

NEW SPEC BUILDING FOR
HARD FOUR INVESTMENTS
ROUTE 519
EIGHTY FOUR, PA 15330

STANDARD ABBREVIATIONS

A			C (CONT.)		H (CONT.)		N (CONT.)		S (CONT.)		
AB.	ANCHOR BOLT	DIV. 05	[	CHANNEL	DIV. 05	HD.	N.I.C.	NOT IN CONTRACT	SAN.	SANITARY	DIV. 02&15
ABS.	ACRYLONITRILE BUTADIENE STYRENE	DIV. 15	£	CENTERLINE		HDBD.	NO. (#)	NUMBER	SCH	SCHEDULE	
AC.	AIR CONDITIONING	DIV. 15	D			HDWD.	NOM.	NOMINAL	SECT.	SECTION	DIV. 02
AC.I.	AMERICAN CONCRETE INSTITUTE	DIV. 03				HDWR.	NRC	NOISE REDUCTION COEFFICIENT	SF.	SQUARE FOOT	
AC.T.	ACOUSTICAL CEILING TILE	DIV. 09	DEG.(°)	DEGREE		HM.	N.T.S.	NOT TO SCALE	SHT.	SHEET	
ACQUS.	ACOUSTIC		DEMO	DEMOLITION (DEMOLISH)		HORZ.	O		SHWR.	SHOWER	DIV. 15
ADJ.	ADJUSTABLE		D.F.	DRINKING FOUNTAIN (NON-ELECTRIC)	DIV. 15	HT.			SI.	SQUARE INCH	
AFF.	ABOVE FINISHED FLOOR					HVAC			SIM.	SIMILAR	
ALT.	ALTERNATE		DIA.(ø)	DIAMETER			O/C	ON CENTER	SPEC.	SPECIFICATIONS	
ALUM.	ALUMINUM		DIAG.	DIAGONAL			OD.	OUTSIDE DIAMETER	SFR.	SINGLE-PLY ROOFING	DIV. 07
AMT.	AMOUNT		DIM.	DIMENSION			O/H	OVERHEAD	SFKR.	SPEAKER	DIV. 16
AND.	ANDRIZED		DMSG.	DEMISING			OPG.	OPENING	SQ.	SQUARE	
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE		DN.	DOWN			OPP.	OPPOSITE	SS.	SERVICE SINK	DIV. 05
			DR.	DOOR	DIV. 08		ORN.	ORNAMENTAL	S/S	STAINLESS STEEL	
APPROX.	APPROXIMATELY		D.S.	DOWNSPOUT	DIV. 07		OSP	ORIENTED STRAND BOARD	ST.C.	SOUND TRANSMISSION COEFFICIENT	
ARCH.	ARCHITECT(URAL)	DIV. 15	DTL	DETAIL			OSHA	OCCUPATIONAL SAFETY & HEALTH ADMIN.	STD.	STORM DRAIN	DIV. 02&15
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION & AIR-CONDITIONING ENGINEERS	DIV. 15	DWG.	DRAWING			OZ	OUNCE	STD.	STANDARD	
			E				P		STL	STEEL	DIV. 05
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS	DIV. 15							STRUCT.	STRUCTURAL	
ASPH.	ASPHALT		E	EAST			P.A.	PUBLIC ADDRESS	S&V	STAIN & VARNISH	DIV. 09
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS		EA	EACH			PARTN.	PARTITION	SURF. MTD.	SURFACE MOUNTED	
			E.C.	ELECTRICAL CONTRACTOR			P.C.	PLUMBING CONTRACTOR	SUSP.	SUSPENDED	
@	AT		EIFS	EXTERIOR INSUL. FINISH SYSTEM	DIV. 07		P.C.	PIECE	S.Y.	SQUARE YARD	
<	ANGLE		EL.	ELEVATION			PCST.	PRECAST			
B			ELEC.	ELECTRIC(AL)	DIV. 16		PERF.	PERFORATED			
			ELEV.	ELEVATOR	DIV. 14		PL	PROPERTY LINE	DIV. 02		
			EMER.	EMERGENCY			PL	PLATE			
			ENCL.	ENCLOSURE			PLAS. LAM.	PLASTIC LAMINATE	DIV. 10		
			ENGR.	ENGINEER			PLAS.	PLASTER	DIV. 09		
BD.	BOARD		EPDM	ETHYLENE PROPYLENE DIENE MONOMER	DIV. 07		PLDG.	PLUMBING	DIV. 15		
BIT.	BITUMINOUS	DIV. 02	EPS.	EXTRUDED POLYSTYRENE	DIV. 07		PLWD.	PLYWOOD	DIV. 06		
BLDG.	BUILDING		EQ.	EQUAL			PNL	PANEL			
BLK.	BLOCK	DIV. 04	EQUIP.	EQUIPMENT			PNLG.	PANELING	DIV. 06		
BLKG.	BLOCKING	DIV. 06	E.W.	EACH WAY			POL	POLISHED			
BLKHD.	BULKHEAD		E.W.C.	ELECTRIC WATER COOLER	DIV. 15		PORG.	PORCELAIN	DIV. 15		
BM.	BENCH MARK	DIV. 02	EXH.	EXHAUST	DIV. 15		PR.	PAIR			
BM.	BEAM	DIV. 05	EXIST.	EXISTING			PRE ENG.	PRE ENGINEERED			
BRG.	BEARING		EXP.	EXPOSED			PREFAB.	PREFABRICATED			
BRK.	BRICK	DIV. 04	EXP. JT.	EXPANSION JOINT	DIV. 03&04&07		PSI.	POUNDS PER SQUARE INCH			
BRZ.	BRONZE		EXT.	EXTERIOR			PSF.	POUNDS PER SQUARE FOOT	DIV. 09		
BSMT.	BASEMENT						PT.	POINT	DIV. 09		
BTM.	BOTTOM		F				PTD.	PAINTED	DIV. 09		
BTM/	BOTTOM OF		FD.	FLOOR DRAIN	DIV. 15		PVC.	POLYVINYL CHLORIDE	DIV. 02		
B.T.U.	BRITISH THERMAL UNIT	DIV. 15	FDN.	FOUNDATION	DIV. 03		PVMT.	PAVEMENT			
BTWN.	BETWEEN		FDV.	FIRE DEPARTMENT VALVE	DIV. 15		%	PERCENT			
BU.	BUILT-UP		FE.	FIRE EXTINGUISHER	DIV. 10		Q				
BU.R.	BUILT-UP ROOFING	DIV. 07	FF.	FACTORY FINISH			Q.T.	QUARRY TILE	DIV. 09		
			FIN.	FINISH (FINISHED)			QTY.	QUANTITY			
C			FIN.	FINISH (FINISHED)			R				
CAB.	CABINET	DIV. 10	FL.	FLOOR			R.	RADIUS			
C.B.	CATCH BASIN	DIV. 02	FRD.	FRENCH DRAIN	DIV. 02		R.A.	RISERS (STAIR)			
C.B.	CURB BOX	DIV. 02	FT. (')	FOOT			RAD.	RETURN AIR	DIV. 15		
CEM.	CEMENT	DIV. 03	FTG.	FOOTING	DIV. 03		R.C.	RADIATOR	DIV. 15		
CER.	CERAMIC	DIV. 09					R.C.	ROOFING CONTRACTOR	DIV. 07		
C.I.	CAST IRON		G				R.D.	ROOF DRAIN	DIV. 15		
C.J.	CONTROL JOINT		GA.	GAUGE			RECP.	RECEPTACLE	DIV. 16		
CLG.	CEILING	DIV. 09	GALV.	GALVANIZED			REF.	REFRIGERATOR			
CLG. HT.	CEILING HEIGHT		G.C.	GENERAL CONTRACTOR			REINF.	REINFORCING			
CLR.	CLEAR		GL.	GLASS OR GLAZING	DIV. 08		REQD.	REQUIRED			
CNU	CONCRETE MASONRY UNIT	DIV. 05	GL. BLK.	GLASS BLOCK	DIV. 08		REV.	REVISION , REVISED			
COL.	COLUMN	DIV. 03	GR.	GRADE	DIV. 02		R.M.	ROUGH OPENING			
CONG.	CONCRETE	DIV. 04	GRND.	GROUND			R.O.	ROUGH OPENING			
COND.	CONDUIT	DIV. 16	GRM.	GRONMET			R.T.U.	ROOF TOP UNIT	DIV. 15		
CONST.	CONSTRUCTION		G.T.	GLAZED TILE	DIV. 09		RUB.	RUBBER			
CONTR.	CONTRACTOR		GWP.	GYPNUM WALL BOARD (DRYWALL)	DIV. 09		R.W.C.	RAIN WATER CONDUCTOR	DIV. 15		
C.T.	CERAMIC TILE	DIV. 09	GYP.	GYPNUM	DIV. 09		S				
CTR.	CENTER		H				S.A.	SOUTH			
CUFT.	CUBIC FOOT		HD.	HOSE BIBB (HOSE COCK)	DIV. 15		S	SOUTH			
CUYD.	CUBIC YARD		H.C.	HANDICAPPED			S.A.	SUPPLY AIR	DIV. 15		

SHEET INDEX

CS	COVER SHEET
CD11	CODE DATA
LAND DEVELOPMENT	
001	SITE TITLE
EX1	EXISTING CONDITIONS
LD1	LAND DEVELOPMENT PLAN
LD2	LAND DEVELOPMENT DETAILS
LD3	LAND DEVELOPMENT DETAILS
LD4	LAND DEVELOPMENT DETAILS
LD5	LIGHTING PHOTOMETRIC PLAN
E&S PLANS	
EX	EXISTING CONDITIONS
ES	E&S CONTROL PLAN
LD1	E&S CONTROL DETAILS
LD2	E&S CONTROL DETAILS
LD3	E&S CONTROL DETAILS
LD4	E&S CONTROL DETAILS
PCSM PLANS	
SM	PCSM PLAN
SM1	PCSM PLAN DETAILS
SM2	PCSM PLAN DETAILS

ARCHITECTURAL DRAWINGS

F1.1	FOUNDATION PLAN
F1.2	FOUNDATION DETAILS
A1.1	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A3.1	SCHEDULES
A4.1	WALL SECTIONS
P1.1	PLUMBING PLAN
M1.1	HVAC PLAN
E1.1	LIGHTING PLAN
E1.2	POWER PLAN
E2.1	ELECTRICAL RISER PANEL SCHEDULES

SYMBOLS

ROOM NO.

REVISION

SPOT ELEV.

NORTH ARROW

DOOR NUMBERS

WINDOW NUMBER

ELEVATION

SECTION

DETAIL

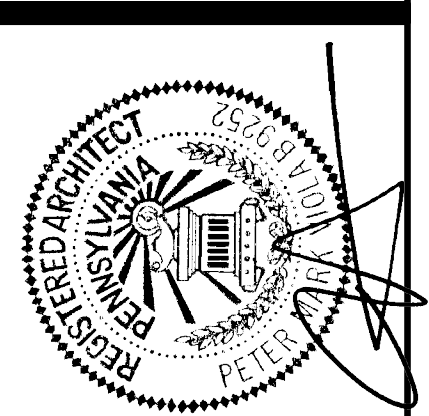
ELEV. NO.

SHEET NO.

ELEV. NO.

DETAIL NO.

SHEET NO.



NEW SPEC BUILDING FOR
HARD FOUR INVESTMENTS
ROUTE 519
EIGHTY FOUR, PA 15330

Scale : 1" = 1'
Job No. : 032219 D.F. : HARD FOUR
Date : 6-11-19
Revised :

CS

PA UCC 2009 CODE DATA
INCIDENTAL USE AREAS - TABLE 508.2.5
MIXED OCCUPANCIES - SECTION 508.1
REQUIRED OCCUPANCY SEPARATION - 0 HOUR PER TABLE 508.4
USE & GROUP - PER SECTION 503

GROUP	TENANT "A"	TENANT "B"	TENANT "C"
GROUP "B"	944 SQ.FT.	955 SQ.FT.	1134 SQ.FT.
GROUP "S-2"	1470 SQ.FT.	1482 SQ.FT.	2517 SQ.FT.
TOTAL AREA	2414 SQ.FT.	2437 SQ.FT.	3651 SQ.FT.

BUILDING HEIGHT - ALLOWED 3 STORY PER TABLE 503
ACTUAL 1 STORY
AREA PER FLOOR - ALLOWED 23,000 SQ.FT. PER TABLE 503
ACTUAL 9,000 SQ.FT.
TYPE OF CONSTRUCTION - IIB PER SECTION 402
CONCEALED SPACES - FIRE BLOCKING - NOT REQUIRED PER SECTION 717.2
INTERIOR WALL & CEILING FINISH - CLASS B PER TABLE 803.9
INTERIOR FLOOR FINISH CLASS I PER SECTION 804
AUTOMATIC SPRINKLER SYSTEM - NOT REQUIRED PER SECTION 903 & TABLE 903.2.11.6
STANDPIPE SYSTEM - NOT REQUIRED PER SECTION 905
FIRE ALARM & DETECTION - NOT REQUIRED PER SECTION 907
NUMBER OF OCCUPANTS - TABLE 1004.1.1

TENANT "A"	OFFICE	10 PERSONS
	WAREHOUSE	3 PERSONS
	TOTAL	13 PERSONS
TENANT "B"	OFFICE	10 PERSONS
	WAREHOUSE	3 PERSONS
	TOTAL	13 PERSONS
TENANT "C"	OFFICE	12 PERSONS
	WAREHOUSE	5 PERSONS
	TOTAL	17 PERSONS

EGRESS WIDTH DOORS - SECTION 1005.1

TENANT "A"	2.8" REQUIRED	72" PROVIDED
TENANT "B"	2.8" REQUIRED	72" PROVIDED
TENANT "C"	3.4" REQUIRED	72" PROVIDED

ONE MEANS OF EGRESS - PER TABLE 1015.1 & 1021.2
EXIT ACCESS TRAVEL DISTANCE: PER TABLE 1016.1

TENANT "A"	300' ALLOWED	73' ACTUAL
TENANT "B"	300' ALLOWED	75' ACTUAL
TENANT "C"	300' ALLOWED	116' ACTUAL

MINIMUM NUMBER OF EXITS - 2 EXITS PER TABLE 1021.1
ACCESSIBLE PARKING - 2 SPACES PER TABLE 1106.1

STRUCTURAL LOADS:
CONCRETE DESIGN STRENGTH - 4,000 PSI @ 28 DAYS
REINFORCING STEEL - 60,000 PSI
DUSTCOVER LIVE LOAD - 25 PSF
GROUND SNOW LOAD Pg - 25 PSF PER FIGURE 1608.2
SNOW IMPORTANCE FACTOR - 1.0/CAT II PER ASCE 7-05 TABLE 7-4

SAFETY GLAZING - REQUIRED AS INDICATED PER SECTION 2406
FOAM PLASTIC INSULATION - PER SECTION 2603
FLOOR LOADS - OFFICE 100 PSF SLAB ON GRADE
MANUFACTURING 200 PSF SLAB ON GRADE

PLUMBING CODE
PLUMBING FIXTURES - TABLE 2902.1

	REQUIRED	PROVIDED
TENANT "A"	1 LAV, 1 WC, 1 S.S.	1 LAV, 1 WC, 1 S.S.
TENANT "B"	1 LAV, 1 WC, 1 S.S.	1 LAV, 1 WC, 1 S.S.
TENANT "C"	2 LAV, 2 WC, 1 S.S.	2 LAV, 2 WC, 1 S.S.

MECHANICAL CODE
VENTILATION REQUIREMENTS - TABLE 403.3

TENANT "A"	50 CFM REQUIRED	80 CFM PROVIDED
TENANT "B"	50 CFM REQUIRED	80 CFM PROVIDED
TENANT "C"	100 CFM REQUIRED	160 CFM PROVIDED

OA 10' HORIZONTALLY FROM CONTAMINATION SOURCE PER SECTION 401.4

ELECTRICAL CODE CHAPTER 27 AND NFPA 70 & 70E (NEC)

ELECTRIC SERVICE - 230 NEC
OVERCURRENT PROTECTION - 240 NEC
GROUNDING - 250 NEC
HVAC EQUIPMENT - 440 NEC
ELECTRIC SIGNS - 600 NEC

PART I: SCHEDULE OF SPECIAL INSPECTIONS

NO.	ITEM	REQD	CONTINUOUS INSPECTION	PERIODIC INSPECTION
1	FABRICATORS: (T1041 IBC/OPC)			
	STRUCTURAL LOAD-BEARING MEMBERS			
	STRUCTURAL LOAD-BEARING ASSEMBLIES			
2	STEEL CONSTRUCTION (T1043 IBC/OPC)			
	HIGH STRENGTH BOLTS			
	STRUCTURAL STEEL MATERIALS	X		X
	STRUCTURAL STEEL WELDING			
	STRUCTURAL STEEL FRAME JOINT DETAILS	X		X
3	CONCRETE CONSTRUCTION (T1044 IBC/OPC)			
	REINFORCING STEEL PLACEMENT	X		X
	REINFORCING STEEL WELDING			
	REINFORCING STEEL BOLTING			
	ON SITE CONCRETE TESTING			
	CONCRETE APPLICATION TECHNIQUES			
	CONCRETE CURING TEMPERATURE AND TECHNIQUES			
	PRE-STRESSED CONCRETE			
	PRE-CAST CONCRETE			
4	MASONRY CONSTRUCTION (T1045 IBC/OPC)			
	MASONRY MORTAR JOINTS	X		X
	REINFORCEMENT AND CONNECTORS			
	GROUTING			
	PRE-STRESSING TENDONS AND ANCHORAGES			
	COLD WEATHER PROTECTION			
5	WOOD CONSTRUCTION (T1046 IBC/OPC)			
	PREFABRICATED WOOD STRUCTURAL MEMBERS			
	WOOD STRUCTURAL PANELS			
	FASTENERS AND CONNECTORS			
	FRAMING DETAILS			
6	SOILS (T1047 IBC/OPC)			
	SITE PREPARATION			
	COMPACTED FILL MATERIALS			
	SOIL LOAD BEARING REQUIREMENTS			
7	DRIVEN DEEP FOUNDATIONS (T1048 IBC/OPC)			
8	CAST IN PLACE DEEP FOUNDATIONS (T1049 IBC/OPC)			
9	HELICAL PILE FOUNDATIONS (T10410 IBC/OPC)			
10	VERTICAL MASONRY FOUNDATION ELEMENTS (T10411 IBC/OPC)			
11	SPRAYED FIRE-RESISTANT MATERIALS (T10412 IBC/OPC)			
	SURFACE CONDITIONS			
	APPLICATION			
	SPRAY THICKNESS			
	SPRAY DENSITY			
	SPRAY BONDING STRENGTH			
12	MASTIC/INTUMESCENT FIRE-RESISTANT COATINGS (T10413 IBC/OPC)			
13	EFS SYSTEM (T10414 IBC/OPC)			
14	SPECIAL CASES (T10415 IBC/OPC)			
	MATERIALS & SYSTEMS NOT PRESCRIBED IN CODE			
	UNUSUAL DESIGN APPLICATIONS			
	ADDITIONAL REQUIREMENTS BY MANUFACTURERS			
15	SNAKE CONTROL SYSTEM (T10416 IBC/OPC)			
	DUCTWORK			
	LEAKAGE TESTING			
	FINAL SYSTEM VERIFICATION			

PART II: LIST OF SPECIAL INSPECTORS

NO.	ITEM	INSPECTION COMPANY	NAME OF INSPECTOR
1	FABRICATORS: (T1042 IBC/OPC)		
2	STEEL CONSTRUCTION (T1043 IBC/OPC)	CONSTRUCTION ENGINEERING CONSULTANTS	
3	CONCRETE CONSTRUCTION (T1044 IBC/OPC)	CONSTRUCTION ENGINEERING CONSULTANTS	
4	MASONRY CONSTRUCTION (T1045 IBC/OPC)	CONSTRUCTION ENGINEERING CONSULTANTS	
5	WOOD CONSTRUCTION (T1046 IBC/OPC)		
6	SOILS (T1047 IBC/OPC)		
7	DRIVEN DEEP FOUNDATIONS (T1048 IBC/OPC)		
8	CAST IN PLACE DEEP FOUNDATIONS (T1049 IBC/OPC)		
9	HELICAL PILE FOUNDATIONS (T10410 IBC/OPC)		
10	VERTICAL MASONRY FOUNDATION ELEMENTS (T10411 IBC/OPC)		
11	SPRAYED FIRE-RESISTANT MATERIALS (T10412 IBC/OPC)		
12	MASTIC/INTUMESCENT FIRE-RESISTANT COATINGS (T10413 IBC/OPC)		
13	EFS SYSTEM (T10414 IBC/OPC)		
14	SPECIAL CASES (T10415 IBC/OPC)		
15	SNAKE CONTROL SYSTEM (T10416 IBC/OPC)		

THE ABOVE STATEMENT OF SPECIAL INSPECTIONS HAS BEEN PREPARED BY THE REGISTERED PROJECT DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH THE PROVISION OF SECTION 1704.11 OHIO BUILDING CODE 2007.

