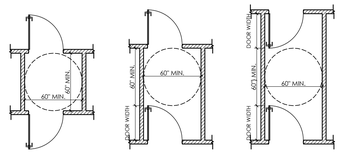


FIGURE 404.2.5(a) : TWO DOORS IN A SERIES

FIGURE 404.2.5(b) : TWO DOORS IN A SERIES

FIGURE 404.2.5(c) : TWO DOORS IN A SERIES

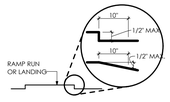


FIGURE 405.9 : EDGE PROTECTION EXCEPTION LIMITED DROP OFF

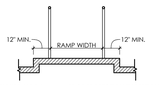


FIGURE 405.9.1 : EDGE PROTECTION EXCEPTION EXTENDED FLOOR SURFACE

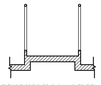


FIGURE 405.9.2(a): RAMP EDGE PROTECTION - CURB

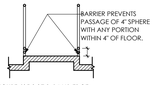
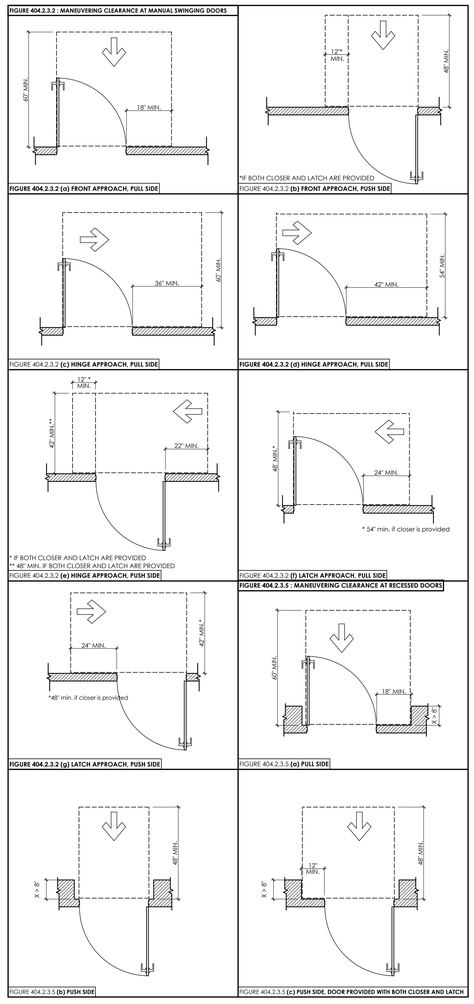


FIGURE 405.9.2(b): RAMP EDGE PROTECTION - BARRIER



1 ACCESSIBLE ROUTE DETAILS
SCALE: 3/8" = 1'-0"

2 ACCESSIBLE DOOR CLEARANCES
SCALE: 3/8" = 1'-0"

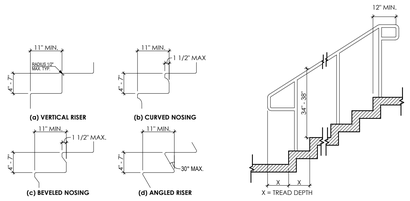


FIGURE 504.2: TREADS AND RISERS FOR ACCESSIBLE STAIRWAYS
FIGURE 504.5: STAIR NOSINGS

FIGURE 505.4(a): STAIR HANDRAIL HEIGHT
FIGURE 505.10.2: TOP HANDRAIL EXTENSIONS AT STAIRS
FIGURE 510.10.3: BOTTOM HANDRAIL EXTENSIONS AT STAIRS

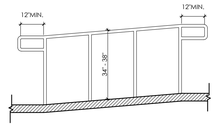


FIGURE 505.4(b): RAMP HANDRAIL HEIGHT
FIGURE 505.10.1: TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMPS

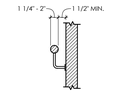


FIGURE 505.5: FIGURE 505.7(a): HANDRAIL CLEARANCE CIRCULAR HANDRAIL CROSS SECTION

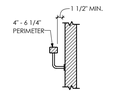


FIGURE 505.5: FIGURE 505.7(b): HANDRAIL CLEARANCE NONCIRCULAR HANDRAIL CROSS SECTION

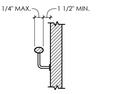


FIGURE 505.5: FIGURE 505.7(c): HANDRAIL CLEARANCE NONCIRCULAR HANDRAIL CROSS SECTION

3 ACCESSIBLE STAIR AND RAMP DETAILS
SCALE: 3/8" = 1'-0"



FIGURE 304.3(a) : CIRCULAR SPACE

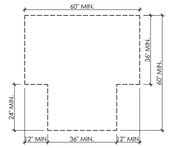


FIGURE 304.3(b) : T-SHAPED SPACE

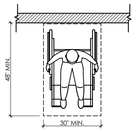


FIGURE 305.5(a) : FORWARD APPROACH

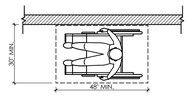


FIGURE 305.5(b) : PARALLEL APPROACH

4 ACCESSIBLE TURNIING RADIUS AND APPROACHES
SCALE: 3/8" = 1'-0"

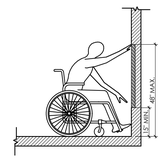


FIGURE 308.2.1 : UNOBSTRUCTED FORWARD REACH

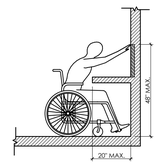


FIGURE 308.2.2(a) : OBSTRUCTED HIGH FORWARD REACH

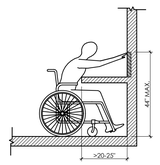
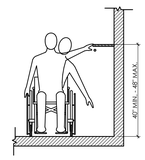


FIGURE 308.2.2(b) : OBSTRUCTED HIGH FORWARD REACH



DERIV. FIG. 308.3.1 : SHELF & HANGER ROD

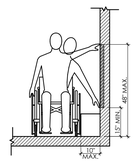


FIGURE 308.3.1 : UNOBSTRUCTED SIDE REACH

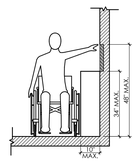


FIGURE 308.3.2(a) : OBSTRUCTED HIGH SIDE REACH

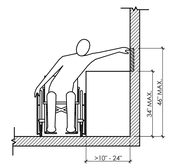


FIGURE 308.3.2(b) : OBSTRUCTED HIGH SIDE REACH

5 ACCESSIBLE REACH RANGES
SCALE: 3/8" = 1'-0"

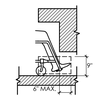


FIGURE 306.2(a) : TOE CLEARANCE ELEVATION

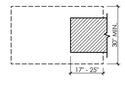


FIGURE 306.2(b) : TOE CLEARANCE PLAN

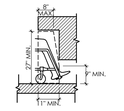


FIGURE 306.3(a) : KNEE CLEARANCE ELEVATION

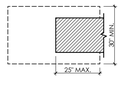


FIGURE 306.2(b) : KNEE CLEARANCE PLAN

6 ACCESSIBLE TOE AND KNEE CLEARENCES
SCALE: 3/8" = 1'-0"

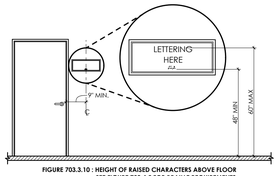


FIGURE 703.3.10 : HEIGHT OF RAISED CHARACTERS ABOVE FLOOR
SEE FIGURE 703.4.5 FOR BRAILLE REQUIREMENTS

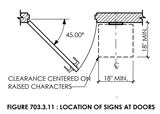


FIGURE 703.3.11 : LOCATION OF SIGNS AT DOORS

7 TYPICAL SIGN MOUNTING DETAILS
SCALE: 3/8" = 1'-0"

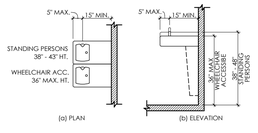
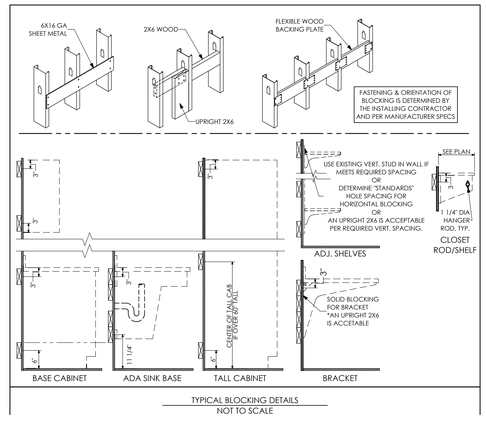


FIGURE 602.5 : DRINKING FOUNTAIN SPOUT LOCATION

8 ACCESSIBLE DRINKING FOUNTAINS
SCALE: 3/8" = 1'-0"



TYPICAL BLOCKING DETAILS
NOT TO SCALE

9 TYPICAL BLOCKING DETAILS
SCALE: 3/8" = 1'-0"

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19464
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
ACCESSIBILITY AND CODE DETAILS

A-005

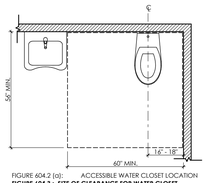


FIGURE 604.2 (a): ACCESSIBLE WATER CLOSET LOCATION
FIGURE 604.3 : SIZE OF CLEARANCE FOR WATER CLOSET

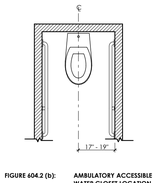


FIGURE 604.2 (b): AMBULATORY ACCESSIBLE WATER CLOSET LOCATION

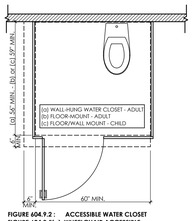


FIGURE 604.9.2 : ACCESSIBLE WATER CLOSET
FIGURE 604.9.5(c): WHEELCHAIR ACCESSIBLE COMPARTMENT TO CLEARANCE

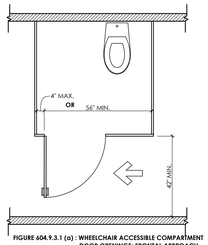


FIGURE 604.9.3.1 (a) : WHEELCHAIR ACCESSIBLE COMPARTMENT DOOR OPENINGS; FRONTAL APPROACH

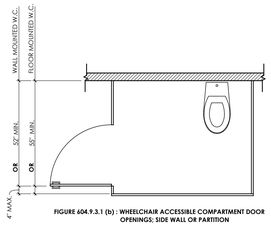


FIGURE 604.9.3.1 (b) : WHEELCHAIR ACCESSIBLE COMPARTMENT DOOR OPENINGS; SIDE WALL OR PARTITION

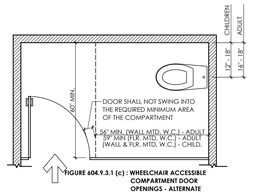


FIGURE 604.9.3.1 (c) : WHEELCHAIR ACCESSIBLE COMPARTMENT DOOR OPENINGS - ALTERNATE

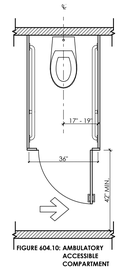


FIGURE 604.10: AMBULATORY ACCESSIBLE COMPARTMENT

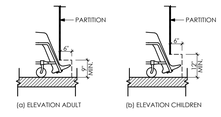


FIGURE 604.9.5 : WHEELCHAIR ACCESSIBLE COMPARTMENT TOE CLEARANCE

1 ACCESSIBLE WATER CLOSETS AND COMPARTMENTS
SCALE: 3/8" = 1'-0"

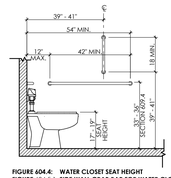


FIGURE 604.4: WATER CLOSET SEAT HEIGHT
FIGURE 604.5.1: **SIDE WALL GRAB BAR FOR WATER CLOSET**

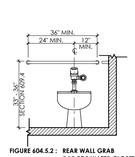


FIGURE 604.5.2 : REAR WALL GRAB BAR FOR WATER CLOSET

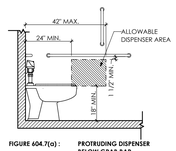


FIGURE 604.7(a) : PROTRUDING DISPENSER BELOW GRAB BAR

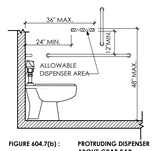


FIGURE 604.7(b) : PROTRUDING DISPENSER ABOVE GRAB BAR

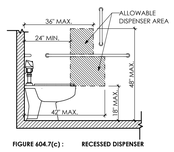


FIGURE 604.7(c) : RECESSED DISPENSER

2 WATER CLOSET GRAB BAR LOCATIONS
SCALE: 3/8" = 1'-0"

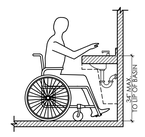


FIGURE 606.3 : HEIGHT OF LAVATORIES AND SINKS

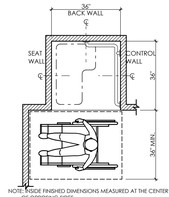


FIGURE 608.2.1 : TRANSFER-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE
FIGURE 608.3.1 : GRAB BARS IN TRANSFER-TYPE SHOWERS

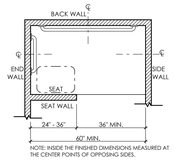


FIGURE 608.2.3 : ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE
FIGURE 608.3.3 : GRAB BARS IN ALTERNATE ROLL-IN TYPE SHOWERS

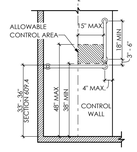


FIGURE 608.4.1 : TRANSFER-TYPE SHOWER CONTROLS AND HANDWASH LOCATION

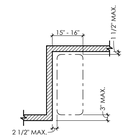


FIGURE 610.3.1 : RECTANGULAR SHOWER COMPARTMENT SEAT

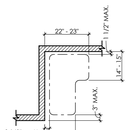
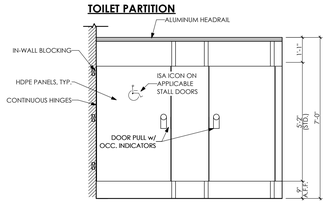


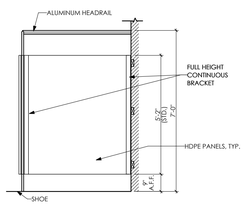
FIGURE 610.3.2 : L-SHAPE SHOWER COMPARTMENT SEAT

3 ACCESSIBLE LAVATORIES
SCALE: 3/8" = 1'-0"

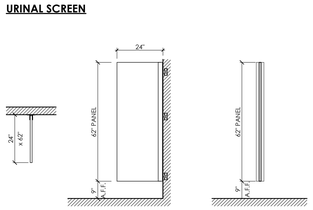
4 ACCESSIBLE SHOWER COMPARTMENTS
SCALE: 3/8" = 1'-0"

TOILET PARTITION





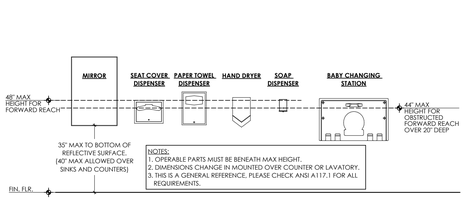
URINAL SCREEN



TOILET PARTITION NOTES:

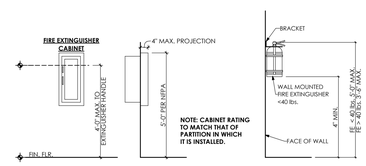
1. PARTITION SYSTEM TO BE FLOOR-MOUNTED, OVERHEAD BRACED, TYPICAL.
2. PARTITION SYSTEM TO BE ZERO SITE-LINE TYPE w/ CONTINUOUS BRACKETS AND SHIPLAP JOINTS.
3. PROVIDE ALL STALL DOORS WITH OCCUPANCY INDICATOR LOCKING HARDWARE.
4. PROVIDE ALL IN-WALL BLOCKING AND COORDINATE LOCATIONS w/ MANUFACTURER.
5. SEE TOILET ROOM PLANS FOR LOCATIONS AND DIMENSIONS.

5 TYPICAL PRIVACY PARTITION DETAIL
SCALE: 3/8" = 1'-0"



TYPICAL MOUNTING HEIGHTS AND UPPER REACH RANGES FOR RESTROOM ACCESSORIES

6 TOILET ROOM ACCESSORY TYPICAL MOUNTING HEIGHTS
SCALE: 3/8" = 1'-0"



7 FIRE EXTINGUISHER MOUNTING HEIGHTS
SCALE: 3/8" = 1'-0"

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

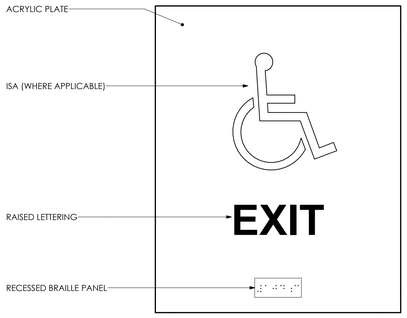
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

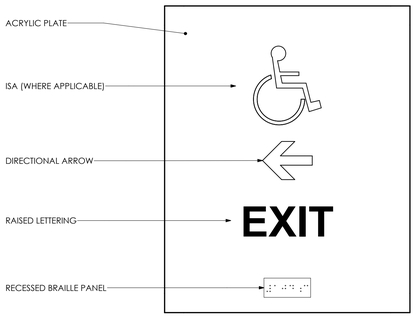
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
ACCESSIBILITY AND CODE DETAILS

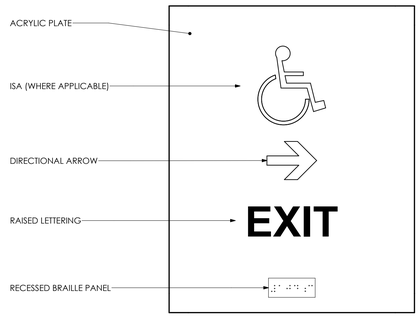
A-006



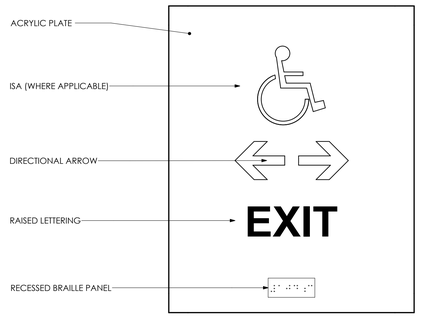
TYPE A.01



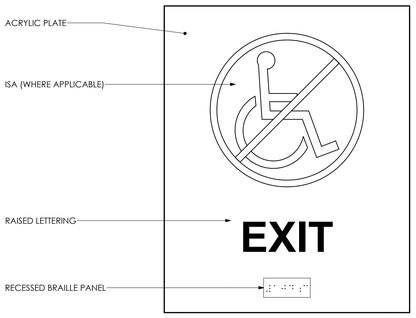
TYPE A.02L



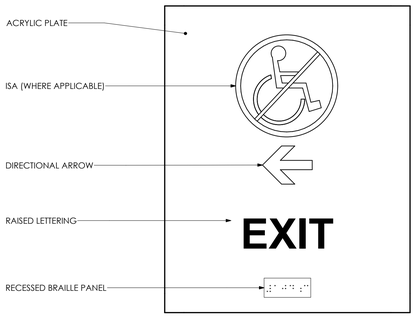
TYPE A.02R



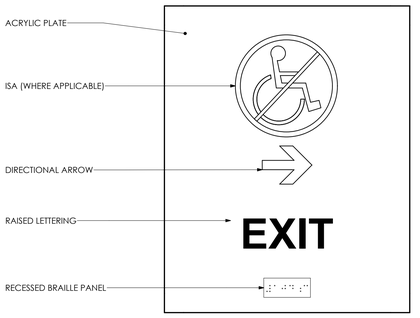
TYPE A.02B



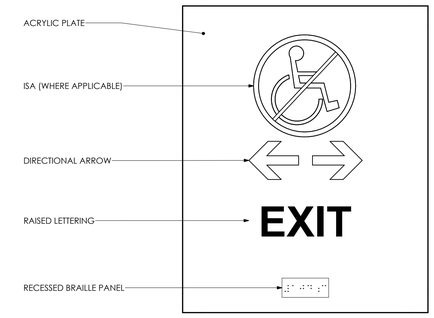
TYPE A.03



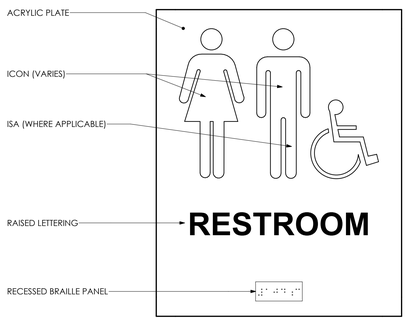
TYPE A.04L



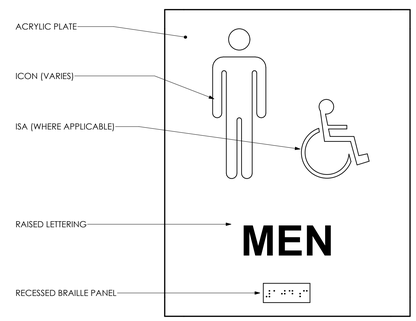
TYPE A.04R



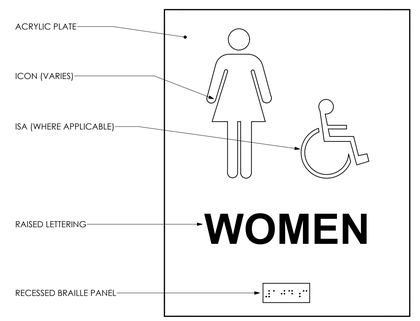
TYPE A.04B



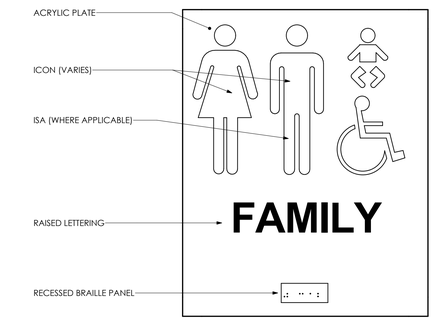
TYPE B.21



TYPE B.22



TYPE B.23



TYPE B.24

SIGNAGE NOTES:

1. SEE SPECIFICATION SECTIONS 101423 PANEL SIGNAGE & 101423.16 ROOM IDENTIFICATION SIGNAGE.
2. COLORS AND FONTS TO BE SELECTED FROM MANUFACTURER'S FULL NON-CUSTOM COLOR SELECTION. SEE SPECIFICATIONS.
3. CHARACTERS AND SYMBOLS TO MEET REQUIREMENTS OF ICC A117.1 AND SHALL BE RAISED.
4. VECTOR-BASED GRAPHIC FOR OWNER'S LOGO (IF SPECIFIED) SHALL BE FURNISHED TO SIGN FABRICATOR. FINAL DESIGN SHALL BE COORDINATED WITH SIGNAGE FABRICATOR.
5. SEE SPECIFICATION 012100 "ALLOWANCES" FOR SIGNAGE TYPES TO BE INCLUDED IN ALLOWANCE.
6. ALL SIGNAGE SHALL BE PLACED IN COMPLIANCE WITH DIRECTION OF AUTHORITY HAVING JURISDICTION AND/OR ICC A117.1
7. SIGN WIDTHS SHALL NOT BE LESS THAN 6 INCHES. SIGN HEIGHT SHALL BE AS REQUIRED TO COMPLY WITH APPLICABLE CODE STANDARDS FOR LETTERING, CHARACTER AND BRAILLE HEIGHTS. FINAL SIZING TO BE APPROVED BY ARCHITECT.

BUILDING DIRECTORY SIGN (TYPE B.02)

A. PROVIDE ALUMINUM-FRAMED DIRECTORY SIGN WITH LOGO/TEXT HEADER (TO BE PROVIDED BY ARCHITECT).
B. PROVIDE UP TO EIGHT REMOVABLE, LASER-ENGRAVED PANELS WITH DEPARTMENT NAMES, DIRECTIONAL INFORMATION AND COORDINATED BRAILLE TEXT.
C. FINAL DESIGN AND COLOR TO BE SELECTED BY ARCHITECT.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

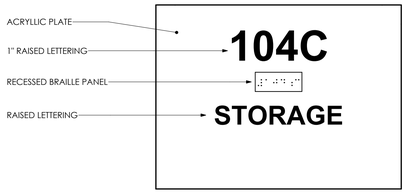
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

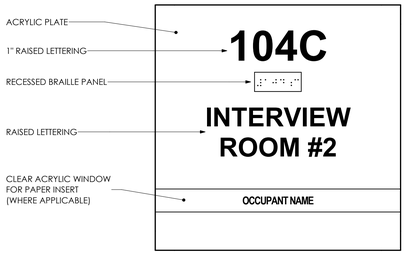
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SIGNAGE DETAILS

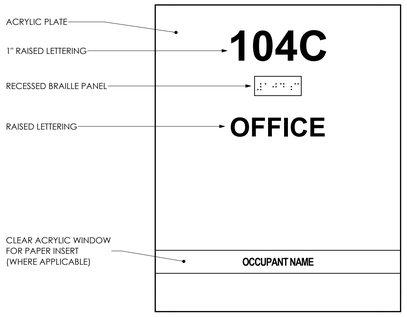
A-007

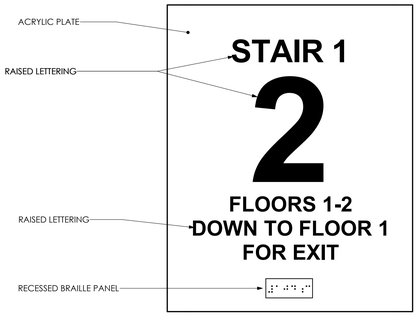


TYPE B.12

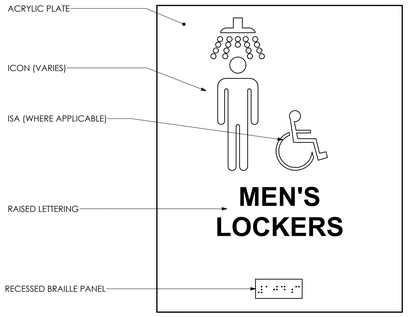


TYPE B.13

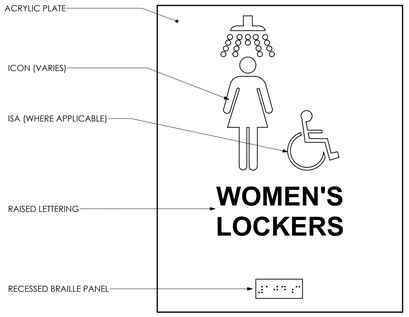




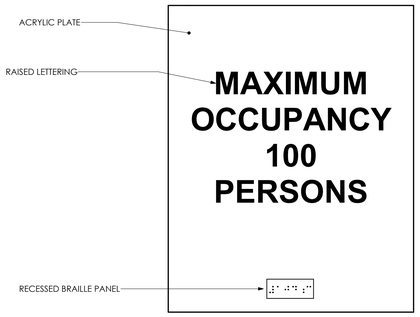
TYPE A.13



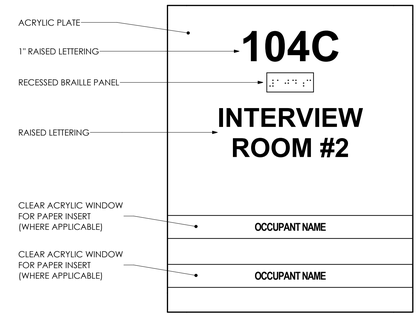
TYPE B.27



TYPE B.26



TYPE A.13

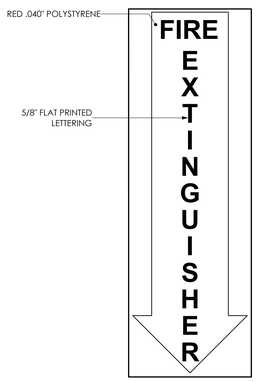


TYPE B.14

BUILDING DIRECTORY

OCCUPANT NAME	FLOOR #
OCCUPANT NAME	FLOOR #
OCCUPANT NAME	FLOOR #
OCCUPANT NAME	FLOOR #
OCCUPANT NAME	FLOOR #
OCCUPANT NAME	FLOOR #
OCCUPANT NAME	FLOOR #
OCCUPANT NAME	FLOOR #

TYPE B.02



TYPE C.12

SIGNAGE NOTES:

1. SEE SPECIFICATION SECTIONS 101423 PANEL SIGNAGE & 101423.16 ROOM IDENTIFICATION SIGNAGE.
2. COLORS AND FONTS TO BE SELECTED FROM MANUFACTURER'S FULL NON-CUSTOM COLOR SELECTION. SEE SPECIFICATIONS.
3. CHARACTERS AND SYMBOLS TO MEET REQUIREMENTS OF ICC A117.1 AND SHALL BE RAISED.
4. VECTOR-BASED GRAPHIC FOR OWNER'S LOGO (IF SPECIFIED) SHALL BE FURNISHED TO SIGN FABRICATOR. FINAL DESIGN SHALL BE COORDINATED WITH SIGNAGE FABRICATOR.
5. SEE SPECIFICATION 012100 "ALLOWANCES" FOR SIGNAGE TYPES TO BE INCLUDED IN ALLOWANCE.
6. ALL SIGNAGE SHALL BE PLACED IN COMPLIANCE WITH DIRECTION OF AUTHORITY HAVING JURISDICTION AND/OR ICC A117.1
7. SIGN WIDTHS SHALL NOT BE LESS THAN 6 INCHES. SIGN HEIGHT SHALL BE AS REQUIRED TO COMPLY WITH APPLICABLE CODE STANDARDS FOR LETTERING, CHARACTER AND BRAILLE HEIGHTS. FINAL SIZING TO BE APPROVED BY ARCHITECT.

BUILDING DIRECTORY SIGN (TYPE B.02)

A. PROVIDE ALUMINUM-FRAMED DIRECTORY SIGN WITH LOGO/TEXT HEADER (TO BE PROVIDED BY ARCHITECT).
B. PROVIDE UP TO EIGHT REMOVABLE, LASER-ENGRAVED PANELS WITH DEPARTMENT NAMES, DIRECTIONAL INFORMATION AND COORDINATED BRAILLE TEXT.
C. FINAL DESIGN AND COLOR TO BE SELECTED BY ARCHITECT.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

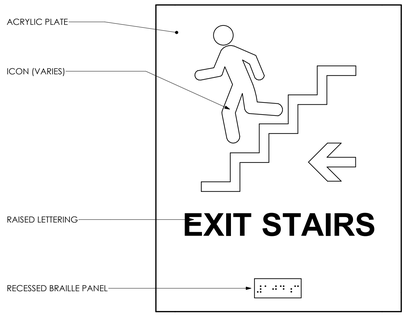
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

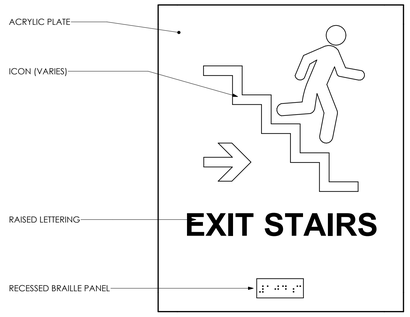
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SIGNAGE DETAILS

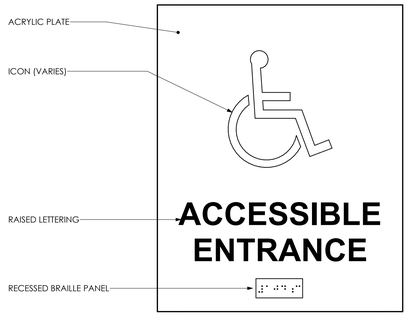
A-008



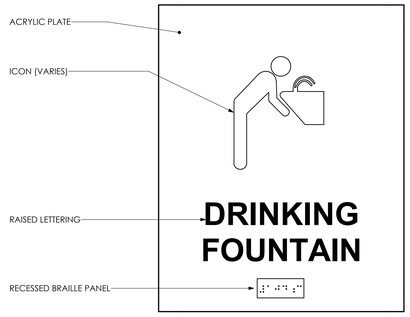
TYPE A.14L



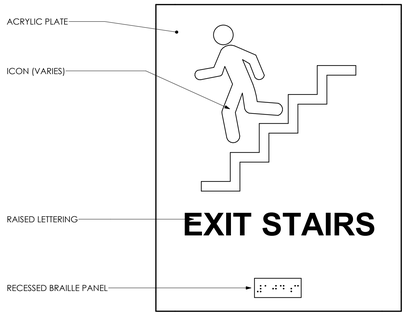
TYPE A.14R



TYPE A.41



TYPE B.41



TYPE A.12

SIGNAGE NOTES:

1. SEE SPECIFICATION SECTIONS 101423 PANEL SIGNAGE & 101423.16 ROOM IDENTIFICATION SIGNAGE.
2. COLORS AND FONTS TO BE SELECTED FROM MANUFACTURER'S FULL NON-CUSTOM COLOR SELECTION. SEE SPECIFICATIONS.
3. CHARACTERS AND SYMBOLS TO MEET REQUIREMENTS OF ICC A117.1 AND SHALL BE RAISED.
4. VECTOR-BASED GRAPHIC FOR OWNER'S LOGO (IF SPECIFIED) SHALL BE FURNISHED TO SIGN FABRICATOR. FINAL DESIGN SHALL BE COORDINATED WITH SIGNAGE FABRICATOR.
5. SEE SPECIFICATION 012100 "ALLOWANCES" FOR SIGNAGE TYPES TO BE INCLUDED IN ALLOWANCE.
6. ALL SIGNAGE SHALL BE PLACED IN COMPLIANCE WITH DIRECTION OF AUTHORITY HAVING JURISDICTION AND/OR ICC A117.1
7. SIGN WIDTHS SHALL NOT BE LESS THAN 6 INCHES. SIGN HEIGHT SHALL BE AS REQUIRED TO COMPLY WITH APPLICABLE CODE STANDARDS FOR LETTERING, CHARACTER AND BRAILLE HEIGHTS. FINAL SIZING TO BE APPROVED BY ARCHITECT.

BUILDING DIRECTORY SIGN (TYPE B.02)

A. PROVIDE ALUMINUM-FRAMED DIRECTORY SIGN WITH LOGO/TEXT HEADER (TO BE PROVIDED BY ARCHITECT).
B. PROVIDE UP TO EIGHT REMOVABLE, LASER-ENGRAVED PANELS WITH DEPARTMENT NAMES, DIRECTIONAL INFORMATION AND COORDINATED BRAILLE TEXT.
C. FINAL DESIGN AND COLOR TO BE SELECTED BY ARCHITECT.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SIGNAGE DETAILS

A-009

LEGEND:

- S — EXISTING SANITARY SEWER & MANHOLE
- SL — SL — EXISTING SANITARY LATERAL
- SDA — EXISTING STORM SEWER & CATCH BASIN
- W — EXISTING WATER LINE & VALVE
- WS — EXISTING WATER SERVICE
- E — EXISTING UNDERGROUND ELECTRIC
- OHW — EXISTING OVERHEAD WIRE
- EXISTING LIGHTING FEATURES
- UP — EXISTING UTILITY POLE
- DC — EXISTING CURB AND DEPRESSED CURB
- EXISTING SIGNS
- EXISTING TREE LINE
- PROPOSED CURB
- C.R. / P.R. — PROPOSED CURB RAMP WITH DETECTABLE WARNING SURFACES
- PROPOSED PAVED AREA
- PROPOSED PAVED AREA
- PROPOSED CONCRETE AREA
- PROPOSED SIGNS
- DWS — DETECTABLE WARNING SURFACES

RECORD OWNER & SOURCE OF TITLE:

GRANTEE: LOWER POTTSGROVE TOWNSHIP

GRANTOR: OAK STREET INVESTMENT GRADE NET LEASE

DBV: 6332, PG: 19
DEED DATED: JULY 10, 2023
PIN: 42-00-01450-00-2

SITE ADDRESS:

1963 EAST HIGH STREET
POTTSTOWN, PA 19464

DATUM:

HORIZONTAL: NAD 83 (PA-SOUTH)
VERTICAL: NAVD 88

BENCHMARK: MAG NAIL LOCATED IN PARKING STALL ON NORTHERN SIDE OF E HIGH ST

ELEVATION: 195.81

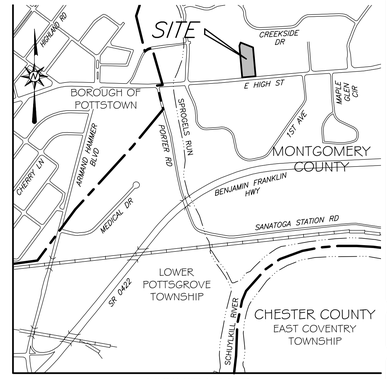
EXISTING USE:

OFFICE BUILDING
SERVED BY PUBLIC SEWER & WATER

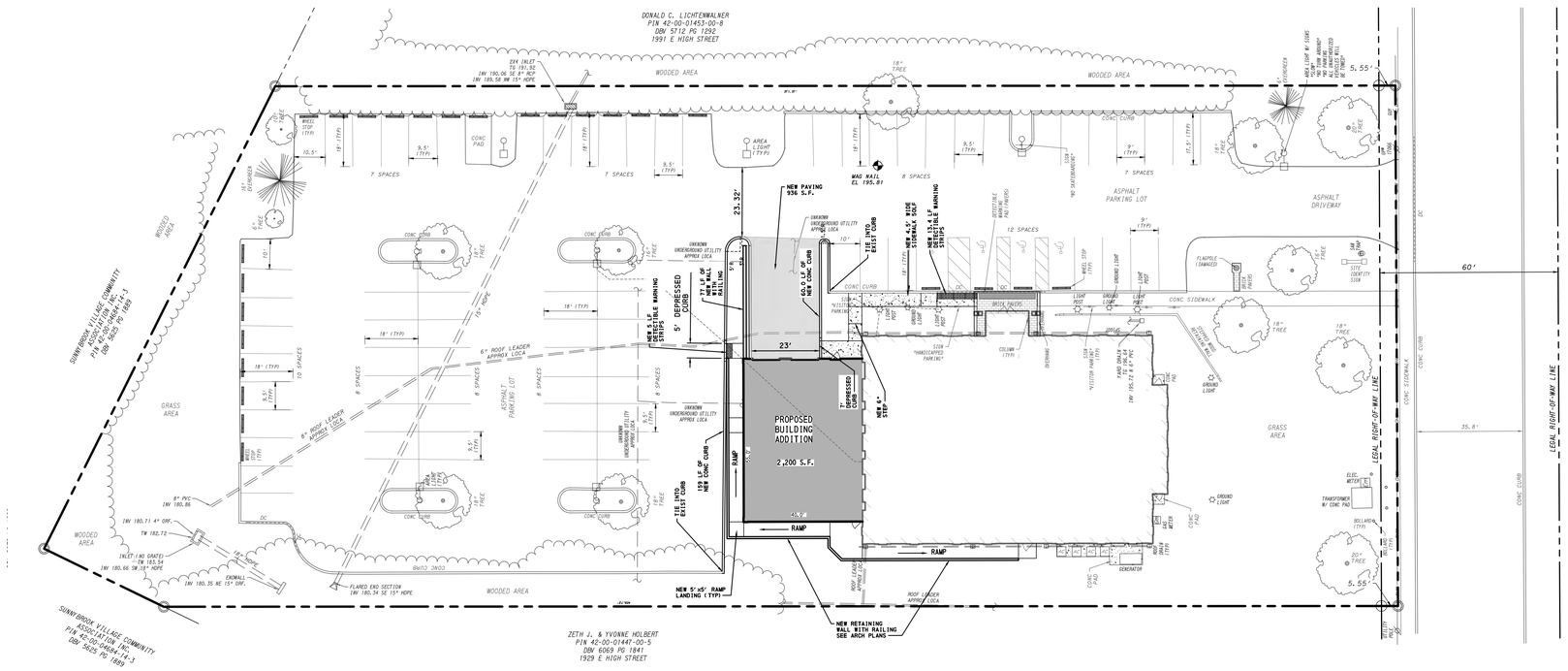
TOTAL AREA = 1.681 ACRES GROSS
1.658 ACRES NET

GENERAL NOTES:

1. LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AS SHOWN HEREON. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS AND ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD AT THE TIME OF THIS SURVEY. AVAILABLE MARK-OUTS AND UTILITY PLANS DO NOT ENSURE UNDERGROUND UTILITY AND STRUCTURE LOCATIONS.
2. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED AND PREPARED BY McCARTHY ENGINEERING ASSOCIATES, INC. ON FEBRUARY 8, 2024.
3. THE BEARINGS ON THIS PLAN ARE FROM STATE PLANE COORDINATES.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND THE PROPERTIES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS NOT SHOWN HEREON.
5. IT IS NOT THE INTENT OF THIS PLAN TO ILLUSTRATE ANY SUBSURFACE CONDITIONS SHOULD THEY EXIST, I.E. BURIED TANKS, SEEPAGE BEDS, ETC.
6. ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 42091C0201G, MONTGOMERY COUNTY, DATED MARCH 2, 2016, THERE ARE NO 100-YEAR FLOODPLAIN BOUNDARIES ON THIS SITE.



VICINITY MAP
1" = 800'
0 800' 1600'



GRAPHIC SCALE
1" = 20'
0 20' 40' 60'

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
955 BERKSHIRE BLVD., SUITE 101
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

McCARTHY ENGINEERING ASSOCIATES, INC.
www.McCarthy-Engineering.com
Phone: 610.373.8001
1011 North Park Road, Suite 100, Wyomissing, PA 19610
2500 East High Street, Suite 630, Pottstown, PA 19464

PROJECT #: 240017.7

PROFESSIONAL SEAL

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/24

PROJ. MGR.: JIM McCARTHY
e-MAIL: JMCCARTHY@MCCARTHY-ENGINEERING.COM
DRAWN BY: SS
CLIENT PROJ #: 240017.7

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SITE PLAN

C-001

Plot Dated: 8/22/2024 11:11 PM P:\17-Lower Pottsgrove Township\2024\17-1963 E High St\Dwgs\CADD Files\P-Site.dwg

DEMOLITION NOTES:

1. CONTRACTOR TO DEMOLISH ALL ITEMS NECESSARY TO CONSTRUCT PROPOSED BUILDING AND SITE FEATURES WHETHER OR NOT INDICATED IN THE CONSTRUCTION DOCUMENTS. ADEQUATE AND PROPER PROTECTION SHALL BE PROVIDED TO EXISTING FEATURES NOT BEING REMOVED.

2. EXCAVATIONS THAT ARE LEFT OPEN DURING THE DEMOLITION PROCESS SHALL BE COVERED OR FENCED OFF. THE AREA SHALL BE ADEQUATELY MARKED TO ENSURE WORKER AND PUBLIC SAFETY.

3. THE CONTRACTOR IS RESPONSIBLE FOR TERMINATING ALL APPLICABLE UTILITIES WHERE ITEMS ARE BEING REMOVED IN A SAFE AND CODE CONFORMING MANNER.

4. UNUSABLE MATERIALS AND RUBBISH SHALL BE IMMEDIATELY REMOVED FROM THE SITE. MATERIALS TO BE REUSED WILL BE STOCKPILED IN A SAFE AND SECURE LOCATION. MATERIAL THAT REQUIRES PROTECTION FROM THE WEATHER SHALL BE STORED IN A SECURE DRY LOCATION.

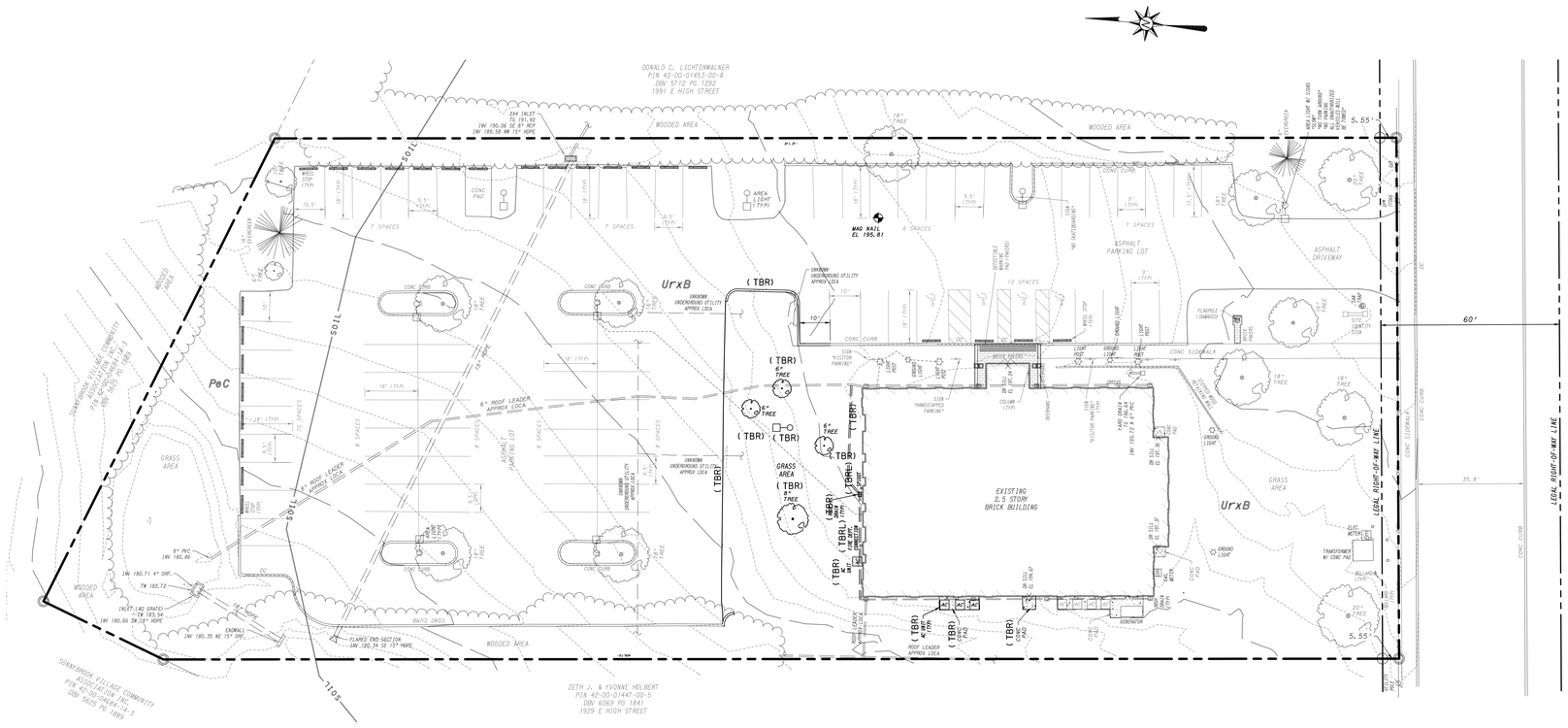
5. DAMAGE CAUSED TO EXISTING FEATURES DURING THE DEMOLITION PROCESS SHALL BE REPAIRED AND RESTORED TO PRE-DEMOLITION CONDITIONS. IF DAMAGE CANNOT BE REPAIRED ADEQUATELY THAN THE DAMAGED ITEM SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. COORDINATE ALL DEMOLITION WITH ARCHITECTURAL DRAWINGS.

7. FEATURES IN **BOLD** INDICATE ITEMS THAT MUST BE REMOVED, ALSO SEE NOTE 1.

SOILS LEGEND:

PeC - PENN SILT LOAM, 8 TO 15 PERCENT SLOPES
UrxB - URBAN LAND-PENN COMPLEX, 0 TO 8 PERCENT SLOPES

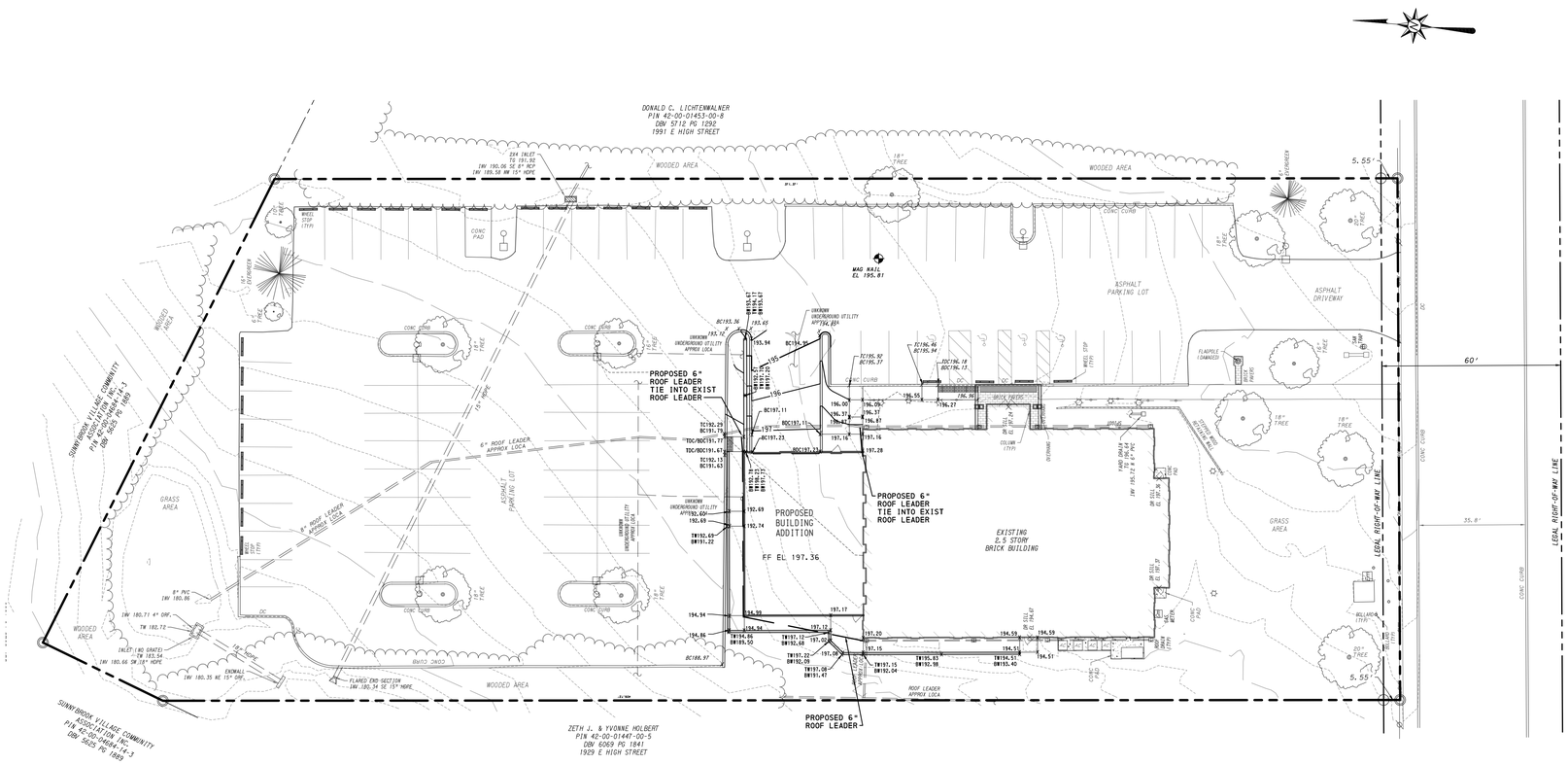

DONALD C. LICHTENWALNER
PIN 42-00-01453-00-8
DBV 5712 PG 1292
1991 E HIGH STREET
SUNNYBROOK VILLAGE COMMUNITY ASSOCIATION INC.
PIN 42-00-01454-14-3
DBV 3625 PG 1883
ZETH J. & YVONNE HOLBERT
PIN 42-00-01447-00-5
DBV 6069 PG 1841
1929 E HIGH STREET
PeC
UrxB
EXISTING 2.5 STORY BRICK BUILDING
ASPHALT PARKING LOT
ASPHALT DRIVEWAY
GRASS AREA
WOODED AREA
CONC SIDEWALK
CONC CURB
BRICK PAVERS
CONC PAD
GENERATOR
TRANSFORMER W/ CONC PAD
FLAGPOLE (TYP)
FLAGPOLE (DAMAGED)
AREA LIGHT W/ 150W HPS ON 30' TENON MOUNTED POLE (TYP)
AREA LIGHT (TYP)
GROUND LIGHT
LIGHT POST TYPE
UNDER GROUND LIGHT
SIGN (TYP)
STOP SIGN
"NO SKATEBOARDING" SIGN
"HANDICAPPED PARKING" SIGN
"VISITOR PARKING" SIGN
SIGN QUANTITY 1/SIGN
WHEEL STOP (TYP)
BOLLARD (TYP)
SPACES
DOUBLE YELLOW PAINTED
DC
DRIVEWAY
LEGAL RIGHT-OF-WAY LINE
SR 4031 KNOWN AS "E HIGH STREET"
35.8' ASPHALT CARTWAY WIDTH
RIGHT-OF-WAY WIDTH
60'
35.8'
5.55'
S01°E 110.5
S01°E 71.65
S01°E 15.0
S01°E 15.0
S01°E 110.5
S01°E 110.5
S01°E 110.5

LEGEND:

- 452 — EXISTING CONTOURS
- 450 / 445 — PROPOSED CONTOURS
- x 451.25 — EXISTING SPOT ELEVATION
- x 451.25 — PROPOSED SPOT ELEVATION
- S — EXISTING SANITARY SEWER & MANHOLE
- FM — EXISTING SANITARY FORCEMAIN
- SL — EXISTING SANITARY LATERAL
- EXISTING STORM SEWER & CATCH BASIN
- EXISTING RIP RAP
- W — EXISTING WATER LINE & VALVE
- WS — EXISTING WATER SERVICE
- EXISTING FIRE HYDRANT & VALVE
- OHW — EXISTING OVERHEAD WIRE
- G — EXISTING GAS LINE & VALVE
- EXISTING LIGHTING FEATURES
- UP — EXISTING UTILITY POLE
- DC — EXISTING CURB AND DEPRESSED CURB
- PROPOSED CURB
- EXISTING SIGNS
- EXISTING FENCE
- EXISTING TREE LINE
- SOIL — SOIL LINE
- ZONING DISTRICT BOUNDARY

GENERAL CONSTRUCTION NOTES

1. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MINIMUM DENSITY OF 98% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-698) IN THE BUILDING, PAVED AND SIDEWALK AREAS, AND 92% IN OTHER AREAS.
2. DURING EXCAVATION FOR FOOTINGS, IF ANY UNSUITABLE SOIL IS UNCOVERED, THE CONTRACTOR SHALL REMOVE IT AND DEEPEN FOOTINGS AS NECESSARY TO BUILD ON CLEAN VIRGIN SOIL.
3. UNDERGROUND FACILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND PLANS OF OTHERS AND THEREFORE THEIR ELEVATION AND LOCATION MUST BE CONSIDERED AS APPROXIMATE ONLY. THE VERIFICATION OF EACH FACILITY SHOWN OR NOT SHOWN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION FOR STORM, WATER SERVICE AND SANITARY SEWERS TO MEET THE LATEST STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY OR GOVERNING AGENCY.
5. CONTRACTOR TO VERIFY LOCATION AND FLOW OF EXISTING UTILITIES PRIOR TO INSTALLATION OF PLUMBING. ALL SERVICES TO BE CONNECTED IN ACCORDANCE WITH LOCAL CODES AND/OR UTILITY COMPANIES REQUIREMENT.
6. PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS PUBLICATION 408, LATEST EDITION.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT NO WORK IS DONE WITHOUT THE PROPER INSPECTIONS BY LOCAL AUTHORITY OR GOVERNING AGENCY.
8. CONTRACTOR TO NOTIFY ENGINEER AS SOON AS POSSIBLE IF CONDITIONS ON GROUND DIFFER FROM THOSE SHOWN ON THE PLAN.
9. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING MEASUREMENTS AND DETAILS
10. ALL AREAS OTHER THAN PAVED AREAS SHALL HAVE A MINIMUM DEPTH OF SIX INCHES (6") OF TOPSOIL. PRIOR TO SEEDING, THE SURFACE SHALL BE SCARIFIED AND CLEARED OF ALL TRASH, DEBRIS, ROOTS AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
11. SEEDING AND MULCHING SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408.



GRAPHIC SCALE
1" = 20'
0 20' 40' 60'

MG ARCHITECTS ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
955 BERKSHIRE BLVD., SUITE 101
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

McCARTHY ENGINEERING ASSOCIATES, INC.
www.McCarthy-Engineering.com
Phone: 610.373.8001
1011 North Park Road, Suite 100, Wyomissing, PA 19610
2500 East High Street, Suite 630, Pottstown, PA 19464

PROJECT #: 240017.7

PROFESSIONAL SEAL

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	9/3/24

PROJ. MGR.: JIM McCARTHY
e-MAIL: JMCCARTHY@MCCARTHY-ENGINEERING.COM
DRAWN BY: SS
CLIENT PROJ #: 240017.7

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
GRADING & DRAINAGE PLAN

C-003

Plot Dated: 8/22/2024 11:11 PM P:\17-Lower Pottsgrove Township\240417-1963 E High St\Design\CADD Files\P-Grade.dwg

GENERAL NOTES:

1. THIS PLAN IS FOR IMPLEMENTATION OF E&S CONTROL MEASURES & FACILITIES ONLY, THIS PLAN SHOULD NOT BE USED FOR CONSTRUCTION OF NON-E&S CONTROL IMPROVEMENTS.

SOILS LEGEND:

PeC - PENN SILT LOAM, 8 TO 15 PERCENT SLOPES
UrxB - URBAN LAND-PENN COMPLEX, 0 TO 8 PERCENT SLOPES

PA ONE CALL NOTES:

Pennsylvania811

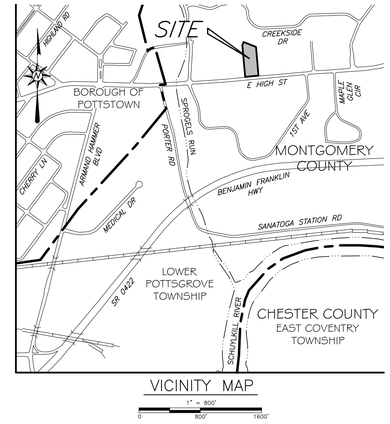
PENNSYLVANIA ACT 287, AS AMENDED BY ACT 121 REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

LEGEND:

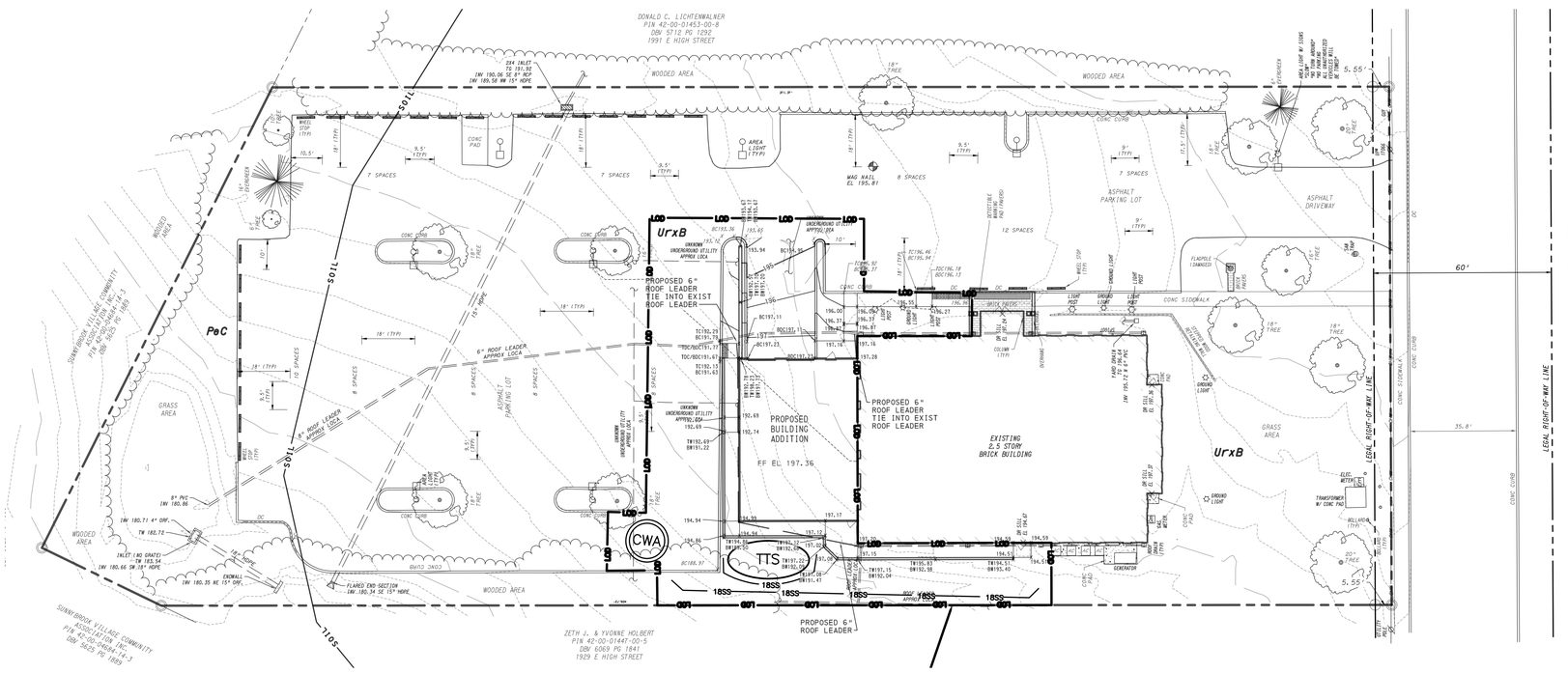
- 18SS — 18" COMPOST FILTER SOCK
- SOIL — SOIL LINE
- LOD — LIMIT OF DISTURBANCE
- TTS — TEMPORARY TOPSOIL STOCKPILE
- CWA — CONCRETE WASHOUT AREA

SITE LEGEND:

- S — EXISTING SANITARY SEWER & MANHOLE
- FM — EXISTING SANITARY FORCEMAIN
- SL — EXISTING SANITARY LATERAL
- EXISTING STORM SEWER & CATCH BASIN
- EXISTING RIP RAP
- W — EXISTING WATER LINE & VALVE
- WS — EXISTING WATER SERVICE
- EXISTING FIRE HYDRANT & VALVE
- E — EXISTING UNDERGROUND ELECTRIC
- OHW — EXISTING OVERHEAD WIRE
- EXISTING LIGHTING FEATURES
- UP — EXISTING UTILITY POLE
- G — EXISTING GAS LINE & VALVE
- x 451.25 — EXISTING SPOT ELEVATION
- x 451.25 — PROPOSED SPOT ELEVATION
- 450 — EXISTING CONTOURS
- 450 — PROPOSED CONTOURS
- DC — EXISTING CURB AND DEPRESSED CURB
- PROPOSED CURB
- EXISTING SIGNS
- X — EXISTING FENCE
- EXISTING TREE LINE



VICINITY MAP
1" = 800'
0 800' 1600'



GRAPHIC SCALE
1" = 20'
0 20' 40' 60'

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
955 BERKSHIRE BLVD., SUITE 101
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT
McCARTHY ENGINEERING ASSOCIATES, INC.
www.McCarthy-Engineering.com
Phone: 610.373.8001
1011 North Park Road Suite 100 Wyomissing, PA 19610
2500 East High Street Suite 630 Pottstown, PA 19464

PROJECT #: 240017.7
PROFESSIONAL SEAL

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	9/3/24

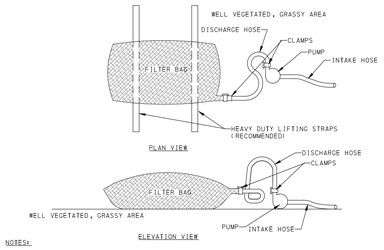
PROJ. MGR.: JIM McCARTHY
e-MAIL: JMCCARTHY@MCCARTHY-ENGINEERING.COM
DRAWN BY: SS
CLIENT PROJ #: 240017.7
GRAPHIC SCALE 0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
E&S CONTROL PLAN

C-004

Plot Date: 8/22/2024 1:20 PM P:\17-Lower Pottsgrove Township\2024\T-1963 E High St\Des\gn\CADD Files\P-E&S.dwg



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

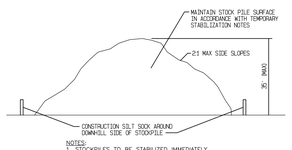
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

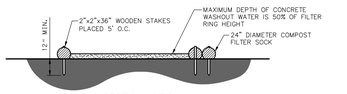
FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PUMPED WATER FILTER BAG

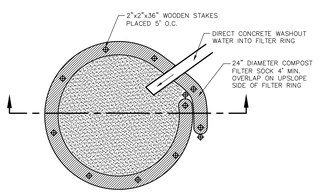


NOTES:
1. STOCKPILES TO BE STABILIZED IMMEDIATELY.
2. STOCKPILE HEIGHTS MUST NOT EXCEED 35'.
3. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

TEMPORARY STOCKPILE DETAIL



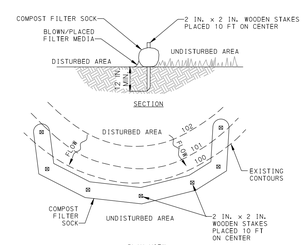
SECTION N.T.S.



PLAN N.T.S.

NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

COMPOST SOCK WASHOUT INSTALLATION



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

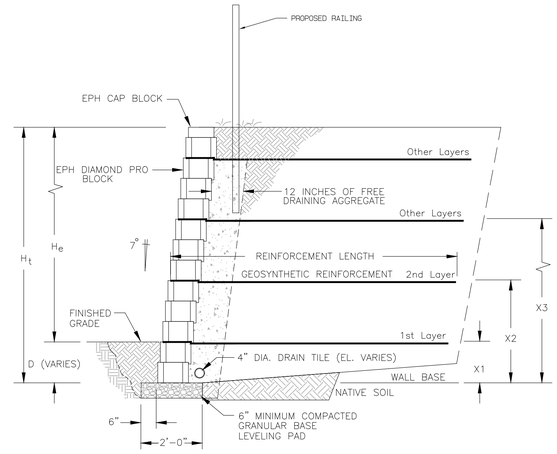
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

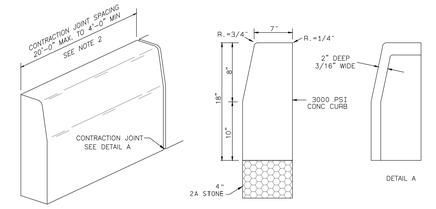
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

COMPOST FILTER SOCK



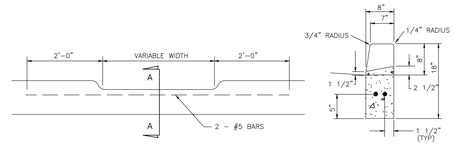
RETAINING WALL DETAIL
(TO BE DESIGNED BY OTHERS)
(OR APPROVED EQUAL)



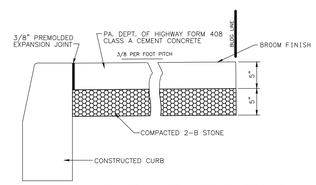
NOTES:

1. MATERIALS AND CONSTRUCTION SHALL MEET THE CURRENT REQUIREMENTS AND SPECIFICATIONS OF THE TOWNSHIP, EXCEPT FOR DEPTH OF CURB.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4-INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.

INTERIOR CONCRETE CURB DETAIL

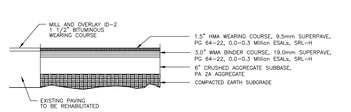


CURB DEPRESSION

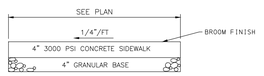


NOTE
CONCRETE SHALL BE SCORED AS DIRECTED BY THE CITY ENGINEERS OFFICE AT NO ADDITIONAL COST TO THE CITY.

SIDEWALK ALONG CURB DETAIL



PAVING SECTIONS



NOTES:
1. PLACE 1/2-INCH PREMOLDED, EXPANSION JOINT MATERIAL FOR THE FULL DEPTH OF THE SIDEWALK, OPPOSITE EXPANSION JOINTS IN ADJACENT CURB, BETWEEN THE SIDEWALK AND CURB, AND BETWEEN THE SIDEWALK AND RIGID STRUCTURES PER PADOT PUB 408.
2. CONTRACTION/CONTROL JOINTS SHALL BE PROVIDED AT 5-FOOT INTERVALS BETWEEN EXPANSION JOINTS, UNLESS NOTED OTHERWISE, AND SHALL BE FORMED USING DIVISION PLATES, BY SAWCUTTING TO A DEPTH OF 1 AND 1/2-INCH OR WITH A 1/4-INCH RADIUS JOINT TOOL.
3. ALL SIDEWALK SURFACES SHALL HAVE A BROOM FINISH APPLIED PERPENDICULAR TO THE DIRECTION OF FOOT TRAFFIC PRIOR TO TOOLING THE JOINTS.
4. SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (ASTM D-698).

TYPICAL SIDEWALK DETAIL

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
955 BERKSHIRE BLVD., SUITE 101
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

McCARTHY ENGINEERING ASSOCIATES, INC.
www.McCarthy-Engineering.com
Phone: 610.373.8001
1011 North Park Road, Suite 100, Wyomissing, PA 19610
2500 East High Street, Suite 630, Pottstown, PA 19464

PROJECT #: 240017.7

PROFESSIONAL SEAL

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	9/3/24

PROJ. MGR.: JIM McCARTHY
e-MAIL: JMCCARTHY@MCCARTHY-ENGINEERING.COM
DRAWN BY: SS
CLIENT PROJ #: 240017.7

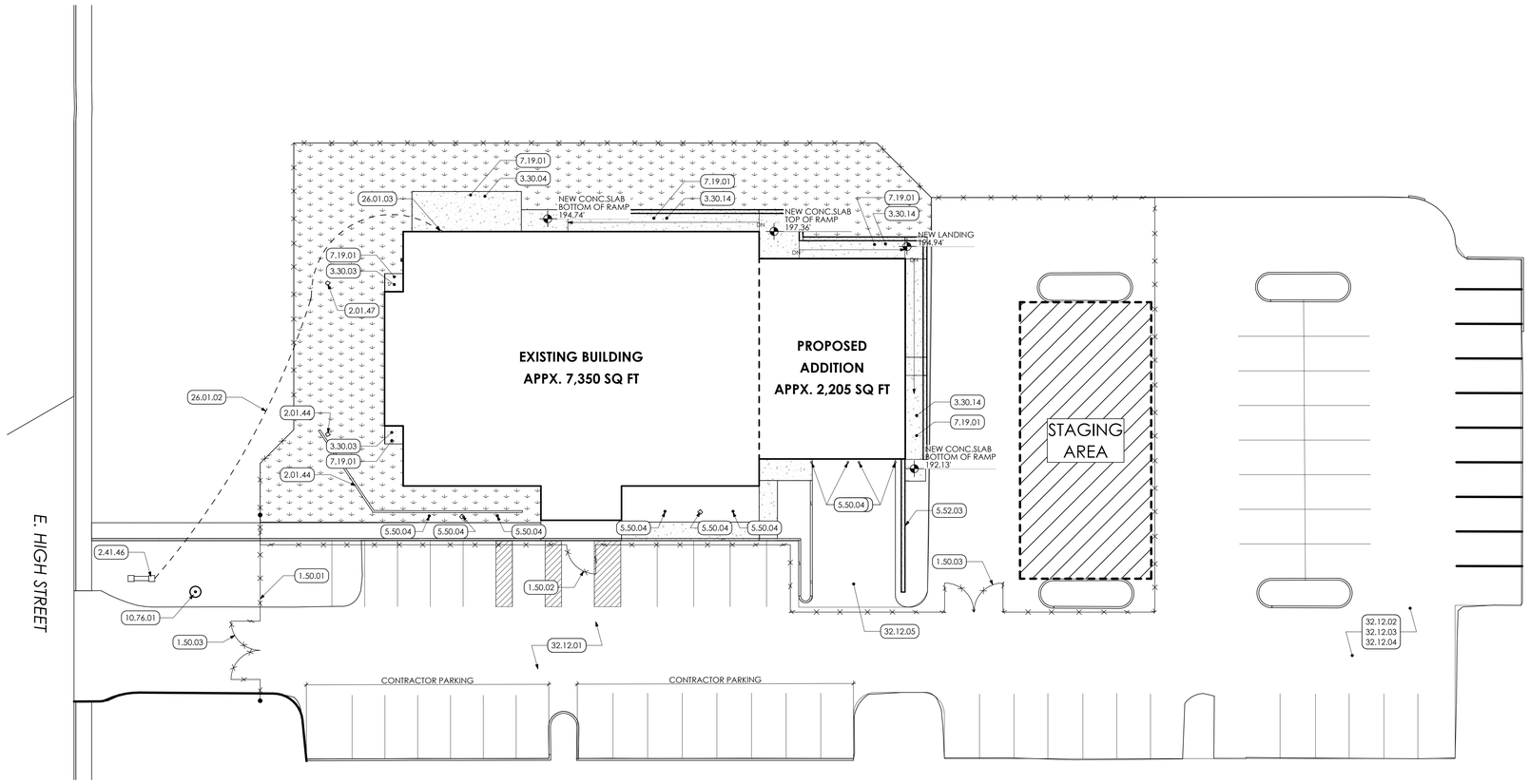
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

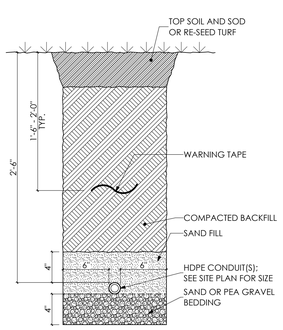
SHEET TITLE:
CONSTRUCTION DETAILS

C-005

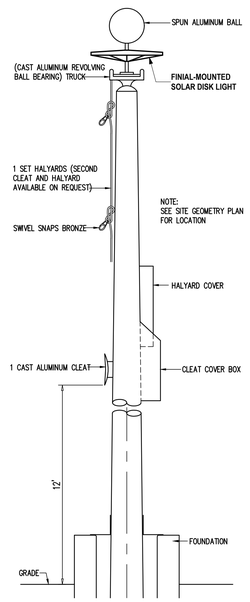
Plot Date: 8/22/2024 1:19 PM P:\17-Lower Pottsgrove Township\202417-1963 E High St\Design\CADD Files\P-Details.dwg



1 SITE LOGISTICS PLAN
SCALE: 1/16" = 1'-0"



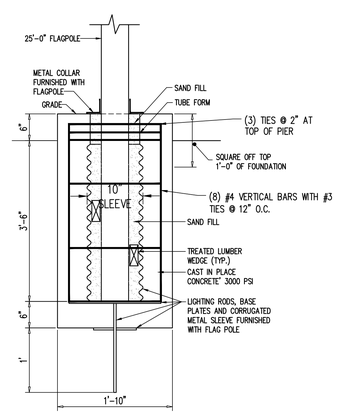
2 TRENCH DETAIL
SCALE: 1 1/2"= 1'-0"



ALUMINUM FLAG POLE DETAIL
NOT TO SCALE

SEE SPECIFICATION 107516 FOR ADDITIONAL INFORMATION

LOADS SUMMARY
WIND: RATED FOR 115 MPH
ATMOSPHERIC ICE: 400 LBS



FLAG FOUNDATION DETAIL
NOT TO SCALE

NOTE:
VERIFY DIMENSIONS WITH MANUFACTURER AND SUBMIT MANUFACTURER-PREPARED SHOP DRAWINGS INDICATING COMPLIANCE WITH SPECIFIED LOADS

3 FLAGPOLE DETAILS
SCALE: 3/4" = 1'-0"

KEYED NOTES

01 GENERAL CONSTRUCTION

1.50 GENERAL CONSTRUCTION

1.50.01 GC TO PROVIDE TEMPORARY 8' HIGH CHAIN-LINK FENCING WITH PRIVACY SCREENING AROUND BUILDING SITE. COORDINATE WITH CIVIL DRAWINGS.

1.50.02 GC TO PROVIDE 8' WIDE CHAIN-LINK FENCE GATE.

1.50.03 GC TO PROVIDE 16' WIDE LOCKABLE DOUBLE GATE.

02 DEMOLITION

2.01 EXISTING CONDITIONS

2.01.44 EXISTING TIMBER RETAINING WALL TO REMAIN.

2.01.47 EXISTING GROUNDED SPOTLIGHT TO REMAIN.

2.41 SELECTIVE DEMOLITION

2.41.46 EXISTING MONUMENT SIGN TO BE DEMOLISHED BY OWNER. OWNER SHALL PROVIDE AND INSTALL NEW MONUMENT SIGNAGE IN SAME LOCATION.

03 CONCRETE

3.30 CAST-IN-PLACE CONCRETE | SPEC 032000 & 033000

3.30.03 NEW 5'x5'x5" CONCRETE LANDING WITH W.W.M. AND FROST WALL DOWELED INTO EXISTING FACADE. SEE FLOOR PLANS FOR DIMENSIONS.

3.30.04 NEW 18" REINFORCED CONCRETE EQUIPMENT PAD WITH FROST WALL; DOWELED WITH FROST WALL. SEE FLOOR PLANS FOR DIMENSIONS.

3.30.14 CONCRETE SIDEWALK/RAMP w/ 6 x 6 x 1.4 wwm REINFORCING.

05 METALS

5.50 METAL FABRICATIONS | SPEC 055000

5.50.04 NEW PRE-FINISHED STEEL PIPE BOLLARDS. SEE BOLLARD DETAILS ON SHEET A-506.

5.52 PIPE AND TUBE RAILINGS | SPEC 055213

5.52.03 1-1/2" GALVANIZED STEEL PIPE GUARDRAIL WITH GALVANIZED STEEL MESH INFILL PANELS; 42" ABOVE ADJACENT GRADE; POSTS @ 6'-0" o.c. EMBEDDED THRU STONE CAP BELOW INTO CONCRETE WALL MIN. 4". SET IN NON-SHRINK GROUT CAPPED WITH SEALANT TOOLED FOR POSITIVE DRAINAGE.

07 THERMAL AND MOISTURE PROTECTION

7.19 WATER REPELLENTS | SPEC 071900

7.19.01 GC TO APPLY WATER REPELLENT/CHLORIDE SCREEN SEALER ON EXPOSED MASONRY SURFACE. APPLY PER MANUFACTURER INSTRUCTIONS.

10 SPECIALTIES

10.75 GROUND-SET FLAGPOLES | SPEC 107516

10.76.01 NEW 25' GROUND-SET FLAGPOLE. REINFORCED CONCRETE FOOTING AND SOLAR-DISK FLAG LIGHT. SEE SPECIFICATIONS AND DETAILS. FINAL LOCATION TO BE COORDINATED IN FIELD WITH OWNER.

26 ELECTRICAL

26.01 ELECTRICAL EQUIPMENT

26.01.02 EC TO PROVIDE ONE 1.5" DIAMETER HPDE UNDERGROUND CONDUIT FROM EXISTING PULL BOX AT SIGN BACK TO ROOM 117. PROVIDE TWO (2) CAT 6E WIRE FROM ROOM 117 DEMARC TO PULL BOX. SEE TRENCH DETAIL ON SHEET AS-101.

26.01.03 EC TO PROVIDE ALUMINUM SERVICE ENTRANCE AND EXPOSED SURFACE-MOUNTED CONDUIT ALONG FACADE AT CONCRETE PAD AREAS AND INTO ROOM 117. FINAL LOCATION TO BE FIELD COORDINATED.

32 EXTERIOR IMPROVEMENTS

32.12 ASPHALT PAVING | SPEC 321216

32.12.01 GC TO PROTECT ALL EXISTING ASPHALT PAVING DURING CONSTRUCTION. DAMAGE TO THE EXISTING PAVING AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED BY GC AT THEIR OWN EXPENSE.

32.12.02 GC TO PROVIDE ASPHALT PATCHING PER OWNER'S DIRECTION PER UNIT PRICING.

32.12.03 GC TO PROVIDE SEALCOATING OF ALL ASPHALT/MACADAM SURFACES AT COMPLETION OF WORK.

32.12.04 OWNER SHALL PROVIDE LINE STRIPING FOLLOWING SEALCOATING.

32.12.05 NEW SLOPED ASPHALT PAVING. SEE CIVIL DRAWINGS.

SITE PLAN NOTES:

1. SEE CIVIL DRAWINGS FOR FULL SCOPE OF SITE WORK.
2. FENCING TO BE 6'-0" HIGH WITH BALLASTED BASES AT EACH GATE.
3. GC TO PROVIDE KEYED-ALIKE PADLOCKS AT EACH GATE; DISTRIBUTE TWO (2) KEYS TO EACH PRIME CONTRACTOR AND THREE (3) KEYS TO OWNER.
4. OWNER SHALL PROVIDE "KNOX" PADLOCKS TO CONTRACTOR TO INSTALL AT EACH GATE. THESE LOCKS SHALL BE CORRECTLY DAISY-CHAINED TO CONSTRUCTION LOCKS FOR EMERGENCY PERSONNEL ACCESS AT ALL TIMES WHEN GATES ARE LOCKED.
5. GC TO PROVIDE PROTECTION AT ALL CURBS IN CONSTRUCTION CIRCULATION ZONES.
6. GC SHALL PROVIDE REGRADING, TOPSOIL AND RESEEDING OR SOD AT ALL TURF AREAS WITHIN CONSTRUCTION BOUNDARIES. THIS SHALL INCLUDE FINAL GRADING AND SEEDING OF TRENCHED AREAS.
7. GC SHALL LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION. REPAIR OF DAMAGE TO ANY EXISTING UNDERGROUND UTILITIES SHALL BE THE RESPONSIBILITY OF THE PRIME CONTRACTOR PERFORMING THE EXCAVATION.
8. ALL BURIED CONDUIT TO BE TRENCHED, BEDDED, AND BACKFILLED PER DETAILS AND INFO ON THIS SHEET AND/ OR ELSEWHERE IN THESE DOCUMENTS.
9. ALL CONCRETE PAVING, SLABS, WALKWAYS, CURBS, AND WALLS TO BE POWER-WASHED AND TREATED WITH PENETRATING WATER AND SALT BARRIER AT COMPLETION OF WORK.
10. ONE FIELD OFFICE WITHIN EXISTING BUILDING SHALL BE PERMITTED FOR EACH PRIME CONTRACTOR. LEAD PRIME CONTRACTOR SHALL PROVIDE COMMON RESOURCES PER SPECIFICATIONS.
11. LEAD PRIME CONTRACTOR SHALL COORDINATE FINAL SITE LOGISTICS WITH INPUT FROM OTHER PRIMES.
12. GC TO APPLY WATER REPELLANT/CHLORIDE SCREEN SEALER AT ALL EXISTING AND NEW EXTERIOR CONCRETE SURFACES.

SITE LOGISTICS LEGEND

SOD AREA TO BE REPLACED

TEMP. CHAIN-LINK FENCE (1.50.01)

CONTRACTOR STAGING AREA

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

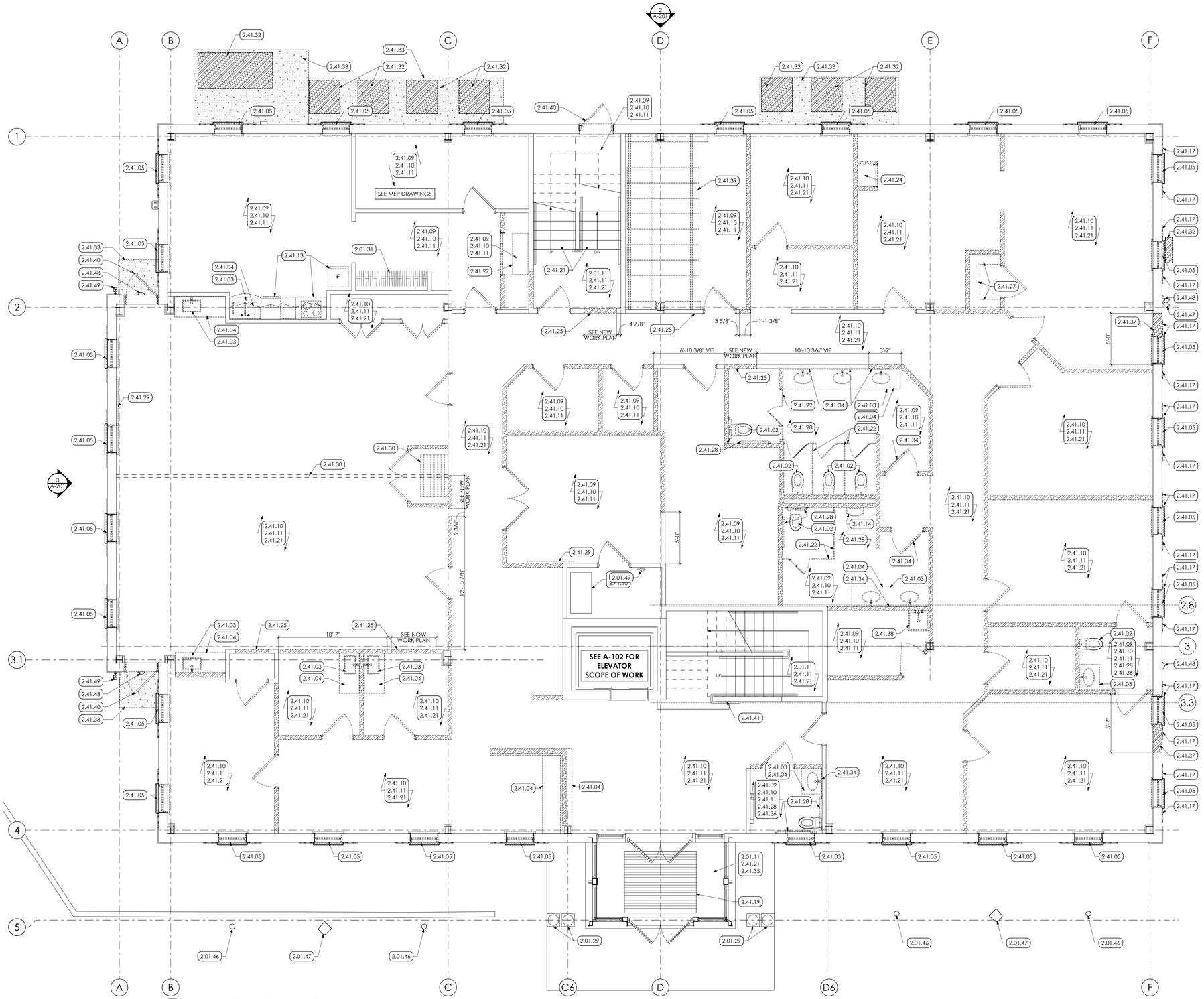
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MGARCHITECTS. GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SITE LOGISTICS PLAN

AS-101



FIRST FLOOR DEMOLITION PLAN

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

KEYED NOTES

02 DEMOLITION

2.01 EXISTING CONDITIONS

2.01.11 EXISTING CEILING TO REMAIN.
2.01.29 EXISTING EXTERIOR COLUMNS TO REMAIN.
2.01.30 EXISTING ELEVATOR MACHINE TO REMAIN.
2.01.31 EXISTING HANGER ROD AND SHELF TO REMAIN.
2.01.46 EXISTING STEEL BOLLARD TO REMAIN.
2.01.47 EXISTING GROUNDED SPOTLIGHT TO REMAIN.
2.01.49 SALVAGE AND REINSTALL EXISTING FIRE EXTINGUISHER.

2.41 SELECTIVE DEMOLITION

2.41.02 PC TO REMOVE EXISTING TOILET, CAP SANITARY LINE AND PATCH FLOOR. SEE PLUMBING DEMOLITION DRAWINGS. PC TO CUT AND CAP SANITARY LINES TO BELOW SLAB OR WITHIN HOST WALLS AND PATCH TO UNIFORM SUBSTRATE.
2.41.03 PC TO REMOVE EXISTING PLUMBING FIXTURE AND ASSOCIATED PIPING. SEE PLUMBING DEMOLITION DRAWINGS. PC TO CUT AND CAP SANITARY LINES TO BELOW SLAB OR WITHIN HOST WALLS AND PATCH TO UNIFORM SUBSTRATE.
2.41.04 REMOVE EXISTING MILLWORK/CASEWORK INCLUDING COUNTERTOPS, TRIM AND BLOCKING.
2.41.05 REMOVE EXISTING EXTERIOR WINDOW/WOOD-FRAMED OPENING IN ITS ENTIRETY INCLUDING ALL CASING/TRIM, STOOLS, FLASHINGS AND ACCESSORIES.
2.41.09 REMOVE EXISTING RESILIENT FLOOR TILE AND MASTIC TO EXTENT NECESSARY FOR INSTALLATION OF NEW UNDERLAYMENT AND FLOORING. PATCH SUBSTRATE TO UNIFORM CONDITION MEETING INSTALLATION STANDARDS OF NEW FLOOR FINISH MANUFACTURER. REMOVAL MAY INVOLVE REMEDIATION OF ASBESTOS VINYL TILE AND/OR ASBESTOS-CONTAINING MASTIC; SEE HAZARDOUS MATERIALS DRAWINGS.
2.41.10 REMOVE EXISTING SUSPENDED ACOUSTICAL CEILING AND GRID IN ITS ENTIRETY.
2.41.11 REMOVE EXISTING RESILIENT WALL BASE AND ADHESIVE IN ITS ENTIRETY AT VERTICAL SURFACES SCHEDULED TO REMAIN.
2.41.13 REMOVE KITCHEN APPLIANCE AND TURN OVER TO OWNER.
2.41.14 PC TO REMOVE EXISTING URINAL AND CAP SANITARY LINE TO BELOW SLAB OR WITHIN HOST WALLS AND PATCH TO UNIFORM SUBSTRATE. COORDINATE W/ PLUMBING DRAWINGS.
2.41.17 REMOVE EXISTING SHUTTERS AND TRIM.
2.41.19 REMOVE EXISTING WALKOFF MAT AND PERIMETER TRIM; CLEAN, PATCH AND PREP FLOOR RECESS FOR REPLACEMENT MAT.
2.41.21 REMOVE EXISTING CARPET AND MASTIC TO EXTENT NECESSARY FOR INSTALLATION OF NEW UNDERLAYMENT AND FLOORING. PATCH SUBSTRATE TO UNIFORM CONDITION MEETING INSTALLATION STANDARDS OF NEW FLOOR FINISH MANUFACTURER. REMOVAL MAY INVOLVE REMEDIATION OF ASBESTOS-CONTAINING MASTIC; SEE HAZARDOUS MATERIALS DRAWINGS.
2.41.22 REMOVE EXISTING TOILET PARTITIONS IN ITS ENTIRETY. PATCH ALL WALL SURFACES SCHEDULED TO REMAIN.
2.41.24 REMOVE EXISTING EQUIPMENT. TURN OVER TO OWNER.
2.41.25 REMOVE EXISTING PARTITION FOR NEW DOOR.
2.41.27 REMOVE EXISTING SHELVING.
2.41.28 REMOVE EXISTING TOILET ACCESSORIES IN ITS ENTIRETY. PATCH ALL WALL SURFACES SCHEDULED TO REMAIN.
2.41.29 REMOVE EXISTING MARKER BOARD, PATCH AND REPAIR WALL AS REQUIRED.
2.41.30 REMOVE EXISTING FOLDING WALL PARTITION AND TRACK IN ITS ENTIRETY.
2.41.32 HC TO REMOVE EXISTING MECHANICAL EQUIPMENT FROM CONCRETE PAD IN ITS ENTIRETY.
2.41.33 GC TO REMOVE EXISTING CONCRETE PAD.
2.41.34 REMOVE EXISTING WALL MIRROR.
2.41.35 REMOVE EXISTING WOOD BASE TRIM.
2.41.36 REMOVE EXISTING WALLPAPER THROUGHOUT SPACE AND CLEAN/PREP WALL SURFACES FOR PAINTING, PROVIDE GYPSUM COMPOUND SKIM COAT AS REQUIRED.
2.41.37 PARTIALLY REMOVE EXISTING EXTERIOR WALL CONSTRUCTION TO EXTENT SHOWN ON PLAN (OR REQUIRED FOR NEW WORK). PATCH REMAINING CONSTRUCTION TO CLEAN, UNIFORM APPEARANCE SUITABLE FOR REFINISHING. PROVIDE NEW 4x3x1/4 STEEL ANGLE LINTEL AND BLOCKING AS REQUIRED TO CONSTRUCT A NEW SOFFIT AS SHOWN ON REFLECTED CEILING PLANS.
2.41.38 PC TO REMOVE UTILITY SINK/MOP BASIN. CAP SANITARY LINE AND PATCH FLOOR. SEE PLUMBING DRAWINGS.
2.41.39 GC TO DISASSEMBLE, RELOCATE, AND REBUILD EXISTING HIGH-DENSITY ROLLING FILE STORAGE SYSTEM AT NEW LOCATION ON SECOND FLOOR.
2.41.40 REMOVE EXISTING EXTERIOR HOLLOW METAL DOOR, FRAME, AND THRESHOLD.
2.41.41 SAND, PATCH, AND PREP EXISTING.
2.41.47 REMOVE EXISTING SIAMESE CONNECTION. SEE PLUMBING DRAWINGS.
2.41.48 EC TO REMOVE EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL DRAWINGS.
2.41.49 EC TO REMOVE EXTERIOR SPOTLIGHT. SEE ELECTRICAL DRAWINGS.

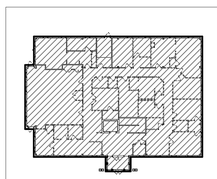
DEMOLITION LEGEND

EXISTING WALL/PARTITION TO REMAIN.
EXISTING DOOR AND FRAME TO REMAIN IN PLACE.

EXISTING WALL/PARTITION TO BE REMOVED.
EXISTING DOOR AND/OR FRAME TO BE REMOVED.

