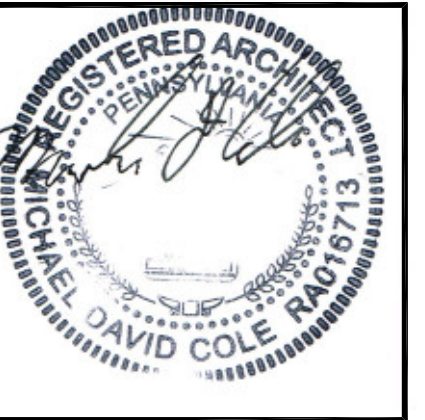


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INTERIOR ALTERATIONS

LAW OFFICE UTILITY SPACE

364 E. MAIN ST., COLLEGEVILLE, PA

FOR

KEENAN, CICCITTO & ASSOCIATES, LLP

COLLEGEVILLE, PA

COVERSHEET

364 E. MAIN ST.
COLLEGEVILLE, PA
ROWAN KEENAN

BUILDING CODE INFORMATION

CODE: PA UCC
SUBCODE: IBC 2018
USE GROUP: U/B
CONSTRUCTION: VB
SQUARE FOOTAGE AFFECTED - A: 2,201 SF
OCCUPANT LOAD- TOTAL: 14 OCCUPANTS
SQUARE FOOTAGE AFFECTED - B: 670 SF
OCCUPANT LOAD- TOTAL: 4 OCCUPANTS
SQUARE FOOTAGE AFFECTED - C: 1,635 SF
OCCUPANT LOAD- TOTAL: 10 OCCUPANTS
FIRE SUPPRESSION: NOT REQUIRED
MAX. TRAVEL DISTANCE: 100'-0"
EXITS: 1

RATINGS:
PRIMARY STRUCTURAL FRAME: 0 HR.
BEARING WALLS: 0 HR.
NON BEARING WALLS: 0 HR.
FLOOR CONSTRUCTION: 0 HR.
ROOF CONSTRUCTION: 0 HR.
TENANT SEPARATION: 1 HR.

PROJECT #: 21150
DRAWN BY: MDC/MM
CHECKED BY: MDC

1	2/10/22
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ABBREVIATIONS:

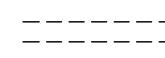
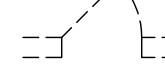
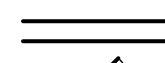






AB ANCHOR BOLT	DH DOUBLE HUNG	FUR FURRED OR FURRING	LVR LOUVER	PSL PARALLEL STRAND LUMBER	STO STORAGE
ABV. ABOVE	DIA. OR Ø DIAMETER	GC GENERAL CONTRACTOR	MAS. MASONRY	PT WOOD PRESERVATIVE TREATED	STRUCT. STRUCTURAL
AFF ABOVE FINISH FLOOR	DIM. DIMENSION	GL. GLASS, GLAZING	MATL. MATERIAL	PTD. PAINTED	THK. THICK(NESS)
APPX. APPROXIMATE	DL DEAD LOAD	GWB GYPSUM BOARD	MAX. MAXIMUM	PVC POLYVINYL CHLORIDE	THR. THRESHOLD
ARCH. ARCHITECT	DS DOWN SPOUT	H. HIGH	MC MEDICINE CABINET	PWDR. POWDER ROOM	T. TREAD
BD. BOND/BOARD	DTL. DETAIL	HB HOSE BIBB	MECH. MECHANICAL	R. RADIUS	T&G TONGUE AND GROOVE
BLDG. BUILDING	DW. DISH WASHER	HC HOLLOW CORE	MIL. MILLION	RISER RISER	TOC TOP OF CONCRETE
BM. BEAM	DWG. DRAWING	HD HEADER	MIN. MINIMUM	REF. REFERENCE	TOF TOP OF FOUNDATION OR FOOTING
BOTT. BOTTOM	EL. ELEVATION	HDWD. HARDWOOD	MIR. MIRROR	REFR. REFRIGERATOR	TOM TOP OF MASONRY
BRG. BEARING	ELECT. ELECTRICAL	HDWR. HARDWARE	MISC. MISCELLANEOUS	REINF. REINFORCE(ED),(ING)	TOS TOP OF STEEL
BSMT. BASEMENT	ELEV. ELEVATOR	HORIZ. HORIZONTAL	MFR. MANUFACTURE(R)	REV. REVIS(ION),(E),(ED)	TS TUBE STEEL
C. CIRCLE	ENG. ENGINEER	HT HEIGHT	MTL. METAL	RM. ROOM	TYP. TYPICAL
CAB. CABINET	EQ. EQUAL	HTG. HEATING	NIC NOT IN CONTRACT	U.O.N. UNLESS OTHERWISE NOTED	V. VINYL
CJ CONTROL OR CONSTRUCTION JOINT	EW EACH WAY	HVAC HEATING/VENTILATION/AIR CONDITIONING	NOM. NOMINAL	V FIRE BLANKET	VB VINYL BASE
CL CLEAR	EX. EXISTING	INSUL. INSULATE(ED), (ION)	NRP NON REMOVABLE PIN	VCT VINYL COMPOSITION TILE	VERT. VERTICAL
CLG. CEILING	EXT. EXTERIOR	JST. JOIST	NTS NOT TO SCALE	W. WIDTH	WC WATER CLOSET
COL. COLUMN	FD FLOOR DRAIN	JT JOINT	OC OR @ ON CENTER	WD. WOOD	WWF WELDED WIRE FABRIC
CONC. CONCRETE	FIN. FINISH	K. KITCHEN	OH OVERHEAD	WIN. WINDOW	W/O WITHOUT
CONSTR. CONSTRUCTION	FLR. FLOOR	LAV LAVATORY	PL PLATE		
CONT. CONTINUOUS	FND. FOUNDATION	LEN. LENGTH	PLAM PLASTIC LAMINATE		
CPT CARPET	FP FIREPLACE	LL LIVE LOAD	PLBG. PLUMBING		
CPVC CELLULAR PVC	FRT FIRE-RETARDANT	LSG LAMINATED SAFETY GLASS	PSF POUNDS PER SQUARE FOOT		
CT CERAMIC TILE	TREATED TREATED	LVL LAMINATED VENEER LUMBER	PREFAB PREFABRICATED		
	FTG. FOOTING		PSI POUNDS PER SQUARE INCH		
	F.P. FREEZE PROOF		STL. STEEL		

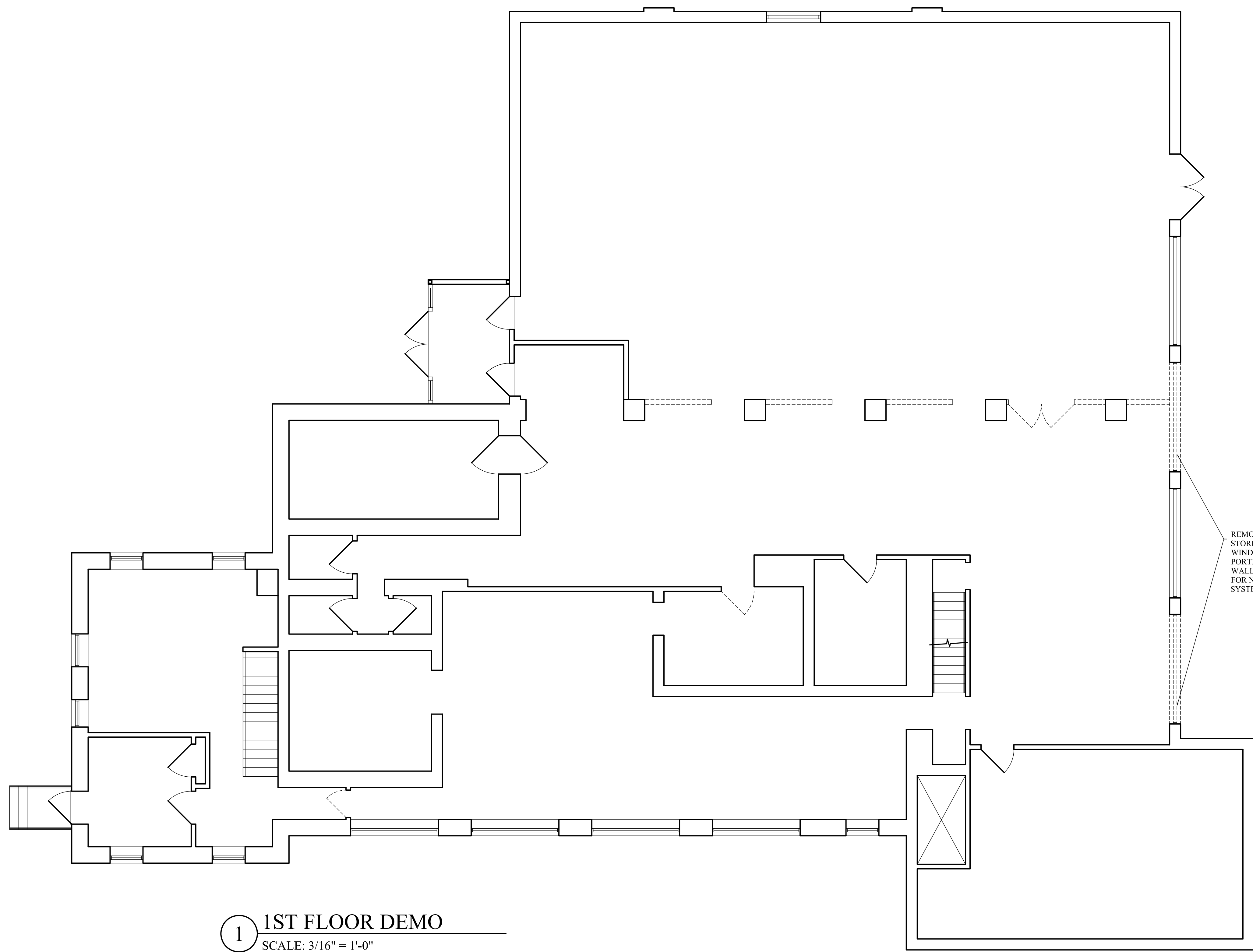
DRAWING INDEX

CS-1	COVERSHEET
D-1	DEMOLITION PLANS
A-1	FLOOR PLANS
A-2	LIFE SAFETY PLAN
A-3	SCHEDULES & DETAILS

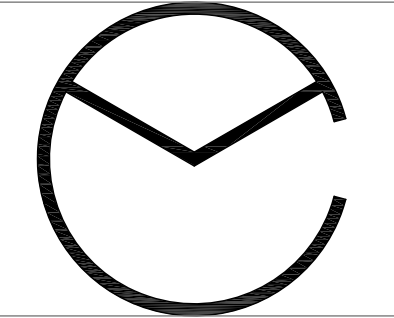
CS-1

NEW CONSTRUCTION LEGEND

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING DOOR TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING DOOR TO REMAIN
-  NEW PARTITION- REFER TO DETAILS FOR PARTITION TYPES
-  NEW DOOR AND FRAME REFER TO SCHEDULE FOR SIZE AND TYPE
-  PARTITION TYPE- REFER TO DETAILS FOR CONSTRUCTION INFO.
-  EXIT SIGN
-  EMERGENCY LIGHTING



1 1ST FLOOR DEMO
SCALE: 3/16" = 1'-0"



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DEMOLITION PLANS
364 E. MAIN ST.
 COLLEGEVILLE, PA
ROWAN KEENAN

REMOVE EXIST STOREFRONT WINDOWS AND PORTION OF THE WALL AS REQ'D FOR NEW ENTRY SYSTEMS

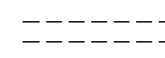
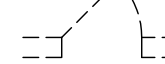
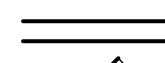


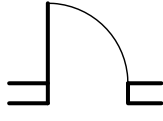



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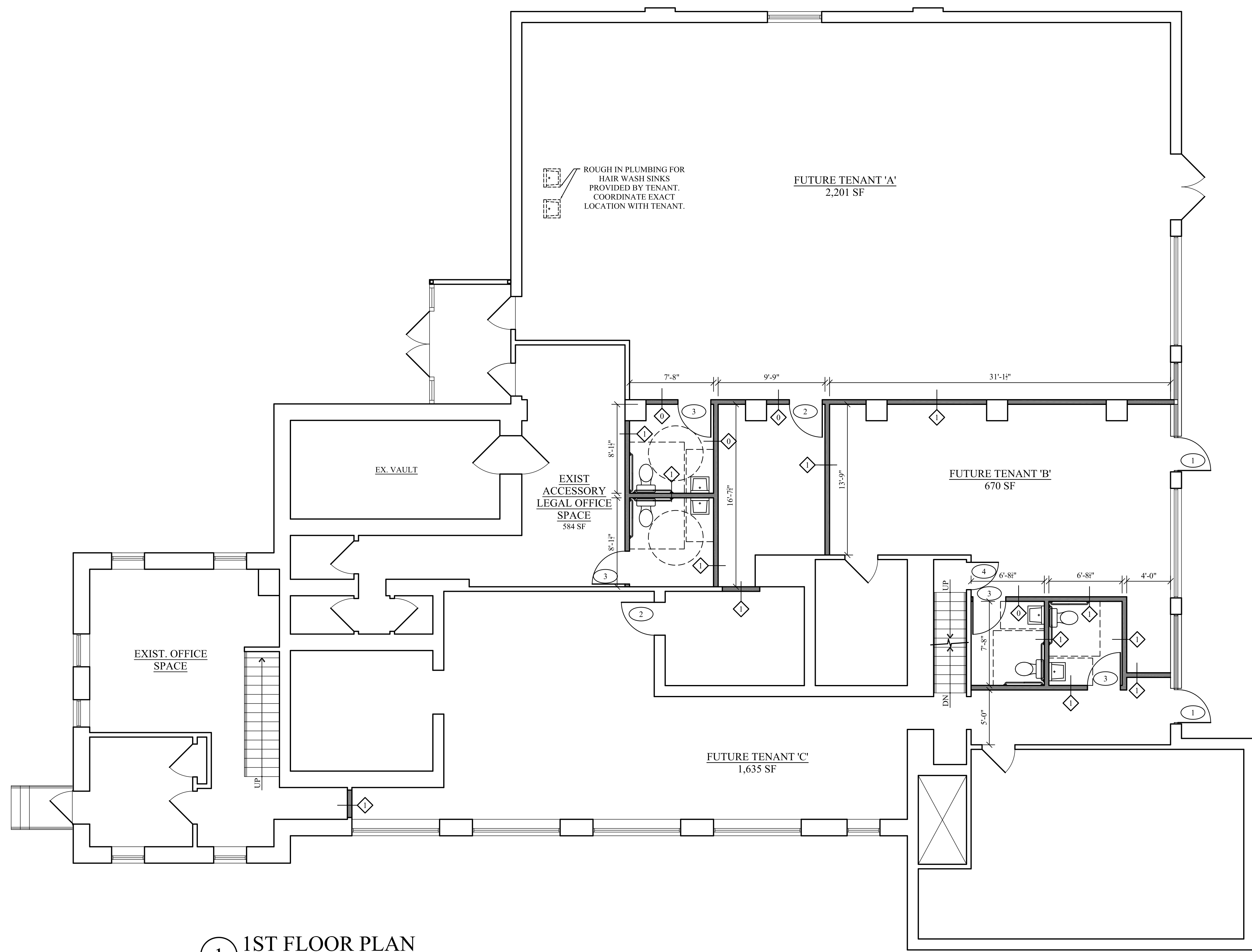
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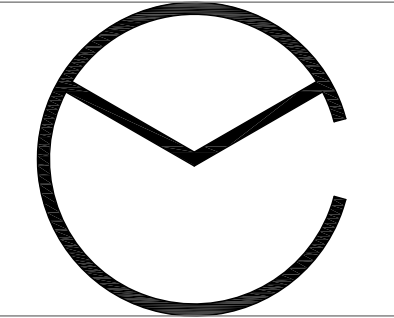
D-1

NEW CONSTRUCTION LEGEND

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING DOOR TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING DOOR TO REMAIN
-  NEW PARTITION- REFER TO DETAILS FOR PARTITION TYPES
-  NEW DOOR AND FRAME REFER TO SCHEDULE FOR SIZE AND TYPE
-  PARTITION TYPE- REFER TO DETAILS FOR CONSTRUCTION INFO.
-  EXIT SIGN
-  EMERGENCY LIGHTING



1 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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FLOOR PLANS
364 E. MAIN ST.
 COLLEGEVILLE, PA
ROWAN KEENAN

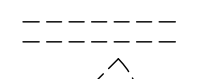
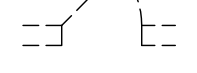
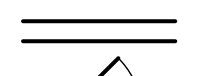


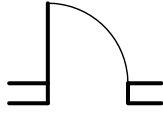
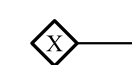


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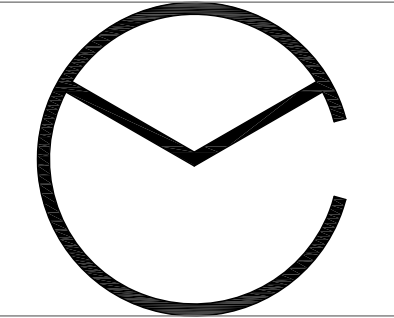
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A-1

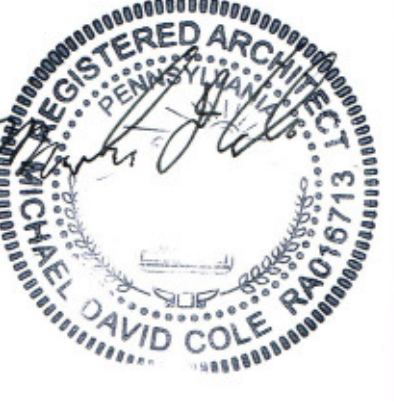
NEW CONSTRUCTION LEGEND

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING DOOR TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING DOOR TO REMAIN
-  NEW PARTITION- REFER TO DETAILS FOR PARTITION TYPES
-  NEW DOOR AND FRAME REFER TO SCHEDULE FOR SIZE AND TYPE
-  PARTITION TYPE- REFER TO DETAILS FOR CONSTRUCTION INFO.
-  EXIT SIGN
-  EMERGENCY LIGHTING



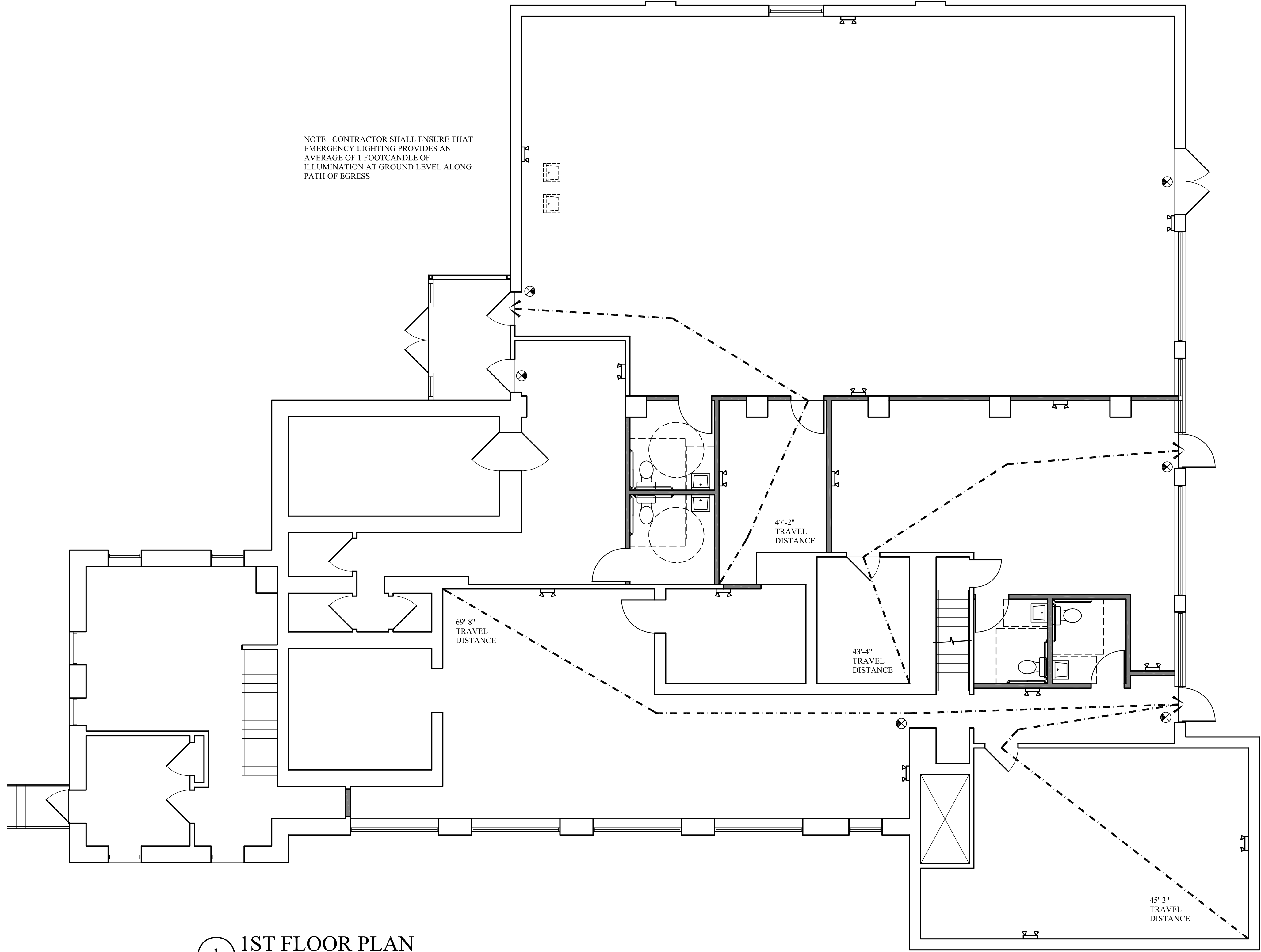
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NOTE: CONTRACTOR SHALL ENSURE THAT EMERGENCY LIGHTING PROVIDES AN AVERAGE OF 1 FOOTCANDLE OF ILLUMINATION AT GROUND LEVEL ALONG PATH OF EGRESS



LIFE SAFETY PLAN
364 E. MAIN ST.
 COLLEGEVILLE, PA
ROWAN KEENAN

PROJECT #: 21150
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1 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

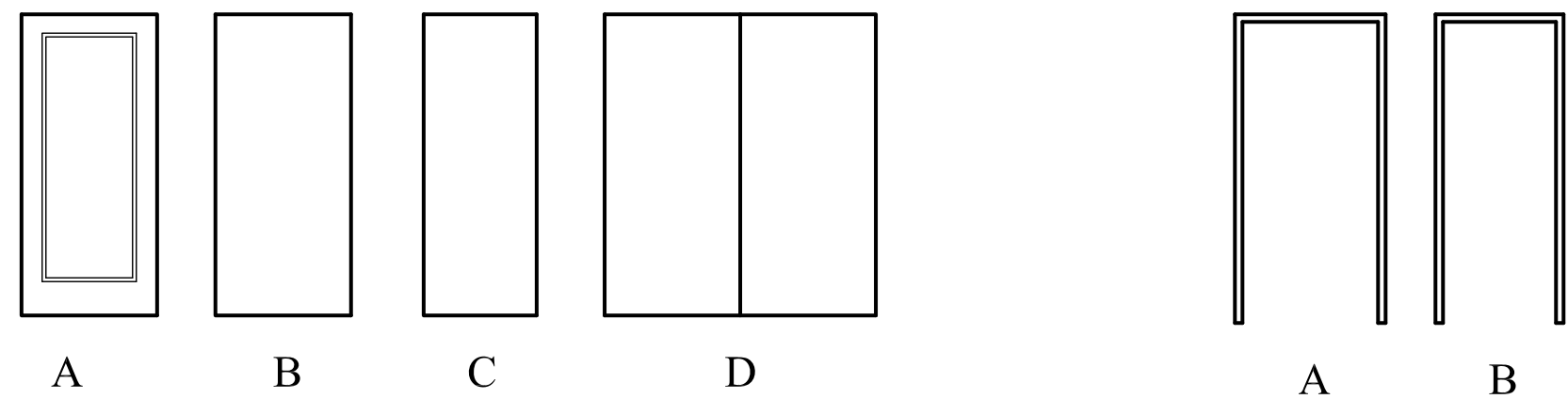
DOOR SCHEDULE													
DOOR MARK	DOOR						FRAME				HARDWARE SET NO.	LABEL (MIN.)	REMARKS
	WIDTH & HEIGHT	THICKNESS	MATERIALS	TYPE	GLASS TYPE	FINISH	MATERIAL	FRAME	JAMB	HEAD			
1	3'-0"x 6'-8"	1 3/4"	ALUM	A	TEMP.	PTD.	H.M.	A	J1	H1	1	-	ALUM / GLASS (TEMP) TO MATCH EXIST
2	3'-0"x 6'-8"	1 3/4"	WD.	B	-	PTD.	H.M.	A	J1	H1	2	-	
3	3'-0"x 6'-8"	1 3/4"	WD.	B	-	PTD.	H.M.	A	J1	H1	3	-	
4	2'-6"x 6'-8"	1 3/4"	WD.	C	-	PTD.	H.M.	B	J1	H1	4	-	

HARDWARE SET SCHEDULE	
SET #1 1 1/2 PR. HINGES 4 1/2" X 4 1/2" NRP ENTRANCE LOCK CLOSER SILENCERS	SET #3 1 1/2 PR. HINGES 4 1/2" X 4 1/2" NRP PRIVACY LOCK SILENCERS
SET #2 1 1/2 PR. HINGES 4 1/2" X 4 1/2" NRP OFFICE LOCK SILENCERS	SET #4 1 1/2 PR. HINGES 4 1/2" X 4 1/2" NRP STOREROOM LOCK SILENCERS

- NOTES**
- HARDWARE SCHEDULE TO BE PREPARED AND COORDINATED WITH THE ARCHITECT & TENANT
 - ALL NEW HARDWARE TO BE LEVER TYPE (ACCESSIBLE) TYPE HARDWARE. COORDINATE WITH THE ARCHITECT AND TENANT
 - NEW HARDWARE FINISH BY THE ARCHITECT AND TENANT
 - PROVIDE/INSTALL WALL BUMPER OR FLOOR STOP AS REQ'D.
 - ALL DOOR OPERATING HARDWARE SHALL BE MOUNTED BETWEEN 34" MIN. & 48" MAX. A.F.F.
 - ALL DOORS RECEIVING EXIT DEVICE SHALL HAVE A MAX. UNLATCHING FORCE OF 15 POUNDS
 - INTERIOR DOORS WITH OR WITHOUT CLOSERS SHALL HAVE A MAX. OPENING FORCE OF 5 POUNDS
 - ALL DOORS SHALL HAVE A SMOOTH SURFACE FROM BOTT. OF DOOR TO 10" H. MIN. ON PUSH SIDE

NEW CONSTRUCTION GENERAL NOTES

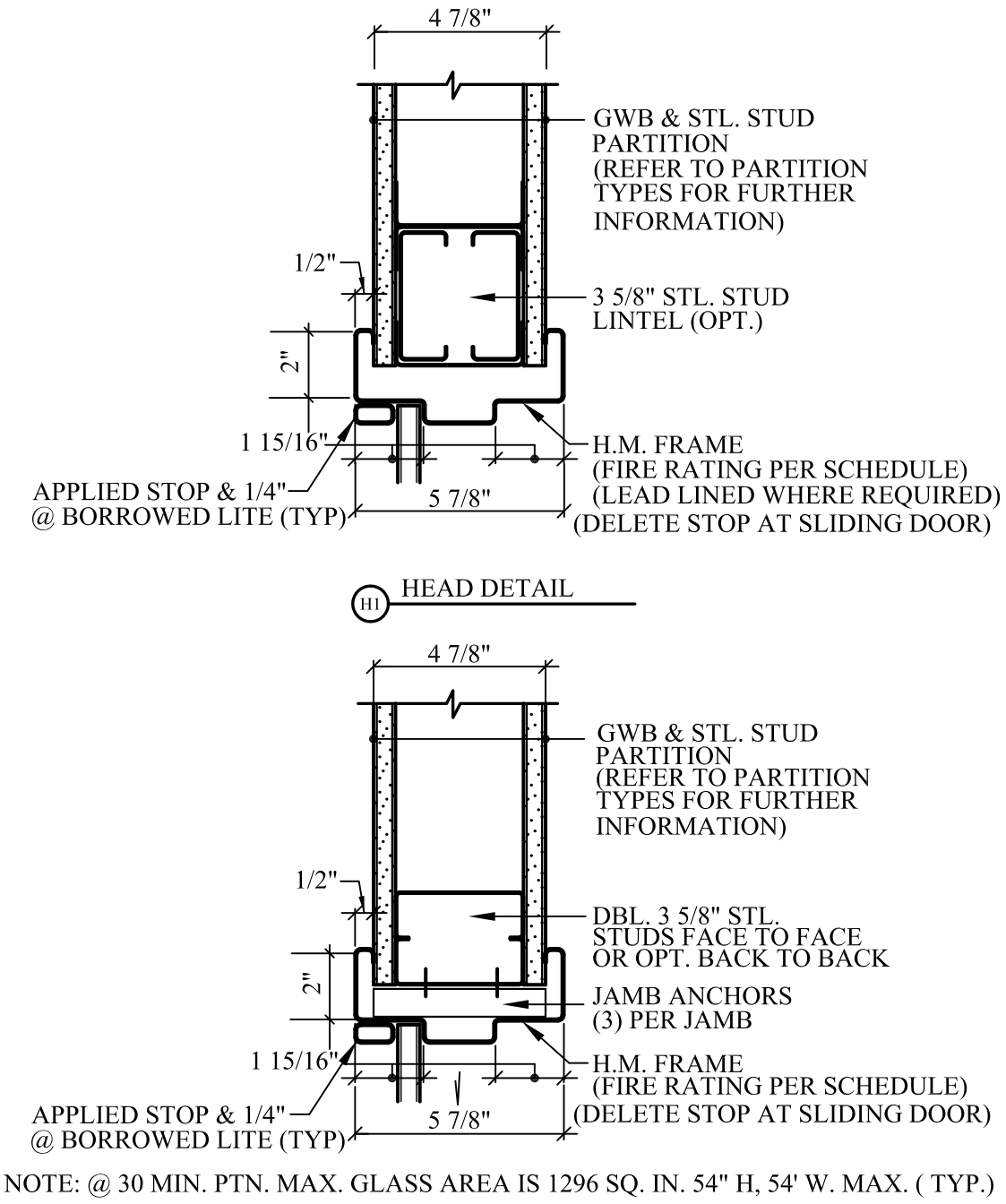
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF THE WORK.
- PLANS SHALL NOT BE SCALED. DIMENSIONS SHALL BE USED. ALL INTERIOR PARTITIONS ARE DIMENSIONED TO FACE OF G.W.B.
- ALL LABOR, MATERIALS AND INSTALLATIONS MUST COMPLY WITH THE APPLICABLE CODES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE RIGID AND SOLID DUST PARTITIONS, CLOSING OFF WORK AREA FROM BALANCE OF HABITABLE SPACES WITHIN EXISTING BUILDING.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION OF EXISTING WORK AND NEWLY ADDED WORK. HE SHALL REPAIR AND RESTORE TO ITS ORIGINAL CONSTRUCTION AND SHALL LEAVE THE WORK COMPLETE TO THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE ARCHITECT AND TENANT.
- THE CONTRACTOR IS TO MAINTAIN EXISTING PATH OF EGRESS CLEAR OF CONSTRUCTION MATERIALS & DEBRIS.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATION OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C., ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO WORK SHALL BE NEW.
- SEAL AROUND ALL PENETRATIONS AT RATED FLOORS & WALLS TO MAINTAIN FIRE RESISTIVITY.
- SEAL AROUND ALL PENETRATIONS AT SMOKE BARRIERS TO MAINTAIN SMOKE BARRIER INTEGRITY.
- REFER TO ARCHITECT AND TENANT FINISH SELECTIONS. ALL AREAS OF NEW WORK TO BE COMPLETELY CLEANED AND PREPARED FOR PAINTING AND PAINTED WITH ONE COAT PRIMER AND TWO COATS FINISH PAINT WITH PAINT SYSTEM APPROPRIATE FOR EACH MATERIAL. THIS INCLUDES BUT IS NOT LIMITED TO, ALL WALLS AND CEILINGS, FLOORS AND DOORS/FRAMES. METAL PARTITIONS SHALL BE BAKED ENAMEL FINISH, FLOOR MOUNTED.



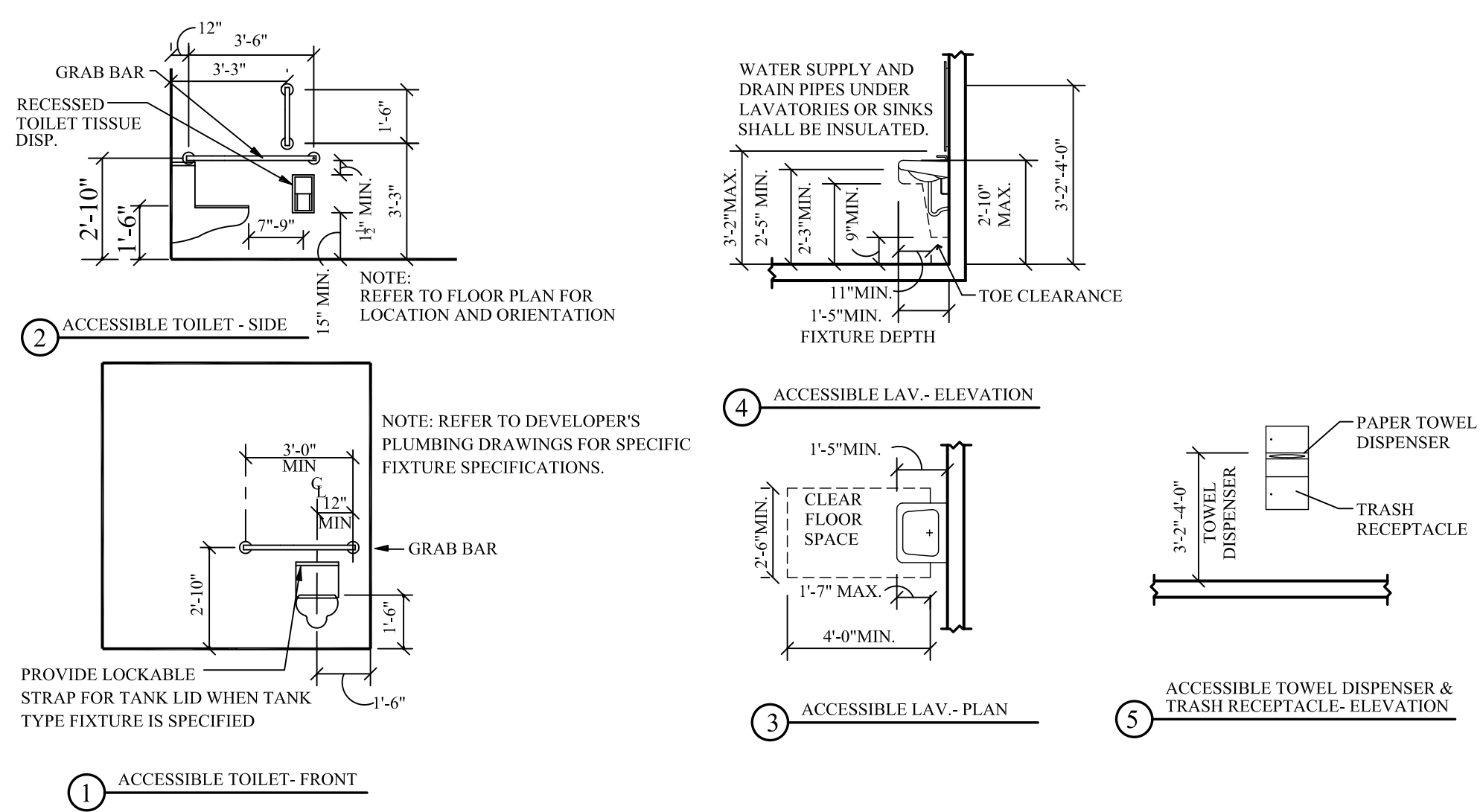
1 DOOR TYPES
2 FRAME TYPES

DOOR & FRAME TYPES

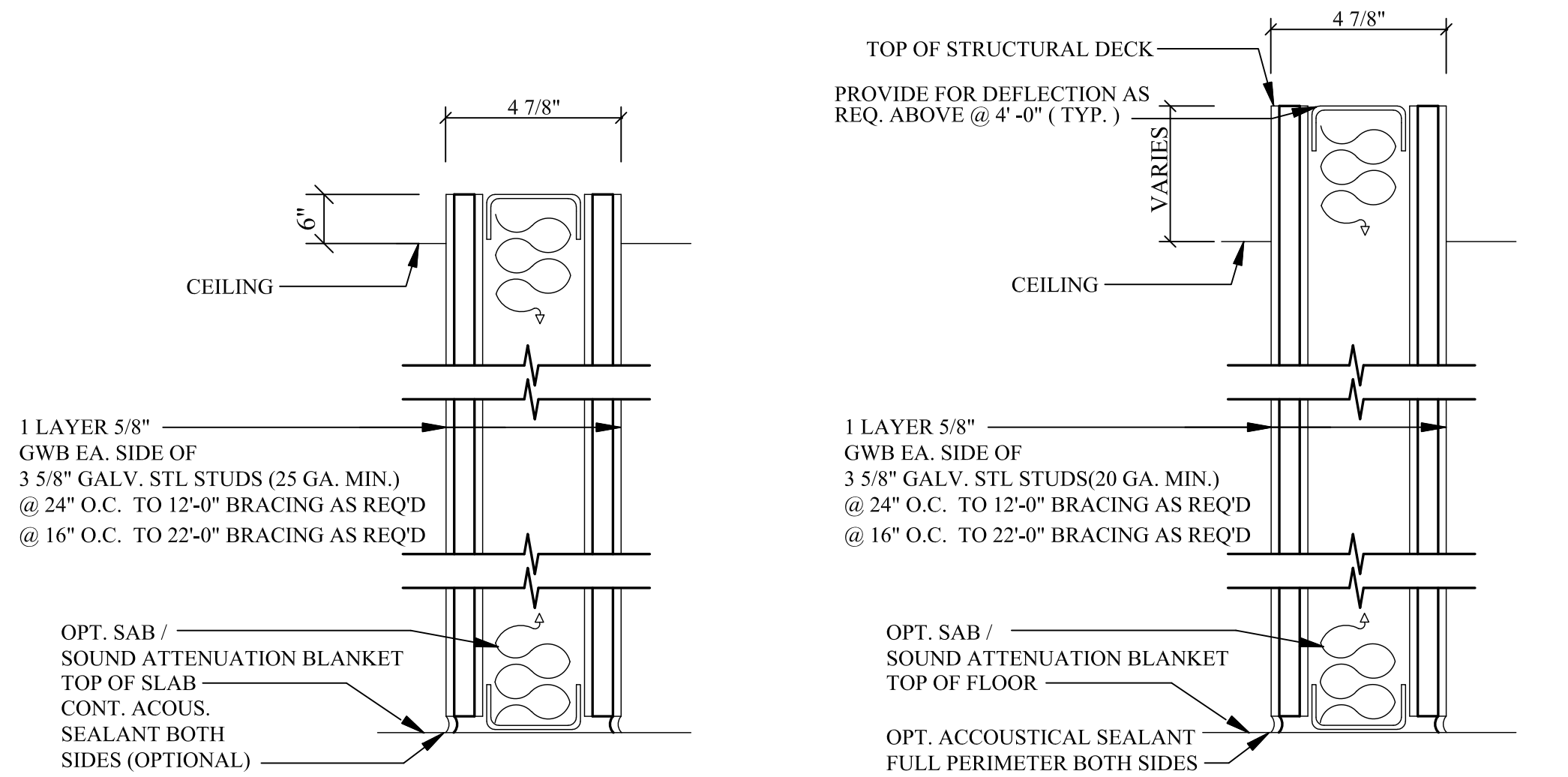
1/4" = 1'-0"
(FIRE RATING PER SCHEDULE)



3 HEAD & JAMB DETAILS
SCALE: 3" = 1'-0"

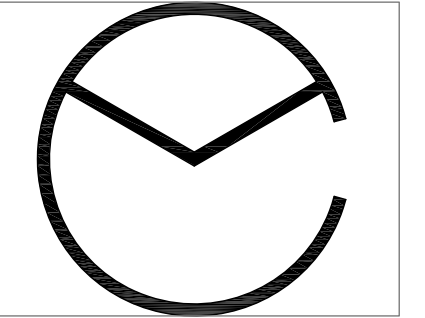


2 ACCESSIBILITY DETAILS
SCALE: 1/4" = 1'-0"



0 PARTITION TYPE 0
1 PARTITION TYPE 1

1 PARTITION TYPES
SCALE: 3" = 1'-0"



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SCHEDULES & DETAILS
364 E. MAIN ST.
COLLEGEVILLE, PA
ROWAN KEENAN

PROJECT #: 21150
DRAWN BY: MDC/MM
CHECKED BY: MDC

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