THE PROJECT REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ALSO ACKNOWLEDGES THAT HE OR SHE IS RESPONSIBLE FOR REVIEWING AND APPROVING THE SPECIAL INSPECTION REPORTS SUBMITTED BY THE SPECIAL INSPECTORS AT THE REQUIRED INSPECTION PERIODS. ANY DISCREPANCIES IN SPECIAL INSPECTION REPORTS SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL. A FINAL SPECIAL INSPECTION REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTIONS OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

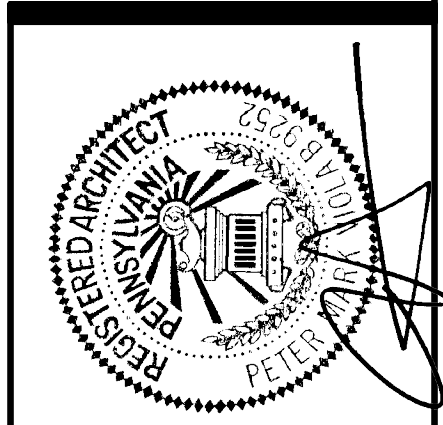
PROJECT REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:

NAME OF DESIGNER P. MARK VIOLA
PA REGISTRATION NO. B9151
NAME OF COMPANY SOURCE ARCHITECHNOLOGY SYSTEMS INC.
SIGNATURE
DATE 5-21-2019

PROPERTY OWNER

NAME OF OWNER
NAME OF COMPANY
SIGNATURE
DATE

SYSTEMICS
4 FOUR COINS DRIVE, SUITE 400
CANONSBURG, PA 15317
PH (724) 873-5000 FAX (724) 873-5003

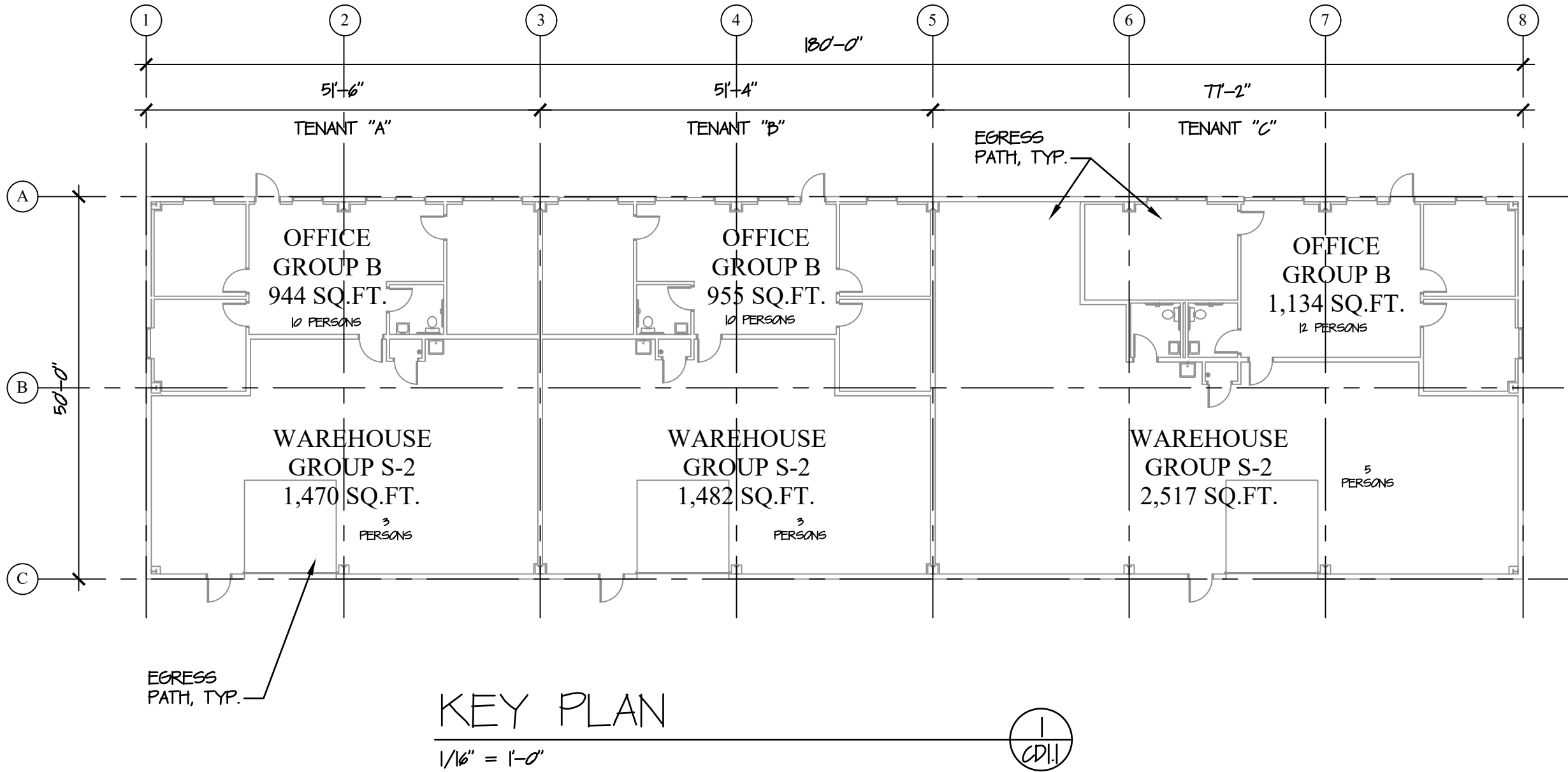


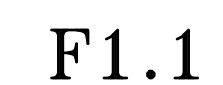
NEW SPEC BUILDING FOR
HARD FOUR INVESTMENTS
ROUTE 519
EIGHTY FOUR, PA 15330

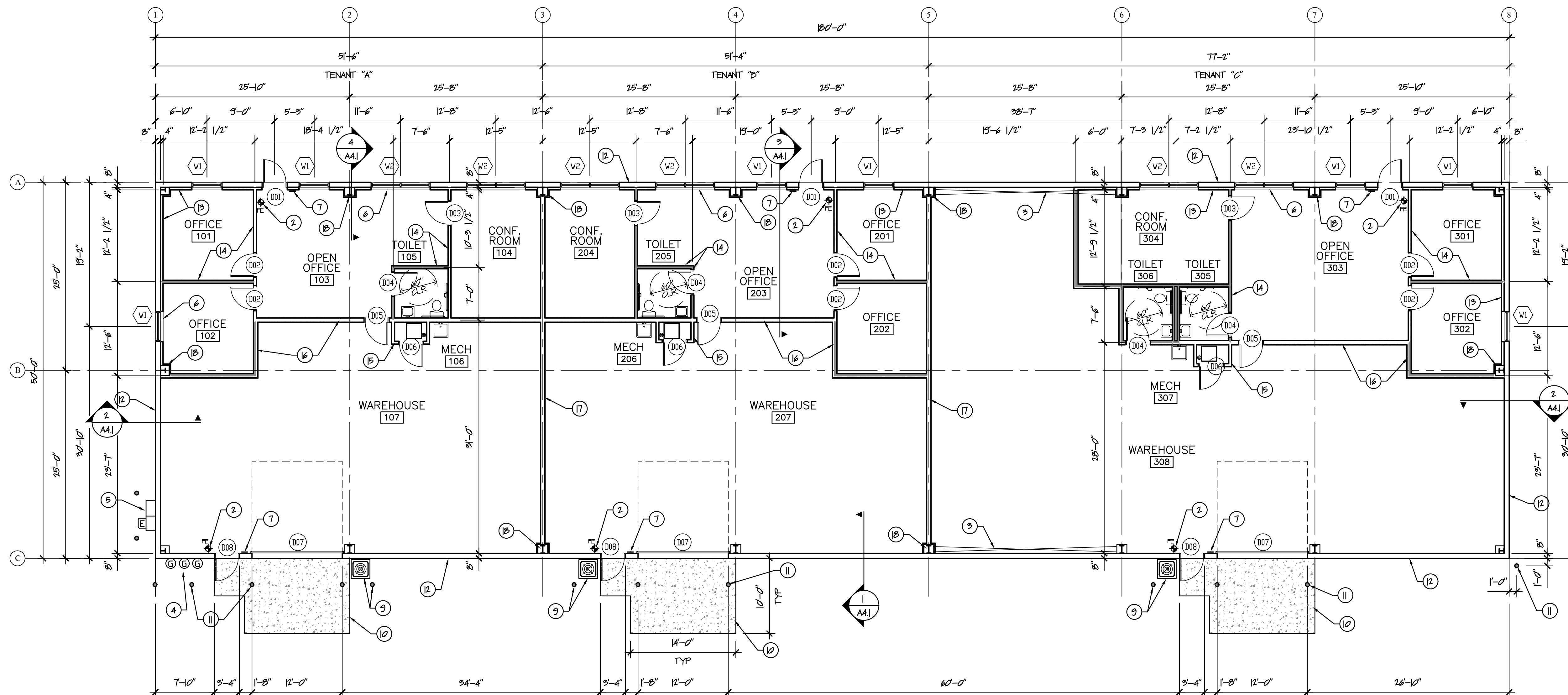
SOURCE ARCHITECHNOLOGY SYSTEMS INC. SASI
64 East Canton Avenue Pittsburgh, PA 15205 412-821-5467 SOURCE@SASIMARCHITECT.COM

Scale : 1/8" = 1'-0"
Job No. : 029219 D.F. : HARD FOUR
Date : 6-11-19
Revised :

CD1.1



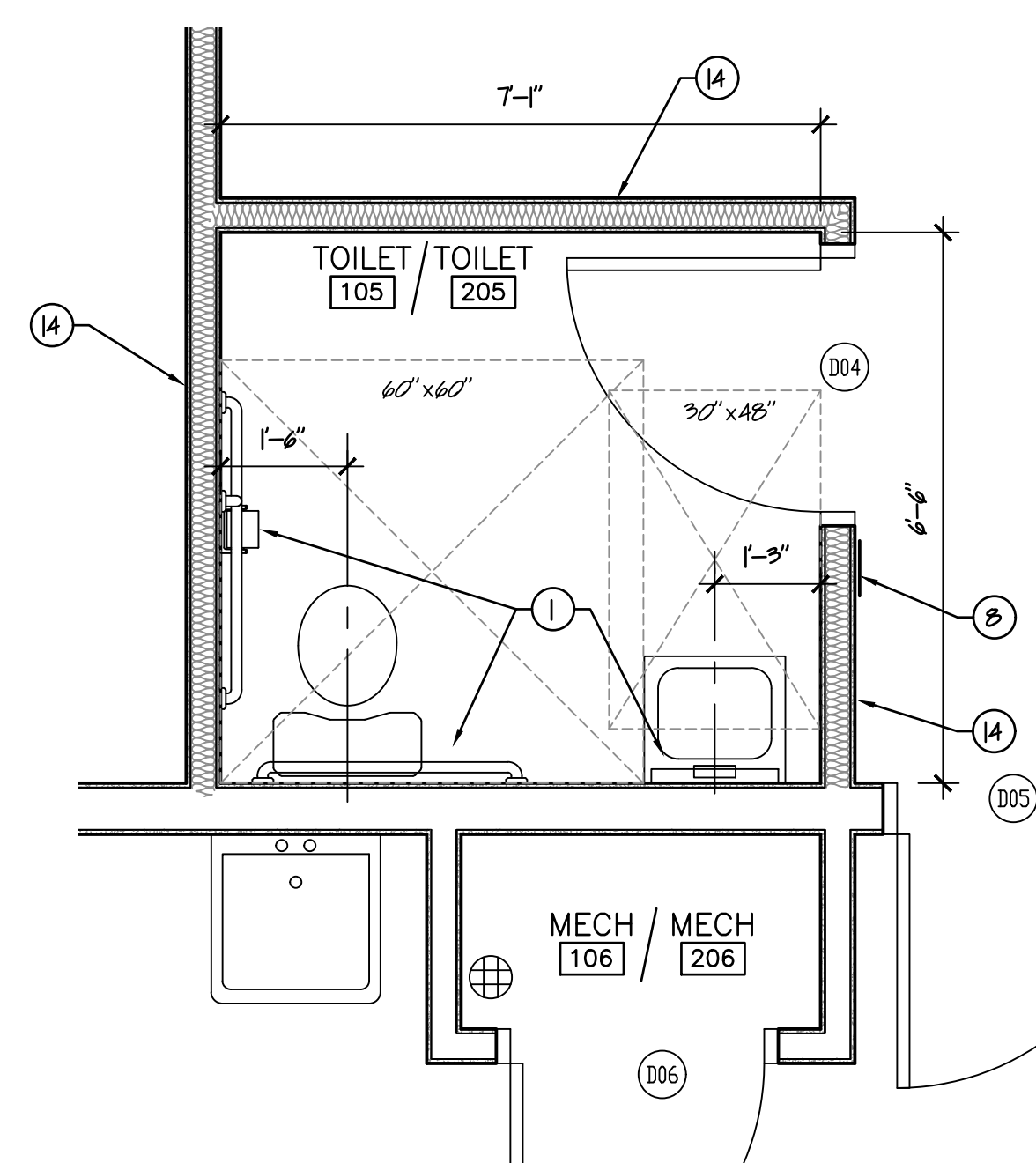
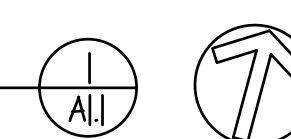




FLOOR PLAN

1/8" = 1'-0"

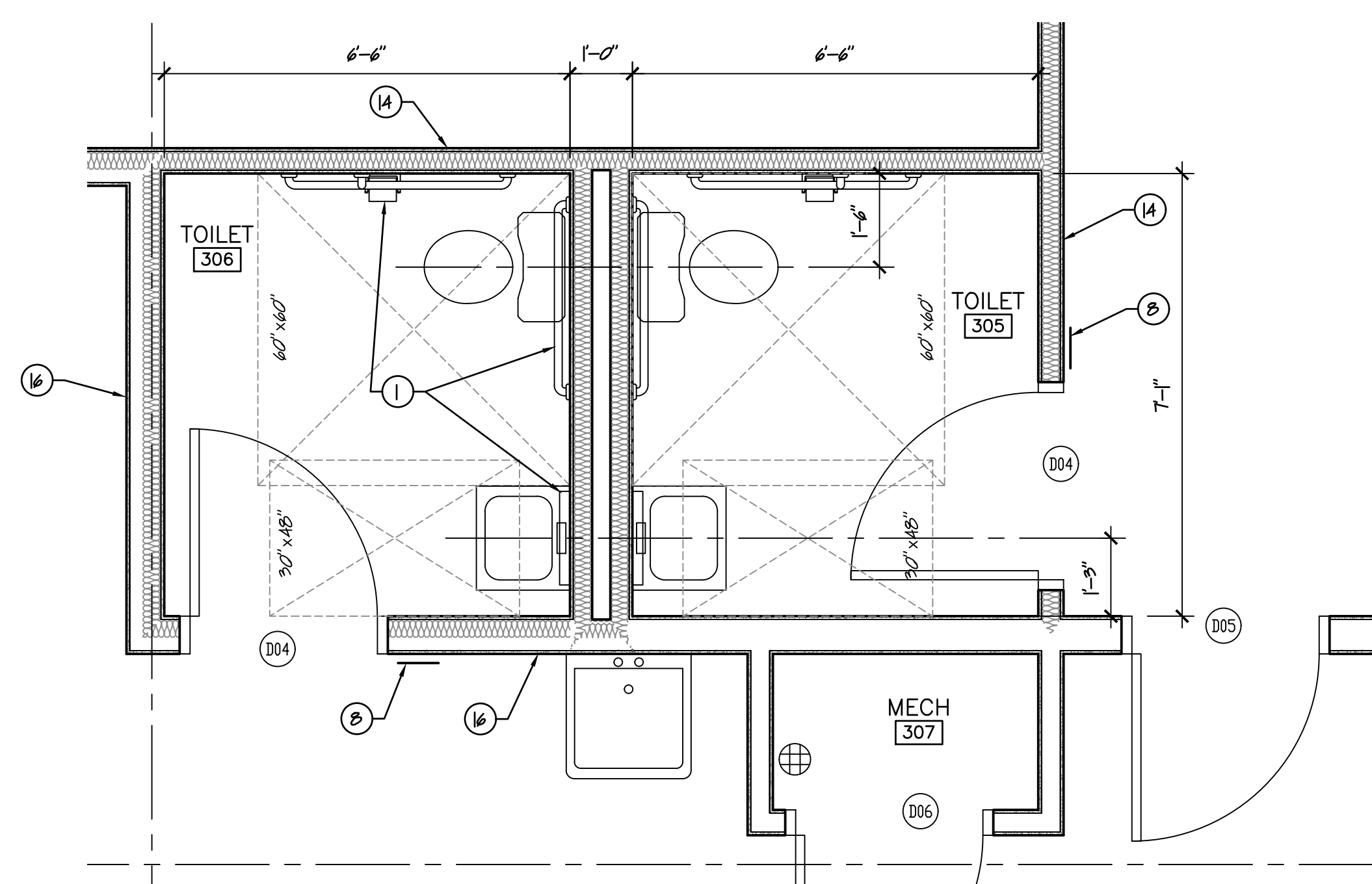
NORTH



ACCESSIBLE TOILET ROOM DETAIL

1/2" = 1'-0"

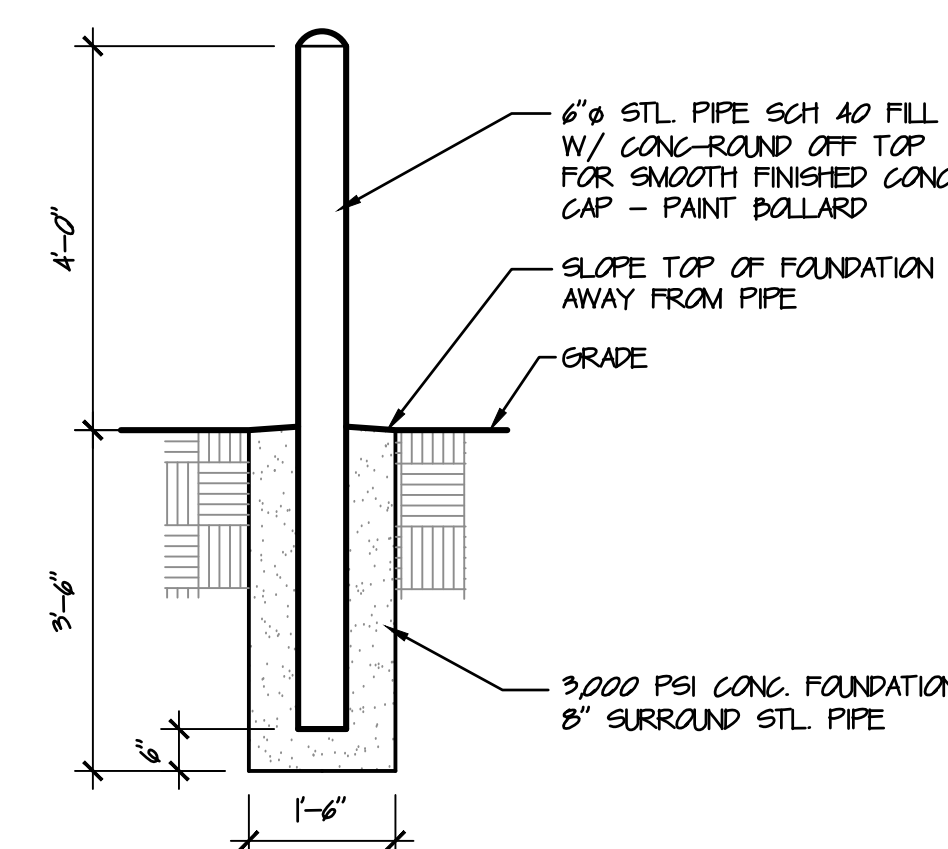
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ACCESSIBLE TOILET ROOM DETAIL

1/2" = 1'-0"

3



BOLLARD DETAIL

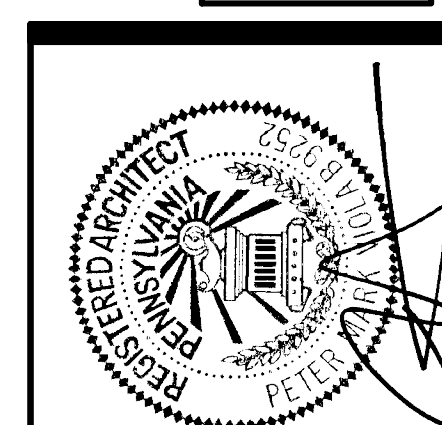
1/2" = 1'-0"

4

GENERAL NOTES:

- 1 PROVIDE TOILET ROOM ACCESSORIES, SEE SHEET A3.1 FOR MOUNTING HEIGHTS.
- 2 10 LB ABC FIRE EXTINGUISHER MNT +17" AFF. PROVIDE HEAVY DUTY WALL BRACKET. TYP.
- 3 "X" BRACED BAY.
- 4 GAS SERVICE RISER W/ SHUT-OFF, EXTEND TO BUILDING AND SLEEVE THRU EXTERIOR WALL, SEE SHEET F1.1 FOR DETAILS.
- 5 ELECTRIC METER SET W/ SHUT-OFF, EXTEND SERVICE UNDERGROUND TO TENANT SPACES, SEE SHEET E3.1.
- 6 PLASTIC LAMINATE SILL, CAULK, TYP.
- 7 ACCESSIBLE "EXIT" SIGN, SEE DETAIL SHEET A3.1.
- 8 ACCESSIBLE TOILET ROOM SIGN, SEE DETAIL SHEET A3.1.
- 9 PROVIDE CONCRETE PAD(S) & BOLLARDS FOR CONDENSERS, COORDINATE PAD SIZE WITH HVAC CONTR. SEE BOLLARD DETAIL THIS SHEET.
- 10 6" CONC. SLAB W/ 6x6 W2x3xW2.9 WMM OVER 6" COMPACTED GRAVEL, SLOPE FROM BUILDING. COORDINATE W/ SITE PLAN.
- 11 6" SCH 40 STL PIPE BOLLARD, CONC. FILLED & PAINTED, TYP. SEE DETAIL THIS SHEET.
- 12 VERTICAL METAL SIDING OVER 8" BUILDING GIRTS WITH 6" WMP-50 VINYL FACED BATT (R-12).
- 13 3 5/8" 20 GA STEEL STUDS @ 16" O/C W/ 5/8" DRYWALL.
- 14 3 5/8" 20 GA STEEL STUDS @ 16" O/C W/ 3 1/2" SOUND BATT AND 5/8" DRYWALL BOTH SIDES.
- 15 3 5/8" 20 GA STEEL STUDS @ 16" O/C W/ 5/8" DRYWALL BOTH SIDES.
- 16 6" CSN 13 GA STEEL STUDS @ 16" O/C W/ 3 1/2" SOUND BATT AND 5/8" DRYWALL BOTH SIDES - EXTEND DRYWALL ON WAREHOUSE SIDE TO ROOF.
- 17 6" CSN 13 GA STEEL STUDS @ 16" O/C W/ 3 1/2" SOUND BATT AND 5/8" DRYWALL BOTH SIDES - EXTEND TO ROOF AND CAULK.
- 18 WRAP BUILDING COLUMNS WITH STEEL STUDS AND 5/8" DRYWALL IN OFFICE AREAS AND AT DEMISING PARTITIONS - MIN. SIZE.

