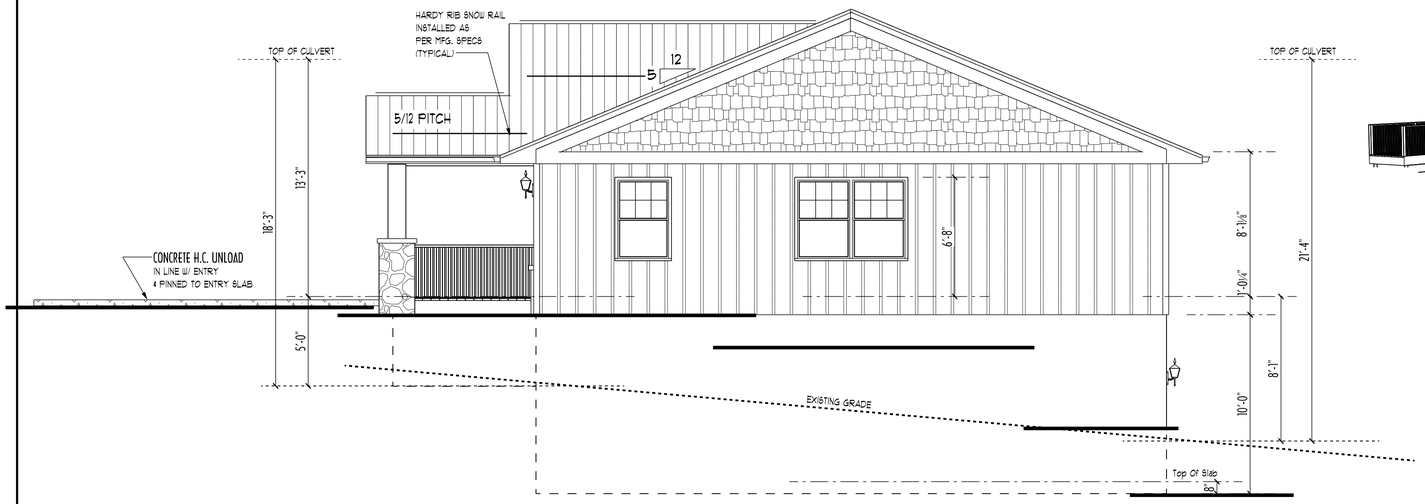
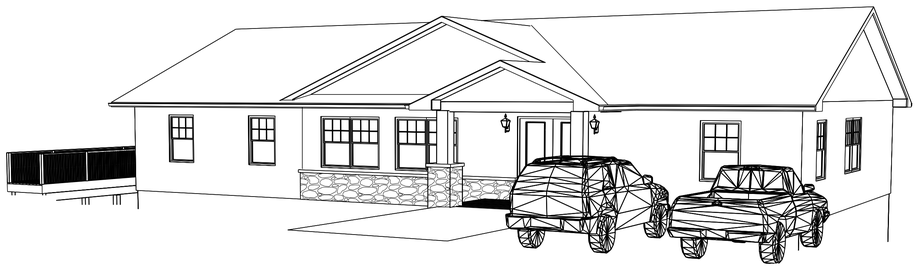
CONSTRUCTION PLANS

RIGHT SIDE ELEVATION

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

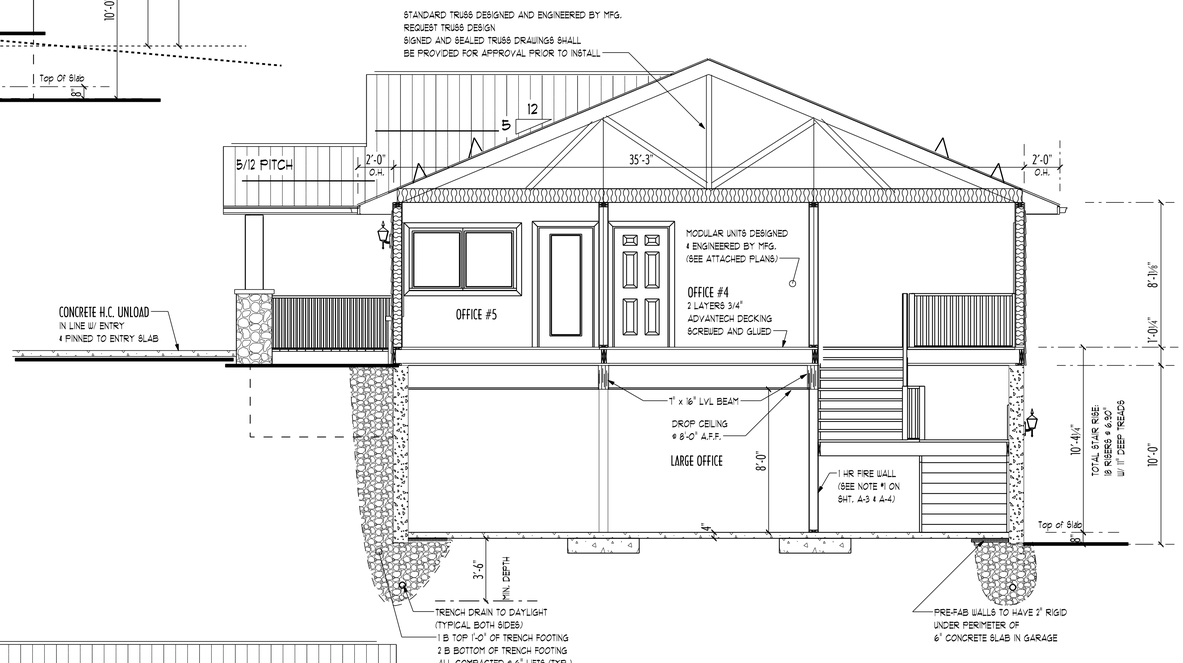


FRONT RENDERING



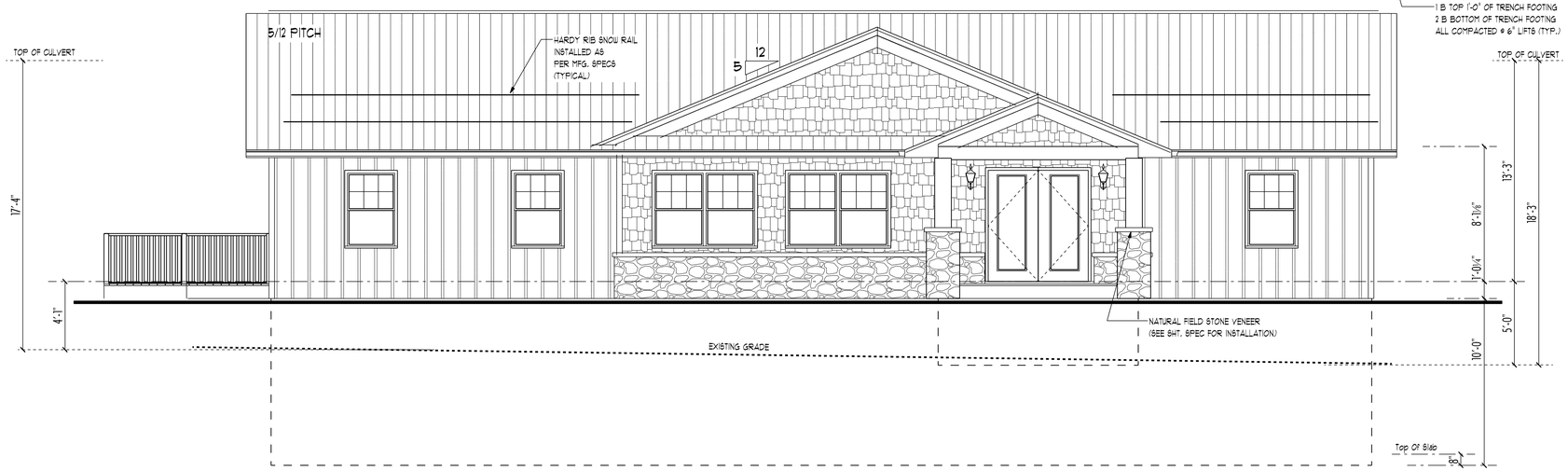
CROSS SECTION A-A

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



FRONT ELEVATION

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



NEW CONSTRUCTION:

SUSQUEHANNA COUNTY CONSERVATION DISTRICT

89 INDUSTRIAL DRIVE, MONTROSE, PA 18801
BRIDGEWATER TWP SUSQUEHANNA CO.

A-1
Thursday, June 29, 2017

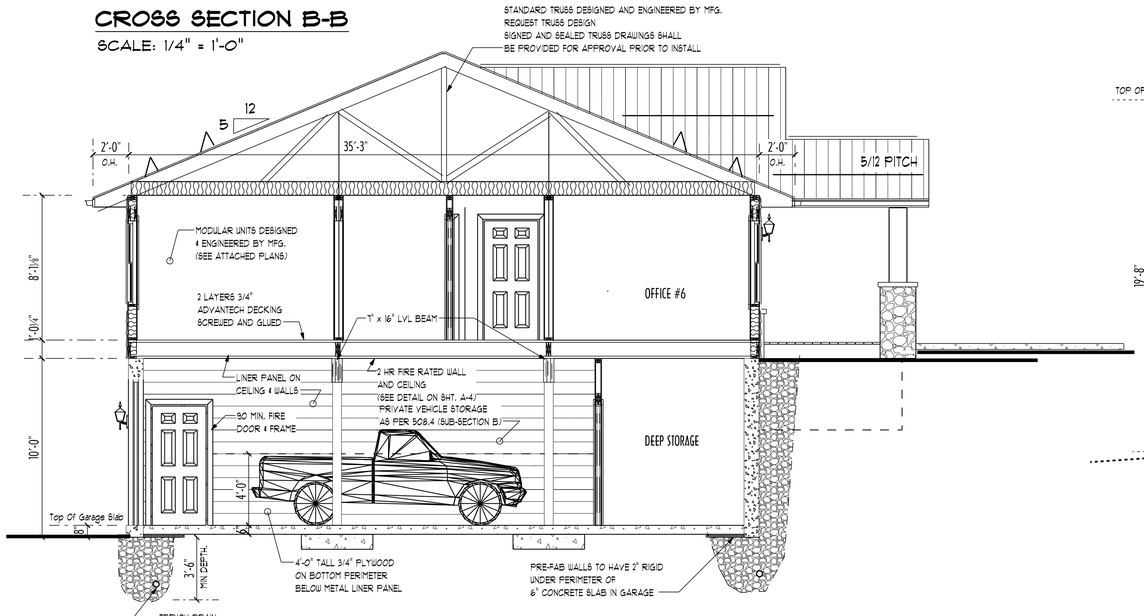
EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9348

CONSTRUCTION PLANS

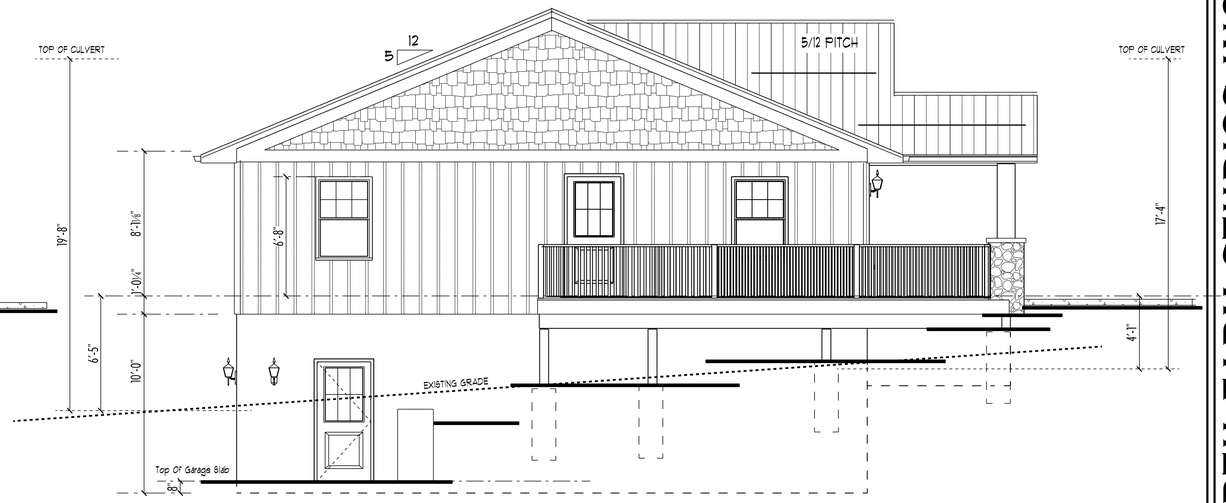
CROSS SECTION B-B

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



LEFT SIDE ELEVATION

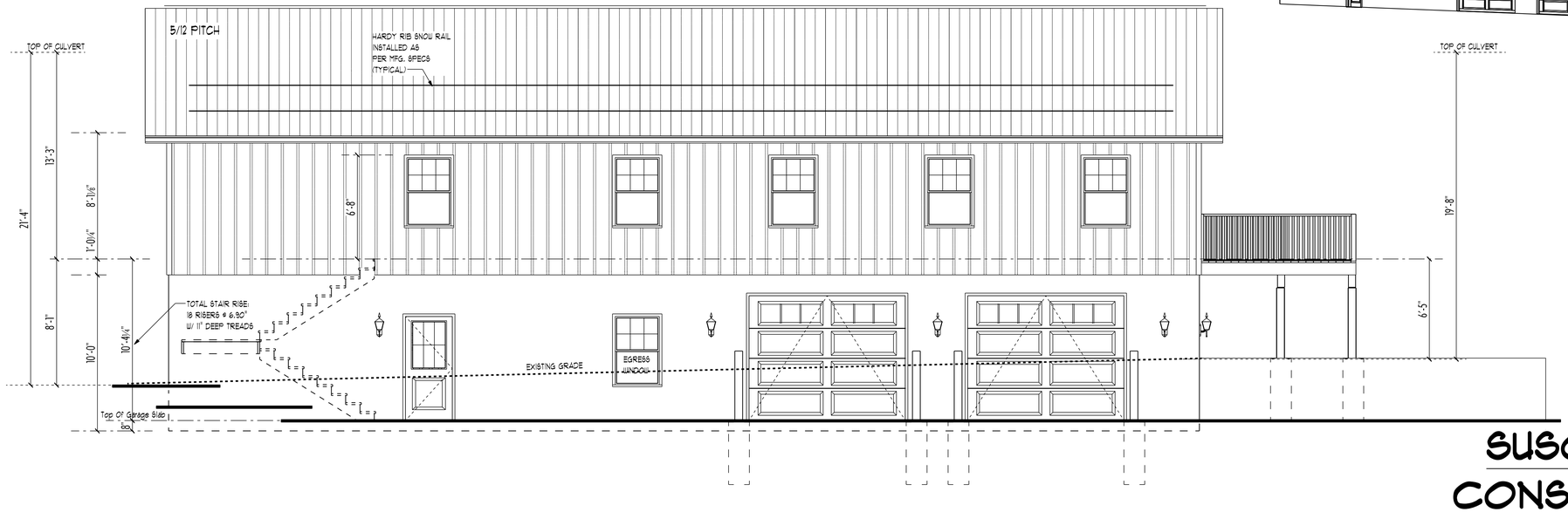
SCALE: 1/4" = 1'-0"



REAR RENDERING

REAR ELEVATION

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



NEW CONSTRUCTION:

SUSQUEHANNA COUNTY CONSERVATION DISTRICT

89 INDUSTRIAL DRIVE, MONTROSE, PA 18801
BRIDGEWATER TWP SUSQUEHANNA CO.

EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9348

A-2
Thursday, June 29, 2017

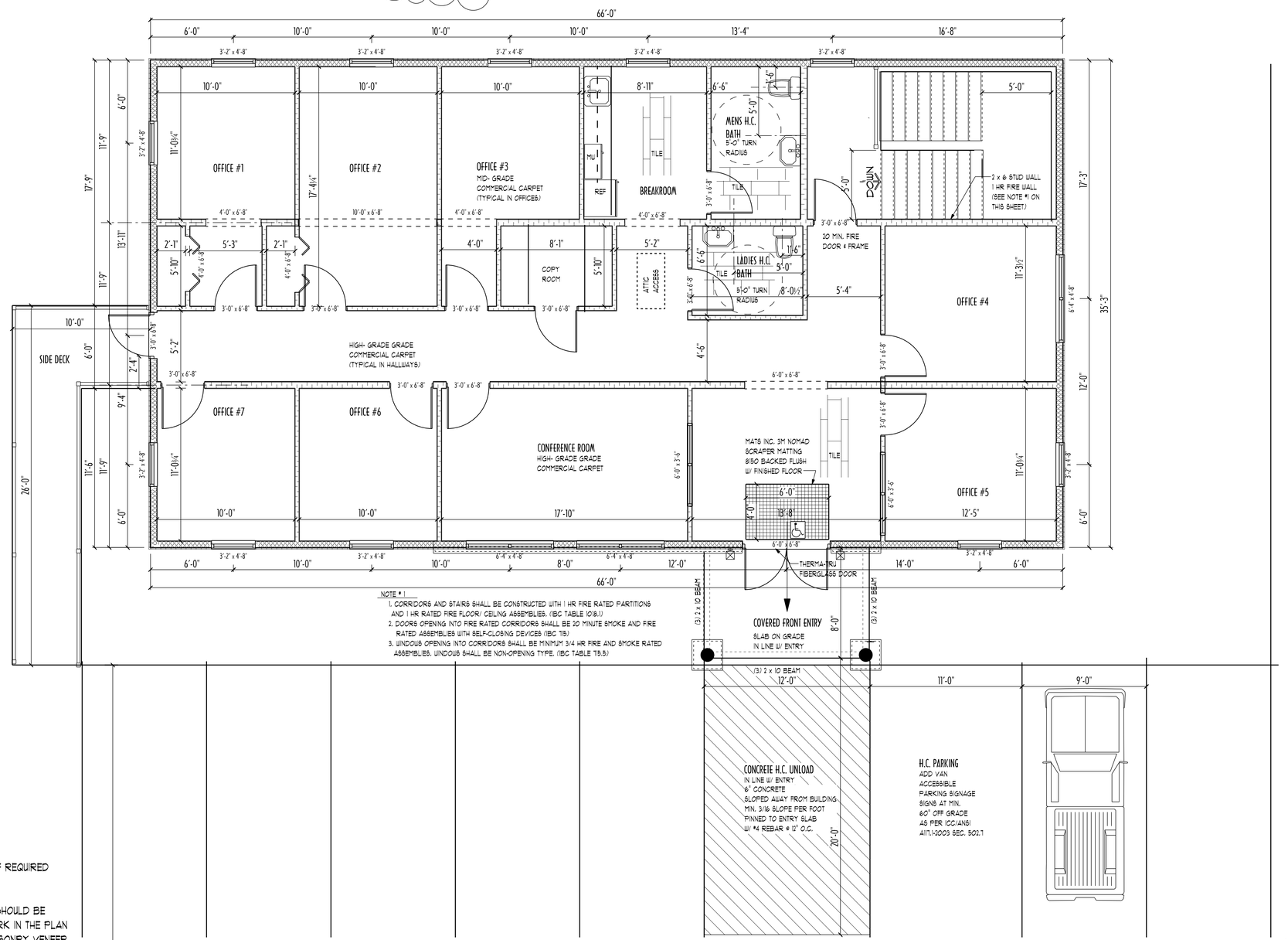
CONSTRUCTION PLANS

MAIN FLOOR PLAN

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

PROJECT SQ FOOTAGES:
2,310 NEW HEATED SQ. FT.

SINGLE EXIT AS PER
IBC TABLE 1021.2
B-2 USAGE: LESS THAN 49 OCCUPANTS &
75'-0" TRAVEL DISTANCE
B USAGE: LESS THAN 29 OCCUPANTS &
75'-0" TRAVEL DISTANCE



NOTE # 1
1. CORRIDORS AND STAIRS SHALL BE CONSTRUCTED WITH 1 HR FIRE RATED PARTITIONS AND 1 HR RATED FIRE FLOOR/ CEILING ASSEMBLIES. (IBC TABLE 1018.1)
2. DOORS OPENING INTO FIRE RATED CORRIDORS SHALL BE 20 MINUTE SMOKE AND FIRE RATED ASSEMBLIES WITH SELF-CLOSING DEVICES (IBC 715)
3. WINDOWS OPENING INTO CORRIDORS SHALL BE MINIMUM 3/4 HR FIRE AND SMOKE RATED ASSEMBLIES. WINDOWS SHALL BE NON-OPENING TYPE. (IBC TABLE 715.5)

WINDOW NOTE: - ALL UNIT R.O. ARE NOMINAL SIZES
-ALL R.O. MUST BE VERIFIED BY WINDOW SUPPLIER & ADJUSTED IF REQUIRED
- WINDOWS TO BE LOW E COATINGS AND ARGON FILLED.
- PINE EXTENSION JAMBS FOR A 2x6 FRAME WALL.
-IF A DIFFERENT WINDOW BRAND IS SELECTED THEN THE DESIGN SHOULD BE NOTIFIED TO MAKE SURE THAT THE NEWLY SELECTED R.O. WORK IN THE PLAN
-SUPPLIER TO INSTALL BRICK MOLD ON ALL WINDOW UNITS IN MASONRY VENEER AREA'S - REAL OR CULTURED STONE OR BRICK.
-U-VALUE FOR .33 TYPICAL - IF ANOTHER BRAND IS SELECTED A MIN OF U-.35 TO BE USED
- ALL EGRESS WINDOWS TO HAVE EGRESS HARDWARE
- GLAZING MEETING THE CRITERIA FOR HAZARDOUS LOCATIONS IN R308.4 TO BE TEMPERED GLASS
- WINDOW SILL HEIGHTS AND GLAZING TO COMPLY WITH SECTION R613.2 OPERABLE WINDOWS 72" OR MORE ABOVE FNAL GRADE & LESS THAN 2'-0" ABOVE FINISH FLOOR TO HAVE WINDOW GUARDS & GLAZING

NEW CONSTRUCTION:

SUSQUEHANNA COUNTY CONSERVATION DISTRICT

89 INDUSTRIAL DRIVE, MONTROSE, PA 18801
BRIDGEWATER TWP SUSQUEHANNA CO.

A-3
Friday, June 23, 2017

EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

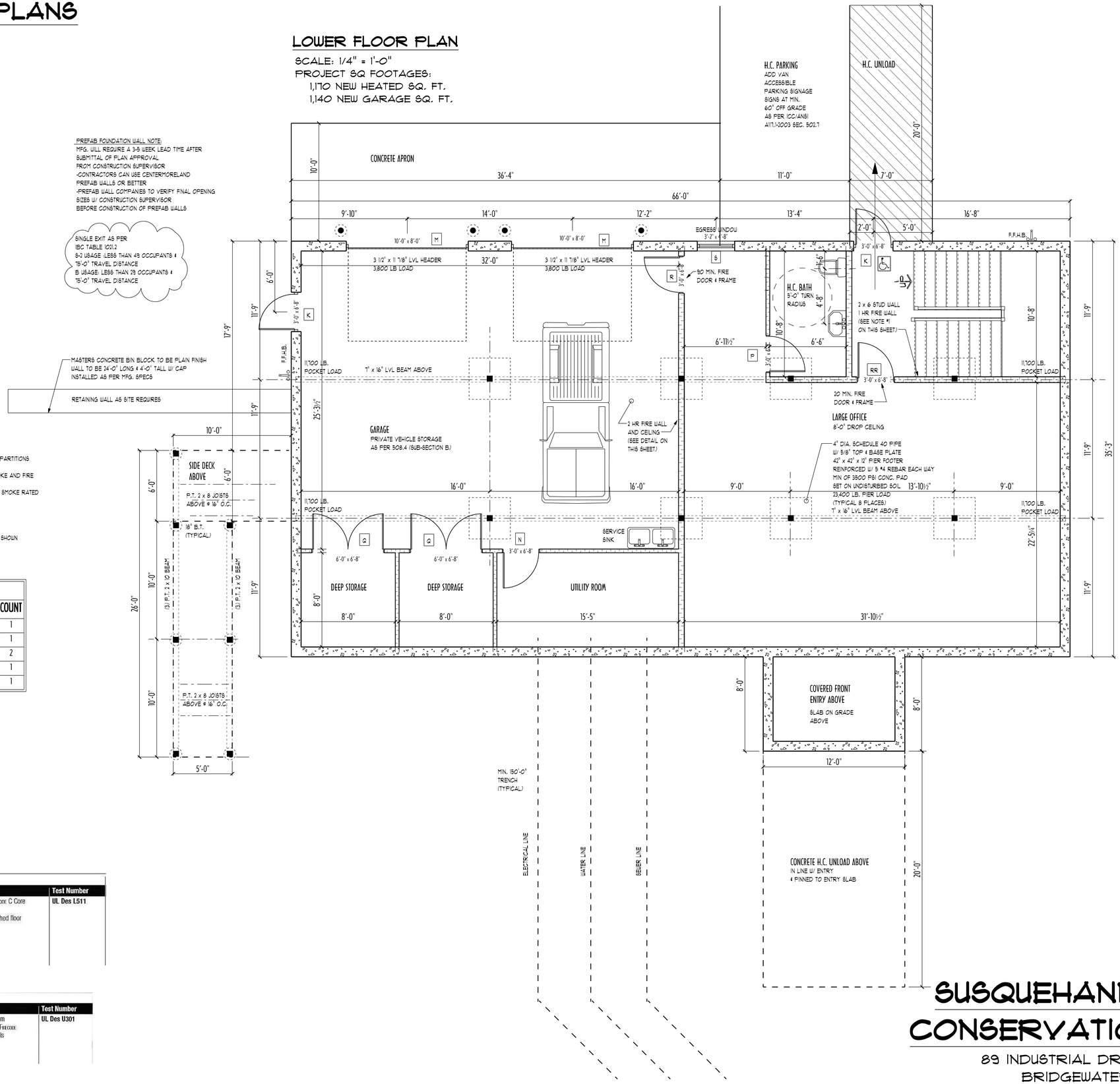
CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9948

CONSTRUCTION PLANS

LOWER FLOOR PLAN

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

PROJECT SQ FOOTAGES:
1,170 NEW HEATED SQ. FT.
1,140 NEW GARAGE SQ. FT.



PREFAB FOUNDATION WALL NOTE:
MFG. WILL REQUIRE A 3-5 WEEK LEAD TIME AFTER SUBMITTAL OF PLAN APPROVAL FROM CONSTRUCTION SUPERVISOR
-CONTRACTORS CAN USE CENTERMORELAND PREFAB WALLS OR BETTER
-PREFAB WALL COMPANIES TO VERIFY FINAL OPENING SIZES W/ CONSTRUCTION SUPERVISOR BEFORE CONSTRUCTION OF PREFAB WALLS

SINGLE EXIT AS PER IBC TABLE 1021.2
S-2 USAGE: LESS THAN 49 OCCUPANTS & 75'-0" TRAVEL DISTANCE
B USAGE: LESS THAN 29 OCCUPANTS & 75'-0" TRAVEL DISTANCE

NOTE # 1
1. CORRIDORS AND STAIRS SHALL BE CONSTRUCTED WITH 1 HR FIRE RATED PARTITIONS AND 1 HR RATED FIRE FLOOR/ CEILING ASSEMBLIES. (IBC TABLE 1018.1)
2. DOORS OPENING INTO FIRE RATED CORRIDORS SHALL BE 20 MINUTE SMOKE AND FIRE RATED ASSEMBLIES WITH SELF-CLOSING DEVICES (IBC 715)
3. WINDOWS OPENING INTO CORRIDORS SHALL BE MINIMUM 3/4 HR FIRE AND SMOKE RATED ASSEMBLIES. WINDOWS SHALL BE NON-OPENING TYPE. (IBC TABLE 715.5)

INTERIOR DOORS TO BE 6 PANEL PINE PAINTED EXCEPT WHERE OTHERWISE SHOWN

FINAL R.O. & SCHEDULE PROVIDED BY MFG. BEFORE PURCHASE & INSTALL

LOWER FLOOR INTERIOR DOOR SCHEDULE

	PRODUCT CODE	SIZE	COUNT
N	INTERIOR LOCKABLE DOOR	3'-0" x 6'-8"	1
P	INTERIOR DOOR W/ AUTO CLOSER	3'-0" x 6'-8"	1
Q	INTERIOR DOUBLE DOOR	6'-0" x 6'-8"	2
R	INTERIOR 90 MIN. FIRE DOOR & FRAME w/ AUTO CLOSER	3'-0" x 6'-8"	1
RR	INTERIOR 20 MIN. FIRE DOOR & FRAME w/ AUTO CLOSER	3'-0" x 6'-8"	1

WINDOWS TO BE ANDERSON 400 SERIES OR BETTER

FINAL R.O. & SCHEDULE PROVIDED BY MFG. BEFORE PURCHASE & INSTALL

LOWER FLOOR EXTERIOR WINDOW & DOOR SCHEDULE

	DESCRIPTION	SIZE	COUNT
K	EXTERIOR DOOR	3'-0" x 6'-8"	2
M	INSULATED GARAGE DOOR	10'-0" x 8'-0"	2
S	DOUBLE HUNG EGRESS WINDOW	3'-2" x 4'-8"	1

FIRE RESISTANT ASSEMBLIES

FIRE RATED CEILING

2 Hour Fire-Rated Construction	Dimensional Lumber	
Construction Detail	**Description**	**Test Number**
clg. wt. 5 13¾"	• Two layers 5/8" Sheetrock Firecode C Core gypsum panels – 1" nominal wood sub and finished floor – 2 x 10 wood joist 16" o.c. – RC-1 channel or equivalent – joints finished	UL Des L511

FIRE RATED WALLS

2 Hour Fire-Rated Construction	Loadbearing	
Construction Detail	**Description**	**Test Number**
wt. 12 6"	• 5/8" Sheetrock Firecode Core gypsum panels or Sheetrock water-resistant Firecode Core gypsum panels or Firebox panels – 2 x 6 wood studs 16" o.c. – joints finished • optional veneer plaster	UL Des U301

NEW CONSTRUCTION:

SUSQUEHANNA COUNTY CONSERVATION DISTRICT

89 INDUSTRIAL DRIVE, MONTROSE, PA 18801
BRIDGEWATER TWP SUSQUEHANNA CO.

A-4
Friday, June 23, 2017

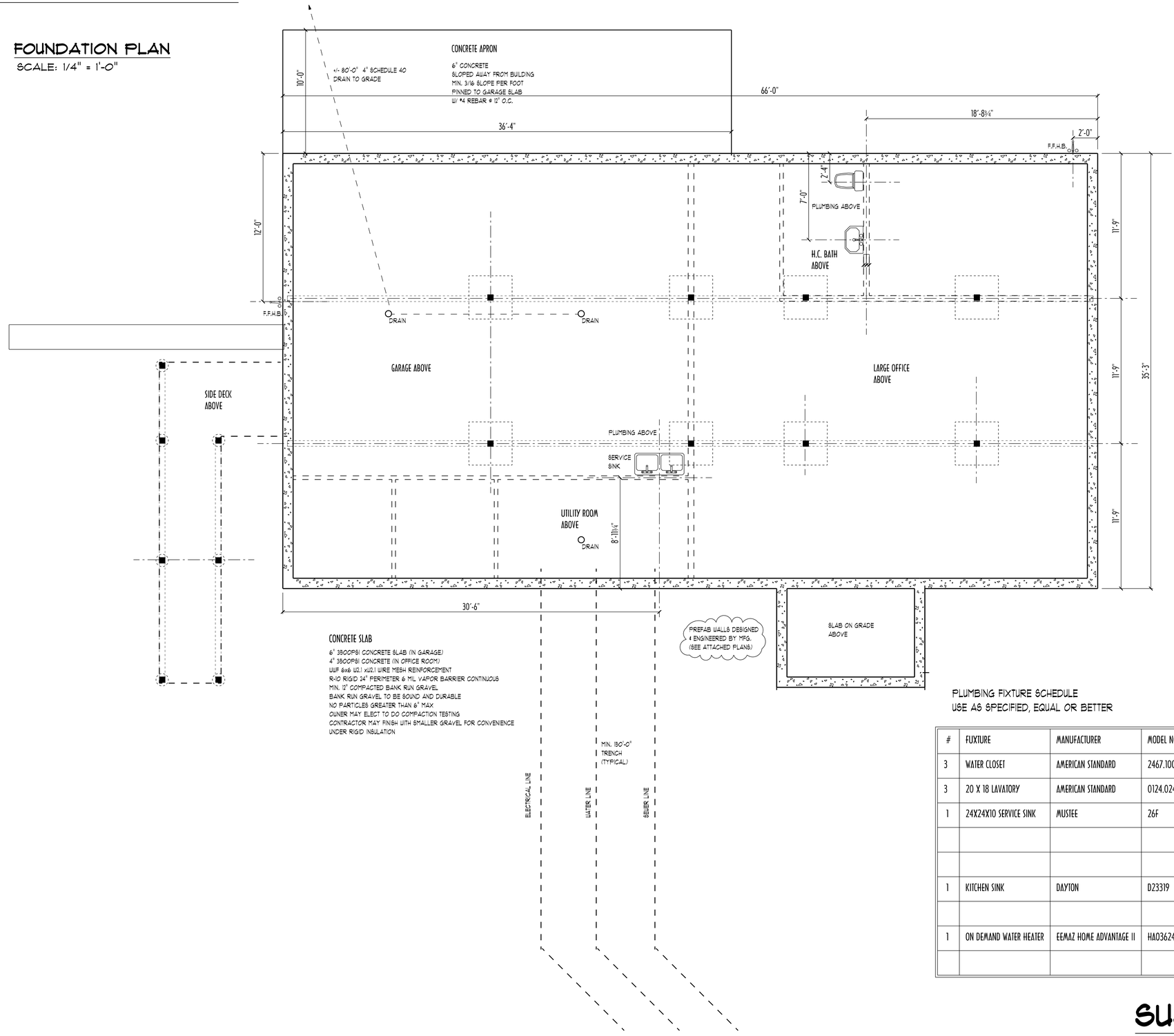
EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9348

CONSTRUCTION PLANS

FOUNDATION PLAN

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



CONCRETE SLAB

6" 3500PSI CONCRETE SLAB (IN GARAGE)
4" 3500PSI CONCRETE (IN OFFICE ROOM)
WWF 6x6 W2.1 xW2.1 WIRE MESH REINFORCEMENT
R-10 RIGID 24" PERIMETER 6 MIL VAPOR BARRIER CONTINUOUS
MIN. 12" COMPACTED BANK RUN GRAVEL
BANK RUN GRAVEL TO BE SOUND AND DURABLE
NO PARTICLES GREATER THAN 6" MAX
OWNER MAY ELECT TO DO COMPACTION TESTING
CONTRACTOR MAY FINISH WITH SMALLER GRAVEL FOR CONVENIENCE
UNDER RIGID INSULATION

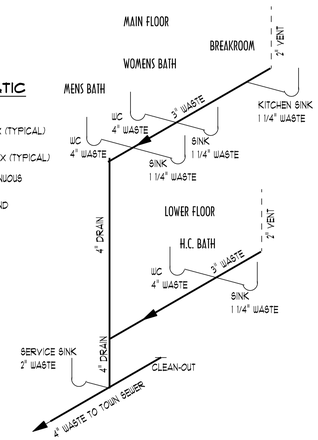
PLUMBING SCHEMATIC

NOT TO SCALE

WATER SUPPLY LINES TO BE 3/4 PEX (TYPICAL)

INTERIOR WATER LINES TO BE 1/2" PEX (TYPICAL)

MINIMUM OF ONE VENT TO BE CONTINUOUS
FROM MAIN DRAIN IN BASEMENT,
UP THROUGH ROOF, WITH NO 90'S AND
NO WATER CLOSET DISCHARGE



PLUMBING FIXTURE SCHEDULE

USE AS SPECIFIED, EQUAL OR BETTER

#	FUXTURE	MANUFACTURER	MODEL NO.	VALVE	WASTE	CW	HW	TRAP	REMARKS
3	WATER CLOSET	AMERICAN STANDARD	2467.100	SUPPLY 3405.06	4"	1/2"	-	-	COLOR - WHITE
3	20 X 18 LAVATORY	AMERICAN STANDARD	0124.024	SUPPLY 2303.154	1 1/4"	1/2"	1/2"	1 1/4 X 1/4 P	COLOR - WHITE, FIXTURE 7502.170
1	24X24X10 SERVICE SINK	MUSTEE	26F	STOPS IN SHANKS	2"	3/4"	3/4"	2" p	COLOR - WHITE, FIXTURE 93.600
									832-AA HOSE& BRACKET
									889**CC MOP HANGER
1	KITCHEN SINK	DAYTON	D23319		1 1/4"				FIXTURE AMERICAN STANDARD MODEL 6405.141
1	ON DEMAND WATER HEATER	EEMAZ HOME ADVANTAGE II	HA036240	----------	------	3/4"	3/4"	------	

NEW CONSTRUCTION:

SUSQUEHANNA COUNTY CONSERVATION DISTRICT

89 INDUSTRIAL DRIVE, MONTROSE, PA 18801
BRIDGEWATER TWP SUSQUEHANNA CO.

A-5
Wednesday, June 28, 2017

EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

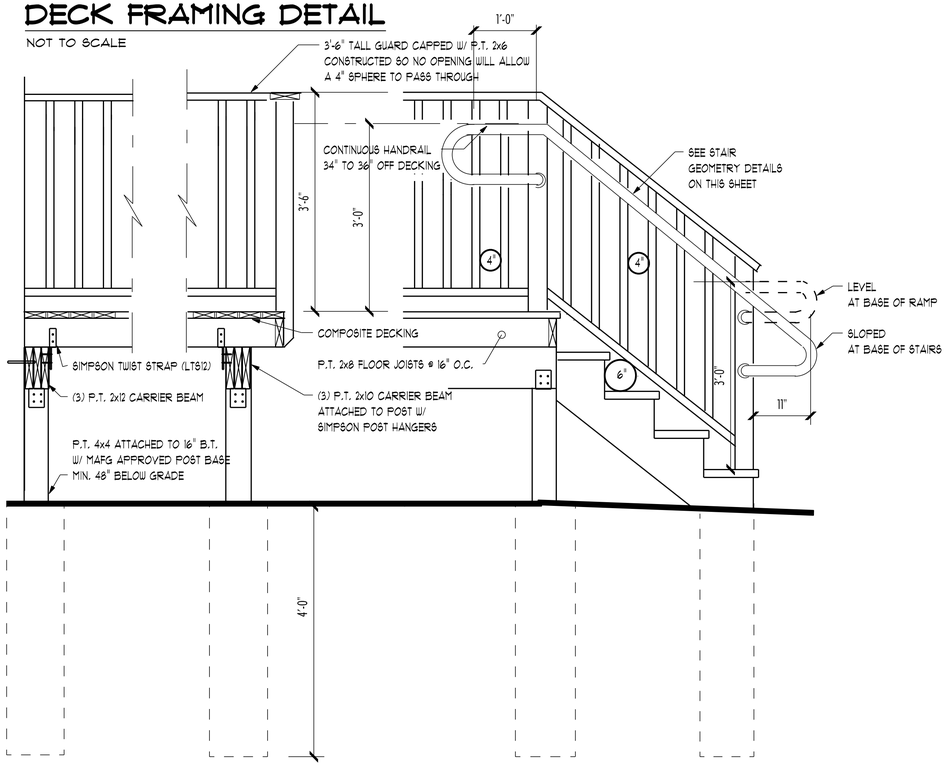
CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9348

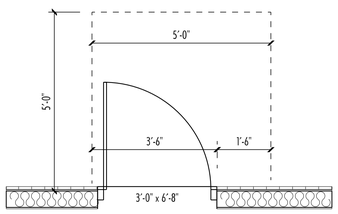
ACCESSIBILITY CODES

ALL WORK SHALL BE PERFORMED IN COMPLIANCE
WITH ALL APPLICABLE REQUIREMENTS OF THE
PA-UCC (INCLUDING IBC2012 CHAPTER 12 & APPENDIX E)

DECK FRAMING DETAIL

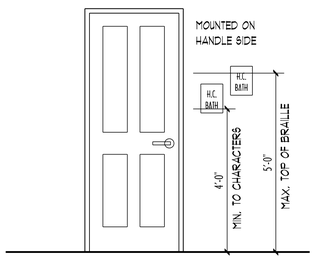
NOT TO SCALE





MANEUVERING CLEARANCE ICC/ANSI A117.1-2003 SEE 404.2.3.1

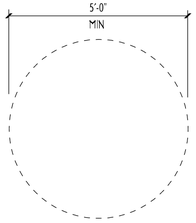
KICKPLATES ON PUSH SIDE OF DOORS AS PER ICC 404.2.9



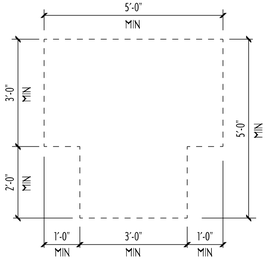
TACTILE SIGNAGE AS PER ICC SEC. 703
BRAILLE AS PER ICC 703.4

THERMOSTATS & OTHER TYPES OF CONTROLS
MOUNTED MAX 48" OFF FLOOR (UNLESS LOCKED)

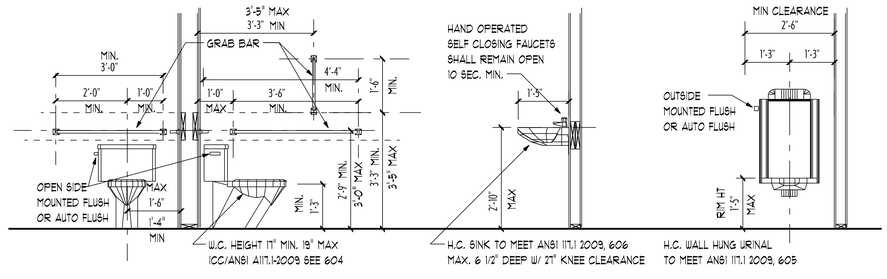
H.C. HANDLES AS PER ANSI 309.4 OPERATION - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2N) MAXIMUM.



CIRCULAR TURN SPACE
ICC/ANSI A117.1-2003 SEE 304.3.1



T-SHAPED TURN SPACE
ICC/ANSI A117.1-2003 SEE 304.3.2



ALL TOILET SEATS TO BE OPEN FRONT

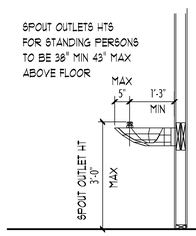
INSTALL TOILET DISPENSERS AS PER
ICC/ANSI A117.1-2009 SEE 604.7

H.C. SINK TO MEET ANSI 117.1 2009, 606
MAX. 6 1/2" DEEP W/ 27" KNEE CLEARANCE

WATER TEMP NOT TO EXCEED 140 DEG. FARIENHEIGHT AS PER IPC SEC. 501.8

EXPOSED PIPES & DRAINS UNDER LAVATORY & SINKS
TO MEET ANSI 117.1 2009 SEC. 606.6 FOR PROTECTION

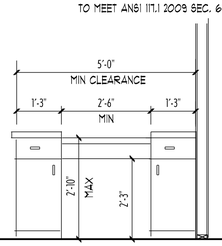
H.C. WALL HUNG URINAL
TO MEET ANSI 117.1 2009, 605



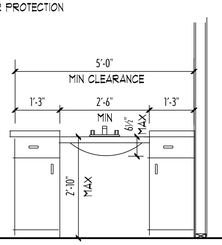
H.C. FORWARD APROACH
DRINKING FOUNTAIN TO MEET
ANSI 117.1 2009, 602
48" CLEAR LENGTH & 30" CLEAR WIDTH

REF. BARRIER FREE WALL MOUNTED
21L x 22W x 37H
866-753-3325

SERVICE SINKS REQUIRED
AS IPC TABLE 403.1
THEY ARE NOT REQUIRED
TO BE ACCESSIBLE



H.C. KITCHEN WORK SERFACE COUNTERS
TO HAVE H.C. ACCESS AREA BELOW
AS PER ANSI 117.1 2009, 1003.12.3



H.C. KITCHEN SINK
TO HAVE H.C. ACCESS AREA BELOW
AS PER ANSI 117.1 2009, 1003.12.4

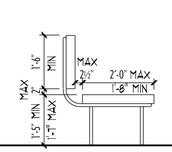
COUNTER, SINK, RECEPTACLES, SWITCHES, TOWEL HOLDERS, DISPENSERS MUST MEET
ANSI 117.1 2009 SECT. 308 (48" MAX 15" MIN.) STANDARD FOR HEIGHT, REACH RANGES AND OTHER REQUIREMENTS

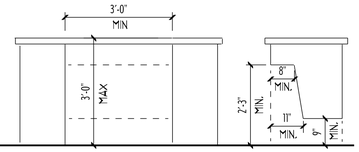
BATHROOM WALL FINISHES AS PER IBC 1210.1
FLOORS AND WALL BASE FINISH MATERIAL. IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES (102 mm).

H.C. DETAILS

NOT TO SCALE
ALL FIXTURES TO BE H.C. COMPLIANT

H.C. MIRRORS ABOVE SINKS SHALL BE MOUNTED W/
THE BOTTOM EDGE OF THE REFLECTING SURFACE
40" MAX. ABOVE FLOOR
H.C. MIRRORS NOT ABOVE SINKS SHALL BE MOUNTED W/
THE BOTTOM EDGE OF THE REFLECTING SURFACE
35" MAX. ABOVE FLOOR
AS PER ANSI 117.1 2009, 603.3





SEE IPC TABLE 403.1
FOR REQUIRED NUMBER OF FIXTURES

ANY H.C. BENCHES MIN 42" LENGTH
AS PER ANSI 117.1 2009, 903

ANY SERVICE COUNTERS TO HAVE H.C. ACCESS AREA
BELOW AS PER ANSI 117.1 2009, 904

ACS
Friday, June 23, 2017

EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9948

NEW CONSTRUCTION MIXED USE COMMERCIAL CONSTRUCTION TYPE 5B USAGE GROUP (B–BUSINESS) & (S–2 LOW HAZARD STORAGE)

CODE ANALYSIS

DESIGNED AS PER IBC – 2009 CODES &
ICC/ANSI A117.1–2009 & IBC CHAPTER 11

PA–1 CALL 811
BEFORE DIGGING

CODE
CHAPTER CHAPTER HEADING

3 USE & OCCUPANCY CLASSIFICATION & OCCUPANCY LOAD TABLE 1004.1

MAIN FLOOR– "32" (OCCUPANY LOAD)
B (BUSINESS)

LOWER FLOOR –"23" (OCCUPANCY LOAD)
S–2 (LOW HAZARD STORAGE) & B (BUSINESS)

4 MECHANICAL VENTILATION

IMC 403.1 VENTILATION SYSTEM. MECHANICAL VENTILATION SHALL BE PROVIDED BY A METHOD OF SUPPLY AIR AND RETURN OR EXHAUST AIR. THE AMOUNT OF SUPPLY AIR SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF RETURN AND EXHAUST AIR. THE SYSTEM SHALL NOT BE PROHIBITED FROM PRODUCING NEGATIVE OR POSITIVE PRESSURE. THE SYSTEM TO CONVEY VENTILATION AIR SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 6.

IMC 403.2 OUTDOOR AIR REQUIRED. THE MINIMUM OUTDOOR AIRFLOW RATE SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 403.3. VENTILATION SUPPLY SYSTEMS SHALL BE DESIGNED TO DELIVER THE REQUIRED RATE OF OUTDOOR AIRFLOW TO THE BREATHING ZONE WITHIN EACH OCCUPIABLE SPACE.

REFERENCE IMC TABLE 403.3 MECHANICAL VENTILATION

IBC 406.6.3 REPAIR GARAGES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. THE VENTILATION SYSTEM SHALL BE CONTROLLED AT THE ENTRANCE TO THE GARAGE.

5 GENERAL BUILDING HEIGHTS AND AREAS

TABLE 503
(B) 2 STORIES PLAN AND 9,000 SQ. FT.
(S–2) 2 STORIES PLAN AND 13,500 SQ. FT.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCY

	A[d], E		I-1, I-3, I-4		I-2		R		F-2, S-2[b], U		B, F-1, M, S-1		H-1		H-2		H-3, H-4, H-5	
OCCUPANCY	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A[d], E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3[a]
I-1, I-3, I-4	-	-	N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP
I-2	-	-	-	-	N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP
R	-	-	-	-	-	-	N	N	1[c]	2[c]	1	2	NP	NP	3	NP	2	NP
F-2, S-2[b], U	-	-	-	-	-	-	-	-	N	N	1	2	NP	NP	3	4	2	3[a]
B, F-1, M, S-1	-	-	-	-	-	-	-	-	-	-	N	N	NP	NP	2	3	1	2[a]
H-1	-	-	-	-	-	-	-	-	-	-	-	-	N	NP	NP	NP	NP	NP
H-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	NP	1	NP
H-3, H-4, H-5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1[e, f]	NP

B. THE REQUIRED SEPARATION FROM AREAS USED ONLY FOR PRIVATE OR PLEASURE VEHICLES SHALL BE REDUCED BY 1 HOUR BUT TO NOT LESS THAN 1 HOUR.

6 TYPE OF CONSTRUCTION

TABLE 601 TYPE 5B (??? USAGE)

7 FIRE AND SMOKE PROTECTION FEATURES

TABLE 706.4 FIRE WALLS

GROUP	FIRE-RESISTANCE RATING (hours)
A, B, E, H-4, I, R-1, R-2, U	3[a]
F-1, H-3[b], H-5, M, S-1	3
H-1, H-2	4[b]
F-2, S-2, R-3, R-4	2

A. IN TYPE II OR V CONSTRUCTION, WALLS SHALL BE PERMITTED TO HAVE A 2–HOUR FIRE–RESISTANCE RATING.

TABLE 707.3.9 FIRE BARRIERS

OCCUPANCY GROUP	FIRE-RESISTANCE RATING (hours)
H-1, H-2	4
F-1, H-3, S-1	3
A, B, E, F-2, H-4, H-5, I, M, R, S-2	2
U	1

TABLE 715.4 FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATINGS

TYPE OF ASSEMBLY	REQUIRED ASSEMBLY RATING (hours)	MINIMUM FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING (hours)
Fire walls and fire barriers having a required fire-resistance rating greater than 1 hour	4	3
	3	3[a]
	2	1 1/2
	1 1/2	1 1/2
Fire barriers having a required fire-resistance rating of 1 hour:		
Shaft, exit enclosure and exit passageway walls	1	1
Other fire barriers	1	3/4
Fire partitions:		
Corridor walls	1	1/3 [b]
	0.5	1/3 [b]
Other fire partitions	1	3/4
	0.5	1/3
Exterior walls	3	1 1/2
	2	1 1/2
	1	3/4
Smoke barriers	1	1/3 [b]

716.5.1 FIRE WALLS. DUCTS AND AIR TRANSFER OPENINGS PERMITTED IN FIRE WALLS IN ACCORDANCE WITH SECTION 706.11 SHALL BE PROTECTED WITH LISTED FIRE DAMPERS INSTALLED IN ACCORDANCE WITH THEIR LISTING.

716.5.1.1 HORIZONTAL EXITS. A LISTED SMOKE DAMPER DESIGNED TO RESIST THE PASSAGE OF SMOKE SHALL BE PROVIDED AT EACH POINT A DUCT OR AIR TRANSFER OPENING PENETRATES A FIRE WALL THAT SERVES AS A HORIZONTAL EXIT.

716.5.2 FIRE BARRIERS. DUCTS AND AIR TRANSFER OPENINGS OF FIRE BARRIERS SHALL BE PROTECTED WITH APPROVED FIRE DAMPERS INSTALLED IN ACCORDANCE WITH THEIR LISTING. DUCTS AND AIR TRANSFER OPENINGS SHALL NOT PENETRATE EXIT ENCLOSURES AND EXIT PASSAGEWAYS EXCEPT AS PERMITTED BY SECTIONS 1022.4 AND 1023.6, RESPECTIVELY.

9 FIRE PROTECTION SYSTEMS

903.2 WHERE REQUIRED

903.2.10 GROUP S–2 ENCLOSED PARKING GARAGES. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CLASSIFIED AS ENCLOSED PARKING GARAGES IN ACCORDANCE WITH SECTION 406.4 AS FOLLOWS: [F]
1. WHERE THE FIRE AREA OF THE ENCLOSED PARKING GARAGE EXCEEDS 12,000 SQUARE FEET (1115 M2); OR
2. WHERE THE ENCLOSED PARKING GARAGE IS LOCATED BENEATH OTHER GROUPS.

EXCEPTION: ENCLOSED PARKING GARAGES LOCATED BENEATH GROUP R–3 OCCUPANCIES.

903.2.11.1 STORIES WITHOUT OPENINGS. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ALL STORIES, INCLUDING BASEMENTS, OF ALL BUILDINGS WHERE THE FLOOR AREA EXCEEDS 1,500 SQUARE FEET (139.4 M2) AND WHERE THERE IS NOT PROVIDED AT LEAST ONE OF THE FOLLOWING TYPES OF EXTERIOR WALL OPENINGS: [F]

1. OPENINGS BELOW GRADE THAT LEAD DIRECTLY TO GROUND LEVEL BY AN EXTERIOR STAIRWAY COMPLYING WITH SECTION 1009 OR AN OUTSIDE RAMP COMPLYING WITH SECTION 1010. OPENINGS SHALL BE LOCATED IN EACH 50 LINEAR FEET (15 240 MM), OR FRACTION THEREOF, OF EXTERIOR WALL IN THE STORY ON AT LEAST ONE SIDE. THE REQUIRED OPENINGS SHALL BE DISTRIBUTED SUCH THAT THE LINEAR DISTANCE BETWEEN ADJACENT OPENINGS DOES NOT EXCEED 50 FEET (15 240 MM).
2. OPENINGS ENTIRELY ABOVE THE ADJOINING GROUND LEVEL TOTALING AT LEAST 20 SQUARE FEET (1.86 M2) IN EACH 50 LINEAR FEET (15 240 MM), OR FRACTION THEREOF, OF EXTERIOR WALL IN THE STORY ON AT LEAST ONE SIDE. THE REQUIRED OPENINGS SHALL BE DISTRIBUTED SUCH THAT THE LINEAR DISTANCE BETWEEN ADJACENT OPENINGS DOES NOT EXCEED 50 FEET (15 240 MM).

906 PORTABLE FIRE EXTINGUISHERS – SHALL BE AS REQUIRED BY THE INTENATIONAL FIRE CODE. FIRE CODE EXCEPTION 1, IN GROUP A, B AND E OCCUPANCIES EQUIPPED THROUGHOUT WITH QUICK–RESPONSE SPRINKLERS, FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN SPECIAL HAZARD AREAS.
KITCHENETTE
MECHANICAL ROOM
STORAGE SHED/GENERATOR BUILDING

29 PLUMBING SYSTEMS TABLE 2902.1

(B USAGE) TOILETS – 1 PER 25 FOR THE FIRST 50 (MALE FEMALE) AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
SINKS – 1 PER 40 FOR THE FIRST 80 (MALE FEMALE) AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
DRINKING FOUNTAIN – 1 HI–LOW PER 100
SERVICE SINK – 1

(S–2 USAGE) TOILETS – 1 per 100 (MALE FEMALE)
SINKS – 1 per 100 (MALE FEMALE)
DRINKING FOUNTAIN – 1 per 1,000
SERVICE SINK – 1

10 MEANS OF EGRESS

1005.2 DOOR ENCROACHMENT.
DOORS, WHEN FULLY OPENED, AND HANDRAILS SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN 7 INCHES (178 MM). DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE–HALF. OTHER NONSTRUCTURAL PROJECTIONS SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES SHALL BE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH A MAXIMUM OF 11/2 INCHES (38 MM) ON EACH SIDE.

1007.1 ACCESSIBLE MEANS OF EGRESS REQUIRED. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1015.1 OR 1019.1 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS

1008.1.1 DOOR, MINIMUM DOOR WIDTH IS 32" CLEAR OPENING

1008.1.3.2 POWER OPERATED DOORS.
WHERE MEANS OF EGRESS DOORS ARE OPERATED BY POWER, SUCH DOORS WITH A PHOTOELECTRIC–ACTUATED MECHANISM TO OPEN THE DOOR UPON THE APPROACH OF A PERSON OR DOORS WITH POWER ASSISTED MANUAL OPERATION, THE DESIGN SHALL BE SUCH THAT IN THE EVENT OF POWER FAILURE, THE DOOR IS CAPABLE OF BEING OPENED MANUALLY TO PERMIT MEANS OF EGRESS TRAVEL OR CLOSED WHERE NECESSARY TO SAFEGUARD MEANS OF EGRESS

1015.2.1 WHERE TWO OR MORE EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS THE EXIT DOORS SHALL BE PLACED A DISTANCE APART AS NOTED IN EXCEPTION 2 FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	FEET
B	200 FEET WITHOUT SPRINKLERS AND 300 WITH SPRINKLERS
S–2	300 FEET WITHOUT SPRINKLERS AND 400 WITH SPRINKLERS

1021 EXITS TABLE 1021.2

OCCUPANTS	NUMBER OF EXITS
1 – 500	2
500 – 1000	3

STORY	OCCUPANCY	MAXIMUM OCCUPANTS (OR DWELLING UNITS) PER FLOOR AND TRAVEL DISTANCE
First story or basement	A, B[d], E[e], F[d], M, U, S[d]	49 occupants and 75 feet travel distance
	H-2, H-3	3 occupants and 25 feet travel distance
	H-4, H-5, I, R	10 occupants and 75 feet travel distance
	S[a]	29 occupants and 100 feet travel distance
Second story	B[b], F, M, S[a]	29 occupants and 75 feet travel distance
	R-2	4 dwelling units and 50 feet travel distance
Third story	R-2[c]	4 dwelling units and 50 feet travel distance

1022.1 ENCLOSURES REQUIRED.
INTERIOR EXIT STAIRWAYS AND INTERIOR EXIT RAMPS SHALL BE ENCLOSED WITH FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 712, OR BOTH. EXIT ENCLOSURES SHALL HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE EXIT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. EXIT ENCLOSURES SHALL HAVE A FIRE–RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. EXIT ENCLOSURES SHALL LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1023, EXCEPT AS PERMITTED IN SECTION 1027.1. AN EXIT ENCLOSURE SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN MEANS OF EGRESS.

1026.6 EXTERIOR RAMPS AND STAIRWAY PROTECTION.
EXTERIOR EXIT RAMPS AND STAIRWAYS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN SECTION 1022.1. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED SPACES.

11 ACCESSIBILITY

1103.1 WHERE REQUIRED. SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES

1104 ACCESSIBLE ROUTE. SITE ARRIVAL POINTS. ACCESSIBLE ROUTES WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORATAION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED

1104.3.1 EMPLOYEE WORK AREAS.
COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE ROUTES.

1105 ACCESSIBLE ENTRANCES, AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE

1106 PARKING AND PASSENGER LOADING FACILITIES
TABLE 1106.1
TOTAL PARKING SPACES – CARS

1–25 1 REQUIRED ACCESSIBLE TRUCK PARKING SPACE REQUIRED, TO COMFORM TO PENN DOT STANDARDS

12 INTERIOR ENVIRONMENT

1110 SIGNAGE
REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS

ACCESSIBLE PARKING SPACES
ACCESSIBLE PASSENGER LOADING ZONES
UNISEX TOILET ROOMS

13 ENERGY EFFICIENCY

1204.1 MINIMUM HEATING AT 68 DEGREES F. MEASURED AT 3 FEET ABOVE THE FLOOR
MINIMUM COOLING AT 12 DEGREES LESS THAN AMBIENT EXTERIOR TEMPERATURES

1205.3 ARTIFICIAL LIGHT
ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR

CLIMATE ZONE 6 (SUSQUEHANNA COUNTY) – TABLE 502.2(1)
BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED WITH THE INTERNATIONAL ENERGY CONSERVATION CODE

16 STRUCTURAL DESIGN

INSULATION:
ROOF R–13+19 (METAL BUILDINGS W/ R–5ci THERMAL BLOCKS)
WALLS R–13 + R–7.5ci
WALLS BELOW GRADE (NOT REQUIRED)
UNHEATED SLAB R–10 FOR 24" BELOW

DESIGN LOAD CRITERIA
DEAD LOAD = 12.0 psf
ROOF LIVE LOAD = 20.0 psf
LIVE LOAD COMMON SPACE = 100.0 psf
SNOW LOAD = 40.0 psf
ANCILLARY LOAD = 5.0 psf
WIND DESIGN SPEED = 90.0 mph
SEISMIC – SPECTRAL RESPONSE ACCELERATION
0.2 SEC = 1.75 %
1.0 SEC = 5.75 %

CODES
Thursday, July 14, 2016

EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9948

CONSTRUCTION PLANS

MAIN FLOOR ELECTRICAL PLAN

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

- A/C D/C EMERGENCY BATTERY PACK
- A/C D/C EXIT SIGN
- BATTERY BACKUP REMOTE EMERGENCY LIGHTING
- SMOKE DETECTOR
- (2) CAT 6E TO PATCH PANEL
- RECESSED CAN LIGHT
- PC — 120 V PHOTOCELL
- TC — 24 HR
- OS — 24 HR
- EXHAUST FAN
- SURFACE WRAPAROUND
- T — H.C. TACTILE SIGNAGE
- F — MANUAL FA PULL STATION
- VISUAL INDICATOR
- AUDIO VISUAL INDICATOR
- FACP — FIRE ALARM CONTROL PANEL

ALL LIGHTING MUST BE COMPLIANT W/ IECC SECTION 505

ALL EXPOSED WIRING IN EMT CONDUIT

ALL BULBS TO BE HIGH EFFICIENCY LEDS

MAIN FLOOR ELECTRICAL PLAN

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

NEW CONSTRUCTION:

SUSQUEHANNA COUNTY CONSERVATION DISTRICT

89 INDUSTRIAL DRIVE, MONTROSE, PA 18801
BRIDGEWATER TWP SUSQUEHANNA CO.

CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9948

EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

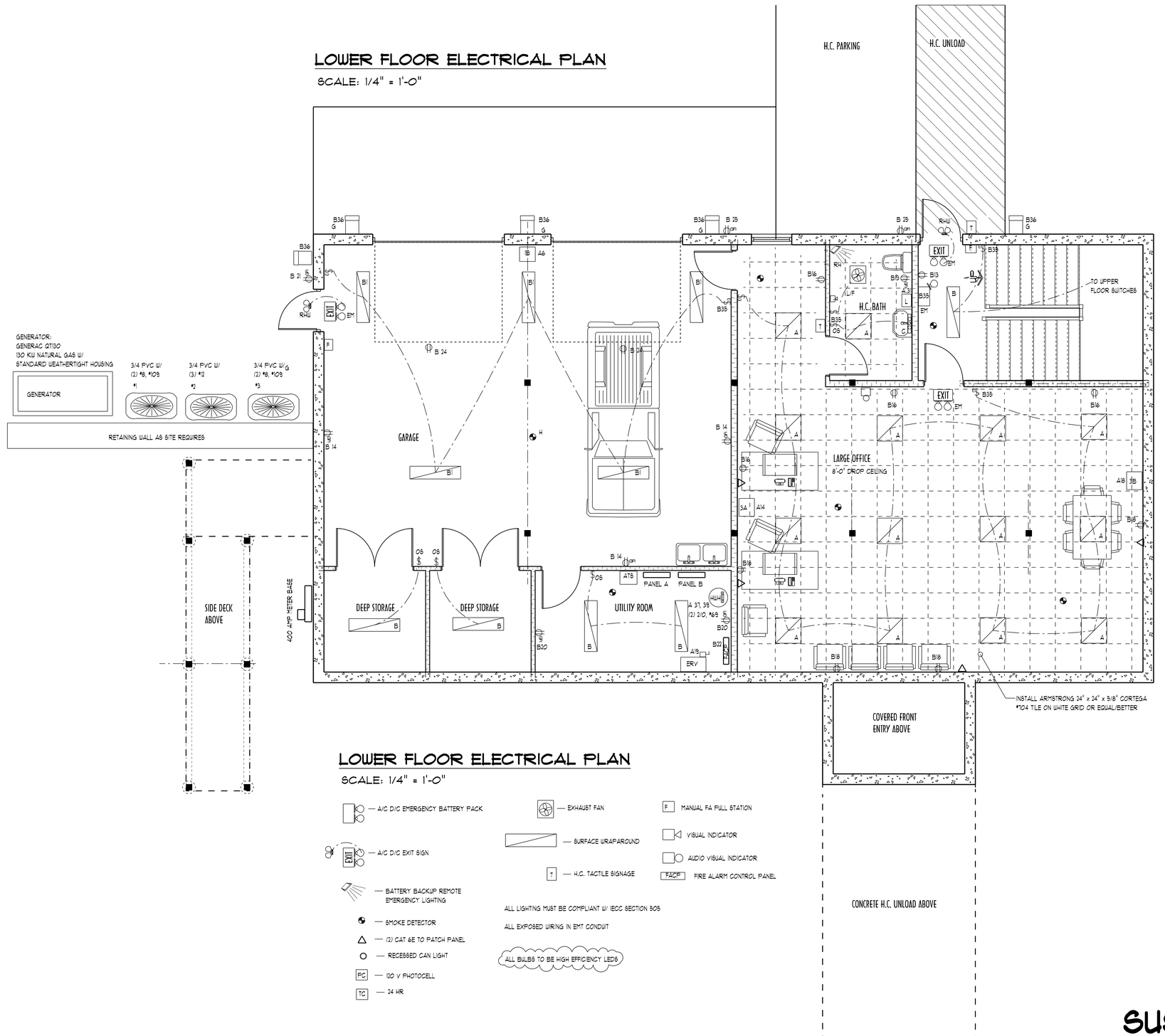
E-1

Friday, June 23, 2017

CONSTRUCTION PLANS

LOWER FLOOR ELECTRICAL PLAN

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



LOWER FLOOR ELECTRICAL PLAN

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

- A/C D/C EMERGENCY BATTERY PACK
- A/C D/C EXIT SIGN
- BATTERY BACKUP REMOTE EMERGENCY LIGHTING
- SMOKE DETECTOR
- (2) CAT 6E TO PATCH PANEL
- RECESSED CAN LIGHT
- PC — 120 V PHOTOCELL
- TC — 24 HR
- EXHAUST FAN
- SURFACE WRAPAROUND
- T — H.C. TACTILE SIGNAGE
- F — MANUAL FA PULL STATION
- VISUAL INDICATOR
- AUDIO VISUAL INDICATOR
- FACP — FIRE ALARM CONTROL PANEL

ALL LIGHTING MUST BE COMPLIANT W/ IECC SECTION 505

ALL EXPOSED WIRING IN EMT CONDUIT

ALL BULBS TO BE HIGH EFFICIENCY LEDS

NEW CONSTRUCTION:

SUSQUEHANNA COUNTY CONSERVATION DISTRICT

89 INDUSTRIAL DRIVE, MONTROSE, PA 18801
BRIDGEWATER TWP SUSQUEHANNA CO.

EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9348

E-2

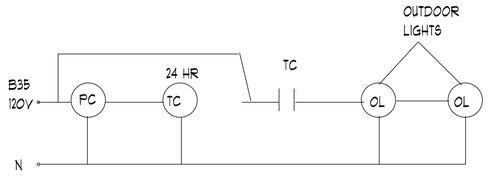
Friday, June 23, 2017

CONSTRUCTION PLANS

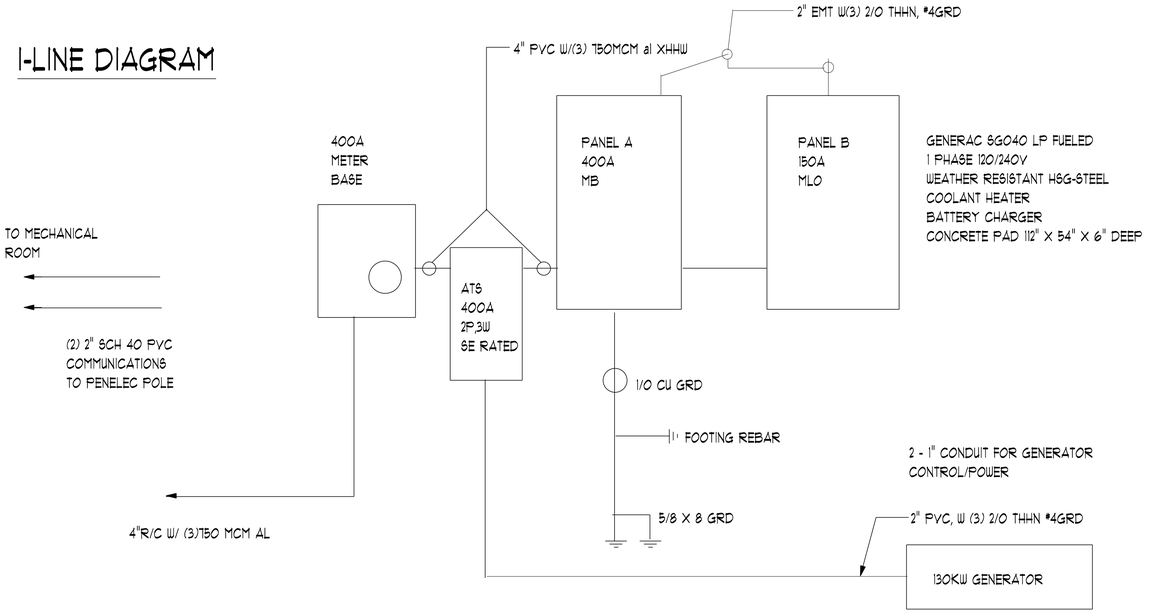
LIGHTING FIXTURE SCHEDULE

MARK	DIFFUSER	FIXTURE TYPE	MTG	TYPE	WATTS	VOLTS	MFG/CAT NUMBER	LOCATION/REMARKS
A	acrylic	troffer	recessed	LED	29	120	Lithonia 2TL33LFWA12 EZTLP840	lower floor drop ceiling
B	acrylic	wraparound	surface	LED	19	120	Lithonia ZL1D L483000LMFSTMV80CRI	lower floor closets/ stairwell
B1	acrylic	wraparound	surface	LED	28	120	Lithonia ZL1D L485000LM FSTMV80CRI	lower floor garage
C	acrylic	vanity bar	surface	LED	36	120	AFX - ALV37053000L30SND2	lower & main floor bathrooms
D	glass	recessed can	recessed	LED	10	120	Lithonia 6BP ATRMW HLLED40K	Hsg L7XLED T24 Provide insulation spacing hood/ main floor halls & entries
F	acrylic	canopy	surface	LED	13	120	RAB VANLED10NFW	exterior covered areas on main floor
G	acrylic	wall/door	surface	LED	14	120	RAB ENTRA 12	mount 7 AFG/ lower floor entries / main floor side entry
H	acrylic	wallpack	surface	LED	24	120	RAB BRISKXL24N	main floor exterior walls
J	acrylic	ceiling	surface	LED	32	120	Metalux 2ZSP3440	use surface mount adapter kit on hard clgs/ main floor offices
K	acrylic	linear pendant	pendant	LED	35	120	Metalux 4WSL-LD2-40-SRS-UNV-L840-CD1-UPL8	0-10V DIMMING/ conference room ceiling
EM	Red	AC/DC combination	surface	LED	4	120	Lithonia ECR LED H0 M6	
RH		remote head		inc			Emergi-Lite EF18-H6	main and lower floor bathrooms
RHW		remote head		inc			Emergi-Lite EF11-D-H6	weatherproof/ exterior main and lower floor entries
L		hand dryer	surface		460	120	XLERATOR XL-W-ECO	lower & main floor bathrooms

OUTDOOR LIGHTING CONTROL



I-LINE DIAGRAM



GENERATOR:
GENERAC QT130
130 KW NATURAL GAS W/
STANDARD WEATHERTIGHT HOUSING

Panel Designation A Project #
Main 400A MB fed from Utility Voltage 120/240
Feeder 750 MCM XHHW al Location Storage 1ph/3W Surface mount
Date KVA

#	Description	Breaker	A	B	Breaker	Description	#
1	HP 1	40	3.7		20	IU1A	2
3				3.7			4
5	HP 2	20	1.5		30	IU1B	6
7				1.5			8
9	HP 3	40	3.9		20	IU2A	10
11				3.9			12
13					20	IU3A	14
15				0.2			16
17					20	IU3B	18
19				0.7			20
21							22
23							24
25							26
27							28
29	Hand Dryer Main Floor	20	.45				30
31	Hand Dryer Lower Floor	20					32
33							34
35							36
37	On- Demand Water Heater	150	29.55		150	Panel B	38
39							40
	TOTAL KVA		40.00	39.55			

Panel Designation B Project #
Main 200A MLO fed from A Voltage 120/240
feeder (3) #1 THHN, #6 GRD cu Location Storage 1ph/3W surface mnt

#	Description	Breaker	A	B	Breaker	Description	#
1	entry /reception outlets	20	1.05		20	Office 4 outlets	2
3		20		0.75	20	office 1/2 outlets	4
5	Office 6/7 outlets	20	1.4		20	office 2/3 outlets	6
7	Office 5 outlets	20		1.2	20	Copy rm outlets	8
9	RR/ brk rm outlets	20	2.25		20	Printer/copier outlet	10
11	Refrig/ cntrtp outlets	20		2	20	Brk rm cntrtp outlets	12
13	Basement RR/ Stairwell recepticles	20	0.8		20	garage outlets	14
15		20		0.8	20	bsmt office outlets	16
17		20	0.8		20	bsmt office outlets	18
19	Microwave	20		1.4	20	mech rm outlets	20
21	WP GFCI at Heat pumps	20	0.8		20	Fire alarm control panel	22
23	HRV1	20		1.2		OH Door Outlets	24
25	Outdoor Outlets	20	1.2		20	Battery Charger	26
27				1	20	coolant heater	28
29							30
31							32
33		20			20		34
35	Basement lighting	20		1.5	20	outdoor lighting	36
37	1st floor lighting - east	20	0.8			EP-B	38
39	1st floor lighting	20		1			40
	TOTAL KVA		9.1	10.85			

NEW CONSTRUCTION:

SUSQUEHANNA COUNTY CONSERVATION DISTRICT

89 INDUSTRIAL DRIVE, MONTROSE, PA 18801
BRIDGEWATER TWP SUSQUEHANNA CO.

EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9948

E-3
Friday, June 23, 2017

CONSTRUCTION PLANS

LOWER FLOOR HVAC PLAN

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

HVAC CONTACT: JOE KEYES
HEAT TEK (607) 239-0466

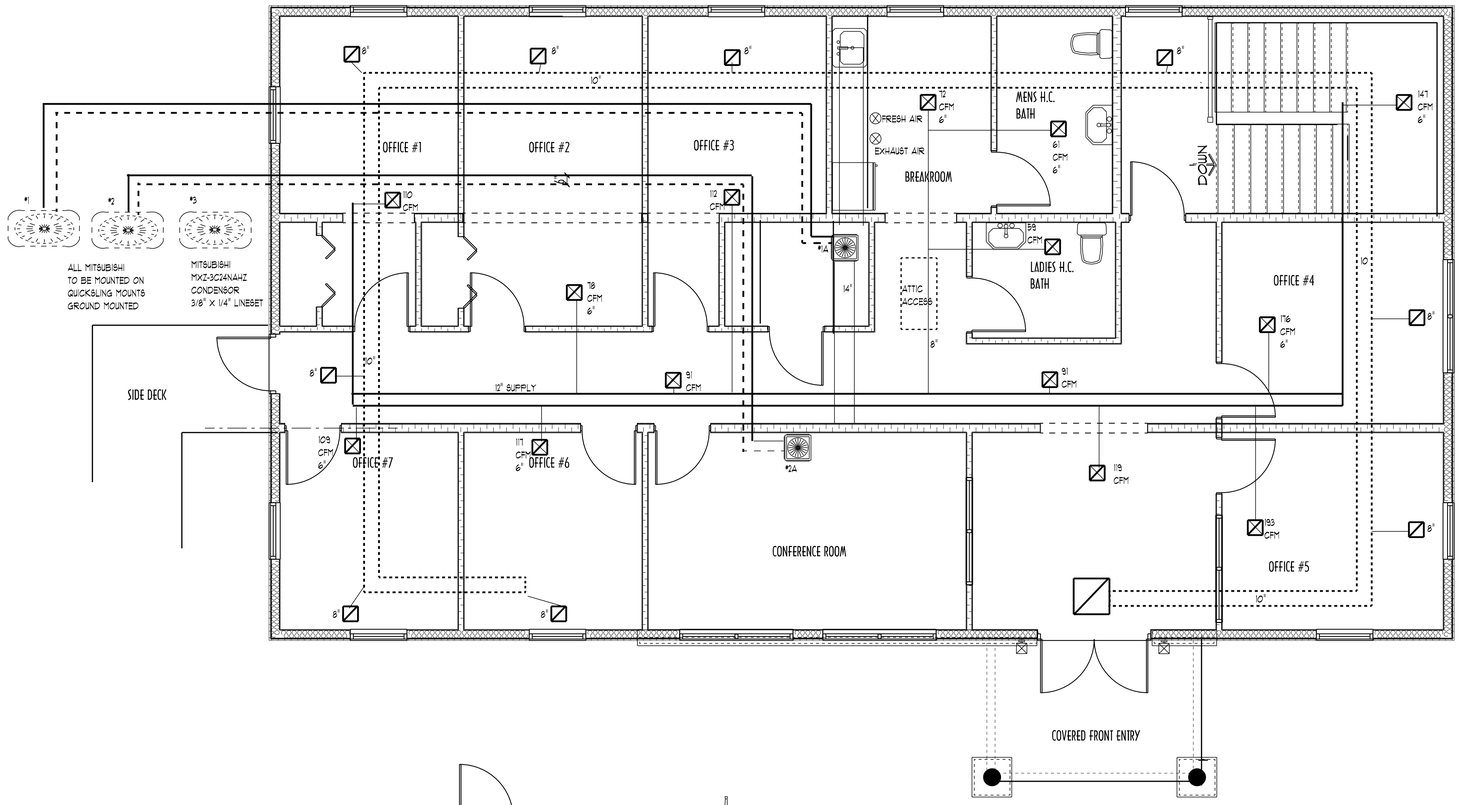
NOTE: ALL DUCTWORK TO BE INSULATED WITH R-8

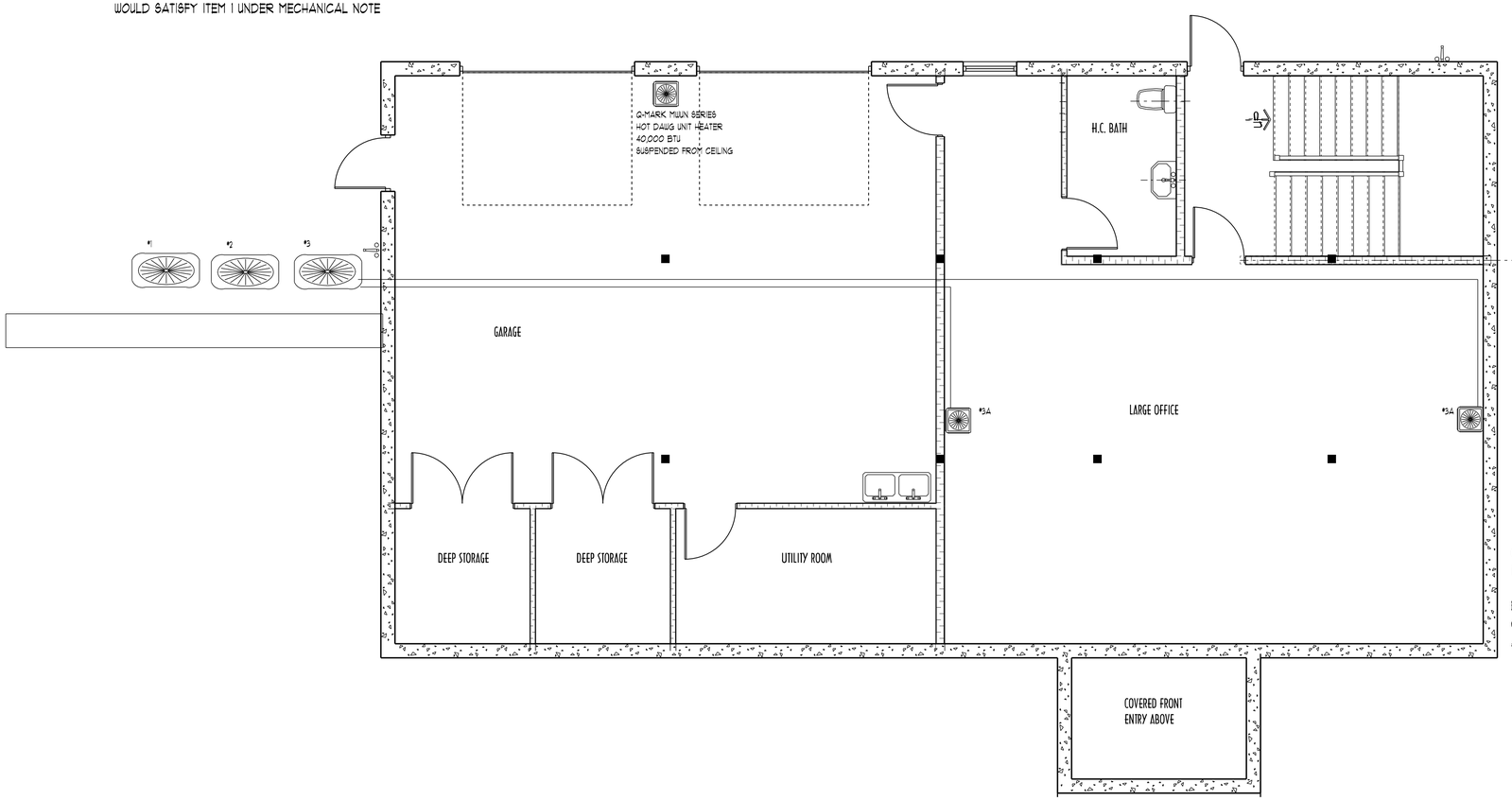
NOTE:
ELECTRICAL: (2008 NATIONAL ELECTRIC CODE)
1.) VEHICLE REPAIR GARAGES ARE CLASSIFIED AREAS TO 18" ABOVE FLOOR UNLESS GARAGE IS VENTILATED WITH A MECHANICAL EXHAUST SYSTEM THAT CONTINUOUSLY PROVIDES 4 AIR EXCHANGES PER HOUR

MECHANICAL: (2009 INTERNATIONAL MECHANICAL CODE)

1. ENCLOSED PARKING GARAGES SHALL BE PROVIDED WITH AN EXHAUST SYSTEM DESIGNED TO EXHAUST A MIN. OF .75 CUBIC FEET PER MINUTE OF AIR FLOW PER SQUARE FOOT OF FLOOR SPACE. (IMC TABLE 403.3 AND 404.1)
2.PROVIDE FIRE/ SMOKE DAMPERS WHERE DUCTS PENETRATE CORRIDOR WALLS, FIRE BARRIERS, AND FIRE RATED FLOOR/ CELING ASSEMBLIES. (IMC 607)
3. PROVIDE DUCT SMOKE DETECTORS AS REQUIRED BY IMC 606.

INSTALLATION OF THE VENTILATION SYSTEM UNDER ITEM 1 IN ELECTRICAL NOTE (ABOVE) WOULD SATISFY ITEM 1 UNDER MECHANICAL NOTE





ALL MITSUBISHI TO BE MOUNTED ON QUICKSLING MOUNTS GROUND MOUNTED

MITSUBISHI MXZ-3C24NAHZ CONDENSOR 3/8" X 1/4" LINESET

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
PROJECT SQ FOOTAGES:
2,310 NEW HEATED SQ. FT.

HVAC NOTE:

-ALL DUCT WORK MUST BE SEALED W/ ELASTIC DUCT SEALANT
-ALL DUCT WORK MUST BE SUSPENDED FROM ROOF STRUCTURE
AIR HANDLER MUST HAVE VIBRATION SEPARATION
-ALL DUCT WORK MUST HAVE MIN. R-8 FOIL FACED DUCT INSULATION
-AIR HANDLER MUST HAVE FREEZELESS CONDENSATE TRAP
-AIR HANDLER MUST HAVE SECONDARY DRAIN PAN
-AIR HANDLER MUST HAVE PAN OVERFLOW SAFETY SWITCH
-ALL CANTRELL CABLE FROM MITSUBISHI CONDENSER TO AIR HANDLER TO BE DONE BY HVAC/ ONLY RECCOMMENDED CABLE FROM MANUFACTURER USE

*1 (OUTDOOR)
MITSUBISHI CONDENSOR
PUY-A42NKA1
ATTIC AREA
3/8 X 5/8" LINESET

*1A (INDOOR) AIR HANDLER
MITSUBISHI PUY-A42NKA1-(BS)
ATTIC MOUNTED

CONFERENCE ROOM
1/4" X 3/8" LINESET

BASEMENT
COPPER PIPE
ATTIC UNIT

*2 (OUTDOOR)
MITSUBISHI CONDENSOR
MUZ-FH12NA
ATTIC AREA
3/8 X 5/8" LINESET

*2A (INDOOR)
12,000 BTU HYPER HEAT
MITSUBISHI HEAT/COOL
MSZ-FH12NA
ATTIC MOUNTED

ALL MITSUBISHI
TO BE MOUNTED ON
QUICKSLING MOUNTS
GROUND MOUNTED

*3 (OUTDOOR)
MITSUBISHI CONDENSOR
MXZ-3C24NAHZ2
3/8 X 5/8" LINESET

*3A (INDOOR)
12,000 BTU
MITSUBISHI MSZ-12NA9-U1
3/8" x 1/4" LINESET

ALL DUCT INSULATED WITH MIN. R8
GALVANIZED SHEET METAL NO MORE
THAN 50 FT FLEXIBLE DUCTWORK

NEW CONSTRUCTION:

SUSQUEHANNA COUNTY CONSERVATION DISTRICT

ROUTE 29, MONTROSE, PA 18801
BRIDGEWATER TWP SUSQUEHANNA CO.

H-1
Friday, June 23, 2017

EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9348

CONSTRUCTION PLANS

NEW 4,620 SQ. FT. CONSTRUCTION MIXED USE COMMERCIAL

CONSTRUCTION TYPE 5B
(Combustible Unprotected)

USAGE GROUP (B-BUSINESS) & (S-2 LOW HAZARD STORAGE)

DESIGNED AS PER IBC 2009 CODES

DESIGN LOAD CRITERIA

DEAD LOAD = 12.0 psf
ROOF LIVE LOAD = 20.0 psf
LIVE LOAD COMMON SPACE = 100.0 psf
SNOW LOAD = 40.0 psf
ANCILLARY LOAD = 2.0 psf
WIND DESIGN SPEED = 90.0 mph
SEISMIC
SPECTRAL RESPONSE ACCELARATION
0.2 SEC = 1.75 %
1.0 SEC = 5.75 %

PA-1 CALL 811
BEFORE DIGGING

ALL ACCESS TO MEET ANSI 117.1 &
IBC CHAPER 11

OCCUPANCY LOAD 16
"12" MAIN FLOOR (B-USAGE)
ACTUAL NUMBER OF EMPLOYEES
"8" LOWER FLOOR (B-USAGE & S-2 USAGE)
ACTUAL NUMBER OF EMPLOYEES
AS PER IBC 1004.1.1

ALL WORK SHALL BE
PERFORMED IN COMPLIANCE
WITH ALL APPLICABLE
REQUIREMENTS OF THE
PA-UCC COMMERCIAL CODES

1 WATER CLOSET PER 25 MALE & FEMALE (B-USAGE)
1 WATER CLOSET PER 100 MALE & FEMALE (S-2 USAGE)
AS PER IPC TABLE 403.1 & IBC 2902.1

FIRE SUPRESSION WILL NOT BE
REQUIRED AS PER IBC 903.2

1 HR FIRE SEPARATION WILL BE REQUIRED
BETWEEN USAGE GROUPS S-2 & B
BECAUSE OF OVERALL SQ. FT.

PROPERTY OWNER:
TREEHAB
4.27 ACRES
INSTRUMENT # 2012 062 17
PARCEL # 143.01-1,013.01

EXISTING LANDSCAPE BUFFER

PROPERTY OWNER:
SUSQUEHANNA COUNTY CONSERVATION DISTRICT
4.01 ACRES
INSTRUMENT # 2015 123 36
PARCEL # 143.01-1,013

PROPERTY OWNER:
REYNOLDS
4.01 ACRES
INSTRUMENT # 2011 108 87
PARCEL # 143.01-1,102

S 64°00'00" E 139.980'

N 37°56'06" E 355.255'

SITE PLAN

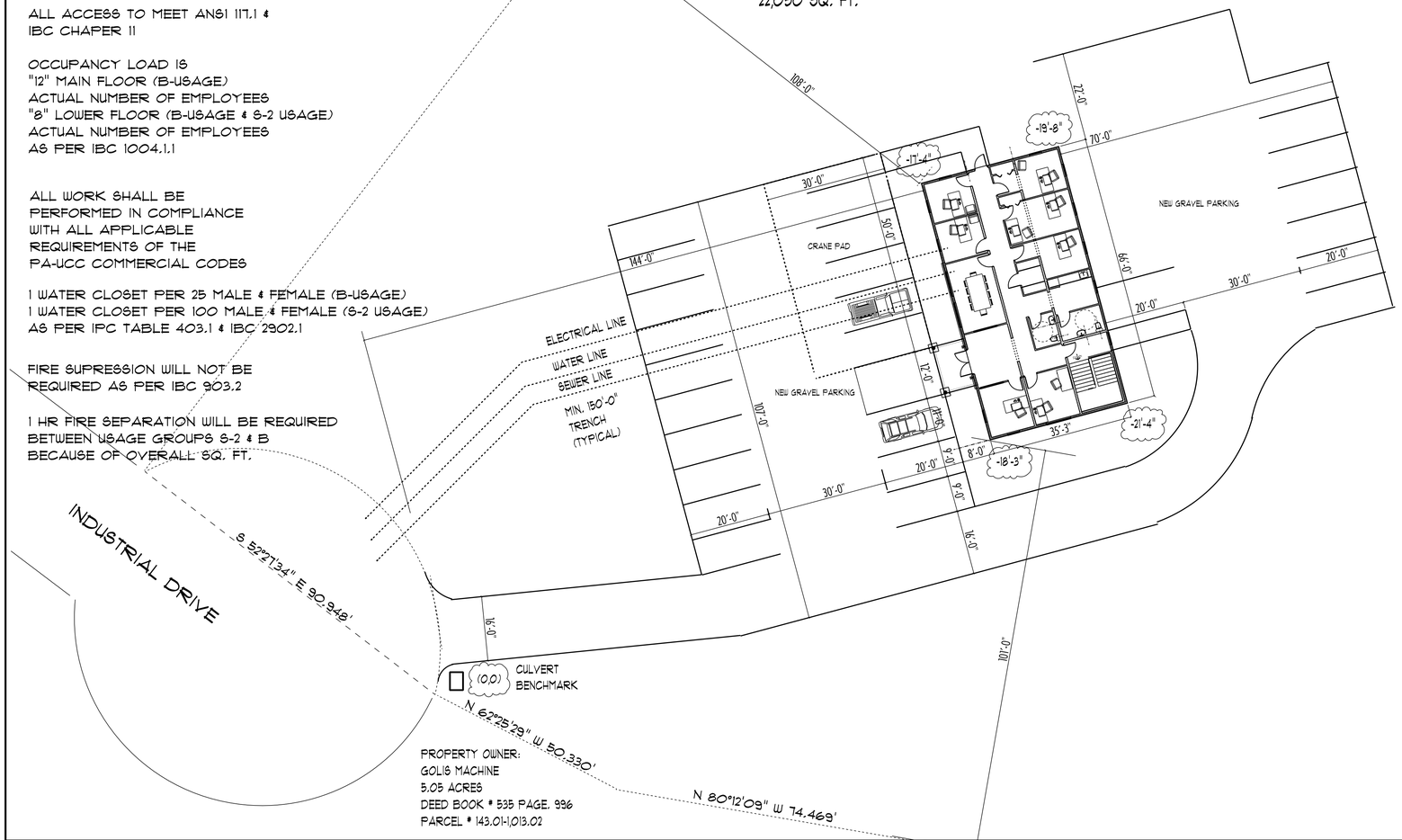
SCALE: 1/16" = 1'-0"

14,000 DRIVEWAY & PARKING SURFACE SQ. FT.

DRIVEWAY & CRANE PAD NOTE:
(SEE SHT. SPEC. FOR EXCAVATION/
LANDSCAPE SPECIFICATIONS)

2,310 BUILDING SQ. FT.

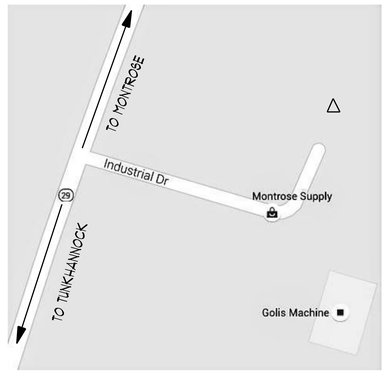
AREA DISTURBED IN EXCAVATION:
22,050 SQ. FT.



PROPERTY OWNER:
GOLIS MACHINE
5.05 ACRES
DEED BOOK # 535 PAGE. 996
PARCEL # 143.01-1,013.02

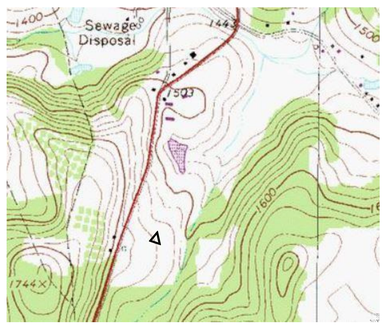
SITE MAP

NOT TO SCALE



TOPOGRAPHY MAP

NOT TO SCALE



EXISTING LANDSCAPE BUFFER

SITE SURVEY BY
RONALD J. GRUZSKY

NEW CONSTRUCTION:

SUSQUEHANNA COUNTY CONSERVATION DISTRICT

89 INDUSTRIAL DRIVE, MONTROSE, PA 18801
BRIDGEWATER TWP SUSQUEHANNA CO.

L-1
Wednesday, June 28, 2017

EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9348

CONSTRUCTION PLANS

BID SPECS.

PROJECT DESCRIPTION

4,620 SQ FT
STICK FRAMED CONSTRUCTION
PREFAB FOUNDATION
MODULAR MAIN FLOOR

PLANS & PERMITS

PLANS PROVIDED BY OWNER
PERMIT APPLICATION BY OWNER
PERMIT FEES BY OWNER

EXCAVATION / LANDSCAPE

SITE EXCAVATION - BY CONTRACTOR
CONSTRUCTION EXCAVATION - BY CONTRACTOR
DRIVEWAY SURFACE - CONSTRUCTION ACCESS - BY CONTRACTOR
-GRAVEL (NO. 2RC) 2" DEPTH
-GRAVEL SUB-BASE (2A COARSE AGGREGATE
6" DEPTH COMPACTED TO 95% MODIFIED PROCTOR
-SUBGRADE (16'-0" WIDE DRIVEWAY & PARKING LOT .- MIN. 12" ITEM 3
30' x 50' CRANE PAD- MIN. 20" ITEM 3
3,500 PSF BEARING CAPACITY)
COMPACTED TO 95% MODIFIED PROCTOR

STOCKPILE EXCAVATED MATERIAL ON SITE - TOP SOIL TO BE SEPARATED FROM SUB-SOIL
FINISH GRADE AWAY FROM BUILDING
STONE RAKE, SEED, & FERTILIZER AS PER ITEM #6 AND #16
LANDSCAPING BY OWNER
GRAVEL PARKING AREA BY CONTRACTOR
CONTRACTOR TO FOLLOW APPROVED E & S CONTROL PLAN PROVIDED BY OWNER

1. AREAS OF WORK SHALL BE SUCH THAT DAMAGE TO EXISTING GROUNDS AND FACILITIES IS KEPT TO A MINIMUM.
2. ALL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS UNLESS NOTED OTHERWISE. (SEE CROSS SECTIONS)
3. COMPACTION SHALL NOT BE REQUIRED FOR STOCKPILES
4. COMPACTION SHALL BE AS FOLLOWS:
UNDER GRAVEL PAVEMENT AREAS - 95% STANDARD PROCTOR.
UNDER NEW BUILDING FOUNDATIONS AND SLABS - 95% STANDARD PROCTOR.
STOCKPILES - NO REQUIREMENT.
ALL OTHER AREAS - 90% STANDARD PROCTOR.
5. ALL AREAS DISTURBED DURING CONSTRUCTION (NOT WITHIN BUILDING FOUNDATION LIMITS OR PAVEMENT AREAS) SHALL RECEIVE 4" TOPSOIL.
6. ALL AREAS WHERE TOPSOIL WAS APPLIED SHALL RECEIVE LIME, FERTILIZER, AND SEED AS PER ITEM #16
7. LIME AND FERTILIZER SHALL BE APPLIED AT A RATE DETERMINED BY PENNDOT (SEE ITEM #16)
8. ALL SEED SHALL BE APPLIED AT A MINIMUM RATE AS PER FORMULA B
9. ALL SEEDED AREAS AS PER E & S PLAN
10. TOPSOIL SHALL BE AS EXCAVATED FROM SITE AND STOCKPILED AT AN OWNER APPROVED LOCATION.
11. EXCAVATED SUBSOIL MATERIALS TO BE REUSED ON THE SITE SHALL BE STOCKPILED AT AN OWNER APPROVED LOCATION.
12. EXCAVATED SUBSOIL MATERIALS SHALL BE USED AS COMMON FILL
13. COMMON FILL SHALL NOT INCLUDE ORGANIC CONTENT INCLUDING ROOTS, PEAT, ETC.
14. EXCAVATED SUBSOIL MATERIALS NOT TO BE USED ON THE SITE SHALL BE REMOVED FROM THE SITE.
15. TOPSOIL SHALL BE FREE OF SUBSOIL, WOODY VEGETATION AND STUMPS, ROOTS, BRUSH, STONES, CLAY LUMPS, OR SIMILAR OBJECTS LARGER THAN 2" IN THE GREATEST DIMENSION.
16. THE SEED MIXTURE SHALL CONSIST OF THE FOLLOWING MIXTURE:
VARIETY PERCENT BY WEIGHT PERENNIAL RYE GRASS 20% KENTUCKY BLUE GRASS 30%
CREEPING RED FESCUE 50% (SEE TABLE ON THIS SHEET)
SEEDING & SOIL SUPPLEMENTS SHALL BE APPLIED AS PER PENNDOT SPECS. SECTION 804.3
SEED FORMULA SHALL BE FORMULA B
PENNDOT SECTION 804.3 (C). SOIL SUPPLEMENTS
-PREPARE AREAS FOR SEEDING BY UNIFORMLY APPLYING SUPPLEMENTS, EXCEPT IN AREAS THAT WILL RECEIVE FORMULA E SEED. DOCUMENT BULK DELIVERY AS SPECIFIED IN SECTION 804.(8)2.
-BLEND THE INITIAL SOIL SUPPLEMENTS INTO THE SOIL AT LEAST 2", ON TOPSOILED AREAS, BY RAKING DISKING, HARROWING, OR OTHER ACCEPTABLE METHODS. BLEND THE SUPPLEMENTS INTO THE SOIL DURING TILLAGE OPERATIONS.
-APPLY SLOW-RELEASE NITROGEN FERTILIZER TO THE SURFACE OF FORMULA B SEEDED AREAS BEFORE PROJECT COMPLETION. APPLY SOIL SUPPLEMENTS AS FOLLOWS, UNLESS OTHERWISE INDICATED

- PULVERIZED AGRICULTURAL LIMESTONE - 800LB/ 1,000YD^2
- 10-20-20 ANALYSIS COMMERCIAL FERTILIZER - 140LB/ 1,000YD^2
- 38-0-0 UREAFORM FERTILIZER - 50LB/YD^2 OR
- 32-0-0 TO 38-0-0 SULFUR COATED UREA FERTILIZER - 59LB/1000YD^2 TO 50LB/ 1,000 YD^2 AS DIRECTED OR
- 31-0-0 IBDU FERTILIZER - 61LB/ 1,000YD^2

17. GEOTEXTILE SHALL BE A NON WOVEN 6 OZ/SYD FABRIC, FX-60HS AS MANUFACTURED BY CARTHAGE MILLS OR EQUAL. (TYPICAL UNDER ALL DRIVING & PARKING SURFACES)
18. PERFORATED DRAINAGE PIPING SHALL BE PVC PIPE SDR 28, DIAMETER AS INDICATED ON DRAWINGS.

FORMULA & SPECIES	% BY WEIGHT	MINIMUM %		MAX % WEED SEED	SEEDING RATE LB./ 1,000 YD^2
		PURITY	GERMINATION		
FORMULA B MIX					420 TOTAL
Perennial ryegrass mixture (Lolium perenne). A combination of improved certified varieties w/ no one variety exceeding 50% of the total ryegrass component.	20	97	90	0.10	8.5
Creeping Red Fescue or Chewings Fescue (Fescuta rubra or ssp commutata) (Improved & Certified)	30	97	85	0.10	12.5
Kentucky Bluegrass mixture (Poa pratensis). A combination of improved certified varieties w/ no one variety exceeding 50% of the total Bluegrass component.	50	97	80	0.15	21.0

FOUNDATION & CONCRETE FLOORS

BY CONTRACTOR
PREFAB WALLS
CONTRACTOR TO COORDINATE INSTALLATION OF
ALL UTILITIES AND PLUMBING ROUGH INS INSTALL PRIOR TO POUR
SEE FLOOR PLANS FOR SLAB DETAILS

REQUEST DWG BE DEFERRED
SIGNED & SEALED FOUNDATION DRAWINGS
SHALL BE PROVIDED FOR APPROVAL
PRIOR TO INSTALL

FRAMING

MODULAR UNITS DESIGNED & ENGINEERED BY MFG.
2 x 6 & 2 x 4 FRAMING ON LOWER FLOOR (SEE PLANS)

EXTERIOR WINDOWS & DOORS

BY BUILDER - ANDERSEN 400 SERIES EXTERIOR WINDOWS W/
WHITE VINYL INTERIORS & EXTERIORS W/
PERMASHEILD CLADDING & EXTERIOR STOP COVERS
BETWEEN THE GLASS GRILLES- EQUAL SASH TOP ONLY
GARAGE DOORS - OVERHEAD DOOR MODEL 185 OR BETTER (R VALUE: 7.4)
THERMA-TRU FIBERGLASS EXTERIOR ENTRY DOOR W/ NATURAL PINE INTERIOR & FOREST GREEN EXTERIOR
SEE SHEET A-4 FOR WINDOW AND DOOR SCHEDULE
NOTE: FINAL SIZES PROVIDED BY MFG.
HARDWARE - PANIC HDWR ON EGRESS DOORS ONLY
SCHLAGE MERANO LEVERS OR EQUAL HARDWARE TYPICAL ON ALL OTHER DOORS
AUTO CLOSERS REQUIRED ON BATHROOM DOORS AND FIREDOORS

EXTERIOR FINISHES

26 GA PAINTED STEEL ROOFING W/ 30YR MIN. WARRANTY
HARDY RIB SNOW GUARDS REQUIRED (V-STYLE)
ALUMINUM FASCIA, VENTED VINYL SOFFIT
CERTAINTEED VINYL BOARD & BATTEN 8" VERTICAL AUTUMN RED SIDING
CERTAINTEED 9" CEDAR IMPRESSIONS DOUBLE 9 STAGGERED ROUGH SPLIT SHAKE MOUNTAIN CEDAR
CERTAINTEED CERTATRIM FREEZE BOARDS
NOTE 1: NATURAL FIELD STONE VENEER TO BE INSTALLED OVER 2 LAYERS OF 15 LB. FELT OR 30 LB FELT EQUIVALENT W/ WIRE MESH NAILED W/ 2" NAILS TO STUDS AND EVERY 6" AT RANDOM AND FINISHED WITH SCRATCH COAT OVER 1/2" CDX PLYWOOD ATTACHED TO STUDS
-1\" MIN 2" THICK SAW CUT BLUESTONE CAP W/ SQUARE CUT EDGE 2" PAST VENEER NOSING FOR VENEER ON EXTERIOR WALLS & COLUMNS
-THERMAL FINISH TO BE EXPOSED AT TOPS AND FACE
-TO BE INSTALLED AT PROPER SLOPE TO DRAIN AWAY FROM BUILDING
-TOP TO BE FLASHED ABOVE TO DRAIN WATER
COLUMN BASE NOTE:
PACK OUT P.T. 6 x 6 POSTS WITH P.T. 2 x FRAMING
ADD NATURAL FIELD STONE VENEER AS PER NOTE 1 ABOVE

WALLS & CEILING

5/8" TYPE "X" SHEETROCK TYPICAL TAPED & SPACKLED
OVER 3/4" PLYWOOD EXCEPT GARAGE WALLS & CEILING TO HAVE
29 GA. METAL LINER PANEL (SEE TYPICAL WALL DETAIL ON THIS SHEET)
MOISTURE RESISTANT SHEETROCK IN BATHS- 5'-0" TALL
ARMATUFF SQUARE LAY-IN CEILING TILES IN LOWER FLOOR

FINISHES

PAINT - ONE COAT PRIMER
2 COATS INTERIOR LATEX "EGGSHELL" FINISH
4 COLOR CHOICES, VERIFY WITH OWNER

CONTRACTOR TO VERIFY ALL PAINT & POLY FINISHES WITH OWNER BEFORE INSTALLATION

INTERIOR DOORS

PURCHASED & INSTALLED BY CONTRACTOR
SIMPSON OR SIMILAR 6 PANEL SOLID CORE MASONITE PRE-PRIMED
W/ WOOD FRAMES FINISHED BY BUILDER
SIMPSON OR SIMILAR 6 PANEL SOLID STEEL
20 MINUTE FIRE DOORS & FRAMES
90 MINUTE FIRE DOOR- THERMA-TRU 6 PANEL
STEEL DOORS & FRAMES

MILLWORK & TRIM

INTERIOR DOOR TRIM 3 1/2" PAINTED COLONIAL PINE
SHEETROCK CORNER ON WINDOW W/ CAMBRIA QUARTZ SILL
MIN. 1 1/2" BEYOND FINISHED WALL W/ MITERED CORNERS

BASE - 4" COLONIAL PINE IN MEETING ROOM AND OFFICES
PAINTED TO MATCH WINDOWS & DOORS
6" PVC BASE IN GARAGE AREA

INSTALLED & FINISHED BY CONTRACTOR

STAIRS

PAINT GRADE SOUTHERN YELLOW PINE TREADS, RISERS, AND STRINGERS
PAINT GRADE RAILINGS AND BALUSTERS
FULL WIDTH VINYL TREAD COVERS

ELECTRICAL

AS PER PLANS -
FIXTURES BY CONTRACTOR
PREWIRED & INSTALLED BY CONTRACTOR
(SEE ATTACHED FIXTURE SCHEDULE)

HVAC

AS PER PLANS SEE SHEET H-1
MITSUBSHI QUALITY OR BETTER

PLUMBING

SEE SHEET A-5
PURCHASED, PRE-PLUMBED AND INSTALLED BY BUILDER
HOT WATER HEATER TO BE ON-DEMAND ELECTRIC

LOCAL UTILITIES

ELECTRIC - PENELEC
WATER - CONTRACTOR TO ATTACH TOWN WATER TO BUILDING
SEWER - CONTRACTOR TO CONNECT TO GRINDER PUMP (GRINDER PUMP PURCHASED BY OWNER)
GAS - PROPANE BY 3RD PARTY
CONTRACTOR TO COORDINATE INSTALLATION
TANK INSTALLED BY OWNER
CALL BEFORE YOU DIG - DIAL 811 - BY CONTRACTOR
TELEPHONE CONDUIT TO BUILDING BY CONTRACTOR

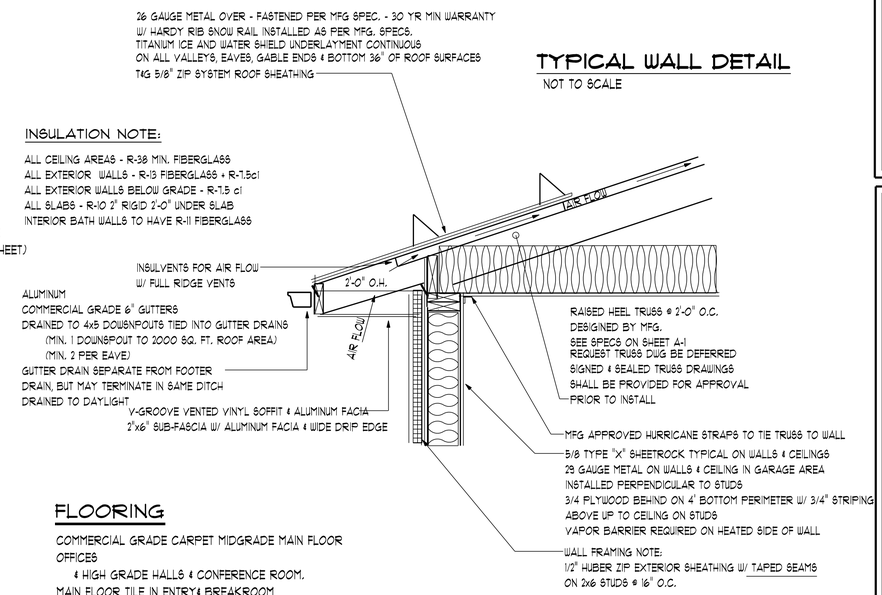
-ALL UTILITIES TO BE INSTALLED FROM BUILDING TO CULDESAC
MIN. 150'-0" OF TRENCH

INSULATION

SEE CROSS SECTION ON THIS SHEET FOR DETAILS

TYPICAL WALL DETAIL

NOT TO SCALE



INSULATION NOTE:

ALL CEILING AREAS - R-38 MIN. FIBERGLASS
ALL EXTERIOR WALLS - R-13 FIBERGLASS + R-7.5c
ALL EXTERIOR WALLS BELOW GRADE - R-7.5 c
ALL SLABS - R-10 2' RIGID 2'-0" UNDER SLAB
INTERIOR BATH WALLS TO HAVE R-11 FIBERGLASS

FLOORING

COMMERCIAL GRADE CARPET MIDGRADE MAIN FLOOR
OFFICES
& HIGH GRADE HALLS & CONFERENCE ROOM.
MAIN FLOOR TILE IN ENTRY& BREAKROOM
12x36 & 6x36 SPEAKEASY TILE IN SWEET GEORGIA BROWN MATS INC. 3M NOMAD SCRAPER MATTING 8150 BACKED
FLUSH W/ FINISHED FLOOR
MAIN BATH TILE:
ON FLOORS- 12x24 CRAFTSMAN TILE IN WHEAT
ON WALLS- 12x12 CRAFTSMAN TILE IN BISCUIT
TILE ON WALLS FROM FLOOR TO CEILING
LOWER BATH:
CONCRETE FLOOR W/ DENSGLASS WALL TO CEILING
SEALED CONCRETE IN GARAGE & BASEMENT
POWER TROWEL SMOOTH FINISH
(2 COATS OF SEALANT ON CONCRETE TYPICAL)

INTERIOR SPECIALTIES

CLOSET FINISHES - EPOXY COATED WIRE SHELVING
SUPPLIED AND INSTALLED BY CONTRACTOR

BATHS

INSTALLED - BY CONTRACTOR
(SEE ATTACHED SHEETS)
GRAB BARS - PURCHASED & INSTALLED BY CONTRACTOR
SEE SHEET AC6 FOR DETAILS & SPECS

KITCHEN & COPY ROOM CABINETS

KITCHEN ALLOWANCE- $4,200
HOMECREST SEDONA CABINETRY OR EQUAL
PAINTED WHITE
(CONTRACTOR TO VERIFY APPLIANCE SIZES W/ OWNER BEFORE CABINET DESIGN & PURCHASE)

COUNTER TOPS

CAMBRIA QUARTZ OR EQUAL
(INCLUDES BREAKROOM)

APPLIANCES

BY OWNER
PRE-WIRED, PRE-PLUMBED, & INSTALLED BY CONTRACTOR
APPLIANCE DIMENSIONS TO BE VERIFIED PRIOR TO CABINET DESIGN & INSTALL

DECK

PRESSURE TREATED FRAMING
-COMPOSITE DECKING (TREX SELECT OR BETTER)- NO FACE SCREWS/ ONLY CLIP FASTENERS
-VINYL RAILINGS
-NATURAL FIELD STONE VENEER CLAD COLUMN BASES
(SEE DETAIL ON SHT. A-1)
-VINYL CLAD POST
MIN. 4"CONCRETE SLAB ON COVERED ENTRY SLOPED AWAY FROM BUILDING

CONTRACTOR NOTES

CONTRACTOR TO SUPPLY PROOF OF:
LICENSING/REGISTRATION
LIABILITY INSURANCE
WORKMANS COMP

CONTRACTOR RESPONSIBLE TO ENSURE
ALL SUB CONTRACTORS ARE PROPERLY LICENSED AND INSURED
W/ SUSQUEHANNA COUNTY SOIL CONSERVATION LISTED AS "ADDITIONAL INSURED"
ON ALL LIABILITY POLICIES

BUILDER TO VERIFY ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION

CONTRACTOR MUST APPROVE ALL MATERIAL COLORS, BRANDS, STYLES & FINISHES WITH OWNER BEFORE PURCHASE

ALL CHANGES IN WORK TO BE AS PER AIA DOCUMENT A105- 2007- ARTICLE 10 SECTION 10.1

BUILD SCHEDULE: MOVE IN DATE TO BE NO LATER THAN DECEMBER 1, 2017

CONTRACTOR TO BREAK DOWN BIDS BY CATEGORY

NEW CONSTRUCTION:

SUSQUEHANNA COUNTY CONSERVATION DISTRICT

89 INDUSTRIAL DRIVE, MONTROSE, PA 18801
BRIDGEWATER TWP SUSQUEHANNA CO.

SPECS
Thursday, June 29, 2017

EARTH FARM STUDIOS INC.
DESIGN & DRAFTING SERVICES
MONTROSE, PA 18801 570-614-3258

CARLO SCHNELLER, P.E.
ENGINEERING & DESIGN
101 STAGECOACH LANE, FRIENDSVILLE, PA 18818 Phone: 570-553-9348