EXISTING WINDOW AND/OR FRAME TO BE REMOVED (2.41.03)

KEYPLAN



SELECTIVE DEMOLITION GENERAL NOTES:

1. PRIOR TO SUBMISSION OF BID EACH CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE EXTENT OF DEMOLITION WORK REQUIRED AND VERIFY THE EXISTING CONDITIONS AND MATERIALS TO BE DEMOLISHED. CONTRACTOR TO FIELD-VERIFY ROUTING OF ALL EXISTING CONCEALED UTILITIES PRIOR TO DEMOLITION.
2. DEMOLITION CONTRACTOR IS TO PROVIDE FOR TEMPORARY LIGHTING AND POWER, HVAC, AND WATER FACILITIES DURING DEMOLITION. USE OF EXISTING MEP INFASTRUCTURE IS PERMISSIBLE TO EXTENT POSSIBLE BASED ON THE DEPICTED SCOPE OF WORK
3. THE DEMOLITION SHOWN AND INDICATED ON THE DEMOLITION DRAWINGS IS NOT A COMPLETE INDICATION OF THE DEMOLITION REQUIRED FOR THIS PROJECT. ALL MISCELLANEOUS DEMOLITION REQUIRED FOR THIS PHASE OF THE PROJECT, AND THE INTENT OF THE CONSTRUCTION DOCUMENTS, SHALL BE INCLUDED IN EACH PRIME CONTRACTOR'S SCOPE OF WORK.
4. BEFORE PROCEEDING WITH DEMOLITION OF ANY EXISTING CONSTRUCTION, THE DEMOLISHING CONTRACTOR MUST VERIFY THAT IT IS NOT SUPPORTING EXISTING CONSTRUCTION WHICH IS TO REMAIN, IF IN DOUBT, NOTIFY THE ARCHITECT BEFORE REMOVING THE MEMBERS.
5. EACH DEMOLISHING CONTRACTOR TO PROVIDE TEMPORARY BRACING, SHORING, OR OTHER PROTECTION AS REQUIRED UNTIL THE WORK IS COMPLETE.
6. DEMOLITION IS TO BE DONE IN A MANNER WHICH WILL NOT DAMAGE EXISTING CONSTRUCTION TO REMAIN. PROVIDE TEMPORARY PROTECTION TO EXISTING FINISHES & MATERIALS AS REQUIRED.
7. DEBRIS FROM DEMOLITION MUST NOT BE STORED IN A MANNER WHICH WILL OVERLOAD THE EXISTING CONSTRUCTION.
8. THE SCOPE OF WORK INCLUDES THE LEGAL DISPOSAL, OFF SITE, OF ALL CONSTRUCTION/DEMOLTION DEBRIS. NO CONSTRUCTION DEBRIS OR TRASH IS TO BE PLACED IN THE PROPERTY OWNERS DUMPSTERS.
9. ALL SOLID WALLS, PARTITIONS, AND FURRED AREAS WHICH ARE SHOWN AS BEING REMOVED SHALL INCLUDE DOORS, WINDOWS, FRAMES, FINISHES, SHELVING, ETC. THAT ARE PART OF THOSE WALLS AND PARTITIONS.
10. THE TENANT AND OR BUILDING OWNER RESERVES THE RIGHT TO HAVE THE CONTRACTOR TURN OVER ANY SALVAGED ITEMS OR MATERIALS
11. PARTIAL REMOVAL OF EXISTING PARTITIONS OR FINISHES IS TO BE PERFORMED AS TO ALLOW FOR REFINISHING FOR NEW CONSTRUCTION. DEMOLITION OF CMU PARTITIONS THAT WILL REMAIN EXPOSED SHALL INCLUDE REMOVAL OF ENTIRE BLOCKS AS TO ALLOW FOR "TOOTHING" OF NEW MASONRY OR INSTALLATION OF BULLNOSE CMU'S.
12. INFILL/PATCH OPENINGS WHERE INDICATED ON THE DRAWINGS WITH SIMILAR, COMPATIBLE MATERIALS AND METHODS SUCH AS TO ENSURE UNIFORM APPEARANCE AND PERFORMANCE.
13. WHERE FINISHES ARE SCHEDULED FOR REMOVAL FROM SUBSTRATE SCHEDULED TO REMAIN; CLEAN AND PREPARE SUBSTRATE FOR NEW FINISHES TO CONDITION COMPLIANT WITH MANUFACTURER'S SPECIFICATIONS.
14. SEE MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DRAWINGS AS APPLICABLE FOR ADDITIONAL DEMOLITION INFORMATION AND SCOPES OF WORK.
15. DIMENSIONS ARE TAKEN FROM THE FACE OF THE WALLS UNLESS NOTED OTHERWISE.
16. ALL WALL MOLDINGS, ROOM IDENTIFICATION SIGNAGE AND MISCELLANEOUS FIXTURES, ACCESSORIES OR EQUIPMENT TO BE REMOVED BY GC, UNLESS NOTED FOR REMOVAL BY OTHER PRIME CONTRACTOR. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
17. DEMOLITION OF EXISTING WALL CONSTRUCTION SHALL BE REQUIRED FOR INSTALLATION OF SUPPLEMENTAL STRUCTURAL BRACING. GC SHALL INCLUDE DEMOLITION AND PATCHING AS REQUIRED AT ALL LOCATIONS IN ITS BID.
18. SEE STRUCTURAL, CIVIL, AND MEP DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM, AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

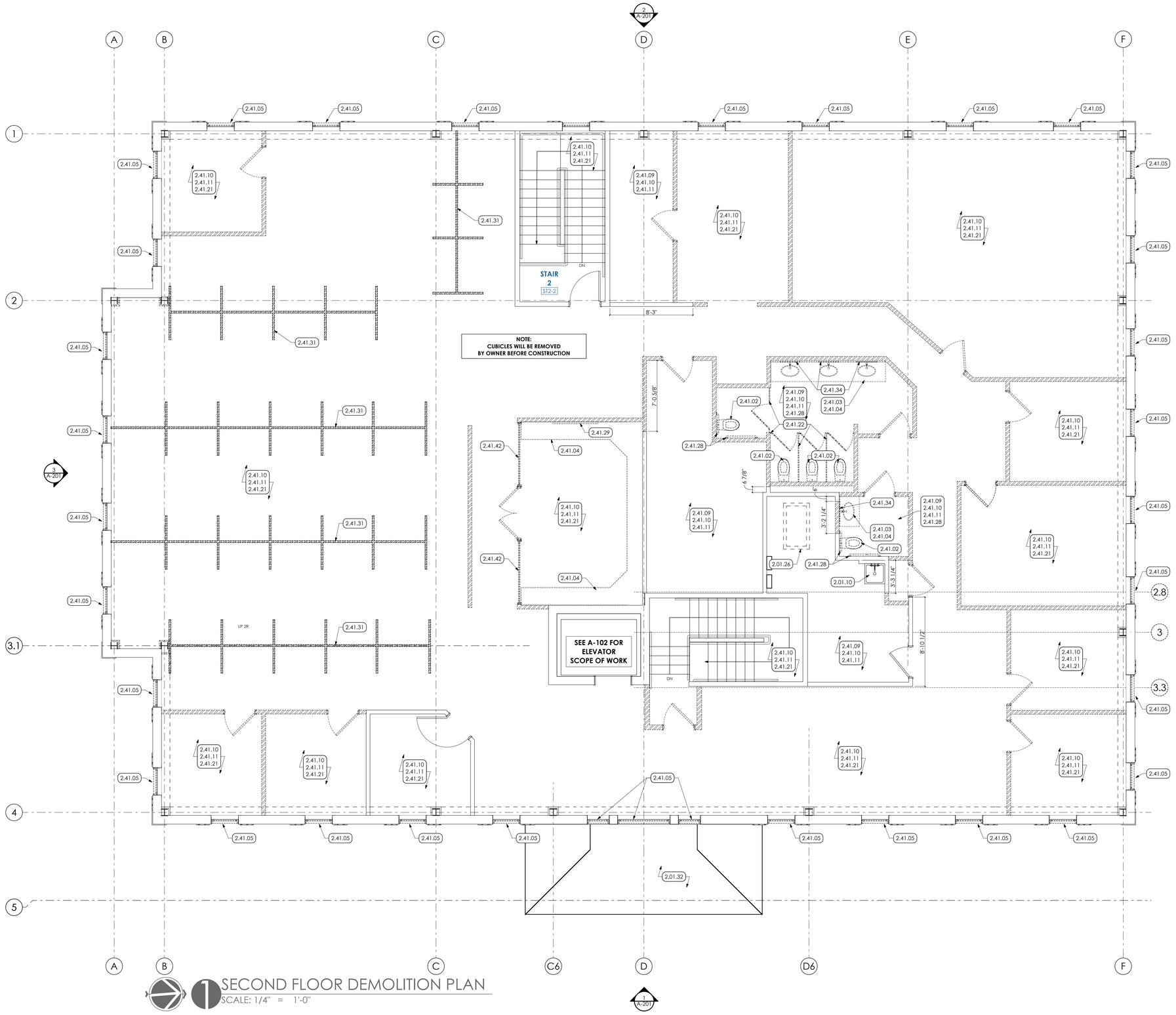
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FIRST FLOOR DEMOLITION PLAN

AD-101



1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES

02 DEMOLITION

2.01 EXISTING CONDITIONS

2.01.10 EXISTING MOP SINK TO REMAIN.

2.01.26 EXISTING ATTIC ACCESS LADDER TO REMAIN. GC TO INSPECT AND REFURBISH TO PROPER WORKING ORDER AT COMPLETION OF WORK.

2.01.32 EXISTING ROOF TO REMAIN.

2.41 SELECTIVE DEMOLITION

2.41.02 PC TO REMOVE EXISTING TOILET, CAP SANITARY LINE AND PATCH FLOOR. SEE PLUMBING DEMOLITION DRAWINGS. PC TO CUT AND CAP SANITARY LINES TO BELOW SLAB OR WITHIN HOST WALLS AND PATCH TO UNIFORM SUBSTRATE.

2.41.03 PC TO REMOVE EXISTING PLUMBING FIXTURE AND ASSOCIATED PIPING. SEE PLUMBING DEMOLITION DRAWINGS. PC TO CUT AND CAP SANITARY LINES TO BELOW SLAB OR WITHIN HOST WALLS AND PATCH TO UNIFORM SUBSTRATE.

2.41.04 REMOVE EXISTING MILLWORK/CASEWORK INCLUDING COUNTERTOPS, TRIM AND BLOCKING.

2.41.05 REMOVE EXISTING EXTERIOR WINDOW/WOOD-FRAMED OPENING IN ITS ENTIRETY INCLUDING ALL CASING/TRIM, STOOLS, FLASHINGS AND ACCESSORIES.

2.41.09 REMOVE EXISTING RESILIENT FLOOR TILE AND MASTIC TO EXTENT NECESSARY FOR INSTALLATION OF NEW UNDERLAYMENT AND FLOORING. PATCH SUBSTRATE TO UNIFORM CONDITION MEETING INSTALLATION STANDARDS OF NEW FLOOR FINISH MANUFACTURER. REMOVAL MAY INVOLVE REMEDIATION OF ASEBESTOS VINYL TILE AND/OR ASBESTOS-CONTAINING MASTIC; SEE HAZARDOUS MATERIALS DRAWINGS.

2.41.10 REMOVE EXISTING SUSPENDED ACOUSTICAL CEILING AND GRID IN ITS ENTIRETY.

2.41.11 REMOVE EXISTING RESILIENT WALL BASE AND ADHESIVE IN ITS ENTIRETY AT VERTICAL SURFACES SCHEDULED TO REMAIN.

2.41.21 REMOVE EXISTING CARPET AND MASTIC TO EXTENT NECESSARY FOR INSTALLATION OF NEW UNDERLAYMENT AND FLOORING. PATCH SUBSTRATE TO UNIFORM CONDITION MEETING INSTALLATION STANDARDS OF NEW FLOOR FINISH MANUFACTURER. REMOVAL MAY INVOLVE REMEDIATION OF ASBESTOS-CONTAINING MASTIC; SEE HAZARDOUS MATERIALS DRAWINGS.

2.41.22 REMOVE EXISTING TOILET PARTITIONS IN ITS ENTIRETY. PATCH ALL WALL SURFACES SCHEDULED TO REMAIN.

2.41.28 REMOVE EXISTING TOILET ACCESSORIES IN ITS ENTIRETY. PATCH ALL WALL SURFACES SCHEDULED TO REMAIN.

2.41.29 REMOVE EXISTING MARKER BOARD. PATCH AND REPAIR WALL AS REQUIRED.

2.41.31 REMOVE EXISTING CUBICLE PARTITION SYSTEM IN ITS ENTIRETY.

2.41.34 REMOVE EXISTING WALL MIRROR.

2.41.42 REMOVE INTERIOR GLAZED DISPLAY CABINET.

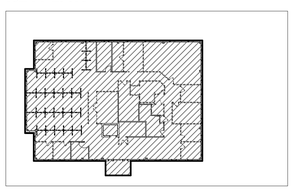
DEMOLITION LEGEND

EXISTING WALL/PARTITION TO REMAIN.
EXISTING DOOR AND FRAME TO REMAIN IN PLACE.

EXISTING WALL/PARTITION TO BE REMOVED.
EXISTING DOOR AND/OR FRAME TO BE REMOVED.

EXISTING WINDOW AND/OR FRAME TO BE REMOVED 2.41.03

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

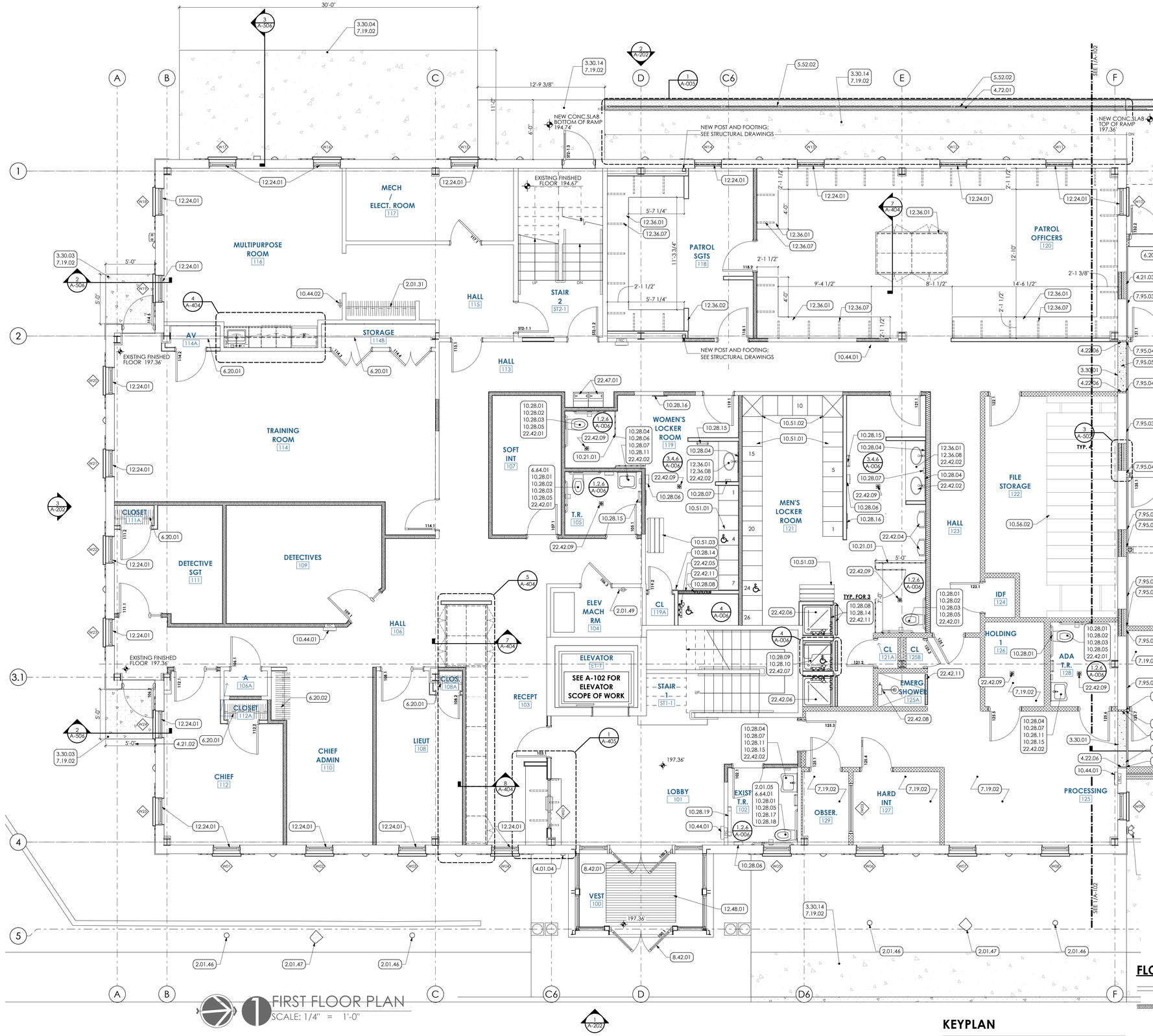
ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

COPYRIGHT © 2024. ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

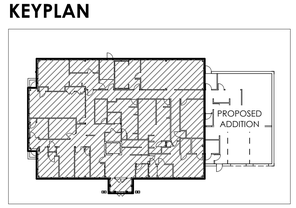
SHEET TITLE:
SECOND FLOOR DEMOLITION PLAN

AD-102



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYPLAN



KEYED NOTES

02 DEMOLITION

2.01 EXISTING CONDITIONS

2.01.05 EXISTING TOILET TO REMOVED AND REINSTALLED; SEE PLUMBING DWGS.

2.01.31 EXISTING HANGER ROD AND SHELF TO REMAIN.

2.01.46 EXISTING STEEL BOLLARD TO REMAIN.

2.01.47 EXISTING GROUNDED SPOTLIGHT TO REMAIN.

2.01.49 SALVAGE AND REINSTALL EXISTING FIRE EXTINGUISHER.

03 CONCRETE

3.30 CAST-IN-PLACE CONCRETE | SPEC 032000 & 033000

3.30.01 INFILL FLOOR SLAB AT DEMO'D EXTERIOR WALL FLUSH WITH ADJACENT FLOOR.

3.30.03 NEW 5'x5'x5" CONCRETE LANDING WITH W.W.M. AND FROST WALL DOWELED INTO EXISTING FACADE. SEE FLOOR PLANS FOR DIMENSIONS.

3.30.04 NEW 18" REINFORCED CONCRETE EQUIPMENT PAD WITH FROST WALL; DOWELED WITH FROST WALL. SEE FLOOR PLANS FOR DIMENSIONS.

3.30.14 CONCRETE SIDEWALK/RAMP w/ 6 x 6 x 1.4 wwm REINFORCING.

3.30.15 BROOM-FINISH CONCRETE SLAB; APPLY FINISH IN DIRECTION OF SLOPE FOR DRAINIAGE.

04 MASONRY

4.01 MASONRY CLEANING AND REPAIR | SPEC 040120

4.01.04 GC TO INSTALL OWNER-PROVIDED, RECESSED KEY BOX WITH TAMPER SWITCH IN EXISTING MASONRY. APPROXIMATE ROUGH OPENING 7" x 7" x 1/2". EC TO PROVIDE WIRING AND CONNECTION TO BUILDING SECURITY SYSTEM. LOCATION TO BE APPROVED BY LOCAL AHJ PRIOR TO INSTALLATION.

4.21 BRICK MASONRY | SPEC 042000

4.21.01 BRICK VENEER.

4.21.02 THRU-INSULATION BRICK VENEER TIES @ 16" o.c. VERTICAL & 32" o.c. HORIZONTAL.

4.21.03 INFILL EXISTING WINDOW OPENING w/ BRICK MASONRY AND STEEL STUD CONSTRUCTION. SEE TYPICAL DETAIL.

4.22 CMU MASONRY | SPEC 042000

4.22.06 PROVIDE 2" SOAP CMU BLOCKING ACROSS EXISTING EXTERIOR WALL THICKNESS COPLANAR WITH ADJACENT FINISHED WALL SURFACES/ PROVIDE SEALANT AT DISIMILAR MATERIALS JOINTS.

4.72 CAST STONE MASONRY | SPEC 047200

4.72.01 2" CAST STONE CAP; SECTIONS @ 6'-0" o.c. APPX. 1" OVERHANGS TO EITHER SIDE w/ SCRIPED DRIP EDGES. INSTALL OVER TOP OF METAL FLASHING CAP, SET IN SEALANT. CROSS-SLOPE TO EXTERIOR WALL FACE FOR DRAINAGE.

05 METALS

5.52 PIPE AND TUBE RAILINGS | SPEC 055213

5.52.02 1-1/2" GALVANIZED STEEL PIPE GUARDRAIL WITH GALVANIZED STEEL MESH INFILL PANELS; 42" ABOVE ADJACENT SLAB SURFACE. PROVIDE OFFSET 1-1/2" DIAMETER GALVANIZED STEEL HANDRAIL w/ BRACKETS; 36" HEIGHT ABOVE ADJACENT SLAB SURFACE; POSTS @ 6'-0" o.c. EMBEDDED THRU STONE CAP BELOW INTO CONCRETE WALL MIN. 4". SET IN NON-SHRINK GROUT CAPPED WITH SEALANT TOOLED FOR POSITIVE DRAINAGE. HANDRAILS TO EXTEND PER A117.1 REQUIREMENTS AND RETURN BACK TO NEAREST POST.

5.52.03 1-1/2" GALVANIZED STEEL PIPE GUARDRAIL WITH GALVANIZED STEEL MESH INFILL PANELS; 42" ABOVE ADJACENT GRADE; POSTS @ 6'-0" o.c. EMBEDDED THRU STONE CAP BELOW INTO CONCRETE WALL MIN. 4". SET IN NON-SHRINK GROUT CAPPED WITH SEALANT TOOLED FOR POSITIVE DRAINAGE.

06 WOODS, PLASTICS AND COMPOSITES

6.20 FINISH CARPENTRY AND TRIM | SPEC 062000

6.20.01 16" DEEP HARDWOOD-BANDED CLEARCOAT WOOD SHELF @ 70" AFF. INSTALL 1 1/4" (NOMINAL) HEAVY DUTY CLOSET ROD, END AND INTERIM SUPPORTS (IF SPAN IS GREATER THAN 3'-0") AT 66" AFF; CHROME FINISH

6.20.02 16" DEEP HARDWOOD-BANDED CLEARCOAT WOOD SHELF @ 48" AFF. INSTALL 1 1/4" (NOMINAL) HEAVY DUTY CLOSET ROD, END AND INTERIM SUPPORTS (IF SPAN IS GREATER THAN 3'-0") AT 44" AFF; CHROME FINISH

6.64 PLASTIC PANELING | SPEC 066400

6.64.01 PROVIDE NEW FRP WALL PANELING AND ASSOCIATED TRIMS, SEAM COVERS, AND CAPS ADHERED ON ALL WALL SURFACES FROM TOP OF WALL BASE TO MIN. 60" A.F.F. BASIS OF DESIGN: GLASBOARD BY CRANE COMPOSITES, EMBOSSED FINISH. COLOR TO BE DETERMINED FROM MANUFACTURER'S STANDARD COLORS.

07 THERMAL AND MOISTURE PROTECTION

7.19 WATER REPELLENTS | SPEC 071900

7.19.01 GC TO APPLY WATER REPELLENT/CHLORIDE SCREEN SEALER ON EXPOSED MASONRY SURFACE. APPLY PER MANUFACTURER INSTRUCTIONS.

7.19.02 APPLY WATER REPELLANT CHLORIDE SCREEN SEALER TO CONCRETE FLOOR/PAVING SURFACE. APPLY PER MANUFACTURER INSTRUCTIONS.

7.95 EXPANSION CONTROL | SPEC 079500

7.95.03 INTERIOR ALUMINUM RECESSED FLOOR-TO-WALL EXPANSION JOINT COVER.

7.95.04 INTERIOR ALUMINUM EXPANSION JOINT COVER FOR FULL EXPOSED HEIGHT OF WALL; BOTH SIDES.

7.95.05 INTERIOR ALUMINUM RECESSED FLOOR EXPANSION JOINT COVER FOR CARPET/LVT FLOORING.

08 OPENINGS

8.42 AUTOMATIC ENTRANCES

8.42.01 REFURBISH EXISTING STOREFRONT DOORS. INTEGRATE WITH NEW MAXIMUM KEYING/CARD ACCESS SYSTEM, INSTALL NEW SAFETY SECURITY FILM ON EXISTING GLAZING WITH NEW IMPACT-PROTECTION ADHESIVE SEALANT. BASIS OF DESIGN: 3M S80, 8mm SECURITY FILM OR EQUIVALENT.

10 SPECIALTIES

10.21 TOILET/SHOWER COMPARTMENTS | SPEC 102100

10.21.01 1" THICK HIGH DENSITY POLYETHYLENE (HDPE) PRIVACY PARTITIONS 62"PANEL HEIGHT. WALL MOUNTED, AND OVER-HEAD BRACED. CONTINUOUS ALUMINUM BRACKETS. NFPA 286-RATED, PROVIDE HEAVY DUTY SELF-CLOSING CONTINUOUS HINGES FOR PARTIITION DOORS.

10.28 TOILET ACCESSORIES | SPEC 102800

10.28.01 ADA COMPLIANT GRAB BAR - 36" HORIZONTAL LENGTH. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING.

10.28.02 ADA COMPLIANT GRAB BAR - 42" HORIZONTAL LENGTH. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING.

10.28.03 ADA COMPLIANT VERTICAL GRAB BAR-18" VERTICAL LENGTH. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING.

10.28.04 24"x36" WALL MOUNTED MIRROR. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING IN METAL STUD PARTITIONS. BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F. MAX.

10.28.05 SURFACE MOUNTED TOILET PAPER DISPENSER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.

10.28.06 SURFACE MOUNTED PAPER TOWEL DISPENSER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.

10.28.07 SURFACE MOUNTED SOAP DISPENSER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.

10.28.08 CURTAIN ROD AND CURTAIN IN SHOWER COMPARTMENT AREAS.

10.28.09 ADA-COMPLIANT FOLD-UP SHOWER SEAT. PROVIDE BLOCKING AS REQUIRED FOR SECURE MOUNTING OR VERIFY SUPPORTS WITH SHOWER CABIN MANUFACTURER.

10.28.10 ADA-COMPLIANT GRAB BARS FOR ACCESSIBLE SHOWER.

10.28.11 UNDER-LAVATORY PLUMBING SHIELD. COORDINATE MODEL WITH SPECIFICED LAVATORY.

10.28.14 AT EACH LOCATION NOTED, PROVIDE TWO ROBE HOOKS MOUNTED AT 44" AND 60" AFF.

10.28.15 SURFACE MOUNTED HAND DRYER. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.

10.28.16 18"x60" WALL MOUNTED MIRROR. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING IN METAL STUD PARTITIONS. BOTTOM OF REFLECTIVE SURFACE AT 18" A.F.F. MAX.

10.28.17 ADA COMPLIANT VERTICAL GRAB BAR - 48" HORIZONTAL LENGTH. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING.

10.28.18 ADA COMPLIANT VERTICAL GRAB BAR-18" VERTICAL LENGTH WITH OFFSET MOUNTING SIZED TO MEET REACH RANGE REQUIREMENTS.. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING ADJACENT TO WINDOW JAMB.

10.28.19 SURFACE MOUNTED BABY CHANGING STATION TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.

10.44 FIRE PROTECTION SPECIALTIES | SPEC 104400

10.44.01 PROVIDE NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 10, 2-A EXTINGUISHER. SEE CODE SHEETS FOR ACCESSIBLE MOUNTING HEIGHTS.

10.44.02 PROVIDE NEW SURFACE MOUNTED FIRE EXTINGUISHER CABINET WITH 10LB, 2-A EXTINGUISHER. SEE CODE SHEETS FOR ACCESSIBLE MOUNTING HEIGHTS.

10.51 LOCKERS | SPEC 105100

10.51.01 HDPE LOCKERS; 18" WIDE x 24" DEEP x 84" HEIGHT. PROVIDE ACCESSIBLE UNIT WHERE SHOWN WITH ICC A17.1 COMPLIANT ISA PLACARD. PROVIDE NUMBER PLATES FOR WACH LOCKER IN ORDER INDICATED ON PLAN.

10.51.02 LOCKER FILLER PANEL; MATCH LOCKER FINISH

10.51.03 1'-8" WIDE x 3'-6" LONG ADA-COMPLIANT HDPE BENCH ON PEDESTALS.

10.56 MANUAL AND MOTORIZED HIGH DENSITY STORAGE

10.56.02 NEW HIGH-DENSITY ROLLING FILE CABINET SYSTEM PROVIDED AND INSTALLED BY OWNER. SEE FINISHES NOTES FOR ANCILLARY GC WORK.

12 FURNISHINGS

12.24 WINDOW SHADES | SPEC 122400

12.24.01 MANUALLY-OPERATED ROLLER SHADE WITH POCKET HOUSING. SEE FINISHES SCHEDULES.

12.36 COUNTERTOPS | SPEC 123600

12.36.01 2CM QUARTZ COUNTERTOPS ON PLYWOOD BACKER. SEE SPECIFICATIONS FOR EDGE TREATMENTS.

12.36.02 2CM QUARTZ WALL CAP. SEE SPECIFICATIONS FOR EDGE TREATMENTS.

12.36.07 SURFACE-MOUNTED UNDERCOUNTER SUPPORT BRACKETS, MAX 32" SPACING OR PER MANUFACTURER RECOMMENDATIONS FOR COUNTERTOP ASSEMBLY, TYP. SECURELY ANCHOR EACH SUPPORT TO STUDS OR BLOCKING IN WALL FRAME.COORDINATE FINAL DIMENSIONS w/ LAVATORY COUNTERTOP FABRICATOR AND IN-FIELD CONDITIONS.

12.36.08 ADA-COMPLIANT UNDERCOUNTER SUPPORT BRACKETS WITH FRAMING TO SUPPORT UNDER-COUNTER SHROUD PANEL. MAX 32" SPACING OR PER MANUFACTURER RECOMMENDATIONS FOR COUNTERTOP ASSEMBLY, TYP. SECURELY ANCHOR EACH SUPPORT TO STUDS OR BLOCKING IN WALL FRAME.COORDINATE FINAL DIMENSIONS w/ LAVATORY COUNTERTOP FABRICATOR AND IN-FIELD CONDITIONS.

12.48 ENTRANCE MATS

12.48.01 NEW RECESSED ALUMINUM-FRAMED, ROLL-OUT WALK-OFF MAT WITH ABRASIVE CARPET INSERTS. FINISH AND INSERT COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE. REPLACE PERIMETER TRIM AND PROVIDE ANCHORAGES PER MANUFACTURER SPEC. BASES OF DESIGN: NYSTROM/BABCOCK DAVIS "Roll-Up GRATEdesign" (3/4" RECESS) OR NYSTROM "QuietFLEX" (3/8" RECESS). VERIFY EXISTING FLOOR RECESS PRIOR TO SELECTION. ALTERNATE MANUFACTURERS: 1) C-S GROUP, 2) AMARCO

22 PLUMBING

22.42 COMMERCIAL PLUMBING FIXTURES | SPEC 224200

22.42.01 ADA-COMPLIANT FLOOR MOUNTED TOILET. COORDINATE WITH PLUMBING DRAWINGS.

22.42.02 ADA COMPLIANT WALL MOUNTED SINK. COORDINATE WITH PLUMBING DRAWINGS.

22.42.04 ADA-COMPLIANT WALL MOUNTED URINAL. COORDIANTE WITH PLUMBING DRAWINGS.

22.42.05 ADA COMPLIANT CUSTOM-TILED, ROLL-IN SHOWER. HAND SHOWER SHALL COMPLY WITH ICC A117.1, SECTION 608.5 REQUIREMENTS; FIXED/REMOVABLE HEAD, 59" INCH (MIN.) HOSE. NON-POSITIVE SHUTOFF CONTROL AND ADJUSTABLE HAND SHOWER HEAD MOUNTING HEIGHT. COORDINATE WITH PLUMBING DRAWINGS. GC SHALL COORDINATE WITH PC TO ENSURE A117.1-COMPLIANT THRESHOLD BETWEEN SHOWER CABIN AND ADJACENT FINISHED FLOOR. SEE DETAIL ON A-506 FOR THRESHOLD TRANSITION.

22.42.06 SHOWER CABIN: SEE PLUMBING SCHEDULE.

22.42.07 ADA COMPLIANT TRANSFER-TYPE SHOWER CABIN. HAND SHOWER SHALL COMPLY WITH ICC A117.1, SECTION 608.5 REQUIREMENTS; FIXED/REMOVABLE HEAD, 59 INCH (MIN.) HOSE, NON-POSITIVE SHUTOFF CONTROL AND ADJUSTABLE HAND SHOWER HEAD MOUNTING HEIGHT. COORDINATE WITH PLUMBING DRAWINGS, GC (TILE INSTALLER) SHALL COORDINATE WITH PC TO ENSURE A117.1-COMPLIANT THRESHOLD BETWEEN SHOWER CABIN AND ADJACENT FINISHED FLOOR. SEE PLUMBING SCHEDULE.

22.42.08 EMERGENCY SHOWER FIXTURE, BY P.C.. COORDINATE WITH PLUMBING DRAWINGS.

22.42.09 FLOOR DRAIN BY P.C. COORDINATE WITH PLUMBING DRAWINGS.

22.42.11 TRENCH DRAIN BY P.C. COORDINATE WITH PLUMBING DRAWINGS.

22.47 DRINKING FOUNTAINS | SPEC 224700

22.47.01 ADA COMPLIANT HI-LOW DRINKING FOUNTAINS. SEE PLUMBING DRAWINGS.

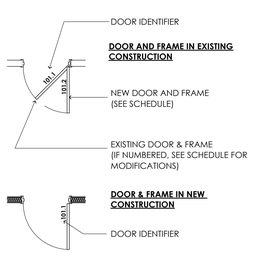
26 ELECTRICAL

26.50 LIGHTING | SPEC 265000

26.50.01 NEW WALL PACKS ACROSS FACADE. COORDINATE WITH ELECTRICAL DRAWINGS BY EC.

FLOOR PLAN LEGEND

- EXISTING WALL / PARTITION TO REMAIN
- NEW INTERIOR STUD-FRAMED PARTITION (5 — PARTITION TYPE LABEL)
- NEW INTERIOR MASONRY PARTITION (8B)
- EXTERIOR WALL INFILL — CONSTRUCTION VARIES, MATCH EXIST. AND SEE EXTERIOR WALL SECTIONS.
- NEW EXTERIOR WALL CONSTRUCTION — SEE EXTERIOR WALL SECTIONS.



MG ARCHITECTS ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #: 23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

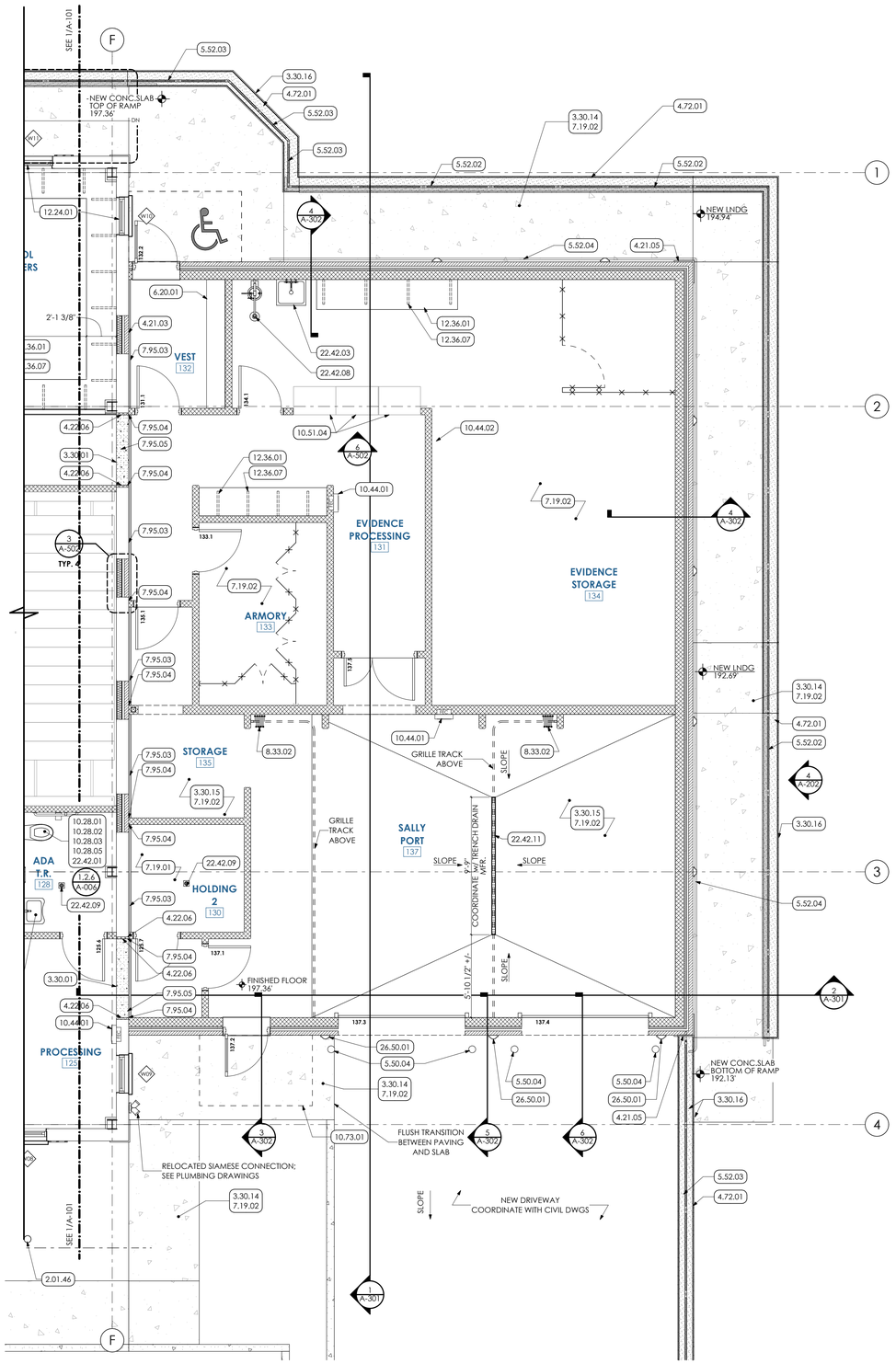
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE 0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024. ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE: FIRST FLOOR PLAN

A-101



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELEVATOR MODERNIZATION NOTES:

1. THE EQUIPMENT AND WORK OF THE ELEVATOR CONTRACTOR/INSTALLER, AS WELL AS ANCILLARY RELATED WORK BY OTHER CONTRACTORS, SHALL BE IN ADHERENCE TO ALL APPLICABLE CODES LISTED OR IN EFFECT FOR THE PROJECT'S JURISDICTION TO GREATEST EXTENT POSSIBLE.
2. MODERNIZATION SHALL REQUIRE ANCILLARY SCOPE TO BE PROVIDED BY OTHER PRIME CONTRACTORS. SCOPES OF WORK HAVE BEEN INCLUDED IN EACH PRIME'S APPLICABLE DRAWING SETS.
3. THE GENERAL CONTRACTOR AND ELEVATOR SUBCONTRACTOR ARE REQUIRED TO PROVIDE A CODE-COMPLIANT, MODERNIZED ELEVATOR SYSTEM. BOTH THE GC AND ELEVATOR CONTRACTOR ARE EXPECTED TO ACQUAINT THEMSELVES WITH THE EXISTING ELEVATOR SYSTEMS, EQUIPMENT, HOISTWAYS AND MACHINE ROOM SPACES INCLUDING SUITABILITY OF EXISTING HOIST BEAMS PRIOR TO BIDDING. ANY DEMOLITION OF OR MODIFICATIONS TO EXISTING BULDING ELEMENTS REQUIRED FOR THE WORK ARE ASSUMED TO BE INCORPORATED INTO THE GENERAL CONTRACTORS' SCOPE AT TIME OF BIDDING.
4. ELECTRIC AND DATA/TELCO INFRASTRUCTURE SHALL BE PROVIDED TO EACH ELEVATOR MACHINE ROOM AND/OR PIT AREAS BY THE ELECTRICAL CONTRACTOR. ALL DOWNSTREAM INFRASTRUCTURE, EQUIPMENT AND DEVICES RELATED TO THE ELEVATORS BEYOND THE EC-PROVIDED DISCONNECTS AND TERMINAL PLATES SHALL BE THE RESPONSIBILITY OF THE ELEVATOR CONTRACTOR.
5. EXISTING PIT DOES NOT HAVE A LADDER, AND DOES NOT ALLOW NECESSARY CLEARANCE FOR ONE TO BE INSTALLED. IN LIEU OF LADDER, GC TO PROVIDE OSHA-COMPLIANT PORTABLE LADDER TO BE TAGGED EXPLICITLY FOR ACCESS TO ELEVATOR PIT, AND KEPT IN DESIGNATED LOCATION SUITABLE TO AHJ.
6. DIMENSIONS NOTED ON DRAWINGS AND IN SPECIFICATIONS ARE APPROXIMATE AND MAY VARY BY MANUFACTURER AND PER EXISTING HOISTWAY SIZE LIMITATIONS.
8. ELEVATOR SUBCONTRACTOR SHALL PROVIDE COMPONENTS NECESSARY FOR MODERNIZATION OF THE ELEVATOR SYSTEM TO INCLUDE, BUT NOT LIMITED TO:
   - A) STAINLESS STEEL PANEL CEILING WITH RECESSED LIGHTING.
   - B) LAMINATE WALL PANELS; COLOR/STYLE AS SELECTED BY ARCHITECT
   - C) CAR OPERATING PANEL
   - D) HALL LANTERNS; STYLE AS SELECTED BY ARCHITECT
   - E) LANDING OPERATING PANELS (BOTH FLOORS)
   - F) DOOR BUCK IDENTIFIER SIGNS w/ BRAILLE (BOTH JAMBS, BOTH FLOORS)
   - G) PUMP UNIT
   - H) CONTROLLER UNIT
   - I) LIMITERS
   - J) GUIDE SHOES
   - K) DOOR OPERATOR
   - L) TRAVELING CABLE
   - M) JACK-HEAD PACKING
   - N) ACCESSORY AND OTHER COMPONENTS NECESSARY FOR MODERNIZATION.
9. GC SHALL PROVIDE NEW CARPET TILE FLOORING IN ELEVATOR CAB.
10. PC TO SPRINKLER HEAD GUARD IN MACHINE ROOM.
11. PC TO INSTALL NEW SPRINKLER HEAD WITH GUARD IN PIT WITHIN 24" OF PIT FLOOR WITH ASSOCIATED FLOW SENSOR OUTSIDE OF HOISTWAY AND TIED INTO FIRE RECALL SYSTEM.
12. EC TO INSTALL SMOKE DETECTOR AT TOP OF HOISTWAY AND TIE INTO ALARM SYSTEM.
13. EC TO INSTALL HEAT DETECTORS IN MACHINE ROOM WITHIN 24" OF SPRINKLER HEADS.
14. PIT AND HOISTWAY LIGHTING SHALL BE PROVIDED BY ELECTRIC CONTRACTOR TO EXTENT REQUIRED TO REACH MINIMUM 1 fc AT ALL AREAS DURING FIRE-FIGHTER USE AND MAINTENANCE.

EXISTING ELEVATOR SPECIFICATIONS:

TYPE: HYDRAULIC, CONVENTIONAL PLUNGER AND CYLINDER JACK
STYLE: PASSENGER
MACHINE ROOM: ADJACENT
CAPACITY: 2500 LBS.
SPEED: 100 FPM (125 FPM RATED)
TRAVEL: 12'-0"
STOPS/LANDINGS: 2
PIT DIMENSIONS (WxL): 8'-4" x 6'-3"
PIT DEPTH: 4'-0" (APPX.)
PLUNGER: 3.75"
RUNNING PRESSURE: 250
WORKING PRESSURE: 476
RELIEF PRESSURE: 600
OPENINGS: FRONT
DOOR WIDTH: 3'-6"
DOOR HEIGHT: 7'-0"
DOOR TYPE: SINGLE-SLIDE, RIGHT-HAND
DOOR: PAINTED STEEL
CAB WIDTH: 6'-0" (APPX.)
CAB DEPTH: 4'-0" (APPX.)
CAB HEIGHT: 7'-8" (APPX.)
CAB WALLS: STAINLESS STEEL (C.O.P.), PAINTED STEEL & LAMINATE PANEL.
CAB FLOOR: SHEET CARPET
CAB CEILING: BACKLIT TRANSLUCENT PANELS IN METAL FRAME.
RAILS: STAINLESS STEEL
PROTECTION BLANKET HOOKS: NO
YEAR OF MANUFACTURE: 1996
MANUFACTURER: SCHINDLER ELEVATOR CORPORATION

KNOWN INSPECTION SERVICES:

1. RON FARLEY, INC. ELEVATOR INSPECTION SERVICE 717.676.5394
2. APEX ELEVATOR INSPECTION & TESTING (OTIS) 215.545.6056
3. DATE OF LAST INSPECTION: 4/5/2024

L&I CERTIFICATE INFORMATION
FILE No.: 43153
PERMIT No.: 199637008
BUILDING CODE: 43153
EQUIPMENT No.: 001

NEW CONSTRUCTION GENERAL NOTES:

1. THE WORK DEPICTED IS BASED ON MEASUREMENTS AND OBSERVATIONS OF EXISTING AS-BUILT CONDITIONS AND AVAILABLE BUILDING RECORDS AND DOCUMENTS. MINOR DEVIATIONS FROM CONDITIONS DEPICTED MAY BE EXPECTED BUT SHALL NOT BE CONSIDERED TO MATERIALLY IMPACT THE SCOPE OF WORK. ALL PRIME CONTRACTORS SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO AND FOLLOWING SELECTIVE DEMOLITION PHASES. PLEASE NOTIFY ARCHITECT OF UNEXPECTED CONCEALED CONDITIONS OR MAJOR DEVIATIONS FROM, OR CONFLICTS WITH, PROPOSED WORK.
2. THE WORK SHALL INCLUDE STRUCTURAL REINFORCMENTS TO THE EXISTING STEEL FRAME; SEE STRUCTURAL DRAWINGS AND DETAILS. CUTTING AND PATCHING ASSOCIATED WITH INSTALLATION OF THE BRACING SHALL BE INCLUDED IN THE GENERAL CONTRACTORS SCOPE OF WORK.
3. FLOOR UNDERLAYMENT:
   - a. FOLLOWING SELECTIVE DEMOLITION AND REMOVAL OF EXISTING FLOOR FINISHES, ADHESIVE RESIDUE, AND REPAIR PATCHING, ALL CONCRETE FLOOR SURFACES SHALL BE CLEANED AND PREPARED FOR NEW FINISHES PER MANUFACTURER'S SPECIFICATIONS.
   - b. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING DETERIORATED SLAB SURFACES AS REQUIRED TO MEET MINIMUM CONDITIONS FOR FINISHES INSTALLATION. THE GC SHALL INCLUDE IN ITS BID AN ALLOWANCE FOR INSTALLATION OF UP TO 300 SQUARE FEET OF CEMENTITIOUS UNDERLAYMENT AT 1/8" THICKNESS.
4. DOORS:
   - a. EXISTING DOORS AND FRAMES (TYPICALLY DEPICTED SWINGING OPEN TO 45 DEGREES) MAY REQUIRE MODIFICATION FOR NEW SPECIFIED HARDWARE. SEE DOOR SCHEDULE.
   - b. SEE A-600 DRAWINGS FOR ADDITIONAL NOTES AND SCHEDULES.
5. WINDOWS:
   - a. SCOPE OF WORK INCLUDES REPLACEMENT OF ALL EXISTING WINDOWS WITH NEW FIXED GLAZING UNITS, TYPICAL. UNITS SHALL BE SIZED TO FIT EXISTING ROUGH OPENINGS. INSTALLER TO FIELD VERIFY SIZING PRIOR TO ORDERING.

ELEVATOR DEMOLITION NOTES

1. DEMOLITION OF ELEVATOR-RELATED COMPONENTS TO BE WITHIN THE SCOPE OF WORK OF THE GC AND ITS ELEVATOR SUB-CONTRACTOR.
2. THE INTENT OF THE WORK IS TO REMOVE SELECT COMPONENTS OF THE EXISTING ELEVATOR SYSTEMS FOR THE PURPOSE OF MODERNIZATION.
3. DEMOLISH AND REMOVE THE FOLLOWING:
   - A) CAB FINISHES INCLUDING CARPET, LAMINATE PANELS & CEILING PANEL.
   - B) REMOVE AND SALVAGE RAILINGS FOR REINSTALLATION.
   - C) CAR OPERATING PANEL
   - D) LANDING OPERATING PANELS (BOTH FLOORS)
   - E) HALL LANTERNS (BOTH FLOORS)
   - F) BRAILLE FLOOR TAGS ON DOOR BUCKS (BOTH FLOORS)
   - G) PUMP UNIT
   - H) CONTROLLER UNIT
   - I) LIMITERS
   - J) GUIDE SHOES
   - K) DOOR OPERATOR
   - L) TRAVELING CABLE
   - M) JACK-HEAD PACKING
   - N) ALL OTHER ACCESSORY ITEMS REQUIRED FOR REMOVAL BY MODERNIZATION.

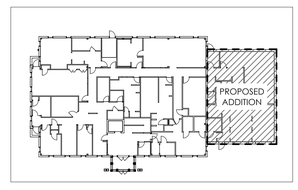
FLOOR PLAN LEGEND

- EXISTING WALL / PARTITION TO REMAIN
- NEW INTERIOR STUD-FRAMED PARTITION (S) ← PARTITION TYPE LABEL
- NEW INTERIOR MASONRY PARTITION (MP)
- EXTERIOR WALL INFILL — CONSTRUCTION VARIES, MATCH EXIST, AND SEE EXTERIOR WALL SECTIONS.
- NEW EXTERIOR WALL CONSTRUCTION — SEE EXTERIOR WALL SECTIONS.
- DOOR IDENTIFIER
- DOOR AND FRAME IN EXISTING CONSTRUCTION
- NEW DOOR AND FRAME (SEE SCHEDULE)
- EXISTING DOOR & FRAME (IF NUMBERED, SEE SCHEDULE FOR MODIFICATIONS)
- DOOR & FRAME IN NEW CONSTRUCTION
- DOOR IDENTIFIER
- 1 HOUR FIRE RATED WALL
- EXTERIOR WALL SCONCES (26.50.01)

KEYED NOTES

02 DEMOLITION
2.01 EXISTING CONDITIONS
2.01.46 EXISTING STEEL BOLLARD TO REMAIN.
03 CONCRETE
3.30 CAST-IN-PLACE CONCRETE | SPEC 032000 & 033000
3.30.01 INFILL FLOOR SLAB AT DEMO'D EXTERIOR WALL FLUSH WITH ADJACENT FLOOR.
3.30.14 CONCRETE SIDEWALK/RAMP w/ 6 x 6 x 1.4 wwm REINFORCING.
3.30.15 BROOM-FINISH CONCRETE SLAB; APPLY FINISH IN DIRECTION OF SLOPE FOR DRAINAGE.
3.30.16 REINFORCED CONCRETE RETAINING WALL WITH BRICK MASONRY VENEER AND CAST STONE CAP. SEE SPEC 042000.
04 MASONRY
4.21 BRICK MASONRY | SPEC 042000
4.21.03 INFILL EXISTING WINDOW OPENING w/ BRICK MASONRY AND STEEL STUD CONSTRUCTION. SEE TYPICAL DETAIL.
4.21.05 NEW BRICK QUOINING TO MATCH EXISTING.
4.22 CMU MASONRY | SPEC 042000
4.22.06 PROVIDE 2" SOAP CMU BLOCKING ACROSS EXISTING EXTERIOR WALL THICKNESS COPLANAR WITH ADJACENT FINISHED WALL SURFACES/ PROVIDE SEALANT AT DISIMILAR MATERIALS JOINTS.
4.72 CAST STONE MASONRY | SPEC 047200
4.72.01 2" CAST STONE CAP; SECTIONS @ 6'-0" o.c. APPX, 1" OVERHANGS TO EITHER SIDE w/ SCRIPED DRIP EDGES. INSTALL OVER TOP OF METAL FLASHING CAP. SET IN SEALANT. CROSS-SLOPE TO EXTERIOR WALL FACE FOR DRAINAGE.
05 METALS
5.50 METAL FABRICATIONS | SPEC 055000
5.50.04 NEW PRE-FINISHED STEEL PIPE BOLLARDS. SEE BOLLARD DETAILS ON SHEET A-506.
5.52 PIPE AND TUBE RAILINGS | SPEC 055213
5.52.02 1-1/2" GALVANIZED STEEL PIPE GUARDRAIL WITH GALVANIZED STEEL MESH INFILL PANELS: 42" ABOVE ADJACENT SLAB SURFACE. PROVIDE OFFSET 1-1/2" DIAMETER GALVANIZED STEEL HANDRAIL w/ BRACKETS: 36" HEIGHT ABOVE ADJACENT SLAB SURFACE: POSTS @ 6'-0" o.c. EMBEDDED THRU STONE CAP BELOW INTO CONCRETE WALL MIN. 4". SET IN NON-SHRINK GROUT CAPPED WITH SEALANT TOOLED FOR POSITIVE DRAINAGE. HANDRAILS TO EXTEND PER A117.1 REQUIREMENTS AND RETURN BACK TO NEAREST POST.
5.52.03 1-1/2" GALVANIZED STEEL PIPE GUARDRAIL WITH GALVANIZED STEEL MESH INFILL PANELS; 42" ABOVE ADJACENT GRADE: POSTS @ 6'-0" o.c. EMBEDDED THRU STONE CAP BELOW INTO CONCRETE WALL MIN. 4". SET IN NON-SHRINK GROUT CAPPED WITH SEALANT TOOLED FOR POSITIVE DRAINAGE.
5.52.04 WALL MOUNTED 1-1/2" DIAMETER GALVANIZED STEEL PIPE HANDRAIL @ 36" o.c. EXTEND RAILS PER ICC A117.1 REQUIREMENTS AND RETURN TO WALL FACE. TYP. BRACKETS @ 6'-0" o.c.
06 WOODS, PLASTICS AND COMPOSITES
6.20 FINISH CARPENTRY AND TRIM | SPEC 062000
6.20.01 16" DEEP HARDWOOD-BANDED CLEARCOAT WOOD SHELF @ 70" AFF. INSTALL 1 1/4" (NOMINAL) HEAVEY DUTY CLOSET ROD, END AND INTERIM SUPPORTS (IF SPAN IS GREATER THAN 3'-0") AT 66" AFF: CHROME FINISH
07 THERMAL AND MOISTURE PROTECTION
7.19 WATER REPELLENTS | SPEC 071900
7.19.01 GC TO APPLY WATER REPELLENT/CHLORIDE SCREEN SEALER ON EXPOSED MASONRY SURFACE. APPLY PER MANUFACTURER INSTRUCTIONS.
7.19.02 APPLY WATER REPELLANT CHLORIDE SCREEN SEALER TO CONCRETE FLOOR/PAVING SURFACE. APPLY PER MANUFACTURER INSTRUCTIONS.
7.95 EXPANSION CONTROL | SPEC 079500
7.95.03 INTERIOR ALUMINUM RECESSED FLOOR-TO-WALL EXPANSION JOINT COVER.
7.95.04 INTERIOR ALUMINUM EXPANSION JOINT COVER FOR FULL EXPOSED HEIGHT OF WALL: BOTH SIDES.
7.95.05 INTERIOR ALUMINUM RECESSED FLOOR EXPANSION JOINT COVER FOR CARPET/VT FLOORING.
08 OPENINGS
8.33 COILING DOORS AND SIDE-FOLDING GRILLES | SPEC 083300
8.33.02 ALUMINUM-FRAMED SIDE-FOLDING GRILL. PROVIDE HOOKBOLT AND WALL STRIKER AT OPENING SIDE JAMB WITH CYLINDER COMPATIBLE WITH OWNER KEY CORE SYSTEM. TRACK TO BE MOUNTED TO ABOVE-CEILING BLOCKING PER DETAILS. PROVIDE CURVED TRACK AT OPEN WALL POCKET AS SHOWN.
10 SPECIALTIES
10.28 TOILET ACCESSORIES | SPEC 102800
10.28.01 ADA COMPLIANT GRAB BAR - 36" HORIZONTAL LENGTH. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING.
10.28.02 ADA COMPLIANT GRAB BAR - 42" HORIZONTAL LENGTH. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING.
10.28.03 ADA COMPLIANT VERTICAL GRAB BAR-18" VERTICAL LENGTH. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING.
10.28.04 24"X36" WALL MOUNTED MIRROR. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING IN METAL STUD PARTITIONS. BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F. MAX.
10.28.05 SURFACE MOUNTED TOILET PAPER DISPENSER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.
10.28.07 SURFACE MOUNTED SOAP DISPENSER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.
10.28.11 UNDER-LAVATORY PLUMBING SHIELD. COORDINATE MODEL WITH SPECIFICED LAVATORY.
10.28.15 SURFACE MOUNTED HAND DRYER. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.
10.44 FIRE PROTECTION SPECIALTIES | SPEC 104400
10.44.01 PROVIDE NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 10, 2-A EXTINGUISHER. SEE CODE SHEETS FOR ACCESSIBLE MOUNTING HEIGHTS.
10.44.02 PROVIDE NEW SURFACE MOUNTED FIRE EXTINGUISHER CABINET WITH 10LB, 2-A EXTINGUISHER. SEE CODE SHEETS FOR ACCESSIBLE MOUNTING HEIGHTS.
10.51 LOCKERS | SPEC 105100
10.51.04 EVIDENCE LOCKERS: BASIS OF DESIGN: PASS THROUGH EVIDENCE LOCKERS WITH REFRIGERATED LOCKER INSERT BY SPACESAVER CORPORATION OR APPROVED EQUAL. SEE ELEVATIONS DRAWINGS FOR MODEL NUMBERS AND CONFIGURATION.
10.56 MANUAL AND MOTORIZED HIGH DENSITY STORAGE
10.56.02 NEW HIGH-DENSITY ROLLING FILE CABINET SYSTEM PROVIDED AND INSTALLED BY OWNER. SEE FINISHES NOTES FOR ANCILLARY GC WORK.
10.73 METAL AWNINGS & CANOPIES | SPEC 107310
10.73.01 NEW WALL-MOUNTED PREMANUFACTURED METAL CANOPY. PROVIDE ANGLED TIE BACKS AND INTEGRAL DRAINAGE AND LEADERS/DOWNSPOUTS TO GRADE. PROVIDE TWO DOWNLIGHTS IN EACH LOCATION. COORDINATE WITH PLAN FOR SIZE. SEE CANOPY DETAILS AND STRUCTURAL DRAWINGS.
12 FURNISHINGS
12.24 WINDOW SHADES | SPEC 122400
12.24.01 MANUALLY-OPERATED ROLLER SHADE WITH POCKET HOUSING. SEE FINISHES SCHEDULES.
12.36 COUNTERTOPS | SPEC 123600
12.36.01 2CM QUARTZ COUNTERTOPS ON PLYWOOD BACKER. SEE SPECIFICATIONS FOR EDGE TREATMENTS.
12.36.07 SURFACE-MOUNTED UNDERCOUNTER SUPPORT BRACKETS, MAX 32" SPACING OR PER MANUFACTURER RECOMMENDATIONS FOR COUNTERTOP ASSEMBLY. TYP. SECURELY ANCHOR EACH SUPPORT TO STUDS OR BLOCKING IN WALL FRAME.COORDINATE FINAL DIMENSIONS w/ LAVATORY COUNTERTOP FABRICATOR AND IN-FIELD CONDITIONS.
22 PLUMBING
22.42 COMMERCIAL PLUMBING FIXTURES | SPEC 224200
22.42.01 ADA-COMPLIANT FLOOR MOUNTED TOILET. COORDINATE WITH PLUMBING DRAWINGS.
22.42.02 ADA COMPLIANT WALL MOUNTED SINK. COORDINATE WITH PLUMBING DRAWINGS.
22.42.03 MOP SINK. COORDINATE WITH PLUMBING DRAWINGS.
22.42.08 EMERGENCY SHOWER FIXTURE. BY P.C.. COORDIANTE WITH PLUMBING DRAWINGS.
22.42.09 FLOOR DRAIN BY P.C.. COORDINATE WITH PLUMBING DRAWINGS.
22.42.11 TRENCH DRAIN BY P.C. COORDINATE WITH PLUMBING DRAWINGS.
26 ELECTRICAL
26.50 LIGHTING | SPEC 265000
26.50.01 NEW WALL SCONCE ACROSS FACADE
ELECTRICAL DRAWINGS TO FOLLOW

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1962
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FIRST FLOOR PLAN

A-102

KEYED NOTES

02 DEMOLITION

2.01 EXISTING CONDITIONS

2.01.40 EXISTING ATTIC ACCESS TO REMAIN.

06 WOODS, PLASTICS AND COMPOSITES

6.10 ROUGH CARPENTRY | SPEC 061000

6.10.09 2x WOOD SLEEPER FRAMED PLATFORM w/ 3/4" PLYWOOD SUBFLOOR.

6.10.10 NEW WOOD-FRAMED DAIS WALL; LINE w/ BULLET RESISTANT PANELING AND FINISH TRIM PER DETAILS.

6.20 FINISH CARPENTRY AND TRIM | SPEC 062000

6.20.16 ACCESSIBLE WOOD HANDRAIL ON WALL BRACKETS. PROVIDE DECORATIVE METAL END RETURNS/CAPS AND WALL-MOUNT BRACKETS; COLORS, PROFILES AND FINISHES TO BE SELECTED BY ARCHITECT.

6.20.18 FUR-OUT EXISTING PILASTERS w/ STUDS AND GYPSUM SHEATHING TO MATCH TYPICAL PILASTER FACE WIDTH. INSTALL WAINSCOT AND TRIM PER TYPICAL DETAILS.

6.20.20 CONSTRUCT NEW HALF-HEIGHT DOOR IN DAIS WALL; PROVIDE WOOD PANEL FINISH MATCHING ADJACENT DAIS AND WAINSCOT. PROVIDE SELF-CLOSING DECORATIVE HINGES AND STRIKE JAMB RABET TO PREVENT OVERSWING.

6.64 PLASTIC PANELING | SPEC 066400

6.64.01 PROVIDE NEW FRP WALL PANELING AND ASSOCIATED TRIMS, SEAM COVERS, AND CAPS ADHERED ON ALL WALL SURFACES FROM TOP OF WALL BASE TO MIN. 60" A.F.F. BASIS OF DESIGN: GLASSBOARD BY CRANE COMPOSITES. EMBOSSED FINISH. COLOR TO BE DETERMINED FROM MANUFACTURER'S STANDARD COLORS.

07 THERMAL AND MOISTURE PROTECTION

7.95 EXPANSION CONTROL | SPEC 079500

7.95.02 NEW PREFABRICATED METAL EXPANSION JOINT COVER AT FLOOR AND WALLS COMPATIBLE WITH ADJACENT FINISHES AT EACH LOCATION. COORDINATE WITH SPEC 079513.

10 SPECIALTIES

10.21 TOILET/SHOWER COMPARTMENTS | SPEC 102100

10.21.01 1" THICK HIGH DENSITY POLYETHYLENE (HDPE) PRIVACY PARTITIONS 62"PANEL HEIGHT. WALL MOUNTED, AND OVER-HEAD BRACED. CONTINUOUS ALUMINUM BRACKETS. NFPA 286-RATED. PROVIDE HEAVY DUTY SELF-CLOSING CONTINUOUS HINGES FOR PARTITION DOORS.

10.21.02 1" THICK URINAL SCREEN, 62" HEIGHT, WALL MOUNTED WITH CONTINUOUS ALUMINUM BRACKETS. NFPA 286-RATED.

10.28 TOILET ACCESSORIES | SPEC 102800

10.28.01 ADA COMPLIANT GRAB BAR - 36" HORIZONTAL LENGTH. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING.

10.28.02 ADA COMPLIANT GRAB BAR - 42" HORIZONTAL LENGTH. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING.

10.28.03 ADA COMPLIANT VERTICAL GRAB BAR-18" VERTICAL LENGTH. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING.

10.28.04 24"x36" WALL MOUNTED MIRROR. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING IN METAL STUD PARTITIONS. BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F. MAX.

10.28.05 SURFACE MOUNTED TOILET PAPER DISPENSER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.

10.28.06 SURFACE MOUNTED PAPER TOWEL DISPENSER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.

10.28.07 SURFACE MOUNTED SOAP DISPENSER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.

10.28.11 UNDER-LAVATORY PLUMBING SHIELD. COORDINATE MODEL WITH SPECIFICED LAVATORY.

10.28.15 SURFACE MOUNTED HAND DRYER. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.

10.28.16 18"x60" WALL MOUNTED MIRROR. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING IN METAL STUD PARTITIONS. BOTTOM OF REFLECTIVE SURFACE AT 18" A.F.F. MAX.

10.44 FIRE PROTECTION SPECIALTIES | SPEC 104400

10.44.01 PROVIDE NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 10, 2-A EXTINGUISHER. SEE CODE SHEETS FOR ACCESSIBLE MOUNTING HEIGHTS.

10.56 MANUAL AND MOTORIZED HIGH DENSITY STORAGE

10.56.01 GC TO DISMANTLE, MOVE, AND RECONSTRUCT EXISTING HIGH DENSITY STORAGE SYSTEM FROM FIRST FLOOR TO SECOND FLOOR LOCATION.

12 FURNISHINGS

12.36 COUNTERTOPS | SPEC 123600

12.36.01 2CM QUARTZ COUNTERTOPS ON PLYWOOD BACKER. SEE SPECIFICATIONS FOR EDGE TREATMENTS.

12.36.02 2CM QUARTZ WALL CAP. SEE SPECIFICATIONS FOR EDGE TREATMENTS.

12.36.07 SURFACE-MOUNTED UNDERCOUNTER SUPPORT BRACKETS. MAX 32" SPACING OR PER MANUFACTURER RECOMMENDATIONS FOR COUNTERTOP ASSEMBLY. TYP. SECURELY ANCHOR EACH SUPPORT TO STUDS OR BLOCKING IN WALL FRAME.COORDINATE FINAL DIMENSIONS w/ LAVATORY COUNTERTOP FABRICATOR AND IN-FIELD CONDITIONS.

12.36.08 ADA-COMPLIANT UNDERCOUNTER SUPPORT BRACKETS WITH FRAMING TO SUPPORT UNDER-COUNTER SHROUD PANEL. MAX 32" SPACING OR PER MANUFACTURER RECOMMENDATIONS FOR COUNTERTOP ASSEMBLY. TYP. SECURELY ANCHOR EACH SUPPORT TO STUDS OR BLOCKING IN WALL FRAME.COORDINATE FINAL DIMENSIONS w/ LAVATORY COUNTERTOP FABRICATOR AND IN-FIELD CONDITIONS.

12.36.09 CONCEALED MOUNTING UNDERCOUNTER SUPPORT BRACKETS. MAX 32" SPACING OR PER MANUFACTURER RECOMMENDATIONS FOR COUNTERTOP ASSEMBLY. TYP. SECURELY ANCHOR EACH SUPPORT TO STUDS OR BLOCKING IN WALL FRAME.COORDINATE FINAL DIMENSIONS w/ LAVATORY COUNTERTOP FABRICATOR AND IN-FIELD CONDITIONS. SUPPORT FRAME TO CONFORM TO ICC A117.1 DIMENSIONAL REQUIREMENTS.

22 PLUMBING

22.42 COMMERCIAL PLUMBING FIXTURES | SPEC 224200

22.42.01 ADA-COMPLIANT FLOOR MOUNTED TOILET. COORDINATE WITH PLUMBING DRAWINGS.

22.42.02 ADA COMPLIANT WALL MOUNTED SINK. COORDINATE WITH PLUMBING DRAWINGS.

22.42.03 MOP SINK. COORDINATE WITH PLUMBING DRAWINGS.

22.42.04 ADA-COMPLIANT WALL MOUNTED URINAL. COORDIANTE WITH PLUMBING DRAWINGS.

22.42.09 FLOOR DRAIN BY P.C. COORDINATE WITH PLUMBING DRAWINGS.

22.42.10 FLOOR CLEANOUT BY P.C. COORDINATE WITH PLUMBING DRAWINGS.

22.47 DRINKING FOUNTAINS | SPEC 224700

22.47.01 ADA COMPLIANT HI-LOW DRINKING FOUNTAINS. SEE PLUMBING DRAWINGS.

23 HVAC

23.74 HVAC EQUIPMENT

23.74.02 NEW HVAC ROOFTOP CONDENSER UNIT ON ROOF RAILS. COORDINATE WITH MECHANICAL DRAWINGS.

26 ELECTRICAL

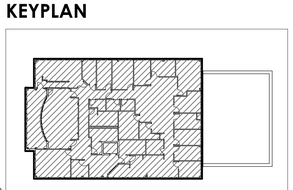
26.50 LIGHTING | SPEC 265000

26.50.01 NEW WALL PACKS ACROSS FACADE. COORDINATE WITH ELECTRICAL DRAWINGS BY EC.

FLOOR PLAN LEGEND

- EXISTING WALL / PARTITION TO REMAIN
- NEW INTERIOR STUD-FRAMED PARTITION
- PARTITION TYPE LABEL
- NEW INTERIOR MASONRY PARTITION
- EXTERIOR WALL INFILL — CONSTRUCTION VARIES, MATCH EXIST. AND SEE EXTERIOR WALL SECTIONS.
- NEW EXTERIOR WALL CONSTRUCTION — SEE EXTERIOR WALL SECTIONS.
- DOOR IDENTIFIER
- DOOR AND FRAME IN EXISTING CONSTRUCTION
- NEW DOOR AND FRAME (SEE SCHEDULE)
- EXISTING DOOR & FRAME (IF NUMBERED, SEE SCHEDULE FOR MODIFICATIONS)
- DOOR & FRAME IN NEW CONSTRUCTION
- DOOR IDENTIFIER
- 1 HOUR FIRE RATED WALL
- EXTERIOR WALL SCONCES 26.50.01

KEYPLAN



1 SECOND FLOOR PLAN

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

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM, AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

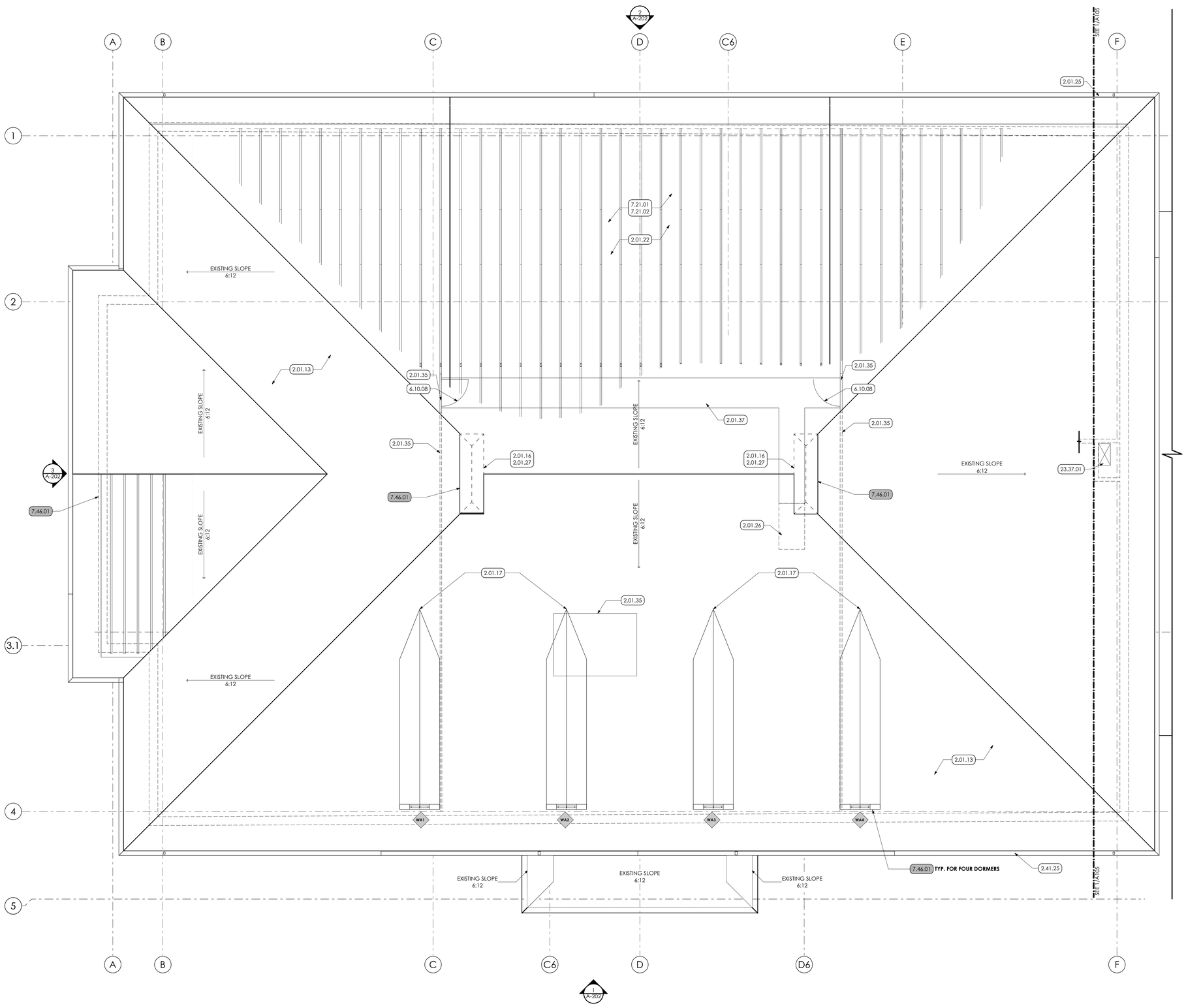
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SECOND FLOOR PLAN

A-103



KEYED NOTES

02 DEMOLITION

2.01 EXISTING CONDITIONS

2.01.13 EXISTING SHINGLED ROOF.
2.01.16 EXISTING ROOF CHIMNEY TO REMAIN.
2.01.17 EXISTING ROOF DORMERS TO REMAIN.
2.01.22 EXISTING ROOF TRUSSES TO REMAIN.
2.01.23 EXISTING FALSE CHIMNEY TO REMAIN.
2.01.25 EXISTING GUTTER TO REMAIN.
2.01.26 EXISTING ATTIC ACCESS LADDER TO REMAIN. GC TO INSPECT AND REFURBISH TO PROPER WORKING ORDER AT COMPLETION OF WORK.
2.01.27 EXISTING ROOF CAP TO REMAIN.
2.01.35 EXISTING DRAFTSTOP WALL TO REMAIN. GC TO PATCH AND SEAL ANY DAMAGED AREAS OR PENETRATIONS.
2.01.37 EXISTING ATTIC WALKWAYS TO REMAIN. NO INSULATION TO BE INSTALLED OVER TOP OF THEM.

2.41 SELECTIVE DEMOLITION

2.41.25 REMOVE EXISTING PARTITION FOR NEW DOOR.

06 WOODS, PLASTICS AND COMPOSITES

6.10 ROUGH CARPENTRY | SPEC 061000

6.10.08 GC TO PROVIDE POSITIVE LATCHING, HINGED PLYWOOD AND 2x-FRAMED ACCESS DOORS THROUGH DRAFTSTOP WALL; MIN. 5'-0" HIGH AND 3'-0" WIDE. FABRICATE SUCH THAT DOOR PANEL OVERLAPS DRAFTSTOP BY 1" ON NIN-HINGE EDGES.

07 THERMAL AND MOISTURE PROTECTION

7.21 THERMAL INSULATION | SPEC 072100

7.21.01 PROVIDE NEW R-19 UNFACED FIBERGLASS BATT INSULATION LAID PERPENDICULARLY ACROSS TOP OF EXISTING BATT INSULATION; TYPICAL FOR ENTIRE ATTIC SPACE.
7.21.02 REPLACE ALL DAMAGED OR MISSING FACED FIBERGLASS BATT INSULATION WITHIN EXISTING TRUSS BAYS; TYPICAL FOR ENTIRE ATTIC SPACE.

7.46 SIDING

7.46.01 ALTERNATE BID: REMOVE EXISTING HORIZONTAL SIDING AND WRB, INSTALL NEW VAPOR-PERMEABLE AIR BARRIER (BASIS OF DESIGN: WR MEADOWS "AIR SHIELD SMP" OR APPROVED EQUAL) AND TIE INTO EXISTING ROOF FLASHINGS. INSTALL NEW COMPOSITE HORIZONTAL SIDING (BASIS OF DESIGN: ALSIDE "ASCEND" COMPOSITE CLADDING OR APPROVED EQUAL; COLOR ASBO) AND ASSOCIATED TRIM COMPONENTS. PAINT REMAINING TRIM, SOFFITS, RAKES AND FASCIAE IN COLOR TO BE SELECTED BY ARCHITECT.

09 FINISHES

9.29 GYPSUM BOARD | SPEC 092982

9.29.01 NEW 1/2" CEILING GYPSUM BOARD ON SUSPENDED METAL GRID OR METAL FRAMING.

9.92 INTERIOR PAINTING | SPEC 099123

9.92.01 PREP, PRIME, PAINT (TWO (2) COATS) ENTIRE DOOR FRAME AND DOOR.
9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.

23 HVAC

23.37 DIFFUSER, REGISTERS AND GRILLES | SPEC 233713

23.37.01 MAY NEED DUCTWORK BELOW. SEE M-SERIES DWGS.

EXISTING ROOF NOTES

1. EXISTING ROOFING STRUCTURE TO REMAIN.
2. EXISTING ASPHART SHINGLE ROOF, FLASHINGS, TRIM, GUTTERS AND LEADERS TO REMAIN.
3. EACH DEMOLISHING CONTRACTOR SHALL REMOVE ITS DESIGNED SCOPE OF WORK AND PATCH ROOF TO UNIFORM CONDITION SUITABLE FOR CONTINUANCE OF ANY WARRANTIES IN EFFECT. NEW PENETRATIONS SHALL BE INSTALLED LIKEWISE BY EACH APPLICABLE PRIME CONTRACTOR.
4. SEE HVAC DWGS FOR EQUIPMENT TO BE INSTALLED IN ATTIC.
5. GC MAY ASSUME 5% EXISTING ATTIC AREA INSULATION TO BE REPLACED. IF REPLACEMENT SCOPE EXCEEDS 5%, NOTIFY ARCHITECT.
6. SEE ALTERNATE BIDS FOR ADDITIONAL SCOPE DETAILS.

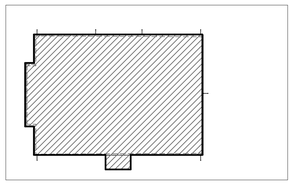
ROOF PLAN LEGEND

EXISTING ROOF TRUSS

LINE OF WALL BELOW

ROOF SLOPE
EXISTING ROOF

KEYPLAN



1 ROOF PLAN

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

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

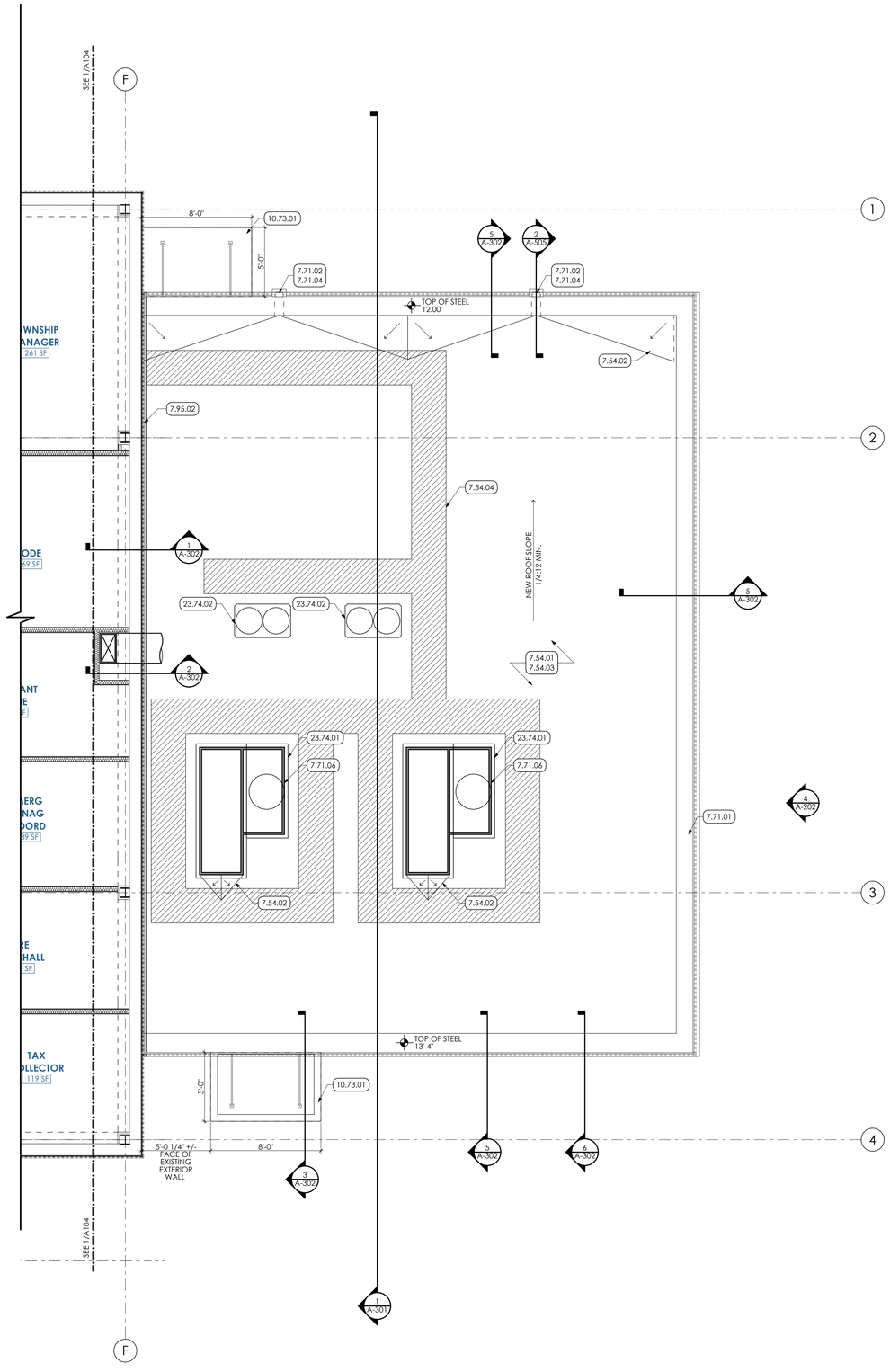
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
EXISTING ATTIC ROOF PLAN

A-104



1 ADDITION ROOF PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES

07 THERMAL AND MOISTURE PROTECTION

7.54 KEE ROOFING | SPEC 075416

7.54.01 ADHERED FLEECEBACK KETONE ETHYLENE ESTER (KEE) 50 MIL MEMBRANE ROOFING OVER TOP OF 1/2" COVERBOARD MECHANICALLY FASTENED TO ROOF DECK.

7.54.02 TAPERED ROOF CRICKET.

7.54.03 R-30 RIGID POLYISO ROOF INSULATION: MIN TWO LAYERS WITH OFFSET SEAMS.

7.54.04 NEW EPDM WALKWAY PAD, TYPICAL FOR PERIMETER OF ROOFTOP EQUIPEMENT. SEE ROOF PLANS FOR LOCATION.

7.71 MANUFACTURED ROOF SPECIALTIES | SPEC 077100

7.71.01 NEW COIL COATED METAL COPING ASSEMBLY INCLUDING CLEATS, SPRING CLIPS AND CAP. PROVIDE SPLICE PLATES AT JOINTS.

7.71.02 NEW THRU-WALL SHEET METAL SCUPPER ASSEMBLY; 4"x8" FLASH INTO MEMBRANE ROOFING AND PROVIDE EXTERIOR-SIDE FLANGE WITH SEALANT.; TIE INTO CONDUCTOR DRAIN BOX AND DOWNSPOUT.

7.71.04 NEW COIL-COATED METAL SCUPPER BOXES AND RAINLEADERS TO BELOW-GRADE STORMWATER DISCHARGE. SEE CIVIL DWGS.

7.71.06 PREFABRICATED INSULATED ROOF CURB. SEE ROOF CURB DETAIL AND COORDINATE w/ MECHANICAL DRAWINGS.

7.95 EXPANSION CONTROL | SPEC 079500

7.95.02 NEW PREFABRICATED METAL EXPANSION JOINT COVER AT FLOOR AND WALLS COMPATIBLE WITH ADJACENT FINISHES AT EACH LOCATION. COORDINATE WITH SPEC 079513.

10 SPECIALTIES

10.73 METAL AWNINGS & CANOPIES | SPEC 107310

10.73.01 NEW WALL-MOUNTED PREMANUFACTURED METAL CANOPY. PROVIDE ANGLED TIE BACKS AND INTEGRAL DRAINAGE AND LEADERS/DOWNSPOUTS TO GRADE. PROVIDE TWO DOWNLIGHTS IN EACH LOCATION. COORDINATE WITH PLAN FOR SIZE. SEE CANOPY DETAILS AND STRUCTURAL DRAWINGS.

23 HVAC

23.74 HVAC EQUIPMENT

23.74.01 NEW HVAC ROOFTOP UNIT AND ADAPTER CURB. COORDINATE WITH MECHANICAL DRAWINGS.

23.74.02 NEW HVAC ROOFTOP CONDENSER UNIT ON ROOF RAILS. COORDINATE WITH MECHANICAL DRAWINGS.

NEW ROOF PLAN NOTES

1. SEE STRUCTURAL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION

ROOF PLAN LEGEND

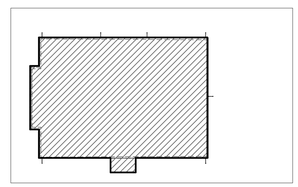
EXISTING ROOF TRUSS

LINE OF WALL BELOW

ROOF SLOPE

EXISTING ROOF

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

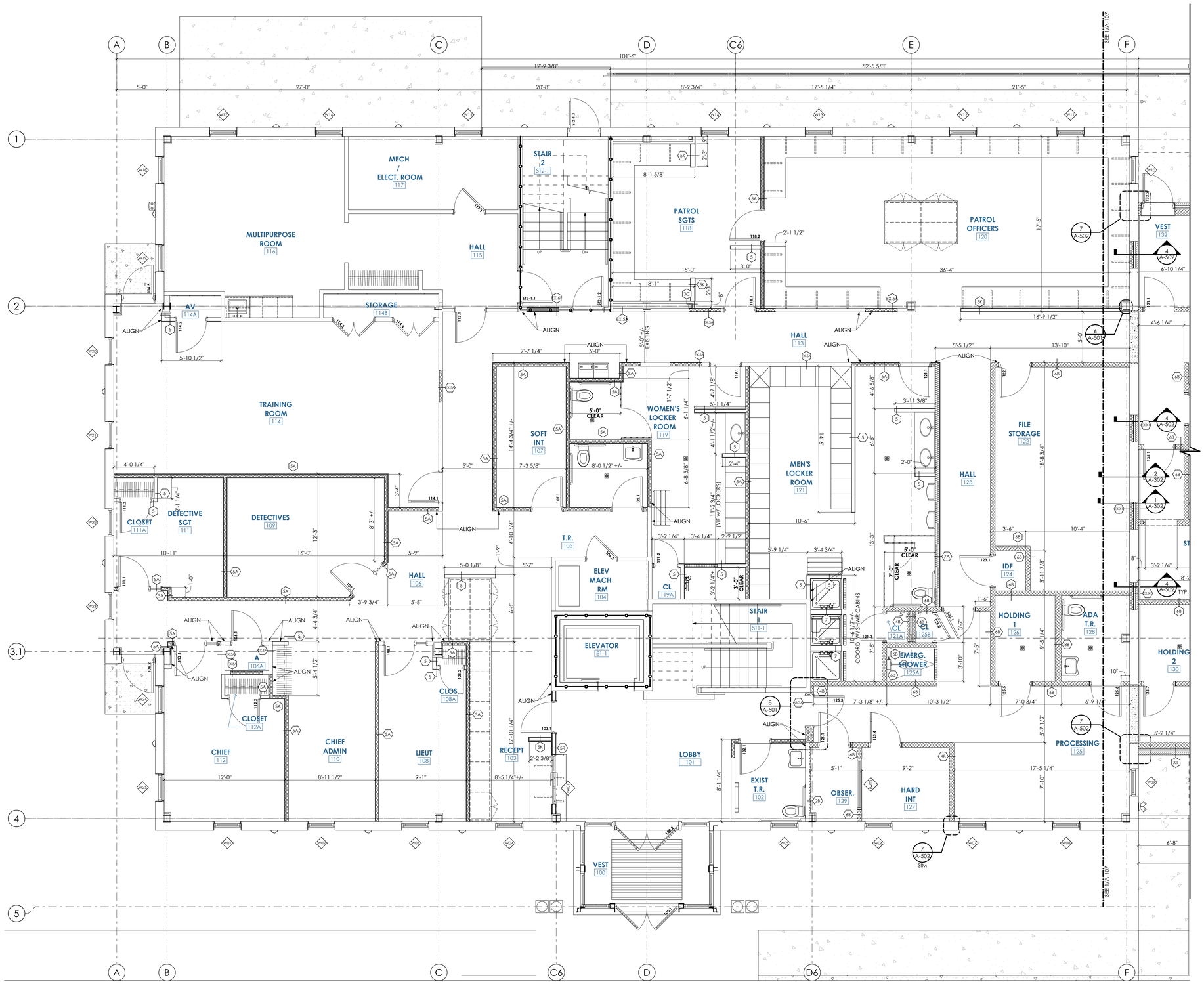
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

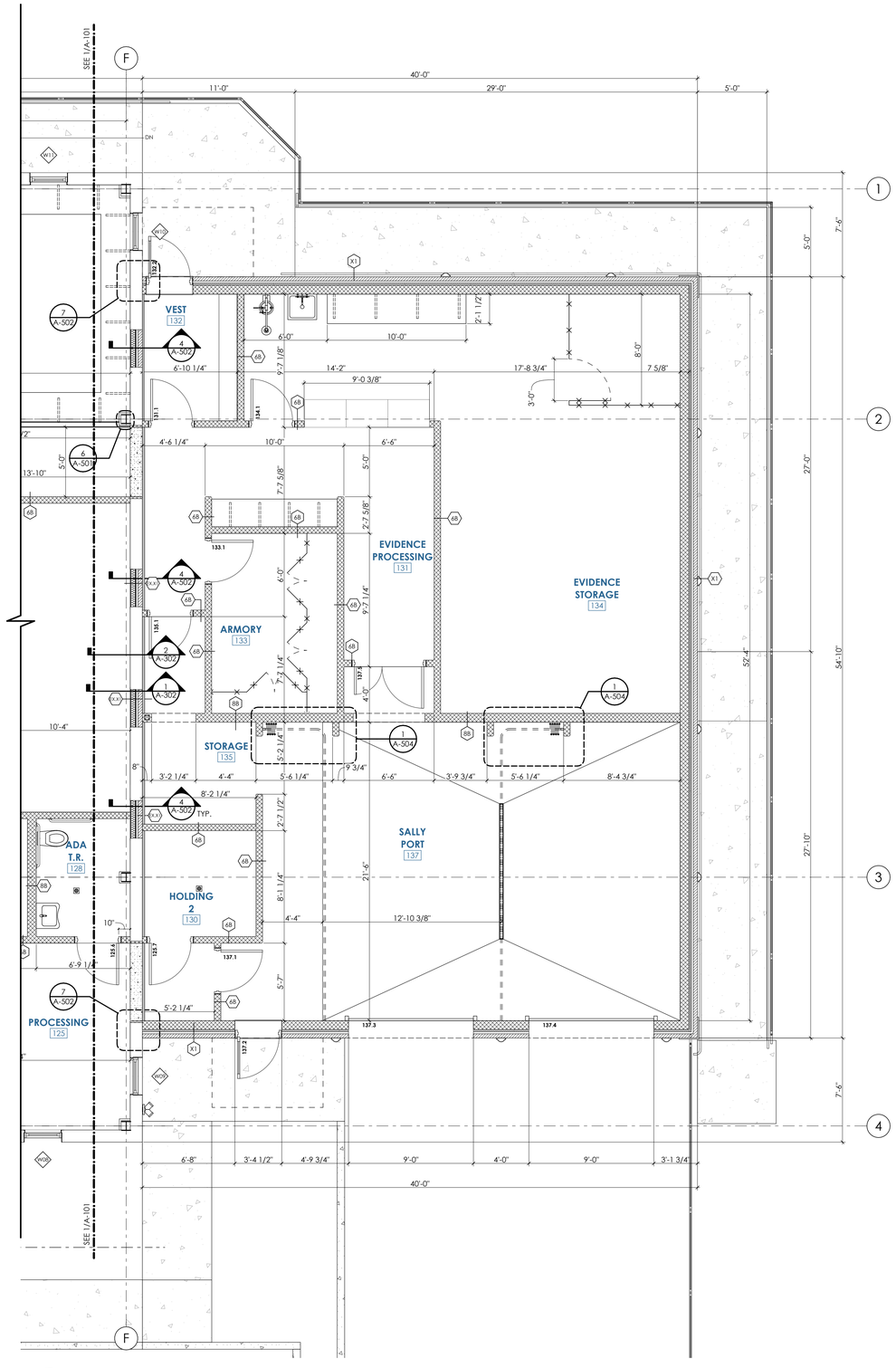
VIEWED SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
PROPOSED ADDITION ROOF PLAN

A-105


MECH / ELECT. ROOM 117
MULTIPURPOSE ROOM 116
HALL 115
STAIR 2 ST2-1
PATROL SGTS 118
PATROL OFFICERS 120
VEST 132
STORAGE 114B
AV 114A
TRAINING ROOM 114
HALL 113
WOMEN'S LOCKER ROOM 119
SOFT INT 107
MEN'S LOCKER ROOM 121
FILE STORAGE 122
HALL 123
IDF 124
HOLDING 1 126
ADA T.R. 128
HOLDING 2 130
PROCESSING 125
DETECTIVE SGT 111
CLOSET 111A
DETECTIVES 109
HALL 106
T.R. 105
ELEV MACH RM 104
CL 119A
STAIR 1 ST1-1
ELEVATOR ET-1
CL 121A
CL 125B
EMERG. SHOWER 125A
A 106A
CLOSET 112A
CLOS. 108A
CHIEF 112
CHIEF ADMIN 110
LIEUT 108
RECEPT 103
LOBBY 101
EXIST T.R. 102
OBSER. 129
HARD INT 127
VEST 100
ALIGN
SEE 1/A-107
SEE 1/A-107
5'-0" EXISTING
5'-0" CLEAR
5'-0" CLEAR
4'-0" CLEAR
5'-0" CLEAR
5'-0" CLEAR
5



1 FIRST FLOOR PARTITION PLAN
SCALE: 1/4" = 1'-0"

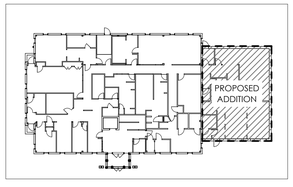
PARTITION PLAN NOTES

1. SEE A-500 SERIES DRAWINGS FOR PARTITION TYPES, NOTES, AND TYPICAL DETAILS.
2. SHEATHING ON FIRE-RATED AND ACOUSTIC PARTITION TYPES TO EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR SLAB (FIRST FLOOR) OR ROOF TRUSSES (SECOND FLOOR).
3. DIMENSIONS SHOWN ARE FROM THE FACE OF EXISTING CONSTRUCTION TO FACE OF STUD OR CMU IN NEW CONSTRUCTION OR BETWEEN FACES OF STUD/CMU AT NEW CONSTRUCTION.

FLOOR PLAN LEGEND

- EXISTING WALL / PARTITION TO REMAIN
- NEW INTERIOR STUD-FRAMED PARTITION
- 5 — PARTITION TYPE LABEL
- NEW INTERIOR MASONRY PARTITION
- 8B
- EXTERIOR WALL INFILL
  CONSTRUCTION VARIES, MATCH EXIST. AND SEE EXTERIOR WALL SECTIONS.
- NEW EXTERIOR WALL CONSTRUCTION
  SEE EXTERIOR WALL SECTIONS.
- DOOR IDENTIFIER
- DOOR AND FRAME IN EXISTING CONSTRUCTION
- 101.1
- NEW DOOR AND FRAME (SEE SCHEDULE)
- EXISTING DOOR & FRAME (IF NUMBERED, SEE SCHEDULE FOR MODIFICATIONS)
- DOOR & FRAME IN NEW CONSTRUCTION
- 101.1
- DOOR IDENTIFIER
- 1 HOUR FIRE RATED WALL
- EXTERIOR WALL SCONCES 26.50.01
- CORNERGUARDS 9.65.12 5.50.07

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

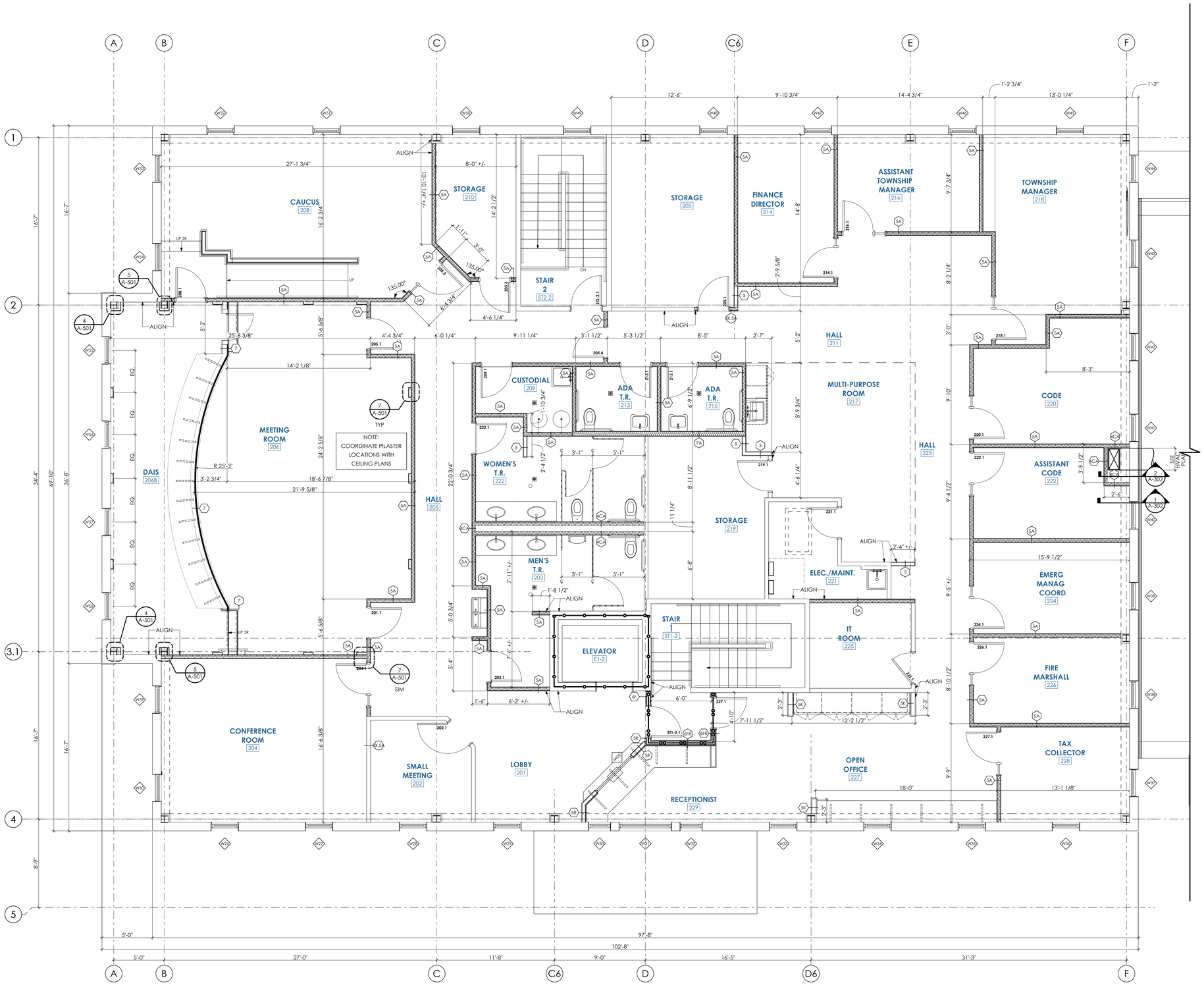
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FIRST FLOOR PARTITION PLAN

A-107



1 SECOND FLOOR PARTITION PLAN

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

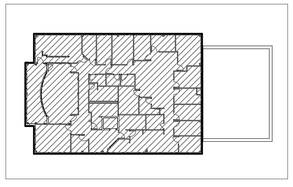
PARTITION PLAN NOTES

1. SEE A-500 SERIES DRAWINGS FOR PARTITION TYPES, NOTES, AND TYPICAL DETAILS.
2. SHEATHING ON FIRE-RATED AND ACOUSTIC PARTITION TYPES TO EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR SLAB (FIRST FLOOR) OR ROOF TRUSSES (SECOND FLOOR).
3. DIMENSIONS SHOWN ARE FROM THE FACE OF EXISTING CONSTRUCTION TO FACE OF STUD OR CMU IN NEW CONSTRUCTION OR BETWEEN FACES OF STUD/CMU AT NEW CONSTRUCTION.

