Monroe County Historic Association
Stroud Mansion Heritage Center Expansion Project

900 Main Street
Stroudsburg, PA 18360

Owner:

Monroe County Historic Association

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Stroudsburg, PA 18360
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Construction Manager

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MKSD, LLC

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Structural:

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Strunk Albert Engineering

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East Stroudsburg, PA 18301
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E500	Details
E501	Details
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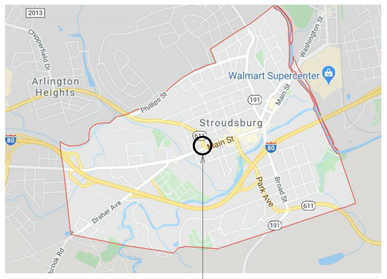
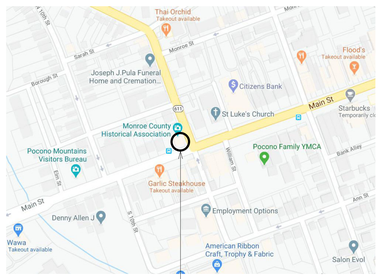
Location Map:



Project Location

Site / Campus Map:



Project Location

Area Tabulation:

BUILDING AREA (GSF*):

	Existing to Remain (1790s Stroud Mansion)	Existing Razed (1890s wood frame)	New Building
Level 0 (Bsmt)	2060-sf	670-sf	3525-sf
Level 1	2060-sf	670-sf	3490-sf
Level 2	2060-sf	670-sf	3490sf
Level 3	2060-sf	-	2690-sf
Total	8240-sf	2010-sf	13,195-sf

*GSF = Gross square feet measured to outside face of exterior walls.

East View from 9th Street

MKSD architects

Silvia A. Hoffman, AIA, LEED AP
Todd O. Chambers, AIA, NCARB
Jill P. Hewes, AIA, LEED AP

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SEAL

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Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
Cover Sheet

PROJECT NUMBER
16.200

DRAWN BY
MKSD

SCALE
1/4" = 1'-0"

DATE
01.26.23

DRAWING NUMBER
G001

www.mksdarchitects.com

CODE INFORMATION: Municipality: Borough of Stroudsburg

Project Statement:
The proposed project is an alteration and addition to the existing Stroud Mansion located in Stroudsburg Borough, PA. The existing mansion is an existing legally occupied, historic building originally constructed in 1795. The existing building is design as a non-compliant 3-story building without a sprinkler system. The new 3-story addition is proposed as a code compliant, 3A construction type without a sprinkler system. A firewall is proposed to separate the Existing building Type 3B construction from the New building addition Type 3A construction serving as a horizontal exit for both existing and new buildings.

All construction has been designed to meet the provisions of the Pennsylvania Uniform Construction Code (UCC). The UCC Administration and Enforcement regulation has adopted the following codes for use throughout the Commonwealth of Pennsylvania, effective 10/01/2018.

Pennsylvania Uniform Construction Code

International Existing Building Code 2018 including all appendices & resource information

International Building Code 2018 excluding chapter 1. Chapter 27 (Electrical) requires that all electrical components, equipment and systems in buildings and structures covered by the IBC comply with the requirements of NFPA 70-2014, National Electrical Code

International Building Code 2021 Chapter 11 - Accessibility

International Energy Conservation Code 2018

International Fire Code 2018 only to the extent referenced in Chapter 35 of the IBC 2018

International Mechanical Code 2018

International Plumbing Code 2018

American National Standard Accessible and Usable Buildings and Facilities 2009 (ICC A117.1-2009)

Building Fire Rated UL assemblies:

2-hr Exterior bearing wall:	UL Des No. U905, 8" CMU
1-hr Exterior non-bearing wall:	UL Des No. U419 (1-layer 5/8" Type 'x' GWB)
1-hr floor/roof assembly:	UL Des No. L515
1-hr GWB enclose steel column/beams:	UL Des No. X528 (2-layers 1/2" GWB)
1-hr Mechanical Shaft:	UL Des No. U415 system B
1-hr Stair / Elevator enclosure:	UL Des No. U905, 8" CMU

Fire Area Tabulation < 12,000-sf:

Bsmt level	3,110 sf
Levels 1, 2 & 3	8,751 sf*
Total fire area =	11,861 sf

*excludes areas enclosed by fire barriers (Stair & Mech shafts)

BUILDING AREA (GSF*):

	Existing to Remain (1790s Stroud Mansion)	Existing Razed (1890s wood frame)	New Building
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Total	8240-sf	2010-sf	13,195-sf

*GSF = Gross square feet measured to outside face of exterior walls.

PLUMBING FIXTURE COUNT

The occupant loads for the facility are calculated by using IBC Table 1004.1.2

OCCUPANTS:

Basement Floor	56 Occ.
First Floor	198 Occ.
Second Floor	76 Occ.
Third Floor	60 Occ.
TOTAL =	390 Occ (195 Male & 195 Female)

PLUMBING FIXTURE REQUIREMENTS (IBC Table 2902.1)

	Required Fixture Count	Fixtures Provided
WC:		
195 Male (1 per 125)	2	2
195 Female (1 per 65)	3	3
Lavatory Sinks		
195 Male (1 per 200)	1	2
195 Female (1 per 200)	1	3
Drinking Fountain	1	2
Service Sink	1	1

IBC 2015 Code Review

Review No.	Code Information	Section No.	Requirement
0 - PROJECT DATA			
0.01	Occupancy Group	302 / 304	A3 - Museum
0.02	Construction Type	602 / T 601	3A (1-hr fire rated structure with 2-hr fire rated exterior bearing walls)
0.03	Automatic Sprinkler Systems	903	Not required. Note: Assembly occupant egress will be on the level of exit discharge (First Floor and Basement Level. 2nd floor library occupancy is < 50.
1 - BUILDING CONSTRAINTS			
1.01	Building Height, Allowable	504 / T 504.3	75 feet (with NFPA 13 sprinkler system at new addition)
1.02	Building Height, Proposed		42'-0" (Existing); 38'-0" (Proposed Addition)
1.03	Number of Stories, Allowable	504 / T 504.3	3 stories (sprinkler system)
1.04	Number of Stories, Proposed		New: 3 stories with sprinkler system; Existing: 3 stories without sprinkler
1.05	Building Area, Allowable	506.2.3	Aa = 52,500 SF [At + (NS x If)] x Sa
1.06		T 506.2	At = 14,000 SF
1.07		T 506.2	NS = 14,000 SF
1.08			If = 3,500 SF (14,000 x 0.25)
1.09			Sa = 4
1.10			Aa (Building) = 14,000 SF + 3,500 SF x 3 = 52,500 SF
1.11			
1.12	Frontage, Increase	506.3	If = 3500 SF [0.50 - 0.25] 30/30
1.13			
1.14			
1.15			
1.16			
1.17	Building Area, Proposed (Gross Building Area)		Total: New: 12,920 SF Existing: 6,936 SF
1.18	Note: See "Fire Area" calculation this sheet		First Floor: 3,230 SF 1,734 SF
1.19			Second Floor: 3,230 SF 1,734 SF
1.20			Third Floor: 3,230 SF 1,734 SF
1.21			Basement: 3,230 SF 1,734 SF
2 - FIRE RESISTANCE RATINGS			
2.01	Fire Wall	T 706.4	3 HR
2.02	Fire Barriers between Building Areas	T 707.3.10	2 HR
2.03	Separation of Occupancies	T 508.4	Not Applicable
2.04	Structural Frame	T 601	1 HR
2.05	Bearing Wall, Exterior	T 601	2 HR
2.06	Bearing Wall, Interior	T 601	1 HR
2.07	Non-Bearing Wall, Exterior	T 601	0 HR
2.08	Fire Separation Distance	T 602	0 HR
2.09	Non-Bearing Partition, Interior	T 601	0 HR
2.10	Floor Construction	T 601	1 HR
2.11	Roof Construction	T 601	1 HR
2.12	Shafts, Required Enclosure	713	1 HR Shafts required to protect openings and penetrations through floor/ceiling and roof/ceiling assemblies
2.13	Shafts, Rating	713.4	1 HR, connecting 4 stories or less, not < than the floor being penetrated; max 2 hours
2.14	Corridor Fire-Resistance Rating	T 1020.1	1 HR > 30 occ load
2.15	Minimum Corridor Width	T 1020.2	44 inches or 36 inches if serving an occupant load of less than 50
2.16	Vertical Exit, Rating	1023.2	1 HR, connecting 4 stories or less, not < than the floor being penetrated; max 2 hours
2.17	Exterior Area of Rescue Assistance	1009.7	N/A
3 - OCCUPANCY			
3.00			See Life Safety Plan for detailed Occupancy Count
3.01	Occupancy Load Total	T 1004.1.1	Total - XXX occupants
4 - EGRESS			
4.01	Minimum number of exits	T 1006.3.1	2 exits min. per floor (1-500 occupants); 3 exits min. per floor (501-1000 occupants); 4 exits min. per floor (>1000 occupants)
5 - EGRESS WIDTH			
5.01	Doorways, per Occupant served	1005.3.2	0.2" per occupant (36" door allows 170 occupants and 72" opening allows 340 occupants)
5.02	Doors, minimum size	1010.1	32" clear width = 34" door
5.03	Corridors, per Occupant served	1005.3.2	0.2" per occupant
5.04	Corridors, minimum size	1020.2	44" unless exceptions apply
5.05	Stairs, per Occupant served	1005.3.1	0.3" per occupant served
5.06	Stairs, minimum size	1011.2	44"
5.07	Stairs, Accessible egress	1009.3	48" min. clear between handrails
5.08	Area of Refuge	1009.3, Exception 5	Not Req'd in stariways in sprinklered bldg.
5.09	Two-way Communication	1009.8	Required at each landing serving each elevator on each accessible floor that is >1 stories above or below level of exit discharge
6 - EGRESS ACCESS DISTANCES			
6.01	Exit Access Travel Distance		
6.02	Most remote point to exit	T 1017.2	250' w/ sprinkler system
6.03	Common path Egress travel	1006.2.1	75' w/ spinkler system
6.04	Dead End corridors	1020.4	20' max. (50' max in sprinklered building)
6.05	Dead End Corridors	Exception 3	Unlimited if length of the dead-end corridor <2.5 times width of dead-end corridor
7 - INTERIOR FINISHES			
7.01	Vertical Exits	T 803.11	Class C
7.02	Exit Corridors	T 803.11	Class C
7.03	Rooms / Enclosed Spaces	T 803.11	Class C
8 - FIRE PROTECTION			
8.01	Where Required, by Use Group	903.2.1.3.3	Not Required with A3 Use fire area located at the level of exit discharge and with fire area is less than 12,000 SF.
9 - EMERGENCY PROVISIONS			
9.01	Fire Alarm (by Use Group)	907.2.2	charge; the building contains more than 16 dwelling units
9.02	Emergency Lighting	1008	Required; 1 foot-candle average, 0.1 fc min.; exit access corridors, aisles in rooms requiring 2 exits, portion of exterior exit discharge immediately adjacent to the exit discharge doorways in buildings required to have 2 exits.
9.03	Emergency Lighting	1008.3	Illumination of means of egress, including exit discharge
9.04	Fire Extinguishers	906, T 906.3	1- 2A per 3,000 sf. max. floor area per unit of A
9.05	Fire Extinguishers	906, T 906.3	11,250 sf. max. floor area for fire extinguisher
9.06	Fire Extinguishers	906, T 906.3	75' max. travel distance to fire extinguisher
10 - HAZARDOUS AREAS			
10.01	Furnace Rooms > 400,000 BTUH Output	T 509	1 hr. separation or automatic sprinkler system - Not Applicable
10.02	Boiler Rooms > 15 psi and 10hp	T 509	1 hr. separation or automatic sprinkler system - Not Applicable
10.03	Laundry Rooms > 100sf	T 509	1 hr. separation or automatic sprinkler system - Not Applicable
11 - ACCESSIBILITY			
11.01	Scoping requirements	1103.1	All buildings, including associated sites, shall be accessible, unless specifically exempted.
11.02	Scoping requirements	1103.2.2	Work areas – 300 sq ft or less & elevated 7" + above f.f. where the elevation is essential to the function of the space shall be exempt from all requirements.
11.03	Scoping requirements	1103.2.9	Spaces frequented only by personnel for maintenance, repair or monitoring of equipment are not required to be accessible.
11.05	Accessible Route	1104.1	Site arrival point, see civil drawings
11.06	Accessible Route	1104.2	At least one accessible route shall connect accessible elements on the same site
11.07	Accessible Route	1104.3	Accessible route can not pass through kitchens, storage rooms, restrooms, closets, etc.
11.09	Accessible Route	1104.3.1.1	Common use circulation paths within employee work areas shall be accessible routes.
11.10	Accessible Entrances	1105.1	At least 60 % of all public entrances shall be accessible, All entrances used for emergency egress to be accessible
11.11	Parking & Passenger Loading	1106	Where parking is provided accessible parking shall be provided
11.12	Number of Parking Spaces	T 1106.1	1 HC per 25
11.13	Van Accessible Spaces	1106.5	1 van accessible per 6 HC
11.14	Location	1106.6	Shortest route to accessible entry
11.18	Unisex Toilet	1109.3	At least 5% but not less than one sink provided in accessible spaces shall comply with ICC A117.1-2003

Project Sprinkler Statement: None of the three conditions cited in IBC section 903.2.1.3 (shown below) exist in this project:

[F] 903.2.1.3 Group A-3.

An *automatic sprinkler systems*shall be provided for *fire areas* containing Group A-3 occupancies and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m^2).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

MKSD architects

Silvia A. Hoffman, AIA, LEED AP
Todd O. Chambers, AIA, NCARB
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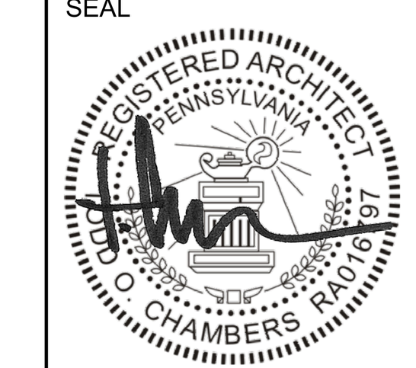
SEAL



Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Life Safety - Code Analysis

PROJECT NUMBER 16.200

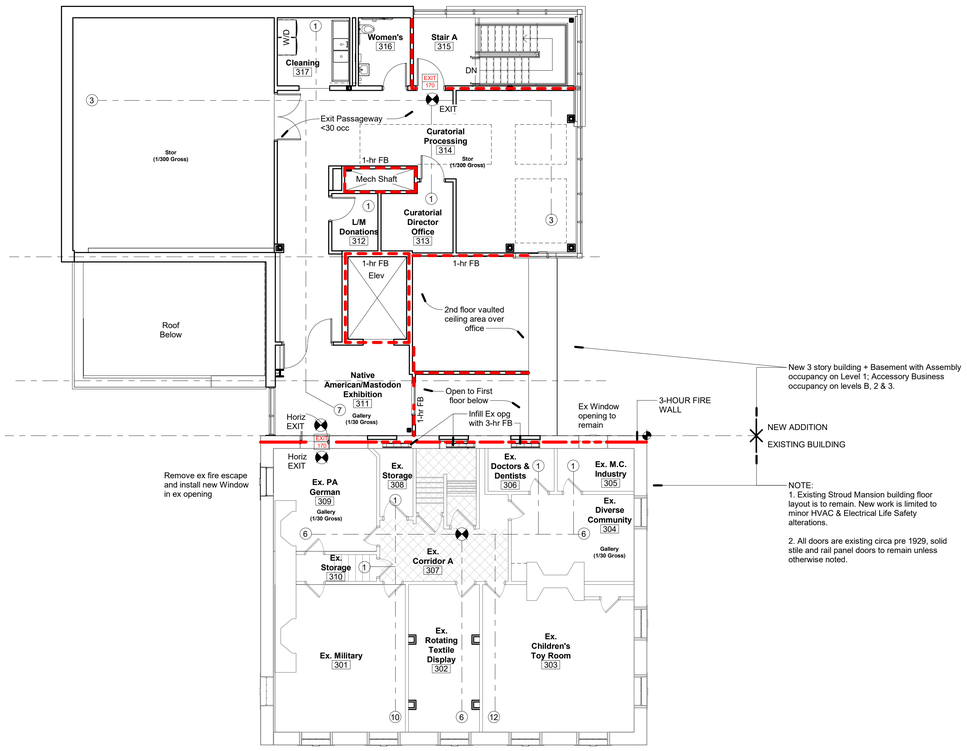
DRAWN BY MKSD

SCALE 1/4" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

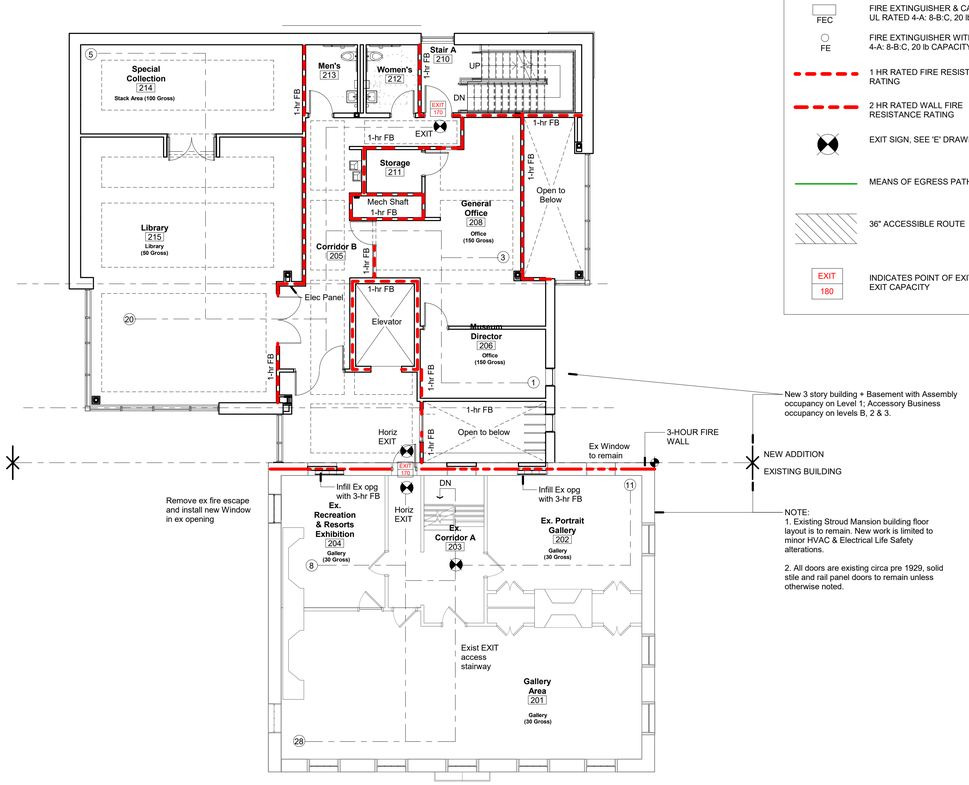
G002



3 3rd Floor Life Safety Plan

1/8" = 1'-0"

Occupancy load 3rd floor: 60 Total
New Building 16
Existing Building 44



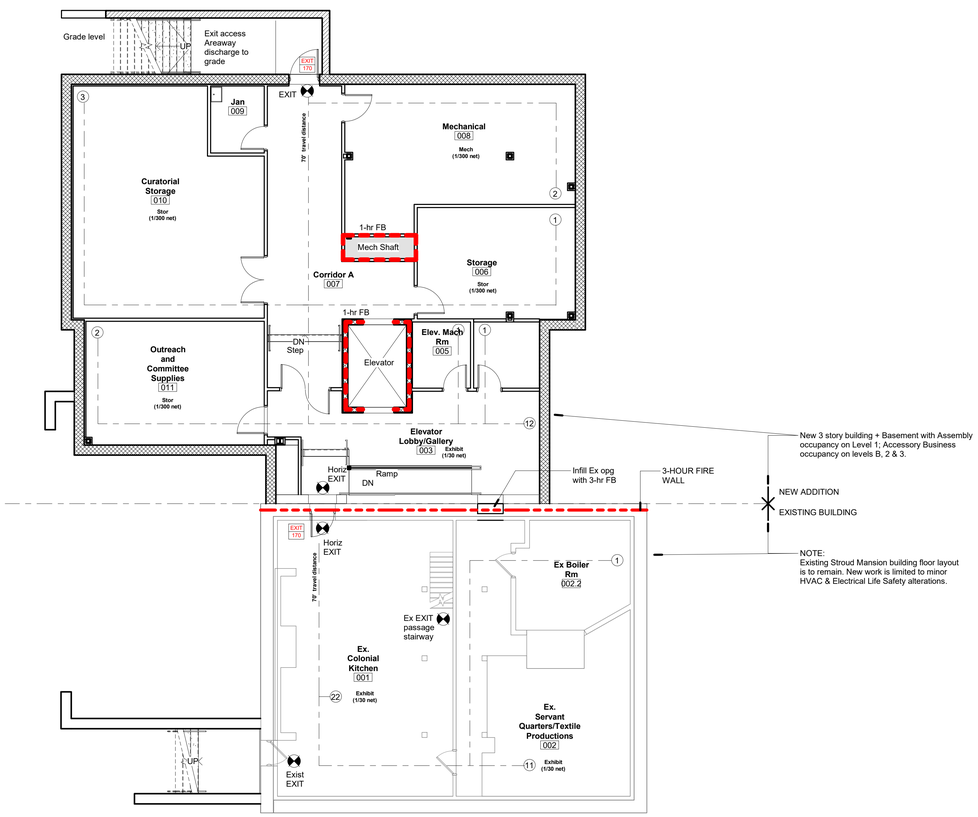
2 2nd Floor Life Safety Plan

1/8" = 1'-0"

Occupancy load 2nd floor: 76 Total
New Building 29
Existing Building 47

LIFE SAFETY LEGEND

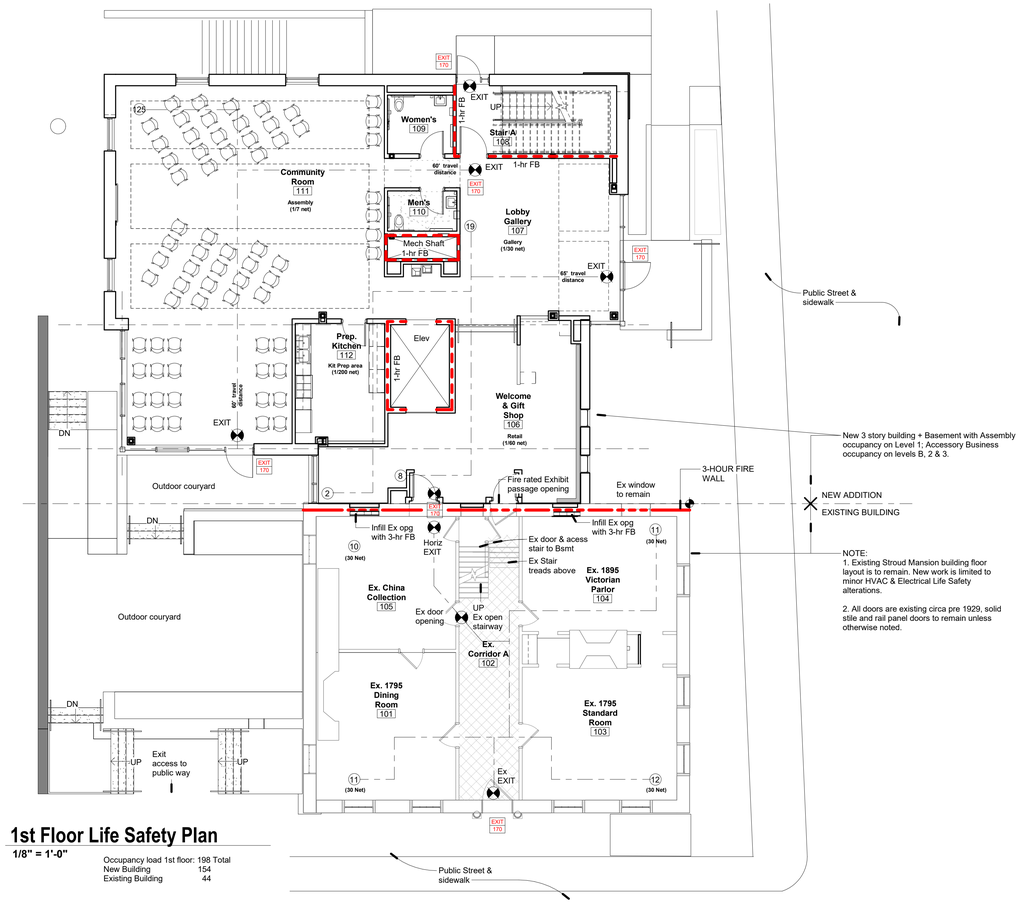
- FEC — FIRE EXTINGUISHER & CABINET WITH UL RATED 4-A: 8-B:C, 20 lb CAPACITY
- FE — FIRE EXTINGUISHER WITH UL RATED 4-A: 8-B:C, 20 lb CAPACITY
- 1 HR RATED FIRE RESISTANCE RATING
- 2 HR RATED WALL FIRE RESISTANCE RATING
- EXIT SIGN, SEE 'E' DRAWINGS
- MEANS OF EGRESS PATH
- 36" ACCESSIBLE ROUTE
- EXIT 180 — INDICATES POINT OF EXIT AND EXIT CAPACITY



0 Basement LIfe Safety Plan

1/8" = 1'-0"

Occupancy load Basement floor: 56 Total
New Building 26
Existing Building 30



1 1st Floor Life Safety Plan

1/8" = 1'-0"

Occupancy load 1st floor: 198 Total
New Building 154
Existing Building 44

MKSD
architects

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No.	Date	Description

DRAWING TITLE
Life Safety Plans

PROJECT NUMBER
16.200

DRAWN BY
MKSD

SCALE
As indicated

DATE
01.26.23

DRAWING NUMBER
G003

www.mksdarchitects.com

AFFIDAVIT OF PLAN SUBMISSION

THIS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN WAS SUBMITTED TO THE MONROE COUNTY PLANNING COMMISSION AS PART OF THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SET FOR THE PROPOSED MONROE COUNTY HISTORICAL ASSOCIATION FOR REVIEW ON _____, 20_____.

_____
REGISTERED PROFESSIONAL SURVEYOR/ENGINEER

OWNER'S CERTIFICATION

I, AMY LEISER, ACKNOWLEDGE MYSELF TO BE THE EXECUTIVE DIRECTOR OF THE MONROE COUNTY HISTORICAL ASSOCIATION, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE ASSOCIATION IS THE SOLE FEE OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED ON BEHALF OF THE ASSOCIATION. I DO FURTHER HOLD THE BOROUGH OF STROUDSBURG HARMLESS AND INDEMNIFY THE BOROUGH OF STROUDSBURG AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

MONROE COUNTY HISTORICAL ASSOCIATION

BY:_____
AMY LEISER, EXECUTIVE DIRECTOR
900 MAIN STREET STROUDSBURG, PA 18360

ON THIS, THE _____ DAY OF _____, 20_____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED, AMY LEISER, WHO ACKNOWLEDGED HERSELF TO BE THE EXECUTIVE DIRECTOR OF THE MONROE COUNTY HISTORICAL ASSOCIATION, AND THAT SHE AS EXECUTIVE DIRECTOR, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE ASSOCIATION BY HERSELF AS THE EXECUTIVE DIRECTOR WITH THE ASSOCIATION, THE OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND SAID LIMITED LIABILITY COMPANY DESIRES THAT THIS PLAN BE DULY RECORDED.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

_____
SEAL

BOROUGH COUNCIL

ON_____20_____ THE WITHIN PLOT OR PLAN OF LAND LOCATED IN THE BOROUGH OF STROUDSBURG, MONROE COUNTY, PENNSYLVANIA, WAS APPROVED BY THE BOROUGH OF STROUDSBURG COUNCIL.

_____
_____
_____
_____
_____

PLANNING COMMISSION

ON_____20_____ THE WITHIN PLOT OR PLAN OF LAND LOCATED IN THE BOROUGH OF STROUDSBURG, MONROE COUNTY, PENNSYLVANIA, WAS RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION.

_____
_____
_____
_____

SURVEY PROFESSIONAL'S STATEMENT

I, JOSEPH J. WRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM FIELD SURVEY, CORRECTLY REPRESENTS THE PROPOSED LOTS AS SURVEYED BY ME FOR THE OWNERS AND THAT THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF STROUDSBURG BOROUGH HAVE BEEN FULLY COMPLIED WITH.

SURVEYOR'S SEAL

SURVEYOR'S SIGNATURE
JOSEPH J. WRIGHT
LIC. # SU37826-E

BLUE MARSH ASSOCIATES, INC.
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976-2370
215.278.4053 - 215.343.0218 FAX
SURVEYOR'S ADDRESS

PROFESSIONAL ENGINEER'S STATEMENT

I, MICHAEL E. JEITNER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER LICENSED AND REGISTERED TO PRACTICE ENGINEERING IN THE COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA PROFESSIONAL ENGINEERS REGISTRATION LAW, ACT OF MAY 23, 1945, P.L. 913, AS AMENDED, AS FOUND AT 63 P.S. SECTION 148 ET SEQ; AND THAT THE ENGINEERING ASPECTS OF THE PLAN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND I DO FURTHER CERTIFY THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF STROUDSBURG BOROUGH.

PROFESSIONAL ENGINEER'S SEAL

PROFESSIONAL ENGINEER'S SIGNATURE
MICHAEL E. JEITNER
LIC. # PE055733

BOHLER ENGINNERING
74 W. BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
610.709.9971 - 610.709.9976 FAX
PROFESSIONAL ENGINEER'S ADDRESS

COUNTY APPROVAL/REVIEW BLOCK

REVIEWED BY THE COUNTY PLANNING COMMISSION

_____ _____
COUNTY PLANNING COMMISSION STAFF PERSON DATE

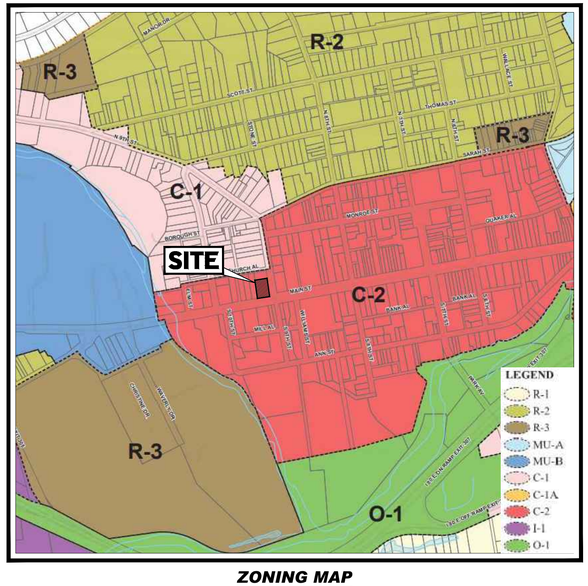
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

MONROE COUNTY HISTORICAL ASSOCIATION

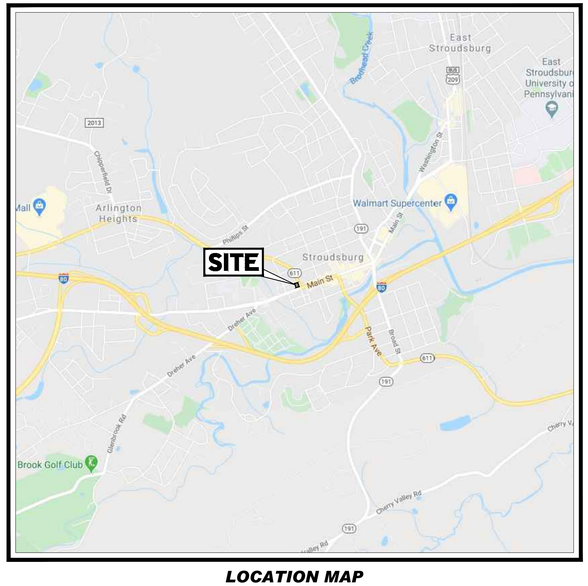
PROPOSED
BUILDING EXPANSION

900 MAIN STREET, BOROUGH OF STROUDSBURG
MONROE COUNTY, PENNSYLVANIA
PARCEL #18-4-/1/2/1



ZONING MAP

SCALE: 1" = 500'
SOURCE: BOROUGH OF STROUDSBURG



LOCATION MAP

SCALE: 1" = 2,000'
SOURCE: GOOGLE MAPS

UTILITY COMPANY CONTACT INFORMATION:

UTILITY	COMPANY/AUTHORITY	TELEPHONE
ELECTRIC	METROPOLITAN EDISION CO	(800)-545-7741
GAS	UGI CORPORATION	(800)-276-2722
SEWER	BRODHEAD CREEK REGIONAL AUTHORITY	(570)-421-3232
WATER	BRODHEAD CREEK REGIONAL AUTHORITY	(570)-421-3232

PREPARED BY

BOHLER

GENERAL BOROUGH OF STROUDSBURG NOTES:

1. FROM CHAPTER 27, §806 - SIGN PERMITS WILL BE REQUIRED. APPLICANT MUST COORDINATE WITH THE ZONING OFFICER TO OBTAIN REQUIRED SIGN PERMITS.
2. WORK WITHIN THE BOROUGH STREETS MUST BE PERMITTED PER CHAPTER 21 SECTION 103 AND MEET THE REQUIREMENTS OF SECTIONS 104 - 107.
3. RESTRICTIONS UPON OPENING NEW STREETS. NO PERMIT SHALL BE ISSUED BY THE BOROUGH MANAGER WHICH WOULD ALLOW AN EXCAVATION OR OPENING IN A PAVED AND IMPROVED STREET SURFACE LESS THAN FIVE YEARS OLD UNLESS THE APPLICANT CAN CLEARLY DEMONSTRATE THAT PUBLIC HEALTH OR SAFETY REQUIRE THAT THE PROPOSED WORK BE PERMITTED OR UNLESS AN EMERGENCY CONDITION EXISTS.
4. THE SIDEWALK SNOW REMOVAL MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 21 PART 2.
5. FENCING DURING CONSTRUCTION SHALL BE PLACED AROUND THE PROJECT PERIMETER
6. RETAINING WALL CALCULATIONS SHALL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.
7. STATEMENT REGARDING SALDO SECTION: 22-402.2.E & 22-403.2.E - THIS PROPERTY HAS BEEN HISTORICALLY DEVELOPED WITH A BUILDING AND GRASS LAWN. THE PROJECT SCOPE IS MINOR IN NATURE, THE LOCATION OF THIS PARCEL IS IN AN URBAN SETTING, NO WETLANDS OR SURFACE WATERS ARE PRESENT ON THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPPER, AND PER PA DEP'S EMAPPA WATERWAYS ARE NOT PRESENT ON THE PROPERTY. IN ADDITION, THERE ARE NO STEEP SLOPES OR WOODLANDS PRESENT.
8. STATEMENT REGARDING SALDO SECTION: 22-402.2F & 22-403.2.F - THIS PROPERTY HAS BEEN HISTORICALLY DEVELOPED WITH A BUILDING AND GRASS LAWN. THE PROJECT SCOPE IS MINOR IN NATURE, THE LOCATION OF THIS PARCEL IS IN AN URBAN SETTING, NO WETLANDS OR SURFACE WATERS ARE PRESENT ON THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPPER, AND PER PA DEP'S EMAPPA WATERWAYS ARE NOT PRESENT ON THE PROPERTY. IN ADDITION, THERE ARE NO STEEP SLOPES OR WOODLANDS PRESENT.
9. HISTORIC ARCHITECTURAL REVIEW BOARD APPROVAL ISSUED ON OCTOBER 9, 2020

STREET OPENING PERMIT NOTICES:

A. IF THE WORK TO BE UNDERTAKEN BY THE PERMITTEE IS SUCH THAT IT WILL AFFECT THE USE OF PROPERTIES ABUTTING OR ADJOINING THE PROJECT, THE PERMITTEE SHALL NOTIFY THE AFFECTED PROPERTY OWNERS AND/OR TENANTS OF THE PROPOSED WORK TO BE DONE.

B. IF THE WORK TO BE UNDERTAKEN BY A PERMITTEE WILL AFFECT OTHER SUBSURFACE INSTALLATIONS IN THE VICINITY OF THE PROPOSED OPENING, THE PERMITTEE SHALL NOTIFY THE OWNERS OF SUCH FACILITIES OF THE PROPOSED WORK.

C. THE BOROUGH MANAGER SHALL NOTIFY, IN WRITING, THE BOROUGH POLICE AND FIRE DEPARTMENTS OF ALL STREET OPENING PERMITS HE GRANTS. SUCH NOTIFICATION SHALL STATE THE NATURE OF THE WORK TO BE DONE, PROPOSED BEGINNING AND COMPLETION DATES, AND THE LOCATION OF SUCH PROJECTS.

D. THE PERMITTEE SHALL NOTIFY, IN WRITING, ALL PUBLIC TRANSPORTATION SYSTEMS (INCLUDING MONROE COUNTY TRANSIT AUTHORITY) OF ALL STREET OPENINGS WHICH MIGHT AFFECT, INTERRUPT OR RESTRICT TRAFFIC FLOW.

RESTRICTIVE COVENANTS:

PER DEED DATED 1922-04-05:
- THE SAID REAL ESTATE DURING SAID PERIOD SHALL BE DEVOTED TO SUCH USES AS THE SAID CIVIC CLUB SHALL DETERMINE, AND SAID DEED TO SUCH PERSON OR PERSONS OR CORPORATION SHALL BE IN TRUST FOR THE USE OF A PUBLIC LIBRARY, HISTORICAL MUSEUM, COMMUNITY CENTER AND SUCH COGNATE PURPOSED AS SAID CIVIC CLUB SHALL DIRECT THE SAID GRANTEE HEREOF, HIS HEIRS AND ASSIGNS, TO INSERT IN SAID DEED, SUCH USES, HOWEVER, SHALL BE SUBJECT TO THE PAYMENT OF SUCH ANNUAL CONTRIBUTIONS TOWARDS THE MAINTENANCE AND UPKEEP OF SAID PROPERTY AS SHALL BE APPORTIONED AMONG THE SEVERAL USERS THEREOF BY THE GRANTEE NAMED IN SAID DEED.

BUILDING SETBACKS
- FRONT YARD SETBACK: MIN. 10FT.
- SIDE YARD SETBACK: NOT REQUIRED
- REAR YARD SETBACK: MIN. 20FT

CORNER LOT SIGHT EASEMENT
- AS INDICATED ON SHEET C-301 (CLEAR SIGHT TRIANGLE)

STORMWATER EASEMENT
- AS INDICATED ON SHEET C-501

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET (RECORD 1 OF 4)	C-101
NOTES SHEET (RECORD 2 OF 4)	C-102
EXISTING CONDITIONS/DEMOLITION PLAN (RECORD 3 OF 4)	C-201
SITE PLAN (RECORD 4 OF 4)	C-301
GRADING PLAN	C-401
UTILITY PLAN	C-501
SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN	C-601
SOIL EROSION AND SEDIMENT POLLUTION CONTROL NOTES & DETAILS	C-602, C-603
LANDSCAPE PLAN	C-701
LANDSCAPE DETAILS	C-702
PROFILES	C-801, C-802
DETAILS SHEET	C-901

WAIVERS RECOMMENDED FOR APPROVAL PER REVIEW LETTER DATED 09/02/2022

FROM SECTION 22-402.1 - TO PERMIT PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL IN LIEU OF SEPARATE PRELIMINARY AND FINAL APPROVALS.

FROM SECTIONS 22-402.2.D & 22-403.2.D - TO PROVIDE EXISTING INFORMATION ON-SITE AND IMMEDIATELY ADJACENT TO THE SITE IN LIEU OF THE REQUIREMENT TO PROVIDE INFORMATION WITHIN 300 FEET OF THE PROPERTY LINES.

FROM SECTIONS 22-613.B(1) & 22-613.B(2) - A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PROVIDE STREET TREES ALONG THE PUBLIC STREETS.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND PLANNING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/06/2022	PER BOROUGH COMMENTS	TCK / MSL
2	11/09/2022	PER PC COMMENT	TCK / MSL
3	11/30/2022	PER BOROUGH COMMENTS	TCK / MSL
4	01.26.23	ISSUED FOR BID	TCK / MSL

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#20201543908

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PY202039
DRAWN BY:	APM
CHECKED BY:	MSL
DATE:	10/12/2020
CAD I.D.:	PY202039-CND-4

PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
MONROE COUNTY HISTORICAL ASSOCIATION
BUILDING EXPANSION
900 MAIN STREET
BOROUGH OF STROUDSBURG
MONROE COUNTY, PA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
MICHAEL E. JEITNER
PROFESSIONAL
ENGINEER
Michael E. Jeitner
REGISTERED PROFESSIONAL ENGINEER
PE055733
Printed Name: Michael E. Jeitner PE055733
NEW JERSEY LICENSE No. GE-49300
DELAWARE LICENSE No. 31053

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101
RECORD (1 OF 4)

REVISION 4 - 01.26.23

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

2. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

3. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS,. SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

4. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

5. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

6. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

7. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE LATEST CIVIL PLANS AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND BOHLER ENGINEERING, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.

8. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.

9. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.

10. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

11. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE}PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

12. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

13. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

14. THE ENGINEER OF RECORD AND/OR OWNER IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.

15. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

16. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

17. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE FOR JOB SITE SAFETY.

18. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH THESE NOTES HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

19. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.

20. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

21. ENGINEER AND/OR OWNER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

22. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

23. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

24. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

25. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

26. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

2. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

4. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

5. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

   A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

6. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.

7. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

   A. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.

   B. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.

   C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

   D. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

   E. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

   F. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

   G. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

9. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.

10. IN THE ABSENCE OF SPECIFIC REQUIREMENTS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.

11. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

12. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

13. THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY WHERE REQUIRED.

14. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

15. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

16. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

17. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

18. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

19. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.

20. GENERAL CONTRACTOR IS TO PUT MEASURES AND AN OPERATIONAL PLAN IN PLACE TO ASSURE THE EXISTING MANSION IS PROTECTED DURING CONSTRUCTION ACTIVITIES FROM DAMAGE AND DUST.

GENERAL GRADING & UTILITY NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL EXISTING UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.

4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.

8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS, TESTING AND APPURTENANCES REQUIRED BY THE UTILITY COMPANY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE UTILITY COMPANY TO CONFIRM THE SIZE AND TYPE OF WATER METER AND/OR VAULT, PRIOR TO COMMENCING CONSTRUCTION.

9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL.

12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.

13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, UTILITY VALVES, AND SANITARY CLEANOUTS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THESE PLANS, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.

16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THESE PLANS, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, THIS SHALL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.

18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.

19. REFER TO SITE PLAN FOR ADDITIONAL NOTES.

20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

21. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

22. TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING). WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE ALL WALLS SHOWN HEREON MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND THAT SIGNED AND SEALED SHOP DRAWINGS ARE APPROVED BY THE MUNICIPALITY PRIOR TO THEIR CONSTRUCTION. FURTHER THE CONTRACTOR SHALL ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL(S), PROPOSED SCHEMATICALLY IN THESE PLANS, SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY OTHERS).

23. STORM DRAINAGE PIPE:

    UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR WATERTIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

24. SANITARY SEWER MAIN MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERALS MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.

25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL.

26. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY, AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.

27. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT}LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.

29. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

30. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.

31. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

REFERENCES AND CONTACT INFORMATION

REFERENCES	CONTACTS
♦BOUNDARY & TOPOGRAPHIC SURVEY: BLUE MARSH ASSOCIATES, INC. 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370 DATED: 06/29/2020 PROJECT #: 20-B-151	♦ARCHITECT: MKSD ARCHITECTS 1209 HAUSMAN ROAD, SUITE A ALLENTOWN, PA 18104

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

BOHLER// ™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/06/2022	PER BOROUGH COMMENTS	TCK / MSL
2	11/09/2022	PER PC COMMENT	TCK / MSL
3	11/30/2022	PER BOROUGH COMMENTS	TCK / MSL
4	01.26.23	ISSUED FOR BID	TCK / MSL

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PROJECT No.:	PY202039
DRAWN BY:	APM
CHECKED BY:	MSL
DATE:	10/12/2020
CAD I.D.:	PY202039-CND-4

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

MONROE COUNTY HISTORICAL ASSOCIATION

BUILDING EXPANSION

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BOROUGH OF STROUDSBURG
MONROE COUNTY, PA

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DELAWARE LICENSE No. [illegible]313

SHEET TITLE:

NOTES SHEET

SHEET NUMBER:

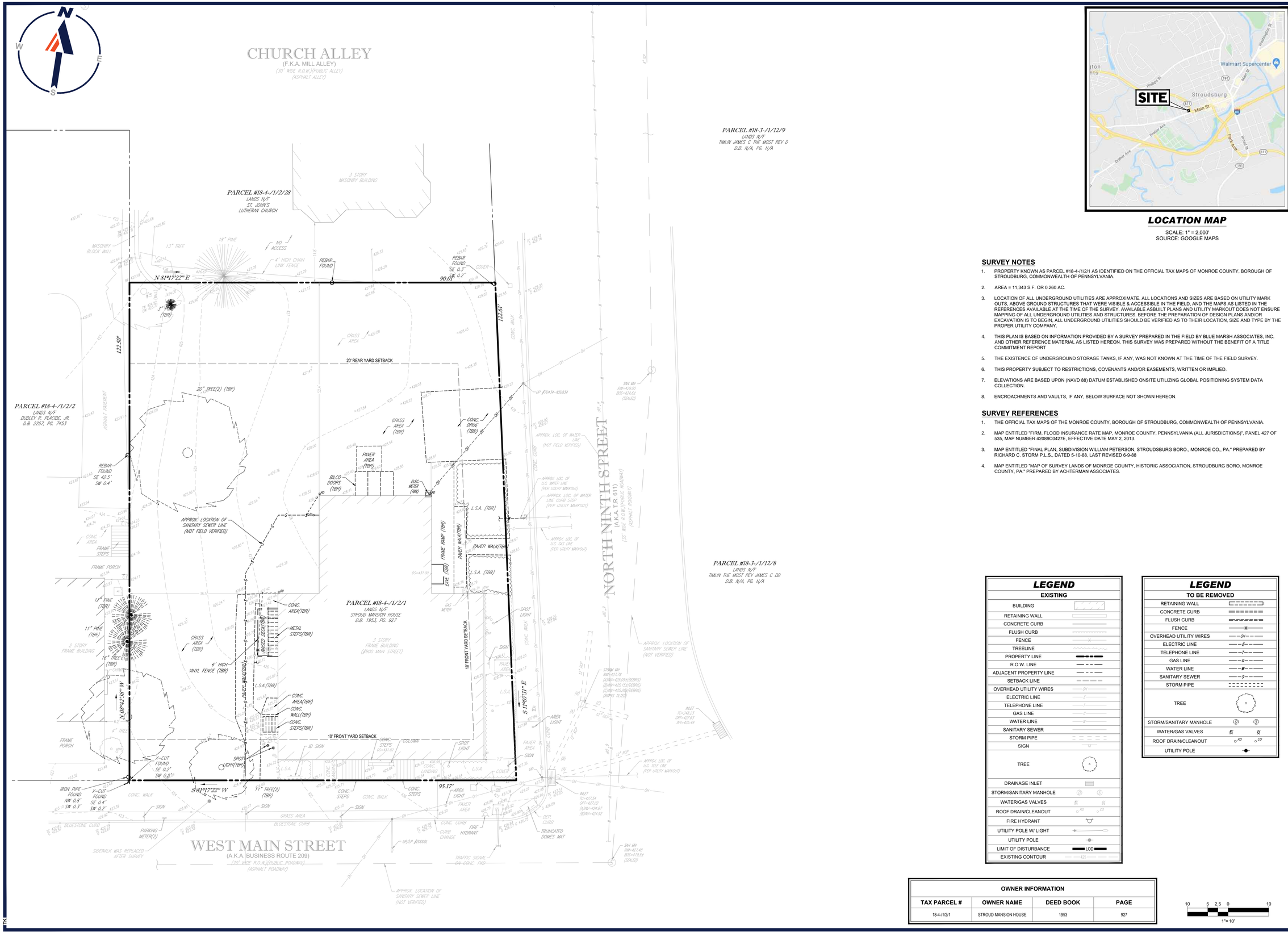
C-102

RECORD (2 OF 4)

REVISION 4 - 01.26.23

R:\20\PY202039\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-4\PY202039-CND-4------>LAYOUT: C-102 NOTES

TK



LOCATION MAP

SCALE: 1" = 2,000'
SOURCE: GOOGLE MAPS

SURVEY NOTES

1. PROPERTY KNOWN AS PARCEL #18-4-/1/2/1 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF MONROE COUNTY, BOROUGH OF STROUDBURG, COMMONWEALTH OF PENNSYLVANIA.
2. AREA = 11,343 S.F. OR 0.260 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
7. ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

SURVEY REFERENCES

1. THE OFFICIAL TAX MAPS OF THE MONROE COUNTY, BOROUGH OF STROUDBURG, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONROE COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 427 OF 535, MAP NUMBER 42089C0427E, EFFECTIVE DATE MAY 2, 2013.
3. MAP ENTITLED "FINAL PLAN, SUBDIVISION WILLIAM PETERSON, STROUDSBURG BORO., MONROE CO., PA." PREPARED BY RICHARD C. STORM P.L.S., DATED 5-10-88, LAST REVISED 6-9-88
4. MAP ENTITLED "MAP OF SURVEY LANDS OF MONROE COUNTY, HISTORIC ASSOCIATION, STROUDSBURG BORO, MONROE COUNTY, PA." PREPARED BY ACHTERMAN ASSOCIATES.

LEGEND — EXISTING

BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	X
TREELINE	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
SETBACK LINE	
OVERHEAD UTILITY WIRES	OH
ELECTRIC LINE	E
TELEPHONE LINE	T
GAS LINE	G
WATER LINE	W
SANITARY SEWER	S
STORM PIPE	
SIGN	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	D / S
WATER/GAS VALVES	W / G
ROOF DRAIN/CLEANOUT	RD / CO
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
LIMIT OF DISTURBANCE	LOD
EXISTING CONTOUR	425

LEGEND — TO BE REMOVED

RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	X
OVERHEAD UTILITY WIRES	OH
ELECTRIC LINE	E
TELEPHONE LINE	T
GAS LINE	G
WATER LINE	W
SANITARY SEWER	S
STORM PIPE	
TREE	
STORM/SANITARY MANHOLE	D / S
WATER/GAS VALVES	W / G
ROOF DRAIN/CLEANOUT	RD / CO
UTILITY POLE	

OWNER INFORMATION			
TAX PARCEL #	OWNER NAME	DEED BOOK	PAGE
18-4-/1/2/1	STROUD MANSION HOUSE	1953	927

10 5 2.5 0 10
1"= 10'

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/06/2022	PER BOROUGH COMMENTS	TCK / MSL
2	11/09/2022	PER PC COMMENT	TCK / MSL
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4	01.26.23	ISSUED FOR BID	TCK / MSL

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PROJECT No.: PY202039
DRAWN BY: APM
CHECKED BY: MSL
DATE: 10/12/2020
CAD I.D.: PY202039-FLD-4

PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
MONROE COUNTY HISTORICAL ASSOCIATION
BUILDING EXPANSION
900 MAIN STREET
BOROUGH OF STROUDSBURG
MONROE COUNTY, PA

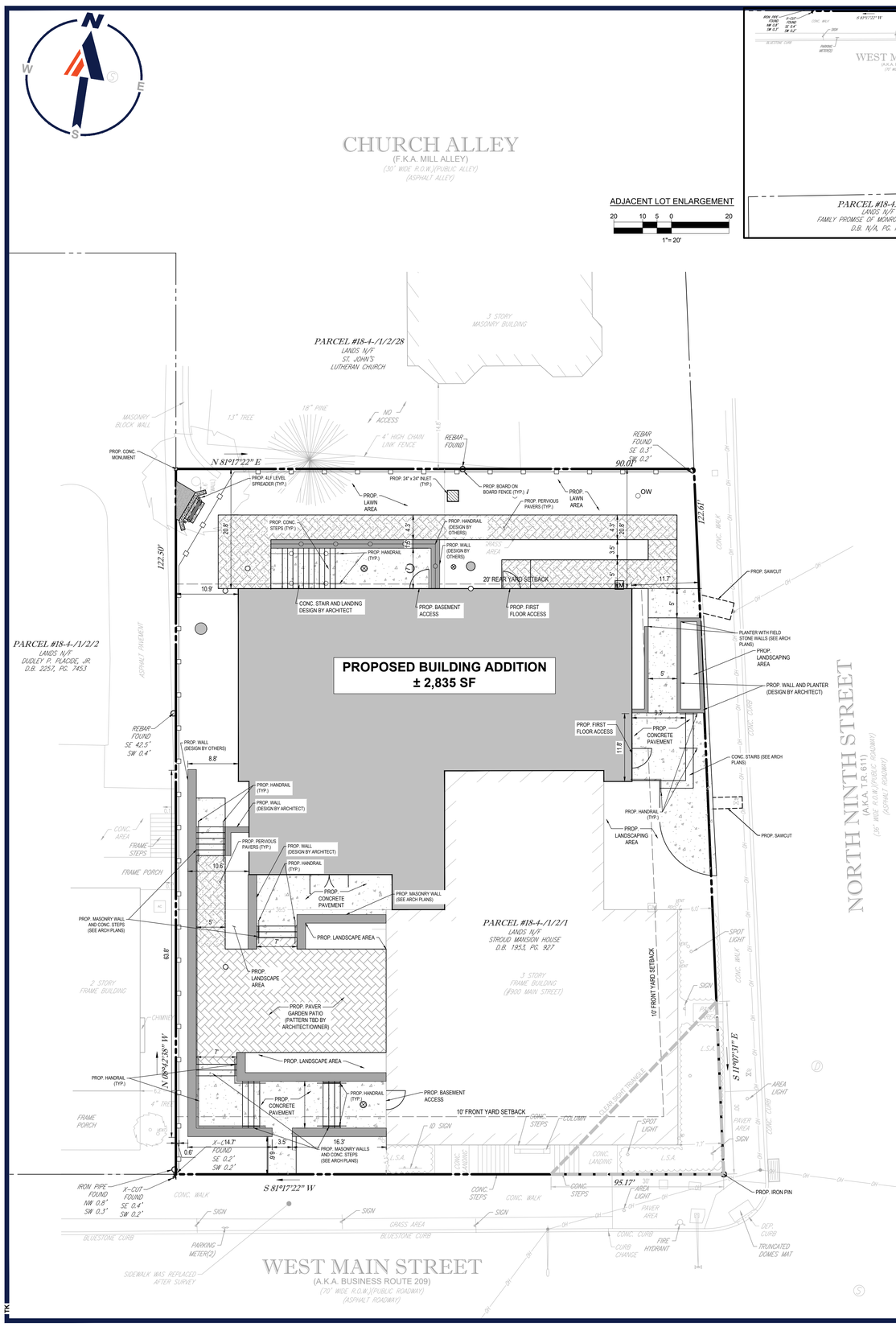
BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

MARC S. PETERSEN
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
ENGINEER
MARC S. PETERSEN
PROFESSIONAL ENGINEER
Printed: 01/26/2023 for 1 year(s)
NEW JERSEY LICENSE No. GE 49303300
DELAWARE LICENSE No. 16013

SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN
SHEET NUMBER:
C-201
RECORD (3 OF 4)

REVISION 4 - 01.26.23

R:\DBV\PY2020\39\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-4\PY202039-FLD-4-----LAYOUT C-201 EXISTING TCK


CHURCH ALLEY
(F.K.A. MILL ALLEY)
(30' WIDE R.O.W.)(PUBLIC ALLEY)
(ASPHALT ALLEY)
WEST MAIN STREET
(A.K.A. BUSINESS ROUTE 209)
(70' WIDE R.O.W.)(PUBLIC ROADWAY)
(ASPHALT ROADWAY)
NORTH NINTH STREET
(A.K.A. T.R. 611)
(50' WIDE R.O.W.)(PUBLIC ROADWAY)
(ASPHALT ROADWAY)
ADJACENT LOT ENLARGEMENT
20 10 5 0 20
1"= 20'
PARCEL #18-4-1.3.4-1
LANDS N/F
FAMILY PROMISE OF MONROE COUNTY, INC
D.B. N/A, PG. N/A
PARCEL #18-4-1.3.5
LANDS N/F
GILROY ANGELINE
D.B. N/A, PG. N/A
PARCEL #18-113389
LANDS N/F
GILROY ANGELINE
D.B. N/A, PG. N/A
PARCEL #18-3-/1/12/9
LANDS N/F
TIMLIN JAMES C. THE MOST REV D
D.B. N/A, PG. N/A
PARCEL #18-4-/1/2/28
LANDS N/F
ST. JOHN'S
LUTHERAN CHURCH
3 STORY
MASONRY BUILDING
MASONRY
BLOCK WALL
13" TREE
18" PINE
NO
ACCESS
4' HIGH CHAIN
LINK FENCE
REBAR
FOUND
REBAR
FOUND
SE 0.3'
SW 0.3'
PROP. CONC.
MONUMENT
N 81°17'22" E
90.00'
122.61'
PROP. 4LF LEVEL
SPREADER (TYP.)
PROP. 24" x 24" INLET
(TYP.)
PROP. BOARD ON
BOARD FENCE (TYP.)
PROP.
LAWN
AREA
PROP. PERVIOUS
PAVERS (TYP.)
PROP.
LAWN
AREA
OW
PROP. CONC.
STEPS (TYP.)
PROP. HANDRAIL
(DESIGN BY
OTHERS)
PROP. WALL
(DESIGN BY
OTHERS)
PROP. HANDRAIL
(TYP.)
PATIO
AREA
20.8'
4.3'
3.5'
5'
122.50'
10.9'
20' REAR YARD SETBACK
11.7'
PROPOSED BUILDING ADDITION
± 2,835 SF
CONC. STAIR AND LANDING
DESIGN BY ARCHITECT
PROP. BASEMENT
ACCESS
PROP. FIRST
FLOOR ACCESS
PROP. SAWCUT
PLANTER WITH FIELD
STONE WALLS (SEE ARCH
PLANS)
PROP.
LANDSCAPING
AREA
PROP. WALL AND PLANTER
(DESIGN BY ARCHITECT)
PROP. FIRST
FLOOR ACCESS
PROP.
CONCRETE
PAVEMENT
CONC. STAIRS (SEE ARCH
PLANS)
PROP. HANDRAIL
(TYP.)
PROP.
LANDSCAPING
AREA
PROP. SAWCUT
PARCEL #18-4-/1/2/2
LANDS N/F
DUDLEY A. PLACIDE, JR.
D.B. 2257, PG. 7453
ASPHALT PAVEMENT
REBAR
FOUND
SE 42.5'
SW 0.4'
PROP. WALL
(DESIGN BY OTHERS)
8.8'
PROP. HANDRAIL
(TYP.)
PROP. WALL
(DESIGN BY ARCHITECT)
CONC.
AREA
FRAME
STEPS
FRAME PORCH
PROP. PERVIOUS
PAVERS (TYP.)
PROP. WALL
(DESIGN BY ARCHITECT)
PROP. HANDRAIL
(TYP.)
10.6'
PROP.
CONCRETE
PAVEMENT
PROP. MASONRY WALL
(SEE ARCH PLANS)
PROP. MASONRY WALL
AND CONC. STEPS
(SEE ARCH PLANS)
5'
7'
PROP. LANDSCAPE AREA
63.8'
PROP.
LANDSCAPE
AREA
PROP. PAVER
GARDEN PATIO
(PATTERN TBD BY
ARCHITECT/OWNER)
2 STORY
FRAME BUILDING
CHIMNEY
N 08°42'58" W
7'
PROP. LANDSCAPE AREA
PROP. HANDRAIL
(TYP.)
PROP.
CONCRETE
PAVEMENT
PROP. HANDRAIL
(TYP.)
PROP. BASEMENT
ACCESS
10' FRONT YARD SETBACK
FRAME
PORCH
0.6'
X-CUT
FOUND
SE 0.2'
SW 0.2'
14.7'
3.5'
16.3'
PROP. MASONRY WALLS
AND CONC. STEPS
(SEE ARCH PLANS)
IRON PIPE
FOUND
NW 0.8'
SW 0.3'
X-CUT
FOUND
SE 0.4'
SW 0.2'
S 81°17'22" W
CONC. WALK
SIGN
SIGN
SIGN
BLUESTONE CURB
GRASS AREA
BLUESTONE CURB
PARKING
METER(2)
SIDEWALK WAS REPLACED
AFTER SURVEY
PARCEL #18-4-/1/2/1
LANDS N/F
STROUD MANSION HOUSE
D.B. 1953, PG. 927
3 STORY
FRAME BUILDING
(#900 MAIN STREET)
10' FRONT YARD SETBACK
CLEAR SIGHT TRIANGLE
COLUMN
CONC.
STEPS
ID SIGN
CONC.
LANDING
CONC.
STEPS
CONC.
STEPS
95.17'
S 11°07'31" E
SPOT
LIGHT
CONC. WALK
SIGN
AREA
LIGHT
PAVER
AREA
SIGN
CONC. CURB
CURB
CHANGE
FIRE
HYDRANT
DEP.
CURB
TRUNCATED
DOMES MAT
PROP. IRON PIN
PARCEL #18-3-/1/12/8
LANDS N/F
TIMLIN THE MOST REV JAMES C DD
D.B. N/A, PG. N/A
L.S.A.
OHW
UGE
UGT
SURVEY PROFESSIONAL'S STATEMENT
I, JOSEPH J. WRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM FIELD SURVEY, CORRECTLY REPRESENTS THE PROPOSED LOTS AS SURVEYED BY ME FOR THE OWNERS AND THAT THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF STROUDSBURG BOROUGH HAVE BEEN FULLY COMPLIED WITH.
SURVEYOR'S SEAL
SURVEYOR'S SIGNATURE
JOSEPH J. WRIGHT
LIC. # SU37826-E
BLUE MARSH ASSOCIATES, INC.
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976-2370
215.278.4053 - 215.343.0218 FAX
SURVEYOR'S ADDRESS
PROFESSIONAL ENGINEER'S STATEMENT
I, MICHAEL E. JEITNER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER LICENSED AND REGISTERED TO PRACTICE ENGINEERING IN THE COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA PROFESSIONAL ENGINEERS REGISTRATION LAW, ACT OF MAY 23, 1945, P.L. 913, AS AMENDED, AS FOUND AT 63 P.S. SECTION 148 ET SEQ; AND THAT THE ENGINEERING ASPECTS OF THE PLAN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND I DO FURTHER CERTIFY THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF STROUDSBURG BOROUGH.
PROFESSIONAL ENGINEER'S SEAL
PROFESSIONAL ENGINEER'S SIGNATURE
MICHAEL E. JEITNER
LIC. # PE055733
BOHLER ENGINNERING
74 W. BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
610.709.9971 - 610.709.9976 FAX
PROFESSIONAL ENGINEER'S ADDRESS
OWNER'S CERTIFICATION
I, AMY LEISER, ACKNOWLEDGE MYSELF TO BE THE EXECUTIVE DIRECTOR OF THE MONROE COUNTY HISTORICAL ASSOCIATION, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE ASSOCIATION IS THE SOLE FEE OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED ON BEHALF OF THE ASSOCIATION. I DO FURTHER HOLD THE BOROUGH OF STROUDSBURG HARMLESS AND INDEMNIFY THE BOROUGH OF STROUDSBURG AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.
MONROE COUNTY HISTORICAL ASSOCIATION
BY:
DIRECTOR
STROUDSBURG, PA 18360
AMY LEISER, EXECUTIVE
900 MAIN STREET
ON THIS, THE _____ DAY OF _____ 20_____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED, AMY LEISER, WHO ACKNOWLEDGED HERSELF TO BE THE EXECUTIVE DIRECTOR OF THE MONROE COUNTY HISTORICAL ASSOCIATION, AND THAT SHE AS EXECUTIVE DIRECTOR, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE ASSOCIATION BY HERSELF AS THE EXECUTIVE DIRECTOR WITH THE ASSOCIATION, THE OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND SAID LIMITED LIABILITY COMPANY DESIRES THAT THIS PLAN BE DULY RECORDED.
NOTARY PUBLIC
MY COMMISSIONER EXPIRES
SEAL
BOROUGH COUNCIL
ON_____20_____ THE WITHIN PLOT OR PLAN OF LAND LOCATED IN THE BOROUGH OF STROUDSBURG, MONROE COUNTY, PENNSYLVANIA, WAS APPROVED BY THE BOROUGH OF STROUDSBURG COUNCIL.
PLANNING COMMISSION
ON_____20_____ THE WITHIN PLOT OR PLAN OF LAND LOCATED IN THE BOROUGH STROUDSBURG, MONROE COUNTY, PENNSYLVANIA, WAS RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION.
LEGEND
EXISTING
BUILDING
RETAINING WALL
CONCRETE CURB
FLUSH CURB
FENCE
TREELINE
PROPERTY LINE
R.O.W. LINE
ADJACENT PROPERTY LINE
SETBACK LINE
OVERHEAD UTILITY WIRES
SIGN
TREE
DRAINAGE INLET
STORM/SANITARY MANHOLE
WATER/GAS VALVES
ROOF DRAIN/CLEANOUT
FIRE HYDRANT
UTILITY POLE W/ LIGHT
UTILITY POLE
LEGEND
PROPOSED
BUILDING
RETAINING WALL
CONCRETE PAVE
STANDARD PAVERS
PERVIOUS PAVERS
DRAINAGE INLET
CLEANOUT
AFFIDAVIT OF PLAN SUBMISSION
THIS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN WAS SUBMITTED TO THE MONROE COUNTY PLANNING COMMISSION AS PART OF THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SET FOR THE PROPOSED MONROE COUNTY HISTORICAL ASSOCIATION FOR REVIEW ON _____, 20_____.
REGISTERED PROFESSIONAL SURVEYOR/ENGINEER
COUNTY APPROVAL/REVIEW BLOCK
REVIEWED BY THE COUNTY PLANNING COMMISSION
COUNTY PLANNING COMMISSION STAFF PERSON
DATE
10 5 2.5 0 10
1"= 10'
SITE
Walmart Supercenter
Phillips St
Main St
Stroudsburg
Dreher Ave
Brown St
Park Ave
611
191
LOCATION MAP
SCALE: 1" = 2,000'
SOURCE: GOOGLE MAPS
SITE PLAN NOTES
1. THIS PLAN REFERENCES AN "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED FOR: LANDS OF MONROE COUNTY HISTORICAL ASSOCIATION PREPARED BY: BLUE MARSH ASSOCIATES, INC. DATED: 06/29/2020
2. APPLICANT: MONROE COUNTY HISTORICAL ASSOCIATION 900 MAIN STREET STROUDSBURG, PA 18360
3. ZONING DATA: 900 W. MAIN STREET STROUDSBURG, PA 18360 TAX MAP PARCEL NO. 18-7300-06-48-3340
EXISTING ZONING: C-2 CENTRAL BUSINESS COMMERCIAL DISTRICT C-O CENTRAL COMMERCIAL OVERLAY DISTRICT
PROPOSED USE: MUSEUM & LIBRARY FOR MONROE COUNTY HISTORICAL ASSOCIATION (PERMITTED BY-RIGHT WITHIN C-2 DISTRICT)
ZONING DISTRICT REQUIREMENTS
REQUIRED / EXISTING / PROPOSED
MIN. LOT AREA: 5,000 SF / 11,342 SF / NO CHANGE
MIN. LOT WIDTH: 40 FT / 90.01 FT / NO CHANGE
MIN. LOT DEPTH: 100 FT / 122.50 SF / NO CHANGE
MIN. YARD SETBACKS
FRONT: 10 FT / 5.1 FT (ENC) / NO CHANGE
SIDE YARD (PARCEL#18-4/1/2/2): - / 36.5 FT / 10.9 FT
SIDE YARD (N. NINTH STREET): - / 6.0 FT / NO CHANGE
REAR: 20 FT / 52.4 FT / 20.8 FT
MAX. BUILDING HEIGHT: 36 FT / 45.5 FT (ENC) / NO CHANGE
MIN. NUMBER OF STORIES: 2 STORIES / 4 STORIES (ENC) / NO CHANGE
MAX. BUILDING HEIGHT FOR THE PRINCIPAL BUILDING HEIGHT: 46 / 45.5 FT / NO CHANGE
MAX. BUILDING COVERAGE: 80 % / 24.1% (2,740 SF) / 49.1% (5,575 SF)
IMPERVIOUS COVERAGE: N/A / 34.8% (3,945 SF) / 69.5% (7,884 SF)
(ENC) - EXISTING NON-CONFORMITY
(ENC-I) - EXISTING IMPROVED EXISTING NON-CONFORMITY
PARKING REQUIREMENTS
USE / REQUIRED / PROVIDED
MUSEUM & LIBRARY FOR MONROE COUNTY HISTORICAL ASSOCIATION: N/A / N/A
NOTE: PER CONVERSATION WITH THE ZONING OFFICER, IT WAS DETERMINED THAT THERE ARE NO PARKING REQUIREMENTS IN THE DOWNTOWN DISTRICT.
ZONING (EXISTING NON-CONFORMITY TO REMAIN)
1. §27-610.1 - NO OBSTRUCTION TO VISION (OTHER THAN AN EXISTING BUILDING, POST, COLUMN, PUBLIC UTILITY POLE OR TOWER, OR TREES) EXCEEDING 30 INCHES ABOVE STREET GRADE SHALL BE ERECTED OR MAINTAINED ON ANY LOT WITHIN THE TRIANGLE FORMED BY THE STREET INTERSECTION, CREATED BY THE RIGHT-OF-WAY LINE OF EACH STREET EXTENDED TO A POINT, AND A LINE DRAWN BETWEEN TWO POINTS, EACH LOCATED 30 FEET FROM THE STREET INTERSECTION. ALL PLANT MATERIALS SHALL BE KEPT TRIMMED TO INSURE UNINTERRUPTED VISION FOR MOTOR VEHICLE TRAFFIC.
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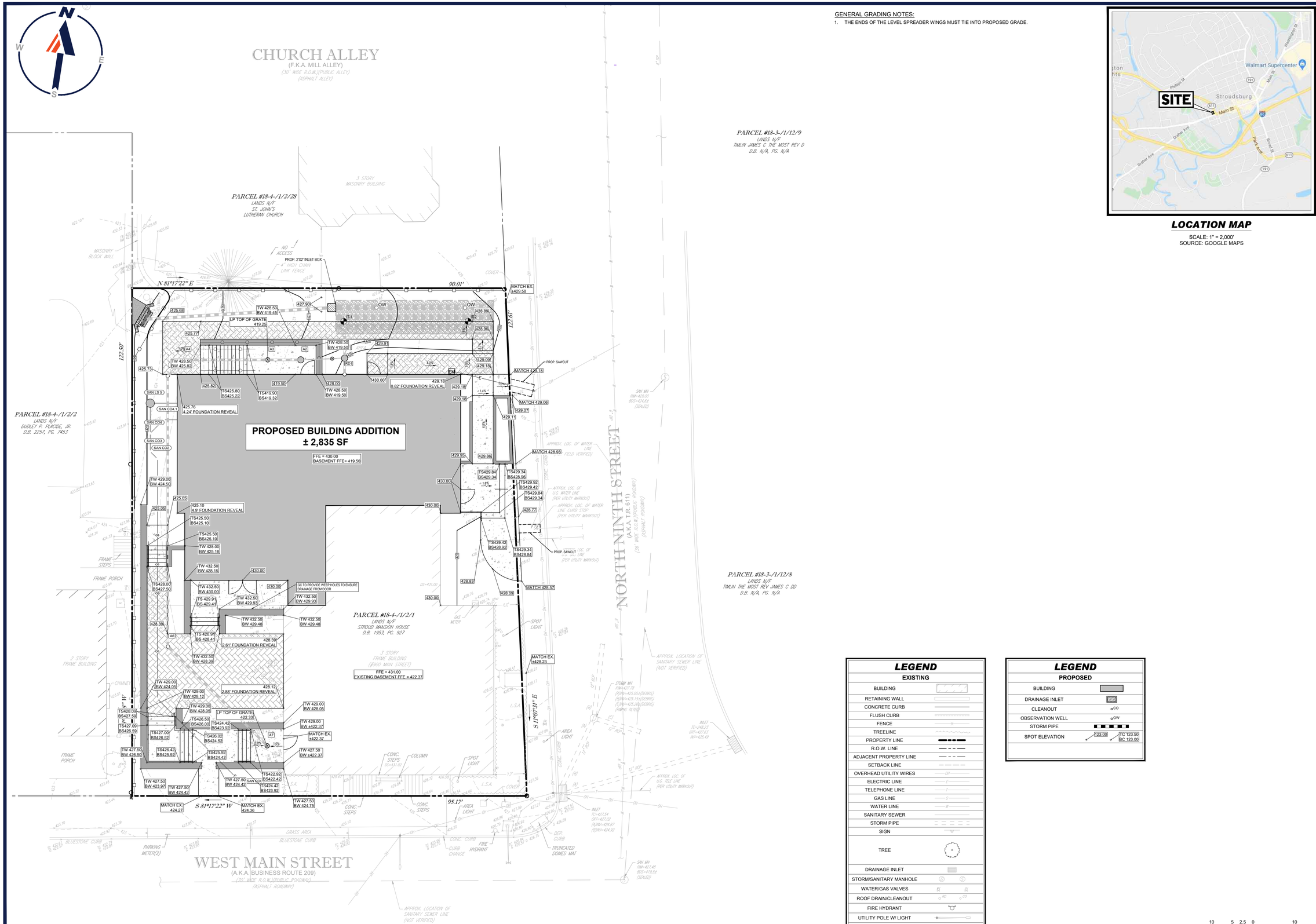
MICHAEL E. JEITNER
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
PE055733
MICHAEL E. JEITNER
PROFESSIONAL ENGINEER
PE055733
PRINTED / ISSUED 1/26/2023
NEW JERSEY LICENSE No. 24GE04043300
DELAWARE LICENSE No. 10743
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
RECORD (4 OF 4)
REVISION 4 - 01.26.23
R:\2019\PY202039\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-4\PY202039-FLD-4-----LAYOUT C-301 SITE
TK



GENERAL GRADING NOTES:

1. THE ENDS OF THE LEVEL SPREADER WINGS MUST TIE INTO PROPOSED GRADE.

LOCATION MAP

SCALE: 1" = 2,000'
SOURCE: GOOGLE MAPS

LEGEND
EXISTING

BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
TREELINE	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
SETBACK LINE	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	
SIGN	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
LIMIT OF DISTURBANCE	

LEGEND
PROPOSED

BUILDING	
DRAINAGE INLET	
CLEANOUT	CO
OBSERVATION WELL	OW
STORM PIPE	
SPOT ELEVATION	123.00 / TC 123.50 BC 123.00

10 5 2.5 0 10
1"= 10'

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PROJECT No.: PY202039
DRAWN BY: APM
CHECKED BY: MSL
DATE: 10/12/2020
CAD I.D.: PY202039-FLD-4

PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

MONROE COUNTY HISTORICAL ASSOCIATION

BUILDING EXPANSION

900 MAIN STREET
BOROUGH OF STROUDSBURG
MONROE COUNTY, PA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

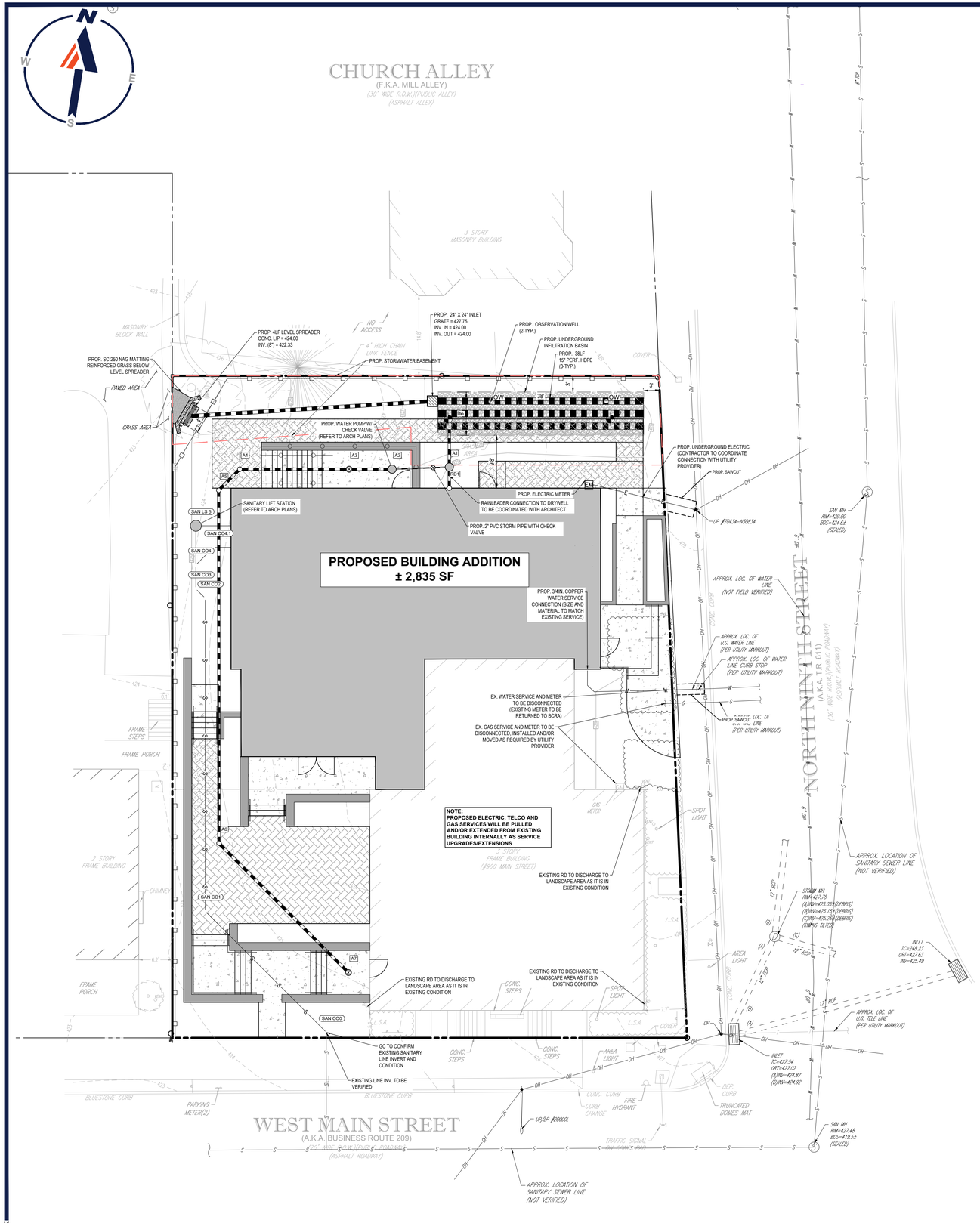
COMMONWEALTH OF PENNSYLVANIA
MICHAEL C. JESTER
PROFESSIONAL
PROFESSIONAL ENGINEER
Printed Name: MICHAEL C. JESTER License No.: PE 085353
NEW JERSEY LICENSE No.: GE 49303000
DELAWARE LICENSE No.: 18853

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C-401

REVISION 4 - 01.26.23

K:\PY\2020\PY202039\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV 4\PY202039-FLD-4——LAYOUT C-401 GRADING



GENERAL UTILITY NOTES:

1. ENSURE 4.5' MINIMUM COVER OVER TOP OF WATER LATERAL
2. ENSURE 18" VERTICAL SEPARATION BETWEEN WATER LINES AND ALL OTHER UTILITIES
3. ADDITIONAL BACKFLOW ASSEMBLY PREVENTER DEVICE MAY BE REQUIRED INSIDE BUILDING
4. THE BASEMENT FOUNDATION WALLS AND STAIRWELL EXIT RETAINING WALL SHALL BE WATERPROOFED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS
5. AN INFILTRATION TEST AT AN ELEVATION OF 423.00' IS REQUIRED DURING CONSTRUCTION TO CONFIRM CONSISTENCY WITH INFILTRATION RATES.

LOCATION MAP

SCALE: 1" = 2,000'
SOURCE: GOOGLE MAPS

INFILTRATION TEST TABLE

TEST PIT LOCATION	EXIST. GRADE ELEV.	PROP. GRADE ELEV.	CUT/FILL	LIMITING ZONE	HISTORICAL FILL DEPTH	HISTORICAL FILL ELEV.	INFILTRATION TEST DEPTH	INFILTRATION RATE
TP-1	427.5	424.0	-3.5	N/E	3.33	424.17	3.5	3.0
TP-1	427.5	424.0	-3.5	N/E	3.33	424.17	7.0	15.0
TP-2	429.0	424.0	-5.0	N/E	N/E	N/A	5.0	25.5
TP-2	429.0	424.0	-5.0	N/E	N/E	N/A	5.0	27.0

LEGEND

EXISTING

- BUILDING
- RETAINING WALL
- CONCRETE CURB
- FLUSH CURB
- FENCE
- TREELINE
- PROPERTY LINE
- R.O.W. LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- OVERHEAD UTILITY WIRES
- ELECTRIC LINE
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM PIPE
- SIGN
- TREE
- DRAINAGE INLET
- STORM/SANITARY MANHOLE
- WATER/GAS VALVES
- ROOF DRAIN/CLEANOUT
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- LIMIT OF DISTURBANCE (LOD)
- EXISTING CONTOUR

LEGEND

PROPOSED

- BUILDING
- DRAINAGE INLET
- STORM PIPE
- CLEANOUT (CO)
- OBSERVATION WELL (OW)

10 5 2.5 0 10
1"= 10'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/06/2022	PER BOROUGH COMMENTS	TCK / MSL
2	11/09/2022	PER PC COMMENT	TCK / MSL
3	11/30/2022	PER BOROUGH COMMENTS	TCK / MSL
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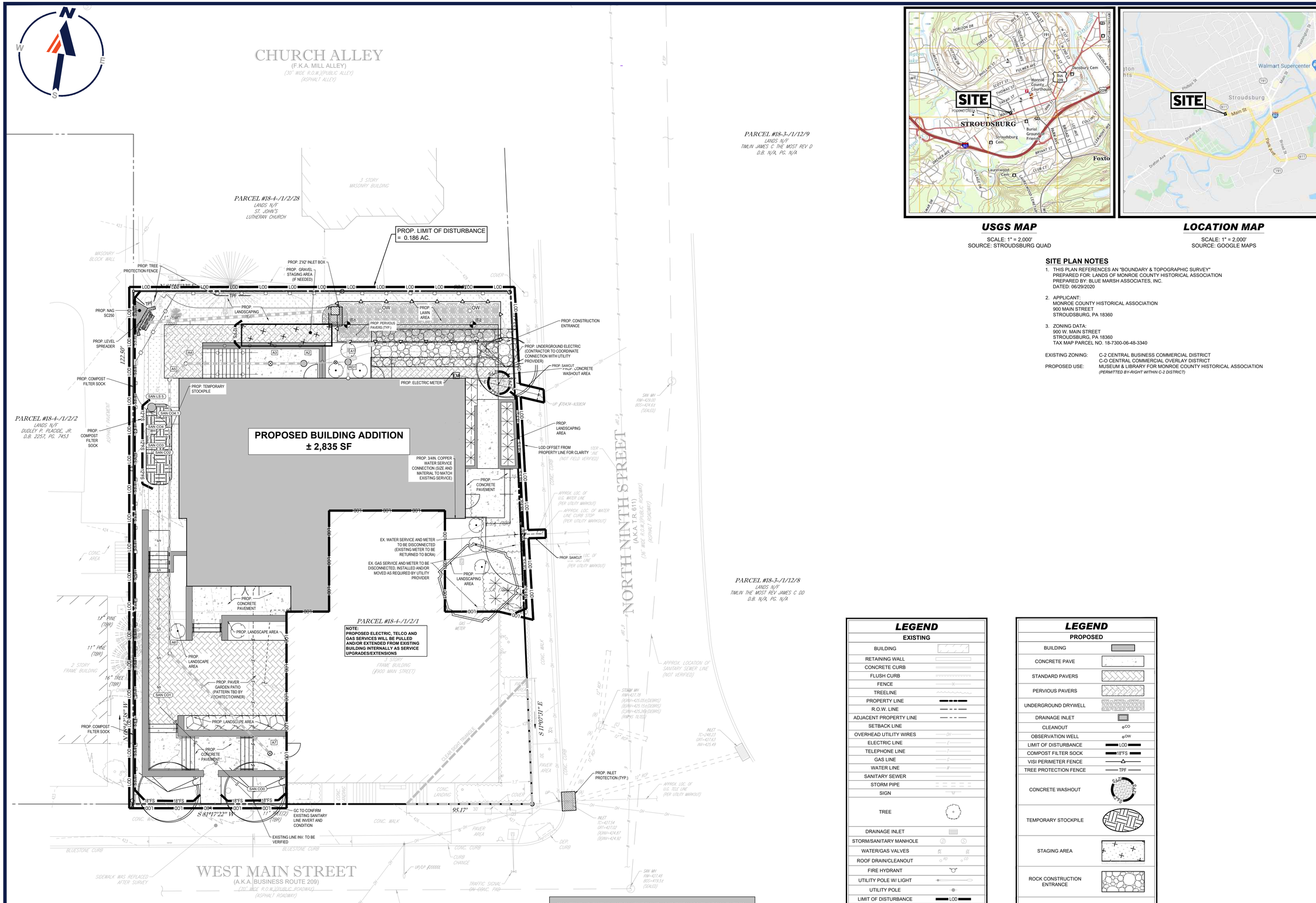
MICHAEL S. LEVANDOSKI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE085139
NEW JERSEY LICENSE No. GE49300300
DELAWARE LICENSE No. 20053

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

REVISION 4 - 01.26.23

R:\PY\202039\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-4\PY202039-FLD-4_----LAYOUT C-501 UTILITY
TK



CHAPTER 93 RECEIVING WATERSHED AND STREAM CLASSIFICATION:

POCONO CREEK - HQ-CWF, MF

THIS PLAN IS FOR SOIL EROSION & SEDIMENT POLLUTION CONTROL PURPOSES ONLY

USGS MAP

SCALE: 1" = 2,000'
SOURCE: STROUDSBURG QUAD

LOCATION MAP

SCALE: 1" = 2,000'
SOURCE: GOOGLE MAPS

SITE PLAN NOTES

1. THIS PLAN REFERENCES AN "BOUNDARY & TOPOGRAPHIC SURVEY"
   PREPARED FOR: LANDS OF MONROE COUNTY HISTORICAL ASSOCIATION
   PREPARED BY: BLUE MARSH ASSOCIATES, INC.
   DATED: 06/29/2020
2. APPLICANT:
   MONROE COUNTY HISTORICAL ASSOCIATION
   900 MAIN STREET
   STROUDSBURG, PA 18360
3. ZONING DATA:
   900 W. MAIN STREET
   STROUDSBURG, PA 18360
   TAX MAP PARCEL NO. 18-7300-06-48-3340

EXISTING ZONING: C-2 CENTRAL BUSINESS COMMERCIAL DISTRICT
C-O CENTRAL COMMERCIAL OVERLAY DISTRICT
PROPOSED USE: MUSEUM & LIBRARY FOR MONROE COUNTY HISTORICAL ASSOCIATION
(PERMITTED BY-RIGHT WITHIN C-2 DISTRICT)

LEGEND
EXISTING

BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
TREELINE	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
SETBACK LINE	
OVERHEAD UTILITY WIRES	OH
ELECTRIC LINE	E
TELEPHONE LINE	T
GAS LINE	G
WATER LINE	W
SANITARY SEWER	S
STORM PIPE	
SIGN	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
LIMIT OF DISTURBANCE	LOD
EXISTING CONTOUR	

LEGEND
PROPOSED

BUILDING	
CONCRETE PAVE	
STANDARD PAVERS	
PERVIOUS PAVERS	
UNDERGROUND DRYWELL	
DRAINAGE INLET	
CLEANOUT	CO
OBSERVATION WELL	OW
LIMIT OF DISTURBANCE	LOD
COMPOST FILTER SOCK	18"FS
VISI PERIMETER FENCE	
TREE PROTECTION FENCE	TPF
CONCRETE WASHOUT	SAN
TEMPORARY STOCKPILE	
STAGING AREA	
ROCK CONSTRUCTION ENTRANCE	
LAWN AREA	
PROPOSED CONTOUR	

10 5 2.5 0 10
1"= 10'

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LAND SURVEYING
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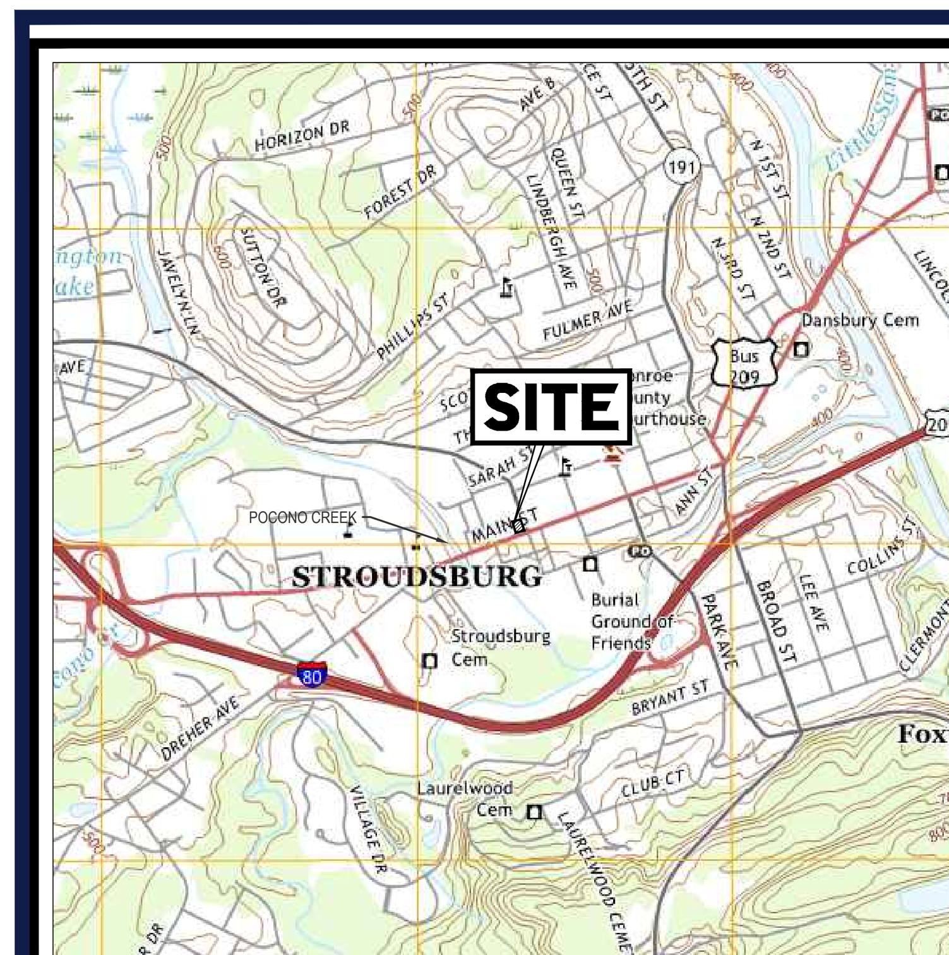
COMMONWEALTH OF PENNSYLVANIA
MARK E. JEFFREES
PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER
PRINCIPAL / VICE PRESIDENT
PENNSYLVANIA LICENSE No. PE085153
NEW JERSEY LICENSE No. GE49303300
DIRECT: (610) 807-3694

SHEET TITLE:
SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN

SHEET NUMBER:
C-601

REVISION 4 - 01.26.23

R:\DWP\2020\39\DRAWING\PLAN SET\LAND DEVELOPMENT\REV_4\PY202039-FLD-4 ---- LAYOUT C-601 E&S



USGS MAP

SCALE: 1" = 2,000'
SOURCE: STROUDSBURG QUAD

SOIL MAP

SCALE: 1" = 100'
SOURCE: USDA NRCS

LOCATION OF ALL SURFACE WATERS AND THEIR CLASSIFICATION UNDER CHAPTER 93
§102.4(b)(5)(v)

THE SUBJECT SITE IS LOCATED WITHIN THE POCONO CREEK WATERSHED, WHICH HAS A HQ-CWF (HIGH QUALITY - COLD WATER FISHES) CHAPTER 93 CLASSIFICATION.

RECYCLING OR DISPOSAL OF MATERIALS
§102.4(b)(5)(xi)

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE:
- CONCRETE CURB AND SIDEWALK
- ASPHALT
- BUILDING AND DEMOLITION MATERIALS
- E&S BMP - COMPOST FILTER SOCKS
- E&S BMP - EROSION CONTROL MATTING
- E&S BMP - REGULATED FILL MATERIALS

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 SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. BELOW IS A LIST OF METHODS FOR THE PROPER RECYCLING/DISPOSAL OF VARIOUS MATERIALS:

1.) DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.

2.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

3.) SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL OPERATOR.

4.) WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE.

5.) CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

GEOLOGIC FORMATIONS/SOIL CONDITIONS THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION
§102.4(b)(5)(xiii)

THERE ARE NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT COULD CAUSE CONTAMINANT POLLUTION DURING EARTH DISTURBANCE ACTIVITIES.

POTENTIAL THERMAL IMPACTS TO SURFACE WATERS
§102.4(b)(5)(xii)

A POTENTIAL FOR THERMAL IMPACTS EXISTS IN INSTANCES WHERE SURFACE RUNOFF IS DIRECTLY CONVEYED TO A RECEIVING STREAM WITHOUT ADEQUATE ATTENUATION OR COOLING. TO AVOID THERMAL IMPACTS, THE FOLLOWING ARE PROPOSED: INFILTRATION BASIN, LEVEL SPREADER, AND PROPOSED VEGETATION. ALL OF THOSE MEASURES WILL HELP TO CONTROL RUNOFF VOLUME AND RATE AND THEREBY PROVIDE ADDITIONAL COOLING TIME, THEREBY MINIMIZING THERMAL IMPACTS TO THE RECEIVING STREAM. THERMAL IMPACTS WILL BE REDUCED DURING CONSTRUCTION BY MEANS OF VARIOUS SOIL EROSION BMP'S THAT WILL REDUCE SEDIMENT LOADING TO SURFACE RUNOFF BEFORE IT LEAVES THE SITE (I.E. INLET FILTER PROTECTION AT EXISTING AND PROPOSED INLETS, COMPOST FILTER SOCKS). EXISTING TREES AND VEGETATION ON SITE WILL ALSO BE PRESERVED AND PROTECTED WHICH WILL REDUCE THERMAL IMPACTS DURING CONSTRUCTION.

E&S PLAN DESIGNED AND IMPLEMENTED TO BE CONSISTENT WITH PCSM PLAN
§102.4(b)(5)(xiv)

REGARDING THE LOCATIONS OF EXISTING RIPARIAN BUFFERS RELATIVE TO THE LIMIT OF DISTURBANCE AND WHETHER PROPOSED INFILTRATION FACILITIES ARE OUTSIDE OF PROPOSED GRADING AREAS, NOTE THE FOLLOWING:
- THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS.
- THERE ARE NO PROPOSED INFILTRATION BMPs OUTSIDE OF PROPOSED GRADING AREAS.

EXISTING/PROPOSED RIPARIAN FOREST BUFFERS
§102.4(b)(5)(xv)

REGARDING EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS, NOTE THE FOLLOWING:
- THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

E&S PLAN PLANNING & DESIGN

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE:
- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- SEQUENCE CONSTRUCTION ACTIVITIES BY LIMITING DISTURBANCES TO A SPECIFIC TASK SUCH THAT EACH TASK IS COMPLETED BEFORE THE NEXT TASK IS INITIATED

THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:
- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:
- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- USE OF TREADED MACHINERY WHERE PRACTICAL DURING EARTHMOVING OPERATIONS
- GRADE SITE TO MINIMIZE EXTENT OF CUTS/FILLS

THE FOLLOWING MEASURES ARE TAKEN TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORM WATER RUNOFF:
- PROVIDE LANDSCAPE RESTORATION TO HELP REDUCE RUNOFF VOLUME

TYPES, DEPTH, SLOPE, LOCATIONS, AND LIMITATIONS OF THE SOILS
§102.4(b)(5)(ii)

SOIL DESCRIPTIONS

SOIL	DESCRIPTION	SOIL GROUP
Pp	- POPE SILT LOAM, HIGH BOTTOM	B

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT.

1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT GROWTH.

RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED AS TOPSOIL.

2. ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION.

RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL CONDITIONS; AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS: NITRPGEN, PHOSPHOROUS, POTASSIUM, SULFER, MAGNESIUM, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY.

RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTIVE VEGETATIVE SPECIES TOLERANT TO LOW FERTILITY SOIL CONDITIONS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF CHANNELS.

RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING, DECREASING CHANNEL GRADE, INCREASING CHANNEL WIDTH, SELECTING VEGETATIVE WITH GREATER RETARDANCE, SELECTING PERMANENT LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATION OF THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PADEP.

5. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE WETNESS, HIGH WATER TABLE AND FLOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILING VEGETATIVE AREAS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY THE PENN STATE.

6. DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATING VEGETATED AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS.

RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING RESERVOIR AREAS WITH IMPERMEABLE LINNINGS, LIMITING STANDING WATER DEPTHS, LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

8. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING AND SEEPING POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LIMITING EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

9. SOIL THAT ARE DIFFICULT TO COMPACT, UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, NOT CONSTRUCTING EMBANKMENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS

10. SUSCEPTIBILITY FOR THE DEVELOPMENT OF SINKHOLE WITHIN IDENTIFIED SOILS.

RESOLUTIONS: IN THE EVENT THAT PRESENCE OF A SINKHOLE IS DETECTED DURING THE COURSE OF WORK, CORRECTIVE MEASURES SHALL BE PERFORMED UNDER THE OBSERVATION AND GUIDANCE OF THE OWNER'S GEOTECHNICAL CONSULTANT.
EXCAVATE THE LOOSE, WET SOILS SURROUNDING THE SINKHOLE TO EXPOSE THE SINKHOLE "THROAT" (THE OPENING IN THE ROCK) AND THE ADJACENT STABLE SOILS/ROCK WHERE POSSIBLE, THE EXCAVATION SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE STABLE SOILS OR TO THE ROCK SURFACE, WHICHEVER IS ENCOUNTERED FIRST.
FILL THE EXPOSED SINKHOLE "THROAT" WITH LEAN CONCRETE TO BLOCK THE MIGRATION OF THE UPPER LAYERS OF SOIL THROUGH THE ROCK OPENING.
AFTER CONCRETE HAS CURED OVERNIGHT BACKFILL THE REMAINDER OF THE EXCAVATION WITH CLAYEY SOILS TO PROVIDE A LOW PERMEABILITY BARRIER. THE CLAYEY SOILS SHALL BE PLACED IN 8" LIFTS AND EACH LIFT COMPACTED BY REPEATED PASSES OF THE COMPACTION EQUIPMENT UNTIL STABLE. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.

BMP INSTPECTION AND MAINTENANCE NOTES

ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE DESIGNATED RESPONSIBLE PARTY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPS AT LEAST FOUR (4) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN ONE QUARTER (1/4) INCH. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS, AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

INFILTRATION BASIN - CATCH BASINS AND INLETS UP-GRADIENT OF INFILTRATION BASIN SHOULD BE INSPECTED AND CLEANED AT LEAST FOUR (4) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN ONE QUARTER (1/4) INCH. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN THE AREA OF INFILTRATION. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE SURROUNDING AREAS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED WHEN BASIN IS COMPLETELY DRY. PROPERLY DISPOSE OF SEDIMENT. IF AN INFILTRATION BASIN FAILS TO DEWATER WITHIN 72 HOURS AFTER A RUNOFF EVENT, SLOW PERMEABILITY SOILS MUST BE IDENTIFIED (BY GTA, OR APPROVED GEOTECHNICAL ENGINEER) AND REPLACED WITH INFILTRATION MEDIA CONTAINING AT LEAST 70% SAND, TO BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.

STANDARD E&S PLAN 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 PRECONSTRUCTION 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 OR BY 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 HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
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. 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. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. 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.
12. 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.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY ROAD NAMES) .
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPS 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.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY 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 TOPSOILED 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 9 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. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE 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.
28. 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.
29. 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.
30. 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.
31. 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.
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 TO SCHEDULE A FINAL INSPECTION.
33. 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.

SEQUENCE OF BMP INSTALLATION AND REMOVAL
§102.4(b)(5)(vii)

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS [IMMEDIATELY FOR HQ/EV WATERSHEDS], OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE MONROE COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.

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 MONROE COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

1. INSTALL CONSTRUCTION ENTRANCE [AND STAGING AREAS] AS DESIGNATED ON THE PLANS.
2. INSTALL ALL PERIMETER [COMPOST FILTER SOCKS, SILT FENCE, TREE PROTECTION FENCING, CONSTRUCTION FENCING, INLET PROTECTION] WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.
3. INSTALL TEMPORARY TOPSOIL STOCKPILE AT LOCATION SHOWN ON PLANS AND STABILIZE. NO STRIPING OF TOPSOIL UNTIL PERIMETER CONTROLS ARE INSTALLED.
4. STRIP SITE AND ROUGH GRADE PROVIDING TEMPORARY STABILIZATION AS REQUIRED.
5. COMPLETE DEMOLITION OF SITE AS NECESSARY TO ENSURE THAT SEDIMENT LADEN RUNOFF IS DIRECTED TO AN E&S BMP PRIOR TO ENTERING THE DOWNSTREAM WATERSHED.
6. BEGIN INSTALLATION OF LEVEL SPREADER AND IMMEDIATE UPSTREAM PIPING
7. INSTALL INFILTRATION BASIN
   - 7.1. **A LICENSED PROFESSIONAL SHALL BE ON SITE TO OVERSEE THE INSTALLATION OF THIS BMP**
   - 7.2. CONTRACTOR SHALL SCARIFY THE EXISTING SOIL SURFACE AND INSTALL CLEAN BACKFILL IN AREAS TO REACH THE PROPOSED GRADE. CONTRACTOR MUST TAKE CARE NOT TO COMPACT IN-SITU SOILS
   - 7.3. NO CONSTRUCTION EQUIPMENT, SUCH AS CRANES DURING BUILDING CONSTRUCTION, SHALL BE PARKED ON TOP OF THE INFILTRATION BASIN TO AVOID DAMAGING THE INFILTRATION BASIN OR OVER-COMPACTING THE SUBSURFACE SOILS.
8. CONTINUE INSTALLATION OF STORM PIPING, FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. INLETS DISCHARGING TO INFILTRATION BASIN MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE INFILTRATION BASIN.
9. INSTALL UTILITIES, TRASH ENCLOSURE, AND BUILDING MODIFICATIONS CONCURRENTLY. FOR ALL TRENCHING OPERATIONS GC SHALL ONLY EXCAVATED TRENCH TO SUCH A LENGTH THAT WILL COMPLETED AND BACKFILLED WITHIN THE SAME DAY. TRENCH OPERATIONS SHALL PLACE EXCAVATED MATERIALS IN STOCKPILE UPSLOPE OF THE TRENCH AND ANY RUNOFF BYPASSING THE TRENCH SHALL BE DISCHARGED THROUGH A BMP. STABILIZE DISTURBED AREAS WITH GRAVEL OR SEEDING AS APPROPRIATE.
10. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS [IMMEDIATELY FOR HQ/EV WATERSHEDS].
11. INSTALL ALL SITE WALLS, PATIOS, RAMPS, PLANTERS AND WALKWAYS.
12. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOD MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
13. INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN.
14. UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE [INSERT CONSERVATION DISTRICT], REMOVE EROSION AND SEDIMENT CONTROL FACILITIES INCLUDING [LIST APPROPRIATE E&S CONTROLS]. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY.
15. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.
16. DEMOBILIZE.

MAINTENANCE PROGRAM
§102.4(b)(5)(x)

THE FOLLOWING MAINTENANCE PROGRAM HAS BEEN DEVELOPED TO PROVIDE FOR THE INSPECTION OF BMPs ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RUNOFF EVENT, AND TO INCLUDE THE REPAIR OF THE BMPs TO ENSURE THEIR EFFECTIVE AND EFFICIENT OPERATION:

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

- COMPOST FILTER SOCK - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ½ THE ABOVE GROUND SOCK. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS; PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. UPON STABILIZATION OF THE 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.
- CONCRETE WASHOUT FACILITY - ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
- INLET PROTECTION (FILTER BAGS) - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED AFTER EACH RUNOFF EVENT. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. DAMAGED FILTER BAGS SHOULD BE REPLACED.
- CONSTRUCTION ENTRANCES - LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED WHERE VEHICLES ENTER AND EXIT. EXITS SHALL BE MAINTAINED OR SUPPLEMENTED AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM VEHICLES LEAVING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.
- INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED WITH HYDRO-STRAW IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, IN ORDER TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS.
- GRASSED AREAS SHALL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT DENSITY OR GREATER IN ACCORDANCE WITH PERMIT REQUIREMENTS. THE VEGETATIVE DENSITY MUST BE MAINTAINED TO BE CONSIDERED STABILIZED. AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.
- ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE OR IMPACTS TO RECEIVING WATERS.

E+S - MONITORING, INSPECTION AND REPORTING REQUIREMENTS

VISUAL INSPECTIONS
THE PERMITTEE AND CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPs AND PCSM BMPs ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

(1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND

(2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NONCOMPLIANCE REPORTING
WHERE E&S, PCSM OR PPC BMPs ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND CO_PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

(1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;

(2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;

(3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND

(4) THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPs
UPON REDUCTION, LOSS, OR FAILURE OF THE BMPs, THE PERMITTEE AND CO_PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPs OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. SUCH RESTORED BMPs OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPs.

SEEDING SPECIFICATIONS

1. SEEDING DATES
   A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH.
   B. IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT GROWING SEASON.
2. SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LB/A) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION AND PURITY RATING (SEE ITEM #3 BELOW).
   A. TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS:
      ANNUAL RYE (40 POUNDS / ACRE PLS)
      OR SPRING OATS (96 POUNDS / ACRE PLS)
      OR WINTER RYE (168 POUNDS / ACRE PLS)
      (REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND", TABLE 5)
   B. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:
      I. NURSE CROP (SELECT ONE):
      ANNUAL RYE (10 POUNDS / ACRE PLS)
      OR SPRING OATS (64 POUNDS / ACRE PLS)
      OR WINTER RYE (56 POUNDS / ACRE PLS)
      (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #1)
      II. PERMANENT SEED MIX:
      TALL FESCUES (64 POUNDS / ACRE PLS)
      OR FINE FESCUE (35 POUNDS / ACRE PLS)
      OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS)
      OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS)
      (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #2)
3. PURE LIVE SEED:
   A. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1) YEAR BEYOND THE LABEL DATE.
   B. DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY THE PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 ((%PURE X %GERMINATION) / 100)
   C. DETERMINING THE ACTUAL SEED RATE: SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS REQUIRED, AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE: IF THE REQUIRED RATE IS 64 POUNDS PLS, AND THE SEED IS RATED AT 35% PLS, DIVIDE 64 BY 0.35 TO GET 182.9 POUNDS, WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE.
4. APPLICATION OF SEED: SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" AS PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION).
   A. SEED SHALL BE APPLIED IN A NON-COMPACTED, ROUGHENED TOPSOIL.
   B. SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED INDUSTRY PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:
      I. DRILL SEEDING
      II. BROADCAST SEEDING (TWO DIRECTIONS)
      III. HYDROSEEDING (TWO DIRECTIONS)
   C. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS ACHIEVED:
      I. TEMPORARY STABILIZATION WITH STRAW:
         1. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST).
         2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.
      II. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/BLANKETS (WHERE SPECIFIED):
         1. MATTING/BLANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT CONTROL PLAN OR WITHIN 50 FEET OF PONDS, STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED AND STAPLED ON TOP OF THE SEEDING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
         2. AREAS WITH MATTING/BLANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER INSTALLATION.
         3. MATTING/BLANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS FUNCTIONING PROPERLY, IS HELD FAST TO THE SOIL SURFACE AND IS IN GOOD CONDITION.
   D. ONCE SEED HAS BEEN SET, VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED
5. IRRIGATION: NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF ¼" TWICE A DAY, UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).

E&S - GENERAL NOTES:

1. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OR MEASURES SHALL BE INSTALLED WHERE NECESSARY OR WHERE DIRECTED BY EITHER THE TOWNSHIP OR THE COUNTY CONSERVATION DISTRICT AS CONSTRUCTION PROGRESSES.

2. THE OWNER/CONSTRUCTION MANAGER IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS AND SITE STABILIZATION. THE OWNER SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND MEASURES.

3. PROTECTION TO THE EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

4. ANY DRY FILL HAULED OFFSITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH HAS BEEN REVIEWED BY THE COUNTY CONSERVATION DISTRICT FOR ADEQUACY.

5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THOSE CONTROLS.

6. STOCKPILES MUST BE STABILIZED IMMEDIATELY.

7. NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND. NO GRADING, EXCAVATING, REMOVAL OR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED WITHIN A PROPOSED SUBDIVISION OR LAND DEVELOPMENT TRACT UNTIL SUCH TIME THAT A PLAN FOR SEDIMENTATION CONTROL AND MINIMIZING EROSION HAS BEEN REVIEWED AND FOUND SATISFACTORY BY THE COUNTY CONSERVATION DISTRICT AND REVIEWED AND APPROVED BY THE TOWNSHIP, OR THERE HAS BEEN A DETERMINATION BY THE TOWNSHIP, UPON RECOMMENDATION BY THE COUNTY CONSERVATION DISTRICT, THAT SUCH PLANS ARE NOT NECESSARY.

8. BEFORE INITIATING ANY REVISIONS 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 COUNTY CONSERVATION DISTRICT.

9. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

10. CONTRACTOR SHALL USE TREADED MACHINERY AND MINIMIZE SOIL COMPACTION WHEREVER POSSIBLE.

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

I. GENERAL INFORMATION
- A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
- B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
- C. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
- D. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OrPERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION.
- E. AREAS THAT FAIL TO GERMINATE MUST BE RESEEDED OR MULCHED.
- F. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES.
- G. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
- H. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
- I. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
- J. CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
- K. STANDARD FOR DISPOSAL OF MATERIALS: ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.

II. STANDARD FOR LAND GRADING
- A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT.
  1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES.
  2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS.
- B. INSTALLATION REQUIREMENTS
  1. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.
  2. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.
  3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.
  4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.
  5. (SEE I. D.)

III. STANDARD FOR UTILITY TRENCH EXCAVATION
- A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- B. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE.
- C. WATER, WHICH ACCUMULATES IN THE OPEN TRENCH, WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.
- D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.

IV. STANDARD FOR TEMPORARY STABILIZATION
- A. STANDARD FOR TEMPORARY STABILIZATION WITH MULCH
  1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING. IN ADDITION, STABILIZATION WITH MULCH SHALL BE USED DURING NON-GERMINATION PERIODS.
  2. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
  3. GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
  4. PROTECTIVE MATERIALS TO BE USED:
     a. UNROTTED SMALL-GRAIN STRAW OR HAY AT 3.0 TONS PER ACRE SPREAD UNIFORMLY AT 135 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH LIQUID MULCH BINDER OR
     b. WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER OR HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. IF EMULSIFIED ASPHALT - (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1 AND CRS-2), APPLY 0.04 GAL./SQ. YD. OR 194 GAL./ACRE ON FLAT SLOPES LESS THAN 8' HIGH. ON SLOPES 8' OR MORE HIGH USE 0.075 GAL./SQ. YD. OR 363 GAL./ACRE.
- B. STANDARD FOR TEMPORARY STABILIZATION WITH SEED
  1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.
  2. SEEDBED PREPARATION
     a. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
     b. APPLY GROUND LIMESTONE AT A RATE OF 2,000 LB/AC.
     c. APPLY 10-10-10 FERTILIZER A RATE OF 150 LB/AC.
     d. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.
  3. SEEDING
     a. SEED MIXTURE TEMPORARY: ANNUAL RYEGRASS SHALL BE APPLIED AT A RATE OF 1.5 LB/1,000 SQ. FT. AND WINTER RYE AT A RATE OF 3.5 LBS./1000 SQ. FT.
     b. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SLURRY FORM), MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS, SEE STANDARD FOR STABILIZATION WITH MULCH.

V. STANDARD FOR PERMANENT STABILIZATION
- A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER
  1. SITE PREPARATION
     a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
     b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
     c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
  2. APPLYING TOPSOIL
     a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
     b. ALL DISTURBED TOPSOIL ONSITE IS TO BE REDISTRIBUTED ONSITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE TOWNSHIP. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE.
  3. SEEDBED PREPARATION
     a. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
     b. APPLY 10-20-10 OR EQUIVALENT RATED FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1000 SQUARE FEET.
     c. APPLY 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN.
     d. APPLY PULVERIZED DOLOMITIC LIMESTONE AT A RATE OF 1/3 TONS PER ACRES OR 135 POUNDS PER 1000 SQUARE FEET.
     e. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.
     f. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
     g. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.
  4. SEEDING
     a. SEED MIXTURE PERMANENT: 30 LBS EACH KENTUCKY - 31 TALL FESCUE KENTUCKY BLUEGRASS (LOW MAINTENANCE VARIETY) SPREADING FESCUE SEEDING DATES: 3/1 TO 5/15 8/15 TO 10/1
     b. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SCURRY FORM), WHICH ARE MULCHED, MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS SEE STANDARD FOR STABILIZATION WITH MULCH: PROTECTIVE MATERIALS TO BE USED.
  5. IRRIGATION - (WHERE FEASIBLE) IF SOIL MOISTURE IS DEFICIENT AND MULCH IS NOT USED, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER, A MINIMUM OF 1/4" TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED, ESPECIALLY WHEN SEEDING IS PERFORMED IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
- B. STANDARD FOR PERMANENT STABILIZATION WITH SOD
  1. METHODS AND MATERIALS
     a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
     b. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
     c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH).
     d. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
     e. FOR DROUGHTY SITES A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
     f. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
  2. SITE PREPARATION - SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
  3. APPLYING TOPSOIL - SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
  4. SEEDBED PREPARATION - SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
  5. SOD PLACEMENT
     a. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
     b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
     c. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
     d. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
     e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
     f. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
  6. TOPDRESSING - IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOPDRESSING IS NOT MANDATORY.
- C. SPRING INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET BETWEEN SEPTEMBER 1 AND OCTOBER 15.
- D. FALL INSTALLATION OF SOD WILL REQUIRE THE ABOVE BETWEEN MARCH 15 AND MAY 1.

DEFINITION OF CLEAN FILL AND IMPORT/EXPORT MATERIAL NOTES

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE APPLICANT.

1.) 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 MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

2.) CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

3.) 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. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

4.) 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 SEARCHES, 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".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED 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. THE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

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PROJECT No.:	PY202039
DRAWN BY:	APM
CHECKED BY:	MSL
DATE:	10/12/2020
CAD I.D.:	PY202039-CND-4

PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

— FOR —

MONROE COUNTY HISTORICAL ASSOCIATION

BUILDING EXPANSION

900 MAIN STREET
BOROUGH OF STROUDSBURG
MONROE COUNTY, PA

BOHLER//
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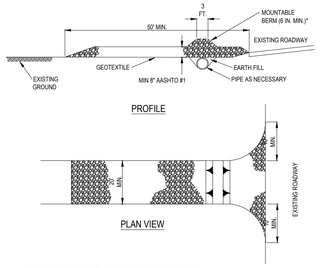
SHEET TITLE:
SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES

SHEET NUMBER:
C-602

REVISION 4 - 01.26.23

R:\20\PY202039\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-4\PY202039-CND-4----->LAYOUT: C-602 E&S NOTES
TK



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

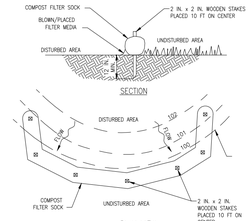
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



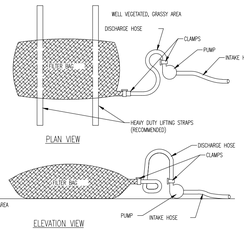
FILTREXX
NOTES:

- SOCK MATERIAL SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.2. COMPOST SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.2
- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST EIGHT (8) FEET UP-SLOPE AT 45° TO THE MAIN SOCK ALIGNMENT (PA DEP EROSION CONTROL MANUAL FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON PA DEP EROSION CONTROL MANUAL FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS. PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE

Sock No.	Dia. In.	Location	SLOPE PERCENT	SLOPE LENGTH ABOVE BARRIER (FT.)
1	12	STAGING AREA #1	N/A	N/A
2	12	TOPSOIL STOCKPILE #1	33.3	30
3	18	WESTERN PROPERTY LINE	7.7	65
4	24	WASHOUT FACILITY #1	N/A	N/A
5	18	EASTERN PROPERTY LINE	7.5	20
6	18	SOUTHERN PROPERTY LINE	2.5	6



NOTES:

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

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

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

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

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

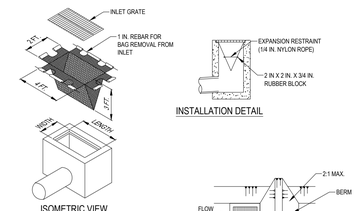
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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

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

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

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.

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 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.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE

INLET PROTECTION	
INLET	TRIBUTARY AREA
PR-1	0.02 AC.

FIGURE 3.18
Typical Compost Sock Washout Installation

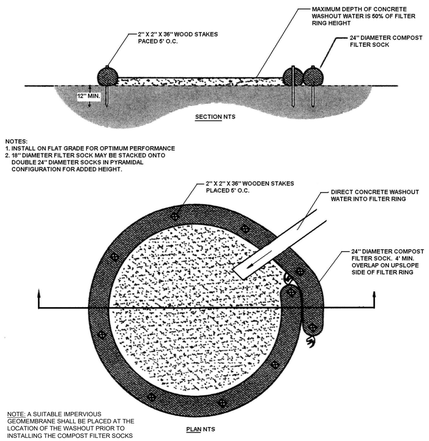
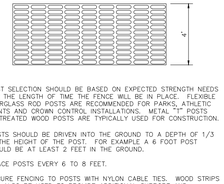


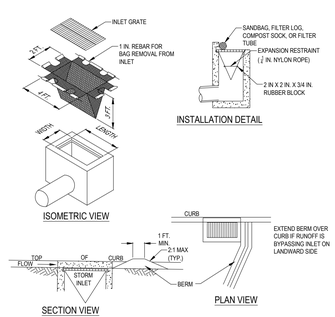
TABLE 4.1
Compost Sock Fabric Minimum Specifications

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
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 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 G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-ply systems					
Inner Containment Netting				HDPE biaxial net	
				Continuously wound	
				Fusion-welded 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.					

Filtrexx & JMD



X S10 VISI PERIMETER FENCE DETAIL
SCALE: N.T.S. REV.: 2015.03.09



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
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.

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.

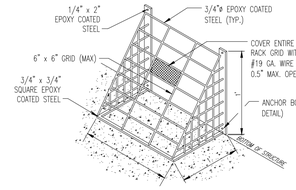
STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET

NOT TO SCALE

INLET PROTECTION	
INLET	TRIBUTARY AREA
EX-1	0.13 AC.

TABLE 4.2
Compost Standards

ORGANIC MATTER CONTENT	25%-100% (DRY WEIGHT BASE)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5-8.5
MOISTURE CONTENT	30%-60%
PARTICLE SIZE	30%-50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM



TRASH RACK/SAFETY GRATE FOR OUTLET STRUCTURES
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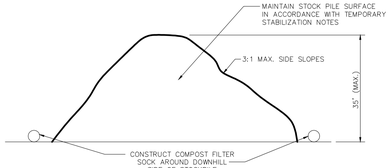
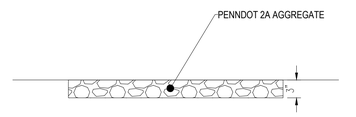


X TEMPORARY SOIL STOCKPILE DETAIL
SCALE: N.T.S. REVEAL: 2015.03.09



X GRAVEL STAGING AREA CROSS-SECTION DETAIL
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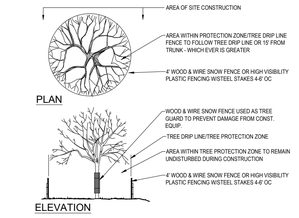
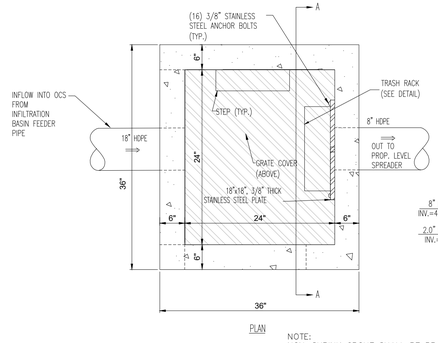
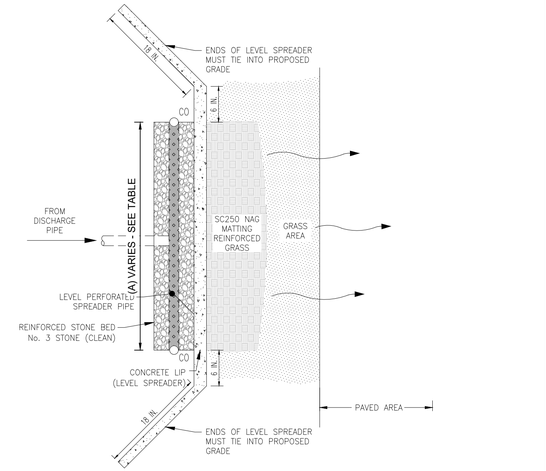


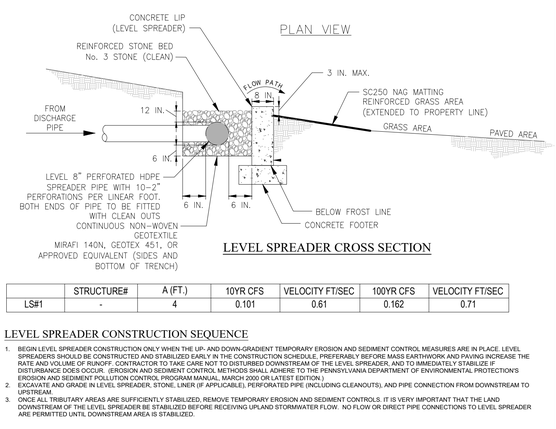
TREE PROTECTION DURING SITE CONSTRUCTION
X S11 SCALE: N.T.S. REV.: 2019.07.17



NOTE:
NON-SHRINK GROUT SHALL BE PROVIDED ALONG ALL EDGES OF THE ORIFICE PLATE. NEOPRENE GASKET TO BE UTILIZED.

INFILTRATION BASIN OUTLET STRUCTURE DETAIL
N.T.S.



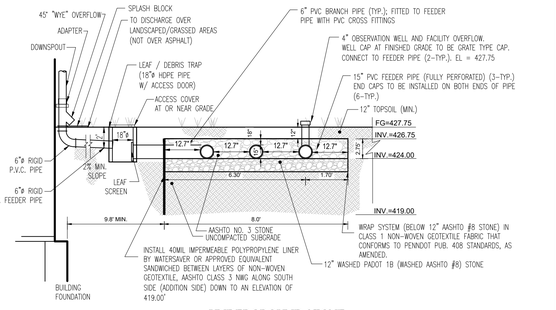


LEVEL SPREADER CROSS SECTION

	STRUCTURE#	A (FT.)	10YR CFS	VELOCITY FT/SEC	100YR CFS	VELOCITY FT/SEC
LS#1	-	4	0.101	0.61	0.162	0.71

LEVEL SPREADER CONSTRUCTION SEQUENCE

1. BEGIN LEVEL SPREADER CONSTRUCTION ONLY WHEN THE UP- AND DOWN-GRADIENT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. LEVEL SPREADERS SHOULD BE CONSTRUCTED AND STABILIZED EARLY IN THE CONSTRUCTION SCHEDULE, PREFERABLY BEFORE MASS EARTHWORK AND PAVING INCREASE THE RATE AND VOLUME OF RUNOFF. CONTRACTOR TO TAKE CARE NOT TO DISTURB DOWNSTREAM OF THE LEVEL SPREADER, AND TO IMMEDIATELY STABILIZE IF DISTURBANCE DOES OCCUR. (EROSION AND SEDIMENT CONTROL METHODS SHALL ADHERE TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, MARCH 2000 OR LATEST EDITION.)
2. EXCAVATE AND GRADE IN LEVEL SPREADER, STONE, LINER (IF APPLICABLE), PERFORATED PIPE (INCLUDING CLEANOUTS), AND PIPE CONNECTION FROM DOWNSTREAM TO UPSTREAM.
3. ONCE ALL TRIBUTARY AREAS ARE SUFFICIENTLY STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. IT IS VERY IMPORTANT THAT THE LAND DOWNSTREAM OF THE LEVEL SPREADER BE STABILIZED BEFORE RECEIVING UPLAND STORMWATER FLOW. NO FLOW OR DIRECT PIPE CONNECTIONS TO LEVEL SPREADER ARE PERMITTED UNTIL DOWNSTREAM AREA IS STABILIZED.