SYSTEMICS
4 FOUR COINS DRIVE, SUITE 400
CANONSBURG, PA 15317
PH (724) 873-5000 FAX (724) 873-5003

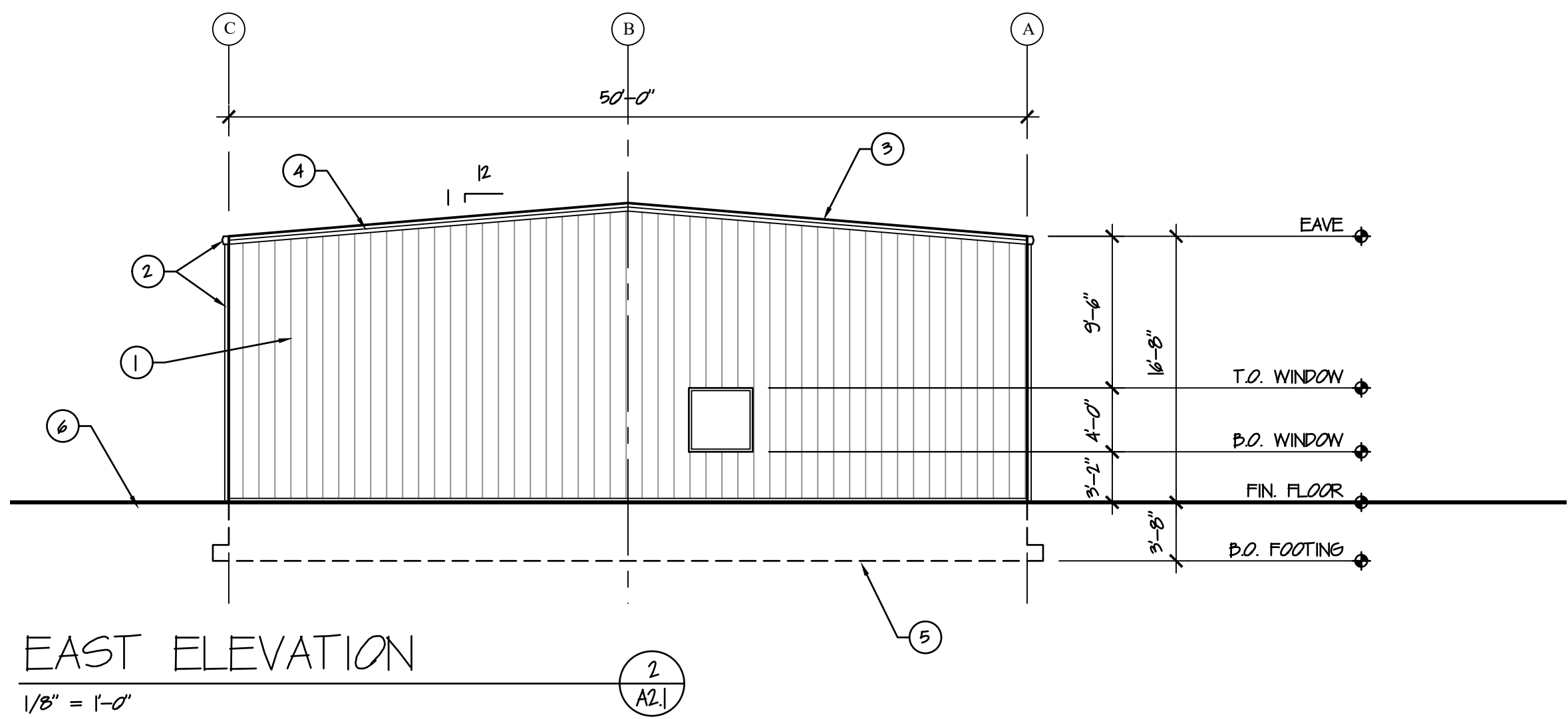
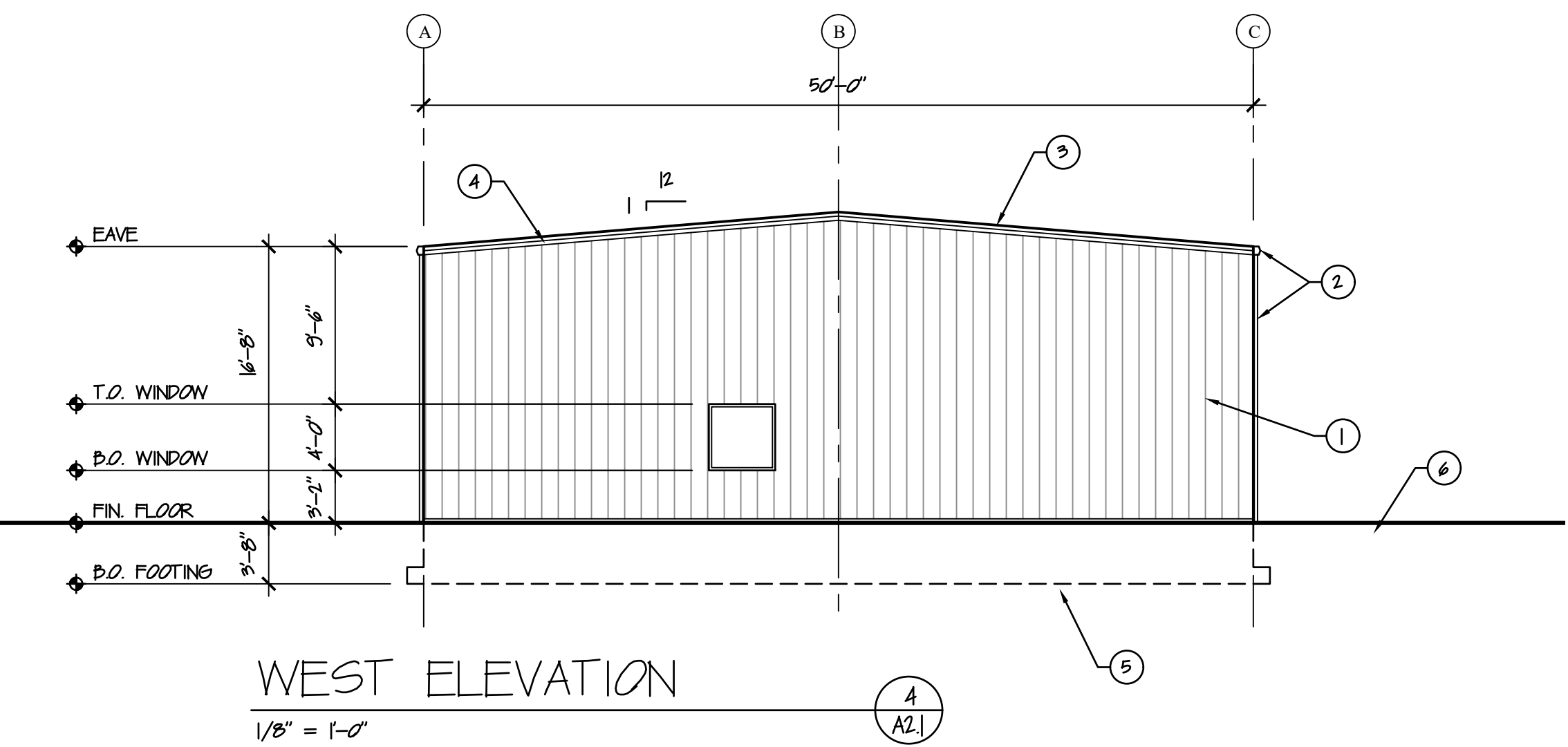
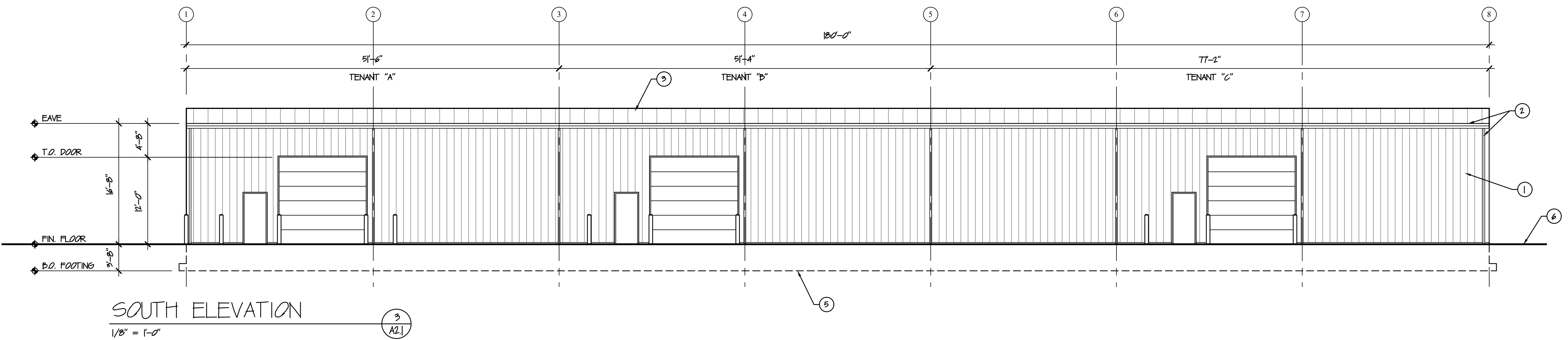
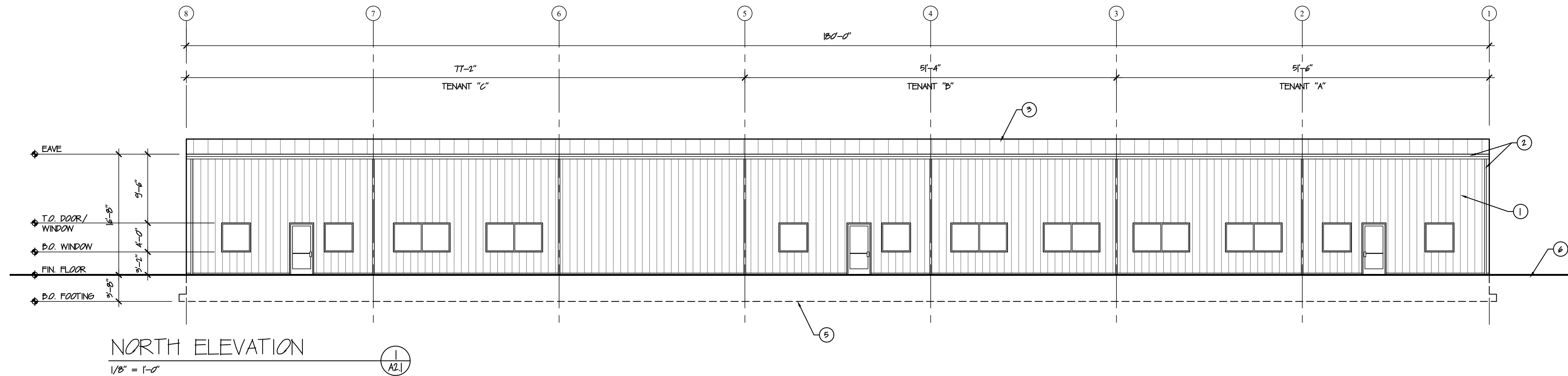


NEW SPEC BUILDING FOR
HARD FOUR INVESTMENTS
ROUTE 519
EIGHTY FOUR, PA 15330

SOURCE ARCHITECTURE SYSTEMS INC. SASI
64 East Canton Avenue Pittsburgh, PA 15205 412-821-5467 SOURCE@SASIMARCHITECT.COM

Scale: 1/8" = 1'-0"
Job No.: 22219 D.F.: HARD FOUR
Date: 6-11-19
Revised:

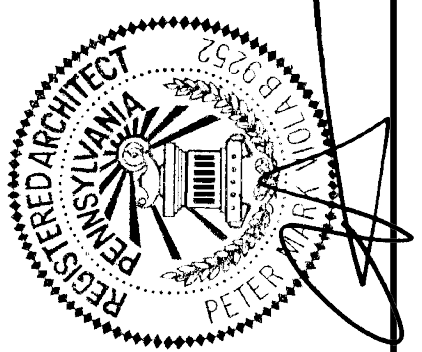
A1.1



GENERAL NOTES:

- 1 VERTICAL METAL SIDING WITH KYNAR FINISH BY BUILDING MANUFACTURER, TYP.
- 2 STEEL GUTTERS AND DOWN SPOUTS WITH KYNAR FINISH BY BUILDING MANUFACTURER, TYP.
- 3 STANDING SEAM METAL ROOFING WITH ZINC/ALUM FINISH BY BUILDING MANUFACTURER, TYP.
- 4 ROOF RAKE TRIM WITH KYNAR FINISH, TYP.
- 5 CONCRETE FOUNDATION, SEE SHEET F.I.
- 6 GRADE, SLOPE AWAY FROM BUILDING.

SYSTEMICS
4 FOUR COINS DRIVE, SUITE 400
CANONSBURG, PA 15317
PH (724) 873-5000 FAX (724) 873-5003



**NEW SPEC BUILDING FOR
HARD FOUR INVESTMENTS
ROUTE 519
EIGHTY FOUR, PA 15330**

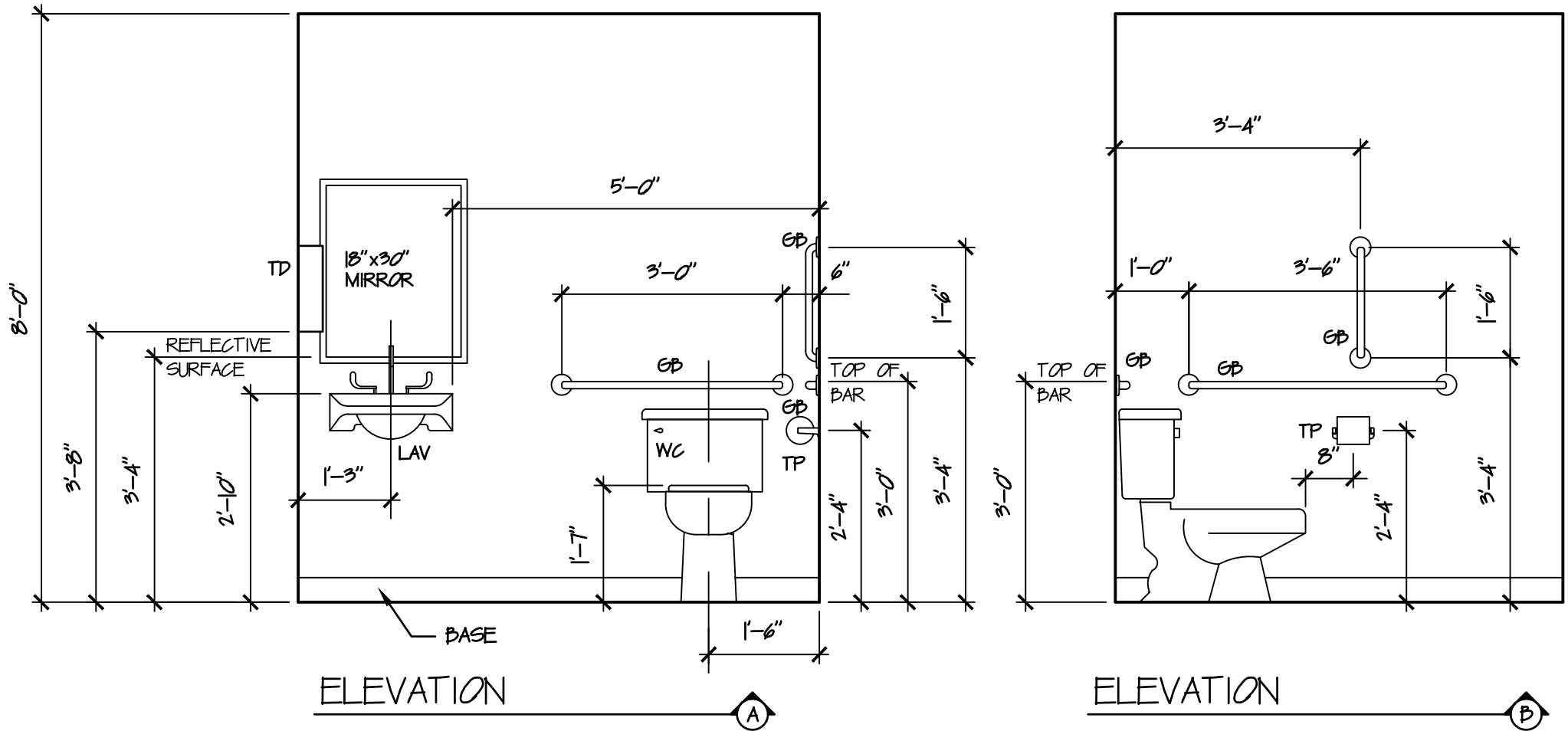
SOURCE ARCHITECTURE SYSTEMS INC. SASI
64 East Canton Avenue Pittsburgh, PA 15205 412-921-5487 SOURCE@SASIMARCHITECT.COM

Scale: 1/8" = 1'-0"
Job No.: 029219 D.F.: HARD FOUR
Date: 6-11-19
Revised:

A2.1

FINISH SCHEDULE									
ROOM NO.	NAME	FLOOR		BASE	WALLS		CEILING		REMARKS
		MATERIAL	FINISH		MATERIAL	FINISH	MATERIAL	FINISH	
101	OFFICE	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	8'-0"
102	OFFICE	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	8'-0"
103	OPEN OFFICE	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	9'-0"
104	CONFERENCE ROOM	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	9'-0"
105	TOILET	CONCRETE	LVT	4" RUBBER	DRYWALL	FRP	ACT	-	8'-0"
106	MECHANICAL	CONCRETE	SEALED	4" RUBBER	DRYWALL	PAINT	EXPOSED	-	PROVIDE TOILET ACCESSORIES
107	WAREHOUSE	CONCRETE	SEALED	-	DRYWALL	PAINT	EXPOSED	-	PROVIDE FRP AT JANITORS SINK
201	OFFICE	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	8'-0"
202	OFFICE	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	8'-0"
203	OPEN OFFICE	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	9'-0"
204	CONFERENCE ROOM	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	9'-0"
205	TOILET	CONCRETE	LVT	4" RUBBER	DRYWALL	FRP	ACT	-	8'-0"
206	MECHANICAL	CONCRETE	SEALED	4" RUBBER	DRYWALL	PAINT	EXPOSED	-	PROVIDE TOILET ACCESSORIES
207	WAREHOUSE	CONCRETE	SEALED	-	DRYWALL	PAINT	EXPOSED	-	PROVIDE FRP AT JANITORS SINK
301	OFFICE	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	8'-0"
302	OFFICE	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	8'-0"
303	OPEN OFFICE	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	9'-0"
304	CONFERENCE ROOM	CONCRETE	LVT	4" RUBBER	DRYWALL	PAINT	ACT	-	9'-0"
305	TOILET	CONCRETE	LVT	4" RUBBER	DRYWALL	FRP	ACT	-	8'-0"
306	TOILET	CONCRETE	SEALED	4" RUBBER	DRYWALL	FRP	ACT	-	PROVIDE TOILET ACCESSORIES
307	MECHANICAL	CONCRETE	SEALED	4" RUBBER	DRYWALL	PAINT	EXPOSED	-	PROVIDE TOILET ACCESSORIES
308	WAREHOUSE	CONCRETE	SEALED	-	DRYWALL	PAINT	EXPOSED	-	PROVIDE FRP AT JANITORS SINK

DOOR SCHEDULE											
DOOR NO.	SIZE	DOOR			FRAME			UL	UNDERCUT	LOCKSET	REMARKS
		MTTL	FINISH	TYPE	MTTL	FINISH	TYPE				
D01	3'-0" X 7'-0" X 1 3/4"	ALUM.	CLR. ANOD.	A	ALUM.	CLR. ANOD.	1	-	-	CYLINDER	ALL HARDWARE SHALL BE ANSI A117.1 COMPLIANT. ALL EXTERIOR DOORS SHALL HAVE INSULATED CORES. ALL EXTERIOR MAN DOORS SHALL HAVE NRP & WELDED TOP CAPS
D02	3'-0" X 7'-0" X 1 3/4"	WOOD	PAINT	C	WOOD	PAINT	2	-	-	OFFICE	PUSH/PULL, CLOSER, THRESHOLD, WEATHER STRIP
D03	3'-0" X 7'-0" X 1 3/4"	WOOD	PAINT	C	WOOD	PAINT	2	-	-	OFFICE	LEVER HANDLE, STOP
D04	3'-0" X 7'-0" X 1 3/4"	WOOD	PAINT	C	WOOD	PAINT	2	-	1"	PRIVACY	LEVER HANDLE, STOP
D05	3'-0" X 7'-0" X 1 3/4"	WOOD	PAINT	C	WOOD	PAINT	2	-	-	PASSAGE	LEVER HANDLE, CLOSER, STOP
D06	3'-0" X 7'-0" X 1 3/4"	WOOD	PAINT	C	WOOD	PAINT	2	-	-	STOREROOM	LEVER HANDLE, STOP
D07	12'-0" X 12'-0"	H.M.	FACTORY	D	STEEL	-	4	-	-	-	HARDWARE BY DOOR MANUFACTURER
D08	3'-0" X 7'-0" X 1 3/4"	H.M.	PAINT	D	H.M.	PAINT	3	-	-	ENTRY	LEVER HANDLE, CLOSER, THRESHOLD, WEATHER STRIP, DRIP

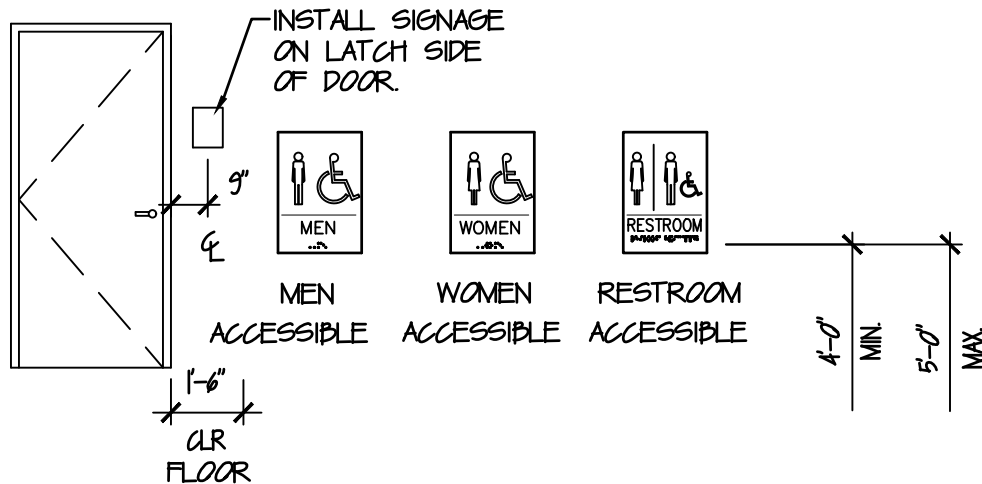
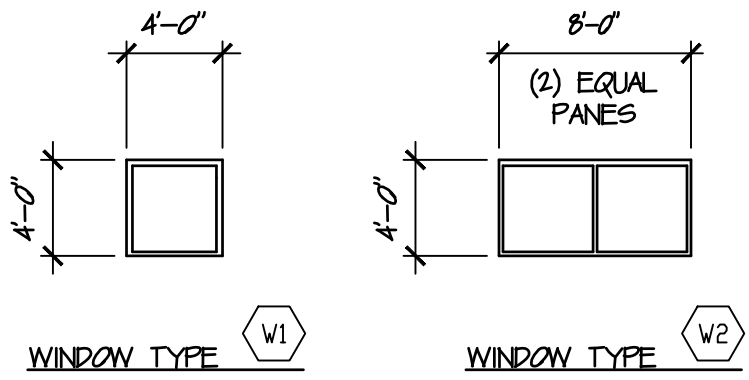


TYPICAL TOILET ROOM DETAIL
NOT TO SCALE

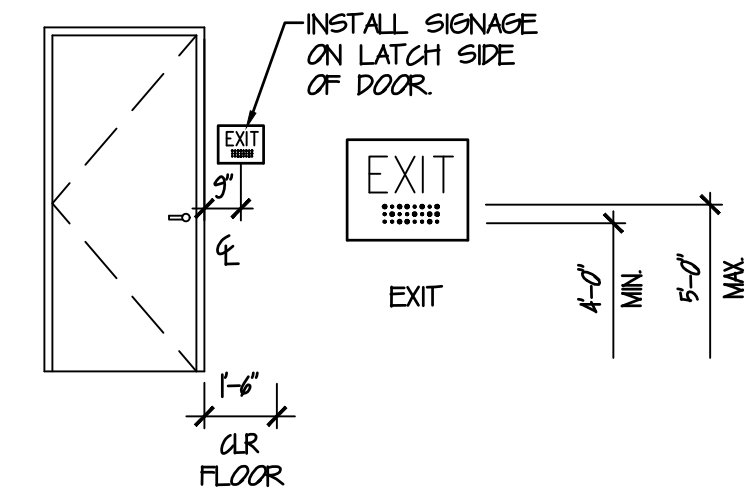
TYPICAL TOILET ROOM FIXTURE & ACCESSORY MOUNTING LOCATIONS.

GP- 1 1/4 SS. KNULED FINISH
TP- SURFACE MOUNTED TOILET PAPER
HOLD-
TD- SURFACE MOUNTED TOWEL
DISPENSER - "C" FOLD.

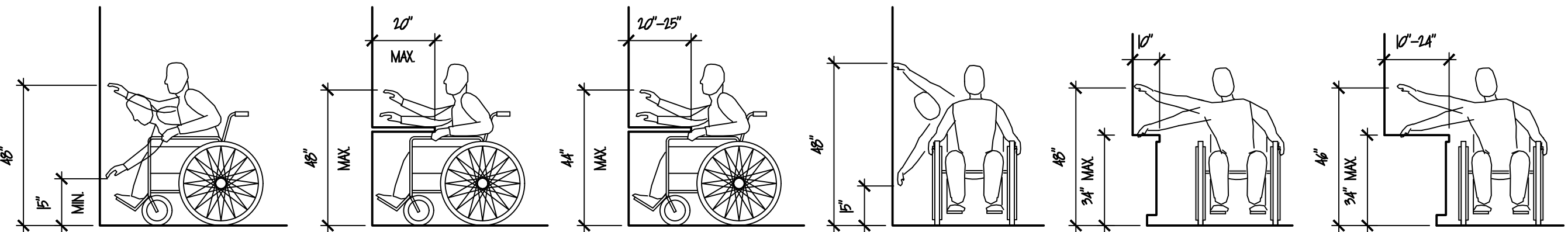
WINDOW SCHEDULE					ALL WINDOWS TO MEET AIAA PERFORMANCE STANDARDS
WINDOW NO.	SIZE W x H	GLAZING	FRAME		REMARKS
			MATERIAL	FINISH	
W1	4'-0" x 4'-0"	DOUBLE PANE	ALUMINUM	CLEAR ANODIZED	THERMALLY BROKE
W2	8'-0" x 4'-0"	DOUBLE PANE	ALUMINUM	CLEAR ANODIZED	THERMALLY BROKE



TOILET ROOM SIGNAGE



EXIT SIGNAGE



FRONT REACH

FRONT REACH W/ OBSTRUCTION

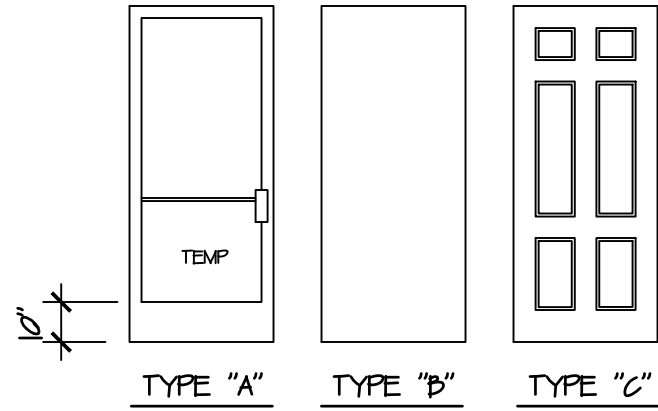
SIDE REACH

SIDE REACH W/ OBSTRUCTION

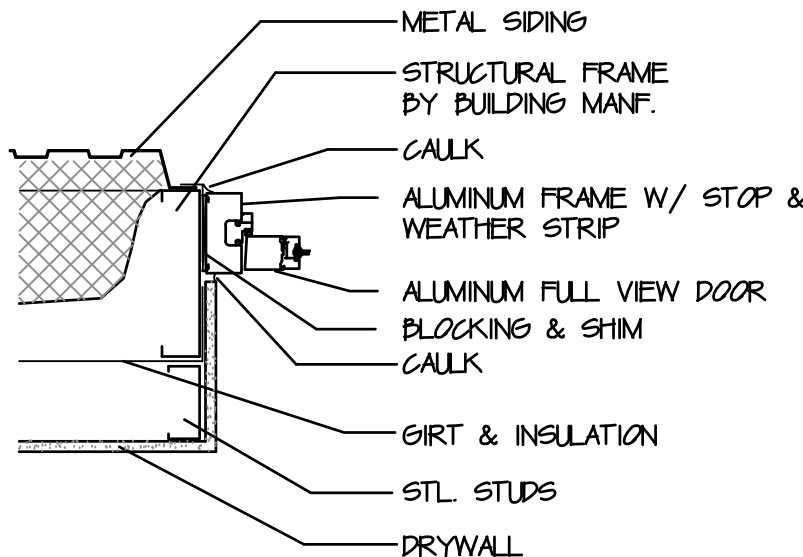
TYPICAL ACCESSIBLE REACH HTS.
NOT TO SCALE

ALL CONTROLS & DEVICES (THERMOSTATS, SWITCHES, OUTLETS, TELEPHONES, FIRE EXTINGUISHERS, TIME CLOCKS, ALARM PADS, COAT HOOKS, SHELVES, ETC.) TO BE LOCATED IN ONE OF THE ABOVE REACH RANGES

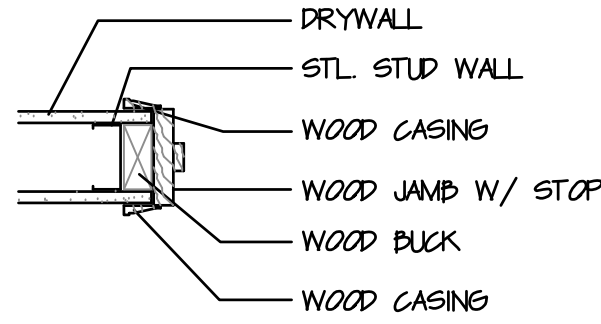
JAMB TYPES



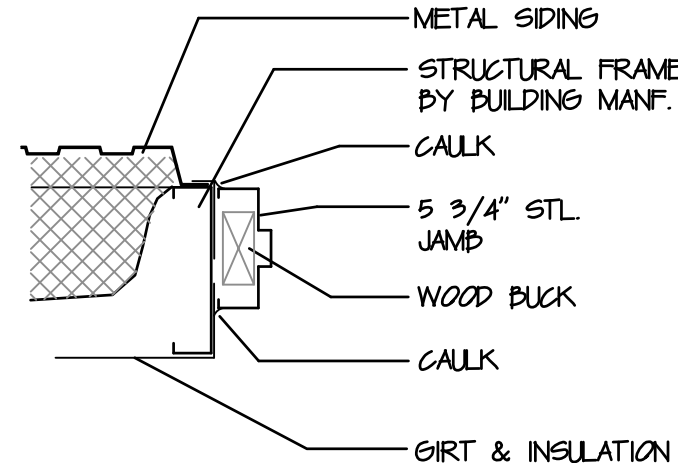
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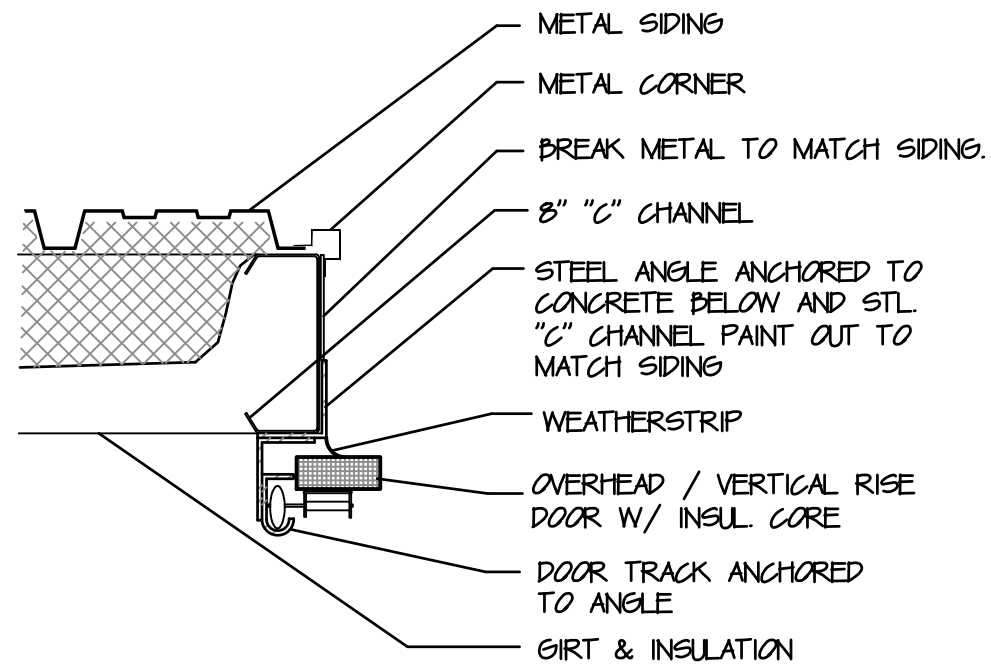
JAMB NO. 1
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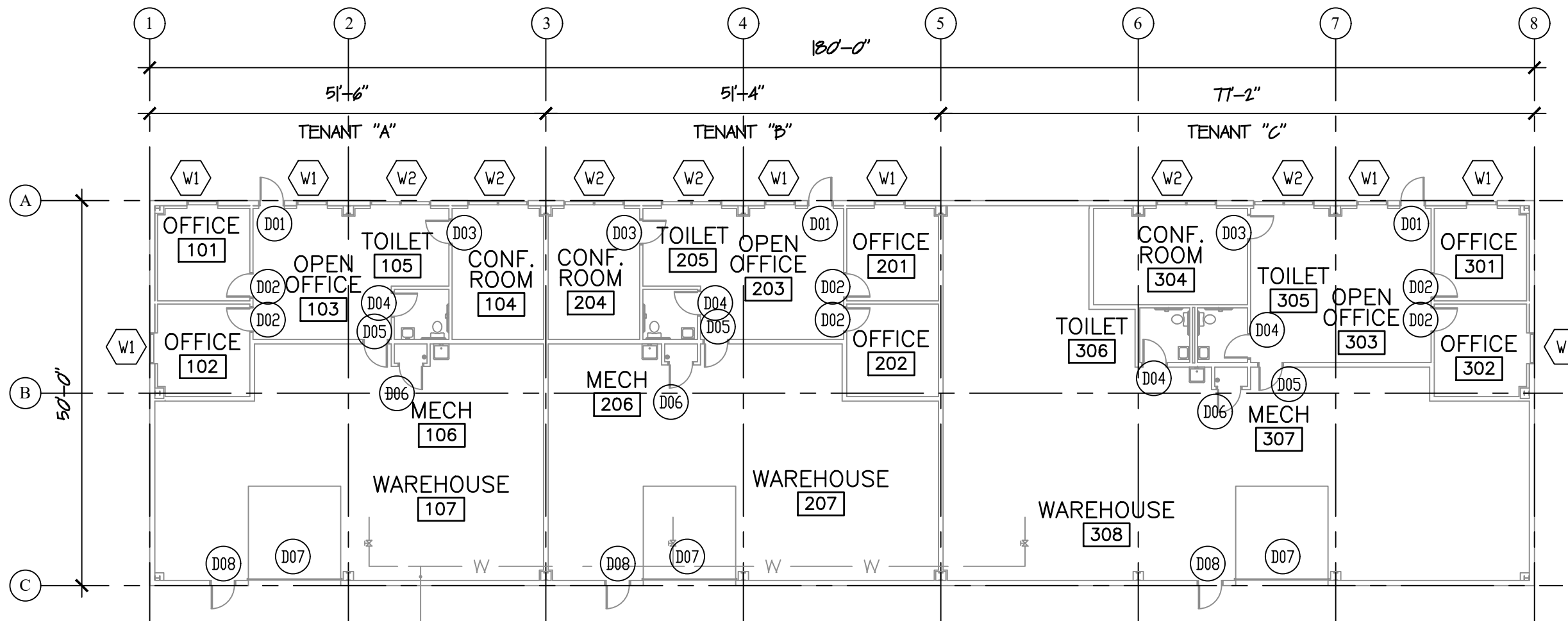
JAMB NO. 2
NOT TO SCALE



JAMB NO. 3
NOT TO SCALE



JAMB NO. 4
NOT TO SCALE



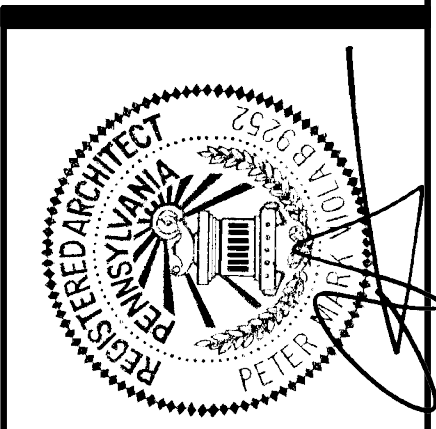
KEY PLAN

1/16" = 1'-0"

SINK CLEARANCE DETAIL

1" = 1'-0"

SYSTEMICS
4 FOUR COINS DRIVE, SUITE 400
CANONSBURG, PA 15317
PH (724) 873-5000 FAX (724) 873-5003



NEW SPEC BUILDING FOR
HARD FOUR INVESTMENTS
ROUTE 519
EIGHTY FOUR, PA 15330
S SOURCE ARCHITECTURE SYSTEMS INC. SASI
64 East Canton Avenue Pittsburgh, PA 15205 412-871-5467 SOURCE@SASIMARCHITECT.COM

Scale: 1/8" = 1'-0"
Job No.: 229219 D.F.: HARD FOUR
Date: 6-11-19
Revised:

GENERAL NOTES:

- 1

STANDING SEAM METAL ROOF W/ ZINC/ALUM FINISH BY BUILDING MANUFACTURER.
- 2

9" WMP-50 FACED INSULATION (R-30) TYP. CONTINUOUS BETWEEN PURLINS.
- 3

ROOF RAKE TRIM, TYP.
- 4

GUTTER & DOWNSPOUT, MIN 26 GA, W/ KYNAR FINISH BY BUILDING MANUFACTURER.
- 5

ROOF PURLIN BY BUILDING MANUFACTURER.
- 6

BUILDING FRAME BY BUILDING MANUFACTURER.
- 7

VERTICAL METAL SIDING WITH KYNAR FINISH BY BUILDING MANUFACTURER.
- 8

WALL GIRT BY BUILDING MANUFACTURER.
- 9

6" WMP-50 FACED INSULATION (R-19) TYP. CONTINUOUS BETWEEN GIRTS.
- 10

DRIPLES BY BUILDING MANUFACTURER.
- 11

REINFORCED CONCRETE COLUMN STEM & FOOTING, SEE F11 FOR DETAILS.
- 12

ANCHOR BOLTS, SEE F11 FOR DETAILS.
- 13

ENDWALL RAFTER BEAM BY BUILDING MANUFACTURER.
- 14

ENDWALL COLUMN BY BUILDING MANUFACTURER.
- 15

8" CMU PARTIALLY GROUTED WITH HORIZONTAL JOINT REINFORCEMENT EVERY OTHER COURSE.
- 16

4" CONC. SLAB W/ 6"x6" W21xW21 W.W.M. REINF. OVER 10 MIL V.D. ON 4" COMPACTED GRAVEL.
- 17

GRADE, SLOPE AWAY FROM BUILDING.
- 18

SUSPENDED ACOUSTICAL TILE CEILING
- 19

2"x24" EXTRUDED EPS INSULATION.
- 20

12"x24" 4000PSI CONCRETE FOOTING W/ (3) #4 CONTINUOUS & #3 TIES @ 24" O/C.
- 21

CAULK
- 22

ALUMINUM DOUBLE GLAZED, THERMALLY BROKE WINDOW SEE SHEET A31.
- 23

FLAS. LAM. SILL ON 3/4" HIGH DENSITY PARTICLE BOARD, COLOR SELECTED BY OWNER.
- 24

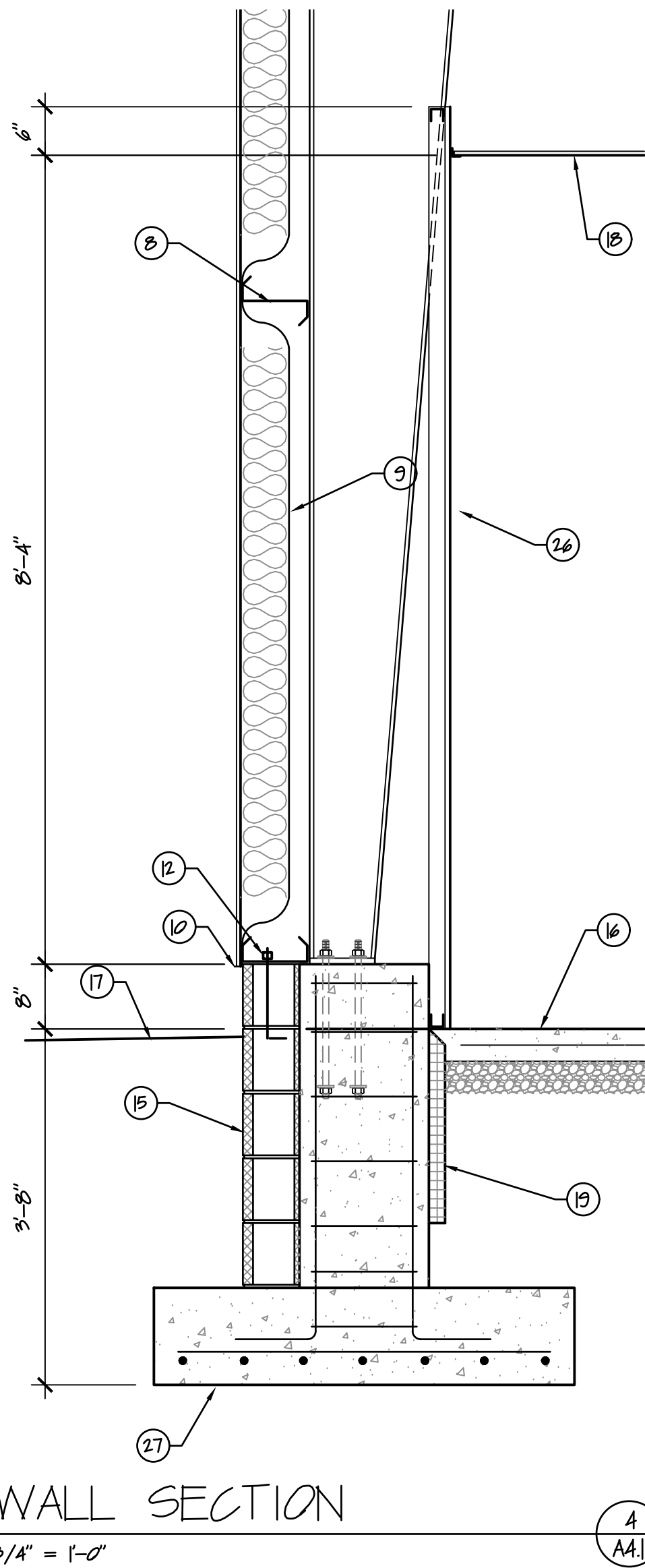
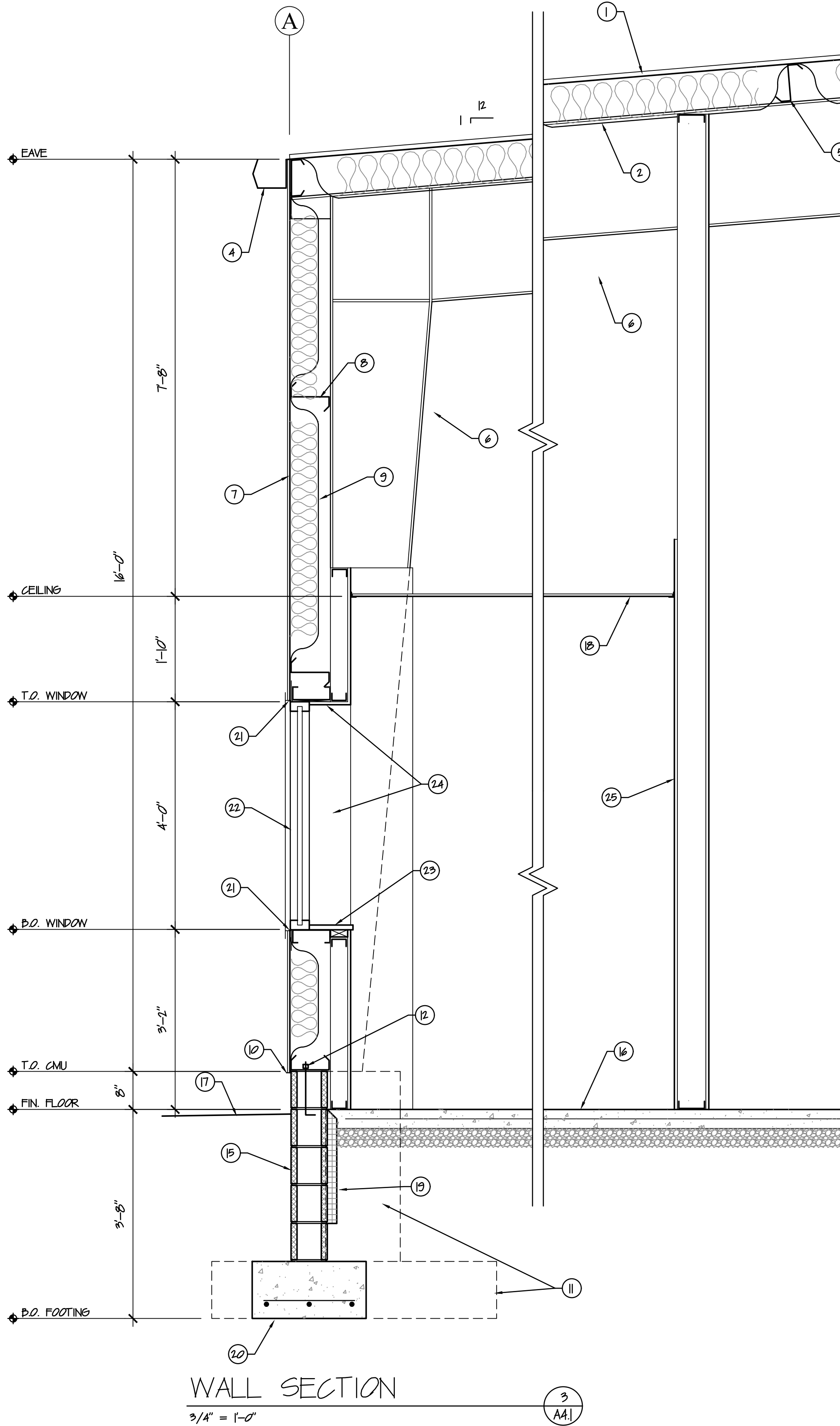
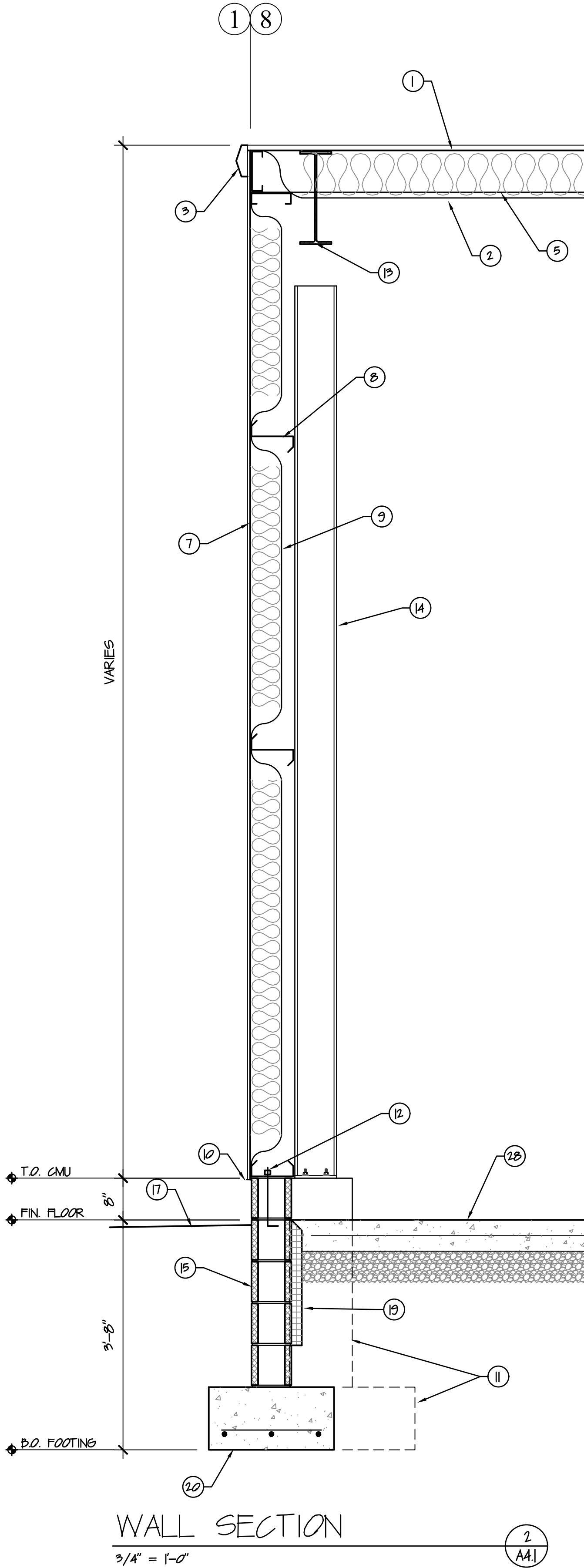
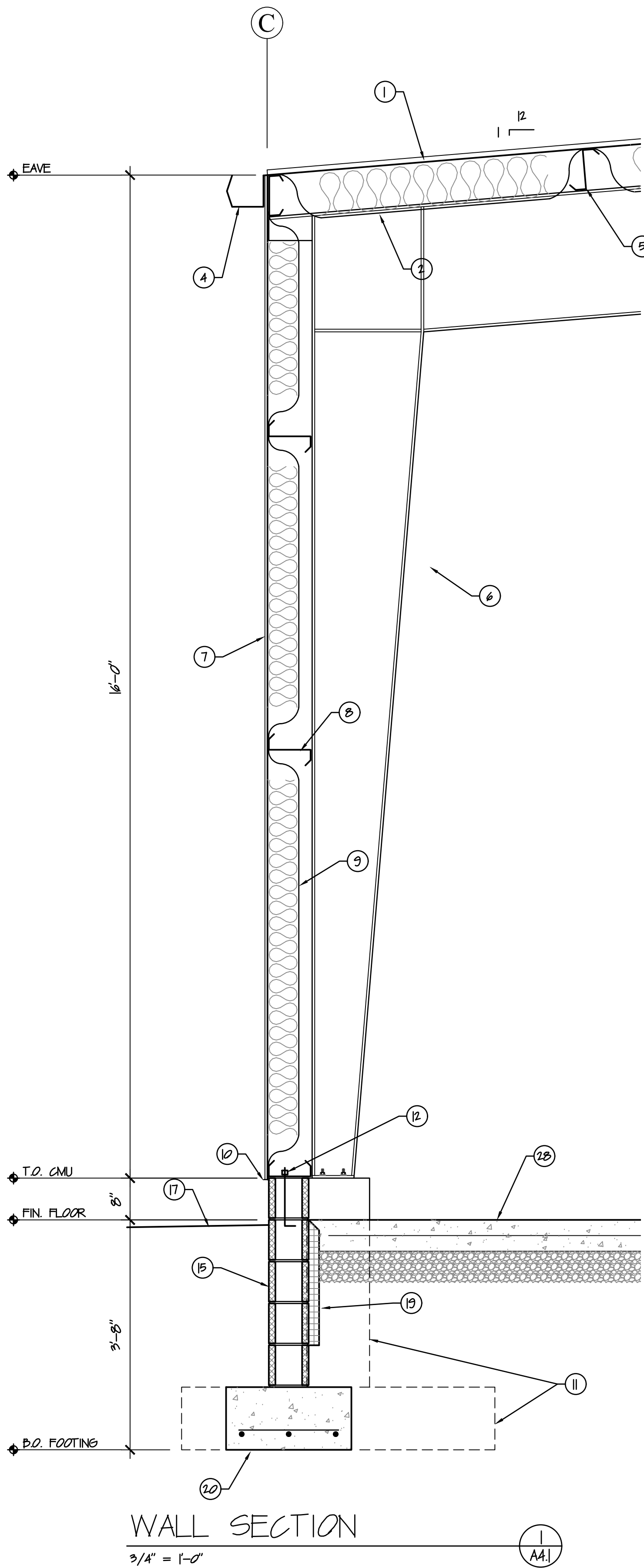
DRYWALL RETURNS AT ALL OPENINGS, TYP.
- 25

6" CSW 18 GA. STEEL STUDS @ 16" O/C W/ 3 1/2" SOUND BATT AND 5/8" DRYWALL BOTH SIDES - EXTEND DRYWALL ON WAREHOUSE SIDE TO ROOF.
- 26

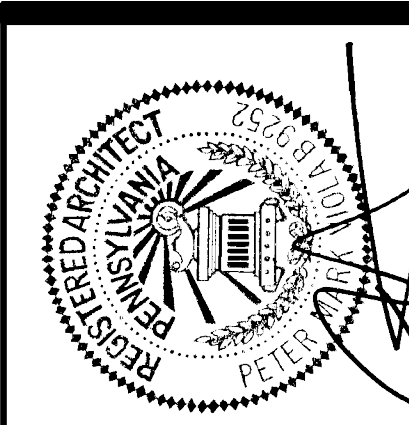
2" STEEL STUDS W/ 5/8" DRYWALL WRAP AROUND BUILDING FRAME - MIN. SIZE.
- 27

4'-4"x4'-4"x12" 4000PSI CONCRETE COLUMN FOOTING W/ (7) #5 EW.
- 28

6" CONC. SLAB W/ 6"x6" W2.9xW2.9 W.W.M. REINF. OVER 10 MIL V.D. ON 6" COMPACTED GRAVEL.



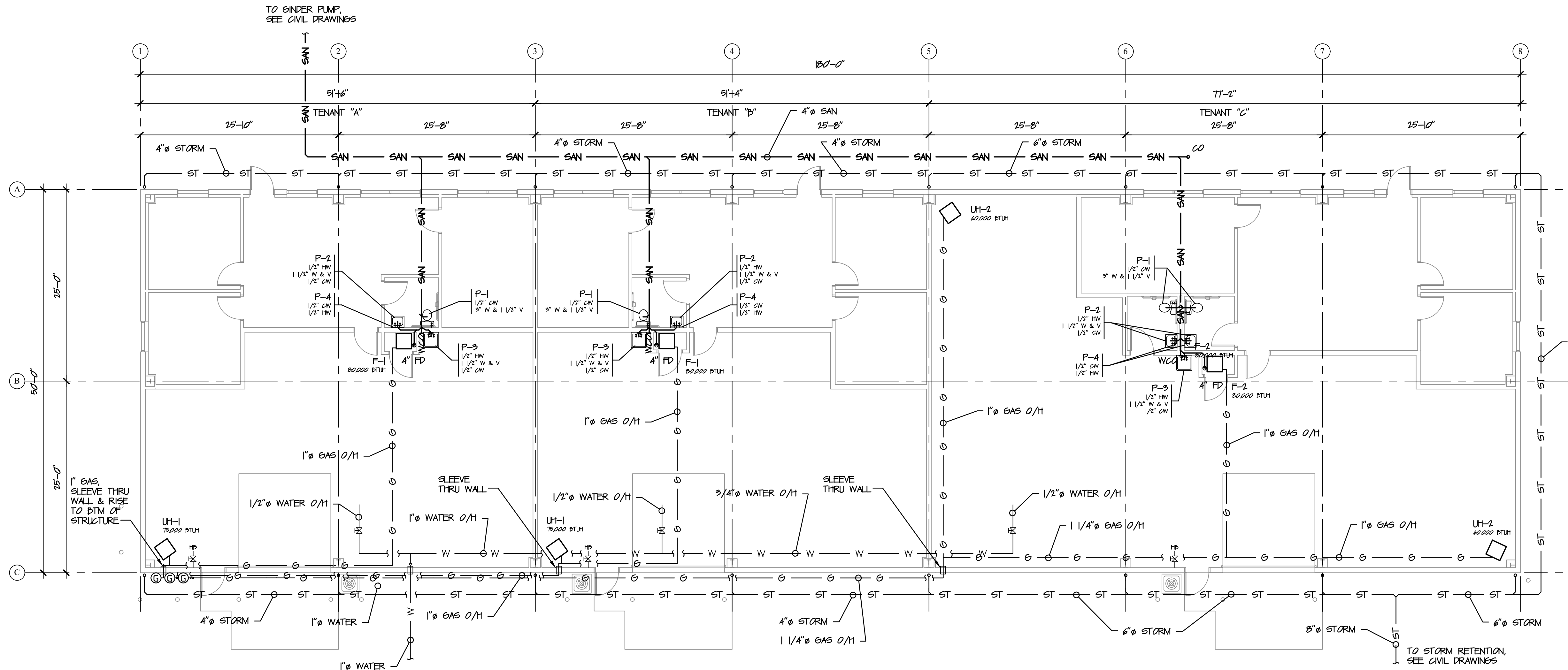
SYSTEMICS
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**NEW SPEC BUILDING FOR
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EIGHTY FOUR, PA 15330**

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Scale: 3/4" = 1'-0"
Job No.: 229219 D.F.: HARD FOUR
Date: 6-11-19
Revised:



PLUMBING PLAN

1/8" = 1'-0"

NORTH

PLUMBING SPECS IN BRIEF

A. ALL WATER PIPING AND METAL CONDENSATE PIPING SHALL BE INSULATED WITH 1 1/2" THICK FIBERGLASS INSULATION MAXIMUM K FACTOR .17 WITH WHITE, EMBOSSED, VINYL-COATED, SELF-SEALING ASJ JACKET. NO STAPLES WILL BE ALLOWED.

B. ISOLATING FITTINGS
1. FURNISH AND INSTALL PATENTED TYPE DIELECTRIC FITTINGS OR COUPLINGS, EPCO, VALLETT, MAY, OR APPROVED EQUAL, IN PIPE SYSTEMS WHEREVER DISSIMILAR METAL ARE JOINED.