FLOOR PLAN LEGEND

- EXISTING WALL / PARTITION TO REMAIN
- NEW INTERIOR STUD-FRAMED PARTITION (5 — PARTITION TYPE LABEL)
- NEW INTERIOR MASONRY PARTITION (8B)
- EXTERIOR WALL INFILL — CONSTRUCTION VARIES, MATCH EXIST. AND SEE EXTERIOR WALL SECTIONS.
- NEW EXTERIOR WALL CONSTRUCTION — SEE EXTERIOR WALL SECTIONS.
- DOOR IDENTIFIER
- DOOR AND FRAME IN EXISTING CONSTRUCTION
- NEW DOOR AND FRAME (SEE SCHEDULE)
- EXISTING DOOR & FRAME (IF NUMBERED, SEE SCHEDULE FOR MODIFICATIONS)
- DOOR & FRAME IN NEW CONSTRUCTION
- DOOR IDENTIFIER
- 1 HOUR FIRE RATED WALL
- EXTERIOR WALL SCONCES 26.50.01
- CORNERGUARDS 9.65.12 5.50.07

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

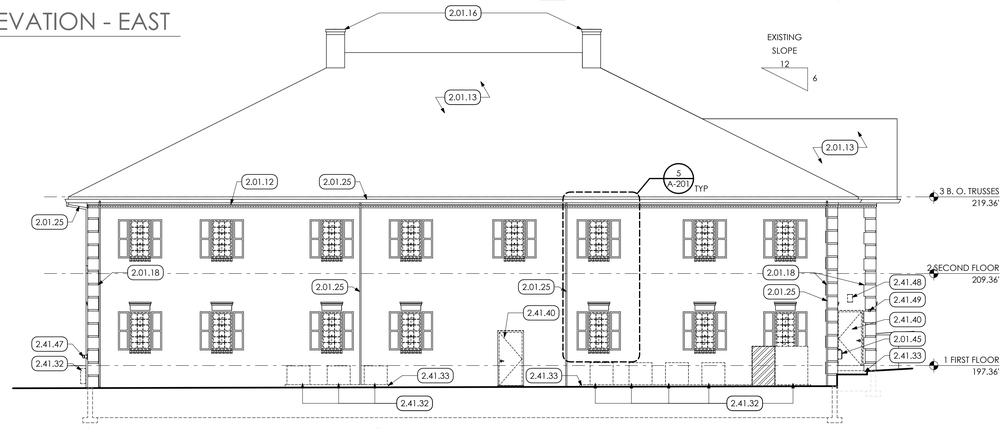
COPYRIGHT © 2024. ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SECOND FLOOR PARTITION PLAN

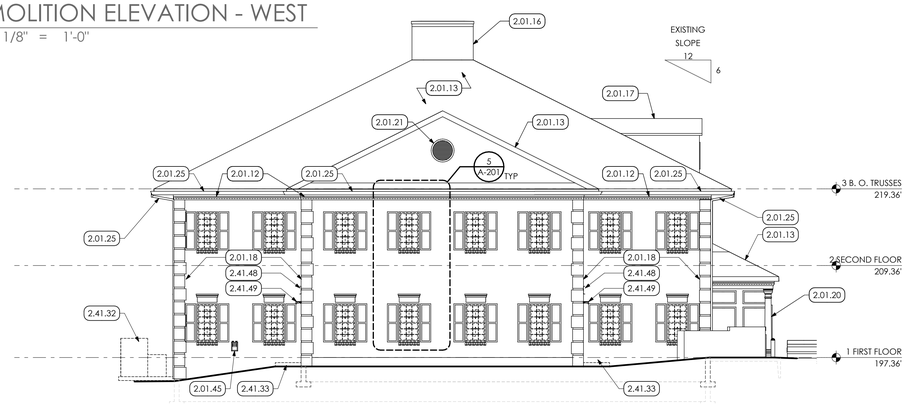
A-108



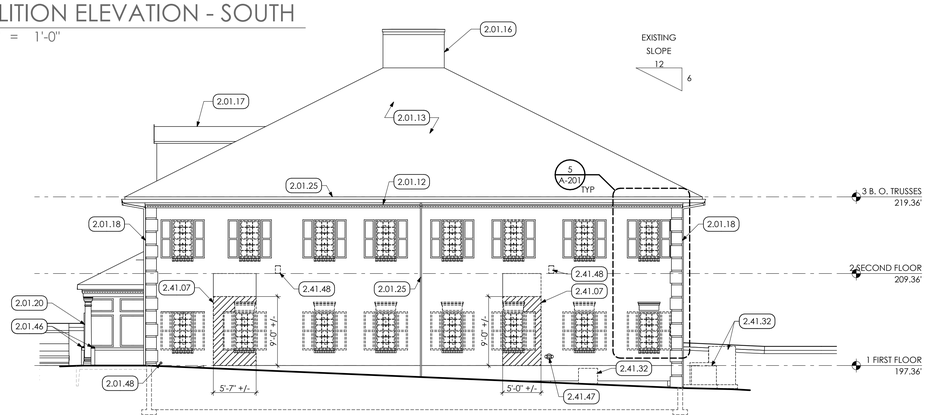
1 DEMOLITION ELEVATION - EAST
SCALE: 1/8" = 1'-0"



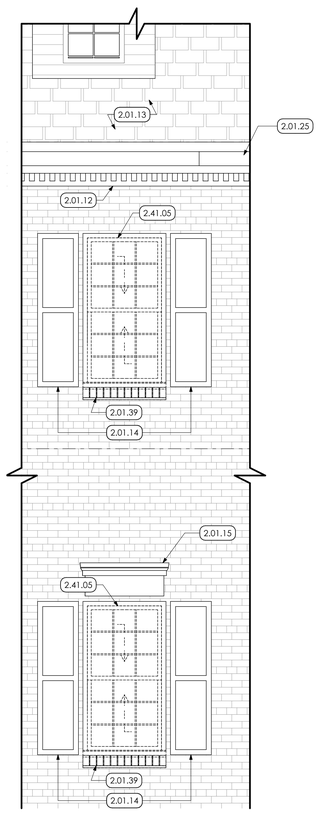
2 DEMOLITION ELEVATION - WEST
SCALE: 1/8" = 1'-0"



3 DEMOLITION ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



4 DEMOLITION ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



5 TYP. ENLARGED DEMOLITION ELEVATION
SCALE: 1/2" = 1'-0"

KEYED NOTES

02 DEMOLITION

2.01 EXISTING CONDITIONS

2.01.02 EXISTING WINDOW.
2.01.12 EXISTING EXTERIOR TRIM TO REMAIN.
2.01.13 EXISTING SHINGLED ROOF.
2.01.14 EXISTING FIXED SHUTTERS TO REMAIN UNLESS NOTED OTHERWISE.
2.01.15 EXISTING EXTERIOR WINDOW CORNICE TO REMAIN.
2.01.16 EXISTING ROOF CHIMNEY TO REMAIN.
2.01.17 EXISTING ROOF DORMERS TO REMAIN.
2.01.18 EXISTING BRICK QUOINING TO REMAIN.
2.01.20 EXISTING EXTERIOR COLUMN TO REMAIN.
2.01.21 EXISTING MEDALLION TO REMAIN.
2.01.25 EXISTING GUTTER TO REMAIN.
2.01.38 EXISTING DROP SLOT TO REMAIN.
2.01.39 EXISTING MASONRY SILL TO REMAIN.
2.01.45 EXISTING GAS METER TO REMAIN.
2.01.46 EXISTING STEEL BOLLARD TO REMAIN.
2.01.48 EXISTING OUTLET PIPE TO REMAIN.

2.41 SELECTIVE DEMOLITION

2.41.05 REMOVE EXISTING EXTERIOR WINDOW/WOOD-FRAMED OPENING IN ITS ENTIRETY INCLUDING ALL CASING/TRIM, STOOLS, FLASHINGS AND ACCESSORIES.
2.41.07 REMOVE PORTION OF EXISTING WALL TO CREATE NEW OPENING. COORDINATE w/ FLOOR PLAN AND DOOR SCHEDULE.
2.41.32 HC TO REMOVE EXISTING MECHANICAL EQUIPMENT FROM CONCRETE PAD IN ITS ENTIRETY.
2.41.33 GC TO REMOVE EXISTING CONCRETE PAD.
2.41.40 REMOVE EXISTING EXTERIOR HOLLOW METAL DOOR, FRAME, AND THRESHOLD.
2.41.44 REMOVE EXISTING SIGN.
2.41.47 REMOVE EXISTING SIAMESE CONNECTION. SEE PLUMBING DRAWINGS.
2.41.48 EC TO REMOVE EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL DRAWINGS.
2.41.49 EC TO REMOVE EXTERIOR SPOTLIGHT. SEE ELECTRICAL DRAWINGS.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

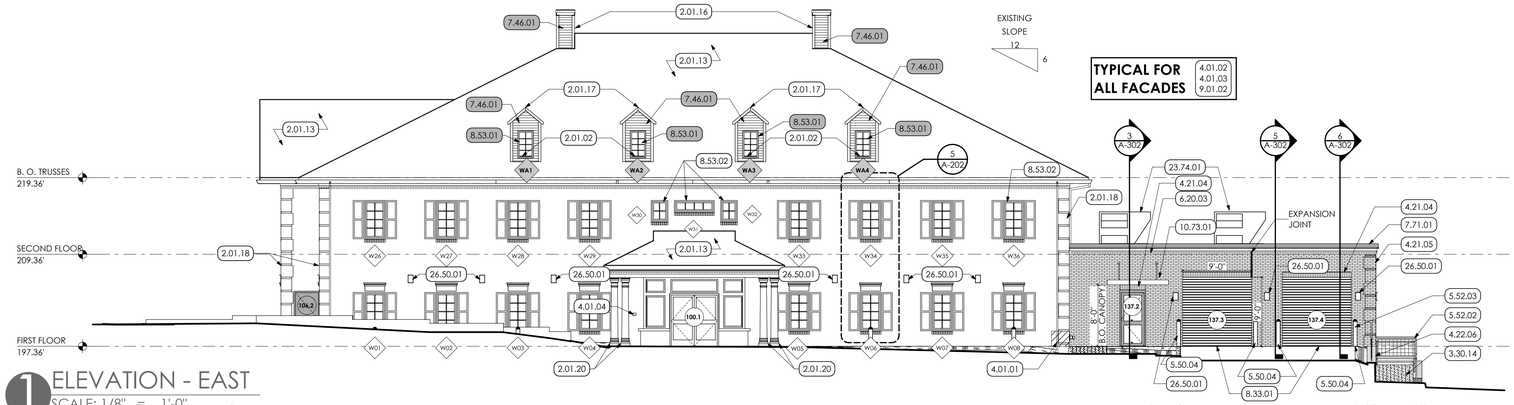
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

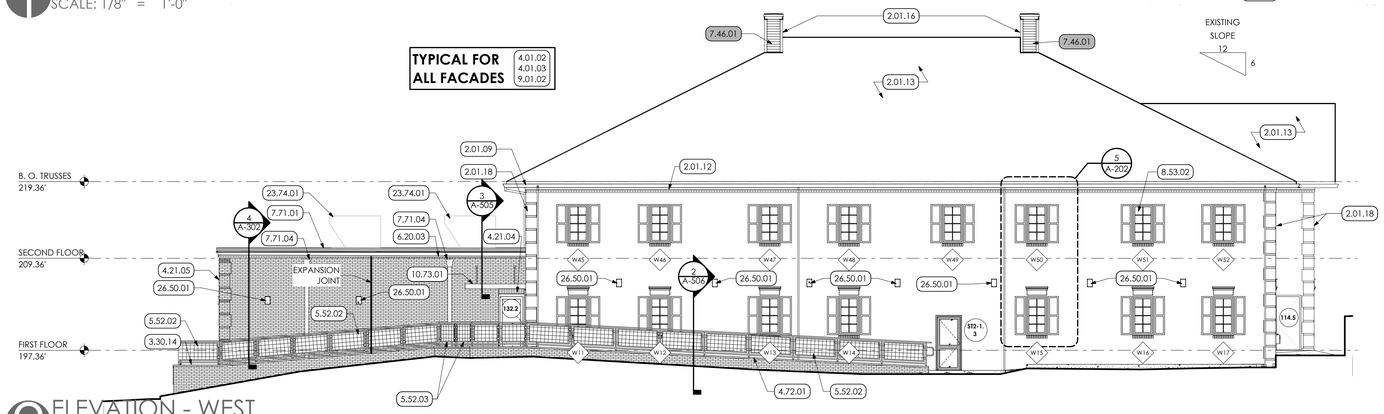
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MAHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
DEMOLITION ELEVATIONS

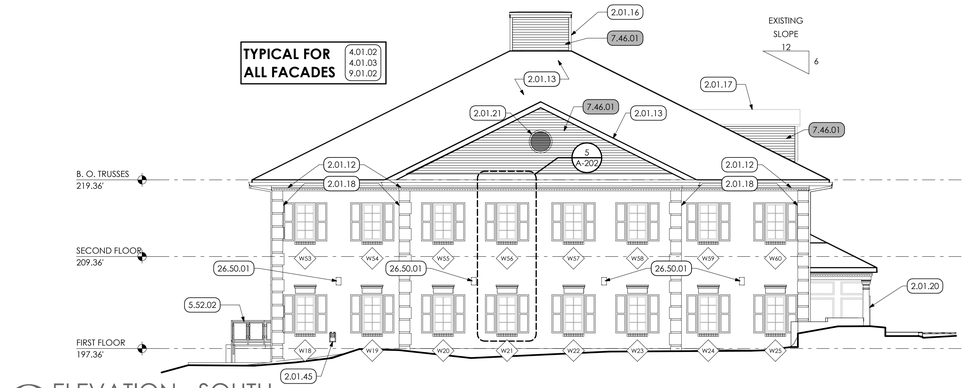
A-201



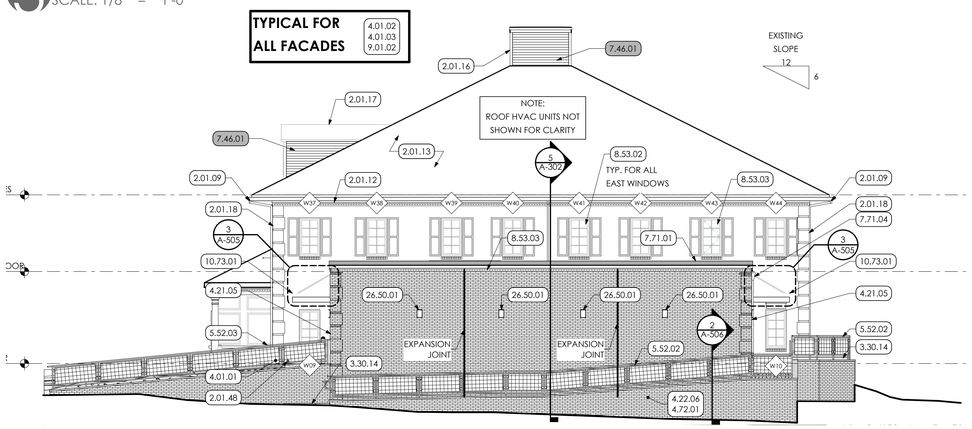
1 ELEVATION - EAST
SCALE: 1/8" = 1'-0"



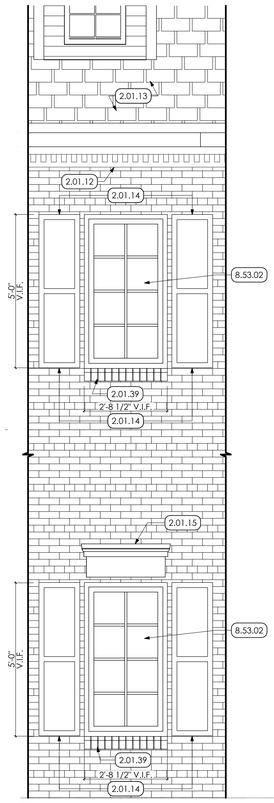
2 ELEVATION - WEST
SCALE: 1/8" = 1'-0"



3 ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



4 ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



5 TYP. ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"

KEYED NOTES

02 DEMOLITION

2.01 EXISTING CONDITIONS

2.01.02 EXISTING WINDOW.
2.01.09 EXISTING SCUPPER AND DOWNSPOUT TO REMAIN.
2.01.12 EXISTING EXTERIOR TRIM TO REMAIN.
2.01.13 EXISTING SHINGLED ROOF.
2.01.14 EXISTING FIXED SHUTTERS TO REMAIN UNLESS NOTED OTHERWISE.
2.01.15 EXISTING EXTERIOR WINDOW CORNICE TO REMAIN.
2.01.16 EXISTING ROOF CHIMNEY TO REMAIN.
2.01.17 EXISTING ROOF DORMERS TO REMAIN.
2.01.18 EXISTING BRICK QUOINING TO REMAIN.
2.01.20 EXISTING EXTERIOR COLUMN TO REMAIN.
2.01.21 EXISTING MEDALLION TO REMAIN.
2.01.39 EXISTING MASONRY SILL TO REMAIN.
2.01.45 EXISTING GAS METER TO REMAIN.
2.01.48 EXISTING OUTLET PIPE TO REMAIN.

03 CONCRETE

3.30 CAST-IN-PLACE CONCRETE | SPEC 032000 & 033000

3.30.14 CONCRETE SIDEWALK/RAMP w/ 6 x 6 x 1.4 wwm REINFORCING.

04 MASONRY

4.01 MASONRY CLEANING AND REPAIR | SPEC 040120

4.01.01 BIOLOGICAL GROWTH ON BUILDING FACADE. ALL FACADES TO BE CLEANED OF BIOLOGICAL GROWTH, DIRT, AND DEBRIS. SURFACES TO BE CLEANED USING LOW-PRESSURE SPRAY WASH AND NON-ABRASIVE CLEANER.

4.01.02 AT THE COMPLETION OF THE WORK, ALL BRICK MASONRY SURFACES TO BE CLEANED PER SPECIFICATION 040110.

4.01.03 AT THE COMPLETION OF THE WORK, ALL BRICK MASONRY TO BE SEALED WITH PENETRATING CRYSTALLINE WATER REPELANT PER MANUFACTURER'S INSTRUCTION.

4.01.04 GC TO INSTALL OWNER-PROVIDED, RECESSED KEY BOX WITH TAMPER SWITCH IN EXISTING MASONRY. APPROXIMATE ROUGH OPENING 7" x 7" x 1/2". EC TO PROVIDE WIRING AND CONNECTION TO BUILDING SECURITY SYSTEM. LOCATION TO BE APPROVED BY LOCAL AHJ PRIOR TO INSTALLATION.

4.21 BRICK MASONRY | SPEC 042000

4.21.04 SOLDIER COURSE ACROSS HEADER, TYP.
4.21.05 NEW BRICK QUOINING TO MATCH EXISTING.

4.22 CMU MASONRY | SPEC 042000

4.22.06 PROVIDE 2" SOAP CMU BLOCKING ACROSS EXISTING EXTERIOR WALL THICKNESS COPLANAR WITH ADJACENT FINISHED WALL SURFACES/ PROVIDE SEALANT AT DISIMILAR MATERIALS JOINTS.

4.72 CAST STONE MASONRY | SPEC 047200

4.72.01 2" CAST STONE CAP; SECTIONS @ 6'-0" o.c. APPX. 1" OVERHANGS TO EITHER SIDE w/ SCRIPED DRIP EDGES. INSTALL OVER TOP OF METAL FLASHING CAP, SET IN SEALANT. CROSS-SLOPE TO EXTERIOR WALL FACE FOR DRAINAGE.

05 METALS

5.50 METAL FABRICATIONS | SPEC 055000

5.50.04 NEW PRE-FINISHED STEEL PIPE BOLLARDS. SEE BOLLARD DETAILS ON SHEET A-506.

5.52 PIPE AND TUBE RAILINGS | SPEC 055213

5.52.02 1-1/2" GALVANIZED STEEL PIPE GUARDRAIL WITH GALVANIZED STEEL MESH INFILL PANELS; 42" ABOVE ADJACENT SLAB SURFACE. PROVIDE OFFSET 1-1/2" DIAMETER GALVANIZED STEEL HANDRAIL w/ BRACKETS; 36" HEIGHT ABOVE ADJACENT SLAB SURFACE; POSTS @ 6'-0" o.c. EMBEDDED THRU STONE CAP BELOW INTO CONCRETE WALL MIN. 4". SET IN NON-SHRINK GROUT CAPPED WITH SEALANT TOOLED FOR POSITIVE DRAINAGE. HANDRAILS TO EXTEND PER A117.1 REQUIREMENTS AND RETURN BACK TO NEAREST POST.

5.52.03 1-1/2" GALVANIZED STEEL PIPE GUARDRAIL WITH GALVANIZED STEEL MESH INFILL PANELS; 42" ABOVE ADJACENT GRADE; POSTS @ 6'-0" o.c. EMBEDDED THRU STONE CAP BELOW INTO CONCRETE WALL MIN. 4". SET IN NON-SHRINK GROUT CAPPED WITH SEALANT TOOLED FOR POSITIVE DRAINAGE.

06 WOODS, PLASTICS AND COMPOSITES

6.20 FINISH CARPENTRY AND TRIM | SPEC 062000

6.20.03 NEW POLYURETHANE ARCHITECTURAL DENTIL MOULDINGS AROUND COPING, MATCH MOULDING STYLE AND DIMENSIONS OF EXISTING. BASI OF DESIGN: MELTON PRODUCTS.

07 THERMAL AND MOISTURE PROTECTION

7.46 SIDING

7.46.01 ALTERNATE BID: REMOVE EXISTING HORIZONTAL SIDING AND WRB. INSTALL NEW VAPOR-PERMEABLE AIR BARRIER (BASIS OF DESIGN: WR MEADOWS "AIR SHIELD SMP" OR APPROVED EQUAL) AND TIE INTO EXISTING ROOF FLASHINGS. INSTALL NEW COMPOSITE HORIZONTAL SIDING (BASIS OF DESIGN: ALSIDE "ASCEND" COMPOSITE CLADDING OR APPROVED EQUAL; COLOR ASBO) AND ASSOCIATED TRIM COMPONENTS. PAINT REMAINING TRIM, SOFFITS, RAKES AND FASCIAE IN COLOR TO BE SELECTED BY ARCHITECT.

7.71 MANUFACTURED ROOF SPECIALTIES | SPEC 077100

7.71.01 NEW COIL COATED METAL COPING ASSEMBLY INCLUDING CLEATS. SPRING CLIPS AND CAP. PROVIDE SPLICE PLATES AT JOINTS.

7.71.04 NEW COIL-COATED METAL SCUPPER BOXES AND RAINLEADERS TO BELOW-GRADE STORMWATER DISCHARGE. SEE CIVIL DWGS.

08 OPENINGS

8.33 COILING DOORS AND SIDE-FOLDING GRILLES | SPEC 083300

8.33.01 NEW MOTORIZED COILING OVERHEAD DOOR, RAILS, HOUSING, 1/3 HP MOTOR, AND CONTROLLER. PROVIDE KEY-OPERATED EXTERIOR CONTROLS AND FREE-OPERATION INTERIOR CONTROLS. SEE SPECIFICATIONS AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

8.53 FIBERGLASS WINDOWS | SPEC 085413

8.53.01 ATTIC WINDOWS ALTERNATE - NEW FIXED SASH / DIRECT GLAZED REPLACEMENT WINDOW IN EXISTING WALL OPENING. PROVIDE NEW SHIMS, SEALANT, MOULDINGS, AND FLASHINGS FOR EXISTING ROUGH OPENING. TYPICAL FOR ALL EXISTING WINDOWS. SEE ELEVATIONS AND SCHEDULES. FIELD VERIFY ALL EXISTING OPENINGS.

8.53.02 NEW FIXED SASH / DIRECT GLAZED REPLACEMENT WINDOW IN EXISTING WALL OPENING. PROVIDE NEW SHIMS, SEALANT, MOULDINGS, AND FLASHINGS FOR EXISTING ROUGH OPENING. TYPICAL FOR ALL EXISTING WINDOWS. SEE ELEVATIONS AND SCHEDULES. FIELD VERIFY ALL EXISTING OPENINGS.

8.53.03 NEW OPERABLE-SASH CASEMENT REPLACEMENT WINDOW IN EXISTING WALL OPENING. PROVIDE NEW SHIMS, SEALANT, MOULDINGS AND FLASHINGS FOR EXISTING ROUGH OPENING. SEE ELEVATIONS AND SCHEDULE. FIELD VERIFY EXISTING OPENING. PROVIDE WITH CUSTODIAL KEY LOOKING MECHANISM.

09 FINISHES

9.01 MAINTENANCE OF PAINTING/COATING | SPEC 090190

9.01.02 CLEAN EXISTING LINTELS, DOOR FRAMES, AND MISCELLANEOUS METAL COMPONENTS OF RUST AND LOOSE PAINT. PRIME AND PAINT (TWO COATS).

10 SPECIALTIES

10.73 METAL AWNINGS & CANOPIES | SPEC 107310

10.73.01 NEW WALL-MOUNTED PREMANUFACTURED METAL CANOPY. PROVIDE ANGLED TIE BACKS AND INTEGRAL DRAINAGE AND LEADERS/DOWNSPOUTS TO GRADE. PROVIDE TWO DOWNLIGHTS IN EACH LOCATION. COORDINATE WITH PLAN FOR SIZE. SEE CANOPY DETAILS AND STRUCTURAL DRAWINGS.

23 HVAC

23.74 HVAC EQUIPMENT

23.74.01 NEW HVAC ROOFTOP UNIT AND ADAPTER CURB. COORDINATE WITH MECHANICAL DRAWINGS.

26 ELECTRICAL

26.50 LIGHTING | SPEC 265000

26.50.01 NEW WALL PACKS ACROSS FACADE. COORDINATE WITH ELECTRICAL DRAWINGS BY EC.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

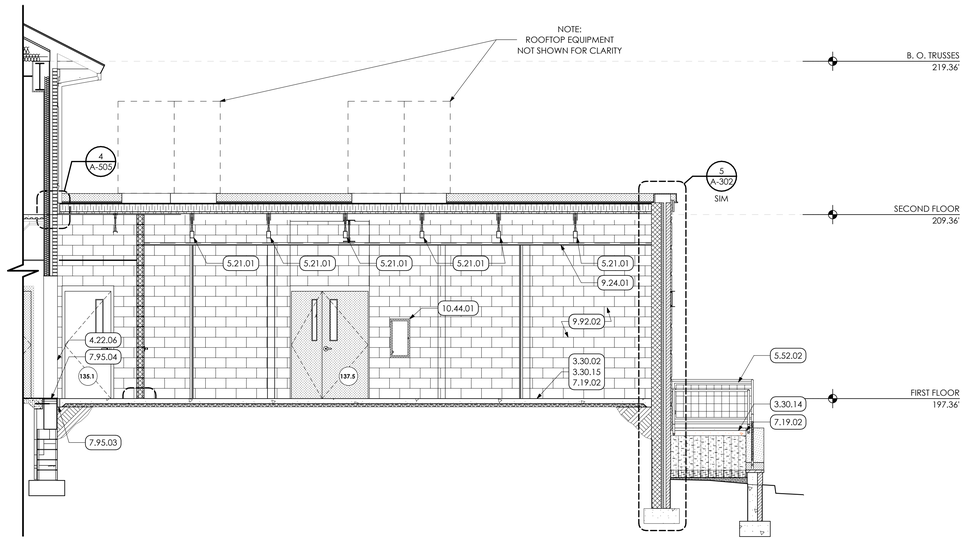
SHEET TITLE:
ELEVATIONS

A-202



1 BUILDING SECTION THROUGH ADDITION 01

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



2 BUILDING SECTION THROUGH ADDITION 02

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

KEYED NOTES

03 CONCRETE

3.30 CAST-IN-PLACE CONCRETE | SPEC 032000 & 033000

3.30.02 CAST IN PLACE CONCRETE SLAB. SEE STRUCTURAL DRAWINGS FOR REINFORCING.

3.30.14 CONCRETE SIDEWALK/RAMP w/ 6 x 6 x 1.4 wwm REINFORCING.

3.30.15 BROOM-FINISH CONCRETE SLAB: APPLY FINISH IN DIRECTION OF SLOPE FOR DRAINIAGE.

04 MASONRY

4.22 CMU MASONRY | SPEC 042000

4.22.06 PROVIDE 2" SOAP CMU BLOCKING ACROSS EXISTING EXTERIOR WALL THICKNESS COPLANAR WITH ADJACENT FINISHED WALL SURFACES/ PROVIDE SEALANT AT DISIMILAR MATERIALS JOINTS.

05 METALS

5.21 STEEL JOIST FRAMING | SPEC 052100

5.21.01 STEEL BAR JOIST. COORDINATE WITH STRUCTURAL DRAWINGS.

5.52 PIPE AND TUBE RAILINGS | SPEC 055213

5.52.02 1-1/2" GALVANIZED STEEL PIPE GUARDRAIL WITH GALVANIZED STEEL MESH INFILL PANELS; 42" ABOVE ADJACENT SLAB SURFACE. PROVIDE OFFSET 1-1/2" DIAMETER GALVANIZED STEEL HANDRAIL w/ BRACKETS; 36" HEIGHT ABOVE ADJACENT SLAB SURFACE; POSTS @ 6'-0" o.c.. EMBEDDED THRU STONE CAP BELOW INTO CONCRETE WALL MIN. 4". SET IN NON-SHRINK GROUT CAPPED WITH SEALANT TOOLED FOR POSITIVE DRAINAGE. HANDRAILS TO EXTEND PER A117.1 REQUIREMENTS AND RETURN BACK TO NEAREST POST.

5.52.03 1-1/2" GALVANIZED STEEL PIPE GUARDRAIL WITH GALVANIZED STEEL MESH INFILL PANELS; 42" ABOVE ADJACENT GRADE; POSTS @ 6'-0" o.c.. EMBEDDED THRU STONE CAP BELOW INTO CONCRETE WALL MIN. 4". SET IN NON-SHRINK GROUT CAPPED WITH SEALANT TOOLED FOR POSITIVE DRAINAGE.

5.52.04 WALL MOUNTED 1-1/2" DIAMETER GALVANIZED STEEL PIPE HANDRAIL @ 36" o.c. EXTEND RAILS PER ICC A117.1 REQUIREMENTS AND RETURN TO WALL FACE. TYP. BRACKETS @ 6'-0" o.c.

07 THERMAL AND MOISTURE PROTECTION

7.19 WATER REPELLENTS | SPEC 071900

7.19.01 GC TO APPLY WATER REPELLENT/CHLORIDE SCREEN SEALER ON EXPOSED MASONRY SURFACE. APPLY PER MANUFACTURER INSTRUCTIONS.

7.19.02 APPLY WATER REPELLANT CHLORIDE SCREEN SEALER TO CONCRETE FLOOR/PAVING SURFACE. APPLY PER MANUFACTURER INSTRUCTIONS.

7.54 KEE ROOFING | SPEC 075416

7.54.01 ADHERED FLEECEBACK KETONE ETHYLENE ESTER (KEE) 50 MIL MEMBRANE ROOFING OVER TOP OF 1/2" COVERBOARD MECHANICALLY FASTENED TO ROOF DECK.

7.95 EXPANSION CONTROL | SPEC 079500

7.95.03 INTERIOR ALUMINUM RECESSED FLOOR-TO-WALL EXPANSION JOINT COVER.

7.95.04 INTERIOR ALUMINUM EXPANSION JOINT COVER FOR FULL EXPOSED HEIGHT OF WALL; BOTH SIDES.

09 FINISHES

9.24 CEMENT PLASTERING | SPEC 092400

9.24.01 SUSPENDED CEMENT STUCCO CEILING; SUSPENDED METAL CEILING GRID WITH METAL LATH AND 3-PART STUCCO SURFACE. COLOR TO BE SELECTED BY ARCHITECT.

9.51 ACOUSTIC CEILINGS | SPEC 095100

9.51.01 SUSPENDED ACOUSTIC CEILING GRID AND TILE. SEE FINISHES SCHEDULE AND SPECIFICATIONS FOR PRODUCT INFORMATION, AND REFLECTED CEILING PLAN FOR SIZES AND PLAN LAYOUT.

9.65 RESILIENT FLOORING, BASE & ACCESSORIES | SPEC 096513 & 19

9.65.03 NEW LAMINATE FLOOR TILE THROUGHOUT ROOM OR CORRIDOR. COORDINATE WITH FINISH SCHEDULE.

9.92 INTERIOR PAINTING | SPEC 099123

9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.

10 SPECIALTIES

10.44 FIRE PROTECTION SPECIALTIES | SPEC 104400

10.44.01 PROVIDE NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 10, 2-A EXTINGUISHER. SEE CODE SHEETS FOR ACCESSIBLE MOUNTING HEIGHTS.

10.51 LOCKERS | SPEC 105100

10.51.04 EVIDENCE LOCKERS: BASIS OF DESIGN: PASS THROUGH EVIDENCE LOCKERS WITH REFRIGERATED LOCKER INSERT BY SPACESAVER CORPORATION OR APPROVED EQUAL. SEE ELEVATIONS DRAWINGS FOR MODEL NUMBERS AND CONFIGURATION.

10.73 METAL AWNINGS & CANOPIES | SPEC 107310

10.73.01 NEW WALL-MOUNTED PREMANUFACTURED METAL CANOPY. PROVIDE ANGLED TIE BACKS AND INTEGRAL DRAINAGE AND LEADERS/DOWNSPOUTS TO GRADE. PROVIDE TWO DOWNLIGHTS IN EACH LOCATION. COORDINATE WITH PLAN FOR SIZE. SEE CANOPY DETAILS AND STRUCTURAL DRAWINGS.

12 FURNISHINGS

12.36 COUNTERTOPS | SPEC 123600

12.36.01 ZCM QUARTZ COUNTERTOPS ON PLYWOOD BACKER. SEE SPECIFICATIONS FOR EDGE TREATMENTS.

12.36.07 SURFACE-MOUNTED UNDERCOUNTER SUPPORT BRACKETS. MAX 32" SPACING OR PER MANUFACTURER RECOMMENDATIONS FOR COUNTERTOP ASSEMBLY. TYP. SECURELY ANCHOR EACH SUPPORT TO STUDS OR BLOCKING IN WALL FRAME.COORDINATE FINAL DIMENSIONS w/ LAVATORY COUNTERTOP FABRICATOR AND IN-FIELD CONDITIONS.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
BID0	ISSUED FOR BID/PERMIT	9/3/2024

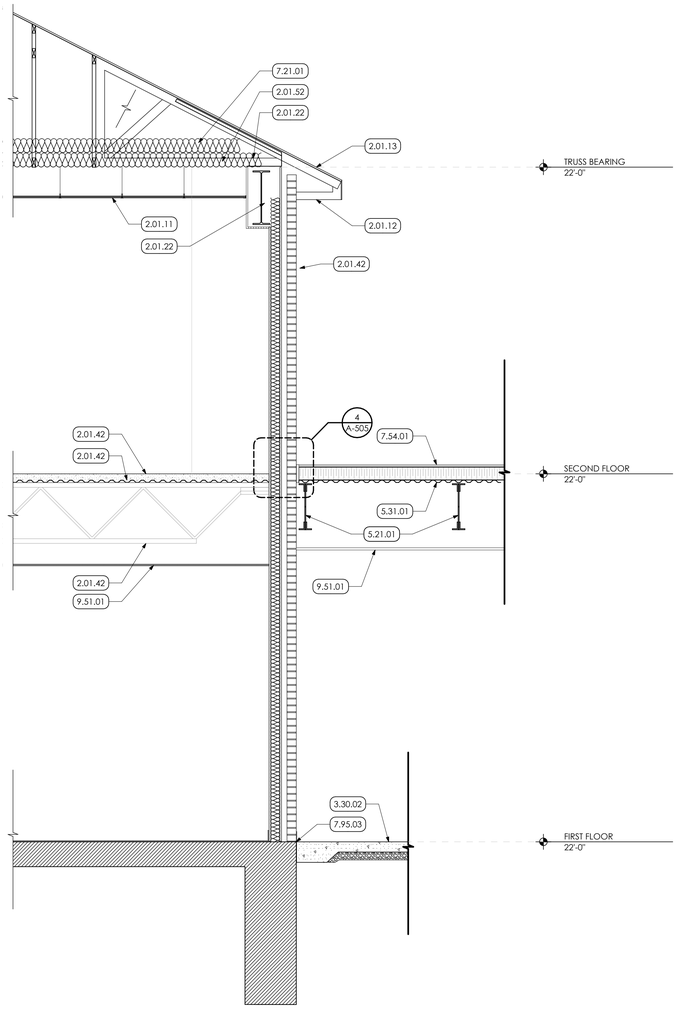
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

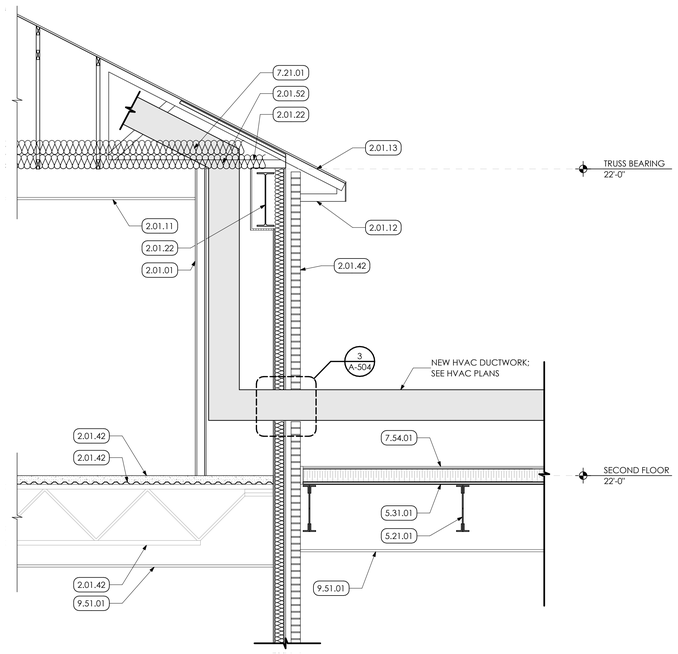
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
BUILDING SECTIONS

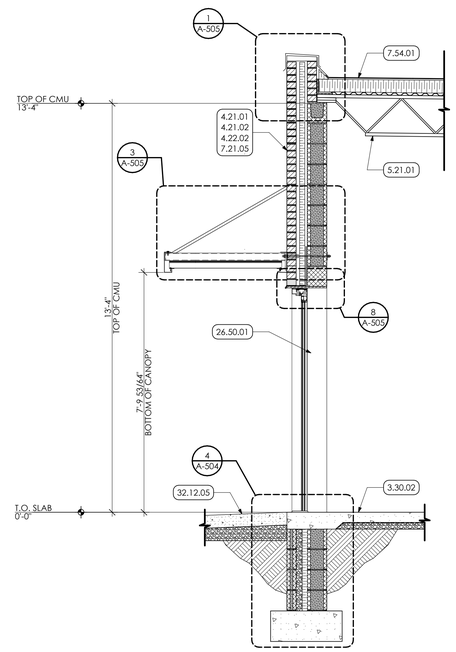
A-301



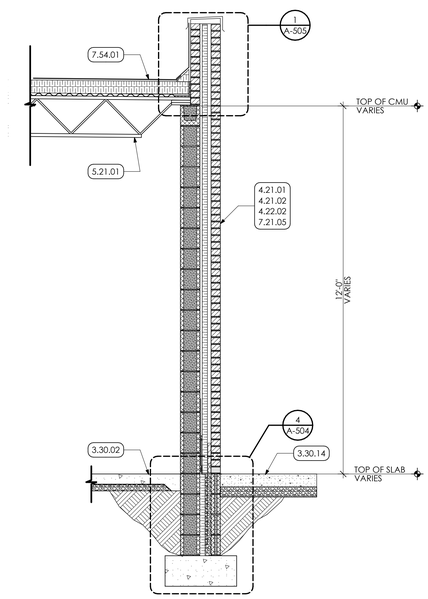
1 WALL SECTION AT SECOND FLOOR OFFICES
SCALE: 1/2" = 1'-0"



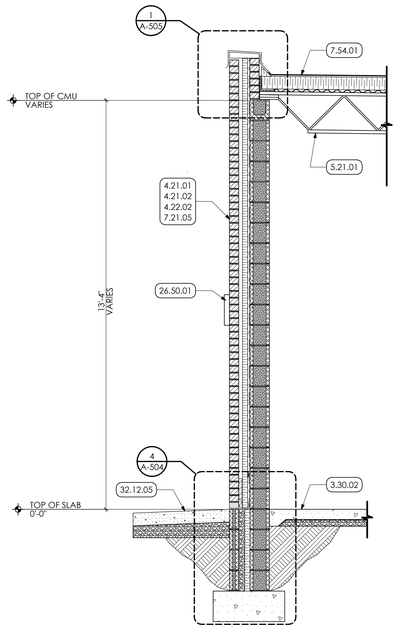
2 WALL SECTION THROUGH MECHANICAL CHASE
SCALE: 1/2" = 1'-0"



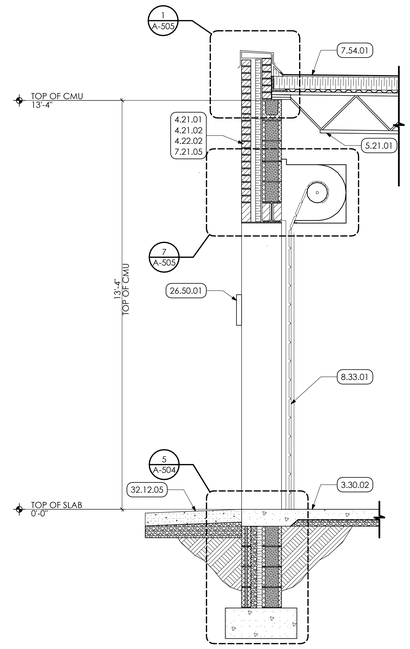
3 POLICE GARAGE ENTRANCE & CANOPY WALL SECTION
SCALE: 1/2" = 1'-0"



4 POLICE GARAGE WALL SECTION
SCALE: 1/2" = 1'-0"



5 POLICE GARAGE TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



6 POLICE GARAGE OVERHEAD DOOR WALL SECTION
SCALE: 1/2" = 1'-0"

KEYED NOTES

02 DEMOLITION

2.01 EXISTING CONDITIONS
- 2.01.01 EXISTING WALL TO REMAIN.
- 2.01.11 EXISTING CEILING TO REMAIN.
- 2.01.12 EXISTING EXTERIOR TRIM TO REMAIN.
- 2.01.13 EXISTING SHINGLED ROOF.
- 2.01.22 EXISTING ROOF TRUSSES TO REMAIN.
- 2.01.42 EXISTING SHEATHING, INSULATION, AND WALL CAVITY TO REMAIN.
- 2.01.52 EXISTING BATT ROOF INSULATION.

03 CONCRETE

3.30 CAST-IN-PLACE CONCRETE | SPEC 032000 & 033000
- 3.30.02 CAST IN PLACE CONCRETE SLAB. SEE STRUCTURAL DRAWINGS FOR REINFORCING.
- 3.30.14 CONCRETE SIDEWALK/RAMP w/ 6 x 6 x 1.4 wwm REINFORCING.

04 MASONRY

4.21 BRICK MASONRY | SPEC 042000
- 4.21.01 BRICK VENEER.
- 4.21.02 THRU-INSULATION BRICK VENEER TIES @ 16" o.c. VERTICAL & 32" o.c. HORIZONTAL.

4.22 CMU MASONRY | SPEC 042000
- 4.22.02 8" CMU w/ LADDER-TYPE w/ HORIZONTAL REINFORCING @ 16" o.c. BLOCK GROUT SOLID @ VERTICAL REIINFORCING.

05 METALS

5.21 STEEL JOIST FRAMING | SPEC 052100
- 5.21.01 STEEL BAR JOIST. COORDINATE WITH STRUCTURAL DRAWINGS.

5.31 STEEL DECKING | SPEC 053100
- 5.31.01 NEW TYPE "B" STEEL ROOF DECK; COORDINATE w/ STRUCTURAL DRAWINGS.

07 THERMAL AND MOISTURE PROTECTION

7.21 THERMAL INSULATION | SPEC 072100
- 7.21.01 PROVIDE NEW R-19 UNFACED FIBERGLASS BATT INSULATION LAID PERPENDICULARLY ACROSS TOP OF EXISTING BATT INSULATION; TYPICAL FOR ENTIRE ATTIC SPACE.
- 7.21.05 2" FOIL-FACED POLYSIO RIGID INSULATION w/ SHIPLAP EDGES, FASTEN PER MANUFACTURER SPECS.

7.54 KEE ROOFING | SPEC 075416
- 7.54.01 ADHERED FLEECEBACK KETONE ETHYLENE ESTER (KEE) 50 MIL MEMBRANE ROOFING OVER TOP OF 1/2" COVERBOARD MECHANICALLY FASTENED TO ROOF DECK.

7.95 EXPANSION CONTROL | SPEC 079500
- 7.95.03 INTERIOR ALUMINUM RECESSED FLOOR-TO-WALL EXPANSION JOINT COVER.

08 OPENINGS

8.33 COILING DOORS AND SIDE-FOLDING GRILLES | SPEC 083300
- 8.33.01 NEW MOTORIZED COILING OVERHEAD DOOR, RAILS, HOUSING, 1/3 HP MOTOR, AND CONTROLLER. PROVIDE KEY-OPERATED EXTERIOR CONTROLS AND FREE-OPERATION INTERIOR CONTROLS. SEE SPECIFICATIONS AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

09 FINISHES

9.51 ACOUSTIC CEILINGS | SPEC 095100
- 9.51.01 SUSPENDED ACOUSTIC CEILING GRID AND TILE. SEE FINISHES SCHEDULE AND SPECIFICATIONS FOR PRODUCT INFORMATION, AND REFLECTED CEILING PLAN FOR SIZES AND PLAN LAYOUT.

26 ELECTRICAL

26.50 LIGHTING | SPEC 265000
- 26.50.01 NEW WALL PACKS ACROSS FACADE. COORDINATE WITH ELECTRICAL DRAWINGS BY EC.

32 EXTERIOR IMPROVEMENTS

32.12 ASPHALT PAVING | SPEC 321216
- 32.12.05 NEW SLOPED ASPHALT PAVING. SEE CIVIL DRAWINGS.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

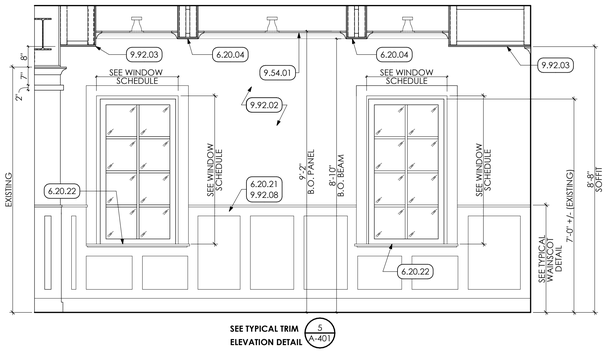
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

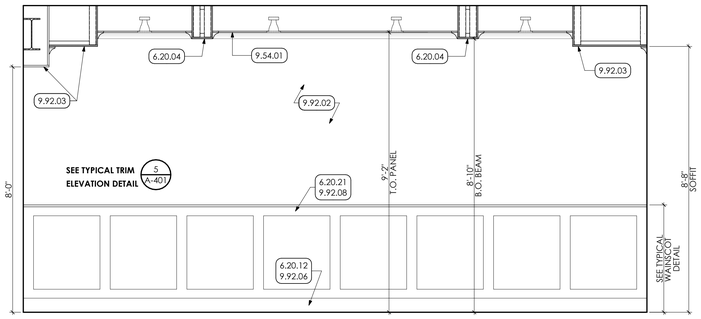
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024. ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

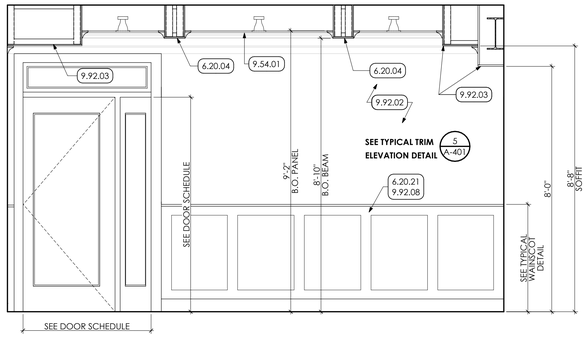
SHEET TITLE:
WALL SECTIONS

A-302

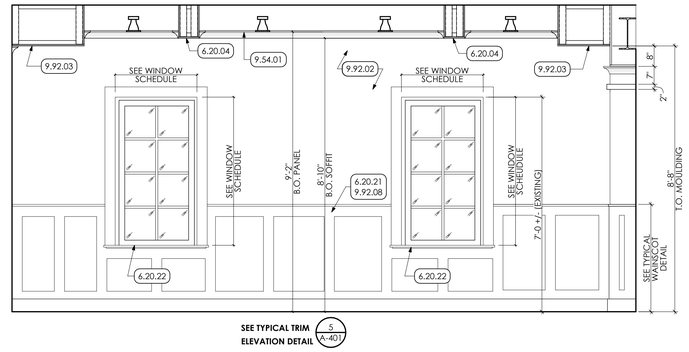




1 CONF. ROOM ELEVATION
SCALE: 1/2" = 1'-0"



2 CONF. ROOM ELEVATION
SCALE: 1/2" = 1'-0"



3 CONF. ROOM ELEVATION
SCALE: 1/2" = 1'-0"

4 CONF. ROOM ELEVATION
SCALE: 1/2" = 1'-0"

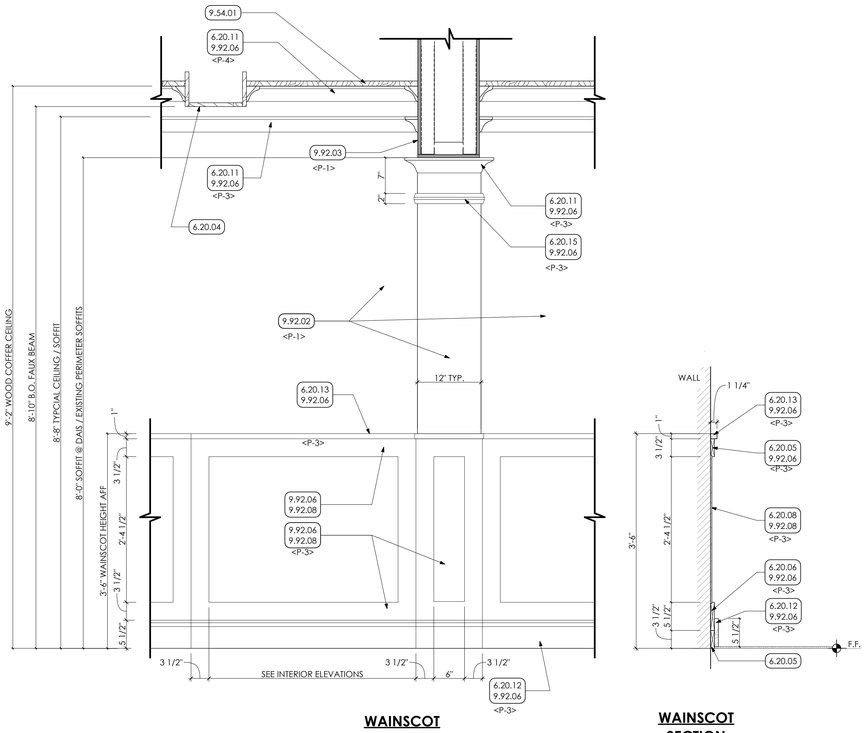
INTERIOR ELEVATION NOTES

1. SEE A-500 SERIES DRAWINGS FOR PARTITION TYPES, NOTES, AND TYPICAL DETAILS.
2. SHEATHING ON FIRE-RATED AND ACOUSTIC PARTITION TYPES TO EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR SLAB (FIRST FLOOR) OR ROOF TRUSSES (SECOND FLOOR).

KEYED NOTES

06 WOODS, PLASTICS AND COMPOSITES
6.20 FINISH CARPENTRY AND TRIM | SPEC 062000
6.20.04 WOOD-FRAMED, FAUX BEAMS; PAINTED. SEE INTERIOR ELEVATIONS FOR DIMENSIONS.
6.20.05 1x4 WOOD BLOCKING
6.20.06 1x6 WOOD RAIL; ROUTE AS REQUIRED FOR PANEL OVERLAY.
6.20.08 1/4" VENEERED PLYWOOD PANEL
6.20.11 3 1/2" HIGH WOOD CROWN MOULDING.
6.20.12 3/4" x 5 1/2" WOOD BASEBOARD MOULDING
6.20.13 1/2" X 1 1/4" WOOD WAINSCOT CAP.
6.20.15 2" HIGH WOOD CHAIR RAIL MOULDING ON PILASTER.
6.20.21 STILE AND RAIL WAINSCOT CONTINUOUS THROUGHOUT ROOM. SEE TYPICAL TRIM ELEVATIONS.
6.20.22 PROVIDE 5/4x WINDOW STOOL WITH 1" EXTENSIONS BENEATH ADJACENT CASING OR GYPSUM BOARD JAMB AS APPLICABLE. STYLE AS SELECTED BY ARCHITECT.

09 FINISHES
9.54 SUSPENDED WOOD CEILINGS | SPEC 095400
9.54.01 SUSPENDED WOOD PLANK LINEAR CEILING SYSTEM
9.92 INTERIOR PAINTING | SPEC 099123
9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.
9.92.03 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE SOFFIT, UNLESS NOTED OTHERWISE. PAINT ENTIRE SOFFIT TO HARD CEILING, 4" ABOVE CEILING GRID, OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN.
9.92.06 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WOOD TRIM, UNLESS NOTED OTHERWISE. COORDINATE WITH FINISH PLAN.
9.92.08 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) PAINT ENTIRE WOOD WAINSCOTING AREA. COORDINATE WITH FINISH PLAN.



WAINSCOT ELEVATION

WAINSCOT SECTION

WOOD MOULDING NOTES:

1. FINAL SIZES TO BE COORDINATED BY INSTALLER WITH ARCHITECT.
2. MOULDING PROFILES TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
3. SEE FINISH SCHEDULE FOR SURFACE TREATMENTS
4. COORDINATE TRIM WITH CEILING HEIGHTS PER INTERIOR ELEVATIONS AND FIELD-VERIFIED DIMENSIONS.
5. WAINSCOTING STEPS UP AT DAIS AND RAMP/STAIR LANDINGS; SEE INTERIOR ELEVATIONS.

5 TYPICAL WALL TRIM ELEVATION
SCALE: 1" = 1'-0"

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

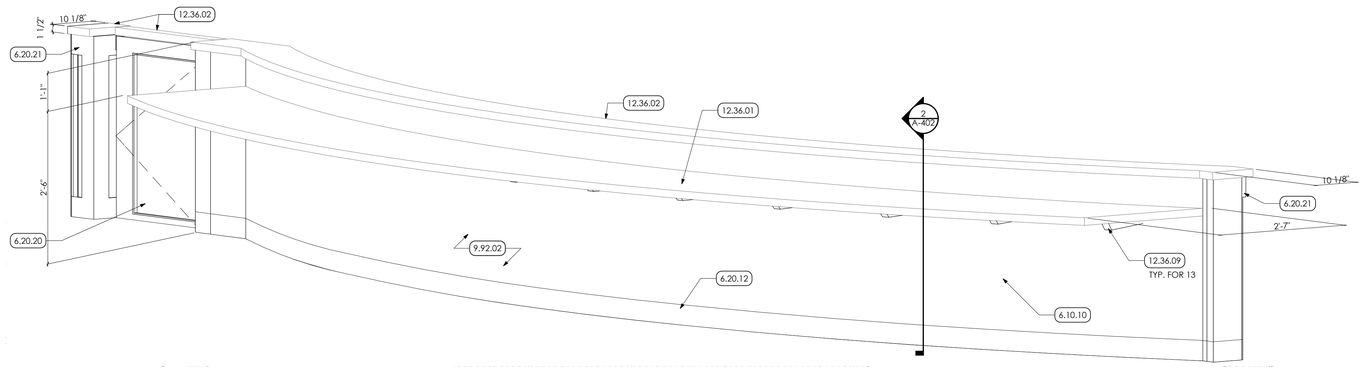
ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

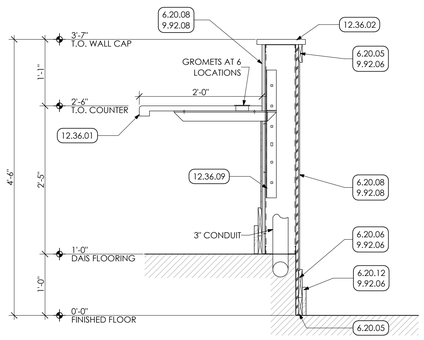
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
CONFERENCE ROOM INTERIOR ELEVATIONS

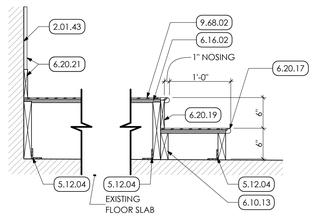
A-401



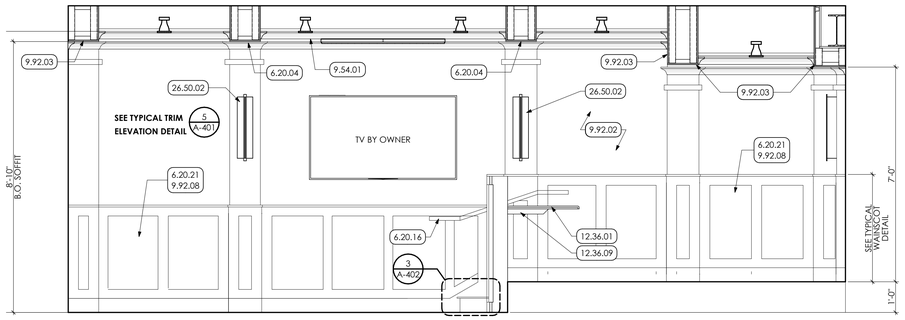
1 DAIS COUNTER
SCALE: 1" = 1'-0"



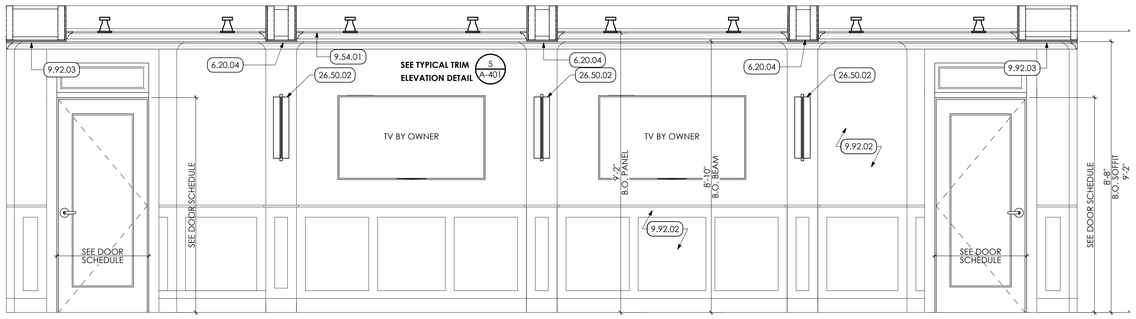
2 DAIS COUNTERTOP DETAIL
SCALE: 1" = 1'-0"



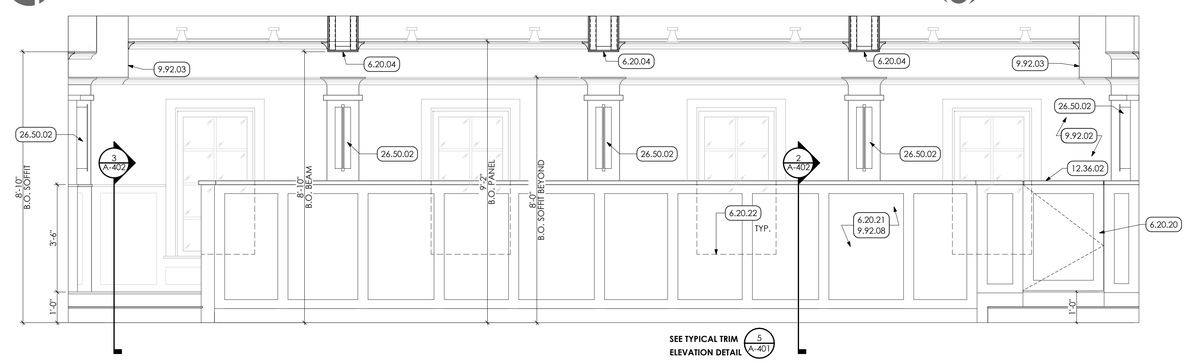
3 DAIS PLATFORM AND STEPS SECTION
SCALE: 1" = 1'-0"



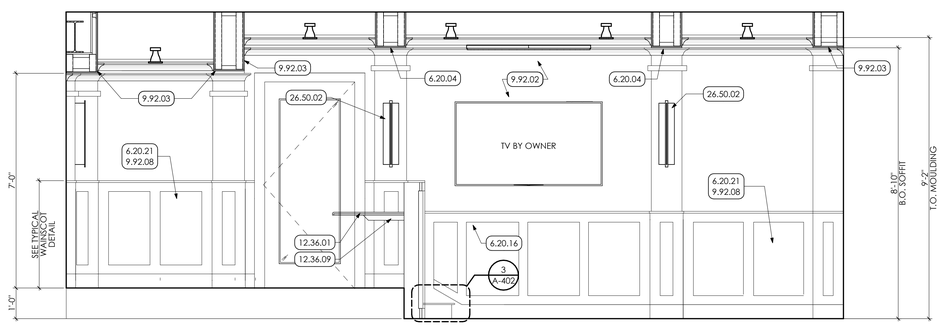
4 MEETING ROOM ELEVATION
SCALE: 1/2" = 1'-0"



5 MEETING ROOM ELEVATION
SCALE: 1/2" = 1'-0"



6 MEETING ROOM ELEVATION
SCALE: 1/2" = 1'-0"



7 MEETING ROOM ELEVATION
SCALE: 1/2" = 1'-0"

INTERIOR ELEVATION NOTES

1. SEE A-500 SERIES DRAWINGS FOR PARTITION TYPES, NOTES, AND TYPICAL DETAILS.
2. SHEATHING ON FIRE-RATED AND ACOUSTIC PARTITION TYPES TO EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR SLAB (FIRST FLOOR) OR ROOF TRUSSES (SECOND FLOOR).

KEYED NOTES

02 DEMOLITION
2.01 EXISTING CONDITIONS
2.01.43 EXISTING GYPSUM WALL BOARD TO REMAIN.
05 METALS
5.12 STRUCTURAL STEEL FRAMING | SPEC 051200
5.12.04 2X2X4 12 GAUGE ANGLES AT 48" ANCHORED TO FLOOR SLAB ALONG RIM JOISTS AND ALONG EVERY THIRD JOIST. PROVIDE TWO AT STEP FRAME OUTSIDE RIM JOIST.
06 WOODS, PLASTICS AND COMPOSITES
6.10 ROUGH CARPENTRY | SPEC 061000
6.10.10 NEW WOOD-FRAMED DAIS WALL; LINE w/ BULLET RESISTANT PANELING AND FINISH TRIM PER DETAILS.
6.10.13 2X4 SLEEPER JOISTS AT 16" o.c.
6.16 SHEATHING | SPEC 061600
6.16.02 3/4" PLWOOD SUBFLOOR, FRTW.
6.20 FINISH CARPENTRY AND TRIM | SPEC 062000
6.20.04 WOOD-FRAMED, FAUX BEAMS; PAINTED. SEE INTERIOR ELEVATIONS FOR DIMENSIONS.
6.20.05 1x4 WOOD BLOCKING
6.20.06 1x6 WOOD RAIL; ROUTE AS REQUIRED FOR PANEL OVERLAY.
6.20.08 1/4" VENEERED PLYWOOD PANEL
6.20.12 3/4" x 5 1/2" WOOD BASEBOARD MOULDING
6.20.16 ACCESSIBLE WOOD HANDRAIL ON WALL BRACKETS. PROVIDE DECORATIVE METAL END RETURNS/CAPS AND WALL-MOUNT BRACKETS; COLORS, PROFILES AND FINISHES TO BE SELECTED BY ARCHITECT.
6.20.17 HARDWOOD 1" STAIR NOSING.
6.20.19 1/2x RISER COVER
6.20.20 CONSTRUCT NEW HALF-HEIGHT DOOR IN DAIS WALL; PROVIDE WOOD PANEL FINISH MATCHING ADJACENT DAIS AND WAINSCOT. PROVIDE SELF-CLOSING DECORATIVE HINGES AND STRIKE JAMB RABET TO PREVENT OVERSWING.
6.20.21 STILE AND RAIL WAINSCOT CONTINUOUS THROUGHOUT ROOM. SEE TYPICAL TRIM ELEVATIONS.
6.20.22 PROVIDE 5/4x WINDOW STOOL WITH 1" EXTENSIONS BENEATH ADJACENT CASING OR GYPSUM BOARD JAMB AS APPLICABLE. STYLE AS SELECTED BY ARCHITECT.
09 FINISHES
9.54 SUSPENDED WOOD CEILINGS | SPEC 095400
9.54.01 SUSPENDED WOOD PLANK LINEAR CEILING SYSTEM
9.68 TILE CARPETING | SPEC 096800
9.68.02 NEW 25CM X 1M CARPET PLANK THROUGHOUT ROOM. COORDINATE WITH FINISH SCHEDULE.
9.92 INTERIOR PAINTING | SPEC 099123
9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.
9.92.03 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE SOFFIT, UNLESS NOTED OTHERWISE. PAINT ENTIRE SOFFIT TO HARD CEILING, 4" ABOVE CEILING GRID, OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN.
9.92.06 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WOOD TRIM, UNLESS NOTED OTHERWISE. COORDINATE WITH FINISH PLAN.
9.92.08 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) PAINT ENTIRE WOOD WAINSCOTING AREA. COORDINATE WITH FINISH PLAN.
12 FURNISHINGS
12.36 COUNTERTOPS | SPEC 123600
12.36.01 2CM QUARTZ COUNTERTOPS ON PLYWOOD BACKER, SEE SPECIFICATIONS FOR EDGE TREATMENTS.
12.36.02 2CM QUARTZ WALL CAP. SEE SPECIFICATIONS FOR EDGE TREATMENTS.
12.36.09 CONCEALED MOUNTING UNDERCOUNTER SUPPORT BRACKETS. MAX 32" SPACING OR PER MANUFACTURER RECOMMENDATIONS FOR COUNTERTOP ASSEMBLY, TYP. SECURELY ANCHOR EACH SUPPORT TO STUDS OR BLOCKING IN WALL FRAME.COORDINATE FINAL DIMENSIONS w/ LAVATORY COUNTERTOP FABRICATOR AND IN-FIELD CONDITIONS. SUPPORT FRAME TO CONFORM TO ICC A117.1 DIMENSIONAL REQUIREMENTS.
26 ELECTRICAL
26.50 LIGHTING | SPEC 265000
26.50.02 WALL SCONCE. COORDINATE WITH ELECTRICAL DRAWINGS BY EC.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

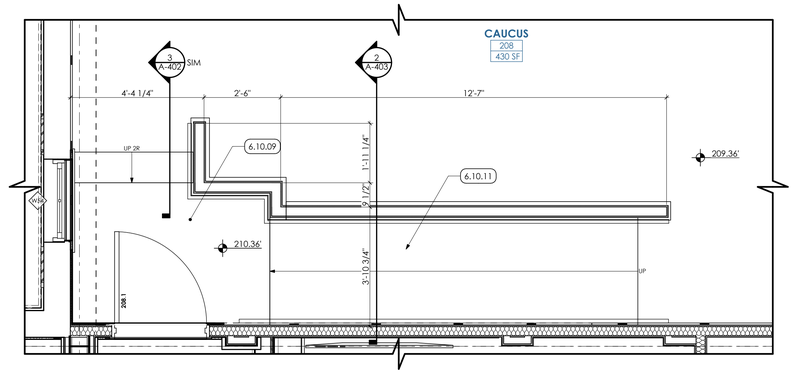
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

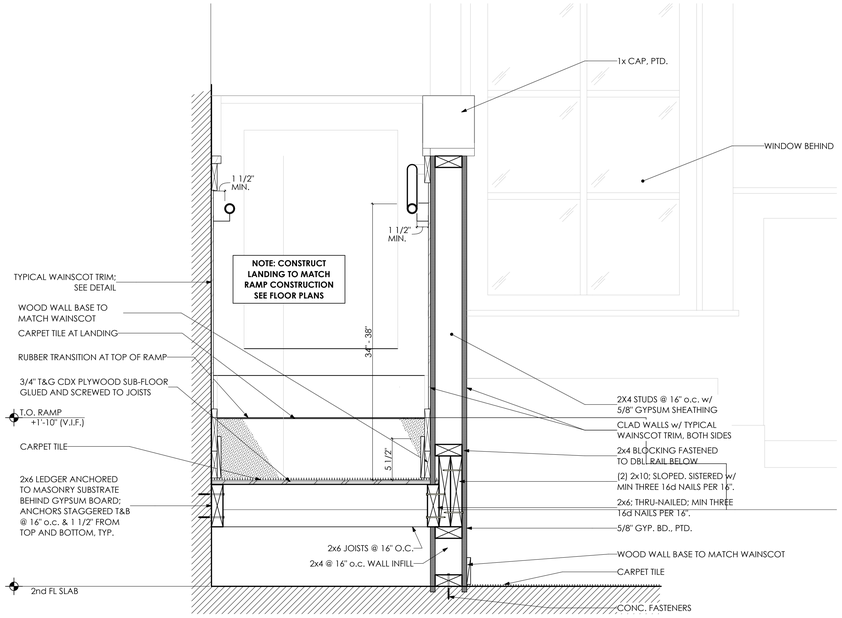
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
MEETING ROOM/ DAIS DETAILS AND INTERIOR ELEVATIONS

A-402



1 CAUCUS ENLARGED RAMP/STAIR PLAN
SCALE: 1/2" = 1'-0"



2 CAUCUS RAMP SHORT SECTION DETAIL
SCALE: 1 1/2"= 1'-0"

KEYED NOTES

06 WOODS, PLASTICS AND COMPOSITES

6.10 ROUGH CARPENTRY | SPEC 061000

6.10.09 2x WOOD SLEEPER FRAMED PLATFORM w/ 3/4" PLYWOOD SUBFLOOR.

6.10.11 NEW WOOD RAMP UP TO DAIS LEVEL. SEE FINISH PLAN FOR FINISHES.

6.20 FINISH CARPENTRY AND TRIM | SPEC 062000

6.20.04 WOOD-FRAMED, FAUX BEAMS; PAINTED. SEE INTERIOR ELEVATIONS FOR DIMENSIONS.

6.20.16 ACCESSIBLE WOOD HANDRAIL ON WALL BRACKETS. PROVIDE DECORATIVE METAL END RETURNS/CAPS AND WALL-MOUNT BRACKETS; COLORS, PROFILES AND FINISHES TO BE SELECTED BY ARCHITECT.

6.20.21 STILE AND RAIL WAINSCOT CONTINUOUS THROUGHOUT ROOM. SEE TYPICAL TRIM ELEVATIONS.

6.20.22 PROVIDE 5/4x WINDOW STOOL WITH 1" EXTENSIONS BENEATH ADJACENT CASING OR GYPSUM BOARD JAMB AS APPLICABLE. STYLE AS SELECTED BY ARCHITECT.

09 FINISHES

9.54 SUSPENDED WOOD CEILINGS | SPEC 095400

9.54.01 SUSPENDED WOOD PLANK LINEAR CEILING SYSTEM

9.92 INTERIOR PAINTING | SPEC 099123

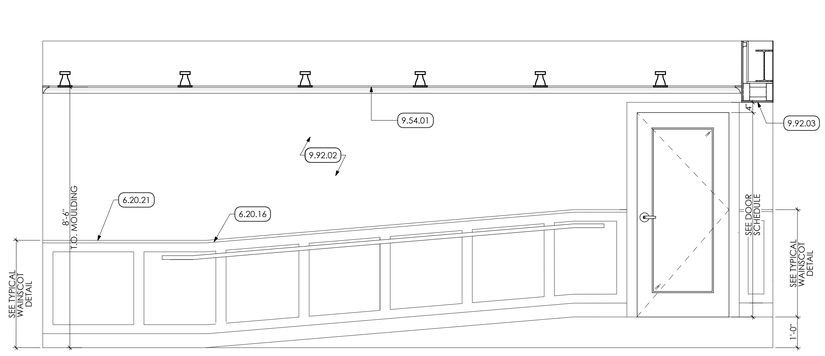
9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.

9.92.03 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE SOFFIT, UNLESS NOTED OTHERWISE. PAINT ENTIRE SOFFIT TO HARD CEILING, 4" ABOVE CEILING GRID, OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN.

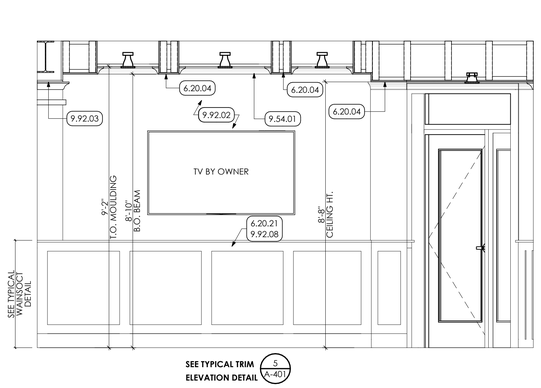
9.92.08 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) PAINT ENTIRE WOOD WAINSCOTING AREA. COORDINATE WITH FINISH PLAN.

INTERIOR ELEVATION NOTES

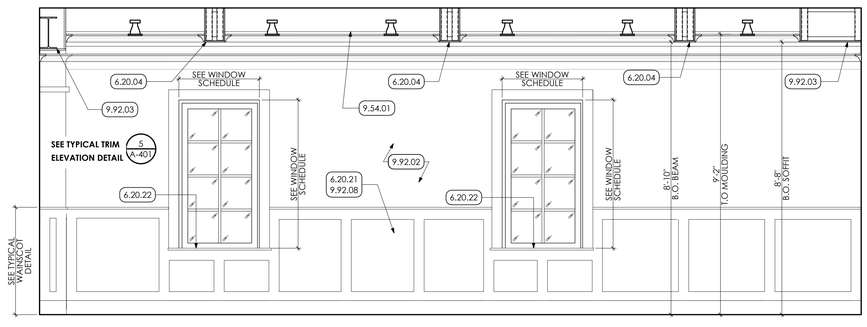
1. SEE A-500 SERIES DRAWINGS FOR PARTITION TYPES, NOTES, AND TYPICAL DETAILS.
2. SHEATHING ON FIRE-RATED AND ACOUSTIC PARTITION TYPES TO EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR SLAB (FIRST FLOOR) OR ROOF TRUSSES (SECOND FLOOR).



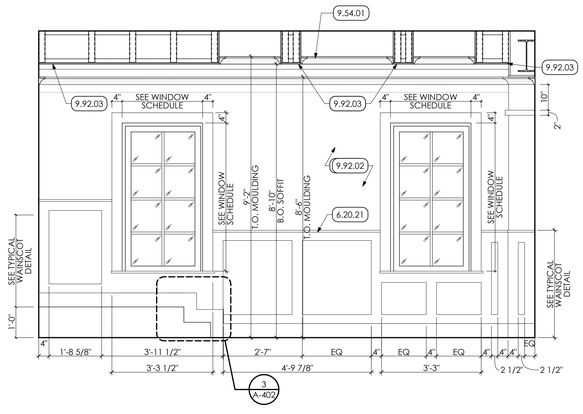
3 CAUCUS ELEVATIONS
SCALE: 1/2" = 1'-0"



4 CAUCUS ELEVATIONS
SCALE: 1/2" = 1'-0"



5 CAUCUS ELEVATIONS
SCALE: 1/2" = 1'-0"



6 CAUCUS ELEVATIONS
SCALE: 1/2" = 1'-0"

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

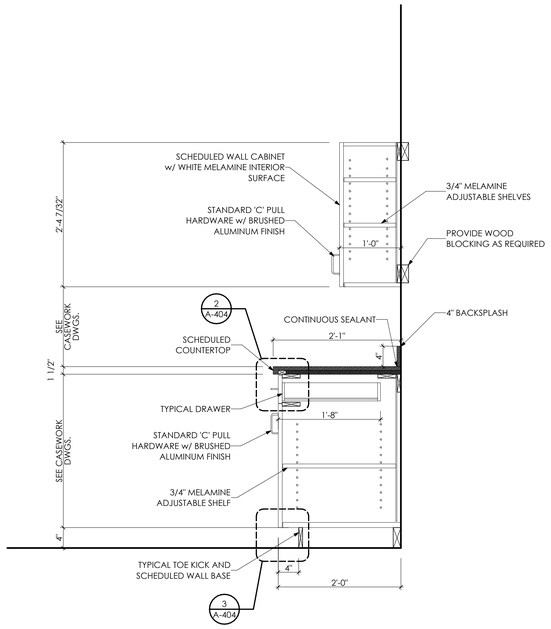
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

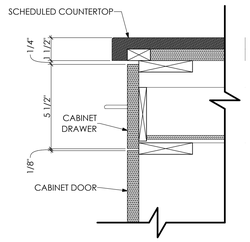
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
CAUCUS ROOM DETAILS AND INTERIOR ELEVATIONS

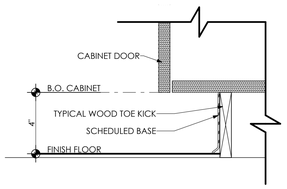
A-403



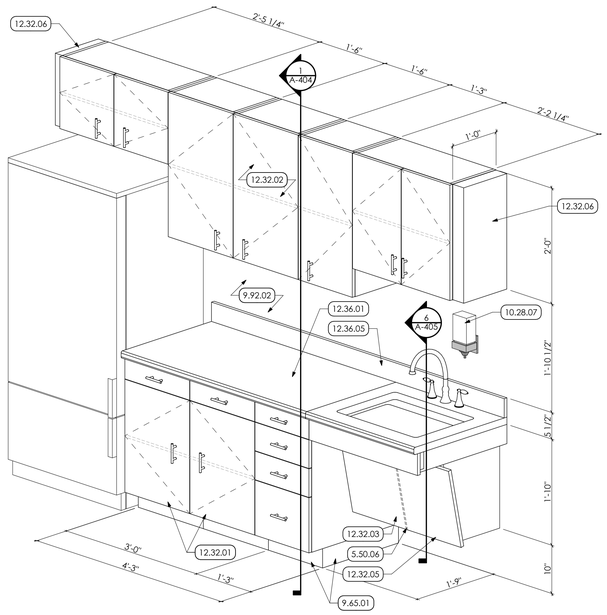
1 TYPICAL KTICHEN CASEWORK SECTION
SCALE: 1" = 1'-0"



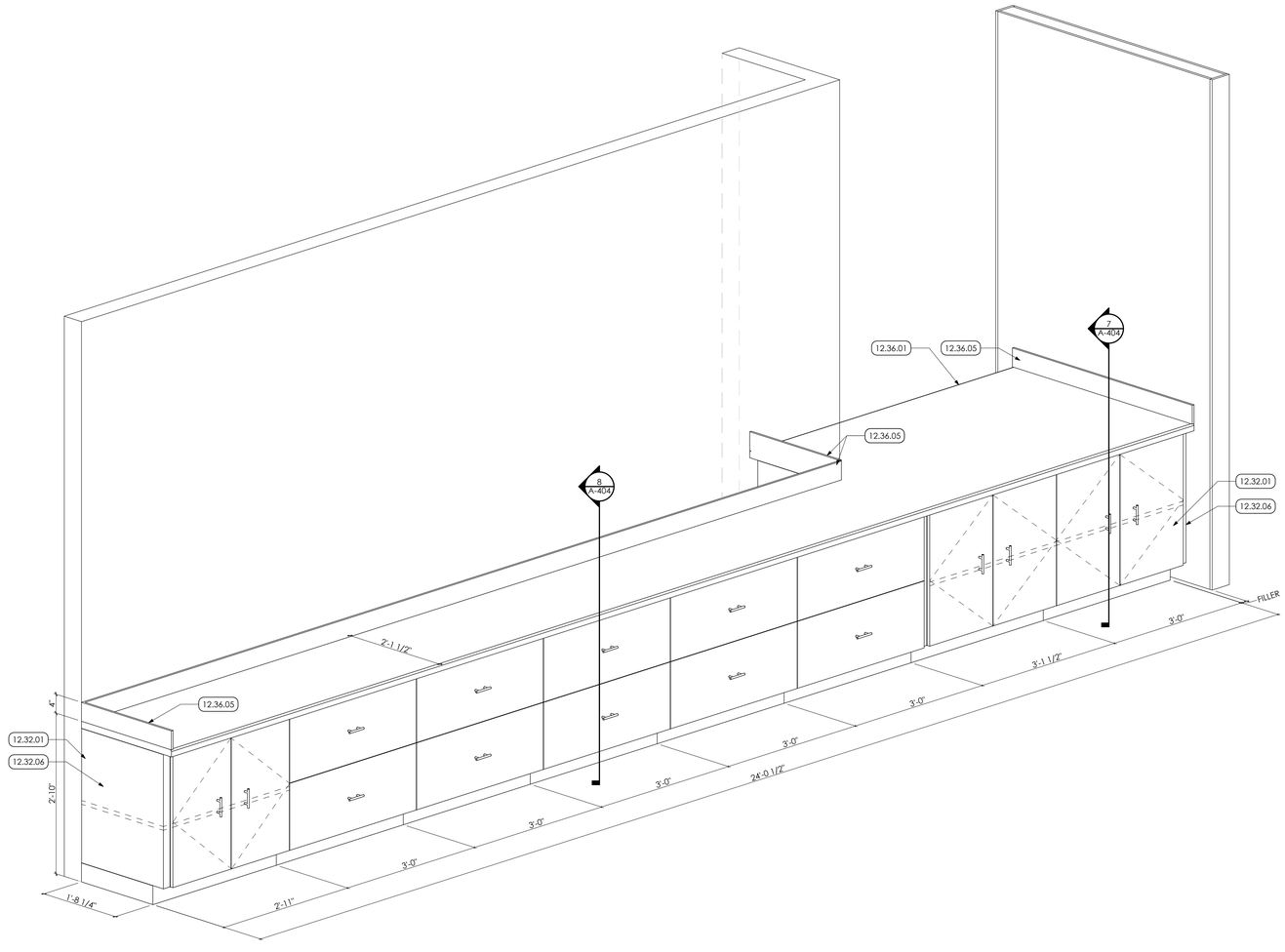
2 COUNTERTOP EDGE DETAIL
SCALE: 3" = 1'-0"



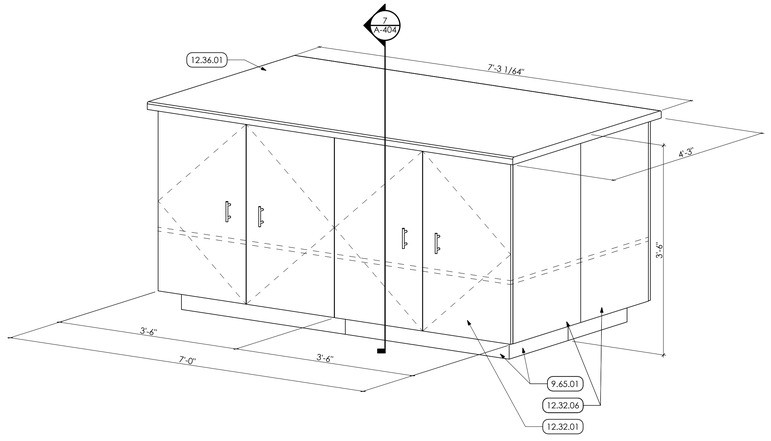
3 WALL CABINET BASE DETAIL
SCALE: 3" = 1'-0"



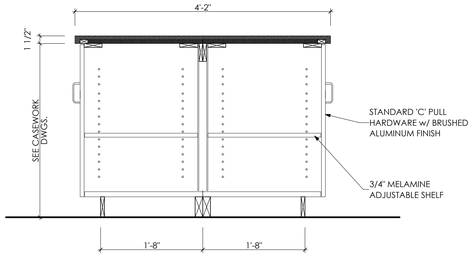
4 FIRST FLOOR MULTIPURPOSE ROOM 116
SCALE: 1" = 1'-0"



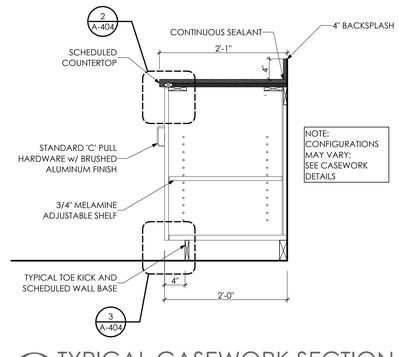
5 FIRST FLOOR RECEPTION CASEWORK
SCALE: 1" = 1'-0"



6 PATROL OFFICERS WORK AREA
SCALE: 1" = 1'-0"



7 PATROL OFFICERS WORK AREA
SCALE: 1" = 1'-0"



8 TYPICAL CASEWORK SECTION
SCALE: 1" = 1'-0"

KEYED NOTES

05 METALS

5.50 METAL FABRICATIONS | SPEC 055000

5.50.06 20ga. CONTINUOUS ALUMINUM J-CHANNEL ATTACHED TO UNDER COUNTER SUPPORTS. SIZE TO ACCEPT 1" THICK COVER PANEL.

09 FINISHES

9.65 RESILIENT FLOORING, BASE & ACCESSORIES | SPEC 096513 & 19

9.65.01 4" (NOM.) HIGH CONTOURED RUBBER COVE BASE CONTINUOUS FOR ROOM OR CORRIDOR PERIMETER. COORDINATE WITH FINISH SCHEDULE.

9.92 INTERIOR PAINTING | SPEC 099123

9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.

10 SPECIALTIES

10.28 TOILET ACCESSORIES | SPEC 102800

10.28.07 SURFACE MOUNTED SOAP DISPENSER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.

12 FURNISHINGS

12.32 CABINETS AND CASEWORK | SPEC 123216

12.32.01 PREMANUFACTURED PLASTIC LAMINATE BASE CABINET, SEE DETAIL DRAWINGS FOR CONFIGURATIONS. PROVIDE BLOCKING AS REQUIRED.

12.32.02 PREMANUFACTURED PLASTIC LAMINATE WALL CABINETS.

12.32.03 PLASTIC LAMINATE WALL PANEL ATTACHED TO FACE OF WALL.

12.32.05 1'-4" HT. x 1" THICK PLASTIC LAMINATE CLAD PLYWOOD PANEL ATTACHED TO FACE OF UNDERCOUNTER MOUNTING BRACKETS AND SET IN CONTINUOUS STAINLESS STEEL J-CHANNEL. PROVIDE CONTINUOUS PANEL ALONG UNDERSIDE OF SINK. PROVIDE STAINLESS STEEL SECURITY FASTENERS AND WASHERS AT EACH CORNER.

12.32.06 PLASTIC LAMINATE FINISHED FILLER PANEL.

12.36 COUNTERTOPS | SPEC 123600

12.36.01 2CM QUARTZ COUNTERTOPS ON PLYWOOD BACKER. SEE SPECIFICATIONS FOR EDGE TREATMENTS.

12.36.05 4" QUARTZ BACKSPLASH w/ EASED EDGE ON ALL EXPOSED CORNERS.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

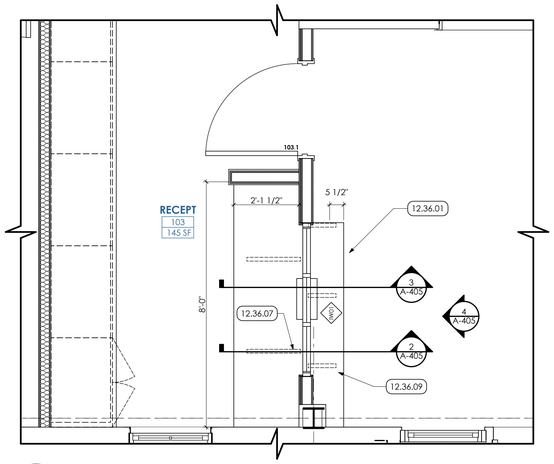
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

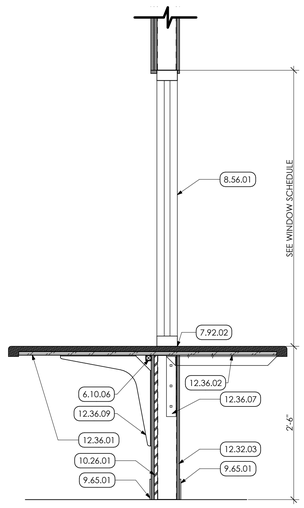
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GIFFENI ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
CASEWORK DETAILS

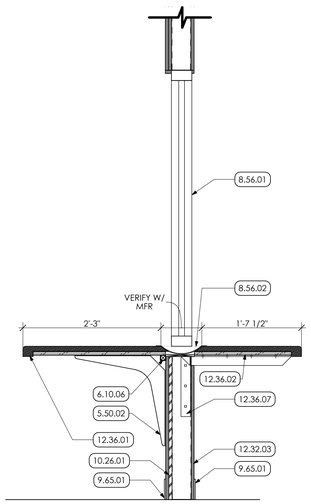
A-404



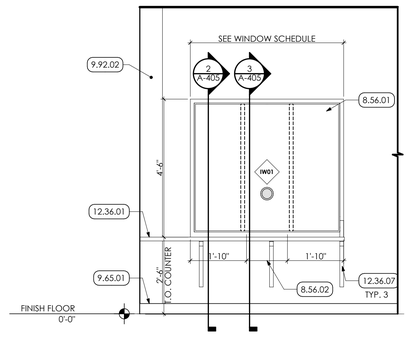
1 ENLARGED RECEPTION 103 PLAN
SCALE: 1/2" = 1'-0"



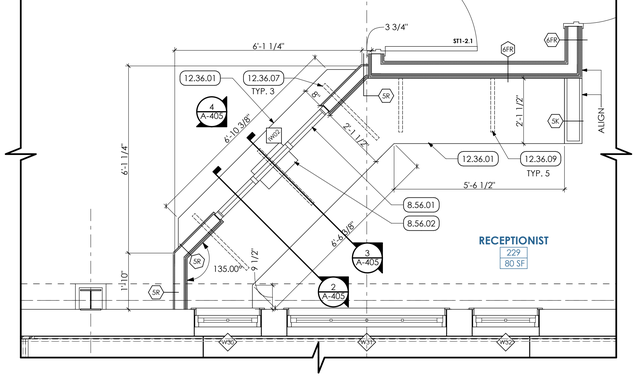
2 TYPICAL RECEPTION DESK SECTION DETAIL
SCALE: 1" = 1'-0"



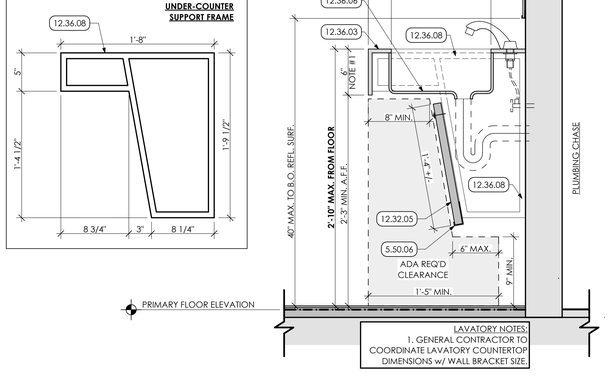
3 TYPICAL RECEPTION DESK w/ COUNTER TRAY SECTION DETAIL
SCALE: 1" = 1'-0"



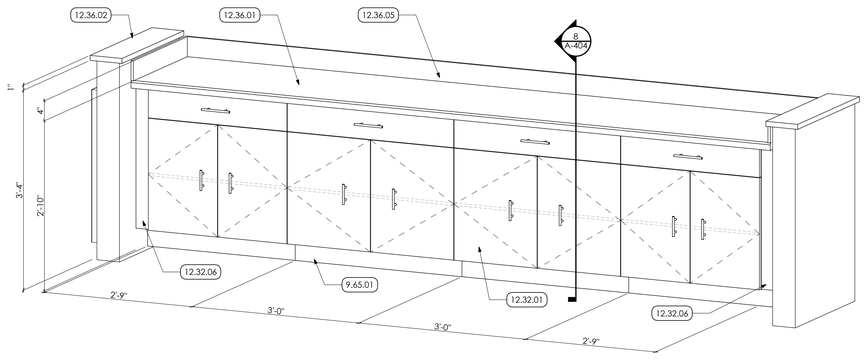
4 TYPICAL RECEPTION DESK INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



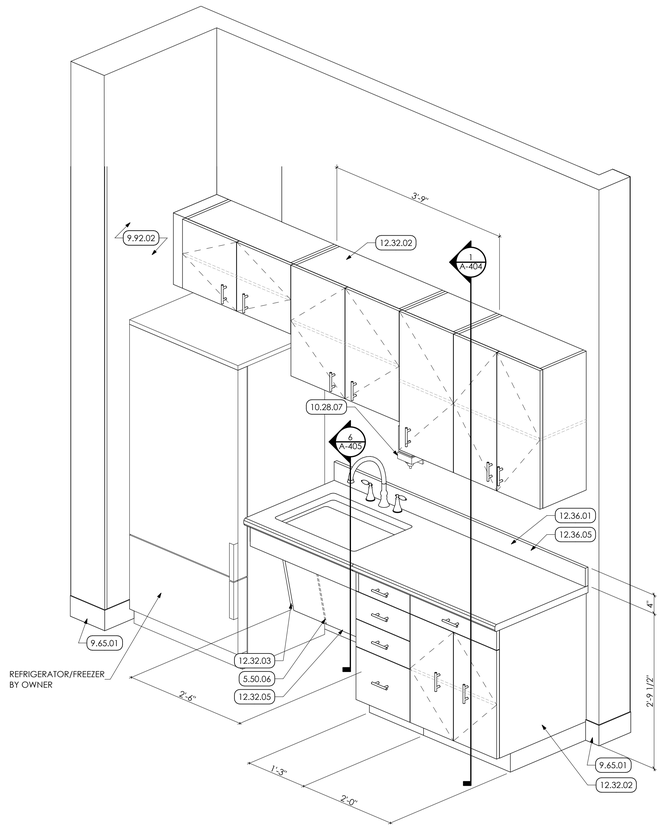
5 ENLARGED RECEPTION 229 PLAN
SCALE: 1/2" = 1'-0"



6 TYPICAL LAVATORY SECTION DETAIL
SCALE: 1 1/2"= 1'-0"



7 SECOND FLOOR WORK AREA
SCALE: 1" = 1'-0"



8 MULTIPURPOSE ROOM 217 - KITCHENETTE
SCALE: 1" = 1'-0"

KEYED NOTES

05 METALS

5.50 METAL FABRICATIONS | SPEC 055000

5.50.06 20ga. CONTINUOUS ALUMINUM J-CHANNEL ATTACHED TO UNDER COUNTER SUPPORTS. SIZE TO ACCEPT 1" THICK COVER PANEL.