UNDERGROUND STONE INFILTRATION BASIN DETAIL
NTS

LENGTH	WIDTH	DEPTH	FEEDER & BRANCH INVERT	DISCHARGE INVERT
38FT	8.0FT	2.75FT	424.00	424.00

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PROJECT No.:	PY202039
DRAWN BY:	APM
CHECKED BY:	MSL
DATE:	10/12/2020
CAD I.D.:	PY202039-CND-4

PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
MONROE COUNTY HISTORICAL ASSOCIATION
BUILDING EXPANSION
900 MAIN STREET
BOROUGH OF STROUDSBURG
MONROE COUNTY, PA

BOHLER
74 W BROAD STREET, SUITE 500
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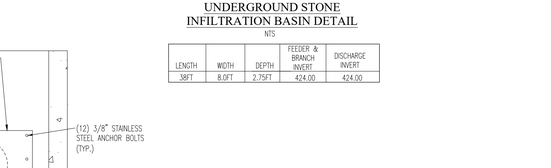
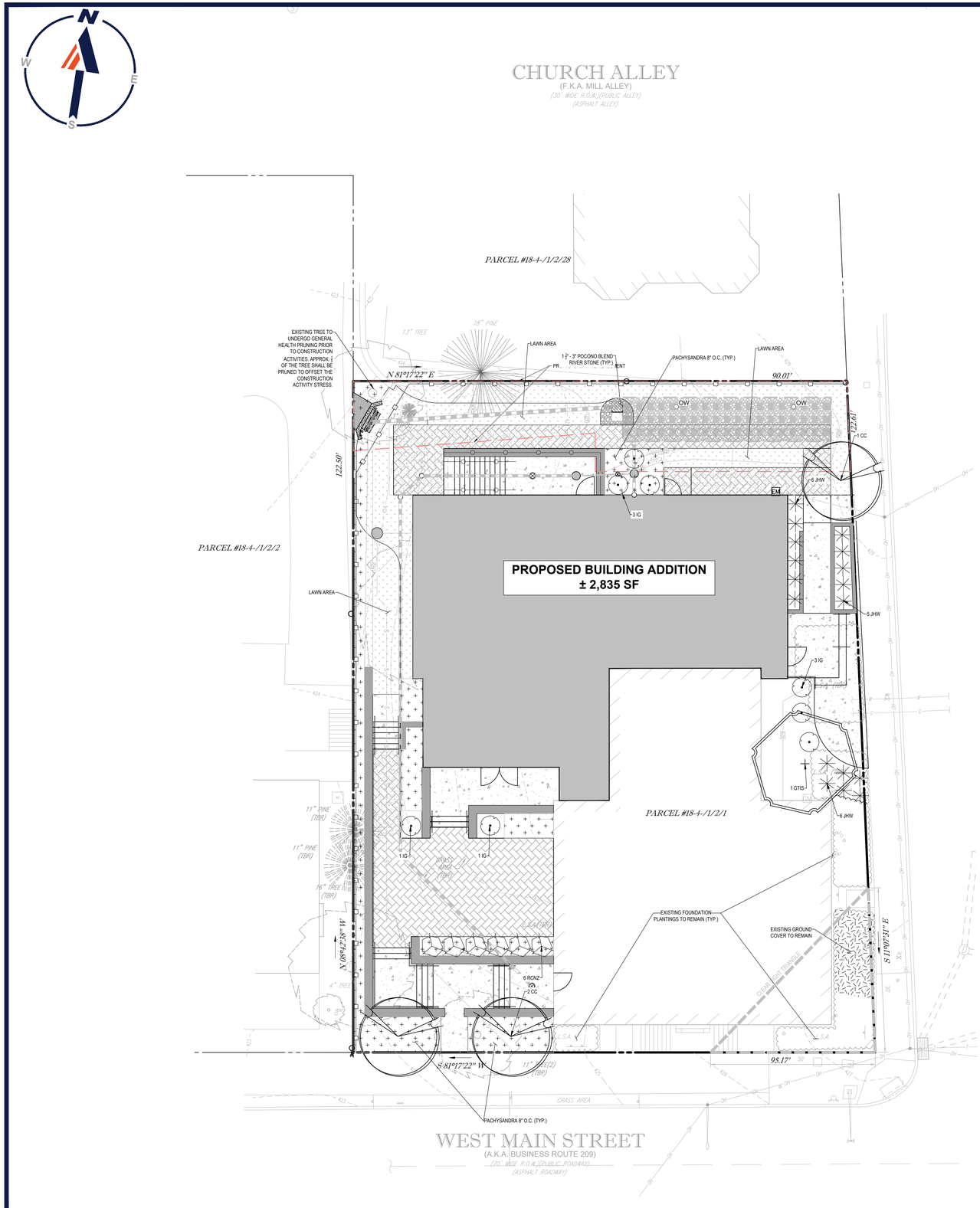


SHEET TITLE:
SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS

SHEET NUMBER:
C-603

REVISION 4 - 01.26.23

R:\PY\PY202039\DRAWINGS\PLANSET\BOHLER\LAND DEVELOPMENT\REV 4\PY202039-CND-4---LAYOUT C-603 ESS DETAILS



GENERAL NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
6. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED/PROVIDED)	COMPLIANCE
SALDO ORDINANCE NO. 22 §613.A(4) **GROUND COVER**	THE PLANS SHALL SHOW NATURAL YEAR-ROUND COVER ON AT LEAST 15% OF THE LOT. THIS NATURAL GROUND COVER SHALL BE CAPABLE OF PREVENTING SOIL EROSION AND THE EMANATION OF DUST DURING DRY WEATHER.	11,342 SF x 15% = 1,701.3 SF **= 1,704 SF REQUIRED** **= 2,225 SF (19.6%) PROPOSED** (SEE GROUND COVER LEGEND)	**COMPLIES**
SALDO ORDINANCE NO. 22 §613.A(6) & (7) **EXISTING TREES**	(6) HEALTHY TREES OVER SIX INCHES. EXISTING HEALTHY TREES OVER SIX INCHES IN TRUNK DIAMETER SHALL BE PRESERVED INSOFAR AS POSSIBLE, AS DETERMINED BY THE PLANNING COMMISSION AND BOROUGH COUNCIL. EXISTING HEALTHY TREES SHALL BE PROTECTED DURING CONSTRUCTION BY A PROTECTION BARRIER LOCATED AT LEAST 12 FEET FROM THE TREE IN ALL DIRECTIONS. (7) TREE REMOVAL. ALL DESIRABLE TREES SIX INCHES OR MORE IN DIAMETER SHALL NOT BE REMOVED AS PART OF OR IN PREPARATION FOR A SUBDIVISION OR LAND DEVELOPMENT UNLESS THEY ARE LOCATED WITHIN 10 FEET OF A PROPOSED CARTWAY OR WITHIN A UTILITY CORRIDOR, STORMWATER DETENTION BASIN, PARKING AREA, LOADING OR UNLOADING AREA, SIDEWALK PORTION OF THE RIGHT-OF-WAY, DRIVEWAY, ON-SITE SEWAGE SYSTEM OR WITHIN 20 FEET OF THE FOUNDATION AREA OF A NEW STRUCTURE, OR UNLESS THESE TREES ARE DISEASED OR ARE (AS DETERMINED BY THE PLANNING COMMISSION AND BOROUGH COUNCIL) EXCESSIVE IN NUMBER AND THINNING WILL PROMOTE AND ENHANCE THE HEALTHY DEVELOPMENT OF THE REMAINING TREES.	EXISTING TREES OVER 6" (TO REMAIN) 1 - DECIDUOUS EXISTING TREES OVER 6" (TO BE REMOVED) 2 - DECIDUOUS 3 - EVERGREEN **SEE EXISTING CONDITIONS AND DEMOLITION PLAN FOR LOCATION OF TREES PROPOSED TO BE REMOVED AND/OR REMAIN.**	**COMPLIES**
SALDO ORDINANCE NO. 22 §613.A(9) **REQUIRED TREES**	NUMBER OF TREES REQUIRED FOR EACH BUILDING SITE. EACH BUILDING SITE SHALL INCLUDE A MINIMUM OF 12 DECIDUOUS OR EVERGREEN TREES FOR EACH ONE ACRE. EACH DECIDUOUS TREE SHALL BE 3 1/2 INCH CALIPER OR GREATER, AND EACH EVERGREEN TREE SHALL BE SIX TO SEVEN FEET IN HEIGHT OR GREATER. AS AN ALTERNATE, 10 TREES FOR EACH ONE ACRE SHALL BE REQUIRED IF DECIDUOUS TREES ARE FOUR INCHES IN CALIPER OR GREATER AND EVERGREEN TREES ARE EIGHT TO 10 FEET IN HEIGHT OR GREATER. FIVE SHRUBS 2 1/2 FEET IN HEIGHT OR GREATER MAY BE SUBSTITUTED FOR ONE TREE 2 1/2 INCH CALIPER FOR A MAXIMUM OF 20% OF THE TREE REQUIREMENT	0.26 AC. x 12 = 3.12 **= 4 REQUIRED** **= 7 PROPOSED*** ***INCLUDES 4 NEW TREES (3 CC, 1 GTIS), 6 SHRUBS IN LIEU (6 RCNZ), & 2 EXISTING TREE CREDITS**	**COMPLIES**
SALDO ORDINANCE NO. 22 §613.A(10) **PAVED AREA LANDSCAPING**	(A) A MINIMUM OF ONE TREE SHALL BE REQUIRED FOR EVERY 3,000 SQUARE FEET OF PAVED AREA WITHIN A LOT. (B) SHADE TREES SHALL BE A MINIMUM OF 3 1/2 INCH CALIPER AND OF A SPECIES APPROVED BY THE BOROUGH. (C) ORNAMENTAL TRESS SHALL BE A MINIMUM OF 3 1/2 INCH CALIPER AND OF A SPECIES APPROVED BY THE BOROUGH. (D) EVERGREEN TREES SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND OF A SPECIES APPROVED BY THE BOROUGH. (E) SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AND OF A SPECIES APPROVED BY THE BOROUGH. (F) TREES REQUIRED BY THIS SECTION SHALL BE PLANTED AROUND THE PERIMETER OF THE PAVED AREA, ALONG INTERNAL DRIVEWAYS AND ACCESS DRIVES AND/OR WITHIN THE PAVED AREA. ALL TREES WITHIN THE PAVED AREAS SHALL BE SHADE TREES AS ENUMERATED IN THE BOROUGH SHADE TREE ORDINANCE. (G) ANY LOT WITH MORE THE 20,000 SQUARE FEET OF PAVED AREA SHALL INCLUDE SHADE TREES WITHIN ISLANDS WITHIN THE PAVED AREA; THESE ISLANDS SHALL INCLUDE AN AREA EQUAL TO AT LEAST 5% OF THE PAVED AREA. SUCH ISLANDS AND CURBING SHALL BE USED TO CAREFULLY CHANNEL VEHICULAR TRAFFIC THROUGH THE PAVED AREAS. (H) A MAXIMUM OF 15 CONSECUTIVE AND CONTINUOUS PARKING SPACES IN A ROW SHALL BE PERMITTED WITHOUT BEING SEPARATED BY A SHADE TREE. (I) ALL LANDSCAPING MATERIALS REQUIRED BY THIS SECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. (J) NEWLY PLANTED TRESS THAT DIE, BECOME DISEASED OR PEST-RIDDEN SHALL BE REPLACED BY THE DEVELOPER UNTIL THE DEVELOPER SELLS AN INDIVIDUAL LOT TO A PRIVATE PROPERTY OWNER. THE OWNER WILL THEN BE RESPONSIBLE FOR THE TREE. (K) TREES WITHIN THE STREET RIGHT-OF-WAY ARE UNDER THE CONTROL OF THE BOROUGH OF STROUDSBURG, AND ALL OTHER REQUIRED PLANTINGS SHALL NOT BE REMOVED WITHOUT A PERMIT FROM THE ZONING OFFICER, EXCEPT FOR TREES REMOVED BY THE BOROUGH OR THE STATE AND FOR TREES APPROVED TO BE REMOVED UNDER THIS CHAPTER. (L) NO PROHIBITED VEGETATION SHALL BE PLANTED. THE ZONING OFFICER SHALL MAINTAIN A LIST OF PROHIBITED VEGETATION.	NO DRIVEWAYS, PARKING AREAS, OR OTHER PAVED AREAS ARE PROPOSED ON SITE	**NOT APPLICABLE**
SALDO ORDINANCE NO. 22 §613.A(11) **CREDIT FOR EXISTING TREES**	(A) IF HEALTHY, EXISTING TREES ARE TO BE PRESERVED THAT WILL GENERALLY MEET THE REQUIREMENTS OF THIS SECTION, THE BOROUGH MAY, IN ITS DISCRETION, PERMIT THE EXISTING TREE(S) TO SERVE AS A CREDIT TOWARD THE NUMBER OF SHADE TREES REQUIRED TO BE PLANTED. IN ADDITION, THE BOROUGH, IN ITS DISCRETION, MAY PERMIT EXISTING TREES THAT WOULD OTHERWISE BE REQUIRED TO BE MAINTAINED BY THIS CHAPTER TO BE REMOVED IN EXCHANGE FOR THE DEVELOPER PLANTING REPLACEMENT TREES IN ACCORDANCE WITH THIS SECTION. THE FOLLOWING STANDARDS SHALL BE USED TO DETERMINE THE EXTENT OF CREDIT: >30" = 6 TREES 15 - 29" = 4 TREES 7 - 14" = 2 TREES 2 - 6" = 1 TREE (B) TO BE ELIGIBLE FOR USE AS CREDIT TOWARD A REQUIRED TREE, A PRESERVED TREE SHALL BE MAINTAINED IN SUCH A MANNER THAT A MINIMUM OF 50% OF THE GROUND AREA UNDER AND WITHIN THE OUTER PERIMETER OF THE TREE SHALL BE MAINTAINED IN NATURAL GROUND COVER AND AT THE EXISTING NATURAL GROUND LEVEL.	1 (13") TREE TO REMAIN (MINIMUM 50% GROUND COVER WITHIN THE OUTER PERIMETER TO BE MAINTAINED IN NATURAL GROUND COVER AT EXISTING GRADE) **2 TREE EQUIVALENCY CREDIT**	**COMPLIES**
SALDO ORDINANCE NO. 22 §613.A(12) & ZONING ORDINANCE NO. 27 §617 **SCREENING AND BUFFER YARDS**	ADEQUATE SCREENING SHALL BE PROVIDED ALONG THE SIDE AND REAR BOUNDARIES OF ANY MANUFACTURING OR COMMERCIAL USE OR OF ANY OFF-STREET PARKING OR LOADING AREA FOR MORE THAN FIVE VEHICLES WHICH ABUT A RESIDENTIAL OR INSTITUTIONAL USE OR ALONG THE BOUNDARIES OF ANY OTHER USE WHERE SUCH SCREENING IS REQUIRED.	PROPOSED USE OF MUSEUM & LIBRARY DOES NOT QUALIFY AS A COMMERCIAL USE AND NO ON-SITE PARKING FACILITIES ARE PROPOSED, THEREFORE,THE REQUIREMENTS OF THIS SECTION DO NOT APPLY.	**NOT APPLICABLE**
SALDO ORDINANCE NO. 22 §613.B(1) & (2) **STREET TREES**	(1) STREET TREES. IT IS REQUIRED THAT STREET TREES ARE PLANTED UNDER THIS SECTION WITHIN ALL LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS. (2) SIZE, TYPES, PLANTING AND MAINTENANCE. ALL REQUIRED STREET TREES SHALL MEET THE REQUIREMENTS FOR TREES AS ENUMERATED IN THE BOROUGH SHADE TREE ORDINANCE. (A) WITHIN AND ABUTTING ALL LAND DEVELOPMENTS, ALONG ANY PUBLIC STREET OR STREET INTENDED TO BECOME PUBLIC, OR ALONG ANY PRIVATE STREET OR ACCESS DRIVE, ONE DECIDUOUS STREET TREE SHALL BE REQUIRED FOR EVERY 30 OR 40 FEET OF TOTAL DISTANCE ALONG EACH SIDE OF ALL SUCH STREETS. (B) THE TREES REQUIRED WITHIN THIS SECTION SHALL BE GENERALLY, BUT NOT NECESSARILY EXACTLY, EVENLY SPACED APART. IF TREES ARE TO BE PLANTED ON BOTH SIDES OF A STREET, CONSIDERATION SHOULD BE GIVEN TO CREATING A PATTERN OR INTERESTING DESIGN BY EXAMINING THE RELATIONSHIP OF THE TREES ON BOTH SIDES OF THE STREET TO EACH OTHER, AS WELL AS THE TREES ON THE ADJACENT PROPERTY. (C) THE DISTANCE THAT TREES SHALL BE PLANTED FROM THE CURB, CARTWAY OR SHOULDER SHALL BE DETERMINED BY THE BOROUGH IN CONSIDERATION OF THE PARTICULAR DEVELOPMENT AND TYPES OF TREES BEING PLANTED. THE BOROUGH MAY REQUIRE A SPECIFIC LOCATION TO MATCH STREET TREE LAYOUT OF ADJOINING PROPERTIES OR TO ENSURE ADEQUATE SIGHT DISTANCE OR PROVIDE ADEQUATE WIDTH FOR FUTURE STREET WIDENING.	NORTH NINTH STREET FRONTAGE (122.61 LF) 122.61' - 30' CLEAR SIGHT TRIANGLE = 92.61' 92.61'/40' = 2.32 **= 3 REQUIRED** **= 0 PROPOSED** **(WAIVER GRANTED)** WEST MAIN STREET FRONTAGE (95.17 LF) 95.17' - 30' CLEAR SIGHT TRIANGLE = 65.17' 65.17/40 = 1.63 **= 2 REQUIRED** **= 0 PROPOSED** **(WAIVER GRANTED)**	**WAIVER GRANTED**

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
GTIS	1 1	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B
ORNAMENTAL TREE(S)					
CC	3 3	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2"-3" CAL.	B+B
EVERGREEN SHRUB(S)					
IG	8	ILEX GLABRA	INKBERRY HOLLY	24-30"	CONTAINER
RCNZ	6 14	RHODODENDRON CATAWBIENSE 'NOVA ZEMBLA'	NOVA ZEMBLA RHODODENDRON	30-36"	B+B
GROUND COVER					
JHW	17	JUNIPERUS HORIZONTALIS 'WILTONI'	WILTON'S BLUE RUG JUNIPER	15-18" SPRD	CONTAINER
PT	~1,500 1,517	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	8" O.C.	CONTAINER

GROUND COVER LEGEND

- LAWN AREA (1,165 SF.)
- EXISTING GROUND GOVER PLANTINGS (107 SF.)
- PACHYSANDRA TERMINALIS GROUND COVER (781 SF.)
- WILTON'S BLUE RUG JUNIPER (172 SF.)

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

10 5 2.5 0 10
1"= 10'

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/06/2022	PER BOROUGH COMMENTS	TCK / MSL
2	11/09/2022	PER PC COMMENT	TCK / MSL
3	11/30/2022	PER BOROUGH COMMENTS	TCK / MSL
4	01.26.23	ISSUED FOR BID	TCK / MSL

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M. S. LONGENBERGER
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. LA002782

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C-701

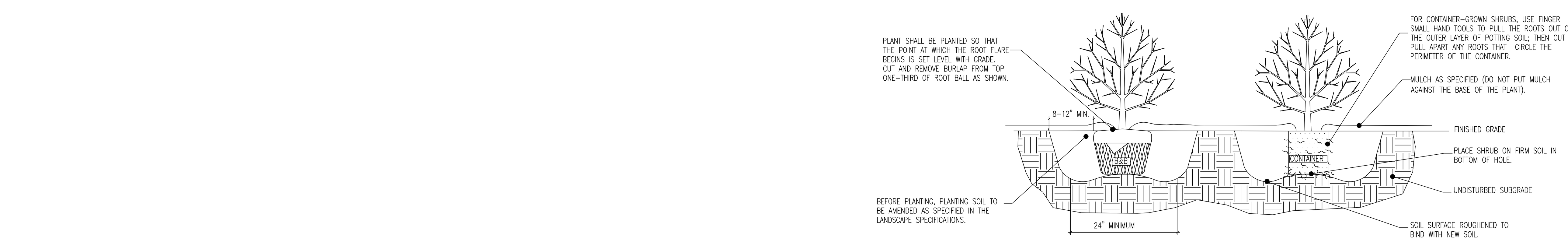
REVISION 4 - 01.26.23

R:\DWP\2020\39\DRAWING\PLAN SET\LAND DEVELOPMENT\REV 4\PY202039-LND-4-----LAYOUT C-701.LSCP

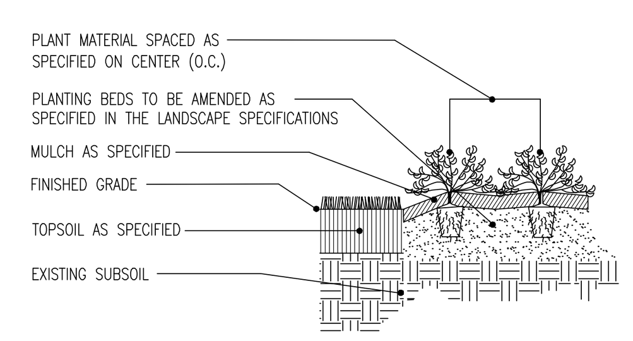
NOTES:

1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2.) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD OR CUT BURLAP BACK FROM TOP 1/3 OF ROOT BALL.
3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4.) THOUROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE SCARIFIED TO AVOID MATTING OF SOIL.
6.) THE MINIMUM DIAMETER OF THE TREE PIT SHALL BE 3 TIMES THE DIAMETER OF THE ROOT BALL.

L / S1 DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S. REV.: 2017.01.06



L / S5 DECIDUOUS & EVERGREEN SHRUB PLANTING DETAIL
SCALE: N.T.S. REV.: 2017.01.06



L / S6 PERENNIAL/GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S. REV.: 2015.03.19

LANDSCAPE SPECIFICATIONS:

1. SCOPE OF WORK:
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM 8 BELOW.
I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
II. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).
II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):
I. 20 POUNDS 'GRO-POWER' OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER
II. 20 POUNDS 'NITRO-FORM' (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
I. PLANTS: MARCH 15TH TO DECEMBER 15TH
II. LAWN AND SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
I. 1 PART PEAT MOSS
II. 1 PART COMPOSTED COW MANURE BY VOLUME
III. 3 PARTS TOPSOIL BY VOLUME
IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.

L. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 2.F. ABOVE)

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10TH AND JUNE 30TH.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 30% OF ITS BRANCHES ARE DEAD.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

TREE MAINTENANCE REQUIREMENTS PER BOROUGH ORDINANCE CHAPTER 25 §112-120

§112 RESPONSIBILITY FOR MAINTAINING PUBLIC TREES
IT SHALL BE A VIOLATION OF THIS CHAPTER FOR ANY PERSON OR PRIVATE PROPERTY OWNER(S) TO PLANT, PRUNE, TRIM OR REMOVE ANY PUBLIC TREE(S) OR TREE(S) IN A PUBLIC PLACE(S).

§113 MAINTENANCE OF TREES ON PRIVATE PROPERTY; PRUNING AND TRIMMING
1. IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING REAL PROPERTY BORDERING ON ANY STREET UPON WHICH PROPERTY THERE MAY BE TREES TO MAINTAIN SUCH TREES ON PRIVATE PROPERTY IN SUCH A MANNER THAT THEY WILL NOT OBSTRUCT OR SHADE THE STREETLIGHTS, OBSTRUCT THE PASSAGE OF PEDESTRIANS ON SIDEWALKS, OBSTRUCT VISION OF TRAFFIC SIGNS, OR OBSTRUCT THE VIEW OF ANY STREET OR ALLEY INTERSECTION. BASED ON TREE SPECIES, THE RECOMMENDED MINIMUM CLEARANCE OF ANY OVERHANGING PORTION THEREOF SHALL BE EIGHT FEET OVER THE SIDEWALK AND 14 FEET OVER ALL STREETS, EXCEPT TRUCK THOROUGHFARES, WHICH SHALL HAVE A CLEARANCE OF 16 FEET. LOW-GROWING OR LOW-LIMBED SPECIES SHALL BE TRIMMED TO ALLOW FOR THE SAFE PASSAGE OF PEDESTRIANS AND MOTOR VEHICLES. A MINIMUM HEIGHT OF EIGHT FEET SHALL BE PROVIDED OVER THE REQUIRED OPEN AREA OF THREE FEET OF SIDEWALK FOR PEDESTRIANS AND A MINIMUM OF 14 FEET AT ONE FOOT FROM THE FACE OF THE CURB FOR VEHICLE PASSAGE OR PARKING.
2. OWNER(S) SHALL REMOVE ALL DEAD, DISEASED, OR DANGEROUS TREES OR BROKEN OR DECAYED LIMBS ON PRIVATE PROPERTY WHICH CONSTITUTE A MENACE TO THE SAFETY OF THE PUBLIC. THE BOROUGH SHALL HAVE THE RIGHT TO PRUNE/TRIM ANY TREE OR SHRUB ON PRIVATE PROPERTY WHEN IT INTERFERES WITH THE PROPER SPREAD OF LIGHT ALONG THE STREET FROM THE STREETLIGHT OR INTERFERES WITH VISIBILITY OF ANY TRAFFIC CONTROL DEVICE OR STREET SIGN OR SIGHT TRIANGLE AT INTERSECTIONS. TREE LIMBS THAT GROW NEAR VOLTAGE ELECTRICAL CONDUCTORS SHALL BE MAINTAINED AND CLEARED OF SUCH CONDUCTORS BY THE ELECTRIC UTILITY COMPANY IN COMPLIANCE WITH ANY APPLICABLE FRANCHISE AGREEMENTS. A UTILITY TREE TRIMMING POLICY MUST BE REVIEWED BY THE UTILITY COMPANY AND COMMISSION PRIOR TO ANY TRIMMING BY THE UTILITY COMPANY.

§114 PRUNING STANDARDS
TREE PRUNING SHALL CONFORM TO ANSI A300-2001 PRUNING STANDARDS, TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES. ALL WORK MUST ALSO CONFORM TO THE LATEST REVISION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE ANSI Z133.1 (SAFETY REQUIREMENTS FOR PRUNING, TRIMMING, REPAIRING, MAINTAINING, REMOVING TREES AND FOR CUTTING BRUSH). COPIES OF BOTH STANDARDS (ANSI A300-2001 AND ANSI Z133.1) ARE ON FILE IN THE MUNICIPAL BUILDING. ANY PERSON OR ENTITY VIOLATING THE PROVISIONS OF THIS CHAPTER BY PERFORMING TREE MAINTENANCE ACTIVITIES IN VIOLATION OF TREE MAINTENANCE OR SAFETY STANDARDS (ANSI A300-1002 AND ANSI Z133.1) SHALL, UPON CONVICTION, BE SENTENCED TO A FINE OF NOT MORE THAN $600 FOR EACH TREE AFFECTED OR, IN DEFAULT OF PAYMENT, SHALL BE SUBJECT TO IMPRISONMENT FOR A PERIOD NOT TO EXCEED 30 DAYS. ANY TREE DAMAGE CAUSED BY ANY PERSON OR ENTITY IS TO BE REPAIRED IMMEDIATELY AT NO EXPENSE TO AND TO THE SATISFACTION OF THE SHADE TREE COMMISSION. TREE DAMAGE AS JUDGED BY THE SHADE TREE COMMISSION WILL BE APPRAISED TO DETERMINE THE VALUE OF THE DAMAGE. IF THE SHADE TREE COMMISSION DETERMINES THAT THE DAMAGE WARRANTS REMOVAL, THE COST OF TREE AND STUMP REMOVAL AND THE PLANTING OF REPLACEMENT TREES WILL BE PAID BY THE PERSON OR ENTITY THAT CAUSED SUCH DAMAGE. FAILURE TO COMPLY SHALL CAUSE SUCH REPAIR WORK TO BE COMPLETED BY THE BOROUGH AND BILLED TO THE PERSON OR ENTITY THAT CAUSED SUCH DAMAGE. IF DAMAGE RESULTED IN REMOVAL OR DEATH OF THE TREE, THE BOROUGH MAY ACCEPT REPLACEMENT TREES WHOSE COMBINED DIAMETER IS EQUAL TO THAT OF THE TREE REMOVED. ALL REPLACEMENT TREES SHALL BE AT LEAST TWO-INCH CALIPER, BALLED AND BURLAPPED, AND OF A SPECIES APPROVED BY THE SHADE TREE COMMISSION. REPLACEMENT TREES SHALL BE DELIVERED TO THE BOROUGH BETWEEN APRIL 1 AND MAY 15 OF THE YEAR FOLLOWING THE DAMAGE.

§115 PRIVATE TREE CARE
1. THE COMMISSION SHALL HAVE THE RIGHT TO CAUSE THE REMOVAL OF ANY DEAD OR DISEASED TREES ON PRIVATE PROPERTY WITHIN THE BOROUGH WHEN SUCH TREES CONSTITUTE A HAZARD TO LIFE AND PROPERTY OR HARBOR INSECTS OR DISEASE WHICH CONSTITUTES A POTENTIAL THREAT TO OTHER TREES WITHIN THE BOROUGH. THE COMMISSION SHALL HAVE THE RIGHT TO CAUSE THE TRIMMING OF ANY SHADE TREES WITH BRANCHES WHICH OVERHANG A STREET OR SIDEWALK OR OBSTRUCT LIGHT FROM STREETLIGHTS IN ACCORDANCE WITH THE CURRENT SHADE TREE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE.
2. THE BOROUGH MANAGER OR HIS/HER DESIGNEE SHALL NOTIFY THE AFFECTED PROPERTY OWNER(S), IN WRITING, BY CERTIFIED MAIL, OF SUCH TREES ON PRIVATE PROPERTY THAT MUST BE REMOVED OR TRIMMED.
3. REMOVAL OR TRIMMING OF TREE(S) ON PRIVATE PROPERTY SHALL BE DONE BY THE AFFECTED PROPERTY OWNER(S), AT THEIR OWN EXPENSE, WITHIN 30 DAYS AFTER RECEIPT OF THE NOTICE.

§116 REMOVAL OF STUMPS
ALL STUMPS OF STREET AND PUBLIC TREES SHALL BE REMOVED TO A DEPTH OF SIX INCHES BELOW THE SURFACE OF THE GROUND OR SIX INCHES BELOW THE TOP OF THE CURB.

§117 REGISTRATION OF PRIVATE ARBORISTS
1. ANY PERSON WHO IS EMPLOYED OR ENGAGED BY THE BOROUGH OR THE OWNER OF ANY PUBLIC OR PRIVATELY OWNED TREE TO REMOVE, PLANT OR MAINTAIN ANY PUBLIC OR PRIVATELY OWNED TREE MUST BE A PRIVATE ARBORIST OR EMPLOY A REGISTERED ARBORIST AND MUST COMPLY WITH THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS ADOPTED BY THE SHADE TREE COMMISSION. PRIVATE ARBORISTS SHALL REGISTER ANNUALLY WITH THE BOROUGH MANAGER OR HIS/HER DESIGNEE.
2. ALL UTILITY COMPANIES SHALL NOTIFY THE SHADE TREE COMMISSION OF THE IDENTITY OF THEIR STAFF ARBORIST OR CONSULTING ARBORIST. SUCH NOTIFICATION SHALL CONSTITUTE REGISTRATION OF SAID ARBORIST HEREUNDER.
3. ALL PRIVATE ARBORISTS ARE REQUIRED TO PRESENT PROOF OF ALL REQUIRED INSURANCES AND CREDENTIALS AT THE TIME OF REGISTRATION WITH THE BOROUGH MANAGER.

§118 ACTIVITIES FOR WHICH PERMISSION/APPROVAL REQUIRED
1. NO PERSON SHALL PLANT, SPRAY, FERTILIZE, PRESERVE, PRUNE, REMOVE, ROOT, TRIM OR OTHERWISE DISTURB ANY TREE OR VEGETATION ON ANY STREET, RIGHT-OF-WAY OR PUBLIC PLACE.
2. NO PERSON SHALL ATTACH ANY GUIDE ROPE, CABLE OR ELECTRIC WIRE TO ANY SUCH TREE OR TREE GUARD SUPPORT WITHOUT FIRST SEEKING APPROVAL IN THE BOROUGH MANAGER'S OFFICE AND RECEIVING WRITTEN PERMISSION FROM THE BOROUGH MANAGER OR HIS/HER DESIGNEE.
3. NO PERSON SHALL LAY ANY PAVEMENT WITHIN A MINIMUM AREA OF 12 SQUARE FEET AROUND THE BASE OF THE TRUNK OF ANY TREE IN A PUBLIC RIGHT-OF-WAY OR DEPOSIT ANY STONE, GRAVEL, CEMENT, LUMBER OR OTHER MATERIAL IN SUCH A WAY AS TO OBSTRUCT THE FREE ACCESS OF AIR AND WATER TO THE ROOTS OF ANY TREE IN SUCH RIGHT-OF-WAY WITHOUT FIRST SEEKING APPROVAL FROM THE BOROUGH MANAGER OR HIS/HER DESIGNEE AND OBTAINING WRITTEN PERMISSION.
4. APPROVAL FOR SUBSECTION THREE ABOVE MUST BE MADE AT THE BOROUGH OFFICE OR OTHERWISE SPECIFIED MUNICIPAL OFFICE. REQUESTS MUST BE MADE AT LEAST 72 HOURS PRIOR TO THE START OF WORK.
5. UTILITIES MAY BE ISSUED BLANKET PERMISSION; HOWEVER, THE UTILITY IS STILL RESPONSIBLE FOR NOTIFYING THE BOROUGH MANAGER OF WORK AT LEAST THREE WORKING DAYS PRIOR TO THE START OF WORK.
6. BEFORE ANY PERMISSION IS GRANTED FOR WORK ON PRIVATE PROPERTY, EACH APPLICANT SHALL FIRST SHOW EVIDENCE OF BEING A PRIVATE ARBORIST AND IN POSSESSION OF LIABILITY INSURANCE, WORKERS' COMPENSATION INSURANCE, BODILY INJURY INSURANCE AND PROPERTY DAMAGE INSURANCE AS SPECIFIED IN THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE.
7. THE PERSON RECEIVING PERMISSION FOR WORK ON PRIVATE PROPERTY IS RESPONSIBLE FOR NOTIFYING PENNSYLVANIA ONE-CALL PRIOR TO PLANTING OR REMOVING A TREE.
8. STANDARDS OF ISSUANCE. THE BOROUGH MANAGER OR HIS/HER DESIGNEE SHALL INSPECT THE PROPOSED WORK ON PRIVATE PROPERTY AND GIVE PERMISSION IF, IN THE BOROUGH MANAGER'S OR DESIGNEE'S OPINION, THE PROPOSED WORK IS DESIRABLE AND THE PROPOSED METHOD AND WORKMANSHIP THEREOF ARE OF A SATISFACTORY NATURE. WRITTEN PERMISSION SHALL CONTAIN A DEFINITE EXPIRATION DATE, AND ALL WORK MUST BE COMPLETED BY THIS DATE.
9. THE PERSON RECEIVING PERMISSION FOR WORK ON PRIVATE PROPERTY SHALL ABIDE BY THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE ADOPTED BY THE SHADE TREE COMMISSION.

§119 PROHIBITED ACTIVITIES
1. THE FOLLOWING ARE PROHIBITED ACTIVITIES:
   A. FASTEN A CARRIAGE, ANIMAL, MOTOR VEHICLE OF ANY KIND OR BICYCLE TO ANY SHADE TREE, TREE GUARD OR SUPPORT THEREOF.
   B. AUTHORIZE OR PROCURE ANY GAS, HOT WATER, BRINE, OIL, DYE OR OTHER SUBSTANCE DELETERIOUS TO TREE LIFE TO LAY, POUR, FLOW, LEAK OR DRIP ON OR INTO THE SOIL ABOUT THE BASE OF A TREE IN ANY PUBLIC HIGHWAY, STREET, AVENUE, ALLEY OR PUBLIC PLACE.
   C. ALLOW A TREE ON PUBLIC RIGHT-OF-WAY TO BE INJURED OR REMOVED DURING THE ERECTION, REPAIR, REMOVAL OR ALTERATION OF ANY BUILDING OR STRUCTURE.
   D. BUILD OR KINDLE A FIRE NEAR ANY TREE ON ANY PUBLIC RIGHT-OF-WAY OR PUBLIC PLACE AS TO ENDANGER THE TRUNK, LIMBS OR FOLIAGE OF SUCH SHADE TREE(S).
   E. ATTACH ANY ADVERTISEMENTS TO ANY TREE OR SHRUB IN ANY STREET, HIGHWAY, AVENUE OR PUBLIC RIGHT-OF-WAY.

§120 LIABILITY FOR DAMAGE
ANY PERSON WHO INFLICTS DAMAGE TO A TREE IN A PUBLIC RIGHT-OF-WAY, EITHER WILLFULLY OR NEGLIGENTLY, SHALL BE LIABLE TO THE BOROUGH FOR COSTS OF PROFESSIONAL CARE IN THE TREATMENT OF THE TREE WOUNDS. IF THE TREE SHALL DIE WITHIN ONE GROWING SEASON AS A DIRECT RESULT OF SUCH DAMAGE, OR IF THE DAMAGED TREE SHALL BE RENDERED UNSUITABLE AND CONDEMNED BY THE BOROUGH, THEN THE PERSON RESPONSIBLE SHALL PAY ALL COSTS OF THE REMOVAL OF SAID TREE AND ITS STUMP AND COSTS OF REPLACING IT WITH A TREE OF APPROVED SPECIFICATIONS. SUCH WORK SHALL BE PERFORMED BY THE BOROUGH OR CONTRACTED BY THE BOROUGH AND COSTS ASSESSED TO THE RESPONSIBLE PERSON.

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/06/2022	PER BOROUGH COMMENTS	TCK / MSL
2	11/09/2022	PER PC COMMENT	TCK / MSL
3	11/30/2022	PER BOROUGH COMMENTS	TCK / MSL
4	01.26.23	ISSUED FOR BID	TCK / MSL

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— FOR —
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BUILDING EXPANSION
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BOROUGH OF STROUDSBURG
MONROE COUNTY, PA

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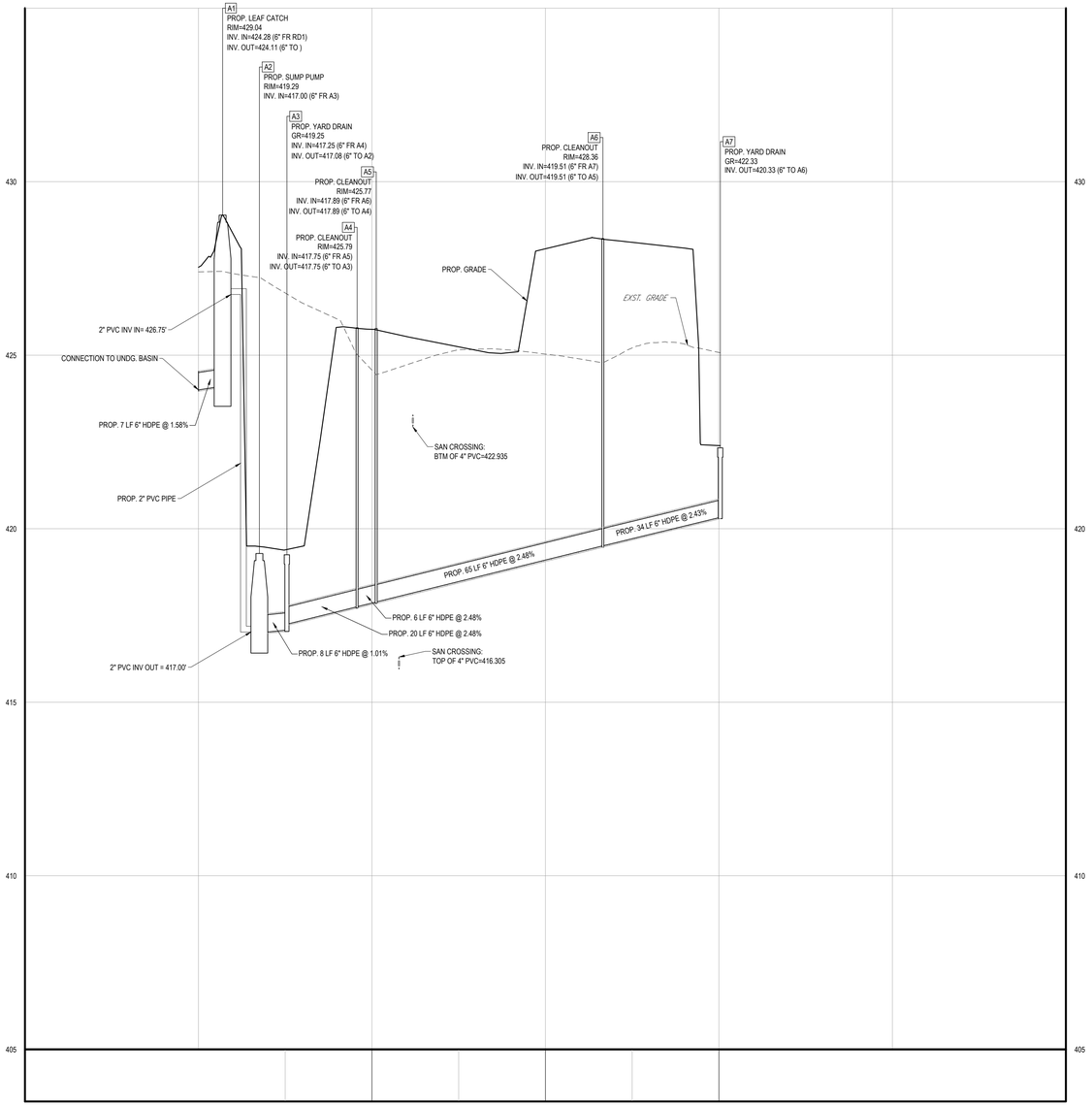
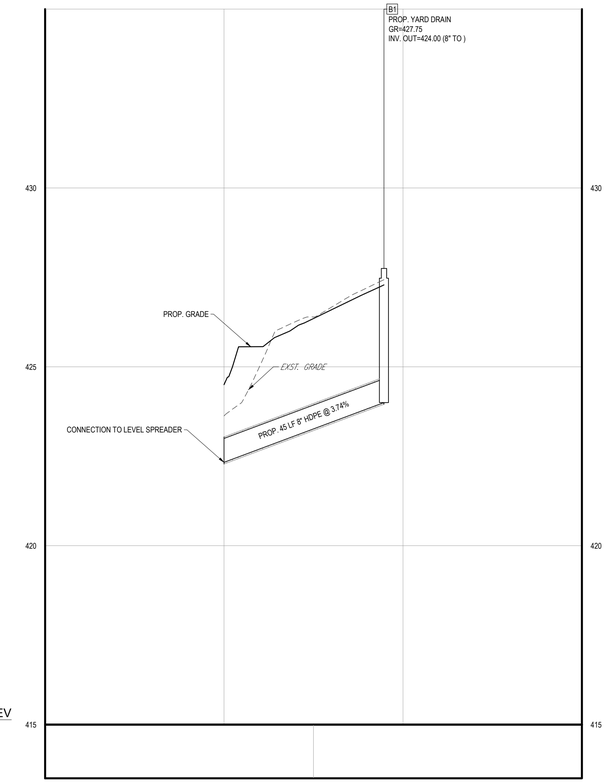
C-702

REVISION 4 - 01.26.23



STORM RUN A

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



STORM RUN B

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL

20 10 5 0 20
1"= 20'

R:\2021\PY202039\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV-4\PY202039-PROF-4_----LAYOUT C-801 PROFILES

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY DESIGN
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/06/2022	PER BOROUGH COMMENTS	TCK / MSL
2	11/09/2022	PER PC COMMENT	TCK / MSL
3	11/30/2022	PER BOROUGH COMMENTS	TCK / MSL
4	01.26.23	ISSUED FOR BID	TCK / MSL

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PROJECT No.:	PY202039
DRAWN BY:	APM
CHECKED BY:	MSL
DATE:	10/12/2020
CAD I.D.:	PY202039-PROF-4

PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
MONROE COUNTY HISTORICAL ASSOCIATION
BUILDING EXPANSION
900 MAIN STREET
BOROUGH OF STROUDSBURG
MONROE COUNTY, PA

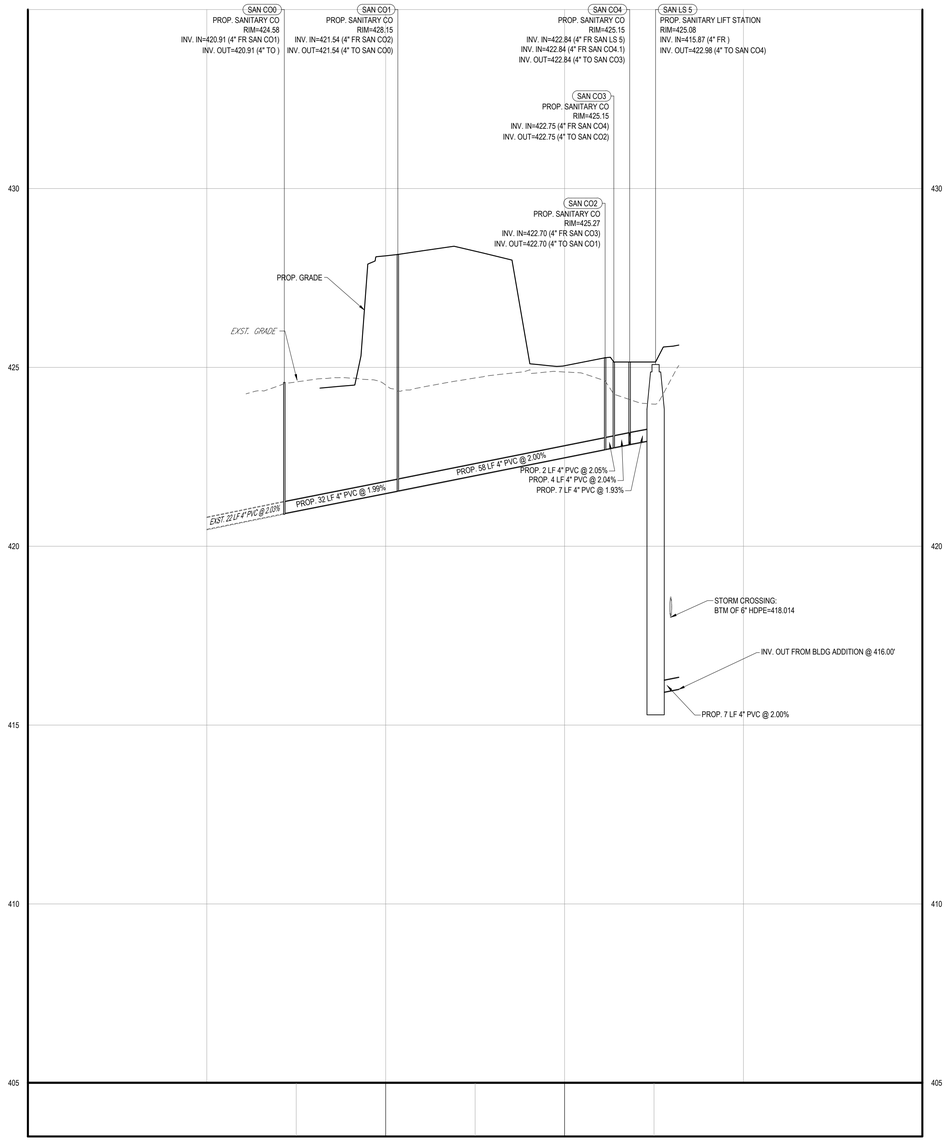
BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
MICHAEL C. JEFFERIES
PROFESSIONAL ENGINEER
PA LICENSE No. 24403
NEW JERSEY LICENSE No. GE47900300
DELAWARE LICENSE No. 10043

SHEET TITLE:
PROFILES

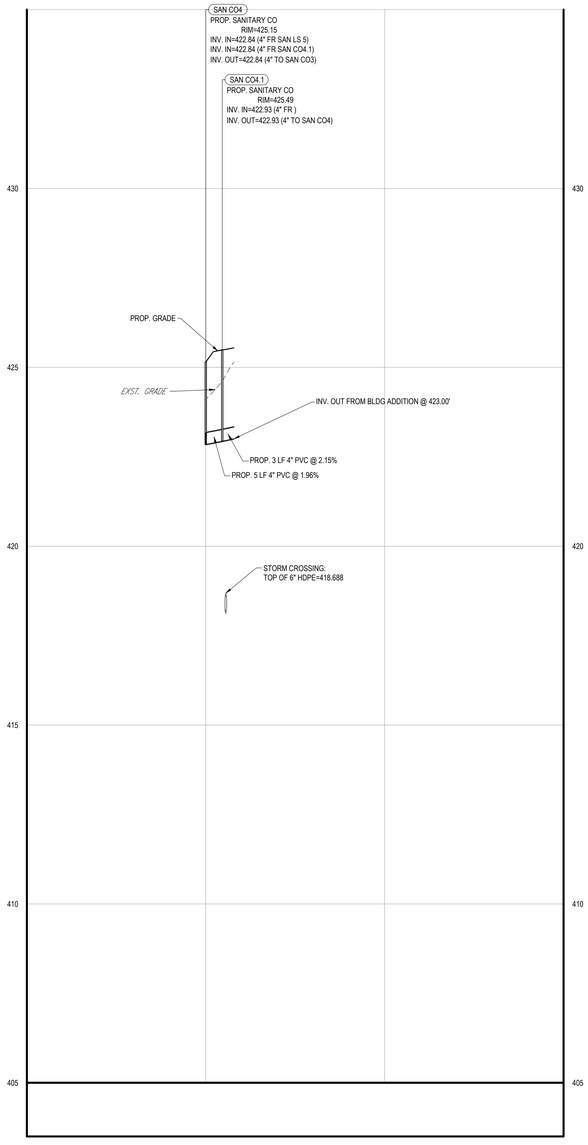
SHEET NUMBER:
C-801

REVISION 4 - 01.26.23



SANITARY RUN

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



SANITARY RUN 4.1

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL

20 10 5 0 20
1"= 20'

R:\2021\PY202039\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REV 4\PY202039-PROF-4_-_LAYOUT C-802 PROFILES

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TRANSPORTATION SERVICES

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4	01.26.23	ISSUED FOR BID	TCK / MSL

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PROJECT No.:	PY202039
DRAWN BY:	APM
CHECKED BY:	MSL
DATE:	10/12/2020
CAD I.D.:	PY202039-PROF-4

PROJECT:
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FOR
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BUILDING EXPANSION
900 MAIN STREET
BOROUGH OF STROUDSBURG
MONROE COUNTY, PA

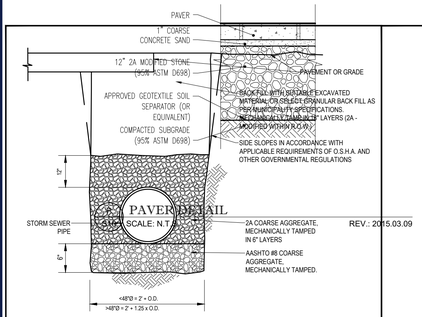
BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
MICHAEL C. JETTER
PROJECT MANAGER
PENNSYLVANIA LICENSE No. PE090238
NEW JERSEY LICENSE No. GE49100300
DELAWARE LICENSE No. 13383

SHEET TITLE:
PROFILES

SHEET NUMBER:
C-802

REVISION 4 - 01.26.23



R-11 TRENCH BEDDING CLASSIFICATION (STORM)

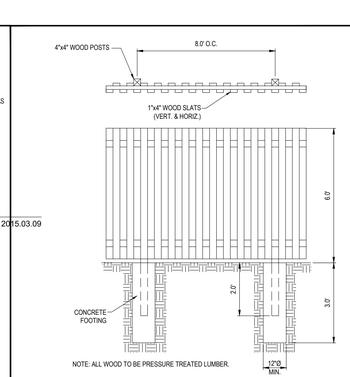
NOT TO SCALE

EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE LOCAL PERMITTING AGENCY, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMENT IS INSTALLED. (MINIMUM = 90 DAYS, MAXIMUM = 120 DAYS)

THIS DETAIL IS NOT FOR USE WITHIN A STATE RIGHT-OF-WAY. REFER TO THE LATEST APPROVED DOT SPECIFICATIONS FOR TRENCH BEDDING WITHIN A STATE RIGHT-OF-WAY.

PAVER DETAIL

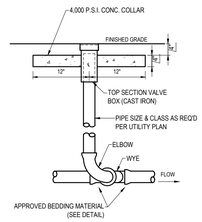
NTS SCALE: N.T.S. REV.: 2015.03.09



NOTE: ALL WOOD TO BE PRESSURE TREATED LUMBER.

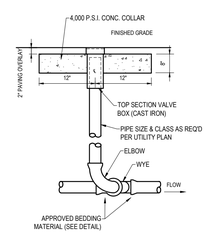
A-5 BOARD ON BOARD FENCE DETAIL

NOT TO SCALE



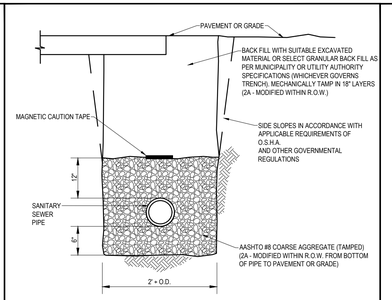
S-13 TYPICAL CLEANOUT DETAIL (LANDSCAPE AREAS)

NOT TO SCALE



S-12 TYPICAL CLEANOUT DETAIL (PAVED AREAS)

NOT TO SCALE

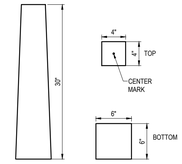


EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE LOCAL PERMITTING AGENCY, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMENT IS INSTALLED. (MINIMUM = 90 DAYS, MAXIMUM = 120 DAYS)

THIS DETAIL IS NOT FOR USE WITHIN A STATE RIGHT-OF-WAY. REFER TO THE LATEST APPROVED DOT SPECIFICATIONS FOR TRENCH BEDDING WITHIN A STATE RIGHT-OF-WAY.

S-8 TRENCH BEDDING CLASSIFICATION (SANITARY MAIN)

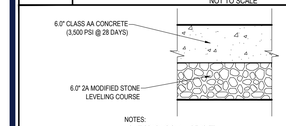
NOT TO SCALE



1.) SPECIFICATIONS:
- CLASS 'A' CONCRETE- MINIMUM STRENGTH (3,000 P.S.I. @ 28 DAYS)
- STEEL REINFORCEMENT (#4 REBAR)

A-2 SURVEYOR'S MONUMENT DETAIL

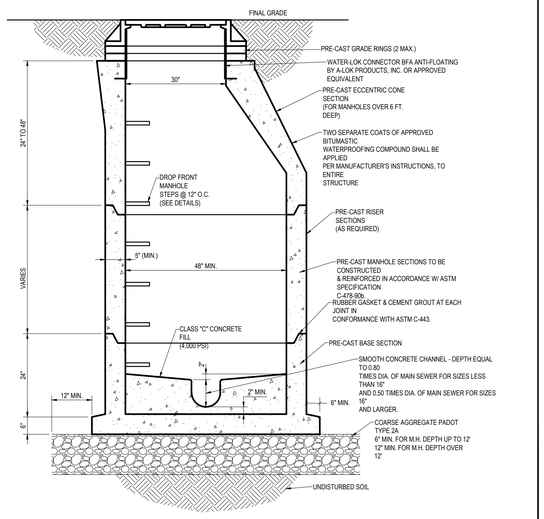
NOT TO SCALE



NOTES:
JOINT SPACING SHALL BE 12 FT.

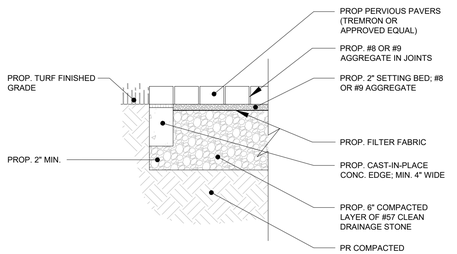
P-15 CONCRETE PAVEMENT DETAIL

NOT TO SCALE



S-3 PRECAST SANITARY MANHOLE DETAILS

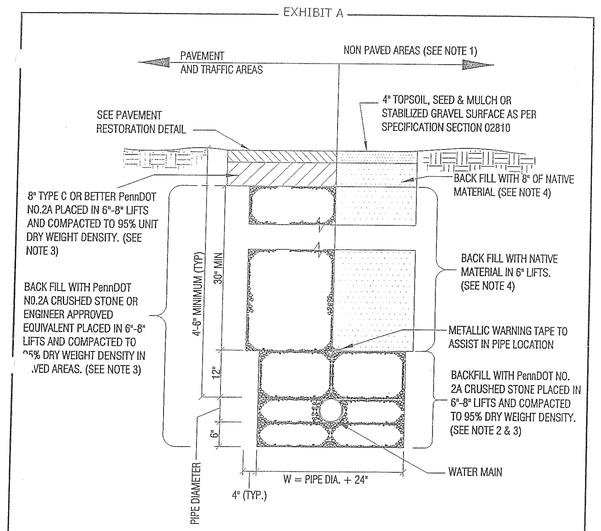
NOT TO SCALE



PERVIOUS PAVERS

NOT TO SCALE

TREMRON OR APPROVED EQUAL



TYPICAL WATER MAIN TRENCH DETAIL

NTS

NOTES:
1. NON PAVED AREAS ARE MORE THAN 3' FROM EDGE OF PAVED SHOULDER OR MORE THAN 7' FROM EDGE OF PAVEMENT IN UNIMPROVED SHOULDER AREAS.
2. 2A AGGREGATE BACKFILL IS REQUIRED WHEREVER THE UTILITY IS WITHIN 3 FEET OF THE SHOULDER OR WITHIN 7 FEET OF EDGE OF PAVEMENT IN UNIMPROVED SHOULDER AREAS.
3. PennDOT 2A STONE PER TABLE "C", SECTION 703.2, PUBLICATION 408 SPECIFICATION. (SEE SPECIFICATION SECTION 02220)
4. NATIVE MATERIAL TO BE FREE OF STONES 6" Ø OR LARGER AND FREE OF WET, FROZEN, OR ORGANIC MATERIALS PLACED AND COMPACTED TO 95% UNIT DRY WEIGHT DENSITY.

PROJECT MANAGER	DESIGNED BY	TYPICAL WATER MAIN TRENCH DETAIL	R.K.R. Hess Associates, Inc.
RDS		BCRA STD. CONSTRUCTION SPECIFICATION	We translate human needs into practical realities.
DRAWN BY	CHECKED BY	BROADHEAD CREEK REGIONAL AUTHORITY	Surveyors, Planners, Engineers; Landscape Architects and Environmental Scientists
MK		401 STOKES AVENUE	712 Monroe Street, P.O. Box 268, East Stroudsburg, Pa. 18301
DATE	CHECKED DATE		Telephone (570) 421-4255, Fax (570) 421-4720
01/31/06			Website: www.rkrhess.com
SCALE			© 2004 Email: engr@rkrhess.com

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CHECKED BY:	MSL
DATE:	10/12/2020
CAD I.D.:	PY202039-CND-4

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FOR
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BUILDING EXPANSION
900 MAIN STREET
BOROUGH OF STROUDSBURG
MONROE COUNTY, PA

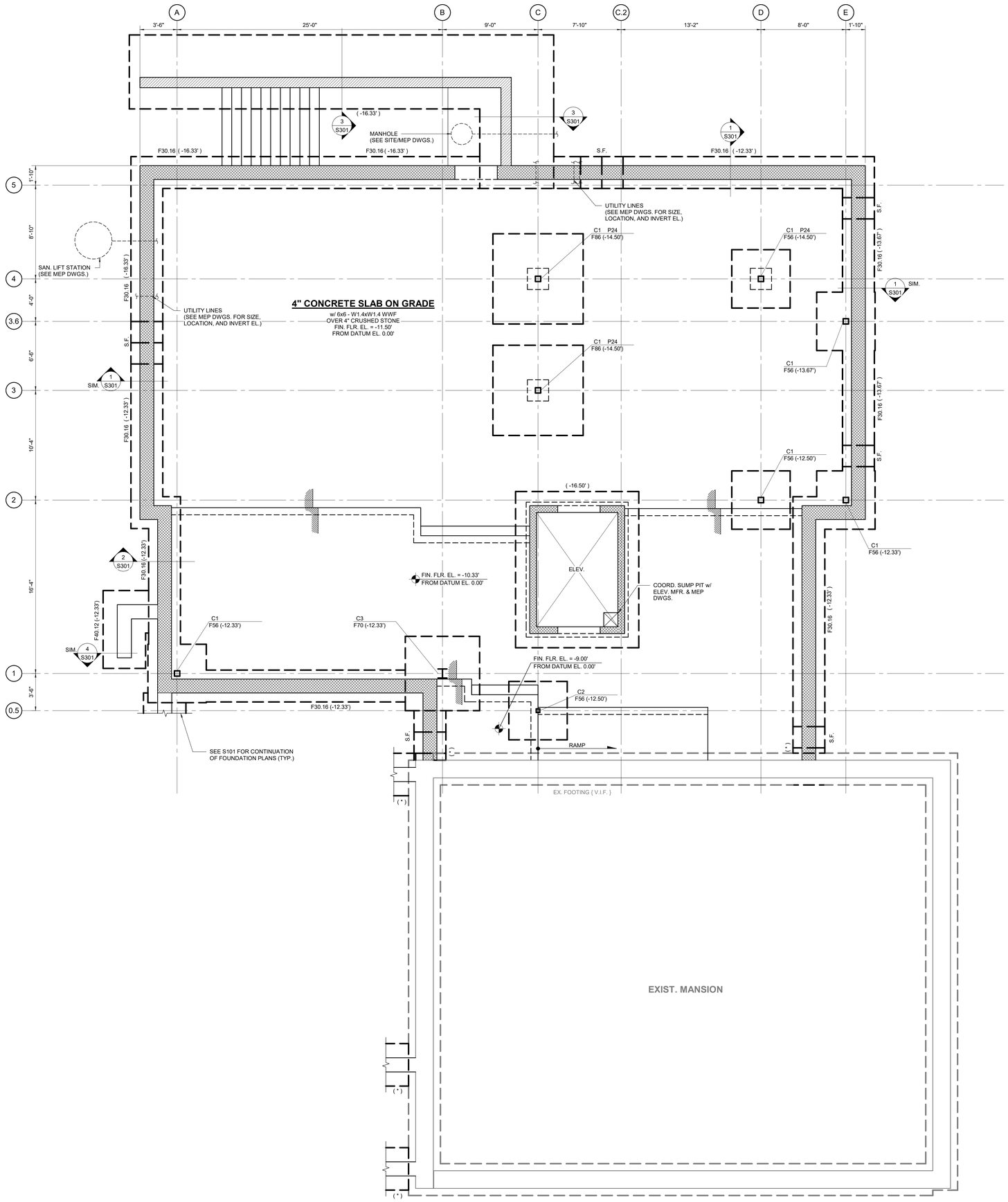
BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA — MICHAEL C. JEFFERS — PROFESSIONAL ENGINEER — No. PE085538
Professional Engineer License No. PE085538
NEW JERSEY License No. GE49303300
Delaware License No. 30053

SHEET TITLE:
DETAILS

SHEET NUMBER:
C-901

REVISION 4 - 01.26.23



FOUNDATION PLAN

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

NOTES:

1) FINISH FLOOR EL. VARIES, SEE PLAN. REFERENCE EL. 0.00' (ACTUAL EL. 431.00'). SEE ARCHITECTURAL DOCUMENTS FOR ALL SLOPES AND VARIANCES FROM 0.00'.

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

3) SEE S200 FOR POST, PIER, AND FOOTING SCHEDULES.

4) (*) INDICATES BOTTOM OF FOOTING ELEVATION TO MATCH BOTTOM OF EXISTING FOOTING ELEVATION.

5) { } INDICATES EXISTING TOP OF FOOTING ELEVATION. VERIFY IN FIELD.

6) TOP OF PIER ELEVATION [-0.67] RELATIVE TO DATUM ELEVATION 0.00', UNLESS NOTED THUS [ ].

7) ALL EXISTING DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING STRUCTURES, OR RELATIVE TO EXISTING STRUCTURES, THAT ARE SHOWN ON THE STRUCTURAL DOCUMENTS WILL BE VERIFIED BY FIELD MEASUREMENTS PERFORMED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER.

8) THE STRUCTURAL DOCUMENTS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF, DURING DEMOLITION, EXCAVATION OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON THE DOCUMENTS, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED.

9) ALL STRUCTURAL DEMOLITION MUST BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

10) SELECTIVELY DEMOLISH STRUCTURAL COMPONENTS AS REQUIRED TO CONSTRUCT NEW WORK. PRIOR TO ANY DEMOLITION WORK, AN ENGINEERING SURVEY REPORT OF THE STRUCTURE SHALL BE PREPARED BY THE CONTRACTOR TO DOCUMENT THE CONDITION OF THE FRAMING, FLOORS, AND WALLS. ANY ADJACENT STRUCTURE WHERE OCCUPANTS MAY BE EXPOSED SHALL BE SIMILARLY REVIEWED.

11) 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.

12) 'MP_' INDICATES MASONRY PIER. SEE SCHEDULE ON SHEET S200.

ISSUED FOR PERMIT
1/26/2023

SLATE STRUCTURAL ENGINEERS
40 South Main Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 200.052

MKSD
architects

Silvia A. Hoffman, AIA, LEED AP
Todd O. Chambers, AIA, NCARB
Jill P. Hewes, AIA, LEED AP

Architecture
Interiors
Project Management

MKSD, LLC
1209 Hausman Road
Suite A
Allentown, PA 18104

866.512.MKSD toll free
610.366.2081 phone
610.366.8399 fax

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STEVEN F. MONTGOMERY
INC.
ENGINEER
PE090731

Monroe County Historical Association
Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

FOUNDATION PLAN

PROJECT NUMBER 16.200

DRAWN BY SFM

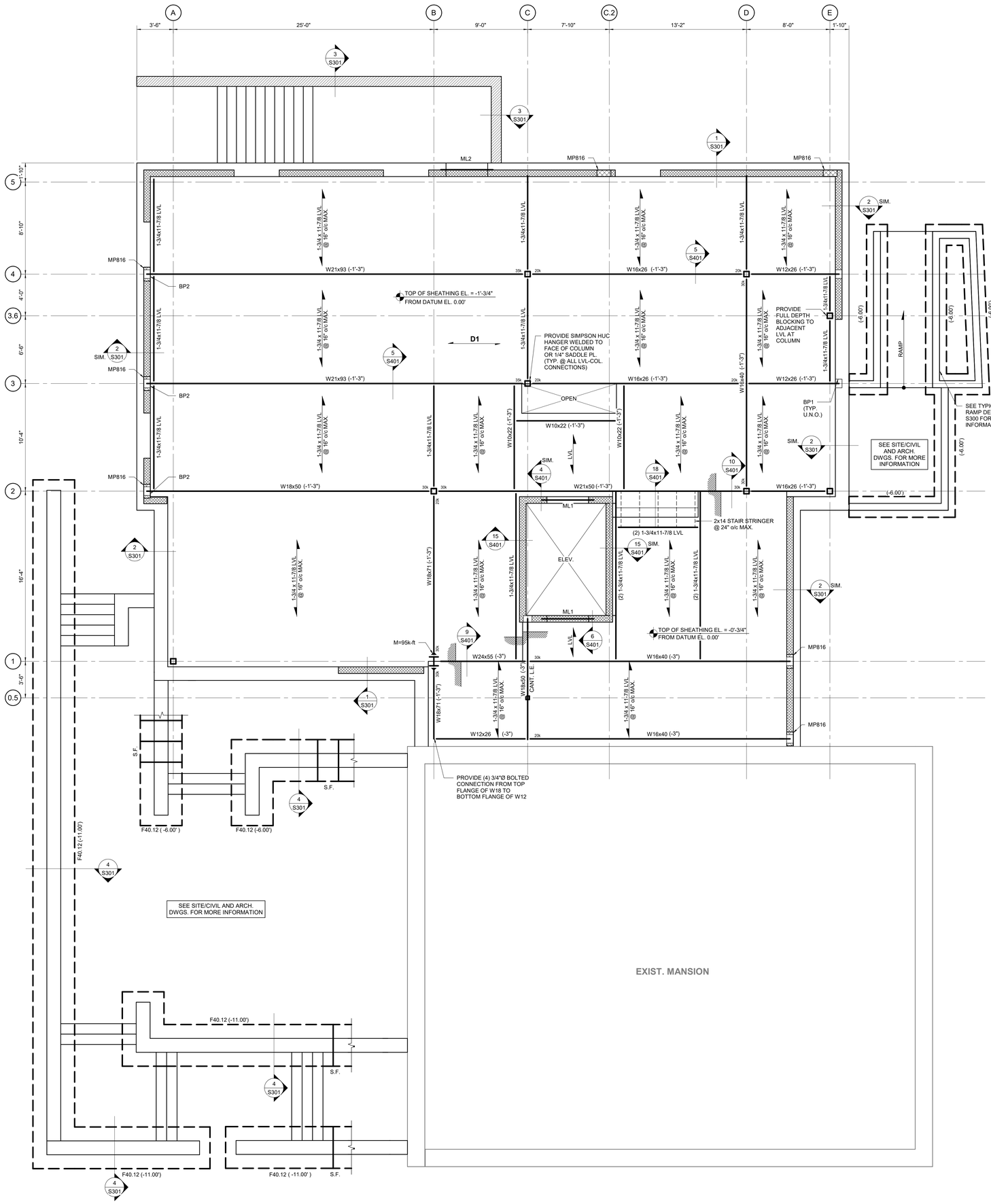
SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

S100

www.mksdarchitects.com



FIRST FLOOR FRAMING PLAN

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

NOTES:

1) TOP OF SHEATHING VARIES FROM DATUM ELEVATION 0'-0" (REFERENCE EL. 431.00'), SEE PLAN.

2) TOP OF STEEL EL. VARIES FROM DATUM ELEVATION 0'-0" (REFERENCE EL. 431.00'), SEE PLAN.

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

4) D1 INDICATES 3/4" T&G OSB SHEATHING.

5) 'ML_' INDICATES LINTEL. SEE BEARING WALL LINTEL SCHEDULE ON SHEET S200.

6) 'BP_' INDICATES BEARING PLATE. SEE BEARING PLATE SCHEDULE ON SHEET S200.

7) 'LVL' INDICATES 1-3/4 x 11-7/8 LVL @ 16" o/c MAX.

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

9) SEE S200 FOR POST, PIER, AND FOOTING SCHEDULES.

10) ALL BEAM/GIRDER CONNECTIONS NOT CONNECTED TO COLUMNS SHALL BE DESIGNED FOR A MINIMUM UNFACTORED VERTICAL REACTION OF 15 kips, UNLESS NOTED GREATER. CONNECTIONS TO COLUMNS TO BE PER GENERAL NOTES. ALL REACTIONS SHOWN ON PLAN ARE SERVICE LOADS.

11) ALL EXISTING DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING STRUCTURES, OR RELATIVE TO EXISTING STRUCTURES, THAT ARE SHOWN ON THE STRUCTURAL DOCUMENTS WILL BE VERIFIED BY FIELD MEASUREMENTS PERFORMED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER.

12) THE STRUCTURAL DOCUMENTS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF, DURING DEMOLITION, EXCAVATION OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON THE DOCUMENTS, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED.

13) ALL STRUCTURAL DEMOLITION MUST BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

14) SELECTIVELY DEMOLISH STRUCTURAL COMPONENTS AS REQUIRED TO CONSTRUCT NEW WORK. PRIOR TO ANY DEMOLITION WORK, AN ENGINEERING SURVEY REPORT OF THE STRUCTURE SHALL BE PREPARED BY THE CONTRACTOR TO DOCUMENT THE CONDITION OF THE FRAMING, FLOORS, AND WALLS. ANY ADJACENT STRUCTURE WHERE OCCUPANTS MAY BE EXPOSED SHALL BE SIMILARLY REVIEWED.

15) 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.

16) ALL BEAM/GIRDER CONNECTIONS NOT CONNECTED TO COLUMNS SHALL BE DESIGNED FOR A MINIMUM UNFACTORED VERTICAL REACTION OF 15 kips, UNLESS NOTED GREATER. CONNECTIONS TO COLUMNS TO BE PER GENERAL NOTES. ALL REACTIONS SHOWN ON PLAN ARE SERVICE LOADS.

17) INDICATES MOMENT CONNECTION FOR UNFACTORED GRAVITY LOADS SPECIFIED ON PLAN, SEE TYPICAL DETAIL ON S400.

ISSUED FOR PERMIT
1/26/2023

SLATE STRUCTURAL ENGINEERS
40 South Main Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 200.052

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STEVEN F. MONTGOMERY
ENGINEER
PE090731

Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

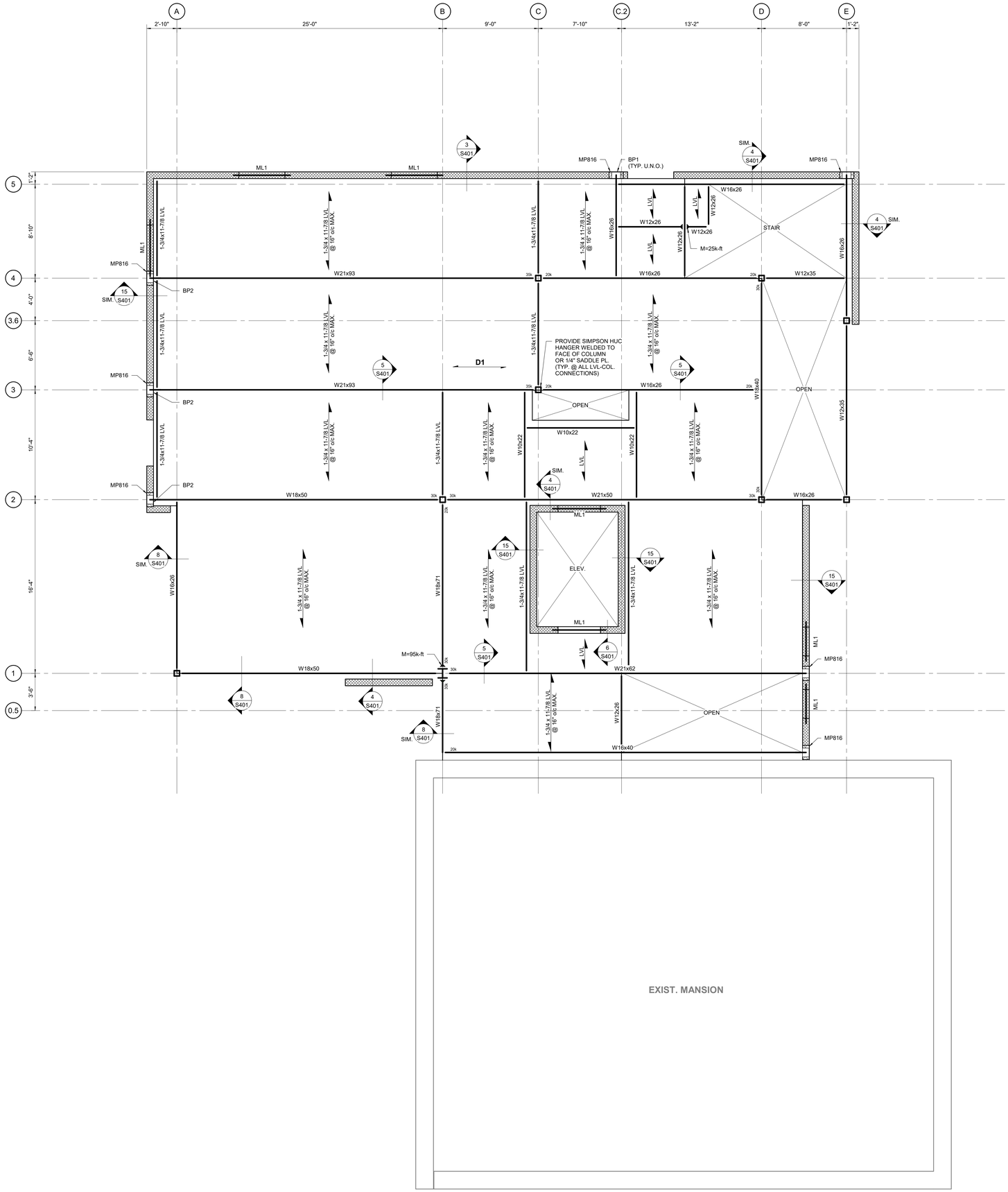
REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
FIRST FLOOR FRAMING PLAN

PROJECT NUMBER 16.200
DRAWN BY SFM
SCALE As indicated
DATE 01.26.23
DRAWING NUMBER **S101**



SECOND FLOOR FRAMING PLAN

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

NOTES:

1) TOP OF SHEATHING = +10'-11 1/4", FROM DATUM ELEVATION 0'-0", UNLESS NOTED OTHERWISE.

2) TOP OF STEEL EL. (-2 1/4") FROM TOP OF SHEATHING ELEVATION.

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

4) D1 INDICATES 3/4" T&G OSB SHEATHING.

5) 'ML_' INDICATES LINTEL. SEE BEARING WALL LINTEL SCHEDULE ON SHEET S200.

6) 'BP_' INDICATES BEARING PLATE. SEE BEARING PLATE SCHEDULE ON SHEET S200.

7) 'LVL' INDICATES 1-3/4 x 11-7/8 LVL @ 16" o/c MAX.

8) ALL STEEL BEAM/GIRDER CONNECTIONS NOT CONNECTED TO COLUMNS SHALL BE DESIGNED FOR A MINIMUM UNFACTORED VERTICAL REACTION OF 15 kips, UNLESS NOTED GREATER. CONNECTIONS TO COLUMNS TO BE PER GENERAL NOTES. ALL REACTIONS SHOWN ON PLAN ARE SERVICE LOADS.

9) ALL EXISTING DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING STRUCTURES, OR RELATIVE TO EXISTING STRUCTURES, THAT ARE SHOWN ON THE STRUCTURAL DOCUMENTS WILL BE VERIFIED BY FIELD MEASUREMENTS PERFORMED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER.

10) THE STRUCTURAL DOCUMENTS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF, DURING DEMOLITION, EXCAVATION OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON THE DOCUMENTS, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED.

11) ALL STRUCTURAL DEMOLITION MUST BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

12) SELECTIVELY DEMOLISH STRUCTURAL COMPONENTS AS REQUIRED TO CONSTRUCT NEW WORK. PRIOR TO ANY DEMOLITION WORK, AN ENGINEERING SURVEY REPORT OF THE STRUCTURE SHALL BE PREPARED BY THE CONTRACTOR TO DOCUMENT THE CONDITION OF THE FRAMING, FLOORS, AND WALLS. ANY ADJACENT STRUCTURE WHERE OCCUPANTS MAY BE EXPOSED SHALL BE SIMILARLY REVIEWED.

13) 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.

14) ⟵ INDICATES MOMENT CONNECTION FOR UNFACTORED GRAVITY LOADS SPECIFIED ON PLAN, SEE TYPICAL DETAIL ON S400.

ISSUED FOR PERMIT
1/26/2023

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SEAL

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900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
SECOND FLOOR FRAMING PLAN

PROJECT NUMBER
16.200

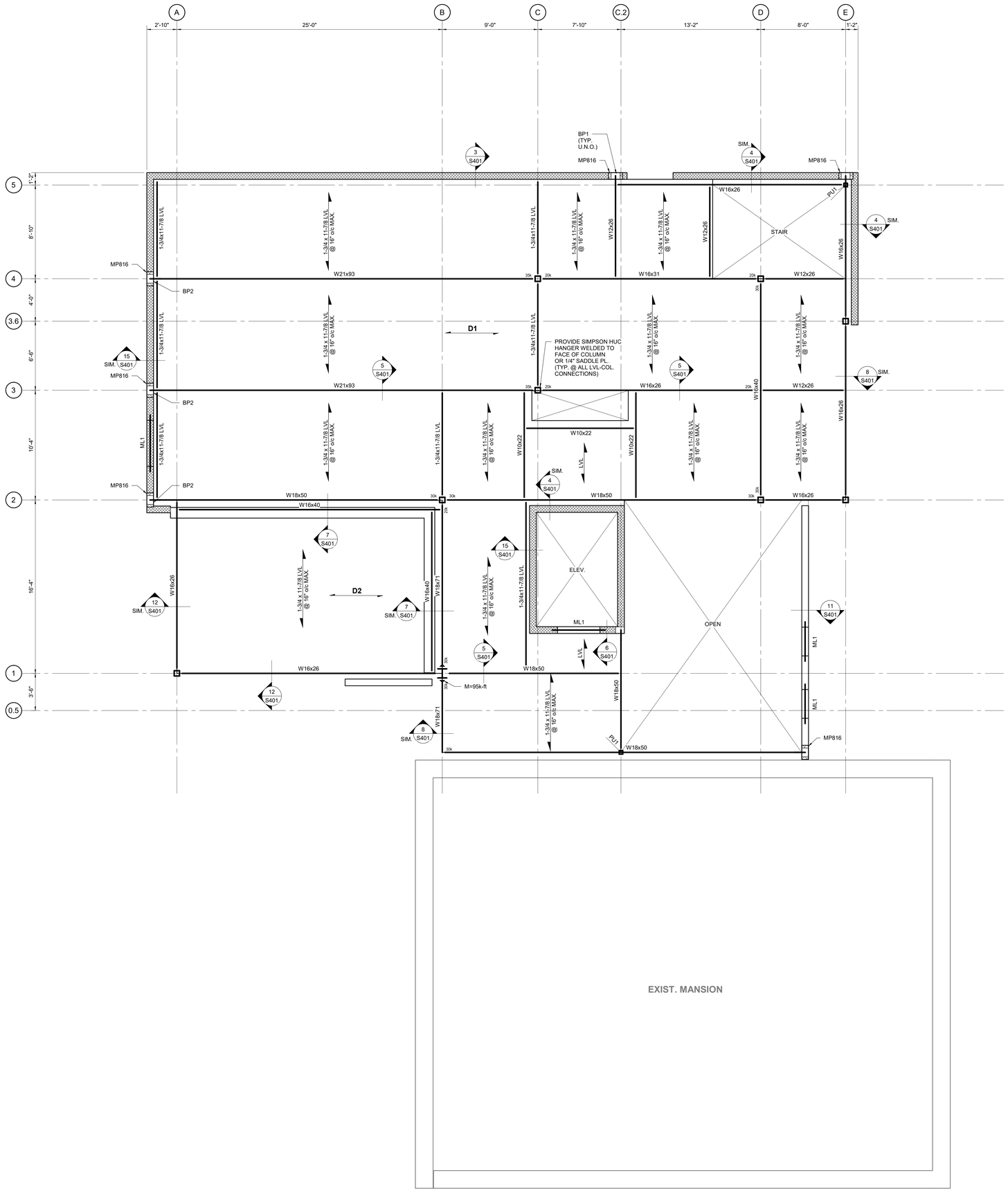
DRAWN BY
SFM

SCALE
As indicated

DATE
01.26.23

DRAWING NUMBER
S102

www.mksdarchitects.com



THIRD FLOOR FRAMING PLAN

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

NOTES:

1) TOP OF SHEATHING = +20'-11 1/4", FROM DATUM ELEVATION 0'-0", UNLESS NOTED OTHERWISE.

2) TOP OF STEEL EL. (-2 1/4") FROM TOP OF SHEATHING ELEVATION.

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

4) D1 INDICATES 3/4" T&G OSB SHEATHING.

5) D2 INDICATES (2) LAYERS OF 3/4" OSB ROOF SHEATHING.

6) 'ML_' INDICATES LINTEL. SEE BEARING WALL LINTEL SCHEDULE ON SHEET S200.

7) 'BP_' INDICATES BEARING PLATE. SEE BEARING PLATE SCHEDULE ON SHEET S200.

8) 'LVL' INDICATES 1-3/4 x 11-7/8 LVL @ 16" o/c MAX.

9) ALL STEEL BEAM/GIRDER CONNECTIONS NOT CONNECTED TO COLUMNS SHALL BE DESIGNED FOR A MINIMUM UNFACTORED VERTICAL REACTION OF 15 kips, UNLESS NOTED GREATER. CONNECTIONS TO COLUMNS TO BE PER GENERAL NOTES. ALL REACTIONS SHOWN ON PLAN ARE SERVICE LOADS.

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15) INDICATES MOMENT CONNECTION FOR UNFACTORED GRAVITY LOADS SPECIFIED ON PLAN, SEE TYPICAL DETAIL ON S400.

16) 'PU1' INDICATES HSS4x4x3/8 POST UP w/ 3/4" BASE PLATE AND (4) 3/4"Ø BOLTS.

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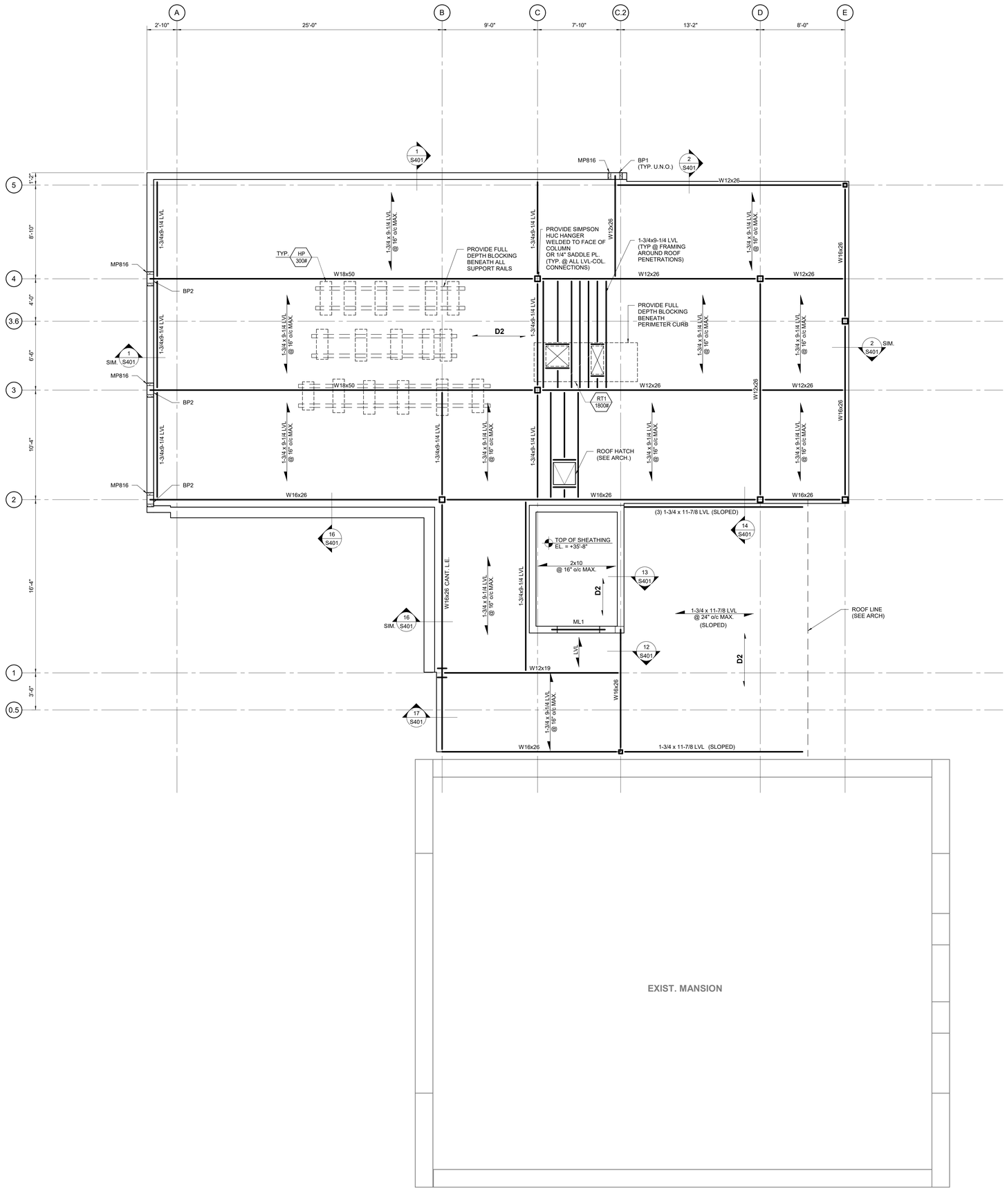
REVISIONS
01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
THIRD FLOOR FRAMING PLAN

PROJECT NUMBER 16.200
DRAWN BY SFM
SCALE As indicated
DATE 01.26.23
DRAWING NUMBER **S103**

www.mksdarchitects.com



ROOF FRAMING PLAN

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

NOTES:

1) TOP OF SHEATHING EL. = +31'-8" FROM DATUM ELEVATION 0'-0", UNLESS NOTED OTHERWISE.

2) TOP OF STEEL EL. (-3") FROM TOP OF SHEATHING ELEVATION.

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

4) D2 INDICATES (2) LAYERS OF 3/4" OSB ROOF SHEATHING.

5) 'ML_' INDICATES LINTEL. SEE BEARING WALL LINTEL SCHEDULE ON SHEET S200.

6) 'BP_' INDICATES BEARING PLATE. SEE BEARING PLATE SCHEDULE ON SHEET S200.

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No.	Date	Description

DRAWING TITLE: ROOF FRAMING PLAN

PROJECT NUMBER: 16.200
DRAWN BY: SFM
SCALE: As indicated
DATE: 01.26.23

DRAWING NUMBER: **S104**

www.mksdarchitects.com

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 COMPLETION 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 UTILITES 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.

20. EXACT LOCATIONS OF ROOF PENETRATIONS TO BE COORDINATED BY THE GENERAL CONTRACTOR BETWEEN STEEL/JOIST/DECK/HVAC SUBCONTRACTORS. SEE DETAIL FOR ROOF FRAME REQUIREMENTS

EXISTING CONDITIONS/DEMOLITION

1. SHORING, BRACING, PROTECTION, AND UNDERPINNING OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION, INCLUDING ALL DESIGN RESPONSIBILITIES, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE SIGNED AND SEALED CALCULATIONS AND DRAWINGS TO OWNER. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STRUCTURES, BUILDINGS AND STREETS,

2. ALL EXISTING DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING STRUCTURES, OR RELATIVE TO EXISTING STRUCTURES, THAT ARE SHOWN ON THE STRUCTURAL DOCUMENTS WILL BE VERIFIED BY FIELD MEASUREMENTS PERFORMED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER.

3. THE STRUCTURAL DOCUMENTS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF, DURING DEMOLITION, EXCAVATION OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON THE DOCUMENTS, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED.

4. ALL STRUCTURAL DEMOLITION MUST BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

5. SELECTIVELY DEMOLISH STRUCTURAL COMPONENTS AS REQUIRED TO CONSTRUCT NEW WORK. PRIOR TO ANY DEMOLITION WORK, AN ENGINEERING SURVEY REPORT OF THE STRUCTURE SHALL BE PREPARED BY THE CONTRACTOR TO DOCUMENT THE CONDITION OF THE FRAMING, FLOORS, AND WALLS. ANY ADJACENT STRUCTURE WHERE OCCUPANTS MAY BE EXPOSED SHALL BE SIMILARLY REVIEWED.

6. WHERE NEW FRAMING IS TO BE CONNECTED TO AN EXISTING STRUCTURE WITH BRICK OR CMU VENEER, THE VENEER SHALL BE REMOVED SUFFICIENTLY TO PERMIT CONNECTION OF THE NEW FRAMING DIRECTLY TO THE BUILDING SUPERSTRUCTURE. NEW BRICK OR CMU SHALL BE INSTALLED TO MATCH THE EXISTING ADJACENT SURFACES. MAINTAIN A 1/2" SEPARATION BETWEEN THE BRICK OR CMU AND THE NEW FRAMING, UNLESS NOTED OTHERWISE ON DRAWINGS. FILL GAPS WITH BACKER RODS AND SEALANTS.

7. CONTRACTOR TO FIELD VERIFY ALL EXISTING FINISHED FLOOR ELEVATIONS PRIOR TO FABRICATION OF STEEL BEGINS. PROVIDE ALLOWANCE FOR ADDITIONAL LEVELING MATERIAL IN AREAS OF BREAK THROUGH TO THE EXISTING STRUCTURE TO ENSURE FINISHED FLOOR ELEVATION OF NEW MATCHES EXISTING.

8. CONTRACTOR SHALL RETAIN INDIVIDUAL TO PERFORM SITE SAFETY DEMOLITION PLAN, ENGINEERING STUDY AND ALL OTHER SERVICES RELATED TO DEMOLITION IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS.

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
SOILS	SECTION 1704.7, TABLE 1704.7	SECTION 1705.6, TABLE 1705.6

3. IN ACCORDANCE WITH SECTIONS 1707.1 THROUGH 1707.5 (1705.12.1 THROUGH 1705.12.9 FOR IBC 2015) OF THE INTERNATIONAL BUILDING 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. NO GEOTECHNICAL REPORT IS PROVIDED. BOTTOM OF FOOTINGS IS ASSUMED TO BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 2000 PSF. PRIOR TO CONSTRUCTION, THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE RETAINED. THE GENERAL CONTRACTOR IS HEREIN RESPONSIBLE FOR PERFORMING ALL EARTHWORK OPERATIONS IN STRICT ACCORDANCE WITH GEOTECHNICAL ENGINEERING REQUIREMENTS. IF THE FOUNDATION RECOMMENDATIONS AND/OR DESIGN VALUES DIFFER FROM THAT ASSUMED, MODIFICATON TO THE DESIGN/DRAWINGS MAY BE REQUIRED.

2. 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.

3. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3 FEET 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.

4. DO NOT BACKFILL ANY BASEMENT WALLS WITH AN UNBALANCED HEIGHT OF SOIL GREATER THAN THREE FEET UNTIL ELEVATED FLOOR IS IN-PLACE AND THE WALL HAS REACHED ITS DESIGN STRENGTH OR THE WALLS ARE ADEQUATELY BRACED.

5. 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.

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)
D.	SLAB-ON-GRADE	3,500 PSI
C.	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. 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.

6. LIGHTWEIGHT CONCRETE SHALL BE USED FOR FRAMED FLOORS AS NOTED ON THE DRAWINGS. TOTAL AIR CONTENT AT POINT OF CONCRETE PLACEMENT SHALL BE LIMITED TO 5.5 PERCENT (PLUS OR MINUS 1.5 PERCENT) FOR HARD TROWELED FINISHED AREAS. THIS CONCRETE IS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND AN IN-PLACE DRY DENSITY OF 107 - 113 POUNDS PER CUBIC FOOT OR PER THE REQUIREMENTS SET FORTH IN THE FIRE RATING SPECIFICATIONS.

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

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

9. THE CONTRACTOR SHALL INSTALL FLOOR LEVELING MATERIAL AND PERFORM OTHER CORRECTIVE MEASURES IN ALL AREAS, INCLUDING BUT NOT LIMITED TO, AREAS WHERE FLOOR FINISH PROVISIONS DO NOT COMPLY WITH THE FLATNESS AND LEVELNESS REQUIREMENTS.

10. 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. LL STEEL RECTANGULAR/SQUARE HOLLOW STRUCTURAL SECTIONS 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. 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. STEEL FABRICATOR IS SOLELY RESPONSIBLE FOR SURVEYING AND VERIFICATION OF EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO THE LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING WALLS AND FRAMING.

10. IF UNISTRUT FRAMING DIFFERS FROM DOCUMENTS, IT SHALL BE DESIGNED, FABRICATED AND ERECTED BY PREFABRICATED FRAMING MANUFACTURER, I.E. UNISTRUT, POWERSTRUT OR APPROVED EQUAL. MANUFACTURER IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ARCHITECTURAL AND EQUIPMENT REQUIREMENTS/PARAMETERS INCLUDING STRENGTH AND DEFLECTION AND SHALL SUBMIT SEALED CALCULATIONS AND SHOP DRAWINGS WHICH COMPLY WITH ALL APPLICABLE CODES FOR REVIEW BY ENGINEER. UNISTRUT REQUIREMENTS FOR THE FIT-OUT ARE TO BE COORDINATED WITH THE ARCHITECTURAL DOCUMENTS AND MANUFACTURER FOR PATIENT LIFTS, LIGHTS, ETC. (DESIGN, FABRICATION AND ERECTION ARE BY THE GENERAL CONTRACTOR)

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. ALL PIPING RUNS LARGER THAN 4' DIAMETER SHALL BE HUNG DIRECTLY FROM STEEL BEAMS AND NOT THE CONCRETE SLAB/METAL DECK SYSTEM. ANY SUPPLEMENTAL STEEL REQUIRED FOR BUILDING SYSTEMS (MECHANICAL, ELECTRICAL, PLUMBING, ETC.) IS NOT BY SLATE STRUCTURAL ENGINEERS.

DECK

1. STEEL ROOF DECK SHALL BE PAINTED 1 1/2" 22 GAGE TYPE B METAL DECK GRADE 33 (MINIMUM FY = 33 KSI) AS MANUFACTURED BY CANAM OR APPROVED EQUAL. MANUFACTURER SHALL BE A MEMBER OF THE STEEL DECK INSTITUTE. ROOF DECK FABRICATION AND INSTALLATION MUST COMPLY WITH STEEL DECK INSTITUTE STANDARDS. ALL ROOF DECK SHALL BE CONTINUOUS OVER A MINIMUM OF THREE SPANS. SUSPENDED CEILINGS, LIGHT FIXTURES, DUCTS, PIPES, OR OTHER UTILITIES SHALL NOT BE SUPPORTED BY THE STEEL DECK.

2. ATTACH TYPE B METAL ROOF DECK TO STRUCTURAL STEEL SUPPORTS WITH 5/8" DIAMETER PUDDLE WELDS (4 WELDS PER 36" WIDE SHEET PER SUPPORT). FASTEN SIDE JOINTS TOGETHER WITH #10 SELF DRILLING SCREWS, OR WELD, AT MID - SPAN BETWEEN SUPPORTS. INCREASE FASTENER SIZE AND/OR DECREASE FASTENER SPACING AS REQUIRED PER FACTORY MUTUAL REQUIREMENTS IF ROOF ASSEMBLY IS REQUIRED TO MEET FACTORY MUTUAL STANDARDS.

3. USE WELDING WASHERS ON ALL CONNECTIONS OF STEEL DECK WITH METAL THICKNESS LESS THAN 22 GAGE TO STRUCTURAL STEEL SUPPORTS.

4. IN AREAS OF WARPED ROOF DECK USE, SELF DRILLING SCREWS FOR CONNECTIONS OF STEEL ROOF DECK TO STRUCTURAL STEEL SUPPORTS. SCREW SIZES SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS, ATTACH DECK TO ALL SUPPORTING MEMBERS.

5. FLOOR DECK SHALL BE AS SHOWN ON DRAWINGS AS MANUFACTURED BY UNITED STEEL DECK, INC. OR APPROVED EQUAL. MANUFACTURER SHALL BE A MEMBER OF THE STEEL DECK INSTITUTE. FLOOR DECK FABRICATION AND INSTALLATION MUST COMPLY WITH STEEL DECK INSTITUTE STANDARDS. ALL FLOOR DECK SHALL BE CONTINUOUS OVER A MINIMUM OF THREE SPANS.

6. COMPOSITE SHEAR STUDS SHALL BE WELDED THROUGH STEEL DECK. SHEAR STUDS SHALL BE HEADED STUDS MADE FROM LOW CARBON STEEL, FY=60 KSI, CONFORMING TO ASTM A108 AND SHALL BE INSTALLED IN ACCORDANCE WITH AWS D1.1.

7. FLOORS HAVE BEEN DESIGNED AS COMPOSITE BEAM AND COMPOSITE DECK. BEAM/DECK SHORING IS NOT REQUIRED. LARGE DEAD LOAD DEFLECTIONS ARE ANTICIPATED IN UNCAMBERED MEMBERS. THE CONTRACTOR MAY, AT HIS/HER OPTION AND COST, UTILIZE BEAM AND/OR DECK SHORING.

8. ATTACH LOK-FLOOR COMPOSITE METAL DECK TO STRUCTURAL STEEL SUPPORTS WITH 5/8" DIAMETER PUDDLE WELDS (4 WELDS PER 36" WIDE SHEET PER SUPPORT). FASTEN SIDE JOINTS WITH #10 SELF-DRILLING SCREW, OR WELD, AT 3'-0" ON-CENTER MAXIMUM BETWEEN SUPPORTS.

9. NO CONDUIT SHALL BE PLACED WITHIN CONCRETE SLABS ON METAL DECK WITHOUT COMPLIANCE WITH THE LATEST VERSION OF THE DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS, AND ROOF DECKS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OBTAIN WRITTEN APPROVAL PRIOR TO ANY INSTALLATION.

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.

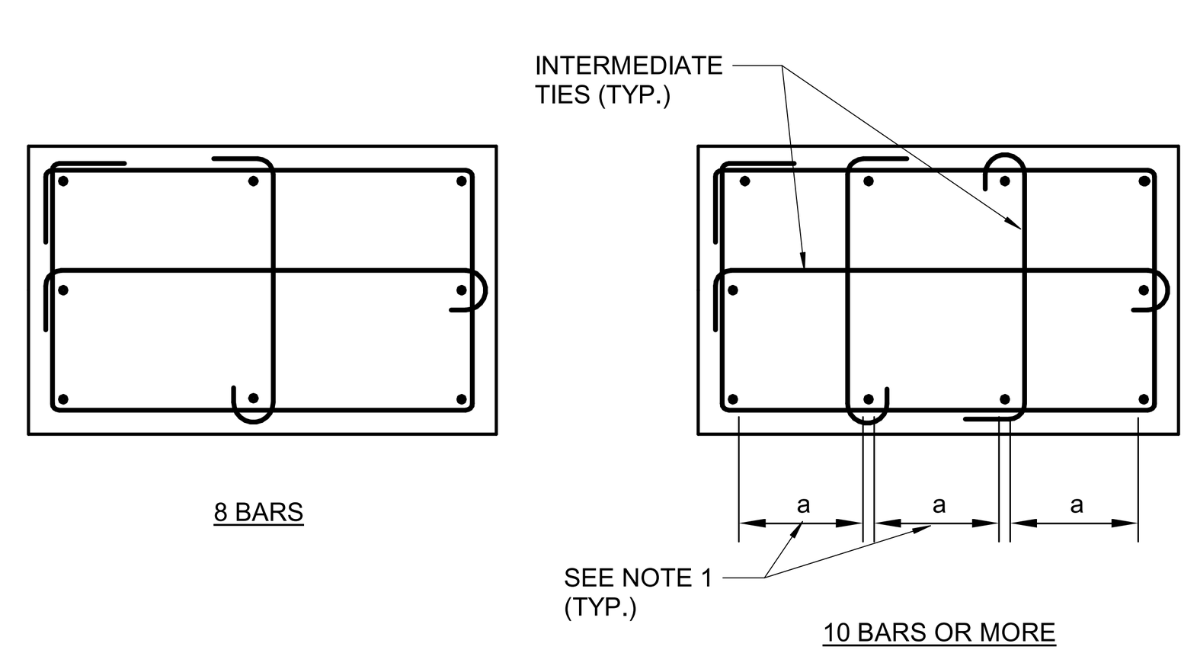
LIGHT GAUGE METAL FRAMING

1. MANUFACTURER MUST SUBMIT LITERATURE INDICATING THAT THE MEMBERS SUPPLIED PROVIDE THE REQUIRED STRENGTH AND STIFFNESS. MANUFACTURER AND/OR SUPPLIER TO PREPARE SIGNED AND SEALED CALCULATIONS PREPARED BY A PROFESSIONAL ENGINEER AND SUBMIT SHOP DRAWINGS FOR REVIEW INDICATING CAPACITY OF MEMBERS, FRAMING DETAILS, CONNECTIONS, BRACING, BRIDGING AND ALL OTHER APPURTENANCES OF MEMBERS TO CONFORM TO LOAD CRITERIA AS DIRECTED BY CONTRACTOR/CONSTRUCTION MANAGER.

2. DESIGN FRAMING SYSTEMS TO WITHSTAND DESIGN LOADS WITHOUT DEFLECTIONS GREATER THAN THE FOLLOWING:

NON-LOAD-BEARING WALL FRAMING: HORIZONTAL DEFLECTION OF L/600 OF THE WALL HEIGHT WITHOUT REGARD FOR CONTRIBUTION OF SHEATHING MATERIALS.

3. THE CONTRACTOR IS TO REFER TO THE LIGHT GAUGE MANUFACTURER'S DOCUMENTS FOR FRAMING OF THE WALLS AND INSTALLATION OF THE ANCHOR RODS.



TYPICAL CONCRETE PIER DETAILS

NOTES:
1) FOR CLEAR DISTANCE BETWEEN VERTICAL BARS OF a ≤ 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.

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 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.

3. 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

4. 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 SPECIFICATION AND PANEL DESIGN SPECIFICATION.
D. AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS.
E. NATIONAL LUMBER MANUFACTURERS ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.

5. TJI SERIES JOISTS SHALL BE AS ENGINEERED AND MANUFACTURED BY ILEVEL OR APPROVED EQUAL. INSTALL BRACING AND BRIDGING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SUBMIT ALL JOIST SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION. SHOP DRAWINGS TO INCLUDE ALL CONNECTION INFORMATION AND ALL BRACING, STIFFENERS, ETC. AS REQUIRED.

6. ALL WOOD FRAMING CONNECTIONS SHALL BE MADE USING PREFABRICATED CONNECTORS. PROVIDE STAINLESS STEEL FASTENERS, ANCHORS AND CONNECTORS WITH TREATED WOOD. TOE-NAILING IS NOT PERMITTED UNLESS NOTED OTHERWISE IN THE GOVERNING BUILDING CODE. SUBMIT MANUFACTURER'S DATA FOR REVIEW. FASTENERS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.

7. ALL WOOD TRUSS MEMBERS SHALL BE FABRICATED FROM KILN DRIED SOUTHERN PINE STRESS GRADE LUMBER OR EQUAL.

8. DESIGN, FABRICATION, AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TRUSS PLATE INSTITUTE STANDARDS:

A. NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION - ANSI/TPI-1, LATEST EDITION.
B. RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, DSB-89.
C. GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, BCSI LATEST EDITION.

9. WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL ENGINEER. SEALED CALCULATIONS ALONG WITH TRUSS SUBMITTAL PACKAGE, INCLUDING A TRUSS LAYOUT SHOWING ALL BEARING WALLS/SUPPORTS, AS DEFINED IN THE INTERNATIONAL BUILDING CODE, ARE TO BE SUBMITTED FOR REVIEW PRIOR TO ANY FABRICATION. ADDITIONAL BEARING WALLS OR POSTS REQUIRED BY DESIGN BUT NOT SHOWN ON THE ORIGINAL DESIGN DRAWINGS SHALL BE HIGHLIGHTED. TRUSS FABRICATOR SHALL DESIGN AND PROVIDE PREFABRICATED HANGERS AS REQUIRED OR TRUSS TO TRUSS CONNECTIONS. THE TRUSS MANUFACTURER MUST INCORPORATE IN THE TRUSS DESIGN ADDITIONAL PLYS, SIMPSON TRUSS BEARING ENHANCERS, OR OTHER MEASURES AS REQUIRED TO PREVENT SILL PLATE BEARING-TYPE FAILURE FOR THE NOTED PLATE SPECIES.

10. HEADERS AT NON-BEARING CONDITIONS SHALL BE AS FOLLOWS:

OPENING SIZE	HEADER
UP TO 4'-0	(2) 2" X 6"
4'-0 TO 6'-0	(2) 2" X 8"
6'-0 TO 9'-0	(2) 2" X 10"

11. FOR OPENING HEADERS IN NON-BEARING INTERIOR PARTITIONS, PROVIDE ONE JACK STUD AND ONE KING STUD. FOR OPENING HEADERS IN LOAD-BEARING INTERIOR PARTITIONS, PROVIDE TWO JACK STUDS AND ONE KING STUD, OR A POST AS SHOWN ON DRAWINGS.

17. NAIL PLIES OF BUILT-UP HEADERS, BEAMS, AND STUDS/POSTS TOGETHER WITH TWO ROWS OF 10D NAILS AT 12" SPACING, UNLESS NOTED OTHERWISE ON DOCUMENTS.

18. PROVIDE MINIMUM CONTINUOUS SOLID BLOCKING OR CROSS-BRIDGING LINES AT 8'-0" O/C MAXIMUM SPACING FOR ALL ROOF TRUSSES. PROVIDE ADDITIONAL X-BRIDGING AS REQUIRED BY FABRICATOR. PROVIDE A MINIMUM OF ONE LINE OF BLOCKING/CROSS BRIDGING FOR ALL SPANS.

19. PROVIDE STRUCTURAL PLYWOOD SHEATHING OR APPROVED EQUAL AT ALL SIDES OF CORNERS FOR WIND BRACING. CONNECTIONS OF PLYWOOD SHALL COMPLY WITH APA NAILING REQUIREMENTS FOR PLYWOOD SHEAR WALLS. NO MORE THAN 50% OF WALL SHEATHING JOINTS MAY COINCIDE WITH A CONNECTION LINE BETWEEN FLOORS.

20. PROVIDE AN ADDITIONAL JOIST OR TRUSS UNDER ALL PARTITIONS PARALLEL TO JOISTS.

21. PROVIDE PRESSURE TREATED OR WOLMANIZED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE AND/OR GROUTED MASONRY OR IS EXPOSED TO WEATHER.

22. WOOD ROOF DECK SHALL BE

A. NOMINAL N1 DOUGLAS FIR/LARCH T & G LOCK-DECK (N2 ACTUAL THK) AS MANUFACTURED BY SHELTON LAM & DECK OR APPROVED EQUAL.
B. THE MINIMUM ALLOWABLE PROPERTIES FOR WOOD DECKING ARE AS FOLLOWS:

FB = 2640 PSI   FV = 165 PSI   E = 1,800,000 PSI

23. A. SHEATHING FOR ROOFS SHALL BE 5/8" APA RATED SHEATHING 32/16 EXPOSURE 1 OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB) UNLESS NOTED OTHERWISE.
B. SHEATHING FOR WALLS SHALL BE 7/16" APA RATED SHEATHING EXPOSURE 1 OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB) UNLESS NOTED OTHERWISE.
C. SHEATHING FOR FLOORS SHALL BE 3/4" APA RATED STURD-I-FLOOR 20 O/C EXPOSURE 1 T&G, OR SIMILARLY RATED ORIENTED STRAND BOARD (OSB).

ALL JOINTS IN SHEATHING SHALL BE STAGGERED. ALL EDGES IN FLOOR SHEATHING SHALL BE TONGUE & GROOVE. FOR ROOF SHEATHING, USE PANEL CLIPS, TONGUE & GROOVE, OR LUMBER BLOCKING EDGE SUPPORTS AS RECOMMENDED BY APA. NAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR/ROOF DIAPHRAGMS, UNLESS NOTED OTHERWISE ON DRAWINGS.

24. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, AT THE END OF THE JOB, ONE (1) ELECTRONIC VERSION OF THE FINAL FIELD COPIES OF ALL TRUSS AND PREMANUFACTURED JOISTS LAY OUT SHOP DRAWINGS.

COLUMN SCHEDULE

MARK	SIZE	BASE PLATE	ANCHOR RODS	REMARKS
C1	HSS6x6x3/8	1x12x1'-0"	(4) 3/4"Ø	
C2	HSS4x4x3/8	3/4x12x1'-0"	(4) 3/4"Ø	
C3	W10x60	1-1/4x16x1'-4"	(4) 3/4"Ø	

PIER SCHEDULE

MARK	SIZE	REINFORCING
P24	24" x 24" CONC.	(8) #8 VERT. w/ #3 TIES @ 12"

COLUMN FOOTING SCHEDULE (2,000 psf SOIL BRG. PRESSURE)

MARK	DIMENSIONS LENGTH	WIDTH	THICKNESS	REINFORCING
F56	5'-6"	5'-6"	1'-4"	(5) #5 EWB
F70	7'-0"	7'-0"	1'-6"	(8) #5 EWB
F86	8'-6"	8'-6"	1'-10"	(8) #6 EWB

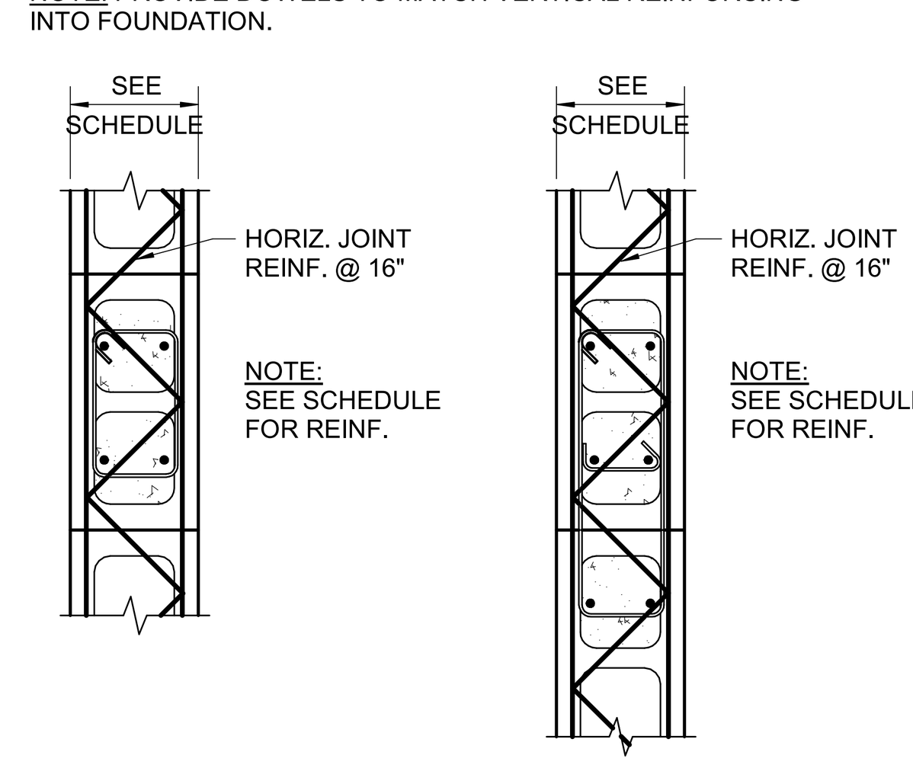
WALL FOOTING SCHEDULE

MARK	DIMENSIONS WIDTH	DEPTH	REINFORCING
F30.16	3'-0"	1'-4"	(5) #4 LWB #4@12" SWB
F40.12	4'-0"	1'-0"	(5) #5 LW T&B #6@12" SW T&B

MASONRY PIER SCHEDULE

MARK	SIZE	REINFORCING
MP816	8" x 16" CMU	(4) #4 VERT. w/#2 TIES @ 8"
MP824	8" x 24" CMU	(6) #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.

SNOW DESIGN LOAD SCHEDULE

INTERNATIONAL BUILDING CODE 2018/ASCE 7-16

ITEM	SYMBOL	VALUE	REFERENCE
GROUND SNOW LOAD	P_g	40	FIGURE 7.2-1
SNOW EXPOSURE FACTOR	C_e	1.0	TABLE 7.3-1
SNOW LOAD IMPORTANCE FACTOR	I_s	1.0	TABLE 1.5-2
THERMAL FACTOR	C_t	1.0	TABLE 7.3-2
FLAT-ROOF SNOW LOAD	P_f	28	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	115	FIGURE 1609.3
RISK CATEGORY	-	II	TABLE 1604.5
WIND EXPOSURE CATEGORY	-	B	SECTION 1609.4.3

SEISMIC LOAD

ITEM	SYMBOL	VALUE	REFERENCE
IMPORTANCE FACTOR	I_E	1.0	TABLE 1.5-2
SHORT PERIOD SPECTRAL ACCELERATION	S_{DS}	0.187	SECTION 1613.2.4
(1) SECOND PERIOD SPECTRAL ACCELERATION	S_{D1}	0.078	SECTION 1613.2.4
RISK CATEGORY	-	II	TABLE 1604.5
SEISMIC DESIGN CATEGORY	-	C	TABLE 1613.2.5
SITE CLASSIFICATION	-	D	TABLE 20.3-1
SEISMIC FORCE-RESISTING SYSTEM	-	*	TABLE 12.2-1
RESPONSE MODIFICATION COEFFICIENT	R	3	TABLE 12.2-1
DEFLECTION AMPLIFICATION FACTOR	C_d	3	TABLE 12.2-1
SEISMIC BASE SHEAR	V	50k	SECTION 12.8.1
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE		SECTION 12.8

'*' INDICATES STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE

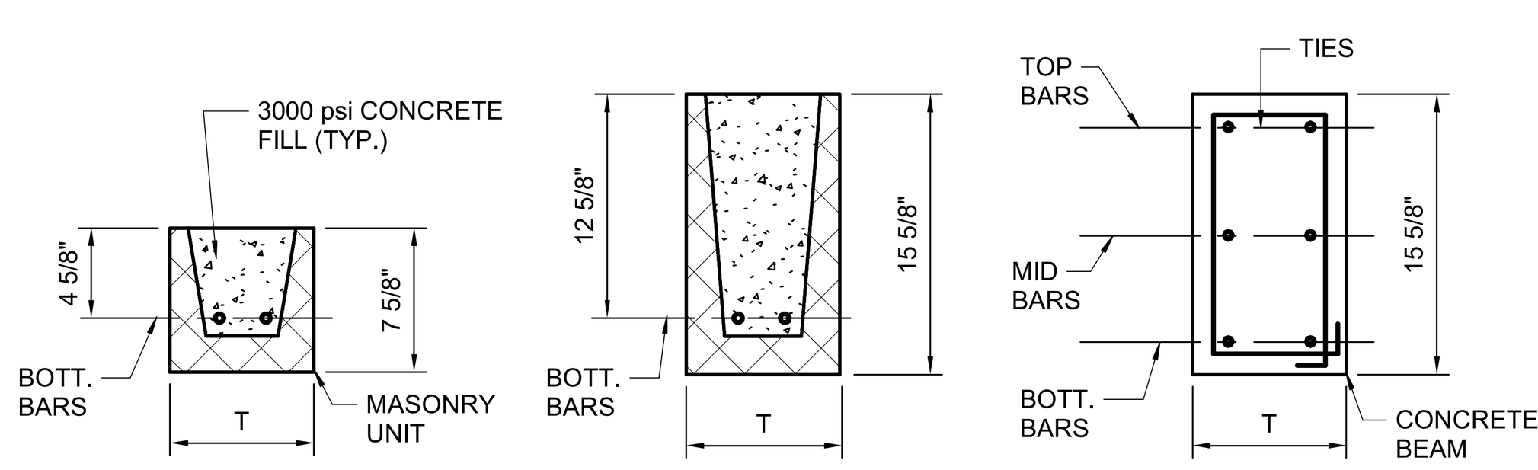
DESIGN LOAD SCHEDULE

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

COMPONENT \ AREA	SLAB ON GRADE	FLOOR	STORAGE	ROOF		
CONCRETE SLAB	50					
ROOF & INSULATION				13		
WOOD JOIST		7	7	7		
CEILING		2	2	2		
MEP		3	3	3		
GYPSUM TOPPING		8	8			
BUILT IN WALLS		10	10			
TOTAL DEAD LOAD	50	30	30	25		
TOTAL LIVE LOAD	100	40	125	30		
TOTAL LOAD	150	70	155	55		

BEARING PLATE SCHEDULE

MARK	LENGTH	WIDTH	THICK	REMARKS
BP1	12"	7.5"	5/8"	w/ (2) F.B. ANCHS.
BP2	12"	7.5"	3/4"	w/ (2) F.B. ANCHS.



TYPE A   TYPE B   TYPE C

MASONRY / CONCRETE LINTEL SCHEDULE

MARK	TYPE	H	T	REINFORCING TOP	BOTT.	TIES	MID BARS	REMARKS
ML1	A	-	8"	-	(2) #5	-	-	
ML1	A	-	16"	-	(2) #6	-	-	

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
℄	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

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.

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1/26/2023

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SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
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PE090731

Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

GENERAL NOTES & SCHEDULES

PROJECT NUMBER
16.200

DRAWN BY
SFM

SCALE
As indicated

DATE
01.26.23

DRAWING NUMBER

S200

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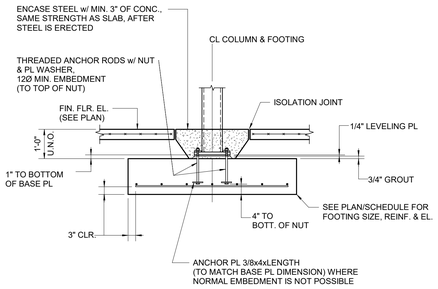
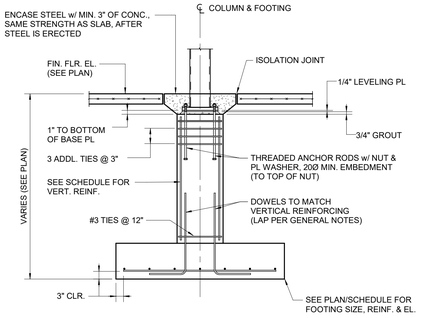


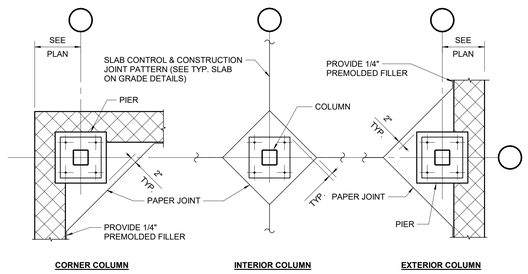
TYPICAL COLUMN FOOTING WITHOUT PIER

(TUBE, PIPE COLUMN)

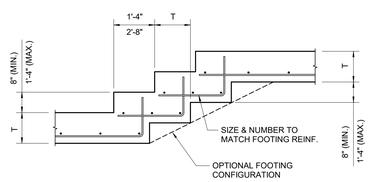


TYPICAL COLUMN FOOTING WITH PIER

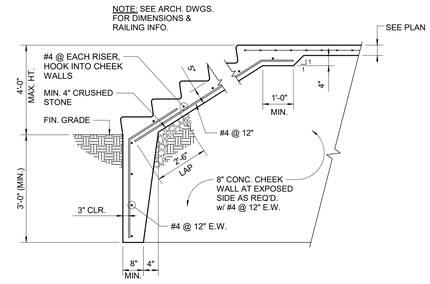
(TUBE, PIPE COLUMN)



TYPICAL ISOLATION JOINT DETAILS

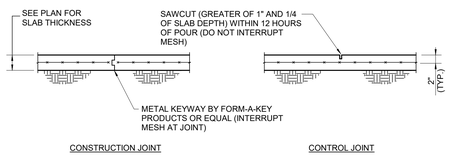


TYPICAL STEPPED FOOTING DETAIL

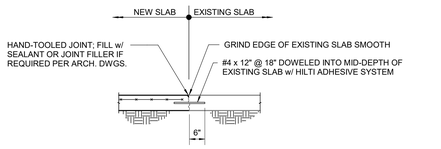


TYPICAL CONCRETE STAIR ON GRADE DETAIL

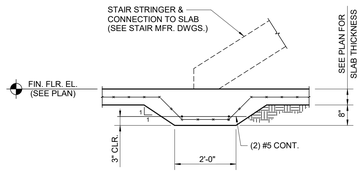
NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS OF 225 SQ. FEET (MAXIMUM), WITH PANEL ASPECT RATIOS NO GREATER THAN 1.5 TO 1.



TYPICAL SLAB ON GRADE DETAILS

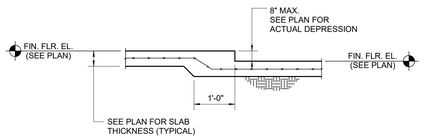


NEW SLAB ON GRADE CONNECTION TO EXISTING SLAB ON GRADE TYPICAL DETAIL

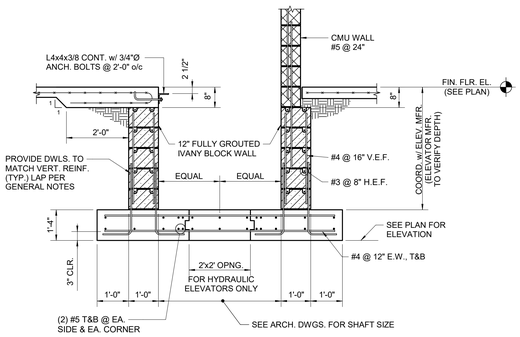


TYPICAL THICKENED SLAB-ON-GRADE DETAIL @ STAIR

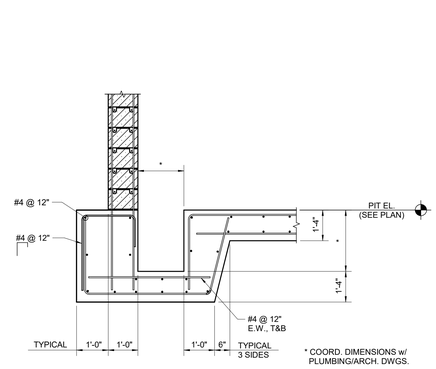
(SEE ARCH. DWGS. FOR LOCATIONS, COORD. w/ STAIR MFR.)