C. THE "P" NUMBERS TABULATED BELOW ARE KEYED TO THE DRAWINGS.

P-1 WATER CLOSET (ACCESSIBLE) "KOHLER" #K-3499 - TANK W/ PRESSURE ASSISTED 16 GPF. FLOOR MOUNTED, FLOOR OUTLET, ELONGATED SIPHON JET ACTION BOWL, CLOSE-COUPLED FLUSHMETER TANK, FREE STANDING VITREOUS, 12" ROUGH, 2 BOLT CAPS, TANK LOCKING DEVICE. CLOSURE #96CT WHITE SOLID OPEN FRONT PLASTIC SEAT W/O COVER OR EQUAL AND SUPPLY PIPE WITH VALVE AND FLEXIBLE RISER.

P-2 LAVATORY "KOHLER" #K-2005 - WALL MOUNT +34" AFF. VITREOUS CHINA, 21"x18" FRONT OVERFLOW, FLAT SLAB LAVATORY MODIFIED WITH GLAZED BACK W/ MOEN #8310 FAUCET WITH LEVER HANDLE. PROVIDE GRID DRAIN W/ OVERFLOW, WATTS' ALUMINUM THERMOSTATIC MIXING VALVE SET TO 110° MAX, 1 1/4" CHROME PLATED BRASS TAIL PIECE, "P" TRAP, TRIPROD TRAP & WATER LINE INSULATION PER ICC A111, CLEANOUT PLUG, TRAP NIPPLE, FLEXIBLE SUPPLIES WITH LEVER HANDLE, AND ESCUTCHEON PLATE WITH SETSCREW, ALL CHROME PLATED.

P-3 UTILITY TUB "EL MUSTEE" #TF DURASTONE MARBLEIZED 19 GALLON CAPACITY UTILITY SINK WITH 4 LEGS - WITH FIXED STRAINER, STANDARD TRAP & FAUCET #99600.

P-4 TANKLESS ELECTRIC WATER HEATER "BOSCH" #JST-1, MOUNT UNDER LAV COUNTER. PLUMB TO LAV & JAN SINK IN WAREHOUSE. ELECTRICAL REQUIREMENTS - 20A, 240V, 1Ø BREAKER.

D. MISCELLANEOUS FIXTURES

WALL HYDRANT: 3/4" SIZE NON-FREEZE BRONZE HYDRANT WITH CHROME PLATED FACE AND BRONZE CASING WITH "T" HANDLE KEY. PROVIDE BACKLOG PREVENT. MAKE: "WOODWARD" #15 OR APPROVED EQUAL, URM.

VACUUM BREAKER: SIZE AS REQUIRED, "WATTS" #1280, "CHICAGO" #921, OR APPROVED EQUAL.

PRESSURE AND TEMPERATURE RELIEF VALVES SHALL BE SELF-CLOSING, 150 PSI, 210 DEGREES F. WITH TEST LEVER AND 8" EXTENSION THERMOSTAT. MAKE: "WATTS" #100AL OR EQUAL.

WATER PRESSURE REDUCING VALVES SHALL BE SEMI- BALANCED PISTON TYPE WITH ADJUSTABLE PRESSURE RANGE. MAKE: "WATTS" #213 SERIES OR EQUAL.

BACKFLOW PREVENTER: CHECK VALVE AND IN-LINE RELIEF VALVE COMBINATION TO BE INSTALLED ON DOMESTIC ENTRANCE SERVICE LINE. MAKE: "WATTS" #1009 SERIES OR EQUAL.

FLOOR DRAIN: CAST IRON DRAIN, CAULK BOTTOM OUTLET, 6" SQ. NICKEL BRONZE "JR. SMITH" #1005-B.

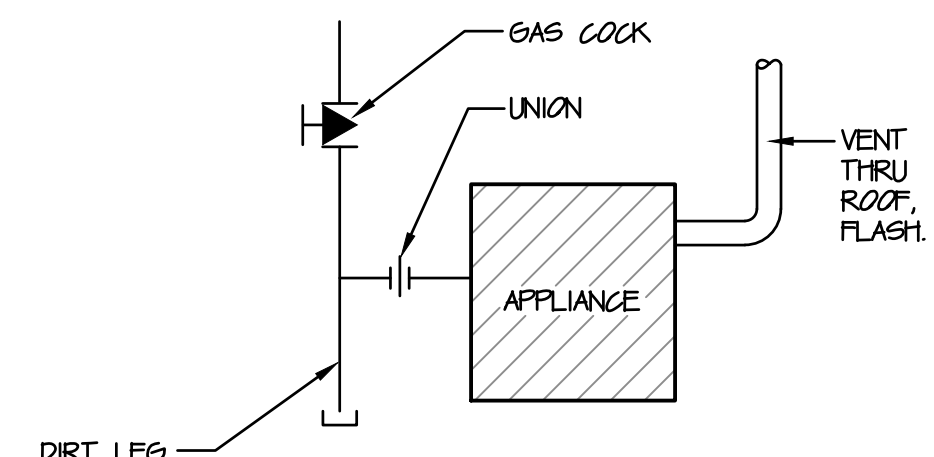
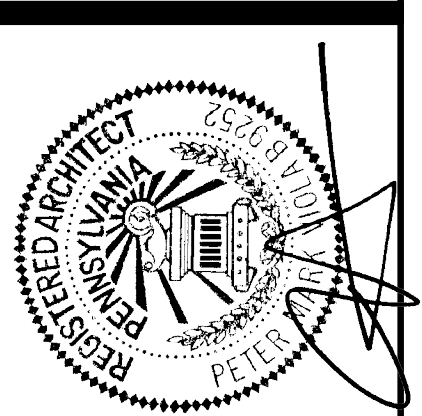
I. TRAP PRIMER: PROVIDE BRASS TRAP PRIMER(S) ACTIVATED BY A DROP IN BUILDING WATER PRESSURE WITH BACK FLOW PREVENT, VACUUM BREAKER, AND DISTRIBUTION UNIT FOR UP TO 4 DRAINS, PRECISION PLUMBING PRODUCTS, INC.

PLUMBING SYMBOLS			
	SANITARY SEWER NEW		SHUT OFF VALVE
	NEW SPRINKLER LINE		GAS COCK
	EXISTING SPRINKLER		STOP & WASTE
	EXISTING SPRINKLER HD.		UNION
	NEW OR RELOC. SPK. HD.		WATER HOSE BIB
	DIRECTION OF FLOW		FROST PROOF HOSE BIB
	COLD WATER LINE		CURB BOX
	HOT WATER LINE		SCHEMATIC VENT
	GAS LINE		SCHEMATIC SANITARY
	CLEAN OUT		METER /WATER/GAS
	FLOOR DRAIN		CONNECTION TO EXISTING
	SAFE WASTE W/ FUNNEL		

PLUMBING GENERAL NOTES:

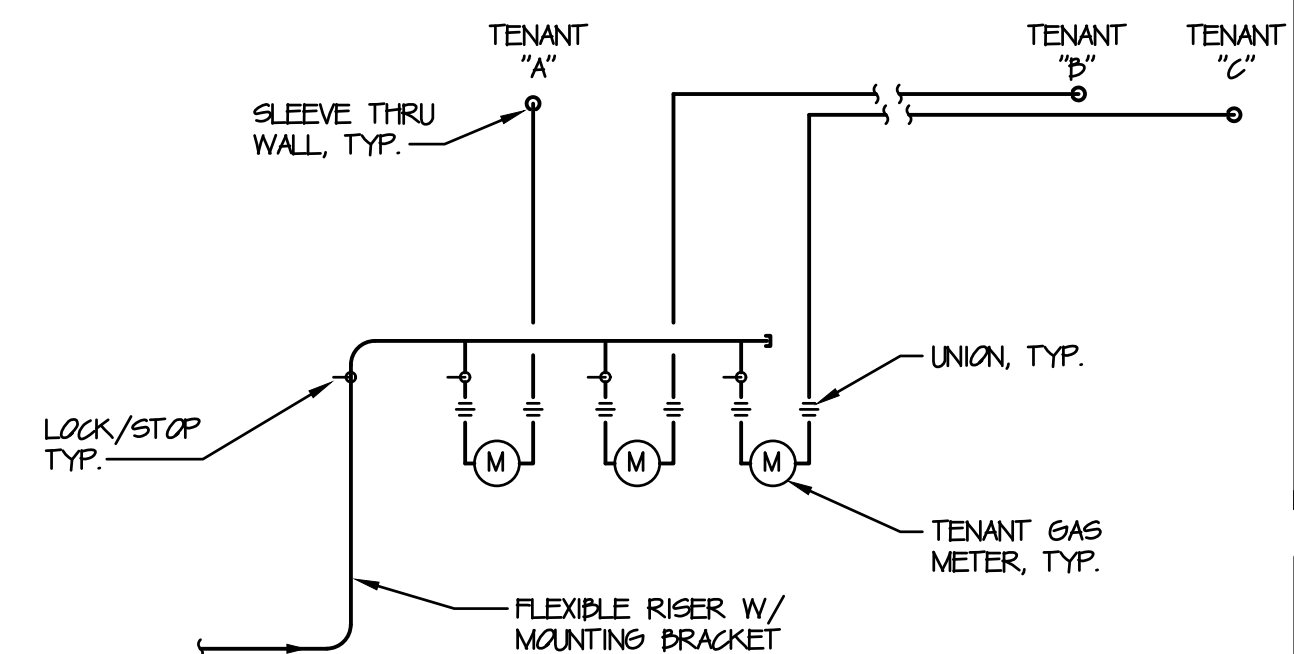
- ALL PLUMBING WORK SHALL COMPLY WITH LOCAL AND STATE PLUMBING CODES. OWNER SHALL OBTAIN AND PAY FOR PERMITS.
- GAS SERVICE IS AVAILABLE TO SITE.
- ALL WATER LINES SHALL BE TYPE "L" COPPER AND INSULATED. USE "NO LEAD" SOLDER. WATER METER TO BE LOCATED AS SHOWN WITH SHUT OFFS AND UNIONS FOR SERVICE. PROVIDE FLOOR DRAIN. REMOTE READ AS REQUIRED.
- ALL BUILDING VENT AND WASTE LINES SHALL BE SCH 40 PVC DWV OR SCH 40 ABS AS PERMITTED BY GOVERNING AUTHORITIES.
- ALL BUILDING GAS LINES SHALL BE SCH 40 STEEL. GAS UNDERGROUND SERVICE LINE SHALL BE PVC PLASTIC PIPE.
- PROVIDE SHUT OFFS ON HW & CW LINES AT EACH PLUMBING FIXTURE INCLUDING WATER HEATER AND FROST PROOF HOSE BIB. PROVIDE GAS COCK, DIRT LEG, UNION, AND FLEXIBLE GAS CONNECTION ON GAS LINES AT EACH GAS APPLIANCE.
- PROVIDE SHOCK ABSORBERS AT THE END OF ALL WATER LINE RUNS.
- MAIN RUN OF WATER LINES SHALL BE 3/4" UNO. WITH FIXTURE BRANCHES REDUCED TO 1/2". PROVIDE STOP AND WASTE VALVES ON ALL MAIN BRANCH LINES.
- ALL FIXTURES SHALL BE PROPERLY VENTED TO A VENT STACK WHICH SHALL EXTEND THROUGH THE ROOF MINIMUM 3" DIAMETER.
- PROVIDE A CLEANOUT AT THE END OF ALL WASTE LINES. PROVIDE A BUILDING CLEANOUT, HOUSE TRAP AND FRESH AIR VENT ON SANITARY SEWAGE SYSTEM LEAVING THE BUILDING.

SYSTEMICS
4 FOUR COINS DRIVE, SUITE 400
CANONSBURG, PA 15317
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TYP. GAS APPLIANCE CONNECTION

NO SCALE



PROVIDE BOLLARD GUARDS TO PROTECT METERS

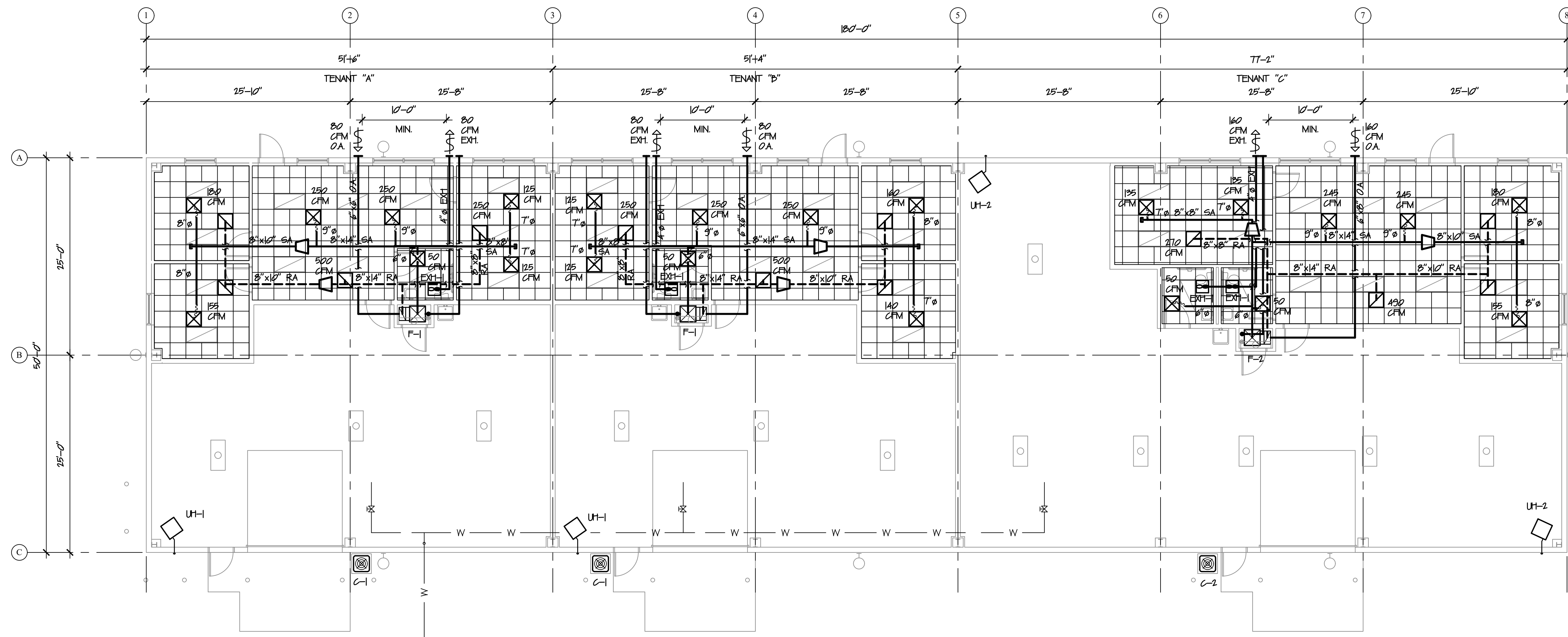
GAS ENTRANCE METER MANIFOLD RISER

NOT TO SCALE

NEW SPEC BUILDING FOR
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ROUTE 519
EIGHTY FOUR, PA 15330

SOURCE: ARCHITECTURE SYSTEMS, INC. SASI
64 East Canton Avenue, Pittsburgh, PA 15205 412-821-5467 SOURCE@SASIMARCHITECT.COM

Scale: 1/8" = 1'-0"
Job No.: 02210 D.F.: HARD FOUR
Date: 6-11-19
Revised:



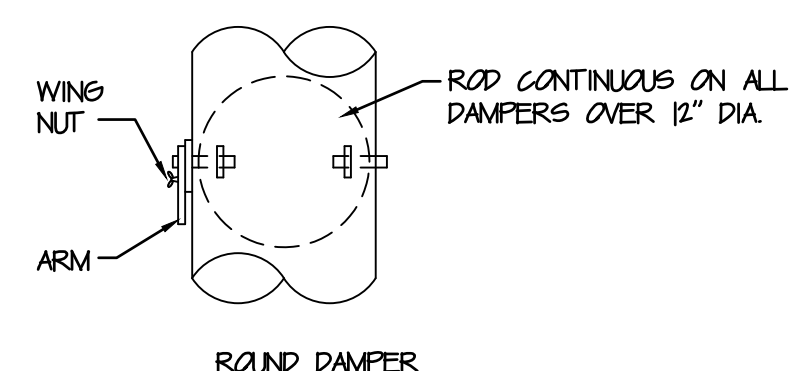
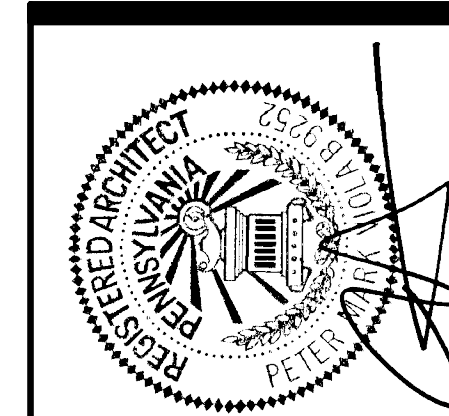
HVAC PLAN
1/8" = 1'-0"

HVAC SYMBOLS			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
SA	SUPPLY DUCT SCHEMATIC	SA	DIFFUSER/ GRILLE TYPE
RA	RETURN DUCT SCHEMATIC		BASE BOARD HEATER
24"x12"	DUCT WIDTH x DUCT HEIGHT		WALL HEATER
+	DIRECTION OF AIR FLOW		FAN
	FLEXIBLE ROUND DUCT		DUCT DAMPER
100CFM	RETURN AIR / FLOW	FD	FUSIBLE LINK FIRE DAMPER
100CFM	SUPPLY AIR / FLOW		DUCT SIZE REDUCER
T 46"	THERMOSTAT @ 46" AFF.		DUCT DAMPER
SD	IN DUCT SMOKE DETECTOR	FD	FUSIBLE LINK FIRE DAMPER
	CONNECTION TO EXISTING		DUCT SIZE REDUCER

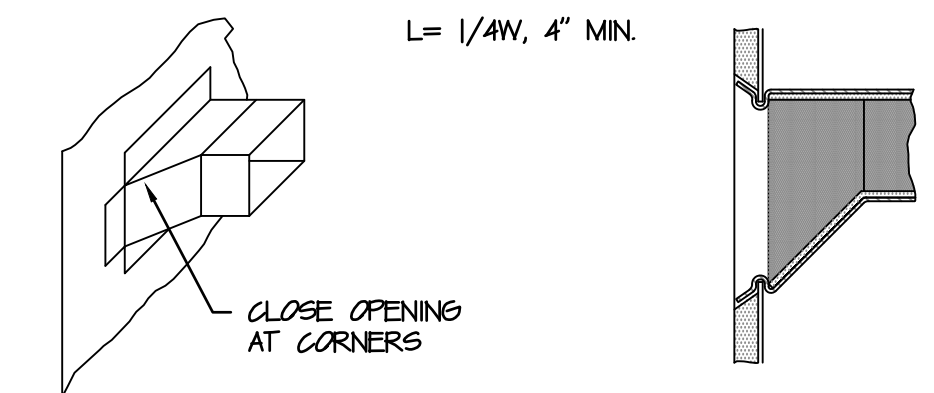
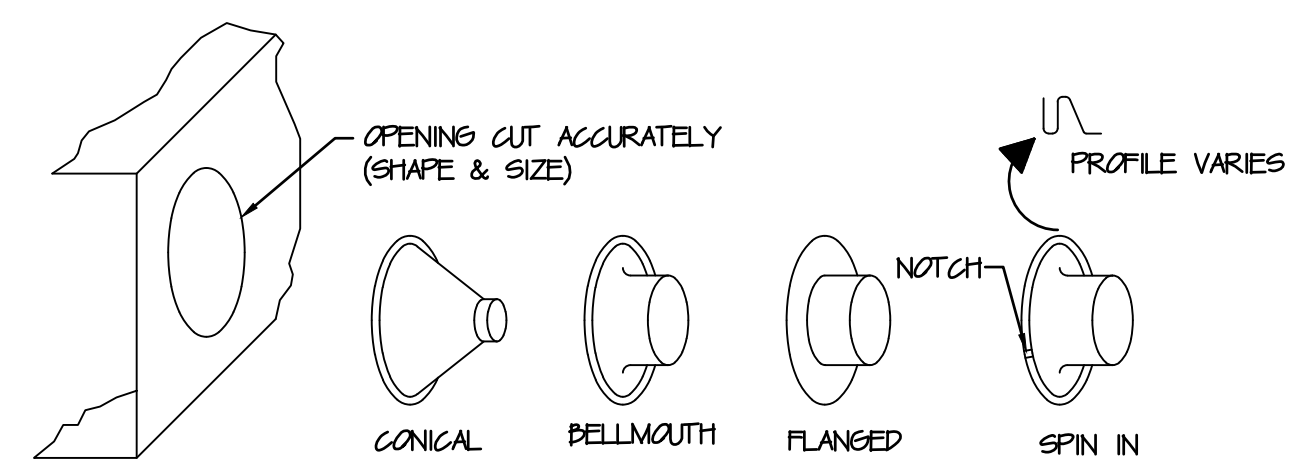
HVAC GENERAL NOTES:

- ALL HVAC WORK SHALL COMPLY WITH IBC OR OBC MECHANICAL CODE AND ASHRAE REQUIREMENTS. CONTRACTOR SHALL ENGINEER DUCT RUNS SO AS TO MINIMIZE OFFSETS AND TRANSITIONS.
- ALL GRILLES AND DIFFUSERS SHALL BE WHITE ENAMELED ALUMINUM OR STEEL WITH OPPOSED BLADE DAMPERS ON DIFFUSERS AND LOCATED APPROXIMATELY WHERE SHOWN ON DRAWINGS. RETURN GRILLES SHALL BE FIXED BLADE.
- ALL CONCEALED SUPPLY DUCTS INSIDE THE BUILDING SHALL BE INSULATED WITH MINIMUM 1 1/2" DUCT WRAP. ALL EXPOSED SUPPLY DUCTS INSIDE THE BUILDING SHALL HAVE MINIMUM 1 1/2" DUCT LINER INSULATION. ALL SUPPLY AND RETURN DUCTS OUTSIDE THE BUILDING SHALL BE INSULATED WITH MINIMUM 1 1/2" DUCT LINER & 3" WRAP INSULATION AND HAVE WATERPROOF ENCLOSURE. ALL OTHER OUTSIDE AIR DUCTS SHALL BE INSULATED WITH MINIMUM 1 1/2" DUCT WRAP.
- ALL DUCTWORK SHALL BE FABRICATED IN COMPLIANCE WITH SMACNA STANDARDS.
- HVAC CONTRACTOR SHALL PROVIDE AND INSTALL TOILET EXHAUST EQUIPMENT, DUCTWORK, ETC., REQUIRED FOR COMPLETE OPERATIONAL INSTALLATION.
- PROVIDED IN-DUCT SMOKE DETECTORS IN RETURN AIR DUCTS OF ALL UNITS LARGER THAN 1200 CFM. ACTIVATION OF DETECTOR TO SHUT DOWN UNIT AND PROVIDE ALARM TO FIRE ALARM PANEL. IN BUILDINGS WITHOUT A FIRE ALARM PANEL PROVIDE VISUAL & AUDIBLE ALARM FOR BOTH ALARM AND DETECTOR TROUBLE. PROVIDE REMOTE RESET, LOCATE NEXT TO THERMOSTAT.
- BALANCE SYSTEM AND CERTIFY BALANCING.