06 WOODS, PLASTICS AND COMPOSITES

6.10 ROUGH CARPENTRY | SPEC 061000

6.10.06 CONTINUOUS WOOD CLEAT.

07 THERMAL AND MOISTURE PROTECTION

7.92 JOINT SEALANTS | SPEC 079200

7.92.02 PROVIDE CONTINUOUS SEALANT.

08 OPENINGS

8.56 SECURITY WINDOWS | SPEC 085653

8.56.01 NEW UL LEVEL 3 BULLET-RESISTANT TRANSACTION WINDOW w/ OFFSET BAFFLES AND METALLIC VOICE PORT. SEE ELEVATION AND DETAILS.

8.56.02 NEW 16" x 10" RECESSED CURRENCY TRAY. COORDINATE TRAY FABRICATION w/ COUNTERTOP FABRICATION. SEE ELEVATION AND DETAILS.

09 FINISHES

9.65 RESILIENT FLOORING, BASE & ACCESSORIES | SPEC 096513 & 19

9.65.01 4" (NOM.) HIGH CONTOURED RUBBER COVE BASE CONTINUOUS FOR ROOM OR CORRIDOR PERIMETER. COORDINATE WITH FINISH SCHEDULE.

9.92 INTERIOR PAINTING | SPEC 099123

9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.

10 SPECIALTIES

10.26 BULLET-RESISTANT FIBERGLASS PANELS | 102641

10.26.01 7/16" BALLISTIC FIBERGLASS PANEL UL LEVEL 3

10.28 TOILET ACCESSORIES | SPEC 102800

10.28.07 SURFACE MOUNTED SOAP DISPENSER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING AS REQUIRED IN METAL STUD PARTITIONS.

10.28.16 18"x60" WALL MOUNTED MIRROR. PROVIDE WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING IN METAL STUD PARTITIONS. BOTTOM OF REFLECTIVE SURFACE AT 18" A.F.F. MAX.

12 FURNISHINGS

12.32 CABINETS AND CASEWORK | SPEC 123216

12.32.01 PREMANUFACTURED PLASTIC LAMINATE BASE CABINET. SEE DETAIL DRAWINGS FOR CONFIGURATIONS. PROVIDE BLOCKING AS REQUIRED.

12.32.02 PREMANUFACTURED PLASTIC LAMINATE WALL CABINETS.

12.32.03 PLASTIC LAMINATE WALL PANEL ATTACHED TO FACE OF WALL.

12.32.05 1'-4" HT. x 1" THICK PLASTIC LAMINATE CLAD PLYWOOD PANEL ATTACHED TO FACE OF UNDERCOUNTER MOUNTING BRACKETS AND SET IN CONTINUOUS STAINLESS STEEL J-CHANNEL. PROVIDE CONTINUOUS PANEL ALONG UNDERSIDE OF SINK. PROVIDE STAINLESS STEEL SECURITY FASTENERS AND WASHERS AT EACH CORNER.

12.32.06 PLASTIC LAMINATE FINISHED FILLER PANEL.

12.36 COUNTERTOPS | SPEC 123600

12.36.01 2CM QUARTZ COUNTERTOPS ON PLYWOOD BACKER. SEE SPECIFICATIONS FOR EDGE TREATMENTS.

12.36.02 2CM QUARTZ WALL CAP. SEE SPECIFICATIONS FOR EDGE TREATMENTS.

12.36.03 2CM QUARTZ COUNTERTOPS ON PLYWOOD BACKER W/ UNDER-MOUNTED BASINS.. SEE SPECIFICATIONS FOR EDGE TREATMENTS.

12.36.05 4" QUARTZ BACKSPLASH w/ EASED EDGE ON ALL EXPOSED CORNERS.

12.36.06 SOLID SURFACE LAVATORY BASIN: SEE PLUMBING DRAWINGS.

12.36.07 SURFACE-MOUNTED UNDERCOUNTER SUPPORT BRACKETS, MAX 32" SPACING OR PER MANUFACTURER RECOMMENDATIONS FOR COUNTERTOP ASSEMBLY, TYP. SECURELY ANCHOR EACH SUPPORT TO STUDS OR BLOCKING IN WALL FRAME.COORDINATE FINAL DIMENSIONS w/ LAVATORY COUNTERTOP FABRICATOR AND IN-FIELD CONDITIONS.

12.36.08 ADA-COMPLIANT UNDERCOUNTER SUPPORT BRACKETS WITH FRAMING TO SUPPORT UNDER-COUNTER SHROUD PANEL. MAX 32" SPACING OR PER MANUFACTURER RECOMMENDATIONS FOR COUNTERTOP ASSEMBLY, TYP. SECURELY ANCHOR EACH SUPPORT TO STUDS OR BLOCKING IN WALL FRAME.COORDINATE FINAL DIMENSIONS w/ LAVATORY COUNTERTOP FABRICATOR AND IN-FIELD CONDITIONS.

12.36.09 CONCEALED MOUNTING UNDERCOUNTER SUPPORT BRACKETS, MAX 32" SPACING OR PER MANUFACTURER RECOMMENDATIONS FOR COUNTERTOP ASSEMBLY, TYP. SECURELY ANCHOR EACH SUPPORT TO STUDS OR BLOCKING IN WALL FRAME.COORDINATE FINAL DIMENSIONS w/ LAVATORY COUNTERTOP FABRICATOR AND IN-FIELD CONDITIONS. SUPPORT FRAME TO CONFORM TO ICC A117.1 DIMENSIONAL REQUIREMENTS.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024. ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
CASEWORK DETAILS

A-405

INTERIOR PARTITION TYPES SCHEDULE

1 — 1 1/2"
7/8" 20 ga. STEEL HAT CHANNELS SPACED AT 16" o.c.
5/8" GYPSUM WALL BOARD

NOTES:
1. PAINTED FINISH ON ALL EXPOSED SURFACES.

3C 3CA — 3 1/8"
2 1/2" 20 ga. STEEL STUDS SPACED AT 16" o.c.
5/8" GYPSUM WALL BOARD
@3CA: SOUND ATTENUATING BATT INSULATION IN STUD CAVITIES

NOTES:
1. ACOUSTIC ASSEMBLY RATING ASSUMED TO BE APPX. 44 OR GREATER ASSUMING OVERALL ASSEMBLY CONSISTS OF MULTIPLE CHASE WALLS.

4B — 3 5/8"
4" CONCRETE MASONRY UNIT

NOTES:
1. PAINTED FINISH ON ALL EXPOSED SURFACES.
2. CMU TO BE BUILT TO DECK.

4C 4CA 4CD — 4 1/4"
3 5/8" 20 ga. STEEL STUDS SPACED AT 16" o.c.
5/8" GYPSUM WALL BOARD
@4CA: SOUND ATTENUATING BATT INSULATION IN STUD CAVITIES

NOTES:
1. ACOUSTIC ASSEMBLY RATING ASSUMED TO BE APPX. 44 OR GREATER ASSUMING OVERALL ASSEMBLY CONSISTS OF MULTIPLE CHASE WALLS.

5A 5K 5FA — 4 7/8"
5/8" GYPSUM WALL BOARD
3 5/8" 20 ga. STEEL STUDS SPACED AT 16" o.c. (24" o.c. **@ 5FA.1**)
5/8" GYPSUM WALL BOARD
@5A: SOUND ATTENUATING BATT INSULATION IN STUD CAVITIES
@5K: KNEE WALL AT 4'-0"

NOTES:
1. 1-HOUR FIRE RATING AT 5FA (UL U419)
2. FIRESTOP CAULKING AT ALL PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION.
3. STC RATING AT 5A/5FA/5AD: 44
4. STC RATING AT 5FA.1: 50

5A.1 — 4 11/16"
PUBLIC SIDE
5/8" GYPSUM WALL BOARD (PUBLIC SIDE)
3 5/8" 20 ga. STEEL STUDS SPACED AT 16" o.c. w/ SOUND ATTENUATING BATT INSULATION IN STUD CAVITIES
7/16" BULLET RESISTANT PANEL; UL 752 LEVEL 3
SECURE SIDE
5/8" GYPSUM WALL BOARD

NOTES:
1. PAINTED FINISH ON ALL EXPOSED SURFACES.
2. UL 752 LEVEL 3 - RATED

6F — 6 1/8"
5/8" TYPE 'X' GYPSUM WALL BOARD, TWO LAYERS
3 5/8" 20 ga. STEEL STUDS SPACED AT 16" o.c. w/ SOUND ATTENUATING BATT INSULATION IN STUD CAVITIES
5/8" TYPE 'X' GYPSUM WALL BOARD, TWO LAYERS

NOTES:
1. 2-HOUR FIRE RATING (UL U419)
2. FIRESTOP CAULKING AT ALL PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION.
3. STC RATING: 53

6B — 5 5/8"
6" CONCRETE MASONRY UNIT

NOTES:
1. PAINTED FINISH ON ALL EXPOSED SURFACES.
2. CMU TO BE BUILT TO DECK.

8B — 7 5/8"
8" CONCRETE MASONRY UNIT

NOTES:
1. PAINTED FINISH ON ALL EXPOSED SURFACES.
2. CMU TO BE BUILT TO DECK.

EXTERIOR WALL TYPES

X1 — 1'-3"
3 5/8" BRICK
1 3/4" AIR SPACE
2" RIGID INSULATION
8" CONCRETE MASONRY UNIT

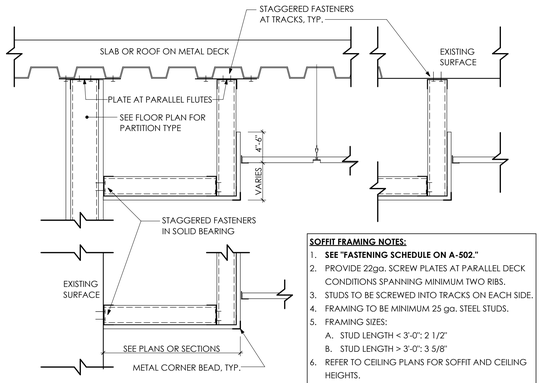
NOTES:
1. PAINTED FINISH ON ALL EXPOSED SURFACES.
2. R-VALUE: 10.55

EXISTING WALL TYPES

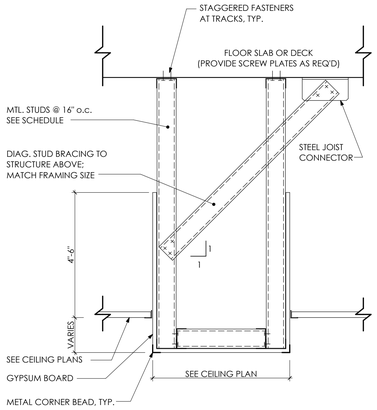
EX.6F — 4 7/8"
@EX.5A EXISTING STUD PARTITION;
FILL STUD CAVITIES WITH BLOW-IN CELLULOSE ACOUSTIC INSULATION TO REJECTION OR INSTALL BATT ACOUSTIC INSULATION AND REFINISH. PATCH WALL AS REQUIRED TO UNIFORM APPEARANCE

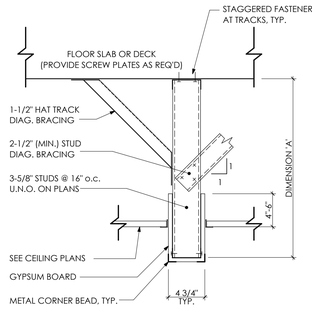
NOTES:
1. PAINTED FINISH ON ALL EXPOSED SURFACES.
2. EXISTING WALL ASSEMBLY TO REMAIN.
3. EXISTING R-VALUE: 13.83

NOTES:
1. PAINTED FINISH ON ALL EXPOSED SURFACES.
2. 1-HOUR FIRE RATING.
3. FIRESTOP CAULKING AT ALL PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION.
4. ACOUSTIC SEALANT AT ALL JOINTS AND PENETRATIONS IN ACOUSTICALLY-INSULATED ASSEMBLIES (IF NOT FIRE-CAULKED)
5. STC RATING AT 6FA: 48



SOFFIT FRAMING NOTES:
1. **SEE "FASTENING SCHEDULE ON A-502."**
2. PROVIDE 22ga. SCREW PLATES AT PARALLEL DECK CONDITIONS SPANNING MINIMUM TWO RIBS.
3. STUDS TO BE SCREWED INTO TRACKS ON EACH SIDE.
4. FRAMING TO BE MINIMUM 25 ga. STEEL STUDS.
5. FRAMING SIZES:
   A. STUD LENGTH < 3'-0": 2 1/2"
   B. STUD LENGTH > 3'-0": 3 5/8"
6. REFER TO CEILING PLANS FOR SOFFIT AND CEILING HEIGHTS.
7. REFER TO FINISHES SCHEDULE FOR CEILING TYPES.





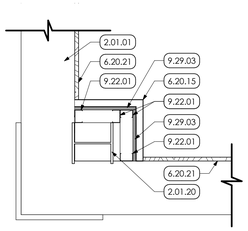
SOFFIT FRAMING & BRACING SCHEDULE

IF DIM 'A' ≤ 2'-0":	2-1/2" (MIN.) STUDS, NO DIA. BRACING
IF 2'-0"< DIM 'A' ≥ 4'-0":	2-1/2" (MIN.) STUDS w/ DIAG. BRACING @ 48" o.c.
IF DIM 'A' > 4'-0":	3-5/8" (MIN.) STUDS w/ DIAG. BRACING @ 48" o.c.

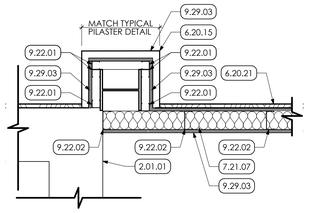
SOFFIT BRACING SCHEDULE

IF DIM 'A' ≤ 2'-0":	NO FURRING REQ'D.
IF 2'-0"< DIM 'A' ≥ 4'-0":	1-1/2" HAT CHANNEL @ 32" o.c., ALT. SIDES
IF DIM 'A' > 4'-0":	2-1/2" (MIN.) STUDS @ 48" o.c., ALT. SIDES.

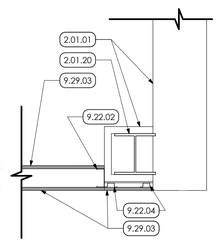
3 TYPICAL SOFFIT DETAILS
SCALE: 1 1/2"= 1'-0"



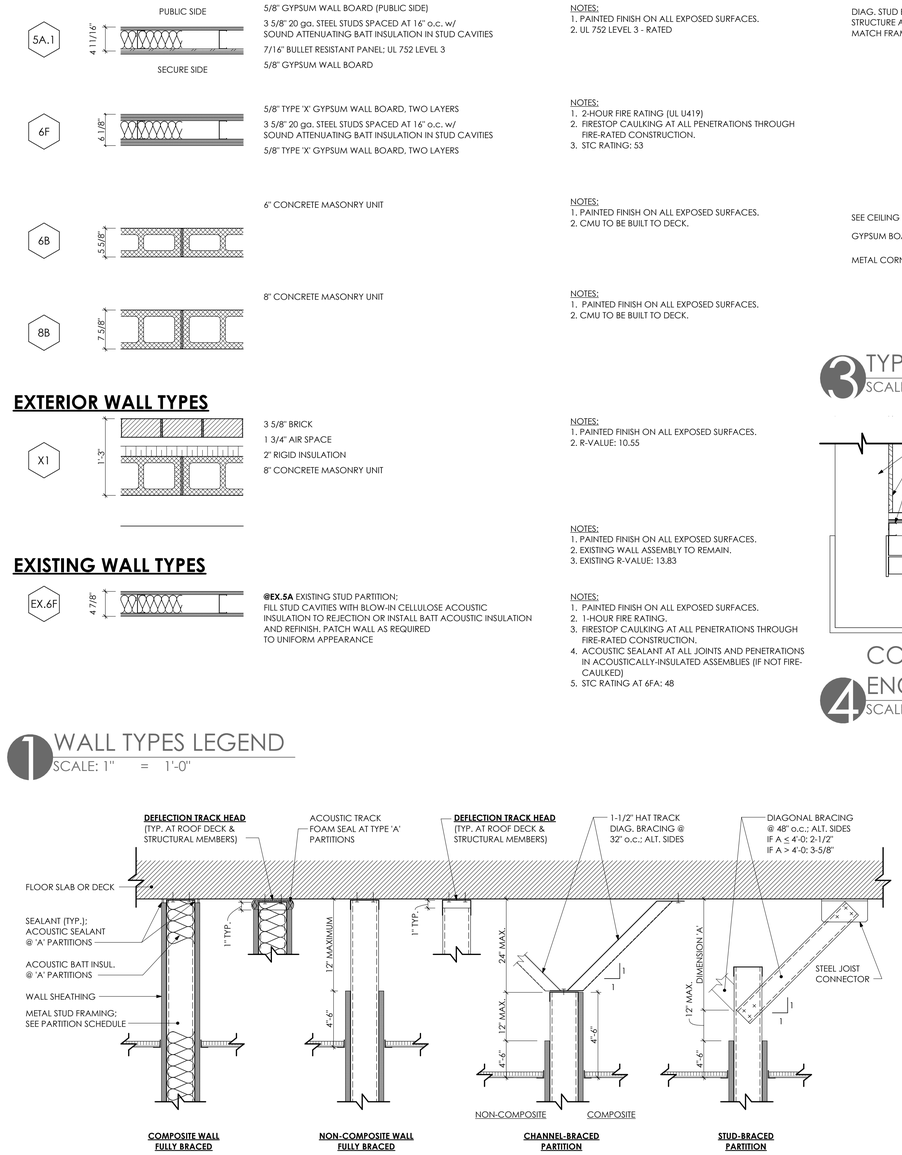
4 COLUMN ENCLOSURE DETAIL
SCALE: 1" = 1'-0"



5 COLUMN ENCLOSURE DETAIL
SCALE: 1" = 1'-0"

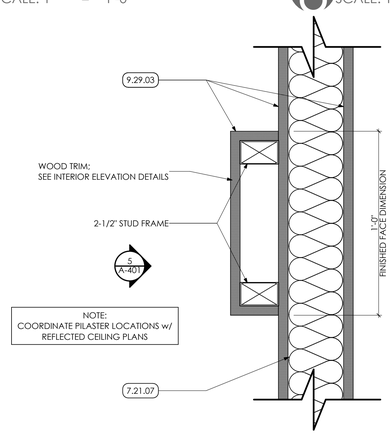


6 COLUMN ENC. DETAIL
SCALE: 1" = 1'-0"

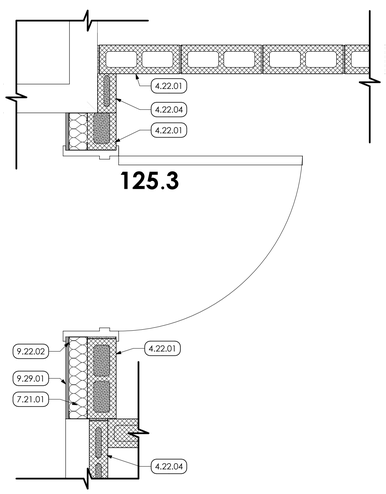


1 WALL TYPES LEGEND
SCALE: 1" = 1'-0"

2 STUD PARTITION HEAD AND BRACING DETAILS
SCALE: 1 1/2"= 1'-0"



7 TYPICAL PILASTER DETAIL
SCALE: 3" = 1'-0"



8 PLAN DETAIL
SCALE: 1" = 1'-0"

GENERAL PARTITION NOTES:

NEW CONSTRUCTION:

1. ALL PARTITIONS TO EXTEND TO UNDERSIDE OF DECK ON FIRST FLOOR AT APPROXIMATELY 11'-8" AND UNDERSIDE OF TRUSS ON SECOND FLOOR AT APPROXIMATELY 10'-0".
2. EACH PRIME CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES AND VERIFY EXTENT OF WORK WITH OTHER PRIME CONTRACTORS TO COORDINATE PARTITION LAYOUT WITH BUILDING SYSTEMS. NOTIFY ARCHITECT OF ANY DISCREPANCY REQUIRING FURTHER DIRECTION.
3. SEE LIFE SAFETY DRAWINGS FOR FIRE-RATED CONSTRUCTION LOCATION. MODIFICATIONS OR EXTENSIONS TO EXISTING CONSTRUCTION INDICATED TO RETAIN A FIRE-RATING SHALL MEET OR EXCEED RESISTANCE OF EXISTING ADJACENT CONSTRUCTION.
4. PARTITION KEY INDICATES MAJOR TYPES OF PARTITIONS ONLY. SEE TYPICAL PARTITION DETAILS FOR SUPPLEMENTAL GUIDANCE, AND KEYED DETAILS FOR SPECIFIC CONDITIONS.
5. DIMENSIONS NOTED IN SCHEDULE DO NOT INCLUDE TILE, MORTAR, OR VENEER PANELING.
6. ROUGH OPENINGS TO BE SIZED PER REQUIREMENTS OF DOOR AND WINDOW CONSTRUCTIONS.
7. CONSTRUCTION ABOVE OPENINGS SHALL BE CONTINUOUS FROM ADJACENT CONSTRUCTION UNLESS NOTED OTHERWISE.
8. IN FINISHED SPACES, ALL PIPES, CONDUIT, DUCTS, ETC. SHALL BE CONCEALED AND INSTALLED WITHIN PARTITIONS WHERE POSSIBLE
9. SEAL ALL PIPE AND DUCT PENETRATIONS THROUGH PARTITIONS (FOR SMOKE, ACOUSTICAL, AND FIRE-RATING). SEALANT/ CLOSURE MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR MAKING THE PENETRATION. SEE FIRE-RATED PENETRATION DETAILS AND UL DESIGN DATABASE FOR MORE INFORMATION.
10. PROVIDE IN-WALL BLOCKING IN STUD PARTITIONS FOR ANCHORAGE OF EQUIPMENT, MILLWORK/CASEWORKMILL, OTHER MISCELLANEOUS ITEMS AS NOTED. COORDINATE WITH MANUFACTUER'S RECOMMENDATIONS AND MOUNTING HEIGHTS SPECIFIED ON ACCESSBILITY DETAILS SHEET(S).
11. ALL EXPOSED CMU CORNERS TO BE CONSTRUCTED WITH BULLNOSE UNITS UNLESS THEY ARE CONCEALED BY ADDITIONAL CONSTRUCTION OR FINISHES.
12. EXPOSED GYPSUM BOARD SHALL BE MOISTURE RESISTANT IN KITCHENETTE LOCATIONS, LOCKER ROOMS, TOILET ROOMS, AND SHOWER AREAS.
13. GYPSUM BOARD IN CORRIDORS SHALL BE ABUSE-RESISTANT.
14. PROVIDE CEMENT BOARD SHEATHING AT CERAMIC WALL TILE LOCATIONS. 1/2-INCH BOARD MAY BE USED IN LIEU OF GYPSUM BOARD INCLUDING AT FIRE-RATED CONSTRUCTION IF INSTALLED IN COMPLIANCE WITH APPLICABLE UL DESIGN.
15. STUD FRAMING SUPPORTING CEMENT BOARD SHALL BE MINIMUM 20ga. REGARDLESS OF HEIGHT. FASTENERS SHALL BE COMPATIBLE WITH CEMENT BOARD INSTALLATIONS.
16. ALL INTERIOR EXPOSED FINISHES TO BE PAINTED UNLESS NOTED OTHERWISE.
17. GYPSUM BOARD USED IN FIRE-RATED CONSTRUCTION SHALL BE 5/8-INCH TYPE 'X' UNLESS NOTED OTHERWISE. JOINTS SHALL BE FINISHED PER APPLIACABLE UL DESIGN.
18. ACOUSTICALLY-INSULATED PARTITIONS TO RECEIVE ACOUSTIC SEALANT AT ALL PENETRATIONS AND PERIMETERS UNLESS SEALANT IS REQUIRED TO BE FIRE CAULK.
19. BULLET-RESISTANT FIBERGLASS WALL BOARD SHALL BE UL 752, LEVEL 3-RATED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND LIMIT UNNECESSARY PENETRATIONS.

EXISTING CONSTRUCTION:

20. DIMENSIONS NOTED ARE SUBJECT TO EXISTING/REMAINING AS-BUILT CONSTRUCTION LOCATIONS AND MAY VARY NOMINALLY.
21. DIMENSIONS SHOWN ARE FROM THE FACE OF EXISTING CONSTRUCTION TO FACE OF STUD OR CMU IN NEW CONSTRUCTION OR BETWEEN FACES OF STUD/CMU AT NEW CONSTRUCTION.
19. WHERE EXISTING CONSTRUCTION IS TO BE EXTENDED OR INFILLED, CONTRACTOR TO USE COMPATIBLE MATERIALS AND MATCH PARTITION THICKNESS TO ENSURE UNIFORM FINAL APPEARANCE THAT SHALL NOT EXHIBIT OR TELEGRAPH SIGNS OF PATCHING OR DAMAGE APPLIED FINISHES.
20. GENERAL CONTRACTOR SHALL EXTEND EXISTING INTERIOR WALL FRAMING AND SHEATHING TO UNDERSIDE OF DECK OR WOOD TRUSS TO CREATE A CONTINOUS BARRIER AT FIRE-RATED AND ACOUSTIC PARTITIONS.

KEYED NOTES

02 DEMOLITION
2.01 EXISTING CONDITIONS
2.01.01 EXISTING WALL TO REMAIN.
2.01.20 EXISTING EXTERIOR COLUMN TO REMAIN.
04 MASONRY
4.22 CMU MASONRY | SPEC 042000
4.22.01 6" CMU w/ LADDER-TYPE w/ HORIZONTAL REINFORCING @ 16" o.c. BLOCK GROUT SOLID @ VERTICAL REIINFORCING.
4.22.04 4" CMU
06 WOODS, PLASTICS AND COMPOSITES
6.20 FINISH CARPENTRY AND TRIM | SPEC 062000
6.20.15 2" HIGH WOOD CHAIR RAIL MOULDING ON PILASTER.
6.20.21 STILE AND RAIL WAINSCOT CONTINUOUS THROUGHOUT ROOM. SEE TYPICAL TRIM ELEVATIONS.
07 THERMAL AND MOISTURE PROTECTION
7.21 THERMAL INSULATION | SPEC 072100
7.21.07 3-1/2" ACOUSTIC INSULATION.
09 FINISHES
9.22 NON-STRUCTURAL METAL FRAMING | SPEC 092216
9.22.01 NEW 2-1/2" METAL STUD FRAMING.
9.22.02 NEW 3-5/8" STEEL STUD FRAMING @ 16" o.c.
9.22.04 NEW 7/8" METAL FURRING CHANNEL.
9.29 GYPSUM BOARD | SPEC 092982
9.29.03 5/8" GYPSUM WALL BOARD.

MG ARCHITECTS — ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

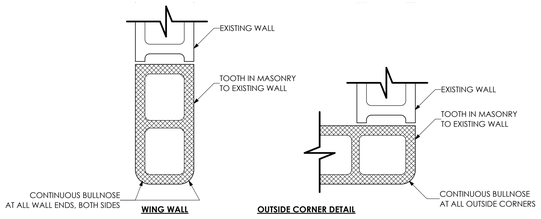
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

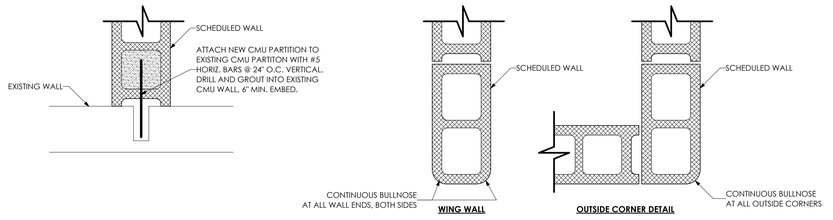
COPYRIGHT © 2024. ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MGARCHITECTS. GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
PARTITION SCHEDULE, NOTES & DETAILS

A-501

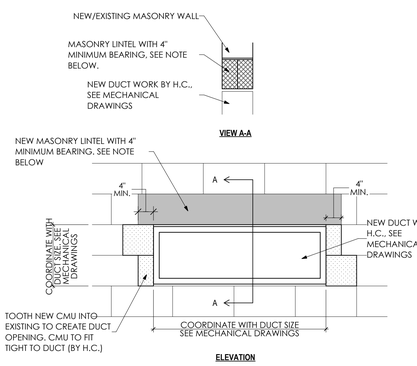


DETAIL AT EXISTING CONSTRUCTION



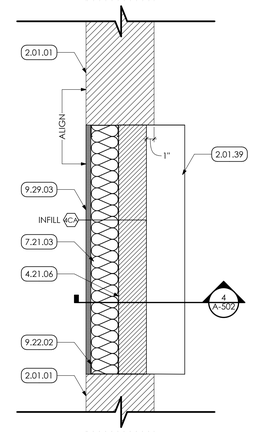
CMU DETAIL AT NEW WALL INTERSECTION WITH EXISTING **DETAIL AT NEW WALL CONSTRUCTION**

1 TYPICAL MASONRY PARTITION DETAILS
SCALE: 1 1/2"= 1'-0"

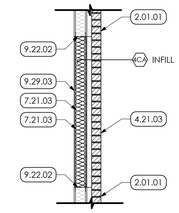


NOTES:
1. AT EXISTING CMU PARTITION, HC TO PROVIDE AND INSTALL MASONRY LINTEL.
2. AT NEW CMU PARTITION, GC TO PROVIDE MASONRY LINTEL. HC TO PROVIDE OPENING SIZE AND LOCATION TO GC.

2 DUCT OPENING IN CMU
SCALE: 3/4" = 1'-0"



3 EXISTING WINDOW INFILL DETAIL
SCALE: 1 1/2"= 1'-0"



4 BUILDING SECTION DETAIL AT EXISTING WINDOW INFILL
SCALE: 1/2" = 1'-0"

KEYED NOTES

02 DEMOLITION

2.01 EXISTING CONDITIONS
2.01.01 EXISTING WALL TO REMAIN.
2.01.34 EXISTING BRICK FACE TO REMAIN.
2.01.39 EXISTING MASONRY SILL TO REMAIN.
2.01.41 EXISTING STUD FRAMING TO REMAIN.
2.01.42 EXISTING SHEATHING, INSULATION, AND WALL CAVITY TO REMAIN.
2.01.43 EXISTING GYPSUM WALL BOARD TO REMAIN.

2.41 SELECTIVE DEMOLITION
2.41.45 REMOVE PORTION OF EXISTING EXTERIOR WALL CONSTRUCTION TO EXTENT DENOTED ON DEMOLITION PLANS. PROVIDE TEMPORARY BRACING AS REQUIRED.

04 MASONRY

4.21 BRICK MASONRY | SPEC 042000
4.21.01 BRICK VENEER.
4.21.03 INFILL EXISTING WINDOW OPENING w/ BRICK MASONRY AND STEEL STUD CONSTRUCTION. SEE TYPICAL DETAIL.

4.22 CMU MASONRY | SPEC 042000
4.22.02 8" CMU w/ LADDER-TYPE w/ HORIZONTAL REINFORCING @ 16" o.c. BLOCK GROUT SOLID @ VERTICAL REIINFORCING.

05 METALS

5.12 STRUCTURAL STEEL FRAMING | SPEC 051200
5.12.01 NEW TUBE STEEL HEADER. SEE STRUCTURAL DRAWINGS.
5.12.02 NEW 5 x 3-1/2 x 3/8 GALVANIZED STEEL ANGLE LINTEL. SEE STRUCTURAL DRAWINGS.
5.12.03 NEW STEEL METAL PLATE. SEE STRUCTURAL DRAWINGS.

07 THERMAL AND MOISTURE PROTECTION

7.92 JOINT SEALANTS | SPEC 079200
7.92.01 PROVIDE CONTINUOUS SEALANT AROUND LOCKER PERIMETER.
7.92.02 PROVIDE CONTINUOUS SEALANT.

09 FINISHES

9.65 RESILIENT FLOORING, BASE & ACCESSORIES | SPEC 096513 & 19
9.65.05 4" (NOM.) HIGH RUBBER COVE BASE CONTINUOUS FOR ROOM OR CORRIDOR PERIMETER. COORDINATE WITH FINISH SCHEDULE.

9.92 INTERIOR PAINTING | SPEC 099123
9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.
9.92.05 PATCH, PREP AND PAINT ALL EXPOSED SIDES OF HEADER TO MATCH ADJACENT WALL.

10 SPECIALTIES

10.51 LOCKERS | SPEC 105100
10.51.04 EVIDENCE LOCKERS: BASIS OF DESIGN: PASS THROUGH EVIDENCE LOCKERS WITH REFRIGERATED LOCKER INSERT BY SPACESAVER CORPORATION OR APPROVED EQUAL. SEE ELEVATIONS DRAWINGS FOR MODEL NUMBERS AND CONFIGURATION.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

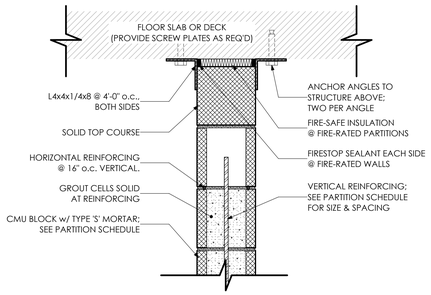
PROJECT #:
23-0047.0

PROFESSIONAL SEAL

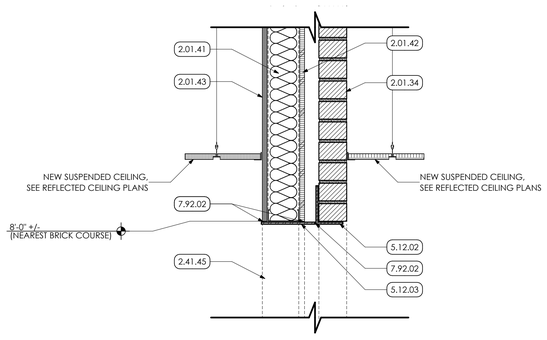
SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

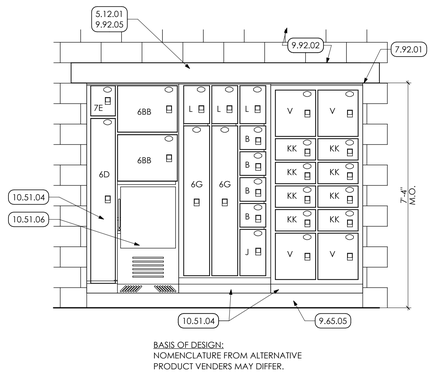
LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464



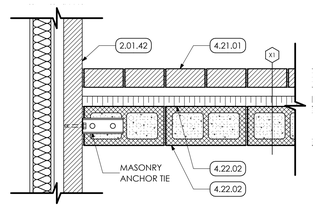
5 SECTION DETAIL AT NEW OPENING IN EXISTING EXTERIOR WALL
SCALE: 1 1/2"= 1'-0"



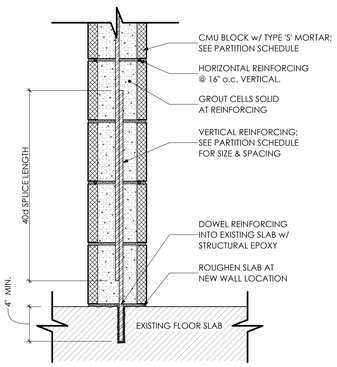


BASIS OF DESIGN:
NOMENCLATURE FROM ALTERNATIVE PRODUCT VENDERS MAY DIFFER.

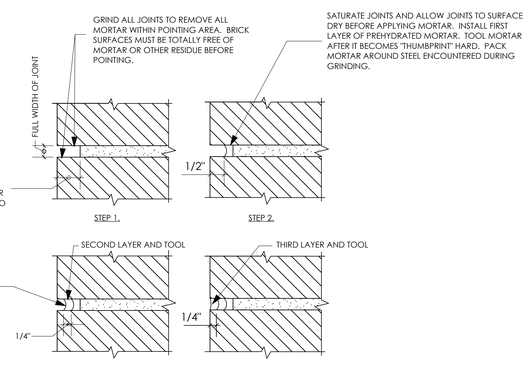
6 EVIDENCE LOCKER DETAILS
SCALE: 1/2" = 1'-0"



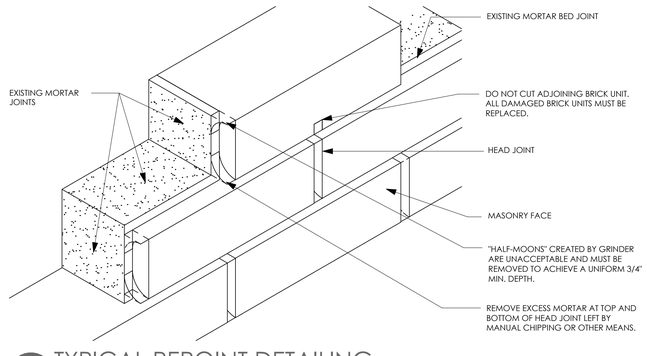
7 MASONRY STRAP DETAIL
SCALE: 1" = 1'-0"



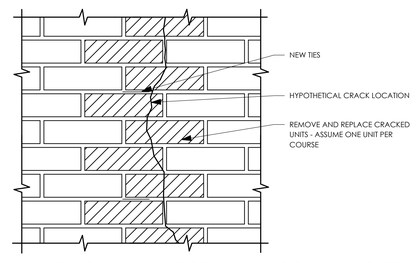
8 MASONRY PARTITION SECTION
SCALE: 1 1/2"= 1'-0"



9 TUCKING & REPOINTING DETAIL
SCALE: 6" = 1'-0"



10 TYPICAL REPOINT DETAILING
SCALE: 6" = 1'-0"



11 TYPICAL VERTICAL CRACK DETAIL
SCALE: 6" = 1'-0"

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

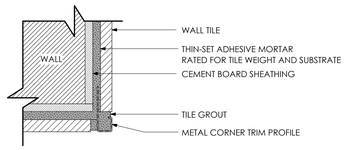
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG - GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

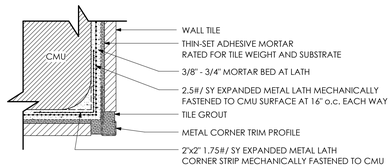
SHEET TITLE:
MASONRY DETAILS

A-502



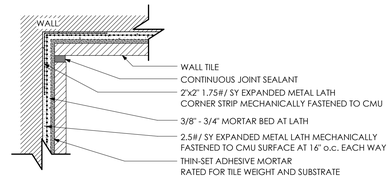
90 DEGREE OUTSIDE CORNER @ CEMENT BOARD SHEATHING

NOTES:
1. SUBSTRATE TO BE CEMENT BOARD SHEATHING:
   A. 1/4" IF OVERLAY SHEATHING
   B. 1/2" IF PRIMARY SHEATHING
2. SEE PARTITION SCHEDULE FOR WALL ASSEMBLY.
3. SEE FINISHES SPECS FOR WALL TILE AND METAL TRIM PROFILE INFORMATION.



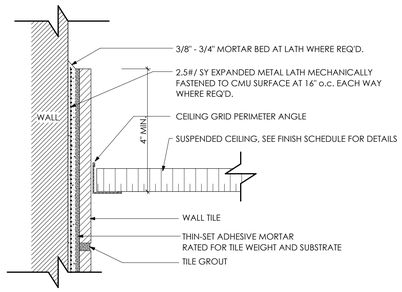
90 DEGREE OUTSIDE CORNER @ CMU

NOTES:
1. CMU JOINTS TO BE FINISHED TO FLUSH.
2. PACK CORNER WITH MORTAR AT BULLNOSE CONDITIONS.
3. SEE PARTITION SCHEDULE FOR CMU WALL ASSEMBLY.
4. SEE FINISHES SPECS FOR WALL TILE AND METAL TRIM PROFILE INFORMATION.
5. DIRECT TILE APPLICATION PERMITTED TO UN-FINISHED CMU ONLY; ALL OTHER CONDITIONS TO RECEIVE MECHANICALLY FASTENED METAL LATH OR CEMENT BOARD ATTACHED TO HOST WALL.



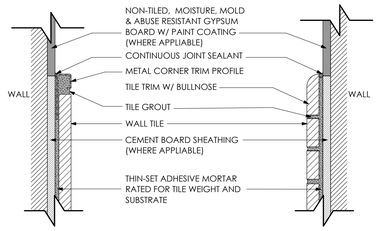
90 DEGREE INSIDE CORNER

NOTES:
1. SEE PARTITION SCHEDULE FOR HOST WALL ASSEMBLY.
2. CMU JOINTS TO BE FINISHED TO FLUSH.
3. SEE FINISHES SPECS FOR WALL TILE AND METAL TRIM PROFILE INFORMATION.
4. DIRECT TILE APPLICATION PERMITTED TO UN-FINISHED CMU ONLY; ALL OTHER CONDITIONS TO RECEIVE MECHANICALLY FASTENED METAL LATH OR CEMENT BOARD ATTACHED TO HOST WALL.



TILE WALL HEAD DETAIL AT SUSPENDED ACT CEILING

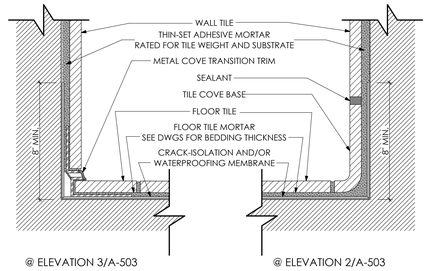
NOTES:
1. SEE PARTITION SCHEDULE FOR HOST WALL ASSEMBLY.
2. CMU JOINTS TO BE FINISHED TO FLUSH.
3. SEE FINISHES SPECS FOR WALL TILE AND METAL TRIM PROFILE INFORMATION.
4. DIRECT TILE APPLICATION PERMITTED TO UN-FINISHED CMU ONLY; ALL OTHER CONDITIONS TO RECEIVE MECHANICALLY FASTENED METAL LATH OR CEMENT BOARD ATTACHED TO HOST WALL.
5. TILE TO EXTEND ABOVE CEILING PLANE 4" MINIMUM.



@ ELEVATION 3/A-503 @ ELEVATION 2/A-503

TILE TERMINATION EDGE

NOTES:
1. SEE PARTITION SCHEDULE FOR HOST WALL ASSEMBLY.
2. CMU JOINTS TO BE FINISHED TO FLUSH.
3. SEE FINISHES SPECS FOR WALL TILE AND METAL TRIM PROFILE INFORMATION.
4. DIRECT TILE APPLICATION PERMITTED TO UN-FINISHED CMU ONLY; ALL OTHER CONDITIONS TO RECEIVE MECHANICALLY FASTENED METAL LATH OR CEMENT BOARD ATTACHED TO HOST WALL.

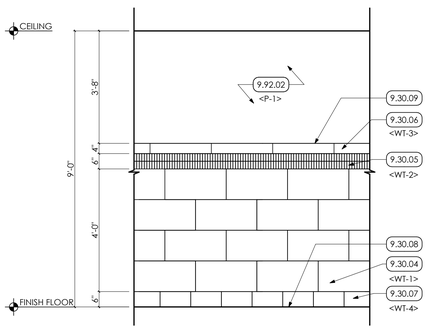


@ ELEVATION 3/A-503 @ ELEVATION 2/A-503

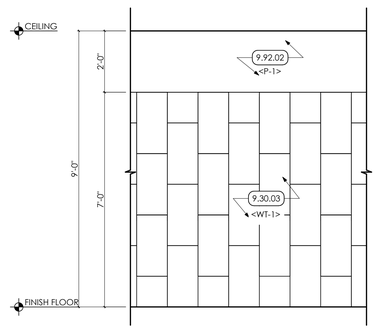
TILED WALL/FLOOR TRANSITION

NOTES:
1. SEE PARTITION SCHEDULE FOR HOST WALL ASSEMBLY.
2. CMU JOINTS TO BE FINISHED TO FLUSH.
3. SEE FINISHES SPECS FOR WALL TILE AND METAL TRIM PROFILE INFORMATION.
4. DIRECT TILE APPLICATION PERMITTED TO UN-FINISHED CMU ONLY; ALL OTHER CONDITIONS TO RECEIVE MECHANICALLY FASTENED METAL LATH OR CEMENT BOARD ATTACHED TO HOST WALL.
5. SEE FLOOR PLANS AND SPECIFICATIONS FOR UNDER-TILE MEMBRANE AND BEDDING MORTAR TYPE.

1 TYPICAL TILE DETAILS
SCALE: 6" = 1'-0"



2 TYPICAL WALL TILE WAINSCOTING ELEVATION
SCALE: 1/2" = 1'-0"



3 TYPICAL SHOWER WALL TILE ELEVATION
SCALE: 1/2" = 1'-0"

KEYED NOTES

09 FINISHES

9.30 CERAMIC TILING | SPEC 093013

9.30.03 NEW 12" x 24" CERAMIC 7' HEIGHT TILE AT SHOWER WALL OVER TOP OF ANTI-FRACTURE/WATERPROOF MEMBRANE. SEE TILE ELEVATION FOR DETAIL. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.04 NEW 12" x 24" CERAMIC TILE WAINSCOTING. SEE TILE ELEVATION FOR DETAILS. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.05 NEW 6" CERAMIC WALL TILE MOSAIC BORDER. SEE TILE ELEVATION FOR DETAILS. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.06 NEW 4" x 24" CERAMIC TILE TRIM ON TOP OF TILE WAINSCOTING. SEE TILE ELEVATION FOR DETAIL. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.07 NEW 6" x 12" CERAMIC TILE COVE BASE ON BOTTOM OF TILE WAINSCOTING. SEE TILE ELEVATION FOR DETAIL. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.08 PROVIDE CONTINUOUS ALUMINUM AND NEOPRENE COVE BASE PROFILE ALONG NON-COVED WALL TILE CONDITIONS.

9.30.09 PROVIDE CONTINUOUS ALUMINUM EDGE TRIM PROFILE ALONG NON-BULL-NOSED WALL TILE EDGE CONDITIONS.

9.92 INTERIOR PAINTING | SPEC 099123

9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

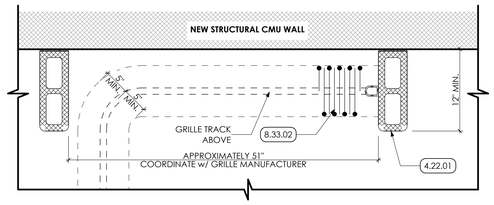
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

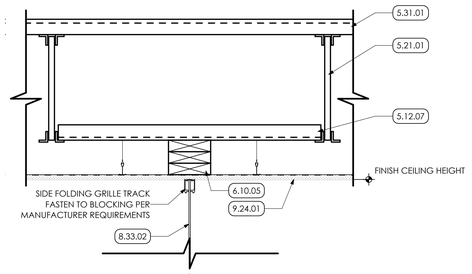
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MJWLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
TILE ELEVATIONS AND DETAILS

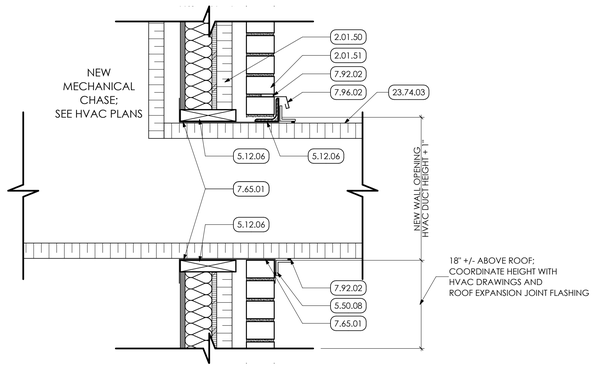
A-503



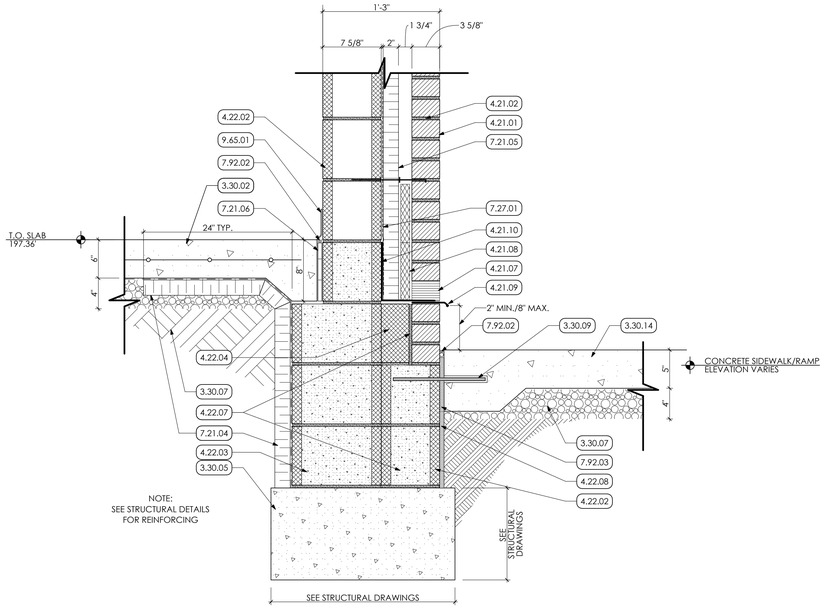
1 GRILLE POCKET DETAIL
SCALE: 1" = 1'-0"



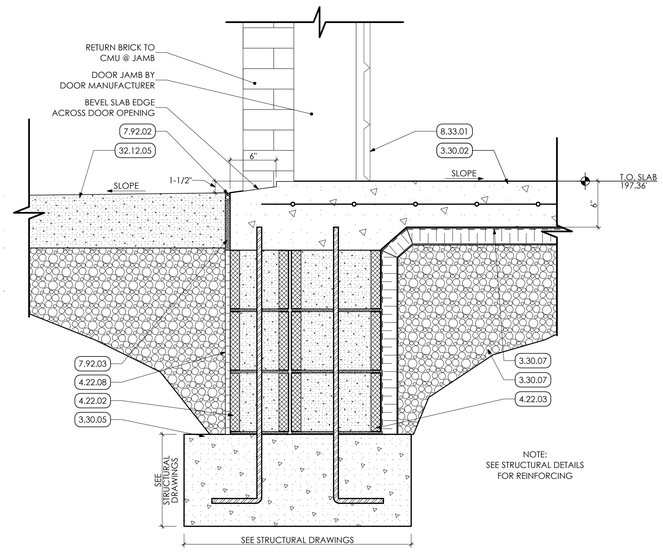
2 SIDE FOLDING GRILLE HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



3 NEW DUCT PENETRATION AT EXISTING WALL DETAIL
SCALE: 1 1/2" = 1'-0"



4 FOOTING DETAIL
SCALE: 1 1/2" = 1'-0"



5 GARAGE DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

KEYED NOTES

02 DEMOLITION

2.01 EXISTING CONDITIONS

2.01.50 EXISTING INSULATED STUD WALL CUT AS REQUIRED FOR NEW OPENING.

2.01.51 EXISTING BRICK VENEER CUT AS REQUIRED FOR NEW OPENING.

03 CONCRETE

3.30 CAST-IN-PLACE CONCRETE | SPEC 032000 & 033000

3.30.02 CAST IN PLACE CONCRETE SLAB. SEE STRUCTURAL DRAWINGS FOR REINFORCING.

3.30.05 REINFORCED CONCRETE FOOTING. SEE STRUCTURAL DRAWINGS.

3.30.07 4" GRAVEL SUB-BASE OVER COMPACTED SOIL UNDER SUB 15 MIL VAPOR BARRIER.

3.30.09 #3 DOWEL @ 24" o.c. w/ SLEEVE; MINIMUM 6" EMBEDDED GROUT/ EPOXY SOLID INTO WALL.

3.30.14 CONCRETE SIDEWALK/RAMP w/ 6 x 6 x 1.4 wwm REINFORCING.

3.30.16 REINFORCED CONCRETE RETAINING WALL WITH BRICK MASONRY VENEER AND CAST STONE CAP. SEE SPEC 042000.

04 MASONRY

4.21 BRICK MASONRY | SPEC 042000

4.21.01 BRICK VENEER.

4.21.02 THRU-INSULATION BRICK VENEER TIES @ 16" o.c. VERTICAL & 32" o.c. HORIZONTAL.

4.21.07 INSECT-RESISTANT, CELLULAR WEEP VENT @ 4'-0" o.c., TYP.

4.21.08 MORTAR NETTING w/ INSECT-BARRIER FABRIC.

4.21.09 STAINLESS STEEL DRIP EDGE SET IN SEALANT.

4.21.10 STAINLESS-STEEL COATED, SELF ADHERED MEMBRANE FLASHING; STEP AS REQUIRED, MIN 8" VERTICAL LEG. VERIFY COMPATIBILITY w/ WRA BARRIER.

4.22 CMU MASONRY | SPEC 042000

4.22.01 6" CMU w/ LADDER-TYPE w/ HORIZONTAL REINFORCING @ 16" o.c. BLOCK GROUT SOLID @ VERTICAL REINFORCING.

4.22.02 8" CMU w/ LADDER-TYPE w/ HORIZONTAL REINFORCING @ 16" o.c. BLOCK GROUT SOLID @ VERTICAL REINFORCING.

4.22.03 12" CMU w/ LADDER-TYPE w/ HORIZONTAL REINFORCING @ 16" o.c. BLOCK GROUT SOLID @ VERTICAL REINFORCING.

4.22.04 4" CMU

4.22.07 GROUT CAVITY BELOW FLASHING FILLED SOLID.

4.22.08 BITUMINOUS DAMPPROOFING OVER ALL SUBGRADE MASONRY SURFACES DOWN TO AND ACROSS TOP OF FOOTING.

05 METALS

5.12 STRUCTURAL STEEL FRAMING | SPEC 051200

5.12.06 NEW 3 x 3 x 1/4 STEEL LINTEL ANGLE

5.12.07 STEEL ANGLE BETWEEN JOISTS: SEE STRUCTURAL DRAWINGS.

5.21 STEEL JOIST FRAMING | SPEC 052100

5.21.01 STEEL BAR JOIST. COORDINATE WITH STRUCTURAL DRAWINGS.

5.31 STEEL DECKING | SPEC 053100

5.31.01 NEW TYPE "B" STEEL ROOF DECK; COORDINATE w/ STRUCTURAL DRAWINGS.

5.50 METAL FABRICATIONS | SPEC 055000

5.50.08 NEW 2 x 2, 16ga. STAINLESS STEEL COLLAR w/ SEALANT FLARE.

06 WOODS, PLASTICS AND COMPOSITES

6.10 ROUGH CARPENTRY | SPEC 061000

6.10.05 MINIMUM 2" x 6" WOOD BLOCKING. COORDINATE w/ STRUCTURAL DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS.

07 THERMAL AND MOISTURE PROTECTION

7.21 THERMAL INSULATION | SPEC 072100

7.21.04 2" XPS RIGID INSULATION (R-10) FROM UNDERSIDE OF SLAB TO TOP OF FOOTING.

7.21.05 2" FOIL-FACED POLYSIO RIGID INSULATION w/ SHIPLAP EDGES. FASTEN PER MANUFACTURER SPECS.

7.21.06 1/2" XPS RIGID INSULATION.

7.27 AIR BARRIERS | SPEC 072700

7.27.01 SELF-HEALING FLUID-APPLIED WATER RESISTANT AIR-BARRIER.

7.65 FLEXIBLE FLASHING | SPEC 076500

7.65.01 SELF ADHERED MEMBRANE FLASHING

7.92 JOINT SEALANTS | SPEC 079200

7.92.02 PROVIDE CONTINUOUS SEALANT.

7.92.03 1/2" COMPRESSIVE JOINT FILLER.

7.96 SHEET METAL FLASHING/TRIM | SPEC 076200

7.96.02 STAINLESS STEEL REGLET FLASHING w/ BACKDAM IN GROUND-OUT MORTAR JOINT.

08 OPENINGS

8.33 COILING DOORS AND SIDE-FOLDING GRILLES | SPEC 083300

8.33.01 NEW MOTORIZED COILING OVERHEAD DOOR, RAILS, HOUSING, 1/3 HP MOTOR, AND CONTROLLER. PROVIDE KEY-OPERATED EXTERIOR CONTROLS AND FREE-OPERATION INTERIOR CONTROLS. SEE SPECIFICATIONS AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

8.33.02 ALUMINUM-FRAMED SIDE-FOLDING GRILL. PROVIDE HOOKBOLT AND WALL STRIKER AT OPENING SIDE JAMB WITH CYLINDER COMPATIBLE WITH OWNER KEY CORE SYSTEM. TRACK TO BE MOUNTED TO ABOVE-CEILING BLOCKING PER DETAILS. PROVIDE CURVED TRACK AT OPEN WALL POCKET AS SHOWN.

09 FINISHES

9.24 CEMENT PLASTERING | SPEC 092400

9.24.01 SUSPENDED CEMENT STUCCO CEILING: SUSPENDED METAL CEILING GRID WITH METAL LATH AND 3-PART STUCCO SURFACE. COLOR TO BE SELECTED BY ARCHITECT.

9.65 RESILIENT FLOORING, BASE & ACCESSORIES | SPEC 096513 & 19

9.65.01 4" (NOM.) HIGH CONTOURED RUBBER COVE BASE CONTINUOUS FOR ROOM OR CORRIDOR PERIMETER. COORDINATE WITH FINISH SCHEDULE.

23 HVAC

23.74 HVAC EQUIPMENT

23.74.03 NEW INSULATED DUCTWORK; JACKETED AT EXTERIOR LOCATIONS; SEE HVAC PLANS.

32 EXTERIOR IMPROVEMENTS

32.12 ASPHALT PAVING | SPEC 321216

32.12.05 NEW SLOPED ASPHALT PAVING. SEE CIVIL DRAWINGS.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C,
NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

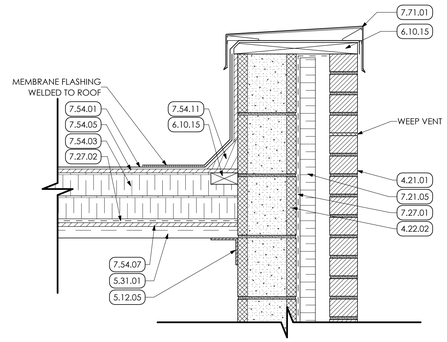
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

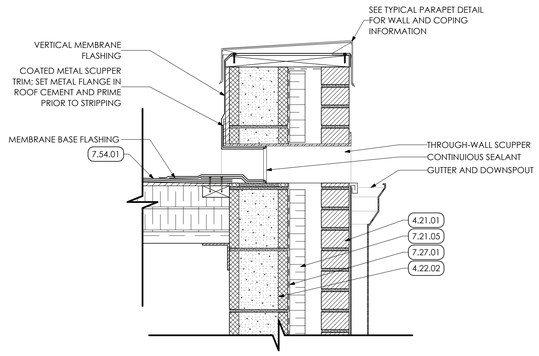
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
DETAILS

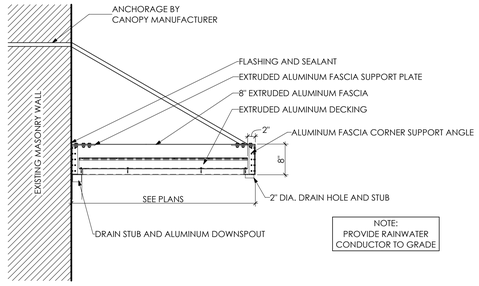
A-504



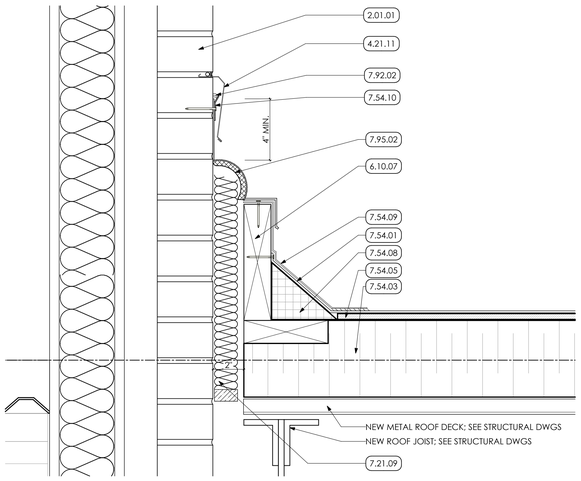
1 ROOF EDGE DETAIL
SCALE: 1 1/2"= 1'-0"



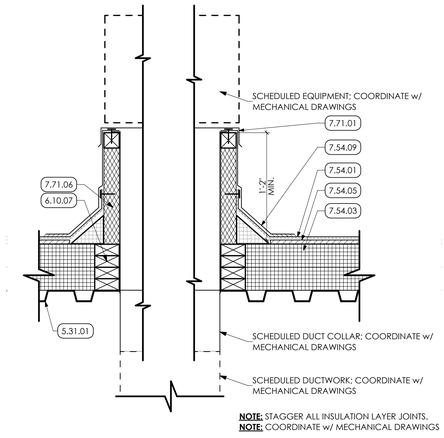
2 THROUGH WALL SCUPPER DETAIL
SCALE: 1 1/2"= 1'-0"



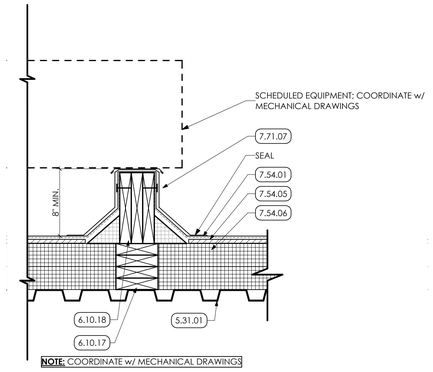
3 CANOPY SECTION DETAIL
SCALE: 3/4" = 1'-0"



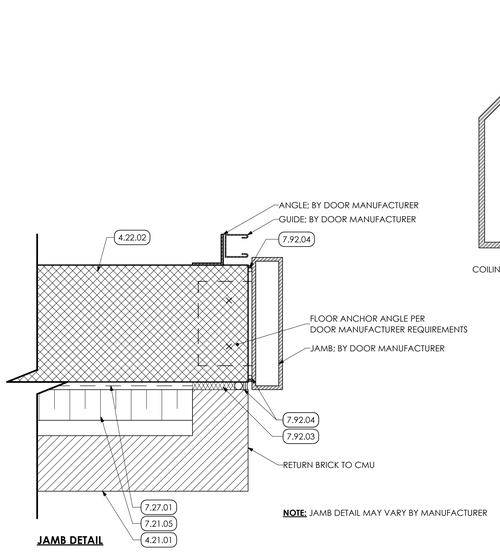
4 ROOF EXPANSION JOINT DETAIL
SCALE: 3" = 1'-0"

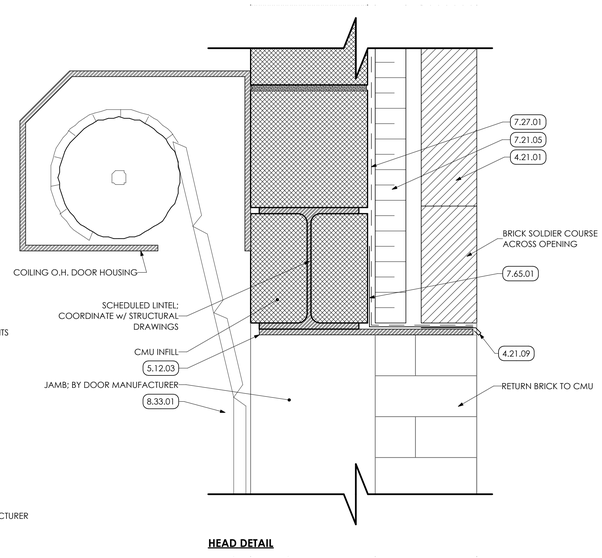


5 ROOF CURB DETAIL
SCALE: 1 1/2"= 1'-0"

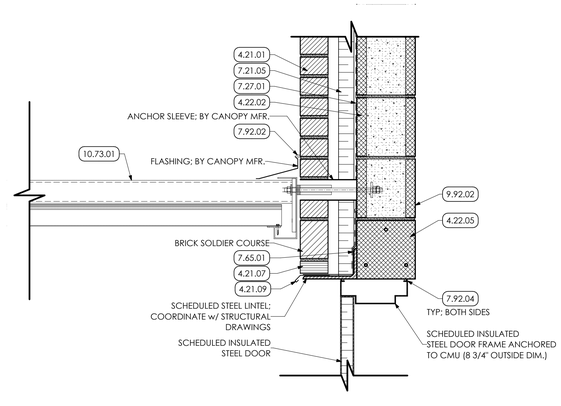


6 ROOF RAIL DETAIL
SCALE: 1 1/2"= 1'-0"





7 OVERHEAD DOOR DETAILS
SCALE: 3" = 1'-0"



8 EXTERIOR DOOR HEAD DETAIL
SCALE: 1 1/2"= 1'-0"

KEYED NOTES

02 DEMOLITION

2.01 EXISTING CONDITIONS

2.01.01 EXISTING WALL TO REMAIN.

04 MASONRY

4.21 BRICK MASONRY | SPEC 042000

4.21.01 BRICK VENEER.
4.21.07 INSECT-RESISTANT, CELLULAR WEEP VENT @ 4'-0" o.c., TYP.
4.21.09 STAINLESS STEEL DRIP EDGE SET IN SEALANT.
4.21.11 CUT NEW REGLET WITH BACKDAM INTO EXISTING BRICK MASONRY AND INSTALL METAL COUNTER FLASHING WITH SEALANT, TYP.

4.22 CMU MASONRY | SPEC 042000

4.22.02 8" CMU w/ LADDER-TYPE w/ HORIZONTAL REINFORCING @ 16" o.c. BLOCK GROUT SOLID @ VERTICAL REINFORCING.
4.22.05 NEW MASONRY LINTEL FOR WIFTH OF OPENING. COORDINATE WITH STRUCTURAL DRAWINGS.

05 METALS

5.12 STRUCTURAL STEEL FRAMING | SPEC 051200

5.12.03 NEW STEEL METAL PLATE. SEE STRUCTURAL DRAWINGS.

5.31 STEEL DECKING | SPEC 053100

5.31.01 NEW TYPE "B" STEEL ROOF DECK; COORDINATE w/ STRUCTURAL DRAWINGS.

06 WOODS, PLASTICS AND COMPOSITES

6.10 ROUGH CARPENTRY | SPEC 061000

6.10.07 NEW ROOF CURB WOOD BLOCKING AS REQUIRED.
6.10.15 PT WOOD BLOCKING.

07 THERMAL AND MOISTURE PROTECTION

7.21 THERMAL INSULATION | SPEC 072100

7.21.05 2" FOIL-FACED POLYISO RIGID INSULATION w/ SHIPLAP EDGES. FASTEN PER MANUFACTURER SPECS.

7.27 AIR BARRIERS | SPEC 072700

7.27.01 SELF-HEALING FLUID-APPLIED WATER RESISTANT AIR-BARRIER.

7.54 KEE ROOFING | SPEC 075416

7.54.01 ADHERED FLEECEBACK KETONE ETHYLENE ESTER (KEE) 50 MIL MEMBRANE ROOFING OVER TOP OF 1/2" COVERBOARD MECHANICALLY FASTENED TO ROOF DECK.
7.54.03 R-30 RIGID POLYISO ROOF INSULATION: MIN TWO LAYERS WITH OFFSET SEAMS.
7.54.05 NEW 1/2" COVER BOARD OVER ENTIRE ROOF AREA.
7.54.06 NEW 5-1/2" (MIN. R-30) THICK ROOF INSULATION.
7.54.08 ROOF SUBSTRATE CONTINUOUS CANT STRIP.
7.54.09 INSTALL METAL MEMBRANE FLUSHING AND WELD TO ROOF MEMBRANE.
7.54.10 INSTALL INSTALL TERMINATION BAR TO TERMINATE ROOF EXPANSION JOINT COVER FLANGE.
7.54.11 WOOD OR FIBERBOARD CANT STRIP ALONG VERTICAL SURFACE, TYPICAL.

7.65 FLEXIBLE FLASHING | SPEC 076500

7.65.01 SELF ADHERED MEMBRANE FLASHING.

7.71 MANUFACTURED ROOF SPECIALTIES | SPEC 077100

7.71.01 NEW COIL COATED METAL COPING ASSEMBLY INCLUDING CLEATS, SPRING CLIPS AND CAP. PROVIDE SPLICE PLATES AT JOINTS.
7.71.07 STAINLESS STEEL CURB/RAIL CAP FLASHING.

7.92 JOINT SEALANTS | SPEC 079200

7.92.02 PROVIDE CONTINUOUS SEALANT.
7.92.03 1/2" COMPRESSIVE JOINT FILLER.
7.92.04 CONTINUOUS SEALANT w/ BACKER ROD

7.95 EXPANSION CONTROL | SPEC 079500

7.95.02 NEW PREFABRICATED METAL EXPANSION JOINT COVER AT FLOOR AND WALLS COMPATIBLE WITH ADJACENT FINISHES AT EACH LOCATION. COORDINATE WITH SPEC 079513.

08 OPENINGS

8.33 COILING DOORS AND SIDE-FOLDING GRILLES | SPEC 083300

8.33.01 NEW MOTORIZED COILING OVERHEAD DOOR, RAILS, HOUSING, 1/3 HP MOTOR, AND CONTROLLER. PROVIDE KEY-OPERATED EXTERIOR CONTROLS AND FREE-OPERATION INTERIOR CONTROLS. SEE SPECIFICATIONS AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

09 FINISHES

9.92 INTERIOR PAINTING | SPEC 099123

9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

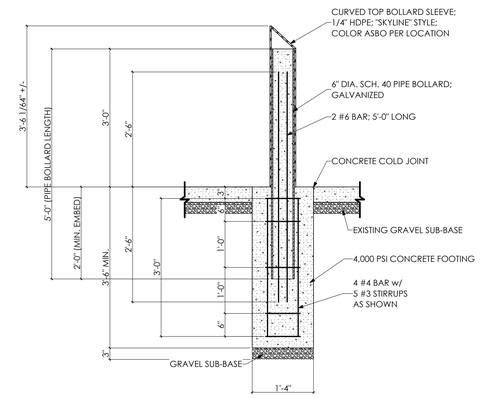
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

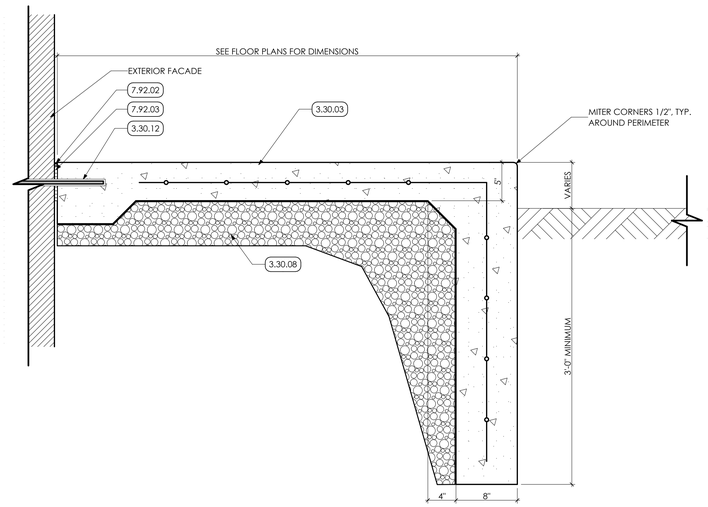
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
DETAILS

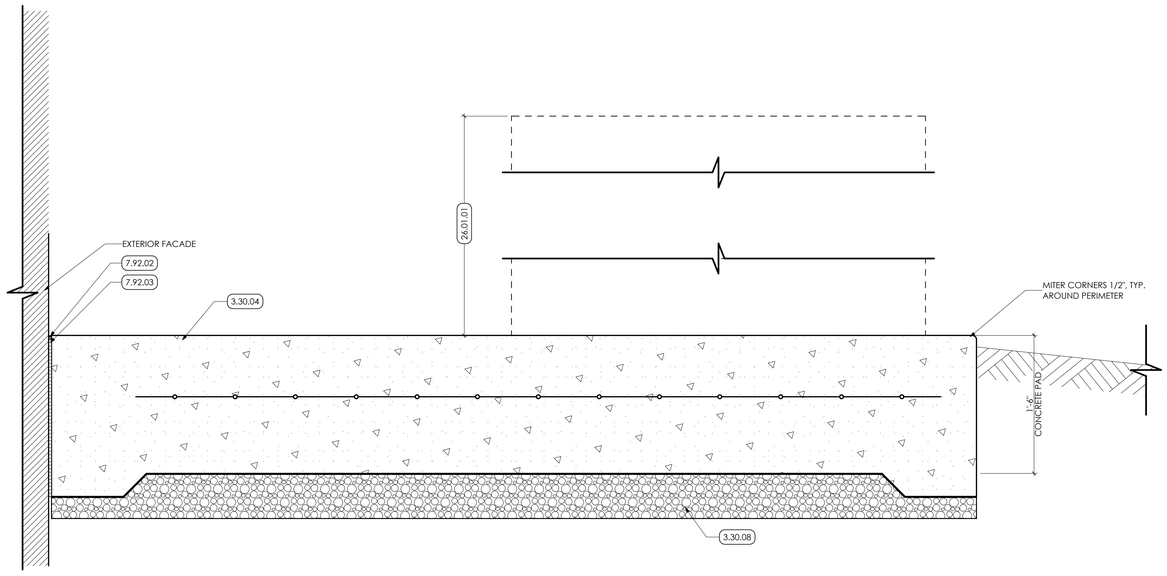
A-505



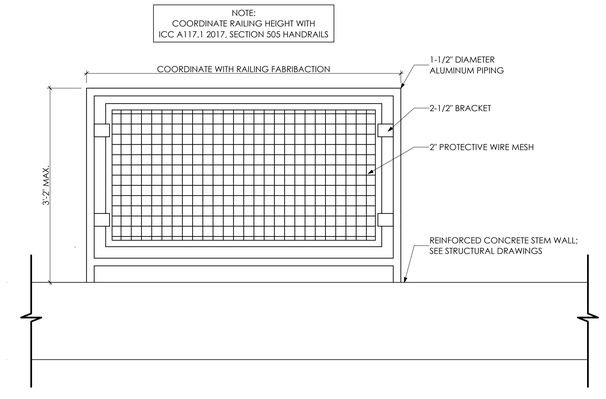
1 TYPICAL BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



2 FROST WALL DETAIL
SCALE: 1 1/2"= 1'-0"



3 EQUIPMENT CONCRETE SLAB DETAIL
SCALE: 1 1/2"= 1'-0"



4 TYPICAL EXTERIOR RAILING ELEVATION
SCALE: 1" = 1'-0"

KEYED NOTES

03 CONCRETE

3.30 CAST-IN-PLACE CONCRETE | SPEC 032000 & 033000

3.30.03 NEW 5'x5'x5" CONCRETE LANDING WITH W.W.M. AND FROST WALL DOWELED INTO EXISTING FACADE. SEE FLOOR PLANS FOR DIMENSIONS.

3.30.04 NEW 18" REINFORCED CONCRETE EQUIPMENT PAD WITH FROST WALL; DOWELED WITH FROST WALL. SEE FLOOR PLANS FOR DIMENSIONS.

3.30.05 REINFORCED CONCRETE FOOTING, SEE STRUCTURAL DRAWINGS.

3.30.08 4" GRAVEL SUB-BASE OVER COMPACTED SOIL.

3.30.09 #3 DOWEL @ 24" o.c., w/ SLEEVE; MINIMUM 6" EMBEDDED GROUT/ EPOXY SOLID INTO WALL.

3.30.10 5" REINFORCED CONCRETE RAMP OR SIDEWALK w/ 6 x 6 x 1.4 WWM, TYP. DOWELED INTO BUILDING FACADE WHERE APPLICABLE.

3.30.11 REINFORCED CONCRETE STEM WALL. SEE STRUCTURAL DRAWINGS.

3.30.12 #4 DOWEL @ 24" o.c., w/ SLEEVE; MINIMUM 6" EMBEDDED GROUT/ EPOXY SOLID INTO EXISTING WALL.

07 THERMAL AND MOISTURE PROTECTION

7.92 JOINT SEALANTS | SPEC 079200

7.92.02 PROVIDE CONTINUOUS SEALANT.

7.92.03 1/2" COMPRESSIVE JOINT FILLER.

26 ELECTRICAL

26.01 ELECTRICAL EQUIPMENT

26.01.01 EC TO INSTALL NEW EXTERIOR ELECTRICAL EQUIPMENT. SEE ELECTRICAL DRAWINGS.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
DETAILS

A-506

DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	FIRE-SMOKE RESISTANCE RATING	OPENING WIDTH	OPENING HEIGHT	HANDING	FRAME DATA			DOOR DATA				THRESHOLD/ SADDLE	SET NO.	HEAD	JAMB	SILL	REMARKS
						ELEVATION	MATERIAL	GLAZING	ELEVATION	THICKNESS	MATERIAL	GLAZING						
---		---	3'-4"	2'-7 25/64"	---	---	---	---	---	1 37/64"	---	---	---	---	---	---	---	---
100.1	VEST	-	6'-0"	6'-8"	EXIST	EXISTING	EXISTING	-	FG	2 1/4"	ALUM	SG-P	-	E02	-	-	-	DOOR LEAFS TO BE RE-ALIGNED; REPAINT. REMOVE EXTERIOR PULL HANDLE FROM LEFT LEAF AND PROVIDE STAINLESS STEEL PLUGS/COVERS
100.2	VEST	-	6'-0"	6'-8"	EXIST	EXISTING	EXISTING	-	FG	2 1/4"	ALUM	-	-	E01	-	-	-	DOOR LEAFS TO BE RE-ALIGNED; REPAINT. REMOVE EXTERIOR PULL HANDLE FROM LEFT LEAF AND PROVIDE STAINLESS STEEL PLUGS/COVERS
102.1	EXIST T.R.	-	3'-0"	7'-0"	RH	F2	HM	-	F	1 3/4"	WD	-	TRANSITION STRIP; ALUM.	M11	3/A-601	3/A-601	-	UNDERCUT DOOR 3/4"
103.1	RECEPT	-	3'-0"	7'-0"	LH	F2	HM	-	N	1 3/4"	WD-B	B.3	TRANSITION STRIP; ALUM.	M26	2/A-601	2/A-601	-	BALLISTIC-RESISTANT DOOR; UL LVL. 3
105.1	T.R.	-	3'-0"	7'-0"	RH	F2	HM	-	F	1 3/4"	WD	-	TRANSITION STRIP; ALUM.	M21	3/A-601	3/A-601	-	UNDERCUT DOOR 3/4"
106.1	HALL	-	3'-0"	7'-0"	RHR	F2	HM	-	F	1 3/4"	WD	-		M01	3/A-601	3/A-601	-	-
106.2	HALL	-	3'-0"	7'-0"	RHR	EXISTING	EXISTING	-	F	2"	STL-INSUL	-	THRESHOLD; STAINLESS STEEL	M14	-	-	-	NEW DOOR IN EXISTING FRAME; REFURBISH FRAME AS REQ'D.
106.3	HALL	-	3'-0"	7'-0"	LHR	-	HM	-	F	1 3/4"	EXISTING	-	-	E03	-	-	-	VIF; MODIFY EX. DOOR AS REQ'D.
107.1	SOFT INT	-	3'-0"	7'-0"	LH	F2	HM	-	N	1 3/4"	WD	T	-	M09	3/A-601	3/A-601	-	-
108.1	LIEUT	-	3'-0"	7'-0"	RH	F4	HM	T	FG	1 3/4"	WD	T	TRANSITION STRIP, RUBBER	M08	3/A-601	3/A-601	-	-
108.2	LIEUT	-	2'-4"	7'-0"	RHR	F2	HM	-	F	1 3/4"	WD	-	-	S01	3/A-601	3/A-601	-	-
109.1	DETECTIVES	-	3'-0"	7'-0"	LH	F4	HM	T	FG	1 3/4"	WD	T	TRANSITION STRIP, RUBBER	M08	3/A-601	3/A-601	-	-
111.1	DETECTIVE SGT	-	3'-0"	7'-0"	LH	F4	HM	T	FG	1 3/4"	WD	T	TRANSITION STRIP, RUBBER	M08	3/A-601	3/A-601	-	-
111.2	DETECTIVE SGT	-	3'-0"	7'-0"	LHR	F2	HM	-	F	1 3/4"	WD	-	-	S01	3/A-601	3/A-601	-	-
112.1	CHIEF	-	3'-0"	7'-0"	RH	F4	HM	T	FG	1 3/4"	WD	T	TRANSITION STRIP, RUBBER	M08	3/A-601	3/A-601	-	-
112.2	CHIEF	-	3'-0"	7'-0"	RHR	F2	HM	-	F	1 3/4"	WD	-	-	S01	3/A-601	3/A-601	-	-
113.1	HALL	-	3'-0"	7'-0"	RH	F2	HM	-	N	1 3/4"	WD	T	-	M19	3/A-601	3/A-601	-	NEW DOOR AND FRAME IN EXISTING R.O.
114.1	TRAINING ROOM	-	3'-0"	7'-0"	LH	F2	HM	-	FG	1 3/4"	WD	T	-	M09	3/A-601	3/A-601	-	-
114.2	TRAINING ROOM	-	3'-0"	7'-0"	LHR	F2	HM	-	F	1 3/4"	WD	-	-	S01	3/A-601	3/A-601	-	-
114.3	TRAINING ROOM	-	4'-0"	7'-0"	LRA	-	EXISTING	-	-	1 3/4"	EXISTING	-	-	S02	-	-	-	VIF; MODIFY EX. DOOR AS REQ'D.
114.4	TRAINING ROOM	-	4'-0"	7'-0"	LRA	-	EXISTING	-	-	1 3/4"	EXISTING	-	-	S02	-	-	-	VIF; MODIFY EX. DOOR AS REQ'D.
114.5	TRAINING ROOM	-	3'-0"	7'-0"	LHR	EXISTING	EXISTING	-	F	2"	STL-INSUL	-	THRESHOLD; STAINLESS STEEL	M14	-	-	-	NEW DOOR IN EXISTING FRAME; REFURBISH FRAME AS REQ'D.
117.1	MECH / ELECT. ROOM	-	3'-0"	7'-0"	RH	-	EXISTING	-	-	1 3/4"	EXISTING	-	-	E04	-	-	-	VIF; MODIFY EX. DOOR AS REQ'D.; STAIN TO MATCH TYP.
118.1	PATROL SGTS	-	3'-0"	7'-0"	RH	F2	HM	-	FG	1 3/4"	WD	T	-	M08	3/A-601	3/A-601	-	-
118.2	PATROL SGTS	-	3'-0"	7'-0"	LH	F2	HM	-	FG	1 3/4"	WD	T	-	M08	3/A-601	3/A-601	-	-
119.1	WOMEN'S LOCKER ROOM	-	3'-0"	7'-0"	LH	F2	HM	-	F	1 3/4"	WD	-	TRANSITION STRIP; ALUM.	G02	3/A-601	3/A-601	-	-
119.2	WOMEN'S LOCKER ROOM	-	2'-4"	7'-0"	RHR	-	HM	-	-	1 3/4"	WD	-	-	S04	-	-	-	-
121.1	MEN'S LOCKER ROOM	-	3'-0"	7'-0"	LH	F2	HM	-	F	1 3/4"	WD	-	TRANSITION STRIP; ALUM.	G02	3/A-601	3/A-601	-	-
121.2	MEN'S LOCKER ROOM	-	2'-8"	7'-0"	RHR	F1	HM	-	F	1 3/4"	WD	-	-	S01	2/A-601	2/A-601	-	-
122.1	FILE STORAGE	-	3'-0"	7'-0"	RH	F1	HM	-	N	1 3/4"	WD	T	-	M10	2/A-601	2/A-601	-	-
123.1	HALL	-	3'-0"	7'-0"	LHR	F1	HM	-	F	1 3/4"	WD	-	-	M01	2/A-601	2/A-601	-	-
125.1	PROCESSING	-	3'-0"	7'-0"	RH	F1	HM	-	N	1 3/4"	STL	T	-	M24	2/A-601	2/A-601	-	-
125.1	PROCESSING	-	3'-0"	7'-0"	RHR	F1	HM	-	F	1 3/4"	STL	-	-	M03	2/A-601	2/A-601	-	-
125.2	PROCESSING	-	2'-8"	7'-0"	RHR	F1	HM	-	F	1 3/4"	STL	-	-	M01	2/A-601	2/A-601	-	-
125.3	PROCESSING	-	3'-0"	7'-0"	LH	F1	HM	-	F	1 3/4"	WD-B	-	-	M24	???	???	-	BALLISTIC-RESISTANT DOOR; UL LVL. 3
125.4	PROCESSING	-	3'-0"	7'-0"	RHR	F1	HM	-	N	1 3/4"	STL	T	-	M05	2/A-601	2/A-601	-	-
125.5	PROCESSING	-	3'-0"	7'-0"	LHR	F1	HM	-	N	1 3/4"	STL	T	-	M20	2/A-601	2/A-601	-	-
125.6	PROCESSING	-	3'-0"	7'-0"	RHR	F1	HM	-	F	1 3/4"	STL	-	-	M04	2/A-601	2/A-601	-	UNDERCUT DOOR 3/4"
125.7	PROCESSING	-	3'-0"	7'-0"	LHR	F1	HM	-	N	1 3/4"	STL	T	-	M20	2/A-601	2/A-601	-	-
131.1	EVIDENCE PROCESSING	-	3'-0"	7'-0"	RHR	F1	HM	-	FG.1	1 3/4"	STL	T	TRANSITION STRIP; ALUM.	M16	2/A-601	2/A-601	-	-
132.2	VEST	-	3'-0"	7'-0"	RHR	F1	HM; INSUL	-	FG.1	2"	STL-INSUL	ISG.1-R	THRESHOLD; STAINLESS STEEL	M15	TBD	TBD	4/A-504	-
133.1	ARMORY	-	3'-0"	7'-0"	LH	F1	HM	-	N	1 3/4"	STL	T	-	M24	2/A-601	2/A-601	-	-
134.1	EVIDENCE STORAGE	-	3'-0"	7'-0"	LH	F1	HM	-	N	1 3/4"	STL	T	-	M24	2/A-601	2/A-601	-	-
135.1	STORAGE	-	3'-0"	7'-0"	RH	F1	HM	-	N	1 3/4"	STL	T	TRANSITION STRIP; ALUM.	M29	2/A-601	2/A-601	-	-
137.1	SALLY PORT	-	3'-0"	7'-0"	RHR	F1	HM	-	N	1 3/4"	STL	T	TRANSITION STRIP; ALUM.	M28	2/A-601	2/A-601	-	-
137.2	SALLY PORT	-	3'-0"	7'-0"	RHR	F1	HM; INSUL	-	FG.1	2"	STL-INSUL	ISG.1-R	THRESHOLD; STAINLESS STEEL	M06	TBD	TBD	4/A-504	-
137.3	SALLY PORT	-	9'-0"	9'-0"	OH-COIL	-	-	-	OH	1 3/4"	STL-INSUL		-	G01	TBD	TBD	TBD	-
137.4	SALLY PORT	-	9'-0"	9'-0"	OH-COIL	-	-	-	OH	1 3/4"	STL-INSUL		-	G01	TBD	TBD	TBD	-
137.5	SALLY PORT	-	5'-0"	7'-0"	RHRA	F1	HM	-	N.1	1 3/4"	STL	T	TRANSITION STRIP; ALUM.	M30	2/A-601	2/A-601	-	-
201.1	LOBBY	-	3'-0"	7'-0"	RHR	F6	HM	T	FG	1 3/4"	WD	T	TRANSITION STRIP; ALUM.	M07	4/A-601	4/A-601	-	-
202.1	SMALL MEETING	-	3'-0"	7'-0"	RH	-	EXISTING	-	-	1 3/4"	EXISTING	-	-	M12	-	-	-	VIF; MODIFY EX. DOOR AS REQ'D.; STAIN TO MATCH TYP.
203.1	MEN'S T.R.	-	3'-0"	7'-0"	RH	F2	HM	-	F	1 3/4"	WD	-	TRANSITION STRIP; ALUM.	M23	3/A-601	3/A-601	-	-
204.1	CONFERENCE ROOM	-	3'-0"	7'-0"	RH	F3	HM	T	FG	1 3/4"	WD	T	TRANSITION STRIP; ALUM.	M07	4/A-601	4/A-601	-	-
205.1	HALL	-	3'-0"	7'-0"	LHR	F6	HM	T	FG	1 3/4"	WD	T	TRANSITION STRIP; ALUM.	M07	4/A-601	4/A-601	-	-
205.1	STORAGE	-	3'-0"	7'-0"	RH	F2	HM	-	N	1 3/4"	WD	T	-	M22	3/A-601	3/A-601	-	-
205.2	HALL	-	3'-0"	7'-0"	RHR	F3	HM	SG-P	FG	1 3/4"	WD	SG-P	TRANSITION STRIP; ALUM.	M07	4/A-601	4/A-601	-	-
205.3	HALL	-	3'-0"	7'-0"	RH	F2	HM	-	F	1 3/4"	WD	-	-	M18	3/A-601	3/A-601	-	-
205.4	HALL	-	3'-0"	7'-0"	RHR	F2	HM	-	N	1 3/4"	WD	T	-	M25	3/A-601	3/A-601	-	-
208.1	CAUCUS	-	3'-0"	6'-8"	RHR	F2	HM	-	WP	1 3/4"	WD	SG-P	-	M02	4/A-601	4/A-601	-	WOOD TRIMS ON BOTH SIDES OF DOOR FRAME
209.1	CUSTODIAL	-	3'-0"	7'-0"	RH	F2	HM	-	F	1 3/4"	WD	-	TRANSITION STRIP; ALUM.	M22	3/A-601	3/A-601	-	-
213.1	ADA T.R.	-	3'-0"	7'-0"	LH	F2	HM	-	F	1 3/4"	WD	-	TRANSITION STRIP; ALUM.	M21	3/A-601	3/A-601	-	UNDERCUT DOOR 3/4"
214.1	FINANCE DIRECTOR	-	3'-0"	7'-0"	LH	F5	HM	T	FG	1 3/4"	WD	T	-	M08	3/A-601	3/A-601	-	-
215.1	ADA T.R.	-	3'-0"	7'-0"	RH	F2	HM	-	F	1 3/4"	WD	-	TRANSITION STRIP; ALUM.	M21	3/A-601	3/A-601	-	UNDERCUT DOOR 3/4"
216.1	ASSISTANT TOWNSHIP MANAGER	-	3'-0"	7'-0"	LH	F4	HM	T	FG	1 3/4"	WD	T	-	M08	3/A-601	3/A-601	-	-
218.1	TOWNSHIP MANAGER	-	3'-0"	7'-0"	RH	F4	HM	T	FG	1 3/4"	WD	T	-	M08	3/A-601	3/A-601	-	-
219.1	STORAGE	-	3'-0"	7'-0"	RH	F2	HM	-	F	1 3/4"	WD	-	-	M22	3/A-601	3/A-601	-	-
220.1	CODE	-	3'-0"	7'-0"	RH	F4	HM	T	FG	1 3/4"	WD	T	-	M08	3/A-601	3/A-601	-	-
221.1	ELEC./MAINT.	-	3'-0"	7'-0"	RH	F2	HM	-	F	1 3/4"	WD	-	-	S03	3/A-601	3/A-601	-	-
222.1	ASSISTANT CODE	-	3'-0"	7'-0"	LH	F4	HM	T	FG	1 3/4"	WD	T	-	M08	3/A-601	3/A-601	-	-
222.1	WOMEN'S T.R.	-	3'-0"	7'-0"	LH	F2	HM	-	F	1 3/4"	WD	-	TRANSITION STRIP; ALUM.	M23	3/A-601	3/A-601	-	-
224.1	EMERG MANAG COORD	-	3'-0"	7'-0"	RH	F3	HM	T	FG	1 3/4"	WD	T	-	M08	3/A-601	3/A-601	-	-
225.1	IT ROOM	-	3'-0"	7'-0"	LH	-	EXISTING	-	-	1 3/4"	EXISTING	-	-	M13	-	-	-	VIF; MODIFY EX. DOOR AS REQ'D.; STAIN TO MATCH TYP.
226.1	FIRE MARSHALL	-	3'-0"	7'-0"	LH	F4	HM	T	FG	1 3/4"	WD	T	-	M08	3/A-601	3/A-601	-	-
227.1	OPEN OFFICE	-	3'-0"	7'-0"	LHR	F4	HM	T	FG	1 3/4"	WD	T	-	M08	3/A-601	3/A-601	-	-
227.1	OPEN OFFICE	90 MIN	3'-0"	7'-0"	LH	F2	HM	-	N	1 3/4"	STL-B	F.90; B.3	-	M27	-	-	-	BALLISTIC-RESISTANT DOOR; UL LVL. 3; FIRE-RATED
ST1-2.1	STAIR 1	90 MIN	3'-0"	7'-0"	LHR	F2	HM	-	N	1 3/4"	STL	F.90	-	M32	3/A-601	3/A-601	-	-
ST2-1.1	STAIR 2	90 MIN	3'-0"	7'-0"	LHR	F2	HM	-	N	1 3/4"	STL	F.90	-	M17	3/A-601	3/A-601	-	-
ST2-1.2	STAIR 2	90 MIN	3'-0"	7'-0"	LHR	F2	HM	-	N	1 3/4"	STL	F.90		M31	3/A-601	3/A-601	-	-
ST2-1.3	STAIR 2	-	3'-0"	7'-0"	RHR	EXISTING	EXISTING	-	FG.1	2"	STL-INSUL	ISG.1	THRESHOLD; STAINLESS STEEL	M06				NEW DOOR IN EXISTING FRAME; REFURBISH FRAME AS REQ'D.
ST2-2.1	STAIR 2	90 MIN	3'-0"	7'-0"	LHR	F2	HM	-	N	1 3/4"	STL	F.90	-	M31	3/A-601	3/A-601	-	-

1 DOOR SCHEDULE

DOOR AND HARDWARE NOTES

1. EXISTING DOORS INDICATED TO REMAIN (TYPICALLY DEPICTED SWINGING OPEN TO 45 DEGREES) REQUIRE MODIFICATION OR REFURBISHMENT INCLUDING NEW HARDWARE. SUCH REFURBISHMENT SHALL BE AS FOLLOWS UNLESS NOTED AS FOLLOWS:

2. EXISTING FRAMES (INCLUDING THOSE SCHEDULED TO RECEIVE NEW DOORS):
   i. CLEAN, PATCH AND RE-PAINT EXISTING FRAMES (2 COATS) PER FINISHES SCHEDULE.
   ii. INSTALL PATCH PLATES AS REQUIRED TO MODIFY FRAME:
   iii. INSTALL WIRING FOR NEW ELECTRONIC HARDWARE AND MODIFY FOR POSITION SWITCHES.

3. EXISTING FLUSH WOOD DOORS:
   i. REMOVE ALL HARDWARE AND ACCESSORIES.
   ii. SAND, PATCH & STAIN WOOD FINISH TO MATCH NEW TYPICAL STAIN AND CLEAR COAT FINISH.
   iii. MODIFY DOOR AS REQUIRED FOR NEW HARDWARE.
   iv. INSTALL ALL NEW HARDWARE AND ACCESSORES NOTED IN HARDWARE SCHEDULE.

4. ACCESS CONTROL AND ELECTRONIC HARDWARE:
   SEE ACCESS CONTROL NARRATIVE IN SPEC SECTION 011200 "MULTIPLE CONTRACT SUMMARY" FOR ASSIGNMENT AND COORDINATION OF WORK FOR DOOR ACCESS CONTROLS.