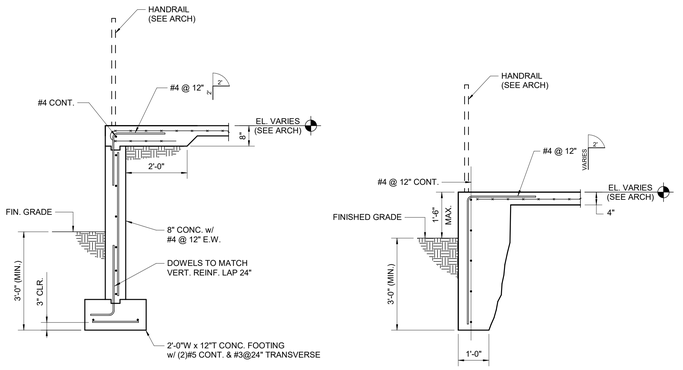
TYPICAL DEPRESSED SLAB DETAIL



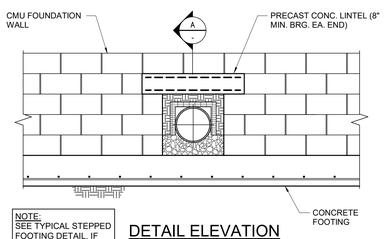
TYPICAL ELEVATOR PIT SECTION



TYPICAL SUMP PIT DETAIL

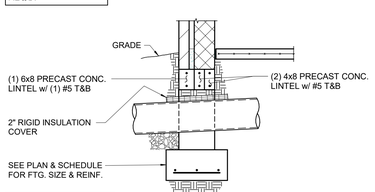


TYPICAL CONCRETE RAMP DETAILS



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

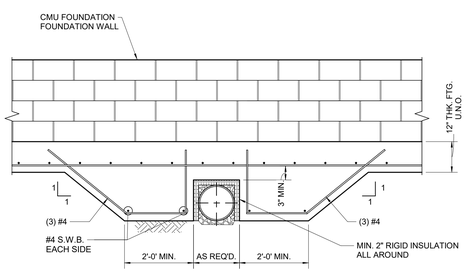
DETAIL ELEVATION



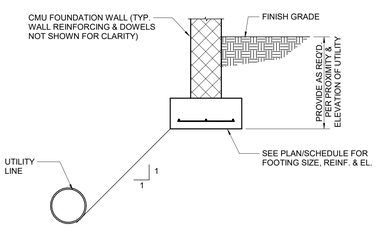
NOTE: DROP & STEP FTG. AS REQ'D. FOR UTILITIES. COORD. w/ M.P.E. FOR ALL CONDITIONS.

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

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Alteration & Heritage Center Addition
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No.	Date	Description

DRAWING TITLE
TYPICAL FOUNDATION DETAILS

PROJECT NUMBER 16.200
DRAWN BY SFM
SCALE 1/2" = 1'-0"
DATE 01.26.23
DRAWING NUMBER
S300

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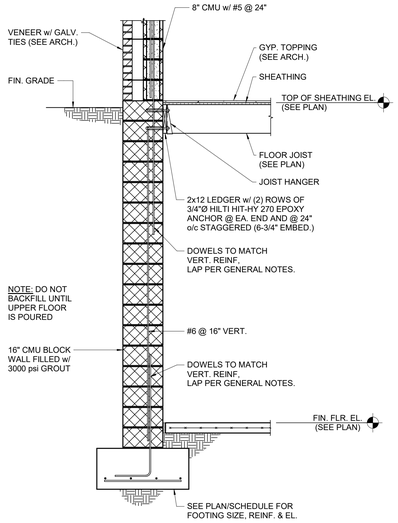
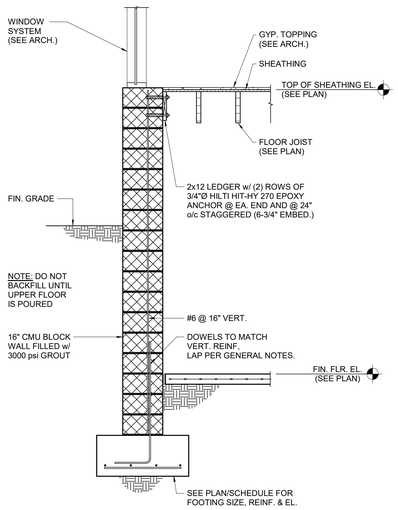
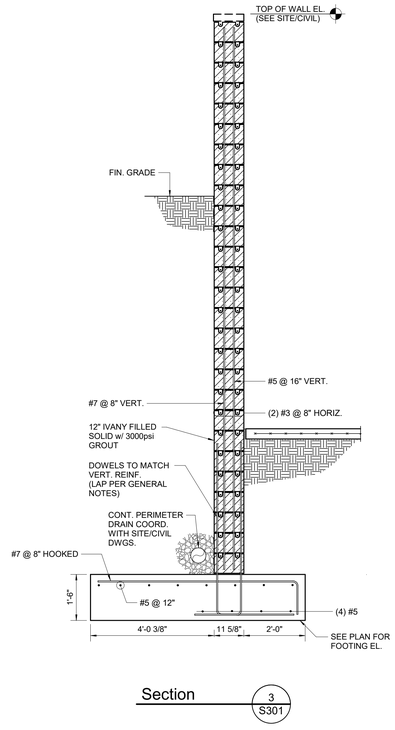


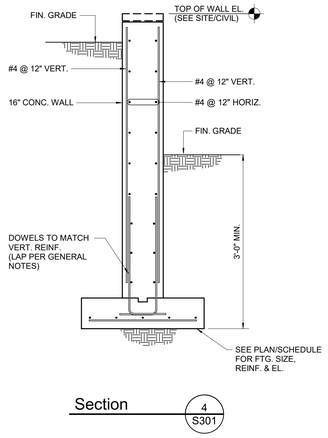
Section 1 S301



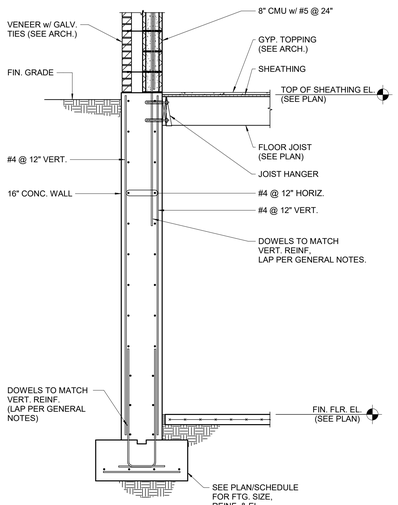
Section 2 S301



Section 3 S301



Section 4 S301



CAST IN PLACE CONCRETE
BASEMENT WALL OPTION

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1/26/2023

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DRAWING TITLE
FOUNDATION SECTIONS

PROJECT NUMBER 16.200
DRAWN BY SFM
SCALE 1/2" = 1'-0"
DATE 01.26.23
DRAWING NUMBER
S301

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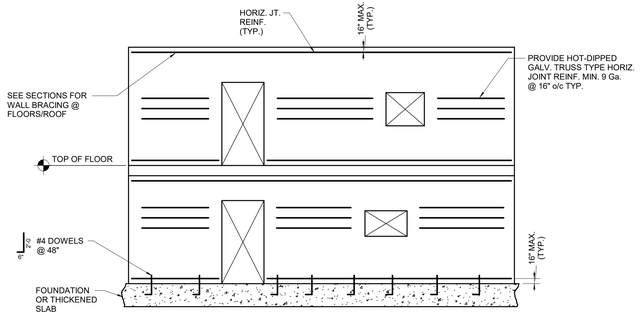
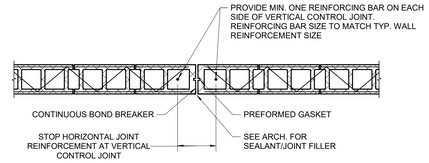
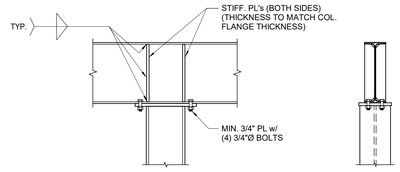


TYPICAL MINIMUM SEISMIC REINFORCEMENT FOR ALL UNREINFORCED CMU WALLS

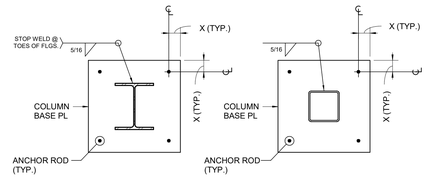
NOTES:
1) FILL ALL CORES WITH REINFORCING BARS WITH 3000 PSI GROUT.
2) THIS IS MININIMUM REINFORCEMENT REQUIRED. SEE WALL SECTIONS AND SCHEDULES FOR ADDITIONAL REINFORCING.



TYPICAL VERTICAL CONTROL JOINT IN CMU WALLS

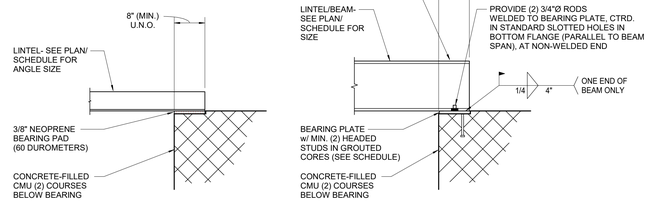


TYPICAL BEAM OVER COLUMN CONNECTION



ANCH. ROD DIA.	DIMENSION "X"	MIN. PLATE WASHER	
		THICK	SIZE
3/4"	1 1/2"	1/4"	2"
1"	2 1/4"	3/8"	3"
1 1/4"	2 1/2"	1/2"	3"

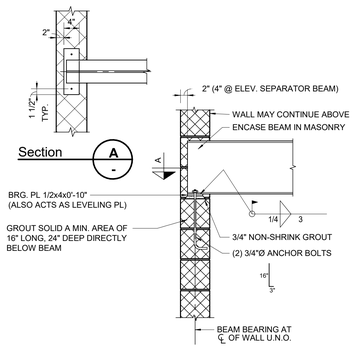
COLUMN BASE PLATE DETAIL



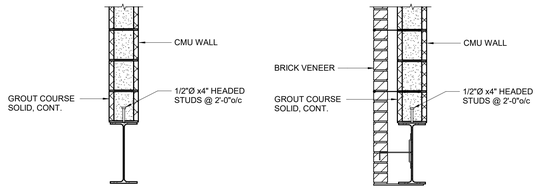
ANGLE LINTEL BEARING **WIDE-FLANGE LINTEL/BEAM BEARING**

TYPICAL LINTEL/BEAM BEARING DETAILS

(AT CMU BEARING WALLS)

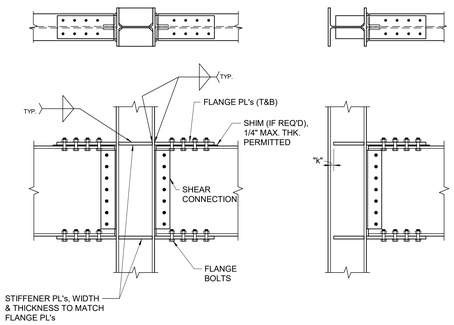


TYPICAL HOIST BEAM BEARING DETAIL



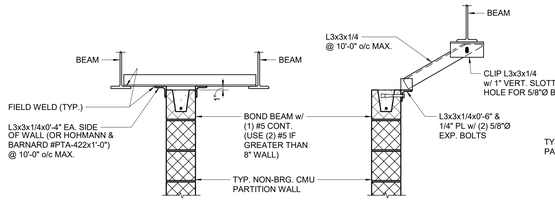
TYPICAL WF STEEL BEAM IN CMU WALL DETAILS

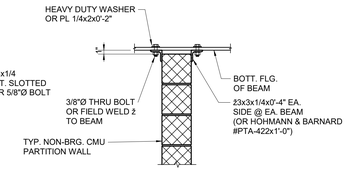
NOTES:
1) SEE PLAN/SCHEDULE FOR BEAM & PLATE SHAPE & SIZE.
2) SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AS APPLICABLE.

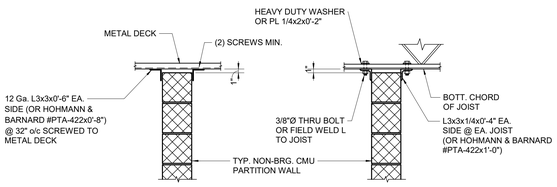


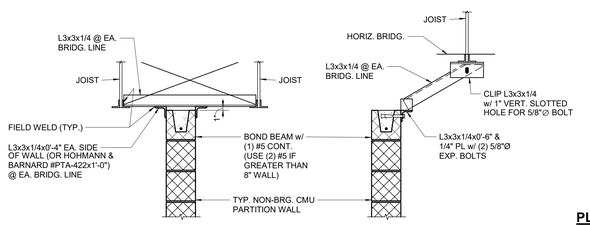
TYPICAL BOLTED BEAM TO COLUMN FLANGE GRAVITY MOMENT CONNECTION

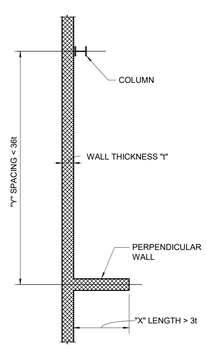
NOTES:
1) DETAILS SHOWN ARE NOT FULLY DESIGNED AND DETAILED AND ARE CONCEPTUAL IN NATURE. STEEL FABRICATOR'S ENGINEER TO FULLY DESIGN AND DETAIL MOMENT CONNECTIONS FOR FORCES SHOWN ON PLAN. THIS INCLUDES FLANGE PLATES, BOLTS AND WELDS. (IF NO FORCE IS SHOWN, DESIGN FOR FULL CAPACITY OF BEAM).
2) WELDS CAN BE SUBSTITUTED FOR BOLTS.
3) BOLTS SHALL BE ASTM A325/A490-SC, WITH STANDARD SIZE HOLES IN BEAM.
4) STEEL FABRICATOR TO PROVIDE DECK SUPPORT AS REQUIRED.









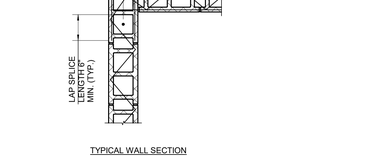


PLAN DETAIL OF TYPICAL INTERIOR CMU PARTITION LAYOUT

"t"	"X"	"Y"
4"	1'-0"	12'-0"
6"	1'-6"	18'-0"
8"	2'-0"	24'-0"
12"	3'-0"	36'-0"

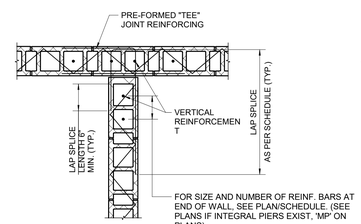
TYPICAL DETAILS @ TOP OF INTERIOR NON-LOADBEARING CMU PARTITION WALLS

NOTE:
1) COORDINATE w/ ARCH. DWGS. FOR ALL LOCATIONS, T.O. WALL HEIGHTS, ETC.
2) IF WALLS OCCUR WHERE COLUMNS, OR PERPENDICULAR WALLS OF AT LEAST "X"=3t IN LENGTH, ARE SPACED LESS THAN "Y"=36t APART, THEN DETAILS ABOVE ARE NOT REQUIRED.



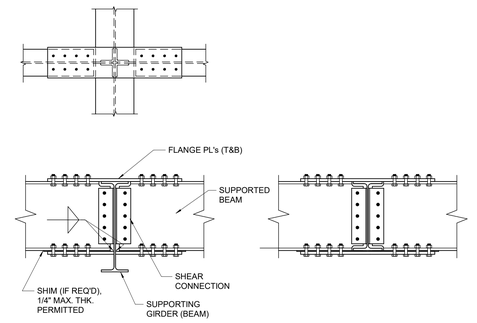
NOTES:
1) PROVIDE VERTICAL STEEL REINFORCING BAR SIZE AS NOTED ON PLAN, IN SECTION, OR IN GENERAL NOTES TO MATCH ADJACENT VERTICAL BARS.
2) SIZE OF HORIZONTAL CORNER REINFORCING BARS TO MATCH BOND BEAM REINFORCING.
3) BOND BEAM REINFORCING NOT SHOWN FOR CLARITY.
4) VERTICAL REINFORCING BARS TO EXTEND CONTINUOUSLY THROUGH BOND BEAMS. LAP VERTICALS AS PER SCHEDULE ABOVE BOND BEAMS.

TYPICAL HORIZONTAL CMU WALL CORNER REINFORCEMENT DETAIL (END OF WALL DETAIL SIMILAR)



NOTES:
1) SIZE OF HORIZONTAL INTERSECTION REINFORCING BARS TO MATCH BOND BEAM REINFORCING.
2) NORMAL JOINT AND BOND BEAM REINFORCING NOT SHOWN FOR CLARITY.
3) VERTICAL REINFORCING BARS TO EXTEND CONTINUOUSLY THROUGH BOND BEAMS. LAP VERTICALS AS PER SCHEDULE ABOVE BOND BEAMS.

TYPICAL HORIZONTAL CMU WALL INTERSECTION REINFORCEMENT DETAIL



BEAMS DIFFERENT DEPTHS **BEAMS SAME DEPTHS**

TYPICAL BEAM TO GIRDER MOMENT CONNECTION - FIELD BOLTED

NOTES:
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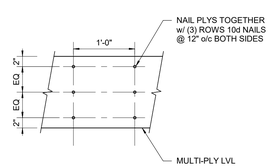

TYPICAL MULTI-PLY LVL NAILING PATTERN

ISSUED FOR PERMIT
1/26/2023

SLATE STRUCTURAL ENGINEERS
40 South Main Street | Nazareth PA 18064 | (610) 365-7634
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SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER STEVEN F. MONTGOMERY ENGINEER PE090731

Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS
01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
TYPICAL FRAMING DETAILS

PROJECT NUMBER 16.200
DRAWN BY SFM
SCALE As indicated
DATE 01.26.23
DRAWING NUMBER
S400

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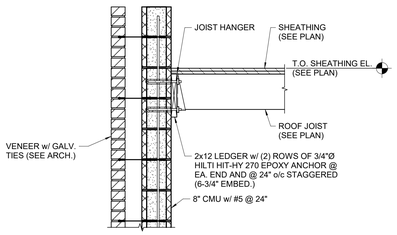
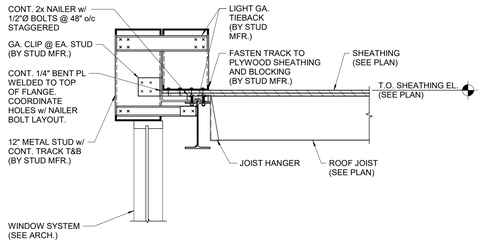


Section 1 S401



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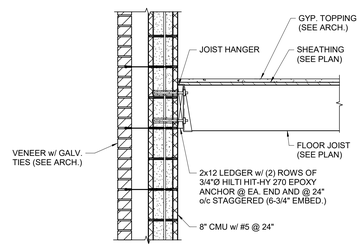

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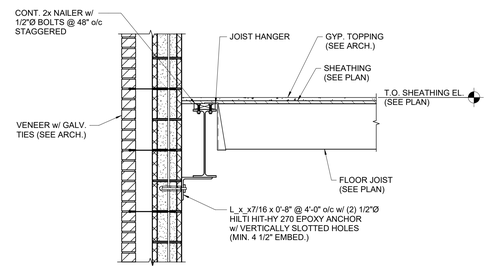
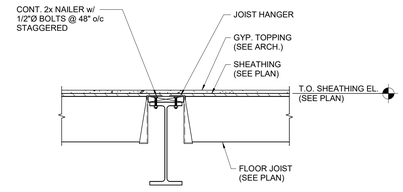
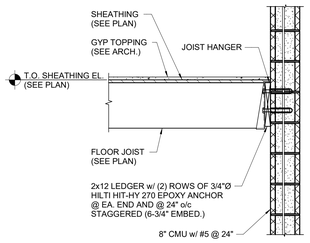


Section 4 S401



Section 5 S401



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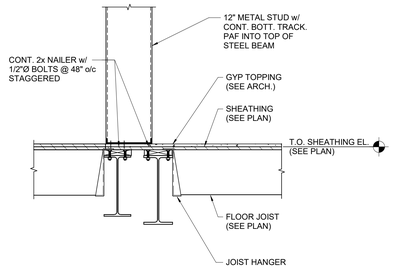
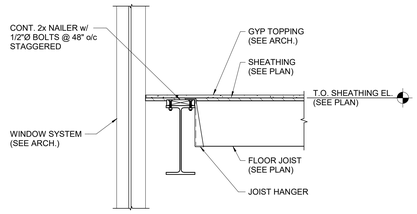
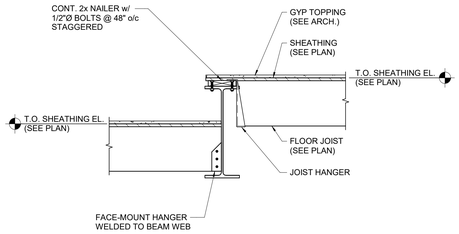


Section 7 S401



Section 8 S401



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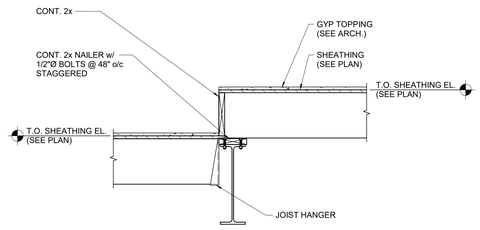

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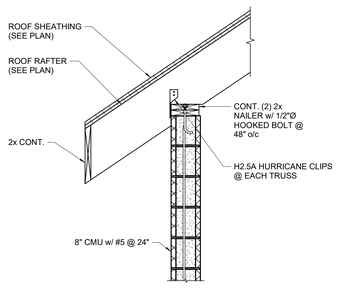
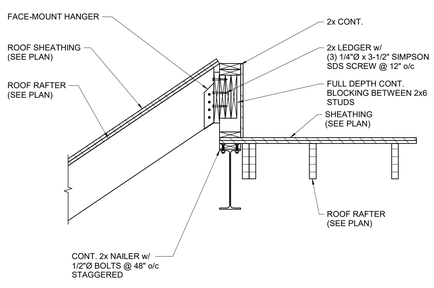
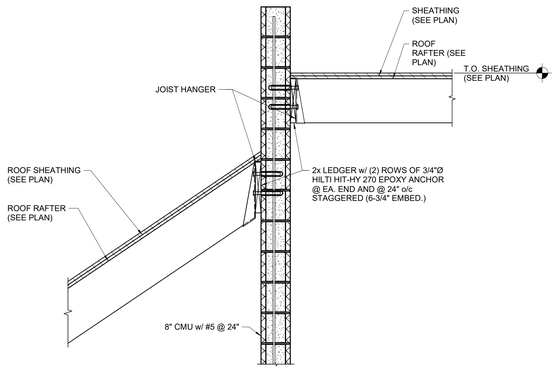


Section 11 S401



Section 12 S401



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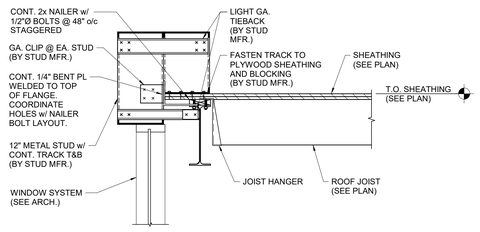
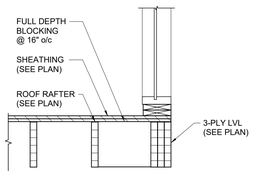
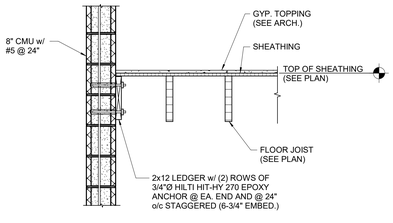




Section 14 S401



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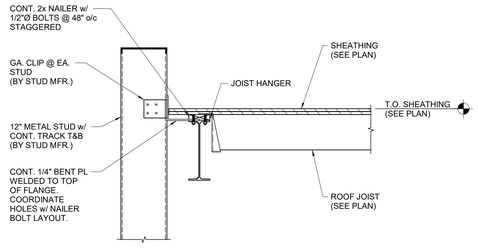
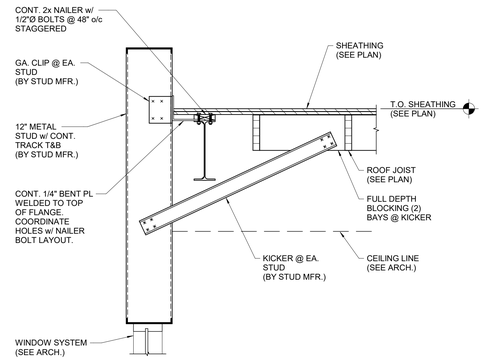
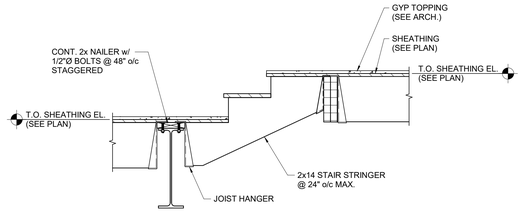


Section 16 S401



Section 17 S401



Section 18 S401

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40 South Main Street | Nazareth PA 18064 | (610) 365-7634
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MKSD architects
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SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STEVEN F. MONTGOMERY ENGINEER PE090731

Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
FRAMING SECTIONS

PROJECT NUMBER 16.200
DRAWN BY SFM
SCALE 3/4" = 1'-0"
DATE 01.26.23
DRAWING NUMBER **S401**

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Note E1: **Exhibit Scope of Work - Salvage Portion of the existing 1890's building:**

5 days prior to the schedule date for building demolition, the contractor shall meet on site with the Architect and Owner's representative to mark out a portion of existing wood frame building exterior wall to be selectively removed for salvage & reconstruction on the interior of the building as a museum exhibit by the contractor. This work is here after referred to as the "exhibit" and is to be as follows:

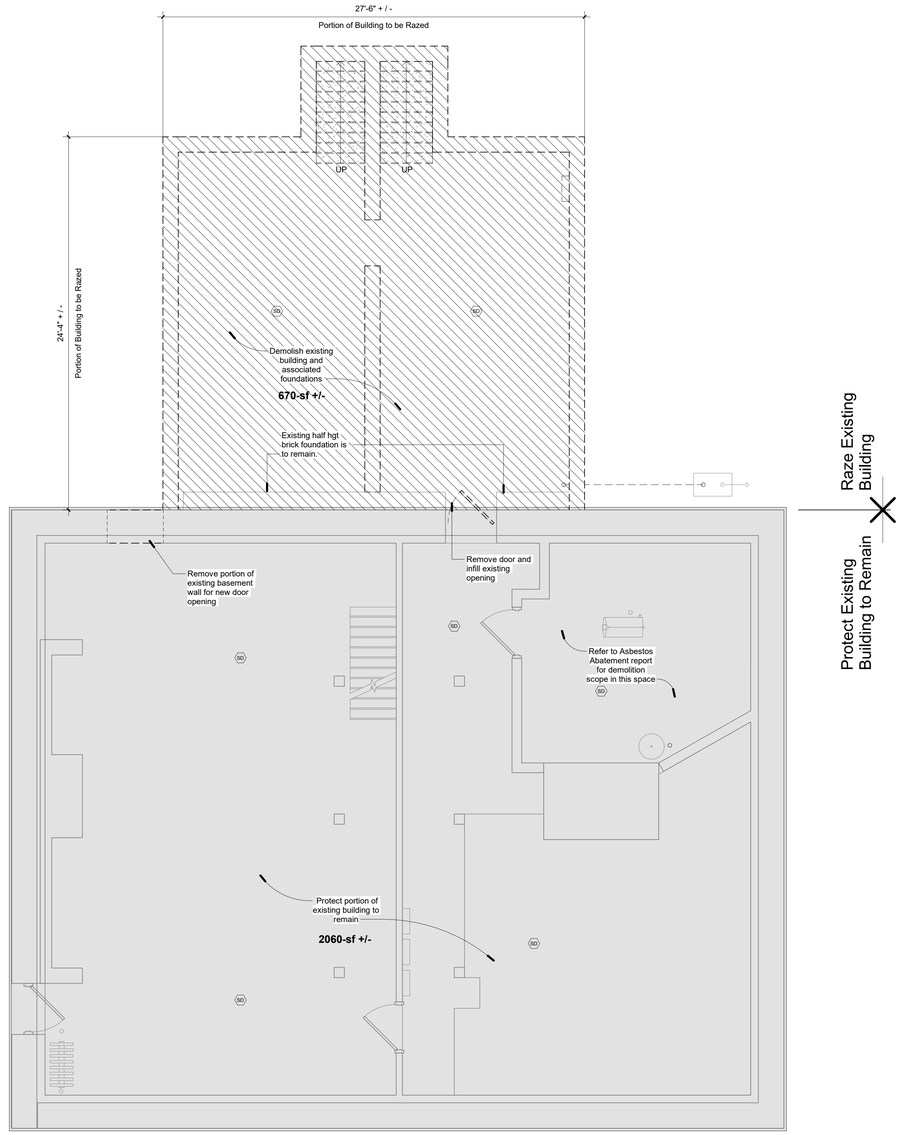
Exhibit Size:
Width: 6-ft wide wall section
Depth: Approximately 2-ft deep including 2-ft long first floor, 2nd floor and roof rafters and sheathing, subflooring board and finish flooring boards.
Height: Full hgt from foundation sill plate to approximately 2-ft above the exist roof plate.

Materials to be included: exterior wall studs, floor joists, roof rafters, exterior sheathing, subflooring and finish floorboards.

Materials to be disposed of (not required): Exterior siding, interior lath and plaster, interior floor finishes, roofing materials and building paper.

Statement of design intent: Contractor is to carefully remove and reconstruct the portion of the existing 1890's, wood frame exterior wall (exhibit size as defined above). Design intent is for the public to view the exhibits exposed wood framing members reconstructed in the manner they were originally assembled with cut nails. Fine blade, reciprocating saws shall be used to cut the existing nails as required to separate the members for contractor salvage, storage and reconstruction. The contractor shall endeavor to minimize sawblade marks. Architect and Owner acknowledge that some blade mark will be acceptable but only to the extent impractical to conceal them.

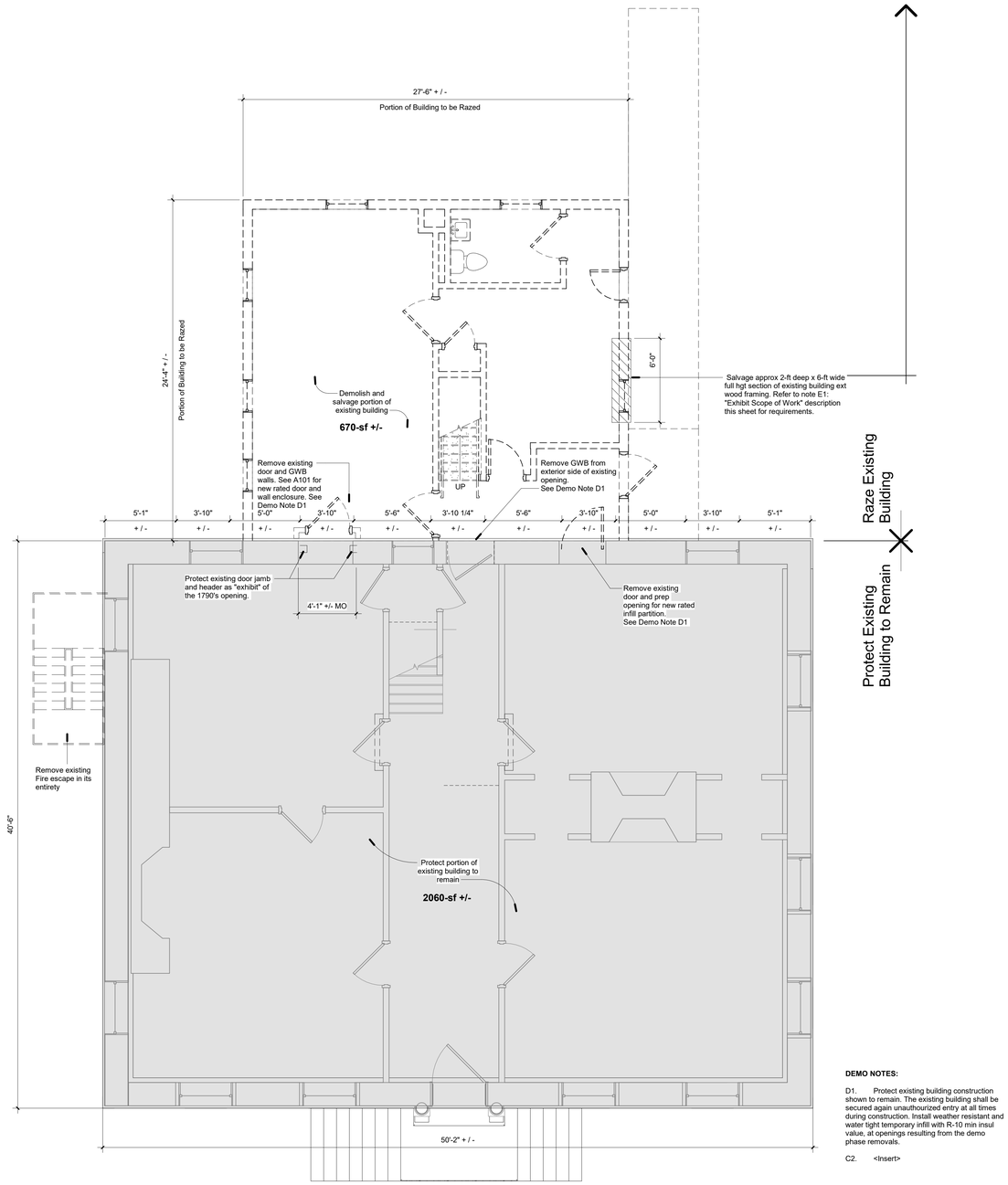
Attachment: Install 3 rows of 12 ga galv steel brackets (4 per row = 12 total, ptd black). Secured brackets to the interior of the new CMU wall before the GWB & furing is installed. The brackets shall extend 4" beyond the face of GWB to allow for stainless steel bolted connection (1/4" dia) to a 12 ga galv steel tab angle attached to the backside of exhibit studs. Goal is to make the connections semi concealed.



B Basement Existing/ Demolition Plan

1/4" = 1'-0"

0' 2' 4' 8' 16'



DEMO NOTES:

D1. Protect existing building construction shown to remain. The existing building shall be secured again unauthourized entry at all times during construction. Install weather resistant and water tight temporary infill with R-10 min insul value, at openings resulting from the demo phase removals.

C2. <Insert>

1 1st Floor Existing/ Demolition Plan

1/4" = 1'-0"

0' 2' 4' 8' 16'

MKSD architects

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Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

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No.	Date	Description

DRAWING TITLE

Architectural
Building
Demolidion Plan - Level 00 & 01

PROJECT NUMBER 16.200

DRAWN BY MKSD

SCALE 1/4" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

D101

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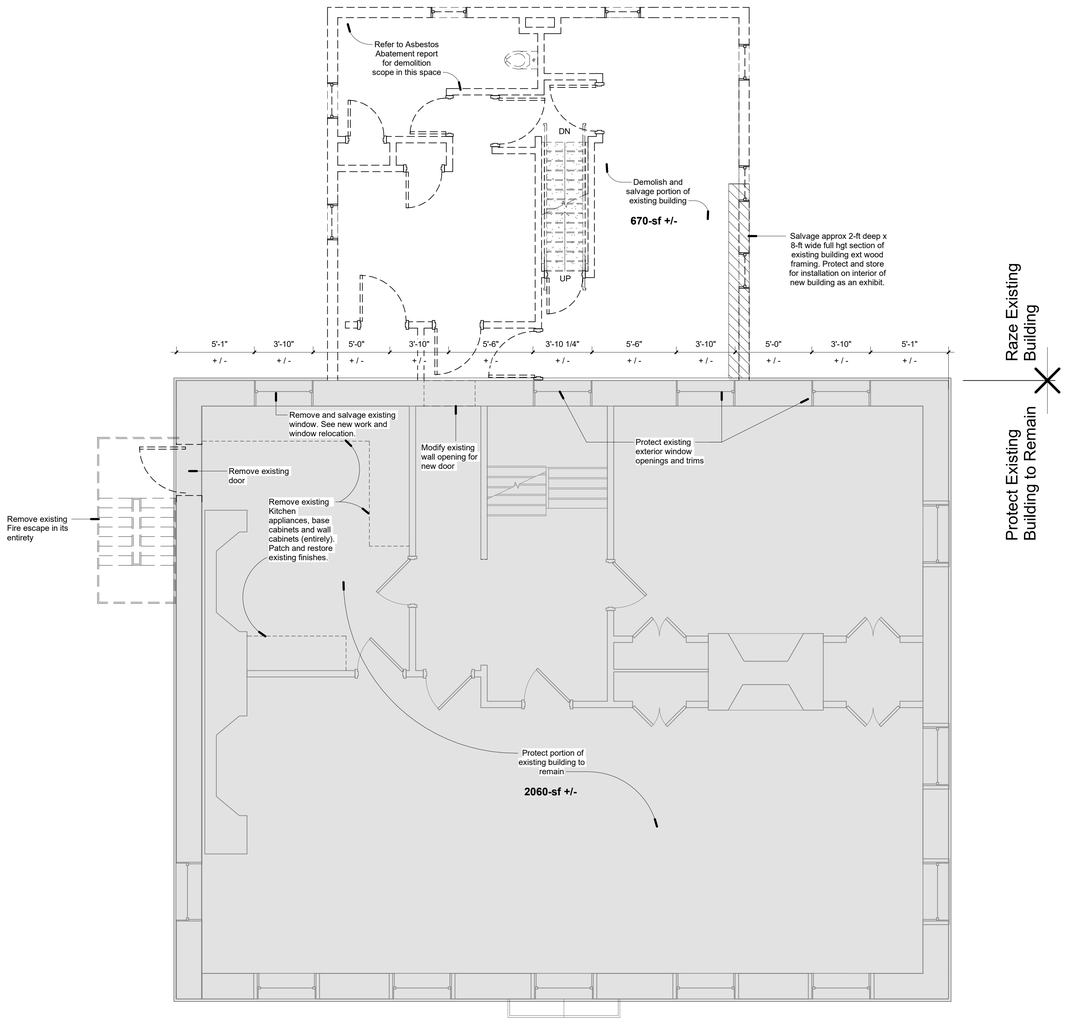
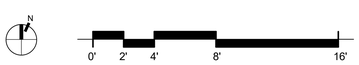
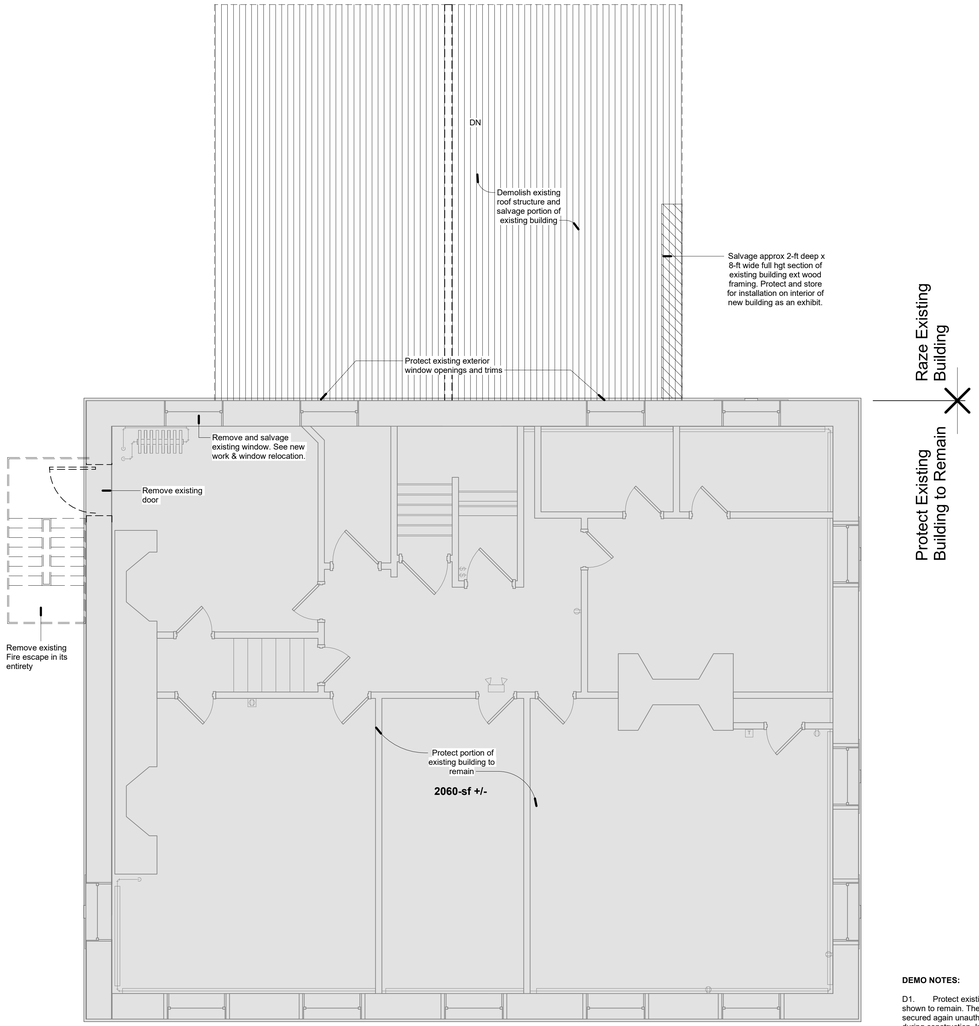


2 2nd Floor Existing/ Demolition Plan

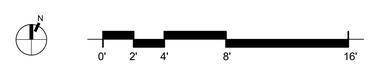
1/4" = 1'-0"





3 3rd Floor Existing/ Demolition Plan

1/4" = 1'-0"



DEMO NOTES:

D1. Protect existing building construction shown to remain. The existing building shall be secured again unauthourized entry at all times during construction. Install weather resistant and water tight temporary infill with R-10 min insul value, at openings resulting from the demo phase removals.

C2. <Insert>

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SEAL

Monroe County Historical Association
Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Architectural
Building
Demolidion Plan -
Level 02 & 03

PROJECT NUMBER 16.200

DRAWN BY MKSD

SCALE 1/4" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

D102

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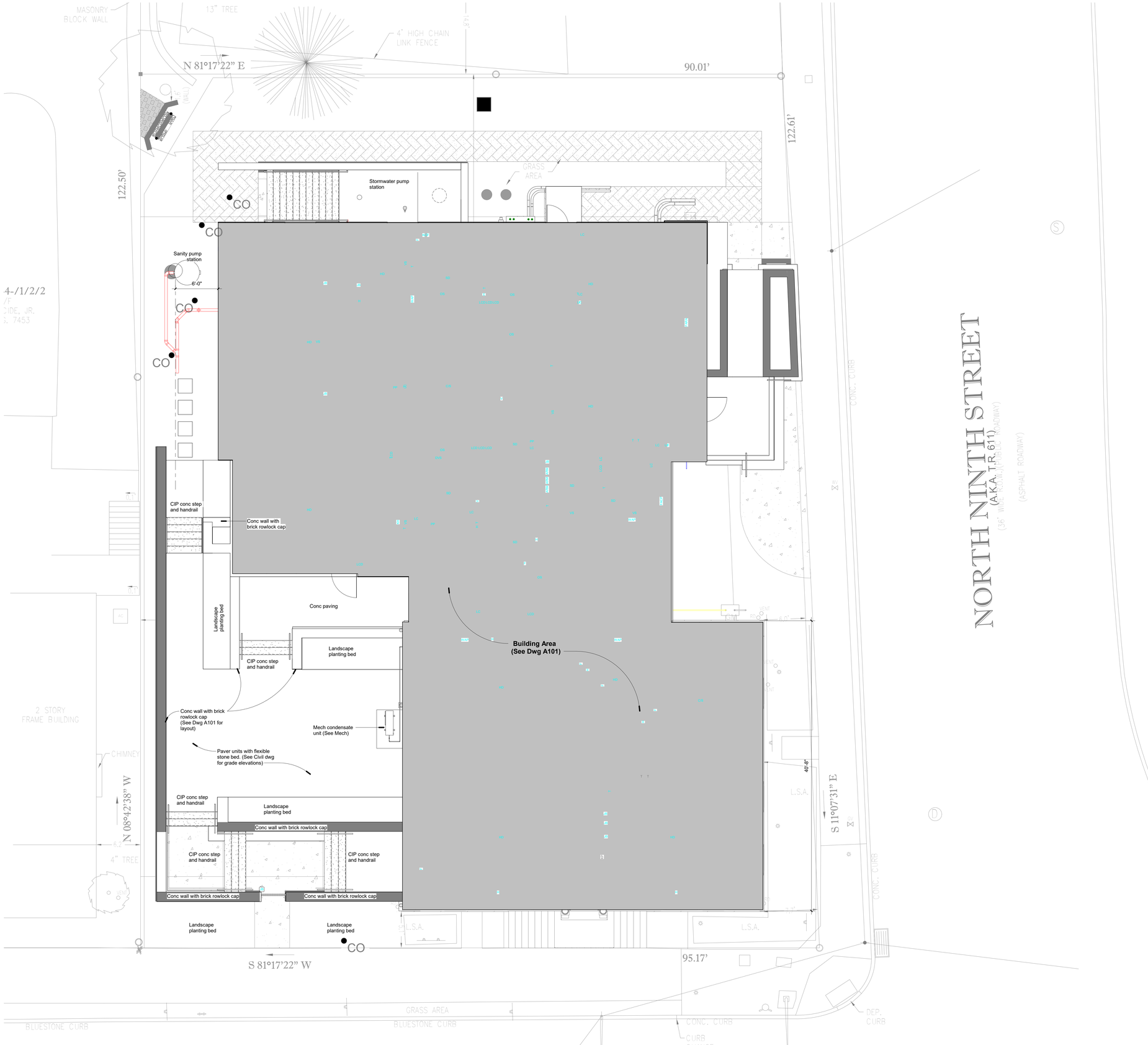

1 Architectural Site Plan

3/16" = 1'-0"

Note:
This Plan is intended to provide dimensional layout of site walls.
Refer to Civil Drawings for overall site construction details and rqmts.

MKSD architects

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No.	Date	Description

DRAWING TITLE

Architectural Site Plan

PROJECT NUMBER 16.200

DRAWN BY Author

SCALE 3/16" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

A001

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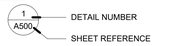
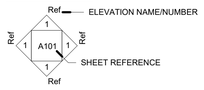
Symbols Legend

VIEW REFERENCE SYMBOLS

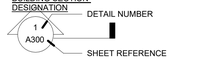
DETAIL



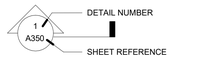
BUILDING ELEVATION



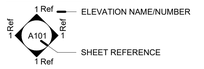
BUILDING SECTION DESIGNATION



WALL SECTION DESIGNATION

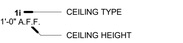


INTERIOR ELEVATION



WINDOW TYPE INDICATOR

CEILING IDENTIFICATION

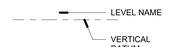


DRAWING SYMBOLS

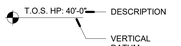
ROOM IDENTIFICATION

STRUCTURAL GRID IDENTIFICATION

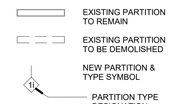
LEVEL ELEVATION



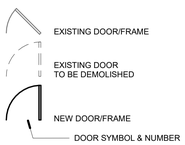
POINT ELEVATION



PARTITIONS



DOORS



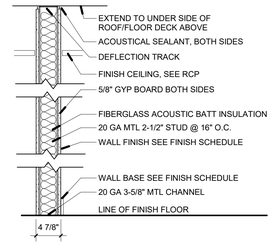
Abbreviations

A	
A/C	AIR CONDITIONING
A.C.M.	ALUMINUM COMPOSITE MATERIAL
A.C.T.	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISHED FLOOR
A.W.C.	ACOUSTIC WALL COVERING
ABV	ABOVE
ADD'L	ADDITIONAL
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE(LY)
AVG	AVERAGE
B	
BD	BOARD
BLDG	BUILDING
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
BTWN	BETWEEN
BUR	BUILT-UP ROOFING
BW	BOTH WAYS
C	
C.I.P.	CAST-IN-PLACE
C.J.	CONTROL JOINT
C.L.	CENTER LINE
C.M.T.	CERAMIC MOSAIC TILE
C.M.U.	CONCRETE MASONRY UNIT
C.T.	CERAMIC TILE
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONST JT	CONSTRUCTION JOINT
CONT	CONTINUOUS
CPT	CARPET
CTR	CENTER
D	
D.F.	DRINKING FOUNTAIN
DEMO	DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DTL	DETAIL
DWG	DRAWING
E	
E	EAST
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
E.W.C.	ELECTRIC WATER COOLER
EA	EACH
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

F	
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.E.	FINISH FLOOR ELEVATION
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN FL	FINISH FLOOR
FL	FLOOR
FT (')	FOOT
FTG	FOOTING
G	
G.W.B.	GYPSUM WALLBOARD
GALV	GALVANIZED
H	
H.M.	HOLLOW METAL
HCP	HANDICAP(PED)
HT	HEIGHT
HORIZ	HORIZONTAL
I	
IN	INCH(ES)
INCL	INCLUDE(S)
INFO	INFORMATION
INSUL	INSULATION (INSULATED)
INT	INTERIOR
J	
JAN	JANITOR
JT	JOINT
L	
LAV	LAVATORY
LTG	LIGHTING
M	
M.B.	MARKER BOARD
M.O.	MASONRY OPENING
MAINT	MAINTENANCE
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
N	
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE

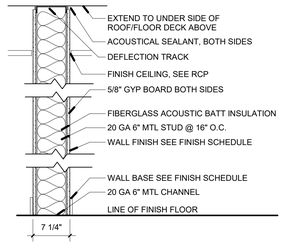
O	
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
P	
P LAM	PLASTIC LAMINATE
P.B.	PIN BOARD
PERF	PERFORATED
PERIM	PERIMETER
PL	PLATE
PLAS	PLASTER
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PT	PAINT
PTD	PAINTED
Q	
Q.T.	QUARRY TILE
QLTY	QUALITY
QTY	QUANTITY
R	
R	RISERS (STAIR)
r	RADIUS
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
R.W.C.	RAIN WATER CONDUCTOR
REINF	REINFORCE(D)(ING)(MENT)
REQ'D	REQUIRED
REV	REVISION, REVISED
RFRIG	REFRIGERATOR
RM	ROOM
RUB	RUBBER
S	
S.A.B.	SOUND ATTENUATION BLANKET
S.G.T.	STRUCTURAL GLAZED TILE
S.P.R.	SINGLE- PLY ROOFING
S.S.M.	SOLID SURFACE MATERIAL
SCHED	SCHEDULE
SECT	SECTION
SEP	SEPARATE
SF	SQUARE FOOT
SHWR	SHOWER
SIM	SIMILAR
SPEC	SPECIFICATIONS
SPEC'D	SPECIFIED
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPEND(ED)

T	
T	TREAD
T & G	TONGUE AND GROOVE
T.E.S.	TACTILE EXIT SIGN
T/	TOP OF
T/CONC	TOP OF CONCRETE
T/FTG	TOP OF FOOTING
T/JST	TOP OF JOIST
T/STL	TOP OF STEEL
T/WALL	TOP OF WALL
TB	TACK BOARD
T.B.R.	TO BE REMOVED
THRES	THRESHOLD
TLT	TOILET
T.S.	TACK STRIP
TYP	TYPICAL
TZ	TERRAZZO
U	
U.H.	UNIT HEATER
U.O.N.	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE OF
V	
V.T.	VINYL TILE
VAR	VARIES
VAT	VINYL ASBESTOS TILE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	
W.B.	DRY ERASE WHITE BOARD
W.C.	WATER CLOSET
W.W.F.	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WD	WOOD
WGT	WEIGHT
WIN	WINDOW
Y	
YD	YARD



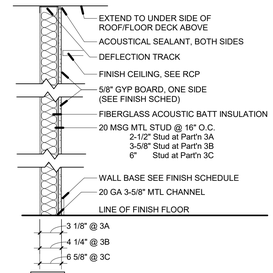
1 PARTITION TYPE - 3 5/8" Stud
0-HR fire rated

1R PARTITION TYPE - 3 5/8" Stud
1-HR fire rated
UL Des No. U419



2 PARTITION TYPE - 6" Stud
0-HR fire rated

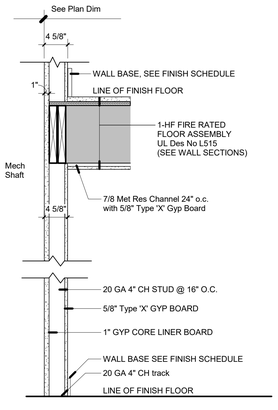
2R PARTITION TYPE - 6" Stud
1-HR fire rated
UL Des No. U419



3A PARTITION TYPE - 2 1/2" Stud Chase Wall
0-HR fire rated

3B PARTITION TYPE - 3 5/8" Stud Chase Wall
0-HR fire rated

3C PARTITION TYPE - 6" Stud Chase Wall
0-HR fire rated



4R PARTITION TYPE - 4" CH Stud Shaftwall
1-HR fire rated
UL Des No. U415 System A

5R PARTITION TYPE - 8" CMU Shaftwall
1-HR fire rated
UL Des No. U905

6R PARTITION TYPE - 4" CH Stud Shaftwall Infill Ex Opening
3-HR fire rated
UL Des No. U415 System G

7 PARTITION TYPE - 2" Insul & Z Furing
0-HR fire rated

8R PARTITION TYPE - Metal framing & GWB Column Wrap
1-HR fire rated structural steel wrap

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Alteration & Heritage Center Addition
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REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Partition Types, Abbreviations, Symbols

PROJECT NUMBER 16.200

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SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

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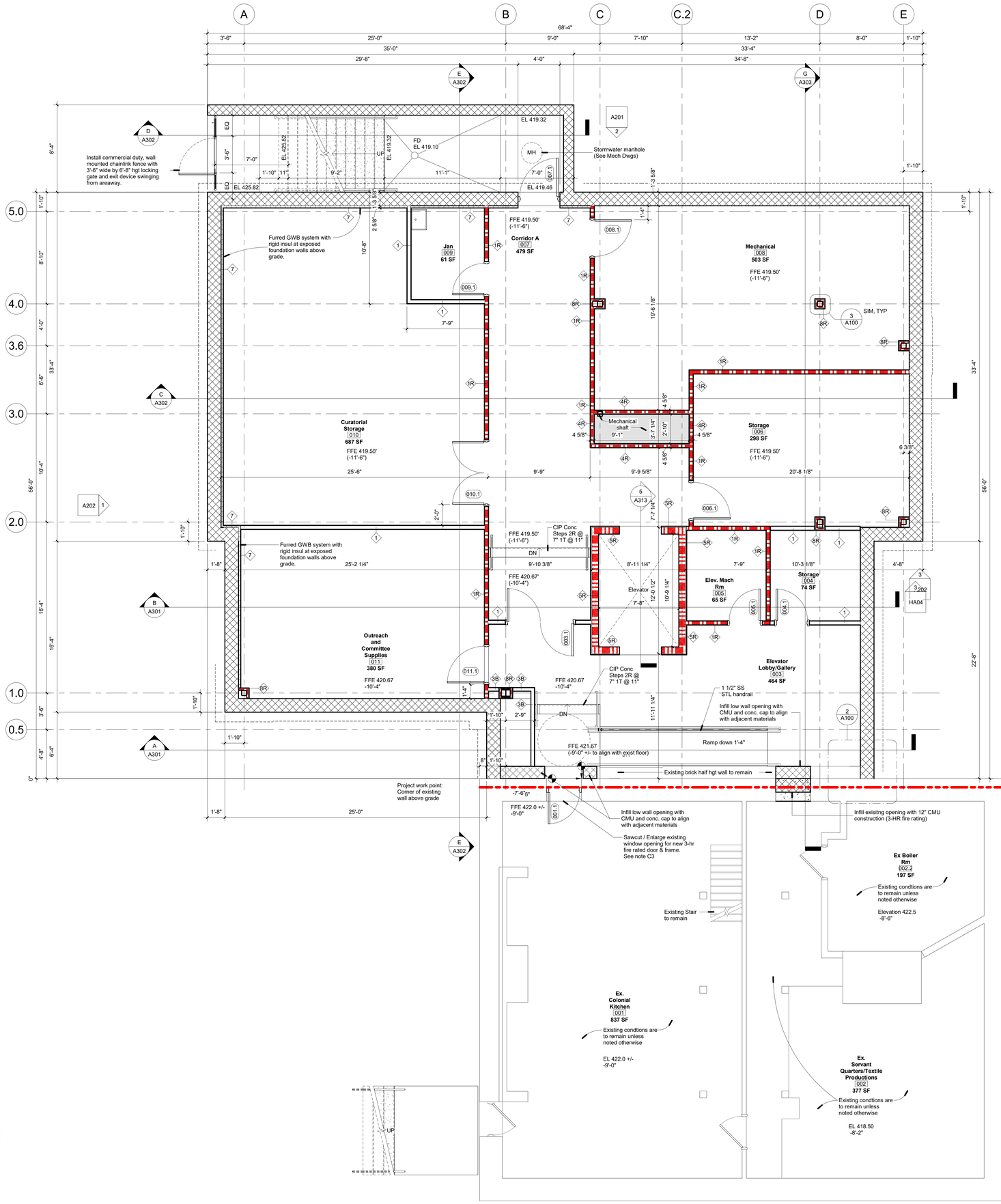
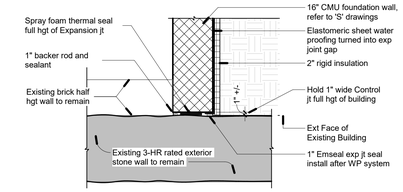
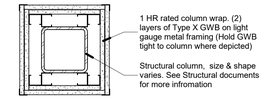




2 Plan Detail - Basement Expansion Joint

1/2" = 1'-0"



3 Plan Detail - Column Wrap

1 1/2" = 1'-0"

CONSTRUCTION NOTES:

C1. Protect existing window to remain. Clean glass and infill opening with 3-hr fire rated shaftwall assembly (ptd grey) on existing building side of window. Recess infill approx 2" to "visually retain the opening location".

C2. Protect existing window to remain. Clean glass and infill opening with shaftwall assembly (ptd grey) on north side of window.

C3. Infill door opening with 3-hr fire rated shaftwall assembly centered on the depth of the existing wall (Gift Shop side) to "visually retain the opening location" on both sides. Restore jamb head and sill with 5/8" GWB ptd to match the adjacent room color.

C4. Install 5/8" GWB with paint finish direct attached to the existing wood lath and plaster at the exterior wall surface of the original the Stone Building - Stroud Mansion. (Typical where exposed to the interior of the new addition).

Deferred Owner no cost option:
After the removal of the wood frame building (1893 Addition), the Owner may elect to delete portions of the GWB & paint scheduled for exterior wall surface of the original the Stone Building (Mansion). The desire is to expose portions of the oringinal 1790, stuccoed stone, wall behind the wood lath-n-plaster finish of the 1893 addition. This owner decision will be decided if exposed THE CONDITION lends itself to being displayed with effort equal to or less than the value of the GWB furing scheduled.

1 Basement Construction Plan

1/4" = 1'-0"

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REGISTERED ARCHITECT PENNSYLVANIA TODD O. CHAMBERS RA-017917

Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Basement Construction Plan

PROJECT NUMBER 16.200

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DATE 01.26.23

DRAWING NUMBER

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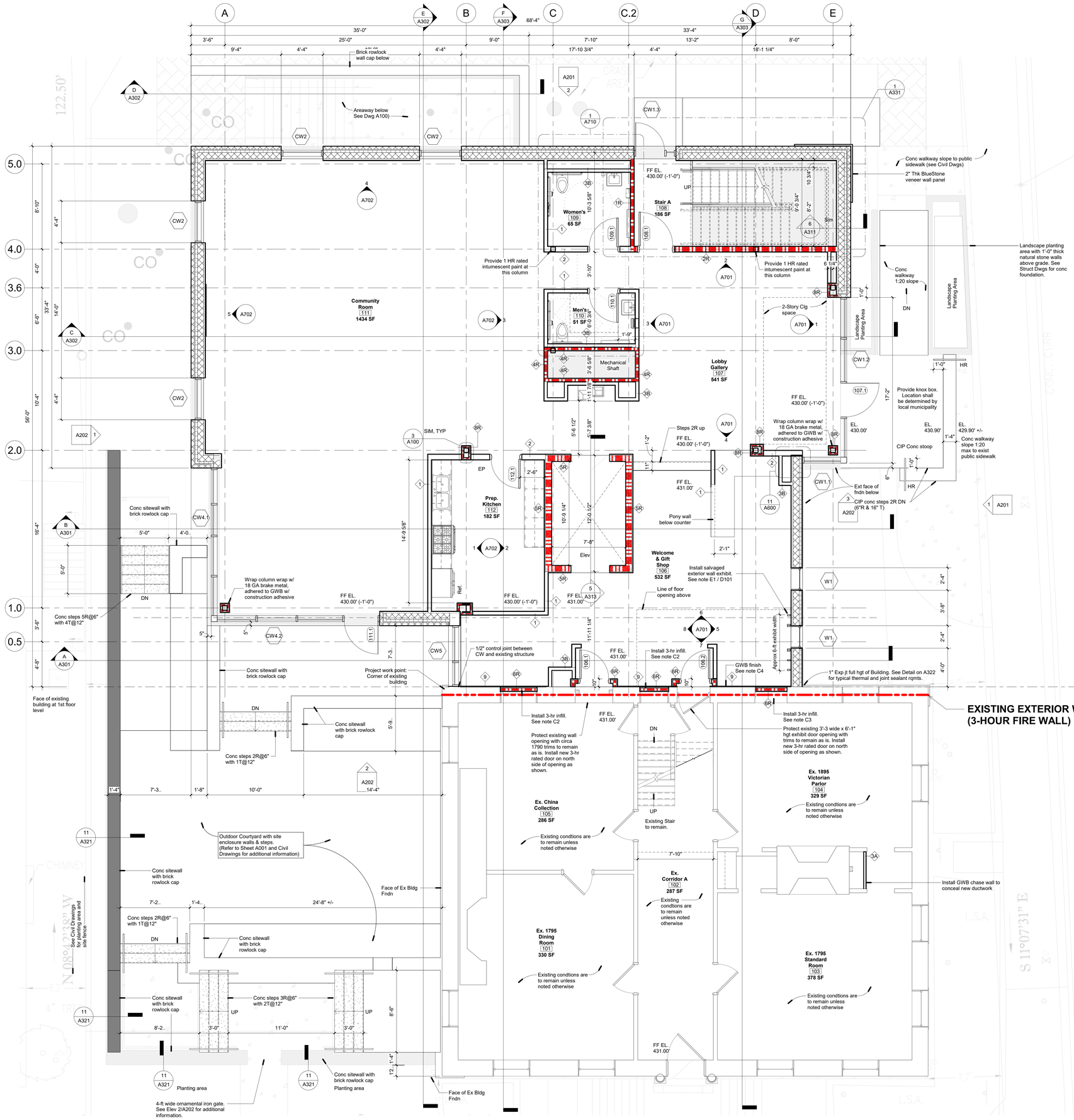

CONSTRUCTION NOTES:

C1. Protect existing window to remain. Clean glass and infill opening with 3-hr fire rated shaftwall assembly (ptd grey) on existing building side of window. Recess infill approx 2" to "visually retain the opening location".

C2. Protect existing window to remain. Clean glass and infill opening with shaftwall assembly (ptd grey) on north side of window.

C3. Infill door opening with 3-hr fire rated shaftwall assembly centered on the depth of the existing wall (Gift Shop side) to "visually retain the opening location" on both sides. Restore jamb head and sill with 5/8" GWB ptd to match the adjacent room color.

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1 1st Floor Construction Plan
1/4" = 1'-0"

MKSD architects

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No.	Date	Description

DRAWING TITLE
1st Floor Construction Plan

PROJECT NUMBER
16.200

DRAWN BY
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SCALE
1/4" = 1'-0"

DATE
01.26.23

DRAWING NUMBER
A101

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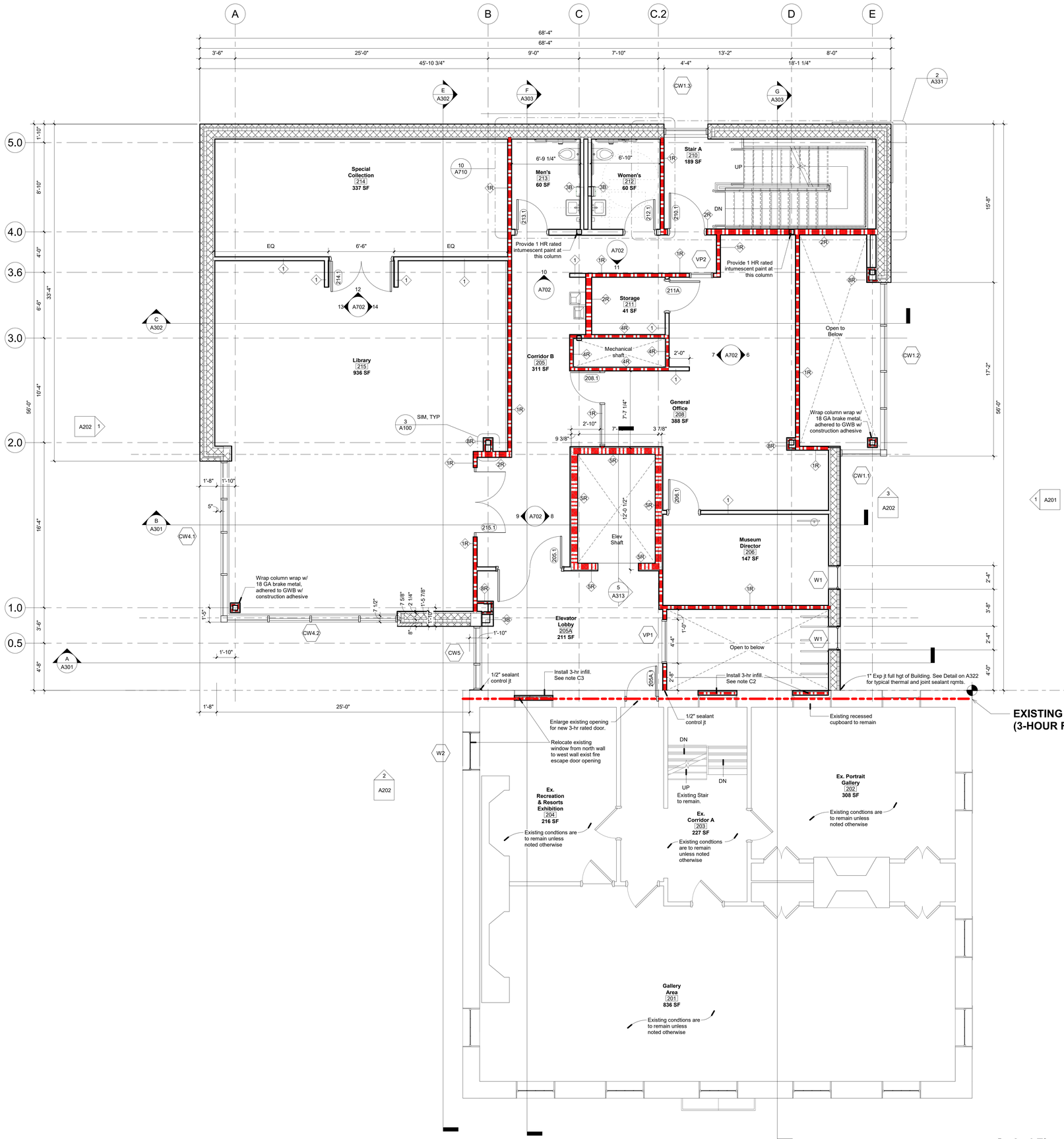

CONSTRUCTION NOTES:

C1. Protect existing window to remain. Clean glass and infill opening with 3-hr fire rated shaftwall assembly (ptd grey) on existing building side of window. Recess infill approx 2" to "visually retain the opening location".

C2. Protect existing window to remain. Clean glass and infill opening with shaftwall assembly (ptd grey) on north side of window.

C3. Infill door opening with 3-hr fire rated shaftwall assembly centered on the depth of the existing wall (Gift Shop side) to "visually retain the opening location" on both sides. Restore jamb head and sill with 5/8" GWB ptd to match the adjacent room color.

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1 2nd Floor Construction Plan
1/4" = 1'-0"

MKSD architects

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Todd O. Chambers, AIA, NCARB
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No.	Date	Description

DRAWING TITLE
2nd Floor Construction Plan

PROJECT NUMBER 16.200
DRAWN BY MKSD
SCALE 1/4" = 1'-0"
DATE 01.26.23

DRAWING NUMBER
A102

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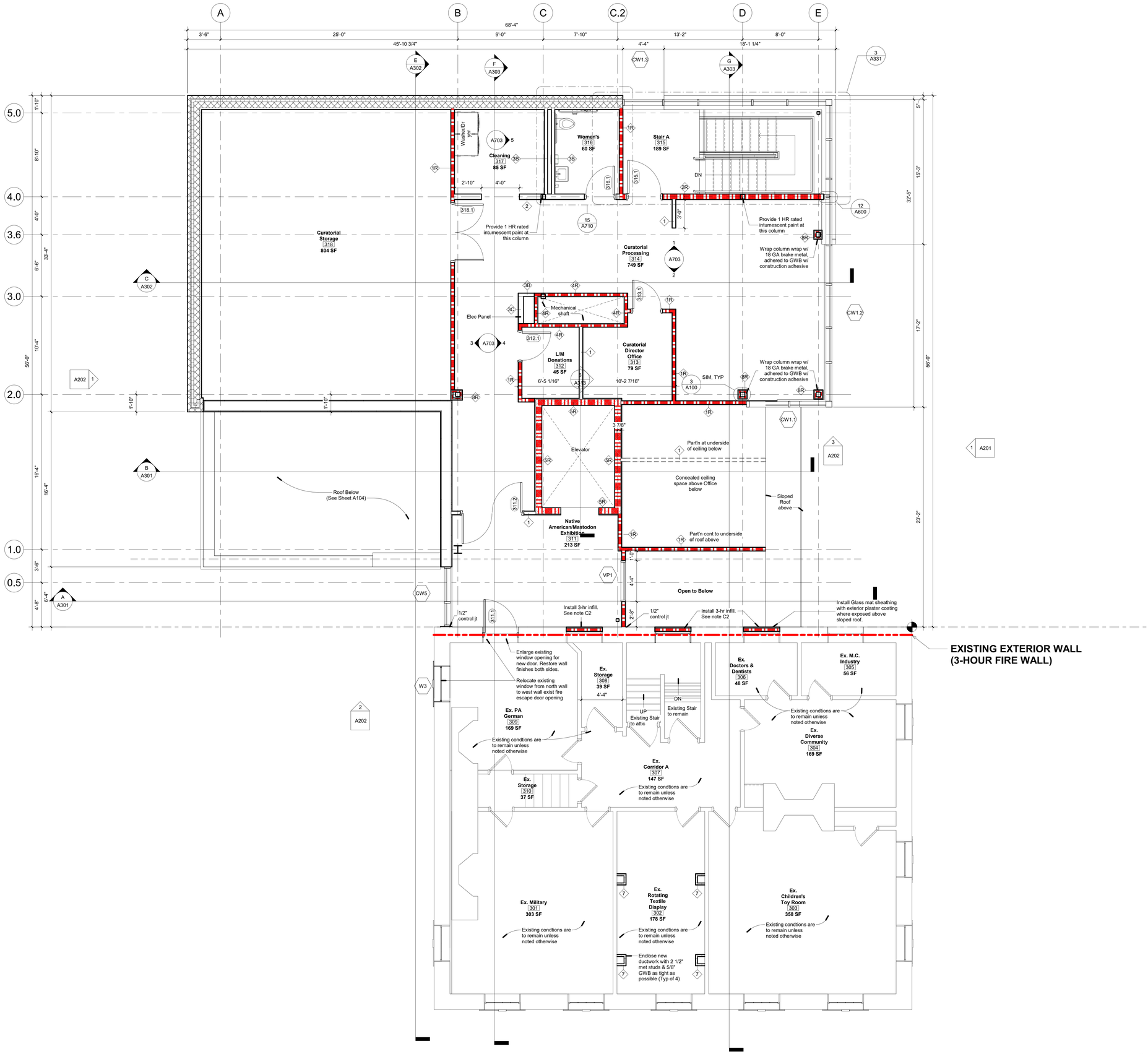

CONSTRUCTION NOTES:

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C2. Protect existing window to remain. Clean glass and infill opening with shaftwall assembly (ptd grey) on north side of window.

C3. Infill door opening with 3-hr fire rated shaftwall assembly centered on the depth of the existing wall (Gift Shop side) to "visually retain the opening location" on both sides. Restore jamb head and sill with 5/8" GWB ptd to match the adjacent room color.

C4. Install 5/8" GWB with paint finish direct attached to the existing wood lath and plaster at the exterior wall surface of the original the Stone Building - Stroud Mansion. (Typical where exposed to the interior of the new addition).

Deferred Owner no cost option:
After the removal of the wood frame building (1893 Addition), the Owner may elect to delete portions of the GWB & paint scheduled for exterior wall surface of the original the Stone Building (Mansion). The desire is to expose portions of the oringinal 1790, stuccoed stone, wall behind the wood lath-n-plaster finish of the 1893 addition. This owner decision will be decided if exposed THE CONDITION lends itself to being displayed with effort equal to or less than the value of the GWB furing scheduled.

1 3rd Floor Construction Plan
1/4" = 1'-0"

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SEAL

Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

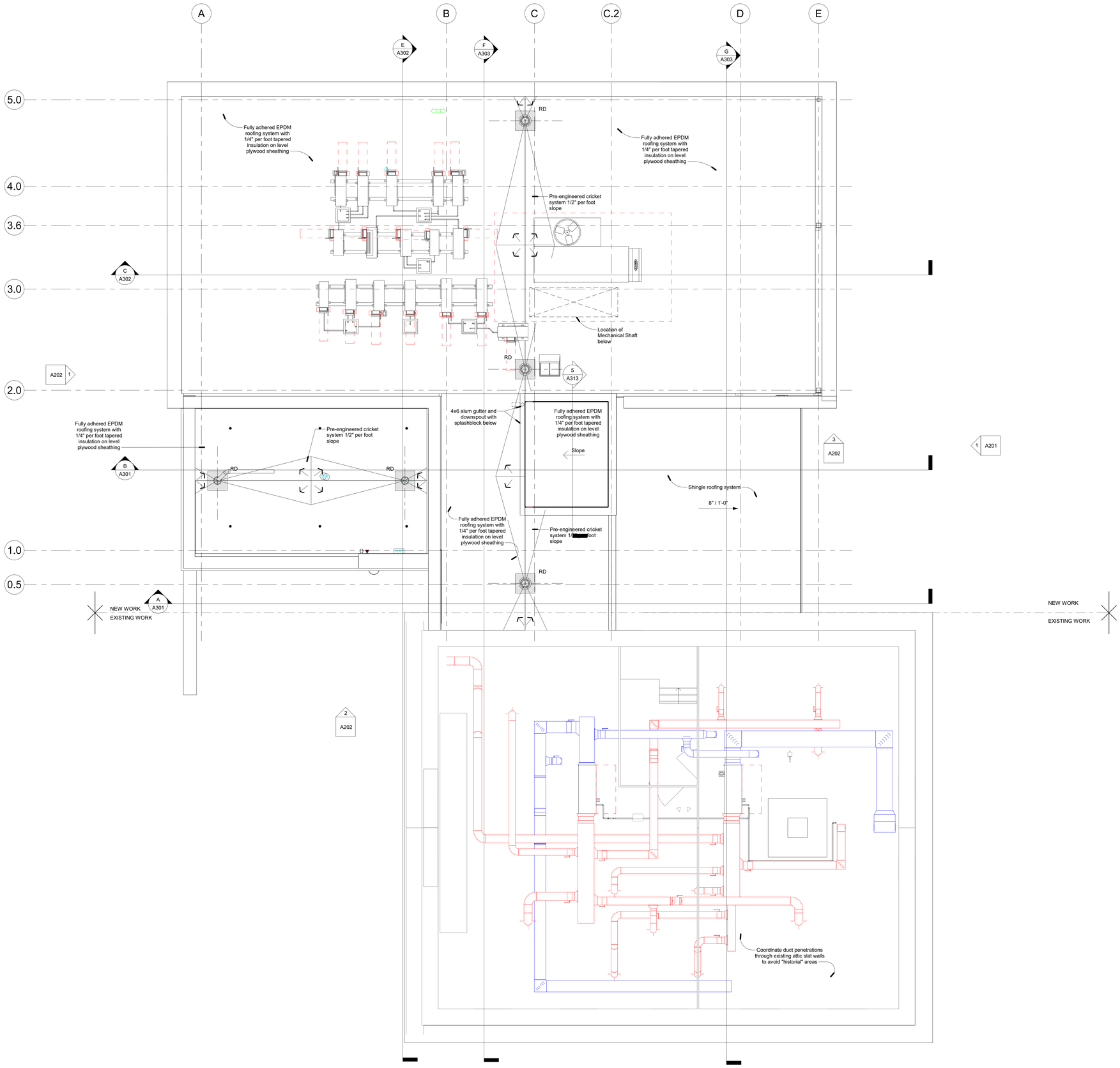
01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
3rd Floor Construction Plan

PROJECT NUMBER 16.200
DRAWN BY MKSD
SCALE 1/4" = 1'-0"
DATE 01.26.23

DRAWING NUMBER
A103



1 Roof Construction Plan

1/4" = 1'-0"

0' 2' 4' 8' 16'

N

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No.	Date	Description

DRAWING TITLE

Roof Construction Plan

PROJECT NUMBER 16.200

DRAWN BY MKSD

SCALE 1/4" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

A104

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Materials Legend Key

1A. CMU finish above grade: Mineral "Stucco" color coating with 12" x 24" joint articulation color and finish to match existing building exterior (Spec Section 09 9737). Basis of Design: Keim 'Universalputz' base coat and 2 finish coats of 'Concretal Pro Finish'. Stain articulation joints to match existing width and color.

1B. CMU finish in contact with grade: Mineral "Stucco" color coating (Spec Section 09 9737). Basis of Design: Basis of Design: Keim 'Universalputz' base coat and 2 finish coats of Concretal Pro Finish'.

1C. CIP Conc coating: Mineral "Stucco" color coating (Spec Section 09 9737). Basis of Design: Keim 'Contact Plus Grob' base coat and 2 finish coats of 'Concretal Pro Finish'.

2. 2" thick Pennsylvania bluestone panels with thermal finish. Provide 1/4" wide joints tooled with backer rod and sealant. Install 1/8" x 1" galv steel hooked strap anchors secured to CMU backup at 1/4 points of each stone panel. Recess CMU veneer backup 3/4" to provide bearing for stone panels. Face of Bluestone is to be 1 1/4" proud of CMU wall veneer.

3. Clear Anodized Aluminum Curtain Wall with ceramic fritted glass at select locations (refer to renderings for design intent).

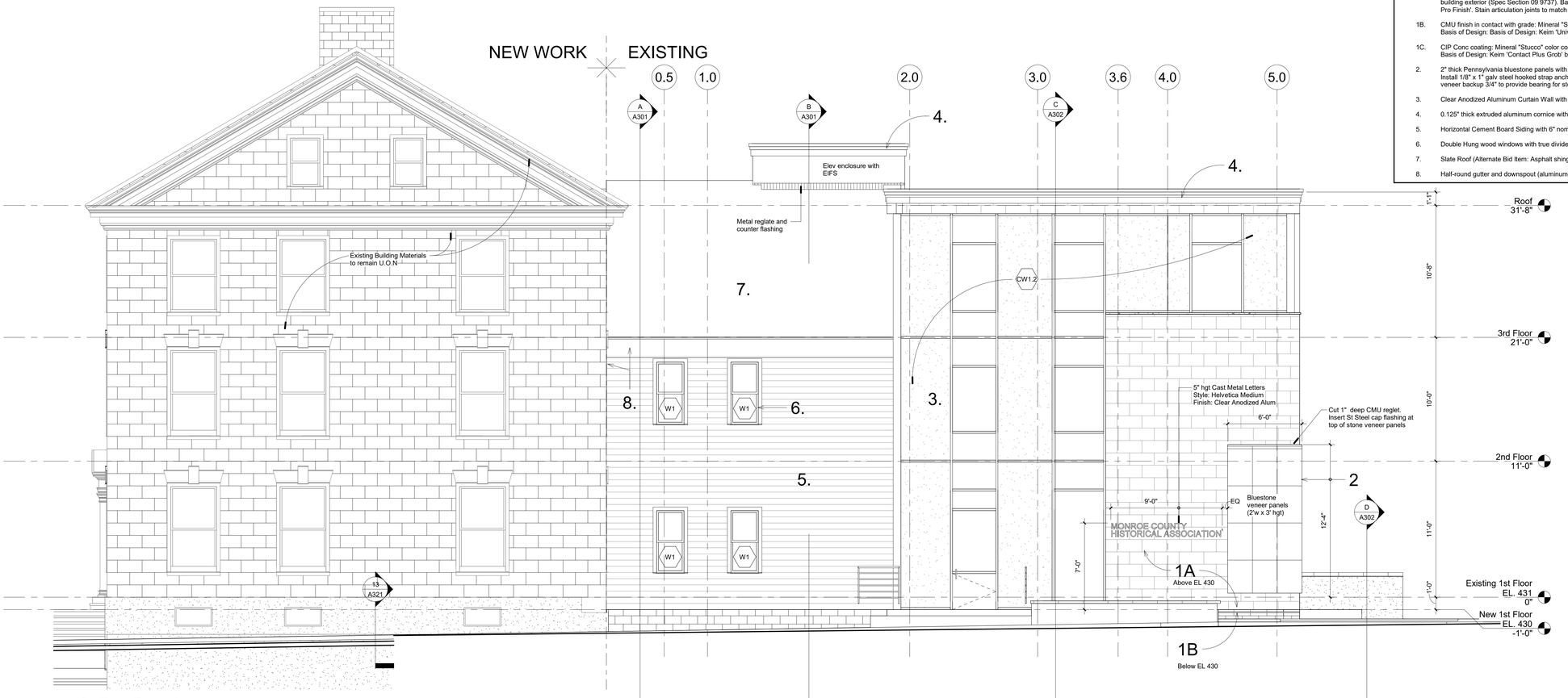
4. 0.125" thick extruded aluminum cornice with Kynar finish.

5. Horizontal Cement Board Siding with 6" nominal exposure.

6. Double Hung wood windows with true divided lites.

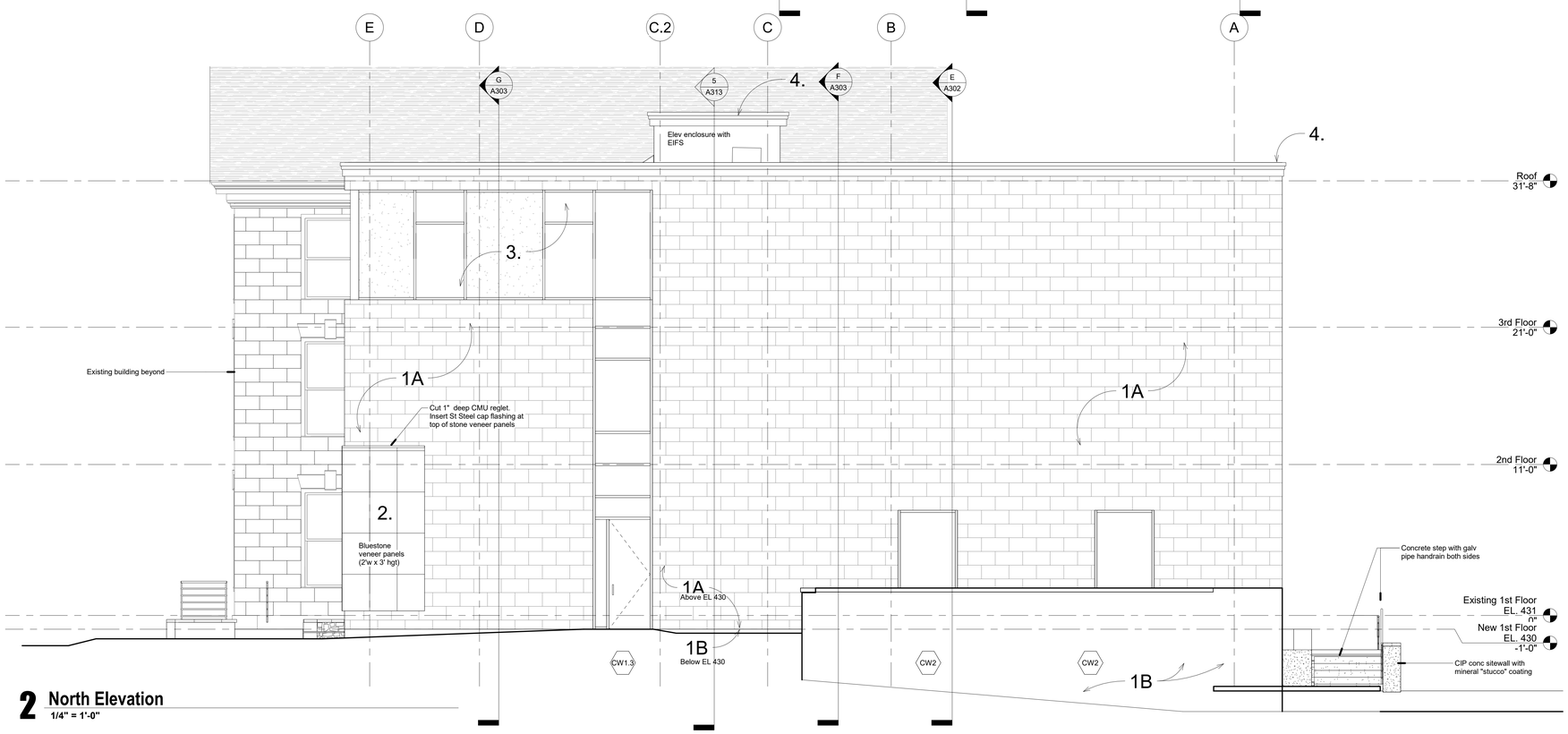
7. Slate Roof (Alternate Bid Item: Asphalt shingle roof that imitates slate).

8. Half-round gutter and downspout (aluminum with Kynar finish).



1 East Elevation

1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"

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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA TODD O. CHAMBERS RA-016477

Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Building Elevations

PROJECT NUMBER 16.200

DRAWN BY MKSD

SCALE 1/4" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

A201

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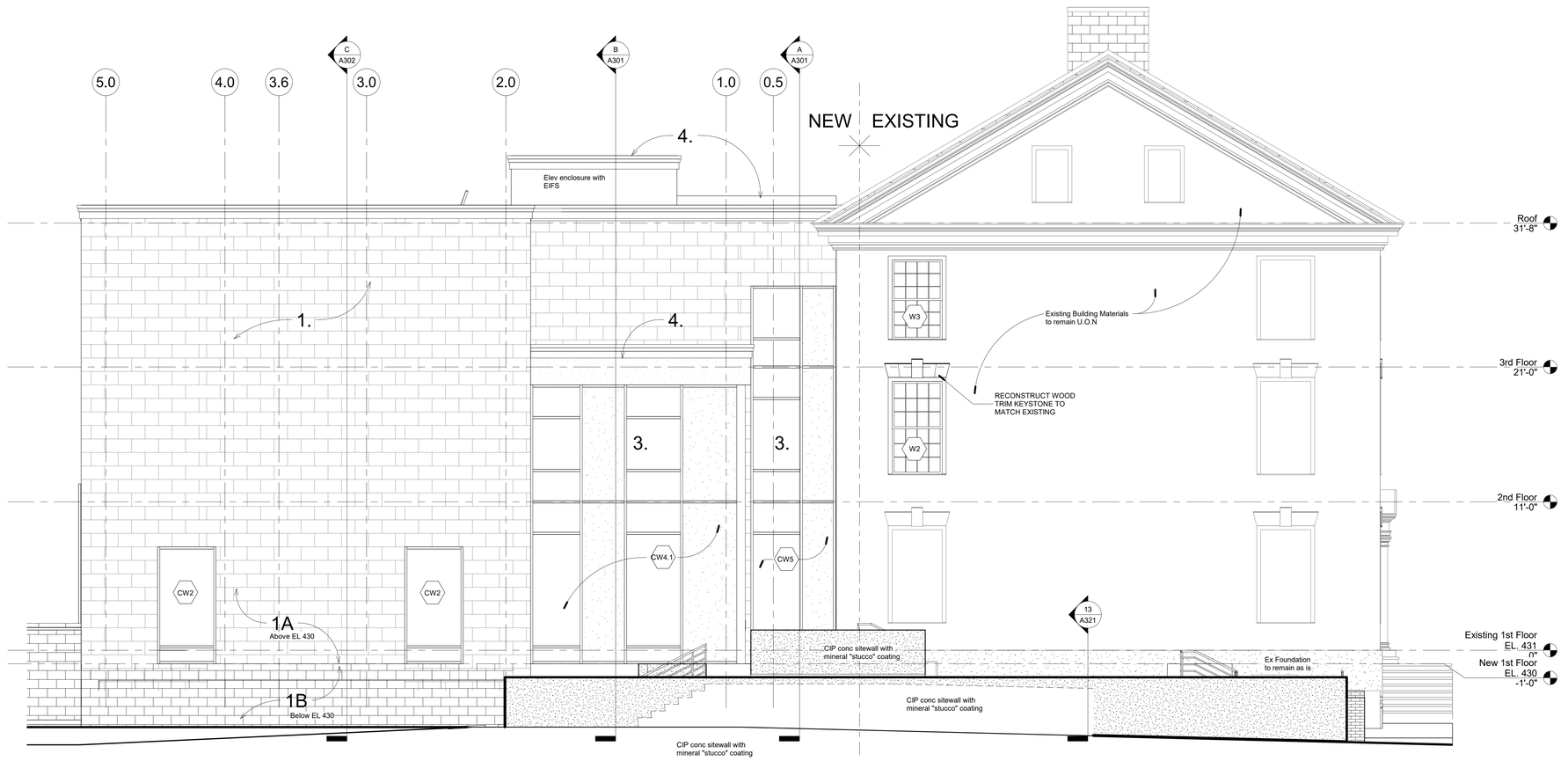
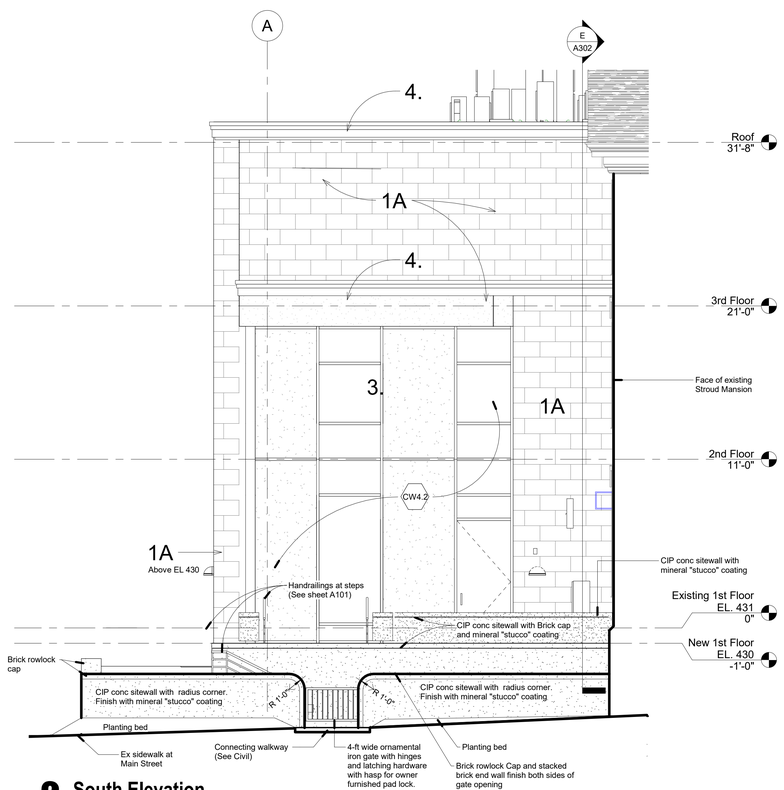
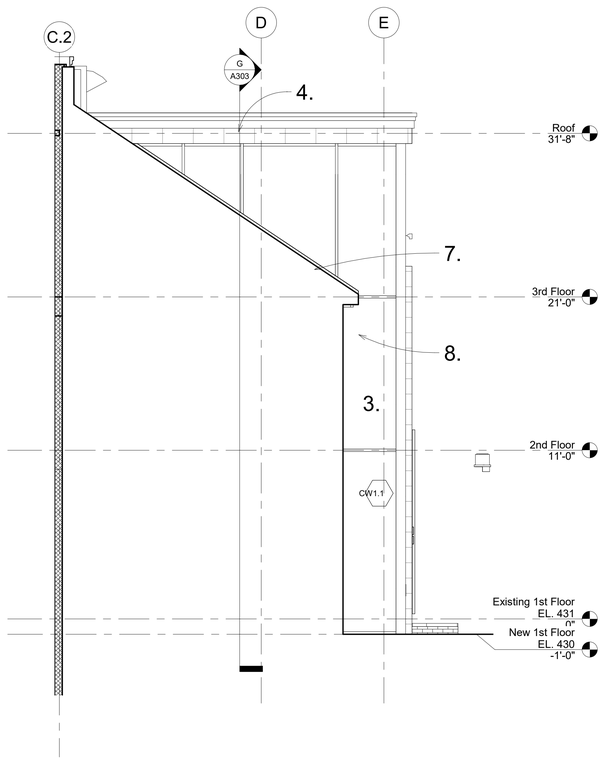


1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



3 South Elevation - 9th Street
1/4" = 1'-0"

Materials Legend Key

1A. CMU finish above grade: Mineral "Stucco" color coating with 12" x 24" joint articulation color and finish to match existing building exterior (Spec Section 09 9737). Basis of Design: Keim 'Universalputz' base coat and 2 finish coats of 'Concretal Pro Finish'. Stain articulation joints to match existing width and color.

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1C. CIP Conc coating: Mineral "Stucco" color coating (Spec Section 09 9737). Basis of Design: Keim 'Contact Plus Grob' base coat and 2 finish coats of 'Concretal Pro Finish'.

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900 Main Street - Stroudsburg, PA 18360

REVISIONS
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No.	Date	Description

DRAWING TITLE
Building Elevations

PROJECT NUMBER 16.200
DRAWN BY MKSD
SCALE 1/4" = 1'-0"
DATE 01.26.23

DRAWING NUMBER
A202

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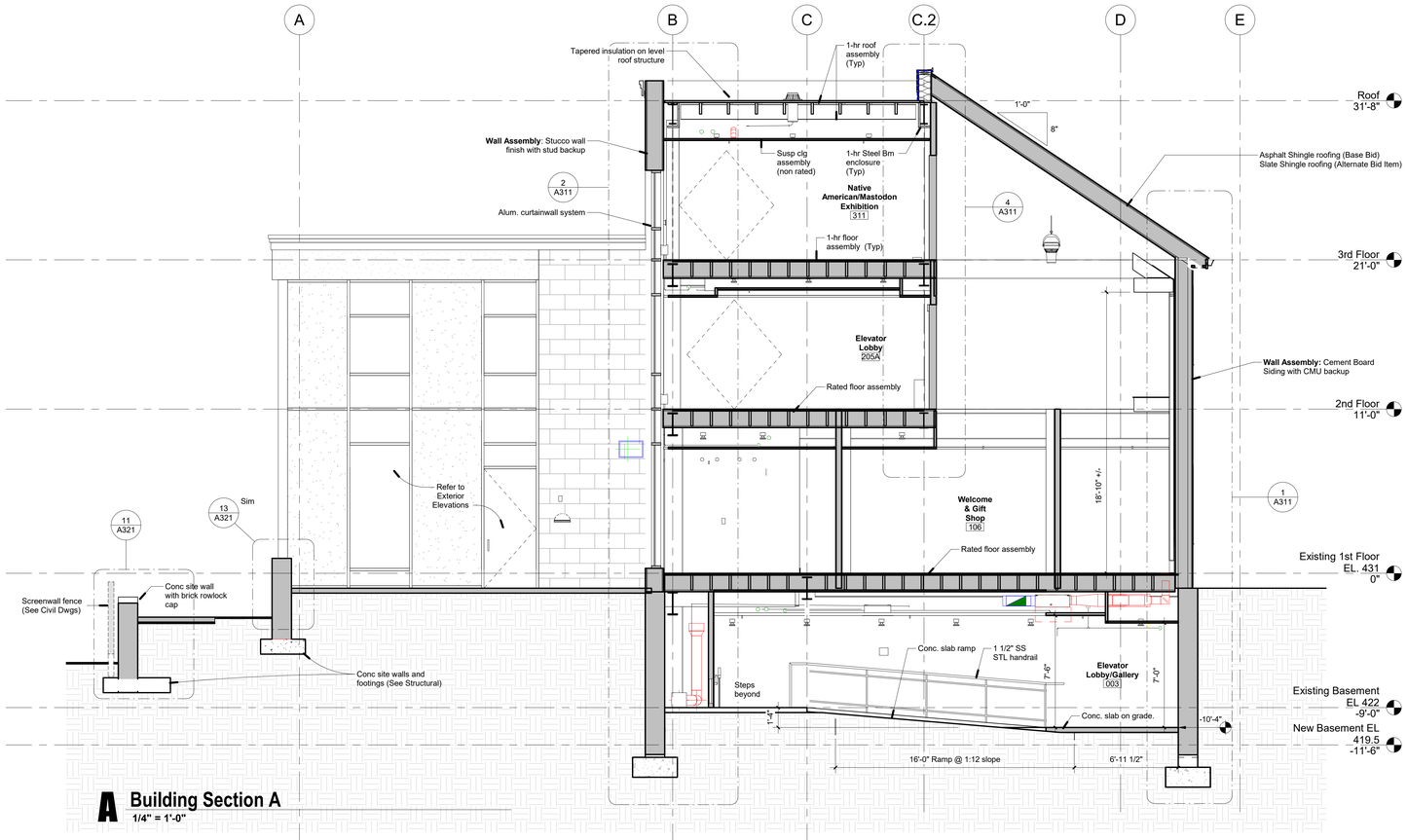
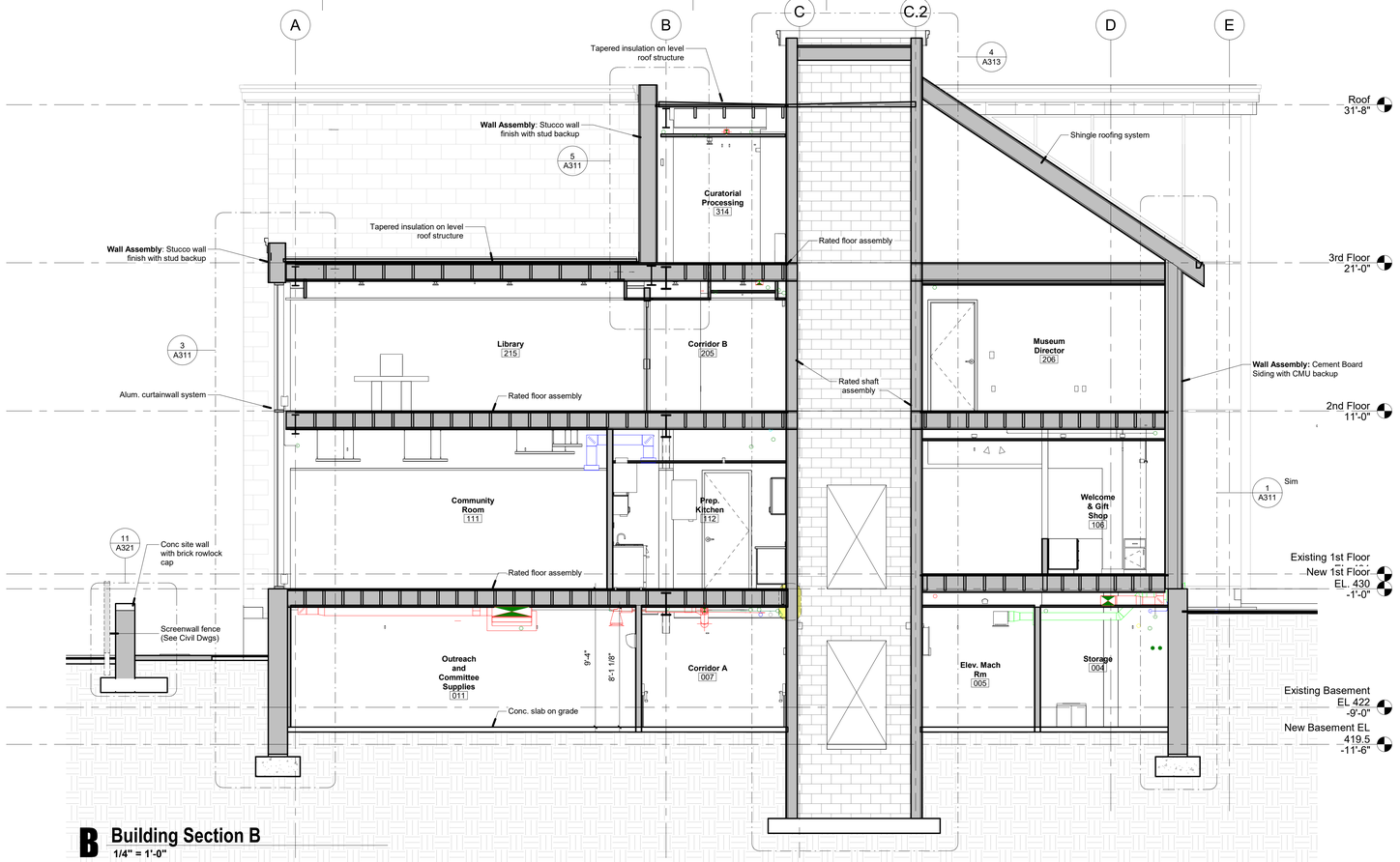
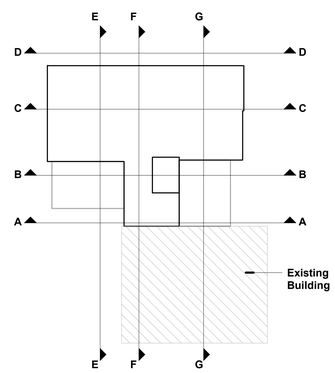


A Building Section A
1/4" = 1'-0"



B Building Section B
1/4" = 1'-0"



Building Section Legend

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REVISIONS

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No.	Date	Description

DRAWING TITLE
Building Sections

PROJECT NUMBER
16.200

DRAWN BY
MKSD

SCALE
As indicated

DATE
01.26.23

DRAWING NUMBER
A301

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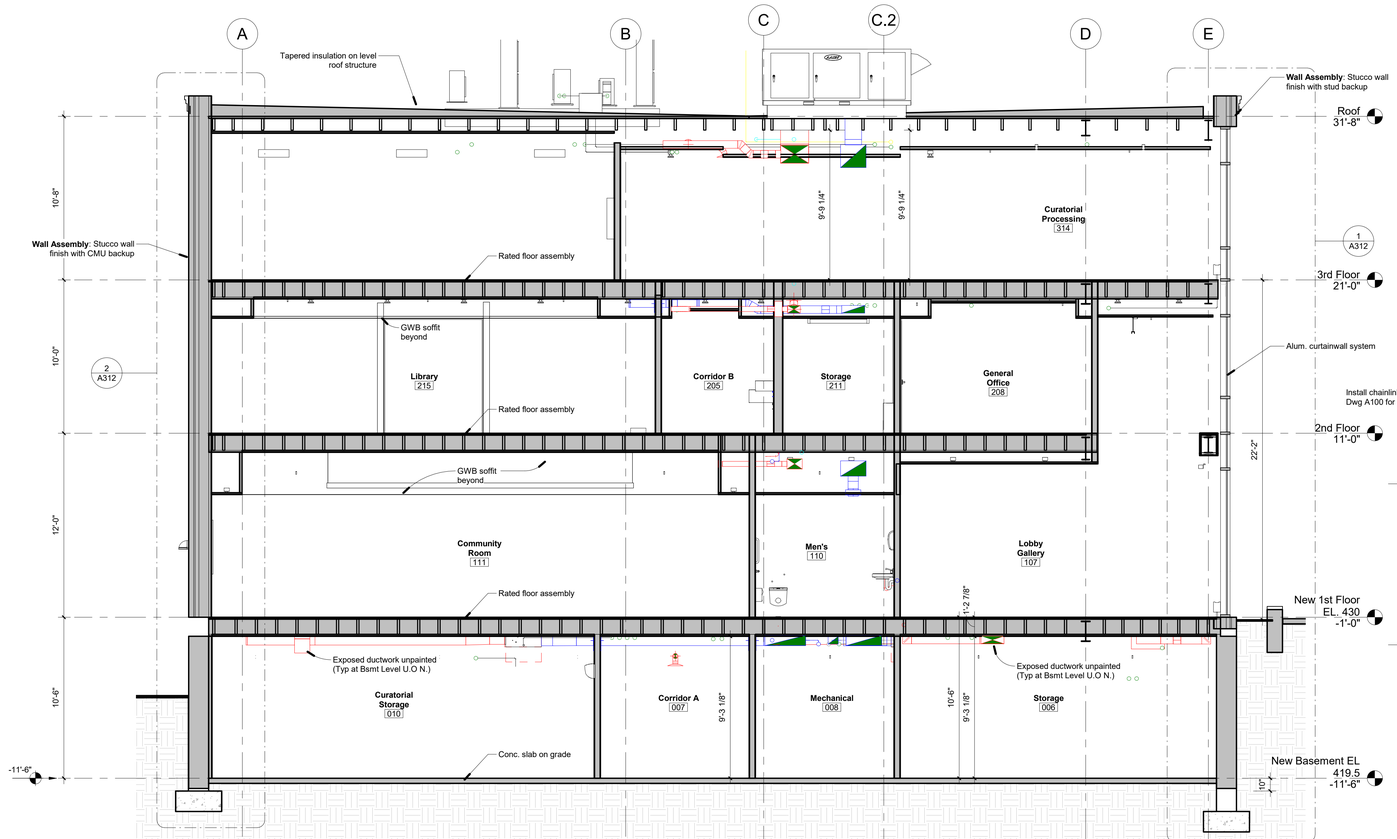
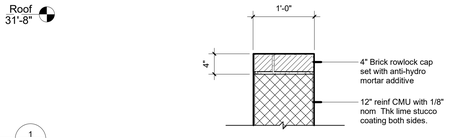
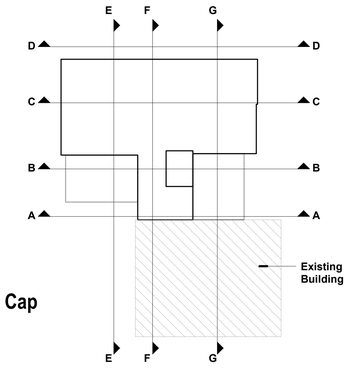


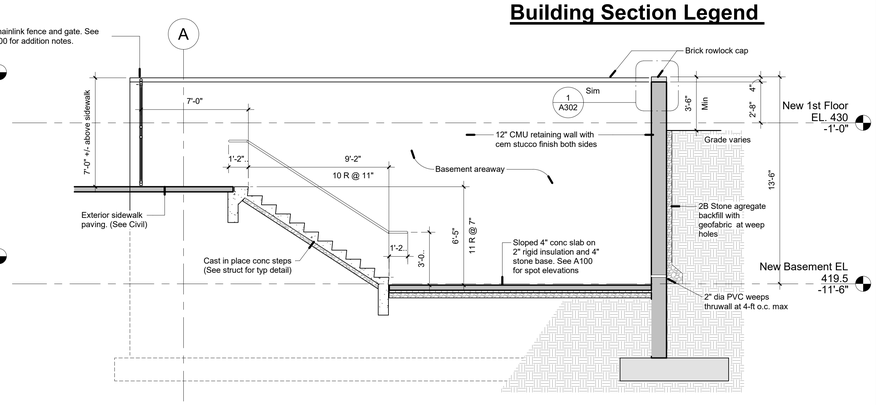
C Building Section C
1/4" = 1'-0"



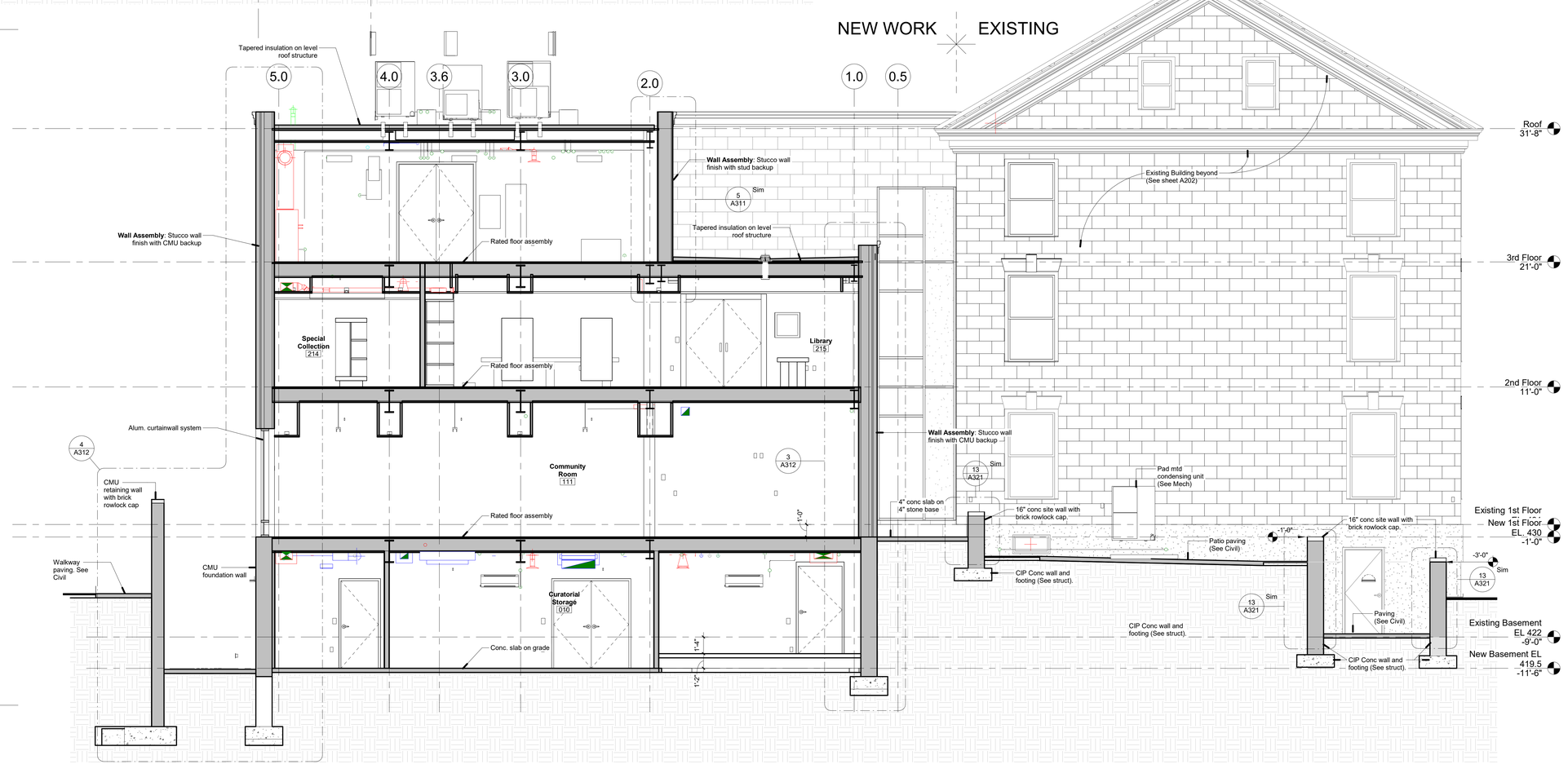
1 Section Detail - Areaway CMU Rowlock Cap
1" = 1'-0"



Building Section Legend



D Building Section D
1/4" = 1'-0"



E Building Section E
1/4" = 1'-0"

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REVISIONS

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No.	Date	Description

DRAWING TITLE

Building Sections

PROJECT NUMBER 16.200

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SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

A302

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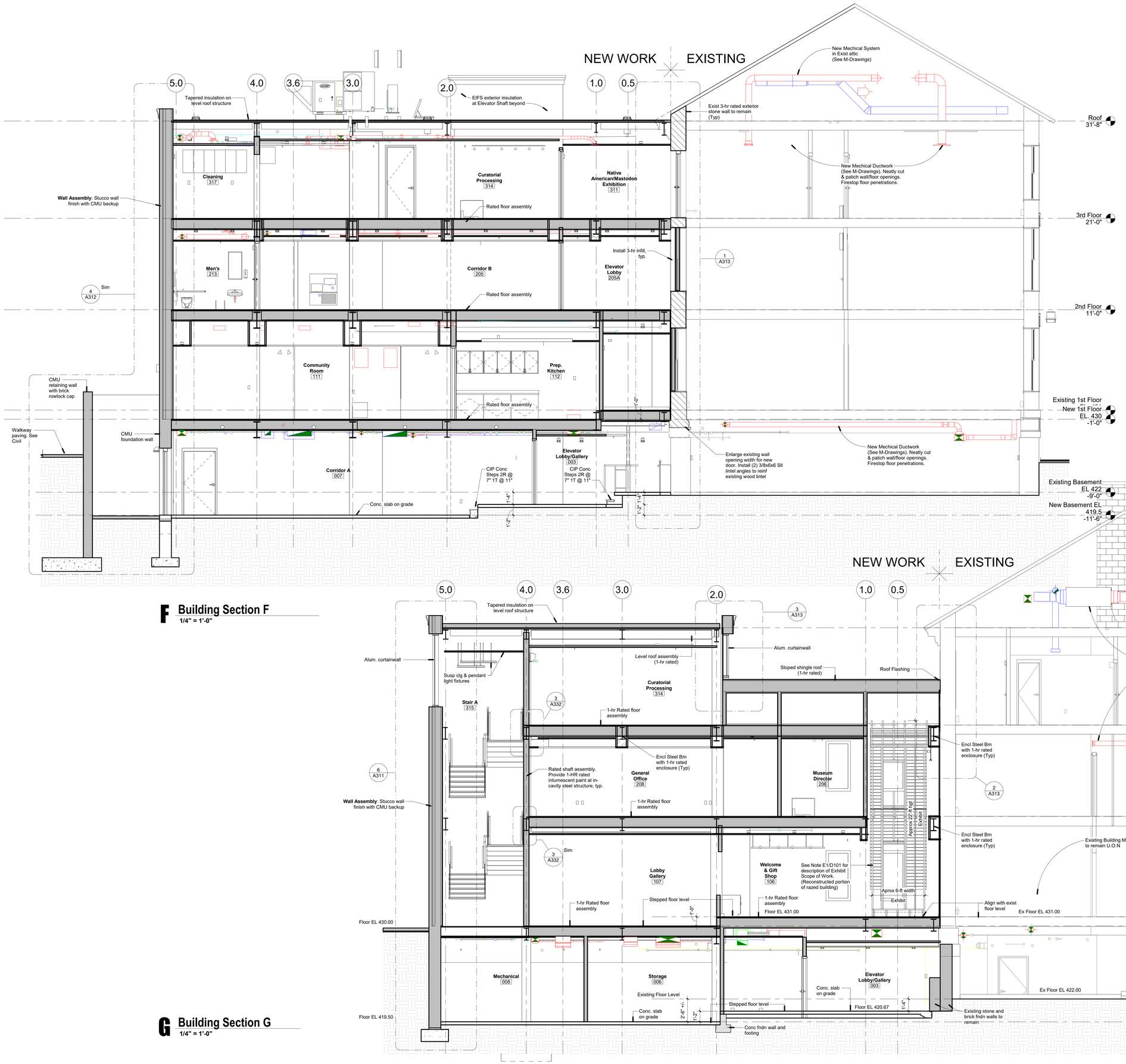
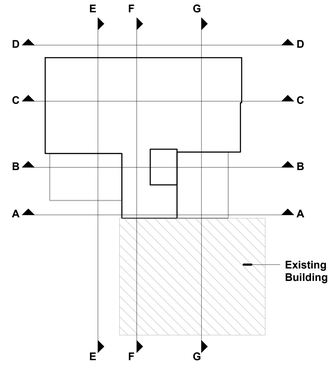


F Building Section F

1/4" = 1'-0"

G Building Section G

1/4" = 1'-0"



Building Section Legend

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No.	Date	Description

DRAWING TITLE

Building Sections

PROJECT NUMBER 16.200

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SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

A303

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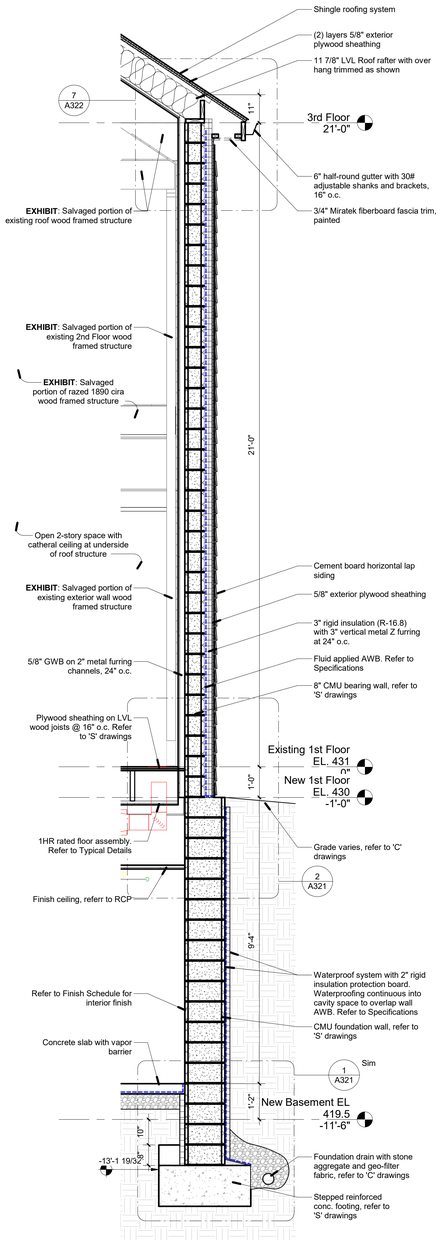
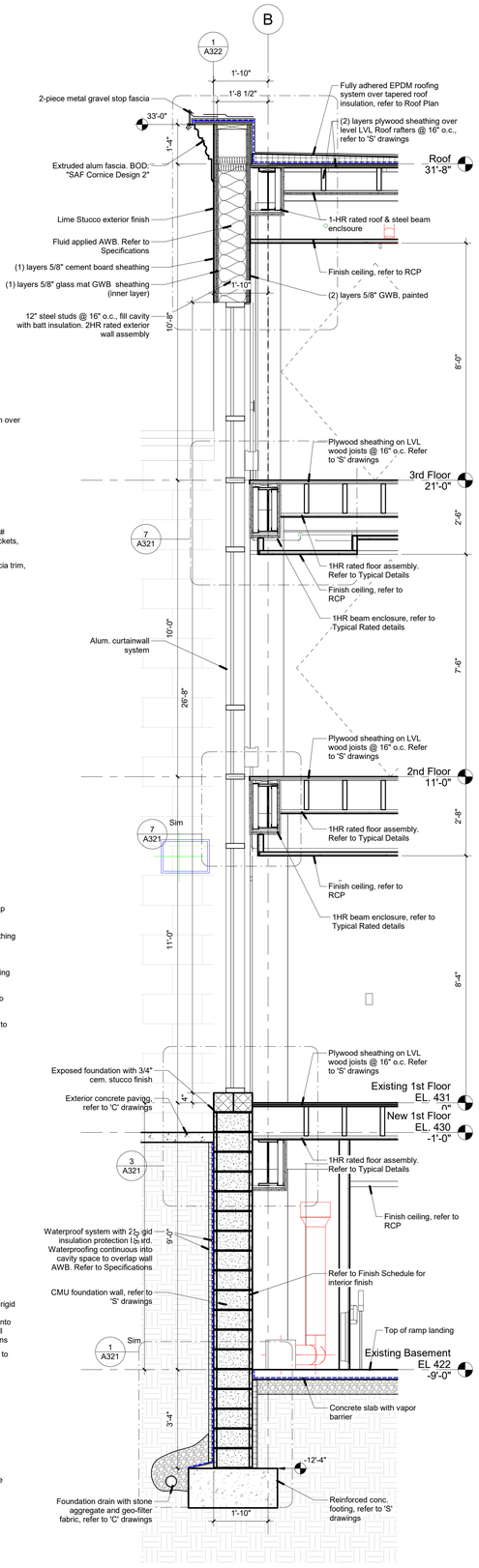
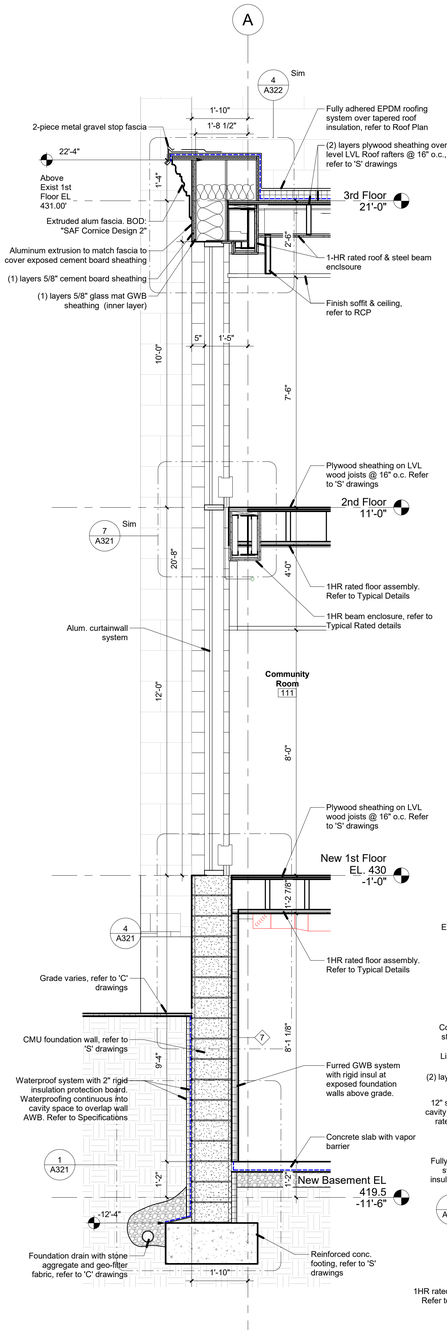