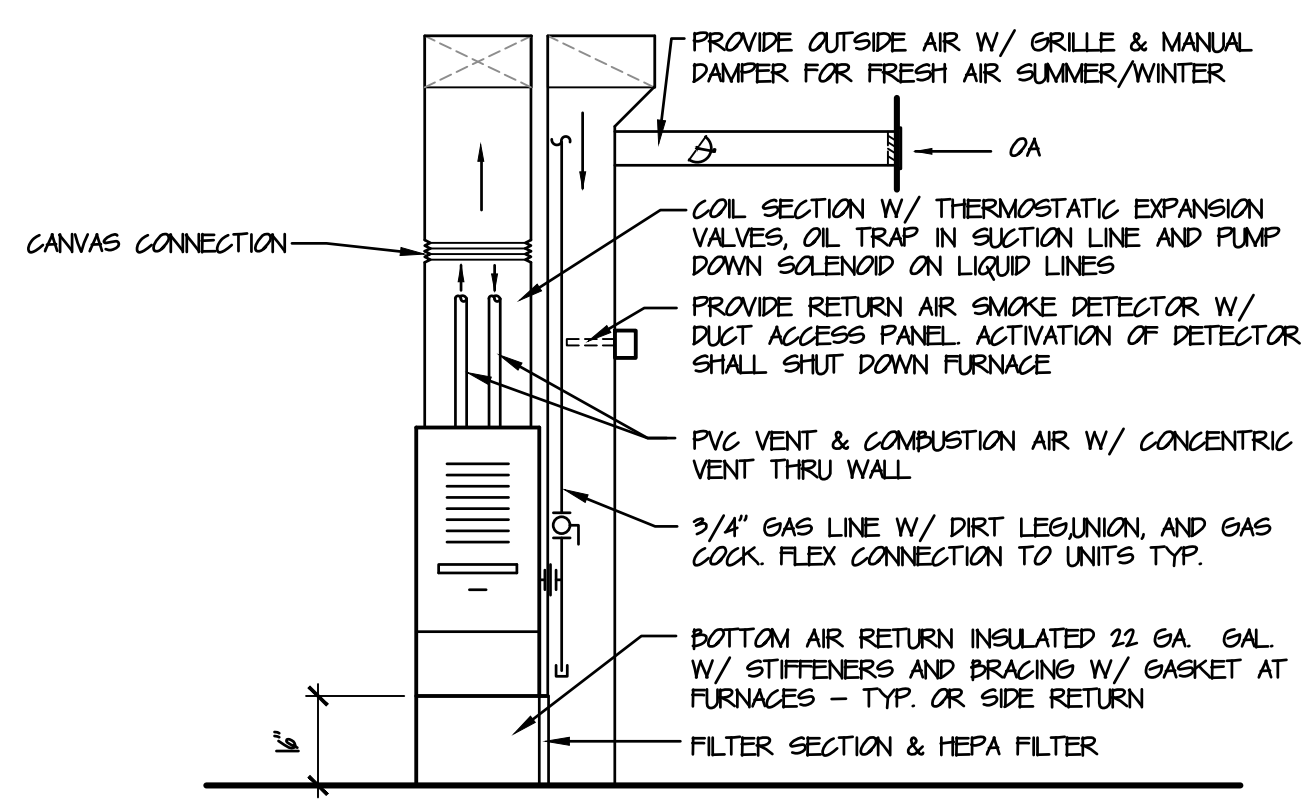
SYSTEMICS
4 FOUR COINS DRIVE, SUITE 400
CANONSBURG, PA 15317
PH (724) 873-5000 FAX (724) 873-5003



VOLUME DAMPER



BRANCH CONNECTIONS



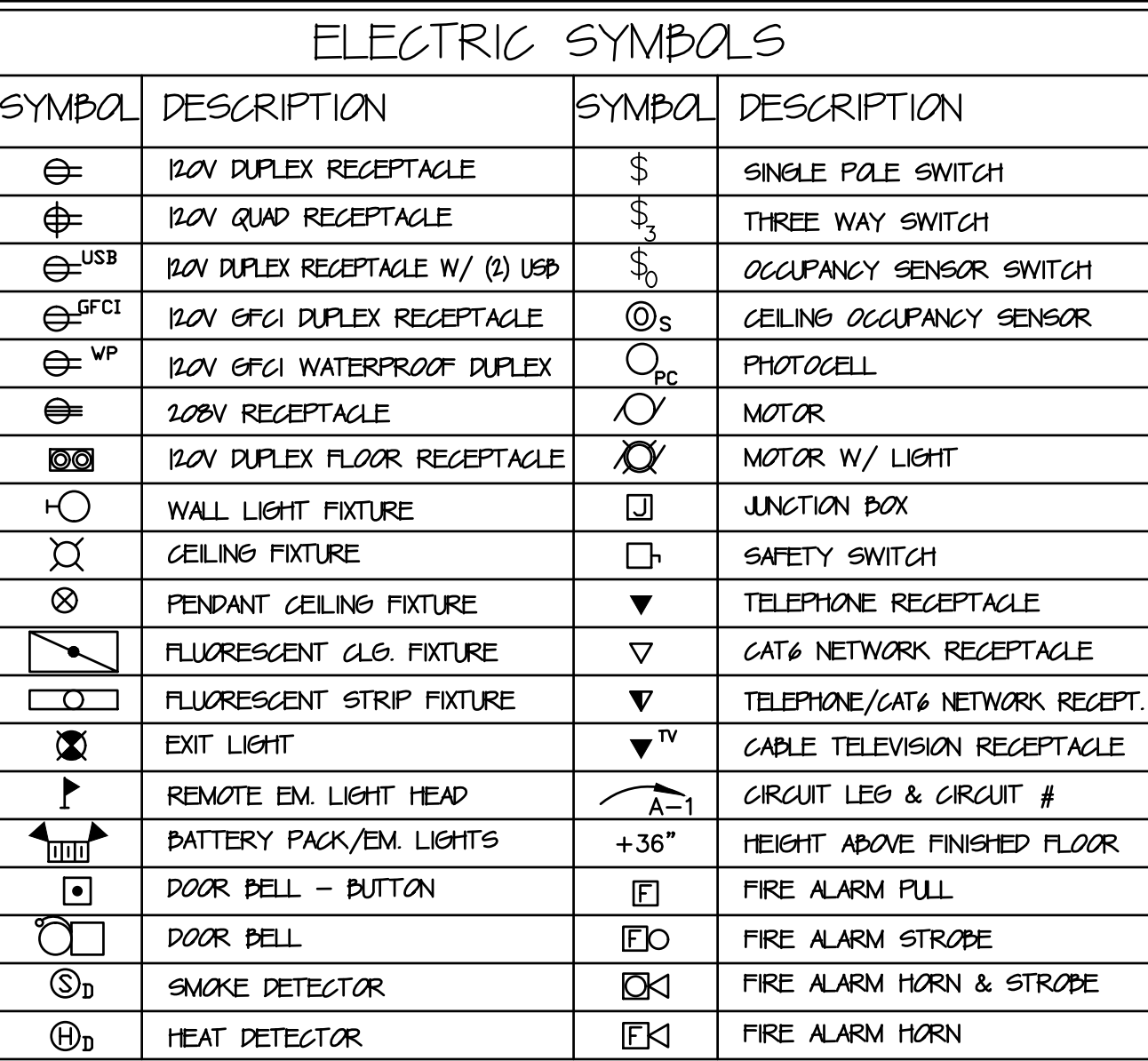
FURNACE DETAIL
NO SCALE

HVAC EQUIPMENT SCHEDULE				
MARK	MFG./MODEL		RATINGS	DESCRIPTION
	BASE	ALTERNATE		
F-1 C-1	CARRIER 58MCB080-100-12 24ABP334 WITH INDOOR "A" COIL	YORK T0950B0P12 Y0P4B21 WITH INDOOR COIL	33,400 BTUH COOLING 80,000 BTUH HEATING 1200 CFM 91.3% AFUE 14.0 SEER	GAS FIRED FURNACE WITH PLEATED FILTER, SPLIT COOLING ELECTRIC AIR COOLED CONDENSER WITH INDOOR "A" COIL SECTION - EWP 67/EDP 95" RATED III TOTAL COOLING 33,400 & SENSIBLE COOLING 25,900. THERMOSTAT/SUBBASE HHVATTTIA W/ OPTIONAL DIGITAL PROGRAM BASE. ACCESSORIES: LOW AMBIENT CONTROLS, WINTER START CONTROLS, AND EVAPORATOR FREEZE THERMOSTAT. ELECTRICAL REQUIREMENTS: 120V 10 20AMP HACR BREAKER AND 208V 10 30 AMP FUSED OR HACR BREAKER.
F-2 C-2	CARRIER 58MCB080-100-12 24ABP342 WITH INDOOR "A" COIL	YORK T0950B0P12 Y0P4B21 WITH INDOOR COIL	41,000 BTUH COOLING 80,000 BTUH HEATING 1200 CFM 91.3% AFUE 14.0 SEER	GAS FIRED FURNACE WITH PLEATED FILTER, SPLIT COOLING ELECTRIC AIR COOLED CONDENSER WITH INDOOR "A" COIL SECTION - EWP 67/EDP 95" RATED III TOTAL COOLING 40,446 & SENSIBLE COOLING 23,617. THERMOSTAT/SUBBASE HHVATTTIA W/ OPTIONAL DIGITAL PROGRAM BASE. ACCESSORIES: LOW AMBIENT CONTROLS, WINTER START CONTROLS, AND EVAPORATOR FREEZE THERMOSTAT. ELECTRICAL REQUIREMENTS: 120V 10 20AMP HACR BREAKER AND 208V 10 40 AMP FUSED OR HACR BREAKER.
UH-1	REZNOR UDAP 75	STERLING GG-75	75,000 BTUH HEATING INPUT 61,250 BTUH HEATING OUTPUT 361 CFM 89% AFUE	GAS FIRED FORCED AIR UNIT HEATER WITH REMOTE MOUNTED THERMOSTAT/SUBBASE HHVATTTIA W/ OPTIONAL DIGITAL PROGRAM BASE. PROVIDE 4" FLE THRU WALL TO EXTERIOR, FLASH. ELECTRICAL REQUIREMENTS: 120V 10 20 AMP FUSED OR HACR BREAKER.
UH-2	REZNOR UDAP 60	STERLING GG-60	49,800 BTUH HEATING OUTPUT 769 CFM 89% AFUE	GAS FIRED FORCED AIR UNIT HEATER WITH REMOTE MOUNTED THERMOSTAT/SUBBASE HHVATTTIA W/ OPTIONAL DIGITAL PROGRAM BASE. PROVIDE 4" FLE THRU WALL TO EXTERIOR, FLASH. ELECTRICAL REQUIREMENTS: 120V 10 20 AMP FUSED OR HACR BREAKER.
EXF-1	NUTONE RN80	GREENECK SP-B80	80 CFM 10 SONES	CEILING MOUNTED EXHAUST FAN - TO BE ACTIVATED BY LIGHT SWITCH, VENT THROUGH WALL TO PAINTED WALL LOWER W/ BACK DRAFT DAMPER AND INSECT SCREEN. NUTONE - 4" EXHAUST DUCT GREENECK - 6" EXHAUST DUCT

NEW SPEC BUILDING FOR
HARD FOUR INVESTMENTS
ROUTE 519
EIGHTY FOUR, PA 15330

SOURCE ARCHITECTURE SYSTEMS INC. SASI
64 East Canton Avenue Pittsburgh, PA 15205 412-481-5487 SOURCE@SASIMARCHITECT.COM

Scale: 1/8" = 1'-0"
Job No.: 022210 D.F.: HARD FOUR
Date: 6-11-10
Revised:

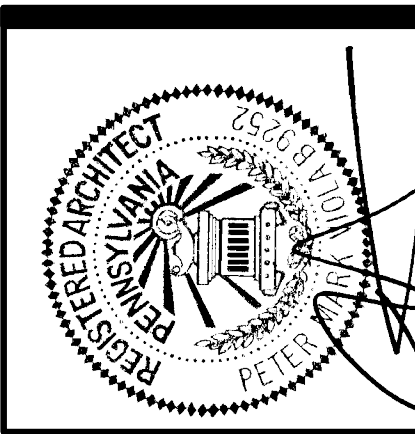


TYPE	MANUFACTURER	CATALOG NO.	LAMP/WATTS	MOUNTING	VOLT	REMARKS ELECTRONIC BALLASTS TYP.
A	KENSINGTON	TLP32	(3) F-32 LAMPS	GRID	120V	4000K LAMPS
B	KENSINGTON	TLP232	(2) F-32 LAMPS	GRID	120V	4000K LAMPS
C	KENSINGTON	SL32	(1) F-32 LAMPS	WALL	120V	4000K LAMP, MOUNT ABOVE DOOR
D	EIKO	LLHICAK	110W LED	SUSPENDED	120V	4000K LAMPS, SUSPEND AT 12'-0" AFF.
E	PEST	LEDCXTEJRW	LED W/ 2-6W REMOTE HEADS	WALL/CLG	120V	EXIT/EMERG. W/POWER PACK
F	LITHONIA	ELM2L	(2) 24W LED LAMPS	WALL/CLG	120V	EMERG. W/ POWER PACK
G	WALL LIGHT - SEE SITE PHOTOMETRIC PLAN FOR SPECIFICATION			WALL	120V	PHOTO CELL CONTROLLED
H	POLE LIGHT - SEE SITE PHOTOMETRIC PLAN FOR SPECIFICATION			POLE	120V	TIME CLOCK CONTROLLED

GENERAL ELECTRIC NOTES

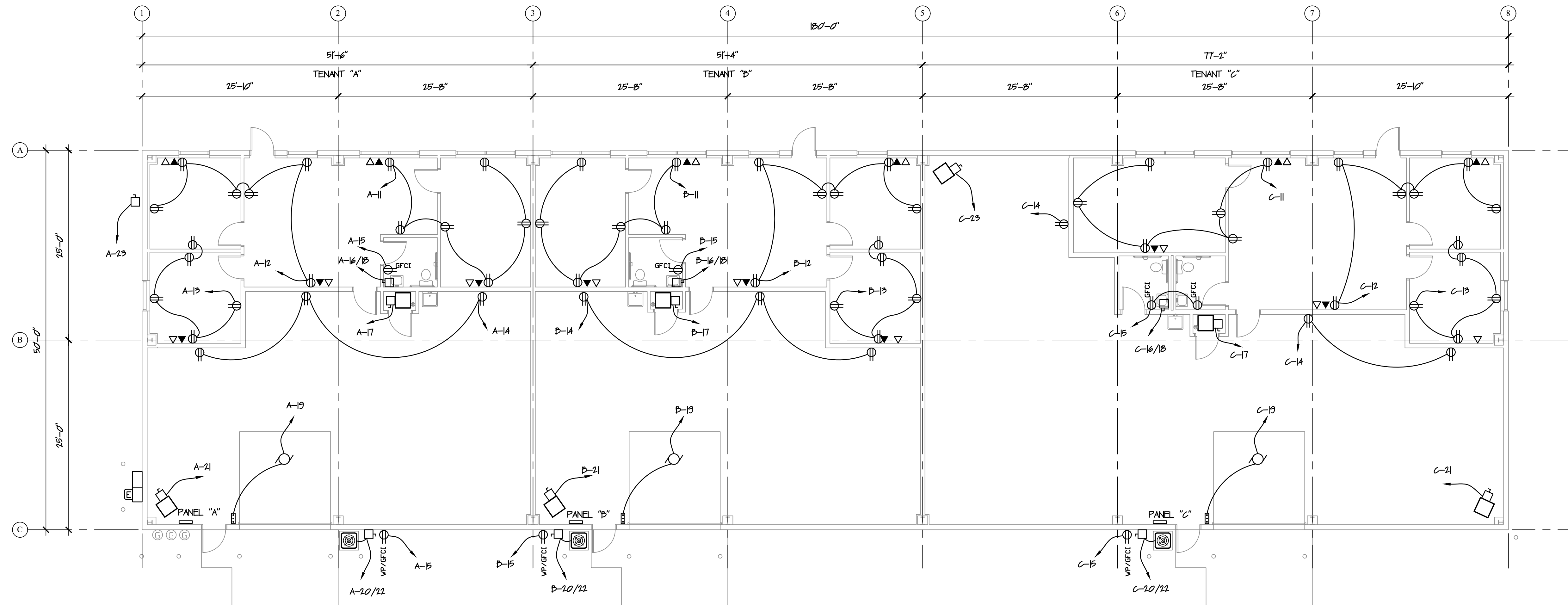
1. ALL ELECTRICAL WORK SHALL COMPLY WITH NFPA 70/NEC AND IBC ARTICLE 27 CURRENT EDITIONS. ALL ELECTRICAL WORK SHALL BE INSPECTED AND APPROVED. THE CONTRACTOR SHALL PAY FOR ALL SUCH INSPECTIONS.
2. ALL UNDERGROUND ENTRANCE SERVICE WIRE SHALL BE RUN IN UL APPROVED PLASTIC CONDUIT WITHOUT SPlice FROM UTILITY SERVICE DROP TO WALL MOUNTED METER/METER BOX (C/S & CABINET AS REQUIRED BY UTILITY CO). FROM METER OR C/S RUN GROUNDED SERVICE INTO BUILDING AND TERMINATE SERVICE AT AN APPROVED MEANS OF DISCONNECT.
3. MINIMUM WIRE SIZE FOR ALL 20 AMP CIRCUITS SHALL BE #12 AWG. MINIMUM WIRE SIZE FOR ALL 15 AMP CIRCUITS SHALL BE #14 AWG. USE ONLY MC OR EMT WIRING/RACEWAY FOR BRANCH CIRCUITS & RIGID STL CONDUIT @ INTERIOR EXPOSED TO DAMAGE.
4. ALL WIRE SHALL BE RUN CONCEALED EXCEPT AS NOTED.
5. ALL WIRING DEVICES SHALL BE HUBBELL COMMERCIAL GRADE. ALL SWITCHES SHALL BE 46" AFF. ALL RECEPTACLES SHALL BE 18" AFF. UND. ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
6. ALL ELECTRICAL EQUIPMENT SHALL BE NEMA AND UL RATED. INTERIOR EQUIPMENT SHALL BE NEMA 1 AND EXTERIOR EQUIPMENT SHALL BE NEMA 3R.
7. ALL CIRCUITS SHALL BE CLEARLY MARKED ON THE PANELBOARD. ALL CIRCUITS SHALL BE WIRED IN A LOGICAL AND CONSISTENT METHOD I.E. BY ROOM OR BY POWER, LIGHTING, & EQUIPMENT.
8. INCREASE SIZE OF WIRE FOR CIRCUIT RUNS IN EXCESS OF 100'. MAXIMUM VOLTAGE DROP 2%.
9. THE CONTRACTOR SHALL WIRE ALL EQUIPMENT SUPPLIED BY THE OWNER OR OWNER'S VENDOR.
10. THE CONTRACTOR SHALL BALANCE PHASES.
11. GROUND PER NEC, ARTICLE 250, TEST GROUND RESISTANCE PRIOR TO CONNECTION TO ELECTRICAL SYSTEM - 3 OHMS MAX. RESISTANCE
12. ALL ELECTRICAL BOXES IN RATED ASSEMBLIES SHALL BE LISTED FOR THE REQUIRED ASSEMBLY RATING & INSTALLED PER IBC TO MAINTAIN FIRE RATING.

