GENERAL CONDITIONS

1. ARCHITECT OF RECORD IS TO BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR IN WRITING - (EMAIL IS ACCEPTABLE) SHOULD ANY QUESTION ARISE OR ANY DISCREPANCY BE FOUND PERTAINING TO THESE WORKING DRAWINGS / CONTRACT DOCUMENTS / SPECIFICATIONS.

2. NO DEVIATIONS FROM THESE REQUIREMENTS AND STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. APPROVAL BY LOCAL BUILDING INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THESE PLANS AND SPECIFICATIONS.

3. DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS.

4. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT IMPLY THE ASSUMPTION OF ANY RESPONSIBILITY IN THIS REGARD. THESE DRAWINGS ARE NOT INTENDED TO, NOR DO THEY DETAIL ALL CONDITIONS, IDENTIFY ALL MATERIALS, OR DEFINE OR LIMIT THE SCOPE OF WORK REQUIRED TO COMPLETE THE PROJECT.

5. STRUCTURAL ANALYSIS FOR THIS PROJECT IS DONE AS PER APPLICABLE CODES AT THE TIME OF DESIGN CONSIDERING STANDARD OF CARE.

11. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY BUDGET CONSTRAINTS.

SITEWORK

1. ALL SOIL AND EROSION CONTROL PRACTICES SHALL CONFORM TO THE TOWNSHIP REGULATIONS, CONTROLS SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION.

2. MAKE EXCAVATIONS SUFFICIENTLY LARGE TO PERMIT PLACING AND REMOVAL OF FORMS, INSTALLATION OF WATERPROOFING, UTILITIES AND INSPECTIONS.

3. SUBGRADE OF ALL FOOTINGS SHALL BE LEVEL AND FREE FROM ROCKS, DEBRIS, AND STANDING WATER BEFORE PLACING CONCRETE.

CONCRETE

1. WORK INCLUDED. PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT TO PROVIDE NEW FOOTINGS, FOUNDATION WALLS, PIERS, STEPS, SLABS, SIDEWALKS, TERRACES, GRAVEL OR CRUSHED STONE, VAPOR BARRIERS, EXPANSION CONTROL JOINTS, FINISHING AND CURING, WEATHER PROTECTION, MIX DESIGN, QUALITY CONTROL AND REPORTS.

2. THIS CONTRACTOR SHALL INSTALL MATERIAL AS MAY BE FURNISHED BY OTHERS, INCLUDING BEARING PLATES, ANCHOR BOLTS, SLEEVES FOR PIPING AND WIRING BY OTHERS.

3. CAST IN PLACE CONCRETE;

A. CONCRETE SHALL BE TYPE I , COMPLYING WITH ASTM STANDARDS.

B. COMPRESSIVE STRENGTHS FOR FOOTINGS SHALL BE MINIMUM 3500 PSI, AND FOR INTERIOR SLABS ON GRADE SHALL BE MINIMUM 3500 PSI. EXTERIOR SLABS SHALL BE MINIMUM 3000 PSI, AND EXTERIOR FOUNDATION WALLS SHALL BE 4000 PSI.

C. NO ADMIXTURES TO BE USED, NO CALCIUM CHLORIDE, AIR ENTRAINING IN EXTERIOR CONCRETE WORK ONLY.

D. AGGREGATES SHALL BE NORMAL WEIGHT COMPLYING WITH ASTM C-33. WASHED GRAVEL.

E. WATER CEMENT RATIOS; MAXIMUM ABSOLUTE PERMISSABLE

	WATER CEMENT RATIO
NON AIR ENTRAINED CONCRETE	
3000 PSI	.58
3500 PSI	.51
AIR ENTRAINED CONCRETE	
3000 PSI	.46

F. FINISHING OF CONCRETE;
EXPOSED SURFACES OF INTERIOR SLAB ON GRADE SHALL BE TROWELED SMOOTH FINISH, PREPARED TO RECEIVE NEW FLOOR FINISHES.
EXPOSED SURFACES OF EXTERIOR SLAB ON GRADE SHALL BE BROOM FINISH FOR NON SLIP SURFACE. CONTRACTOR SHALL PROVIDE ALTERNATE PROPOSALS FOR STAMPED PATTERNED CONCRETE, AS MAY BE SELECTED BY THE OWNER, PRIOR TO PEPARING FOR THIS WORK.

ROUGH CARPENTRY

1. STRUCTURAL FRAMING MEMBERS SHALL BE NO.2 HEM-FIR, OR BETTER, Fb = 1150PSI MINIMUM. ALL LUMBER TO BE STAMPED WITH GRADE MARK SHOWING SURFACE DRY TO 19% MAXIMUM MOISTURE CONTENT. CONTRACTOR SHALL VERIFY STRESS GRADING FROM VENDOR.

2. ENGINEERED WOOD PRODUCTS SHALL BE AS MADE BY WEYERHAUSER, OR AN APPROVED EQUAL.
a. PSL, ML AND LVL BEAMS AS SHOWN ON FRAMING PLANS, Fb = minimum 2800psi

3. ROOF SHEATHING SHALL BE CDX EXTERIOR PLYWOOD.
WALL SHEATHING SHALL BE CDX PLYWOOD, OR O.S.B. AS MAY BE APPROVED BY THE TOWNSHIP.
INSTALLATION IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
FASTEN ALL SHEATHING IN ACCORDANCE WITH APA CONSTRUCTION GUIDE.

4. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED (PT).
PRESSURE TREATED TO .40 CCA.

5. FRAMING CONNECTORS SHALL BE GALVANIZED, STEEL NOT LESS THAN 18 GAUGE, AS MADE BY SIMPSON, OR AN APPROVED EQUAL.

6. TEMPORARY BRACE ALL WALLS AND ROOF FRAMING UNTIL ALL WALL AND ROOF SHEATHING IS RIGIDLY IN PLACE.

7. FRAMING CONTRACTOR SHALL COORDINATE ALL SIZES AND LOCATIONS OF ALL WALL FLOOR, AND ROOF OPENINGS REQUIRED FOR DOOR AND WINDOW UNITS, MECHANICAL AND ELECTRICAL DEVICES, ETC.

8. FASTENERS WITH PRESSURE TREATED LUMBER; FASTENERS SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER; AND SHALL COMPLY WITH THE FOLLOWING.
HOT DIPPED GALVANIZED (HDG); ASTM A-153
COATING DESIGNATION G-185 CONNECTOR AND SHEET PRODUCTS; ASTM A-653

THERMAL AND ROOFING

1. WORK INCLUDED; PROVIDE BUILDING INSULATION WHERE SHOWN ON DRAWINGS AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION OF WALL AND ROOF INSULATION AND ROOFING SHINGLES. PROVIDE INSULATION AT ALL CREVICES AND FRAMING AROUND PLUMBING, HEATING, AND ELECTRICAL OUTLETS AND PENETRATIONS.

WORK NOT INCLUDED AND TO BE PERFORMED BY OTHERS;
FOUNDATION AND SLAB INSULATION TO BE PROVIDED AND INSTALLED BY MASONRY CONTRACTOR.

2. ROOFING SHALL BE;

A. ASPHALT SHINGLES, 265# WEIGHT, INSTALLED ON MINIMUM 15# ROOF FELT; COLOR AND TEXTURE TO BE SELECTED BY OWNER. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

3. PROVIDE 90 # ICE AND SNOW GUARD AT VALLEYS AND BASE OF WALL INTERSECTIONS, AND AT BOTTOM OF ROOF EAVES.

4. PROVIDE SHEET METAL FLASHINGS, TRIM MOULDINGS, CLOSURE STRIPS, CAPS, AND OTHER PANEL ACCESSORIES. PROVIDE MOLDED CLOSURE STRIPS OF CLOSED CELL OR SOLID CELL SYNTHETIC PVC, PREMOLDED OR CUT TO SHAPES. PROVIDE SEALING TAPE , FILLERS AND GASKETS AS RECOMMENDED BY MANUFACTURER.

A. ALL FLASHINGS AND ACCESSORIES SHALL BE FABRICATED AND INSTALLED AS PER NATIONAL ROOFING CONTRACTORS ASSOCIATION AND SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION) STANDARDS.

5. INSTALLER SHALL VERIFY THAT FRAMING SYSTEM AND ROOFING SUBSTRATE ARE IN PROPER CONDITION TO RECEIVE ROOFING SYSTEM. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

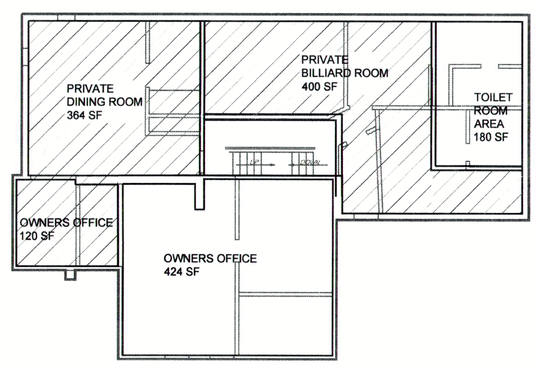
SIDING

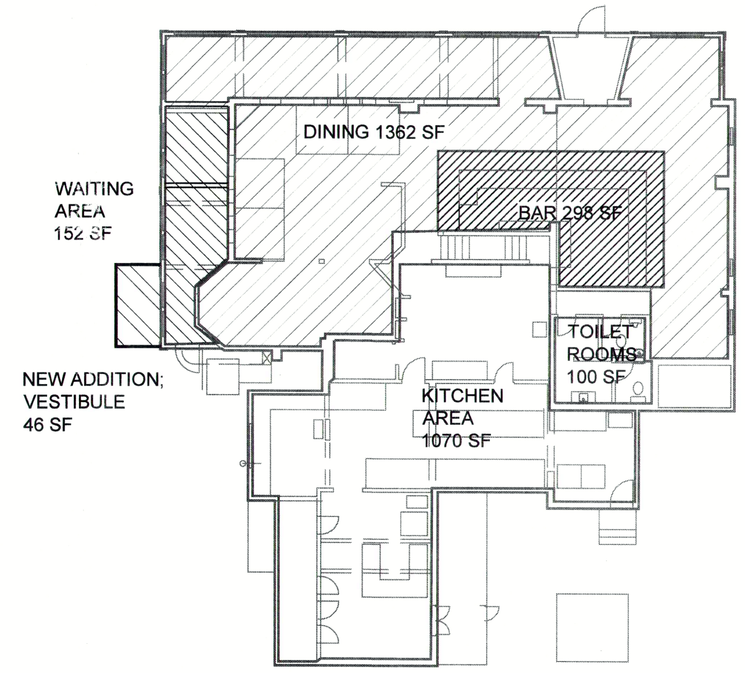
1. SIDING WORK INCLUDED; PROVIDE COMPOSITE WOOD TRIM AND PANELS AS SHOWN ON DRAWINGS , COMPLETE WITH EDGING, FLASHINGS, UNDERLAYMENTS, AND ACCESSOROES AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, SUBJECT TO FINAL APPROVAL BY OWNER.

2. WATER RESISTANT BARRIER; PROVIDE ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D-226 FOR TYPE I FELT OR OTHER APPROVED WATER RESISTIVE BARRIER APPLIED OVER SHEATHING. BARRIER SHALL BE APLIED HORIZONTALLY WITH UPPER LAYER LAPPED OVER LOWER LAYER NOT LESS THAN 2 INCHES. WHERE VERTICAL JOINTS FELT SHALL BE LAPPED MINIMUM 6 INCHES.

3. SIDING AND SOFFITS; AS MANUFACTURED BY AZEK, OR EQUAL.
FINISH, AND COLOR TO BE SELECTED BY OWNER.

4. FLASHINGS; PROVIDE METAL "Z" FLASHINGS AT SIDING PENETRATIONS SUCH AS HOSE BIBBS, FIXTURE AND DEVICE LOCATIONS , ABOVE A SOLID BLOCKING MATERIAL AS PER SIDING MANUFACTURERS RECOMMENDATIONS.

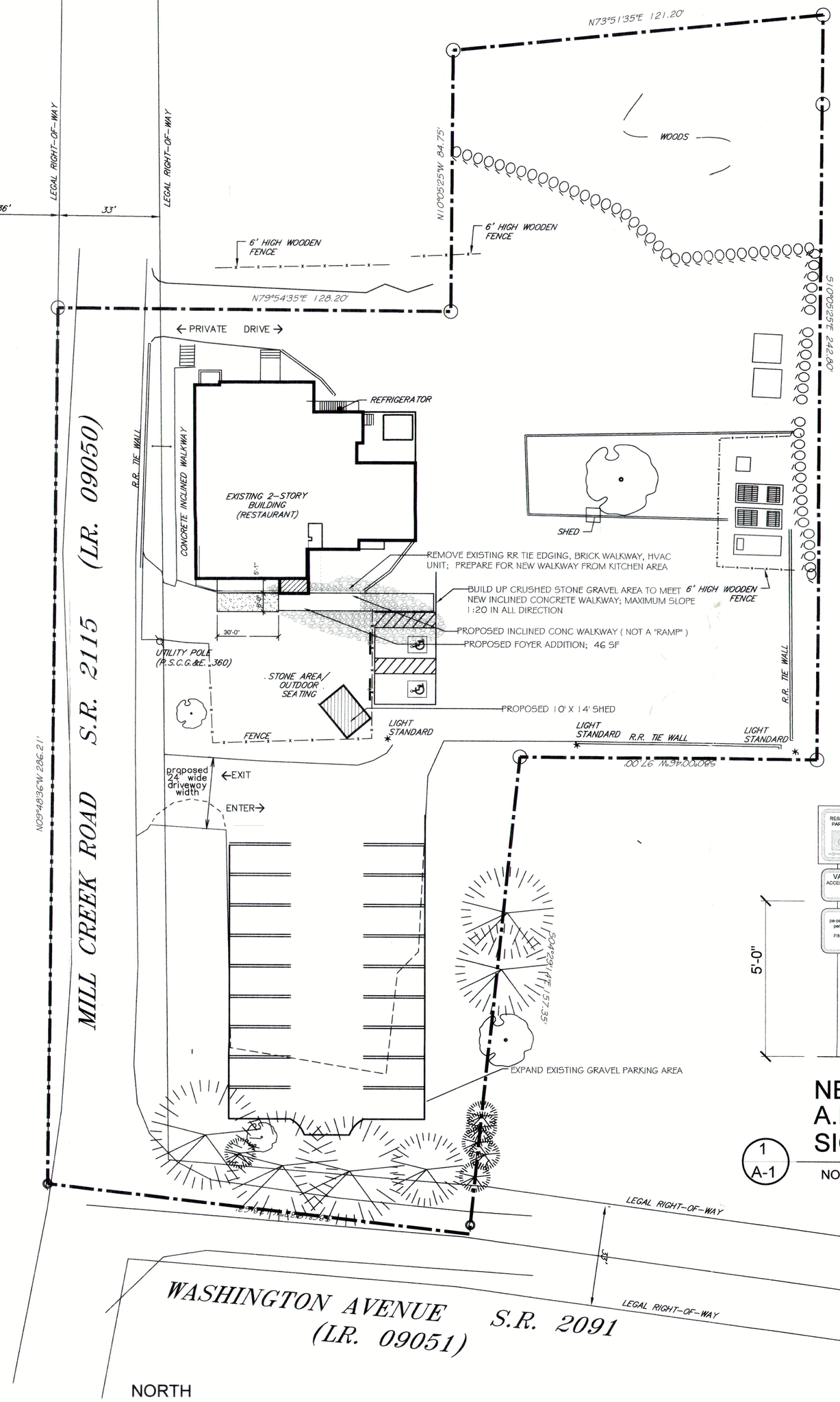




KEY PLAN DESIGNATED USE AREAS

TABLE 1004.1.1 MAXIMUM FLOOR ALLOWANCES PER OCCUPANT - FOR EGRESS CALCULATION ONLY

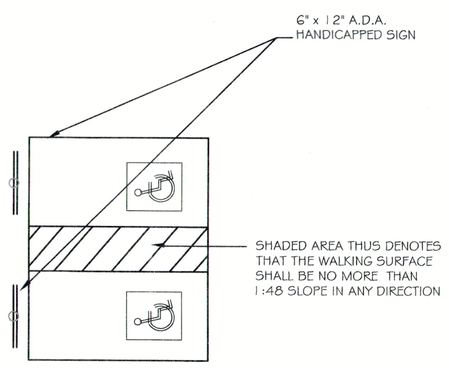
TYPE OF ASSEMBLY	FLOOR AREA PER OCCUPANT	FIRST FLOOR AREA	OCCUPANTS	SECOND FLOOR AREA	OCCUPANTS
ACCESSSORY / TOILET ROOM AREAS	NO OCCUPANCY	54 SF	0		
A-2 TAVERN / DINING AREA	15 GROSS SQ FT	1,362 SF	91	764 SF	51
A-2 TAVERN / BAR AREA	15 GROSS SQ FT	298 SF	20	0	0
A-2 WAITING AREA	15 GROSS SQ FT	99 SF	10	0	0
ACCESSSORY / KITCHEN AREAS	200 GROSS SQ FT	1,070 SF	5	0	0
ACCESSSORY / TOILET ROOM AREAS	NO OCCUPANCY	100 SF	0	0	0
				180 SF	0
A-2 PRIVATE DINING ROOM AREA	15 GROSS SQ FT			364 SF	24
A-2 BILLIARD ROOM AREA	15 GROSS SQ FT			400 SF	26
NEW VESTIBULE ADDITION	NO OCCUPANCY	46 SF	0		
			126		108



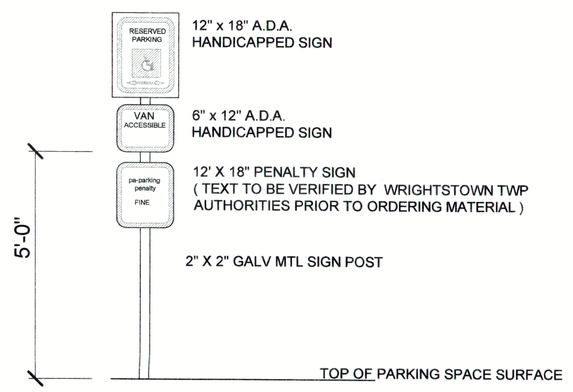
NORTH

SITE PLAN

SCALE 1" = 30'



PLAN DETAIL



NEW A.D.A. PARKING SIGN DETAIL

1 / A-1

NOT TO SCALE

LIST OF DRAWINGS

A-1 SITE PLAN, SPECIFICATIONS
A-2 ELEVATIONS
A-3 FIRST FLOOR PLAN
A-4 FOUNDATION, ROOF FRAMING PLAN
A-5 SECOND FLOOR PLAN
A-6 TOILET ROOM PLANS, DETAILS

BUILDING CODES

PA UNIVERSAL CONSTRUCTION CODE - UCC
2015 INTERNATIONAL BUILDING CODE

2015 IEBC (INTERNATIONAL EXISTING BUILDING CODE)
2015 IPC (INTERNATIONAL PLUMBING CODE)
2015 IFC (INTERNATIONAL FIRE CODE)
2014 NEC , NATIONAL ELECTRIC CODE
ICC / ANSI A117.1 - 2009
ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

BUILDING DATA

EXISTING FIRST FLOOR;	3393 SF
NEW ADDITION FIRST FLOOR;	46 SF
EXISTING SECOND FLOOR;	1758 SF

CONSTRUCTIONTYPE; V

AUTOMATIC FIRE SUPPRESSION SYSTEM; NONE

REGISTERED ARCHITECT PENNSYLVANIA DAVID EDWARD ELIAS RA 016983

DATE: 4 / 12 / 22

SCALE: NOTED

REVISIONS:

6 / 8 / 22 ISSUED

12/ 8 / 22 AS BUILT REVISIONS

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TEO

ADDITION AND ALTERATIONS TO
WYCOMBE PUBLICK HOUSE
1073 MILL CREEK ROAD
WRIGHTSTOWN TOWNSHIP, PA

SITE PLAN SPECIFICATIONS

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