1 Wall Section
1/2" = 1'-0"



2 Wall Section
1/2" = 1'-0"



3 Wall Section
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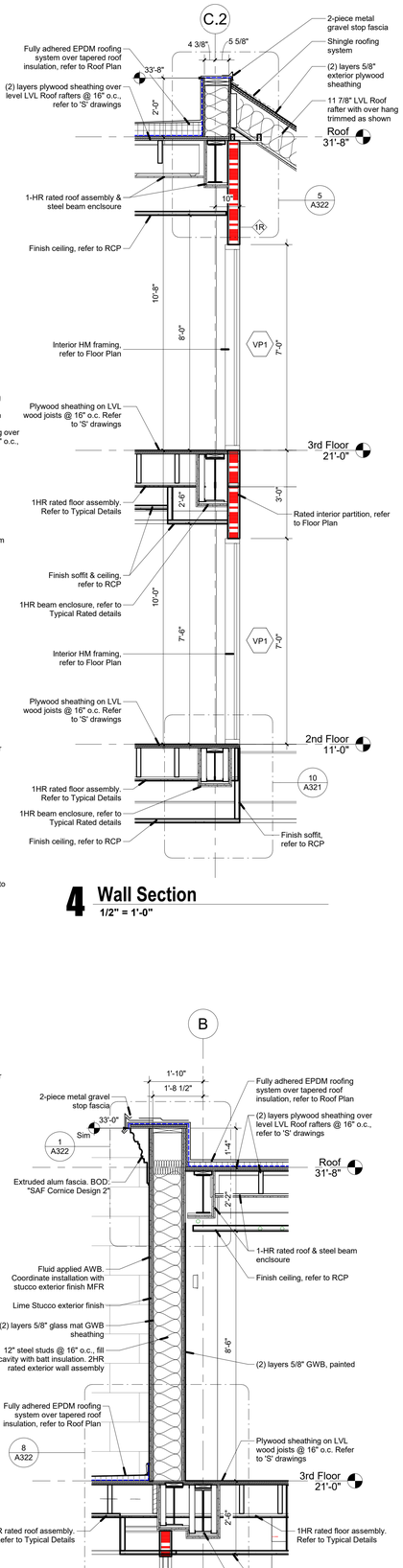
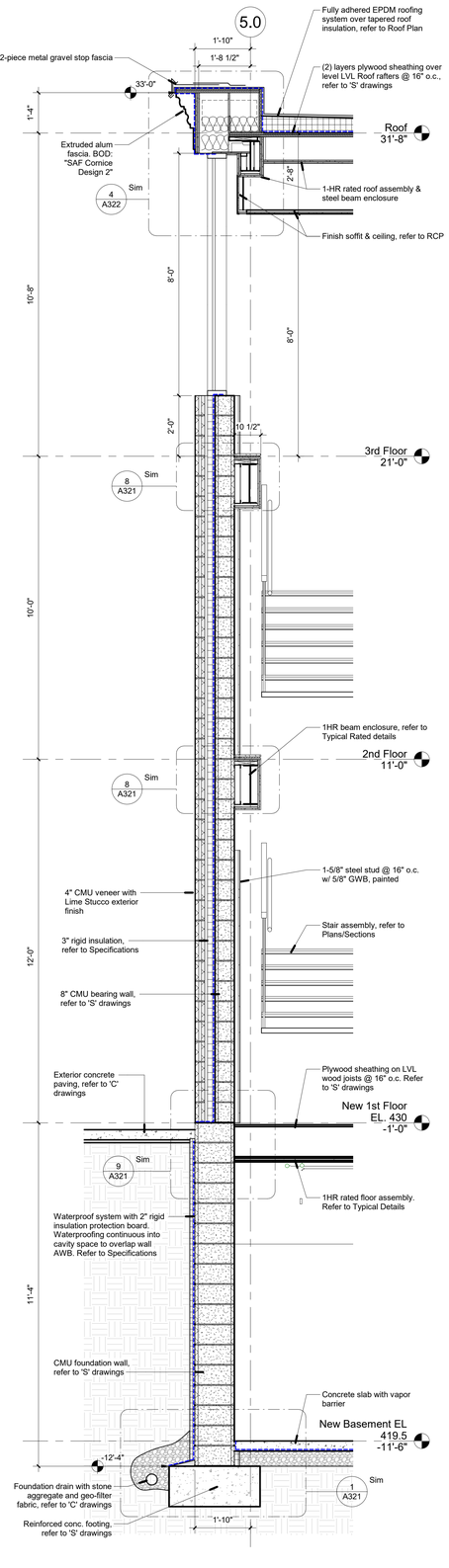


4 Wall Section
1/2" = 1'-0"

5 Wall Section
1/2" = 1'-0"



6 Wall Section
1/2" = 1'-0"

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Alteration & Heritage Center Addition
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REVISIONS

No.	Date	Description

01.26.23 - Issued for Permit

DRAWING TITLE
Wall Sections

PROJECT NUMBER
16.200

DRAWN BY
Author

SCALE
1/2" = 1'-0"

DATE
01.26.23

DRAWING NUMBER
A311

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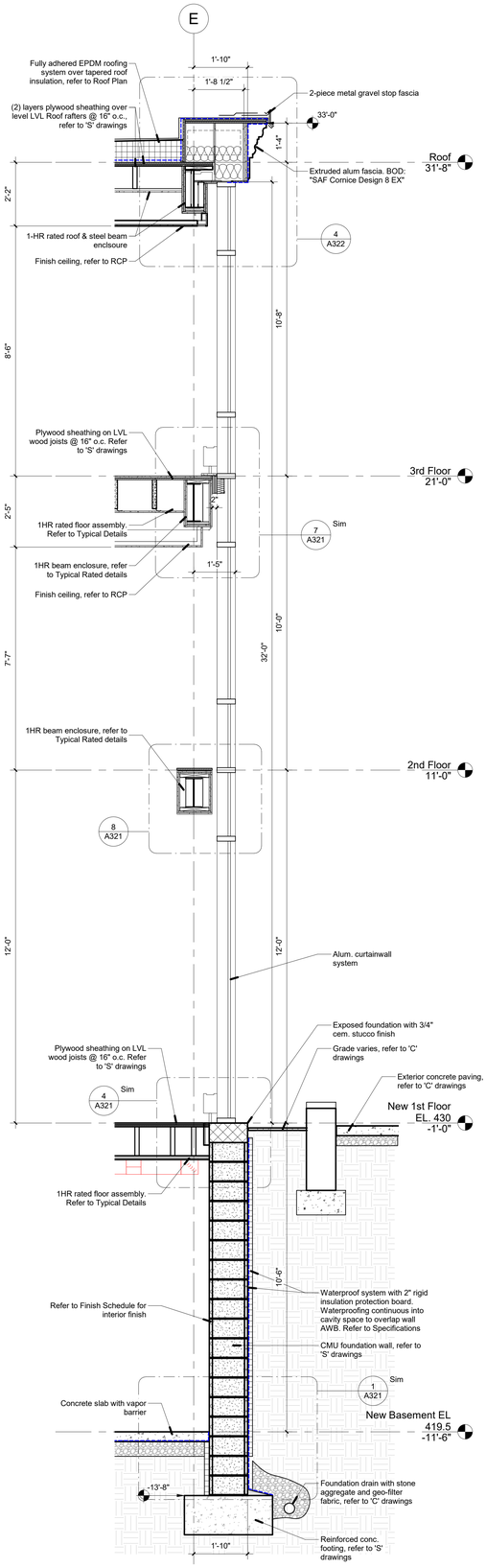
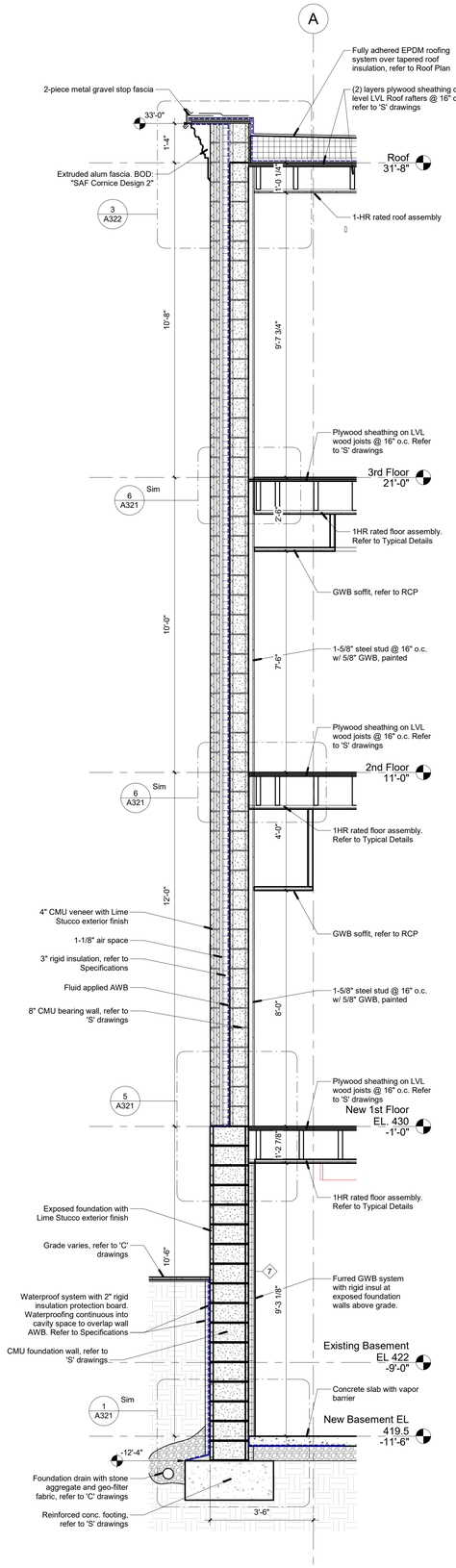
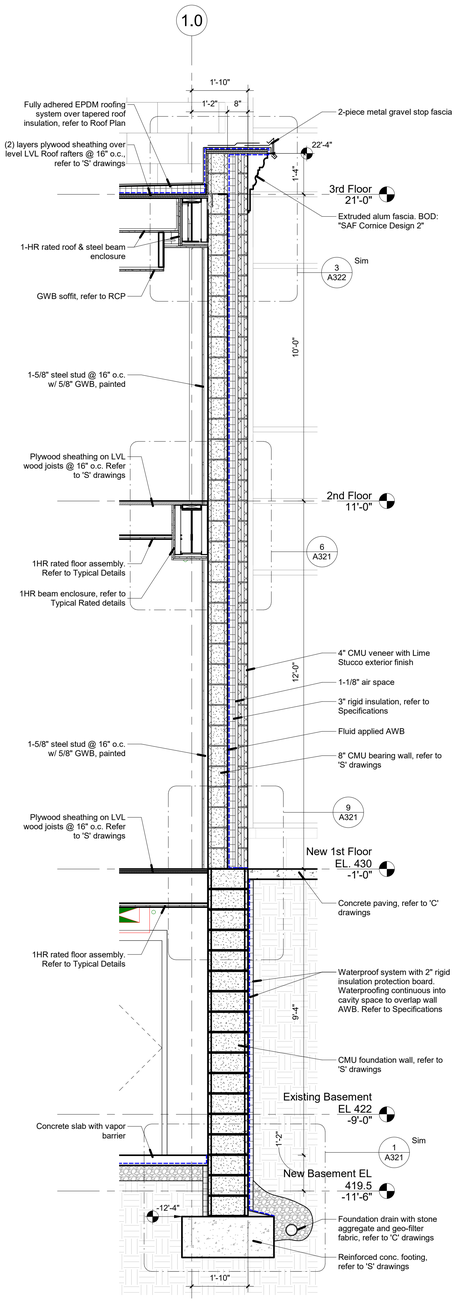


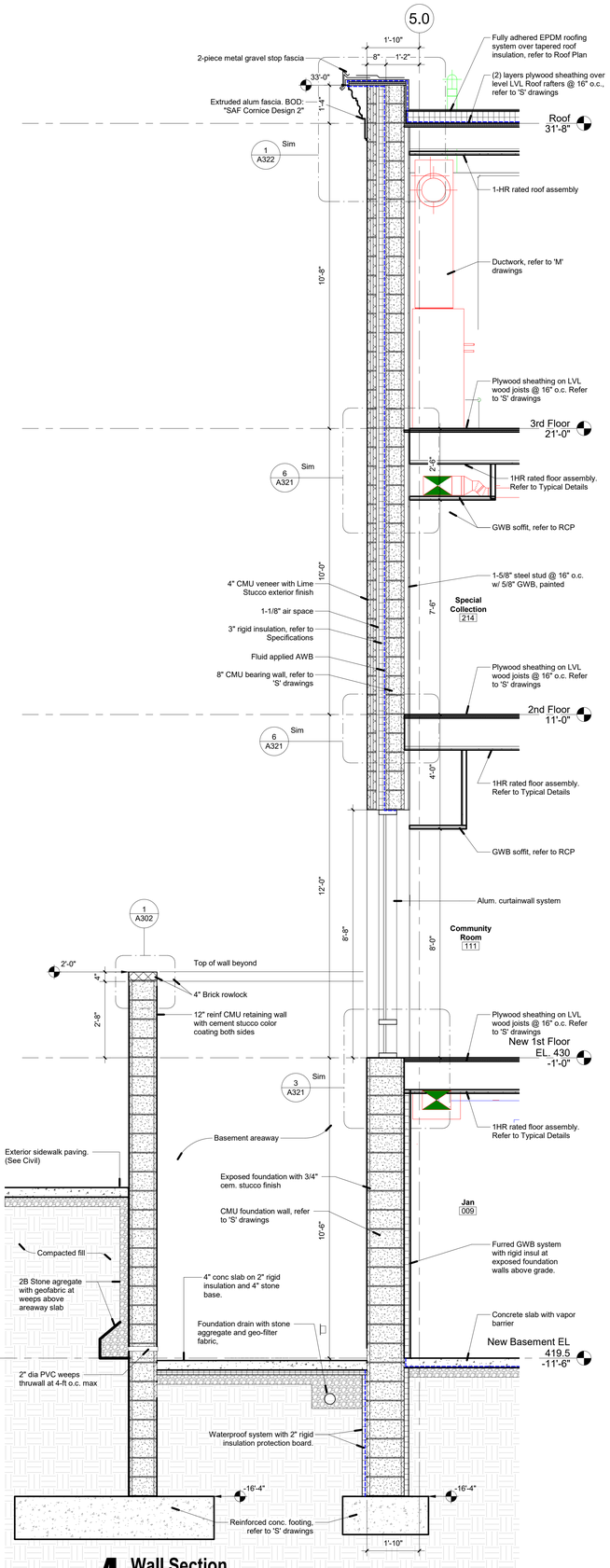
1 Wall Section
1/2" = 1'-0"



2 Wall Section
1/2" = 1'-0"



3 Wall Section
1/2" = 1'-0"



4 Wall Section
1/2" = 1'-0"

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No.	Date	Description

DRAWING TITLE
Wall Sections

PROJECT NUMBER
16.200

DRAWN BY
Author

SCALE
1/2" = 1'-0"

DATE
01.26.23

DRAWING NUMBER
A312

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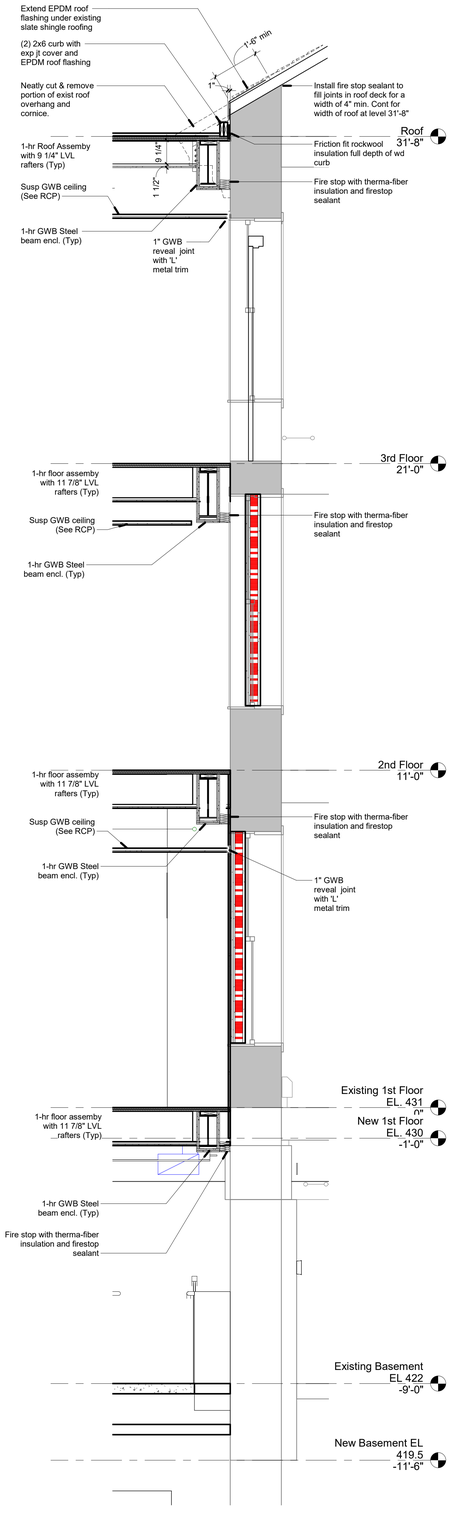
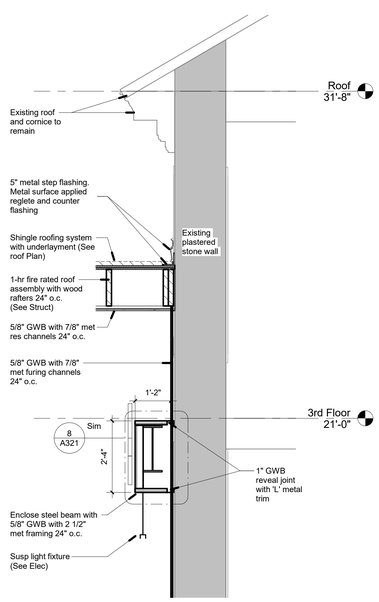
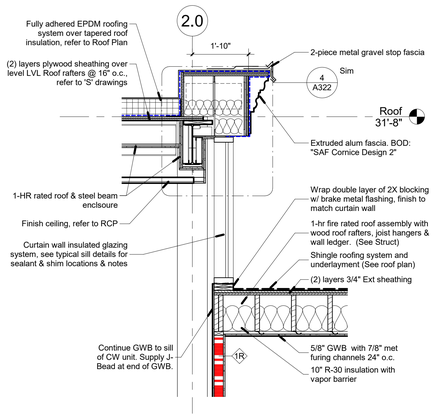


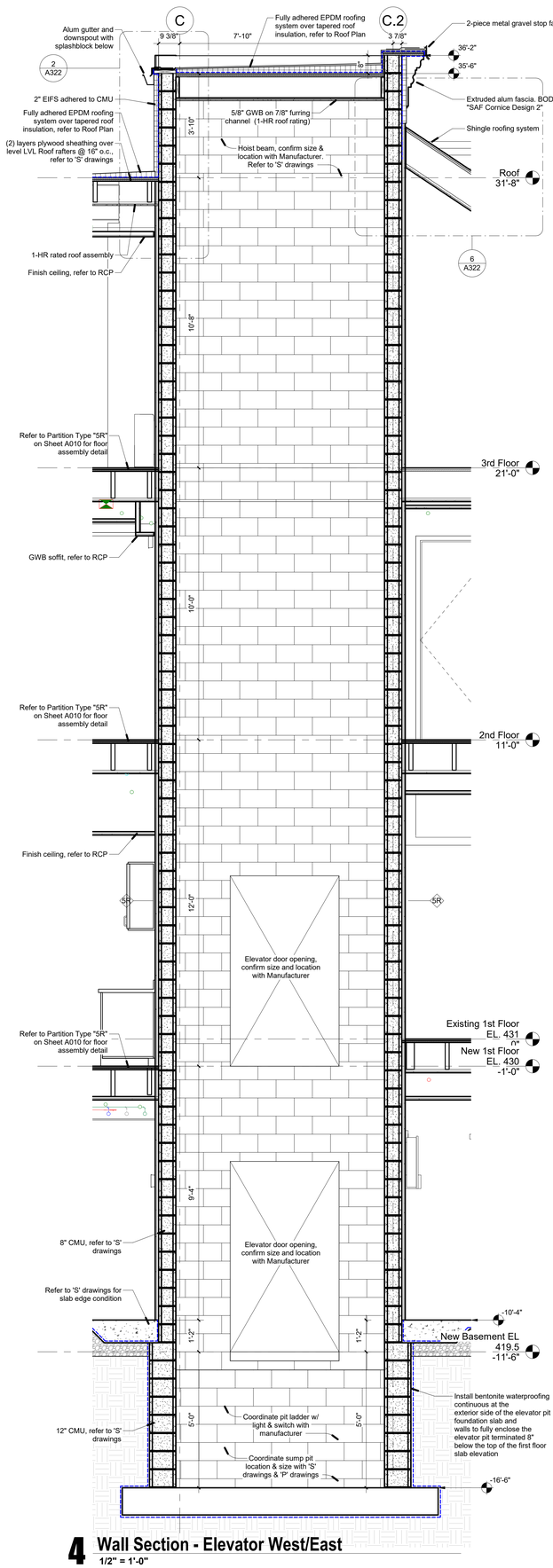
1 Wall Section
1/2" = 1'-0"



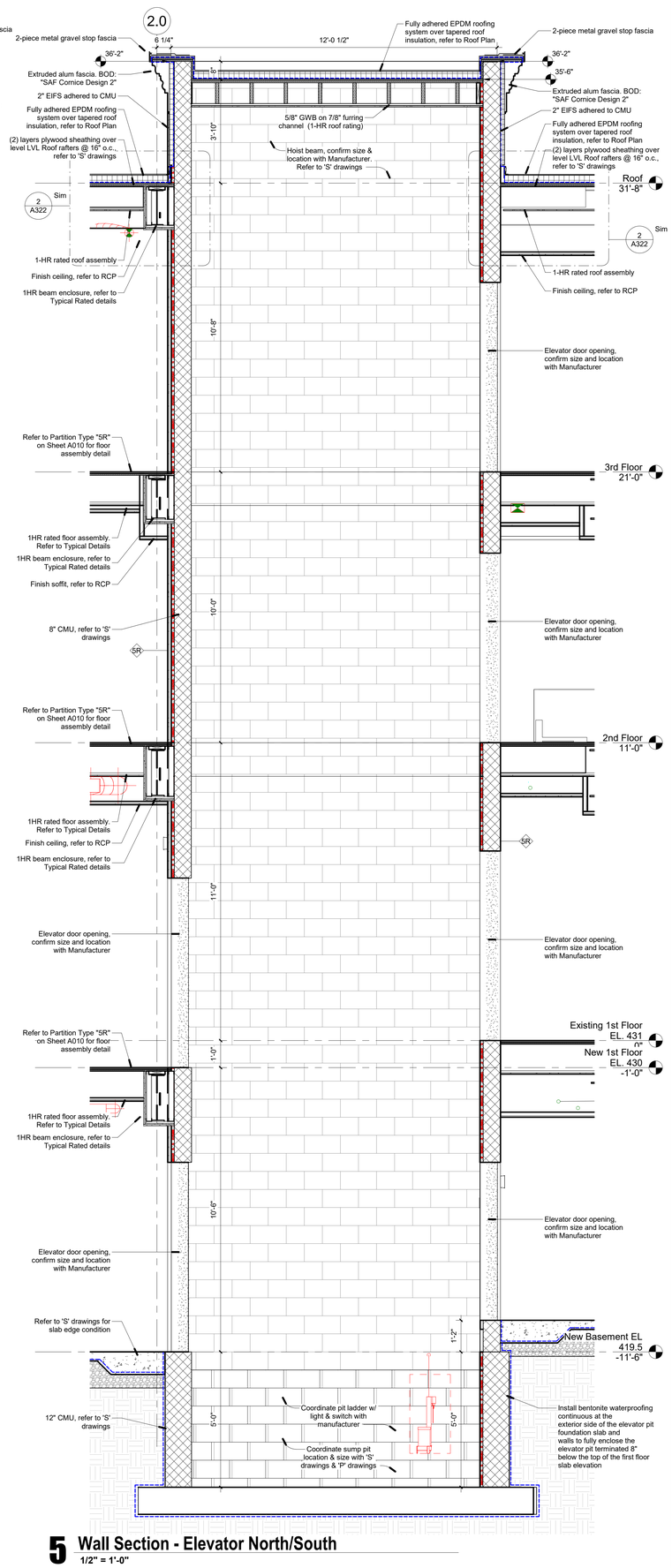
2 Wall Section
1/2" = 1'-0"



3 Wall Section
1/2" = 1'-0"



4 Wall Section - Elevator West/East
1/2" = 1'-0"



5 Wall Section - Elevator North/South
1/2" = 1'-0"

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No.	Date	Description

DRAWING TITLE
Wall Sections

PROJECT NUMBER
16.200

DRAWN BY
Author

SCALE
1/2" = 1'-0"

DATE
01.26.23

DRAWING NUMBER
A313

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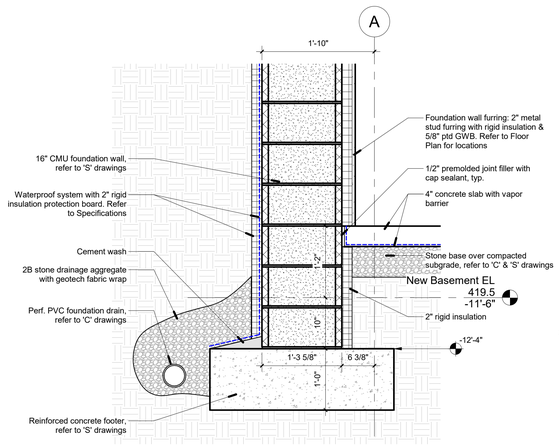
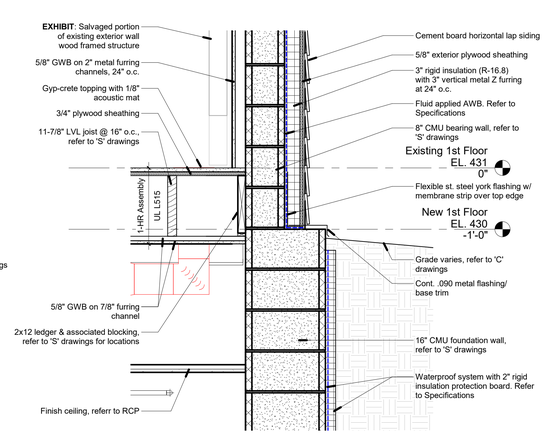
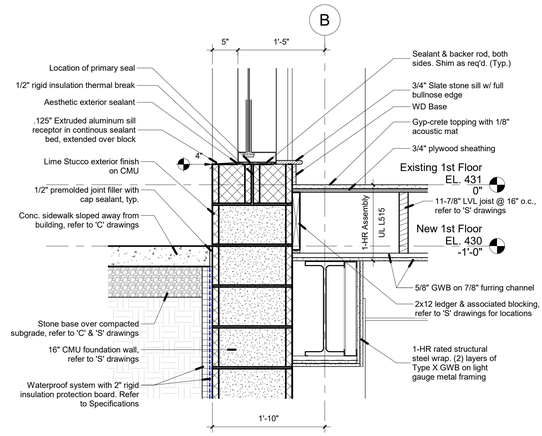


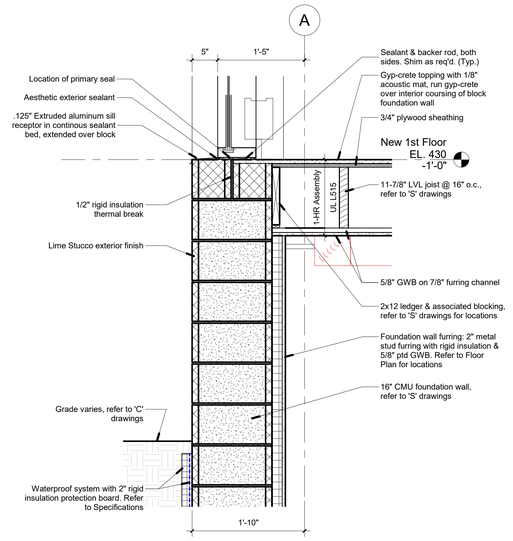
1 Section Detail - Typical Footer
1" = 1'-0"



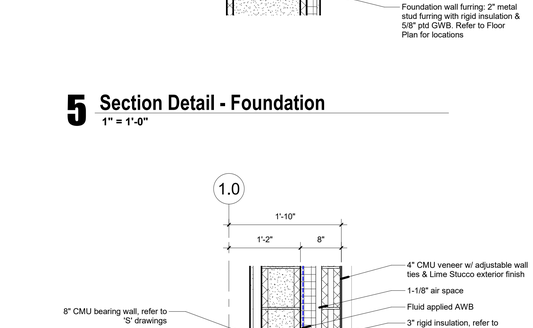
2 Section Detail - Foundation
1" = 1'-0"



3 Section Detail - Foundation
1" = 1'-0"

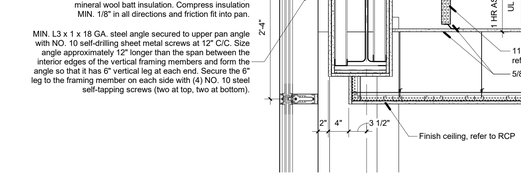


4 Section Detail - Foundation
1" = 1'-0"

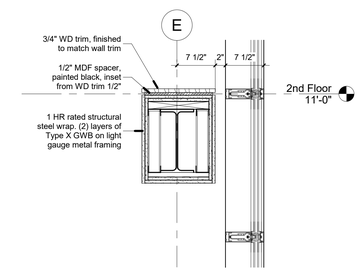


5 Section Detail - Foundation
1" = 1'-0"

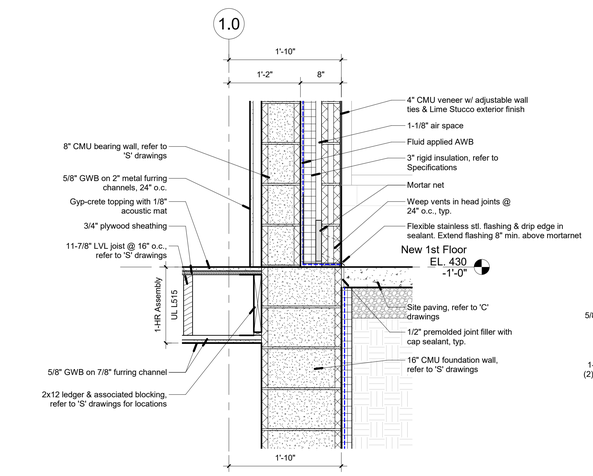
6 Section Detail - Typical Floor Edge
1" = 1'-0"



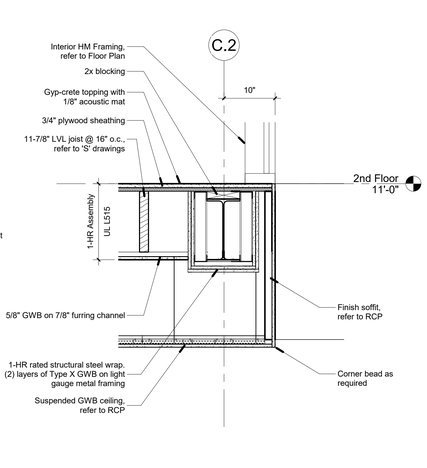
7 Section Detail - Typical Floor Edge @ CW
1" = 1'-0"



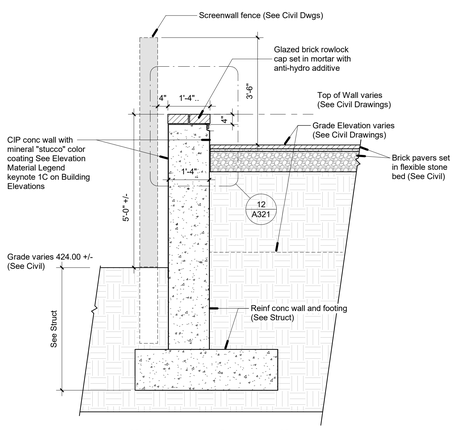
8 Section Detail - Rated Steel Wrap
1" = 1'-0"



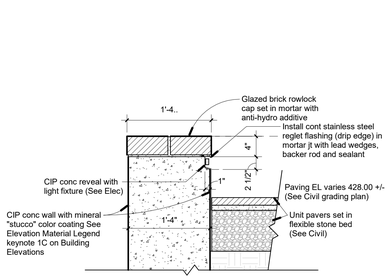
9 Section Detail - Foundation
1" = 1'-0"



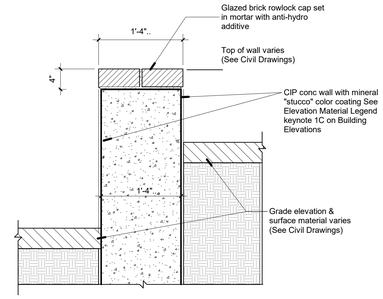
10 Section Detail - Interior Floor Edge
1" = 1'-0"



11 Wall Section_Site Wall-West Prop Line
1/2" = 1'-0"



12 Section Det - Site Wall Lighting
1" = 1'-0"



13 Wall section @ Typ Site Wall
1" = 1'-0"

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SEAL

Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
Section Details

PROJECT NUMBER
16.200

DRAWN BY
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SCALE
As indicated

DATE
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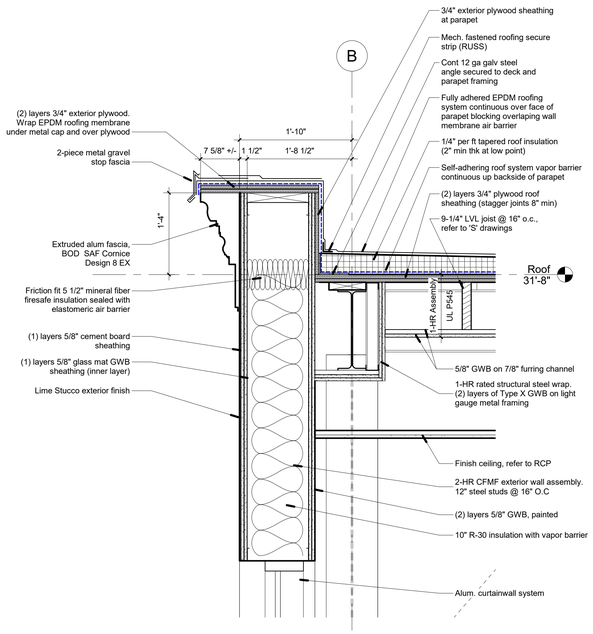
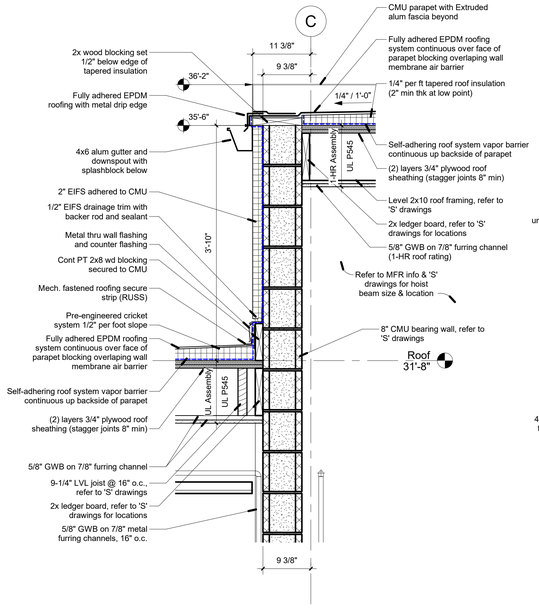
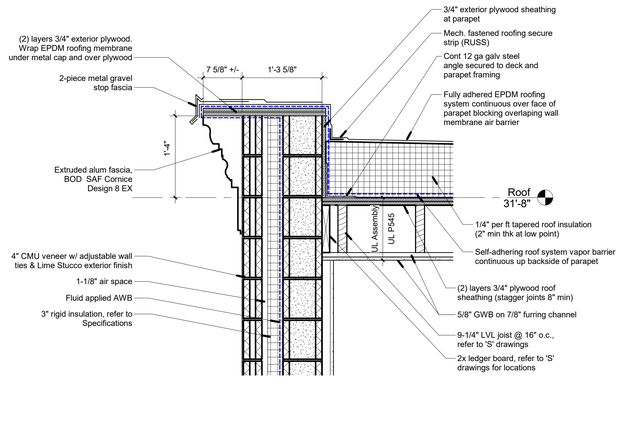


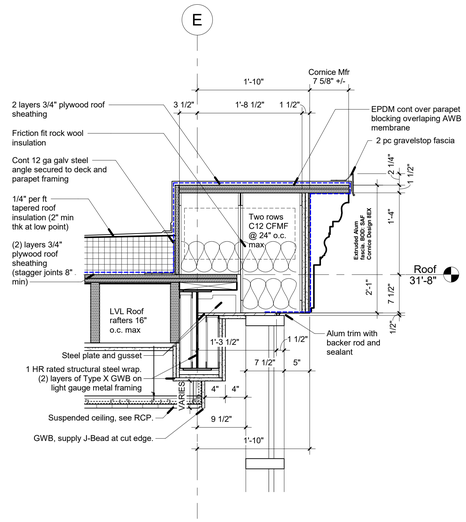
1 Section Detail - CFMF Parapet
1" = 1'-0"



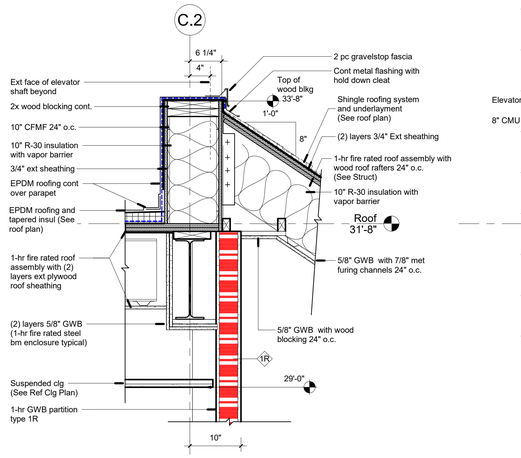
2 Section Detail - Elevator Shaft Parapet
1" = 1'-0"



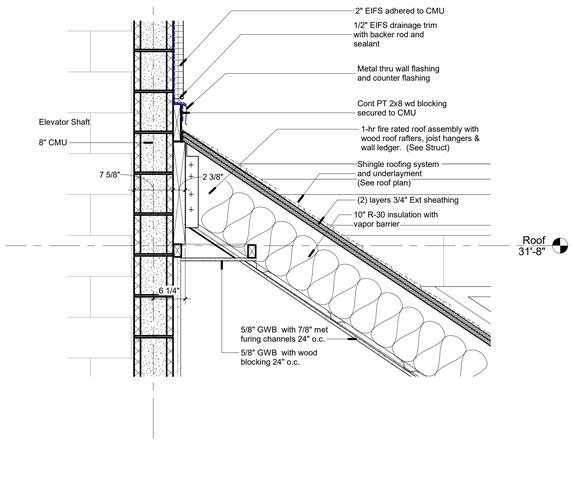
3 Section Detail - CMU Parapet
1" = 1'-0"



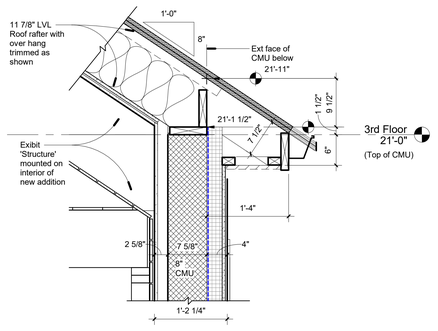
4 Section Detail - CFMF Parapet 2
1" = 1'-0"



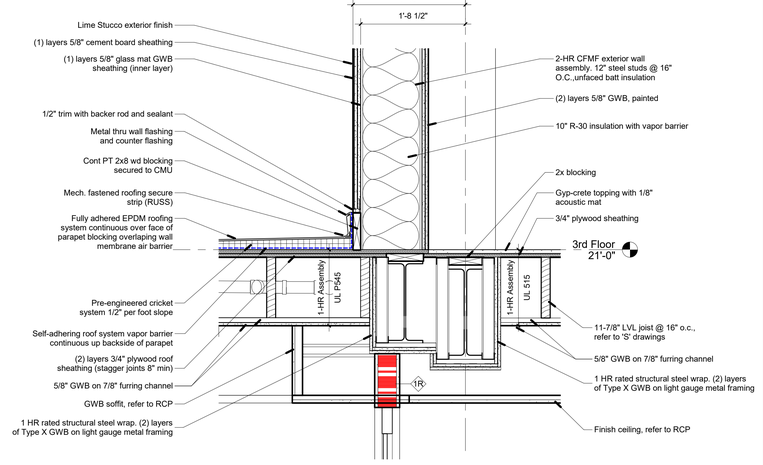
5 Section Detail - Parapet Sloped Roof
1" = 1'-0"



6 Section Detail - Sloped Roof @ Elevator
1" = 1'-0"



7 Section Detail - Pitched Roof
1" = 1'-0"



8 Section Detail - Roof/ Floor Transition
1" = 1'-0"

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1" = 1'-0"

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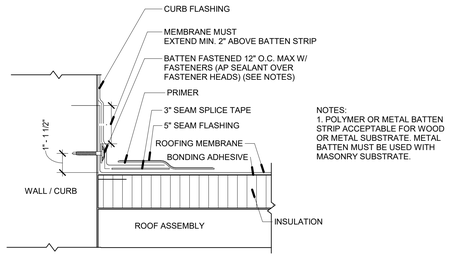
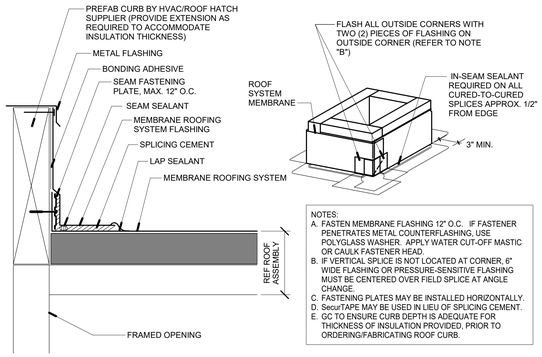


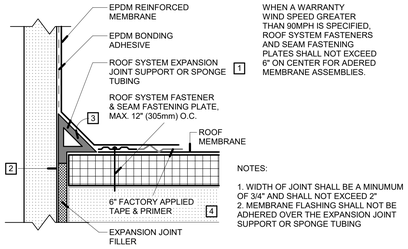
NOTES:
1. POLYMER OR METAL BATTEN STRIP ACCEPTABLE FOR WOOD OR METAL SUBSTRATE. METAL BATTEN MUST BE USED WITH MASONRY SUBSTRATE.

1 Typical Base Flashing Tie-In
1 1/2" = 1'-0"



NOTES:
A. FASTEN MEMBRANE FLASHING 12" O.C. IF FASTENER PENETRATES METAL COUNTERFLASHING, USE POLYGLASS WASHER. APPLY WATER CUT-OFF MASTIC OR CAULK FASTENER HEAD.
B. IF VERTICAL SPLICE IS NOT LOCATED AT CORNER, 6" WIDE FLASHING OR PRESSURE-SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPLICE AT ANGLE CHANGE.
C. FASTENING PLATES MAY BE INSTALLED HORIZONTALLY.
D. SecurTAPE MAY BE USED IN LIEU OF SPLICING CEMENT.
E. GC TO ENSURE CURB DEPTH IS ADEQUATE FOR THICKNESS OF INSULATION PROVIDED, PRIOR TO ORDERING/FABRICATING ROOF CURB.

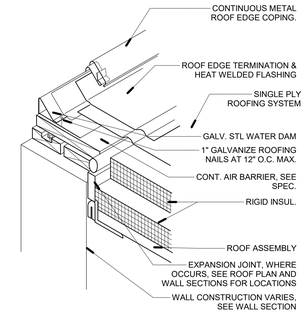
2 Typical Curb Flashing
3" = 1'-0"



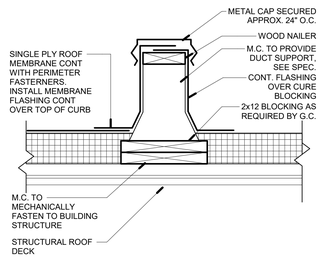
WHEN A WARRANTY WIND SPEED GREATER THAN 90MPH IS SPECIFIED, ROOF SYSTEM FASTENERS AND SEAM FASTENING PLATES SHALL NOT EXCEED 6" ON CENTER FOR ADERED MEMBRANE ASSEMBLIES.

NOTES:
1. WIDTH OF JOINT SHALL BE A MINUMUM OF 3/4" AND SHALL NOT EXCEED 2"
2. MEMBRANE FLASHING SHALL NOT BE ADHERED OVER THE EXPANSION JOINT SUPPORT OR SPONGE TUBING

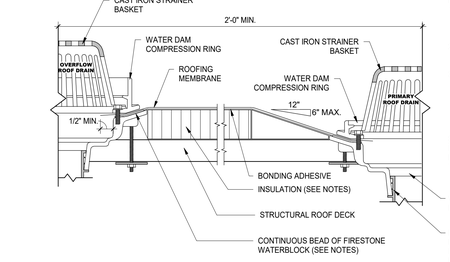
3 Typical Deck-to-Wall Expansion
1 1/2" = 1'-0"



4 Typical Drip Edge
1 1/2" = 1'-0"



5 Typical Duct Support Curb
1 1/2" = 1'-0"



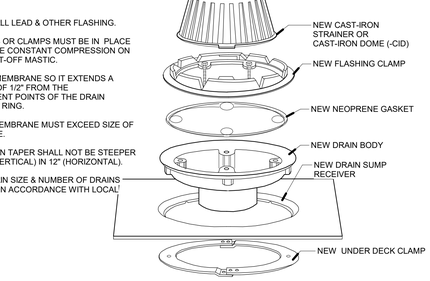
NOTES:
1. METAL GRAVEL STOP FABRICATION & INSTALLATION IS IN ACCORDANCE W/ CURRENT SMACNA RECOMMENDATIONS.

2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 lbs PER LINEAR FOOT MIN. IN ANY GIVEN DIRECTION.

3. FASTEN GRAVEL STOP CLEAT AS PER SUPPLIED INSTRUCTIONS.

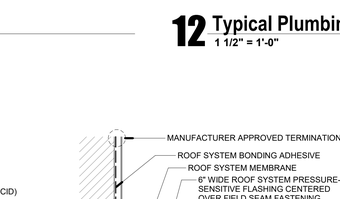
EPDM MEMBRANE MUST EXTEND UP OVER PARAPET BLOCKING AND DOWN OUTSIDE FACE OF BLOCKING SO THAT ALL SURFACES OF BLOCKING ARE CONCEALED BY MEMBRANE PRIOR TO INSTALLATION OF GRAVEL STOP (TYP FOR ALL)

6 Typical Gravel Stop
1 1/2" = 1'-0"



NOTE:
1. WOOD BLOCKING UNDER ALL EQUIPMENT CURBS IS BY G.C.

7 Typical Mechanical Curb
1" = 1'-0"

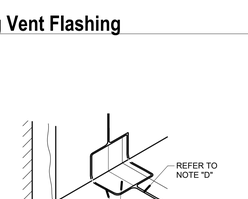


NOTE:
1. PIPE SEAL MUST HAVE RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.

2. DECK FLANGES OF THE PRE-MOLDED PIPE SEAL SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.

3. ON MECHANICALLY-FASTENED ROOFING SYSTEM, ADDITIONAL MEMBRANE SECUREMENT IN REQUIRED.

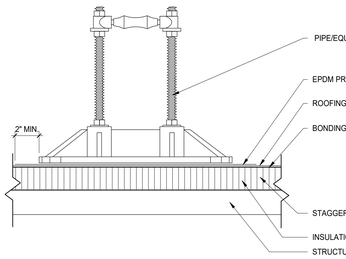
8 Typical Pipe Seal
1 1/2" = 1'-0"



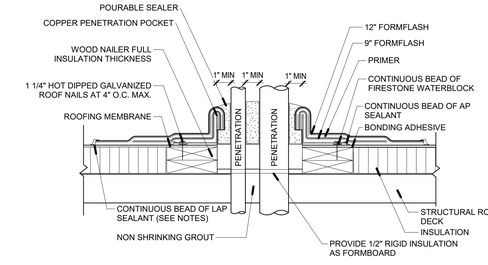
NOTE:
1. PIPE SEAL MUST HAVE INTACT RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.

2. DECK FLANGES OF THE PRE-MOLDED PIPE SEAL SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.

9 Typical Pipe VTR
1 1/2" = 1'-0"



10 Typical Pipe/Equipment Support
1 1/2" = 1'-0"



NOTES:
1. POURABLE SEALER MOUNDED TO SHED WATER (MIN. DEPTH OF 4", REMAINDER OF POCKET MAY BE FILLED WITH A NON-SHRINKING GROUT.

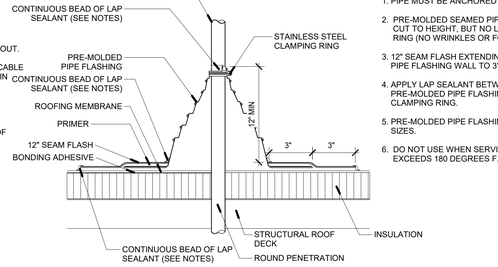
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 lbs PER LINEAR FOOT MIN. IN ANY GIVEN DIRECTION.

3. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 180 DEGREES F.

4. APPLY LAP SEALANT AROUND ENTIRE PERIMETER OF FLASHING. REFER TO PLS-4 FOR SEAM EDGE TREATMENT.

5. PRIMER REQUIRED ON PENETRATIONS & MEMBRANE INSIDE OF PENETRATION POCKET.

11 Typical Pitch Pocket
1 1/2" = 1'-0"



NOTES:
1. PIPE MUST BE ANCHORED TO ENSURE STABILITY.

2. PRE-MOLDED SEAMED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).

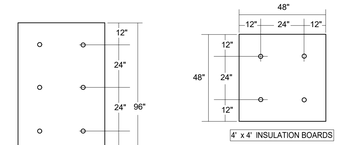
3. 12" SEAM FLASH EXTENDING 1/4" FROM PIPE FLASHING WALL TO 3" BEYOND PIPE FLASHING.

4. APPLY LAP SEALANT BETWEEN PENETRATION & PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING.

5. PRE-MOLDED PIPE FLASHING FITS 1" - 6" PENETRATION SIZES.

6. DO NOT USE WHEN SERVICE LINE TEMPERATURE EXCEEDS 180 DEGREES F.

12 Typical Plumbing Vent Flashing
1 1/2" = 1'-0"



NOTES:
A. PER FACTORY MUTUAL (FM) STANDARDS, THE FOLLOWING TOLERANCES ON DIMENSIONS BETWEEN FASTENERS ARE PERMITTED:

DIMENSIONS SHOWN ON DRAWING	PERMITTED TOLERANCES
12"	+ 1"
24"	+ 2"

B. PER FACTORY MUTUAL (FM) STANDARDS, ADDITIONAL INSULATION FASTENERS WILL BE REQUIRED AT THE ROOF PERIMETER AND CORNERS.

C. FOR POLYISOCYANURATE, PROVIDE 2 LAYERS OF ATTACHMENT FOR TOTAL THICKNESSES EXCEEDING 2".

13 Typical Rigid Insulation Fastening
3" = 1'-0"

NOTES:
1. HOLE IN MEMBRANE SHOULD EXTEND A MIN. OF 1/2" BEYOND CLAMPING RING & SHOULD NOT BE SMALLER THAN THE DIAMETER OF THE LEADER PIPE.

2. INSULATION ADJACENT TO DRAIN TO BE APPROPRIATE INSULATION WITH APPROPRIATE BONDING SURFACE.

3. WATERBLOCK MIN. OF 1/2 OF 10 oz TUBE PER 4" DRAIN. USE ADDITIONAL WATERBLOCK FOR LARGER DRAINS.

SUMP ARE FIELD SEAM REQUIREMENTS:
IF FIELD SEAM IS WITHIN 9" OF DRAIN COMPRESSION RING, TPO TARGET PATCH REQUIRED.

VERIFY SIZE OF ROOF DRAIN PIPE FOR NEW ROOF DRAIN BOWL (TYP.)

PROVIDE NEW INSULATION AT ROOF DRAIN AND PROVIDE 6' OF INSULATION ON THE NEW DRAIN LEADER

14 Typical Roof & Overflow Drain
1 1/2" = 1'-0"

NOTES:
1. REMOVE ALL LEAD & OTHER FLASHING.

2. ALL BOLTS OR CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON WATER CUT-OFF MASTIC.

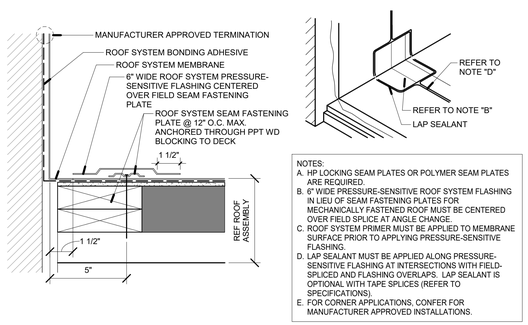
3. CUT THE MEMBRANE SO IT EXTENDS A MINIMUM OF 1/2" FROM THE ATTACHMENT POINTS OF THE DRAIN CLAMPING RING.

4. HOLE IN MEMBRANE MUST EXCEED SIZE OF DRAIN PIPE.

5. INSULATION TAPER SHALL NOT BE STEEPER THAN 6" (VERTICAL) IN 12" (HORIZONTAL).

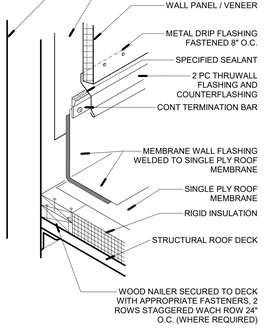
6. ROOF DRAIN SIZE & NUMBER OF DRAINS SHALL BE IN ACCORDANCE WITH LOCAL CODES.

15 Typical Roof Drain Assembly
1 1/2" = 1'-0"



NOTES:
A. HP LOCKING SEAM PLATES OR POLYMER SEAM PLATES ARE REQUIRED.
B. 6" WIDE PRESSURE-SENSITIVE ROOF SYSTEM FLASHING IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY FASTENED ROOF MUST BE CENTERED OVER FIELD SPLICE AT ANGLE CHANGE.
C. ROOF SYSTEM PRIMER MUST BE APPLIED TO MEMBRANE SURFACE PRIOR TO APPLYING PRESSURE-SENSITIVE FLASHING.
D. LAP SEALANT MUST BE APPLIED ALONG PRESSURE-SENSITIVE FLASHING AT INTERSECTIONS WITH FIELD-SPLICED AND FLASHING OVERLAPS. LAP SEALANT IS OPTIONAL WITH TAPE SPLICES (REFER TO SPECIFICATIONS).
E. FOR CORNER APPLICATIONS, CONFER FOR MANUFACTURER APPROVED INSTALLATIONS.

16 Typical Splice Detail at Roof to Wall Connection
3" = 1'-0"



17 Typical Wall Flashing
1 1/2" = 1'-0"

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A323

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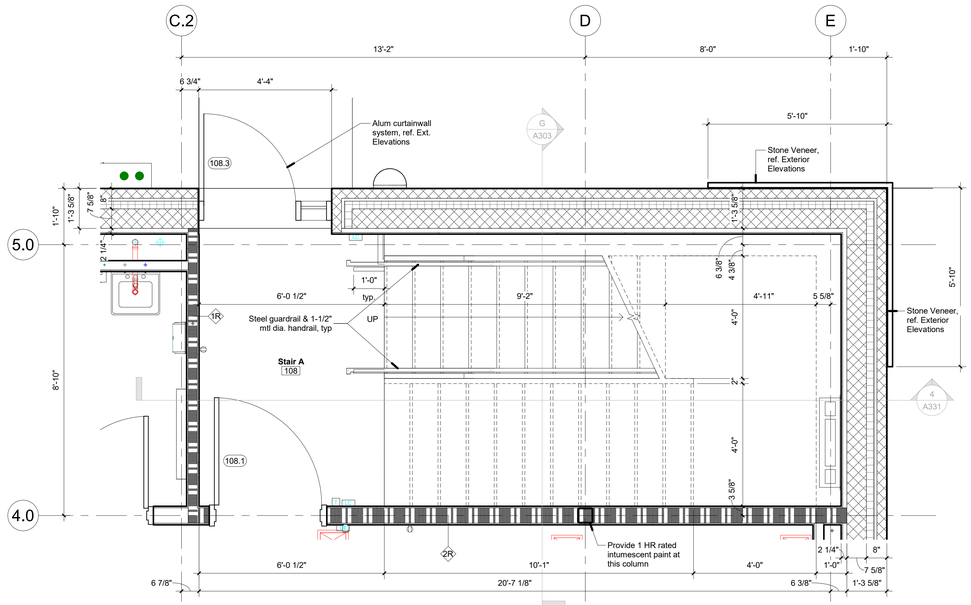
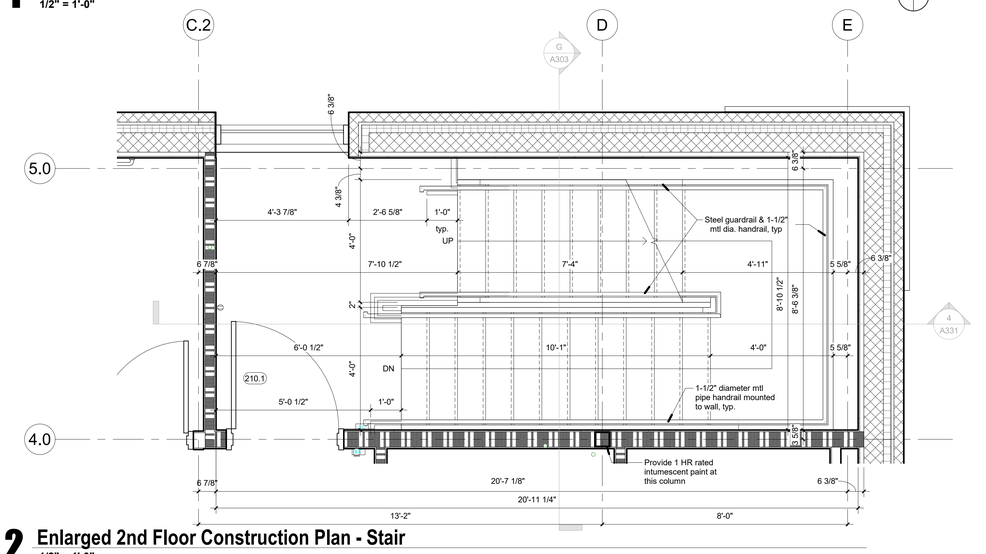


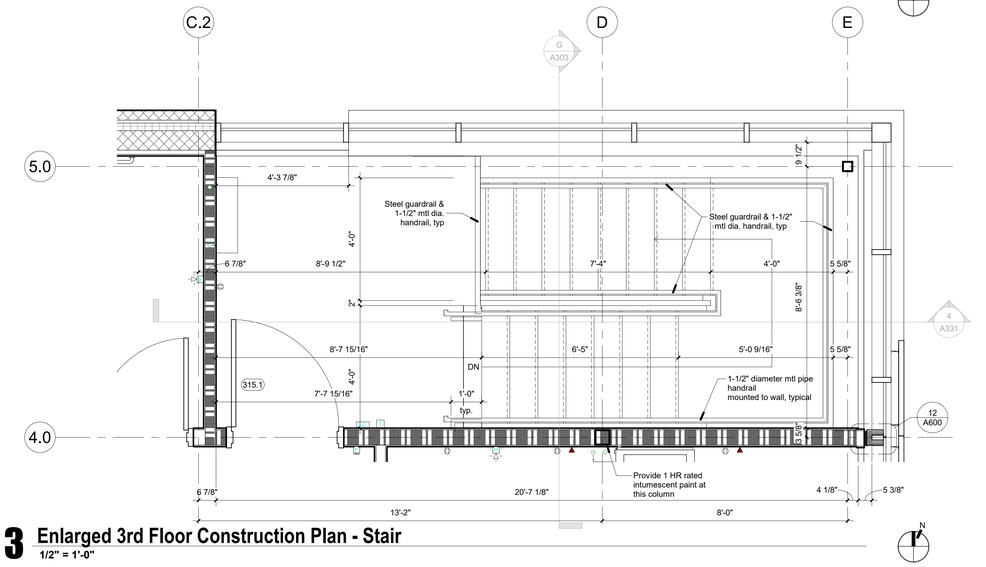
1 Enlarged 1st Floor Construction Plan - Stair

1/2" = 1'-0"



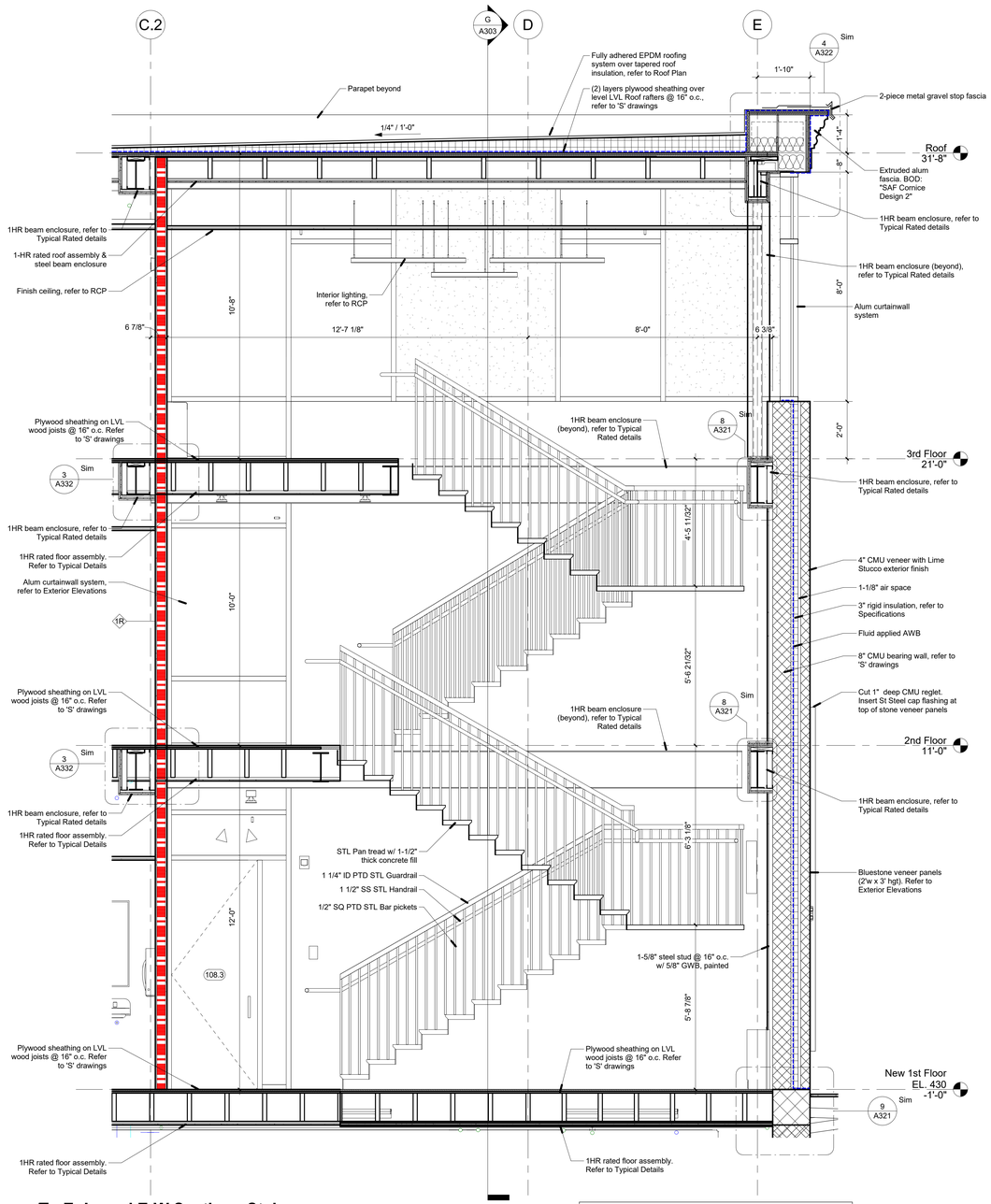
2 Enlarged 2nd Floor Construction Plan - Stair

1/2" = 1'-0"



3 Enlarged 3rd Floor Construction Plan - Stair

1/2" = 1'-0"



4 Enlarged E-W Section - Stair

1/2" = 1'-0"

NOTE: REFER TO SHEET A332 FOR TYPICAL STAIR & RAILING DETAILS

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Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

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No.	Date	Description

DRAWING TITLE

Enlarged Stair Plans and Sections

PROJECT NUMBER 16.200

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SCALE 1/2" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

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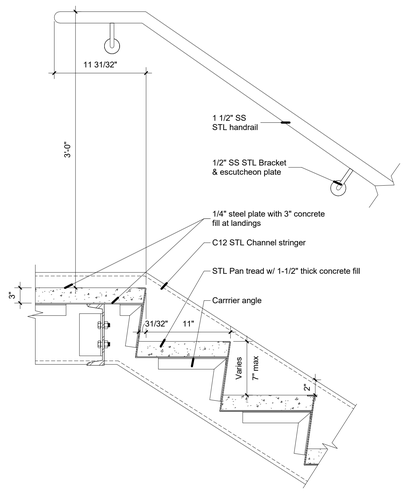
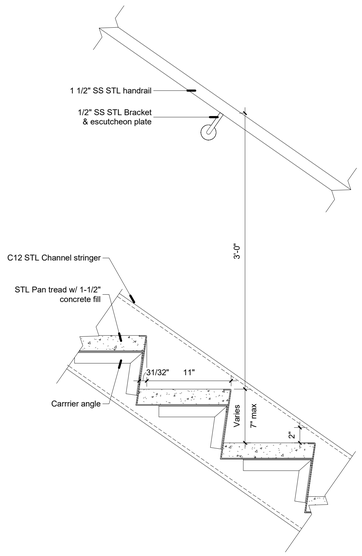
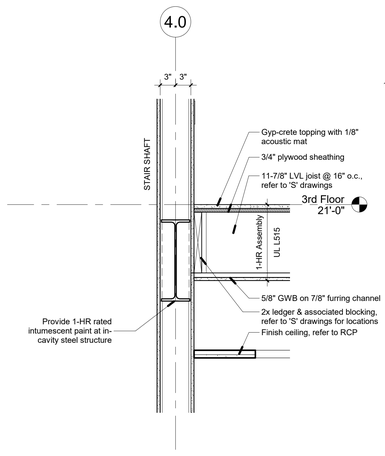


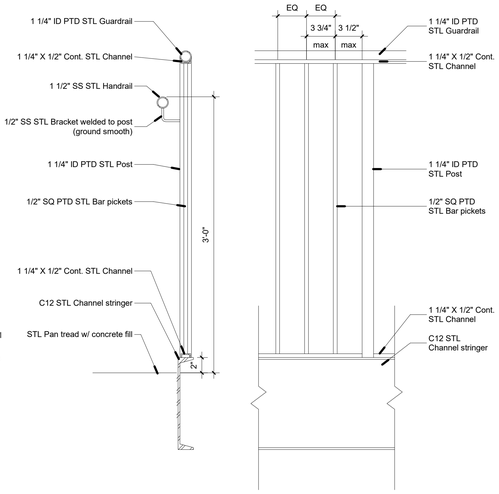
1 Stair Detail - Typ. Intermediate Landing (Outside)
1 1/2" = 1'-0"



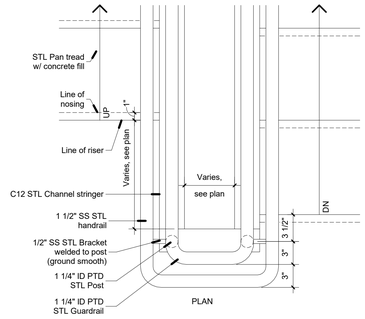
2 Stair Detail - Typ. Tread Riser
1 1/2" = 1'-0"

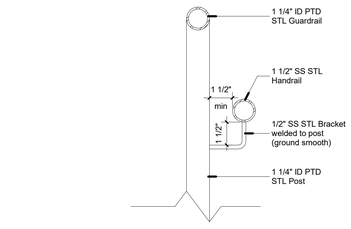


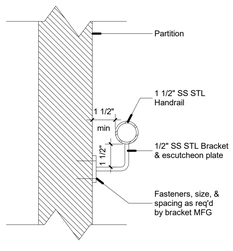
3 Section Detail - Floor Edge @ Stair
1" = 1'-0"



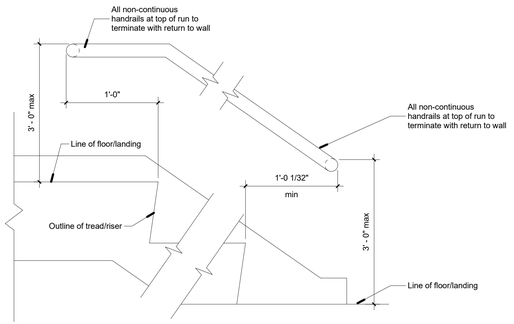
4 Stair Detail - Typ. Guardrail
1 1/2" = 1'-0"



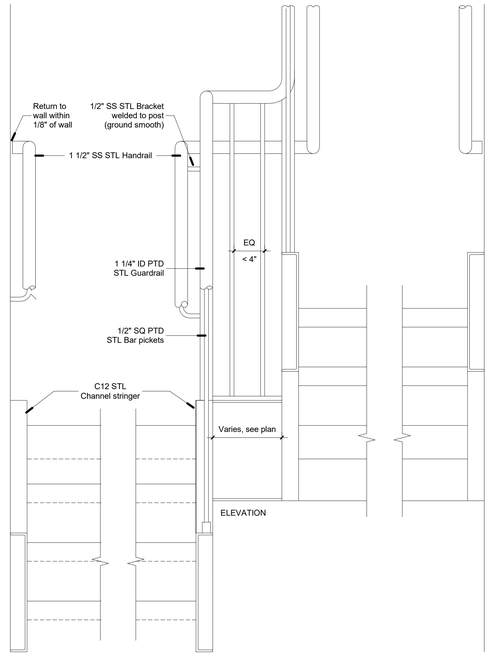




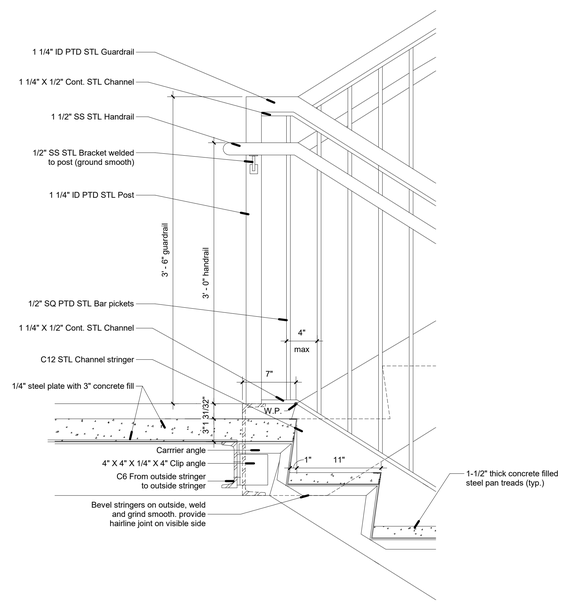
5 Stair Detail - Typ. Handrail Mounts
3" = 1'-0"



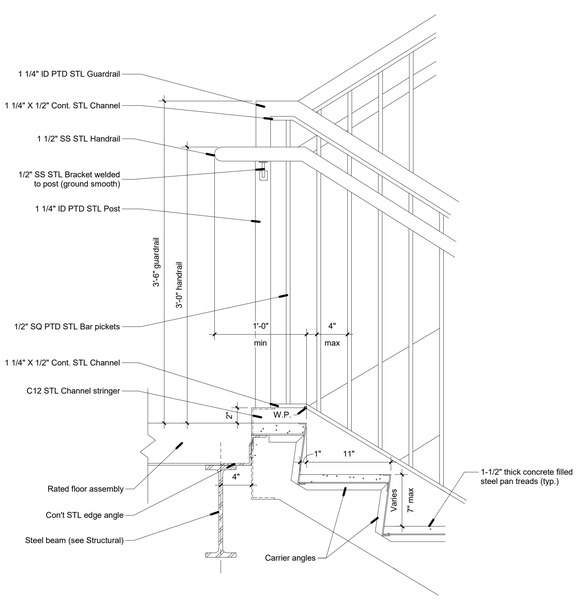
6 Stair Detail - Typ. Handrail Extensions
1 1/2" = 1'-0"



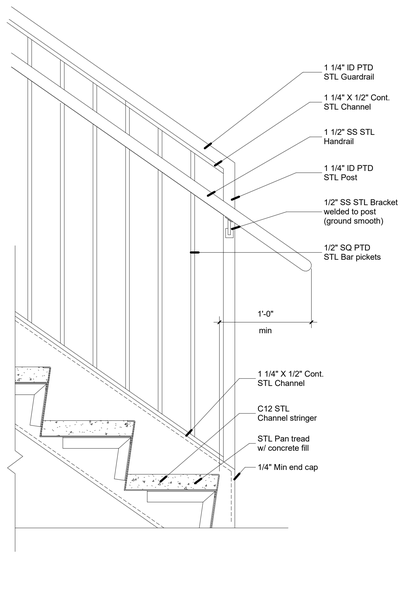
7 Stair Detail - Typ. Handrail Run
1 1/2" = 1'-0"



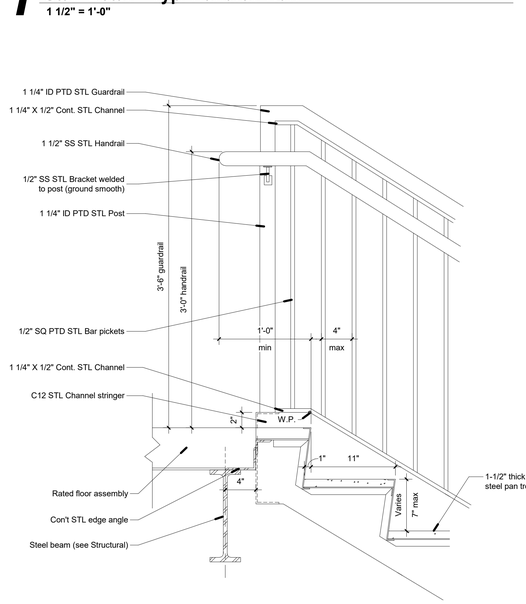
8 Stair Detail - Typ. Tread/Riser at Intermediate Landing (Inside)
1 1/2" = 1'-0"



9 Stair Detail - Typ. Tread/Riser at Intermediate Landing
1 1/2" = 1'-0"



10 Stair Detail - Typ. Tread/Riser at Base
1 1/2" = 1'-0"



11 Stair Detail - Typ. Tread/Riser at Top Landing (Inside)
1 1/2" = 1'-0"

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REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Stair Details

PROJECT NUMBER 16.200

DRAWN BY Author

SCALE As indicated

DATE 01.26.23

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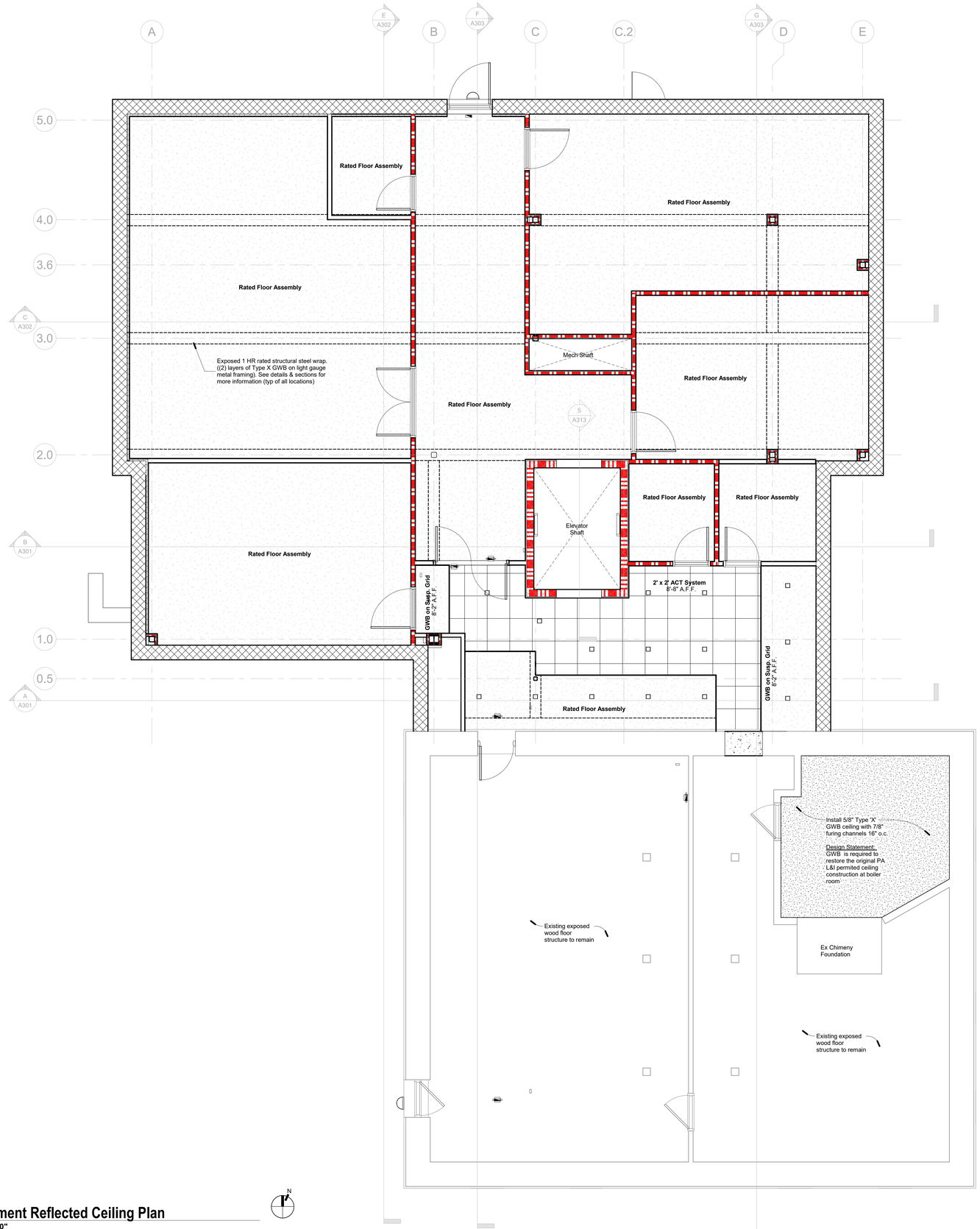

1 Basement Reflected Ceiling Plan
1/4" = 1'-0"

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PROJECT NUMBER
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SCALE
1/4" = 1'-0"

DATE
01.26.23

DRAWING NUMBER
A400

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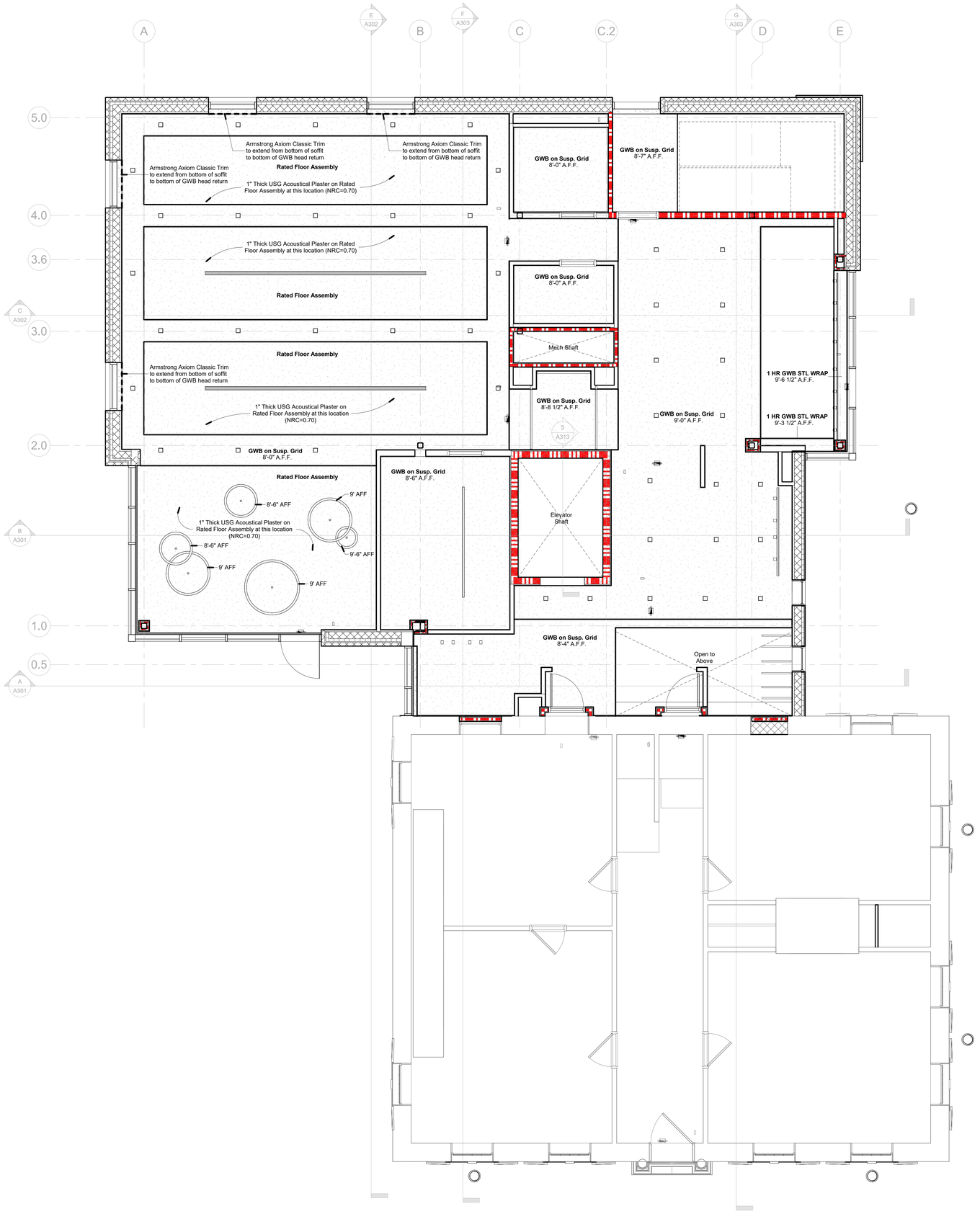
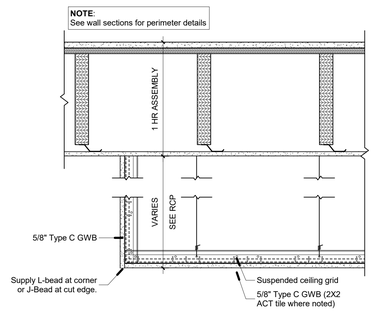


1 1st Floor Reflected Ceiling Plan

1/4" = 1'-0"



2 Detail - Suspended Ceiling

1 1/2" = 1'-0"

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DRAWING TITLE

1st Floor Reflected Ceiling Plan

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1 **2nd Floor Reflected Ceiling Plan**
1/4" = 1'-0"

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No.	Date	Description

DRAWING TITLE

2nd Floor Reflected Ceiling Plan

PROJECT NUMBER 16.200

DRAWN BY MKSD

SCALE 1/4" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

A402

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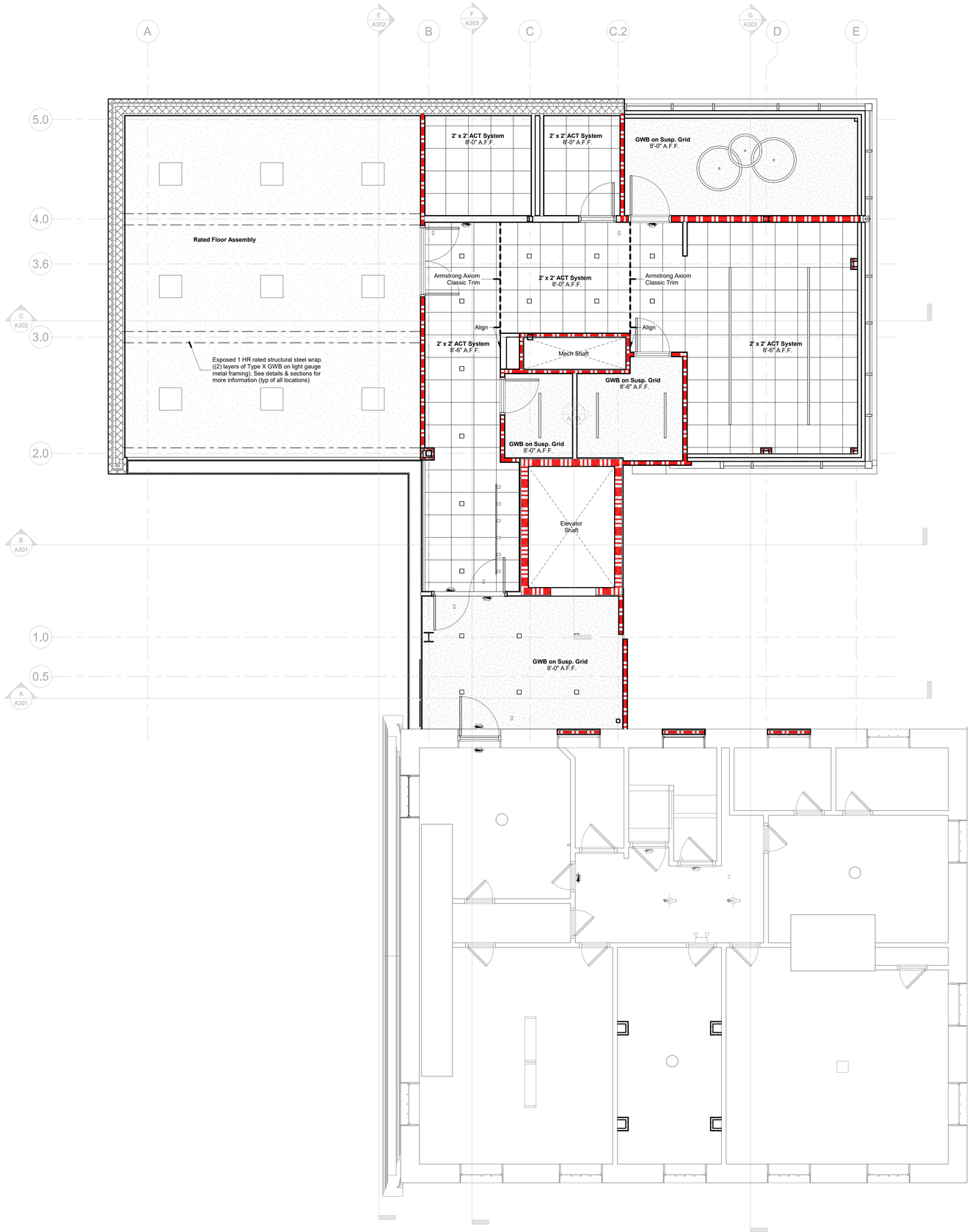

1 **3rd Floor Reflected Ceiling Plan**
1/4" = 1'-0"

N

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No.	Date	Description

DRAWING TITLE
3rd Floor Reflected Ceiling Plan

PROJECT NUMBER
16.200

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SCALE
1/4" = 1'-0"

DATE
01.26.23

DRAWING NUMBER
A403

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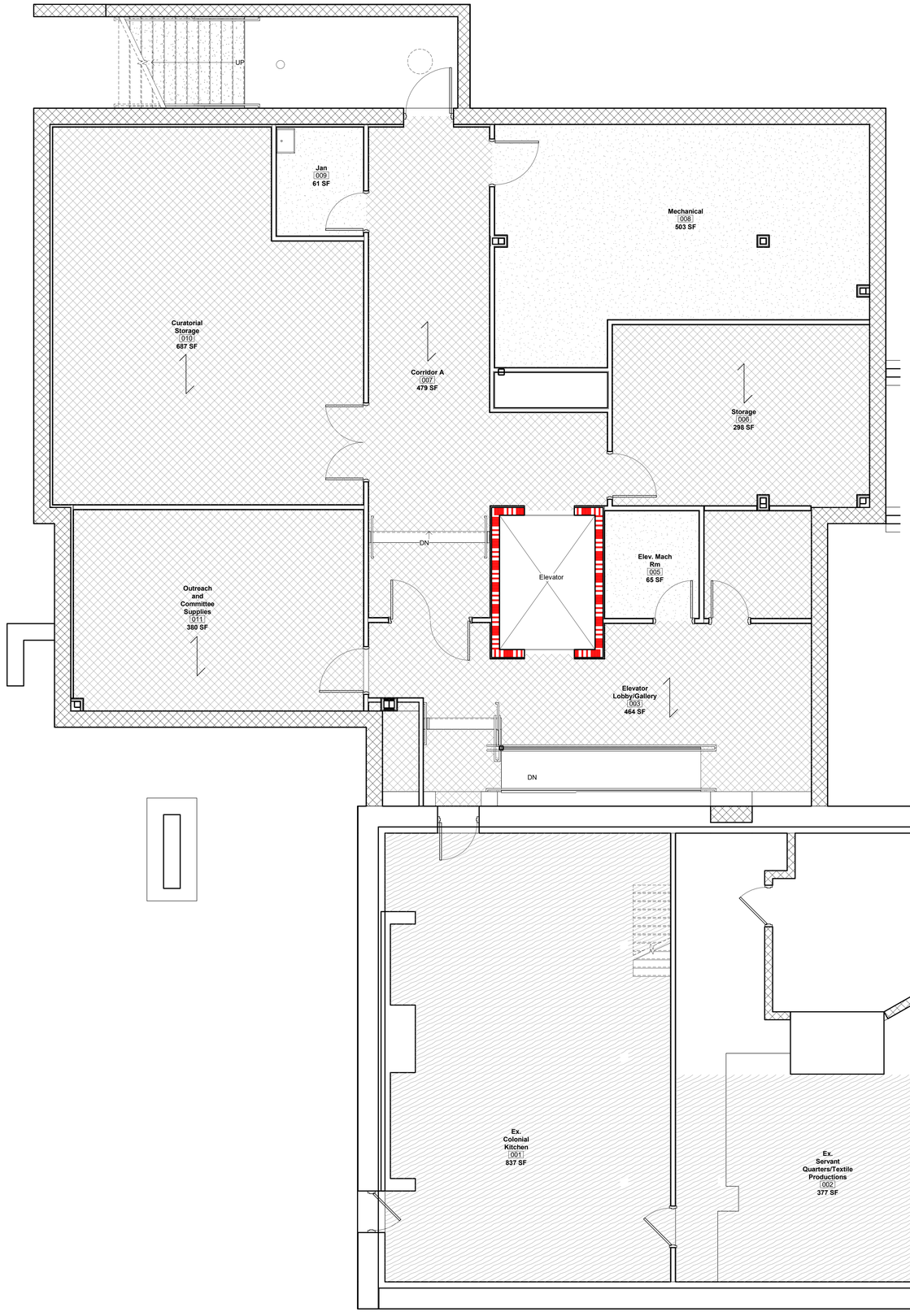


1 Basement Finish Plan

1/4" = 1'-0"

ROOM FINISH SCHEDULE LEGEND

FLOORING

Carpet Tile Flooring (CPT)
Code: CPT-1
Manufacturer: Mannington
Product: Teres
Color: Cashmere 12220
Size: 24" x 24"
Installation: Ashlar, monolithic pattern

Ceramic Tile Flooring (CT)
Code: CT-1
Manufacturer: Daltile
Product: Imagica
Color: Vision IG95, Light Polished
Size: 12" x 24"
Installation: Ashlar

Luxury Vinyl Flooring (LVT)
Code: LVT-1
Manufacturer: Interface
Product: Level Set - Natural Woodgrains
Color: A60207 Washed Wheat
Size: 25cm x 1m
Installation: Ashlar

Rubber Wall Base (RWB)
Code: RWB-1
Manufacturer: Roppe
Product: Pinnacle series
Size: 4" Standard Toe
Color: 639 Beigewood

Wood Base (WD)
Code: WD-1
Species: Paint Grade Poplar
Color: PT-1, see finish schedule
Size: 3/4", see WOOD BASE WD-1 diagram, below

Ceramic Tile Base (CTB)
Code: CTB-1
Manufacturer: Daltile
Product: Imagica
Color: Vision IG95, Light Polished
Size: 6"x12" Cove Base

Rubber Stair Treads & Risers (STR)
Code: STR-1
Manufacturer: Roppe
Product: #92 Low Profile Raised Circular Design
Color: 639 Beigewood

WALLS

Paint (PT)
Code: PT-1
Manufacturer: Sherwin Williams
Color: Greek Villa (SW 7551)

Ceramic Wall Tile (CWT)
Code: CWT-1
Manufacturer: Daltile
Product: Trellis Oak
Color: Brown Blend Rectangle Chevron TR24, Matte
Size: 18" x 36"
Installation: Stacked

Wood Veneer Panel (WVP)
Code: WVP-1
Species: Maple veneer (1/2" panel)
Color: Clear transparent finish to be selected by Architect

OTHER

High Pressure Laminate (PLAM)
Code: PLAM-1
Manufacturer: Wilsonart
Color: Fawn Cypress

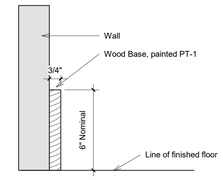
Quartz (QTZ)
Code: QTZ-1
Manufacturer: Wilsonart
Color: Haida

Solid Surface (SS)
Code: SS-1
Manufacturer: Wilsonart
Color: Moon Geyser

Door Stain (STN)
Code: STN-1
Manufacturer: Masonite Architectural
Color: Plain Sliced White Maple, Clear Finish

GENERAL NOTES:

1. North in Finish Schedule relates to North on plans.
2. Vision panel frames to be painted to match door frames.
3. Provide ADA compliant thresholds at flooring material changes as required.
4. Align floor material transitions with center of door panels.
5. All soffits to be painted with flat sheen. All sides and underside of soffits to be painted the same color.
6. All paint in toilet rooms to be epoxy paint.
7. See finish plans and elevations for accent paint color locations.
8. Paint all sides of pilasters same color.
9. Install finish end panels to all exposed surfaces of casework.



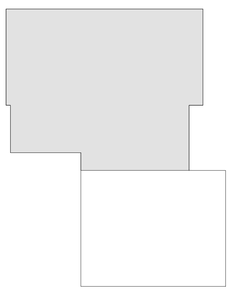
WOOD BASE WD-01

Finish Schedule Basement

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish
001	Ex. Colonial Kitchen	EX.	EX.	EX.
002	Ex. Servant Quarters/Textile Productions	EX.	EX.	EX.
003	Elevator Lobby/Gallery	LVT-1	RWB-1	PT-1
004	Mech Equip	SC	RWB-1	PT-1
004	Storage	LVT-1	RWB-1	PT-1
005	Elev. Mach Rm	SC	RWB-1	PT-1
006	Storage	LVT-1	RWB-1	PT-1
007	Corridor A	LVT-1	RWB-1	PT-1
008	Mechanical	SC	RWB-1	PT-1
009	Jan	SC	RWB-1	PT-1
010	Curatorial Storage	LVT-1	RWB-1	PT-1
011	Outreach and Committee Supplies	LVT-1	RWB-1	PT-1

Material Legend

- CPT-1
- SC
- LVT-1
- EX
- CT-1
- CT-2
- CWT - SEE FINISH SCHEDULE
- ASHLAR INSTALL DIRECTION



KEY PLAN

= scope of work

MKSD architects

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DRAWING TITLE

Basement Finish Plan and Details

PROJECT NUMBER 16.200

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DRAWING NUMBER

A500

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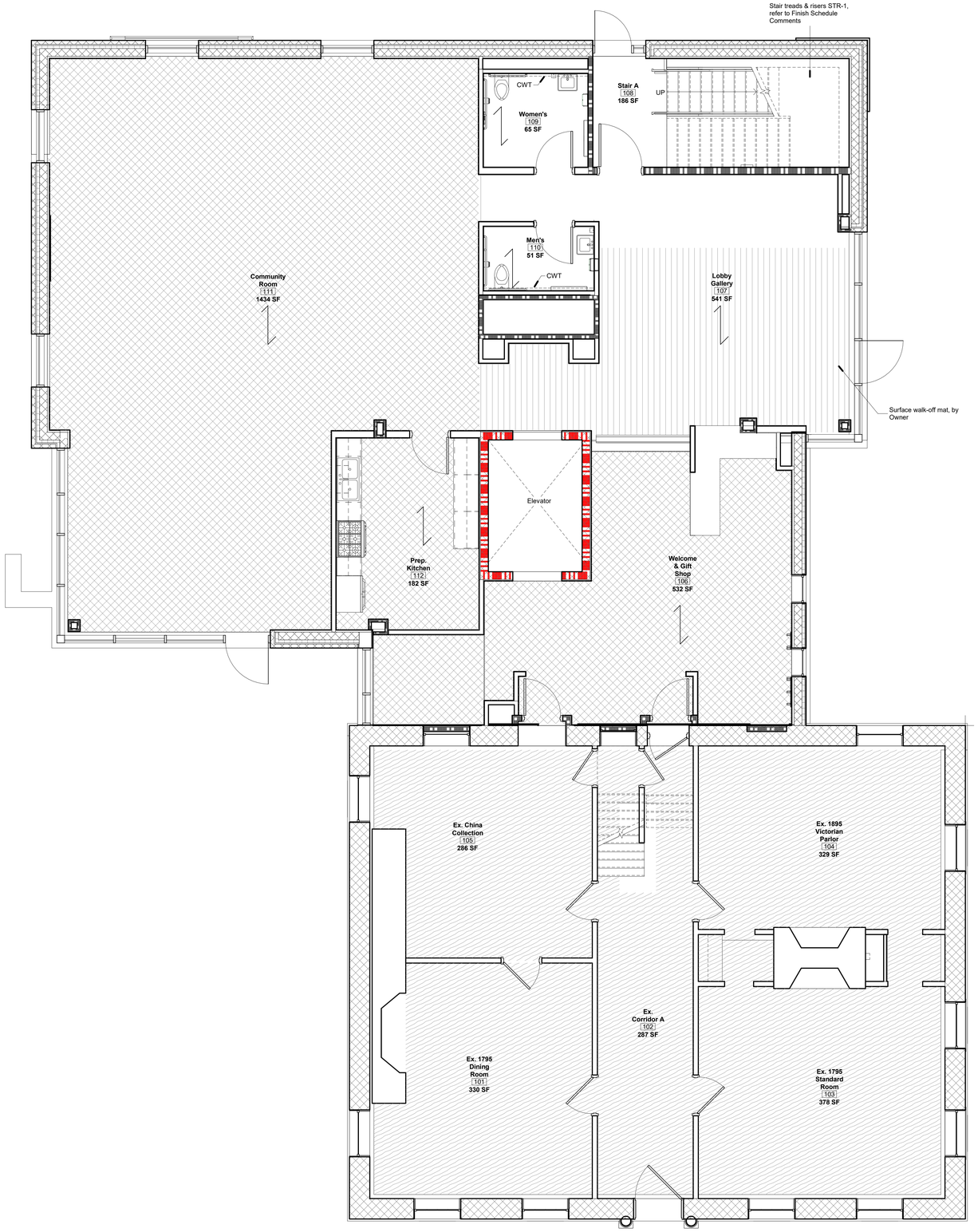

1 1st Floor Finish Plan

1/4" = 1'-0"

ROOM FINISH SCHEDULE LEGEND

FLOORING

Carpet Tile Flooring (CPT)
Code: CPT-1
Manufacturer: Mannington
Product: Teres
Color: Cashmere 12220
Size: 24" x 24"
Installation: Ashlar, monolithic pattern

Ceramic Tile Flooring (CT)
Code: CT-1
Manufacturer: Daltile
Product: Imagica
Color: Vision IG95, Light Polished
Size: 12" x 24"
Installation: Ashlar

Luxury Vinyl Flooring (LVT)
Code: LVT-1
Manufacturer: Interface
Product: Level Set - Natural Woodgrains
Color: A00207 Washed Wheat
Size: 25cm x 1m
Installation: Ashlar

Rubber Wall Base (RWB)
Code: RWB-1
Manufacturer: Roppe
Product: Pinnacle series
Size: 4" Standard Toe
Color: 639 Beigewood

Wood Base (WD)
Code: WD-1
Species: Paint Grade Poplar
Color: PT-1, see finish schedule
Size: 3/4", see WOOD BASE WD-1 diagram, below

Ceramic Tile Base (CTB)
Code: CTB-1
Manufacturer: Daltile
Product: Imagica
Color: Vision IG95, Light Polished
Size: 6"x12" Cove Base

Rubber Stair Treads & Risers (STR)
Code: STR-1
Manufacturer: Roppe
Product: #92 Low Profile Raised Circular Design
Color: 639 Beigewood

WALLS

Paint (PT)
Code: PT-1
Manufacturer: Sherwin Williams
Color: Greek Villa (SW 7551)

Ceramic Wall Tile (CWT)
Code: CWT-1
Manufacturer: Daltile
Product: Trellis Oak
Color: Brown Blend Rectangle Chevron TR24, Matte
Size: 18" x 36"
Installation: Stacked

Wood Veneer Panel (WVP)
Code: WVP-1
Species: Maple veneer (1/2" panel)
Color: Clear transparent finish to be selected by Architect

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High Pressure Laminate (PLAM)
Code: PLAM-1
Manufacturer: Wilsonart
Color: Fawn Cypress

Quartz (QTZ)
Code: QTZ-1
Manufacturer: Wilsonart
Color: Haida

Solid Surface (SS)
Code: SS-1
Manufacturer: Wilsonart
Color: Moon Geyser

Door Stain (STN)
Code: STN-1
Manufacturer: Masonite Architectural
Color: Plain Sliced White Maple, Clear Finish

GENERAL NOTES:

1. North in Finish Schedule relates to North on plans.
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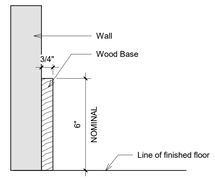
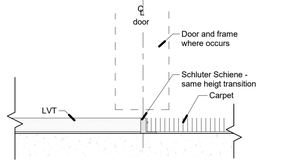
8. Paint all sides of plasters same color.
9. Install finish end panels to all exposed surfaces of casework.



WOOD BASE WD-1

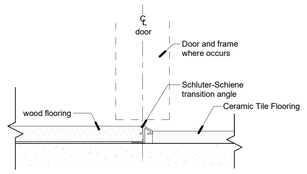
Finish Schedule 1st Floor

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Other
101	Ex. 1795 Dining Room	EX.	EX.	EX.	
102	Ex. Corridor A	EX.	EX.	EX.	
103	Ex. 1795 Standard Room	EX.	EX.	EX.	
104	Ex. 1895 Victorian Parlor	EX.	EX.	EX.	
105	Ex. China Collection	EX.	EX.	EX.	
106	Welcome & Gift Shop	LVT-1	WD-1	PT-1	
107	Lobby Gallery	CT-1	WD-1	PT-1	
108	Stair A	CT-1	RWB-1	PT-1	Stair tread, risers, and intermediate landings ST-1
109	Women's	CT-1	CTB-1	PT-1, CWT-1	
110	Men's	CT-1	CTB-1	PT-1, CWT-1	
111	Community Room	LVT-1	WD-1	PT-1	
112	Prep. Kitchen	LVT-1	RWB-1	PT-1	
125	Ex. Recreation & Resorts Exhibition	EX.	EX.	EX.	



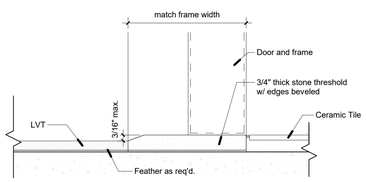
2 Transition Detail - LVT & Carpet

6" = 1'-0"



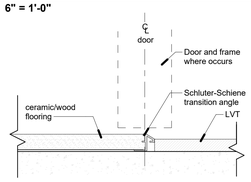
3 Transition Detail - Wood & Ceramic

6" = 1'-0"



4 Transition Detail - LVT to Saddle to Ceramic

6" = 1'-0"

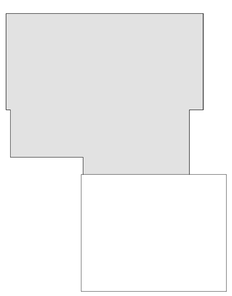


5 Transition Detail - LVT & Ceramic/Wood

6" = 1'-0"

Material Legend

- CPT-1
- SC
- LVT-1
- EX
- CT-1
- CT-2
- CWT - SEE FINISH SCHEDULE
- ASHLAR INSTALL DIRECTION



KEY PLAN

= scope of work

MKSD architects

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Todd O. Chambers, AIA, NCARB
Jill P. Hewes, AIA, LEED AP

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SEAL

Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

1st Floor Finish Plan

PROJECT NUMBER 16.200

DRAWN BY Author

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

A501

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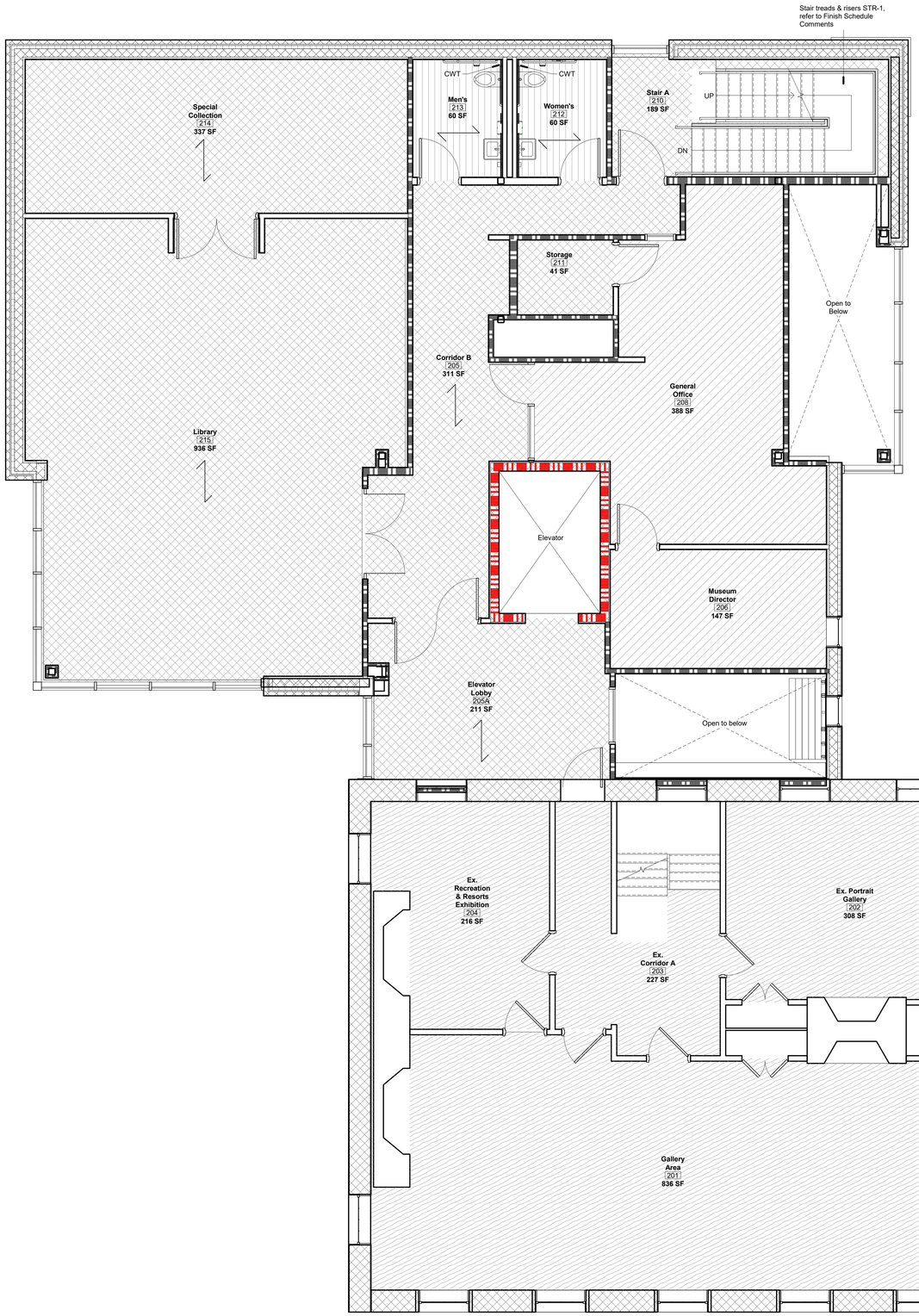


ROOM FINISH SCHEDULE LEGEND

FLOORING

Carpet Tile Flooring (CPT)
Code: CPT-1
Manufacturer: Mannington
Product: Teres
Color: Cashmere 12220
Size: 24" x 24"
Installation: Ashlar, monolithic pattern

Ceramic Tile Flooring (CT)
Code: CT-1
Manufacturer: Daltile
Product: Imagica
Color: Vision IG95, Light Polished
Size: 12" x 24"
Installation: Ashlar

Luxury Vinyl Flooring (LVT)
Code: LVT-1
Manufacturer: Interface
Product: Level Set - Natural Woodgrains
Color: A00207 Washed Wheat
Size: 25cm x 1m
Installation: Ashlar

Rubber Wall Base (RWB)
Code: RWB-1
Manufacturer: Roppe
Product: Pinnacle series
Size: 4" Standard Toe
Color: 639 Beigewood

Wood Base (WD)
Code: WD-1
Species: Paint Grade Poplar
Color: PT-1, see finish schedule
Size: 3/4", see WOOD BASE WD-1 diagram, below

Ceramic Tile Base (CTB)
Code: CTB-1
Manufacturer: Daltile
Product: Imagica
Color: Vision IG95, Light Polished
Size: 6"x12" Cove Base

Rubber Stair Treads & Risers (STR)
Code: STR-1
Manufacturer: Roppe
Product: #92 Low Profile Raised Circular Design
Color: 639 Beigewood

WALLS

Paint (PT)
Code: PT-1
Manufacturer: Sherwin Williams
Color: Greek Villa (SW 7551)

Ceramic Wall Tile (CWT)
Code: CWT-1
Manufacturer: Daltile
Product: Trellis Oak
Color: Brown Blend Rectangle Chevron TR24, Matte
Size: 18" x 36"
Installation: Stacked

Wood Veneer Panel (WVP)
Code: WVP-1
Species: Maple veneer (1/2" panel)
Color: Clear transparent finish to be selected by Architect

OTHER

High Pressure Laminate (PLAM)
Code: PLAM-1
Manufacturer: Wilsonart
Color: Fawn Cypress

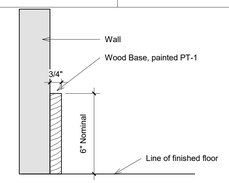
Quartz (QTZ)
Code: QTZ-1
Manufacturer: Wilsonart
Color: Haida

Solid Surface (SS)
Code: SS-1
Manufacturer: Wilsonart
Color: Moon Geyser

Door Stain (STN)
Code: STN-1
Manufacturer: Masonite Architectural
Color: Plain Sliced White Maple, Clear Finish

GENERAL NOTES:

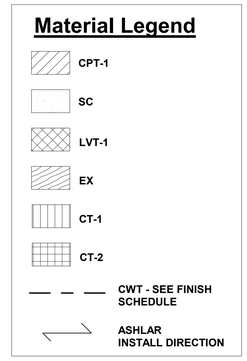
1. North in Finish Schedule relates to North on plans.
2. Vision panel frames to be painted to match door frames.
3. Provide ADA compliant thresholds at flooring material changes as required.
4. Align floor material transitions with center of door panels.
5. All soffits to be painted with flat sheen. All sides and underside of soffits to be painted the same color.
6. All paint in toilet rooms to be epoxy paint.
7. See finish plans and elevations for accent paint color locations.
8. Paint all sides of pilasters same color.
9. Install finish end panels to all exposed surfaces of casework.

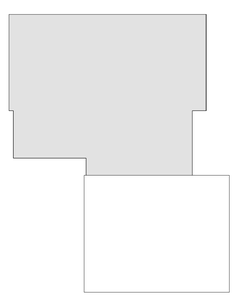


WOOD BASE WD-01

Finish Schedule 2nd Floor

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Comments
201	Gallery Area	EX.	EX.	EX.	
202	Ex. Portrait Gallery	EX.	EX.	EX.	
203	Ex. Corridor A	EX.	EX.	EX.	
204	Ex. Recreation & Resorts Exhibition	EX.	EX.	EX.	
205	Corridor B	LVT-1	WD-1	PT-1	
205A	Elevator Lobby	LVT-1	WD-1	PT-1	
206	Museum Director	CPT-1	WD-1	PT-1	
208	General Office	CPT-1	WD-1	PT-1	
210	Stair A	LVT-1	RWB-1	PT-1	Stair tread, risers, and intermediate landings ST-1
211	Storage	LVT-1	RWB-1	PT-1	
212	Women's	CT-1	CTB-1	PT-1, CWT-1	
213	Men's	CT-1	CTB-1	PT-1, CWT-1	
214	Special Collection	LVT-1	RWB-1	PT-1	
215	Library	LVT-1	WD-1	PT-1	





KEY PLAN
= scope of work

1 2nd Floor Finish Plan
1/4" = 1'-0"

MKSD architects
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SEAL

Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS
01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
2nd Floor Finish Plan

PROJECT NUMBER
16.200
DRAWN BY
Author
SCALE
As indicated
DATE
01.26.23

DRAWING NUMBER
A502

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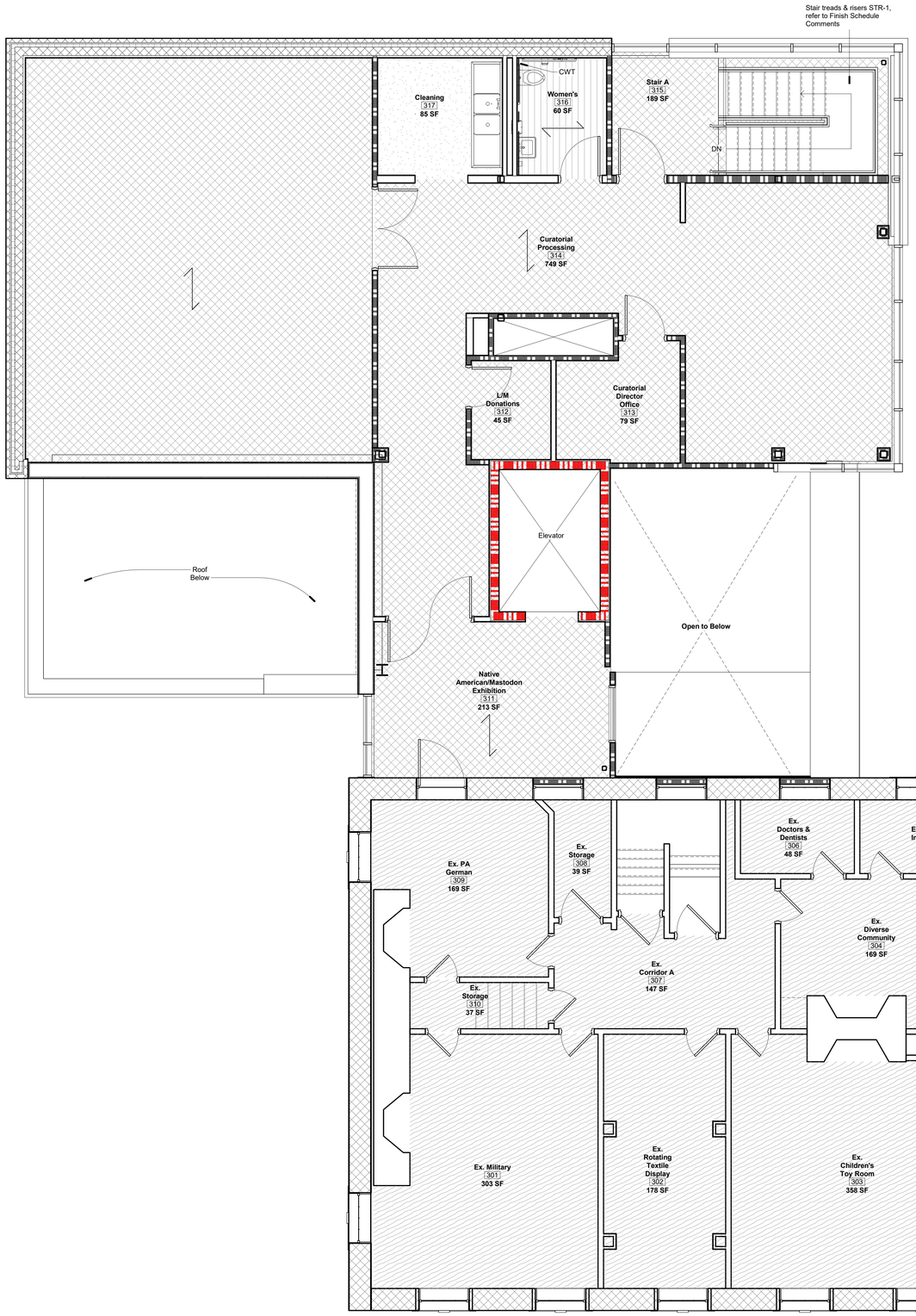

ROOM FINISH SCHEDULE LEGEND

FLOORING

Carpet Tile Flooring (CPT)
Code: CPT-1
Manufacturer: Mannington
Product: Teres
Color: Cashmere 12220
Size: 24" x 24"
Installation: Ashlar, monolithic pattern

Ceramic Tile Flooring (CT)
Code: CT-1
Manufacturer: Daltile
Product: Imagica
Color: Vision IG95, Light Polished
Size: 12" x 24"
Installation: Ashlar

Luxury Vinyl Flooring (LVT)
Code: LVT-1
Manufacturer: Interface
Product: Level Set - Natural Woodgrains
Color: A00207 Washed Wheat
Size: 25cm x 1m
Installation: Ashlar

Rubber Wall Base (RWB)
Code: RWB-1
Manufacturer: Roppe
Product: Pinnacle series
Size: 4" Standard Toe
Color: 639 Beigewood

Wood Base (WD)
Code: WD-1
Species: Paint Grade Poplar
Color: PT-1, see finish schedule
Size: 3/4", see WOOD BASE WD-1 diagram, below

Ceramic Tile Base (CTB)
Code: CTB-1
Manufacturer: Daltile
Product: Imagica
Color: Vision IG95, Light Polished
Size: 6"x12" Cove Base

Rubber Stair Treads & Risers (STR)
Code: STR-1
Manufacturer: Roppe
Product: #92 Low Profile Raised Circular Design
Color: 639 Beigewood

WALLS

Paint (PT)
Code: PT-1
Manufacturer: Sherwin Williams
Color: Greek Villa (SW 7551)

Ceramic Wall Tile (CWT)
Code: CWT-1
Manufacturer: Daltile
Product: Trellis Oak
Color: Brown Blend Rectangle Chevron TR24, Matte
Size: 18" x 36"
Installation: Stacked

Wood Veneer Panel (WVP)
Code: WVP-1
Species: Maple veneer (1/2" panel)
Color: Clear transparent finish to be selected by Architect

OTHER

High Pressure Laminate (PLAM)
Code: PLAM-1
Manufacturer: Wilsonart
Color: Fawn Cypress

Quartz (QTZ)
Code: QTZ-1
Manufacturer: Wilsonart
Color: Haida

Solid Surface (SS)
Code: SS-1
Manufacturer: Wilsonart
Color: Moon Geyser

Door Stain (STN)
Code: STN-1
Manufacturer: Masonite Architectural
Color: Plain Sliced White Maple, Clear Finish

GENERAL NOTES:

1. North in Finish Schedule relates to North on plans.
2. Vision panel frames to be painted to match door frames.
3. Provide ADA compliant thresholds at flooring material changes as required.
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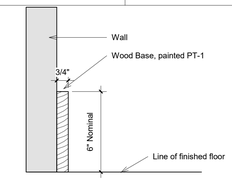
7. See finish plans and elevations for accent paint color locations.
8. Paint all sides of pilasters same color.
9. Install finish end panels to all exposed surfaces of casework.



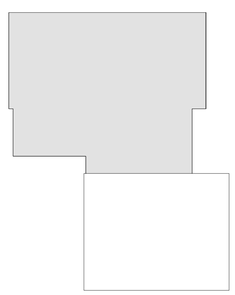
WOOD BASE WD-01

Finish Schedule 3rd Floor

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Other
301	Ex. Military	EX.	EX.	EX.	
302	Ex. Rotating Textile Display	EX.	EX.	EX.	
303	Ex. Children's Toy Room	EX.	EX.	EX.	
304	Ex. Diverse Community	EX.	EX.	EX.	
305	Ex. M.C. Industry	EX.	EX.	EX.	
306	Ex. Doctors & Dentists	EX.	EX.	EX.	
307	Ex. Corridor A	EX.	EX.	EX.	
308	Ex. Storage	EX.	EX.	EX.	
309	Ex. PA German	EX.	EX.	EX.	
310	Ex. Storage	EX.	EX.	EX.	
311	Native American/Mastodon Exhibition	LVT-1	WD-1	PT-1	
312	L/M Donations	LVT-1	RWB-1	PT-1	
313	Curatorial Director Office	LVT-1	RWB-1	PT-1	
314	Curatorial Processing	LVT-1	RWB-1	PT-1	
315	Stair A	LVT-1	RWB-1	PT-1	Stair tread, risers, and intermediate landings ST-1
316	Women's	CT-1	CTB-1	PT-1, CWT-1	
317	Cleaning	SC	RWB-1	PT-1	
318	Curatorial Storage	LVT-1	RWB-1	PT-1	

Material Legend

- CPT-1
- SC
- LVT-1
- EX
- CT-1
- CT-2
- CWT - SEE FINISH SCHEDULE
- ASHLAR INSTALL DIRECTION



KEY PLAN
= scope of work

1 3rd Floor Finish Plan
1/4" = 1'-0"

MKSD architects

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Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS
01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
3rd Floor Finish Plan

PROJECT NUMBER
16.200
DRAWN BY
Author
SCALE
As indicated
DATE
01.26.23

DRAWING NUMBER
A503

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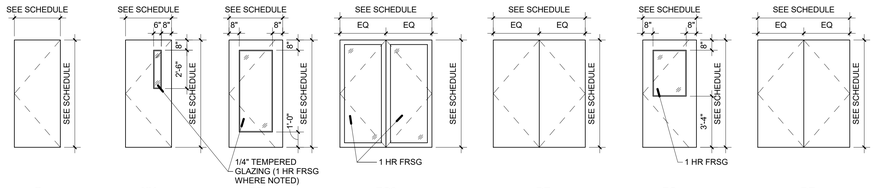
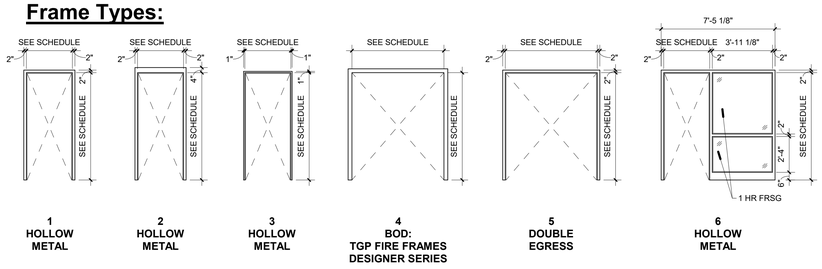
Door Schedule											
Door	Door						Frame				
Door Number	Type Mark	Width	Height	Thickness	Material	Finish	Frame Type	Frame Material	Frame Finish	Fire Rating	Comments
001.1	F	3'-0"	7'-0"	1 3/4"	WOOD	PAINTED	3	HM	PAINTED	3 HR	CUT EXISTING WINDOW OPENING AS REQUIRED FOR NEW DOOR OPENING
003.1	DE	6'-4"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	5	HM	PAINTED		
004.1	F	3'-0"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		
005.1	F	3'-0"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	1 HR	
006.1	F	3'-6"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	1 HR	
007.1	F	3'-8"	7'-0"	1 3/4"	INSUL. HM	FACTORY STAIN	2	HM	PAINTED		
008.1	F	3'-6"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	1 HR	
009.1	F	3'-0"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	1 HR	
010.1	DF	6'-0"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	1 HR	
011.1	F	3'-6"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	1 HR	
106.1	F	3'-0"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	3 HR	CUT EXISTING WINDOW OPENING AS REQUIRED FOR NEW DOOR OPENING, PROVIDE HOLD OPEN
106.2	F	3'-0"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	3 HR	CUT EXISTING WINDOW OPENING AS REQUIRED FOR NEW DOOR OPENING, PROVIDE HOLD OPEN
107.1	FG	3'-6"	2'-11"	2"	ALUM.	CLEAR ANNO	CW1.2	ALUM.	CLEAR ANNO		
108.1	NV	3'-6"	7'-10"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	1 HR	
108.3	FG	3'-0"	8'-0"	2"	ALUM.	CLEAR ANNO	CW1.3	ALUM.	CLEAR ANNO		
109.1	F	3'-0"	7'-10"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		
110.1	F	3'-0"	7'-10"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		
111.1	FG	3'-6"	8'-0"	2"	ALUM.	CLEAR ANNO	CW4.2	ALUM.	CLEAR ANNO		
112.1	F	3'-0"	7'-10"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		
205.1	F	6'-4"	7'-4"	1 3/4"	WOOD	FACTORY STAIN	5	HM	PAINTED		
205A.1	F	3'-0"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	3 HR	CUT EXISTING WINDOW OPENING AS REQUIRED FOR NEW DOOR OPENING, PROVIDE HOLD OPEN
206.1	F	3'-0"	7'-4"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		
208.1	FG	3'-0"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	6	HM	PAINTED	1 HR	
210.1	M	3'-6"	7'-4"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		
211A	F	3'-0"	7'-4"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		
212.1	F	3'-0"	7'-4"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		
213.1	F	3'-0"	7'-4"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		
214.1	DF	6'-0"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		PROVIDE HOLD OPENS
215.1	FG2	6'-0"	7'-0"	2"	ALUM.	CLEAR ANNO	4	ALUM.	CLEAR ANNO	1 HR	
311.1	F	3'-6"	7'-0"	1 3/4"	HM	FACTORY STAIN	2	HM	PAINTED	3 HR	CUT EXISTING WINDOW OPENING AS REQUIRED FOR NEW DOOR OPENING, PROVIDE HOLD OPEN
311.2	F	6'-4"	7'-4"	1 3/4"	WOOD	FACTORY STAIN	5	HM	PAINTED		PROVIDE HOLD OPEN
312.1	L	3'-0"	7'-10"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		
313.1	HG	3'-0"	7'-0"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	1 HR	
315.1	NV	3'-6"	7'-10"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	1 HR	
316.1	F	3'-0"	7'-10"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED		
318.1	DF	6'-0"	7'-10"	1 3/4"	WOOD	FACTORY STAIN	1	HM	PAINTED	1 HR	

Door Types:

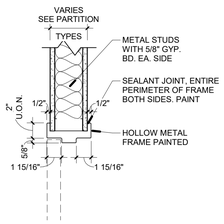


F FLUSH | **NV NARROW VISION** | **FG FULL GLASS** | **FG2 FULL GLASS BOD: TGP FIRE FRAMES DESIGNER SERIES** | **DE DOUBLE EGRESS** | **FG FULL GLASS** | **DF DOUBLE FLUSH**

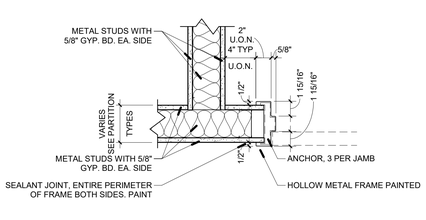
Frame Types:



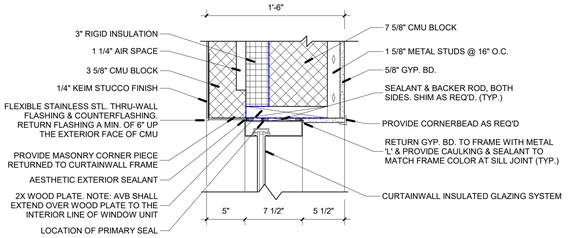
1 HOLLOW METAL | **2 HOLLOW METAL** | **3 HOLLOW METAL** | **4 BOD: TGP FIRE FRAMES DESIGNER SERIES** | **5 DOUBLE EGRESS** | **6 HOLLOW METAL**



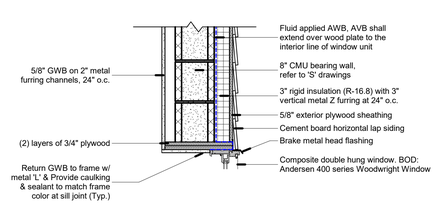
1 Detail - Door Head
1 1/2" = 1'-0"



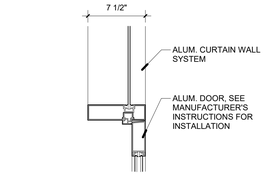
2 Detail - Door Jamb
1 1/2" = 1'-0"



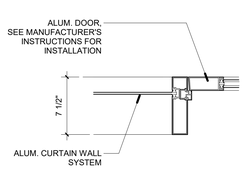
3 Curtainwall Head Detail
1 1/2" = 1'-0"



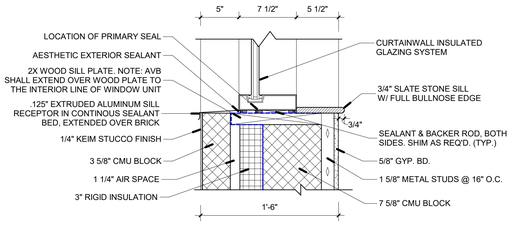
4 Window Head Detail
1" = 1'-0"



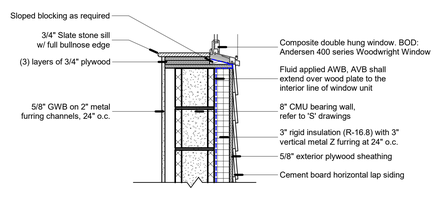
5 Door Head - Curtain Wall
1 1/2" = 1'-0"



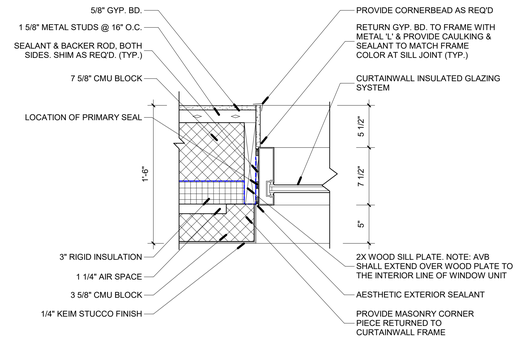
6 Door Jamb - Curtain Wall
1 1/2" = 1'-0"



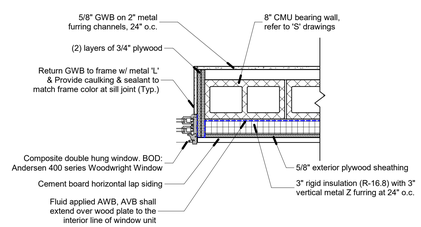
7 Curtainwall Sill Detail
1 1/2" = 1'-0"



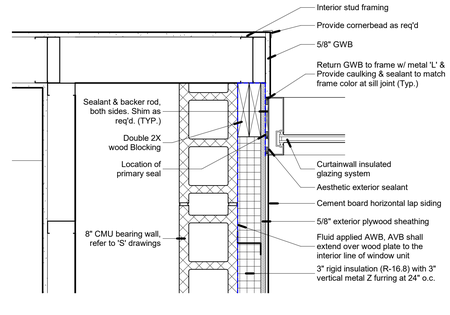
8 Window Sill Detail
1" = 1'-0"



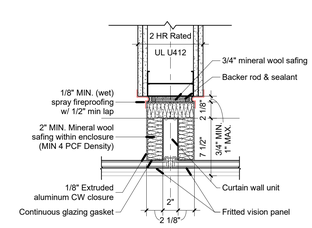
9 Curtainwall Jamb Detail
1 1/2" = 1'-0"



10 Window Jamb Detail
1" = 1'-0"



11 Plan Detail - CW Jamb @ Lap Siding
1 1/2" = 1'-0"



12 Curtain Wall at Fire Rated Interior Partition
1 1/2" = 1'-0"

MKSD architects

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SEAL

Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Door Schedule and Details

PROJECT NUMBER 16.200

DRAWN BY MKSD

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

A600

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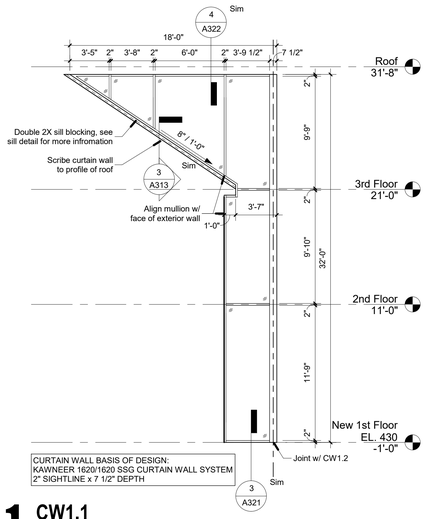
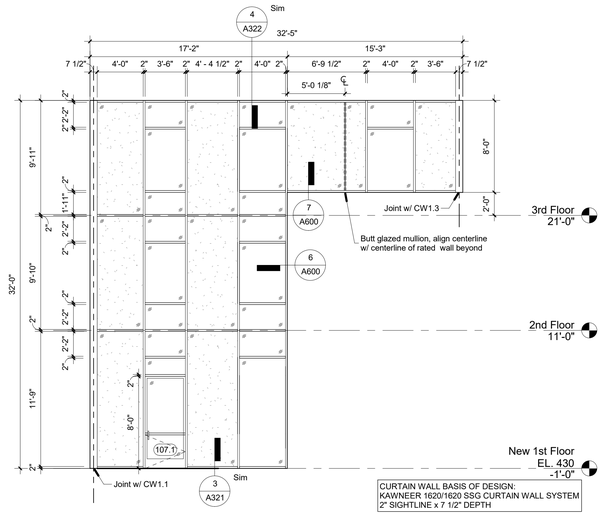
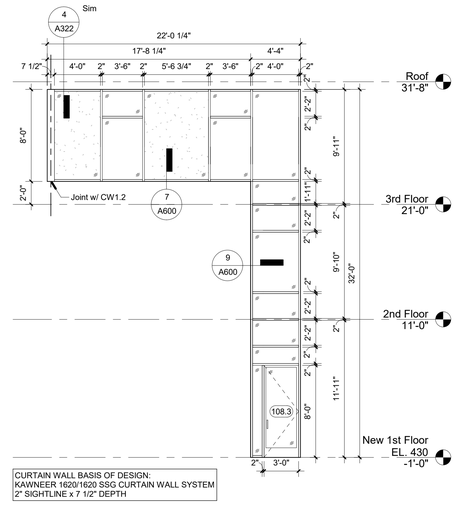


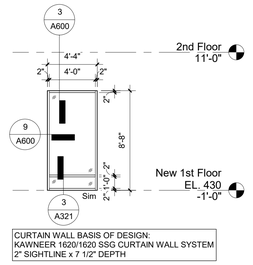
1 CW1.1
3/16" = 1'-0"



2 CW1.2
3/16" = 1'-0"



3 CW1.3
3/16" = 1'-0"



4 CW2
3/16" = 1'-0"

NOTE:
CW3 NOT USED

6 CW4.1
3/16" = 1'-0"

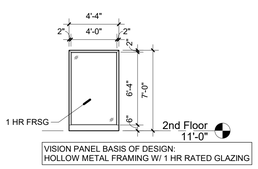
7 CW4.2
3/16" = 1'-0"

8 CW5
3/16" = 1'-0"

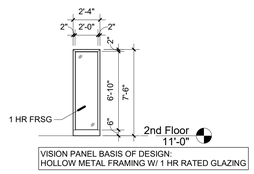
9 W1
3/16" = 1'-0"

10 W2
3/16" = 1'-0"

11 W3
3/16" = 1'-0"



12 VP1
3/16" = 1'-0"



15 VP2
3/16" = 1'-0"

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Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Curtain Wall Elevations, Window Elevations, Vision Panel Elevations

PROJECT NUMBER
16.200

DRAWN BY
ADM

SCALE
3/16" = 1'-0"

DATE
01.26.23

DRAWING NUMBER

A601

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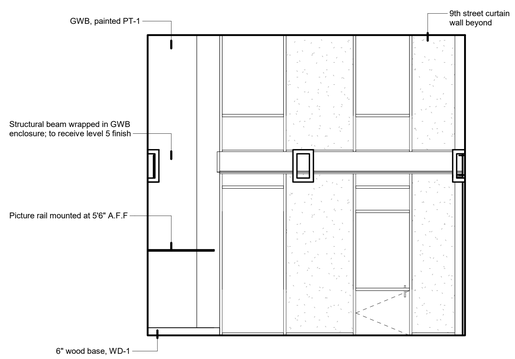
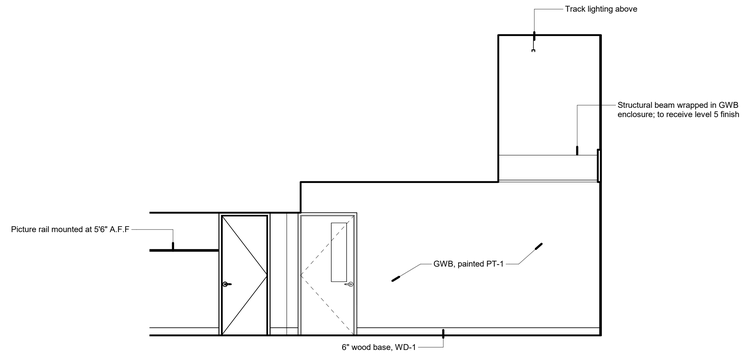
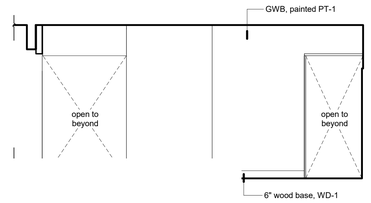


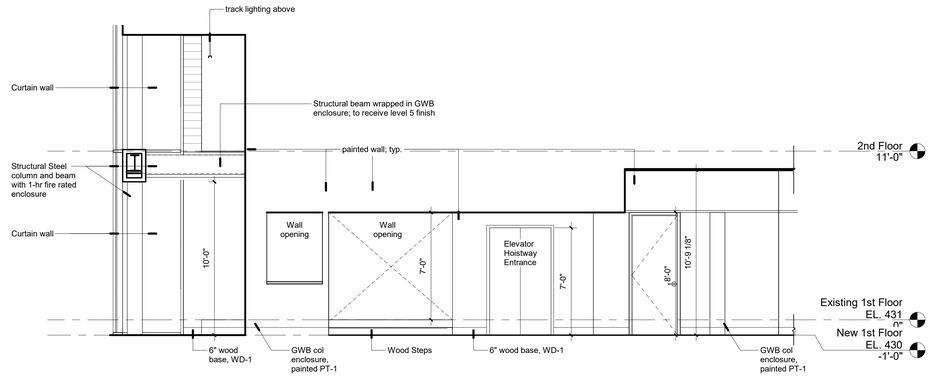
1 Lobby 107 - East Elevation
1/4" = 1'-0"



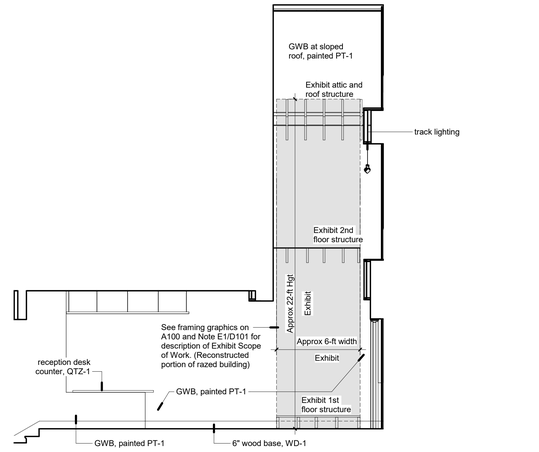
2 Lobby 107 - North Elevation
1/4" = 1'-0"



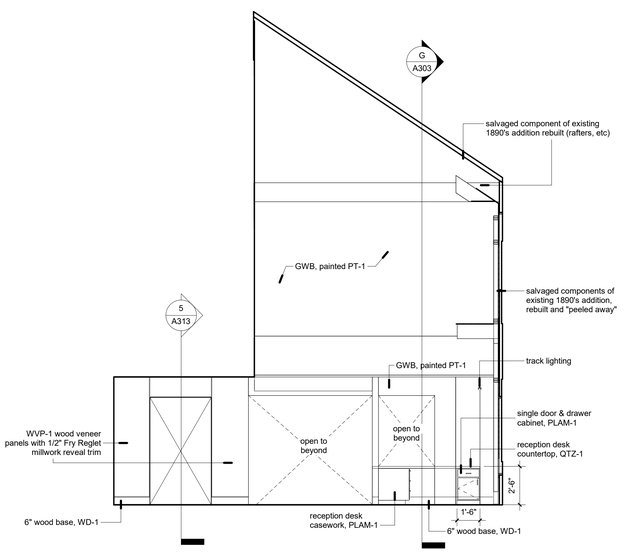
3 Lobby 107 - West Elevation
1/4" = 1'-0"



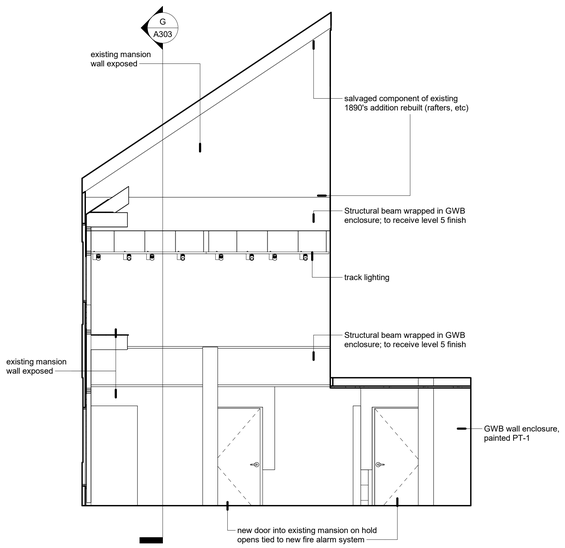
4 Lobby 107 - South Elevation
1/4" = 1'-0"



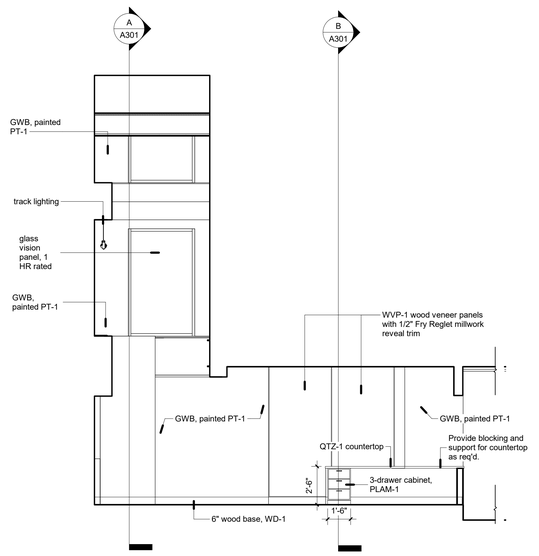
5 Welcome & Gift Shop 106 - East Elevation
1/4" = 1'-0"



6 Welcome & Gift Shop 106 - North Elevation
1/4" = 1'-0"



7 Welcome & Gift Shop 106 - South Elevation
1/4" = 1'-0"



8 Welcome & Gift Shop 106 - West Elevation
1/4" = 1'-0"

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Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Interior Elevations

PROJECT NUMBER 16.200

DRAWN BY MKSD

SCALE 1/4" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

A701

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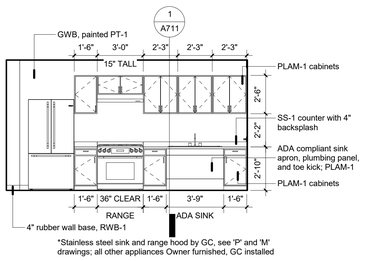
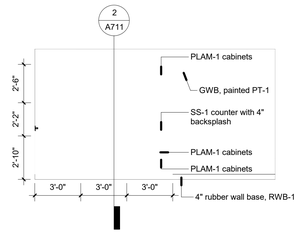
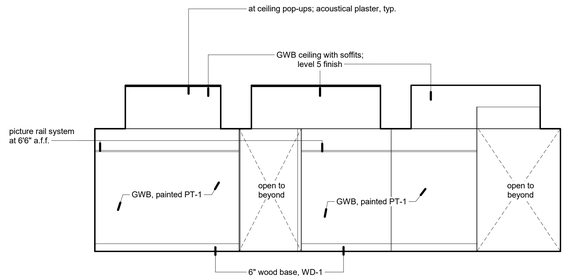


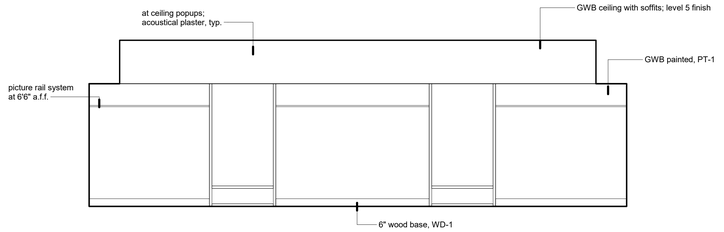
1 Catering Kitchen 112 - West Elevation
1/4" = 1'-0"



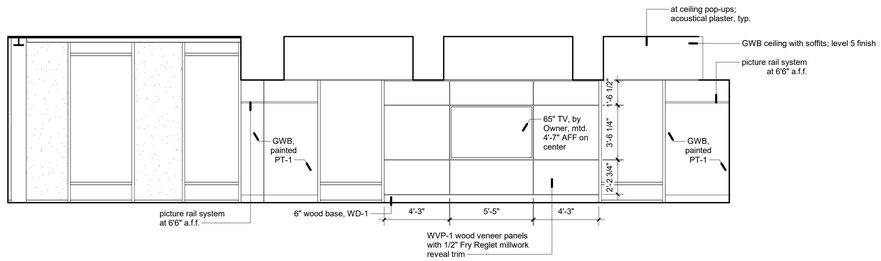
2 Catering Kitchen 112 - East Elevation
1/4" = 1'-0"



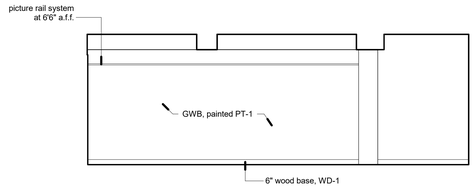
3 Community Room 111 - East Elevation
1/4" = 1'-0"



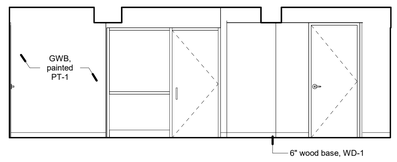
4 Community Room 111 - North Elevation
1/4" = 1'-0"



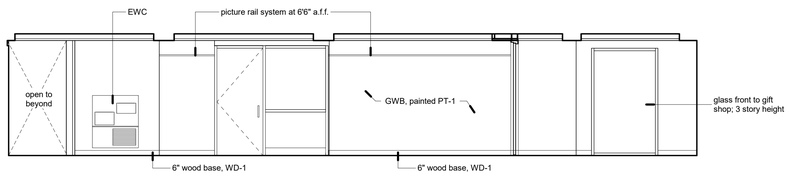
5 Community Room 111 - West Elevation
1/4" = 1'-0"



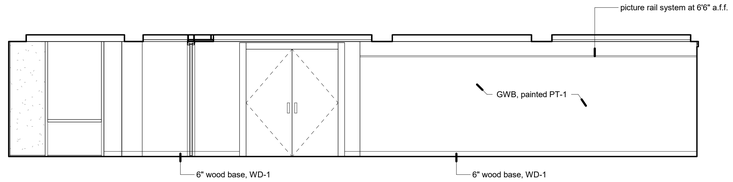
6 General Office 208 - East Elevation
1/4" = 1'-0"



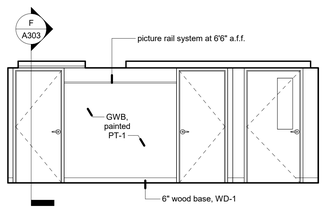
7 General Office 208 - West Elevation
1/4" = 1'-0"



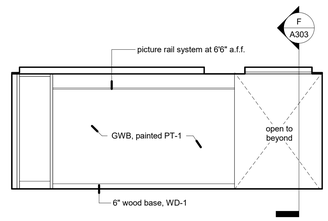
8 Corridor B 205 - East Elevation
1/4" = 1'-0"



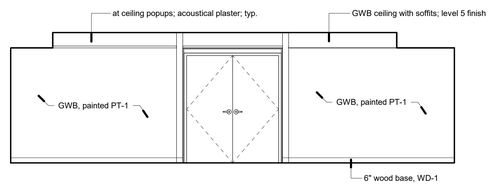
9 Corridor B 205 - West Elevation
1/4" = 1'-0"



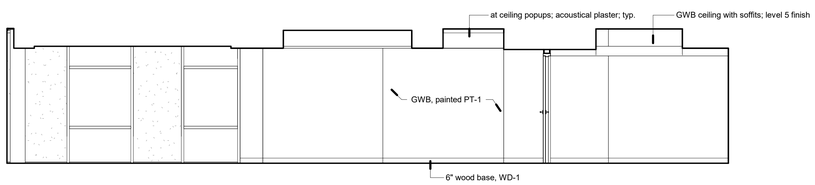
10 Corridor B 205 - North Elevation
1/4" = 1'-0"



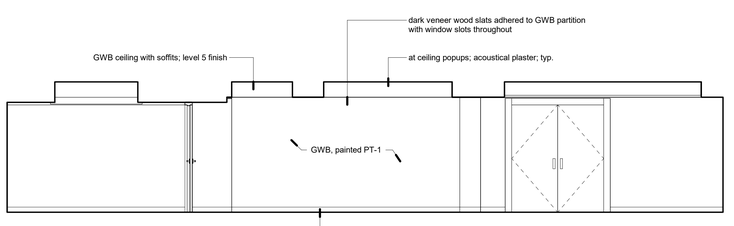
11 Corridor B 205 - South Elevation
1/4" = 1'-0"



12 Library 215 - North Elevation
1/4" = 1'-0"



13 Library 215/ Special Collection 214 - West Elevation
1/4" = 1'-0"



14 Library 215/ Special Collection 214 - East Elevation
1/4" = 1'-0"

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Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
Interior Elevations

PROJECT NUMBER
16.200

DRAWN BY
MKSD

SCALE
1/4" = 1'-0"

DATE
01.26.23

DRAWING NUMBER
A702

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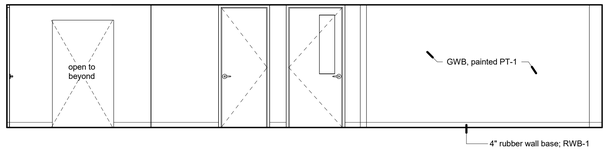
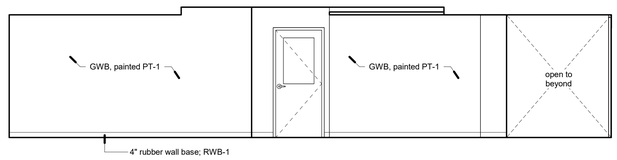
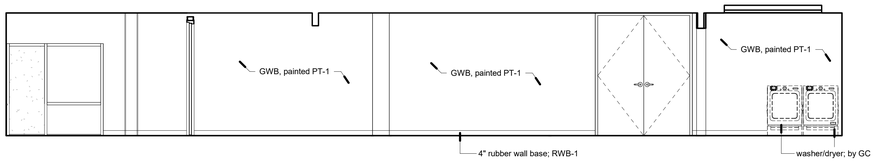


1 Curatorial Processing 314 - North Elevation
1/4" = 1'-0"

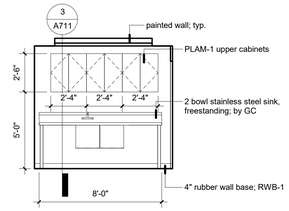


2 Curatorial Processing 314 - South Elevation
1/4" = 1'-0"



3 Curatorial Processing 314/ Exhibition 311 - West Elevation
1/4" = 1'-0"

4 Curatorial Processing 314/ Exhibition 311 - East Elevation
1/4" = 1'-0"



5 Cleaning 317 - East Elevation
1/4" = 1'-0"

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REVISIONS

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No.	Date	Description

DRAWING TITLE

Interior Elevations

PROJECT NUMBER
16.200

DRAWN BY
MKSD

SCALE
1/4" = 1'-0"

DATE
01.26.23

DRAWING NUMBER

A703

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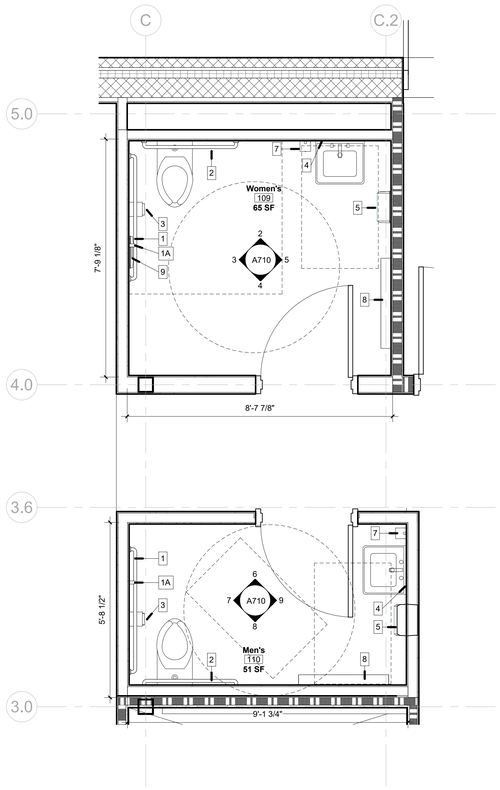
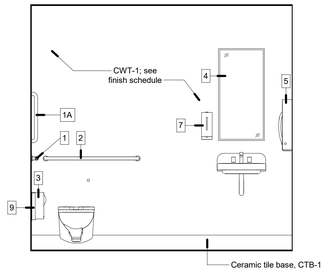
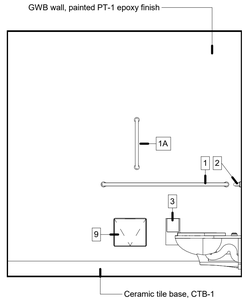


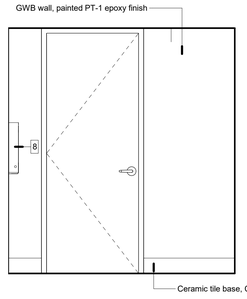
1 1st Floor Construction Plan - Enlarged at Restrooms
1/2" = 1'-0"



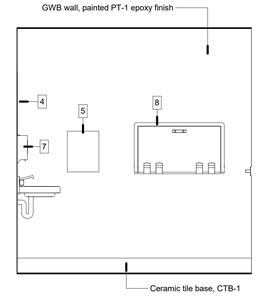
2 Women's Restroom 109 - North Elevation
1/2" = 1'-0"



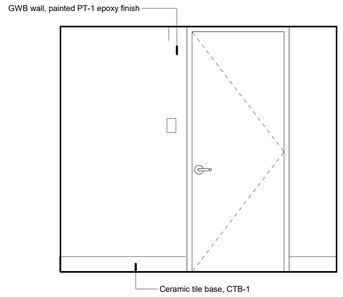
3 Women's Restroom 109 - West Elevation
1/2" = 1'-0"



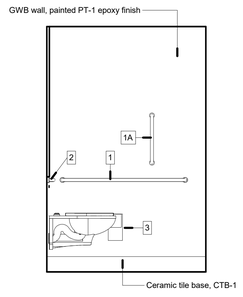
4 Women's Restroom 109 - South Elevation
1/2" = 1'-0"



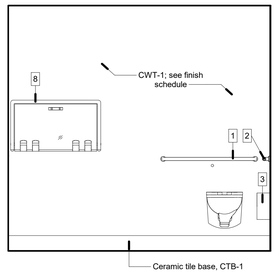
5 Women's Restroom 109 - East Elevation
1/2" = 1'-0"



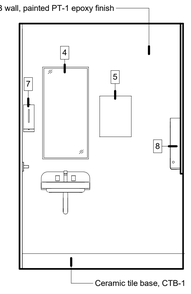
6 Men's Restroom 110 - North Elevation
1/2" = 1'-0"



7 Men's Restroom 110 - West Elevation
1/2" = 1'-0"

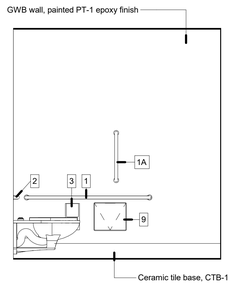


8 Men's Restroom 110 - South Elevation
1/2" = 1'-0"

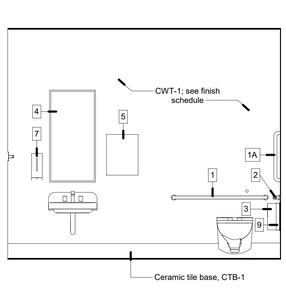


9 Men's Restroom 110 - East Elevation
1/2" = 1'-0"

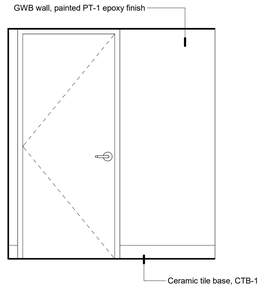
10 2nd Floor Construction Plan - Enlarged at Restrooms
1/2" = 1'-0"



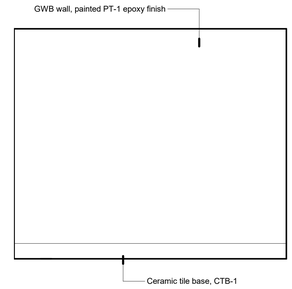
11 Women's Restroom 212 - North Elevation
1/2" = 1'-0"
MEN'S RESTROOM 212 - OPPOSITE RESTROOM 316 - SAME



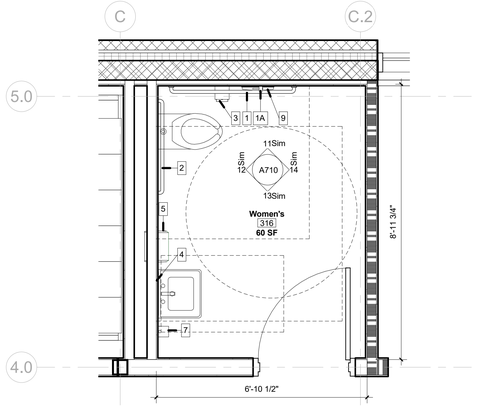
12 Women's Restroom 212 - West Elevation
1/2" = 1'-0"
MEN'S RESTROOM 212 - OPPOSITE RESTROOM 316 - SAME



13 Women's Restroom 212 - South Elevation
1/2" = 1'-0"
MEN'S RESTROOM 212 - OPPOSITE RESTROOM 316 - SAME



14 Women's Restroom 212 - East Elevation
1/2" = 1'-0"
MEN'S RESTROOM 212 - OPPOSITE RESTROOM 316 - SAME



15 3rd Floor Construction Plan - Enlarged at Restroom
1/2" = 1'-0"

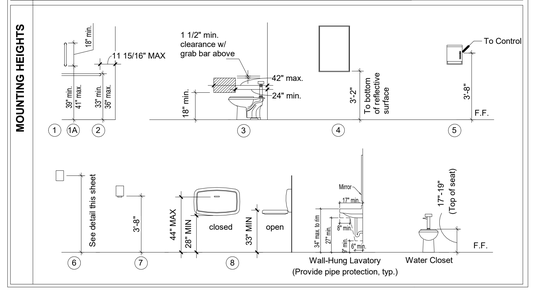
TOILET ROOM ACCESSORY SCHEDULE

ITEM #	DESCRIPTION
1	GRAB BAR, 42" - ASI 3800, TYPE-01
1A	VERTICAL GRAB BAR, 18" - ASI 3800, TYPE-01
2	GRAB BAR, 36" - ASI 3800, TYPE-01
3	TOILET PAPER DISPENSER - ASI 0697-GAL
4	MIRROR, 18"x36" - ASI 0620-1836
5	PAPER TOWEL CABINET/HAND DRYER, BY OWNER
6	H.C. TOILET SIGN
7	SOAP DISPENSER, BY OWNER
8	BABY CHANGING STATION - ASI 9014
9	SANITARY NAPKIN DISPOSAL - ASI 0473-A

NOTES

1. ALL ACCESSORIES , MOUNTING / FASTENING AND REQUIRED BLOCKING TO MEET ALL UFAS AND ADA REGULATIONS.
2. ANY ACCESSORIES NOT SHOWN OR SCHEDULED ARE PROVIDED BY OWNER, INSTALLED BY GC.
3. PROVIDE ANY BLOCKING AS REQUIRED BY FIXTURE INSTALLATION.

MOUNTING HEIGHTS



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SEAL

Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Enlarged Toilet Room Plans and Elevations

PROJECT NUMBER 16.200

DRAWN BY MKSD

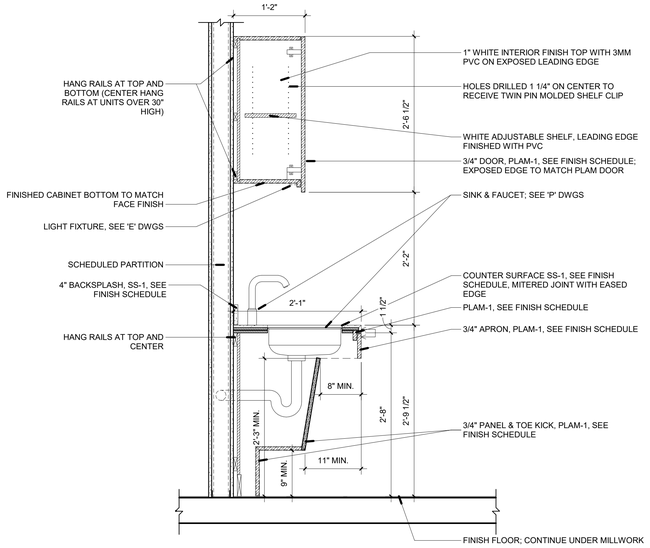
SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

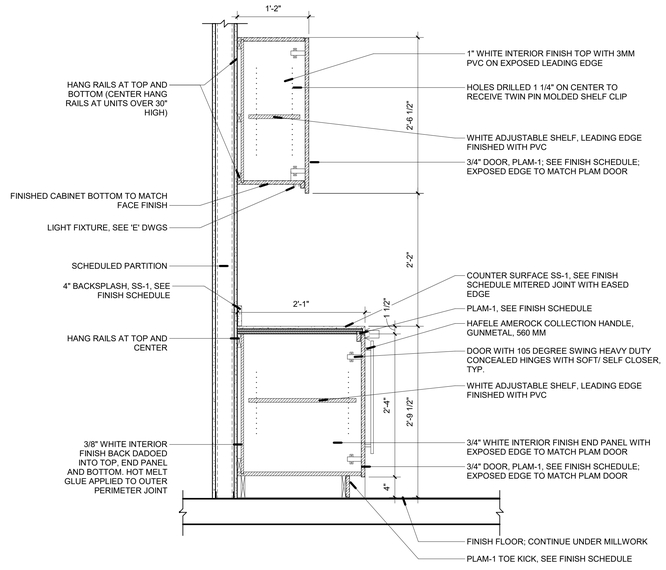
A710

www.mksdarchitects.com



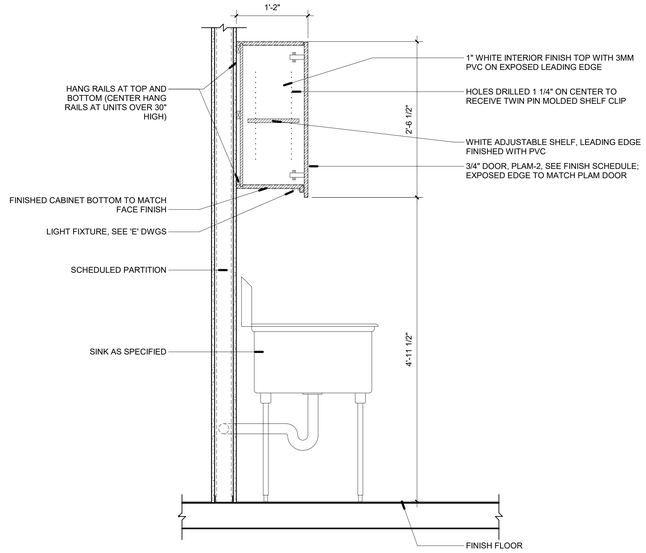
1 Millwork Detail Section - Cabinets at Sink

1" = 1'-0"



2 Millwork Detail Section - Cabinets

1" = 1'-0"



3 Millwork Detail Section - Cabinets at Cleaning Sink

1" = 1'-0"

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REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Interior Details

PROJECT NUMBER 16.200

DRAWN BY MKSD

SCALE 1" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

A711

www.mksdarchitects.com

GENERAL PROJECT NOTES

CONTRACT DOCUMENTS

1. THE TERM "CONTRACTOR" WHICH IS USED WITHIN THESE DRAWINGS AND SPECIFICATIONS MEANS THE SINGLE PRIME CONTRACTOR OR FIRM AWARDED THE SINGLE CONTRACT FOR THE PROJECT. REFERENCES TO VARIOUS OTHER CONTRACTOR ENTITIES (I.E. MECHANICAL CONTRACTOR (MC), ELECTRICAL CONTRACTOR (EC), PLUMBING CONTRACTOR (PC), GENERAL CONTRACTOR (GC), ETC) SHALL BE UNDERSTOOD TO MEAN A SUB-CONTRACTOR TO THE PRIME CONTRACTOR. THE PRIME CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL WORK SPECIFIED HEREWITHIN.

2. THE ASSIGNMENT OF TRADE RESPONSIBILITY NOTED WITHIN THESE DRAWINGS AND/OR SPECIFICATIONS IS THE ENGINEER'S RECOMMENDATION. WHERE NO SPECIFIC DELINEATION OF TRADE RESPONSIBILITY IS NOTED, THE TRADE NORMALLY RESPONSIBLE FOR THE WORK INDICATED SHALL BE RESPONSIBLE FOR PROVIDING THOSE ITEMS IN THEIR ENTIRETY. THE PRIME CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL FINAL TRADE RESPONSIBILITY BETWEEN SUBCONTRACTORS, WHETHER IN AGREEMENT WITH THE TRADE RESPONSIBILITY NOTED OR MODIFIES AS DESIRED, SUCH THAT ALL ITEMS NOTED WITHIN THE COMPLETE SET OF CONSTRUCTION DOCUMENTS ARE PROVIDED AS PART OF THE SINGLE PRIME CONTRACT.

3. THE WORK IS GENERALLY INDICATED ON THE DRAWINGS BUT ADDITIONAL RELATED INFORMATION AND DETAILS MAY APPEAR ON OTHER PROJECT DOCUMENTS AND/OR SPECIFICATIONS. ALL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY. NOTIFY THE DESIGN PROFESSIONAL OF ANY DISCREPANCIES BETWEEN ANY OF THE DRAWINGS AND/OR SPECIFICATIONS PRIOR TO INSTALLATION.

4. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL CONFIGURATION OF THE WORK. ALL WORK THAT WILL BE REQUIRED FOR THE ACTUAL INSTALLATION IS NOT NECESSARILY INDICATED DUE TO THE SCALE OF THE DRAWINGS. COORDINATE THE ACTUAL INSTALLATION OF ALL WORK WITH ALL OTHER BUILDING SYSTEM COMPONENTS AND OTHER TRADES AND PROVIDE ALL NECESSARY COORDINATION, OFFSETS, ACCESSORIES, MATERIALS, ETC. AS PART OF THE WORK.

5. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO DESCRIBE A COMPLETE OPERATING SYSTEM. ALL LABOR, MATERIAL, OR EQUIPMENT, WHICH IS NOT SPECIFIED OR INDICATED BUT IS NECESSARY FOR THE OPERATION AND COMPLETION OF A PROPERLY OPERATING SYSTEM, ACCORDING TO THE TRUE INTENT OF THE SPECIFICATIONS AND DRAWINGS AND AS INTERPRETED BY THE DESIGN PROFESSIONAL, SHALL BE FURNISHED AS A PART OF THE CONTRACT, AS THOUGH IT WERE SPECIFICALLY DETAILED AND DESCRIBED.

BIDDING

1. BIDDERS SHALL CAREFULLY EXAMINE SPECIFICATIONS AND DRAWINGS, VISIT THE SITE OF PROPOSED WORK AND OBSERVE ALL EXISTING CONDITIONS AND LIMITATIONS AND INCLUDE ANY WORK REQUIRED DUE TO THE EXISTING CONDITIONS AND LIMITATIONS. REQUEST CLARIFICATIONS FROM THE DESIGN PROFESSIONAL REGARDING DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING. SUBMISSION OF A BID SHALL INDICATE THAT BIDDER IS FAMILIAR WITH EXISTING CONDITIONS TO BE MET IN EXECUTION OF THE WORK AND HAS INCLUDED SUCH WORK IN HIS BID. FAILURE TO VISIT AND INSPECT THE EXISTING CONDITIONS SHALL NOT BE A VALID REASON FOR AUTHORIZATION OF A CHANGE ORDER.

CONSTRUCTION PROCESS

1. DIMENSIONS, GRADES, ELEVATIONS AND LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. VERIFY ALL LINES, GRADES AND DIMENSIONS PRIOR TO STARTING THE WORK. ALL NECESSARY MEASUREMENTS, SURVEYS, LINES, GRADES, AND ELEVATIONS ARE THE RESPONSIBILITY, OF THE CONTRACTOR. VERIFY ALL LINES AND GRADES WITH THE LOCAL CONTROLLING AGENCY, AHJ OR OTHER PARTY WHERE REQUIRED.

2. THE INSTALLATION OF ALL WORK SHALL BE COORDINATED WITH OTHER TRADES. IF CONFLICTS ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL PRIOR TO BEGINNING OF INSTALLATION OF THE WORK.

3. PERIODICALLY, AND AT THE COMPLETION OF THE WORK, REMOVE FROM THE BUILDING AND SITE ALL RUBBISH AND ACCUMULATED MATERIALS, AND LEAVE THE WORKPLACE IN A CLEAN, ORDERLY AND ACCEPTABLE CONDITION. PROVIDE DUMPSTERS, TRASH CONTAINERS, HAULING AND APPROVED DISPOSAL FEES ASSOCIATED WITH THE WORK. CLEAN ALL INSTALLED MATERIALS AND EQUIPMENT OF PAINT SPLASHES, GREASE STAINS, DUST, FINGER MARKS, AND ALL OTHER UNSIGHTLY MARKS PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.

4. ALL CRANE WORK REQUIRED FOR MEP INSTALLATIONS SHALL BE INCLUDED WITHIN THE PROJECT SCOPE. ALL CRANE WORK SHALL BE COORDINATED WITH THE OWNER TO MINIMIZE BUILDING SHUT-DOWN TIME. NO EQUIPMENT SHALL BE LIFTED ON OR OFF THE ROOF WHILE THE BUILDING IS OCCUPIED. COORDINATE CRANE SCHEDULE WITH THE OWNER'S SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY ENFORCEMENT. VISIT THE SITE AND BECOME FULLY AWARE OF ALL CRANE REQUIREMENTS PRIOR TO SUBMITTING A BID.

5. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROVIDING ALL EQUIPMENT, MATERIALS AND LABOR NEEDED TO PROVIDE TEMPORARY HEAT, LIGHTING AND POWER FOR CONSTRUCTION. ALL COSTS ASSOCIATED WITH PROVIDING TEMPORARY FACILITIES SHALL BE INCLUDED IN THE BASE BID. IF EXISTING BUILDING SERVICES ARE UTILIZED TO POWER TEMPORARY, THE OWNER SHALL PAY FOR ALL ENERGY COSTS. IF PORTABLE UNITS ARE UTILIZED TO PROVIDE TEMPORARY HEAT, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL ENERGY COSTS AND FUELING RESPONSIBILITIES.

CODES AND PERMITS

1. MAKE APPLICATION TO THE LOCAL INSPECTION AUTHORITY BEFORE ANY WORK COMMENCES AND FURNISH A COPY TO THE DESIGN PROFESSIONAL FOR RECORD.

2. UNLESS OTHERWISE DIRECTED, CONTRACTOR SHALL OBTAIN AND PAY FOR ALL THIRD-PARTY REVIEW FEES, BUILDING PERMITS, INSPECTIONS, TESTS, AND CERTIFICATES RELATING TO THE WORK AS REQUIRED BY ANY OF THE AUTHORITIES HAVING JURISDICTION. ALL INSPECTION CERTIFICATES SHALL BE DELIVERED TO THE DESIGN PROFESSIONAL AND BECOME PROPERTY OF THE OWNER.

3. PERFORM ALL WORK IN COMPLIANCE WITH THE CODES, LAWS, ORDINANCES, RULES OR REGULATIONS OF FEDERAL, STATE, OR LOCAL AUTHORITIES, AND ALL LOCAL UTILITY COMPANIES HAVING JURISDICTION OVER THE PREMISES. ALL SUCH CODES, LAWS, ORDINANCES, RULES AND REGULATIONS ARE HEREBY INCORPORATED AND MADE A PART OF THESE SPECIFICATIONS. DISCREPANCIES BETWEEN RELEVANT CODES AND THE DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING. SUBMISSION OF A BID SHALL INDICATE THAT BIDDER IS FAMILIAR WITH THE APPLICABLE CODE REQUIREMENTS AND HAS INCLUDED SUCH WORK IN THE BID.

   A. INTERNATIONAL MECHANICAL CODE (NJ): IMC 2018
   B. INTERNATIONAL PLUMBING CODE (NJ): IPC 2018
   C. INTERNATIONAL FUEL GAS CODE (NJ): IFGC 2018
   D. NATIONAL ELECTRICAL CODE: NEC 2014 (NFPA-70)
   E. INTERNATIONAL ENERGY CONSERVATION CODE: IECC 2018
   F. INTERNATIONAL EXISTING BUILDING CODE: IEBC 2018

1. ALL WORK PERFORMED ON THIS PROJECT AND ALL EQUIPMENT FURNISHED FOR THIS PROJECT SHALL BE IN CONFORMANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS. ALL PURCHASED EQUIPMENT SHALL BE DESIGNED, MANUFACTURED, AND FURNISHED WITH THE NECESSARY ACCESSORIES TO MEET OSHA REQUIREMENTS. ALL CONSTRUCTION FACILITIES, INCLUDING LADDERS, PLATFORMS, GUARD RAILS, SAFETY FEATURES, ETC. SHALL MEET OSHA REQUIREMENTS.

PRODUCTS AND MATERIALS

1. EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR TYPE AND CAPACITY OF EQUIPMENT USED. MANUFACTURER'S INSTRUCTIONS SHALL BE CONSIDERED PART OF THE SPECIFICATIONS, TYPE, CAPACITY, AND APPLICATION OF EQUIPMENT SHALL BE SUITABLE AND SHALL OPERATE SATISFACTORILY FOR THE PURPOSE INTENDED.

2. EQUIPMENT USED AS THE BASIS-OF-DESIGN AS INDICATED ON THE DRAWINGS DEFINES THE GENERAL SPACE REQUIREMENTS, WEIGHTS, AND RELATED SERVICES (ELECTRICAL SERVICES, PIPING CONNECTIONS, ETC.). PROVIDE EQUIPMENT OF SIMILAR SIZE, REQUIREMENTS, AND CLEARANCES WHICH SHALL NOT NECESSITATE REVISIONS TO THE BUILDING CONSTRUCTION OR OTHER TRADES. IF REVISIONS ARE REQUIRED DUE TO SUBSTITUTION, THE CONTRACTOR SHALL PAY ALL COSTS FOR ANY REQUIRED REVISIONS. NO REVISIONS SHALL BE MADE WITHOUT DESIGN PROFESSIONAL'S WRITTEN APPROVAL.

3. ALL MATERIALS, EQUIPMENT, AND SYSTEMS SPECIFIED OR REQUIRED FOR THE COMPLETION OF THE WORK, SHALL BE COMPLETELY SATISFACTORY AND ACCEPTABLE IN OPERATION, PERFORMANCE, AND CAPACITY. NO APPROVAL EITHER WRITTEN OR VERBAL, OF ANY DRAWINGS, DESCRIPTIVE DATA OF SAMPLES OF SUCH MATERIAL, EQUIPMENT AND/OR APPURTENANCES, SHALL RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE SYSTEMS IN COMPLETE WORKING ORDER AT THE COMPLETION OF WORK.

4. ANY MATERIAL, EQUIPMENT, OR APPURTENANCES, WHICH DO NOT COMPLY WITH THE DRAWINGS AND/OR SPECIFICATION REQUIREMENTS, OR WHICH IS NOT NEW, OR WHICH IS DAMAGED PRIOR TO ACCEPTANCE BY THE DESIGN PROFESSIONAL, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS, EQUIPMENT AND/OR APPURTENANCE OR PUT IN ACCEPTABLE;E WORKING CONDITION, TO THE SATISFACTION OF THE DESIGN PROFESSIONAL.

5. ALL EQUIPMENT AND SYSTEMS SHALL BE ELECTRICALLY AND MECHANICALLY CORRECT. ALL EQUIPMENT AND SYSTEMS SHALL OPERATE WITHOUT OBJECTIONABLE NOISE OR VIBRATION AS DETERMINED BY THE DESIGN PROFESSIONAL. ELIMINATE ANY OBJECTIONABLE NOISE OR VIBRATION PRODUCED AND TRANSMITTED TO OCCUPIED PORTIONS OF THE BUILDING BY ANY SYSTEM OR EQUIPMENT, TO THE SATISFACTION OF THE DESIGN PROFESSIONAL AND OWNER.

6. LABEL EACH DISCONNECTING MEANS LEGIBLY AND PERMANENTLY MARKED TO INDICATE ITS PURPOSE. (NEC 110-22)

7. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BEAR THE UNDERWRITER'S LABORATORY OR OTHER NRTL LABEL.

RECORD AS-BUILT DOCUMENTS

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A FULL SET OF CONTRACT DRAWINGS AND MARK THESE RECORD PRINTS TO SHOW THE ACTUAL INSTALLATION WHERE INSTALLATION VARIES FROM THAT SHOWN ORIGINALLY. GIVE PARTICULAR ATTENTION TO INFORMATION ON CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO IDENTIFY OR MEASURE AND RECORD LATER. RECORD DATA AS SOON AS POSSIBLE AFTER OBTAINING IT. MARK RECORD DRAWINGS WITH RED INK.

2. PROVIDE SPECIFIC IDENTIFICATION OF THE FOLLOWING, AS APPLICABLE:
   A. DIMENSIONAL CHANGES TO DRAWINGS
   B. REVISIONS TO DETAILS SHOWN ON DRAWINGS
   C. FINAL LOCATIONS AND DEPTHS OF INSTALLED UNDERGROUND UTILITIES
   D. REVISIONS TO ROUTING OF PIPING, CONDUITS, DUCTWORK, ETC.
   E. REVISIONS TO ELECTRIC CIRCUITRY.
   F. CHANGES MADE BY CHANGE ORDERS AND/OR CONSTRUCTION DIRECTIVES. INDICATE CHANGE ORDER NUMBERS, DIRECTIVE IDENTIFICATION NUMBERS AND/OR SIMILAR IDENTIFICATIONS.
   G. DETAILS NOT ON ORIGINAL CONTRACTS.
   H. REVISIONS TO EQUIPMENT SCHEDULES TO INDICATE ACTUAL MANUFACTURER AND MODEL NUMBER OF EQUIPMENT IF SUCH EQUIPMENT DEVIATED FROM THE SCHEDULED BASIS OF DESIGN.

3. FINAL SUBMITTED AS-BUILT DRAWINGS SHALL INCLUDE AN ENTIRE SET OF PROPERLY MARKED CONTRACT DRAWINGS, AS PER ABOVE, WITH EACH SHEET CLEARLY MARKED WITH THE CONTRACTORS NAME, DATE AND "AS-BUILT DRAWINGS".

CLOSEOUT

1. AT THE COMPLETION OF WORK, PROVIDE THE OWNER WITH TWO (2) SEPARATE INSTRUCTIONAL SESSIONS TO EMPLOYEES FOR EACH SYSTEM INSTALLED AND THE OPERATION OF ALL EQUIPMENT. NOTIFY THE OWNER OF THE DATE OF EACH MEETING 2 WEEKS IN ADVANCE SO THE OWNER MAY COORDINATE ATTENDANCE OF STAFF.

2. UNCONDITIONALLY GUARANTEE IN WRITING ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER.

3. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUPPLY THE OWNER WITH AS-BUILT DOCUMENTATION, O&M MANUALS, COPIES OF EQUIPMENT WARRANTIES, WIRING DIAGRAMS AND NAMEPLATE DATA. (REFER TO TRADE SPECIFIC GENERAL NOTES FOR ADDITIONAL CLOSEOUT DOCUMENTATION REQUIREMENTS). PROVIDE THREE (3) HARD COPY SETS WITHIN A RIGID BINDER.

CUTTING, PATCHING, AND PROTECTION

1. CUTTING AND PATCHING
   A. CUT AND PATCH WALLS, CEILINGS, FLOORS AND OTHER ASSEMBLIES AND SURFACES AS REQUIRED TO PERFORM THE REQUIRED WORK. RESTORE ALL SURFACES TO MATCH EXISTING. DO NOT CUT STRUCTURAL MEMBERS.
   B. CUT NEW ROOF OPENINGS IN EXISTING CONSTRUCTION WHERE REQUIRED. PROVIDE ALL ROOF FLASHING AND PATCHING INCLUDING ANY TEMPORARY PATCHES/CLOSURES. USE FLASHING BOOTS OR PITCH POCKETS APPROPRIATE TO THE ROOF MATERIAL. ALL ROOF WORK IS TO BE PERFORMED BY AN AUTHORIZED ROOFING SUBCONTRACTOR AND SHALL MAINTAIN THE ROOF WARRANTY WHERE APPLICABLE.
   C. PERFORM CUTTING AND EXCAVATION TO PERFORM THE REQUIRED IN SLAB, UNDER SLAB, OR UNDERGROUND WORK.
      a. LOCATIONS OF UNDER SLAB OR UNDERGROUND PIPING, CONDUIT AND/OR OTHER SERVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY AND ADJUST FOR DEVIATIONS IN ACTUAL LOCATIONS.
      b. ALL EXCAVATION SHALL BE PERFORMED TO AVOID DAMAGING EXISTING CONCEALED PIPING, CONDUIT AND/OR OTHER UTILITIES. CONTRACTOR SHALL NOT SAW CUT LOWER THAN DEPTH OF CONCRETE SLAB.
      c. PROVIDE BACKFILL AND COMPACTION OF THE EXCAVATED AREA AND REPOURING OF THE CONCRETE FLOOR. THE REPAIRED SURFACE SHALL BE FINISHED TO ACCEPT NEW FLOOR FINISH. COORDINATE FINISHED CONCRETE LEVEL AND SURFACE REQUIREMENTS OF ALL AREAS.
      d. CONCRETE MATERIAL AND METHODS SHALL BE AS SPECIFIED IN THE PROJECT SPECIFICATIONS.

2. PROVIDE AND INSTALL STEEL LINTELS FOR OPENINGS IN EXISTING WALL CONSTRUCTION. CUT AND PATCH EXISTING WALL CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE DAMAGE CAUSED BY EMPLOYEES TO THE SITE, BUILDING OR BUILDING MECHANICAL/ELECTRICAL SYSTEMS DURING THE EXECUTION OF THE WORK. REPAIRS OR REPLACEMENT SHALL BE COMPLETED TO THE SATISFACTION OF THE DESIGN PROFESSIONAL AND OWNER. THIS INCLUDES BOTH DAMAGE TO NEW AND EXISTING CONDITIONS.

4. PROVIDE SLEEVES AND WATERTIGHT SEALANT AT EXTERIOR PENETRATIONS. SELECT SEALANT TO MATCH SUBSTRATE AND APPLY PER MANUFACTURERS INSTRUCTIONS.

5. MAINTAIN INTEGRITY OF ANY FIRE-RATED WALLS, FLOORS OR CEILINGS PENETRATED BY EQUIPMENT, CONDUIT, WIRING, PIPING, ETC. SEAL SUCH PENETRATIONS USING APPROVED UL-LISTED PRODUCTS AND METHODS TO MAINTAIN FIRE RATING.

SUBMITTALS & SHOP DRAWINGS

1. PREPARE AND SUBMIT A SUBMITTAL SCHEDULE WHICH SHALL INCLUDE A LIST OF PRODUCTS TO BE SUBMITTED AND INDICATE THE PRODUCT MANUFACTURER, MODEL, AND DATE THE INFORMATION WILL BE SUBMITTED TO THE ENGINEER.

2. AFTER ACCEPTANCE OF THE SUBMITTAL SCHEDULE, SUBMIT SHOP DRAWINGS AND SUBMITTALS AND OBTAIN ACCEPTANCE OF THE ENGINEER BEFORE ANY EQUIPMENT IS ORDERED OR WORK IS ACCOMPLISHED
   A. SUBMITTALS MAY EITHER BE SUBMITTED VIA MAIL AS PRINTED HARD COPIES OR VIA EMAIL AS DIGITAL FILES (PDF). IF HARD COPIES ARE PROVIDED, SUBMIT THREE (3) COPIES. ENGINEER WILL RETAIN ONE (1) COPY FOR THEIR FILE AND RETURN TWO (2) COPIES WITH REVIEW COMMENTS.
   B. SUBMITTALS SHALL BE IN THE FORM OF CLEARLY LEGIBLE MANUFACTURERS CATALOGUES, CAD-GENERATED DRAWINGS, PAMPHLETS, TECHNICAL DATA, TEST INFORMATION, AND/OR INSTALLATION INSTRUCTIONS. CLEARLY INDICATE THE LOCATION, SERVICE AND FUNCTION OF EACH PARTICULAR ITEM. IDENTIFICATION SHALL BE CLEARLY MADE WITH SPECIFIC MODEL NUMBERS HIGHLIGHTED AND ACCESSORIES HIGHLIGHTED.
   C. SUBMITTALS SHALL BE COMPLETELY REFERENCED AND IDENTIFIED. DESCRIPTIVE INFORMATION AND DATA SHALL BE COMPLETE. SUBMITTALS WHICH ONLY SHOW PARTIAL OR GENERAL INFORMATION WILL NOT BE ACCEPTABLE AND WILL BE RETURNED FOR RESUBMISSION.
   D. SHOP DRAWINGS AND SUBMITTALS WHICH ARE PREPARED BY SUB-CONTRACTORS AND VENDORS SHALL BE CHECKED AND COORDINATED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE ENGINEER. CONTRACTOR SHALL CHECK THESE DRAWINGS AND SUBMITTALS WITH RESPECT TO MEASUREMENTS, MATERIALS, IDENTIFICATIONS, AND DETAILS SO AS TO MAKE CERTAIN THAT THEY CONFORM TO THE INTENT OF THE CONTRACT DOCUMENTS AND MAKE ANY CORRECTIONS BEFORE SUBMISSION TO THE ENGINEER.
   E. CONTRACTOR SHALL INFORM THE DESIGN PROFESSIONAL, IN WRITING, OF ANY DEVIATIONS IN THE SHOP DRAWINGS AND SUBMITTALS WHERE THE SUBMITTED ITEM DEVIATE FROM THE CONTRACT DOCUMENTS. THIS WRITTEN ADVISORY SHALL ACCOMPANY THE INITIAL SUBMITTAL AND SHALL STATE THE REASONS FOR THE DEVIATIONS.
   F. THE DESIGN PROFESSIONAL WILL ONLY ACCEPT AN INDIVIDUAL SUBMITTAL PACKAGE AFTER ALL ITEMS WITHIN THAT PACKAGE ARE REVIEWED, CORRECTED AND ACCEPTED FOR USE. PARTIAL ACCEPTANCE OF VARIOUS ITEMS COMBINED WITHIN A SINGLE SUBMITTAL PACKAGE WILL NOT BE MADE. THE CONTRACTOR IS ENCOURAGED TO PROVIDE INDIVIDUAL SUBMITTAL PACKAGES FOR EACH TYPE OF SYSTEM WHICH IS TO BE CONSIDERED FOR USE RATHER THAN PROVIDING A SINGLE SUBMITTAL PACKAGE THAT CONTAINS MULTIPLE ITEMS. THE DESIGN PROFESSIONAL SHALL NOT ASSUME ANY RESPONSIBILITY FOR DELAYS IN ORDERING EQUIPMENT WHEN MULTI-ITEMED SUBMITTAL PACKAGES ARE PROVIDED AND ACCEPTANCE OF PORTIONS OF THE SUBMITTAL PACKAGE POTENTIALLY DELAY ACCEPTANCE OF OTHER PORTIONS OF THAT SAME PACKAGE.

3. THE DESIGN PROFESSIONAL WILL CHECK THE SHOP DRAWINGS AND SUBMITTALS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT'S/ENGINEER'S ACCEPTANCE OF THE SHOP DRAWINGS AND SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM PROVIDING ALL SPECIFIC REQUIREMENTS OF THE EQUIPMENT AND INSTALLATION NOT LISTED IN THE SUBMITTAL BUT REQUIRED BY THE CONTRACT DOCUMENTS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR DIMENSIONS THAT ARE TO BE CONFIRMED AT THE JOB SITE, FOR COORDINATION IN THE ORDERING AND ASSEMBLY OF SYSTEMS AND EQUIPMENT, FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION PROCESSES OR TO TECHNIQUES OF CONSTRUCTION, AND FOR COORDINATION OF THE WORK OF ALL TRADES.

5. THE FOLLOWING SPECIFIC ITEMS AND INFORMATION SHALL BE INCLUDED IN ALL SHOP DRAWINGS AND SUBMITTALS:
   A. CAPACITY AND PERFORMANCE DATA AS SHOWN ON THE EQUIPMENT SCHEDULES OR AS SPECIFIED.
   B. COMPLETE DESCRIPTIVE DATA ON THE SYSTEMS, EQUIPMENT AND SPECIALTIES WHICH ARE SPECIFIED, SCHEDULED, OR SHOWN, SO THAT COMPLIANCE WITH THE CONTRACT DOCUMENTS CAN BE DETERMINED.
   C. ELECTRICAL WIRING DIAGRAMS (POWER AND CONTROL) FOR ELECTRIC MOTOR DRIVEN EQUIPMENT.
   D. SUPPLEMENTAL SUPPORT SYSTEMS/ STRUCTURES INCLUDING EQUIPMENT DESCRIPTION, INFORMATION AND DETAILS.
   E. DIMENSIONAL DATA

6. IN ADDITION TO THE EQUIPMENT REFERENCED ABOVE, THE FOLLOWING PROJECT-SPECIFIC ITEMS SHALL BE PROVIDED WITH SHOP DRAWINGS AND/OR SUBMITTALS.
   A. FIRESTOPPING SYSTEMS, WITH DETAILS, THAT WILL MEET THE UL RATING OF THE ASSEMBLY BEING PENETRATED.

7. SYSTEMS AND EQUIPMENT WHICH HAVE BEEN INSTALLED WITHOUT HAVING BEEN ACCEPTED BY THE DESIGN PROFESSIONAL MAY BE REJECTED AND SHALL BE REPLACED WITH PRODUCTS THAT ARE ACCEPTABLE.

8. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUPPLY THE OWNER WITH AS-BUILT DOCUMENTATION, O&M MANUALS, COPIES OF EQUIPMENT WARRANTIES, WIRING DIAGRAMS AND NAMEPLATE DATA. (REFER TO TRADE SPECIFIC GENERAL NOTES FOR ADDITIONAL CLOSEOUT DOCUMENTATION REQUIREMENTS). PROVIDE THREE (3) HARD COPY SETS WITHIN A RIGID BINDER.

GENERAL DEMOLITION NOTES

1. THE DRAWINGS ARE DRAWN TO GENERALLY INDICATE THE DEMOLITION REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION, BUT ARE NOT ALL INCLUSIVE. THE FULL EXTENT OF DEMOLITION WORK MUST BE DETERMINED IN THE FIELD BASED ON THE ACTUAL CONDITIONS ENCOUNTERED AND AS REQUIRED FOR THE SATISFACTORY PROVISION AND PROPER EXECUTION OF THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING MATERIALS AND SYSTEMS INDICATED FOR REMOVAL. FURTHERMORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ASSOCIATED CUTTING, REMOVAL, PATCHING, AND REPAIR OF EXISTING FLOORS, WALLS, CEILINGS, ROOF CONSTRUCTION, AND SITE WORK.

3. CUT NEW ROOF OPENINGS IN EXISTING CONSTRUCTION. MODIFY EXISTING ROOF OPENINGS FOR NEW SIZES. CLOSE EXISTING ROOF OPENINGS NOT REUSED (VENTS, CURBS, SUPPORTS, ETC.). PROVIDE ALL ROOF FLASHING AND PATCHING, INCLUDING ANY TEMPORARY PATCHES/CLOSURES.

4. MATERIALS RESULTING FROM DEMOLITION AND REMOVAL OPERATIONS SHALL BE COMPLETELY REMOVED FROM THE SITE, UNLESS NOTED OTHERWISE ON THE DRAWINGS OR REQUESTED BY THE OWNER, AND SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE MATERIAL SHALL BE RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

5. STORAGE OF DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS SHALL NOT BE PERMITTED TO BE STORED ON SITE, UNLESS NOTED OTHERWISE.

6. WHEN AN EXISTING ITEM IS REMOVED (I.E., CONTROL, DUCT, PIPE, EQUIPMENT, ETC.), THE ACCOMPANYING SEALANT, SUPPORTS, AND ALL ANCHORS SHALL ALSO BE REMOVED. ALL SEALANT RESIDUE SHALL BE COMPLETELY REMOVED AND THE WALLS CLEANED AND REPAIRED TO MATCH ADJACENT WALL SURFACES.

7. EXISTING PAINTED STEEL FRAME STRUCTURE HAS TESTED POSITIVE FOR LEAD BASED PAINT. ANY MODIFICATIONS OR CONNECTIONS TO THE EXISTING STRUCTURE INCLUDING BUT NOT LIMITED TO CUTTING, GRINDING, DRILLING AND/OR WELDING WILL REQUIRE REMOVAL OF LEAD BASED PAINT PRIOR TO THE MODIFICATION OR CONNECTION. REMOVED PAINT MATERIAL MUST BE STORED AND TESTED TO DETERMINE PROPER METHOD OF DISPOSAL. TESTING TO BE PERFORMED BY OWNER'S TESTING LAB. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

8. PROTECT ALL FLOORS, WALLS, CEILINGS AND FURNISHINGS THROUGHOUT THE DEMOLITION AREA. ANY DAMAGE TO THE AREA AS A RESULT OF DEMOLITION SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS.

9. SAWCUT AND EXCAVATE TO ACCESS UNDERSLAB PIPING, CONDUIT, ETC. TO MINIMIZE THE RISK OF CUTTING UNDERSLAB PIPING AND CONDUIT, LIMIT THE DEPTH OF CUT TO THE THICKNESS OF THE CONCRETE. LOCATIONS OF UNDERSLAB PIPING AND CONDUIT SHOWN ON THE DRAWINGS ARE BASED ON THE ORIGINAL DESIGN DRAWINGS (WHEN AVAILABLE) AND VISUAL OBSERVATIONS. ALLOW FOR DEVIATIONS IN ACTUAL PIPE LOCATION. ALL EXCAVATION SHALL BE PERFORMED IN A CAUTIOUS MANNER TO AVOID DAMAGING OTHER UNDERSLAB PIPING AND CONDUIT. IT SHALL BE UNDERSTOOD THAT THERE MAY ALSO BE HVAC PIPES AND CONDUITS LOCATED UNDER THE SLAB. BACKFILL AND COMPACT THE EXCAVATED AREA AND REPOUR THE CONCRETE FLOOR. THE FINISHED SURFACE SHALL ACCEPT NEW FLOOR MATERIALS. COORDINATE FINISHED CONCRETE LEVEL AND SURFACE REQUIREMENTS OF ALL AREAS. CONCRETE MATERIAL AND METHODS SHALL BE AS SPECIFIED IN THE PROJECT SPECIFICATIONS.

10. WHERE EQUIPMENT, PIPING AND/OR CONDUIT IS BEING REMOVED, AND HOLES OR MARKED SURFACES ARE LEFT, PATCH TO MATCH THE EXISTING SURFACE. THE ENTIRE WALL OR CEILING SHALL THEN BE PAINTED IN A COLOR TO MATCH THE ORIGINAL COLOR. PAINTING MATERIAL AND METHODS SHALL BE AS SPECIFIED IN THE PROJECT SPECIFICATIONS.

11. PROVIDE PATCHING OR SEALANTS AT FIRE RATED BARRIERS IN WALLS OR FLOORS OR EXTERIOR OPENINGS, CREATED BY REMOVAL OF MEP+FP MATERIALS.

MECHANICAL GENERAL NOTES

INSTALLATION REQUIREMENTS

1. DO NOT LOCATE ANY ITEMS REQUIRING ACCESS IN AN INACCESSIBLE LOCATION UNLESS AN APPROVED ACCESS DOOR IS PROVIDED.

2. ALL DUCT-MOUNTED COILS SHALL BE PROVIDED WITH A DUCT-MOUNTED ACCESS PANEL IMMEDIATELY UPSTREAM OF THE COIL TO ALLOW FOR EASY ACCESS TO COIL FOR INSPECTION AND MAINTENANCE. MINIMUM ACCESS DIMENSIONS SHALL BE 12"X12" UNLESS PROHIBITED BY SMALLER DUCT DIMENSIONS. WHERE PROHIBITED, UTILIZE THE LARGEST ACCESS PANEL ALLOWED BY THE APPLICATION.

3. INSTALL PIPE SLEEVES IN WALLS AND FLOORS WHERE PIPES PENETRATE. PROVIDE ALL NECESSARY HANGERS, SUPPORTS, AND ANCHORS FOR ALL PIPING, DUCTWORK, AND EQUIPMENT.

4. ALL PIPING, DUCTWORK, AND CONTROL WIRING SHALL BE CONCEALED IN WALLS OR CEILING SPACE. WHERE CONTROL WIRING IS CONCEALED WITHIN WALLS, PROVIDE EMT CONDUIT AS PER DETAIL. WHERE ANY ITEMS CANNOT BE CONCEALED, SURFACE RACEWAY MAY BE CONSIDERED FOR USE ONLY AFTER PRIOR APPROVAL OF LOCATION BY DESIGN PROFESSIONAL.
   A. SURFACE RACEWAY: WHERE PRIOR APPROVAL IS PROVIDED, PROVIDE SURFACE METAL RACEWAY SYSTEM INCLUDING ALL FITTINGS AND ACCESSORIES. SINGLE CHANNEL SURFACE RACEWAY SHALL BE WIREMOLD SERIES 3000.

5. ALL EXHAUST FAN DISCHARGES AND COMBUSTION VENTS ARE TO BE LOCATED A MINIMUM OF 10'-0 FROM ALL AIR INTAKES AND 25' FROM INTAKES FOR EQUIPMENT SERVING THE I2 SIDE, LOT LINES, AND OTHER BUILDINGS. ALL INTAKE OPENINGS SHALL BE A MINIMUM OF 10'-0 FROM ALL FAN DISCHARGES, CHIMNEYS, VENTS, FLUES, PARKING AREAS, AND OTHER CONTAMINANT SOURCES.

6. INSTALL DUCTWORK AND PIPING SO AS NOT TO ENCROACH ON REQUIRED CLEARANCES ABOVE OR AROUND ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF PANELS.

7. ALL NEW DUCTWORK SPACE ALLOCATIONS SHALL BE VERIFIED PRIOR TO DEVELOPING SHOP DRAWINGS AND INSTALLING. IN ADDITION, FIELD VERIFY REQUIREMENTS FOR DUCT TRANSITIONS SHOWN AND NOT SHOWN ON THE CONTRACT DRAWINGS. COORDINATE SPACE REQUIREMENTS WITH THE OTHER CONTRACTORS AND SUB-CONTRACTORS.

8. INSTALL FIRE DAMPERS IN DUCTS THAT PENETRATE FIRE RATED WALLS, FLOORS, AND CEILINGS. INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AS TO MAINTAIN DAMPER UL-RATING AFTER INSTALLATION. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL FIRE RATED ASSEMBLIES.

9. ALL MASONRY PENETRATIONS SHALL BE CORE DRILLED FROM THE FINISHED FACE. THE USE OF PERCUSSION ROTARY DRILLS SHALL BE PROHIBITED.

TESTING & BALANCING (230593)

1. OPERATE, TEST, AND BALANCE THE HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS. THE ENTIRE MECHANICAL CONTROLS SYSTEMS SHALL BE ADJUSTED AND BALANCED AND PUT IN OPERATING CONDITION TO CAUSE THE EQUIPMENT TO MAINTAIN THE TEMPERATURES IN ACCORDANCE WITH THE INTENT OF THESE SPECIFICATIONS. OPERATE AND TEST THE EQUIPMENT DURING SUMMER AND WINTER SEASONS. ALL WATER AND AIR BALANCING SHALL BE DONE BY A PROPERLY QUALIFIED NEBB OR AABC MECHANIC, IN PRESENCE OF OWNER'S REPRESENTATIVES. PROVIDE CERTIFIED WRITTEN AIR BALANCING REPORT TO ENGINEER. PROVIDE EQUIPMENT START-UP REPORTS TO ENGINEER.

2. AFTER ALL PIPING SYSTEMS HAVE BEEN INSTALLED, BUT BEFORE ANY EQUIPMENT HAVE BEEN CONNECTED, THE SYSTEM SHALL BE FILLED WITH A MINIMUM PRESSURE OF 150 PSI. THE PRESSURE SHALL BE MAINTAINED FOR A PERIOD OF 60 MINUTES. AFTER SUCCESSFUL TESTING, FLUSH ALL PIPING TO REMOVE DIRT AND FOREIGN MATTER. TEST WATER AND PROVIDE CHEMICALS TO ADJUST PH.

DUCTWORK SYSTEMS (233113)

1. ALL DUCT SIZES SHOWN ON THE PLANS ARE NET FREE AREA. WHERE DUCT SIZES ARE SHOWN ON PLANS IN DUCTWORK THAT CONTAIN INTERNAL LINER, THE DIMENSION SHOULD BE CONSIDERED THE "INSIDE CLEAR DIMENSIONS". DUCTS SHALL BE CONSTRUCTED WITH THE CURVES AND BENDS SO AS TO AFFECT AN EASY FLOW OF AIR. ALL ELBOWS SHALL BE ROUND OR SQUARE WITH TURNING VANES. DUCT SPLITTERS SHALL BE USED WHERE MAIN DUCTS SPLIT. ALL BRANCH DUCTS SHALL HAVE A 45 DEGREE ENTRY TAP. ALL TRANSITIONS FROM ONE DUCT SIZE TO ANOTHER SHALL HAVE A MAXIMUM OF A 15 DEGREE ANGLE. ALL JOINTS SHALL BE CAULKED WITH AN APPROVED DUCT SEALANT.

2. ALL NEW DUCTS INSTALLED WITHIN THE BUILDING ENVELOPE ARE TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE SMACNA HVAC DUCT CONSTRUCTION STANDARD MATERIAL FOR THE SYSTEM PRESSURE CLASSIFICATION. UNLESS NOTED OTHERWISE, ALL RIGID DUCT SYSTEMS INSTALLED WITHIN THE BUILDING ENVELOPE ARE TO BE CONSTRUCTED FROM GALVANIZED STEEL (ASTM A 653/A 653M).

3. FLEXIBLE AIR DUCT SYSTEMS SHALL BE CLASS 1, UL-181 AIR DUCT AS MANUFACTURED BY CERTAINTEED OR JP LAMBORN CO. INSTALLATION SHALL BE IN ACCORDANCE WITH SMACNA STANDARDS AND MANUFACTURER'S SPECIFICATIONS INCLUDING HANGERS AND SPACING. INSTALL ONLY WHERE SHOWN ON THE DRAWINGS. DO NOT PENETRATE WALLS, CEILINGS, OR FLOORS WITH FLEXIBLE DUCTS. FLEXIBLE DUCT WORK WITHIN THE BUILDING ENVELOPE SHALL HAVE A MINIMUM INSULATION VALUE OF R-5.

4. WHERE INDICATED ON THE DRAWINGS PROVIDE RECTANGULAR DUCT WORK WITH 1" THICK FIBER-FREE, SOFT ELASTOMETRIC FOAM INTERNAL DUCT LINER; ARMACELL, MODEL ' AP COILFLEX COMFORTABLE DUCT LINER', OR APPROVED EQUAL. FIBERGLASS BASED LINER SYSTEMS ARE NOT ACCEPTABLE

   INTERNAL LINER INSULATION PERFORMANCE CAN BE UTILIZED TOWARD THE OVERALL INSULATION PERFORMANCE. HOWEVER, IF INTERNAL LINER DOES NOT PROVIDE THE ABOVE STATED REQUIRED INSULATION PERFORMANCE, ADDITIONAL EXTERIOR DUCT INSULATION SHALL BE PROVIDED SUCH THAT THE MINIMUM INSULATION PERFORMANCE IS MAINTAINED.

5. ALL DUCTWORK SYSTEMS SHALL BE PROVIDED WITH HANGER SIZES AND SPACING IN ACCORDANCE WITH TABLE 4-1 AND TABLE 4-2 OF THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS MANUAL FOR RECTANGULAR AND ROUND DUCTWORK, RESPECTIVELY. MAXIMUM SPACING FOR RECTANGULAR DUCTWORK HANGERS TO BE 10'-0 AND MAXIMUM SPACING FOR ROUND DUCTWORK HANGERS TO BE 12'-0.

INSULATION (230700)

1. AS PER IMC 2018, SECTION 604.4.2, DUCT WRAP INSULATION SYSTEMS SHALL BE PROVIDED WITH SUFFICIENT THICKNESS SUCH THAT THE REQUIRED R-VALUE LISTED WITHIN THE MECHANICAL INSULATION SCHEDULE IS MAINTAINED ASSUMING AN INSTALLED COMPRESSION OF 25%.

AIR DUCT ACCESSORIES (233300)

1. ALL FIRE DAMPERS SHALL BE DYNAMIC CLOSURE TYPE-B CURTAIN STYLE WITH BLADES OUTSIDE OF THE AIRSTREAM. THEY SHALL HAVE BEEN SUCCESSFULLY TESTED TO U.L. STANDARD 555 - 4TH EDITION AS TO THEIR ABILITY TO CLOSE UNDER DYNAMIC AIRFLOW CONDITIONS AND THEY SHALL BEAR THE U.L. LABEL STATING THAT THEY ARE SUITABLE FOR THAT APPLICATION. DYNAMIC CLOSURE FIRE DAMPERS SHALL HAVE BEEN SUCCESSFULLY TESTED IN BOTH HORIZONTAL AND VERTICAL MOUNTING POSITIONS AND TO MAXIMUM STATIC PRESSURES OF 8" W.G. DYNAMIC CLOSURE FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION. ALL FIRE DAMPERS SHALL MEET THE REQUIREMENTS OF NFPA-90A AND SHALL BE PROVIDED FROM THE MANUFACTURER IN A FACTORY-INSTALLED MOUNTING SLEEVE. (BASIS OF DESIGN: GREENHECK #DFD - 150X TYPE-B)

2. PROVIDE VOLUME DAMPERS AT POINTS ON SUPPLY, RETURN, AND EXHAUST SYSTEMS WHERE BRANCHES EXTEND FROM LARGER DUCTS. DAMPERS ARE TO BE INSTALLED AT A MINIMUM OF TWO DUCT DIAMETERS FROM FITTING. WHERE DAMPERS ARE INSTALLED IN DUCTS HAVING DUCT LINER, INSTALL DAMPERS WITH HAT CHANNELS OF SAME DEPTH AS LINER, AND TERMINATE LINER WITH NOSING AT HAT CHANNEL. DAMPER MATERIAL SHALL MATCH DUCT CONSTRUCTION.

3. LOW-LEAK CONTROL DAMPERS SHALL INCLUDE A LINKAGE OUTSIDE OF THE AIRSTREAM AND BEAR THE AMCA'S CERTIFIED RATINGS SEAL FOR BOTH PERFORMANCE AND LEAKAGE. MAXIMUM LEAKAGE RATING = 4 CFM/FT2 @ 1IN.WG. (BASIS OF DESIGN: GREENHECK #VCD-34)

4. CONNECTION TO ALL AIR HANDLING EQUIPMENT (I.E. UNITS WITH SUPPLY, RETURN AND/OR EXHAUST BLOWERS) SHALL BE MADE WITH A FLAME-RETARDANT/NONCOMBUSTIBLE FLEXIBLE FABRIC DUCT CONNECTOR COMPLIANT WITH UL-181, CLASS-1. FLEXIBLE DUCT CONNECTORS INSTALLED ON OUTDOOR SYSTEMS SHALL BE RATED FOR SUCH APPLICATIONS AND SHALL BE COATED WITH A WEATHERPROOF, SYNTHETIC RUBBER RESISTANT TO UV RAYS AND OZONE.

IDENTIFICATION AND LABELING (230553)

1. ALL DUCTWORK AND PIPING ON THE PROJECT SHALL BE IDENTIFIED WITH THE PRODUCT AND FLOW DIRECTION. USE STICK-ON LABELS AS MANUFACTURED BY SETON.

2. ALL MECHANICAL EQUIPMENT ON THE PROJECT SHALL BE PROVIDED WITH ENGRAVED ALUMINUM TAGS TO LIST, AT A MINIMUM, THE FOLLOWING INFORMATION: MANUFACTURER, MODEL NUMBER, SERIAL NUMBER, VOLTAGE/PHASE, DATE OF MANUFACTURING, MCA, MOCP.

3. ALL CONTROL VALVES AND ISOLATION VALVES SHALL BE PROVIDED WITH METAL VALVE TAGS. PROVIDE FRAMED VALVE TAG CHART IN BASEMENT MECHANICAL ROOM ALONG WITH FRAMED FLOOR PLANS INDICATING LOCATION AND SERVICE OF EACH VALVE.

MISCELLANEOUS PROJECT REQUIREMENTS

1. ASSUME FULL RESPONSIBILITY FOR DRAINING AND CONTAINING EXISTING GLYCOL-BASED HYDRONIC SYSTEMS WHICH ARE INDICATED FOR DEMOLITION. FURTHERMORE, ASSUME FULL RESPONSIBILITY FOR REMOVING THIS WATER/GLYCOL SOLUTION FROM THE PROJECT SITE AND DISPOSE IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS AT NO ADDITIONAL COST TO THE OWNER.

2. REFRIGERANT SHALL BE RECOVERED FROM EQUIPMENT TO BE DEMOLISHED AS PER EPA SECTION 608 REQUIREMENTS PRIOR TO REMOVAL FROM THE PROPERTY. PROVIDE DOCUMENTATION OF COMPLIANCE INCLUDING TECHNICIAN CERTIFICATIONS, EQUIPMENT COMPLIANCE, QUANTITY AND TYPE OF REFRIGERANT RECOVERED, METHODS USED OR OTHER DOCUMENTING COMPLIANCE.

3. ALL PRESSURE VESSELS USED WITHIN THE PROJECT SHALL BE ASME-RATED AND BEAR THE ASME SEAL.

DUCTWORK

Symbol	Description
	ACCESS DOOR, VERTICAL OR HORIZONTAL
	ACOUSTICS LINING IN DUCT (SIZE NOTED = INSIDE DIMENSIONS)
R	CHANGE OF ELEVATION, RISE (R) OR DROP (D)
18 X 16	DUCT SIZE (CLEAR INSIDE DIM.) FIRST FIGURE INDICATES PLAN SIZE
MD	MOTORIZED DAMPER
VD	VOLUME DAMPER
	BRANCH TAKE-OFF
	BELL MOUTH BRANCH TAKE-OFF
	DUCT SPLIT (SPLIT SIZE AS INDICATED)
	DUCT TRANSITION
	ELBOW WITH TURNING VANES
	FLEXIBLE CONNECTION
	FLEXIBLE DUCTWORK
	DUCTWORK TO BE REMOVED
	EXISTING DUCTWORK TO REMAIN
	NEW DUCTWORK
	RADIUS ELBOW
	SQUARE TO ROUND DUCT TRANSITION
	TOP TAKE-OFF
	SUPPLY/RETURN GRILLE
	SUPPLY DUCT DOWN
	SUPPLY DUCT UP
	EXHAUST OR RETURN DUCT DOWN
	EXHAUST OR RETURN DUCT UP
	RETURN AIR GRILLE
	SUPPLY AIR DIFFUSER
	LAY-IN SUPPLY AIR DIFFUSER WITH METAL INLET ELBOW
FD	FIRE DAMPER IN FLOOR WITH ACCESS PANEL
FD	FIRE DAMPER IN WALL WITH ACCESS PANEL
DD	DUCT SMOKE DETECTOR
CO2	CARBON DIOXIDE DETECTOR
S	SENSOR
T	THERMOSTAT
H	HUMIDISTAT
A / 100	DIFFUSER/GRILLE TAG CFM
ERV #	MECHANICAL EQUIPMENT TAG EQUIPMENT NUMBER/DESIGNATION
	DIRECTION OF AIR FLOW
UDAT:##	UNDERDOOR AIR TRANSFER ## CFM

PIPING

Symbol	Description
COND	COOLING CONDENSATE
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
	ARROW INDICATES DIRECTION OF FLOW
	BACKFLOW VALVE
	BALANCING VALVE
	BALL VALVE
	CHECK VALVE
	GATE VALVE
	PRESSURE TEMPERATURE RELIEF VALVE
	PRESSURE VALVE
	VALVE IN VERTICAL
	2-WAY CONTROL VALVE
	3-WAY CONTROL VALVE (MIXING OR DIVERTING
	PIPE GUIDE
	PIPE SLEEVE
	PITCH DOWN IN DIRECTION OF ARROW
X	PIPE ANCHOR
	PIPE CAP
	PIPE DROP
	PIPE RISE
	BOTTOM PIPE CONNECTION
	TOP PIPE CONNECTION
	UNION
	PRESSURE GAUGE (WATER) WITH COCK
	STRAINER WITH BLOW-OFF
	"Y" TYPE STRAINER
	ELBOW
	TEE
	DIRT POCKET
A	AIR VENT
	THERMOMETER

MISCELLANEOUS

Symbol	Description
1 A	DRAWING NOTE INDICATOR
X / X-X	DETAIL INDICATOR TOP= DETAIL # BOTTOM= DRAWING #
X / X-X	SECTION INDICATOR TOP= DETAIL # BOTTOM= DRAWING #

ABBREVIATIONS

AA	AIR TO AIR HEAT EXCHANGER
ABV.	ABOVE
AC	AIR CONDITIONING
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AL	ACOUSTICAL LINING
ALTD	ACOUSTICALLY LINED TRANSFER DUCT
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
ARCH	ARCHITECTURAL
ATC	AUTOMATIC TEMPERATURE CONTROL
BOD	BOTTOM OF DUCT
BOG	BOTTOM OF GRILLE
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
CFM	CUBIC FEET PER MINUTE
CH	CABINET HEATER
C.O.	CLEAN OUT
CU	CONDENSING UNIT
DB	DRY BULB
DN	DOWN
DWG	DRAWING
DX	DIRECT EXPANSION COIL
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEC	ELECTRICAL
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
EX	EXISTING
°F	DEGREES FAHRENHEIT
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
HD	HEAD
HP	HEAT PUMP
HTG	HEATING
ID	INSIDE DIAMETER
IN	INCH
IWC	INCHES OF WATER COLUMN
JB	JUNCTION BOX
KW	KILOWATT
KWH	KILOWATT-HOURS
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAT	MIXED AIR TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MD	MOTORIZED DAMPER
MFR	MANUFACTURER
MIN	MINIMUM
MTG	MOUNTING
MV	MOTORIZED VALVE
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
PC	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PLBG	PLUMBING
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
REQ	REQUIRED
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SP	STATIC PRESSURE
SPEC	SPECIFICATION
SS	SPLIT SYSTEM
TYP	TYPICAL
UH	UNIT HEATER
WH	WALL HEATER
WPD	WATER PRESSURE DROP
WT	WEIGHT

HYDRONIC VALVE SCHEDULE

VALVE TYPE	PIPE SIZE	SPECIFICATION	ACCEPTABLE PRODUCT(S)
CALIBRATED MANUAL BALANCING VALVE	2" AND SMALLER	BRONZE, Y-PATTERN BODY WITH ADJUSTMENT KNOB AND THREADED ENDS. CONSTRUCTED WITH GLASS AND CARBON FILLED TFE SEAT RINGS. VALVES TO HAVE DIFFERENTIAL PRESSURE READ-OUT PORTS ACROSS SEAT AREA. READ-OUT PORTS TO BE FITTED WITH INTERNAL EPT INSERTS AND CHECK VALVES. VALVE BODIES TO HAVE 1/4" NPT TAPPED DRAIN/PURGE PORT. VALVES TO HAVE MEMORY STOP FEATURE TO ALLOW VALVE TO BE CLOSED FOR SERVICE AND THEN REOPENED TO SET POINT WITHOUT DISTURBING BALANCE POSITION. ALL VALVES TO HAVE CALIBRATED NAMEPLATES TO ASSURE SPECIFIC VALVE SETTINGS. VALVES SHALL BE DESIGNED FOR POSITIVE SHUT-OFF	TOUR & ANDERSON 'STAD' ARMSTRONG 'CBV-S'
BRONZE BALL VALVE	2" AND SMALLER	TWO-PIECE, FULL-PORT, WITH BRONZE TRIM: MSS SP-110. SWP RATING: 150 PSIG. CWP RATING: 600 PSIG. BODY DESIGN: 2-PIECE. ENDS: THREADED OR SOLDERED. SEATS: PTFE OR TFE. STEM: BRONZE. BALL: CHROME-PLATED BRASS.	MILWAUKEE VALVE BA400
BRONZE SWING CHECK VALVE	2" AND SMALLER	CLASS 125. MSS SP-80, TYPE-3. CWP RATING: 200 PSIG. BODY DESIGN: T-PATTERN. ENDS: THREADED OR SOLDERED. DISC: BRONZE (METAL) OR NBR, PTFE OR TFE (NONMETAL)	MILWAUKEE VALVE 509
PRESSURE-REDUCING VALVE	-	DIAPHRAGM-OPERATED, BRONZE OR BRASS BODY WITH LOW INLET PRESSURE CHECK VALVE, INLET STRAINER REMOVABLE WITHOUT SYSTEM SHUTDOWN, AND NON-CORROSIVE VALVE SEAT AND STEM. SELECT VALVE SIZE, CAPACITY AND OPERATING PRESSURE TO SUIT SYSTEM. FACTORY-SET AT OPERATING PRESSURE AND HAVE CAPABILITY FOR FIELD ADJUSTMENT. ASME COMPLIANT.	WATTS REGULATOR COMPANY SERIES 25-AUB
MANUAL AIR VENT	-	BRONZE BODY AND NONFERROUS INTERNAL PARTS. CWP RATING: 125 PSIG. OPERATING TEMP RATING: 250°F. MANUALLY OPERATED WITH SCREWDRIVER OR THUMBSCREW WITH NPS 1/8" DISCHARGE CONNECTION AND NPS 3/4" INLET CONNECTION.	TACO INC. TACO 409 VENT

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER T. STRUNK NO. 080014

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TN P.E. # 123268 CT P.E. # 34352
SC P.E. # 39067 MD P.E. # 58304
CO P.E. # 60950 KY P.E. # 35456

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SAE Project No: FHC-14619

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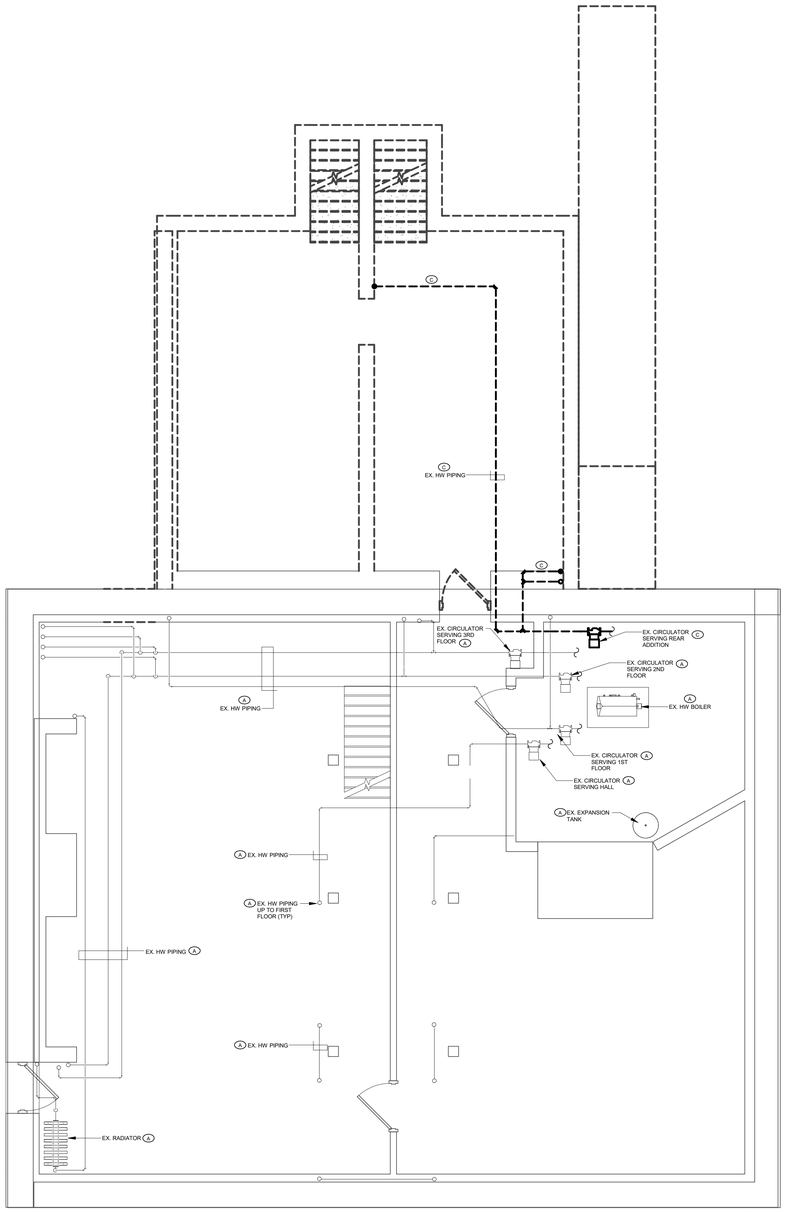
Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS
01.26.23 - Issued for Permit

No.	Date	Description

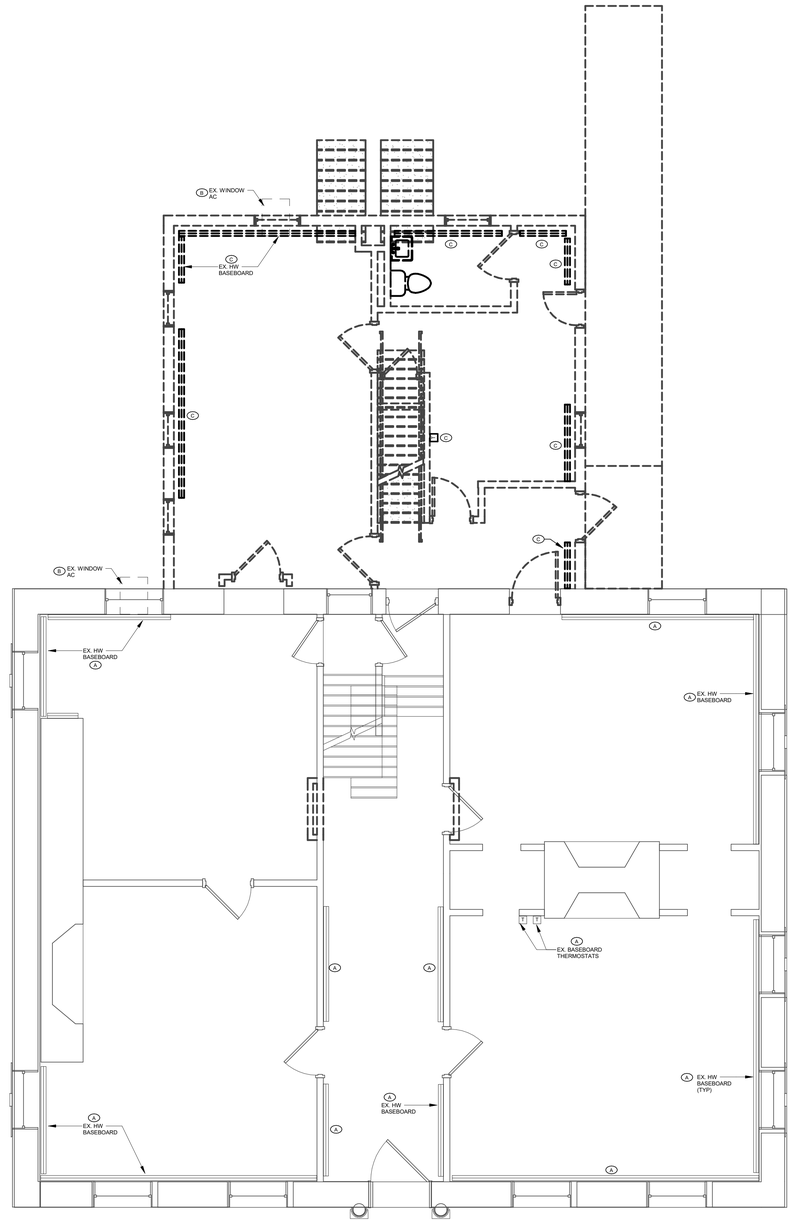
DRAWING TITLE
General notes & Symbol List

PROJECT NUMBER 16.200
DRAWN BY JCF
SCALE 1/8" = 1'-0"
DATE 01.26.23
DRAWING NUMBER
M001



1 Basement Demolition Plan - Mechanical

SCALE 4' 0 8' 16' 24'



2 1st Floor Demolition Plan - Mechanical

SCALE 4' 0 8' 16' 24'

DEMOLITION NOTES BY SYMBOL - MECHANICAL

(A) EXISTING ITEM TO REMAIN.

(B) DISCONNECT AND REMOVE EXISTING WINDOW AIR CONDITIONER INCLUDING ALL BRACKETS AND SUPPORTS.

(C) DISCONNECT AND REMOVE EXISTING HOT WATER BASEBOARD INCLUDING ALL RELATED CONTROLS, PIPING AND SUPPORTS. DISCONNECT AND REMOVE EXISTING HW CIRCULATOR INCLUDING ALL RELATED ACCESSORIES. CAP EXISTING PIPING WHICH IS TO REMAIN WATER TIGHT AT MAINS.

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Alteration & Heritage Center Addition
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No.	Date	Description

DRAWING TITLE

Basement and 1st Floor Plans - Mechanical Demolition

PROJECT NUMBER 16.200

DRAWN BY JCF

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

M050

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TN P.E. # 123348 CT P.E. # 34352
SC P.E. # 39067 MD P.E. # 58304
CO P.E. # 40950 KY P.E. # 35456

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SAE Project No: FHC-14619

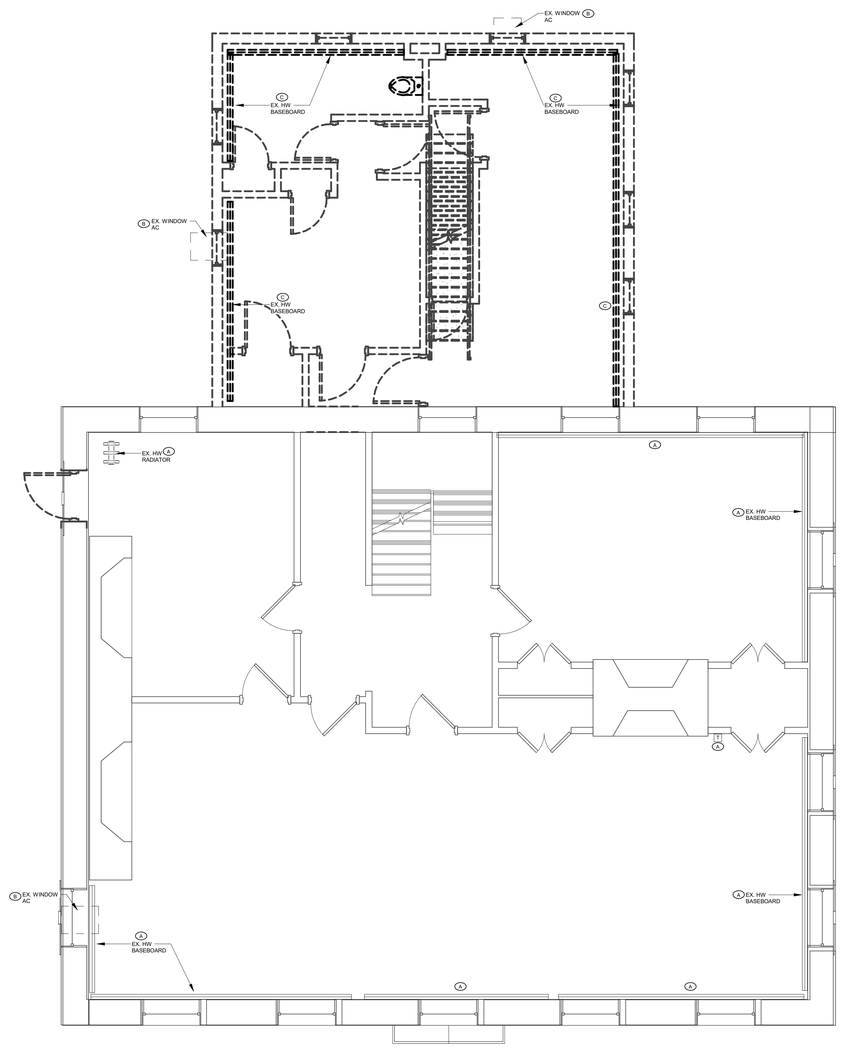
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER T. STRUNK ENGINEER No. 080014

DEMOLITION NOTES BY SYMBOL - MECHANICAL

(A) EXISTING ITEM TO REMAIN.

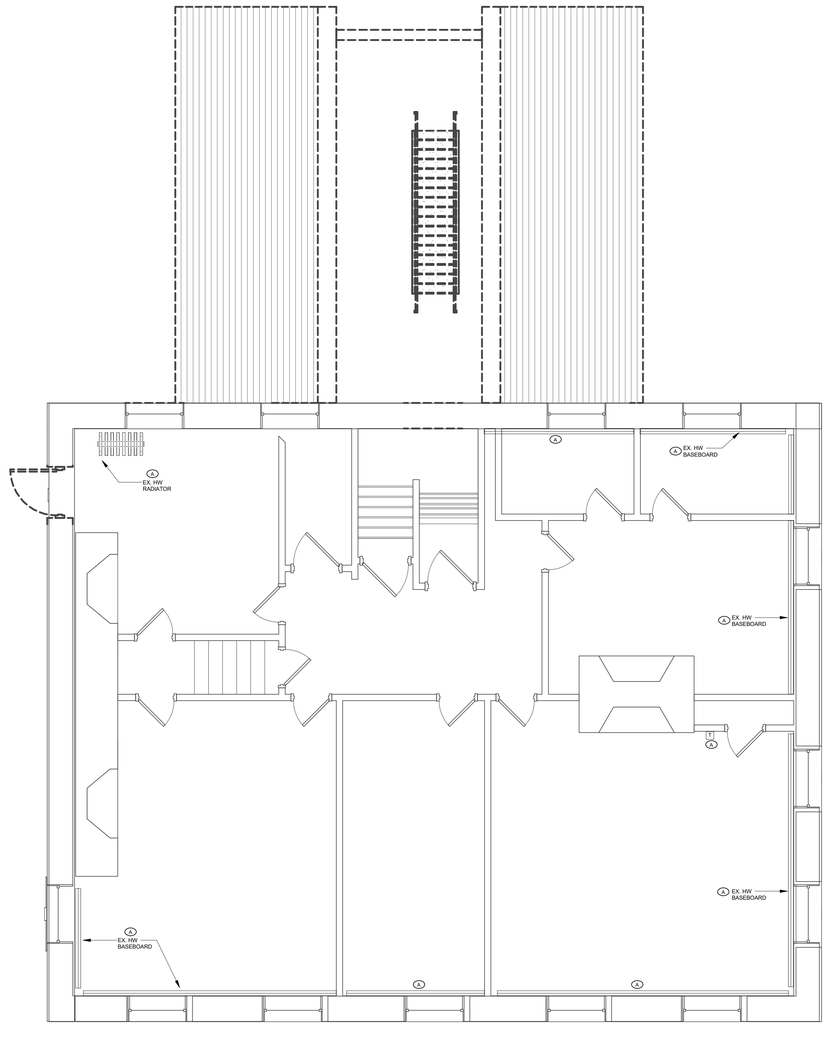
(B) DISCONNECT AND REMOVE EXISTING WINDOW AIR CONDITIONER INCLUDING ALL BRACKETS AND SUPPORTS.

(C) DISCONNECT AND REMOVE EXISTING HOT WATER BASEBOARD INCLUDING ALL RELATED CONTROLS, PIPING AND SUPPORTS. DISCONNECT AND REMOVE EXISTING HW CIRCULATOR INCLUDING ALL RELATED ACCESSORIES. CAP EXISTING PIPING WHICH IS TO REMAIN WATER TIGHT AT MAINS.



1 2nd Floor Demolition Plan - Mechanical

SCALE 4' 0 8' 16' 24'



2 3rd Floor Demolition Plan - Mechanical

SCALE 4' 0 8' 16' 24'

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SAE Project No: FHC-14619

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No.	Date	Description

DRAWING TITLE

2nd and 3rd Floor Plans - Mechanical Demolition

PROJECT NUMBER 16.200

DRAWN BY JCF

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

M051

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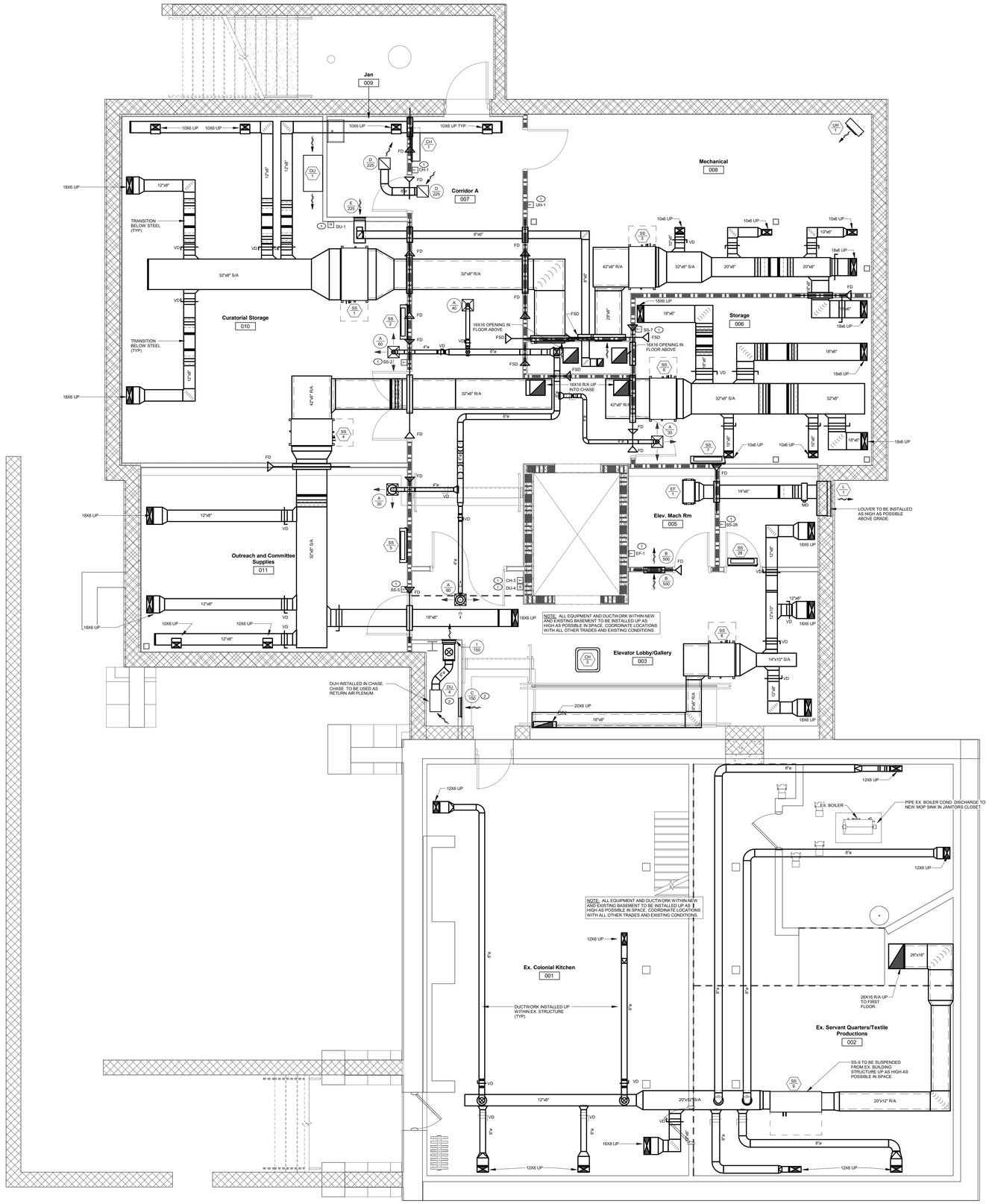

1 **Basement Plan - Mechanical**
SCALE
4' 0 8' 16' 24'

NOTES BY SYMBOL - MECHANICAL

1. FINAL LOCATION OF CONTROL DEVICE TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION. MOUNT TOP OF CONTROL DEVICE MAXIMUM 47" AFF.
2. COORDINATE GRILLE LOCATION TO ACCOMODATE DU UNIT REMOVAL. GRILLE TO BE OPEN TO CHASE SPACE.

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No.	Date	Description

DRAWING TITLE

Basement Plan- Mechanical

PROJECT NUMBER 16.200

DRAWN BY JCF

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER **M100**

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TN P.E. # 123348 CT P.E. # 34322
SC P.E. # 29067 MD P.E. # 58304
CO P.E. # 40950 KY P.E. # 31456

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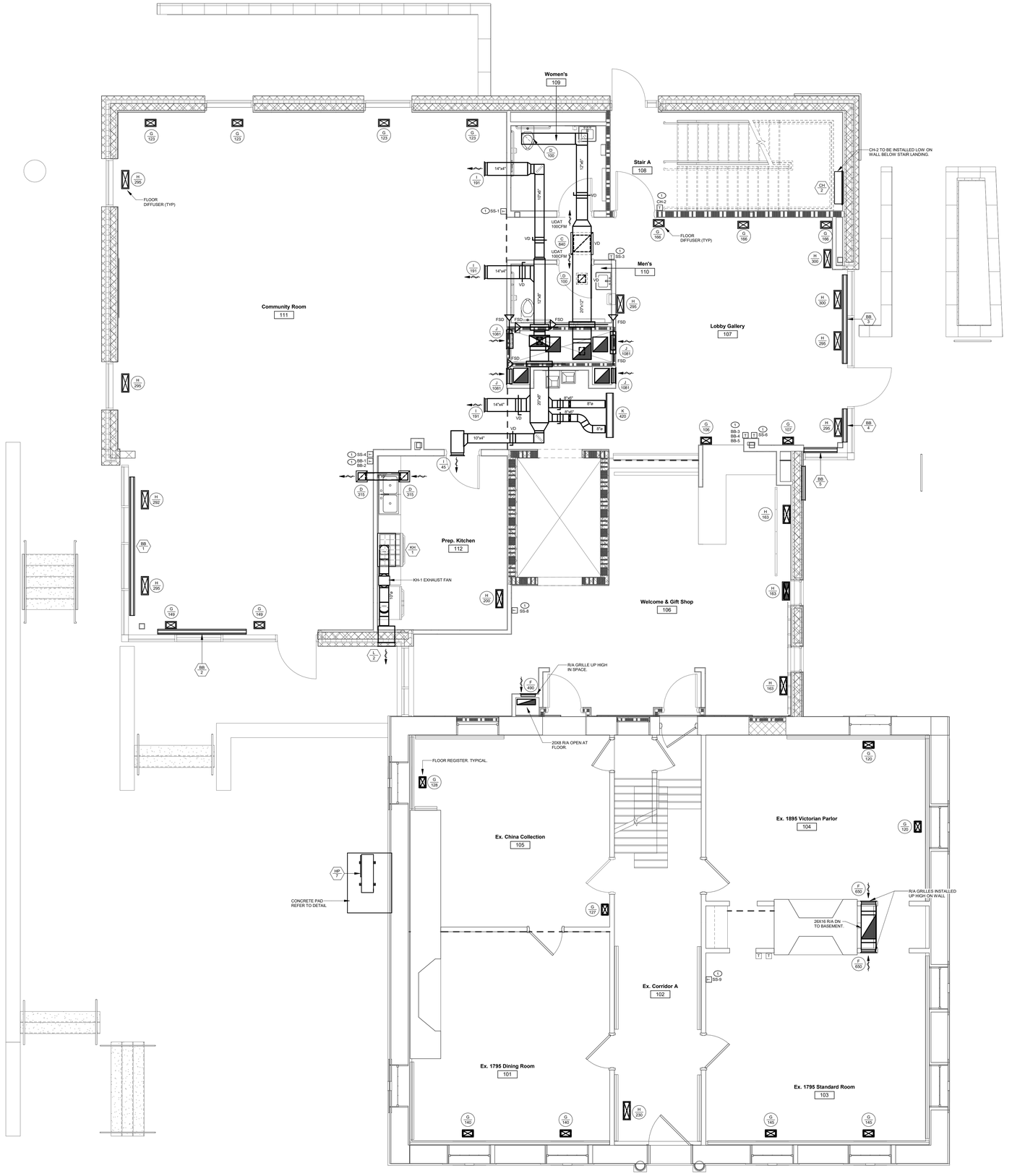
SAE Project No: FHC-14619

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER T. STRUNK ENGINEER NO. 080014 COMMONWEALTH OF PENNSYLVANIA



1 1st Floor Plan - Mechanical

SCALE 4' 0 8' 16' 24'

NOTES BY SYMBOL - MECHANICAL

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No.	Date	Description

DRAWING TITLE

1st Floor Plan - Mechanical

PROJECT NUMBER 16.200

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SCALE As indicated

DATE 01.26.23

DRAWING NUMBER **M101**

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TN P.E. # 132248 CT P.E. # 34353
SC P.E. # 30667 MD P.E. # 36304
CO P.E. # 40950 KY P.E. # 35456

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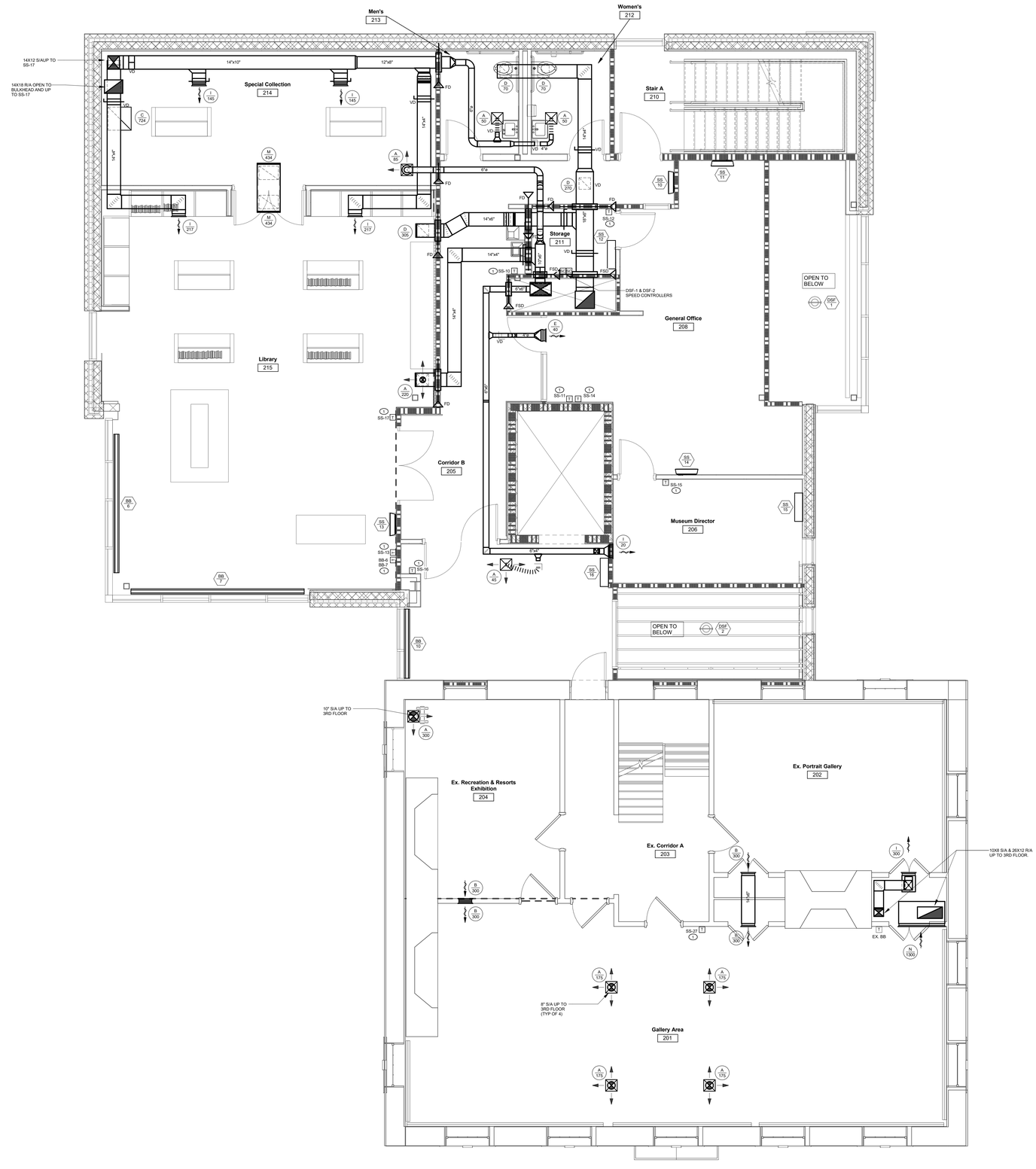
SAE Project No: FHC-14619

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER T. STRUNK ENGINEER No. 080014



1 2nd Floor Plan - Mechanical

SCALE 4' 0 8' 16' 24'

NOTES BY SYMBOL - MECHANICAL

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No.	Date	Description

DRAWING TITLE

2nd Floor Plan - Mechanical

PROJECT NUMBER 16.200

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SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

M102

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SC P.E. # 39067 — MD P.E. # 58304
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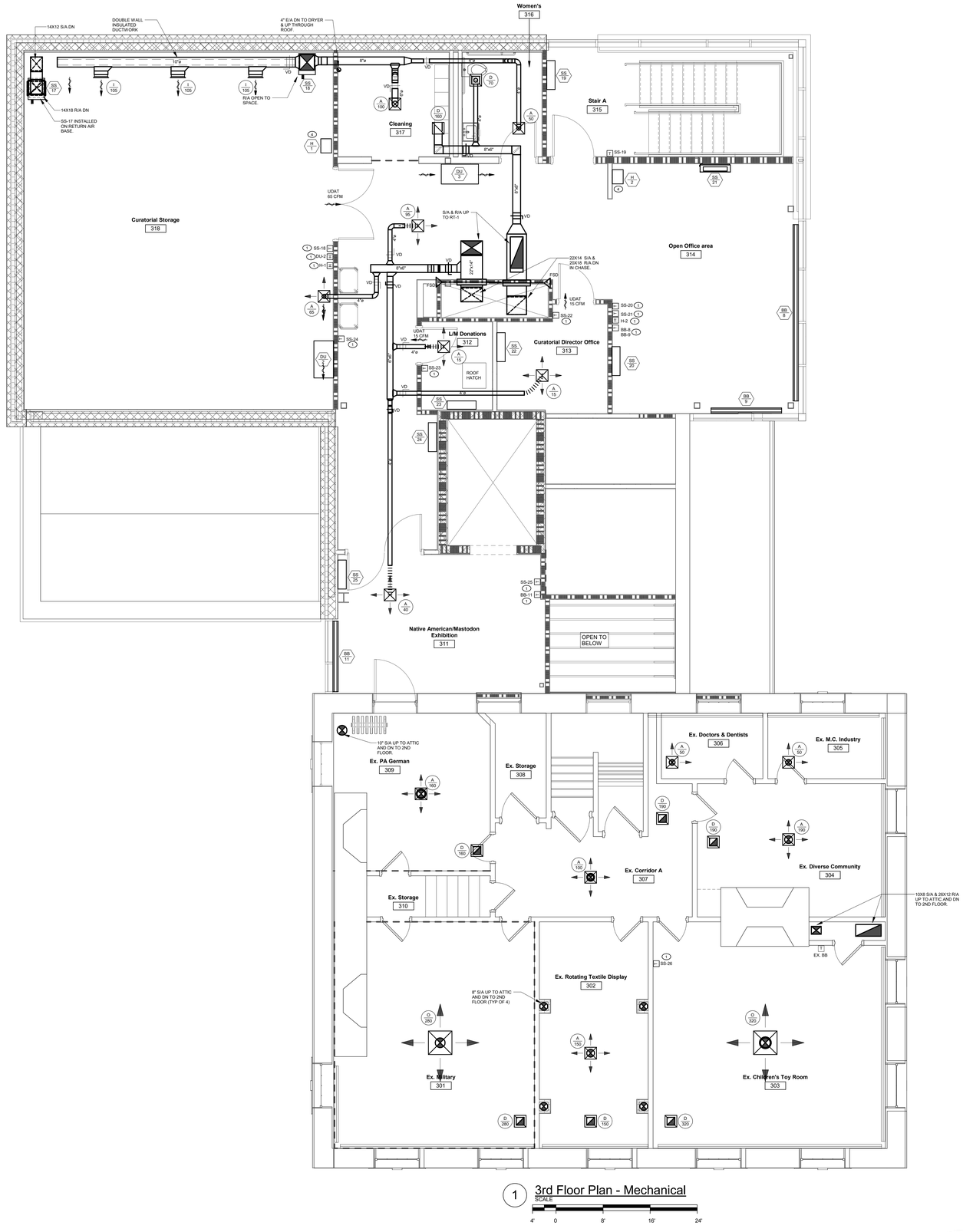
SAE Project No: FHC-14619



1 3rd Floor Plan - Mechanical

SCALE

4' 0 8' 16' 24'

NOTES BY SYMBOL - MECHANICAL

1. FINAL LOCATION OF CONTROL DEVICE TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION. MOUNT TOP OF CONTROL DEVICE MAXIMUM 47" AFF.
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REVISIONS

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No.	Date	Description

DRAWING TITLE

3rd Floor Plan - Mechanical

PROJECT NUMBER 16.200

DRAWN BY JCF

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

M103

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SC P.E. # 39067 — MD P.E. # 58304
CO P.E. # 40950 — KY P.E. # 35456

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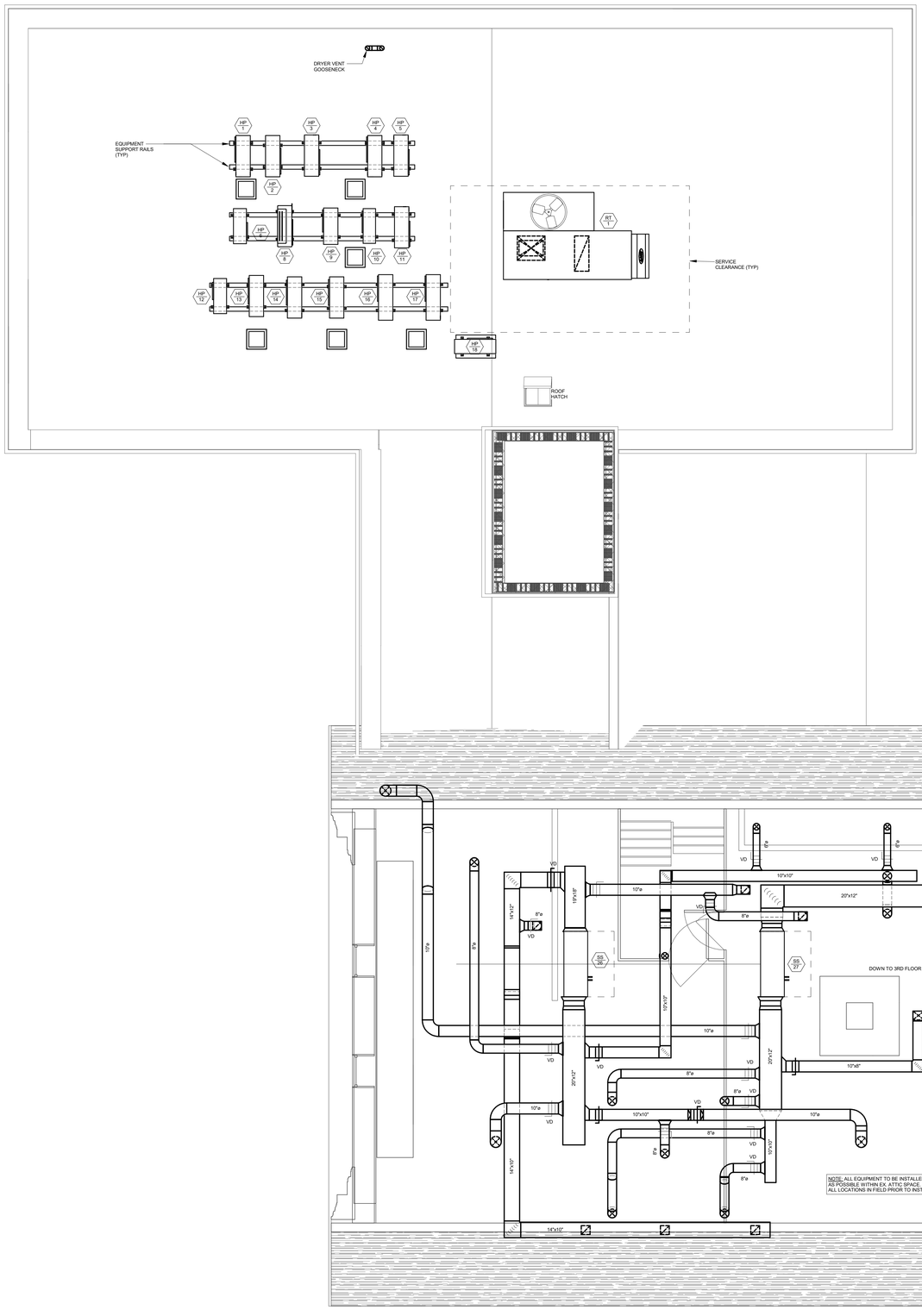
SAE Project No: FHC-14619



1 Roof Plan - Mechanical
SCALE: 4' 0 8' 16' 24'

NOTES BY SYMBOL - MECHANICAL

1. FINAL LOCATION OF CONTROL DEVICE TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION. MOUNT TOP OF CONTROL DEVICE MAXIMUM 47" AFF.
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Monroe County Historical Association
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900 Main Street - Stroudsburg, PA 18360

REVISIONS

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No.	Date	Description

DRAWING TITLE: Roof Plan - Mechanical

PROJECT NUMBER: 16.200

DRAWN BY: JCF

SCALE: As indicated

DATE: 01.26.23

DRAWING NUMBER: **M104**

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SC P.E. # 39067 — MD P.E. # 36004
CO P.E. # 40950 — KY P.E. # 35456

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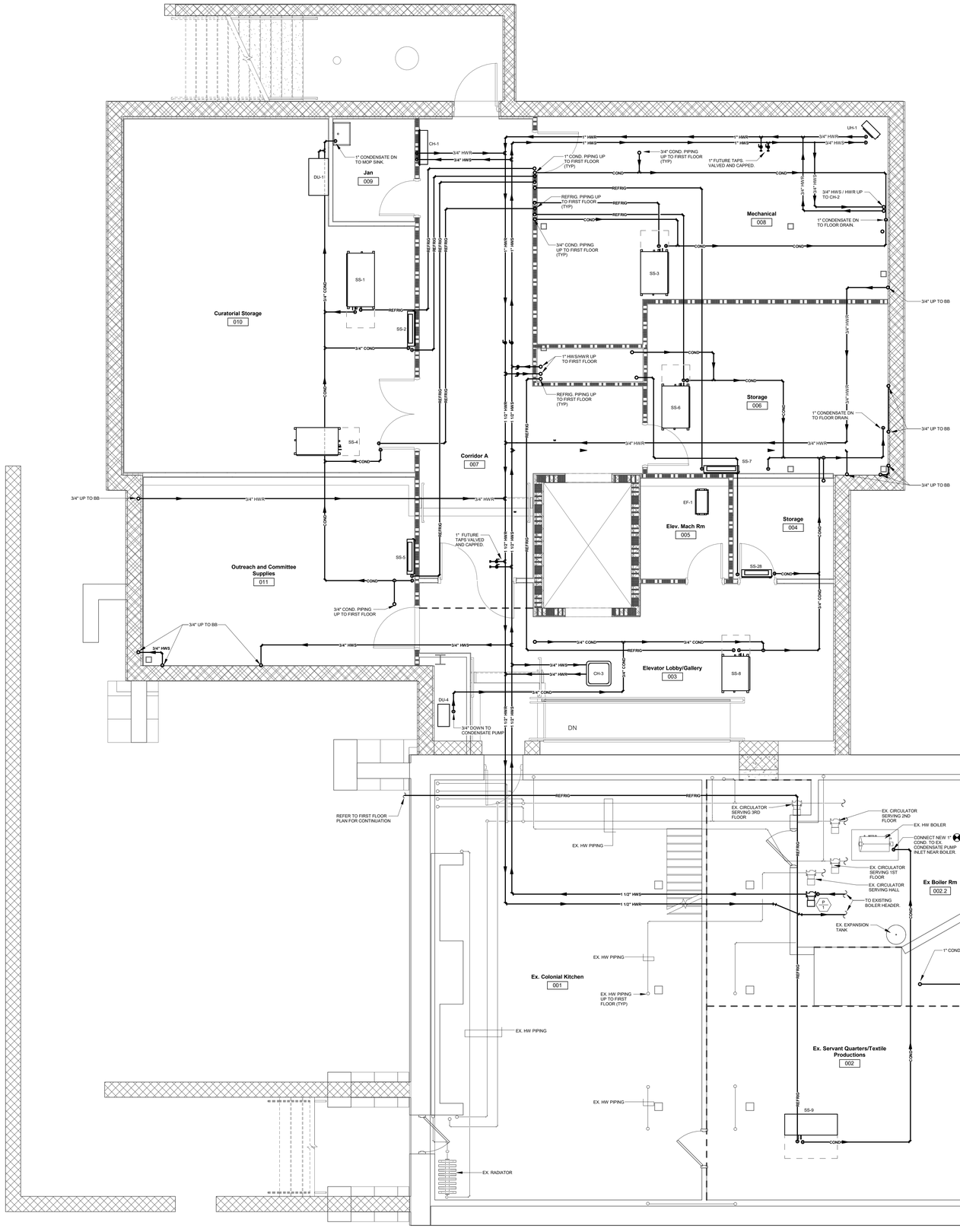
SAE Project No: FHC-14619



1 Basement Plan - Mechanical Piping
SCALE
4' 0 8' 16' 24'

NOTES BY SYMBOL - MECHANICAL

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REVISIONS

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No.	Date	Description

DRAWING TITLE

Basement Plan - Mechanical Piping

PROJECT NUMBER 16.200

DRAWN BY JCF

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

M105

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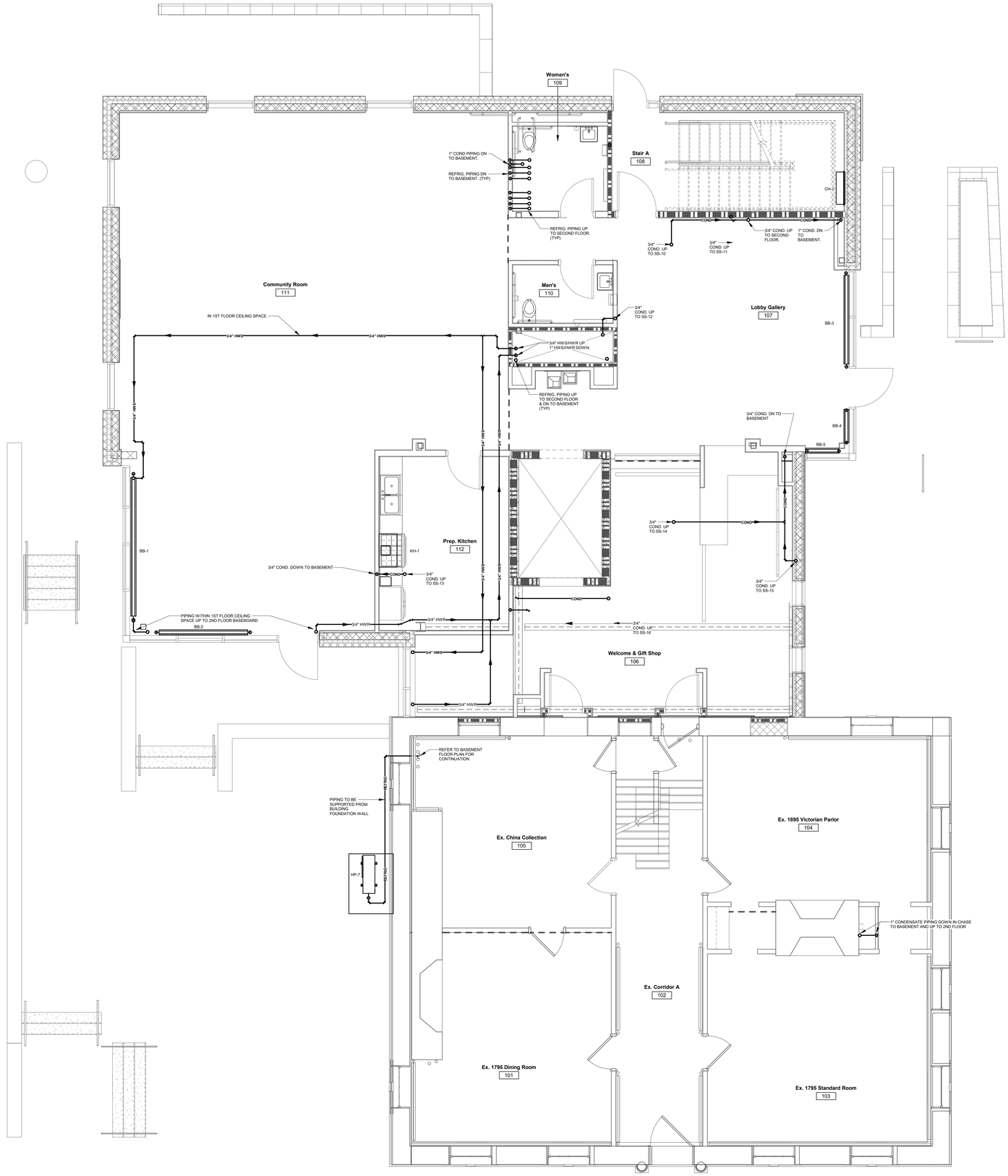
SAE Project No: FHC-14619

REGISTERED PROFESSIONAL CHRISTOPHER T. STRUNK ENGINEER NO. 080014 COMMONWEALTH OF PENNSYLVANIA



1 1st Floor Plan - Mechanical Piping

SCALE

4' 0 8' 16' 24'

NOTES BY SYMBOL - MECHANICAL

1. FINAL LOCATION OF CONTROL DEVICE TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION. MOUNT TOP OF CONTROL DEVICE MAXIMUM 47" AFF.
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REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

First Floor Plan - Mechanical Piping

PROJECT NUMBER 16.200

DRAWN BY JCF

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

M106

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TN P.E. # 132268 — CT P.E. # 34353
SC P.E. # 35067 — MD P.E. # 36304
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SAE Project No: FHC-14619

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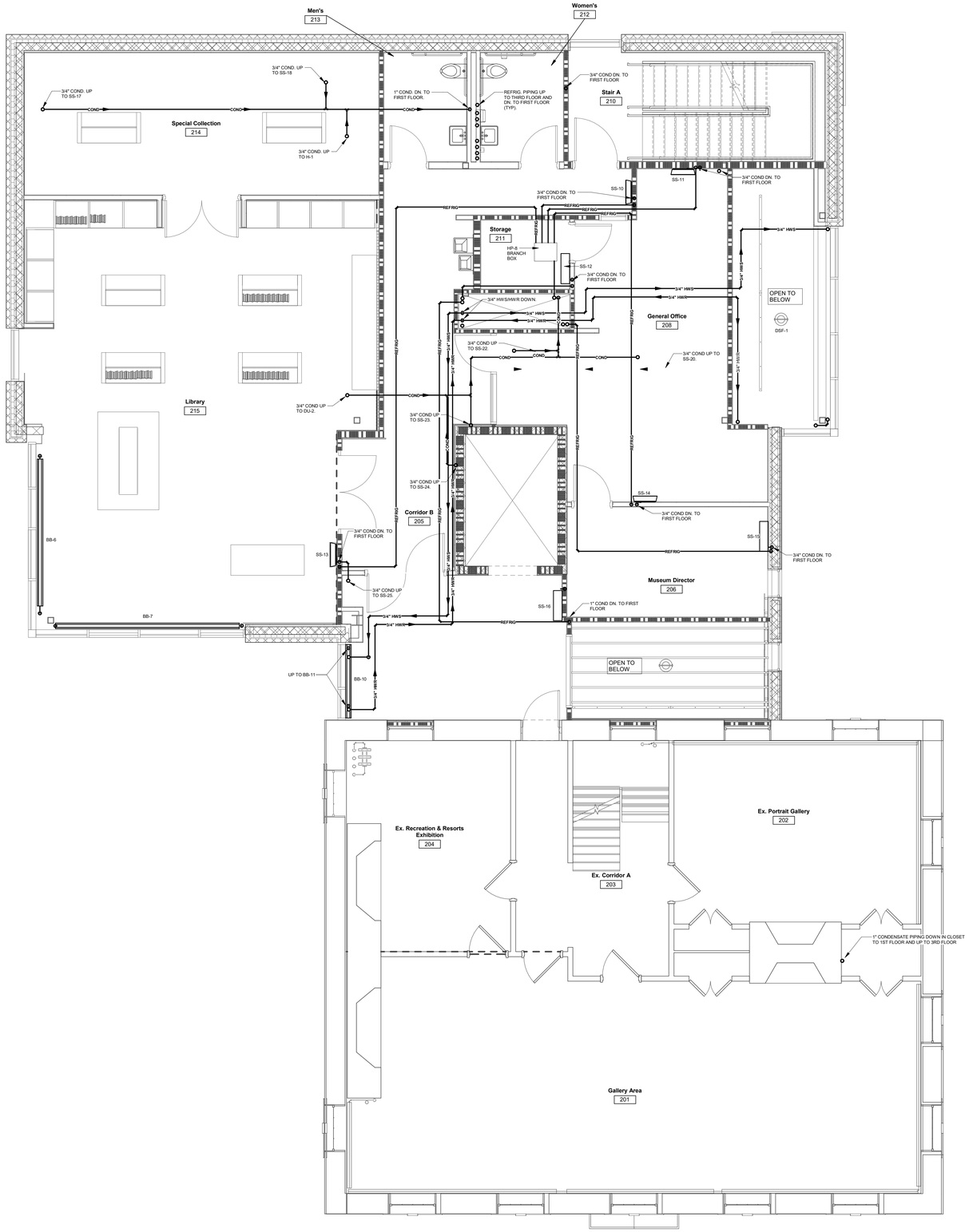

1 2nd Floor Plan - Mechanical Piping
SCALE: 4' 0 8' 16' 24'

NOTES BY SYMBOL - MECHANICAL

1. FINAL LOCATION OF CONTROL DEVICE TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION. MOUNT TOP OF CONTROL DEVICE MAXIMUM 47" AFF.
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01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Second Floor Plan - Mechanical Piping

PROJECT NUMBER 16.200

DRAWN BY JCF

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

M107

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TN P.E. # 122348 — VA P.E. # 0402-060247
FL P.E. # 84967 — MD P.E. # 36504
CO P.E. # 60950 — KY P.E. # 33456

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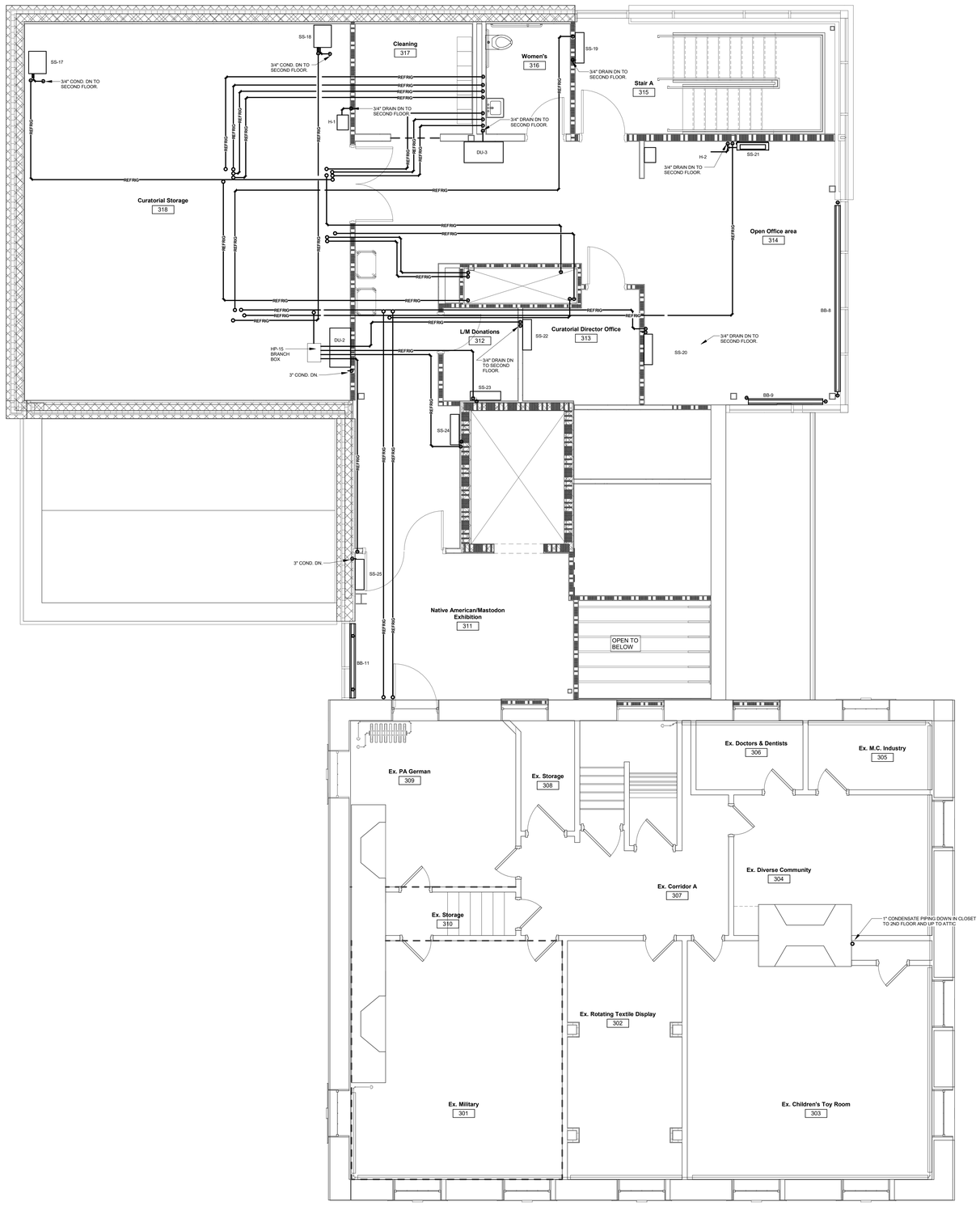
SAE Project No: FHC-14619

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER T. STRUNK ENGINEER No. 080014



1 3rd Floor Plan - Mechanical Piping

SCALE

4' 0 8' 16' 24'

NOTES BY SYMBOL - MECHANICAL

1. FINAL LOCATION OF CONTROL DEVICE TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION. MOUNT TOP OF CONTROL DEVICE MAXIMUM 47" AFF.
2. COORDINATE GRILLE LOCATION TO ACCOMODATE DU UNIT REMOVAL. GRILLE TO BE OPEN TO CHASE SPACE.

MKSD architects

Silvia A. Hoffman, AIA, LEED AP
Todd O. Chambers, AIA, NCARB
Jill P. Hewes, AIA, LEED AP

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Interiors
Project Management

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SEAL

SIGNATURE

Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Third Floor Plan - Mechanical Piping

PROJECT NUMBER 16.200

DRAWN BY JCF

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

M108

Strunk-Albert Engineering
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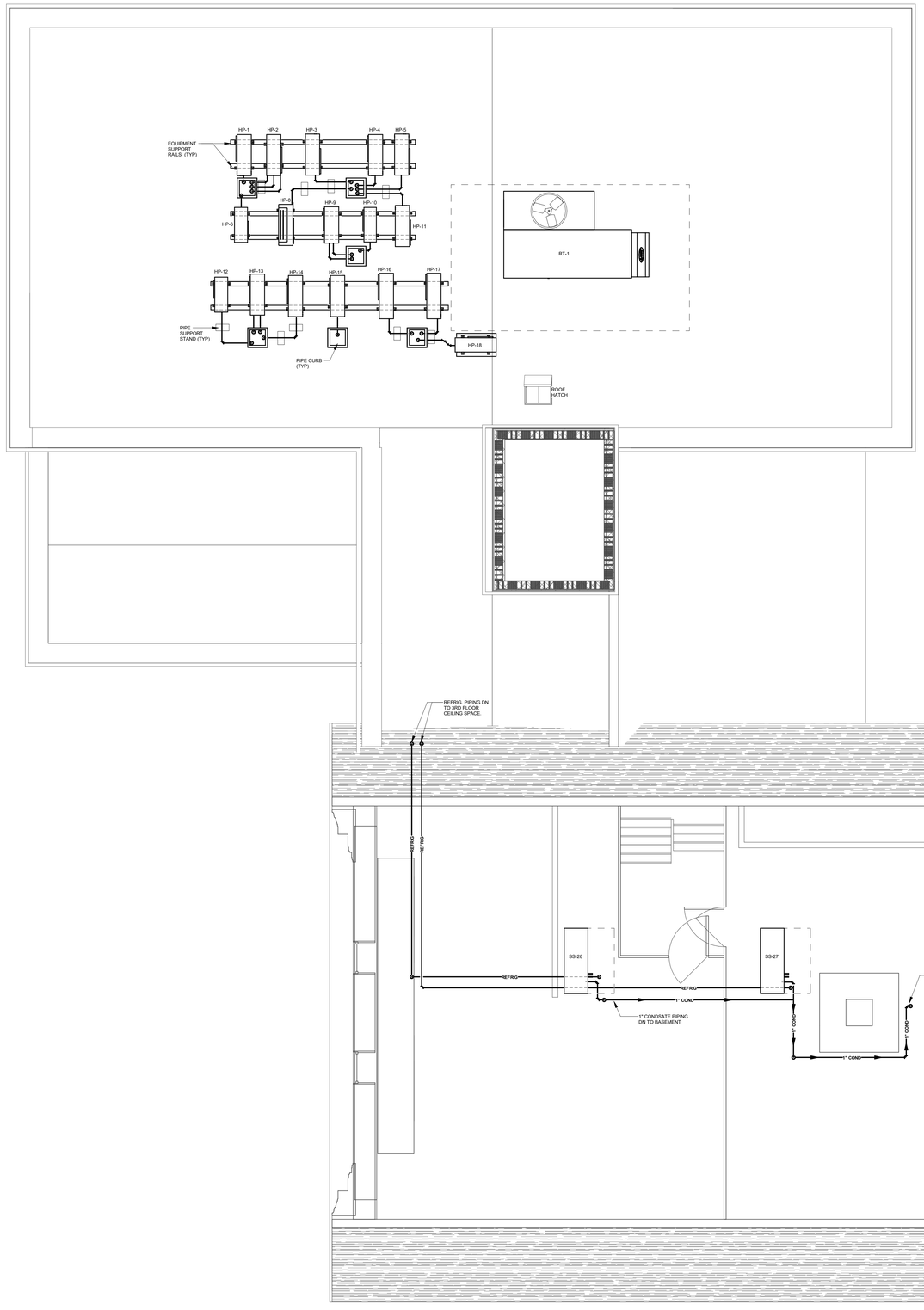
TN P.E. # 132248 — CT P.E. # 34332
SC P.E. # 30667 — MD P.E. # 36504
CO P.E. # 40950 — KY P.E. # 35456

JCF drawn | JCF designed | CTS checked
drawing not valid without authorized sae signatures

SAE Project No: FHC-14619



1 Roof Plan - Mechanical Piping

SCALE

4' 0 8' 16' 24'

NOTES BY SYMBOL - MECHANICAL

1. FINAL LOCATION OF CONTROL DEVICE TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION. MOUNT TOP OF CONTROL DEVICE MAXIMUM 47" AFF.
2. COORDINATE GRILLE LOCATION TO ACCOMODATE DU UNIT REMOVAL. GRILLE TO BE OPEN TO CHASE SPACE.

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Roof Plan - Mechanical Piping

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SCALE As indicated

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DRAWING NUMBER

M109

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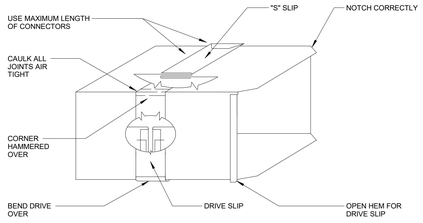
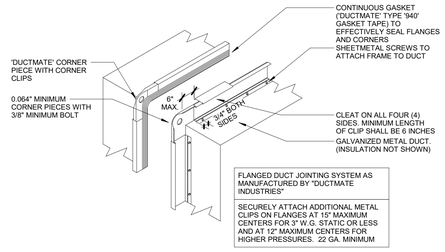


1 SLIP AND DRIVE DUCT DETAIL
NO SCALE



2 FLANGED DUCT DETAIL
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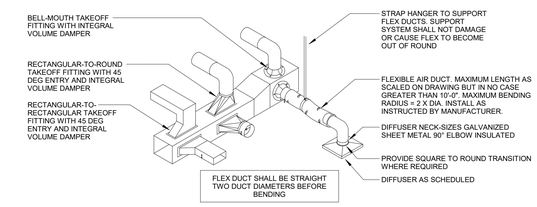
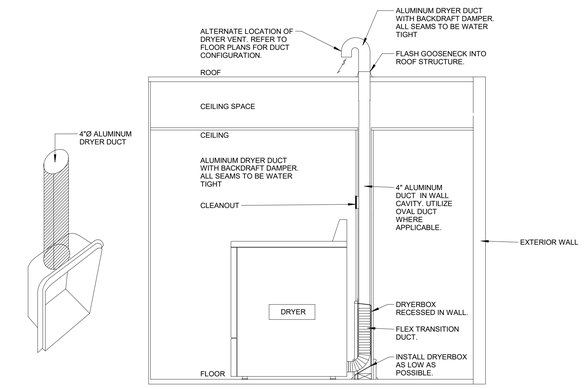


3 BRANCH DUCT AND TAKEOFF DETAIL
NO SCALE



4 DRYER BOX DETAIL
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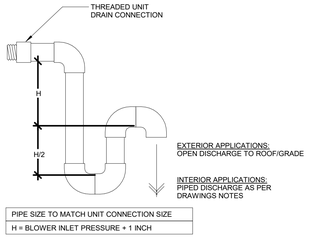
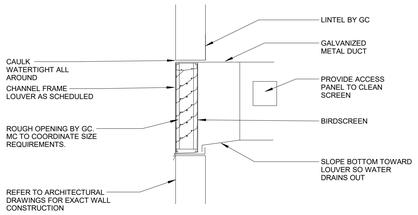


5 CONDENSATE DETAIL
NO SCALE



6 LOUVER DETAIL
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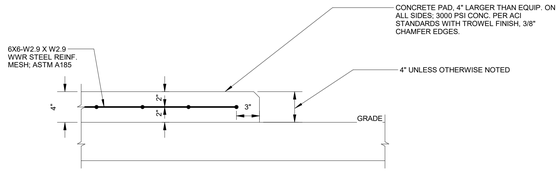

7 CONCRETE PAD DETAIL
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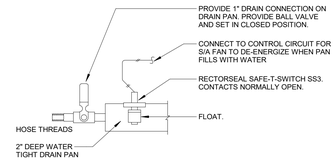

8 DRAIN PAN SAFETY SWITCH DETAIL
NO SCALE

9 FIRE DAMPER INSTALLATION DETAIL
NO SCALE

10 LINEAR SLOT DIFFUSER DETAIL
NO SCALE

11 UNIT HEATER PIPING DETAIL
NO SCALE

12 CEILING MOUNTED FAN COIL UNIT DETAIL
NO SCALE

13 CEILING GRILLE AND DIFFUSER DETAIL
NO SCALE

14 ROOF CURB DETAILS
NO SCALE

15 EXHAUST FAN DETAIL
NO SCALE

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DRAWN BY
JCF

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1/8" = 1'-0"

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DRAWING NUMBER
M500

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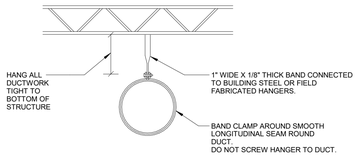
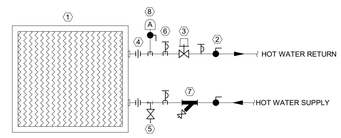


1 SPIRAL DUCT MOUNTING DETAIL
NO SCALE



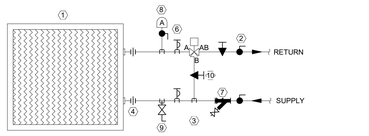
DETAIL NOTES BY SYMBOL

1. HW COIL
2. BALL VALVE (TYPICAL)
3. CONTROL VALVE: REFER TO SPEC.
4. UNION (TYPICAL)
5. DRAIN VALVE (TYPICAL)
6. TEMPERATURE/PRESSURE TEST PORT
7. STRAINER WITH BLOWDOWN
8. MANUAL AIR VENT WITH ISOLATION BALL VALVE (TYPICAL)

PIPE FULL SIZED DIRECTLY TO COIL CONNECTION. PROVIDE REDUCER AT COIL CONNECTION, AS REQUIRED.

TYPICAL FOR HOT WATER BASEBOARD AND CABINET HEATERS

2 2-WAY CONTROL VALVE DETAIL
NO SCALE



DETAIL NOTES BY SYMBOL (THIS DETAIL ONLY)

1. COIL
2. BALL VALVE (TYPICAL)
3. CONTROL VALVE: REFER TO SPEC.
4. UNION (TYPICAL)
5. NOT USED
6. TEMPERATURE/PRESSURE TEST PORT
7. STRAINER WITH BLOWDOWN
8. MANUAL AIR VENT WITH ISOLATION BALL VALVE (TYPICAL)
9. DRAIN VALVE (TYPICAL)
10. Y-PATTERN MANUAL BALANCING VALVE

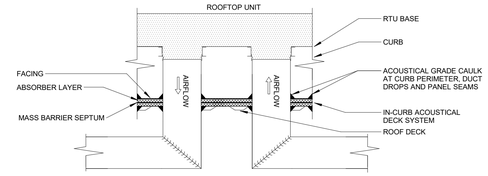
PIPE FULL SIZED DIRECTLY TO UNIT COIL CONNECTION. PROVIDE REDUCER AT COIL CONNECTION, AS REQUIRED.

REFER TO PROJECT SPECIFICATIONS FOR HYDRONIC VALVE REQUIREMENTS.

REFER TO HYDRONIC VALVE SCHEDULE FOR VALVE REQUIREMENTS.

THIS DETAIL APPLICABLE TO UNIT HEATERS

3 3-WAY CONTROL VALVE DETAIL
NO SCALE



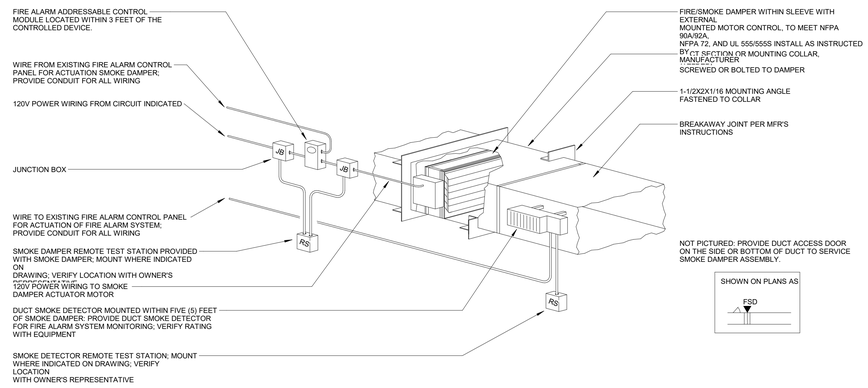
THE DECK IN-CURB ACOUSTICAL SYSTEM SHALL MEET CLASS "A" SPREAD AND SMOKE DEVELOP AS PER ASTM E-84. THE MULTI-LAYER COMPOSITE SYSTEM SHALL CONSIST OF ABSORBER AND MASS BARRIER LAYERS WITH MINIMUM COMPOSITE THICKNESS OF 8" AND SHALL REDUCE RADIATED NOISE INSIDE THE CURB. ACOUSTICAL GRADE CAULK SHALL BE USED AROUND ALL CURB PERIMETER EDGES AND AROUND ALL CURB OPENINGS AS DETAILED ABOVE AFTER CONTRACTOR SUPPLIED DECKING IS FLASHED TO WITHIN 1/4" WITHOUT CONTACTING THE DUCT WALL. A LETTER OF CERTIFICATION SHALL BE ISSUED BY THE ACOUSTICAL SYSTEM SUPPLIER STATING THE SYSTEM HAS BEEN PROPERLY INSTALLED PRIOR TO SETTING THE UNIT.

THE IN-CURB ACOUSTICAL DECK SYSTEM SHALL MEET STC-52 IN ACCORDANCE WITH TEST PROCEDURE ASTM E-90-10.

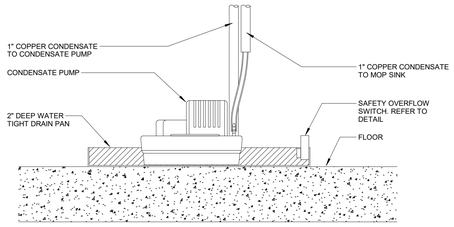
FREQ. (HZ)	80	100	125	160	200	250	315	400	500	630	800	1000	
TL (DB)	26	27	33	32	35	42	45	45	50	59	59	60	
FREQ. (HZ)	1250		1600		2000		2500		3150		4000		5000	6300	8000	10000	STC
TL (DB)	62	63	64	65	67	71	74	78	80	80	52						

BASIS OF DESIGN: HUSHCORE DS-52
CONTACT:
BRD NOISE AND VIBRATION CONTROL, INC.
WIND GAP, PA
(610) 863-6399
INFO@BRD-NONOISE.COM

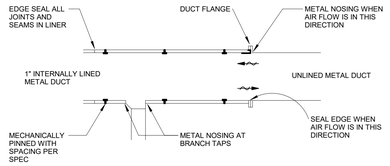
4 ACOUSTICAL CURB SYSTEM DETAILS
NO SCALE



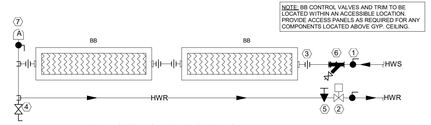
5 COMBINATION FIRE-SMOKE DAMPER & DUCT DETECTOR DETAIL
NO SCALE



6 CONDENSATE PUMP DETAIL
NO SCALE



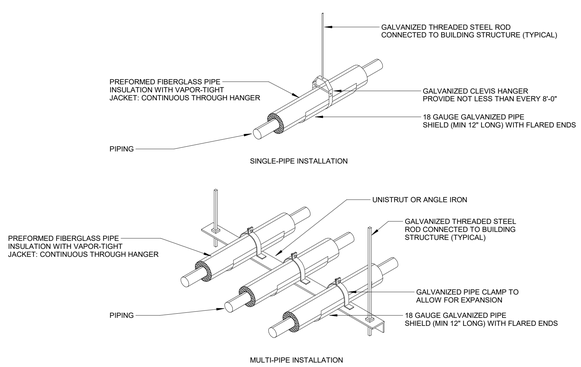
7 DUCTWORK INTERNAL LINER DETAIL
NO SCALE



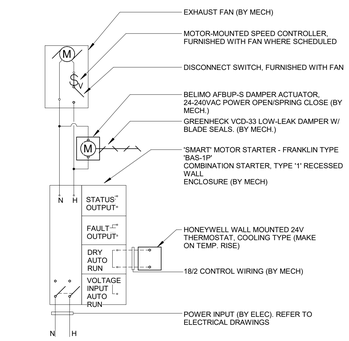
DETAIL NOTES BY SYMBOL (THIS DETAIL ONLY)

1. BALL VALVE (TYPICAL)
2. 2-WAY CONTROL VALVE REFER TO SPEC.
3. UNION (TYPICAL)
4. DRAIN VALVE (TYPICAL)
5. Y-PATTERN MANUAL BALANCING VALVE
6. STRAINER WITH BLOWDOWN
7. MANUAL AIR VENT WITH ISOLATION BALL VALVE (TYPICAL)

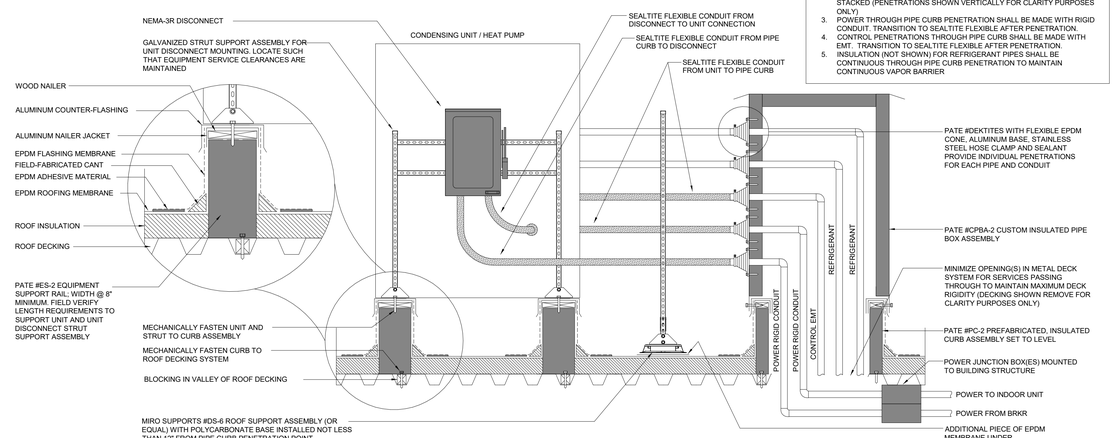
8 SERIES BASEBOARD PIPING DETAIL
NO SCALE



9 PIPE HANGER DETAIL
NO SCALE

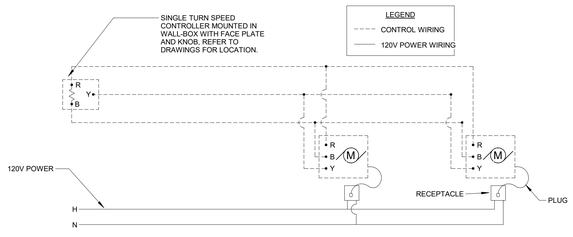


10 EF WIRING DIAGRAM
NO SCALE



NOTES:
1. ALL FASTENERS SHALL BE STAINLESS STEEL.
2. PIPE BOX ASSEMBLY PENETRATIONS MAY BE VERITICAL, HORIZONTAL OR STACKED (PENETRATIONS SHOWN VERTICALLY FOR CLARITY PURPOSES ONLY)
3. POWER THROUGH PIPE CURB PENETRATION SHALL BE MADE WITH RIGID CONDUIT. TRANSITION TO SEALTITE FLEXIBLE AFTER PENETRATION.
4. CONTROL PENETRATIONS THROUGH PIPE CURB SHALL BE MADE WITH EMT. TRANSITION TO SEALTITE FLEXIBLE AFTER PENETRATION.
5. INSULATION (NOT SHOWN) FOR REFRIGERANT PIPES SHALL BE CONTINUOUS THROUGH PIPE CURB PENETRATION TO MAINTAIN CONTINUOUS VAPOR BARRIER

11 HEAT PUMP MOUNTING DETAIL
NO SCALE



12 DSF WIRING DETAIL
NO SCALE

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DRAWING NUMBER
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CO P.E. # 40950 KY P.E. # 35456

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REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER T. STRUNK
ENGINEER
NO. 080014
COMMONWEALTH OF PENNSYLVANIA

PUMP SCHEDULE

TAG	NUMBER	MANUFACTURER	MODEL	GPM	FT HD	HP	VOLTAGE	PHASE	SUCTION	DISCHARGE
P	1	TACO	VR3452-HY1	25 GPM	20 ftH2O	0.25 hp	120 V	1	1-1/2"	1-1/2"

REMARKS:

1. PUMP MOTORS SHALL BE SIZED TO INSURE NON-OVERLOADING OF PUMPS.
2. MOTORS SHALL BE OPEN DRIP PROOF WITH NEMA "C" FACE DESIGN.
3. PUMPS SHALL BE EQUIPPED WITH SELF-ADJUSTING MECHANICAL SEALS.
4. PUMP HOUSING TO BE BE CAST IRON, ROTATING ASSEMBLIES SHALL BE STAINLESS STEEL.
5. PROVIDE WITH ECM MOTOR WITH SPEED CONTROLLER FOR WATER FLOW BALANCING.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS THAT MAY PROVIDE EQUIPMENT INCLUDE BELL & GOSSETT OR PACO.

KITCHEN HOOD SCHEDULE

TAG	NUMBER	MANUFACTURER	MODEL	SECTION LENGTH	SECTION HEIGHT	SECTION DEPTH	TOTAL CFM	ESP	HOOD TYPE	EXHAUST DUCT CONNECTION SIZE
KH	1	DENLAR	D-1036-D-IF	3' - 0"	10 1/2"	1' - 7 1/2"	300 CFM	0.60 in-wg	WALL CANOPY	10"

REMARKS:

1. HOOD SHALL BE EXHAUST ONLY TYPE, WALL MOUNTED.
2. HOOD SHALL BE CONSTRUCTED STAINLESS STEEL.
3. HOOD SHALL INCLUDE INTEGRATED WET CHEMICAL FIRE SUPPRESSION SYSTEM INCLUDING MANUAL PULL STATION KIT.
4. HOOD SHALL BE TESTED TO UL300A REQUIREMENTS.
5. PROVIDE HOOD WITH 120V CENTRIFUGAL FAN WITH SPEED CONTROLLER ON HOOD.
6. PROVIDE HOOD WITH ADA HANDICAPPED ACCESSIBLE CONTROL BOX.
7. PROVIDE HOOD WITH ELECTRICAL DISCONNECT BOX. EC TO INSTALL.
8. UPON ACTIVATION OF FIRE SUPPRESSION SYSTEM, A SIGNAL SHALL BE SENT TO THE SHUNT TRIP BREAKER TO DE-ACTIVATE THE APPLIANCES BELOW THE HOOD. IN ADDITION, TO THE ABOVE, AN ALARM SIGNAL SHALL BE SENT TO THE FIRE ALARM CONTROL PANEL.

DEHUMIDIFICATION UNIT SCHEDULE

TAG	NUMBER	MANUFACTURER	MODEL	CFM	EXTRACTION RATE (PINTS/DAY)	VOLTAGE	PH	AMPS	WEIGHT
DU	1	QUEST	155 DUAL	360 CFM	155	120 V	1	8 A	150 lb
DU	2	QUEST	155 DUAL	360 CFM	155	120 V	1	8 A	150 lb
DU	3	QUEST	155 DUAL	360 CFM	155	120 V	1	8 A	150 lb
DU	4	QUEST	70	150 CFM	70	120 V	1	5.1 A	70 lb

** EXTRACTION RATE BASED ON 80 DEG. F, 60% RH AIR CONDITIONS
1. PROVIDE ROOM HUMIDISTAT.
2. CONTRACTOR TO PROVIDE UNISTRUT MOUNTING WITH VIBRATION ISOLATORS FOR ATTACHMENT TO BUILDING STRUCTURE.
3. PROVIDE WITH MERV-11 FILTERS INCLUDING ONE SPARE SET.
4. R-410A REFRIGERANT.
5. CORD AND PLUG.
6. PROVIDE DRAIN PAN UNDER ENTIRE UNIT WITH CONDENSATE OVERFLOW SAFETY SWITCH.
7. PROVIDE DU-4 WITH LITTLE GIANT VCMX-20 CONDENSATE PUMP.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS THAT MAY PROVIDE EQUIPMENT INCLUDE ULTRA-AIRE OR EBAC.

DESTRATIFICATION FAN SCHEDULE

TAG	NUMBER	MANUFACTURER	MODEL	AIRFLOW	VOLTAGE	PH	COVERAGE AREA	WEIGHT
DSF	1	AIRIUS	D-15-EC-SH	406 CFM	120 V	1	1,000 SF	10 lb
DSF	2	AIRIUS	D-15-EC-SH	406 CFM	120 V	1	1,000 SF	10 lb

REMARKS:

1: UL-507
2. PC/ABS RESIN FINISH. COLOR SELECTED BY ARCHITECT DURING SUBMITTAL PROCESS FROM STANDARD OPTIONS.
3. ELECTRONCIALLY COMMUTATED MOTOR, 0-10 VDC CONTROL VIA SINGLE-TURN WALL-MOUNTED CONTROLLER.
4. SEALED BEARINGS.
5. PROVIDE WITH 6 FT CORD AND PLUG.
6. PC/ABS RESIN. FIXED BLADE STATOR.
7. PROVIDE WITH SAFETY CABLE ATTACHED TO FAN AND BUILDING STRUCTURE.
8. SUPPORT WITH THREADED ROD.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS MAY PROVIDE EQUIPMENT WITH EQUIVALENT FEATURES AND PERFORMANCE. ALTERNATE EQUIPMENT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW OF ACCPETANCE.

HW UNIT HEATER SCHEDULE

TAG	NUMBER	MANUFACTURER	MODEL	BTUH	GPM	3-WAY CONTROL VALVE	EWT	LWT	FLUID	WPD	FAN HP	VOLTAGE	PHASE
UH	1	RITTLING	RH-47	29,000 Btu/h	3 GPM	Yes	180 °F	160 °F	CLEAR WATER	0.2 ftH2O	0.07 hp	120 V	1

REMARKS:

1. PROVIDE WITH WIRED ROOM THERMOSTAT.
2. MOUNT UNIT UP AS HIGH AS POSSIBLE IN SPACE WITH THREADED ROD AND ANGLES. PROVIDE VIBRATION ISOLATORS.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS THAT MAY PROVIDE EQUIPMENT INCLUDE TRANE AND CARRIER.

HW BASEBOARD SCHEDULE

TAG	NUMBER	MANUFACTURER	MODEL	BTUH	GPM	FLUID	EWT	LWT	2WAY	LENGTH
BB	1	RITTLING	PIBG5	7,600 Btu/h	1 GPM	CLEAR WATER	180 °F	160 °F	Yes	12' - 0"
BB	2	RITTLING	PIBG5	5,100 Btu/h	1 GPM	CLEAR WATER	180 °F	160 °F	Yes	8' - 0"
BB	3	RITTLING	PIBG5	5,100 Btu/h	1 GPM	CLEAR WATER	180 °F	160 °F	Yes	8' - 0"
BB	4	RITTLING	PIBG5	1,900 Btu/h	1 GPM	CLEAR WATER	180 °F	160 °F	Yes	3' - 0"
BB	5	RITTLING	PIBG5	1,900 Btu/h	1 GPM	CLEAR WATER	180 °F	160 °F	Yes	3' - 0"
BB	6	RITTLING	PIBG5	7,600 Btu/h	1 GPM	CLEAR WATER	180 °F	160 °F	Yes	12' - 0"
BB	7	RITTLING	PIBG5	9,600 Btu/h	1 GPM	CLEAR WATER	180 °F	160 °F	Yes	15' - 0"
BB	8	RITTLING	PIBG5	9,600 Btu/h	1 GPM	CLEAR WATER	180 °F	160 °F	Yes	15' - 0"
BB	9	RITTLING	PIBG5	3,800 Btu/h	1 GPM	CLEAR WATER	180 °F	160 °F	Yes	6' - 0"
BB	10	RITTLING	PIBG5	3,800 Btu/h	1 GPM	CLEAR WATER	180 °F	160 °F	Yes	6' - 0"
BB	11	RITTLING	PIBG5	3,800 Btu/h	1 GPM	CLEAR WATER	180 °F	160 °F	Yes	6' - 0"

REMARKS:

1. PROVIDE WITH WIRED ROOM THERMOSTAT.
2. PROVIDE WITH END PANELS,TRIM, ETC. AS REQUIRED.
3. FINISH TO BE SELECTED BY ARCH.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS THAT MAY PROVIDE EQUIPMENT INCLUDE VULCAN AND AIRTHERM.

EXHAUST FAN SCHEDULE

TAG	NUMBER	MANUFACTURER	TYPE	MODEL	MOTOR TYPE	CFM	ESP	WATTS	MOTORIZED DAMPER	VOLTAGE	PH	WEIGHT	INTERLOCK
EF	1	GREENHECK	CEILING	SP-A700-VG	VARI-GREEN	500 CFM	0.38 in-wg	135 W	Yes	120 V	1	25 lb	THERMOSTAT

REMARKS:

1. PROVIDE WITH SPEED CONTROLLER MOUNTED ON SIDE OF FAN AND SET FOR SPECIFIED CFM.
2. EXHAUST GRILLE DESIGN AND COLOR TO BE SELECTED BY THE ARCHITECT.
3. PROVIDE ALL CEILING FANS WITH BACKDRAFT DAMPER AND CEILING RADITION DAMPER.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS THAT MAY PROVIDE EQUIPMENT INCLUDE COOK AND PENN VENTILATOR.

GRILLE AND DIFFUSER SCHEDULE

SYM	MANUFACTURER	MODEL	SIZE	FRAME STYLE	PATTERN	MATERIAL	FINISH	VOLUME DAMPER
A	PRICE	SPD	12X12	SURFACE MOUNT	REFER TO DRAWING	STEEL	SELECTED BY ARCH	NO
B	PRICE	530	14X6	SURFACE MOUNT	45 DEGREE E/A R/A	STEEL	SELECTED BY ARCH	NO
C	PRICE	530	22X22	SURFACE MOUNT	45 DEGREE E/A R/A	STEEL	SELECTED BY ARCH	NO
D	PRICE	530	12X12	SURFACE MOUNT	45 DEGREE E/A R/A	STEEL	SELECTED BY ARCH	NO
E	PRICE	530	12X4	SURFACE MOUNT	45 DEGREE E/A R/A	STEEL	SELECTED BY ARCH	NO
F	PRICE	530	16X16	SURFACE MOUNT	45 DEGREE E/A R/A	STEEL	SELECTED BY ARCH	NO
G	PRICE	LBP	10X6	FLOOR REGISTER	15A CORE	ALUMINUM	SELECTED BY ARCH	NO
H	PRICE	LBP	18X6	FLOOR REGISTER	15A CORE	ALUMINUM	SELECTED BY ARCH	NO
I	PRICE	520	14X4	SURFACE MOUNT	DOUBLE DEFLECTION	STEEL	SELECTED BY ARCH	NO
J	PRICE	530	16X24	SURFACE MOUNT	45 DEGREE E/A R/A	STEEL	SELECTED BY ARCH	NO
K	PRICE	SDS	3 SLOT- 1" WIDE- 4' LONG	SURFACE MOUNT	MULTI POSITION PATTERN CONTROLLER	ALUMINUM	SELECTED BY ARCH	NO
M	PRICE	530	20X14	SURFACE MOUNT	45 DEGREE E/A R/A	STEEL	SELECTED BY ARCH	NO
N	PRICE	530	48X12	SURFACE MOUNT	45 DEGREE E/A R/A	STEEL	SELECTED BY ARCH	NO
O	PRICE	SPD	24X24	SURFACE MOUNT	REFER TO DRAWING	STEEL	SELECTED BY ARCH	NO

1. CONTRACTOR TO COORDINATE ALL FRAME STYLES WITH CEILING CONSTRUCTION.
2. COORDINATE ALL NECK SIZES WITH DUCT DIMENSIONS INDICATED ON DRAWINGS.
3. CONTRACTOR TO SPRAY PAINT ALL EXHAUST AND RETURN AIR PLENUMS FLAT BLACK.
4. GRILLES AND DIFFUSERS SHALL NOT EXCEED NC-25.
5. PROVIDE COLOR CHART DURING SUBMITTAL PHASE FOR FINISH SELECTION.
6. PROVIDE TYPE K DIFFUSER WITH INSULATED PLENUM BOX.

LOUVER SCHEDULE

TYPE	NUMBER	MANUFACTURER	MODEL	SIZE WIDTH	SIZE HEIGHT	FREE AREA (SQFT)	SPD (IN WG)	TOTAL CFM	AIRFLOW DIRECTION
L	1	GREENHECK	ESD-435	36 in	9 in	.54	<.10	500	EXHAUST
L	2	GREENHECK	ESD-435	18 in	12 in	.49	<.10	300	EXHAUST

REMARKS:

1. HEAVY GAUGE EXTRUDED ALUMINUM.
2. DRAINABLE BLADE DESIGN WITH STATIONARY BLADES.
3. FLATTENED EXPANDED ALUMINUM BIRDSCREEN.
4. BAKED ENAMEL FINISH: COLOR SELECTED BY ARCHITECT.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS THAT MAY PROVIDE EQUIPMENT INCLUDE LLOYD AND ARROW.

HUMIDIFIER SCHEDULE

TAG	NUMBER	MANUFACTURER	MODEL	AIRFLOW	CAPACITY (LBS/HR)	VOLTAGE	PHASE	MCA	MOCP	WEIGHT
H	1	CAREL	UR002HU1U4	113 CFM	4.4	208 V	1			40 lb
H	2	CAREL	UR002HU1U4	113 CFM	4.4	208 V	1			40 lb

REMARKS:

1. PROVIDE WITH WIRED ROOM HIMDISTAT.
2. PROVIDE WITH DRAIN TEMPERING VALVE.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS THAT MAY PROVIDE EQUIPMENT INCLUDE DRI STEEM AND APRILAIRE.

HW CABINET HEATER SCHEDULE

TAG	NUMBER	MANUFACTURER	MODEL	BTUH	GPM	EWT	LWT	FLUID	WPD	2WAY	CFM	EAT	LAT	HP	VOLTAGE	PHASE
CH	1	STERLING	F-1000-3	33,000 Btu/h	2 GPM	180 °F	150 °F	CLEAR WATER	0.38 ftH2O	Yes	330 CFM	60 °F	150 °F	0.10 hp	120 V	1
CH	2	STERLING	F-1000-3	33,000 Btu/h	2 GPM	180 °F	150 °F	CLEAR WATER	0.38 ftH2O	Yes	330 CFM	60 °F	150 °F	0.10 hp	120 V	1
CH	3	COMFORTWAVE/EMI	CAW_12	17,000 Btu/h	2 GPM	180 °F	150 °F	CLEAR WATER	2 ftH2O	Yes	360 CFM	60 °F	104 °F	0.10 hp	120 V	1

REMARKS:

1. FACTORY APPLIED FINISH IN A COLOR SELECTED BY THE ARCHITECT.
2. PROVIDE WITH FILTERS.
3. PROVIDE WITH SPEED CONTROLLER WITH INTEGRAL DISCONNECT SWITCH.
4. PROVIDE WITH WIRED ROOM THERMOSTAT.

PROVIDE WITH ECM MOTOR.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS THAT MAY PROVIDE EQUIPMENT INCLUDE TRANE AND CARRIER.

DUCTLESS SPLIT OUTDOOR UNIT SCHEDULE

TAG	NUMBER	MANUFACTURER	MODEL	EFF	VOLTAGE	PHASE	MCA	RECOMMENDED BREAKER SIZE	WEIGHT
HP	1	MITSUBISHI	PUZ-HA36NKA	17.1 SEER	208 V	1	24 A	35 A	300 lb
HP	2	MITSUBISHI	MXZ-3C30NA3	19 SEER	208 V	1	22.1 A	25 A	200 lb
HP	3	MITSUBISHI	PUZ-HA36NKA	17.1 SEER	208 V	1	24 A	35 A	300 lb
HP	4	MITSUBISHI	PUZ-HA36NKA	17.1 SEER	208 V	1	24 A	35 A	300 lb
HP	5	MITSUBISHI	PUZ-HA36NKA	17.1 SEER	208 V	1	24 A	35 A	300 lb
HP	6	MITSUBISHI	PUZ-HA36NKA	21.1 SEER	208 V	1	24 A	35 A	300 lb
HP	7	MITSUBISHI	PUZ-A42NKA7	16.1 SEER	208 V	1	25 A	30 A	300 lb
HP	8	LG	LMU48SHV	19.3 SEER	208 V	1	25 A	40 A	250 lb
HP	9	MITSUBISHI	MXZ-2C20NA3	20 SEER	208 V	1	17.2 A	20 A	200 lb
HP	10	MITSUBISHI	MUFZ-KJ09NAHZ	28.2 SEER	208 V	1	11 A	15 A	100 lb
HP	11	MITSUBISHI	PUZ-HA30NKA	18 SEER	208 V	1	24 A	35 A	300 lb
HP	12	MITSUBISHI	SUZ-KA12NAHZ	19 SEER	208 V	1	14 A	15 A	100 lb
HP	13	MITSUBISHI	MXZ-SM36NAM	23 SEER	208 V	1	35 A	50 A	300 lb
HP	14	MITSUBISHI	PUZ-A30NHA7	19.8 SEER	208 V	1	19 A	25 A	200 lb
HP	15	MITSUBISHI	MXZ-SM36NAM	23 SEER	208 V	1	35 A	50 A	300 lb
HP	16	MITSUBISHI	PUZ-A42NKA7	18 SEER	208 V	1	25 A	30 A	300 lb
HP	17	MITSUBISHI	PUZ-A42NKA7	18 SEER	208 V	1	25 A	30 A	300 lb
HP	18	MITSUBISHI	PUZ-A24NHA7	19.8 SEER	208 V	1	19 A	25 A	100 lb

MITSUBISHI UNIT REMARKS:

1. PROVIDE WITH 7 YEAR COMPRESSOR WARRANTY.
2. REFRIGERANT PIPE SIZES, BALL VALVES, ACCESSORIES, AND ARRANGEMENTS PER MANUFACTUERS RECOMMENDATIONS.
3. PROVIDE REFRIGERANT CHARGE (R-410A).
4. ALL UNITS TO INCLUDE MODULATING INVERTER DRIVEN COMPRESSORS.
5. OUTDOOR REFRIGERANT CIRCUIT ACCESS PORTS SHALL BE FITTED WITH LOCKING TYPE TAMPER-RESISTANT CAPS.
6. PROVIDE WITH WIND BAFFLE KIT.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS THAT MAY PROVIDE EQUIPMENT INCLUDE DAIKIN AND FUJITSU.

DUCTLESS SPLIT INDOOR UNIT SCHEDULE

TAG	NUMBER	MANUFACTURER	MODEL	DX COOLING DATA MAXIMUM	DX COOLING DATA MINIMUM	HEATING BTUH	FAN DATA SUPPLY ESP	FAN DATA SUPPLY CFM (HIGH SPEED)	ELECTRICAL DATA VOLTAGE	ELECTRICAL DATA PH	ELECTRICAL DATA MCA	MATCH WITH
SS	1	MITSUBISHI	PEAD-A36AA7	36,000 Btu/h	15,600 Btu/h	38,000 Btu/h	0.60 in-wg	1,081 CFM	208 V	1	3.3 A	HP-1
SS	2	MITSUBISHI	MSZ-FS06NA	6,000 Btu/h		8,700 Btu/h		328 CFM	208 V	1	1 A	HP-2
SS	3	MITSUBISHI	PEAD-A36AA7	36,000 Btu/h	15,600 Btu/h	38,000 Btu/h	0.60 in-wg	1,081 CFM	208 V	1	3.3 A	HP-3
SS	4	MITSUBISHI	PEAD-A36AA7	36,000 Btu/h	15,600 Btu/h	38,000 Btu/h	0.60 in-wg	1,081 CFM	208 V	1	3.3 A	HP-4
SS	5	MITSUBISHI	MSZ-FS06NA	6,000 Btu/h		8,700 Btu/h		328 CFM	208 V	1	1 A	HP-2
SS	6	MITSUBISHI	PEAD-A36AA7	36,000 Btu/h	15,600 Btu/h	38,000 Btu/h	0.60 in-wg	1,081 CFM	208 V	1	3.3 A	HP-5
SS	7	MITSUBISHI	MSZ-FS06NA	6,000 Btu/h		8,700 Btu/h		328 CFM	208 V	1	1 A	HP-2
SS	8	MITSUBISHI	PEAD-A12AA7	12,000 Btu/h	5,000 Btu/h	10,500 Btu/h	0.60 in-wg	455 CFM	208 V	1	1.5 A	HP-6
SS	9	MITSUBISHI	PVA-A42AA7	42,000 Btu/h	16,000 Btu/h	31,400 Btu/h	0.80 in-wg	1,443 CFM	208 V	1	3.5 A	HP-7
SS	10	LG	LMAN127HVP	12,100 Btu/h		5,300 Btu/h		315 CFM	208 V	1	1 A	HP-8
SS	11	LG	LMAN127HVP	12,100 Btu/h		5,300 Btu/h		315 CFM	208 V	1	1 A	HP-8
SS	12	MITSUBISHI	MFZ-KJ09NA	9,000 Btu/h		11,000 Btu/h		117 CFM	208 V	1	1 A	HP-9
SS	13	LG	LMAN127HVP	12,100 Btu/h		5,300 Btu/h		315 CFM	208 V	1	1 A	HP-7
SS	14	LG	LMAN127HVP	12,100 Btu/h		5,300 Btu/h		315 CFM	208 V	1	1 A	HP-8
SS	15	MITSUBISHI	MFZ-KJ09NA	14,000 Btu/h	2,300 Btu/h	13,400 Btu/h		354 CFM	208 V	1	1 A	HP-10
SS	16	MITSUBISHI	MFZ-KJ09NA	9,000 Btu/h		11,000 Btu/h		117 CFM	208 V	1	1 A	HP-9
SS	17	MITSUBISHI	PVA-A30AA7	30,000 Btu/h	14,800 Btu/h	32,000 Btu/h	0.80 in-wg	875 CFM	208 V	1	4.1 A	HP-11
SS	18	MITSUBISHI	SVZ-KP12NA	12,000 Btu/h	5,600 Btu/h	15,000 Btu/h	0.80 in-wg	400 CFM	208 V	1	3 A	HP-12
SS	19	MITSUBISHI	MFZ-KJ18NA	17,000 Btu/h		21,000 Btu/h		168 CFM	208 V	1	1 A	HP-13
SS	20	MITSUBISHI	MFZ-KJ18NA	17,000 Btu/h		21,000 Btu/h		168 CFM	208 V	1	1 A	HP-13
SS	21	MITSUBISHI	PKA-A30KA7	30,000 Btu/h	9,000 Btu/h	21,000 Btu/h		700 CFM	208 V	1	1 A	HP-14
SS	22	MITSUBISHI	MFZ-KJ09NA	9,000 Btu/h		11,000 Btu/h		117 CFM	208 V	1	1 A	HP-15
SS	23	MITSUBISHI	MFZ-KJ09NA	9,000 Btu/h		11,000 Btu/h		117 CFM	208 V	1	1 A	HP-15
SS	24	MITSUBISHI	MFZ-KJ09NA	9,000 Btu/h		11,000 Btu/h		117 CFM	208 V	1	1 A	HP-15
SS	25	MITSUBISHI	MFZ-KJ09NA	9,000 Btu/h		11,000 Btu/h		117 CFM	208 V	1	1 A	HP-15
SS	26	MITSUBISHI	PVA-A42AA7	42,000 Btu/h	16,000 Btu/h	31,400 Btu/h	0.80 in-wg	1,485 CFM	208 V	1	3.5 A	HP-16
SS	27	MITSUBISHI	PVA-A42AA7	42,000 Btu/h	16,000 Btu/h	31,400 Btu/h	0.80 in-wg	1,485 CFM	208 V	1	3.5 A	HP-17
SS	28	MITSUBISHI	PKA-24KA7	24,000 Btu/h	10,000 Btu/h	15,200 Btu/h		700 CFM	208 V	1	1 A	HP-18

REMARKS:

1. PROVIDE UNITS WITH FILTERS.
2. PROVIDE ALL UNITS WITH ONE YEAR PARTS WARRANTY.
3. PROVIDE INDOOR UNITS WITH FACTORY INSTALLED CONDENSATE PUMPS WITH SECONDARY DRAIN LEVEL SENSOR. PROVIDE ONE ADDITIONAL CONDENSATE PUMP TO BE TURNED OVER TO THE OWNER.
4. CONTRACTOR SHALL BE FACTORY CERTIFIED FOR THE INSTALLATION OF THE SYSTEM. PROVIDE COPY OF CERTIFICATION AS PART OF THE SUBMITTAL PROCESS.
5. INDOOR UNIT POWERED FROM OUTDOOR UNIT.
6. PROVIDE WITH WIRED WALL MOUNTED CONTROLLER.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS THAT MAY PROVIDE EQUIPMENT INCLUDE DAIKIN AND FUJITSU.

GAS DX PACKAGED HVAC UNIT SCHEDULE

TAG	NUMBER	MANUFACTURER	MODEL	SUPPLY AIR	OUTSIDE AIR	ENERGY RECOVERY	ENERGY RECOVERY DATA AIRFLOW INTAKE	AIRFLOW EXHAUST	AIRFLOW BYPASS	AMBIENT SUMMER DB	AMBIENT SUMMER WB	AMBIENT WINTER DB	AMBIENT WINTER WB	LEAVING AIR SUMMER DB	LEAVING AIR SUMMER WB	LEAVING AIR WINTER DB	LEAVING AIR WINTER WB	FAN DATA SUPPLY ESP	FAN DATA SUPPLY HP	FAN DATA EXHAUST ESP	FAN DATA EXHAUST HP	GAS HEATING DATA INPUT	GAS HEATING DATA OUTPUT	GAS HEATING DATA MINIMUM GAS PRESSURE	DX COOLING DATA TOTAL	DX COOLING DATA SENSIBLE	DX COOLING DATA EFF	ELECTRICAL DATA VOLTAGE	ELECTRICAL DATA PH	ELECTRICAL DATA MCA	ELECTRICAL DATA MOCP	WEIGHT
RT	1	AAON	RN-007	1,875 CFM	1,875 CFM	Yes	1,875 CFM	1,875 CFM	0 CFM	95 °F	75 °F	0 °F	-1 °F	79.9 °F	66.1 °F	43.5 °F	40.3 °F	1.25 in-wg	2 hp	0.50 in-wg	2 hp	150,000 Btu/h	120,000 Btu/h	6.00 in-wg	129,300 Btu/h	67,560 Btu/h	16.3 EER	208 V	3	44 A	60 A	1,800 lb

REMARKS:

1. PROVIDE WITH 18" HIGH WIND RATED ROOF CURB. PROVIDE SIGNED AND SEALED CALCULATIONS.
2. PROVIDE WITH MERV 8 FILTERS.
3. ENTIRE UNITS SHALL BE 2" DOUBLE WALL CONSTRUCTION WITH FOAM INSULATION.
4. PROVIDE WITH ECONOMIZER OPERATION.
5. PROVIDE WITH THROUGH THE BASE GAS AND ELECTRICAL CONNECTIONS.
6. PROVIDE WITH FACTORY INSTALLED AND WIRED 120V, 1PH POWER TRANSFORMER AND SERVICE RECEPTACLE WIRED TO LINE SIDE OF UNIT DISCONNECT.
7. PROVIDE WITH NON-FUSED DISCONNECT.
8. PROVIDE WITH PHASE LOSS PROTECTION.
9. PROVIDE WITH VARIABLE CAPACITY SCROLL COMPRESSOR.
10. PROVIDE WITH MODULATING HOT GAS REHEAT.
11. PROVIDE WITH HIGH TURN DOWN, MODULATING GAS HEAT (8:1)
12. PROVIDE WITH PREMIMUM EFFECIENCY, DIRECT DRIVE SUPPLY AND EXHAUST FAN MOTORS WITH VFDS FOR BALANCING AIRFLOW.
13. PROVIDE ECM CONDENSER FANS WITH HEAD PRESSURE CONTROL.
14. PROVIDE WITH STAINLESS STEEL DRAIN PAN.
15. PROVIDE WITH STAINLESS STEEL GAS FIRED HEAT EXCHANGER.
16. PROVIDE WITH ENTHALPY CONTROLLED ECONOMIZER.
17. PROVIDE WITH FACTORY INSTALLED CONTROLS FOR STAND ALONE OPERATION.
18. PROVIDE WITH FACTORY INSTALLED AND TESTED HEAT WHEEL.

SUBJECT TO COMPLIANCE WITH THESE SPECIFICATIONS; OTHER MANUFACTURERS THAT MAY PROVIDE EQUIPMENT INCLUDE DAIKIN AND VALENT.

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SEAL

SIGNATURE

Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

SCHEDULES

PROJECT NUMBER
16.200

DRAWN BY
JCF

SCALE

DATE
01.26.23

DRAWING NUMBER

M600

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SC P.E. # 39067 MD P.E. # 38304
CO P.E. # 42950 KY P.E. # 33454

SAE Project No: FHC-14619

JCF drawn | JCF designed | CTS checked
drawing not valid without authorized sae signatures

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER T. STRUNK ENGINEER NO. 080014

GENERAL PROJECT NOTES

CONTRACT DOCUMENTS

1. THE TERM "CONTRACTOR" WHICH IS USED WITHIN THESE DRAWINGS AND SPECIFICATIONS MEANS THE SINGLE PRIME CONTRACTOR OR FIRM AWARDED THE SINGLE CONTRACT FOR THE PROJECT. REFERENCES TO VARIOUS OTHER CONTRACTOR ENTITIES (I.E. MECHANICAL CONTRACTOR (MC), ELECTRICAL CONTRACTOR (EC), PLUMBING CONTRACTOR (PC), GENERAL CONTRACTOR (GC), ETC) SHALL BE UNDERSTOOD TO MEAN A SUB-CONTRACTOR TO THE PRIME CONTRACTOR. THE PRIME CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL WORK SPECIFIED HEREWITHIN.

2. THE ASSIGNMENT OF TRADE RESPONSIBILITY NOTED WITHIN THESE DRAWINGS AND/OR SPECIFICATIONS IS THE ENGINEER'S RECOMMENDATION. WHERE NO SPECIFIC DELINEATION OF TRADE RESPONSIBILITY IS NOTED, THE TRADE NORMALLY RESPONSIBLE FOR THE WORK INDICATED SHALL BE RESPONSIBLE FOR PROVIDING THOSE ITEMS IN THEIR ENTIRETY. THE PRIME CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL FINAL TRADE RESPONSIBILITY BETWEEN SUBCONTRACTORS, WHETHER IN AGREEMENT WITH THE TRADE RESPONSIBILITY NOTED OR MODIFIES AS DESIRED, SUCH THAT ALL ITEMS NOTED WITHIN THE COMPLETE SET OF CONSTRUCTION DOCUMENTS ARE PROVIDED AS PART OF THE SINGLE PRIME CONTRACT.

3. THE WORK IS GENERALLY INDICATED ON THE DRAWINGS BUT ADDITIONAL RELATED INFORMATION AND DETAILS MAY APPEAR ON OTHER PROJECT DOCUMENTS AND/OR SPECIFICATIONS. ALL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY. NOTIFY THE DESIGN PROFESSIONAL OF ANY DISCREPANCIES BETWEEN ANY OF THE DRAWINGS AND/OR SPECIFICATIONS PRIOR TO INSTALLATION.

4. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL CONFIGURATION OF THE WORK. ALL WORK THAT WILL BE REQUIRED FOR THE ACTUAL INSTALLATION IS NOT NECESSARILY INDICATED DUE TO THE SCALE OF THE DRAWINGS. COORDINATE THE ACTUAL INSTALLATION OF ALL WORK WITH ALL OTHER BUILDING SYSTEM COMPONENTS AND OTHER TRADES AND PROVIDE ALL NECESSARY COORDINATION, OFFSETS, ACCESSORIES, MATERIALS, ETC. AS PART OF THE WORK.

5. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO DESCRIBE A COMPLETE OPERATING SYSTEM. ALL LABOR, MATERIAL, OR EQUIPMENT, WHICH IS NOT SPECIFIED OR INDICATED BUT IS NECESSARY FOR THE OPERATION AND COMPLETION OF A PROPERLY OPERATING SYSTEM, ACCORDING TO THE TRUE INTENT OF THE SPECIFICATIONS AND DRAWINGS AND AS INTERPRETED BY THE DESIGN PROFESSIONAL, SHALL BE FURNISHED AS A PART OF THE CONTRACT, AS THOUGH IT WERE SPECIFICALLY DETAILED AND DESCRIBED.

BIDDING

1. BIDDERS SHALL CAREFULLY EXAMINE SPECIFICATIONS AND DRAWINGS, VISIT THE SITE OF PROPOSED WORK AND OBSERVE ALL EXISTING CONDITIONS AND LIMITATIONS AND INCLUDE ANY WORK REQUIRED DUE TO THE EXISTING CONDITIONS AND LIMITATIONS. REQUEST CLARIFICATIONS FROM THE DESIGN PROFESSIONAL REGARDING DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING. SUBMISSION OF A BID SHALL INDICATE THAT BIDDER IS FAMILIAR WITH EXISTING CONDITIONS TO BE MET IN EXECUTION OF THE WORK AND HAS INCLUDED SUCH WORK IN HIS BID. FAILURE TO VISIT AND INSPECT THE EXISTING CONDITIONS SHALL NOT BE A VALID REASON FOR AUTHORIZATION OF A CHANGE ORDER.

CONSTRUCTION PROCESS

1. DIMENSIONS, GRADES, ELEVATIONS AND LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. VERIFY ALL LINES, GRADES AND DIMENSIONS PRIOR TO STARTING THE WORK. ALL NECESSARY MEASUREMENTS, SURVEYS, LINES, GRADES, AND ELEVATIONS ARE THE RESPONSIBILITY, OF THE CONTRACTOR. VERIFY ALL LINES AND GRADES WITH THE LOCAL CONTROLLING AGENCY, AHJ OR OTHER PARTY WHERE REQUIRED.

2. THE INSTALLATION OF ALL WORK SHALL BE COORDINATED WITH OTHER TRADES. IF CONFLICTS ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL PRIOR TO BEGINNING OF INSTALLATION OF THE WORK.

3. PERIODICALLY, AND AT THE COMPLETION OF THE WORK, REMOVE FROM THE BUILDING AND SITE ALL RUBBISH AND ACCUMULATED MATERIALS, AND LEAVE THE WORKPLACE IN A CLEAN, ORDERLY AND ACCEPTABLE CONDITION. PROVIDE DUMPSTERS, TRASH CONTAINERS, HAULING AND APPROVED DISPOSAL FEES ASSOCIATED WITH THE WORK. CLEAN ALL INSTALLED MATERIALS AND EQUIPMENT OF PAINT SPLASHES, GREASE STAINS, DUST, FINGER MARKS, AND ALL OTHER UNSIGHTLY MARKS PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.

4. ALL CRANE WORK REQUIRED FOR MEP INSTALLATIONS SHALL BE INCLUDED WITHIN THE PROJECT SCOPE. ALL CRANE WORK SHALL BE COORDINATED WITH THE OWNER TO MINIMIZE BUILDING SHUT-DOWN TIME. NO EQUIPMENT SHALL BE LIFTED ON OR OFF THE ROOF WHILE THE BUILDING IS OCCUPIED. COORDINATE CRANE SCHEDULE WITH THE OWNER'S SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY ENFORCEMENT. VISIT THE SITE AND BECOME FULLY AWARE OF ALL CRANE REQUIREMENTS PRIOR TO SUBMITTING A BID.

5. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROVIDING ALL EQUIPMENT, MATERIALS AND LABOR NEEDED TO PROVIDE TEMPORARY HEAT, LIGHTING AND POWER FOR CONSTRUCTION. ALL COSTS ASSOCIATED WITH PROVIDING TEMPORARY FACILITIES SHALL BE INCLUDED IN THE BASE BID. IF EXISTING BUILDING SERVICES ARE UTILIZED TO POWER TEMPORARY, THE OWNER SHALL PAY FOR ALL ENERGY COSTS. IF PORTABLE UNITS ARE UTILIZED TO PROVIDE TEMPORARY HEAT, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL ENERGY COSTS AND FUELING RESPONSIBILITIES.

CODES AND PERMITS

1. MAKE APPLICATION TO THE LOCAL INSPECTION AUTHORITY BEFORE ANY WORK COMMENCES AND FURNISH A COPY TO THE DESIGN PROFESSIONAL FOR RECORD.

2. UNLESS OTHERWISE DIRECTED, CONTRACTOR SHALL OBTAIN AND PAY FOR ALL THIRD-PARTY REVIEW FEES, BUILDING PERMITS, INSPECTIONS, TESTS, AND CERTIFICATES RELATING TO THE WORK AS REQUIRED BY ANY OF THE AUTHORITIES HAVING JURISDICTION. ALL INSPECTION CERTIFICATES SHALL BE DELIVERED TO THE DESIGN PROFESSIONAL AND BECOME PROPERTY OF THE OWNER.

3. PERFORM ALL WORK IN COMPLIANCE WITH THE CODES, LAWS, ORDINANCES, RULES OR REGULATIONS OF FEDERAL, STATE, OR LOCAL AUTHORITIES, AND ALL LOCAL UTILITY COMPANIES HAVING JURISDICTION OVER THE PREMISES. ALL SUCH CODES, LAWS, ORDINANCES, RULES AND REGULATIONS ARE HEREBY INCORPORATED AND MADE A PART OF THESE SPECIFICATIONS. DISCREPANCIES BETWEEN RELEVANT CODES AND THE DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING. SUBMISSION OF A BID SHALL INDICATE THAT BIDDER IS FAMILIAR WITH THE APPLICABLE CODE REQUIREMENTS AND HAS INCLUDED SUCH WORK IN THE BID.

   A. INTERNATIONAL MECHANICAL CODE (NJ): IMC 2018
   B. INTERNATIONAL PLUMBING CODE (NJ): IPC 2018
   C. INTERNATIONAL FUEL GAS CODE (NJ): IFGC 2018
   D. NATIONAL ELECTRICAL CODE: NEC 2014 (NFPA-70)
   E. INTERNATIONAL ENERGY CONSERVATION CODE: IECC 2018
   F. INTERNATIONAL EXISTING BUILDING CODE: IEBC 2018

1. ALL WORK PERFORMED ON THIS PROJECT AND ALL EQUIPMENT FURNISHED FOR THIS PROJECT SHALL BE IN CONFORMANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS. ALL PURCHASED EQUIPMENT SHALL BE DESIGNED, MANUFACTURED, AND FURNISHED WITH THE NECESSARY ACCESSORIES TO MEET OSHA REQUIREMENTS. ALL CONSTRUCTION FACILITIES, INCLUDING LADDERS, PLATFORMS, GUARD RAILS, SAFETY FEATURES, ETC. SHALL MEET OSHA REQUIREMENTS.

PRODUCTS AND MATERIALS

1. EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR TYPE AND CAPACITY OF EQUIPMENT USED. MANUFACTURER'S INSTRUCTIONS SHALL BE CONSIDERED PART OF THE SPECIFICATIONS, TYPE, CAPACITY, AND APPLICATION OF EQUIPMENT SHALL BE SUITABLE AND SHALL OPERATE SATISFACTORILY FOR THE PURPOSE INTENDED.

2. EQUIPMENT USED AS THE BASIS-OF-DESIGN AS INDICATED ON THE DRAWINGS DEFINES THE GENERAL SPACE REQUIREMENTS, WEIGHTS, AND RELATED SERVICES (ELECTRICAL SERVICES, PIPING CONNECTIONS, ETC.). PROVIDE EQUIPMENT OF SIMILAR SIZE, REQUIREMENTS, AND CLEARANCES WHICH SHALL NOT NECESSITATE REVISIONS TO THE BUILDING CONSTRUCTION OR OTHER TRADES. IF REVISIONS ARE REQUIRED DUE TO SUBSTITUTION, THE CONTRACTOR SHALL PAY ALL COSTS FOR ANY REQUIRED REVISIONS. NO REVISIONS SHALL BE MADE WITHOUT DESIGN PROFESSIONAL'S WRITTEN APPROVAL.

3. ALL MATERIALS, EQUIPMENT, AND SYSTEMS SPECIFIED OR REQUIRED FOR THE COMPLETION OF THE WORK, SHALL BE COMPLETELY SATISFACTORY AND ACCEPTABLE IN OPERATION, PERFORMANCE, AND CAPACITY. NO APPROVAL EITHER WRITTEN OR VERBAL, OF ANY DRAWINGS, DESCRIPTIVE DATA OF SAMPLES OF SUCH MATERIAL, EQUIPMENT AND/OR APPURTENANCES, SHALL RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE SYSTEMS IN COMPLETE WORKING ORDER AT THE COMPLETION OF WORK.

4. ANY MATERIAL, EQUIPMENT, OR APPURTENANCES, WHICH DO NOT COMPLY WITH THE DRAWINGS AND/OR SPECIFICATION REQUIREMENTS, OR WHICH IS NOT NEW, OR WHICH IS DAMAGED PRIOR TO ACCEPTANCE BY THE DESIGN PROFESSIONAL, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS, EQUIPMENT AND/OR APPURTENANCE OR PUT IN ACCEPTABLE;E WORKING CONDITION, TO THE SATISFACTION OF THE DESIGN PROFESSIONAL.

5. ALL EQUIPMENT AND SYSTEMS SHALL BE ELECTRICALLY AND MECHANICALLY CORRECT. ALL EQUIPMENT AND SYSTEMS SHALL OPERATE WITHOUT OBJECTIONABLE NOISE OR VIBRATION AS DETERMINED BY THE DESIGN PROFESSIONAL. ELIMINATE ANY OBJECTIONABLE NOISE OR VIBRATION PRODUCED AND TRANSMITTED TO OCCUPIED PORTIONS OF THE BUILDING BY ANY SYSTEM OR EQUIPMENT, TO THE SATISFACTION OF THE DESIGN PROFESSIONAL AND OWNER.

6. LABEL EACH DISCONNECTING MEANS LEGIBLY AND PERMANENTLY MARKED TO INDICATE ITS PURPOSE. (NEC 110-22)

7. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BEAR THE UNDERWRITER'S LABORATORY OR OTHER NRTL LABEL.

RECORD AS-BUILT DOCUMENTS

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A FULL SET OF CONTRACT DRAWINGS AND MARK THESE RECORD PRINTS TO SHOW THE ACTUAL INSTALLATION WHERE INSTALLATION VARIES FROM THAT SHOWN ORIGINALLY. GIVE PARTICULAR ATTENTION TO INFORMATION ON CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO IDENTIFY OR MEASURE AND RECORD LATER. RECORD DATA AS SOON AS POSSIBLE AFTER OBTAINING IT. MARK RECORD DRAWINGS WITH RED INK.

2. PROVIDE SPECIFIC IDENTIFICATION OF THE FOLLOWING, AS APPLICABLE:
   A. DIMENSIONAL CHANGES TO DRAWINGS
   B. REVISIONS TO DETAILS SHOWN ON DRAWINGS
   C. FINAL LOCATIONS AND DEPTHS OF INSTALLED UNDERGROUND UTILITIES
   D. REVISIONS TO ROUTING OF PIPING, CONDUITS, DUCTWORK, ETC.
   E. REVISIONS TO ELECTRIC CIRCUITRY.
   F. CHANGES MADE BY CHANGE ORDERS AND/OR CONSTRUCTION DIRECTIVES. INDICATE CHANGE ORDER NUMBERS, DIRECTIVE IDENTIFICATION NUMBERS AND/OR SIMILAR IDENTIFICATIONS.
   G. DETAILS NOT ON ORIGINAL CONTRACTS.
   H. REVISIONS TO EQUIPMENT SCHEDULES TO INDICATE ACTUAL MANUFACTURER AND MODEL NUMBER OF EQUIPMENT IF SUCH EQUIPMENT DEVIATED FROM THE SCHEDULED BASIS OF DESIGN.

3. FINAL SUBMITTED AS-BUILT DRAWINGS SHALL INCLUDE AN ENTIRE SET OF PROPERLY MARKED CONTRACT DRAWINGS, AS PER ABOVE, WITH EACH SHEET CLEARLY MARKED WITH THE CONTRACTORS NAME, DATE AND "AS-BUILT DRAWINGS".

CLOSEOUT

1. AT THE COMPLETION OF WORK, PROVIDE THE OWNER WITH TWO (2) SEPARATE INSTRUCTIONAL SESSIONS TO EMPLOYEES FOR EACH SYSTEM INSTALLED AND THE OPERATION OF ALL EQUIPMENT. NOTIFY THE OWNER OF THE DATE OF EACH MEETING 2 WEEKS IN ADVANCE SO THE OWNER MAY COORDINATE ATTENDANCE OF STAFF.

2. UNCONDITIONALLY GUARANTEE IN WRITING ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER.

3. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUPPLY THE OWNER WITH AS-BUILT DOCUMENTATION, O&M MANUALS, COPIES OF EQUIPMENT WARRANTIES, WIRING DIAGRAMS AND NAMEPLATE DATA. (REFER TO TRADE SPECIFIC GENERAL NOTES FOR ADDITIONAL CLOSEOUT DOCUMENTATION REQUIREMENTS). PROVIDE THREE (3) HARD COPY SETS WITHIN A RIGID BINDER.

CUTTING, PATCHING, AND PROTECTION

1. CUTTING AND PATCHING
   A. CUT AND PATCH WALLS, CEILINGS, FLOORS AND OTHER ASSEMBLIES AND SURFACES AS REQUIRED TO PERFORM THE REQUIRED WORK. RESTORE ALL SURFACES TO MATCH EXISTING. DO NOT CUT STRUCTURAL MEMBERS.
   B. CUT NEW ROOF OPENINGS IN EXISTING CONSTRUCTION WHERE REQUIRED. PROVIDE ALL ROOF FLASHING AND PATCHING INCLUDING ANY TEMPORARY PATCHES/CLOSURES. USE FLASHING BOOTS OR PITCH POCKETS APPROPRIATE TO THE ROOF MATERIAL. ALL ROOF WORK IS TO BE PERFORMED BY AN AUTHORIZED ROOFING SUBCONTRACTOR AND SHALL MAINTAIN THE ROOF WARRANTY WHERE APPLICABLE.
   C. PERFORM CUTTING AND EXCAVATION TO PERFORM THE REQUIRED IN SLAB, UNDER SLAB, OR UNDERGROUND WORK.
      a. LOCATIONS OF UNDER SLAB OR UNDERGROUND PIPING, CONDUIT AND/OR OTHER SERVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY AND ADJUST FOR DEVIATIONS IN ACTUAL LOCATIONS.
      b. ALL EXCAVATION SHALL BE PERFORMED TO AVOID DAMAGING EXISTING CONCEALED PIPING, CONDUIT AND/OR OTHER UTILITIES. CONTRACTOR SHALL NOT SAW CUT LOWER THAN DEPTH OF CONCRETE SLAB.
      c. PROVIDE BACKFILL AND COMPACTION OF THE EXCAVATED AREA AND REPOURING OF THE CONCRETE FLOOR. THE REPAIRED SURFACE SHALL BE FINISHED TO ACCEPT NEW FLOOR FINISH. COORDINATE FINISHED CONCRETE LEVEL AND SURFACE REQUIREMENTS OF ALL AREAS.
      d. CONCRETE MATERIAL AND METHODS SHALL BE AS SPECIFIED IN THE PROJECT SPECIFICATIONS.

2. PROVIDE AND INSTALL STEEL LINTELS FOR OPENINGS IN EXISTING WALL CONSTRUCTION. CUT AND PATCH EXISTING WALL CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE DAMAGE CAUSED BY EMPLOYEES TO THE SITE, BUILDING OR BUILDING MECHANICAL/ELECTRICAL SYSTEMS DURING THE EXECUTION OF THE WORK. REPAIRS OR REPLACEMENT SHALL BE COMPLETED TO THE SATISFACTION OF THE DESIGN PROFESSIONAL AND OWNER. THIS INCLUDES BOTH DAMAGE TO NEW AND EXISTING CONDITIONS.

4. PROVIDE SLEEVES AND WATERTIGHT SEALANT AT EXTERIOR PENETRATIONS. SELECT SEALANT TO MATCH SUBSTRATE AND APPLY PER MANUFACTURERS INSTRUCTIONS.

5. MAINTAIN INTEGRITY OF ANY FIRE-RATED WALLS, FLOORS OR CEILINGS PENETRATED BY EQUIPMENT, CONDUIT, WIRING, PIPING, ETC. SEAL SUCH PENETRATIONS USING APPROVED UL-LISTED PRODUCTS AND METHODS TO MAINTAIN FIRE RATING.

SUBMITTALS & SHOP DRAWINGS

1. PREPARE AND SUBMIT A SUBMITTAL SCHEDULE WHICH SHALL INCLUDE A LIST OF PRODUCTS TO BE SUBMITTED AND INDICATE THE PRODUCT MANUFACTURER, MODEL, AND DATE THE INFORMATION WILL BE SUBMITTED TO THE ENGINEER.

2. AFTER ACCEPTANCE OF THE SUBMITTAL SCHEDULE, SUBMIT SHOP DRAWINGS AND SUBMITTALS AND OBTAIN ACCEPTANCE OF THE ENGINEER BEFORE ANY EQUIPMENT IS ORDERED OR WORK IS ACCOMPLISHED
   A. SUBMITTALS MAY EITHER BE SUBMITTED VIA MAIL AS PRINTED HARD COPIES OR VIA EMAIL AS DIGITAL FILES (PDF). IF HARD COPIES ARE PROVIDED, SUBMIT THREE (3) COPIES. ENGINEER WILL RETAIN ONE (1) COPY FOR THEIR FILE AND RETURN TWO (2) COPIES WITH REVIEW COMMENTS.
   B. SUBMITTALS SHALL BE IN THE FORM OF CLEARLY LEGIBLE MANUFACTURERS CATALOGUES, CAD-GENERATED DRAWINGS, PAMPHLETS, TECHNICAL DATA, TEST INFORMATION, AND/OR INSTALLATION INSTRUCTIONS. CLEARLY INDICATE THE LOCATION, SERVICE AND FUNCTION OF EACH PARTICULAR ITEM. IDENTIFICATION SHALL BE CLEARLY MADE WITH SPECIFIC MODEL NUMBERS HIGHLIGHTED AND ACCESSORIES HIGHLIGHTED.
   C. SUBMITTALS SHALL BE COMPLETELY REFERENCED AND IDENTIFIED. DESCRIPTIVE INFORMATION AND DATA SHALL BE COMPLETE. SUBMITTALS WHICH ONLY SHOW PARTIAL OR GENERAL INFORMATION WILL NOT BE ACCEPTABLE AND WILL BE RETURNED FOR RESUBMISSION.
   D. SHOP DRAWINGS AND SUBMITTALS WHICH ARE PREPARED BY SUB-CONTRACTORS AND VENDORS SHALL BE CHECKED AND COORDINATED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE ENGINEER. CONTRACTOR SHALL CHECK THESE DRAWINGS AND SUBMITTALS WITH RESPECT TO MEASUREMENTS, MATERIALS, IDENTIFICATIONS, AND DETAILS SO AS TO MAKE CERTAIN THAT THEY CONFORM TO THE INTENT OF THE CONTRACT DOCUMENTS AND MAKE ANY CORRECTIONS BEFORE SUBMISSION TO THE ENGINEER.
   E. CONTRACTOR SHALL INFORM THE DESIGN PROFESSIONAL, IN WRITING, OF ANY DEVIATIONS IN THE SHOP DRAWINGS AND SUBMITTALS WHERE THE SUBMITTED ITEM DEVIATE FROM THE CONTRACT DOCUMENTS. THIS WRITTEN ADVISORY SHALL ACCOMPANY THE INITIAL SUBMITTAL AND SHALL STATE THE REASONS FOR THE DEVIATIONS.
   F. THE DESIGN PROFESSIONAL WILL ONLY ACCEPT AN INDIVIDUAL SUBMITTAL PACKAGE AFTER ALL ITEMS WITHIN THAT PACKAGE ARE REVIEWED, CORRECTED AND ACCEPTED FOR USE. PARTIAL ACCEPTANCE OF VARIOUS ITEMS COMBINED WITHIN A SINGLE SUBMITTAL PACKAGE WILL NOT BE MADE. THE CONTRACTOR IS ENCOURAGED TO PROVIDE INDIVIDUAL SUBMITTAL PACKAGES FOR EACH TYPE OF SYSTEM WHICH IS TO BE CONSIDERED FOR USE RATHER THAN PROVIDING A SINGLE SUBMITTAL PACKAGE THAT CONTAINS MULTIPLE ITEMS. THE DESIGN PROFESSIONAL SHALL NOT ASSUME ANY RESPONSIBILITY FOR DELAYS IN ORDERING EQUIPMENT WHEN MULTI-ITEMED SUBMITTAL PACKAGES ARE PROVIDED AND ACCEPTANCE OF PORTIONS OF THE SUBMITTAL PACKAGE POTENTIALLY DELAY ACCEPTANCE OF OTHER PORTIONS OF THAT SAME PACKAGE.

3. THE DESIGN PROFESSIONAL WILL CHECK THE SHOP DRAWINGS AND SUBMITTALS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT'S/ENGINEER'S ACCEPTANCE OF THE SHOP DRAWINGS AND SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM PROVIDING ALL SPECIFIC REQUIREMENTS OF THE EQUIPMENT AND INSTALLATION NOT LISTED IN THE SUBMITTAL BUT REQUIRED BY THE CONTRACT DOCUMENTS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR DIMENSIONS THAT ARE TO BE CONFIRMED AT THE JOB SITE, FOR COORDINATION IN THE ORDERING AND ASSEMBLY OF SYSTEMS AND EQUIPMENT, FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION PROCESSES OR TO TECHNIQUES OF CONSTRUCTION, AND FOR COORDINATION OF THE WORK OF ALL TRADES.

5. THE FOLLOWING SPECIFIC ITEMS AND INFORMATION SHALL BE INCLUDED IN ALL SHOP DRAWINGS AND SUBMITTALS:
   A. CAPACITY AND PERFORMANCE DATA AS SHOWN ON THE EQUIPMENT SCHEDULES OR AS SPECIFIED.
   B. COMPLETE DESCRIPTIVE DATA ON THE SYSTEMS, EQUIPMENT AND SPECIALTIES WHICH ARE SPECIFIED, SCHEDULED, OR SHOWN, SO THAT COMPLIANCE WITH THE CONTRACT DOCUMENTS CAN BE DETERMINED.
   C. ELECTRICAL WIRING DIAGRAMS (POWER AND CONTROL) FOR ELECTRIC MOTOR DRIVEN EQUIPMENT.
   D. SUPPLEMENTAL SUPPORT SYSTEMS/ STRUCTURES INCLUDING EQUIPMENT DESCRIPTION, INFORMATION AND DETAILS.
   E. DIMENSIONAL DATA

6. IN ADDITION TO THE EQUIPMENT REFERENCED ABOVE, THE FOLLOWING PROJECT-SPECIFIC ITEMS SHALL BE PROVIDED WITH SHOP DRAWINGS AND/OR SUBMITTALS.
   A. FIRESTOPPING SYSTEMS, WITH DETAILS, THAT WILL MEET THE UL RATING OF THE ASSEMBLY BEING PENETRATED.

7. SYSTEMS AND EQUIPMENT WHICH HAVE BEEN INSTALLED WITHOUT HAVING BEEN ACCEPTED BY THE DESIGN PROFESSIONAL MAY BE REJECTED AND SHALL BE REPLACED WITH PRODUCTS THAT ARE ACCEPTABLE.

8. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUPPLY THE OWNER WITH AS-BUILT DOCUMENTATION, O&M MANUALS, COPIES OF EQUIPMENT WARRANTIES, WIRING DIAGRAMS AND NAMEPLATE DATA. (REFER TO TRADE SPECIFIC GENERAL NOTES FOR ADDITIONAL CLOSEOUT DOCUMENTATION REQUIREMENTS). PROVIDE THREE (3) HARD COPY SETS WITHIN A RIGID BINDER.

GENERAL DEMOLITION NOTES

1. THE DRAWINGS ARE DRAWN TO GENERALLY INDICATE THE DEMOLITION REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION, BUT ARE NOT ALL INCLUSIVE. THE FULL EXTENT OF DEMOLITION WORK MUST BE DETERMINED IN THE FIELD BASED ON THE ACTUAL CONDITIONS ENCOUNTERED AND AS REQUIRED FOR THE SATISFACTORY PROVISION AND PROPER EXECUTION OF THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING MATERIALS AND SYSTEMS INDICATED FOR REMOVAL. FURTHERMORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ASSOCIATED CUTTING, REMOVAL, PATCHING, AND REPAIR OF EXISTING FLOORS, WALLS, CEILINGS, ROOF CONSTRUCTION, AND SITE WORK.

3. CUT NEW ROOF OPENINGS IN EXISTING CONSTRUCTION. MODIFY EXISTING ROOF OPENINGS FOR NEW SIZES. CLOSE EXISTING ROOF OPENINGS NOT REUSED (VENTS, CURBS, SUPPORTS, ETC.). PROVIDE ALL ROOF FLASHING AND PATCHING, INCLUDING ANY TEMPORARY PATCHES/CLOSURES.

4. MATERIALS RESULTING FROM DEMOLITION AND REMOVAL OPERATIONS SHALL BE COMPLETELY REMOVED FROM THE SITE, UNLESS NOTED OTHERWISE ON THE DRAWINGS OR REQUESTED BY THE OWNER, AND SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE MATERIAL SHALL BE RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

5. STORAGE OF DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS SHALL NOT BE PERMITTED TO BE STORED ON SITE, UNLESS NOTED OTHERWISE.

6. WHEN AN EXISTING ITEM IS REMOVED (I.E., CONTROL, DUCT, PIPE, EQUIPMENT, ETC.), THE ACCOMPANYING SEALANT, SUPPORTS, AND ALL ANCHORS SHALL ALSO BE REMOVED. ALL SEALANT RESIDUE SHALL BE COMPLETELY REMOVED AND THE WALLS CLEANED AND REPAIRED TO MATCH ADJACENT WALL SURFACES.

7. EXISTING PAINTED STEEL FRAME STRUCTURE HAS TESTED POSITIVE FOR LEAD BASED PAINT. ANY MODIFICATIONS OR CONNECTIONS TO THE EXISTING STRUCTURE INCLUDING BUT NOT LIMITED TO CUTTING, GRINDING, DRILLING AND/OR WELDING WILL REQUIRE REMOVAL OF LEAD BASED PAINT PRIOR TO THE MODIFICATION OR CONNECTION. REMOVED PAINT MATERIAL MUST BE STORED AND TESTED TO DETERMINE PROPER METHOD OF DISPOSAL. TESTING TO BE PERFORMED BY OWNER'S TESTING LAB. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

8. PROTECT ALL FLOORS, WALLS, CEILINGS AND FURNISHINGS THROUGHOUT THE DEMOLITION AREA. ANY DAMAGE TO THE AREA AS A RESULT OF DEMOLITION SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS.

9. SAWCUT AND EXCAVATE TO ACCESS UNDERSLAB PIPING, CONDUIT, ETC. TO MINIMIZE THE RISK OF CUTTING UNDERSLAB PIPING AND CONDUIT, LIMIT THE DEPTH OF CUT TO THE THICKNESS OF THE CONCRETE. LOCATIONS OF UNDERSLAB PIPING AND CONDUIT SHOWN ON THE DRAWINGS ARE BASED ON THE ORIGINAL DESIGN DRAWINGS (WHEN AVAILABLE) AND VISUAL OBSERVATIONS. ALLOW FOR DEVIATIONS IN ACTUAL PIPE LOCATION. ALL EXCAVATION SHALL BE PERFORMED IN A CAUTIOUS MANNER TO AVOID DAMAGING OTHER UNDERSLAB PIPING AND CONDUIT. IT SHALL BE UNDERSTOOD THAT THERE MAY ALSO BE HVAC PIPES AND CONDUITS LOCATED UNDER THE SLAB. BACKFILL AND COMPACT THE EXCAVATED AREA AND REPOUR THE CONCRETE FLOOR. THE FINISHED SURFACE SHALL ACCEPT NEW FLOOR MATERIALS. COORDINATE FINISHED CONCRETE LEVEL AND SURFACE REQUIREMENTS OF ALL AREAS. CONCRETE MATERIAL AND METHODS SHALL BE AS SPECIFIED IN THE PROJECT SPECIFICATIONS.

10. WHERE EQUIPMENT, PIPING AND/OR CONDUIT IS BEING REMOVED, AND HOLES OR MARKED SURFACES ARE LEFT, PATCH TO MATCH THE EXISTING SURFACE. THE ENTIRE WALL OR CEILING SHALL THEN BE PAINTED IN A COLOR TO MATCH THE ORIGINAL COLOR. PAINTING MATERIAL AND METHODS SHALL BE AS SPECIFIED IN THE PROJECT SPECIFICATIONS.

11. PROVIDE PATCHING OR SEALANTS AT FIRE RATED BARRIERS IN WALLS OR FLOORS OR EXTERIOR OPENINGS, CREATED BY REMOVAL OF MEP+FP MATERIALS.

PLUMBING GENERAL NOTES

INSTALLATION REQUIREMENTS

1. DO NOT LOCATE ANY ITEMS REQUIRING ACCESS IN AN INACCESSIBLE LOCATION UNLESS AN APPROVED ACCESS DOOR IS PROVIDED.

2. INSTALL PIPE SLEEVES IN WALLS AND FLOORS WHERE PIPES PENETRATE. PROVIDE ALL NECESSARY HANGERS, SUPPORTS AND ANCHORS FOR ALL PIPING AND EQUIPMENT.

3. ALL PIPING SHALL BE CONCEALED IN WALLS, CEILING SPACE, OR SOFFITS.

4. DO NOT RUN WATER PIPES IN UNHEATED SPACES. DO NOT RUN IN OUTSIDE WALLS EVEN IF ON THE WARM SIDE OF THE INSULATION.

5. INSTALL PIPING SO AS NOT TO ENCROACH ON REQUIRED CLEARANCES ABOVE OR AROUND ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS.

TESTING:

1. OPERATE, TEST PLUMBING SYSTEMS AND PUT IN OPERATING CONDITION TO CAUSE THE EQUIPMENT TO FUNCTION IN ACCORDANCE WITH THE TRUE INTENT OF THESE SPECIFICATIONS.

2. AFTER ALL HW/CW/HWR PIPING SYSTEMS HAVE BEEN INSTALLED, BUT BEFORE ANY EQUIPMENT OR FIXTURES HAVE BEEN CONNECTED, THE SYSTEM SHALL BE FILLED WITH A MINIMUM PRESSURE OF 150 PSI. THE PRESSURE SHALL BE MAINTAINED FOR A PERIOD OF 60 MINUTES. AFTER SUCCESSFUL TESTING, FLUSH ALL LL PIPING TO REMOVE DIRT AND FOREIGN MATTER, THEN STERILIZE THE WATER SYSTEM WITH A CHLORINE OR HTH SOLUTION. FLUSH WATER PIPES WITH FRESH WATER TO REMOVE CHLORINE SOLUTION. STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA SPECIFICATIONS C601-53T AND THE PLUMBING CODE.

3. WHEN ROUGHING WORK FOR RAIN WATER, SANITARY, AND VENT PIPING IS COMPLETED AND BEFORE CONNECTION OF FIXTURES OR DRAINS, THE SYSTEM SHALL BE SUBJECTED TO A WATER TEST BY PLUGGING UP ALL OPENINGS AND FILLING ALL OF THE LINES TO THE ROOF LEVEL. ANY DEFECTS SHALL BE CORRECTED.

PIPING SYSTEMS (221116) (221316) (221413) (221513) (226313)

1. INTERIOR COLD AND HOT WATER DISTRIBUTION PIPING WITHIN THE BUILDING SHALL BE TYPE 'L' COPPER, ASTM SPEC, B-88-51 WITH A 150 PSI WORKING PRESSURE. FITTINGS SHALL BE WROUGHT COPPER OF WEIGHT CORRESPONDING TO PIPE TO WHICH THEY ARE ATTACHED. JOINTS SHALL BE SOLDERED USING LEAD-FREE SOLDER OR COPPER ALLOY PRESS FITTINGS CONFORMING TO THE MATERIAL AND SIZING REQUIREMENTS OF ASME B16.18 OR ASME B16.22 AND COPPER PRESS FITTINGS WITH EPDM O-RINGS.

2. EXTERIOR AND/OR UNDERGROUND PIPING 2" AND SMALLER SHALL BE TYPE 'K' COPPER. FITTINGS SHALL BE WROUGHT COPPER OF WEIGHT CORRESPONDING TO PIPE TO WHICH THEY ARE ATTACHED. JOINTS SHALL BE SOLDERED USING LEAD FREE SOLDER. EXTERIOR AND/OR UNDERGROUND PIPING 3" AND LARGER SHALL BE CLASS 52 DUCTILE IRON. FITTINGS SHALL BE OF WEIGHT CORRESPONDING TO PIPE TO WHICH THEY ARE ATTACHED.

3. ALL RAIN WATER, SANITARY, AND VENT PIPING ABOVE AND BELOW THE GROUND SHALL BE SCH.40 DWV PVC PLASTIC PIPE WITH SOLVENT WELD JOINTS AND FITTINGS (PVC CELLULAR FOAM CORE PIPE SHALL NOT BE PERMITTED) OR SERVICE WEIGHT CAST IRON OR NO-HUB CAST IRON. MAKE ALL JOINTS WATERTIGHT AND GASTIGHT.

4. ALL RAIN WATER, SANITARY, AND VENT PIPING IN RETURN AIR PLENUM CEILINGS OR THROUGH FIRE RATED ASSEMBLIES SHALL BE SERVICE WEIGHT CAST IRON OR NO-HUB CAST IRON. ALL RAIN WATER PIPING BEING HEAT TRACED SHALL BE SERVICE WEIGHT CAST IRON OR NO-HUB CAST IRON. ASK HVAC DEPT IF THERE ARE PLENUMS.

5. ALL ABOVE GROUND NATURAL GAS PIPING MATERIALS SHALL BE ASTM A-53, SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON THREADED FITTINGS. INSTALL A DRIP LEG AT POINTS WHERE CONDENSATE MAY COLLECT. ALL EXTERIOR PIPE EXPOSED TO WEATHER SHALL BE PAINTED WITH PRIMER AND TWO COATS OF ENAMEL. SEISMIC RESTRAIN ALL GAS PIPING PER ASCE7.

INSULATION SYSTEMS (220700)

1. INSULATE ALL DOMESTIC HOT, HOT RECIRCULATION, AND COLD WATER PIPING AND ALL FITTINGS AND VALVES. CONTRACTOR TO PATCH, REPAIR AND REPLACE ALL DAMAGED OR MISSING EXISTING PIPE INSULATION THAT WAS DAMAGED OR REMOVED DURING NEW PIPING INSTALLATION. PIPE INSULATION SHALL BE RIGID FIBERGLASS WITH WHITE KRAFT BONDED TO ALUMINUM FOIL, K = 0.23 @ 75 F., REINFORCED WITH FIBERGLASS YARN, SUITABLE FOR PAINTING, MANVILLE MICRO-LOK 650 WITH AP-T JACKET OR APPROVED EQUAL. FITTINGS AND VALVES SHALL BE INSULATED WITH MOLDED ONE-PIECE PVC COVERS WITH FIBERGLASS INSULATION, MANVILLE 'ZESTON 25/50' OR EQUAL.

2. INSULATE ALL ROOF DRAIN (RWC) PIPING, ALL INTERIOR ROOF DRAIN BODIES, AND ALL FITTINGS. PIPE INSULATION SHALL BE RIGID FIBERGLASS WITH WHITE KRAFT BONDED TO ALUMINUM FOIL, K = 0.23 @ 75 F., REINFORCED WITH FIBERGLASS YARN, SUITABLE FOR PAINTING, MANVILLE MICRO-LOK 650 WITH AP-T JACKET OR APPROVED EQUAL. FITTINGS SHALL BE INSULATED WITH MOLDED ONE-PIECE PVC COVERS WITH FIBERGLASS INSULATION, MANVILLE 'ZESTON 25/50' OR EQUAL.

IDENTIFICATION & LABELING (220553)

1. IDENTIFY ALL DOMESTIC COLD WATER, AND DOMESTIC HOT WATER PIPING WITH COLORED, WATERPROOF, ALL TEMPERATURE, SELF-ADHERING LABELS, AND DIRECTIONAL FLOW ARROWS AS MANUFACTURED BY SETON.

MISCELLANEOUS PROJECT REQUIREMENTS

1. PROVIDE SHOCK ABSORBING DEVICES WHICH WILL PROTECT WATER SUPPLY PIPING FROM WATER HAMMER, SEALED AIR CHAMBER METAL BELLOWS TYPE SHALL BE JAY R. SMITH COMPANY "HYDROTROL". LOCATE AT ENDS OF ALL BRANCH PIPING RUNS.

2. ALL PRESSURE VESSELS USED WITHIN THE PROJECT SHALL BE ASME RATED AND BEAR THE ASME SEAL.

ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
AV	ACID VENT
AVTR	ACID VENT THROUGH ROOF
AW	ACID WASTE
BOF	BOTTOM OF FOOTING
CO	CLEANOUT
CW	COLD WATER
DI	DEIONIZED WATER
DIA	DIAMETER
DF	DRINKING FOUNTAIN
DFU	DRAINAGE FIXTURE UNIT
DPS	SPRINKLER DRY PIPE SYSTEM
DWW	DOMESTIC WELL WATER
EC	ELECTRICAL CONTRACTOR
ETR	EXISTING TO REMAIN
EXIST	EXISTING
EX	EXISTING
FACP	FIRE ALARM CONTROL PANEL
FA	FRESH AIR INTAKE
FD	FLOOR DRAIN
FF ELEV	FINISHED FLOOR ELEVATION
GC	GENERAL CONTRACTOR
HW	HOT WATER
HWD	HOLY WATER DRAIN
HWR	HOT WATER RETURN
INV	INVERT OF PIPE
INV ELEV	INVERT ELEVATION
MC	MECHANICAL CONTRACTOR
MV	MIXING VALVE
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
N.O.	NORMALLY OPEN
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
PC	PLUMBING CONTRACTOR
PSI	POUNDS PER SQUARE INCH (GAUGE)
RD	ROOF DRAIN
REF	RADON EXHAUST FAN
RWC	RAIN WATER COLLECTOR
SAN	SANITARY
SQ FT	SQUARE FOOT
STW	STORM WATER DRAIN
TYP	TYPICAL
UR	URINAL
V	VENT
VB	VACUUM BREAKER
VTR	VENT THROUGH ROOF
W	WATER
WC	WATER CLOSET
WH	WALL HYDRANT
WPS	SPRINKLER WET PIPE SYSTEM
WSFU	WATER SUPPLY FIXTURE UNIT

PIPING

AIR	AIR
(A)	AIR ADMITTANCE VALVE
AV	ACID WASTE VENT
AWD	ACID WASTE DRAIN
	BACKFLOW VALVE
	BALANCING VALVE
	BALL VALVE
	BUTTERFLY VALVE
	CHECK VALVE
	CLEANOUT/WALL CLEANOUT
CW	DOMESTIC COLD WATER
	ELBOW
	ELECTRIC ALARM BELL
	FLOOR/EXTERIOR CLEANOUT
GAS	GAS
G	GAS-LOW PRESSURE
HPG	GAS-2PSI PRESSURE
	GAS PRESSURE REGULATOR
	GAS VALVE
GV	GAS VENT
	GATE VALVE
GRS	GREASE SANITARY PIPING
	HOSE VALVE TEST HEADER
HWD	HOLY WATER DRAIN
HW	HOT WATER (120 F)
HWR	HOT WATER RETURN (120 F)
140HW	HOT WATER (140 F)
	MIXING VALVE
	OS & Y VALVE
	PIPE CAP
	PIPE DROP
	PIPE RISE
	PRESSURE REDUCING VALVE
	PRESSURE TEMPERATURE RELIEF VALVE
	RADON VENT WITH FAN THROUGH ROOF
	RADON SUCTION
RVA	RADON ABOVE SLAB/FLOOR
RVB	RADON BELOW SLAB/FLOOR
RWCA	RAIN WATER CONDUCTOR ABOVE SLAB/FLOOR
	SOLENOID VALVE
STW	STORM WATER DRAIN BELOW SLAB/FLOOR
SANA	SANITARY ABOVE SLAB/FLOOR
SANB	SANITARY BELOW SLAB/FLOOR
SPRK	SPRINKLER
TS	SPRINKLER FLOW SWITCH
FS	SPRINKLER TAMPER SWITCH
	SIAMESE FIRE DEPARTMENT CONNECTION
	5" STORZ FIRE DEPARTMENT CONNECTION
	STRAINER
	TEE
	THERMOMETER
	UNION
V	VENT
	WATER HAMMER ARRESTER
M	WATER METER

MISCELLANEOUS

(1) (A)	DRAWING NOTE INDICATOR
(A)	DRAWING NOTE INDICATOR
(AS)	AIR STATION
AP	ACCESS PANEL
X / X-X	DETAIL INDICATOR TOP= DETAIL # BOTTOM= DRAWING #
X / X-X	SECTION INDICATOR TOP= DETAIL # BOTTOM= DRAWING #

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MRK	MRK	CTS
drawn	designed	checked

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SAE Project No: FHC-14619

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Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

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No.	Date	Description

DRAWING TITLE

General notes & Symbol List

PROJECT NUMBER 16.200

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SCALE 1/8" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

P001

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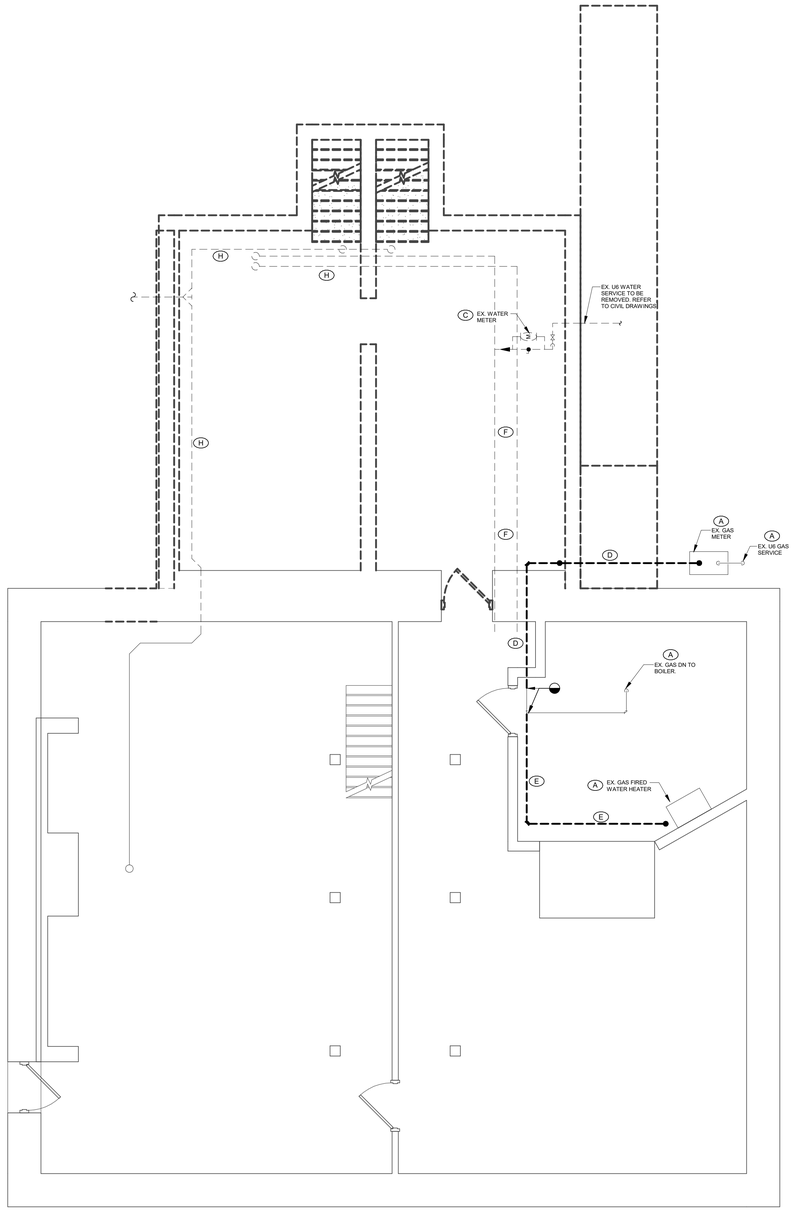
DEMOLITION NOTES BY SYMBOL - PLUMBING

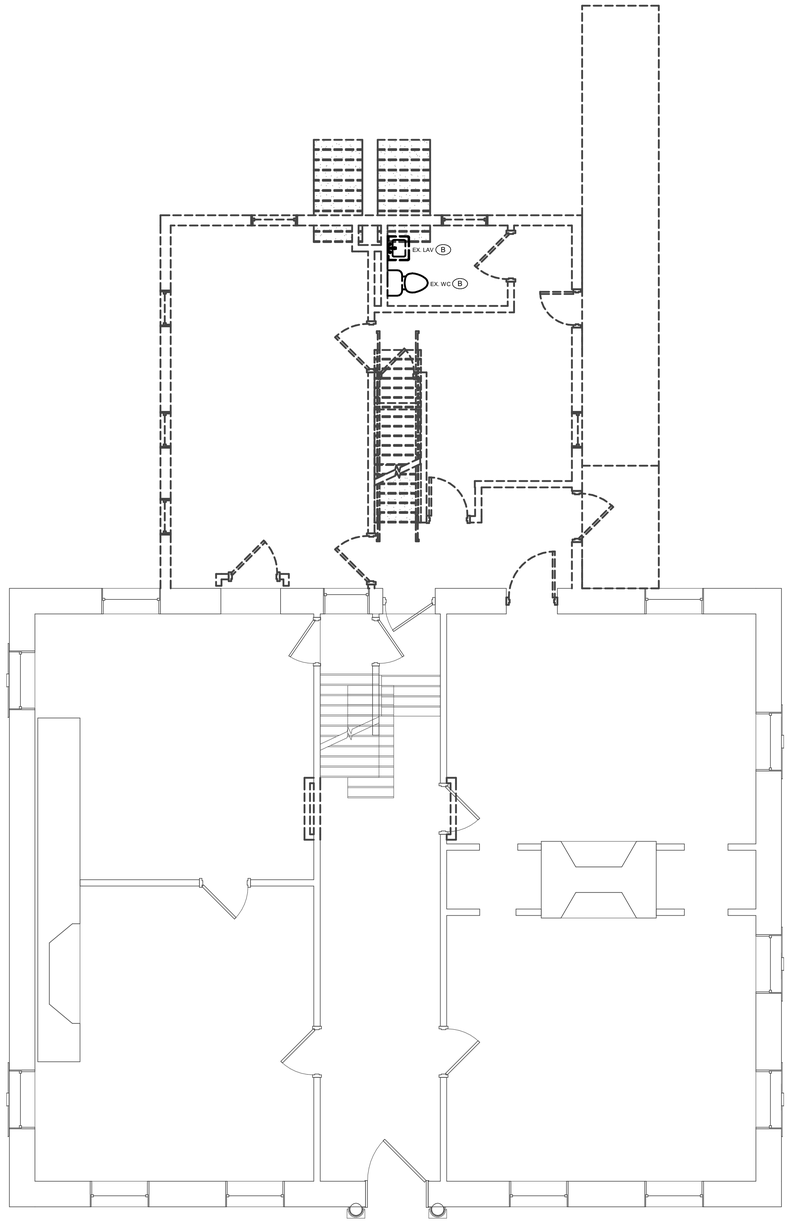
- (A) EXISTING ITEM TO REMAIN.
- (B) DISCONNECT + REMOVE PLUMBING FIXTURE INCLUDING ALL RELATED SUPPORTS + ACCESSORIES. REMOVE ALL PIPING BACK TO MAINS. VALVE AND CAP AT MAINS.
- (C) DISCONNECT + REMOVE DOMESTIC WATER SERVICE TO ACCOMODATE BUILDING DEMOLITION. TEMPORARILY CAP PIPIN FOR RE-USE IN NEW DESIGN.
- (D) DISCONNECT + REMOVE EX. NATURAL GAS PIPING INDICATED INCLUDING ALL VALVES, HANGER + SUPPORTS. COORDINATE SHUT-DOWN WITH OWNER AND GAS COMPANY.
- (E) EX. COPPER PIPING USED FOR NATUAL GAS TO WATER HEATER TO BE REMOVED AND REPLACED WITH 1-1/4" SCH. 40 BLACK STEEL PIPING. PROVIDE NEW SHUT-OFF VALVE.
- (F) DISCONNECT AND REMOVE WATER PIPING MADE OBSELETE BY THE RENOVATIONS.
- (G) EXISTING 2" SANITARY TO BE RECONNECTED TO NEW SAN. PIPING.
- (H) DISCONNECT AND REMOVE EXISTING SANITARY PIPING MADE OBSELETE BY THE RENOVATIONS.



1 Basement Demolition Plan - Plumbing

SCALE

2' 0 4' 8' 16'



2 1st Floor Demolition Plan - Plumbing

SCALE

2' 0 4' 8' 16'

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SAE Project No: FHC-14619

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DRAWING TITLE

Basement and 1st Floor Plans - Plumbing Demolition

PROJECT NUMBER 16.200

DRAWN BY MRK

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

P050

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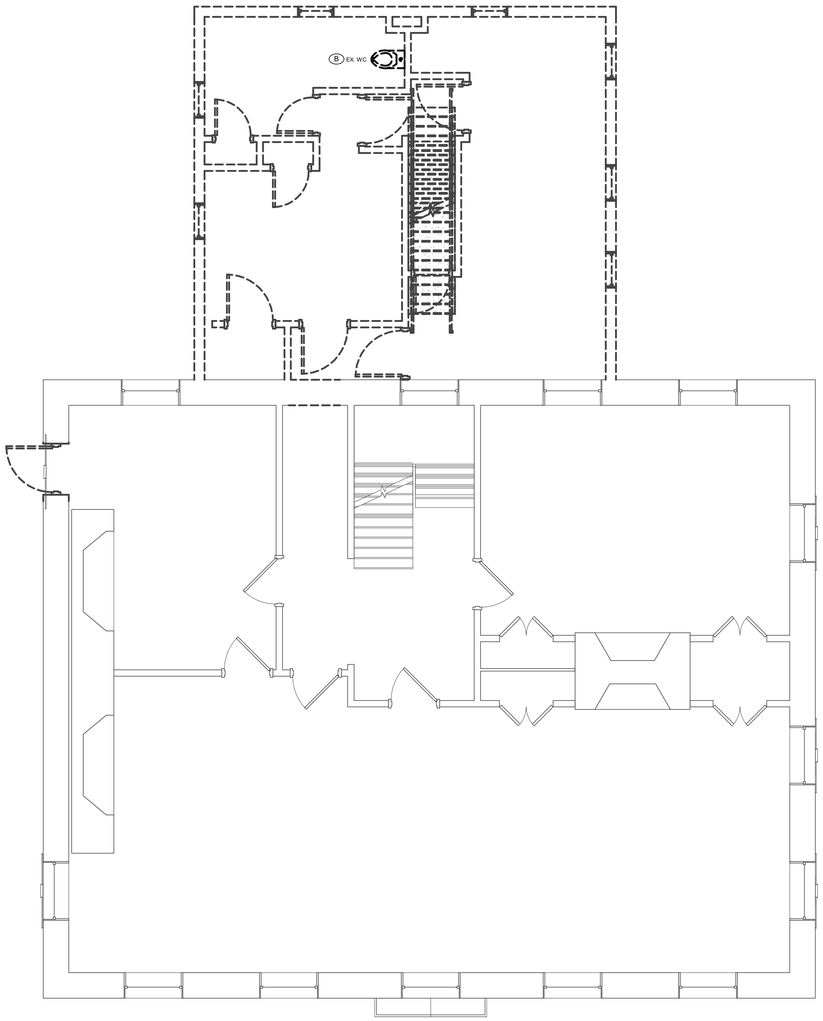
DEMOLITION NOTES BY SYMBOL - PLUMBING

- (A) EXISTING ITEM TO REMAIN.
- (B) DISCONNECT + REMOVE PLUMBING FIXTURE INCLUDING ALL RELATED SUPPORTS + ACCESSORIES. REMOVE ALL PIPING BACK TO MAINS. VALVE AND CAP AT MAINS.
- (C) DISCONNECT + REMOVE DOMESTIC WATER SERVICE TO ACCOMODATE BUILDING DEMOLITION. TEMPORARILY CAP PIPIN FOR RE-USE IN NEW DESIGN.
- (D) DISCONNECT + REMOVE EX. NATURAL GAS PIPING INDICATED INCLUDING ALL VALVES, HANGER + SUPPORTS. COORDINATE SHUT-DOWN WITH OWNER AND GAS COMPANY.
- (E) EX. COPPER PIPING USED FOR NATUAL GAS TO WATER HEATER TO BE REMOVED AND REPLACED WITH 1-1/4" SCH. 40 BLACK STEEL PIPING. PROVIDE NEW SHUT-OFF VALVE.
- (F) DISCONNECT AND REMOVE WATER PIPING MADE OBSELETE BY THE RENOVATIONS.
- (G) EXISTING 2" SANITARY TO BE RECONNECTED TO NEW SAN. PIPING.
- (H) DISCONNECT AND REMOVE EXISTING SANITARY PIPING MADE OBSELETE BY THE RENOVATIONS.



1 2nd Floor Demolition Plan - Plumbing

SCALE

2' 0 4' 8' 16'

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DRAWING TITLE

2nd Floor Plan - Plumbing Demolition

PROJECT NUMBER 16.200

DRAWN BY Author

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

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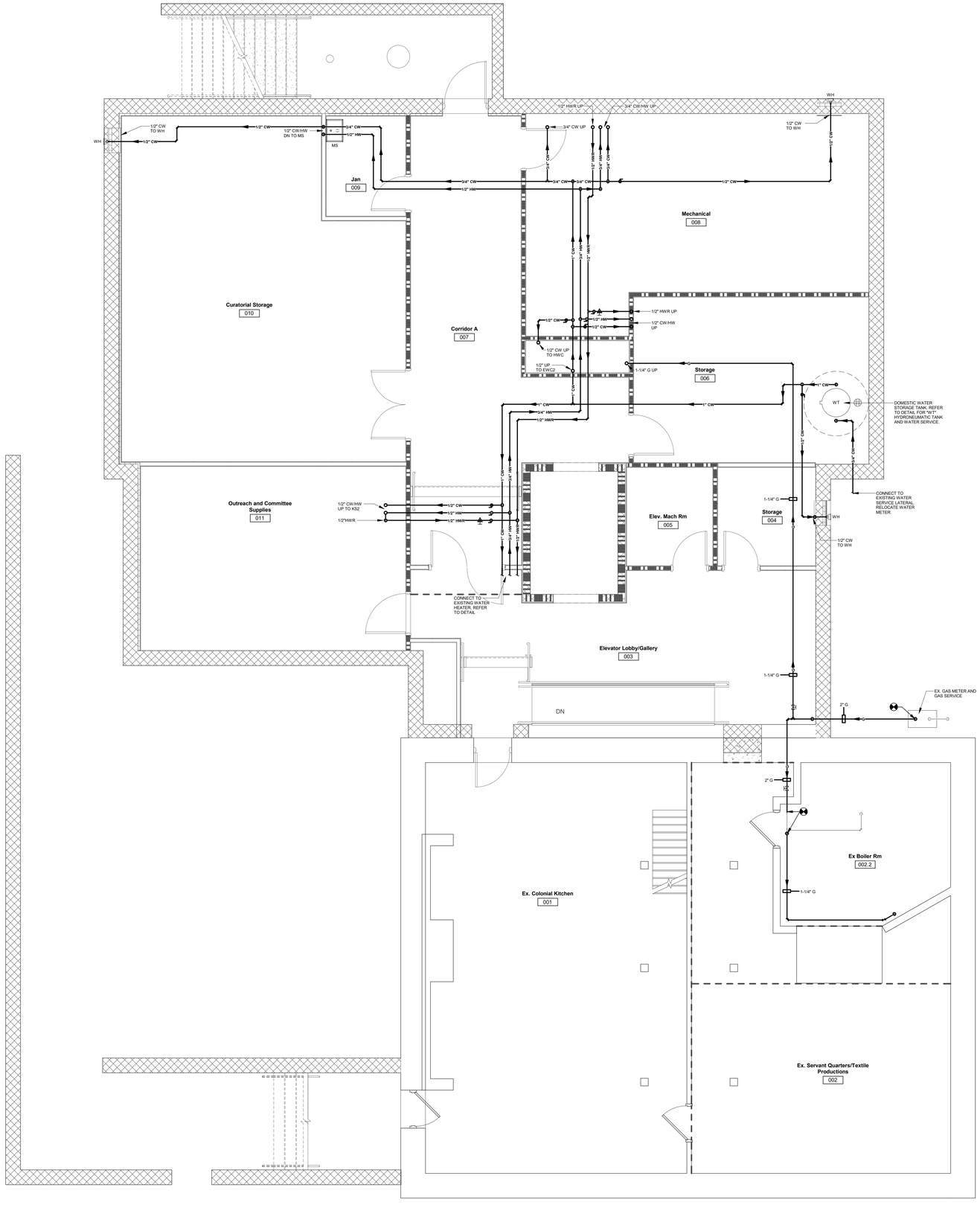

1 Basement Plan - Domestic Water/Gas

SCALE

4' 0 8' 16' 24'

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DRAWING TITLE

Basement Plan - Domestic Water/Gas

PROJECT NUMBER 16.200

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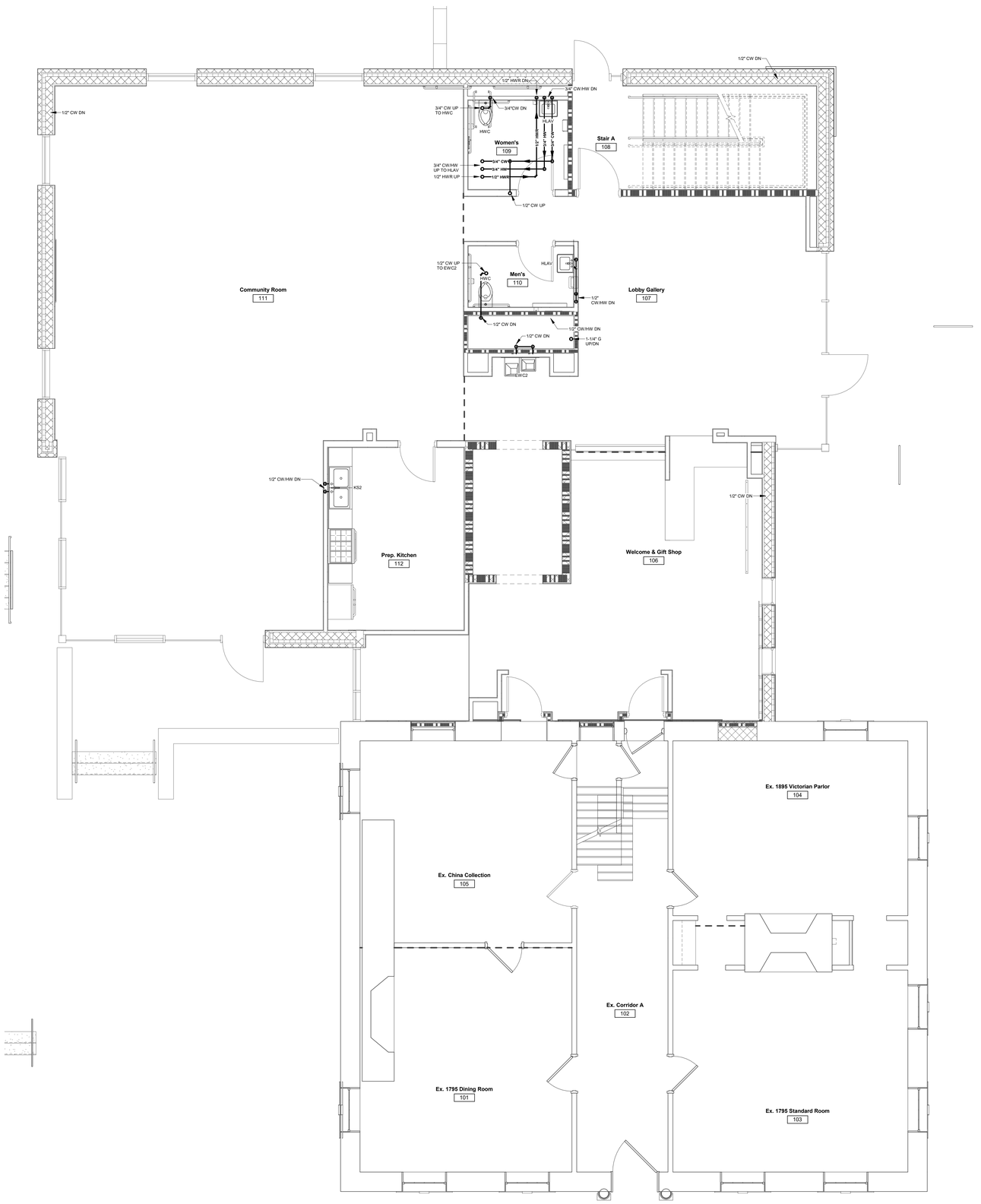

1 1st Floor Plan - Domestic Water/Gas

SCALE

4' 0 8' 16' 24'

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1st Floor Plan - Domestic Water/Gas

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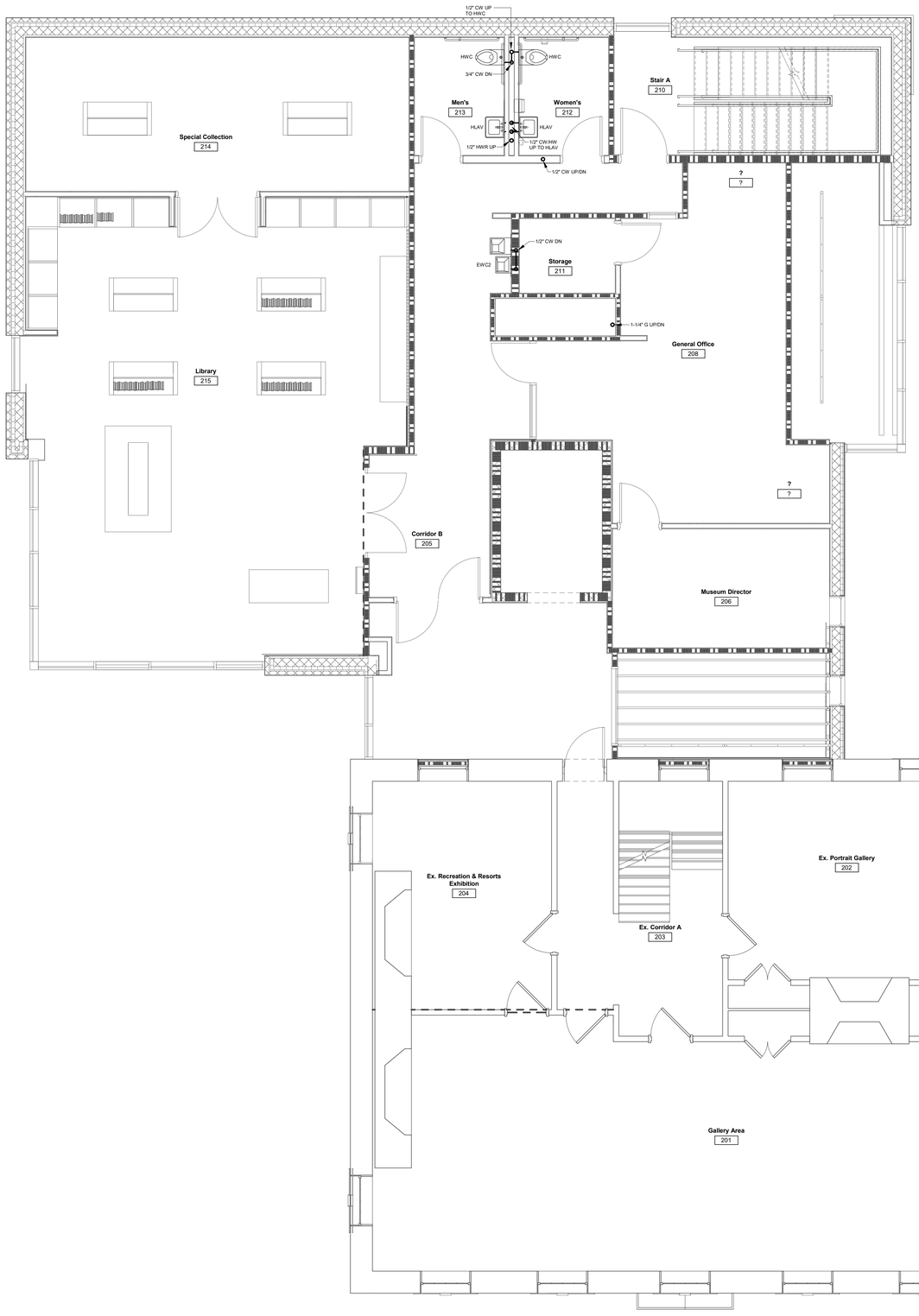

1 2nd Floor Plan - Domestic Water/Gas
SCALE: 1/4" = 1'-0"

4" 0 8" 16" 24"

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2nd Floor Plan - Domestic Water/Gas

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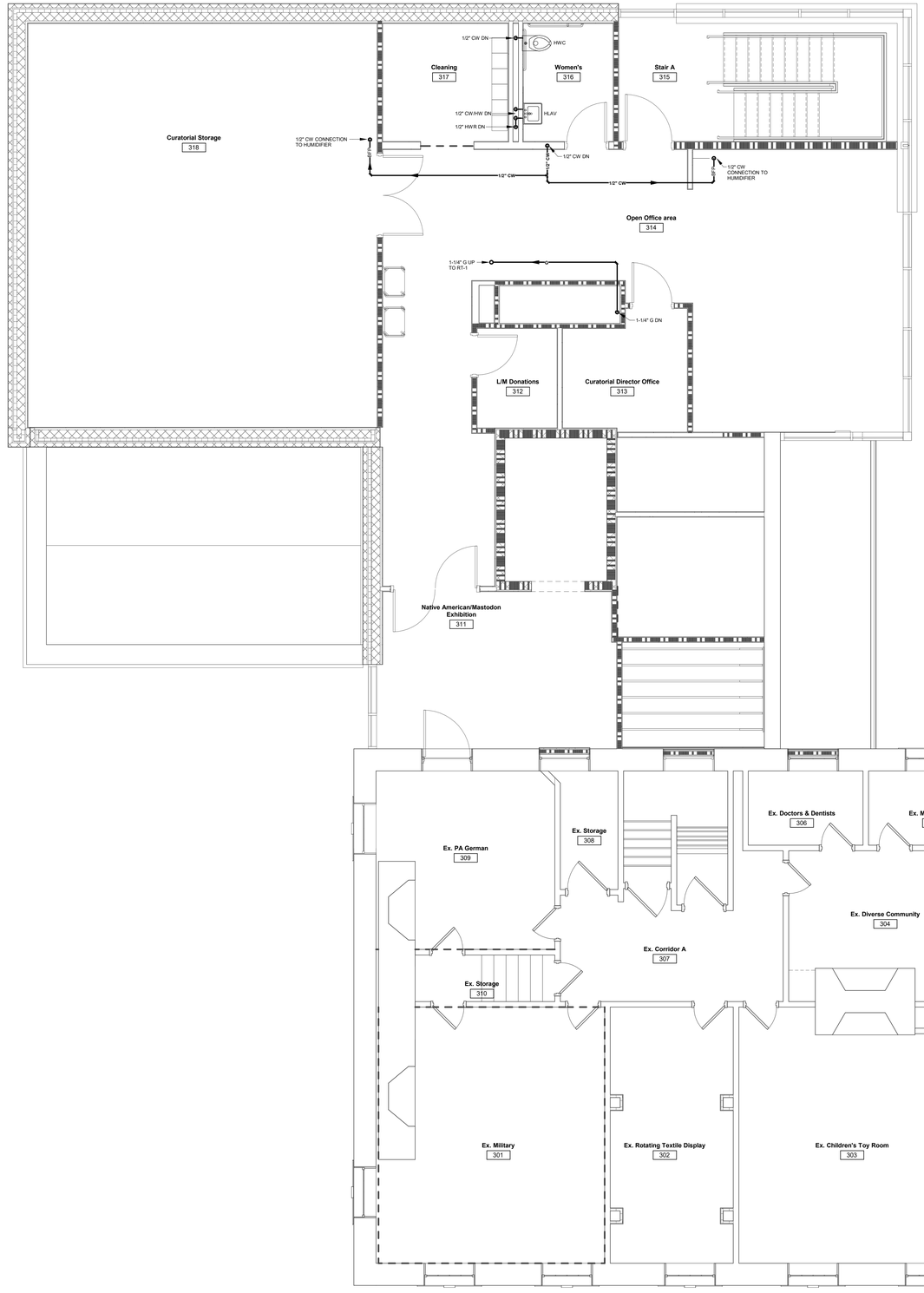

1 3rd Floor Plan - Domestic Water/Gas

SCALE

4' 0 8' 16' 24'

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No.	Date	Description

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3rd Floor Plan - Domestic Water/Gas

PROJECT NUMBER
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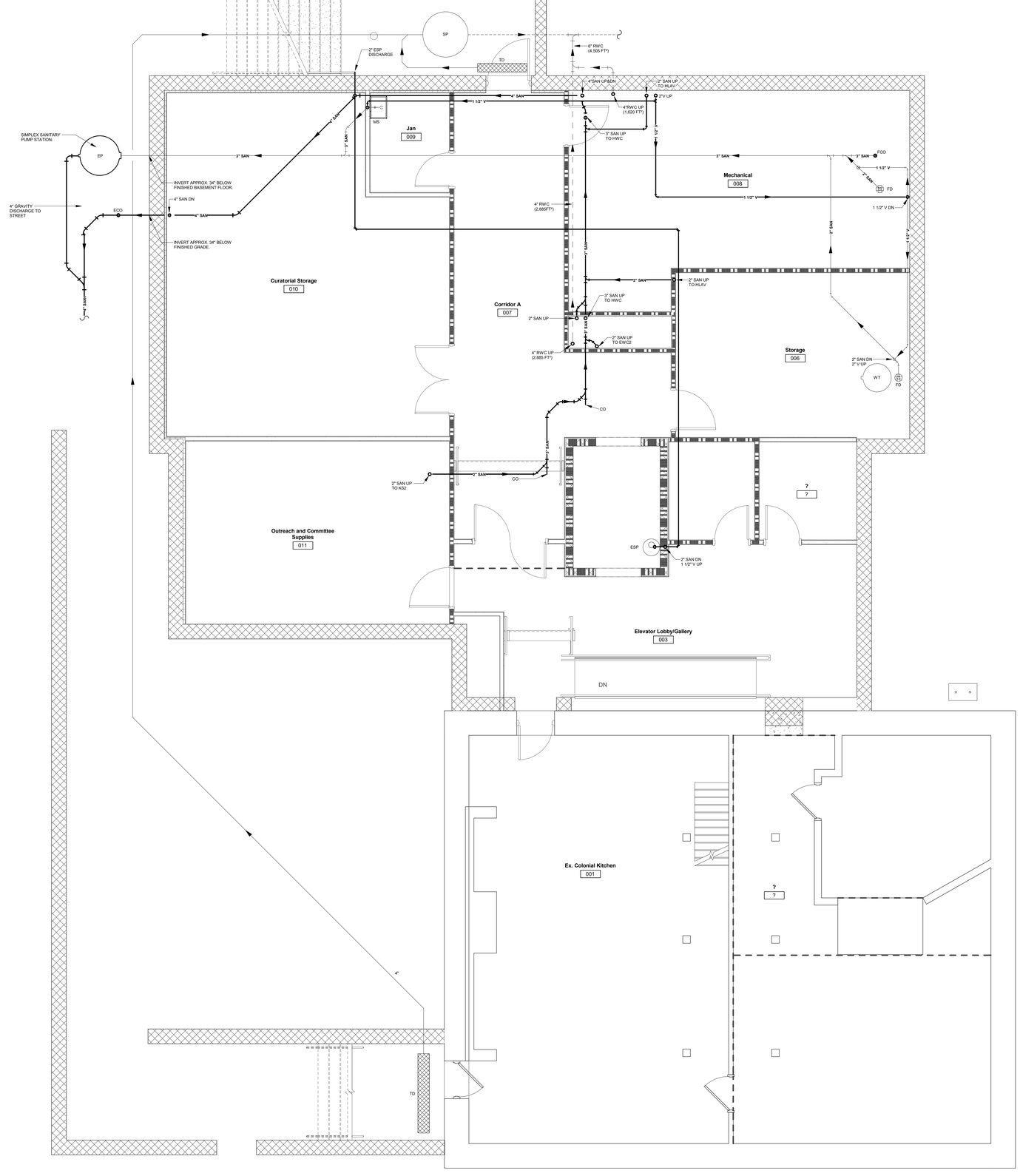

1 Basement Plan - Sanitary/Vent

SCALE

4' 0 8' 16' 24'

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SAE Project No: FHC-14619

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Basement Plan - Sanitary/Vent

PROJECT NUMBER 16.200

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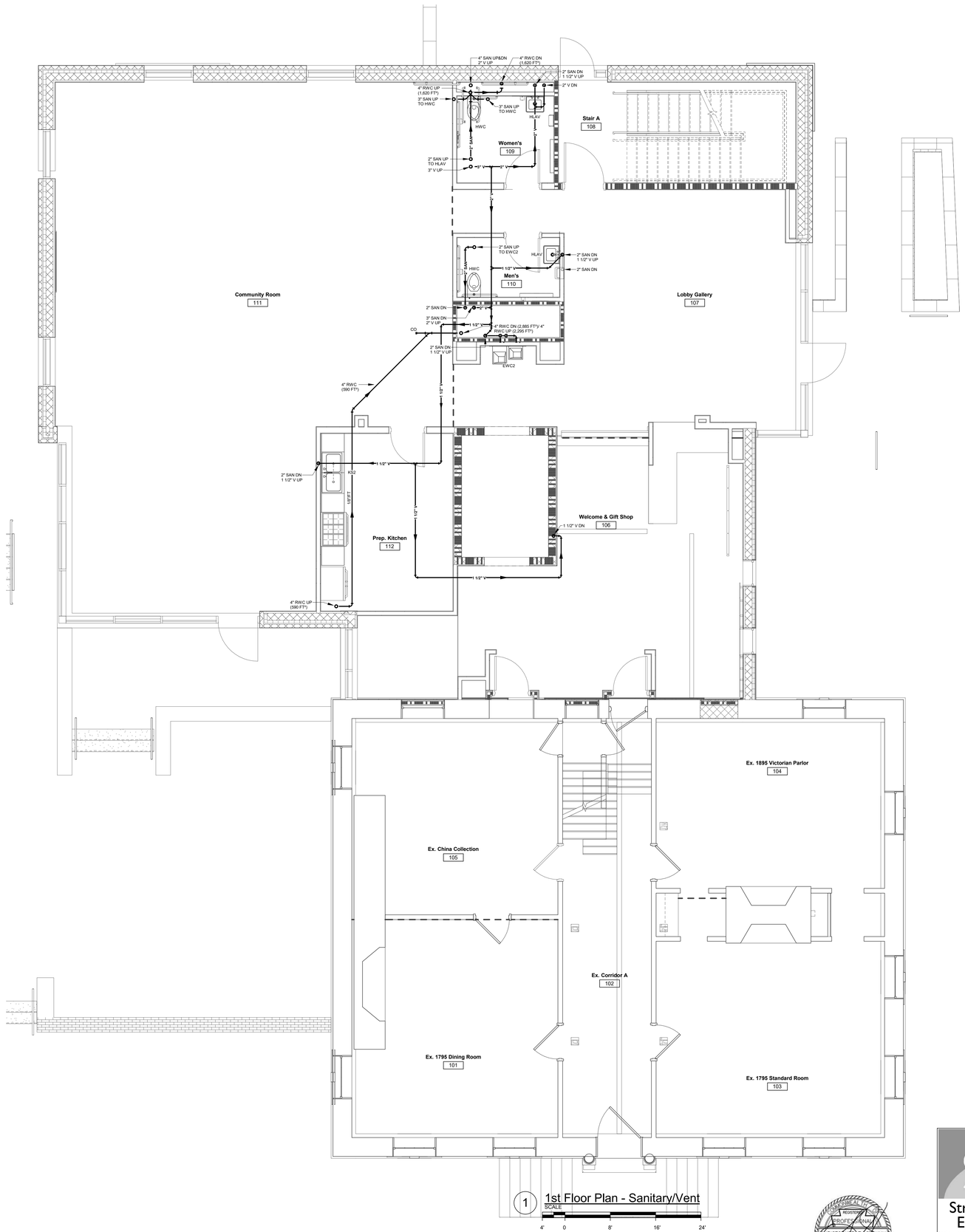

1 1st Floor Plan - Sanitary/Vent

SCALE

4' 0 8' 16' 24'

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DRAWING TITLE

1st Floor Plan - Sanitary/Vent

PROJECT NUMBER
16.200

DRAWN BY
MRK

SCALE
1/4" = 1'-0"

DATE
01.26.23

DRAWING NUMBER

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SAE Project No: FHC-14619

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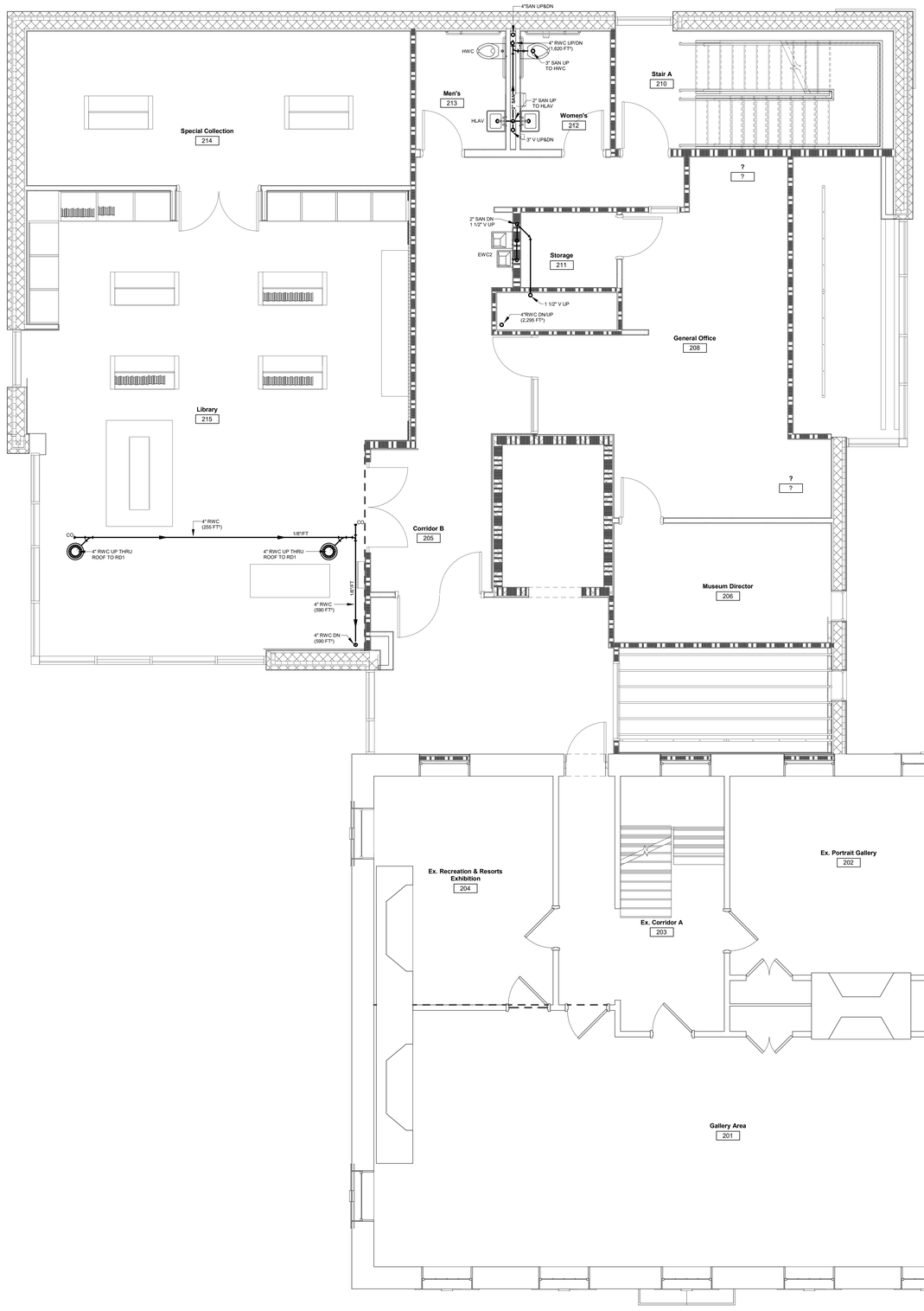

1 2nd Floor Plan - Sanitary/Vent
SCALE
4' 0 8' 16' 24'

MKSD architects

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Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

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No.	Date	Description

DRAWING TITLE

2nd Floor Plan - Sanitary/Vent

PROJECT NUMBER
16.200

DRAWN BY
MRK

SCALE
1/4" = 1'-0"

DATE
01.26.23

DRAWING NUMBER

P202

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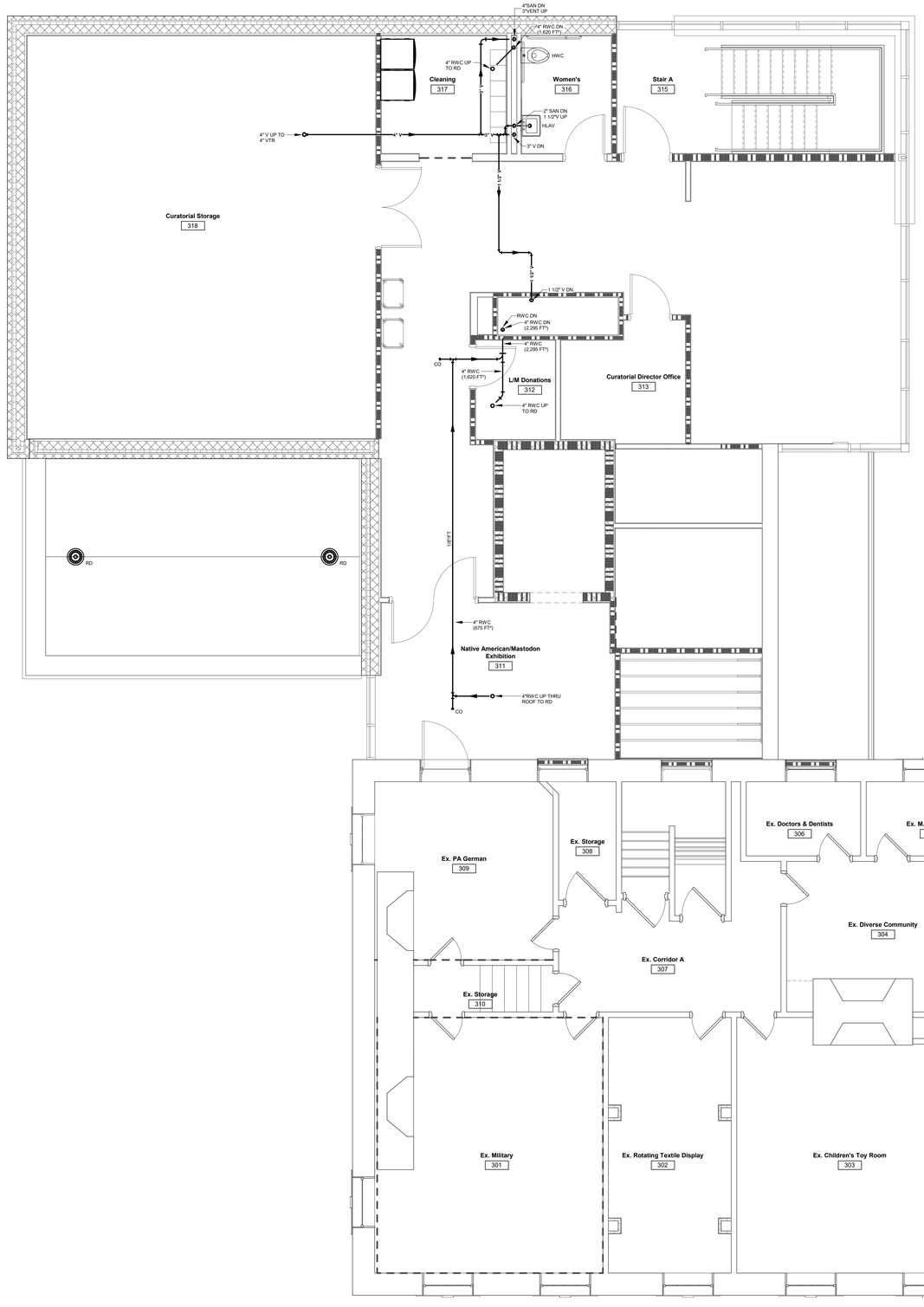

1 3rd Floor Plan - Sanitary/Vent

SCALE

4' 0 8' 16' 24'

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DRAWING TITLE

3rd Floor Plan - Sanitary/Vent

PROJECT NUMBER
16.200

DRAWN BY
MRK

SCALE
1/4" = 1'-0"

DATE
01.26.23

DRAWING NUMBER

P203

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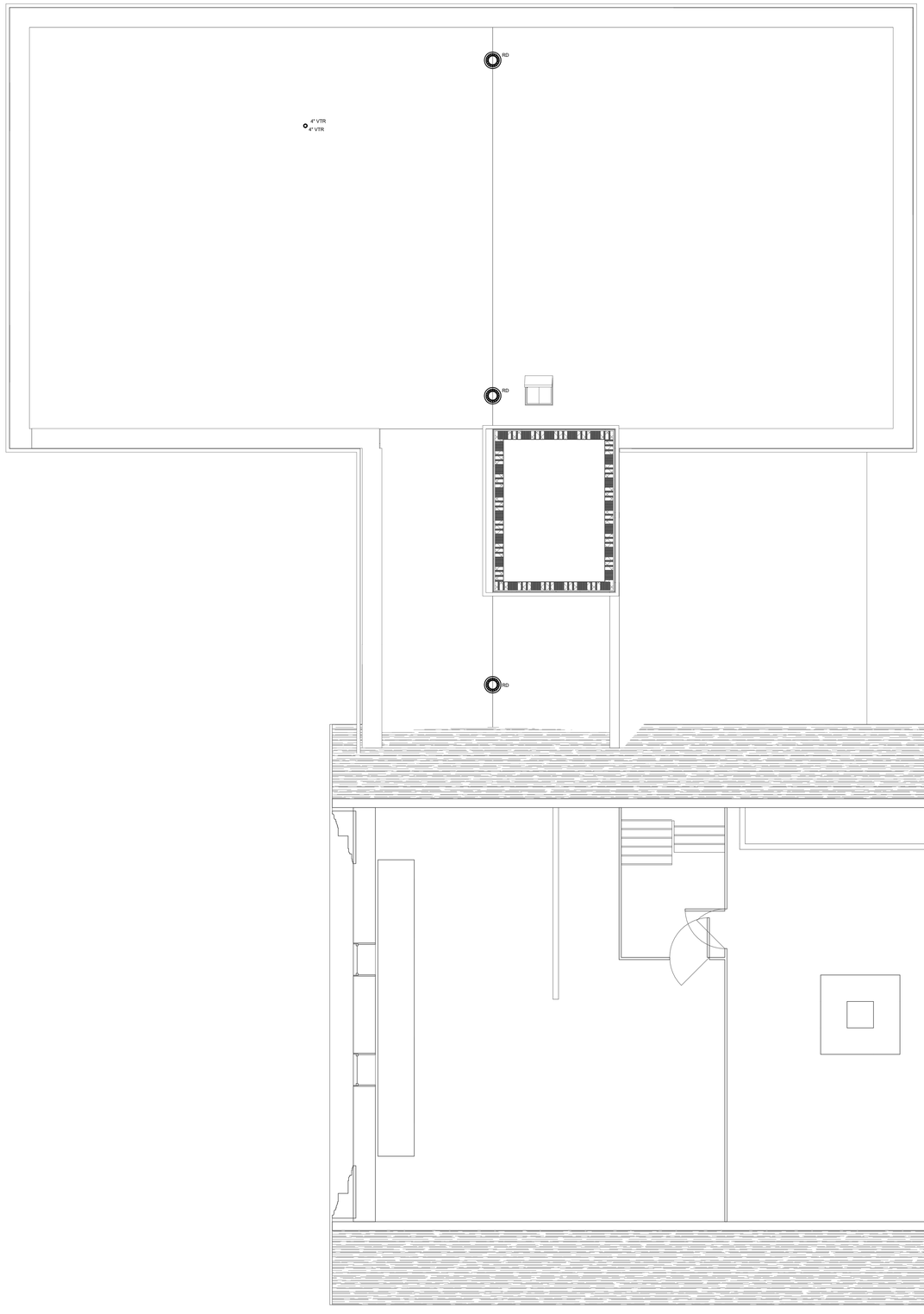

1 Roof Plan - Sanitary/Vent
SCALE
4' 0 8' 16' 24'

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Roof Plan - Sanitary/Vent

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DRAWN BY
MRK

SCALE
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DATE
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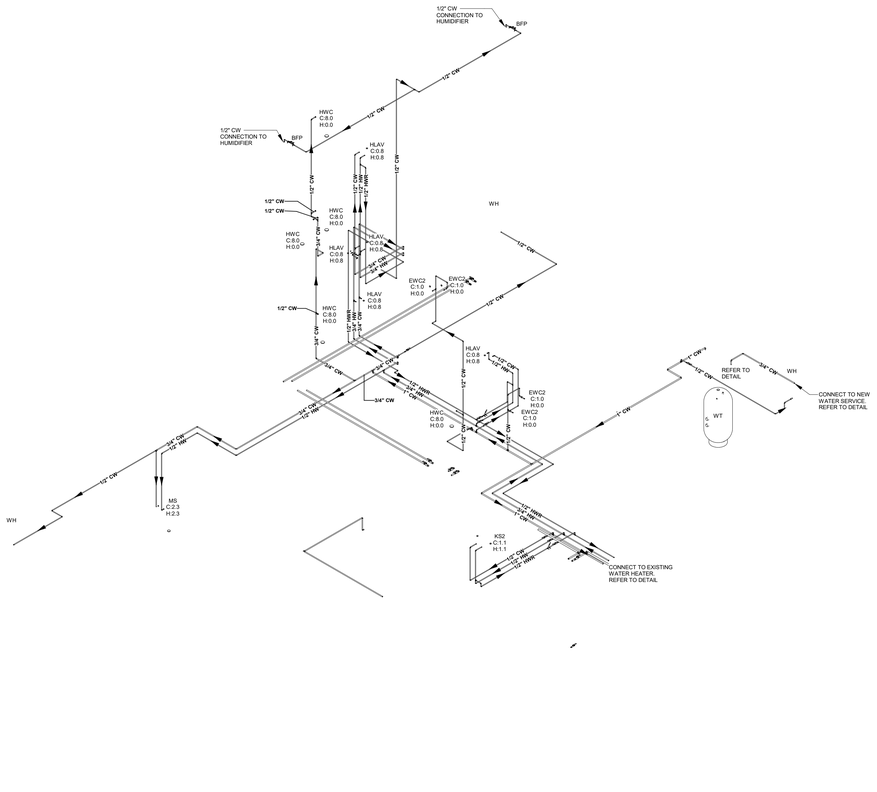
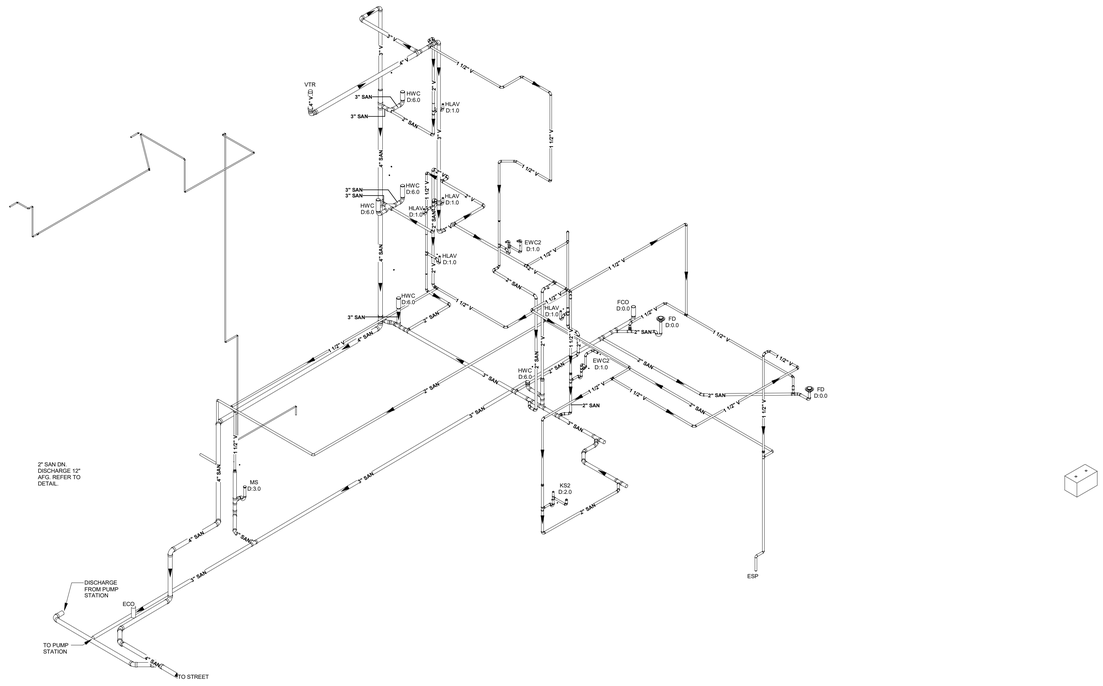


1 DOMESTIC WATER RISER DIAGRAM
NO SCALE



2 SANITARY/VENT RISER DIAGRAM
NO SCALE

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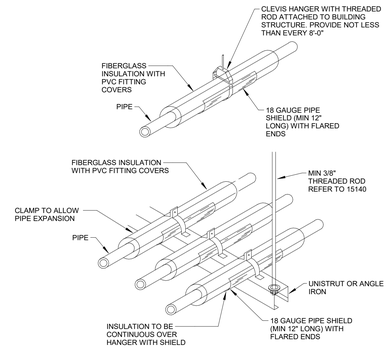
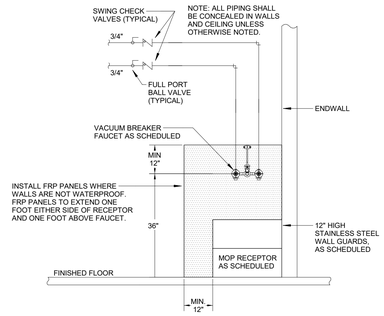


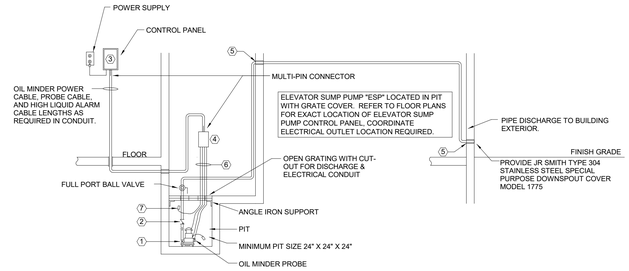
MULTI-PIPE INSTALLATION:

THE PIPING SUPPORT RACKS ARE TO BE MANUFACTURED BY B-LINE. PROVIDE ALL NECESSARY CHANNELS, POSTS, POST BASES, CORNER ANGLES, ETC. AS REQUIRED FOR A COMPLETE SYSTEM. DRAWING IS DIAGRAMMATIC. EXACT REQUIREMENTS SHALL BE CONFIRMED WITH B-LINE PRIOR SUBMITTAL OF COMPONENTS. ALL PARTS SHALL BE SIZED TO ADEQUATELY SUPPORT THE FILLED LOAD OF ALL THE DOMESTIC WATER PIPING. THE SYSTEM SHALL BE HOT-DIPPED GALVANIZED. THE DISTANCE BETWEEN PIPE SUPPORTS SHALL BE A MAXIMUM OF 8 FT OR AS RECOMMENDED BY B-LINE AND THE PLUMBING CODE.

1 TYPICAL PIPING HANGER DETAIL
NO SCALE



2 TYPICAL MOP RECEPTOR PIPING DETAIL
NO SCALE



① STANCOR MODEL SE-50 SUBMERSIBLE EFFLUENT PUMP .5 HP, 115 VOLT, 3600 RPM, 2" DISCHARGE CONNECTION.

② STANCOR CHECK VALVE.

③ STANCOR OIL-MINDER 115V, 1Ø CONTROL SYSTEM WITH OPTIONAL BUILT IN AUDIBLE AND VISUAL ALARM WHEN PUMP DOES NOT RUN DUE TO OIL IN PIT OR HIGH LIQUID ALARM. PROVIDE SILENCING BUTTON FOR AUDIBLE ALARM BUILT INTO PANEL. PANEL SHALL HAVE ADDITIONAL CONTACT FOR A REMOTE ALARM LOCATION. JUNCTION BOX WILL BE PROVIDED WITH MULTI-PIN CONNECTOR AND CORD IN LENGTHS AS REQUIRED, 25 FT. STANDARD, OPTIONAL 25 FT. INCREMENTS. LIGHTS FOR OIL SPILL, POWER, HIGH LIQUID LEVEL, OVERLOAD, & PUMP RUN, BY PC.

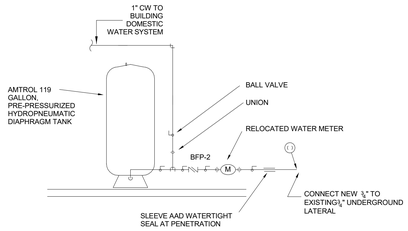
④ JUNCTION BOX WILL BE PROVIDED WITH MULTI-PIN CONNECTOR AND CORD IN LENGTHS AS REQUIRED; 16 FT. IS STANDARD, OPTIONAL 16 FT. INCREMENTS AVAILABLE.

⑤ 2" NO-HUB CAST IRON PIPE SEALED WATERTIGHT. ALL BURIED PUMP PRESSURE DISCHARGE PIPING SHALL BE PROTECTED WITH TAPECOAT CT CORROSION PROTECTION TAPE.

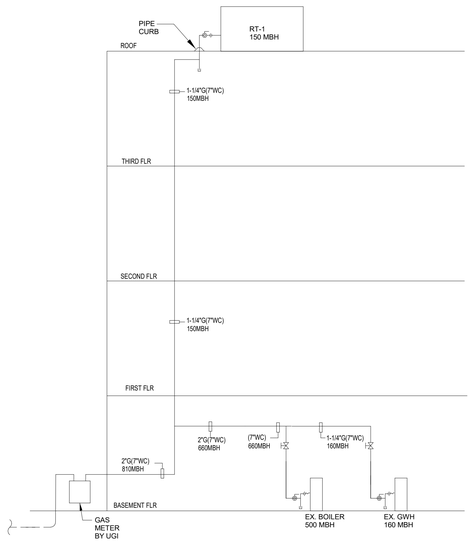
⑥ OIL-MINDER CABLE, POWER CABLE, PROBE CABLE, HIGH LIQUID ALARM CABLE, AND PUMP ON FLOAT CABLE.

⑦ HIGH LIQUID ALARM FLOAT WITH CLAMP DEVICE TO MOUNT TO PUMP DISCHARGE PIPING.

3 ELEVATOR SUMP PUMP DETAIL
NO SCALE



4 WATER SERVICE DETAIL
NO SCALE



5 NATURAL GAS RISER DIAGRAM
NO SCALE

GAS FIRED EQUIPMENT

EQUIPMENT	NOMINAL CAPACITY (MBH)	GAS PRESSURE RANGE
RTU-1	150	6"-13"
EX. BOILER	500	6"-13"
EX. GWH	160	6"-13"
TOTAL CONNECTED LOAD:	810 MBH	
LOAD INFORMATION:		
HEATING		650 MBH
DOMESTIC WATER HEATING (GWH)		160 MBH
TOTAL CONNECTED LOAD: 810 MBH		

SYSTEM DESIGN:
2018 FUEL GAS CODE
7" W.C. DISTRIBUTION:
TABLE 402.4(1)
SCHEDULE 40 METALLIC PIPE
GAS NATURAL
INLET PRESSURE <2.0 PSI
PRESSURE DROP .3 PSI
SPECIFIC GRAVITY 0.60

DESIGN DEVELOPED LENGTH FOR BUILDING IS +/-150'.

NOTE:

ALL ABOVEGROUND GAS PIPING MATERIALS SHALL BE ASTM A 53, SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE-IRON THREADED FITTINGS. INSTALL A DRIP LEG AT POINTS WHERE CONDENSATE MAY COLLECT.

NOTE:

BRANCH GAS PIPES SHALL BE RUN FULL SIZE INDICATED THROUGH THE VALVE RIGHT UP TO THE INLET PIPE ON THE APPLIANCE. DO NOT RUN APPLIANCE INLET PIPE SIZE UPSTREAM OF THE UNIT.

NOTE:

COORDINATE SCHEDULE OF GAS SERVICE TIE IN WITH UGI GAS CO. AND OWNER.

PAINT ALL NEW STEEL GAS PIPE EXPOSED TO THE OUTSIDE AND EXISTING STEEL GAS PIPE MARKED UP WITH PRIMER AND (2) COATS SAFETY YELLOW ENAMEL.

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P501

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PLUMBING FIXTURE SCHEDULE

FIXTURE	MANUFACTURER	TYPE	MODEL	TRIM NO.	SUPPORT NO.	MINIMUM PIPE SIZES					WSFU'S			DFU'S	FLOW RATE	MOUNTING HEIGHTS	ELECTRICAL REQUIREMENTS		REMARKS
						TRAP	WASTE	VENT	CW	HW	TOTAL	CW	HW				RECEPTACLE	JUNCTION BOX	
HLAV	AMERICAN STANDARD	LUCERNE	0355.012	6055.205	JR SMITH 0700	1-1/4"	1-1/2"	1-1/4"	1/2"	1/2"	1.0	0.8	0.8	1.0	0.5 GPM	RIM AT 34" AFF	-	-	WALL HUNG LAVATORY WITH BATTERY POWERED SENSOR ACTIVATED FAUCET. PROVIDE WITH ASSE 1070 CERTIFIED DOWN TO 0.25 GPM MIXING VALVE SET OUTLET TEMPERATURE AT 105°F. LOCATE BELOW FIXTURE. INSTALLATION PER MANUFACTURERS INSTRUCTIONS. PROVIDE "TRUEBRO" PREFORMED LAV-GUARD INSULATION KIT, WHITE IN COLOR ON ALL EXPOSED PIPING UNDER SINKS. CAULK TO WALL.
HWC	AMERICAN STANDARD	CADET	2467.016 OR 4142.800		FLOOR	-	3" OR 4"	2"	1.6 GPF										FLOOR MOUNTED ELONGATED PRESSURE ASSISTED SIPHON JET FLUSH ACTION TOILET WITH EVERCLEAN SURFACE AND BEMIS SEAT MODEL 1955SSTFR ELONGATED HEAVY DUTY OPEN FRONT LESS COVER WITH ANTIMICROBIAL SURFACE. CAULK TO FLOOR. ADA ONLY--ALL FLUSH HANDLES TO BE LOCATED ON THE TRANSFER SIDE OF ALL WATER CLOSETS, REGARDLESS OF WHAT IS SHOWN ON ALL PLANS AND BATHROOM ELEVATIONS.
MS	FIAT	MOLDED STONE MOP SINK	MSBID-2424	FIAT FAUCET 830AA	FLOOR	3"	3"	2"	3/4"	3/4"	-	-	-	-	-	MOUNT FAUCET 36" AFF	-	-	FAUCET WITH VACUUM BREAKER FAUCET, 832AA HOSE BRACKET, 889CC MOP HANGER, MSG2424 STAINLESS STEEL WALL GUARDS. SEAL TO WALL.
WHA-	JR SMITH	WATER HAMER ARRESTER	5000 SERIES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PDI-A=5005, PDI-B=5010, PDI-C=5020, PDI-D=5030, PDI-E=5040, PDI-F=5050
WH	JR SMITH	FREEZE PROOF WALL HYDRANT	5519-WC-NB	RECESSED BOX WITH LOCK	-	-	-	-	-	-	-	-	-	-	-	MOUNT AT 30" AFG	-	-	PROVIDE WITH VACUUM BREAKER. LENGTH BASED ON WALL THICKNESS TO WARM SIDE OF INSULATION, ADD ADDITIONAL 2" TO LENGTH FOR WALL CLAMP
FD	JR SMITH	FLOOR DRAIN	2010C-NB	-	FLOOR	2"	2"	1 1/2"	-	-	-	-	-	-	-	-	-	-	CAST IRON BODY, NICKEL BRONZE ADJUST, STRAINER, WITH AUX, INLET FITTING 2697C, AND TP
FD2	JR SMITH	FLOOR DRAIN	2130C-B-M	-	FLOOR	2"	3"	2"	-	-	-	-	-	-	-	-	-	-	CAST IRON BODY, DUCTILE IRON STRAINER, STRAINER, WITH AUX, INLET FITTING 2697C, AND TP
RD	JR SMITH	ROOF DRAIN	1020Y-R-C-CID	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PIPE SIZE PER PLAN
FCO	JR SMITH	FLOOR CLEANOUT	4031-NB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PIPE SIZE PER PLAN, INSTALL LEVEL AND FLUSH WITH FINISHED FLOOR
ECO	JR SMITH	EXTERIOR CLEANOUT	4231-M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PIPE SIZE PER PLAN, INSTALL LEVEL AND FLUSH WITH CONCRETE
MV	POWERS	MIXING VALVE	ES-150	-	SEE REMARKS	-	-	-	1/2"	1/2"	-	-	-	-	-	-	-	-	LOCATE IN CONCEALED SPACE BELOW FIXTURE SET OUTLET TEMPERATURE AT 105°F, INSTALLATION PER MANUFACTURERS INSTRUCTIONS. ASSE 1070 RATED. PROVIDE FOR ALL HLAV AND KS2 SINKS
IMB	GUY GRAY	ICE MAKER BOX	BIM875	-	-	-	-	-	1/2"		-	-	-	-	-	BOTTOM OF BOX 12" AFF	-	-	16 GAUGE STEEL BOX WITH EPOXY FINISH
TD	JR SMITH	TRENCH DRAIN	9930	987-420-G GALV GRATE															
KS2	ELKAY	LUSTERTONE 3-HOLE	LR332265PD DOUBLE BOWL SINK	CHICAGO 2301-8CP	COUNTER	1 ½"	1 ½"	1 ½"	1/2"	1/2"									7" BOWL DEPTH, LK-335 DUP STRAINER AND TAL PIECE CAULK TO COUNTER, DRAIN AND WATER PIPE ADA INSULATION KIT.
BFP-1	WATTS	RED. PRESSURE BACK. PREVENTER	LF007QTS						1/2"										NOTE: CONTRACTOR TO COORDINATE CERTIFICATION AND TESTING OF BACKFLOW PREVENTION DEVICE WITH AN APPROVED PA CERTIFIED TESTER.
BFP-2	WATTS	DOUBLE CHECK BACKFLOW PREVENTER	007						3/4"										
EP	LIBERTY PUMPS	EFFLUENT PUMP																120 V 1/2 HP	30"X144" FIBERGLASS SIMPLEX SUMP PUMP WITH GASKETED LID. (1) 280-2 SUMP PUMP 120V, SHUT-OFF HEAD OF 37' AND 3/4" SOLIDS HANDLING CAPABILITY. PROVIDE WITH SXL24=3 CONTROL PANEL, NEMA-4, HIGH LEVEL ALARM. CONNECT AUX ALARM OUTPUT TO INPUT OF SP NIGHTEYE PANEL. PROVIDE WITH INTERNAL PIPING, GUIDE RAIL, JUNCTION BOX AND WIRING.
SP	LIBERTY PUMPS	SUMP PUMP	SPAC SERIES															120V 1/3 HP	24"X30" FIBERGLASS SUMP PIT AND BLANK COVER WITH GASKET AND HARDWARE. SYSTEM TO BE SUITABLE FOR FOOT TRAFFIC. ALL WIRING TO BE RUN UNDERGROUND. PRE-ASSEMBLED WITH 1-1/2" SCHEDULE 40 PVC DISCHARGE PIPE. MOLDED PUMP SUPPORT PLATFORM RAISES PUMP OFF BOTTOM OF PIT AND HELPS SECURE PUMP DURING SHIPPING. TWO 4" INLET HUBS WITH RUBBER GROMMET SEALS PROVIDED. GASKET SEALED COVER + RADON READY. NIGHT EYE WIRELESS WITH LOCAL HIGH LEVEL ALARM. BATTERY BACK-UP PUMP READY. PLATFORM DESIGNED TO PROPERLY LOCATE A LIBERTY PUMPS 441 OR 442 BACK-UP PUMP.
ESP	STANCOR	ELEVATOR SUMP PUMP	SE-50				2"												1/2 HP, 115V/1PH, 3600 RPM, INSTALLATION PER MANUFACTURERS SPECIFICATIONS

GENERAL NOTES:
1. ALL CHINA FIXTURES TO BE SUPPLIED WHITE.
2. ALL EXPOSED PIPING TO BE CHROMED PLATED.
3. PROVIDE STOP VALVES AT EACH FIXTURE.
4. ADJUST ALL SELF CLOSING FAUCETS FOR 10 SECOND RUN TIME.
5. FURNISH ALL LAVATORIES WITH CHROME PLATED METAL GRID STRAINER AND TAILPIECE.
6. EXPOSED P-TRAPS FOR LAVS TO BE 1 1/4" X 1 1/2" 17 GAUGE CHROME PLATED WITH CLEANOUTS.
7. ENGINEERS APPROVED EQUALS BY OTHERS ARE ALSO ACCEPTED.
8. ALTERNATE MANUFACTURERS KOHLER, CRANE, WADE, AND ZURN.
9. PROVIDE WITH PROSET SYSTEMS TRAP GUARD FOR ALL ADA SINKS
10. FOR SUMP PUMPS PROVIDE WITH ALL NECESSARY FITTINGS, CHECK VALVES, BALL VALVES, TANK, BASIN COVER, DUPLEX CONTROL PANEL, DISCONNECTS, AND ALARM DEVICE. FINAL ELECTRICAL CONNECTION BY EC. INSTALLATION PER MANUFACTURERS SPECIFICATIONS.

FIXTURE SPECIFIC NOTES:
A. ALL FLUSH HANDLES TO BE LOCATED ON THE TRANSFER SIDE OF ALL WATER CLOSETS, REGARDLESS OF WHAT IS SHOWN ON ALL PLANS AND BATHROOM ELEVATIONS .
B. PROVIDE "TRUEBRO" PREFORMED LAV-GUARD INSULATION KIT, WHITE IN COLOR ON ALL EXPOSED PIPING UNDER SINKS.
C. FURNISHED SERVICE SINK MOP BASIN WITH STAINLESS STEEL CURB CAPS, HOSE BRACKET #832-AA, MOP HANGER #889-CC, STAINLESS STEEL WALL GUARDS CAULKED WITH #833-AA.
D. PROVIDE RD/ORD WITH SUMP RECEIVER, UNDER DECK CLAMPS, CAST IRON DOME, STAINLESS STEEL GRAVEL GUARD AND EXTENSION COLLARS, PIPE SIZE AS PER PLAN.
E. PROVIDE WITH FLOOR DRAINS WITH JR SMITH QUAD CLOSE TRAP SEAL DEVICE MODEL 2692.
F. FURNISHED SERVICE SINK MOP BASIN WITH STAINLESS STEEL CURB CAPS, HOSE BRACKET #832-AA, MOP HANGER #889-CC, STAINLESS STEEL WALL GUARDS CAULKED WITH #833-AA.
G. PROVIDE ELEVATOR SUMP PUMP WITH ALL NECESSARY FITTINGS, CHECK VALVE, BALL VALVE, CONTROL PANEL, DISCONNECT, AND ALARM DEVICE.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER T. STRUNK ENGINEER 080014

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MRK drawn — CTS designed — CTS checked
drawing not valid without authorized per signatures

SAE Project No: FHC-14619

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SEAL

SIGNATURE

Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
SCHEDULES

PROJECT NUMBER
16.200

DRAWN BY
MRK

SCALE
1/8" = 1'-0"

DATE
01.26.23

DRAWING NUMBER
P600

www.mksdarchitects.com

GENERAL PROJECT NOTES

CONTRACT DOCUMENTS

1. THE TERM "CONTRACTOR" WHICH IS USED WITHIN THESE DRAWINGS AND SPECIFICATIONS MEANS THE SINGLE PRIME CONTRACTOR OR FIRM AWARDED THE SINGLE CONTRACT FOR THE PROJECT. REFERENCES TO VARIOUS OTHER CONTRACTOR ENTITIES (I.E. MECHANICAL CONTRACTOR (MC), ELECTRICAL CONTRACTOR (EC), PLUMBING CONTRACTOR (PC), GENERAL CONTRACTOR (GC), ETC) SHALL BE UNDERSTOOD TO MEAN A SUB-CONTRACTOR TO THE PRIME CONTRACTOR. THE PRIME CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL WORK SPECIFIED HEREWITHIN.

2. THE ASSIGNMENT OF TRADE RESPONSIBILITY NOTED WITHIN THESE DRAWINGS AND/OR SPECIFICATIONS IS THE ENGINEER'S RECOMMENDATION. WHERE NO SPECIFIC DELINEATION OF TRADE RESPONSIBILITY IS NOTED, THE TRADE NORMALLY RESPONSIBLE FOR THE WORK INDICATED SHALL BE RESPONSIBLE FOR PROVIDING THOSE ITEMS IN THEIR ENTIRETY. THE PRIME CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL FINAL TRADE RESPONSIBILITY BETWEEN SUBCONTRACTORS, WHETHER IN AGREEMENT WITH THE TRADE RESPONSIBILITY NOTED OR MODIFIES AS DESIRED, SUCH THAT ALL ITEMS NOTED WITHIN THE COMPLETE SET OF CONSTRUCTION DOCUMENTS ARE PROVIDED AS PART OF THE SINGLE PRIME CONTRACT.

3. THE WORK IS GENERALLY INDICATED ON THE DRAWINGS BUT ADDITIONAL RELATED INFORMATION AND DETAILS MAY APPEAR ON OTHER PROJECT DOCUMENTS AND/OR SPECIFICATIONS. ALL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY. NOTIFY THE DESIGN PROFESSIONAL OF ANY DISCREPANCIES BETWEEN ANY OF THE DRAWINGS AND/OR SPECIFICATIONS PRIOR TO INSTALLATION.

4. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL CONFIGURATION OF THE WORK. ALL WORK THAT WILL BE REQUIRED FOR THE ACTUAL INSTALLATION IS NOT NECESSARILY INDICATED DUE TO THE SCALE OF THE DRAWINGS. COORDINATE THE ACTUAL INSTALLATION OF ALL WORK WITH ALL OTHER BUILDING SYSTEM COMPONENTS AND OTHER TRADES AND PROVIDE ALL NECESSARY COORDINATION, OFFSETS, ACCESSORIES, MATERIALS, ETC. AS PART OF THE WORK.

5. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO DESCRIBE A COMPLETE OPERATING SYSTEM. ALL LABOR, MATERIAL, OR EQUIPMENT, WHICH IS NOT SPECIFIED OR INDICATED BUT IS NECESSARY FOR THE OPERATION AND COMPLETION OF A PROPERLY OPERATING SYSTEM, ACCORDING TO THE TRUE INTENT OF THE SPECIFICATIONS AND DRAWINGS AND AS INTERPRETED BY THE DESIGN PROFESSIONAL, SHALL BE FURNISHED AS A PART OF THE CONTRACT, AS THOUGH IT WERE SPECIFICALLY DETAILED AND DESCRIBED.

BIDDING

1. BIDDERS SHALL CAREFULLY EXAMINE SPECIFICATIONS AND DRAWINGS, VISIT THE SITE OF PROPOSED WORK AND OBSERVE ALL EXISTING CONDITIONS AND LIMITATIONS AND INCLUDE ANY WORK REQUIRED DUE TO THE EXISTING CONDITIONS AND LIMITATIONS. REQUEST CLARIFICATIONS FROM THE DESIGN PROFESSIONAL REGARDING DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING. SUBMISSION OF A BID SHALL INDICATE THAT BIDDER IS FAMILIAR WITH EXISTING CONDITIONS TO BE MET IN EXECUTION OF THE WORK AND HAS INCLUDED SUCH WORK IN HIS BID. FAILURE TO VISIT AND INSPECT THE EXISTING CONDITIONS SHALL NOT BE A VALID REASON FOR AUTHORIZATION OF A CHANGE ORDER.

CONSTRUCTION PROCESS

1. DIMENSIONS, GRADES, ELEVATIONS AND LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. VERIFY ALL LINES, GRADES AND DIMENSIONS PRIOR TO STARTING THE WORK. ALL NECESSARY MEASUREMENTS, SURVEYS, LINES, GRADES, AND ELEVATIONS ARE THE RESPONSIBILITY, OF THE CONTRACTOR. VERIFY ALL LINES AND GRADES WITH THE LOCAL CONTROLLING AGENCY, AHJ OR OTHER PARTY WHERE REQUIRED.

2. THE INSTALLATION OF ALL WORK SHALL BE COORDINATED WITH OTHER TRADES. IF CONFLICTS ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL PRIOR TO BEGINNING OF INSTALLATION OF THE WORK.

3. PERIODICALLY, AND AT THE COMPLETION OF THE WORK, REMOVE FROM THE BUILDING AND SITE ALL RUBBISH AND ACCUMULATED MATERIALS, AND LEAVE THE WORKPLACE IN A CLEAN, ORDERLY AND ACCEPTABLE CONDITION. PROVIDE DUMPSTERS, TRASH CONTAINERS, HAULING AND APPROVED DISPOSAL FEES ASSOCIATED WITH THE WORK. CLEAN ALL INSTALLED MATERIALS AND EQUIPMENT OF PAINT SPLASHES, GREASE STAINS, DUST, FINGER MARKS, AND ALL OTHER UNSIGHTLY MARKS PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.

4. ALL CRANE WORK REQUIRED FOR MEP INSTALLATIONS SHALL BE INCLUDED WITHIN THE PROJECT SCOPE. ALL CRANE WORK SHALL BE COORDINATED WITH THE OWNER TO MINIMIZE BUILDING SHUT-DOWN TIME. NO EQUIPMENT SHALL BE LIFTED ON OR OFF THE ROOF WHILE THE BUILDING IS OCCUPIED. COORDINATE CRANE SCHEDULE WITH THE OWNER'S SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY ENFORCEMENT. VISIT THE SITE AND BECOME FULLY AWARE OF ALL CRANE REQUIREMENTS PRIOR TO SUBMITTING A BID.

5. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROVIDING ALL EQUIPMENT, MATERIALS AND LABOR NEEDED TO PROVIDE TEMPORARY HEAT, LIGHTING AND POWER FOR CONSTRUCTION. ALL COSTS ASSOCIATED WITH PROVIDING TEMPORARY FACILITIES SHALL BE INCLUDED IN THE BASE BID. IF EXISTING BUILDING SERVICES ARE UTILIZED TO POWER TEMPORARY, THE OWNER SHALL PAY FOR ALL ENERGY COSTS. IF PORTABLE UNITS ARE UTILIZED TO PROVIDE TEMPORARY HEAT, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL ENERGY COSTS AND FUELING RESPONSIBILITIES.

CODES AND PERMITS

1. MAKE APPLICATION TO THE LOCAL INSPECTION AUTHORITY BEFORE ANY WORK COMMENCES AND FURNISH A COPY TO THE DESIGN PROFESSIONAL FOR RECORD.

2. UNLESS OTHERWISE DIRECTED, CONTRACTOR SHALL OBTAIN AND PAY FOR ALL THIRD-PARTY REVIEW FEES, BUILDING PERMITS, INSPECTIONS, TESTS, AND CERTIFICATES RELATING TO THE WORK AS REQUIRED BY ANY OF THE AUTHORITIES HAVING JURISDICTION. ALL INSPECTION CERTIFICATES SHALL BE DELIVERED TO THE DESIGN PROFESSIONAL AND BECOME PROPERTY OF THE OWNER.

3. PERFORM ALL WORK IN COMPLIANCE WITH THE CODES, LAWS, ORDINANCES, RULES OR REGULATIONS OF FEDERAL, STATE, OR LOCAL AUTHORITIES, AND ALL LOCAL UTILITY COMPANIES HAVING JURISDICTION OVER THE PREMISES. ALL SUCH CODES, LAWS, ORDINANCES, RULES AND REGULATIONS ARE HEREBY INCORPORATED AND MADE A PART OF THESE SPECIFICATIONS. DISCREPANCIES BETWEEN RELEVANT CODES AND THE DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING. SUBMISSION OF A BID SHALL INDICATE THAT BIDDER IS FAMILIAR WITH THE APPLICABLE CODE REQUIREMENTS AND HAS INCLUDED SUCH WORK IN THE BID.

   A. INTERNATIONAL MECHANICAL CODE (NJ): IMC 2018
   B. INTERNATIONAL PLUMBING CODE (NJ): IPC 2018
   C. INTERNATIONAL FUEL GAS CODE (NJ): IFGC 2018
   D. NATIONAL ELECTRICAL CODE: NEC 2014 (NFPA-70)
   E. INTERNATIONAL ENERGY CONSERVATION CODE: IECC 2018
   F. INTERNATIONAL EXISTING BUILDING CODE: IEBC 2018

1. ALL WORK PERFORMED ON THIS PROJECT AND ALL EQUIPMENT FURNISHED FOR THIS PROJECT SHALL BE IN CONFORMANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS. ALL PURCHASED EQUIPMENT SHALL BE DESIGNED, MANUFACTURED, AND FURNISHED WITH THE NECESSARY ACCESSORIES TO MEET OSHA REQUIREMENTS. ALL CONSTRUCTION FACILITIES, INCLUDING LADDERS, PLATFORMS, GUARD RAILS, SAFETY FEATURES, ETC. SHALL MEET OSHA REQUIREMENTS.

PRODUCTS AND MATERIALS

1. EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR TYPE AND CAPACITY OF EQUIPMENT USED. MANUFACTURER'S INSTRUCTIONS SHALL BE CONSIDERED PART OF THE SPECIFICATIONS, TYPE, CAPACITY, AND APPLICATION OF EQUIPMENT SHALL BE SUITABLE AND SHALL OPERATE SATISFACTORILY FOR THE PURPOSE INTENDED.

2. EQUIPMENT USED AS THE BASIS-OF-DESIGN AS INDICATED ON THE DRAWINGS DEFINES THE GENERAL SPACE REQUIREMENTS, WEIGHTS, AND RELATED SERVICES (ELECTRICAL SERVICES, PIPING CONNECTIONS, ETC.). PROVIDE EQUIPMENT OF SIMILAR SIZE, REQUIREMENTS, AND CLEARANCES WHICH SHALL NOT NECESSITATE REVISIONS TO THE BUILDING CONSTRUCTION OR OTHER TRADES. IF REVISIONS ARE REQUIRED DUE TO SUBSTITUTION, THE CONTRACTOR SHALL PAY ALL COSTS FOR ANY REQUIRED REVISIONS. NO REVISIONS SHALL BE MADE WITHOUT DESIGN PROFESSIONAL'S WRITTEN APPROVAL.

3. ALL MATERIALS, EQUIPMENT, AND SYSTEMS SPECIFIED OR REQUIRED FOR THE COMPLETION OF THE WORK, SHALL BE COMPLETELY SATISFACTORY AND ACCEPTABLE IN OPERATION, PERFORMANCE, AND CAPACITY. NO APPROVAL EITHER WRITTEN OR VERBAL, OF ANY DRAWINGS, DESCRIPTIVE DATA OF SAMPLES OF SUCH MATERIAL, EQUIPMENT AND/OR APPURTENANCES, SHALL RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE SYSTEMS IN COMPLETE WORKING ORDER AT THE COMPLETION OF WORK.

4. ANY MATERIAL, EQUIPMENT, OR APPURTENANCES, WHICH DO NOT COMPLY WITH THE DRAWINGS AND/OR SPECIFICATION REQUIREMENTS, OR WHICH IS NOT NEW, OR WHICH IS DAMAGED PRIOR TO ACCEPTANCE BY THE DESIGN PROFESSIONAL, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS, EQUIPMENT AND/OR APPURTENANCE OR PUT IN ACCEPTABLE;E WORKING CONDITION, TO THE SATISFACTION OF THE DESIGN PROFESSIONAL.

5. ALL EQUIPMENT AND SYSTEMS SHALL BE ELECTRICALLY AND MECHANICALLY CORRECT. ALL EQUIPMENT AND SYSTEMS SHALL OPERATE WITHOUT OBJECTIONABLE NOISE OR VIBRATION AS DETERMINED BY THE DESIGN PROFESSIONAL. ELIMINATE ANY OBJECTIONABLE NOISE OR VIBRATION PRODUCED AND TRANSMITTED TO OCCUPIED PORTIONS OF THE BUILDING BY ANY SYSTEM OR EQUIPMENT, TO THE SATISFACTION OF THE DESIGN PROFESSIONAL AND OWNER.

6. LABEL EACH DISCONNECTING MEANS LEGIBLY AND PERMANENTLY MARKED TO INDICATE ITS PURPOSE. (NEC 110-22)

7. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BEAR THE UNDERWRITER'S LABORATORY OR OTHER NRTL LABEL.

RECORD AS-BUILT DOCUMENTS

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A FULL SET OF CONTRACT DRAWINGS AND MARK THESE RECORD PRINTS TO SHOW THE ACTUAL INSTALLATION WHERE INSTALLATION VARIES FROM THAT SHOWN ORIGINALLY. GIVE PARTICULAR ATTENTION TO INFORMATION ON CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO IDENTIFY OR MEASURE AND RECORD LATER. RECORD DATA AS SOON AS POSSIBLE AFTER OBTAINING IT. MARK RECORD DRAWINGS WITH RED INK.

2. PROVIDE SPECIFIC IDENTIFICATION OF THE FOLLOWING, AS APPLICABLE:
   A. DIMENSIONAL CHANGES TO DRAWINGS
   B. REVISIONS TO DETAILS SHOWN ON DRAWINGS
   C. FINAL LOCATIONS AND DEPTHS OF INSTALLED UNDERGROUND UTILITIES
   D. REVISIONS TO ROUTING OF PIPING, CONDUITS, DUCTWORK, ETC.
   E. REVISIONS TO ELECTRIC CIRCUITRY.
   F. CHANGES MADE BY CHANGE ORDERS AND/OR CONSTRUCTION DIRECTIVES. INDICATE CHANGE ORDER NUMBERS, DIRECTIVE IDENTIFICATION NUMBERS AND/OR SIMILAR IDENTIFICATIONS.
   G. DETAILS NOT ON ORIGINAL CONTRACTS.
   H. REVISIONS TO EQUIPMENT SCHEDULES TO INDICATE ACTUAL MANUFACTURER AND MODEL NUMBER OF EQUIPMENT IF SUCH EQUIPMENT DEVIATED FROM THE SCHEDULED BASIS OF DESIGN.

3. FINAL SUBMITTED AS-BUILT DRAWINGS SHALL INCLUDE AN ENTIRE SET OF PROPERLY MARKED CONTRACT DRAWINGS, AS PER ABOVE, WITH EACH SHEET CLEARLY MARKED WITH THE CONTRACTORS NAME, DATE AND "AS-BUILT DRAWINGS".

CLOSEOUT

1. AT THE COMPLETION OF WORK, PROVIDE THE OWNER WITH TWO (2) SEPARATE INSTRUCTIONAL SESSIONS TO EMPLOYEES FOR EACH SYSTEM INSTALLED AND THE OPERATION OF ALL EQUIPMENT. NOTIFY THE OWNER OF THE DATE OF EACH MEETING 2 WEEKS IN ADVANCE SO THE OWNER MAY COORDINATE ATTENDANCE OF STAFF.

2. UNCONDITIONALLY GUARANTEE IN WRITING ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER.

3. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUPPLY THE OWNER WITH AS-BUILT DOCUMENTATION, O&M MANUALS, COPIES OF EQUIPMENT WARRANTIES, WIRING DIAGRAMS AND NAMEPLATE DATA. (REFER TO TRADE SPECIFIC GENERAL NOTES FOR ADDITIONAL CLOSEOUT DOCUMENTATION REQUIREMENTS). PROVIDE THREE (3) HARD COPY SETS WITHIN A RIGID BINDER.

CUTTING, PATCHING, AND PROTECTION

1. CUTTING AND PATCHING
   A. CUT AND PATCH WALLS, CEILINGS, FLOORS AND OTHER ASSEMBLIES AND SURFACES AS REQUIRED TO PERFORM THE REQUIRED WORK. RESTORE ALL SURFACES TO MATCH EXISTING. DO NOT CUT STRUCTURAL MEMBERS.
   B. CUT NEW ROOF OPENINGS IN EXISTING CONSTRUCTION WHERE REQUIRED. PROVIDE ALL ROOF FLASHING AND PATCHING INCLUDING ANY TEMPORARY PATCHES/CLOSURES. USE FLASHING BOOTS OR PITCH POCKETS APPROPRIATE TO THE ROOF MATERIAL. ALL ROOF WORK IS TO BE PERFORMED BY AN AUTHORIZED ROOFING SUBCONTRACTOR AND SHALL MAINTAIN THE ROOF WARRANTY WHERE APPLICABLE.
   C. PERFORM CUTTING AND EXCAVATION TO PERFORM THE REQUIRED IN SLAB, UNDER SLAB, OR UNDERGROUND WORK.
      a. LOCATIONS OF UNDER SLAB OR UNDERGROUND PIPING, CONDUIT AND/OR OTHER SERVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY AND ADJUST FOR DEVIATIONS IN ACTUAL LOCATIONS.
      b. ALL EXCAVATION SHALL BE PERFORMED TO AVOID DAMAGING EXISTING CONCEALED PIPING, CONDUIT AND/OR OTHER UTILITIES. CONTRACTOR SHALL NOT SAW CUT LOWER THAN DEPTH OF CONCRETE SLAB.
      c. PROVIDE BACKFILL AND COMPACTION OF THE EXCAVATED AREA AND REPOURING OF THE CONCRETE FLOOR. THE REPAIRED SURFACE SHALL BE FINISHED TO ACCEPT NEW FLOOR FINISH. COORDINATE FINISHED CONCRETE LEVEL AND SURFACE REQUIREMENTS OF ALL AREAS.
      d. CONCRETE MATERIAL AND METHODS SHALL BE AS SPECIFIED IN THE PROJECT SPECIFICATIONS.

2. PROVIDE AND INSTALL STEEL LINTELS FOR OPENINGS IN EXISTING WALL CONSTRUCTION. CUT AND PATCH EXISTING WALL CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE DAMAGE CAUSED BY EMPLOYEES TO THE SITE, BUILDING OR BUILDING MECHANICAL/ELECTRICAL SYSTEMS DURING THE EXECUTION OF THE WORK. REPAIRS OR REPLACEMENT SHALL BE COMPLETED TO THE SATISFACTION OF THE DESIGN PROFESSIONAL AND OWNER. THIS INCLUDES BOTH DAMAGE TO NEW AND EXISTING CONDITIONS.

4. PROVIDE SLEEVES AND WATERTIGHT SEALANT AT EXTERIOR PENETRATIONS. SELECT SEALANT TO MATCH SUBSTRATE AND APPLY PER MANUFACTURERS INSTRUCTIONS.

5. MAINTAIN INTEGRITY OF ANY FIRE-RATED WALLS, FLOORS OR CEILINGS PENETRATED BY EQUIPMENT, CONDUIT, WIRING, PIPING, ETC. SEAL SUCH PENETRATIONS USING APPROVED UL-LISTED PRODUCTS AND METHODS TO MAINTAIN FIRE RATING.

SUBMITTALS & SHOP DRAWINGS

1. PREPARE AND SUBMIT A SUBMITTAL SCHEDULE WHICH SHALL INCLUDE A LIST OF PRODUCTS TO BE SUBMITTED AND INDICATE THE PRODUCT MANUFACTURER, MODEL, AND DATE THE INFORMATION WILL BE SUBMITTED TO THE ENGINEER.

2. AFTER ACCEPTANCE OF THE SUBMITTAL SCHEDULE, SUBMIT SHOP DRAWINGS AND SUBMITTALS AND OBTAIN ACCEPTANCE OF THE ENGINEER BEFORE ANY EQUIPMENT IS ORDERED OR WORK IS ACCOMPLISHED
   A. SUBMITTALS MAY EITHER BE SUBMITTED VIA MAIL AS PRINTED HARD COPIES OR VIA EMAIL AS DIGITAL FILES (PDF). IF HARD COPIES ARE PROVIDED, SUBMIT THREE (3) COPIES. ENGINEER WILL RETAIN ONE (1) COPY FOR THEIR FILE AND RETURN TWO (2) COPIES WITH REVIEW COMMENTS.
   B. SUBMITTALS SHALL BE IN THE FORM OF CLEARLY LEGIBLE MANUFACTURERS CATALOGUES, CAD-GENERATED DRAWINGS, PAMPHLETS, TECHNICAL DATA, TEST INFORMATION, AND/OR INSTALLATION INSTRUCTIONS. CLEARLY INDICATE THE LOCATION, SERVICE AND FUNCTION OF EACH PARTICULAR ITEM. IDENTIFICATION SHALL BE CLEARLY MADE WITH SPECIFIC MODEL NUMBERS HIGHLIGHTED AND ACCESSORIES HIGHLIGHTED.
   C. SUBMITTALS SHALL BE COMPLETELY REFERENCED AND IDENTIFIED. DESCRIPTIVE INFORMATION AND DATA SHALL BE COMPLETE. SUBMITTALS WHICH ONLY SHOW PARTIAL OR GENERAL INFORMATION WILL NOT BE ACCEPTABLE AND WILL BE RETURNED FOR RESUBMISSION.
   D. SHOP DRAWINGS AND SUBMITTALS WHICH ARE PREPARED BY SUB-CONTRACTORS AND VENDORS SHALL BE CHECKED AND COORDINATED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE ENGINEER. CONTRACTOR SHALL CHECK THESE DRAWINGS AND SUBMITTALS WITH RESPECT TO MEASUREMENTS, MATERIALS, IDENTIFICATIONS, AND DETAILS SO AS TO MAKE CERTAIN THAT THEY CONFORM TO THE INTENT OF THE CONTRACT DOCUMENTS AND MAKE ANY CORRECTIONS BEFORE SUBMISSION TO THE ENGINEER.
   E. CONTRACTOR SHALL INFORM THE DESIGN PROFESSIONAL, IN WRITING, OF ANY DEVIATIONS IN THE SHOP DRAWINGS AND SUBMITTALS WHERE THE SUBMITTED ITEM DEVIATE FROM THE CONTRACT DOCUMENTS. THIS WRITTEN ADVISORY SHALL ACCOMPANY THE INITIAL SUBMITTAL AND SHALL STATE THE REASONS FOR THE DEVIATIONS.
   F. THE DESIGN PROFESSIONAL WILL ONLY ACCEPT AN INDIVIDUAL SUBMITTAL PACKAGE AFTER ALL ITEMS WITHIN THAT PACKAGE ARE REVIEWED, CORRECTED AND ACCEPTED FOR USE. PARTIAL ACCEPTANCE OF VARIOUS ITEMS COMBINED WITHIN A SINGLE SUBMITTAL PACKAGE WILL NOT BE MADE. THE CONTRACTOR IS ENCOURAGED TO PROVIDE INDIVIDUAL SUBMITTAL PACKAGES FOR EACH TYPE OF SYSTEM WHICH IS TO BE CONSIDERED FOR USE RATHER THAN PROVIDING A SINGLE SUBMITTAL PACKAGE THAT CONTAINS MULTIPLE ITEMS. THE DESIGN PROFESSIONAL SHALL NOT ASSUME ANY RESPONSIBILITY FOR DELAYS IN ORDERING EQUIPMENT WHEN MULTI-ITEMED SUBMITTAL PACKAGES ARE PROVIDED AND ACCEPTANCE OF PORTIONS OF THE SUBMITTAL PACKAGE POTENTIALLY DELAY ACCEPTANCE OF OTHER PORTIONS OF THAT SAME PACKAGE.

3. THE DESIGN PROFESSIONAL WILL CHECK THE SHOP DRAWINGS AND SUBMITTALS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT'S/ENGINEER'S ACCEPTANCE OF THE SHOP DRAWINGS AND SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM PROVIDING ALL SPECIFIC REQUIREMENTS OF THE EQUIPMENT AND INSTALLATION NOT LISTED IN THE SUBMITTAL BUT REQUIRED BY THE CONTRACT DOCUMENTS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR DIMENSIONS THAT ARE TO BE CONFIRMED AT THE JOB SITE, FOR COORDINATION IN THE ORDERING AND ASSEMBLY OF SYSTEMS AND EQUIPMENT, FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION PROCESSES OR TO TECHNIQUES OF CONSTRUCTION, AND FOR COORDINATION OF THE WORK OF ALL TRADES.

5. THE FOLLOWING SPECIFIC ITEMS AND INFORMATION SHALL BE INCLUDED IN ALL SHOP DRAWINGS AND SUBMITTALS:
   A. CAPACITY AND PERFORMANCE DATA AS SHOWN ON THE EQUIPMENT SCHEDULES OR AS SPECIFIED.
   B. COMPLETE DESCRIPTIVE DATA ON THE SYSTEMS, EQUIPMENT AND SPECIALTIES WHICH ARE SPECIFIED, SCHEDULED, OR SHOWN, SO THAT COMPLIANCE WITH THE CONTRACT DOCUMENTS CAN BE DETERMINED.
   C. ELECTRICAL WIRING DIAGRAMS (POWER AND CONTROL) FOR ELECTRIC MOTOR DRIVEN EQUIPMENT.
   D. SUPPLEMENTAL SUPPORT SYSTEMS/ STRUCTURES INCLUDING EQUIPMENT DESCRIPTION, INFORMATION AND DETAILS.
   E. DIMENSIONAL DATA

6. IN ADDITION TO THE EQUIPMENT REFERENCED ABOVE, THE FOLLOWING PROJECT-SPECIFIC ITEMS SHALL BE PROVIDED WITH SHOP DRAWINGS AND/OR SUBMITTALS.
   A. FIRESTOPPING SYSTEMS, WITH DETAILS, THAT WILL MEET THE UL RATING OF THE ASSEMBLY BEING PENETRATED.

7. SYSTEMS AND EQUIPMENT WHICH HAVE BEEN INSTALLED WITHOUT HAVING BEEN ACCEPTED BY THE DESIGN PROFESSIONAL MAY BE REJECTED AND SHALL BE REPLACED WITH PRODUCTS THAT ARE ACCEPTABLE.

8. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUPPLY THE OWNER WITH AS-BUILT DOCUMENTATION, O&M MANUALS, COPIES OF EQUIPMENT WARRANTIES, WIRING DIAGRAMS AND NAMEPLATE DATA. (REFER TO TRADE SPECIFIC GENERAL NOTES FOR ADDITIONAL CLOSEOUT DOCUMENTATION REQUIREMENTS). PROVIDE THREE (3) HARD COPY SETS WITHIN A RIGID BINDER.

GENERAL DEMOLITION NOTES

1. THE DRAWINGS ARE DRAWN TO GENERALLY INDICATE THE DEMOLITION REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION, BUT ARE NOT ALL INCLUSIVE. THE FULL EXTENT OF DEMOLITION WORK MUST BE DETERMINED IN THE FIELD BASED ON THE ACTUAL CONDITIONS ENCOUNTERED AND AS REQUIRED FOR THE SATISFACTORY PROVISION AND PROPER EXECUTION OF THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING MATERIALS AND SYSTEMS INDICATED FOR REMOVAL. FURTHERMORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ASSOCIATED CUTTING, REMOVAL, PATCHING, AND REPAIR OF EXISTING FLOORS, WALLS, CEILINGS, ROOF CONSTRUCTION, AND SITE WORK.

3. CUT NEW ROOF OPENINGS IN EXISTING CONSTRUCTION. MODIFY EXISTING ROOF OPENINGS FOR NEW SIZES. CLOSE EXISTING ROOF OPENINGS NOT REUSED (VENTS, CURBS, SUPPORTS, ETC.). PROVIDE ALL ROOF FLASHING AND PATCHING, INCLUDING ANY TEMPORARY PATCHES/CLOSURES.

4. MATERIALS RESULTING FROM DEMOLITION AND REMOVAL OPERATIONS SHALL BE COMPLETELY REMOVED FROM THE SITE, UNLESS NOTED OTHERWISE ON THE DRAWINGS OR REQUESTED BY THE OWNER, AND SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE MATERIAL SHALL BE RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

5. STORAGE OF DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS SHALL NOT BE PERMITTED TO BE STORED ON SITE, UNLESS NOTED OTHERWISE.

6. WHEN AN EXISTING ITEM IS REMOVED (I.E., CONTROL, DUCT, PIPE, EQUIPMENT, ETC.), THE ACCOMPANYING SEALANT, SUPPORTS, AND ALL ANCHORS SHALL ALSO BE REMOVED. ALL SEALANT RESIDUE SHALL BE COMPLETELY REMOVED AND THE WALLS CLEANED AND REPAIRED TO MATCH ADJACENT WALL SURFACES.

7. EXISTING PAINTED STEEL FRAME STRUCTURE HAS TESTED POSITIVE FOR LEAD BASED PAINT. ANY MODIFICATIONS OR CONNECTIONS TO THE EXISTING STRUCTURE INCLUDING BUT NOT LIMITED TO CUTTING, GRINDING, DRILLING AND/OR WELDING WILL REQUIRE REMOVAL OF LEAD BASED PAINT PRIOR TO THE MODIFICATION OR CONNECTION. REMOVED PAINT MATERIAL MUST BE STORED AND TESTED TO DETERMINE PROPER METHOD OF DISPOSAL. TESTING TO BE PERFORMED BY OWNER'S TESTING LAB. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

8. PROTECT ALL FLOORS, WALLS, CEILINGS AND FURNISHINGS THROUGHOUT THE DEMOLITION AREA. ANY DAMAGE TO THE AREA AS A RESULT OF DEMOLITION SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS.

9. SAWCUT AND EXCAVATE TO ACCESS UNDERSLAB PIPING, CONDUIT, ETC. TO MINIMIZE THE RISK OF CUTTING UNDERSLAB PIPING AND CONDUIT, LIMIT THE DEPTH OF CUT TO THE THICKNESS OF THE CONCRETE. LOCATIONS OF UNDERSLAB PIPING AND CONDUIT SHOWN ON THE DRAWINGS ARE BASED ON THE ORIGINAL DESIGN DRAWINGS (WHEN AVAILABLE) AND VISUAL OBSERVATIONS. ALLOW FOR DEVIATIONS IN ACTUAL PIPE LOCATION. ALL EXCAVATION SHALL BE PERFORMED IN A CAUTIOUS MANNER TO AVOID DAMAGING OTHER UNDERSLAB PIPING AND CONDUIT. IT SHALL BE UNDERSTOOD THAT THERE MAY ALSO BE HVAC PIPES AND CONDUITS LOCATED UNDER THE SLAB. BACKFILL AND COMPACT THE EXCAVATED AREA AND REPOUR THE CONCRETE FLOOR. THE FINISHED SURFACE SHALL ACCEPT NEW FLOOR MATERIALS. COORDINATE FINISHED CONCRETE LEVEL AND SURFACE REQUIREMENTS OF ALL AREAS. CONCRETE MATERIAL AND METHODS SHALL BE AS SPECIFIED IN THE PROJECT SPECIFICATIONS.

10. WHERE EQUIPMENT, PIPING AND/OR CONDUIT IS BEING REMOVED, AND HOLES OR MARKED SURFACES ARE LEFT, PATCH TO MATCH THE EXISTING SURFACE. THE ENTIRE WALL OR CEILING SHALL THEN BE PAINTED IN A COLOR TO MATCH THE ORIGINAL COLOR. PAINTING MATERIAL AND METHODS SHALL BE AS SPECIFIED IN THE PROJECT SPECIFICATIONS.

11. PROVIDE PATCHING OR SEALANTS AT FIRE RATED BARRIERS IN WALLS OR FLOORS OR EXTERIOR OPENINGS, CREATED BY REMOVAL OF MEP+FP MATERIALS.

ELECTRICAL GENERAL NOTES

IDENTIFICATION & LABELING (260553)

1. INSTALL WIRING WITH COLOR CODING TO IDENTIFY CONDUCTORS BY VOLTAGE, SYSTEM, AND PHASE. PROVIDE LABELS TO IDENTIFY CIRCUIT NUMBERS.

2. LABEL ALL DEVICES (SWITCHES, RECEPTACLES, CONTROL STATIONS, ETC.) ON COVER, WITH PANEL AND CIRCUIT NUMBER DESIGNATION. LABEL PANELBOARD DIRECTORY WITH CIRCUIT DESCRIPTION AND AREA SERVED. LABEL JUNCTION BOXES WITH CIRCUIT SOURCE AND DESTINATION.

3. LABEL EACH PANELBOARD, SWITCHBOARD, MCC, MOTOR STARTER WITH AN ENGRAVED ADHESIVE-BACKED PLASTIC LAMINATE LABEL, WHITE BACKGROUND WITH 1/4" HIGH BLACK LETTERS. IDENTIFY USING SAME TAG AS LISTED ON DRAWINGS AND INCLUDE VOLTAGE/PHASE.

4. WHERE CIRCUIT BREAKERS OR FUSES ARE APPLIED IN COMPLIANCE WITH THE SERIES COMBINATION RATINGS MARKED ON THE EQUIPMENT BY THE MANUFACTURER, THE EQUIPMENT ENCLOSURE(S) SHALL BE LEGIBLY MARKED TO INDICATE THE EQUIPMENT HAS BEEN APPLIED WITH A SERIES COMBINATION RATING.

5. ARC-FLASH (NEC 110-16): ALL ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZING SHALL BE ADHESIVE APPLIED PRINTED POLYESTER OR VINYL, WHITE BACKGROUND WITH COLORED IMPRINT, 2"X4" MINIMUM SIZE, TO READ: "WARNING - ARC FLASH & SHOCK HAZARD - APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT REQUIRED".

WIRING METHODS (260519) (260533)

1. WIRING METHODS SHALL CONSIST OF 600V INSULATED COPPER CONDUCTORS, #12 AWG MINIMUM AND INCLUDE THE FOLLOWING OPTIONS, EACH IN ACCORDANCE WITH NEC APPLICATIONS:
   A. TYPE 'MC' CABLE, MINIMUM 12/2 + GROUND IN CONCEALED SPACE
   B. THHN/THWN INSULATED CONDUCTORS IN ELECTRICAL METALLIC TUBING, INDOORS
   C. THHN/THWN INSULATED CONDUCTORS IN RIGID GALVANIZED STEEL, OUTDOORS
   D. THWN INSULATED CONDUCTORS IN SCHEDULE 40 PVC CONDUIT, UNDERGROUND OR UNDERSLAB
   E. THWN INSULATED CONDUCTORS IN RIGID GALVANIZED STEEL CONDUIT IN ABOVE-GRADE CONCRETE FLOOR SLABS

2. ALL CIRCUITS SHALL INCLUDE A SEPARATE NEUTRAL CONDUCTOR AND GREEN GROUND CONDUCTOR, UNLESS OTHERWISE INDICATED.

3. ALL CONDUIT SHALL BE 3/4" OR LARGER.

4. PROVIDE PULL BOXES, SIZE AND QUANTITY AS REQUIRED, SO THAT THERE ARE NO MORE THAN (3) CONSECUTIVE 90° ELBOWS IN A CONDUIT RUN. COORDINATE CONDUIT ROUTING TO AVOID NEW AND/OR EXISTING EQUIPMENT, PIPING, DUCTWORK, STRUCTURAL MEMBERS, AND OTHER OBSTRUCTIONS.

5. ALL WIRING SYSTEMS SHALL BE RUN CONCEALED ABOVE CEILINGS, IN WALLS OR BELOW FLOORS EXCEPT WHERE NOTED. ALL WIRING DEVICES SHALL BE INSTALLED RECESSED IN WALLS, FLOORS, OR CEILINGS. WHERE IT IS IMPOSSIBLE DUE TO BUILDING CONSTRUCTION TO CONCEAL DEVICES AND WIRING, SURFACE RACEWAY MAY BE USED, PROVIDED IT IS FINISHED TO MATCH ADJACENT SURFACES, AND WITH PRIOR APPROVAL OF THE DESIGN PROFESSIONAL. IN AREAS WITH EXPOSED STRUCTURE, EMT CONDUIT SHALL BE USED AND SHALL BE FINISHED TO MATCH ADJACENT SURFACES.

6. PROVIDE WIRING AND FINAL ELECTRICAL CONNECTION, INCLUDING ANY DISCONNECTS REQUIRED BY THE NEC, TO ALL EQUIPMENT FURNISHED UNDER OTHER TRADE SECTIONS. PROVIDE A COMPLETE SYSTEM READY TO OPERATE. WHERE FUSED OF NON-FUSED SAFETY SWITCHES ARE REQUIRED, THEY SHALL BE HEAVY DUTY.

7. RUN EMERGENCY POWER CONDUCTORS IN SEPARATE RACEWAY FROM NORMAL POWER CONDUCTORS.

8. ALL LOW VOLTAGE "DC" WIRING TO ANY EMERGENCY HEAD OR EXIT FIXTURE SHALL BE A MINIMUM #10 AWG.

9. SPLICE CIRCUIT WIRES AS REQUIRED TO MAINTAIN INTEGRITY OF PORTIONS OF EXISTING CIRCUITS REMAINING DURING AND AFTER THE RENOVATIONS. ALL SPLICES SHALL BE IN JUNCTION BOXES.

10. PROVIDE COMPLETE GROUNDING SYSTEM, PER APPLICABLE SECTIONS OF NEC ARTICLE 250.

PANELBOARDS (262416)

1. REFER TO PANEL SCHEDULES FOR PANELBOARD RATINGS AND CHARACTERISTICS.

2. CIRCUIT BREAKERS 2 AND 3 POLE SHALL BE COMMON TRIP. NOT TIE HANDLES OR TANDEMS SHALL BE ACCEPTED.

3. FOR SURFACE PANEL INSTALLATION, PROVIDE 3/4" PAINTED TREATED CDX PLYWOOD BACKBOARD FOR MOUNTING EQUIPMENT. BACKBOARD WIDTH SHALL BE AS REQUIRED TO ACCOMMODATE ALL EQUIPMENT MOUNTED ON IT. BACKBOARD TO BE A MINIMUM 48" HIGH. IF PANEL OR EQUIPMENT HEIGHT IS GREATER THAN 48", BACKBOARD HEIGHT SHALL BE A MINIMUM EQUAL TO EQUIPMENT HEIGHT.

4. CIRCUIT NUMBERS SHOWN TO PANELS ARE FOR REFERENCE ONLY. ACTUAL CIRCUIT NUMBERS SHALL BE DETERMINED IN FIELD. RECORD AND UPDATE PANEL DIRECTORIES TO REFLECT CIRCUITS UTILIZED AND ACTUAL ROOM DESIGNATIONS.

5. FOR CIRCUITS OTHER THAN SHOWN ON PLANS, IF REQUIRED, USE EXISTING AVAILABLE. SPARE CIRCUIT BREAKERS IN EXISTING PANELBOARDS, OR PROVIDE NEW CIRCUIT BREAKER(S) AS REQUIRED IN EXISTING AVAILABLE SPACES.

6. UNUSED CIRCUIT BREAKERS REMAINING AFTER REMOVALS OF EXISTING CIRCUIT SHALL BECOME SPARE(S) IN PANEL AND IDENTIFIED ON PANEL CIRCUIT DIRECTORY.

LIGHTING (265100)

1. SUPPORT LUMINAIRES DIRECTLY FROM BUILDING STRUCTURE. NO LUMINAIRE SHALL DEPEND ON A SUSPENDED GRID CEILING FOR SUPPORT. PROVIDE MINIMUM OF (2) SUPPORT WIRES FOR LAY-IN GRID FIXTURES LOCATED AT DIAGONAL CORNERS. PROVIDE ADDITIONAL FRAMING, UNISTRUT OR SUPPORTS REQUIRED TO INSTALL OR SUPPORT LUMINAIRES FROM STRUCTURE. PROVIDE STEMS, CABLES, OR CHAINS FOR SUSPENDED FIXTURES. CONFIRM LUMINAIRE WEIGHT AND MOUNTING REQUIREMENTS PRIOR TO ROUGH-IN OF MOUNTING BOX AND/OR ANY ADDITIONALLY REQUIRED SUPPORTS.

2. MOUNT LUMINAIRES AT HEIGHTS INDICATED IN SCHEDULE. REFER TO ARCHITECTURAL INTERIOR AND EXTERIOR ELEVATIONS WHEN AVAILABLE TO COORDINATE LUMINAIRE LOCATIONS. COORDINATE INSTALLATION WITH ANY DUCTWORK, SOFFITS, PIPING, CONDUITS, AND EQUIPMENT OF OTHER TRADES. PROVIDE ADDITIONAL TRAPEZE FRAMING ETC. AS REQUIRED FOR OFFSETS. WHERE CONFLICTS OCCUR, OR ELEVATIONS ARE NOT INDICATED, CONTACT THE DESIGN PROFESSIONAL.

3. LUMINAIRE MOUNTING HEIGHTS, CABLE AND/OR STEM LENGTHS SHALL BE AS DIRECTED BY DESIGN PROFESSIONAL IN FIELD AND AS MAY BE SHOWN IN ARCHITECTURAL SECTION OR EXTERIOR ELEVATION DRAWINGS.

4. DO NOT REMOVE ANY PROTECTIVE COVERING FROM LUMINAIRES UNTIL ALL CONSTRUCTION IS COMPLETE AND AREA IS FREE FROM DIRT AND DUST.

5. ANY SUBSTITUTIONS OF LUMINAIRES AND/OR BALLASTS/DRIVERS AND/OR LAMPS/LED'S MAY ADVERSELY AFFECT LIGHTING PERFORMANCE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GUARANTEE THE PERFORMANCE OF ANY ITEMS USED OTHER THAN THOSE SPECIFIED; REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION. MANUFACTURERS MAY OFFER EQUIVALENT LUMINAIRES, PROVIDED THE PHOTOMETRICS, APPEARANCE, AND PERFORMANCE MATCH THE SPECIFIED LUMINAIRES. PHOTOMETRIC PERFORMANCE OF SUBSTITUTIONS SHALL BE PROVIDED.

6. PROVIDE LUMINAIRES WITH INTEGRAL DISCONNECT AS PER NEC 410.130.G.

WIRING DEVICES (262726)

1. DUPLEX RECEPTACLES: 20 AMP/125 VOLT, NEMA5-20R UNLESS NOTED, PASS & SEYMOUR CRB5362. PROVIDE SPECIAL TYPES WHERE INDICATED (GFI, TAMPER RESISTANT, USB, ISOLATED GROUND, TVSS, ETC.)
   A. DUPLEX GFCI RECEPTACLE: PASS & SEYMOUR 2097

2. SWITCHES:20AMP/120-277 VOLT, SPST, DPST, 3-WAY, OR 4-WAY AS INDICATED HUBBELL 'CSDB' SERIES

3. WIRING DEVICES SHALL BE NYLON BODY WITH MATCHING NYLON COVER PLATE. COLOR SELECTED BY DESIGN PROFESSIONAL.

4. EXTERIOR MOUNTED GROUND FAULT RECEPTACLES SHALL BE WEATHER RESISTANT MOUNTED 24" AFG AND HAVE LOCKING WEATHERPROOF COVERS (WHETHER OR NOT AN ATTACHMENT PLUG IS INSERTED). IF MOUNTED IN BRICK VENEER, RECEPTACLE SHALL BE MOUNTED WITH LONG DIMENSION HORIZONTAL.

5. CONFIRM RECEPTACLE CONFIGURATION, VOLTAGE, PHASE, AND AMPERAGE FOR EQUIPMENT FURNISHED BY OTHER TRADES. PROVIDE REQUIRED RECEPTACLE, COVER PLATE, WIRING, CONDUIT, AND CIRCUIT BREAKER AND NOTIFY DESIGN PROFESSIONAL OF ANY DEVIATION FROM DEVICES SHOWN ON PLAN.

FIRE ALARM (283100)

1. PROVIDE A COMPLETE ADDRESSABLE FIRE DETECTION AND NOTIFICATION SYSTEM AS INDICATED, OF AN APPROVED TYPE FOR THE BUILDING. INSTALL SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, THE APPLICABLE BUILDING CODE(S), ADA REGULATIONS AND NFPA 72.

   A. AN AUTOMATIC SMOKE DETECTOR SHALL BE PROVIDED AT THE LOCATION OF EACH CONTROL UNIT/CONTROL PANEL, NOTIFICATION APPLIANCE CIRCUIT POWER EXTENDERS AND SUPERVISING STATION TRANSMITTING EQUIPMENT. NOT ALL SMOKE DETECTORS MAY BE INDICATED ON PLANS. INSTALLER/VENDOR TO DETERMINE QUANTITY AND LOCATIONS OF REMOTE POWER EXTENDERS AND SUPERVISING STATION TRANSMITTING EQUIPMENT WHERE SMOKE DETECTORS WOULD BE REQUIRED
   B. SUBMIT SIGNED AND SEALED (PROFESSIONAL ENGINEER OR NICET CERTIFIED) RISER DIAGRAM DRAWINGS, BATTERY CALCULATIONS AND DEVICE SHOP DRAWINGS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO THE START OF ANY WORK. CONTRACTOR SHALL REVISE AND RESUBMIT TO AHJ AS MAY BE REQUIRED TO OBTAIN APPROVAL PRIOR TO INSTALLATION
   C. FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE FIRE DETECTION SYSTEM. SYSTEM SHALL BE WIRED, CONNECTED, TESTED, AND LEFT IN FIRST CLASS OPERATING CONDITION
   D. VERIFY AT THE SITE THE EXACT COMPONENTS REQUIRED, AND PROVIDE ALL NECESSARY HARDWARE/SOFTWARE AND INTERCONNECTIONS
   E. PROVIDE MANUFACTURERS TECHNICAL SUPERVISION OR SPECIAL COMPONENTS REQUIRED TO TEST AND PROGRAM SYSTEM FOR PROPER OPERATION

2. FIRE ALARM EQUIPMENT BRANCH CIRCUITS AND CIRCUIT BREAKERS SHALL COMPLY WITH ALL OF THE FOLLOWING:
   A. THE BRANCH CIRCUIT SUPPLYING THE FIRE ALARM EQUIPMENT SHALL SUPPLY NO OTHER LOADS
   B. THE LOCATION OF THE CIRCUIT BREAKER SHALL BE PERMANENTLY LABELED AT THE FIRE ALARM EQUIPMENT
   C. THE CIRCUIT BREAKER SHALL BE PERMANENTLY LABELED "FIRE ALARM".
   D. THE CIRCUIT BREAKER SHALL HAVE A RED MARKING. THE MARKING SHALL NOT DAMAGE THE BREAKER OR OBSCURE THE MANUFACTURER'S MARKINGS
   E. PROVIDE AN APPROVED CIRCUIT BREAKER LOCKING DEVICE
   F. NOT ALL BRANCH CIRCUITS MAY BE INDICATED ON PLANS. INSTALLER/VENDOR TO DETERMINE QUANTITY AND LOCATIONS OF EQUIPMENT REQUIRING A 120 VOLT POWER CONNECTION. PROVIDE 3/4" CONDUIT WITH (2) #12, (1) #12 GRIND FROM EQUIPMENT TO NEAREST 120/208 VOLT PANEL AND PROVIDE 20 AMP 1 POLE CIRCUIT BREAKER IN PANEL.

3. FIRE ALARM PRODUCTS AND SUPERVISION SHALL BE PROVIDED BY ONE OF THE FOLLOWING:
   A. SIMPLEX GRINNELL
   B. NOTIFIER
   C. EST/EDWARDS
   D. SIEMENS

COMMUNICATIONS CABLING (271500)

1. LOW VOLTAGE 'OPEN' CABLING ALL DATA, TELEPHONE, CATV, INTERCOM, FIRE ALARM, SECURITY, INTRUSION DETECTION, CARD ACCESS, CCTV, SOUND SYSTEM, LIGHTING CONTROL SYSTEM AND ALL OTHER SYSTEM WIRING, SHALL BE PLENUM RATED UNLESS SPECIFICALLY DIRECTED OTHERWISE, IN WRITING, BY ENGINEER OR OWNER

2. PROVIDE CATEGORY "6" 4-PAIR UTP CABLE QUANTITY AS INDICATED, WITH TERMINATIONS AT EACH END. PROVIDE COMMUNICATION OUTLET WITH RJ-45 JACK. PROVIDE MDF/IDF RACK EQUIPMENT WHERE INDICATED. TEST CABLES AND TERMINATIONS AND SUBMIT REPORT.

3. PROVIDE WALL BOX AND/OR FLOOR BOX OUTLETS AS INDICATED WITH CONDUIT TO ABOVE ACCESSIBLE CEILING. RUN 'OPEN' CABLES CONCEALED ABOVE ACCESSIBLE CEILINGS USING APPROVED CABLE STRAPS OR J-HOOKS. RUN CABLES IN EMT OR SURFACE RACEWAY IN AREAS WITH EXPOSED STRUCTURE OR SOLID WALLS.

4. LABEL ALL DATA/TELEPHONE DEVICE PLATES PATCH PANELS, AND EACH END OF CABLES. FRAMED PLANS OF THE DATA/TELEPHONE OUTLETS SERVED SHALL BE MOUNTED NEAR EACH RACK OR CABINET. LABELING SCHEME SHALL BE SUBMITTED TO ENGINEER AND OWNER FOR APPROVAL PRIOR TO LABELING ANY DEVICES.

ABBREVIATIONS

A	AMPERES
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
ATS	AUTOMATIC TRANSFER SWITCH
AFG	ABOVE FINAL GRADE
BC	BATTERY CHARGER
BFC	BELOW FINISHED CEILING
BFF	BELOW FINISHED FLOOR
BH	BLOCK HEATER
BFG	BELOW FINAL GRADE
C	CONDUIT
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
℄	CENTER LINE
CLG	CEILING
CT	COUNTER HEIGHT- 44" AFF CT (UNLESS OTHERWISE NOTED)
C&P	CORD AND PLUG
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
EMT	ELECTRICAL METALLIC TUBING
ESC	ENGINE START CONDUCTORS
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EX	EXISTING
FACP	FIRE ALARM CONTROL PANEL
FP	FIRE PROTECTION
G	GROUND
GC	GENERAL CONTRACTOR
GF	GROUND FAULT INTERRUPTER
GRA	GENERATOR REMOTE ANNUNCIATOR
GRND	GROUND
GND	GROUND
H	DEVICE MOUNTED HIGH
HP	HORSEPOWER
HZ	HERTZ
H/L	DEVICE MOUNTED HIGH AND LOW
IG	ISOLATED GROUND
JB	JUNCTION BOX
KES	KITCHEN EQUIPMENT SUPPLIER
KVA	KILOVOLT-AMPERE
KW	KILOWATT
L	DEVICE MOUNTED LOW
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MH	MOUNTING HEIGHT
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MOD	MOTOR OPERATED DAMPER
MTD	MOUNTED
MTS	MANUAL TRANSFER SWITCH
MW	MICROWAVE
N	NEUTRAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
Ø	PHASE
PH	PHASE
P	POLE
PC	PLUMBING CONTRACTOR
PNL	PANEL
R&R	REMOVE AND RELOCATE
S	SURFACE
SPD	SURGE PROTECTIVE DEVICE
SR	SURFACE RACEWAY
STP	SHIELDED TWISTED PAIR
TEL	TELEPHONE
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UP	UNDERGROUND PRIMARY ELECTRIC
US	UNDERGROUND SECONDARY ELECTRIC
UT	UNDERGROUND TELEPHONE
V	VOLTS
W	WALL MOUNTED
WG	WIRE GUARD
WM	WIREMOLD
WP	WEATHERPROOF
XFMR	TRANSFORMER
XP	EXPLOSION PROOF

WIRING DEVICES

S F	FRACTIONAL HP MOTOR STARTER
	SINGLE RECEPTACLE
XX	DUPLEX RECEPTACLE 'CT' - MOUNTED ABOVE COUNTERTOP 'GF' - GROUND FAULT PROTECTION 'WP' - WEATHERPROOF COVER 'TR' - TAMPER RESISTANT 'USB' - WITH USB CHARGING
	DOUBLE DUPLEX (QUAD) RECEPTACLE
XX	SINGLE HEAVY-DUTY RECEPTACLE XX=AMPS
	RECEPTACLE IN SURFACE BOX

LIGHTING

a, A, XX-XX	A - UPPERCASE SUBSCRIPT INDICATES LUMINAIRE TYPE XX - XX - CIRCUIT NUMBER a - LOWERCASE SUBSCRIPT INDICATES WHICH DEVICE CONTROLS LUMINAIRE
E	EMERGENCY LUMINAIRE INDICATOR

LIGHTING CONTROL COMPONENTS

S	LINE VOLTAGE SINGLE POLE SWITCH
S OS	LOW VOLTAGE WALL SWITCH OCCUPANCY SENSOR
S VS	LOW VOLTAGE WALL SWITCH VACANCY SENSOR
S DOS	LOW VOLTAGE WALL SWITCH OCCUPANCY SENSOR W/ 10V DIMMING
S DVS	LOW VOLTAGE WALL SWITCH VACANCY SENSOR
OS	DUAL TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR
VS	DUAL TECHNOLOGY CEILING MOUNTED VACANCY SENSOR
LC	ON/OFF TOGGLE
LCD	ON/OFF TOGGLE W/ DIMMING
PP	POWER/RELAY PACK
PPD	POWER/RELAY PACK W/ 10V DIMMING

DATA & TELEPHONE

2d1v	DATA/VOICE OUTLET SUBSCRIPT INDICATES TYPE/QTY OF CABLES AND JACKS (201V = 2 DATA + 1 VOICE) 'CT' = MOUNTED ABOVE COUNTER 'W' = WALL TELEPHONE MOUNTING PLATE
WAP	WIRELESS ACCESS POINT

CATV

TV	CATV OUTLET
	VIDEO PROJECTOR

EQUIPMENT

JB	JUNCTION BOX W/ BLANK COVER
FB	FLOOR BOX - REFER TO DETAIL
M	MOTOR CONNECTION
	DISCONNECT SWITCH

FIRE ALARM

F	MANUAL PULL STATION
F	HORN/STROBE ALARM
V	STROBE ALARM
SD	SMOKE DETECTOR
HD	HEAT DETECTOR
C/S	COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
FARA	REMOTE ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
DD	DUCT SMOKE DETECTOR
RS	REMOTE DD TEST STATION
KH	KITCHEN HOOD EXTINGUISHING SYSTEM
AMM	ADDRESSABLE MONITOR MODULE
ACM	ADDRESSABLE CONTROL MODULE
ARM	ADDRESSABLE RELAY MODULE

MISCELLANEOUS

1 A	DRAWING NOTE INDICATOR
A	DRAWING NOTE INDICATOR
	GROUND
	CONDUIT-CAPPED
	CONDUIT-RISE
	CONDUIT-DROP
XXX/X-X-X	FEEDER TAG
XXX	CIRCUIT BREAKER (TRIP RATING AS NOTED)
XX / XX	EQUIPMENT TAG

NOTE:
ABBREVIATION AND SYMBOL LISTING IS FOR REFERENCE ONLY; NOT ALL SYMBOLS MAY BE SHOWN AND/OR USED ON THESE DRAWINGS.

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drawing not valid without authorized sae signatures

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SEAL

SIGNATURE

Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

General notes & Symbol List

PROJECT NUMBER 16.200

DRAWN BY JRP

SCALE 1/8" = 1'-0"

DATE 01.26.23

DRAWING NUMBER

E001

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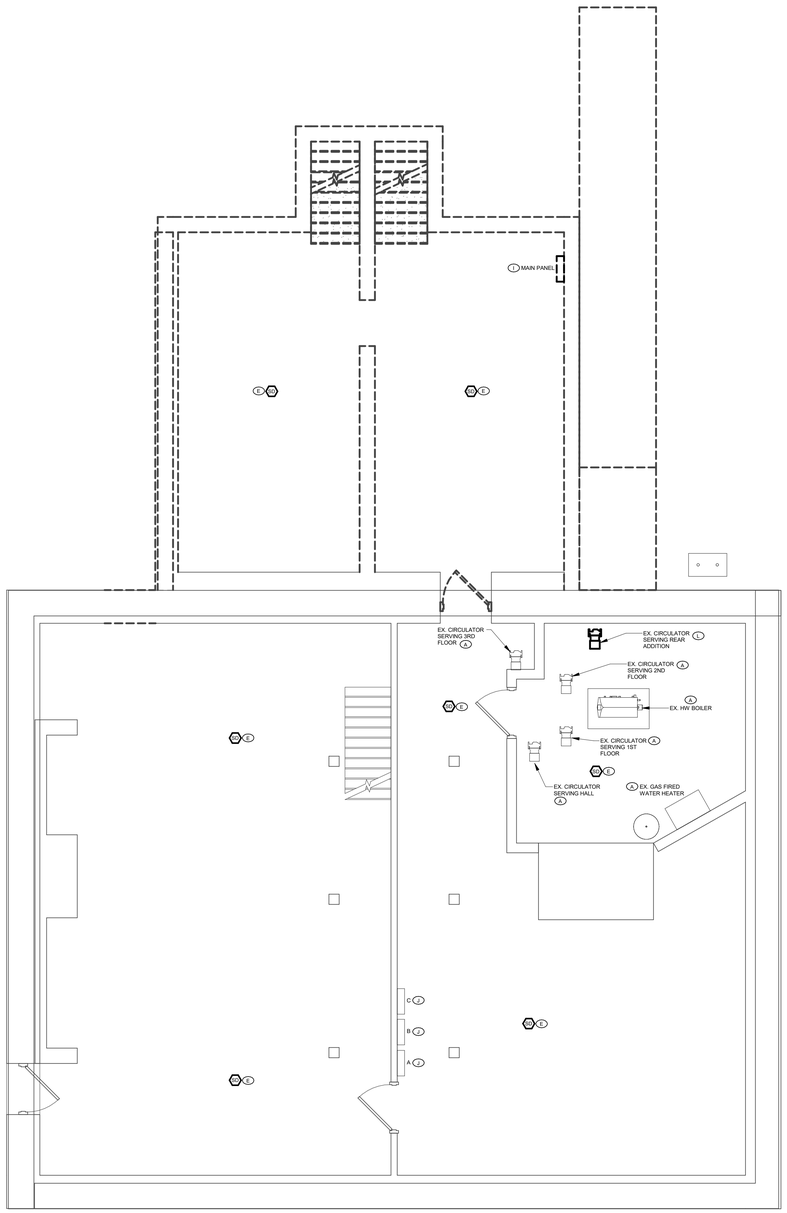
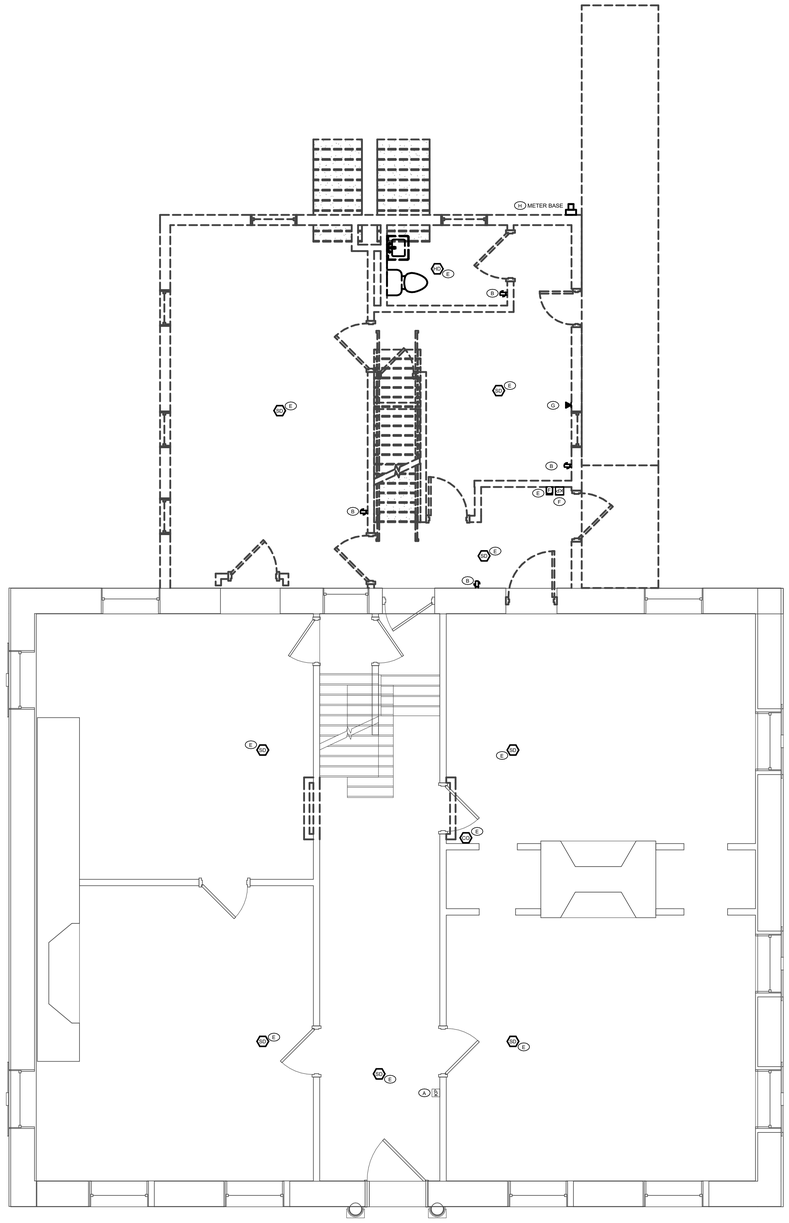


1 Basement Demolition Plan - Power

SCALE

4' 0 8' 16' 24'



2 1st Floor Demolition Plan - Power

SCALE

4' 0 8' 16' 24'

DEMOLITION NOTES BY SYMBOL - ELECTRICAL

GENERAL NOTES:

1. MAINTAIN CIRCUIT CONTINUITY TO ALL EXISTING ITEMS THAT REMAIN.
2. UNLESS OTHERWISE NOTED, WHEN AN ITEM IS LISTED FOR REMOVAL INCLUDE THE FOLLOWING:
   - ITEM AND COVER PLATE
   - WALL BOX
   - ALL RELATED WIRING
   - ALL MOUNTING HARDWARE, CONDUIT SUPPORTS/STRAPS, ETC.
   - ALL EMPTY JUNCTION/PULL BOXES
   - ALL CONDUIT IN ACCESSIBLE LOCATION INCLUDING INSIDE STUD WALL CAVITIES. CUT AND ABANDON CONDUIT WITHIN CONCRETE WALLS AND INACCESSIBLE LOCATIONS.

(A) EXISTING TO REMAIN.

(B) EXISTING TO BE REMOVED: DISCONNECT AND REMOVE WIRING DEVICE. REMOVE WIRING BACK TO SOURCE.

(C) EXISTING LIGHTING AND CONTROLS: DISCONNECT AND REMOVE ALL LIGHTING, LIGHTING CONTROLS AND LIGHTING CONTROL COMPONENTS. REMOVE ALL WIRING BETWEEN LUMINAIRES AND CONTROLS. REMOVE BRANCH CIRCUIT WIRING BACK TO SOURCE.

(D) EXISTING EXIT SIGN: DISCONNECT AND REMOVE EXIT SIGN. REMOVE BRANCH CIRCUIT WIRING BACK TO SOURCE.

(E) EXISTING TO BE REMOVED: DISCONNECT AND REMOVE ENTIRE FIRE ALARM SYSTEM INCLUDING, BUT NOT LIMITED TO, NOTIFICATION APPLIANCES, SIGNALING DEVICES, WIRING, CONDUIT, POWER SUPPLIES, CONTROL PANELS, ETC.

(F) EXISTING TO BE REMOVED: DISCONNECT AND REMOVE SECURITY SYSTEM DEVICE. REMOVE WIRING BACK TO ORIGIN.

(G) EXISTING TO BE REMOVED: DISCONNECT AND REMOVE DATA/VOICE OUTLET. REMOVE WIRING BACK TO TERMINATION POINT.

(H) EXISTING TO BE REMOVED: DISCONNECT AND REMOVE ELECTRICAL SERVICE IN ITS ENTIRETY. REMOVE SERVICE CONDUIT AND CONDUCTORS FROM MAIN PANEL OUT TO METER BASE. DISCONNECT AND REMOVE METER BASE. DISCONNECT AND REMOVE OVERHEAD SERVICE CONDUCTORS FROM METER TO UTILITY TRANSFORMER. COORDINATE ALL WORK WITH UTILITY COMPANY.

(I) EXISTING PANEL TO BE REMOVED: DISCONNECT AND REMOVE MAIN PANEL AND ALL ASSOCIATED BRANCH AND FEEDER CONDUIT AND WIRING.

(J) EXISTING PANEL TO REMAIN: DISCONNECT AND REMOVE FEEDER CONDUIT AND WIRING FROM PANEL BACK TO MAIN PANEL BEING REMOVED. REFER TO NEW DRAWINGS FOR NEW FEEDER INFORMATION.

(K) EXISTING EXTERIOR LIGHTING: DISCONNECT AND REMOVE EXTERIOR WALL WASH LUMINAIRE. REMOVE CONDUIT AND WIRING TO BELOW GRADE. CONDUIT AND WIRING FROM BELOW GRADE TO INSIDE BUILDING SHALL REMAIN FOR CONNECTION TO NEW WALL WASH LUMINAIRE. CUT CONDUIT AND WIRING IN EXISTING BASEMENT AND PROVIDE JUNCTION BOX ON END OF CONDUIT. CONDUIT AND WIRING FROM JUNCTION BOX LOCATION BACK TO SOURCE SHALL BE DISCONNECTED AND REMOVED. REFER TO NEW DRAWINGS AND NOTES FOR NEW LIGHTING.

(L) EXISTING MECHANICAL EQUIPMENT TO BE REMOVED: DISCONNECT AND REMOVE DISCONNECT DEVICE ASSOCIATED WITH EQUIPMENT. REMOVE CONDUIT AND WIRING BACK TO SOURCE.

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REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Basement and 1st Floor Plans - Power Demolition

PROJECT NUMBER 16.200

DRAWN BY JRP

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

E050

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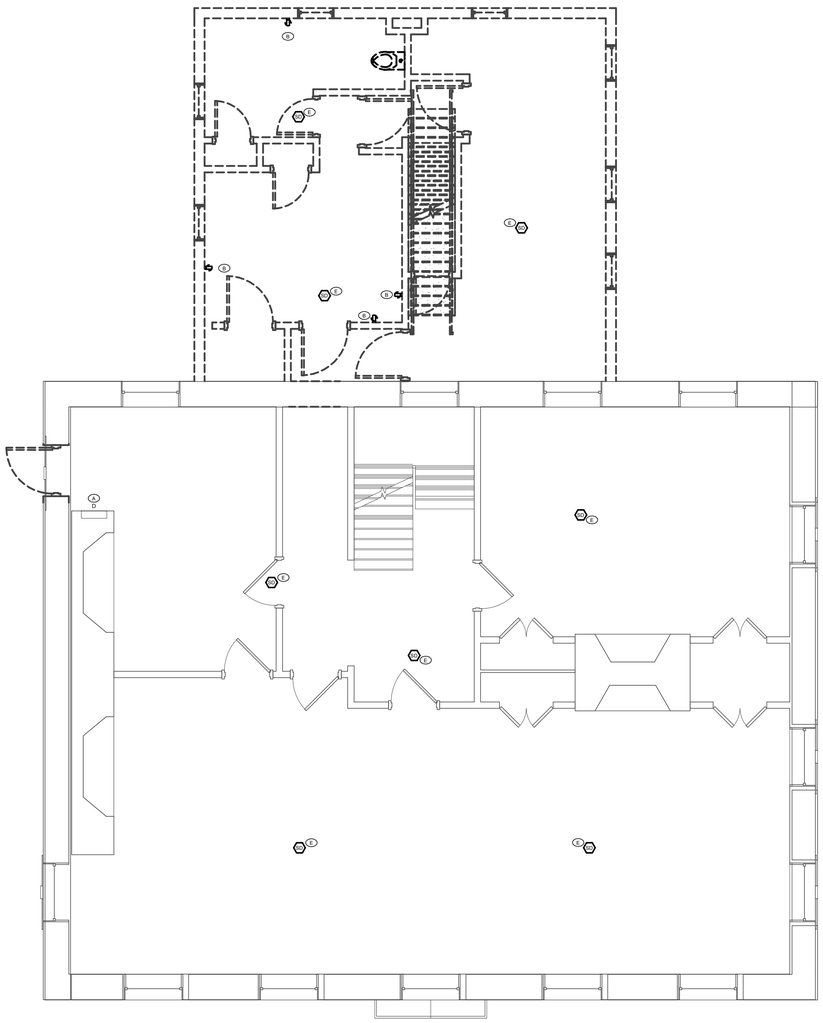
JRP drawn | JRP designed | CTS checked

drawing not valid without authorized sae signatures

SAE Project No: FHC-14619

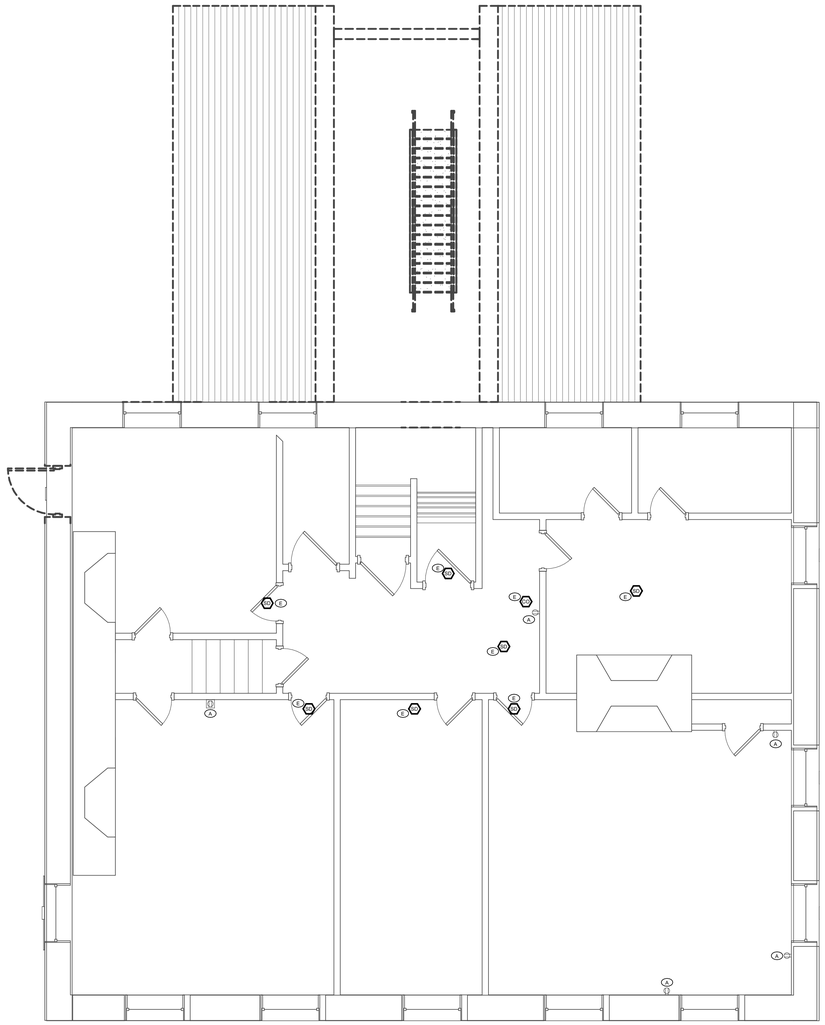
REGISTERED PROFESSIONAL CHRISTOPHER T. STRUNK ENGINEER PE 080014



1 2nd Floor Demolition Plan - Power

SCALE

4' 0 8' 16' 24'



2 3rd Floor Demolition Plan - Power

SCALE

4' 0 8' 16' 24'

DEMOLITION NOTES BY SYMBOL - ELECTRICAL

GENERAL NOTES:

1. MAINTAIN CIRCUIT CONTINUITY TO ALL EXISTING ITEMS THAT REMAIN.
2. UNLESS OTHERWISE NOTED, WHEN AN ITEM IS LISTED FOR REMOVAL INCLUDE THE FOLLOWING:
   - ITEM AND COVER PLATE
   - WALL BOX
   - ALL RELATED WIRING
   - ALL MOUNTING HARDWARE, CONDUIT SUPPORTS/STRAPS, ETC.
   - ALL EMPTY JUNCTION/PULL BOXES
   - ALL CONDUIT IN ACCESSIBLE LOCATION INCLUDING INSIDE STUD WALL CAVITIES. CUT AND ABANDON CONDUIT WITHIN CONCRETE WALLS AND INACCESSIBLE LOCATIONS.

(A) EXISTING TO REMAIN.

(B) EXISTING TO BE REMOVED: DISCONNECT AND REMOVE WIRING DEVICE. REMOVE WIRING BACK TO SOURCE.

(C) EXISTING LIGHTING AND CONTROLS: DISCONNECT AND REMOVE ALL LIGHTING, LIGHTING CONTROLS AND LIGHTING CONTROL COMPONENTS. REMOVE ALL WIRING BETWEEN LUMINAIRES AND CONTROLS. REMOVE BRANCH CIRCUIT WIRING BACK TO SOURCE.

(D) EXISTING EXIT SIGN: DISCONNECT AND REMOVE EXIT SIGN. REMOVE BRANCH CIRCUIT WIRING BACK TO SOURCE.

(E) EXISTING TO BE REMOVED: DISCONNECT AND REMOVE ENTIRE FIRE ALARM SYSTEM INCLUDING, BUT NOT LIMITED TO, NOTIFICATION APPLIANCES, SIGNALING DEVICES, WIRING, CONDUIT, POWER SUPPLIES, CONTROL PANELS, ETC.

(F) EXISTING TO BE REMOVED: DISCONNECT AND REMOVE SECURITY SYSTEM DEVICE. REMOVE WIRING BACK TO ORIGIN.

(G) EXISTING TO BE REMOVED: DISCONNECT AND REMOVE DATA/VOICE OUTLET. REMOVE WIRING BACK TO TERMINATION POINT.

(H) EXISTING TO BE REMOVED: DISCONNECT AND REMOVE ELECTRICAL SERVICE IN ITS ENTIRETY. REMOVE SERVICE CONDUIT AND CONDUCTORS FROM MAIN PANEL OUT TO METER BASE. DISCONNECT AND REMOVE METER BASE. DISCONNECT AND REMOVE OVERHEAD SERVICE CONDUCTORS FROM METER TO UTILITY TRANSFORMER. COORDINATE ALL WORK WITH UTILITY COMPANY.

(I) EXISTING PANEL TO BE REMOVED: DISCONNECT AND REMOVE MAIN PANEL AND ALL ASSOCIATED BRANCH AND FEEDER CONDUIT AND WIRING.

(J) EXISTING PANEL TO REMAIN: DISCONNECT AND REMOVE FEEDER CONDUIT AND WIRING FROM PANEL BACK TO MAIN PANEL BEING REMOVED. REFER TO NEW DRAWINGS FOR NEW FEEDER INFORMATION.

(K) EXISTING EXTERIOR LIGHTING: DISCONNECT AND REMOVE EXTERIOR WALL WASH LUMINAIRE. REMOVE CONDUIT AND WIRING TO BELOW GRADE. CONDUIT AND WIRING FROM BELOW GRADE TO INSIDE BUILDING SHALL REMAIN FOR CONNECTION TO NEW WALL WASH LUMINAIRE. CUT CONDUIT AND WIRING IN EXISTING BASEMENT AND PROVIDE JUNCTION BOX ON END OF CONDUIT. CONDUIT AND WIRING FROM JUNCTION BOX LOCATION BACK TO SOURCE SHALL BE DISCONNECTED AND REMOVED. REFER TO NEW DRAWINGS AND NOTES FOR NEW LIGHTING.

(L) EXISTING MECHANICAL EQUIPMENT TO BE REMOVED: DISCONNECT AND REMOVE DISCONNECT DEVICE ASSOCIATED WITH EQUIPMENT. REMOVE CONDUIT AND WIRING BACK TO SOURCE.

MKSD architects

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Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

2nd and 3rd Floor Plans - Power Demolition

PROJECT NUMBER 16.200

DRAWN BY JRP

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

E051

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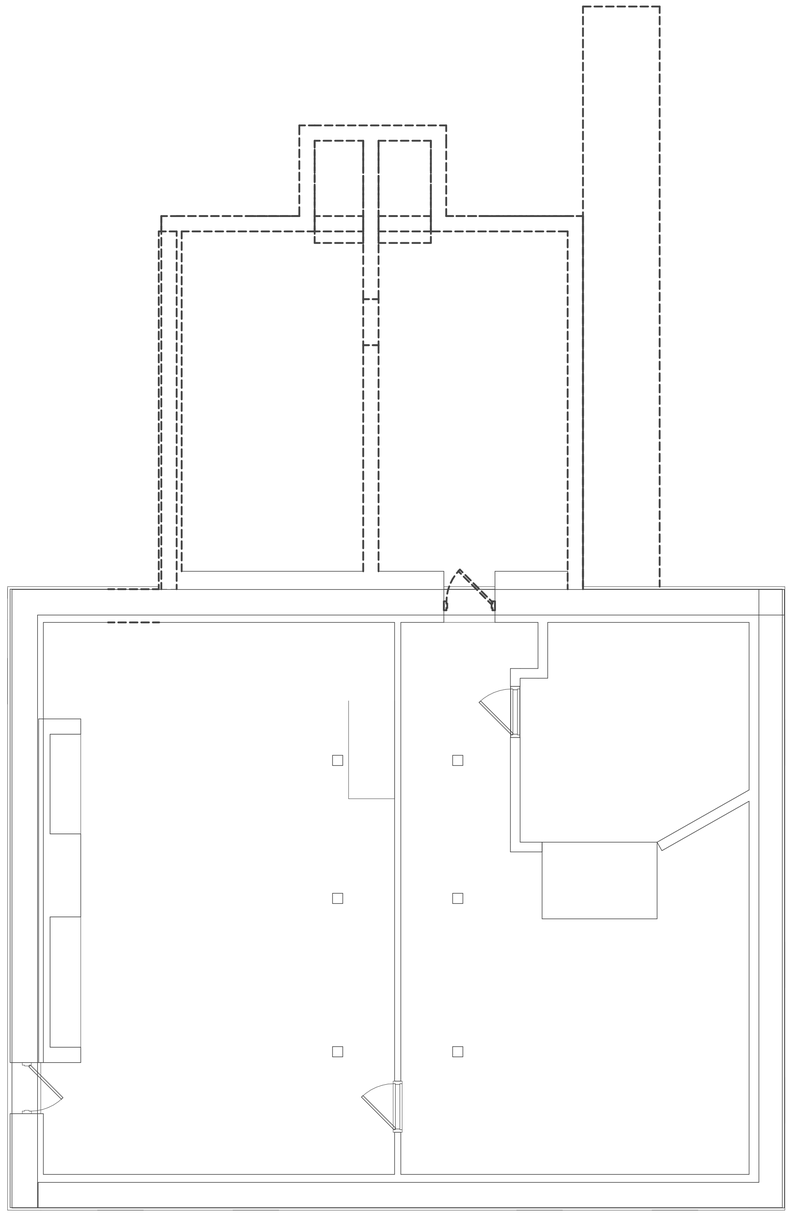
SC P.E. # 29667 MD P.E. # 58304
CO P.E. # 40950 KY P.E. # 35456

JRP drawn | JRP designed | CTS checked

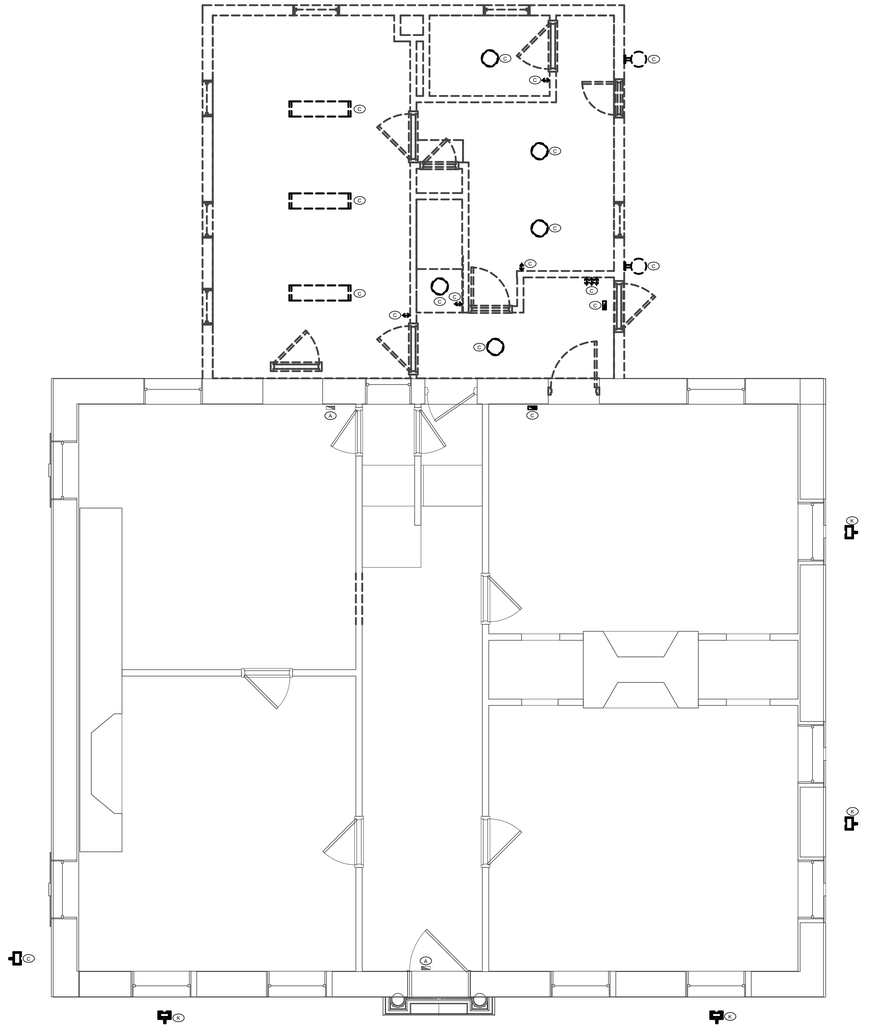
drawing not valid without authorized sae signatures

SAE Project No: FHC-14619

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER T. STRUNK ENGINEER PE 080014 COMMONWEALTH OF PENNSYLVANIA



1 Basement Demolition Plan - Lighting
SCALE
4' 0 8' 16' 24'



2 1st Floor Demolition Plan - Lighting
SCALE
4' 0 8' 16' 24'

DEMOLITION NOTES BY SYMBOL - ELECTRICAL

GENERAL NOTES:

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REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Basement and 1st Floor Plans - Lighting Demolition

PROJECT NUMBER 16.200

DRAWN BY JRP

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

E052

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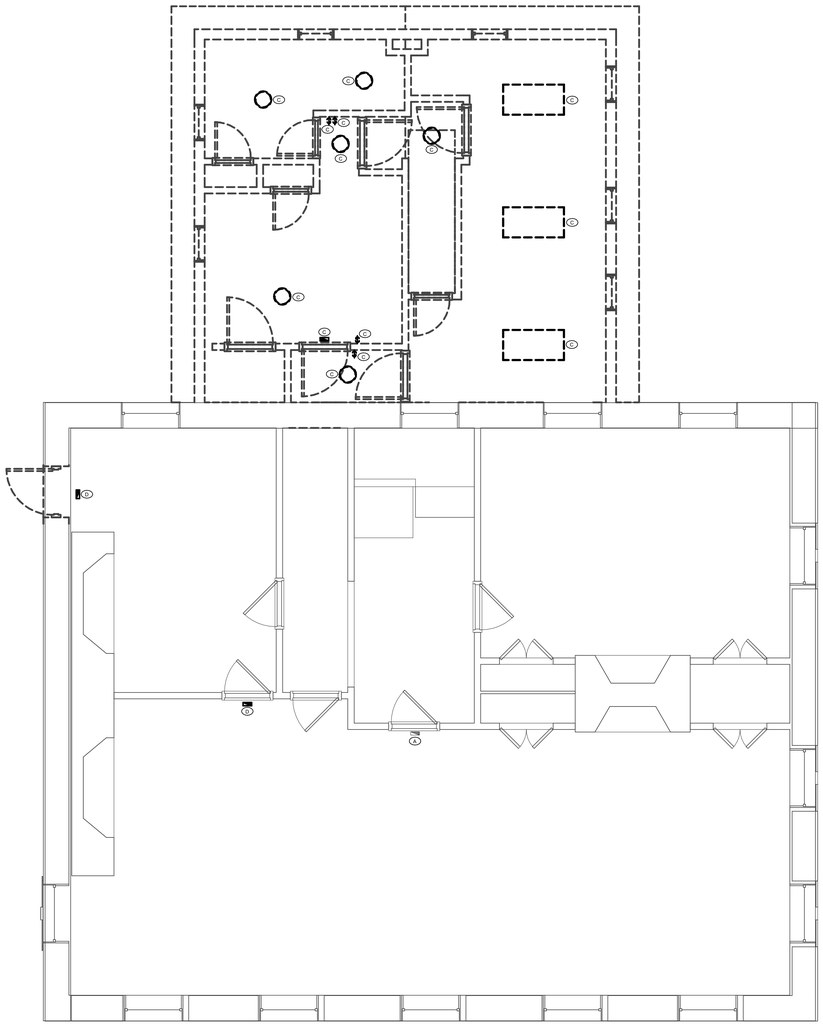
SC P.E. # 39667 — MD P.E. # 36504
CO P.E. # 40950 — KY P.E. # 35456

JRP drawn | JRP designed | CTS checked
drawing not valid without authorized sae signatures

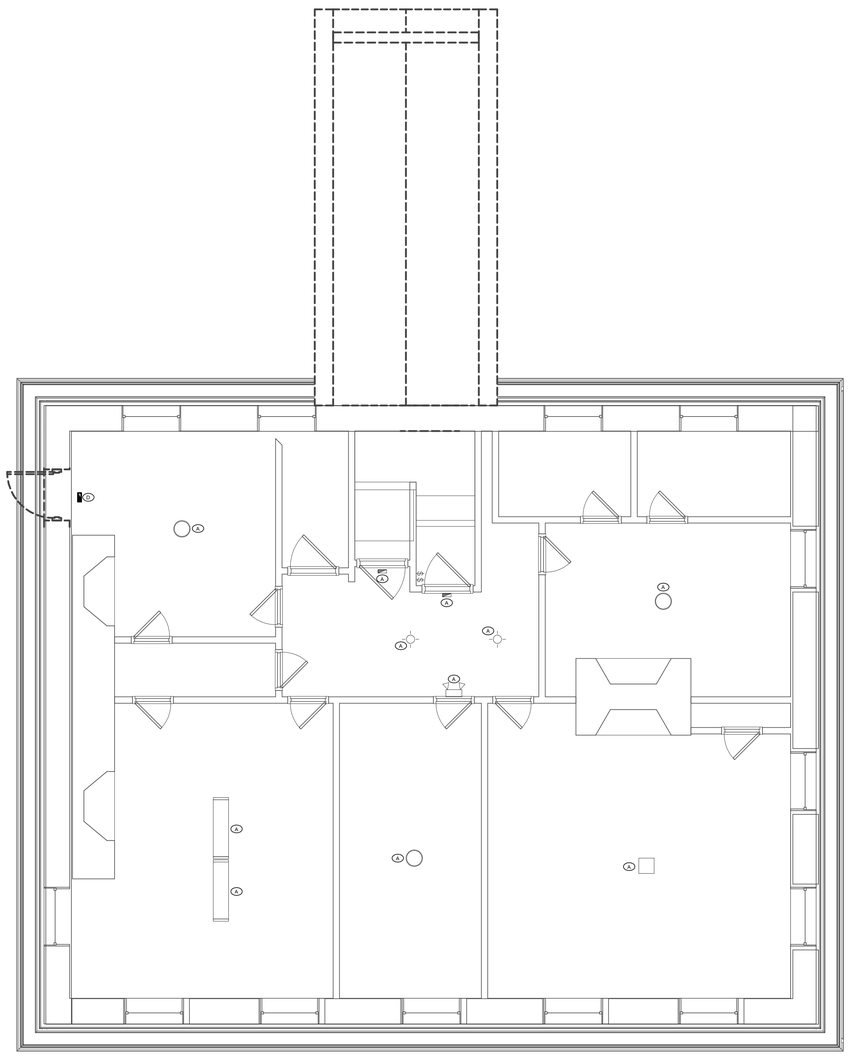
SAE Project No: FHC-14619



1 2nd Floor Demolition Plan - Lighting

SCALE

4' 0 8' 16' 24'



2 3rd Floor Demolition Plan - Lighting

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No.	Date	Description

DRAWING TITLE

2nd and 3rd Floor Plans - Lighting Demolition

PROJECT NUMBER 16.200

DRAWN BY JRP

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

E053

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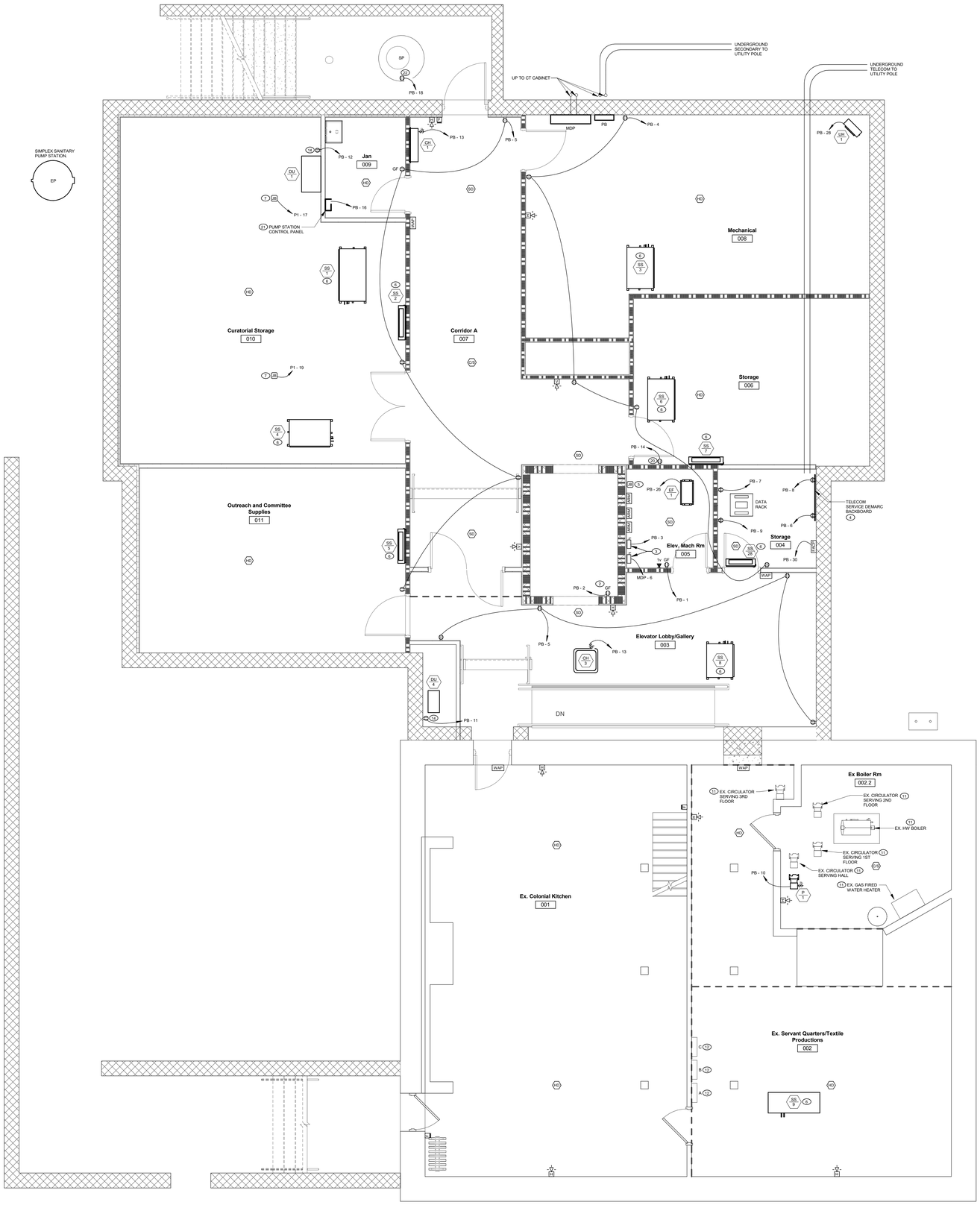
JRP drawn | JRP designed | CTS checked

drawing not valid without authorized sae signatures

SAE Project No: FHC-14619

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER T. STRUNK ENGINEER No. 080014



1 Basement Plan - Power

SCALE 4' 0 8' 16' 24'

INTRUSION DETECTION SYSTEM WILL BE PROVIDED UNDER SEPARATE CONTRACT BY THE OWNER. OWNERS VENDOR WILL BE WORKING ON SITE AT SAME TIME AS CONTRACT. CONTRACTOR SHALL COORDINATE SITE AND BUILDING ACCESS WITH VENDOR

NEW WORK NOTES BY SYMBOL - ELECTRIC

1. WATER COOLER: PROVIDE DUPLEX GROUND FAULT RECEPTACLE FOR WATER COOLER. CONCEAL RECEPTACLE BELOW/BEHIND MOUNTING BOX OF COOLER.
2. REFER TO ELEVATOR PIT LIGHT DETAIL.
3. REFER TO ELEVATOR POWER AND CONTROL WIRING DIAGRAM.
4. TELECOM DEMARC: PROVIDE 3/4"X6'X4'H PAINTED TREATED CDX PLYWOOD BACKBOARD FOR TELEPHONE AND COMMUNICATIONS HEADEND EQUIPMENT PROVIDED BY UTILITY COMPANIES.
5. ELEVATOR PHONE LINES: PROVIDE CAT. 6 CABLES FROM ELEVATOR EQUIPMENT TO TELEPHONE DEMARC LOCATION. VERIFY EXACT QUANTITY AND TERMINATION LOCATION WITH ELEVATOR INSTALLER.
6. SPLIT SYSTEM: PROVIDE NEMA 3R DISCONNECT SWITCH FOR OUTDOOR UNIT. PROVIDE CONDUIT AND WIRING, AS PER PANEL SCHEDULE, FROM PANEL INDICATED TO OUTDOOR UNIT DISCONNECT SWITCH. PROVIDE FINAL ELECTRICAL CONNECTION TO OUTDOOR UNIT. PROVIDE POWER AND CONTROL CONDUIT AND WIRING, AS REQUIRED BY MANUFACTURER, FROM OUTDOOR UNIT TO INDOOR UNIT. INDOOR UNIT TO BE POWERED FROM OUTDOOR UNIT. PROVIDE FINAL ELECTRICAL CONNECTION TO INDOOR UNIT. COORDINATE ALL WORK WITH SPLIT SYSTEM INSTALLER. PROVIDE CIRCUIT BREAKER LOCKING DEVICE, FOR SPLIT SYSTEM CIRCUIT BREAKER, TO MEET THE REQUIREMENTS OF NEC 422.31.
7. FUTURE FLOOR BOX POWER: PROVIDE JUNCTION BOX FOR FUTURE POWER TO FUTURE FLOOR BOX. PROVIDE CONDUIT AND WIRING, AS INDICATED, FROM JUNCTION BOX TO PANEL INDICATED. CAP WIRES INJUNCTION BOX AND LABEL "FUTURE FLOOR BOX". PROVIDE CIRCUIT BREAKER LOCKING DEVICE TO LOCK BREAKER IN THE OFF POSITION.
8. REFER TO TV OUTLET MOUNTING DETAIL.
9. DESTRAT FAN: PROVIDE SINGLE RECEPTACLE IN SURFACE CAST BOX MOUNTED ADJACENT TO DESTRAT FAN. COORDINATE EXACT LOCATION WITH FAN INSTALLER.
10. TRACK LIGHTING: PROVIDE SEPARATE LIGHTING FOR CONTROL OF TRACK LIGHTING. COORDINATE EXACT CONTROL LOCATION WITH OWNER PRIOR TO ROUGH-IN.
11. EXISTING, SHOWN FOR COORDINATION.
12. EXISTING PANEL: PROVIDE NEW FEEDER CONDUIT AND CONDUCTORS, AS PER RISER DIAGRAM, FROM EXISTING PANEL BACK TO NEW MDP.
13. KITCHEN HOOD: INSTALL ELECTRICAL DISCONNECT THAT COMES WITH HOOD. PROVIDE CONDUIT AND WIRING FROM DISCONNECT BACK TO PANEL INDICATED. PROVIDE ALL CONDUIT AND WIRING AND FINAL ELECTRICAL CONNECTION FROM DISCONNECT TO HOOD. PROVIDE ALL INTERCONNECTING CONDUIT AND WIRING BETWEEN HOOD AND FAN.
14. DEHUMIDIFICATION UNIT: PROVIDE DUPLEX RECEPTACLE FOR USE WITH DEHUMIDIFICATION UNIT. COORDINATE EXACT LOCATION WITH UNIT INSTALLER.
15. STRING LIGHTING: PROVIDE WP GF RECEPTACLE FOR USE WITH OWNER PROVIDED STRING LIGHTING. COORDINATE EXACT RECEPTACLE MOUNTING HEIGHT AND LOCATION WITH OWNER PRIOR TO ROUGH-IN.
16. TAPE LIGHT: PROVIDE TIVOLI TPLE-SB-O-30-24 TAPE LIGHT IN MOFT-CHAN-SLV-6.5 MOUNTING CHANNEL WITH MOFT-LNS-OPL-6.5 LENS. CHANNEL SHALL BE RECESSED IN NEW SITE WALL. COORDINATE INSTALLATION WITH ARCHITECTURAL DRAWINGS. PROVIDE LENGTHS OF TAPELIGHT AND MOUNTING CHANNEL AS REQUIRED TO EXTEND AROUND ENTIRE WALL AS INDICATED. PROVIDE ADNM-320-3-4-24-D POWER SUPPLY FOR TAPELIGHT. PROVIDE ALL WIRING, AS PER MANUFACTURER, FROM TRANSFORMER TO SECTIONS OF TAPELIGHT AS REQUIRED TO NOT OVERLOAD POWER SUPPLY.
17. REFER TO EXTERIOR LIGHTING CONTROL DIAGRAM.
18. EXTERIOR WALL WASH: PROVIDE NEW LUMINAIRE AS INDICATED. CONNECT NEW LUMINAIRE TO EXISTING CONDUIT AND WIRING REMAINING FROM REMOVAL OF EXISTING LUMINAIRE. PROVIDE CONDUIT AND WIRING, FROM JUNCTION BOX, PROVIDED AS PER DEMOLITION NOTES BY SYMBOL, TO CIRCUIT INDICATED. WIRE THROUGH RELAY PANEL AS REQUIRED.
19. POST TOP LUMINAIRE: REFER TO CIVIL DRAWINGS FOR POST TOP LUMINAIRE SPECIFICATIONS AND POLE BASE INFORMATION. PROVIDE CONDUIT AND WIRING, AS INDICATED, FROM LUMINAIRE TO CIRCUIT INDICATED. PROVIDE DUAL-LITE LPS-55-S-RTSLP EMERGENCY LIGHTING INVERTER FOR POWERING LUMINAIRE DURING NORMAL POWER INTERRUPTION. PROVIDE ALL WIRING, AS PER MANUFACTURER, BETWEEN POWER SOURCE, EXTERIOR LIGHTING RELAY PANEL, INVERTER AND LUMINAIRE AS REQUIRED.
20. ELEVATOR SUMP PUMP: PROVIDE DUPLEX RECEPTACLE FOR ELEVATOR SUMP PUMP. MOUNT RECEPTACLE ADJACENT TO SUMP PUMP CONTROL PANEL.
21. EJECTOR PUMP: PROVIDE CONDUIT AND WIRING, AS INDICATED, FROM EJECTOR PUMP CONTROL PANEL TO CIRCUIT INDICATED. PROVIDE FINAL ELECTRICAL CONNECTION TO PUMP CONTROL PANEL.
22. SUMP PUMP: PROVIDE DUPLEX GF RECEPTACLE IN SURFACE CAST BOX FOR SUMP PUMP. MOUNT RECEPTACLE IN SUMP PUMP BASIN. COORDINATE ALL WORK WITH SUMP PUMP INSTALLER.

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Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE: Basement Plan - Power

PROJECT NUMBER: 16.200

DRAWN BY: JRP

SCALE: As indicated

DATE: 01.26.23

DRAWING NUMBER: **E100**

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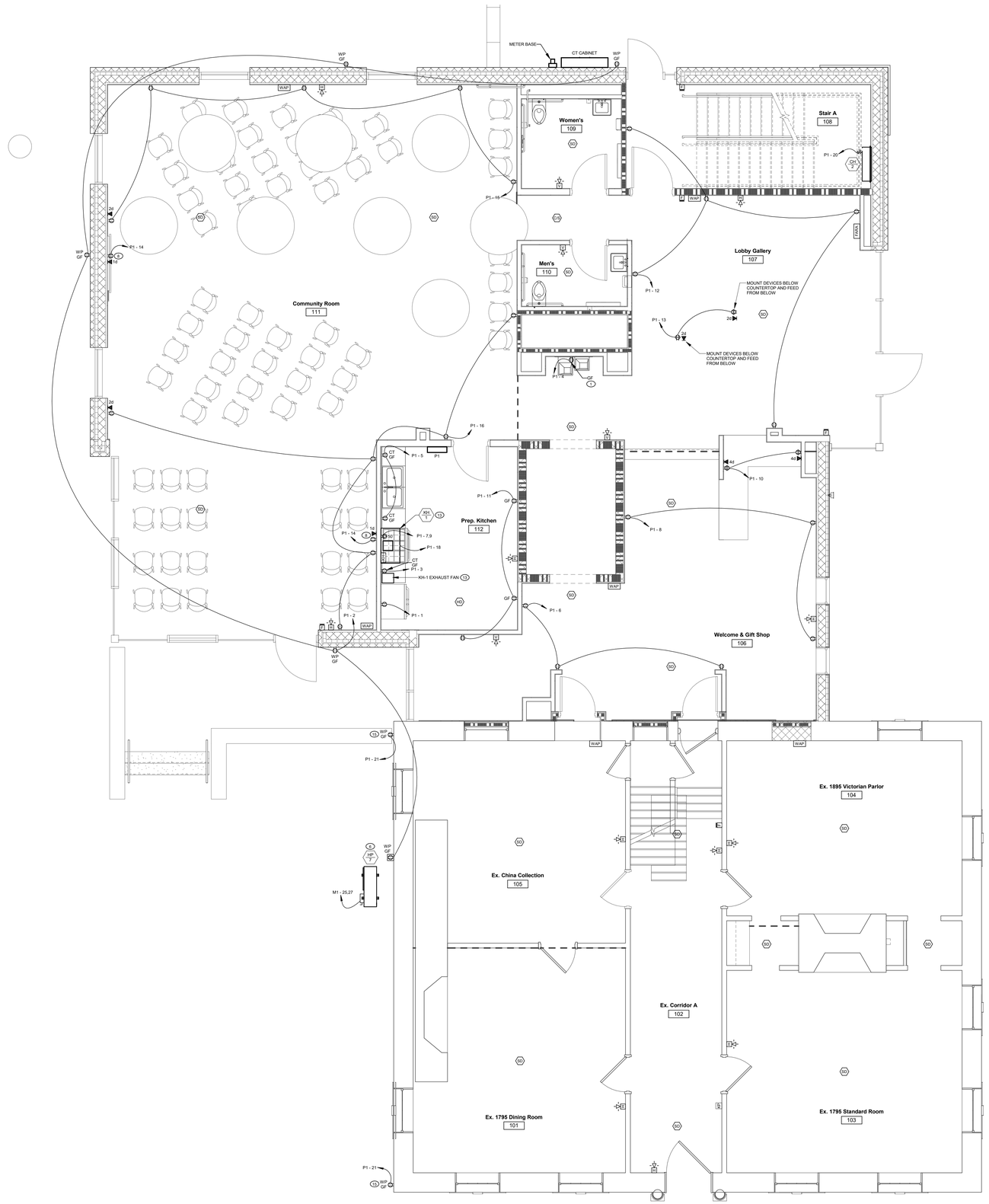

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SIGNATURE

Monroe County Historical Association
Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
1st Floor Plan - Power

PROJECT NUMBER
16.200

DRAWN BY
JRP

SCALE
As indicated

DATE
01.26.23

DRAWING NUMBER
E101

Strunk-Albert Engineering
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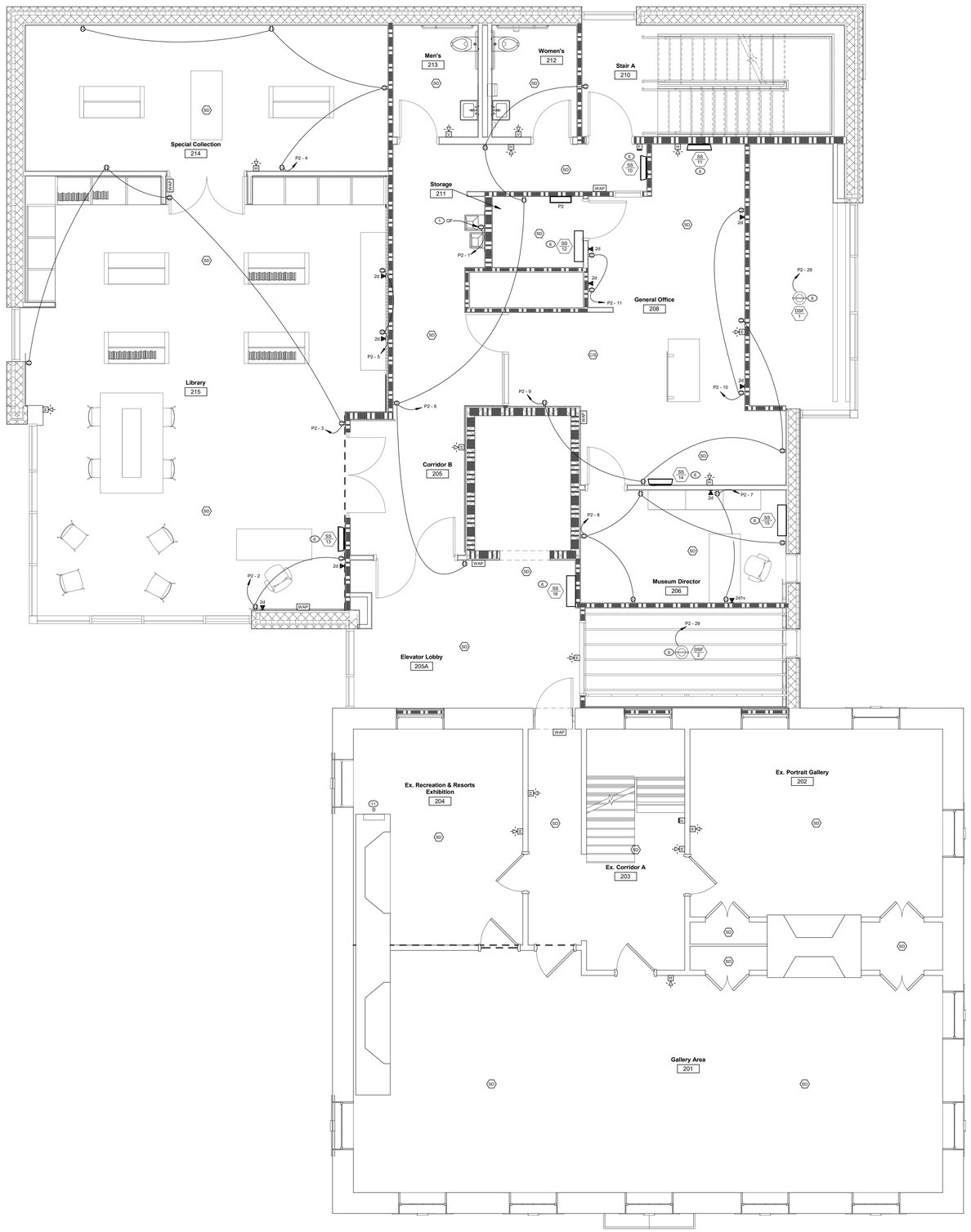
TN P.E. # 123248 CT P.E. # 34352
SC P.E. # 39067 MD P.E. # 36004
CO P.E. # 40950 KY P.E. # 35456

JRP drawn | JRP designed | CTS checked
drawing not valid without authorized sae signatures

SAE Project No: FHC-14619

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER T. STRUNK ENGINEER PE 080014



1 2nd Floor Plan - Power
SCALE
4' 0 8' 16' 24'

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REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
2nd Floor Plan - Power

PROJECT NUMBER
16.200

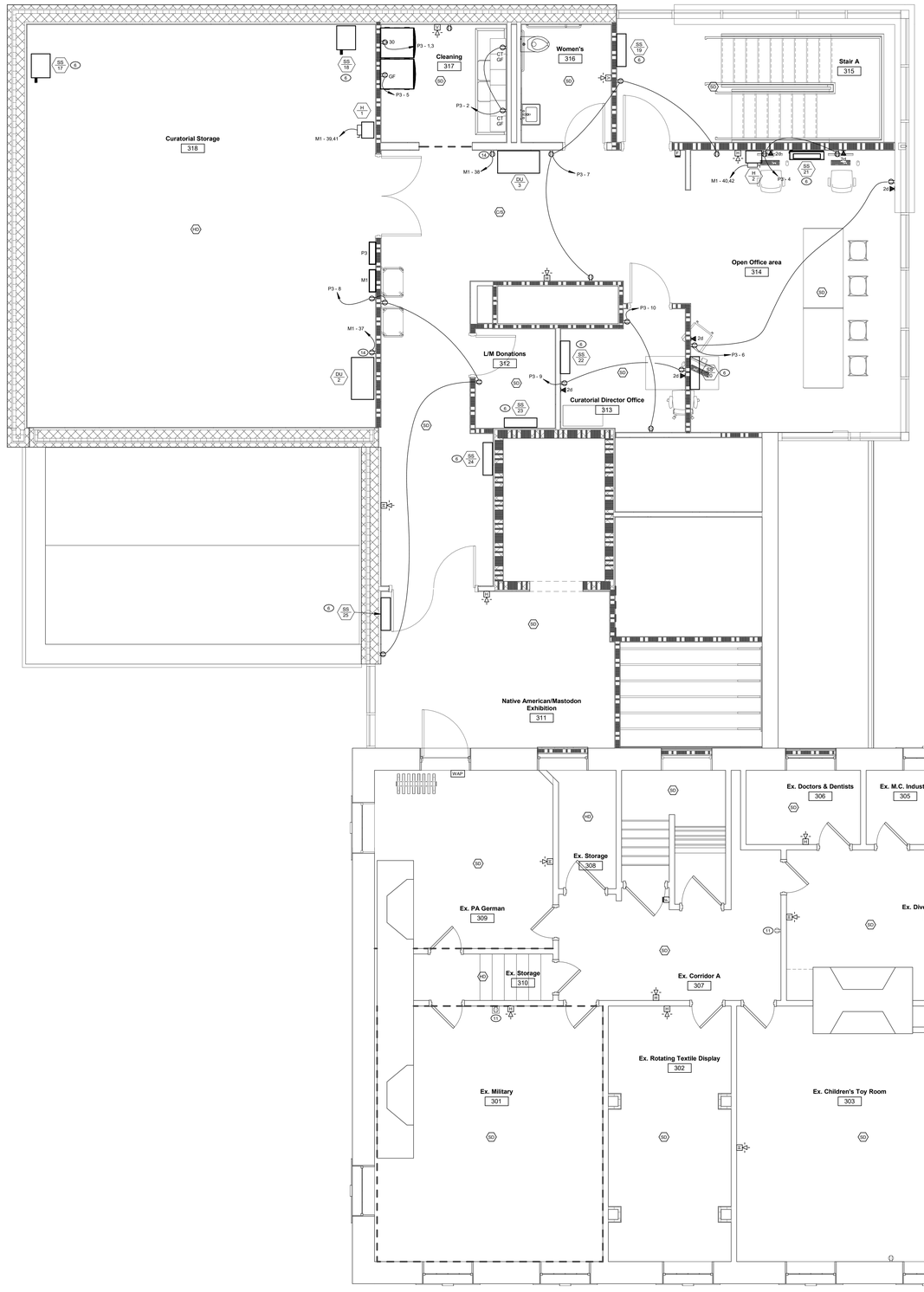
DRAWN BY
JRP

SCALE
As indicated

DATE
01.26.23

DRAWING NUMBER
E102

www.mksdarchitects.com



1 3rd Floor Plan - Power

SCALE 4' 0 8' 16' 24'

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REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
3rd Floor Plan - Power

PROJECT NUMBER
16.200

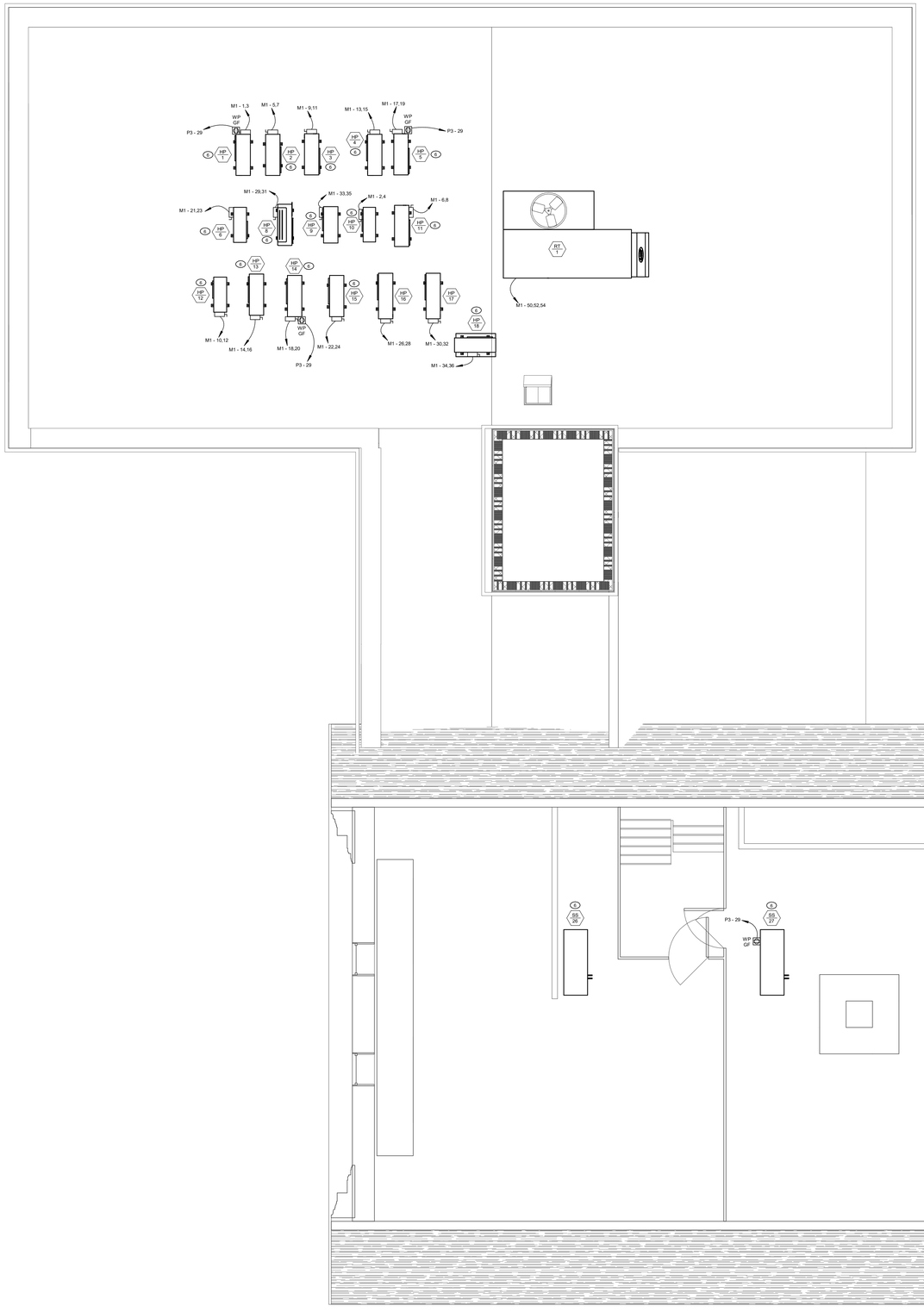
DRAWN BY
JRP

SCALE
As indicated

DATE
01.26.23

DRAWING NUMBER
E103

www.mksdarchitects.com



1 Roof Plan - Power
SCALE
4' 0 8' 16' 24'

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Alteration & Heritage Center Addition
900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

Roof Plan - Power

PROJECT NUMBER 16.200

DRAWN BY JRP

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

E104

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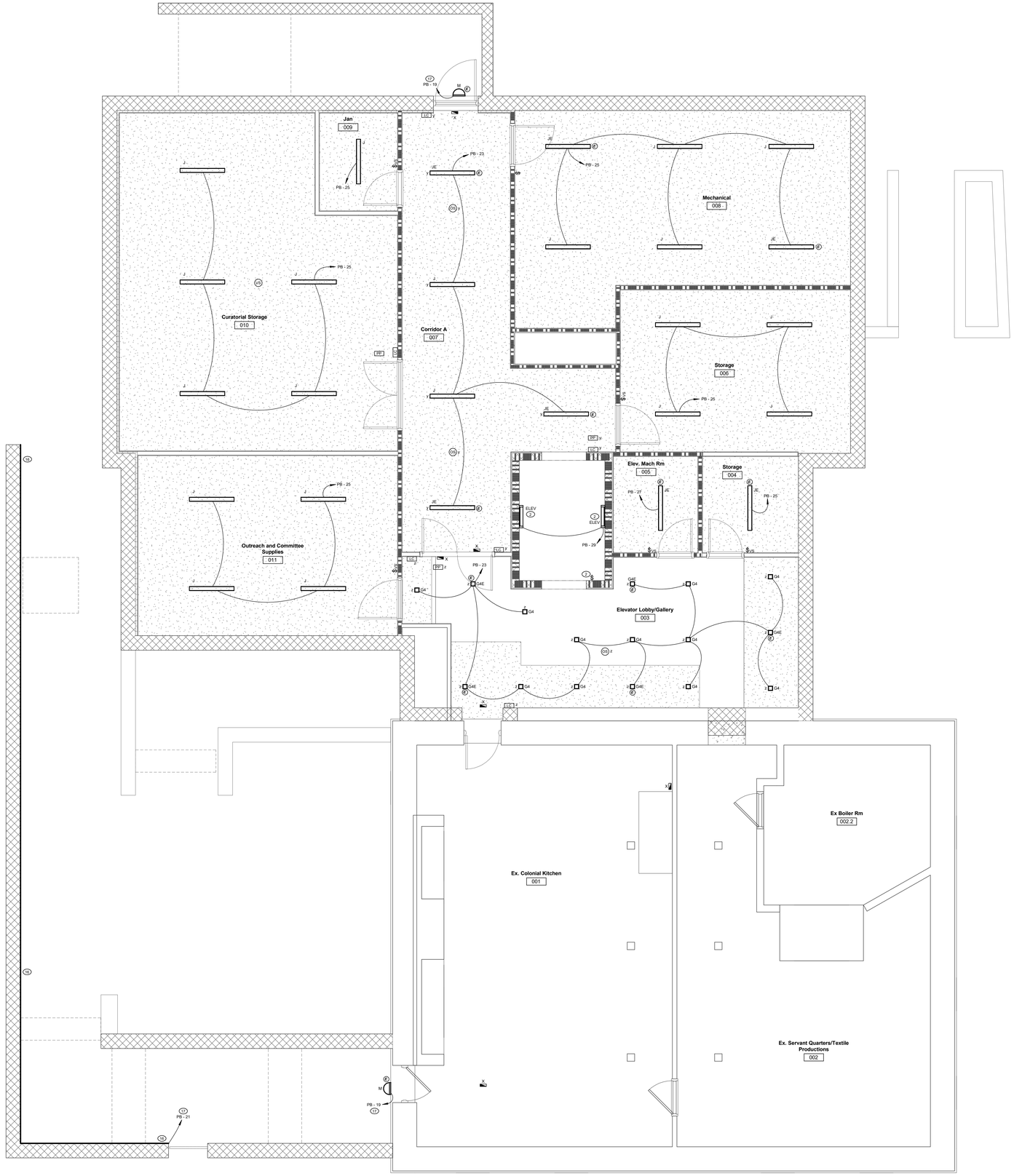
PA P.E. # 060014 NJ P.E. # 24 GE 05047000
NY P.E. # 102070-01 DE P.E. # 24216
TN P.E. # 123348 CT P.E. # 34352
SC P.E. # 29067 MD P.E. # 58304
CO P.E. # 40950 KY P.E. # 35456

JRP drawn | JRP designed | CTS checked
drawing not valid without authorized sae signatures

SAE Project No: FHC-14619

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER T. STRUNK ENGINEER No. 060014



1 Basement Plan - Lighting
SCALE
4' 0 8' 16' 24'

NEW WORK NOTES BY SYMBOL - ELECTRIC

1. WATER COOLER: PROVIDE DUPLEX GROUND FAULT RECEPTACLE FOR WATER COOLER. CONCEAL RECEPTACLE BELOW/BEHIND MOUNTING BOX OF COOLER.
2. REFER TO ELEVATOR PIT LIGHT DETAIL.
3. REFER TO ELEVATOR POWER AND CONTROL WIRING DIAGRAM.
4. TELECOM DEMARC: PROVIDE 3/4"X6'X4'H PAINTED TREATED CDX PLYWOOD BACKBOARD FOR TELEPHONE AND COMMUNICATIONS HEADEND EQUIPMENT PROVIDED BY UTILITY COMPANIES.
5. ELEVATOR PHONE LINES: PROVIDE CAT. 6 CABLES FROM ELEVATOR EQUIPMENT TO TELEPHONE DEMARC LOCATION. VERIFY EXACT QUANTITY AND TERMINATION LOCATION WITH ELEVATOR INSTALLER.
6. SPLIT SYSTEM: PROVIDE NEMA 3R DISCONNECT SWITCH FOR OUTDOOR UNIT. PROVIDE CONDUIT AND WIRING, AS PER PANEL SCHEDULE, FROM PANEL INDICATED TO OUTDOOR UNIT DISCONNECT SWITCH. PROVIDE FINAL ELECTRICAL CONNECTION TO OUTDOOR UNIT. PROVIDE POWER AND CONTROL CONDUIT AND WIRING, AS REQUIRED BY MANUFACTURER, FROM OUTDOOR UNIT TO INDOOR UNIT. INDOOR UNIT TO BE POWERED FROM OUTDOOR UNIT. PROVIDE FINAL ELECTRICAL CONNECTION TO INDOOR UNIT. COORDINATE ALL WORK WITH SPLIT SYSTEM INSTALLER. PROVIDE CIRCUIT BREAKER LOCKING DEVICE. FOR SPLIT SYSTEM CIRCUIT BREAKER, TO MEET THE REQUIREMENTS OF NEC 422.31.
7. FUTURE FLOOR BOX POWER: PROVIDE JUNCTION BOX FOR FUTURE POWER TO FUTURE FLOOR BOX. PROVIDE CONDUIT AND WIRING, AS INDICATED, FROM JUNCTION BOX TO PANEL INDICATED. CAP WIRES INJUNCTION BOX AND LABEL "FUTURE FLOOR BOX". PROVIDE CIRCUIT BREAKER LOCKING DEVICE TO LOCK BREAKER IN THE OFF POSITION.
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14. DEHUMIDIFICATION UNIT: PROVIDE DUPLEX RECEPTACLE FOR USE WITH DEHUMIDIFICATION UNIT. COORDINATE EXACT LOCATION WITH UNIT INSTALLER.
15. STRING LIGHTING: PROVIDE WP GF RECEPTACLE FOR USE WITH OWNER PROVIDED STRING LIGHTING. COORDINATE EXACT RECEPTACLE MOUNTING HEIGHT AND LOCATION WITH OWNER PRIOR TO ROUGH-IN.
16. TAPE LIGHT: PROVIDE TIVOLI TPLE-SB-O-30-24 TAPE LIGHT IN MOFT-CHAN-SLV-6.5 MOUNTING CHANNEL WITH MOFT-LNS-OPL-6.5 LENS. CHANNEL SHALL BE RECESSED IN NEW SITE WALL. COORDINATE INSTALLATION WITH ARCHITECTURAL DRAWINGS. PROVIDE LENGTHS OF TAPELIGHT AND MOUNTING CHANNEL AS REQUIRED TO EXTEND AROUND ENTIRE WALL AS INDICATED. PROVIDE ADNM-320-3-4-24-D POWER SUPPLY FOR TAPELIGHT. PROVIDE ALL WIRING, AS PER MANUFACTURER, FROM TRANSFORMER TO SECTIONS OF TAPELIGHT AS REQUIRED TO NOT OVERLOAD POWER SUPPLY.
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MKSD architects

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Basement Plan - Lighting

PROJECT NUMBER 16.200

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DRAWING NUMBER **E200**

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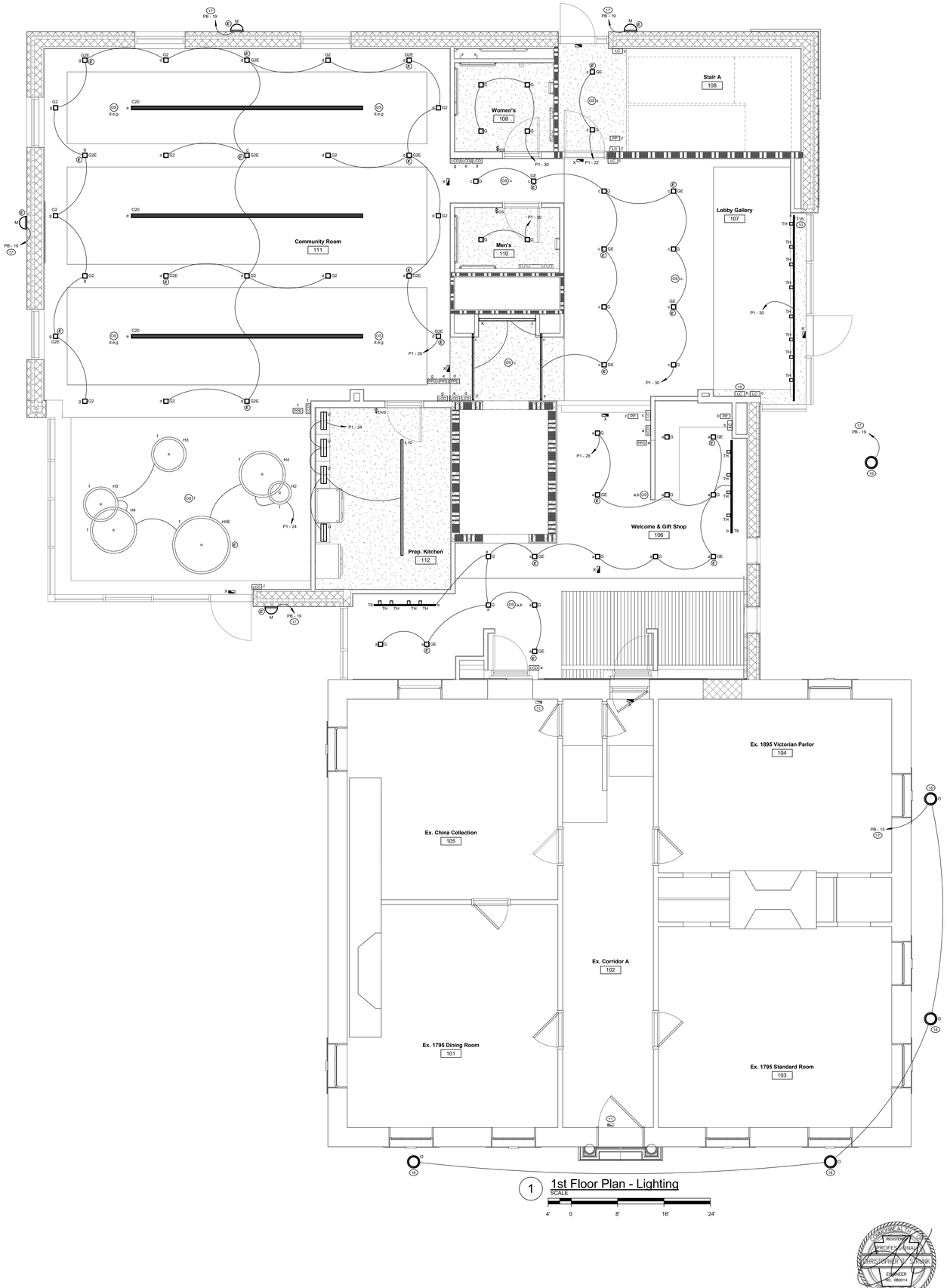

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No.	Date	Description

DRAWING TITLE

1st Floor Plan - Lighting

PROJECT NUMBER 16.200

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SCALE As indicated

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E201

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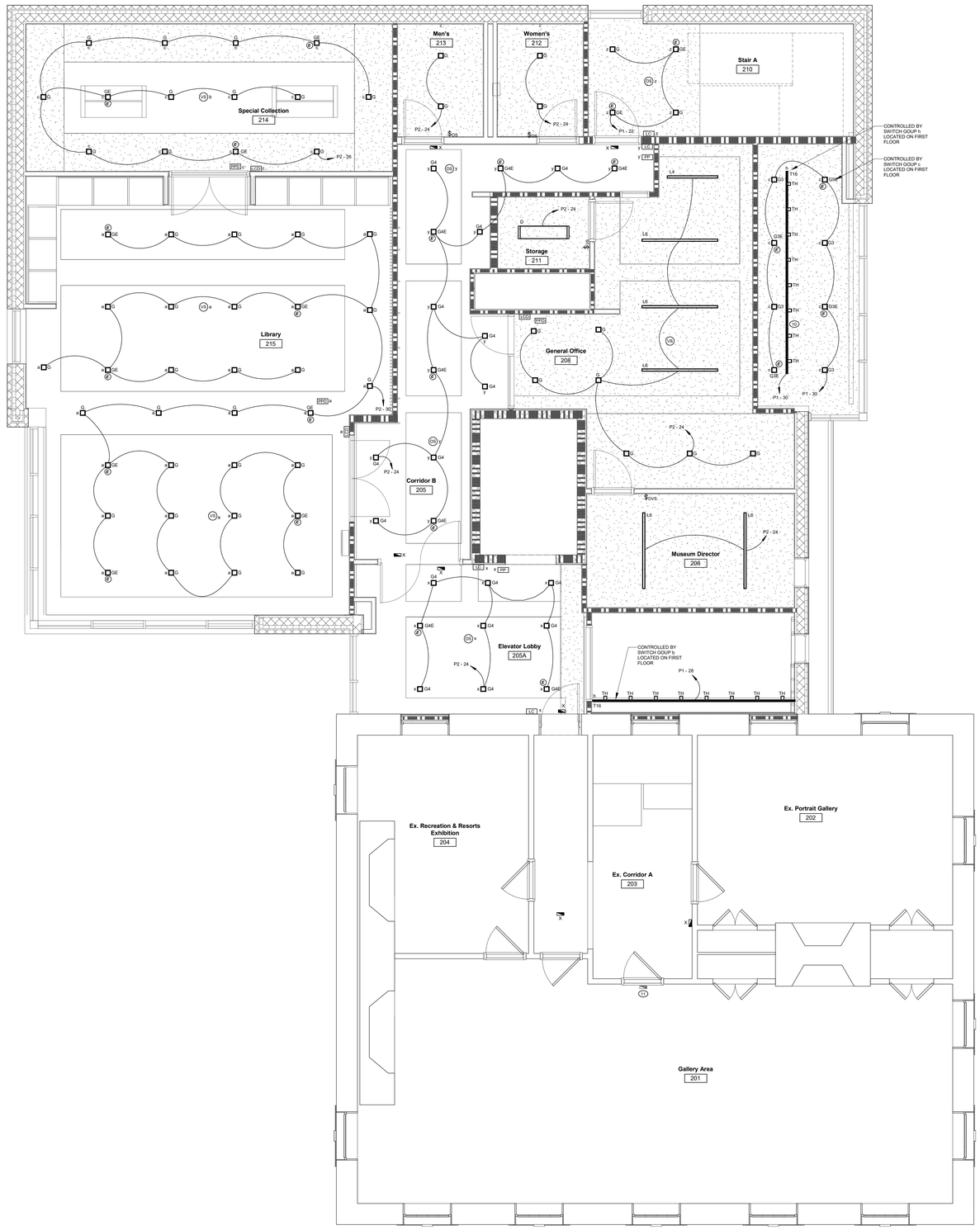

1 2nd Floor Plan - Lighting

SCALE 4' 0 8' 16' 24'

NEW WORK NOTES BY SYMBOL - ELECTRIC

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No.	Date	Description

DRAWING TITLE

2nd Floor Plan - Lighting

PROJECT NUMBER 16.200

DRAWN BY JRP

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

E202

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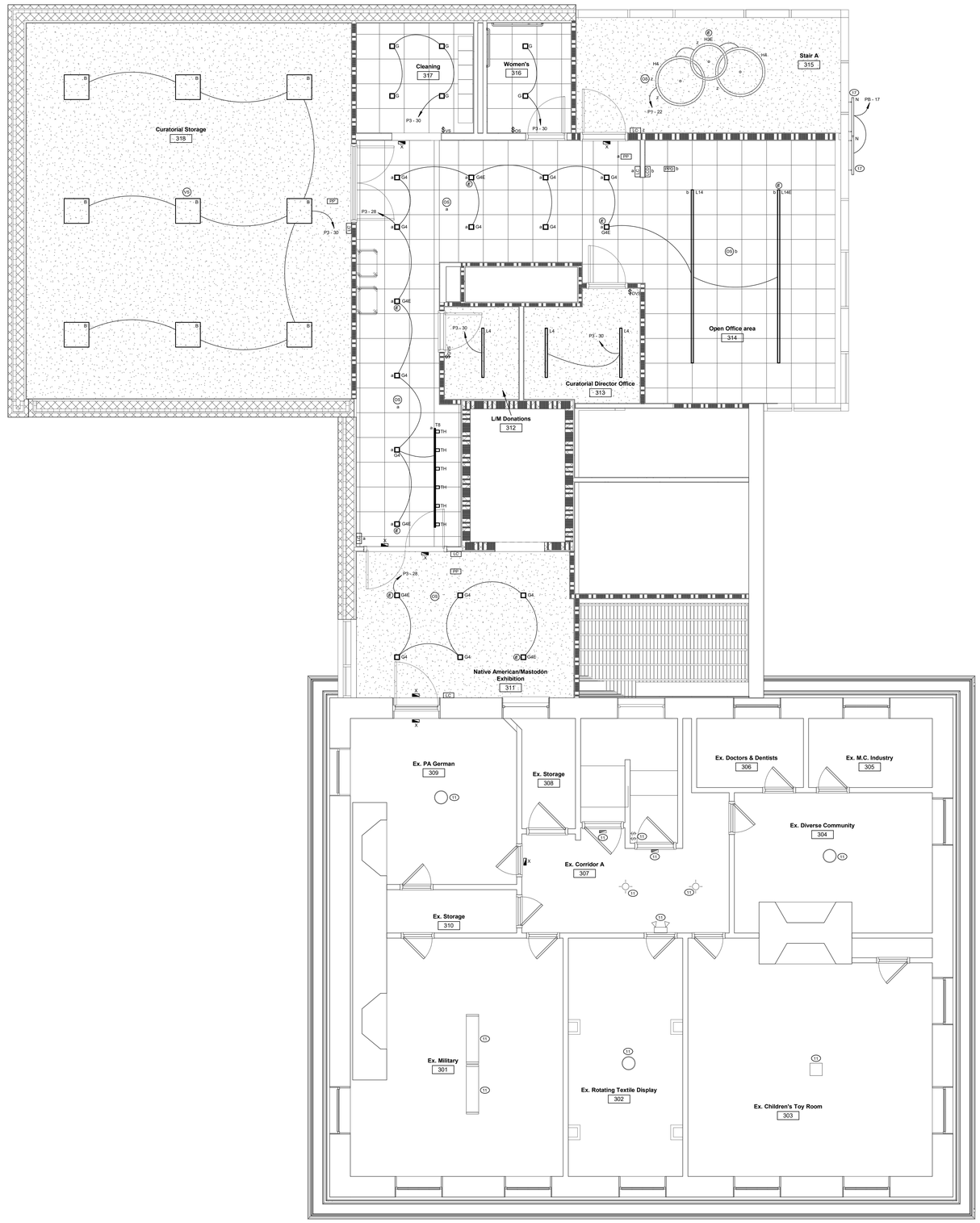

1 3rd Floor Plan - Lighting

SCALE 4' 0 8' 16' 24'

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14. DEHUMIDIFICATION UNIT: PROVIDE DUPLEX RECEPTACLE FOR USE WITH DEHUMIDIFICATION UNIT. COORDINATE EXACT LOCATION WITH UNIT INSTALLER.
15. STRING LIGHTING: PROVIDE WP GF RECEPTACLE FOR USE WITH OWNER PROVIDED STRING LIGHTING. COORDINATE EXACT RECEPTACLE MOUNTING HEIGHT AND LOCATION WITH OWNER PRIOR TO ROUGH-IN.
16. TAPE LIGHT: PROVIDE TIVOLI TPLE-SB-O-30-24 TAPE LIGHT IN MOFT-CHAN-SLV-6.5 MOUNTING CHANNEL WITH MOFT-LNS-OPL-6.5 LENS. CHANNEL SHALL BE RECESSED IN NEW SITE WALL. COORDINATE INSTALLATION WITH ARCHITECTURAL DRAWINGS. PROVIDE LENGTHS OF TAPELIGHT AND MOUNTING CHANNEL AS REQUIRED TO EXTEND AROUND ENTIRE WALL AS INDICATED. PROVIDE ADNM-320-3-4-24-D POWER SUPPLY FOR TAPELIGHT. PROVIDE ALL WIRING, AS PER MANUFACTURER, FROM TRANSFORMER TO SECTIONS OF TAPELIGHT AS REQUIRED TO NOT OVERLOAD POWER SUPPLY.
17. REFER TO EXTERIOR LIGHTING CONTROL DIAGRAM.
18. EXTERIOR WALL WASH: PROVIDE NEW LUMINAIRE AS INDICATED. CONNECT NEW LUMINAIRE TO EXISTING CONDUIT AND WIRING REMAINING FROM REMOVAL OF EXISTING LUMINAIRE. PROVIDE CONDUIT AND WIRING, FROM JUNCTION BOX, PROVIDED AS PER DEMOLITION NOTES BY SYMBOL, TO CIRCUIT INDICATED. WIRE THROUGH RELAY PANEL AS REQUIRED.
19. POST TOP LUMINAIRE: REFER TO CIVIL DRAWINGS FOR POST TOP LUMINAIRE SPECIFICATIONS AND POLE BASE INFORMATION. PROVIDE CONDUIT AND WIRING, AS INDICATED, FROM LUMINAIRE TO CIRCUIT INDICATED. PROVIDE DUAL-LITE LPS-55-S-RTSLP EMERGENCY LIGHTING INVERTER FOR POWERING LUMINAIRE DURING NORMAL POWER INTERRUPTION. PROVIDE ALL WIRING, AS PER MANUFACTURER, BETWEEN POWER SOURCE, EXTERIOR LIGHTING RELAY PANEL, INVERTER AND LUMINAIRE AS REQUIRED.
20. ELEVATOR SUMP PUMP: PROVIDE DUPLEX RECEPTACLE FOR ELEVATOR SUMP PUMP. MOUNT RECEPTACLE ADJACENT TO SUMP PUMP CONTROL PANEL.
21. EJECTOR PUMP: PROVIDE CONDUIT AND WIRING, AS INDICATED, FROM EJECTOR PUMP CONTROL PANEL TO CIRCUIT INDICATED. PROVIDE FINAL ELECTRICAL CONNECTION TO PUMP CONTROL PANEL.
22. SUMP PUMP: PROVIDE DUPLEX GF RECEPTACLE IN SURFACE CAST BOX FOR SUMP PUMP. MOUNT RECEPTACLE IN SUMP PUMP BASIN. COORDINATE ALL WORK WITH SUMP PUMP INSTALLER.

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SC P.E. # 30667 — MD P.E. # 36504
CO P.E. # 60950 — KY P.E. # 35456

Strunk-Albert Engineering
Engineered Systems and Building Consultants

JRP drawn | JRP designed | CTS checked
drawing not valid without authorized sae signatures

SAE Project No: FHC-14619

MKSD architects

Silvia A. Hoffman, AIA, LEED AP
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SEAL

SIGNATURE

Monroe County Historical Association Alteration & Heritage Center Addition

900 Main Street - Stroudsburg, PA 18360

REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE

3rd Floor Plan - Lighting

PROJECT NUMBER 16.200

DRAWN BY JRP

SCALE As indicated

DATE 01.26.23

DRAWING NUMBER

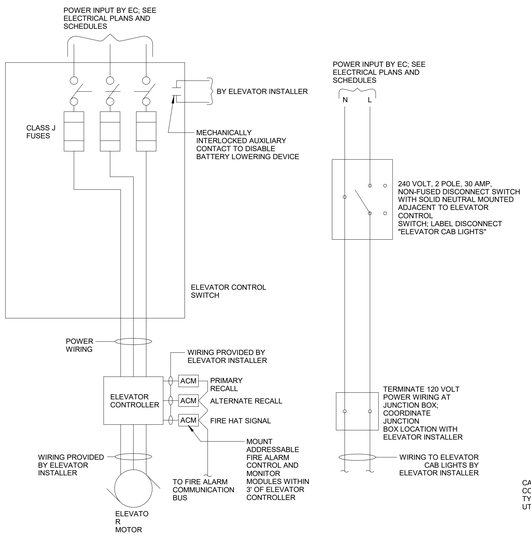
E203

www.mksdarchitects.com

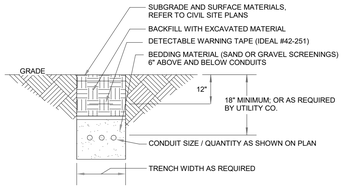
SPECIFICATIONS:

1. THE ELEVATOR SWITCH SHALL BE A HORSEPOWER RATED FUSIBLE SWITCH THE SWITCH SHALL INCLUDE A 1-NO/1-NC MECHANICALLY INTERLOCKED AUXILIARY CONTACT RATED 5A, 120 VAC. THE SWITCH SHALL INCLUDE:
   A. NEMA 1 ENCLOSURE
   B. SHORT CIRCUIT RATING AT 200,000 AMPS RMS SYMMETRICAL WITH BUSSMANN LOW-PEAK CLASS J FUSES.

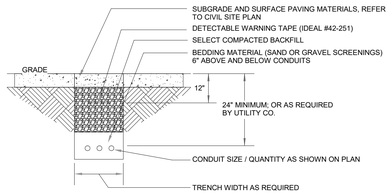
2. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE
   A. NATIONAL ELECTRIC CODE (NEC)
   B. INTERNATIONAL BUILDING CODE (IBC)
   C. NFPA 72
   D. ANSI/ASME A17.1



1 ELEVATOR POWER & CONTROL DIAGRAM
NO SCALE

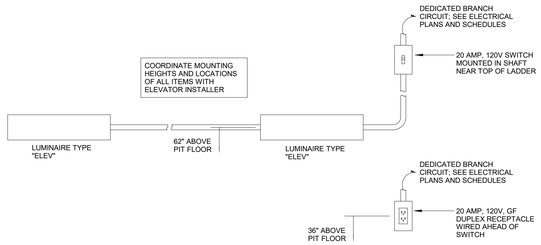


(BELOW UNPAVED SURFACE)

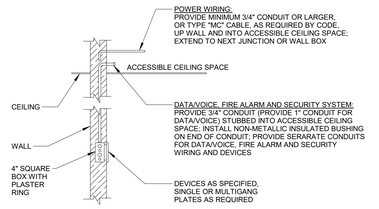


(BELOW PAVED SURFACE)

12 TRENCH DETAILS
NO SCALE

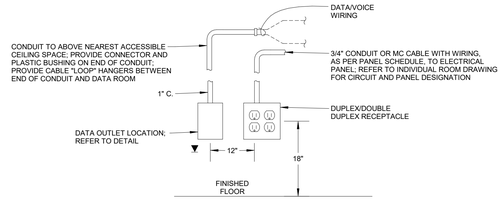


2 ELEVATOR PIT DETAIL
NO SCALE

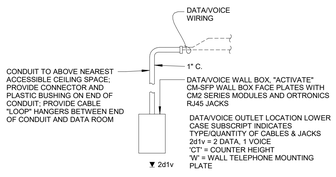


NOTE:
COORDINATE EXACT REQUIREMENTS AND LOCATIONS WITH OTHER TRADES AND OWNER.

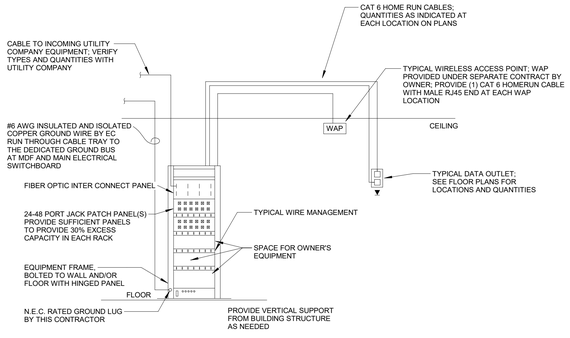
3 WALL BOX DETAIL
NO SCALE



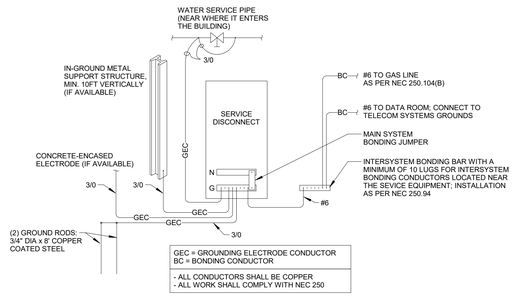
4 DATA/VOICE/ELECTRIC DETAIL
NO SCALE



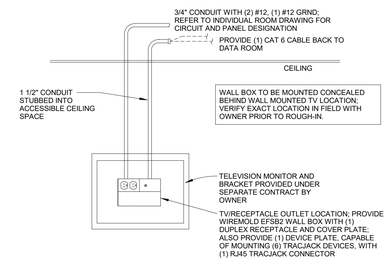
5 DATA/VOICE OUTLET DETAIL
NO SCALE



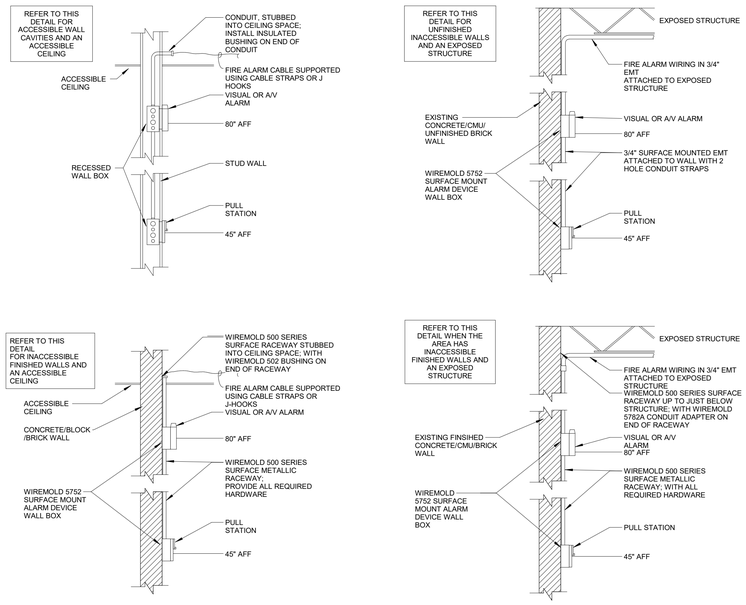
6 DATA RACK DETAIL
NO SCALE



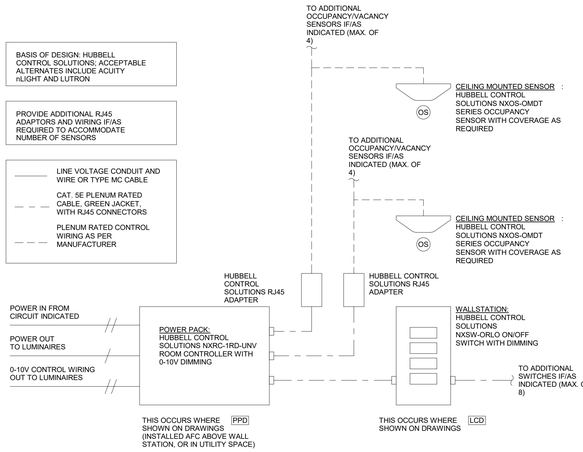
7 GROUNDING SYSTEM DETAIL
NO SCALE



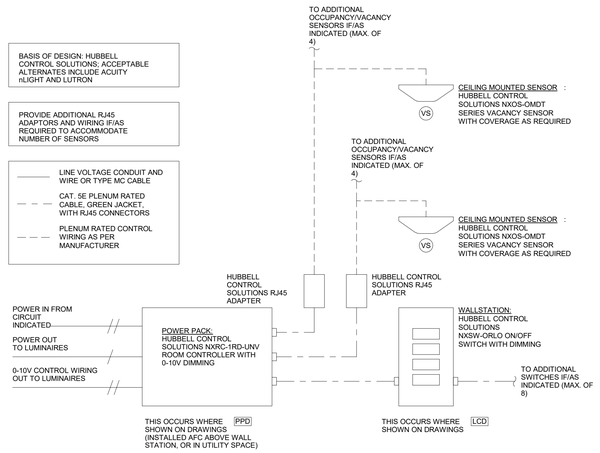
8 TV OUTLET MOUNTING DETAIL
NO SCALE



9 PULL STATION, VISUAL or A/V ALARM BOX DETAILS
NO SCALE



10 LIGHTING CONTROL WIRING DIAGRAM
NO SCALE



11 LIGHTING CONTROL WIRING DIAGRAM
NO SCALE

MKSD architects

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Todd O. Chambers, AIA, NCARB
Jill P. Hewes, AIA, LEED AP

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REVISIONS

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No.	Date	Description

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DRAWN BY
JRP

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1/8" = 1'-0"

DATE
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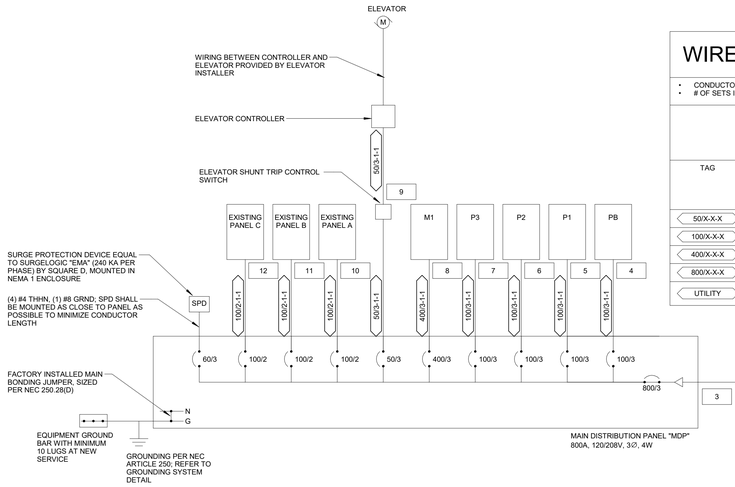
CT P.E. # 30467 — KCP P.E. # 36504
CO P.E. # 40950 — KY P.E. # 33454
JRP drawn — JRP designed — CTS checked
drawing not valid without authorized sae signatures

SAE Project No: FHC-14619

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHRISTOPHER T. STRUNK — ENGINEER NO. 080014



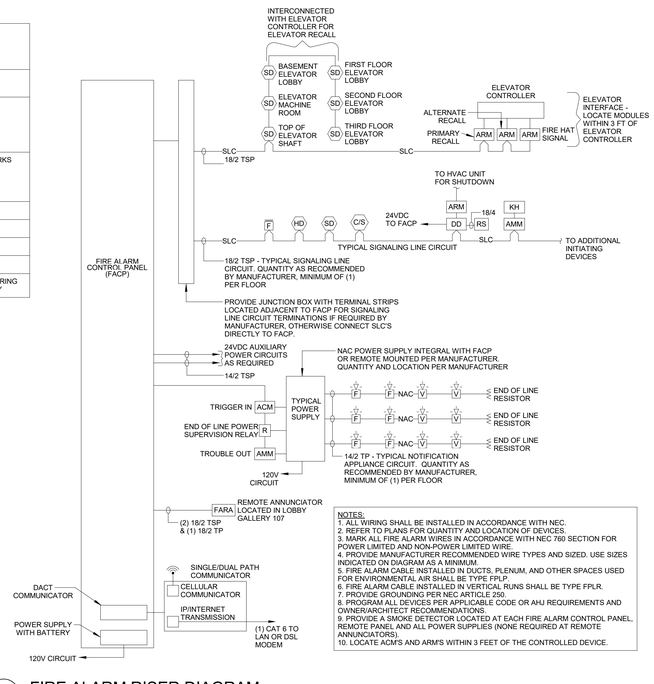
1 ELECTRIC SERVICE RISER DIAGRAM
NO SCALE

WIRE & CONDUIT SCHEDULE

- CONDUCTORS SHALL BE THWN/THWN-2 600V INSULATED COPPER, UNLESS NOTED.
- # OF SETS INDICATES NUMBER OF PARALLEL RUNS OF CONDUIT AND WIRE.

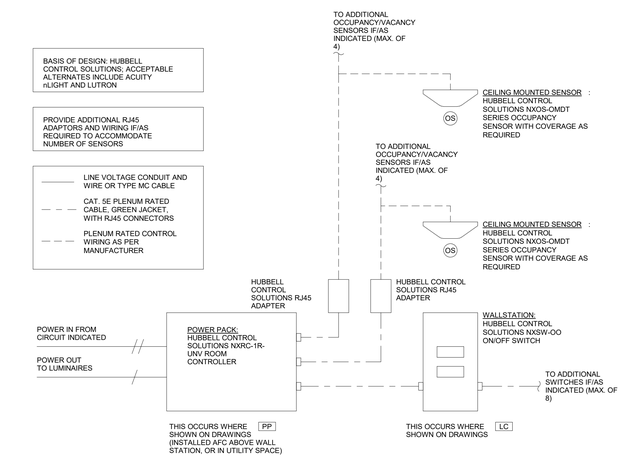
TAG ID — XXX/X-X-X
PHASE CONDUCTOR QUANTITY PER SET
NEUTRAL CONDUCTOR QUANTITY PER SET
GROUND CONDUCTOR QUANTITY PER SET

TAG	# OF SETS	CONDUIT SIZE	CONDUCTORS		REMARKS
			PHASE & NEUTRAL SIZE	GROUND SIZE	
50/X-X-X	(1)	3/4"	#8	#10	
100/X-X-X	(1)	1 1/4"	#2	#8	
400/X-X-X	(1)	3"	500 KCMIL	#3	
800/X-X-X	(2)	4"	500 KCMIL	#1/0	
UTILITY	(1)	1 1/4"			METER WIRING BY UTILITY



NOTES:
1. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH NEC.
2. REFER TO PLANS FOR QUANTITY AND LOCATION OF DEVICES.
3. MARK ALL FIRE ALARM WIRES IN ACCORDANCE WITH NEC 760 SECTION FOR POWER LIMITED AND NON-POWER LIMITED WIRE.
4. PROVIDE MANUFACTURER RECOMMENDED WIRE TYPES AND SIZED. USE SIZES INDICATED ON DIAGRAM AS A MINIMUM.
5. FIRE ALARM CABLE INSTALLED IN DUCTS, PLENUM, AND OTHER SPACES USED FOR ENVIRONMENTAL AIR SHALL BE TYPE FPLP.
6. FIRE ALARM CABLE INSTALLED IN VERTICAL RUNS SHALL BE TYPE FPLR.
7. PROVIDE GROUNDING PER NEC ARTICLE 250.
8. PROGRAM ALL DEVICES PER APPLICABLE CODE OR AHJ REQUIREMENTS AND OWNER/ARCHITECT RECOMMENDATIONS.
9. PROVIDE A SMOKE DETECTOR LOCATED AT EACH FIRE ALARM CONTROL PANEL, REMOTE PANEL AND ALL POWER SUPPLIES (NONE REQUIRED AT REMOTE ANNUNCIATORS).
10. LOCATE ACM'S AND ARM'S WITHIN 3 FEET OF THE CONTROLLED DEVICE.

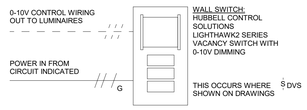
2 FIRE ALARM RISER DIAGRAM
NO SCALE



3 LIGHTING CONTROL WIRING DIAGRAM
NO SCALE

FAULT CURRENT SCHEDULE

TAG	DEVICE	AVAILABLE FAULT CURRENT	AIC RATING	L-L VOLTS	FEEDER		TRANSFORMER		
					SIZE (#)-SETS/PHASE	LENGTH	KVA	Z%	FAULT @ PRIMARY
1	UTILITY TRANSFORMER	36,739		208			225	1.7	UTILITY
2	CT CABINET	25,699		208	(2) 500 KCMIL	75'			
3	PANEL MDP	24,293	35,000	208	(2) 500 KCMIL	12'			
4	PANEL PB	20,811	22,000	208	(1) #2 KCMIL	5'			
5	PANEL P1	8,552	10,000	208	(1) #2 KCMIL	55'			
6	PANEL P2	8,076	10,000	208	(1) #2 KCMIL	60'			
7	PANEL P3	6,921	10,000	208	(1) #2 KCMIL	75'			
8	PANEL M1	15,127	22,000	208	(1) 500 KCMIL	80'			
9	ELEVATOR CONTROL SWITCH	2,985	100,000	208	(1) #8	55'			
10	PANEL A	4,803	EXISTING	208	(1) #2	105'			
11	PANEL B	4,994	EXISTING	208	(1) #2	100'			
12	PANEL C	5,200	EXISTING	208	(1) #2	95'			



4 LIGHTING CONTROL WIRING DIAGRAM
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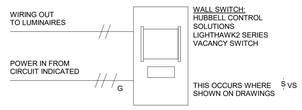

5 LIGHTING CONTROL WIRING DIAGRAM
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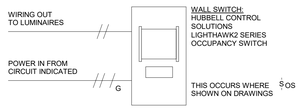

6 LIGHTING CONTROL WIRING DIAGRAM
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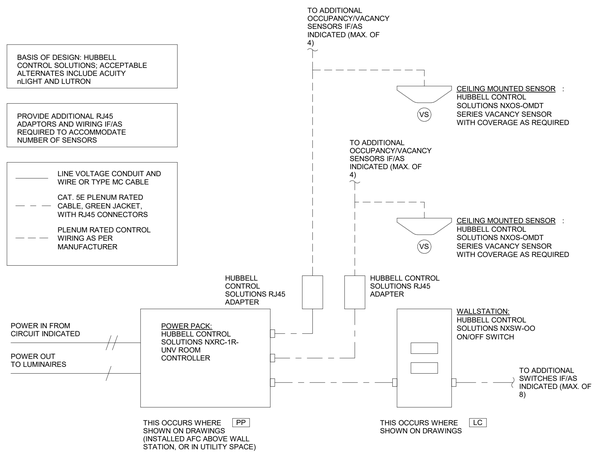
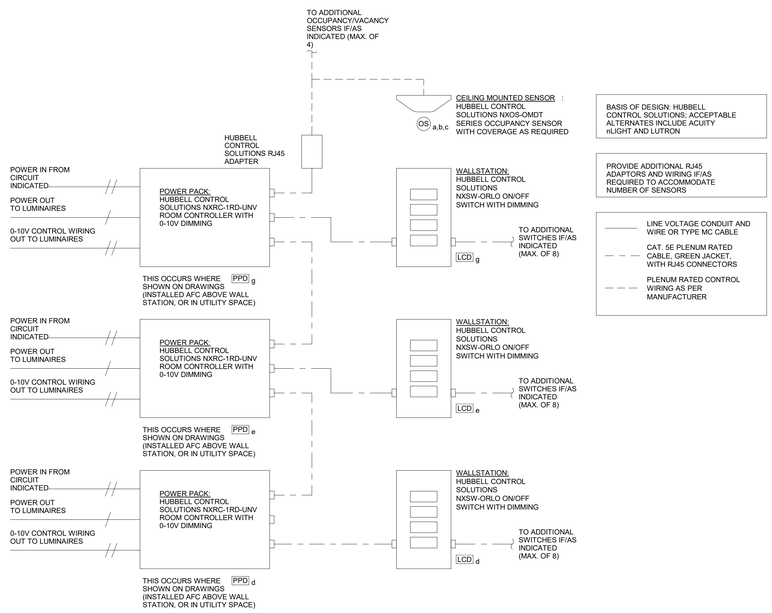


7 LIGHTING CONTROL WIRING DIAGRAM
NO SCALE



8 LIGHTING CONTROL WIRING DIAGRAM
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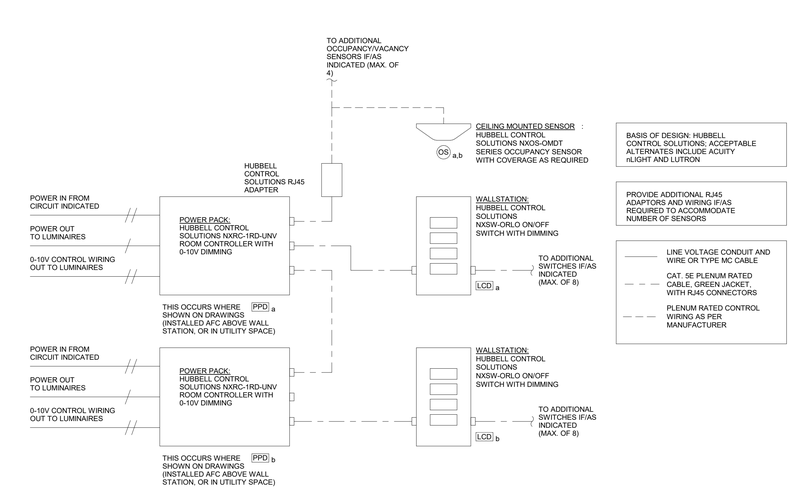

9 LIGHTING CONTROL WIRING DIAGRAM
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1/8" = 1'-0"

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JRFDesigrChecker
drawn designed checked
drawing not valid without authorized sae signatures

SAE Project No: FHC-14619

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER T. STRUNK ENGINEER PE. 080014

Switchboard: MDP

Location: Mechanical 008
Supply From:
Mounting:
Enclosure:

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 35,000
Mains Type: MCB
Mains Rating: 600 A
MCB Rating: 600 A

Notes:

CKT	Circuit Description	# of Poles	Trip Rating	Load	Remarks
1	PB	3	100 A	14202 VA	
2	P1	3	100 A	24468 VA	
3	P2	3	100 A	8577 VA	
4	P3	3	100 A	10586 VA	
5	M1	3	400 A	81593 VA	
6	Elevator	3	50 A	12240 VA	
7	A	2	100 A	11000 VA	
8	B	2	100 A	11000 VA	
9	C	2	100 A	11000 VA	
10	TVSS	3	60 A	0 VA	
				184665 VA	
				512.6 A	

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Equipment	6726 VA	100.00%	6726 VA		
Existing Load	33000 VA	125.00%	41250 VA	**Total Conn. Load:**	184665 VA
HVAC	80849 VA	125.00%	101061 VA	**Total Est. Demand:**	205937 VA
KITCHEN	8000 VA	100.00%	8000 VA	**Total Conn. Current:**	512.6 A
Lighting	10799 VA	125.00%	13498 VA	**Total Est. Demand Current:**	571.6 A
Motor	15513 VA	100.00%	15513 VA		
Receptacle	29779 VA	66.79%	19890 VA		

Notes:
Square 'D' "I-Line" Type "HCP" Distribution Panel
B oil-On Breakers
Ground Bar Kit
72" Total Breaker Mounting Space

LUMINAIRE SCHEDULE

TYPE	MANUFACTURER: MODEL	LOAD	LAMP TYPE	MOUNTING	DESCRIPTION	LUMENS	NOTES
B	COLUMBIA: CFP22-40/33/2835-CFPSMK-22	40 VA		CEILING/SURFACE	2X2 SURFACE MOUNT	4281 lm	
C20	FINELITE: HOA-ID-RO-20'-H-H-835-F-OPN-120-FA-OE-SC-C4	268 VA	LED	CEILING/SUSPENDED	20' LINEAR SUSPENDED	21660 lm	VERIFY MOUNTING HEIGHT WITH ARCHITECT
D	COLUMBIA: RLW4-35ML-FAW-ED-U	40 VA	LED	CEILING/SURFACE	LINEAR WRAP	5222 lm	
ELEV	ATLAS: ILW25LED2	24 VA	LED	WALL/SURFACE	SURFACE MOUNT LED	3092 lm	VERIFY EXACT MOUNTING LOCATION WITH ELEVATOR INSTALLER
F	PINNACLE: EV1-A-835-WC72"X5'5"-SF(S)-U-OL2-1-W	54 VA	LED	CEILING/WALL/RECESSED	LINEAR RECESSED WALL TO CEILING LED	125 lm	LUMINAIRE SHALL BE CONTINUOUS UP WALL AND ACROSS CEILING
FV	VERTICLE PORTION OF LUMINAIRE TYPE F	1 VA	LED			125 lm	
G	ALPHABET: NU4QD-XTM19-30LM-35K-83-HE60-UNV-DIM10-NC-WH-WH	26 VA	LED	CEILING/RECESSED/GYP	SQUARE LED DOWNLIGHT	1720 lm	
G2	ALPHABET: NU3QD-XTM19-27LM-35K-83-HE60-277-DIM10-NC-WH-WH	29 VA	LED	CEILING/RECESSED/GYP	SQUARE LED DOWNLIGHT	2350 lm	
G2E	ALPHABET: NU3QD-XTM19-27LM-35K-83-HE60-277-DIM10-NC-WH-WH-EM12	29 VA	LED	CEILING/RECESSED/GYP	SQUARE LED DOWNLIGHT	2350 lm	PROVIDE WITH EMERGENCY BATTERY PACK
G3	ALPHABET: NU4RD-XTM19-40LM-35K-83-HE60-277-DIM10-NC-WH-WH	49 VA	LED	CEILING/RECESSED/GYP	SQUARE LED DOWNLIGHT	3430 lm	
G3E	ALPHABET: NU4RD-XTM19-40LM-35K-83-HE60-277-DIM10-NC-WH-WH-EM12	49 VA	LED	CEILING/RECESSED/GYP	SQUARE LED DOWNLIGHT	3430 lm	PROVIDE WITH EMERGENCY BATTERY PACK
G4	ALPHABET: NU4QD-XTM19-30LM-35K-83-HE60-UNV-DIM10-NC-WH-WH	26 VA	LED	CEILING/RECESSED/GYP	SQUARE LED DOWNLIGHT	1720 lm	PROVIDE WITH TENMAT FF109-250 1-HOUR FIRE RATED DOWNLIGHT COVER AND INSTALL PER MANUFACTURERS RECOMMENDATIONS
G4E	ALPHABET: NU4QD-XTM19-30LM-35K-83-HE60-UNV-DIM10-NC-WH-WH-EM12	26 VA	LED	CEILING/RECESSED/GYP	SQUARE LED DOWNLIGHT	1720 lm	PROVIDE WITH TENMAT FF109-250 1-HOUR FIRE RATED DOWNLIGHT COVER AND INSTALL PER MANUFACTURERS RECOMMENDATIONS; PROVIDE EMERGENCY BATTERY PACK
GE	ALPHABET: NU4QD-XTM19-30LM-35K-83-HE60-UNV-DIM10-NC-WH-WH-EM12	26 VA	LED	CEILING/RECESSED/GYP	SQUARE LED DOWNLIGHT	1720 lm	PROVIDE WITH EMERGENCY BATTERY PACK
H2	BETA CALCO: 953105-D35-N35-S1-D1-XX	43 VA	LED	CEILING/SUSPENDED	RING PENDANT	4482 lm	VERIFY MOUNTING HEIGHT AND FINISH WITH ARCHITECT
H3	BETA CALCO: 953110-D35-N35-S1-D1-XX	64 VA	LED	CEILING/SUSPENDED	RING PENDANT	6719 lm	VERIFY MOUNTING HEIGHT AND FINISH WITH ARCHITECT
H3E	BETA CALCO: 953110-D35-N35-S1-D1-XX-RE	64 VA	LED	CEILING/SUSPENDED	RING PENDANT	6719 lm	VERIFY MOUNTING HEIGHT AND FINISH WITH ARCHITECT; PROVIDE WITH EMERGENCY BATTERY PACK
H4	BETA CALCO: 953120-D35-N35-S1-D1-XX	80 VA	LED	CEILING/SUSPENDED	RING PENDANT	9064 lm	VERIFY MOUNTING HEIGHT AND FINISH WITH ARCHITECT
H5E	BETA CALCO: 953130-D35-N35-S1-D1-XX-RE	108 VA	LED	CEILING/SUSPENDED	RING PENDANT	11350 lm	VERIFY MOUNTING HEIGHT AND FINISH WITH ARCHITECT; PROVIDE WITH EMERGENCY BATTERY PACK
J	COLUMBIA: LCL4-35ML-EU	42 VA	LED	CEILING/SURFACE	LED STRIP LIGHT	5329 lm	
JE	COLUMBIA: LCL4-35ML-EU-ELL14	42 VA	LED	CEILING/SURFACE	LED STRIP LIGHT	5329 lm	PROVIDE WITH EMERGENCY BATTERY PACK
K	FOCAL POINT: FSM2PR-ALH-FLO-250LF-35K-1C-UNV-LD1-TF-WH-5'	16 VA	LED	CEILING/RECESSED/GYP	RECESSED PERIMETER LED	1250 lm	
L4	FINELITE: HP2R-4'-V-835-F-96LG-120-SC-FC10-SF-FE-SW	37 VA	LED	CEILING/RECESSED	LINEAR RECESSED LED	3288 lm	
L6	FINELITE: HP2R-6'-V-835-F-96LG-120-SC-FC10-SF-FE-SW	55 VA	LED	CEILING/RECESSED	LINEAR RECESSED LED	4932 lm	
L10	FINELITE: HP2R-10'-V-835-F-96LG-120-SC-FC10-SF-FE-SW	92 VA	LED ARRAY	CEILING/RECESSED	LINEAR RECESSED LED	8220 lm	
L14	FINELITE: HP2R-14'-V-835-F-96LG-120-SC-FC10-SF-FE-SW	129 VA	LED	CEILING/RECESSED	LINEAR RECESSED LED	11508 lm	VERIFY CEILING TYPE WITH ARCHITECT
L14E	FINELITE: HP2R-14'-V-835-F-96LG-120-SC-FC10-SF-FE-SW-FAC CHO	129 VA	LED	CEILING/RECESSED	LINEAR RECESSED LED	11508 lm	VERIFY CEILING TYPE WITH ARCHITECT; PROVIDE WITH EMERGENCY BATTERY PACK
M	BEACON:TRP2-24L-30-4K7-3-UNV-20F-EH	30 VA	LED	WALL/SURFACE	EXTERIOR WALL PACK	3747 lm	VERIFY MOUNTING HEIGHT WITH ARCHITECT
N	LUMENPULSE: LOG-120-36-DWH-WWLF-WAM12-ETE	50 VA	LED	WALL/SURFACE	WALL MOUNTED SIGN LIGHT	2583 lm	VERIFY MOUNTING HEIGHT AND FINISH WITH ARCHITECT
O	KIM: LTV81-HS-WW-36L-3K-UV	44 VA	LED	IN GRADE	IN GROUND WALL WASH	3489 lm	MOUNT WHERE EXISTING WALL WASH WAS REMOVED
T6	BRUCK: 370GES-6'-XX/370GES-41-XX/370GES-11-XX			WALL/CEILING/SURFACE	SURFACE MOUNTED TRACK		PROVIDE ALL REQUIRED MOUNTING COMPONENTS AND CONNECTORS FOR LENGTH OF TRACK REQUIRED
T8	BRUCK: 370GES-8'-XX/370GES-41-XX/370GES-11-XX			WALL/CEILING/SURFACE	SURFACE MOUNTED TRACK		PROVIDE ALL REQUIRED MOUNTING COMPONENTS AND CONNECTORS FOR LENGTH OF TRACK REQUIRED
T16	BRUCK: 370GES-16'-XX/370GES-41-XX/370GES-11-XX			WALL/CEILING/SURFACE	SURFACE MOUNTED TRACK		PROVIDE ALL REQUIRED MOUNTING COMPONENTS AND CONNECTORS FOR LENGTH OF TRACK REQUIRED
TH	BRUCK: 350431-22LM-35K-90-36-120-ELV-XX-ECOXX	20 VA	LED	TRACK	TRACK HEAD	2200 lm	FINISH SELECTED BY ARCHITECT
U	SIMKAR: EVLED-18	12 VA	LED	UNDERCABINET/SURFACE	UNDERCABINET LED	800 lm	PROVIDE LINKING CORDS AS REQUIRED
X	DUAL-LITE: SE-x-R-W-E-I	4 VA	LED	WALL/CEILING/SURFACE	SELF POWERED EXIT SIGN		PROVIDE SINGLE OR DOUBLE FACE AS REQUIRED AT EACH LOCATION

LUMINAIRE SCHEDULE NOTES

1. CONTRACTOR SHALL VERIFY VOLTAGE AT SITE. VOLTAGE OF NORMAL AND EMERGENCY LUMINAIRES MAY VARY.
2. PROVIDE SINGLE OR DOUBLE FACE EXITS WHERE SHOWN ON DRAWING.
3. DIMENSIONS FOR CONTINUOUS LINEAR LUMINAIRES MUST BE FIELD MEASURED.
4. LUMINAIRES DESIGNATED AS HAVING INTERNAL/REMOTE EMERGENCY BATTERY PACK/BALLAST SHALL BE CAPABLE OF PRODUCING A MINIMUM ILLUMINATION OF 1100 LUMENS IN THE EMERGENCY MODE.
5. ALL FINISHES SHALL BE SELECTED BY THE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD FINISHES.
6. PROVIDE SLOPED CEILING ADAPTER IF/AS REQUIRED.
7. WHERE INDICATED, INTERNAL/REMOTE EMERGENCY BATTERY PACK/BALLAST CAPABLE OF PRODUCING A MINIMUM OUTPUT OF 1000 LUMENS IN THE EMERGENCY MODE.
8. PROVIDE HANGER BARS AS REQUIRED.
9. DIMENSIONS FOR ALL CONTINUOUS LINEAR LUMINAIRES MUST BE FIELD MEASURED.
10. PROVIDE POWER CORD ATTACHED TO AIRCRAFT CABLE OR CHAIN, WHITE OR BLACK AS SPECIFIED BY ARCHITECT/ENGINEER. PROVIDE CLEAR TIE WRAP TO SECURE POWER CABLE TO CABLE OR CHAIN.

Branch Panel: M1

Location: Curatorial Storage 318
Supply From: MDP
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22,000
Mains Type: MLO
Mains Rating: 400 A
MCB Rating: 0 A

CKT	Circuit Description	Conduit & Wire	Trip	Poles	A		B		C		Poles	Trip	Conduit & Wire	Circuit Description	CKT
1	Split System	3/4"C, 2#8, #8N, #10G	35 A	2	1997 VA	915 VA					2	15 A	3/4"C, 2#12, #12N, #12G	Split System	2
3	--	--	--	--			1997 VA	915 VA			--	--	--	--	4
5	Split System	3/4"C, 2#10, #10N, #10G	25 A	2					1839 VA	1997 VA	2	35 A	3/4"C, 2#8, #8N, #10G	Split System	6
7	--	--	--	--	1839 VA	1997 VA					--	--	--	--	8
9	Split System	3/4"C, 2#8, #8N, #10G	35 A	2			1997 VA	915 VA			2	15 A	3/4"C, 2#12, #12N, #12G	Split System	10
11	--	--	--	--					1997 VA	915 VA	--	--	--	--	12
13	Split System	3/4"C, 2#8, #8N, #10G	35 A	2	1997 VA	2912 VA					2	50 A	3/4"C, 2#6, #6N, #10G	Split System	14
15	--	--	--	--			1997 VA	2912 VA			--	--	--	--	16
17	Split System	3/4"C, 2#8, #8N, #10G	35 A	2					1997 VA	1581 VA	2	25 A	3/4"C, 2#10, #10N, #10G	Split System	18
19	--	--	--	--	1997 VA	1581 VA					--	--	--	--	20
21	Split System	3/4"C, 2#8, #8N, #10G	35 A	2			915 VA	2912 VA			2	50 A	3/4"C, 2#6, #6N, #10G	Split System	22
23	--	--	--	--					915 VA	2912 VA	--	--	--	--	24
25	Split System	3/4"C, 2#10, #10N, #10G	25 A	2	2080 VA	2080 VA					2	30 A	3/4"C, 2#10, #10N, #10G	Split System	26
27	--	--	--	--			2080 VA	2080 VA			--	--	--	--	28
29	Split System	3/4"C, 2#8, #8N, #10G	40 A	2					2272 VA	2080 VA	2	30 A	3/4"C, 2#10, #10N, #10G	Split System	30
31	--	--	--	--	2272 VA	2080 VA					--	--	--	--	32
33	Split System	3/4"C, 2#12, #12N, #12G	20 A	2			1431 VA	1581 VA			2	25 A	3/4"C, 2#10, #10N, #10G	Split System	34
35	--	--	--	--					1431 VA	1581 VA	--	--	--	--	36
37	Dehumidification Unit	3/4"C, 1#12, #12N, #12G	20 A	1	960 VA	960 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Dehumidification Unit	38
39	Humidifier	3/4"C, 2#12, #12N, #12G	20 A	2			2 VA	2 VA			2	20 A	3/4"C, 2#12, #12N, #12G	Humidifier	40
41	--	--	--	--					2 VA	2 VA	--	--	--	--	42
43															44
45															46
47															48
49						4224 VA					3	60 A	1-1/4"C, 3#4, #4N, #10G	Rooftop Unit	50
51							4224 VA				--	--	--	--	52
53									4224 VA		--	--	--	--	54
			Total Load:		29889 VA		25960 VA		25744 VA						
			Total Amps:		249.4 A		216.6 A		214.5 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	79673 VA	125.00%	99591 VA		
Receptacle	1920 VA	100.00%	1920 VA	**Total Conn. Load:**	81593 VA
				Total Est. Demand:	101511 VA
				Total Conn. Current:	226.5 A
				Total Est. Demand Current:	281.8 A

Notes:
Square 'D' type "NQ" Panels
'Q_B' B olt-On Breakers
Ground Bar Kit

Branch Panel: PB

Location: Mechanical 008
Supply From: MDP
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22,000
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 0 A

CKT	Circuit Description	Conduit & Wire	Trip	Poles	A		B		C		Poles	Trip	Conduit & Wire	Circuit Description	CKT
1	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1	180 VA	180 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	2
3	Elevator Cab Lighting	3/4"C, 1#12, #12N, #12G	20 A	1			100 VA	900 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	4
5	Receptacle, Water Cooler	3/4"C, 1#12, #12N, #12G	20 A	1					1765 VA	360 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Telecom Equipment	6
7	Data Rack	3/4"C, 1#12, #12N, #12G	20 A	1	500 VA	360 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Telecom Equipment	8
9	Data Rack	3/4"C, 1#12, #12N, #12G	20 A	1			500 VA	1176 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Circulator Pump	10
11	Dehumidification Unit	3/4"C, 1#12, #12N, #12G	20 A	1					960 VA	960 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Dehumidification Unit	12
13	Cabinet Heater	3/4"C, 1#12, #12N, #12G	20 A	1	500 VA	500 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Elevator Sump Pump	14
15	Lighting	3/4"C, 1#12, #12N, #12G	20 A	1			176 VA	1176 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Ejector Pump	16
17	Lighting	3/4"C, 1#12, #12N, #12G	20 A	1					100 VA	864 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Sump Pump	18
19	Lighting	3/4"C, 1#12, #12N, #12G	20 A	1	224 VA										20
21	Exterior Tapelight	3/4"C, 1#12, #12N, #12G	20 A	1			240 VA								22
23	Lighting	3/4"C, 1#12, #12N, #12G	20 A	1					626 VA						24
25	Lighting	3/4"C, 1#12, #12N, #12G	20 A	1	882 VA	133 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Exhaust Fan	26
27	Lighting	3/4"C, 1#12, #12N, #12G	20 A	1			42 VA	250 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Unit Heater	28
29	Lighting	3/4"C, 1#12, #12N, #12G	20 A	1					48 VA	500 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Fire Alarm Control Panel	30
			Total Load:		3459 VA		4560 VA		6183 VA						
			Total Amps:		28.8 A		39.4 A		52.9 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Equipment	1776 VA	100.00%	1776 VA		
Lighting	2338 VA	125.00%	2923 VA	**Total Conn. Load:**	14202 VA
Motor	2059 VA	100.00%	2059 VA	**Total Est. Demand:**	14787 VA
Receptacle	8029 VA	100.00%	8029 VA	**Total Conn. Current:**	39.4 A
				Total Est. Demand Current:	41 A

Notes:
Square 'D' type "NQ" Panels
'Q_B' B olt-On Breakers
Ground Bar Kit

Branch Panel: P2

Location: Storage 211
Supply From: MDP
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 10,000
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 0 A

CKT	Circuit Description	Conduit & Wire	Trip	Poles	A		B		C		Poles	Trip	Conduit & Wire	Circuit Description	CKT
1	Water Cooler	3/4"C, 1#12, #12N, #12G	20 A	1	325 VA	360 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	2
3	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1			720 VA	720 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	4
5	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1					360 VA	900 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	6
7	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1	360 VA	720 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	8
9	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1			720 VA	360 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	10
11	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1					360 VA						12
13															14
15															16
17															18
19															20
21															22
23										1236 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Lighting	24
25						364 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Lighting	26
27															28
29	Destrat Fans	3/4"C, 1#12, #12N, #12G	20 A	1					240 VA	832 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Lighting	30
			Total Load:		2129 VA		2520 VA		3928 VA						
			Total Amps:		17.7 A		21.5 A		33.2 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	2432 VA	125.00%	3040 VA		
Motor	240 VA	100.00%	240 VA	**Total Conn. Load:**	8577 VA
Receptacle	5905 VA	100.00%	5905 VA	**Total Est. Demand:**	9185 VA
				Total Conn. Current:	23.8 A
				Total Est. Demand Current:	25.5 A

Notes:
Square 'D' type "NQ" Panels
'Q_B' B olt-On Breakers
Ground Bar Kit

Branch Panel: P1

Location: Prep. Kitchen 112
Supply From: MDP
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 10,000
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 0 A

CKT	Circuit Description	Conduit & Wire	Trip	Poles	A		B		C		Poles	Trip	Conduit & Wire	Circuit Description	CKT
1	Refrigerator	3/4"C, 1#12, #12N, #12G	20 A	1	1000 VA	900 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Exterior Receptacle	2
3	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1			180 VA	325 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Water Cooler	4
5	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1					360 VA	540 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	6
7	Range	3/4"C, 2#6, #6N, #10G	50 A	2	4000 VA	540 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	8
9	--	--	--	--			4000 VA	720 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	10
11	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1					540 VA	900 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	12
13	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1	720 VA	360 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	14
15	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1			900 VA	1080 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	16
17	Future Floor Box	3/4"C, 1#12, #12N, #12G	20 A	1					180 VA	1900 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Motor	18
19	Future Floor Box	3/4"C, 1#12, #12N, #12G	20 A	1	180 VA	250 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Cabinet Heater	20
21	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1			360 VA	380 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Lighting	22
23									531 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Lighting	24	
25						1500 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Lighting	26
27									870 VA		1	20 A	3/4"C, 1#12, #12N, #12G	Lighting	28
29											1	20 A	3/4"C, 1#12, #12N, #12G	Lighting	30
			Total Load:		9450 VA		8815 VA		6203 VA						
			Total Amps:		82.1 A		76.8 A		51.7 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
KITCHEN	8000 VA	100.00%	8000 VA		
Lighting	4533 VA	125.00%	5666 VA	**Total Conn. Load:**	24468 VA
Motor	2150 VA	100.00%	2150 VA	**Total Est. Demand:**	25601 VA
Receptacle	9785 VA	100.00%	9785 VA	**Total Conn. Current:**	67.9 A
				Total Est. Demand Current:	71.1 A

Notes:
Square 'D' type "NQ" Panels
'Q_B' B olt-On Breakers
Ground Bar Kit

Branch Panel: P3

Location: Curatorial Storage 318
Supply From: MDP
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 10,000
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 0 A

CKT	Circuit Description	Conduit & Wire	Trip	Poles	A		B		C		Poles	Trip	Conduit & Wire	Circuit Description	CKT
1	Dryer	3/4"C, 2#10, #10N, #10G	30 A	2	2475 VA	360 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	2
3	--	--	--	--			2475 VA	360 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	4
5	Washer	3/4"C, 1#12, #12N, #12G	20 A	1					180 VA	360 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	6
7	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1	720 VA	720 VA					1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	8
9	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1			360 VA	360 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Receptacle	10
11															12
13															14
15															16
17															18
19															20
21															22
23															24
25															26
27								886 VA			1	20 A	3/4"C, 1#12, #12N, #12G	Lighting	28
29	Receptacle	3/4"C, 1#12, #12N, #12G	20 A	1					720 VA	619 VA	1	20 A	3/4"C, 1#12, #12N, #12G	Lighting	30
			Total Load:		4275 VA		4441 VA		1872 VA						
			Total Amps:		38.7 A		40.1 A		15.6 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Equipment	4950 VA	100.00%	4950 VA		
Lighting	1499 VA	125.00%	1874 VA	**Total Conn. Load:**	10586 VA
Receptacle	4140 VA	100.00%	4140 VA	**Total Est. Demand:**	10960 VA
				Total Conn. Current:	29.4 A
				Total Est. Demand Current:	30.4 A

Notes:
Square 'D' type "NQ" Panels
'Q_B' B olt-On Breakers
Ground Bar Kit

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REVISIONS

01.26.23 - Issued for Permit

No.	Date	Description

DRAWING TITLE
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JRP

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