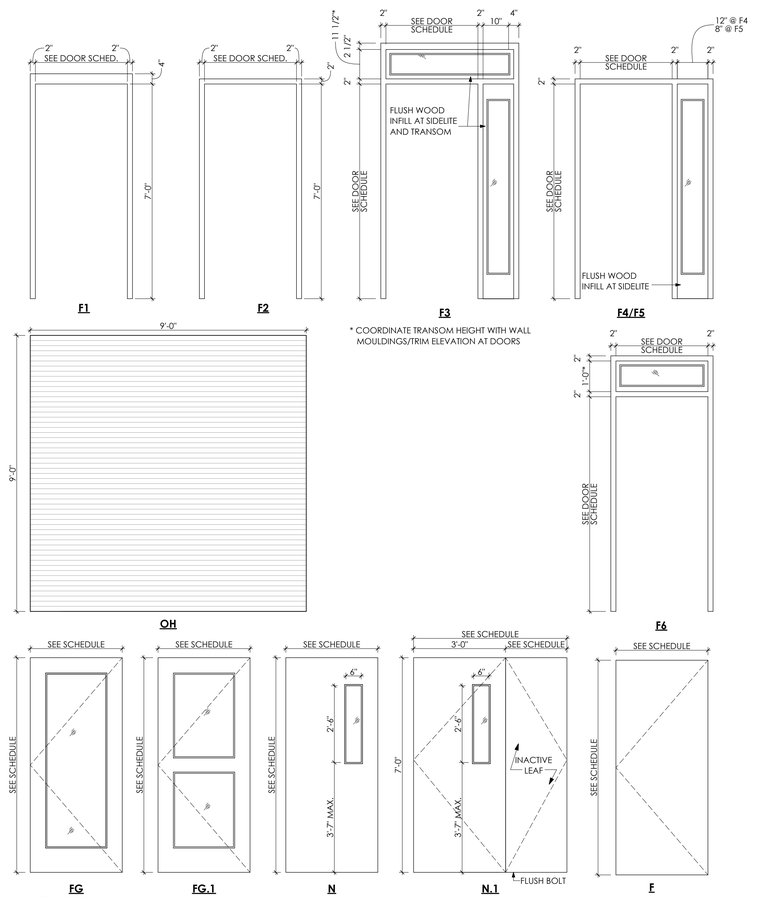
5. FAIL-SAFE AND FAIL-SECURE DESIGNATIONS ARE NOTED IN THE HARDWARE SCHEDULE. IN THE EVENT OF A POWER OUTAGE OR EMERGENCY ALARM CONDITION, DOOR HARDWARE DESIGNATED TO "FAIL-SAFE," DOORS SHALL PROVIDE FREE OPERATION IN EITHER DIRECTION; DOOR HARDWARE DESIGNATED TO "FAIL-SECURE" IS INTENDED TO PREVENT INGRESS FURTHER INTO BUILDING INTERIORS OR FREE CIRCULATION BETWEEN FLOORS WHERE NORMALLY RESTRICTED BY ACCESS CONTROL HARDWARE. "FAIL-SECURE" DOORS SHALL NOT PREVENT EGRESS FROM INTERIOR SPACES OUTWARD. IF FURTHER DIRECTION IS REQUIRED, CONSULT THE ARCHITECT FOR DIRECTION.

6. DOOR HANDINGS NOTED IN SCHEDULE SHALL BE INTERPRETED IN CONJUNCTION WITH DEPICTIONS OF THE DOOR SWINGS ON THE FLOOR PLAN.

7. CONTRACTOR TO VERIFY ALL EXISTING DOOR CONSTRUCTION SCHEDULED TO REMAIN.

8. COAT HOOKS:
   i. PROVIDE ONE HOOK AT ALL "OFFICE" DOORS WITH ELEVATION TYPE 'F' OR 'N'
   OR VARIATIONS THEREOF.
   ii. PROVIDE TWO HOOKS AT ALL "SHARED OFFICE" DOORS WITH ELEVATION TYPE 'F'
   OR 'N' OR VARIATIONS THEREOF.

9. EXTERIOR HANDLES: ALL DOUBLE-LEAF DOORS OPENING INTO VESTIBULES OR TO THE EXTERIOR OF THE BUILDING TO HAVE EXTERIOR HANDLES ON ONE SIDE ONLY, TYPICALLY THE RIGHT-HAND LEAF ON THE PULL SIDE.



* COORDINATE TRANSOM HEIGHT WITH WALL MOULDINGS/TRIM ELEVATION AT DOORS

2 DOOR DETAILS
SCALE: 1/2" = 1'-0"

DOOR PANEL TYPES I SPEC:

DOOR MATERIAL LEGEND

STL	HOLLOW METAL (STEEL) DOOR
STL-INSUL.	INSULATED CORE, STEEL DOOR
STL-B	BULLET-RESISTANT STEEL DOOR, UL LEVEL 3
WD	FLUSH WOOD DOOR
WD-B	BULLET-RESISTANT WOOD-VENEER DOOR, UL LEVEL 3
ALUM	ALUMINUM-FRAMED DOOR BY ALUMINUM FRAME MANUFACTURER
ALUM-TB	THERMALLY-BROKEN, ALUMINUM-FRAMED DOOR
FRP	FIBER-REINFORCED POLYMER DOOR
PL-WD	PLASTIC-LAMINATE-CLAD WOOD CORE DOOR
EXIST	EXISTING DOOR TO REMAIN

DOOR HANDING LEGEND

	--------- SINGLE DOORS ---------
LH	LEFT HAND
LHR	LEFT HAND REVERSE
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
LH-DA	LEFT HAND; DOUBLE ACTING
RH-DA	RIGHT HAND; DOUBLE ACTING
	--------- DOUBLE DOORS ---------
LRA	LEFT/RIGHT ACTIVE
LHA	LEFT HAND ACTIVE
LHRA	LEFT HAND REVERSE ACTIVE
RHA	RIGHT HAND ACTIVE
RHRA	RIGHT HAND REVERSE ACTIVE
LR-DA	LEFT/RIGHT DOUBLE ACTING
LR-DE	LEFT/RIGHT DOUBLE EGRESS
	--------- OTHER DOORS ---------
EXIST	EXISTING DOOR TO REMAIN
CO	CASED OPENING
OH-COIL	OVERHEAD COILING
OH-SECT	OVERHEAD SECTIONAL
PCKT-L	LEFT HAND POCKET
PCKT-R	RIGHT HAND POCKET
PCKT-2	DUAL POCKET
BYP-2	TWO-LEAF BYPASS
BYP-3	THREE-LEAF BYPASS
BF-L	LEFT BIFOLD
BF-R	RIGHT BIFOLD
BF-2	DUAL BIFOLD
SF-DR	SIDE-FOLDING DOOR
SF-GR	SIDE-FOLDING GRILLE
STACK	STACKING, MULTI-PANEL

DOOR FRAME MATERIAL LEGEND

HM	HOLLOW METAL (STEEL)
ALUM	ALUMINUM BY STOREFRONT/CURTAINWALL MFR.
WD	WOOD FRAME
INSUL	INSULATED/THERMALLY BROKEN AT EXTERIOR LOCATIONS
EXIST	EXISTING DOOR TO REMAIN

GLAZING LEGEND

G	HEAT-STRENGTHENED MONOLITHIC GLASS, 1/4" THICK
T*	FULLY TEMPERED MONOLITHIC GLASS, 1/4" THICK
SG*	LAMINATED SECURITY GLAZING, 3/8" THICK
SG-M*	LAMINATED SECURITY GLAZING, 3/8" THICK; ONE-WAY MIRRORED
SG-P*	LAMINATED SECURITY GLAZING, 3/8" THICK; VISION-OBSCURING GLAZING
IG.1-R	INSULATED LOW-e 72 GLAZING; REFLECTIVE SURFACE TREATMENT.
IG.1-RT	INSULATED LOW-e 72 GLAZING; REFLECTIVE SURFACE TREATMENT w/ TEMPERED GLASS LITES.
ISG.1-P	INSULATED LOW-e 72, LAMINATED SECURITY GLAZING OUTDOOR LITE; VISION-OBSCURING SATIN GLAZING.
ISG.1-R	INSULATED LOW-e 72, LAMINATED SECURITY GLAZING OUTDOOR LITE; REFLECTIVE SURFACE TREATMENT.
ISG.2-R	INSULATED LOW-e 60, LAMINATED SECURITY GLAZING OUTDOOR LITE; REFLECTIVE SURFACE TREATMENT.
F.90*	90 MINUTE FIRE-RESISTANCE RATED GLAZING (D-H-90); 2-HR HORIZONTAL EXIT DOORS w/ GLAZING ≤ 100 sq. in.
B.3*	GLASS/POLYCARBONATE BALLISTICS-RESISTANT GLAZING; UL752 LVL. 3; IF NOTED AS "F.90", BALLISTIC GLAZING TO MEET ADDITIONAL REQUIREMENTS OF F.90 GLAZING.
NOTE:	*GLAZING TYPES NOTED WITH ASTERISK (*) ABOVE ARE TO BE FABRICATED TO MEET THE REQUIREMENTS FOR "SAFETY GLAZING" PER IBC SECTION 2406. ALL SAFETY GLAZING PANELS SHALL BE VISUALLY IDENTIFIABLE PER ANSI Z97.1 MARKING GUIDLINES OR OTHER MEANS ACCEPTABLE TO THE A.H.J.*

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
DOOR SCHEDULE

A-601

DOOR HARDWARE SCHEDULE

SET NO.	DOOR NUMBER	QTY	LOCK/LATCH FUNCTION	PREP	HARDWARE OUTSIDE	HARDWARE INSIDE	HINGE	ELECTRIC LOCK	CARD/KEY FOB READER	POSITION SWITCH	CLOSER	KICK PLATE	GASKET	STOP/ BUMPER	FLOOR SWEEP	ACCESSORY	DOOR HARDWARE NOTES
E01	100.2	1	PASSAGE	-	EXISTING	EXISTING	EXISTING	-	-	-	SURFACE, PARALLEL ARM	8; x 2 LDW	-	OH STOP	X		NEW HARDWARE ON EXISTING DOOR & FRAME
E02	100.1	1	ELECTRIC, FAIL SECURE	-	EXISTING	EXIT DEVICE, CONCEALED VERT. RODS; EXISTING	EXISTING	HARDWIRED w/ XFER	YES	X	SURFACE, PARALLEL ARM	-	-	OH STOP	X	DOORBELL	NEW HARDWARE ON EXISTING DOOR & FRAME
E03	106.3	1	STOREROOM	MORTISE	EXISTING	EXISTING	EXISTING	-	-	-	-	-	-	-	-		VIF; MODIFY EX. DOOR AS REQ'D.
E04	117.1	1	STOREROOM	MORTISE	EXISTING	EXISTING	EXISTING	-	-	-	-	-	-	FLOOR STOP	-		VIF; MODIFY EX. DOOR AS REQ'D.
G01	137.3, 137.4	2	KEYED CYLINDER	-	MFR. STD.	MFR. STD.		-	-	-	-	-	-	-	-		KEYED EXTERIOR CONTROL; NON-KEYED INTERIOR CONTROL; PROVIDE TWELVE (12) TRANSMITTERS; MANUAL DISABLE AND LOCK OPTION.
G02	121.1, 119.1	2	PASSAGE	-	PUSH PLATE	PULL PLATE	1.5 PAIR	-	-	-	-	-	-	WALL STOP	-		
M01	106.1, 123.1, 125.2	3	STOREROOM	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	-	-	-	-	-		
M02	208.1	1	STOREROOM	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	-	-	-	FLOOR STOP	-		
M03	125.1	1	PASSAGE	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	-	-	-	OH STOP	-		
M04	125.6	1	PRIVACY w/ OCC. INDICATOR	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	SURFACE, PARALLEL ARM	-	-	OH STOP	-		
M05	125.4	1	STOREROOM; KEYED CYLINDER	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	-	-	-	OH STOP	-		AUX. KEYED CYLINDER OUTSIDE
M06	ST2-1.3, 137.2	2	STOREROOM; ELECTRIC, FAIL SECURE	MORTISE	LEVER	EXIT DEVICE, MORTISE	1.5 PAIR	HARDWIRED w/ XFER	YES	X	SURFACE, PARALLEL ARM	-	-	OH STOP	X		
M07	205.2, 205.1, 204.1, 201.1	4	OFFICE	MORTISE	LEVER	LEVER	1.5 PAIR	HARDWIRED w/ XFER	YES	-	-	-	-	WALL STOP	-		
M08	227.1, 222.1, 220.1, 224.1, 226.1, 218.1, 214.1, 216.1, 112.1, 111.1, 109.1, 108.1, 118.1, 118.2	14	OFFICE	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	-	-	-	WALL STOP	-		
M09	114.1, 107.1	2	PASSAGE	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	-	-	-	WALL STOP	-		
M10	122.1	1	STOREROOM	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	-	-	-	WALL STOP	-		
M11	102.1	1	PRIVACY w/ OCC. INDICATOR	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	-	-	-	WALL STOP	-		
M12	202.1	1	PASSAGE	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	-	-	-	WALL STOP	-		VIF; MODIFY EX. DOOR AS REQ'D.
M13	225.1	1	STOREROOM	MORTISE	LEVER	LEVER	EXISTING	-	-	-	-	-	-	WALL STOP	-		VIF; MODIFY EX. DOOR AS REQ'D.
M14	106.2, 114.5	2	STOREROOM	MORTISE	LEVER	EXIT DEVICE, MORTISE	1.5 PAIR	-	-	X	SURFACE, PARALLEL ARM	-	-	WALL STOP	X		
M15	132.2	1	STOREROOM; ELECTRIC, FAIL SECURE	MORTISE	LEVER	EXIT DEVICE, MORTISE	1.5 PAIR	HARDWIRED w/ XFER	YES	X	SURFACE, PARALLEL ARM	-	-	WALL STOP	X		
M16	131.1	1	PASSAGE	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	SURFACE, PARALLEL ARM	-	-	WALL STOP	X		
M17	ST2-1.1	1	PASSAGE	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	X	SURFACE, PARALLEL ARM	-	X	WALL STOP	-		
M18	205.3	1	STOREROOM	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	-	6; x 2 LDW	-	WALL STOP	-		
M19	113.1	1	ELECTRIC, FAIL SECURE	MORTISE	LEVER	LEVER	1.5 PAIR	HARDWIRED w/ XFER	YES	INTEGRAL	SURFACE, PARALLEL ARM	8; x 2 LDW	-	OH STOP	-		
M20	125.7, 125.5	2	ELECTRIC, FAIL SECURE	MORTISE	LEVER	LEVER	1.5 PAIR	HARDWIRED w/ XFER	YES, BOTH SIDES	INTEGRAL	-	8; x 2 LDW	-	OH STOP	-		
M21	213.1, 215.1, 105.1	3	PRIVACY w/ OCC. INDICATOR	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	SURFACE, PARALLEL ARM	8; x 2 LDW	-	WALL STOP	-		
M22	209.1, 219.1, 205.1	3	STOREROOM	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	-	8; x 2 LDW	-	WALL STOP	-		
M23	222.1, 203.1	2	PASSAGE	MORTISE	LEVER	LEVER	1.5 PAIR	-	-	-	SURFACE, PARALLEL ARM	8; x 2 LDW	-	WALL STOP	-		
M24	134.1, 125.1, 125.3, 133.1	4	ELECTRIC, FAIL SECURE	MORTISE	LEVER	LEVER	1.5 PAIR	HARDWIRED w/ XFER	YES	INTEGRAL	SURFACE, PARALLEL ARM	8; x 2 LDW	-	WALL STOP	-		
M25	205.4	1	ELECTRIC, FAIL SECURE	MORTISE	LEVER	LEVER	1.5 PAIR	HARDWIRED w/ XFER	YES	INTEGRAL	SURFACE, PARALLEL ARM	8; x 2 LDW	-	WALL STOP	-	DOORBELL, REMOTE UNLOCK FROM ONE LOCATION	
M26	103.1	1	STOREROOM; ELECTRIC, FAIL SECURE	MORTISE	LEVER	LEVER	1.5 PAIR	HARDWIRED w/ XFER	YES	INTEGRAL	SURFACE, PARALLEL ARM	8; x 2 LDW	-	WALL STOP	-	DOORBELL, REMOTE UNLOCK FROM UP TO 3 LOCATIONS	
M27	227.1	1	STOREROOM; ELECTRIC, FAIL SECURE	MORTISE	LEVER	LEVER	1.5 PAIR	HARDWIRED w/ XFER	YES	INTEGRAL	SURFACE, PARALLEL ARM	8; x 2 LDW	X	WALL STOP	-	DOORBELL, REMOTE UNLOCK FROM ONE LOCATION	
M28	137.1	1	ELECTRIC, FAIL SECURE	MORTISE	LEVER	LEVER	1.5 PAIR	HARDWIRED w/ XFER	YES	INTEGRAL	SURFACE, PARALLEL ARM	8; x 2 LDW	-	WALL STOP	X		
M29	135.1	1	STOREROOM; ELECTRIC, FAIL SECURE	MORTISE	LEVER	LEVER	1.5 PAIR	HARDWIRED w/ XFER	YES	INTEGRAL	SURFACE, PARALLEL ARM	8; x 2 LDW	-	WALL STOP	X		
M30	137.5	1	ELECTRIC, FAIL SECURE	MORTISE	LEVER	LEVER	1.5 PAIR	HARDWIRED w/ XFER	YES, BOTH SIDES	INTEGRAL	SURFACE, PARALLEL ARM	8; x 2 LDW	-	WALL STOP	X	FLUSH STRIKES T&B	
M31	ST2-2.1, ST2-1.2	2	ELECTRIC, FAIL SECURE	MORTISE	LEVER	LEVER	1.5 PAIR	HARDWIRED w/ XFER	YES	INTEGRAL	SURFACE, PARALLEL ARM	8; x 2 LDW	X	WALL STOP	-		
M32	ST1-2.1	1	PASSAGE	MORTISE	LEVER	EXIT DEVICE, RIM	1.5 PAIR	-	-	X	SURFACE, PARALLEL ARM	8; x 2 LDW	X	WALL STOP	-		
S01	114.2, 111.2, 121.2, 108.2, 112.2	5	PASSAGE	SINGLE BORE	LEVER	LEVER	1.5 PAIR	-	-	-	-	-	-	WALL STOP	-		
S02	114.3, 114.4	2	PASSAGE	SINGLE BORE	LEVER	LEVER	EXISTING	-	-	-	-	-	-	-	-		VIF; MODIFY EX. DOOR AS REQ'D.
S03	221.1	1	STOREROOM	SINGLE BORE	LEVER	LEVER	1.5 PAIR	-	-	-	-	8; x 2 LDW	-	-	-		
S04	119.2	1	STOREROOM	SINGLE BORE	LEVER	LEVER	1.5 PAIR	-	-	-	-	-	-	WALL STOP	-		

WINDOW SCHEDULE

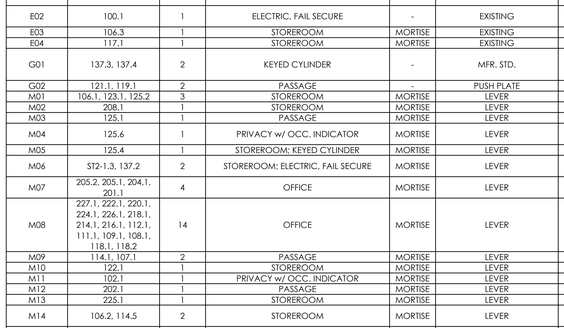
ID	QUANTITY	OPENING WIDTH	OPENING HEIGHT	FRAME MATERIAL	FRAME GLAZING	REMARKS
IW01, IW02	2	5'-0"	4'-6"	ALUM	B.3	BAFFLE/OFFSET GLAZING TRANSACTION WINDOW WITH SPEAKTHRU AND CURRENCY TRAY
IW03	1	5'-0"	3'-0"	HM	SG-R	ONE-WAY GLAZING
W01, W02, W03, W04, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25	19	2'-8"	5'-0"	-	ISG.1-R	-
W05, W06, W07, W08, W09	5	2'-8"	5'-0"	-	ISG.1-P	-
W10, W38, W39, W40, W41, W42, W44	7	2'-8"	5'-0"	-	ISG.2-R	-
W26, W27, W28, W29, W33, W34, W35, W36, W45, W46, W47, W48, W49, W50, W51, W52, W53, W59, W60	19	2'-8"	5'-0"	-	IG.1-R	-
W30, W32	2	2'-1 3/4"	2'-9"	-	IG.1-R	-
W31	1	5'-2"	1'-6"	-	IG.1-R	-
W37, W54, W55, W56, W57, W58	6	2'-8"	5'-0"	-	IG.1-RT	-
W43	1	2'-8"	5'-0"	-	ISG.2-R	KEY/TOOL LOCKABLE CASEMENT WINDOW FOR ROOF ACCESS; PROVIDE TWO KEY TOOLS
WA1, WA2, WA3, WA4	4	2'-0"	4'-0"	-	IG.1-R	ALTERNATE BID: FIELD VERIFY SIZE

1 DOOR HARDWARE SCHEDULE

6 WINDOW SCHEDULE

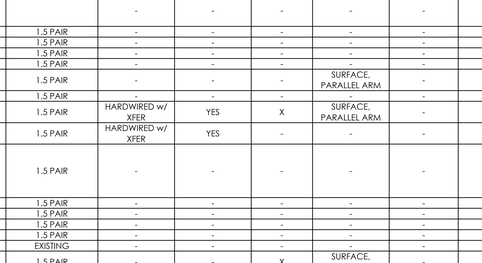
WINDOW NOTES

1. SCOPE OF WORK INCLUDES REPLACEMENT OF ALL EXISTING WINDOWS WITH NEW FIXED GLAZING UNITS.
   A. ONE EXTERIOR UNIT SHALL BE PROVIDED AS A LOCKABLE CASEMENT UNIT WITH CUSTODIAL KEY LOCK. PROVIDE THREE (3) KEYS TO OWNER.
2. SEE WINDOW SCHEDULE FOR GLAZING AND FRAME TYPES.
3. ALL EXTERIOR WINDOWS TO BE FACTORY-FABRICATED AND INSTALLED IN EXISTING OPENINGS.
4. GC SHALL FIELD VERIFY R.O./M.O. DIMENSIONS OF ALL WINDOW OPENINGS PRIOR TO SUBMITTING SHOP DRAWINGS FOR REVIEW.
5. SAFETY GLAZING: ALL GLAZING PANELS CONTAINING SAFETY GLAZING (WHETHER LAMINATED OR TEMPERED) SHALL BE VISUALLY IDENTIFIABLE PER ANSI Z97.1 MARKING GUIDELINES OR OTHER MEANS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
6. WINDOW REPLACEMENT SHALL INCLUDE INSTALLATION OF NEW PAINTED HARDWOOD WINDOW STOOLS; STYLE AS SELECTED BY ARCHITECT.
7. GYPSUM WALLBOARD SHALL BE RETURNED TO FRAME AT JAMBS AND HEAD.
8. WINDOW REPLACEMENT SHALL INCLUDE EXTERIOR POLYURETHANE BRICK MOLDINGS IF REQUIRED.



2 DOOR JAMB AND HEAD DETAILS

SCALE: 3" = 1'-0"



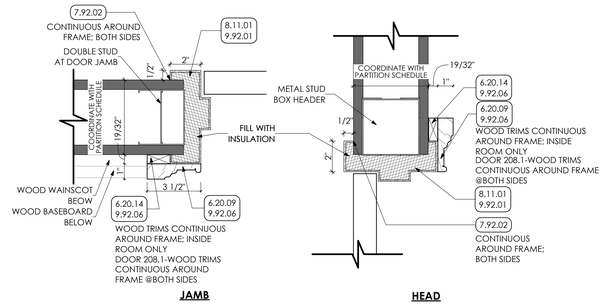
3 DOOR JAMB AND HEAD DETAILS

SCALE: 3" = 1'-0"



5 EXTERIOR DOOR JAMB DETAIL

SCALE: 3" = 1'-0"



4 DOOR JAMB AND HEAD DETAILS w/WOOD TRIM

SCALE: 3" = 1'-0"

KEYED NOTES

04 MASONRY
4.22 CMU MASONRY | SPEC 042000
4.22.02 8" CMU w/ LADDER-TYPE w/ HORIZONTAL REINFORCING @ 16" o.c. BLOCK GROUT SOLID @ VERTICAL REINFORCING.
06 WOODS, PLASTICS AND COMPOSITES
6.20 FINISH CARPENTRY AND TRIM | SPEC 062000
6.20.09 1" x 3 1/2" CASING
6.20.14 1x WOOD FILLER BEHIND CASING
07 THERMAL AND MOISTURE PROTECTION
7.27 AIR BARRIERS | SPEC 072700
7.27.01 SELF-HEALING FLUID-APPLIED WATER RESISTANT AIR-BARRIER.
7.92 JOINT SEALANTS | SPEC 079200
7.92.02 PROVIDE CONTINUOUS SEALANT.
7.92.04 CONTINUOUS SEALANT w/ BACKER ROD
08 OPENINGS
8.11 HOLLOW METAL DOORS AND FRAMES | SPEC 081113
8.11.01 SCHEDULED DOOR AND FRAME.
09 FINISHES
9.92 INTERIOR PAINTING | SPEC 099123
9.92.01 PREP, PRIME, PAINT (TWO (2) COATS) ENTIRE DOOR FRAME AND DOOR.
9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.
9.92.06 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WOOD TRIM, UNLESS NOTED OTHERWISE. COORDINATE WITH FINISH PLAN.

MG ARCHITECTS ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

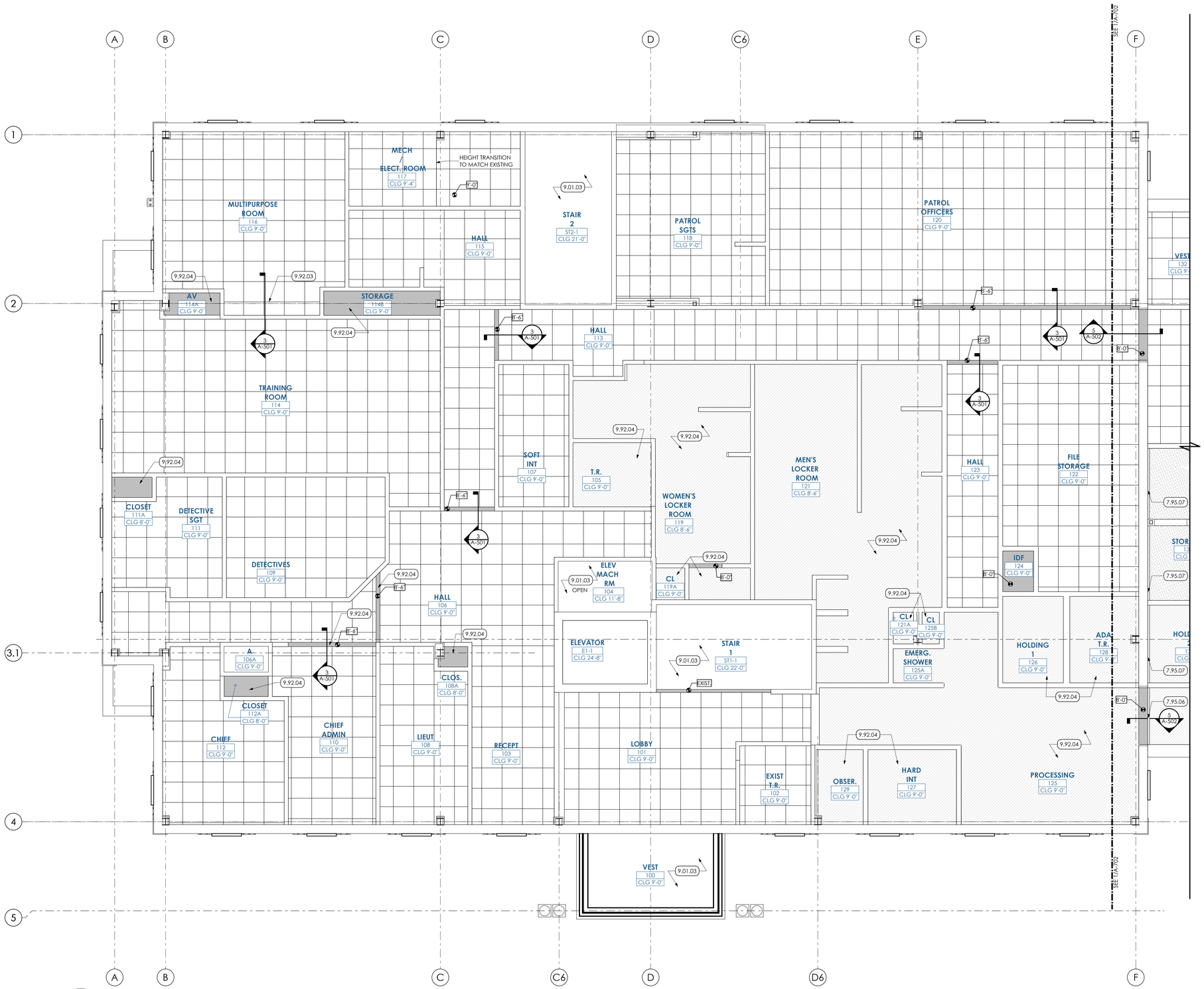
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
DOOR HARDWARE AND WINDOW SCHED. AND DETAILS

A-602



FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES

06 WOODS, PLASTICS AND COMPOSITES

6.20 FINISH CARPENTRY AND TRIM | SPEC 062000

6.20.04 WOOD-FRAMED, FAUX BEAMS; PAINTED. SEE INTERIOR ELEVATIONS FOR DIMENSIONS.

07 THERMAL AND MOISTURE PROTECTION

7.95 EXPANSION CONTROL | SPEC 079500

7.95.06 INTERIOR ALUMINUM RECESSED CEILING EXPANSION JOINT COVER FOR GYPSUM BOARD CEILING.

7.95.07 INTERIOR ALUMINUM RECESSED CEILING TO WALL EXPANSION JOINT COVER.

09 FINISHES

9.01 MAINTENANCE OF PAINTING/COATING | SPEC 090190

9.01.03 INTERIOR PAINTING IN PREVIOUSLY PAINTED SPACES: CLEAN EXISTING WALL AND PAINTED CEILING SURFACES OF ALL DIRT, DEBRIS AND SURFACE RESIDUE. PATCH/REPAIR SURFACES AS REQUIRED TO UNIFORM CONDITION. WORK SHALL INCLUDE ALL METAL DOORS AND FRAMES. PRIME AND PAINT NEW/PATCHED SURFACES PER SPECIFICATION SECTIONS 090190.52 & 099123 TO UNIFORM APPEARANCE AND SHEEN.

9.24 CEMENT PLASTERING | SPEC 092400

9.24.01 SUSPENDED CEMENT STUCCO CEILING: SUSPENDED METAL CEILING GRID WITH METAL LATH AND 3-PART STUCCO SURFACE. COLOR TO BE SELECTED BY ARCHITECT.

9.29 GYPSUM BOARD | SPEC 092982

9.29.01 NEW 1/2" CEILING GYPSUM BOARD ON SUSPENDED METAL GRID OR METAL FRAMING.

9.54 SUSPENDED WOOD CEILINGS | SPEC 095400

9.54.01 SUSPENDED WOOD PLANK LINEAR CEILING SYSTEM

9.92 INTERIOR PAINTING | SPEC 099123

9.92.03 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE SOFFIT, UNLESS NOTED OTHERWISE. PAINT ENTIRE SOFFIT TO HARD CEILING, 4" ABOVE CEILING GRID, OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN.

9.92.04 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE CEILING SURFACE EXCEPT PRE-FINISHED CEILING PLANKS. COORDINATE WITH FINISH PLANS.

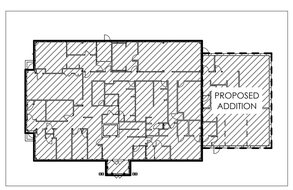
REFLECTED CEILING PLAN LEGEND

- NEW SUSPENDED OR STRUCTURALLY-MOUNTED GYPSUM BOARD CEILNG — 9.29.01, 9.92.04
- NEW SUSPENDED CEMENT STUCCO CEILNG — 9.24.01, 9.92.04
- NEW SUSPENDED OR STRUCTURALLY-MOUNTED ABUSE, MOISTURE & MOLD RESISTANT GYPSUM BOARD CEILNG — 9.29.01, 9.92.04
- NEW 2'x4' ACOUSTIC TILE CEILING IN 2' x 4' GRID; SEE SPECIFICATIONS FOR PRODUCT INFORMATION. — 9.51.01
- NEW SIMULATED 2'x2'ACOUSTIC TILE CEILING IN 2'x4' GRID; SEE SPECIFICATIONS FOR PRODUCT INFORMATION. — 9.51.01
- NEW SUSPENDED OR STRUCTURALLY-MOUNTED WOOD LOOK LINEAR CEILING PLANKS; PRODUCT INFORMATION. — 9.54.01
- NEW STRUCTURALLY-MOUNTED WOOD SURFACE FAUX CEILING BEAM — 6.20.04, 9.92.04
- NEW GYPSUM BOARD BULKHEAD OR SOFFIT; SEE DRAWINGS FOR ELEVATIONS AND DIMENSIONS.
- B'-0" CEILING/SOFFIT HEIGHT A.F.F. — 9.29.01, 9.92.04

REFELCTED CEILING PLAN NOTES

1. SEE FLOOR PLAN FOR MATERIALS, CEILING HEIGHTS & SOFFIT HEIGHTS.
2. DECORATIVE / ARCHITECTURALLY COORDINATED LIGHT FIXTURES AND HVAC ELEMENTS ARE SHOWN FOR THE PURPOSE OF CEILING COORDINATION. TYPICAL GRID-MOUNTED / REGULARLY ARRAYED LIGHTING AND HVAC ARE DEPICTED ON THE LIGHTING AND HVAC PLANS RESPECTIVELY.
3. SHOULD CONFLICTS ARISE PREVENTING THE INTENDED CEILING HEIGHTS FROM BEING ACHIEVED, HEIGHTS TO BE COORDINATED IN FIELD WITH ALL PRIME CONTRACTORS AND ARCHITECT.

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

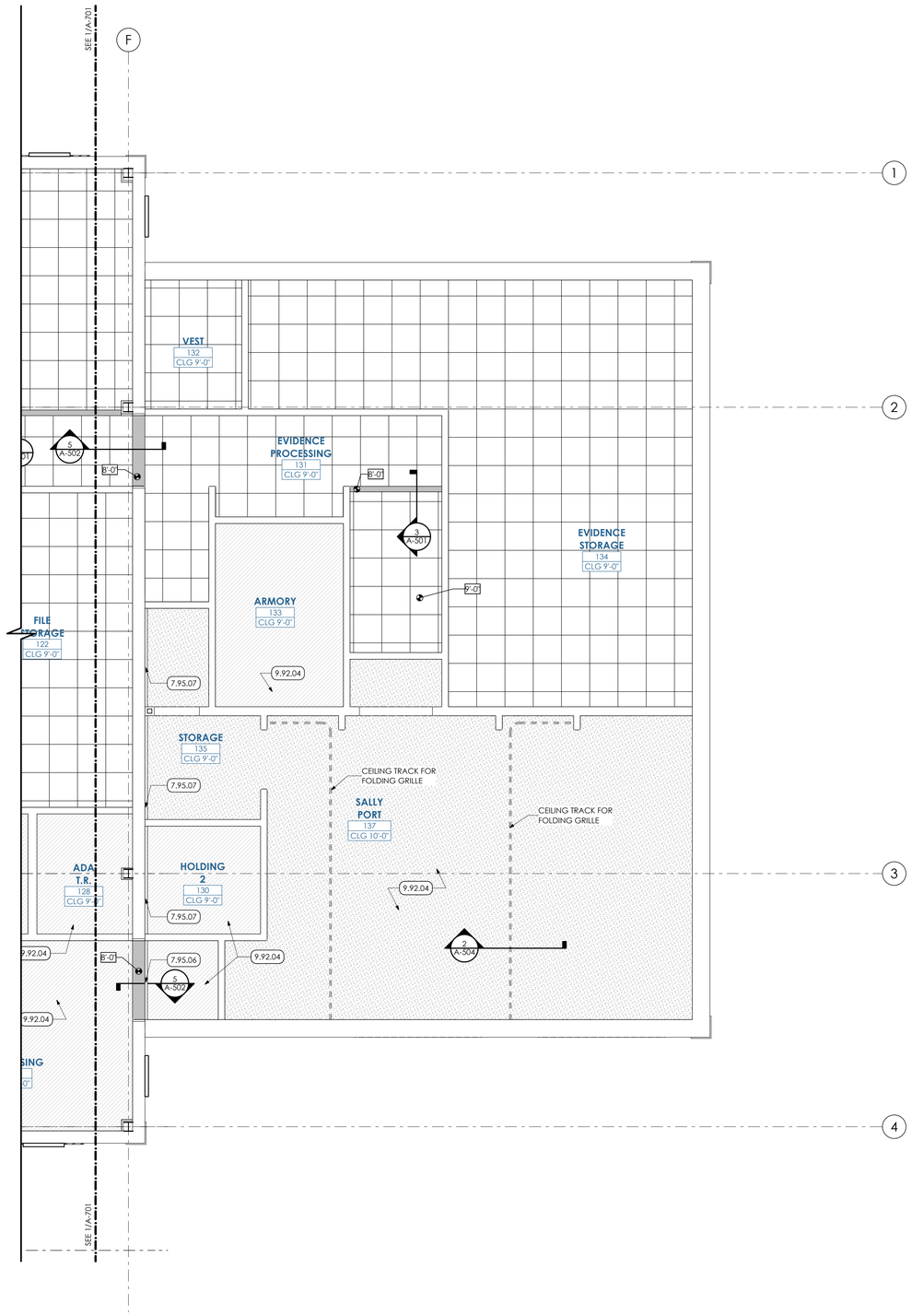
ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -
VERIFY SCALE
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FIRST FLOOR REFLECTED CEILING PLAN

A-701



1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES

06 WOODS, PLASTICS AND COMPOSITES

6.20 FINISH CARPENTRY AND TRIM | SPEC 062000
6.20.04 WOOD-FRAMED, FAUX BEAMS; PAINTED. SEE INTERIOR ELEVATIONS FOR DIMENSIONS.

07 THERMAL AND MOISTURE PROTECTION

7.95 EXPANSION CONTROL | SPEC 079500
7.95.06 INTERIOR ALUMINUM RECESSED CEILING EXPANSION JOINT COVER FOR GYPSUM BOARD CEILING.
7.95.07 INTERIOR ALUMINUM RECESSED CEILING TO WALL EXPANSION JOINT COVER.

09 FINISHES

9.24 CEMENT PLASTERING | SPEC 092400
9.24.01 SUSPENDED CEMENT STUCCO CEILING; SUSPENDED METAL CEILING GRID WITH METAL LATH AND 3-PART STUCCO SURFACE. COLOR TO BE SELECTED BY ARCHITECT.

9.29 GYPSUM BOARD | SPEC 092982
9.29.01 NEW 1/2" CEILING GYPSUM BOARD ON SUSPENDED METAL GRID OR METAL FRAMING.

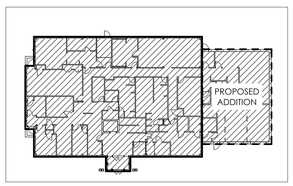
9.54 SUSPENDED WOOD CEILINGS | SPEC 095400
9.54.01 SUSPENDED WOOD PLANK LINEAR CEILING SYSTEM

9.92 INTERIOR PAINTING | SPEC 099123
9.92.04 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE CEILING SURFACE EXCEPT PRE-FINISHED CEILING PLANKS. COORDINATE WITH FINISH PLANS.

REFLECTED CEILING PLAN LEGEND

- NEW SUSPENDED OR STRUCTURALLY-MOUNTED GYPSUM BOARD CEILNG — 9.29.01, 9.92.04
- NEW SUSPENDED CEMENT STUCCO CEILNG — 9.24.01, 9.92.04
- NEW SUSPENDED OR STRUCTURALLY-MOUNTED ABUSE, MOISTURE & MOLD RESISTANT GYPSUM BOARD CEILNG — 9.29.01, 9.92.04
- NEW 2'x4' ACOUSTIC TILE CEILING IN 2' x 4' GRID; SEE SPECIFICATIONS FOR PRODUCT INFORMATION. — 9.51.01
- NEW SIMULATED 2'x2'ACOUSTIC TILE CEILING IN 2'x4' GRID; SEE SPECIFICATIONS FOR PRODUCT INFORMATION. — 9.51.01
- NEW SUSPENDED OR STRUCTURALLY-MOUNTED WOOD LOOK LINEAR CEILING PLANKS; PRODUCT INFORMATION. — 9.54.01
- NEW STRUCTURALLY-MOUNTED WOOD SURFACE FAUX CEILING BEAM — 6.20.04, 9.92.04
- NEW GYPSUM BOARD BULKHEAD OR SOFFIT; SEE DRAWINGS FOR ELEVATIONS AND DIMENSIONS.
- B-0" CEILING/SOFFIT HEIGHT A.F.F. — 9.29.01, 9.92.04

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

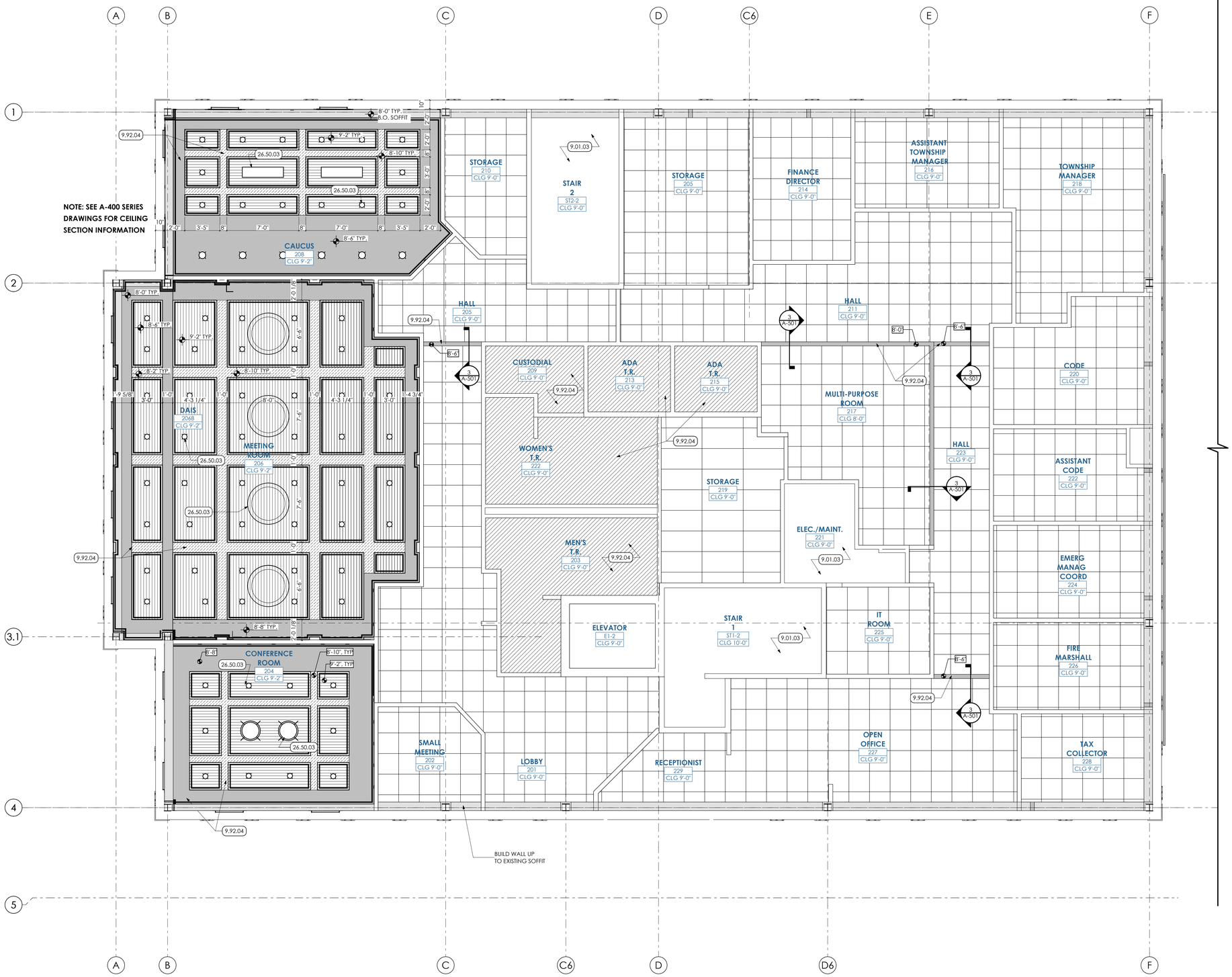
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FIRST FLOOR REFLECTED CEILING PLAN

A-702



1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES

06 WOODS, PLASTICS AND COMPOSITES

6.20 FINISH CARPENTRY AND TRIM | SPEC 062000

6.20.04 WOOD-FRAMED, FAUX BEAMS; PAINTED. SEE INTERIOR ELEVATIONS FOR DIMENSIONS.

09 FINISHES

9.01 MAINTENANCE OF PAINTING/COATING | SPEC 090190

9.01.03 INTERIOR PAINTING IN PREVIOUSLY PAINTED SPACES: CLEAN EXISTING WALL AND PAINTED CEILING SURFACES OF ALL DIRT, DEBRIS AND SURFACE RESIDUE. PATCH/REPAIR SURFACES AS REQUIRED TO UNIFORM CONDITION. WORK SHALL INCLUDE ALL METAL DOORS AND FRAMES. PRIME AND PAINT NEW/PATCHED SURFACES PER SPECIFICATION SECTIONS 090190.52 & 099123 TO UNIFORM APPEARANCE AND SHEEN.

9.24 CEMENT PLASTERING | SPEC 092400

9.24.01 SUSPENDED CEMENT STUCCO CEILING: SUSPENDED METAL CEILING GRID WITH METAL LATH AND 3-PART STUCCO SURFACE. COLOR TO BE SELECTED BY ARCHITECT.

9.29 GYPSUM BOARD | SPEC 092982

9.29.01 NEW 1/2" CEILING GYPSUM BOARD ON SUSPENDED METAL GRID OR METAL FRAMING.

9.54 SUSPENDED WOOD CEILINGS | SPEC 095400

9.54.01 SUSPENDED WOOD PLANK LINEAR CEILING SYSTEM

9.92 INTERIOR PAINTING | SPEC 099123

9.92.04 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE CEILING SURFACE EXCEPT PRE-FINISHED CEILING PLANKS. COORDINATE WITH FINISH PLANS.

26 ELECTRICAL

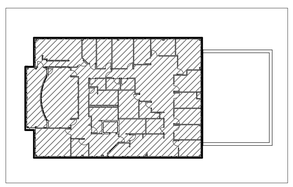
26.50 LIGHTING | SPEC 265000

26.50.03 DECORATIVE PENDANT FIXTURE; SEE ELEC. DWGS.; COORDINATE WITH CEILING PLANS.

REFLECTED CEILING PLAN LEGEND

- NEW SUSPENDED OR STRUCTURALLY-MOUNTED GYPSUM BOARD CEILNG — 9.29.01, 9.92.04
- NEW SUSPENDED CEMENT STUCCO CEILNG — 9.24.01, 9.92.04
- NEW SUSPENDED OR STRUCTURALLY-MOUNTED ABUSE, MOISTURE & MOLD RESISTANT GYPSUM BOARD CEILNG — 9.29.01, 9.92.04
- NEW 2'x4' ACOUSTIC TILE CEILING IN 2' x 4' GRID; SEE SPECIFICATIONS FOR PRODUCT INFORMATION. — 9.51.01
- NEW SIMULATED 2'x2'ACOUSTIC TILE CEILING IN 2'x4' GRID; SEE SPECIFICATIONS FOR PRODUCT INFORMATION. — 9.51.01
- NEW SUSPENDED OR STRUCTURALLY-MOUNTED WOOD LOOK LINEAR CEILING PLANKS; PRODUCT INFORMATION. — 9.54.01
- NEW STRUCTURALLY-MOUNTED WOOD SURFACE FAUX CEILING BEAM — 6.20.04, 9.92.04
- NEW GYPSUM BOARD BULKHEAD OR SOFFIT; SEE DRAWINGS FOR ELEVATIONS AND DIMENSIONS. CEILING/SOFFIT HEIGHT A.F.F. — 9.29.01, 9.92.04

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

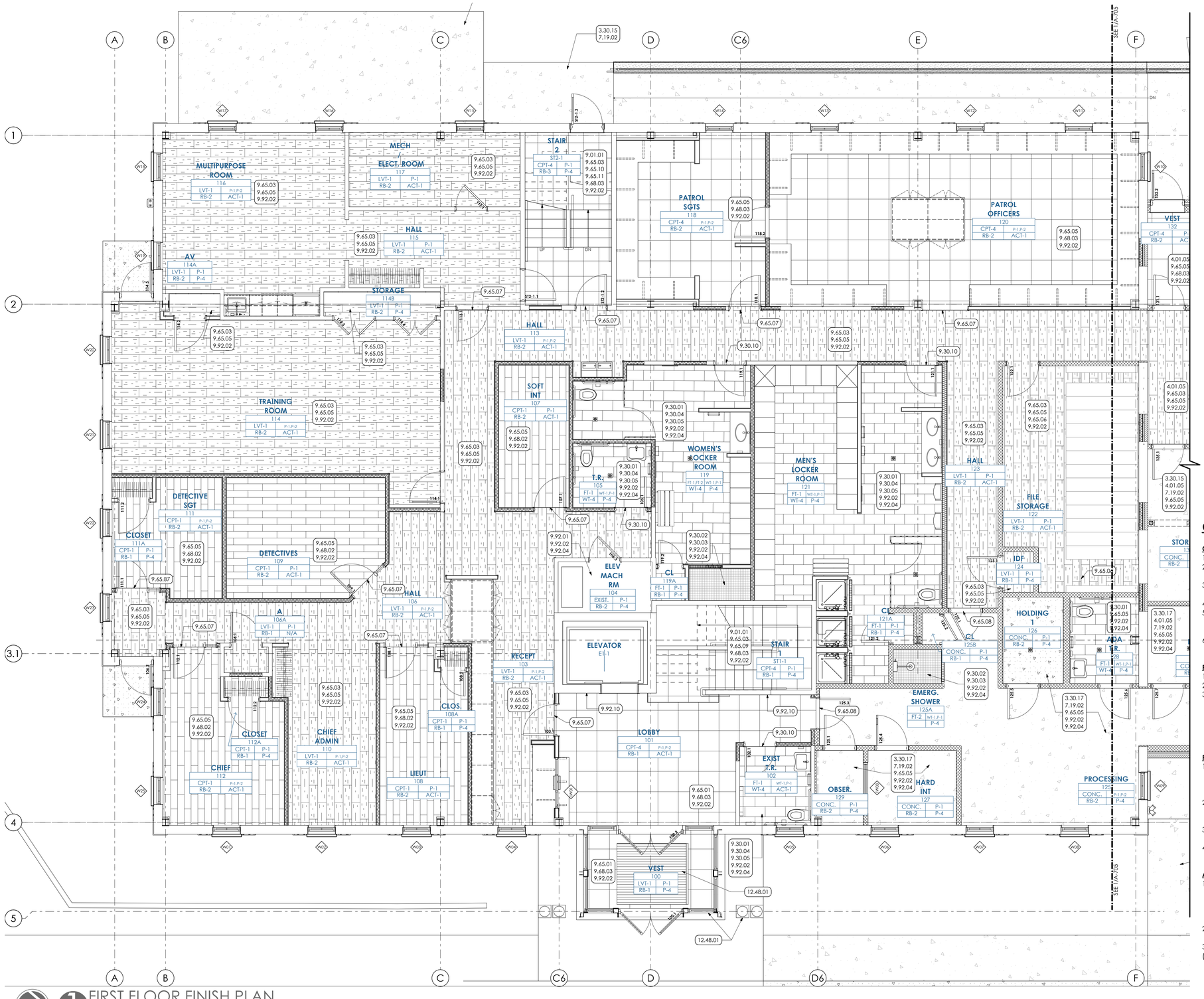
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 - ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SECOND FLOOR REFLECTED CEILING PLAN

A-703



KEYED NOTES

03 CONCRETE

3.30 CAST-IN-PLACE CONCRETE | SPEC 032000 & 033000

3.30.15 BROOM-FINISH CONCRETE SLAB: APPLY FINISH IN DIRECTION OF SLOPE FOR DRAINIAGE.

3.30.17 TROWEL FINISH CONCRETE SLAB.

04 MASONRY

4.01 MASONRY CLEANING AND REPAIR | SPEC 040120

4.01.05 EXISTING BRICK VENEER TO REMAIN EXPOSED.

07 THERMAL AND MOISTURE PROTECTION

7.19 WATER REPELLENTS | SPEC 071900

7.19.02 APPLY WATER REPELLANT CHLORIDE SCREEN SEALER TO CONCRETE FLOOR/PAVING SURFACE. APPLY PER MANUFACTURER INSTRUCTIONS.

09 FINISHES

9.01 MAINTENANCE OF PAINTING/ COATING | SPEC 090190

9.01.01 CLEAN, PREP AND REPAINT (2 COATS) ALL EXISTING EXPOSED STAIR STRINGERS AND RAILINGS.

9.30 CERAMIC TILING | SPEC 093013

9.30.01 NEW CERAMIC FLOOR TILE THROUGHOUT ROOM OR CORRIDOR OVER TOP OF ANTI-FRACTURE/WATERPROOF MEMBRANE. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.02 NEW 2" x 2" CERAMIC MOSAIC AT SHOWER FLOOR OVER TOP OF ANTI-FRACTURE/ WATERPROOF MEMBRANE. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.03 NEW 12" x 24" CERAMIC 7" HEIGHT TILE AT SHOWER WALL OVER TOP OF ANTI-FRACTURE/ WATERPROOF MEMBRANE. SEE TILE ELEVATION FOR DETAIL. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.04 NEW 12" x 24" CERAMIC TILE WAINSCOTING. SEE TILE ELEVATION FOR DETAILS. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.05 NEW 6" CERAMIC WALL TILE MOSAIC BORDER. SEE TILE ELEVATION FOR DETAILS. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.10 PROVIDE CONTINUOUS ALUMINUM FLOOR TRANSITION STRIP AT FLOORING TRANSITION TO TILE.

9.65 RESILIENT FLOORING, BASE & ACCESSORIES | SPEC 09651 3 & 19

9.65.01 4" (NOM.) HIGH CONTOURED RUBBER COVE BASE CONTINUOUS FOR ROOM OR CORRIDOR PERIMETER. COORDINATE WITH FINISH SCHEDULE.

9.65.03 NEW LAMINATE FLOOR TILE THROUGHOUT ROOM OR CORRIDOR. COORDINATE WITH FINISH SCHEDULE.

9.65.05 4" (NOM.) HIGH RUBBER COVE BASE CONTINUOUS FOR ROOM OR CORRIDOR PERIMETER. COORDINATE WITH FINISH SCHEDULE.

9.65.06 GC TO PROVIDE SHIMS TO SLOPE FLOORING TO FLUSH WITH TOP OF FILING SYSTEM TRACKS.

9.65.07 RUBBER CARPET TO LVT TRANSITION STRIP.

9.65.08 RUBBER CARPET/LVT-TO-SLAB REDUCER STRIP

9.65.09 PROVIDE RUBBER STAIR NOSING PROFILES AT EACH TREAD PRIOR TO INSTALLING CARPET TILE TREADS.

9.65.10 PROVIDE NEW RUBBER, TREADS OVER EXISTING METAL STAIR TREADS.

9.65.11 PROVIDE RUBBER RISER COVERS AT ALL STAIR RISERS.

9.68 TILE CARPETING | SPEC 096800

9.68.02 NEW 25CM X 1M CARPET PLANK THROUGHOUT ROOM. COORDINATE WITH FINISH SCHEDULE. PROVIDE NEW WALK-OFF STYLE CARPET TILE AT AREAS SHOWN ON PLAN. PREPARE SUBFLOORS AS REQUIRED TO PROVIDE A SUBSTRATE SUITABLE FOR INSTALLATION.

9.68.03

9.92 INTERIOR PAINTING | SPEC 099123

9.92.01 PREP, PRIME, PAINT (TWO (2) COATS) ENTIRE DOOR FRAME AND DOOR.

9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.

9.92.04 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE CEILING SURFACE EXCEPT PRE-FINISHED CEILING PLANKS. COORDINATE WITH FINISH PLANS.

9.92.10 SAND, PREP AND PAINT (TWO COATS) EXISTING WOOD WALL PANELING AND TRIM.

12 FURNISHINGS

12.48 ENTRANCE MATS

12.48.01 NEW RECESSED ALUMINUM-FRAMED, ROLL-OUT WALK-OFF MAT WITH ABRASIVE CARPET INSERTS. FINISH AND INSERT COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE. REPLACE PERIMETER TRIM AND PROVIDE ANCHORAGES PER MANUFACTURER SPEC. BASES OF DESIGN: NYSTROM/BABCOCK DAVIS "Roll-Up GRATEdesign" (3/4" RECESS) OR NYSTROM "QuietFLEX" (5/8" RECESS). VERIFY EXISTING FLOOR RECESS PRIOR TO SELECTION. ALTERNATE MANUFACTURERS: 1) C-S GROUP, 2) AMARCO

GENERAL FINISH PLAN NOTES

CERAMIC TILE NOTES

1. SEE FLOOR PLAN FOR ROOM SPECIFIC TILE SET OUT.
2. ALL MASONRY SURFACES TO BE CLEANED AND PROPERLY PREPARED FOR METAL LATH AND MORTAR INSTALLATION PER MORTAR MANUFACTURER REQUIREMENTS.
3. PROVIDE ALUMINUM CORNER PROFILES AT OUTSIDE CORNERS AND EXPOSED TILE EDGES.
4. PROVIDE JOINT SEALANT AT ALL INSIDE CORNERS.
5. FOR WALL TILE INSTALLATIONS OVER EXISTING SURFACES, G.C. TO CONFIRM SUITABLE MORTAR ADHESION MEETING MANUFACTURER MINIMUM SPECIFICATIONS PRIOR TO WALL TILE INSTALLATION.
6. DO NOT INSTALL TILE DIRECTLY TO GYPSUM WALL BOARD SURFACES; MECHANICALLY INSTALL COVER LAYER OF CEMENT OR TILE BACKER BOARD.

PAINTING NOTES

1. ALL WALLS TO BE PAINTED PER FINISHES PLAN AND SCHEDULE.
2. SEE FLOOR PLAN FOR ACCENT WALL LOCATIONS.
3. INTERIOR PAINTING IN PREVIOUSLY PAINTED SPACES: CLEAN EXISTING WALL AND PAINTED CEILING SURFACES OF ALL DIRT, DEBRIS AND SURFACE RESIDUE. PATCH/ REPAIR SURFACES AS REQUIRED TO UNIFORM CONDITION. WORK SHALL INCLUDE ALL METAL DOORS AND FRAMES. PRIME AND PAINT NEW/PATCHED SURFACES PER SPECIFICATION SECTIONS 090190.52 & 099123 TO UNIFORM APPEARANCE AND SHEEN.

FLOORING NOTES

1. IN AREAS WITH NEW CONCRETE SLAB SUBSTRATE, G.C. TO ENSURE SLAB SURFACE CONDITION IS COMPLIANT WITH LVT, CARPET, AND TILE MORTAR MANUFACTURER SPECIFICATIONS. G.C. TO PROVIDE SELF-LEVELING CEMENTITIOUS UNDERLAYMENT AS REQUIRED TO MEET FINISH MANUFACTURER TOLERANCES.
2. IN AREAS WHERE NEW FINISHES ARE TO BE INSTALLED OVER EXISTING CONCRETE SUBSTRATES, G.C. TO PROVIDE SELF-LEVELING GYPSUM UNDERLAYMENT AS REQUIRED TO MEET FINISH MANUFACTURER SPECIFICATIONS.
3. G.C. SHALL PREP ALL EXISTING SUBSTRATES TO CONDITION SUITABLE FOR NEW FINISHES INSTALLATION.
4. CARPET BORDERS TO BE LAID OUT WITH LINEAR PLANKS MITERED AT CORNERS AND DIRECTIONAL CHANGES.

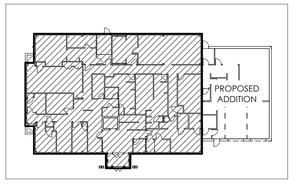
ATTIC STOCK:

1. G.C. TO PROVIDE ONE (1) CARTON OF EACH FOR ATTIC STOCK:
   - A. EACH FLOOR TILE TYPE
   - B. EACH WALL TILE TYPE
   - C. EACH LVT FLOOR TYPE
   - D. EACH ACOUSTIC CEILING PANEL TYPE
2. IF TILE TYPE IS IDENTICAL FOR BOTH WALL AND FLOORS, PROVIDE TWO (2) TOTAL CARTONS.
3. G.C. TO PROVIDE FIVE (5) 1-GALLON CONTAINERS OF EACH FIELD PAINT, AND ONE (1) 1-GALLON CONTAINER OF EACH ACCENT PAINT USED. CONTAINERS SHALL BE CLEARLY MARKED WITH MANUFACTURER'S NAME, PRODUCTION INFORMATION, COLOR NAME AND COLOR FORMULATION.

FINISH PLAN LEGEND

12"X24" CERAMIC TILES; 1/2 ASHLAR PATTERN. 9.30.01	M12 (APPX 2"x2") CERAMIC MOSAIC TILE 9.30.02	25cm x1m LVT FLOOR TILE; 1/2 ASHLAR PATTERN 9.65.03	ROLL-UP WALK OFF MAT. 12.48.01	NEW 50cm x 50cm WALK OFF CARPET TILES. 9.68.03	NEW 25cm x 1m CARPET PLANK 9.68.02	NEW 25cm x 1m CARPET PLANK ACCENT COLOR 9.68.02	EXPOSED CONCRETE FLOOR SLAB; SEE PLANS FOR FINISH TREAMENTS AT EACH LOCATION.

KEYPLAN



1 FIRST FLOOR FINISH PLAN
SCALE: 1/4" = 1'-0"

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST., POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

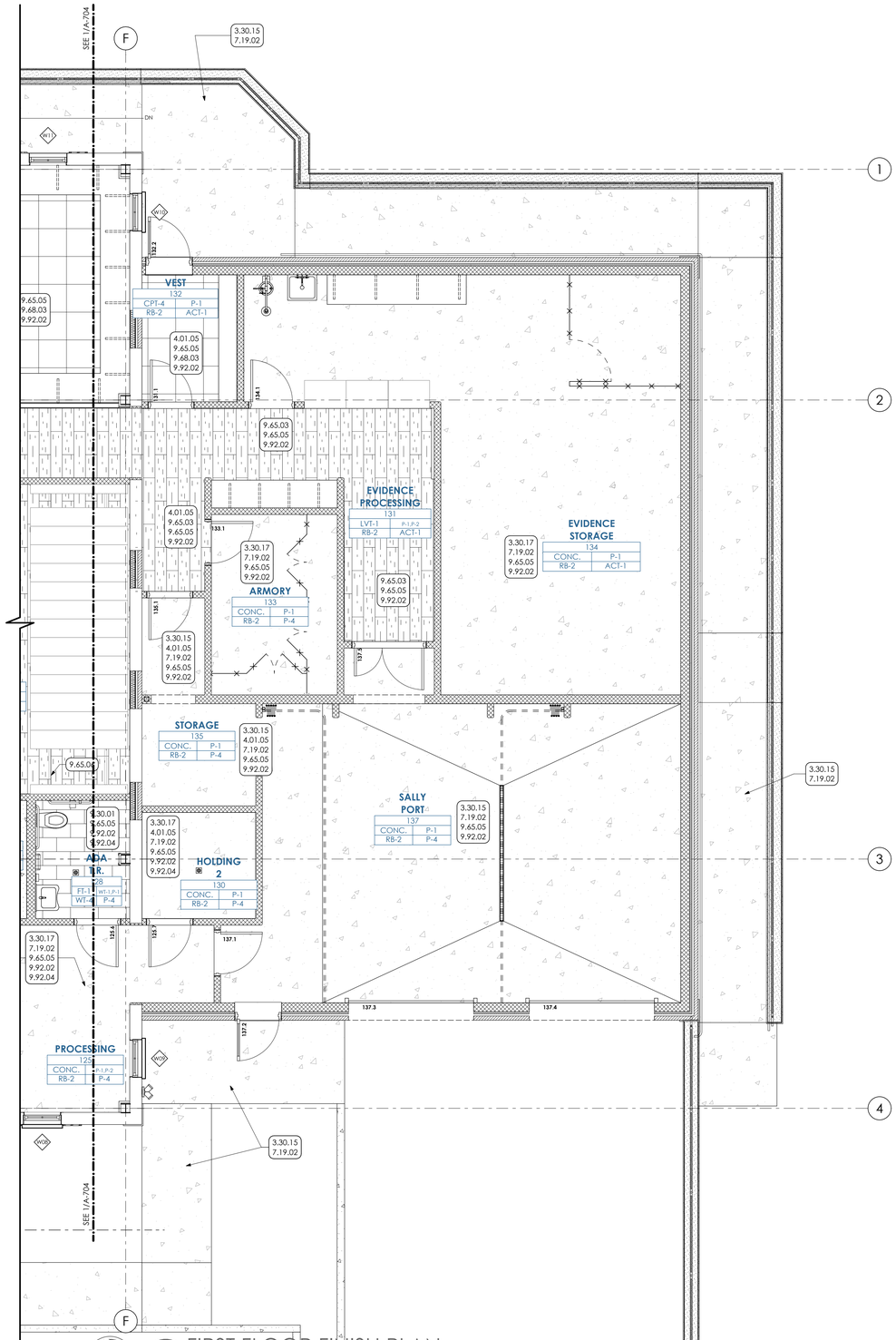
PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GIRTENS ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FIRST FLOOR FINISH PLAN

A-704



FIRST FLOOR FINISH PLAN

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

KEYED NOTES

03 CONCRETE

3.30 CAST-IN-PLACE CONCRETE | SPEC 032000 & 033000

3.30.15 BROOM-FINISH CONCRETE SLAB; APPLY FINISH IN DIRECTION OF SLOPE FOR DRAINIAGE.

3.30.17 TROWEL FINISH CONCRETE SLAB.

04 MASONRY

4.01 MASONRY CLEANING AND REPAIR | SPEC 040120

4.01.05 EXISTING BRICK VENEER TO REMAIN EXPOSED.

07 THERMAL AND MOISTURE PROTECTION

7.19 WATER REPELLENTS | SPEC 071900

7.19.02 APPLY WATER REPELLANT CHLORIDE SCREEN SEALER TO CONCRETE FLOOR/PAVING SURFACE. APPLY PER MANUFACTURER INSTRUCTIONS.

09 FINISHES

9.30 CERAMIC TILING | SPEC 093013

9.30.01 NEW CERAMIC FLOOR TILE THROUGHOUT ROOM OR CORRIDOR OVER TOP OF ANTI-FRACTURE/WATERPROOF MEMBRANE. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.02 NEW 2" x 2" CERAMIC MOSAIC AT SHOWER FLOOR OVER TOP OF ANTI-FRACTURE/WATERPROOF MEMBRANE. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.65 RESILIENT FLOORING, BASE & ACCESSORIES | SPEC 096513 & 19

9.65.03 NEW LAMINATE FLOOR TILE THROUGHOUT ROOM OR CORRIDOR. COORDINATE WITH FINISH SCHEDULE.

9.65.05 4" (NOM.) HIGH RUBBER COVE BASE CONTINUOUS FOR ROOM OR CORRIDOR PERIMETER. COORDINATE WITH FINISH SCHEDULE.

9.65.06 GC TO PROVIDE SHIMS TO SLOPE FLOORING TO FLUSH WITH TOP OF FILING SYSTEM TRACKS.

9.68 TILE CARPETING | SPEC 096800

9.68.02 NEW 25CM X 1M CARPET PLANK THROUGHOUT ROOM. COORDINATE WITH FINISH SCHEDULE.

9.68.03 PROVIDE NEW WALK-OFF STYLE CARPET TILE AT AREAS SHOWN ON PLAN. PREPARE SUBFLOORS AS REQUIRED TO PROVIDE A SUBSTRATE SUITABLE FOR INSTALLATION.

9.92 INTERIOR PAINTING | SPEC 099123

9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.

9.92.04 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE CEILING SURFACE EXCEPT PRE-FINISHED CEILING PLANKS. COORDINATE WITH FINISH PLANS.

12 FURNISHINGS

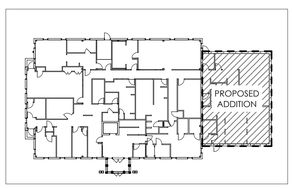
12.48 ENTRANCE MATS

12.48.01 NEW RECESSED ALUMINUM-FRAMED, ROLL-OUT WALK-OFF MAT WITH ABRASIVE CARPET INSERTS. FINISH AND INSERT COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE. REPLACE PERIMETER TRIM AND PROVIDE ANCHORAGES PER MANUFACTURER SPEC. BASES OF DESIGN: NYSTROM/BABCOCK DAVIS "Roll-Up GRATEdesign" (3/4" RECESS) OR NYSTROM "QuietFLEX" (3/8" RECESS). VERIFY EXISTING FLOOR RECESS PRIOR TO SELECTION. ALTERNATE MANUFACTURERS: 1) C-S GROUP, 2) AMARCO

FINISH PLAN LEGEND

12"X24" CERAMIC TILES; 1/2 ASHLAR PATTERN. 9.30.01	M12 (APPX 2"x2") CERAMIC MOSAIC TILE 9.30.02	25cm x1m LVT FLOOR TILE; 1/2 ASHLAR PATTERN 9.65.03	ROLL-UP WALK OFF MAT. 12.48.01	NEW 50cm x 50cm WALK OFF CARPET TILES. 9.68.03	NEW 25cm x 1m CARPET PLANK 9.68.02	NEW 25cm x 1m CARPET PLANK ACCENT COLOR 9.68.02	EXPOSED CONCRETE FLOOR SLAB; SEE PLANS FOR FINISH TREAMENTS AT EACH LOCATION.

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MAHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FIRST FLOOR FINISH PLAN

A-705



KEYED NOTES

06 WOODS, PLASTICS AND COMPOSITES

6.20 FINISH CARPENTRY AND TRIM | SPEC 062000

6.20.10 INTERIOR WOOD MILLWORK (BASEBOARD, RAIL AND STILE WAINSCOT, CASING, CROWN MOLDING, ETC.) THROUGHOUT SPACE. SEE INTERIOR ELEVATIONS.

6.20.21 STILE AND RAIL WAINSCOT CONTINUOUS THROUGHOUT ROOM. SEE TYPICAL TRIM ELEVATIONS.

6.64 PLASTIC PANELING | SPEC 066400

6.64.01 PROVIDE NEW FRP WALL PANELING AND ASSOCIATED TRIMS, SEAM COVERS, AND CAPS ADHERED ON ALL WALL SURFACES FROM TOP OF WALL BASE TO MIN. 60" A.F.F. BASIS OF DESIGN: GLASBOARD BY CRANE COMPOSITES, EMBOSSED FINISH, COLOR TO BE DETERMINED FROM MANUFACTURER'S STANDARD COLORS.

09 FINISHES

9.01 MAINTENANCE OF PAINTING/COATING | SPEC 090190

9.01.01 CLEAN, PREP AND REPAINT (2 COATS) ALL EXISTING EXPOSED STAIR STRINGERS AND RAILINGS.

9.30 CERAMIC TILING | SPEC 093013

9.30.01 NEW CERAMIC FLOOR TILE THROUGHOUT ROOM OR CORRIDOR OVER TOP OF ANTI-FRACTURE/WATERPROOF MEMBRANE. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.02 NEW 2" x 2" CERAMIC MOSAIC AT SHOWER FLOOR OVER TOP OF ANTI-FRACTURE/WATERPROOF MEMBRANE. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.04 NEW 12" x 24" CERAMIC TILE WAINSCOTING. SEE TILE ELEVATION FOR DETAILS. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.05 NEW 6" CERAMIC WALL TILE MOSAIC BORDER. SEE TILE ELEVATION FOR DETAILS. COORDINATE WITH FINISH SCHEDULE AND SPECIFICATIONS.

9.30.08 PROVIDE CONTINUOUS ALUMINUM AND NEOPRENE COVE BASE PROFILE ALONG NON-COVED WALL TILE CONDITIONS.

9.30.10 PROVIDE CONTINUOUS ALUMINUM FLOOR TRANSITION STRIP AT FLOORING TRANSITION TO TILE.

9.65 RESILIENT FLOORING, BASE & ACCESSORIES | SPEC 096513 & 19

9.65.01 4" (NOM.) HIGH CONTOURED RUBBER COVE BASE CONTINUOUS FOR ROOM OR CORRIDOR PERIMETER. COORDINATE WITH FINISH SCHEDULE.

9.65.03 NEW LAMINATE FLOOR TILE THROUGHOUT ROOM OR CORRIDOR. COORDINATE WITH FINISH SCHEDULE.

9.65.05 4" (NOM.) HIGH RUBBER COVE BASE CONTINUOUS FOR ROOM OR CORRIDOR PERIMETER. COORDINATE WITH FINISH SCHEDULE.

9.65.07 RUBBER CARPET TO LVT TRANSITION STRIP.

9.65.09 PROVIDE RUBBER STAIR NOSING PROFILES AT EACH TREAD PRIOR TO INSTALLING CARPET TILE TREADS.

9.65.10 PROVIDE NEW RUBBER, TREADS OVER EXISTING METAL STAIR TREADS.

9.65.11 PROVIDE RUBBER RISER COVERS AT ALL STAIR RISERS.

9.68 TILE CARPETING | SPEC 096800

9.68.02 NEW 25CM X 1M CARPET TILE PLANK THROUGHOUT ROOM. COORDINATE WITH FINISH SCHEDULE.

9.68.03 PROVIDE NEW WALK-OFF STYLE CARPET TILE AT AREAS SHOWN ON PLAN. PREPARE SUBFLOORS AS REQUIRED TO PROVIDE A SUBSTRATE SUITABLE FOR INSTALLATION.

9.92 INTERIOR PAINTING | SPEC 099123

9.92.01 PREP, PRIME, PAINT (TWO (2) COATS) ENTIRE DOOR FRAME AND DOOR.

9.92.02 PREP AND PAINT 1 PRIMER COAT AND 2 FINISH COATS) ENTIRE WALL, UNLESS SPECIFIC WALLS NOTED OTHERWISE. PAINT ENTIRE WALL FROM FLOOR TO HARD CEILING 4" ABOVE CEILING GRID OR TO UNDERSIDE OF FLOOR DECK IN AREA OF EXPOSED CEILING. COORDINATE WITH FINISH PLAN. WORK SHOULD INCLUDE ALL METAL DOORS AND FRAMES IN SPACE.

9.92.04 PREP AND PAINT (1 PRIMER COAT AND 2 FINISH COATS) ENTIRE CEILING SURFACE EXCEPT PRE-FINISHED CEILING PLANKS. COORDINATE WITH FINISH PLANS.

12 FURNISHINGS

12.48 ENTRANCE MATS

12.48.01 NEW RECESSED ALUMINUM-FRAMED, ROLL-OUT WALK-OFF MAT WITH ABRASIVE CARPET INSERTS. FINISH AND INSERT COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE. REPLACE PERIMETER TRIM AND PROVIDE ANCHORAGES PER MANUFACTURER SPEC. BASES OF DESIGN: NYSTROM/BABCOCK DAVIS "Roll-Up GRATEdesign" (3/4" RECESS) OR NYSTROM "QuietFLEX" (3/8" RECESS). VERIFY EXISTING FLOOR RECESS PRIOR TO SELECTION. ALTERNATE MANUFACTURERS: 1) C-S GROUP, 2) AMARCO

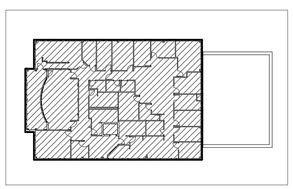
1 SECOND FLOOR FINISH PLAN

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

FINISH PLAN LEGEND

12"X24" CERAMIC TILES; 1/2 ASHLAR PATTERN.	M12 (APPX 2"x2") CERAMIC MOSAIC TILE	25cm x1m LVT FLOOR TILE: 1/2 ASHLAR PATTERN	ROLL-UP WALK OFF MAT.	NEW 50cm x 50cm WALK OFF CARPET TILES.	NEW 25cm x 1m CARPET PLANK	NEW 25cm x 1m CARPET PLANK ACCENT COLOR	EXPOSED CONCRETE FLOOR SLAB: SEE PLANS FOR FINISH TREAMENTS AT EACH LOCATION.
9.30.01	9.30.02	9.65.03	12.48.01	9.68.03	9.68.02	9.68.02	

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE MUNICIPAL BUILDING & POLICE STATION

LOWER POTTSGROVE TWP
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SECOND FLOOR FINISH PLAN

A-706

FINISH SCHEDULE

LOCATION		FLOOR		WALL			CEILING		MILLWORK	TOILET PARTITION	COUNTER TOP	CASEWORK	REMARKS
No.	ROOM NAME	FLOOR	ACCENT	BASE	SURFACE	ACCENT	CEILING	ACCENT					
100	VEST	LVT-1		RB-1	P-1		P-4						
101	LOBBY	CPT-4		RB-1	P-1	P-2	ACT-1						
102	EXIST T.R.	FT-1		WT-4	WT-1	P-1	ACT-1				QTZ-1	PLAM-2	WT-2, WT-3 ON WALL, SEE TILE ELEVATION A-503 FOR DETAILS
103	RECEPT	LVT-1		RB-2	P-1	P-2	ACT-1				QTZ-1	PLAM-1	
104	ELEV MACH RM	EXIST.		RB-2	P-1		P-4						
105	T.R.	FT-1		WT-4	WT-1	P-1	P-4				QTZ-1	PLAM-2	WT-2, WT-3 ON WALL, SEE TILE ELEVATION A-503 FOR DETAILS
106	HALL	LVT-1		RB-2	P-1	P-2	ACT-1				QTZ-1	PLAM-1	
106A	A	LVT-1		RB-1	P-1		N/A						
107	SOFT INT	CPT-1		RB-2	P-1		ACT-1						
108	LIEUT	CPT-1		RB-2	P-1		ACT-1						
108A	CLOS.	CPT-1		RB-1	P-1		P-4						
109	DETECTIVES	CPT-1		RB-2	P-1		ACT-1						
110	CHIEF ADMIN	LVT-1		RB-2	P-1	P-2	ACT-1						
111	DETECTIVE SGT	CPT-1		RB-2	P-1	P-2	ACT-1						
111A	CLOSET	CPT-1		RB-1	P-1		P-4						
112	CHIEF	CPT-1		RB-2	P-1	P-2	ACT-1						
112A	CLOSET	CPT-1		RB-1	P-1		P-4						
113	HALL	LVT-1		RB-2	P-1	P-2	ACT-1						
114	TRAINING ROOM	LVT-1		RB-2	P-1	P-2	ACT-1						
114A	AV	LVT-1		RB-2	P-1		P-4						
114B	STORAGE	LVT-1		RB-2	P-1		P-4						
115	HALL	LVT-1		RB-2	P-1		ACT-1						
116	MULTIPURPOSE ROOM	LVT-1		RB-2	P-1	P-2	ACT-1				QTZ-1	PLAM-1	
117	MECH / ELECT. ROOM	LVT-1		RB-2	P-1		ACT-1						
118	PATROL SGTS	CPT-4		RB-2	P-1	P-2	ACT-1				QTZ-1	PLAM-1	
119	WOMEN'S LOCKER ROOM	FT-1	FT-2	WT-4	WT-1	P-1	P-4			TP-1	QTZ-1	PLAM-2	WT-2, WT-3 ON WALL, SEE TILE ELEVATION A-503 FOR DETAILS
119A	CL	FT-1		RB-1	P-1		P-4						
120	PATROL OFFICERS	CPT-4		RB-2	P-1	P-2	ACT-1				QTZ-1	PLAM-1	
121	MEN'S LOCKER ROOM	FT-1		WT-4	WT-1	P-1	P-4			TP-1	QTZ-1	PLAM-2	WT-2, WT-3 ON WALL, SEE TILE ELEVATION A-503 FOR DETAILS
121A	CL	FT-1		RB-1	P-1		P-4						
122	FILE STORAGE	LVT-1		RB-2	P-1		ACT-1						
123	HALL	LVT-1		RB-2	P-1		ACT-1						
124	IDF	LVT-1		RB-1	P-1		P-4						
125	PROCESSING	CONC.		RB-2	P-1	P-2	P-4						
125A	EMERG. SHOWER	FT-2			WT-1	P-1	P-4						
125B	CL	CONC.		RB-1	P-1		P-4						
126	HOLDING 1	CONC.		RB-2	P-1		P-4						
127	HARD INT	CONC.		RB-2	P-1		P-4						
128	ADA T.R.	FT-1		WT-4	WT-1	P-1	P-4						
129	OBSER.	CONC.		RB-2	P-1		P-4						
130	HOLDING 2	CONC.		RB-2	P-1		P-4						
131	EVIDENCE PROCESSING	LVT-1		RB-2	P-1	P-2	ACT-1				QTZ-1		
132	VEST	CPT-4		RB-2	P-1		ACT-1						
133	ARMORY	CONC.		RB-2	P-1		P-4						
134	EVIDENCE STORAGE	CONC.		RB-2	P-1		ACT-1				QTZ-1		
135	STORAGE	CONC.		RB-2	P-1		P-4				QTZ-1		
137	SALLY PORT	CONC.		RB-2	P-1		P-4						
201	LOBBY	LVT-1		RB-1	P-1	P-2	ACT-1						
202	SMALL MEETING	CPT-1		RB-1	P-1	P-2	ACT-1						
203	MEN'S T.R.	FT-1		WT-4	WT-1	P-1	P-4			TP-1	QTZ-1	PLAM-2	WT-2, WT-3 ON WALL, SEE TILE ELEVATION A-503 FOR DETAILS
204	CONFERENCE ROOM	CPT-2	CPT-1	P-3	P-1		P-4	ACT-3	P-3				
205	STORAGE	LVT-1		RB-2	P-1		ACT-1						
205	HALL	LVT-1		RB-1	P-1	P-2	ACT-1	P-4					
206	MEETING ROOM	CPT-3	CPT-1	P-3	P-1		P-4	ACT-3	P-3				
206B	DAIS	CPT-1		P-3	P-1		P-4	ACT-3	P-3		QTZ-1		
208	CAUCUS	CPT-2	CPT-1	P-3	P-1		P-4	ACT-3	P-3				
209	CUSTODIAL	FT-1		FT-1	P-1	FRP-1	P-4						
210	STORAGE	LVT-1		RB-2	P-1		ACT-1						
211	HALL	CPT-1		RB-1	P-1	P-2	ACT-1						
213	ADA T.R.	FT-1		WT-4	WT-1	P-1	P-4				QTZ-1	PLAM-2	WT-2, WT-3 ON WALL, SEE TILE ELEVATIONA-503 FOR DETAILS
214	FINANCE DIRECTOR	CPT-1		RB-1	P-1	P-2	ACT-1						
215	ADA T.R.	FT-1		WT-4	WT-1	P-1	P-4				QTZ-1	PLAM-2	WT-2, WT-3 ON WALL, SEE TILE ELEVATION A-503 FOR DETAILS
216	ASSISTANT TOWNSHIP MANAGER	CPT-1		RB-1	P-1		ACT-1						
217	MULTI-PURPOSE ROOM	CPT-3		RB-1	P-1	P-2	ACT-1	P-4			QTZ-1	PLAM-1	
218	TOWNSHIP MANAGER	CPT-1		RB-1	P-1	P-2	ACT-1						
219	STORAGE	LVT-1		RB-2	P-1		ACT-2						
220	CODE	CPT-1		RB-1	P-1	P-2	ACT-1						
221	ELEC./MAINT.	LVT-1		RB-2	P-1		ACT-2						
222	WOMEN'S T.R.	FT-1		WT-4	WT-1	P-1	P-4			TP-1	QTZ-1	PLAM-2	WT-2, WT-3 ON WALL, SEE TILE ELEVATION A-503 FOR DETAILS
222	ASSISTANT CODE	CPT-1		RB-1	P-1		ACT-1						
223	HALL	CPT-1		RB-1	P-1	P-2	ACT-1	P-4					
224	EMERG MANAG COORD	CPT-1		RB-1	P-1		ACT-1						
225	IT ROOM	LVT-1		RB-2	P-1		ACT-2						
226	FIRE MARSHALL	CPT-1		RB-1	P-1		ACT-1						
227	OPEN OFFICE	CPT-1		RB-1	P-1	P-2	ACT-1				QTZ-1		
228	TAX COLLECTOR	CPT-1		RB-1	P-1		ACT-1						
229	RECEPTIONIST	CPT-1		RB-1	P-1	P-2	ACT-1				QTZ-1		
ST1-1	STAIR 1	CPT-4		RB-1	P-1		P-4						
ST1-2	STAIR 1	CPT-4		RB-1	P-1		P-4						
ST2-1	STAIR 2	CPT-4		RB-3	P-1		P-4						
ST2-2	STAIR 2	CPT-4		RB-3	P-1		P-4						

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

PROFESSIONAL SEAL

SCOTT O. GRAHAM AIA, LEED AP BD+C, NCARB
ScottG@MG-Architects.com

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BUILDING & POLICE STATION
1963 E HIGH ST. POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/2024

PROJ. MGR.: GRACE CAI, AIA
e-MAIL: GRACEC@MG-ARCHITECTS.COM
DRAWN BY: JNS, JMS
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MUHLENBERG GREENE ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FINISHES SCHEDULE

A-707

GENERAL NOTES:

1. DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. SEE ARCH'L DWG'S FOR ALL OTHER DIMENSIONS, DETAILS, LAYOUT, ETC..
2. VERIFY ALL EXISTING CONDITIONS AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
3. (N) DENOTES NEW
4. *(E) DENOTES EXISTING*
5. G.C. TO VERIFY EXIST. FND CONDITIONS AND PROVIDE FINDINGS TO ENGINEER FOR EVALUATION PRIOR TO ANY NEW WORK.
6. COORD. ALL WORK DIM'S ETC. SHOWN ON THESE DRAWINGS WITH ARCH'L DWG'S. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

FOUNDATION NOTES:

1. FOUNDATION SOIL BEARING PRESSURE 3000 PSF.
2. FOUNDATIONS SHALL BE PLACED ON VIRGIN SOIL OR STRUCTURAL FILL AT ELEVATIONS INDICATED ON DRAWINGS.
3. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY OF 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY AS DEFINED BY ASTM D-1557.
4. THE SOILS ENGINEER SHALL APPROVE ALL BEARING STRATA PRIOR TO PLACEMENT OF CONCRETE FOOTINGS.
5. CONTRACTOR TO COORDINATE REQUIREMENTS OF GEOTECHNICAL REPORT WITH PROJECT DRAWINGS INCLUDING ANY AND ALL REQUIRED SUBSURFACE SOIL PREPARATION, MODIFICATIONS, IMPROVEMENTS OR REPLACEMENTS. AS PER GEOTECHNICAL REPORT FROM EARTH ENGINEERING INCORPORATED (610-967-4540) DATED JULY 16, 2023. THE ALLOWABLE SOIL BEARING PRESSURE IS 3000 PSF.

MASONRY NOTES:

1. MATERIALS:

CONCRETE MASONRY UNITS	ASTM C90 GRADE N (MIN. COMP. STRENGTH = 1900 PSI)
MORTAR	ASTM C270 TYPE M OR S (MIN. COMP. STRENGTH = 2500 PSI)
GROUT	ASTM C476 (MIN. COMP. STRENGTH = 3000 PSI)

2. MASONRY CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" AND "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY" AS PUBLISHED BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.
3. ALL MASONRY BEARING BENEATH STEEL COLUMN, BEAM AND LINTEL SUPPORTS SHALL HAVE THREE COURSES OF CMU FILLED WITH CONCRETE GROUT OR SHALL BE 100% SOLID CMU, UNLESS NOTED OTHERWISE.
4. ALL HORIZONTAL WALL REINFORCING SHALL BE TRUSS TYPE, GALVANIZED REINFORCING SPACED AT 16" O.C. VERTICALLY. AT ALL CORNERS AND INTERSECTIONS HORIZONTAL WALL REINFORCING SHALL BE FULLY LAPPED WITH TRUSS TYPE, GALVANIZED CORNERS AND TEES.
5. PROVIDE MASONRY ANCHORS AT 1'-4" O.C. MAXIMUM,SET ON COURSING AND WELD TO ALL BEAMS AND COLUMNS ABUTTING OR EMBEDDED IN MASONRY.
6. MASONRY WALLS SHALL BE IN PLACE FOR A MINIMUM OF 14 DAYS AND AFTER FLOOR FRAMING IS INSTALLED. PRIOR TO BACKFILLING. AT CONTRACTORS OPTION, BACKFILL MAY BE PLACED AGAINST WALLS THAT HAVE BEEN TEMPORARILY SHORED; HOWEVER, CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY MOVEMENT OF WALLS DUE TO BACKFILLING.
7. PROVIDE WALL CONTROL JOINTS @ 30'-0" MAX O.C., WITHIN 10'-0" OF ALL CORNERS, AND ON ONE SIDE OF ALL LARGE OPENINGS. COORD. LOCATION WITH ARCH. ELEVATIONS. FILL WITH BACKER ROD AND SEALENT PER ARCH'L SPECS.

CONCRETE NOTES:

1. MATERIALS:

CONCRETE SLAB ON GRADE	4000 PSI @ 28 DAYS
CONCRETE WALLS	4000 PSI @ 28 DAYS
ALL OTHER CONCRETE	3000 PSI @ 28 DAYS
REINFORCING STEEL	ASTM A615, GRADE 60
WELDED WIRE FABRIC	ASTM A185

2. REINFORCED CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318, LATEST EDITION.
3. HORIZONTAL REINFORCING BARS IN WALLS AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS.
4. REINFORCING BARS SHALL BE LAPPED WITH A MINIMUM OF 36 BAR DIAMETERS AT SPLICES AND WELDED WIRE FABRIC SHALL BE LAPPED A MINIMUM OF 6 INCHES UNLESS NOTED OTHERWISE ON DRAWINGS.
5. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CONCRETE CAST AGAINST EARTH & PERMANENTLY EXPOSED	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
#5 & SMALLER	1½"
#6 & LARGER	2"
CONCRETE NOT EXPOSED TO WEATHER OR GROUND	
SLABS AND JOISTS	¾"
BEAMS AND WALLS	1½"
COLUMNS AND PILASTERS	2"
SLABS ON GRADE	2" MAX. (TOP)

6. MINIMUM EMBEDMENT LENGTH SHALL BE 24 BAR DIAMETERS UNLESS OTHERWISE NOTED.
7. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED 4%-6%.
8. ALL REINFORCING SHALL BE SUPPORTED ON REINF. CHAIRS OR CONCRETE MASONRY UNITS.
9. ALL REINFORCING SHALL BE TIED AND SET IN PLACE PRIOR TO PLACING CONC.
10. CONCRETE SHALL NOT BE PLACED ON WET OR FROZEN SUBSTRATE.
11. CONCRETE SHALL BE PLACED ONLY AFTER INSPECTION AND APPROVAL OF SUBSTRATE FORM WORK, REINFORCING, AND EMBEDMENTS BY TOWNSHIP ENGINEER OR FIELD REPRESENTATIVE.
12. CONCRETE SHALL BE TESTED AT A MINIMUM FOR COMPRESSIVE STRENGTH, SLUMP AND AIR ENTRAINMENT FOR EACH DAY'S PLACEMENT AND FOR EACH FIFTY (50) CUBIC YARDS PLACED DURING A DAY
13. CONCRETE WALLS SHALL BE IN PLACE FOR A MINIMUM OF 14 DAYS AND AFTER FLOOR FRAMING IS INSTALLED PRIOR TO BACKFILLING. AT CONTRACTORS OPTION, BACKFILL MAY BE PLACED AGAINST WALLS THAT HAVE BEEN TEMPORARILY SHORED; HOWEVER, CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY MOVEMENT OF WALLS DUE TO BACKFILLING.
14. ALL REINF. DETAILS SHALL CONFORM TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315) UNLESS DETAILED ON THE STRUCTURAL DRAWINGS

STRUCTURAL STEEL NOTES:

1. MATERIALS:

BEAMS	ASTM A992, GRADE 50
LINTELS AND ANGLES	ASTM A36
TUBE/HSS STEEL	ASTM A-500, GRADE B
PIPE COLUMN	ASTM A53, GRADE B
ANCHOR BOLTS	ASTM A307
HIGH-STRENGTH BOLTS	ASTM A325
WELDING ELECTRODES	ASTM A233, CLASS E70

2. BEAM-TO-BEAM AND BEAM-TO-COLUMN CONNECTIONS SHALL BE AISC STANDARD FULL DEPTH DOUBLE ANGLE CONNECTIONS. WHERE REACTIONS EXCEED MINIMUM CONDITIONS, THE APPROPRIATE CONNECTION SHALL BE DETERMINED BY FABRICATOR (CONTRACTOR).
3. ALL MAJOR CONNECTIONS SHALL BE HIGH-STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS SHALL BE UNFINISHED BOLTS.
4. ALL COLUMNS TO BE PROVIDED WITH ¾" THICK CAP PLATES, AS REQ'D
5. STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS.
6. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY USING E70XX ELECTRODES.
7. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION AND ORDERING. SHOP AND ERECTION DRAWINGS MUST SHOW ALL SHOP AND FIELD WELDS.
8. STEEL JOISTS SHALL BE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE STEEL JOIST INSTITUTE. THE CHORDS AND WEB MEMBERS OF THE STEEL JOISTS SHALL BE MADE OF HOT-ROLLED HIGH STRENGTH STEEL HAVING A MINIMUM YIELD STRENGTH OF 50 KSI.
9. STEEL JOISTS SHALL BE ERECTED IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE TECHNICAL DIGEST NO. 9, "HANDLING AND ERECTION OF STEEL JOISTS AND JOIST GIRDERS."
10. PROVIDE MASONRY ANCHORS AT 1'-4" o.c. MAXIMUM,SET ON COURSING AND WELD TO ALL BEAMS AND COLUMNS ABUTTING OR EMBEDDED IN MASONRY.
11. ALL STEEL TO RECEIVE ONE COAT OF SHOP PRIMER, FINAL FINISH TO BE COORDINATED WITH OWNER.
12. FOR ALL ARCH'L EXPOSED STEEL (HANGERS, PLATES, ETC.) REMOVE ALL BURRS, ETC. AND GROUND ALL WELDS SMOOTH.
13. LOOSE LINTELS TO BE AS FOLLOWS:

SPAN	SIZE
UP TO 5'-0"	∠4x3½x5/16
5'-1" TO 6'-0"	∠5x3½x5/16
6'-1" TO 8'-0"	∠6x3½x5/16

MINIMUM BEARING 8" EACH END.

METAL STUD FRAMING NOTES:

1. COLD FORMED FRAMING SIZES/GAUGES ARE PROVIDED ON DRAWINGS FOR "BASIS OF DESIGN"/BIDDING. COLD FORMED FRAMING SPECIALTY DESIGNER TO PERFORM DESIGN OF SYSTEM INCLUDING ANY SUBSTITUTIONS AS APPLICABLE.
2. COLD FORMED STEEL STUDS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST AISC SPECIFICATION FOR THE DESIGN OF COLD FORMED STRUCTURAL MEMBERS ASSUMING A MINIMUM YIELD STRENGTH OF 40 KSI.
3. COLD FORMED STEEL STUDS SHALL BE INSTALLED AS PER DIETRICH INCORPORATED OR APPROVED EQUAL. TEMPORARY BRACING SHALL BE PROVIDED AND REMAIN IN PLACE UNTIL WORK IS COMPLETELY STABILIZED.
4. USE MINIMUM OF THREE STUDS AT THE CORNER OF ALL EXTERIOR WALLS.
5. USE MINIMUM OF THREE STUDS AT THE INTERSECTION OF ALL LOAD BEARING WALLS (EXTERIOR/OR INTERIOR).
6. CONNECT ALL WALL STUDS ADJACENT TO STEEL COLUMNS WITH SELF TAPPING SCREWS @ 12" O.C. AND AS REQ'D BY METAL STUD MANUFACTURER.
7. CONTRACTOR SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. DRAWINGS SHALL BE COMPLETE IN ALL DETAILS, INCLUDING ALL BRACING LOCATIONS AND BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT AND SHALL BE SOLELY RESPONSIBLE FOR SAME.
8. CONTRACTOR TO COORDINATE ALL DIMENSIONS, ELEVATIONS, LAYOUTS, AND ETC. OF ALL METAL STUD CONSTRUCTION SUCH AS PARAPETS AND CANOPIES WITH ARCH'L DRAWINGS.

STEEL ROOF DECK NOTES:

1. DECK SHALL BE GALVANIZED BY UNITED STEEL DECK OR EQUAL WITH RESPECT TO LOAD CARRYING CAPACITY, DEFLECTION, AND U.L. LABEL. SUBMIT DATA TO STRUCTURAL ENGINEER.
2. DECK SHALL BE 22 GA. MINIMUM, TYPE-B.
3. DECK INSTALLATION TO BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. ALL BEAMS TO HAVE ⅝"ø PUDDLE WELDS AT 12" O.C. (MAX). FASTEN SIDE LAPS WITH 1½" SEAM WELDS OR #10 SELF TAPPING SCREWS AT 30" O.C. (MAX). HEADED STUDS SHALL BE INSTALLED BY WELDING THROUGH THE METAL DECK. REMOVE FERRULES FROM THE DECK BEFORE CONCRETE IS PLACED.
5. INSTALLATION TO BE 3 SPAN CONTINUOUS.
6. PROVIDE 6" WIDE, 20 GA. BUTT STRIP PLATE (TACK IN PLACE) AT ALL DECK "BUTT" CONDITIONS OR CHANGE IN DECK DIRECTION, WHERE REQUIRED.