SYSTEMICS
4 FOUR COINS DRIVE, SUITE 400
CANONSBURG, PA 15317
PH (724) 873-5000 FAX (724) 873-5003



**NEW SPEC BUILDING FOR
HARD FOUR INVESTMENTS
ROUTE 519
EIGHTY FOUR, PA 15330**

Scale : $1/8" = 1'-0"$
Job No. : 032219 D.F. : HARD FOUR
Date : 6-11-19
Revised :

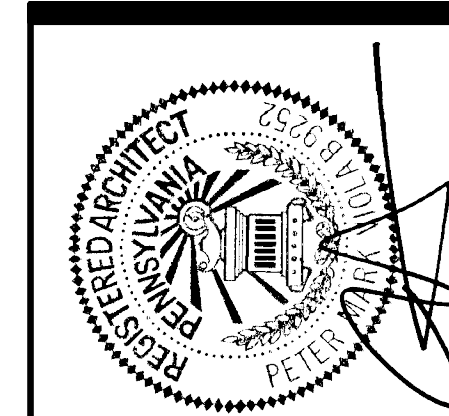


POWER PLAN
1/8" = 1'-0"

NORTH
E1.2

ELECTRIC SYMBOLS			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	120V DUPLEX RECEPTACLE		SINGLE POLE SWITCH
	120V QUAD RECEPTACLE		THREE WAY SWITCH
	120V DUPLEX RECEPTACLE W/ (2) USB		OCCUPANCY SENSOR SWITCH
	120V GFCI DUPLEX RECEPTACLE		PHOTOCELL
	120V GFCI WATERPROOF DUPLEX		MOTOR
	208V RECEPTACLE		MOTOR W/ LIGHT
	120V DUPLEX FLOOR RECEPTACLE		JUNCTION BOX
	WALL LIGHT FIXTURE		SAFETY SWITCH
	CEILING FIXTURE		TELEPHONE RECEPTACLE
	PENDANT CEILING FIXTURE		CAT6 NETWORK RECEPTACLE
	FLUORESCENT CLG. FIXTURE		TELEPHONE/CAT6 NETWORK RECEPT.
	FLUORESCENT STRIP FIXTURE		CABLE TELEVISION RECEPTACLE
	EXIT LIGHT		CIRCUIT LEG & CIRCUIT #
	REMOTE EM. LIGHT HEAD		HEIGHT ABOVE FINISHED FLOOR
	BATTERY PACK/EM. LIGHTS		FIRE ALARM PULL
	DOOR BELL - BUTTON		FIRE ALARM STROBE
	DOOR BELL		FIRE ALARM HORN & STROBE
	SMOKE DETECTOR		FIRE ALARM HORN
	HEAT DETECTOR		

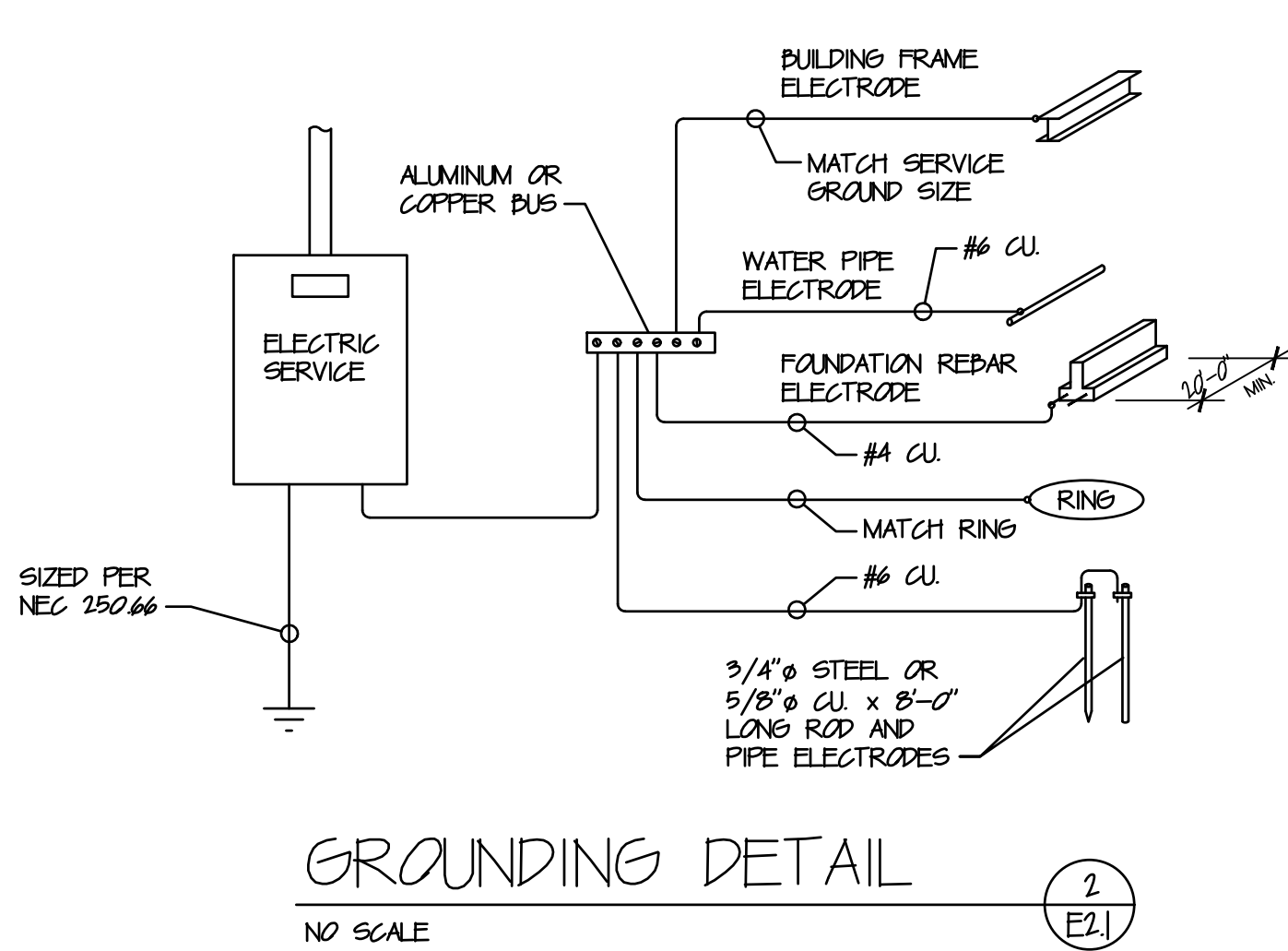
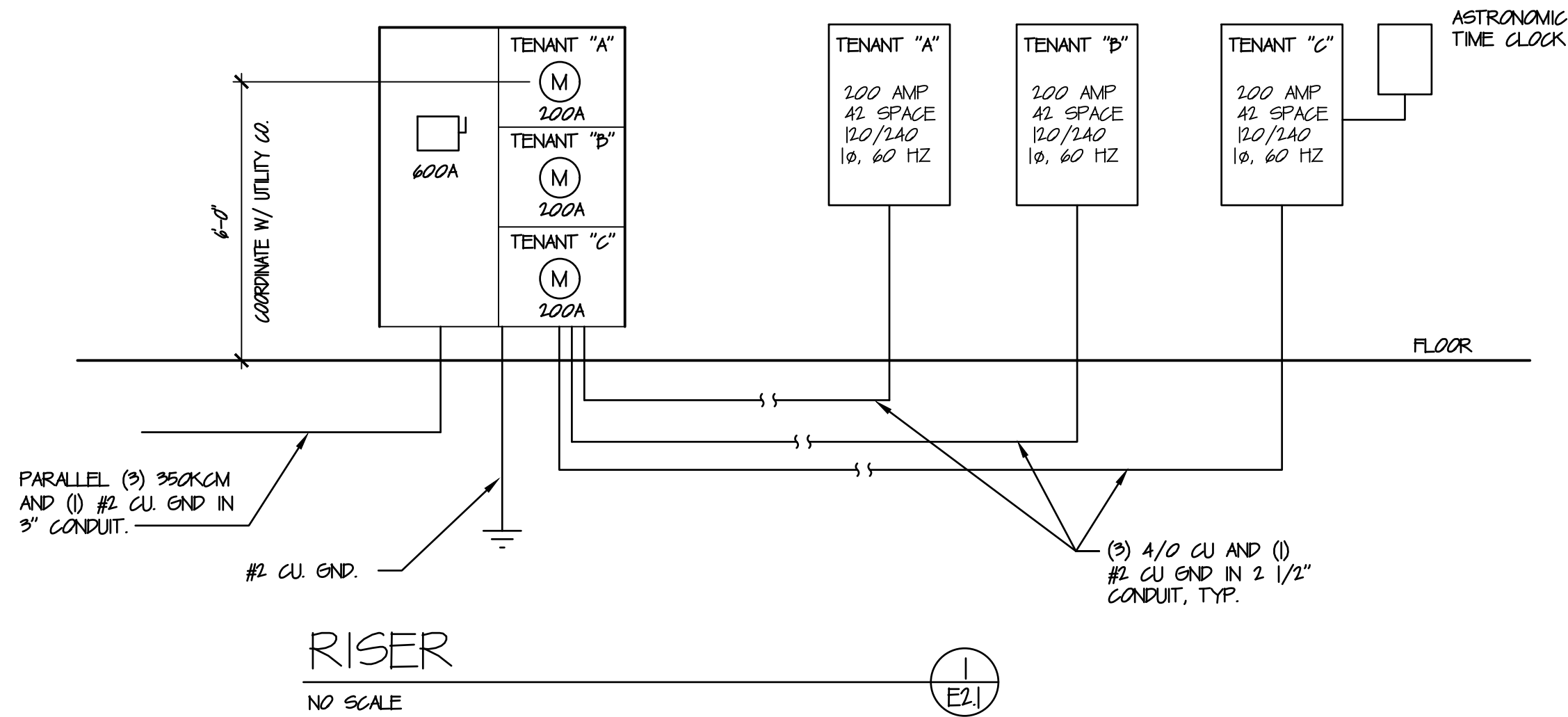
SYSTEMICS
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NEW SPEC BUILDING FOR
HARD FOUR INVESTMENTS
ROUTE 519
EIGHTY FOUR, PA 15330

SOURCE ARCHITECTURE SYSTEMS INC. SASI
64 East Canton Avenue Pittsburgh, PA 15205 412-321-5467 SOURCE@SASIMARCHITECT.COM

Scale : 1/8" = 1'-0"
Job No. : 029219 D.F. : HARD FOUR
Date : 6-11-19
Revised :



WIRING SCHEDULE				
BREAKER/ DISC SIZE	CONDUCTOR WIRE SIZE	GROUND WIRE SIZE	CONDUIT SIZE - 10	CONDUIT SIZE - 30
20A	#12	#12	1/2"	3/4"
30A	#10	#10	1/2"	3/4"
40A	#8	#10	1"	1"
60A	#6	#10	1"	1 1/4"
80A	#4	#8	1 1/4"	1 1/2"
100A	#3	#6	1 1/4"	1 1/2"
ALL WIRE TO BE COPPER W/ THIN 75° RATED INSULATION				

PANEL 'A'

200 AMP 120/240 1Ø 60HZ 42 SPACE LOAD CENTER - SOLID NEUTRAL - GROUND BAR KIT - BOLT ON BREAKERS
3 WIRE - 4/0 CU AND ONE #6 GND IN 2 1/2" CONDUIT, MAIN BREAKER - COORDINATE AIC RATING WITH UTILITY.

COND	WIRE	LOAD (KW)/ LOCATION	CIRCUIT	BREAKER	MAIN	BREAKER	CIRCUIT	LOAD (KW)/ LOCATION	WIRE	COND
1/2	12	LIGHT 0.7KW/ OFFICE/CONF RM	1	20 ASP		20 ASP	2	LIGHT 0.6KW/MAIN OFF/TOIL/JAN	12	1/2
1/2	12	LIGHT 0.4KW/ WHSE	3	20 ASP		20 ASP	4	EXIT/EM 0.3KW/ THRU OUT	12	1/2
1/2	12	LIGHT 0.2KW/ EXTERIOR	5	20 ASP		20 ASP	6	SPARE		
		SPARE	7	20 ASP		20 ASP	8	SPARE		
		SPARE	9	20 ASP		20 ASP	10	SPARE		
1/2	12	RECEPT 1.2KW/ CONF RM/OFFICE	11	20 ASP		20 ASP	12	RECEPT 1.2KW/ OFFICE/OPEN	12	1/2
1/2	12	RECEPT 1.0KW/ OFFICE	13	20 ASP		20 ASP	14	RECEPT 1.0KW/ WAREHOUSE	12	1/2
1/2	12	RECEPT 0.4KW/ TOIL/EXTERIOR	15	20 ASP		30 AMP 2P	16	WATER 2.1KW/ TOILET	10	1/2
1/2	12	DISC 1.0KW/ FURNACE	17	20 ASP		20 ASP	18	HEATER 2.1KW		
1/2	12	J. BOX 1.2KW/ D/H DOOR	19	20 ASP		30 AMP 2P	20	AC 2.3KW/ EXTERIOR	10	1/2
1/2	12	DISC 1.0KW/ UNIT HTR	21	20 ASP		20 ASP	22	2.3KW		
**	**	DISC FOR GRINDER PUMP	23	**			24	SPACE		
		SPARE	25				26			
		SPACE	27				28			
			29				30			
			31				32			
			33				34			
			35				36			
			37				38			
			39				40			
7.1 KW		TOTAL CONNECTED LOAD		19.0 KW		11.9 KW				

* PHOTOCELL CONTROLLED
** COORDINATE BREAKER, WIRE, CONDUIT & DISC SIZE W/ GRINDER PUMP

PANEL 'B'

200 AMP 120/240 1Ø 60HZ 42 SPACE LOAD CENTER - SOLID NEUTRAL - GROUND BAR KIT - BOLT ON BREAKERS
3 WIRE - 4/0 CU AND ONE #6 GND IN 2 1/2" CONDUIT, MAIN BREAKER - COORDINATE AIC RATING WITH UTILITY.

COND	WIRE	LOAD (KW)/ LOCATION	CIRCUIT	BREAKER	MAIN	BREAKER	CIRCUIT	LOAD (KW)/ LOCATION	WIRE	COND
1/2	12	LIGHT 0.7KW/ OFFICE/CONF RM	1	20 ASP		20 ASP	2	LIGHT 0.6KW/MAIN OFF/TOIL/JAN	12	1/2
1/2	12	LIGHT 0.4KW/ WHSE	3	20 ASP		20 ASP	4	EXIT/EM 0.3KW/ THRU OUT	12	1/2
1/2	12	LIGHT 0.1KW/ EXTERIOR	5	20 ASP		20 ASP	6	SPARE		
		SPARE	7	20 ASP		20 ASP	8	SPARE		
		SPARE	9	20 ASP		20 ASP	10	SPARE		
1/2	12	RECEPT 1.2KW/ CONF RM/OFFICE	11	20 ASP		20 ASP	12	RECEPT 1.2KW/ OFFICE/OPEN	12	1/2
1/2	12	RECEPT 1.0KW/ OFFICE	13	20 ASP		20 ASP	14	RECEPT 1.0KW/ WAREHOUSE	12	1/2
1/2	12	RECEPT 0.4KW/ TOIL/EXTERIOR	15	20 ASP		30 AMP 2P	16	WATER 2.1KW/ TOILET	10	1/2
1/2	12	DISC 1.0KW/ FURNACE	17	20 ASP		20 ASP	18	HEATER 2.1KW		
1/2	12	J. BOX 1.2KW/ D/H DOOR	19	20 ASP		30 AMP 2P	20	AC 2.3KW/ EXTERIOR	10	1/2
1/2	12	DISC 1.0KW/ UNIT HTR	21	20 ASP		20 ASP	22	2.3KW		
		SPACE	23				24	SPACE		
			25				26			
			27				28			
			29				30			
			31				32			
			33				34			
			35				36			
			37				38			
			39				40			
7.0 KW		TOTAL CONNECTED LOAD		18.9 KW		11.9 KW				

* PHOTOCELL CONTROLLED

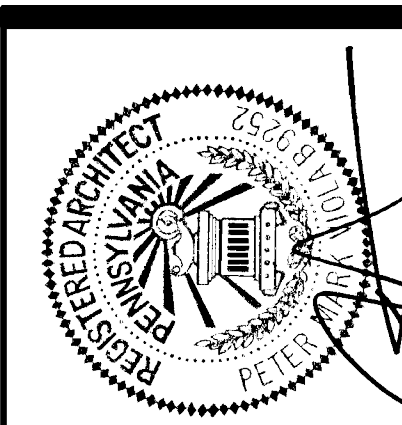
PANEL 'C'

200 AMP 120/240 1Ø 60HZ 42 SPACE LOAD CENTER - SOLID NEUTRAL - GROUND BAR KIT - BOLT ON BREAKERS
3 WIRE - 4/0 CU AND ONE #6 GND IN 2 1/2" CONDUIT, MAIN BREAKER - COORDINATE AIC RATING WITH UTILITY.

COND	WIRE	LOAD (KW)/ LOCATION	CIRCUIT	BREAKER	MAIN	BREAKER	CIRCUIT	LOAD (KW)/ LOCATION	WIRE	COND
1/2	12	LIGHT 0.8KW/ OFFICE/CONF RM	1	20 ASP		20 ASP	2	LIGHT 0.7KW/MAIN OFF/TOIL/JAN	12	1/2
1/2	12	LIGHT 0.7KW/ WHSE	3	20 ASP		20 ASP	4	EXIT/EM 0.4KW/ THRU OUT	12	1/2
1/2	12	LIGHT 0.2KW/ EXTERIOR	5	20 ASP		20 ASP	6	SPARE		
		SPARE	7	20 ASP		20 ASP	8	SPARE		
		SPARE	9	20 ASP		20 ASP	10	SPARE		
1/2	12	RECEPT 1.2KW/ CONF RM/OFFICE	11	20 ASP		20 ASP	12	RECEPT 1.2KW/ OFFICE/OPEN	12	1/2
1/2	12	RECEPT 1.0KW/ OFFICE	13	20 ASP		20 ASP	14	RECEPT 1.0KW/ WAREHOUSE	12	1/2
1/2	12	RECEPT 0.4KW/ TOIL/EXTERIOR	15	20 ASP		30 AMP 2P	16	WATER 2.1KW/ TOILET	10	1/2
1/2	12	DISC 1.0KW/ FURNACE	17	20 ASP		20 ASP	18	HEATER 2.1KW		
1/2	12	J. BOX 1.2KW/ D/H DOOR	19	20 ASP		40 AMP 2P	20	AC 3.1KW/ EXTERIOR	8	1"
1/2	12	DISC 1.0KW/ UNIT HTR	21	20 ASP		20 ASP	22	3.1KW		
1/2	12	DISC 1.0KW/ UNIT HTR	23	20 ASP			24	SPACE		
**	1/2	LIGHT 0.3KW/ PARKING LOT	25	20 ASP			26			
		SPACE	27				28			
			29				30			
			31				32			
			33				34			
			35				36			
			37				38			
			39				40			
8.8 KW		TOTAL CONNECTED LOAD		22.5 KW		13.7 KW				

* PHOTOCELL CONTROLLED
** TIME CLOCK CONTROLLED

SYSTEMICS
4 FOUR COINS DRIVE, SUITE 400
CANONSBURG, PA 15317
PH (724) 873-5000 FAX (724) 873-5003



**NEW SPEC BUILDING FOR
HARD FOUR INVESTMENTS
ROUTE 519
EIGHTY FOUR, PA 15330**

SOURCE ARCHITECTURE SYSTEMS INC. SASI
64 East Canton Avenue Pittsburgh, PA 15205 412-821-5467 SOURCE@SASIMARCHITECT.COM

Scale: 1/8" = 1'-0"
Job No.: 229219 D.F.: HARD FOUR
Date: 6-11-19
Revised: