UPPER POTTSGROVE TOWNSHIP
NEW MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD, POTTSTOWN, PA 19464

UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVE, POTTSTOWN, PA 19464
MONTGOMERY COUNTY

BASE BID

NEW ADMINISTRATION & POLICE DEPARTMENT BUILDING

DRAWING LIST

Sheet Number	Sheet Name	Current Revision
GENERAL		
G0.00	COVER SHEET	
G1.00	GENERAL INFORMATION	
G1.01	CODE DATA	
G1.11	LIFE SAFETY PLAN	
G2.00	PARTITION DETAILS	
STRUCTURAL		
S1.00	FOUNDATION PLAN	
S1.01	ROOF FRAMING PLAN	
S2.00	GENERAL NOTES	
S2.01	SCHEDULES	
S3.00	TYPICAL FOUNDATION DETAILS	
S3.01	FOUNDATION SECTIONS	
S4.00	TYPICAL FRAMING DETAILS	
S4.01	TYPICAL FRAMING DETAILS	
S4.02	FRAMING SECTIONS	
ARCHITECTURE		
A1.01	FLOOR PLAN	
A1.21	REFLECTED CEILING PLAN	
A1.22	CEILING DETAILS	
A1.40	ROOF PLAN & DETAILS	
A1.80	FINISH PLAN	
A1.81	FURNITURE & EQUIPMENT PLAN	
A2.00	EXTERIOR ELEVATIONS	
A3.00	BUILDING SECTIONS	
A3.01	BUILDING SECTIONS	
A4.00	WALL SECTIONS	
A4.01	WALL SECTIONS	
A4.02	WALL SECTIONS	
A4.03	WALL SECTIONS	
A4.40	DETAILS	
A4.41	DETAILS	
A5.00	ENLARGED PLANS & INTERIOR ELEVATIONS	
A5.01	CANOPY DETAILS	
A5.40	PLAN DETAILS	
A6.00	DOOR SCHEDULE & DETAILS	
A6.01	DOOR SCHEDULE & DETAILS	
A6.20	WINDOW TYPES AND DETAILS	
A7.00	INTERIOR ELEVATIONS	
A7.01	INTERIOR ELEVATIONS	
A7.40	MILLWORK SECTIONS & DETAILS	
A9.00	BID ALTERNATE - SALLY PORT	
PLUMBING		
P1.0	SCHEDULES, NOTES, DETAILS	
P2.0	SANITARY PLAN	
P2.1	DOMESTIC WATER PLAN	
MECHANICAL		
M1.0	SCHEDULES, SPECIFICATIONS	
M1.1	MECHANICAL DETAILS	
M1.2	MECHANICAL DETAILS	
M2.0	MECHANICAL PLAN	
ELECTRICAL		
E1.0	ELECTRICAL DETAILS	
E2.0	LIGHTING PLAN	
E3.0	POWER PLAN	
E4.0	FIRE ALARM PLAN	

ALTERNATE

NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

DRAWING LIST

Sheet Number	Sheet Name	Current Revision
GENERAL		
G0.00PW	COVER SHEET	
G1.11PW	LIFE SAFETY PLAN	
G3.00PW	SITE PLAN	
ARCHITECTURE		
A1.01PW	FLOOR PLAN	
A1.21PW	REFLECTED CEILING PLAN	
A1.40PW	ROOF PLAN & DETAILS	
A1.61PW	FINISH PLAN & SCHEDULE - LEVEL 01	
A2.00PW	EXTERIOR ELEVATIONS	
A3.00PW	BUILDING SECTIONS	
A4.00PW	WALL SECTIONS	
A4.01PW	WALL SECTIONS	
A5.00PW	ENLARGED PLANS & DETAILS	
A6.00PW	DOOR SCHEDULE & DETAILS	
PLUMBING		
P1.0PW	SCHEDULES, NOTES, DETAILS	
P2.0PW	PLUMBING PLAN	
MECHANICAL		
M1.0PW	SCHEDULES, SPECIFICATIONS	
M2.0PW	MECHANICAL PLAN	
ELECTRICAL		
E1.0PW	ELECTRICAL NOTES	
E2.0PW	PUBLIC WORKS BUILDING ELECTRICAL PLAN	

BASE BID & ALTERNATE

CIVIL DRAWINGS

DRAWING LIST

Sheet Number	Sheet Name	Current Revision
CIVIL		
01.C-1	COVER SHEET	
02.N-1	NOTES	
03.EX-1	EXISTING FEATURES PLAN	
04.D-1	DEMOLITION PLAN	
05.S-1	SITE PLAN	
06.ES-1	EROSION & SEDIMENT CONTROL PLAN	
07.ES-2	EROSION AND SEDIMENT CONTROL NOTES	
08.ES-3	EROSION AND SEDIMENT CONTROL DETAILS	
09.U-1	UTILITY PLAN	
10.U-2	UTILITY DETAILS (SANITARY)	
11.U-3	UTILITY (WATER)	
12.U-4	UTILITY DETAILS	
13.SWM-1	GRADING/STORMWATER MANAGEMENT PLAN	
14.SWM-2	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	
15.SWM-3	POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES	
16.SWM-4	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS	
17.L-1	LANDSCAPE PLAN/NOTES/DETAILS	
18.LI-1	LIGHTING PLAN	
19.LI-2	LIGHTING DETAILS	
20.CD-1	CONSTRUCTION DETAILS	
21.CD-2	CONSTRUCTION DETAILS	
22.CD-3	CONSTRUCTION DETAILS	

3/24/2025 11:14:19 AM © COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
NEW MUNICIPAL COMPLEX

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET NAZARETH, PA
18064 610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
COVER SHEET

DATE: 03/31/2025
SCALE:
DRAWN BY: TB
CHECKED BY: RG
PROJ NO: 22-0058

G0.00

NEW ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD, POTTSTOWN, PA 19464

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE, POTTSTOWN, PA 19464
MONTGOMERY COUNTY

GENERAL CONDITIONS

1. IN CASE OF CONFLICT BETWEEN NOTES, DETAILS, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
2. PERFORM ALL WORK INCLUDING CONSTRUCTION PRACTICES, USE AND DISPOSAL OF MATERIALS, AND QUALITIES OF WORKMANSHIP, IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING LOCAL, STATE, AND NATIONAL CODES AND SPECIFICATIONS FOR THIS CONSTRUCTION PROJECT. PROVIDE APPROPRIATE SAFETY MEASURES SATISFYING ALL OSHA REQUIREMENTS.
3. QUALITY OF MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST STANDARDS AND PRACTICES OF THE TRADES INVOLVED.
4. THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES AND OBTAIN ALL REQUIRED BUILDING PERMITS PRIOR TO COMMENCEMENT OF THE WORK. COSTS OF PERMITS TO BE PAID BY OWNER, APPROVED PERMIT TO BE POSTED.
5. A COMPLETE SET OF PROJECT DOCUMENTS, INCLUDING AN ORIGINAL STAMPED SET OF DRAWINGS AND ALL SUBSEQUENT CHANGES AND CLARIFICATIONS SHALL BE KEPT ON SITE AT ALL TIMES. ALL PROPOSED CHANGES TO ORIGINAL PROJECT DOCUMENT BID SET ARE TO BE SUBMITTED BY CONTRACTOR IN THE FORM OF CHANGE ORDERS, INCLUDING ALL BACKUP INFORMATION, FOR APPROVAL BY OWNER/ARCHITECT/CONSTRUCTION MANAGER.
6. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR, OWNER, AND ARCHITECT SHALL HOLD A PRE-CONSTRUCTION CONFERENCE TO CONFIRM SITE ACCESS ROUTE, SCHEDULE, AND SEQUENCE OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURY CAUSED BY OR DURING THE EXECUTION OF WORK.
8. SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS, ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
9. CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY THE OWNER/ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REMEDIES, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.
10. CONTRACTOR TO VERIFY LOCATION OF ALL BELOW GRADE UTILITIES AND STORM WATER SYSTEMS PRIOR TO EXCAVATION. NOTIFY ARCHITECT OF ANY CONFLICTS WITH PROPOSED CONSTRUCTION.
11. ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR WORK THAT THE ARCHITECT/ENGINEER'S DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH ARCHITECT/ENGINEER'S PLAN AND/OR INSTRUCTIONS. NO DEVIATION FROM DESIGN DRAWINGS IS PERMITTED WITHOUT WRITTEN APPROVAL.
12. PROVIDE DAILY CLEAN-UP OF AREAS ADJACENT TO CONSTRUCTION AS WELL AS PERIODIC CLEAN-UP OF CONSTRUCTION AREAS.
13. AT JOB COMPLETION, BESIDES FINAL GENERAL CLEANING, REMOVE ALL STAINS AND PAINT FROM ALL NEW GLASS, TILE, AND OTHER FINISHES AND WASH AND POLISH STONE.

GENERAL DRAWING NOTES

1. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ITEMS NOT NOTED AS EXISTING ARE NEW. DOORS AND WINDOWS NOT NUMBERED ON THE FLOOR PLAN OR ELEVATIONS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO EXISTING SURFACES ARE TO FINISH, AND ALL DIMENSIONS TO NEW CONSTRUCTION ARE TO FACE OF STUD OR MASONRY, UNLESS NOTED OTHERWISE.
4. MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION SYSTEMS INDICATED ON ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY. COORDINATE WITH MEPF DRAWINGS.
5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED BY 5/8" FIRE RATED GWB UNLESS NOTED OTHERWISE.

MATERIALS

- GYPSUM WALLBOARD
- FOAM INSULATION
- BATT INSULATION
- RIGID INSULATION
- LOOSE FILL INSULATION
- WOOD BLOCKING
- ROUGH WOOD
- FINISH WOOD
- PLYWOOD/SHEATHING
- MDO/MDF
- ORIENTED STRAND BOARD (OSB)
- CORK
- GLASS
- BRICK
- CONCRETE
- CONCRETE UNIT MASONRY
- STONE
- TILE
- TERRAZZO
- EARTH
- GRAVEL
- CLAY
- STEEL
- ALUMINUM

SYMBOLS

- XX — KEYED NOTE IDENTIFIER
- XX — KEYED NOTE (DEMOLITION)
- xx — CASEWORK/MILLWORK IDENTIFIER
- XX — REVISION IDENTIFIER
- NO. / NO. — COLUMN LINE OR GRID IDENTIFIER
- NO. / DWG, SIM — DETAIL INDICATOR
- NO. / DWG, SIM — SECTION INDICATOR
- NO. / DWG, SIM — EXTERIOR ELEVATION INDICATOR
- XX / XX / DWG / XX / XX — INTERIOR ELEVATION INDICATOR
- ROOM NAME / NO. / 150 SF — ROOM IDENTIFIER
- DOOR NO. / DR NO. / THR — DOOR & RATING IDENTIFIER
- NO — WINDOW / GLAZING IDENTIFIER
- NO. — PARTITION TYPE IDENTIFIER
- NO — ACCESSORIES IDENTIFIER
- NO. / MATL — CEILING HEIGHT & MATERIAL IDENTIFIER
- GLAZING PANEL IDENTIFIER
- NO. — FURNITURE IDENTIFIER
- WALL FINISH / BASE MATL / FLOOR FINISH — FLOOR FINISH PLAN - FLOOR/WALL/BASE FINISH IDENTIFIER
- EL NO. — SPOT ELEVATION INDICATOR
- NORTH INDICATOR
- LEVEL NAME / ELEVATION — LEVEL INDICATOR
- NO. / NO. — SLOPE INDICATOR
- 0" - 0" — DIMENSION STRING
- EXISTING DOOR TO REMAIN (SWING @ 45 DEGREES)
- DOOR TO BE DEMOLISHED
- DOOR NO. — NEW DOOR AS SCHEDULED (SWING @ 90 DEGREES)

LINE TYPES

- EXISTING CONSTRUCTION
- ITEM / WALL TO BE DEMOLISHED
- NEW CONSTRUCTION
- HIDDEN ITEM
- ITEM ABOVE
- CENTERLINE
- GRID LINE
- BREAK LINE
- VIEW NO. / SHEET NO. — MATCH LINE
- VIEW NO. / SHEET NO. — MOISTURE / VAPOR BARRIER
- DAMPROOFING / WATER PROOFING

DRAWING LIST

NO.	SHEET NAME	REVISION NO.
GENERAL		
G0.00	COVER SHEET	
G1.00	GENERAL INFORMATION	
G1.01	CODE DATA	
G1.11	LIFE SAFETY PLAN	
G2.00	PARTITION DETAILS	
STRUCTURAL		
S1.00	FOUNDATION PLAN	
S1.01	ROOF FRAMING PLAN	
S2.00	GENERAL NOTES	
S2.01	SCHEDULES	
S3.00	TYPICAL FOUNDATION DETAILS	
S3.01	FOUNDATION SECTIONS	
S4.00	TYPICAL FRAMING DETAILS	
S4.01	TYPICAL FRAMING DETAILS	
S4.02	FRAMING SECTIONS	
ARCHITECTURE		
A1.01	FLOOR PLAN	
A1.21	REFLECTED CEILING PLAN	
A1.22	CEILING DETAILS	
A1.40	ROOF PLAN & DETAILS	
A1.80	FINISH PLAN	
A1.81	FURNITURE & EQUIPMENT PLAN	
A2.00	EXTERIOR ELEVATIONS	
A3.00	BUILDING SECTIONS	
A3.01	BUILDING SECTIONS	
A4.00	WALL SECTIONS	
A4.01	WALL SECTIONS	
A4.02	WALL SECTIONS	
A4.03	WALL SECTIONS	
A4.40	DETAILS	
A4.41	DETAILS	
A5.00	ENLARGED PLANS & INTERIOR ELEVATIONS	
A5.01	CANOPY DETAILS	
A5.40	PLAN DETAILS	
A6.00	DOOR SCHEDULE & DETAILS	
A6.01	DOOR SCHEDULE & DETAILS	
A6.20	WINDOW TYPES AND DETAILS	
A7.00	INTERIOR ELEVATIONS	
A7.01	INTERIOR ELEVATIONS	
A7.40	MILLWORK SECTIONS & DETAILS	
A9.00	BID ALTERNATE - SALLY PORT	
PLUMBING		
P1.0	SCHEDULES, NOTES, DETAILS	
P2.0	SANITARY PLAN	
P2.1	DOMESTIC WATER PLAN	
MECHANICAL		
M1.0	SCHEDULES, SPECIFICATIONS	
M1.1	MECHANICAL DETAILS	
M1.2	MECHANICAL DETAILS	
M2.0	MECHANICAL PLAN	
ELECTRICAL		
E1.0	ELECTRICAL DETAILS	
E2.0	LIGHTING PLAN	
E3.0	POWER PLAN	
E4.0	FIRE ALARM PLAN	

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
COVER SHEET

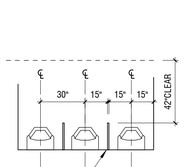
DATE: 03/31/2025
SCALE: 12" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

G0.00

3/21/2025 2:00:13 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

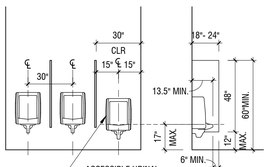
ACCESSIBILITY STANDARDS

ANSI A117.1-2009



PLAN VIEW OF URINAL STALLS

URINAL PARTITION



FRONT ELEVATION

ACCESSIBLE URINAL: WHERE MORE THAN ONE URINAL IS PROVIDED, AT LEAST ONE MUST BE ACCESSIBLE

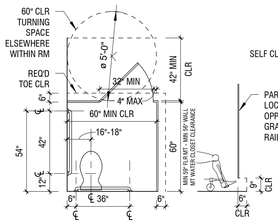
SIDE ELEVATION

IPC 2015:
405.3.5 URINAL PARTITIONS.
EACH URINAL UTILIZED BY THE PUBLIC OR EMPLOYEES SHALL OCCUPY A SEPARATE AREA WITH WALLS OR PARTITIONS TO PROVIDE PRIVACY

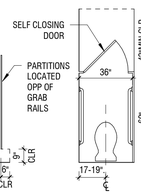
EXCEPTIONS:

1. URINAL PARTITIONS SHALL NOT BE REQ.'D IN A SINGLE-OCCUPANCY OR FAMILY/ASSISTED-USE TOILET ROOM W/ A LOCKABLE DOOR.
2. TOILET ROOMS LOCATED IN CHILD DAY CARE FACILITIES AND CONTAINING TWO OR MORE URINALS SHALL BE PERMITTED TO HAVE ONE URINAL W/O PARTITIONS

NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HCAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS

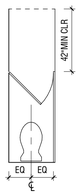


PLAN OF WHEEL CHAIR ACCESSIBLE STALL

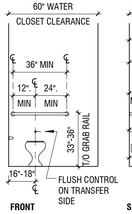


TOE CLEARANCE WHEEL CHAIR ACCESSIBLE STALL

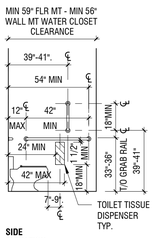
PLAN OF AMBULATORY ACCESSIBLE STALL



PLAN OF STANDARD STALL

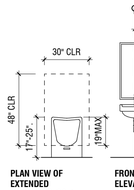


FRONT ELEVATION

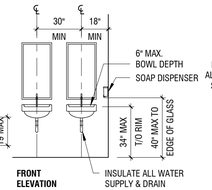


SIDE ELEVATION

NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HCAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS

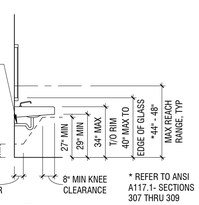


PLAN VIEW OF EXTENDED REACH ACCESSIBLE LAVATORY



FRONT ELEVATION

INSULATE ALL WATER SUPPLY & DRAIN PIPING



SIDE ELEVATION

* REFER TO ANSI A117.1- SECTIONS 307 THRU 309 FOR EXACT REQUIREMENTS

NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HCAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS

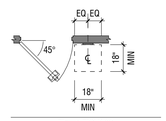


Figure 703.3.11

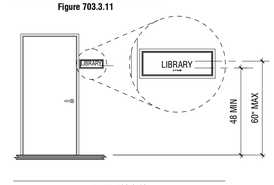
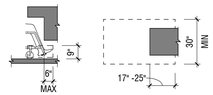


Figure 703.3.10

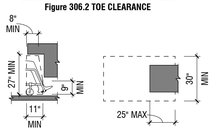
URINAL CLEARANCES

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



(a) ELEVATION (b) PLAN VIEW

Figure 306.2 TOE CLEARANCE

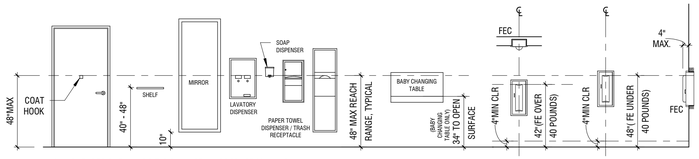


(a) ELEVATION (b) PLAN VIEW

Figure 306.3 KNEE CLEARANCE

TOILET COMPARTMENTS & TOILET FIXTURE CLEARANCES

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



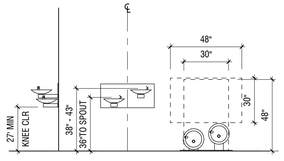
1. FIXTURES SHOWN ARE TYPICAL. ACTUAL PRODUCT MAY VARY. CLEAR FLOOR SPACE MUST ALSO BE MAINTAINED IN FRONT OF ACCESSORY AS DESCRIBED ELSEWHERE ON THIS SHEET.
2. MAXIMUM 4" PROJECTION IN PATH OF TRAVEL MUST BE OBSERVED.
3. CLEARANCES SHOWN ARE CODE MAX./MIN. ACTUAL MOUNTING HEIGHTS MAY VARY PROVIDED THEY FALL IN THE CODE RANGE

SEE CODE REFERENCES:
IFC: SECTION 906.9
ADA STANDARDS: SECTION 308

NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HCAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS

LAVATORY CLEARANCES

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



CLEARANCE UNDER WATER FOUNTAIN

CLEARANCE TO SPOUT OF WATER FOUNTAIN

FRONT & SIDE APPROACH CLEARANCE

NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HCAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS

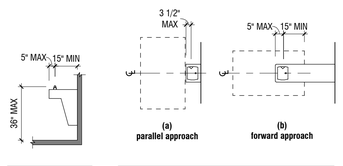


Figure 602.5

(a) parallel approach

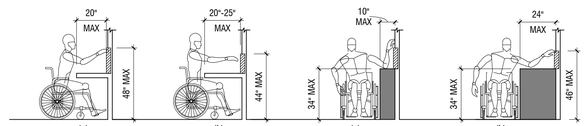
Figure 602.2

(b) forward approach

Figure 602.5

SIGNAGE MOUNTING

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



(a) (b)

Figure 308.2.2 OBSTRUCTED HIGH FORWARD REACH

(a) (b)

Figure 308.3.2 OBSTRUCTED HIGH SIDE REACH

KNEE & TOE CLEARANCES

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

ACCESSORY CLEARANCES AND MOUNTING HEIGHTS

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

DRINKING FOUNTAIN CLEARANCES

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

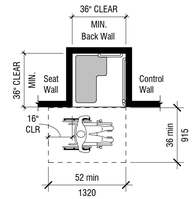


FIGURE 608.2.1.2(A)TRANSFER - TYPE SHOWER COMPARTMENT CLEARANCES NEW BUILDINGS - OPTION 1

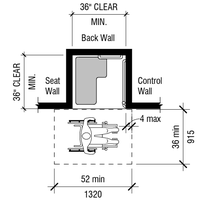


FIGURE 608.2.1.2(B)TRANSFER - TYPE SHOWER COMPARTMENT CLEARANCES NEW BUILDINGS - OPTION 2

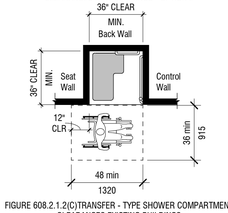


FIGURE 608.2.1.2(C)TRANSFER - TYPE SHOWER COMPARTMENT CLEARANCES EXISTING BUILDINGS

SHOWER COMPARTMENT CLEARANCES

SCALE : N.T.S.

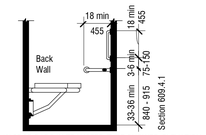


FIGURE 608.3.1(A)GRAB BARS IN TRANSFER-TYPE SHOWER-ELEVATION

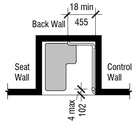


FIGURE 608.3.1(B)GRAB BARS IN TRANSFER-TYPE-SHOWER-PLAN

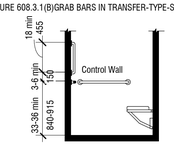


FIGURE 608.3.2(A)GRAB BARS IN STANDARD ROLL-IN-TYPE SHOWER ELEVATION

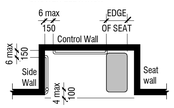
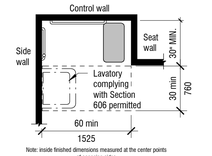


FIGURE 608.3.2(A)GRAB BARS IN STANDARD ROLL-IN-TYPE SHOWER PLAN



Note: inside finished dimensions measured at the center points of opposing sides

FIGURE 608.2.2.2 STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT CLEARANCE

SIDE & FRONT REACH CLEARANCES

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

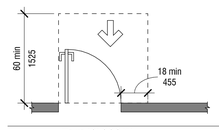


Figure 404.2.3.2 (A)

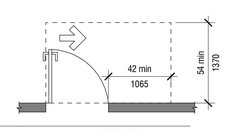


Figure 404.2.3.2 (E)

**IF BOTH CLOSER AND LATCH ARE PROVIDED

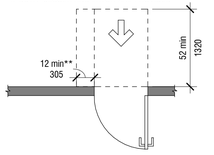


Figure 404.2.3.2 (B)

**48" MIN (1220) IF BOTH CLOSER AND LATCH PROVIDED

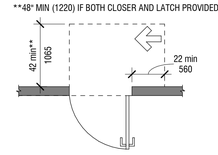
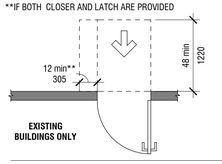


Figure 404.2.3.2 (F)

**IF BOTH CLOSER AND LATCH ARE PROVIDED



EXISTING BUILDINGS ONLY

Figure 404.2.3.2 (C)

**54" MIN (1370) IF CLOSER IS PROVIDED

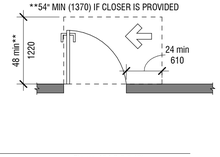


Figure 404.2.3.2 (G)

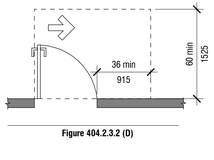


Figure 404.2.3.2 (D)

**48" MIN (1220) IF CLOSER IS PROVIDED

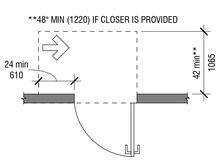


Figure 404.2.3.2 (H)

MANUAL SWINGING DOOR CLEARANCES

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

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
ADJUST	ADJUSTIBLE
AFF	ABOVE FLOOR FINISH
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APP	APPLIANCE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ARCHT	ARCHITECT
AWN	AWNING
B/O	BOTTOM OF
B/T	BETWEEN
BC	BRICK COURSE(S)
BD	BOARD
BDBD	BEADBOARD
BIM	BUILDING INFORMATION MODEL (3D MODEL)
BLDG	BUILDING
BM	BEAM
BOL	BOLLARD
BOT	BOTTOM
BSMT	BASEMENT
CBB	CEMENTITUOUS BACKER BOARD
CBNT	CABINET
CI	CAST IRON
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR / CONTRACT
COORD	COORDINATE
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
D	DEPTH
DBL	DOUBLE
DED	DEDICATED
DEMO	DEMOLITION
DET(S)	DETAIL(S)
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIM(S)	DIMENSION(S)
DN	DOWN
DS	DOWNSPOUT
DWG(S)	DRAWING(S)
E/W	EACH WAY
EA	EACH
EAG	EXHAUST AIR GRILLE
EC	ELECTRICAL CONTRACTOR
EEW	EMERGENCY EYE WASH
EJ	EXPANSION JOINT

ABBREVIATIONS

EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENG	ENGINEERED
EQ	EQUAL / EQUIVALENT
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EX / EXIST / EXG	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEN	FENCE
FF	FILTER FABRIC
FHR	FIRE HOSE REEL
FIN	FINISH
FLR	FLOOR
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FIREPLACE / FIRE PROTECTION / FIREPROOFING
FT	FOOT
FTG	FOOTING
FX	FIXED
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLZ	GLAZING
GWB	GYPSUM WALL BOARD
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HCAP	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HOP	HOPPER
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HTR	HEATER
HVAC	HEATING VENTILATION AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCHES
INCAN	INCANDESCENT
INCL	INCLUDING
INSUL	INSULATION / INSULATED
INT	INTERIOR
JAN	JANITOR
JC	JANITOR CLOSET
JT	JOINT
L	LOW

ABBREVIATIONS

LAM	LAMINATED
LED	LIGHT EMITTING DIODE
LIN	LINOLEUM
LKG	LOOKING
LP	LOW POINT
LT	LIGHT
LV	LOW VOLTAGE
LVL	LAMINATED VENEER LUMBER
LVR	LOUVER
LVT	LUXURY VINYL TILE
MANUF / MFG(R)	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOULDING
MO	MASONRY OPENING
MR	MOP RECEPTOR
MTD	MOUNTED
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O/A	OVERALL
O/C / OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPER	OPERABLE
OPNG	OPENING
OPP	OPPOSITE
PARTN	PARTITION
PC	PLUMBING CONTRACTOR
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLST	PLASTER
PLUMB	PLUMBING
PLY/PLYWD	PLYWOOD
PNT(D) / PTD	PAINTED
PR	PAIR / PRINTER
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RAG	RETURN AIR GRILLE
RD	ROOF DRAIN
RECP/REC	RECEPTACLE
REF	REFRIGERATOR / REFERENCE
REINF	REINFORCING / REINFORCED
REQ / REQ'D	REQUIRED
REV	REVISION

ABBREVIATIONS

RM	ROOM
RO	ROUGH OPENING
RWC	RAIN WATER CONDUCTER/COLLECTOR
S&R	SHELF AND ROD
SAG	SUPPLY AIR GRILLE
SAN	SANITARY
SC	SOLID CORE
SCR	SCREEN
SCW	SOLID CORE WOOD
SECT	SECTION
SF	SQUARE FOOT / STEPPED FOOTING
SH	SINGLE HUNG
SHT	SHEET
SIM	SIMILAR
SL	SLIDER
SPEC	SPECIFICATION
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
ST	STUCCO
STD(S)	STANDARD(S)
STL	STEEL
STN	STONE
STRUC / STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
T&G	TONGUE AND GROOVE
T/O	TOP OF
T/TR	TREAD
TBD	TO BE DETERMINED
TE	TEMPERED
TG	TEMPERED GLASS
THK	THICK / THICKNESS
TOD	TOP OF DECK
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
U/S	UNDERSIDE
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VCB	VINYL COVE BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
WC/EWC	WATER COOLER / ELECTRIC WATER COOLER
WD	WOOD
WDW	WINDOW
WG	WIRE GLASS
WH	WATER HEATER
WP	WALL PAPER / WALL PROTECTION
WWF	WELDED WIRE FABRIC

3/21/2025 2:00:16 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

GENERAL INFORMATION

DATE: 03/31/2025
SCALE: 1/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

G1.00

BUILDING CODE DATA ANALYSIS

APPLICABLE BUILDING CODES & REGULATIONS:

UCC AS ADOPTED AND MODIFIED BY THE STATE OF PENNSYLVANIA:

TOWNSHIP OF UPPER POTTSGROVE ZONING CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE NFPA 70
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

PROJECT DESCRIPTION:

NEW CONSTRUCTION, NON-SPRINKLERED, 1-STORY

BUILDING NAME:

NEW MUNICIPAL ADMINISTRATION AND POLICE BUILDING

BUILDING ADDRESS:

FARMINGTON AVENUE & MOYER ROAD, POTTSTOWN, PA 19464

GRADE ELEVATION OF BUILDING:

REFER TO CIVIL DRAWINGS

BUILDING LENGTH & WIDTH:

REFER TO FLOOR PLANS

BUILDING AREA:

ADMINISTRATION/POLICE DEPARTMENT: 11,405 GSF

OCCUPANCY TYPE:

MIXED USE; NONSEPARATED OCCUPANCIES: ASSEMBLY & BUSINESS USE

OCCUPANCY SEPARATION REQUIREMENTS:

NONE; NONSEPARATED OCCUPANCIES

CONSTRUCTION CLASSIFICATION:

TYPE VB CONSTRUCTION - COMBUSTIBLE

OWNER:

UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464-1829

DESIGN PROFESSIONAL:

RANDY D. GALIOTTO, AIA
ALLOY5 ARCHITECTURE
530 WEST BROAD STREET
BETHLEHEM, PENNSYLVANIA 18018
PHONE: 610-419-4055
EMAIL: RGALIOTTO@ALLOY5.COM

INTERNATIONAL ENERGY CONSERVATION CODE:

CHAPTER 3 - GENERAL REQUIREMENTS
TABLE C301.1 CLIMATE ZONES, MOISTURE REGIMES, AND WARM-HUMID DESIGNATIONS BY STATE, COUNTY AND TERRITORY

CLIMATE ZONE: 4A - MONTGOMERY COUNTY PENNSYLVANIA

IECC TABLE C303.1.3(1) DEFAULT GLAZED WINDOW, GLASS DOOR AND SKYLIGHT U-FACTORS

FRAME TYPE	WINDOW AND GLASS DOOR		SKYLIGHT	
	SINGLE	DOUBLE	SINGLE	DOUBLE
METAL	1.20	0.80	2.00	1.30
METAL W/ THERMAL BREAK	1.10	0.65	1.90	1.10
NONMETAL OR METAL CLAD	0.95	0.55	1.75	1.05
GLAZED BLOCK	0.60			

IECC TABLE C303.1.3(2) DEFAULT OPAQUE DOOR U-FACTORS

DOOR TYPE	OPAQUE U-FACTOR
UNINSULATED METAL	1.20
INSULATED METAL (ROLLING)	0.90
INSULATED METAL (OTHER)	0.60
WOOD	0.50
INSULATED, NONMETAL EDGE, MAX 45% GLAZING, ANY GLAZING DOUBLE PANE	0.35

IECC TABLE C303.1.3(3) DEFAULT GLAZED FENESTRATION SHGC AND VT

	SINGLE GLAZED		DOUBLE GLAZED	
	CLEAR	TINTED	CLEAR	TINTED
SHGC	0.8	0.7	0.7	0.6
VT	0.6	0.3	0.6	0.3
SHGC (GLAZED BLOCK)	0.6			
VT (GLAZED BLOCK)	0.6			

CHAPTER 4 - COMMERCIAL ENERGY EFFICIENCY

TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, *R*-VALUE METHOD

ROOF (ATTIC) = R-38 MIN.
WALLS ABOVE GRADE (MASS) = R-9.5ci MIN.
WALLS ABOVE GRADE (WOOD FRAMED) = R-20 MIN.
SLAB-ON-GRADE FLOOR (UNHEATED) = R-10 FOR 24" BELOW MIN.
NONSWINGING OPAQUE DOORS = R-4.75 MIN.

TABLE C402.1.4: OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, *U*-FACTOR METHOD

SWINGING OPAQUE DOOR = U-.061 MAX.
GARAGE DOOR <14% GLAZING = U-0.31 MAX.

TABLE C402.4: BUILDING ENVELOPE FENESTRATION MAXIMUM *U*-FACTOR & SHGC REQUIREMENTS

VERTICAL FENESTRATION (FIXED) = U-0.38 MAX. & SHGC 0.36 MAX.
VERTICAL FENESTRATION (OPERABLE) = U-0.45 MAX. & SHGC 0.36 MAX.
ENTRANCE DOORS = U-0.77 MAX. & SHGC 0.36 MAX.
SKYLIGHTS = 0.50 MAX. & SHGC 0.40 MAX.

THROUGH PENETRATION FIRE-STOP REQUIREMENTS

ASSEMBLY TYPE:	F RATING	T RATING	REMARKS
1HR FIRE-RESISTANCE RATED WALL	1	0	
2HR FIRE-RESISTANCE RATED WALL	2	0	
1HR FIRE-RESISTANCE RATED HORIZ. ASSEMBLY	1	1**	
2HR FIRE-RESISTANCE RATED HORIZ. ASSEMBLY	2	2**	

**T RATING NOT REQUIRED WHERE PENETRATION IS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR

INTERNATIONAL BUILDING CODE:

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE

WEST BUILDING: MIXED USE / NONSEPARATED: ASSEMBLY GROUP A-3 & BUSINESS GROUP B
EAST BUILDING: BUSINESS GROUP B

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 503 - GENERAL BUILDING HEIGHT AND AREA LIMITATIONS
SECTION 503.1.2 BUILDINGS ON THE SAME LOT: BUILDING IS SEPARATED BY FIRE WALL. EACH PORTION OF BUILDING SEPARATED BY FIRE WALLS SHALL BE CONSIDERED TO BE A SEPARATE BUILDING FOR THE PURPOSES OF DETERMINING AREA LIMITATIONS, HEIGHT LIMITATIONS AND TYPE OF CONSTRUCTION.
SECTION 504 - BUILDING HEIGHT AND NUMBER OF STORIES
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET
ALLOWABLE HEIGHT: 40'-0" (A/B, VB, NONSPRINKLERED)
ACTUAL HEIGHT: +/- 21'-0" REFER TO ELEVATIONS
ACTUAL HEIGHT IS LESS THAN MAXIMUM ALLOWABLE HEIGHT
TABLE 504.4 ALLOWABLE STORIES ABOVE GRADE PLANE
ALLOWABLE STORIES: 1-STORY (A-3, VB, NONSPRINKLERED) (MOST-RESTRICTIVE)
ACTUAL: 1-STORY
SECTION 506 - BUILDING AREA
TABLE 506.2 ALLOWABLE AREA FACTOR (**A_t**)
A: 6,000 SF (A-3, VB, NONSPRINKLERED)
A: 9,000 SF (B, VB, NONSPRINKLERED)
SECTION 506.2.2 MIXED-OCCUPANCY, ONE-STORY BUILDINGS
ALLOWABLE AREA SHALL BE DETERMINED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTION 508.1 BASED ON EQUATION 5-1 FOR EACH APPLICABLE OCCUPANCY.
(EQUATION 5-1) AS FOLLOWS: $(A_a = A_t + [NS \times I_f])$
SECTION 506.3.2 MINIMUM FRONTAGE INCREASE
(EQUATION 5-4) AS FOLLOWS: $W = (L_1 \times W_1 + L_2 \times W_2 + L_3 \times W_3 ...) / F$
W = 30 FEET
SECTION 506.3.3 AMOUNT OF INCREASE
AREA FACTOR INCREASE : (EQUATION 5-5) AS FOLLOWS: $I_f = [F/P - 0.25]W / 30$
CALCULATED AREA FACTOR INCREASE:
WEST BUILDING = $I_f = [158.5/270 - 0.25]30/30 = 0.34$
EAST BUILDING = $I_f = [186.25/323 - 0.25]30/30 = 0.33$
ALLOWABLE AREA OF BUILDING: (EQUATION 5-1) AS FOLLOWS: $(A_a = A_t + [NS \times I_f])$
WEST BUILDING = A_a = 6,000 + [6,000 x 0.34] = 8,040 SF
EAST BUILDING = A_a = 9,000 + [9,000 x 0.33] = 11,970 SF
ACTUAL AREA OF BUILDING (PER IBC DEFINITION INCLUDES COVERED UNCONDITIONED AREAS)**:**
WEST BUILDING = 5,895 SF
EAST BUILDING = 5,510 SF
ACTUAL AREA OF BUILDING IS LESS THAN MAXIMUM ALLOWABLE AREA
SECTION 508 - MIXED USE AND OCCUPANCY
SECTION 508.3.2 - NONSEPARATED OCCUPANCIES ALLOWABLE BUILDING AREA, HEIGHT AND NUMBER OF STORIES BASED ON MOST RESTRICTIVE ALLOWANCES FOR OCCUPANCY GROUPS UNDER CONSIDERATION.
SECTION 509 - INCIDENTAL USES (NOT REQUIRED, NOT APPLICABLE)

CHAPTER 6 - TYPES OF CONSTRUCTION

IBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

CONSTRUCTION TYPE: VB - COMBUSTIBLE

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED	U.L. ASSEMBLY #
PRIMARY STRUCTURAL FRAME	0	0	N/A
BEARING WALLS (EXTERIOR)	0	0	N/A
BEARING WALLS (INTERIOR)	0	0	N/A
NON-BEARING WALLS/PARTITIONS (EXT.)	0	0	N/A
NON-BEARING WALLS/PARTITIONS (INT.)	0	0	N/A
FLOOR CONSTR. & ASSOC. MEMBERS	0	0	N/A
ROOF CONSTR. & ASSOC. MEMBERS	0	0	N/A

IBC TABLE 602 FIRE-RESISTANCE RATING REQ.'S FOR EXT. WALLS BASED ON FIRE SEPARATION DISTANCE

CONSTRUCTION TYPE: VB - COMBUSTIBLE

FIRE SEPARATION DISTANCE = X (FEET)	REQUIRED RATING	APPLICABLE?
X < 5 FEET	1	Y
5 ≤ X < 10	1	Y
10 ≤ X < 30	0	Y
X ≥ 30	0	Y

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 705 - EXTERIOR WALLS
SECTION 705.2 MINIMUM DISTANCE OF PROJECTION; PROJECTIONS NOT PERMITTED WITHIN 24 INCHES OF LINE USED TO DETERMINE FIRE SEPARATION DISTANCE
TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
UNPROTECTED, NONSPRINKLERED :
<5' NOT PERMITTED
5' - <10' 10% ALLOWABLE AREA
10' - <15' 15% ALLOWABLE AREA
15' - <20' 25% ALLOWABLE AREA
20' - <25' 45% ALLOWABLE AREA
25' - <30' 70% ALLOWABLE AREA
30' + NO LIMIT
SECTION 706 - FIRE WALLS
TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS
GROUP A & B - 2 HOURS (PROVIDED; SEE PLANS)
SECTION 707 - FIRE BARRIERS
TABLE 707.3.10 - FIRE-RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIERS, FIRE WALLS OR HORIZONTAL ASSEMBLIES BETWEEN FIRE AREAS
GROUP A & B - 2 HOURS (NOT REQUIRED; NONSEPARATED OCCUPANCIES)
SECTION 708 - FIRE PARTITIONS
708.1 GENERAL - CORRIDOR WALLS AS REQUIRED BY SECTION 1020.1.
SECTION 709 - SMOKE BARRIERS (NOT REQUIRED / NOT APPLICABLE)
SECTION 710 - SMOKE PARTITIONS (NOT REQUIRED / NOT APPLICABLE)
SECTION 711 - FLOOR AND ROOF ASSEMBLIES (NOT REQUIRED / NOT APPLICABLE)
SECTION 712 - VERTICAL OPENINGS (NOT REQUIRED / NOT APPLICABLE)
SECTION 713 - SHAFT ENCLOSURES (NOT REQUIRED / NOT APPLICABLE)
SECTION 716 - OPENING PROTECTIVES
TABLE 715.4 OPENING FIRE PROTECTION ASSEMBLIES, RATINGS & MARKINGS
2 HOUR FIRE WALL/FIRE BARRIER = MIN. FIRE DOOR ASSEMBLY 1-1/2 HOUR RATING
1 HOUR FIRE PARTITION = MIN. FIRE DOOR ASSEMBLY 1/3 HOUR RATING

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED
EXIT STAIRWAYS (IBC SECTION 1023.2)	1	N/A
ELEVATOR SHAFTS (IBC SECTION 713)	1	N/A
CORRIDOR WALLS (IBC SECTION 1020.1)	1	1

CHAPTER 8 - INTERIOR FINISHES

GROUP A-3 & B - NONSPRINKLERED

IBC TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

INTERIOR EXIT STAIRWAYS & RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
CLASS A	CLASS A	CLASS C

CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS
903.2.1.3 GROUP A-3 - NOT REQUIRED; NOT PROVIDED.
SECTION 904 - ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS (NOT APPLICABLE)
SECTION 905 - STANDPIPE SYSTEMS (NOT REQUIRED, NOT APPLICABLE)
SECTION 906 - PORTABLE FIRE EXTINGUISHERS - REQUIRED, PROVIDED.
CLASS A: MODERATE HAZARD, 2-A (1500 SF MAX FLOOR AREA, 11,250 SF MAX FLOOR AREA PER EXTINGUISHER, 75' MAX. TRAVEL DISTANCE TO EXTINGUISHER)
SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS
907.2.1 GROUP A - MANUAL FIRE ALARM SYSTEM NOT REQUIRED BASED ON GROUP A OCCUPANT LOAD; NOT PROVIDED.
907.2.2 GROUP B - MANUAL FIRE ALARM SYSTEM NOT REQUIRED BASED ON GROUP B OCCUPANT LOAD; NOT PROVIDED.

CHAPTER 10 - MEANS OF EGRESS

OCCUPANT TYPE AND LOAD (IBC 1004.5)					
RM NO	ROOM NAME	TOTAL S.F.	FUNCTION OF SPACE	OCC LOAD FACTOR	# OF OCCUPANTS
001	POLICE RECEPTION	175 SF	Business	150 SF	2
001A	WORKROOM	113 SF	Business	150 SF	1
003	SOFT INTERVIEW	142 SF	Business	150 SF	1
004	JAN CL	28 SF	Storage	300 SF	1
006	FLEX OFFICE	157 SF	Business	150 SF	2
007	CHIEFS OFFICE	290 SF	Business	150 SF	2
008	CORPORAL OFFICE	207 SF	Business	150 SF	2
009	TRAINING	500 SF	Business	150 SF	4
011	FILE STG	66 SF	Storage	300 SF	1
013	OFFICERS	424 SF	Business	150 SF	3
014	MEN'S LOCKER ROOM	395 SF	Business	150 SF	3
014A	MENS SHOWER	50 SF	Business	150 SF	1
015	BREAK ROOM	170 SF	Business	150 SF	2
017	ARMORY & GEAR STG	188 SF	Business	150 SF	2
018	WOMEN'S LOCKER ROOM	256 SF	Business	150 SF	2
018A	WOMENS SHOWER	51 SF	Business	150 SF	1
019	MECH/ELEC/ WATER	162 SF	Storage	300 SF	1
021	OBSERVATION	37 SF	Business	150 SF	1
022	INTERVIEW	117 SF	Business	150 SF	1
024	EVIDENCE LOG-IN & PROCESSING	143 SF	Business	150 SF	1
025	EVIDENCE STORAGE	319 SF	Storage	300 SF	2
027	DETECTIVE	218 SF	Business	150 SF	2
100	ADMIN RECEPTION	164 SF	Business	150 SF	2
101	ADMIN WORKROOM	131 SF	Business	150 SF	1
102	TOWNSHIP MANAGER	230 SF	Business	150 SF	2
103	ACCOUNTING/ HR OFFICE	181 SF	Business	150 SF	2
105	IT - IDP	44 SF	Storage	300 SF	1
106	ZONING OFFICER	158 SF	Business	150 SF	2
107	FILE WORKRM & STORAGE	289 SF	Business	150 SF	2
108	FLEX OFFICE	108 SF	Business	150 SF	1
109	CAUCUS	309 SF	Assembly	15 SF	21
110	MECH/ELEC/ WATER	153 SF	Storage	300 SF	1
111	BREAK ROOM	195 SF	Business	150 SF	2
114	LOBBY	644 SF	Assembly	15 SF	43
115	BOARD CONFERENCE ROOM	1220 SF	Assembly	15 SF	82
116	STORAGE	17 SF	Storage	300 SF	1
117	A/V CL	17 SF	Storage	300 SF	1
120	JAN CL	26 SF	Storage	300 SF	1

TOTAL OCCUPANT LOAD: 200

SECTION 1005 MEANS OF EGRESS SIZING
1005.3.2 EGRESS WIDTH = 0.2" / PER OCCUPANT (ALL EGRESS COMPONENTS; EXCLUDING STAIRS)
SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TABLE 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
OCCUPANCY GROUP A & B; WITHOUT SPRINKLER SYSTEM:
MAX. OCCUPANT LOAD = 49
MAX COMMON PATH TRAVEL DISTANCE = 75 FEET
TABLE 1006.3.1 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS/ STORY
1-500 PERSONS PER STORY - 2 EXITS PER STORY
SECTION 1008.2 - MEANS OF EGRESS ILLUMINATION - REQUIRED AND PROVIDED.
SECTION 1009 - ACCESSIBLE MEANS OF EGRESS - REQUIRED AND PROVIDED.
SECTION 1010 - DOORS, GATES, AND TURNSTILES
1010.1.10 PANIC AND FIRE HARDWARE - REQUIRED IN GROUP 'A' OCCUPANCIES SERVING AN OCCUPANT LOAD ≥50 .
SECTION 1013 - EXIT SIGNS
1013.4 RAISED CHARACTER AND BRAILLE EXIT SIGNS - REQUIRED ADJACENT TO ALL EXIT PASSAGEWAYS
1013.5 INTERNALLY ILLUMINATED EXIT SIGNS - REQUIRED; ILLUMINATED
EXIT SIGNS REQD AT EACH EXIT AND EXIT ACCESS DOOR. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND CONNECTED TO EMERGENCY POWER SOURCE AS REQUIRED TO PROVIDE ILLUMINATION FOR NOT LESS THAN 90 MINUTES AFTER FAILURE OF PRIMARY POWER SOURCE.
SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE -
A & B OCCUPANCY (W/OUT SPRINKLER) = 200 FT MAXIMUM
SECTION 1020 CORRIDORS
TABLE 1020.1 - CORRIDOR FIRE-RESISTANCE RATING
CORRIDOR FIRE-RESISTANCE RATING OF FIRE PARTITIONS IN GROUP A & B OCCUPANCY WITH AN OCCUPANT LOAD SERVED BY CORRIDOR GREATER THAN 30, WITHOUT SPRINKLER SYSTEM =
1 HOUR RATING REQUIRED (PROVIDED; SEE PLANS)
TABLE 1020.2 - MINIMUM CORRIDOR WIDTH
44-INCH MINIMUM WIDTH (PROVIDED; SEE PLANS)
1020.4 - DEAD ENDS
DEAD-END CORRIDORS NOT TO EXCEED 20-FEET IN LENGTH

CHAPTER 29 - PLUMBING SYSTEMS

IBC TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

# OF OCCUPANTS:	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
GROUP A-3 ASSEMBLY				
MALE: 73 OCCUPANTS	1 REQUIRED 2 PROVIDED	1 REQUIRED 2 PROVIDED	1 REQUIRED 2 PROVIDED	1 REQUIRED 1 PROVIDED
FEMALE: 73 OCCUPANTS	2 REQUIRED 2 PROVIDED	1 REQUIRED 2 PROVIDED		
GROUP B BUSINESS				
55 OCCUPANTS	3 REQUIRED 6 PROVIDED	2 REQUIRED 4 PROVIDED	1 REQUIRED 1 PROVIDED	1 REQUIRED 1 PROVIDED

3/21/2025 2:00:18 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

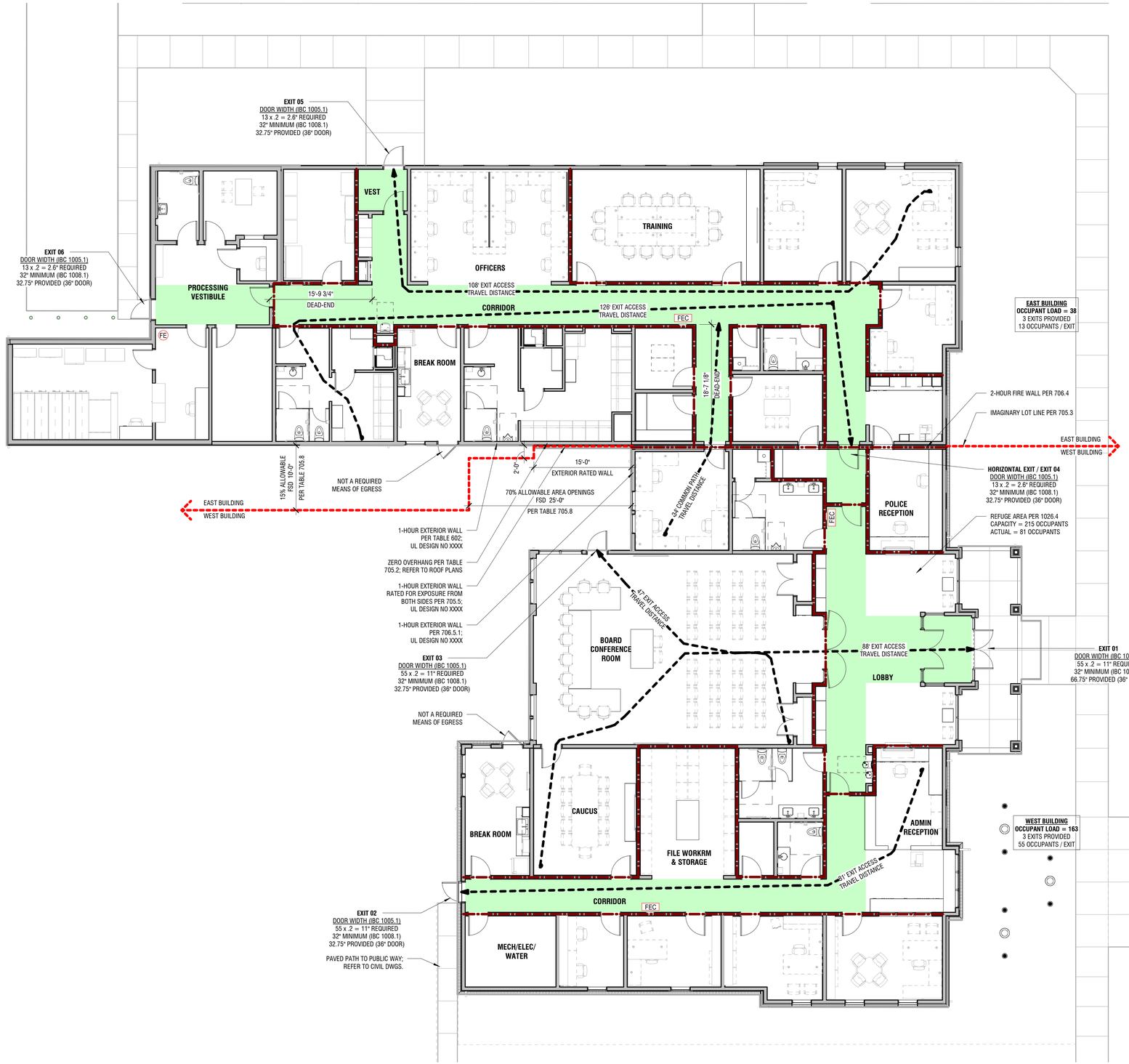
REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
CODE DATA

DATE: 03/31/2025
SCALE: 1/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

G1.01



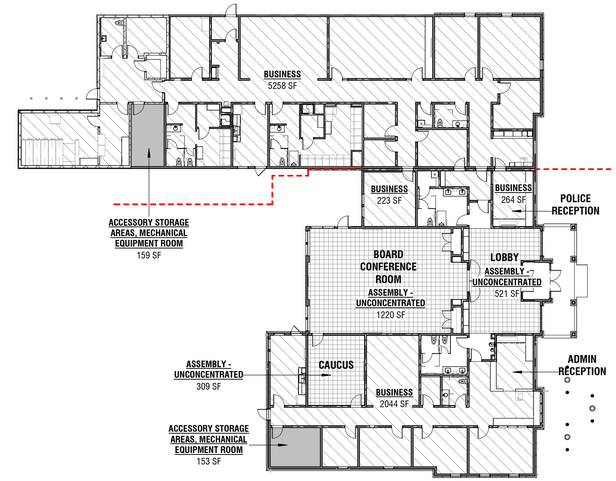
1 **LIFE SAFETY PLAN**
1/8" = 1'-0"

USE & OCCUPANCY AREA DESIGNATIONS

ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM

ASSEMBLY - UNCONCENTRATED

BUSINESS



2 **USE GROUP & OCCUPANCY PLAN**
1" = 20'-0"

TRAVEL DISTANCE LIMITATIONS	
COMMON PATH	75'-0" MAXIMUM
DEAD-END CORRIDOR	20'-0" MAXIMUM
EXIT ACCESS	200'-0" MAXIMUM

LIFE SAFETY LEGEND

EXIT ACCESS CORRIDOR

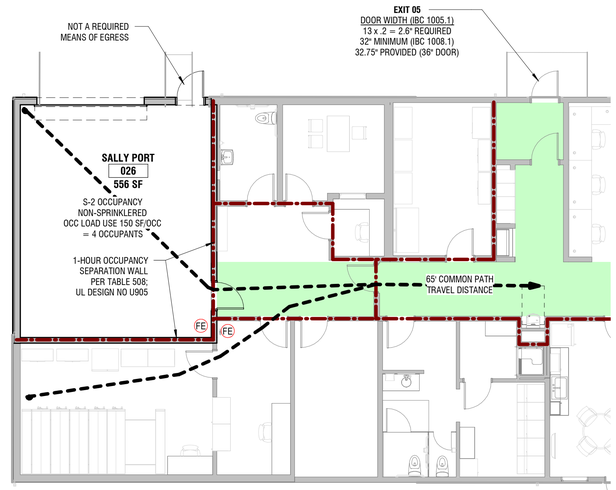
FEC — FIRE EXTINGUISHER CABINET

FE — FIRE EXTINGUISHER

1 HR RATED FIRE PARTITION

2 HR RATED FIRE WALL

PATH OF EGRESS TRAVEL



3 **PARTIAL LIFE SAFETY PLAN - SALLY PORT BID ALTERNATE**
1/8" = 1'-0"

3/27/2025 2:00:43 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

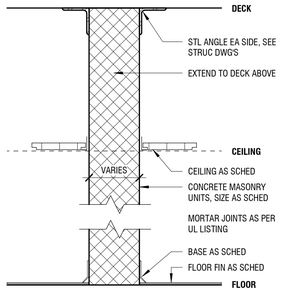
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

LIFE SAFETY PLAN

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

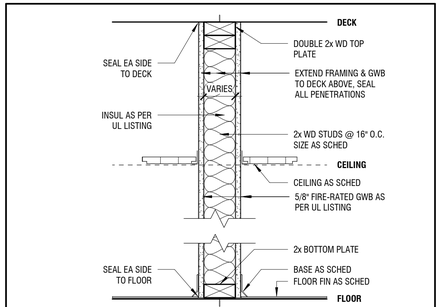
G1.11



MARK	CMU SIZE	TOTAL THK	STC	UL NUMBER	MARK	CMU SIZE	TOTAL THK	STC	UL NUMBER
A	6"	-	44-46	U906	E	-	-		
B	8"	-	45-48	U905	F	-	-		
C	10"	-	46-50	U905	G	-	-		
D	12"	-	47-51	U905	H	-	-		

F5 2HR FIRE-RATED WALL

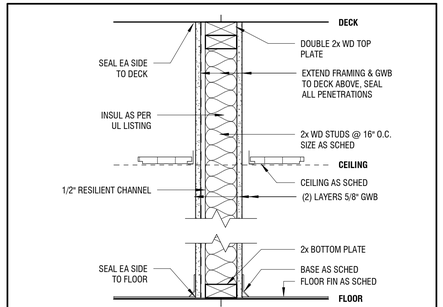
NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	UL NUMBER	MARK	STUD SIZE	TOTAL THK	STC	UL NUMBER
A	2x4	4-3/4"	36	U305*	E	-			
B	2x6	6-3/4"		U305*	F	-			
C	2x8	8-1/2"		U305*	G	-			
D	-				H	-			

F6 1HR FIRE-RATED WALL

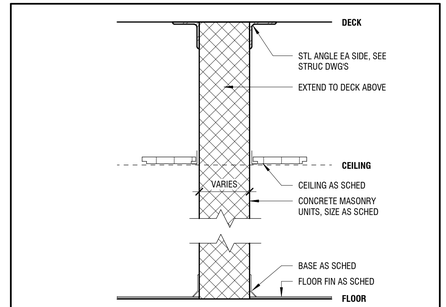
NOT TO SCALE
*BEARING WALL



MARK	STUD SIZE	TOTAL THK	STC	UL NUMBER	MARK	STUD SIZE	TOTAL THK	STC	UL NUMBER
A	2x4	5 1/4"	49	U305*	E	-			
B	2x6	7 1/4"		U305*	F	-			
C	2x8	9"		U305*	G	-			
D	-				H	-			

F8 1HR FIRE-RATED WALL

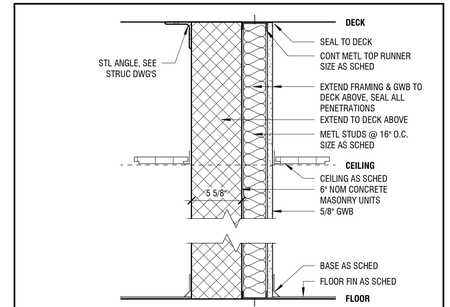
NOT TO SCALE
*BEARING WALL



MARK	CMU SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	CMU SIZE	TOTAL THK	STC	SOUND ATTEN
A	4"	-	43-45	-	E	12"	-	47-51	-
B	6"	-	44-46	-	F	-			
C	8"	-	45-48	-	G	-			
D	10"	-	46-50	-	H	-			

M1 MASONRY PARTITION

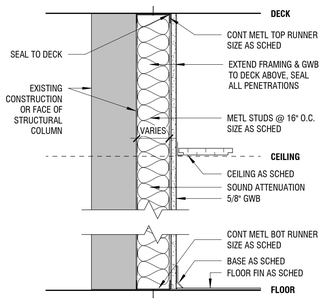
NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	7/8"	7-1/8"	48	YES	E	-			
B	1-1/2"	7-3/4"	50	YES	F	-			
C	2-1/2"	8-3/4"	53	YES	G	-			
D	3-5/8"	9-7/8"	56	YES	H	-			

M3 MASONRY PARTITION

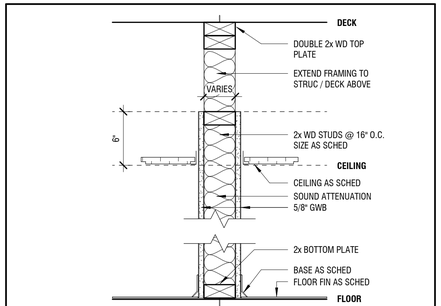
NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	7/8"	1-1/2"			E	4"	4-5/8"		
B	1-1/2"	2-1/8"			F	6"	6-5/8"		
C	2-1/2"	3-1/8"			G	8"	8-5/8"		
D	3-5/8"	4-1/4"			H	-			

P10 PARTITION WALL

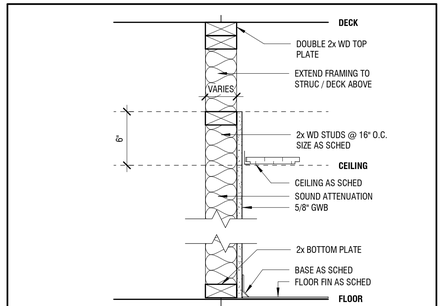
NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	2x4	4-3/4"			E	-			
B	2x6	6-3/4"			F	-			
C	2x8	8-1/2"			G	-			
D	-	-			H	-			

P50 PARTITION WALL

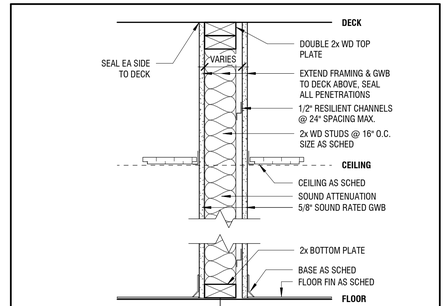
NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	2x4	4-1/8"			E	-			
B	2x6	6-1/8"			F	-			
C	2x8	7-7/8"			G	-			
D	-				H	-			

P54 PARTITION WALL

NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	2x4	5-1/4"	51	YES	E	-			
B	2x6	7-1/4"	58	YES: 5-1/2"	F	-			
C	2x8	9"			G	-			
D	-				H	-			

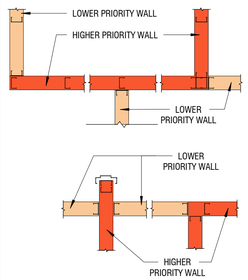
P64 PARTITION WALL

NOT TO SCALE

WALL TYPE GENERAL NOTES:

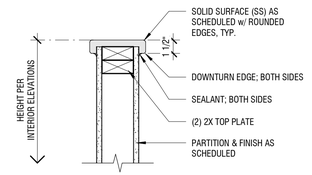
1. DETAILS ARE NOT NUMBERED SEQUENTIALLY
2. WALL TYPES DO NOT INCLUDE WALL FINISHES. SEE ROOM FINISH SCHEDULE & INTERIOR ELEVATIONS FOR FINISH INFORMATION.
3. P = GENERAL PARTITION. F=FIRE RATED PARTITION. M=MASONRY PARTITION
4. ALL RATED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TESTING AGENCY REQUIREMENTS. REFER TO SPECIFIC TEST REPORTS FOR REQUIRED COMPONENTS AND ASSEMBLY. SEE WALL TYPE REFERENCES AND LIFE SAFETY PLANS FOR RATED WALL LOCATIONS. PROVIDE FIRESTOPPING PER FIRESTOPPING MANUFACTURER'S RECOMMENDATIONS FOR PENETRATIONS THROUGH RATED WALLS.
5. AT STEEL STUD WALLS WHICH DO NOT EXTEND TO STRUCTURE ABOVE, PROVIDE BRACE AT CENTERLINE OF DOOR OPENINGS AND BRACE @ 64" O.C. UNLESS NOTED OTHERWISE
6. PROVIDE BLOCKING AS REQUIRED AT ALL WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO: WALL CABINETS, TOILET ROOM ACCESSORIES AND PARTITIONS, DOOR HARDWARE, COUNTER TOPS, WALL MOUNTED EQUIPMENT, ETC.
7. ALL INTERIOR WALLS WHERE SOUND BATT INSULATION IS INDICATED ARE CONSIDERED ACOUSTIC WALLS, WHERE SPECIFIC STC RATINGS ARE REQUIRED, SEE INDIVIDUAL WALL TYPE PARTITIONS.
8. COORDINATE RATINGS REQUIREMENTS INDICATED ON SPECIFIC PARTITIONS WITH LIFE SAFETY PLANS.
9. WHERE TILE FINISH OCCURS, PROVIDE CEMENT BACKER BOARD IN LIEU OF GYPSUM BOARD AS SUBSTRATE, THICKNESS TO MATCH GYPSUM BOARD. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS OF TILE FINISH.
10. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL RESTROOMS, LOCKER ROOMS, AND WET AREAS (WHERE TILE FINISH DOES NOT OCCUR).
11. WOOD FRAMING TO BE PRESSURE TREATED WHERE NOTED ON STRUC DWG'S, COORDINATE LOCATIONS W/ STRUC DWGS & STRUC SPEC'S.

PARTITION PRIORITY LEGEND



SHEAR WALLS SHOWN WITH MORE THAN ONE RATING SHALL ASSUME THE MOST RESTRICTIVE RATING FOR THE ENTIRE LENGTH OF THE WALL

TWO HOUR FIRE & SMOKE PARTITION	(HIGHEST) PRIORITY 1
TWO HOUR FIRE PARTITION	PRIORITY 2
TWO HOUR SHAFT PARTITION	PRIORITY 3
ONE HOUR FIRE & SMOKE PARTITION	PRIORITY 4
ONE HOUR FIRE RATED PARTITION	PRIORITY 5
NON RATED PARTITION	PRIORITY 6 (LOWEST)



1 **TYP. HEAD DETAIL @ PARTIAL HEIGHT PARTITIONS**
1 1/2" = 1'-0"

3/21/2025 2:00:45 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

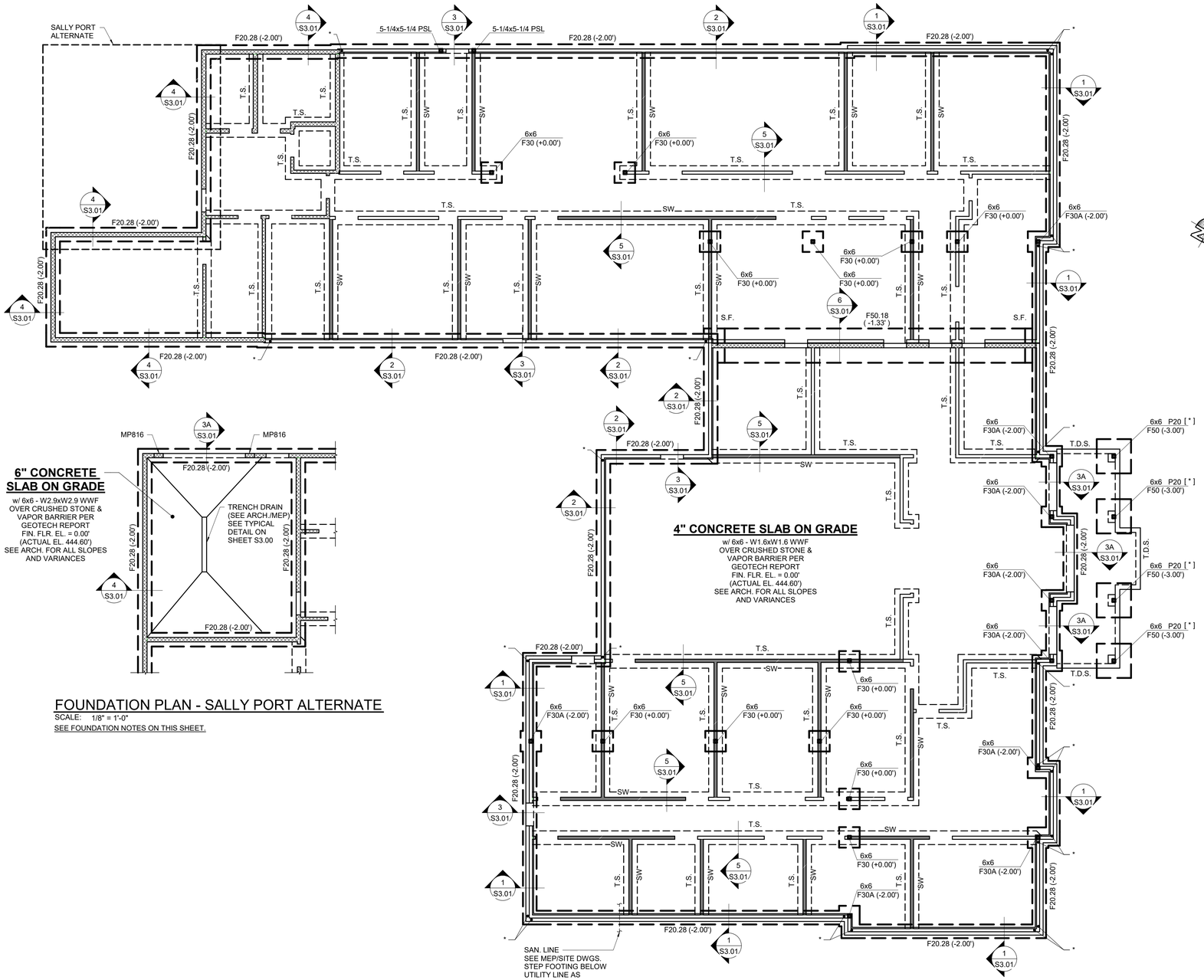
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

PARTITION DETAILS

DATE: 03/31/2025
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

G2.00



6" CONCRETE SLAB ON GRADE

w/ 6x6 - W2.9xW2.9 WWF
OVER CRUSHED STONE &
VAPOR BARRIER PER
GEOTECH REPORT
FIN. FLR. EL. = 0.00'
(ACTUAL EL. 444.60')
SEE ARCH. FOR ALL SLOPES
AND VARIANCES

FOUNDATION PLAN - SALLY PORT ALTERNATE

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

SEE FOUNDATION NOTES ON THIS SHEET.

FOUNDATION PLAN

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

NOTES:

1) SEE PLAN FOR FINISHED FLOOR ELEVATION RELATIVE TO DATUM ELEVATION 0.00' (ACTUAL ELEVATION 444.60'). SEE ARCHITECTURAL DOCUMENTS FOR ALL SLOPES AND VARIANCES FROM 0.00'.

2) +/- ___' INDICATES TOP OF SLAB ELEVATION RELATIVE TO DATUM ELEVATION 0.00'.

3) ( ) INDICATES TOP OF FOOTING ELEVATION RELATIVE TO DATUM ELEVATION 0.00'.

4) TOP OF PIER ELEVATION [-0.67'] RELATIVE TO DATUM ELEVATION 0.00', UNLESS NOTED THUS [ ]. [*] INDICATES TO COORDINATE TOP OF PIER w/ FINISHED GRADES.

5) SEE S2.01 FOR PIER AND FOOTING SCHEDULES.

6) FOUNDATIONS, POSTS AND PIERS ARE CENTERED ON THE GRID LINE, UNLESS NOTED OTHERWISE.

7) SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT INDICATED.

8) SEE ARCHITECTURAL DRAWINGS FOR ALL THE DIMENSIONS. DIMENSIONS ON THIS DRAWING ARE FOR THE CONVENIENCE ONLY AND MUST BE CHECKED WITH ARCHITECTURAL DRAWINGS FOR ACCURACY. DIMENSIONS ON ARCHITECTURAL DRAWINGS GOVERN.

9) 'S.F.' INDICATES STEPPED FOOTING. SEE TYPICAL DETAIL ON SHEET S3.00.

10) STEP FOOTINGS AS REQUIRED FOR ALL UTILITIES. COORDINATE INVERT ELEVATIONS w. SITE/MEP DRAWINGS.

11) 'T.S.' INDICATES THICKENED SLAB.

12) ↙ * INDICATES LOCATION OF SIMPSON STRONG-TIE HTT4 HOLD DOWN ANCHOR. SEE SW SCHEDULE FOR ADDITIONAL HOLD DOWN REQUIREMENTS.

13) 'SW' INDICATES WOOD SHEARWALL. SEE SCHEDULE ON S4.00.

14) 'T.D.S.' INDICATES TURNED DOWN SLAB. SEE TYPICAL DETAIL ON S3.00.

15) COMPACTION OF SOIL BELOW THICKENED SLAB EXTENTS TO BE SPREAD FOOTING QUALITY.

16) 'MP_' INDICATES MASONRY PIER. SEE SCHEDULE ON S2.01.

BID DOCUMENTS
3/31/2025

SLATE STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

3/21/2025 3:27:43 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL
ENGINEERS
32 SOUTH BROAD
STREET NAZARETH, PA
18064 610-365-7634

MEPF:
PROJECTX DESIGN
GROUP 2433
BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
00	BID DOCUMENTS	03/31/2025

KEY PLAN:

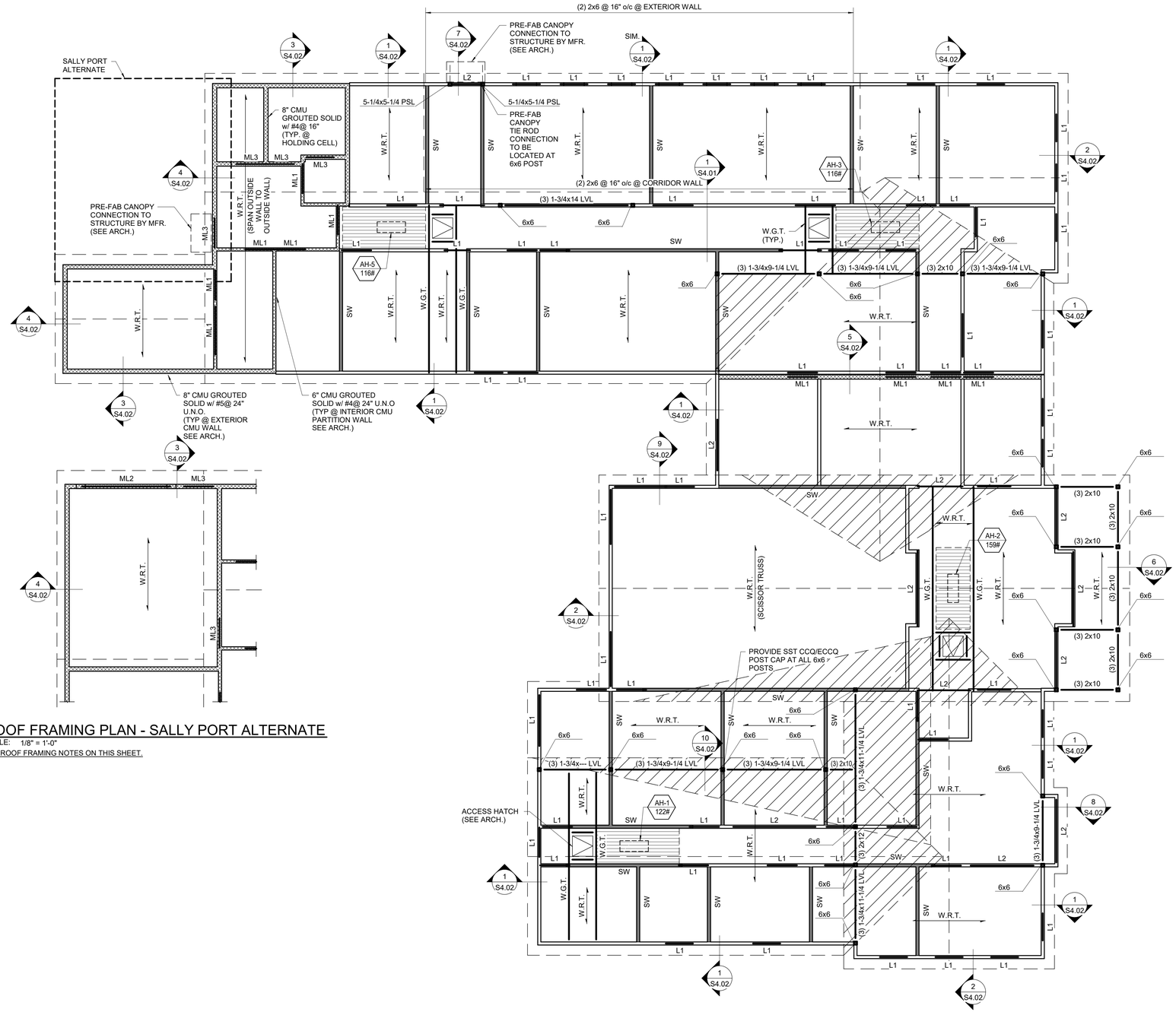
REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
FOUNDATION PLAN

DATE:	3/31/25
SCALE:	As indicated
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	22-0058

S1.00



ROOF FRAMING PLAN - SALLY PORT ALTERNATE

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

SEE ROOF FRAMING NOTES ON THIS SHEET.

ROOF FRAMING PLAN

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

NOTES:

1) TRUSS BEARING ELEVATION SEE ARCH. DWGS.

2) "W.R.T." INDICATES WOOD ROOF TRUSS. (DESIGN AND SPACING BY TRUSS MANUF., 24" o/c MAX. SPACING).

3) "L*" INDICATES LINTEL. SEE SCHEDULE ON SHEET S2.00.

4) THE TRUSS MANUFACTURER MUST INCORPORATE IN THE TRUSS DESIGN ADDITIONAL PLIES, SIMPSON TRUSSBEARING ENHANCERS, OR OTHER MEASURES AS REQUIRED TO PREVENT SILL PLATE BEARING FAILURE FOR NO. 2 HEM-FIR.

5) POSTS AND POINT LOAD BLOCKING SHALL RUN FROM INITIAL BEARING POINT DOWN TO FOUNDATION.

6) ALL EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED w/ 7/16" OSB SHEATHING NAILED w/ 8d @ 3" AROUND THE PERIMETER OF EACH PANEL AND @ 12" AT INTERIOR SUPPORTS.

7) D1 INDICATES 5/8" OSB ROOF SHEATHING.

8) "W.G.T." INDICATES WOOD GIRDER TRUSS. (DESIGN BY TRUSS MANUF.)

9) INDICATES AREA OF ROOF OVERFRAMING TRUSSES.

10) 'SW' INDICATES WOOD SHEARWALL, SEE SCHEDULE ON S4.01.

11) PROVIDE SIMPSON STRONG-TIE CCQ/ECCQ POST CAP PLATES AT ALL BEAM TO POST CONNECTIONS.

12) 'ML_' INDICATES MASONRY LINTEL. SEE SCHEDULE ON SHEET S2.00.

13) INDICATES AREA OF ATTIC SPACE w/ MECHANICAL PLATFORM.

BID DOCUMENTS
3/31/2025

SLATE STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

3/21/2025 2:59:52 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL
ENGINEERS
32 SOUTH BROAD
STREET NAZARETH, PA
18064 610-365-7634

MEPF:
PROJECTX DESIGN
GROUP 2433
BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
00	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
ROOF FRAMING PLAN

DATE:	3/31/25
SCALE:	As indicated
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	22-0058

S1.01

GENERAL CONSTRUCTION

1. NOTES, TYPICAL DETAILS, AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS NOTED OTHERWISE. TYPICAL DETAILS ARE TO BE USED FOR ALL CONDITIONS WHERE THE DETAIL IS APPLICABLE, WHETHER OR NOT NOTED ON PLAN. TYPICAL DETAILS MAY BE SLIGHTLY ALTERED IF REQUIRED DUE TO PROJECT CONDITIONS, ONLY WHEN SUBMITTED AND THE ENGINEER'S APPROVAL IS OBTAINED PRIOR TO PERFORMING THE WORK.

2. ALL DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS, WITH THE EXCEPTION OF STRUCTURAL MEMBER SIZES, ARE GENERATED BY OTHER DISCIPLINES. ANY DIMENSIONS OR ELEVATIONS OMITTED OR NOT SHOWN ON THE STRUCTURAL DRAWINGS SHOULD BE OBTAINED FROM THE DRAWINGS OF THE OTHER DISCIPLINES. STRUCTURAL DRAWINGS ARE NOT "STAND-ALONE" DOCUMENTS AND SHOULD BE USED IN CONJUNCTION WITH, AND COORDINATED WITH THE SPECIFICATIONS, ARCHITECTURAL DRAWINGS AND ALL OTHER DISCIPLINE'S DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AND ARCHITECT PRIOR TO PERFORMING THE WORK.

3. IF DIFFERENCES OCCUR WITHIN OR BETWEEN DRAWINGS AND SPECIFICATIONS REGARDING MATERIALS, STRENGTHS OR QUANTITIES, THE BETTER MATERIAL, HIGHER STRENGTH, AND GREATER QUANTITY INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED.

4. REPRODUCTIONS OF STRUCTURAL DRAWINGS FOR SUBMITTAL AS SHOP DRAWINGS IS PROHIBITED, UNLESS WRITTEN APPROVAL IS REQUESTED BY THE CONTRACTOR AND IT IS GRANTED BY SLATE STRUCTURAL ENGINEERS.

5. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.

6. THESE DRAWINGS DO NOT DEFINE SCOPE OF CONTRACTOR OR SUBCONTRACTOR CONTRACTS.

7. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING MEANS AND METHODS OF CONSTRUCTION AND SAFETY OF PERSONS AND PROPERTY. THE ENGINEER'S PRESENCE OR REVIEW OF WORK AT THE JOBSITE IS FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT ONLY AND IS NOT EVER TO BE CONSTRUED AS A REVIEW OF MEANS AND METHODS OF CONSTRUCTION AND SAFETY METHODS.

8. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALLOWABLE CONSTRUCTION LOADS AND FOR PROTECTING THE COMPLETED OR INCOMPLETED STRUCTURAL FRAMING FROM DAMAGE DUE TO TEMPORARY CONSTRUCTION LOADINGS.

9. COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTOR'S EXPENSE.

10. ANY APPROVED CONTRACTOR REQUESTED CHANGES TO THESE DRAWINGS WILL BE DONE AT NO COST TO THE OWNER. APPROVAL OF CONTRACTOR REQUESTED CHANGES IN NO WAY STATES OR IMPLIES APPROVAL OF A CHANGE IN SCOPE OR CHANGE IN CONTRACT COST.

11. UNLESS EXPLICITLY NOTED AS "ISSUED FOR BID", THESE DRAWINGS ARE NOT SUITABLE FOR OBTAINING BIDS FROM GENERAL OR SUBCONTRACTORS. BIDDING OF DRAWINGS PRIOR TO DESIGN ACTIVITIES AND "ISSUED FOR BID" IS DONE AT THE SOLE RISK OF THE BIDDING CONTRACTOR. ADDITIONS OR CORRECTIONS TO DRAWINGS THAT ARE BID PRIOR TO DESIGN COMPLETION AND "ISSUED FOR BID" WILL NOT BE CONSIDERED AS DESIGN ERRORS OR OMISSIONS. STRUCTURAL DESIGN, BY NATURE, CANNOT BE COMPLETE PRIOR TO COMPLETION OF ARCHITECTURAL AND MECHANICAL DRAWINGS.

12. ALL REFERENCES TO WATER/DAMPROOFING, FIREPROOFING, AND UTILITIES ON THE STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS FOR ALL WATER/DAMPROOFING, FIREPROOFING AND UTILITIY DETAILS AND REQUIREMENTS. COORDINATE ALL UNDERGROUND UTILITY REQUIREMENTS WITH THE CIVIL/MEP DRAWINGS. ALL UTILITIES SHALL BE ABOVE/BELOW FOOTING AND NOT LOCATED WITHIN THE FOOTINGS. NOTIFY ENGINEER OF RECORD IF OTHERWISE.

13. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY. THE CONTRACTOR MUST PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS. THIS SKETCH MUST BE SUBMITTED TO AND APPROVAL MUST BE GRANTED BY THE ENGINEER PRIOR TO PERFORMING THE WORK.

14. SUBMIT SHOP DRAWINGS SUCH THAT BY THE TIME THEY ARE RECEIVED BY SLATE STRUCTURAL ENGINEERS, THERE WILL BE AT LEAST 14 DAYS BEFORE REVIEWED SUBMITTALS WILL BE NEEDED. ANY REVIEW THAT IS REQUIRED MORE EXPEDIENTLY WILL BE AT THE CONTRACTOR'S EXPENSE. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL CERTIFYING THAT HE HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. IF REVIEW OF AN INCOMPLETE SHOP DRAWING IS REQUIRED, THAT SHOP DRAWING SHALL BE CLEARLY MARKED AS INCOMPLETE. THE AREA THAT NEEDS TO BE REVIEWED SHALL BE CLEARLY NOTED WITH AN EXPLANATION FOR THE REASON FOR PARTIAL APPROVAL.

15. IN NO CASE SHALL HEAVY EQUIPMENT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION/BASEMENT WALL. IF THE CONTRACTOR DEEMS IT NECESSARY TO OPERATE SUCH EQUIPMENT CLOSER THEN 8'-0", THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND, AT HIS OWN EXPENSE, PROVIDE ADEQUATE SUPPORTS OR WALL BRACES TO WITHSTAND THE ADDITIONAL LOADS SUPERIMPOSED FROM SUCH EQUIPMENT.

16. SIZE AND/OR LOCATION OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, DEPRESSIONS, ETC. SHOWN ON THE STRUCTURAL DOCUMENTS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE ALL CONTRACT DOCUMENTS TO DETERMINE THE SIZE AND/OR LOCATION OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, DEPRESSIONS, ETC.

17. SIZE AND/OR LOCATION OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE STRUCTURAL DOCUMENTS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY BY FIELD MEASUREMENTS/INVESTIGATION THE SIZE AND/OR LOCATION OF ALL EXISTING STRUCTURES AND UTILITIES.

18. THE CONTRACTOR SHALL SUBMIT SIGNED AND SEALED CALCULATIONS AND SHOP DRAWINGS BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED SHOWING DESIGNS OF METAL STAIRS, METAL RAILINGS AND CONNECTIONS TO STRUCTURE TAKING INTO ACCOUNT THE VERTICAL AND LATERAL LOADS STATED IN THE GOVERNING CODES. WHERE HEADERS OR OTHER TYPES OF STRUCTURAL MEMBERS HAVE BEEN DESIGNATED ON THE STRUCTURAL CONTRACT DOCUMENTS TO SUPPORT THE STAIRS, THE CONNECTIONS FROM THE STAIRS SHALL BE DESIGNED SO THAT NO ECCENTRIC OR TORSIONAL FORCES ARE IMPOSED ON THESE STRUCTURAL MEMBERS. IF ECCENTRIC CONNECTIONS ARE USED, CONTRACTOR SHALL PROVIDE BRACING ELEMENTS FOR ALL SUPPORTING STEEL TO ELIMINATE THE TORSIONAL EFFECTS OF THE ECCENTRIC CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL EMBEDDED ITEMS AND HARDWARE AS REQUIRED PER THE STAIR DESIGN.

19. STRUCTURAL COMPONENTS ARE NOT DESIGNED FOR VIBRATING EQUIPMENT. MOUNT VIBRATING EQUIPMENT ON VIBRATION ISOLATORS, INERTIA PADS, ETC.

STRUCTURAL SPECIAL INSPECTIONS

1. THE QUALIFIED AGENCY RETAINED BY THE OWNER FOR THESE SPECIAL INSPECTION SERVICES SHALL BE APPROVED BY THE OWNER, THE ARCHITECT, AND THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION. AN OUTLINE OF THE SCOPE OF SERVICES TO BE PERFORMED BY THE INSPECTING AGENCY IS TO BE SUBMITTED PRIOR TO THE START OF CONSTRUCTION.

2. IN ACCORDANCE WITH SECTION 1704 OF THE INTERNATIONAL BUILDING CODE, AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS, AN INDEPENDENT APPROVED AGENCY SHALL MAKE PERIODIC AND/OR CONTINUOUS INSPECTIONS OF THE CONSTRUCTION PROGRESS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

STEEL CONSTRUCTION	SECTION 1704.3, TABLE 1704.3	SECTION 1705.2, TABLE 1705.2.3, AISC 360
CONCRETE CONSTRUCTION	SECTION 1704.4, TABLE 1704.4	SECTION 1705.3, TABLE 1705.3
WOOD CONSTRUCTION	SECTION 1704.6	SECTION 1705.5
SOILS	SECTION 1704.7, TABLE 1704.7	SECTION 1705.6, TABLE 1705.6
MASONRY CONSTRUCTION	SECTION 1704.5.1, TABLE 1704.5.1-.3	SECTION 1705.4, TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6

3. IN ACCORDANCE WITH SECTIONS 1705.12.1 THROUGH 1705.12.9 OF THE VIRGINIA CONSTRUCTION CODE AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS, AN INDEPENDENT APPROVED AGENCY SHALL MAKE PERIODIC AND/OR CONTINUOUS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE OF THE CONSTRUCTION PROGRESS.

FOUNDATIONS

1. PERFORM ALL SITE PREPARATION AND EXCAVATION WORK IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT PROVIDED BY ECS MID-ATLANTIC, LLC (ECS PROJECT NO. 18:6488, DATED JANUARY 16, 2025).

2. EXCAVATE THE BUILDING SITE TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADES SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING.

3. BOTTOM OF FOOTINGS SHALL BEAR ON SUBGRADE PER THE GEOTECHNICAL REPORT.

4. SUBGRADE OF ALL FOOTINGS MUST BE INSPECTED UNDER THE SUPERVISION OF AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE PLACING ANY CONCRETE. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.

5. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW EXTERIOR FINISH GRADE. ALL FOOTING ELEVATIONS SHOWN ON PLAN ARE THE BEST APPROXIMATIONS BASED ON AVAILABLE DATA. GENERAL CONTRACTOR MAY ALTER FOOTING ELEVATIONS FOR REASONS INCLUDING, BUT NOT LIMITED TO, REVISED GEOTECHNICAL OR CIVIL INFORMATION, UNFORESEEN CONDITIONS, ACTUAL INVERT ELEVATIONS, CONSTRUCTABILITY, ETC. CONTRACTOR SHALL NOTIFY ARCHITECT AND OBTAIN WRITTEN APPROVAL PRIOR TO ANY MODIFICATIONS.

6. EXPOSED CONCRETE/CMU WALLS SHALL HAVE CONTROL JOINTS AT 30 FEET MAXIMUM ON CENTER UNLESS NOTED OTHERWISE. WALLS WITH INTEGRAL COLUMN PIERS OR PILASTERS SHALL BE POURED MONOLITHICALLY AND SHALL HAVE A FORMED CONTROL JOINT ON ONE SIDE OF EACH PIER ON THE EXPOSED FACE OF THE WALL. JOINTS SHALL BE FILLED WITH AN APPROVED SEALANT.

MASONRY

1. MASONRY UNITS SHALL BE TYPE N-1 MEDIUM WEIGHT ASTM C90 SOLID (GREATER THAN OR EQUAL TO 75 PERCENT SOLID MATERIAL) OR ASTM C90 HOLLOW GROUTED SOLID BELOW GRADE. ASTM C90 HOLLOW ABOVE GRADE WITH MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI EXCEPT STAIRTOWERS AND ELEVATOR SHAFTS WHICH ARE TO BE C90 HOLLOW GROUTED SOLID FOR FULL HEIGHT. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR. CONSTRUCT COLUMN PIERS INTEGRALLY WITH FOUNDATION WALLS AND CONTINUE WALL REINFORCEMENT THROUGH THE PIER. GROUT COLUMN PIERS AND WALLS MONOLITHICALLY.

2. FOLLOWING ARE THE BLOCK STRENGTHS REQUIRED:

A. ASTM C90 SOLID 1900 PSI ON GROSS AREA OF INDIVIDUAL UNITS.
B. ASTM C90 HOLLOW 1900 PSI ON NET AREA OF INDIVIDUAL UNITS.
C. IVANY 3000 PSI ON NET AREA OF INDIVIDUAL UNITS.

3. ALL MORTAR SHALL BE ASTM C270 TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. EXCEPT IVANY BLOCK WHICH SHALL BE LAID USING ASTM C270 TYPE 'M MORTAR WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. FROM FIELD OBTAINED TEST CYLINDERS

4. GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. FROM FIELD OBTAINED TEST CYLINDERS.

5. LAID UP MASONRY DESIGN F'M IS 1500 PSI FOR STANDARD CONCRETE MASONRY AND 2000 PSI FOR IVANY. IVANY COMPRESSIVE STRENGTH TO BE DETERMINED BY PRISM TEST METHOD IN ACCORDANCE WITH ASTM C1314.

6. IVANY BLOCK UNITS SHALL BE MANUFACTURED BY FIZZANO BROTHERS OR APPROVED EQUAL.

7. VERTICAL REINFORCING SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. MINIMUM LAP SPLICE LENGTHS TO BE PER TABLE 1 (U.N.O. ON PLANS) AND SHALL BE AS FOLLOWS:

TABLE 1		TABLE 2	
#3:	27"	#3:	15"
#4:	36"	#4:	20"
#5:	45"	#5:	25"
#6:	54"	#6:	30"
#7:	63"	#7:	35"
#8:	72"	#8:	40"
#9:	82"	#9:	46"

MECHANICAL SPLICING DEVICES WHICH ARE RATED TO DEVELOP 125 PERCENT OF FY OF THE BAR MAY BE SUBSTITUTED. SUBMIT PRODUCT DATA FOR ENGINEERING APPROVAL.

8. ALL CONCRETE MASONRY SHALL BE CONSTRUCTED AND ERECTED IN ACCORDANCE WITH THE LATEST ACI MASONRY CODE (ACI 530/ASCE 5/TMS 402) AND SPECIFICATIONS (ACI 530.1/ASCE 6/TMS 602).

9. PROVIDE HOT-DIPPED GALVANIZED TRUSS TYPE OR LADDER TYPE HORIZONTAL JOINT REINFORCEMENT, MINIMUM 9 GA, AT 16 INCHES ON CENTER VERTICAL IN ALL MASONRY WALLS. SPACE HORIZONTAL JOINT REINFORCEMENT AT 8 INCHES ON CENTER IN ALL PARAPETS. USE SHOP FABRICATED SPECIAL PIECES AT ALL CORNERS AND TEES.

10. AS A MINIMUM, ALL CORES CONTAINING VERTICAL REINFORCING ARE TO BE GROUTED SOLID.

CONCRETE

1. REINFORCING STEEL SHALL BE WITHIN TOLERANCES SET FORTH IN ACI 117, AND HAVE THE SPECIFIED CLEAR COVER, UNLESS NOTED OTHERWISE ON DRAWINGS:

CONCRETE POURED AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#5 OR SMALLER	1 1/2"
#6 OR LARGER	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
COLUMNS (TIES AND MAIN REINFORCING)	1 1/2"
SLABS, WALLS, JOISTS: #14 OR #18 BARS	1 1/2"
#11 OR SMALLER	3/4"
BEAMS (STIRRUPS AND MAIN REINFORCING)	1 1/2"

CLEAR COVER SHALL BE CLEARLY SHOWN ON ALL REINFORCING BAR DETAIL DRAWINGS.

2. ALL CONCRETE SHALL BE READY-MIX AND HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF:

A.	SPREAD FOOTINGS/WALL FOOTINGS/FOUNDATION WALL	
	BASEMENT WALLS/RETAINING WALLS	3,000 PSI
B.	PIERS-MATCH WALL STRENGTH	(MINIMUM OF 3,000 PSI)
C.	SLAB-ON-GRADE	3,500 PSI
D.	CONCRETE SLABS ON METAL DECK	3,500 PSI

HAVE A MINIMUM OF 500 LBS. OF CEMENT PER CUBIC YARD. SLUMP (AT POINT OF CONCRETE PLACEMENT) SHALL BE 3 INCH MINIMUM AND 6 INCH MAXIMUM. CONCRETE EXPOSED TO WEATHER SHALL HAVE 5 PERCENT AIR ENTRAINMENT. CONCRETE NOT EXPOSED TO WEATHER SHALL NOT CONTAIN AN AIR-ENTRAINING AGENT. SUBMIT MIX DESIGNS FOR REVIEW.

NORMAL-WEIGHT CONCRETE TO BE GIVEN A HARD-TROWELED FINISH SHALL NOT CONTAIN AN AIR-ENTRAINING AGENT. TOTAL AIR CONTENT FOR THIS CONCRETE SHOULD NOT EXCEED 3 PERCENT (AT POINT OF CONCRETE PLACEMENT). ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST ACI BUILDING CODE (ACI 318), THE ACI DETAILING MANUAL (ACI 315), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

3. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A615 GRADE 60. WWF SHALL COMPLY WITH ASTM A185.

4. LAP ALL REINFORCING BARS 62 DIAMETERS. LAP ALL WWF A MINIMUM OF SIX INCHES.

5. FOR CONCRETE SLABS ON METAL DECK, FLOORS SHALL BE POURED TO THE THICKNESS SHOWN ON DOCUMENTS, NOT TO A LEVEL LINE.

6. THE CONTRACTOR SHALL INSTALL FLOOR LEVELING MATERIAL AND PERFORM OTHER CORRECTIVE MEASURES IN ALL AREAS, INCLUDING BUT NOT LIMITED TO, AREAS WHERE FLOOR FINISH PROTRUSIONS DO NOT COMPLY WITH THE FLATNESS AND LEVELNESS REQUIREMENTS. NOTE: UNLESS NOTED OTHERWISE, THE CALCULATED CENTER OF BAY DEFLECTION DUE TO DEAD LOADS ONLY, MEASURED ON A DIAGONAL DIMENSION BETWEEN COLUMNS, IS APPROXIMATELY N1" PER 10'-0" LENGTH.

7. ALL INSERTS AND SLEEVES SHALL BE CAST-IN-PLACE. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES BEFORE THE CONCRETE IS POURED. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AS WELL AS THE STRUCTURAL DRAWINGS FOR THE LOCATION, NUMBER, AND SIZE OF ALL OPENINGS, SLEEVES, ETC. HOWEVER, OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED ONLY AFTER APPROVAL BY THE STRUCTURAL ENGINEER IS OBTAINED. DRAWINGS SHALL BE SUBMITTED FOR REVIEW SHOWING LOCATIONS AND DIMENSIONS OF ALL OPENINGS, SLEEVES, ETC. IN CAST-IN-PLACE CONCRETE SLABS, BEAMS, WALLS, COLUMNS, AND FOUNDATIONS. THESE DRAWINGS SHALL BE COORDINATED BY THE CONTRACTOR. OPENINGS AND SLEEVES THROUGH CAST-IN-PLACE CONCRETE FRAMING IS PROHIBITED EXCEPT WHERE THOSE SLEEVES AND OPENINGS ARE SHOWN ON THE STRUCTURAL DRAWINGS OR WHERE THEY ARE SHOWN ON THE APPROVED SLEEVE AND OPENING DRAWINGS THAT HAVE BEEN SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. SAW-CUTTING, CORING, OR DRILLING OF SLEEVES OR OPENING THROUGH PREVIOUSLY CAST CONCRETE IS NOT PERMITTED EXCEPT WHERE SPECIFICALLY REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER.

8. SUBMIT ALL REINFORCING SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION.

9. EMBEDDED CONDUIT WITHIN CONCRETE SLAB ON METAL DECK IS NOT ALLOWED.

STEEL

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. ALL CONNECTIONS, INCLUDING AT HSS SECTIONS, SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE LATEST AISC CODE. UNLESS INDICATED OTHERWISE ON CONTRACT DOCUMENTS, IN ADDITION TO THE SHEAR CONNECTION, INCLUDE AS A MINIMUM, 4X4X3/8 ANGLES TOP AND BOTTOM OR ENDPLATE AT ALL HSS BEAMS/GIRDERS TO COLUMN CONNECTIONS. ALL WIDE FLANGE SHAPES SHALL BE ASTM A992. ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS NOTED OTHERWISE. ALL STEEL HSS SECTIONS SHALL BE ASTM A500 GRADE C, FY = 46 KSI. ALL STRUCTURAL STEEL PIPE SHALL BE ASTM A500 GRADE C, FY = 50 KSI. ALL STEEL ROUND HOLLOW STRUCTURAL SECTIONS SECTIONS SHALL BE ASTM A500 GRADE C, FY = 46 KSI. ALL STEEL SHALL HAVE A SHOP COAT OF RUST INHIBITIVE PAINT. DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED-ON FIREPROOFING OR CONCRETE ENCASEMENT, AS NOTED ON ARCHITECTURAL DOCUMENTS. ORIENT ALL MILL CAMBER UPWARD DURING FABRICATION AND ERECTION. ALL STEEL SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC- SP3 PRIOR TO PAINTING.

2. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE", AWS D1.1 LATEST EDITION, TO PERFORM THE TYPE OF WORK REQUIRED.

3. UNLESS OTHERWISE NOTED, ALL CONNECTIONS SHALL BE BOLTED WITH MINIMUM 3/4-INCH DIAMETER A325 OR A490 HIGH STRENGTH BEARING TYPE BOLTS OR WELDED. THE FABRICATOR IS RESPONSIBLE FOR THE SELECTION, DESIGN, AND DETAILING OF ALL CONNECTIONS, INCLUDING BUT NOT LIMITED TO MOMENT CONNECTIONS, BRACED FRAME CONNECTIONS, AND TRUSS CONNECTIONS, NOT FULLY DETAILED ON THE CONTRACT DRAWINGS. THIS INCLUDES TO DESIGN, DETAIL, FURNISH, AND INSTALL STIFFENERS, CONTINUITY PLATES, DOUBLER PLATES, OR OTHER NECESSARY ADDITIONAL LOCAL STRENGTHENING MEASURES AS REQUIRED. MEMBER SIZES INDICATED ON THE DRAWINGS ARE BASED ON MEMBER BEHAVIOR AWAY FROM CONNECTIONS. USE FULL DEPTH DOUBLE ANGLE CONNECTIONS WITH CLIP ANGLES TOP AND/OR BOTTOM ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS AT LOCATIONS AS SHOWN ON DRAWINGS. BOLTS SHALL BE AT 3-INCH O/C VERTICALLY. INFILL BEAM CONNECTIONS MAY BE ONE-SIDED CONNECTIONS, UNLESS NOTED OTHERWISE. ALL GRAVITY MOMENT CONNECTIONS SHALL BE BOLTED WITH MINIMUM 3/4-INCH DIAMETER A325 OR A490 HIGH STRENGTH SLIP CRITICAL BOLTS OR WELDED.

UNLESS OTHERWISE NOTED, DETAILS INDICATED ON DRAWINGS INDICATE GENERAL CRITERIA FOR DESIGN AND DETAILING OF CONNECTIONS. DETAILS INDICATED ON DRAWINGS ARE NOT INTENDED TO CONVEY COMPLETE CONNECTOR SIZES, PLATE SIZES, WELD SIZES, NUMBER OF BOLTS, OR ANY OTHER SPECIFIC INFORMATION THAT IS OBTAINED THROUGH DESIGNING OF AN INDIVIDUAL CONNECTION FOR A GIVEN SET OF LOADS. THESE DETAILS DO NOT SHOW ERECTION AIDS. PROVIDE ERECTION AIDS AS REQUIRED AND REMOVE THEM AFTER WORK IS COMPLETE.

4. ALL ANCHOR RODS TO BE ASTM F1554 GRADE 36, UNLESS NOTED OTHERWISE.

5. ALL ALUMINUM AND STEEL MEMBERS SHALL BE TREATED OR PROPERLY SEPARATED TO PREVENT GALVANIC AND CORROSIVE EFFECTS.

6. ALL STEEL WELDING RODS SHALL BE E70XX.

7. SUBMIT ALL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION. SHOP DRAWINGS SHALL SHOW COMPLETE BOLTING AND WELDING INFORMATION, BOTH SHOP AND FIELD. ALL WELDING INFORMATION SHALL USE AMERICAN WELDING SOCIETY SYMBOLS. SHOP OR FIELD SPLICING OF ANY STRUCTURAL STEEL SECTION WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.

8. CONNECTIONS FOR ALL NON-COMPOSITE AND COMPOSITE BEAM/GIRDERS NOT CONNECTED TO COLUMNS SHALL BE DESIGNED FOR A MINIMUM UNFACTORED REACTION OF 15 KIPS, UNLESS NOTED GREATER ON DRAWINGS.

9. ALL LINTELS AND SHELF ANGLES WITHIN EXTERIOR WALLS SHALL BE HOT DIP GALVANIZED. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.

10. ALL EXPOSED STEEL (INCLUDING BUT NOT LIMITED TO DUNNAGE FRAMING, SCREEN WALL FRAMING, CANOPY FRAMING, ETC.) SHALL BE HOT DIP GALVANIZED. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.

11. SPANDREL ANGLE AT PERIMETER EDGE OF FLOOR SLAB/ROOF SHALL BE ADJUSTABLE. SHIP ANGLE LOOSE AND SET WITH STRING LINE IN FIELD FOR VERTICAL AND HORIZONTAL ALIGNMENT AFTER STEEL IS FULLY ERECTED TO A MAXIMUM TOLERANCE OF 1/4 INCH HORIZONTAL PER BAY/PER FLOOR AND MUST BE SET PLUMB BY STEEL ERECTOR PRIOR TO STUD ERECTION. ANGLE MUST BE INSTALLED IN ONE LENGTH PER BAY. SEE TYPICAL SPANDREL ANGLE DETAIL.

12. PROVIDE WELDED STIFFENER PLATES ON BOTH SIDES OF THE WEB OF BEAMS AT POINTS OF CONCENTRATED LOADS INCLUDING BEAMS SUPPORTING COLUMNS OR RUNNING OVER THE TOPS OF COLUMNS, OR OTHER BEAMS. MINIMUM STIFFENER PLATE THICKNESS SHALL BE 3/8 INCH OR FLANGE THICKNESS OF COLUMN ABOVE OR BELOW OR BEAM WEB THICKNESS ABOVE OR BELOW, WHICHEVER IS GREATER.

13. ALL POST-INSTALLED EXPANSION ANCHORS FASTENED INTO CONCRETE SHALL BE HILTI KWIK BOLT TZ WITH MATERIAL TYPE, DIAMETER, AND EMBEDMENT PER DOCUMENTS, UNLESS NOTED OTHERWISE. ALL POST-INSTALLED ADHESIVE ANCHORS FASTENED INTO CONCRETE AND REINFORCING BAR DOWELING INTO CONCRETE SHALL USE HILTI HIT-RE 500-SD EPOXY ADHESIVE ANCHORING SYSTEM IN HAMMER-DRILLED HOLES WITH ROD TYPE, DIAMETER, EMBEDMENT AND SPACING/EDGE DISTANCE PER DOCUMENTS, UNLESS NOTED OTHERWISE.

WOOD FRAMING

1. ALL STRUCTURAL WOOD FRAMING SHALL BE HEM FIR #2 MINIMUM, STRESS GRADE LUMBER, OR APPROVED EQUAL. THE UNADJUSTED MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:

FB = 850 PSI FV = 150 PSI E = 1,300,000 PSI

C. ALL STRUCTURAL WOOD FRAMING SHALL BE GRADED AND STAMPED BY AN ACCREDITED GRADING AGENCY IN ACCORDANCE WITH THE AMERICAN SOFTWOOD LUMBER STANDARD PS20.

ALL CONNECTIONS FOR WOOD MEMBERS NOT SPECIFICALLY NOTED ON DOCUMENTS SHALL NOT BE LESS THAN THE NUMBER AND SIZE OF NAILS AS SPECIFIED IN THE GOVERNING BUILDING CODE.

2. ALL GLUED LAMINATED BEAMS SHALL BE SOUTHERN PINE, HEM FIR OR APPROVED EQUAL, CONFORMING TO LATEST AITC 117" STANDARD SPECIFICATION FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES". THE MINIMUM ALLOWABLE PROPERTIES FOR GLUED LAMINATED BEAMS ARE AS FOLLOWS:

FB = 2200 PSI FV = 165 PSI E = 1,500,000 PSI.

3. ALL LVL SECTIONS SHALL BE MICROLLAM ENGINEERED LUMBER AS ENGINEERED AND MANUFACTURED BY ILEVEL OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR LVL BEAMS ARE AS FOLLOWS:

FB = 2600 PSI FV = 285 PSI E = 1,900,000 PSI.

4. ALL PSL SECTIONS SHALL BE PARALLAM ENGINEERED LUMBER AS ENGINEERED AND MANUFACTURED BY ILEVEL OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR PSL BEAMS ARE AS FOLLOWS:

FB = 2900 PSI FV = 290 PSI E = 2,000,000 PSI

5. ALL PSL POSTS SHALL BE PARALLAM POSTS AS ENGINEERED AND MANUFACTURED BY ILEVEL OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:

FB = 2,400 PSI FC = 2,500 PSI E = 1,800,000 PSI

6. ALL LSL BEAMS SHALL BE TIMBERSTRAND ENGINEERED LUMBER AS ENGINEERED AND MANUFACTURED BY ILEVEL OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:

FB = 2325 PSI FV = 310 PSI E = 1,550,000 PSI

7. ALL WOOD FRAMING AND WOOD FRAMING CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:

A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: TIMBER CONSTRUCTION MANUAL.
B. NATIONAL FOREST AND PAPER ASSOCIATION/AMERICAN WOOD COUNCIL: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
C. APA-THE ENGINEERED WOOD ASSOCIATION: PLYWOOD DESIGN S

PIER SCHEDULE

MARK	SIZE	REINFORCING
P20	20" x 20" CONC.	(8) #6 VERT. w/ #3 TIES @ 12"

COLUMN FOOTING SCHEDULE (2,500 psf SOIL BRG. PRESSURE)

MARK	DIMENSIONS			REINFORCING
	LENGTH	WIDTH	THICKNESS	
F30	3'-0"	3'-0"	1'-0"	(4) #4 EWB
F30A	3'-0"	3'-0"	2'-4"	(4) #4 EWB
F50	5'-0"	5'-0"	1'-2"	(4) #5 EWB

WALL FOOTING SCHEDULE

MARK	DIMENSIONS		REINFORCING
	WIDTH	DEPTH	
F20.28	2'-0"	2'-4"	(3) #4 LWB. #4@24" SWB
F50.18	5'-0"	1'-6"	(7) #6 LWT&B #6@12 SWT&B

WOOD LINTEL SCHEDULE

MARK	SIZE	JACK STUDS
L1	(3) 2x8	2
L2	(3) 1-3/4x9-1/4 LVL	2

NOTES:
1) ALL EXTERIOR LINTELS TO HAVE MINIMUM (2) KING STUDS.
2) ALL INTERIOR LINTELS TO HAVE MINIMUM (1) KING STUD.

MASONRY BEARING WALL LINTEL SCHEDULE

MARK	STEEL	PRECAST CONCRETE OPTION				REMARKS
		SIZE	REINFORCING			
		WxD	TOP	BOTTOM	TIES	
ML1	N/A	6"x8"	#3	#5	-	
ML2	W8x24 w/ 3/8" PL	N/A				GALV. PL
ML3	(2) L4x3 1/2x5/16 (LLV)	N/A				

NOTES:
1) ALL CONCRETE LINTELS SHALL BE 4000 PSI CONCRETE AT 28 DAYS WITH GRADE 60 REINFORCING
2) ALL STEEL LINTELS SHALL BE ASTM A-36 (EXCEPT WIDE FLANGE BEAM).
3) FILL CMU VOIDS SOLID (2) COURSES BELOW LINTEL BEARING.
4) ALL LINTELS SHALL HAVE 8" MINIMUM BEARING U.N.O.

CONCRETE/STEEL LINTEL SCHEDULE

(NON-BEARING WALLS)

WIDTH OF OPENING	STEEL FOR EACH 4" OF WALL THICKNESS	REINF. CONC. FOR EACH 4" OF WALL THICKNESS	REMARKS
UP TO 2'-11"	L3 1/2x3 1/2x5/16	(1) #4 TOP & BOTTOM	
3'-0" TO 3'-11"	L4x3 1/2x5/16	(1) #4 TOP & BOTTOM	
4'-0" TO 5'-11"	L5x3 1/2x5/16	(1) #4 TOP & BOTTOM	
6'-0" TO 8'-0"	L6x3 1/2x5/16	(1) #5 TOP & BOTTOM	
8'-1" TO 10'-0"	L6x3 1/2x3/8	(1) #5 TOP & BOTTOM	

NOTES:
1) ALL CONCRETE LINTELS SHALL BE 4000 PSI CONCRETE AT 28 DAYS WITH GRADE 60 REINFORCING
2) ALL STEEL LINTELS SHALL BE ASTM A-36.
3) FILL CMU VOIDS SOLID (2) COURSES BELOW LINTEL BEARING.
4) ALL LINTELS SHALL HAVE 8" MINIMUM BEARING U.N.O.
5) ALL CONCRETE LINTELS SHALL BE 8" DEEP, U.N.O.

STEEL LINTEL SCHEDULE

NON-BEARING MASONRY VENEER

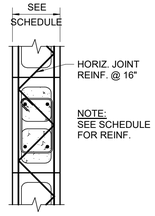
WIDTH OF OPENING	STEEL FOR EACH 4" OF WALL THICKNESS	REMARKS
UP TO 5'-11"	L5x3 1/2x5/16 (LLV)	
5'-11" TO 9'-11"	L5x5x5/16	
10'-0" TO 12'-0"	L5x5x1/2	

NOTES:
1) ALL STEEL LINTELS SHALL BE ASTM A-36.
2) FILL CMU VOIDS SOLID (2) COURSES BELOW LINTEL BEARING.
3) ALL LINTELS SHALL HAVE 8" MINIMUM BEARING U.N.O.

MASONRY PIER SCHEDULE

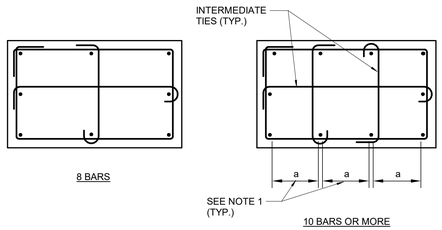
MARK	SIZE	REINFORCING
MP816	8" x 16" CMU	(4) #4 VERT. w/#2 TIES @ 8"

NOTE: PROVIDE DOWELS TO MATCH VERTICAL REINFORCING INTO FOUNDATION.



TYPICAL CMU PIER DETAILS

NOTE: IF PIER IS INCORPORATED INTO WALL, RUN HORIZ. JOINT REINF. THROUGH PIER, U.N.O.



TYPICAL CONCRETE PIER DETAILS

NOTES:
1) FOR CLEAR DISTANCE BETWEEN VERTICAL BARS OF a $\leq$ 6" ALTERNATE INTERMEDIATE TIES MAY BE OMITTED.

2) TOTAL NO. OF BARS SHOULD BE SPACED AROUND PERIMETER IN SUCH A WAY AS TO ACHIEVE APPROXIMATELY EQUAL SPACING.
3) THE ABOVE DETAILS APPLY ALSO AT PIERS.

4) MIN. CLEAR VERTICAL BAR SPACING SHALL BE PER REINFORCEMENT DEVELOPMENT LENGTH TABLE.

5) ALTERNATE THE LOCATION OF THE 90° AND 135° HOOKS ON SUCCESSIVE SETS OF TIES.

6) SEE TABLE OF COLUMN TIE SPACING THIS DRAWING.

SNOW DESIGN LOAD SCHEDULE

INTERNATIONAL BUILDING CODE 2018/ASCE 7-16

ITEM	SYMBOL	VALUE	REFERENCE
GROUND SNOW LOAD	P_g	30	FIGURE 1608.2
SNOW EXPOSURE FACTOR	C_e	1.0	TABLE 7-2
SNOW LOAD IMPORTANCE FACTOR	I_s	1.2	TABLE 1.5-2
THERMAL FACTOR	C_t	1.0	TABLE 7-3
FLAT-ROOF SNOW LOAD	P_f	25.2	SECTION 7.3

LATERAL LOAD DESIGN SCHEDULE

INTERNATIONAL BUILDING CODE 2018/ASCE 7-16

WIND LOAD

ITEM	SYMBOL	VALUE	REFERENCE
BASIC WIND SPEED (3 SEC. GUST)	V	125	FIGURE 1609.3
RISK CATEGORY	-	IV	TABLE 1604.5
WIND EXPOSURE CATEGORY	-	C	SECTION 1609.4.3

SEISMIC LOAD

ITEM	SYMBOL	VALUE	REFERENCE
IMPORTANCE FACTOR	I_E	1.5	TABLE 1.5-2
SHORT PERIOD SPECTRAL ACCELERATION	S_{DS}	0.189	SECTION 1613.3.4
(1) SECOND PERIOD SPECTRAL ACCELERATION	S_{D1}	0.076	SECTION 1613.3.4
RISK CATEGORY	-	IV	TABLE 1604.5
SEISMIC DESIGN CATEGORY	-	C	TABLE 1613.3.5
SITE CLASSIFICATION	-	D	TABLE 20.3-1
SEISMIC FORCE-RESISTING SYSTEM	-	LIGHT FRAMED WALLS WITH SHEAR PANELS	TABLE 12.2-1
RESPONSE MODIFICATION COEFFICIENT	R	2	TABLE 12.2-1
DEFLECTION AMPLIFICATION FACTOR	C_d	2	TABLE 12.2-1
SEISMIC BASE SHEAR	V	--k	SECTION 12.8
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE		SECTION 12.8

DESIGN LOAD SCHEDULE

(ALL LOADS SHOWN ARE IN POUNDS PER SQ. FT.)

COMPONENT \ AREA	SLAB ON GRADE	ROOF	MECHANICAL PLATFORM			
CONCRETE SLAB	50					
ROOF & INSULATION		7	7			
WOOD TRUSSES		5	5			
CEILING		2	2			
MEP		4	4			
COLLATERAL		2	2			
TOTAL DEAD LOAD	50	20	20			
TOTAL LIVE LOAD	100	30	40			
TOTAL LOAD	150	50	60			

BEARING PLATE SCHEDULE

MARK	LENGTH	WIDTH	THICK	REMARKS
BP1	10"	7 1/2"	5/8"	w/ (2) F.B. ANCHS.

TYPICAL ABBREVIATIONS

A.B.	ANCHOR BOLT	L.P.	LOW POINT
A.F.F.	ABOVE FINISH FLOOR	L.W.	LIGHT WEIGHT
ADDL.	ADDITIONAL	LLH	LONG LEG HORIZONTAL
ALT.	ALTERNATE	LLV	LONG LEG VERTICAL
ARCH.	ARCHITECT	LWB	LONG WAY BOTTOM
B.C.E.	BOTTOM CHORD EXTENSION	M.E.P.	MECHANICAL ELECTRICAL PLUMBING
B.O.	BOTTOM OF	M.S.T.	METAL STUD TRUSS
BLDG.	BUILDING	MAX.	MAXIMUM
BM.	BEAM	MECH.	MECHANICAL
BOTT.	BOTTOM	MEZZ.	MEZZANINE
BRG.	BEARING	MFR.	MANUFACTURER
BSMT.	BASEMENT	MIN.	MINIMUM
BP_	BEARING PLATE	MISC.	MISCELLANEOUS
BTWN.	BETWEEN	MP_	MASONRY PIER
$\mathcal{L}$	CENTERLINE	NBL	NON BEARING LINTEL
CANT.	CANTILEVER	N.T.S.	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	N.W.	NORMAL WEIGHT
COL.	COLUMN	o/c	ON CENTER
CONC.	CONCRETE	P.A.F.	POWDER ACTUATED FASTENER
CONN.	CONNECTION	PL	PLATE
CONT.	CONTINUOUS	PC	PILE CAP
CTRD.	CENTERED	P/C	PRECAST
Ø	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DWG.	DRAWING	PSI	POUNDS PER SQUARE INCH
E.F.	EACH FACE	PTN.	PARTITON
E.O.D.	EDGE OF DECK	R.E.	RIGHT END
E.O.S.	EDGE OF SLAB	REINF.	REINFORCEMENT
E.W.	EACH WAY	REQ'D.	REQUIRED
EA.	EACH	RET'G.	RETAINING
EL.	ELEVATION	S.F.	STEP FOOTING
ELEV.	ELEVATOR	S.O.G.	SLAB ON GRADE
EMBED.	EMBEDMENT	SCHED.	SCHEDULE
EQ.	EQUAL	SECT.	SECTION
EQUIP.	EQUIPMENT	SIM.	SIMILAR
EWB	EACH WAY BOTTOM	SL	SLOPE
EWT	EACH WAY TOP	SPECS.	SPECIFICATIONS
Ex.	EXISTING	STIFF.	STIFFENER
EXIST.	EXISTING	STRUCT.	STRUCTURAL
EXP.	EXPANSION	SWB	SHORT WAY BOTTOM
EXT.	EXTERIOR	T&B	TOP AND BOTTOM
FDN.	FOUNDATION	T.	TOP
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CONCRETE
FT.	FEET	T.O.S.	TOP OF STEEL
FTG.	FOOTING	T.S.	THICKENED SLAB
GA.	GAGE	TCELE	TOP CHORD EXTENSION LEFT END
GALV.	GALVANIZED	TCERE	TOP CHORD EXTENSION RIGHT END
GB_	GRADE BEAM	TDS	TURN DOWN SLAB
H.P.	HIGH POINT	THK.	THICK OR THICKENED
HORIZ.	HORIZONTAL	TYP.	TYPICAL
I.F.	INSIDE FACE	U.N.O.	UNLESS NOTED OTHERWISE
IN.	INCHES	V.I.F.	VERIFY IN FIELD
INFO.	INFORMATION	VERT.	VERTICAL
INT.	INTERIOR	W.R.T.	WOOD ROOF TRUSS
JT.	JOINT	w/	WITH
k	KIP	WC	WET COLUMN
k-ft	KIP-FEET	WP	WALL PLATE
L.E.	LEFT END	WWF	WELDED WIRE FABRIC

BID DOCUMENTS
3/31/2025

SLATE STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

3/21/2025 2:39:55 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
32 SOUTH BROAD STREET NAZARETH, PA 18064 610-365-7634

MEPF:
PROJECTX DESIGN GROUP 2433
BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
00	BID DOCUMENTS	03/31/2025

KEY PLAN:

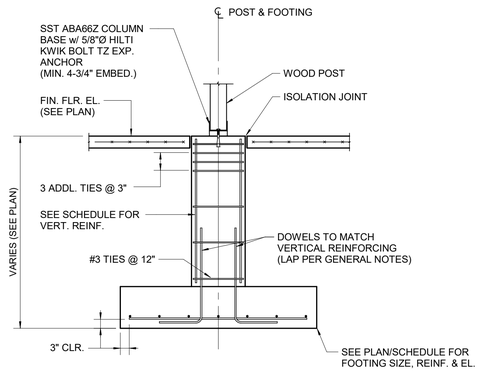
REGISTRATION:

ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

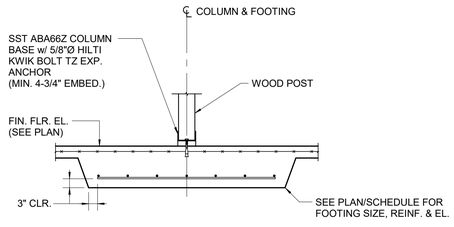
SHEET TITLE:
SCHEDULES

DATE: 3/31/25
SCALE: As indicated
DRAWN BY: SFM
CHECKED BY: RTR
PROJ NO: 22-0058

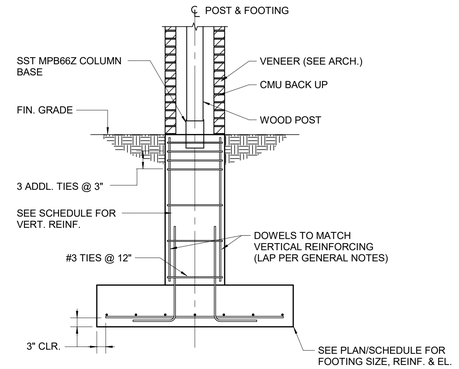
S2.01



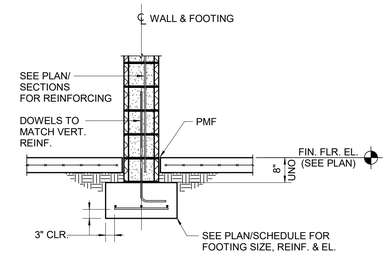
TYPICAL POST FOOTING WITH PIER



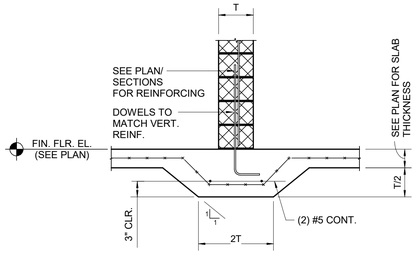
TYPICAL POST FOOTING WITHOUT PIER



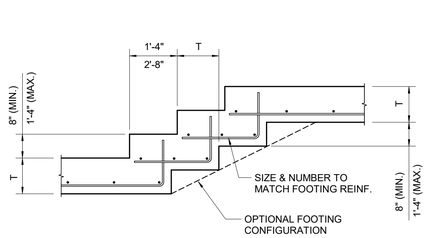
TYPICAL POST FOOTING WITH PIER AT CANOPY



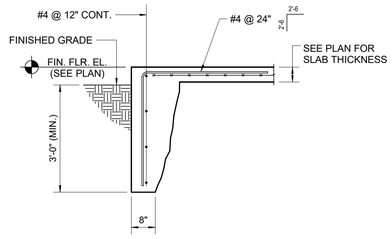
TYPICAL INTERIOR WALL FOOTING



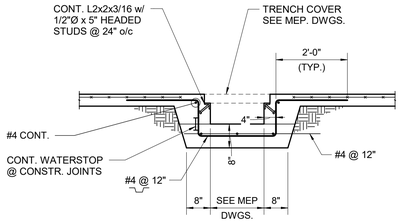
TYPICAL THICKENED SLAB DETAIL
(SEE ARCH. DWGS. FOR WALL LOCATIONS)
(FOR 8" OR 12" CMU NON-BRG. WALLS AT 12'-0" HIGH OR HIGHER)



TYPICAL STEPPED FOOTING DETAIL



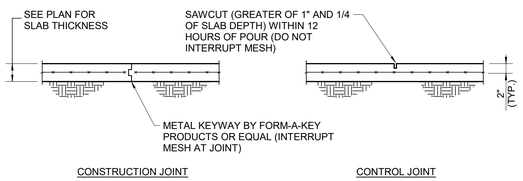
TYPICAL TURNED DOWN SLAB DETAIL



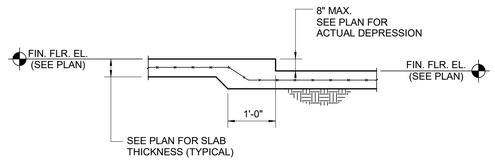
SEE ARCH. AND MECH. DWGS FOR TRENCH DRAIN LOCATIONS & DIMENSIONS

TRENCH DRAIN IN SLAB ON GRADE TYPICAL DETAIL

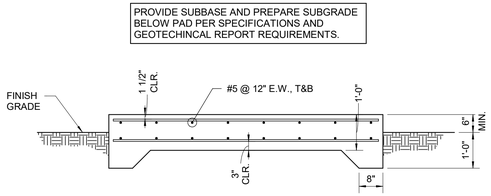
NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS OF 225 SQ. FEET (MAXIMUM), WITH PANEL ASPECT RATIOS NO GREATER THAN 1.5 TO 1.



TYPICAL SLAB ON GRADE DETAILS



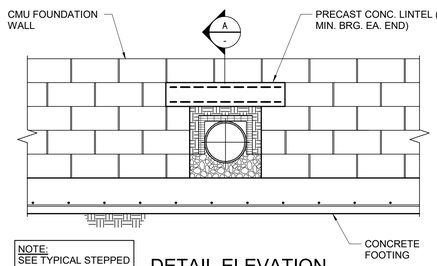
TYPICAL DEPRESSED SLAB DETAIL



CONCRETE BASE FOR EXTERIOR EQUIPMENT TYPICAL DETAIL

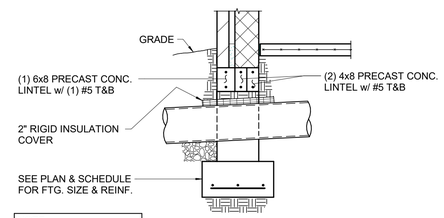
NOTES:
1) COORDINATE LOCATIONS AND DIMENSIONS OF EQUIPMENT SUPPORT PADS WITH M.E.P. DWGS., MECHANICAL CONTRACTOR AND WITH EQUIPMENT MFR.

2) COORDINATE VIBRATION ISOLATION REQUIREMENTS WITH M.E.P. DWGS. AND SPECIFICATIONS AND WITH EQUIPMENT MFR.



DETAIL ELEVATION

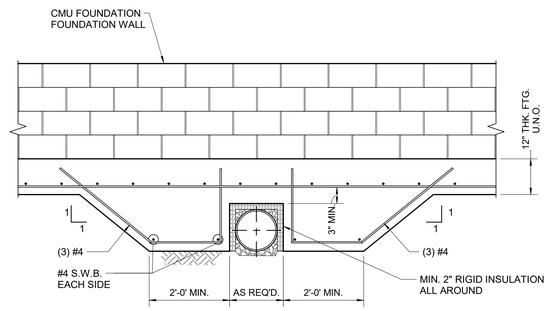
NOTE:
SEE TYPICAL STEPPED FOOTING DETAIL, IF REQ'D.



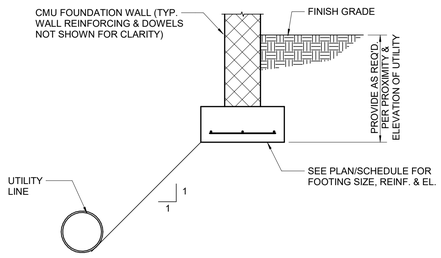
NOTE:
DROP & STEP FTG. AS REQ'D. FOR UTILITIES. COORD. w/ M.P.E. FOR ALL CONDITIONS.

Section A

TYPICAL DETAIL FOR UTILITIES RUNNING THRU FOUNDATION WALL



TYPICAL DETAIL FOR UTILITIES RUNNING BELOW FOOTINGS (DETAIL ELEVATION)



TYPICAL DETAIL FOR UTILITIES ADJACENT TO FOOTINGS

BID DOCUMENTS
3/31/2025

SLATE STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

3/21/2025 2:59:56 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
32 SOUTH BROAD STREET NAZARETH, PA 18064 610-365-7634

MEPF:
PROJECTX DESIGN GROUP 2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
00	BID DOCUMENTS	03/31/2025

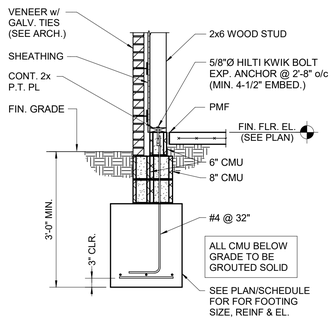
KEY PLAN:

REGISTRATION:
ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

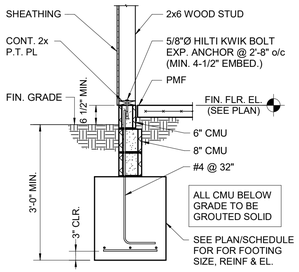
SHEET TITLE:
TYPICAL FOUNDATION DETAILS

DATE:	3/31/25
SCALE:	1/2" = 1'-0"
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	22-0058

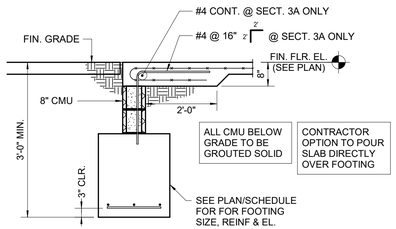
S3.00



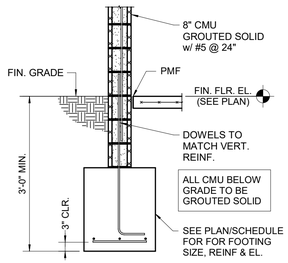
Section 1 S3.01



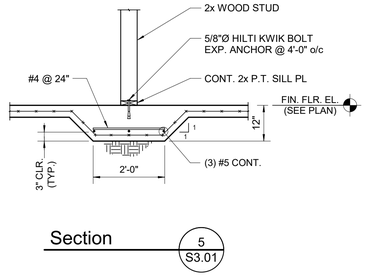
Section 2 S3.01



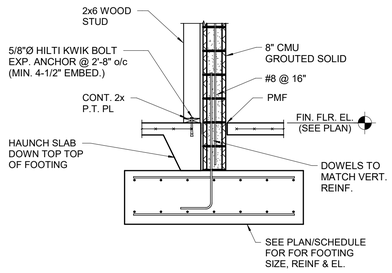
Section 3 S3.01 3A S3.01



Section 4 S3.01



Section 5 S3.01



Section 6 S3.01

BID DOCUMENTS
3/31/2025

SLATE
STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

3/21/2025 2:59:57 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL
ENGINEERS
32 SOUTH BROAD
STREET NAZARETH, PA
18064 610-365-7634

MEPF:
PROJECTX DESIGN
GROUP 2433
BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
00	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:

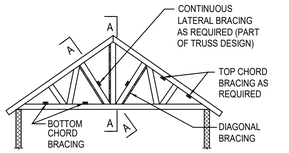
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

FOUNDATION SECTIONS

DATE:	3/31/25
SCALE:	1/2" = 1'-0"
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	22-0058

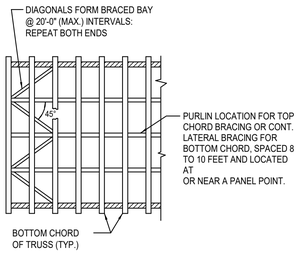
S3.01



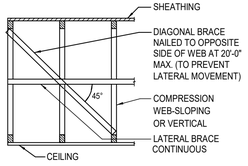
TYPICAL TRUSS ELEVATION

GENERAL NOTES

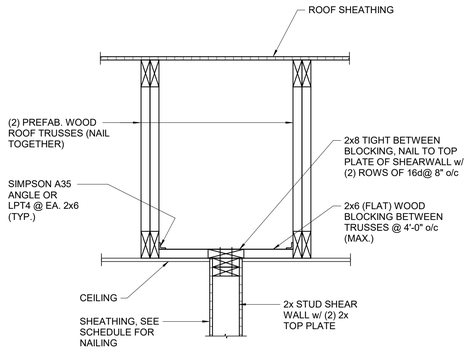
1) WOOD TRUSSES SHALL BE BRACED AND ERECTED IN ACCORDANCE WITH THE "TRUSS PLATE INSTITUTE" STANDARDS. SEE GENERAL NOTE.
2) BRACING IN THE PLANE OF WEB MEMBERS;
   a. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
   b. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
   c. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED. ONE AT EACH VERTICAL WEB MEMBER CLOSES TO BEARING LOCATIONS.
3) THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8 TO 10 FEET NAILED TO TOP OF THE BOTTOM CHORD. DIAGONALS PLACED AT 45° TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END, IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.
4) TOP CHORD BRACING
   a. IF PLYWOOD DECKING IS APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND NAILED TO DEVELOP DIAPHRAGM ACTION, BRACING IS NOT REQUIRED.
   b. IF PURLINS ARE USED, DIAGONAL TOP CHORD BRACING IS REQUIRED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.
5) WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL ENGINEER AND SEALED CALCULATIONS AND DRAWINGS ARE TO BE SUBMITTED FOR REVIEW.



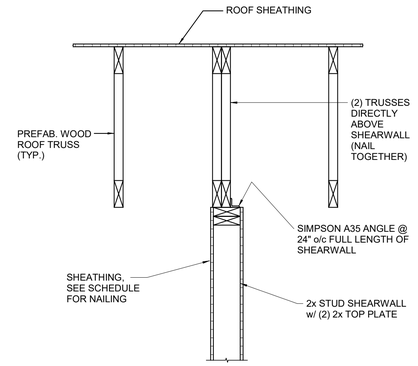
TOP/BOTTOM CHORD BRACING



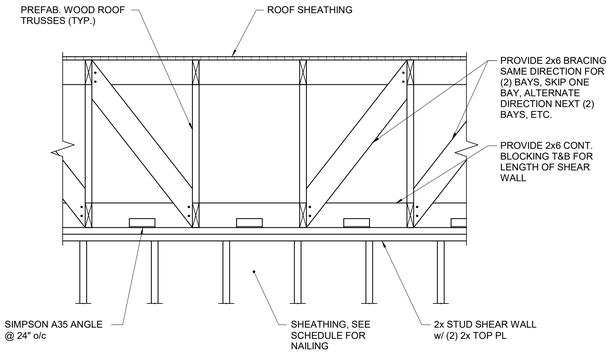
SECTION A-A



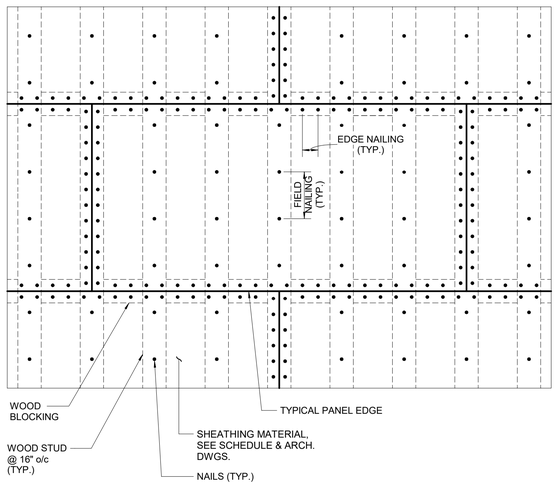
TYPICAL SHEARWALL DETAIL NOT ALIGNED WITH ROOF TRUSS



TYPICAL SHEARWALL DETAIL ALIGNED WITH ROOF TRUSS



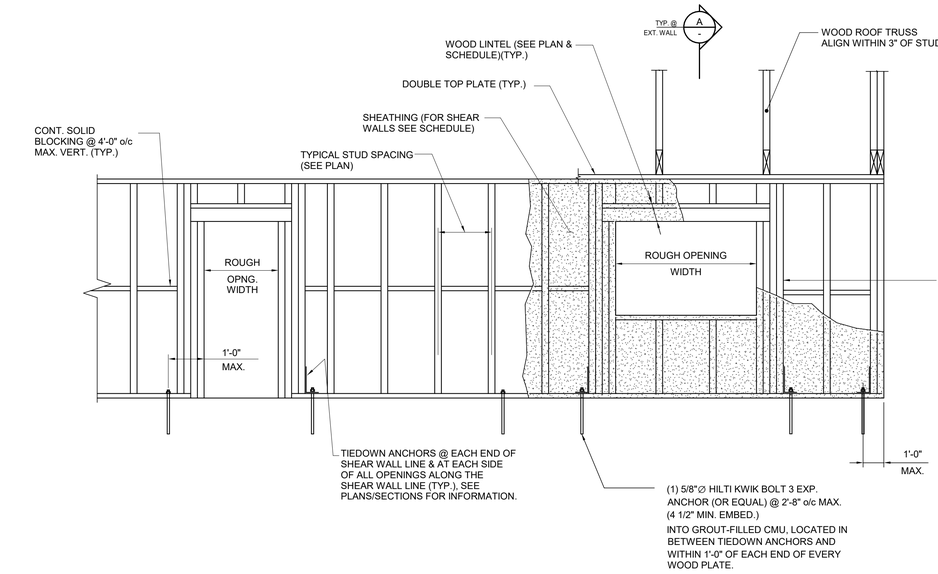
TYPICAL SHEAR WALL DETAIL PERPENDICULAR TO ROOF TRUSS



TYPICAL SHEAR WALL PANEL ELEVATION

WOOD SHEAR WALL SCHEDULE FOR STUDS AT 16" SPACING

SW MARK	SHEATHING MATERIAL (ONE SIDES)	BLOCKED/ UNBLOCKED	EDGE NAILING (INCLUDING EDGES OF OPENINGS)	FIELD NAILING	SIMPSON TIEDOWN ANCHOR	END POST
SW	1/2" ASTM C36 GYPSUM WALLBOARD	BLOCKED	5d COOLER NAILS @ 4" o/c	5d COOLER NAILS @ 4" o/c	SIMPSON HTT5 w/ 5/8"∅ EPOXY ANCHOR MIN. 8" EMBED.	(3) 2x



TYPICAL WOOD STUD BEARING AND/OR SHEAR WALL ELEVATION

NOTE: FOR SHEAR WALL NAILING REQUIREMENTS, SEE SCHEDULE.

SECTION A (A / -)

BID DOCUMENTS
3/31/2025

SLATE STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

3/21/2025 2:09:58 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
32 SOUTH BROAD STREET NAZARETH, PA 18064 610-365-7634

MEPF:
PROJECTX DESIGN GROUP 2433
BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
00	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:
ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
TYPICAL FRAMING DETAILS

DATE: 3/31/25
SCALE: As indicated
DRAWN BY: SFM
CHECKED BY: RTR
PROJ NO: 22-0058

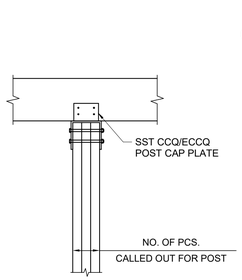
S4.00

SIMPSON STRONG-TIE TIEDOWN CONNECTORS FOR ROOF TRUSSES

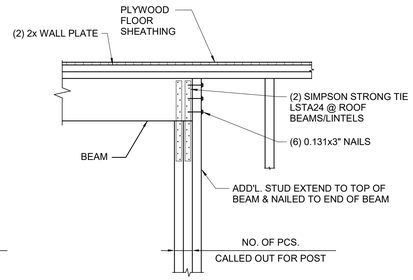
NOTE: G.C. TO PROVIDE A MINIMUM OF (2) WALL STUDS FOR UPLIFT LOADS < 3000#, (3) WALL STUDS FOR UPLIFT LOADS BETWEEN 3000# & 7000# & (4) WALL STUDS FOR UPLIFT LOAD BETWEEN 7000# AND 11000# UNLESS GREATER/LARGER POST/STUDS ARE SHOWN ON DOCUMENTS.

ALLOWABLE UPLIFT LOAD - LBS.	NO. OF PLIES	NON WRAP-OVER CONNECTOR	WRAP-OVER CONNECTOR	VERTICAL HEIGHT OF TRUSS REQ'D. BY CONNECTOR ABOVE PLATE	POST/WALL STUD(S) FOUNDATION TIE-DOWN	MULTI-STORY FLOOR-FLOOR TIES
150	ANY	(3) 10d NAILS	-	NONE	NONE	NONE
200	ANY	(4) 10d NAILS	-	NONE	NONE	NONE
535	1	H2.5A	-	3"	NONE	NONE
1,070	1	(2) H2.5A DIAGONALLY OPPOSITE	-	3"	(1) LTT20B, (1) 5/8"∅ BOLT, 12" EMBED.	CS16-R ABOVE & BELOW WITH 3/8"∅ ALL-THREAD
1,120	2	-	H16	3"	(1) LTT20B, (1) 5/8"∅ BOLT, 12" EMBED.	CS16-R ABOVE & BELOW WITH 3/8"∅ ALL-THREAD
1,120	ANY	-	H16-2	3"	(1) LTT20B, (1) 5/8"∅ BOLT, 12" EMBED.	CS16-R ABOVE & BELOW WITH 3/8"∅ ALL-THREAD
1,245	2	HTS30C	-	16"	(1) LTT20B, (1) 5/8"∅ BOLT, 12" EMBED.	CS16-R ABOVE & BELOW WITH 3/8"∅ ALL-THREAD
1,750	AT LEAST 2	LGT2	-	3"	(1) LTT20B, (1) 5/8"∅ BOLT, 12" EMBED.	CS14 OR HTT4 ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
2,140	3	(4) H2.5A	-	3"	(1) HTT4, (1) 5/8"∅ BOLT, 12" EMBED.	CS14 OR HTT5 ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
3,170	AT LEAST 2	LGT3-SDS2.5	-	3"	(1) HTT5, (1) 5/8"∅ BOLT, 12" EMBED.	CMSTC16 OR HTT5 ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
3,330	ANY	-	MGT, (1) HTT16, (1) 5/8"∅ BOLT	3"	(1) HTT5, (1) 5/8"∅ BOLT, 12" EMBED.	CMSTC16 OR HTT5 ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
5,250	ANY	(1) HTT22 ON TRUSS & (1) HTT22 ON POST WITH (1) 5/8"∅ BOLT	-	24"	(1) HDU8-SDS2.5 & (1) 7/8"∅ BOLT , 12" EMBED.	CMST14 OR HTT5 ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
6,485	2	-	HGT-2, (2) HTT16, (2) 5/8"∅ BOLTS	3"	(1) HDU8-SDS2.5 & (1) 7/8"∅ BOLT , 12" EMBED.	CMST14 OR HTT5 EA. SIDE ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
9,035	3	-	HGT-3, (2) HTT22, (2) 5/8"∅ BOLTS	3"	(1) HDU12-SDS2.5 & (1) 1"∅ BOLT , 12" EMBED.	CMST12 OR HTT5 EA. SIDE ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
10,500	ANY	(1) HTT22 ON EA. SIDE OF TRUSS & (1) HTT22 ON EA. SIDE OF POST WITH (1) 5/8"∅ BOLT EA. SIDE	-	24"	(1) HDU14-SDS2.5 & (1) 1"∅ BOLT , 12" EMBED.	HTT5 EA. SIDE ABOVE & BELOW WITH 5/8"∅ ALL-THREAD

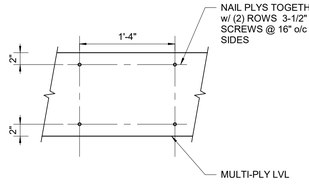
NOTE:
CONTRACTOR TO SELECT TIE-DOWN CONNECTOR FOR ALL ROOF TRUSSES WITH STATED UPLIFT CAPACITY THAT MEETS OR EXCEEDS ACTUAL NET UPLIFT VALUES STATED ON TRUSS PIECE DRAWINGS.



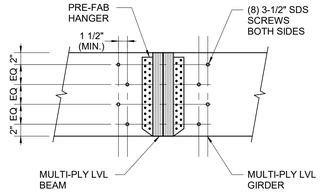
DETAIL FOR POST OUT OF WALL



DETAIL FOR BEAM IN PLANE OF WALL

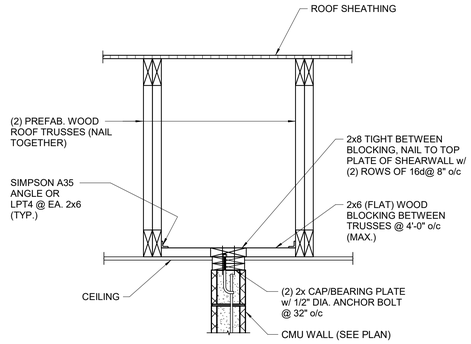


TYPICAL MULTI-PLY LVL NAILING PATTERN

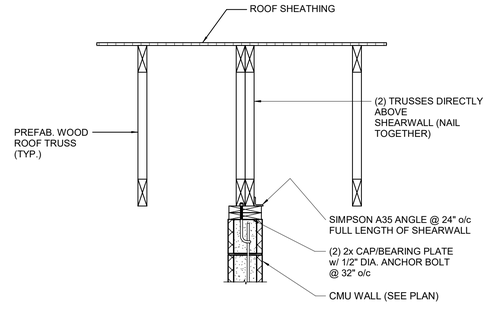


TYPICAL MULTI-PLY LVL SCREW PATTERN AT HANGER

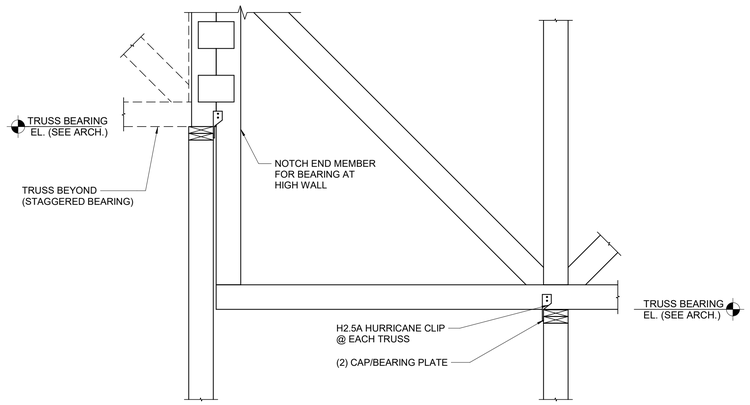
TYPICAL POST DETAILS



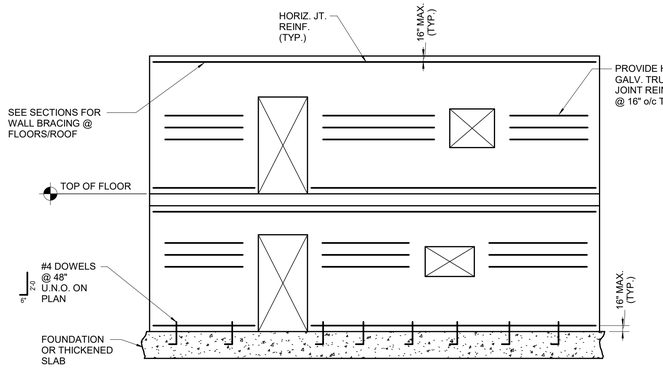
TYPICAL SHEARWALL DETAIL NOT ALIGNED WITH ROOF TRUSS



TYPICAL CMU WALL DETAIL ALIGNED WITH ROOF TRUSS

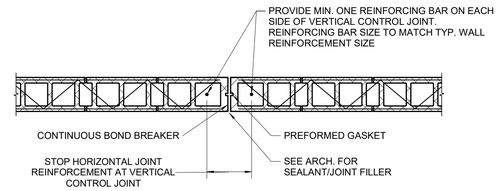


Section 1 S4.01



TYPICAL MINIMUM SEISMIC REINFORCEMENT FOR ALL UNREINFORCED CMU WALLS

NOTES:
1) FILL ALL CORES WITH REINFORCING BARS WITH 3000 PSI GROUT.
2) THIS IS MININIMUM REINFORCEMENT REQUIRED. SEE WALL SECTIONS AND SCHEDULES FOR ADDITIONAL REINFORCING.



TYPICAL VERTICAL CONTROL JOINT IN CMU WALLS

BID DOCUMENTS
3/31/2025

SLATE STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

3/21/2025 2:59:59 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
32 SOUTH BROAD STREET NAZARETH, PA 18064 610-365-7634

MEPF:
PROJECTX DESIGN GROUP 2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
00	BID DOCUMENTS	03/31/2025

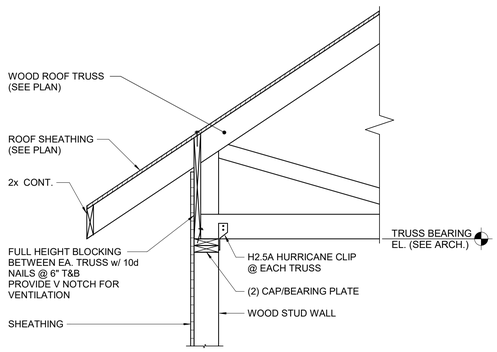
KEY PLAN:

REGISTRATION:
ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

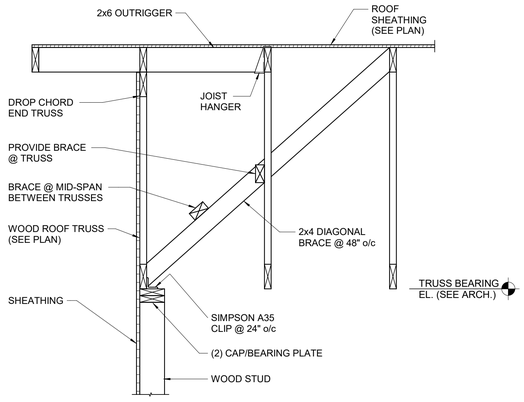
SHEET TITLE:
TYPICAL FRAMING DETAILS

DATE:	3/31/25
SCALE:	As indicated
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	22-0058

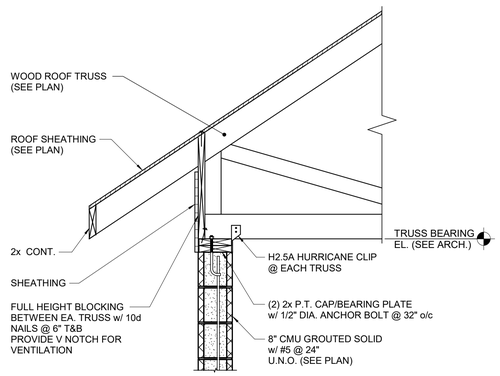
S4.01



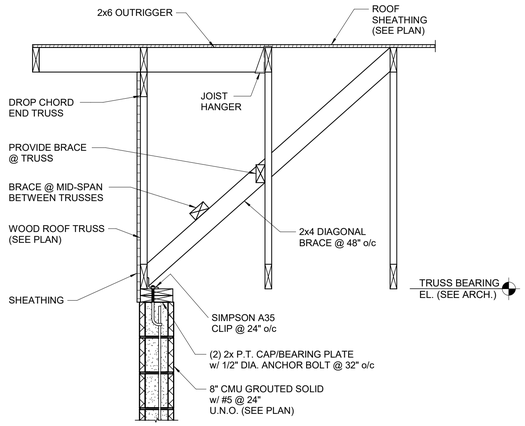
Section 1 S4.02



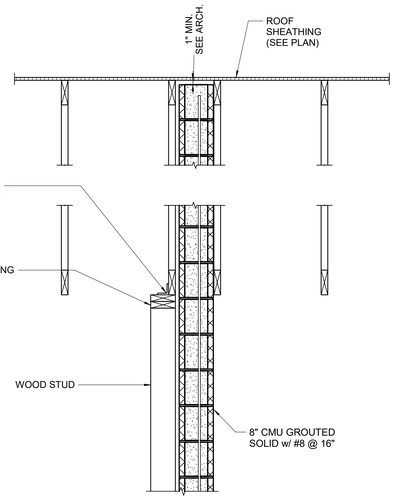
Section 2 S4.02



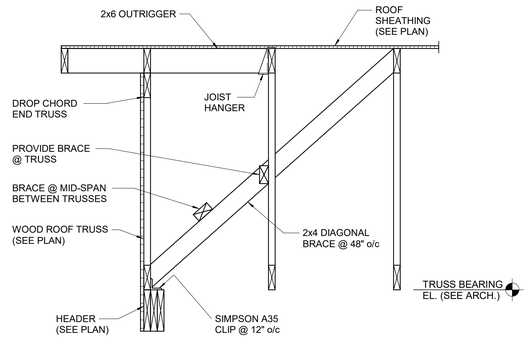
Section 3 S4.02



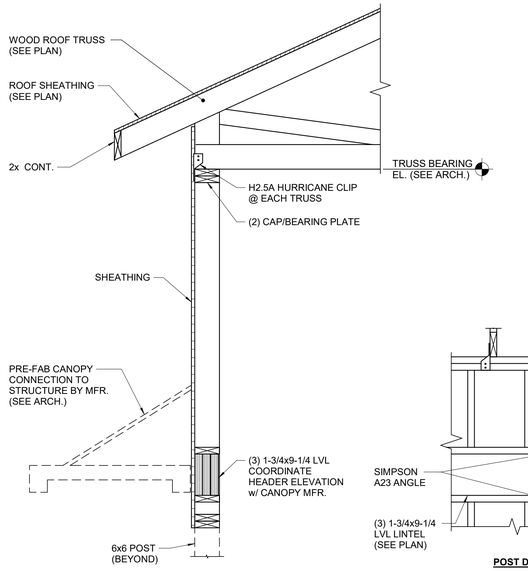
Section 4 S4.02



Section 5 S4.02

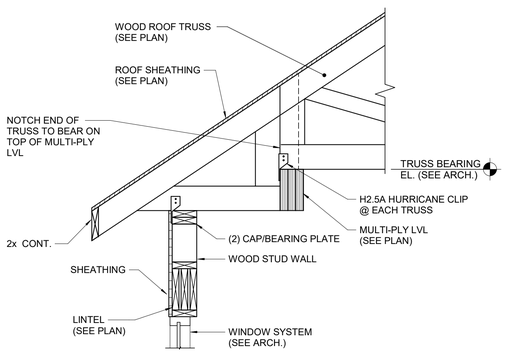


Section 6 S4.02

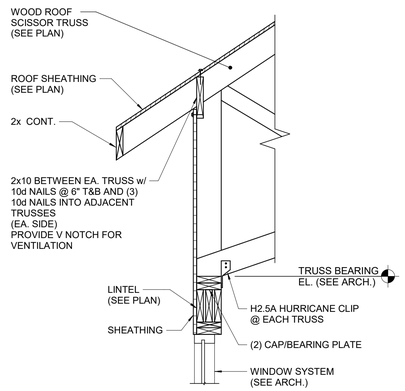


Section 7 S4.02

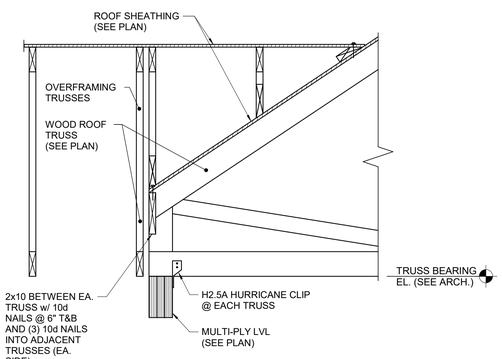
POST DETAIL
(TYP. EA. END)



Section 8 S4.02



Section 9 S4.02



Section 10 S4.02

BID DOCUMENTS
3/31/2025

SLATE
STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

3/21/2025 3:00:00 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL
ENGINEERS
32 SOUTH BROAD
STREET NAZARETH, PA
18064 610-365-7634

MEPF:
PROJECTX DESIGN
GROUP 2433
BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
00	BID DOCUMENTS	03/31/2025

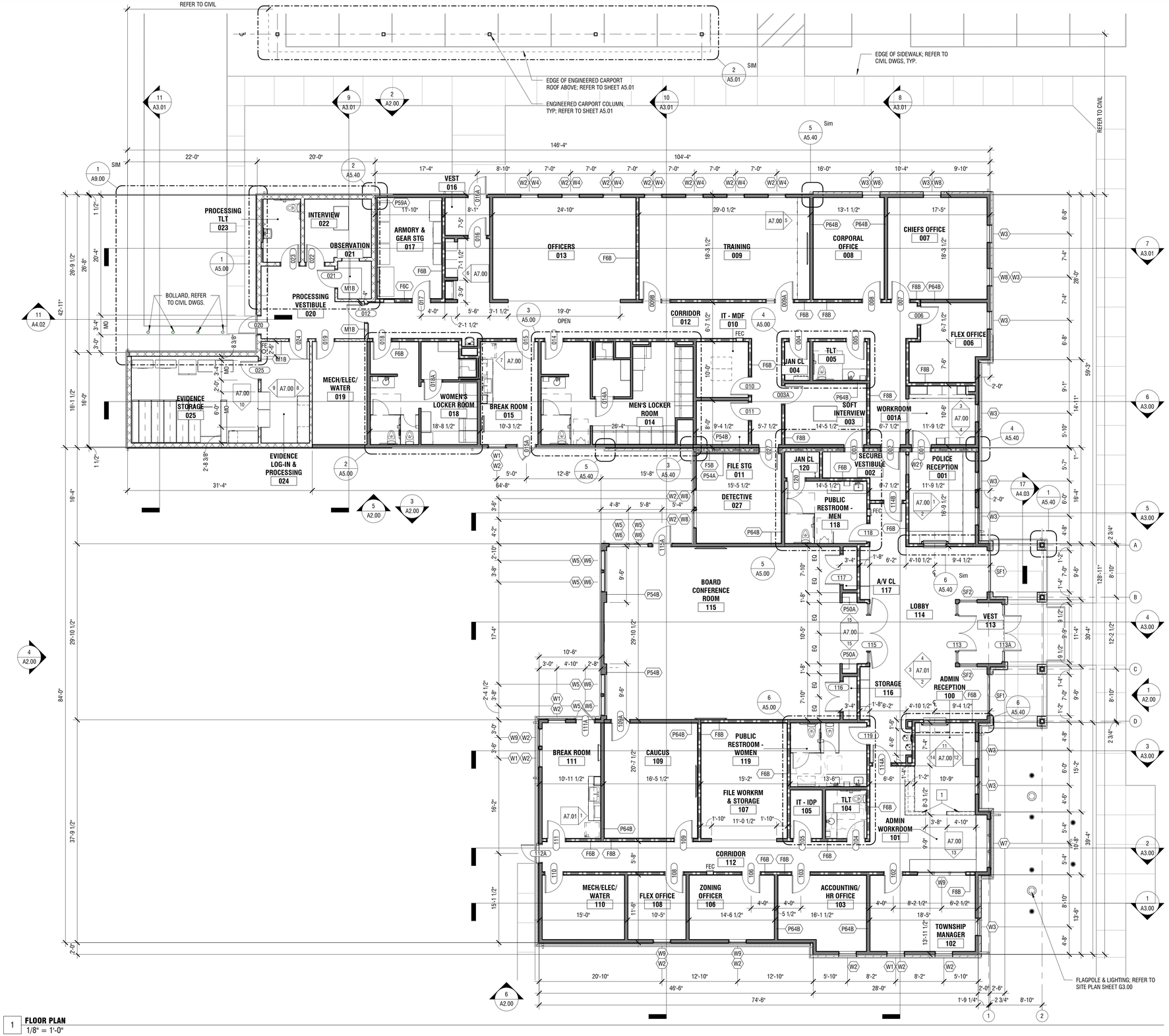
KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
FRAMING SECTIONS

DATE:	3/31/25
SCALE:	3/4" = 1'-0"
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	22-0058

S4.02



1 **FLOOR PLAN**
1/8" = 1'-0"

KEYED PLAN NOTES

NO.	NOTE
1	PARTIAL HEIGHT WALL; REFER TO DETAIL 1/G2.00 & INTERIOR ELEVATIONS

GENERAL PLAN NOTES

1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL PARTITIONS ARE TO BE TYPE P50B UNLESS INDICATED OTHERWISE. REFER TO SHEET A5.00 - ENGLARGED PLANS & DETAILS FOR MORE INFORMATION. REFER TO SHEET G2.00 - PARTITION DETAILS FOR PARTITION TYPES.
3. ALL CORRIDOR PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE FLOOR/ROOF STRUCTURE ABOVE, SEAL PARTITIONS SOUND TIGHT.
4. PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR INSTALLATION OF ALL WALL MOUNTED CABINETRY, SHELVING, EQUIPMENT, HANDRAILS, AND ACCESSORIES.
5. CABINET MAKER SHALL PROVIDE ALL CUTOUTS, HOLES, ETC. FOR ELECTRICAL, PLUMBING, AND MECHANICAL DEVICES AS REQUIRED. COORDINATE WITH EACH PRIME CONTRACTOR.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR IDENTIFYING ROOMS, SIGNS, DOORS, KEYS, EQUIPMENT, PANELS, ETC BY THE OWNER'S FINAL NUMBERING - **NOT** THE ARCHITECTURAL NUMBERS.
7. REFER TO SHEET A1.80 FOR FINISH SCHEDULE AND FINISH PLAN. REFER TO SHEET A1.81 FOR FURNITURE AND EQUIPMENT PLAN AND EQUIPMENT SCHEDULE.

3/21/2025 1:58:34 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

KEY PLAN:

SHEET TITLE:

FLOOR PLAN

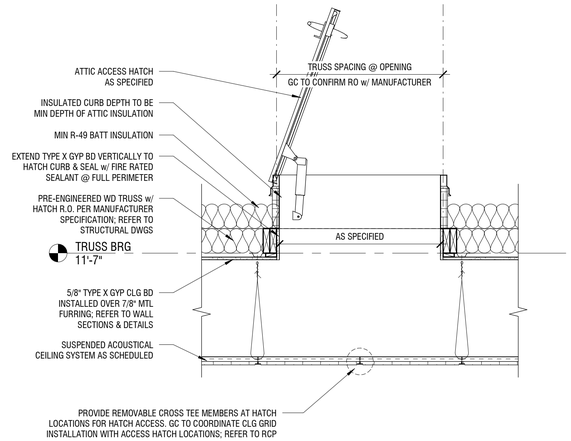
DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

A1.01

1 **REFLECTED CEILING PLAN**
1/8" = 1'-0"

☐ KEYED CEILING NOTES

NO.	NOTE
1	COILING COUNTER FIRE SHUTTER INSTALLED ABOVE CEILING. GC TO PROVIDE CEILING POCKET IN ACCORDANCE WITH MANUFACTURER SPECIFICATION AND DIMENSIONAL REQUIREMENTS. REFER TO DETAILS ON SHEET A5.40.
2	HATCHED AREA INDICATES LOCATION OF FIRE RATED ATTIC ACCESS HATCH ABOVE FINISHED CEILING. REFER TO DETAIL 2/A1.21.
3	DASHED LINE INDICATES LOCATION OF MECHANICAL UNIT IN ATTIC. HC & GC TO COORDINATE FINAL LOCATION OF UNIT w/ ACCESS HATCH. SEE NOTE 2. REFER TO MECHANICAL DWGS.
4	PROVIDE ABUSE RESISTANT GYPSUM CEILING BOARD



2 **TYPICAL DETAIL - ATTIC ACCESS**
3/4" = 1'-0"

CEILING LEGEND

- 2'x2' SUSPENDED ACOUSTIC TILE CEILING SYSTEM (ACT)
- GYPSUM BOARD CEILING / SOFFIT (GWB)
- SUSPENDED LINEAR WOOD PLANK CEILING SYSTEM (WD PANEL)
- LINEAR HARDENED CEILING SYSTEM (MTL PLANK) TYPE 1
- LINEAR HARDENED CEILING SYSTEM (MTL PLANK) TYPE 2
- 4" SQUARE LED DOWNLIGHT
- 2'x2' RECESSED DIRECT-INDIRECT LED FIXTURE
- 4' LINEAR RECESSED LED LIGHT FIXTURE
- 8' LINEAR SUSPENDED LED LIGHT FIXTURE
- 1'x4' WP SURFACE MOUNT LED LIGHT FIXTURE
- 1'x4' INSTITUTIONAL SURFACE MOUNT LED LIGHT FIXTURE
- 4" RECESSED EXT. SOFFIT LED FIXTURE
- LED FLOOD WALL PACK LIGHT FIXTURE

GENERAL CEILING NOTES

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR CEILING EQUIPMENT INCLUDING BUT NOT LIMITED TO GRILLES, REGISTERS, DIFFUSERS, SPRINKLER HEADS, LIGHTING, AND EMERGENCY FIXTURES.
2. REFER TO MEP DRAWINGS FOR EXACT LOCATIONS, QUANTITIES, AND SIZES OF ALL EQUIPMENT.
3. WHERE TEGULAR TILE IS USED PROVIDE TEGULAR EDGE ON CUT SIDE OF TILE.
4. REFERENCE FLOOR PLANS FOR DIMENSIONS AND ADDITIONAL DETAILS FOR ROOMS SCHEDULED TO HAVE CEILINGS.
5. BOTTOM OF ALL TRUSSES TO HAVE CONTINUOUS 7/8" MTL FURRING AND 5/8" TYPE X GYPSUM CEILING BOARD INSTALLED AT UNDERSIDE. ALL JOINTS ARE TO BE FIRE TAPED AND SEALED AT THE WALL. REFER TO WALL SECTIONS AND DETAILS.
6. WHERE ACOUSTICAL CEILING TILES ARE SCHEDULED, PERIMETER GRID TILES TO BE EQUAL ON ALL SIDES. CENTER ALL LIGHT FIXTURES, MECHANICAL DIFFUSERS, CEILING DEVICES, ETC. IN CEILING TILES, UNLESS NOTED OR DIMENSIONED OTHERWISE.

3/21/2025 1:08:40 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

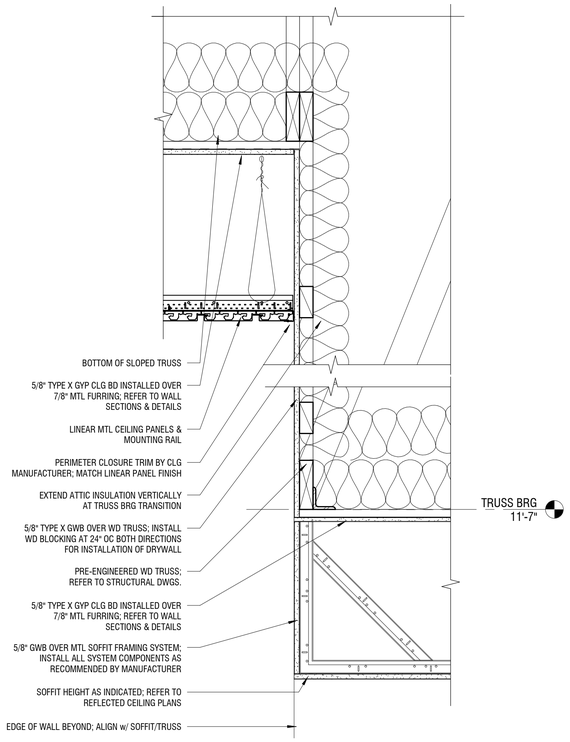
REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

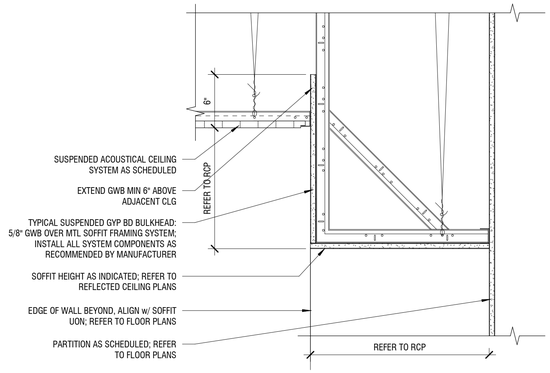
SHEET TITLE:
REFLECTED CEILING PLAN

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

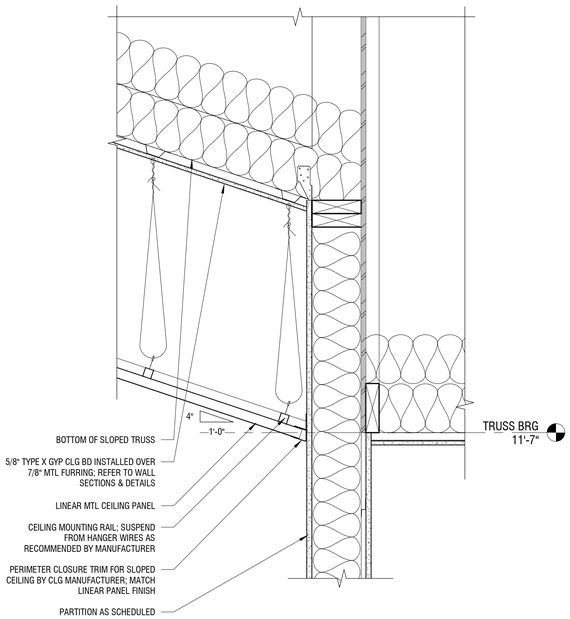
A1.21



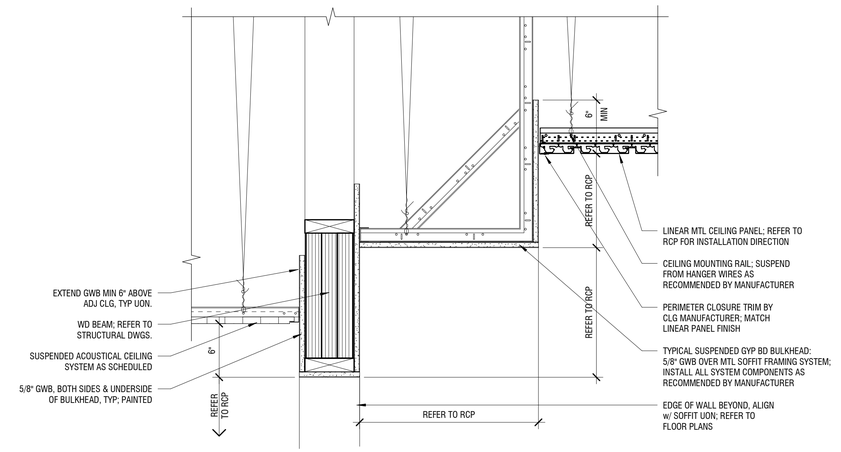
1 CEILING DETAIL - SLOPED CLG & SOFFIT @ BOARD CONFERENCE ROOM 115
1 1/2" = 1'-0"



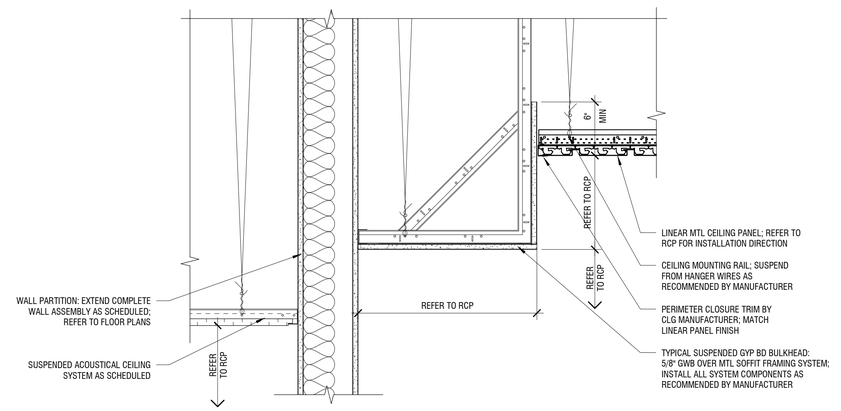
3 CEILING DETAIL - TYPICAL GYPSUM BD SOFFIT
1 1/2" = 1'-0"



2 CEILING DETAIL - SLOPED CLG EDGE @ BOARD CONFERENCE ROOM 115
1 1/2" = 1'-0"



4 CEILING DETAIL - BULKHEAD & SOFFIT @ OFFICERS 013
1 1/2" = 1'-0"



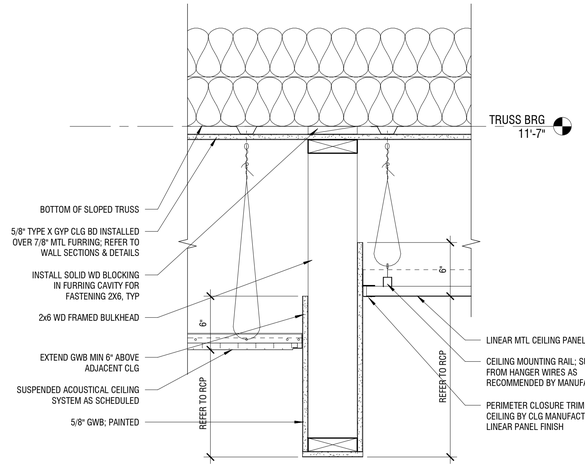
5 CEILING DETAIL - SOFFIT @ TRAINING 009 & OFFICERS 013
1 1/2" = 1'-0"

☐ KEYED CEILING NOTES

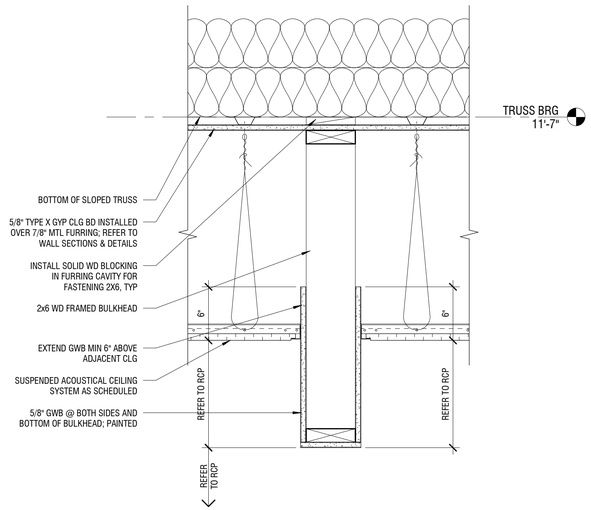
NO.	NOTE
1	COILING COUNTER FIRE SHUTTER INSTALLED ABOVE CEILING. GC TO PROVIDE CEILING POCKET IN ACCORDANCE WITH MANUFACTURER SPECIFICATION AND DIMENSIONAL REQUIREMENTS. REFER TO DETAILS ON SHEET A5.40.
2	HATCHED AREA INDICATES LOCATION OF FIRE RATED ATTIC ACCESS HATCH ABOVE FINISHED CEILING. REFER TO DETAIL 2/A1.21.
3	DASHED LINE INDICATES LOCATION OF MECHANICAL UNIT IN ATTIC. HC & GC TO COORDINATE FINAL LOCATION OF UNIT w/ ACCESS HATCH. SEE NOTE 2. REFER TO MECHANICAL DWGS.
4	PROVIDE ABUSE RESISTANT GYPSUM CEILING BOARD

GENERAL CEILING NOTES

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR CEILING EQUIPMENT INCLUDING BUT NOT LIMITED TO GRILLES, REGISTERS, DIFFUSERS, SPRINKLER HEADS, LIGHTING, AND EMERGENCY FIXTURES.
2. REFER TO MEP DRAWINGS FOR EXACT LOCATIONS, QUANTITIES, AND SIZES OF ALL EQUIPMENT.
3. WHERE TEGULAR TILE IS USED PROVIDE TEGULAR EDGE ON CUT SIDE OF TILE.
4. REFERENCE FLOOR PLANS FOR DIMENSIONS AND ADDITIONAL DETAILS FOR ROOMS SCHEDULED TO HAVE CEILINGS.
5. BOTTOM OF ALL TRUSSES TO HAVE CONTINUOUS 7/8" MTL FURRING AND 5/8" TYPE X GYPSUM CEILING BOARD INSTALLED AT UNDERSIDE. ALL JOINTS ARE TO BE FIRE TAPED AND SEALED AT THE WALL. REFER TO WALL SECTIONS AND DETAILS.
6. WHERE ACOUSTICAL CEILING TILES ARE SCHEDULED, PERIMETER GRID TILES TO BE EQUAL ON ALL SIDES. CENTER ALL LIGHT FIXTURES, MECHANICAL DIFFUSERS, CEILING DEVICES, ETC. IN CEILING TILES, UNLESS NOTED OR DIMENSIONED OTHERWISE.



6 CEILING DETAIL - BULKHEAD @ LOBBY 114
1 1/2" = 1'-0"



7 CEILING DETAIL - TYPICAL BULKHEAD
1 1/2" = 1'-0"

3/21/2025 1:58:42 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

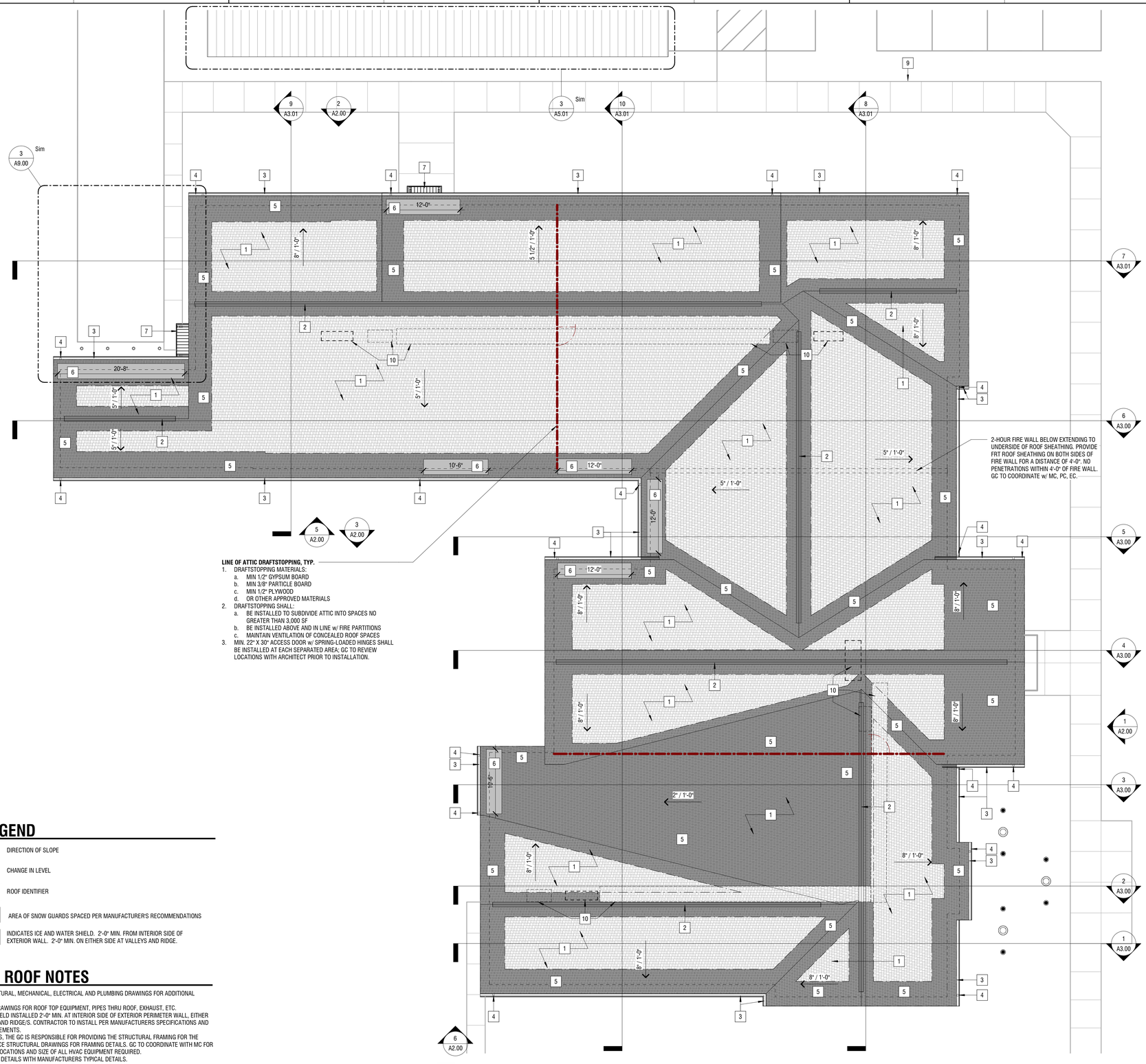
REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
CEILING DETAILS

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

A1.22



LINE OF ATTIC DRAFTSTOPPING, TYP.

1. DRAFTSTOPPING MATERIALS:
   a. MIN 1/2" GYPSUM BOARD
   b. MIN 3/8" PARTICLE BOARD
   c. MIN 1/2" PLYWOOD
   d. OR OTHER APPROVED MATERIALS
2. DRAFTSTOPPING SHALL:
   a. BE INSTALLED TO SUBDIVIDE ATTIC INTO SPACES NO GREATER THAN 3,000 SF
   b. BE INSTALLED ABOVE AND IN LINE w/ FIRE PARTITIONS
   c. MAINTAIN VENTILATION OF CONCEALED ROOF SPACES
3. MIN. 22" X 30" ACCESS DOOR w/ SPRING-LOADED HINGES SHALL BE INSTALLED AT EACH SEPARATED AREA; GC TO REVIEW LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

ROOF LEGEND

- DIRECTION OF SLOPE
- CHANGE IN LEVEL
- ROOF AREA - A — ROOF IDENTIFIER
- AREA OF SNOW GUARDS SPACED PER MANUFACTURER'S RECOMMENDATIONS
- INDICATES ICE AND WATER SHIELD. 2'-0" MIN. FROM INTERIOR SIDE OF EXTERIOR WALL. 2'-0" MIN. ON EITHER SIDE AT VALLEYS AND RIDGE.

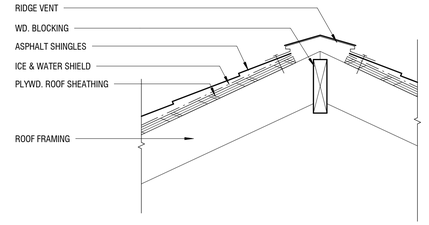
GENERAL ROOF NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFERENCE MEP DRAWINGS FOR ROOF TOP EQUIPMENT, PIPES THRU ROOF, EXHAUST, ETC.
3. ICE AND WATER SHIELD INSTALLED 2'-0" MIN. AT INTERIOR SIDE OF EXTERIOR PERIMETER WALL, EITHER SIDE OF VALLEY/S, AND RIDGE/S. CONTRACTOR TO INSTALL PER MANUFACTURERS SPECIFICATIONS AND WARRANTY REQUIREMENTS.
4. FOR ROOF OPENINGS, THE GC IS RESPONSIBLE FOR PROVIDING THE STRUCTURAL FRAMING FOR THE OPENING. REFERENCE STRUCTURAL DRAWINGS FOR FRAMING DETAILS. GC TO COORDINATE WITH MC FOR PROVIDING EXACT LOCATIONS AND SIZE OF ALL HVAC EQUIPMENT REQUIRED.
5. GC TO COORDINATE DETAILS WITH MANUFACTURERS TYPICAL DETAILS.

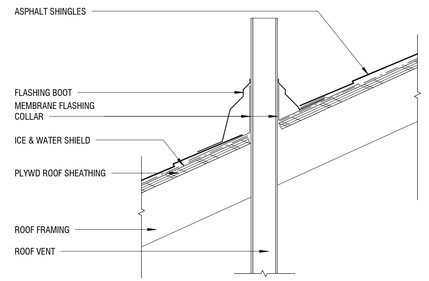
1 **ROOF PLAN**
1/8" = 1'-0"

☐ KEYED ROOF NOTES

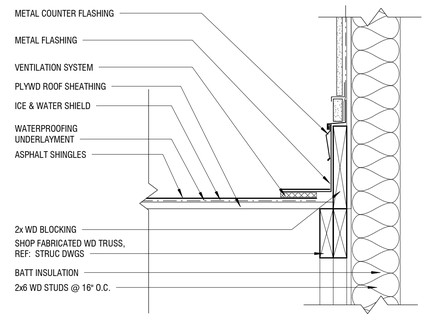
NO.	NOTE
1	ASPHALT SHINGLE ROOF SYSTEM
2	RIDGE VENT. REF: TYP. RIDGE VENT DETAIL 2/A1.40
3	PREFINISHED ALUMINUM 6" GUTTER - CUSTOM COLOR
4	PREFINISHED ALUMINUM 3.75" X 4.75" DOWNSPOUT - CUSTOM COLOR. TIE INTO STORMWATER SYSTEM w/ CAST IRON BOOT, REF: MEP DWGS FOR ADDITIONAL INFORMATION
5	ICE & WATER SHIELD. 2'-0" MIN. FROM INTERIOR SIDE OF EXTERIOR PERIMETER WALL. 2'-0" MIN. OF EITHER SIDE AT VALLEYS AND RIDGE REF: ROOF LEGEND
6	SNOW GUARDS SPACED PER MANUFACTURERS RECOMMENDATIONS
7	CANOPY ROOF BELOW; REF: EXTERIOR ELEVATIONS
8	PRE-ENGINEERED CANOPY ROOF; REF: CIVIL DWGS FOR LOCATION
9	EDGE OF SIDEWALK; REF: CIVIL DWGS, TYP.
10	DASHED AREAS INDICATE APPROXIMATE LOCATIONS OF ACCESS HATCH & MECHANICAL UNIT AND '36" CATWALK' IN ATTIC BELOW; COORDINATE TRUSS PROFILES FOR ACCESS. REFER TO STRUCTURAL DWGS.



2 **TYP. RIDGE VENT**
1 1/2" = 1'-0"



4 **TYP. ROOF VENT DETAIL**
1 1/2" = 1'-0"



5 **TYP. ASHPALT SHINGLE APRON FLASHING**
1 1/2" = 1'-0"

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

ROOF PLAN & DETAILS

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

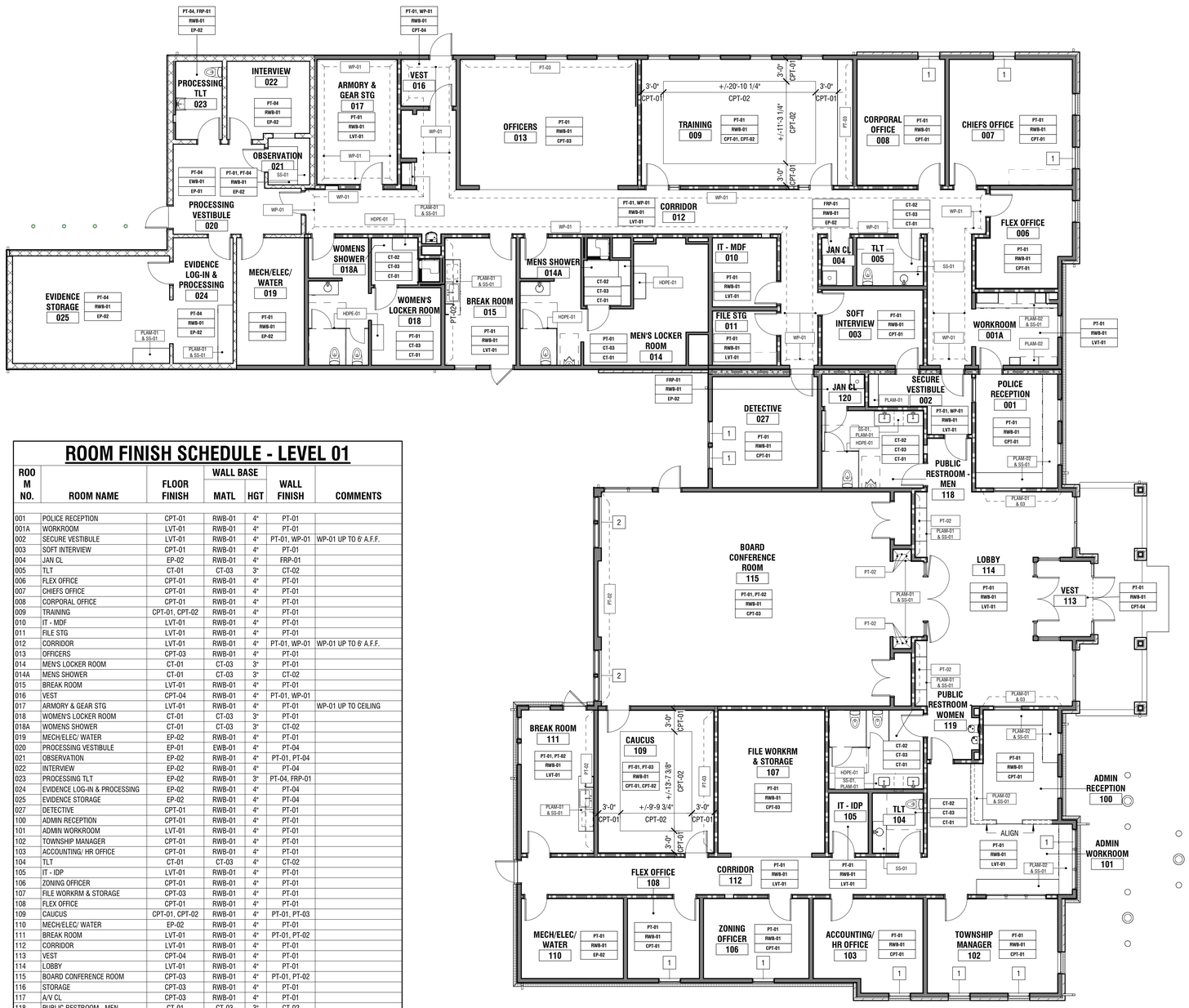
A1.40

3/21/2025 1:58:47 PM © COPYRIGHT ALLOY5 ARCHITECTURE

☐ KEYED FINISH NOTES

NO.	NOTE
1	PROVIDE MANUALLY OPERATED SINGLE ROLLER SHADE.
2	PROVIDE MANUALLY OPERATED DOUBLE ROLLER SHADE.

WALLS
BASE
FLOOR



ROOM FINISH SCHEDULE - LEVEL 01

ROOM NO.	ROOM NAME	FLOOR FINISH	WALL BASE MATL	WALL BASE HGT	WALL FINISH	COMMENTS
001	POLICE RECEPTION	CPT-01	RWB-01	4"	PT-01	
001A	WORKROOM	LVT-01	RWB-01	4"	PT-01	
002	SECURE VESTIBULE	LVT-01	RWB-01	4"	PT-01, WP-01	WP-01 UP TO 6' A.F.F.
003	SOFT INTERVIEW	CPT-01	RWB-01	4"	PT-01	
004	JAN CL	EP-02	RWB-01	4"	FRP-01	
005	TLT	CT-01	CT-03	3"	CT-02	
006	FLEX OFFICE	CPT-01	RWB-01	4"	PT-01	
007	CHIEFS OFFICE	CPT-01	RWB-01	4"	PT-01	
008	CORPORAL OFFICE	CPT-01	RWB-01	4"	PT-01	
009	TRAINING	CPT-01, CPT-02	RWB-01	4"	PT-01	
010	IT - MDF	LVT-01	RWB-01	4"	PT-01	
011	FILE STG	LVT-01	RWB-01	4"	PT-01	
012	CORRIDOR	LVT-01	RWB-01	4"	PT-01, WP-01	WP-01 UP TO 6' A.F.F.
013	OFFICERS	CPT-03	RWB-01	4"	PT-01	
014	MEN'S LOCKER ROOM	CT-01	CT-03	3"	PT-01	
014A	MENS SHOWER	CT-01	CT-03	3"	CT-02	
015	BREAK ROOM	LVT-01	RWB-01	4"	PT-01	
016	VEST	CPT-04	RWB-01	4"	PT-01, WP-01	
017	ARMORY & GEAR STG	LVT-01	RWB-01	4"	PT-01	WP-01 UP TO CEILING
018	WOMEN'S LOCKER ROOM	CT-01	CT-03	3"	PT-01	
018A	WOMENS SHOWER	CT-01	CT-03	3"	CT-02	
019	MECH/ELEC/ WATER	EP-02	RWB-01	4"	PT-01	
020	PROCESSING VESTIBULE	EP-01	EWB-01	4"	PT-04	
021	OBSERVATION	EP-02	RWB-01	4"	PT-01, PT-04	
022	INTERVIEW	EP-02	RWB-01	4"	PT-04	
023	PROCESSING TLT	EP-02	RWB-01	3"	PT-04, FRP-01	
024	EVIDENCE LOG-IN & PROCESSING	EP-02	RWB-01	4"	PT-04	
025	EVIDENCE STORAGE	EP-02	RWB-01	4"	PT-04	
027	DETECTIVE	CPT-01	RWB-01	4"	PT-01	
100	ADMIN RECEPTION	CPT-01	RWB-01	4"	PT-01	
101	ADMIN WORKROOM	LVT-01	RWB-01	4"	PT-01	
102	TOWNSHIP MANAGER	CPT-01	RWB-01	4"	PT-01	
103	ACCOUNTING/ HR OFFICE	CPT-01	RWB-01	4"	PT-01	
104	TLT	CT-01	CT-03	4"	CT-02	
105	IT - IDP	LVT-01	RWB-01	4"	PT-01	
106	ZONING OFFICER	CPT-01	RWB-01	4"	PT-01	
107	FILE WORKRM & STORAGE	CPT-03	RWB-01	4"	PT-01	
108	FLEX OFFICE	CPT-01	RWB-01	4"	PT-01	
109	CAUCUS	CPT-01, CPT-02	RWB-01	4"	PT-01, PT-03	
110	MECH/ELEC/ WATER	EP-02	RWB-01	4"	PT-01	
111	BREAK ROOM	LVT-01	RWB-01	4"	PT-01, PT-02	
112	CORRIDOR	LVT-01	RWB-01	4"	PT-01	
113	VEST	CPT-04	RWB-01	4"	PT-01	
114	LOBBY	LVT-01	RWB-01	4"	PT-01	
115	BOARD CONFERENCE ROOM	CPT-03	RWB-01	4"	PT-01, PT-02	
116	STORAGE	CPT-03	RWB-01	4"	PT-01	
117	A/V CL	CPT-03	RWB-01	4"	PT-01	
118	PUBLIC RESTROOM - MEN	CT-01	CT-03	3"	CT-02	
119	PUBLIC RESTROOM - WOMEN	CT-01	CT-03	3"	CT-02	
120	JAN CL	EP-02	RWB-01	4"	FRP-01	

1 **FINISH PLAN**
1/8" = 1'-0"

INTERIOR FINISH PLAN FLOORS

EPOXY FLOORING
Code: EP-01
Basis of Design: Key Resin
Product: Key Mortar SLT
Color: Color to be selected by architect from manufacturer's full range

EPOXY PAINT
Code: EP-02
Basis of Design: Sherwin Williams
Product: Armoseal 8100 Water Based Epoxy
Color: Color to be selected by architect from manufacturer's full range

RESILIENT SHEET FLOORING
Code: LVT-01
Basis of Design: Shaw Contract
Product: Coded
Size: 6" x 48"
Thickness: 5 mm
Color: Convey

CERAMIC TILE
Code: CT-01
Basis of Design: Daltile
Product: Color Wheel Classic
Size: Hexagon
Color: Matte Chalkboard

CARPET TILE
Code: CPT-01
Basis of Design: Shaw Contract
Product: Upbeat Tile
Size: 18" x 36"
Color: Bubbly
Installation: Ashlar

Code: CPT-02
Basis of Design: Shaw Contract
Product: Upbeat Tile
Size: 18" x 36"
Color: Expressive
Installation: Ashlar

Code: CPT-03
Basis of Design: Shaw Contract
Product: Centered Tile
Size: 18" x 36"
Color: Expressive
Installation: Ashlar

Code: CPT-04
Basis of Design: Shaw Contract
Product: Welcome II Tile
Size: 24" x 24"
Color: Sterling
Installation: Ashlar

INTERIOR FINISH PLAN WALLS

PAINT
Code: PT-01
Basis of Design: Sherwin Williams
Color: Snowbound SW 7004
Finish: Eggshell
Location: Drywall

Code: PT-02
Basis of Design: Sherwin Williams
Color: Silverplate SW 7649
Finish: Eggshell
Location: Drywall

Code: PT-03
Basis of Design: Sherwin Williams
Color: Red Theater SW 7584
Finish: Eggshell
Location: Drywall

Code: PT-04
Basis of Design: Sherwin Williams - Epoxy
Color: Iron Ore SW 7069
Finish: Eggshell
Location: CMU

CERAMIC TILE
Code: CT-02
Basis of Design: Daltile
Product: Color Wheel Classic
Size: 3 x 6
Color: Arctic White 0190

WALL PROTECTION
Code: WP-01
Basis of Design: Inpro Corporation
Product: Palladium G2 Sheets
Color: Silver
Other: Up to 6' A.F.F.

Code: FRP-01
Basis of Design: Marlite
Product: Fiberglass Reinforced Panels
Color: White - Smooth Finish

INTERIOR FINISH PLAN BASE & OTHER

CERAMIC TILE
Code: CT-03
Basis of Design: Daltile
Product: Color Wheel Classic Cove Base
Size: 3 x 6
Color: Arctic White

RUBBER WALL BASE & ACCESSORIES
Code: RWB-01
Basis of Design: Roppe
Product: Rubber Wall Base
Size: 4" x 120" Rolls
Color: Slate

INTEGRAL COVE WALL BASE & ACCESSORIES
Code: EWB-01
Basis of Design: Key Resin
Product: Integral wall base
Size: 4"
Color: To match epoxy resin

COUNTERTOPS
Code: SS-01
Basis of Design: LX Hausys HiMacs
Product: Solid Surface
Size: 1 1/2" Thickness
Color: Pebble Pearl

PLASTIC LAMINATE
Code: PLAM-01
Basis of Design: Nevamar
Product: Plastic Laminate
Color: Burgundy

Code: PLAM-02
Basis of Design: Wilsonart
Product: Plastic Laminate
Color: Monticello Maple

Code: PLAM-03
Basis of Design: Wilsonart
Product: Plastic Laminate
Color: Oiled Bronze #6200 (419)

RESTROOM PARTITIONS/SHOWER BENCHES
Code: HPDE-01
Basis of Design: Scranton Products
Product: Hiny Hiders
Color: Concrete - Orange Peel

ACOUSTIC CEILING TILE
Code: ACT-01
Basis of Design: Armstrong Ultima #1912
NRC: .75
LRV: .90
Color: White
Edge: Beveled Tegular
Size: 24" x 24" x 3/4"
Suspension System: 9/16" Supafine XL

LINEAR WOOD CEILING
Code: WD-01
Basis of Design: Armstrong Metalworks Linear - Classics
NRC: .70
LRV: .73
Color: Effects Macadamia
Size: 4" x 96" x 5/8"

GENERAL FINISH NOTES

1. REFER TO CORRIDOR ELEVATIONS ON SHEETS A7.00-A7.01 FOR FURTHER FINISH INFORMATION.
2. REFER TO REFLECTED CEILING PLANS ON SHEETS A1.21 - A1.22 FOR SPECIFIC ACT AND GWB LOCATIONS AND HEIGHTS.
3. GC TO PAINT ALL LOCATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO, ALL EXPOSED STEEL, EXPOSED DECK, EXPOSED SPRINKLER PIPING, EXPOSED CONDUIT, EXPOSED PIPING, EXPOSED DUCTWORK. COLOR SHALL BE SELECTED BY ARCHITECT.
4. EPOXY PAINT TO BE PAINTED FULL LENGTH OF CMU WALLS AT LOCATIONS INDICATED ON FINISH SCHEDULE.
5. ALL HOLLOW METAL DOOR FRAMES TO BE PRIMED AND PAINTED. FINAL COLOR SELECTION TO BE MADE BY ARCHITECT. REFER TO DOOR SCHEDULE FOR MORE INFORMATION.
6. REFER TO DOOR SCHEDULE AND DETAILS ON SHEETS A6.00 - A6.01 FOR FLOOR TRANSITION DETAILS. GC TO COORDINATE FLOOR TRANSITIONS WITH DOORS.
7. CONTROL JOINTS IN CONCRETE SLAB AND SHOULD NOT EXCEED 15'-0". SEE SPECIFICATIONS AND DETAILS FOR SPECIFIC INFORMATION.

NOTE: DESIGN SELECTION SUMMARY: FOR REFERENCE ONLY. SEE SPECIFICATIONS FOR FULL MATERIAL DOCUMENTATION

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

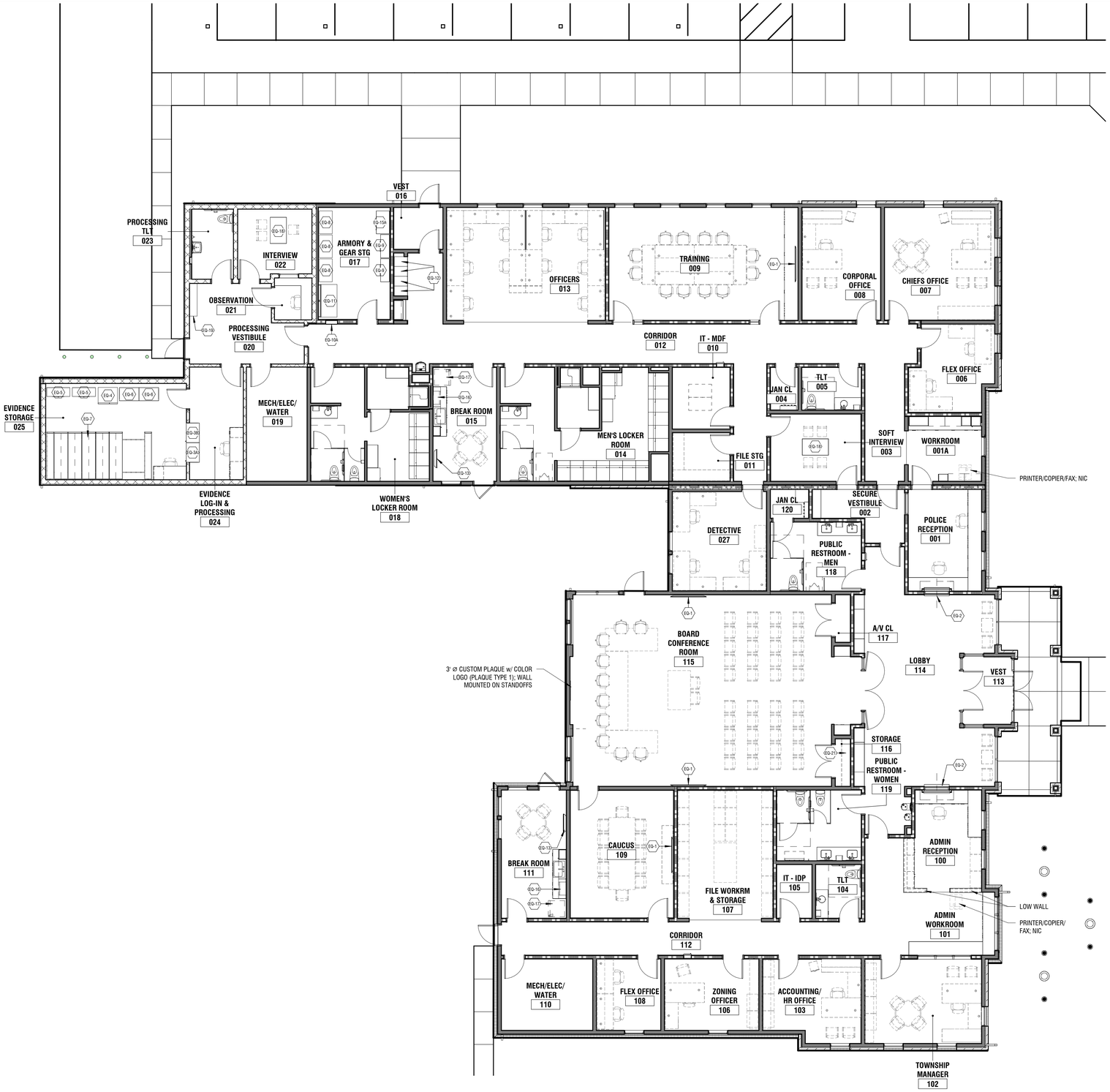
ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
FINISH PLAN

DATE: 03/31/2025
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

A1.80

3/21/2025 1:56:52 PM ©COPYRIGHT ALLOY5 ARCHITECTURE



1 **FURNITURE & EQUIPMENT PLAN**
1/8" = 1'-0"

EQUIPMENT SCHEDULE

NO.	NAME	MANUFACTURER; MODEL; INFO	NOTES
EQ-1	75" TV & TILT TV WALL MOUNT	SAMSUNG; UN75TU7000FXZA; OR APPROVED EQUAL AND SANUS BLT3-B1; OR APPROVED EQUAL	OFCI
EQ-2	PASS-THROUGH RECEPTION WINDOW	REFER TO SPECIFICATION 085653 SECURITY WINDOWS.	IN CONTRACT
EQ-3	EVIDENCE PASS-THROUGH LOCKER	EQ-3B UNIT TO BE REFRIGERATED. REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-4	EVIDENCE REFRIGERATOR	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-5	EVIDENCE STORAGE LOCKER TYPE 1	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-6	EVIDENCE STORAGE LOCKER TYPE 2	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-7	HIGH-DENSITY MOBILE STORAGE SYSTEM	REFER TO SPECIFICATION 105626.13 MOBILE STORAGE SHELVING UNITS.	IN CONTRACT
EQ-8	ARMORY STORAGE LOCKER TYPE 1	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-9	ARMORY STORAGE LOCKER TYPE 2	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-10	PROCESSING GUN LOCKER	REFER TO SPECIFICATION 105113 METAL LOCKERS. EQ-10A RECESSED FLUSH MOUNT. EQ-10B SURFACE MOUNT.	IN CONTRACT
EQ-11	ARMORY WORKBENCH	REFER TO SPECIFICATION SECTION 111100.	IN CONTRACT
EQ-12	GO-BAG STORAGE SHELVING	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-13	43" TV & FIXED TV WALL MOUNT	SAMSUNG; QN43Q60CAF; OR APPROVED EQUAL AND SANUS PREMIUM SERIES FIXED-POSITION WALL MOUNT; VML5; OR APPROVED EQUAL	OFCI
EQ-14	GEAR LOCKER w/ INTEGRAL BENCH	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-15	GEAR LOCKER - ADA	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-15A	GEAR LOCKER - DOUBLE DOOR	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONCTRACT
EQ-16	RESIDENTIAL MICROWAVE	COUNTERTOP MODEL	NIC
EQ-17	RESIDENTIAL REFRIGERATOR	30-INCH WIDE MODEL, FACTORY INSTALLED ICE MAKER IN FREEZER	NIC
EQ-18	INTERVIEW TABLE	REFER TO SPECIFICATION 125500 DETENTION FURNITURE.	IN CONTRACT
EQ-19	PROCESSING BENCH	REFER TO SPECIFICATION 125500 DETENTION FURNITURE.	IN CONTRACT
EQ-20	OBSERVATION WINDOW	REFER TO SPECIFICATION 085653 SECURITY WINDOWS.	IN CONTRACT
EQ-21	CLOSET SHELVING	REFER TO SPECIFICATION 105723 CLOSET AND UTILITY SHELVING.	IN CONTRACT

GENERAL FFE NOTES

1. REFER TO EQUIPMENT SCHEDULE ON THIS SHEET FOR ALL EQUIPMENT.
2. EQUIPMENT AND FURNITURE SHOWN DASHED TO BE NIC, UNLESS NOTED OTHERWISE.
3. OFCI = 'OWNER-FURNISHED, CONTRACTOR-INSTALLED'.

3/21/2025 1:58:57 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

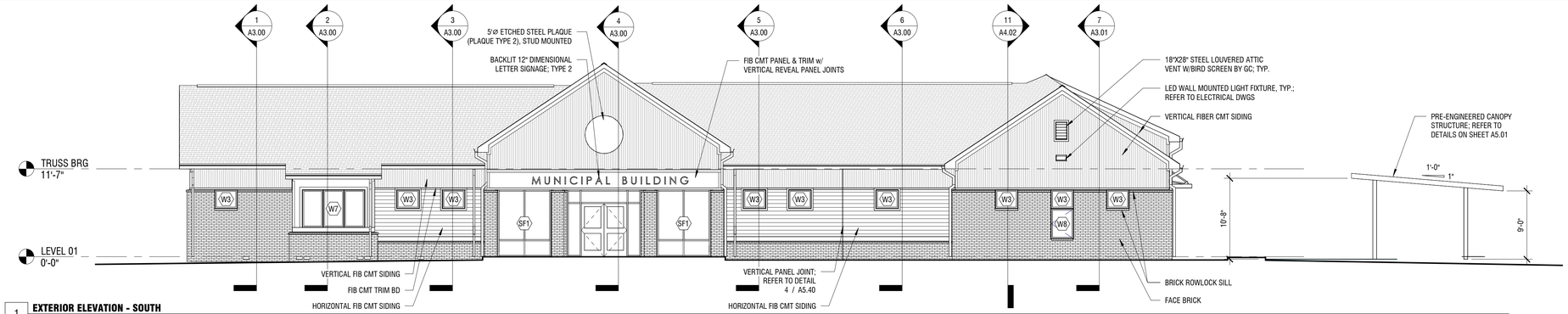
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

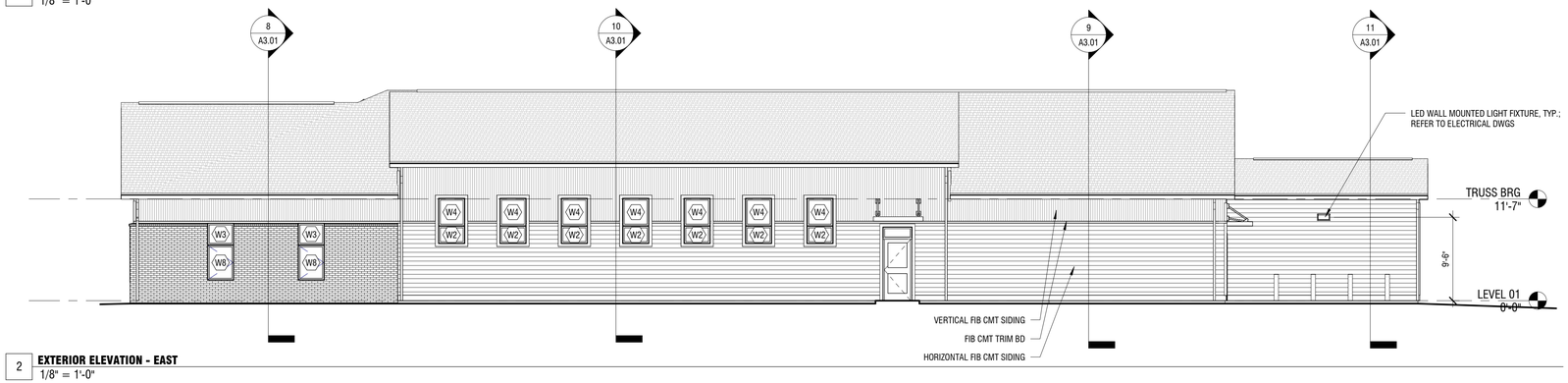
FURNITURE & EQUIPMENT PLAN

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

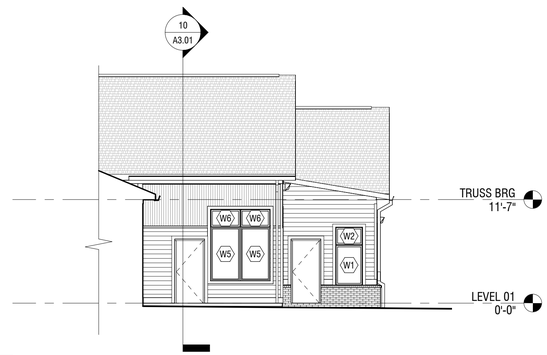
A1.81



1 **EXTERIOR ELEVATION - SOUTH**
1/8" = 1'-0"

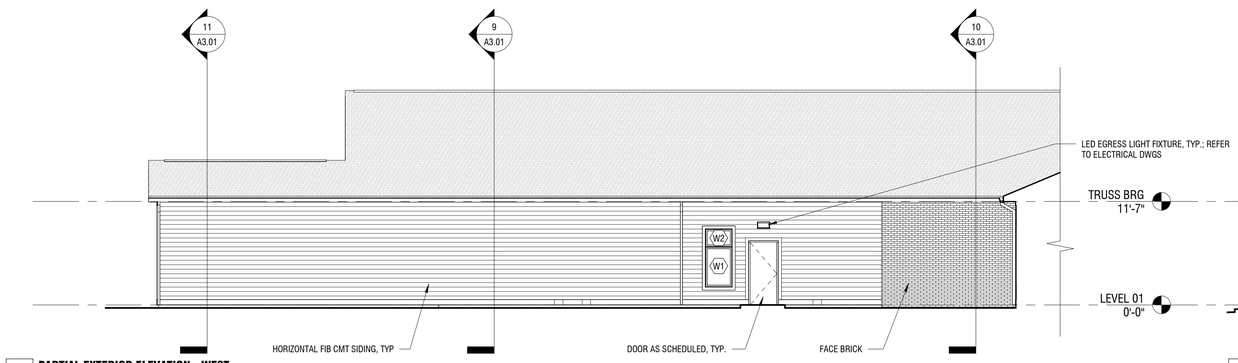


2 **EXTERIOR ELEVATION - EAST**
1/8" = 1'-0"

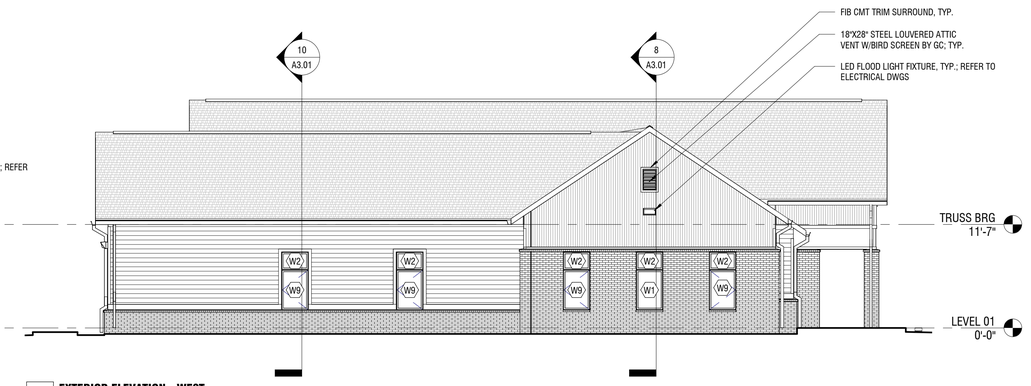


3 **PARTIAL EXTERIOR ELEVATION - EAST**
1/8" = 1'-0"

4 **EXTERIOR ELEVATION - NORTH**
1/8" = 1'-0"



5 **PARTIAL EXTERIOR ELEVATION - WEST**
1/8" = 1'-0"



6 **EXTERIOR ELEVATION - WEST**
1/8" = 1'-0"

3/21/2025 1:59:03 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

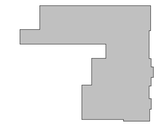
STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:



REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

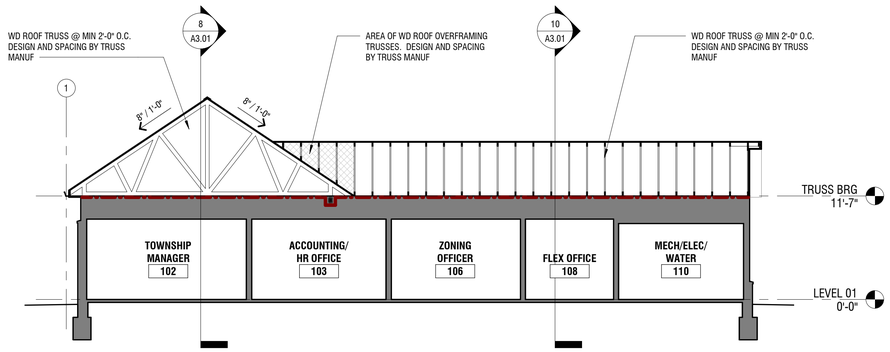
EXTERIOR ELEVATIONS

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

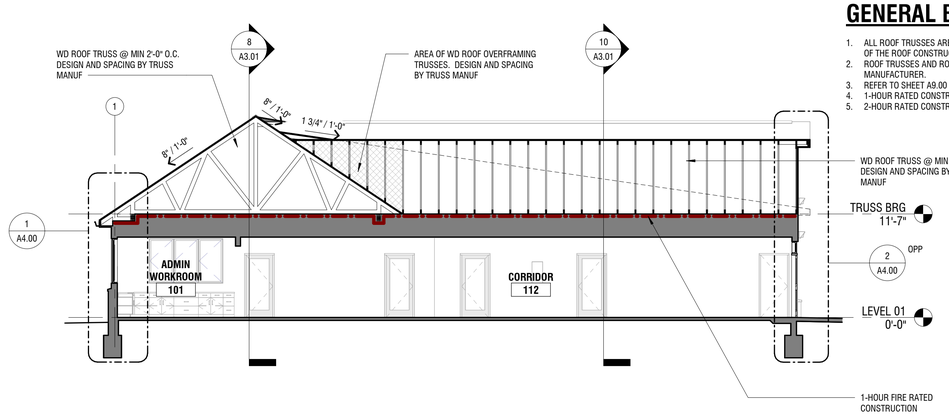
A2.00

GENERAL BUILDING SECTION NOTES

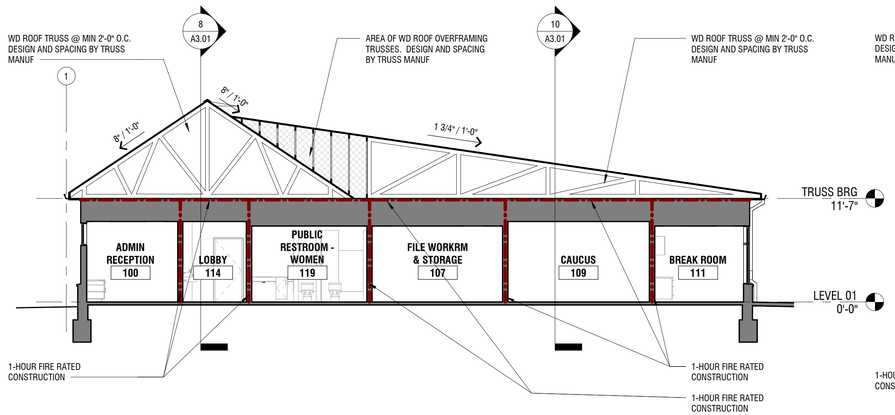
1. ALL ROOF TRUSSES ARE TO BE VIEWED AS VISUAL REPRESENTATIONS SHOWING THE INTENT OF THE ROOF CONSTRUCTION. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. ROOF TRUSSES AND ROOF TRUSS OVERFRAMING ARE TO BE DESIGNED BY A ROOF TRUSS MANUFACTURER.
3. REFER TO SHEET A9.00 FOR BID ALTERNATE INFORMATION.
4. 1-HOUR RATED CONSTRUCTION.
5. 2-HOUR RATED CONSTRUCTION.



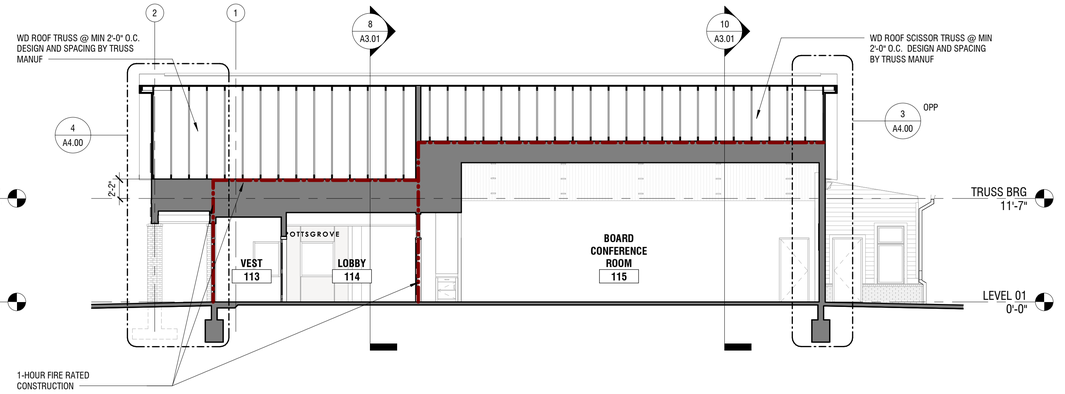
1 **BUILDING SECTION**
1/8" = 1'-0"



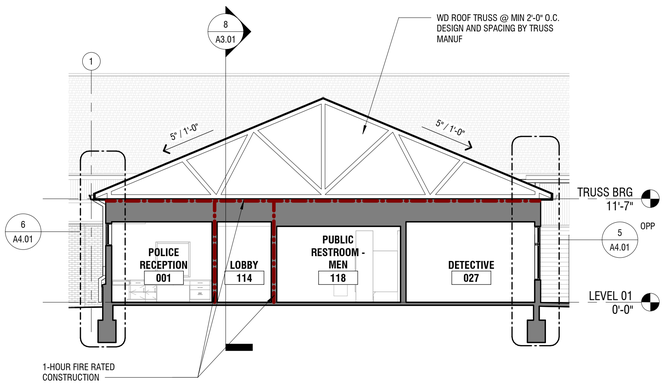
2 **BUILDING SECTION**
1/8" = 1'-0"



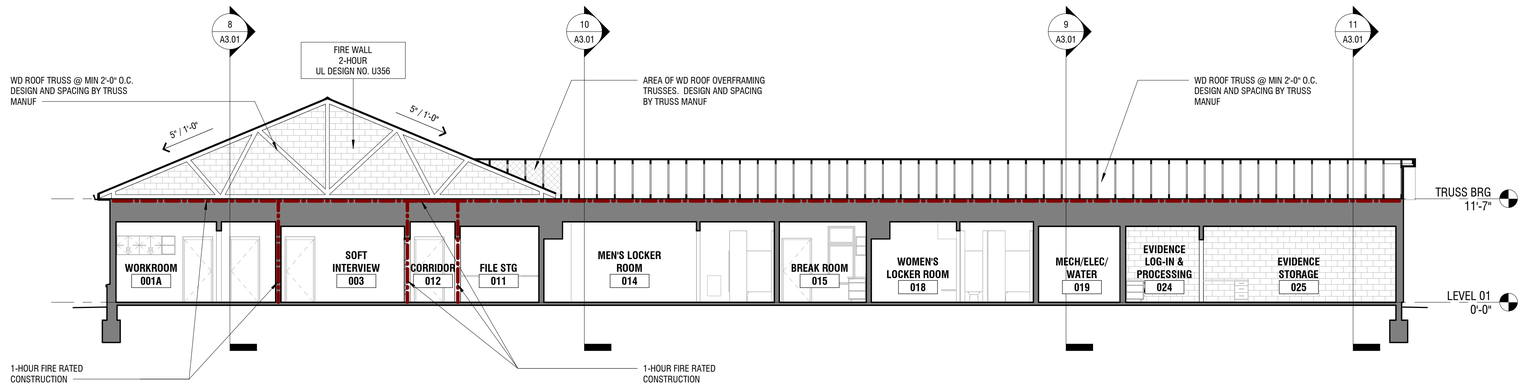
3 **BUILDING SECTION**
1/8" = 1'-0"



4 **BUILDING SECTION**
1/8" = 1'-0"



5 **BUILDING SECTION**
1/8" = 1'-0"



6 **BUILDING SECTION**
1/8" = 1'-0"

3/21/2025 1:59:07 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

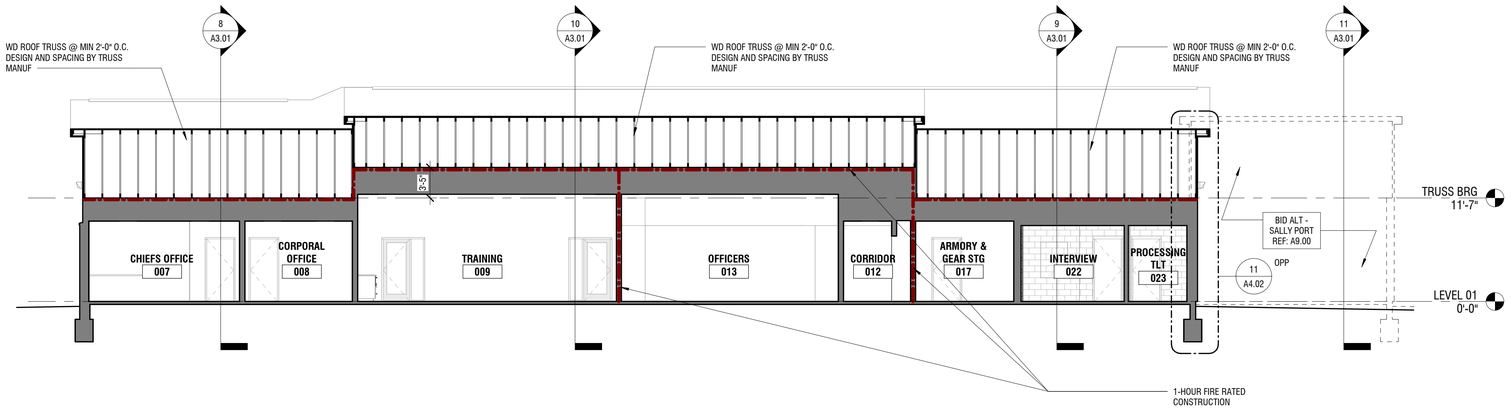
BUILDING SECTIONS

DATE: 03/31/2025
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

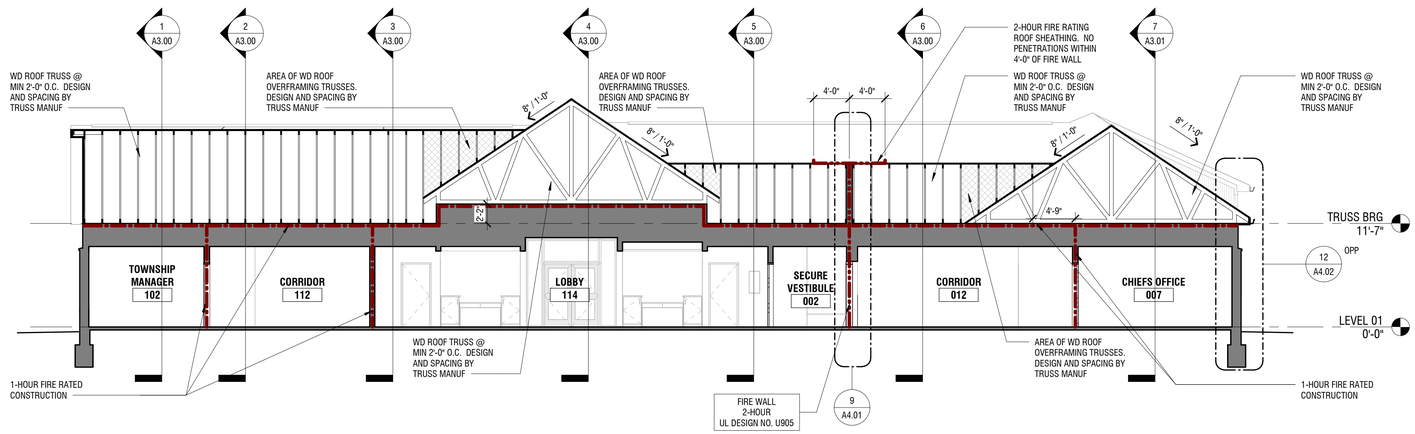
A3.00

GENERAL BUILDING SECTION NOTES

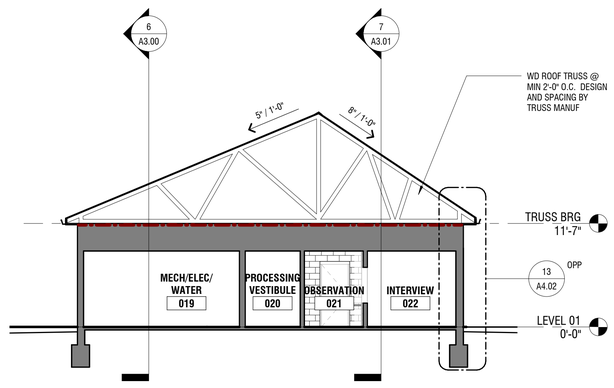
1. ALL ROOF TRUSSES ARE TO BE VIEWED AS VISUAL REPRESENTATIONS SHOWING THE INTENT OF THE ROOF CONSTRUCTION. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. ROOF TRUSSES AND ROOF TRUSS OVERFRAMING ARE TO BE DESIGNED BY A ROOF TRUSS MANUFACTURER.
3. REFER TO SHEET A9.00 FOR BID ALTERNATE INFORMATION.
4. 1-HOUR RATED CONSTRUCTION.
5. 2-HOUR RATED CONSTRUCTION.



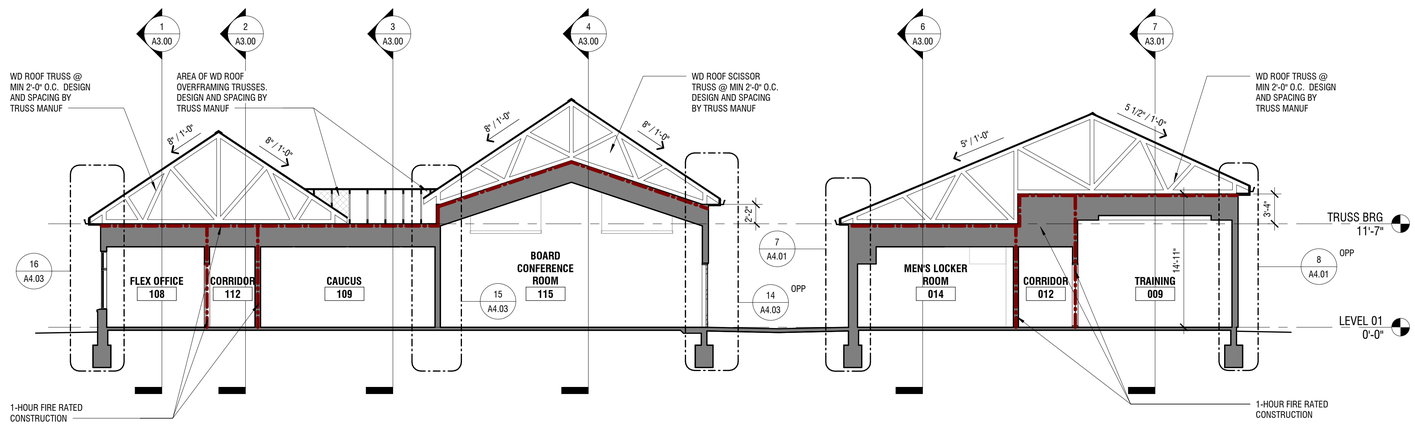
7 **BUILDING SECTION**
1/8" = 1'-0"



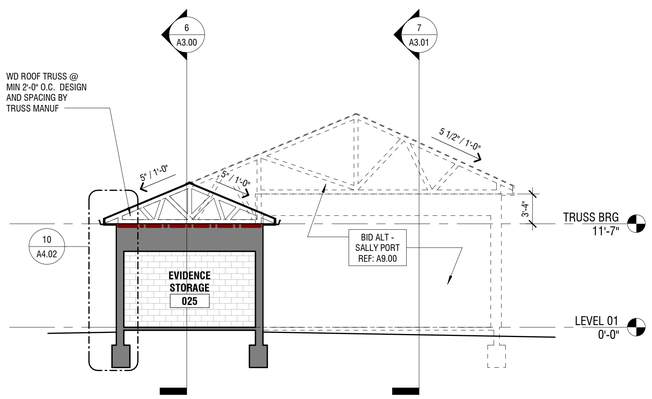
8 **BUILDING SECTION**
1/8" = 1'-0"



9 **BUILDING SECTION**
1/8" = 1'-0"



10 **BUILDING SECTION**
1/8" = 1'-0"



11 **BUILDING SECTION**
1/8" = 1'-0"

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

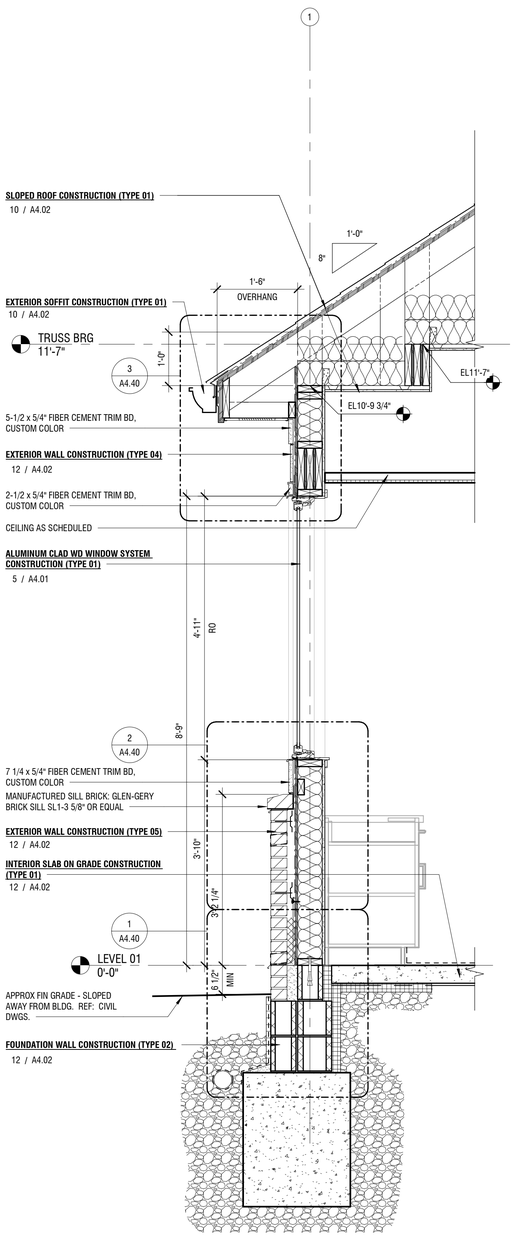
SHEET TITLE:

BUILDING SECTIONS

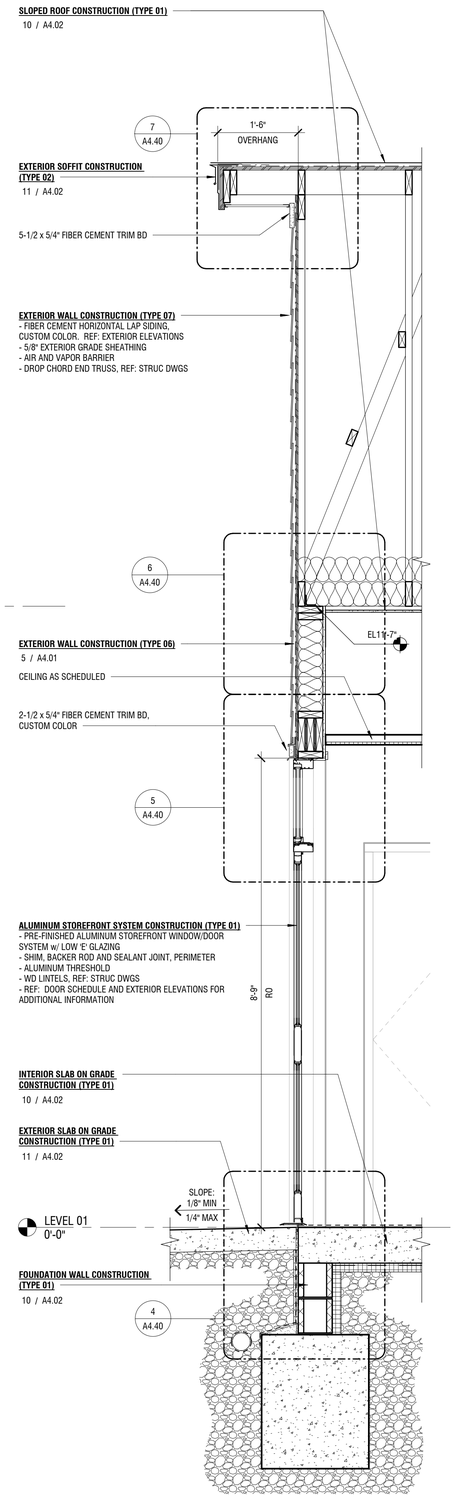
DATE: 03/31/2025
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

A3.01

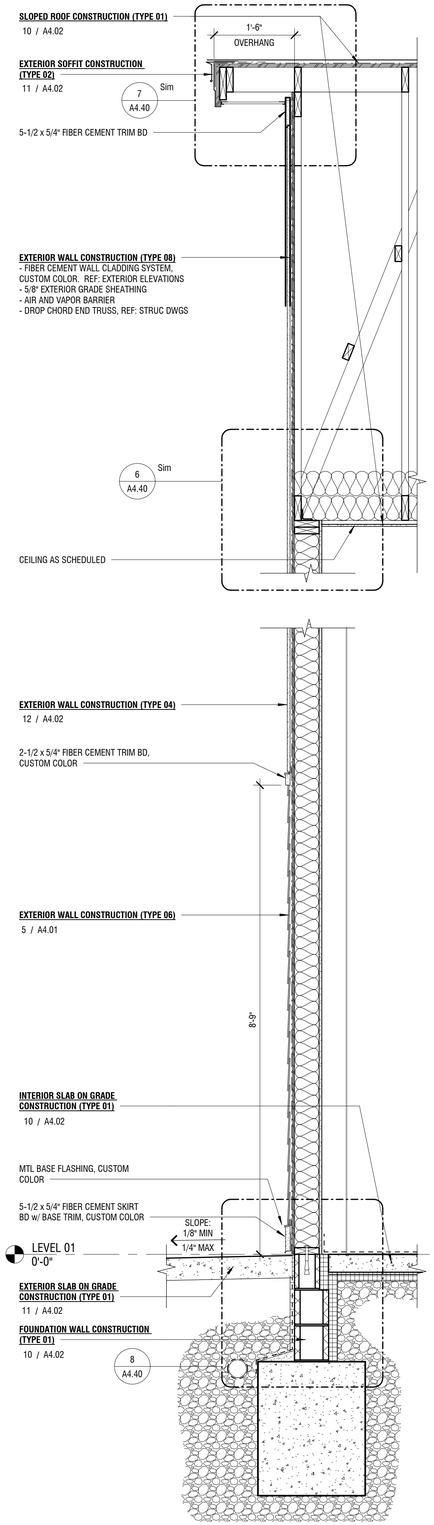
3/21/2025 1:59:10 PM ©COPYRIGHT ALLOY5 ARCHITECTURE



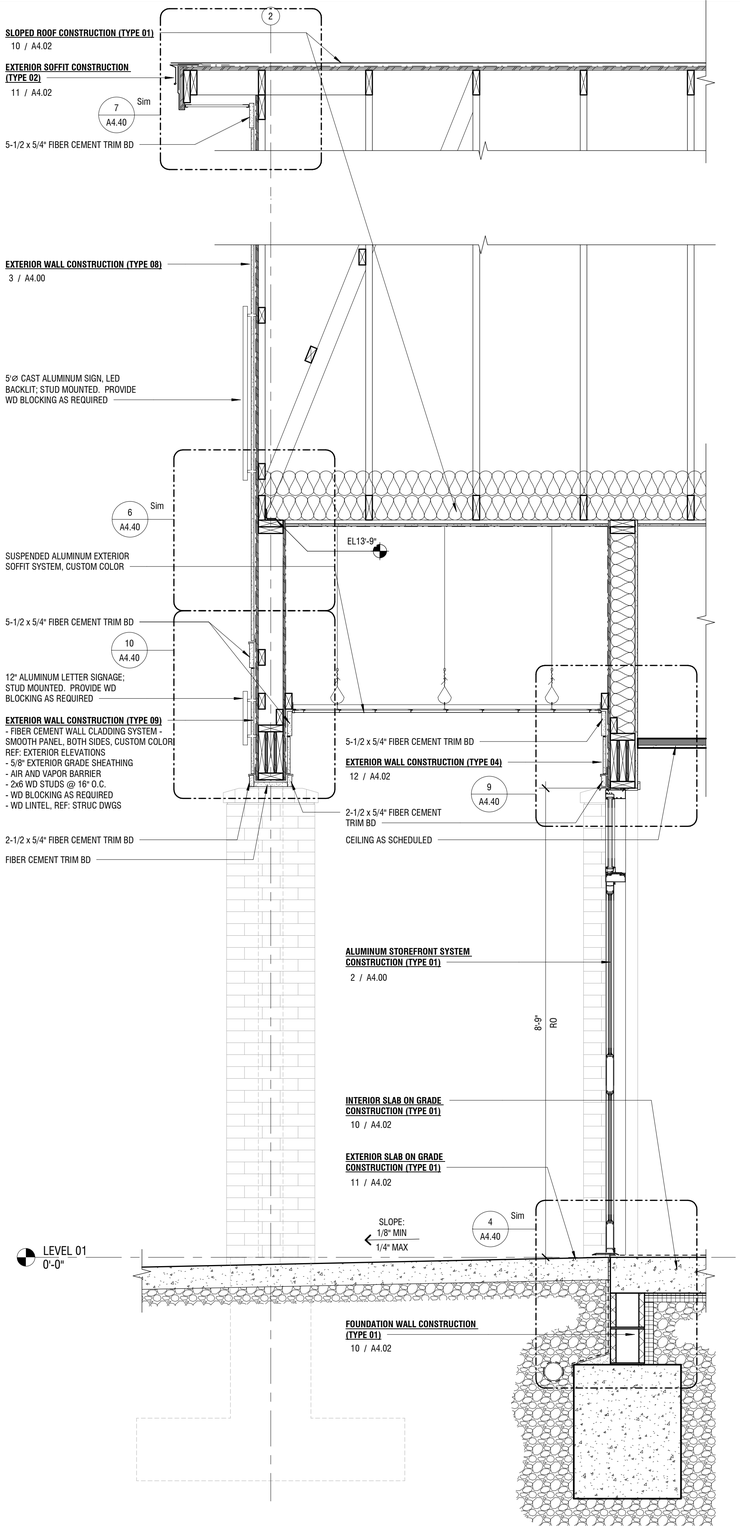
1 **WALL SECTION**
3/4" = 1'-0"



2 **WALL SECTION**
3/4" = 1'-0"



3 **WALL SECTION**
3/4" = 1'-0"



4 **WALL SECTION**
3/4" = 1'-0"

3/21/2025 1:59:13 PM © COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

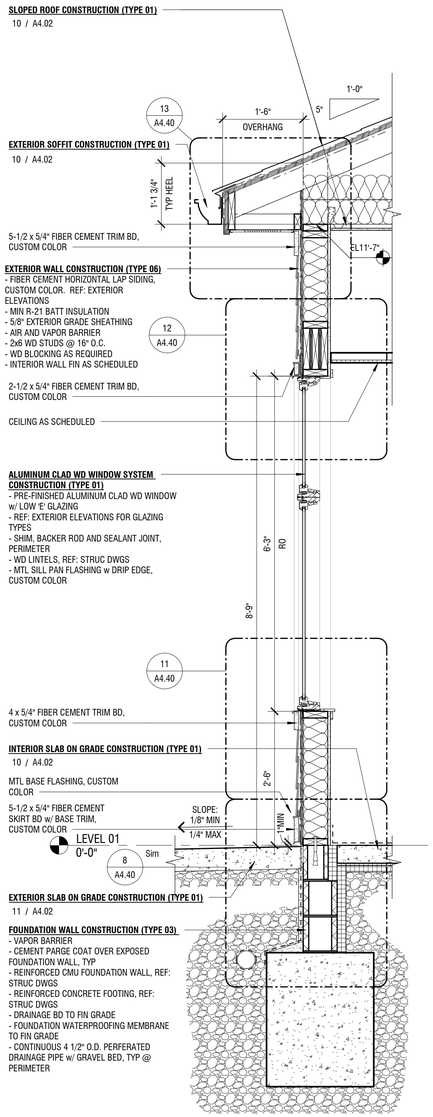
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

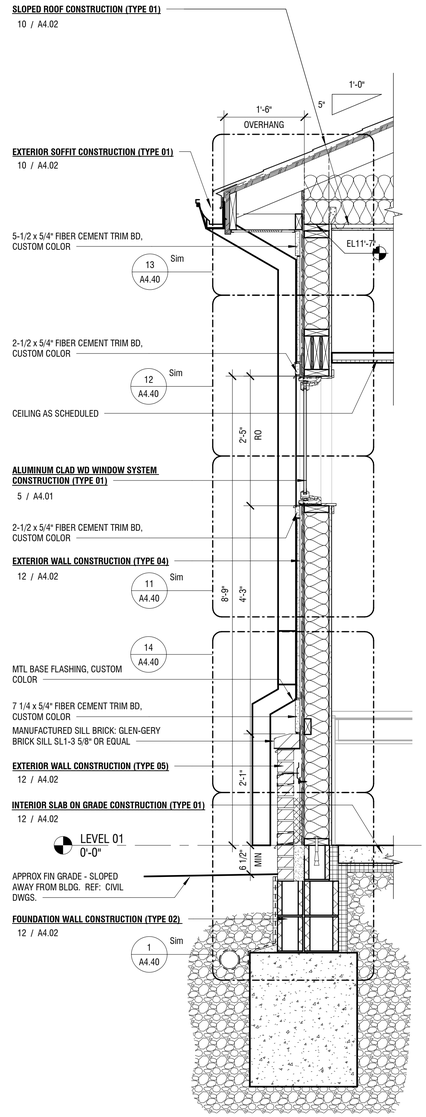
WALL SECTIONS

DATE: 03/31/2025
SCALE: 3/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

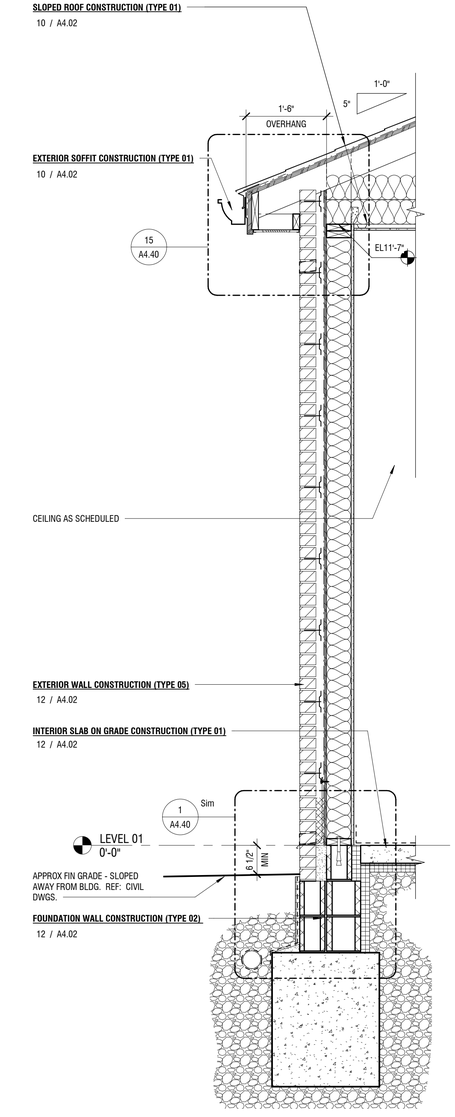
A4.00



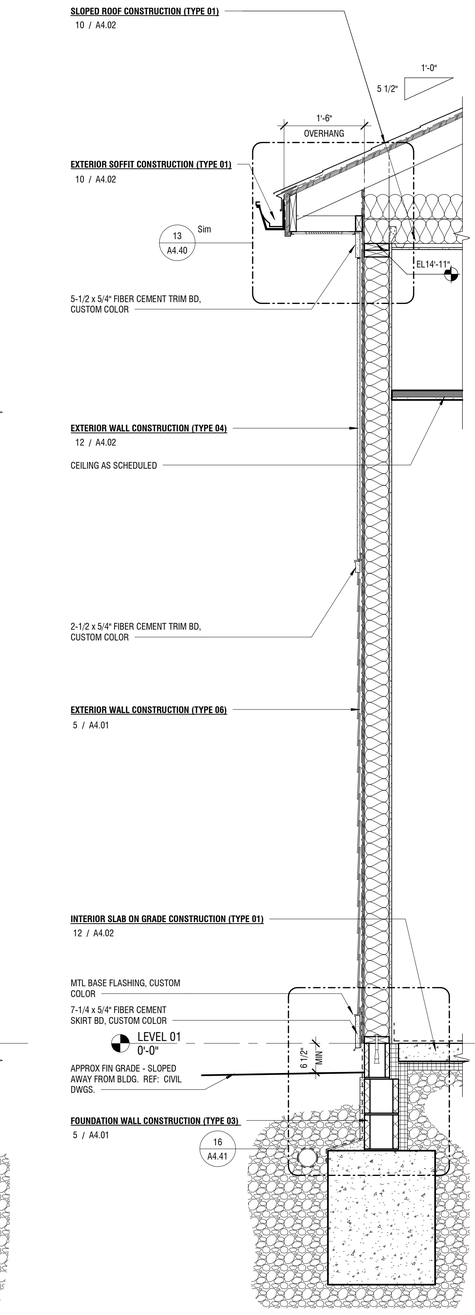
5 **WALL SECTION**
3/4" = 1'-0"



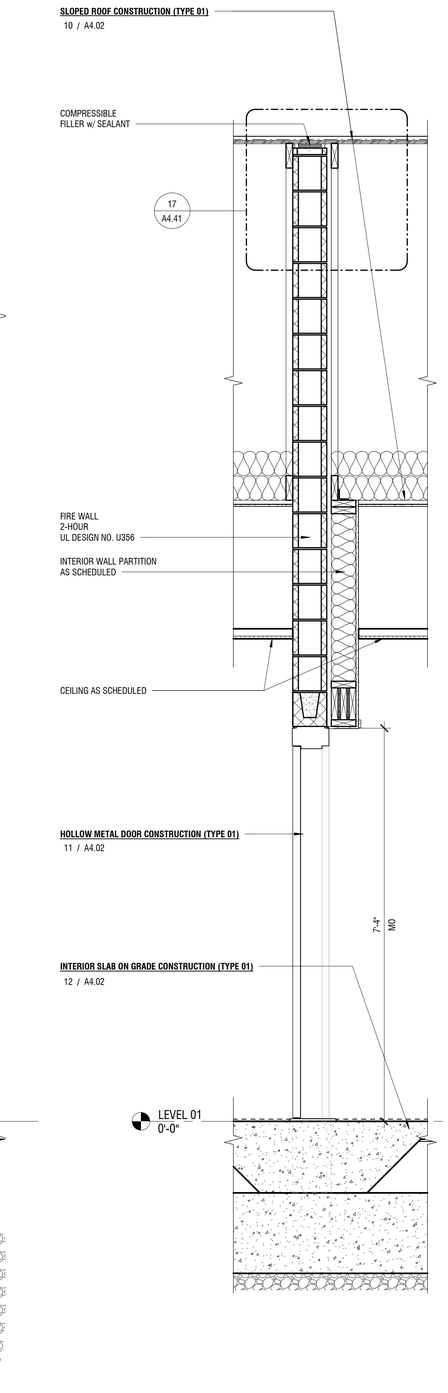
6 **WALL SECTION**
3/4" = 1'-0"



7 **WALL SECTION**
3/4" = 1'-0"



8 **WALL SECTION**
3/4" = 1'-0"



9 **WALL SECTION @ FIRE WALL**
3/4" = 1'-0"

3/21/2025 1:09:16 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

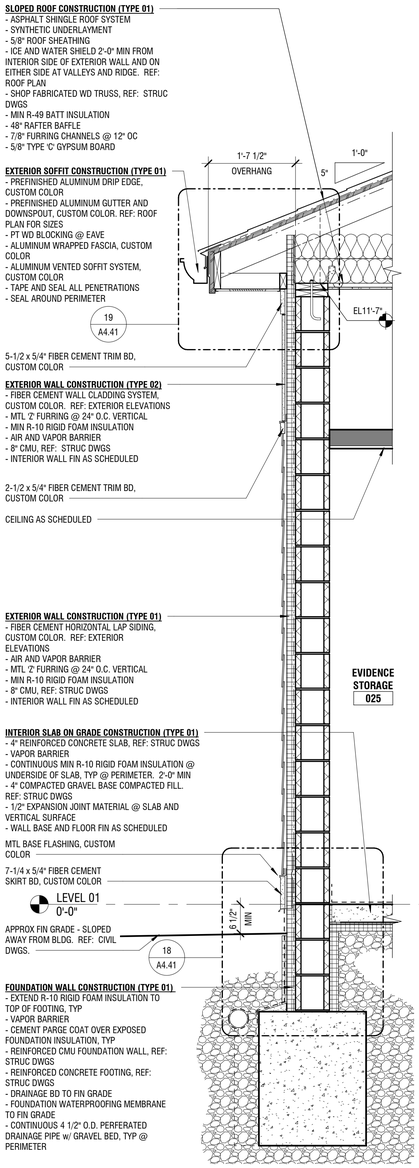
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

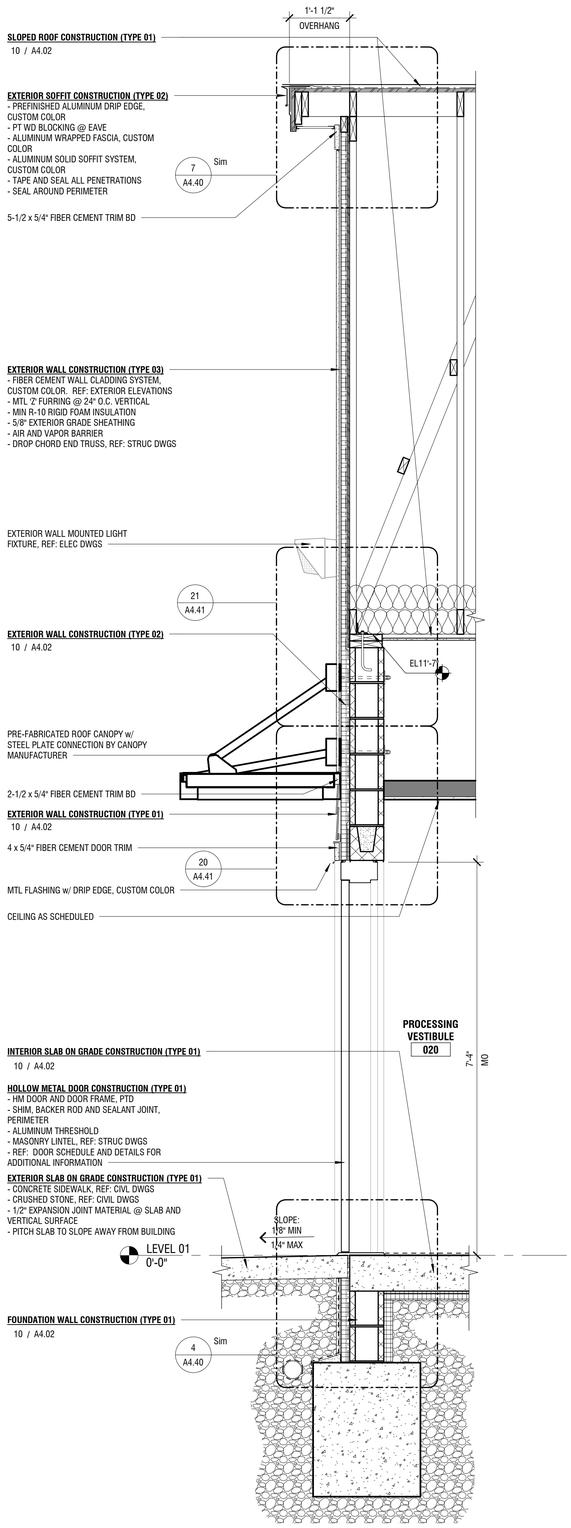
WALL SECTIONS

DATE: 03/31/2025
SCALE: 3/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

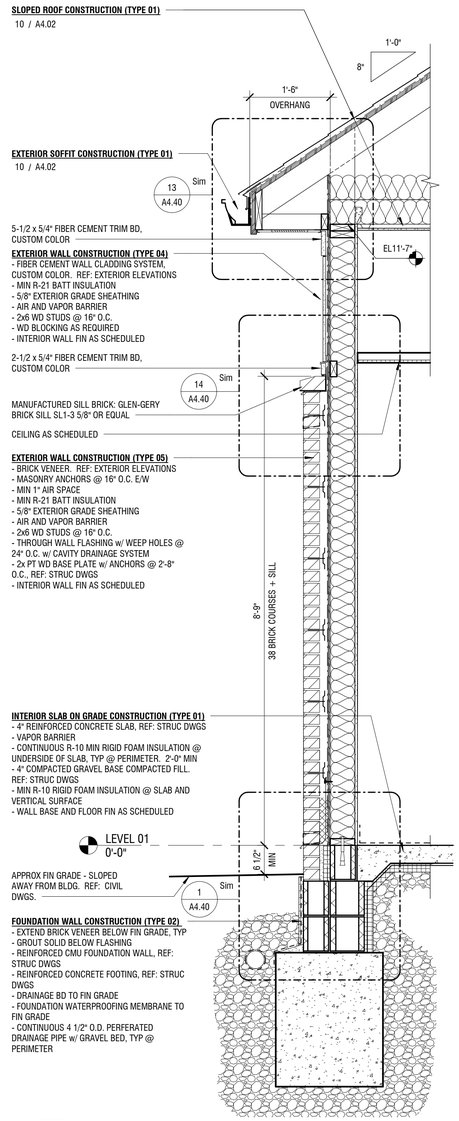
A4.01



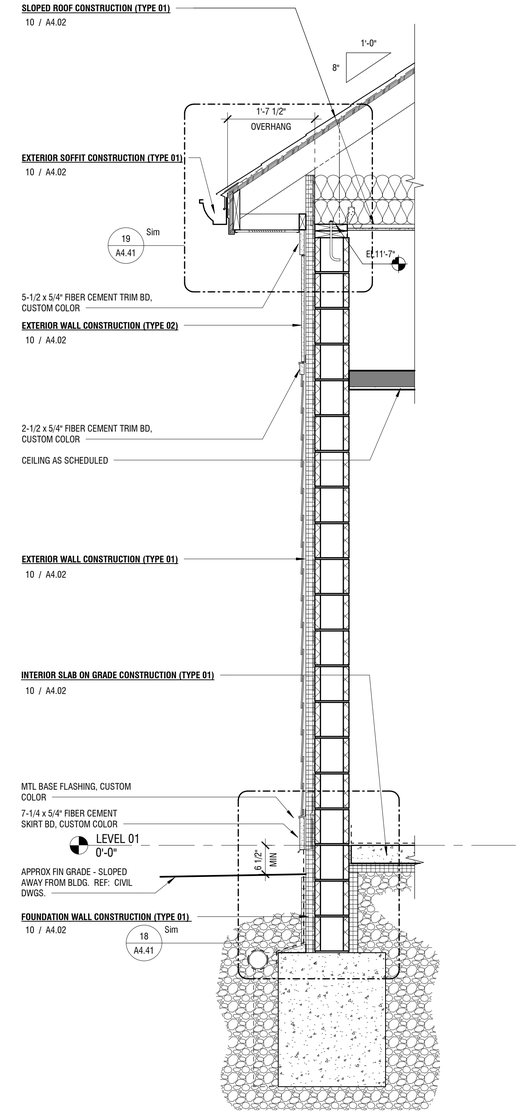
10 **WALL SECTION**
3/4" = 1'-0"



11 **WALL SECTION**
3/4" = 1'-0"



12 **WALL SECTION**
3/4" = 1'-0"



13 **WALL SECTION**
3/4" = 1'-0"

3/21/2025 1:59:19 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

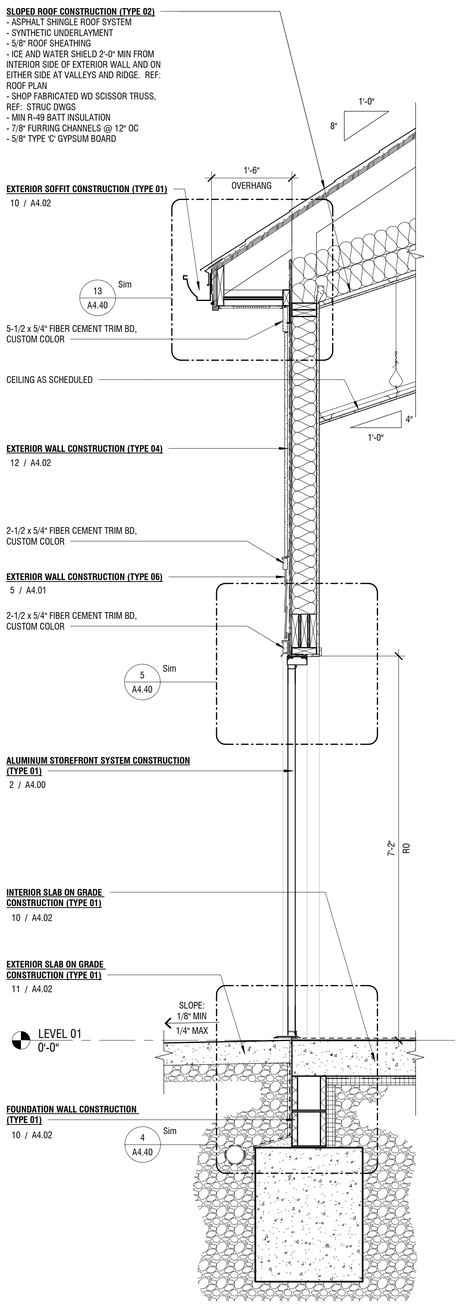
REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

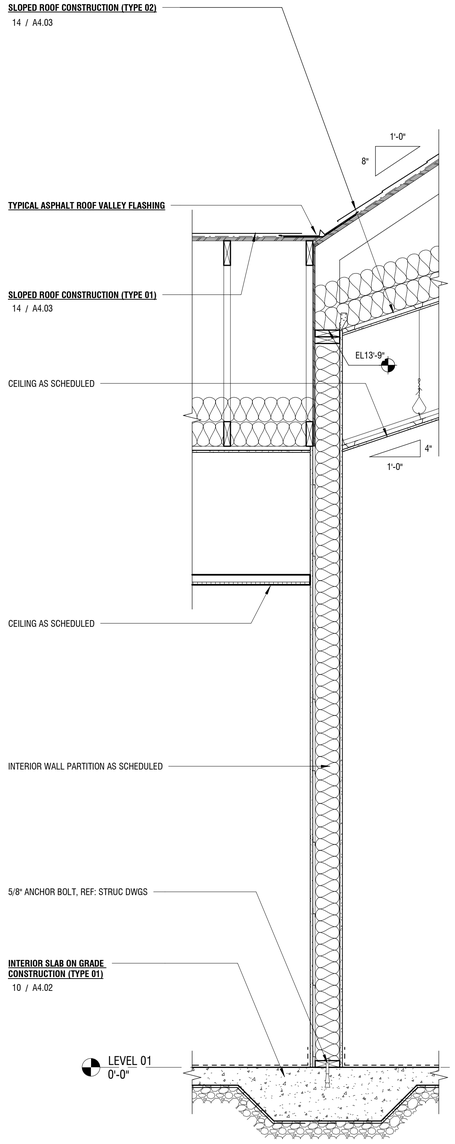
SHEET TITLE:
WALL SECTIONS

DATE: 03/31/2025
SCALE: 3/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

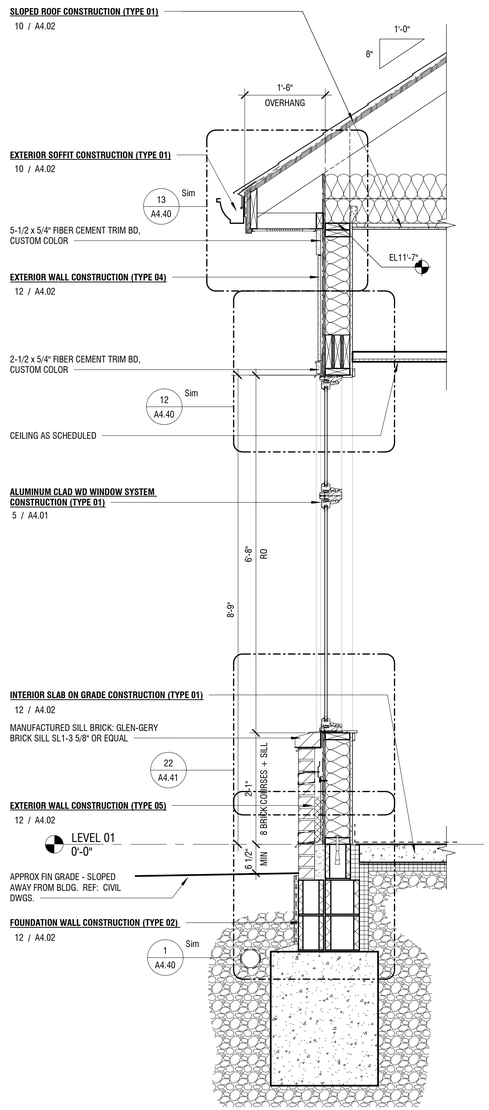
A4.02



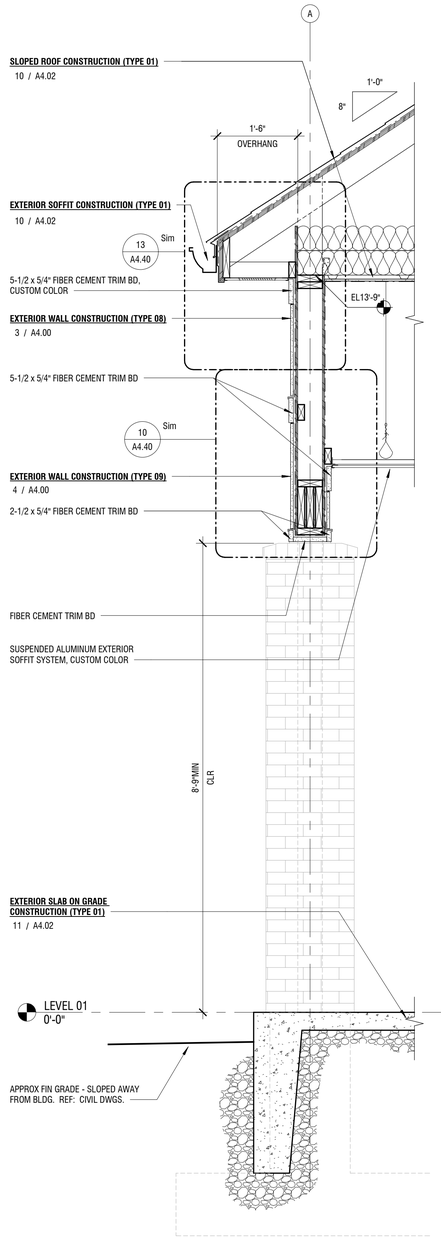
14 **WALL SECTION**
3/4" = 1'-0"



15 **WALL SECTION**
3/4" = 1'-0"



16 **WALL SECTION**
3/4" = 1'-0"



17 **WALL SECTION**
3/4" = 1'-0"

3/21/2025 1:59:21 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

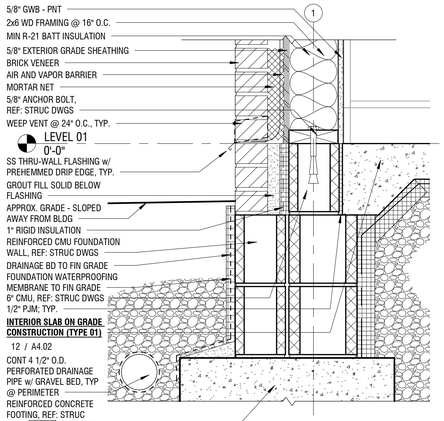
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

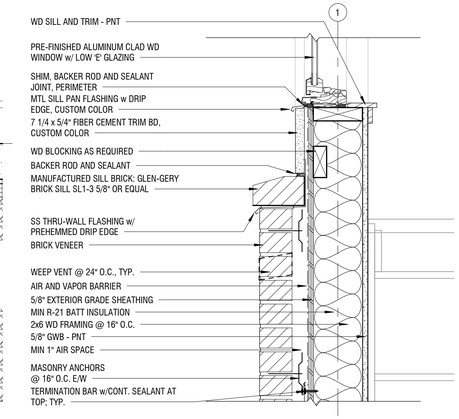
WALL SECTIONS

DATE: 03/31/2025
SCALE: 3/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

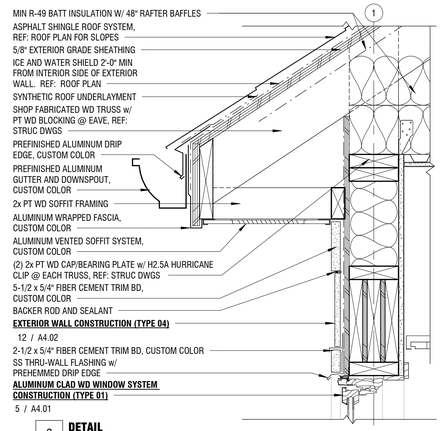
A4.03



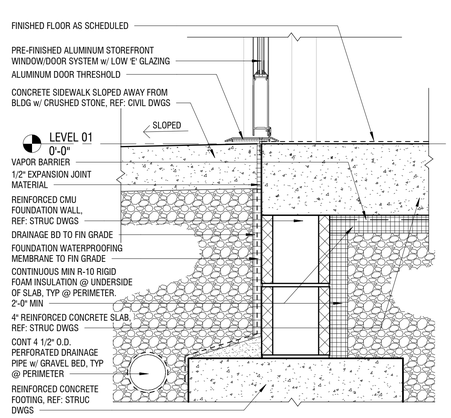
1 **DETAIL**
1 1/2" = 1'-0"



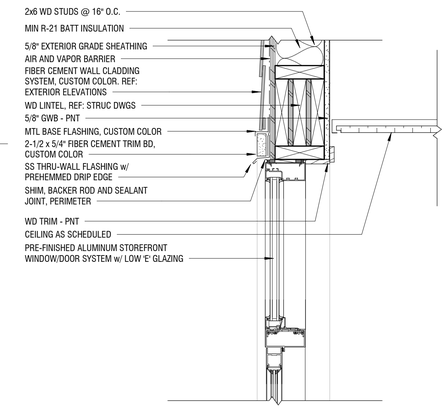
2 **DETAIL**
1 1/2" = 1'-0"



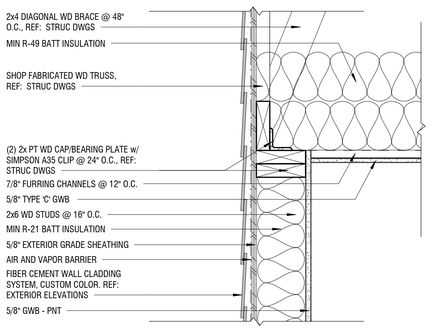
3 **DETAIL**
1 1/2" = 1'-0"



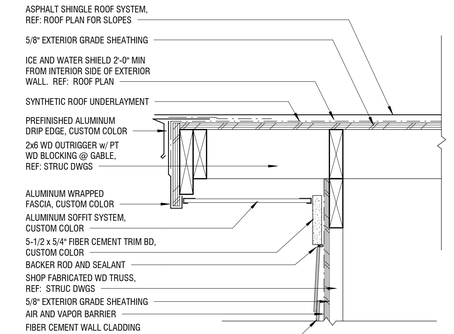
4 **DETAIL**
1 1/2" = 1'-0"



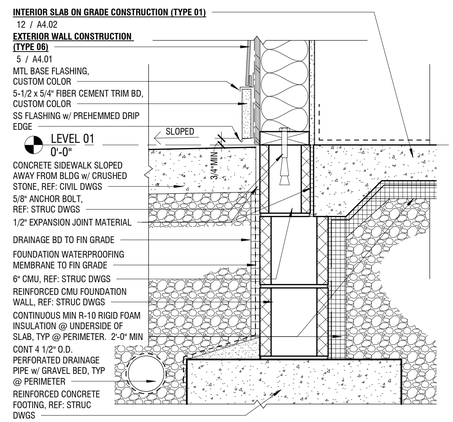
5 **DETAIL**
1 1/2" = 1'-0"



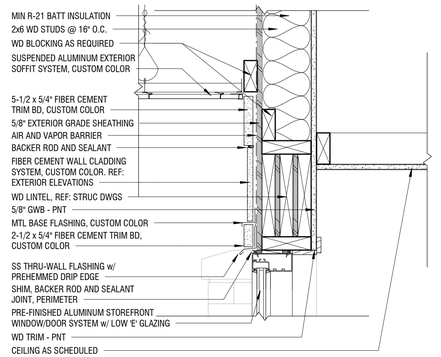
6 **DETAIL**
1 1/2" = 1'-0"



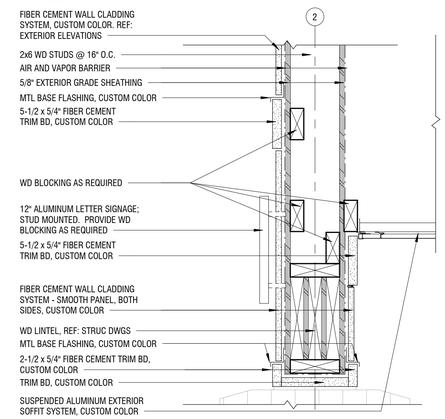
7 **DETAIL**
1 1/2" = 1'-0"



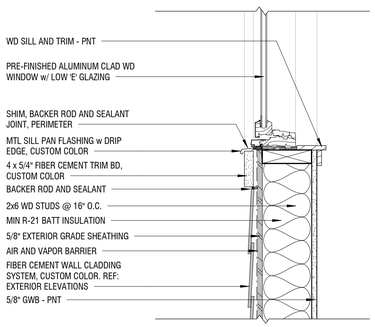
8 **DETAIL**
1 1/2" = 1'-0"



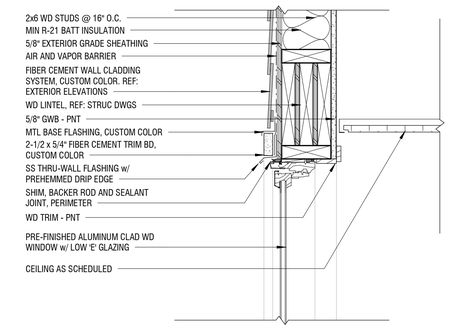
9 **DETAIL**
1 1/2" = 1'-0"



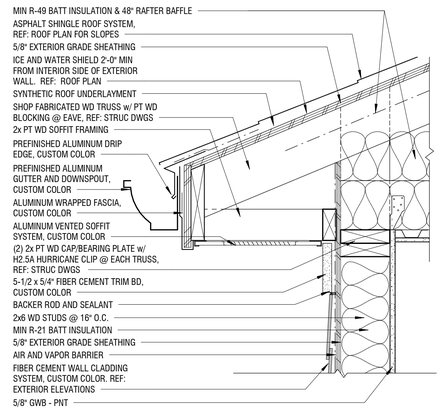
10 **DETAIL**
1 1/2" = 1'-0"



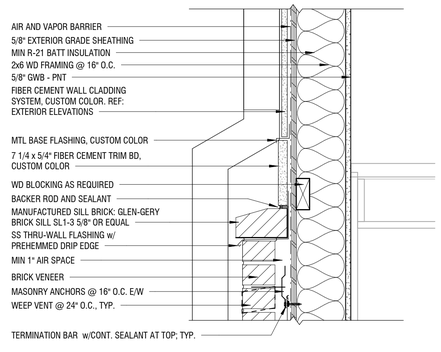
11 **DETAIL**
1 1/2" = 1'-0"



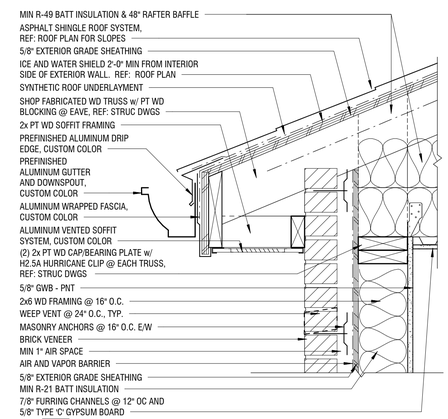
12 **DETAIL**
1 1/2" = 1'-0"



13 **DETAIL**
1 1/2" = 1'-0"



14 **DETAIL**
1 1/2" = 1'-0"



15 **DETAIL**
1 1/2" = 1'-0"

GENERAL ENLARGED DETAIL NOTES

1. ALL ROOF TRUSSES ARE TO BE VIEWED AS VISUAL REPRESENTATIONS SHOWING THE INTENT OF THE ROOF CONSTRUCTION. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. ROOF TRUSSES AND ROOF TRUSS OVERFRAMING ARE TO BE DESIGNED BY A ROOF TRUSS MANUFACTURER.
3. CONTRACTOR TO REFERENCE SHEET A1.40 - ROOF PLAN & DETAILS FOR ROOF SLOPE INFORMATION.
4. CONTRACTOR TO REFERENCE WALL SECTIONS FOR ROOF OVERHANG DIMENSIONS.
5. CONTRACTOR TO REFERENCE A2.00 - EXTERIOR ELEVATIONS FOR MATERIAL CHANGES/LOCATIONS.

3/21/2025 1:59:25 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

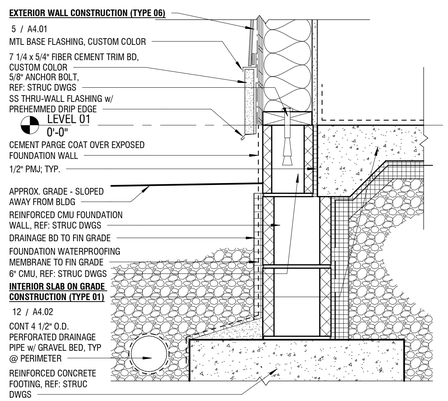
REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

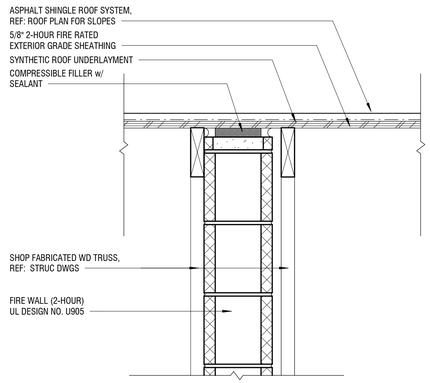
SHEET TITLE:
DETAILS

DATE: 03/31/2025
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

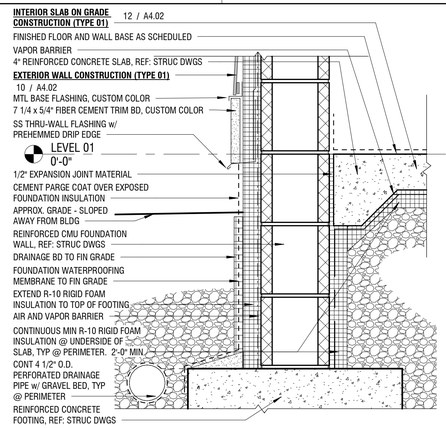
A4.40



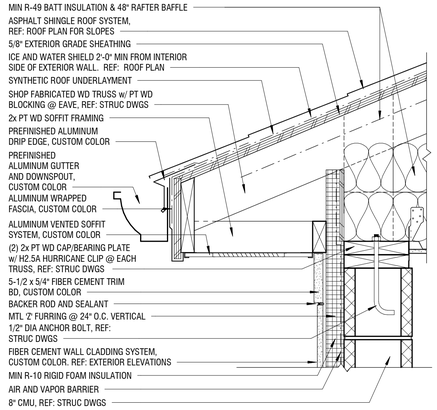
16 **DETAIL**
1 1/2" = 1'-0"



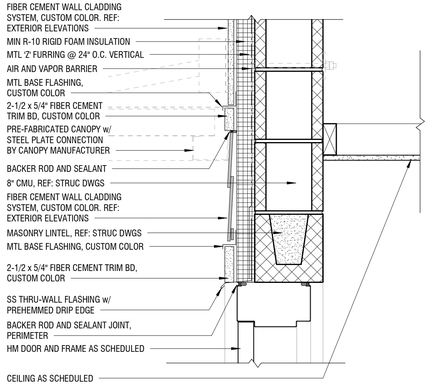
17 **DETAIL**
1 1/2" = 1'-0"



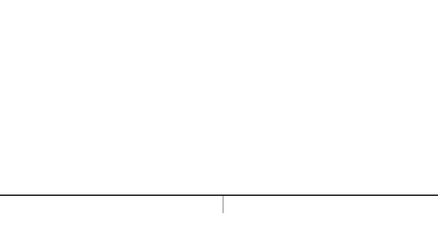
18 **DETAIL**
1 1/2" = 1'-0"



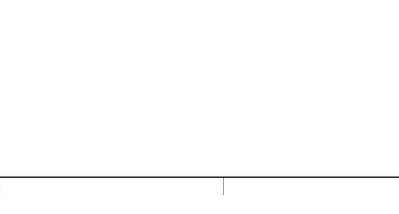
19 **DETAIL**
1 1/2" = 1'-0"



20 **DETAIL**
1 1/2" = 1'-0"



21 **DETAIL**
1 1/2" = 1'-0"



22 **DETAIL**
1 1/2" = 1'-0"

GENERAL ENLARGED DETAIL NOTES

1. ALL ROOF TRUSSES ARE TO BE VIEWED AS VISUAL REPRESENTATIONS SHOWING THE INTENT OF THE ROOF CONSTRUCTION. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. ROOF TRUSSES AND ROOF TRUSS OVERFRAMING ARE TO BE DESIGNED BY A ROOF TRUSS MANUFACTURER.
3. CONTRACTOR TO REFERENCE SHEET A1.40 - ROOF PLAN & DETAILS FOR ROOF SLOPE INFORMATION.
4. CONTRACTOR TO REFERENCE WALL SECTIONS FOR ROOF OVERHANG DIMENSIONS.
5. CONTRACTOR TO REFERENCE A2.00 - EXTERIOR ELEVATIONS FOR MATERIAL CHANGES/LOCATIONS.

3/21/2025 1:59:28 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

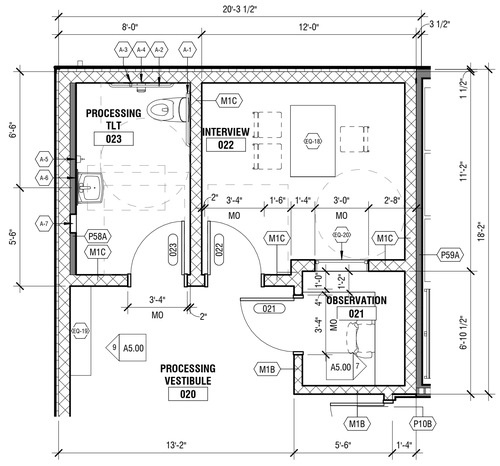
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

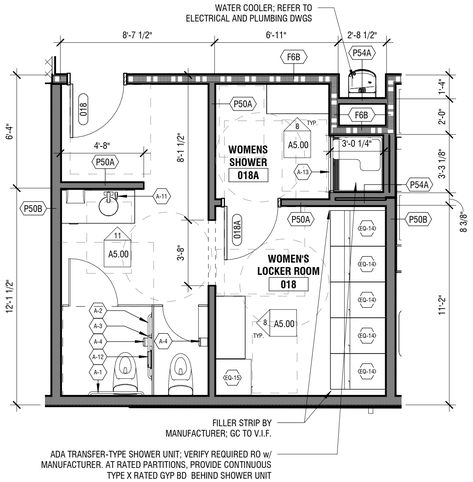
DETAILS

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

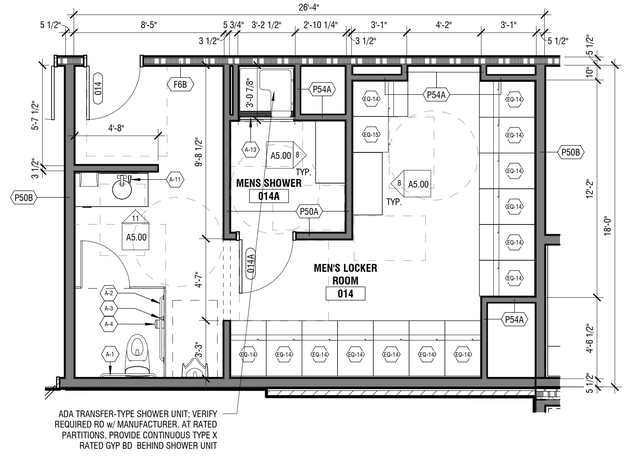
A4.41



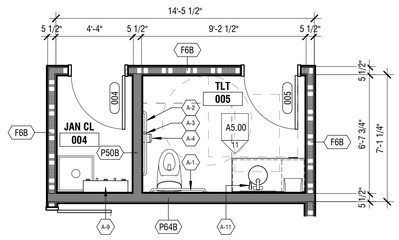
1 **EP - PROCESSING VEST. 020, OBSERVATION 021, INTERVIEW 022, PROCESSING TLT 023**
1/4" = 1'-0"



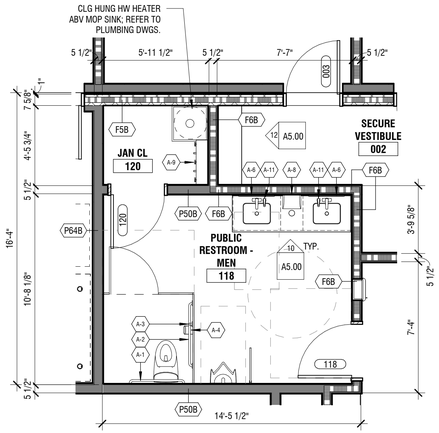
2 **EP - WOMEN'S LOCKER ROOM 018 & WOMEN'S SHOWER 018A**
1/4" = 1'-0"



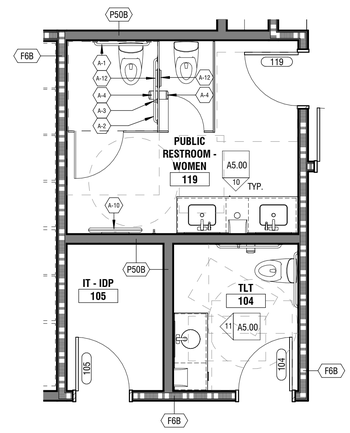
3 **EP - MEN'S LOCKER ROOM 014 & MEN'S SHOWER 014A**
1/4" = 1'-0"



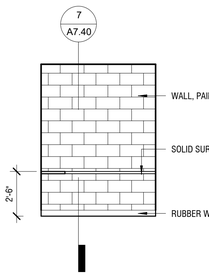
4 **EP - JAN CL 004 & TLT 005**
1/4" = 1'-0"



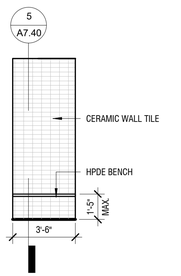
5 **EP - SECURE VESTIBULE 002, PUBLIC RESTROOM - MEN 118, & JAN CL 120**
1/4" = 1'-0"



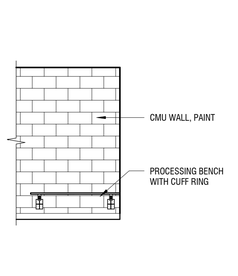
6 **EP - TLT 104, IT - IDP 105, & PUBLIC RESTROOM - WOMEN 119**
1/4" = 1'-0"



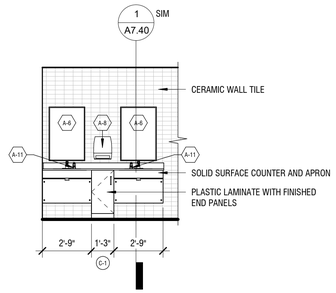
7 **IE - 021 OBSERVATION - EAST**
1/4" = 1'-0"



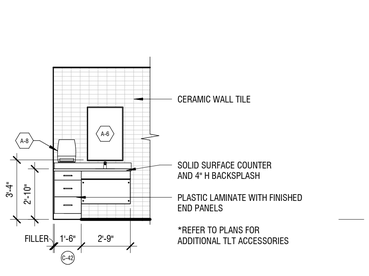
8 **IE - TYP. LOCKER ROOM/SHOWER BENCH**
1/4" = 1'-0"



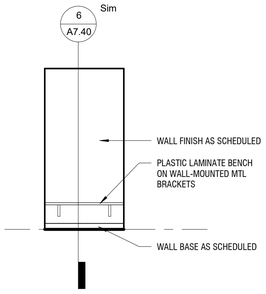
9 **IE - TYP. BENCH**
1/4" = 1'-0"



10 **IE - TYP. PUBLIC RESTROOM VANITY**
1/4" = 1'-0"



11 **IE - TYP SINGLE USE TLT**
1/4" = 1'-0"



12 **IE - SECURE VESTIBULE 002**
1/4" = 1'-0"

EQUIPMENT SCHEDULE

NO.	NAME	MANUFACTURER; MODEL; INFO	NOTES
EQ-1	75" TV & TILT TV WALL MOUNT	SAMSUNG; UN75TU7000FXZA; OR APPROVED EQUAL AND SANUS BLT3-B1; OR APPROVED EQUAL	OFCI
EQ-2	PASS-THROUGH RECEPTION WINDOW	REFER TO SPECIFICATION 085653 SECURITY WINDOWS.	IN CONTRACT
EQ-3	EVIDENCE PASS-THROUGH LOCKER	EQ-3B UNIT TO BE REFRIGERATED. REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-4	EVIDENCE REFRIGERATOR	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-5	EVIDENCE STORAGE LOCKER TYPE 1	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-6	EVIDENCE STORAGE LOCKER TYPE 2	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-7	HIGH-DENSITY MOBILE STORAGE SYSTEM	REFER TO SPECIFICATION 105626.13 MOBILE STORAGE SHELVING UNITS.	IN CONTRACT
EQ-8	ARMORY STORAGE LOCKER TYPE 1	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-9	ARMORY STORAGE LOCKER TYPE 2	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-10	PROCESSING GUN LOCKER	REFER TO SPECIFICATION 105113 METAL LOCKERS. EQ-10A RECESSED FLUSH MOUNT. EQ-10B SURFACE MOUNT.	IN CONTRACT
EQ-11	ARMORY WORKBENCH	REFER TO SPECIFICATION SECTION 111100.	IN CONTRACT
EQ-12	GO-BAG STORAGE SHELVING	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-13	43" TV & FIXED TV WALL MOUNT	SAMSUNG; QN43Q60CAF; OR APPROVED EQUAL AND SANUS PREMIUM SERIES FIXED-POSITION WALL MOUNT; VML5; OR APPROVED EQUAL	OFCI
EQ-14	GEAR LOCKER w/ INTEGRAL BENCH	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-15	GEAR LOCKER - ADA	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-15A	GEAR LOCKER - DOUBLE DOOR	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONCTRACT
EQ-16	RESIDENTIAL MICROWAVE	COUNTERTOP MODEL	NIC
EQ-17	RESIDENTIAL REFRIGERATOR	30-INCH WIDE MODEL, FACTORY INSTALLED ICE MAKER IN FREEZER	NIC
EQ-18	INTERVIEW TABLE	REFER TO SPECIFICATION 125500 DETENTION FURNITURE.	IN CONTRACT
EQ-19	PROCESSING BENCH	REFER TO SPECIFICATION 125500 DETENTION FURNITURE.	IN CONTRACT
EQ-20	OBSERVATION WINDOW	REFER TO SPECIFICATION 085653 SECURITY WINDOWS.	IN CONTRACT
EQ-21	CLOSET SHELVING	REFER TO SPECIFICATION 105723 CLOSET AND UTILITY SHELVING.	IN CONTRACT

○ CASEWORK SCHEDULE

TYPE NO.	DESCRIPTION	HEIGHT	WIDTH	DEPTH	BASIS OF DESIGN	CAT NO.	ADDITIONAL INFORMATION
C-1	Base Casework	2'-9"	1'-3"	2'-0"	Stevens Industries	10120	LOCKABLE
C-2	Base Casework	2'-5"	2'-9"	2'-0"	Stevens Industries	10441	
C-3	Base Casework	2'-5"	3'-9"	2'-0"	Stevens Industries	10673	
C-4	Base Casework	2'-5"	3'-6"	2'-0"	Stevens Industries	10206	
C-5	Base Casework	2'-5"	1'-3"	2'-0"	Stevens Industries	10421	
C-7	Base Casework	2'-5"	2'-3"	2'-0"	Stevens Industries	10314	
C-8	Base Casework	2'-9"	3'-0"	2'-0"	Stevens Industries	10356	
C-9	Base Casework	2'-9"	2'-6"	2'-0"	Stevens Industries	10339	
C-10	Base Casework	2'-11"	3'-0"	2'-0"	Stevens Industries	10432	
C-11	Base Casework	2'-11"	2'-6"	2'-0"	Stevens Industries	10339	
C-12	Base Casework	2'-11"	3'-0"	2'-0"	Stevens Industries	10724	
C-13	Sink Base Casework	2'-8 1/2"	3'-0"	2'-0"	Stevens Industries	10678	
C-14	Base Casework	2'-8 1/2"	3'-0"	2'-0"	Stevens Industries	10441	
C-15	Base Casework	2'-4 1/2"	1'-6"	2'-0"	Stevens Industries	10339	
C-16	Base Casework	2'-5"	1'-3"	2'-0"	Stevens Industries	10329	
C-17	Base Casework	2'-5"	2'-6"	2'-0"	Stevens Industries	10432	
C-18	Base Casework	2'-9"	3'-0"	1'-9"	Stevens Industries	10432	
C-19	Base Casework	2'-9"	1'-3"	1'-9"	Stevens Industries	10421	
C-20	Base Casework	2'-9"	3'-6"	2'-0"	Stevens Industries	10206	
C-21	Base Casework	2'-9"	2'-9"	2'-0"	Stevens Industries	10432	
C-22	Base Casework	2'-9"	2'-9"	2'-0"	Stevens Industries	10339	
C-23	Base Casework	2'-9"	1'-3"	2'-0"	Stevens Industries	10339	
C-24	Base Casework	2'-5"	3'-9"	1'-0"	Stevens Industries	10129	
C-25	Base Casework	3'-4 1/2"	2'-0"	1'-6"	Stevens Industries	10120	LOCKABLE
C-26	Base Casework	2'-7 1/2"	4'-7 1/4"	1'-6"	Stevens Industries	10579	
C-27	Base Casework	2'-9"	2'-0"	1'-6"	Stevens Industries	10421	LOCKABLE
C-28	Wall Casework	0'-11"	2'-6"	1'-0"	Stevens Industries	15253	CUSTOM SIZE
C-29	Wall Casework	2'-6"	3'-0"	1'-6"	Stevens Industries	15254	
C-30	Wall Casework	2'-1"	3'-0"	1'-6"	Stevens Industries	15101	
C-31	Wall Casework	3'-0"	2'-6"	1'-6"	Stevens Industries	15129	
C-32	Wall Casework	3'-0"	1'-6"	1'-6"	Stevens Industries	15101	
C-33	Wall Casework	3'-0"	1'-6"	1'-6"	Stevens Industries	15120	
C-34	Wall Casework	2'-1"	2'-6"	1'-2"	Stevens Industries	15129	
C-35	Wall Casework	2'-1"	1'-6"	1'-2"	Stevens Industries	15101	
C-36	Wall Casework	2'-1"	3'-0"	1'-2"	Stevens Industries	15129	
C-37	Base Casework	2'-8"	1'-6"	2'-0"	Stevens Industries	10339	
C-38	Wall Casework	2'-1"	1'-6"	1'-2"	Stevens Industries	15121	
C-39	Wall Casework	1'-10"	3'-0"	1'-2"	Stevens Industries	15129	CUSTOM SIZE
C-40	Wall Casework	2'-6"	3'-0"	1'-6"	Stevens Industries	15101	
C-41	Base Casework	2'-11"	3'-0"	1'-9"	Stevens Industries	10343	
C-42	Base Casework	2'-8 1/2"	1'-6"	1'-10"	Stevens Industries	10339	

ACCESSORIES SCHEDULE

NO.	BASIS OF DESIGN	ITEM	INSTALLED BY	SUPPLIED BY
A-1	BOBRICK	H.C. GRAB BAR (B6106 X 36)	CONTRACTOR	CONTRACTOR
A-2	BOBRICK	H.C. GRAB BAR (B6106 X 48)	CONTRACTOR	CONTRACTOR
A-3	BOBRICK	H.C. GRAB BAR (B6106 X 18)	CONTRACTOR	CONTRACTOR
A-4	BOBRICK	TOILET TISSUE DISPENSER (B-2888)	CONTRACTOR	CONTRACTOR
A-5	BOBRICK	SOAP DISPENSER (B-2111)	CONTRACTOR	CONTRACTOR
A-6	BOBRICK	24 X 36 MIRROR (B-165)	CONTRACTOR	CONTRACTOR
A-7	BOBRICK	RECESSED PAPER TOWEL/WASTE DISPENSER (B-3940)	CONTRACTOR	CONTRACTOR
A-8	BOBRICK	AUTOMATIC PAPER TOWEL DISPENSER (B-72974)	CONTRACTOR	CONTRACTOR
A-9	BOBRICK	SHELF W/MOP & BROOM HOLDER & HOOKS	CONTRACTOR	CONTRACTOR
A-10	KOALA KARE	BABY CHANGING STATION	CONTRACTOR	CONTRACTOR
A-11	SLOAN	DECK-MOUNTED FOAM SOAP DISPENSER (ESD-800)	CONTRACTOR	CONTRACTOR
A-12	BOBRICK	PARTITION MOUNTED SANITARY NAPKIN DISPOSAL (B-354)	CONTRACTOR	CONTRACTOR
A-13	BOBRICK	HEAVY DUTY SHOWER CURTAIN ROD (B-6107X36), WHITE VINYL SHOWER CURTAIN (204-2), AND STAINLESS STEEL SHOWER CURTAIN HOOKS (204-1; QTY: 7)	CONTRACTOR	CONTRACTOR

GENERAL NOTES - INTERIOR ELEVATIONS

1. REFER TO SHEET A1.80 - FINISH PLAN FOR INTERIOR FINISH SELECTIONS.
2. REFERENCE SHEET G1.00 FOR ANSI 117.1-2009 REQUIRED ADA CLEARANCES.
3. PC TO COORDINATE W/ GC FOR ALL PLUMBING FIXTURE LOCATIONS.
4. FURNITURE AND SPECIALTY EQUIPMENT SHOWN IS TO BE PROVIDED AND INSTALLED BY OWNER UNLESS NOTED OTHERWISE. REFER TO A1.81 FOR FURNITURE AND EQUIPMENT PLAN.

3/21/2025 1:59:34 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

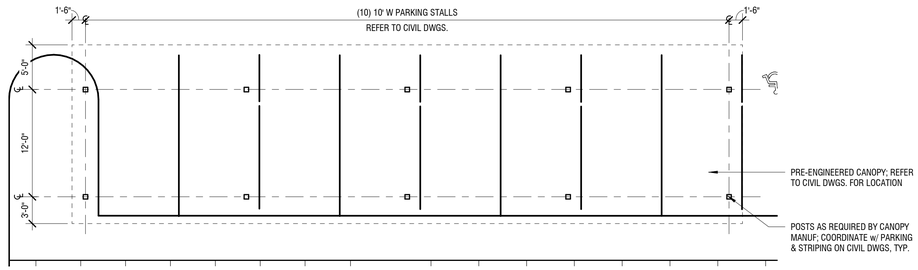
REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

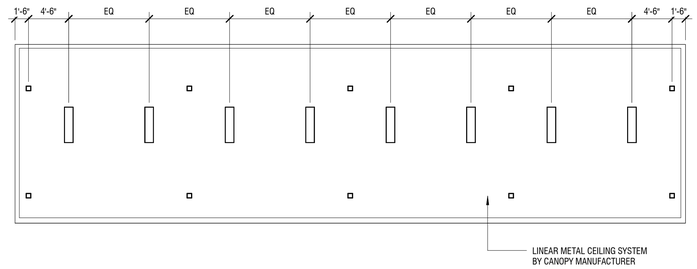
SHEET TITLE:
ENLARGED PLANS & INTERIOR ELEVATIONS

DATE: 03/31/2025
SCALE: 1/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

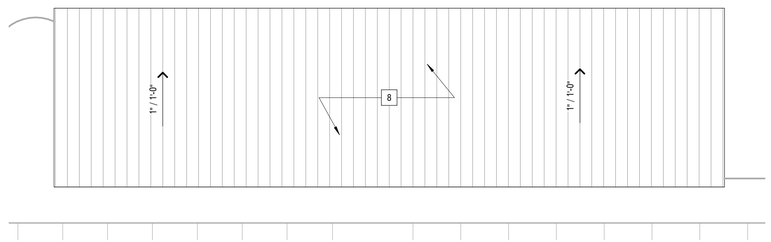
A5.00



2 **FLOOR PLAN**
1/8" = 1'-0"



1 **REFLECTED CEILING PLAN**
1/8" = 1'-0"



3 **ROOF PLAN**
1/8" = 1'-0"

GENERAL CEILING NOTES

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR CEILING EQUIPMENT INCLUDING BUT NOT LIMITED TO GRILLES, REGISTERS, DIFFUSERS, SPRINKLER HEADS, LIGHTING, AND EMERGENCY FIXTURES.
2. REFER TO MEP DRAWINGS FOR EXACT LOCATIONS, QUANTITIES, AND SIZES OF ALL EQUIPMENT.
3. WHERE TEGULAR TILE IS USED PROVIDE TEGULAR EDGE ON CUT SIDE OF TILE.
4. REFERENCE FLOOR PLANS FOR DIMENSIONS AND ADDITIONAL DETAILS FOR ROOMS SCHEDULED TO HAVE CEILINGS.
5. BOTTOM OF ALL TRUSSES TO HAVE CONTINUOUS 7/8" MTL FURRING AND 5/8" TYPE X GYPSUM CEILING BOARD INSTALLED AT UNDERSIDE. ALL JOINTS ARE TO BE FIRE TAPED AND SEALED AT THE WALL. REFER TO WALL SECTIONS AND DETAILS.
6. WHERE ACOUSTICAL CEILING TILES ARE SCHEDULED, PERIMETER GRID TILES TO BE EQUAL ON ALL SIDES. CENTER ALL LIGHT FIXTURES, MECHANICAL DIFFUSERS, CEILING DEVICES, ETC. IN CEILING TILES, UNLESS NOTED OR DIMENSIONED OTHERWISE.

CEILING LEGEND

- 2'x2' SUSPENDED ACOUSTIC TILE CEILING SYSTEM (ACT)
- GYPSUM BOARD CEILING / SOFFIT (GWB)
- SUSPENDED LINEAR WOOD PLANK CEILING SYSTEM (WD PANEL)
- LINEAR HARDENED CEILING SYSTEM (MTL PLANK) TYPE 1
- LINEAR HARDENED CEILING SYSTEM (MTL PLANK) TYPE 2
- 4" SQUARE LED DOWNLIGHT
- 2'x2' RECESSED DIRECT-INDIRECT LED FIXTURE
- 4' LINEAR RECESSED LED LIGHT FIXTURE
- 8' LINEAR SUSPENDED LED LIGHT FIXTURE
- 1'x4' WP SURFACE MOUNT LED LIGHT FIXTURE
- 1'x4' INSTITUTIONAL SURFACE MOUNT LED LIGHT FIXTURE
- 4" RECESSED EXT. SOFFIT LED FIXTURE
- LED FLOOD WALL PACK LIGHT FIXTURE

GENERAL ROOF NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFERENCE MEP DRAWINGS FOR ROOF TOP EQUIPMENT, PIPES THRU ROOF, EXHAUST, ETC.
3. ICE AND WATER SHIELD INSTALLED 2'-0" MIN. AT INTERIOR SIDE OF EXTERIOR PERIMETER WALL, EITHER SIDE OF VALLEY/S, AND RIDGE/S. CONTRACTOR TO INSTALL PER MANUFACTURERS SPECIFICATIONS AND WARRANTY REQUIREMENTS.
4. FOR ROOF OPENINGS, THE GC IS RESPONSIBLE FOR PROVIDING THE STRUCTURAL FRAMING FOR THE OPENING. REFERENCE STRUCTURAL DRAWINGS FOR FRAMING DETAILS. GC TO COORDINATE WITH MC FOR PROVIDING EXACT LOCATIONS AND SIZE OF ALL HVAC EQUIPMENT REQUIRED.
5. GC TO COORDINATE DETAILS WITH MANUFACTURERS TYPICAL DETAILS.

ROOF LEGEND

- DIRECTION OF SLOPE
- CHANGE IN LEVEL
- ROOF AREA - A — ROOF IDENTIFIER
- AREA OF SNOW GUARDS SPACED PER MANUFACTURER'S RECOMMENDATIONS
- INDICATES ICE AND WATER SHIELD. 2'-0" MIN. FROM INTERIOR SIDE OF EXTERIOR WALL. 2'-0" MIN. ON EITHER SIDE AT VALLEYS AND RIDGE.

☐ KEYED ROOF NOTES

NO.	NOTE
1	ASPHALT SHINGLE ROOF SYSTEM
2	RIDGE VENT. REF: TYP. RIDGE VENT DETAIL 2/A1.40
3	PREFINISHED ALUMINUM 6" GUTTER - CUSTOM COLOR
4	PREFINISHED ALUMINUM 3.75" X 4.75" DOWNSPOUT - CUSTOM COLOR. TIE INTO STORMWATER SYSTEM w/ CAST IRON BOOT, REF: MEP DWGS FOR ADDITIONAL INFORMATION
5	ICE & WATER SHIELD. 2'-0" MIN. FROM INTERIOR SIDE OF EXTERIOR PERIMETER WALL. 2'-0" MIN. OF EITHER SIDE AT VALLEYS AND RIDGE REF: ROOF LEGEND
6	SNOW GUARDS SPACED PER MANUFACTURERS RECOMMENDATIONS
7	CANOPY ROOF BELOW; REF: EXTERIOR ELEVATIONS
8	PRE-ENGINEERED CANOPY ROOF; REF: CIVIL DWGS FOR LOCATION
9	EDGE OF SIDEWALK; REF: CIVIL DWGS, TYP.
10	DASHED AREAS INDICATE APPROXIMATE LOCATIONS OF ACCESS HATCH & MECHANICAL UNIT AND '36" CATWALK' IN ATTIC BELOW; COORDINATE TRUSS PROFILES FOR ACCESS. REFER TO STRUCTURAL DWGS.

GENERAL PLAN NOTES

1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL PARTITIONS ARE TO BE TYPE P50B UNLESS INDICATED OTHERWISE. REFER TO SHEET A5.00 - ENGLARGED PLANS & DETAILS FOR MORE INFORMATION. REFER TO SHEET G2.00 - PARTITION DETAILS FOR PARTITION TYPES.
3. ALL CORRIDOR PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE FLOOR/ROOF STRUCTURE ABOVE, SEAL PARTITIONS SOUND TIGHT.
4. PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR INSTALLATION OF ALL WALL MOUNTED CABINETRY, SHELVING, EQUIPMENT, HANDRAILS, AND ACCESSORIES.
5. CABINET MAKER SHALL PROVIDE ALL CUTOUTS, HOLES, ETC. FOR ELECTRICAL, PLUMBING, AND MECHANICAL DEVICES AS REQUIRED. COORDINATE WITH EACH PRIME CONTRACTOR.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR IDENTIFYING ROOMS, SIGNS, DOORS, KEYS, EQUIPMENT, PANELS, ETC BY THE OWNER'S FINAL NUMBERING - **NOT** THE ARCHITECTURAL NUMBERS.
7. REFER TO SHEET A1.80 FOR FINISH SCHEDULE AND FINISH PLAN. REFER TO SHEET A1.81 FOR FURNITURE AND EQUIPMENT PLAN AND EQUIPMENT SCHEDULE.

3/21/2025 1:59:37 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

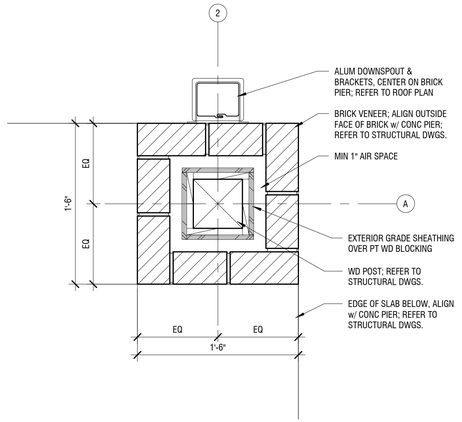
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

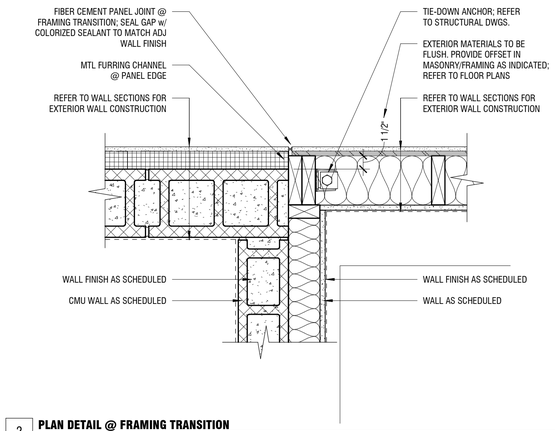
CANOPY DETAILS

DATE: 03/31/2025
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

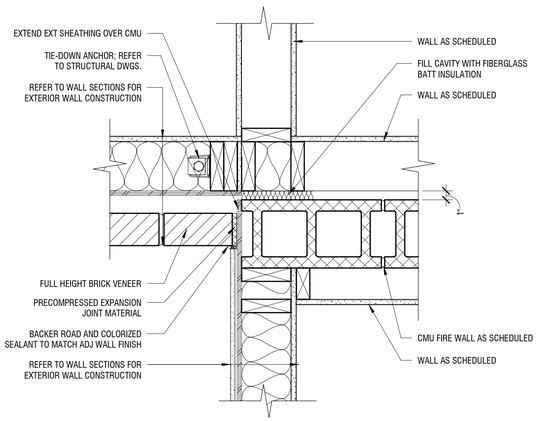
A5.01



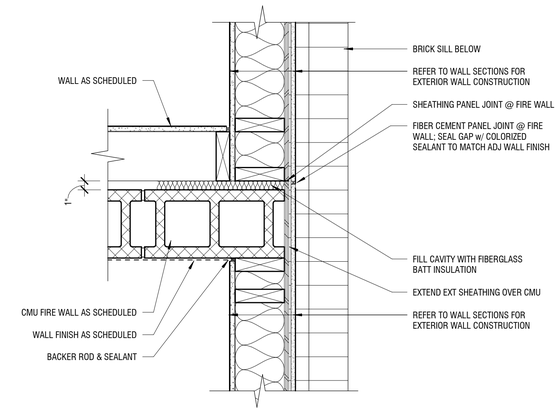
1 PLAN DETAIL @ TYP EXT BRICK PIER
1 1/2" = 1'-0"



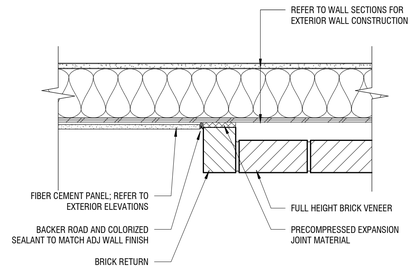
2 PLAN DETAIL @ FRAMING TRANSITION
1 1/2" = 1'-0"



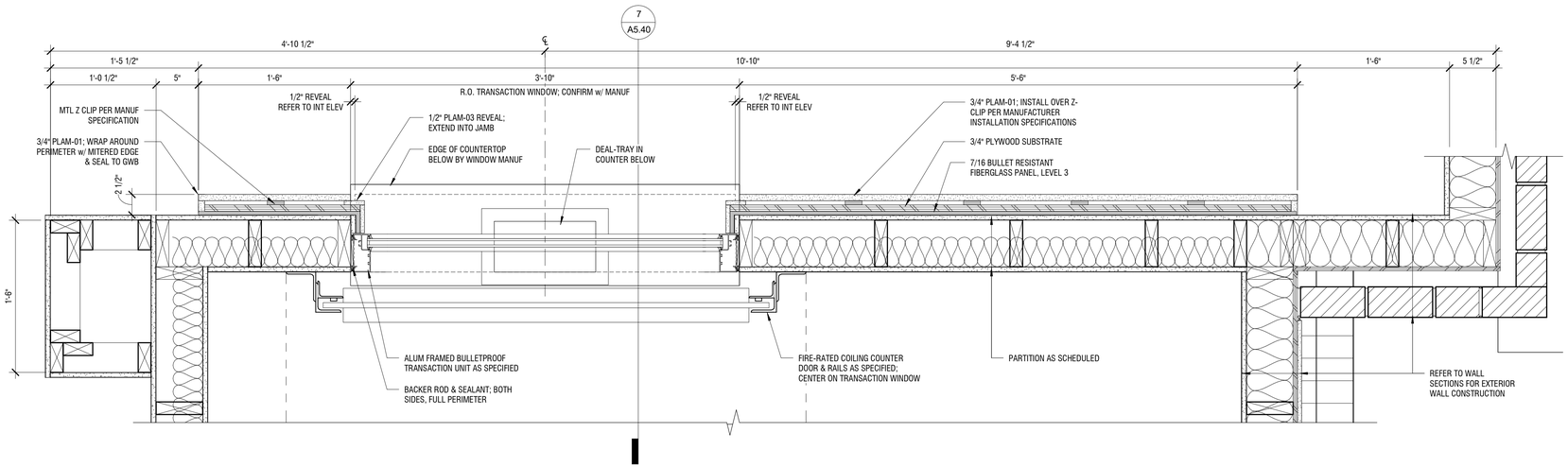
3 PLAN DETAIL @ FIRE WALL
1 1/2" = 1'-0"



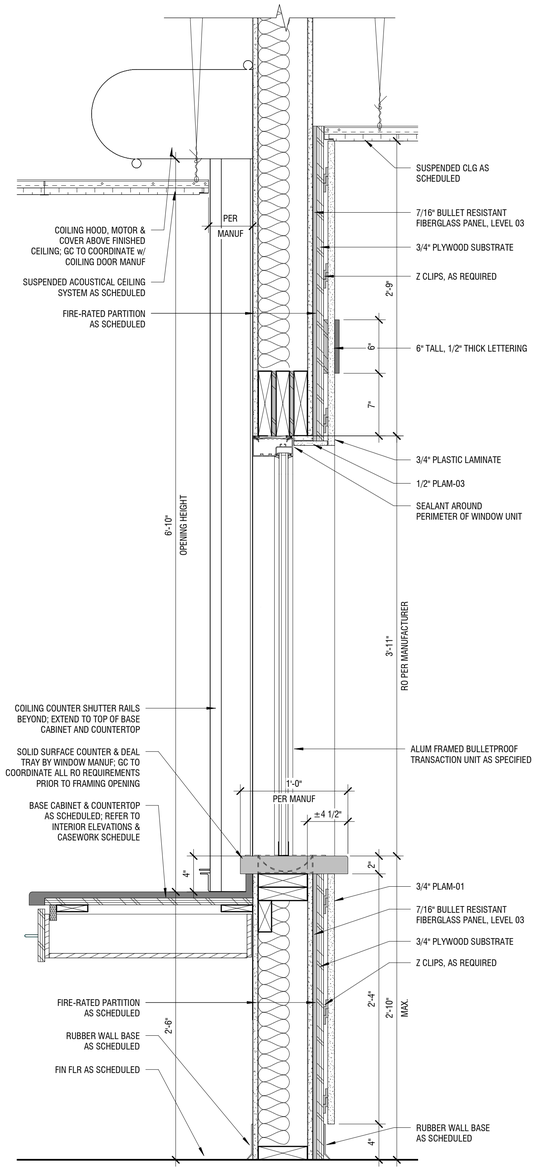
4 PLAN DETAIL @ FIRE WALL
1 1/2" = 1'-0"



5 PLAN DETAIL @ BRICK TO FIBER CEMENT TRANSITION
1 1/2" = 1'-0"



6 PLAN DETAIL @ TRANSACTION WINDOW
1 1/2" = 1'-0"



7 SECTION DETAIL @ TRANSACTION WINDOW
1 1/2" = 1'-0"

3/21/2025 1:59:40 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

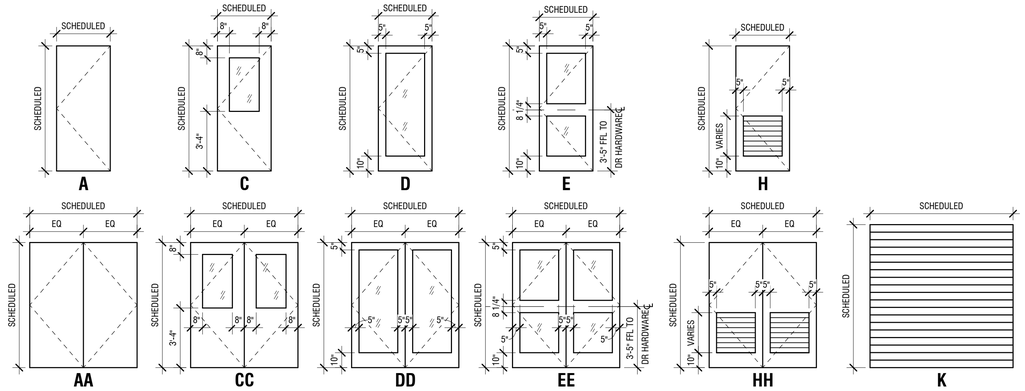
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

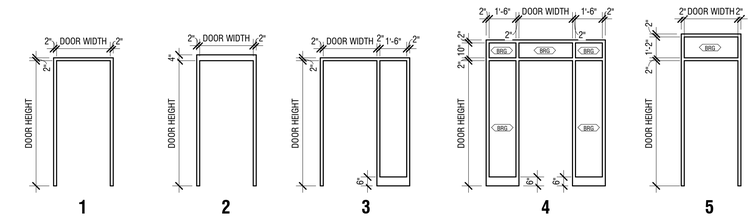
PLAN DETAILS

DATE:	03/31/2025
SCALE:	1 1/2" = 1'-0"
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

A5.40



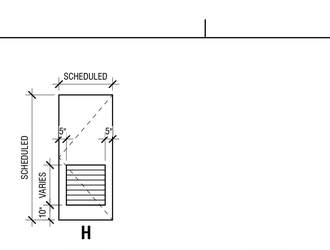
DOOR ELEVATIONS
1/4" = 1'-0"



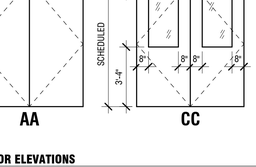
FRAME ELEVATIONS
1/4" = 1'-0"

H1 **HEAD**
1 1/2" = 1'-0"

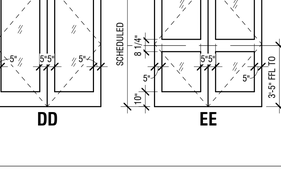
H2 **HEAD**
1 1/2" = 1'-0"



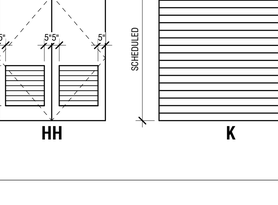
H3 **HEAD**
1 1/2" = 1'-0"



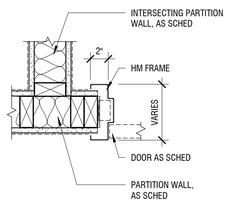
J1 **JAMB**
1 1/2" = 1'-0"



J2 **JAMB**
1 1/2" = 1'-0"



J3 **JAMB**
1 1/2" = 1'-0"

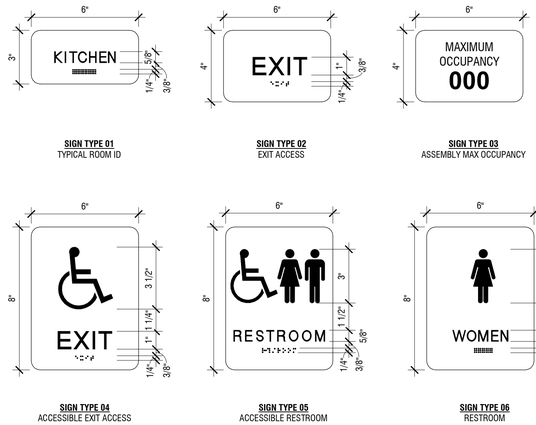


J1A **TYPICAL HINGE SIDE-WD FRAME**
1 1/2" = 1'-0"

DOOR & FRAME SCHEDULE

DOOR DATA							FRAME DATA							
				SIZE						DETAILS				
NO.	TYPE	MATERIAL	FINISH	WIDTH	HEIGHT	LABEL & RATING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HEAD	SILL	JAMB	HARDWARE SET	NOTES
001	A	WD	STN	3'-0"	7'-0"	90 MIN	2	HM	PT	H3	S2	J3		3, 9
002	A	WD	STN	3'-0"	7'-0"	90 MIN	2	HM	PT	H3	S1	J3		5, 12
003	A	WD	STN	3'-0"	7'-0"	90 MIN	2	HM	PT	H3	S2	J3		5, 9
003A	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H4	S2	J4		5, 9
004	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	S4	J1		9
005	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	S3	J1		13
006	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H4	S2	J4		5, 9
007	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H4	S2	J4		5, 9
008	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H4	S2	J4		5, 9
009A	D	WD	STN	3'-0"	7'-0"		3	HM	PT	H1	S2	J1		9
009B	D	WD	STN	3'-0"	7'-0"		3	HM	PT	H1	S2	J1		
010	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	-	J1		5, 9
011	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	-	J1		5, 9
012	A	WD	STN	3'-0"	7'-0"	20 MIN	2	HM	PT	H5	S4	J5		5, 9
014	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	S3	J1		9
014A	A	HM	PT	3'-0"	7'-0"		1	HM	PT	H1	S1	J1		9
015	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	-	J1		9
015A	A	ALUM	FAC	3'-0"	7'-0"		1	ALUM	FAC	H6	SEE 4/A4.40	J6		5
016	C	ALUM	FAC	3'-0"	7'-0"		1	ALUM	FAC	H2	S2	J2		10
016A	C	SEC	FAC	3'-0"	7'-0"		5	SEC	FAC	SEE 5/A4.40	SEE 4/A4.40	J6		5, 6, 10
017	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	-	J1		5, 9
018	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	S3	J1A		9
018A	A	HM	PT	3'-0"	7'-0"		1	HM	PT	H1	S1	J1A		9
019	A	WD	STN	3'-0"	7'-0"	20 MIN	2	HM	PT	H5	S1	J5		9
020	A	IHM	PT	3'-0"	7'-0"		2	IHM	PT	H7	SEE 11/4.02	J7		5, 8, 10
020A	C	HM	PT	3'-0"	7'-0"		2	HM	PT	H8	S1	J9		5, 6, 8, 9
021	A	WD	STN	3'-0"	7'-0"		2	HM	PT	H8	S1	J8		5, 9
022	A	WD	STN	3'-0"	7'-0"		2	HM	PT	H8	S1	J8		5, 9
023	A	WD	STN	3'-0"	7'-0"		2	HM	PT	H8	S1	J8		5, 13
024	A	WD	STN	3'-0"	7'-0"		2	HM	PT	H8	S1	J8		5, 9
025	A	HM	PT	3'-0"	7'-0"		2	HM	PT	H8	-	J8		5, 9
026	A	IHM	PT	3'-0"	7'-0"		2	IHM	PT	H7	SEE 11/4.02	J7		5, 6, 8, 10
026A	K	STL	FAC	12'-0"	10'-0"		2	STL	FAC	SEE 7/A9.00	SEE 6/A9.00	J12		5, 6, 7, 8
027	A	WD	STN	3'-0"	7'-0"	90 MIN	2	HM	PT	H9	S2	J9		5, 9
102	D	WD	STN	3'-0"	7'-0"		1	HM	PT	H4	S2	J4		5, 9
103	D	WD	STN	3'-0"	7'-0"		1	HM	PT	H4	S2	J4		5, 9
104	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	S3	J1A		13
105	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	-	J1A		5, 9
106	D	WD	STN	3'-0"	7'-0"		1	HM	PT	H1	S2	J1		5, 9
108	D	WD	STN	3'-0"	7'-0"		1	HM	PT	H1	S2	J1A		5, 9
109	D	WD	STN	3'-0"	7'-0"		1	HM	PT	H4	S2	J4		9
109A	A	WD	STN	3'-0"	7'-0"		1	HM	PT	H4	S1	J4		5, 9, 11
110	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	S4	J1A		5, 9
111	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	-	J1		9
111A	A	ALUM	FAC	3'-0"	7'-0"		1	ALUM	FAC	H6	SEE 4/A4.40	J6/J10		5
112A	C	ALUM	FAC	3'-0"	7'-0"		5	ALUM	FAC	SEE 5/A4.40	SEE 4/A4.40	J6/J10		10
113	EE	SEC	FAC	6'-0"	7'-0"		4	SEC	FAC	H11	S2	J11		2, 6, 12
113A	EE	SEC	FAC	6'-0"	7'-0"		4	SEC	FAC	SEE 5/A4.40	SEE 4/A4.40	J11		2, 5, 6, 12
114A	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	-	J1A		5, 9
114B	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	-	J1A		5, 9, 10
115	DD	ALUM	FAC	6'-0"	7'-0"		4	ALUM	FAC	H11	S2	J11		2, 9, 10, 11
115A	A	ALUM	FAC	3'-0"	7'-0"		1	ALUM	FAC	H6	SEE 4/A4.40	J6		4, 5, 10
116	AA	WD	STN	5'-0"	7'-0"		1	HM	PT	H1	-	J1		1, 9
117	AA	WD	STN	5'-0"	7'-0"		1	HM	PT	H1	-	J1		1, 9
118	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	S3	J1A		15
119	A	WD	STN	3'-0"	7'-0"	20 MIN	1	HM	PT	H1	S3	J1		14
120	A	HM	PT	3'-0"	7'-0"		1	HM	PT	H1	S4	J1A		9

SEE SPECIFICATION SECTION 087100 HARDWARE



SIGN TYPE 01
TYPICAL ROOM ID

SIGN TYPE 02
EXIT ACCESS

SIGN TYPE 03
ASSEMBLY MAX OCCUPANCY

SIGN TYPE 04
ACCESSIBLE EXIT ACCESS

SIGN TYPE 05
ACCESSIBLE RESTROOM

SIGN TYPE 06
RESTROOM

SIGN TYPE 07
RESTROOM

1 **A5_TYPICAL SIGNAGE DETAILS**
3" = 1'-0"

GENERAL DOOR NOTES

1. ALL HARDWARE TO BE ACCESSIBLE AND COMPLY WITH ANSI A117.1-2009
2. PROVIDE CLOSERS & SMOKE SEALS ON ALL RATED DOORS
3. ABBREVIATION 'SEC' ON DOOR SCHEDULE REFERS TO SECURITY ALUMINUM ENTRANCE SYSTEM PER SPECIFICATION SECTION 084213

DOOR SCHEDULE NOTES

1. (2) 2'-6" DOOR PANELS
2. (2) 3'-0" DOOR PANELS
3. MAGNETIC HOLD OPEN & TIED TO FIRE ALARM
4. EMERGENCY EXIT ONLY & TIED TO FIRE ALARM
5. ACCESS CONTROLLED DOOR
6. BULLET RESISTANT DOOR & FRAME
7. OVERHEAD COILING DOOR
8. SEE BID ALTERNATE ON SHEET A9.00
9. PROVIDE SIGN TYPE 01
10. PROVIDE SIGN TYPE 02
11. PROVIDE SIGN TYPE 03
12. PROVIDE SIGN TYPE 04
13. PROVIDE SIGN TYPE 05
14. PROVIDE SIGN TYPE 06
15. PROVIDE SIGN TYPE 07

WINDOW GENERAL NOTES

1. REFERENCE SHEET A6.20 FOR STOREFRONT DETAILS.
2. REFERENCE DOOR SCHEDULE FOR DOOR INFORMATION.
3. ALL DIMENSIONS SHOULD BE VERIFIED IN FIELD PRIOR TO FABRICATION
4. ALL WINDOWS, STOREFRONT, CURTAIN WALL, AND DOORS ON THE GROUND FLOOR UP TO 10'-0" ABOVE GRADE TO BE LAMINATED GLAZING (LIG)

GLAZING TYPES

BRG	CLEAR INSULATED BULLET RESISTANT GLASS
CG	CLEAR GLASS
CT	CLEAR TEMPERED GLASS
CIG	CLEAR INSULATED GLASS
CIT	CLEAR INSULATED TEMPERED GLASS
LIG	LAMINATED INSULATED GLASS
SP	SPANDREL GLASS

3/27/2025 1:59:43 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

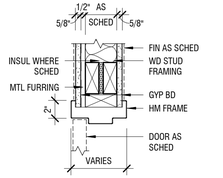
KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

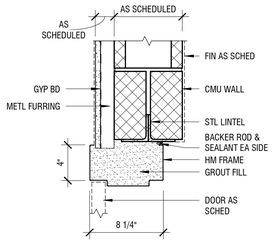
SHEET TITLE:
DOOR SCHEDULE & DETAILS

DATE: 03/31/2025
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

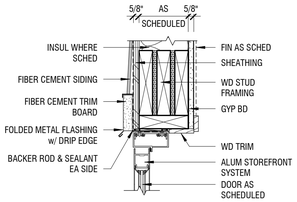
A6.00



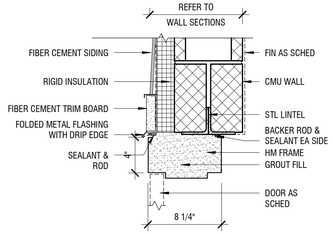
H4 **HEAD**
1 1/2" = 1'-0"



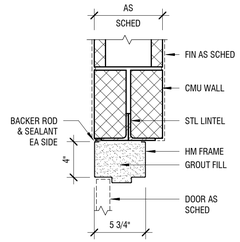
H5 **HEAD**
1 1/2" = 1'-0"



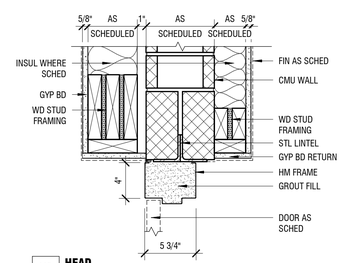
H6 **HEAD**
1 1/2" = 1'-0"



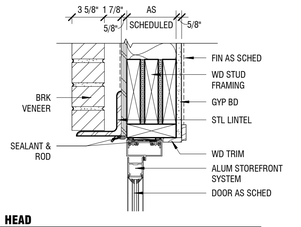
H7 **HEAD**
1 1/2" = 1'-0"



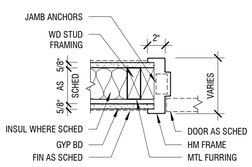
H8 **HEAD**
1 1/2" = 1'-0"



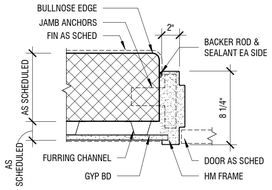
H9 **HEAD**
1 1/2" = 1'-0"



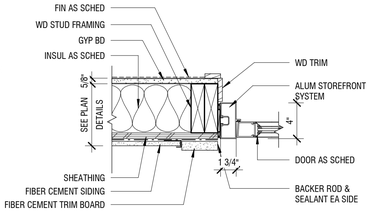
H10 **HEAD**
1 1/2" = 1'-0"



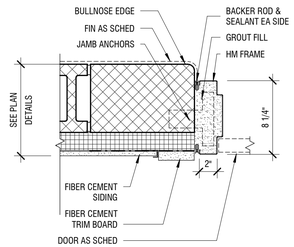
J4 **JAMB**
1 1/2" = 1'-0"



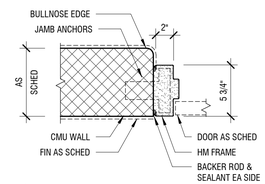
J5 **JAMB**
1 1/2" = 1'-0"



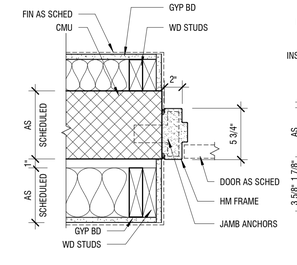
J6 **JAMB**
1 1/2" = 1'-0"



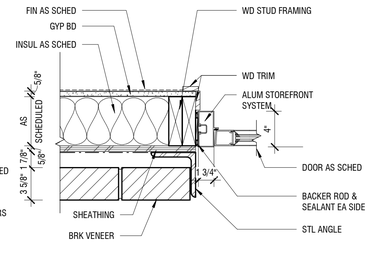
J7 **JAMB**
1 1/2" = 1'-0"



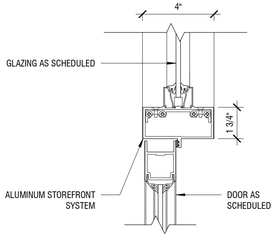
J8 **JAMB**
1 1/2" = 1'-0"



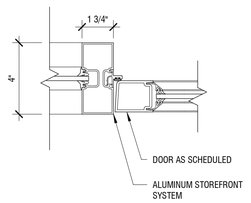
J9 **JAMB**
1 1/2" = 1'-0"



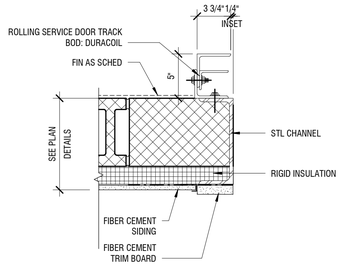
J10 **JAMB**
1 1/2" = 1'-0"



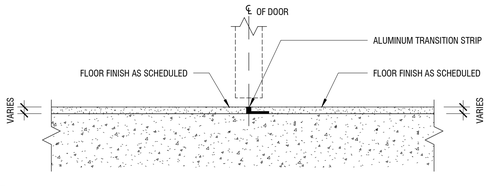
H11 **HEAD**
3" = 1'-0"



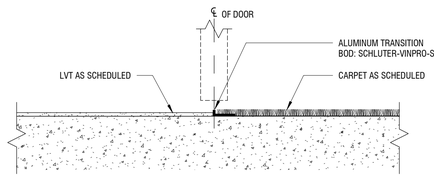
J11 **JAMB**
3" = 1'-0"



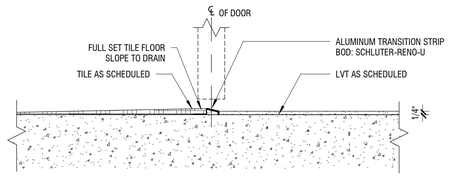
J12 **JAMB**
1 1/2" = 1'-0"



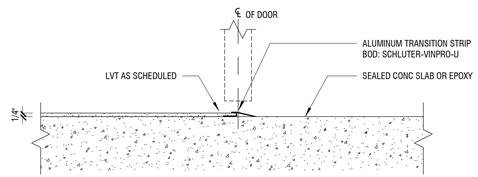
S1 **SILL - TYPICAL FLOOR TRANSITION**
3" = 1'-0"



S2 **SILL -LVT / CARPET TRANSITION**
3" = 1'-0"



S3 **SILL - LVT / TILE TRANSITION**
3" = 1'-0"



S4 **SILL - LVT / CONC-EPOXY TRANSITION**
3" = 1'-0"

3/21/2025 1:09:46 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

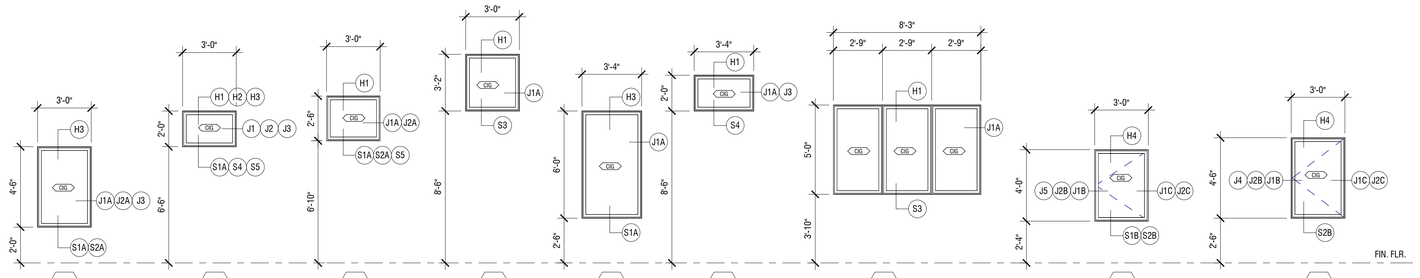
SHEET TITLE:

DOOR SCHEDULE & DETAILS

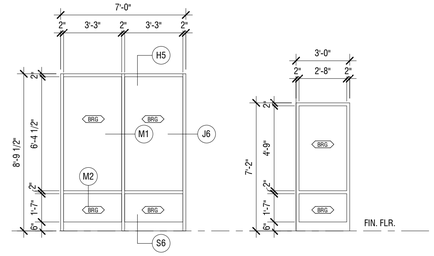
DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

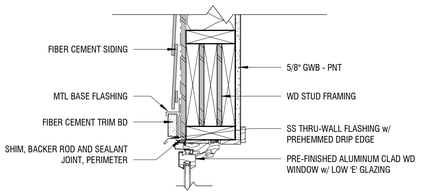
A6.01

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

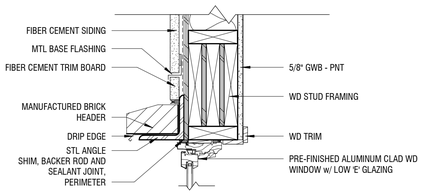


STOREFRONT ELEVATIONS
SCALE: 1/4"=1'-0"

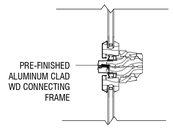




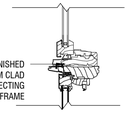
H1 12 / A4.40 FOR MORE INFORMATION



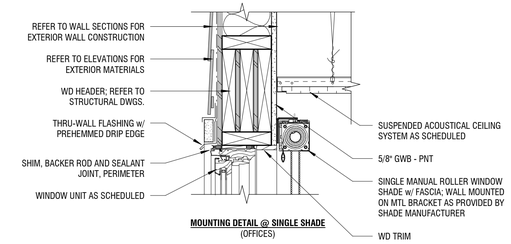
H2



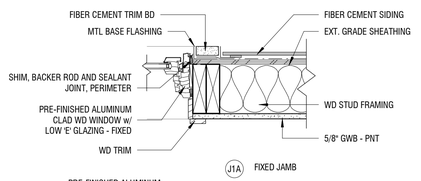
H3 S4 FIXED OVER FIXED



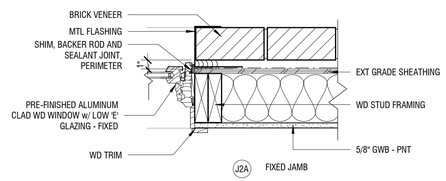
H4 S5 FIXED OVER CASEMENT



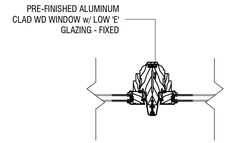
MOUNTING DETAIL @ SINGLE SHADE
(OFFICES)



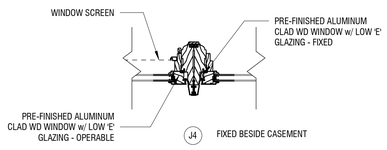
J1A FIXED JAMB



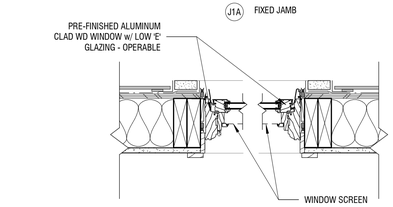
J2A FIXED JAMB



J3 FIXED BESIDE FIXED

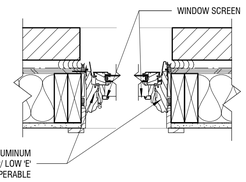


J4 FIXED BESIDE CASEMENT



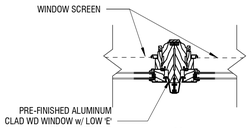
J1B LOCK JAMB
REFER TO J1A FOR NOTES

J1C HINGE JAMB
REFER TO J1A FOR NOTES

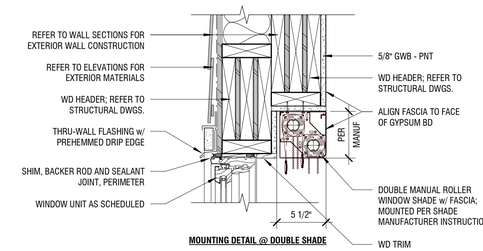


J2B LOCK JAMB
REFER TO J2A FOR NOTES

J2C HINGE JAMB
REFER TO J2A FOR NOTES

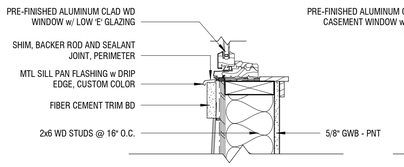


J5 CASEMENT BESIDE CASEMENT

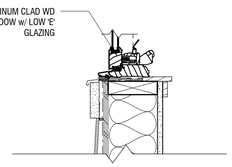


MOUNTING DETAIL @ DOUBLE SHADE

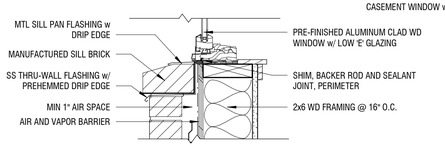
1 DETAIL - WINDOW SHADES
1 1/2" = 1'-0"



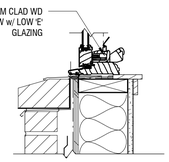
S1A 11 / A4.40 FOR MORE INFORMATION



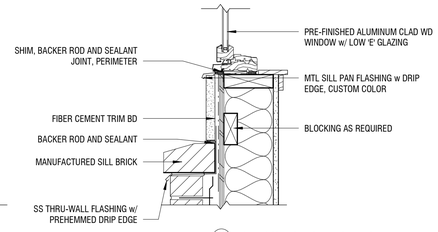
S1B CASEMENT
REFER TO S1A FOR NOTES



S2A 22 / A4.41 FOR MORE INFORMATION



S2B 22 / A4.41
REFER TO S2A FOR NOTES



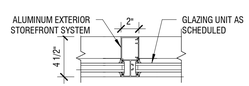
S3 2 / A4.40 FOR MORE INFORMATION

WINDOW GENERAL NOTES

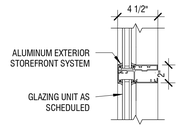
1. REFERENCE SHEET A6.20 FOR STOREFRONT DETAILS.
2. REFERENCE DOOR SCHEDULE FOR DOOR INFORMATION.
3. ALL DIMENSIONS SHOULD BE VERIFIED IN FIELD PRIOR TO FABRICATION
4. ALL WINDOWS, STOREFRONT, CURTAIN WALL, AND DOORS ON THE GROUND FLOOR UP TO 10'-0" ABOVE GRADE TO BE LAMINATED GLAZING (LIG)

GLAZING TYPES

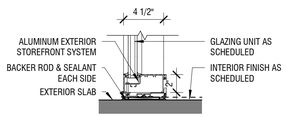
BRG	CLEAR INSULATED BULLET RESISTANT GLASS
CG	CLEAR GLASS
CT	CLEAR TEMPERED GLASS
CIG	CLEAR INSULATED GLASS
CIT	CLEAR INSULATED TEMPERED GLASS
LIG	LAMINATED INSULATED GLASS
SP	SPANDREL GLASS



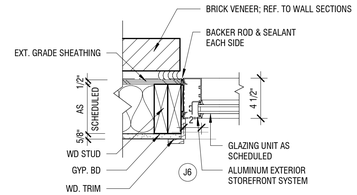
M1



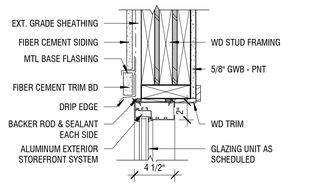
M2



S6



J6



H5 9 / A4.40 FOR MORE INFORMATION

WINDOW DETAILS
1 1/2" = 1'-0"

3/21/2025 1:59:50 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

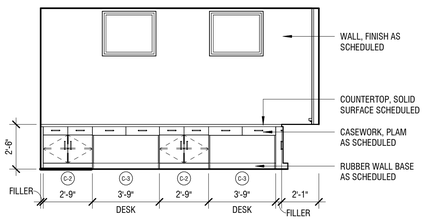
REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

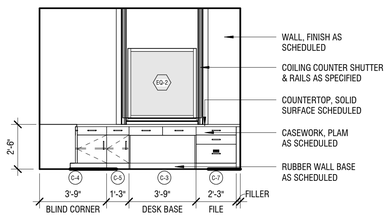
SHEET TITLE:
WINDOW TYPES AND DETAILS

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

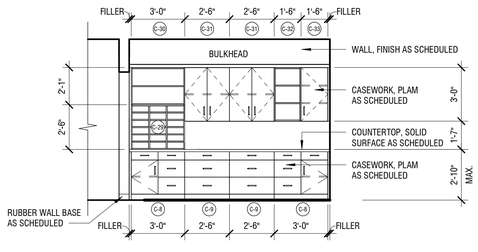
A6.20



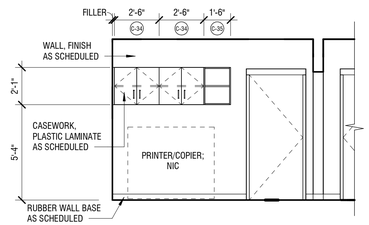
1 **001 POLICE RECEPTION - EAST**
1/4" = 1'-0"



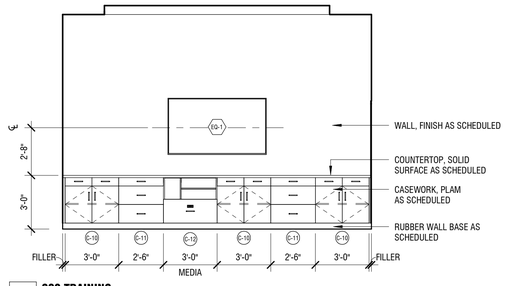
2 **001 POLICE RECEPTION - SOUTH**
1/4" = 1'-0"



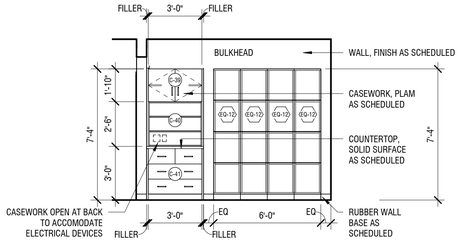
3 **001A WORKROOM - NORTH**
1/4" = 1'-0"



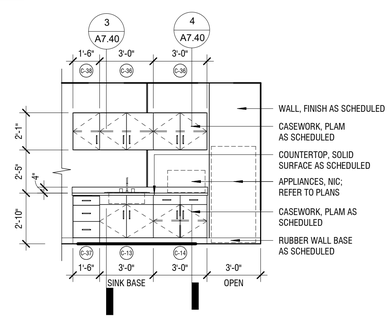
4 **001A WORKROOM - SOUTH**
1/4" = 1'-0"



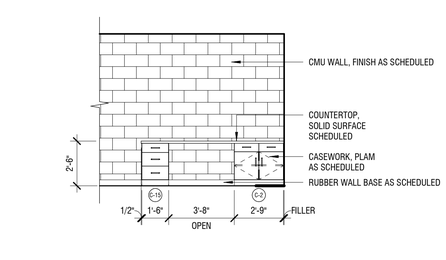
5 **009 TRAINING**
1/4" = 1'-0"



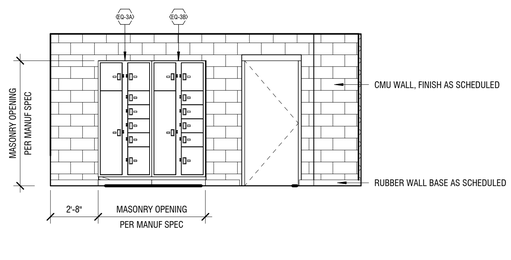
6 **012 CORRIDOR**
1/4" = 1'-0"



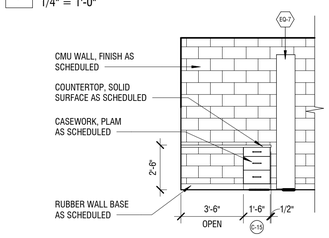
7 **015 BREAK ROOM**
1/4" = 1'-0"



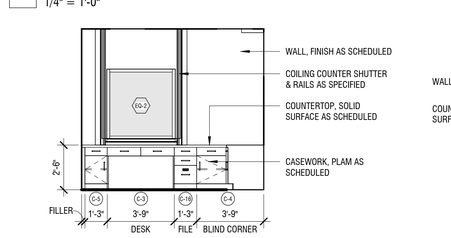
8 **024 EVIDENCE LOG-IN & PROCESSING - EAST**
1/4" = 1'-0"



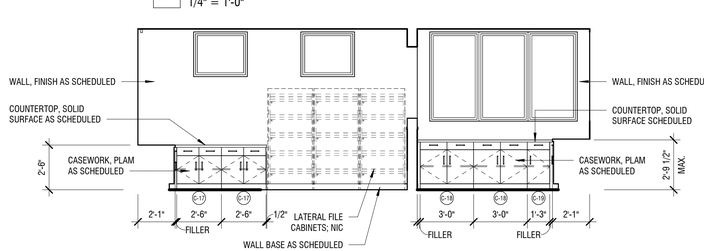
9 **024 EVIDENCE LOG-IN & PROCESSING - WEST**
1/4" = 1'-0"



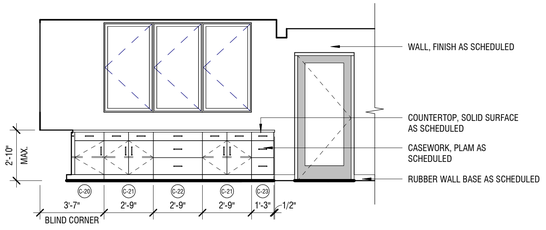
10 **025 EVIDENCE STORAGE**
1/4" = 1'-0"



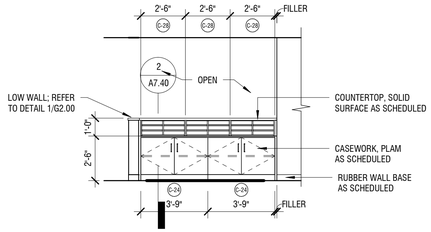
11 **100 ADMIN RECEPTION - NORTH**
1/4" = 1'-0"



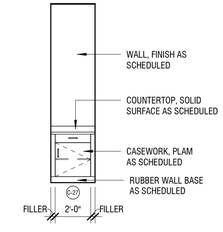
12 **100 ADMIN RECEPTION & 101 ADMIN WORKROOM - EAST**
1/4" = 1'-0"



13 **101 ADMIN WORKROOM SOUTH**
1/4" = 1'-0"



14 **100 ADMIN RECEPTION WEST**
1/4" = 1'-0"



15 **115 BOARD CONFERENCE ROOM - NORTH/SOUTH**
1/4" = 1'-0"

EQUIPMENT SCHEDULE

NO.	NAME	MANUFACTURER; MODEL; INFO	NOTES
EQ-1	75" TV & TILT TV WALL MOUNT	SAMSUNG; UN75TU7000FXZA; OR APPROVED EQUAL AND SANUS BLT3-B1; OR APPROVED EQUAL	OFCI
EQ-2	PASS-THROUGH RECEPTION WINDOW	REFER TO SPECIFICATION 085653 SECURITY WINDOWS.	IN CONTRACT
EQ-3	EVIDENCE PASS-THROUGH LOCKER	EQ-3B UNIT TO BE REFRIGERATED. REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-4	EVIDENCE REFRIGERATOR	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-5	EVIDENCE STORAGE LOCKER TYPE 1	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-6	EVIDENCE STORAGE LOCKER TYPE 2	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-7	HIGH-DENSITY MOBILE STORAGE SYSTEM	REFER TO SPECIFICATION 105626.13 MOBILE STORAGE SHELVING UNITS.	IN CONTRACT
EQ-8	ARMORY STORAGE LOCKER TYPE 1	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-9	ARMORY STORAGE LOCKER TYPE 2	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-10	PROCESSING GUN LOCKER	REFER TO SPECIFICATION 105113 METAL LOCKERS. EQ-10A RECESSED FLUSH MOUNT. EQ-10B SURFACE MOUNT.	IN CONTRACT
EQ-11	ARMORY WORKBENCH	REFER TO SPECIFICATION SECTION 111100.	IN CONTRACT
EQ-12	GO-BAG STORAGE SHELVING	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-13	43" TV & FIXED TV WALL MOUNT	SAMSUNG; QN43Q60CAF; OR APPROVED EQUAL AND SANUS PREMIUM SERIES FIXED-POSITION WALL MOUNT; VML5; OR APPROVED EQUAL	OFCI
EQ-14	GEAR LOCKER w/ INTEGRAL BENCH	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-15	GEAR LOCKER - ADA	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-15A	GEAR LOCKER - DOUBLE DOOR	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONCTRACT
EQ-16	RESIDENTIAL MICROWAVE	COUNTERTOP MODEL	NIC
EQ-17	RESIDENTIAL REFRIGERATOR	30-INCH WIDE MODEL, FACTORY INSTALLED ICE MAKER IN FREEZER	NIC
EQ-18	INTERVIEW TABLE	REFER TO SPECIFICATION 125500 DETENTION FURNITURE.	IN CONTRACT
EQ-19	PROCESSING BENCH	REFER TO SPECIFICATION 125500 DETENTION FURNITURE.	IN CONTRACT
EQ-20	OBSERVATION WINDOW	REFER TO SPECIFICATION 085653 SECURITY WINDOWS.	IN CONTRACT
EQ-21	CLOSET SHELVING	REFER TO SPECIFICATION 105723 CLOSET AND UTILITY SHELVING.	IN CONTRACT

○ CASEWORK SCHEDULE

TYPE NO.	DESCRIPTION	HEIGHT	WIDTH	DEPTH	BASIS OF DESIGN	CAT NO.	ADDITIONAL INFORMATION
C-1	Base Casework	2'-9"	1'-3"	2'-0"	Stevens Industries	10120	LOCKABLE
C-2	Base Casework	2'-5"	2'-9"	2'-0"	Stevens Industries	10441	
C-3	Base Casework	2'-5"	3'-9"	2'-0"	Stevens Industries	10673	
C-4	Base Casework	2'-5"	3'-6"	2'-0"	Stevens Industries	10206	
C-5	Base Casework	2'-5"	1'-3"	2'-0"	Stevens Industries	10421	
C-7	Base Casework	2'-5"	2'-3"	2'-0"	Stevens Industries	10314	
C-8	Base Casework	2'-9"	3'-0"	2'-0"	Stevens Industries	10356	
C-9	Base Casework	2'-9"	2'-6"	2'-0"	Stevens Industries	10339	
C-10	Base Casework	2'-11"	3'-0"	2'-0"	Stevens Industries	10432	
C-11	Base Casework	2'-11"	2'-6"	2'-0"	Stevens Industries	10339	
C-12	Base Casework	2'-11"	3'-0"	2'-0"	Stevens Industries	10724	
C-13	Sink Base Casework	2'-8 1/2"	3'-0"	2'-0"	Stevens Industries	10678	
C-14	Base Casework	2'-8 1/2"	3'-0"	2'-0"	Stevens Industries	10441	
C-15	Base Casework	2'-4 1/2"	1'-6"	2'-0"	Stevens Industries	10339	
C-16	Base Casework	2'-5"	1'-3"	2'-0"	Stevens Industries	10329	
C-17	Base Casework	2'-5"	2'-6"	2'-0"	Stevens Industries	10432	
C-18	Base Casework	2'-9"	3'-0"	1'-9"	Stevens Industries	10432	
C-19	Base Casework	2'-9"	1'-3"	1'-9"	Stevens Industries	10421	
C-20	Base Casework	2'-9"	3'-6"	2'-0"	Stevens Industries	10206	
C-21	Base Casework	2'-9"	2'-9"	2'-0"	Stevens Industries	10432	
C-22	Base Casework	2'-9"	2'-9"	2'-0"	Stevens Industries	10339	
C-23	Base Casework	2'-9"	1'-3"	2'-0"	Stevens Industries	10339	
C-24	Base Casework	2'-5"	3'-9"	1'-0"	Stevens Industries	10129	
C-25	Base Casework	3'-4 1/2"	2'-0"	1'-6"	Stevens Industries	10120	LOCKABLE
C-26	Base Casework	2'-7 1/2"	4'-7 1/4"	1'-6"	Stevens Industries	10579	
C-27	Base Casework	2'-9"	2'-0"	1'-6"	Stevens Industries	10421	LOCKABLE
C-28	Wall Casework	0'-11"	2'-6"	1'-0"	Stevens Industries	15253	CUSTOM SIZE
C-29	Wall Casework	2'-6"	3'-0"	1'-6"	Stevens Industries	15254	
C-30	Wall Casework	2'-1"	3'-0"	1'-6"	Stevens Industries	15101	
C-31	Wall Casework	3'-0"	2'-6"	1'-6"	Stevens Industries	15129	
C-32	Wall Casework	3'-0"	1'-6"	1'-6"	Stevens Industries	15101	
C-33	Wall Casework	3'-0"	1'-6"	1'-6"	Stevens Industries	15120	
C-34	Wall Casework	2'-1"	2'-6"	1'-2"	Stevens Industries	15129	
C-35	Wall Casework	2'-1"	1'-6"	1'-2"	Stevens Industries	15101	
C-36	Wall Casework	2'-1"	3'-0"	1'-2"	Stevens Industries	15129	
C-37	Base Casework	2'-8"	1'-6"	2'-0"	Stevens Industries	10339	
C-38	Wall Casework	2'-1"	1'-6"	1'-2"	Stevens Industries	15121	
C-39	Wall Casework	1'-10"	3'-0"	1'-2"	Stevens Industries	15129	CUSTOM SIZE
C-40	Wall Casework	2'-6"	3'-0"	1'-6"	Stevens Industries	15101	
C-41	Base Casework	2'-11"	3'-0"	1'-9"	Stevens Industries	10343	
C-42	Base Casework	2'-8 1/2"	1'-6"	1'-10"	Stevens Industries	10339	

GENERAL NOTES - INTERIOR ELEVATIONS

1. REFER TO SHEET A1.80 - FINISH PLAN FOR INTERIOR FINISH SELECTIONS.
2. REFERENCE SHEET G1.00 FOR ANSI 117.1-2009 REQUIRED ADA CLEARANCES.
3. PC TO COORDINATE W/ GC FOR ALL PLUMBING FIXTURE LOCATIONS.
4. FURNITURE AND SPECIALTY EQUIPMENT SHOWN IS TO BE PROVIDED AND INSTALLED BY OWNER UNLESS NOTED OTHERWISE. REFER TO A1.81 FOR FURNITURE AND EQUIPMENT PLAN.

3/21/2025 1:59:56 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

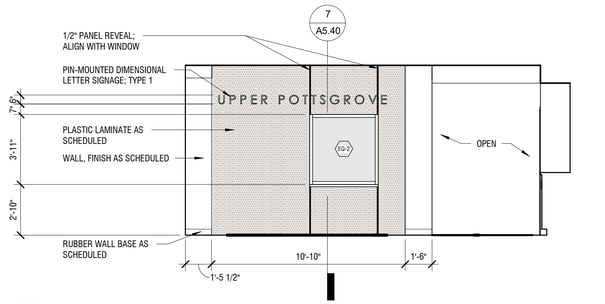
KEY PLAN:

REGISTRATION:
ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

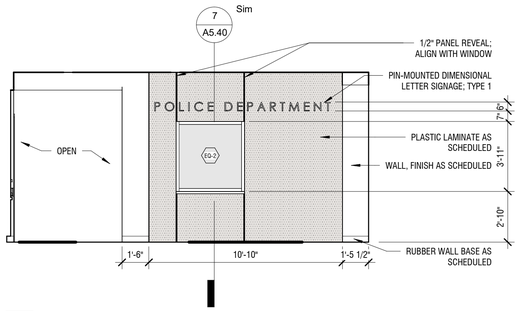
SHEET TITLE:
INTERIOR ELEVATIONS

DATE: 03/31/2025
SCALE: 1/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

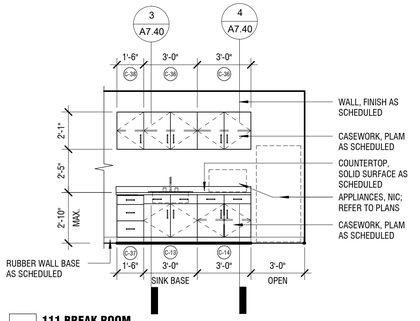
A7.00



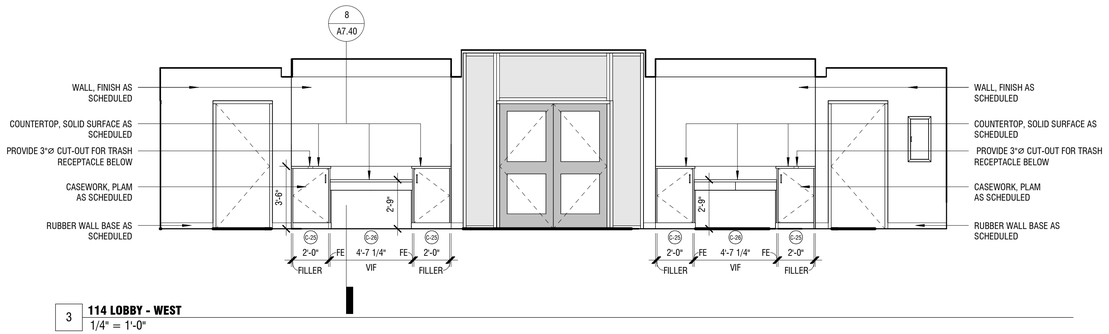
2 114 LOBBY - SOUTH
1/4" = 1'-0"



4 114 LOBBY - NORTH
1/4" = 1'-0"



1 111 BREAK ROOM
1/4" = 1'-0"



3 114 LOBBY - WEST
1/4" = 1'-0"

EQUIPMENT SCHEDULE

NO.	NAME	MANUFACTURER; MODEL; INFO	NOTES
EQ-1	75" TV & TILT TV WALL MOUNT	SAMSUNG; UN75TU7000FXZA; OR APPROVED EQUAL AND SANUS BLT3-B1; OR APPROVED EQUAL	OFCI
EQ-2	PASS-THROUGH RECEPTION WINDOW	REFER TO SPECIFICATION 085653 SECURITY WINDOWS.	IN CONTRACT
EQ-3	EVIDENCE PASS-THROUGH LOCKER	EQ-3B UNIT TO BE REFRIGERATED. REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-4	EVIDENCE REFRIGERATOR	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-5	EVIDENCE STORAGE LOCKER TYPE 1	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-6	EVIDENCE STORAGE LOCKER TYPE 2	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-7	HIGH-DENSITY MOBILE STORAGE SYSTEM	REFER TO SPECIFICATION 105626.13 MOBILE STORAGE SHELVING UNITS.	IN CONTRACT
EQ-8	ARMORY STORAGE LOCKER TYPE 1	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-9	ARMORY STORAGE LOCKER TYPE 2	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-10	PROCESSING GUN LOCKER	REFER TO SPECIFICATION 105113 METAL LOCKERS. EQ-10A RECESSED FLUSH MOUNT. EQ-10B SURFACE MOUNT.	IN CONTRACT
EQ-11	ARMORY WORKBENCH	REFER TO SPECIFICATION SECTION 111100.	IN CONTRACT
EQ-12	GO-BAG STORAGE SHELVING	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-13	43" TV & FIXED TV WALL MOUNT	SAMSUNG; QN43Q60CAF; OR APPROVED EQUAL AND SANUS PREMIUM SERIES FIXED-POSITION WALL MOUNT; VML5; OR APPROVED EQUAL	OFCI
EQ-14	GEAR LOCKER w/ INTEGRAL BENCH	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-15	GEAR LOCKER - ADA	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONTRACT
EQ-15A	GEAR LOCKER - DOUBLE DOOR	REFER TO SPECIFICATION 105113 METAL LOCKERS.	IN CONCTRACT
EQ-16	RESIDENTIAL MICROWAVE	COUNTERTOP MODEL	NIC
EQ-17	RESIDENTIAL REFRIGERATOR	30-INCH WIDE MODEL, FACTORY INSTALLED ICE MAKER IN FREEZER	NIC
EQ-18	INTERVIEW TABLE	REFER TO SPECIFICATION 125500 DETENTION FURNITURE.	IN CONTRACT
EQ-19	PROCESSING BENCH	REFER TO SPECIFICATION 125500 DETENTION FURNITURE.	IN CONTRACT
EQ-20	OBSERVATION WINDOW	REFER TO SPECIFICATION 085653 SECURITY WINDOWS.	IN CONTRACT
EQ-21	CLOSET SHELVING	REFER TO SPECIFICATION 105723 CLOSET AND UTILITY SHELVING.	IN CONTRACT

○ CASEWORK SCHEDULE

TYPE NO.	DESCRIPTION	HEIGHT	WIDTH	DEPTH	BASIS OF DESIGN	CAT NO.	ADDITIONAL INFORMATION
C-1	Base Casework	2'-9"	1'-3"	2'-0"	Stevens Industries	10120	LOCKABLE
C-2	Base Casework	2'-5"	2'-9"	2'-0"	Stevens Industries	10441	
C-3	Base Casework	2'-5"	3'-9"	2'-0"	Stevens Industries	10673	
C-4	Base Casework	2'-5"	3'-6"	2'-0"	Stevens Industries	10206	
C-5	Base Casework	2'-5"	1'-3"	2'-0"	Stevens Industries	10421	
C-7	Base Casework	2'-5"	2'-3"	2'-0"	Stevens Industries	10314	
C-8	Base Casework	2'-9"	3'-0"	2'-0"	Stevens Industries	10356	
C-9	Base Casework	2'-9"	2'-6"	2'-0"	Stevens Industries	10339	
C-10	Base Casework	2'-11"	3'-0"	2'-0"	Stevens Industries	10432	
C-11	Base Casework	2'-11"	2'-6"	2'-0"	Stevens Industries	10339	
C-12	Base Casework	2'-11"	3'-0"	2'-0"	Stevens Industries	10724	
C-13	Sink Base Casework	2'-8 1/2"	3'-0"	2'-0"	Stevens Industries	10678	
C-14	Base Casework	2'-8 1/2"	3'-0"	2'-0"	Stevens Industries	10441	
C-15	Base Casework	2'-4 1/2"	1'-6"	2'-0"	Stevens Industries	10339	
C-16	Base Casework	2'-5"	1'-3"	2'-0"	Stevens Industries	10329	
C-17	Base Casework	2'-5"	2'-6"	2'-0"	Stevens Industries	10432	
C-18	Base Casework	2'-9"	3'-0"	1'-9"	Stevens Industries	10432	
C-19	Base Casework	2'-9"	1'-3"	1'-9"	Stevens Industries	10421	
C-20	Base Casework	2'-9"	3'-6"	2'-0"	Stevens Industries	10206	
C-21	Base Casework	2'-9"	2'-9"	2'-0"	Stevens Industries	10432	
C-22	Base Casework	2'-9"	2'-9"	2'-0"	Stevens Industries	10339	
C-23	Base Casework	2'-9"	1'-3"	2'-0"	Stevens Industries	10339	
C-24	Base Casework	2'-5"	3'-9"	1'-0"	Stevens Industries	10129	
C-25	Base Casework	3'-4 1/2"	2'-0"	1'-6"	Stevens Industries	10120	LOCKABLE
C-26	Base Casework	2'-7 1/2"	4'-7 1/4"	1'-6"	Stevens Industries	10579	
C-27	Base Casework	2'-9"	2'-0"	1'-6"	Stevens Industries	10421	LOCKABLE
C-28	Wall Casework	0'-11"	2'-6"	1'-0"	Stevens Industries	15253	CUSTOM SIZE
C-29	Wall Casework	2'-6"	3'-0"	1'-6"	Stevens Industries	15254	
C-30	Wall Casework	2'-1"	3'-0"	1'-6"	Stevens Industries	15101	
C-31	Wall Casework	3'-0"	2'-6"	1'-6"	Stevens Industries	15129	
C-32	Wall Casework	3'-0"	1'-6"	1'-6"	Stevens Industries	15101	
C-33	Wall Casework	3'-0"	1'-6"	1'-6"	Stevens Industries	15120	
C-34	Wall Casework	2'-1"	2'-6"	1'-2"	Stevens Industries	15129	
C-35	Wall Casework	2'-1"	1'-6"	1'-2"	Stevens Industries	15101	
C-36	Wall Casework	2'-1"	3'-0"	1'-2"	Stevens Industries	15129	
C-37	Base Casework	2'-8"	1'-6"	2'-0"	Stevens Industries	10339	
C-38	Wall Casework	2'-1"	1'-6"	1'-2"	Stevens Industries	15121	
C-39	Wall Casework	1'-10"	3'-0"	1'-2"	Stevens Industries	15129	CUSTOM SIZE
C-40	Wall Casework	2'-6"	3'-0"	1'-6"	Stevens Industries	15101	
C-41	Base Casework	2'-11"	3'-0"	1'-9"	Stevens Industries	10343	
C-42	Base Casework	2'-8 1/2"	1'-6"	1'-10"	Stevens Industries	10339	

GENERAL NOTES - INTERIOR ELEVATIONS

1. REFER TO SHEET A1.80 - FINISH PLAN FOR INTERIOR FINISH SELECTIONS.
2. REFERENCE SHEET G1.00 FOR ANSI 117.1-2009 REQUIRED ADA CLEARANCES.
3. PC TO COORDINATE W/ GC FOR ALL PLUMBING FIXTURE LOCATIONS.
4. FURNITURE AND SPECIALTY EQUIPMENT SHOWN IS TO BE PROVIDED AND INSTALLED BY OWNER UNLESS NOTED OTHERWISE. REFER TO A1.81 FOR FURNITURE AND EQUIPMENT PLAN.

3/21/2025 1:59:59 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

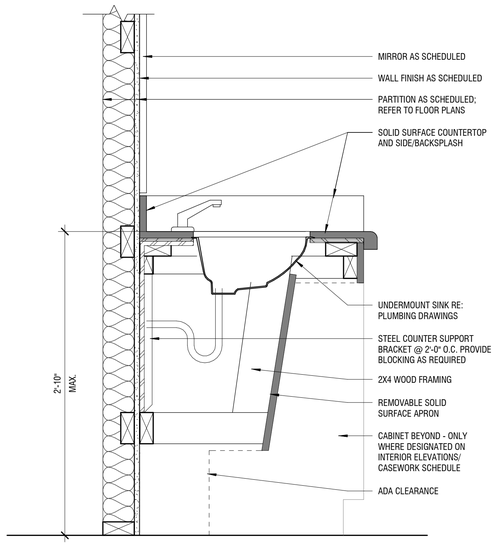
REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

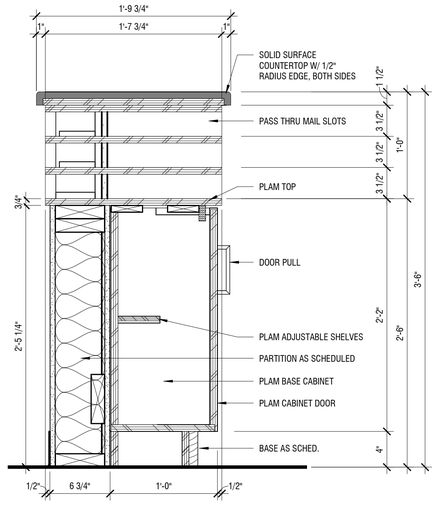
SHEET TITLE:
INTERIOR ELEVATIONS

DATE: 03/31/2025
SCALE: 1/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

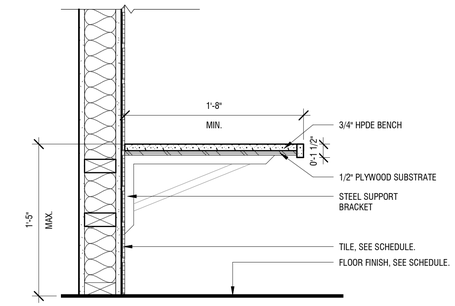
A7.01



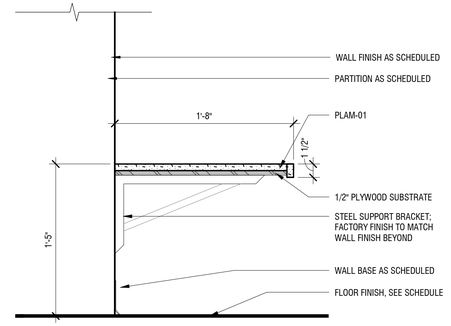
1 **DETAIL - TYPICAL VANITY**
1 1/2" = 1'-0"



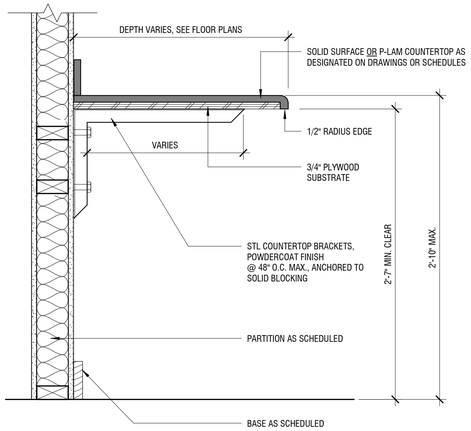
2 **100 ADMIN RECEPTION WEST**
1 1/2" = 1'-0"



5 **DETAIL - TYP. LOCKER ROOM/SHOWER BENCH**
1 1/2" = 1'-0"



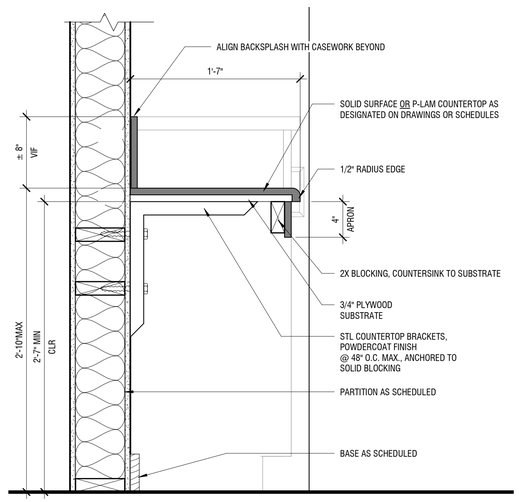
6 **DETAIL - TYP. BENCH**
1 1/2" = 1'-0"



7 **TYPICAL COUNTERTOP**
1 1/2" = 1'-0"

3 **DETAIL - BASE & WALL CABINET AT SINK**
1 1/2" = 1'-0"

4 **DETAIL - TYPICAL BASE & WALL CABINET**
1 1/2" = 1'-0"



8 **DETAIL - 114 LOBBY - WEST**
1 1/2" = 1'-0"

3/21/2025 2:00:01 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

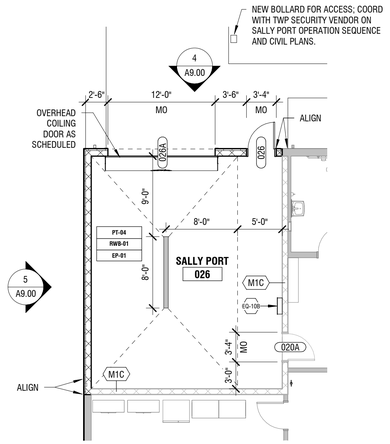
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

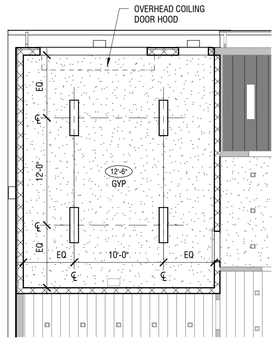
MILLWORK SECTIONS & DETAILS

DATE: 03/31/2025
SCALE: 1 1/2" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

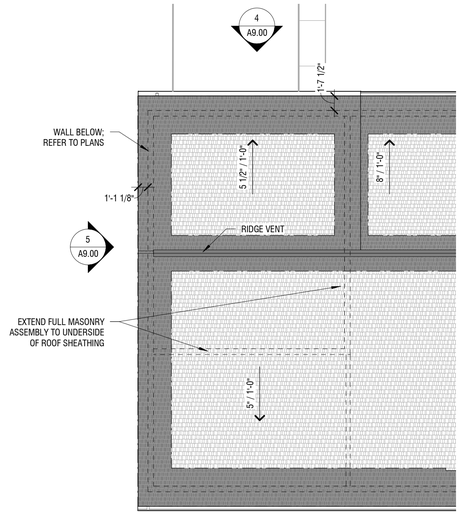
A7.40



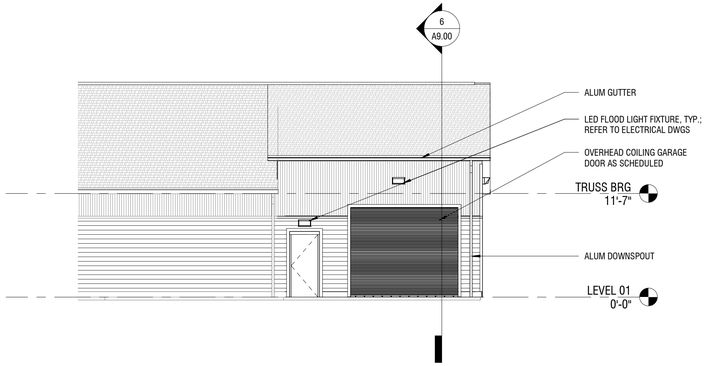
1 **FLOOR PLAN - BID ALT - SALLY PORT**
1/8" = 1'-0"



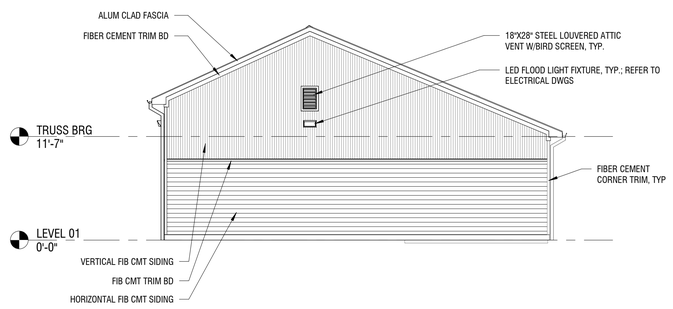
2 **RCP - BID ALT - SALLY PORT**
1/8" = 1'-0"



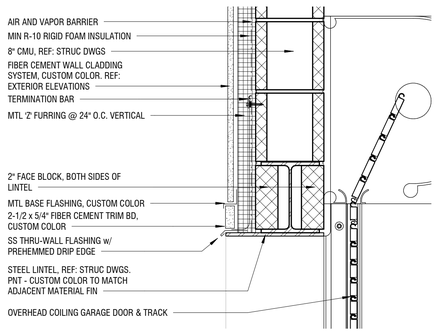
3 **TRUSS BRG - BID ALT - SALLY PORT**
1/8" = 1'-0"



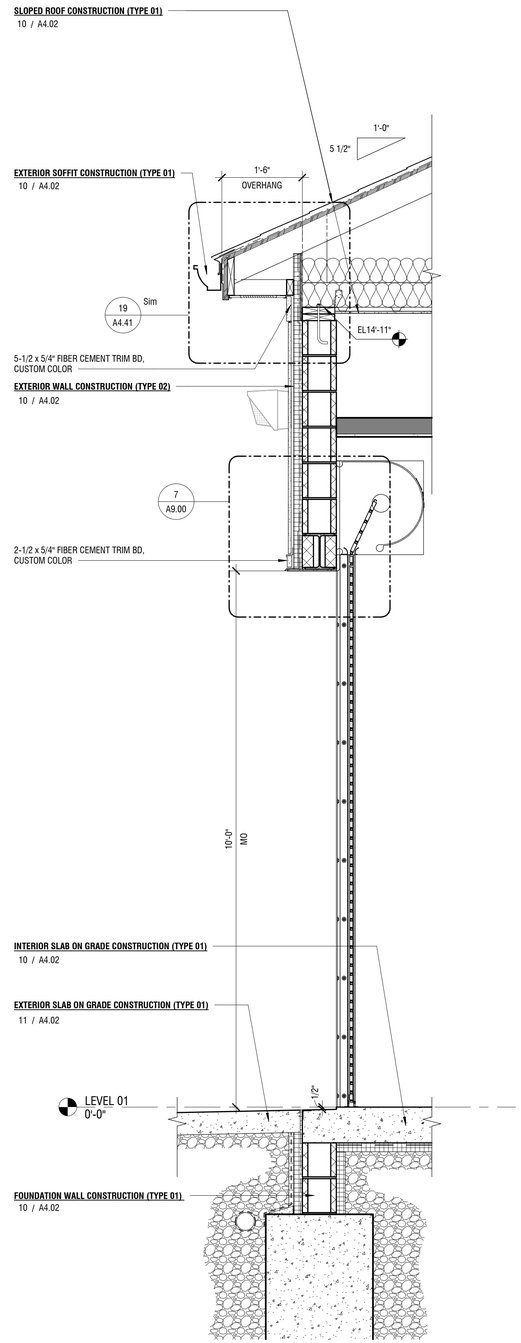
4 **PARTIAL EXTERIOR ELEVATION - WEST - BID ALT - SALLY PORT**
1/8" = 1'-0"



5 **PARTIAL EXTERIOR ELEVATION - SOUTH - BID ALT - SALLY PORT**
1/8" = 1'-0"



7 **DETAIL**
1 1/2" = 1'-0"



6 **WALL SECTION - BID ALT - SALLY PORT**
3/4" = 1'-0"

3/21/2025 2:00:13 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPE:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
BID ALTERNATE - SALLY PORT

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

A9.00

ELECTRICAL ABBREVIATIONS

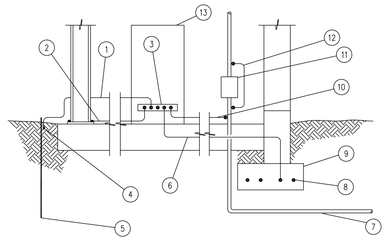
A	–	AMPERES
AC	–	ALTERNATING CURRENT
AFF	–	ABOVE FINISHED FLOOR
AFG	–	ABOVE FINISHED GRADE
BFG	–	BELOW FINISHED GRADE
BLDG	–	BUILDING
C	–	CONDUIT
CTR	–	COUNTERTOP MOUNTED
DC	–	DIRECT CURRENT
DISC	–	DISCONNECT
EC	–	EMERGENCY CIRCUIT
EXIST	–	EXISTING
F	–	FUSE
FLA	–	FULL LOAD AMPS
GFI	–	GROUND FAULT INTERRUPTER
GRD	–	GROUND
H	–	HIGH
KW	–	KILOWATTS
LC	–	LIGHTING CIRCUIT
MOD	–	MOTOR OPERATED DAMPER
NL	–	NIGHT LIGHT
NO	–	NUMBER
P	–	POLE
PH	–	PHASE
PRI	–	PRIMARY
RC	–	RECEPTACLE CIRCUIT
RS	–	RIGID STEEL
SCH	–	SCHEDULE
SEC	–	SECONDARY
SN	–	SOLID NEUTRAL
SS	–	STAINLESS STEEL
SW	–	SWITCH
TYP	–	TYPICAL
V	–	VOLTS
W	–	WATTS, WIDE
WP	–	WEATHERPROOF
XFMR	–	TRANSFORMER

ELECTRICAL SYMBOL SCHEDULE

- "X" — DUPLEX RECEPTACLE 120V, "X" ABOVE FINISHED FLOOR
- TV — 120V TV DUPLEX RECEPTACLE. COORDINATE MOUNTING HEIGHT WITH GC.
- CTHGFI — ABOVE COUNTER MOUNTED 20A–120V GFI RECEPTACLE.
- GFI — GROUND FAULT DUPLEX RECEPTACLE
- 120V QUAD RECEPTACLE
- DEDICATED 120V–20A RECEPTACLE "X" ABOVE FINISHED FLOOR
- HARDWIRE CIRCUIT
- WP GFI — WATER–PROOF GROUND FAULT DUPLEX RECEPTACLE
- ELECTRICAL PANEL
- JB — JUNCTION BOX
- FB — FLOOR BOX
- DISCONNECT SWITCH
- 1P BREAKER FEED W/CIRCUIT & PANEL
- 2P BREAKER FEED W/CIRCUIT & PANEL
- 3P BREAKER FEED W/CIRCUIT & PANEL
- DIM — DIMMER SWITCH
- OCS — OCCUPANCY SENSOR TYPE SWITCH
- $ — SINGLE POLE SWITCH–LINE VOLTAGE
- OS — CEILING MOUNTED OCCUPANCY SENSOR
- TELEPHONE/DATA OUTLET
- DATA OUTLET
- D — CEILING MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

LIGHT FIXTURE SCHEDULE (BASIS OF DESIGN)

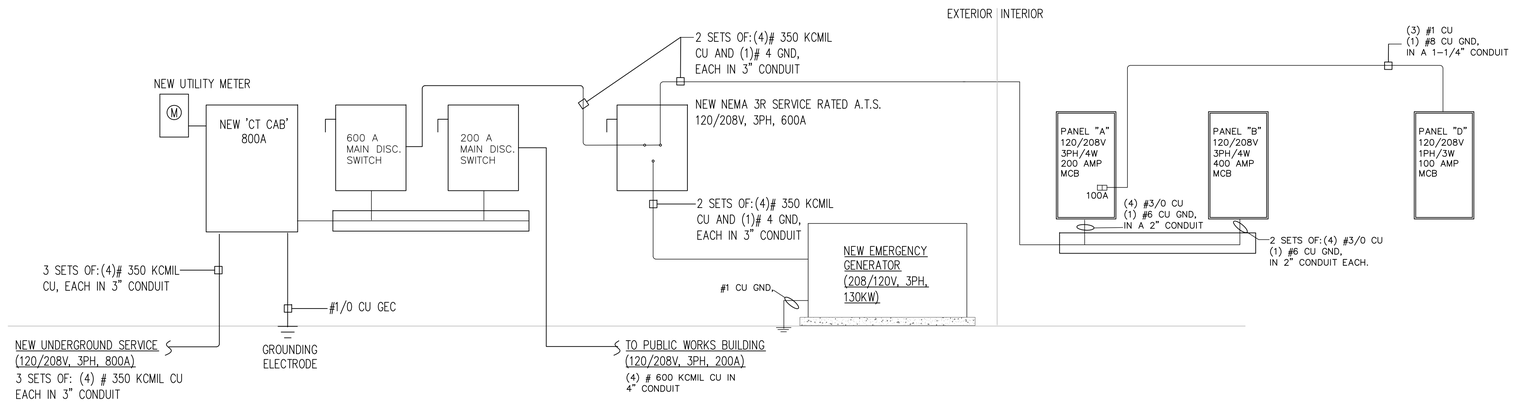
SYMBOL	DESCRIPTION	REMARKS
	4" SQUARE LED LIGHT FIXTURE BY DIVERSIFIED MODEL# LT23756 WATTS PER FIXTURE: 10 WATTS	
	2x2 LED FLAT PANEL, LITHONIA LIGHTING MODEL# EPANL 2x2 4000LM 80CRI 35K MIN10 ZT MVOLT WATTS PER FIXTURE: 24 WATTS	
A	MANUFACTURER: "ORACLE LIGHTING" MODEL: OLS–R–LED–2, 27 WATTS PER FIXTURE. COORDINATE SELECTION WITH ARCHITECT.	
B	MANUFACTURER: "FINELITE" MODEL: S12LED ID–DCO–8', 57 WATTS PER FIXTURE. COORDINATE SELECTION WITH ARCHITECT.	
C	MANUFACTURER: "COOPER LIGHTING" MODEL: FCT–X–4–LD4–1STD/2STD–35–UNV–80/86–EDC1, 68 WATTS PER FIXTURE.	
D	MANUFACTURER: "COOPER LIGHTING" MODEL: LXEW4–50HV–FAW–EDU–ELL14 188 WATTS PER FIXTURE.	PROVIDE WITH APPROPRIATE MOUNTING BRACKET
E	LED OUTDOOR CANOPY LIGHT FIXTURE BY RAYON RFL4 8L–4" LED RECESSED MODULE. 10.5 WATT PER FIXTURE	
F	LED OUTDOOR WALL PACK LIGHT FIXTURE BY RAYON LIGHTING MODEL 7630LED, 20 WATTS PER FIXTURE	
	THOMAS&BETTS, EMERGI–LITE EL2LEDR LED	
	THOMAS&BETTS, EMERGI–LITE ELXN400RN	90 MIN. BATTERY BACK–UP
	COMBINATION EMERGENCY LIGHTING DUAL HEAD/EXIT SIGN BACK–UP BATTERY UNIT THOMAS&BETTS, EMERGI–LITE ELXN400R–2LEDR LED	90 MIN. BATTERY BACK–UP
	DUAL HEAD REMOTE LIGHTING HEADS THOMAS&BETTS, EMERGI–LITE EF44LEDWP LED	



1. GROUND ROD GROUNDING ELECTRODE CONDUCTOR.
2. STEEL GROUNDING ELECTRODE CONDUCTOR.
3. NEUTRAL BUS.
4. BOLTED CONNECTION.
5. 10'–0" X 5/8" COPPER CLAD GROUND ROD.
6. REINFORCING STEEL GROUNDING ELECTRODE CONDUCTOR BARE.
7. METALLIC WATER MAIN 10'–0" MINIMUM LENGTH.
8. 1/2"ø MINIMUM REBAR 20'–0" MINIMUM LENGTH.
9. THERMITE WELD WITH ASPHALTUM COATING.
10. WATER SERVICE GROUNDING ELECTRODE CONDUCTORS.
11. WATER METER.
12. BONDING JUMPER BOLTED CONNECTIONS.
13. SERVICE ENTRANCE EQUIPMENT.

NOTES: SEE ONE LINE DIAGRAM FOR REQUIRED GROUNDS AND GROUNDING ELECTRODE SIZES. GROUNDING ELECTRODE CONDUCTORS SHALL BE UNSPLICED INSULATED COPPER UNLESS OTHERWISE NOTED.

SERVICE ENTRANCE GROUNDING DETAIL
SCALE: NTS



NEW ELECTRICAL SERVICE RISER DIAGRAM
SCALE: NTS

NEW PANEL 'A' 120/208 VOLT, 3 PHASE, 4 WIRE, 200 AMCB

ITEM	CKT	TRIP	WIRE	GRND	LOAD KVA	A	B	C	LOAD KVA	GRND WIRE	TRIP	CKT	ITEM
LIGHTING CIRCUIT "a"	1	20	12	12	1.00	X			1.00	12	20	2	LIGHTING CIRCUIT "d"
LIGHTING CIRCUIT "b"	3	20	12	12	1.20		X		1.00	12	20	4	LIGHTING CIRCUIT "e"
LIGHTING CIRCUIT "c"	5	20	12	12	0.80			X	1.00	12	20	6	LIGHTING CIRCUIT "f"
EXTERIOR LIGHTING VIA PHOTOCELL	7	20	12	12	0.80	X			0.50	12	20	8	RECEPTACLES
PANEL "D"	9	100	1	8	19.10		X		0.50	12	20	10	RECEPTACLES
	11							X	0.50	12	20	12	RECEPTACLES
RECEPTACLES	13	20	12	12	0.50	X			0.50	12	20	14	RECEPTACLES
RECEPTACLES	15	20	12	12	0.50		X		0.50	12	20	16	RECEPTACLES
RECEPTACLES	17	20	12	12	0.50			X	0.50	12	20	18	RECEPTACLES
RECEPTACLES	19	20	12	12	0.50	X			0.50	12	20	20	RECEPTACLES
RECEPTACLES	21	20	12	12	0.50		X		0.50	12	20	22	RECEPTACLES
RECEPTACLES	23	20	12	12	0.50			X	0.50	12	20	24	RECEPTACLES
RECEPTACLES	25	20	12	12	0.50	X			0.50	12	20	26	RECEPTACLES
RECEPTACLES	27	20	12	12	0.50		X		0.50	12	20	28	RECEPTACLES
RECEPTACLES	29	20	12	12	0.50			X	0.50	12	20	30	RECEPTACLES
RECEPTACLES	31	20	12	12	0.50	X			0.50	12	20	32	RECEPTACLES
RECEPTACLES	33	20	12	12	0.50		X		0.50	12	20	34	RECEPTACLES
RECEPTACLES	35	20	12	12	0.50			X	0.50	12	20	36	RECEPTACLES
RECEPTACLES	37	20	12	12	0.50	X			0.50	12	20	38	RECEPTACLES
RECEPTACLES	39	20	12	12	0.50		X		0.50	12	20	40	RECEPTACLES
RECEPTACLES	41	20	12	12	0.50			X	0.50	12	20	42	RECEPTACLES
WIFI ACCESS OUTLETS	43	20	12	12	0.50	X			0.50	12	20	44	GATE OPERATOR
	45						X		0.50	12	20	46	GATE OPERATOR
	47							X				48	
	49					X						50	
	51						X					52	
	53							X				54	
					30.90				13.00				NEW MAX LOAD (NO DIVERSITY) 43.9 KVA/122.0 A)

NEW PANEL 'B' 120/208 VOLT, 3 PHASE, 4 WIRE, 400 AMCB

ITEM	CKT	TRIP	WIRE	GRND	LOAD KVA	A	B	C	LOAD KVA	GRND WIRE	TRIP	CKT	ITEM
HP-1	1	40	8	10	6.50	X			4.50	10	8	30	2
	3						X						4 HP-7
HP-2	5	40	8	10	6.50			X	6.50	10	6	40	6
	7					X							8 HP-8
HP-3	9	30	8	10	4.50		X		4.50	10	8	30	10
	11							X					12 HP-9
HP4	13	30	8	10	4.50	X			2.40	12	12	15	14
	15						X						16 HP-10
HP-5	17	30	8	10	4.50			X	2.40	12	12	15	18
	19					X							20 HP-11
HP-6	21	40	8	10	6.00		X		2.40	12	12	15	22
	23							X					24 HP-12
SWH-1	25	30	8	10	4.50	X			6.00	10	8	40	26
	27						X						28 SWH-2
UH-1	29	20	12	12	3.00			X	3.00	12	12	20	30
	31					X							32 UH-2
EH-1	33	20	12	12	1.50		X		1.50	12	12	20	34 EH-2
SF-'	35	20	12	12	0.30				0.30	12	12	20	36 SF-2
SF-3	37	20	12	12	0.30	X			1.60	12	12	20	38 SITE LIGHTING (BY OTHERS) VIA PHOTOCELL
EXISTING WELL PUMP	39	20	12	12	2.00		X						40
	41							X					42
					44.10				35.10				NEW MAX LOAD (NO DIVERSITY) 79.2 KVA/219.8 A)

NEW SUBPANEL PANEL 'D' 120/208 VOLT, 1 PHASE, 3 WIRE, 100 A MCB

ITEM	CKT	TRIP	WIRE	GRND	LOAD KVA	A	B	LOAD KVA	GRND WIRE	TRIP	CKT	ITEM
LIGHTING CIRCUIT "g"	1	20	12	12	1.30	X		1.50	12	12	20	2 EXTERIOR LIGHTING CIRCUIT VIA PHOTOCELL
LIGHTING CIRCUIT "h"	3	20	12	12	1.20		X	1.50	12	12	20	4 EXTERIOR LIGHTING CIRCUIT VIA PHOTOCELL
LIGHTING CIRCUIT "i"	5	20	12	12	0.80	X		1.50	12	12	20	6 EXTERIOR LIGHTING CIRCUIT VIA PHOTOCELL
LIGHTING CIRCUIT "j"	7	20	12	12	0.80		X	0.10	12	12	20	8 LOCKER JUNCTION BOX
RECEPTACLES	9	20	12	12	0.50	X		0.10	12	12	20	10 LOCKER JUNCTION BOX
RECEPTACLES	11	20	12	12	0.50		X	0.50	12	12	20	12 RECEPTACLES
RECEPTACLES	13	20	12	12	0.50	X		0.10	12	12	20	14 RECEPTACLES
RECEPTACLES	15	20	12	12	0.50		X	0.50	12	12	20	16 RECEPTACLES
RECEPTACLES	17	20	12	12	0.50	X		0.50	12	12	20	18 RECEPTACLES
RECEPTACLES	19	20	12	12	0.50		X	0.50	12	12	20	20 RECEPTACLES
RECEPTACLES	21	20	12	12	0.50	X		0.50	12	12	20	22 RECEPTACLES
RECEPTACLES	23	20	12	12	0.50		X	0.50	12	12	20	24 RECEPTACLES
RECEPTACLES	25	20	12	12	0.50	X		0.50	12	12	20	26 WIFI ACCESS OUTLETS
RECEPTACLES	27	20	12	12	0.50		X	0.20	12	12	20	28 EF-2
RECEPTACLES	29	20	12	12	0.50	X		0.50	12	12	20	30 GATE OPERATOR
RECEPTACLES	31	20	12	12	0.50		X					32
RECEPTACLES	33	20	12	12	0.50	X						34
RECEPTACLES	35	20	12	12	0.50		X					36
	37					X						38
	39						X					40
	41					X						42
					11.10			9.00				NEW MAX LOAD (NO DIVERSITY) 20.1 KVA/96.0 A)

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — MICHAEL S. RAZGULEA — No. PE042519

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2280 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7834

PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/28/25

KEY PLAN:

REGISTRATION:

ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

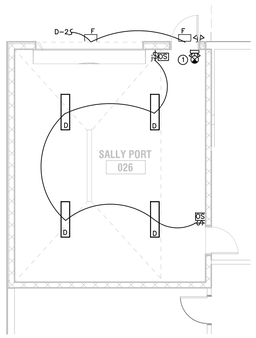
ELECTRICAL DETAILS

DATE: 03/31/2025
SCALE: As Indicated
DRAWN BY:
CHECKED BY:
PROJ NO:

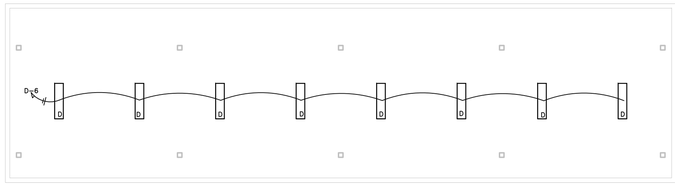
E1.0

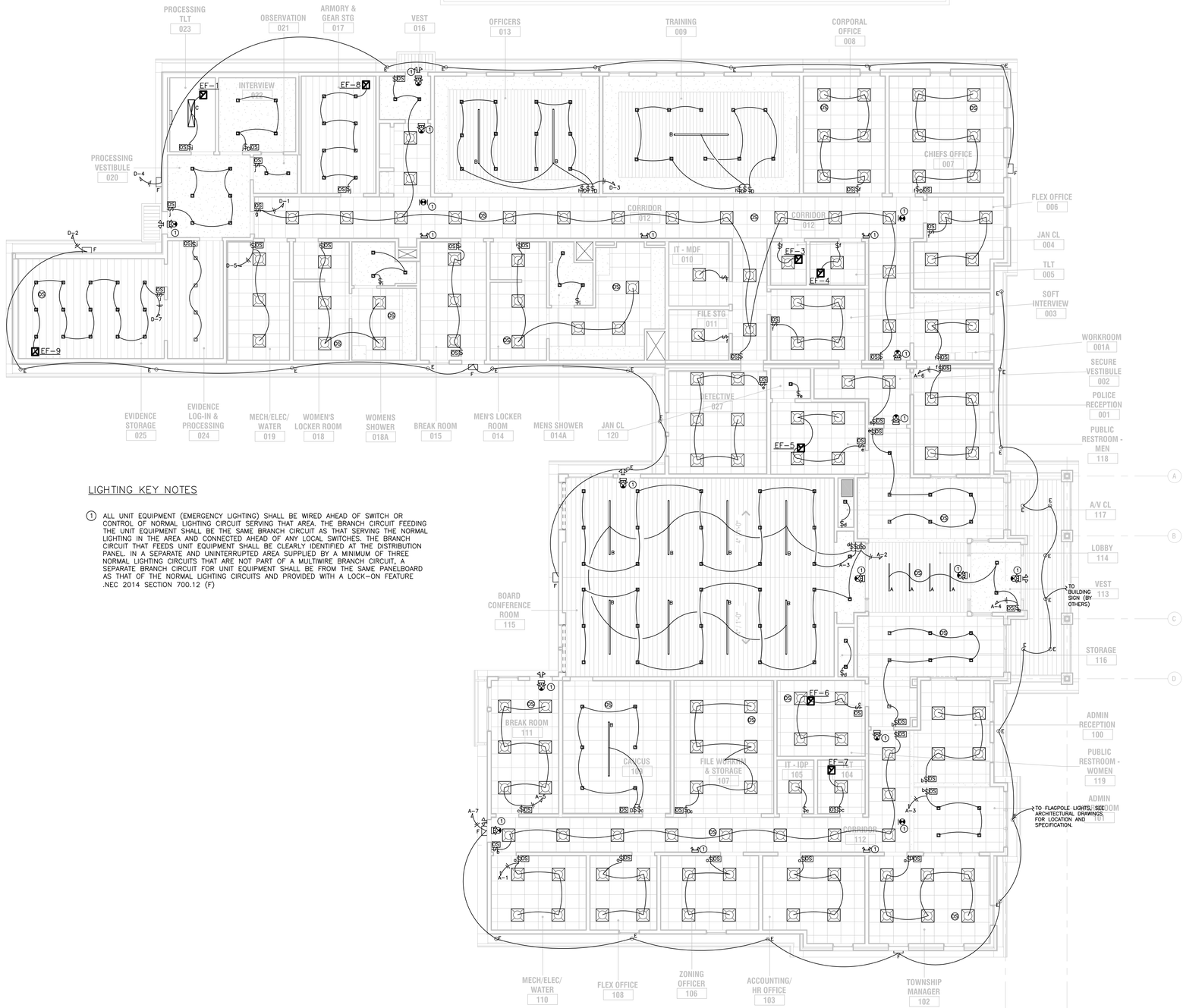
©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM



ALTERNATE SALLY PORT LIGHTING PLAN
SCALE: ⅛" = 1'-0"





LIGHTING KEY NOTES

(1) ALL UNIT EQUIPMENT (EMERGENCY LIGHTING) SHALL BE WIRED AHEAD OF SWITCH OR CONTROL OF NORMAL LIGHTING CIRCUIT SERVING THAT AREA. THE BRANCH CIRCUIT FEEDING THE UNIT EQUIPMENT SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES. THE BRANCH CIRCUIT THAT FEEDS UNIT EQUIPMENT SHALL BE CLEARLY IDENTIFIED AT THE DISTRIBUTION PANEL. IN A SEPARATE AND UNINTERRUPTED AREA SUPPLIED BY A MINIMUM OF THREE NORMAL LIGHTING CIRCUITS THAT ARE NOT PART OF A MULTIWIRE BRANCH CIRCUIT, A SEPARATE BRANCH CIRCUIT FOR UNIT EQUIPMENT SHALL BE FROM THE SAME PANELBOARD AS THAT OF THE NORMAL LIGHTING CIRCUITS AND PROVIDED WITH A LOCK-ON FEATURE .NEC 2014 SECTION 700.12 (F)

LIGHTING PLAN
SCALE: ⅛" = 1'-0"

©COPYRIGHT ALLOYS ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOYS
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7834

PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/28/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

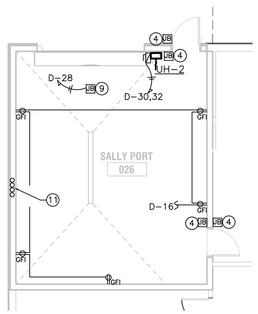
SHEET TITLE:

LIGHTING PLAN

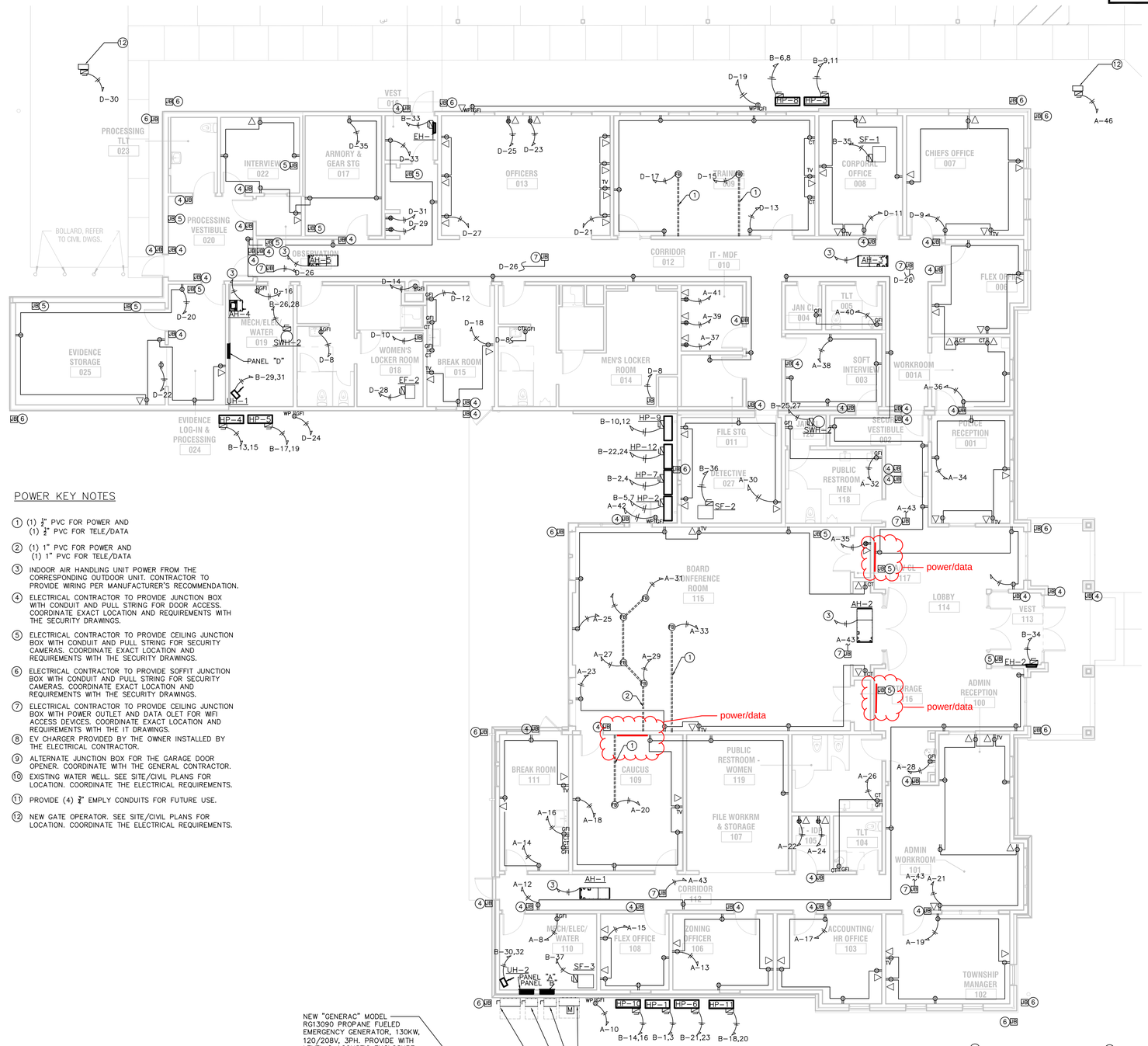
DATE: 03/31/2025
SCALE: As Indicated
DRAWN BY:
CHECKED BY:
PROJ NO:

E2.0

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

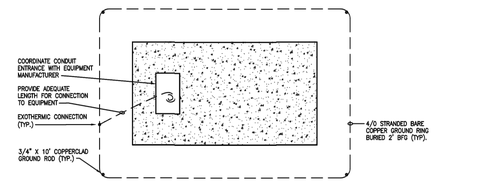


ALTERNATE SALLY PORT POWER PLAN
SCALE: ⅛"= 1'-0"



POWER KEY NOTES

1. (1) 1" PVC FOR POWER AND (1) ½" PVC FOR TELE/DATA
2. (1) 1" PVC FOR POWER AND (1) 1" PVC FOR TELE/DATA
3. INDOOR AIR HANDLING UNIT POWER FROM THE CORRESPONDING OUTDOOR UNIT. CONTRACTOR TO PROVIDE WIRING PER MANUFACTURER'S RECOMMENDATION.
4. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX WITH CONDUIT AND PULL STRING FOR DOOR ACCESS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH THE SECURITY DRAWINGS.
5. ELECTRICAL CONTRACTOR TO PROVIDE CEILING JUNCTION BOX WITH CONDUIT AND PULL STRING FOR SECURITY CAMERAS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH THE SECURITY DRAWINGS.
6. ELECTRICAL CONTRACTOR TO PROVIDE SOFFIT JUNCTION BOX WITH CONDUIT AND PULL STRING FOR SECURITY CAMERAS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH THE SECURITY DRAWINGS.
7. ELECTRICAL CONTRACTOR TO PROVIDE CEILING JUNCTION BOX WITH POWER OUTLET AND DATA OLET FOR WIFI ACCESS DEVICES. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH THE IT DRAWINGS.
8. EV CHARGER PROVIDED BY THE OWNER INSTALLED BY THE ELECTRICAL CONTRACTOR.
9. ALTERNATE JUNCTION BOX FOR THE GARAGE DOOR OPENER. COORDINATE WITH THE GENERAL CONTRACTOR.
10. EXISTING WATER WELL. SEE SITE/CIVIL PLANS FOR LOCATION. COORDINATE THE ELECTRICAL REQUIREMENTS.
11. PROVIDE (4) 3" EMPLY CONDUITS FOR FUTURE USE.
12. NEW GATE OPERATOR. SEE SITE/CIVIL PLANS FOR LOCATION. COORDINATE THE ELECTRICAL REQUIREMENTS.



NOTES:
1. PROVIDE COMPLETE EQUIPMENT PAD EXCAVATION, TRENCHING, BACKFILL, CONCRETE WORK, CONDUITS, ASSOCIATED SITE RESTORATION, ETC.
2. DETAIL OF PAD IS INDICATED AS A BASIS FOR VAULT CONSTRUCTION. COORDINATE THE EXACT PAD SIZE AND CONSTRUCTION WITH THE EQUIPMENT MANUFACTURER AND THE ENGINEER APPROVED SHOP DRAWINGS.
3. PAD SHALL BE INSTALLED SMOOTH LEVEL. USE 95% COMPACTED 2B CRUSHED STONE (12" MIN. DEPTH) UNDER PAD.
4. PROVIDE EQUIPMENT PAD WITH 2" CHAMFER THAT IS 4" LARGER IN SIZE, ALL AROUND EQUIPMENT.
5. E.C. TO PROVIDE TRENCHING AND BACKFILL AROUND FOUNDATION FOR GROUND RING.
6. E.C. SHALL INSTALL GROUND RING AND SUFFICIENT SLACK GROUND CONDUCTORS FOR CONNECTION TO EQUIPMENT.

EMERGENCY GENERATOR PAD DETAIL
SCALE: NTS

NEW "GENERAC" MODEL RG13090 PROPANE FUELED EMERGENCY GENERATOR, 130KW, 120/208V, 3PH. PROVIDE WITH LEVEL 2 ACOUSTIC ENCLOSURE. NEW GENERATOR IS FURNISHED BY THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

EMERGENCY GENERATOR CONCRETE PAD BY ELECTRICAL CONTRACTOR. COORDINATE WITH THE OWNER/VENDOR. SEE DETAIL ON THIS SHEET.

NEW 800A CT CABINET/UTILITY METER PER UTILITY COMPANY REQUIREMENTS.
NEW 600A 120/208V, 3PH DISCONNECT CONTRACTOR TO MARK AS SERVICE SHUT-OFF PER 2017 NEC 230.66.
NEW 200A 120/208V, 3PH DISCONNECT CONTRACTOR TO MARK AS SERVICE SHUT-OFF PER 2017 NEC 230.66.
NEW A.T.S. 120/208V, 3PH

POWER PLAN
SCALE: ⅛"= 1'-0"

©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2280 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOYS
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7834

PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/28/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

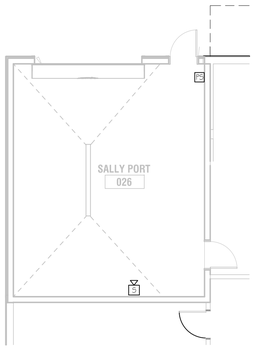
SHEET TITLE:

POWER PLAN

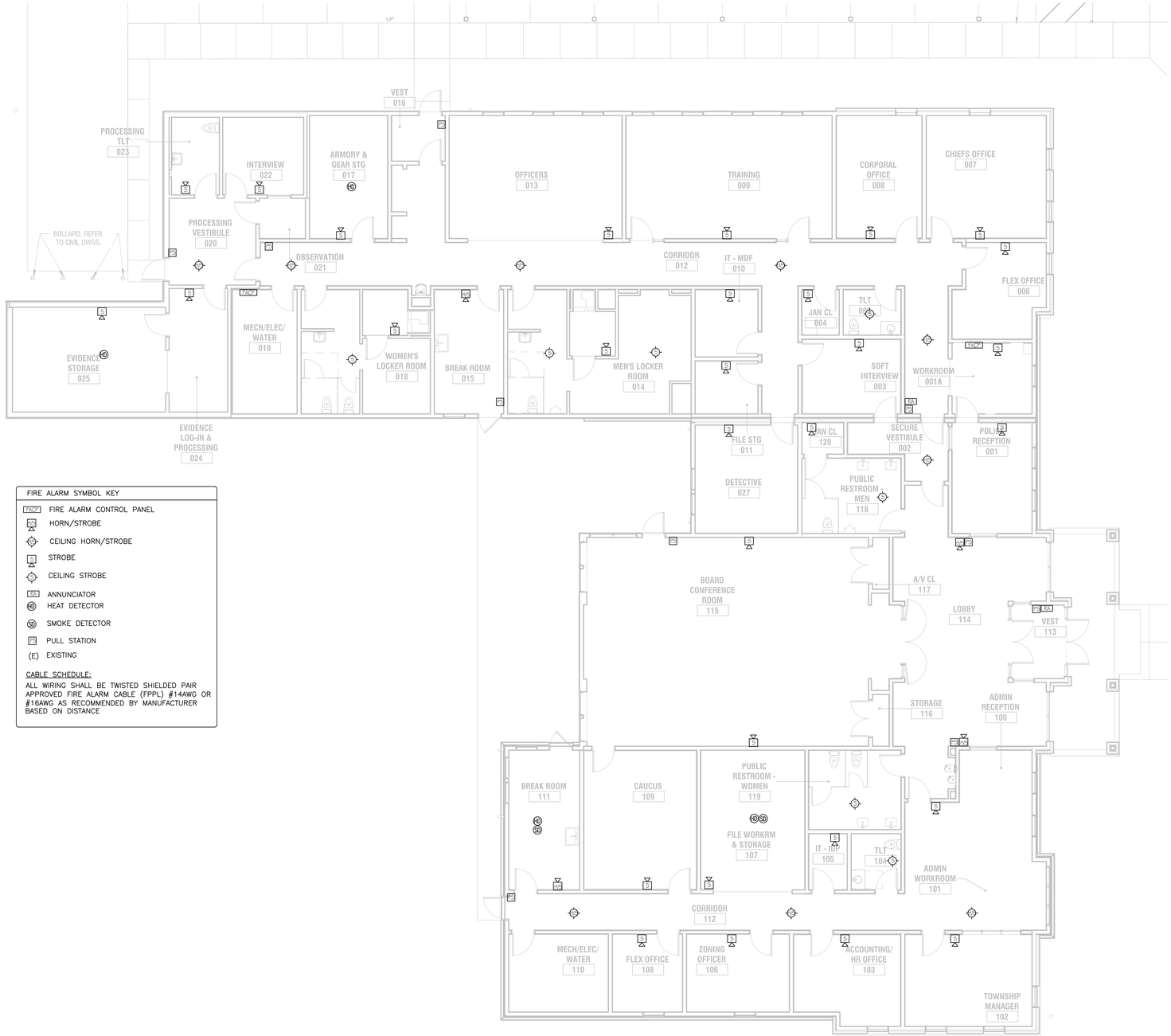
DATE:	03/31/2025
SCALE:	As Indicated
DRAWN BY:	
CHECKED BY:	
PROJ NO:	

E3.0

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM



ALTERNATE SALLY PORT
FIRE ALARM PLAN
SCALE: ⅛"= 1'-0"



FIRE ALARM SYMBOL KEY	
FACP	FIRE ALARM CONTROL PANEL
H/S	HORN/STROBE
	CEILING HORN/STROBE
S	STROBE
	CEILING STROBE
ANN	ANNUNCIATOR
HD	HEAT DETECTOR
SD	SMOKE DETECTOR
PS	PULL STATION
(E)	EXISTING

CABLE SCHEDULE:
ALL WIRING SHALL BE TWISTED SHIELDED PAIR APPROVED FIRE ALARM CABLE (FPPL) #14AWG OR #16AWG AS RECOMMENDED BY MANUFACTURER BASED ON DISTANCE

FIRE ALARM PLAN
SCALE: ⅛"= 1'-0"

©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2280 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7834

PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/28/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

FIRE ALARM PLAN

DATE:	03/31/2025
SCALE:	As Indicated
DRAWN BY:	
CHECKED BY:	
PROJ NO:	

E4.0

MECHANICAL ABBREVIATIONS

AB	ABOVE	LF	LINEAR FEET
AFF	ABOVE FINISHED FLOOR	LB, #	POUNDS
AFG	ABOVE FINISHED GRADE	LDB	LEAVING DRY BULB TEMP.
AHJ	AUTHORITY HAVING JURISDICTION	LWB	LEAVING WET BULB TEMP.
ARCH	ARCHITECTURAL	LWT	LEAVING WATER TEMP.
BDD	BACK DRAFT DAMPER	MAX	MAXIMUM
BEL	BELOW	MBH	THOUSAND BTU PER HOUR
BF	BELOW FLOOR	MC	MECHANICAL CONTRACTOR
BJ	BETWEEN JOISTS	MCA	MINIMUM CIRCUIT AMPACITY
BOD	BOTTOM OF DUCT	MOD	MOTOR OPERATED DAMPER
BTM	BOTTOM	MFR	MANUFACTURER
BTU	BRITISH THERMAL UNIT	MIN	MINIMUM
CD	CEILING DIFFUSER	MTD, MTG	MOUNTED, MOUNTING
CFM	CUBIC FEET PER MINUTE	NC	NOISE CRITERIA
CLG	CEILING	NIC	NOT IN CONTRACT
CO	CLEANOUT	OA	OUTSIDE AIR
CONN	CONNECT/CONNECTION	OAC	OPEN ABOVE CEILING
CONT	CONTINUED/CONTINUATION	OAI	OUTSIDE AIR INTAKE
COORD	COORDINATE	OC	ON CENTER
CW	DOMESTIC COLD WATER	PC	PLUMBING CONTRACTOR
DB	DRY BULB	PH	PHASE
DEG, °	DEGREE	PRV	PRESSURE REDUCING VALVE/ PRESSURE RELIEF VENT
DIA, ø	DIAMETER	PSI	POUNDS PER SQUARE INCH
DISC	DISCONNECT	RA	RETURN AIR
DN	DOWN	RD	ROOF DRAIN
DWG	DRAWING	RG	RETURN GRILLE
EA	EXHAUST AIR	RPM	REVOLUTIONS PER MINUTE
EAT	ENTERING AIR TEMP.	RWC	RAINWATER CONDUCTOR
EC	ELECTRICAL CONTRACTOR	S	STORMWATER
EDB	ENTERING DRY BULB TEMP.	S&C	STUB AND CAP
EF	EXHAUST FAN	SA	SUPPLY AIR
ER	EXHAUST REGISTER	SAN	SANITARY
ESP	EXTERNAL STATIC PRESSURE	SF	SQUARE FEET
EWB	ENTERING WET BULB TEMP.	SPEC	SPECIFICATIONS
EWT	ENTERING WATER TEMP.	SR	SUPPLY REGISTER
EX	EXISTING	TD	TRANSFER DUCT
FD	FIRE DAMPER/FLOOR DRAIN	TEMP	TEMPERATURE
FLA	FULL LOAD AMPERES	TG	TRANSFER GRILLE
FLEX	FLEXIBLE	THRU	THROUGH
FPM	FEET PER MINUTE	TJ	THROUGH JOISTS
FT	FOOT/FEET/FIN TUBE	TSP	TOTAL STATIC PRESSURE
FT HD	FEET OF HEAD	TSTAT	THERMOSTAT
GA	GAUGE/GAGE	TYP	TYPICAL
GAL	GALLON	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR	VAV	VARIABLE AIR VOLUME
GPH	GALLONS PER HOUR	VD	VOLUME DAMPER (MANUAL)
GPM	GALLONS PER MINUTE	VFD	VARIABLE FREQUENCY DRIVE
HC	HVAC CONTRACTOR	VTR	VENT THROUGH ROOF
HORZ	HORIZONTAL	W	WATTS/WASTE
HP	HORSE POWER	W/	WITH
HSTAT	HUMIDISTAT	W/O	WITHOUT
ID	INSIDE DIAMETER	WB	WET BULB
IN, "	INCH	WL	WEATHER LOUVER
INS	INSULATION	WPD	WATER PRESSURE DROP
INV	INVERT	WTD	WATER TEMP. DROP
ISP	INTERNAL STATIC PRESSURE	WTR	WATER TEMP. RISE
IWG	INCHES WATER GAUGE	XFMR	TRANSFORMER
LAT	LEAVING AIR TEMP.		

LEGEND

- CEILING SUPPLY AIR DIFFUSER 24/24
- CEILING SUPPLY AIR DIFFUSER 12/12
- CEILING RETURN AIR GRILLE 24/24
- (T) THERMOSTAT
- (S) DUCT MOUNTED SMOKE DETECTOR
- (CO) CARBON MONOXIDE SENSOR
- NEW DUCTWORK
- VD VOLUME DAMPER
- AxB A, INCHES, SIDE OF DUCT SHOWING
- CD SUPPLY AIR DIFFUSER
- RG RETURN AIR GRILLE
- TR TOP REGISTER
- FD FIRE DAMPER
- SD SMOKE DAMPER
- FSD FIRE / SMOKE DAMPER
- BD BACKDRAFT DAMPER
- (E) EXISTING
- (R) RELOCATE
- (N) NEW
- CONNECTION
- M MOTORIZED DAMPER

MECHANICAL GENERAL NOTES

- ALL WORK SHOWN IS TO BE CONSIDERED NEW AND PROVIDED UNDER THIS CONTRACT UNLESS SPECIFICALLY INDICATED AS EXISTING.
- CONNECT ALL DUCTS TO MECHANICAL EQUIPMENT BY FLEXIBLE DUCT CONNECTORS WITH NOT LESS THAN 3"SPACING BETWEEN DUCT AND EQUIPMENT.
- CONSTRUCT AND INSTALL ALL DUCTWORK IN ACCORDANCE WITH SMACNA.
- ALL DUCT DIMENSIONS ARE INSIDE DIMENSIONS.
- INSTALL DUCT MOUNTED SMOKE DETECTOR(S) IN THE RETURN AIR STREAM OF AIR SYSTEMS OVER 2000 CFM, PER MANUFACTURER'S RECOMMENDATIONS, DOWNSTREAM OF ALL BRANCH CONNECTIONS, UPSTREAM OF ANY OUTSIDE AIR CONNECTIONS OR FILTERS, AND PROVIDE WIRING FOR FAN SHUTDOWN. DETECTOR IS TO BE FURNISHED AND CONNECTED TO THE FIRE ALARM SYSTEM BY OTHERS.
- PROVIDE FUSIBLE LINK FIRE DAMPERS AT ALL DUCT PENETRATIONS OR GRILLE OPENINGS IN FIRE RATED WALLS OR FLOORS. PROVIDE DUCT ACCESS PANELS FOR ALL FIRE DAMPERS.
- INSTALL DUCTWORK, EQUIPMENT, AND PIPING CONCEALED IN CHASES OR ABOVE CEILINGS WHERE CEILINGS ARE INDICATED, UNLESS NOTED OTHERWISE. WHERE DUCTWORK OR PIPING IS INDICATED TO BE EXPOSED, INSTALL AS HIGH AS POSSIBLE. ELEVATIONS SHOWN ARE TO THE LOWEST POINT, UNLESS NOTED OTHERWISE.
- WALL MOUNTED THERMOSTATS (TOP OF THE HIGHEST OPERABLE PART) SHALL BE INSTALLED 48" ABOVE THE FLOOR AND HANDICAPPED ACCESSIBLE.
- PROVIDE 4" THICK CONCRETE PADS FOR EQUIPMENT INSTALLED ON FLOORS OR ON GRADE, 6" LARGER THAN THE EQUIPMENT ON ALL SIDES.
- SEAL OR CAP OPENINGS IN PIPES OR DUCTS UNTIL FINAL CONNECTIONS ARE MADE.
- INSTALL SUFFICIENT UNIONS IN PIPING SYSTEMS TO ALLOW SERVICE OF ANY CONNECTED EQUIPMENT WITHOUT BREAKING FITTINGS OR CUTTING PIPING CONNECTIONS.
- DIMENSIONS AND PIPE SIZES ARE IN INCHES UNLESS NOTED OTHERWISE.
- RUNOUTS TO EQUIPMENT SHALL BE RUN IN SIZES INDICATED ON PLANS OR SCHEDULES AND INCREASED OR REDUCED AT POINT OF FINAL CONNECTION.
- DO NOT RUN PIPING OR DUCTWORK OVER ELECTRICAL EQUIPMENT.
- PROVIDE SUFFICIENT CLEARANCE FOR OPERATION AND MAINTENANCE OF MECHANICAL EQUIPMENT ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE SERVICE CLEARANCE FOR ELECTRICAL EQUIPMENT AS REQUIRED BY THE NATIONAL ELECTRICAL CODE (NEC).
- COORDINATE LOCATIONS OF ALL PIPING, DUCTWORK, EQUIPMENT AND DEVICES BEFORE INSTALLATION, WITH THE WORK OF OTHER TRADES. WHERE A CONFLICT IN CLEARANCES OCCURS, OBTAIN CLARIFICATION FROM THE ENGINEER ,ARCHITECT, OR OWNER. INSTALL WHATEVER ADDITIONAL PIPING, DUCTWORK AND FITTINGS, ETC. THAT ARE REQUIRED FOR A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE CONTRACT..
- PROVIDE CONDENSATE DRAINS WITH P-TRAPS FOR AIR HANDLING UNITS WITH COOLING COILS. DISCHARGE CONDENSATE TO ROOF, GRADE, OR INDIRECT WASTE.
- VERIFY MOUNTING HEIGHTS OF EQUIPMENT AND FIXTURES WITH ARCHITECTURAL DRAWINGS, AUTHORITY HAVING JURISDICTION AND THE OWNER.

ELECTRIC UNIT HEATER SCHEDULE

TAG	WATT	VOLTS/ PHASE	QMARK MODEL	DISC. SWITCH	ACCESSORIES/REMARKS
UH-1 UH-2	3000	240-1	MUH03-81	MFR	THERMOSTAT, MOUNTING BRACKET

WALL UNIT HEATER SCHEDULE

TAG	KW	VOLTS/ PHASE	QMARK MODEL	DISC. SWITCH	ACCESSORIES/REMARKS
EH-1	1.5	120/1	AWH3150F	MFR	INTEGRAL THERMOSTAT

CEILING DIFFUSER SCHEDULE

CFM	NECK SIZE	MAX NC	THROW (FT) MAX. (50 FPM)-MIN. (100 FPM)			
			4-WAY	3-WAY	2-WAY	1-WAY
0-125	6ø	30	6-3	6/7 - 3/4	9-4	12-6
126-250	8ø	25	9-5	9/12 - 5/7	14-7	18-9
251-400	10ø	25	12-6	12/15 - 6/7	15-8	18-9
401-600	12ø	25	13-6	13/18 - 6/8	18-8	19-9
601-900	14ø	25	13-6	13/18 - 6/8	18-8	19-9

GRILLE, REGISTER & DIFFUSER KEY

CD 0x0 000
(1) (2) (3)

NOTES
(1) ABBREVIATION FOR GRILLE, REGISTER OR DIFFUSER.
(2) NECK SIZE, SEE GRILLE, REGISTER, OR DIFFUSER SCHEDULE WHERE OMITTED.
(3) BALANCE AIRFLOW, SEE PLANS FOR AIRFLOW DIRECTION(S)

RETURN/EXHAUST GRILLE

CFM	SIZE	APD	NC
0-100	12X12	0.10	30
101-150	12X12	0.10	30
151-250	12x12	0.08	30
251-400	12x12	0.08	25
401-600	18x18	0.08	25
601-900	18x18	0.08	25
901-2000	24x24	0.10	30

DIFFUSER, REGISTER AND GRILLE SCHEDULE

TYPE	DESCRIPTION
"CD"	ALUMINUM CONSTRUCTION, SURFACE OR LAY-IN MOUNT, ROUND NECK CEILING DIFFUSER WITH REMOVABLE INNER CONE ASSEMBLY AND ADJUSTABLE VANES FOR CHANGING AIRFLOW DISCHARGE. PROVIDE WITH STANDARD WHITE FINISH AND MODEL #D-75 OPPOSED BLADE DAMPER AND MODEL "SB" SECTORING BAFFLE FOR AIRFLOW OTHER THAN 4-WAY BLOW. TITUS MODEL #TMS-AA OR APPROVED EQUIVALENT.
"RG" "EG"	ALUMINUM CONSTRUCTION RETURN AIR GRILLE WITH BLADES ON 3/4" CENTER, PARALLEL TO THE LONG DIMENSION AND SET AT 35 DEGREES. PROVIDE WITH STANDARD WHITE FINISH, LAY-IN BORDER FOR INSTALLATION IN CEILING OR SURFACE MOUNT BORDER SUITABLE FOR INSTALLATION IN DRYWALL TYPE CEILING. TITUS MODEL #350-FL OR APPROVED EQUIVALENT.

HEATING AND COOLING UNIT SCHEDULE

TAG	DESCRIPTION	MFR	MODEL	TOTAL (CFM)	COOLING	HEATING	WEIGHT (LBS)				REMARKS
					TMBH	OUTPUT MBH		MCA	MOCP	VOLTS PHASE	
AC-1 AC-1-1 AC-1-2 AC-1-3	AIR HANDLING UNIT	LG	LCN098HV4	230-300	9.0	10.4	29	0.25	-	208-230/1	PROVIDE WITH WIRED REMOTE CONTROLLER MODEL "PREMTB100"
AC-2 AC-2-1 AC-2-2 AC-2-3	AIR HANDLING UNIT	LG	LCN128HV4	247-335	12.0	13.8	29	0.25	-	208-230/1	PROVIDE WITH WIRED REMOTE CONTROLLER MODEL "PREMTB100"
AH-1 HP-1	AIR HANDLING UNIT HEAT PUMP UNIT	LG	LVN361HV4 LUU360HHV	1200 -	33.0	37.5	122 198	32.0	40.0	208-230/1	PROVIDE WITH WIRED REMOTE CONTROLLER MODEL "PREMTB100"
AH-2 HP-2	AIR HANDLING UNIT HEAT PUMP UNIT	LG	LVN480HV LUU480HHV	1600	48.0	50.0	158.7 203	32.0	40.0	208-230/1	PROVIDE WITH WIRED REMOTE CONTROLLER MODEL "PREMTB100"
AH-3/HP-3 AH-4/HP-4 AH-5/HP-5	AIR HANDLING UNIT HEAT PUMP UNIT	LG	LVN241HV4 LUU240HHV	800 -	24.0	30.0	116 133	22.0	30.0	208-230/1	PROVIDE WITH WIRED REMOTE CONTROLLER MODEL "PREMTB100"
HP-6 HP-8	HEAT PUMP UNIT	LG	LMU480HHV	-	48.0	54.0	218	32.7	40.0	208-230/1	
HP-7 HP-9	HEAT PUMP UNIT	LG	LMU240HHV	-	24.0	26.0	152	19.0	30.0	208-230/1	
AC-10/HP-10 AC-11/HP-11 AC-12/HP-12	AIR HANDLING UNIT HEAT PUMP UNIT	LG	LCN128HV4 LUU127HV	-	11.1	14.0	31 82	12.3	15	208-230/1	PROVIDE WITH WIRED REMOTE CONTROLLER MODEL "PREMTB100"

LG BASIS OF DESIGN EQUIPMENT SELECTIONS PROVIDED BY MICHAEL MECCHI, MEIER SUPPLY CO., INC.
FOR LG EQUIPMENT PRICING CONTACT MICHAEL MECCHI @ MMECCHI@MEIERSUPPLY.COM (610-674-3326)

SUPPLY AIR FAN SCHEDULE

TAG	TYPE	CFM	SP (IN WC)	RPM	HP (WATTS)	VOLTS PHASE	DRIVE	ROOF OPENING	DAMPER SIZE	FAN SIZE LxWxH	GREENHECK MODEL	ACCESSORIES
SF-1,2	INLINE	175	0.25	1050	(80)	120/1	D	-	-	14x12x12	CSP-A290	BDD, BRICK VENT BVE-157
SF-3	INLINE	150	0.25	1400	(48)	120/1	D	-	-	14x11x11	CSP-A190	BDD, BRICK VENT BVE-157

EXHAUST FAN SCHEDULE

TAG	TYPE	CFM	SP (IN WC)	RPM	HP (WATTS)	VOLTS PHASE	DRIVE	ROOF OPENING	DAMPER SIZE	FAN SIZE LxWxH	GREENHECK MODEL	ACCESSORIES
EF-1 EF-3 EF-5 EF-7 EF-8 EF-9	CEILING	100	0.25	1100	(53)	120/1	D	-	-	14x12x12	SP-A125	
EF-4,6	CEILING	150	0.25	1400	(113)	120/1	D	-	-	14x12x12	SP-A190	BDD, BRICK VENT BVE-157
EF-2	INLINE	400	0.25	1070	(217)	120/1	D	-	-	18x15x15	CSP-A510	BDD, BRICK VENT BVE-157

©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER MICHAEL S. RASSIK PE PA042618

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7834

PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/28/25

KEY PLAN:

REGISTRATION:
ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
SCHEDULES, SPECIFICATIONS

DATE: 03/31/2025
SCALE: As Indicated
DRAWN BY:
CHECKED BY:
PROJ NO:

M1.0

LG

MULTI

UPT Admin(ver 1.8.12.5)

System Tree Diagram

System Name: HP-1

Date: 05/05/2023

System No : 1/12

HP-1

Two pipe : Liquid : Gas

Thermostat, Group Control, Dry Contact

Indoor Units : 1 of 1
Combination Ratio : 36.0 of 36.0 (100%)
Total Pipe : 30 of 243 ft

LG

MULTI

UPT Admin(ver 1.8.12.5)

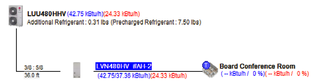
System Tree Diagram

System Name: HP-2

Date: 05/05/2023

System No : 2/12

HP-2



Two pipe : Liquid : Gas

Thermostat, Group Control, Dry Contact

Indoor Units : 1 of 1
Combination Ratio : 48.0 of 48.0 (100%)
Total Pipe : 36 of 243 ft

LG

MULTI

UPT Admin(ver 1.8.12.5)

System Tree Diagram

System Name: HP-3

Date: 05/05/2023

System No : 3/12

HP-3

Two pipe : Liquid : Gas

Thermostat, Group Control, Dry Contact

Indoor Units : 1 of 1
Combination Ratio : 24.0 of 24.0 (100%)
Total Pipe : 45 of 164 ft

LG

MULTI

UPT Admin(ver 1.8.12.5)

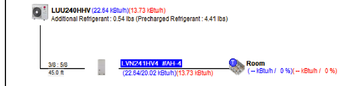
System Tree Diagram

System Name: HP-4

Date: 05/05/2023

System No : 4/12

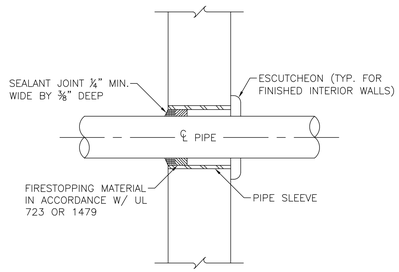
HP-4



Two pipe : Liquid : Gas

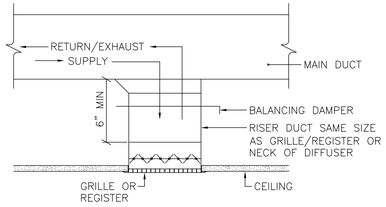
Thermostat, Group Control, Dry Contact

Indoor Units : 1 of 1
Combination Ratio : 24.0 of 24.0 (100%)
Total Pipe : 45 of 164 ft



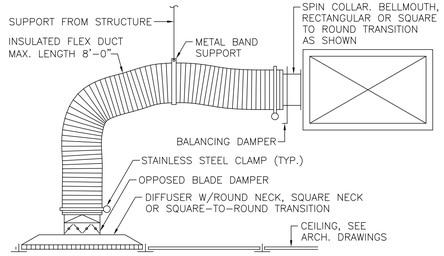
WALL OR FLOOR PENETRATION DETAIL – TYPICAL

NO SCALE



GRILLE OR REGISTER CONNECTION DETAIL – TYPICAL

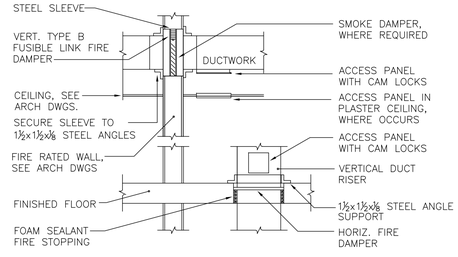
NO SCALE



NOTE: FOR RUNS LONGER THAN 8FT, PROVIDE 8 FT OF FLEXIBLE DUCT AND RIGID ROUND DUCT OF THE SAME DIAMETER FOR THE REMAINING LENGTH

SUPPLY AIR DIFFUSER DETAIL – TYPICAL

NO SCALE



NOTES:

1. FIRE DAMPER MINIMUM RATING SHALL MATCH THE FIRE RATING OF THE PARTITION WHERE IT IS INSTALLED. FOR ALL PARTITION FIRE RATING SEE THE ARCHITECTURAL DRAWINGS.
2. ACCESS DOORS SHALL BE PERMANENTLY IDENTIFIED ON THE EXTERIOR BY A LABEL HAVING LETTERS NOT LESS THAN 1/2 INCH IN HEIGHT READING: FIRE DAMPER PER IMC SECTION 607.4.

FIRE DAMPER INSTALLATION DETAIL – TYPICAL

NO SCALE

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. RASSIK
No. PE042619

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2260 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOYS
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7834

PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/28/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

MECHANICAL DETAILS

DATE:	03/31/2025
SCALE:	As Indicated
DRAWN BY:	
CHECKED BY:	
PROJ NO:	

M1.1

©COPYRIGHT ALLOYS ARCHITECTURE

LG

MULTI

UPT Admin(ver 1.8.12.5)

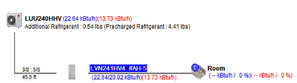
System Tree Diagram

System Name: HP-5

System No : 5/12

Date: 05/05/2023

HP-5



Two pipe : Liquid : Gas

Thermostat, Group Control, Dry Contact

Indoor Units	**: 1 of 1**
Combination Ratio	**: 24.0 of 24.0 (100%)**
Total Pipe	**: 45 of 164 ft**

LG

MULTI

UPT Admin(ver 1.8.12.5)

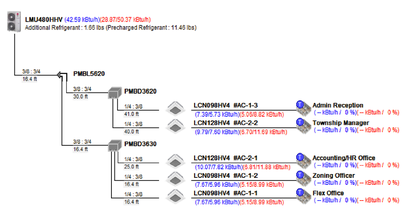
System Tree Diagram

System Name: HP-6

System No : 6/12

Date: 05/05/2023

HP-6



Two pipe : Liquid : Gas

Thermostat, Group Control, Dry Contact

Indoor Units	**: 5 of 8**
Combination Ratio	**: 51.0 of 48.0 (106%)**
Total Pipe	**: 291 of 476 ft**

LG

MULTI

UPT Admin(ver 1.8.12.5)

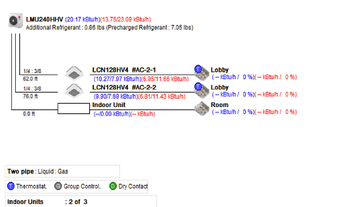
System Tree Diagram

System Name: HP-7

System No : 7/12

Date: 05/05/2023

HP-7



Two pipe : Liquid : Gas

Thermostat, Group Control, Dry Contact

Indoor Units	**: 2 of 3**
Combination Ratio	**: 24.0 of 24.0 (100%)**
Total Pipe	**: 138 of 246 ft**

Please refer to the Product Data Book for maximum heating capacity.

LG

MULTI

UPT Admin(ver 1.8.12.5)

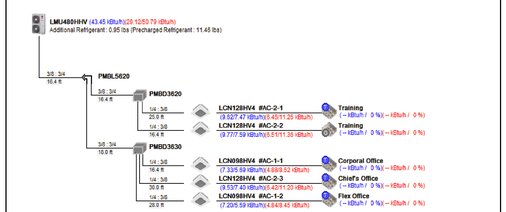
System Tree Diagram

System Name: HP-8

System No : 8/12

Date: 05/05/2023

HP-8



Two pipe : Liquid : Gas

Thermostat, Group Control, Dry Contact

Indoor Units	**: 5 of 8**
Combination Ratio	**: 54.0 of 48.0 (112%)**
Total Pipe	**: 167 of 476 ft**

LG

MULTI

UPT Admin(ver 1.8.12.5)

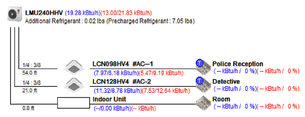
System Tree Diagram

System Name: HP-9

System No : 9/12

Date: 05/05/2023

HP-9



Two pipe : Liquid : Gas

Thermostat, Group Control, Dry Contact

Indoor Units	**: 2 of 3**
Combination Ratio	**: 21.0 of 24.0 (88%)**
Total Pipe	**: 75 of 246 ft**

Please refer to the Product Data Book for maximum heating capacity.

LG

MULTI

UPT Admin(ver 1.8.12.5)

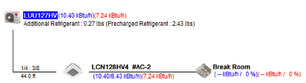
System Tree Diagram

System Name: HP-10

System No : 10/12

Date: 05/05/2023

HP-10



Two pipe : Liquid : Gas

Thermostat, Group Control, Dry Contact

Indoor Units	**: 1 of 1**
Combination Ratio	**: 12.0 of 12.0 (100%)**
Total Pipe	**: 44 of 66 ft**

LG

MULTI

UPT Admin(ver 1.8.12.5)

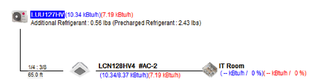
System Tree Diagram

System Name: HP-11

System No : 11/12

Date: 05/05/2023

HP-11



Two pipe : Liquid : Gas

Thermostat, Group Control, Dry Contact

Indoor Units	**: 1 of 1**
Combination Ratio	**: 12.0 of 12.0 (100%)**
Total Pipe	**: 65 of 66 ft**

LG

MULTI

UPT Admin(ver 1.8.12.5)

System Tree Diagram

System Name: HP-12

System No : 12/12

Date: 05/05/2023

HP-12

Two pipe : Liquid : Gas

Thermostat, Group Control, Dry Contact

Indoor Units	**: 1 of 1**
Combination Ratio	**: 12.0 of 12.0 (100%)**
Total Pipe	**: 30 of 66 ft**

©COPYRIGHT ALLOYS ARCHITECTURE

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — MICHAEL P. RASSIK — No. PE042619

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2280 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOYS
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7834

PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/28/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

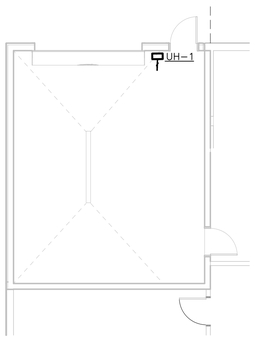
SHEET TITLE:

MECHANICAL DETAILS

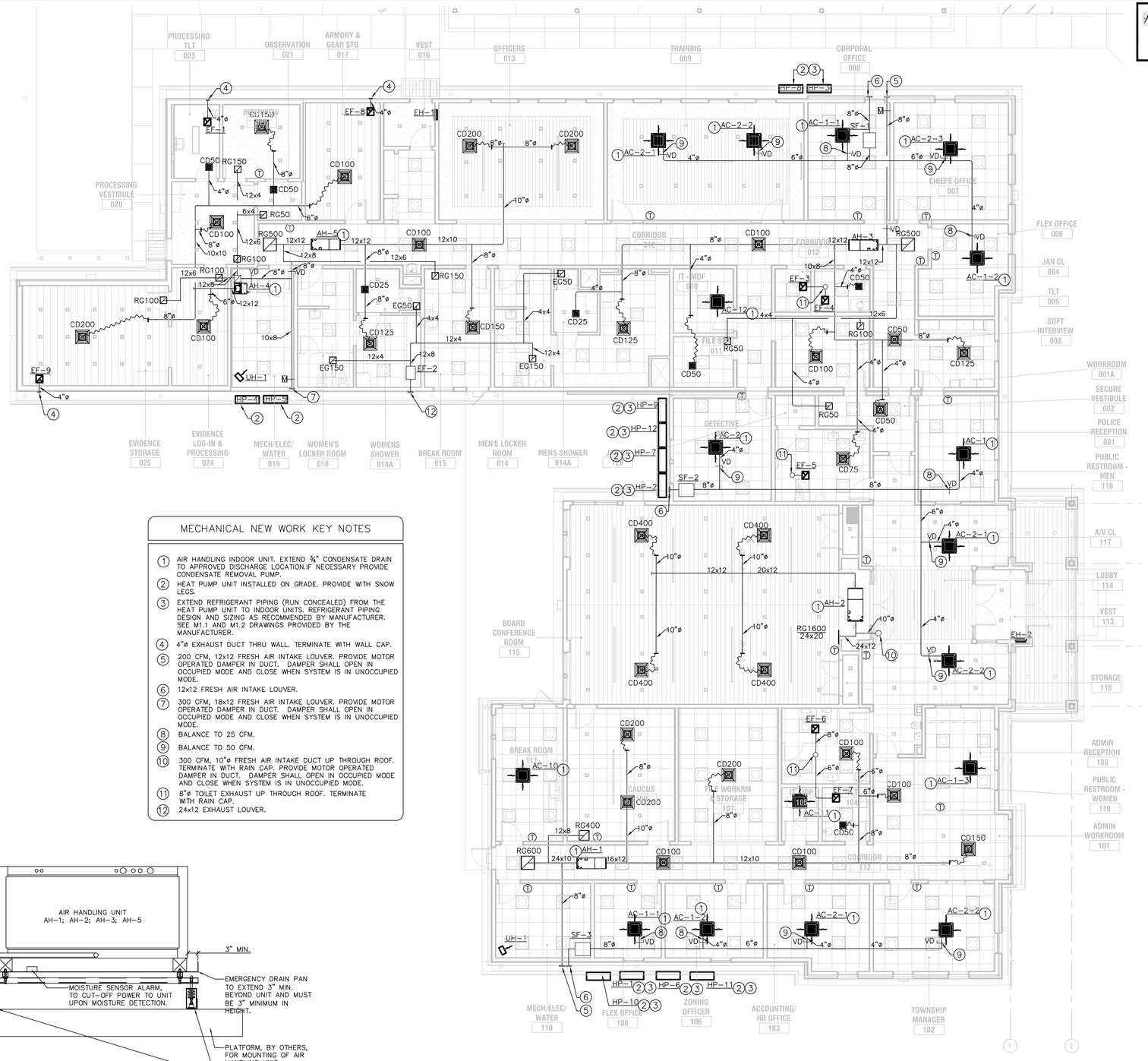
DATE: 03/31/2025
SCALE: As Indicated
DRAWN BY:
CHECKED BY:
PROJ NO:

M1.2

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

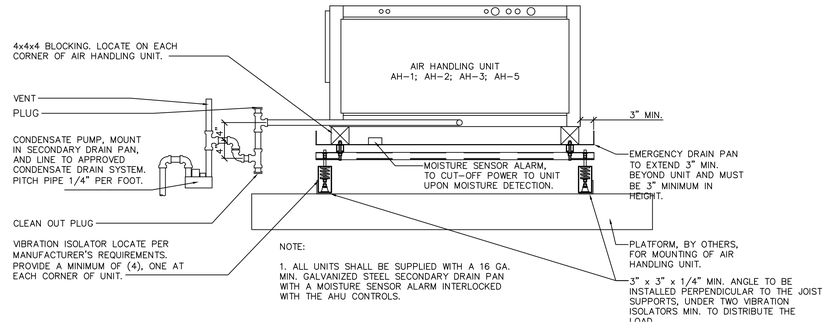


ALTERNATE SALLY PORT
MECHANICAL PLAN
SCALE: ⅛"= 1'-0"



MECHANICAL NEW WORK KEY NOTES

1. AIR HANDLING INDOOR UNIT. EXTEND ¾" CONDENSATE DRAIN TO APPROVED DISCHARGE LOCATION.IF NECESSARY PROVIDE CONDENSATE REMOVAL PUMP.
2. HEAT PUMP UNIT INSTALLED ON GRADE. PROVIDE WITH SNOW LEGS.
3. EXTEND REFRIGERANT PIPING (RUN CONCEALED) FROM THE HEAT PUMP UNIT TO INDOOR UNITS. REFRIGERANT PIPING DESIGN AND SIZING AS RECOMMENDED BY MANUFACTURER. SEE M1.1 AND M1.2 DRAWINGS PROVIDED BY THE MANUFACTURER.
4. 4"ø EXHAUST DUCT THRU WALL. TERMINATE WITH WALL CAP.
5. 200 CFM, 12x12 FRESH AIR INTAKE LOUVER. PROVIDE MOTOR OPERATED DAMPER IN DUCT. DAMPER SHALL OPEN IN OCCUPIED MODE AND CLOSE WHEN SYSTEM IS IN UNOCCUPIED MODE.
6. 12x12 FRESH AIR INTAKE LOUVER.
7. 300 CFM, 18x12 FRESH AIR INTAKE LOUVER. PROVIDE MOTOR OPERATED DAMPER IN DUCT. DAMPER SHALL OPEN IN OCCUPIED MODE AND CLOSE WHEN SYSTEM IS IN UNOCCUPIED MODE.
8. BALANCE TO 25 CFM.
9. BALANCE TO 50 CFM.
10. 300 CFM, 10"ø FRESH AIR INTAKE DUCT UP THROUGH ROOF. TERMINATE WITH RAIN CAP. PROVIDE MOTOR OPERATED DAMPER IN DUCT. DAMPER SHALL OPEN IN OCCUPIED MODE AND CLOSE WHEN SYSTEM IS IN UNOCCUPIED MODE.
11. 8"ø TOILET EXHAUST UP THROUGH ROOF. TERMINATE WITH RAIN CAP.
12. 24x12 EXHAUST LOUVER.



NOTE:
1. ALL UNITS SHALL BE SUPPLIED WITH A 16 GA. MIN. GALVANIZED STEEL SECONDARY DRAIN PAN WITH A MOISTURE SENSOR ALARM INTERLOCKED WITH THE AHU CONTROLS.

AIR HANDLING UNIT SUPPORT DETAIL
SCALE: NTS

MECHANICAL PLAN
SCALE: ⅛"= 1'-0"

©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7834

PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/28/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

MECHANICAL PLAN

DATE:	03/31/2025
SCALE:	As Indicated
DRAWN BY:	
CHECKED BY:	
PROJ.NO:	

M2.0

LEGEND

- COLD WATER (CW)
- HOT WATER (HW)
- HOT WATER RECIRCULATION (HWR)
- SOIL / WASTE (S)/(W) BELOW GRADE
- SOIL / WASTE (S)/(W) ABOVE GRADE
- VENT (V)
- EXISTING WORK
- FLOOR CLEANOUT (CO)
- PIPE DROP
- BRANCH (TOP CONNECTION)
- PIPE RISE
- BRANCH (BOTTOM CONNECTION)
- CONTINUATION
- STUB AND CAP
- (E) EXISTING
- CONNECTION

PLUMBING GENERAL NOTES

- SEAL OR CAP OPENINGS IN PIPES UNTIL FINAL CONNECTIONS ARE MADE.
- INSTALL SUFFICIENT UNIONS IN PIPING SYSTEMS TO ALLOW SERVICE OF ANY CONNECTED EQUIPMENT WITHOUT BREAKING FITTINGS OR CUTTING PIPING CONNECTIONS.
- DIMENSIONS AND PIPE SIZES ARE IN INCHES UNLESS NOTED OTHERWISE.
- DO NOT RUN PIPING OVER ELECTRICAL EQUIPMENT.
- CONNECT HW, CW, VENT, SAN & W LINES TO FIXTURES IN ACCORDANCE WITH SIZES INDICATED ON THE PLUMBING FIXTURE SCHEDULE WITH A 2" MINIMUM SIZE FOR SANITARY PIPING BELOW FLOOR.
- SLOPE SANITARY PIPING SIZES 3" AND LARGER 1/8" PER FOOT, AND SMALLER PIPES 1/4" PER FOOT, UNLESS NOTED OTHERWISE.
- PROVIDE GAS SHUTOFF VALVE AND DIRT LEG AT ALL EQUIPMENT CONNECTIONS.
- PROVIDE SHUTOFF VALVES FOR ALL DOMESTIC WATER CONNECTIONS TO FIXTURES AND EQUIPMENT.
- COORDINATE LOCATIONS OF ALL PIPING AND DEVICES BEFORE INSTALLATION, WITH THE WORK OF OTHER TRADES. WHERE A CONFLICT IN CLEARANCES OCCURS, OBTAIN CLARIFICATION FROM THE ENGINEER, ARCHITECT, OR OWNER. INSTALL WHATEVER ADDITIONAL PIPING, FITTINGS, ETC. ARE REQUIRED FOR A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE CONTRACT.
- TEST INSTALLATIONS IN ACCORDANCE WITH THE APPROPRIATE CODE REQUIREMENTS AS EACH PORTION IS INSTALLED. FLUSH NEW DOMESTIC WATER PIPING UNTIL IT RUNS CLEAR, THEN FILL WITH 50PPM CHLORINE FOR 24 HOURS, THEN PURGE WITH FRESH WATER AND TEST FOR BACTERIAL CONTENT AND REPEAT IF NECESSARY.
- VERIFY MOUNTING HEIGHTS OF EQUIPMENT AND FIXTURES WITH ARCHITECTURAL DRAWINGS, AUTHORITY HAVING JURISDICTION, AND THE OWNER.

PLUMBING FIXTURE SCHEDULE

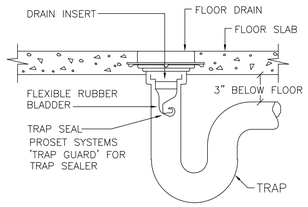
TAG	DESCRIPTION	MANUFACTURER	MODEL	MOUNTING HEIGHT AFF (INCHED)	PIPE SIZES (INCHES)				REMARKS
					CW	HW	VENT	WASTE	
WC–1	WATER CLOSET (ADA) TANK TYPE	AMERICAN STANDARD	2002.014 SEAT 5325.010	FLOOR 17"–19" TO TOP OF SEAT	1/2	–	2	4	
WC–2	WATER CLOSET (ADA) FLUSH VALVE		3043.001 TOTO TET1GA32#CP	FLOOR 17"–19" TO TOP OF SEAT	1	–	2	4	PROVIDE WITH OPEN FRONT SEAT
UR–1	URINAL (ADA) FLUSH VALVE		6590.001 TOTO TEU1UA#CP	WALL MTD – 14"	3/4	–	1–1/2	1–1/2	
L–1	LAVATORY (ADA) & FAUCET		0124.024 SLOAN EAF–250 CROME	WALL MTD – 34"	1/2	1/2	1–1/4	1–1/4	PROVIDE WITH ESD–2000 SLOAN DECK MOUNTED FOAM SOAP DISPENSER
L–2	LAVATORY (ADA) & FAUCET		0476.028 SLOAN EAF–250 CROME	COUNTER TOP	1/2	1/2	1–1/4	1–1/4	PROVIDE WITH ESD–2000 SLOAN DECK MOUNTED FOAM SOAP DISPENSER
S–1	SINK (ADA) FAUCET		18SB.9252211.075 4137.100	COUNTERTOP	1/2	1/2	1–1/4	1–1/2	
SH–1	38x38 FREEDOM ADA SHOWER AND SHOWER VALVE KIT	FREEDOM ADA AMERICAN STD	APFQ3838BF6252 SDR1662.601	FLOOR	1/2	1/2	2	2	INSTALL WITH ALL ADA ACCESSORIES
MB	MOP SERVICE BASIN & FAUCET	FIAT PRODUCTS	MSB 2424 830–AA	FLOOR	3/4	3/4	2	3	
DF–1	WATER COOLER	ELKAY	LZS8WSLKA	FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS	1/2	–	1–1/4	1–1/4	¼ HP, 115/1ø, PLUG IN
DF–2	SPLIT LEVEL WATER COOLER (ADA)	ELKAY	LZSTL8WSLK	FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS	1/2	–	1–1/4	1–1/4	¼ HP, 115/1ø, PLUG IN
HB–1	HOSE BIBB	WOODFORD	24P	–	3/4	–	–	–	
WH–1	NON–FREEZE WALL HYDRANT	ZURN	Z1305	–	3/4	–	–	–	

NOTE: COORDINATE MOUNTING HEIGHTS OF WALL MOUNTED FIXTURES WITH ARCHITECTURAL DRAWINGS. PROVIDE ADA WRISTBLADE HANDLES FOR ADA FAUCETS. PROVIDE PREFORMED FIBERGLASS INSULATION AND PVC JACKET FOR EXPOSED DRAINS ON ADA LAVATORIES.

STORAGE WATER HEATER SCHEDULE

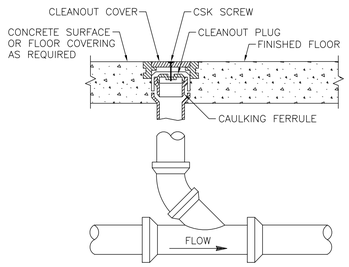
TAG	DESCRIPTION	MANUFACTURER	MODEL	CAPACITY	ELECTRICAL (60 HZ)			
					WATTS	VOLTS/ PHASE	FLA	DISC. SWITCH
SWH–1	STORAGE WATER HEATER	RHEEM	EGSP30	30 GAL, 23 GPH RECOVERY @ 80°F RISE 4.5 KW	4500	240–1	18.8	EC
SWH–2	STORAGE WATER HEATER	RHEEM	ELD80	72 GAL, 30 GPH RECOVERY @ 80°F RISE	6000	240–1	21.0	EC
TMV–1	DOMESTIC WATER THERMAL MIXING VALVE	WATTS	LFMMV*	–	–	–	–	–

*DOMESTIC WATER MIXING VALVE SHALL COMPLY WITH ASSE 1017 AND ASSE 1070 STANDARD



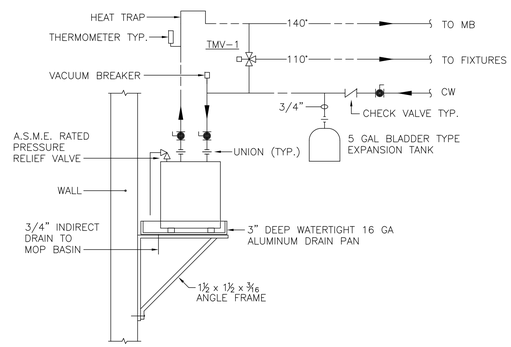
FLOOR DRAIN & TRAP SEALER DETAIL – TYPICAL

NO SCALE



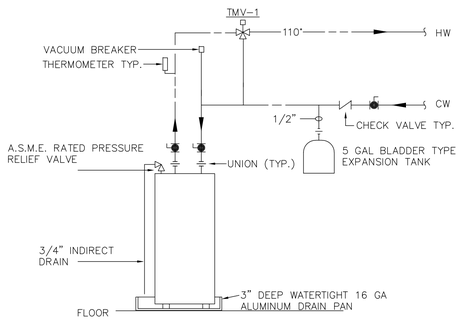
FLOOR CLEANOUT DETAIL– TYPICAL

NO SCALE



SWH–1 ELECTRIC WATER HEATER INSTALLATION DETAIL

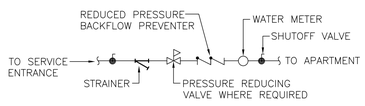
NO SCALE



NOTE: EXTEND 3/4" DRAIN FROM WATER HEATER DRAIN PAN AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR FLOOR DRAIN OR EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE. PITCH PIPE 1/4" PER FOOT.

SWH–2 ELECTRIC WATER HEATER INSTALLATION DETAIL

NO SCALE



WATER METER/SERVICE DETAIL – TYPICAL

NO SCALE

©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER MICHAEL S. RAZGULEA 081 FEA2018

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2280 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7834

PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/28/25

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

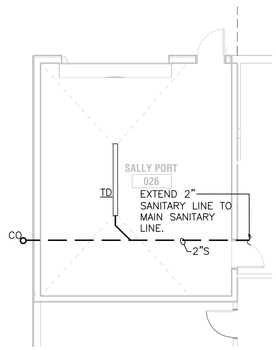
KEY PLAN:

SHEET TITLE:

SCHEDULES, NOTES, DETAILS

DATE: 03/31/2025
SCALE: As Indicated
DRAWN BY:
CHECKED BY:
PROJ NO:

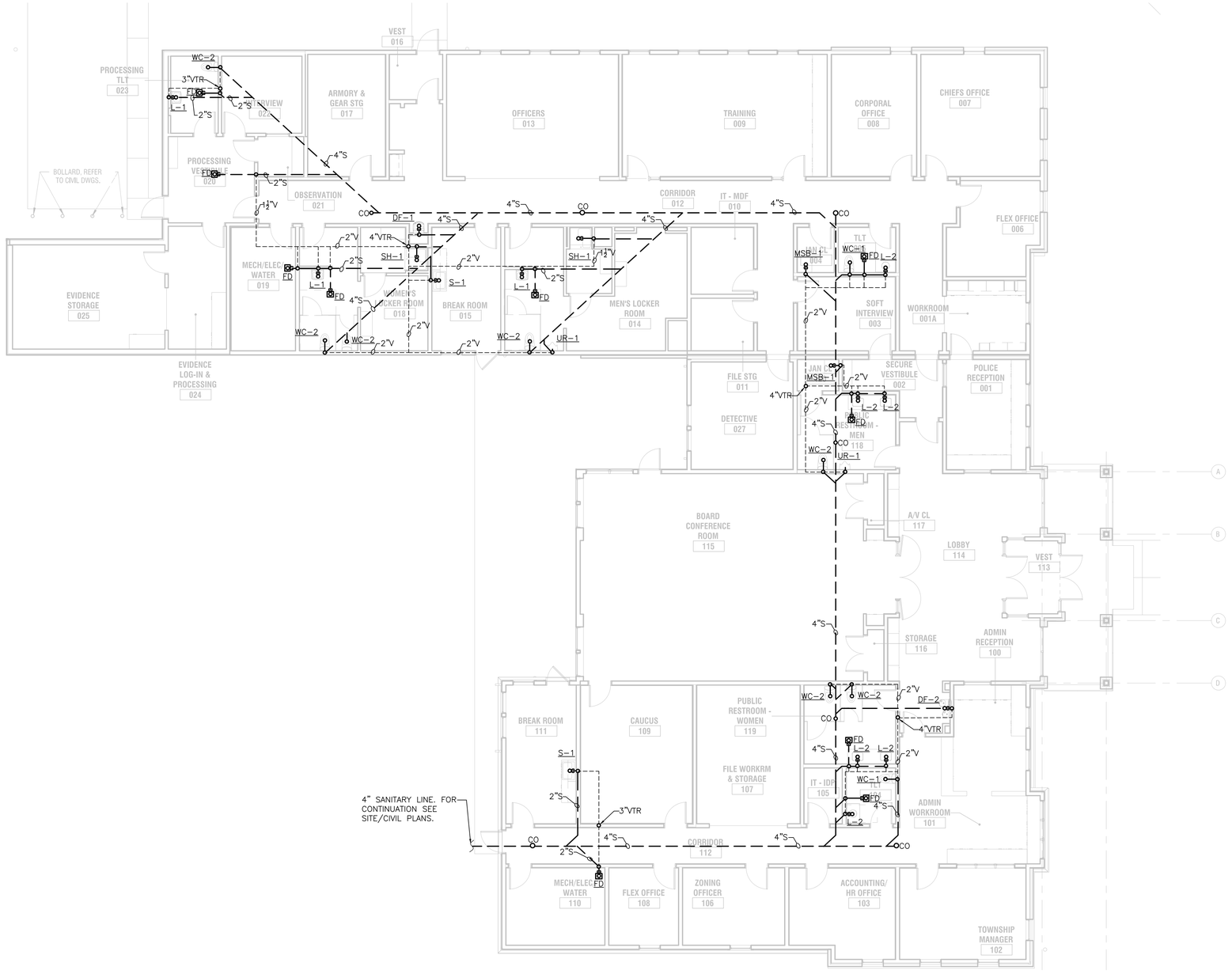
P1.0



TRENCH DRAIN (TD): 4" WIDE FIBERGLASS, 0.6% SLOPE, 10FT SECTIONS, STEEL FRAME, ABT POLYDRAIN, GRATE, ABT#2504.

ALTERNATE SALLY PORT SANITARY PLAN

SCALE: ⅛"= 1'-0"



SANITARY PLAN

SCALE: ⅛"= 1'-0"

©COPYRIGHT ALLOYS ARCHITECTURE

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — MICHAEL S. RASSIK — PE PE042519

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOYS
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7834

PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/28/25

KEY PLAN:

REGISTRATION:

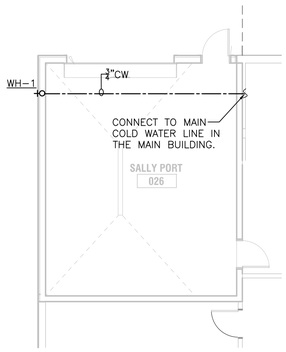
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

SANITARY PLAN

DATE: 03/31/2025
SCALE: As Indicated
DRAWN BY:
CHECKED BY:
PROJ NO:

P2.0



ALTERNATE SALLY PORT DOMESTIC WATER PLAN

SCALE: ⅛"= 1'–0"

DOMESTIC WATER PLAN

SCALE: ⅛"= 1'–0"

©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — MICHAEL S. RASSIK — No. PE042618

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2280 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOYS
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7834

PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/28/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

DOMESTIC WATER PLAN

DATE:	03/31/2025
SCALE:	As Indicated
DRAWN BY:	
CHECKED BY:	
PROJ NO:	

P2.1

NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD, POTTSTOWN, PA 19464

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE, POTTSTOWN, PA 19464
MONTGOMERY COUNTY

GENERAL CONDITIONS

1. IN CASE OF CONFLICT BETWEEN NOTES, DETAILS, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
2. PERFORM ALL WORK INCLUDING CONSTRUCTION PRACTICES, USE AND DISPOSAL OF MATERIALS, AND QUALITIES OF WORKMANSHIP, IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING LOCAL, STATE, AND NATIONAL CODES AND SPECIFICATIONS FOR THIS CONSTRUCTION PROJECT. PROVIDE APPROPRIATE SAFETY MEASURES SATISFYING ALL OSHA REQUIREMENTS.
3. QUALITY OF MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST STANDARDS AND PRACTICES OF THE TRADES INVOLVED.
4. THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES AND OBTAIN ALL REQUIRED BUILDING PERMITS PRIOR TO COMMENCEMENT OF THE WORK. COSTS OF PERMITS TO BE PAID BY BUILDER, APPROVED PERMIT TO BE POSTED.
5. A COMPLETE SET OF PROJECT DOCUMENTS, INCLUDING AN ORIGINAL STAMPED SET OF DRAWINGS AND ALL SUBSEQUENT CHANGES AND CLARIFICATIONS SHALL BE KEPT ON SITE AT ALL TIMES. ALL PROPOSED CHANGES TO ORIGINAL PROJECT DOCUMENT BID SET ARE TO BE SUBMITTED BY CONTRACTOR IN THE FORM OF CHANGE ORDERS, INCLUDING ALL BACKUP INFORMATION, FOR APPROVAL BY OWNER/ARCHITECT.
6. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR, OWNER, AND ARCHITECT SHALL HOLD A PRE-CONSTRUCTION CONFERENCE TO CONFIRM SITE ACCESS ROUTE, SCHEDULE, AND SEQUENCE OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURY CAUSED BY OR DURING THE EXECUTION OF WORK.
8. SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS, ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
9. CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY THE OWNER/ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REMEDIES, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.
10. CONTRACTOR TO VERIFY LOCATION OF ALL BELOW GRADE UTILITIES AND STORM WATER SYSTEMS PRIOR TO EXCAVATION. NOTIFY ARCHITECT OF ANY CONFLICTS WITH PROPOSED CONSTRUCTION.
11. ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR WORK THAT THE ARCHITECT/ENGINEER'S DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH ARCHITECT/ENGINEER'S PLAN AND/OR INSTRUCTIONS. NO DEVIATION FROM DESIGN DRAWINGS IS PERMITTED WITHOUT WRITTEN APPROVAL.
12. PROVIDE DAILY CLEAN-UP OF AREAS ADJACENT TO CONSTRUCTION AS WELL AS PERIODIC CLEAN-UP OF CONSTRUCTION AREAS.
13. AT JOB COMPLETION, BESIDES FINAL GENERAL CLEANING, REMOVE ALL STAINS AND PAINT FROM ALL NEW GLASS, TILE, AND OTHER FINISHES AND WASH AND POLISH STONE.

GENERAL DRAWING NOTES

1. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ITEMS NOT NOTED AS EXISTING ARE NEW. DOORS AND WINDOWS NOT NUMBERED ON THE FLOOR PLAN OR ELEVATIONS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO EXISTING SURFACES ARE TO FINISH, AND ALL DIMENSIONS TO NEW CONSTRUCTION ARE TO ROUGH FRAMING, UNLESS NOTED OTHERWISE.
4. MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION SYSTEMS INDICATED ON ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY. COORDINATE WITH MEPF DRAWINGS
5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED BY 5/8" FIRE RATED GWB UNLESS NOTED OTHERWISE.

MATERIALS

- GYPSUM WALLBOARD
- FOAM INSULATION
- BATT INSULATION
- RIGID INSULATION
- LOOSE FILL INSULATION
- WOOD BLOCKING
- ROUGH WOOD
- FINISH WOOD
- PLYWOOD/SHEATHING
- MDO/MDF
- ORIENTED STRAND BOARD (OSB)
- CORK
- GLASS
- BRICK
- CONCRETE
- CONCRETE UNIT MASONRY
- STONE
- TILE
- TERRAZZO
- EARTH
- GRAVEL
- CLAY
- STEEL
- ALUMINUM

SYMBOLS

- KEYED NOTE IDENTIFIER (XX)
- KEYED NOTE (DEMOLITION) (XX)
- CASEWORK/MILLWORK IDENTIFIER (XX)
- REVISION IDENTIFIER (XX)
- COLUMN LINE OR GRID IDENTIFIER (NO.)
- DETAIL INDICATOR (NO. / DWG, SIM)
- SECTION INDICATOR (NO. / DWG, SIM)
- EXTERIOR ELEVATION INDICATOR (NO. / DWG, SIM)
- INTERIOR ELEVATION INDICATOR (XX / DWG / XX)
- ROOM IDENTIFIER (ROOM NAME / NO. / 150 SF)
- DOOR & RATING IDENTIFIER (DOOR NO. / DR NO. / 1HR)
- WINDOW / GLAZING IDENTIFIER (NO.)
- PARTITION TYPE IDENTIFIER (NO.)
- ACCESSORIES IDENTIFIER (NO.)
- CEILING HEIGHT & MATERIAL IDENTIFIER (NO. / MATL)
- GLAZING PANEL IDENTIFIER (GL-NO.)
- FURNITURE IDENTIFIER (NO.)
- FLOOR FINISH PLAN - FLOOR/WALL/BASE FINISH IDENTIFIER (WALL FINISH / BASE MATL / FLOOR FINISH)
- SPOT ELEVATION INDICATOR (EL NO.)
- NORTH INDICATOR
- LEVEL INDICATOR (LEVEL NAME / ELEVATION)
- SLOPE INDICATOR (NO.)
- DIMENSION STRING (0" - 0")
- EXISTING DOOR TO REMAIN (SWING @ 45 DEGREES)
- DOOR TO BE DEMOLISHED
- NEW DOOR AS SCHEDULED (SWING @ 90 DEGREES) (DOOR NO.)

LINE TYPES

- EXISTING CONSTRUCTION
- ITEM / WALL TO BE DEMOLISHED
- NEW CONSTRUCTION
- HIDDEN ITEM
- ITEM ABOVE
- CENTERLINE
- GRID LINE
- BREAK LINE
- MATCH LINE (VIEW NO. / SHEET NO. / VIEW NO. / SHEET NO.)
- MOISTURE / VAPOR BARRIER
- DAMPROOFING / WATER PROOFING
- 1 HR FIRE-RATED WALL
- 2 HR FIRE-RATED WALL
- 3 HR FIRE-RATED WALL
- PATH OF EGRESS

DRAWING LIST

NO.	SHEET NAME	REVISION NO.
GENERAL		
G0.00PW	COVER SHEET	
G1.11PW	LIFE SAFETY PLAN	
G3.00PW	SITE PLAN	
ARCHITECTURE		
A1.01PW	FLOOR PLAN	
A1.21PW	REFLECTED CEILING PLAN	
A1.40PW	ROOF PLAN & DETAILS	
A1.61PW	FINISH PLAN & SCHEDULE - LEVEL 01	
A2.00PW	EXTERIOR ELEVATIONS	
A3.00PW	BUILDING SECTIONS	
A4.00PW	WALL SECTIONS	
A4.01PW	WALL SECTIONS	
A5.00PW	ENLARGED PLANS & DETAILS	
A6.00PW	DOOR SCHEDULE & DETAILS	
PLUMBING		
P1.0PW	SCHEDULES, NOTES, DETAILS	
P2.0PW	PLUMBING PLAN	
MECHANICAL		
M1.0PW	SCHEDULES, SPECIFICATIONS	
M2.0PW	MECHANICAL PLAN	
ELECTRICAL		
E1.0PW	ELECTRICAL NOTES	
E2.0PW	PUBLIC WORKS BUILDING ELECTRICAL PLAN	

PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITIE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPF:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:

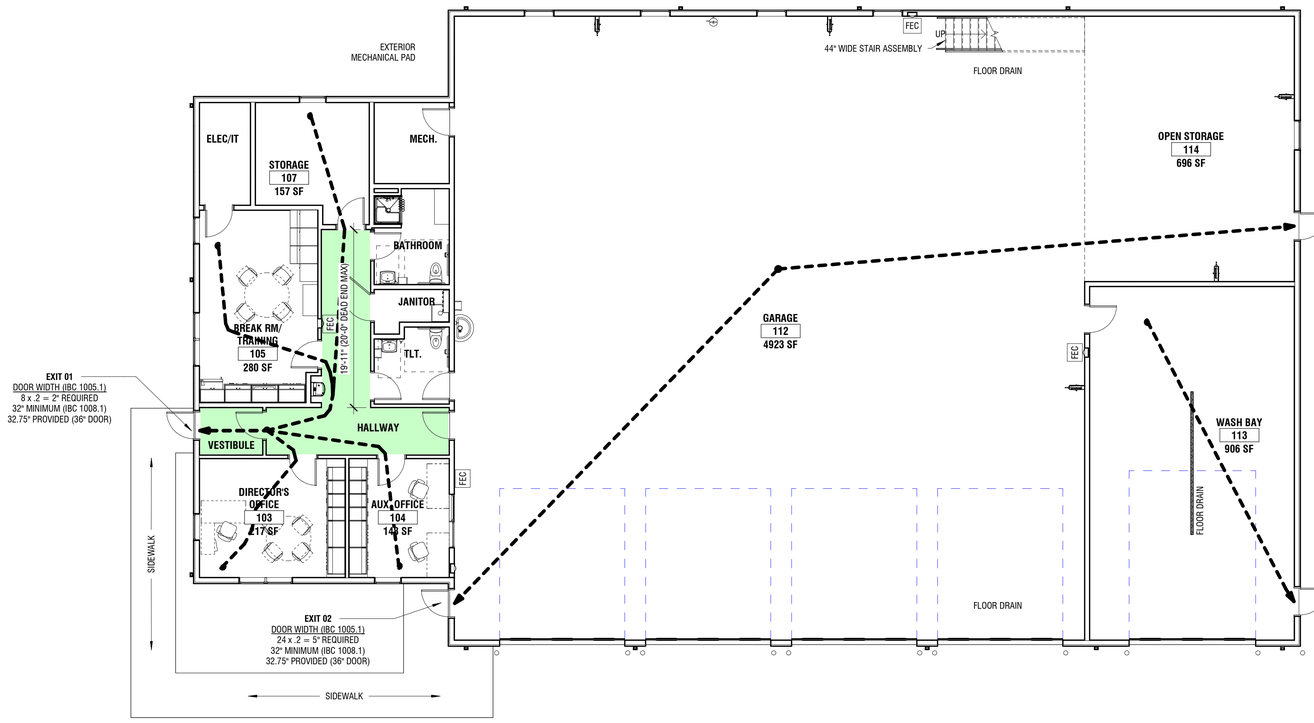
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
COVER SHEET

DATE:	03/31/25
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

G0.00PW

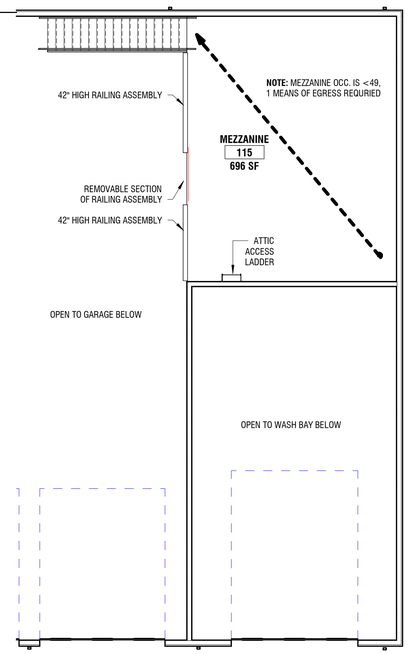
3/21/2025 1:45:31 PM ©COPYRIGHT ALLOY5 ARCHITECTURE



1 **LEVEL 01 - LIFE SAFETY PLAN**
1/8" = 1'-0"

LIFE SAFETY LEGEND

- EXIT ACCESS CORRIDOR
- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER
- 1 HR RATED FIRE PARTITION
- 2 HR RATED FIRE WALL
- PATH OF EGRESS TRAVEL



2 **MEZZ. FLOOR PLAN**
1/8" = 1'-0"

1 **LEVEL 01 - LIFE SAFETY PLAN**
1/8" = 1'-0"

2 **MEZZ. FLOOR PLAN**
1/8" = 1'-0"

BUILDING CODE DATA ANALYSIS

APPLICABLE BUILDING CODES & REGULATIONS:

TOWNSHIP OF UPPER POTTSGROVE ZONING CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE NFPA 70
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

PROJECT DESCRIPTION:

NEW CONSTRUCTION, NON-SPRINKLERED, 1-STORY

BUILDING NAME:

NEW PUBLIC WORKS

BUILDING ADDRESS:

FARMINGTON AVENUE & MOYER ROAD, POTTSTOWN, PA 19464

GRADE ELEVATION OF BUILDING:

REFER TO CIVIL DRAWINGS

BUILDING LENGTH & WIDTH:

REFER TO FLOOR PLANS

BUILDING AREA:

PUBLIC WORKS BUILDING 8,275 SQUARE FEET GROSS FLOOR AREA

OCCUPANCY TYPE:

MIXED USE; NONSEPARATED OCCUPANCIES: BUSINESS (B) & STORAGE (S-1)

OCCUPANCY SEPARATION REQUIREMENTS:

NONE; NONSEPARATED OCCUPANCIES

CONSTRUCTION CLASSIFICATION:

TYPE VB CONSTRUCTION - COMBUSTIBLE

OWNER:

UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464-1829

DESIGN PROFESSIONAL:

RANDY D. GALIOTTO, AIA
ALLOY5 ARCHITECTURE
530 WEST BROAD STREET
BETHLEHEM, PENNSYLVANIA 18018
PHONE: 610-419-4055
EMAIL: RGALIOTTO@ALLOY5.COM

INTERNATIONAL ENERGY CONSERVATION CODE:

CHAPTER 3 - GENERAL REQUIREMENTS
TABLE C301.1 CLIMATE ZONES, MOISTURE REGIMES, AND WARM-HUMID DESIGNATIONS BY STATE, COUNTY AND TERRITORY

CLIMATE ZONE: 4A - MONTGOMERY COUNTY PENNSYLVANIA

IECC TABLE C303.1.3(1) DEFAULT GLAZED WINDOW, GLASS DOOR AND SKYLIGHT U-FACTORS

FRAME TYPE	WINDOW AND GLASS DOOR		SKYLIGHT	
	SINGLE	DOUBLE	SINGLE	DOUBLE
METAL	1.20	0.80	2.00	1.30
METAL W/ THERMAL BREAK	1.10	0.65	1.90	1.10
NONMETAL OR METAL CLAD	0.95	0.55	1.75	1.05
GLAZED BLOCK	0.60			

IECC TABLE C303.1.3(2) DEFAULT OPAQUE DOOR U-FACTORS

DOOR TYPE	OPAQUE U-FACTOR
UNINSULATED METAL	1.20
INSULATED METAL (ROLLING)	0.90
INSULATED METAL (OTHER)	0.60
WOOD	0.50
INSULATED, NONMETAL EDGE, MAX 45% GLAZING, ANY GLAZING DOUBLE PANE	0.35

IECC TABLE C303.1.3(3) DEFAULT GLAZED FENESTRATION SHGC AND VT

	SINGLE GLAZED		DOUBLE GLAZED	
	CLEAR	TINTED	CLEAR	TINTED
SHGC	0.8	0.7	0.7	0.6
VT	0.6	0.3	0.6	0.3
SHGC (GLAZED BLOCK)	0.6			
VT (GLAZED BLOCK)	0.6			

CHAPTER 4 - COMMERCIAL ENERGY EFFICIENCY

TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, *R*-VALUE METHOD

ROOF (ATTIC) = R-38 MIN.
WALLS ABOVE GRADE (MASS) = R-9.5ci MIN.
WALLS ABOVE GRADE (METAL FRAMED) = R-20 MIN.
SLAB-ON-GRADE FLOOR (UNHEATED) = R-10 FOR 24" BELOW MIN.
NONSWINGING DOORS = R-4.75 MIN.

TABLE C402.1.4: OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, *U*-FACTOR METHOD

SWINGING OPAQUE DOOR = U- 061 MAX.
GARAGE DOOR <14% GLAZING = U-0.31 MAX.

TABLE C402.4: BUILDING ENVELOPE FENESTRATION MAXIMUM *U*-FACTOR & SHGC REQUIREMENTS

VERTICAL FENESTRATION (FIXED) = U-0.38 MAX. & SHGC 0.36 MAX.
VERTICAL FENESTRATION (OPERABLE) = U-0.45 MAX. & SHGC 0.36 MAX.
ENTRANCE DOORS = U-0.77 MAX. & SHGC 0.36 MAX.
SKYLIGHTS = 0.50 MAX. & SHGC 0.40 MAX.

** REFER TO COMCHECK FOR ACTUAL VALUES

INTERNATIONAL BUILDING CODE:

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE

PUBLIC WORKS BUILDING: MIXED USE / NONSEPARATED: BUSINESS - GROUP (B) & STORAGE - GROUP (S-1)

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504 - BUILDING HEIGHT AND NUMBER OF STORIES
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET
TYPE OF CONSTRUCTION: VB
ALLOWABLE HEIGHT: 40'-0" (B & S-1, NON-SPRINKLERED) ACTUAL HEIGHT: 20'-0" TO BEARING POINT OF MAIN ROOF; +/- 33'-0" TO TOP OF ROOF RIDGE
ACTUAL HEIGHT IS LESS THAN MAXIMUM ALLOWABLE HEIGHT
TABLE 504.4 ALLOWABLE STORIES ABOVE GRADE PLANE
S-1 (NONSPRINKLERED) 1-STORY ACTUAL: 1-STORY
TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
'S-1' & 'B' (NONSPRINKLERED)
ALLOWABLE AREA = 9,000 SF

ACTUAL AREA OF BUILDING = 8,275
ACTUAL AREA OF BUILDING IS LESS THAN MAXIMUM ALLOWABLE AREA
SECTION 509 - INCIDENTAL USES (NOT REQUIRED, NOT APPLICABLE)

CHAPTER 6 - TYPES OF CONSTRUCTION

IBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

CONSTRUCTION TYPE: VB - COMBUSTIBLE

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED	U.L. ASSEMBLY #
PRIMARY STRUCTURAL FRAME	0	0	N/A
BEARING WALLS (EXTERIOR)	0	0	N/A
BEARING WALLS (INTERIOR)	0	0	N/A
NON-BEARING WALLS/PARTITIONS (EXT.)	0	0	N/A
NON-BEARING WALLS/PARTITIONS (INT.)	0	0	N/A
FLOOR CONSTR. & ASSOC. MEMBERS	0	0	N/A
ROOF CONSTR. & ASSOC. MEMBERS	0	0	N/A

IBC TABLE 602 FIRE-RESISTANCE RATING REQ.'S FOR EXT. WALLS BASED ON FIRE SEPARATION DISTANCE

CONSTRUCTION TYPE: VB - COMBUSTIBLE

FIRE SEPARATION DISTANCE = X (FEET)	REQUIRED RATING	APPLICABLE?
X < 5 FEET	1	N
5 ≤ X < 10	1	N
10 ≤ X < 30	0	N
X ≥ 30	0	Y

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 705 - EXTERIOR WALLS
TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
30' OR GREATER - UNPROTECTED, NONSPRINKLERED - NO LIMIT
SECTION 708 - FIRE PARTITIONS
708.1 GENERAL - CORRIDOR WALLS AS REQUIRED BY SECTION 1020.1.
TABLE 1020.1 - CORRIDOR FIRE-RESISTANCE RATING

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED
EXIT STAIRWAYS (IBC SECTION 1023.2)	1	N/A
ELEVATOR SHAFTS (IBC SECTION 713)	1	N/A
CORRIDOR WALLS (IBC SECTION 1020.1)	1	N/A*

*NOTE: OFFICE AREA OCCUPANCY LOAD IS LESS THAN 30 OCCUPANTS

CHAPTER 8 - INTERIOR FINISHES

GROUP S-1 & B - NONSPRINKLERED

IBC TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

INTERIOR EXIT STAIRWAYS & RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
CLASS A	CLASS B	CLASS C

CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 906 - PORTABLE FIRE EXTINGUISHERS - REQUIRED, PROVIDED.
CLASS A: MODERATE HAZARD, 2-A (1500 SF MAX FLOOR AREA, 11,250 SF MAX FLOOR AREA PER EXTINGUISHER, 75' MAX. TRAVEL DISTANCE TO EXTINGUISHER
SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS - REQUIRED, PROVIDED.
SECTION 903.2.9.1 - REPAIR GARAGES AUTOMATIC SPRINKLER SYSTEM - NO SPRINKLERS REQUIRED PER DEFINITION OF COMMERCIAL MOTOR VEHICLES AND PROPOSED BUILDING BEING LESS THAN 10,000 SQ FT

CHAPTER 10 - MEANS OF EGRESS

OCCUPANCY TYPE AND LOAD (IBC SECTION 1004)

OCCUPANT TYPE AND LOAD (IBC 1004.5)					
RM NO	ROOM NAME	TOTAL S.F.	FUNCTION OF SPACE	OCC LOAD FACTOR	# OF OCCUPANTS
101	VESTIBULE	38 SF	(none)		
102	HALLWAY	222 SF	(none)		
103	DIRECTOR'S OFFICE	217 SF	Business	150 SF	2
104	AUX. OFFICE	148 SF	Business	150 SF	1
105	BREAK RM/ TRAINING	280 SF	Business	150 SF	2
106	ELEC/IT	65 SF	Storage	300 SF	1
107	STORAGE	157 SF	Storage	300 SF	1
108	TLT.	67 SF	(none)		
109	JANITOR	34 SF	Storage	150 SF	1
110	BATHROOM	85 SF	(none)		
111	MECH.	75 SF	Storage	300 SF	1
112	GARAGE	4923 SF	Storage	300 SF	17
113	WASH BAY	906 SF	Storage	300 SF	4
114	OPEN STORAGE	696 SF	Storage	300 SF	3
115	MEZZANINE	696 SF	Storage	300 SF	3
					35

SECTION 1005 MEANS OF EGRESS SIZING
1005.3.2 EGRESS WIDTH = 0.2" / PER OCCUPANT (ALL EGRESS COMPONENTS; EXCLUDING STAIRS)
SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TABLE 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
OCCUPANCY GROUP S-1 & B; WITHOUT SPRINKLER SYSTEM:
MAX. OCCUPANT LOAD - 29
MAX COMMON PATH TRAVEL DISTANCE = 75 FEET
SECTION 1008.2 - MEANS OF EGRESS ILLUMINATION - REQUIRED AND PROVIDED.
SECTION 1009 - ACCESSIBLE MEANS OF EGRESS - REQUIRED AND PROVIDED.
SECTION 1013 - EXIT SIGNS
1013.4 RAISED CHARACTER AND BRAILLE EXIT SIGNS - REQUIRED ADJACENT TO ALL EXIT PASSAGEWAYS
1013.5 INTERNALLY ILLUMINATED EXIT SIGNS - REQUIRED; ILLUMINATED
EXIT SIGNS REQ'D AT EACH EXIT AND EXIT ACCESS DOOR. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND CONNECTED TO EMERGENCY POWER SOURCE AS REQUIRED TO PROVIDE ILLUMINATION FOR NOT LESS THAN 90 MINUTES AFTER FAILURE OF PRIMARY POWER SOURCE.
SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE -
'S-1' & 'B' OCCUPANCY (W/OUT SPRINKLER) = 200 FT MAXIMUM
SECTION 1020 CORRIDORS
TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING
'S' & 'B' W/OUT SPRINKLER - OCCUPANT LOAD <30 = 1 HOUR RATING
TABLE 1020.2 MINIMUM CORRIDOR WIDTH - 44"
SECTION 1020.4 - DEAD ENDS
DEAD END CORRIDORS NOT TO EXCEED 20-FEET IN LENGTH

CHAPTER 29 - PLUMBING SYSTEMS

IBC TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

# OF OCCUPANTS: 35 TOTAL	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
MALE: 18 OCCUPANTS	1/100 = 1	1/100 = 1	1/1000= 1	1 REQUIRED
	1 PROVIDED	1 PROVIDED		
FEMALE: 18 OCCUPANTS	1/100 = 1	1/100 = 1		
	1PROVIDED	1 PROVIDED	1 PROVIDED	1 PROVIDED

3/21/2025 1:45:35 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPF:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

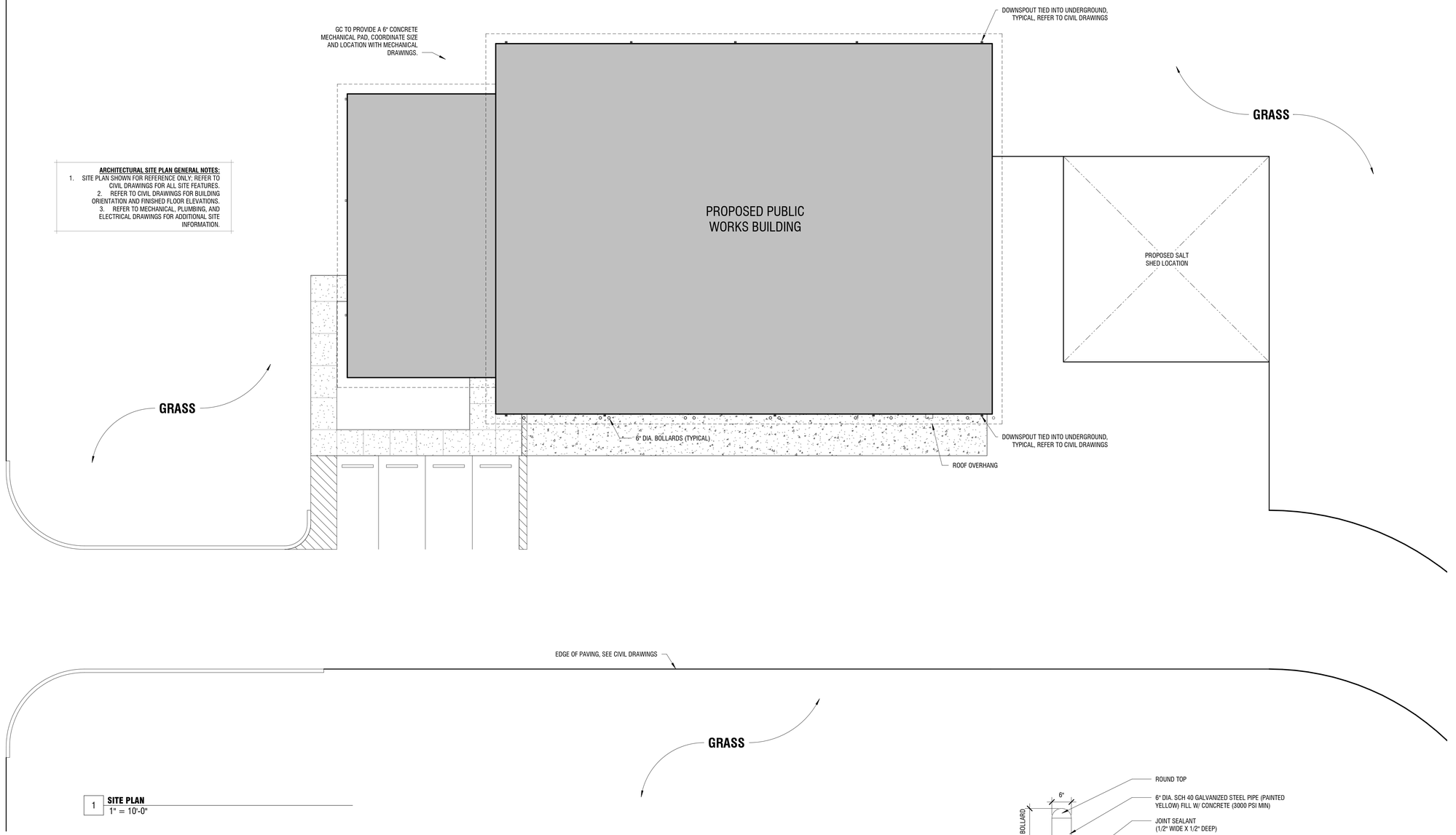
SHEET TITLE:
LIFE SAFETY PLAN

DATE: 03/31/25
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

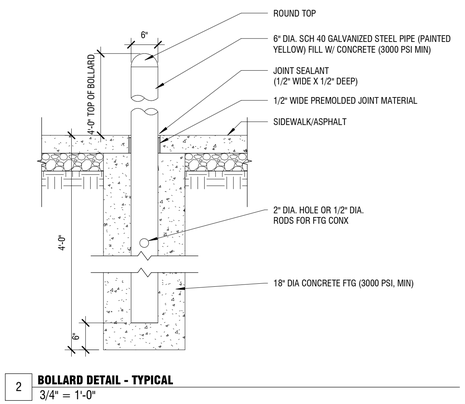
G1.11PW

ARCHITECTURAL SITE PLAN GENERAL NOTES:

1. SITE PLAN SHOWN FOR REFERENCE ONLY; REFER TO CIVIL DRAWINGS FOR ALL SITE FEATURES.
2. REFER TO CIVIL DRAWINGS FOR BUILDING ORIENTATION AND FINISHED FLOOR ELEVATIONS.
3. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION.



1 **SITE PLAN**
1" = 10'-0"



2 **BOLLARD DETAIL - TYPICAL**
3/4" = 1'-0"

3/21/2025 1:45:16 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPF:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

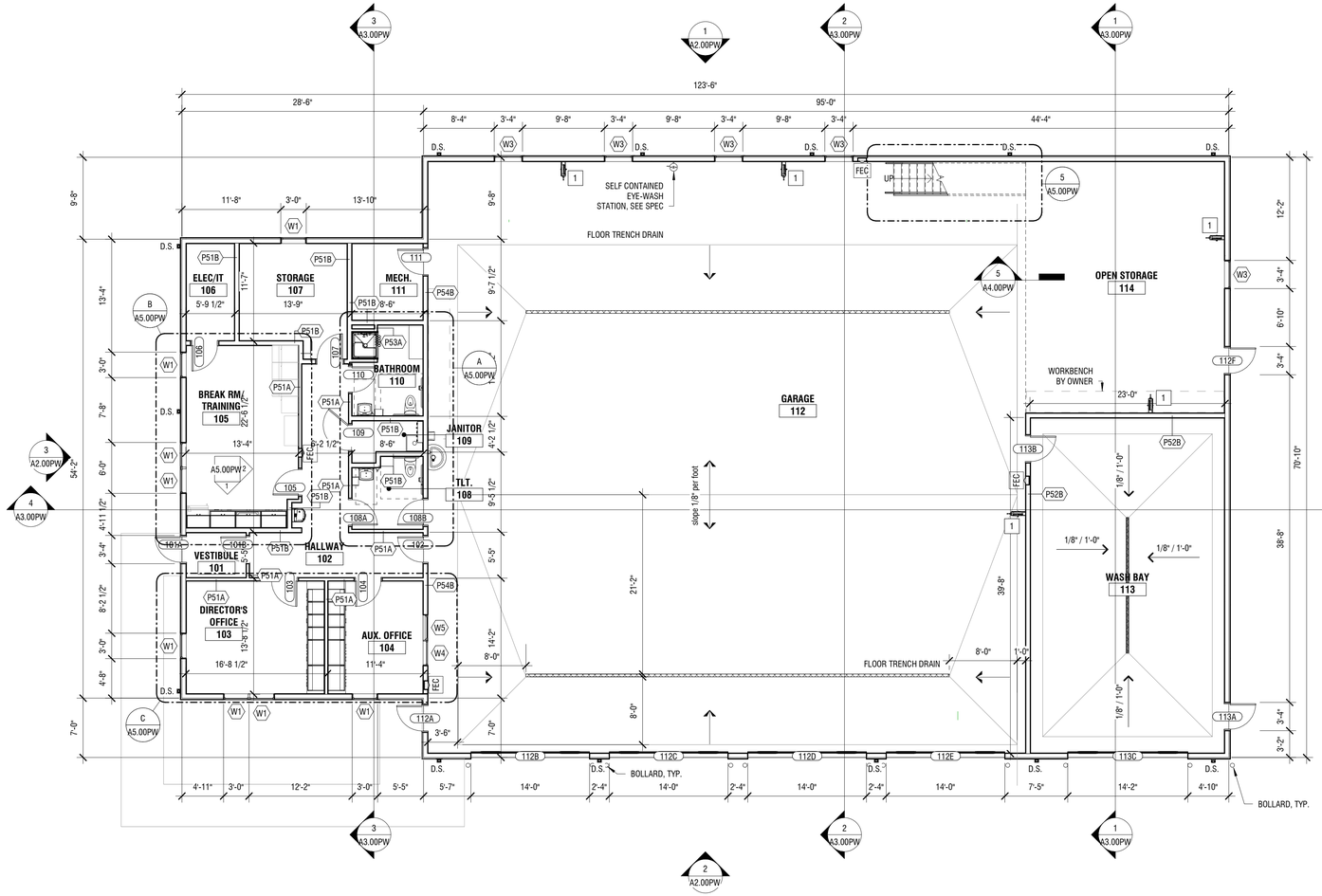
SHEET TITLE:
SITE PLAN

DATE:	03/31/25
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

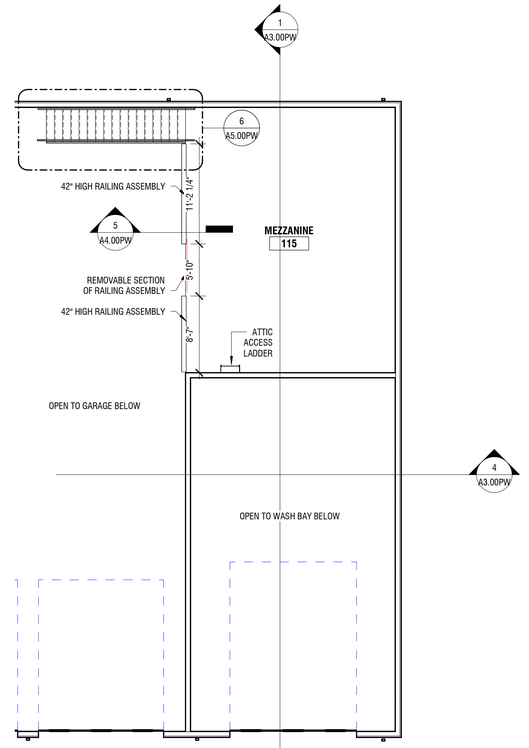
G3.00PW

☐ KEYED PLAN NOTES

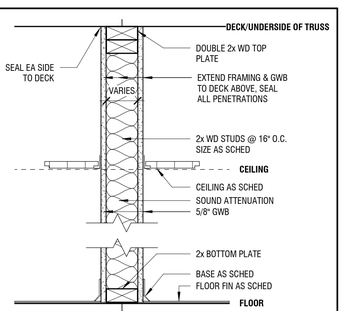
NO.	NOTE
1	AIR HOSE DROP AND REEL, MOUNTED 80" MIN. TO BOTTOM OF REEL ABOVE FINISH FLOOR. COORDINATE WITH OWNER AND MEP DRAWINGS FOR MOUNTING HEIGHT LOCATION PRIOR TO FINAL INSTALL.



1 **FLOOR PLAN**
1/8" = 1'-0"

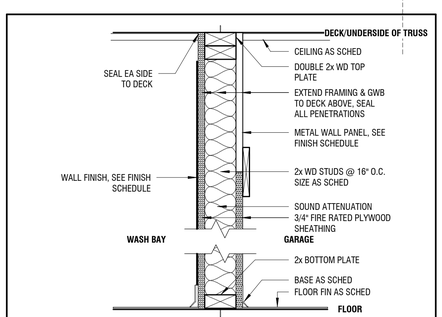


2 **MEZZ. FLOOR PLAN**
1/8" = 1'-0"



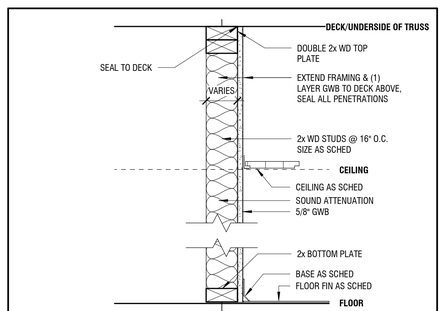
MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	2x4	4-3/4"	36	YES	E				
B	2x6	6-3/4"	38	YES	F	-			
C	2x8	8-1/2"			G	-			
D	-	-			H	-			

P51 PARTITION WALL NOT TO SCALE



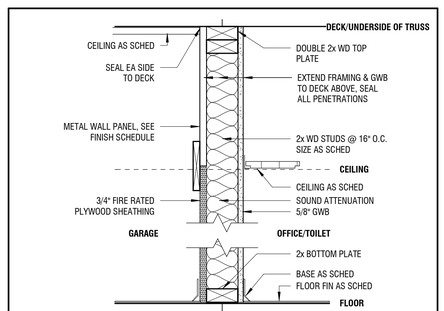
MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	2x4	4-3/4"	36	YES	E				
B	2x6	6-3/4"	38	YES	F	-			
C	2x8	8-1/2"			G	-			
D	-	-			H	-			

P52 PARTITION WALL NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	2x4	4-1/8"			E	-			
B	2x6	6-1/8"			F	-			
C	2x8	7-7/8"			G	-			
D	-				H	-			

P53 PARTITION WALL NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	2x4	4-3/4"	36	YES	E				
B	2x6	6-3/4"	38	YES	F	-			
C	2x8	8-1/2"			G	-			
D	-	-			H	-			

P54 PARTITION WALL NOT TO SCALE

GENERAL PLAN NOTES

1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND TELECOM DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL DIMENSIONS ARE NOMINAL UNLESS NOTED OTHERWISE.
3. ALL CORRIDOR PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE FLOOR/ROOF STRUCTURE ABOVE, SEAL PARTITIONS SOUND TIGHT.
4. PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR INSTALLATION OF ALL WALL MOUNTED CABINETRY, SHELVING, EQUIPMENT, HANDRAILS, AND ACCESSORIES.
5. CABINET MAKER SHALL PROVIDE ALL CUTOUTS, HOLES, ETC. FOR ELECTRICAL, PLUMBING, AND MECHANICAL DEVICES AS REQUIRED. COORDINATE WITH EACH PRIME CONTRACTOR.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR IDENTIFYING ROOMS, SIGNS, DOORS, KEYS, EQUIPMENT, PANELS, ETC BY THE OWNER'S FINAL NUMBERING - **NOT** THE ARCHITECTURAL NUMBERS.
7. **PERSONAL LOCKERS (3), ADA LOCKER (1), AND ADA BENCHES (2) IN 105, 110 ARE 'OFCI'.**

WALL TYPE GENERAL NOTES:

1. PARTITION DETAILS ARE NOT NUMBERED SEQUENTIALLY
2. WALL TYPES DO NOT INCLUDE WALL FINISHES. SEE ROOM FINISH SCHEDULE & INTERIOR ELEVATIONS FOR FINISH INFORMATION.
3. P = GENERAL PARTITION. F=FIRE RATED PARTITION. M=MASONRY PARTITION
4. ALL RATED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TESTING AGENCY REQUIREMENTS. REFER TO SPECIFIC TEST REPORTS FOR REQUIRED COMPONENTS AND ASSEMBLY. SEE WALL TYPE REFERENCES AND LIFE SAFETY PLANS FOR RATED WALL LOCATIONS. PROVIDE FIRESTOPPING PER FIRESTOPPING MANUFACTURER'S RECOMMENDATIONS FOR PENETRATIONS THROUGH RATED WALLS.
5. AT STEEL STUD WALLS WHICH DO NOT EXTEND TO STRUCTURE ABOVE, PROVIDE BRACE AT CENTERLINE OF DOOR OPENINGS AND BRACE @ 64" O.C. UNLESS NOTED OTHERWISE
6. PROVIDE BLOCKING AS REQUIRED AT ALL WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO: WALL CABINETS, TOILET ROOM ACCESSORIES AND PARTITIONS, DOOR HARDWARE, COUNTER TOPS, WALL MOUNTED EQUIPMENT, ETC.
7. ALL INTERIOR WALLS WHERE SOUND BATT INSULATION IS INDICATED ARE CONSIDERED ACOUSTIC WALLS, WHERE SPECIFIC STC RATINGS ARE REQUIRED, SEE INDIVIDUAL WALL TYPE PARTITIONS.
8. COORDINATE RATINGS REQUIREMENTS INDICATED ON SPECIFIC PARTITIONS WITH LIFE SAFETY PLANS.
9. WHERE TILE FINISH OCCURS, PROVIDE CEMENT BACKER BOARD IN LIEU OF GYPSUM BOARD AS SUBSTRATE, THICKNESS TO MATCH GYPSUM BOARD. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS OF TILE FINISH.
10. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL RESTROOMS, LOCKER ROOMS, AND WET AREAS (WHERE TILE FINISH DOES NOT OCCUR).
11. WOOD FRAMING TO BE PRESSURE TREATED WHERE NOTED ON STRUC DWG'S, COORDINATE LOCATIONS W/ STRUC DWG'S & STRUC SPECS.
12. **INTERIOR EXPOSED WOOD SHEATING, '2X' PT WOOD TRIM TO BE FIRE RATED PER INTERIOR FINISH CODE.**

3/21/2025 1:44:55 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITIE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPE:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

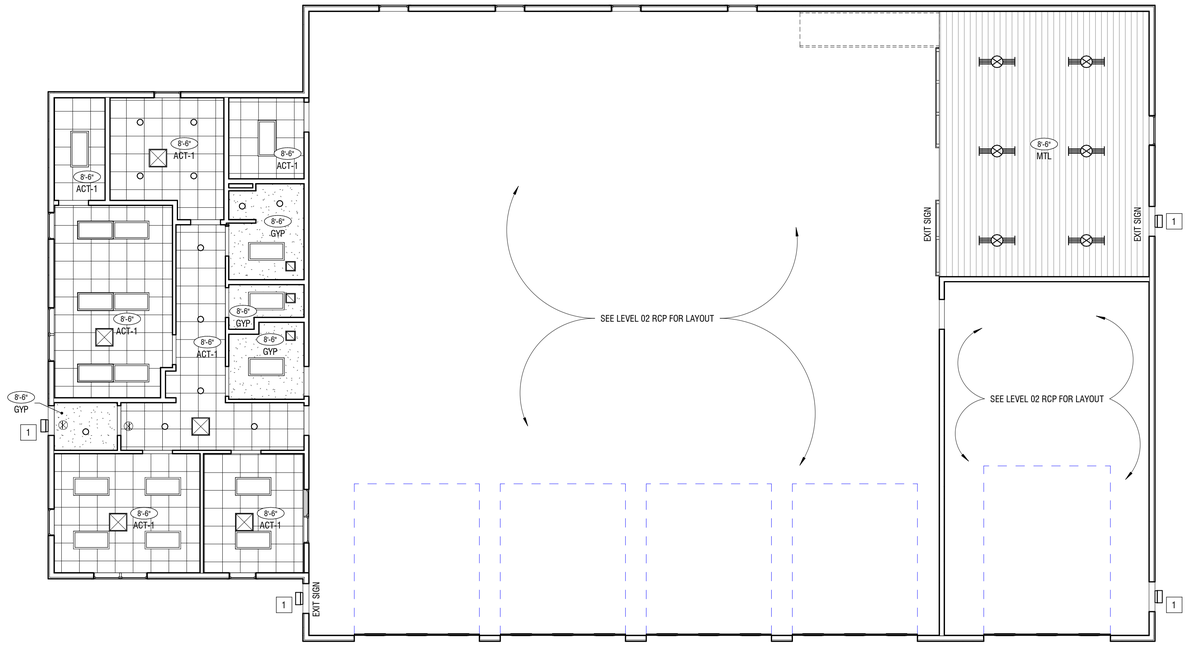
REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

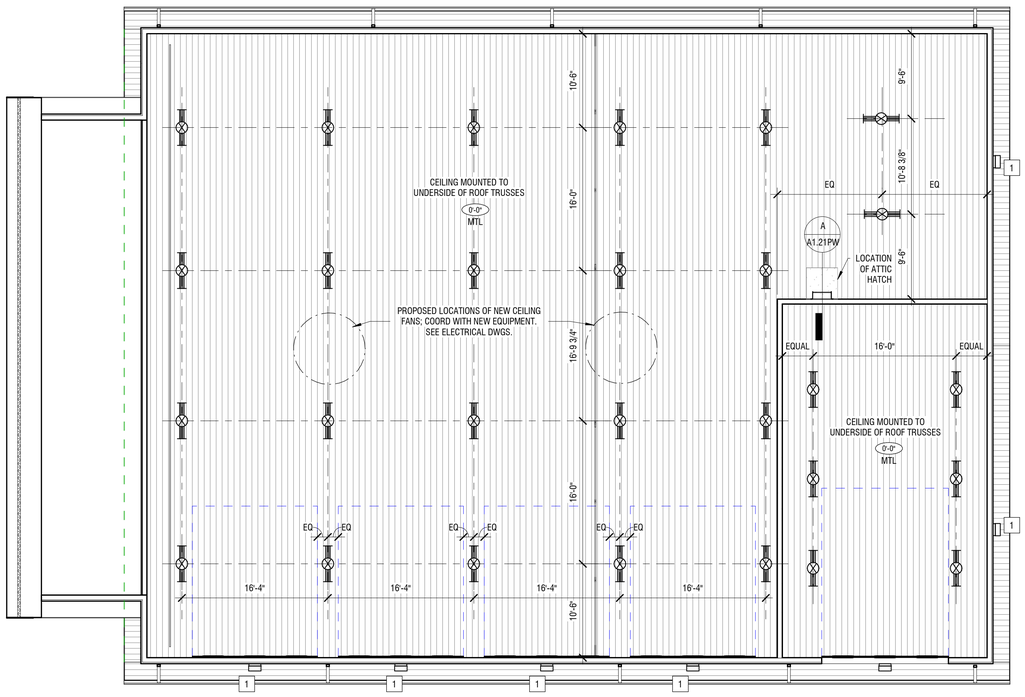
SHEET TITLE:
FLOOR PLAN

DATE: 03/31/25
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

A1.01PW



1 **REFLECTED CEILING PLAN**
1/8" = 1'-0"



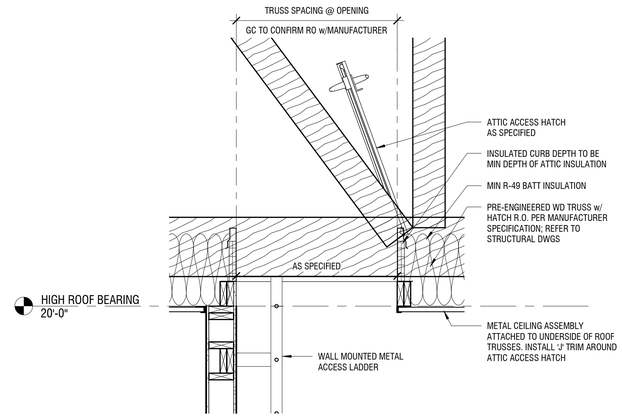
2 **Level 02-REFLECTED CEILING PLAN**
1/8" = 1'-0"

KEYED CEILING NOTES

NO.	NOTE
1	WALL MOUNTED LIGHT FIXTURE. SEE MEP DRAWINGS AND EXTERIOR ELEVATIONS.

CEILING LEGEND

- 2'x2' GRID CEILING AS SCHEDULED
- 2'x4' GRID CEILING AS SCHEDULED
- GWB CEILING / SOFFIT
- EMERGENCY LIGHT
- EXIT SIGN
- SPRINKLER HEAD
- DOWNLIGHT
- SURFACE MOUNTED LIGHT FIXTURE
- 2'x2' RECESSED LIGHT FIXTURE
- 2'x4' RECESSED LIGHT FIXTURE
- EXHAUST AIR GRILLE
- RETURN AIR GRILLE
- SUPPLY AIR GRILLE



A **TYPICAL DETAIL - ATTIC ACCESS**
3/4" = 1'-0"

GENERAL CEILING NOTES

1. REFER TO MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS FOR CEILING EQUIPMENT INCLUDING BUT NOT LIMITED TO GRILLES, REGISTERS, DIFFUSERS, SPRINKLER HEADS, LIGHTING, AND EMERGENCY FIXTURES.
2. REFER TO MEPF DRAWINGS FOR EXACT LOCATIONS, QUANTITIES, AND SIZES OF ALL EQUIPMENT.
3. SUPPORT GYP BD CEILING BULKHEADS AND/OR SOFFITS, WITH 3-5/8" METAL STUDS, METAL SUSPENSION SYSTEM OR RESILIENT FURRING CHANNELS AT 16" O.C.
4. WHERE TEGULAR TILE IS USED PROVIDE TEGULAR EDGE ON CUT SIDE OF TILE.
5. REFERENCE FLOOR PLANS FOR DIMENSIONS AND ADDITIONAL DETAILS FOR ROOMS SCHEDULED TO HAVE CEILINGS.
6. CONTRACTORS RESPONSIBLE FOR ALL 'BLOCKING' REQUIRED TO PROPERLY INSTALL EQUIPMENT RELATED TO THEIR SCOPE OF WORK.

3/21/2025 1:44:58 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPF:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

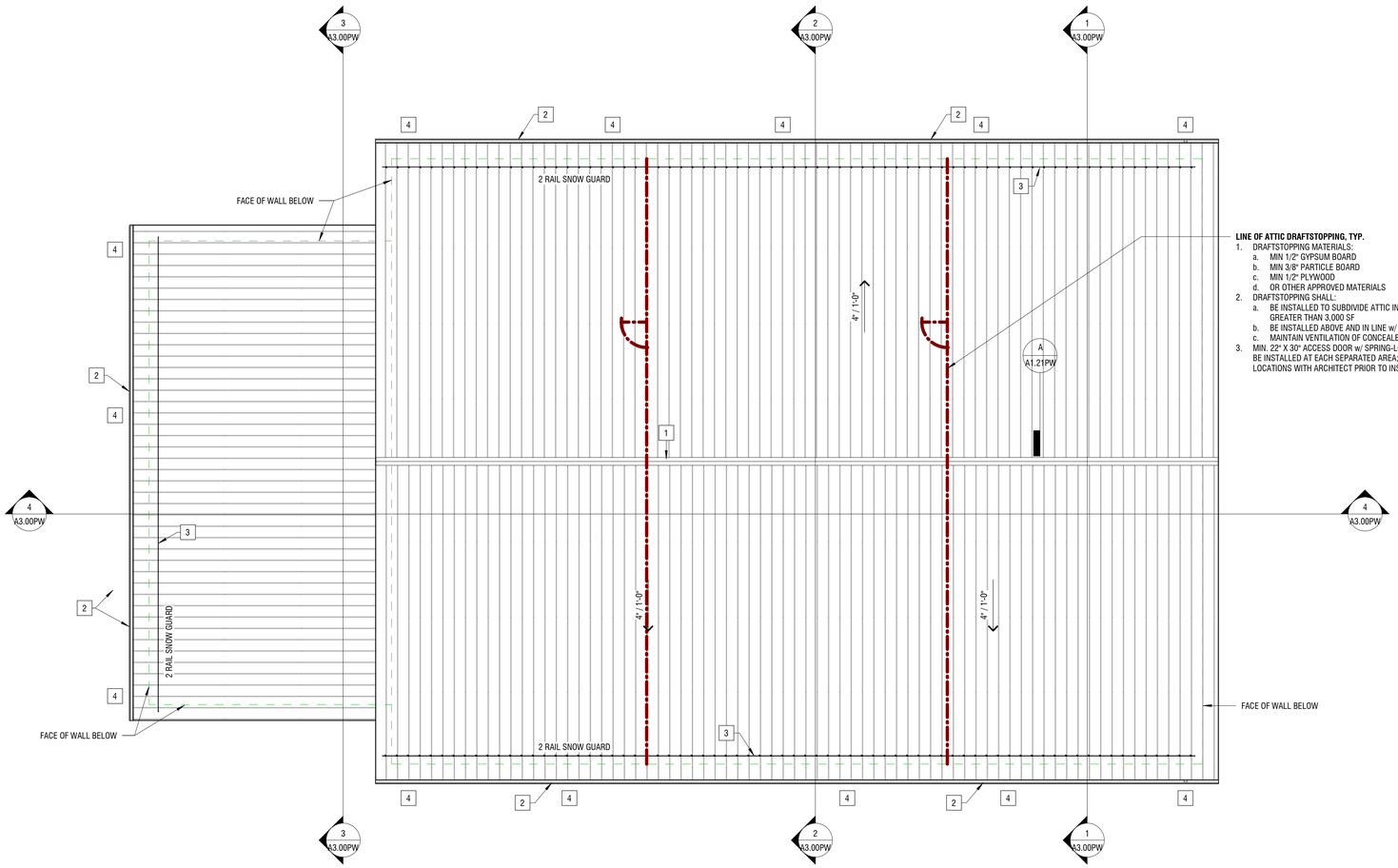
REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
REFLECTED CEILING PLAN

DATE:	03/31/25
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

A1.21PW



1 **Roof Plan**
1/8" = 1'-0"

☐ KEYED ROOF NOTES

NO.	NOTE
1	RIDGE VENT. TO MATCH STANDING SEAM METAL ROOF FINISH
2	PREFINISHED ALUMINUM 6" GUTTER - CUSTOM COLOR
3	SNOW GUARD, SPACED PER MANUFACTURERS RECOMMENDATIONS
4	3"x4" ALUMINUM DOWNSPOUT, WITH CAST IRON BOOT, SEE SPEC'S

ROOF LEGEND

DIRECTION OF SLOPE

GENERAL ROOF NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFERENCE MEP DRAWINGS FOR ROOF TOP EQUIPMENT, PIPES THRU ROOF, EXHAUST, ETC.
3. FOR ROOF OPENINGS, THE GC IS RESPONSIBLE FOR PROVIDING THE STRUCTURAL FRAMING FOR THE OPENING. REFERENCE STRUCTURAL DRAWINGS FOR FRAMING DETAILS. GC TO COORDINATE WITH HC FOR PROVIDING EXACT LOCATIONS AND SIZE OF ALL HVAC EQUIPMENT REQUIRED.

PROJECT:

NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITIE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPF:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

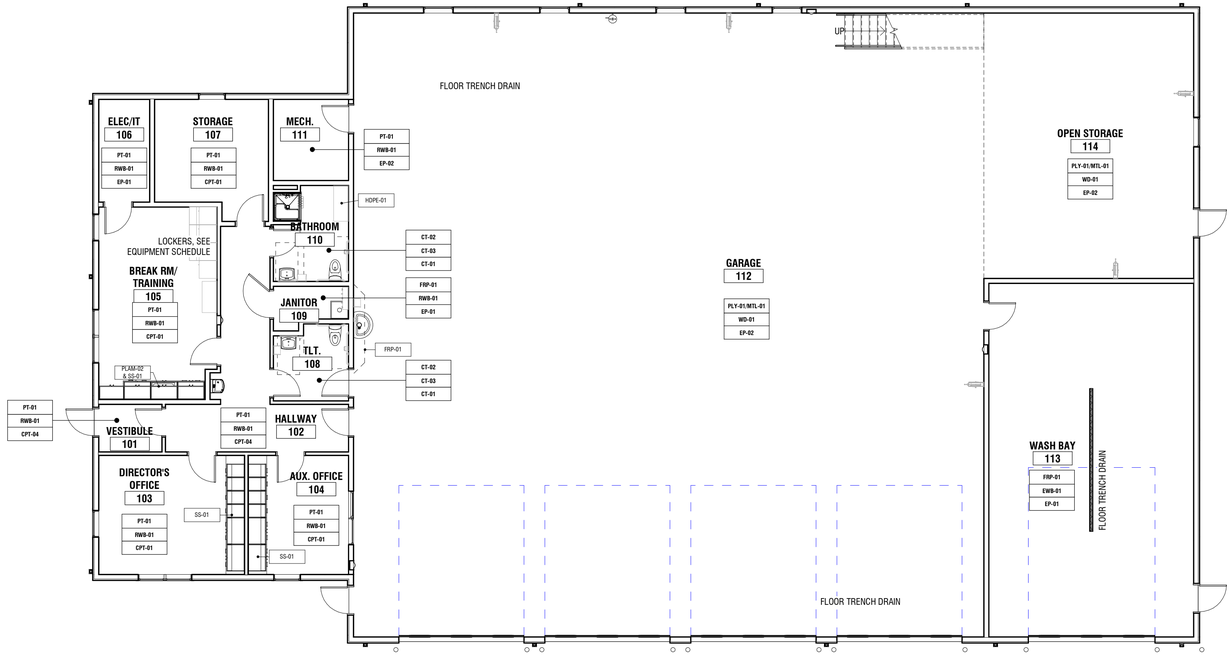
SHEET TITLE:

ROOF PLAN & DETAILS

DATE:	03/31/25
SCALE:	As indicated
DRAWN BY:	Auther
CHECKED BY:	Checker
PROJ NO:	22-0058

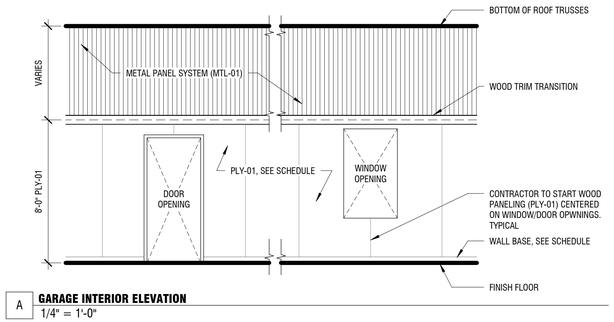
A1.40PW

3/21/2025 1:45:00 PM ©COPYRIGHT ALLOY5 ARCHITECTURE



1 **LEVEL 01 - FINISH FLOOR PLAN**
1/8" = 1'-0"

2 **MEZZ. FLOOR PLAN**
1/8" = 1'-0"



A **GARAGE INTERIOR ELEVATION**
1/4" = 1'-0"

ROOM FINISH SCHEDULE - LEVEL 01

ROOM NO.	ROOM NAME	FLOOR FINISH	WALL BASE		WALL FINISH	COUNTERTOP FINISH	CASEWORK FINISH	CEILINGS		COMMENTS
			MATL	HGT				MATERIAL	FINISH	
101	VESTIBULE	CPT-04	RWB-01	4"	PT-01			GYP	PT-01	
102	HALLWAY	CPT-04	RWB-01	4"	PT-01			ACT-1		
103	DIRECTOR'S OFFICE	CPT-01	RWB-01	4"	PT-01	SS-01	PLAM-02	ACT-1		
104	AUX. OFFICE	CPT-01	RWB-01	4"	PT-01	SS-01	PLAM-02	ACT-1		
105	BREAK.RM/ TRAINING	CPT-01	RWB-01	4"	PT-01	SS-01	PLAM-02	ACT-1		
106	ELEC/IT	EP-01	RWB-01	4"	PT-01			ACT-1		
107	STORAGE	CPT-01	RWB-01	4"	PT-01			ACT-1		
108	TLT.	CT-01	CT-03	3"	CT-02			GYP	PT-01	
109	JANITOR	EP-01	RWB-01	4"	FRP-01			GYP	PT-01	
110	BATHROOM	CT-01	CT-03	3"	CT-02			GYP	PT-01	
111	MECH.	EP-02	RWB-01	4"	PT-01			ACT-1		
112	GARAGE	EP-02	WD-01	6"	PLY-01/MTL-01			MTL-01		ALTERNATE FLOOR FINISH; EP-01, ALTERNATE WALL BASE EWB-01
113	WASH BAY	EP-01	EWB-01	6"	FRP-01			MTL-01		
114	OPEN STORAGE	EP-02	WD-01	6"	PLY-01/MTL-01			MTL-01		ALTERNATE FLOOR FINISH; EP-01, ALTERNATE WALL BASE EWB-01

INTERIOR FINISH PLAN FLOORS

EPOXY FLOORING

Code: EP-01
Basis of Design: Key Resin
Product: Key Mortar SLT
Color: Color to be selected by architect from manufacturer's full range

EPOXY PAINT

Code: EP-02
Basis of Design: Sherwin Williams
Product: Armoseal 8100 Water Bases Epoxy
Color: Color to be selected by architect from manufacturer's full range

CERAMIC TILE

Code: CT-01
Basis of Design: Daltile
Product: Color Wheel Classic
Size: Hexagon
Color: Matte Chalkboard

CARPET TILE

Code: CPT-01
Basis of Design: Shaw Contract
Product: Upbeat Tile
Size: 18" x 36"
Color: Bubbly
Installation: Ashlar

Code: CPT-04
Basis of Design: Shaw Contract
Product: Welcome II Tile
Size: 24" x 24"
Color: Sterling
Installation: Ashlar

INTERIOR FINISH PLAN WALLS

PAINT

Code: PT-01
Basis of Design: Sherwin Williams
Color: Snowbound SW 7004
Finish: Eggshell
Location: Drywall

CERAMIC TILE

Code: CT-02
Basis of Design: Daltile
Product: Color Wheel Classic
Size: 3 x 6
Color: Arctic White 0190

WALL PROTECTION

Code: FRP-01
Basis of Design: Marlite
Product: Fiberglass Reinforced Panels
Color: White - Smooth Finish

METAL PANEL

Code: MTL-01
Basis of Design: See Specifications
Color: Architect to make selection from full range
Installation: Vertical; gc to provide all blocking required per manufacturers specified installation.

WALLS
BASE
FLOOR

INTERIOR FINISH PLAN BASE & OTHER

CERAMIC TILE

Code: CT-03
Basis of Design: Daltile
Product: Color Wheel Classic Cove Base
Size: 3 x 6
Color: Arctic White

RUBBER WALL BASE & ACCESSORIES

Code: RWB-01
Basis of Design: Roppe
Product: Rubber Wall Base
Size: 4" x 120" Rolls
Color: Slate
Approved Equals: Johnsonite, Armstrong, Forbo

WOOD WALL BASE & ACCESSORIES

Code: WD-01
Basis of Design: FIRE RETARDANT & PRESSURE TREATED NOMINAL LUMBER
Size: 2" x 6"
Color/Species: As Specifed
Note: Wood to be have a class A fire resistant

INTEGRALCOVE WALL BASE & ACCESSORIES

Code: EWB-01
Basis of Design: Key Resin
Product: Integral Wall Base with Cove Strip
Color: To Match Epoxy Resin

COUNTERTOPS

Code: SS-01
Basis of Design: LX Hausys HiMacs
Product: Solid Surface
Size: 1 1/2" Thickness
Color: Pebble Pearl

PLASTIC LAMINATE

Code: PLAM-02
Basis of Design: Wilsonart
Product: Plastic Laminate
Color: Monticello Maple

RESTROOM PARTITIONS/SHOWER BENCHES

Code: HPDE-01
Basis of Design: Scranton Products
Product: Hiny Hiders
Color: Concrete - Orange Peel

ACOUSTIC CEILING TILE

Code: ACT-01
Basis of Design: Armstrong Ultima #1912
NRC: .75
LRV: .90
Color: White
Edge: Beveled Tegular
Size: 24" x 24" x 3/4"
Suspension System: 9/16" Suprafine XL
Approved Equals: Certainteed, USG, Rockfon

WOOD SHEATHING

Code: PLY-01
Basis of Design: FIRE RETARDANT & PRESSURE TREATED PLYWOOD SHEATHING
Size: 3/4" x 4' x 8'
Location: As Specified
Installation: GC to provide all blocking required for installation.

NOTE: DESIGN SELECTION SUMMARY: FOR REFERENCE ONLY. SEE SPECIFICATIONS FOR FULL MATERIAL DOCUMENTATION

GENERAL FINISH NOTES

1. REFER TO SHEET A1.61PW FOR ALL FINISH SELECTIONS, TYPICAL.
2. REFER TO SHEETS A7.00PW FOR ELEVATIONS AND FINISH LOCATIONS.
3. GC TO PAINT ALL LOCATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO, ALL EXPOSED STEEL, EXPOSED DECK, EXPOSED SPRINKLER PIPING, EXPOSED CONDUIT, EXPOSED PIPING, EXPOSED DUCTWORK. COLOR SHALL BE SELECTED BY ARCHITECT.
4. ALL HOLLOW METAL DOOR FRAMES TO BE PRIMED AND PAINTED. FINAL COLOR SELECTION TO BE MADE BY ARCHITECT. REFER TO DOOR SCHEDULE FOR MORE INFORMATION.
5. REFER TO DOOR SCHEDULE ON SHEET A6.00PW AND DETAILS ON SHEET A6.00PW FOR FLOOR TRANSITION DETAILS. GC TO COORDINATE FLOOR TRANSITIONS WITH DOORS.
6. MARBLE THRESHOLDS TO BE USED AT ALL RESTROOM LOCATIONS. GC TO REFERENCE BOTH MATERIALS AT TRANSITIONS TO DETERMINE REQUIRED LOCATIONS FOR REMAINING THRESHOLDS.
7. DIVIDER STRIP LOCATIONS TO MATCH CONTROL JOINTS IN CONCRETE SLAB AND SHOULD NOT EXCEED 15'-0". SEE SPECIFICATIONS AND DETAILS FOR SPECIFIC DIVIDER STRIP INFORMATION.

PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITIE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPF:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:
ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
FINISH PLAN & SCHEDULE - LEVEL 01

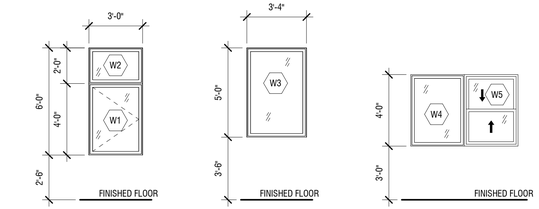
DATE: 03/31/25
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

A1.61PW

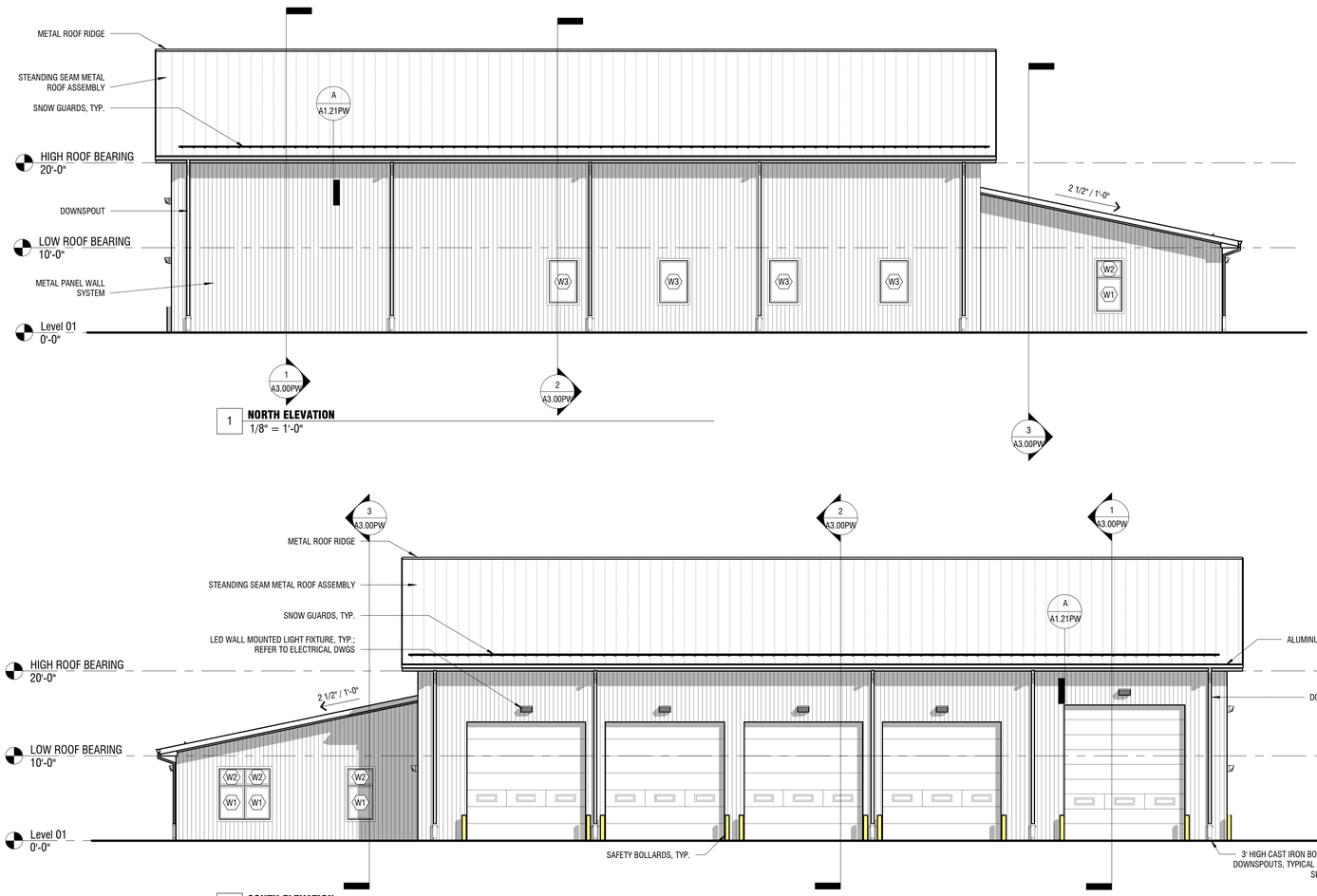
3/21/2025 1:45:02 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

WINDOW SCHEDULE

LEVEL	TYPE MARK	UNIT TYPE	SIZE		HEAD HEIGHT	MANUF	MODEL NO.	COMMENTS
			WIDTH	HEIGHT				
Level 01	W1	CASEMENT	3'-0"	4'-0"	6'-6"	SEE SPEC		
Level 01	W2	FIXED	3'-0"	2'-0"	8'-6"	SEE SPEC		
Level 01	W3	FIXED	3'-4"	5'-0"	8'-6"	SEE SPEC		
Level 01	W4	FIXED	3'-0"	4'-0"	7'-0"	SEE SPEC		INSULATED GLAZING
Level 01	W5	DOUBLE HUNG	3'-0"	4'-0"	7'-0"	SEE SPEC		INSULATED GLAZING

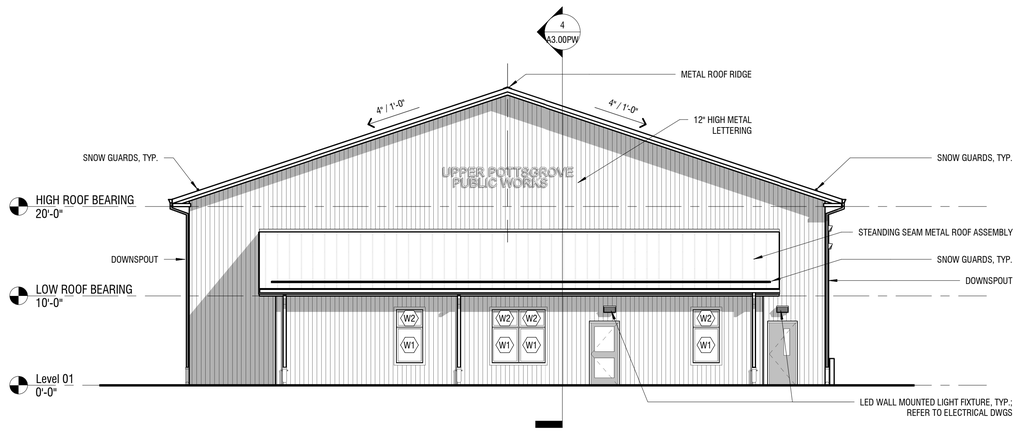


WINDOW TYPE
1/4" = 1'-0"

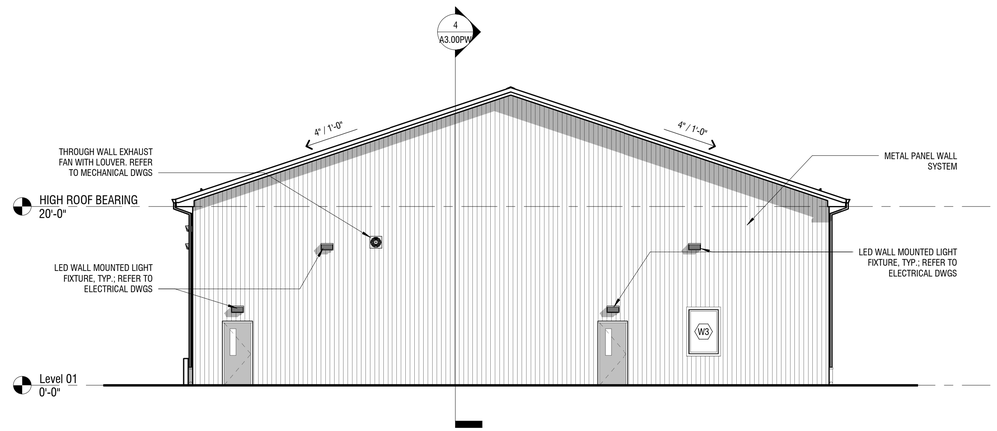


1 NORTH ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPE:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:

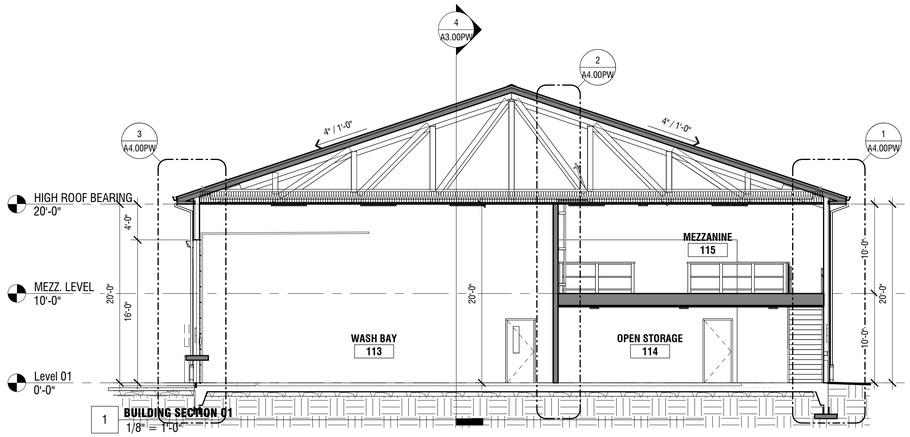
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
EXTERIOR ELEVATIONS

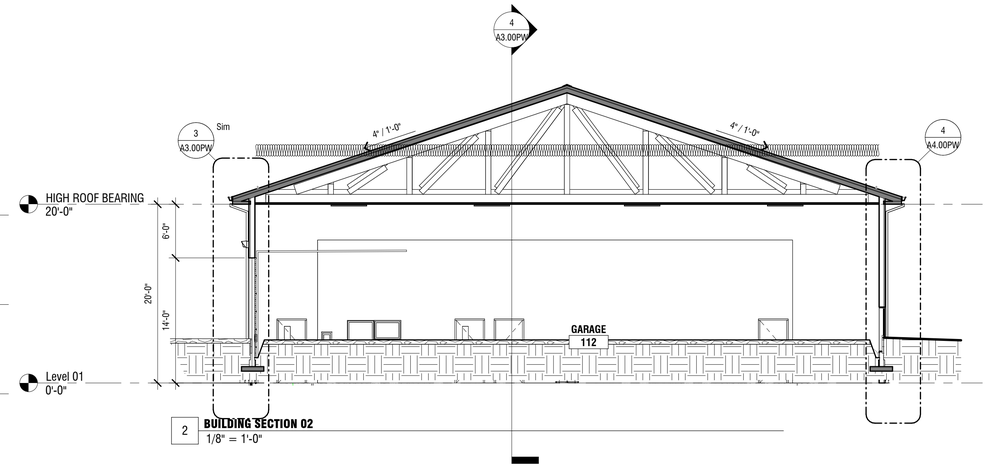
DATE:	03/31/25
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

A2.00PW

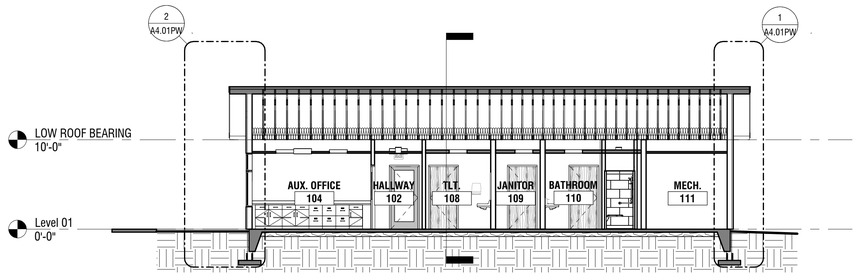
3/21/2025 1:45:14 PM ©COPYRIGHT ALLOY5 ARCHITECTURE



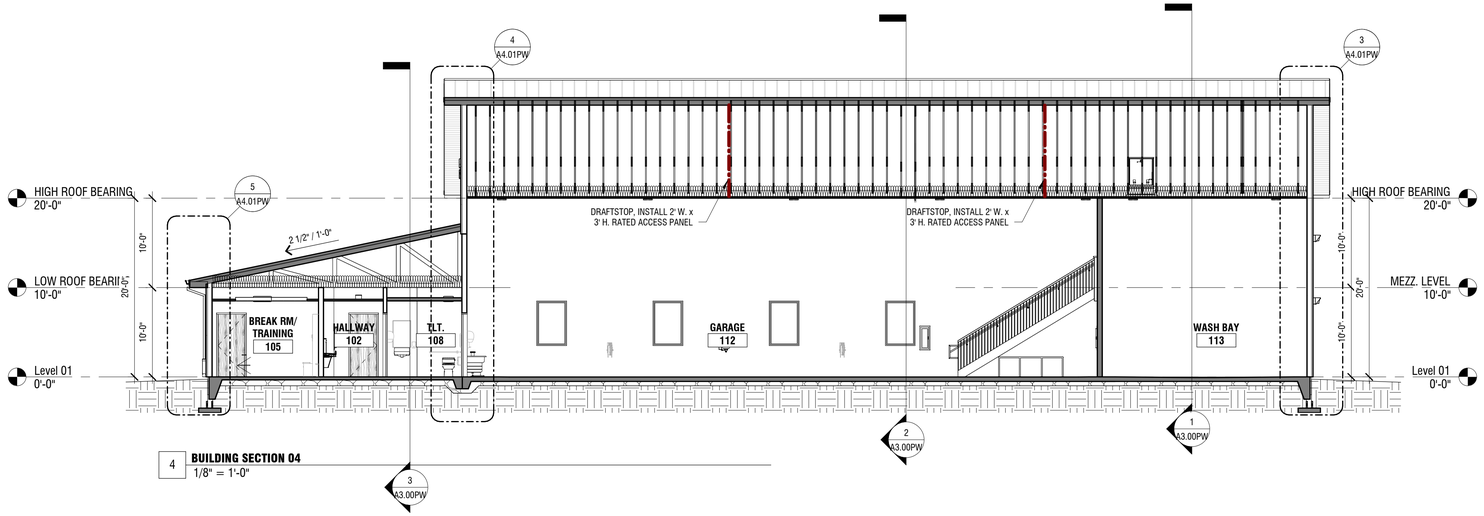
1 **BUILDING SECTION 01**
1/8" = 1'-0"



2 **BUILDING SECTION 02**
1/8" = 1'-0"



3 **BUILDING SECTION 03**
1/8" = 1'-0"



4 **BUILDING SECTION 04**
1/8" = 1'-0"

3/27/2025 1:45:18 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITIE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPF:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:

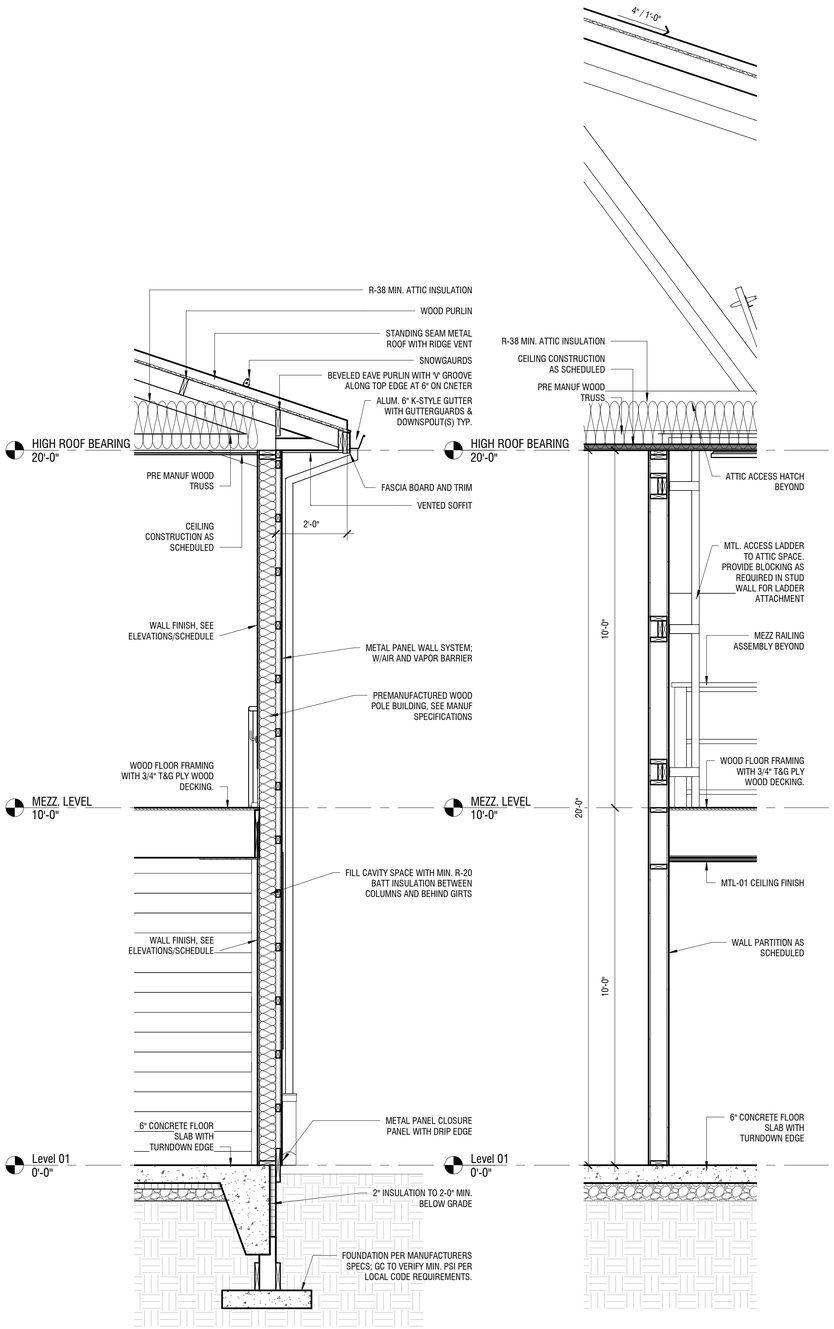
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

BUILDING SECTIONS

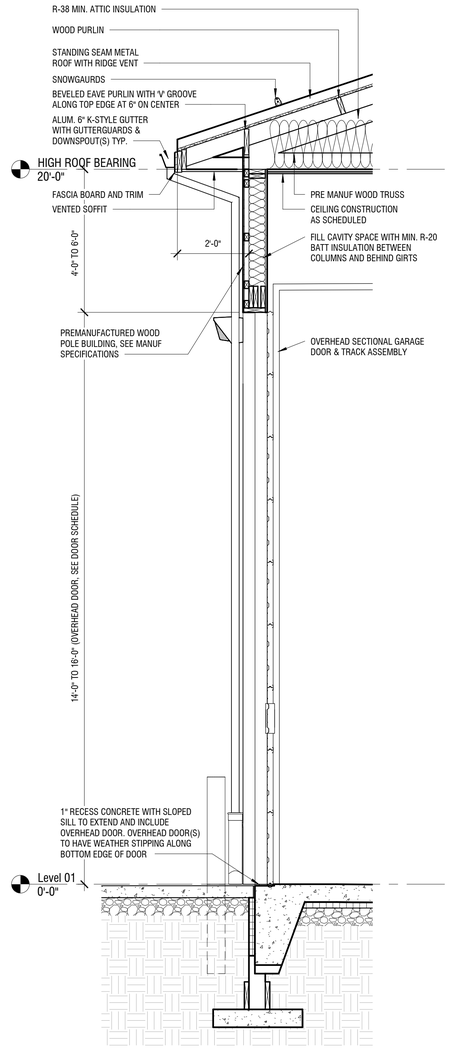
DATE:	03/31/25
SCALE:	1/8" = 1'-0"
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

A3.00PW

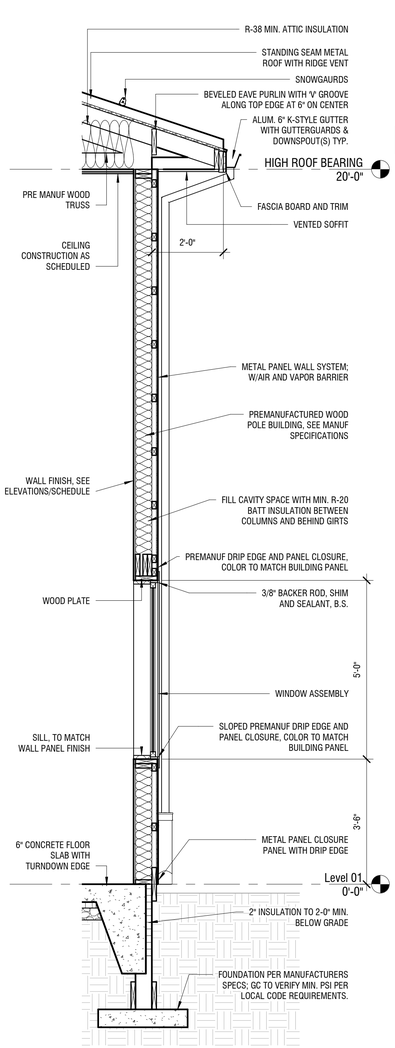


1 **WALL SECTION - 01**
1/2" = 1'-0"

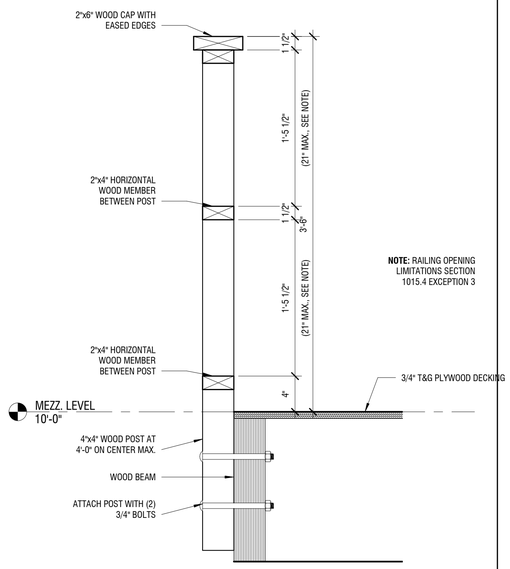
2 **WALL SECTION - 02**
1/2" = 1'-0"



3 **WALL SECTION - 03**
1/2" = 1'-0"



4 **WALL SECTION - 04**
1/2" = 1'-0"



5 **MEZZ RAILING SECTION - DETAIL**
1 1/2" = 1'-0"

3/21/2025 1:45:22 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITIE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPE:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:

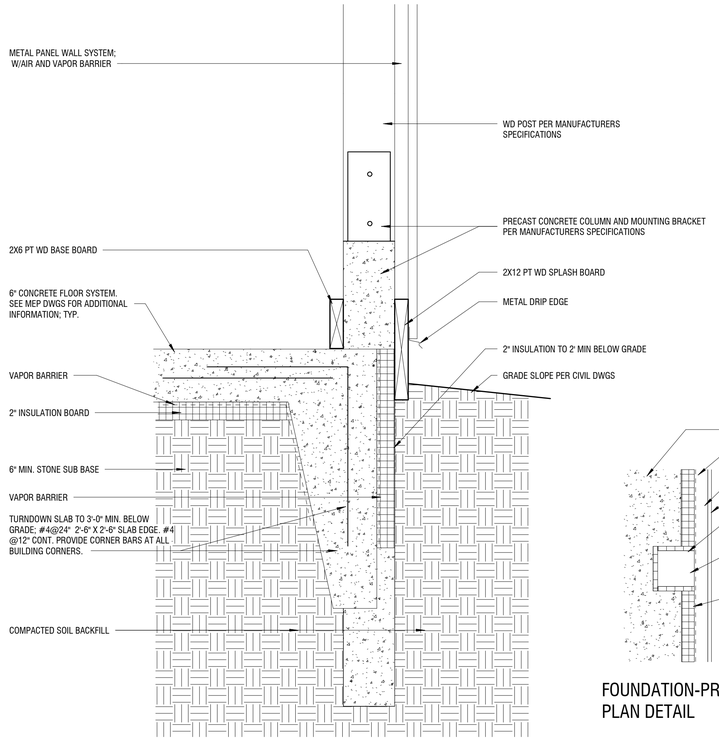
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

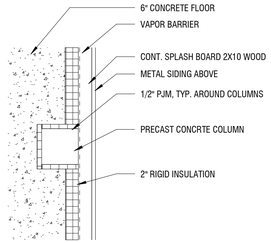
SHEET TITLE:

WALL SECTIONS

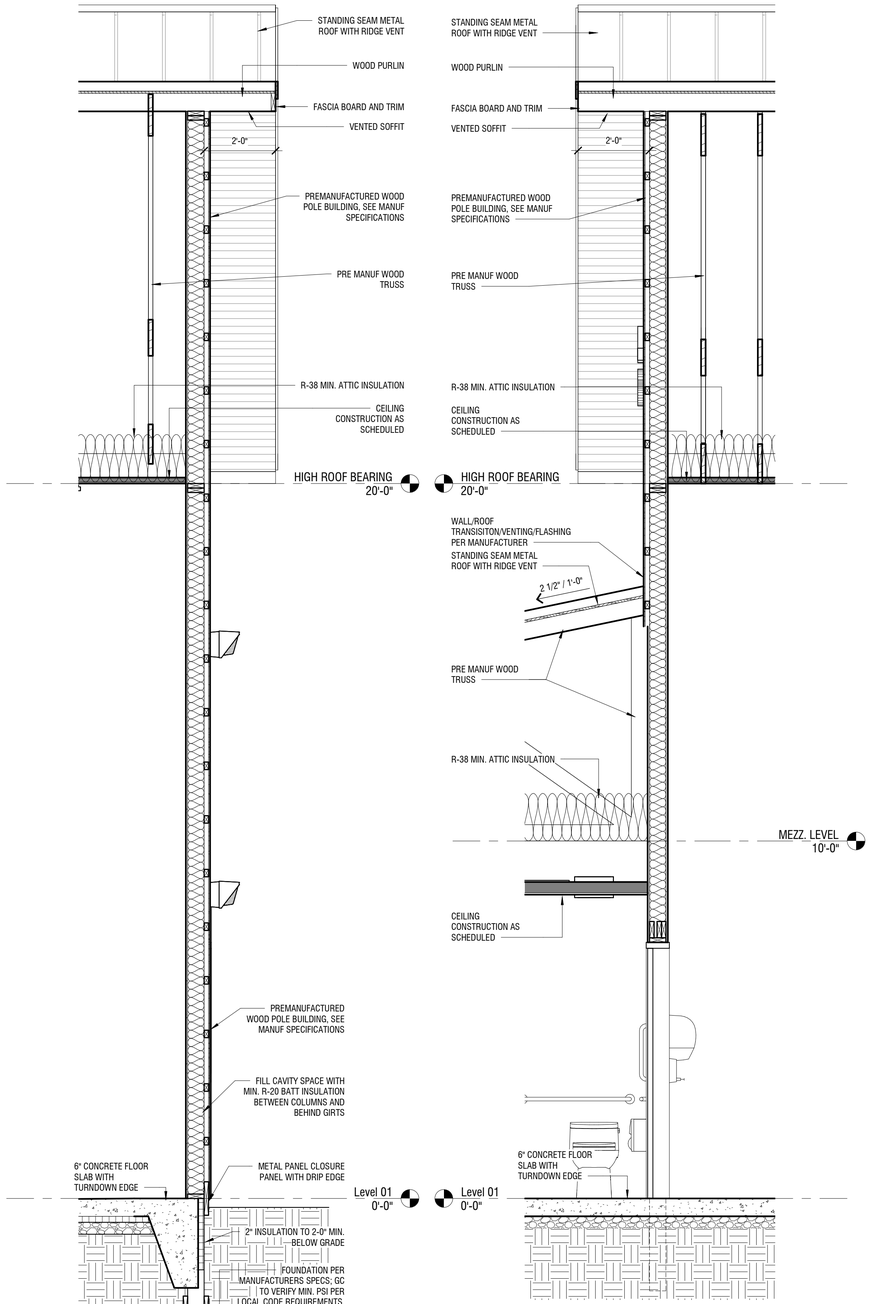
DATE:	03/31/25
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

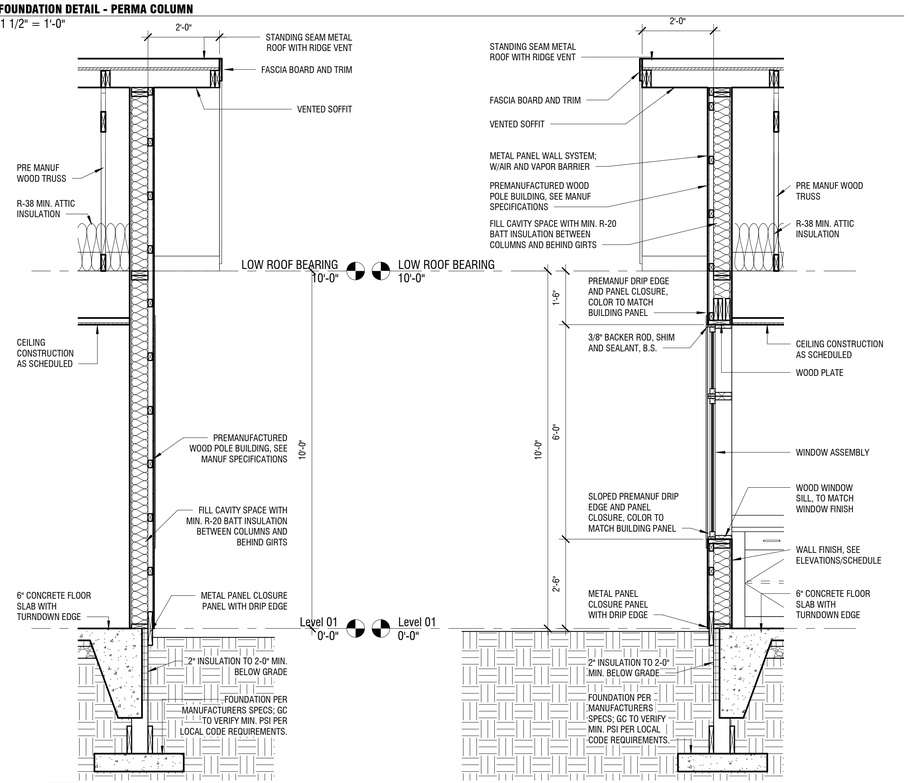
A4.00PW





FOUNDATION-PRECAST CONCRETE COLUMN PLAN DETAIL





3/21/2025 1:40:25 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPF:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:

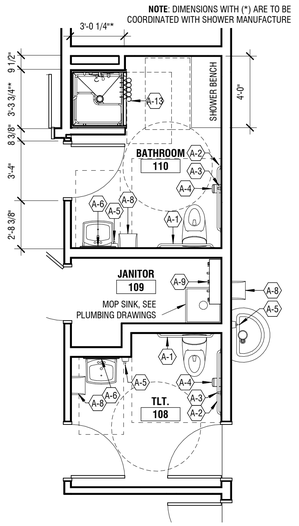
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:

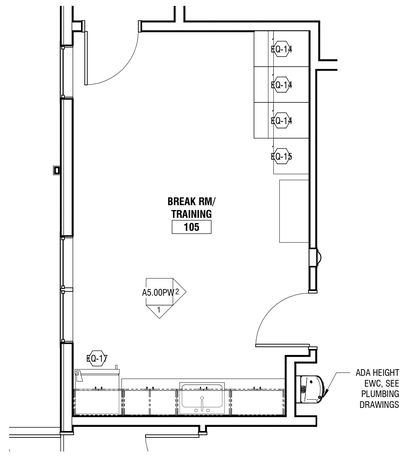
WALL SECTIONS

DATE:	03/31/25
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

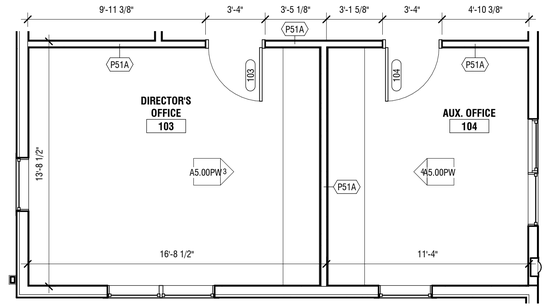
A4.01PW



A **ENLARGED TOILET ROOM PLAN**
1/4" = 1'-0"



B **ENLARGED BREAK/TRAINING ROOM**
1/4" = 1'-0"



C **ENLARGED OFFICE AREA**
1/4" = 1'-0"

CASEWORK SCHEDULE

TYPE NO.	DESCRIPTION	HEIGHT	WIDTH	DEPTH	BASIS OF DESIGN	CAT NO.	ADDITIONAL INFORMATION
C-5	Base Casework	2'-8 1/2"	1'-6"	2'-0"	Stevens Industries	10421	
C-8	Base Casework	2'-8 1/2"	3'-0"	2'-0"	Stevens Industries	10356	
C-10	Base Casework	2'-8 1/2"	3'-0"	2'-0"	Stevens Industries	10432	
C-13	Sink Base Casework	2'-8 1/2"	3'-0"	2'-0"	Stevens Industries	10678	
C-43	Base Casework	2'-8 1/2"	1'-6"	2'-0"	Stevens Industries	10316	
C-44	Wall Casework	2'-6"	3'-0"	1'-6"	Stevens Industries	15149	
C-45	Wall Casework	1'-6"	3'-0"	1'-6"	Stevens Industries	15129	
C-46	Wall Casework	2'-6"	3'-0"	1'-6"	Stevens Industries	15181	
C-47	Wall Casework	1'-0"	2'-9"	1'-6"	Stevens Industries	15129	

EQUIPMENT SCHEDULE

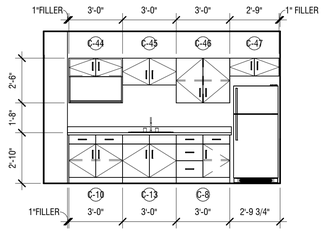
NO.	NAME	MANUFACTURER; MODEL; INFO	NOTES
EQ-1	NOT USED		
EQ-2	NOT USED		
EQ-3	NOT USED		
EQ-4	NOT USED		
EQ-5	NOT USED		
EQ-6	NOT USED		
EQ-7	NOT USED		
EQ-8	NOT USED		
EQ-9	NOT USED		
EQ-10	NOT USED		
EQ-11	NOT USED		
EQ-12	NOT USED		
EQ-13	43" TV & FIXED TV WALL MOUNT	SAMSUNG; QN43Q60CAF; OR APPROVED EQUAL AND SANUS PREMIUM SERIES FIXED-POSITION WALL MOUNT; VML5; OR APPROVED EQUAL	OFCI
EQ-14	GEAR LOCKER w/ INTEGRAL BENCH	DATUM: GEARSTOR LOCKERS 2' W X 3' D X 6' H; SINGLE DOOR W/PERFORATIONS, 12" BENCH, POWER BLOCK, COAT HOOK, LOCK BOX, HASP LOCK (KEYED?)	IN CONTRACT
EQ-15	GEAR LOCKER - ADA	SAME AS ABOVE EQ-14 W/OUT INTEGRAL BENCH	IN CONTRACT
EQ-16	RESIDENTIAL MICROWAVE	COUNTERTOP MODEL	NIC
EQ-17	RESIDENTIAL REFRIGERATOR	30-INCH WIDE MODEL, FACTORY INSTALLED ICE MAKER IN FREEZER	NIC
EQ-18	NOT USED		
EQ-19	NOT USED		
EQ-20	NOT USED		
EQ-21	NOT USED		

ACCESSORIES SCHEDULE

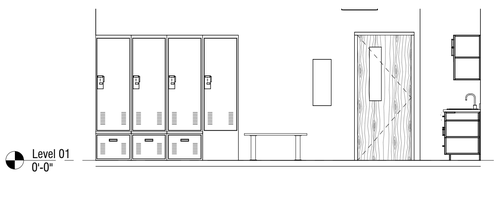
NO.	BASIS OF DESIGN	ITEM	INSTALLED BY	SUPPLIED BY
A-1	BOBRICK	H.C. GRAB BAR (B6106 X 36)	CONTRACTOR	CONTRACTOR
A-2	BOBRICK	H.C. GRAB BAR (B6106 X 42)	CONTRACTOR	CONTRACTOR
A-3	BOBRICK	H.C. GRAB BAR (B6106 X 18)	CONTRACTOR	CONTRACTOR
A-4	BOBRICK	TOILET TISSUE DISPENSER (B-2888)	CONTRACTOR	CONTRACTOR
A-5	BOBRICK	SOAP DISPENSER (B-2111)	CONTRACTOR	CONTRACTOR
A-6	BOBRICK	24 X 36 MIRROR (B-165)	CONTRACTOR	CONTRACTOR
A-8	BOBRICK	AUTOMATIC PAPER TOWEL DISPENSER (B-72974)	CONTRACTOR	CONTRACTOR
A-9	BOBRICK	SHELF W/MOP & BROOM HOLDER & HOOKS	CONTRACTOR	CONTRACTOR
A-13	BOBRICK	HEAVY DUTY SHOWER CURTAIN ROD (B-6107X36), WHITE VINYL SHOWER CURTAIN (204-2), AND STAINLESS STEEL SHOWER CURTAIN HOOKS (204-1; QTY:7)	CONTRACTOR	CONTRACTOR

GENERAL NOTES - INTERIOR ELEVATIONS

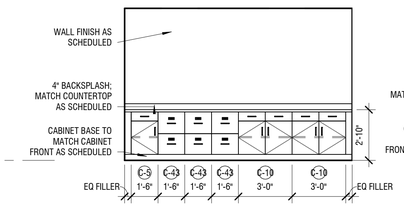
1. REFER TO ROOM FINISH SCHEDULE FOR INTERIOR FINISHES
2. REFERENCE SHEET G1.00 FOR ANSI 117.1-2009 REQUIRED ADA CLEARANCES.
3. PC TO COORDINATE W/ GC FOR ALL PLUMBING FIXTURE LOCATIONS.



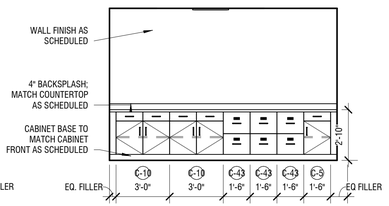
1 **INTERIOR ELEV. - BREAK/TRAINING RM. 1**
1/4" = 1'-0"



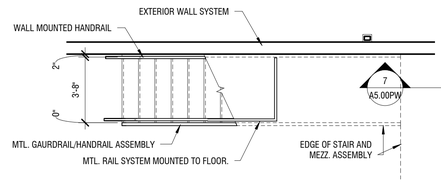
2 **INTERIOR ELEV. -BREAK/TRAINING RM. 2**
1/4" = 1'-0"



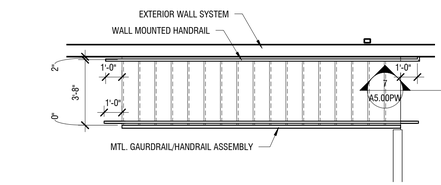
3 **INTERIOR ELEV. - DIRECTOR'S OFFICE**
1/4" = 1'-0"



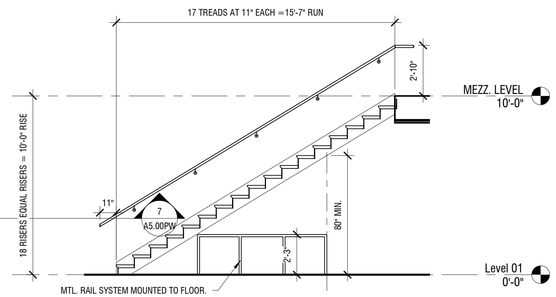
4 **INTERIOR ELEV. - AUX OFFICE**
1/4" = 1'-0"



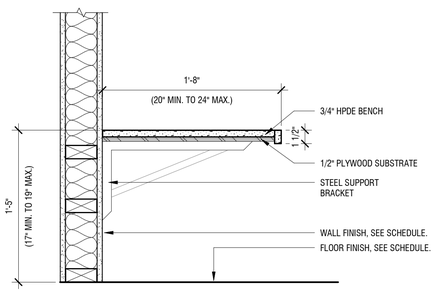
5 **FIRST FLOOR - ENLARGED STAIR PLAN**
1/4" = 1'-0"



6 **MEZZ FLOOR - ENLARGED STAIR PLAN**
1/4" = 1'-0"



7 **STAIR SECTION**
1/4" = 1'-0"



8 **DETAIL - TYP. LOCKER ROOM/SHOWER BENCH**
1 1/2" = 1'-0"

3/21/2025 1:45:29 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITIE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPF:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:

ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
ENLARGED PLANS & DETAILS

DATE: 03/31/25
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

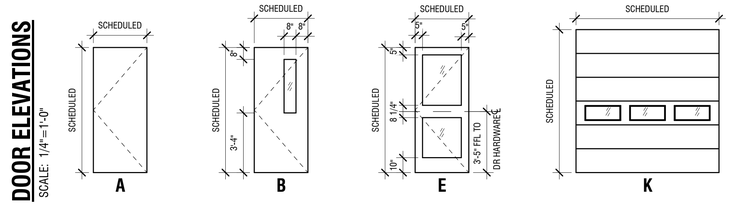
A5.00PW

DOOR & FRAME SCHEDULE - LEVEL 01

NO.	TYPE	MATERIAL	FINISH	SIZE WIDTH	SIZE HEIGHT	LABEL & RATING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD	DETAILS SILL	DETAILS JAMB	HARDWARE SET	NOTES
101A	E	HM	PT	3'-0"	7'-0"		1	HM	PT					SEE DOOR NOTE 3
101B	E	HM	PT	3'-0"	7'-0"		1	HM	PT	H1W	S3	J1W		SEE DOOR NOTE 3
102	B	HM	PT	3'-0"	7'-0"		1	HM	PT	H1W	S1	J1W		SEE DOOR NOTE 3
103	B	WD	FAC. STAIN	3'-0"	7'-0"		1	HM	PT	H1W	S3	J1W		SEE DOOR NOTE 4
104	B	WD	FAC. STAIN	3'-0"	7'-0"		1	HM	PT	H1W	S3	J1W		SEE DOOR NOTE 4
105	B	WD	FAC. STAIN	3'-0"	7'-0"		1	HM	PT	H1W	S3	J1W		SEE DOOR NOTE 4
106	A	WD	FAC. STAIN	3'-0"	7'-0"		1	HM	PT	H1W	S1	J1W		SEE DOOR NOTE 5
107	A	WD	FAC. STAIN	3'-0"	7'-0"		1	HM	PT	H1W	S3	J1W		SEE DOOR NOTE 4
108A	A	WD	FAC. STAIN	3'-0"	7'-0"		1	HM	PT	H1W	S2	J1W		SEE DOOR NOTE 2
108B	A	HM	PT	3'-0"	7'-0"		1	HM	PT	H1W	S2	J1W		SEE DOOR NOTE 2
109	A	WD	FAC. STAIN	3'-0"	7'-0"		1	HM	PT	H1W	S1	J1W		SEE DOOR NOTE 4
110	A	WD	FAC. STAIN	3'-0"	7'-0"		1	HM	PT	H1W	S2	J1W		SEE DOOR NOTE 2
111	A	HM	PT	3'-0"	7'-0"		1	HM	PT	H1W		J1W		SEE DOOR NOTE 5
112A	B	HM	PT	3'-0"	7'-0"		1	HM	PT					SEE DOOR NOTE 3
112B	K	STEEL	FAC. FIN.	14'-0"	14'-0"		SEE SPEC	STEEL						SIZE LISTED IS FINISHED OPENING SIZE
112C	K	STEEL	FAC. FIN.	14'-0"	14'-0"		SEE SPEC	STEEL						SIZE LISTED IS FINISHED OPENING SIZE
112D	K	STEEL	FAC. FIN.	14'-0"	14'-0"		SEE SPEC	STEEL						SIZE LISTED IS FINISHED OPENING SIZE
112E	K	STEEL	FAC. FIN.	14'-0"	14'-0"		SEE SPEC	STEEL						SIZE LISTED IS FINISHED OPENING SIZE
112F	B	HM	PT	3'-0"	7'-0"		1	HM	PT					SEE DOOR NOTE 3
113A	B	HM	PT	3'-0"	7'-0"		1	HM	PT					SEE DOOR NOTE 3
113B	B	HM	PT	3'-0"	7'-0"		1	HM	PT	H1W		J1W		SEE DOOR NOTE 4
113C	K	STEEL	FAC. FIN.	14'-2"	16'-0"		SEE SPEC	STEEL						SIZE LISTED IS FINISHED OPENING SIZE

DOOR ELEVATIONS

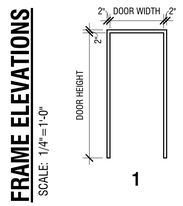
SCALE: 1/4"=1'-0"



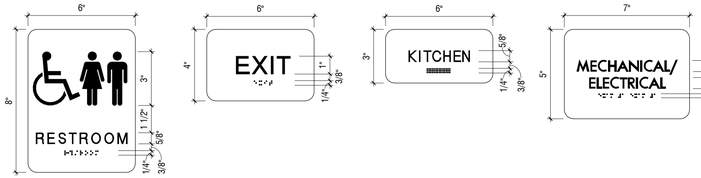
DOOR ELEVATIONS
1/4" = 1'-0"

FRAME ELEVATIONS

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



FRAME ELEVATIONS
1/4" = 1'-0"



SIGN TYPE 01
ACCESSIBLE RESTROOM

SIGN TYPE 02
EXIT ACCESS

SIGN TYPE 03
TYPICAL ROOM SIGN (SINGLE LINE)

SIGN TYPE 04
TYPICAL ROOM SIGN (DOUBLE LINE)

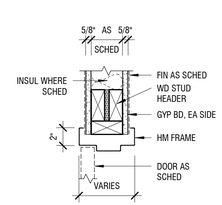
1 **TYPICAL SIGNAGE DETAILS**
3" = 1'-0"

GENERAL DOOR NOTES

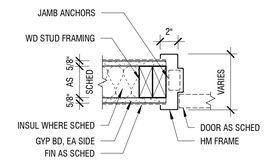
1. ALL HARDWARE TO BE ACCESSIBLE AND COMPLY WITH ANSI A117.1-2009
2. PROVIDE CLOSERS & SMOKE SEALS ON ALL RATED DOORS

DOOR NOTES

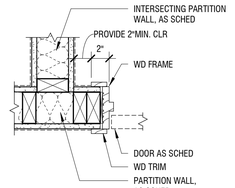
1. ACCESS CONTROLLED DOOR
2. PROVIDE SIGN TYPE 01
3. PROVIDE SIGN TYPE 02
4. PROVIDE SIGN TYPE 03
5. PROVIDE SIGN TYPE 04



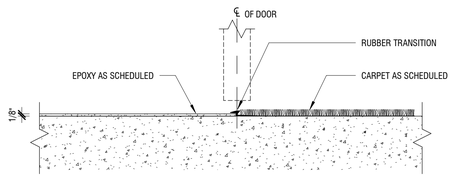
H1W **HEAD**
1 1/2" = 1'-0"



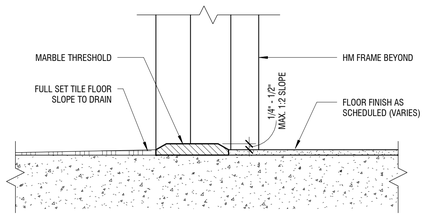
J1W **JAMB**
1 1/2" = 1'-0"



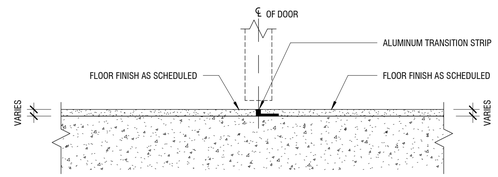
A **TYPICAL HINGE SIDE-WD FRAME**
1 1/2" = 1'-0"



S1 **SILL - EPOXY / CARPET TRANSITION**
3" = 1'-0"



S2 **SILL - TYPICAL MARBLE TRANSITION**
3" = 1'-0"



S3 **SILL - TYPICAL FLOOR TRANSITION**
3" = 1'-0"

3/21/2025 1:45:31 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:

MEPF:
PROJECTX DESIGN GROUP
2433 BLUE DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
DOOR SCHEDULE & DETAILS

DATE:	03/31/25
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

A6.00PW

ELECTRICAL ABBREVIATIONS

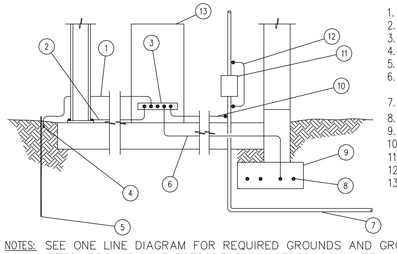
A	–	AMPERES
AC	–	ALTERNATING CURRENT
AFF	–	ABOVE FINISHED FLOOR
AFG	–	ABOVE FINISHED GRADE
BFG	–	BELOW FINISHED GRADE
BLDG	–	BUILDING
C	–	CONDUIT
CTR	–	COUNTERTOP MOUNTED
DC	–	DIRECT CURRENT
DISC	–	DISCONNECT
EC	–	EMERGENCY CIRCUIT
EXIST	–	EXISTING
F	–	FUSE
FLA	–	FULL LOAD AMPS
GFI	–	GROUND FAULT INTERRUPTER
GRD	–	GROUND
H	–	HIGH
KW	–	KILOWATTS
LC	–	LIGHTING CIRCUIT
MOD	–	MOTOR OPERATED DAMPER
NL	–	NIGHT LIGHT
NO	–	NUMBER
P	–	POLE
PH	–	PHASE
PRI	–	PRIMARY
RC	–	RECEPTACLE CIRCUIT
RS	–	RIGID STEEL
SCH	–	SCHEDULE
SEC	–	SECONDARY
SN	–	SOLID NEUTRAL
SS	–	STAINLESS STEEL
SW	–	SWITCH
TYP	–	TYPICAL
V	–	VOLTS
W	–	WATTS, WIDE
WP	–	WEATHERPROOF
XFMR	–	TRANSFORMER

ELECTRICAL SYMBOL SCHEDULE

- DUPLEX RECEPTACLE 120V, "X" ABOVE FINISHED FLOOR
- 240V RECEPTACLE. COORDINATE MOUNTING HEIGHT WITH GC.
- CTGFI ABOVE COUNTER MOUNTED 20A–120V GFI RECEPTACLE.
- GFI GROUND FAULT DUPLEX RECEPTACLE
- 120V QUAD RECEPTACLE
- DEDICATED 120V–20A RECEPTACLE "X" ABOVE FINISHED FLOOR
- HARDWIRE CIRCUIT
- WP GFI WATER–PROOF GROUND FAULT DUPLEX RECEPTACLE
- ELECTRICAL PANEL
- JB JUNCTION BOX
- FB FLOOR BOX
- DISCONNECT SWITCH
- 1P BREAKER FEED W/CIRCUIT & PANEL
- 2P BREAKER FEED W/CIRCUIT & PANEL
- 3P BREAKER FEED W/CIRCUIT & PANEL
- $DIM DIMMER SWITCH
- $OS OCCUPANCY SENSOR TYPE SWITCH
- $ SINGLE POLE SWITCH–LINE VOLTAGE
- OS CEILING MOUNTED OCCUPANCY SENSOR
- TELEPHONE/DATA OUTLET
- DATA OUTLET
- D CEILING MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

LIGHT FIXTURE SCHEDULE (BASIS OF DESIGN)

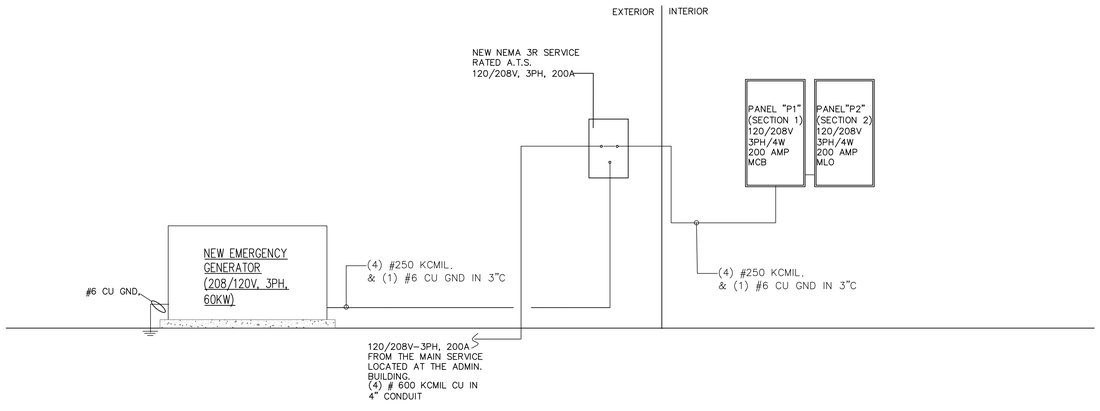
SYMBOL	DESCRIPTION	REMARKS
A	2x4 LED FLAT PANEL, LITHONIA LIGHTING MODEL# EPANL 2x4 4000LM 80CRI 35K MIN10 ZT MVOLT WATTS PER FIXTURE: 39 WATTS	
B	4" SQUARE LED LIGHT FIXTURE BY DIVERSIFIED MODEL# LT23756 WATTS PER FIXTURE: 10 WATTS	
C	MANUFACTURER: "COOPER LIGHTING" MODEL: LXEW4–50HV–FAW–EDU–ELL14 188 WATTS PER FIXTURE.	PROVIDE WITH APPROPRIATE MOUNTING BRACKET
D	LED OUTDOOR WALL PACK LIGHT FIXTURE BY RAYON LIGHTING MODEL T630LED, 20 WATTS PER FIXTURE	
	THOMAS&BETTS, EMERGI–LITE EL2LEDR LED	
	THOMAS&BETTS, EMERGI–LITE ELXN400RN	90 MIN. BATTERY BACK–UP
	COMBINATION EMERGENCY LIGHTING DUAL HEAD/EXIT SIGN BACK–UP BATTERY UNIT THOMAS&BETTS, EMERGI–LITE ELXN400R–2LEDR LED	90 MIN. BATTERY BACK–UP
	DUAL HEAD REMOTE LIGHTING HEADS THOMAS&BETTS, EMERGI–LITE EF44DLEDWP LED	



1. GROUND ROD GROUNDING ELECTRODE CONDUCTOR.
2. STEEL GROUNDING ELECTRODE CONDUCTOR.
3. NEUTRAL BUS.
4. BOLTED CONNECTION.
5. 10'–0" X 5/8" COPPER CLAD GROUND ROD.
6. REINFORCING STEEL GROUNDING ELECTRODE CONDUCTOR BARE.
7. METALLIC WATER MAIN 10'–0" MINIMUM LENGTH.
8. 1/2"ø MINIMUM REBAR 20'–0" MINIMUM LENGTH.
9. THERMITE WELD WITH ASPHALTUM COATING.
10. WATER SERVICE GROUNDING ELECTRODE CONDUCTORS.
11. WATER METER.
12. BONDING JUMPER BOLTED CONNECTIONS.
13. SERVICE ENTRANCE EQUIPMENT.

NOTES: SEE ONE LINE DIAGRAM FOR REQUIRED GROUNDS AND GROUNDING ELECTRODE SIZES. GROUNDING ELECTRODE CONDUCTORS SHALL BE UNSPLICED INSULATED COPPER UNLESS OTHERWISE NOTED.

SERVICE ENTRANCE GROUNDING DETAIL
SCALE: NTS



TYPICAL ELECTRICAL SERVICE RISER DIAGRAM
SCALE: NTS

©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT
PUBLIC WORKS BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464
OWNER
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE.
POTTSTOWN, PA 19464
PROJECT TEAM

ARCHITECT
ALLOY5
ARCHITECTURE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. FASSIK
No. PE42631E

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

SUBMISSIONS

NO.	ISSUE DESCRIPTION	DATE

REGISTRATION

ALLOY5
ARCHITECTURE
551 MAIN STREET
SUITE 205
BETHLEHEM, PA
18018
610.419.4055

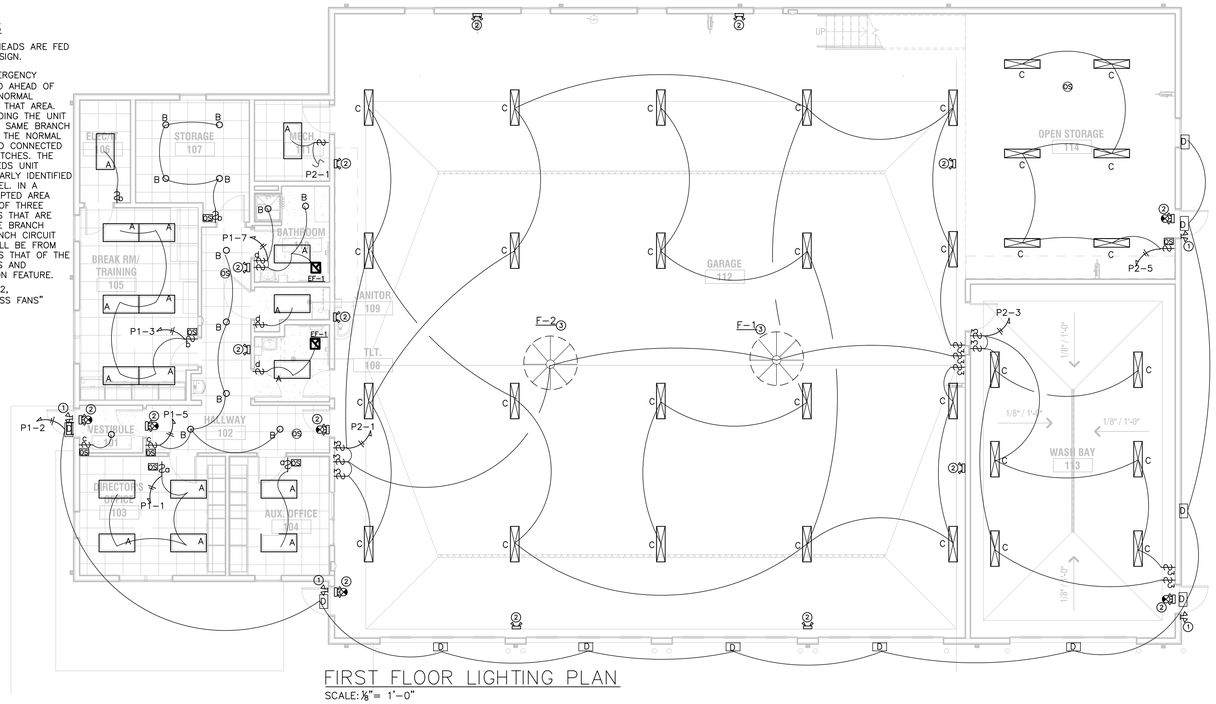
SHEET TITLE
ELECTRICAL NOTES

DATE	03/31/25
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
JOB NO	

E1.0PW

LIGHTING KEY NOTES

1. EXTERIOR DUAL REMOTE HEADS ARE FED FROM THE INTERIOR EXIT SIGN.
2. ALL UNIT EQUIPMENT (EMERGENCY LIGHTING) SHALL BE WIRED AHEAD OF SWITCH OR CONTROL OF NORMAL LIGHTING CIRCUIT SERVING THAT AREA. THE BRANCH CIRCUIT FEEDING THE UNIT EQUIPMENT SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES. THE BRANCH CIRCUIT THAT FEEDS UNIT EQUIPMENT SHALL BE CLEARLY IDENTIFIED AT THE DISTRIBUTION PANEL. IN A SEPARATE AND UNINTERRUPTED AREA SUPPLIED BY A MINIMUM OF THREE NORMAL LIGHTING CIRCUITS THAT ARE NOT PART OF A MULTIWIRE BRANCH CIRCUIT, A SEPARATE BRANCH CIRCUIT FOR UNIT EQUIPMENT SHALL BE FROM THE SAME PANELBOARD AS THAT OF THE NORMAL LIGHTING CIRCUITS AND PROVIDED WITH A LOCK-ON FEATURE.
3. CEILING FAN F-1 AND F-2, MANUFACTURED BY "BIG ASS FANS" MODEL es6 72".



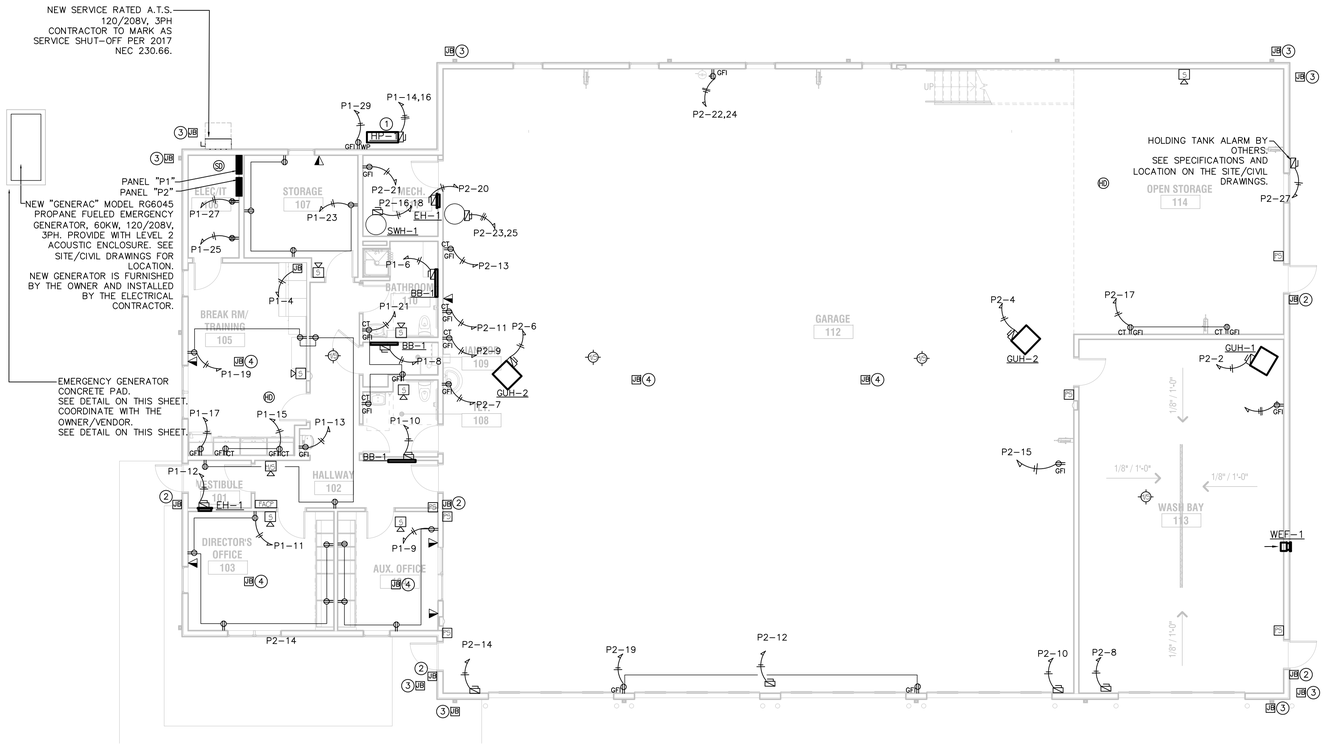
FIRST FLOOR LIGHTING PLAN
SCALE: ⅛"= 1'-0"

NEW' PANEL 'P1 (SECTION 1)' 120/208 VOLT, 3 PHASE, 4 WIRE, 200AMCB

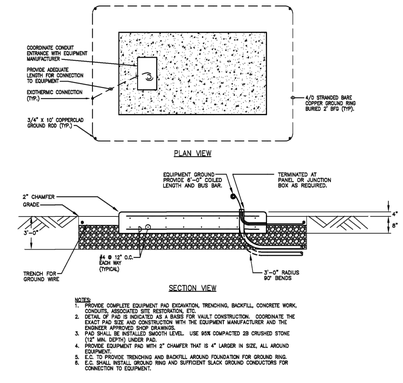
ITEM	CKT	TRIP	WIRE	GRND	LOAD KVA	A	B	C	LOAD KVA	GRND	WIRE	TRIP	CKT	ITEM
LIGHTING CIRCUIT"a"	1	20	12	12	0.25	X			1.50	12	12	20	2	EXTERIOR LIGHTING CIRCUIT VIA PHOTOCELL
LIGHTING CIRCUIT"b"	3	20	12	12	0.50		X		0.50	12	12	20	4	LOCKER JUNCTION BOX
LIGHTING CIRCUIT"c"	5	20	12	12	0.50			X	0.75	12	12	20	6	BB-1
LIGHTING CIRCUIT"d"	7	20	12	12	0.50	X			0.75	12	12	20	8	BB-1
RECEPTACLES	9	20	12	12	1.00		X		0.75	12	12	20	10	BB-1
RECEPTACLES	11	20	12	12	1.00			X	1.50	12	12	20	12	EH-1
RECEPTACLES	13	20	12	12	1.00	X			7.50	10	8	40	14	HP-1
RECEPTACLES	15	20	12	12	1.00		X						16	
RECEPTACLES	17	20	12	12	1.00			X					18	
RECEPTACLES	19	20	12	12	1.00	X							20	
RECEPTACLES	21	20	12	12	1.00		X						22	
RECEPTACLES	23	20	12	12	1.00			X					24	
RECEPTACLES	25	20	12	12	1.00	X							26	
RECEPTACLES	27	20	12	12	1.00		X						28	
RECEPTACLES	29	20	12	12	1.00			X					30	
	31					X							32	
	33						X						34	
	35							X					36	
	37					X							38	
	39						X						40	
	41							X					42	

NEW' PANEL 'P2 (SECTION 2)' 120/208 VOLT, 3 PHASE, 4 WIRE, 200AMLO

ITEM	CKT	TRIP	WIRE	GRND	LOAD KVA	A	B	C	LOAD KVA	GRND	WIRE	TRIP	CKT	ITEM
LIGHTING CIRCUIT	1	20	12	12	1.40	X			1.00	12	12	20	2	GUH-1
LIGHTING CIRCUIT	3	20	12	12	0.50		X		1.00	12	12	20	4	GUH-2
LIGHTING CIRCUIT	5	20	12	12	0.50			X	1.00	12	12	20	6	GUH-2
RECEPTACLES	7	20	12	12	1.00	X			1.50	12	12	20	8	GARAGE DOOR OPERATOR
RECEPTACLES	9	20	12	12	1.00		X		1.50	12	12	20	10	GARAGE DOOR OPERATOR
RECEPTACLES	11	20	12	12	1.00			X	1.50	12	12	20	12	GARAGE DOOR OPERATOR
RECEPTACLES	13	20	12	12	1.00	X			1.50	12	12	20	14	GARAGE DOOR OPERATOR
RECEPTACLES	15	20	12	12	1.00		X		4.50	10	10	30	16	SWH-1
RECEPTACLES	17	20	12	12	1.00			X					18	
RECEPTACLES	19	20	12	12	1.00	X			1.50	12	12	20	20	EH-1
RECEPTACLES	21	20	12	12	1.00		X		3.00	12	12	20	22	WELDER RECEPTACLE
AIR COMPRESSOR	23	30	10	10	4.50			X					24	
	25					X							26	
HOLDING TANK ALARM CIRCUIT	27	20	12	12	0.20		X						28	
	29							X					30	
	31					X							32	
	33						X						34	
	35							X					36	
	37					X							38	
	39						X						40	
	41							X					42	
									NEW MAX LOAD (NO DIVERSITY) 59.1 KVA(164.5 A)					



FIRST FLOOR POWER & FIRE ALARM PLAN
SCALE: ⅛"= 1'-0"



NOTES:
1. PROVIDE COMPLETE EQUIPMENT PAD EXCAVATION, TRENCHING, BACKFILL, CONCRETE WORK, FORMWORK, REINFORCING STEEL AND EQUIPMENT.
2. DETAIL OF PAD IS INDICATED AS A BASIS FOR VAULT CONSTRUCTION. COORDINATE THE EXACT PAD SIZE AND CONSTRUCTION WITH THE EQUIPMENT MANUFACTURER AND THE ENGINEER APPROVED SHOP DRAWINGS.
3. PAD SHALL BE INSTALLED SMOOTH LEVEL. USE 95% COMPACTED 2B CRUSHED STONE (TYP.) ROOFING UNDER PAD.
4. PROVIDE EQUIPMENT PAD WITH 2" CHAMFER THAT IS 6" LARGER IN SIZE, ALL AROUND EQUIPMENT.
5. E.C. TO PROVIDE TRENCHING AND BACKFILL AROUND FOUNDATION FOR GROUND RING.
6. E.C. SHALL INSTALL GROUND RING AND SUFFICIENT SLACK GROUND CONDUCTORS FOR CONNECTION TO EQUIPMENT.

EMERGENCY GENERATOR PAD DETAIL
SCALE: NTS

POWER KEY NOTES

1. OUTDOOR HEAT PUMP UNIT TO POWER ALL INDOOR AIR HANDLING UNITS. CONTRACTOR TO PROVIDE WIRING PER MANUFACTURER'S RECOMMENDATION.
2. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX WITH CONDUIT AND PULL STRING FOR DOOR ACCESS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH THE SECURITY DRAWINGS.
3. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL JUNCTION BOX WITH CONDUIT AND PULL STRING FOR SECURITY CAMERAS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH THE SECURITY DRAWINGS.
4. ELECTRICAL CONTRACTOR TO PROVIDE CEILING JUNCTION BOX WITH POWER OUTLET AND DATA OLET FOR WIFI ACCESS DEVICES. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH THE IT DRAWINGS.

FIRE ALARM SYMBOL KEY

FACP	FIRE ALARM CONTROL PANEL
HS	HORN/STROBE
	CEILING HORN/STROBE
S	STROBE
	CEILING STROBE
A	ANNUNCIATOR
HD	HEAT DETECTOR
SD	SMOKE DETECTOR
PS	PULL STATION
(E)	EXISTING

CABLE SCHEDULE:
ALL WIRING SHALL BE TWISTED SHIELDED PAIR APPROVED FIRE ALARM CABLE (FPPL) #14AWG OR #16AWG AS RECOMMENDED BY MANUFACTURER BASED ON DISTANCE

©COPYRIGHT ALLOYS ARCHITECTURE

PROJECT
PUBLIC WORKS BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE.
POTTSTOWN, PA 19464

PROJECT TEAM

ARCHITECT
ALLOYS
ARCHITECTURE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. RASSIK
No. PE042616

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

SUBMISSIONS

NO.	ISSUE DESCRIPTION	DATE

REGISTRATION

ALLOYS
ARCHITECTURE
551 MAIN STREET
SUITE 205
BETHLEHEM, PA
18018
610.419.4055

SHEET TITLE
PUBLIC WORKS BUILDING ELECTRICAL PLAN

DATE	03/31/25
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
JOB NO.	

E2.0PW

MECHANICAL ABBREVIATIONS

AB	ABOVE	LF	LINEAR FEET
AFF	ABOVE FINISHED FLOOR	LB, #	POUNDS
AFG	ABOVE FINISHED GRADE	LDB	LEAVING DRY BULB TEMP.
AHJ	AUTHORITY HAVING JURISDICTION	LWB	LEAVING WET BULB TEMP.
ARCH	ARCHITECTURAL	LWT	LEAVING WATER TEMP.
BDD	BACK DRAFT DAMPER	MAX	MAXIMUM
BEL	BELOW	MBH	THOUSAND BTU PER HOUR
BF	BELOW FLOOR	MC	MECHANICAL CONTRACTOR
BJ	BETWEEN JOISTS	MCA	MINIMUM CIRCUIT AMPACITY
BOD	BOTTOM OF DUCT	MOD	MOTOR OPERATED DAMPER
BTM	BOTTOM	MFR	MANUFACTURER
BTU	BRITISH THERMAL UNIT	MIN	MINIMUM
CD	CEILING DIFFUSER	MTD, MTG	MOUNTED, MOUNTING
CFM	CUBIC FEET PER MINUTE	NC	NOISE CRITERIA
CLG	CEILING	NIC	NOT IN CONTRACT
CO	CLEANOUT	OA	OUTSIDE AIR
CONN	CONNECT/CONNECTION	OAC	OPEN ABOVE CEILING
CONT	CONTINUED/CONTINUATION	OAI	OUTSIDE AIR INTAKE
COORD	COORDINATE	OC	ON CENTER
CW	DOMESTIC COLD WATER	PC	PLUMBING CONTRACTOR
DB	DRY BULB	PH	PHASE
DEG.°	DEGREE	PRV	PRESSURE REDUCING VALVE/ PRESSURE RELIEF VENT
DIA, ø	DIAMETER	PSI	POUNDS PER SQUARE INCH
DISC	DISCONNECT	RA	RETURN AIR
DN	DOWN	RD	ROOF DRAIN
DWG	DRAWING	RG	RETURN GRILLE
EA	EXHAUST AIR	RPM	REVOLUTIONS PER MINUTE
EAT	ENTERING AIR TEMP.	RWC	RAINWATER CONDUCTOR
EC	ELECTRICAL CONTRACTOR	S	STORMWATER
EDB	ENTERING DRY BULB TEMP.	S&C	STUB AND CAP
EF	EXHAUST FAN	SA	SUPPLY AIR
ER	EXHAUST REGISTER	SAN	SANITARY
ESP	EXTERNAL STATIC PRESSURE	SF	SQUARE FEET
EWB	ENTERING WET BULB TEMP.	SPEC	SPECIFICATIONS
EWT	ENTERING WATER TEMP.	SR	SUPPLY REGISTER
EX	EXISTING	TD	TRANSFER DUCT
FD	FIRE DAMPER/FLOOR DRAIN	TEMP	TEMPERATURE
FLA	FULL LOAD AMPERES	TG	TRANSFER GRILLE
FLEX	FLEXIBLE	THRU	THROUGH
FPM	FEET PER MINUTE	TJ	THROUGH JOISTS
FT	FOOT/FEET/FIN TUBE	TSP	TOTAL STATIC PRESSURE
FT HD	FEET OF HEAD	TSTAT	THERMOSTAT
GA	GAUGE/GAGE	TYP	TYPICAL
GAL	GALLON	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR	VAV	VARIABLE AIR VOLUME
GPH	GALLONS PER HOUR	VD	VOLUME DAMPER (MANUAL)
GPM	GALLONS PER MINUTE	VFD	VARIABLE FREQUENCY DRIVE
HC	HVAC CONTRACTOR	VTR	VENT THROUGH ROOF
HORZ	HORIZONTAL	W	WATTS/WASTE
HP	HORSE POWER	W/	WITH
HSTAT	HUMIDISTAT	W/O	WITHOUT
ID	INSIDE DIAMETER	WB	WET BULB
IN, "	INCH	WL	WEATHER LOUVER
INS	INSULATION	WPD	WATER PRESSURE DROP
INV	INVERT	WTD	WATER TEMP. DROP
ISP	INTERNAL STATIC PRESSURE	WTR	WATER TEMP. RISE
IWG	INCHES WATER GAUGE	XFMR	TRANSFORMER
LAT	LEAVING AIR TEMP.		

LEGEND

- CEILING SUPPLY AIR DIFFUSER 24/24
- CEILING SUPPLY AIR DIFFUSER 12/12
- CEILING RETURN AIR GRILLE 24/24
- T — THERMOSTAT
- S — DUCT MOUNTED SMOKE DETECTOR
- CO — CARBON MONOXIDE SENSOR
- NEW DUCTWORK
- VD — VOLUME DAMPER
- AxB — A, INCHES, SIDE OF DUCT SHOWING
- CD — SUPPLY AIR DIFFUSER
- RG — RETURN AIR GRILLE
- TR — TOP REGISTER
- FD — FIRE DAMPER
- SD — SMOKE DAMPER
- FSD — FIRE / SMOKE DAMPER
- BD — BACKDRAFT DAMPER
- (E) — EXISTING
- (R) — RELOCATE
- (N) — NEW
- CONNECTION
- M — MOTORIZED DAMPER

MECHANICAL GENERAL NOTES

- ALL WORK SHOWN IS TO BE CONSIDERED NEW AND PROVIDED UNDER THIS CONTRACT UNLESS SPECIFICALLY INDICATED AS EXISTING.
- CONNECT ALL DUCTS TO MECHANICAL EQUIPMENT BY FLEXIBLE DUCT CONNECTORS WITH NOT LESS THAN 3"SPACING BETWEEN DUCT AND EQUIPMENT.
- CONSTRUCT AND INSTALL ALL DUCTWORK IN ACCORDANCE WITH SMACNA.
- ALL DUCT DIMENSIONS ARE INSIDE DIMENSIONS.
- INSTALL DUCT MOUNTED SMOKE DETECTOR(S) IN THE RETURN AIR STREAM OF AIR SYSTEMS OVER 2000 CFM, PER MANUFACTURER'S RECOMMENDATIONS, DOWNSTREAM OF ALL BRANCH CONNECTIONS, UPSTREAM OF ANY OUTSIDE AIR CONNECTIONS OR FILTERS, AND PROVIDE WIRING FOR FAN SHUTDOWN. DETECTOR IS TO BE FURNISHED AND CONNECTED TO THE FIRE ALARM SYSTEM BY OTHERS.
- PROVIDE FUSIBLE LINK FIRE DAMPERS AT ALL DUCT PENETRATIONS OR GRILLE OPENINGS IN FIRE RATED WALLS OR FLOORS. PROVIDE DUCT ACCESS PANELS FOR ALL FIRE DAMPERS.
- INSTALL DUCTWORK, EQUIPMENT, AND PIPING CONCEALED IN CHASES OR ABOVE CEILINGS WHERE CEILINGS ARE INDICATED, UNLESS NOTED OTHERWISE. WHERE DUCTWORK OR PIPING IS INDICATED TO BE EXPOSED, INSTALL AS HIGH AS POSSIBLE. ELEVATIONS SHOWN ARE TO THE LOWEST POINT, UNLESS NOTED OTHERWISE.
- WALL MOUNTED THERMOSTATS (TOP OF THE HIGHEST OPERABLE PART) SHALL BE INSTALLED 48" ABOVE THE FLOOR AND HANDICAPPED ACCESSIBLE.
- PROVIDE 4" THICK CONCRETE PADS FOR EQUIPMENT INSTALLED ON FLOORS OR ON GRADE, 6" LARGER THAN THE EQUIPMENT ON ALL SIDES.
- SEAL OR CAP OPENINGS IN PIPES OR DUCTS UNTIL FINAL CONNECTIONS ARE MADE.
- INSTALL SUFFICIENT UNIONS IN PIPING SYSTEMS TO ALLOW SERVICE OF ANY CONNECTED EQUIPMENT WITHOUT BREAKING FITTINGS OR CUTTING PIPING CONNECTIONS.
- DIMENSIONS AND PIPE SIZES ARE IN INCHES UNLESS NOTED OTHERWISE.
- RUNOUTS TO EQUIPMENT SHALL BE RUN IN SIZES INDICATED ON PLANS OR SCHEDULES AND INCREASED OR REDUCED AT POINT OF FINAL CONNECTION.
- DO NOT RUN PIPING OR DUCTWORK OVER ELECTRICAL EQUIPMENT.
- PROVIDE SUFFICIENT CLEARANCE FOR OPERATION AND MAINTENANCE OF MECHANICAL EQUIPMENT ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE SERVICE CLEARANCE FOR ELECTRICAL EQUIPMENT AS REQUIRED BY THE NATIONAL ELECTRICAL CODE (NEC).
- COORDINATE LOCATIONS OF ALL PIPING, DUCTWORK, EQUIPMENT AND DEVICES BEFORE INSTALLATION, WITH THE WORK OF OTHER TRADES. WHERE A CONFLICT IN CLEARANCES OCCURS, OBTAIN CLARIFICATION FROM THE ENGINEER ,ARCHITECT, OR OWNER. INSTALL WHATEVER ADDITIONAL PIPING, DUCTWORK AND FITTINGS, ETC. THAT ARE REQUIRED FOR A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE CONTRACT..
- PROVIDE CONDENSATE DRAINS WITH P-TRAPS FOR AIR HANDLING UNITS WITH COOLING COILS. DISCHARGE CONDENSATE TO ROOF, GRADE, OR INDIRECT WASTE.
- VERIFY MOUNTING HEIGHTS OF EQUIPMENT AND FIXTURES WITH ARCHITECTURAL DRAWINGS, AUTHORITY HAVING JURISDICTION AND THE OWNER.

BASEBOARD HEATER SCHEDULE

TAG	WATT	VOLTS/ PHASE	QMARK MODEL	DISC. SWITCH	ACCESSORIES/REMARKS
BB-1	750	120/1	2513W	MFR	THERMOSTAT

EXHAUST FAN SCHEDULE

TAG	TYPE	CFM	SP (IN WC)	VOLTS PHASE	DRIVE	MAKE/MODEL	ACCESSORIES
EF-1	CEILING	80	0.25	115/1	D	PANASONIC FV-0510VS1	BDD

WALL EXHAUST FAN SCHEDULE

TAG	TYPE	CFM	SP (IN WC)	RPM	HP	VOLTS PHASE	DRIVE	WALL OPENING	FAN SIZE LxWxH	GREENHECK MODEL	ACCESSORIES
WEF-1	SIDEWALL	250	0.2	1550	1/30	120/1	D	10.5x10.5	13.3x13.3x7	SE1-8-4240-D	PROVIDE WITH, WALL HOUSING, MOTORIZED DAMPER

WALL UNIT HEATER SCHEDULE

TAG	KW	VOLTS/ PHASE	QMARK MODEL	DISC. SWITCH	ACCESSORIES/REMARKS
EH-1	1.5	120/1	AWH3150F	MFR	INTEGRAL THERMOSTAT

PROPANE FIRED UNIT HEATER SCHEDULE

TAG	DESCRIPTION	MFR	MODEL	TOTAL (CFM)	FAN	HEATING				SIZE (LXWXH)	WEIGHT (LBS)	ELECTRICAL (60 HZ)				REMARKS
					HP	INPUT MBH	OUTPUT MBH	EAT	LAT			FLA	MOCP	VOLTS PHASE	DISC. SWITCH	
GUH-1	GAS FIRED UNIT HEATER	REZNOR	UDXS30	450	0.06	30	24.6	60	119.0	26x26x12	54	1.9	15	120/1	MFR	PROPANE GAS FIRED, PROVIDE WITH STEEL SUPPORT AND THERMOSTAT
GUH-2	GAS FIRED UNIT HEATER	REZNOR	UDXS100	1345	1/4	105	87.1	60	119.0	29x26x23	131	13.0	30	120/1	MFR	PROPANE GAS FIRED, PROVIDE WITH STEEL SUPPORT AND THERMOSTAT

HEATING AND COOLING UNIT SCHEDULE

TAG	DESCRIPTION	MFR	MODEL	TOTAL (CFM)	COOLING	HEATING	WEIGHT (LBS)				REMARKS
					TMBH	OUTPUT MBH		MCA	MOCP	VOLTS PHASE	
AC-1	AIR HANDLING UNIT	LG	LCN098HV4	230-300	9.0	10.4	29	0.25	–	208-230/1	PROVIDE WITH WIRED REMOTE CONTROLLER MODEL "PREMTB100"
AC-2	AIR HANDLING UNIT	LG	LCN128HV4	247-335	12.0	13.8	29	0.25	–	208-230/1	PROVIDE WITH WIRED REMOTE CONTROLLER MODEL "PREMTB100"
HP-1	HEAT PUMP UNIT	LG	LMU480HHV	–	48.0	54.0	218	32.7	40.0	208-230/1	

LG BASIS OF DESIGN EQUIPMENT SELECTIONS PROVIDED BY MICHAEL MECCHI, MEIER SUPPLY CO., INC.
FOR LG EQUIPMENT PRICING CONTACT MICHAEL MECCHI @ MMECCHI@MEIERSUPPLY.COM (610-674-3326)

©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT
PUBLIC WORKS BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE.
POTTSTOWN, PA 19464

PROJECT TEAM

ARCHITECT
ALLOY5
ARCHITECTURE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. RASSIK
No. PE042616

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

SUBMISSIONS

NO.	ISSUE DESCRIPTION	DATE

REGISTRATION

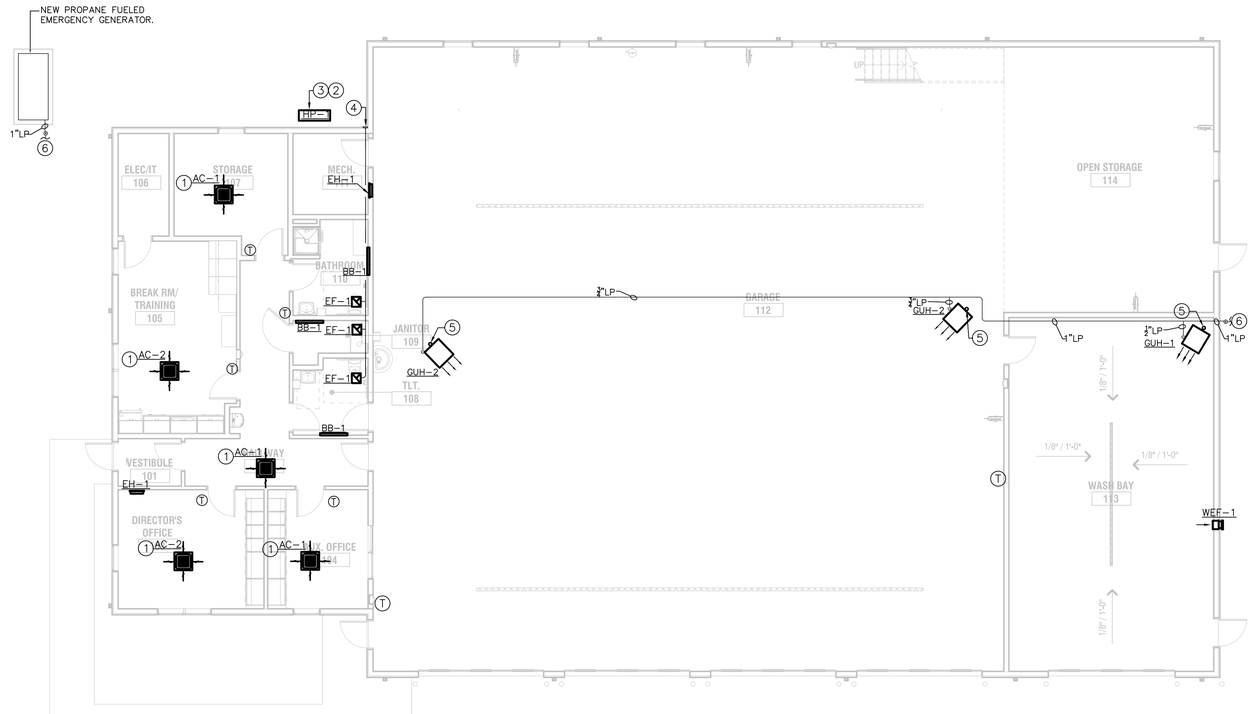
ALLOY5
ARCHITECTURE
551 MAIN STREET
SUITE 205
BETHLEHEM, PA
18018
610.419.4055

SHEET TITLE

SCHEDULES, SPECIFICATIONS

DATE	03/31/25
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
JOB NO.	

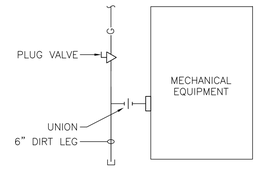
M1.0PW



MECHANICAL PLAN
SCALE: 1/8" = 1'-0"

MECHANICAL NEW WORK KEY NOTES

1. CEILING MOUNTED INDOOR UNIT. EXTEND ¾" CONDENSATE DRAIN TO APPROVED DISCHARGE LOCATION.IF NECESSARY PROVIDE CONDENSATE REMOVAL PUMP.
2. HEAT PUMP UNIT INSTALLED ON GRADE. PROVIDE WITH SNOW LEGS.
3. EXTEND REFRIGERANT PIPING (RUN CONCEALED) FROM THE HEAT PUMP UNIT TO INDOOR UNITS. REFRIGERANT PIPING DESIGN AND SIZING AS RECOMMENDED BY MANUFACTURER.
4. 8"ø EXHAUST DUCT THRU WALL. TERMINATE WITH WALL CAP.
5. RUN 4"ø VENT UP THROUGH ROOF. TERMINATE WITH MANUFACTURER APPROVED RAIN CAP. VENT MATERIAL SHALL BE PER MANUFACTURERS RECOMMENDATION. MAINTAIN 10'-0" CLEARANCE TO ANY FRESH AIR INTAKE DUCT.
6. RUN NEW PROPANE LINE AND REGULATOR TO NEW PROPANE TANK BY OWNER. SEE LOCATION ON THE SITE/CIVIL DRAWINGS. SIZE THE NEW PROPANE LINE PER THE PROPANE TANK PRESSURE AND LOCATION.



GAS PIPING CONNECTION DETAIL – TYPICAL
NO SCALE

©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT
PUBLIC WORKS BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464
OWNER
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE.
POTTSTOWN, PA 19464
PROJECT TEAM

ARCHITECT
ALLOY5
ARCHITECTURE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. RASSIK
No. PE042616

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

SUBMISSIONS

NO.	ISSUE DESCRIPTION	DATE

REGISTRATION

ALLOY5
ARCHITECTURE
551 MAIN STREET
SUITE 205
BETHLEHEM, PA
18018
610.419.4055

SHEET TITLE

MECHANICAL PLAN

DATE	03/31/25
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
JOB NO.	

M2.0PW

LEGEND

- COLD WATER (CW)
- HOT WATER (HW)
- HOT WATER RECIRCULATION (HWR)
- SOIL / WASTE (S)/(W) BELOW GRADE
- SOIL / WASTE (S)/(W) ABOVE GRADE
- VENT (V)
- CA — COMPRESSED AIR LINE
- EXISTING WORK
- FLOOR CLEANOUT (CO)
- PIPE DROP
- BRANCH (TOP CONNECTION)
- PIPE RISE
- BRANCH (BOTTOM CONNECTION)
- CONTINUATION
- STUB AND CAP
- (E) EXISTING
- CONNECTION

PLUMBING GENERAL NOTES

- SEAL OR CAP OPENINGS IN PIPES UNTIL FINAL CONNECTIONS ARE MADE.
- INSTALL SUFFICIENT UNIONS IN PIPING SYSTEMS TO ALLOW SERVICE OF ANY CONNECTED EQUIPMENT WITHOUT BREAKING FITTINGS OR CUTTING PIPING CONNECTIONS.
- DIMENSIONS AND PIPE SIZES ARE IN INCHES UNLESS NOTED OTHERWISE.
- DO NOT RUN PIPING OVER ELECTRICAL EQUIPMENT.
- CONNECT HW, CW, VENT, SAN & W LINES TO FIXTURES IN ACCORDANCE WITH SIZES INDICATED ON THE PLUMBING FIXTURE SCHEDULE WITH A 2" MINIMUM SIZE FOR SANITARY PIPING BELOW FLOOR.
- SLOPE SANITARY PIPING SIZES 3" AND LARGER 1/8" PER FOOT, AND SMALLER PIPES 1/4" PER FOOT, UNLESS NOTED OTHERWISE.
- PROVIDE GAS SHUTOFF VALVE AND DIRT LEG AT ALL EQUIPMENT CONNECTIONS.
- PROVIDE SHUTOFF VALVES FOR ALL DOMESTIC WATER CONNECTIONS TO FIXTURES AND EQUIPMENT.
- COORDINATE LOCATIONS OF ALL PIPING AND DEVICES BEFORE INSTALLATION, WITH THE WORK OF OTHER TRADES. WHERE A CONFLICT IN CLEARANCES OCCURS, OBTAIN CLARIFICATION FROM THE ENGINEER, ARCHITECT, OR OWNER. INSTALL WHATEVER ADDITIONAL PIPING, FITTINGS, ETC. ARE REQUIRED FOR A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE CONTRACT.
- TEST INSTALLATIONS IN ACCORDANCE WITH THE APPROPRIATE CODE REQUIREMENTS AS EACH PORTION IS INSTALLED. FLUSH NEW DOMESTIC WATER PIPING UNTIL IT RUNS CLEAR, THEN FILL WITH 50PPM CHLORINE FOR 24 HOURS, THEN PURGE WITH FRESH WATER AND TEST FOR BACTERIAL CONTENT AND REPEAT IF NECESSARY.
- VERIFY MOUNTING HEIGHTS OF EQUIPMENT AND FIXTURES WITH ARCHITECTURAL DRAWINGS, AUTHORITY HAVING JURISDICTION, AND THE OWNER.

PLUMBING FIXTURE SCHEDULE

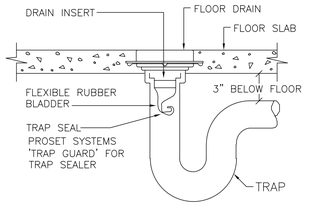
TAG	DESCRIPTION	MANUFACTURER	MODEL	MOUNTING HEIGHT AFF (INCHED)	PIPE SIZES (INCHES)				REMARKS
					CW	HW	VENT	WASTE	
WC-1	WATER CLOSET (ADA) TANK TYPE	AMERICAN STANDARD	2002.014 SEAT 5325.010	FLOOR 17"-19" TO TOP OF SEAT	1/2	–	2	4	
L-1	LAVATORY (ADA) & FAUCET		0124.024 2175.504	WALL MTD – 34"	1/2	1/2	1-1/4	1-1/4	
S-1	SINK (ADA) FAUCET		18SB.9252211.075 4137.100	COUNTERTOP	1/2	1/2	1-1/4	1-1/2	
SH-1	38x38 FREEDOM ADA SHOWER AND SHOWER VALVE KIT	FREEDOM ADA AMERICAN STD	APFQ3838BF6252 SDR1662.601	FLOOR	1/2	1/2	2	2	INSTALL WITH ALL ADA ACCESSORIES
MB	MOP SERVICE BASIN & FAUCET	FIAT PRODUCTS	MSB 2424 830-AA	FLOOR	3/4	3/4	2	3	
DF-1	WATER COOLER	ELKAY	LZS8WSLKA	FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS	1/2	–	1-1/4	1-1/4	¼ HP, 115/1ø, PLUG IN
SS-1	SERVICE SINK & FAUCET	FIAT PRODUCTS	SF-1-F A-1	FLOOR	1/2	1/2	1-1/2	1-1/2	
WH-1	NON-FREEZE WALL HYDRANT	ZURN	Z1305	–	3/4	–	–	–	
HB-1	HOSE BIBB	WOODFORD	24P	–	3/4	–	–	–	

NOTE: COORDINATE MOUNTING HEIGHTS OF WALL MOUNTED FIXTURES WITH ARCHITECTURAL DRAWINGS. PROVIDE ADA WRISTBLADE HANDLES FOR ADA FAUCETS. PROVIDE PREFORMED FIBERGLASS INSULATION AND PVC JACKET FOR EXPOSED DRAINS ON ADA LAVATORIES.

STORAGE WATER HEATER SCHEDULE

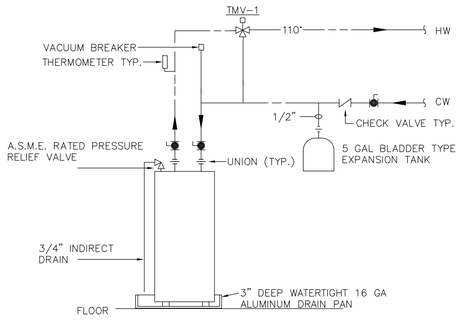
TAG	DESCRIPTION	MANUFACTURER	MODEL	CAPACITY	ELECTRICAL (60 HZ)			
					WATTS	VOLTS/ PHASE	FLA	DISC. SWITCH
SWH-1	STORAGE WATER HEATER	RHEEM	ELD80	72 GAL, 24 GPH RECOVERY @ 80°F RISE	4500	240-1	–	EC
TMV-1	DOMESTIC WATER THERMAL MIXING VALVE	WATTS	LFMMV*	–	–	–	–	–

*DOMESTIC WATER MIXING VALVE SHALL COMPLY WITH ASSE 1017 AND ASSE 1070 STANDARD



FLOOR DRAIN & TRAP SEALER DETAIL – TYPICAL

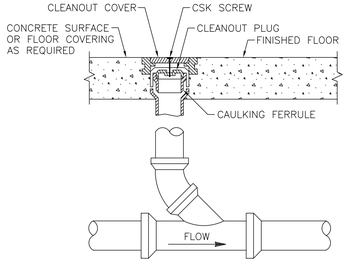
NO SCALE



NOTE: EXTEND 3/4" DRAIN FROM WATER HEATER DRAIN PAN AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR FLOOR DRAIN OR EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE. PITCH PIPE 1/4" PER FOOT.

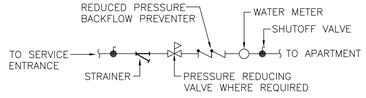
ELECTRIC WATER HEATER INSTALLATION DETAIL

NO SCALE



FLOOR CLEANOUT DETAIL– TYPICAL

NO SCALE



WATER METER/SERVICE DETAIL – TYPICAL

NO SCALE

©COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT

PUBLIC WORKS BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE.
POTTSTOWN, PA 19464

PROJECT TEAM

ARCHITECT

ALLOY5
ARCHITECTURE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL S. PASSIK
ENGINEER
No. PE042631E

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

SUBMISSIONS

NO.	ISSUE DESCRIPTION	DATE

REGISTRATION

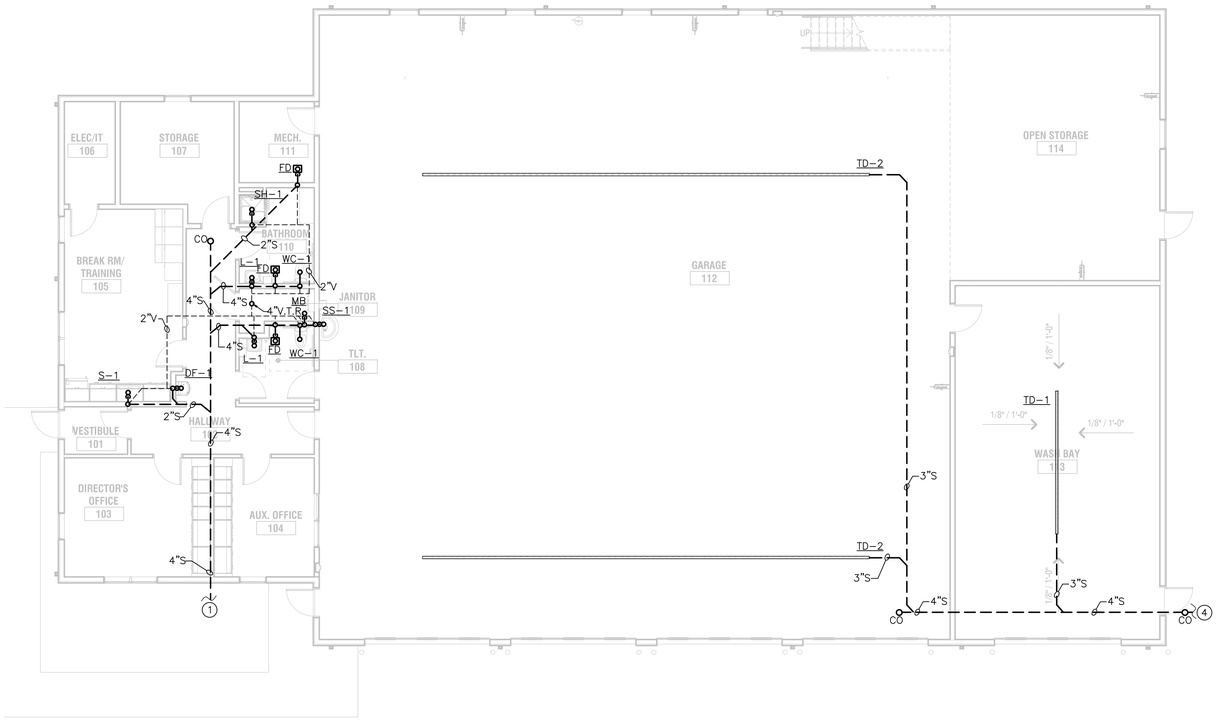
ALLOY5
ARCHITECTURE
551 MAIN STREET
SUITE 205
BETHLEHEM, PA
18018
610.419.4055

SHEET TITLE

SCHEDULES, NOTES, DETAILS

DATE	03/31/25
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
JOB NO.	

P1.0PW

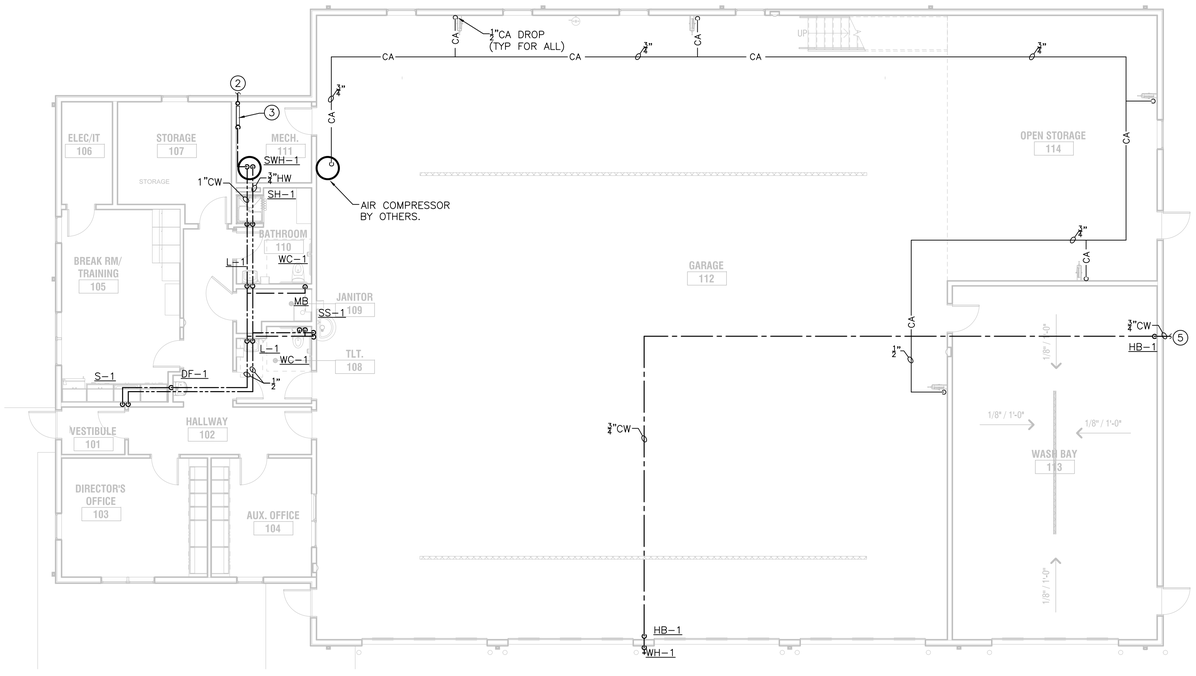


KEY NOTES

1. 4" SANITARY SEWER LINE. FOR CONTINUATION SEE SITE/CIVIL PLAN
2. 1½" COLD WATER LINE. FOR CONTINUATION SEE SITE/CIVIL PLAN
3. WATER METER ASSEMBLY. SEE DETAIL ON WP1.0 DRAWING.
4. 4" SANITARY LINE TO HOLDING TANK BY OTHERS. FOR CONTINUATION SEE SITE/CIVIL PLAN
5. ¾" COLD WATER LINE FROM THE EXISTING WELL. FOR CONTINUATION SEE SITE/CIVIL PLAN

SANITARY PLAN

SCALE: ⅛" = 1'-0"



DOMESTIC WATER PLAN

SCALE: ⅛" = 1'-0"

©COPYRIGHT ALLOYS ARCHITECTURE

PROJECT

PUBLIC WORKS BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE.
POTTSTOWN, PA 19464

PROJECT TEAM

ARCHITECT
ALLOYS
ARCHITECTURE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. PASSIK
No. PE42631E

PROJECTX DESIGN GROUP
MEP CONSULTING
2433 BLUE JAY DRIVE
NAZARETH, PA 18064
TEL: 610-365-2436, 610-905-1195
EMAIL: RAZGULEA@PROJECTXDG.COM

SUBMISSIONS

NO.	ISSUE DESCRIPTION	DATE

REGISTRATION

ALLOYS
ARCHITECTURE
551 MAIN STREET
SUITE 205
BETHLEHEM, PA
18018
610.419.4055

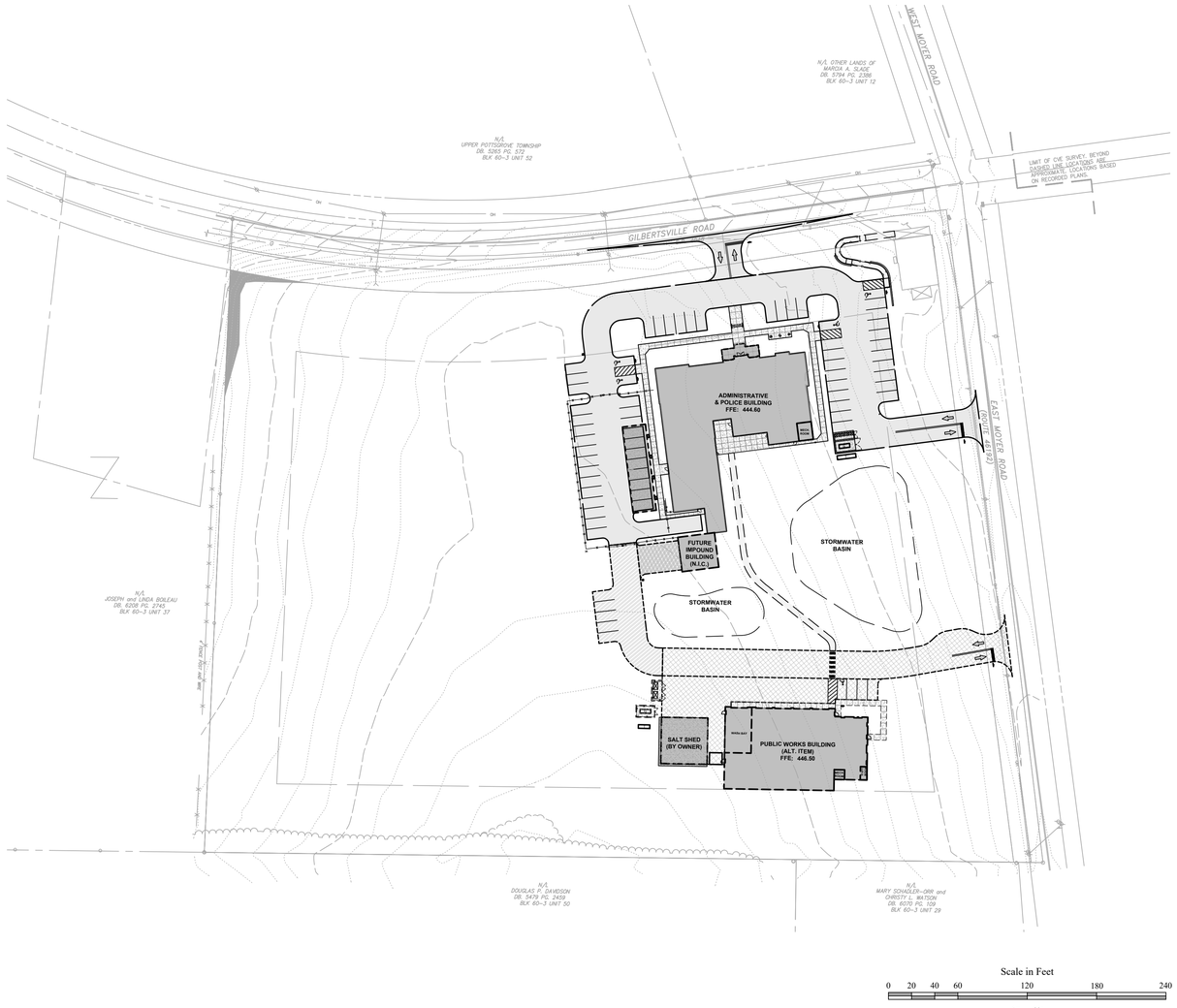
SHEET TITLE

PLUMBING PLAN

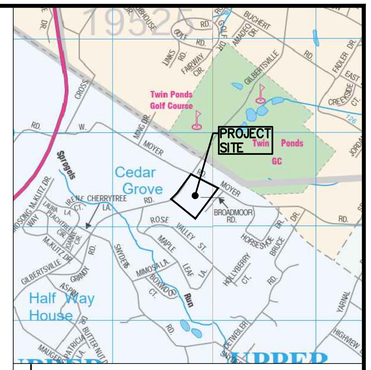
DATE	03/31/25
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
JOB NO.	

P2.0PW

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA



Scale in Feet
0 20 40 60 120 180 240
1" = 60'



LOCATION MAP SCALE: 1" = 2000'

SHEET INDEX

SHEET NO.	LAST REVISED	TITLE
01	03/31/2025	COVER SHEET
02	03/31/2025	NOTES
03	12/09/2024	EXISTING FEATURES PLAN
04	03/31/2025	DEMOLITION PLAN
05	03/31/2025	SITE PLAN & DETAILS
06	03/31/2025	EROSION AND SEDIMENTATION CONTROL PLAN
07	03/31/2025	EROSION AND SEDIMENTATION CONTROL NOTES
08	03/31/2025	EROSION AND SEDIMENTATION CONTROL DETAILS
09	03/31/2025	UTILITY PLAN
10	03/31/2025	UTILITY DETAILS (SANITARY)
11	03/31/2025	UTILITY DETAILS (WATER & ELECTRIC)
12	03/31/2025	UTILITY DETAILS (ELECTRIC & GAS)
13	03/31/2025	GRADING/ STORMWATER MANAGEMENT PLAN
14	03/31/2025	PROFILES
15	03/31/2025	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
16	03/31/2025	POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES/DETAILS
17	03/31/2025	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
18	03/31/2025	LANDSCAPE PLAN/ DETAILS
19	03/31/2025	LIGHTING PLAN/ NOTES
20	03/31/2025	LIGHTING DETAILS
21	03/31/2025	CONSTRUCTION DETAILS
22	03/31/2025	CONSTRUCTION DETAILS
23	03/31/2025	CONSTRUCTION DETAILS

(23 SHEETS TOTAL)

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200,Malvern, PA 19355
610-644-4623 | 610-889-3143 Fax
www.chesterv.com

SITE ADDRESS:
2290 GILBERTSVILLE RD,
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE,
POTTSTOWN , PA, 19464
PHONE - (610) 323-8675

CONSTRUCTION PLANS FOR
UPPER POTTSGROVE
MUNICIPAL COMPLEX
ISSUED: MARCH 31, 2025
CVE PROJECT #: 22096-2000

PLANTING NOTES

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
2. ALL PLANTS SHALL BE NURSERY GROWN.
3. ALL PLANTS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
4. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
5. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE OWNER OR HIS REPRESENTATIVE AND THE TOWNSHIP. CONTRACTOR SHALL NOTIFY THE OWNER, IN WRITING OF ANY PLANT MATERIALS WHICH THEY FEEL WILL NOT BE AVAILABLE OR LIKELY TO THRIVE IN THE LOCATIONS INDICATED ON THE PLAN.
6. MEASUREMENT: DIMENSIONS OF TREES AND SHRUBS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
7. SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE PLANT LIST, UNLESS AUTHORIZED IN WRITING BY AND THE TOWNSHIP LANDSCAPE ARCHITECT/ENGINEER.
8. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM & WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
9. PLANT MATERIALS NOT PLANTED THE DAY OF DELIVERY ARE TO BE HEALED IN SO THAT ROOT SYSTEMS ARE PROTECTED FROM THE DRYING FORCES OF THE WIND AND SUN. TEMPORARY WATER SYSTEMS ARE TO BE USED FOR PLANT MATERIALS WHICH WILL BE STORED FOR MORE THAN ONE WEEK.
10. THE TOWNSHIP LANDSCAPE ARCHITECT/ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS, IN WRITING.
11. PLANTS WITH DAMAGED OR BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN AS DETERMINED BY THE TOWNSHIP LANDSCAPE ARCHITECT/ENGINEER WILL NOT BE ACCEPTED AND ARE TO BE REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL.
12. TREE STAPLING SHALL BE INSTALLED ACCORDING TO THE PLANTING DETAILS. TREE STAPLES SHALL BE INSTALLED ON ALL DECIDUOUS AND EVERGREEN TREES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT TREES ARE MAINTAINED STRAIGHT AND UPRIGHT THROUGHOUT THE GUARANTEE PERIOD. THE TREE STAPLES REMAIN INSTALLED AS THEY WILL DETERIORATE WITHIN THE SUBGRADE.
13. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ONLY DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED AT TIME OF PLANTING. TREES AND SHRUBS ARE TO BE PRUNED ONE YEAR AFTER PLANTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRUNE TREES AND SHRUBS AT THE APPROPRIATE TIME.
14. MULCH FOR TREES, SHRUBS AND GROUND COVER SHALL BE FINELY SHREDDED OAK BARK, DARK BROWN IN COLOR: AGED AT LEAST ONE YEAR AND CLEAN AND FREE OF WEEDS. PRE-EMERGENT WEED KILLER SHALL BE 'TREFLAN' OR APPROVED EQUAL. APPLY WEED KILLER TO TOPSOIL PRIOR TO MULCHING BED PLANTINGS. ALL SHRUBS TO BE PLANTED IN CONTINUOUS BEDS UNLESS OTHERWISE NOTED. ALL SHRUB BEDS TO RECEIVE 3" DEEP CONTINUOUS MULCH COVER. MULCH MAY NOT TOUCH THE TRUNKS OF TREES OR THE MAIN STEMS OF SHRUBS.
15. TREES IN LEAF WHEN PLANTED SHALL BE TREATED WITH ANTI-DESICANT SUCH AS WILT-PROOF.
16. PREPARATION OF PLANTING SOIL - BEFORE MIXING, CLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH. SOIL (BACKFILL) FOR TREES, SHRUBS, AND GROUNDCOVER SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 20% PEAT MOSS, 75% TOPSOIL AND 5% ORGANIC MATTER. ADD AN ORGANIC FERTILIZER TO THE ABOVE MIXTURE AT THE RATES SPECIFIED BY THE MANUFACTURER, FOR NEW TREES AND SHRUBS.
17. WARRANT TREES AND SHRUBS FOR A PERIOD OF 12 MONTHS AFTER WRITTEN DATE OF ACCEPTANCE BY THE TOWNSHIP LANDSCAPE ARCHITECT AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY. REPLACEMENTS SHALL BE PLACED UNDER WARRANTY AN ADDITIONAL 12 MONTH PERIOD. A PLANT SHALL BE CONSIDERED DEAD IF 25% OR MORE OF THE PLANT HAS DIED.
18. CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE AND THE TOWNSHIP ENGINEER IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS, INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
19. MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP'S REPRESENTATIVE IF MAJOR ADJUSTMENTS ARE REQUIRED.
20. TOPSOIL SHALL BE REPLACED AT A THICKNESS OF APPROXIMATELY EIGHT (8) INCHES. MINIMUM OF SIX (6) INCHES IN ALL NEWLY ESTABLISHED LAWN AREAS AND A MINIMUM OF TWELVE (12) INCHES IN FOUNDATION PLANTING AREAS. THE MATERIAL MUST MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 408 SPECIFICATIONS, AS AMENDED. ANY EXCAVATED ROCK DUE TO LANDSCAPE INSTALLATION MUST BE DISPOSED OF OFF SITE.
21. THE CONTRACTOR SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. THESE INSPECTIONS WILL BE PERFORMED WHEN MATERIALS ARE IN FULL LEAF ONLY (MAY 1 THROUGH NOVEMBER 15). ALL GUARANTEE ESCROW FUNDS WILL BE RELEASED UPON ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE WILL BE EXTENDED UNTIL THIRTY (30) DAYS AFTER RECEIPT OF THE REQUEST LETTER FOLLOWING MAY 1. SHOULD THE END OF THE GUARANTEE PERIOD OCCUR AFTER NOVEMBER 15, THE GUARANTEE SHALL BE EXTENDED TO MAY 15.
22. PERMANENT SEED MIX SHALL BE AS NOTED ON EROSION AND SEDIMENTATION NOTES. THE FALL PLANTING SEASON SHALL EXTEND FROM SEPTEMBER 1 TO OCTOBER 15. THE SPRING PLANTING SEASON SHALL EXTEND FROM APRIL 1 TO MAY 15.

CONSTRUCTION NOTES

1. WORK IN THE SITEWORK CONSTRUCTION CONTRACT INCLUDES ALL LABOR, MATERIALS EQUIPMENT, AND SERVICES NECESSARY FOR THE CIVIL CONSTRUCTION. WORK SHALL BE DEFINED IN THE CIVIL (C-SERIES) AND HIGHWAY OCCUPANCY PERMIT (HOP) DRAWINGS, AS DESCRIBED IN THE GENERAL CONDITIONS AND SPECIFICATIONS DIVISIONS 01, 31, 32, AND 33. WORK OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
   - 1.1. SITE PREPARATION, INCLUDING CLEARING, EARTHWORK, DEMOLITION, AND GRADING.
   - 1.2. IMPORT AND/OR EXPORT OF FILL MATERIAL.
     - 1.2.1. THIS INCLUDES LOADING, HAULING, INSTALLATION, IMPORT, EXPORT, AND DISPOSAL OF FILL MATERIAL LOCATED ON THE FARM PROPERTY ACROSS MOYER ROAD AT THE EVANS SITE.
     - 1.2.2. THIS INCLUDES IMPORT OF FILL MATERIAL TO THE EVANS SITE, AND EXPORT OF FILL MATERIAL FROM THE GILBERTSVILLE SITE. SITE CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY STOCKPILING APPROXIMATELY 3,800CY OF MATERIAL AND THE APPROPRIATE E&S MEASURES AT THE GILBERTSVILLE SITE AS SHOWN ON THE CVE CIVIL PLANS. IN LATE FALL OR WINTER, AS DIRECTED BY THE CONSTRUCTION MANAGER, THE SITE CONTRACTOR IS RESPONSIBLE FOR LOADING, HAULING AND DUMPING ALL MATERIAL TO 370 EVANS ROAD, POTTSTOWN, PA.
   - 1.3. SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, ROADWAYS, PARKING LOTS, PEDESTRIAN PAVING WHERE NOT ASSIGNED TO THE GC, SITE DEVELOPMENT FURNISHINGS, EQUIPMENT, AND LANDSCAPING. ALL CURBS, ISLANDS, ACCESS ROADS, RETAINING WALLS, FENCING, OPERABLE GATES, RAIN GARDENS, UTILITY INSTALLATION UP TO WITHIN 5 FEET OF THE BUILDING.
   - 1.4. ESTABLISHMENT OF BUILDING PAD TO BE PROVIDED AT FINISH FLOOR MINUS CONCRETE STAB AND STONE THICKNESS.
   - 1.5. SANITARY, STORM, AND WATER PIPING TO WITHIN 5 FEET OUTSIDE THE BUILDING FOOTPRINT, INCLUDING EXCAVATION, PATCHING IF REQUIRED, AND BACKFILL.
   - 1.6. AQUA AMERICA WILL INSTALL THE PROPOSED COPPER WATER SUPPLY PIPE, LOCATED BETWEEN THE CONNECTION WITH THE MAIN AND THE PROPOSED WATER METER, ALONG WITH MAKING THE CONNECTION AT THE MAIN. THE SITE CONTRACTOR SHALL PERFORM ALL OTHER WATER RELATED UTILITY WORK IN SUPPORT OF AQUA AMERICA'S WORK INCLUDING BUT NOT LIMITED TO: ROADWAY AND NON-ROADWAY EXCAVATION/REPAIR, METER PIT/BACKFLOW PREVENTER INSTALLATION, AND ALL ON SITE WATER COMPONENTS. SITE CONTRACTOR WILL BE RE-SPONSIBLE FOR ALL SAW CUTTING, TRENCH EXCAVATION, BACKFILLING OF TRENCH, AND RESTORE EITHER IN GRASS OR PAVED AREAS FROM THE MAIN CONNECTION TO THE METER PIT. THE SITE CONTRACTOR IS RESPONSIBLE FOR FULL INSTALLATION METHODS OF THE WATER FROM THE METER PIT TO 5 FEET FROM THE BUILDING
2. 2. THE PUBLIC WORKS AND IMPOUND BUILDINGS, ALONG WITH THE ASSOCIATED ENTRY DRIVE AND PARKING LOT, ARE DESIGNATED AS ALTERNATE BID ITEMS; HOWEVER, ALL UTILITIES, STORMWATER MANAGEMENT FACILITIES, AND FINAL GRADING SHALL BE COMPLETED AS PART OF THE BASE BID.
3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES WITHIN THE WORK AREA BEFORE THE START OF CONSTRUCTION. IF A CONFLICT EXISTS, CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY, FOR RESOLUTION.
4. COST OF BUILDING REPAIRS ASSESSED TO CONTRACTOR RESPONSIBLE FOR BUILDING & FACADE DAMAGE DURING CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT SEALED DRAWINGS AND CALCULATIONS FOR THE RETAINING WALL TO THE TOWNSHIP AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. ALL SUCH DOCUMENTS SHALL BE SEALED BY A PENNSYLVANIA-LICENSED STRUCTURAL ENGINEER.

DEMOLITION NOTES:

1. REMOVAL OF EXISTING SANITARY INCLUDES THE REMOVAL OF THE ENTIRE SEPTIC SYSTEM AND ANY UNSUITABLE SOILS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES WITHIN THE WORK AREA BEFORE THE START OF CONSTRUCTION. IF A CONFLICT EXISTS, CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.
3. IF REQUIRED, CONTRACTOR IS RESPONSIBLE FOR GRADE ADJUSTMENT OF ALL SURFACE UTILITIES, INCLUDING BUT NOT LIMITED TO VALVES, LIDS, GRATES, RIMS, CAPS, STORM AND SANAITARY STRUCTURES WITHIN THE LIMITS OF WORK. GRADE ADJUSTMENTS SHALL BE MADE PRIOR TO THE INSTALLATION OF PAVEMENT WEARING COURSE OR PLACEMENT OF TOPSOIL IN UNPAVED AREAS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING FEATURES WHICH ARE DAMAGED DURING CONSTRUCTION AND ARE INDICATED TO REMAIN.
5. REMOVAL OF EXISTING PAVED SURFACES INCLUDES THE REMOVAL OF CRUSHED STONE BASE MATERIALS.
6. DEMOLITION OF TREES AND OTHER VEGETATION INCLUDES REMOVAL OF ALL STUMPS AND ROOT SYSTEMS WITHIN 24" OF EXISTING GRADE.

GRADING NOTES:

1. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS.
2. ADA RAMP TO EXISTING RESIDENCE IS AN ALTERNATE ITEM. IF NOT SELECTED, A 3:1 FILL SLOPE AND SWALE AT BUILDING SHALL BE INSTALLED AS PART OF THE BASE BID.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING SITE AND SUBSURFACE CONDITIONS PRIOR TO PROCEEDING AND WHILE PROGRESSING WITH THE WORK.
4. CLASSIFICATION OF EXCAVATION: IF ROCK AS HEREIN DEFINED, IS ENCOUNTERED WITHIN THE LIMITS OF EXCAVATION, THE CONTRACT PRICE WILL BE ADJUSTED UPON AN AGREED UNIT PRICE PER CUBIC YARD AND INFORM THE TOWNSHIP REPRESENTATIVE IMMEDIATELY. ROCK EXCAVATION WILL CONSIST OF THE REMOVAL AND DISPOSAL OF BOULDERS ONE CUBIC YARD OR MORE IN VOLUME; SOLID ROCK; MATERIALS THAT CANNOT BE REMOVED WITHOUT SYSTEMATIC DRILLING AND BLASTING SUCH AS ROCK MATERIAL IN LEDGES OR AGGREGATE CONGLOMERATE DEPOSITS THAT ARE SO FIRMLY CEMENTED AS TO POSSESS THE CHARACTERISTICS OF SOLID ROCK; AND CONCRETE OR MASONRY STRUCTURES EXCEEDING ONE CUBIC YARD IN VOLUME, EXCEPT SIDEWALKS AND PAVING.
5. HARD AND COMPACT MATERIALS SUCH AS CEMENTED-GRAVEL, GLACIAL TILL, AND RELATIVELY SOFT OR DISINTEGRATED ROCK THAT CAN BE REMOVED WITHOUT CONTINUOUS AND SYSTEMATIC DRILLING AND BLASTING WILL NOT BE CONSIDERED AS ROCK EXCAVATION. ROCK EXCAVATION WILL NOT BE CONSIDERED SUCH BECAUSE OF INTERMITTENT DRILLING AND BLASTING THAT IS PERFORMED MERELY TO INCREASE PRODUCTION. EXCAVATION OF THE MATERIAL CLAIMED AS ROCK WILL NOT BE PERFORMED UNTIL THE MATERIAL HAS BEEN CROSS-SECTIONED AND CLASSIFIED BY THE ENGINEER.
6. ALL PROPOSED SLOPES SHALL BE ROUNDED INTO THE EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
7. ALL PROPOSED CONTOUR GRADES AND SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING, FINISHED FLOOR OR FINISH GRADE IN LANDSCAPED AREAS.

PA ONE CALL OWNERS LIST:

COMPANY:COMCAST
ADDRESS:1250 HADDONFIELD-BERLIN RD.
CHERRY HILL, NJ. 08034
CONTACT:WYATT PARRISH
EMAIL:WYATT_PARRISH@CABLE.COMCAST.COM
PHONE:484-368-4391

COMPANY:AQUA PENNSYLVANIA
ADDRESS:762 LANCASTER AVE.
BRYN MAWR, PA. 19010
CONTACT:THOMAS WADDY
EMAIL:TBWADDY@AQUAAMERICA.COM
PHONE:610-525-1400 EXT. 52105

COMPANY:PECO AN EXELON COMPANY C/O USIC
ADDRESS:450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT:NIKKIA SIMPKINS
EMAIL:NIKKIASIMPKINS@USICLLC.COM
PHONE:484-681-5720

COMPANY:FIRSTENERGY CORPORATION
ADDRESS:21 S MAIN ST.
AKRON, OH. 44308
CONTACT:MELLYSSA ADAMS
EMAIL:MADAMS@FIRSTENERGYCORP.COM
PHONE:330-604-4073

COMPANY:UGI UTILITIES INC
ADDRESS:225 MORGANTOWN RD.
READING, PA. 19611
CONTACT:KURT ZIELASKOWSKI
EMAIL:KZIELASKOWSKI@UGI.COM
PHONE:610-736-5571

COMPANY:UPPER POTTSGROVE TOWNSHIP
ADDRESS:1409 FARMINGTON AVE.
POTTSTOWN, PA. 19464
CONTACT:KEVIN SNYDER
EMAIL:PUBLICWORKS@UPTOWNSHIP.ORG
PHONE:610-326-9938

LEGENDS

PROPOSED GRADING FEATURES

- × 443.50 — PROPOSED SPOT ELEVATION
- 2% — PROPOSED SLOPE
- 443 — PROPOSED 1' CONTOURS
- 445 — PROPOSED 5' CONTOURS

PROPOSED STORMWATER FEATURES

- PROPOSED STORM PIPE
- PROPOSED YARD DRAIN
- PROPOSED TYPE 'M' INLET BOX
- PROPOSED TRENCH DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION & RIPRAP APRON

PROPOSED LANDSCAPING FEATURES

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL & GRASS

LIGHTING LEGEND

- SITE LIGHT POLE
- ORNAMENTAL LIGHT POLE
- WALL SCONCE LIGHT
- BOLLARD LIGHT

PROPOSED UTILITY FEATURES

- W — PROPOSED WATER LINE
- S — PROPOSED SANITARY LINE
- E — PROPOSED ELECTRIC LINE
- G — PROPOSED GAS LINE
- PROPOSED XFMR VAULT
- G — PROPOSED GENERATOR
- P — PROPOSED PROPANE TANK

EXISTING FEATURES

- 201 — EXISTING 1' CONTOURS
- 205 — EXISTING 5' CONTOURS
- × 212.20 — EXISTING SPOT ELEVATION
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY (LEGAL R/W)
- BUILDING SETBACK
- EXISTING FENCE LINE
- E.O.P. — EXISTING EDGE OF PAVING
- EcB2 / BdA — SOILS LINE AND DESCRIPTION
- OH — EXISTING OVERHEAD WIRES
- W — EXISTING WATER LINE
- EXISTING HDPE PIPE
- WL — EXISTING WETLAND BOUNDARY
- EXISTING FIRE HYDRANT
- EXISTING INLETS
- EXISTING UTILITY POLE
- EXISTING TRAFFIC CONTROL SIGNS
- TP1 — INFILTRATION TESTING LOCATION
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH
- EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.)
- STEEP SLOPES 15–>

PROPOSED DEMOLITION FEATURES

- EXISTING PAVING TO BE DEMOLISHED
- EXISTING PLANTS TO BE DEMOLISHED

PROPOSED SITE FEATURES

- PROPOSED STANDARD ASPHALT PAVING
- PROPOSED STANDARD BITUMINOUS PAVEMENT (ALT. ITEM)
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT (ALT. ITEM)
- FUTURE STANDARD BITUMINOUS PAVEMENT (N.I.C.)
- PROPOSED CONCRETE PAVING
- PROPOSED BUILDING
- PROPOSED PARKING OVERHANG
- PROPOSED PATIO
- PROPOSED PAVEMENT MARKING
- PROPOSED FENCE/GATE
- PROPOSED SPARE CONDUIT
- PROPOSED DRIVE PAVEMENT MARKING
- PROPOSED DUMPSTER
- PROPOSED SIGN
- PROPOSED WHEEL STOP
- PROPOSED HANDICAP MARKING
- PROPOSED BOLLARD
- PROPOSED FLAG POLE
- 1 — PARKING STALL QUANTITY
- E — FUTURE E.V. CHARGING STATION
- PROPOSED POLICE PARKING ACCESS KEY PAD

PROPOSED E&S FEATURES

- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED CONCRETE WASHOUT
- PROPOSED TEMPORARY TOPSOIL STOCKPILE
- PROPOSED EROSION CONTROL BLANKET
- LOD — PROPOSED LIMIT OF DISTURBANCE
- NPDES PROJECT SITE AREA
- PROPOSED TREE PROTECTION FENCE/ ORANGE CONSTRUCTION FENCE
- PROPOSED COMPOST FILTER SOCK
- PROPOSED INLET PROTECTION
- PROPOSED TEMPORARY INLET SEAL
- DP 001 — DISCHARGE POINT

NOTES

NO.	DATE	REVISION

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO.	F.B.
22096-2000	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
As Noted	03/31/2025	HL	AG	

COPYRIGHT
CHESTER VALLEY ENGINEERS, INC., CIVIL ENGINEERS & SURVEYORS, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. THEY ARE TO BE USED ONLY IN RESPECT TO THIS PROJECT AND ARE NEITHER TO BE USED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF CHESTER VALLEY ENGINEERS, INC. ANY RE-USE WITHOUT WRITTEN PERMISSION, VERIFICATION, CONSENT OR ADAPTATION BY CHESTER VALLEY ENGINEERS, INC., FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CHESTER VALLEY ENGINEERS, INC., THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS CHESTER VALLEY ENGINEERS, INC., FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THERETO OR RESULTING THEREFROM.

NOTE TO USER OF THESE PLANS:
WARNING! THE INFORMATION CONTAINED ON THIS PLAN MAY NOT BE CONSISTENT WITH CONDITIONS IN THE FIELD. ANY PERSON OR ORGANIZATION USING OR RELYING ON THESE PLANS MUST CONTACT CVE FOR VERIFICATION OF ANY APPARENT DISCREPANCY BEFORE PROCEEDING OR RELYING UPON THESE PLANS FOR ANY PURPOSE. NO CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS SHOULD OCCUR UNTIL ALL DISCREPANCIES HAVE BEEN VERIFIED WITH CHESTER VALLEY ENGINEERS. CHESTER VALLEY ENGINEERS, THEIR OFFICERS, EMPLOYEES AND REPRESENTATIVES SHALL NOT BE LIABLE FOR DAMAGES OF ANY KIND RESULTING FROM THE USERS FAILURE TO OBTAIN CURRENT VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED ON THIS FILE TO THE USER OR ANY THIRD PARTY. THE USER ASSUMES ANY RISK OF ANY AND ALL PROPERTY OR FINANCIAL LOSS OR DAMAGES OF ANY KIND RESULTING FROM THE USE OF THIS DOCUMENT WITHOUT FIRST OBTAINING FULL VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED IN THIS FILE.

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs. 20243300770
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207), SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING",

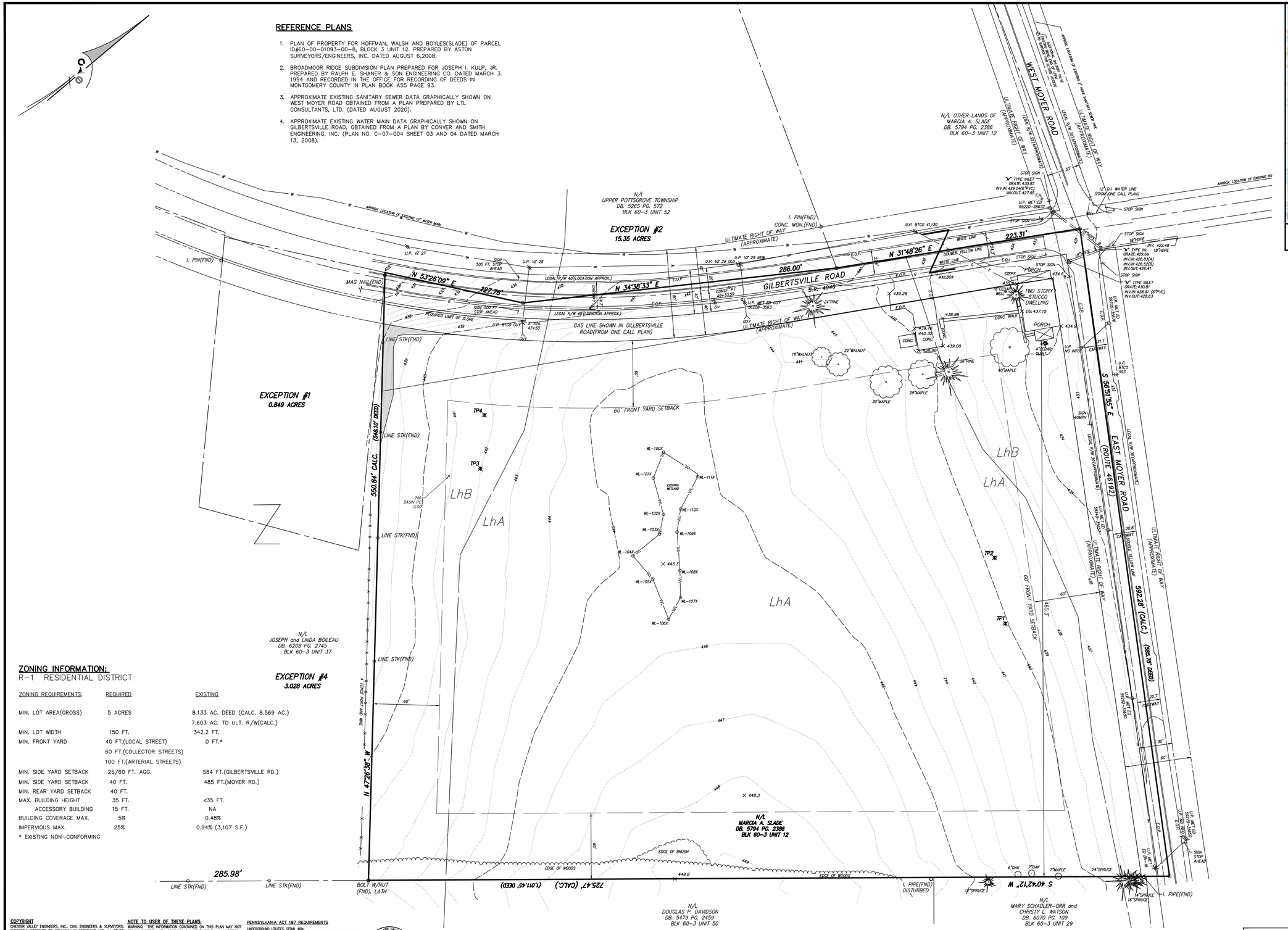
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

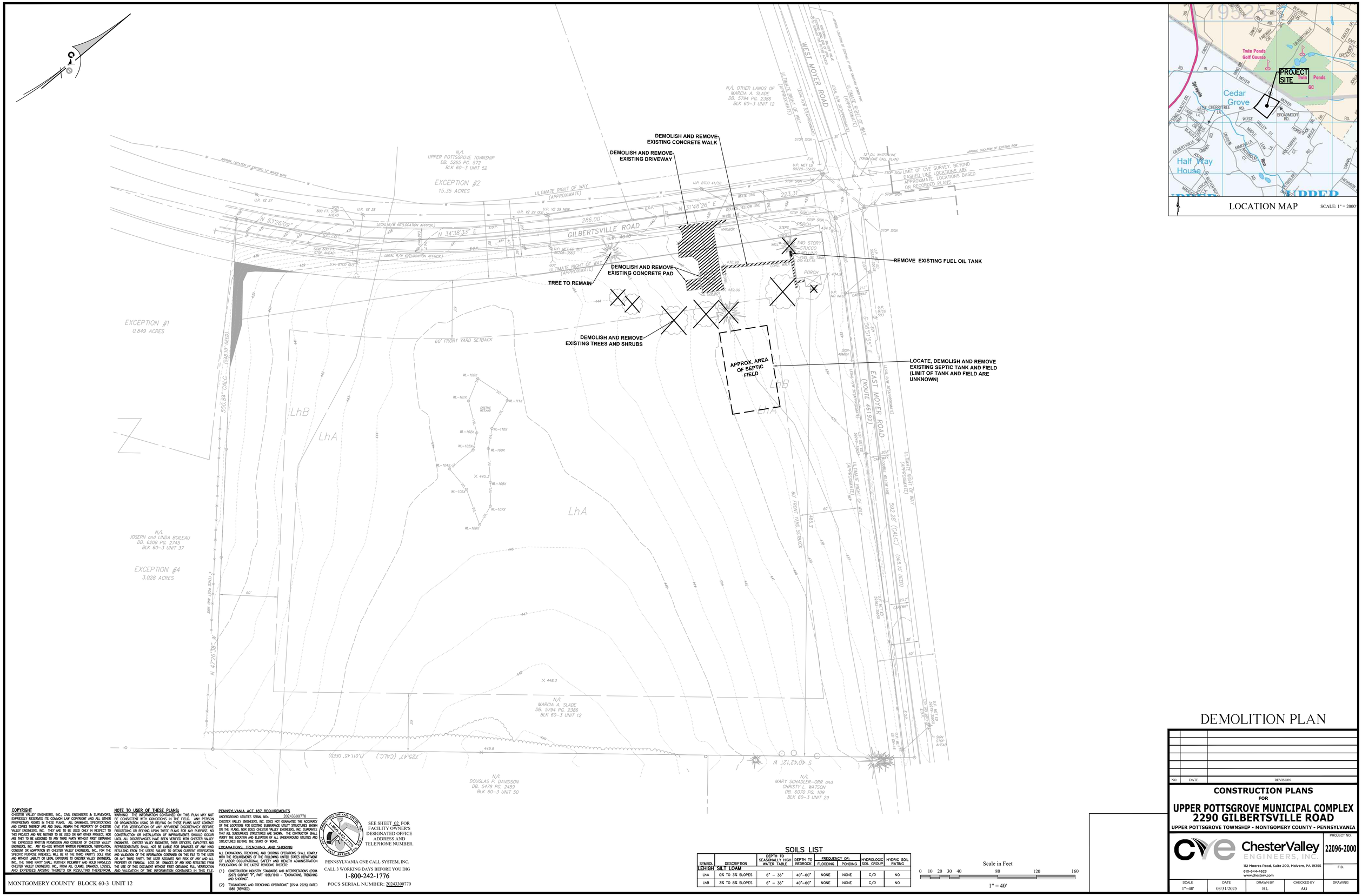
SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20243300770

REFERENCE PLANS

1. PLAN OF PROPERTY FOR HOFFMAN, WALSH AND BOYLES(SLADE) OF PARCEL ID#60-00-01093-00-8, BLOCK 3 UNIT 12. PREPARED BY ASTON SURVEYORS/ENGINEERS, INC. DATED AUGUST 6,2008.
2. BROADMOOR RIDGE SUBDIVISION PLAN PREPARED FOR JOSEPH I. KULP, JR. PREPARED BY RALPH E. SHANER & SON ENGINEERING CO. DATED MARCH 3. 1994 AND RECORDED IN THE OFFICE FOR RECORDING OF DEEDS IN MONTGOMERY COUNTY IN PLAN BOOK A55 PAGE 93.
3. APPROXIMATE EXISTING SANITARY SEWER DATA GRAPHICALLY SHOWN ON WEST MOYER ROAD OBTAINED FROM A PLAN PREPARED BY LTL CONSULTANTS, LTD. (DATED AUGUST 2020).
4. APPROXIMATE EXISTING WATER MAIN DATA GRAPHICALLY SHOWN ON GILBERTSVILLE ROAD, OBTAINED FROM A PLAN BY CONVER AND SMITH ENGINEERING, INC. (PLAN NO. C-07-004 SHEET 03 AND 04 DATED MARCH 13, 2008).


EXCEPTION #1
0.849 ACRES
EXCEPTION #2
15.35 ACRES
EXCEPTION #3
3.028 ACRES
EXCEPTION #4
3.028 ACRES
GILBERTSVILLE ROAD
S.R. 4040
WEST MOYER ROAD
EAST MOYER ROAD (ROUTE 46192)
N 53°26'09" E 127.76'
N 34°38'33" E 286.00'
N 31°48'26" E 223.31'
S 56°51'55" E 592.28' (CALC.) (586.75' DEED)
N 47°29'39" W 550.84' CALC. (548.10' DEED)
S 40°42'12" W 725.47' (CALC.) (701.45' DEED)
285.98'
60' FRONT YARD SETBACK
N/L UPPER POTTSGROVE TOWNSHIP DB. 5265 PG. 572 BLK 60-3 UNIT 52
N/L OTHER LANDS OF MARCIA A. SLADE DB. 5794 PG. 2386 BLK 60-3 UNIT 12
N/L JOSEPH and LINDA BOILEAU DB. 6208 PG. 2745 BLK 60-3 UNIT 37
N/L MARCIA A. SLADE DB. 5794 PG. 2386 BLK 60-3 UNIT 12
N/L DOUGLAS P. DAVIDSON DB. 5479 PG. 2459 BLK 60-3 UNIT 50
N/L MARY SCHADLER-ORR and CHRISTY L. WATSON DB. 6070 PG. 109 BLK 60-3 UNIT 29
TWO STORY STUCCO DWELLING
DIS: 437.15
LhA
LhB
TP1
TP2
TP3
TP4
EXISTING WETLAND
EDGE OF BRUSH
EDGE OF WOODS
LINE STK(FND)
I. PIN(FND)
MAG NAIL(FND)
BOLT W/NUT (FND). LATH
I. PIPE(FND) DISTURBED
I. PIPE(FND)
GAS LINE SHOWN IN GILBERTSVILLE ROAD(FROM ONE CALL PLAN)
12"D.I. WATER LINE (FROM LINE CALL PLAN)
APPROX LOCATION OF EXISTING 12" WATER MAIN
APPROX LOCATION OF EXISTING 8" SANITARY SEWER PIPE
ULTIMATE RIGHT OF WAY (APPROXIMATE)
LEGAL R/W 30'(APPROXIMATE)
LEGAL R/W 40'(LOCATION APPROX.)
REQUIRED LIMIT OF SLOPE
SIGN 500 FT. STOP AHEAD
STOP SIGN
"A" TYPE INLET GRATE: 430.85 INV.IN: 429.04(6"PVC) INV.OUT: 427.85 F.H.
"A" TYPE IN. GRATE: 429.69 INV.IN: 426.83(A) INV.IN: 426.52(B) INV.OUT: 426.41
"A" TYPE INLET GRATE: 430.81 INV.IN: 428.91 (6"PVC) INV.OUT: 428.63
U.P. MET ED 59220-35672
U.P. MET ED 59220-35670
U.P. MET ED 59220-35669
U.P. MET ED 59220-35671
U.P. VZ 27
U.P. VZ 28
U.P. VZ 29 OLD
U.P. VZ 29 NEW
U.P. BTCO 41/30
U.P. BTCO 503
U.P. MET ED 59220-35667
U.P. MET ED 59220-35668
U.P. MET ED 59220-35666
U.P. MET ED 59220-35665
U.P. MET ED 59220-35664
U.P. MET ED 59220-35663
U.P. MET ED 59220-35662
U.P. MET ED 59220-35661
U.P. MET ED 59220-35660
U.P. MET ED 59220-35659
U.P. MET ED 59220-35658
U.P. MET ED 59220-35657
U.P. MET ED



SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
LEHIGH	SILT LOAM						
LhA	0% TO 3% SLOPES	6" – 36"	40"–60"	NONE	NONE	C/D	NO
LhB	3% TO 8% SLOPES	6" – 36"	40"–60"	NONE	NONE	C/D	NO

COPYRIGHT

CHESTER VALLEY ENGINEERS, INC., CIVIL ENGINEERS & SURVEYORS, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. THEY ARE TO BE USED ONLY IN RESPECT TO THIS PROJECT AND ARE NEITHER TO BE USED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF CHESTER VALLEY ENGINEERS, INC. ANY RE-USE WITHOUT WRITTEN PERMISSION, VERIFICATION, CONSENT OR ADAPTATION BY CHESTER VALLEY ENGINEERS, INC., FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CHESTER VALLEY ENGINEERS, INC., THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS CHESTER VALLEY ENGINEERS, INC., FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THERETO OR RESULTING THEREFROM.

NOTE TO USER OF THESE PLANS:

WARNING: THE INFORMATION CONTAINED ON THIS PLAN MAY NOT BE CONSISTENT WITH CONDITIONS IN THE FIELD. ANY PERSON OR ORGANIZATION USING OR RELYING ON THESE PLANS MUST CONTACT CVE FOR VERIFICATION OF ANY APPARENT DISCREPANCY BEFORE PROCEEDING OR RELYING UPON THESE PLANS FOR ANY PURPOSE. NO CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS SHOULD OCCUR UNTIL ALL DISCREPANCIES HAVE BEEN VERIFIED WITH CHESTER VALLEY ENGINEERS. CHESTER VALLEY ENGINEERS, THEIR OFFICERS, EMPLOYEES AND REPRESENTATIVES SHALL NOT BE LIABLE FOR DAMAGES OF ANY KIND RESULTING FROM THE USERS FAILURE TO OBTAIN CURRENT VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED ON THIS FILE TO THE USER OR ANY THIRD PARTY. THE USER ASSUMES ANY RISK OF ANY AND ALL PROPERTY OR FINANCIAL LOSS OR DAMAGES OF ANY KIND RESULTING FROM THE USE OF THIS DOCUMENT WITHOUT FIRST OBTAINING FULL VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED IN THIS FILE.

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

PENNSYLVANIA ACT 187 REQUIREMENTS

UNDERGROUND UTILITIES SERIAL NOs. 20243300770

CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.

CALL 3 WORKING DAYS BEFORE YOU DIG

1-800-242-1776

POCS SERIAL NUMBER: 20243300770

DEMOLITION PLAN

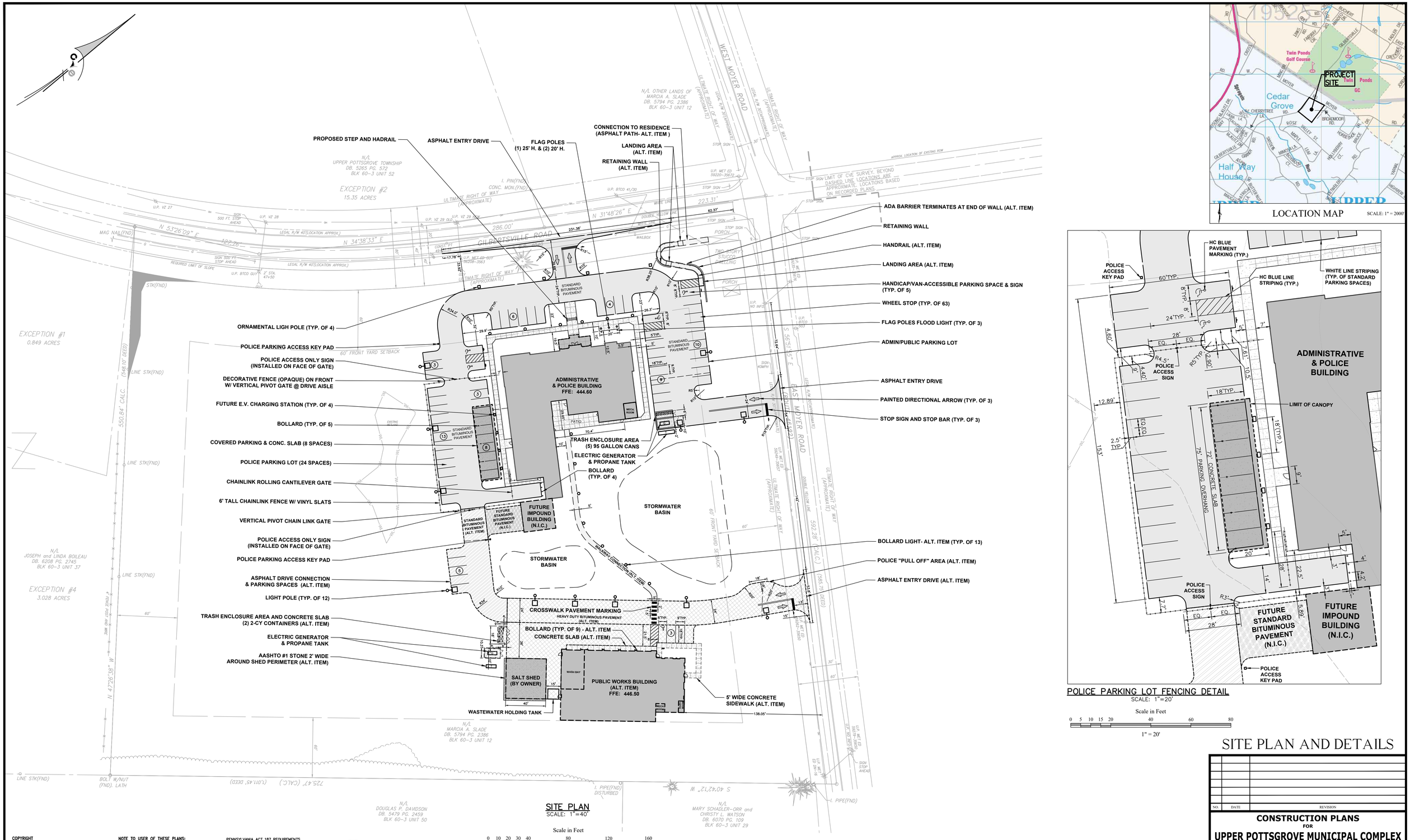
NO.	DATE	REVISION

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervcve.com

PROJECT NO.	F.B.
22096-2000	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=40'	03/31/2025	HL	AG	



SITE PLAN AND DETAILS

COPYRIGHT

CHESTER VALLEY ENGINEERS, INC., CIVIL ENGINEERS & SURVEYORS, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. THEY ARE TO BE USED ONLY IN RESPECT TO THIS PROJECT AND ARE NEITHER TO BE USED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF CHESTER VALLEY ENGINEERS, INC. ANY RE-USE WITHOUT WRITTEN PERMISSION, VERIFICATION, CONSENT OR ADAPTATION BY CHESTER VALLEY ENGINEERS, INC., FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CHESTER VALLEY ENGINEERS, INC., THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS CHESTER VALLEY ENGINEERS, INC., FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THERETO OR RESULTING THEREFROM.

NOTE TO USER OF THESE PLANS:

WARNING: THE INFORMATION CONTAINED ON THIS PLAN MAY NOT BE CONSISTENT WITH CONDITIONS IN THE FIELD. ANY PERSON OR ORGANIZATION USING OR RELYING ON THESE PLANS MUST CONTACT CVE FOR VERIFICATION OF ANY APPARENT DISCREPANCY BEFORE PROCEEDING OR RELYING UPON THESE PLANS FOR ANY PURPOSE. NO CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS SHOULD OCCUR UNTIL ALL DISCREPANCIES HAVE BEEN VERIFIED WITH CHESTER VALLEY ENGINEERS. CHESTER VALLEY ENGINEERS, THEIR OFFICERS, EMPLOYEES AND REPRESENTATIVES SHALL NOT BE LIABLE FOR DAMAGES OF ANY KIND RESULTING FROM THE USERS FAILURE TO OBTAIN CURRENT VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED IN THIS FILE TO THE USER OR ANY THIRD PARTY. THE USER ASSUMES ANY RISK OF ANY AND ALL PROPERTY OR FINANCIAL LOSS OR DAMAGES OF ANY KIND RESULTING FROM THE USE OF THIS DOCUMENT WITHOUT FIRST OBTAINING FULL VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED IN THIS FILE.

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

PENNSYLVANIA ACT 187 REQUIREMENTS

UNDERGROUND UTILITIES SERIAL NOs. 20243300770

CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

PENNSYLVANIA ONE CALL SYSTEM, INC.

CALL 3 WORKING DAYS BEFORE YOU DIG

1-800-242-1776

POCS SERIAL NUMBER: 20243300770

SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

NO.	DATE	REVISION

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

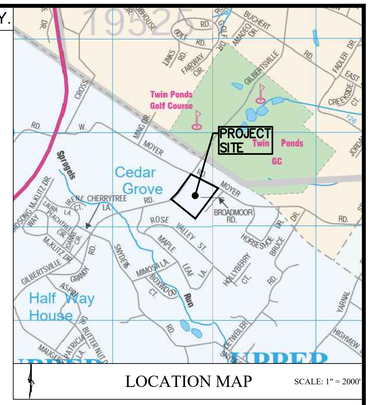
ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO.	F.B.
22096-2000	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
As Noted	03/31/2025	HL	AG	

THIS PLAN IS FOR EROSION & SEDIMENTATION CONTROL PURPOSE ONLY.

SURFACE WATER FROM THE SITE ENTERS AN UNNAMED TRIBUTARY OF MINISTER CREEK (TSF–MF)



LOCATION MAP SCALE: 1" = 2000'

PROJECT SITE IMPERVIOUS AREAS

EX. BUILDING	1,804 S.F.
EX. CONCRETE SURFACES*	457 S.F.
EX. STONE DRIVEWAY	2,095 S.F.
EX. ROAD	22,643 S.F.
TOTAL PRE-CONSTRUCTION IMPERVIOUS	26,999 S.F. (0.62 ACRES)
*INCLUDES :CONCRETE PAD, WALKWAY, AND STEPS	
PROP. ASPHALT DRIVEWAY/PARKING/TRAIL	22,426 S.F.
PROP. CONCRETE SURFACES	4,539 S.F.
PROP. PRECAST PAVING	959 S.F.
PROP. BUILDINGS	21,016 S.F.
PROP. STONE	164 S.F.
TOTAL PROPOSED IMPERVIOUS	49,104 S.F. (1.13 ACRE)
TOTAL POST CONSTRUCTION IMPERVIOUS	73,559 S.F. (1.69 ACRE)

CONSTRUCTION SEQUENCE

AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, TOWNSHIP ENGINEER/INSPECTOR, MONTGOMERY COUNTY CONSERVATION DISTRICT AND LICENSED PROFESSIONAL ENGINEER OR DESIGNEE TO AN ON-SITE PRE-CONSTRUCTION MEETING.

UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE TOWNSHIP.

AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.

UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

1. FIELD DELINEATE LIMITS OF DISTURBANCE PRIOR TO EARTH MOVING ACTIVITIES.
2. PLACE ALL FILTER SOCKS SHOWN ON THE PLANS AT THE TOE/DOWNSIDE OF EXISTING/PROPOSED SLOPES (PARALLEL WITH EXISTING CONTOURING, PERPENDICULAR WITH EXISTING SLOPES AND AT TERMINUS ENDS).
3. PLACE THE ROCK CONSTRUCTION ENTRANCE. INSTALL FILTER SOCKS AND PERFORM SITE GRADING WITHIN THIS AREA, ONLY AS NEEDED TO INSTALL THE CONSTRUCTION ENTRANCES.
4. THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT ALL SITE STORM WATER, INCLUDING THAT COMING OFF OF THE ROCK CONSTRUCTION ENTRANCE (RCE), IS DIRECTED INTO AN E&S CONTROL BMP.
5. INSTALL ORANGE CONSTRUCTION FENCE PRIOR TO ANY EARTH DISTURBANCE WITHIN AREAS OF PROPOSED STORMWATER MANAGEMENT FACILITIES TO PREVENT SOIL COMPACTION AS SHOWN ON THE PLAN.
6. MARK AND INSTALL TEMPORARY TOPSOIL/SOIL STOCKPILE AND CONCRETE WASH AREAS AND FINISH INSTALLING ALL EROSION AND SEDIMENTATION CONTROL MEASURE.
7. STRIP AND STORE TOPSOIL AT DESIGNATED TEMPORARY TOPSOIL STOCKPILE LOCATION.
8. EXCAVATE FOR BUILDING FOUNDATION, SEWER MAIN (INCL. MANHOLE), ASPHALT PAVING, SIDEWALKS, CULVERT, DRAIN BASIN, ALL PIPES, SWALES AND INCIDENTALS.
9. THE CONTRACTOR RESPONSIBLE FOR TEMPORARILY STOCKPILING APPROXIMATE 3,600 CY OF MATERIAL AND THE APPROPRIATE E&S MEASURES AT THE GILBERTSVILLE SITE AS SHOWN ON THE E&S PLAN. IN LATE FALL OR WINTER, SITE CONTRACTOR IS RESPONSIBLE FOR LOADING, HAULING AND DUMPING ALL MATERIAL AT 370 EVANS ROAD, POTTSTOWN, PA. A SEPARATE CONTRACTOR SHALL BE RESPONSIBLE FOR SPREADING AND COMPACTING MATERIAL
10. CONSTRUCT BUILDINGS AND ALL ARCHITECTURAL ELEMENTS.
11. INSTALL SEWER MAIN AND MANHOLES AND CONNECT TO EXISTING SEWER LATERAL.
12. PERFORM AND FINISH ALL SITE GRADING INCLUDING; SUB-BASE FOR PARKING LOT, CONCRETE PADS AND WALKWAYS.
13. INSTALL ALL PROPOSED UTILITIES, EXCLUDING STORM SEWER PIPING AND STRUCTURES WITHIN LIMITS OF STORMWATER MANAGEMENT FACILITIES BMP#1 AND BMP#2. ALL INLETS INSTALLED DURING THIS STEP SHALL BE TEMPORARILY SEALED.
14. INSTALL ALL SITE LIGHTING ELEMENTS.
15. INSTALL FLAG POLES FOUNDATION AND COVERED PARKING POSTS' FOOTINGS.
16. INSTALL ALL CONCRETE PAVING, STAIRS, AND BOLLARDS.
17. INSTALL ASPHALT BASE COURSE.
18. FINE GRADE/REDISTRIBUTE TOPSOIL THROUGHOUT DISTURBED AREAS.
19. INSTALL EROSION CONTROL BLANKET FOR STEEP SLOPES AS REQUIRED.
20. CONSTRUCT ASPHALT PARKING TACK AND WEARING COURSE.
21. PERFORM LINE STRIPING.
22. INSTALL PARKING LOT BUMPER BLOCKS.
23. INSTALL FENCING AND GATES.
24. INSTALL ALL LANDSCAPING INCLUDING TREES, SHRUBS, GROUNDCOVER.
25. INSTALL ALL SIGNS, FLAG POLES AND COVERED PARKING STRUCTURE.
26. ****CRITICAL STAGE** - UPON STABILIZATION OF UPLSOPE DISTURBED AREAS, CONSTRUCT STORMWATER MANAGEMENT FACILITIES (TO INCLUDE BIORETENTION AREA BMP#1, MANAGED RELEASE BIORETENTION AREA BMP#2, OUTLET STRUCTURES, PIPES) AND CONTACT PROJECT ENGINEER PRIOR TO FINAL GRADING TO VERIFY THAT ALL BMPS ARE INSTALLED, FUNCTIONING, AND HAVE NOT BEEN IMPACTED BY CONSTRUCTION ACTIVITIES. REFER TO PCSM BMP CONSTRUCTION SEQUENCES ON SHEET 12 FOR CRITICAL STAGES FOR EACH SPECIFIC BMP.**
27. FINE GRADE BIORETENTION AREAS WITH AMENDED SOIL. ALL PREVIOUSLY DISTURBED AREAS THAT ARE READY FOR FINAL STABILIZATION SHALL BE STABILIZED IMMEDIATELY WITH SEEDING AND HAY OR STRAW MULCH CONSISTENT WITH IMMEDIATE STABILIZATION CRITERIA.
28. COMPLETE FINAL GRADING OF THE BIORETENTION AREAS AFTER THE TOP LAYER OF SOIL IS ADDED.
29. INSTALL SEED MIX WITHIN BIORETNETION AREAS AND STABILIZE SLOPES WITH EROSION BLANKET.
30. REINSTALL THE CONSTRUCTION FENCE AROUND THE BIORETENTION AREAS.
31. INSTALL ANY ANTI-GRAZING MEASURES FOR BIORETENTION AREAS, IF NECESSARY.
32. ****CRITICAL STAGE** REMOVE COVERS FROM INLETS TRIBUTARY TO BMP#2 AND INSTALL WATER QUALITY INSERTS.**
33. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES AND TREE PROTECTION/CONSTRUCTION FENCING FROM THE BASIN. FINAL STABILIZATION IS DEFINED AS A UNIFORM 70% PERENNIAL VEGETATION COVER.
34. SUBMIT A NOTICE OF TERMINATION TO THE COUNTY CONSERVATION DISTRICT ONCE ALL TEMPORARY E&S BMPS HAVE BEEN REMOVED AND THE ENTIRE PROJECT SITE IS PERMANENTLY STABILIZED.

INFILTRATION TESTING RESULTS

TEST ID	EX. GROUND ELEVATION	TEST DEPTH (IN)	TEST ELEVATION	MEASURED INF. RATE	LIMITING ZONE	LIMITING ZONE ELEVATION	BMP NAME	BMP BOTTOM ELEVATION
TP1	440.22	23	438.30	0.05 IN/HR	ROCK	437.30	BMP #2	436.50
TP2	439.51	32	436.84	0.10 IN/HR	ROCK	435.84	BMP #2	436.50
TP3	442.18	40	438.85	0.44 IN/HR	ROCK	437.84	–	–
TP4	442.03	19	440.45	0.00 IN/HR	ROCK	439.44	–	–

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
LEHIGH SILT LOAM							
LhA	0% TO 3% SLOPES	6" – 36"	40"–60"	NONE	NONE	C/D	NO
LhB	3% TO 8% SLOPES	6" – 36"	40"–60"	NONE	NONE	C/D	NO

Scale in Feet
0 10 20 30 40 80 120 160
1" = 40'

EROSION & SEDIMENTATION CONTROL PLAN

NO.	DATE	REVISION

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO. 22096-2000 | F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=40'	03/31/2025	HL	AG	

COPYRIGHT
CHESTER VALLEY ENGINEERS, INC., CIVIL ENGINEERS & SURVEYORS, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. THEY ARE TO BE USED ONLY IN RESPECT TO THIS PROJECT AND ARE NEITHER TO BE USED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF CHESTER VALLEY ENGINEERS, INC. ANY RE–USE WITHOUT WRITTEN PERMISSION, VERIFICATION, CONSENT OR ADAPTATION BY CHESTER VALLEY ENGINEERS, INC., FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CHESTER VALLEY ENGINEERS, INC., THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS CHESTER VALLEY ENGINEERS, INC., FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THERETO OR RESULTING THEREFROM. AND VALIDATION OF THE INFORMATION CONTAINED IN THIS FILE.

NOTE TO USER OF THESE PLANS:
WARNING! THE INFORMATION CONTAINED ON THIS PLAN MAY NOT BE CONSISTENT WITH CONDITIONS IN THE FIELD. ANY PERSON OR ORGANIZATION USING OR RELYING ON THESE PLANS MUST CONTACT CVE FOR VERIFICATION OF ANY APPARENT DISCREPANCY BEFORE PROCEEDING OR RELYING UPON THESE PLANS FOR ANY PURPOSE. NO CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS SHOULD OCCUR UNTIL ALL DISCREPANCIES HAVE BEEN VERIFIED WITH CHESTER VALLEY ENGINEERS. CHESTER VALLEY ENGINEERS, THEIR OFFICERS, EMPLOYEES AND REPRESENTATIVES SHALL NOT BE LIABLE FOR DAMAGES OF ANY KIND RESULTING FROM THE USERS FAILURE TO OBTAIN CURRENT VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED ON THIS FILE TO THE USER OR ANY THIRD PARTY. THE USER ASSUMES ANY RISK OF ANY AND ALL PROPERTY OR FINANCIAL LOSS OR DAMAGES OF ANY KIND RESULTING FROM THE USE OF THIS DOCUMENT WITHOUT FIRST OBTAINING FULL VERIFICATION

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL No. 20243300770
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
PA ONE CALL SERIAL NUMBER: 20243300770

SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

INTENT OF CONSERVATION PROGRAM: THE INTENT OF THIS PROGRAM IS TO PREVENT ACCELERATED EROSION OF THE EXPOSED SITE SOILS DURING THE CONSTRUCTION AND PERMANENT LIFE PERIODS OF THE DEVELOPMENT. THE PROGRAM REQUIRES RETENTION OF ALL SEDIMENTS ON THE CONSTRUCTION SITE TO MINIMIZE THE IMPACT OF DEVELOPMENT ON EXISTING STREAMS AND ADJACENT PROPERTY OWNERS. THESE OBJECTIVES WILL BE ACHIEVED BY MINIMIZING THE EXPOSURE TIME OF POTENTIALLY EROSIVE SOILS TO RUNOFF AND INSTALLATION OF THE TEMPORARY CONSTRUCTION. THE INTENT OF THIS PROGRAM SHOULD BE UNDERSTOOD AND IMPLEMENTED THROUGHOUT THE ENTIRE DEVELOPMENT. THE VARIOUS CONSTRUCTION TRADES SHOULD BE APPRISED OF THIS PROGRAM AND DIRECTED TO PREVENT UNDUE DISTURBANCE OF PREPARED AND PROTECTED SURFACES.

SURFACE STABILIZATION CRITERIA: ALL DENUDED SOIL SURFACES, INCLUDING SOIL STOCKPILES, ARE SUBJECT TO EROSION AND SHALL BE STABILIZED EITHER TEMPORARILY OR PERMANENTLY, IMMEDIATELY DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION. ALL DISTURBED ZONES AND VEGETATED REGIONS SHALL BE STABILIZED, PREFERABLY WITH A PERMANENT TREATMENT AS FOLLOWS:

EROSION AND SEDIMENT CONTROL PLAN OBJECTIVES:

1. FIT THE LAND-DISTURBING ACTIVITY TO THE TERRAIN THROUGH MATCHING PROPOSED GRADES AS CLOSE TO EXISTING AS POSSIBLE.
2. MINIMIZE BARE SOIL EXPOSURE AND THE EXTENT AND DURATION OF EARTH DISTURBANCE THROUGH THE USE OF TEMPORARY STABILIZATION TECHNIQUES AND A DETAILED CONSTRUCTION SEQUENCE.
3. RETAIN EXISTING VEGETATION WHENEVER FEASIBLE AND APPROPRIATE BY MAXIMIZING PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION.
4. MINIMIZE SOIL COMPACTION BY DELINEATING LIMITS OF DISTURBANCE IN ONLY THOSE AREAS NECESSARY FOR CONSTRUCTION.
5. STABILIZE DISTURBED AREAS IMMEDIATELY AFTER GRADING WITH TEMPORARY SEEDING AND MULCHING.
6. DIRECT RUNOFF AWAY FROM BARE SOIL AREAS.
7. MINIMIZE LENGTH AND STEEPNESS OF SLOPES BY IMPLEMENTING THE APPROPRIATE TEMPORARY E&S BMP.
8. UTILIZE OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF.
9. PREPARE DRAINAGE WAYS AND OUTLETS TO HANDLE INCREASED RUNOFF AND CONCENTRATION FLOWS.
10. REDUCE SEDIMENTATION BY APPLYING EROSION CONTROL AND WATER QUALITY PRACTICES ON-SITE.
11. AVOID, MINIMIZE OR MITIGATE THERMAL IMPACTS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS.

THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE LOCAL COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD)
143 LEVEL ROAD
COLLEGEVILLE, PA 19426
PHONE: (610) 489-4506
FAX: (610) 489-9795

CHAPTER 93 CLASSIFICATION OF WATERBODIES: THE RECEIVING WATERCOURSE FOR THIS PROJECT IS AN UNNAMED TRIBUTARY OF MINISTER CREEK (TSF-MF).

NOTIFY THE LOCAL COUNTY CONSERVATION DISTRICT AND ARRANGE A PRE-CONSTRUCTION MEETING FOR ALL INVOLVED PARTIES (INCLUDING MCCD, APPLICANT, ENGINEER, AND TOWNSHIP OFFICIALS).

NOTIFY THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO ANY EARTH DISTURBANCE ACTIVITIES.

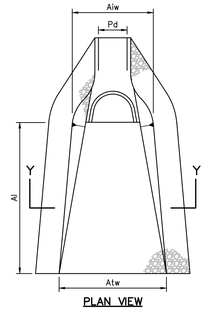
CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN A MANNER SUCH THAT ALL EROSION AND AIR/WATER POLLUTION IS MINIMIZED. STATE AND LOCAL LAWS CONCERNING ABATEMENT SHALL BE FOLLOWED.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

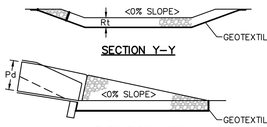
1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT PRIOR TO THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
11. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEG. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
12. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
13. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
14. VEHICLES AND EQUIPMENT MUST ONLY ENTER THE SITE DIRECTLY FROM MOYER ROAD AT THE SHOWN CONSTRUCTION ENTRANCES.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS, THE COMPLIANCE INSPECTIONS, AND THE DATE, TIME, AND NAME OF THE PERSON CONDUCTING THE INSPECTION WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION AND SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:
    - 15.1. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
    - 15.2. ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE NON-COMPLIANCE.
    - 15.3. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED. AREAS DISTURBED DURING THEIR REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY
16. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE SITE IMMEDIATELY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOP SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- 6 TO 12 INCHES ON COMPACTED SOILS -- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
28. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
29. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
30. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
31. E&S BMP'S MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
33. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
34. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
35. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
36. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR TO ELIMINATE ALL SUCH PROBLEMS. THE MONTGOMERY COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED BY THE DEVELOPER OF ANY AND ALL CHANGES OR MODIFICATIONS TO THE CONTROLS.
37. ALL COMPOST FILTER SOCK MUST BE INSTALLED ON UNDISTURBED GROUND. AT LEAST 8 FEET BELOW THE TOE OF THE SLOPE, AND PARALLEL TO EXISTING ELEVATION CONTOURS WITH BOTH ENDS EXTENDING UP SLOPE AT LEAST 8' AT A 45 DEGREE ANGLE.
38. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISION OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION SUB-PART C, PROTECTION OF NATURAL RESOURCES. ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
39. THE PROPOSED CONSERVATION MEASURES MUST BE IN COMPLIANCE WITH PADEP CHAPTER 102 REGULATIONS.
40. A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
41. UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.
42. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH THE TERM DOES NOT INCLUDE MATERIAL TO BE USED AS FILL THAT CONTAINS TRACE AMOUNTS OF METAL BARK OR WOOD, OR ANY OTHER CONTAMINANTS IN QUANTITIES OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE). CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULA TED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE RELEASE CONCENTRATIONS DO NOT EXCEED THE LESSER OF THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL". ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE RECORDS REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
43. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS RESTRICTED FILL. RESTRICTED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT www.pacode.com.
44. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
45. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
46. CHANNELS HAVING RIPRAP, MATTRESS, OR GABION LININGS MUST SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
47. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO PROCEDURES DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
48. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE
49. SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
50. SEDIMENT BASIN TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
51. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF OR FOR THEIR DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
52. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 8 INCH LAYERED LIFTS AT 95% DENSITY.
53. THE PROJECT WILL MINIMIZE THE EXTENT AND DURATION OF DISTURBANCE BY SEQUENCING THE THE CONSTRUCTION SUCH THAT THE ENTIRE SITE IS NOT DISTURBED AT ONE TIME AND BY STABILIZING DISTURBANCE AS SOON AS PRACTICAL.
54. POST-CONSTRUCTION RUNOFF FROM THE PROPOSED IMPROVEMENTS WILL BE ROUTED THROUGH BMPS TO REDUCE RUNOFF VOLUME AND RATE. REDUCTION IN POST-DEVELOPMENT VOLUMES AND RATES WILL ASSIST IN MAINTAINING THE INTEGRITY OF THE RECEIVING WATERWAYS.
55. SOIL COMPACTION WILL BE MINIMIZED TO THE EXTENT PRACTICAL, AIDED BY THE REDUCTION IN IMPERVIOUS SURFACE AREA.
56. MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION.
57. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DIVERSION TRENCHES, EROSION CHECKS, BERMS, ETC., OR OTHER MEANS OF ACCEPTED PRACTICE AS REQUIRED ON THE SITE TO PREVENT ACCELERATED RUNOFF AND EROSION, WHICH MAY NOT BE INDICATED, BUT IS WITHIN THE INTENT OF THIS PLAN.
58. THE CONTRACTOR MUST ENSURE THE PROPER OPERATION OF THE DEVICES IS NOT HINDERED DUE TO EXCESSIVE SEDIMENT BUILDUP OR UNAUTHORIZED ACTS OF THIRD PARTIES.
59. A LOG SHOWING DATES THAT E&S BMP'S WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
60. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

MAINTENANCE PROGRAM FOR TEMPORARY SEDIMENTATION CONTROLS STRUCTURES

1. MAINTENANCE OF ALL TEMPORARY SEDIMENTATION CONTROL STRUCTURES SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE "EROSION AND CONTROL CONTROL NARRATIVE." INSPECTION AND MAINTENANCE OF ALL FACILITIES SHALL BE MADE AFTER EACH RAIN STORM EVENT AND ON A WEEKLY BASIS.
2. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S ON A DAILY BASIS AND AFTER EACH RUNOFF EVENT. ALL SITE INSPECTIONS SHALL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION SHALL BE NOTED. THE INSPECTION SOCK SHALL BE KEPT ON SITE AT ALL TIMES. AND MADE AVAILABLE TO THE TOWNSHIP UPON REQUEST.
3. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.
4. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH ONE-HALF THE EFFECTIVE HEIGHT OF COMPOST FILTER SOCKS.
5. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAP WHEN THE SEDIMENT REACHES THE DESIGNATED CLEANOUT ELEVATION.
6. SEDIMENT MUST BE REMOVED FROM ROCK FILTERS WHEN COLLECTED SEDIMENT BEGINS TO AFFECT THE FILTER'S FUNCTION.
7. INLET PROTECTION FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED.
8. SEDIMENT REMOVED FROM THE FACILITIES MAY BE REINCORPORATED INTO THE SITE'S EARTHWORK AS FILL OR TAKEN TO A SAFE, APPROVED LOCATION.UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL CONTROLS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY.
9. ALL SILT AND FOREIGN MATTER SHALL BE REMOVED FROM THE TOP OF THE BINDER COURSE AND PROPERLY DISPOSED OF BEFORE WEARING SURFACE IS INSTALLED.
10. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SUMP PIT AND A PUMPED WATER FILTER BAG, DISCHARGING



PLAN VIEW



SECTION Y–Y

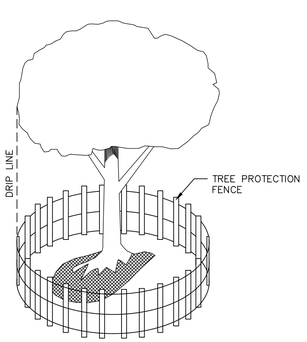
ELEVATION VIEW

RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL DETAIL

N.T.S.

OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON		
		SIZE (R–__)	THICK. Rt (IN)	LENGTH Ai (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
FES100	8"	3	9	6	2	4.4
FES200	15"	3	9	6	3.75	6.15
FES201	10"	3	9	6	2.5	4.9
FES202	15"	3	9	6	3.75	6.15
FES206	12"	3	9	6	3	5.4
FES300	8"	3	9	6	2	4.4

NOTES:
1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.



TREE PROTECTION FENCE DETAIL

N.T.S.

ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE TOWNSHIP ENGINEER / LANDSCAPE ARCHITECT. FENCING OR BARRIERS SHALL BE PLACED AS NOTED BELOW, UNLESS PRIOR DETERMINATION HAS BEEN MADE BY THE TOWNSHIP ENGINEER / LANDSCAPE ARCHITECT REGARDING A MORE APPROPRIATE LOCATION.

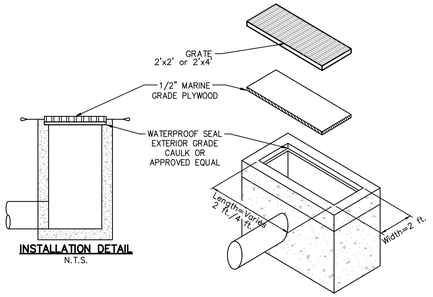
DESCRIPTION: TREES ARE OFTEN DAMAGED BY MOVING CONSTRUCTION EQUIPMENT OR BY SEDIMENT BUILDUP AROUND THE ROOTS. TREE PROTECTION FENCING, WHEN PLACED ALONG OR AROUND TREES, SERVES AS A BOUNDARY MARKER TO INDICATE THAT CLEARING AND STOCKPILING ARE NOT PERMITTED BEYOND THAT POINT.

WHEN USED: TREE PROTECTION FENCE MAY BE USED WHENEVER THERE ARE SPECIFIC TREES OR WOODED AREAS THAT MUST BE PROTECTED.

REQUIREMENTS FOR INSTALLATION: THE TREE PROTECTION FENCE IS INSTALLED BY HAMMERING WOOD OR METAL STAKES INTO THE GROUND AND CONNECTING THE FENCING MATERIAL SECURELY TO THE POSTS PER THE MANUFACTURERS' INSTRUCTIONS.

PLACE THE TREE PROTECTION FENCE ALONG THE DRIPLINES OF TREES OR 1 FOOT FROM THE TREE TRUNK FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. A DRIPLINE IS AN IMAGINARY LINE EXTENDING DOWN FROM THE OUTER–MOST BRANCHES OF A TREE TO THE GROUND. THIS IS GENERALLY THE OUTER BOUNDARY FOR TREE ROOTS. IF THE TREE PROTECTION FENCE IS PLACED ANY CLOSER TO A TREE, ITS PURPOSE MAY BE DEFEATED.

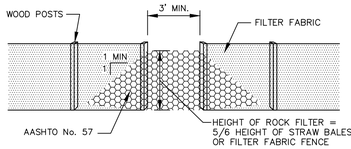
MAINTENANCE: INSPECT THE TREE PROTECTION FENCING PERIODICALLY DURING CONSTRUCTION TO MAKE SURE THAT IT IS POSITIONED SECURELY.



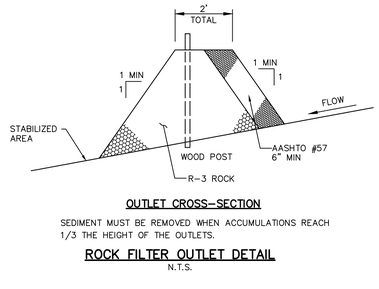
INSTALLATION DETAIL
N.T.S.

INLET TEMPORARY SEAL DETAIL

N.T.S.



UP SLOPE FACE

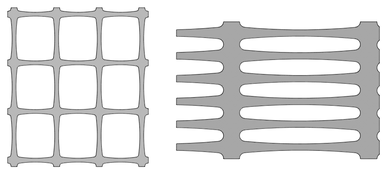


OUTLET CROSS–SECTION

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLETS.

ROCK FILTER OUTLET DETAIL

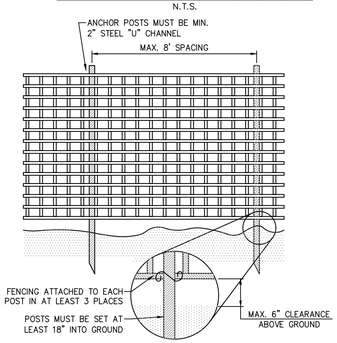
N.T.S.



FOR GENERAL USE:
TENSAR SAFETY FENCE BX 2051, 4' HT., ORANGE
FOR EXTRA PROTECTION:
TENSAR SAFETY FENCE UX 4250, 4' HT., ORANGE
INSTALLATION: ATTACH FENCE TO 2" x 2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 8' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE.

ORANGE CONSTRUCTION FENCE DETAIL

N.T.S.

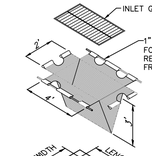


NOTES
1. PROTECTION BARRIER SHALL BE 4 FEET HIGH, CONSTRUCTED OF DURABLE AND HIGHLY VISIBLE MATERIAL (PLASTIC ORANGE CONSTRUCTION FENCE AND/OR SNOW–FENCE MAY BE USED).
2. PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.

TREE PROTECTION BARRIER FENCE DETAIL

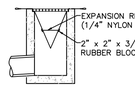
N.T.S.

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

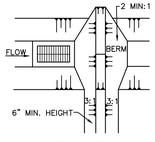


ISOMETRIC VIEW

ELEVATION VIEW



INSTALLATION DETAIL



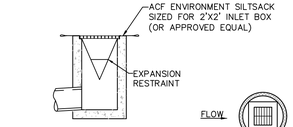
PLAN VIEW

FILTER BAG INLET PROTECTION – TYPE M INLET DETAIL

N.T.S.

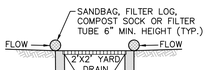
NOTES:
1. MAXIMUM DRAINAGE AREA = ½ ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



INSTALLATION DETAIL

PLAN VIEW



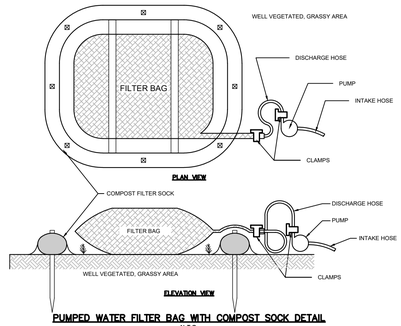
ELEVATION VIEW

FILTER BAG INLET PROTECTION – 2'X2' YARD DRAIN DETAIL

N.T.S.

NOTES:
1. MAXIMUM DRAINAGE AREA = ½ ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



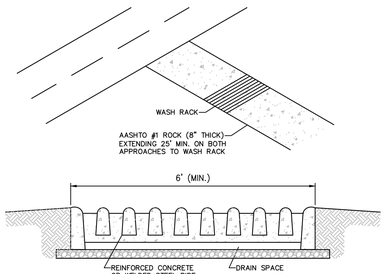
PUMPED WATER FILTER BAG WITH COMPOST SOCK DETAIL

N.T.S.

NOTES:
1. 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

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ 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.
3. 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.
4. 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.
5. 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.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

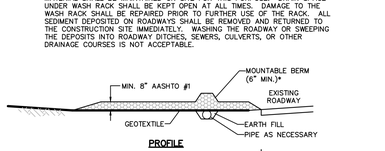


ROCK CONSTRUCTION ENTRANCE WITH WASH RACK DETAIL

N.T.S.

NOTES:
1. WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.
2. WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.
3. A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.

MAINTENANCE:
ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

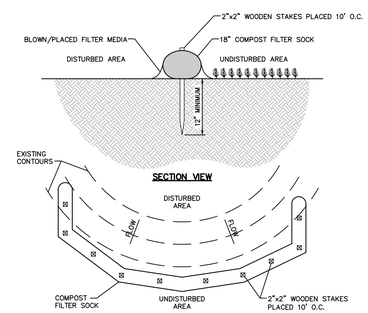


NOTES:
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE OR MINIMUM OF 20 FEET.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE:
ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE DETAIL

N.T.S.



NOTES:
1. SOCK FABRIC SHALL MEET THE STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF TECH SOCK AND DISPOSED IN THE MATTER DESCRIBED ELSEWHERE IN THE PLAN.
5. 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.
6. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. 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.
8. REFER TO E&S PLAN FOR COMPOST SOCK LOCATIONS, SIZE, IDENTIFICATIONS AND CONSTRUCTION SPECIFICATIONS.

COMPOST FILTER SOCK DETAIL

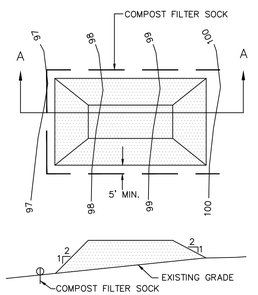
N.T.S.

TABLE 4.1 – COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI–FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI–FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO–DEGRADABLE	PHOTO–DEGRADABLE	BIO–DEGRADABLE	PHOTO–DEGRADABLE	PHOTO–DEGRADABLE
SOC DIAMETERS	12"	12"	12"	12"	12"
	18"	18"	18"	18"	18"
	24"	24"	24"	24"	24"
	32"	32"	32"	32"	32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM D–155)	23% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	6 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO–PLY SYSTEMS					
INNER CONTAMINANT NETTING	HDPE BIAXIAL NET				
	CONTINUOUSLY WOUND				
	FUSION–WELDING JUNCTURES				
	3/4" x 3/4" MAX. APERTURE SIZE				
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON–WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)				
	3/16" MAX. APERTURE SIZE				
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.					

TABLE 4.2 – COMPOST STANDARDS

ORGANIC MATTER CONTENT	80% – 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 – 8.0
MOISTURE CONTENT	35% – 55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM

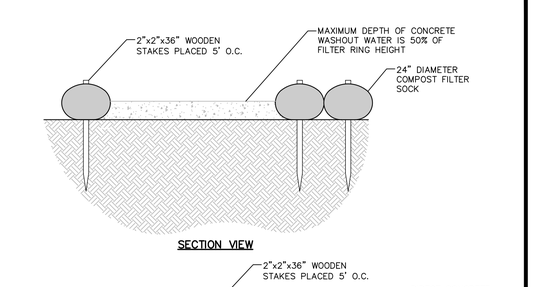


SECTION A–A

NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 2 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.
4. COMPOST FILTER SOCK SHALL BE INSTALLED AS DETAILED HEREON.
5. LOCATION OF PROPOSED STOCKPILE WHICH AFFECT EROSION CONTROLS ARE SHOWN SCHEMATICALLY ONLY. ACTUAL STOCKPILE LOCATION MAY CHANGE DURING CONSTRUCTION.
6. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.
7. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FORE MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

STOCKPILE DETAIL

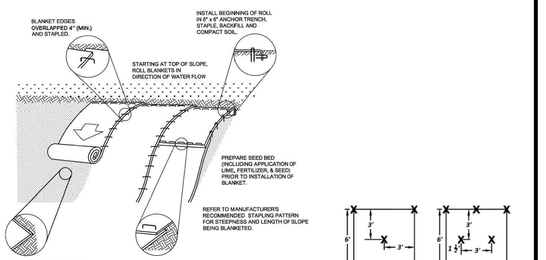
N.T.S.



TYPICAL COMPOST SOCK WASHOUT INSTALLATION DETAIL

N.T.S.

NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER SILT SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SILK 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.



Seed and soil amendments shall be applied according to the rates in the plan drawings prior to installing the blanket.

Provide anchor trench at toe of slope in similar fashion as at top of slope.

Slope surface shall be free of rocks, clods, sticks, and grass.

Blanket shall have good continuous contact with underlying soil throughout entire length. Lay blanket loosely and stake or staple to maintain direct contact with soil. Do not stretch blanket.

The blanket shall be stapled in accordance with the manufacturer's recommendations.

Blanketed areas shall be inspected weekly and after each runoff event until perennial vegetation is established to a minimum uniform 70% coverage throughout the blanketed area. Damaged or displaced blankets shall be restored or replaced within 4 calendar days.

STAPLE PATTERN

NOTES:
1. USE JUTE OR COIR MATTING W/ WOOD STAKES.
2. NO PLASTIC/ POLYPROPYLENE MATERIALS ARE ALLOWED.

EROSION CONTROL BLANKET DETAIL

N.T.S.

EROSION & SEDIMENTATION CONTROL DETAILS

NO.	DATE	REVISION

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX

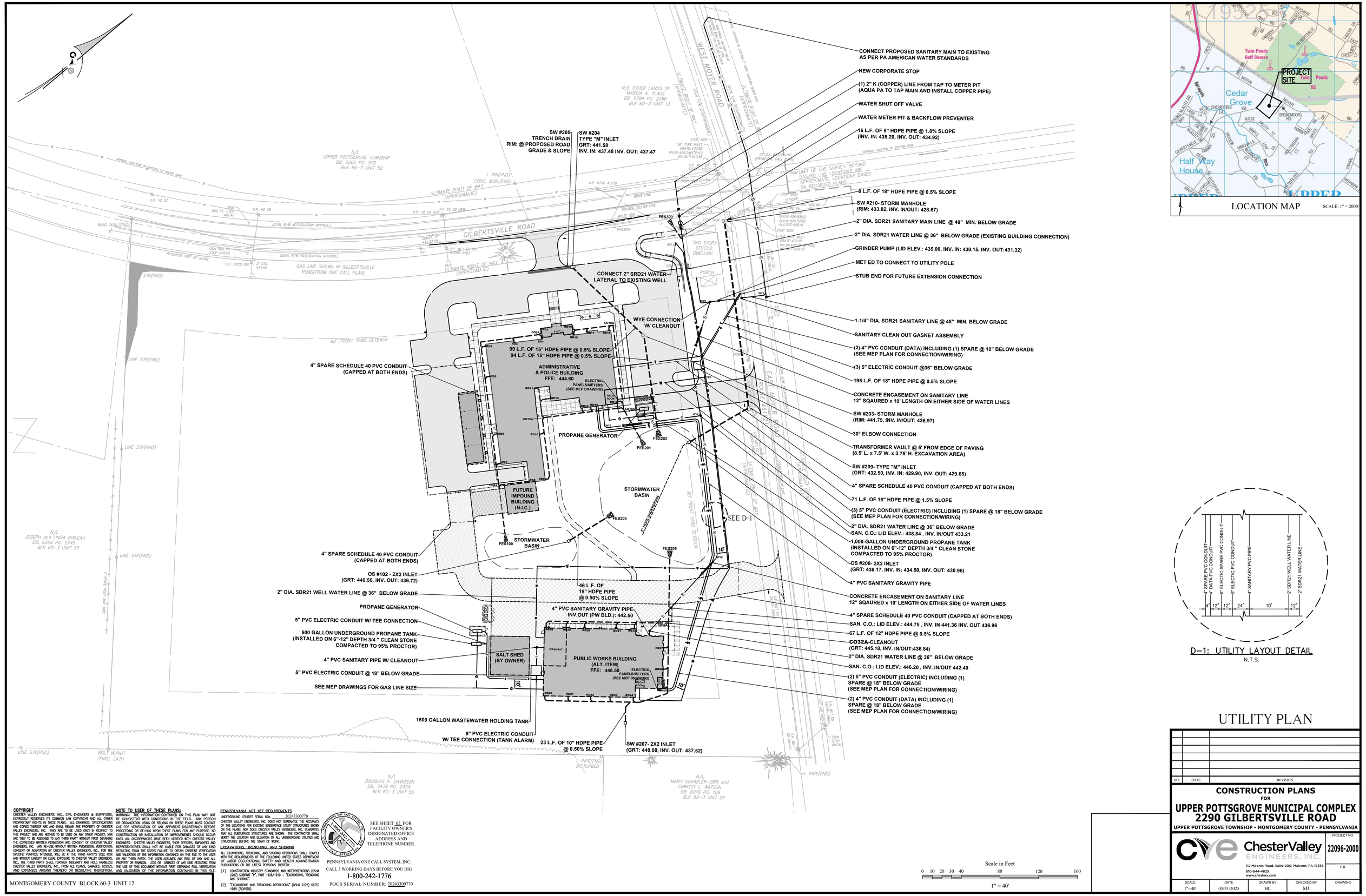
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 22096-2000
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
As Noted	03/31/2025	HL	AG	

THIS PLAN IS FOR EROSION & SEDIMENTATION CONTROL PURPOSE ONLY.



UTILITY PLAN

NO.	DATE	REVISION

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO.	F.B.
22096-2000	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=40'	03/31/2025	HL	MJ	

COPYRIGHT
CHESTER VALLEY ENGINEERS, INC., CIVIL ENGINEERS & SURVEYORS, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. THEY ARE TO BE USED ONLY IN RESPECT TO THIS PROJECT AND ARE NEITHER TO BE USED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF CHESTER VALLEY ENGINEERS, INC. ANY RE-USE WITHOUT WRITTEN PERMISSION, VERIFICATION, CONSENT OR ADAPTATION BY CHESTER VALLEY ENGINEERS, INC., FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CHESTER VALLEY ENGINEERS, INC. THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS CHESTER VALLEY ENGINEERS, INC., FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THERETO OR RESULTING THEREFROM.

NOTE TO USER OF THESE PLANS:
WARNING: THE INFORMATION CONTAINED ON THIS PLAN MAY NOT BE CONSISTENT WITH CONDITIONS IN THE FIELD. ANY PERSON OR ORGANIZATION USING OR RELYING ON THESE PLANS MUST CONTACT CVE FOR VERIFICATION OF ANY APPARENT DISCREPANCY BEFORE PROCEEDING OR RELYING UPON THESE PLANS FOR ANY PURPOSE. NO CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS SHOULD OCCUR UNTIL ALL DISCREPANCIES HAVE BEEN VERIFIED WITH CHESTER VALLEY ENGINEERS. CHESTER VALLEY ENGINEERS, THEIR OFFICERS, EMPLOYEES AND REPRESENTATIVES SHALL NOT BE LIABLE FOR DAMAGES OF ANY KIND RESULTING FROM THE USERS FAILURE TO OBTAIN CURRENT VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED ON THIS FILE TO THE USER OR ANY THIRD PARTY. THE USER ASSUMES ANY RISK OF ANY AND ALL PROPERTY OR FINANCIAL LOSS OR DAMAGES OF ANY KIND RESULTING FROM THE USE OF THIS DOCUMENT WITHOUT FIRST OBTAINING FULL VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED IN THIS FILE.

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs. 20243300770
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20243300770

SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12