DESIGN DATA (IBC 2018)

ROOF LOAD

LIVE LOAD (SNOW)	30 LBS/FT.²
DEAD LOAD	20 LBS/FT.²

BUILDING CATEGORY IV

ROOF SNOW LOAD (DRIFTING SNOW IN ADDITION TO UNIFORM LOAD WHERE APPLICABLE)

Pg = 30 LBS./FT.²
Pf = 25 LBS./FT.²
Ce = 1.0
Is = 1.0
Ct = 1.0

BASIC DESIGN WIND LOAD

V = 127
Iw= 1.0
EXPOSURE C
INTERNAL PRESSURE COEFFICIENT = 0.18
COMPONENTS AND CLADDING SHALL BE DESIGNED FOR:
+ 18 LBS./FT.²
- 18 LBS./FT.²

ALLOWABLE SOIL BEARING

COLUMNS	3000 LBS./FT²
WALLS	3000 LBS./FT²

EARTHQUAKE DESIGN DATA

SEISMIC USE GROUP	III
SEISMIC DESIGN CATEGORY	C
Sds =	0.192
Sd1 =	0.076
SITE CLASS	D
Ie=	
EQUIVALENT LATERAL FORCE PROCEDURE	

FOOTING SCHEDULE

f'c=3000 PSI / Fb=3,000 PSF

Mk	SIZE	REINFORCING		REMARKS
	A x B x t	SHORT WAY	LONG WAY	
FT3	3'-0"x3'-0"x1'-2"	(4)-#5's	(4)-#5's	SEE DET. 13/S300
BP3	3'-0"x3'-0" BULK POUR FTG.	(4)-#5's	(4)-#5's	SEE DET. 7/S300

LEGEND

FT	FOOTING
CJ	CONTROL JOINT
MJ	MASONRY WALL CONTROL JOINT
P	PIER
E.F.	EACH FACE
B.O.F.	BOTTOM OF FOOTING
B.O.	BOTTOM OF
O.C.	ON CENTER
PL	PLATE
℄	CENTER LINE
MP	MASONRY PIER
GT	GIRDER TRUSS

DENOTES (N) CMU FOUNDATION WALL

DENOTES (N) CONCRETE

DENOTES (N) BEARING WALL

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
2023-042.00

CONSULTANT

DI GENOVA ASSOCIATES, INC.
STRUCTURAL ENGINEERING + DESIGN
1312 Germantown Pike, Suite 1 610.270.9010 Phone
Plymouth Meeting, PA 19462 610.270.9657 Fax

SALVATORE DIGENOVA
ENGINEER
REGISTRATION NO. 042432-E
DATE: _____ SIGNED

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

SCHEMATIC DESIGN REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/24

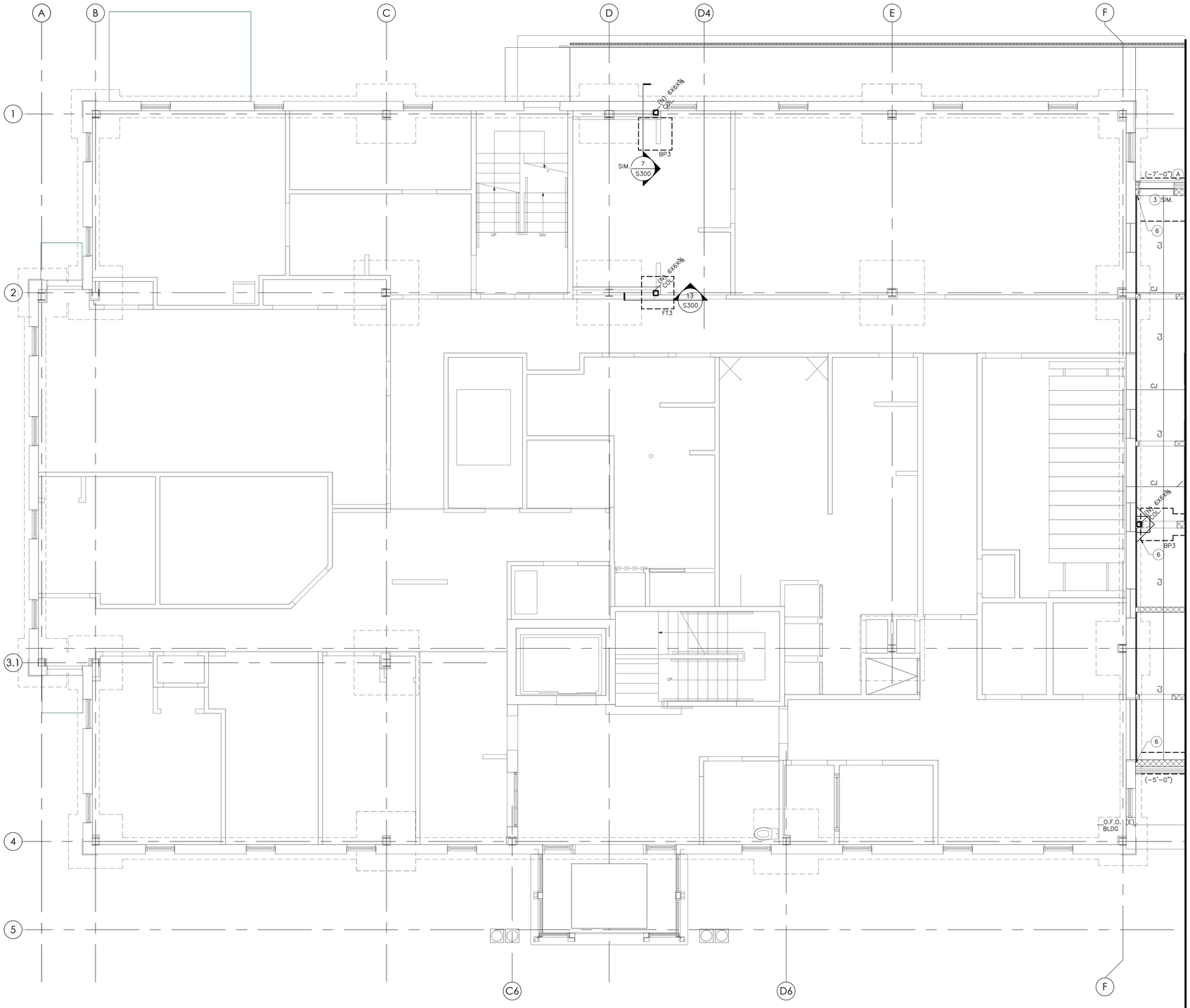
PROJ. MGR.: <consultant pm>
e-MAIL: <consultant pm email>
DRAWN BY: <consultant cad tech>
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
GENERAL NOTES

S100



1 / S101 FIRST FLOOR PLAN - EXISTING BUILDING
SCALE: 1/4" = 1'-0"

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
2023-042.00

CONSULTANT

DI GENOVA ASSOCIATES, INC.
STRUCTURAL ENGINEERING + DESIGN
1312 Germantown Pike, Suite 1, Plymouth Meeting, PA 19462 — 610.270.9510 Phone, 610.270.9657 Fax

SALVATORE DIGENOVA
ENGINEER
REGISTRATION NO. 042432-E
DATE: _____ SIGNED

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

SCHEMATIC DESIGN
REVISION HISTORY

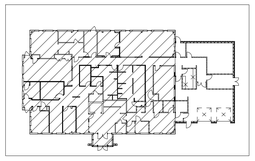
ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/24

PROJ. MGR.: <consultant pm>
e-MAIL: <consultant pm email>
DRAWN BY: <consultant cad tech>
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

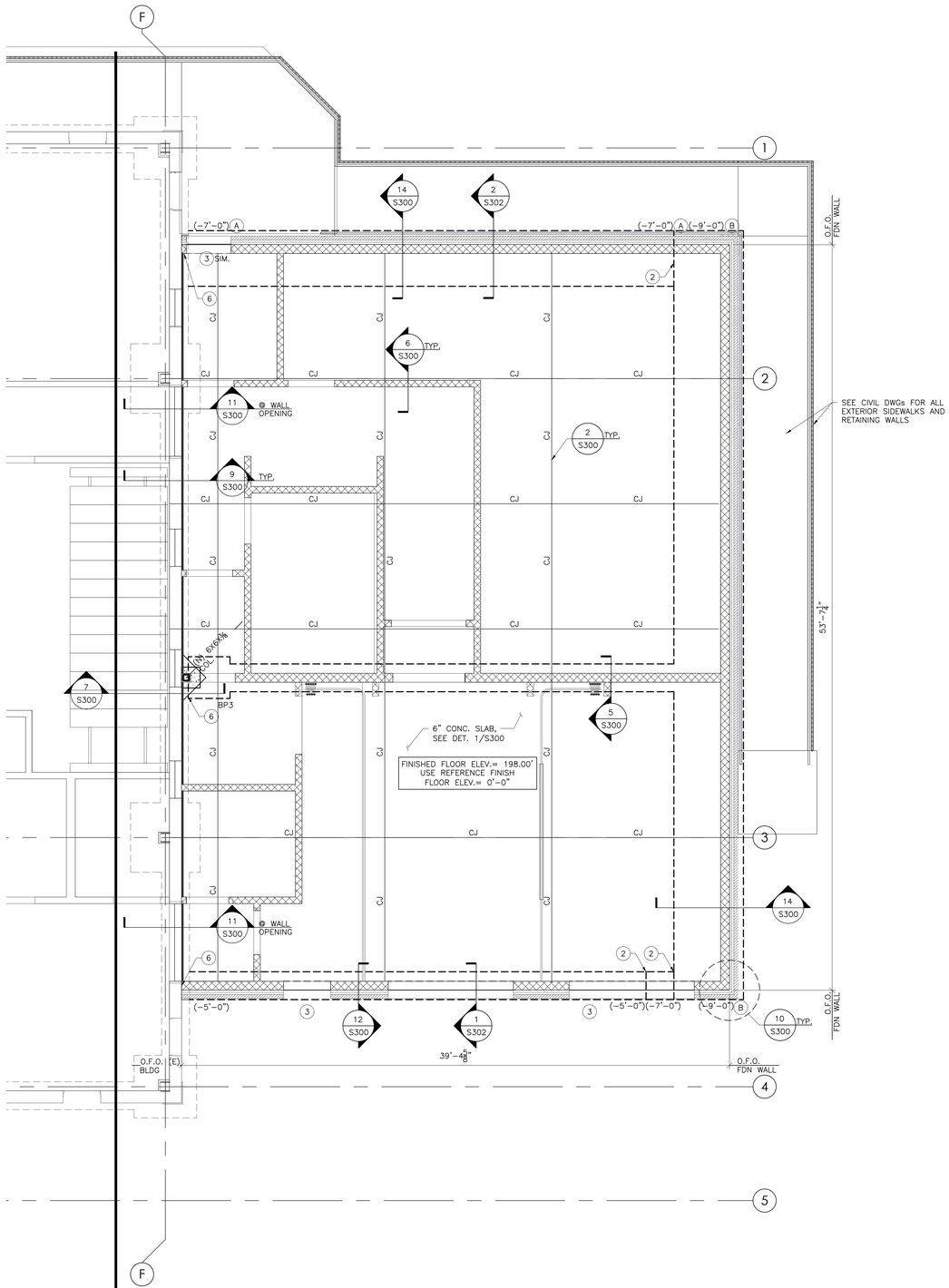
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

KEYPLAN



SHEET TITLE:
FIRST FLOOR PLAN

S101



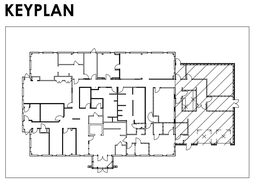
1 S102 FIRST FLOOR/FOUNDATION PLAN - NEW ADDITION

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

NOTES:

1. BOTTOM OF EXT. FOOTING TO BE –3'–0" BELOW FINISHED EXT. GRADE UNLESS NOTED OTHERWISE NOTED THUS (–).
2. COORDINATE BOTTOM OF FOOTING ELEV. W/ (E) CONDITIONS AND CIVIL/GRADING DWGs, SEE DET. 3/S300 FOR STEPPED FOOTING DETAIL.
3. COORDINATE FOUNDATION WALL/CONCRETE HOLD DOWNS WITH DOOR LOCATIONS SHOWN ON ARCHITECTURAL DRAWINGS (SEE 4/S300).
4. FINISH FLOOR ELEVATION AS NOTED ON PLAN.
5. SOIL BEARING CAPACITY – 3000 PSF.
6. (N) B.O. FOOTING TO MATCH (E) FTG., DRILL AND GROUT ALL REBAR INTO (E) FTG, MIN. 9" EACH EMBED. G.C. TO FIELD VERIFY EXISTING FOOTING CONDITIONS.
7. A AND B REFER TO RETAINING WALL TYPES, SEE DET. 10/S301.
8. REFER TO ARCHITECTURAL FLOOR PLANS FOR ADDITIONAL DIMENSIONS AND FOR COORDINATING LOCATIONS OF COLUMNS AND WALLS, ETC.
9. SEE ARCH. DWG'S FOR EXTENT AND LOCATION OF PERIMETER UNDER–SLAB RIGID INSULATION.
10. COORDINATE EXTENT AND LOCATION OF SIDE WALKS AND EXIT STEP–OFF PADS WITH ARCH AND CIVIL DRAWINGS.

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
2023-042.00

CONSULTANT

DI GENOVA ASSOCIATES, INC.
STRUCTURAL ENGINEERING + DESIGN
1312 Germantown Pike, Suite 1, Plymouth Meeting, PA 19462
610.270.9510 Phone
610.270.9657 Fax

SALVATORE DIGENOVA
ENGINEER
REGISTRATION NO. 042432-E
DATE: _____ SIGNED

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

SCHEMATIC DESIGN REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/24

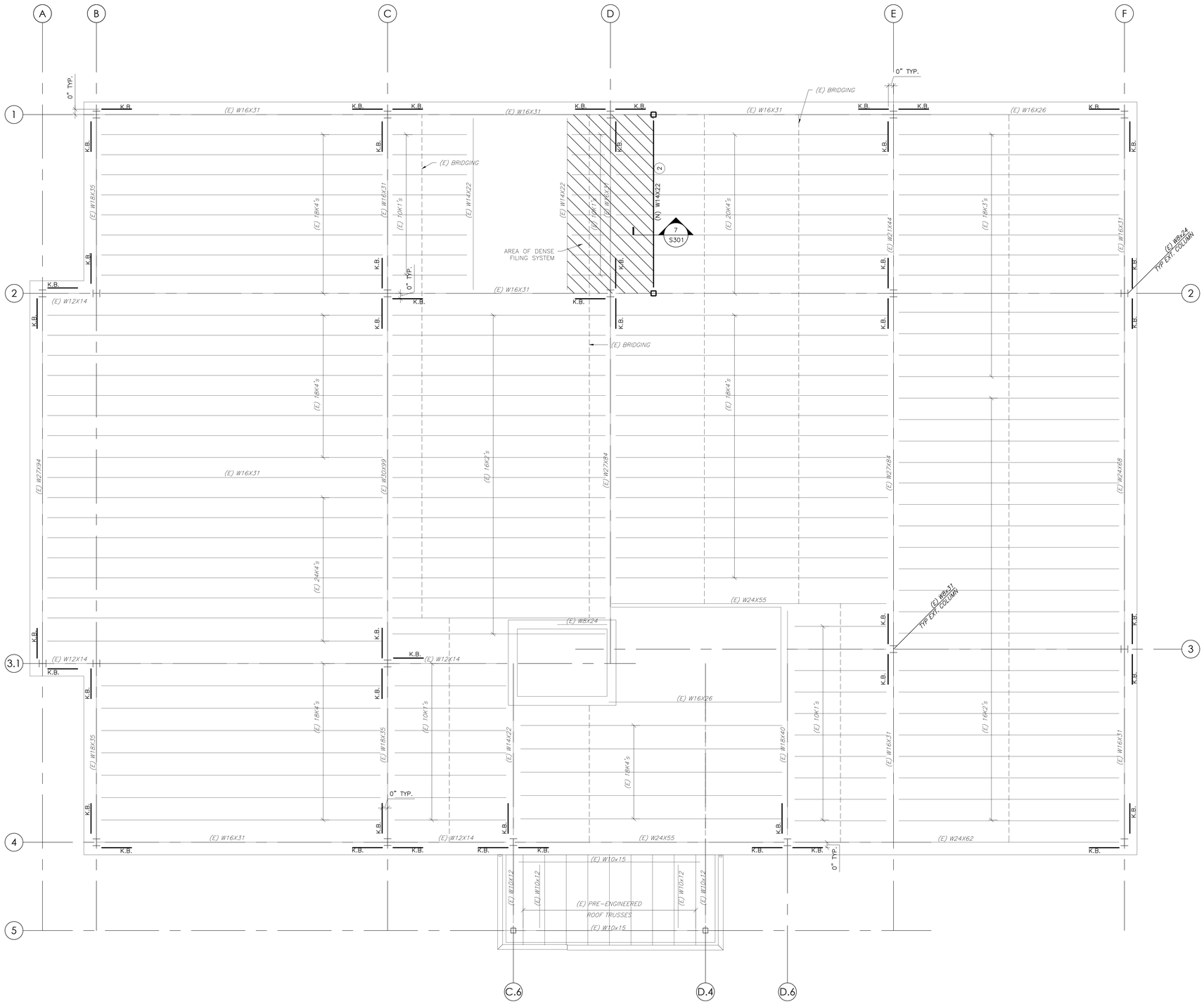
PROJ. MGR.: <consultant pm>
e-MAIL: <consultant pm email>
DRAWN BY: <consultant cad tech>
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FIRST FLOOR/ FOUNDATION PLAN

S102



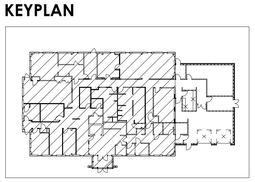
1 S103 SECOND FLOOR FRAMING PLAN - EXISTING BUILDING

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

NOTES:

1. DENOTES (2) ∠4x4x⅜ KNEE BRACE, SEE DET. 9/S301, TYP.
2. (N) W14 TIGHT TO UNDERSIDE OF (E) FLOOR JOIST.

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
2023-042.00

CONSULTANT

DI GENOVA ASSOCIATES, INC.
STRUCTURAL ENGINEERING + DESIGN
1312 Germantown Pike, Suite 5
Plymouth Meeting, PA 19462
610.270.9510 Phone
610.270.9657 Fax

SALVATORE DIGENOVA
ENGINEER
REGISTRATION NO. 042432-E
DATE: _____ SIGNED

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

SCHEMATIC DESIGN
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/24

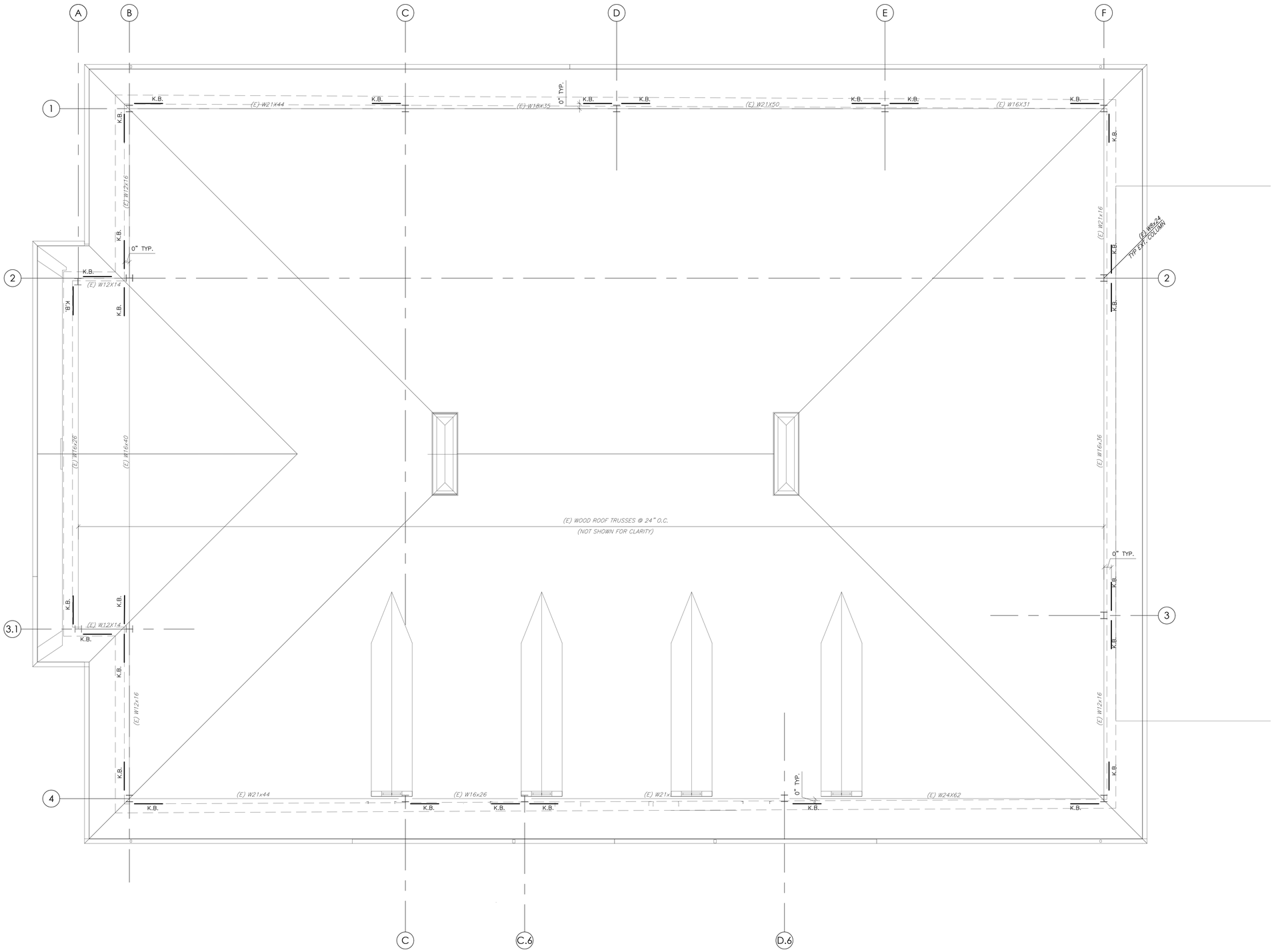
PROJ. MGR.: <consultant pm>
e-MAIL: <consultant pm email>
DRAWN BY: <consultant cad tech>
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED, NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SECOND FLOOR FRAMING PLAN

S103



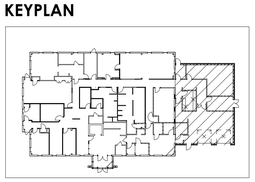
1 / S104 ROOF FRAMING PLAN - EXISTING BUILDING

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

NOTES:

(1) DENOTES (2) ∠4x4x⅜ KNEE BRACE, SEE DET. 10/S301, TYP.

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
2023-042.00

CONSULTANT

DI GENOVA ASSOCIATES, INC.
STRUCTURAL ENGINEERING + DESIGN
1312 Germantown Pike, Suite 5
Plymouth Meeting, PA 19462
610.270.9510 Phone
610.270.9657 Fax

SALVATORE DIGENOVA
ENGINEER
REGISTRATION NO. 042432-E
DATE: _____ SIGNED

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

SCHEMATIC DESIGN
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/24

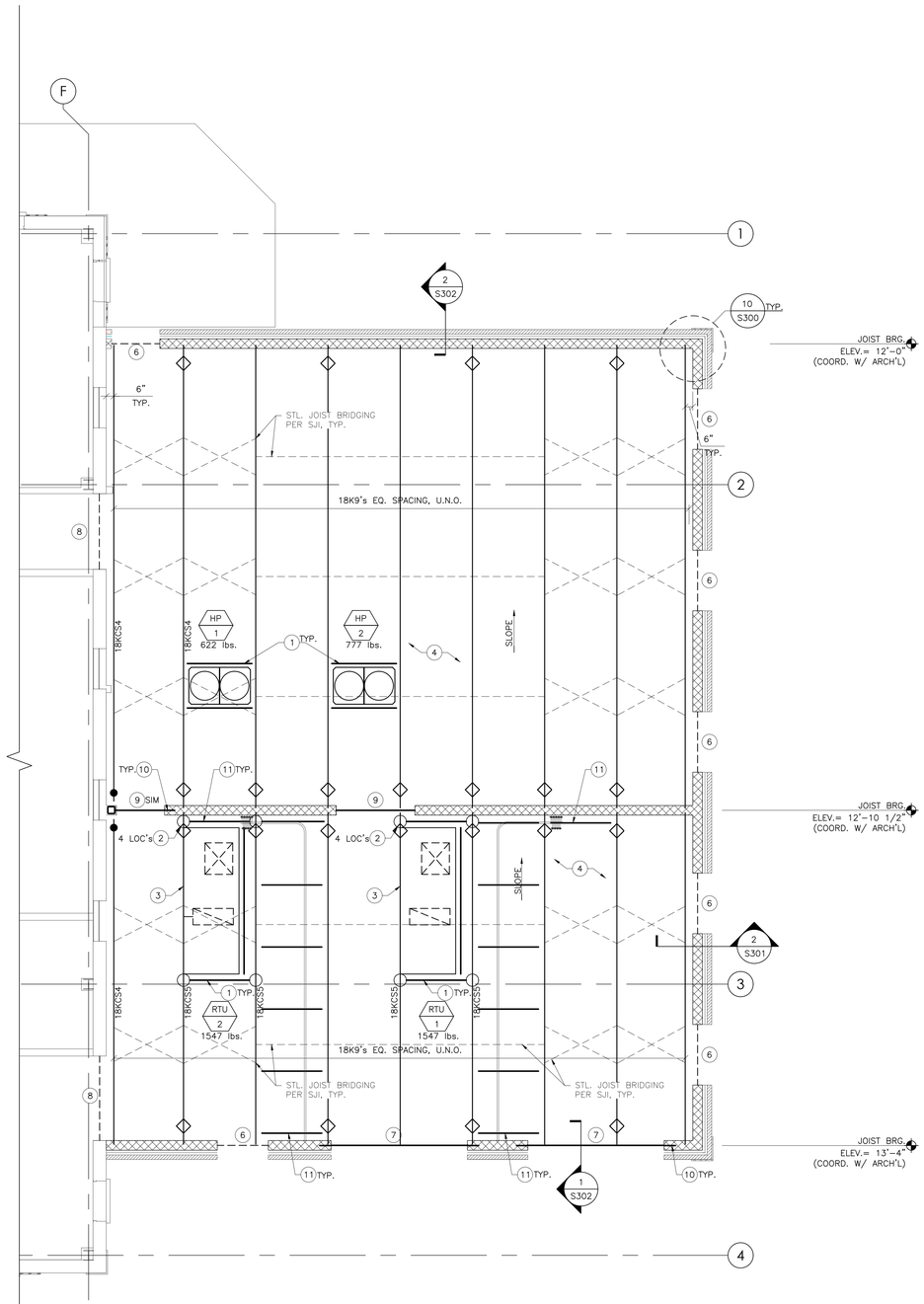
PROJ. MGR.: <consultant pm>
e-MAIL: <consultant pm email>
DRAWN BY: <consultant cad tech>
CLIENT PROJ #: -

0 VERIFY SCALE 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
ROOF FRAMING PLAN

S104



1 / S105 ROOF FRAMING PLAN - NEW ADDITION

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

NOTES:

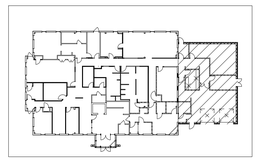
1. PROVIDE CURB SUPPORT ANGLES FOR ALL EQUIPMENT LOC'S AND PENETRATIONS, SEE DETAIL 3/S301
2. PROVIDE JOIST REINF. FOR ALL RTU LOCATION, SEE DETAIL 4/S301
3. LINE UP ONE SIDE OF UNIT OVER JOIST/BEAM.
4. 1½"–20ga GALV. ROOF DECK
5. NET UPLIFT= 20PSF
6. PROVIDE CMU/PRE–CAST HEADER & LINTEL, SEE DETAIL 1/S301.
7. PROVIDE W8x24 STL HEADER & PLATE, SEE DETAIL 1/S301.
8. PROVIDE 8"–18GA MTL STUD BOX HEADER & ∠5x3½x5/16 LOOSE ANGLE LINTEL.
9. PROVIDE W8x18 STL HEADER & PLATE, SEE DETAIL 5/S301
10. PROVIDE BEAM BRG. POCKET, SEE DETAIL 6/S301
11. ∠4x4x⅜ ANGLE FRAMING @ 48" O.C. (@ JOIST BOTTOM CHORD) TO SUPPORT SIDE–FOLDING GRILLES.

LEGEND:

FIXED BOTTOM CHORD EXTENSION OF JOIST

LOOSE BOTTOM CHORD EXTENSION OF JOIST

KEYPLAN



MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
2023-042.00

CONSULTANT

DI GENOVA ASSOCIATES, INC.
STRUCTURAL ENGINEERING + DESIGN
1312 Germantown Pike, Suite 5, Plymouth Meeting, PA 19462 — 610.270.9510 Phone, 610.270.9657 Fax

SALVATORE DIGENOVA
ENGINEER
REGISTRATION NO. 042432-E
DATE: _____ SIGNED

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

SCHEMATIC DESIGN
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/24

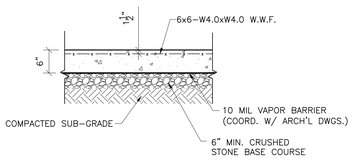
PROJ. MGR.: <consultant pm>
e-MAIL: <consultant pm email>
DRAWN BY: <consultant cad tech>
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

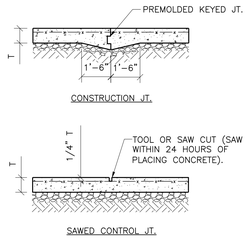
SHEET TITLE:
ROOF FRAMING PLAN

S105



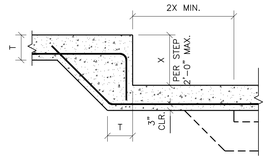
1 S300 **TYP. SLAB-ON-GRADE**
SCALE:N.T.S.

NOTE:
SEE PLAN FOR CONTROL JT. LOCATION

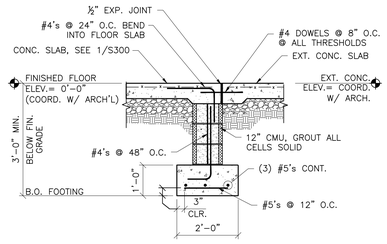


2 S300 **TYP. CONTROL JOINTS**
SCALE:N.T.S.

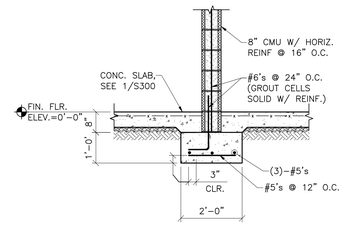
NOTES:
1. CONTRACTOR HAS THE OPTION FOR TYPE OF JOINT USED (U.N.O.)
2. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH ACI 318 AND AT MAX. 12'–0" O.C. SPA. E.W. GENERAL LAYOUT SHOWN ON PLAN.



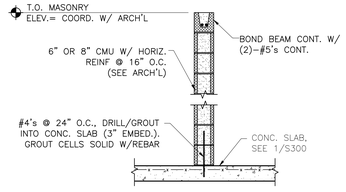
3 S300 **STEPPED FOOTING DETAIL**
SCALE:N.T.S.



4 S300 **TYP. HOLDDOWN**
SCALE: 1/2"=1'-0"

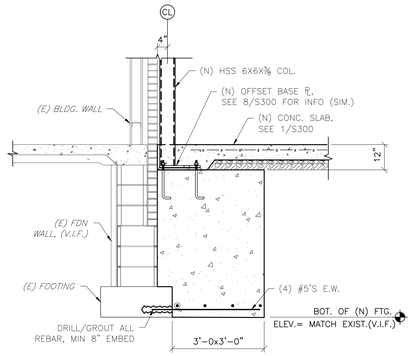


5 S300 **SECTION @ INT. BRG. WALL**
SCALE: 1/2"=1'-0"

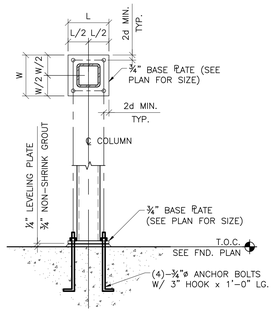


6 S300 **INTERIOR CMU PARTITION WALL**
SCALE: 1/2"=1'-0"

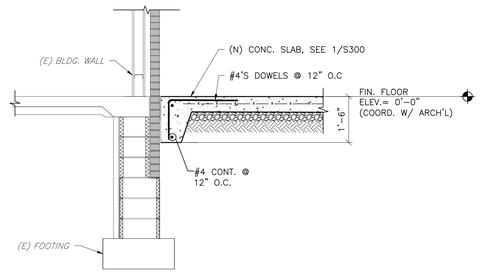
NOTE:
1. FOR ALL OPENINGS IN CMU PARTITION WALLS (NON–LOAD BEARING), PROVIDE PRE–CAST CONC. HEADER, SEE DTL. 1/S301 (SIM.). COORD. ALL LOCATIONS W/ ARCH'L. DWGS.



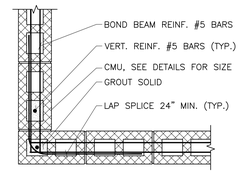
7 S300 **SECTION @ BULK POUR FTG.**
SCALE: 1/2"=1'-0"



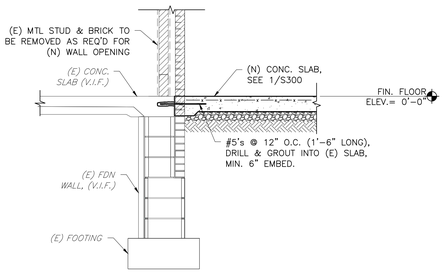
8 S300 **TYP. BASE PLATE DETAIL**
SCALE: 3/4"=1'-0"



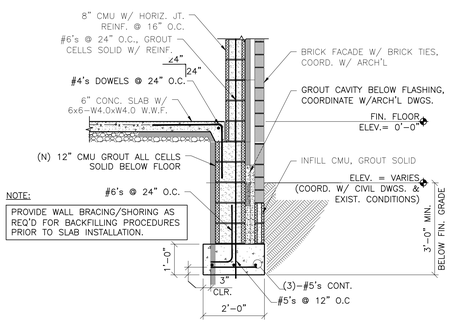
9 S300 **SECTION**
SCALE: 1/2"=1'-0"



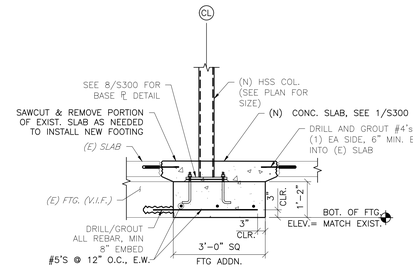
10 S300 **CMU CORNER REINF. DETAIL**
SCALE: 1/2"=1'-0



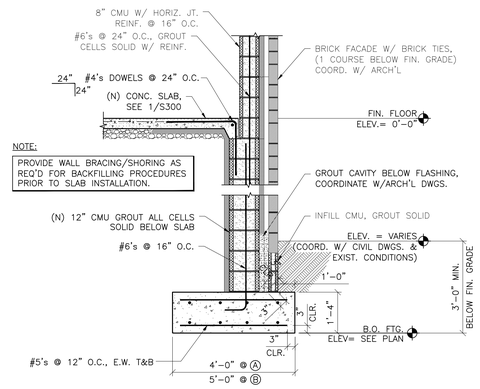
11 S300 **SECTION**
SCALE: 1/2"=1'-0



12 S300 **FDN. WALL SECTION**
SCALE: 1/2"=1'-0



13 S300 **INTERIOR COL. FTG.**
SCALE: 1/2"=1'-0



14 S300 **FDN. WALL SECTION**
SCALE: 1/2"=1'-0

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
2023-042.00

CONSULTANT

DI GENOVA ASSOCIATES, INC.
STRUCTURAL ENGINEERING + DESIGN
1312 Germantown Pike, Suite 1 610.270.9010 Phone
Plymouth Meeting, PA 19462 610.270.9657 Fax

SALVATORE DIGENOVA
ENGINEER
REGISTRATION NO. 042432-E
DATE: _____ SIGNED

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

SCHEMATIC DESIGN
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/24

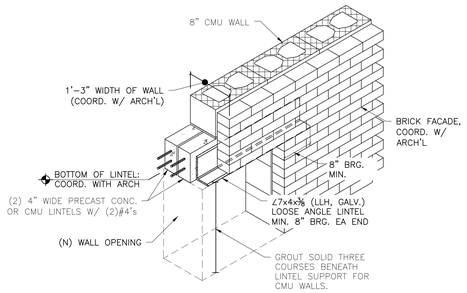
PROJ. MGR.: <consultant pm>
e-MAIL: <consultant pm email>
DRAWN BY: <consultant cad tech>
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

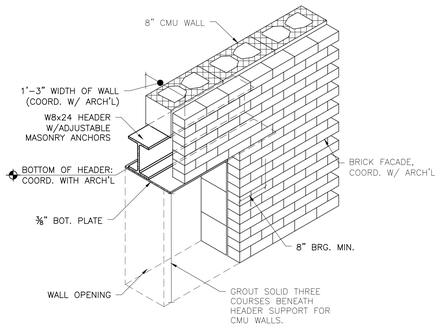
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SECTIONS AND DETAILS

S300

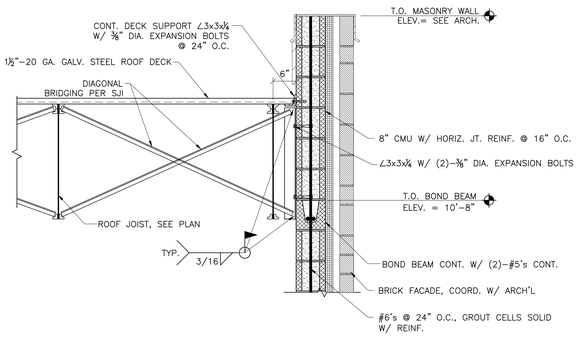


EXT. PRE-CAST CONC. HEADER + LINTEL

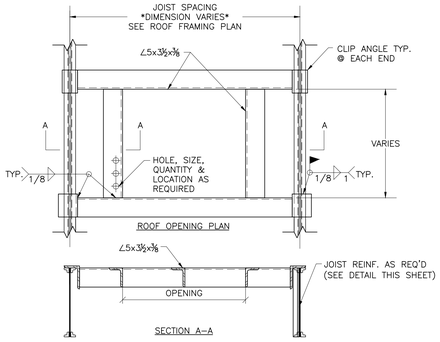


EXT. STEEL HEADER

1 S301 HEADER DETAILS
SCALE:1/2"=1'-0"



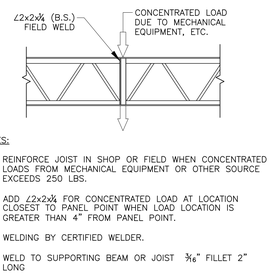
2 S301 TYP. JOIST BRIDGING
SCALE:3/4"=1'-0"



NOTES:

1. VERIFY ALL ROOF OPENING SIZES WITH MECHANICAL UNIT VENDOR DRAWINGS

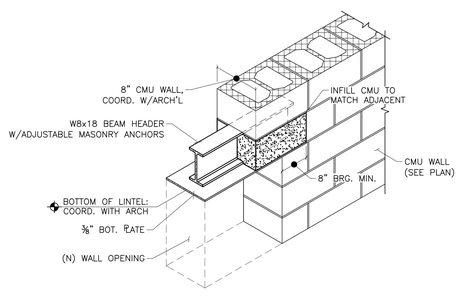
3 S301 TYP. FRAMED ROOF OPENING
SCALE:N.T.S



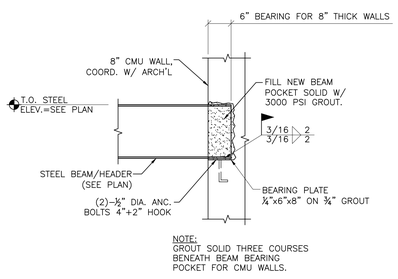
NOTES:

1. REINFORCE JOIST IN SHOP OR FIELD WHEN CONCENTRATED LOADS FROM MECHANICAL EQUIPMENT OR OTHER SOURCE EXCEEDS 250 LBS.
2. ADD ∠2x2x¼ FOR CONCENTRATED LOAD AT LOCATION CLOSEST TO PANEL POINT WHEN LOAD LOCATION IS GREATER THAN 4" FROM PANEL POINT.
3. WELDING BY CERTIFIED WELDER.
4. WELD TO SUPPORTING BEAM OR JOIST 5/16" FILLET 2" LONG

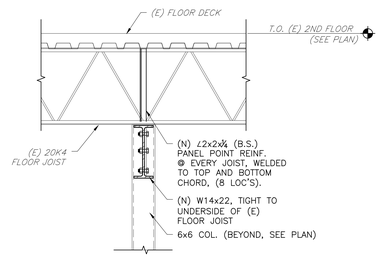
4 S301 PANEL POINT REINF. DETAIL
SCALE:N.T.S



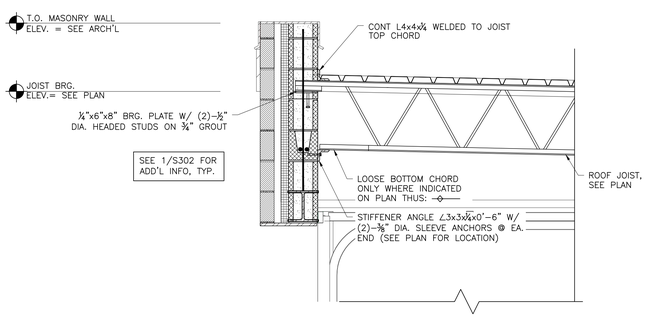
5 S301 STL. BEAM HEADER DETAIL
SCALE:3/4"=1'-0"



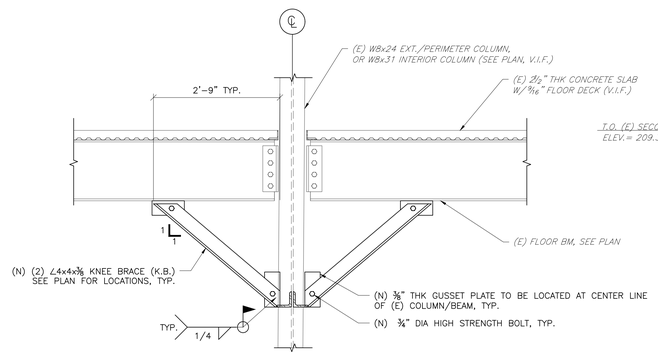
6 S301 TYP. BM. BRG. POCKET
SCALE:3/4"=1'-0"



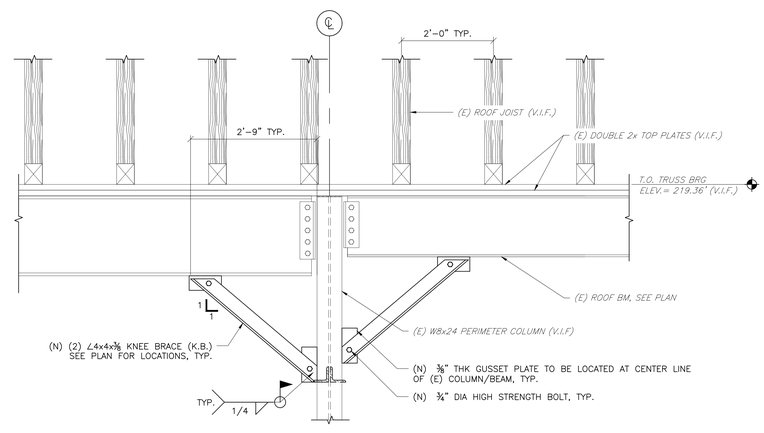
7 S301 FLOOR REINF. DETAIL
SCALE: 3/4"=1'-0"



8 S301 TYP. JOIST BRG ON CMU
SCALE:3/4"=1'-0"



9 S301 KNEE BRACE DETAIL @ 2ND FLOOR
SCALE: 3/4"=1'-0"
NOTE:
1. DETAIL SIM FOR OPPOSITE COLUMN ORIENTATION (SEE PLAN).



10 S301 KNEE BRACE DETAIL @ ROOF
SCALE: 3/4"=1'-0"
NOTE:
1. DETAIL SIM FOR OPPOSITE COLUMN ORIENTATION (SEE PLAN).

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
2023-042.00

CONSULTANT

DI GENOVA ASSOCIATES, INC.
STRUCTURAL ENGINEERING + DESIGN
1312 Germantown Pike, Suite 1 610.270.9010 Phone
Plymouth Meeting, PA 19462 610.270.9657 Fax

SALVATORE DIGENOVA
ENGINEER
REGISTRATION NO. 042432-E
DATE: _____ SIGNED

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

SCHEMATIC DESIGN REVISION HISTORY

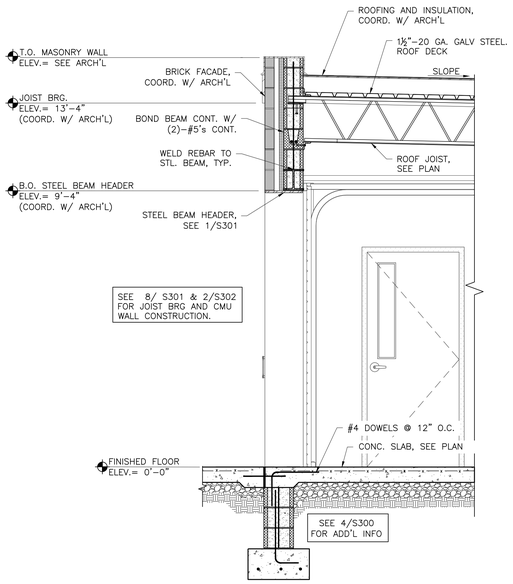
ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/24

PROJ. MGR.: <consultant pm>
e-MAIL: <consultant pm email>
DRAWN BY: <consultant cad tech>
CLIENT PROJ #:
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

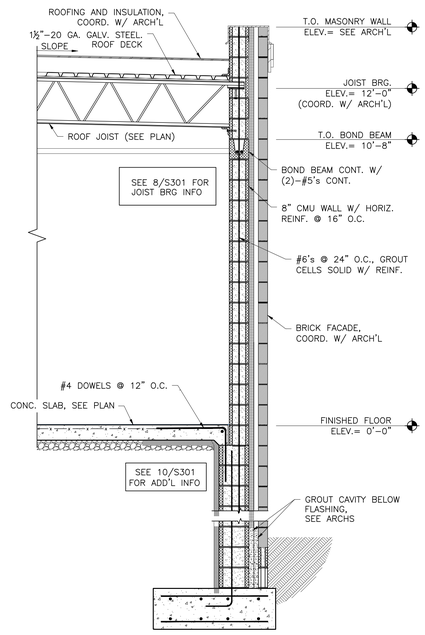
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SECTIONS AND DETAILS

S301



1 S302 SECTION
SCALE: 1/2"=1'-0"



2 S302 SECTION
SCALE: 1/2"=1'-0"

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVENUE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
2023-042.00

CONSULTANT

DI GENOVA ASSOCIATES, INC.
STRUCTURAL ENGINEERING + DESIGN
1312 Germantown Pike, Suite 1, Plymouth Meeting, PA 19462
610.270.9010 Phone
610.270.9057 Fax

SALVATORE DIGENOVA
ENGINEER
REGISTRATION NO. 042432-E
DATE: _____ SIGNED

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

SCHEMATIC DESIGN REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	9/3/24

PROJ. MGR.: <consultant pm>
e-MAIL: <consultant pm email>
DRAWN BY: <consultant cad tech>
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
SECTIONS AND DETAILS

S302

DUCTWORK AND ACCESSORIES

- WORK BY THIS CONTRACTOR
- EXISTING WORK OR WORK DONE BY OTHERS
- DUCT SMOKE DETECTOR
- SUPPLY DUCTWORK
- EXHAUST OR RETURN DUCTWORK
- BALANCING DAMPER (BD)
- DIFFUSER
- GRILLE OR REGISTER
- SLOT DIFFUSER
- SLOT REGISTER
- ELBOW DOWN
- DUCT TURNING UP
- TRANSITION – RECTANGULAR TO RECTANGULAR
- TRANSITION – RECTANGULAR TO ROUND
- FLEXIBLE DUCTWORK
- AUTOMATIC AIR DAMPER (AAD)
- LOUVER OR BACKDRAFT DAMPER
- FIRE DAMPER (FD)
- VAV

GENERAL

- THERMOSTAT
- SENSOR
- HUMIDISTAT
- REFER TO INDICATED NEW WORK NOTE
- CONNECT NEW TO EXISTING
- REFER TO INDICATED DEMOLITION NOTE
- EXTENT OF DEMOLITION

ABBREVIATIONS

ABV	ABOVE
ACC/CU	AIR COOLED CHILLER/AIR COOLED CONDENSING UNIT
AFF	ABOVE FINISHED FLOOR
AFR	ABOVE FINISHED ROOF
AHU	AIR HANDLING UNIT
BD	BALANCING DAMPER
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
CC	COOLING COIL
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CU	CONDENSING UNIT
D	DIFFUSER
DB	DRY BULB
DC	DUCT COIL
DN	DOWN
EAT	ENTERING AIR TEMPERATURE
EBBR	ELECTRIC BASEBOARD RADIATION
EC	ELECTRICAL CONTRACTOR
EDC	ELECTRIC DUCT COIL
EER	ENERGY EFFICIENCY RATIO
EFF	EFFICIENCY
ESP	EXTERNAL STATIC PRESSURE
EXG	EXISTING
EWH	ELECTRIC WALL HEATER
EWT	ENTERING WATER TEMPERATURE
F	FAN
FLA	FULL LOAD AMPS
FT	FOOT (FEET)
FPM	FOOT (FEET) PER MINUTE
G	GRILLE
GF	GAS FURNACE
H	HEAD
HP	SPLIT SYSTEM HEAT PUMP
HP	HORSEPOWER
IH	INFRARED HEATER
KW	KILOWATT
LF	LINEAR FEET
MAX	MAXIMUM
MBH	THOUSAND BRITISH THERMAL UNITS
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CURRENT AMPACITY
MIN	MINIMUM
MOCP	MAXIMUM OVERCURRENT PROTECTION DEVICE
O.A.	OUTDOOR AIR
O.A.I.	OUTDOOR AIR INTAKE
OED	OPEN END DUCT
PC	PLUMBING CONTRACTOR
PL	PLACES
PSI	POUND PER SQUARE INCH
PSIG	POUND PER SQUARE INCH GAUGE
R	REGISTER
RL	REFRIGERANT LIQUID PIPING
RLA	RATED LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RS	REFRIGERANT SUCTION PIPING
RTU	ROOFTOP AIR CONDITIONING UNIT
SD	SUPPLY DIFFUSER
SR	SUPPLY REGISTER
TEMP	TEMPERATURE
THP	THRU-WALL HEAT PUMP
TYP	TYPICAL
UH	UNIT HEATER
VAV	VARIABLE AIR VOLUME DAMPER
VTR	VENT THRU ROOF
W/	WITH
WH	WALL HEATER

MECHANICAL GENERAL NOTES:

1. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS AND ORDINANCES AND IN A MANNER SATISFACTORY TO THE OWNER AND AUTHORITY HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND PAY ALL APPLICABLE FEES. COMPLY WITH LATEST, APPLICABLE EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND INTERNATIONAL ENERGY CONSERVATION CODE.
2. DUCTWORK, PIPING AND EQUIPMENT LAYOUTS ARE SCHEMATIC. DO NOT SCALE THE DRAWINGS. ALL DROPS, RISES, OR OFFSETS REQUIRED BUT NOT SHOWN SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES. CONTRACTOR GENERATED COORDINATION DRAWINGS ARE REQUIRED AND SHOULD INDICATE STRUCTURE, CEILING FEATURES, LIGHT FIXTURES, PLUMBING AND FIRE SERVICE PIPING AND ALL MECHANICAL EQUIPMENT, PIPING AND DUCTWORK.
4. ALL MATERIALS NOT REUSED OR CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE REMOVED PROMPTLY FROM THE PREMISES BY THE CONTRACTOR.
5. CONTRACTOR SHALL LOCATE ALL NEW PIPING AND DUCTWORK AS HIGH AS POSSIBLE (UNLESS NOTED OTHERWISE), COORDINATE ALL WORK WITH EXISTING CONDITIONS, OTHER TRADES, AND CONFORM WITH ALL LOCAL CODES.
6. ALL HVAC EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTALLATION GUIDE.
7. ALL DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL (UNLESS SPECIFIED OTHERWISE) AND BE FABRICATED ACCORDING TO THE LATEST EDITION OF THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS FOR METAL AND FLEXIBLE DUCTWORK. ALL DUCTWORK SHALL BE SEALED WITH HARD CAST IN ACCORDANCE WITH SMACNA SEAL CLASS B.
8. DO NOT LOCATE VALVES, DAMPERS, ACTUATORS, CONTROL COMPONENTS, ANY EQUIPMENT WITH MOVING PARTS OR ANY EQUIPMENT NEEDING ACCESS OR REGULAR MAINTENANCE ABOVE INACCESSIBLE CEILINGS. PROVIDE AN ACCESS PANEL THAT WILL ALLOW SAFE AND PRACTICAL ACCESS. COORDINATE ACCESS PANEL LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
9. DUCT CONNECTIONS TO ALL AIR HANDLING UNITS, INCLUDING FAN COIL UNITS, ETC. SHALL BE MADE USING FLEXIBLE DUCT CONNECTION. ALSO, PROVIDE FLEXIBLE DUCT CONNECTIONS WHERE DUCTWORK CROSSES BUILDING EXPANSION JOINTS.
10. DUCT DIMENSIONS INDICATED ARE CLEAR INSIDE DIMENSIONS. WHERE ACOUSTIC LINING IS SPECIFIED, THE DUCT SIZES SHALL BE INCREASED AS REQUIRED TO COMPENSATE FOR THE LINING.
11. LOCATE CEILING AIR DIFFUSERS, REGISTERS AND GRILLES IN THE CENTER OF 2'x2' AND AT THE QUARTER POINT OF 2'x4' ACOUSTICAL TILE CEILING MODULES UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE ARCHITECTURAL REFLECTED CEILING PLANS.
12. ALL THERMOSTATS, SENSORS OR OTHER CONTROL DEVICES SHALL BE INSTALLED AT 48" MAXIMUM IN ACCORDANCE WITH ADA REQUIREMENTS. COORDINATE LOCATIONS WITH CABINETRY, ELECTRICAL SWITCHES, ETC. DO NOT MOUNT THEM ABOVE ELECTRICAL DEVICES. PROVIDE AN INSULATED SUB-BASE FOR ANY DEVICES MOUNTED ON A WALL ADJOINING TO AN UNCONDITIONED SPACE.
13. TESTING OF HVAC UNITS, AIR DISTRIBUTION DUCTWORK AND AIR OUTLETS SHALL BE PERFORMED TO VERIFY THAT THE FAN, HEAT AND COOL STAGES CYCLE ON AND OFF. PROVIDE AIR BALANCE TESTING IN ACCORDANCE WITH THE SPECIFICATIONS FOR ALL NEW SYSTEMS TO DOCUMENT AIR FLOW QUANTITIES AND SUBMIT REPORTS ON NEW SYSTEMS.
14. SEE ARCHITECTURAL FIRE PROTECTION DRAWINGS FOR DETAILS OF FIRE AND SMOKE SEALING REQUIREMENTS AT PENETRATIONS OF ALL UL LISTED FIRE AND SMOKE RATED WALL, FLOOR AND ROOF/CEILING ASSEMBLIES.
15. CONTRACTOR SHALL NOT INSTALL DUCTWORK, EQUIPMENT, ETC. ABOVE ANY ELECTRICAL PANEL. CONTRACTOR SHALL COORDINATE DEDICATED ELECTRICAL SPACE WITH ELECTRICAL CONTRACTOR.

NEW WORK NOTES:

1. INSTALL HEAT PUMP ON 12" HIGH EQUIPMENT RAILS (PATE MODEL 'ES, OR EQUAL). INSTALL IN ACCORDANCE WITH ALL MANUFACTURERS REQUIREMENTS. MAINTAIN ALL REQUIRED CLEARANCES FOR SERVICE AND OPERATION. SIZE AND ROUTE REFRIGERANT PIPING BETWEEN INDOOR AND OUTDOOR UNITS IN ACCORDANCE WITH ALL MANUFACTURERS REQUIREMENTS. ALL PIPING AND WIRING SHALL BE ROUTED INTO BUILDING THROUGH PIPE CURB ASSEMBLY (PATE MODEL 'PCA', OR EQUAL). MAINTAIN A MINIMUM OF 10' FROM EQUIPMENT TO ROOF EDGE OR PROVIDE FALL PROTECTION IN ACCORDANCE WITH CODE REQUIREMENTS.
2. INSTALL PACKAGED ROOFTOP UNIT IN ACCORDANCE WITH ALL MANUFACTURERS REQUIREMENTS. MAINTAIN ALL REQUIRED CLEARANCES FOR SERVICE AND OPERATION. MAINTAIN A MINIMUM OF 10' BETWEEN OA INTAKE AND ALL EXHAUST/VENT OUTLETS. COORDINATE FLASHING OF ROOF CURB WITH GENERAL CONTRACTOR OR BUILDING OWNER. PROVIDE TRAPPED SCHEDULE 40 PVC DRAIN OUTLET WITH SPLASH BLOCK. DUCTWORK SHALL BE EXTENDED THROUGH CURB FULL SIZE OF UNIT INLET/OUTLET.
3. INSTALL AIR HANDLER ON STEEL SUPPORT STAND. INSTALL IN ACCORDANCE WITH ALL MANUFACTURERS REQUIREMENTS. MAINTAIN ALL REQUIRED CLEARANCES FOR SERVICE AND OPERATION. ROUTE CONDENSATE TO GRADE OR NEAREST MOP BASIN. PROVIDE CONDENSATE PUMP AS REQUIRED
4. INSTALL AIR HANDLER IN HORIZONTAL POSITION ABOVE CEILING OR IN ATTIC SPACE. INSTALL IN ACCORDANCE WITH ALL MANUFACTURERS REQUIREMENTS. MAINTAIN ALL REQUIRED CLEARANCES FOR SERVICE AND OPERATION. PROVIDE DRAIN PAN WITH WATER DETECTION SWITCH UNDER ENTIRE UNIT. ROUTE CONDENSATE TO GRADE OR NEAREST MOP BASIN. PROVIDE CONDENSATE PUMP AS REQUIRED
5. INSTALL BRANCH CONTROLLER IN HORIZONTAL POSITION ABOVE CEILING. INSTALL IN ACCORDANCE WITH ALL MANUFACTURERS REQUIREMENTS. MAINTAIN ALL REQUIRED CLEARANCES FOR SERVICE AND OPERATION. PROVIDE DRAIN PAN WITH WATER DETECTION SWITCH UNDER ENTIRE UNIT. ROUTE CONDENSATE TO NEAREST MOP BASIN. PROVIDE CONDENSATE PUMP AS REQUIRED.
6. INSTALL WALL-MOUNTED SPLIT SYSTEM AIR HANDLER. ROUTE AND SIZE REFRIGERANT PIPING IN ACCORDANCE WITH ALL MANUFACTURER REQUIREMENTS. ROUTE CONDENSATE TO GRADE OR NEAREST MOP BASIN. PROVIDE CONDENSATE PUMP AS REQUIRED
7. INSTALL CEILING-MOUNTED SPLIT SYSTEM AIR HANDLER. ROUTE AND SIZE REFRIGERANT PIPING IN ACCORDANCE WITH ALL MANUFACTURER REQUIREMENTS. ROUTE CONDENSATE TO GRADE OR NEAREST MOP BASIN. PROVIDE CONDENSATE PUMP AS REQUIRED
8. DUCT PENETRATIONS INTO BUILDING SHALL BE SEALED WATER TIGHT.
9. ROUTE 6" EA DUCT TO WALL EXHAUST CAP. EXHAUST WALL CAP SHALL BE BROAN MODEL 641. PAINT WALL CAP MATCH ADJACENT FINISHES. MAINTAIN A MINIMUM OF 10' FROM ALL ADJACENT OA INTAKES AND 3' TO ALL ADJACENT OPERABLE BUILDING OPENINGS.
10. INSTALL GAS UNIT HEATER IN ACCORDANCE WITH ALL MANUFACTURERS REQUIREMENTS. ROUTE FLUE AND COMBUSTION PIPING TO EXTERIOR OF BUILDING AND TERMINATE WITH MANUFACTURERS CONCENTRIC VENT KIT. FLUE AND COMBUSTION PIPING SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS BASED ON ACTUAL DEVELOPED LENGTH.

GENERAL DEMOLITION NOTES:

1. WHERE IT IS INDICATED THAT DUCTWORK OR PIPING IS TO BE REMOVED IN ITS ENTIRETY, THIS SHALL MEAN THAT THE DUCTWORK, PIPING, INSULATION, HANGERS, CONNECTORS, ACCESSORIES, CONTROLS, ETC. SHALL BE REMOVED FROM THE POINT OF ORIGIN TO THE TERMINATION POINT. PIPING EMBEDDED IN WALLS OR FLOORS NOT BEING DEMOLISHED MAY BE ABANDONED IN PLACE AS LONG AS THE ENDS ARE SATISFACTORILY CLOSED, WILL NOT IMPEDE NEW CONSTRUCTION AND IS REMOVED TO THE ACCESSIBLE LOCATION.
2. EQUIPMENT, DUCTWORK, PIPING AND/OR ACCESSORIES INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY EVEN IF A PORTION OF THE SYSTEM IS OUTSIDE THE DEFINED AREA OF DEMOLITION.
3. SYSTEMS WHICH ORIGINATE IN OR PASS THROUGH THE AREA OF DEMOLITION BUT WHICH SERVE AREAS OUTSIDE OF THE AREA OF DEMOLITION SHALL BE RETAINED UNLESS NOTED OTHERWISE. SYSTEMS OR PORTIONS THEREOF WHICH CONNECT TO EQUIPMENT IN THE AREA OF DEMOLITION WHICH IS TO REMAIN, SHALL BE RETAINED, UNLESS OTHERWISE NOTED. PORTIONS OF SYSTEMS WHICH CONFLICT WITH CLEARANCES FOR NEW CONSTRUCTION SHALL BE REMOVED AND RELOCATED TO MAINTAIN THE FUNCTIONALITY OF THE SYSTEM.
4. DRAWING DEMOLITION NOTES LISTED UNDER THE DEMOLITION AREA IDENTIFICATION SHALL APPLY TO ALL ROOMS/AREAS WITHIN THE AREA OF DEMOLITION. OTHER INDIVIDUAL DRAWING DEMOLITION NOTES ARE IN ADDITION TO THOSE UNDER THE AREA IDENTIFICATION AND APPLY ONLY TO ITEMS IDENTIFIED.
5. ANY ABANDONED DUCTWORK, PIPING, EQUIPMENT AND ACCESSORIES IN THE AREA OF DEMOLITION, WHETHER IDENTIFIED OR NOT, SHALL BE REMOVED IN THEIR ENTIRETY.
6. DURING DEMOLITION WORK ALL MECHANICAL SYSTEMS OR BUILDING SERVICES SERVING OCCUPIED AREAS SHALL BE MAINTAINED OPERATIONAL WHERE SYSTEM OR SERVICE INTERRUPTIONS ARE REQUIRED, COORDINATE WORKING REQUIREMENTS WITH OWNERS REPRESENTATIVE.
7. OWNER EQUIPMENT SHALL BE RETURNED TO OWNER, UNLESS OTHERWISE DIRECTED.
8. DEMOLISHED MATERIAL SHALL BE REMOVED AND DISPOSED OF IN COMPLIANCE WITH SPECIFICATIONS AND FEDERAL, STATE AND LOCAL CODES.
9. NOT ALL SYSTEMS OR PORTIONS THEREOF ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION REQUIRED TO COMPLETE BOTH THE DEMOLITION AND NEW WORK.

DEMOLITION NOTES:

1. DISCONNECT AND REMOVE ALL MECHANICAL SYSTEMS IN THEIR ENTIRETY. PATCH AND INSULATE ALL WALL AND ROOF PENETRATIONS TO MATCH EXISTING CONSTRUCTION.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150
PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

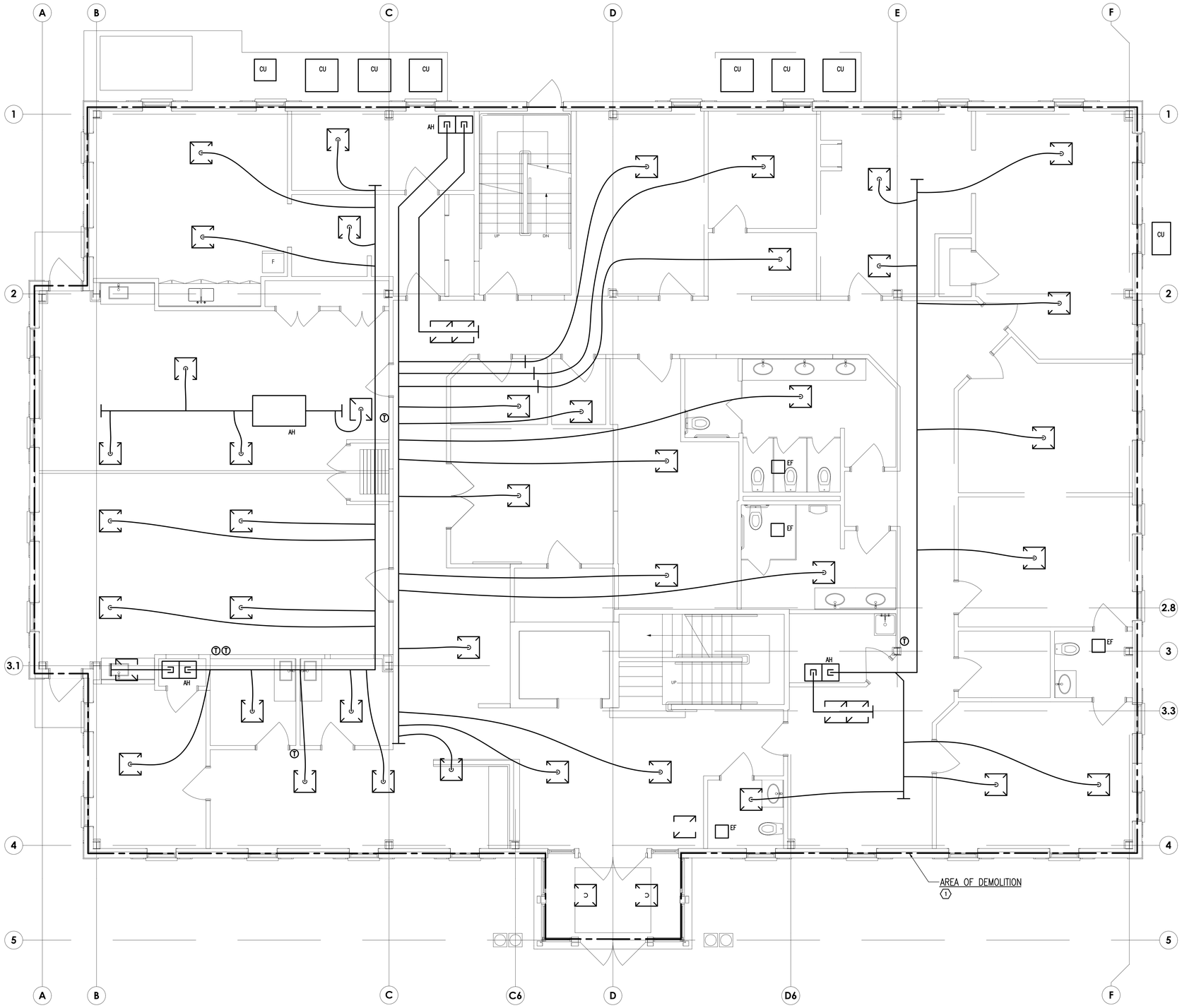
ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -
1/8IN=1' SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
MECHANICAL LEGEND AND NOTES

M-1



MECHANICAL – FIRST FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

REFER TO M-1 FOR LEGEND, GENERAL NOTES, DEMOLITION NOTES AND NEW WORK NOTES.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

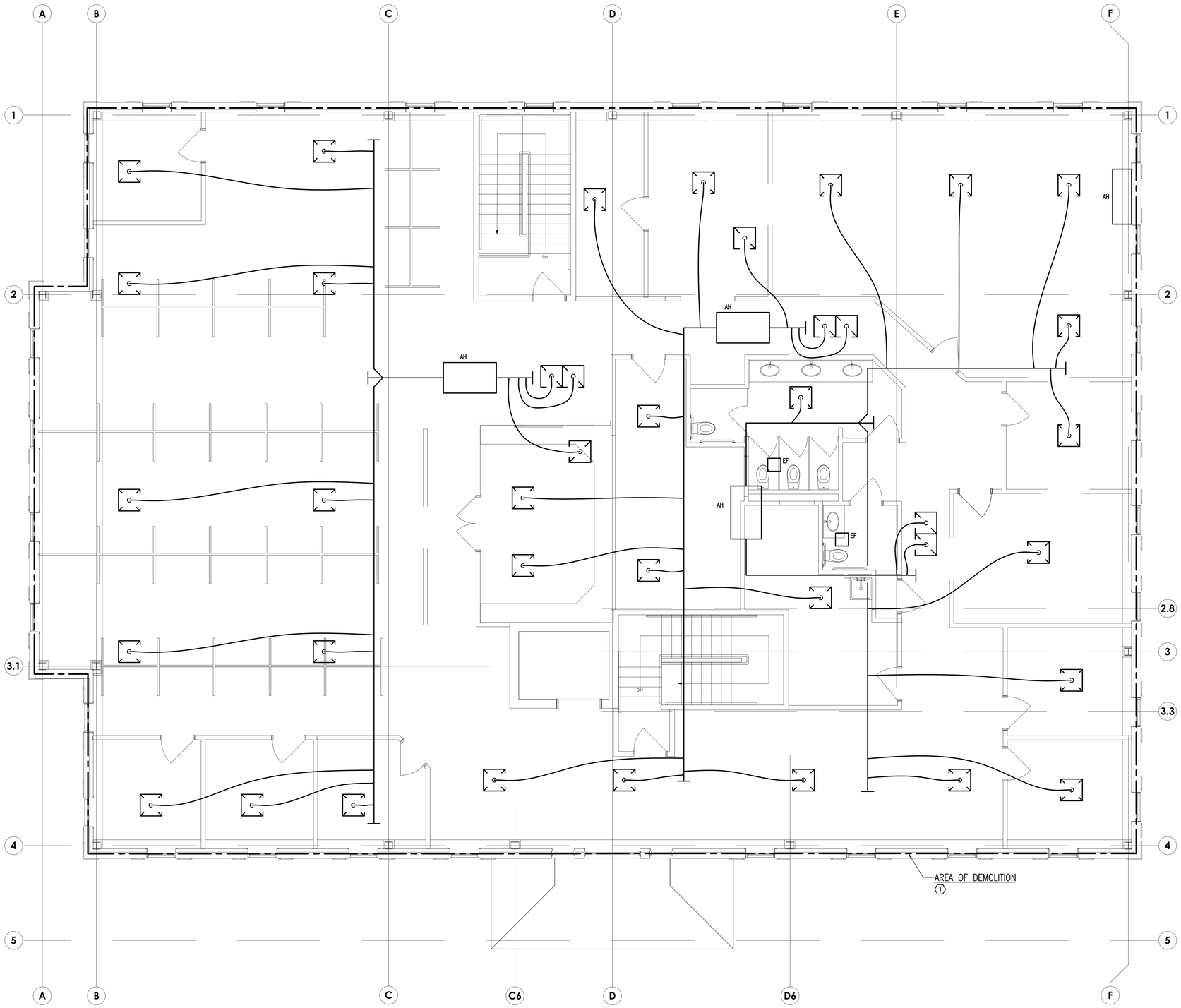
PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

1" BARY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
MECHANICAL
FIRST FLOOR
DEMOLITION

M-2



MECHANICAL – SECOND FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

REFER TO M-1 FOR LEGEND, GENERAL NOTES, DEMOLITION NOTES AND NEW WORK NOTES.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

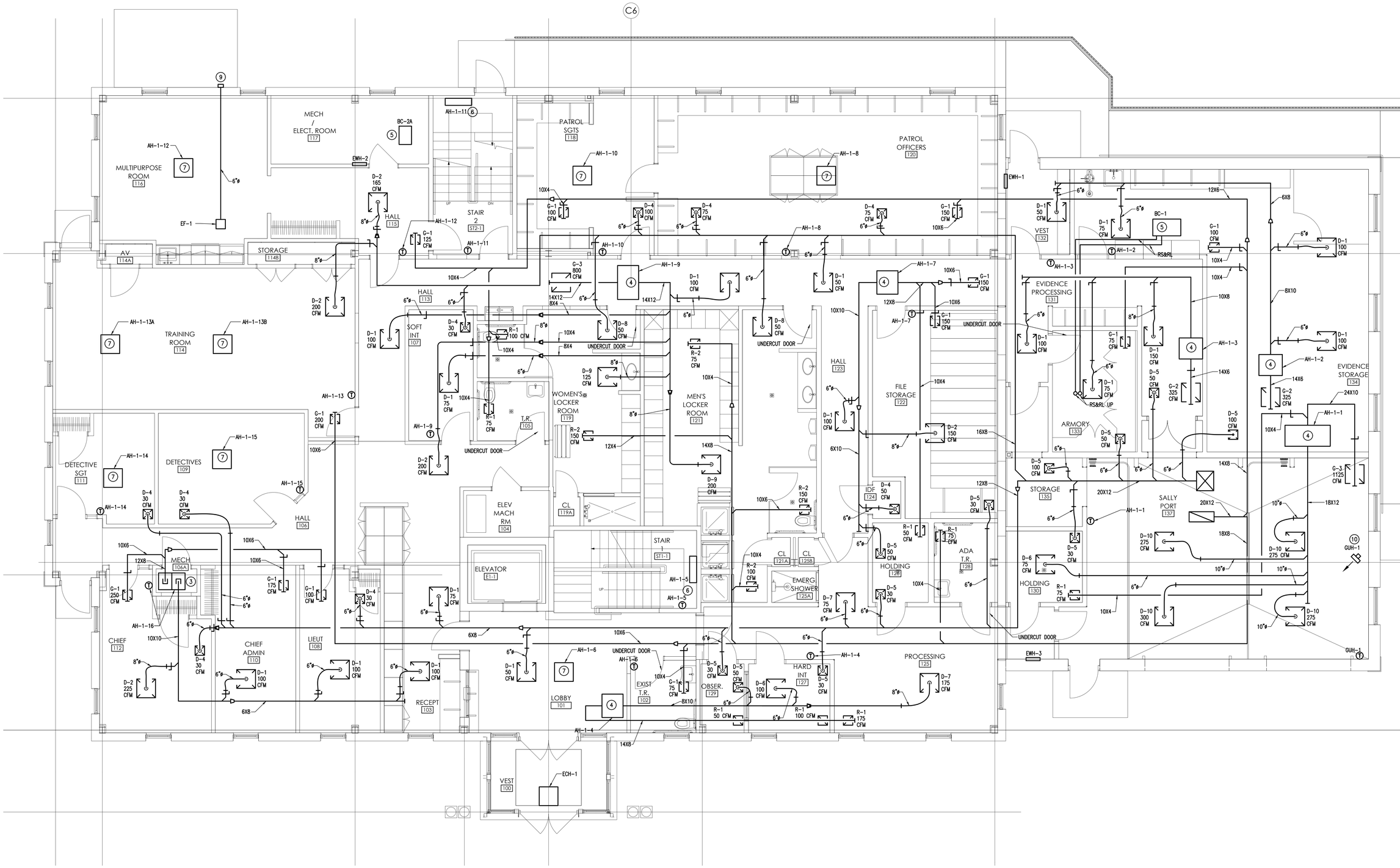
PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
MECHANICAL
SECOND FLOOR
DEMOLITION

M-3



MECHANICAL – FIRST FLOOR PLAN – NEW WORK
SCALE: 1/4" = 1'-0"

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

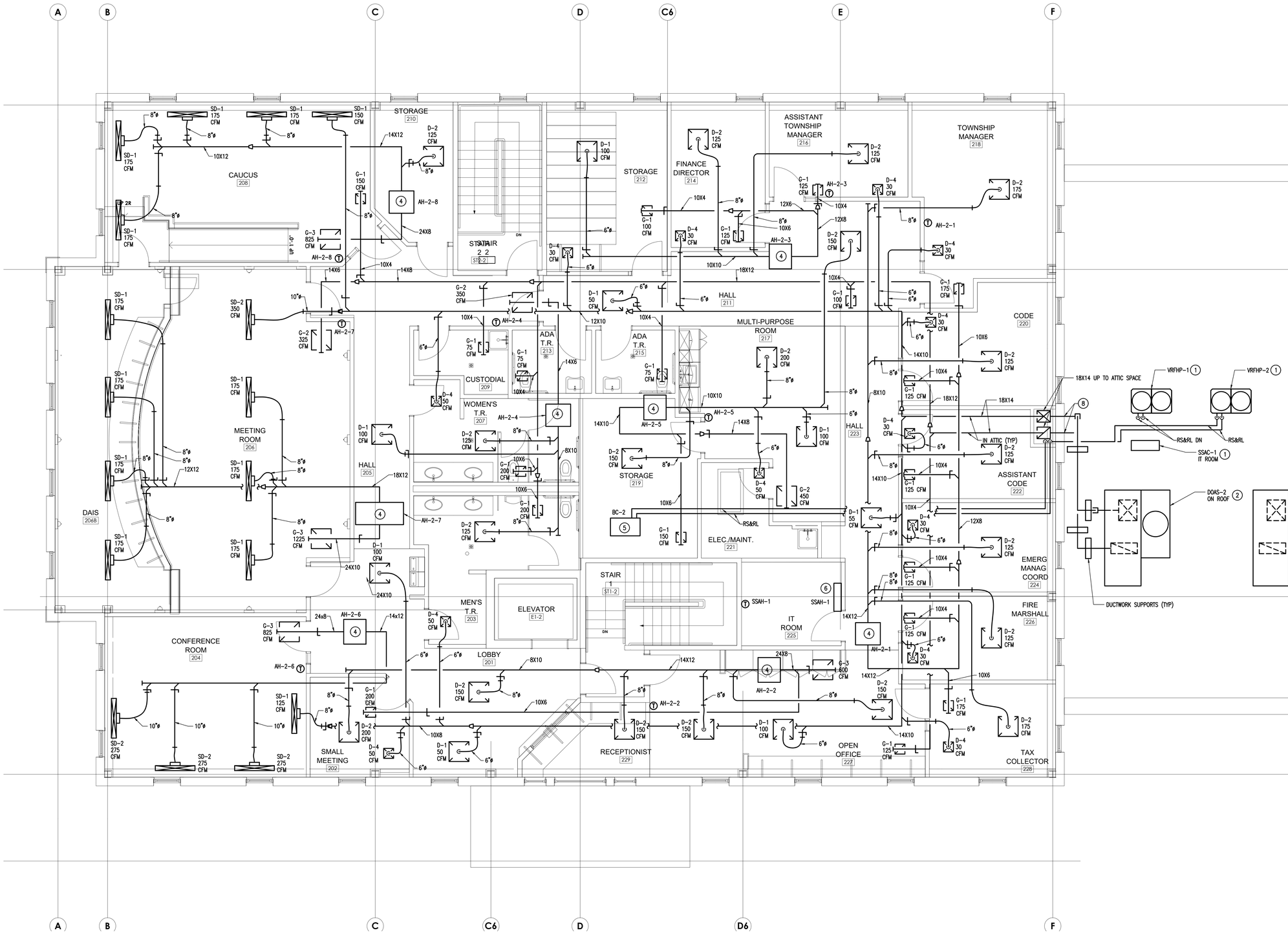
PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
MECHANICAL
FIRST FLOOR
NEW WORK

M-4



MECHANICAL – SECOND FLOOR PLAN – NEW WORK
SCALE: 1/4" = 1'-0"

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

MECHANICAL
SECOND FLOOR
NEW WORK

M-5

DIAGRAM SYMBOL LEGEND	
DISPLAY	DESCRIPTION
-//-	POWER WIRE
———	CONTROL WIRE
———	REF. PIPE

CONT.No | PAGE

CITY MULTI

SYSTEM SCHEMATIC DWG.

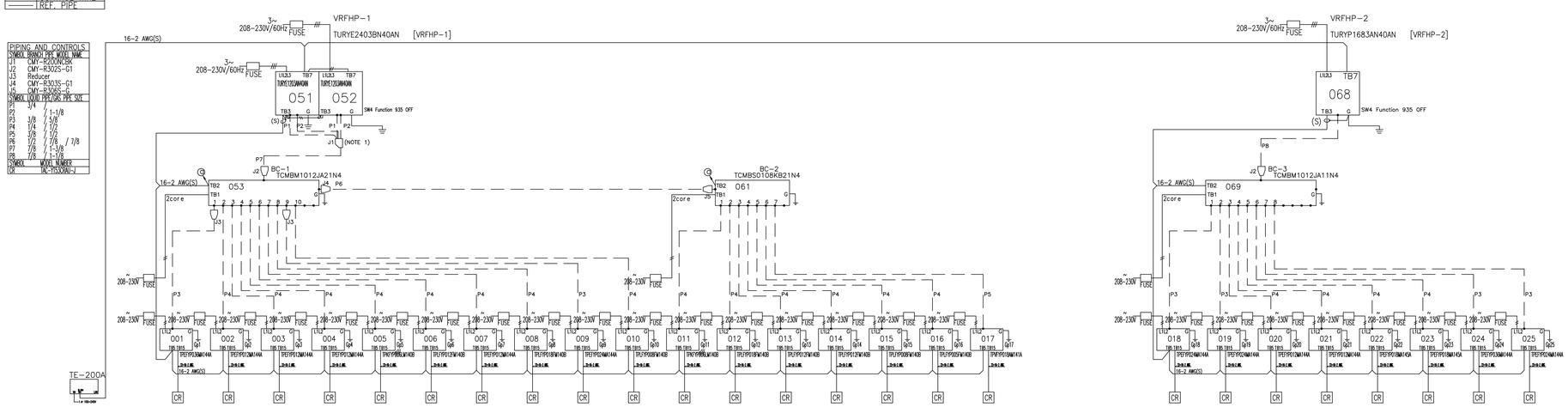
This drawing is schematic in nature. Final routing of piping & wiring shall be determined by the installing contractor and/or designer of record

Additional refrigerant charge is needed depending on the size and length of extended piping. Please refer the amount of pre-charge and the formula of calculation which is mentioned on the data book.

1.25mm(16 AWG) : 1.25mm(16 AWG) or more. 0.75mm(20 AWG) : between 0.5mm(24 AWG) and 0.75mm(20 AWG).

Coded Notes:
NOTE 1: Install twinning Y's within 15 degrees of level and with 20 inches of straight pipe on converging connection – reference installation manual for additional details including but not limited to special trapping requirements when twinning, and pipe slope requirements

PIPING AND CONTROLS	
SYMBOL	PIPING TYPE, KIT, WIRE NAME
J1	CMY-R20UNCBK
J2	CMY-R3025-G1
J3	Reducer
J4	CMY-R3035-G1
J5	CMY-R3565-G
SYMBOL	LIQUID PIPE/GAS PIPE SIZE
P1	3/4 / -
P2	- / 1-1/8
P3	3/8 / 5/8
P4	1/4 / 1/2
P5	3/8 / 1/2
P6	1/2 / 7/8 , / 7/8
P7	7/8 / 1-3/8
P8	7/8 / 1-1/8
SYMBOL	MARK NUMBER
U1	MC-TS300MU-J



AH-1-1	AH-1-2	AH-1-3	AH-1-4	AH-1-5	AH-1-6	AH-1-7	AH-1-8	AH-1-9	AH-1-10	AH-1-11	AH-1-12	AH-13A	AH-13B	AH-1-14	AH-1-15	AH-1-16

AH-2-1	AH-2-2	AH-2-3	AH-2-4	AH-2-5	AH-2-6	AH-2-7	AH-2-8

REMARKS
Comments:

VRF PIPING DIAGRAM

SCALE: NONE

Diamond System Builder
sw: 5.4.0.43 db: 5.4.0.15
5/30/2024 10:32 AM

ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

MECHANICAL
VRF PIPING
DIAGRAM

M-6

DIFFUSER SCHEDULE

REF NO	MANUFACTURER/ MODEL NO	NECK SIZE (")	FACE SIZE (")	REMARKS
D-1	KRUEGER / SHR	6	18 X 18	LAY IN PANEL
D-2	KRUEGER / SHR	8	18 X 18	LAY IN PANEL
D-3	KRUEGER / SHR	10	18 X 18	LAY IN PANEL
D-4	KRUEGER / SHR	6	12 X 12	CUT INTO TILE
D-5	KRUEGER / SHR	6	12 X 12	PROVIDE WITH PLASTER FRAME AND BALANCING DAMPER
D-6	KRUEGER / SHR	6	18 X 18	PROVIDE WITH PLASTER FRAME AND BALANCING DAMPER
D-7	KRUEGER / SHR	8	18 X 18	PROVIDE WITH PLASTER FRAME AND BALANCING DAMPER
D-8	KRUEGER / S5HR	6	18 X 18	PROVIDE WITH PLASTER FRAME AND BALANCING DAMPER; ALUMINUM
D-9	KRUEGER / S5HR	8	18 X 18	PROVIDE WITH PLASTER FRAME AND BALANCING DAMPER; ALUMINUM
D-10	KRUEGER / SHR	10	18 X 18	PROVIDE WITH PLASTER FRAME AND BALANCING DAMPER

NOTE: ARROWS ON DRAWINGS INDICATE BLOW PATTERN; NO ARROWS INDICATES 4-WAY BLOW.

ELECTRIC WALL HEATER SCHEDULE

REF NO	MANUFACTURER/ MODEL NO	AIR FLOW (CFM)	CAPACITY (WATTS)	ELECTRICAL CHARACTERISTICS			REMARKS
				VOLTS	PHASE	HERTZ	
EWH-1	INDEECO / WAI	160	3000	208	1	60	*
EWH-2	INDEECO / WAI	160	5000	208	1	60	*
EWH-3	INDEECO / WAI	160	3000	208	1	60	*

* PROVIDE WITH FACTORY INSTALLED DISCONNECT SWITCH.

REGISTER AND GRILLE SCHEDULE

REF NO	MANUFACTURER/ MODEL NO	DUCT SIZE (L" X W")	FACE BARS	REMARKS
R-1	KRUEGER / S80	8 X 8	35°	PROVIDE WITH OBD; SURFACE MOUNT
R-2	KRUEGER / S80	8 X 8	35°	PROVIDE WITH OBD; ALUMINUM; SURFACE MOUNT
G-1	KRUEGER / S80	8 X 8	35°	SURFACE MOUNT
G-2	KRUEGER / S80	12 X 12	35°	SURFACE MOUNT
G-3	KRUEGER / S80	22 X 22	35°	SURFACE MOUNT IN HARD CEILINGS; PROVIDE WITH LAY IN PANEL IN ACT CEILINGS

GAS FIRED UNIT HEATER SCHEDULE

REF NO	MANUFACTURER/ MODEL NO	CFM	HEATING CAPACITY		HP	ELECTRICAL CHARACTERISTICS			REMARKS
			INPUT (MBH)	OUTPUT (MBH)		VOLTS	PHASE	HERTZ	
GUH-1	REZNOR / UDZ-060	769	60	49.8	1/2	115	1	60	FURNISH WITH MANUFACTURER'S VENT KIT AND THERMOSTAT

SLOT DIFFUSER SCHEDULE

REF NO	MANUFACTURER/ MODEL NO	DIFFUSER LENGTH (FT)	(#) OF SLOTS	SLOT SIZE (IN)	BLOW	REMARKS
SD-1	KRUEGER / 1900	4	2	3/4	ADJUSTABLE	PROVIDE W/ FACTORY LINED 8" INLET PLENUM BOOT W/ LINED END CAPS
SD-2	KRUEGER / 1900	4	2	1	ADJUSTABLE	PROVIDE W/ FACTORY LINED 10" INLET PLENUM BOOT W/ LINED END CAPS

NON-DUCTED SPLIT SYSTEM AIR CONDITIONER SCHEDULE

REF NO	MANUFACTURER	MODEL NO INDOOR UNIT/ OUTDOOR UNIT	AIR FLOW (CFM)	MIN OA (CFM)	INDOOR FAN MOTOR (FLA)	COOLING		OUTDOOR SECTION						
						TOT CAP (MBH)	MIN SEER	FANS		COMPRESSOR		ELEC CHARACTERISTICS		
								NO	WATTS	NO	RLA	VOLTS	PHASE	HERTZ
SSAH-1 / SSAC-1	TRANE	TPKA0A0241KA70A / TRUYA0241HA70NA	705	-	0.4	24	21.4	1	86	1	7	208	1	60

*Cooling loads are "NET" based on combination ratings at 80°F DB/67°F WB entering temperature and 95°F at the condenser.

AIR COOLED VARIABLE REFRIGERANT HEAT PUMP SCHEDULE

REF NO	MANUFACTURER/ MODEL NO	COOLING			HEATING			CONDENSER	COMPRESSOR SECTION		ELECTRICAL CHARACTERISTS			REMARKS
		NOMINAL CAPACITY (MBH)	CORRECTED CAPACITY (MBH)	IEER	NOMINAL CAPACITY (MBH)	CORRECTED CAPACITY (MBH)	COP @ 47°	FANS	NO	OPERATING RANGE	VOLTS	PHASE	HERTZ	
VRFHP-1	TRANE / TURYE2403BN40AN	240	216	20	270	145.5	3.5	2	1	15%-100%	208	3	60	PROVIDE BC CONTROLLER, BC-1; LOW AMBIENT KIT
VRFHP-2	TRANE / TURYE1683AN40AN	168	156	20.9	180	102.6	3.6	2	1	15%-100%	208	3	60	PROVIDE BC CONTROLLER, BC-2; LOW AMBIENT KIT

FAN COIL UNIT SCHEDULE

REF NO	MANUFACTURER/ MODEL NO	UNIT CFM	OUTSIDE AIR CFM	HEATING CAPACITY			COOLING CAPACITY (OAT AT 91 F DB / 74 F WB)					POWER INPUT MCA	ELECTRICAL CHARACTERISTICS			VRF SYSTEM TYPE	REMARKS
				AIR TEMP (F)	RATING AT OAT 47 F DB / 43 F WB	RATING AT OAT 0 F DB / -2 F WB	AIR TEMP (F)		RATING TOTAL	CORRECTED CAPACITY			VOLTS	PHASE	HERTZ		
				ENT	MBH	MBH	ENT DB	ENT WB	COOLING CAPACITY	TOTAL CAPACITY	SENSIBLE CAPACITY						
AH-1-1	TRANE / TPEFYP036MA144A	1200	-	70	40.0	22.5	80	67	36	33.7	27.5	4.25	208	1	60	HEAT RECOVERY	1, 2
AH-1-2	TRANE / TPEFYP012MA144A	325	-	70	13.5	7.6	80	67	12	11.2	8.0	2.13	208	1	60	HEAT RECOVERY	1, 2
AH-1-3	TRANE / TPEFYP012MA144A	325	-	70	13.5	7.6	80	67	12	11.2	8.0	2.13	208	1	60	HEAT RECOVERY	1, 2
AH-1-4	TRANE / TPEFYP012MA144A	325	-	70	13.5	7.6	80	67	12	11.2	8.0	2.13	208	1	60	HEAT RECOVERY	1, 2
AH-1-5	TRANE / TPKFYP006LM140B	191	-	70	6.7	3.8	80	67	6	5.6	4.1	0.24	208	1	60	HEAT RECOVERY	1
AH-1-6	TRANE / TPLFYP012FM140B	335	-	70	13.5	7.6	80	67	12	11.2	7.8	0.29	208	1	60	HEAT RECOVERY	1
AH-1-7	TRANE / TPEFYP012MA144A	350	-	70	13.5	7.6	80	67	12	11.2	8.0	2.13	208	1	60	HEAT RECOVERY	1, 2
AH-1-8	TRANE / TPLFYP018FM140B	460	-	70	20.0	11.3	80	67	18	16.9	11.4	0.5	208	1	60	HEAT RECOVERY	1
AH-1-9	TRANE / TPEFYP024MA144A	800	-	70	27.0	15.2	80	67	24	22.5	18.6	2.88	208	1	60	HEAT RECOVERY	1, 2
AH-1-10	TRANE / TPLFYP008FM140B	315	-	70	9.0	5.1	80	67	8	7.5	6.0	0.28	208	1	60	HEAT RECOVERY	1
AH-1-11	TRANE / TPKFYP006LM140B	191	-	70	6.7	3.8	80	67	6	5.6	4.1	0.24	208	1	60	HEAT RECOVERY	1
AH-1-12	TRANE / TPLFYP018FM140B	460	-	70	20.0	11.3	80	67	18	16.9	11.4	0.5	208	1	60	HEAT RECOVERY	1
AH-1-13A	TRANE / TPLFYP012FM140B	335	-	70	13.5	7.6	80	67	12	11.2	7.8	0.29	208	1	60	HEAT RECOVERY	1
AH-1-13B	TRANE / TPLFYP012FM140B	335	-	70	13.5	7.6	80	67	12	11.2	7.8	0.29	208	1	60	HEAT RECOVERY	1
AH-1-14	TRANE / TPLFYP008FM140B	315	-	70	9.0	5.1	80	67	8	7.5	6.0	0.28	208	1	60	HEAT RECOVERY	1
AH-1-15	TRANE / TPLFYP005FM140B	280	-	70	5.6	3.2	80	67	5	4.7	4.3	0.24	208	1	60	HEAT RECOVERY	1
AH-1-16	TRANE / TPVFYP018AM141A	525	-	70	20.0	11.3	80	67	18	16.9	13.3	3	208	1	60	HEAT RECOVERY	1
AH-2-1	TRANE / TPEFYP024MA144A	850	-	70	27.0	14.7	80	67	24	22.2	18.5	2.88	208	1	60	HEAT RECOVERY	1, 2
AH-2-2	TRANE / TPEFYP024MA144A	800	-	70	27.0	14.7	80	67	24	22.2	18.5	2.88	208	1	60	HEAT RECOVERY	1, 2
AH-2-3	TRANE / TPEFYP012MA144A	350	-	70	13.5	7.4	80	67	12	11.1	8.0	2.13	208	1	60	HEAT RECOVERY	1, 2
AH-2-4	TRANE / TPEFYP012MA144A	350	-	70	13.5	7.4	80	67	12	11.1	8.0	2.13	208	1	60	HEAT RECOVERY	1, 2
AH-2-5	TRANE / TPEFYP018MA145A	825	-	70	20.0	10.9	80	67	18	16.9	16.5	2.88	208	1	60	HEAT RECOVERY	1, 2
AH-2-6	TRANE / TPEFYP018MA145A	825	-	70	20.0	10.9	80	67	18	16.9	16.5	2.88	208	1	60	HEAT RECOVERY	1, 2
AH-2-7	TRANE / TPEFYP036MA144A	1225	-	70	40.0	21.8	80	67	36	33.4	27.4	4.25	208	1	60	HEAT RECOVERY	1, 2
AH-2-8	TRANE / TPEFYP024MA144A	825	-	70	27.0	14.7	80	67	24	22.2	18.5	2.88	208	1	60	HEAT RECOVERY	1, 2

NOTES:
1. PROVIDE HARD WIRED THERMOSTAT AND CONDENSATE PUMP
2. PROVIDE WITH FILTER BOX AND MERV 13 FILTER

FAN SCHEDULE

REF NO	MANUFACTURER/ MODEL NO	LOCATION	FAN SECTION											REMARKS
			FLOW (CFM)	SPEED (RPM)	SONES	STATIC EXT PRESS ("WG)	BHP OR WATTS	MOTOR (HP)	DRIVE TYPE	ELECTRICAL CHARACTERISTICS			TYPE	
										VOLTS	PHASE	HERTZ		
EF-1	LOREN COOK / GC-148	MULTIPURPOSE ROOM	75	844	1.4	0.375	35 W	-	DIRECT	115	1	60	CABINET	FURNISH WITH ISOLATOR KIT, SPEED CONTROLLER, BACKDRAFT DAMPER, DISCONNECT SWITCH

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
MECHANICAL SCHEDULES

M-7

ENERGY RECOVERY WHEEL SCHEDULE

REF NO	MANUFACTURER/ MODEL NO	SUPPLY AIR (CFM)	EXHAUST AIR (CFM)	SUPPLY AIR EFFICIENCY %	COOLING MODE						HEATING MODE						REMARKS
					OUTDOOR AIR		RETURN AIR		SUPPLY AIR		OUTDOOR AIR		RETURN AIR		SUPPLY AIR		
					DB (F)	WB (F)	DB (F)	WB (F)	DB (F)	WB (F)	DB (F)	WB (F)	DB (F)	WB (F)	DB (F)	WB (F)	
DOAS-1	AAON / ERC-3019C	1400	1400	0.72	95	75	75	62	80.4	66.2	10	9	70	50	52.2	39.9	100% OA; INTEGRAL TO DOAS-1
DOAS-2	AAON / ERC-3019C	1400	1400	0.72	95	75	75	62	80.4	66.2	10	9	70	50	52.2	39.9	100% OA; INTEGRAL TO DOAS-2

DEDICATED OUTDOOR AIR SYSTEM SCHEDULE

REF NO	MANUFACTURER/ MODEL NO	SUPPLY FAN SECTION					EXHAUST FAN SECTION					HEATING SECTION				COOLING SECTION												ELECTRICAL CHARACTERISTICS					OUTSIDE AIR		REMARKS
		AIR FLOW (CFM)	EXT SP (" WG)	RPM	MOTOR		AIR FLOW (CFM)	EXT SP (" WG)	RPM	MOTOR		CAPACITY (MBH)		STAGES (#)	MIN EFF (%)	NET CAPACITY (MBH)		EAT (°F)		LAT (°F)		COND EAT (°F)	MIN EER	MIN IEER	COND FANS		COMPRESSORS							
					(BHP)	(HP)				(BHP)	(HP)	INPUT	OUTPUT			TOTAL	SENS	DB	WB	DB	WB				(NO)	(FLA) EACH	(NO)	(RLA)	COOLING STAGES	VOLTS	PHASE	HERTZ	MCA	MOCP	MIN (CFM)	MAX (CFM)	
DOAS-1	AAON / RN-007-8-0-EB09-32B	1,400	0.75	1,950	0.9	1	1,400	0.75	1,897	0.68	2	90	72.9	MOD (10:1)	81	110.9	65.4	80.4	66.2	48.9	48.9	95	12.3	14.8	1	2.8	1	20.4	VARIABLE	208	3	60	41	60	1,400	1,400	[1][2][3][4][5][6][7][8][9]
DOAS-2	AAON / RN-007-8-0-EB09-32B	1,400	0.75	1,950	0.9	1	1,400	0.75	1,897	0.68	2	90	72.9	MOD (10:1)	81	110.9	65.4	80.4	66.2	48.9	48.9	95	12.3	14.8	1	2.8	1	20.4	VARIABLE	208	3	60	41	60	1,400	1,400	[1][2][3][4][5][6][7][8]

NOTES:
[1] - PROVIDE WITH PLATFORM ROOF CURB FOR HORIZONTAL DISCHARGE
[2] - PROVIDE WITH MODULATING HOT GAS REHEAT
[3] - PROVIDE WITH VARIABLE SPEED DIGITAL COMPRESSORS
[4] - PROVIDE WITH FACTORY START-UP
[5] - PROVIDE WITH INTEGRAL ERV (SEE SEPARATE SCHEDULE FOR PERFORMANCE)
[6] - PROVIDE WITH MERV 13 FILTERS
[7] - PROVIDE WITH FACTORY INSTALLED NON-FUSED DISCONNECT W/ 115V OUTLET
[8] - PROVIDE WITH CONDENSER HAILGUARD
[9] - PROVIDE WITH DOWN DISCHARGE ROOF CURB

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

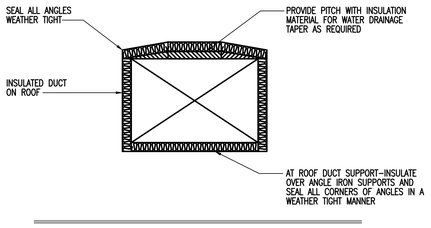
PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

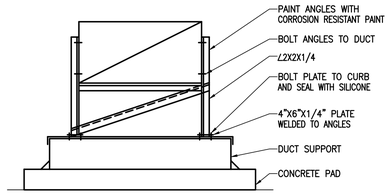
COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED, OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
MECHANICAL SCHEDULES

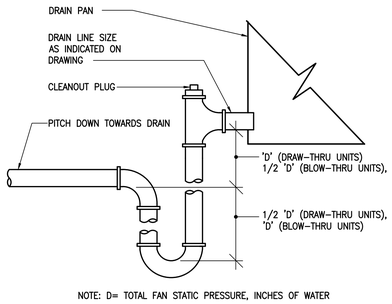
M-8



TYPICAL INSULATED DUCT EXTERIOR DETAIL
NO SCALE

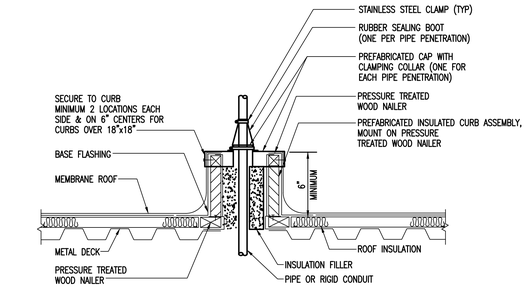


TYPICAL EXTERIOR DUCT SUPPORT
NO SCALE



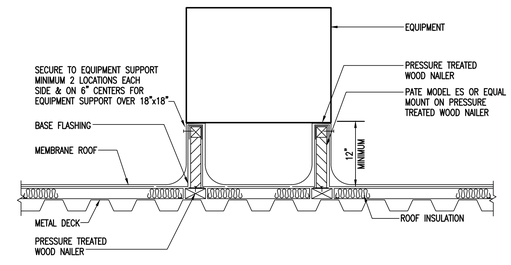
NOTE: D= TOTAL FAN STATIC PRESSURE, INCHES OF WATER

TYPICAL CONDENSATE DRAIN PAN TRAP DETAIL
NO SCALE

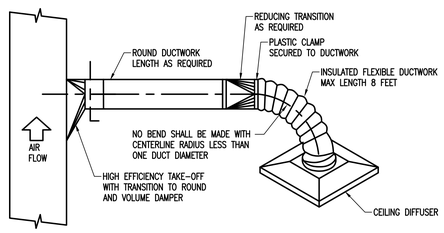


NOTES:
1. PIPE CAP ASSEMBLY SHALL BE A PREFABRICATED ASSEMBLY CONSTRUCTED FOR ONE OR MULTIPLE PIPE PENETRATIONS.
2. PIPE CURB ASSEMBLY SHALL BE PATE MODEL "PCA" SERIES OR EQUAL.

TYPICAL PIPE OR CONDUIT ROOF PENETRATION DETAIL
NO SCALE

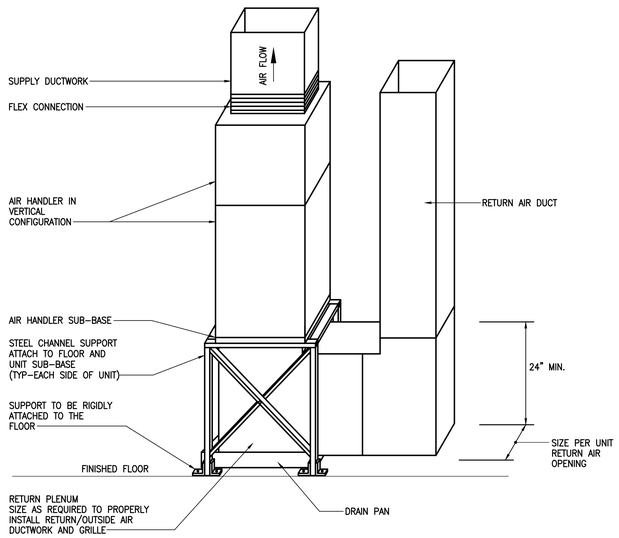


TYPICAL ROOF MOUNTED EQUIPMENT SUPPORT DETAIL
NO SCALE



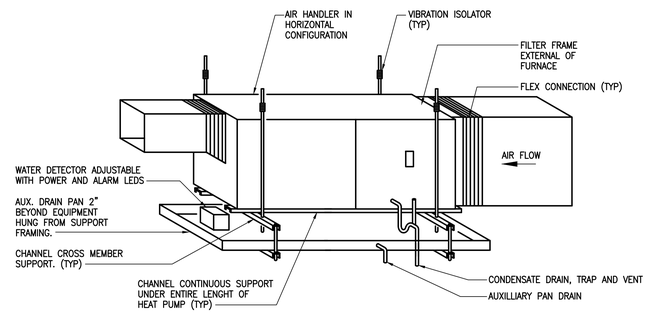
NOTES:
1. FLEXIBLE DUCT BENDS SHALL NOT HAVE A RADIUS LESS THAN ONE DUCT DIAMETER.
2. MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL BE 8'-0.

FLEXIBLE DUCT CONNECTION DETAIL
NO SCALE



HEAT PUMP SUPPORT DETAIL - VERTICAL INSTALLATION
NO SCALE

NOTE:
ALL CHANNELS FOR SUPPORT ARE 1 5/8" UNISTRUT P1000



HEAT PUMP SUPPORT DETAIL - HORIZONTAL INSTALLATION
NO SCALE

NOTE:
ALL CHANNELS FOR SUPPORT ARE 1 5/8" UNISTRUT P1000

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150
PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
MECHANICAL DETAILS

M-9

PIPING AND ACCESSORIES

	WORK BY THIS CONTRACTOR
	EXISTING WORK OR WORK DONE BY OTHERS
	SANITARY PIPING (SAN)
	SANITARY VENT PIPING (SV)
	COLD WATER PIPING (CW)
	HOT WATER PIPING (HW)
	HOT WATER RECIRCULATING PIPING (HWR)
G	GAS PIPING (G)
	PIPE TURNING UP
	PIPE TURNING DOWN
	WATER HAMMER ARRESTOR (WHA)
	BALL VALVE
	CHECK VALVE
	CIRCUIT SETTER
	TEMPERATURE & PRESSURE VALVE
	THERMOMETER
	GAUGE
	PUMP
M	METER
G	GAS METER
	CONNECT TO EXISTING
(#)	NEW WORK NOTE
(#)	REFER TO INDICATED DEMOLITION NOTE
	EXTENT OF DEMOLITION

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
APPROX	APPROXIMATELY
A/W	AUTOMATIC CLOTHES WASHER
CO	CLEANOUT
CONT	CONTINUATION
CW	COLD WATER
DF	DRINKING FOUNTAIN
DN	DOWN
DWG	DRAWING
E.C.	ELECTRICAL CONTRACTOR
EWC	ELECTRIC WATER COOLER
EXG	EXISTING
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FF. EL.	FINISHED FLOOR ELEVATION
FS	FLOOR SINK
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HD	HEAD
HP	HORSEPOWER
HW	HOT WATER
I.D.	INTERIOR DIMENSION
INV. EL.	INVERT ELEVATION
JS	JANITOR'S SINK
LAV	LAVATORY
M.C.	MECHANICAL CONTRACTOR
MS	MOP SINK
P--	FIXTURE REFERENCE NUMBER
P.C.	PLUMBING CONTRACTOR
PRESS.	PRESSURE
RD	ROOF DRAIN
SAN	SANITARY
SF	SQUARE FEET
T&P	TEMPERATURE AND PRESSURE
TMV	THERMOSTATIC MIXING VALVE
TYP	TYPICAL
URI	URINAL
VTR	VENT THRU ROOF
W/	WITH
WC	WATER CLOSET
WH	WATER HEATER
WHA	WATER HAMMER ARRESTOR

PLUMBING GENERAL NOTES:

1. ALL PLUMBING WORK SHALL CONFORM TO THE LATEST PENNSYLVANIA UNIFORM CONSTRUCTION CODE AND PLUMBING CODE (2018 INTERNATIONAL PLUMBING CODE) AND SUBSEQUENT CODE ORDINANCE AMENDMENTS THERETO.
2. DRAWINGS ARE DIAGRAMMATIC. COORDINATE ALL EQUIPMENT LOCATIONS AND PIPE ROUTING WITH OTHER TRADES AND ARCHITECTURAL DETAILS PRIOR TO INSTALLATION.
3. VERIFY LOCATIONS, MOUNTING HEIGHTS, TRIM LOCATIONS, ETC. FOR ALL PLUMBING FIXTURES WITH THE ARCHITECT PRIOR TO INSTALLATION. P-- DESIGNATES FIXTURE AND FIXTURE TRIM. MOUNTING OF ALL ADA FIXTURES AND RELATED TRIM TO MEET THE AMERICAN DISABILITIES ACT GUIDELINES AND ANSI REQUIREMENTS FOR PEOPLE WITH DISABILITIES.
4. CONCEAL ALL PIPING IN WALLS/CHASE SPACE, BELOW FLOORS, AND ABOVE CEILINGS UNLESS OTHERWISE NOTED. INSTALL ALL WATER SUPPLY PIPING IN EXTERIOR WALLS ON THE INSIDE (WARM SIDE) OF THE BUILDING INSULATION. SEAL ALL PIPING PENETRATIONS THROUGH RATED ASSEMBLIES ACCORDINGLY. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE AND SOUND RATED PARTITIONS, CEILINGS, AND FLOORS.
5. SEE PLUMBING FIXTURE PIPING SCHEDULE FOR FIXTURE BRANCH COLD WATER, HOT WATER, SOIL, WASTE, AND VENT PIPE SIZES.
6. LOCATION AND SIZE OF EXISTING SANITARY MAIN HAS NOT BEEN VERIFIED. PRIOR TO INSTALLATION OF NEW SANITARY PIPING CONTRACTOR SHALL SCOPE AND DOCUMENT LOCATION AND CONDITION OF EXISTING SANITARY MAIN.
7. THE PLUMBING CONTRACTORS UTILITIES WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

   WATER SERVICE – PROVIDE NEW WATER SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SERVICE UPGRADE WITH LOCAL WATER AUTHORITY. INSTALL WATER SERVICE ENTRANCE EQUIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL WATER AUTHORITY.

   DRAINAGE SYSTEMS – PROVIDE NEW SANITARY BUILDING DRAIN TO CONNECT TO EXISTING SANITARY BUILDING SEWER. COORDINATE CONNECTION POINT WITH CIVIL DRAWINGS AND SITE CONTRACTOR.

   GAS SYSTEM (NATURAL) – COORDINATION OF GAS SERVICE UPGRADE WITH LOCAL UTILITY AND NEW DEDICATED GAS PIPING AND CONNECTIONS FROM BUILDING SIDE OF METER.
8. CONTRACTOR SHALL NOT INSTALL PIPING, EQUIPMENT, ETC. ABOVE ANY ELECTRICAL PANEL. CONTRACTOR SHALL COORDINATE DEDICATED ELECTRICAL SPACE WITH ELECTRICAL CONTRACTOR.

NEW WORK NOTE:

(1) HOT WATER MAIN PIPING TO BE RUN DOWN WALL AND BACK UP SO THAT THE BRANCH RUN TO THE LAVATORY SHALL BE NO MORE THAN 2' IN ACCORDANCE WITH THE REQUIREMENTS OF 2018 IECC TABLE C404.5.1

(2) ELEVATOR PUMP DISCHARGE TO BE ROUTED ABOVE CEILING TO OUTSIDE WALL WITH ELBOW TURNING DOWN 6" ABOVE GRADE. COORDINATE EXACT ROUTING AND DISCHARGE LOCATION IN FIELD WITH OWNER. SUMP PUMP SHALL BE 1/2 HP, 115 VOLT, SINGLE PHASE; MODEL 153, AS MANUFACTURED BY ZOELLER PUMP COMPANY OR APPROVED EQUAL. PUMP SHALL FLOW A MINIMUM OF 50 GPM AT 20 FEET OF HEAD. PROVIDE A CAST IRON CHECK VALVE AT THE PUMP OUTLET.

GENERAL DEMOLITION NOTES:

1. ANY EXISTING PIPING INFORMATION SHOWN ON THESE DRAWINGS IS FROM INFORMATION GATHERED FROM LIMITED FIELD SURVEY AND/OR ORIGINAL DESIGN DOCUMENTS. PRIOR TO BEGINNING DEMOLITION WORK, CONTRACTOR SHALL VERIFY ALL PIPING LOCATIONS, SIZES, INVERTS AND DIRECTION OF FLOW AS REQUIRED TO COMPLETE THE NEW WORK.
2. WHERE IT IS INDICATED THAT PIPING IS TO BE REMOVED IN ITS ENTIRETY, THIS SHALL MEAN THAT THE PIPING, INSULATION, HANGERS, VALVES, ACCESSORIES, ETC. SHALL BE REMOVED FROM THE POINT OF ORIGIN TO THE TERMINATION POINT. PIPING EMBEDDED IN WALLS OR FLOORS NOT BEING DEMOLISHED MAY BE ABANDONED IN PLACE AS LONG AS THE ENDS ARE SATISFACTORILY CLOSED, WILL NOT IMPEDE NEW CONSTRUCTION AND IS REMOVED TO THE ACCESSIBLE LOCATION.
3. EQUIPMENT, PIPING AND/OR ACCESSORIES INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY EVEN IF A PORTION OF THE SYSTEM IS OUTSIDE THE DEFINED AREA OF DEMOLITION.
4. UTILITIES AND PIPING WHICH ORIGINATE IN OR PASS THROUGH THE AREA OF DEMOLITION BUT WHICH SERVE AREAS OUTSIDE OF THE AREA OF DEMOLITION SHALL BE RETAINED UNLESS NOTED OTHERWISE. PIPING SYSTEMS OR PORTIONS THEREOF WHICH CONNECT TO FIXTURES OR EQUIPMENT IN THE AREA OF DEMOLITION WHICH IS TO REMAIN, SHALL BE RETAINED, UNLESS OTHERWISE NOTED. PORTIONS OF PIPING SYSTEMS WHICH CONFLICT WITH CLEARANCES FOR NEW CONSTRUCTION SHALL BE REMOVED AND RELOCATED TO MAINTAIN THE FUNCTIONALITY OF THE SYSTEM.
5. DRAWING DEMOLITION NOTES LISTED UNDER THE DEMOLITION AREA IDENTIFICATION SHALL APPLY TO ALL ROOMS/AREAS WITHIN THE AREA OF DEMOLITION. OTHER INDIVIDUAL DRAWING DEMOLITION NOTES ARE IN ADDITION TO THOSE UNDER THE AREA IDENTIFICATION AND APPLY ONLY TO ITEMS IDENTIFIED.
6. ANY ABANDONED PIPING (OTHER THAN BELOW GRADE SANITARY PIPING), FIXTURES, EQUIPMENT OR ACCESSORIES IN THE AREA OF DEMOLITION, WHETHER IDENTIFIED OR NOT, SHALL BE REMOVED IN THEIR ENTIRETY.
7. DURING DEMOLITION WORK ALL PLUMBING SYSTEMS OR BUILDING SERVICES SERVING OCCUPIED AREAS SHALL BE MAINTAINED OPERATIONAL. WHERE SYSTEM OR SERVICE INTERRUPTIONS ARE REQUIRED, COORDINATE WORKING REQUIREMENTS WITH OWNERS REPRESENTATIVE.
8. OWNER EQUIPMENT SHALL BE RETURNED TO OWNER, UNLESS OTHERWISE DIRECTED.
9. DEMOLISHED MATERIAL SHALL BE REMOVED AND DISPOSED OF IN COMPLIANCE WITH SPECIFICATIONS AND FEDERAL, STATE AND LOCAL CODES.
10. NOT ALL FIXTURES, PIPING AND EQUIPMENT ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION REQUIRED TO COMPLETE BOTH THE DEMOLITION AND NEW WORK.

DEMOLITION NOTES:

(1) DISCONNECT AND REMOVE ALL EXISTING FIXTURES AND ACCESSORIES. REMOVE ALL DOMESTIC WATER PIPING BACK TO MAINS AND CAP. REMOVE ALL SANITARY PIPING BACK TO MAINS AND CAP. REMOVE ALL VENT PIPING BACK TO MAINS AND CAP.

(2) DISCONNECT AND REMOVE ALL DOMESTIC WATER PIPING BACK TO MAIN IN STREET. COORDINATE UPGRADE WITH THE LOCAL UTILITY.

(3) DISCONNECT AND REMOVE ALL NATURAL GAS PIPING BACK TO METERS. COORDINATE GAS UPGRADE AS REQUIRED WITH THE LOCAL UTILITY.

(4) DISCONNECT AND REMOVE ALL SANITARY AND VENT PIPING BACK TO SANITARY BUILDING SEWER.

(5) DISCONNECT AND REMOVE EXISTING FIXTURE. RETAIN FOR RECONNECTION TO NEW PLUMBING SYSTEMS.

(6) PRIOR TO BEGINNING NEW WORK CONTRACTOR SHALL LOCATE AND INSPECT EXISTING SANITARY BUILDING SEWER. IF INVERT ELEVATION IS FOUND TO BE LESS THAN 36" ABOVE FINISHED FLOOR, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.

(7) DISCONNECT AND REMOVE WATER HEATER AND ALL ASSOCIATED PIPING.

(8) EXISTING WALL HYDRANT TO REMAIN. RETAIN PIPING IN WALL FOR CONNECTION TO NEW DOMESTIC WATER PIPING.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

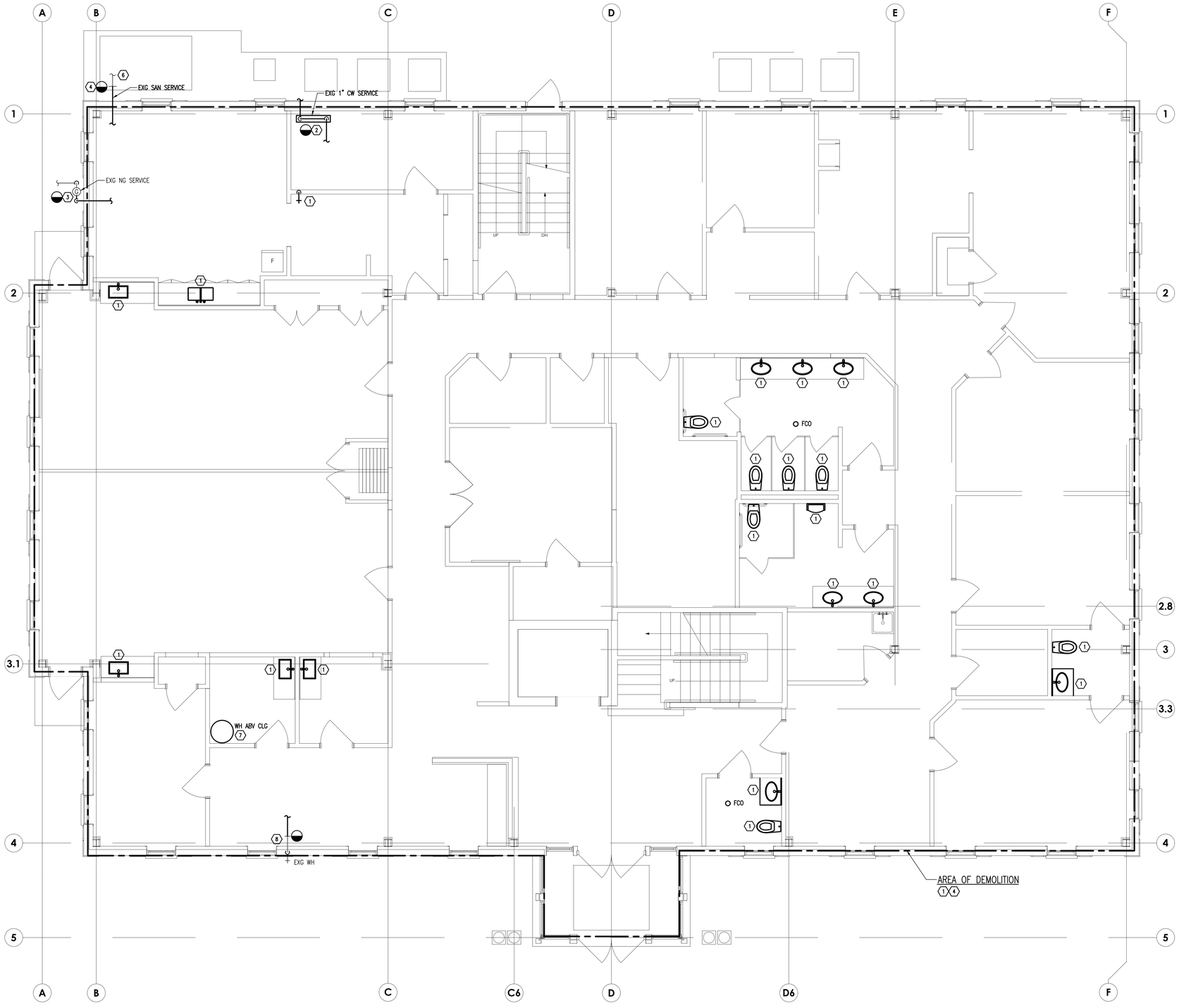
PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
PLUMBING LEGEND AND NOTES

P-1



PLUMBING – FIRST FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

REFER TO P-1 FOR LEGEND, GENERAL NOTES, DEMOLITION NOTES AND NEW WORK NOTES.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

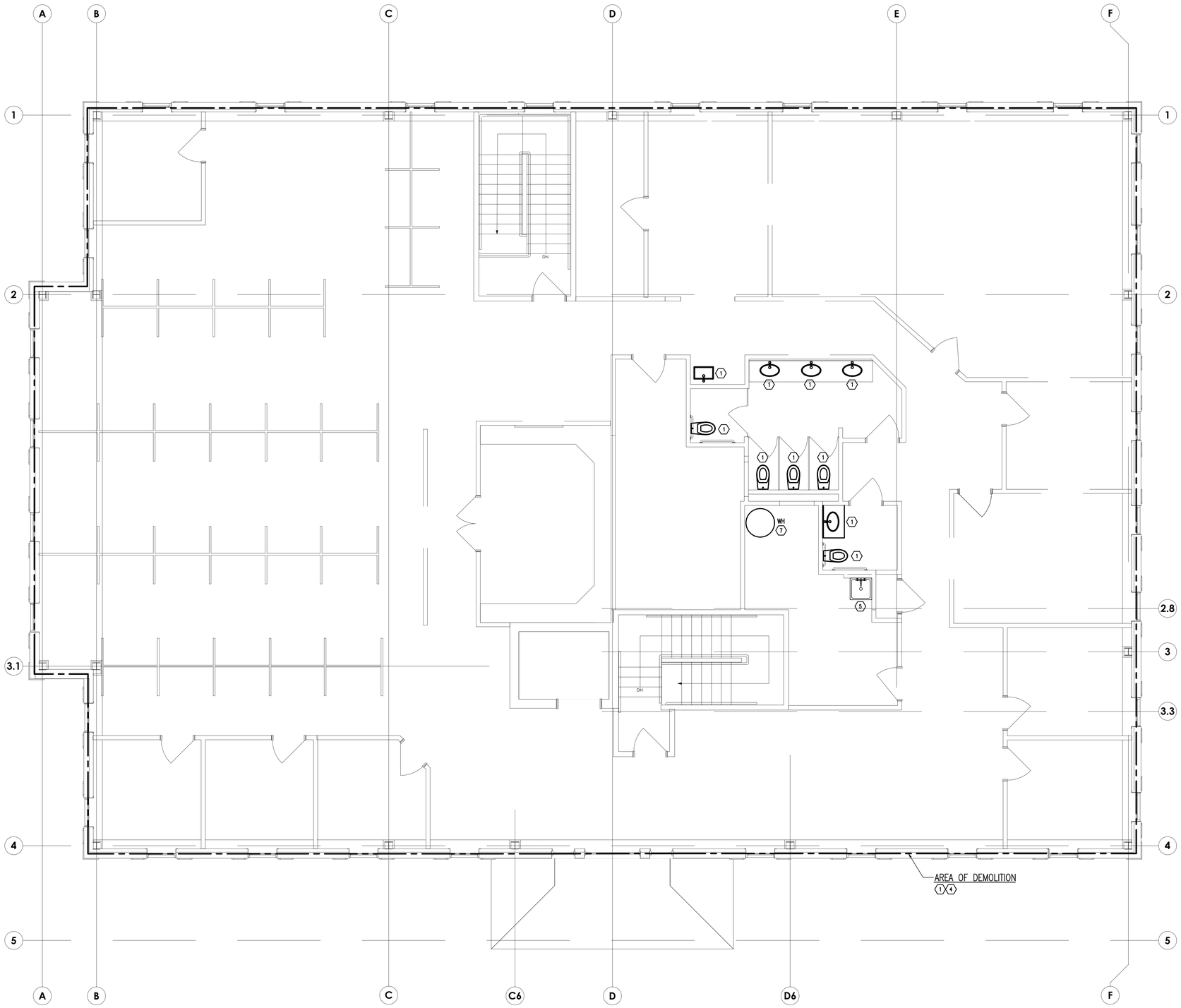
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

PLUMBING
FIRST FLOOR
DEMOLITION

P-2



PLUMBING – SECOND FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

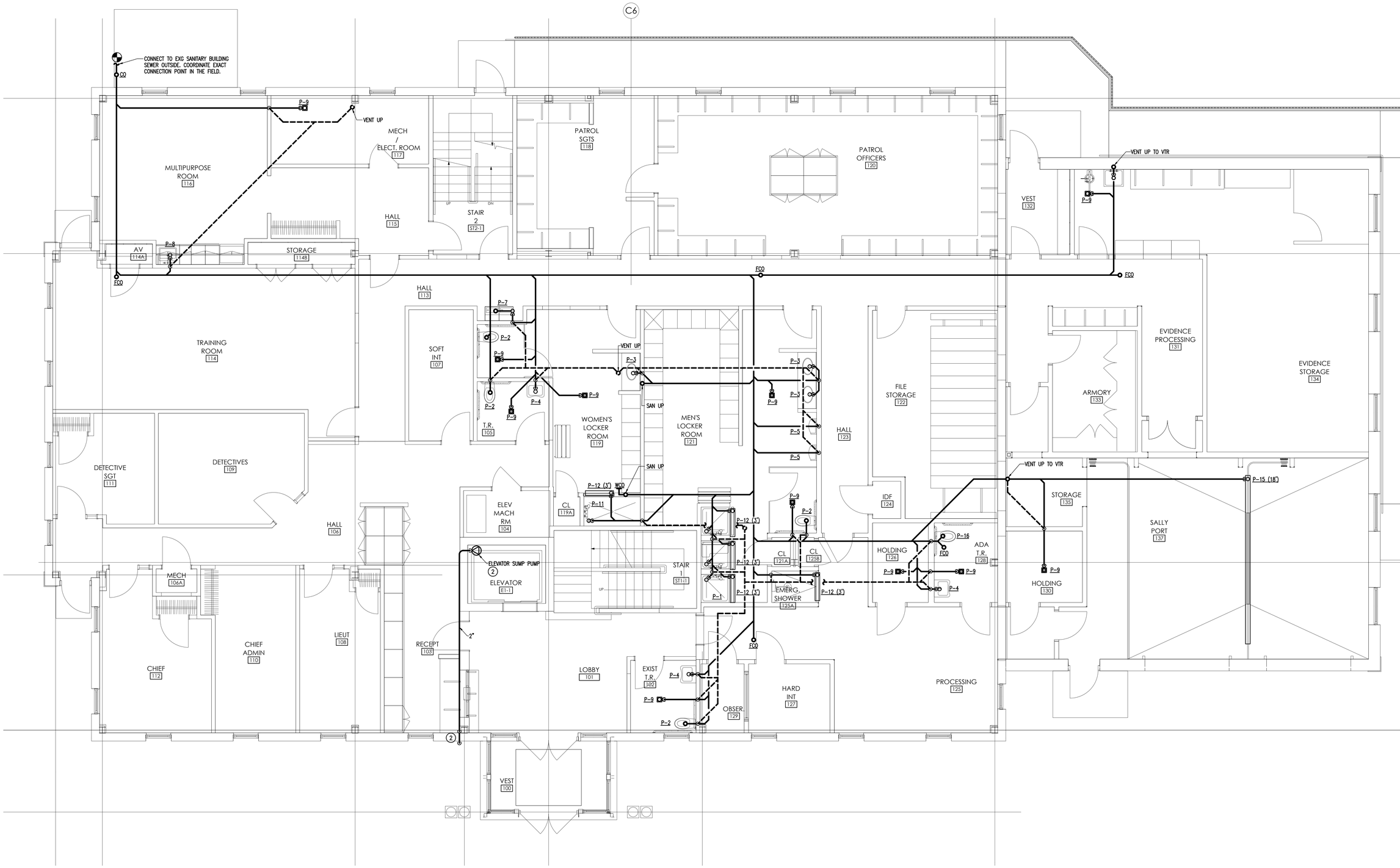
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

PLUMBING
SECOND FLOOR
DEMOLITION

P-3



PLUMBING – FIRST FLOOR PLAN – NEW WORK – SANITARY & VENT

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

GENERAL NOTES

REFER TO P-1 FOR LEGEND, GENERAL NOTES, DEMOLITION NOTES AND NEW WORK NOTES.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

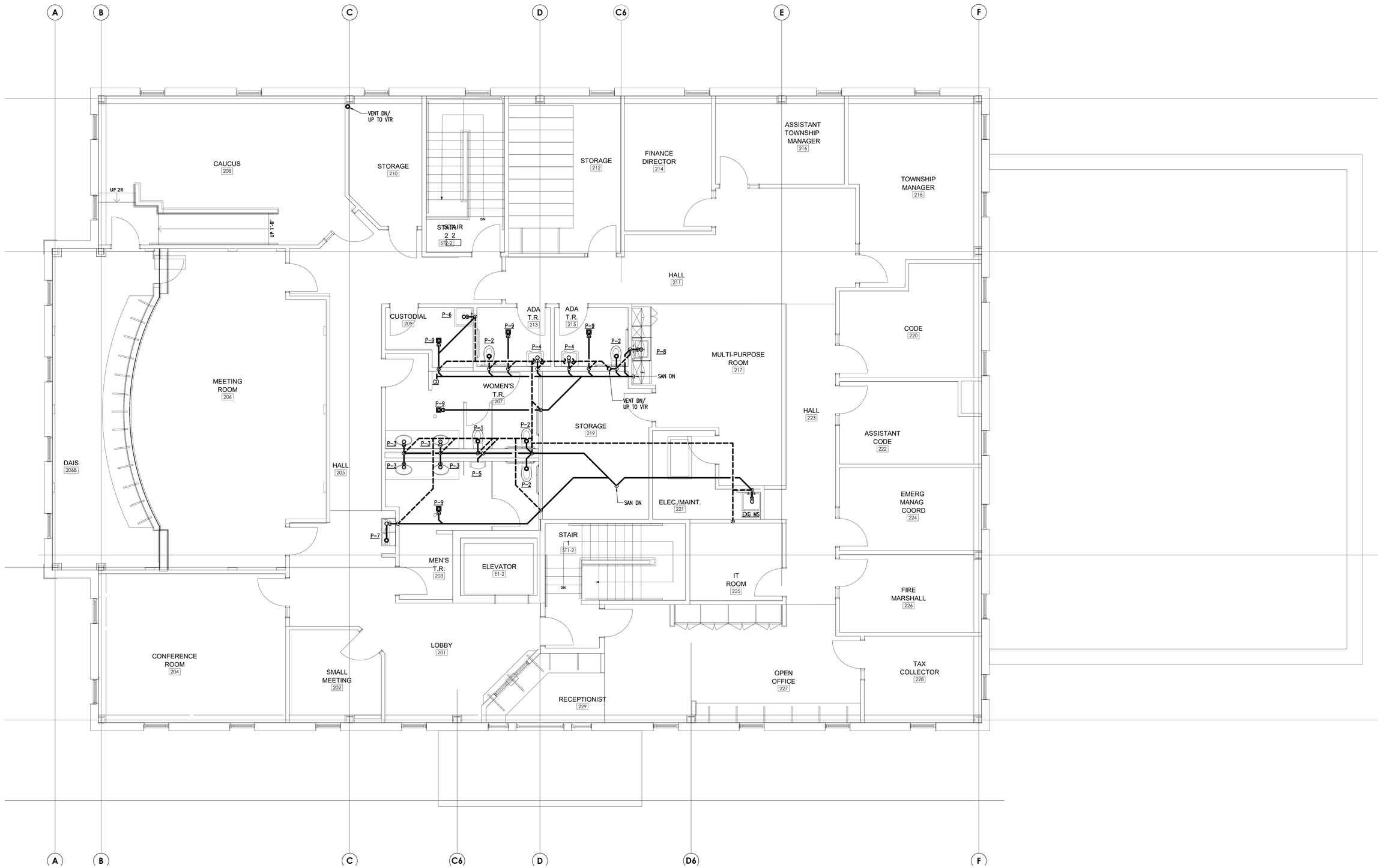
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

PLUMBING
FIRST FLOOR
SANITARY & VENT

P-4



PLUMBING – SECOND FLOOR PLAN – NEW WORK – SANITARY & VENT

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

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI
MARTARANO
ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

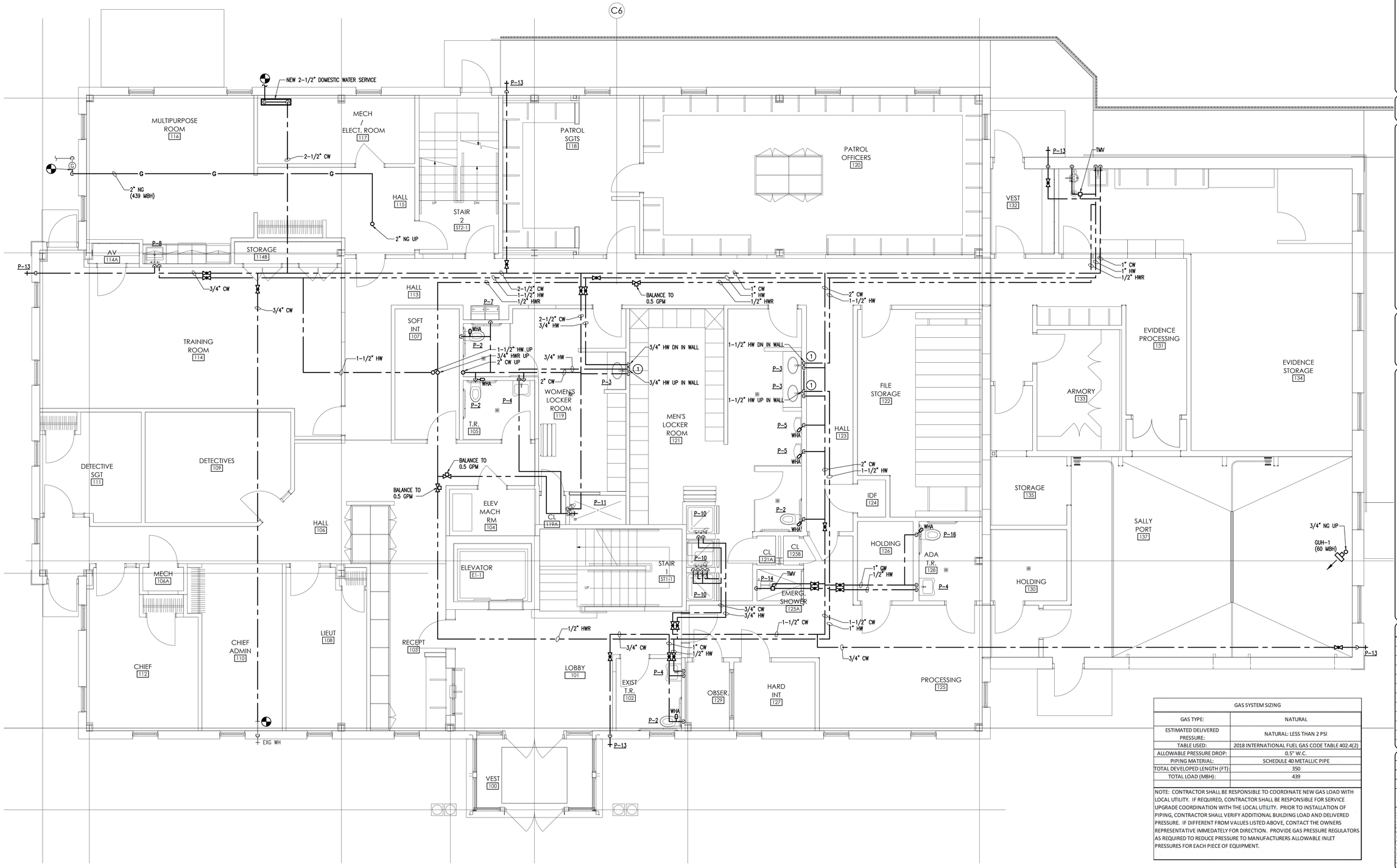
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

PLUMBING
SECOND FLOOR
SANITARY & VENT

P-5



PLUMBING – FIRST FLOOR PLAN – NEW WORK – DOMESTIC WATER & GAS

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

GAS SYSTEM SIZING	
GAS TYPE:	NATURAL
ESTIMATED DELIVERED PRESSURE:	NATURAL: LESS THAN 2 PSI
TABLE USED:	2018 INTERNATIONAL FUEL GAS CODE TABLE 402.4(2)
ALLOWABLE PRESSURE DROP:	0.5" W.C.
PIPING MATERIAL:	SCHEDULE 40 METALLIC PIPE
TOTAL DEVELOPED LENGTH (FT):	350
TOTAL LOAD (MBH):	439

NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE NEW GAS LOAD WITH LOCAL UTILITY. IF REQUIRED, CONTRACTOR SHALL BE RESPONSIBLE FOR SERVICE UPGRADE COORDINATION WITH THE LOCAL UTILITY. PRIOR TO INSTALLATION OF PIPING, CONTRACTOR SHALL VERIFY ADDITIONAL BUILDING LOAD AND DELIVERED PRESSURE. IF DIFFERENT FROM VALUES LISTED ABOVE, CONTACT THE OWNERS REPRESENTATIVE IMMEDATELY FOR DIRECTION. PROVIDE GAS PRESSURE REGULATORS AS REQUIRED TO REDUCE PRESSURE TO MANUFACTURERS ALLOWABLE INLET PRESSURES FOR EACH PIECE OF EQUIPMENT.

GENERAL NOTES

REFER TO P-1 FOR LEGEND, GENERAL NOTES, DEMOLITION NOTES AND NEW WORK NOTES.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

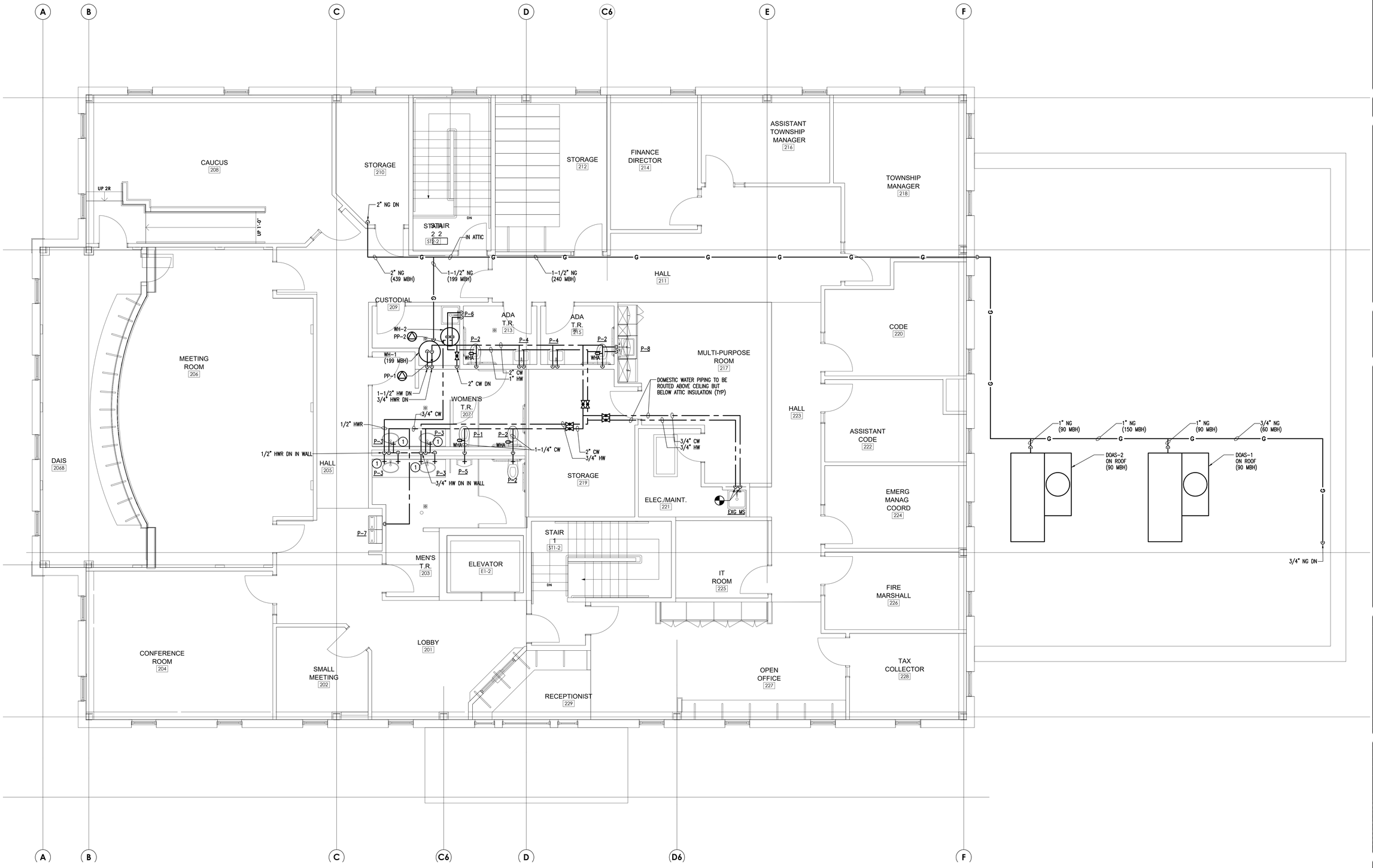
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

PLUMBING
FIRST FLOOR
WATER & GAS

P-6



PLUMBING – SECOND FLOOR PLAN – NEW WORK – DOMESTIC WATER & GAS

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

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI
MARTARANO
ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

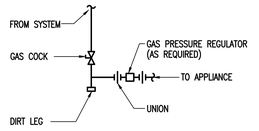
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

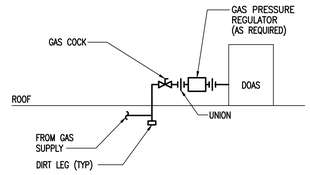
SHEET TITLE:

PLUMBING
SECOND FLOOR
WATER & GAS

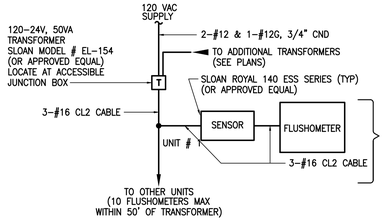
P-7



GAS PIPING DIAGRAM
NO SCALE

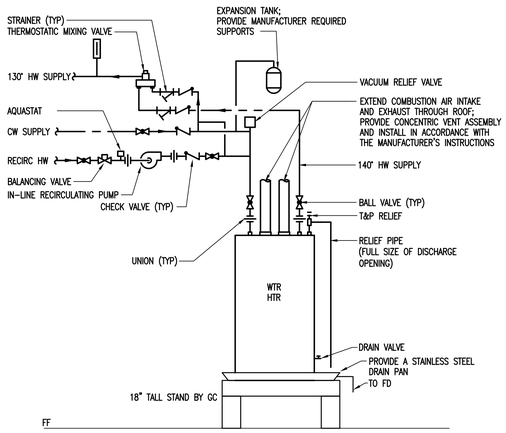


GAS PIPING DIAGRAM
NO SCALE

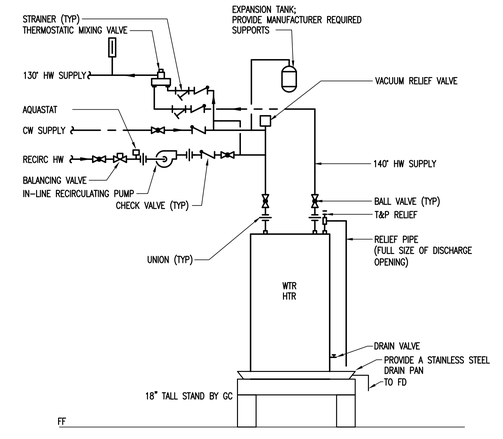


SENSORS, CONTROL MODULES, VALVES AND TRANSFORMERS PROVIDED BY PLUMBING CONTRACTOR BUT INSTALLED BY ELECTRICAL CONTRACTOR (EC). EC SHALL PROVIDE WIRE, DEVICE BOXES AND ALL OTHER MATERIALS.

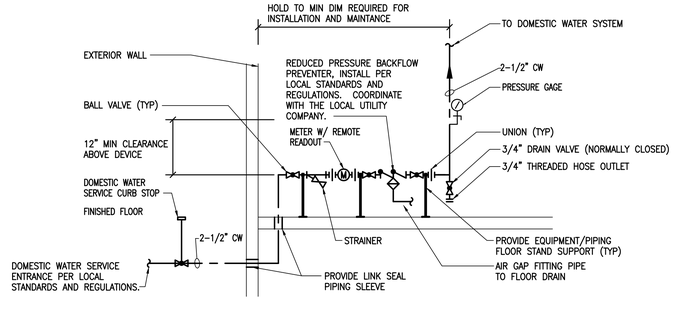
TYPICAL FLUSHOMETER WIRING DETAIL
NO SCALE



WATER HEATER PIPING DIAGRAM (WH-1)
NO SCALE



WATER HEATER PIPING DIAGRAM (WH-2)
NO SCALE



NOTES:
1. WATER METER SHALL COMPLY WITH ALL LOCAL WATER AUTHORITY REQUIREMENTS.
2. SERVICE ENTRANCE SUPPLY LINE AND ALL PIPING WITHIN THE UTILITY ROOM SHALL BE COPPER.
3. THE BOTTOM OF BACKFLOW PREVENTION ASSEMBLY SHALL BE LOCATED BETWEEN 12 AND 30 INCHES FROM THE FINISH FLOOR, AND A MINIMUM OF 18 INCHES FROM ANY WALL.

WATER SERVICE ENTRANCE PIPING DIAGRAM
NO SCALE

PUMP SCHEDULE

REF NO	MANUFACTURER/ MODEL NO	SYSTEM SERVED	FLOW (GPM)	TDH FEET	MOTOR (WATT)	MOTOR (RPM)	ELECTRICAL CHARACTERISTICS VOLTS	ELECTRICAL CHARACTERISTICS PHASE	ELECTRICAL CHARACTERISTICS HERTZ	REMARKS
PP-1	BELL AND GOSSETT / NBF-18	WH-1	2	12	90	3000	115	1	60	SEE NOTES
PP-2	BELL AND GOSSETT / NBF-18	WH-2	2	12	90	3000	115	1	60	SEE NOTES
NOTES: PROVIDE AQUASTAT AND SEVEN DAY TIME CLOCK.										

ELECTRIC WATER HEATER SCHEDULE

REF NO	MANUFACTURER	MODEL NO.	TANK CAPACITY GALLON	KW	TEMP RISE	GALLONS PER HR RECOVERY	ELECTRICAL VOLTS	ELECTRICAL PHASE	ELECTRICAL HERTZ	REMARKS
WH-2	BRADFORD WHITE	LE240LN5	31	4.5	90	21	208	1	60	NOTE 1
NOTES: 1. FACTORY INSTALLED TEMPERATURE AND PRESSURE RELIEF VALVE.										

GAS WATER HEATER SCHEDULE

REF NO	MANUFACTURER	MODEL NO	TANK CAPACITY GALLON	GAS MBH INPUT	TEMP RISE °F	GALLON PER HOUR RECOVERY	ELECTRICAL VOLTS	ELECTRICAL PHASE	ELECTRICAL HERTZ	REMARKS
WH-1	BRADFORD WHITE	EF-100T-199E-5N	100	199	100	235	120	1	60	-

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	MANUFACTURER	MODEL NO.	GPF/GPM	CW (IN)	HW (IN)	SAN (IN)	VENT (IN)	FINISH	COMMENTS
P-1	WATER CLOSET	AMERICAN STANDARD MADERA	3451.001	-	-	-	4	2	WHITE	FLOOR MOUNTED, TOP SPUD; FLUSH VALVE TYPE; WITH EVERCLEAN SURFACE
	FLUSH VALVE	SLOAN G2	8111	1.6 GPF	1	-	-	-	POLISHED CHROME	BATTERY POWERED SENSOR OPERATED FLUSH VALVE
	TOILET SEAT	AMERICAN STANDARD	5901.100SS	-	-	-	-	-	WHITE	ELONGATED, OPEN FRONT WITH SELF SUSTAINING HINGE; WITH EVERCLEAN SURFACE
P-2	WATER CLOSET	AMERICAN STANDARD MADERA	3461.001		-	-	4	2	WHITE	FLOOR MOUNTED, TOP SPUD; FLUSH VALVE TYPE; WITH EVERCLEAN SURFACE; ADA COMPLIANT, SEE NOTE 1,2
	FLUSH VALVE	SLOAN G2	8111	1.6 GPF	1	-	-	-	POLISHED CHROME	BATTERY POWERED SENSOR OPERATED FLUSH VALVE
	TOILET SEAT	AMERICAN STANDARD	5901.100SS	-	-	-	-	-	WHITE	ELONGATED, OPEN FRONT WITH SELF SUSTAINING HINGE; WITH EVERCLEAN SURFACE
P-3	LAVATORY	AMERICAN STANDARD OVALYN	0495.221	-	-	-	1.5	1.5	WHITE	UNDERMOUNT; GLAZED UNDERSIDE; OVAL 17-1/8 X 14-1/8"; VITREOUS CHINA; SEE NOTE 2,3
	LAV FAUCET	SLOAN	EBF-650	0.5 GPM	0.5	0.5	-	-	POLISHED CHROME	CENTER SET SENSOR OPERATED FAUCET; BATTERY POWERED PROVIDE WITH CHROME PLATED BRASS GRID DRAIN
	MIXING VALVE	POWERS	LFG480	-	-	-	-	-	-	UNDER LAVATORY; ASSE 1070 LISTED VALVE SET TO 110 DEGREES
P-4	LAVATORY	AMERICAN STANDARD LUCERNE	0355.012	-	-	-	1.5	1.5	WHITE	WALL MOUNTED; 20-1/2" X 18-1/4"; PROVIDE WITH FLOOR ANCHORED CONCEALED ARMS SUPPORT; SEE NOTE 2,3
	LAV FAUCET	SLOAN	EBF-650	0.5 GPM	0.5	0.5	-	-	POLISHED CHROME	CENTER SET SENSOR OPERATED FAUCET; BATTERY POWERED PROVIDE WITH CHROME PLATED BRASS GRID DRAIN
	MIXING VALVE	POWERS	LFG480	-	-	-	-	-	-	UNDER LAVATORY; ASSE 1070 LISTED VALVE SET TO 110 DEGREES
P-5	URINAL	AMERICAN STANDARD WASHBROOK	6590.001				3	2	WHITE	WALL MOUNTED; PROVIDE WITH FLOOR MOUNTED SUPPORT; SEE NOTE 2
	FLUSH VALVE	SLOAN G2	8186	0.5 GPF	1	-	-	-	POLISHED CHROME	BATTERY POWERED SENSOR OPERATED FLUSH VALVE
P-6	MOP SERVICE BASIN	FIAT	MSB 2424	-	-	-	3	2	WHITE	24" X 24" X 10" MOP SERVICE BASIN WITH INTEGRAL STAINLESS DRAIN; PROVIDE WITH HOSE AND HOSE BRACKET (832-AA), MOP HANGER (889-CC), AND STAINLESS WALL GUARDS (MSG2424)
	FAUCET	FIAT	830AA	-	0.75	0.75	-	-	POLISHED CHROME	WALL MOUNT WITH INTEGRAL VACUUM BREAKER, WALL BRACE, PAIL HOOK AND 3/4" THREADED HOSE CONNECTION
P-7	ELECTRIC WATER COOLER	ELKAY	LZSTL8WSLK	8 GPH	0.5	-	1.5	1.5	LIGHT GRAY	WALL HUNG; BI-LEVEL ELECTRIC WATER COOLER W/ BOTTLE FILLING STATION
P-8	SINK	ELKAY	ELUHAD211555PD	-	-	-	1.5	1.5	STAINLESS STEEL	UNDERMOUNT; 23-1/2" X 18-1/4" X 5-3/8" 304 STAINLESS STEEL; WITH PERFECT DRAIN SEE NOTE 2,3,4
	FAUCET	ELKAY	LK406GN08T6	1.5 GPM	.5	.5	-	-	POLISHED CHROME	DECK MOUNT; GOOSENECK; WRISTBLADE HANDLES W/ 1.5 GPM AERATOR
	MIXING VALVE	POWERS	LFe480	-	-	-	-	-	-	UNDER CABINET; ASSE 1070 LISTED VALVE SET TO 110 DEGREES
P-9	FLOOR DRAIN	JAY R SMITH	2005	-	-	-	2	1.5	-	5" SQUARE NICKEL BRONZE STRAINER W/ RECTORSEAL ASSE 1072 MECHANICAL TRAP SEAL
P-10	ADA SHOWER	CLARION BATHWARE	MF3837*BF34CD	-	-	-	2	1.5	WHITE	ACRYLIX SURFACE WITH FIBERGLASS REINFORCEMENT; ADA ACCESSIBLE W/ GRAB BARS, FOLDING SEAT, BRASS DRAIN AND CURTAIN ROD. SEE NOTE 2,5
	SHOWER DRAIN	WATTS	FD7-R	-	-	-	2	1.5	STAINLESS STEEL	SHOWER DRAIN WITH ROUND STRAINER; SHALL BE COMPATIBLE WITH FIBERGLASS SHOWER PAN
	CONTROL	POWERS HYDROGUARD	e710	1.5 GPM	0.5	0.5	-	-	POLISHED CHROME	SHOWER ONLY TEMPERATURE/PRESSURE COMPENSATING W/ LOW FLOW FIXED (HANDHELD) SHOWERHEAD SYSTEM; ASSE 1016 LISTED
P-11	ADA SHOWER	CLARION BATHWARE	MP6333BF34	-	-	-	2	1.5	WHITE	ACRYLIX SURFACE WITH FIBERGLASS REINFORCEMENT; ADA ACCESSIBLE W/ GRAB BARS, BRASS DRAIN AND CURTAIN ROD. SEE NOTE 2,5
	SHOWER DRAIN	WATTS	FD7-R	-	-	-	2	1.5	STAINLESS STEEL	SHOWER DRAIN WITH ROUND STRAINER; SHALL BE COMPATIBLE WITH FIBERGLASS SHOWER PAN
	CONTROL	POWERS HYDROGUARD	e705	1.5 GPM	0.5	0.5	-	-	POLISHED CHROME	SHOWER ONLY TEMPERATURE/PRESSURE COMPENSATING W/ LOW FLOW FIXED (HANDHELD) SHOWERHEAD SYSTEM; ASSE 1016 LISTED
P-12	TRENCH DRAIN	JR SMITH ENVIROFLO II	9931 AND 9936 CATCH BASIN	-	-	-	2	1.5	-	PROVIDE CATCH BASIN WITH SEDIMENT BUCKET; MODEL 9870-465-SSP STAINLESS STEEL COVER; ONE CLEANOUT SHOVEL
P-13	WALL HYDRANT	JAY R SMITH	5509QT	-	0.75	-	-	-	-	1/4 TURN FREEZE RESISTANT WALL HYDRANT WITH INTEGRAL VACUUM BREAKER; 3/4" HOSE CONNECTION
P-13	HOSE BIBB	JAY R SMITH	5670-H	-	0.75	-	-	-	-	BENT NOSE HOSE BIBB VALVE WITH VACUUM BREAKER; 3/4" HOSE CONNECTION
P-14	EMERGENCY SHOWER	BRADLEY	S19-120	22 GPM	0.75	0.75	-	-	-	DRENCH SHOWER WITH HORIZONTAL SUPPLY, PULL HANDLE, PROVIDE WITH BRADLEY THERMOSTATIC MIXING VALVE - S19-2150
P-15	TRENCH DRAIN	JR SMITH ENVIROFLO II	9931 AND 9936 CATCH BASIN	-	-	-	4	2	-	PROVIDE CATCH BASIN WITH SEDIMENT BUCKET; MODEL 9870-465-SSP STAINLESS STEEL COVER; ONE CLEANOUT SHOVEL
P-16	WATER CLOSET	AMERICAN STANDARD MADERA	3463.001	-	-	-	4	2	WHITE	FLOOR MOUNTED, BACK SPUD; FLUSH VALVE TYPE; WITH EVERCLEAN SURFACE
	FLUSH VALVE	SLOAN ROYAL	140 ESS	1.6 GPF	1	-	-	-	POLISHED CHROME	HARDWIRED CONCEALED SENSOR OPERATED FLUSH VALVE
	TOILET SEAT	AMERICAN STANDARD	5901.100SS	-	-	-	-	-	WHITE	ELONGATED, OPEN FRONT WITH SELF SUSTAINING HINGE; WITH EVERCLEAN SURFACE

NOTE
1. COORDINATE FLUSHING HANDLE TO BE INSTALLED ON WIDE SIDE OF STALL/ROOM
2. COORDINATE ADA REQUIREMENTS WITH ARCHITECTURAL PLANS; IF REQUIRED, INSTALL FIXTURE IN ACCORDANCE WITH ALL ADA REQUIREMENTS.
3. WHEN REQUIRED TO BE ADA COVER ANY EXPOSED PIPING WITH ADA COMPLIANT FIXTURE WRAPS, COVERS, INSULATION, AND ALL OTHER ITEMS REQUIRED BY CODE.
4. IF THERE IS A RESIDENTIAL DISHWASHER ADJACENT TO SINK, PROVIDE TAILPIECE WITH DISHWASHER CONNECTION; COORDINATE WITH ARCHITECTURAL PLANS
5. COORDINATE HANDING OF SHOWER/TUB DRAIN AND ACCESSORIES WITH ARCHITECTURAL PLANS.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT
MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150
PROFESSIONAL SEAL
ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

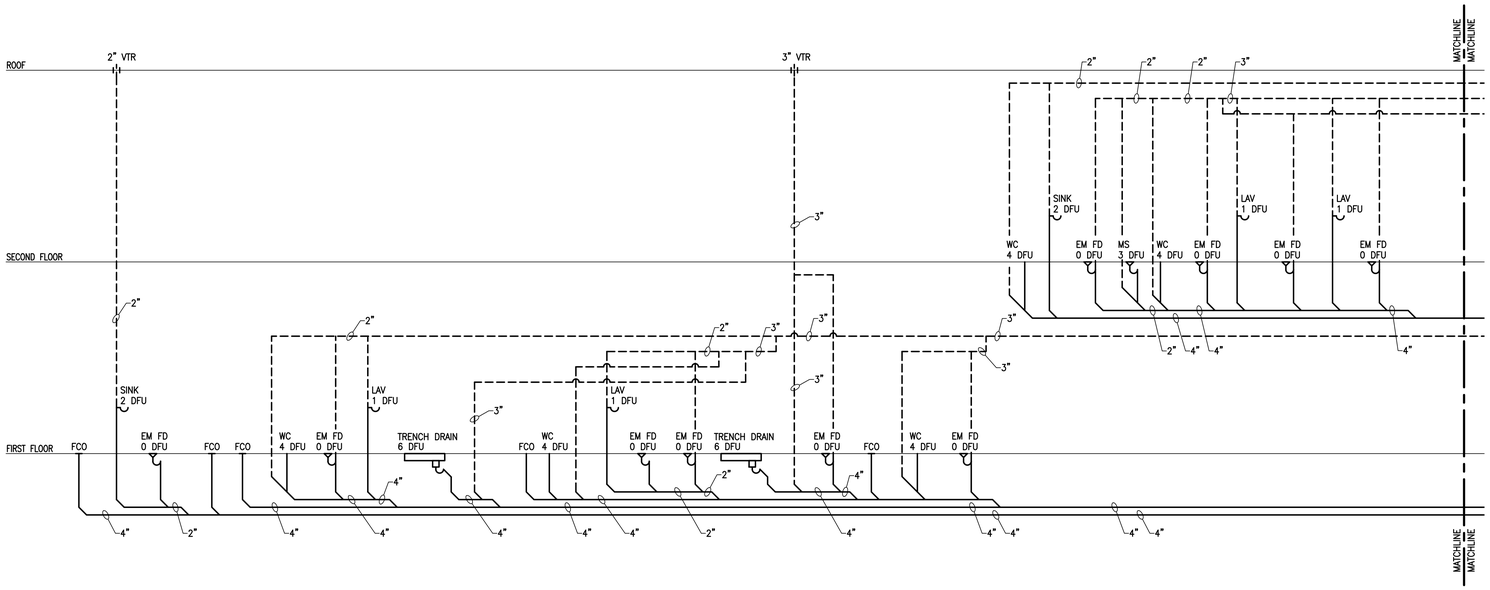
ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

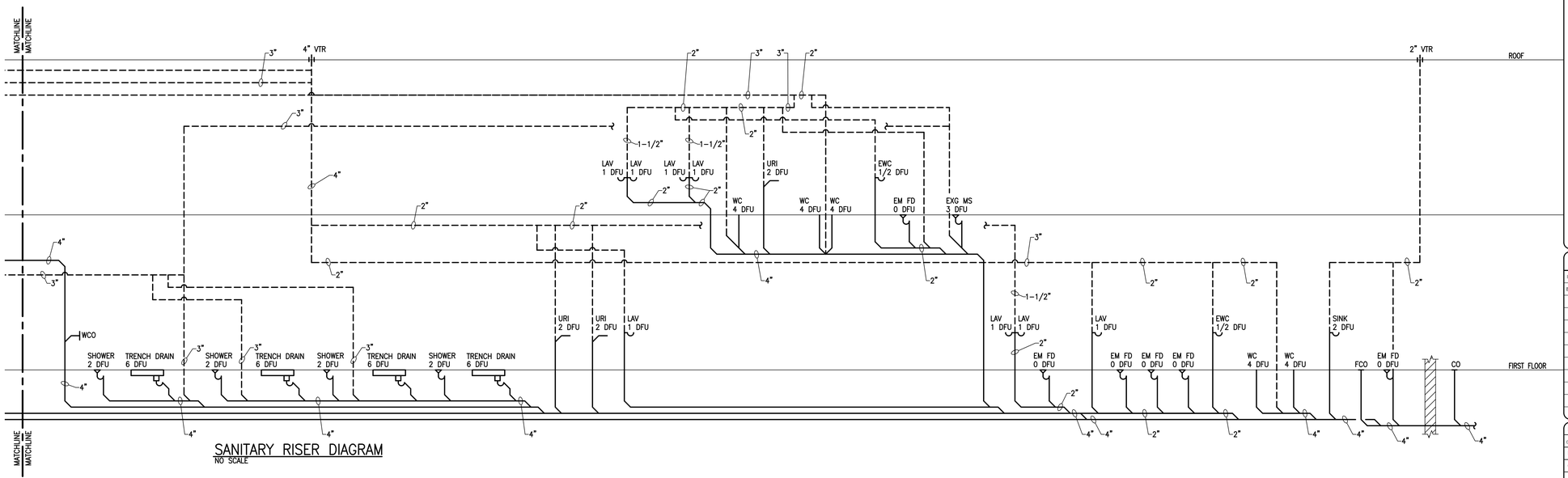
PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
PLUMBING SCHEDULES

P-8





SANITARY RISER DIAGRAM
NO SCALE

NOTES:

1. ALL SANITARY PIPING LESS THAN 3"ø SHALL BE SLOPED AT 1/4"/1'-0". ALL SANITARY PIPING 3"ø OR LARGER SHALL BE SLOPED AT 1/8"/1'-0" (IN ACCORDANCE WITH THE PLUMBING CODE AND ALL LOCAL REQUIREMENTS).
2. ALL SANITARY PIPING LOCATED BELOW THE FLOOR SLAB SHALL BE NO LESS THAN 2"ø.
3. ALL VENT THROUGH ROOF PENETRATIONS (VTR'S) SHALL BE LOCATED NO LESS THEN 10'-0" FROM ALL EXISTING OR NEW OUTSIDE AIR INTAKES. COORDINATE WITH MECHANICAL CONTRACTOR IN THE FIELD.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
PLUMBING DETAILS

P-9

GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND PROVIDE ALL MATERIALS, DEVICES, CONNECTIONS, ETC. FOR A COMPLETE AND FUNCTIONAL INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK WITH SUPPLIERS, SUBCONTRACTORS, EMPLOYEES, ETC. SHOULD CLARIFICATION OF ANY PORTION OF THE WORK BE REQUIRED, CONTACT THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BID.

2. SYMBOLS, ABBREVIATIONS, DETAILS, SCHEDULES, AND DRAWINGS NOTES ARE PROVIDED FOR INFORMATIONAL PURPOSES. NOT ALL SYMBOLS, ABBREVIATIONS, DETAILS, SCHEDULES, AND DRAWING NOTES MAY APPLY. COORDINATE ANY DISCREPANCIES WITH ENGINEER.

3. WORK SHALL COMPLY WITH CODE AS REQUIRED BY LOCAL AUTHORITY. THIS WOULD INCLUDE, BUT IS NOT LIMITED TO THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL ELECTRICAL CODE (NEC). AMENDMENTS, NFPA, ANSI, OSHA, AND ALL OTHER LOCAL OR MUNICIPAL BUREAUS AND DEPARTMENTS WHICH HAVE AUTHORITY OVER THE PROJECT; ANYTHING IN THESE CONTRACT DOCUMENTS NOT WITHSTANDING. THIS SHALL NOT BE CONSTRUED AS WAIVING COMPLIANCE WITH ANY REQUIREMENTS OF THE PLANS AND SPECIFICATIONS WHICH MAY BE IN EXCESS OF ANY REQUIREMENTS OF THESE CODES.

4. THE CONTRACTOR SHALL COMPARE THE DRAWINGS AND SPECIFICATIONS, CHECKING THE MEASUREMENTS AND CONDITIONS UNDER WHICH CONSTRUCTION IS TO BE IMPLEMENTED. FOR CLARIFICATION BETWEEN VARIOUS DRAWINGS AND/OR SPECIFICATIONS, THE DISPUTED ISSUE SHALL BE REFERRED TO THE ENGINEER PRIOR TO ANY WORK. THE CONTRACTOR SHALL STATE IN THEIR PROPOSAL ANY EXCEPTIONS NECESSARY TO MAKE THIS WORK A COMPLETE AND READY-TO-USE INSTALLATION. IF NOT SO-STATED IN THE CONTRACTOR'S PROPOSAL, ANY SUCH WORK WILL NOT BE CONSIDERED ADDITIONAL.

5. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL REQUIRED WORK AND EQUIPMENT WITH THAT OF THE OTHER TRADES. WHERE THERE ARE POTENTIAL CONFLICTS, THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, ETC. AT THE SITE AND SHALL ADAPT HIS WORK TO ACTUAL FIELD CONDITIONS. REFER TO ARCHITECTURAL/MECHANICAL DRAWINGS FOR PLANS, ELEVATIONS AND DETAILS INDICATING THE LOCATIONS OF CEILING ELEMENTS (E.G., LIGHTS, SPRINKLERS, DIFFUSERS, ETC.) AND WALL ELEMENTS. CEILING MOUNTED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. IF LOCATION FOR AN ITEM IS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS, VERIFY THE EXACT LOCATION OF THE ITEM WITH THE ARCHITECT PRIOR TO INSTALLATION. THESE REQUIREMENTS APPLY TO ALL CEILING TYPES IN ALL AREAS. CONTRACTOR GENERATED COORDINATION DRAWINGS ARE REQUIRED.

6. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, EXAMINE THE PREMISES, AND MAKE A THOROUGH SURVEY OF THE CONDITIONS UNDER WHICH CONSTRUCTION WILL BE IMPLEMENTED. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT. ANY LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

7. THE CONTRACTOR SHALL SECURE, OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS, TAXES, LICENCE, AND FEES TO ALL GOVERNMENT AGENCIES REQUIRED FOR THE EXECUTION AND COMPLETION OF THE ELECTRICAL WORK. SCHEDULING OF ALL REQUIRED INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PREPARE AND SUBMIT ALL SHOP DRAWINGS AS REQUIRED TO THE GOVERNMENTAL AGENCIES AND UTILITY COMPANIES FOR THEIR APPROVAL.

8. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE SAFETY OF THE CLIENT'S EMPLOYEES, BUILDING EMPLOYEES AND GUESTS AS WELL AS THEIR OWN FORCES, BY ADEQUATELY PROTECTING ANY EXPOSED LIVE CABLE, EQUIPMENT, OR DEVICES THROUGHOUT THE COURSE OF THIS WORK.

9. ALL CONTRACTORS/BIDDERS SHALL HAVE RECEIVED A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR REVIEW AND REFERENCE TO WORK INDICATED. CONDUIT LOCATE SERVICES SHALL BE REQUESTED AND COMPLETED BEFORE DISTURBANCE OF ANY EXISTING GRADE OR ON-GRADE CONSTRUCTION, SLAB DEMOLITION, OR OTHER ACTIVITIES THAT MAY IMPACT BURIED UTILITIES OR COMMUNICATION CONDUITS. THE CONTRACTOR SHALL CONFIRM THAT CONDUIT LOCATE SERVICES HAVE BEEN COMPLETED AND THAT NO POTENTIAL CONFLICTS EXIST BEFORE EXISTING GRADE IS EXCAVATED OR EXISTING FLOORING DEMOLISHED, REGARDLESS OF THE LOCATION ON THE PROPERTY. THIS SHALL BE REVIEWED WITH THE OWNER'S PROJECT REPRESENTATIVE.

10. THE CONTRACTOR SHALL PROVIDE THE COMPLETE ELECTRICAL INSTALLATION OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS. PRIOR TO COMMENCEMENT, THE CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL, ANY SEQUENCE OF WORK, MOP'S (METHOD OF PROCEDURE) AND/OR COORDINATION SHOP DRAWINGS FOR THE INTENDED WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

11. THE CONTRACTOR SHALL PROVIDE ALL "AS-BUILT" DRAWINGS SCALED 1/4" MINIMUM AND SUBMIT FOR APPROVAL TO THE ARCHITECT/ENGINEER.

12. THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR THIS WORK DURING CONSTRUCTION. TEMPORARY LIGHTING SHALL AT LEAST BE THE EQUAL OF (1)100-WATT FIXTURE EVERY 100 SQUARE FEET, WITH A MINIMUM ONE FIXTURE PER ROOM. TEMPORARY LIGHTING SHALL BE LEFT IN PLACE UNTIL PERMANENT LIGHTING IS COMPLETELY OPERATIONAL. COORDINATE TEMPORARY POWER REQUIREMENTS WITH THE OTHER TRADES AND PROVIDE ADEQUATE PROVISIONS. THE CONTRACTOR SHALL PERFORM ALL COORDINATION WITH THE OWNER AND/OR LANDLORD AND UTILITY COMPANY.

13. ALL MATERIALS AND EQUIPMENT PROVIDED IN THIS WORK SHALL BE NEW AND SHALL HAVE THE APPROPRIATE UL LISTING AND/OR FM APPROVAL.

14. THE CONTRACTOR SHALL PERFORM ALL COORDINATION AND SCHEDULING OF THE INSTALLATION OF THE NEW ELECTRICAL SERVICE WITH THE LOCAL UTILITY COMPANY.

RECEPTACLES

- DUPLEX RECEPTACLE – 2 POLE, 3 WIRE GROUNDING, 20 AMP, 125 VOLT, NEMA 5-20R. MOUNT @ 1'-6" AFF CENTERLINE UNLESS OTHERWISE NOTED
- QUAD RECEPTACLE (2 DUPLEX RECEPTACLES IN SAME BOX). MOUNT @ 1'-6" AFF CENTERLINE UNLESS OTHERWISE NOTED
- FB — FLOOR BOX WITH DUPLEX RECEPTACLE
- GF — GROUND FAULT CIRCUIT INTERRUPTING DUPLEX RECEPTACLE. 2 POLE, 3 WIRE GROUNDING, 20 AMP, 125 VOLT, NEMA 5-20R. MOUNT @ 1'-6" AFF CENTERLINE UNLESS OTHERWISE NOTED
- GFA — DUPLEX RECEPTACLE – 2 POLE, 3 WIRE GROUNDING, 20 AMP, 125 VOLT, NEMA 5-20R. PROVIDE WITH SEPARATE ACCESSIBLE DEAD FRONT GFCI DEVICE. MOUNT @ 1'-6" AFF CENTERLINE UNLESS OTHERWISE NOTED
- WP — UL LISTED WEATHERPROOF ENCLOSURE WITH GROUND FAULT CIRCUIT INTERRUPTING WEATHER RESISTANT TYPE DUPLEX RECEPTACLE. MOUNT 2'-0" AFF/AFG CENTERLINE, UNLESS OTHERWISE NOTED
- T — TAMPER RESISTANT DUPLEX RECEPTACLE. 2 POLE, 3 WIRE GROUNDING, 20 AMP, 125 VOLT, NEMA 5-20R. MOUNT @ 1'-6" AFF CENTERLINE, UNLESS OTHERWISE NOTED

SINGLE LINE

- ELECTRICAL TRANSFORMER. TYPE/SIZE AS INDICATED ON DRAWINGS
- CIRCUIT BREAKER. TYPE/SIZE AS INDICATED ON DRAWINGS
- ELECTRODE GROUNDING CONDUCTOR/SYSTEM

POWER

- 1 CIRCUIT HOME RUN TO PANEL. 2 #12 & 1 #12G, 3/4" CND, UNLESS OTHERWISE NOTED
- DC — DIRECT CURRENT CIRCUIT RUN CONCEALED. 2#10, 3/4" CND, UNLESS OTHERWISE NOTED
- BRANCH CIRCUIT RUN CONCEALED – 2 #12 & 1 #12G, 3/4" CND, UNLESS OTHERWISE NOTED. PROVIDE ADDITIONAL SWITCHED CONDUCTORS AS REQUIRED
- BRANCH CIRCUIT RUN BELOW GRADE. MINIMUM COVER, DEPTH AS PER NEC
- R — MOTOR STARTER RELAY
- JUNCTION BOX
- PANELBOARD – SURFACE MOUNTED. MOUNT 6'-0" TO TOP OF HIGHEST BREAKER. RATINGS AS INDICATED ON DRAWINGS
- DISCONNECT SWITCH. NUMBER OF POLES, AMPERE RATING, VOLTAGE, NEMA TYPE ENCLOSURE AS INDICATED. MOUNT 4'-0" AFF TO CENTERLINE OF HANDLE.
- ENCLOSED MOLDED CASE CIRCUIT BREAKER. NUMBER OF POLES, AMPERE RATING AND NEMA TYPE ENCLOSURE AS INDICATED. MOUNT 4'-0" AFF TO CENTERLINE OF HANDLE.

GENERAL

- REFER TO INDICATED DEMOLITION NOTE
- REFER TO INDICATED NEW WORK LIGHTING NOTE
- REFER TO INDICATED NEW WORK POWER NOTE
- REFER TO INDICATED NEW WORK MECHANICAL POWER NOTE
- REFER TO INDICATED NEW WORK FIRE ALARM NOTE

LIGHTING

- LIGHTING FIXTURE, LETTER SUBSCRIPT INDICATES SCHEDULED FIXTURE TYPE. LOWERCASE LETTER INDICATES SWITCH CIRCUIT.
- EMERGENCY LIGHTING FIXTURE, LETTER SUBSCRIPT INDICATES SCHEDULED FIXTURE TYPE.
- NIGHT LIGHT FIXTURE, LETTER SUBSCRIPT INDICATES SCHEDULED FIXTURE TYPE.
- NORMAL EXIT SIGN. ARROWS INDICATE DIRECTION OF EXIT. SOLID FILL INDICATES NUMBER OF FACES, LETTER SUBSCRIPT INDICATES SCHEDULED FIXTURE TYPE.
- EMERGENCY LIGHTING BATTERY UNIT TO PROVIDE 1 1/2 HOURS OF EMERGENCY LIGHT. LETTER SUBSCRIPT INDICATES SCHEDULED
- LOW VOLTAGE REMOTE EMERGENCY LIGHTS. LETTER SUBSCRIPT INDICATES SCHEDULED FIXTURE TYPE.
- COMBINATION EXIT SIGN/EMERGENCY LIGHT. SOLID FILL INDICATES NUMBER OF FACES, LETTER SUBSCRIPT INDICATES SCHEDULED FIXTURE TYPE.
- $ — SINGLE POLE TOGGLE TYPE A/C SWITCH. 20 AMP, 120/277 VOLT. MOUNT @ 3'-10" AFF, UNLESS OTHERWISE NOTED
- 3$ — THREE WAY TOGGLE TYPE A/C SWITCH. 20 AMP, 120/277 VOLT. MOUNT @ 3'-10" AFF, UNLESS OTHERWISE NOTED
- 4$ — FOUR WAY TOGGLE TYPE A/C SWITCH. 20 AMP, 120/277 VOLT. MOUNT @ 3'-10" AFF, UNLESS OTHERWISE NOTED
- MC$ — MANUAL MOTOR STARTER. MOUNT @ 3'-10" AFF, UNLESS OTHERWISE NOTED
- D — SINGLE POLE 0-10V DIMMER SWITCH. MOUNT @ 3'-10" AFF, UNLESS OTHERWISE NOTED
- T$ — AUTOMATIC TIMER SWITCH – TORK #SSA200R. 20 AMP, 120/277 VOLT. MOUNT @ 3'-10" AFF, UNLESS OTHERWISE NOTED. *-PRESET FOR MAXIMUM OF 2 HOUR OVERIDE.
- MS$ — OCCUPANCY SENSOR WALL SWITCH. WATT STOPPER DW-100 OR APPROVED EQUAL. MOUNT @ 3'-10" AFF, UNLESS OTHERWISE NOTED
- LV* $ — LOW VOLTAGE WALL STATION. NXSWR-ORLO SERIES OR APPROVED EQUAL. * – DENOTES SYSTEM/AREA OF CONTROLLER AND CONNECTED DEVICES
- OS — OCCUPANCY SENSOR. NX-ORLO SERIES OR APPROVED EQUAL
- DUAL TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR. WATT STOPPER DT300 OR APPROVED EQUAL. LOWERCASE LETTIER INDICATES LINKED SENSORS
- LC — TIMECLOCK
- TC — LIGHTING CONTACTOR

SIGNAL

- COMBINATION DATA/COMMUNICATIONS DEVICE BOX. MOUNT 1'-8" AFF, UNLESS OTHERWISE NOTED
- FLOOR BOX WITH COMPUTER/DATA DEVICE BOX
- CR — CARD READER
- WAP — WIRELESS ACCESS POINT
- PoE CAMERA – CEILING MOUNTED

FIRE ALARM

- COMBINATION FIXED TEMPERATURE RATE-OF-RISE SYSTEM THERMAL DETECTOR – CEILING MOUNT
- F — MANUAL FIRE ALARM PULL STATION. MOUNT @ 3'-8" AFF, UNLESS OTHERWISE NOTED
- #cd — FIRE ALARM HORN WITH VISUAL INDICATING LIGHT. MOUNT @ 7'-6" AFF. # = CANDELA RATING WHEN HIGHER THAN 15
- #CV — FIRE ALARM VISUAL INDICATING LIGHT ONLY (ADA APPROVED) MOUNT @ 7'-6" AFF. # = CANDELA RATING WHEN HIGHER THAN 15
- #cd — FIRE ALARM HORN WITH VISUAL INDICATING LIGHT CEILING MOUNT. # = CANDELA RATING WHEN HIGHER THAN 15
- S — PHOTOELECTRIC SYSTEM SMOKE DETECTOR – CEILING MOUNT

ABBREVIATIONS

@	AT
&	AND
#, NO.	NUMBER
A, AMP	AMPERE
AC	ALTERNATING CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
APPROX	APPROXIMATELY
AVG	AVERAGE
BKR	BREAKER
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CND	CONDUIT
CNTR	MOUNT 8" ABOVE COUNTERTOP
CORR	CORRIDOR
CT	CURRENT TRANSFORMER
DC	DIRECT CURRENT
DISC	DISCONNECT
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
F	FAN
FAA	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FTL	FEED THROUGH LUGS
FU	FUSE
G	GROUND
GA	GAUGE
GF	GROUND FAULT
HP	HORSEPOWER
HT	HEIGHT
IN	INCH
J	JUNCTION BOX
KAIC	THOUSAND AMPS INTERRUPTING CURRENT
KCM	1000 CIRCULAR MILLS
KVA	KILOVOLT-AMPERE
KW	KILOWATT
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NTS	NOT TO SCALE
P	POLE
ø, PH	PHASE
PNL	PANEL
RECP	RECEPTACLE
REF	REFERENCE
REV	REVISION
RM	ROOM
SHT	SHEET
SPEC	SPECIFICATION
TYP	TYPICAL
V	VOLTAGE, VOLTS
W	WATT
W	WIRE
W/	WITH
W/O	WITHOUT
WH	WATER HEATER
WP	WEATHERPROOF
X	BY (BETWEEN DIMENSIONS)
XFMR	TRANSFORMER

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

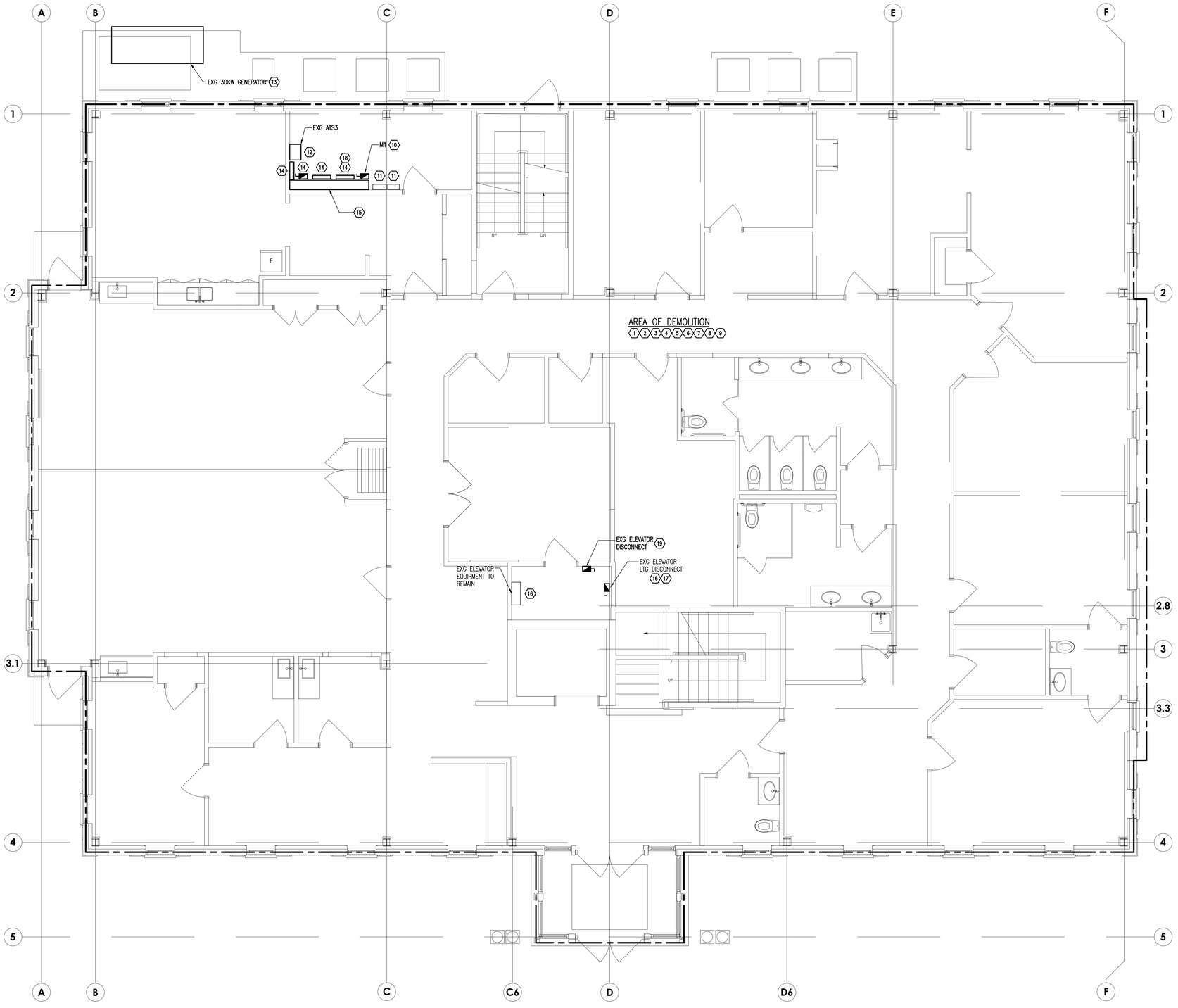
PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
ELECTRICAL LEGEND & ABBREVIATIONS

E-1



ELECTRICAL – FIRST FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. WHERE IT IS INDICATED THAT A CIRCUIT, CONDUIT OR WIRING IS TO BE REMOVED IN ITS ENTIRETY, THIS SHALL MEAN THAT THE WIRE, CONDUIT, HANGERS, CONNECTORS, COUPLINGS, CONTROLS, DISCONNECT SWITCHES, ETC. SHALL BE REMOVED FROM THE DEVICE TO THE SOURCE, EXCEPT THAT CONDUIT EMBEDDED IN WALLS OR FLOORS NOT BEING DEMOLISHED MAY BE ABANDONED IN PLACE AS LONG AS THE WIRE IS REMOVED AND THE CONDUIT ENDS ARE SATISFACTORILY CLOSED.
2. CIRCUITS TO EQUIPMENT OR DEVICES INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY EVEN IF THE CIRCUIT OR SOURCE IS OUTSIDE THE DEFINED AREA OF DEMOLITION.
3. CIRCUITS WHICH ORIGINATE IN OR PASS THROUGH THE AREA OF DEMOLITION BUT WHICH SUPPLY LOADS OUTSIDE OF THE AREA OF DEMOLITION OR WHICH FEED EQUIPMENT IN THE AREA OF DEMOLITION WHICH IS TO REMAIN, SHALL BE RETAINED, UNLESS OTHERWISE NOTED. PORTIONS OF SUCH CIRCUITS WHICH CONFLICT WITH CLEARANCES FOR NEW CONSTRUCTION SHALL BE REMOVED AND WIRE AND CONDUIT (MATCH EXISTING TYPE AND SIZE) SHALL BE PROVIDED TO EXTEND THE CIRCUIT TO ITS ORIGINAL SOURCE AND TO MAINTAIN THE FUNCTIONALITY OF THE CIRCUIT.
4. CIRCUITS WHICH SUPPLY DEVICES BOTH INSIDE AND OUTSIDE OF THE AREA OF DEMOLITION SHALL BE REMOVED ONLY WITHIN THE AREA OF DEMOLITION. REMOVE THE CIRCUITS TO THE NEAREST JUNCTION BOX OR DEVICE OUTSIDE THE AREA OF DEMOLITION. PORTIONS OF THE CIRCUITS WHICH SUPPLY DEVICES OUTSIDE THE AREA OF DEMOLITION OR DEVICES TO REMAIN INSIDE THE AREA OF DEMOLITION SHALL REMAIN AND WIRE AND CONDUIT (MATCH EXISTING TYPE AND SIZE) SHALL BE PROVIDED TO EXTEND THE CIRCUIT TO ITS ORIGINAL SOURCE AND TO MAINTAIN THE FUNCTIONALITY OF THE CIRCUIT, UNLESS OTHERWISE NOTED.
5. EXISTING PANELBOARDS AND THEIR FEEDER CIRCUITS SHALL BE RETAINED, UNLESS OTHERWISE NOTED.
6. DRAWING DEMOLITION NOTES LISTED UNDER THE DEMOLITION AREA IDENTIFICATION SHALL APPLY TO ALL ROOMS/AREAS WITHIN THE AREA OF DEMOLITION. OTHER INDIVIDUAL DRAWING DEMOLITION NOTES ARE IN ADDITION TO THOSE UNDER THE AREA IDENTIFICATION AND APPLY ONLY TO INDIVIDUAL ROOMS OR EQUIPMENT.
7. ABANDONED WIRE, CONDUIT, DEVICES AND CIRCUITS IN THE AREA OF DEMOLITION OR INDIVIDUALLY IDENTIFIED SHALL BE REMOVED IN THEIR ENTIRETY.
8. OWNER EQUIPMENT SHALL BE RETURNED TO OWNER, UNLESS OTHERWISE DIRECTED.
9. CONTRACTOR SHALL FIELD VERIFY QUANTITY AND LOCATION OF ALL WIRING DEVICES PRIOR TO BID. ANY ADDITIONAL DEVICES LOCATED SHALL BE TREATED THE SAME AS OTHER DEVICES IN THE SAME AREA.
10. NON-POWER WIRING IN GOOD CONDITION MAY BE PULLED BACK FROM DEVICES BEING REMOVED AND WIRING MAY BE REUSED FOR NEW DEVICES WHERE WIRING LENGTH IS NO LONGER THAN THE ORIGINAL LENGTH. WIRING SHALL NOT BE SPLICED. WIRING WHICH CANNOT BE REUSED SHALL BE REMOVED IN ITS ENTIRETY.
11. DEVICE BOXES WITH USABLE CONDUIT TO ACCESSIBLE SPACES LOCATED IN THE SAME LOCATION AS NEW DEVICES MAY BE REUSED WITH NEW WIRING AND DEVICES. DEVICE BOXES NOT BEING USED AND LOCATED IN WALLS NOT BEING REMOVED MAY REMAIN BUT MUST BE CLOSED WITH A BLANK COVERPLATE.

DRAWING DEMOLITION NOTES:

1. REMOVE ALL LIGHT FIXTURES INCLUDING EXTERIOR BUILDING MOUNTED FIXTURES, LIGHT SWITCHES, LIGHT CONTROLS AND LIGHTING CIRCUITS IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED.
2. REMOVE ALL RECEPTACLES, DEVICE BOXES AND RECEPTACLE CIRCUITS IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED.
3. REMOVE ALL FIRE ALARM SYSTEM DEVICES, DEVICE BOXES AND FIRE ALARM CIRCUITS IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED.
4. REMOVE ALL SECURITY DEVICES, DEVICE BOXES AND SECURITY CIRCUITS IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED.
5. REMOVE ALL TELE/DATA OUTLETS, DEVICE BOXES AND TELE/DATA CIRCUITS IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED.
6. REMOVE ALL LOCAL AREA NETWORK DEVICES, DEVICE BOXES AND LOCAL AREA NETWORK CIRCUITS IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED.
7. REMOVE ALL SOUND SYSTEM SPEAKERS, SPEAKER BOXES, VOLUME CONTROLS AND SOUND SYSTEM CIRCUITS IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED.
8. REMOVE ALL CATV OUTLETS, DEVICE BOXES AND CATV CIRCUITS IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED.
9. REMOVE IN THEIR ENTIRETY ALL CIRCUITS TO MECHANICAL AND/OR PLUMBING EQUIPMENT WHICH IS BEING REMOVED. SEE MECHANICAL AND PLUMBING DRAWINGS FOR LOCATION AND DEFINITION OF EQUIPMENT TO BE REMOVED.
10. EXISTING CIRCUIT BREAKER SERVING ELEVATOR BE REMOVED AND REPLACED. REMOVE EXISTING LINE SIDE FEEDER IN ITS ENTIRETY. REFER TO DEMOLITION SINGLE LINE DIAGRAM ON DRAWING E-12 FOR FURTHER DETAIL. RETAIN LOAD SIDE CIRCUIT.
11. EXISTING ELEVATOR RECALL MODULES TO REMAIN. REFER TO NEW WORK FIRE ALARM PLANS FOR FURTHER DETAIL.
12. EXISTING AUTOMATIC TRANSFER SWITCH TO BE REMOVED AND DISPOSED OF IN ITS ENTIRETY. REFER TO DEMOLITION SINGLE LINE DIAGRAM ON DRAWING E-12 FOR FURTHER DETAIL.
13. EXISTING GENERATOR TO BE REMOVED. REFER TO DEMOLITION SINGLE LINE DIAGRAM ON DRAWING E-12 FOR FURTHER DETAIL.
14. REMOVE EXISTING PANELBOARD IN ITS ENTIRETY.
15. REMOVE EXISTING WIREWAY AND SERVICE CONDUCTORS IN THEIR ENTIRETY. COORDINATE WITH LOCAL UTILITY. REFER TO DEMOLITION SINGLE LINE DIAGRAM ON DRAWING E-12 FOR FURTHER DETAIL.
16. EXISTING ELEVATOR TO BE REFURBISHED. CONTRACTOR SHALL CARRY IN BID COST FOR DISCONNECTION AND RECONNECTION OF CIRCUIT AND CONTROLS. COORDINATE WITH VENDOR.
17. REMOVE EXISTING LIGHTING CAB LIGHTING BRANCH CIRCUIT IN ITS ENTIRETY.
18. RETAIN BRANCH CIRCUIT FOR SITE LIGHT TO BE CONNECTED TO NEW PANEL.
19. REMOVE EXISTING ELEVATOR DISCONNECT SWITCH AND BRANCH CIRCUIT IN ITS ENTIRETY.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT
MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150
PROFESSIONAL SEAL
ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

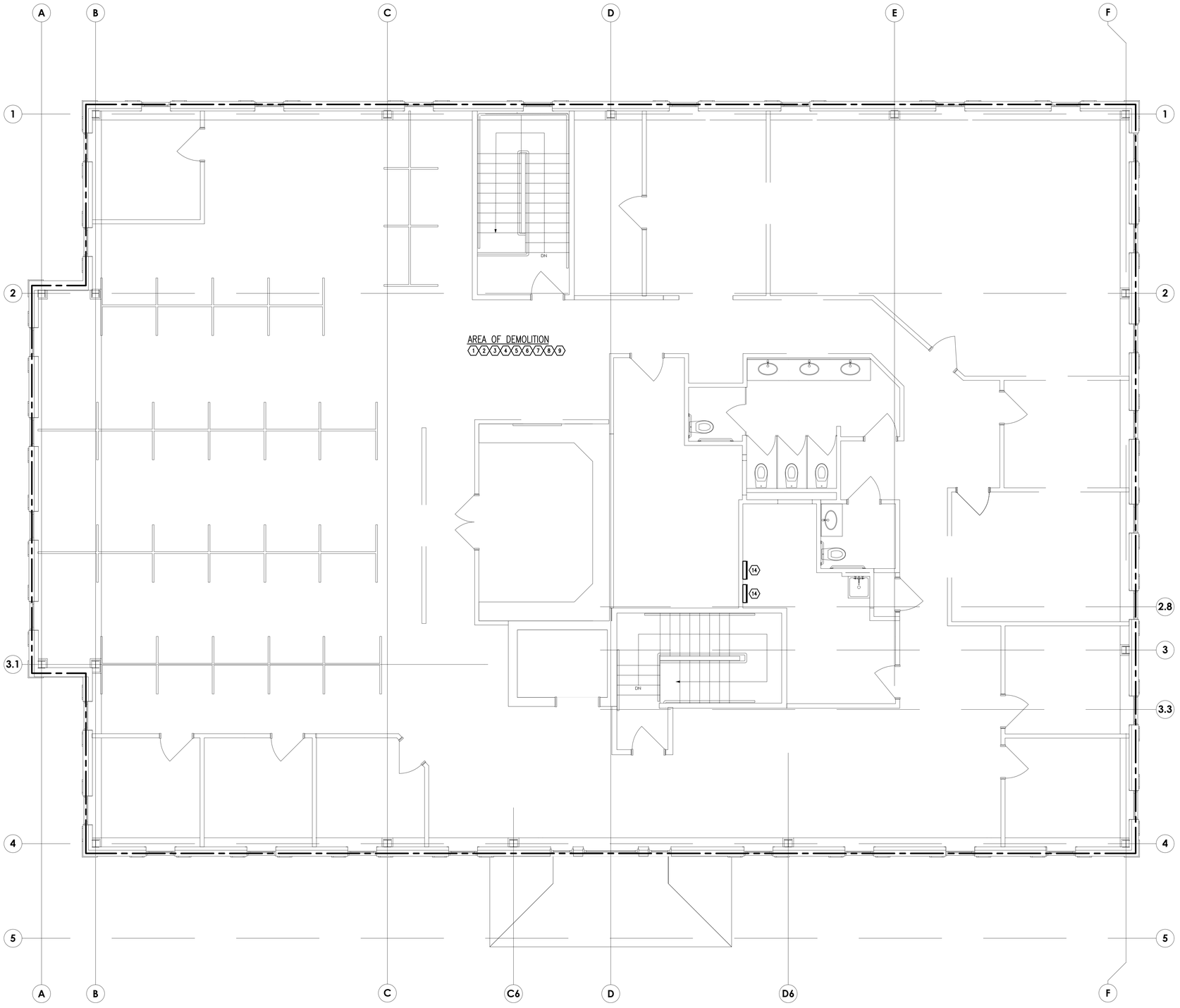
ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
ELECTRICAL
FIRST FLOOR
DEMOLITION

E-2



ELECTRICAL – SECOND FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

GENERAL DRAWING NOTES:

1. REFER TO DRAWING E-2 FOR DEMOLITION NOTES.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150
PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

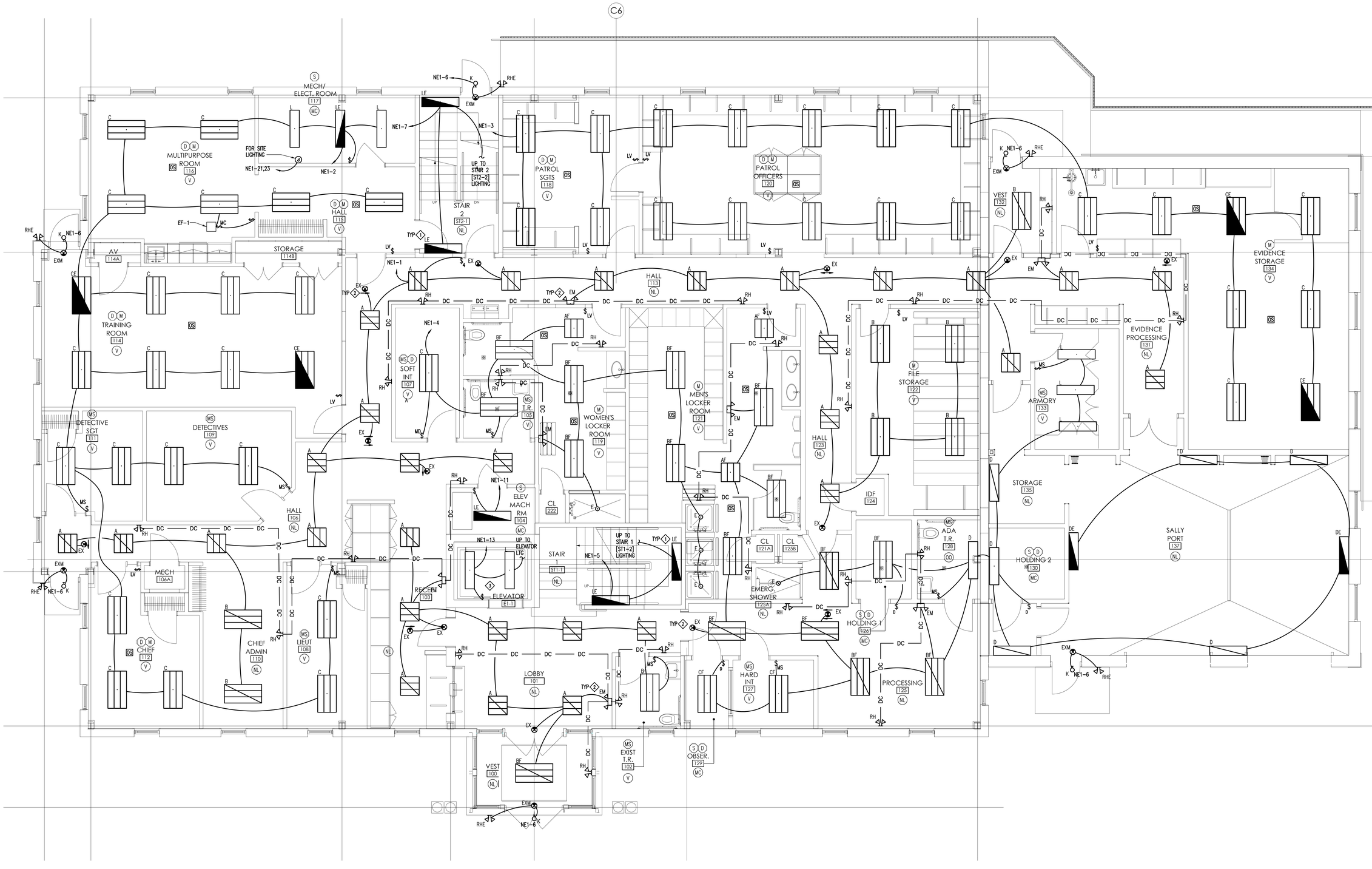
ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -
1/8IN SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
ELECTRICAL
SECOND FLOOR
DEMOLITION

E-3



ELECTRICAL – FIRST FLOOR PLAN – NEW WORK LIGHTING
SCALE: 1/4" = 1'-0"

GENERAL DRAWING NOTES:

1. REFER TO DRAWING E-4 FOR NEW WORK LIGHTING NOTES.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150
PROFESSIONAL SEAL
ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

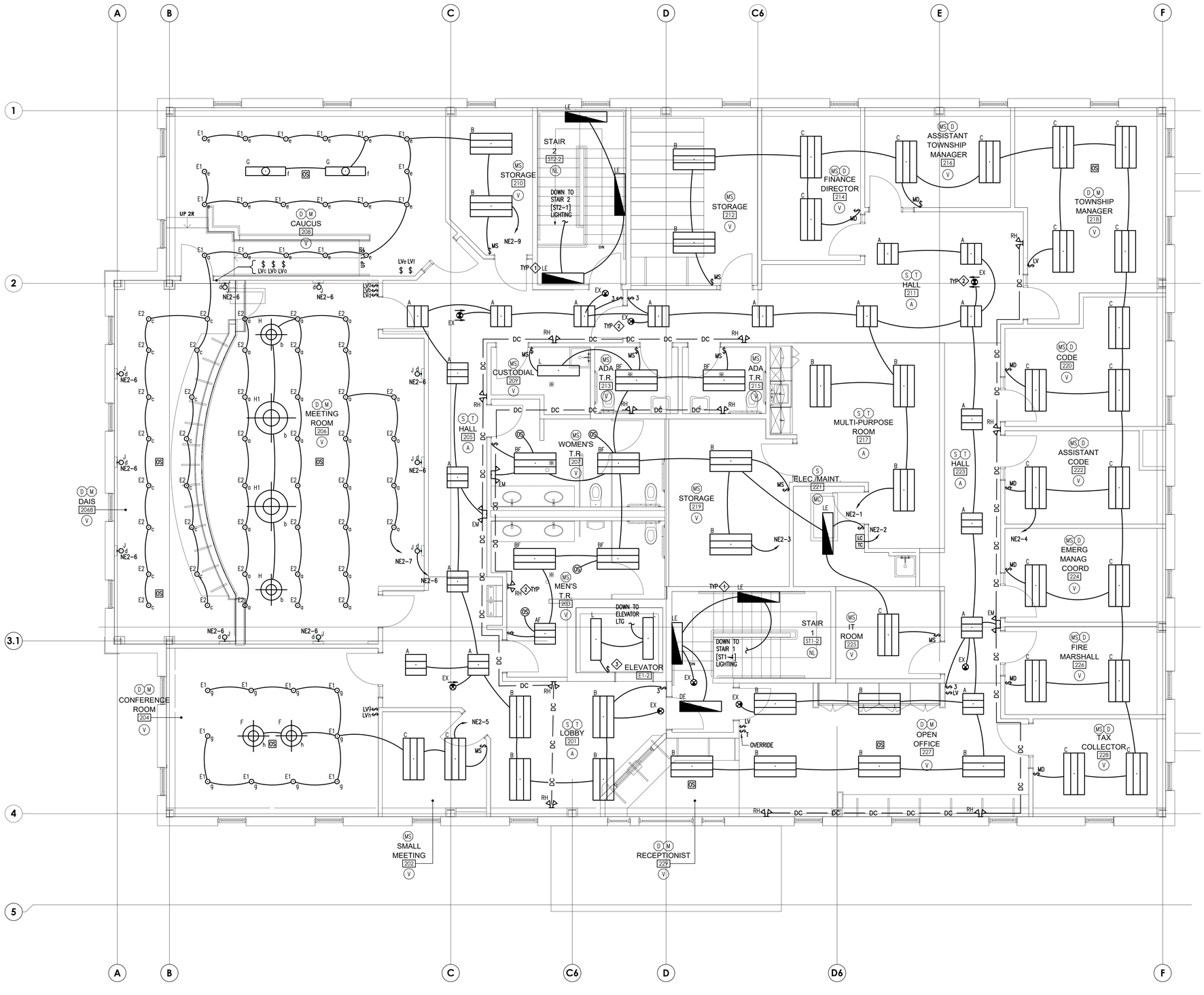
ID	DESCRIPTION	DATE
BID0	ISSUED FOR BID/PERMITS	09/04/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
ELECTRICAL FIRST FLOOR LIGHTING

E-4



ELECTRICAL – SECOND FLOOR PLAN – NEW WORK LIGHTING
SCALE: 1/4" = 1'-0"

LIGHTING CONTROL DEVICES

(D)	DIMMING: PROVIDE 0-10V DIMMING ROOM CONTROL ZONES FOR ALL LOADS IN THIS SPACE. LOWERCASE SUBSCRIPT ADJACENT TO EACH LUMINAIRE INDICATES CONTROL ZONE. WHERE NO CONTROL ZONES ARE NOTED, ALL LOADS IN THE SPACE ARE TO BE TIED TOGETHER ON ONE ZONE. VERIFY OTHER REQUIRED DIMMING SCHEMES AND PROVIDE ADDITIONAL EQUIPMENT AS REQUIRED.
(XD)	INTEGRAL SENSOR: LIGHTING FIXTURES IN THIS SPACE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR.
(M)	MOTION SENSOR: PROVIDE MOTION SENSOR CONNECTED TO ROOM CONTROLLER AS REQUIRED TO PROVIDE COMPLETE COVERAGE IN THE SPACE. SENSORS SHALL BE DUAL TECHNOLOGY UNLESS OTHERWISE NOTED.
(MS)	STANDALONE MOTION SENSOR: PROVIDE WALL OR CEILING MOUNTED MOTION SENSORS AS REQUIRED TO PROVIDE COMPLETE COVERAGE IN THE SPACE. SENSOR QUANTITIES AND LOCATIONS SHALL BE AS INDICATED ON THE DRAWING. SENSORS SHALL BE DUAL TECHNOLOGY UNLESS OTHERWISE NOTED.
(S)	SWITCH: PROVIDE SWITCHING FOR ALL LOADS IN THE SPACE. LOWERCASE SUBSCRIPT ADJACENT TO EACH LUMINAIRE INDICATES CONTROL ZONE. WHERE NO CONTROL ZONES ARE NOTED, ALL LOADS IN THE SPACE ARE TO BE TIED TOGETHER ON ONE ZONE.
(T)	TIME CLOCK: PROVIDE LOCAL TIME CLOCK AND CONTACTOR FOR ASTRONOMIC TIME BASED CONTROL OF LIGHTING LOADS IN THIS SPACE.

LIGHTING CONTROL SEQUENCE OF OPERATIONS

(A)	ASTRONMIC TIME CLOCK BASED CONTROL: AUTO ON, AUTO OFF.
(MC)	MANUAL CONTROL: MANUAL ON/OFF CONTROL ONLY.
(NL)	NO CONTROL: NO LIGHTING CONTROLS PROVIDED IN THIS AREA. AREA IS EITHER DESIGNATED FOR SAFETY/SECURITY OR IS AN INTERIOR EXIT STAIRWAY OR EXIT RAMP.
(OD)	OCCUPANCY BASED DIMMING CONTROL: AUTO ON FULL BRIGHTNESS, AUTO DIM TO 50% OUTPUT. TIME OUT SHALL BE SET TO NO MORE THAN 20 MINUTES.
(OO)	OCCUPANCY BASED CONTROL: AUTO ON, AUTO OFF. MANUAL CONTROL FROM WALL DEVICE. TIME OUT SHALL BE SET TO NO MORE THAN 20 MINUTES.
(V)	VACANCY BASED CONTROL: MANUAL ON, AUTO OFF. MANUAL CONTROL FROM WALL DEVICE. TIME OUT SHALL BE SET TO NO MORE THAN 20 MINUTES.

LIGHTING GENERAL NOTE:

1. EC SHALL COORDINATE WITH LEGEND AND SPECIFICATIONS FOR ALL EQUIPMENT TO BE PROVIDED PER THE LIGHTING NEW WORK PLANS.

(M) ROOM NAME 123 (V)

TYPICAL SEQUENCE DESIGNATION
SCALE: NONE

NEW WORK LIGHTING NOTES:

1. CONNECT ALL EMERGENCY LIGHT FIXTURE EMERGENCY DRIVERS TO THE UNSWITCHED HOT LEG OF THE AREA LIGHTING CIRCUIT AND THE NORMAL DRIVERS TO THE SWITCHED HOT LEG SUCH THAT FIXTURES ARE SWITCHED WITH NORMAL FIXTURES BUT ARE ON AT APPROXIMATELY FULL BRIGHTNESS ON LOSS OF POWER. TEST SWITCHES FOR EMERGENCY DRIVERS SHALL BE EASILY ACCESSIBLE WITHIN THE OPEN PORTION OF THE FIXTURE WITHOUT REMOVING ANY TRIMS OR SHALL BE MOUNTED IN A JUNCTION BOX ADJACENT TO THE FIXTURE ACCESSIBLE FROM THE ROOM.
2. CONNECT ALL NIGHT LIGHT (NL) FIXTURES, WALL BATTERY PACKS AND EXIT SIGNS TO AN UNSWITCHED HOT LEG OF THE AREA LIGHTING CIRCUIT.
3. COORDINATE EXACT LOCATION OF ELEVATOR PIT LIGHTS AND ELEVATOR SHAFT LIFTS BOTH ELEVATOR VENDOR PRIOR TO ROUGH-IN. ELEVATOR IS EXISTING TO BE REFURBISHED BY OTHER. COORDINATION WILL BE THE RESPONSIBILITY OF CONTRACTOR.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT
MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150
PROFESSIONAL SEAL
ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

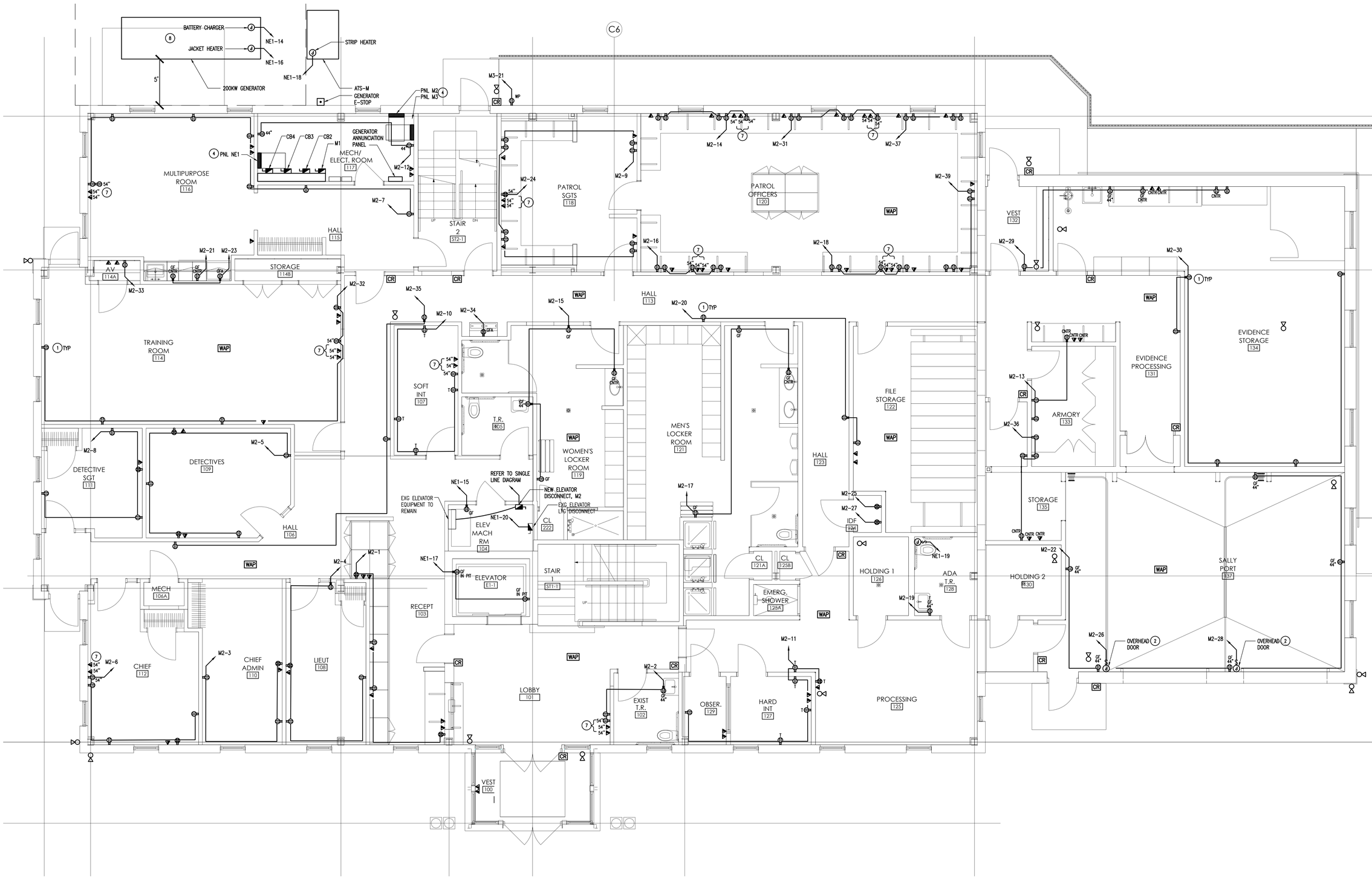
ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
ELECTRICAL
SECOND FLOOR
LIGHTING

E-5



ELECTRICAL – FIRST FLOOR PLAN – NEW WORK POWER & SIGNAL
SCALE: 1/4" = 1'-0"

GENERAL DRAWING NOTES:

1. REFER TO DRAWING E-7 FOR NEW WORK POWER & SIGNAL NOTES.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT
MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150
PROFESSIONAL SEAL
ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

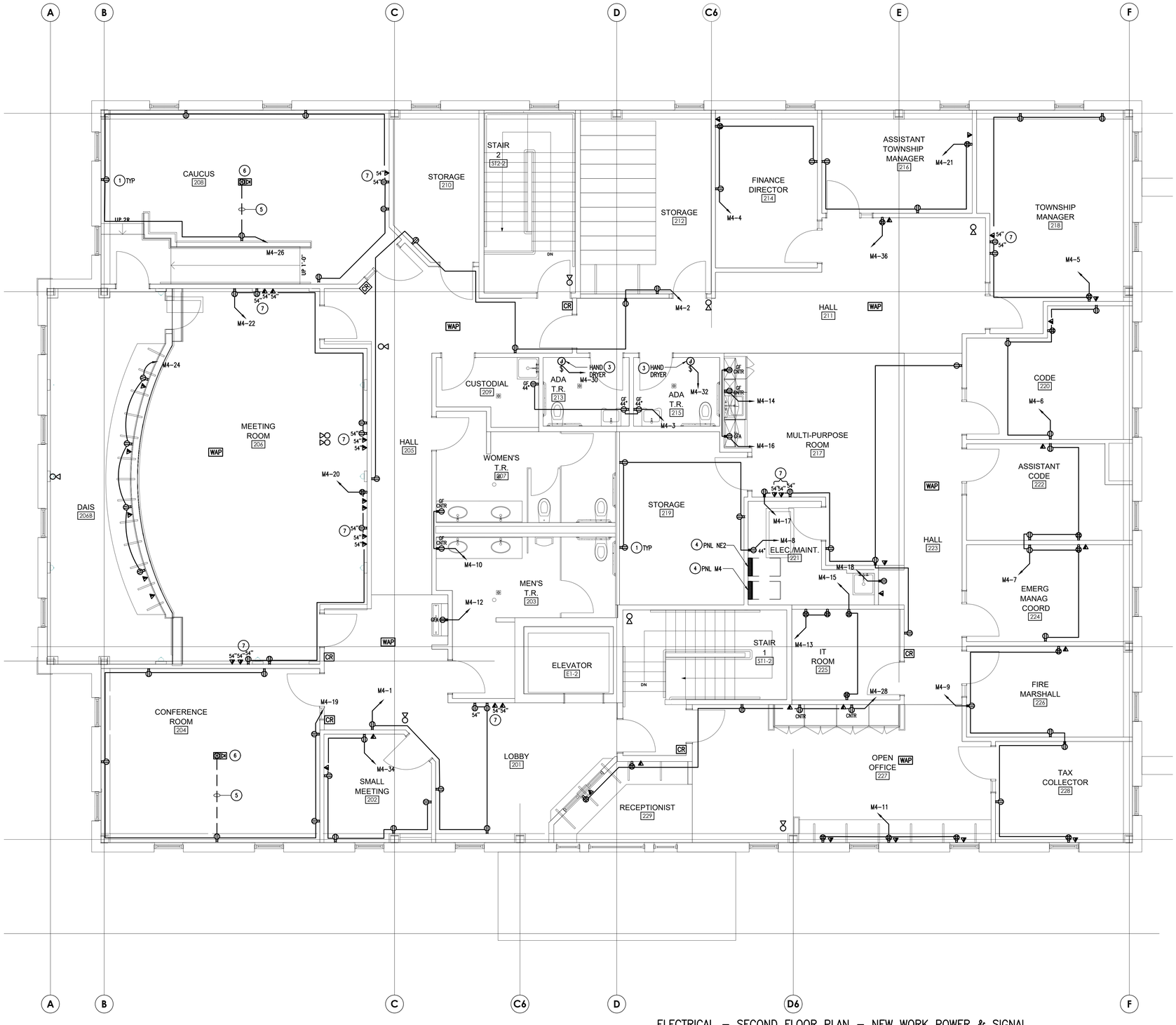
ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
ELECTRICAL
FIRST FLOOR
POWER & SIGNAL

E-6



ELECTRICAL – SECOND FLOOR PLAN – NEW WORK POWER & SIGNAL

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

NEW WORK POWER & SIGNAL NOTES:

1. VERIFY EXACT LOCATION AND/OR MOUNTING HEIGHT OF ALL DEVICES (I.E. RECEPTACLES, TELE/DATA, ETC) WITH OWNER PRIOR TO ROUGH-IN.
2. FIELD LOCATE FOR POWER TO AUTOMATIC DOOR OPERATOR. PROVIDE WIRE AND CONDUIT TO SENSORS AND CONTROLS PER MANUFACTURER'S INSTRUCTIONS AND TO DOOR LOCK CONTROL PANEL.
3. PROVIDE JUNCTION BOX FOR CONNECTION OF HAND DRYER. PROVIDE MANUFACTURER'S PROVISIONS FOR CIRCUIT WITH LOCKABLE BREAKER IN THE OPEN POSITION IN PANEL.
4. COORDINATE MOUNTING OF ELECTRICAL PANELS WITH OTHER TRADES TO MAINTAIN CODE REQUIRED CLEARANCES IN FRONT OF PANEL PER NEC. REQUIRED WORKING CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AND SHALL NOT USED FOR STORAGE, ADDITIONAL EQUIPMENT, ETC.
5. CONTRACTOR INSTALL TWO NEW CONDUITS, ONE 2" CONDUIT FOR TELE/DATA AND ONE 1" CONDUIT FOR POWER IN ACCESSIBLE CEILING.
6. PROVIDE POKE THRU DEVICE, FLOOR BOX AND COVERPLATE SHALL BE FLUSH WITH TOP OF FINISHED FLOOR. VERIFY WITH ARCHITECT EXACT TYPE OF FINISHED FLOOR AND INSTALLATION DETAILS PRIOR TO INSTALLATION OF BOX.
7. RECEPTACLE AND TV OUTLET SHALL BE MOUNTED AT 54 INCHES ABOVE FINISHED FLOOR. CONFIRM LOCATION WITH OWNER PRIOR TO ROUGH-IN. PROVIDE WALL MOUNTING BRACKET FOR TV AT EACH CATV OUTLET.
8. IN ADDITION TO POWER CONDUITS SHOWN ON SINGLE LINE DIAGRAM AND PLAN VIEW. PROVIDE SEPARATE CONDUITS (MIN 1") FOR CONTROL TO GENERATOR ANNUNCIATOR PANEL AND MAIN/ATS.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

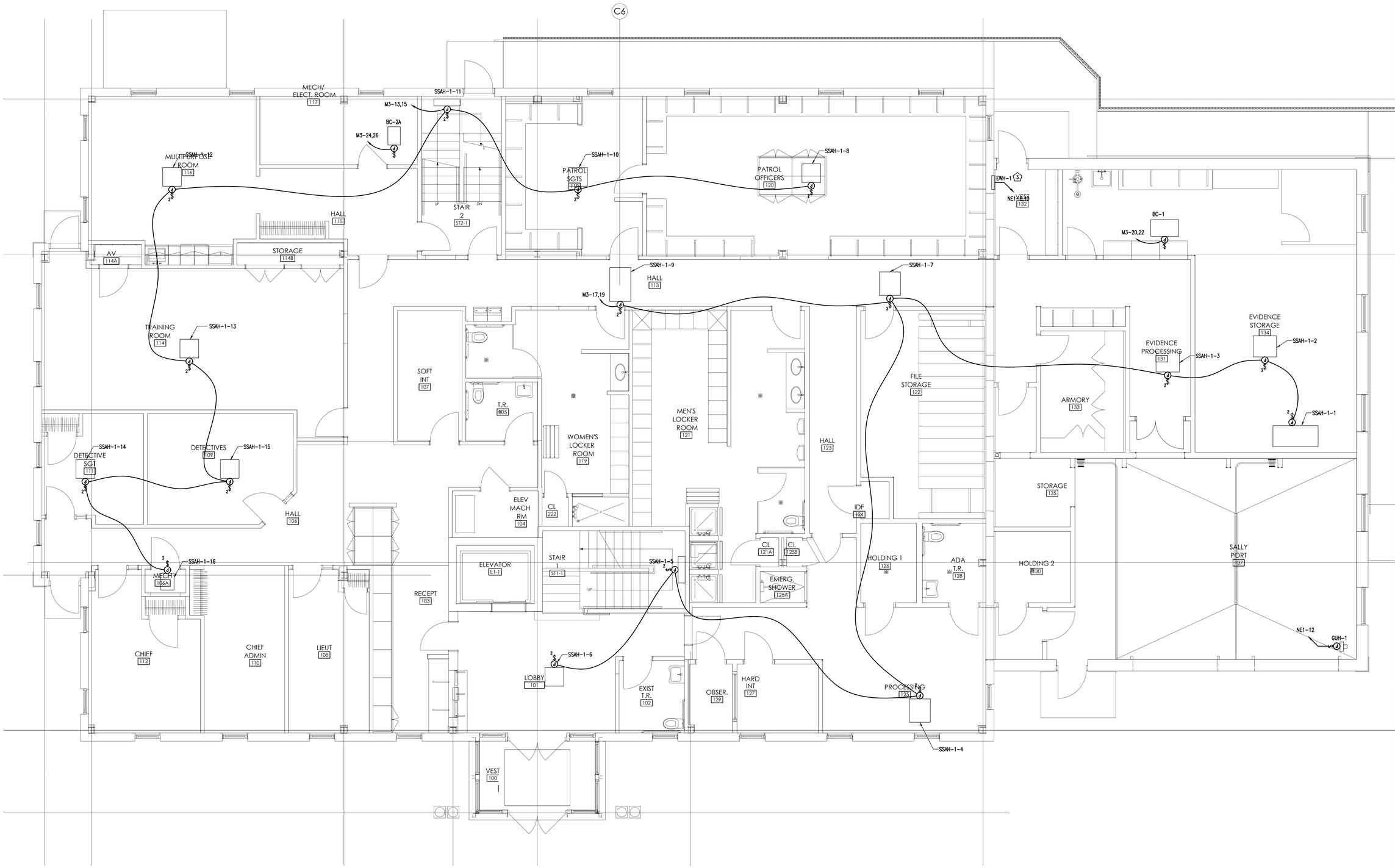
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

ELECTRICAL
SECOND FLOOR
POWER & SIGNAL

E-7



ELECTRICAL – FIRST FLOOR PLAN – NEW WORK MECHANICAL POWER

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

GENERAL DRAWING NOTES:

1. REFER TO DRAWING E-9 FOR NEW WORK MECHANICAL POWER NOTES.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI
MARTARANO
ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

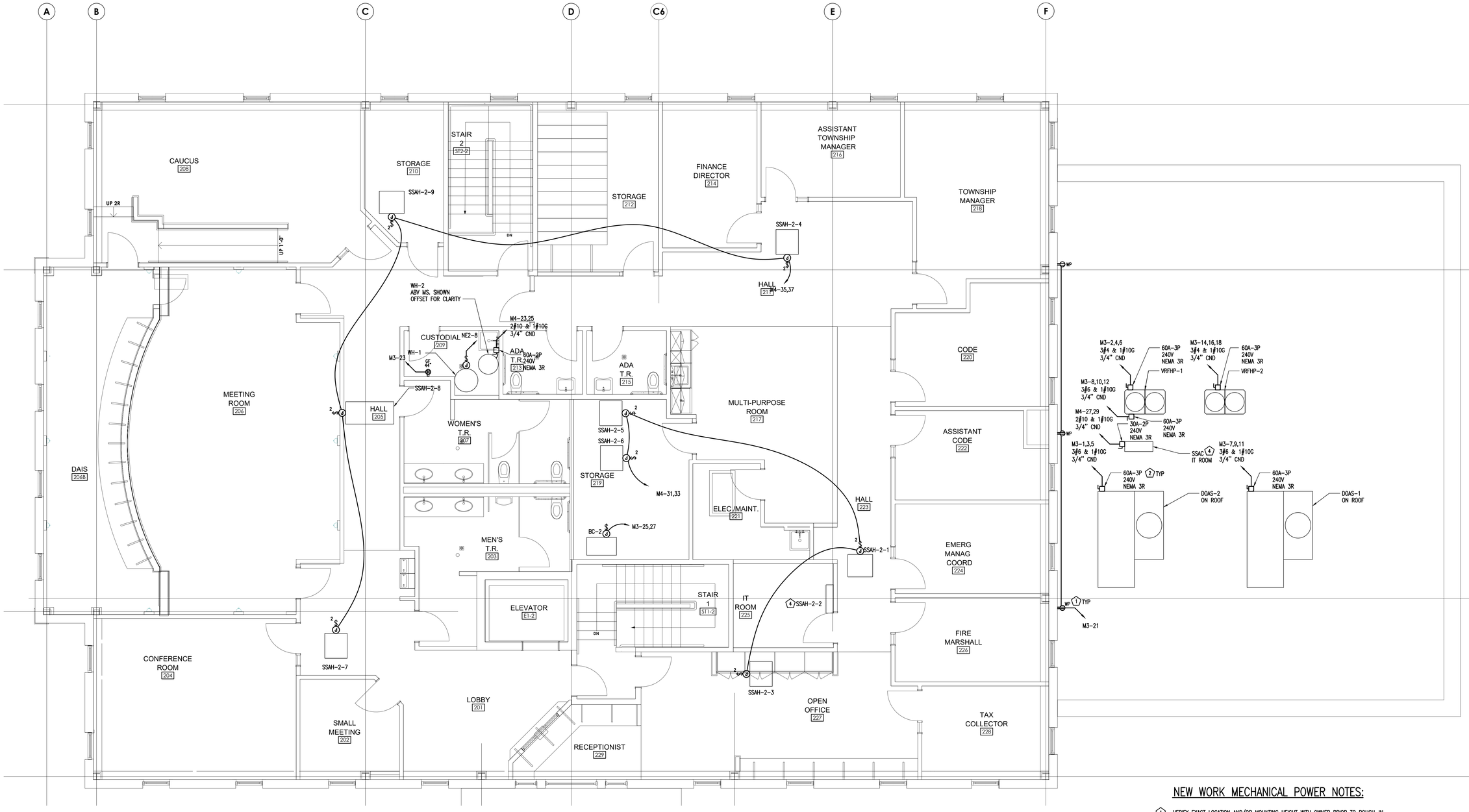
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

ELECTRICAL
FIRST FLOOR
MECH POWER

E-8



ELECTRICAL – SECOND FLOOR PLAN – NEW WORK MECHANICAL POWER

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

NEW WORK MECHANICAL POWER NOTES:

1. VERIFY EXACT LOCATION AND/OR MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH-IN.
2. MOUNT DISCONNECT SWITCH OR STARTER AND RECEPTACLE ON NON-REMOVABLE PANEL OF UNIT OR ON NEARBY WALL. DO NOT COVER ANY LABELING. PROVIDE A MINIMUM OF 36" CLEAR SPACE IN FRONT OF DISCONNECT SWITCH.
3. UNIT IS PROVIDED WITH INTEGRAL DISCONNECT SWITCH.
4. PROVIDE AND INSTALL POWER AND CONTROL WIRING BETWEEN INTERIOR AND EXTERIOR UNIT.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI
MARTARANO
ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

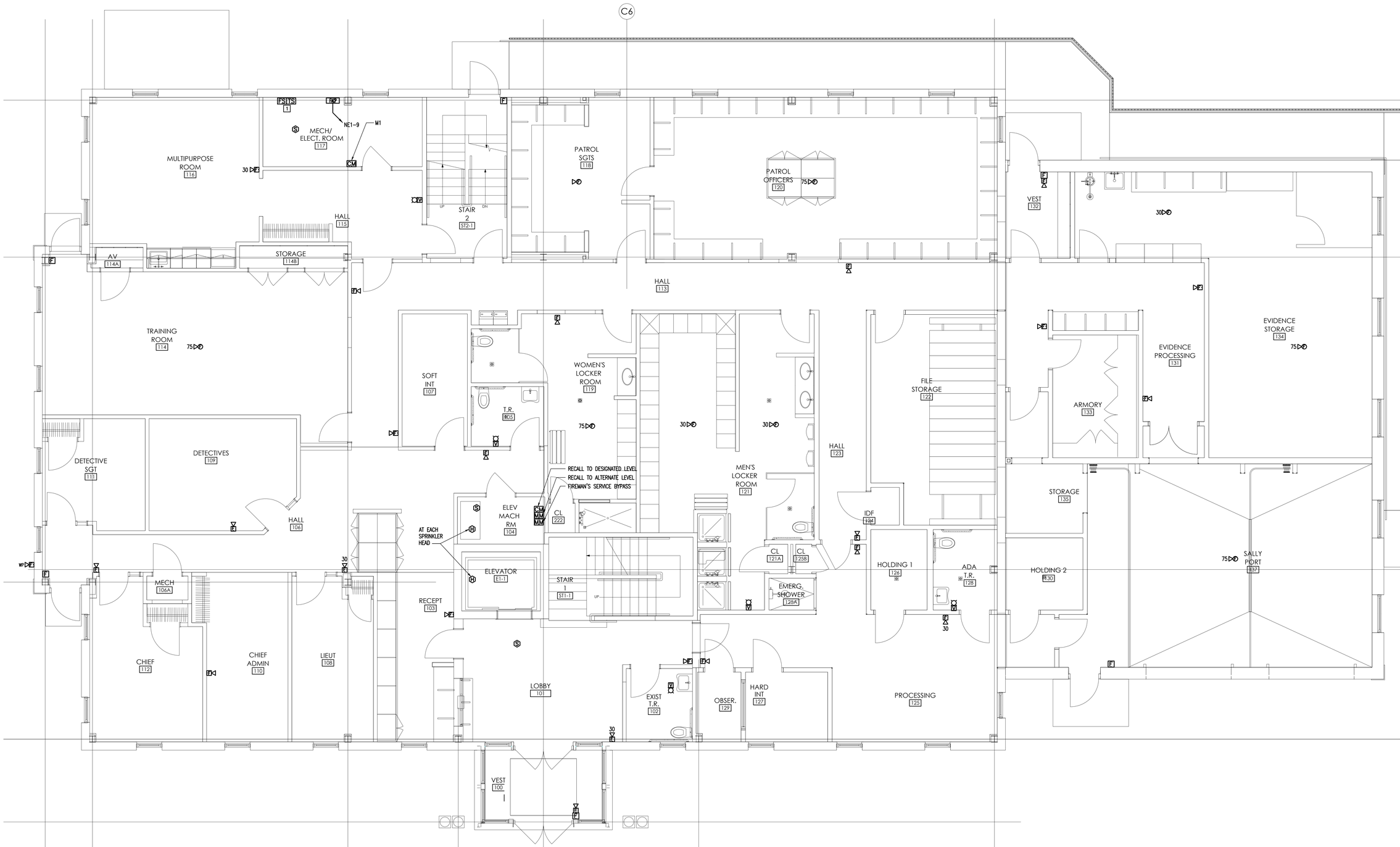
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

ELECTRICAL
SECOND FLOOR
MECH POWER

E-9



ELECTRICAL – FIRST FLOOR PLAN – NEW WORK FIRE ALARM

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

GENERAL DRAWING NOTES:

1. REFER TO DRAWING E-11 FOR NEW WORK FIRE ALARM POWER NOTES.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

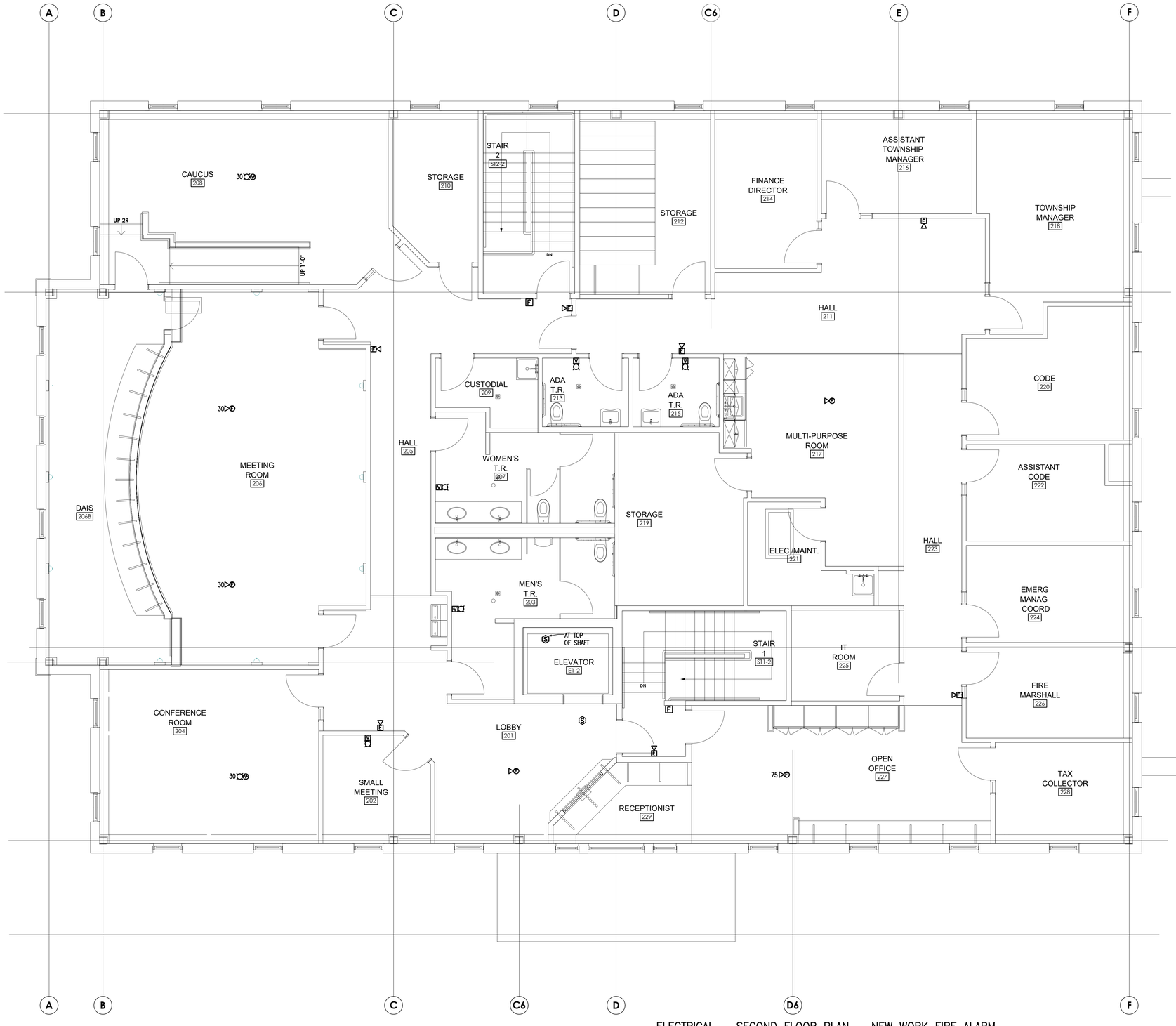
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

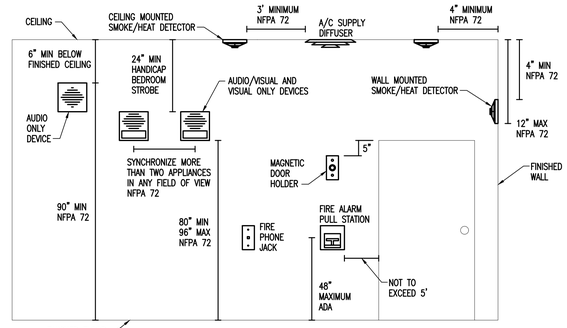
ELECTRICAL
FIRST FLOOR
FIRE ALARM

E-10



ELECTRICAL – SECOND FLOOR PLAN – NEW WORK FIRE ALARM

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

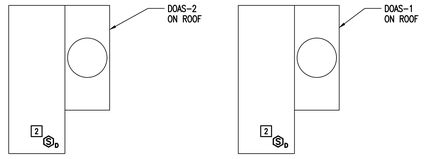


TYPICAL FIRE ALARM DEVICE MOUNTING HEIGHT DETAIL

SCALE: NONE

GENERAL NOTES:

1. MOUNTING HEIGHTS SHALL BE AS INDICATED, UNLESS OTHERWISE NOTED.
2. THE MOUNTING HEIGHTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
3. FIRE ALARM NOTIFICATION APPLIANCES – THE ENTIRE STROBE LIGHT LENS SHALL NOT BE LESS THAN 80" AND NOT GREATER THAN 96" ABOVE THE FINISHED FLOOR IN ACCORDANCE WITH NFPA 72.
4. FIRE ALARM MANUAL PULL STATIONS – THE OPERABLE PART OF EACH MANUAL FIRE ALARM BOX SHALL NOT BE LESS THA 3'-6" AND NOT MORE THAN 4'-6" ABOVE FLOOR LEVEL IN ACCORDANCE WITH NFPA 72.
5. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHEREVER POSSIBLE.
6. REFER TO THE PROPER DEVICE INSTALLATION INSTRUCTIONS FOR BACKBOX MOUNTING HEIGHT.



NEW WORK FIRE ALARM NOTES:

1. PROVIDE FIRE ALARM INTERFACE MODULES TO CONNECT ALL NEW FLOW AND TAMPER SWITCHES TO THE FIRE ALARM SYSTEM.
2. PROVIDE AND FIELD LOCATE A DUCT SMOKE DETECTOR IN THE RETURN DUCT LOCATED AND MOUNTED PER MANUFACTURER'S INSTRUCTIONS.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT
MEI
MARTARANO
ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

ELECTRICAL
SECOND FLOOR
FIRE ALARM

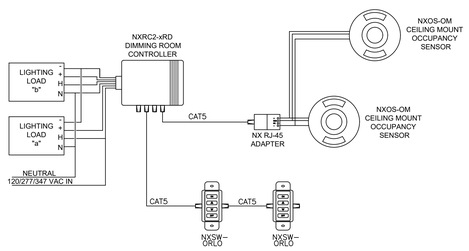
E-11

LIGHT FIXTURE SCHEDULE

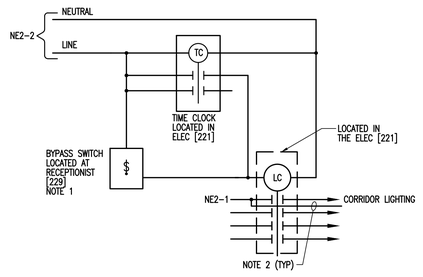
MOUNTING LOCATION: CEILING – CLG; FLOOR – FLR; GROUND – GND; POLE – PL; SUSPENDED – SUS; WALL – WL
MOUNTING TYPE: FLUSH – FLS; PENDANT – PEN; PEDESTAL – PED; SURFACE – SUR; TRACK – TRK; CH–CHAIN HUNG; ACA–AIRCRAFT CABLE; CEILING HEIGHT – CLG–HT

					LOAD	LAMPS		MOUNTING			
TYPE	MANUFACTURER	CAT NO	DESCRIPTION	VOLTS	WATTS	NO	TYPE	LOCATION	TYPE	HEIGHT	REMARKS
A	COLUMBIA	LCAT22–35LWG–EDU	2X4 TROFFER	120	22	–	LED	CLG	FLS	CLG HT	
AE	COLUMBIA	LCAT22–35LWG–EDU–FK22	2X4 TROFFER W/ FLANG KIT	120	22	–	LED	CLG	FLS	CLG HT	
B	COLUMBIA	LCAT24–35MWG–EDU	2X4 TROFFER	120	30	–	LED	CLG	FLS	CLG HT	
BE	COLUMBIA	LCAT24–35MWG–EDU–ELL14	2X4 TROFFER W/ BATTERY	120	30	–	LED	CLG	FLS	CLG HT	
BF	COLUMBIA	LCAT24–35MWG–EDU–FK24	2X4 TROFFER W/ FLANGE KIT	120	30	–	LED	CLG	SUR	CLG HT	
C	COLUMBIA	LCAT24–35MLG–EDU	2X4 TROFFER	120	36	–	LED	CLG	FLS	CLG HT	
CE	COLUMBIA	LCAT24–35MLG–EDU–ELL14	2X4 TROFFER W/ BATTERY	120	36	–	LED	CLG	FLS	CLG HT	
CF	COLUMBIA	LCAT24–35MLG–EDU–FK24	2X4 TROFFER W/ FLANGE KIT	120	36		LED	CLG	SUR	CLG HT	
D	KENALL	TCD–4–4/A–45L35K–DCC–DV–1	CORNER LIGHT	120	45	–	LED	CLG	SUR	CLG HT	
DE	KENALL/BODINE	TCD–4–4/A–45L35K–DCC–DV–1/BSL10T4UAK55PKFLI2	CORNER LIGHT W/BATTERY	120	45	–	LED	CLG	SUR	CLG HT	NOTE 3
E	PRESCOLITE	LTR–6RD–H–SL06L–DM1–LTR–6RD–T–SL35K8WD	6" DOWNLIGHT	120	8	–	LED	CLG	FLS	CLG HT	NOTE 1
E1	PRESCOLITE	LTR–6RD–H–SL20L–DM1–LTR–6RD–T–SL35K8WD	6" DOWNLIGHT	120	23	–	LED	CLG	FLS	CLG HT	NOTE 1
E2	PRESCOLITE	LBRST–8RD–M–L3HL–CS9	8" DOWNLIGHT	120	30	–	LED	CLG	FLS	CLG HT	NOTE 1
F	LUMETTA	P2023	DECORATIVE PENDANT	120	21	–	LED	SUS	PEN	*	
G	LUMETTA	P2096	LINEAR PENDANT	120	34	–	LED	SUS	PEN	*	
H	OCL	GL1–P1EM–24–MW–BKP–LED1/35K–UNV–DM1	24" DECORATIVE PENDANT	120	35	–	LED	SUS	PEN	*	NOTE 1
H1	OCL	GL1–P1EM–36–MW–BKP–LED1/35K–UNV–DM1	36" DECORATIVE PENDANT	120	55	–	LED	SUS	PEN	*	NOTE 1
J	OCL	HI1–S1SA–24–MW–BKP–LED1/35K–UNV–DM1	DECORATIVE WALL LIGHT	120	30	–	LED	WL	SUR	7'–6"	NOTES 1 & 2
K	BEACON	TRP1–24L–15–3K7–3–UNV–BLT–PC	EXTERIOR WALL LIGHT	120	15	–	LED	WL	SUR	10'–0"	NOTE 2
L	COLUMBIA	MPS4–35LW–FW–EDU	4" LINEAR STRIP	120	28	–	LED	CLG	FLS	CLG HT	
LE	COLUMBIA	MPS4–35LW–FW–EDU–ELL14	4" LINEAR STRIP	120	28	–	LED	CLG	SUR	CLG HT	
EM	EMERGI–LITE	WPR50M2LA–DA	EMERGENCY WALLPACK	120	8	2	LED	WL	SUR	7'–6"	
EX	EMERGI–LITE	WPREMDNR	EXIT SIGN	120	3	–	LED	CLG	SUR	CLG HT	
EXM	EMERGI–LITE	WPR924M1R–AD	EXIT SIGN W/ BATTERY	120	8	–	LED	WL	SUR	7'–6"	
RH	EMERGI–LITE	EF100(LA)	DUAL REMOTE HEAD	6	8	2	LED	WL	SUR	7'–6"	
RHE	EMERGI–LITE	EF12D–LED	DUAL EXTERIOR REMOTE HEAD	6	3	2	LED	WL	SUR	7'–6"	

NOTES:
*See REMARKS section.
1. VERIFY FIXTURE COLOR AND/OR FINISH WITH THE ARCHITECT.
2. VERIFY MOUNTING HEIGHT WITH THE ARCHITECT.
3. INSTALL BODNINE EMERGENCY DRIVER BSL10T4LF.



NX LIGHTING SYSTEM WIRING DIAGRAM (TYPICAL)
NO SCALE



LIGHTING CONTROL WIRING DIAGRAM
NO SCALE

NOTES:
1. TWO HOUR OVERRIDE TIMER SWITCH LOCATED AT RECEPTION AREA. LABEL SWITCH "NIGHT TIME OVERRIDE". SWITCH SHALL BE TORK SSA200 OR EQUAL.

2. UNSWITCHED HOT LEG FOR NIGHT LIGHT, EMERGENCY BALLAST AND EXIST SIGNS.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150
PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
ELECTRICAL
LIGHTING
SCHEDULE
AND DETAILS

E-12

PANEL M2

VOLTAGE (L–N):	120	ENCLOSURE TYPE:	DOOR IN DOOR
VOLTAGE (L–L):	208	MOUNTING:	SURFACE
PHASES, WIRES:	3 ϕ 4 W	AIC RATING (A):	22000
MINIMUM BUS CAPACITY (A):	225 A	NOTES:	----
MAIN O.C. DEVICE (A):	225 A		

CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA) A		B		C		POLE	TRIP AMPS	DESCRIPTION	CKT NO
1	RECP – RECEPT [103]	20	1	1110	540					1	20	RECP – LOBBY [101]	2
3	RECP – CHIEF ADMIN [110]	20	1			720	900			1	20	RECP – LIEUT [108]	4
5	RECP – DETECTIVES [109]	20	1					1260	1080	1	20	RECP – CHIEF [112]	6
7	RECP – MULTIPUROSE ROOM [116]	20	1	1440	900					1	20	RECP – DETECTIVE SGT [111]	8
9	RECP – PATROL SGTS [117]	20	1			1440	900			1	20	RECP – SOFT INT [107]	10
11	RECP – HARD INT [127]	20	1					1080	360	1	20	RECP – MECH/ELECT ROOM [117]	12
13	RECP – ARMORY [133]	20	1	540	1080					1	20	RECP – PATROL OFFICERS [120]	14
15	RECP – WOMEN'S LOCKER [119]	20	1			720	900			1	20	RECP – PATROL OFFICERS [118]	16
17	RECP – MEN'S LOCKER [121]	20	1					540	900	1	20	RECP – PATROL OFFICERS [118]	18
19	RECP – ADA TR [128]	20	1	180	720					1	20	RECP – FILE STORAGE [122]	20
21	RECP – MUTLIPURPOSE KITCHENTTE	20	1			360	900			1	20	RECP – SALLY PORT [137]	22
23	RECP – MUTLIPURPOSE KITCHENTTE	20	1					180	360	1	20	RECP – PATROL SFTS QUAD	24
25	RECP – IDF QUAD	20	1	360	1500					1	20	OVERHEAD DOOR	26
27	RECP – IDF QUAD	20	1			360	1500			1	20	OVERHEAD DOOR	28
29	RECP – EVIDENCE STORAGE [134]	20	1					900	900	1	20	RECP – EVIDENCE STORAGE [134]	30
31	RECP – PATROL OFFICERS [120]	20	1	900	900					1	20	RECP – TRAINING ROOM [114]	32
33	RECP – AV [114A]	20	1			180	180			1	20	RECP – WATER COOLERS	34
35	RECP – HALL [106]	20	1					540	720	1	20	RECP – STORAGE [135]	36
37	RECP – PATROL OFFICERS [120]	20	1	720	0					1	20	SPARE	38
39	RECP – PATROL OFFICERS [120]	20	1			720	0			1	20	SPARE	40
41	SPARE	20	1					0	0	1	20	SPARE	42
				CONNECTED LOAD PHASE TOTALS (VA)									
				10890		9780		8820					

	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
Equipment	1.5	1.00	1.5
Receptacles (0 – 10 KVA)	10.0	1.00	10.0
Receptacles (Over 10 KVA)	16.5	0.50	8.2
Lighting	0.0	1.25	0.0
TOTAL:	28.0		19.8
LOAD (AMPS):	77.7		54.9

DEMAND LOAD	19.8 KVA
SPARE CAPACITY	61.3 KVA
SPARE CAPACITY	170.1 AMPS
SPARE CAPACITY	76 %
PHASE BALANCE	
A TO B	90 %
B TO C	90 %
C TO A	81%

PANEL M4

VOLTAGE (L–N):	120	ENCLOSURE TYPE:	EXISTING
VOLTAGE (L–L):	208	MOUNTING:	SURFACE
PHASES, WIRES:	3 ϕ 4 W	AIC RATING (A):	22000
MINIMUM BUS CAPACITY (A):	225 A	NOTES:	----

CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA) A		B		C		POLE	TRIP AMPS	DESCRIPTION	CKT NO
1	RECP – LOBBY [201]	20	1	900	900					1	20	RECP – STORAGE [210/212]	2
3	RECP – CUSTODIAL [209]	20	1			540	720			1	20	RECP – OFFICE [214]	4
5	RECP – TOWNSHIP MANAGER [218]	20	1					900	900	1	20	RECP – CODE [220]	6
7	RECP – OFFICES [222/224]	20	1	1440	720					1	20	RECP – STORAGE [219]	8
9	RECP – OFFICES [226/228]	20	1			1440	360			1	20	RECP – TR [203/207]	10
11	RECP – OPEN OFFICE [227]	20	1					1080	180	1	20	RECP – WATER COOLERS	12
13	RECP – IT QUADS [225]	20	1	720	180					1	20	RECP – MULTPURPOSE KITCHENTTE	14
15	RECP – IT QUADS [225]	20	1			720	360			1	20	RECP – MULTPURPOSE KITCHENTTE	16
17	RECP – MULTIPURPOSE ROOM [229]	20	1					1110	180	1	20	RECP – PRINTER	18
19	RECP – CONFERENCE ROOM [204]	30	1	1260	900					1	20	RECP – MEETING ROOM [206]	20
21	RECP – OFFICE [216]	20	1			720	720			1	20	RECP – MEETING ROOM [206]	22
23,25	WH–2	30	2					2250	720	1	20	RECP – MEETING ROOM [206]	24
23,25	WH–2	30	2	2250	1440					1	20	RECP – CAUCUS [208]	26
27,29	SSAC–1	25	2			1614	1260			1	20	RECP – RECEPTIONIST [229]	28
27,29	SSAC–1	25	2					1614	1500	1	20	HAND DRYER**	30
31,33	AIR HANDLERS	15	2	1191	1500					1	20	HAND DRYER**	32
31,33	AIR HANDLERS	15	2			1191	900			1	20	RECP – SMALL MEETING [202]	34
35	SPARE	15	1					0	360	1	20	RECP – HALL [211]	36
37	SPARE	15	1	0	0					1	20	SPARE	38
39	SPARE	20	1			0	0			1	20	SPARE	40
41	SPARE	20	1					0	0	1	20	SPARE	42
				CONNECTED LOAD PHASE TOTALS (VA)									
				13401		10545		10794					

	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
Cooling and Heating	3.2	1.00	3.2
Equipment	9.9	1.00	9.9
Receptacles (0 – 10 KVA)	10.0	1.00	10.0
Receptacles (Over 10 KVA)	11.6	0.50	5.8
Lighting	0.0	1.25	0.0
TOTAL:	34.7		28.9
LOAD (AMPS):	96.4		80.4

DEMAND LOAD	28.9 KVA
SPARE CAPACITY	52.1 KVA
SPARE CAPACITY	144.6 AMPS
SPARE CAPACITY	64 %
PHASE BALANCE	
A TO B	79 %
B TO C	98 %
C TO A	81%

** PROVISIONS FOR BREAKER TO LOCKED IN OPEN POSITION

PANEL M3

VOLTAGE (L–N):	120	ENCLOSURE TYPE:	DOOR IN DOOR
VOLTAGE (L–L):	208	MOUNTING:	SURFACE
PHASES, WIRES:	3 ϕ 4 W	AIC RATING (A):	22000
MINIMUM BUS CAPACITY (A):	225 A	NOTES:	----
MAIN O.C. DEVICE (A):	225 A		

CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA) A		B		C		POLE	TRIP AMPS	DESCRIPTION	CKT NO
1,3,5	DOAS–1	60	3	4428	3936					3	60	VRFHP–1 CKT#1	2,4,6
1,3,5	DOAS–1	60	3			4428	3936			3	60	VRFHP–1 CKT#1	2,4,6
1,3,5	DOAS–1	60	3					4428	3936	3	60	VRFHP–1 CKT#1	2,4,6
7,9,11	DOAS–2	60	3	4428	3936					3	60	VRFHP–1 CKT#2	8,10,12
7,9,11	DOAS–2	60	3			4428	3936			3	60	VRFHP–1 CKT#2	8,10,12
7,9,11	DOAS–2	60	3					4428	3936	3	60	VRFHP–1 CKT#2	8,10,12
13,15	AIR HANDLERS	15	2	1130	5472					3	70	VRFHP–2 CKT #1	14,16,18
13,15	AIR HANDLERS	15	2			1130	5472			3	70	VRFHP–2 CKT #1	14,16,18
17,19	AIR HANDLERS	15	2					1130	5472	3	70	VRFHP–2 CKT #1	14,16,18
17,19	AIR HANDLERS	15	2	1130	50					2	15	BC–1	20,22
21	RECP – ROOF	20	1			360	50			2	15	BC–1	20,22
23	RECP – MUNICIPAL	20	1					360	50	2	15	BC–2A	24,26
25,27	BC–2	15	2	50	50					2	15	BC–2A	24,26
25,27	BC–2	15	2			50	0			1	20	SPARE	28
29	SPARE	20	1					0	0	1	20	SPARE	30
31	SPARE	20	1	0	0					1	20	SPARE	32
33	SPARE	20	1			0	0			1	20	SPARE	34
35	SPARE	20	1					0	0	1	20	SPARE	36
37	SPARE	20	1	0	0					1	20	SPARE	38
39	SPARE	20	1			0	0			1	20	SPARE	40
41	SPARE	20	1					0	0	1	20	SPARE	42
				CONNECTED LOAD PHASE TOTALS (VA)									
				24610		23790		23740					

	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
Cooling and Heating	57.1	1.00	57.1
Equipment	14.4	1.00	14.4
Receptacles (0 – 10 KVA)	0.7	1.00	0.7
TOTAL:	72.1		72.1
LOAD (AMPS):	200.2		200.2

DEMAND LOAD	72.1 KVA
SPARE CAPACITY	8.9 KVA
SPARE CAPACITY	24.8 AMPS
SPARE CAPACITY	11%
PHASE BALANCE	
A TO B	97 %
B TO C	100 %
C TO A	96 %

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

ELECTRICAL PANEL SCHEDULES

E-13

PANEL NE1

VOLTAGE (L–N):	120	ENCLOSURE TYPE:	EXISTING
VOLTAGE (L–L):	208	MOUNTING:	SURFACE
PHASES, WIRES:	3 ϕ 4 W	AIC RATING (A):	22000
MINIMUM BUS CAPACITY (A):	100 A	NOTES:	----

CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA) A		PHASE LOADS (VA) B		PHASE LOADS (VA) C		POLE	TRIP AMPS	DESCRIPTION	CKT NO
1	LTG – CORRIDOR/LOBBY	20	1	892	1009					1	20	LTG – MECH/TRAINING/MUTLI	2
3	LTG – PATROL/EVIDENCE STORAGE	20	1			822	1031			1	20	LTG – SALLY PORT/LOCKER ROOMS	4
5	LTG – STAIR 2	20	1					140	90	1	20	LTG – EXTERIOR	6
7	LTG – STAIR 1	20	1	140	1508					2	20	EWH–1	8,10
9	FACP*	20	1			600	1508			2	20	EWH–1	8,10
11	ELEV MECH RM LTG	20	1					28	1430	1	15	GUH–1	12
13	ELEVATOR LTG	20	1	150	1500					1	20	BATTERY CHARGER	14
15	RECP – ELEV MECH ROOM	20	1			180	1500			1	20	JACKET HEATER	16
17	RECP – ELEVATOR PIT	20	1					360	1500	1	20	STRIP HEATER	18
19	ADA TOILET	20	1	500	500					1	20	ELEVATOR CAB LTG	20
21,23	EXG LTG	20	2			1000	0			1	20	SPARE	22
21,23	EXG LTG	20	2					1000	0	1	20	SPARE	24
25	SPARE	20	1	0	0					1	20	SPARE	26
27	SPARE	20	1			0	0			1	20	SPARE	28
29	SPARE	20	1					0	0	1	20	SPARE	30
31	SPARE	20	1	0	0					1	20	SPARE	32
33	SPARE	20	1			0	0			1	20	SPARE	34
35	SPARE	20	1					0	0	1	20	SPARE	36
37,39,41	PANEL NE2	100	3	2229	0					1	20	SPARE	38
37,39,41	PANEL NE2	100	3			2039	0			1	20	SPARE	40
37,39,41	PANEL NE2	100	3					659	0	1	20	SPARE	42
				CONNECTED LOAD PHASE TOTALS (VA)									
				8428		8680		5207					

	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
Heating	4.4	1.00	4.4
Equipment	6.0	1.00	6.0
Receptacles (0 – 10 KVA)	0.5	1.00	0.5
Lighting	9.4	1.25	11.7
TOTAL:	20.3		22.7
LOAD (AMPS):	56.4		62.9

DEMAND LOAD	22.7 KVA
SPARE CAPACITY	13.4 KVA
SPARE CAPACITY	37.1AMPS
SPARE CAPACITY	37 %
PHASE BALANCE	
A TO B	97 %
B TO C	60 %
C TO A	62 %

* BREAKER LOCK ON DEVICE. BREAKER LOCK FOR FIRE ALARM CIRCUIT SHALL BE RED AND LABELED "FIRE ALARM."

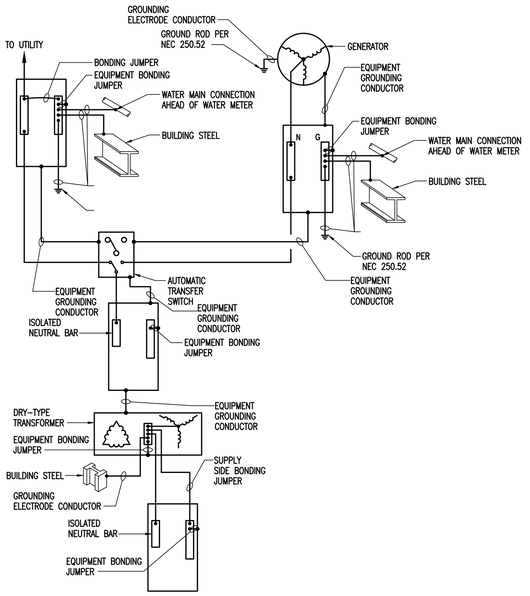
PANEL NE2

VOLTAGE (L–N):	120	ENCLOSURE TYPE:	DOOR IN DOOR
VOLTAGE (L–L):	208	MOUNTING:	SURFACE
PHASES, WIRES:	3 ϕ 4 W	AIC RATING (A):	10000
MINIMUM BUS CAPACITY (A):	100 A	NOTES:	----

CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA) A		PHASE LOADS (VA) B		PHASE LOADS (VA) C		POLE	TRIP AMPS	DESCRIPTION	CKT NO
1	LTG – CORRIDOR/OPEN OFFICE	20	1	734	100					1	20	LTG – TIMECLOCK	2
3	LTG – RESTROOMS/ELEC	20	1			318	744			1	20	LTG – OFFICES	4
5	LTG – CONFERENCE	20	1					344	315	1	20	LTG – MEETING ROOM SCONCES	6
7	LTG – MEETING ROOM	20	1	1020	375					1	20	WH–1	8
9	LTG – CAUCUS/DAIS	20	1			977	0			1	20	SPARE	10
11	SPARE	20	1					0	0	1	20	SPARE	12
13	SPARE	20	1	0	0					1	20	SPARE	14
15	SPARE	20	1			0	0			1	20	SPARE	16
17	SPARE	20	1					0	0	1	20	SPARE	18
19	SPARE	20	1	0	0					1	20	SPARE	20
21	SPARE	20	1			0	0			1	20	SPARE	22
23	SPARE	20	1					0	0	1	20	SPARE	24
25	SPARE	20	1	0	0					1	20	SPARE	26
27	SPARE	20	1			0	0			1	20	SPARE	28
29	SPARE	20	1					0	0	1	20	SPARE	30
31	SPARE	20	1	0	0					1	20	SPARE	32
33	SPARE	20	1			0	0			1	20	SPARE	34
35	SPARE	20	1					0	0	1	20	SPARE	36
37	SPARE	20	1	0	0					1	20	SPARE	38
39	SPARE	20	1			0	0			1	20	SPARE	40
41	SPARE	20	1					0	0	1	20	SPARE	42
				CONNECTED LOAD PHASE TOTALS (VA)									
				2229		2039		659					

	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
Equipment	0.4	1.00	0.4
Lighting	4.6	1.25	5.7
TOTAL:	4.9		6.1
LOAD (AMPS):	13.7		16.8

DEMAND LOAD	6.1KVA
SPARE CAPACITY	30.0 KVA
SPARE CAPACITY	83.2 AMPS
SPARE CAPACITY	83 %
PHASE BALANCE	
A TO B	91 %
B TO C	32 %
C TO A	30 %



TYPICAL GROUNDING SYSTEM DETAIL

SCALE: NONE

NOTES:

1. REFER TO SINGLE LINE DIAGRAM FOR WIRE SIZES IF NOT NOTED.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

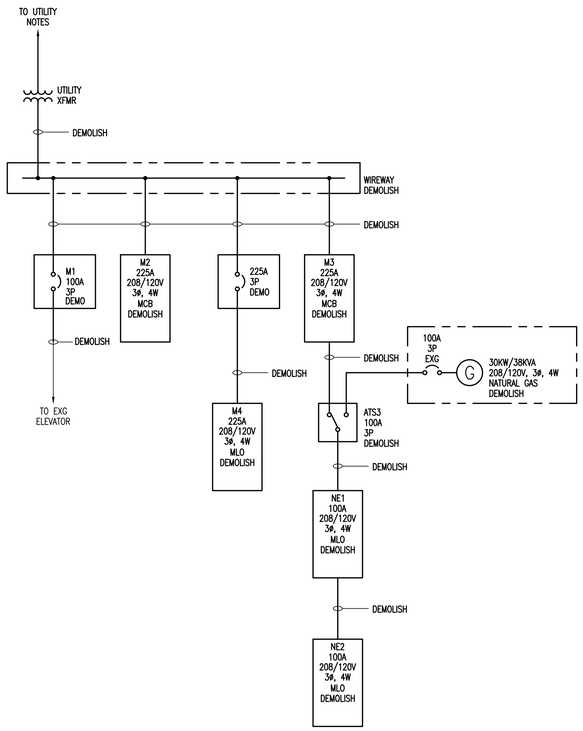
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING.

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

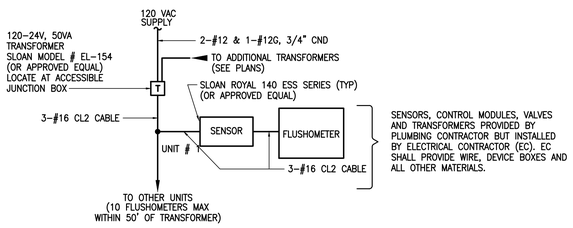
SHEET TITLE:

ELECTRICAL PANEL SCHEDULES

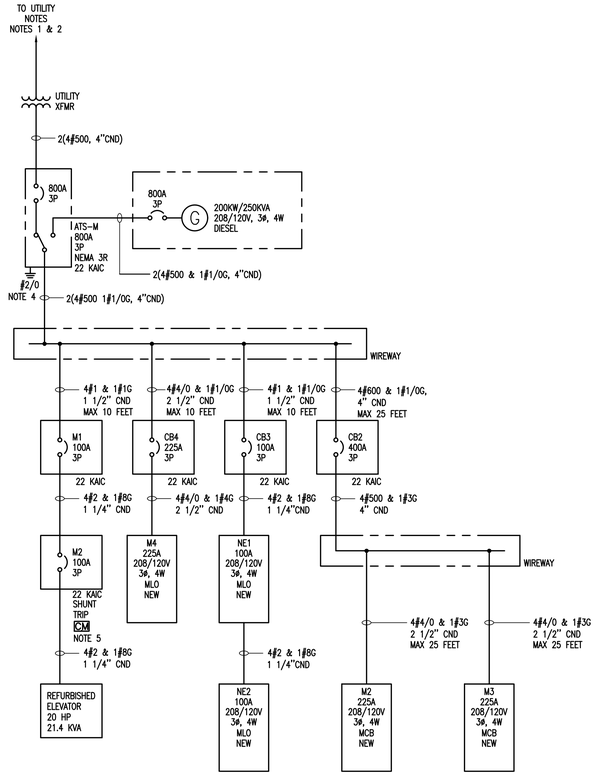
E-14



ELECTRICAL – SINGLE LINE DIAGRAM – DEMOLITION
SCALE: NONE



TYPICAL FLUSHOMETER WIRING DETAIL



ELECTRICAL – SINGLE LINE DIAGRAM – NEW WORK
SCALE: NONE

SINGLE LINE/SERVICE NOTES:

1. ALL CONDUCTOR SIZES ARE BASED ON COPPER WIRING, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR AND WORK REQUIRED FOR A NEW ELECTRICAL SERVICE AS DESCRIBED IN THE LOCAL UTILITY SERVICE AND INSTALLATION REGULATIONS. ANY LOCAL UTILITY COMPANY CHARGES FOR PROVISION OF ELECTRICAL SERVICE SHALL BE INCLUDED IN THE CONTRACTOR'S BASE PRICE. AS A MINIMUM, THE INSTALLATION SHALL MEET THE SERVICE AND INSTALLATION REGULATIONS OF THE LOCAL UTILITY. THE CONTRACTOR SHALL REQUEST A LETTER FROM THE UTILITY IDENTIFYING THE AVAILABLE SHORT CIRCUIT CURRENT AND AT A MINIMUM PROVIDE ALL EQUIPMENT WITH A HIGHER RATING. THE CONTRACTOR SHALL FORWARD THIS LETTER TO THE ENGINEER.
3. CONDUIT AND WIRE QUANTITY AND SIZE SHALL BE INCREASED AS NECESSARY TO MEET THE LOCAL UTILITY INSTALLATION AND SERVICE REGULATIONS.
4. PROVIDE A GROUNDING ELECTRODE CONDUCTOR SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND CONNECTED TO THE GROUNDING ELECTRODE SYSTEM INCLUDING FOUNDATION REBAR IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
5. PROVIDE DISCONNECT WITH AUXILIARY CONTACTS FOR BATTERY LOWERING DEVICE.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT
MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150
PROFESSIONAL SEAL
ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -
1SMRY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
ELECTRICAL
SINGLE LINE
DIAGRAM

E-15



FIRE PROTECTION – FIRST FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

LEGEND

- WORK BY THIS CONTRACTOR
- EXISTING WORK OR WORK DONE BY OTHERS
- SPRINKLER SIDE WALL NEW
- SPRINKLER UPRIGHT NEW
- SPRINKLER PENDANT NEW
- SPRINKLER CONCEALED NEW
- SPRINKLER EXISTING TO REMAIN
- SPRINKLER DEMO
- NEW WORK NOTE
- CONNECT NEW TO EXISTING
- REFER TO INDICATED DEMOLITION NOTE
- EXTENT OF DEMOLITION

FIRE PROTECTION GENERAL NOTES:

1. ALL FIRE PROTECTION SYSTEM WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF NFPA PAMPHLET #13, THE 2018 INTERNATIONAL BUILDING CODES, THE OWNER'S INSURANCE CARRIER AND THE LOCAL FIRE DEPARTMENT.
2. THE INTENT OF FIRE PROTECTION DRAWINGS IS FOR APPROVAL PURPOSES ONLY AND TO AID THE FIRE PROTECTION CONTRACTOR IN SYSTEM LAYOUT AND MODIFICATIONS REQUIRED FOR BIDDING PURPOSES. THE DRAWINGS IDENTIFY BASIC ELEMENTS OF THE FIRE PROTECTION SYSTEM, AREAS OF COVERAGE AND DEVICE TYPES AND AREAS WHICH REQUIRE SPECIAL ATTENTION AND/OR DEVICES. THE SUCCESSFUL FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROVED AND COMPLETE PIPING LAYOUT DRAWINGS AND HYDRAULIC CALCULATIONS.
3. FIELD VERIFY EXISTING CONDITIONS AND COORDINATE ALL WORK WITH OTHER TRADES. DRAWING INDICATES THE GENERAL SCOPE OF WORK ASSOCIATED WITH THE REMOVAL OF EXISTING MATERIALS, EQUIPMENT, AND ASSOCIATED NEW WORK, BUT IS NOT NECESSARILY INCLUSIVE OF EVERY EXISTING CONDITION. THE FULL EXTENT OF WORK SHALL BE DETERMINED IN THE FIELD BASED ON THE ACTUAL CONDITIONS ENCOUNTERED AND AS REQUIRED FOR THE PROPER EXECUTION OF ALL TRADES NEW WORK.
4. COORDINATE ALL WORK WITH THE OWNER TO MATCH CONSTRUCTION SCHEDULE AND MAINTAIN FIRE PROTECTION SYSTEM COVERAGE TO OCCUPIED AREAS DURING CONSTRUCTION. THE FIRE PROTECTION CONTRACTOR SHALL NOTIFY THE OWNER, FIRE DEPARTMENT AND FIRE CODE OFFICIAL WHENEVER ANY PORTION OF THE FIRE PROTECTION SYSTEM IS OUT OF SERVICE DUE TO SPRINKLER SYSTEMS MODIFICATIONS WORK IN AREA OF CONSTRUCTION. THE FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FIRE WATCH AS REQUIRED BY THE FIRE CODE OFFICIAL. THE FIRE PROTECTION SYSTEM SHALL BE IN OPERATION AT THE END OF EACH WORK SESSION.
5. COORDINATE ALL SPRINKLER LOCATIONS WITH LIGHTS, CONDUITS, DUCTS, DIFFUSERS, REGISTER, GRILLES AND IN PARTICULAR ARCHITECTURAL AND STRUCTURAL ELEMENTS TO ASSURE FINAL SYSTEM HARMONIZES WITH THE ARCHITECTURAL FEATURES OF THE BUILDING. ALL SPRINKLERS LOCATIONS SHALL BE COORDINATED WITH ALL SUPPLY AIR DUCTS AND OUTLETS. FINAL SPRINKLER LOCATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 SPACING REQUIREMENTS.
6. ALL MATERIALS AND EQUIPMENT NOT REUSED OR CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE REMOVED PROMPTLY FROM THE PREMISES BY THE CONTRACTOR. ALL SPACES SHALL BE KEPT FREE OF DEBRIS AT ALL TIMES.

DEMOLITION NOTES:

1. DISCONNECT AND REMOVE EXISTING SPRINKLERS WITHIN THE AREA OF DEMOLITION. IF BRANCH AND MAIN PIPING IS IN ADEQUATE CONDITION AND IS APPROPRIATELY SIZED IT MAY BE REUSED IN PLACE.
2. ACTIVE FIRE PROTECTION PIPING SYSTEMS PASSING THROUGH AREA OF WORK BUT SERVING OTHER SPACES SHALL REMAIN INTACT. THIS CONTRACTOR SHALL IDENTIFY SYSTEMS AND ADVISE ARCHITECT OF ANY CONFLICTS WITH NEW WORK. REMOVE ANY ABANDONED SYSTEMS BACK TO POINTS WHERE INSTRUCTED BY OWNER.
3. ALL MATERIALS AND EQUIPMENT NOT REUSED OR CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE REMOVED PROMPTLY FROM THE PREMISES BY THE CONTRACTOR. ALL SPACES SHALL BE KEPT FREE OF DEBRIS AT ALL TIMES.
4. ALL SPRINKLER SYSTEMS IN THE ATTIC ARE EXISTING TO REMAIN.

MG ARCHITECTS
ESTABLISHED 1920
ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION
1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-705-9779
Project #23-150

PROJECT #: 23-150
PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

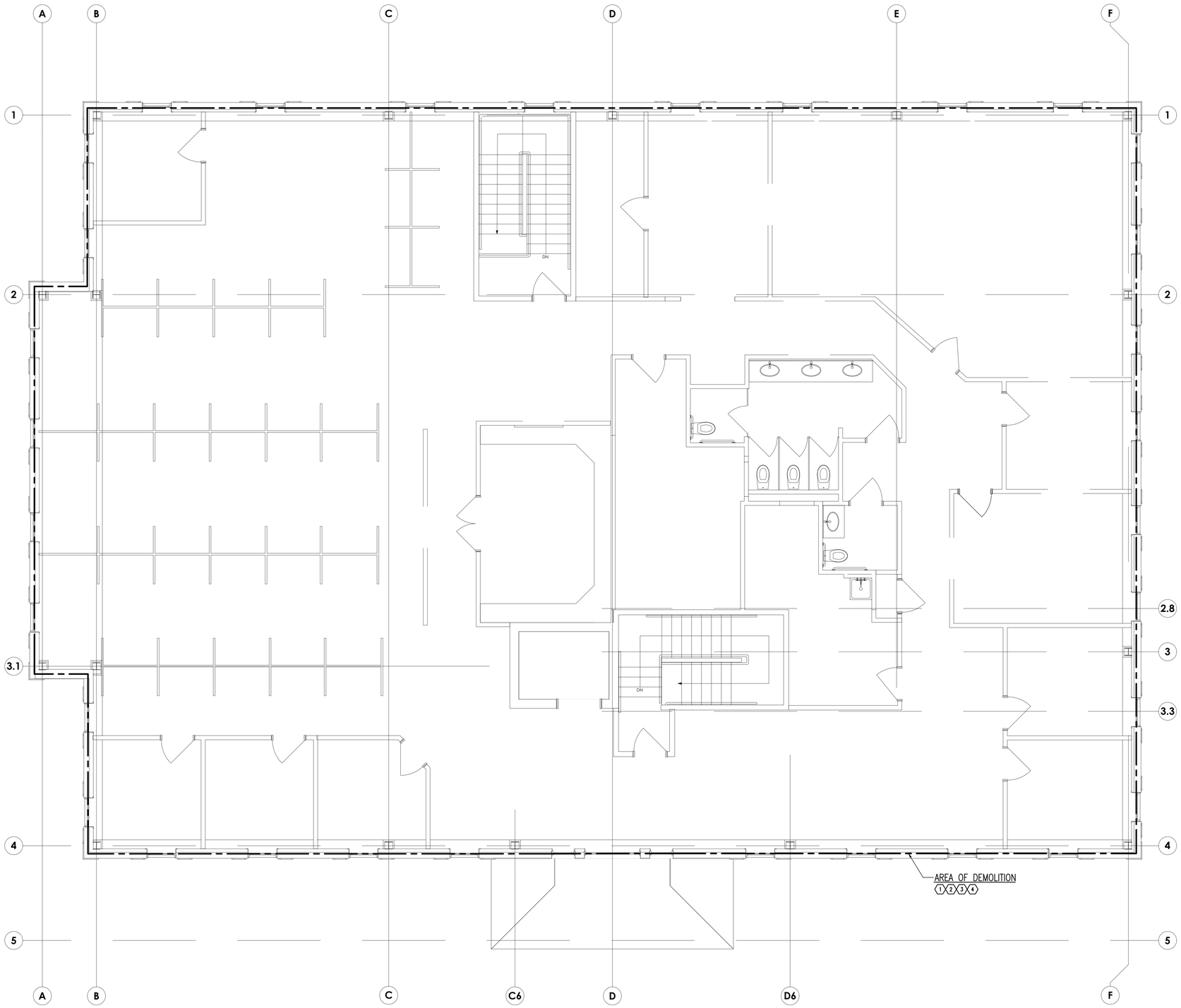
ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
E-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -
VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FIRE PROTECTION
FIRST FLOOR
DEMOLITION

FP-1



FIRE PROTECTION – SECOND FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

REFER TO FP-1 FOR LEGEND, GENERAL NOTES, AND DEMOLITION NOTES.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

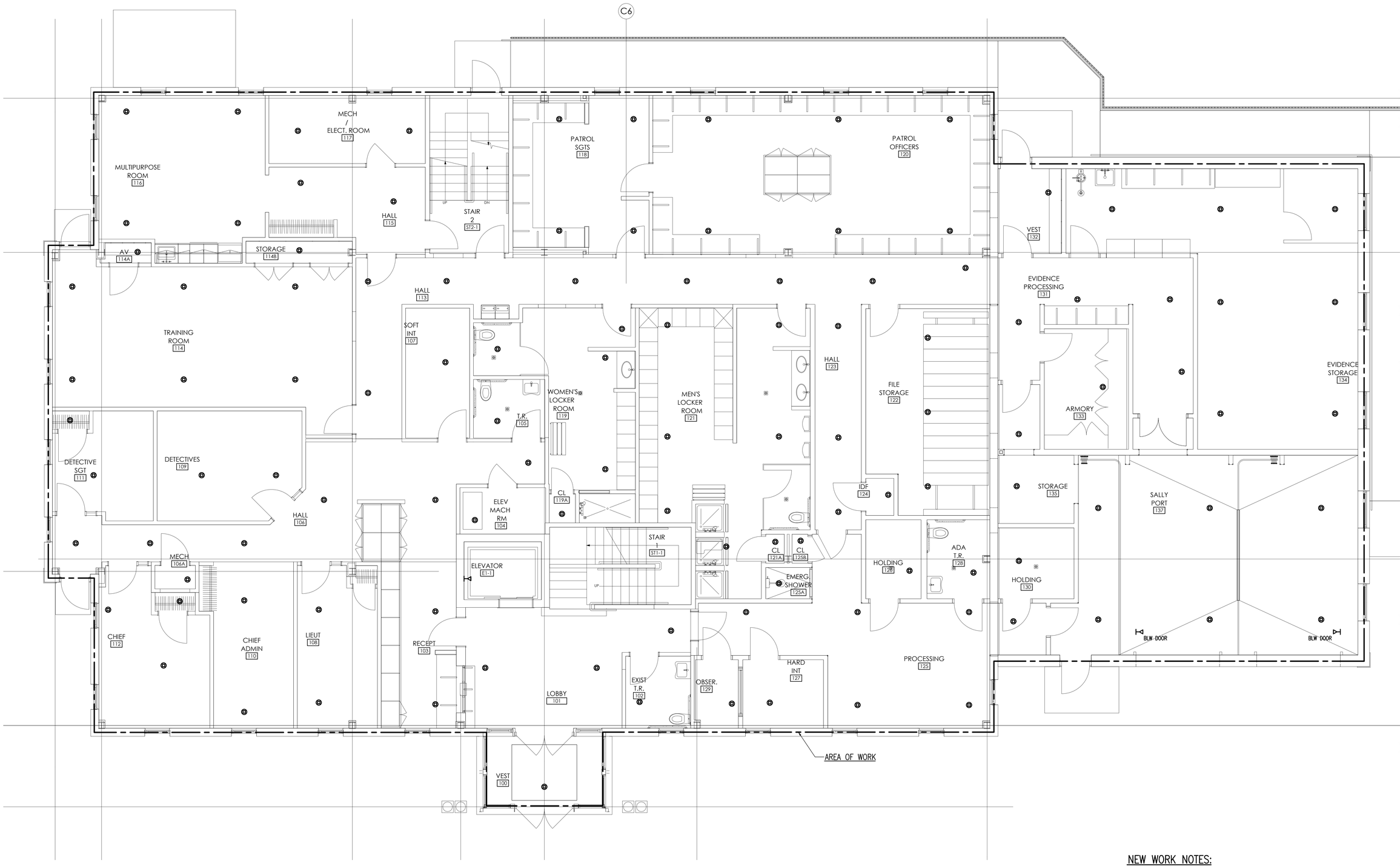
1/8"FF SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

FIRE PROTECTION
SECOND FLOOR
DEMOLITION

FP-2



FIRE PROTECTION – FIRST FLOOR PLAN – NEW WORK
SCALE: 1/4" = 1'-0"

NEW WORK NOTES:

1. PROVIDE NEW SPRINKLER AND COORDINATE WITH NEW CEILING, LIGHTS, DUCTWORK, AND DIFFUSERS. PROVIDE SPRINKLER PIPING MODIFICATIONS TO ACCOMMODATE NEW SPRINKLER AND ARRANGE LOCATIONS TO COORDINATE WITH REFLECTED CEILING PLAN AND EXISTING CONDITIONS.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI MARTARANO ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
B00	ISSUED FOR BID/PERMIT	09/06/2024

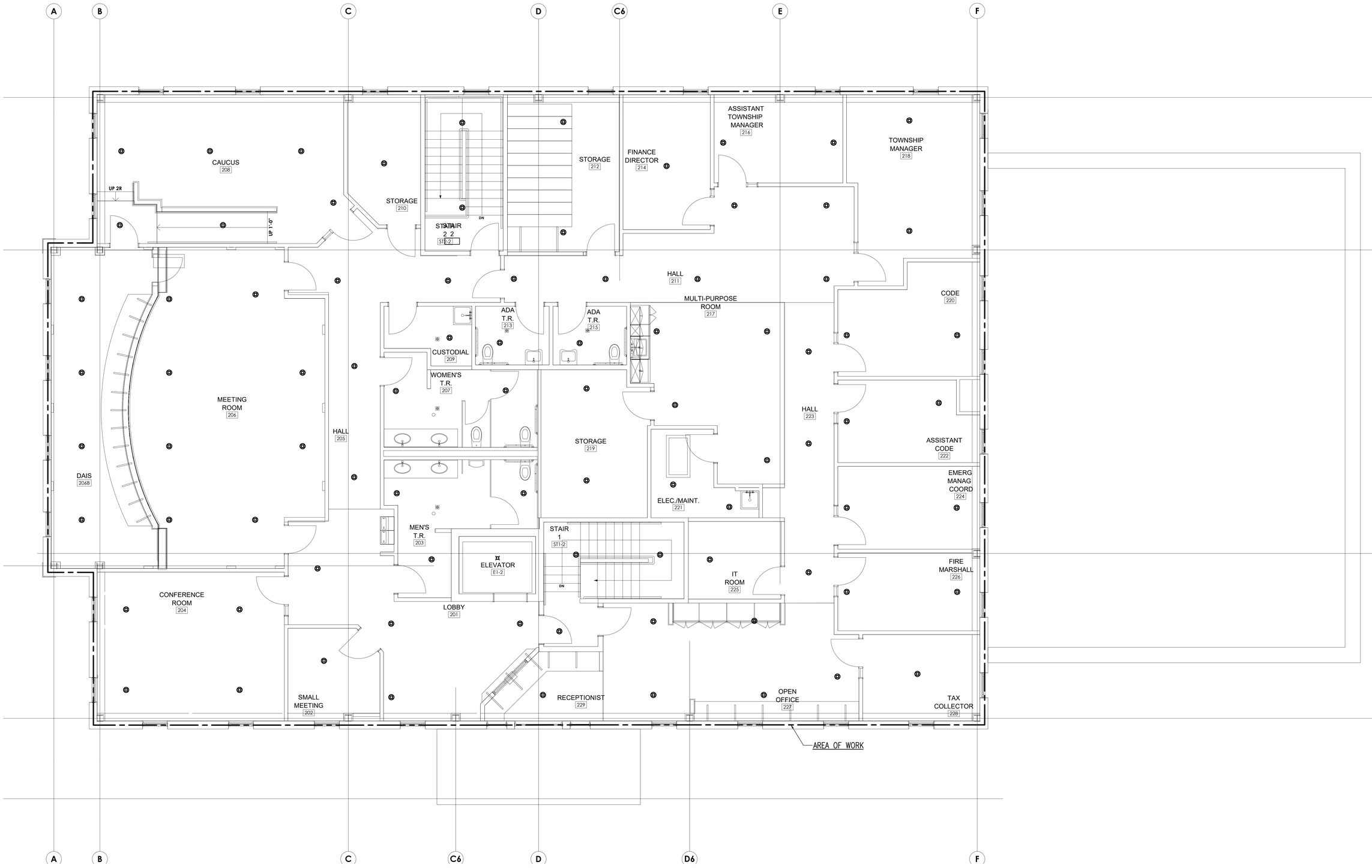
PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS, LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:
FIRE PROTECTION
FIRST FLOOR
NEW WORK

FP-3



FIRE PROTECTION – SECOND FLOOR PLAN – NEW WORK
SCALE: 1/4" = 1'-0"

GENERAL NOTES

REFER TO FP-3 FOR LEGEND, GENERAL NOTES, AND NEW WORK NOTES.

MG ARCHITECTS
ESTABLISHED 1920

ARCHITECTURAL DESIGN
INTERIOR DESIGN
CODE ANALYSIS
PLANNING SERVICES
REPORTS AND STUDIES
ENGINEERING SERVICES
HISTORIC PRESERVATION

1268 PENN AVE
WYOMISSING, PA 19610
610.376.4927
www.MG-Architects.com

PROJECT #:
23-0047.0

CONSULTANT

MEI
MARTARANO
ENGINEERING INC
1105 Berkshire Blvd. Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #23-150

PROJECT #: 23-150

PROFESSIONAL SEAL

ANGELO L. MARTARANO
MATTHEW PAGE

LOWER POTTSGROVE TWP
contact: CHRISTOPHER CAGGIANO
2199 BUCHERT ROAD
POTTSTOWN, PA 19646
610-310-1759
ccaggiano1@gmail.com

LOWER POTTSGROVE TWP
LOWER POTTSGROVE MUNICIPAL
BLDG & POLICE STATION
1963 E HIGH ST.
POTTSTOWN, PA 19464

CONSTRUCTION DOCUMENTS
REVISION HISTORY

ID	DESCRIPTION	DATE
800	ISSUED FOR BID/PERMIT	09/06/2024

PROJ. MGR.: ANGELO MARTARANO, PE
e-MAIL: AMARTARANO@MARTARANOENGINEERING.COM
DRAWN BY: AG, KR
CLIENT PROJ #: -

VERIFY SCALE
0 1
BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING

COPYRIGHT © 2024 ALL RIGHTS RESERVED. NEITHER ALL NOR ANY PART OF THIS DOCUMENT MAY BE AMENDED, REPRODUCED, COPIED OR USED IN ANY FORM OR MANNER EXCEPT PURSUANT TO CONTRACT OR WITH THE SPECIFIC WRITTEN PERMISSION OF MG ARCHITECTS,LTD. THESE PLANS, DESIGNS AND SUBJECT MATTER ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MG ARCHITECTS, LTD. THIS DOCUMENT IS AN ARTICLE OF SERVICE AND THE COPYRIGHT AND OTHER PROPERTY RIGHTS ARE EXPRESSLY RESERVED BY MG ARCHITECTS, LTD.

SHEET TITLE:

FIRE PROTECTION
SECOND FLOOR
NEW WORK

FP-4