CONTAINER COFFEE SHOP

79 SOUTH MAIN STREET PITTSTON, PA

CONTACT INFORMATION

ARCHITECTURE
CSHQA
2696 S COLORADO BLVD SUITE 525
DENVER, COLORADO 80222
(303) 962-9164
CONTACT: JESSE GOLDMAN
EMAIL: JESSE.GOLDMAN@CSHQA.COM
www.cshqa.com

ELECTRICAL
KVA CONSULTING
JOHN TINSLEY
19600 E PARKER SQUARE DRIVE, B100
PARKER, COLORADO 80134
(303) 646-4770

PLUMBING / MECHANICAL
KVA CONSULTING
JOHN TINSLEY
19600 E PARKER SQUARE DRIVE, B100
PARKER, COLORADO 80134
(303) 646-4770

CIVIL
MASER CONSULTING P.A.
311 NEWMAN SRPINGS RD, SUITE 203
RED BANK, NEW JERSEY 07701
(908) 489-0499
MICHAEL GALLAGHER
MGALLAGHER@MASERCONSULTING.COM
www.maserconsulting.com

STRUCTURAL
RUNKLE CONSULTING, INC
512 GRAYSON PARKWAY
GRAYSON, GA 30017
(678) 225-4900
GEORGE RUNKLE
GEORGER@RUNKLECONSULTING.COM
www.runkleconsulting.com

DEVELOPER
SG BLOCKS, INC
(843) 568-5245
DAVID CROSS
DCROSS@SGBLOCKS.COM
www.sgblocks.com

DRAWING INDEX

ABBREVIATIONS

℄	CENTERLINE
⊥	PERPENDICULAR
□	SQUARE
ø	DIAMETER
#	NUMBER
(E)	EXISTING
(F)	FUTURE
(N)	NEW
(R)	RENOVATE OR RELOCATED
@	AT
A.B.	AIR CONDITIONING
A.D.A.A.G.	AMERICAN'S WITH DISABILITIES ACT
A.F.F.	ABOVE FINISH FLOOR
A.O.A.	AIRLINES OPERATION AREA
A/C	AIR CONDITIONING
ABV.	ABOVE
ACOUST.	ACOUSTICAL
ADJ.	ADJUSTABLE
AGG.	AGGREGATE
ALT.	ALTERNATIVE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AUTO.	AUTOMATIC
AVE.	AVENUE
B.O.	BOTTOM OF
B.O.C.	BASE OF CURB
B.U.	BUILT-UP
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
C.B.	CATCH BASIN
C.C.	CENTER TO CENTER
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CONCRETE OPENING OR CLEAN-OUT
C.T.	CERAMIC TILE
C.W.	COLD WATER
CAB.	CABINET
CEM.	CEMENT
CFM	CUBIC FEET/MINUTE
CLG.	CEILING
CLR.	CLEAR
CNTRSK.	COUNTERSUNK
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CORR.	CORRIDOR
CW/	COORDINATE WITH
D.	DEEP
D.B.A.	DEFORMED BAR ANCHOR
D.F.	DRINKING FOUNTAIN
D.S.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DET.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
E.B.	EXPANSION BOLT
E.I.F.S.	EXTERIOR INSULATION & FINISHING SYSTEM
E.J.	EXPANSION JOINT
E.P.	ELECTRICAL PANELBOARD
E.W.C.	ELECTRIC WATER COOLER
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
F.O.	FACE OF
F.O.C.	FACE OF CURB/CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.O.T.	FACE OF TREAD
F.S.	FAR SIDE
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR(ING)
FLASH.	FLASHING
FT.	FOOT OR FEET
FTG.	FOOTING
FTW.	FIRE TREATED WOOD
FURR.	FURRING
G.	GAS
G.B.	GRAB BAR
GA.	GAUGE OR GAGE
GALV.	GALVANIZED
GYP.	GYPSUM
H.	HIGH
H.A.S.	HEADED ANCHOR STUD
H.A.S.	HEADED CONCRETE ANCHOR
H.B.	HOSE BIBB
H.C.	HANDICAPPED - A.D.A.A.G.
H.M.	HOLLOW METAL
H.P.	HIGH POINT
H.W.	HOT WATER
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING VENTILATING AND AIR CONDITIONING
I.D.	INSIDE DIAMETER
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
K.O.	KNOCKOUT
KIT.	KITCHEN
L.F.	LINEAL FEET OR FOOT
L.P.	LOW POINT
LAM.	LAMINATE
LAV.	LAVATORY
LBS.	POUNDS
M.B.	MACHINE BOLT
M.H.	MANHOLE
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD	MOUNTED
N	NORTH
N.I.C.	NOT IN CONTRACT
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
NO.	NUMBER
NOM.	NOMINAL
O.A.	OVER ALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
O.T.S.	OPEN TO STRUCTURE
O/	OVER
O/H	OVERHEAD
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
OZ.	OUNCE
P.LAM.	PLASTIC LAMINATE
P.T.D.	PAPER TOWEL DISPENSER
P/L	PROPERTY LINE
PART.	PARTICLE
PL.	PLATE
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PRE-ENG.	PRE-ENGINEERED
PT.	POINT
PVMT.	PAVEMENT
QT.	QUARRY TILE
R.	RADIUS OR RISER
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
RE:	REFERENCE (C/W/)
REINF.	REINFORCE(D)
REQ'D.	REQUIRED
RM.	ROOM
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
S.D.	SOAP DISPENSER
S.F.	SQUARE FEET OR FOOT
S.I.D.A.	SECURITY IDENTIFICATION DISPLAY AREA
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SECT.	SECTION
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR OR SIMILAR TO
SPECS.	SPECIFICATIONS
SQ.	SQUARE
ST.	STREET OR STEEL
STD.	STANDARD
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T & G	TONGUE & GROOVE
T.	TREAD
T.B.	TOWEL BAR
T.D.	TOP OF DRAIN
T.O.	TOP OF
T.O.C.	TOP OF CURB/CONCRETE
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
TEL.	TELEPHONE
THK.	THICKNESS
THRES.	THRESHOLD
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.C. F.E.	UNDER COUNTER FIRE EXTINGUISHER
U.O.N.	UNLESS OTHERWISE NOTED
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
VENT.	VENTILATION
VERT.	VERTICAL
VEST.	VESTIBULE
W	WIDE
W.B	WALL BEYOND
W.C.	WATER CLOSET OR WALL COVERING
W.G.	WIRE GLASS
W.GL.	WIRE GLASS
W.P.	WORK POINT
W.R.	WASTE RECEPTACLE
W.W.F.	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WD.	WOOD

GENERAL NOTES

1. THE APPLICABLE BUILDING CODE IS THE 2015 INTERNATIONAL BUILDING CODE (2015 IBC).
2. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.
3. DO NOT SCALE DRAWINGS.
4. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO ARCHITECT FOR RESOLUTION.
5. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
6. CONCRETE AND BRICK DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE OR MASONRY AND TO THE FACE OF ROUGH OPENINGS.
7. PARTITION DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
8. DOOR OPENING LOCATIONS ARE DIMENSIONED TO ROUGH OPENING OR CENTERLINE OF OPENING.
9. WHERE NO MATERIAL NOTES OCCUR, THE GRAPHIC MATERIAL INDICATION SHALL INDICATE MATERIAL TYPES AND ITEMS. SEE SYMBOL AND MATERIALS LIST ON THIS SHEET.
10. THE U. S. ENVIRONMENTAL PROTECTION AGENCY MUST BE NOTIFIED 10 WORKING DAYS IN ADVANCE FOR ALL RENOVATIONS THAT DISTURB 260 L.F. /160 SQ. FT. /35 CU. FT. OF ASBESTOS CONTAINING MATERIALS.
11. ALL NEW CONSTRUCTION TO COMPLY WITH THE 2009 ICC A117.1 ACCESSIBLE AND USEABLE BUILDING AND FACILITIES
12. PROVIDE LANDINGS AND FLOOR LEVELS AT DOORS THAT COMPLY WITH THE 2015 IBC SECTION 1003.5/1010.1.6/1010.1.7.
13. UNLESS OTHERWISE INDICATED ALL DRAWINGS, NOTES WHICH DO NOT READ "N.I.C.", "EXISTING", OR "EXISTING TO REMAIN", OR "BY OTHERS" SHALL INDICATE NEW WORK WHICH SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED.
14. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
15. THE CONTRACTOR(S) SHALL KEEP ALL AREAS OF CONSTRUCTION CLEAN AND FREE OF DEBRIS. AFTER CONSTRUCTION IS COMPLETE, THE GENERAL CONTRACTOR SHALL PROVIDE FINAL CLEAN UP.
16. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
17. PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED IN ACCORDANCE WITH 2015 IBC SECTION 714.3.1.1 AND 714.3.1.2. PROVIDE A FIRESTOPPING SYSTEM APPROPRIATE FOR THE WORK BEING PERFORMED. PAINTABLE SEALANT SHALL BE PROVIDED AT ALL EXPOSED AREAS. PROVIDE COPIES OF THE SPECIFIC FIRE-STOP SYSTEMS PROPOSED FOR USE IN THIS PROJECT AT PENETRATIONS OF ONE-HOUR WALLS OR TWO-HOUR SHAFTS AND FLOOR ASSEMBLIES, FOR APPROVAL AND INSPECTION USE BY THE FIRE AND STRUCTURAL INSPECTORS. ASSEMBLIES SHALL SHOW ALL REQUIRED COMPONENTS AND METHOD OF INSTALLATION TO PROVIDE THE REQUIRED FIRE-STOP RATINGS AS SYSTEM BEING PENETRATED.
18. THIS SPACE MAY NOT BE OCCUPIED UNTIL IT RECEIVES A CERTIFICATE OF OCCUPANCY AND FIRE DEPARTMENT APPROVAL.
19. CONTRACTOR SHALL NOT CORE DRILL WITHOUT VERIFYING LOCATION OF CONCRETE REINFORCING.
20. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES NECESSARY TO EXECUTE THE INTENT OF THESE CONSTRUCTION DOCUMENTS.
21. EXIT SIGNAGE SHALL BE EXTERNALLY OR INTERNALLY ILLUMINATED BY THE PREMISES' WIRING, STORAGE BATTERIES AND, BE IN COMPLIANCE WITH 2015 IBC SECTION 1025.
22. PROVIDE BLOCKING AS REQUIRED FOR ALL AREAS TO RECEIVE MILLWORK AND WALL-ATTACHED ITEMS AS SHOWN IN PLANS.
23. ALL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. 2015 IBC, SECTION 1010.1.9.
24. EXIT WAYS SHALL BE ILLUMINATED. THE POWER SUPPLY FOR EXIT ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' WIRING SYSTEM. 2015 IBC SECTION 1008.
25. COORDINATE MECHANICAL AND ELECTRICAL REQUIREMENTS, ROUTING, AND FIELD VERIFICATION.
26. WHERE NEW CONSTRUCTION JOINS WITH EXISTING CONSTRUCTION, ALIGN FINISHED SURFACE OF NEW CONSTRUCTION WITH EXISTING CONSTRUCTION.
27. PROVIDE COPY OF FIRE-RESISTANCE RATING ASSEMBLIES TO THE STRUCTURAL INSPECTOR FOR VERIFICATION OF TESTING/LISTING COMPLIANCE AND TO INSPECT ASSEMBLY CONSTRUCTION THEREWITH.
28. COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER.
29. FIRE SPRINKLER AND ALARM MODIFICATIONS REQUIRE SEPARATE APPLICATION AND PLAN SUBMITTALS PRIOR TO PERFORMING WORK. ALL LIFE-SAFETY FEATURES SHALL BE APPROVED BY THE FIRE AND STRUCTURAL INSPECTORS PRIOR TO OCCUPANCY.
30. ALL CONSTRUCTION ADDENDA, CHANGE ORDERS, OR DESIGN CLARIFICATIONS TO THOSE ITEMS REGULATED BY THE CODES MUST BE SUBMITTED TO THE FIELD INSPECTOR FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH ANY OF THE PROPOSED WORK RELATED TO THE PROPOSED FIELD CHANGE.
31. SUSPENDED CEILING SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 2015 IBC SECTION 808.1.1.1 AND ASTM C 635 AND ASTM C 636.
32. ALL INSULATION MATERIALS SHALL COMPLY WITH 2015 I.B.C. SECTION 720.
33. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE AT 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR OR GROUND. 2015 I.B.C. SECTION 1008.1.9.
34. COMBUSTIBLE MATERIALS SHALL NOT BE USED IN CONCEALED SPACES UNLESS EVIDENCE OF COMPLIANCE WITH 2015 I.B.C. SECTION 717.5 IS PROVIDED TO THE STRUCTURAL INSPECTOR FOR REVIEW AND APPROVAL.
35. DECORATIVE MATERIALS AND TRIM SHALL BE RESTRICTED BY COMBUSTIBILITY AND THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, IN ACCORDANCE WITH 2015 I.B.C. SECTION 806. CONTRACTOR SHALL HAVE CERTIFICATE OF COMPLIANCE FOR DECORATIVE MATERIALS AND TRIM, INDICATING COMPLIANCE WITH THIS CODE SECTION AS APPLICABLE TO THIS PROJECT AVAILABLE AT PROJECT SITE.
36. CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE EVIDENCE OF CODE COMPLIANCE OF RATING OF WALL AND CEILING FINISH MATERIALS AT CONSTRUCTION SITE FOR REVIEW BY FIRE AND STRUCTURAL FIELD INSPECTORS IN ACCORDANCE WITH 2015 I.B.C. SECTION 803 AND TABLE 803.11.
37. ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER-FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.
38. CONTROLS, OPERATING MECHANISMS AND HARDWARE INTENDED FOR OPERATION BY THE OCCUPANT, INCLUDING SWITCHES THAT CONTROL LIGHTING AND ACCESSIBLE.
39. VENTILATION AND EXHAUST SYSTEMS SHALL BE PROVIDED AS REQUIRED BY THE INTERNATIONAL MECHANICAL CODE AND THE INTERNATIONAL FIRE CODE.

MATERIALS & SYMBOLS

- 1 — REVISION KEY RE: REVISED BOX IN TITLE BLOCK OF CURRENT PAGE
- PROPERTY LINE
- BUILDING GRID LINE
- STRUCTURE CENTERLINE
- 118'-0" — ELEVATION POINT
- DRAWING MATCH LINE
- 1 / A61 — BUILDING SECTION MARK REF. (SEE DWG. #1 @ SHT. A61)
- 1 / A63 — WALL SECTION MARK REF. (SEE DWG. #1 @ SHT. A63)
- AXX- X — DETAIL REFERENCE (SEE DWG. #1 @ SHT. A71)
- 1 / A21 — INTERIOR ELEVATIONS SEE DWG. #1 @ SHT. I51, I52, I53
- Room name / 101 — ROOM NAME, ROOM NUMBER
- A — WINDOW TYPE, RE: A82 WINDOW TYPES
- 101 — DOOR NUMBER, RE: A82 DOOR SCHEDULE
- A-1 — MATERIAL FINISH, RE: A81 & I81 FINISH SCHEDULE
- RELATED SPECIFICATION DIVISION
- RELATED SPECIFICATION SECTION
- SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE
- SHEET NOTE
- W01 / T.O.W. XXX'-XX" — WALL TYPE, RE: A21 FOR WALL TYPES WITH VARIABLE HEIGHT, SEE TOP OF WALL ELEVATION
- 1 — ACCESSORY/FIXTURE TYPE, RE: A42
- AX.XX-X — DETAIL SECTION MARK

PROJECT INFORMATION

PROJECT ADDRESS: 79 S MAIN ST. PITTSTON, PA 1864

CONSTRUCTION TYPE: TYPE II B

OCCUPANCY GROUP: B, R-3

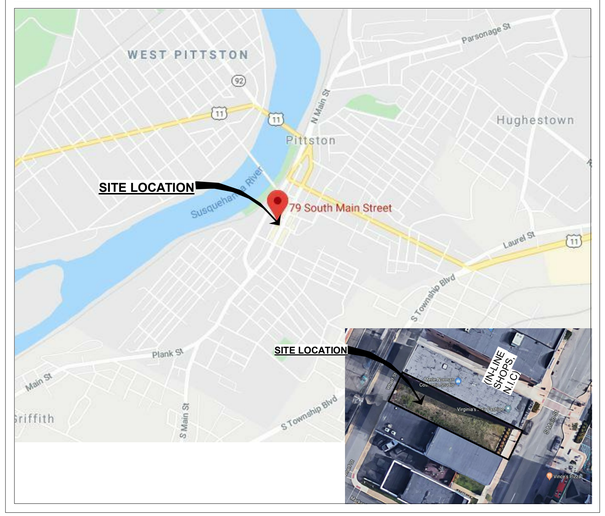
ZONING: CBD, ROD

APPLICABLE CODES:

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NATIONAL ELECTRIC CODE
- 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- UCC OF PENNSYLVANIA

VICINITY MAP

NOT TO SCALE



CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com
CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

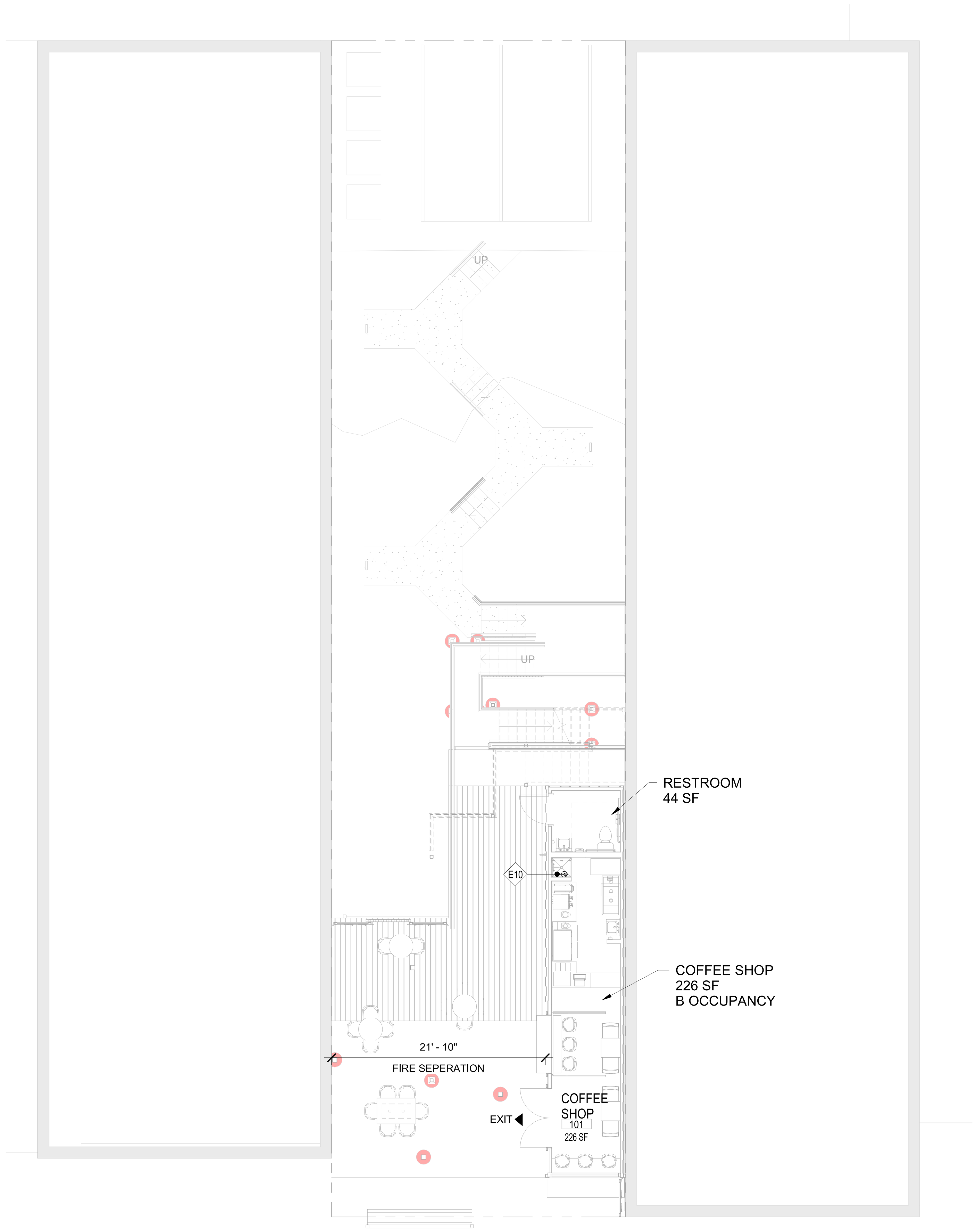
PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

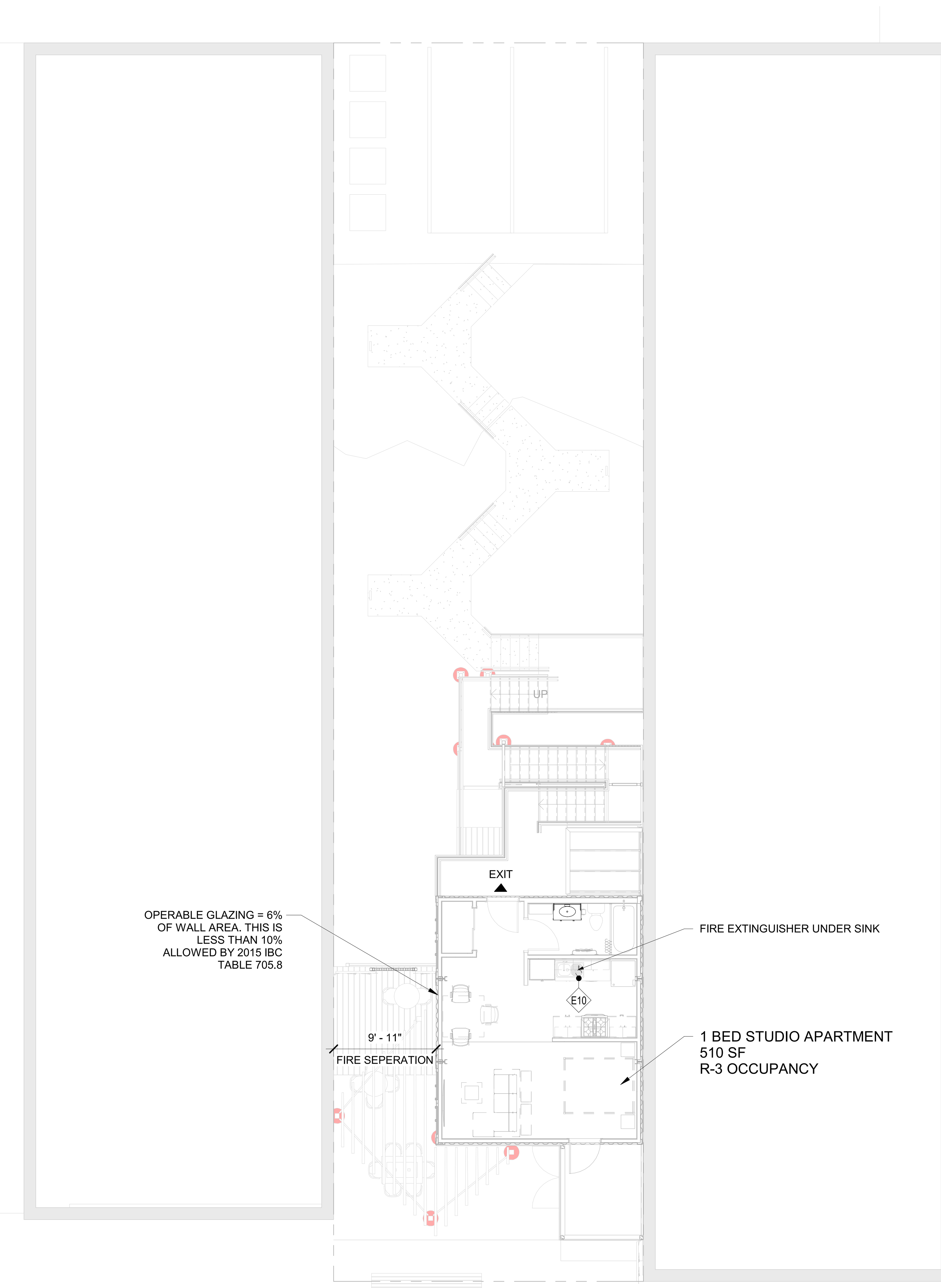
SHEET TITLE
TITLE SHEET

SHEET
G00
ORIGINAL SHEET SIZE
24" x 36"

5/7/2020 10:27:51 AM



1 CODE PLAN - COFFEE SHOP
1/8" = 1'-0"



2 CODE PLAN - APARTMENT
1/8" = 1'-0"

ENERGY CODE REQUIREMENTS

CLIMATE ZONE: 5A (LUZERNE COUNTY, PA) PER 2015 IECC C301.1

REQUIRED R VALUES:

ROOF - METAL BUILDING:	R-19 + R-11 LS.
WALLS - METAL BUILDING:	R-13 + R-13ci.
FLOOR - SLAB ON GRADE (UNHEATED):	R-10 (FOUNDATION)

PLUMBING FIXTURES
PER 2015 IBC CHAPTER 29 TABLE 2902.2.1

OCCUPANCY	OCCUPANT LOAD	UNISEX WATER CLOSET	UNISEX LAV.	DRINKING FOUNTAINS	SERVICE SINKS
B	**12**	**NOTE A**	**NOTE A**	**NOTE B**	**1**
R-3	**3**	**1**	**1**	**N/A**	**N/A**

LEGEND

EXIT ▲ REQUIRED EXIT

FIRE EXTINGUISHER, RE: SPECIALTY EQUIPMENT SCHEDULE: E10

GENERAL NOTES

CODE DATA:
PER 2015 INTERNATIONAL BUILDING CODE

DESCRIPTION:	NEW BUILDING (R-3)	NEW BUILDING (A-2)
CONSTRUCTION TYPE:	TYPE II B	TYPE II B
OCCUPANCY:	GROUP R-3: __ PER IBC SECTION 303.1.1 PER IBC SECTION 306.2	GROUP A-2: __ PER IBC SECTION 303.1.1 PER IBC SECTION 306.2
AREA:	2ND FLOOR: 480 GSF TOTAL: 800 GSF	1ST FLOOR: 320 GSF TOTAL: 800 GSF
ALLOWABLE AREA:	R-3: UL SF	**B: 23,000 SF**
OCCUPANCY SEPERATION:	2 HR PROTECTION PROVIDED PER IBC TABLE 508.4	2 HR PROTECTION PROVIDED PER IBC TABLE 508.4
ALLOWABLE STORIES:	4 STORIES PER IBC TABLE 508.4	4 STORIES PER IBC TABLE 508.4
ACTUAL STORIES:	1 STORY	1 STORY
ALLOWABLE BUILDING HEIGHT:	55'-0" PER TABLE 503	55'-0" PER TABLE 503
ACTUAL BUILDING HEIGHT:	21'-0"	10'-0"
FIRE RESISTANCE RATINGS OF BUILDING ELEMENTS:		
PRIMARY STRUCTURAL FRAME:	0 HOURS PER IBC TABLE 601	0 HOURS PER IBC TABLE 601
BEARING WALLS-EXTERIOR: 10<X<30' FIRE SEPARATION:	0 HOURS PER IBC TABLE 601	0 HOURS PER IBC TABLE 602
BEARING WALLS-INTERIOR:	N/A	N/A
NONBEARING WALLS-INTERIOR:	0 HOUR PER IBC TABLE 601	0 HOUR PER IBC TABLE 601
FLOOR CONSTRUCTION:	2 HOUR - NOTE C	0 HOURS PER IBC TABLE 601
ROOF CONSTRUCTION:	0 HOUR PER IBC TABLE 601	0 HOUR PER IBC TABLE 601
MINIMUM ROOF CLASS:	N/A	CLASS B PER IBC TABLE 1505.1
FIRE WALL:	N/A	N/A
FIRE DOORS AT FIRE WALLS:	N/A	2 HOUR FIRED RATED PER IBC TABLE 706.4
PORTABLE FIRE EXTINGUISHERS:	YES	YES
AUTOMATIC SPRINKLER SYSTEM:	NO	NO
FIRE ALARM SYSTEM:	YES	YES
FIRE FLOW REQUIRED:	1,500 GPM	1,500 GPM
FIRE FLOW PROVIDED:	1,672 GPM	1,672 GPM

NOTES:

A. OCCUPANCY LOAD (INCLUDING STAFF) IS LESS THAN 15. PER IBC SECTION 2902.2.1, SEPERATE FACILITIES ARE NOT REQUIRED

B. PER IBC TABLE 2902.2.1, FOOTNOTE F, DRINKING FOUNTAINS NOT REQUIRED WITH OCCUPANCIES LESS THAN 15.

C. PER IBC TABLE 508.4, OCCUPANCY SEPERATION SHALL BE 2 HOURS

5-7-2020

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com
CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

SHEET TITLE
CODE PLAN & DETAILS

SHEET
G11

ORIGINAL SHEET SIZE 24" x 36"

5/7/2020 10:27:52 AM

PRELIMINARY & FINAL SITE PLAN

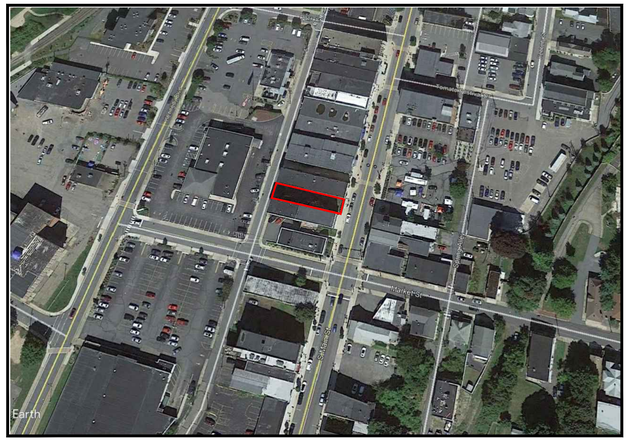
FOR

79 SOUTH MAIN STREET

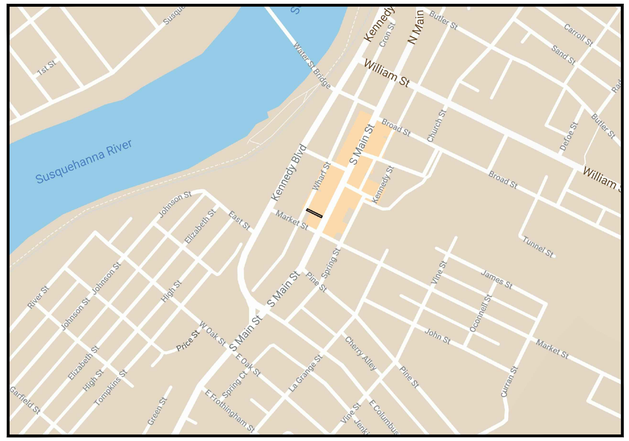
PIN # E11NE4-2-11-T

CITY OF PITTSTON

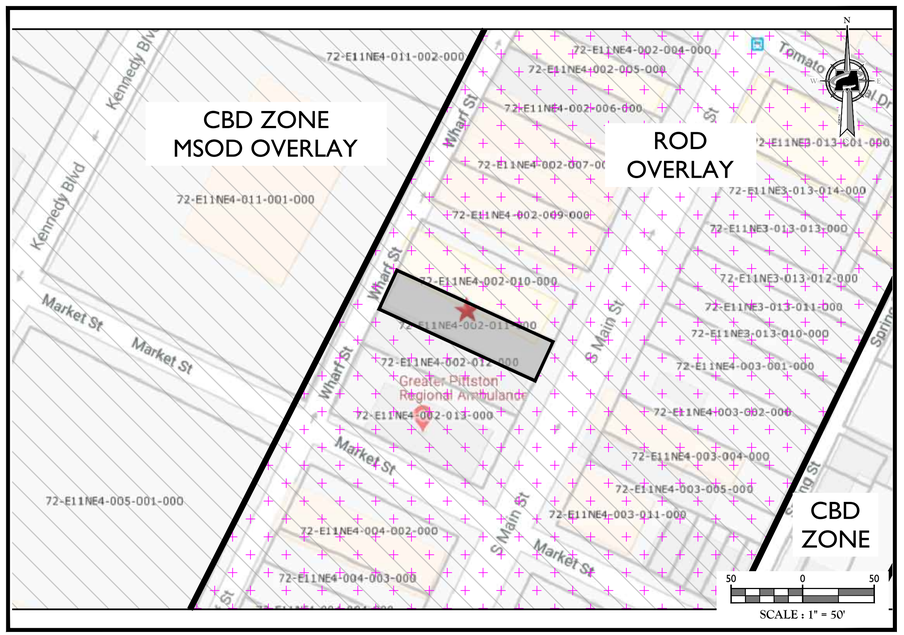
LUZERNE COUNTY PENNSYLVANIA



AERIAL MAP



AREA MAP



KEY & ZONING MAP

INDEX OF SHEETS

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	
2	EXISTING CONDITIONS PLAN	
3	DIMENSION PLAN	
4	GRADING & UTILITIES PLAN	
5	SOIL EROSION & SEDIMENT CONTROL PLAN	
6	SOIL EROSION & SEDIMENT CONTROL DETAILS	
7	LIGHTING PLAN	
8	LANDSCAPE PLAN	
9 - 10	CONSTRUCTION DETAILS	

2019\19003683A\Engineering\Site Plans\C-COVER.dwg\C-01-COVER By: MGALLAGHER

MASER CONSULTING P.A.

Customer Loyalty *through* Client Satisfaction
www.maserconsulting.com

Office Locations:
- NEW JERSEY
- NEW YORK
- PENNSYLVANIA
- VIRGINIA
- FLORIDA
- NORTH CAROLINA
- NEW MEXICO
- MARYLAND
- GEORGIA
- TEXAS
- TENNESSEE
- COLORADO

State of N.J. C.O.A.: 24GA27986500

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

MICHAEL F. GALLAGHER
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE84021

PRELIMINARY & FINAL SITE PLAN

FOR

79 SOUTH MAIN STREET

PARCEL #E11NE4-2-11-T

CITY OF PITTSTON
LUZERNE COUNTY
PENNSYLVANIA

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701

Phone: 732.383.1950
Fax: 732.383.1984

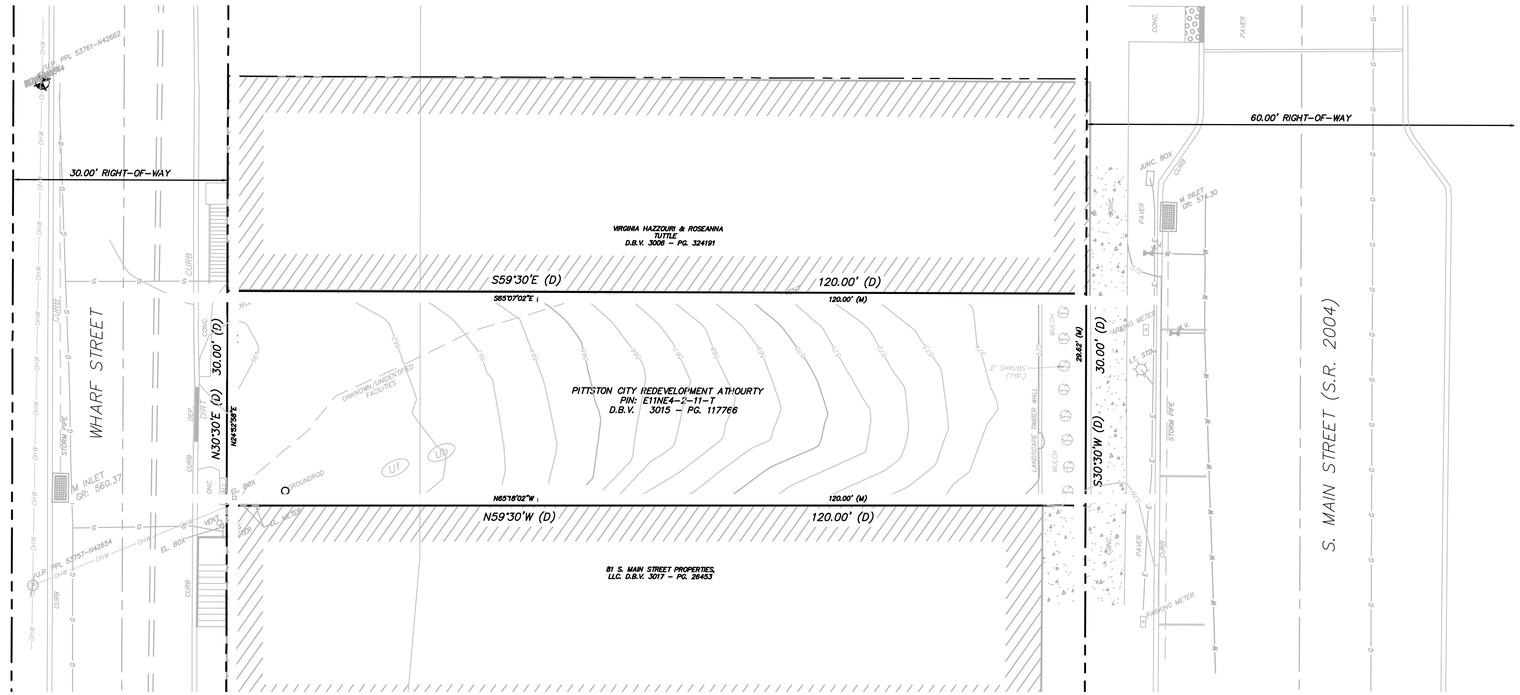
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/1/2020	PCS	MFG

PROJECT NUMBER:	DRAWING NAME:
19003683A	C-CVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 of 10

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



10 0 10 20

SCALE : 1" = 10'

MASER CONSULTING P.A.

Customer Loyalty *through* Client Satisfaction
www.maserconsulting.com

Office Locations:
- NEW JERSEY
- NEW YORK
- PENNSYLVANIA
- VIRGINIA
- FLORIDA
- NORTH CAROLINA
- NEW MEXICO
- MARYLAND
- GEORGIA
- TEXAS
- TENNESSEE
- COLORADO

State of N.J. C.O.A.: 24GA27986500

811 PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

Know what's below. Call before you dig.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

MICHAEL F. GALLAGHER
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE84021

PRELIMINARY & FINAL SITE PLAN

FOR

79 SOUTH MAIN STREET

PARCEL #E11NE4-2-11-T

CITY OF PITTSTON
LUZERNE COUNTY
PENNSYLVANIA

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701

Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/1/2020	PCS	MFG

PROJECT NUMBER:	DRAWING NAME:
19003683A	C-DEMO

SHEET TITLE:

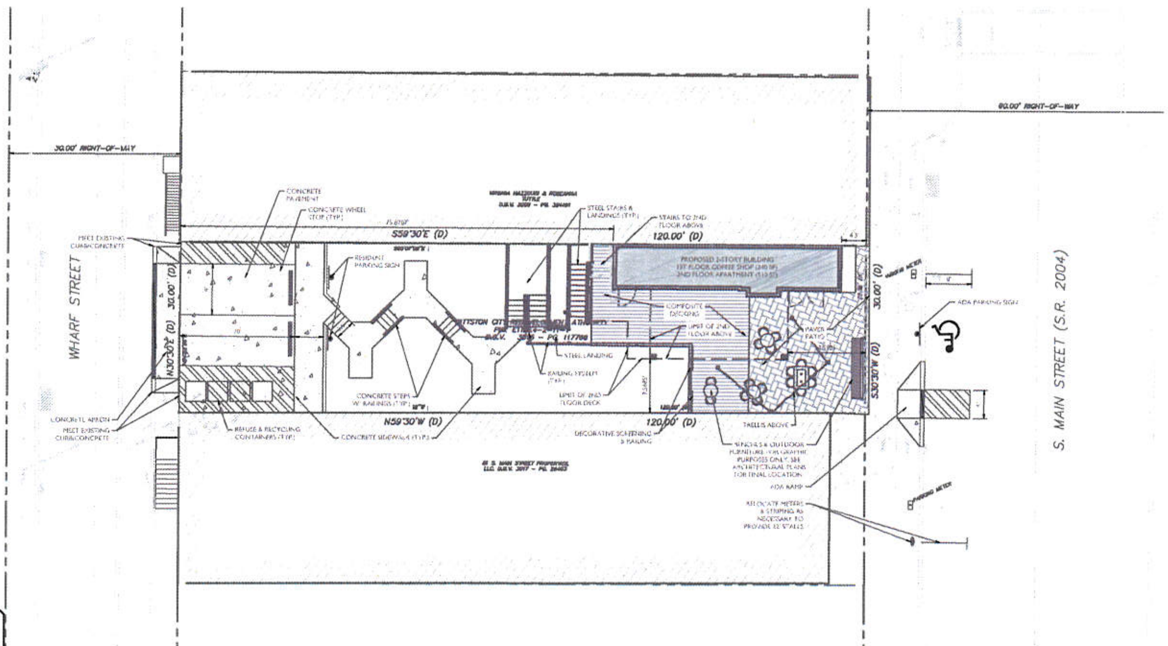
EXISTING CONDITIONS PLAN

SHEET NUMBER:

2 of 10

20191900368A\Engineering\Site Plans\C-DEMO.dwg|C-DEMO| By: MGALLAGHER

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



GENERAL INFORMATION

1. THE SUBJECT PROPERTY IS KNOWN AS PARCEL # E11NE4-20-11-T OF THE CITY OF PITTSTON, LUZERNE COUNTY, PENNSYLVANIA.
2. THE PROPERTY IS LOCATED IN THE CBD CENTRAL BUSINESS DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 3,600 SF, 0.083 ACRES.

OWNER: GREATER PITTSTON ECONOMIC DEVELOPMENT CORPORATION
35 BROAD STREET, SUITE 202
PITTSTON, PA 18640
OWNER PHONE

APPLICANT: APPLICANT NAME
APPLICANT STREET
APPLICANT TOWN
APPLICANT PHONE

3. THE SUBJECT PROPERTY IS PRESENTLY VACANT. THE APPLICANT PROPOSES TO CONSTRUCT A 2-STORY PREFABRICATED BUILDING WITH A COFFEE SHOP ON THE GROUND FLOOR AND A SINGLE APARTMENT UNIT ON THE SECOND FLOOR.
4. ZONE DATA: CBD CENTRAL BUSINESS DISTRICT
MAIN STREET OVERLAY DISTRICT / RETAIL OVERLAY DISTRICT

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3,600 SF	3,600 SF	3,600 SF
MINIMUM LOT WIDTH	30 FT	30 FT	30 FT
MINIMUM LOT DEPTH	75 FT	120 FT	120 FT
PRINCIPAL BUILDING			
MINIMUM FRONT YARD	0 FT	N/A	4.3 FT
MINIMUM REAR YARD	0 FT	N/A	N/A
MINIMUM SIDE YARD	0 FT	N/A	0 FT
MAXIMUM BUILDING HEIGHT	45 FT	45 FT	45 FT
MAXIMUM BUILDING HEIGHT	105 FT	45 FT	45 FT
MAXIMUM LOT COVERAGE	80 %	12 %	64.3 %

(E) = PRE-EXISTING NON CONFORMING CONDITION
(V) = VARIANCE REQUIRED

LEGEND

SCALE: 1" = 10'

MASER CONSULTING P.A.

- NEW JERSEY
- NEW YORK
- PENNSYLVANIA
- VIRGINIA
- FLORIDA
- NORTH CAROLINA
- NEW MEXICO
- MARYLAND
- GEORGIA
- TEXAS
- TENNESSEE
- COLORADO

811 Know what's Below. Call before you dig.

MICHAEL F. GALLAGHER
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER PE0402

PRELIMINARY & FINAL SITE PLAN
FOR
79 SOUTH MAIN STREET

PARCEL #E11NE42-11-T

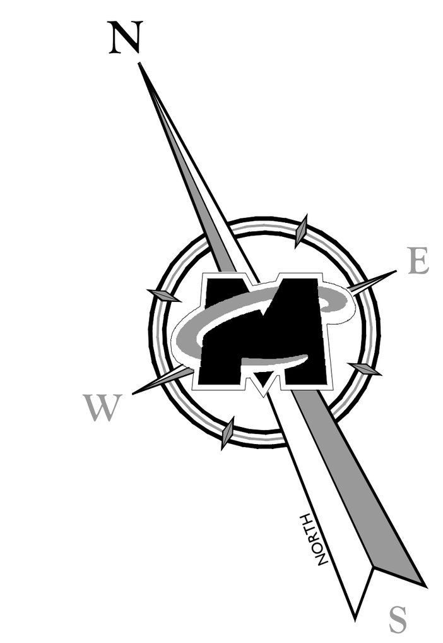
CITY OF PITTSTON
LUZERNE COUNTY
PENNSYLVANIA

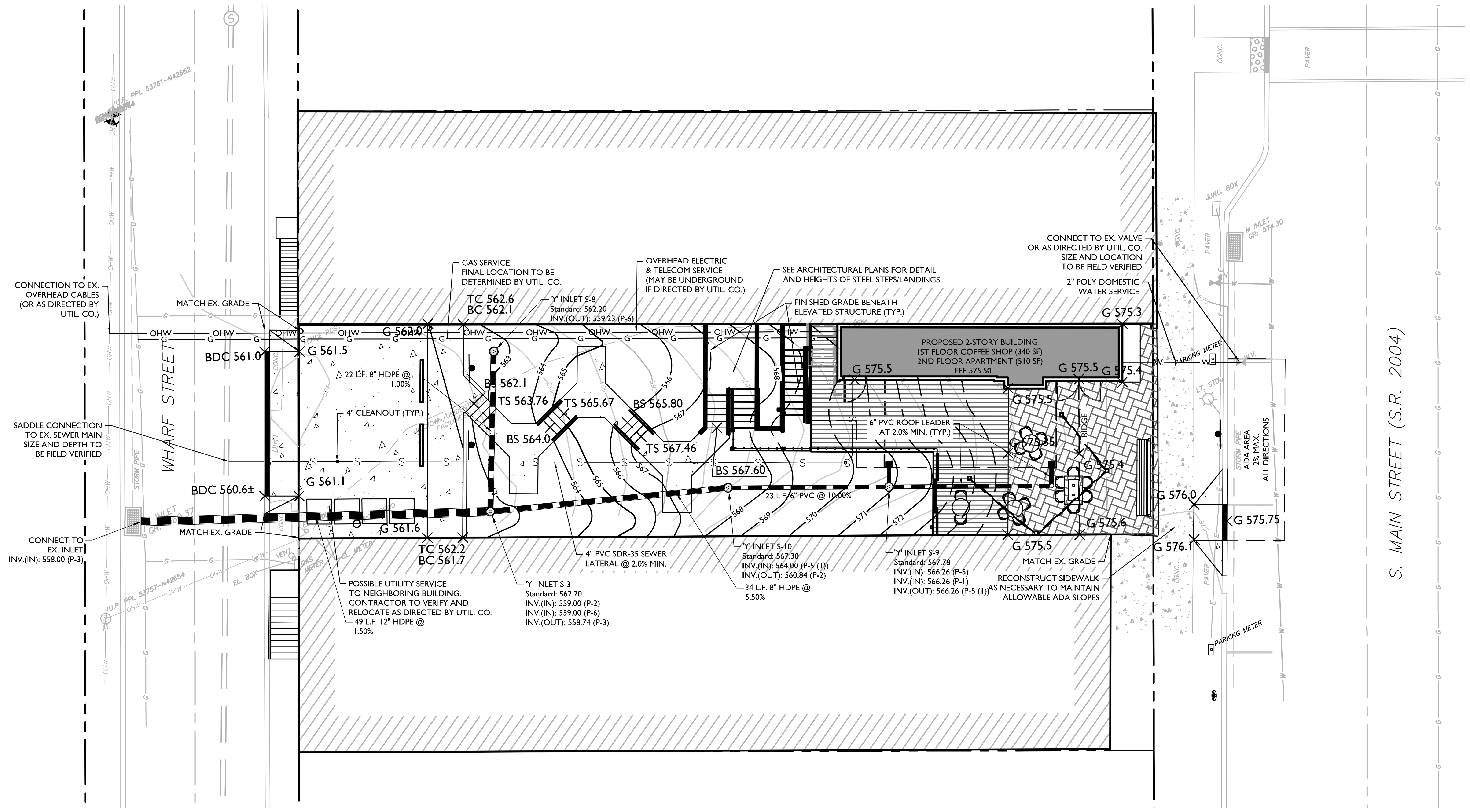
RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

DIMENSION PLAN

3 of 10

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION





EXISTING	LEGEND	PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE BACK	CURB	FACE BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 74	CONTOURS	75 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

10 0 10 20

SCALE : 1" = 10'

MASER CONSULTING P.A.

Customer Loyalty *through* Client Satisfaction
www.maserconsulting.com

Office Locations:

- NEW JERSEY
- NEW YORK
- PENNSYLVANIA
- VIRGINIA
- FLORIDA
- NORTH CAROLINA
- NEW MEXICO
- MARYLAND
- GEORGIA
- TEXAS
- TENNESSEE
- COLORADO

State of N.J. C.O.A.: 24GA27986500

811 Know what's below. Call before you dig.

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

MICHAEL F. GALLAGHER
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE84021

PRELIMINARY & FINAL SITE PLAN

FOR

79 SOUTH MAIN STREET

PARCEL #E11NE4-2-11-T

CITY OF PITTSTON
LUZERNE COUNTY
PENNSYLVANIA

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701

Phone: 732.383.1950
Fax: 732.383.1984

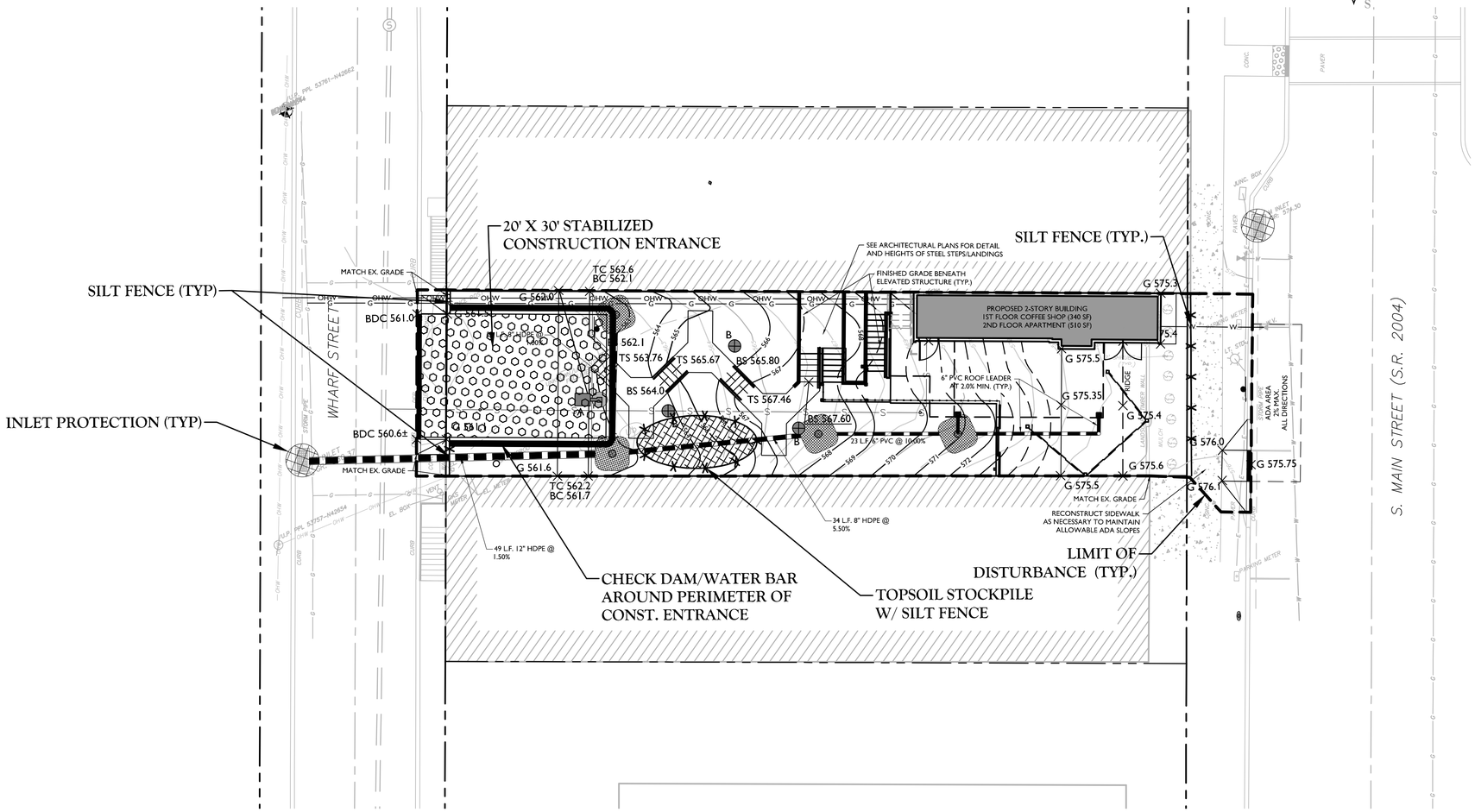
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/1/2020	PCS	MFG
PROJECT NUMBER: 19003683A	DRAWING NAME: C-GRAD		

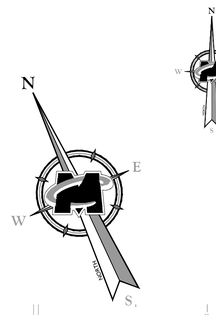
SHEET TITLE:

GRADING & UTILITIES PLAN

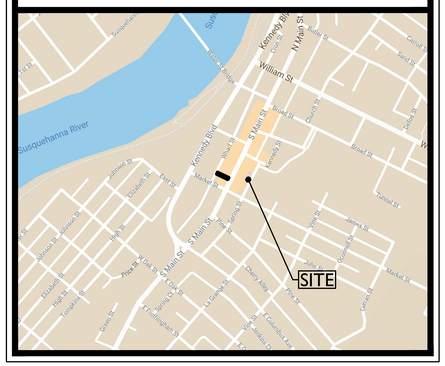
SHEET NUMBER:

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





LOCATION MAP



SCALE: 1"=2,000' (APPROXIMATE)

SOIL EROSION LEGEND

PROPOSED INLET FILTER	
PROPOSED AREA OF TEMPORARY TOPSOIL STOCK PILE W/ SILT FENCE	
PROPOSED SILT FENCE/LIMIT OF DISTURBANCE	
PROPOSED LIMIT OF DISTURBANCE	
PROPOSED CONSTRUCTION ENTRANCE	
PROPOSED CONCRETE WASHOUT	

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	STORM PIPE	

MAINTENANCE PROGRAM:

1. ALL EROSION CONTROL DEVICES WILL BE INSPECTED ON A WEEKLY BASIS AND AFTER ANY PRECIPITATION EVENT.
2. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR OR REPLACEMENT AND MAINTENANCE ACTIVITY MUST BE KEPT AT THE SITE.
3. SEDIMENT WILL BE REMOVED FROM EROSION CONTROL DEVICES WHEN SEDIMENT HAS REDUCED THE EROSION CONTROL'S STORAGE CAPACITY BY 50%. SEDIMENT REMOVED FROM THE STORAGE DEVICE WILL BE PLACED IN A LOCATION THAT IS PROTECTED WITH EROSION CONTROLS AND WILL BE SEEDED AND MULCHED.
4. NEEDED REPAIRS OR REPLACEMENTS OF ANY EROSION CONTROL DEVICE WILL BE MADE IMMEDIATELY.
5. CONCRETE WASHOUT SHALL BE PROVIDED FOR THIS DEVELOPMENT.

RECYCLING & DISPOSAL OF MATERIALS:

1. ALL EXCESS SOIL AND ROCK MATERIAL WILL BE TAKEN TO A SITE THAT HAS BEEN APPROVED BY THE LUZERNE COUNTY CONSERVATION DISTRICT.
2. THIS SITE MUST HAVE APPROPRIATE EROSION CONTROL DEVICES IN PLACE.
3. ANY CONSTRUCTION WASTE MATERIALS WILL BE TAKEN TO A DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVED LANDFILL.
4. WHERE POSSIBLE, CONSTRUCTION MATERIALS WILL BE RECYCLED.

LIMIT OF DISTURBANCE = 4,076 SF (0.093 ACRES)

10 0 10 20

SCALE : 1" = 10'

MASER CONSULTING P.A.
Customer Loyalty *through* Client Satisfaction
www.maserconsulting.com
Office Locations:
NEW JERSEY, NEW YORK, PENNSYLVANIA, VIRGINIA, FLORIDA, NORTH CAROLINA, NEW MEXICO, MARYLAND, GEORGIA, TEXAS, TENNESSEE, COLORADO
State of N.J. C.O.A.: 24GA27986500

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

MICHAEL F. GALLAGHER
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE84021

PRELIMINARY & FINAL SITE PLAN

FOR

79 SOUTH MAIN STREET

PARCEL #E11NE4-2-11-T

CITY OF PITTSTON
LUZERNE COUNTY
PENNSYLVANIA

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/1/2020	PCS	MFG

PROJECT NUMBER: 19003683A
DRAWING NAME: C-SESC

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
5 of 10

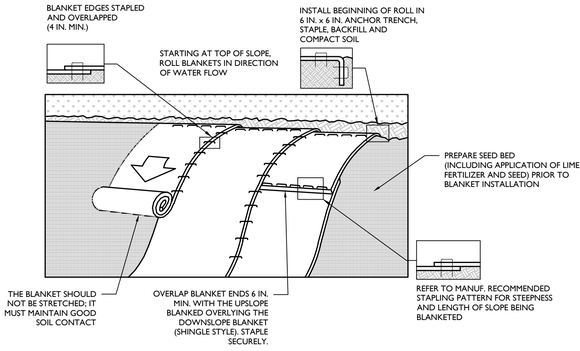
2019\19003683A\Engineering\Site Plan\C-SESC.dwg\C-05-SOIL EROSION By: MCALLAGHER

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
E&S PLAN NOTES

MCPA-SOIL-NOTE-1000 05/01/18

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 THE SITE ONTO SOUTH MAIN STREET.
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.
34. **CHANNELS HAVING RIPRAP, RENO MATTRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.**
35. **SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.**
36. **ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.**
37. **EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.**



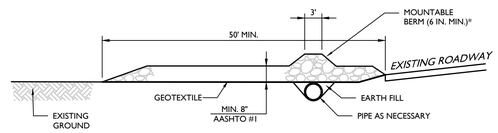
NOTES:

1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
5. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

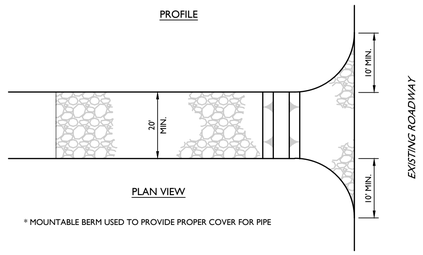
X

STANDARD CONSTRUCTION DETAIL # 11-1
EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE MCPA-SOIL-EROS-4500 05/01/18



PROFILE



PLAN VIEW

* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

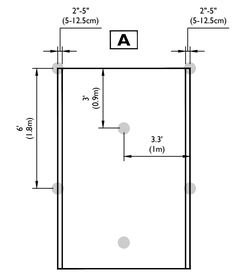
NOTES:

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. 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.
4. 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.

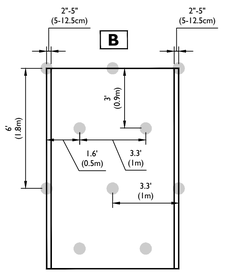
X

STANDARD CONSTRUCTION DETAIL # 3-1
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE MCPA-SOIL-EROS-1000 05/01/18



0.7 STAPLES PER SQ.YD.



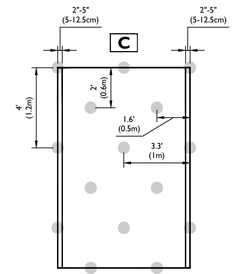
1.15 STAPLES PER SQ.YD.

STAPLE PATTERN GUIDE

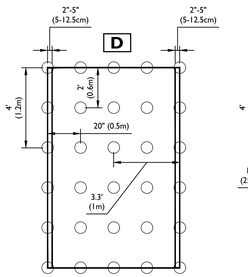
- 4:1 SLOPES (A)
- 3:1 SLOPES (B)
- 2:1 SLOPES (C)
- 1:1 & STEEPER SLOPES (D)
- MEDIUM/HIGH FLOW CHANNEL (D)
- HIGH FLOW CHANNEL AND SHORELINE (E)

NOTES:

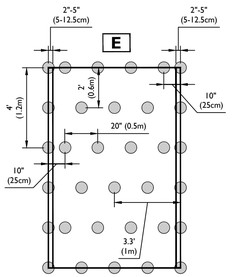
* USE ECMDS ® FOR MORE ACCURATE STAPLE PATTERN SELECTION.



1.7 STAPLES PER SQ.YD.



3.4 STAPLES PER SQ.YD.



3.75STAPLES PER SQ.YD.

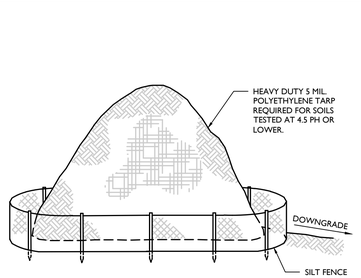
5401 St. Wendel - Cynthiana Rd.
Poseyville, IN 47633
PH: 800-722-2040
www.nagreen.com

DISCLAIMER:
THE INFORMATION PRESENTED HEREIN IS GENERAL DESIGN INFORMATION ONLY. FOR SPECIFIC APPLICATIONS, CONSULT AN INDEPENDENT PROFESSIONAL FOR FURTHER DESIGN GUIDANCE.

X

STAPLE PATTERN FOR EROSION CONTROL MATTING DETAIL

NOT TO SCALE MCPA-SOIL-EROS-4501 05/01/18



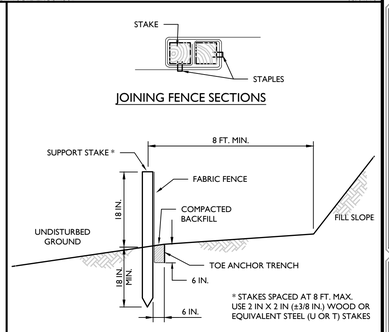
NOTES:

1. ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

X

TOPSOIL STOCKPILE
WITH SILT EENCE DETAIL

NOT TO SCALE MCPA-SOIL-EROS-2200 05/01/18



SECTION VIEW

NOTES:

1. FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.
2. FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
3. SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
5. ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).
6. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

X

STANDARD CONSTRUCTION DETAIL # 4-7
STANDARD SILT FENCE (18" HIGH)

NOT TO SCALE MCPA-SOIL-EROS-2000 05/01/18

SEQUENCE OF DEVELOPMENT

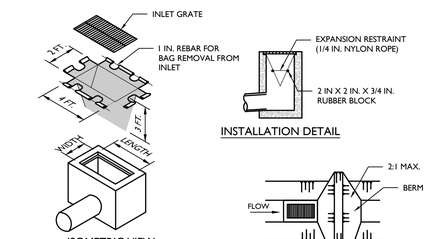
PHASE I
1. INSTALL INLET FILTERS ON EXISTING INLETS.
2. INSTALL SILT FENCE
3. REMOVE ALL EXISTING FEATURES NOT TO REMAIN. INSTALL CONSTRUCTION ENTRANCE.

PHASE II
1. ROUGH GRADE SITE AND PROVIDE TEMPORARY SOIL STABILIZATION.
2. CONSTRUCT BUILDING FOUNDATIONS.

PHASE III
1. CONSTRUCT CURBING, PAVEMENT BASE

PHASE IV
1. COMPLETE CONSTRUCTION OF ALL STRUCTURES AND SITE IMPROVEMENTS.
2. REMOVE CONSTRUCTION ENTRANCE AND DISTRIBUTE STOCKPILED SOIL.
3. REMOVE EXCESS SOIL AND DEBRIS FROM SITE

PHASE V
1. BRING SITE TO FINISHED GRADE.
2. PERMANENTLY STABILIZE GRASSED AREAS AND COMPLETE LANDSCAPING.
3. REMOVE SILT FENCE AND INLET FILTERS.



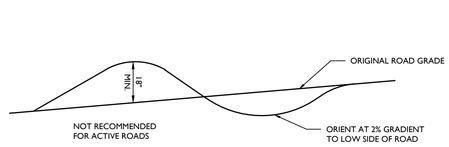
NOTES:

1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. 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.
4. 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.
5. 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.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

X

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

NOT TO SCALE MCPA-SOIL-EROS-2401 05/01/18



SECTION VIEW

NOTES:

1. WATERBARS SHALL DISCHARGE TO A STABLE AREA.
2. WATERBARS SHALL BE INSPECTED WEEKLY (DAILY ON ACTIVE ROADS) AND AFTER EACH RUNOFF EVENT. DAMAGED OR ERODED WATERBARS SHALL BE RESTORED TO ORIGINAL DIMENSIONS WITHIN 24 HOURS OF INSPECTION.
3. MAINTENANCE OF WATERBARS SHALL BE PROVIDED UNTIL ROADWAY, SKIDTRAIL, OR RIGHT-OF-WAY HAS ACHIEVED PERMANENT STABILIZATION.
4. WATERBARS ON RETIRED ROADWAYS, SKIDTRAILS, AND RIGHT-OF-WAYS SHALL BE LEFT IN PLACE AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.
5. SEE PA DEP EROSION CONTROL MANUAL TABLE 3.1 FOR WATERBAR SPACING.

TABLE 3.1

MAXIMUM WATERBAR SPACING	
% SLOPE	SPACING (FT)
<5	250
5-15	150
15-30	100
>30	50

X

STANDARD CONSTRUCTION DETAIL # 3-5
WATERBAR

NOT TO SCALE MCPA-SOIL-EROS-1100 05/01/18

MASER CONSULTING P.A
Customer Loyalty *through* Client Satisfaction
www.maserconsulting.com
Office Locations:
NEW JERSEY, NEW YORK, PENNSYLVANIA, VIRGINIA, FLORIDA, NORTH CAROLINA, NEW MEXICO, MARYLAND, GEORGIA, TEXAS, TENNESSEE, COLORADO
State of N.J. C.O.A.: 24GA27986500

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

MICHAEL F. GALLAGHER
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE84021

PRELIMINARY & FINAL SITE PLAN
FOR
79 SOUTH MAIN STREET

PARCEL #E11NE4-2-11-T

CITY OF PITTSTON
LUZERNE COUNTY
PENNSYLVANIA

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/1/2020	PCS	MFG

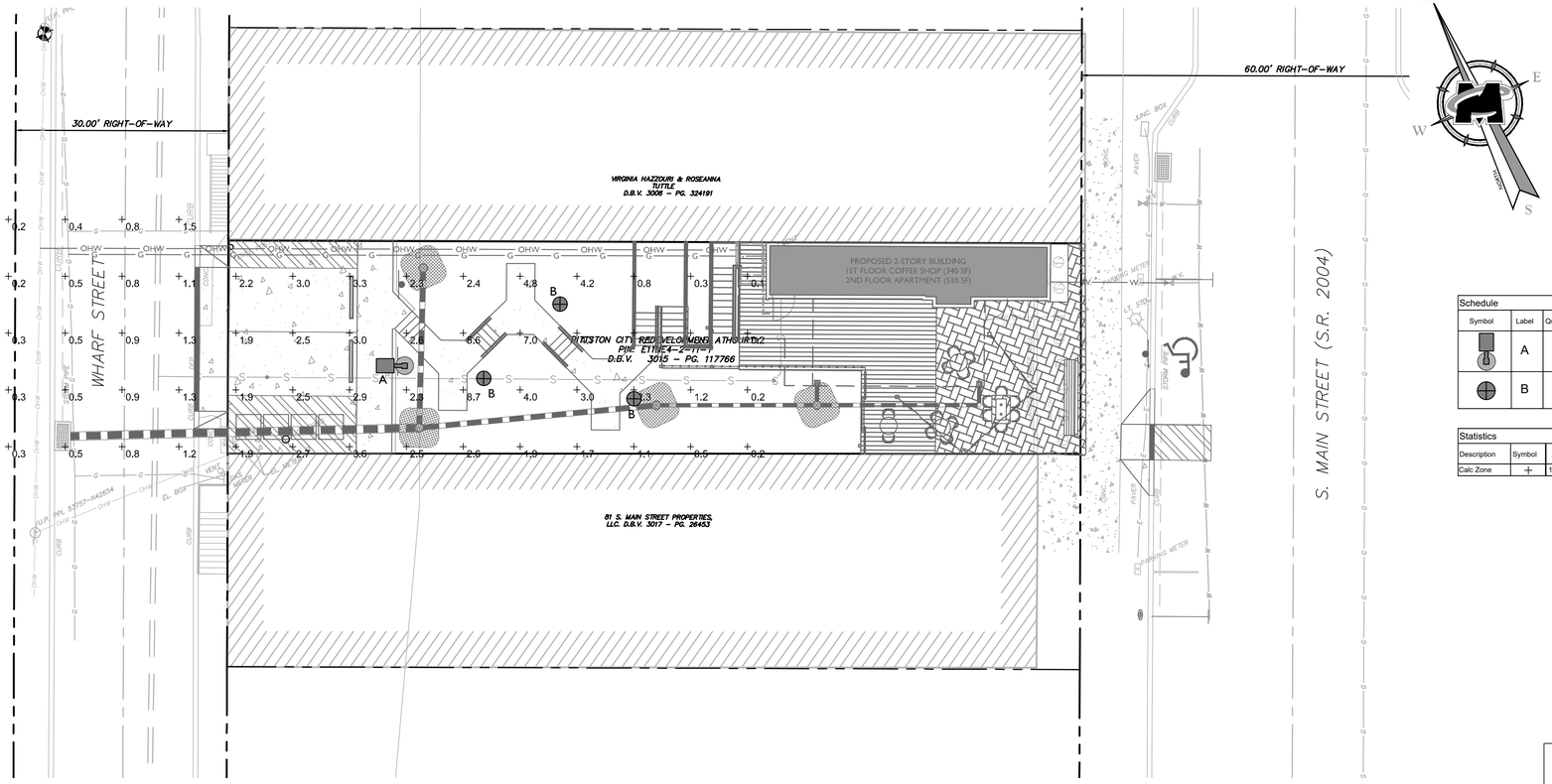
PROJECT NUMBER: 19003683A
DRAWING NAME: C-SESC

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER: 6 of 10

2019\19003683A\Engineering\Site Plan\C-SESC.dwg\C-06-SOIL DETAILS By: MGALLAGHER

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



10 0 10 20

SCALE : 1" = 10'

LIGHTING PLAN NOTES

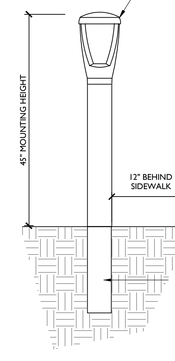
1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. SEE THIS SHEET FOR LIGHTING DETAILS AND ORDERING INFORMATION.
3. POLE LUMINARIES AS MANUFACTURED BY CREE AND CYCLONE LIGHTING OR APPROVED EQUIVALENT.
4. LIGHT LEVELS ON THE PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS.
5. POLE LOCATIONS ARE APPROXIMATE AND MAY VARY DUE TO SITE CONDITIONS. THE CONTRACTOR SHALL FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENT, CURB, ETC.
6. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
7. SITE LIGHTING FIXTURE SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS APPROVED BY THE TOWNSHIP ENGINEER.

Schedule

Symbol	Label	Quantity	Mounting Height	Manufacturer	Catalog Number	Description	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	20'	Cree Inc.	ARE-EDG-4M-xxx-06-E-UL-xx-700-xxxx-40K	Edited from 60 LED TYPE IV MEDIUM OPTICS 700mA 4000K LEDWAY STREETLIGHTS	4M-E.IES	11036	0.98	132.5
	B	3	4'	Cyclone Lighting	CBM1701C-FGF-3-25W-4K	Clio bollard	CBM1701C-FGF-3-25W-4K.ies	1275	0.98	32

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	1.9 fc	8.7 fc	0.1 fc	87.0:1	19.0:1



FOOTING SHOWN IS SCHEMATIC ONLY. SHOP DRAWINGS AND CALCULATIONS FOR THE DESIGN AND SIZING OF THE CONCRETE FOOTING, PREPARED BY A PROFESSIONAL ENGINEER, SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

LUMINAIRE DETAIL

Bollards

CBM1701C/CBM1105C/CBM1154C/CBM1210C/CBM2112C

Ordering Template

MODEL	LENS	DIST.	WATT	CT	VOLT	BASE	OPTIONS	COLOR	TEXTURE	OP.FIN.
CBM1701C	FGF	3	15W	3K	120	NONE[2]	NONE	BK	TX	MG
CBM1105C	CAC[1]	5	25W	4K	208	BB1[4]	PC[3]	MT	SM	
CBM1154C	CAP[1]		30W		240	BB2[4]	GFI[3]	DG		
CBM1210C			35W		277	BB3[3,4]		MA		
CBM2112C								SI		
								BZ		
								BG		
								GM		
								PG		
								WH		

[1]FOR ALL BOLLARD EXECEPT CBM1701C
[2]AVAILABLE ONLY WITH CBM1701C
[3]OPTION PC AND GFI NOT AVAILABLE WITH BB3
[4]OPTION NOT AVAILABLE FOR CBM1701C

ORDERING CODE

References

LENS
FGF FLAT GLASS FROST
CAC CLEAR CYCLINDRICAL ACRYLIC GLOBE
CAP POND (DIFFUSED) CYCLINDRICAL ACRYLIC GLOBE

DISTRIBUTION
SEE PHOTOMETRIC PAGE FOR DETAILS

WATT
SEE PHOTOMETRIC PAGE FOR LUMEN OUTPUT

CCT
3K 3000K
4K 4000K

BASE
NONE NONE
BB1 ROUND BASE
BB2 ROUND BASE WITH BASE COVER
BB3 RIBBED BASE

OPTIONS
NONE NONE
PC BUTTON-TYPE PHOTOCELL
GFI GROUND FAULT INTERRUPTER RECEPTACLE

COLOR
BK BLACK RAL9005
MT METALLIC GRAPHITE TEXTURED ONLY (PROPRIETARY FORMULA)
DG DARK GREEN RAL6012
MA MARINE BLUE RAL5013
SI METALLIC SILVER RAL9006 (SMOOTH ONLY)
BZ DARK BRONZE RAL8019
BG BURGUNDY RAL3005
GM MOSS GREEN RAL6005
PG PALE GREY RAL7040
WH WHITE RAL9003

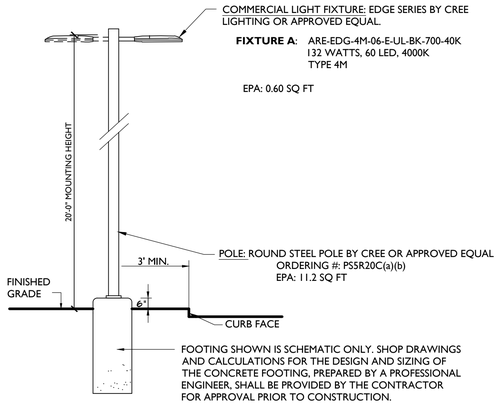
TEXTURE
TX TEXTURED
SM SMOOTH

OP.FIN. (OPTIONAL FINISH)
MG MARINE GRADE PRE-FINISH

Luminaire

CBM1701C

CUT SHEET



NOTES:
1. LUMINAIRES AND POLES TO BE MANUFACTURED BY CREE LIGHTING OR APPROVED EQUAL.
2. FIXTURE AND POLE FINISH TO BE BLACK.
3. LIGHT FIXTURES TO BE A MINIMUM OF 3' BEHIND CURB LINE UNLESS OTHERWISE NOTED ON LIGHTING PLAN.

LUMINAIRE DETAIL

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology
Made in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed
Bird Spikes XA-BIRDSPIK
Hand-Held Remote XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Backlight Control Shields XA-20BLS-6
- Four-pack
- Unpainted stainless steel

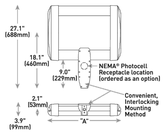
Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic			Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options	
						E					
ARE-EDG	2M Type II Medium 2MB Type II Medium w/BLS 2MP Type II Medium w/Partial BLS 3M Type III Medium	3MB Type III Medium w/BLS 3MP Type III Medium w/Partial BLS 4M Type IV Medium 4MB Type IV Medium w/BLS	4MP Type IV Medium w/Partial BLS 5M Type V Medium 5S Type V Short	AA Adjustable Arm DA Direct Arm DL Direct Long Arm	02 04 06 08 10 12 14 16	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA - Available with 20-60 LEDs	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Not included specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to ML spec sheet for details - Sensor not included ML MultiLevel - Refer to ML spec sheet for availability with ML options - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only	PML Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options 40K 4000K Color Temperature - Available for ERS - Color temperature per luminaire
FLD-EDG	2S 25° Flood 4S 40° Flood	7S 70° Flood SN Sign	N4 NEMA® 4	AA Adjustable Arm SA Side Arm - Available with 20-60 LEDs							

* Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration

DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415
Rev. Date: V6 12/07/2017
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

CUT SHEET

B - PROPOSED BOLLARD LUMINAIRE

NOT TO SCALE

A -PROPOSED POLE MOUNT LUMINAIRE

NOT TO SCALE

MASER CONSULTING P.A.
Customer Loyalty *through* Client Satisfaction
www.maserconsulting.com
Office Locations:
NEW JERSEY, NEW YORK, PENNSYLVANIA, VIRGINIA, FLORIDA, NORTH CAROLINA, NEW MEXICO, MARYLAND, GEORGIA, TEXAS, TENNESSEE, COLORADO
State of N.J. C.O.A.: 24GA27986500

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

MICHAEL F. GALLAGHER
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE84021

PRELIMINARY & FINAL SITE PLAN
FOR
79 SOUTH MAIN STREET

PARCEL #E11NE4-2-11-T

CITY OF PITTSTON
LUZERNE COUNTY
PENNSYLVANIA

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/1/2020	CDC	MFG

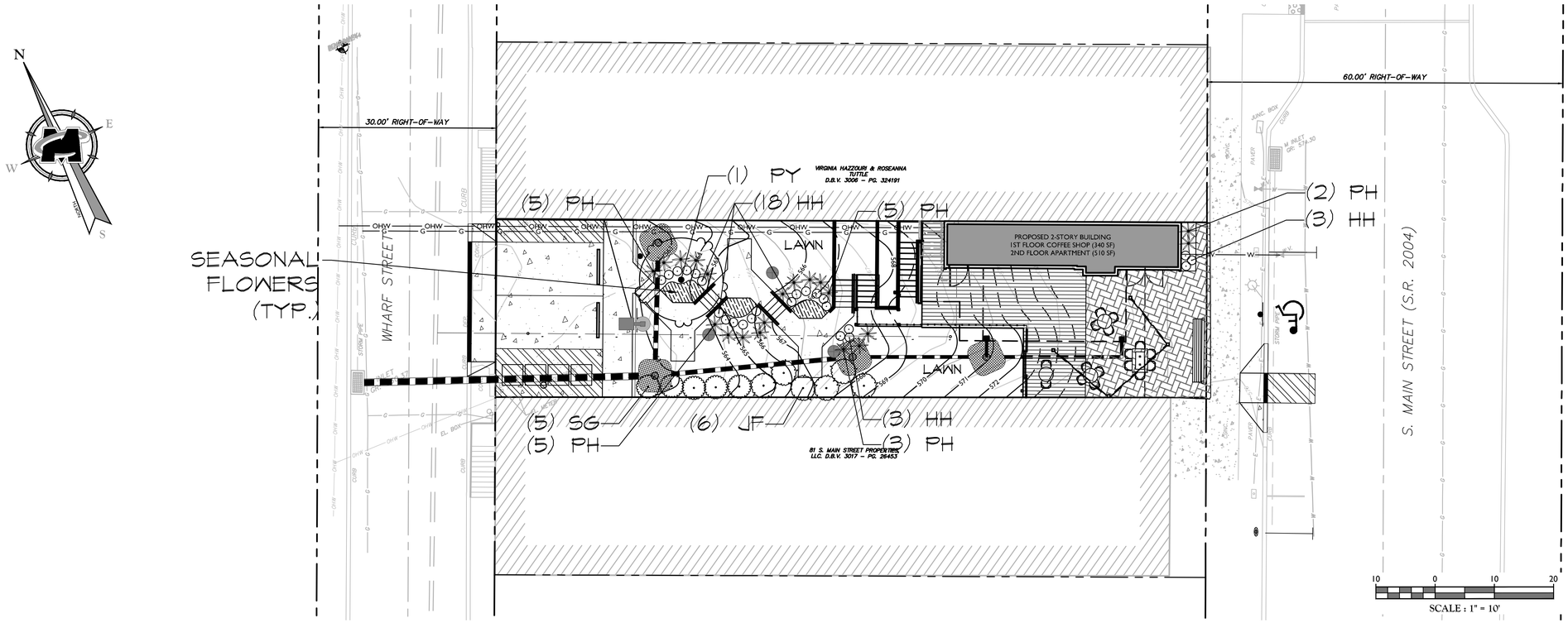
PROJECT NUMBER: 19003683A
DRAWING NAME: C-LGHT

SHEET TITLE: LIGHTING PLAN

SHEET NUMBER: 7 of 10

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2019\19003683A\Engineering\Site Plans\C-LGHT.dwg\C-LIGHTING By: MGALLAGHER



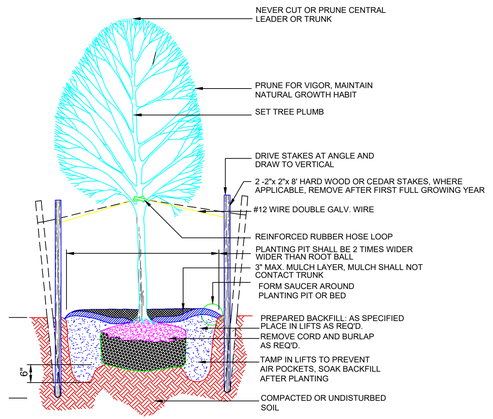
PLANT SCHEDULE

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
PY	1	Prunus x yedoensis	Yoshino Cherry	B & B		8-10' Ht.	FALL DIGGING HAZARD

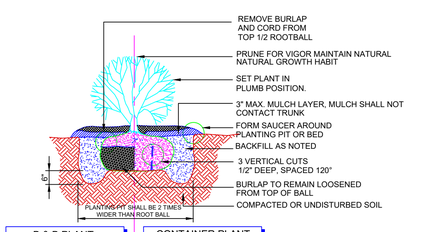
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
JF	6	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B & B	30-36"	
SG	5	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3 gal	18-24"	

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
HH	24	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal		

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
PH	21	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal		



TREE PLANTING DETAIL



NOTE:
ANNUALS AND PERENNIALS TO USE CONTAINER PLANT CONDITION

SHRUB PLANTING DETAIL

PLANTING NOTES

1. SOIL MUST BE FROST FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING.
2. BACKFILL FOR PLANTING SHALL BE COMPOSED OF 70% NATIVE TOPSOIL, 20% SCREENED TOPSOIL AND 10% PEAT MOSS OR ORGANIC COMPOST. TOPSOIL SHALL MEET CURRENT NJDOT SPECIFICATIONS AND SHALL CONTAIN NO ACIDIC MARL, LARGE STONES OR DEBRIS.
3. BACKFILL FOR PLANTING PITS SHALL BE PLACED IN 6" LAYERS. EACH LIFT IS TO BE THOROUGHLY WATERED AND ALLOWED TO SETTLE.
4. PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE SAME RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD PRIOR TO BEING DUG. IF EVIDENCE OF POOR DRAINAGE CONDITIONS EXISTS, PLANTS SHALL BE SET SO THAT THE ROOT CROWN IS APPROXIMATELY 3" ABOVE THE SURROUNDING GRADE.
5. UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURRIED.
6. ALL PLANT MATERIAL SHALL BE INSTALLED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED.
7. ALL PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN-UP.
8. B & B PLANTS SHALL BE HANDLED FROM THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOTBALLS WILL BE REJECTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE GUYS, STAKES, SUPPORTS AND MULCH RINGS OR BEDS DURING THE CONSTRUCTION AND GUARANTEE PERIOD. GUYS AND STAKES ARE TO BE USED ONLY IN AREAS OF HIGH WIND, STEEP SLOPES, OR OTHER HAZARDOUS AREAS, AND WHEN USED MUST BE REMOVED AFTER ONE (1) GROWING SEASON.
11. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT AND SHALL BE PLACED IN THE CENTER OF THE PLANTING PIT.
12. THE CORD BINDING ALL B & B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP, FROM THE UPPER 1/3 OF THE ROOT BALL. ALL WIRE BASKETS SHALL BE REMOVED.
13. ALL PROPOSED TREES SHALL BE MULCHED TO THE LIMIT OF THEIR PLANTING PITS.
14. ALL SHRUBS SHALL BE SET IN CONTINUOUS PLANT BEDS RATHER THAN ISOLATED INDIVIDUALS, AND SHALL BE MULCHED, TO THE LIMITS OF THE PLANTING BED, WITH A MAX. 3" THICK LAYER OF SHREDDED HARDWOOD MULCH, FREE FROM ANY OBJECTIONABLE OR FOREIGN MATERIAL.
15. NO MULCH IS TO BE PLACED WITHIN 4" OF TREE TRUNKS.
16. ALL TREES ARE TO BE PLANTED A MINIMUM OF 10 FEET FROM UNDERGROUND UTILITIES.

PLANT MATERIAL

1. NO PLANT SUBSTITUTIONS SHALL BE ALLOWED WITH REGARD TO SIZE, SPECIES, OR NAMED VARIETY WITHOUT PRIOR PERMISSION FROM THE LANDSCAPE ARCHITECT AND APPROVING AUTHORITY.
2. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DESICCATION.
3. ALL PLANT MATERIAL SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED ROOTS AND BRANCHES AND BE FREE FROM DEFECTS AND INJURIES.
4. UNLESS OTHERWISE SPECIFIED, ALL TREES SHALL CONTAIN A SINGLE TRUNK OR LEADER.
5. QUALITY AND SIZE OF PLANTS, INCLUDING ROOT SIZE, SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK", ANSI Z60.1 (MOST RECENT) AS PUBLISHED BY THE AMERICAN ASSOCIATES OF NURSERYMAN.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, FREE FROM DISEASE AND INFESTATION AND BEAR ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
7. UPON DELIVERY TO THE SITE, ALL PLANTS SHALL BE TAGGED WITH A DURABLE, WEATHER RESISTANT LABEL THAT INDICATES THE GENES, SPECIES AND VARIETY OF CULTIVAR.
8. PRIOR TO PLANTING, ALL TREES AND SHRUBS SHALL BE PRUNED TO ELIMINATE ALL DEAD, DAMAGED OR CONFLICTING BRANCHES. PRUNING CUTS SHALL BE POSITIONED JUST OUTSIDE THE BRANCH COLLAR AND THE BOTTOM OF THE CUT SHALL BE SLANTED SLIGHTLY AWAY FROM THE TRUNK.
9. ALL PLANTS SHALL BE DELIVERED TO THE SITE IN A HEALTHY, GROWING CONDITION WITH ROOTBALLS INTACT.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE DATE OF ACCEPTANCE. AT THE END OF THE GUARANTEE PERIOD, ALL PLANTS SHALL BE IN A VIGOROUS GROWING CONDITION. ALL PLANTS IN DEAD OR DYING CONDITION SHALL BE REPLACED BY THE CONTRACTOR DURING THE NEXT PLANTING SEASON.
11. PLANTS SHALL NOT BE BOUND AT ANY TIME WITH WIRE OR ROPE AS TO DAMAGE THE BARK AND/OR BRANCHES.
12. PLANTS CONTAINING SYNTHETIC, NON-BIODEGRADABLE ROOTBALL WRAPS WILL NOT BE ACCEPTED.

GENERAL NOTES

1. THIS PLAN IS TO BE USED FOR LANDSCAPING PURPOSES ONLY.
2. CONTRACTOR IS TO EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF ALL UTILITIES, STRUCTURES, ETC. AND NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OR CONFLICTS ARE DISCOVERED PRIOR TO PLANTING.
3. IN THE EVENT THAT DISCREPANCIES EXIST BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
4. ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCE AND ANSI Z-60.1 (CURRENT VERSION), THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, EXCEPT THAT IN THE EVEN OF CONFLICT BETWEEN THE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY.
5. ALL LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WILL NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, PUBLIC WALKWAYS, STREETS, OR OTHER EXISTING OR PROPOSED STRUCTURES.
6. EXCEPT FOR SHADE TREES, ALL PLANT MATERIAL PLANTED WITHIN A REQUIRED SIGHT TRIANGLE OR SIGHT DISTANCE SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT ROADWAY.
7. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES OR WITHIN A REQUIRED SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-0" ABOVE GRADE AND MUST BE APPROPRIATELY PRUNED.
8. SEE "SOIL EROSION AND SEDIMENT CONTROL" PLAN FOR THE LOCATION OF ALL TREE PROTECTION FENCING.
9. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL.
10. ALL DISTURBED AREAS BEYOND THE LIMITS OF THE MULCHED PLANTING BEDS SHALL BE PERMANENTLY STABILIZED WITH TURF GRASSES PER THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
11. PLANTING LOCATIONS SHOWN ARE APPROXIMATE. IN GENERAL, PLANTS ARE TO BE PLANTED AT INTERVALS, WHICH WILL ALLOW THEM TO FULLY DEVELOP INTO CONTINUOUS MASSES OF THE INDIVIDUAL SPECIES. NO PRUNING TO SHAPE OR SHEARING IS REQUIRED OR DESIRABLE.

MAINTENANCE NOTES

1. ALL GRASS AREAS ARE TO BE MAINTAINED AT A CUT HEIGHT OF 2.5- 3". THE CUT SHALL NOT REMOVE MORE THAN 1/3 OF THE GRASS BLADE HEIGHT. LIME FERTILIZER AND OTHER SOIL AMENDMENTS SHALL BE APPLIED AT REGULAR INTERVALS BASED UPON SOIL TESTS AND RECOMMENDATIONS FROM A CERTIFIED SOIL TESTING LAB. ALL APPLICATIONS SHALL BE MADE BY TRAINED AND LICENSED PERSONNEL IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND NOTICE.
2. ALL PLANTING BEDS SHALL BE EDGED WITH A 3-4" DEEP "V" GROOVE BETWEEN THE BED AND ADJACENT LAWN AREA. ALL MULCH SHALL BE REPLENISHED TO MAINTAIN A MAX. 3" THICK LAYER UNLESS THE GROUND COVER OR PLANTING HAS COMPLETELY COVERED THE SURFACE OF THE PLANTING BED.
3. ALL PLANTING BEDS SHALL BE MAINTAINED FREE OF WEEDS.
4. PLANTS SHALL BE PERIODICALLY PRUNED OF DEAD, DAMAGED OR DISEASED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN A MANNER THAT WILL MAINTAIN THE NATURAL GROWTH HABIT OF THE PLANT. FLOWERING TREES AND SHRUBS SHALL BE PRUNED AFTER THE FLOWERING SEASON FOR THE RESPECTIVE PLANT.
5. ALL PLANTS SHALL BE WATERED IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICE.
6. HERBICIDES AND PESTICIDES SHOULD ONLY BE APPLIED AS NECESSARY TO ADDRESS SPECIFIC PROBLEMS. ALL TREATMENTS SHALL BE PERFORMED BY A TRAINED AND LICENSED APPLICATOR.
7. ALL PAVEMENT SHALL BE MAINTAINED FREE OF LITTER, GRASS CLIPPINGS, STAINS, SNOW AND ICE AND OTHER DEBRIS.
8. ALL DEAD OR UNHEALTHY PLANTS SHALL BE REPLACED AS NECESSARY DURING THE FIRST AVAILABLE GROWING SEASON.
9. ALL TREE GUYS AND STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE (1) GROWING SEASON.

MASER CONSULTING P.A.
Customer Loyalty *through* Client Satisfaction
www.maserconsulting.com
Office Locations:
NEW JERSEY · NEW YORK · PENNSYLVANIA · VIRGINIA · FLORIDA · NORTH CAROLINA · NEW MEXICO · MARYLAND · GEORGIA · TEXAS · TENNESSEE · COLORADO
State of N.J. C.O.A.: 24GA27986500

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

MICHAEL F. GALLAGHER
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE84021

PRELIMINARY & FINAL SITE PLAN
FOR
79 SOUTH MAIN STREET

PARCEL #E11NE4-2-11-T

CITY OF PITTSTON
LUZERNE COUNTY
PENNSYLVANIA

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/1/2020	PCS	MFG

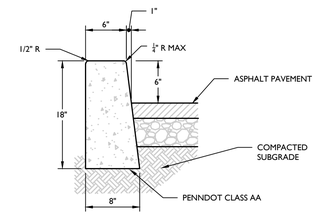
PROJECT NUMBER: 19003683A
DRAWING NAME: C-LAND

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 8 of 10

2019\19003683A\Engineering\Site Plan\C-LAND.dwg\C-08-LANDSCAPE By: MGALLAGHER

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



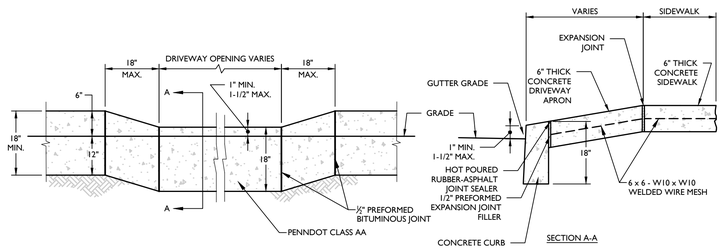
NOTES:

1. PREFORMED BITUMINOUS FIBER TRAVERSE JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB.
2. PROVIDE CONTRACTION JOINTS (2" DEEP X ⅛" WIDE) 4'-0" MIN TO 10'-0" MAX INTERVALS.

X

CONCRETE CURB (ASPHALT PAVEMENT) DETAIL

NOT TO SCALE | MCPA-SITE-CURB-1000 | 05/01/18



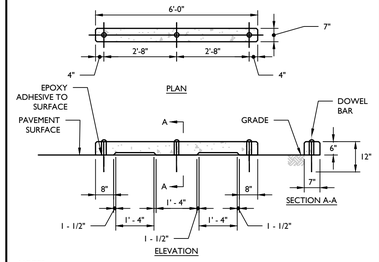
NOTES:

1. DEPRESSED VERTICAL CURB AT DRIVEWAY AND RAMP AREAS SHALL BE FULL DEPTH OF 18".

X

DEPRESSED CONCRETE CURB AT DRIVEWAY DETAIL

NOT TO SCALE | MCPA-SITE-CURB-1900 | 05/01/18



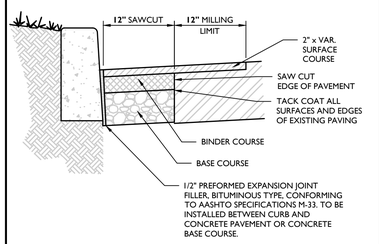
NOTES:

1. CONCRETE SHALL BE PENNDOT CLASS AA.
2. UNIT TO BE PINNED TO SURFACE WITH (3) 5/8" DIA. GALVANIZED STEEL RODS, 12" MINIMUM LENGTH.
3. ALL BEVELS TO BE 1/2". ALL ANGLES TO BE 45°

X

PRECAST CONCRETE BUMPER CURB WHEEL STOP (FOR CARS) DETAIL

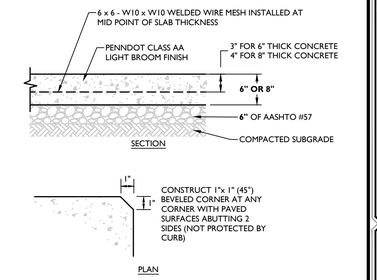
NOT TO SCALE | MCPA-SITE-CURB-2301 | 05/01/18



X

SAWCUT AND PAVEMENT RESTORATION DETAIL

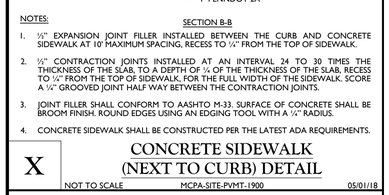
NOT TO SCALE | MCPA-SITE-PVMT-2600 | 05/01/18



X

CONCRETE LOADING PAD DETAIL

NOT TO SCALE | MCPA-SITE-PVMT-1700 | 05/01/18



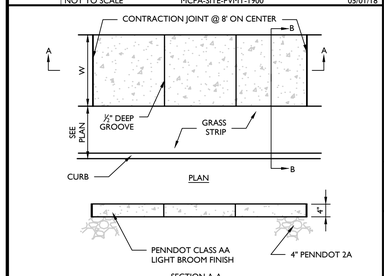
NOTES:

1. ½" EXPANSION JOINT FILLER INSTALLED BETWEEN THE CURB AND CONCRETE SIDEWALK AT 10' MAXIMUM SPACING, RECESS TO ¼" FROM THE TOP OF SIDEWALK.
2. ½" CONTRACTION JOINTS INSTALLED AT AN INTERVAL 24 TO 30 TIMES THE THICKNESS OF THE SLAB, TO A DEPTH OF ¼ OF THE THICKNESS OF THE SLAB, RECESS TO ¼" FROM THE TOP OF SIDEWALK, FOR THE FULL WIDTH OF THE SIDEWALK. SCORE A ¼" GROOVED JOINT HALF WAY BETWEEN THE CONTRACTION JOINTS.
3. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A ½" RADIUS.
4. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

X

CONCRETE SIDEWALK (NEXT TO CURB) DETAIL

NOT TO SCALE | MCPA-SITE-PVMT-1900 | 05/01/18



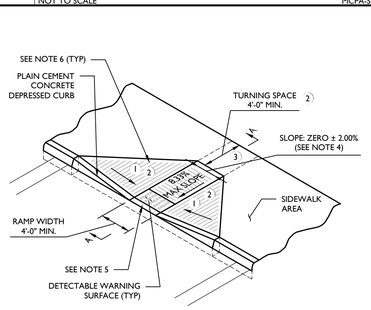
NOTES:

1. ½" CONTRACTION JOINTS INSTALLED AT AN INTERVAL 24 TO 30 TIMES THE THICKNESS OF THE SLAB, TO A DEPTH OF ¼ OF THE THICKNESS OF THE SLAB, RECESS TO ¼" FROM THE TOP OF SIDEWALK, FOR THE FULL WIDTH OF THE SIDEWALK. SCORE A ¼" GROOVED JOINT HALF WAY BETWEEN THE CONTRACTION JOINTS.
2. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A ½" RADIUS.
3. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

X

CONCRETE SIDEWALK (NEXT TO GRASS) DETAIL

NOT TO SCALE | MCPA-SITE-PVMT-1901 | 05/01/18



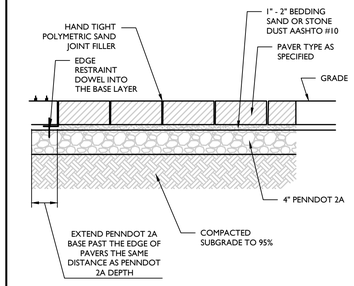
NOTES:

1. SIDE FLARES 10.00% MAX SLOPE
2. IF THE TURNING SPACE IS INDICATED TO BE LESS THAN 4'-0", CONSTRUCT SIDE FLARES 8.33% MAX SLOPE.
3. CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.
4. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESS ROUTE.
5. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. TRANSITION CURB RAMP CROSS SLOPE TO MATCH ROADWAY PROFILE AS GRADUALLY AS POSSIBLE. DO NOT EXCEED 3.00% PER 1'-0" CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.
6. DO NOT SCORE OR MAKE GROOVES ON SLOPED SURFACES. LINES SHOWN ON DETAILS ARE FOR ILLUSTRATION ONLY. SEE NOTE 5.

X

TYPE 1 CURB RAMP DETAIL

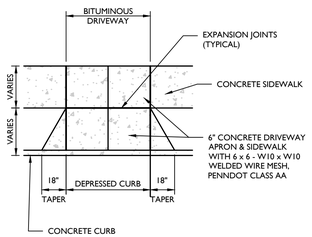
NOT TO SCALE | MCPA-SITE-HADA-1000 | 05/01/18



X

TYPICAL STANDARD PAVER SECTION DETAIL

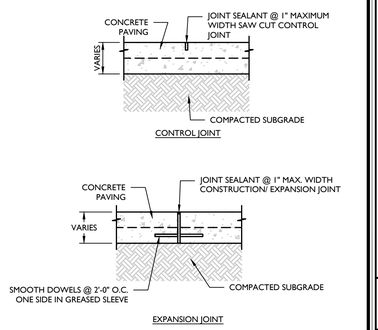
NOT TO SCALE | MCPA-SITE-PVMT-2500 | 05/01/18



X

CONCRETE DRIVEWAY APRON DETAIL

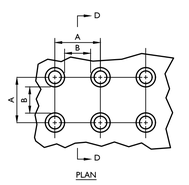
NOT TO SCALE | MCPA-SITE-PVMT-1500 | 05/01/18



X

CONCRETE PAVING JOINTS DETAIL

NOT TO SCALE | MCPA-SITE-PVMT-1800 | 05/01/18



TRUNCATED DOME DIMENSIONS		
DIM	MIN mm (inch)	MAX mm (inch)
A	1.6"	2.4"
B	0.65"	1.5"
C	NOTE 1	NOTE 1
D	0.9"	1.4"

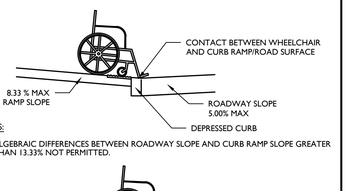
NOTES:

1. THE "C" DIMENSION IS 50% TO 65% OF THE "D" DIMENSION.

X

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAIL

NOT TO SCALE | MCPA-SITE-HADA-1601 | 05/01/18



NOTES:

1. ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE GREATER THAN 13.33% NOT PERMITTED.

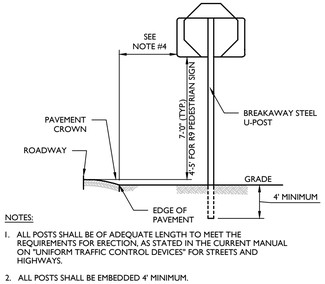
NOTES:

1. PROVIDE A 24" MIN TRANSITION STRIP IF ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE ARE GREATER THAN 13.33%.
2. TRANSITION STRIP SLOPE NOT TO EXCEED 5.00%

X

CHANGE OF GRADE LIMITATIONS DETAIL

NOT TO SCALE | MCPA-SITE-HADA-1500 | 05/01/18



NOTES:

1. INSTALL SIGN WHERE NOTED ON PLAN.
2. THE BOTTOM OF THE LOWEST SIGN SHALL BE MOUNTED 60" ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PARALLEL TO THE SIDEWALK AND 72" ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK.

X

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE | MCPA-SITE-MRKG-1900 | 05/01/18

NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION, AS STATED IN THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS.
2. ALL POSTS SHALL BE EMBEDDED 4' MINIMUM.
3. ALL POSTS TO BE BREAKAWAY STEEL U-POSTS IN CONFORMANCE WITH CURRENT ASTM SPECIFICATION A123 AND PADOT STANDARDS.
4. IN AREAS WITHOUT CURBING, THE OUTER EDGE OF SIGN TO BE 2'-0" MINIMUM TO 12'-0" MAXIMUM FROM EDGE OF CURB, AS DIRECTED.

X

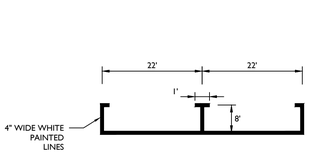
SINGLE POST SIGN MOUNTING DETAIL

NOT TO SCALE | MCPA-SITE-MRKG-2001 | 05/01/18

X

RESIDENT PARKING SIGN DETAIL

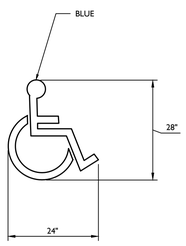
MCCM-SITE-SIGN-17011 | 07/01/19



X

WHITE PARALLEL PARKING DETAIL

NOT TO SCALE | MCPA-SITE-MRKG-1002 | 05/01/18



STROKE WIDTH: MINIMUM/STANDARD = 3"

X

ADA SYMBOL DETAIL

NOT TO SCALE | MCPA-SITE-MRKG-1800 | 05/01/18

MASER CONSULTING P.A.

Customer Loyalty *through* Client Satisfaction
www.maserconsulting.com

Office Locations:
- NEW JERSEY
- NEW YORK
- PENNSYLVANIA
- VIRGINIA
- FLORIDA
- NORTH CAROLINA
- NEW MEXICO
- MARYLAND
- GEORGIA
- TEXAS
- TENNESSEE
- COLORADO

State of N.J. C.O.A.: 24GA27986500

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

MICHAEL F. GALLAGHER
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE84021

PRELIMINARY & FINAL SITE PLAN

FOR

79 SOUTH MAIN STREET

PARCEL #E11NE4-2-11-T

CITY OF PITTSTON
LUZERNE COUNTY
PENNSYLVANIA

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701

Phone: 732.383.1950
Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/1/2020	PCS	MFG

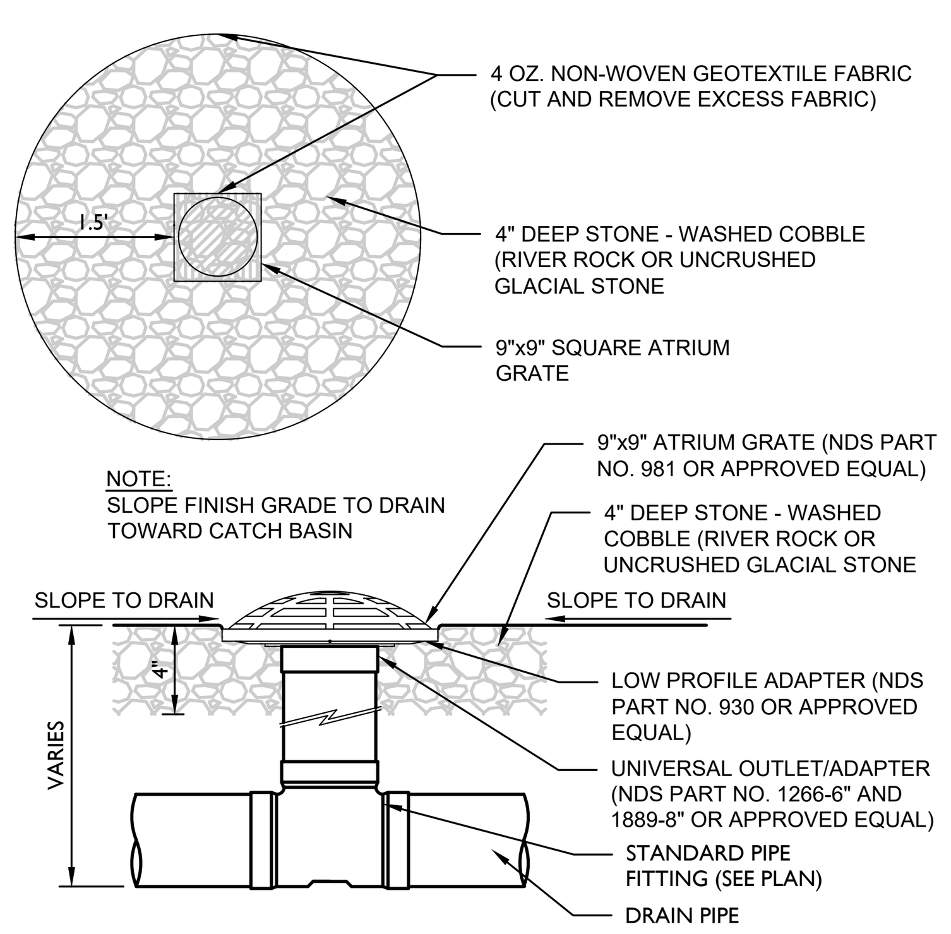
PROJECT NUMBER: 19003683A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 9 of 10

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

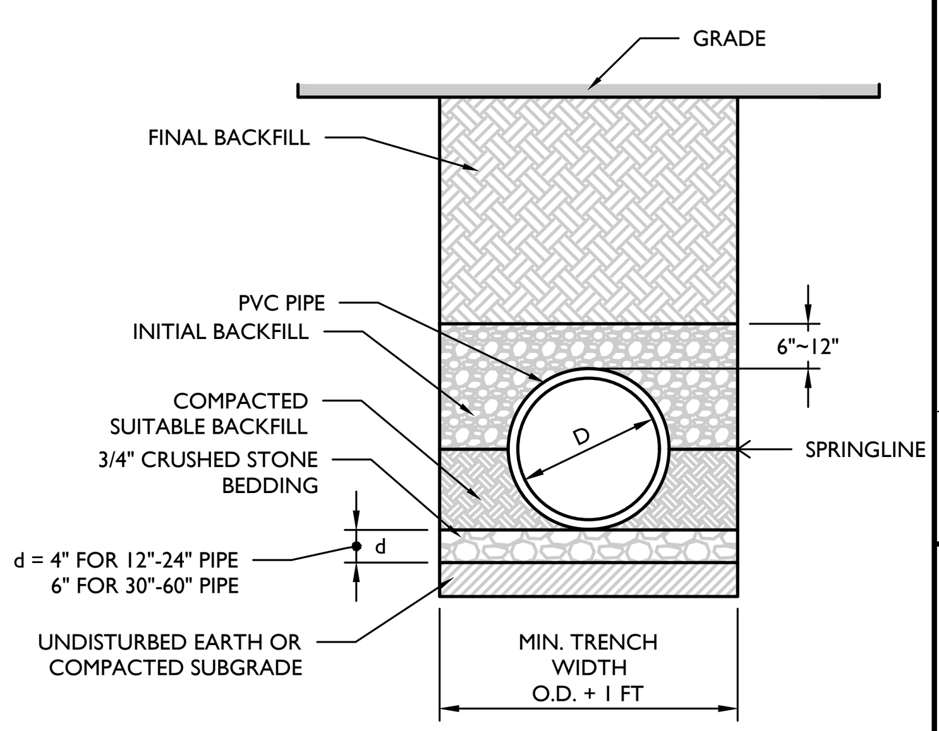
2019\19003683A\Engineering\Site Plan\C-DTLS.dwg\C-DTLS DETAILS By: MGALLAGHER



X

LANDSCAPE STORM DRAIN DETAIL

NOT TO SCALE — MCPA-UTIL-STRM-1500 — 05/01/18



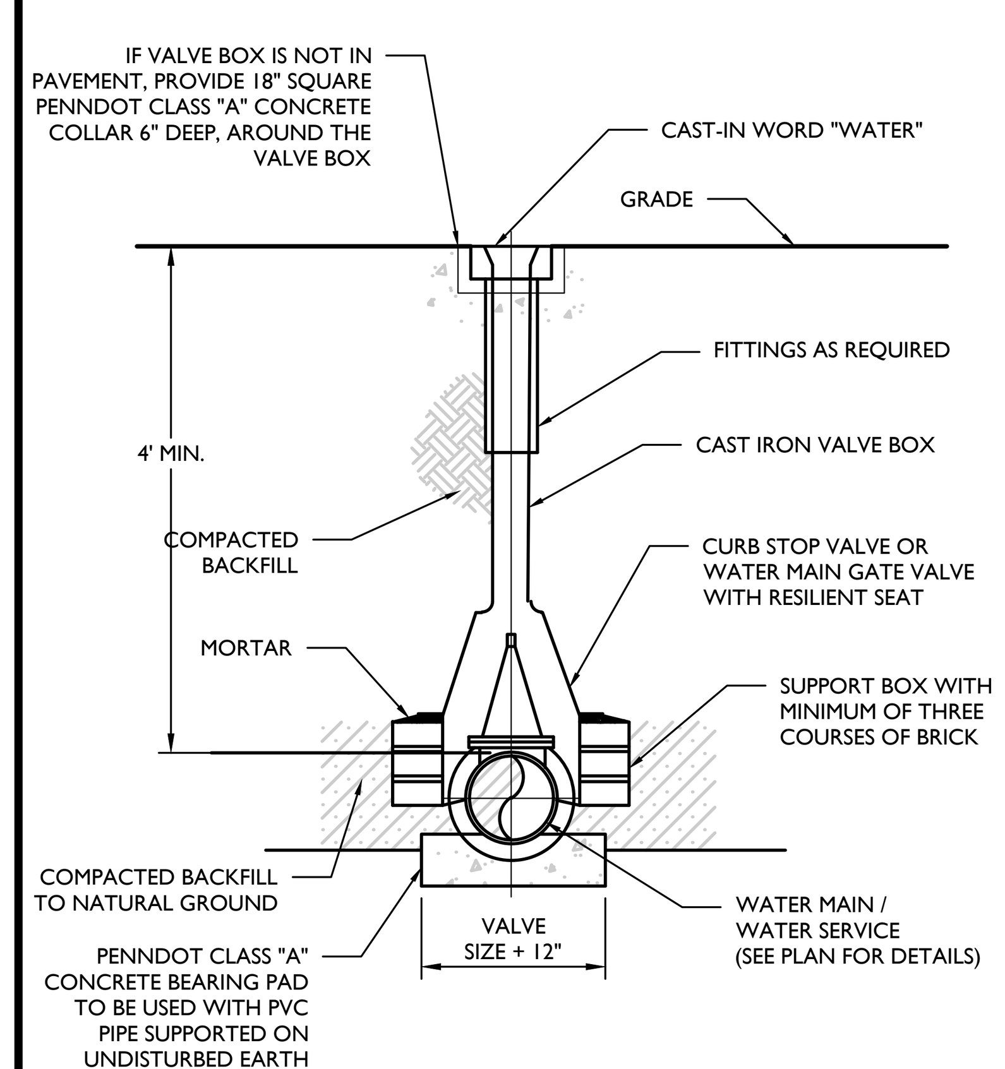
NOTES:

1. ALL PVC GRAVITY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.

X

PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL

NOT TO SCALE — MCPA-UTIL-SSWR-2602 — 05/01/18



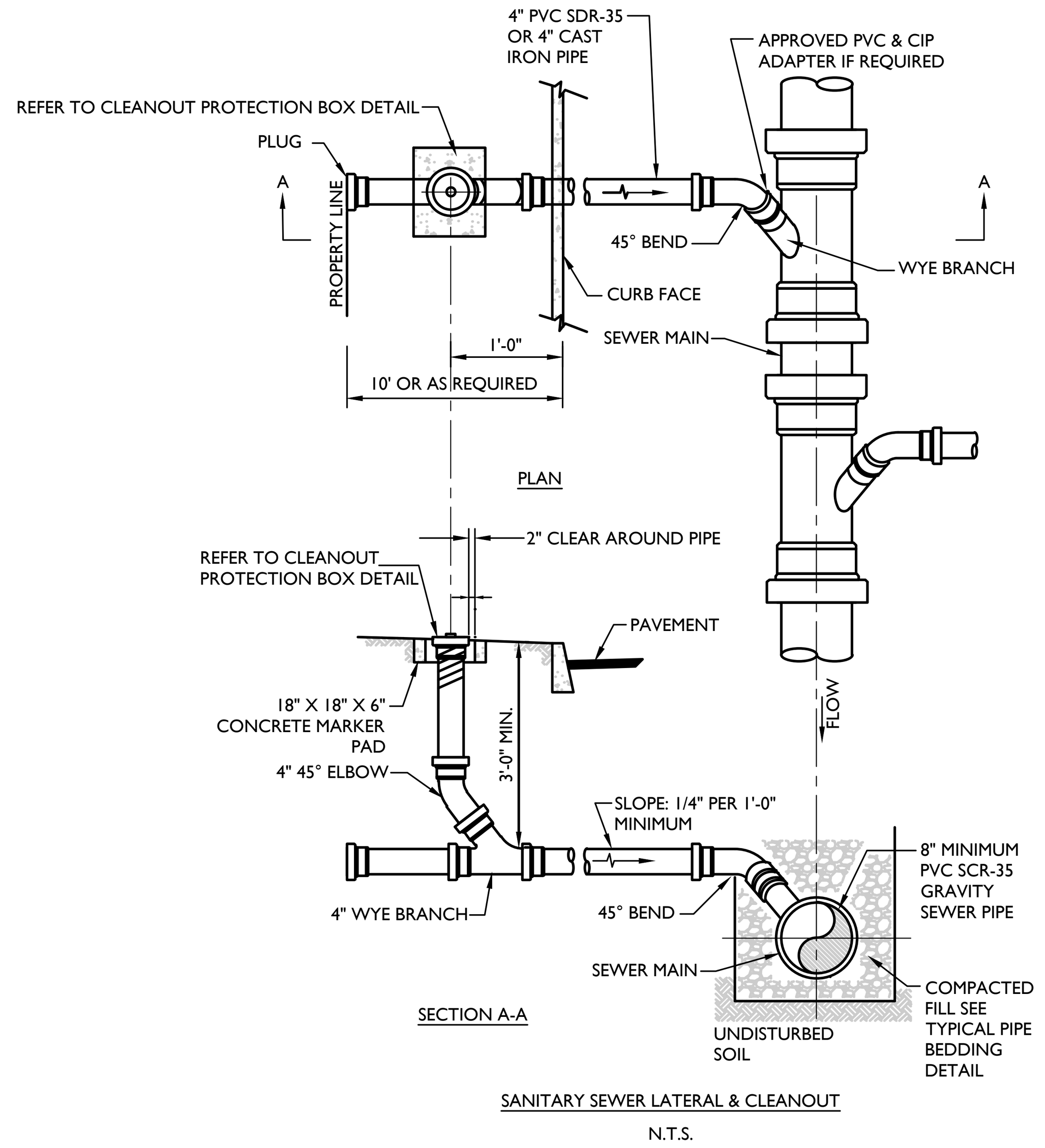
NOTES:

1. VALVE BOX SHOULD HAVE EXTENSION IF WATER MAIN OR SERVICE IS PLACED DEEPER THAN 5 FEET.
2. CURB STOP VALVE BOX SHALL BE MUELLER EXTENSION TYPE WITH ARCH PATTERN BASE, OR APPROVED EQUAL.
3. WATER MAIN VALVE BOX SHALL BE SCREW TYPE ADJUSTABLE MODE, **FIGURE # 4905-22 AS MANUFACTURED BY BINGHAM & TAYLOR OR APPROVED EQUAL.**

X

WATER VALVE BOX DETAIL

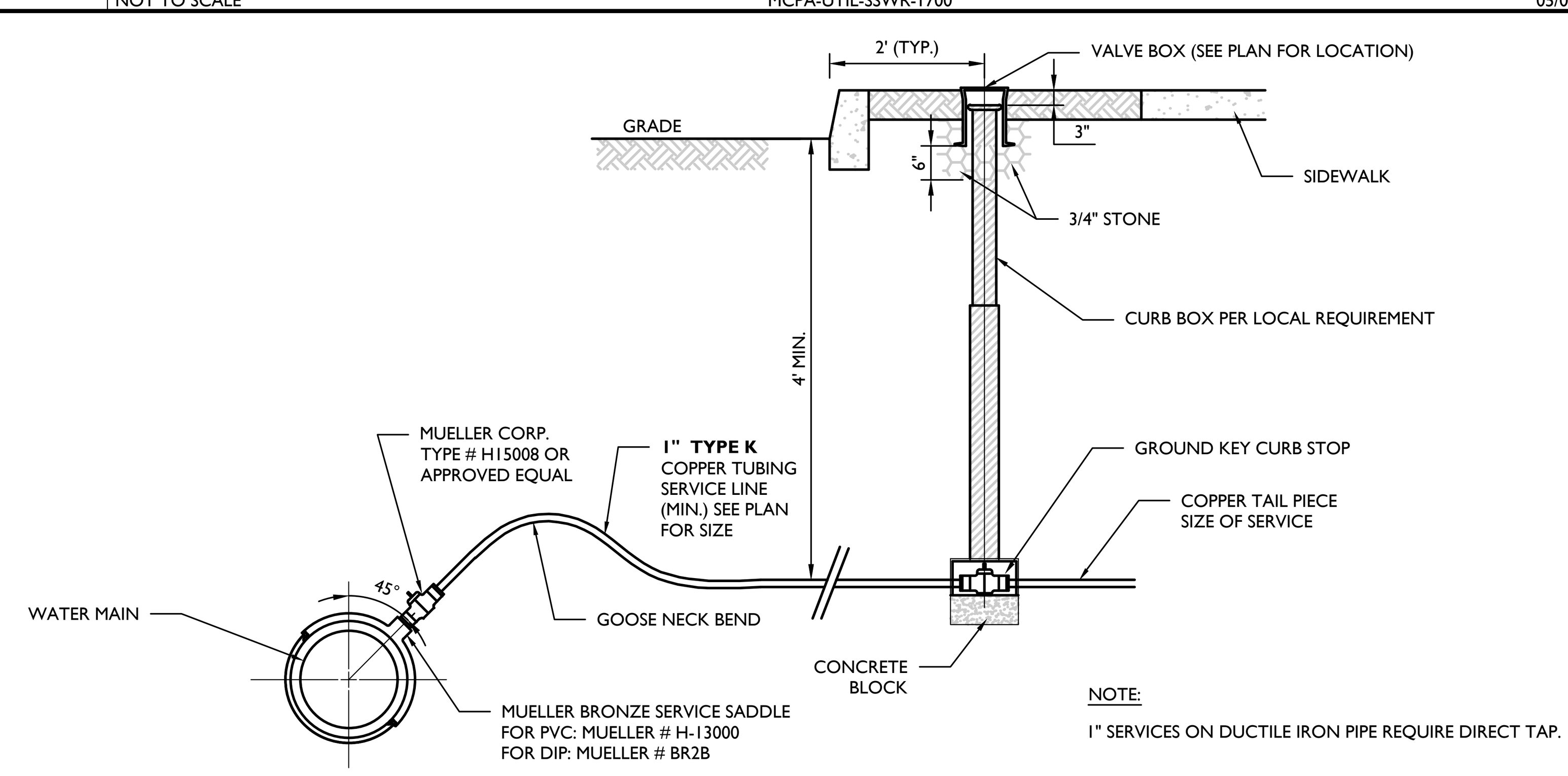
NOT TO SCALE — MCPA-UTIL-WATR-1600 — 05/01/18



X

SANITARY SEWER LATERAL & CLEANOUT DETAIL

NOT TO SCALE — MCPA-UTIL-SSWR-1700 — 05/01/18



NOTE:

1" SERVICES ON DUCTILE IRON PIPE REQUIRE DIRECT TAP.

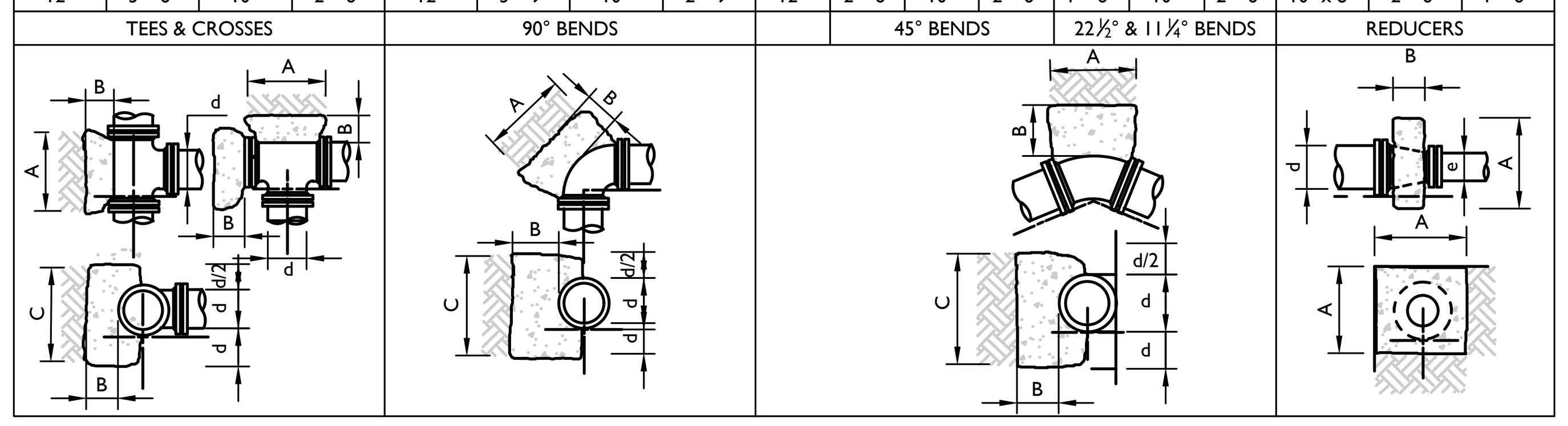
X

HOUSE WATER SERVICE CONNECTION DETAIL

NOT TO SCALE — MCPA-UTIL-WATR-1100 — 05/01/18

MINIMUM SIZE OF CONCRETE THRUST BLOCKS

d	A	B	C	d	A	B	C	d	A	B	C	A	B	C	d x e	A	B
6"	2' - 0"	8"	1' - 3"	6"	2' - 6"	8"	1' - 3"	6"	1' - 6"	6"	1' - 3"	1' - 6"	8"	1' - 3"	6" x 4"	1' - 6"	1' - 0"
8"	2' - 6"	8"	1' - 6"	8"	3' - 0"	8"	1' - 6"	8"	1' - 6"	8"	1' - 9"	1' - 6"	8"	1' - 9"	8" x 4"	2' - 0"	1' - 0"
10"	3' - 0"	10"	2' - 0"	10"	3' - 6"	10"	2' - 0"	10"	2' - 3"	10"	2' - 0"	1' - 6"	10"	2' - 0"	10" x 6"	2' - 4"	1' - 3"
12"	3' - 6"	10"	2' - 6"	12"	3' - 9"	10"	2' - 9"	12"	2' - 6"	10"	2' - 6"	1' - 6"	10"	2' - 6"	10" x 8"	2' - 6"	1' - 6"
TEES & CROSSES				90° BENDS					45° BENDS			22½° & 11¼° BENDS			REDUCERS		



NOTES:

1. ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL AND NO JOINT SHALL BE COVERED WITH CONCRETE.
2. BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 0.5 TONS PER SQUARE FOOT. FOR A LESSER SOIL BEARING CAPACITY THESE AREAS SHALL BE INCREASED ACCORDINGLY.
3. THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST TRENCH WALLS AND SHALL BE PENNDOT CLASS "A" CONCRETE.
4. DETAILS FOR SUPPORTS AND BRACING FOR VERTICAL BENDS FOR 12" DIAMETER OR LARGER SHALL BE APPROVED BY THE AUTHORITY PRIOR TO CONSTRUCTION.

X

THRUST BLOCKS DETAIL

NOT TO SCALE — MCPA-UTIL-WATR-1400 — 05/01/18

GENERAL NOTES

MCPA-COVR-NOTE-1000 — 05/01/18

1. BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY PLAN" DATED 11/1/2019, PREPARED BY ALAN J. CHYKO, P.L.S. LIC. NO. SU075016 OF PA, OF BARRY ISETT & ASSOCIATES. THE MAP DOES NOT INDICATE A HORIZONTAL DATUM, THOUGH IT IS RELATIVE TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM. PLEASE CONTACT THE SURVEYOR REGARDING THE DATUM.

   BENCHMARK REFERENCE: UTILITY POLE, WHARF AVENUE, ELEVATION: 562.44 FEET NAVD88.
2. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
3. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
4. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
5. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
7. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.

SITE NOTES

1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS SHALL BE FURNISHED ON THE ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS, UNLESS OTHERWISE NOTED.
2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.
3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN THE INDICATED CONTAINERS AS NOTED ON THE PLANS, AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
7. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

   A. PENNSYLVANIA DEPARTMENT OF TRANSPORTATION "SPECIFICATIONS PUBLICATION 408", 2016; AS SUPPLEMENTED.
   B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
   C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
   D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

UTILITY NOTES

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPEP), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHEN SPECIAL OR OVERSIZED DRAINAGE STRUCTURES ARE REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SPECIAL (OVERSIZED) DRAINAGE STRUCTURES TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
5. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON SOUTH MAIN STREET, OWNED AND OPERATED BY THE PENNSYLVANIA AMERICAN WATER COMPANY. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING OR HIGH DENSITY POLYETHYLENE (HDPE) SDR-11 PIPE AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY (FORCE MAIN) CONNECTION TO EXISTING SEWER MAIN ON WHARF STREET, OWNED AN OPERATED BY THE WYOMING VALLEY SANITARY AUTHORITY. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 3 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
7. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
8. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (THAT IS DUCTILE IRON PIPE WITH MECHANICAL RESTRAINT JOINTS), WITH WATERTIGHT JOINTS THAT IS A MINIMUM OF 10 FEET FROM THE WATER MAIN. CONTRACTOR SHALL USE TRANSITION COUPLING, POWER SEAL MODEL #3501 OR EQUIVALENT AT DIP/PVC JOINTS.
9. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.
10. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

WETLAND NOTES:

1. THERE ARE NO WETLANDS WITHIN THE PROPOSED DEVELOPMENT AREA.

FLOOD HAZARD NOTES:

BY GRAPHICAL PRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON FLOOD INSURANCE MAPS, COMMUNITY PANEL NO. 42079C0233E WHICH HAS AN EFFECTIVE DATE OF 11/2/2012. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.

ADA INSTRUCTIONS TO CONTRACTOR:

1. CONTRACTOR SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

   (NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):

   A. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (l/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   B. CURB RAMPS- SLOPES SHALL NOT EXCEED 1:12 (8.3%).

   C. LANDINGS -SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1 :20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE.

   E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (l/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

   F. DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).
2. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

ADA GENERAL NOTES

MCPA-SITE-HADA-1700 — 05/01/18

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTIONS 350, 409, 630, 676, 694, AND 695.
2. PROVIDE EXPANSION JOINT MATERIAL1/2" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
3. CONSTRUCT CURB RAMPS WITH A MINIMUM 4'-0" X 4'-0" CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. SEE SHEET 7 FOR CROSSWALK DETAILS.
4. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
5. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 8" HEIGHT.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 15'-0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE.
9. NON-WALK AREA IS AN OBSTRUCTED OR GRASS/NON-PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.
10. THE DETAILS DEPICT PEDESTRIAN PUSHBUTTON POLES TO ILLUSTRATE THE RECOMMENDED PLACEMENT OF PEDESTRIAN PUSHBUTTONS. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT FEASIBLE. INSTALL PEDESTRIAN PUSHBUTTON STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS.
11. SEE TC-8803 FOR ADDITIONAL PEDESTRIAN PUSHBUTTON DETAILS NOT SHOWN.
12. ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB. SEE SHEET 9 FOR INSTALLATIONS ALONG CURVED SURFACES.
13. PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
14. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESS ROUTE.
15. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
16. CONSTRUCT SIDEWALKS AT A LONGITUDINAL SLOPE NOT TO EXCEED 5.00%. FOR ROADWAY PROFILE SLOPES THAT EXCEED 5.00%, CONSTRUCT PARALLEL SIDEWALKS ADJACENT TO ROADWAY AT A LONGITUDINAL SLOPE NOT TO EXCEED ROADWAY PROFILE SLOPE.
17. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.00%. SEE SHEET 8 FOR DETAILS.
18. THE CONSTRUCTION STANDARDS DEPICTED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
19. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'-0" FOR A 12:1 SLOPE.
20. SIDEWALK WIDTH MAY BE REDUCED TO 4'-0", WHEN PASSING AREAS 5'-0" X 5'-0" ARE PROVIDED EVERY 200'.
21. THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVEL LANE IS DEFINED BY THE CONTRACT DOCUMENTS.
22. CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.
23. CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON-WALK AREAS AT 3:1 OR FLATTER. DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN PATH.
24. CONSTRUCT TOP OF PLAIN CEMENT CONCRETE DEPRESSED CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMPS, SIDEWALKS, FLARES).
25. FOR CURB RAMPS THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES. SEE SHEET 7 FOR DETAILS.
26. A 4'-0" MAXIMUM DIGITAL DISPLAY LEVEL WILL BE USED TO VERIFY THE SLOPES OF CURB RAMPS AND SIDEWALKS.
27. INSTALL DUMMY JOINTS WHERE RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT.
28. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. TRANSITION CURB RAMP CROSS SLOPE TO MATCH ROADWAY PROFILE AS GRADUALLY AS POSSIBLE. DO NOT EXCEED 3.00% PER 1'-0" CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.
29. DO NOT SCORE OR MAKE GROOVES ON SLOPED SURFACES. LINES SHOWN ON DETAILS ARE FOR ILLUSTRATION ONLY. SEE NOTE 5.

MASER CONSULTING P.A.
Customer Loyalty *through* Client Satisfaction
www.maserconsulting.com
Office Locations:
- NEW JERSEY
- NEW YORK
- PENNSYLVANIA
- VIRGINIA
- FLORIDA
- NORTH CAROLINA
- NEW MEXICO
- MARYLAND
- GEORGIA
- TEXAS
- TENNESSEE
- COLORADO

State of N.J. C.O.A.: 24GA27986500

REV	DATE	DRAWN BY	DESCRIPTION
.	.	.	.

MICHAEL F. GALLAGHER
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE84021

PRELIMINARY & FINAL SITE PLAN

FOR

79 SOUTH MAIN STREET

PARCEL #E11NE4-2-11-T

CITY OF PITTSTON
LUZERNE COUNTY
PENNSYLVANIA

RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

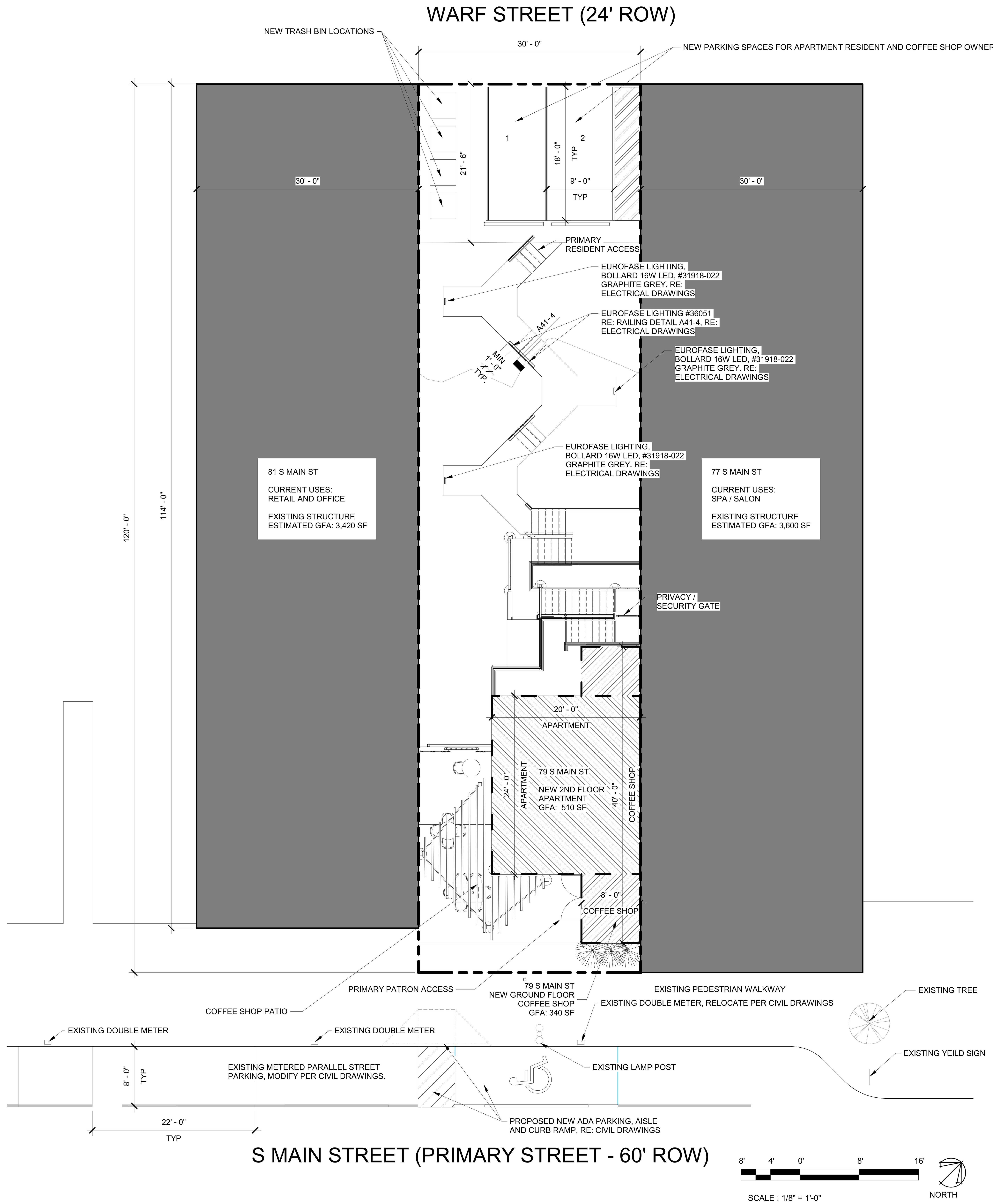
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/1/2020	PCS	MFG

PROJECT NUMBER:	DRAWING NAME:
19003683A	C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 10 of 10

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



1 SITE PLAN

1/8" = 1'-0"

5/7/2020 10:27:50 AM

REGISTERED ARCHITECT PENNSYLVANIA CRAIG ANDREW SLOCUM No. RA406334
5-7-2020

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP

79 SOUTH MAIN STREET
PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cslhqa.com

CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET
AS10

ORIGINAL SHEET SIZE 24" x 36"

GN. GENERAL

GN.1 THE STRUCTURAL DRAWINGS AND SPECIFICATIONS ARE A PORTION OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR AND SUBCONTRACTORS SHALL REFERENCE AND COORDINATE WITH ALL OTHER DISCIPLINES' DRAWINGS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER AND ARCHITECT.

GN.2 DESIGN CRITERIA:

A. CODES AND SPECIFICATIONS:

1. GENERAL BUILDING CODE: INTERNATIONAL BUILDING CODE, 2018

2. DESIGN LOAD CRITERIA:
MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, AMERICAN SOCIETY OF CIVIL ENGINEERS, ASCE 7

3. CONCRETE:
BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318.

4. STRUCTURAL STEEL:
SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 360.

A. DESIGN LOADS (PSF):

1. ANY CHANGES IN CONSTRUCTION MATERIALS FROM THOSE SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS SHALL BE REPORTED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER FOR VERIFICATION OF LOAD CARRYING CAPACITY OF THE STRUCTURE.

2. LIVE LOADS:
ROOF NON-ACCESSIBLE (REDUCIBLE) 20
OFFICES 50
ASSEMBLY AREAS 100
BALCONIES, EXTERIOR 100
CORRIDORS ABOVE 1ST FLOOR 80
STAIRS, EXITWAYS 100

LIVE LOAD REDUCTIONS HAVE BEEN APPLIED IN ACCORDANCE WITH THE BUILDING CODE, UNLESS NOTED.

2. SNOW LOAD:
GROUND SNOW LOAD (Pg)----------35 PSF

3. WIND LOADS:
BASIC WIND SPEED (3 – SECOND GUST)----------115 MPH WIND IMPORTANCE FACTOR (Iw) 1.0
BUILDING CATEGORY II
WIND EXPOSURE CATEGORY B
INTERNAL PRESSURE COEFFICIENT----------+/-0.18 WALL COMPONENT AND CLADDING WIND PRESSURE-SEE DRAWINGS

4. SEISMIC LOADS:
SEISMIC IMPORTANCE FACTOR (Ie) II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
Ss 0.151
S1 0.058
SITE CLASS D
SITE COEFFICIENTS:
Fa 1.6
Fv 2.4
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS:
Sds 0.161
Sd1 0.093

BASIC SEISMIC-FORCE-RESISTING SYSTEM: CORRUGATED STEEL SHEAR WALLS, MOMENT FRAMES AT DOORS AND CONTAINER FRONTS

RESPONSE MODIFICATION FACTOR(R) 2
OVER-STRENGTH FACTOR (Ωo) 3
DEFLECTION AMPLIFICATION FACTOR (Cd) 3
ANALYSIS PROCEDURE: MODAL RESPONSE SPECTRAL ANALYSIS FOR SOUTH SECTION (COMMERICAL), EQUIVALENT LATERAL FORCE FOR NORTH SECTION (RESIDENTIAL).
.

GN. 3 SUBMITTALS:

A. REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS BY THE STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. ALL SHOP DRAWINGS MUST BE REVIEWED AND "APPROVED" BY THE CONTRACTOR PRIOR TO SUBMITTAL

B. ELECTRONIC SHOP DRAWING SUBMITTALS: SUBMIT ALL ELECTRONIC SHOP DRAWINGS IN .PDF FORMAT. REVIEWED SHOP DRAWINGS WILL BE RETURNED IN PDF FORMAT. ALL PRINTS REQUIRED BY THE CONTRACTOR ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE AFTER APPROVED SHOP DRAWINGS ARE RETURNED.

C. RESUBMITTED SHOP DRAWINGS: RESUBMITTED SHOP DRAWINGS SHALL HAVE ALL CHANGES SINCE THE PREVIOUS SUBMISSION IDENTIFIED BY CLOUDING OR OTHER CLEAR COMMUNICATION. RE-REVIEWED SHOP DRAWINGS WILL ONLY BE REVIEWED FOR IDENTIFIED CHANGES.SHOP DRAWINGS:

D. THE CONTRACTOR SHALL SUBMIT FOR STRUCTURAL ENGINEER REVIEW SHOP DRAWINGS FOR THE FOLLOWING ITEMS. ITEMS MARKED (*) SHALL HAVE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED. ITEMS MARKED (#) SHALL BE SUBMITTED FOR STRUCTURAL ENGINEER'S RECORD ONLY.

1. CONCRETE MIX DESIGNS
2. CONCRETE REINFORCING
3. CONSTRUCTION JOINT LOCATIONS IN STRUCTURAL FLOORS.
4. STRUCTURAL STEEL CONNECTIONS
5. STEEL STAIRS (*)

E. DESIGN CALCULATIONS: THE CONTRACTOR SHALL SUBMIT FOR STRUCTURAL ENGINEER'S RECORD, DESIGN CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PENNSYVANIA FOR THE FOLLOWING ITEMS.

1. STEEL STAIRS
2. HELICAL PIERS

F. PROVIDE THE ICC-ESR REPORT FOR THE HELICAL PIERS.

GN. 4 ALL DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS, UNLESS NOTED.

GN. 5 THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

GN. 6 CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS/ROOFS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT LOADS DO NOT EXCEED THE DESIGN LIVE LOAD.

FD. FOUNDATION

FD.1 GEOTECHNICAL REPORT: FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT BY BARRY ISETT & ASSOCIATES DATED AUGUST 28, 2019. A COPY OF THE GEOTECHNICAL REPORT CAN BE OBTAINED FROM THE OWNER.

FD.2 THE GEOTECHNICAL REPORT RECOMMENDS HELICAL PIERS BELOW ALL FOUNDATIONS. THE HELICAL PIERS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF PENNSYLVANIA. REQUIRED LOADS ARE SHOWN ON THE STRUCTURAL PLANS.

FD.3 ALL FOUNDATION BEARING SURFACES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE TO ENSURE COMPLIANCE WITH PRESSURES NOTED. THE FINAL BEARING ELEVATIONS MAY VARY AS REQUIRED TO PROVIDE PROPER BEARING CAPACITY IN AN APPROVED BEARING STRATUM AS DETERMINED BY THE GEOTECHNICAL ENGINEER.

FD.4 FOOTINGS SHALL BE PLACED THE SAME DAY AS INSPECTION BY THE GEOTECHNICAL ENGINEER UNLESS EXTENDED TIME IS APPROVED BY THE GEOTECHNICAL ENGINEER.

FD.5 FOOTINGS SHALL BE NEATLY EXCAVATED WHERE POSSIBLE WITH SIDES AND TOP EDGES FREE OF LOOSE OR WET MATERIALS. WHERE NEAT EXCAVATION IS NOT POSSIBLE, FOOTING EXCAVATION SHALL BE FILLED WITH CONCRETE TO THE TOP OF FOOTING. THE BOTTOM EXCAVATION SHALL BE CLEAN AND DRY WITH ALL LOOSE MATERIAL REMOVED FOR AN ESSENTIALLY FLAT BEARING SURFACE. WHERE SOFT OR UNSUITABLE BEARING SURFACES ARE ENCOUNTERED, THE AREA SHALL BE UNDERCUT AS REQUIRED AND REPLACED WITH LEAN CONCRETE OR COMPACTED DENSE GRADED CRUSHED STONE AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

FD.6 COMPACTED FILL SHALL MEET THE REQUIREMENTS NOTED IN THE GEOTECHNICAL REPORT. EXCAVATED MATERIAL MAY BE USED AS BACKFILL MATERIAL WITH WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER STATING THAT SUCH MATERIAL IS SUITABLE AS BACKFILL AND INSTRUCTIONS ARE GIVEN FOR PROPER MOISTURE CONTENT AND COMPACTION.

FD.7 PROVIDE 6" OF COMPACTED GRANULAR FILL BENEATH ALL SLABS ON GRADE. PROVIDE 6 MIL VAPOR RETARDER BETWEEN BOTTOM OF SLAB AND TOP OF GRANULAR FILL.

FD.8 HELICAL PIERS SHALL BE MANUFACTURED BY CHANCE, GRIP TITE, RAM JACK OR AN APPROVED EQUAL. THE PIERS MUST BE APPROVED BY THE INTERNATIONAL CODE COUNCIL EVALUATION SERVICE. THE PIERS SHALL BE GALVANIZED AND HAVE A MINIMUM 8-10 FLIGHT CONFIGURATION.

FD.9 THE CONTRACTOR SHALL KEEP LOGS OF THE INSTALLATION OF THE PIERS TO INCLUDE THE LOCATION, DEPTH, AND TORQUE. PRIOR TO INSTALLATION OF THE PIERS, A TEST PIER SHALL BE INSTALLED TO VERIFY THE CORRECT TORQUE AND FLIGHT CONFIGURATION.

CN. CONCRETE

CN.1 CONCRETING OPERATIONS SHALL COMPLY WITH ACI STANDARDS.

CN.2 MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS (PSI), TYPE OF CONCRETE, MAXIMUM W/C (WATER/CEMENTITIOUS MATERIALS RATIO), AIR CONTENT, SLUMP AND CONCRETE USE:

STRENGTH	TYPE	W/C	AIR	SLUMP	USE
3000	NORMAL WT.	0.45	---	3" TO 5"	SLAB ON GRADE
3000	NORMAL WT.	0.57	---	3" TO 5"	FOOTINGS

CN. 3. REINFORCING BARS: ASTM A615 GRADE 60.

CN. 4. WELDED WIRE REINFORCEMENT (WWR): ASTM A185. MINIMUM LAP AND EMBEDMENT TO BE THE GREATER OF ONE CROSS WIRE SPACING PLUS 2" OR 6".

CN. 5. REINFORCING STEEL SHOWN IN SECTIONS AND DETAILS IS A SCHEMATIC INDICATION THAT REINFORCING EXISTS. SEE SCHEDULES, SECTION NOTES AND GENERAL NOTES FOR ACTUAL REINFORCING REQUIRED.

CN. 6. REINFORCING BAR PLACING ACCESSORIES TO BE INSTALED IN ACCORDANCE WITH ACI MANUAL OF STANDARD PRACTICE. WHERE CONCRETE IS EXPOSED IN FINISHED BUILDING, PROVIDE ACCESSORIES WITH RUSTPROOF LEGS.

CN. 7. DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315. REINFORCEMENT SHALL NOT BE WELDED UNLESS NOTED OR APPROVED BY THE STRUCTURAL ENGINEER.

CN. 8. SPLICES SHALL BE CLASS "B" TENSION LAP SPLICE, UNLESS NOTED.

CN. 9. REINFORCING MARKED "CONTINUOUS" SHALL BE SPLICED WITH CLASS "B" TENSION LAP SPLICE, UNLESS NOTED.

CN.10. CONCRETE COVERAGE OF REINFORCEMENT, UNLESS NOTED:

FOOTINGS----------2" TOP & 3" BOTTOM & SIDES
SUMP AND PIT WALLS----------2" BOTH FACES INTERIOR ELEVATED SLABS NOT EXPOSED TO WEATHER--3/4" TOP & BOTTOM
WWR IN SLABS ON GRADE----------2" TOP
SLABS ON WELL GRADED SUBGRADE OR VAPOR BARRIERS: 3/4" TOP & 1 1/2" BOTTOM

CN.11 FOR CONCRETE WALLS WITH A SINGLE LAYER OF REINFORCING, REINFORCING TO BE CENTERED IN WALL UNLESS NOTED.

CN.11 SLABS ON GRADE: 4" THICK, REINFORCED WITH 6X6 W1.2/W1.2 WWR AT MID-DEPTH OF SLAB, UNLESS NOTED.

CN. 12 CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO 7 1/2 %, WITHIN -1% TO +2%

SS. STRUCTURAL STEEL

SS. 1 FABRICATE AND ERECT ALL STRUCTURAL STEEL IN ACCORDANCE WITH AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".

SS. 2 THE STEEL FRAME IS "NON-SELF-SUPPORTING". ADEQUATE TEMPORARY SUPPORT MUST BE PROVIDED BY THE CONTRACTOR UNTIL THE LATERAL FORCE RESISTING SYSTEM AND STABILITY OF THE COMPLETED STRUCTURE IS IN PLACE.

SS. 3 LATERAL FORCE RESISTING SYSTEM AND STABILITY OF THE BUILDING IN THE COMPLETED STRUCTURE IS PROVIDED AS FOLLOWS:

A. ROOF DIAPHRAGM: CORRUGATED STEEL CONTAINER ROOFS.

B. FLOOR DIAPHRAGM: PLYWOOD CONTAINER FLOORS.

C. COLLECTOR ELEMENTS/DRAG STRUTS: CONTAINER TOP RAILS AND BOTTOM RAILS.

D. LATERAL FORCE RESISTING SYSTEM: CORRUGATED CONTAINER WALLS, PORTAL FRAMES AT CONTAINER DOOR OPENINGS.

SS. 4 STRUCTURAL STEEL AND STRUCTURAL STEEL CONNECTIONS SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS UNLESS NOTED OTHERWISE:

W AND WT SHAPES	ASTM A992
STIFFENER PLATES, BASE PLATES CAP PLATES, CONNECTION PLATES AND ANGLES	ASTM A36
HOLLOW STRUCTURAL SECTIONS	ASTM A500, GRADE C
WELDED CONNECTIONS	E70XX ELECTRODES, MINIMUM SIZE FILLET WELD 3/16"
BOLTS	ASTM A449 OR A590
NUTS	ASTM A563
WASHERS	ASTM F436

SS. 5 WHERE NOT CAMBER IS INDICATED, BEAMS SHOLD BE ERECTED WITH NATURAL CAMBER ORIENTED UPWARDS.

SS. 6 FOUR ANCHOR BOLTS MINIMUM FOR BASE PLATES UNDER COLUMNS.

SS. 7 GROUNT UNDER BEARING PLATES SHALL BE NON SHRINK, NON-METALLIC TYPE. GORUT SHALL HAVE A SPECIFIED DESIGN COMPRESSIVE STRENGTH OF 6000 PSI.

SS. 8 STRUCTURAL STEEL MEMBERS SHALL NOT BE CUT, SPLICED, OR MODIFIED IN THE FIELD UNLESS NOTED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

1 GSN 1
NTS

5/29/2020 1:44:06 PM

RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

APPROVED FOR CONSTRUCTION

PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

SHEET TITLE
GSN 1

SHEET
S1
ORIGINAL SHEET SIZE
24" x 36"

RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

SC STRUCTURAL CONNECTIONS

SC. 1 CONNECTIONS HAVE BEEN DESIGNED FOR THE PROJECT BY RUNKLE CONSULTING, INC. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR THE STEEL ERECTION WHICH WILL INCLUDE CONNECTIONS. THE CONNECTION DESIGNS ON THE PROJECT DOCUMENTS ARE NOT TO BE UTILIZED AS SHOP DRAWINGS.

SC. 2 ALTERNATE CONNECTION DETAILS MAY BE UTILIZED BY THE CONTRACTOR WITH PRIOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. THE CONTRACTOR'S ALTERNATE CONNECTION DESIGN SHALL BE UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER PENNSYLVANIA.

SC. 3 DESIGN CALCULATIONS FOR THE CONNECTIONS SHALL BE PROVIDED BY THE CONTRACTOR AND DESIGNED BY A PROFESSIONAL ENGINEER. CALCULATIONS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN PENNSYLVANIA AND SUBMITTED FOR THE FILES OF THE ARCHITECT AND STRUCTURAL ENGINEER. THE CONNECTION DESIGNER'S ENGINEERING SEAL ON THE DESIGN CALCULATIONS SHALL REPRESENT THAT THE CONNECTIONS INDICATED ON THE SHOP DRAWINGS HAVE BEEN REVIEWED AND ARE IN ACCORDANCE WITH THE SUBMITTED DESIGN CALCULATIONS. SHOP DRAWINGS CONTAINING CONNECTIONS FOR WHICH CALCULATIONS HAVE NOT BEEN RECEIVED OR REQUIRED CONNECTION INFORMATION IS NOT PROVIDED WILL BE RETURNED UNCHECKED AS AN INCOMPLETE SUBMITTAL.

SC. 4 REQUIRED CONNECTION INFORMATION SHALL BE SHOWN AT EACH DETAILED CONNECTION ON THE SUBMITTAL DRAWINGS AS FOLLOWS:

A. DESIGN REACTION.
B. CALCULATION PAGE NUMBER.
C. CONNECTION CAPACITY.

SC. 5 ALL NON-COMPOSITE BEAM CONNECTIONS SHALL BE "SIMPLE SHEAR CONNECTIONS", UNLESS NOTED. WHERE BEAM REACTIONS AND/OR DESIGN FORCES ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS, THE CONNECTIONS SHALL BE DESIGNED TO SUPPORT A REACTION EQUAL TO ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY FROM THE MAXIMUM TOTAL UNIFORM LOAD TABLE MULTIPLIED BY A FACTOR OF 1.2 FOR GIVEN SHAPE, SPAN, AND GRADE OF STEEL.

SC. 6 ALL BEAM CONNECTIONS SHALL BE "SIMPLE SHEAR CONNECTIONS" UNLESS NOTED. WHERE BEAM REACTIONS AND/OR DESIGN FORCES ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS THE CONNECTIONS SHALL BE DESIGNED TO SUPPORT A REACTION EQUAL TO ONE HALF THE TOTAL UNIFORM LOAD CAPACITY FROM THE MAXIMUM TOTAL UNIFORM LOAD TABLE MULTIPLIED BY A FACTOR OF 1.6.

SC. 7. TO THEREACTIONS ABOVE, ADD ANY LOADS OR REACTIONS OF MEMBERS SUPPORTED BY THE BEAM WITHIN THREE FEET OF BEAM END AND THE VERTICAL COMPONENTS OF FORCES IN BRACE MEMBERS FRAMING INTO THE BEAM. WHERE BEAM REACTIONS ARE SHOWN ON THE DRAWINGS, THE CONNECTIONS SHALL DEVELOP THE REACTIONS SHOWN. WHERE CONNECTIONS ARE SUBJECT TO ECCENTRICITY, SUCH ECCENTRICITY SHALL BE TAKEN INTO ACCOUNT WHEN DESIGNING AND DETAILING THE CONNECTION.

SC. 8 ERECTION AIDS ARE NOT SHOWN ON THESE DRAWINGS. CONTRACTOR IS TO PROVIDE ERECTION AIDS AS REQUIRED AND REMOVE THEM ONCE WORK IS COMPLETE.

SC. 9. FOR CONNECTION DESIGN AND DETAILING, MEMBER WORK LINES ARE TO BE CONSIDERED ALONG THE MEMBERS' NEUTRAL AXES, UNLESS NOTED.

SC. 10 ALL WELDS SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (ANSI/AWS D1.1) STANDARDS AND MUST BE PERFORMED BY AN ANSI/AWS CERTIFIED WELDER.

SC. 11 ALL WELD SIZES ARE TO BE CONSIDERED AS EFFECTIVE WELD SIZES AND MUST BE INCREASED TO ACCOUNT FOR ANY GAPS OR SKEWS BETWEEN MEMBERS AS REQUIRED BY ANSI/AWS D1.1.

SC. 12 BOLTED CONNECTIONS SHALL USE BEARING TYPE A325-N OR A490-N IN ACCORDANCE WITH AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".

SC. 13 ALL BOLTS SHALL BE 1/2" DIAMETER OR GREATER, UNLESS NOTED USE SNUG TIGHT BEARING CONNECTIONS FOR ALL BOLTED CONNECTIONS UNLESS NOTED.

1 GSN 2
1/2" = 1'-0"

SH. SHIPPING CONTAINERS

SH.1 SHIPPING CONTAINERS SHALL BE AS MANUFACTURED BY JINDO, OR EQUAL, AND SHALL BE 40' "HIGH CUBE CONTAINERS". THE OUTSIDE DIMENSIONS OF THE CONTAINERS SHALL COMPLY WITH ISO 668, SERIES 1 FREIGHT CONTAINERS – CLASSIFICATION, DIMENSIONS, AND RATINGS. THE CONTAINERS SHALL BE SERIES 1, WITH A UNIFORM WIDTH OF 8 FT (2,438MM), AND SHALL BE DESIGNATED 1AAA, 9 FT 6 IN (2,896 MM) HIGH. THE CONTAINERS SHALL BE RATED FOR 67,200 LBS PER TABLE 2, ISO 668

SH.2 THE SHIPPING CONTAINERS SHALL HAVE BEEN INITIALLY CERTIFIED FOR COMPLIANCE TO THE RULES FOR CERTIFICATION OF CARGO CONTAINERS AND THE INTERNATIONAL CONVENTION FOR SAFE CONTAINERS (CSC) FOR USE AS SHIPPING CONTAINERS BY THE AMERICAN BUREAU OF SHIPPING (ABS). (ICC AC 462, ACCEPTANCE CRITERIA FOR STRUCTURAL BUILDING MATERIALS FROM SHIPPING CONTAINERS).

SH.3 THE CONTAINERS SHALL BE RATED BY THE INSTITUTED OF INTERNATIONAL CONTAINER LESSORS AS CARGO WORTHY AND WIND AND WATER TIGHT. THE CONTAINER SHALL BE PROVIDED WITH A VALID CSC PLATE (CONVENTION FOR SAFE CONTAINERS).

SH.4 CONTAINERS SHALL BE CONSTRUCTED OF STEEL THAT IS COMPLIANT WITH THE MECHANICAL AND CHEMICAL REQUIREMENTS OF ASTM A242.

SH.5 SHIPPING CONTAINERS SHALL BE FABRICATED FROM SPA-H/JIS G3125 GRADE STEEL, WHICH HAS THE FOLLOWING MECHANICAL REQUIREMENTS:
YIELD STRENGTH: 345 MPA (50 KSI)
TENSILE STRENGTH: 480 MPA (70 KSI)
THE MECHANICAL REQUIREMENTS MATCH THE REQUIREMENTS OF ASTM A472 STEEL.

SH.6 THE STEEL USED FOR FABRICATION OF THE SHIPPING CONTAINERS SHALL MATCH THE CHEMICAL REQUIREMENTS OF ASTM 242 AND SPA-H/JIS G3125:
CARBON 0.15 % MAX
MANGANESE 1% MAX
PHOSPHORUS 0.015% MAX
SULFUR 0.05% MAX
COPPER .20% MIN

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

APPROVED FOR CONSTRUCTION

PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

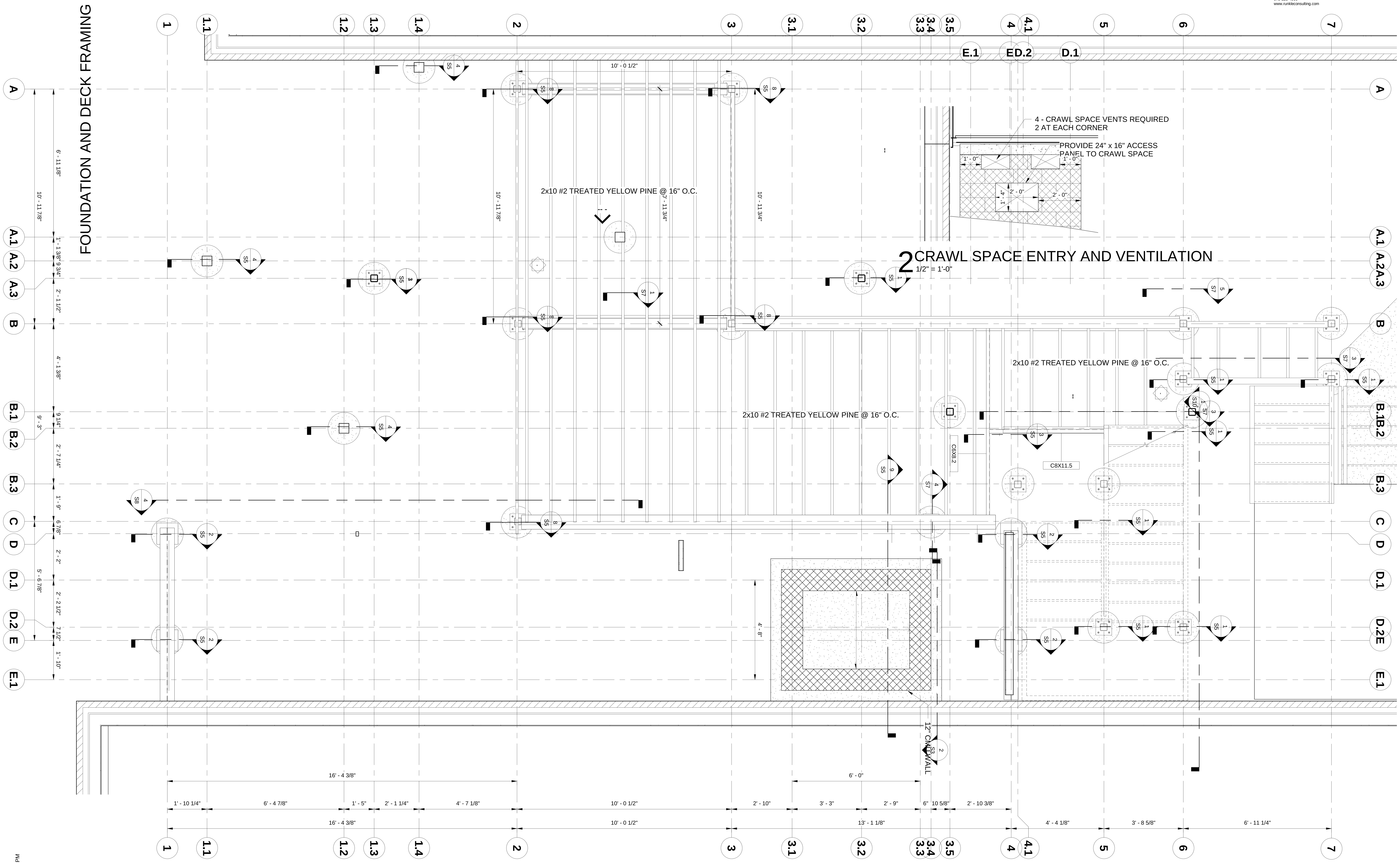
SHEET TITLE
GSN 2

SHEET
S2

ORIGINAL SHEET SIZE 24" x 36"

5/29/2020 1:44:11 PM

1 FOUNDATION AND DECK FRAMING PLAN
1/2" = 1'-0"



RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cslhqa.com

APPROVED FOR CONSTRUCTION

PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

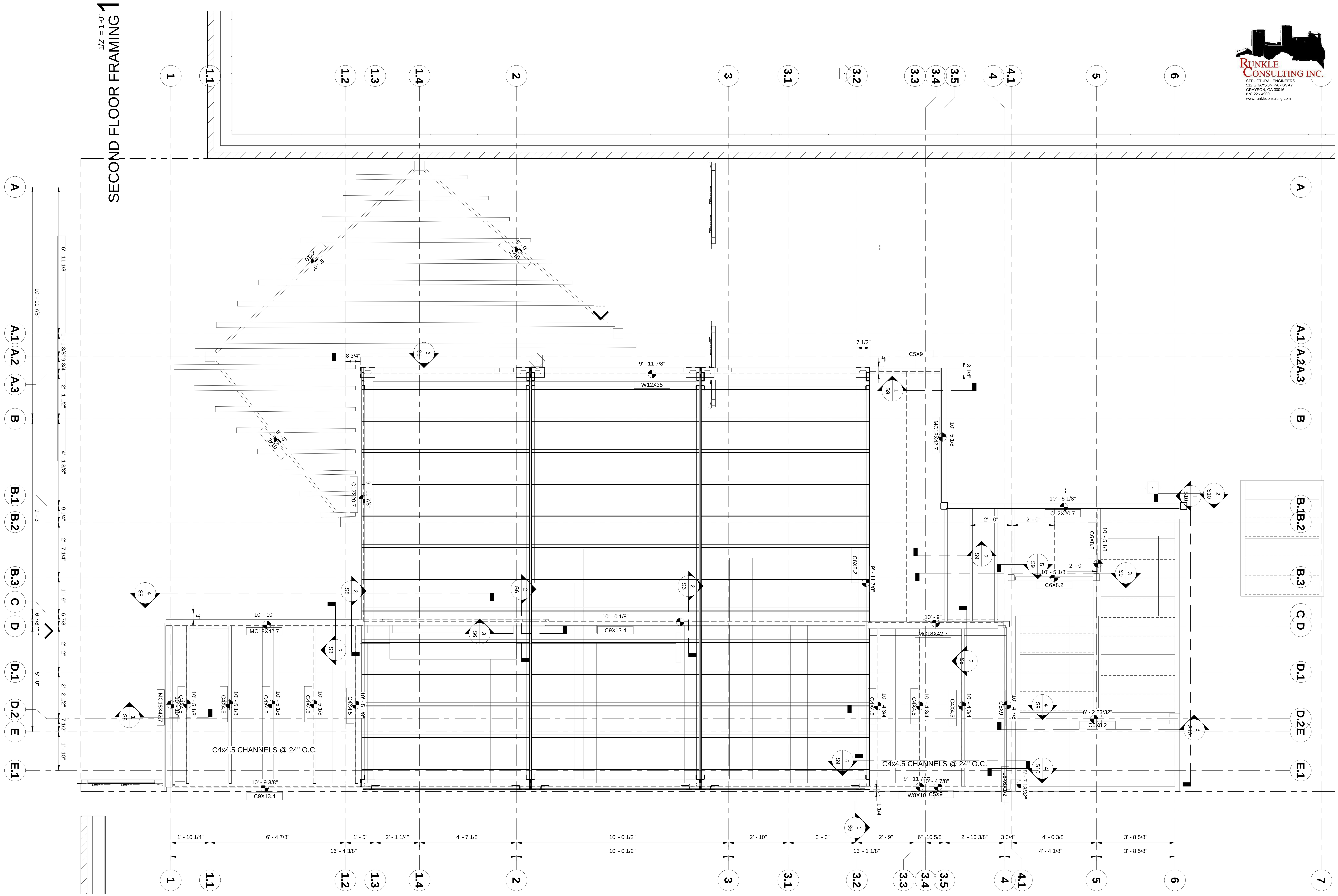
REVISED

FOUNDATION AND DECK FRAMING PLAN

SHEET
S3

ORIGINAL SHEET SIZE 24" x 36"

5/29/2020 1:44:16 PM



RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED FOR CONSTRUCTION

CONTAINER COFFEE SHOP

79 SOUTH MAIN STREET

PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

APPROVED FOR CONSTRUCTION

PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

SHEET

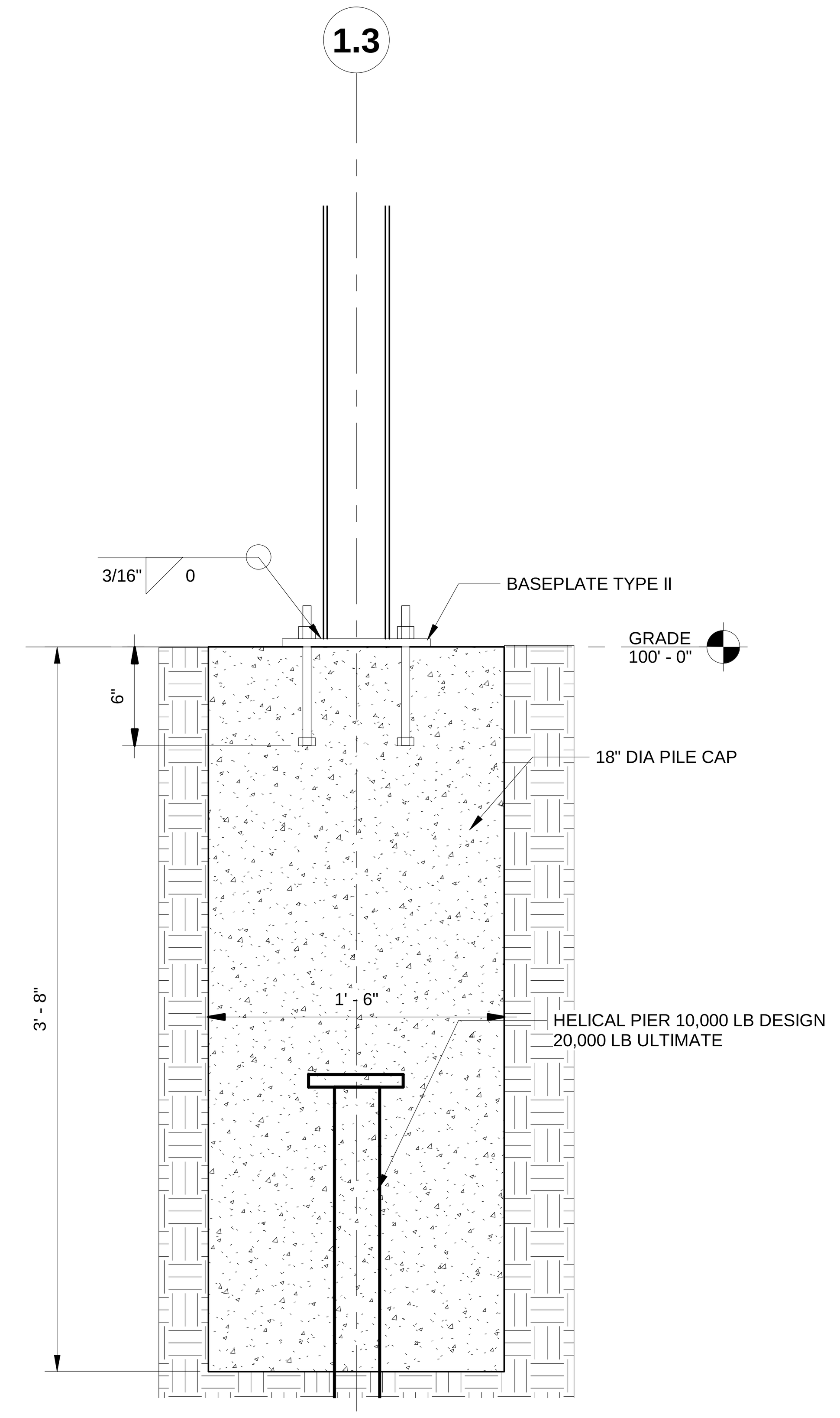
SECOND FLOOR FRAMING

SHEET

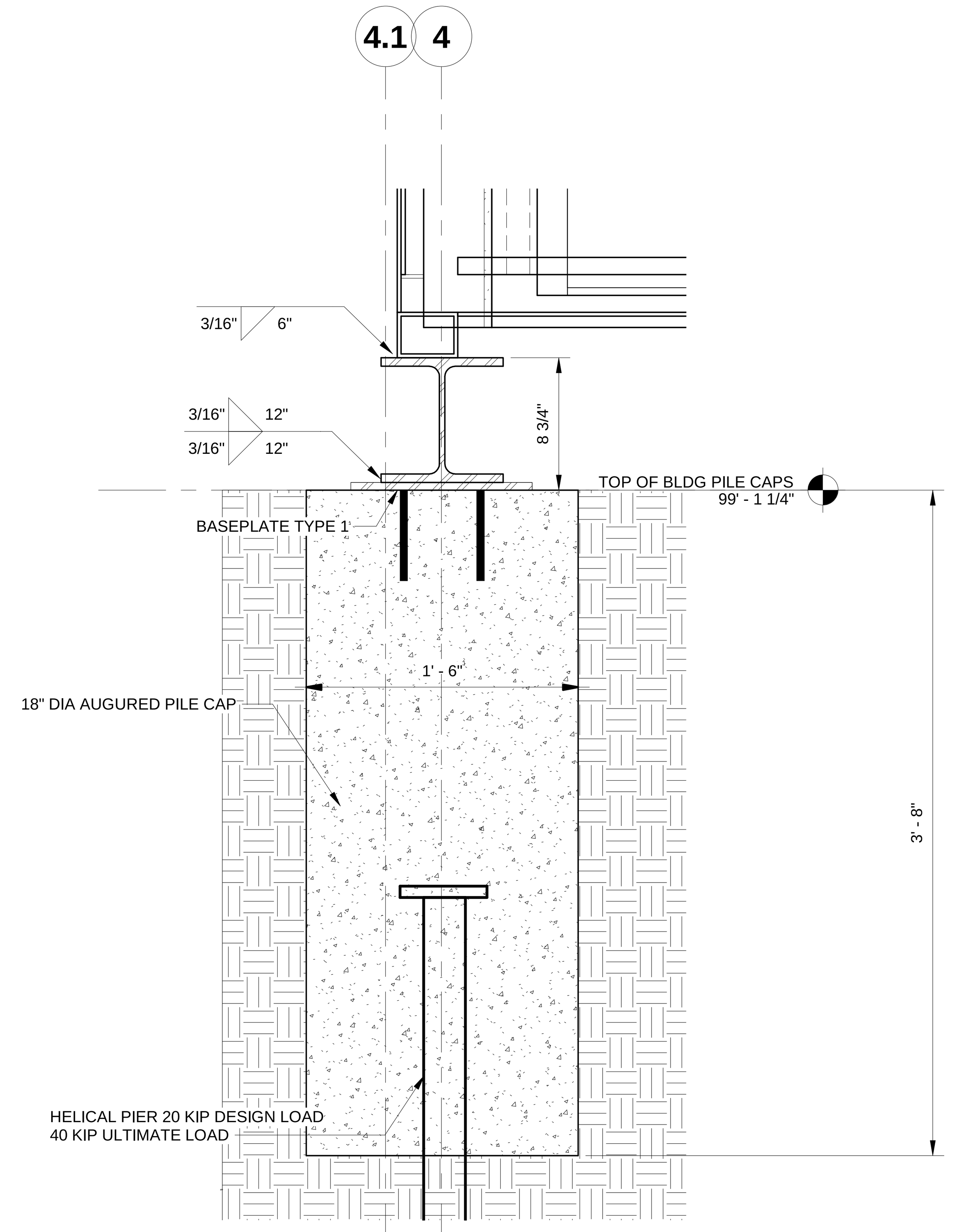
S4

ORIGINAL SHEET SIZE 24" x 36"

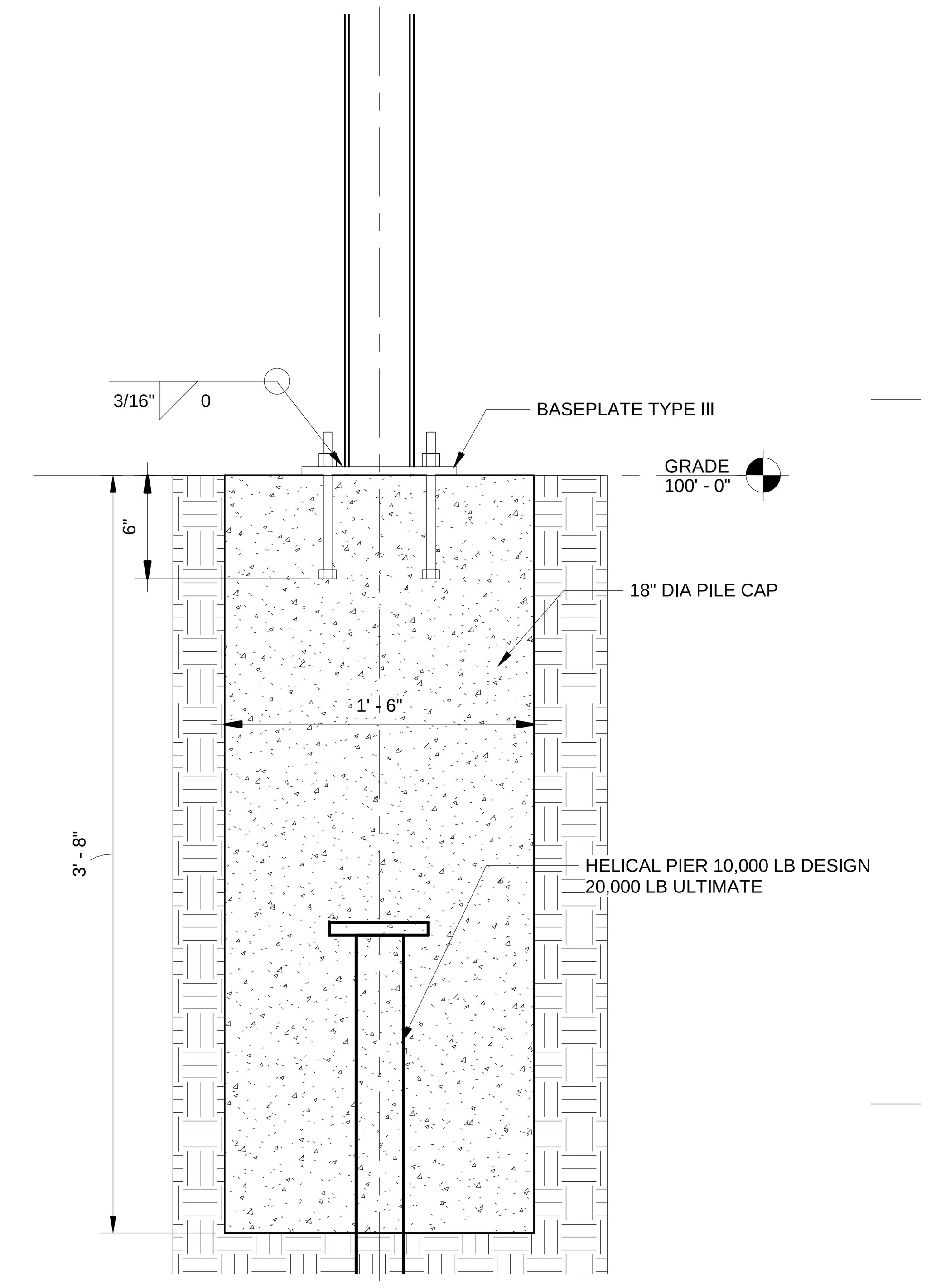
5/29/2020 1:44:23 PM



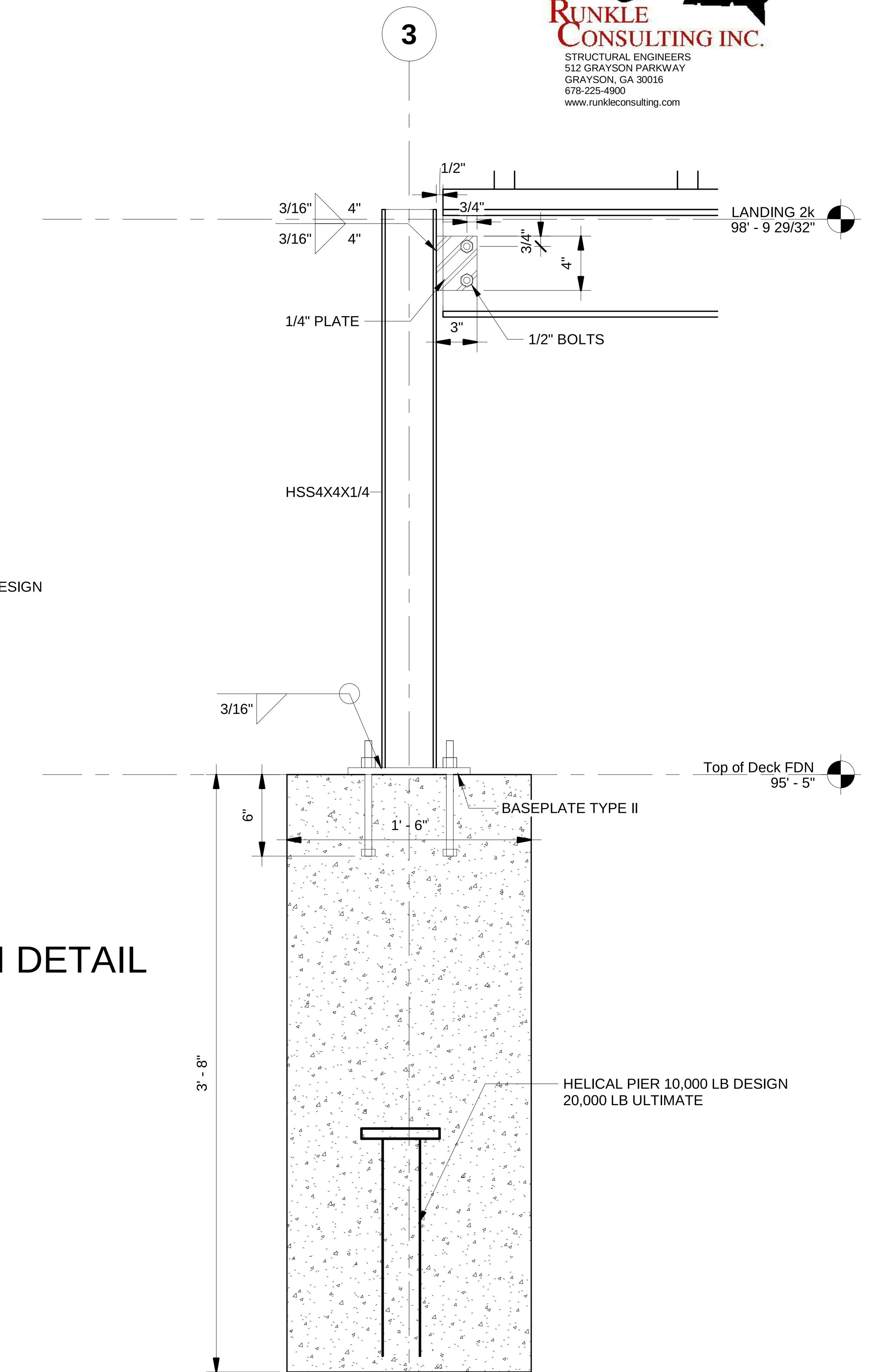
1 4x4 COLUMN BASE PLATE DETAIL
1 1/2" = 1'-0"



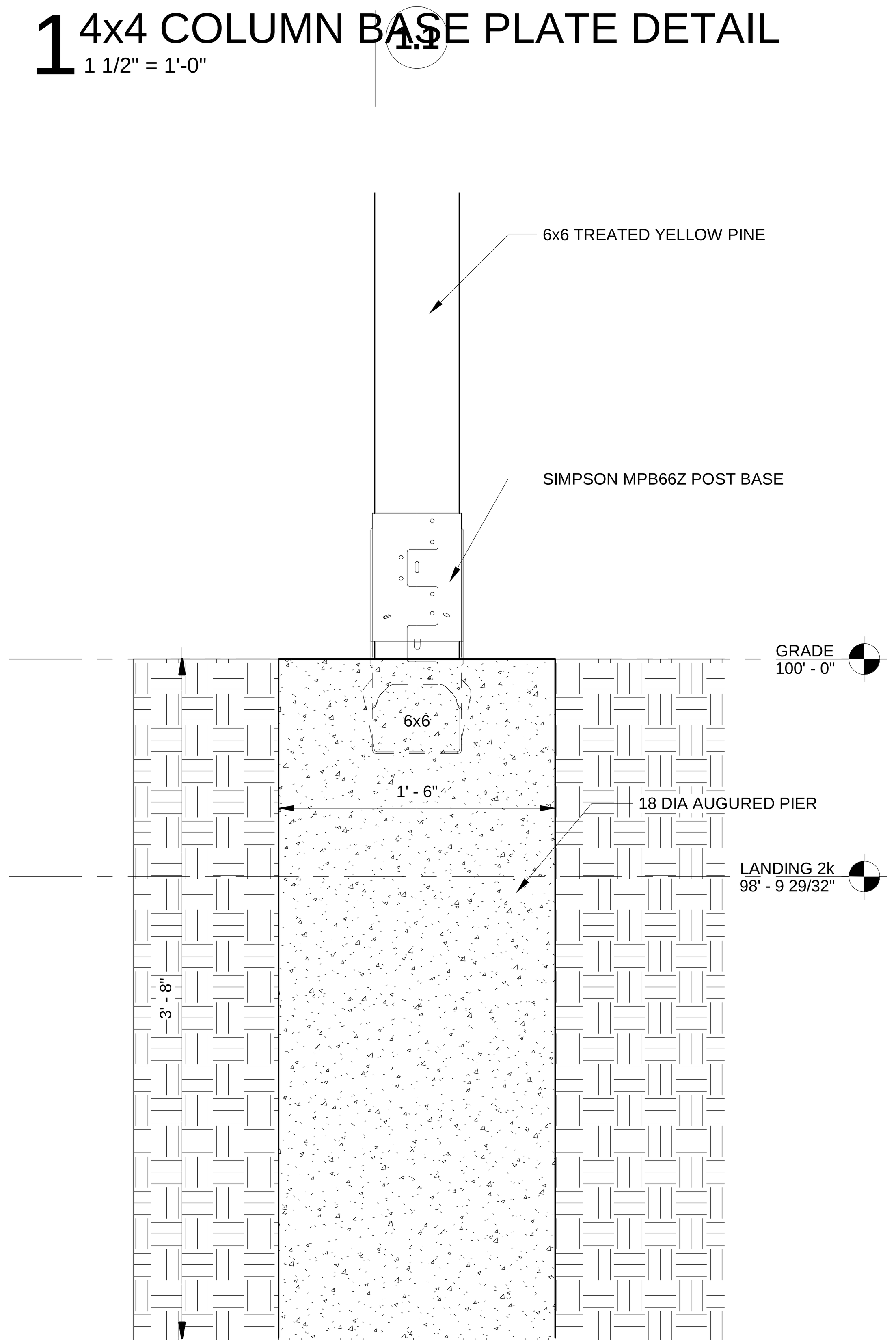
2 CONTAINER FOUNDATION DETAIL
1 1/2" = 1'-0"



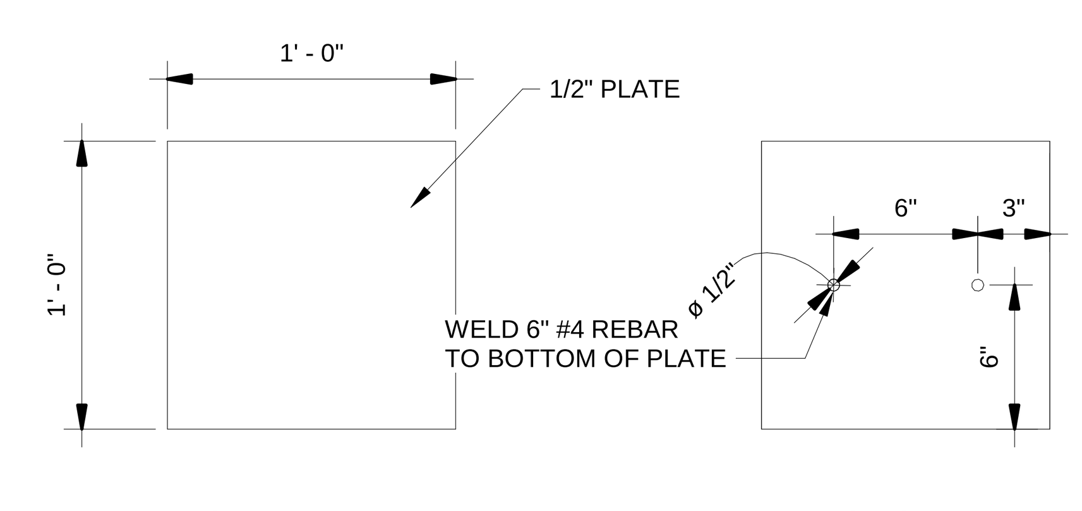
3 DOUBLE COLUMN FOUNDATION DETAIL
1 1/2" = 1'-0"



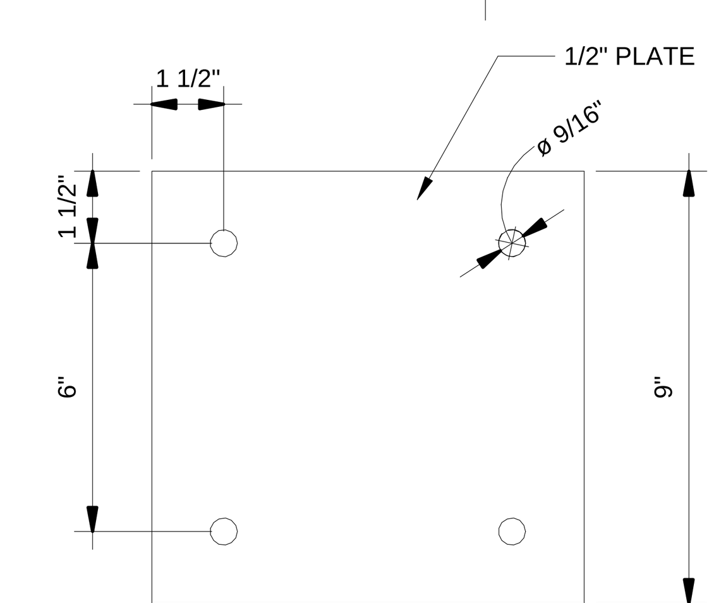
8 DECK COLUMN DETAIL
1 1/2" = 1'-0"



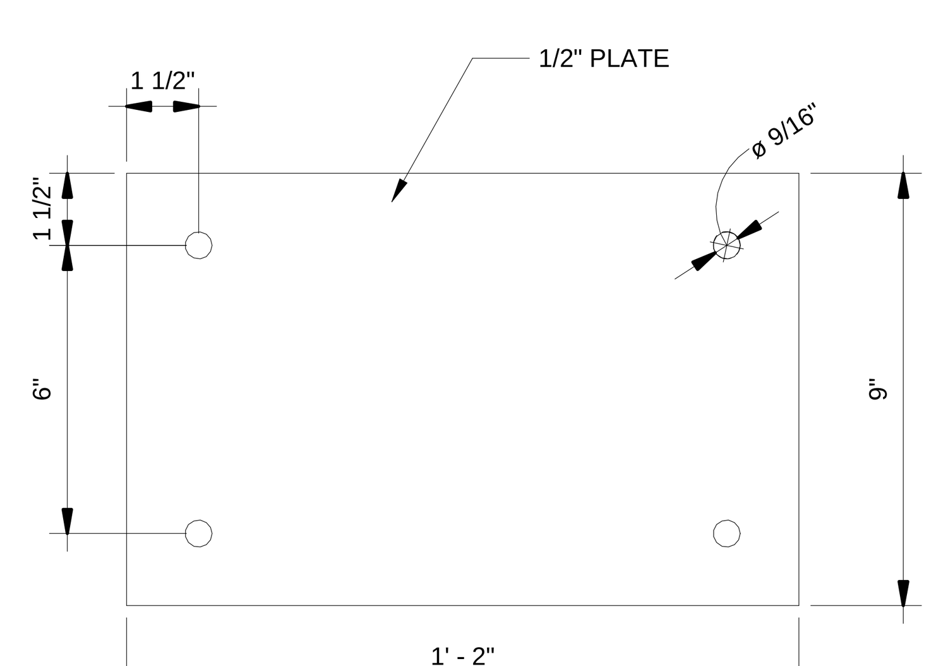
4 DECORATIVE COLUMN BASE
1 1/2" = 1'-0"



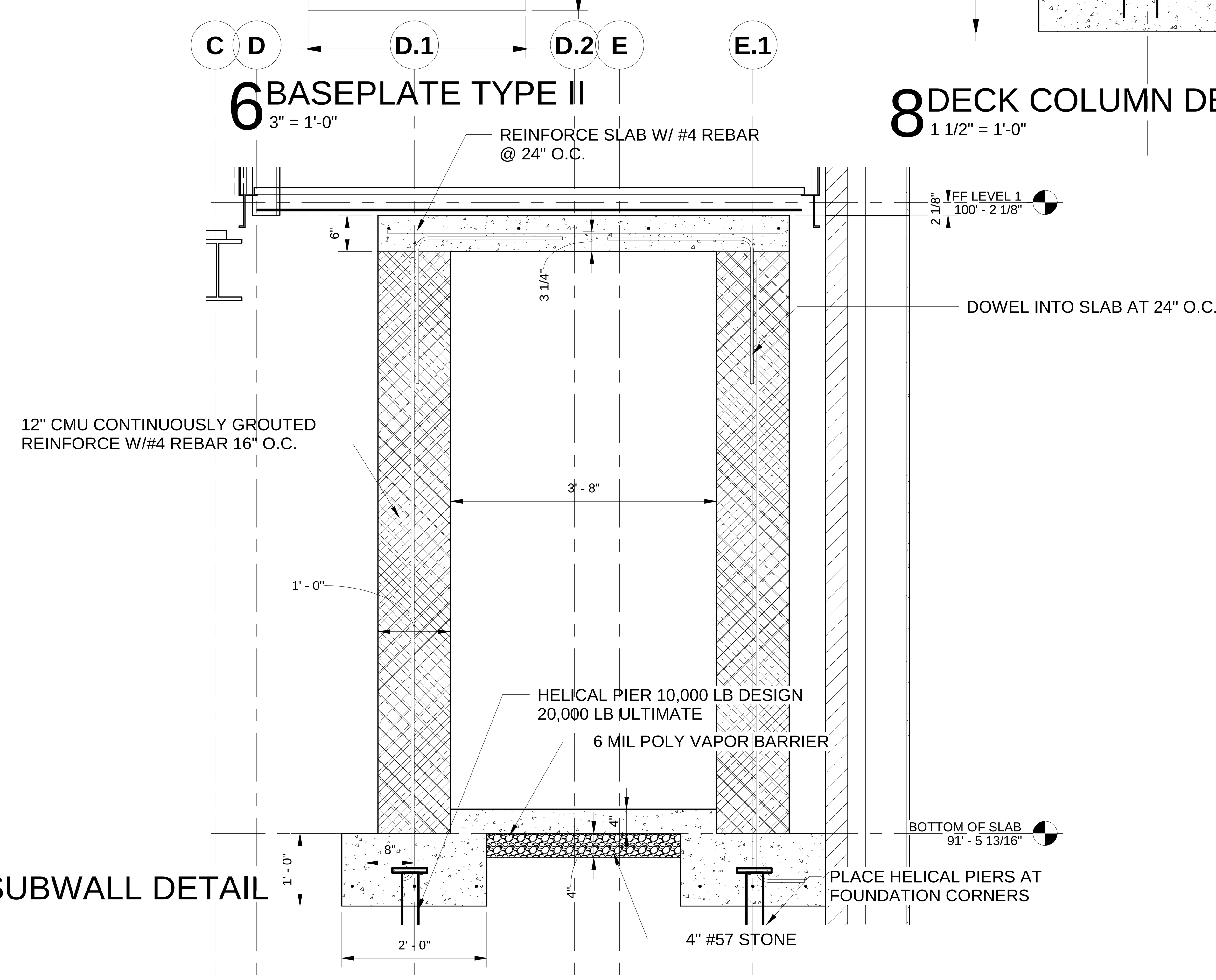
5 BASEPLATE TYPE I
1 1/2" = 1'-0"



6 BASEPLATE TYPE II
3" = 1'-0"



7 BASEPLATE TYPE III
3" = 1'-0"



9 CMU SUBWALL DETAIL
3/4" = 1'-0"

5/29/2020 1:45:03 PM

RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

APPROVED FOR CONSTRUCTION

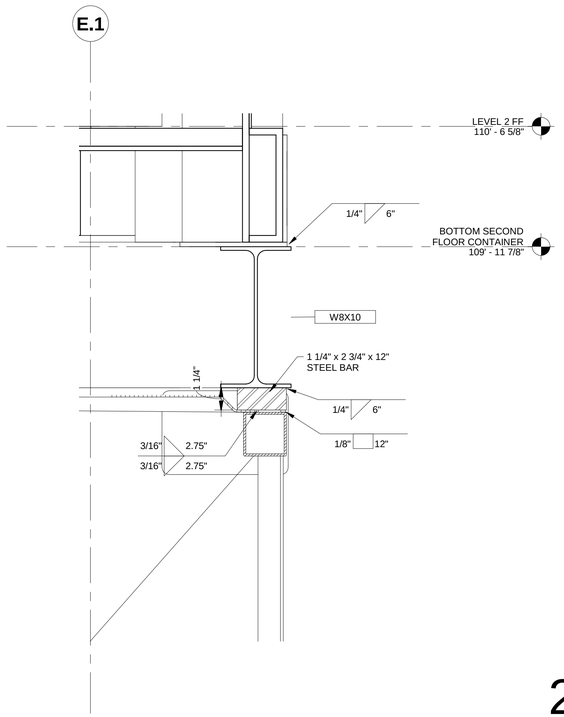
PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

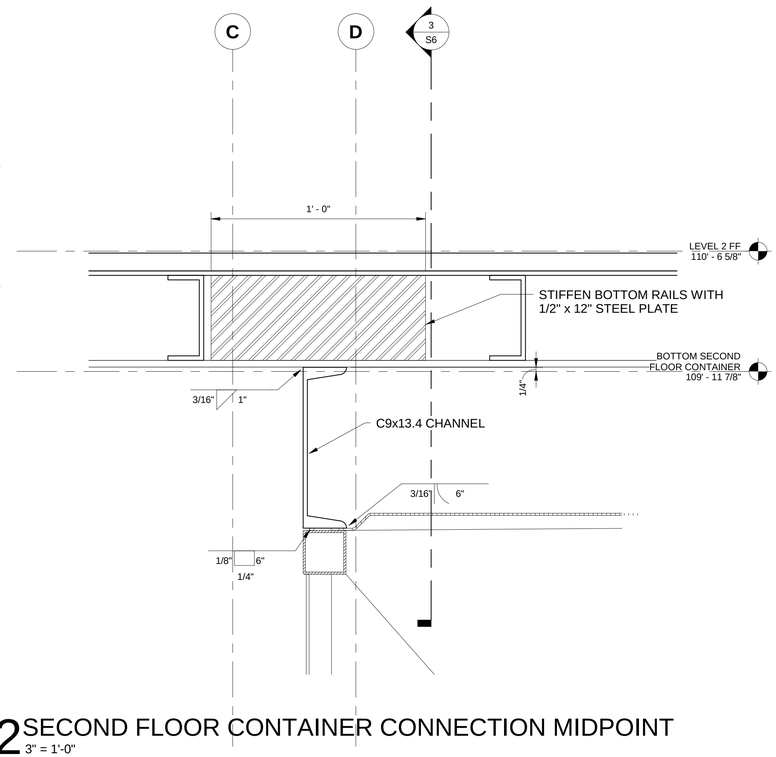
SHEET TITLE
FOUNDATION DETAILS

SHEET
S5

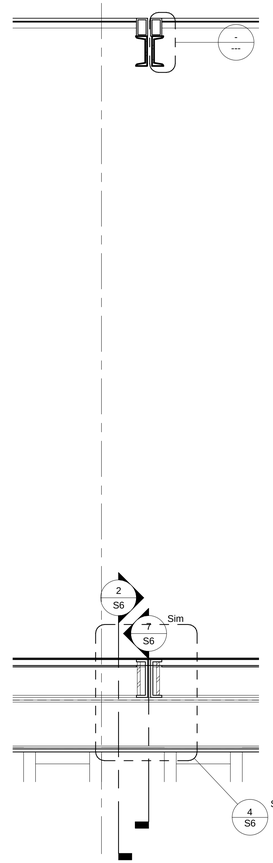
ORIGINAL SHEET SIZE 24" x 36"



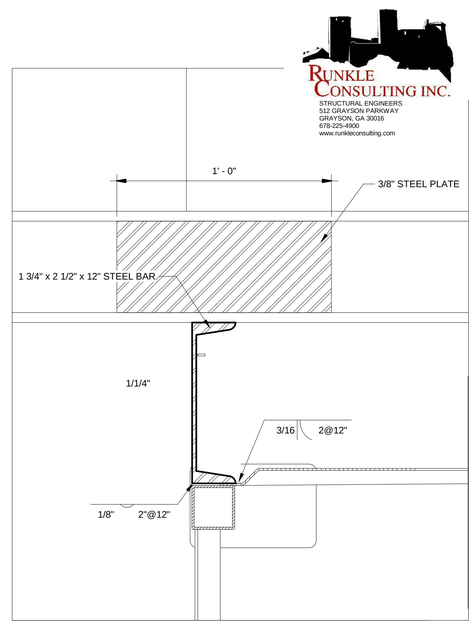
1 SECOND FLOOR CONTAINER CONNECTION AT REAR
3" = 1'-0"

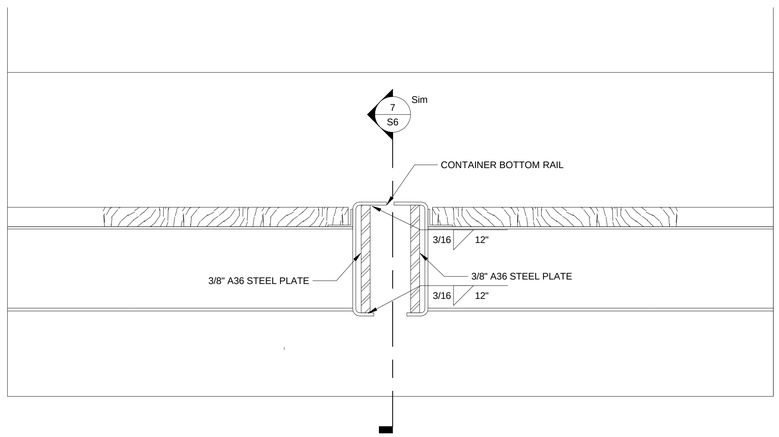


2 SECOND FLOOR CONTAINER CONNECTION MIDPOINT
3" = 1'-0"

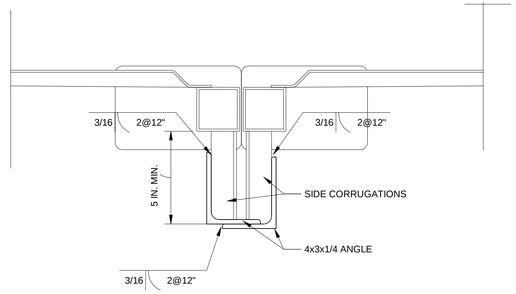


7 MIDDLE CONNECTION SIDE VIEW
3" = 1'-0"

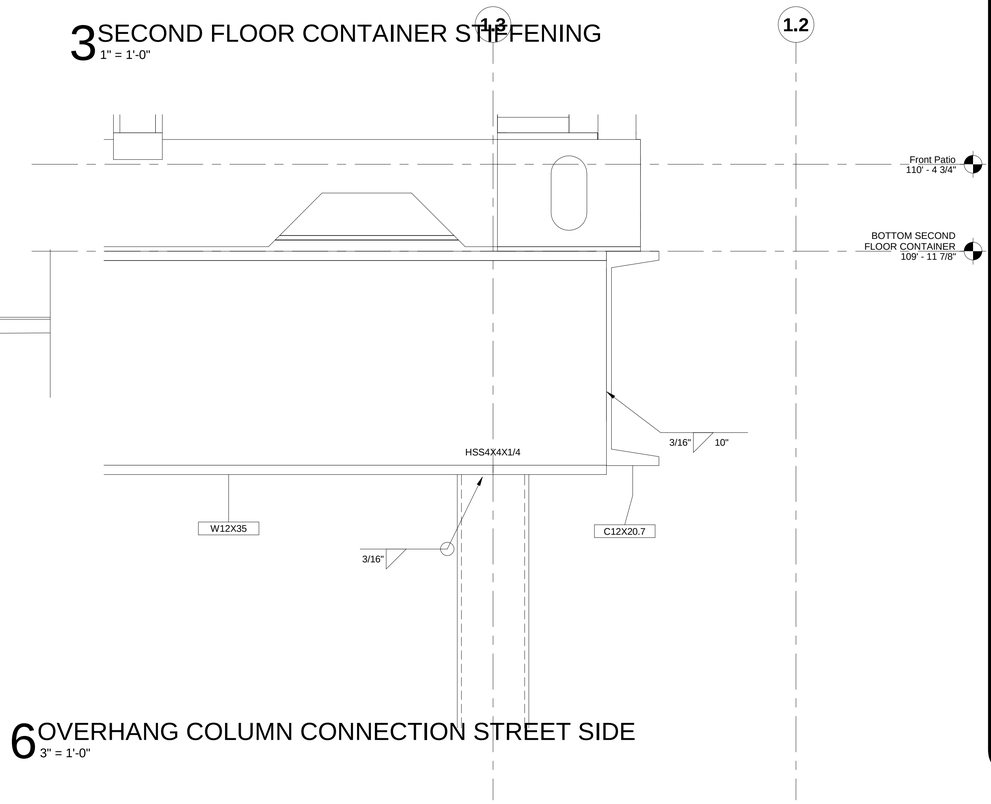




4 STIFFEN BOTTOM RAIL AT OVERHANG
3" = 1'-0"



5 TOP RAIL STIFFENING
3" = 1'-0"



6 OVERHANG COLUMN CONNECTION STREET SIDE
3" = 1'-0"

3 SECOND FLOOR CONTAINER STIFFENING
1" = 1'-0"

5/29/2020 1:45:44 PM

RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED
FOR
CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

APPROVED
FOR
CONSTRUCTION

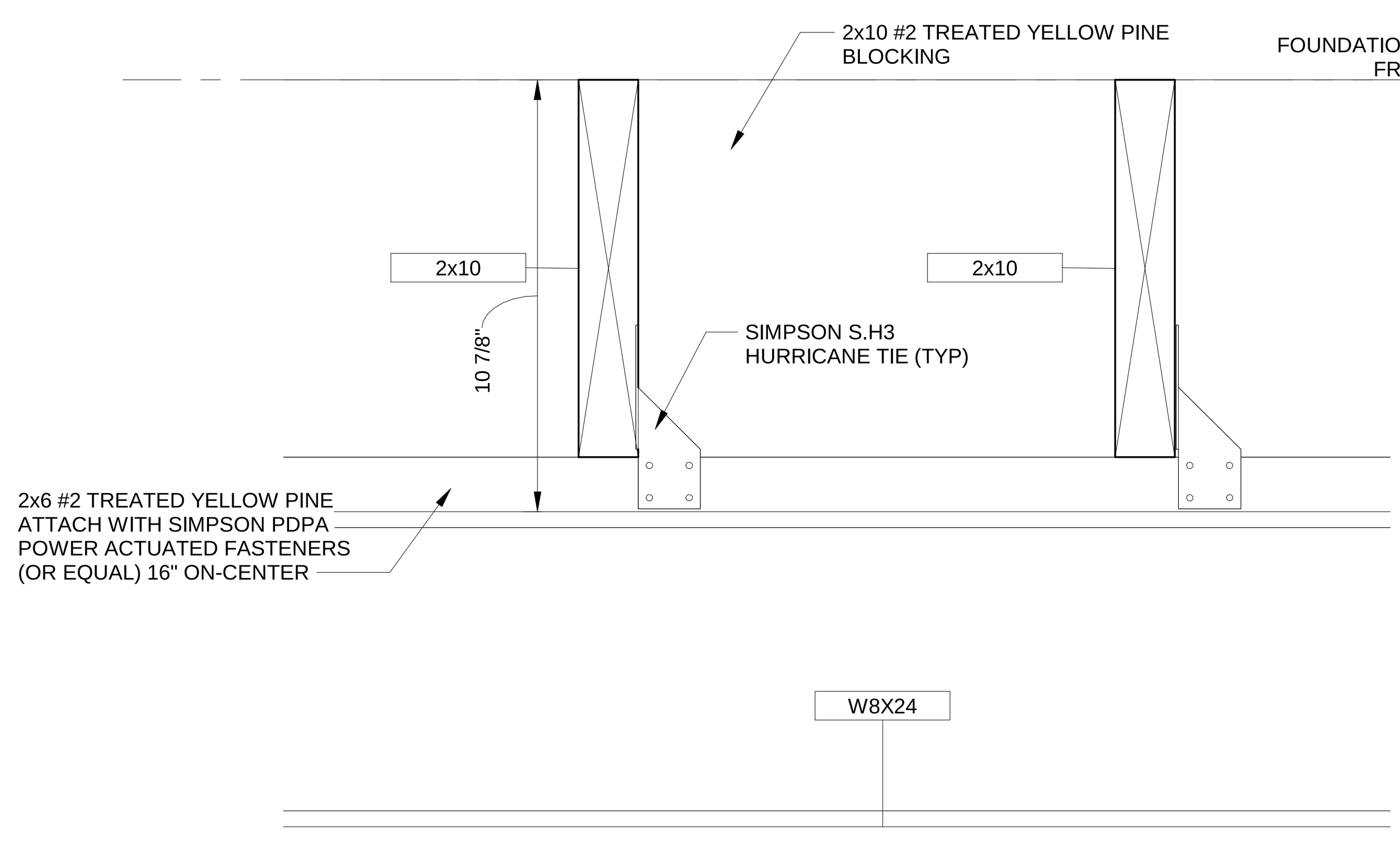
PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

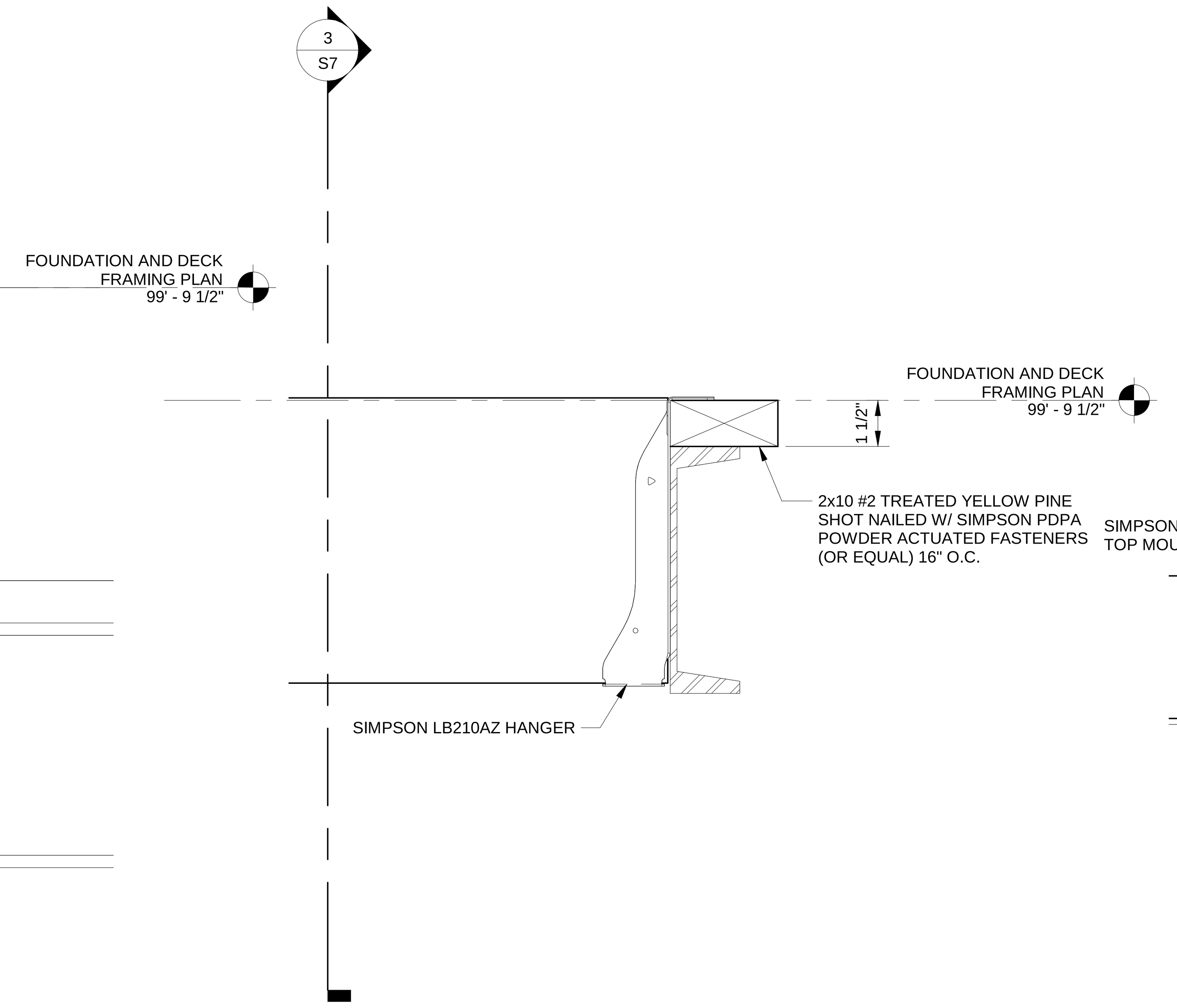
SHEET
SECOND
FLOOR
CONNECTIONS

SHEET
S6
ORIGINAL SHEET SIZE
24" x 36"

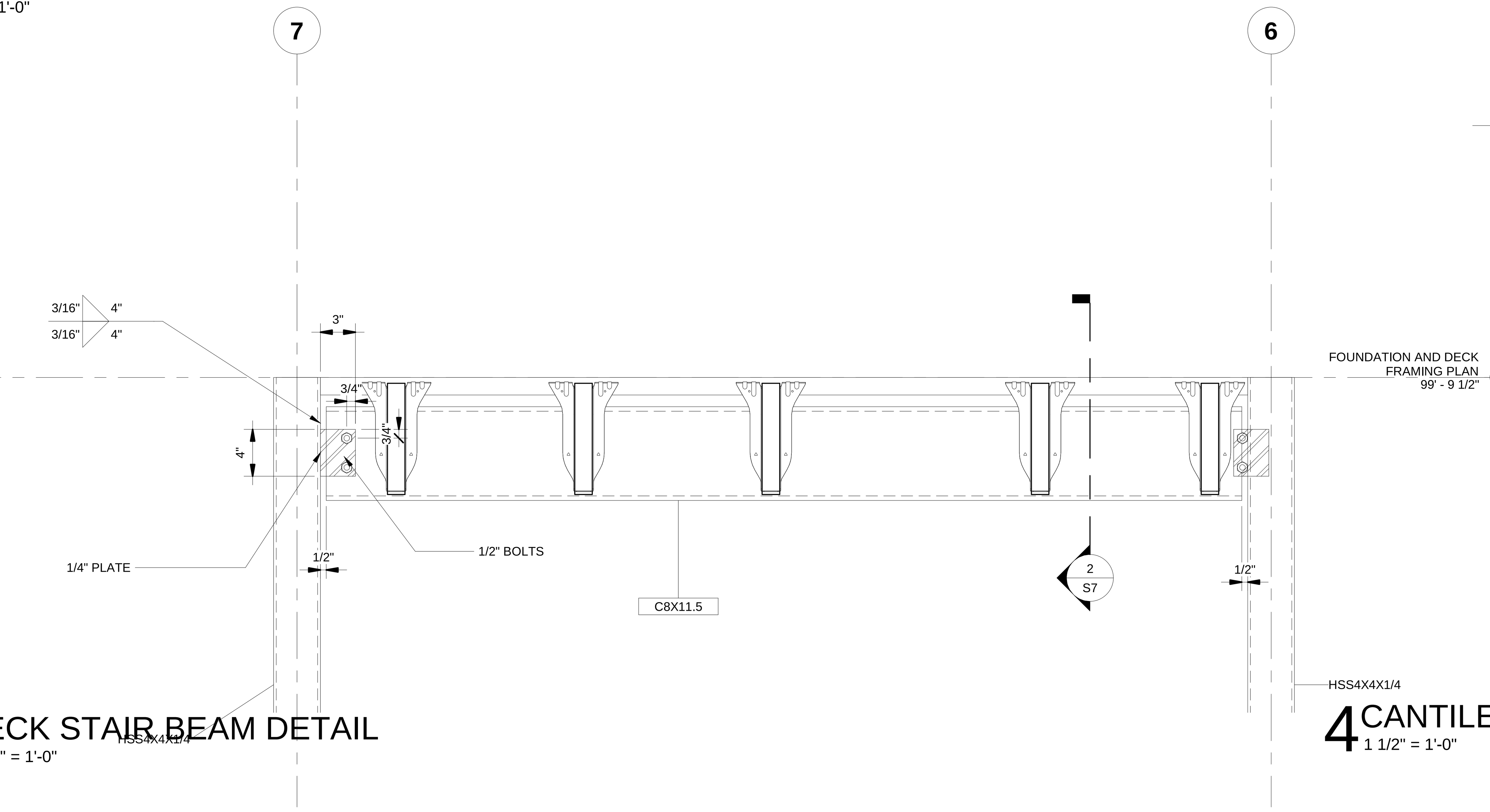
RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com



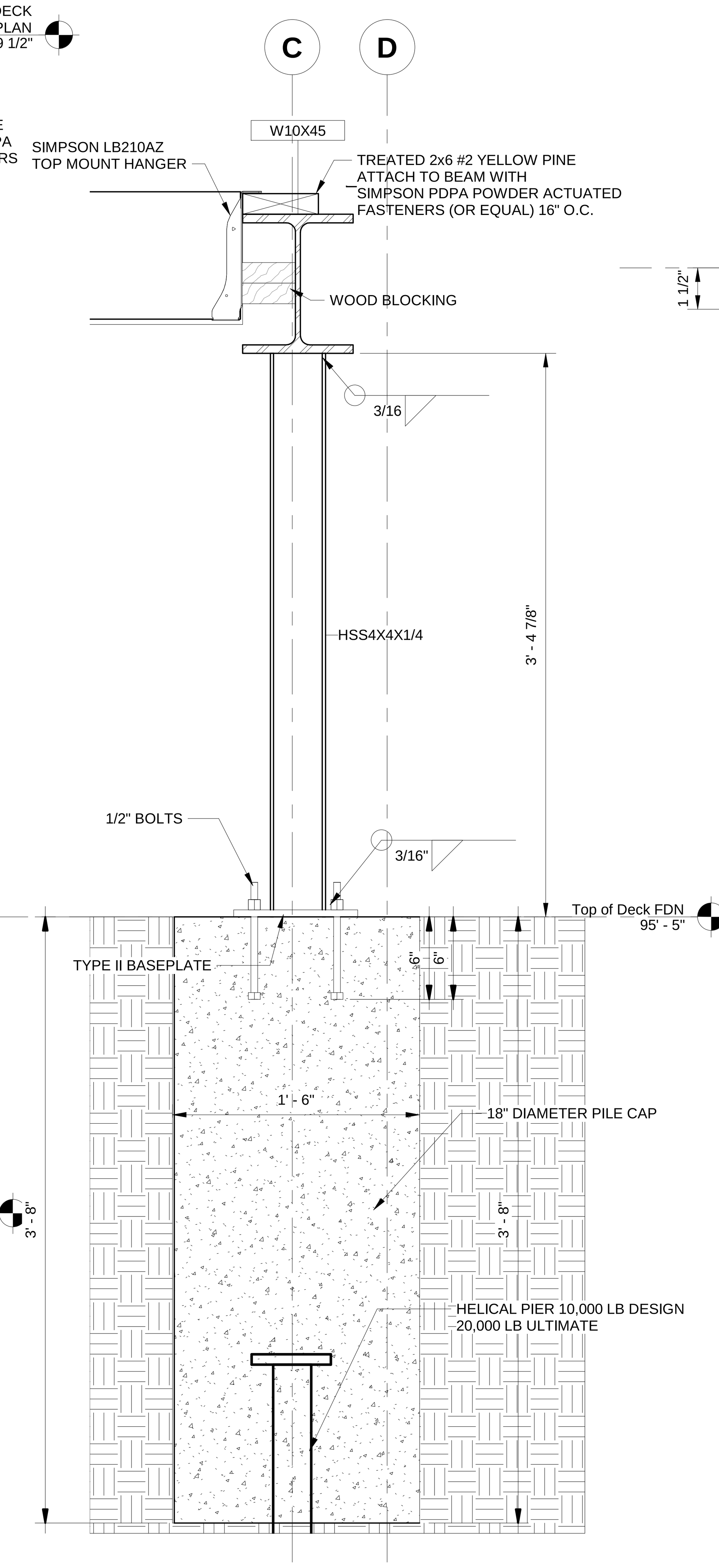
1 JOSTS ATTACHMENT TO STEEL DROP BEAM
3" = 1'-0"



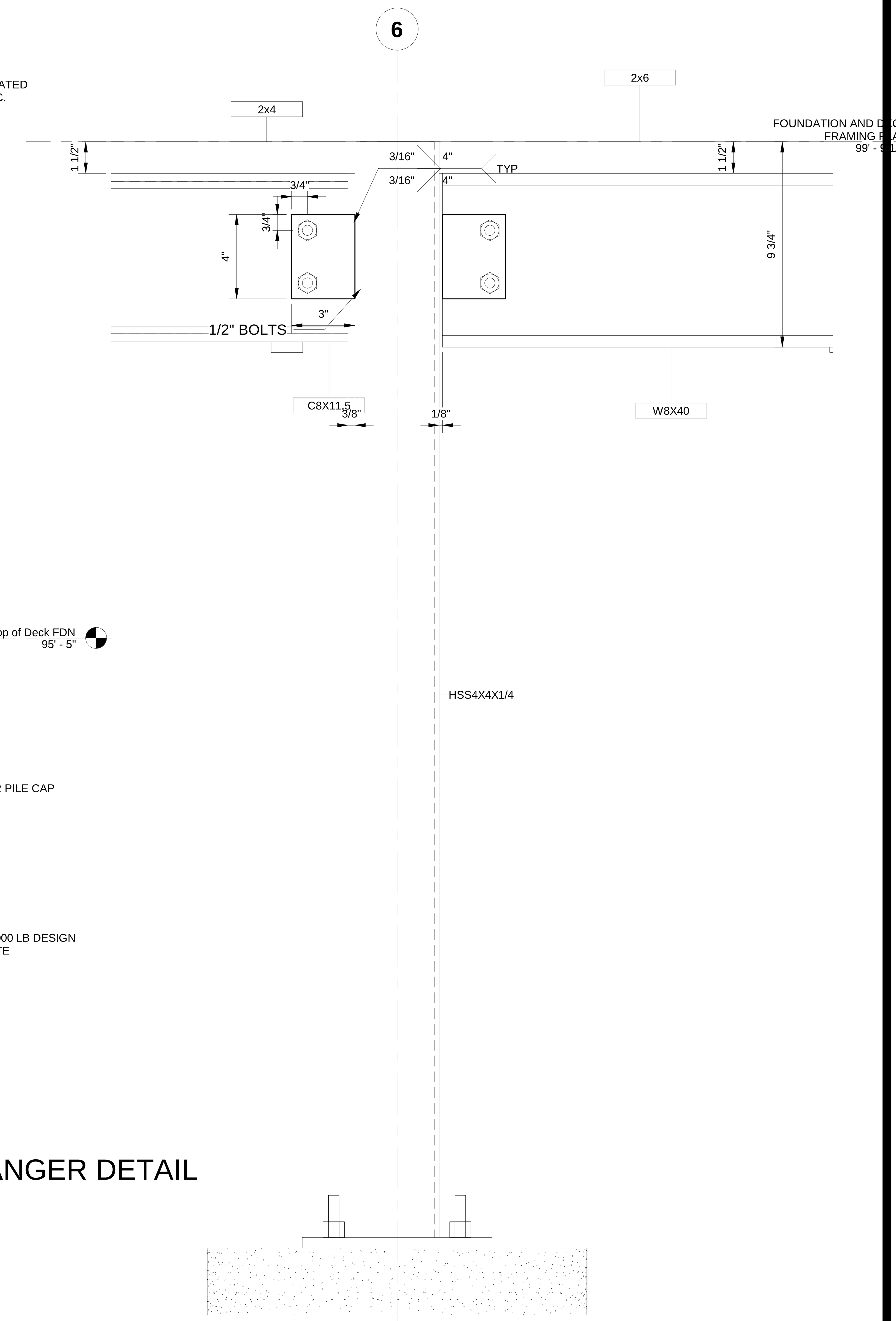
2 JOIST SUPPORT ON CHANNELS
3" = 1'-0"



3 DECK STAIR BEAM DETAIL
1 1/2" = 1'-0"



4 CANTILEVER BASE AND DECK JOIST HANGER DETAIL
1 1/2" = 1'-0"



5 DOUBLE DECK BEAM CONNECTION
3" = 1'-0"

5/29/2020 1:46:41 PM

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT / ENGINEER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT THE WRITTEN CONSENT OF CRAIG A. SLOCUM OR ITS AFFILIATES. Copyright © 2019

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

APPROVED FOR CONSTRUCTION

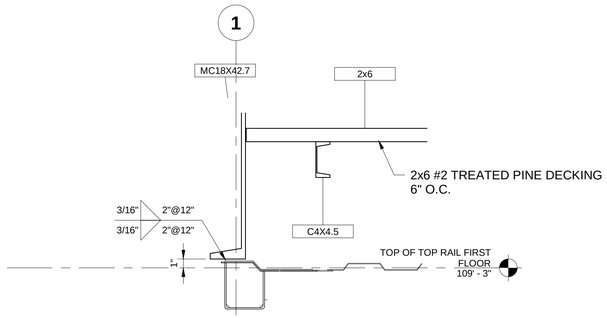
PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

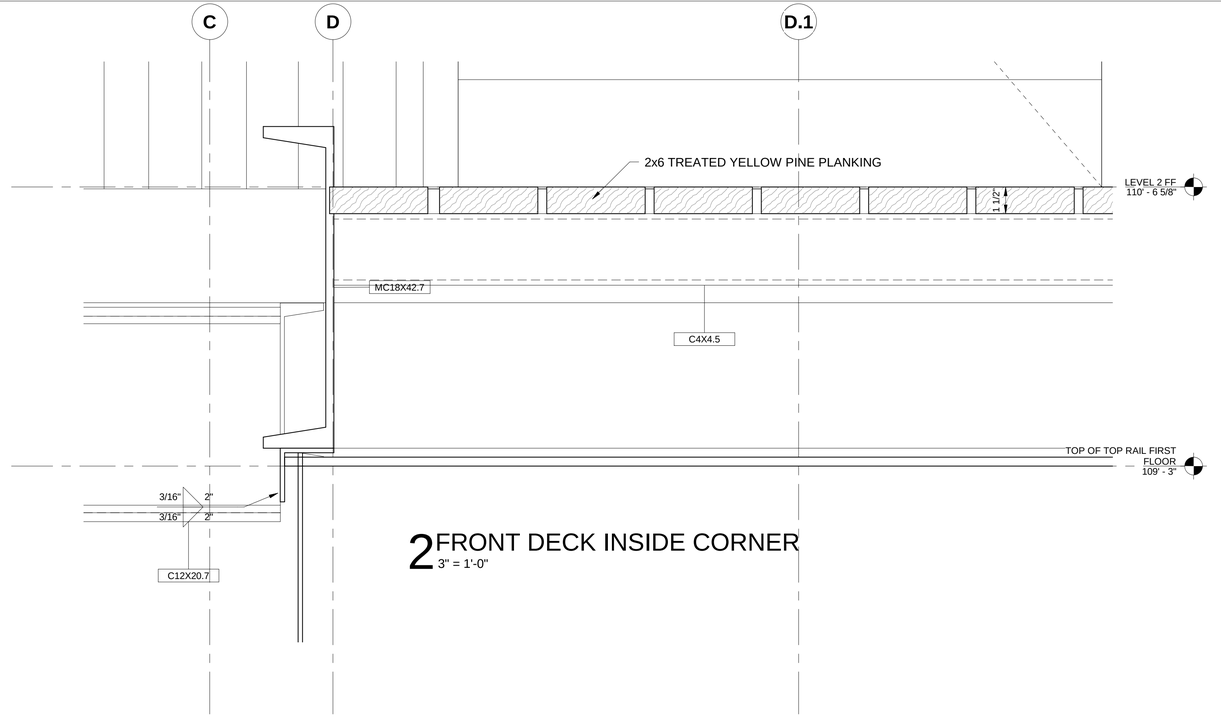
SHEET
GROUND FLOOR DECK FRAMING DETAILS

SHEET
S7

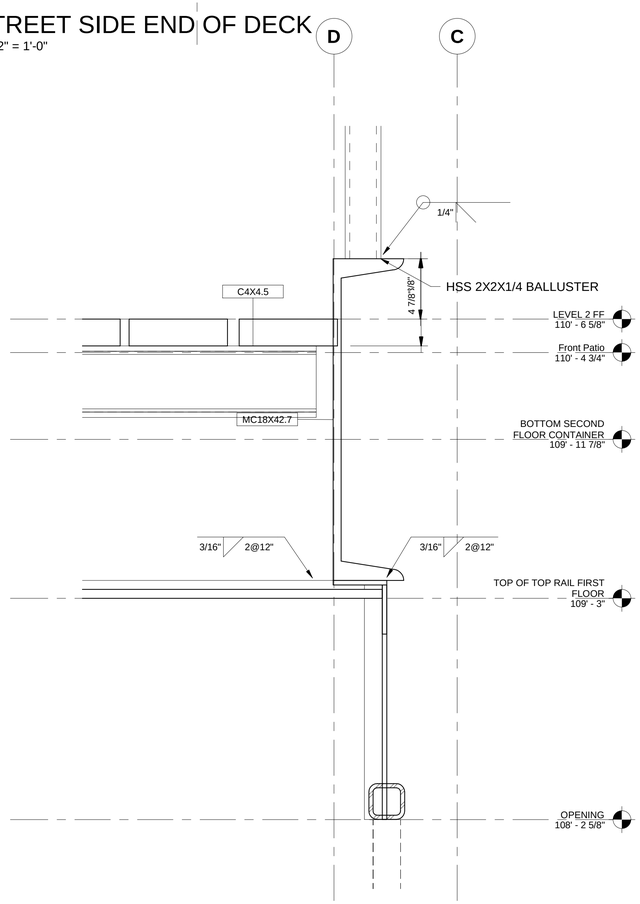
ORIGINAL SHEET SIZE
24" x 36"



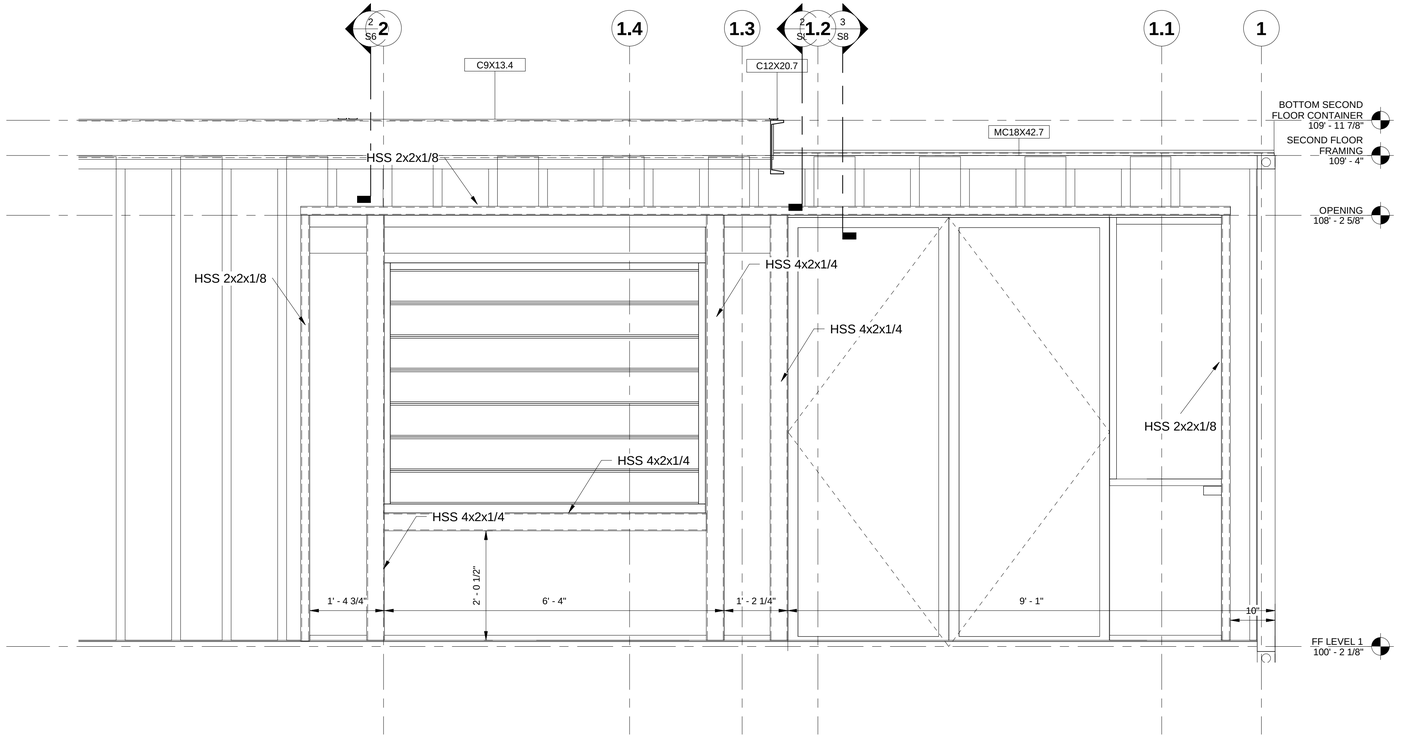
1 STREET SIDE END OF DECK
1 1/2" = 1'-0"



2 FRONT DECK INSIDE CORNER
3" = 1'-0"



3 DECK EDGE SECTION AND WALL OPENING DETAIL
3" = 1'-0"



4 GROUND FLOOR OPENING FRAMING
3/4" = 1'-0"

RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED
FOR
CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

APPROVED
FOR
CONSTRUCTION

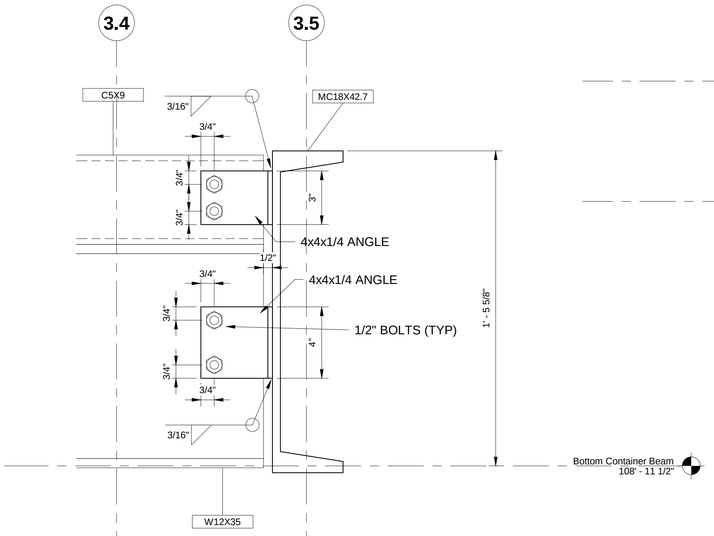
PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

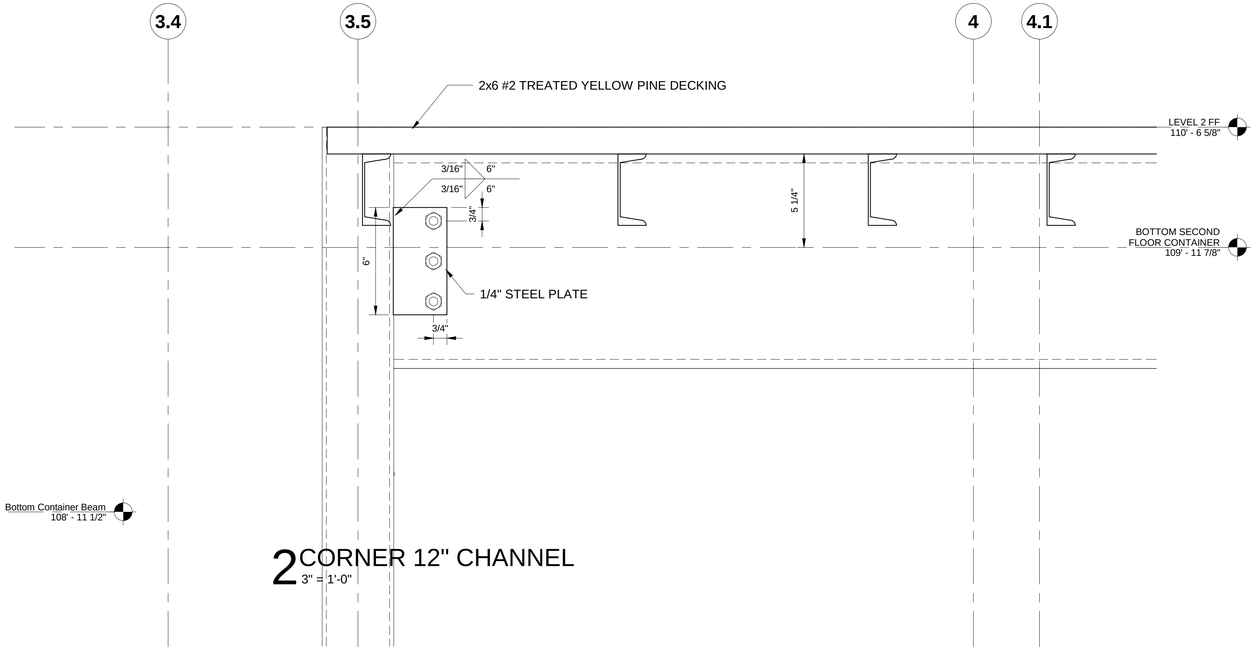
SHEET TITLE
FRONT DECK DETAILS

SHEET
S8
ORIGINAL SHEET SIZE
24" x 36"

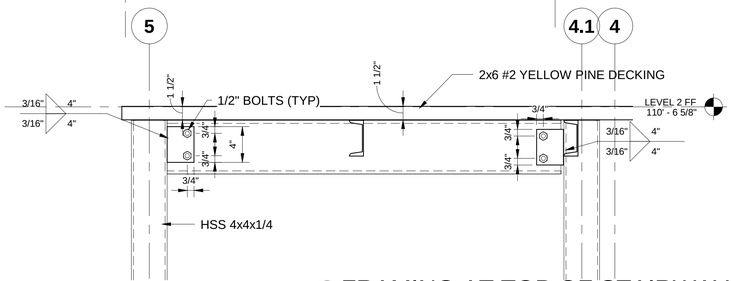
5/29/2020 1:46:47 PM



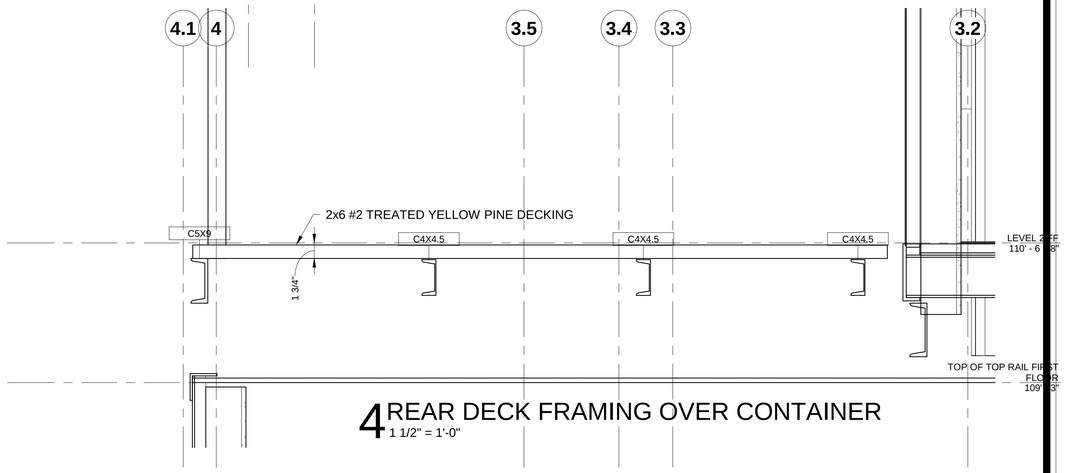
1 CHANNEL SUPPORT AT CORNER
3" = 1'-0"



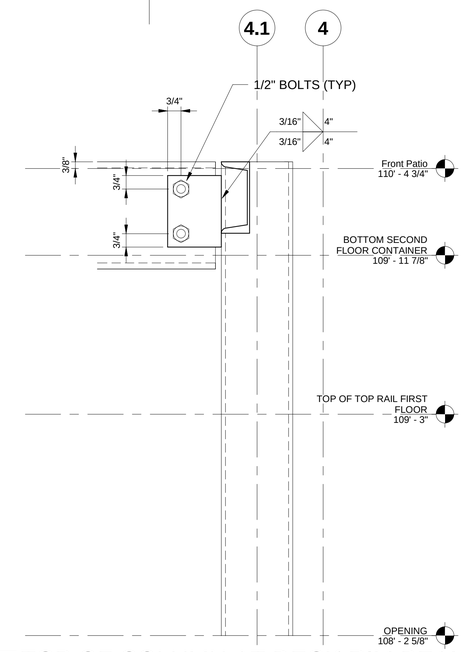
2 CORNER 12" CHANNEL
3" = 1'-0"



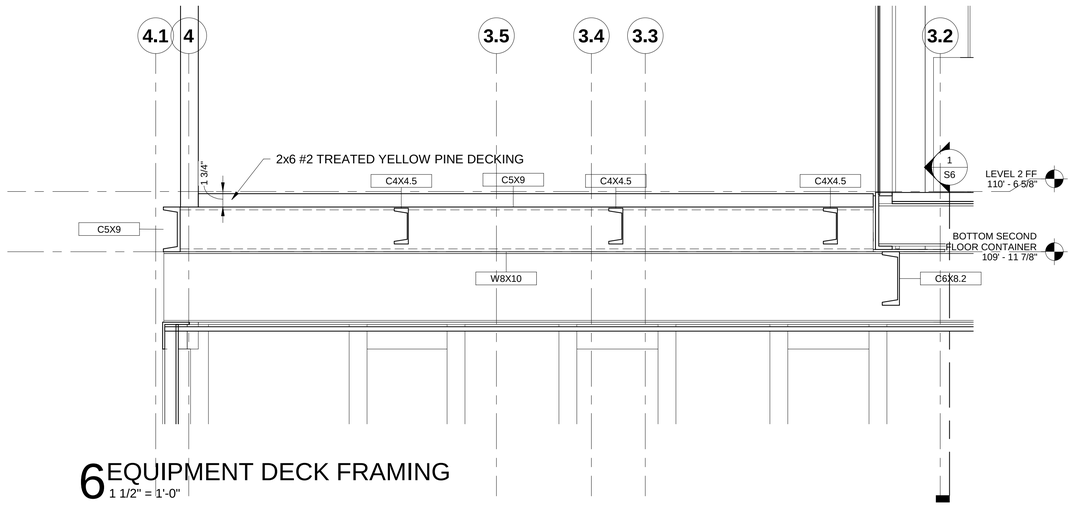
3 FRAMING AT TOP OF STAIRWAY
1 1/2" = 1'-0"



4 REAR DECK FRAMING OVER CONTAINER
1 1/2" = 1'-0"



5 TOP OF COLUMN AT DECK RIM BEAM
3" = 1'-0"



6 EQUIPMENT DECK FRAMING
1 1/2" = 1'-0"

RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

APPROVED FOR CONSTRUCTION

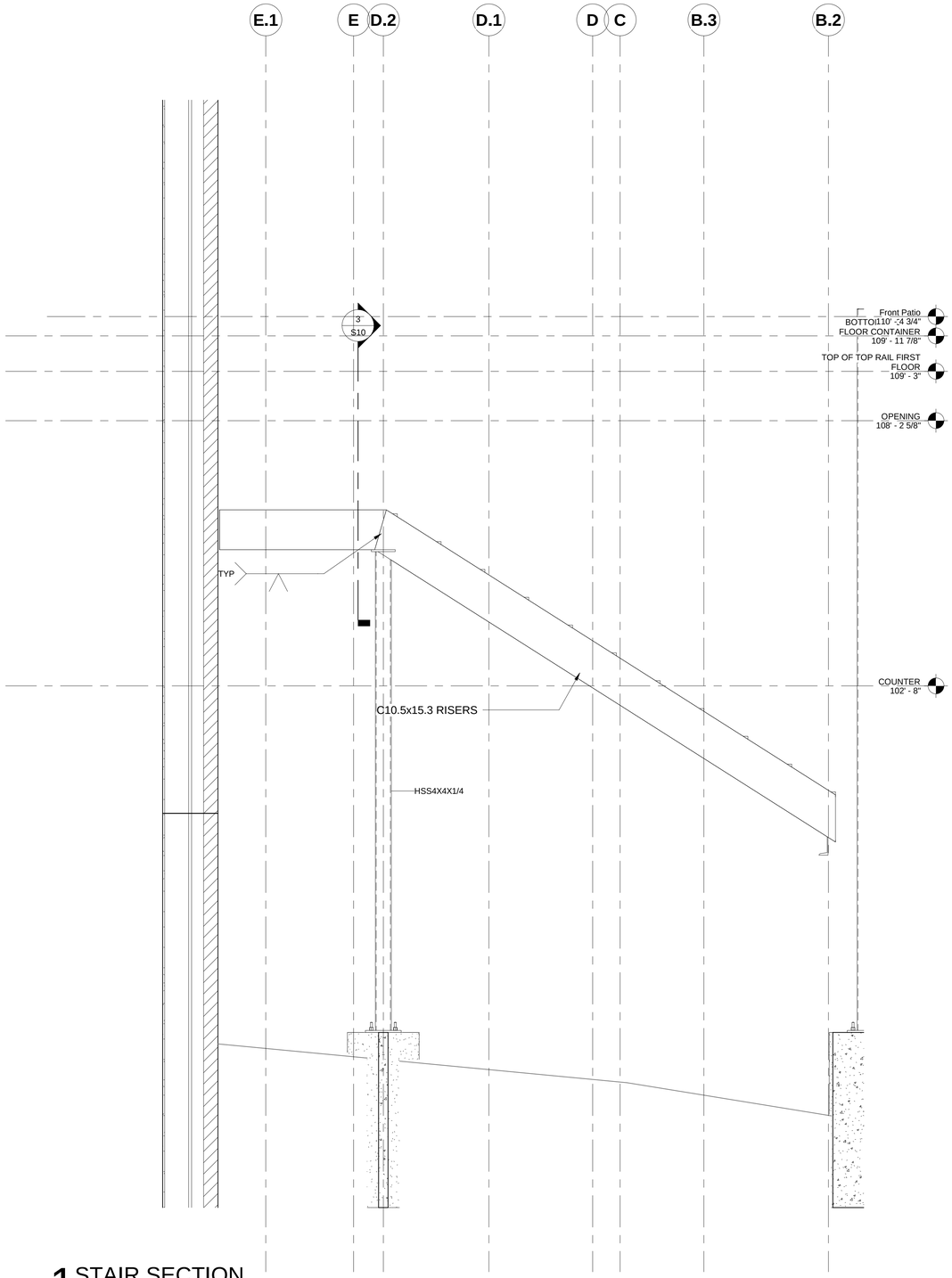
PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

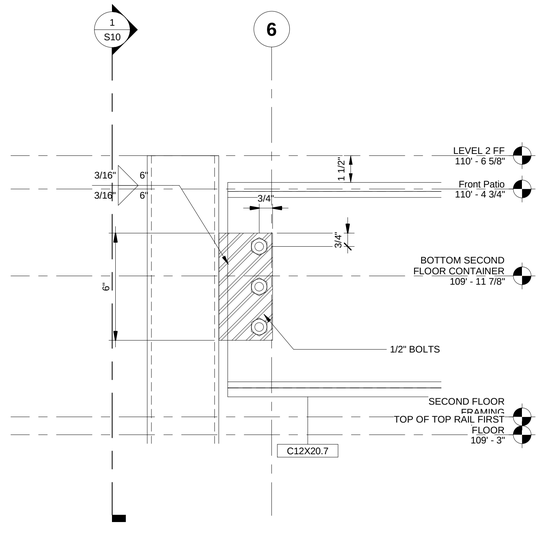
SHEET TITLE
REAR DECK DETAILS

SHEET
S9
ORIGINAL SHEET SIZE
24" x 36"

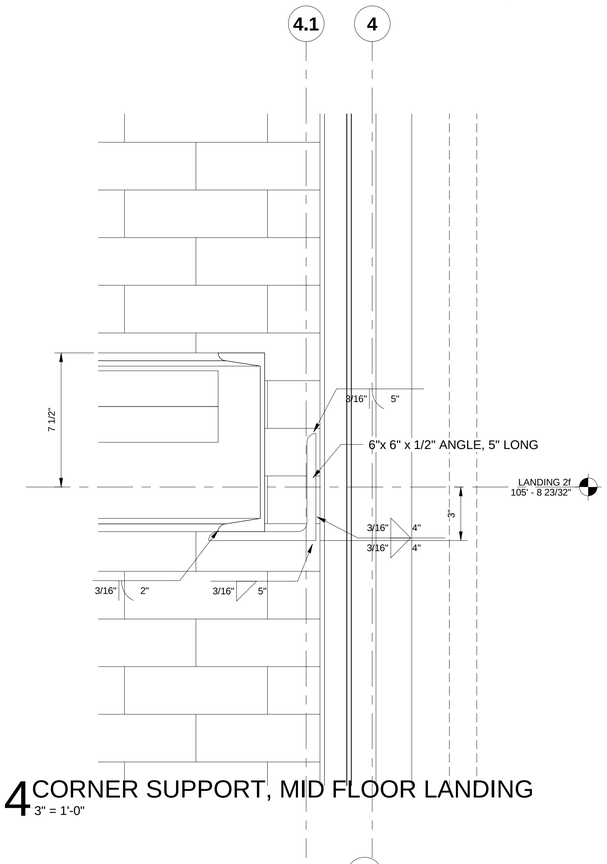
5/29/2020 1:46:59 PM



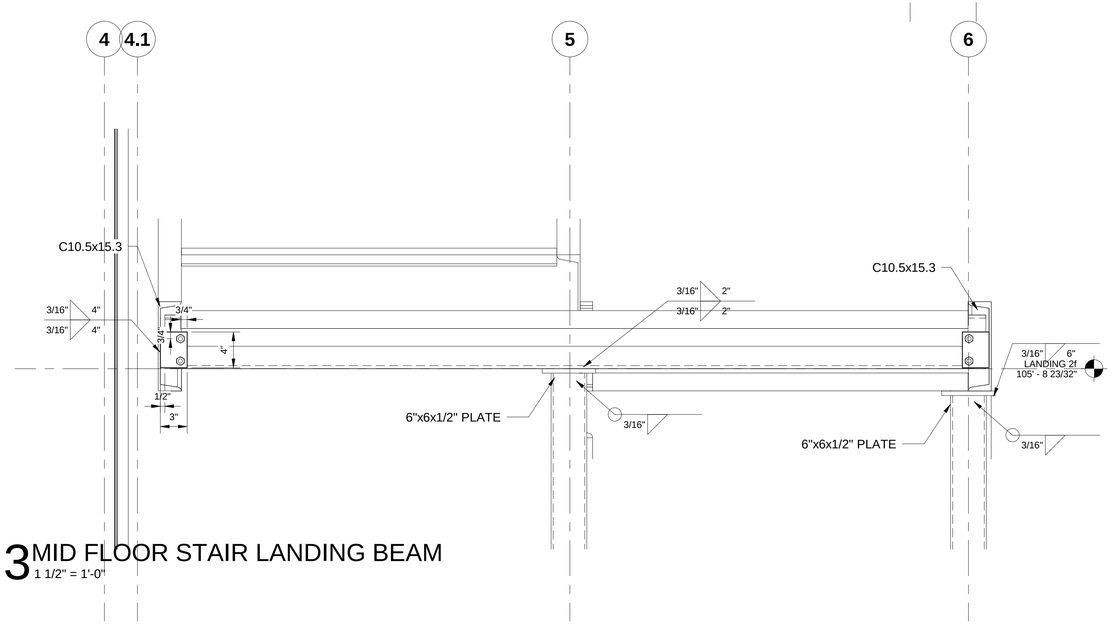
1 STAIR SECTION
3/4" = 1'-0"



2 TOP OF COLUMN DECK STAIRWAY
3" = 1'-0"



4 CORNER SUPPORT, MID FLOOR LANDING
3" = 1'-0"



3 MID FLOOR STAIR LANDING BEAM
1 1/2" = 1'-0"

5/29/2020 1:47:03 PM

RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED
FOR
CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

APPROVED
FOR
CONSTRUCTION

PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

SHEET TITLE
STAIRWAY DETAILS

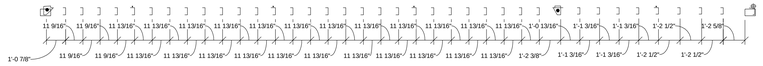
SHEET
S10

ORIGINAL SHEET SIZE
24" x 36"

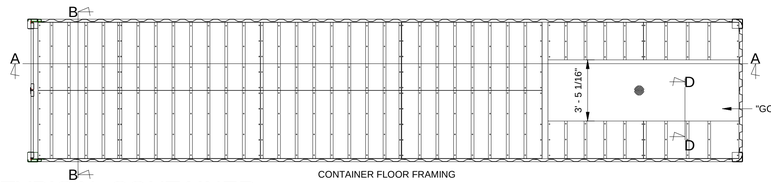
CLASSIFICATION	DIMENSION	
INTERNAL CUBIC CAPACITY	76.2 CU.M	2,690 CU.FT
MAX. GROSS WEIGHT	32,500 KG	71,650 LB
TARE WEIGHT	3,900 KG	8,600 LB
MAX. PAYLOAD	28,600 KG	63,050 LB
STACKING TEST LOAD	97,200 KG	214,290 LB
FLOOR STRENGTH	5,460 KG	12,000 LB

CLASSIFICATION		DIMENSION		
EXTERNAL	LENGTH	+0 12,192 -10 MM	40'	0" -3/8"
	WIDTH	+0 2,438 -5 MM	8'	+0" -3/16"
	HEIGHT	+0 2,896 -5 MM	9' - 6"	+0" -3/16"
INTERNAL	LENGTH	12,032 MM	39' 5 11/16"	
	WIDTH	2,352 MM	7' 8 19/32"	
	HEIGHT	2,695 MM	8' 10 1/8"	
DOOR OPENING	WIDTH	+0 2,340 -5 MM	7' 8 1/8"	+0" -3/16"
	HEIGHT	+0 2,585 -5 MM	8' 5 3/4"	+0" -1/4"

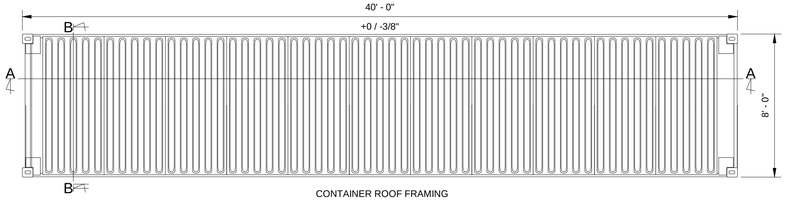
PART NAME		MATERIAL	REMARK
FRAME	SIDE RAIL	SPA-H/A588	SPA-H IS JIS G3125 STANDARD, ASTM A588 IS US EQUIVALENT
	END RAIL	SPA-H/A588	SPA-H IS JIS G3125 STANDARD, ASTM A588 IS US EQUIVALENT
	CORNER POST	SPA-H/A588	SPA-H IS JIS G3125 STANDARD, ASTM A588 IS US EQUIVALENT
	CROSS MEMBER	SPA-H/A588	SPA-H IS JIS G3125 STANDARD, ASTM A588 IS US EQUIVALENT
PANEL	DOOR	SPA-H/A588	SPA-H IS JIS G3125 STANDARD, ASTM A588 IS US EQUIVALENT
	ROOF	SPA-H/A588	SPA-H IS JIS G3125 STANDARD, ASTM A588 IS US EQUIVALENT
	SIDE	SPA-H/A588	SPA-H IS JIS G3125 STANDARD, ASTM A588 IS US EQUIVALENT
	FRONT	SPA-H/A588	SPA-H IS JIS G3125 STANDARD, ASTM A588 IS US EQUIVALENT
FLOOR		PLYWOOD - APITONG OR APPROVED EQUAL 19-PLY	



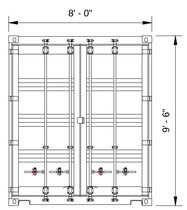
CONTAINER FLOOR FRAMING CROSS SECTION



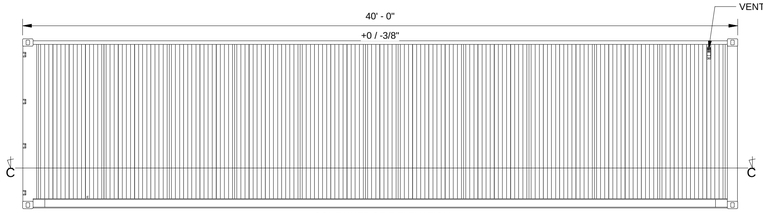
CONTAINER FLOOR FRAMING



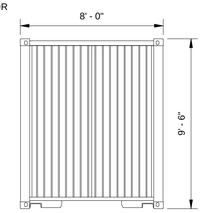
CONTAINER ROOF FRAMING



CONTAINER FRONT ELEVATION

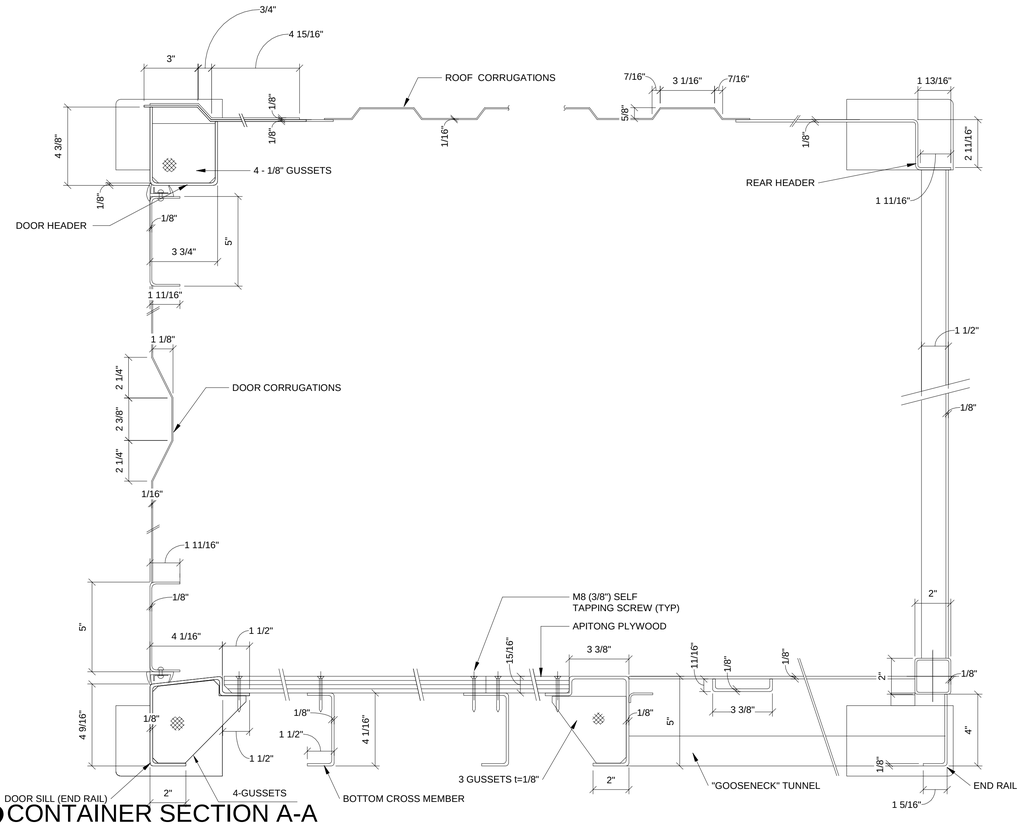


CONTAINER SIDE ELEVATION

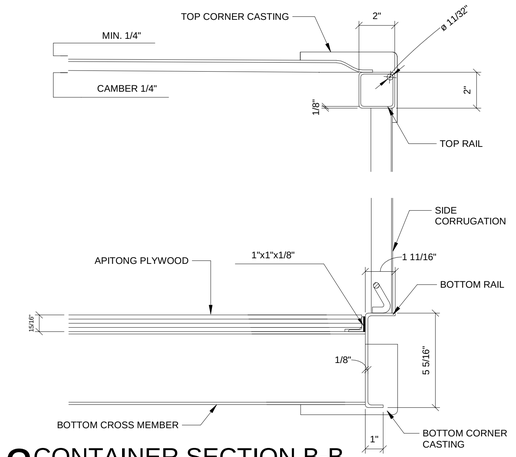


CONTAINER REAR ELEVATION

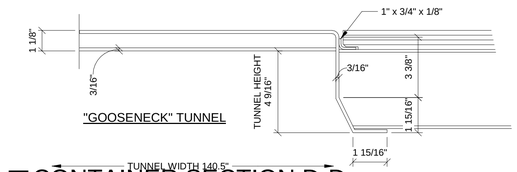
1 TYPICAL CONTAINER
1/4" = 1'-0"



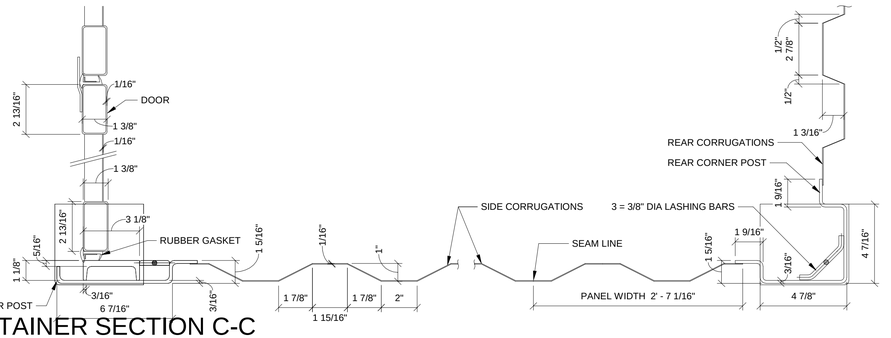
2 CONTAINER SECTION A-A
3" = 1'-0"



3 CONTAINER SECTION B-B
3" = 1'-0"



5 CONTAINER SECTION D-D
3" = 1'-0"



4 CONTAINER SECTION C-C
3" = 1'-0"

5/29/2020 1:47:07 PM

RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

APPROVED FOR CONSTRUCTION

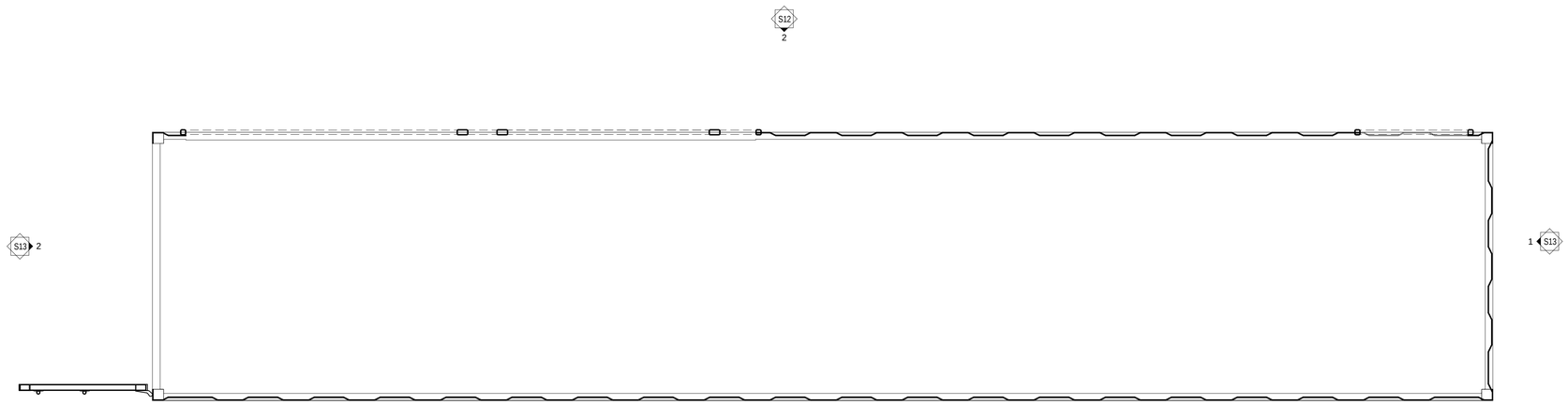
PROJECT	DATE
19176	5-29-2020
DRAWN gwr	CHECKED Checker

REVISED

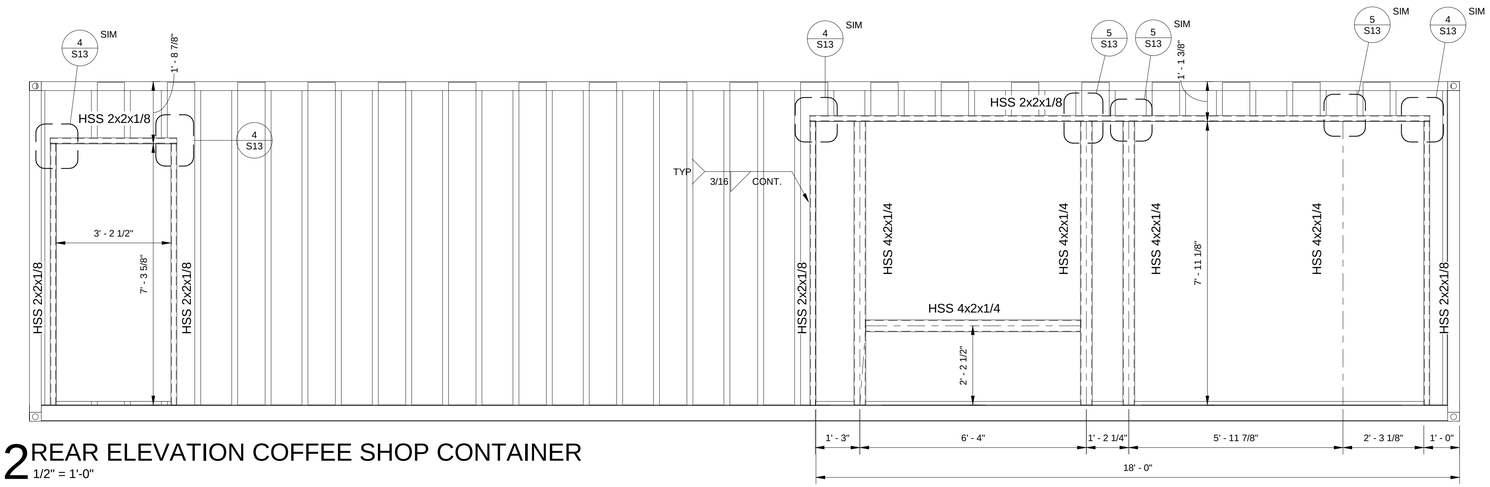
SHEET TITLE
CONTAINER DETAILS

SHEET
S11
ORIGINAL SHEET SIZE 24" x 36"

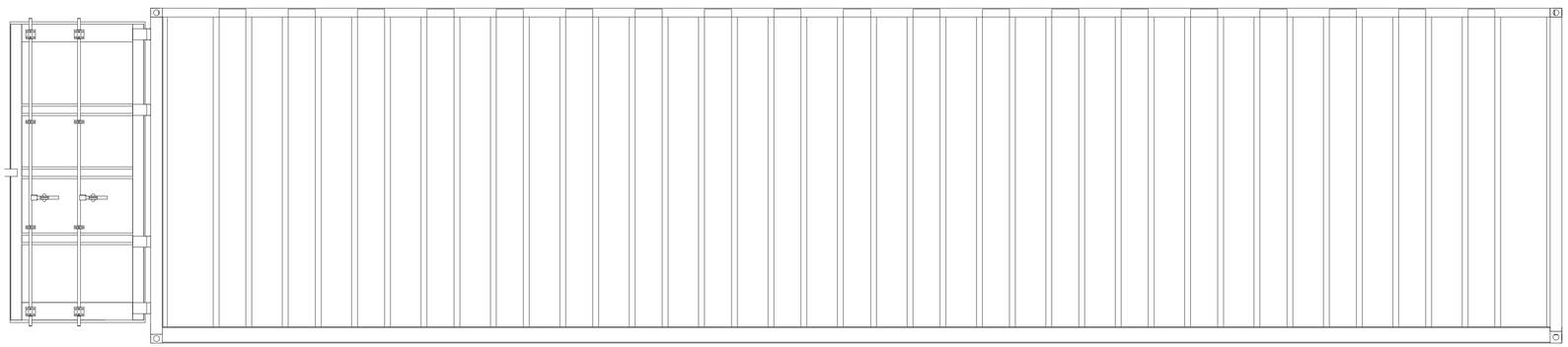
RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com



1 COFFEE SHOP CONTAINER FLOOR PLAN
1/2" = 1'-0"



2 REAR ELEVATION COFFEE SHOP CONTAINER
1/2" = 1'-0"



3 FRONT ELEVATION COFFEE SHOP CONTAINER
1/2" = 1'-0"

5/29/2020 1:47:11 PM

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

APPROVED FOR CONSTRUCTION

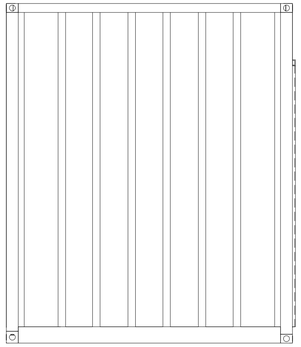
PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

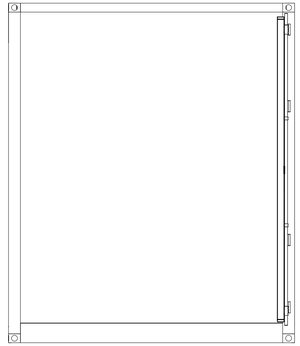
SHEET
COFFEE SHOP CONTAINER I

SHEET
S12
ORIGINAL SHEET SIZE
24" x 36"

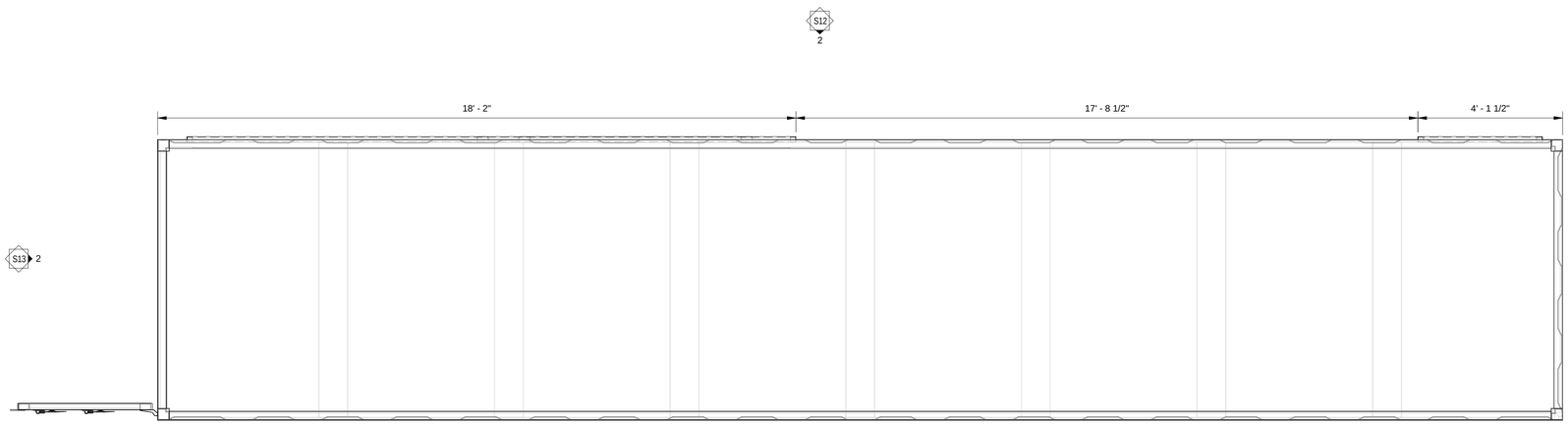
RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com



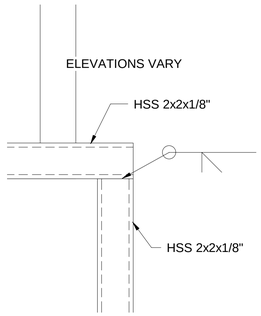
1 RIGHT ELEVATION COFFEE SHOP CONTAINER
1/2" = 1'-0"



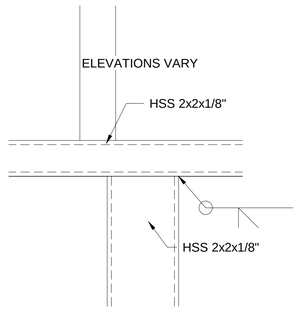
2 LEFT ELEVATION COFFEE SHOP CONTAINER
1/2" = 1'-0"



3 TOP VIEW COFFEE SHOP CONTAINER
1/2" = 1'-0"



4 DOOR FRAME WELD
3" = 1'-0"



5 HSS 4x2x1/4 WELD
3" = 1'-0"

5/29/2020 1:47:45 PM

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT

1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

APPROVED FOR CONSTRUCTION

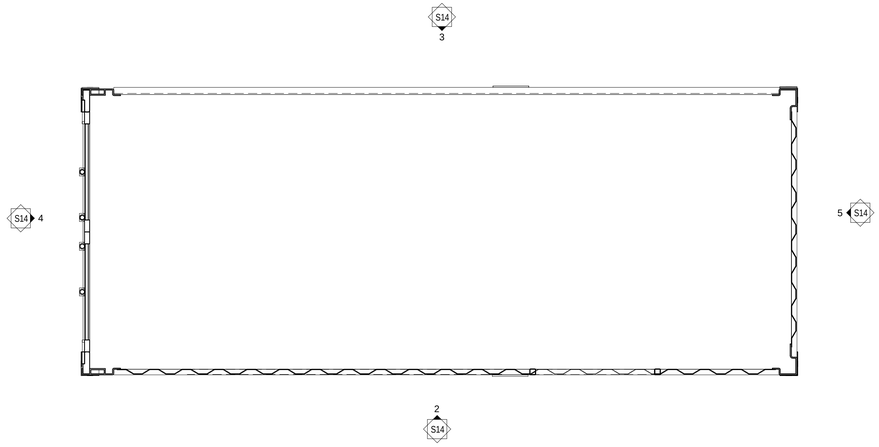
PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

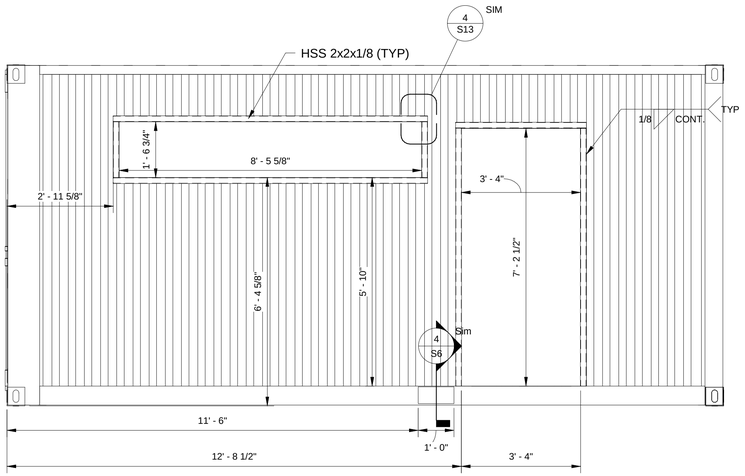
SHEE
COFFEE SHOP CONTAINER II

SHEET
S13

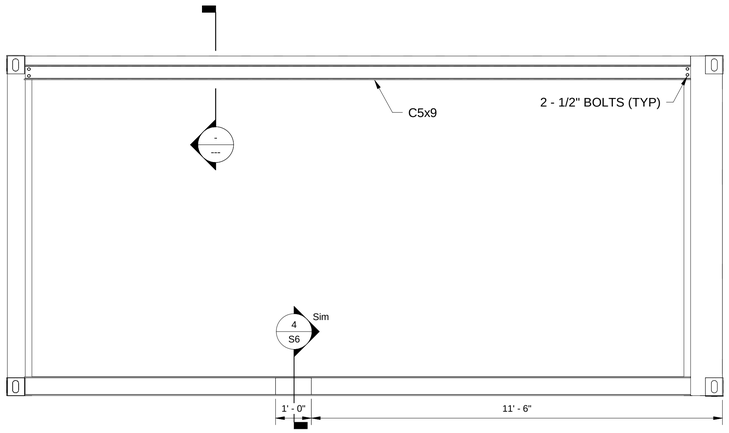
ORIGINAL SHEET SIZE
24" x 36"



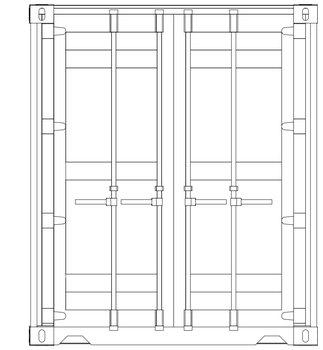
1 FRONT 20 FOOT CONTAINER FLOOR PLAN
1/2" = 1'-0"



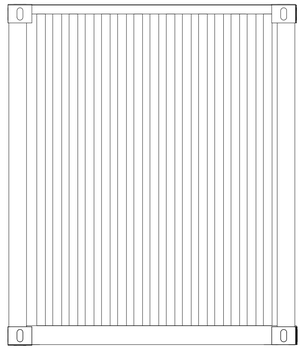
2 FRONT ELEVATION FRONT 20 FOOT CONTAINER
1/2" = 1'-0"



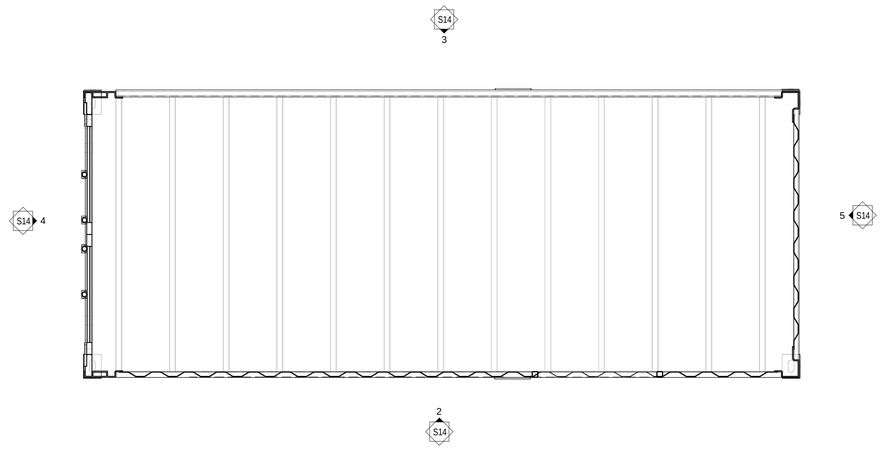
3 REAR ELEVATION FRONT 20 FOOT CONTAINER
1/2" = 1'-0"



4 LEFT ELEVATION FRONT 20 FOOT CONTAINER
1/2" = 1'-0"



5 RIGHT ELEVATION FRONT 20 FOOT CONTAINER
1/2" = 1'-0"



6 TOP VIEW FOOT FRONT 20 FOOT CONTAINER
1/2" = 1'-0"

RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

APPROVED FOR CONSTRUCTION

PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

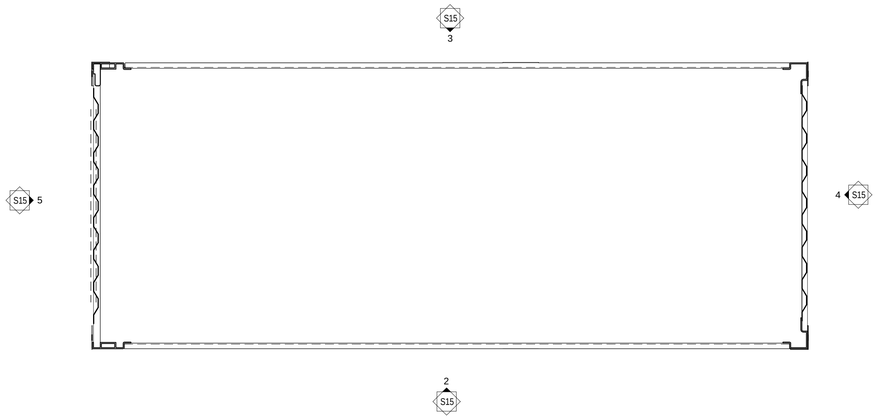
REVISED

SHEET NAME: FRONT 20 FOOT CONTAINER

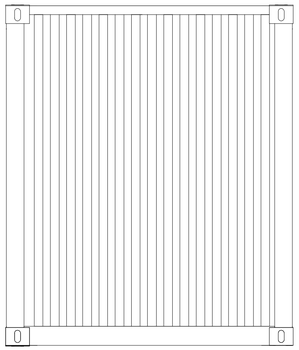
SHEET: S14

ORIGINAL SHEET SIZE 24" x 36"

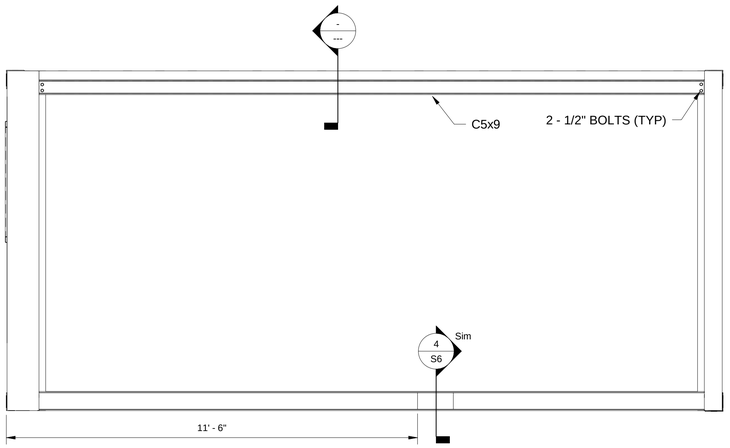
5/29/2020 1:47:56 PM



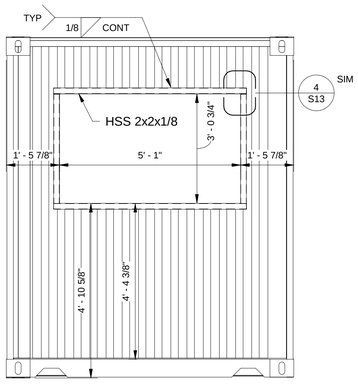
1 MIDDLE 20 FOOT CONTAINER FLOOR PLAN
1/2" = 1'-0"



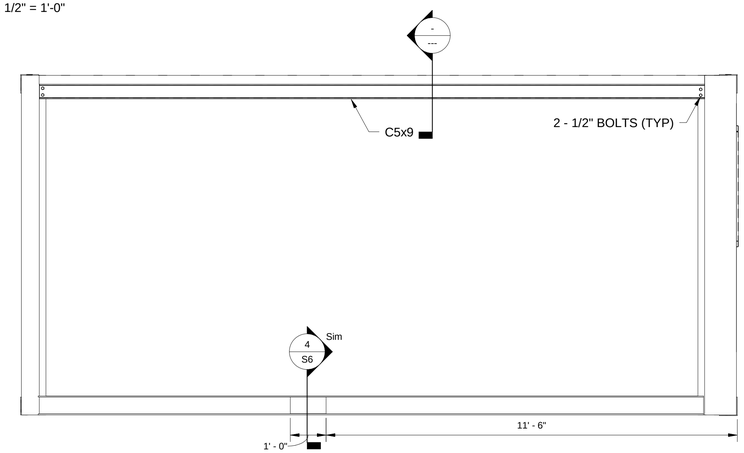
4 RIGHT ELEVATION MIDDLE 20 FOOT CONTAINER
1/2" = 1'-0"



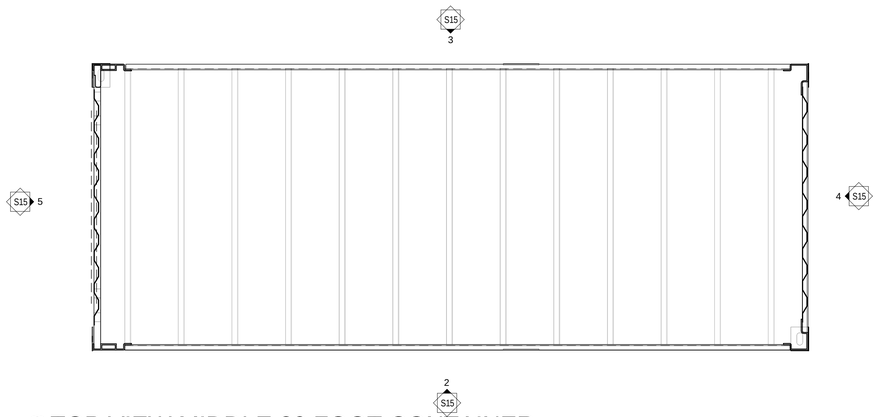
2 FRONT ELEVATION MIDDLE 20 FOOT CONTAINER
1/2" = 1'-0"



5 LEFT ELEVATION MIDDLE 20 FOOT CONTAINER
1/2" = 1'-0"



3 REAR ELEVATION MIDDLE 20 FOOT CONTAINER
1/2" = 1'-0"



6 TOP VIEW MIDDLE 20 FOOT CONTAINER
1/2" = 1'-0"

5/29/2020 1:48:03 PM

RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT

1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

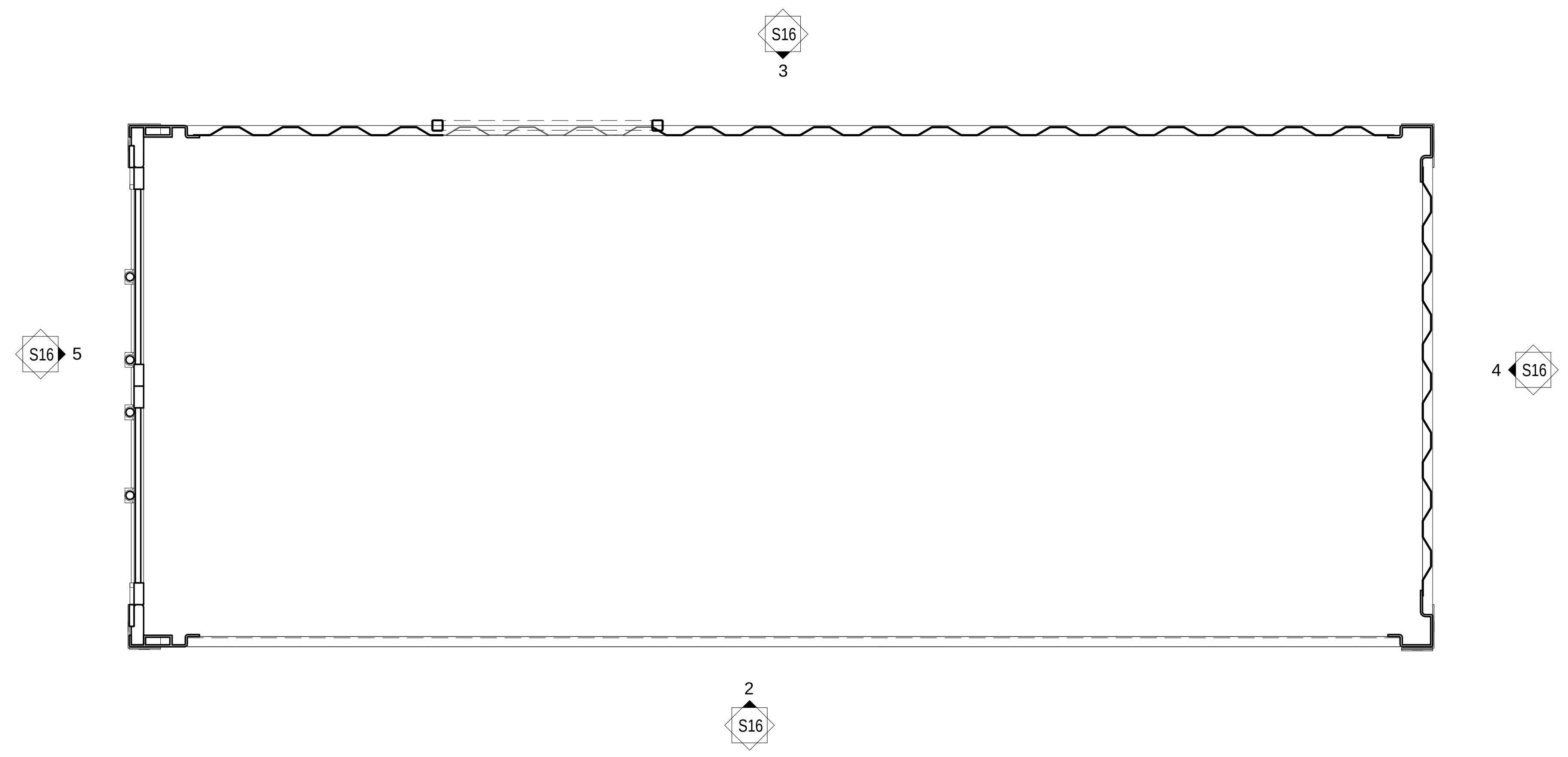
APPROVED FOR CONSTRUCTION

PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

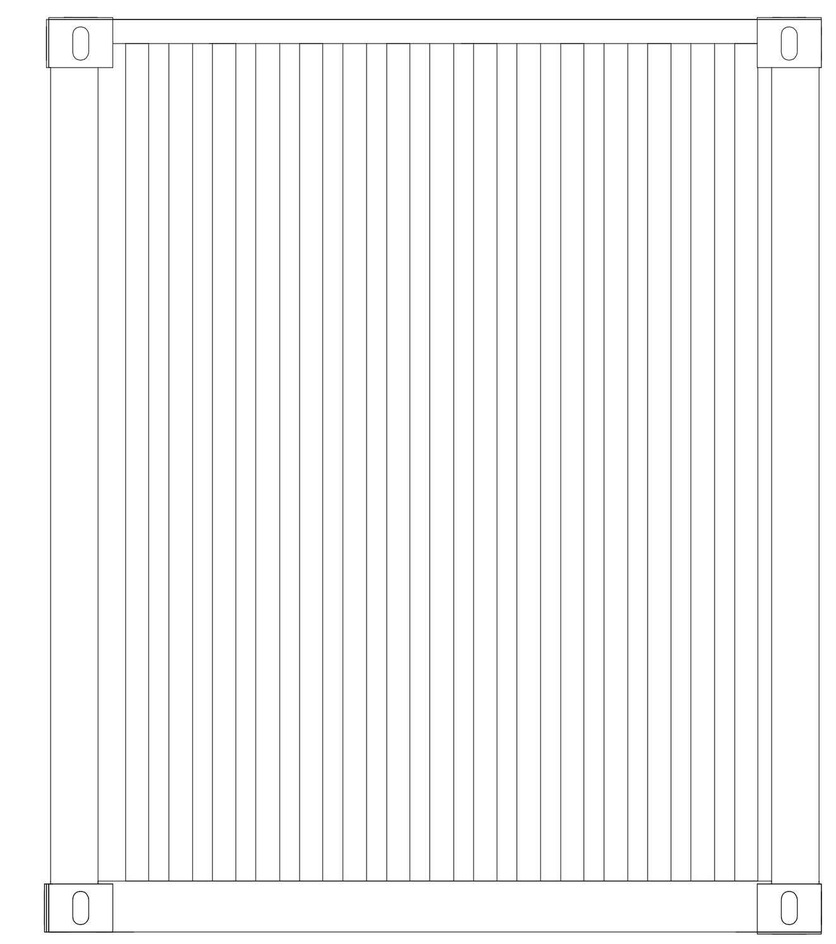
REVISED

Sh MIDDLE 20 FOOT CONTAINER

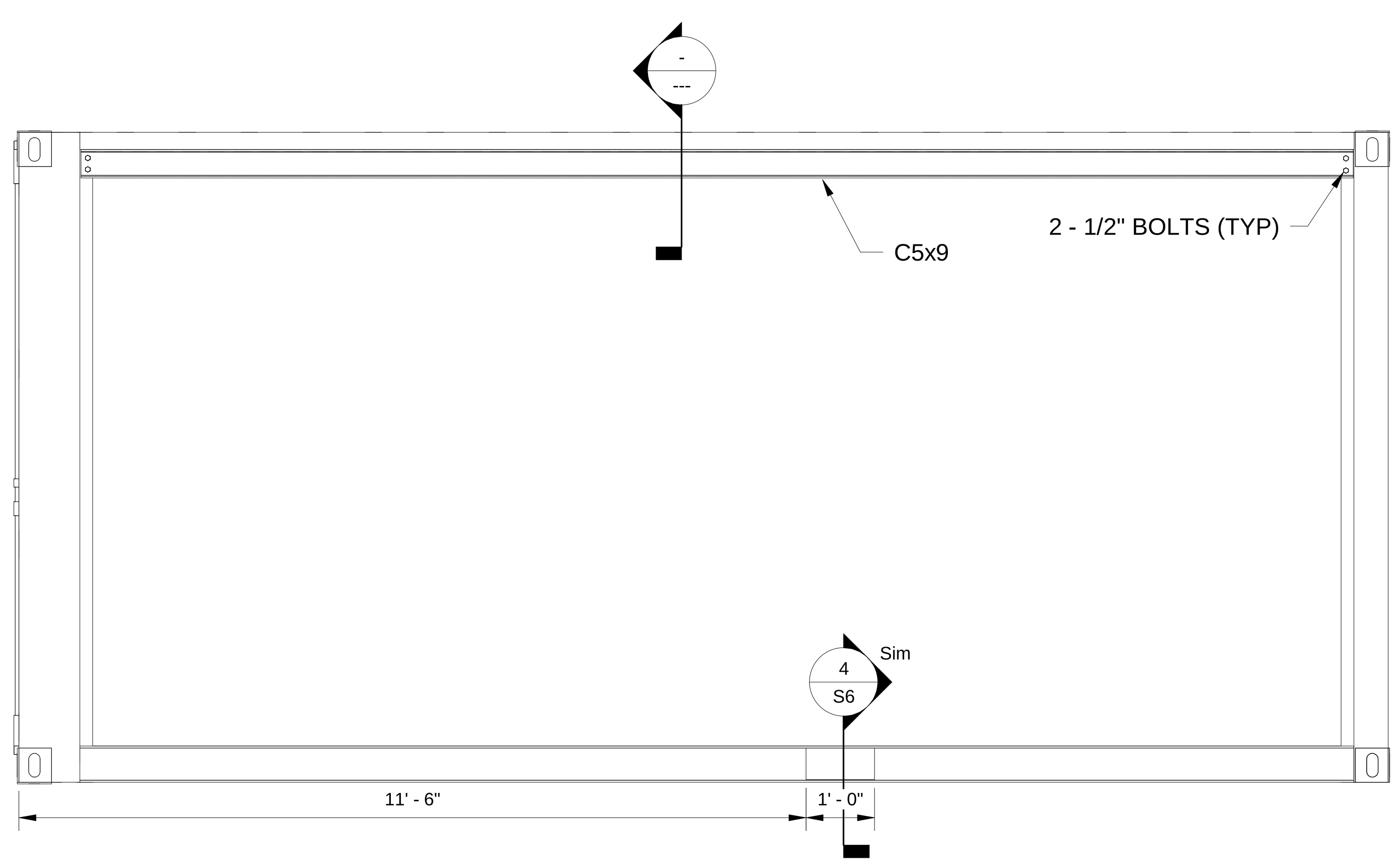
SHEET
S15
ORIGINAL SHEET SIZE
24" x 36"



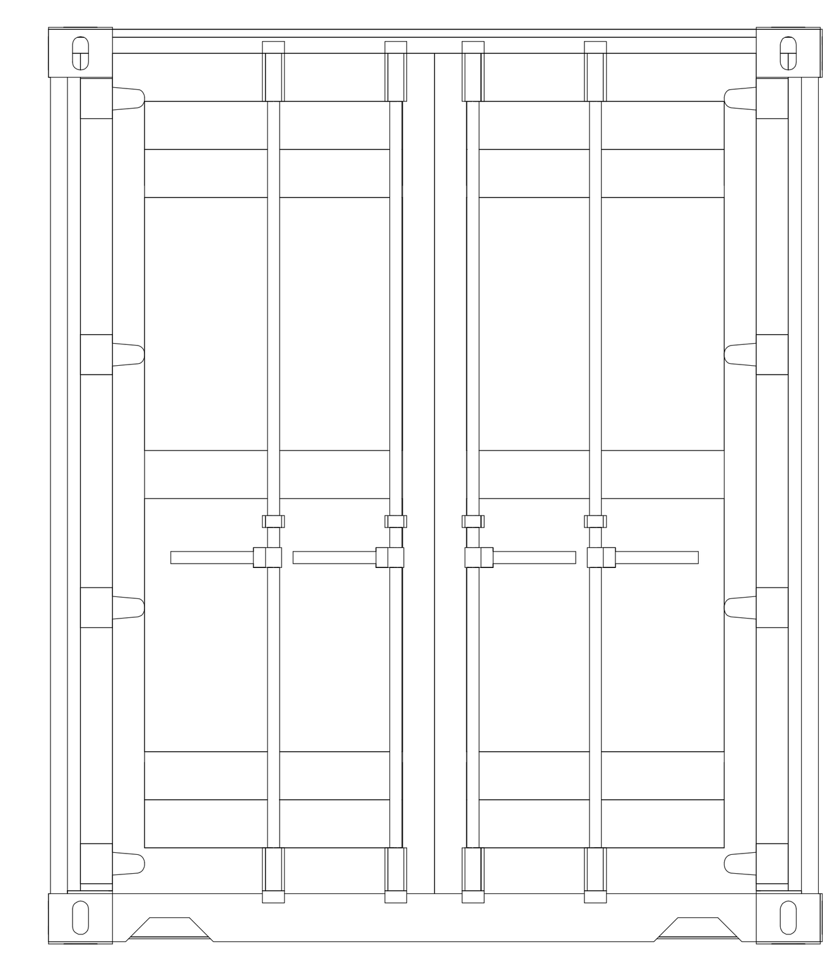
1 ALLEY 20 FOOT CONTAINER FLOOR PLAN
1/2" = 1'-0"



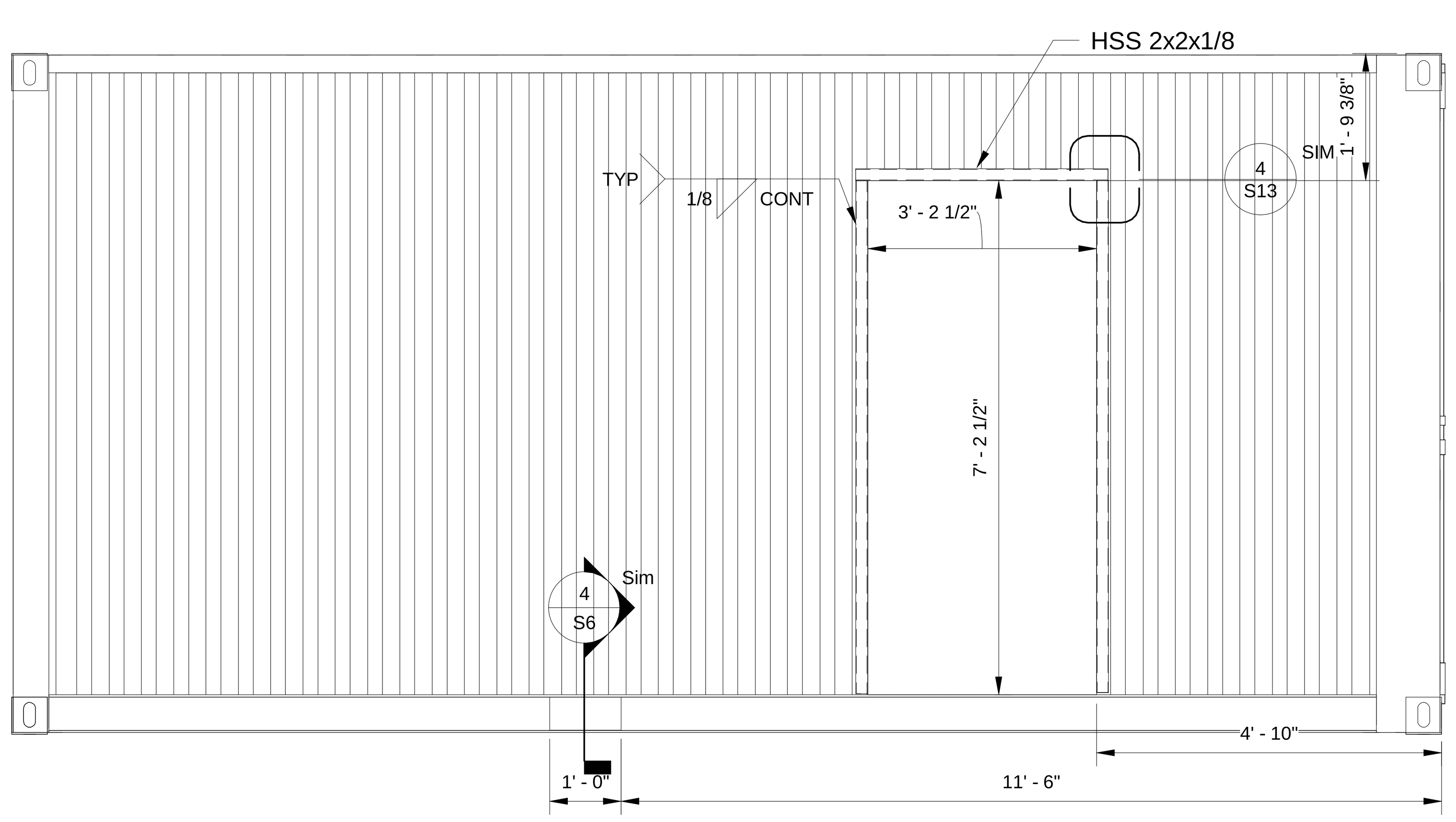
4 RIGHT ELEVATION ALLEY 20 FOOT CONTAINER
1/2" = 1'-0"



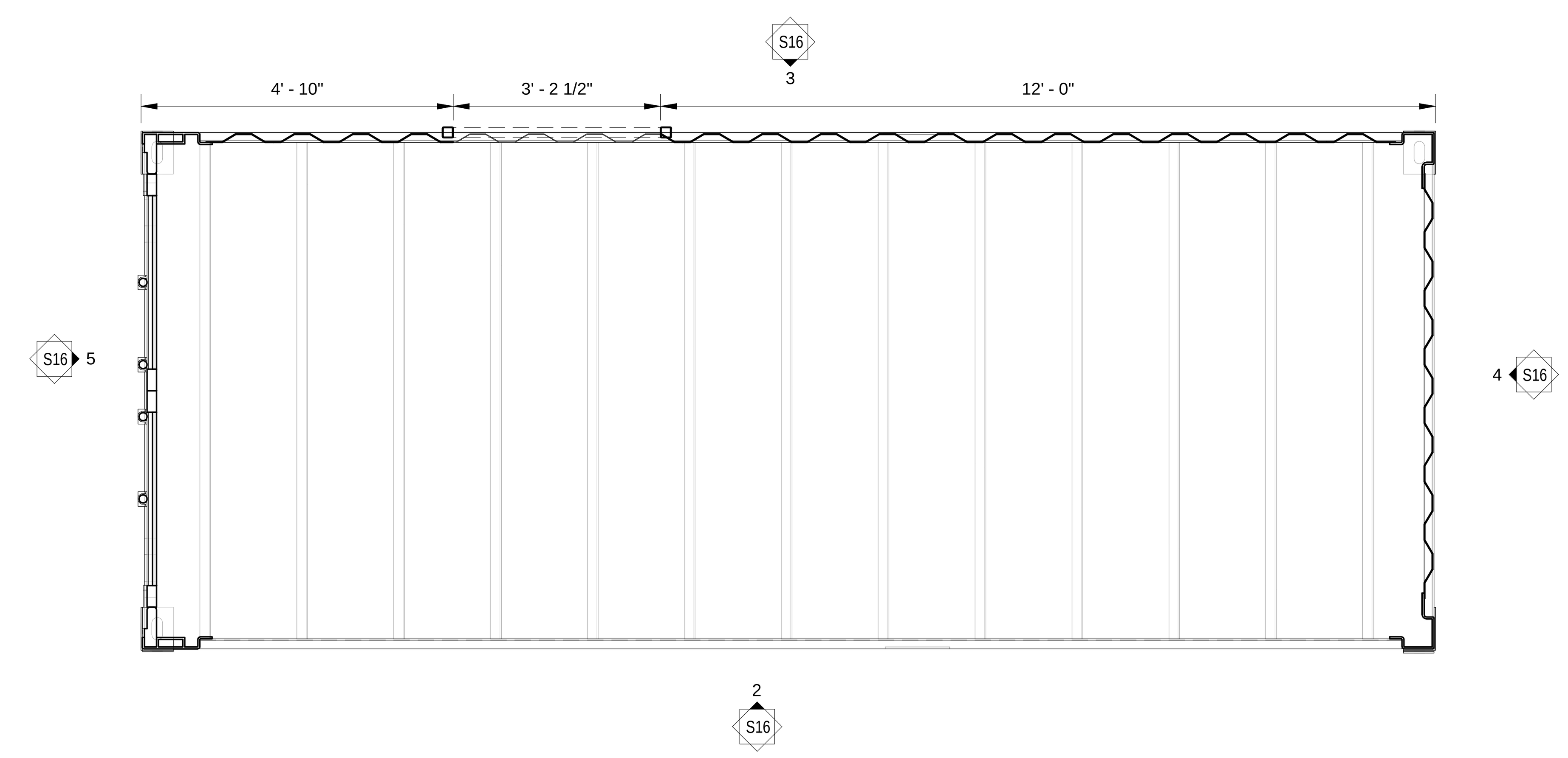
2 FRONT ELEVATION ALLEY 20 FOOT CONTAINER
1/2" = 1'-0"



5 LEFT ELEVATION ALLEY 20 FOOT CONTAINER
1/2" = 1'-0"



3 REAR ELEVATION ALLEY 20 FOOT CONTAINER
1/2" = 1'-0"



6 TOP VIEW ALLEY 20 FOOT CONTAINER
1/2" = 1'-0"

RUNKLE CONSULTING INC.
STRUCTURAL ENGINEERS
512 GRAYSON PARKWAY
GRAYSON, GA 30016
678-225-4900
www.runkleconsulting.com

APPROVED FOR CONSTRUCTION

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com
CRAIG A. SLOCUM, ARCHITECT

APPROVED FOR CONSTRUCTION

PROJECT	DATE
19176	5-29-2020
DRAWN	CHECKED
gwr	Checker

REVISED

SHEET: ALLEY 20 FOOT CONTAINER

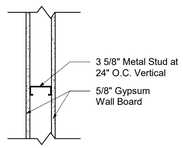
SHEET: S16

ORIGINAL SHEET SIZE 24" x 36"

5/29/2020 1:48:07 PM

1 WALL TYPES
1"= 1'-0"

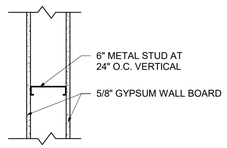
W01



PLAN

NOTES:
1. COMMON PARTITION

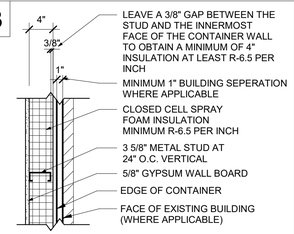
W02



PLAN

NOTES:
1. PLUMBING WALL

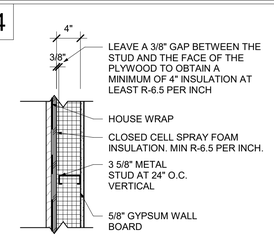
W03



PLAN

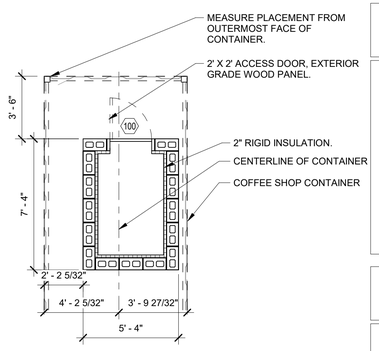
NOTES:
1. INTERIOR FURRING WALL.

W04

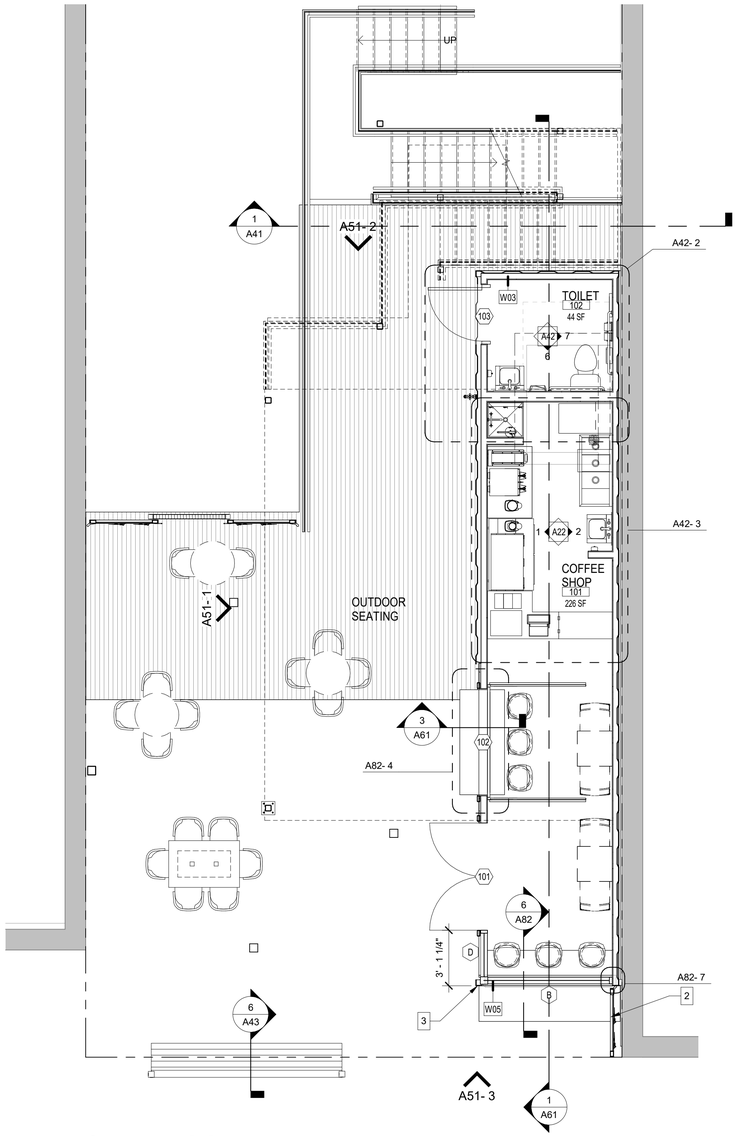


PLAN

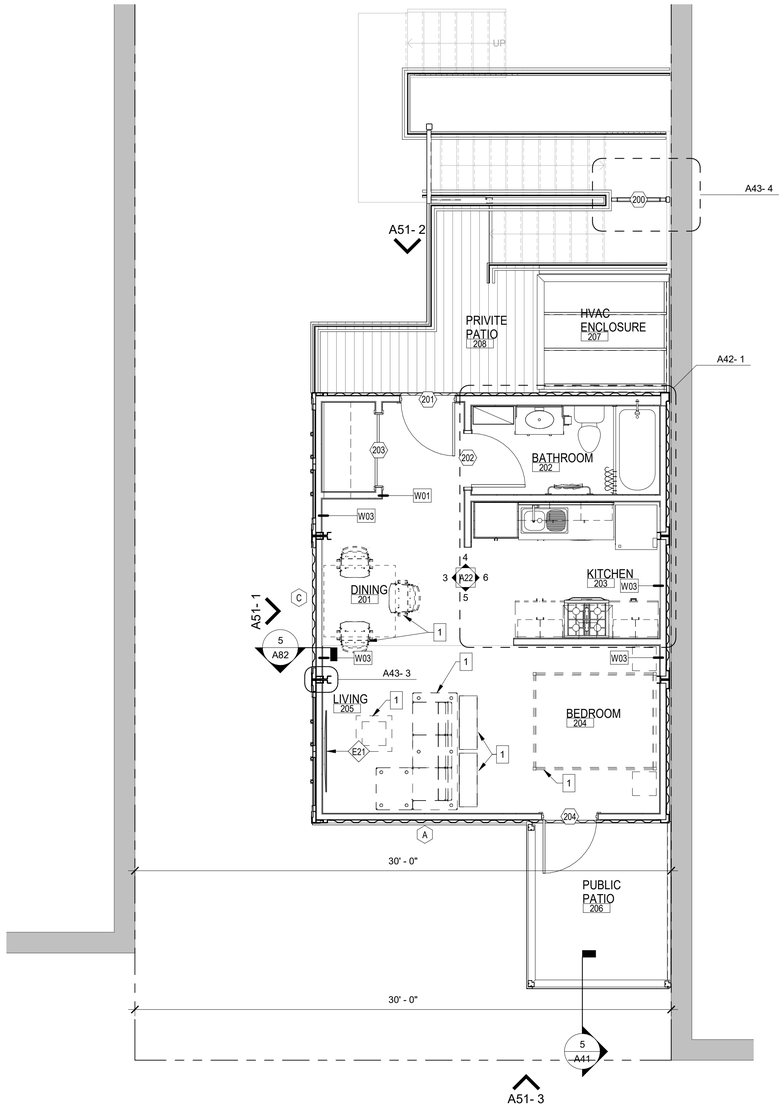
NOTES:
1. WOOD WALL AT COUNTER



3 PLUMBING CHASE PLAN
1/4" = 1'-0"



2 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"



1 FLOOR PLAN - LEVEL 2
1/4" = 1'-0"

LEGEND:

GENERAL NOTES:

A. FINISH FLOOR ELEVATION (100.00) IS FOR REFERENCE ONLY. SEE SEPARATE BOUND CIVIL SET FOR ACTUAL FLOOR ELEVATION.

B. ALL WALL DIMENSIONS ARE TO FACE OF STUD AND/OR NOMINAL FACE OF MASONRY.

C. PROVIDE BLOCKING WHERE REQUIRED FOR FIXTURE INSTALLATION. COORDINATE WITH FIXTURE INSTALLER FOR MOUNTING HEIGHTS.

D. BRACE WALLS THAT DO NOT EXTEND TO STRUCTURE WITH 3 5/8" METAL STUD DIAGONAL BRACE AT 48" O.C., ANCHOR TO BOTTOM FLUTE OF ROOF DECKING AND AT TOP TRACK OF PARTITION WALL. BRACES TO BE CONCEALED WHENEVER POSSIBLE.

E. PROVIDE 5/8" GYP. BD. AT EXISTING EXTERIOR STUD FRAMED WALLS, FINISH.

F. THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.

G. RE: I-SERIES FOR FURNITURE PLANS.

H. CONTRACTOR SHALL PROVIDE BLOCKING OR BACKING FOR ALL WALL MOUNTED AND RECESSED ACCESSORIES AND EQUIPMENT. ASSURE THAT ALL REQUIRED BACKING IS INSTALLED IN WALLS PRIOR TO INSTALLING DRYWALL. THIS INCLUDES BACKING FOR WALL-MOUNTED DOORSTOPS.

I. THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" MIN. FROM ADJACENT PERPENDICULAR WALL U.N.O.

J. SINKS AND FITTING SHOWN WITHIN MILLWORK ARE INDICATED ON PLUMBING PLANS.

K. CONTRACTOR SHALL FIELD MEASURE ALL AREAS TO RECEIVE MILLWORK PRIOR TO FABRICATION OF MILLWORK.

L. VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.

SHEET NOTES:

1. FURNITURE BY FUTURE RESIDENT
2. WELD DOOR OPEN
3. REMOVE CONTAINER DOOR

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
CRAIG A. SLOCUM No. RA403434
5-7-2020

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

AGENCY SET

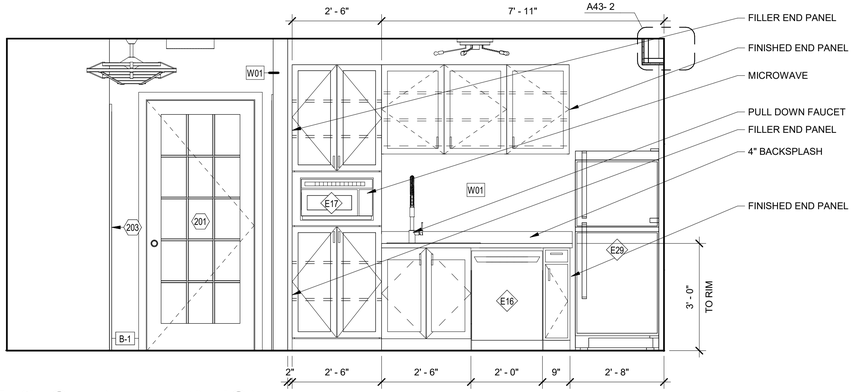
PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

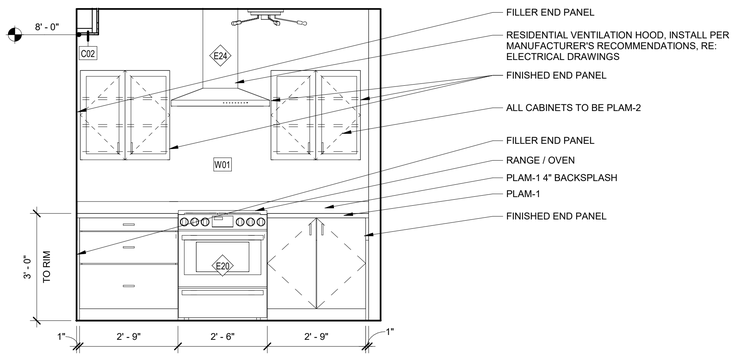
SHEET TITLE
PLANS

SHEET
A21
ORIGINAL SHEET SIZE
24" x 36"

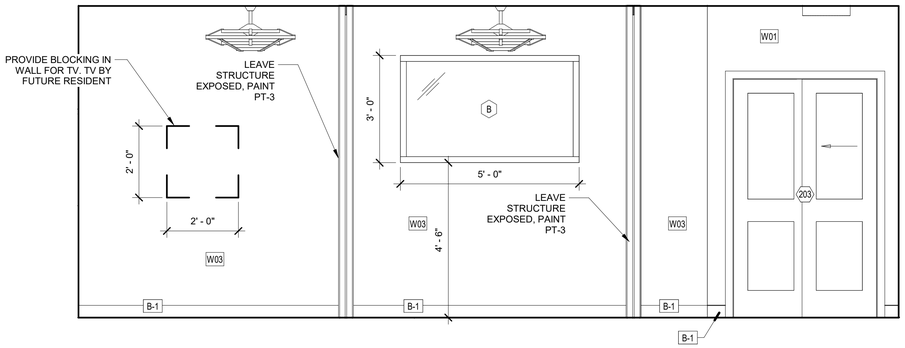
5/7/2020 10:27:12 AM



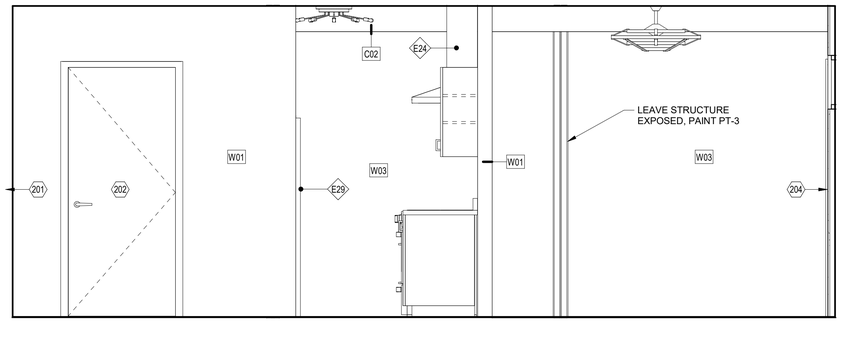
4 KITCHEN ELEVATION
1/2" = 1'-0"



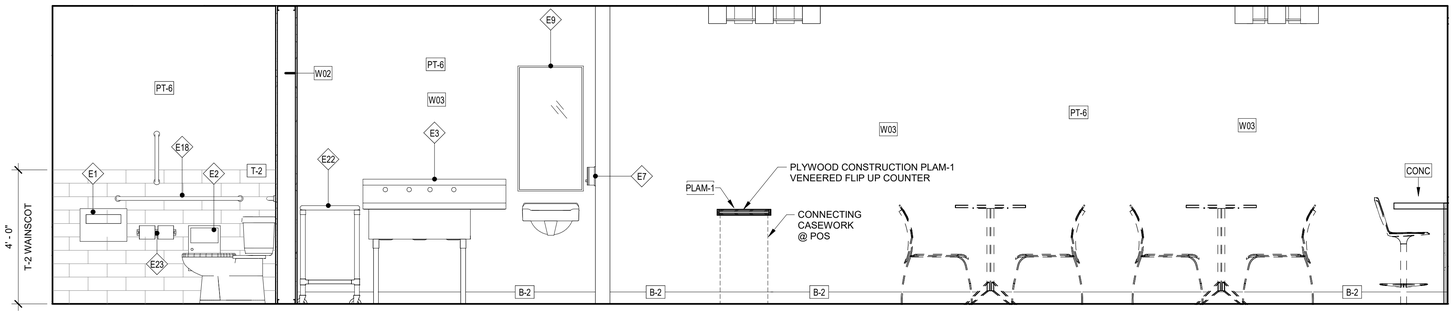
5 KITCHEN ELEVATION 2
1/2" = 1'-0"



3 APARTMENT DINNING ELEVATION
1/2" = 1'-0"



6 APARTMENT BATH / KITCHEN / BEDROOM ELEVATION
1/2" = 1'-0"



2 COFFE SHOP ELEVATION
1/2" = 1'-0"

1 COFFEE SHOP ELEVATION DOOR SIDE
1/2" = 1'-0"

5/7/2020 10:27:17 AM

GENERAL NOTES:

A. FINISH FLOOR ELEVATION (100.00) IS FOR REFERENCE ONLY. SEE SEPARATE BOUND CIVIL SET FOR ACTUAL FLOOR ELEVATION.

B. ALL WALL DIMENSIONS ARE TO FACE OF FINISHED WALL.

C. PROVIDE BLOCKING WHERE REQUIRED FOR FIXTURE INSTALLATION. COORDINATE WITH FIXTURE INSTALLER FOR MOUNTING HEIGHTS.

D. BRACE WALLS THAT DO NOT EXTEND TO STRUCTURE WITH 3 5/8" METAL STUD DIAGONAL BRACE AT 48" O.C., ANCHOR TO BOTTOM FLUTE OF ROOF DECKING AND AT TOP TRACK OF PARTITION WALL. BRACES TO BE CONCEALED WHENEVER POSSIBLE.

E. THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.

F. RE: I-SERIES FOR FURNITURE PLANS.

G. CONTRACTOR SHALL PROVIDE BLOCKING OR BACKING FOR ALL WALL MOUNTED AND RECESSED ACCESSORIES AND EQUIPMENT. ASSURE THAT ALL REQUIRED BACKING IS INSTALLED IN WALLS PRIOR TO INSTALLING DRYWALL. THIS INCLUDES BACKING FOR WALL-MOUNTED DOORSTOPS.

H. THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" MIN. FROM ADJACENT PERPENDICULAR WALL U.N.O.

I. SINKS AND FITTING SHOWN WITHIN MILLWORK ARE INDICATED ON PLUMBING PLANS.

J. CONTRACTOR SHALL FIELD MEASURE ALL AREAS TO RECEIVE MILLWORK PRIOR TO FABRICATION OF MILLWORK.

K. VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.

Specialty Equipment Schedule

Mark	Description	Manufacturer	Model	Comments
E1	SEAT COVER DISPENSER	BOBRICK	B-5221	
E2	SANITARY NAPKIN DISPOSAL	BOBRICK	B-35139	
E3	3 COMP SINK			
E4	ESPRESSO MACHINE			
E5	TOILET PAPER DISPENSER	BOBRICK	B-685	
E6	TOWEL RACK	BOBRICK	B676 X 24	
E7	SOAP DISPENSER	BOBRICK	B-2012	
E8	MEDICINE CABINET MIRROR	BOBRICK	B-398	
E9	MIRROR	BOBRICK	B-165	
E10	FIRE EXTINGUISHER			MIN 2A RATING
E11	PASTRY DISPLAY CASE			
E12	STAINLESS STEEL ROLLING PREP TABLE 48" X 30"			
E13	COOLER			
E14	COFFEE MAKER			
E15	MOP SINK			
E16	DISHWASHER			
E17	MICROWAVE			
E18	ADA COMPLIANT GRAB BAR SET	BOBRICK		
E19	COFFEE GRINDER			
E20	RANGE / OVEN			
E21	TV			
E22	STAINLESS STEEL ROLLING PREP TABLE 36" X 18"			
E23	TOILET PAPER DISPENSER	BOBRICK	B-697	
E24	VENT HOOD			
E25	HAND DRYER	BOBRICK	B-7128	
E26	SINK CABINET WITH 2 DRAWERS, GRAY, 32-1/2" X 19-1/4" X 35"	IKEA	HEMNES / RATTVIKEN	PROVIDE BLOCKING IN WALL AS NEEDED. FAUCET TO BE IKEA RUNSKAR BATH FAUCET WITH STRAINER, CHROME PLATED
E27	SHOWER CURTAIN ROD		B-207 X 60	
E28	SHOWER HARDWARE			
E29	REFRIGERATOR			CFCI
E30	FLOOR DRAIN			RE: PLUMBING
E32	SYRUP HOLDER			
E34	MOP AND BROOM HOLDER	BOBRICK	B-223 X 24	

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

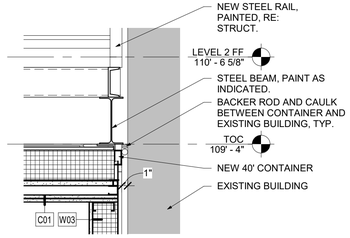
AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

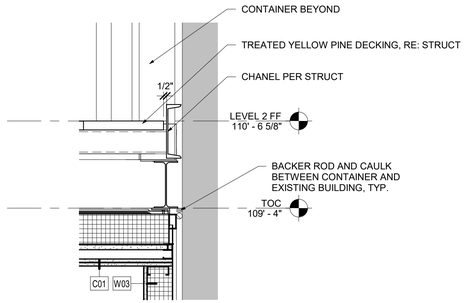
REVISED

SHEET TITLE
INTERIOR ELEVATIONS

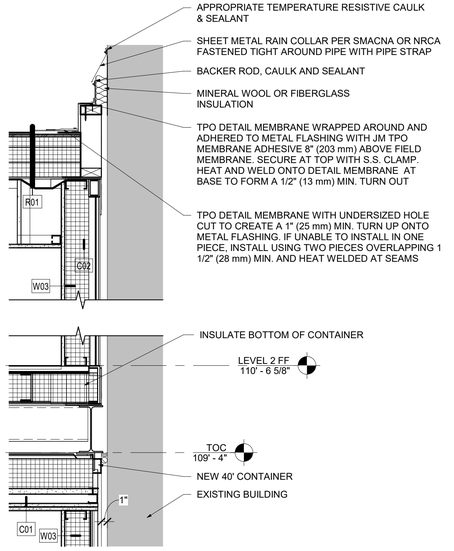
SHEET
A22
ORIGINAL SHEET SIZE 24" x 36"



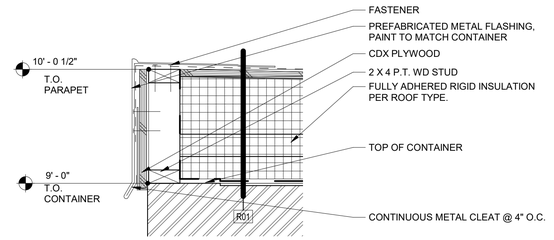
7 ATTACHMENT DETAIL 3
1" = 1'-0"



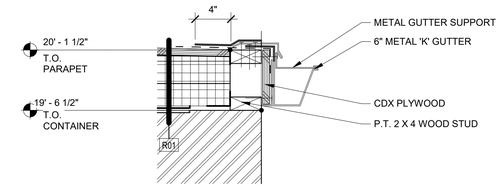
8 ATTACHMENT DETAIL 2
1" = 1'-0"



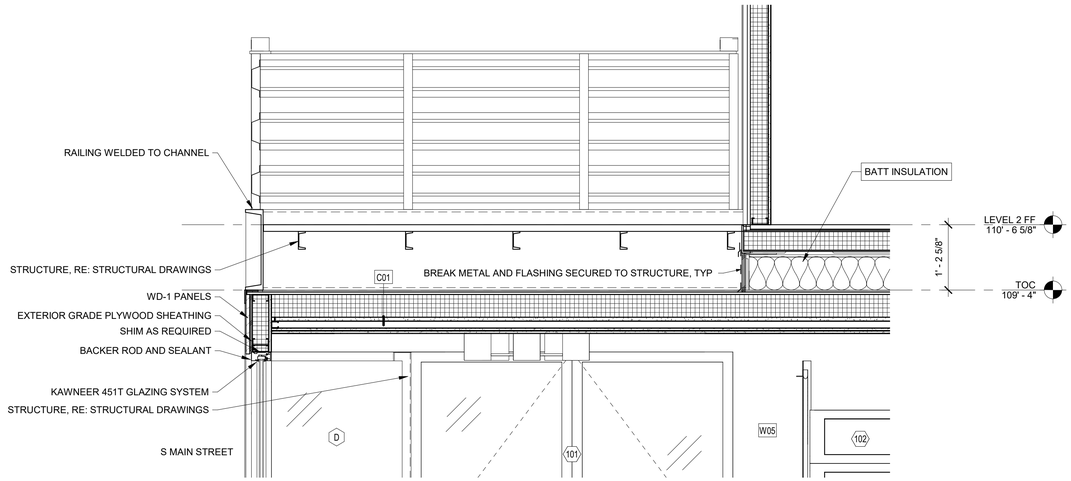
6 ATTACHMENT DETAIL 1
1" = 1'-0"



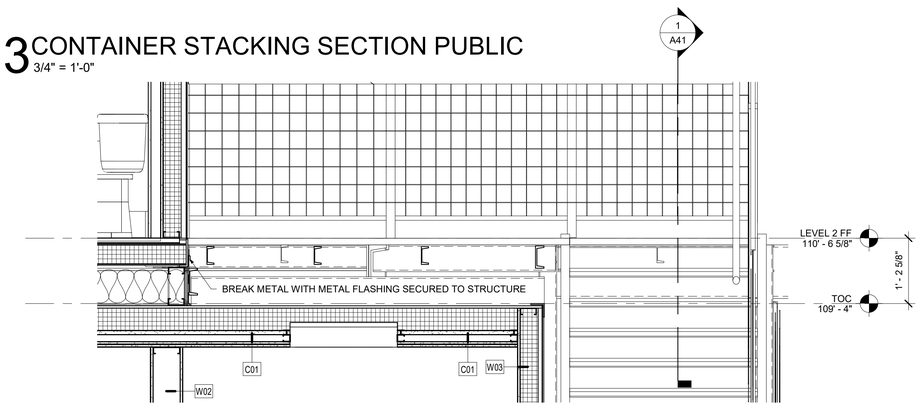
5 ROOF SECTION - S MAIN STREET
1 1/2" = 1'-0"



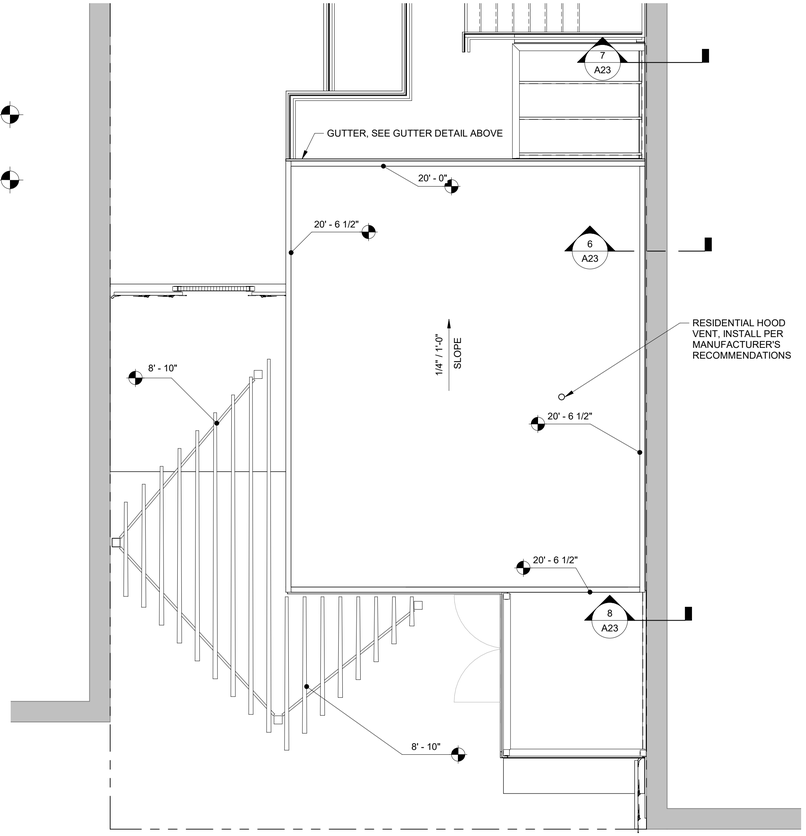
4 ROOF SECTION - GUTTER
1 1/2" = 1'-0"



3 CONTAINER STACKING SECTION PUBLIC
3/4" = 1'-0"



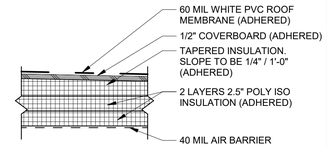
2 CONTAINER STACKING SECTION PRIVATE
3/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

1 ROOF TYPES
1"= 1'-0"

R01



SECTION

NOTES:
1. ROOF TYPE R01 TO BE INSTALLED AT TOP OF RESIDENTIAL CONTAINER

GENERAL NOTES:

A. CONTRACTOR TO VERIFY & COORDINATE DUCT LAYOUT WITH CURB AND ROOF PENETRATION LOCATIONS, REFER ALSO TO REFRIGERATION DRAWINGS FOR REFRIGERATION PIPING REQUIREMENTS AND COORDINATION.

B. SEE STRUCTURAL FRAMING PLAN FOR ROOF DECK HEIGHTS TO ESTABLISH ROOF SLOPES AND ROOF MEMBER LOCATIONS.

C. MAINTAIN ALL ROOF PENETRATIONS 3'-0" OR GREATER FROM FLOW LINES

D. PREFABRICATED CURBS (FOR ROOF TOP MECHANICAL & REFRIGERATION EQUIPMENT SHALL BE INSTALLED BY GENERAL CONTRACTOR AND SET LEVEL.

E. ALL DIMENSIONS ARE FOR GENERAL ARRANGEMENT & LOCATION ONLY. ACTUAL REQUIREMENTS & DIMENSIONS SHOULD BE VERIFIED AND COORDINATED WITH EQUIPMENT, SHOP DRAWING SUBMITTALS AND STRUCTURAL FRAMING.

F. ALL PLANES OF ROOF SHALL SLOPE MIN. 1/4 "/L.F. TO DRAINS OR GUTTER, CW/ STRUCTURAL DRAWINGS

G. NO PLUMBING VENTS OR EXHAUST UNITS WITHIN 10'-0" OF INTAKE OR 10'-0" OF EXTERIOR WALL.

H. FABRICATE SHEET METAL CURB CAPS TO ALLOW FOR THICKNESS OF ROOFING PLY EXTENDING UP CURB FACE, RE: DETAILS

I. SCUPPER SILLS AND OVERFLOW DRAIN RIMS SHALL BE 2" ABOVE PRIMARY ROOF DRAIN RIMS. COORDINATE AND VERIFY INSTALLATIONS.

J. COORDINATE ROOF CURBS WITH HVAC EQUIPMENT.

K. PROVIDE 1/2" WIDE GAP IN 2 x PARAPET NAILER AT ROOF CONTROL JOINT.

L. ALL ROOF OPENINGS GREATER THAN 12"X12" SHALL BE FRAMED WITH STEEL ANGLES, RE: STRUCTURAL DRAWINGS.

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
CRAIG ANDREW SLOCUM No. RA403434
5-7-2020

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com
CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

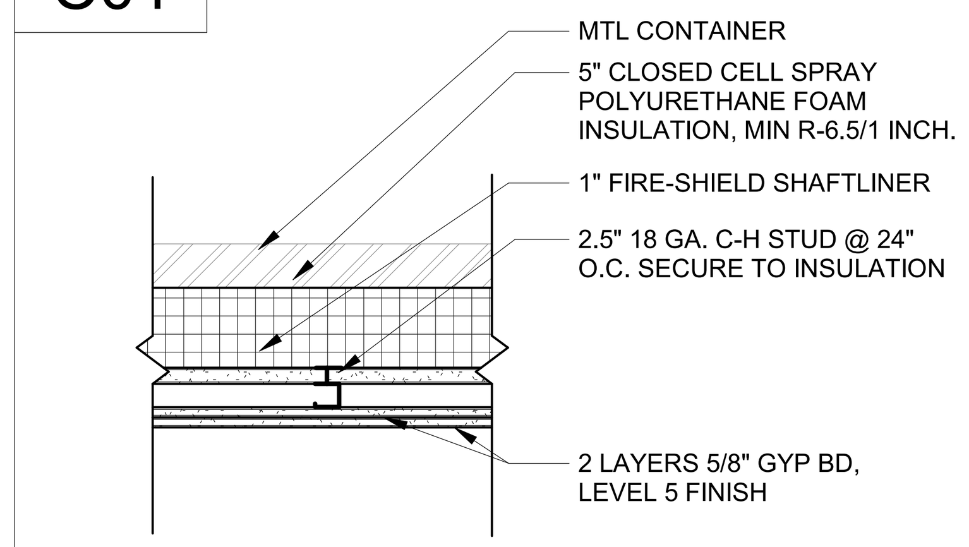
SHEET TITLE
ROOF PLAN

SHEET
A23
ORIGINAL SHEET SIZE
24" x 36"

5/7/2020 10:27:21 AM

1 CEILING TYPES
1"= 1'-0"

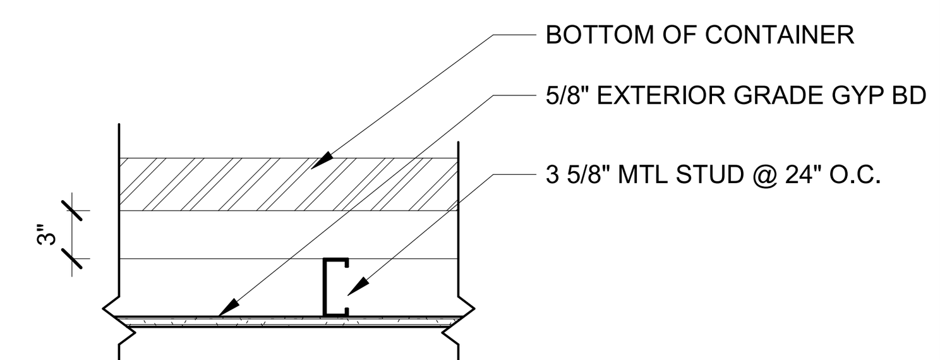
C01



SECTION

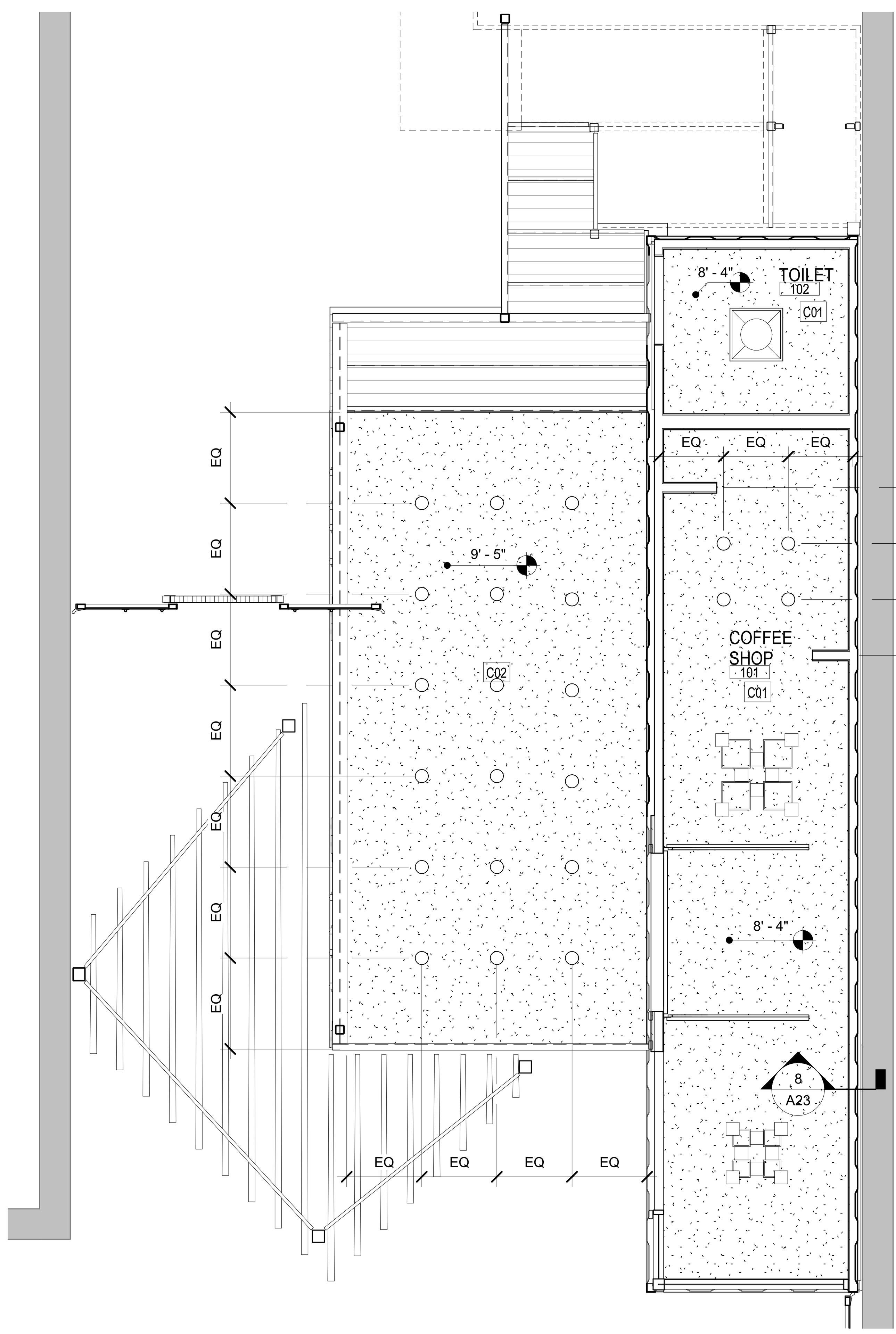
NOTES:
1. UL W419 (2)HR FIRE RATED CEILING - COFFEE SHOP

C02

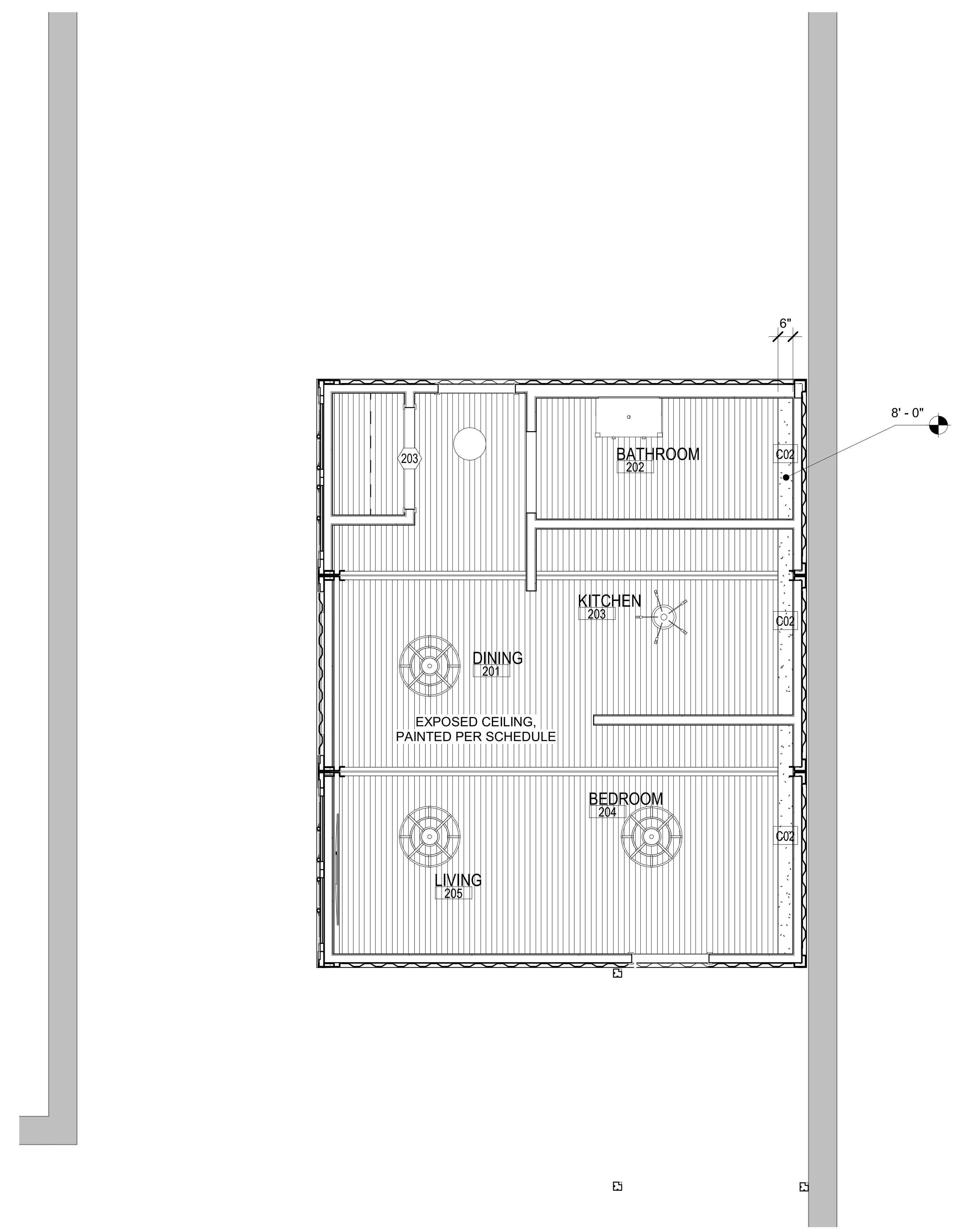


SECTION

NOTES:
1. OUTDOOR SEATING AREA LOCATED ON UNDERSIDE OF APARTMENT CONTAINERS



1 REFLECTED CEILING PLAN - LEVEL 1
1/4" = 1'-0"



2 REFLECTED CEILING PLAN - LEVEL 2
1/4" = 1'-0"

5/7/2020 10:27:24 AM

LEGEND:

GYP	MATERIAL DESIGNATION, RE: FINISH SCHEDULE I81
X' - X"	INDICATES FINISH CEILING OR SOFFIT HEIGHT ABOVE DATUM, FINISH FLOOR.
	GYPSUM BOARD
	INDUSTRIAL CAGE CEILING FAN #FAC12005
	SHADES OF LIGHT MINIMALIST SPREAD CEILING LIGHT #FM18064 BZ
	SHADES OF LIGHT SIMPLY INDUSTRIAL WALL LIGHT #SC19154 IR
	MODERN RINGED LED CEILING LIGHT #FM16026 BK
	MID CENTURY MODERN CUBE LIGHT 28" W INTEGRATED LED FLUSMOUNT LIGHTING IN BLACK, WHITE LIGHT #HL565180
	MID CENTURY MODERN CUBE LIGHT 37.5" W INTEGRATED LED FLUSMOUNT LIGHTING IN BLACK, WHITE LIGHT #HL565180

GENERAL NOTES:

A. CONTRACTOR TO VERIFY & COORDINATE DUCT LAYOUT WITH CURB AND ROOF PENETRATION LOCATIONS, REFER ALSO TO REFRIGERATION DRAWINGS FOR REFRIGERATION PIPING REQUIREMENTS AND COORDINATION.

B. SEE STRUCTURAL FRAMING PLAN FOR ROOF DECK HEIGHTS TO ESTABLISH ROOF SLOPES AND ROOF MEMBER LOCATIONS.

C. MAINTAIN ALL ROOF PENETRATIONS 3'-0" OR GREATER FROM FLOW LINES

D. PREFABRICATED CURBS (FOR ROOF TOP MECHANICAL & REFRIGERATION EQUIPMENT SHALL BE INSTALLED BY GENERAL CONTRACTOR AND SET LEVEL.

E. ALL DIMENSIONS ARE FOR GENERAL ARRANGEMENT & LOCATION ONLY. ACTUAL REQUIREMENTS & DIMENSIONS SHOULD BE VERIFIED AND COORDINATED WITH EQUIPMENT, SHOP DRAWING SUBMITTALS AND STRUCTURAL FRAMING.

F. ALL PLANES OF ROOF SHALL SLOPE MIN. 1/4 "/L.F. TO DRAINS OR GUTTER, CW/ STRUCTURAL DRAWINGS

G. NO PLUMBING VENTS OR EXHAUST UNITS WITHIN 10'-0" OF INTAKE OR 10'-0" OF EXTERIOR WALL.

H. FABRICATE SHEET METAL CURB CAPS TO ALLOW FOR THICKNESS OF ROOFING PLY EXTENDING UP CURB FACE, RE: DETAILS

I. SCUPPER SILLS AND OVERFLOW DRAIN RIMS SHALL BE 2" ABOVE PRIMARY ROOF DRAIN RIMS. COORDINATE AND VERIFY INSTALLATIONS.

J. COORDINATE ROOF CURBS WITH HVAC EQUIPMENT.

K. PROVIDE 1/2" WIDE GAP IN 2 x PARAPET NAILER AT ROOF CONTROL JOINT.

L. ALL ROOF OPENINGS GREATER THAN 12"X12" SHALL BE FRAMED WITH STEEL ANGLES, RE: STRUCTURAL DRAWINGS.

##-## SHEET NOTES:

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

REFLECTED CEILING PLANS

SHEET

A31

ORIGINAL SHEET SIZE 24" x 36"

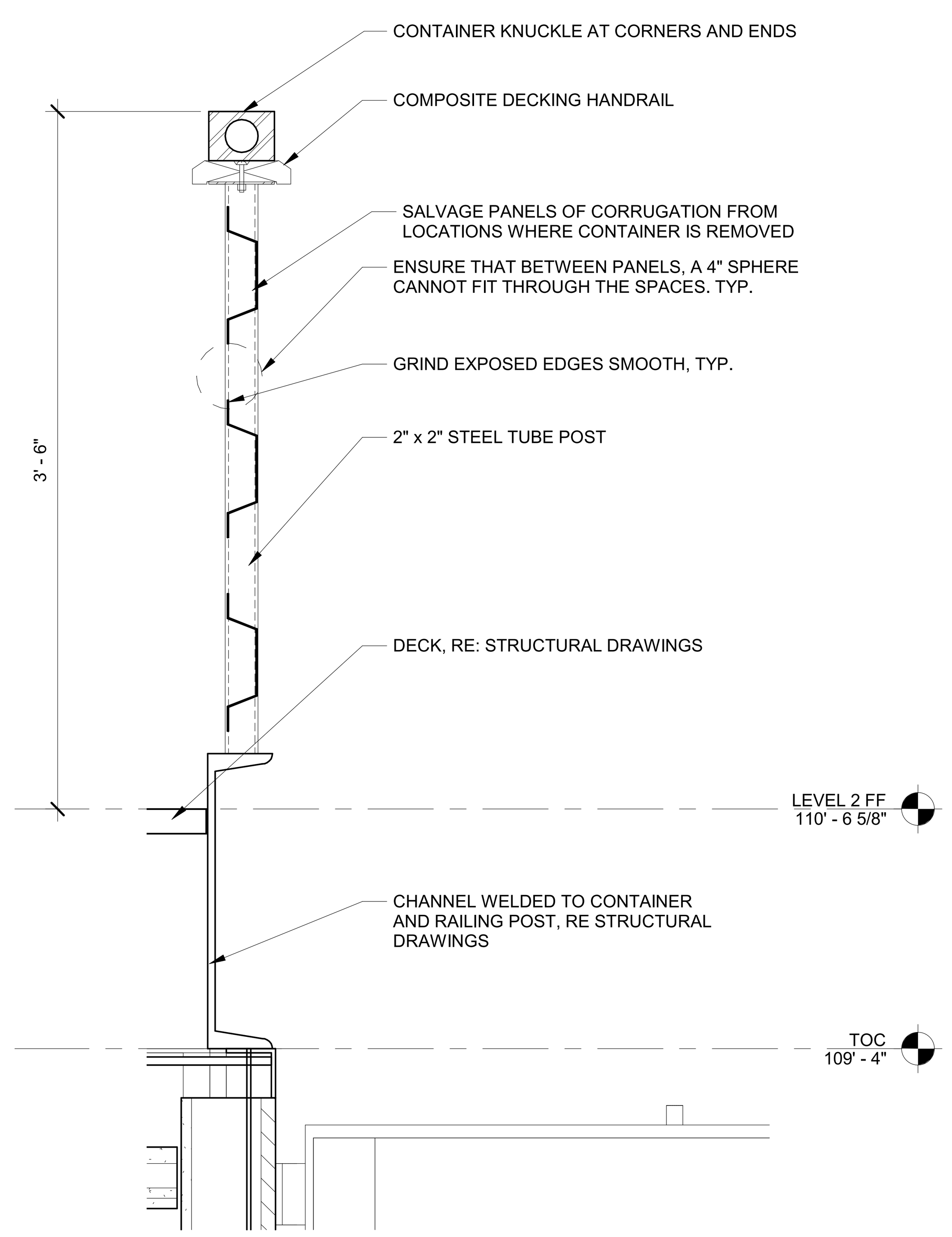
LEGEND:

GENERAL NOTES:

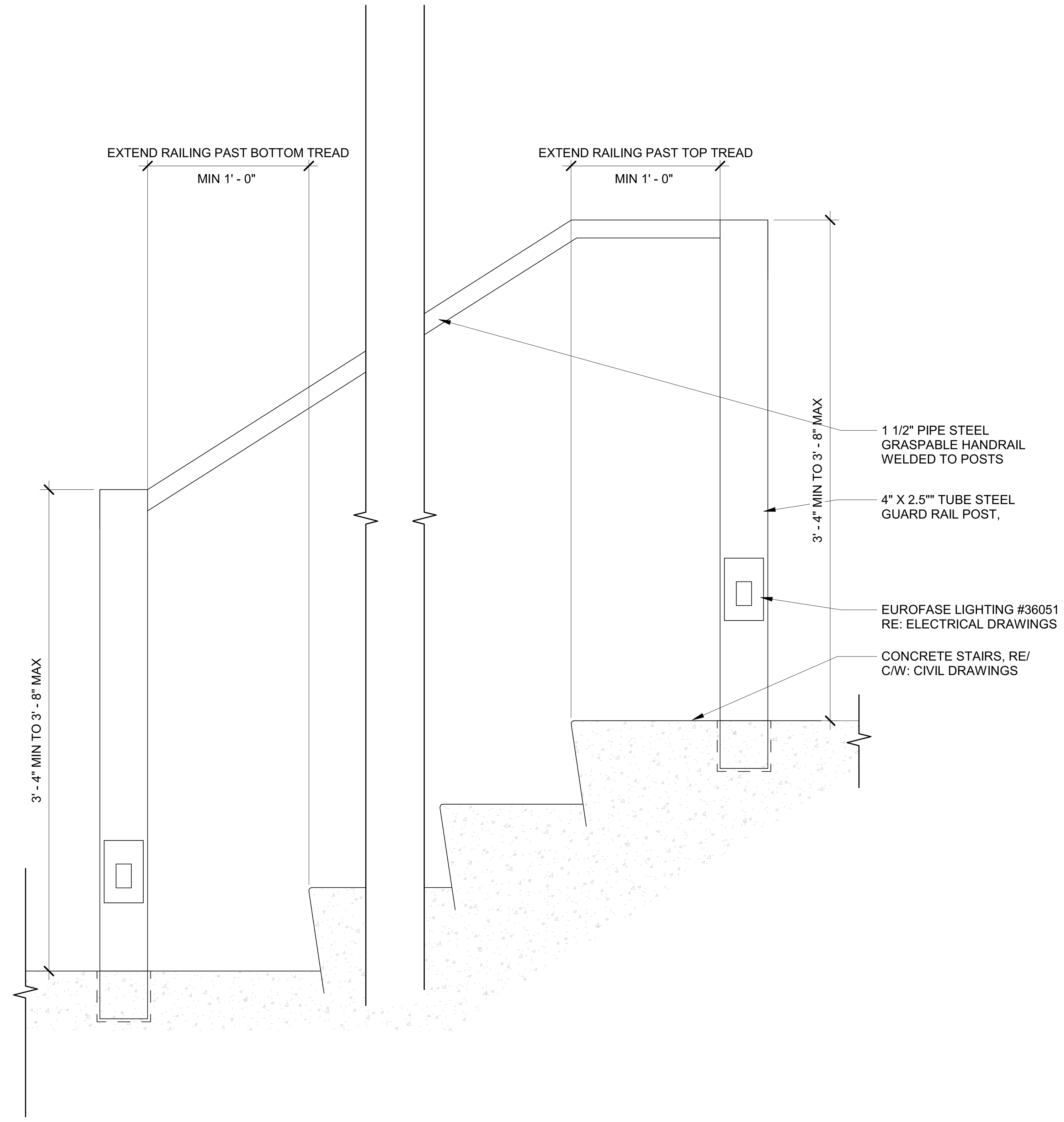
A. DIMENSION IS NOT SHOWN ON INTERIOR SHEETS UNLESS INTERIOR SPECIFIC. REFER ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

B. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION / ORDERING.

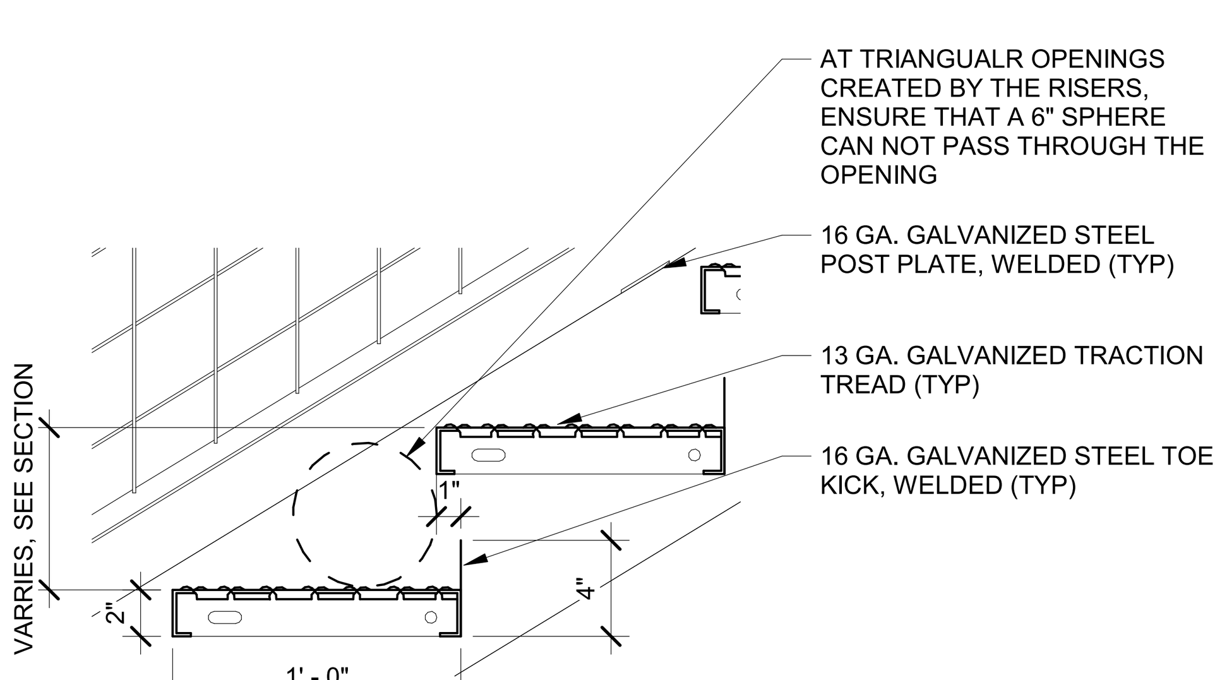
SHEET NOTES:



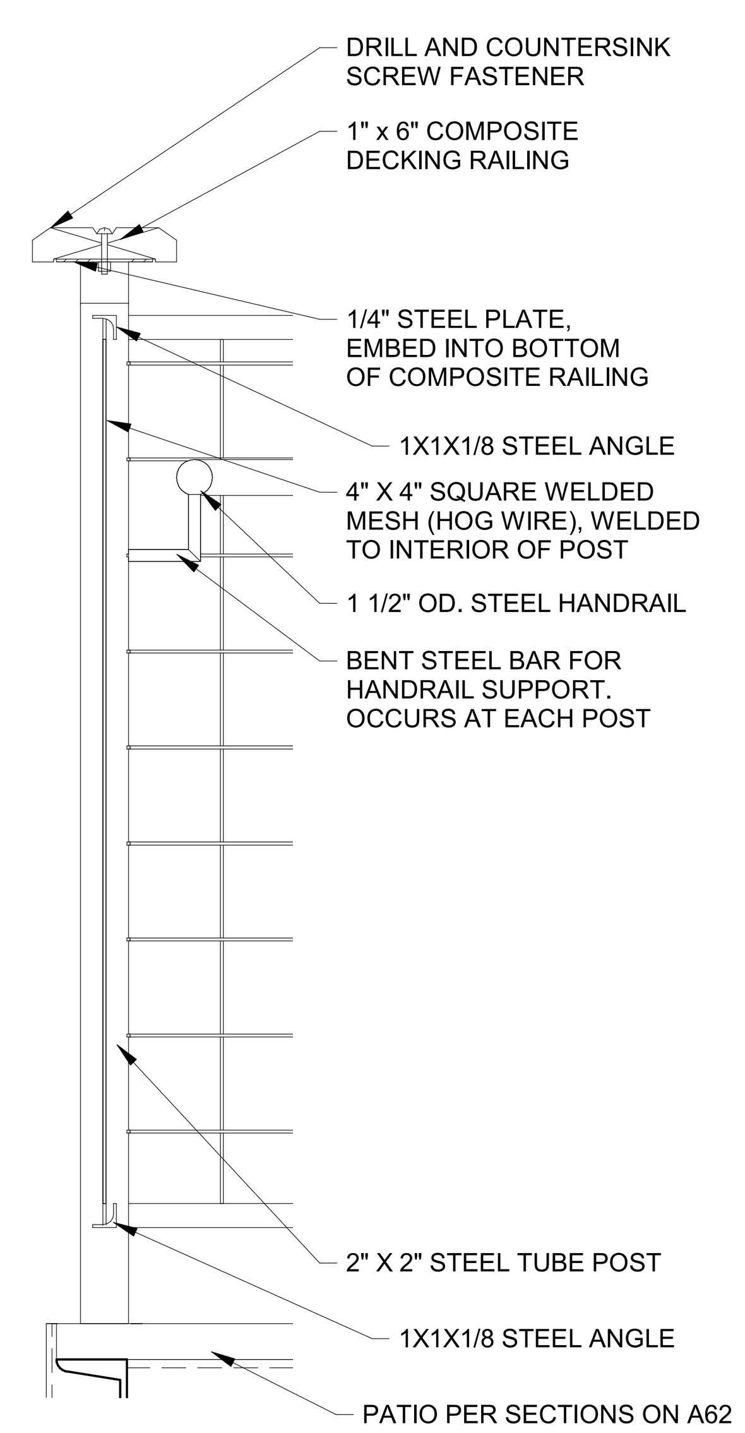
5 FRONT RAILING SECTION
1 1/2" = 1'-0"



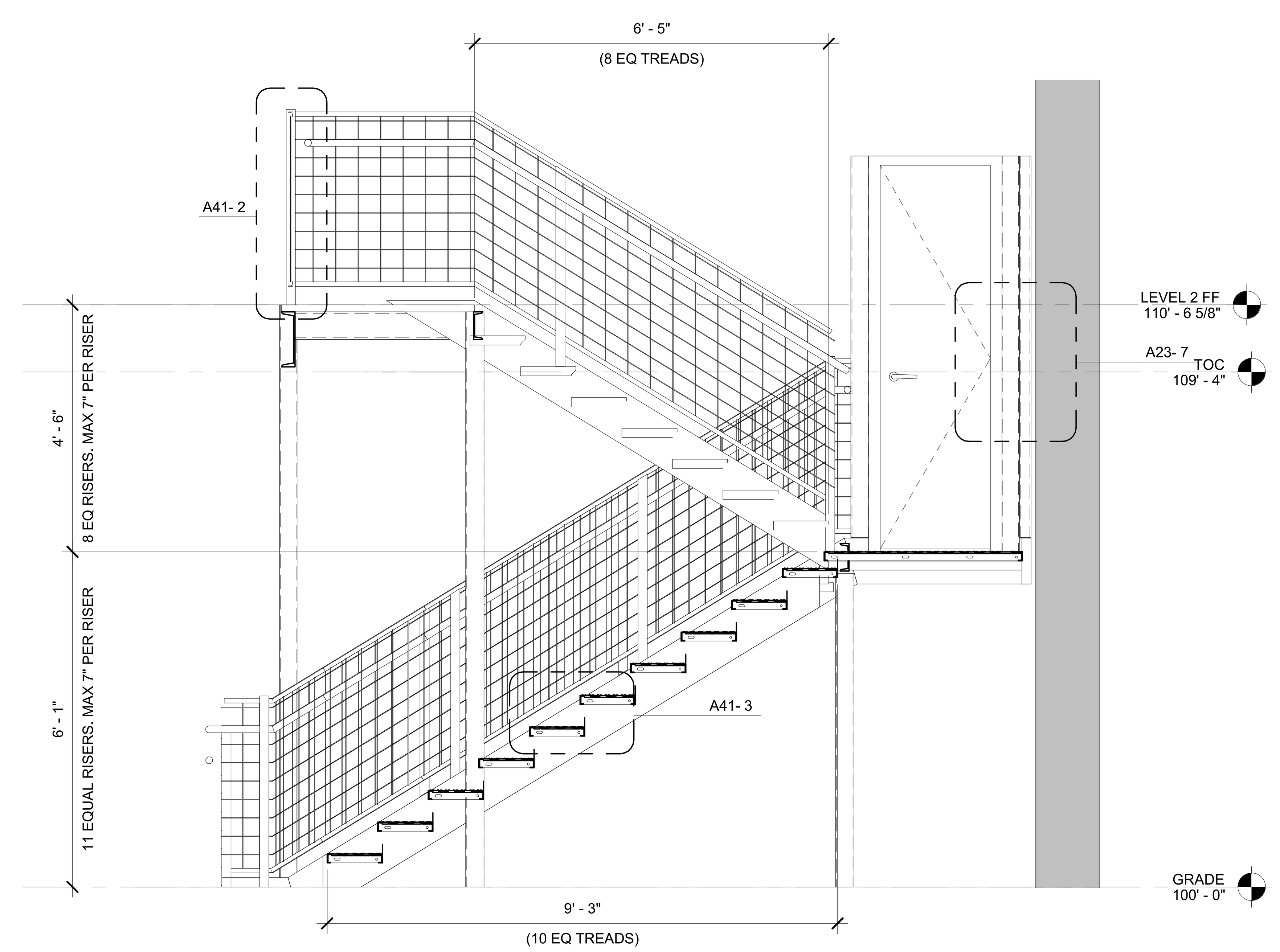
4 CONCRETE STAIR RAILING DETAIL
1 1/2" = 1'-0"



3 TREAD DETAIL - STAIR SECTION
1 1/2" = 1'-0"



2 TYP RAILING DETAIL
1 1/2" = 1'-0"



1 STAIR SECTION
1/2" = 1'-0"

5/7/2020 10:27:26 AM

REGISTERED ARCHITECT
PENNSYLVANIA
CRAIG ANDREW SLOCUM No. RA406334
5-7-2020

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

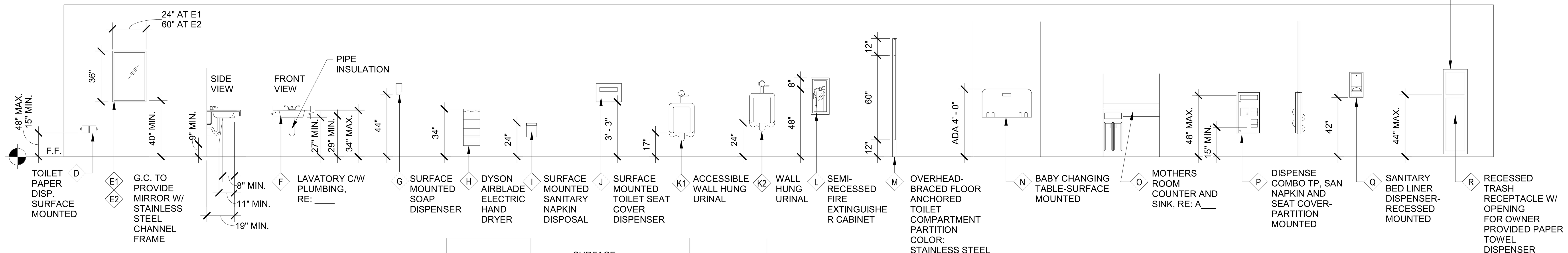
REVISED

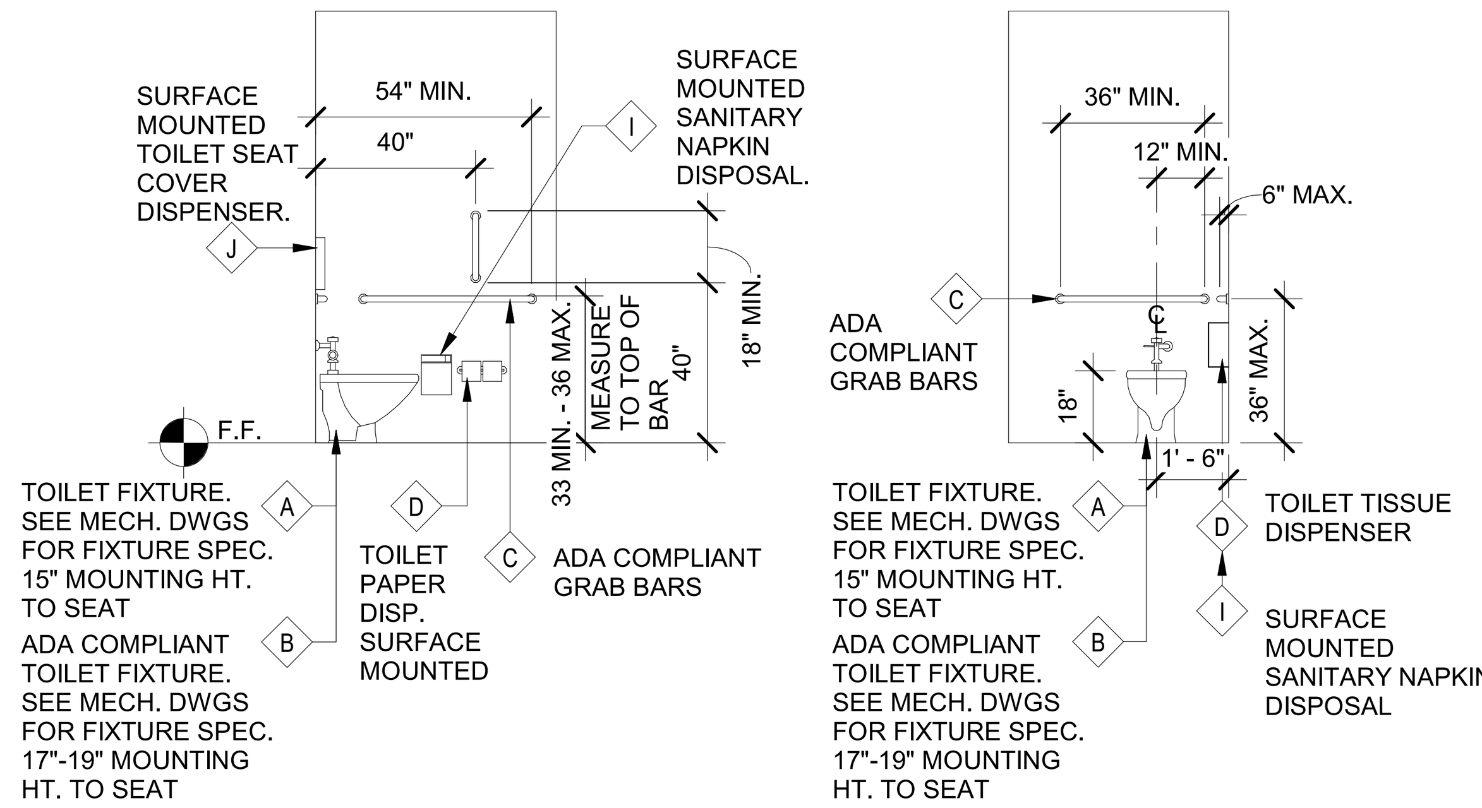
SHEET TITLE
VERTICAL CIRCULATION

SHEET
A41

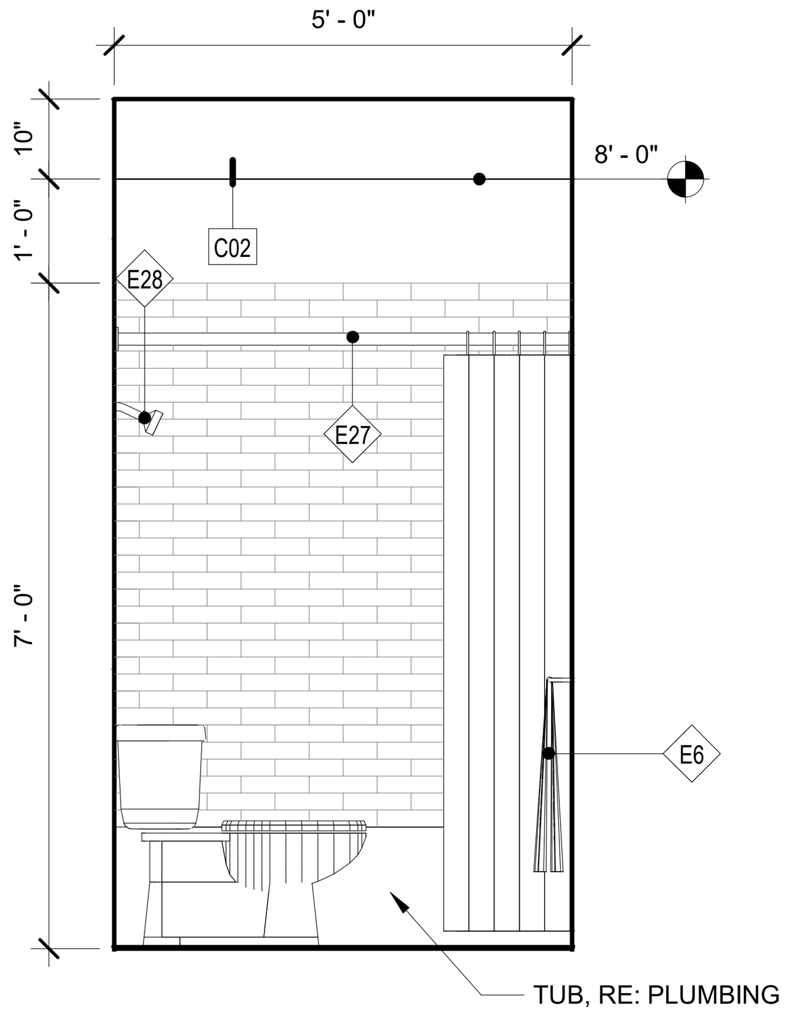
ORIGINAL SHEET SIZE 24" x 36"

NOTE: PROVIDE SOLID BLOCKING OR OTHER SUITABLE BACKING AT LOCATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: EDGES WHERE FINISH MATERIALS CHANGE, GRAB BARS, TOILET PARTITIONS, DOOR STOPS, SHELF BRACKETS, HANDRAILS AND ALL MOUNTED EQUIPMENT, INCLUDING EQUIPMENT FURNISHED BY OWNER. SEE SPECIFICATIONS FOR LOADING RESISTANCE REQUIRED. EXTEND BACKING 6" BEYOND OUTLINE OF EQUIPMENT.

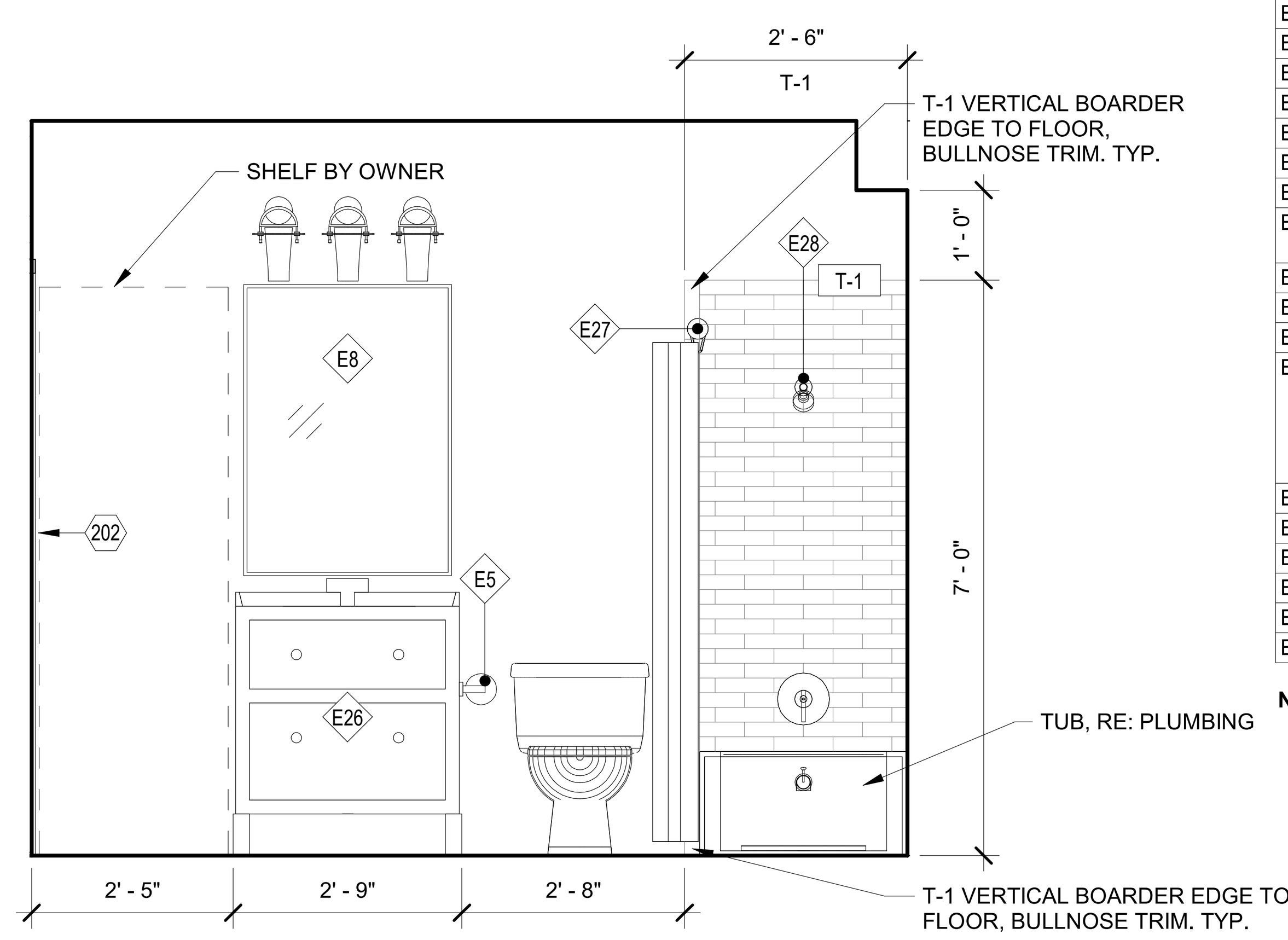




8 MOUNTING HEIGHTS
1/4" = 1'-0"



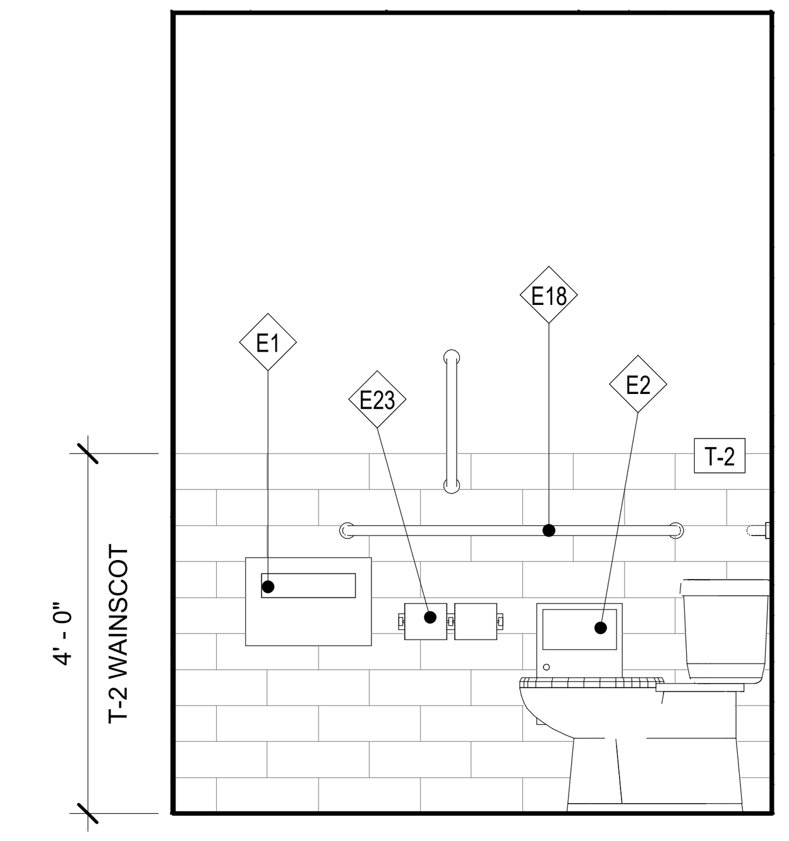
4 APARTMENT RR TUB WALL
1/2" = 1'-0"



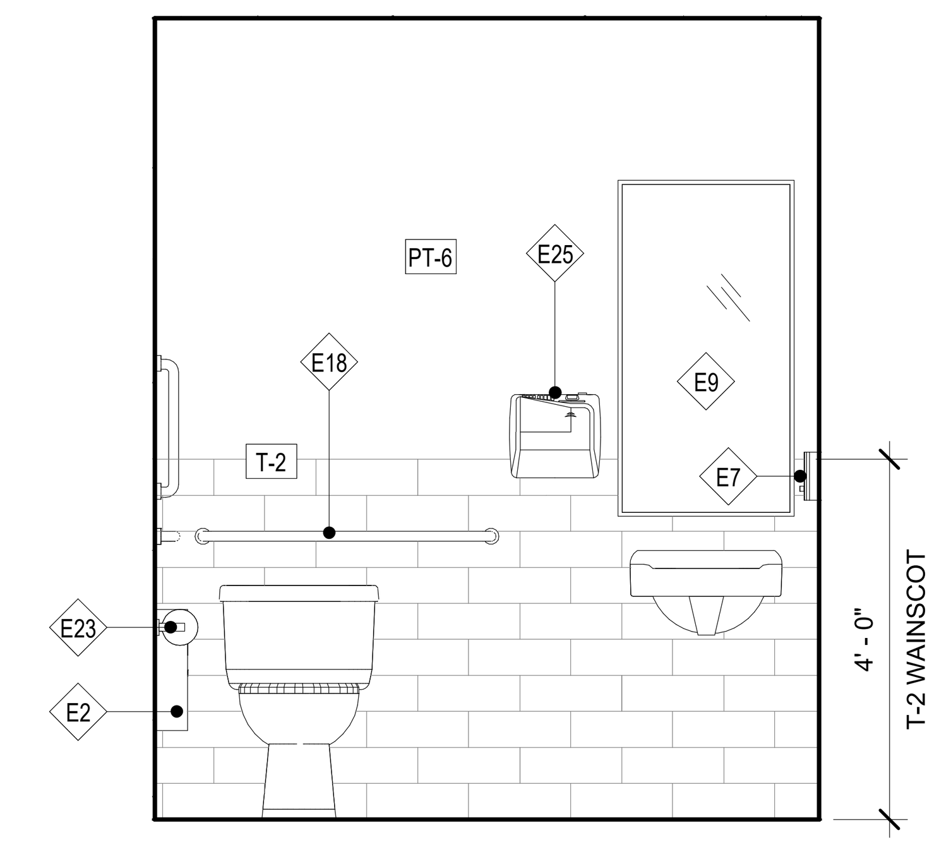
5 APARTMENT RESTROOM WET WALL
1/2" = 1'-0"

Specialty Equipment Schedule				
Mark	**Description**	**Manufacturer**	**Model**	**Comments**
E1	SEAT COVER DISPENSER	BOBRICK	B-5221	
E2	SANITARY NAPKIN DISPOSAL	BOBRICK	B-35139	
E3	3 COMP SINK			
E4	ESPRESSO MACHINE			
E5	TOILET PAPER DISPENSER	BOBRICK	B-685	
E6	TOWEL RACK	BOBRICK	B676 X 24	
E7	SOAP DISPENSER	BOBRICK	B-2012	
E8	MEDICINE CABINET MIRROR	BOBRICK	B-398	
E9	MIRROR	BOBRICK	B-165	
E10	FIRE EXTINGUISHER			MIN 2A RATING
E11	PASTRY DISPLAY CASE			
E12	STAINLESS STEEL ROLLING PREP TABLE 48" X 30"			
E13	COOLER			
E14	COFFEE MAKER			
E15	MOP SINK			
E16	DISHWASHER			
E17	MICROWAVE			
E18	ADA COMPLIANT GRAB BAR SET	BOBRICK		
E19	COFFEE GRINDER			
E20	RANGE / OVEN			
E21	TV			
E22	STAINLESS STEEL ROLLING PREP TABLE 36" X 18"			
E23	TOILET PAPER DISPENSER	BOBRICK	B-697	
E24	VENT HOOD			
E25	HAND DRYER	BOBRICK	B-7128	
E26	SINK CABINET WITH 2 DRAWERS, GRAY, 32-1/2" X 19-1/4" X 35"	IKEA	HEMNES / RATTVIKEN	PROVIDE BLOCKING IN WALL AS NEEDED. FAUCET TO BE IKEA RUNSKAR BATH FAUCET WITH STRAINER, CHROME PLATED
E27	SHOWER CURTAIN ROD		B-207 X 60	
E28	SHOWER HARDWARE			
E29	REFRIGERATOR			CFCI
E30	FLOOR DRAIN			RE: PLUMBING
E32	SYRUP HOLDER			
E34	MOP AND BROOM HOLDER	BOBRICK	B-223 X 24	

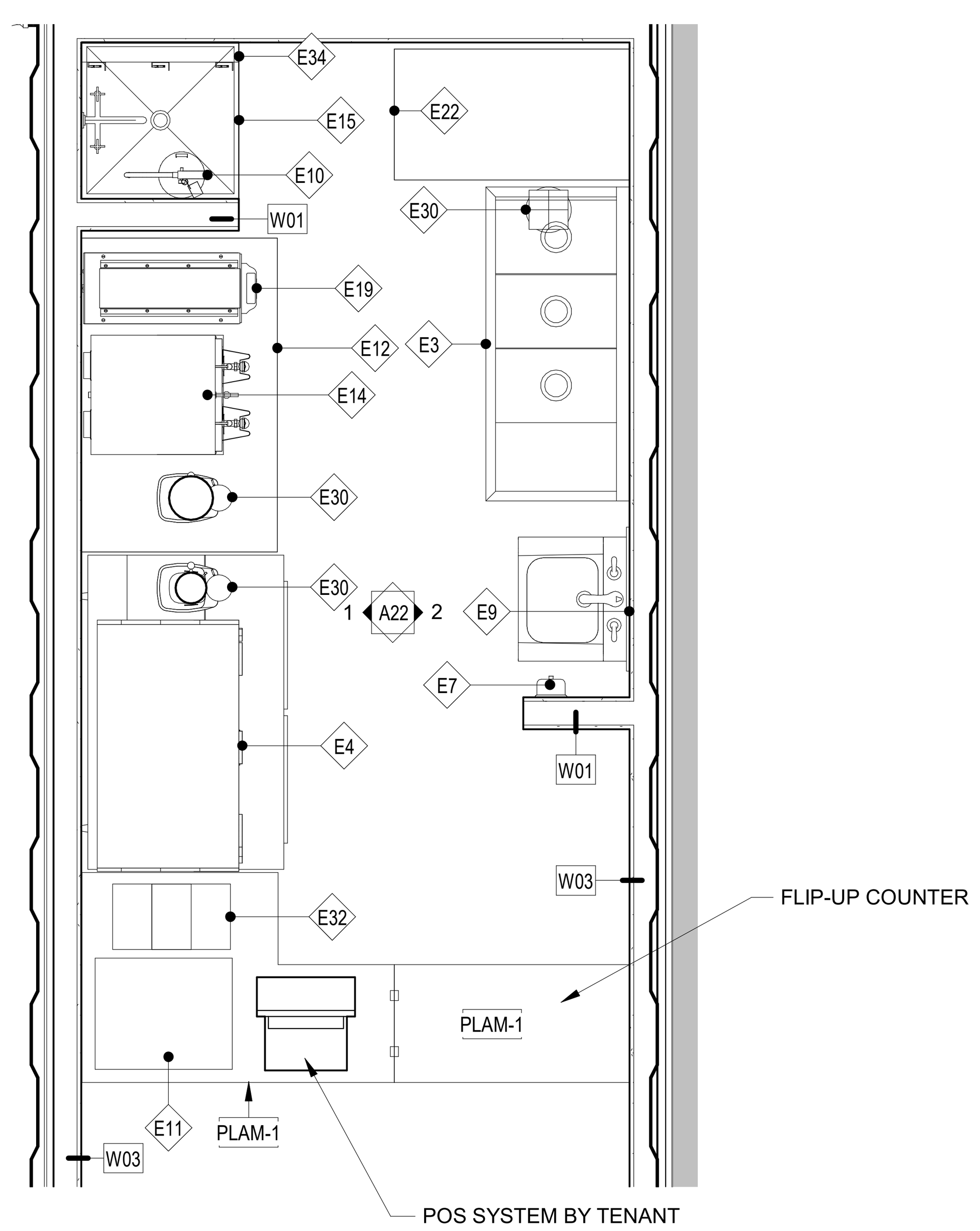
NOTE: BATHROOM HARDWARE (APARTMENT): ALTERNATES MAY BE SELECTED UPON ARCHITECT APPROVAL



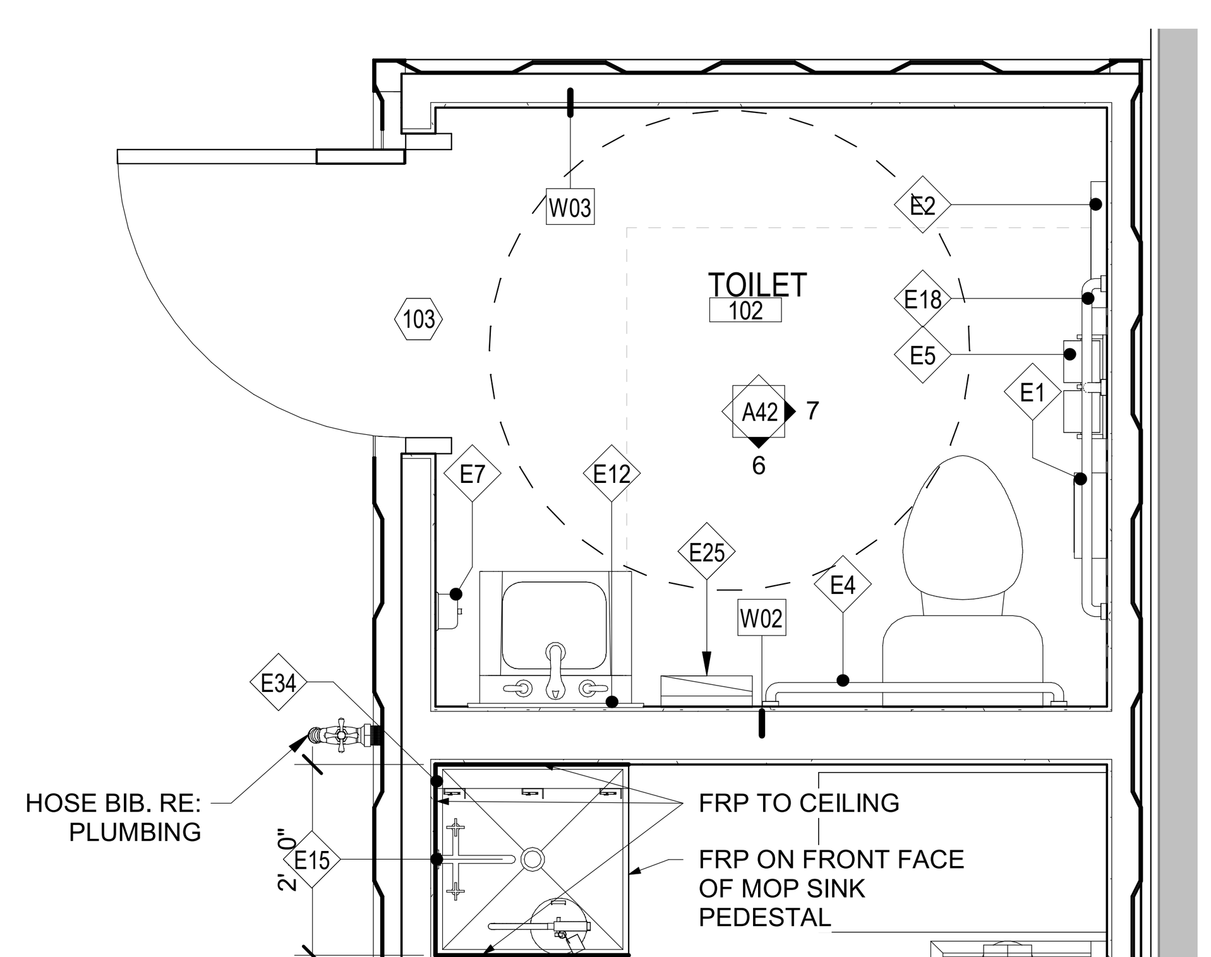
7 TOILET 102 SIDE WALL
1/2" = 1'-0"



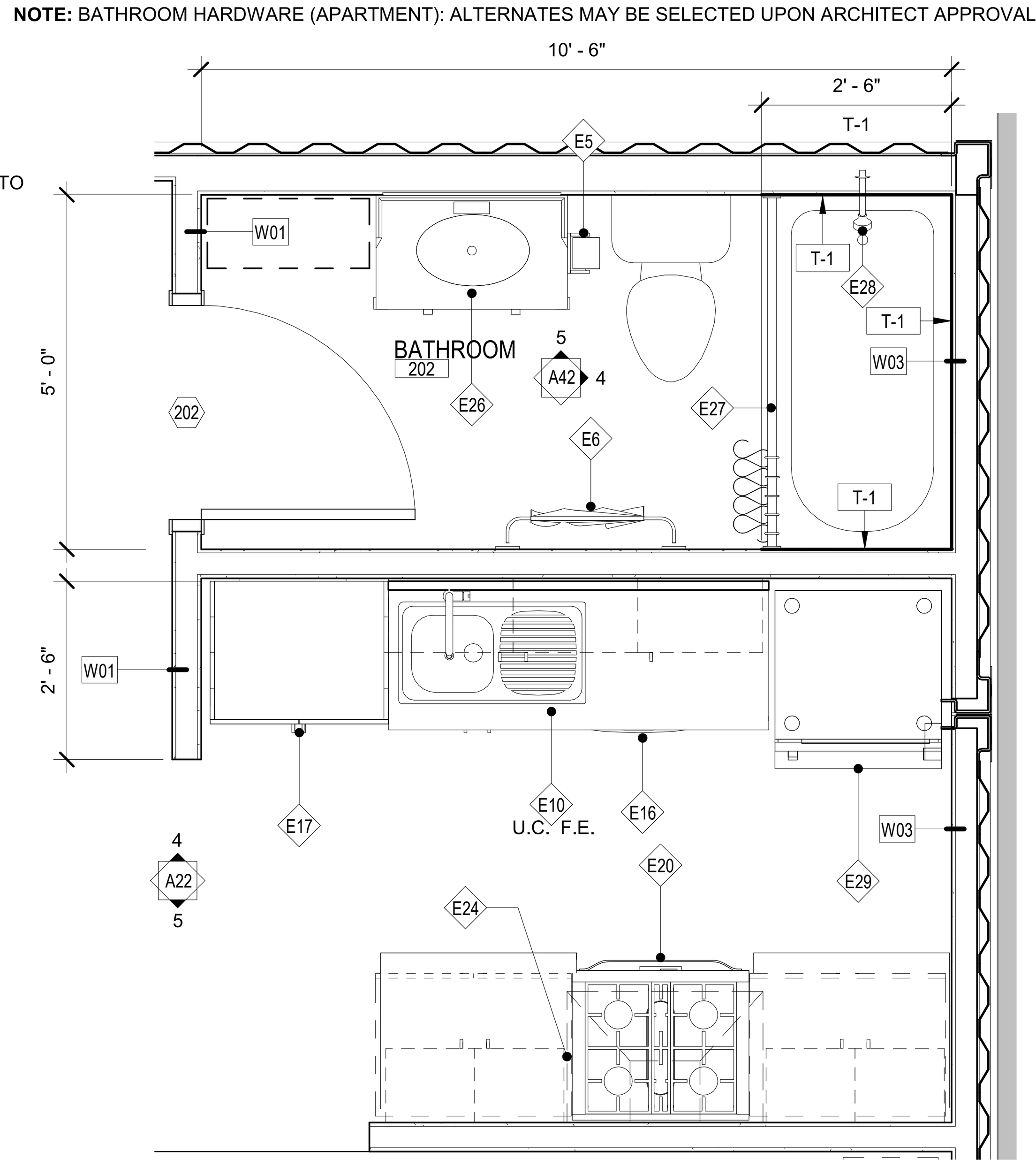
6 TOILET 102 WET WALL
1/2" = 1'-0"



3 COFFEE SHOP EQUIPMENT PLAN
1/2" = 1'-0"



2 COFFEE SHOP TOILET 102 + MOP SINK
1/2" = 1'-0"



1 APARTMENT RESTROOM / KITCHEN
1/2" = 1'-0"

GENERAL NOTES:

A. FINISH FLOOR ELEVATION (100.00) IS FOR REFERENCE ONLY. SEE SEPARATE BOUND CIVIL SET FOR ACTUAL FLOOR ELEVATION.

B. ALL WALL DIMENSIONS ARE TO FACE OF STUD AND/OR NOMINAL FACE OF MASONRY.

C. PROVIDE BLOCKING WHERE REQUIRED FOR FIXTURE INSTALLATION. COORDINATE WITH FIXTURE INSTALLER FOR MOUNTING HEIGHTS.

D. BRACE WALLS THAT DO NOT EXTEND TO STRUCTURE WITH 3 5/8" METAL STUD DIAGONAL BRACE AT 48" O.C., ANCHOR TO BOTTOM FLUTE OF ROOF DECKING AND AT TOP TRACK OF PARTITION WALL. BRACES TO BE CONCEALED WHENEVER POSSIBLE.

E. PROVIDE 5/8" GYP. BD. AT EXISTING EXTERIOR STUD FRAMED WALLS, FINISH.

F. THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.

G. RE: I-SERIES FOR FURNITURE PLANS.

H. CONTRACTOR SHALL PROVIDE BLOCKING OR BACKING FOR ALL WALL MOUNTED AND RECESSED ACCESSORIES AND EQUIPMENT. ASSURE THAT ALL REQUIRED BACKING IS INSTALLED IN WALLS PRIOR TO INSTALLING DRYWALL. THIS INCLUDES BACKING FOR WALL-MOUNTED DOORSTOPS.

I. THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" MIN. FROM ADJACENT PERPENDICULAR WALL U.N.O.

J. SINKS AND FITTING SHOWN WITHIN MILLWORK ARE INDICATED ON PLUMBING PLANS.

K. CONTRACTOR SHALL FIELD MEASURE ALL AREAS TO RECEIVE MILLWORK PRIOR TO FABRICATION OF MILLWORK.

L. VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cslhqa.com

CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

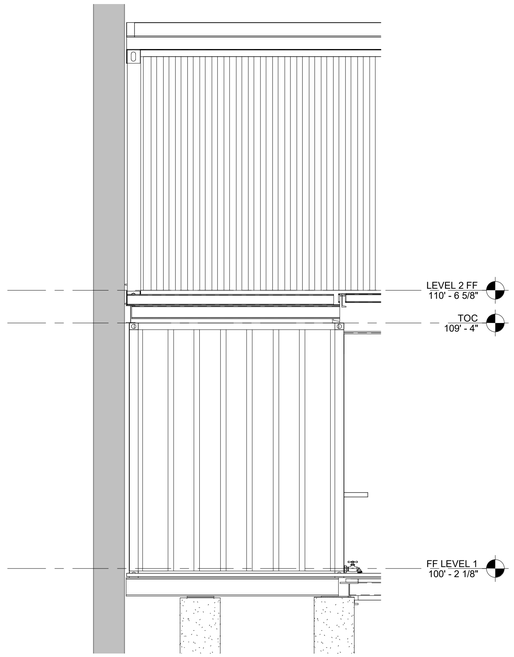
REVISED

SHEET TITLE
ENLARGED PLANS

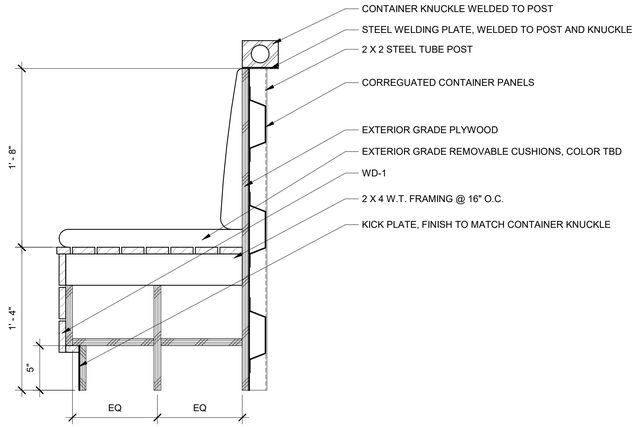
SHEET
A42

ORIGINAL SHEET SIZE 24" x 36"

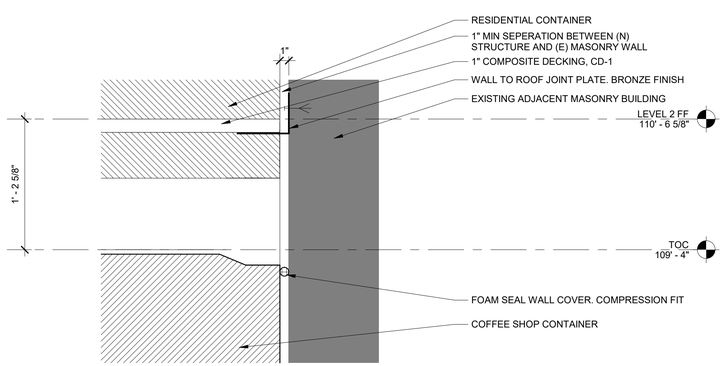
5/7/2020 10:27:32 AM



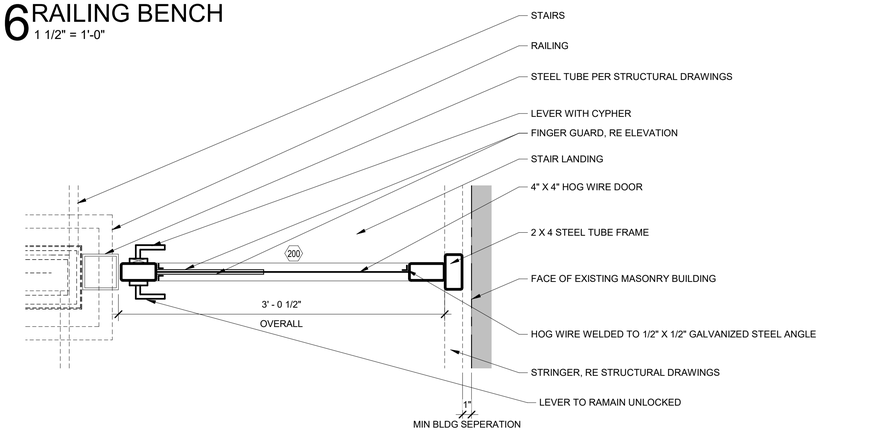
7 MEP PENETRATIONS
3/8" = 1'-0"



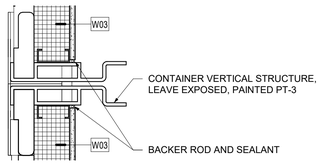
6 RAILING BENCH
1 1/2" = 1'-0"



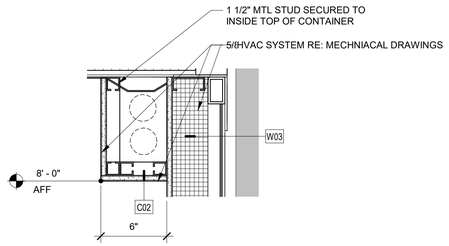
5 PATIO CONNECTION TO (E) STRUCTURE
1 1/2" = 1'-0"



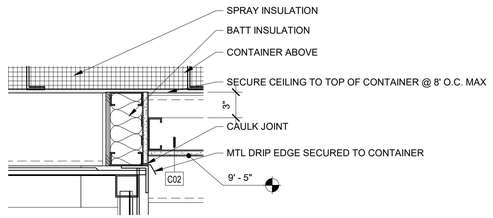
4 GATE PLAN
1 1/2" = 1'-0"



3 TYPICAL APT EXPOSED STRUCTURE
1 1/2" = 1'-0"



2 SOFFIT DETAIL
1 1/2" = 1'-0"



1 CONNECTION DETAIL @ EXT. CEILING
1 1/2" = 1'-0"

GENERAL NOTES:

A. FINISH FLOOR ELEVATION (100.00) IS FOR REFERENCE ONLY. SEE SEPARATE BOUND CIVIL SET FOR ACTUAL FLOOR ELEVATION.

B. ALL WALL DIMENSIONS ARE TO FACE OF STUD AND/OR NOMINAL FACE OF MASONRY.

C. PROVIDE BLOCKING WHERE REQUIRED FOR FIXTURE INSTALLATION. COORDINATE WITH FIXTURE INSTALLER FOR MOUNTING HEIGHTS.

D. BRACE WALLS THAT DO NOT EXTEND TO STRUCTURE WITH 3 5/8" METAL STUD DIAGONAL BRACE AT 48" O.C., ANCHOR TO BOTTOM FLUTE OF ROOF DECKING AND AT TOP TRACK OF PARTITION WALL. BRACES TO BE CONCEALED WHENEVER POSSIBLE.

E. PROVIDE 5/8" GYP. BD. AT EXISTING EXTERIOR STUD FRAMED WALLS, FINISH.

F. THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.

G. RE: I-SERIES FOR FURNITURE PLANS.

H. CONTRACTOR SHALL PROVIDE BLOCKING OR BACKING FOR ALL WALL MOUNTED AND RECESSED ACCESSORIES AND EQUIPMENT. ASSURE THAT ALL REQUIRED BACKING IS INSTALLED IN WALLS PRIOR TO INSTALLING DRYWALL. THIS INCLUDES BACKING FOR WALL-MOUNTED DOORSTOPS.

I. THE HINGE SIDE OF ALL DOOR FRAMES SHALL BE MOUNTED 4" MIN. FROM ADJACENT PERPENDICULAR WALL U.N.O.

J. SINKS AND FITTING SHOWN WITHIN MILLWORK ARE INDICATED ON PLUMBING PLANS.

K. CONTRACTOR SHALL FIELD MEASURE ALL AREAS TO RECEIVE MILLWORK PRIOR TO FABRICATION OF MILLWORK.

L. VERIFY ALL PLUMBING FIXTURES WITH PLUMBING DRAWINGS.

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

COFFEE SHOP
PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET

CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

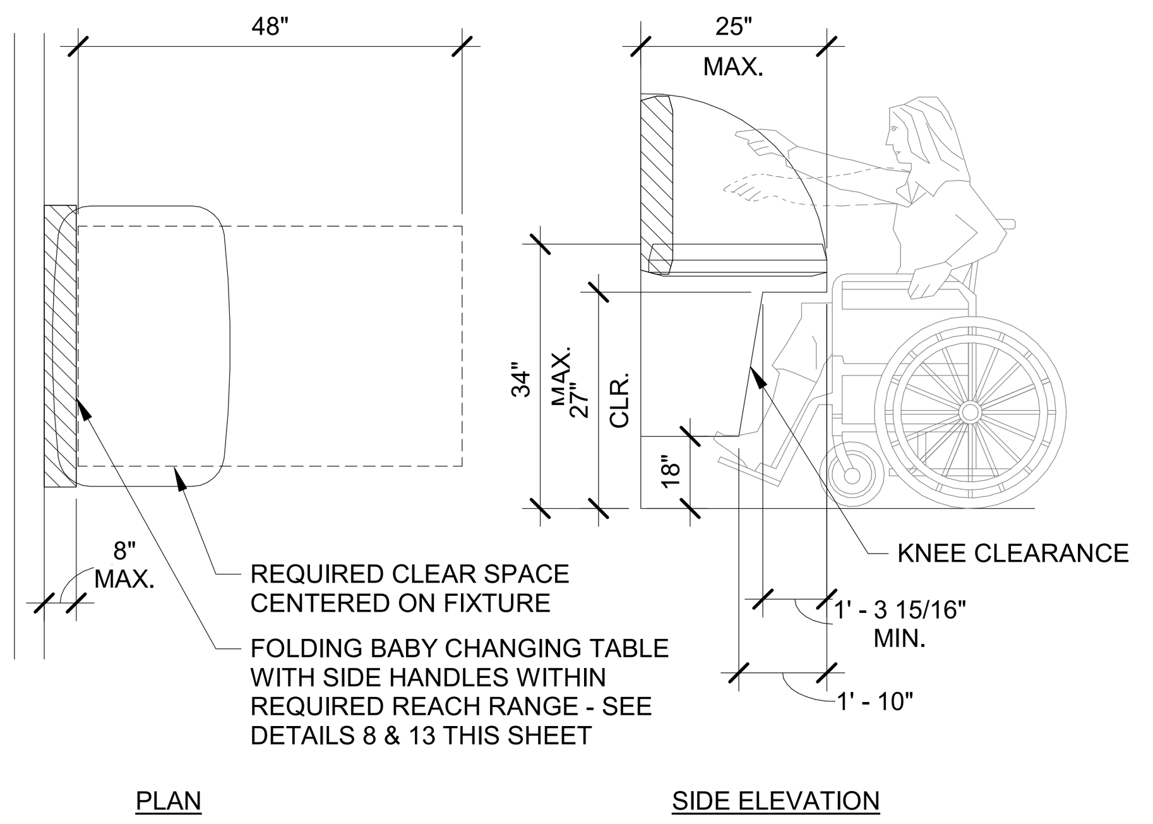
PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

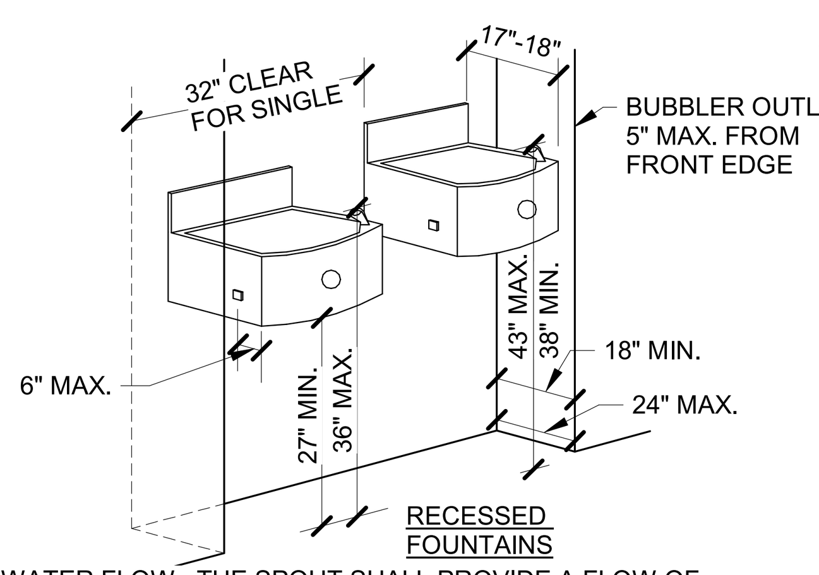
SHEET TITLE
DETAILS

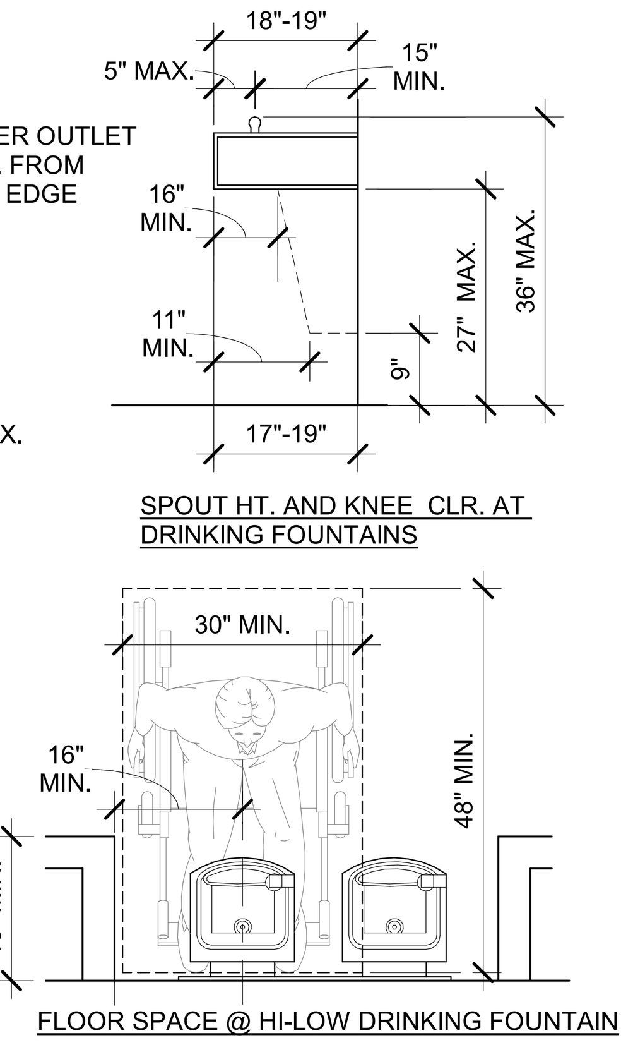
SHEET
A43
ORIGINAL SHEET SIZE
24" x 36"

5/7/2020 10:27:35 AM



1 ACCESSIBLE BABY CHANGE
1/4" = 1'-0"





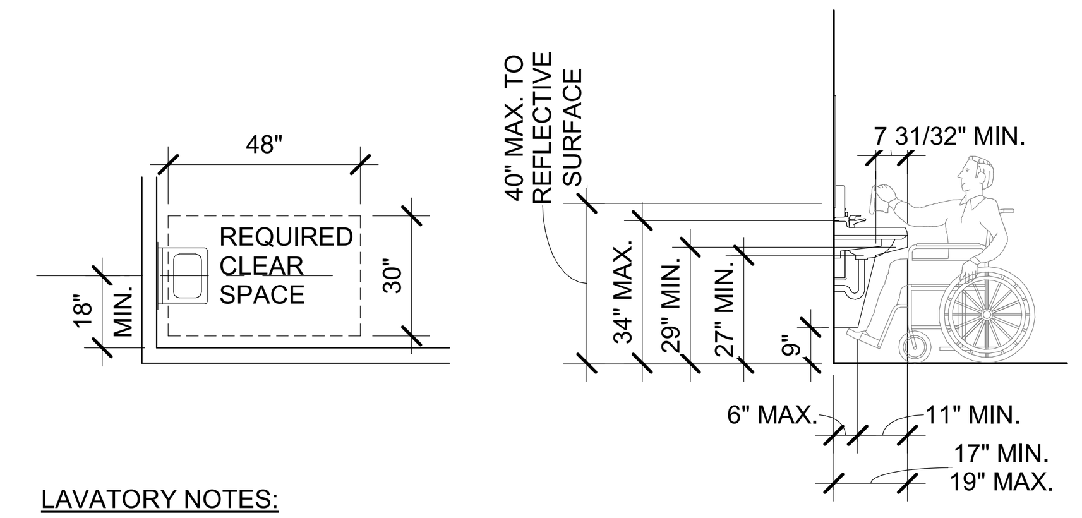
WATER FLOW: THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MIN. AND SHALL BE LOCATED 5" MAX. FROM THE FRONT OF THE UNIT.

NOTES:
ILLUSTRATIONS SHOWN HERE ARE FOR DIMENSIONAL PURPOSES ONLY. A SECOND DRINKING FOUNTAIN SHALL BE PROVIDED AT A MOUNTING HEIGHT SUITABLE TO PERSONS WITH LIMITED PHYSICAL BENDING ABILITY, MAINTAINING MINIMUM CLEARACNES NOTED AND AS REQUIRED.

AT ALCOVE DEEPER THAN 24" ADDITIONAL 6" MANUERVERING CLEARANCE IS REQUIRED.

AT "HI-LOW" TYPE FOUNTAINS CENTER THE 30"x48" CLEAR FLOOR SPACE ON THE "LOW" FOUNTAIN FIXTURE.

2 ACCESSIBLE DRINKING FOUNTAIN
1/4" = 1'-0"



LAVATORY NOTES:

1. PROVIDE A CLEAR SPACE 30" X 48" MIN. IN FRONT OF THE LAVATORY. THE CLEAR SPACE MAY EXTEND INTO KNEE AND TOE SPACE UNDER THE LAVATORY.

2. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.

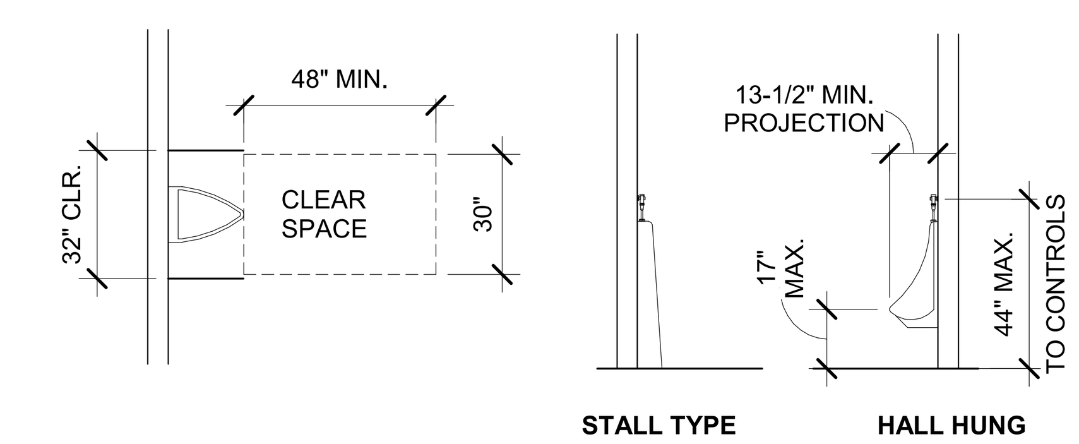
3. INSULATE OR CONFIGURE WATER SUPPLY AND DRAIN PIPING UNDER SINKS TO PREVENT CONTACT.

4. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES ALLOWED UNDER LAVATORIES.

5. FAUCET CONTROLS AND OPERATING MECHANISMS ARE REQUIRED TO BE OPERABLE WITH ONE HAND AND CANNOT REQUIRE GRASPING, PINCHING, OR TWISTING OF WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS IS NOT TO EXCEED 5 LBS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN.

6. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

3 ACCESSIBLE LAVATORY
1/4" = 1'-0"

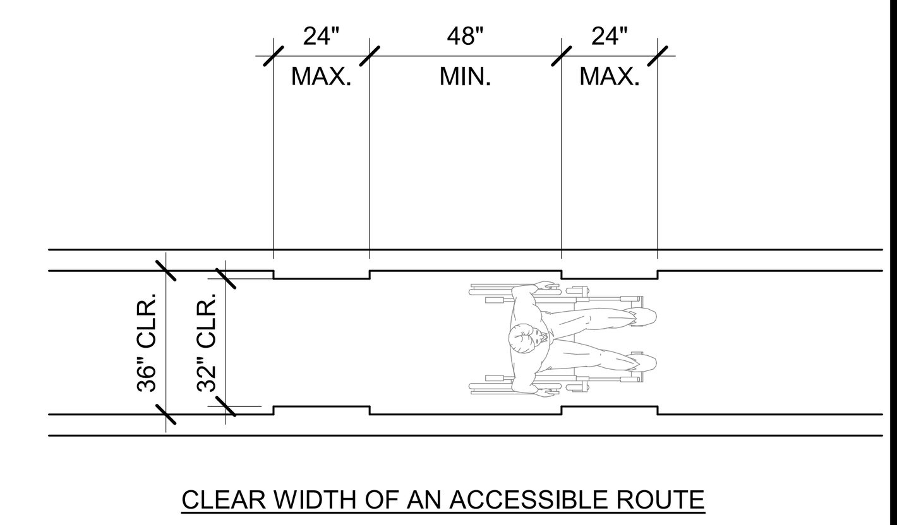


URINAL NOTES:

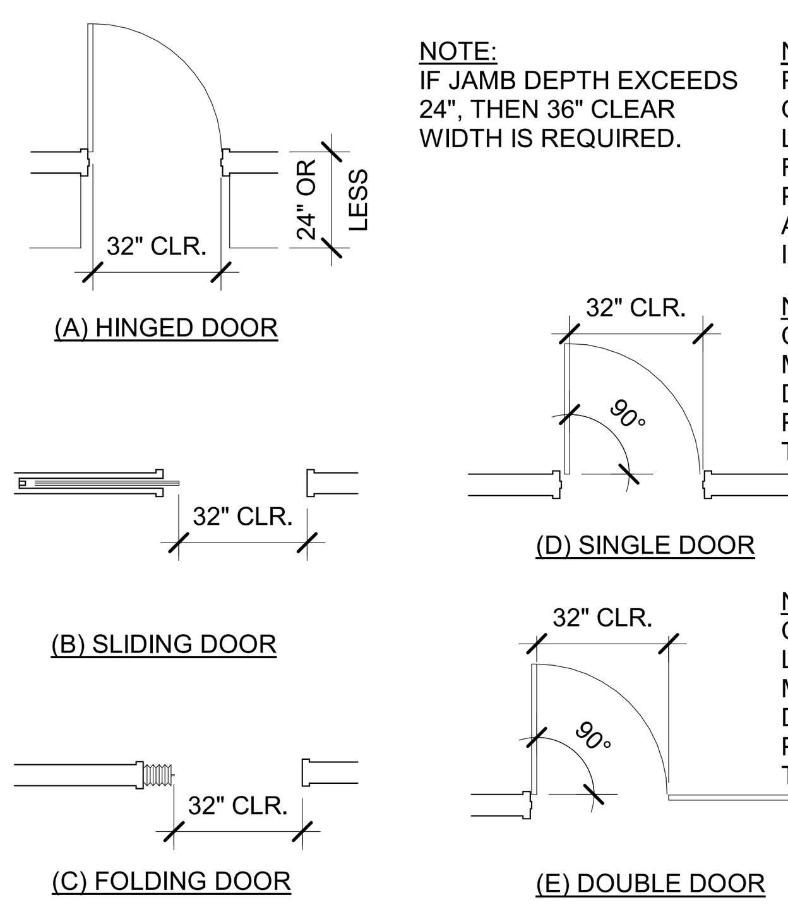
1. PROVIDE STALL-TYPE OR WALL HUNG URINALS WITH AN ELONGATED RIM AT MAXIMUM HEIGHT 17". FLUSH CONTROLS TO BE HAND OPERATED AND MEET SAME REQUIREMENTS AS FLUSH CONTROLS OF TOILET AND TO BE NO MORE THAN 44" ABOVE FLOOR.

2. WHERE URINALS ARE PROVIDED AT LEAST ONE SHALL COMPLY.

4 ACCESSIBLE URINAL
1/4" = 1'-0"



5 CLEAR WIDTH
1/4" = 1'-0"



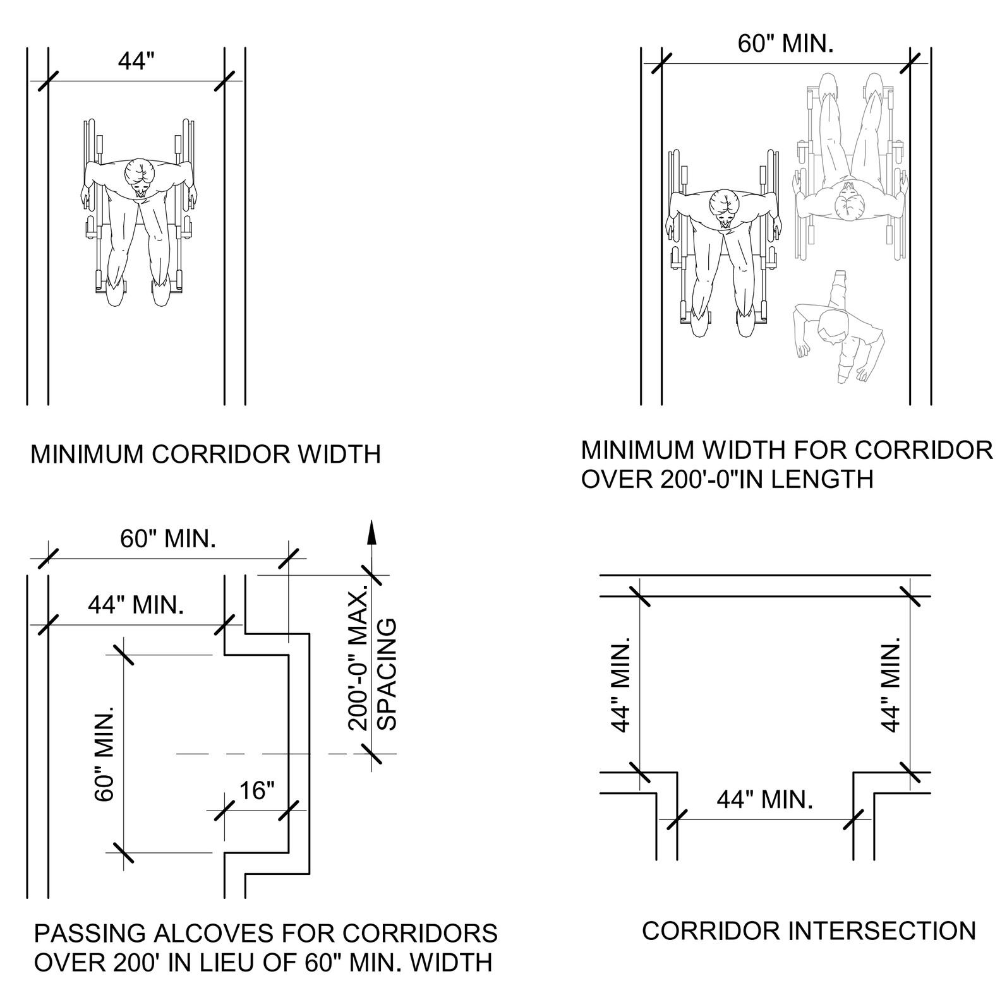
NOTE:
IF JAMB DEPTH EXCEEDS 24", THEN 36" CLEAR WIDTH IS REQUIRED.

NOTE:
PROJECTIONS INTO THE CLEAR OPENING ARE NOT ALLOWED LESS THAN 34" ABOVE THE FLOOR.
PROJECTIONS BETWEEN 34" AND 80" SHALL NOT EXCEED 4" IN DEPTH.

NOTE:
CLEAR OPENING SHALL BE MEASURED BETWEEN THE DOOR IN ITS 90° OPENING POSITION AND THE FACE OF THE STOP.

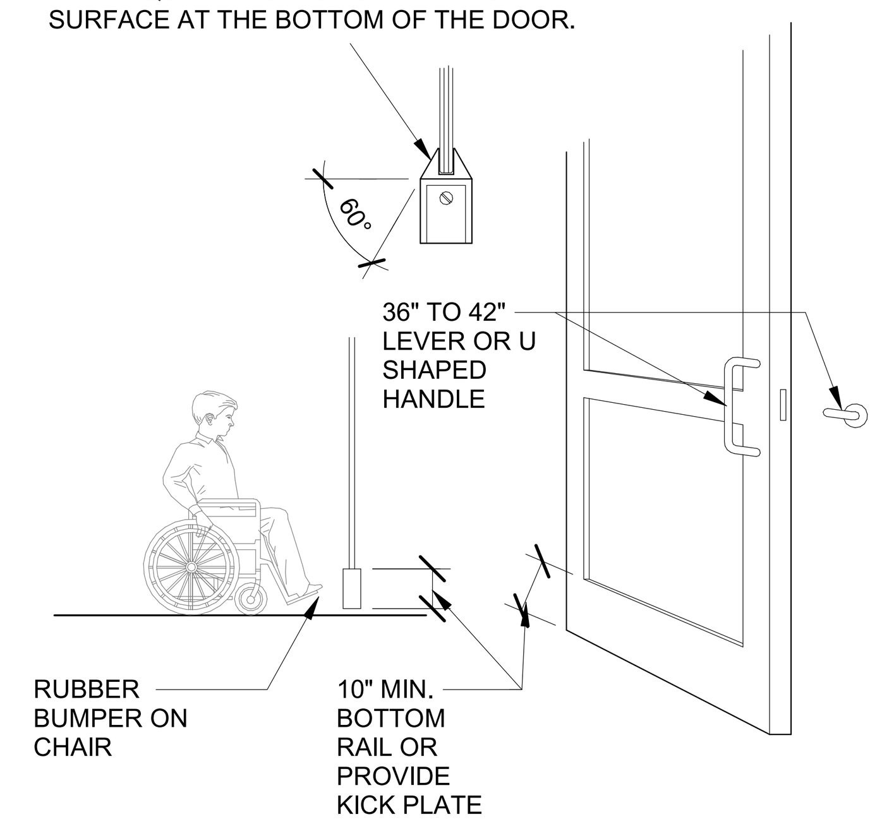
NOTE:
CLEAR OPENINGS FOR TWO LEAF DOORS SHALL BE MEASURED BETWEEN EITHER DOOR IN ITS 90° OPEN POSITION AND THE EDGE OF THE OTHER DOOR.

6 CLEARANCE THRU DOORS
1/4" = 1'-0"



7 CORRIDOR WIDTH
1/4" = 1'-0"

A NARROW FRAME WITH A BEVELED TOP EDGE (60 DEGREE MAXIMUM BEVEL TO HORIZONTAL PLANE) INSTALLED AT THE BOTTOM OF TEMPERED GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10-INCH UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.



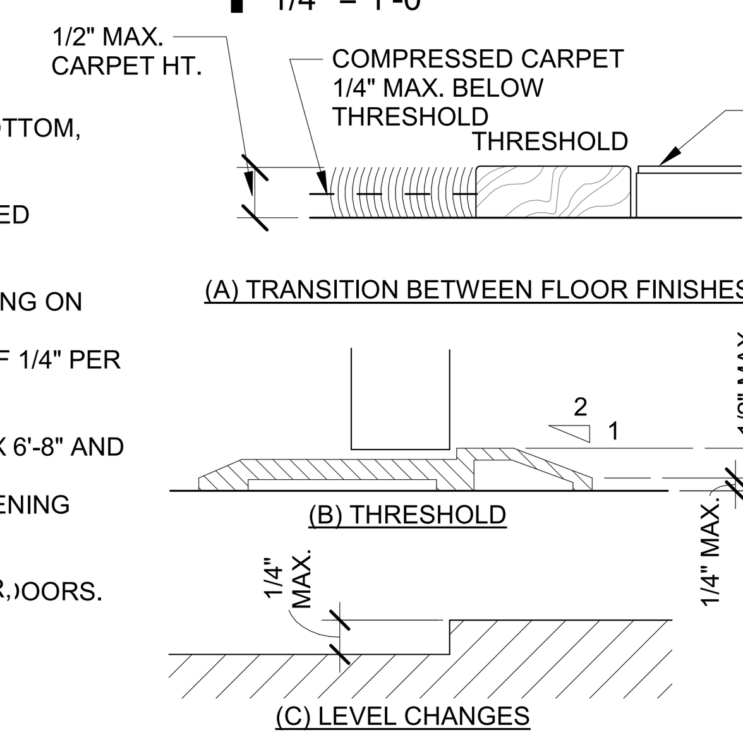
DOOR NOTES:
1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR INTEGRAL BOTTOM RAIL.
2. ALL EXIT DOORS SHALL BE PIVOTED OR SIDE HINGED SWINGING TYPE.
3. ALL DOORS SHALL HAVE A LEVEL FLOOR OR LANDING ON EACH SIDE OF THE DOOR NOT TO EXCEED A MZXIMUM OF 1/4" PER FOOT OR 2%
4. THE MINIMUM SIZE FOR ANY DOOR SHALL BE 3'-0" X 6'-8" AND SHALL HAVE A MINIMUM OF 32" CLEARANCE.

HARDWARE NOTES: 'IDTH SHALL BE 3'-0" NOMINAL OPENING
1. DOORS SHALL BE OPENABLE FROM SINGLE EFFORT, A MINIMUM OF 32" CLEARANCE. NO GRASPING OR WRIST MOVEMENT USING LEVER,)OORS. PUSH-PULLS OR PANIC DEVICES, AND SHALL BE OPENABLE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. HARDWARE SHALL BE MOUNTED AT 36" TO 42".
3. DOOR CLOSERS SHALL PROVIDE A MINIMUM OF 3 SECONDS TO MOVE FROM A 70 DEGREE OPEN

EFFORT TO OPERATE DOORS: OM THE LATCH.

INTERIOR DOORS = 5 LBS
EXTERIOR DOORS = 5 LBS
FIRE DOORS = AS REQUIRED BY AHJ
NOT TO EXCEED 15 LBS.

8 DOOR CONSTRUCTION
1/4" = 1'-0"

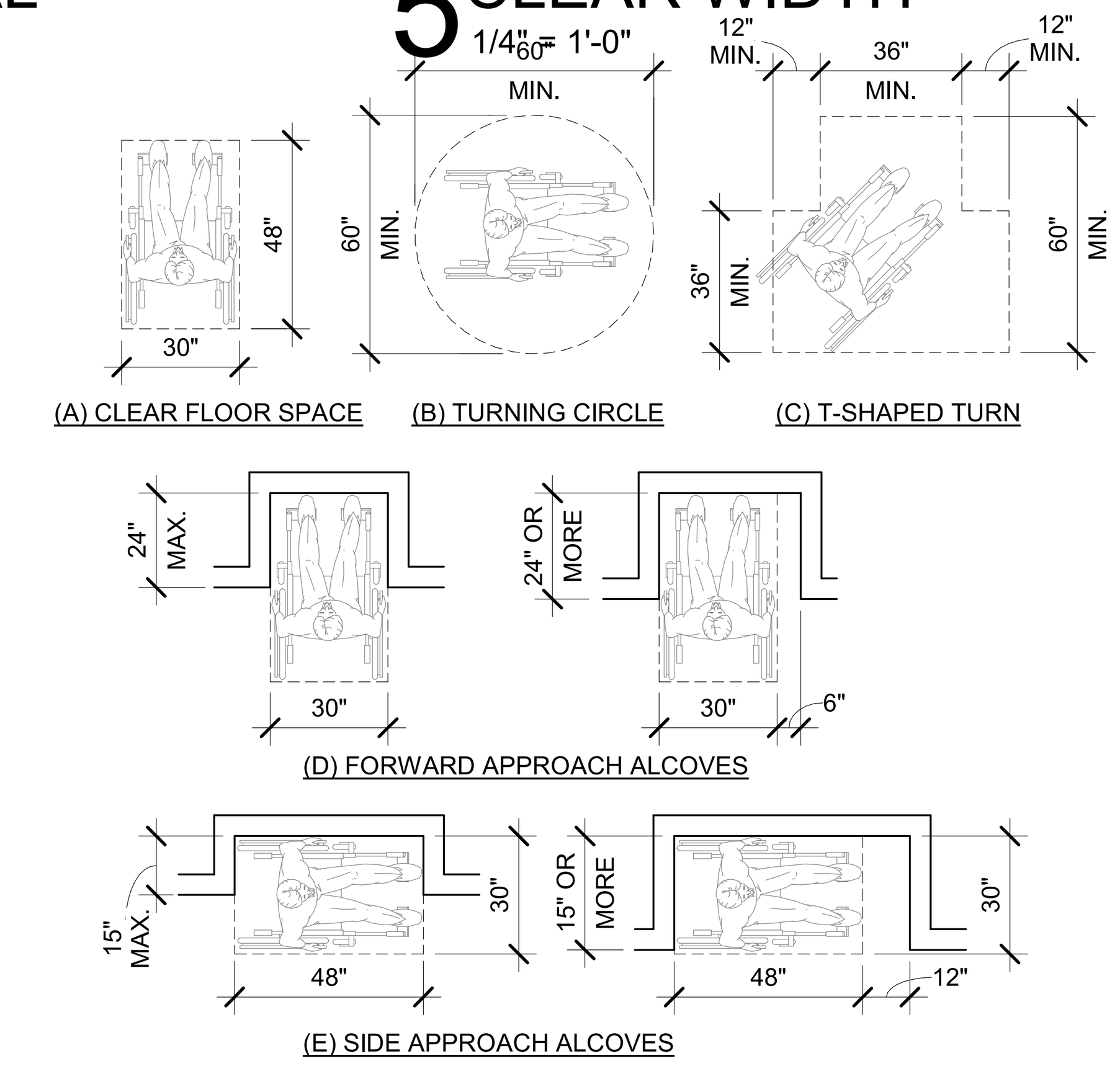


NOTES:

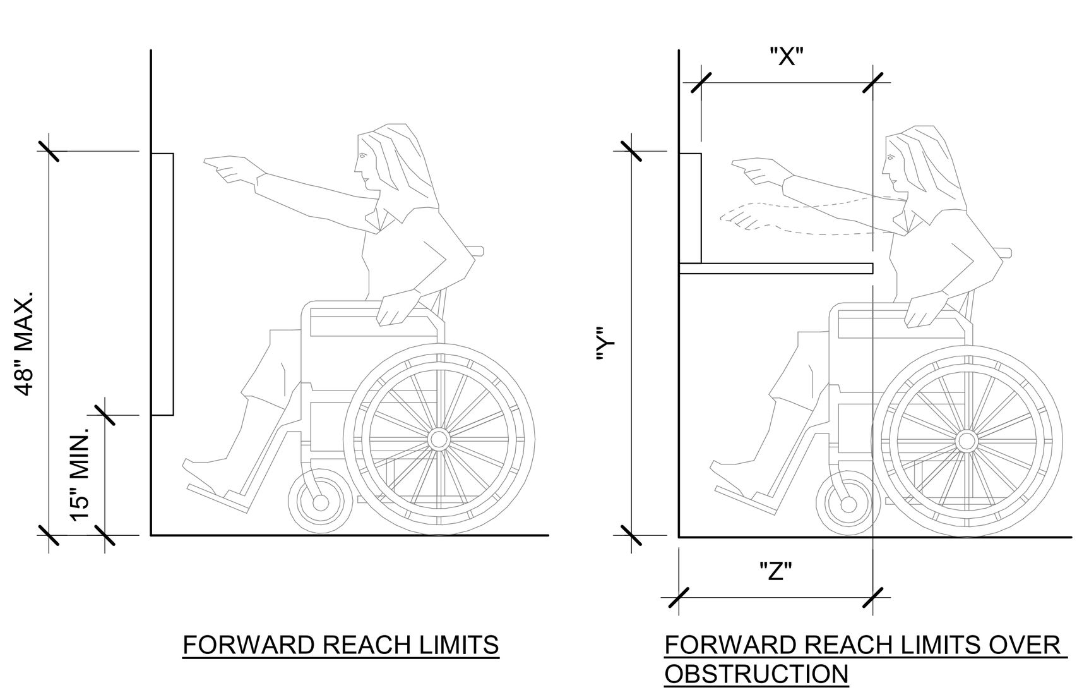
1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.

2. 1:2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4"VERTICAL LEVEL CHANGE.

3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

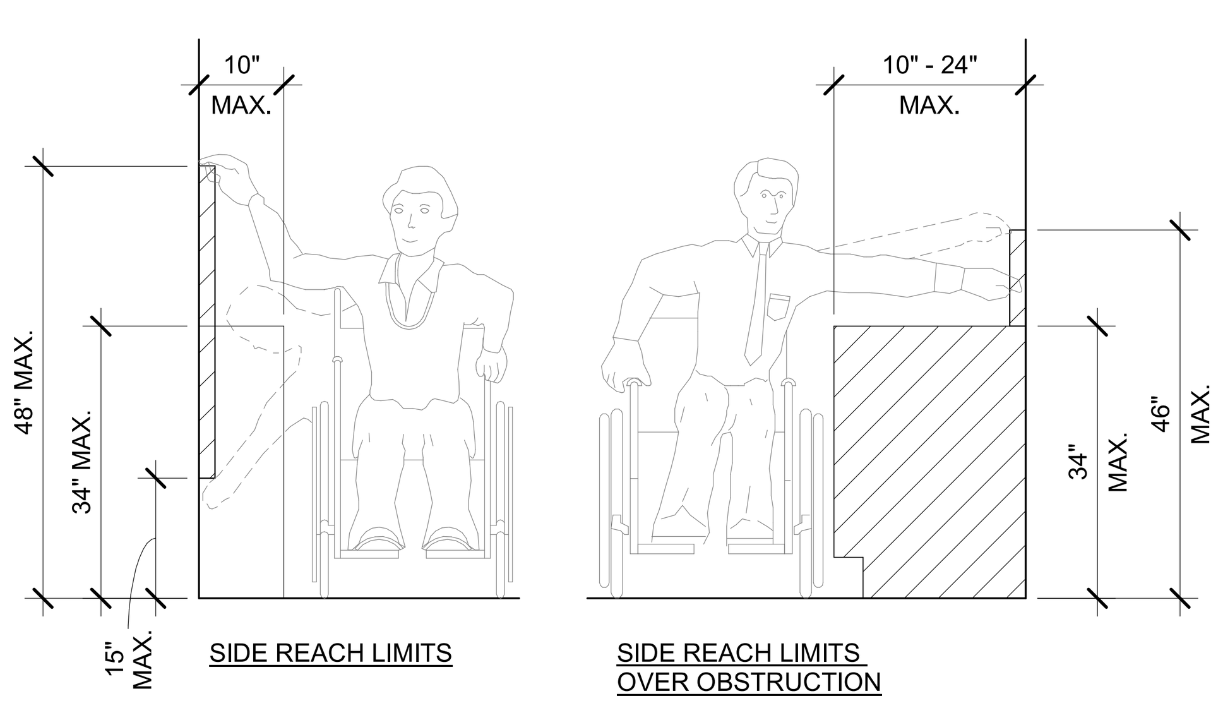


9 FLOOR SPACE FOR WHEELCHAIRS
1/4" = 1'-0"



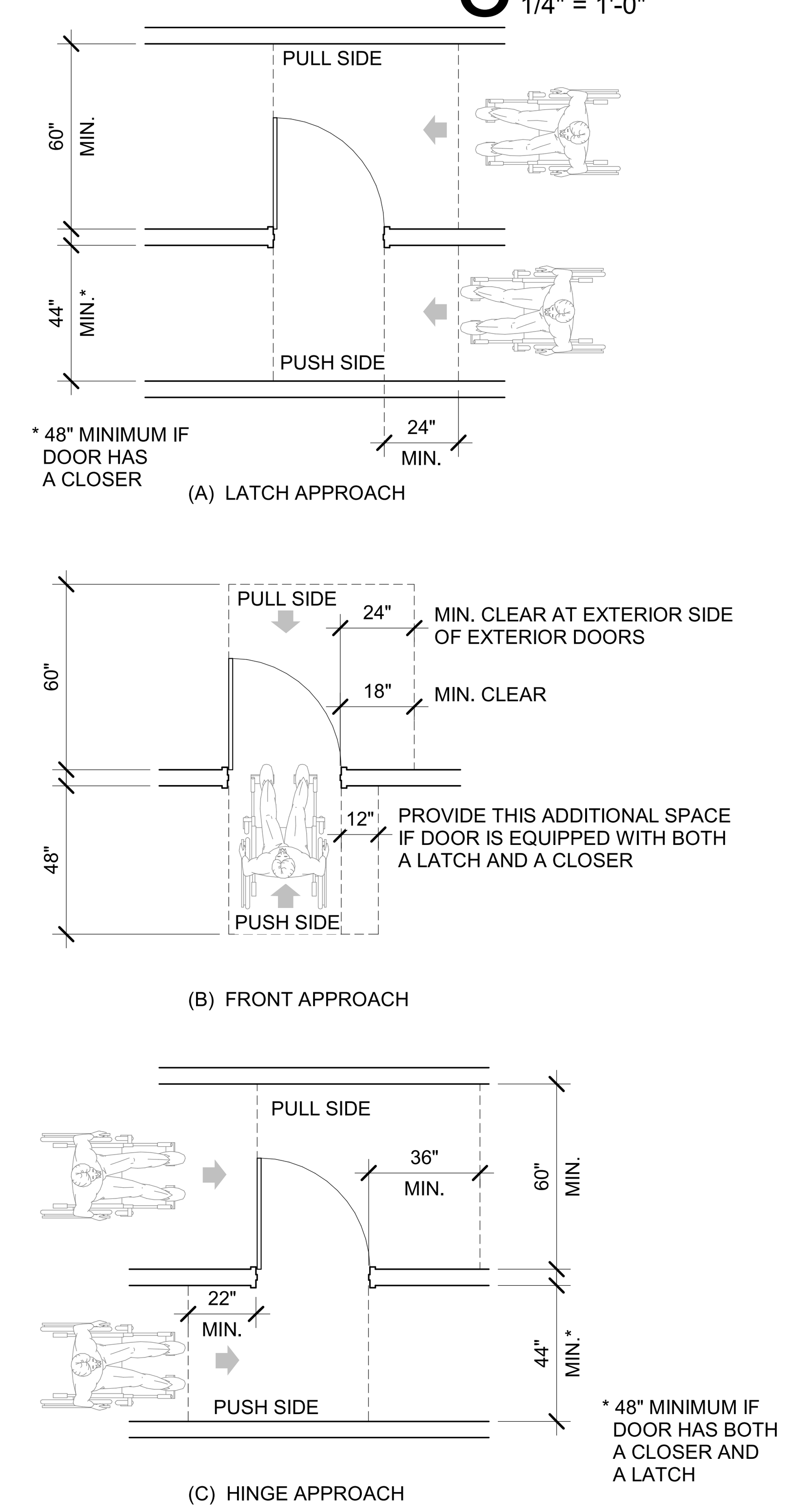
NOTES:
X: SHALL BE LESS THAN OR EQUAL TO 25 INCHES.
WHEN X IS 20 INCHES OR LESS, THEN Y SHALL BE 48 INCHES MAX.
WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAX.
Z: SHALL BE GREATER THAN OR EQUAL TO X.

10 FORWARD REACH
1/2" = 1'-0"

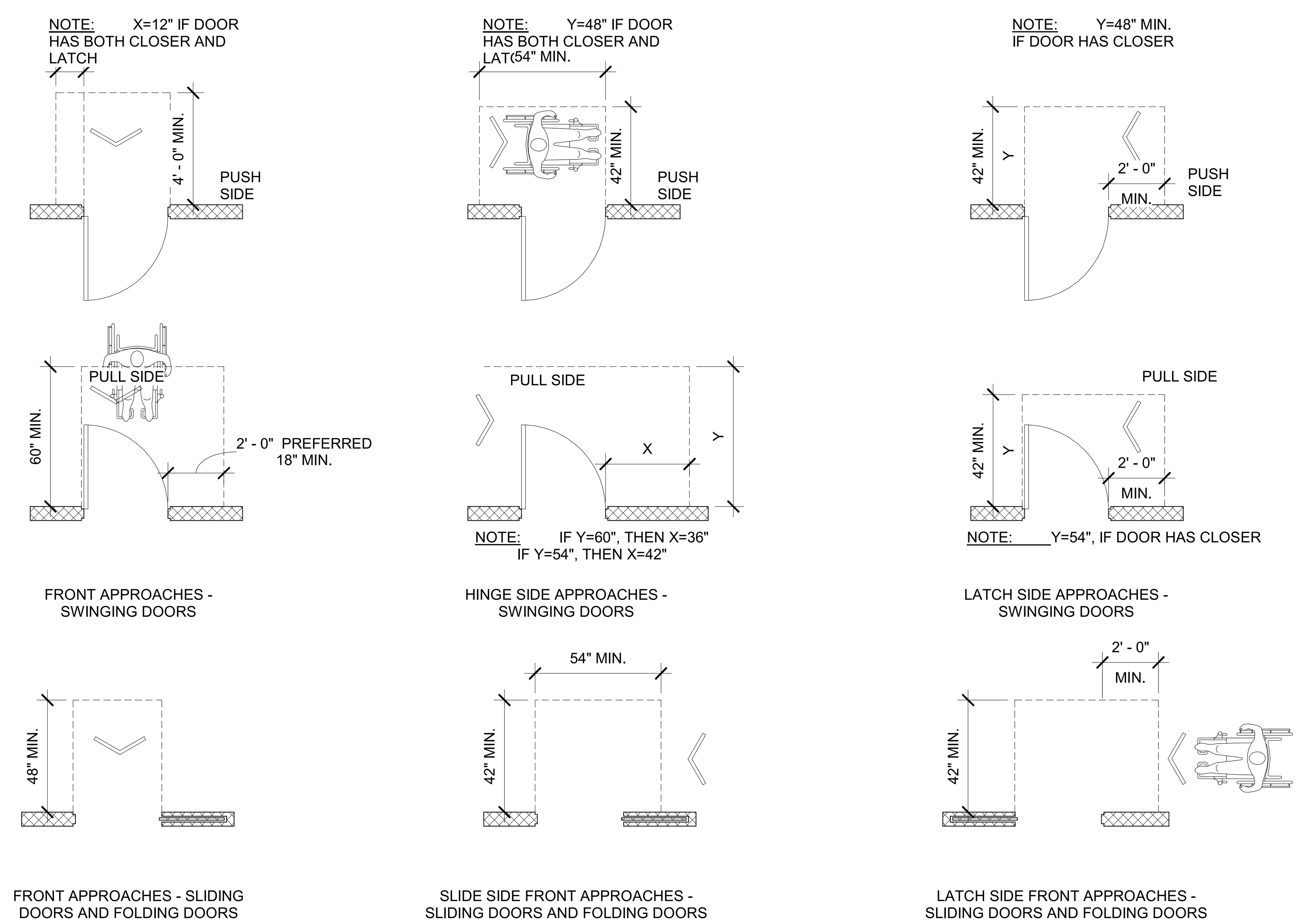


NOTE:
WHERE DEPTH OF OBSTRUCTION IS 10 INCHES OR LESS, HIGH REACH SHALL BE 48 INCHES MAX.

14 SIDE REACH
1/4" = 1'-0"



11 MANEUVERING CLEARANCES AT DOORS 01
1/4" = 1'-0"



NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCE FOR FRONT APPROACHES.

12 MANEUVERING CLEARANCES AT DOORS 02
1/4" = 1'-0"

5/7/2020 10:27:38 AM

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.csltqa.com

CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

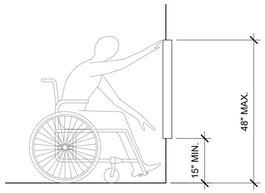
PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

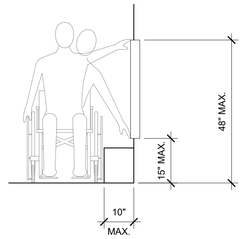
SHEET TITLE
STANDARD ADA NOTES

SHEET
A44

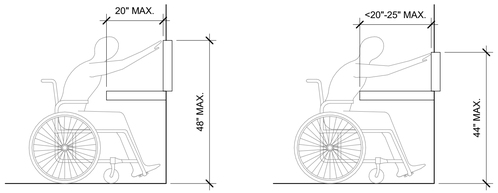
ORIGINAL SHEET SIZE 24" x 36"



OBSTRUCTED HIGH FORWARD REACH

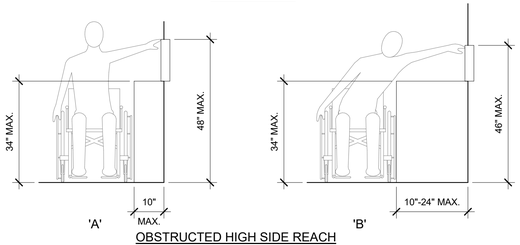


SIDE SEARCH



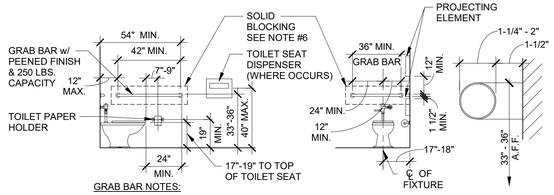
'A' 'B'

UNOBSTRUCTED SIDE REACH



'A' 'B'

OBSTRUCTED HIGH SIDE REACH



GRAB BAR NOTES:

1. LOCATE GRAB BARS ONE SIDE AND BACK OF TOILET, 33"-36" ABOVE AND PARALLEL TO
   THE FLOOR. DIAMETER OF GRAB BAR IS 1-1/4" TO 2", OR SHAPE PROVIDES AN EQUIVALENT GRIPPING SURFACE.

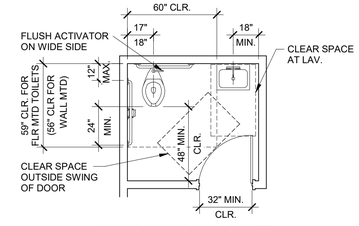
2. IF GRAB BARS ARE MOUNTED ADJACENT TO WALL THE SPACE BETWEEN WALL AND BAR
   IS TO BE 1-1/2".

3. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

4. GRAB BARS AND ANY SURFACE ADJACENT TO THEM CANNOT HAVE ANY SHARP OR
   ABRASIVE ELEMENTS. EDGES ARE TO HAVE A MINIMUM RADIUS OF 1/8"

5. GRAB BAR CAPACITY SHALL BE A MINIMUM 250 POUNDS.

6. PROVIDE SOLID BLOCKING BEHIND GRAB BARS (2x8 AT WOOD STUD WALLS, 8" x 20 GA.
   SHEET METAL AT METAL STUD WALLS)



SINGLE OCCUPANCY TOILET

INTERIOR TOILET ROOM:

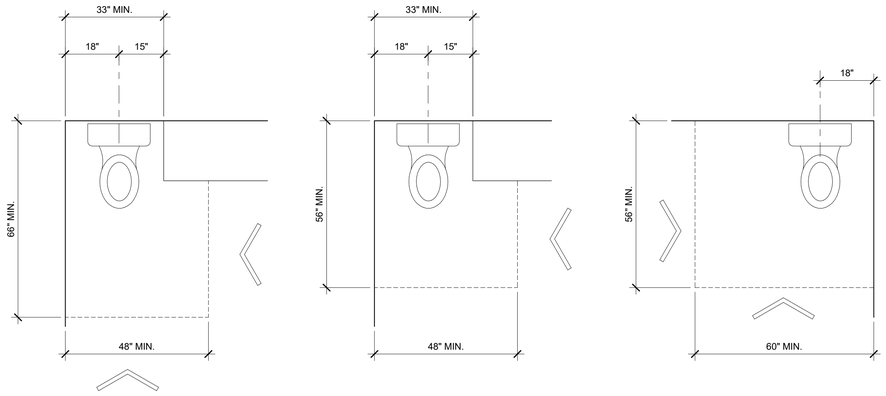
1. FLUSH VALVE IS ON WIDE SIDE OF TOILET AREA.

2. 44" MINIMUM FROM FLOOR TO FLUSH VALVE.

3. 5 lb. MAXIMUM FORCE TO OPERATE VALVE.

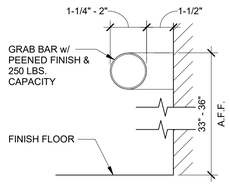
4. SEE DETAIL 17 & 18 THIS SHEET FOR HEIGHTS OF GRAB BARS AND ACCESSORIES.

1 REACH CLEARANCES
1/2" = 1'-0"

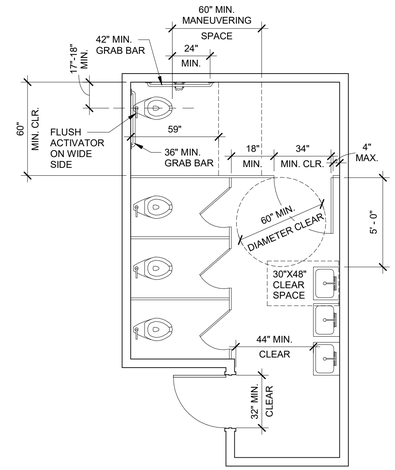


48"X66" 48"X56" 56"X60"

2 ACCESSIBLE TOILET
1/4" = 1'-0"

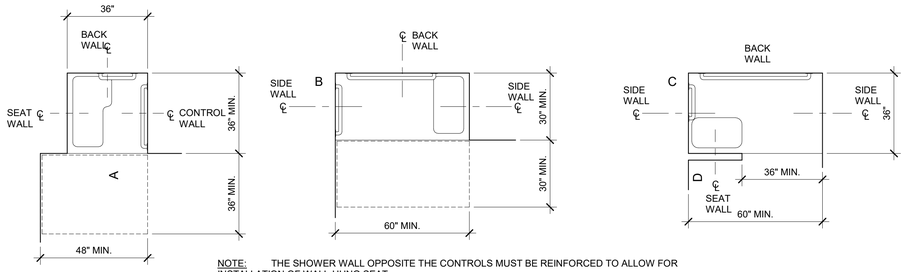


3 ACCESSIBLE TOILET ROOM
1/4" = 1'-0"



SIDE OPENING ACCESSIBLE TOILET STALL

4 CLEAR FLOOR SPACE AT WATER CLOSETS
1/2" = 1'-0"



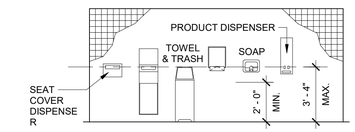
NOTE: THE SHOWER WALL OPPOSITE THE CONTROLS MUST BE REINFORCED TO ALLOW FOR INSTALLATION OF WALL-HUNG SEAT.

TRANSFER TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

5 GRAB BAR
1/4" = 1'-0"



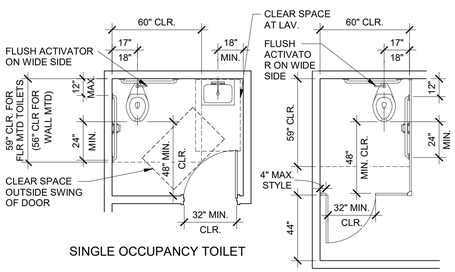
TOILET ACCESSORY NOTES:

1. WHERE TOWEL, SANITARY NAPKIN WASTE RECEPTACLES AND SIMILAR DISPENSERS AND DISPOSAL FIXTURE ARE PROVIDED, AT LEAST ONE OF EACH TYPE IS TO BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" FROM THE FLOOR. MINIMUM 30" X 48" CLEAR FLOOR SPACE TO ALLOW
   FORWARD OR PARALLEL APPROACH TO ACCESSORIES.

2. MOUNT MIRRORS WITH BOTTOM EDGE NO MORE THAN 40" FROM FLOOR.

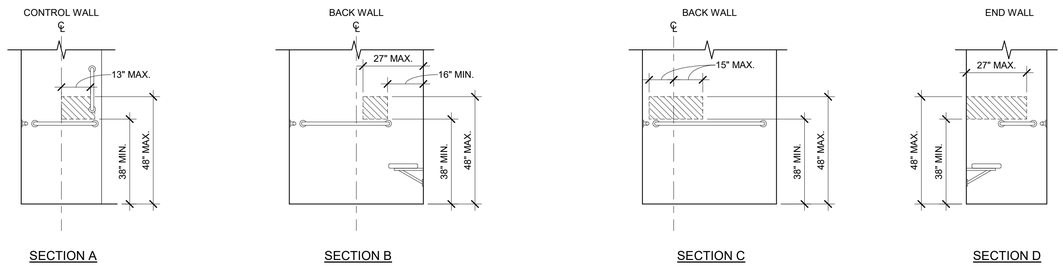
3. LOCATE TOILET TISSUE DISPENSER ON WALL WITHIN 12" OF FRONT EDGE OF TOILET SEAT.

4. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS
   PAPER FLOW SHALL NOT BE USED.



SINGLE OCCUPANCY TOILET

ALT. ENDING TOILET STALL



SECTION A SECTION B SECTION C SECTION D

6 ROLL-IN SHOWER CLEARANCE
3/8" = 1'-0"

7 TOILET ACCESSORIES
1/4" = 1'-0"

8 TOLIET ROOM - ALL
1/4" = 1'-0"

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA CRAIG A. SLOCUM No. RA403434 5-7-2020

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

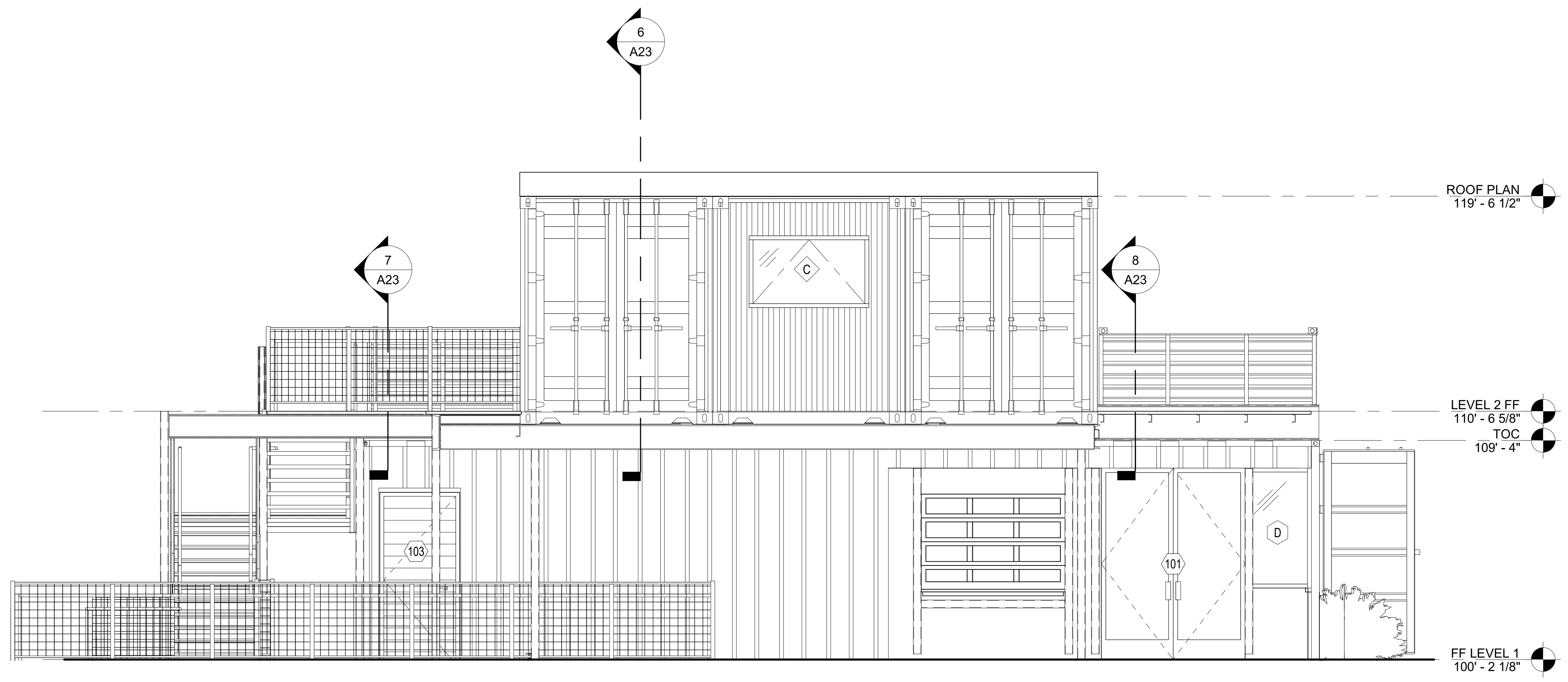
PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

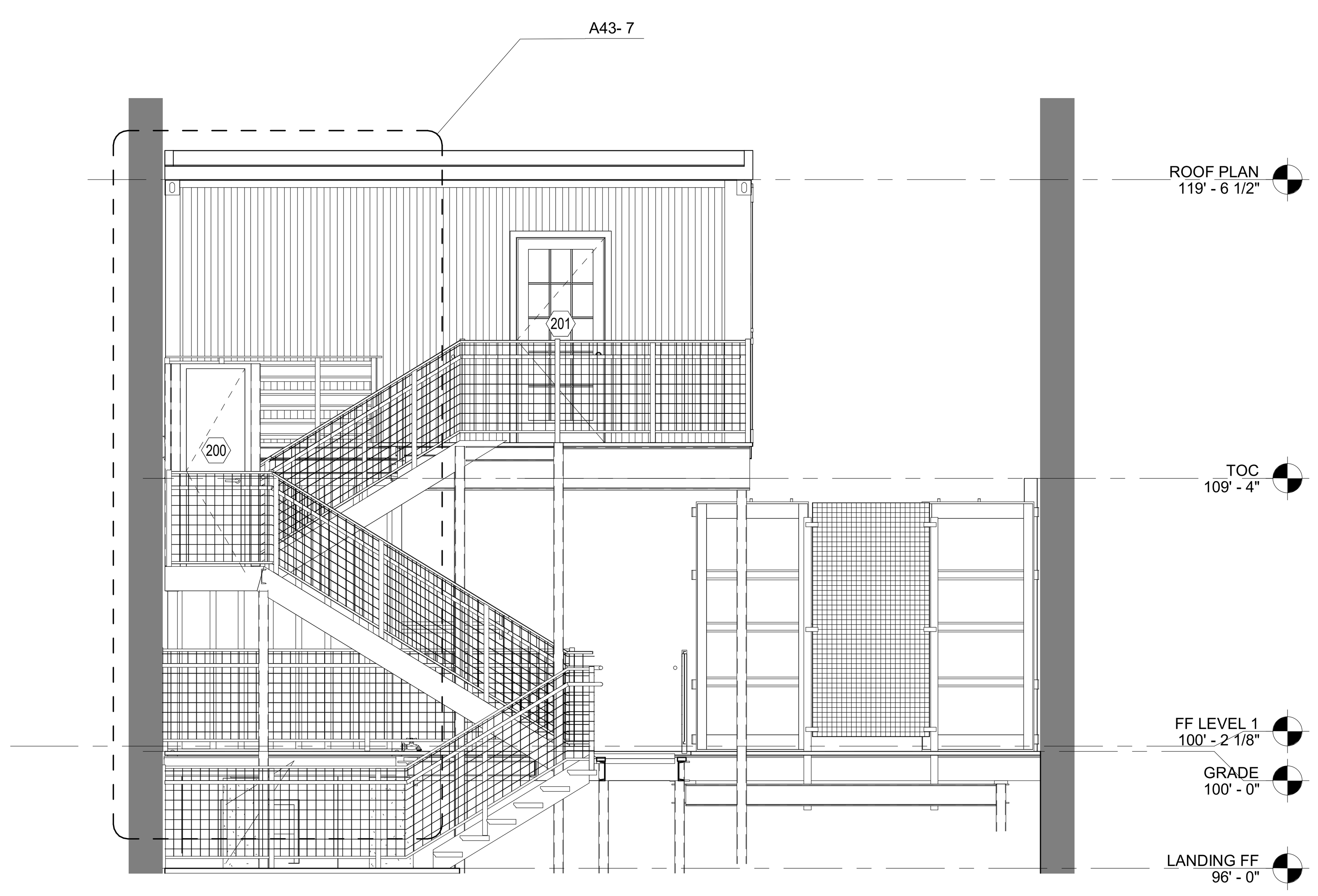
SHEET TITLE
STANDARD ADA DETAILS

SHEET
A45
ORIGINAL SHEET SIZE
24" x 36"

5/7/2020 10:27:40 AM



1 NORTHEAST ELEVATION - STOREFRONT
1/4" = 1'-0"



2 SOUTHWEST ELEVATION - RESIDENTIAL ENTRANCE
1/4" = 1'-0"

3 S MAIN STREET ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

A. PROVIDE MATERIAL SAMPLES FOR OWNER/ARCHITECT'S APPROVAL.

B. FINISHES ARE ALSO REQUIRED AT PORTIONS OF UNDERSIDE, INSIDE FACE OF PARAPETS, AND SOFFITS EXPOSED TO PUBLIC VIEW.

C. THE REFERENCE ELEVATION MARKED WITH [symbol] REPRESENTS VERTICAL HEIGHTS RELATIVE TO INTERIOR FLOOR DATUM ASSUMED AT 100'-0", CW/ CIVIL FOR ACTUAL FLOOR ELEVATION.

D. ALL MATERIAL SYMBOLS ARE FOR REPRESENTATION ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER COURSING, ETC.

E. LOCATION FOR ADDRESS SIGNAGE TO BE INSTALLED AS REQUIRED AND APPROVEDBY THE CITY OF PITTSTON.

F. ALL ROOFTOP EQUIPMENT TO BE SCREENED BY WALLS OR EQUIPMENT SCREENS.

G. COORDINATE LOCATION OF KNOXBOX WITH FIRE MARSHALL.

5-7-2020

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

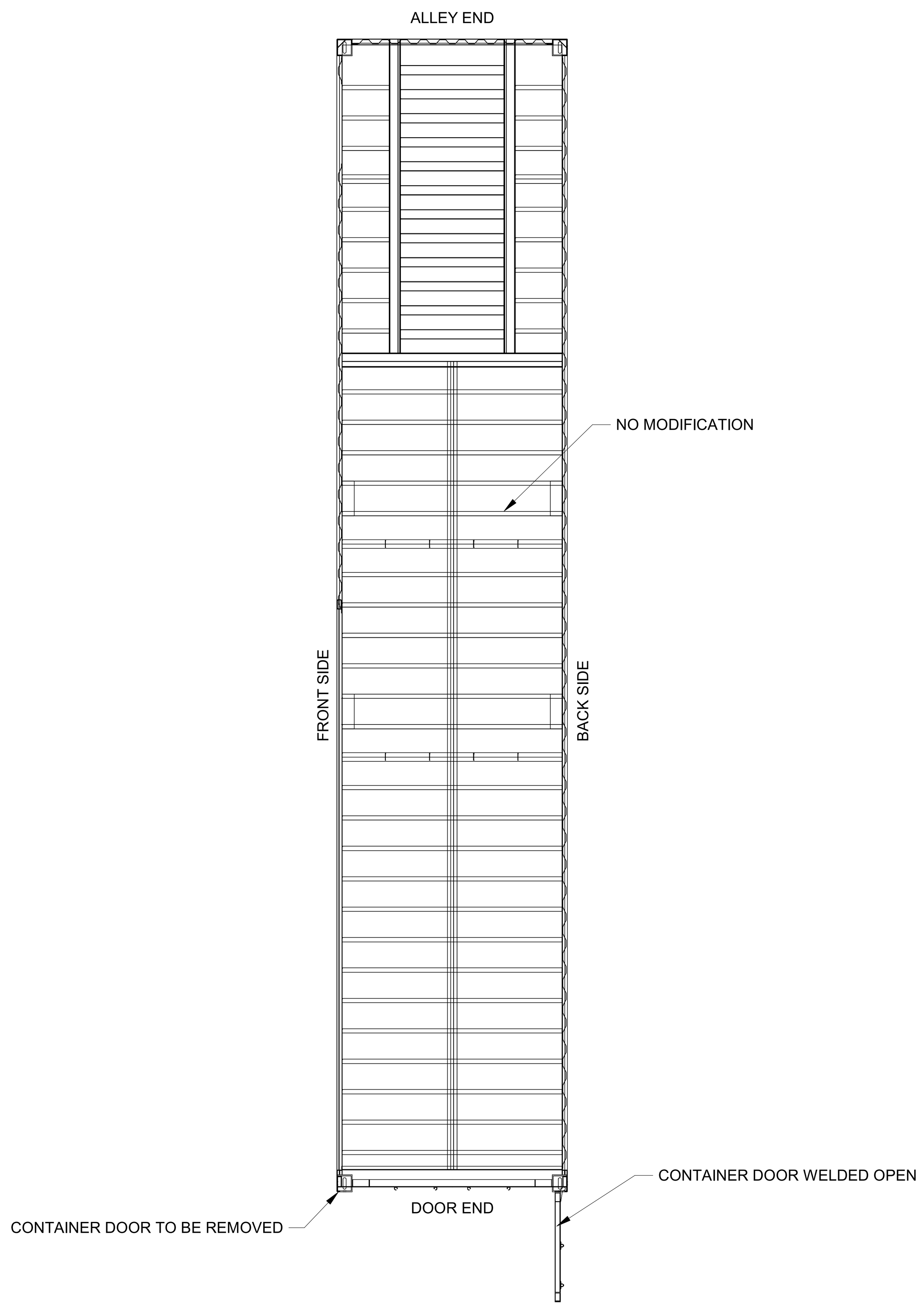
PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

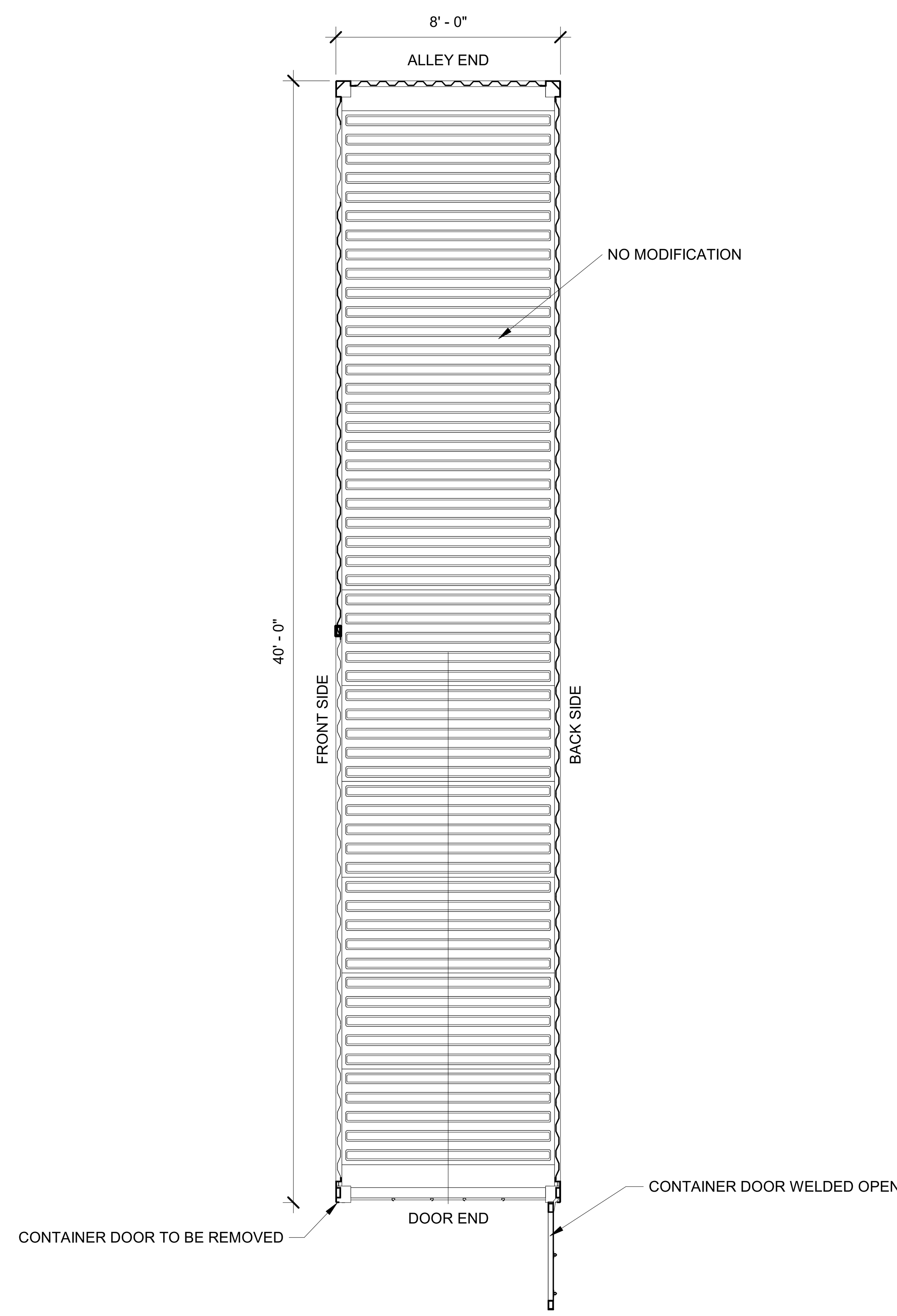
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET
A51
ORIGINAL SHEET SIZE
24" x 36"

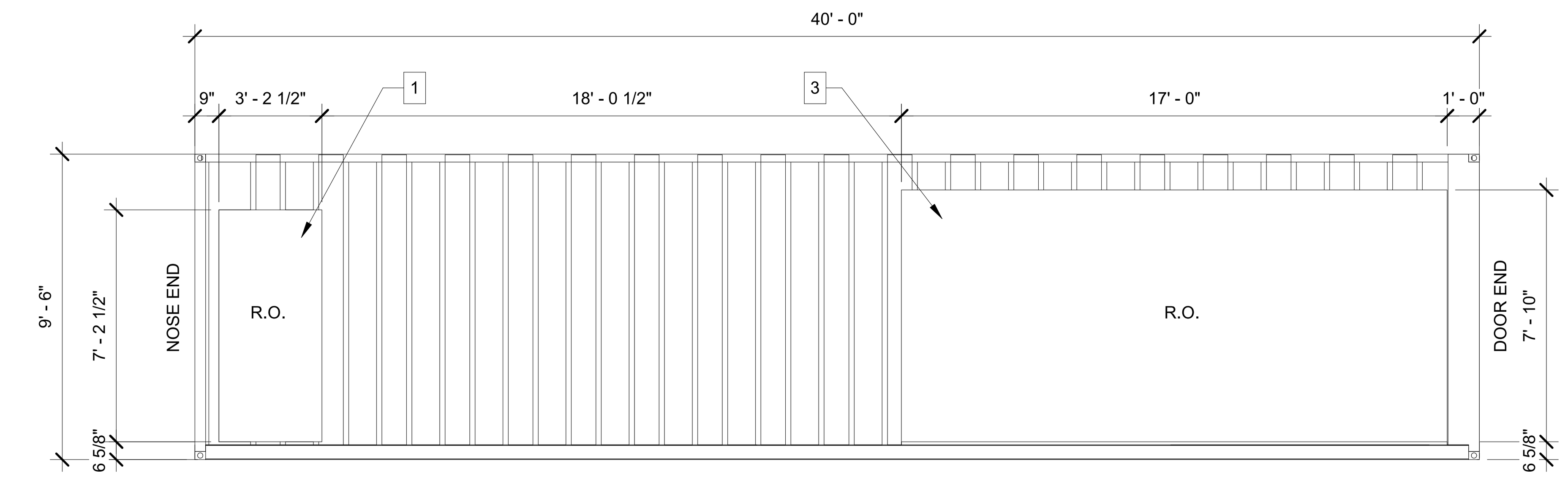
5/7/2020 10:27:42 AM



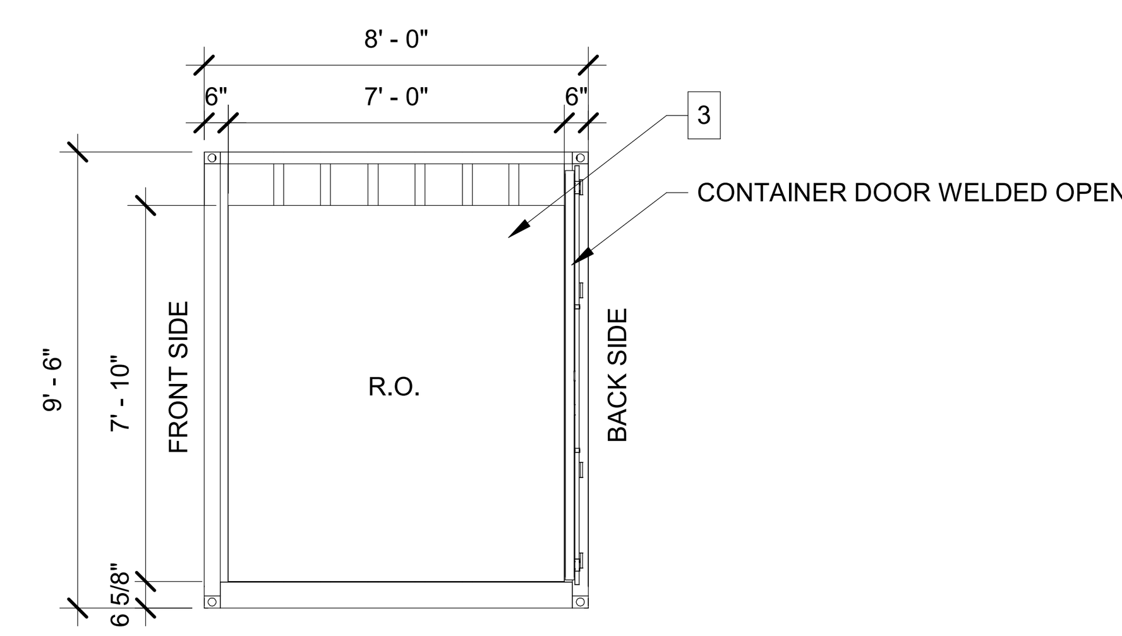
6 COFFEE SHOP CONTAINER BOTTOM
1/4" = 1'-0"



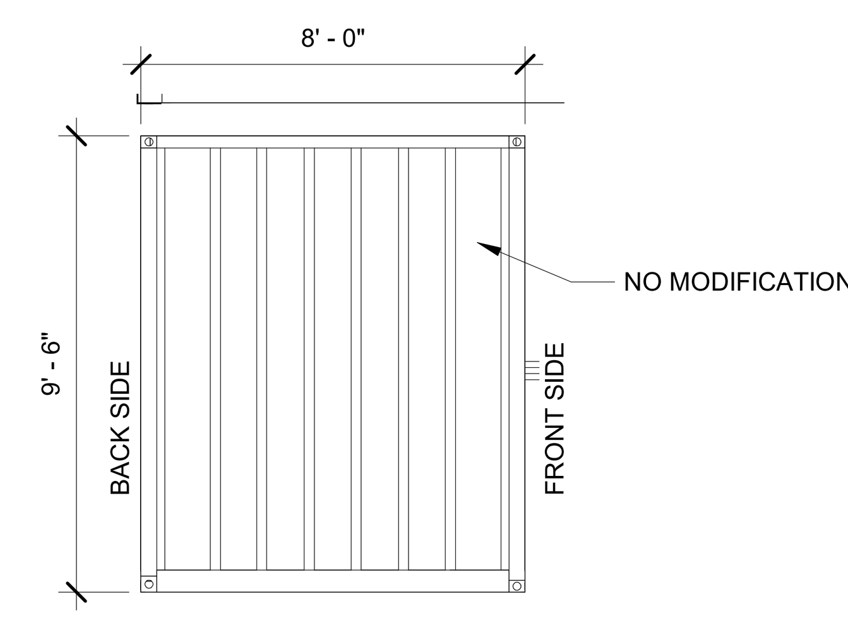
5 COFFEE SHOP CONTAINER ROOF
1/4" = 1'-0"



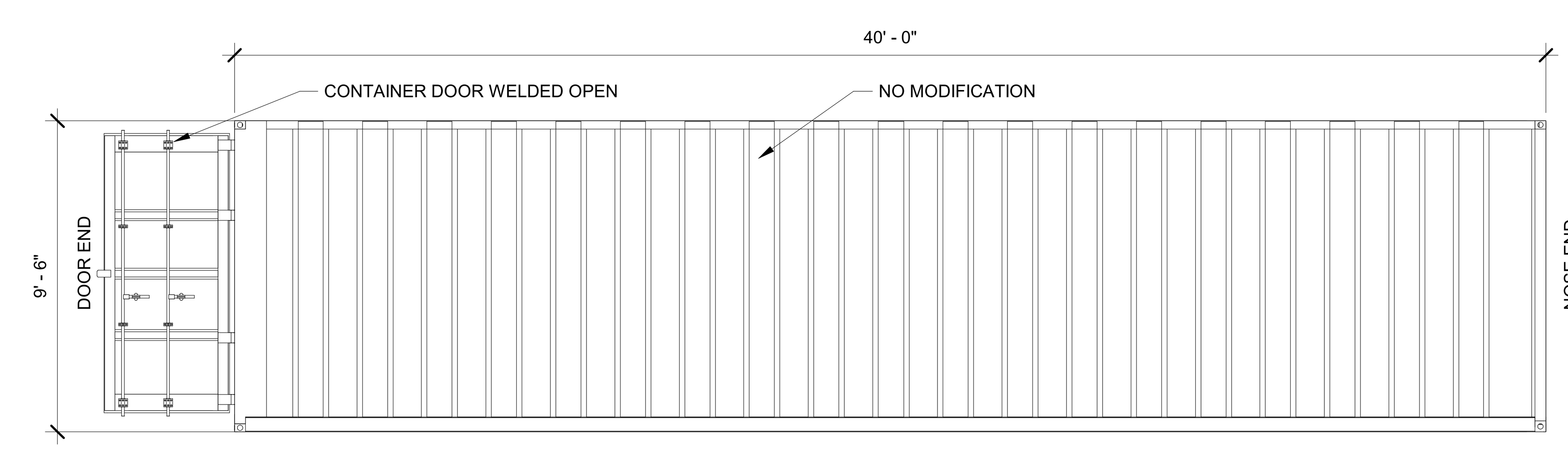
1 COFFEE SHOP CONTAINER FRONT SIDE
1/4" = 1'-0"



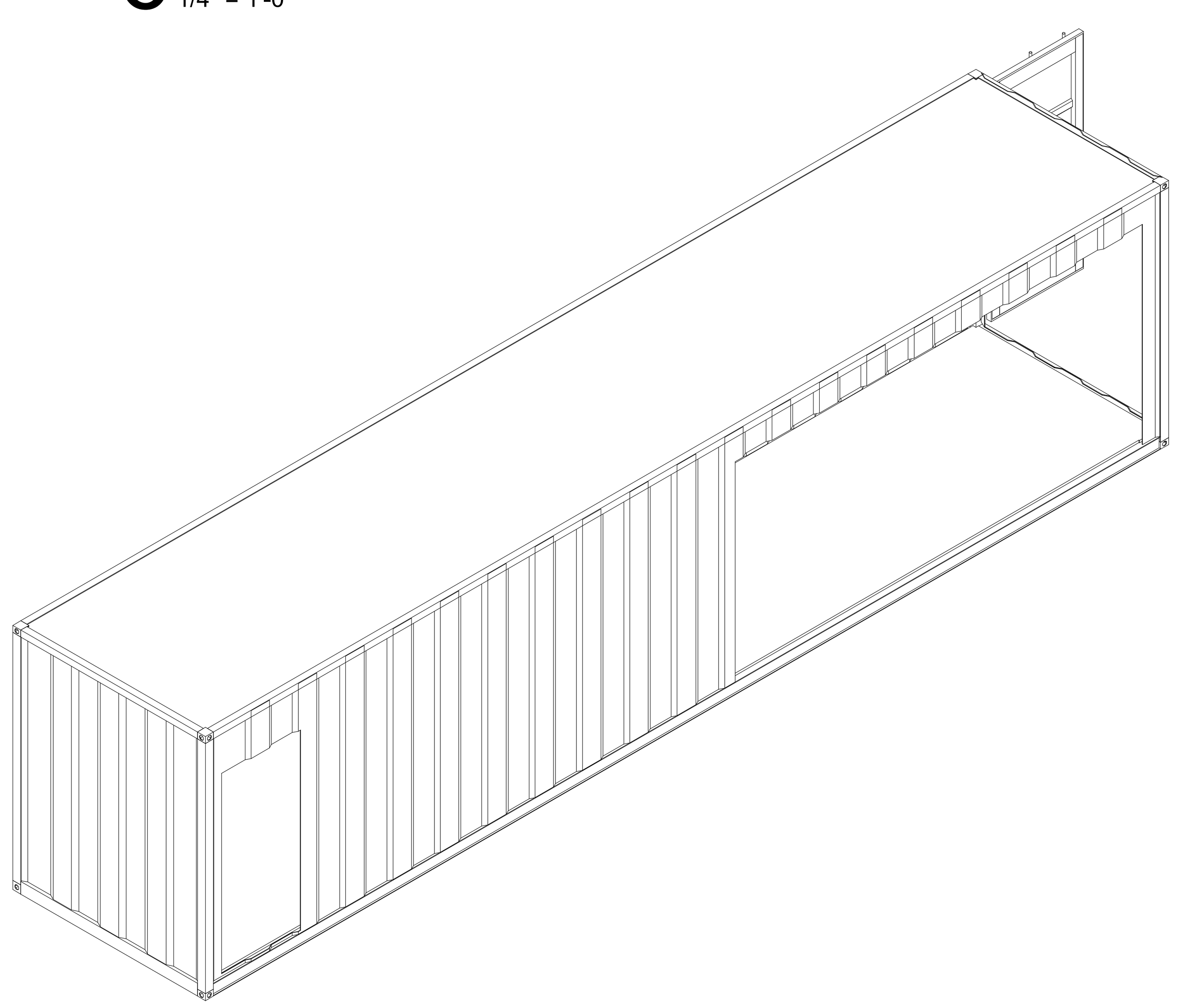
2 COFFEE SHOP CONTAINER ELEVATION DOOR END
1/4" = 1'-0"



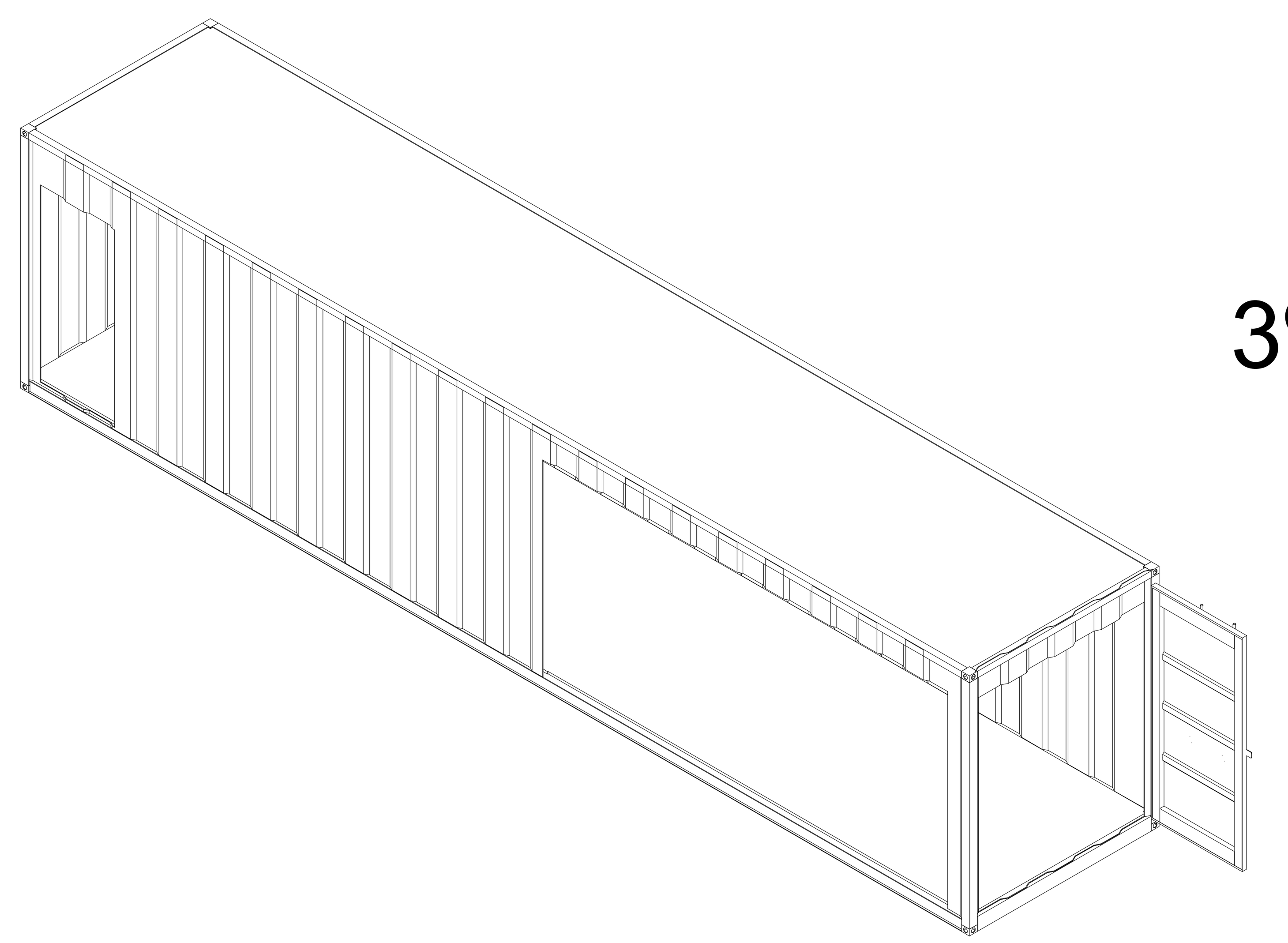
3 COFFEE SHOP CONTAINER NOSE END
1/4" = 1'-0"



4 COFFEE SHOP BACK SIDE
1/4" = 1'-0"



7 3D CONTAINER COFFEE SHOP (1)



8 3D CONTAINER COFFEE SHOP (2)

GENERAL CONTAINER NOTES:

A. CUT OPENINGS AT FACTORY PRIOR TO LOOSE SHIPMENT.

B. DRAWINGS HAVE ADDED 2-1/2" OVERALL VERTICALLY AND 2-1/2" OVERALL HORIZONTALLY TO ALL ROUGH DOOR OPENINGS.

C. DRAWINGS HAVE ADDED 3/4" OVERALL VERTICALLY AND 3/4" OVERALL HORIZONTALLY TO ALL ROUGH WINDOW AND STOREFRONT OPENINGS.

CONTAINER SHEET NOTES:

1. DOOR OPENING.
2. WINDOW OPENING.
3. STOREFRONT OPENING.
4. STRUCTURE, RE: STRUCTURAL DRAWINGS.

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com
CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

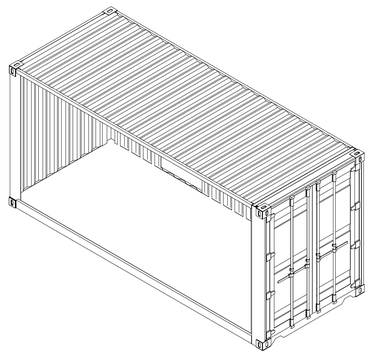
REVISED

SHEET
COFFEE SHOP CONTAINER CUTOUTS

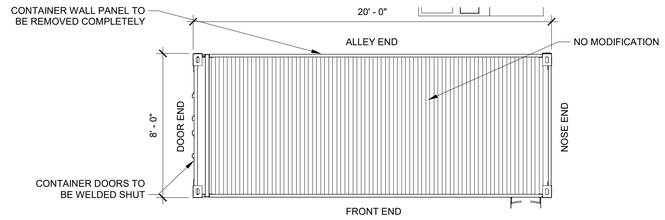
SHEET
A52

ORIGINAL SHEET SIZE
24" x 36"

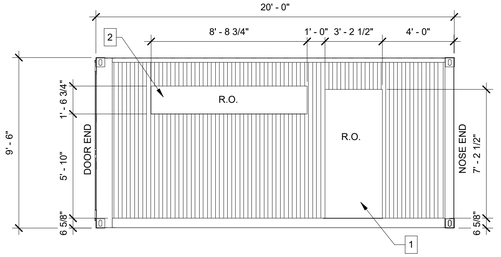
5/26/2020 10:02:53 AM



8 3D CONTAINER 1 (1)



5 APARTMENT CONTAINER 1 ROOF
1/4" = 1'-0"



1 APARTMENT CONTAINER 1 FRONT END
1/4" = 1'-0"

GENERAL CONTAINER NOTES:

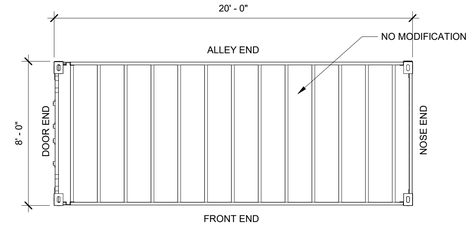
A. CUT OPENINGS AT FACTORY PRIOR TO LOOSE SHIPMENT.

B. DRAWINGS HAVE ADDED 2-1/2" OVERALL VERTICALLY AND 2-1/2" OVERALL HORIZONTALLY TO ALL ROUGH DOOR OPENINGS.

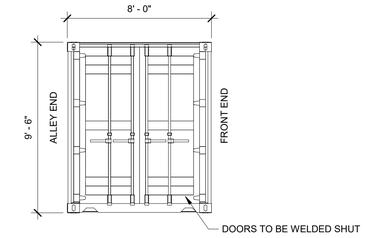
C. DRAWINGS HAVE ADDED 3/4" OVERALL VERTICALLY AND 3/4" OVERALL HORIZONTALLY TO ALL ROUGH WINDOW AND STOREFRONT OPENINGS.

CONTAINER SHEET NOTES:

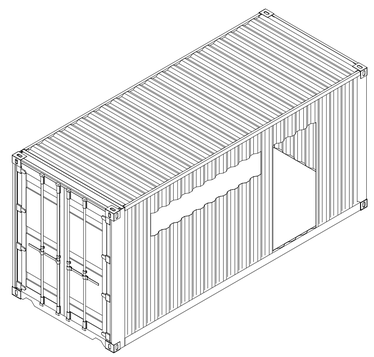
1. DOOR OPENING.
2. WINDOW OPENING.
3. STOREFRONT OPENING.
4. STRUCTURE, RE: STRUCTURAL DRAWINGS.



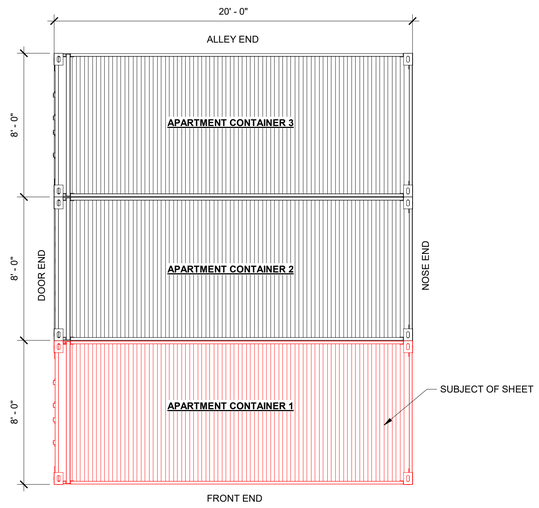
6 APARTMENT CONTAINER 1 BOTTOM
1/4" = 1'-0"



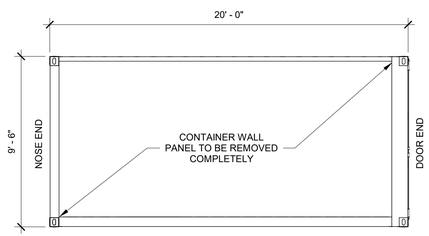
2 APARTMENT CONTAINER 1 DOOR END
1/4" = 1'-0"



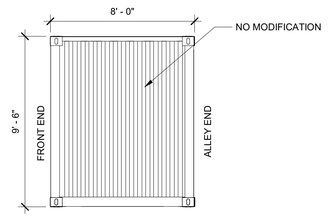
9 3D CONTAINER 1 (2)



7 APARTMENT CONTAINER KEY PLAN
1/4" = 1'-0"



3 APARTMENT CONTAINER 1 ALLEY END
1/4" = 1'-0"



4 APARTMENT CONTAINER 1 BACK END
1/4" = 1'-0"

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

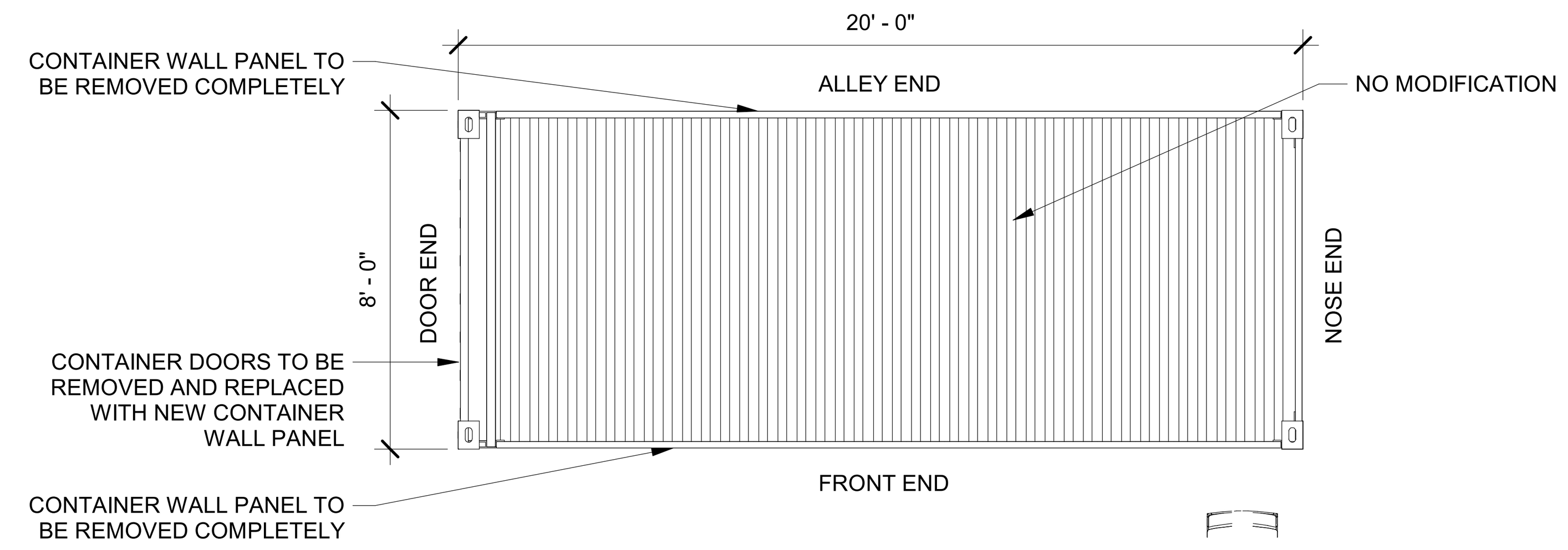
APARTMENT CONTAINER 1 CUTOUTS

SHEET

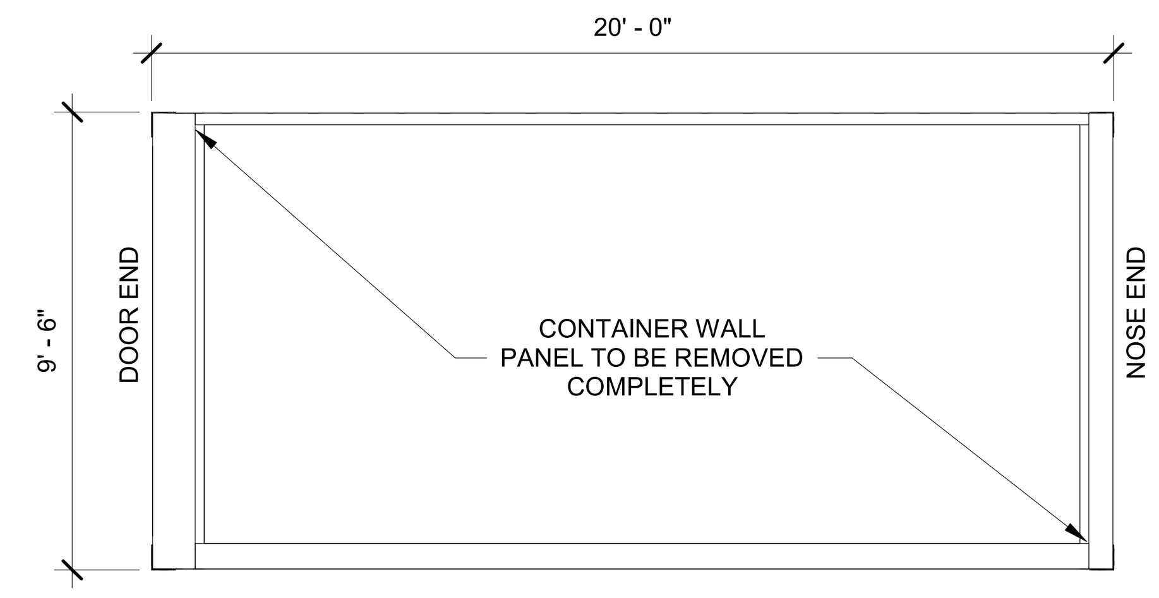
A53

ORIGINAL SHEET SIZE
24" x 36"

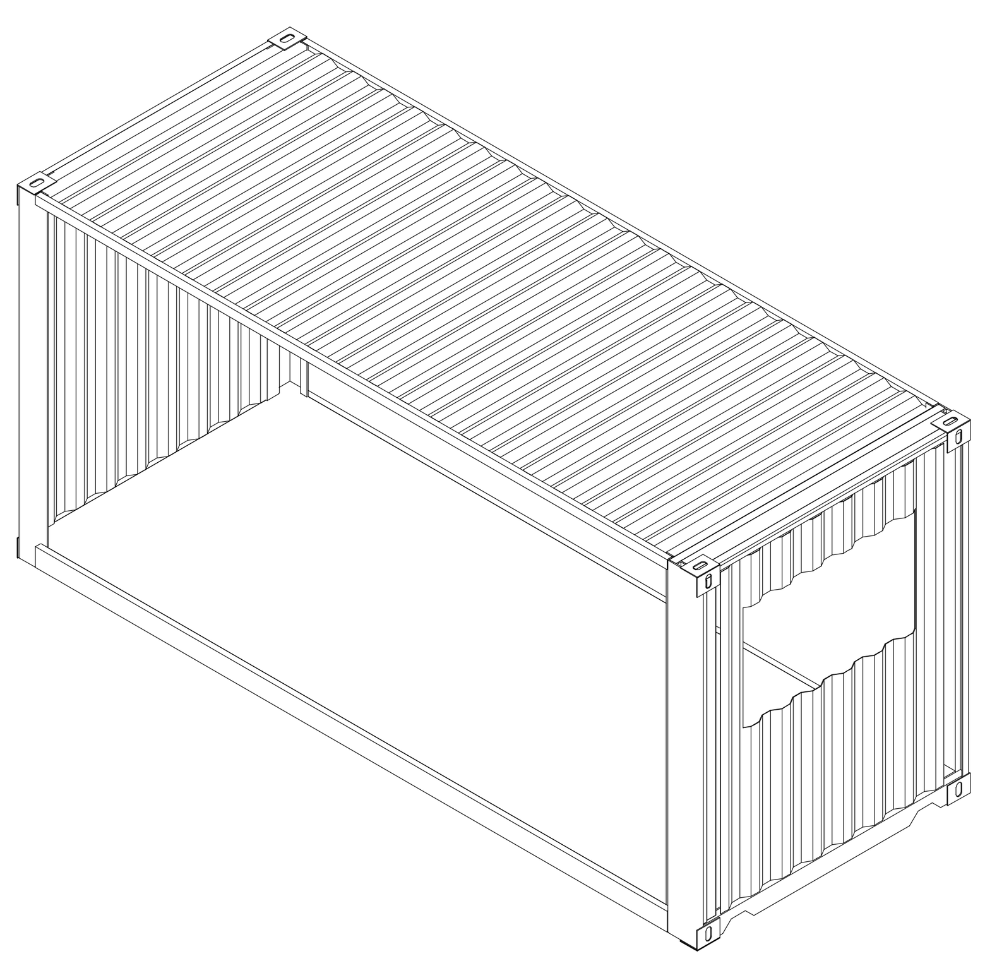
5/26/2020 10:02:56 AM



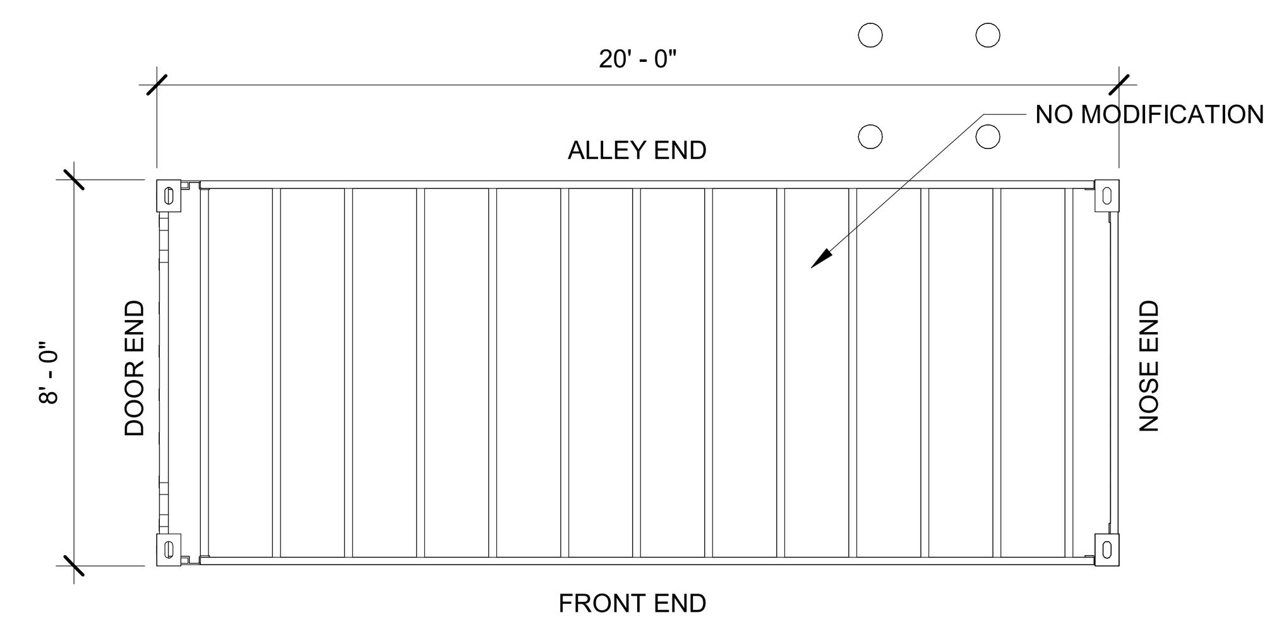
5 APARTMENT CONTAINER 2 ROOF
1/4" = 1'-0"



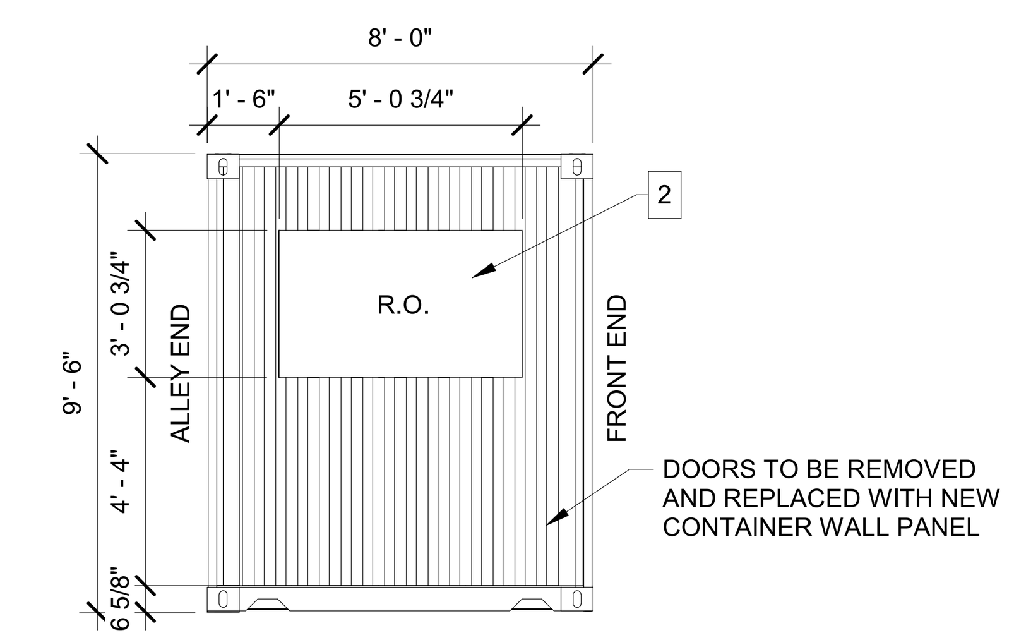
1 APARTMENT CONTAINER 2 FRONT END
1/4" = 1'-0"



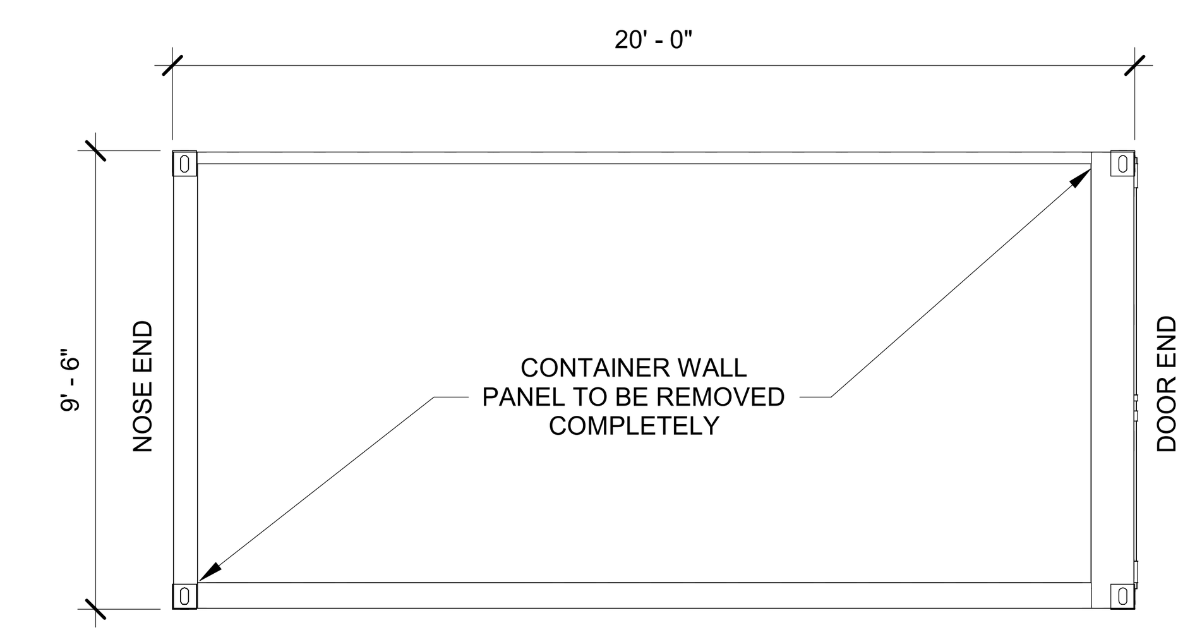
8 3D CONTAINER 2 (1)



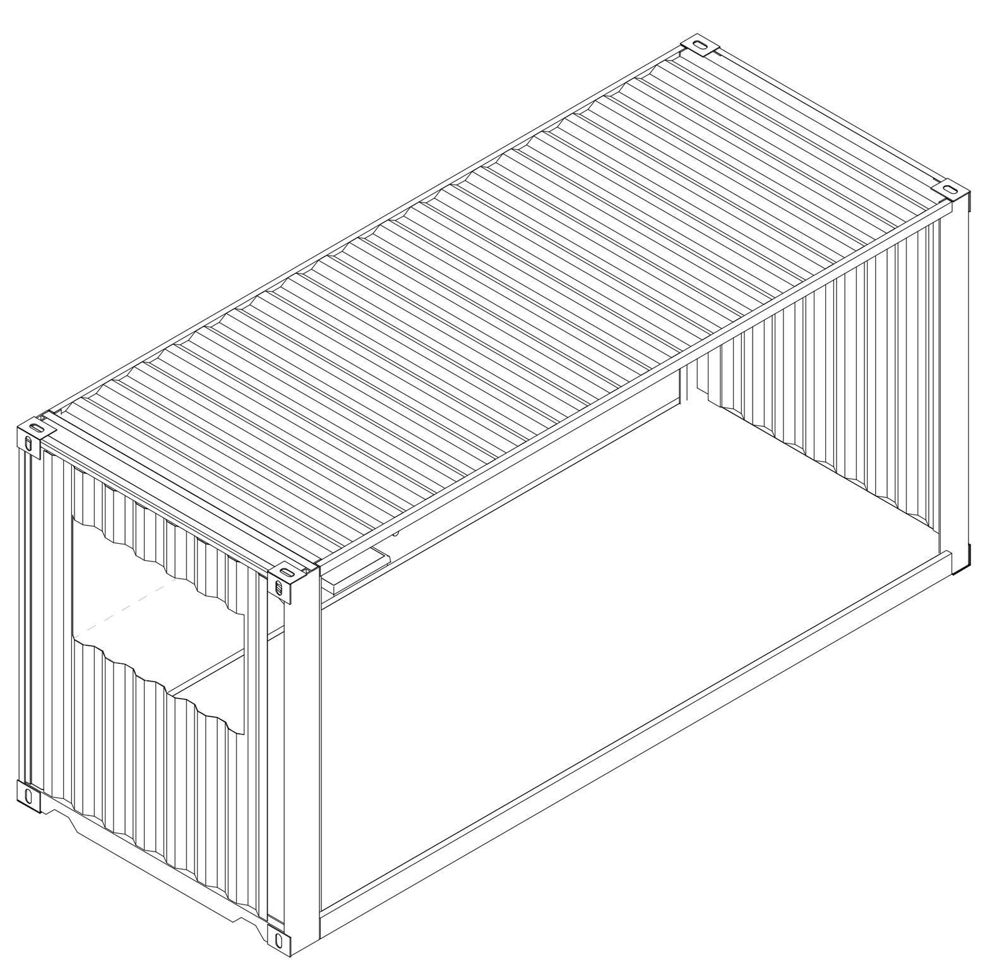
6 APARTMENT CONTAINER 2 BOTTOM
1/4" = 1'-0"



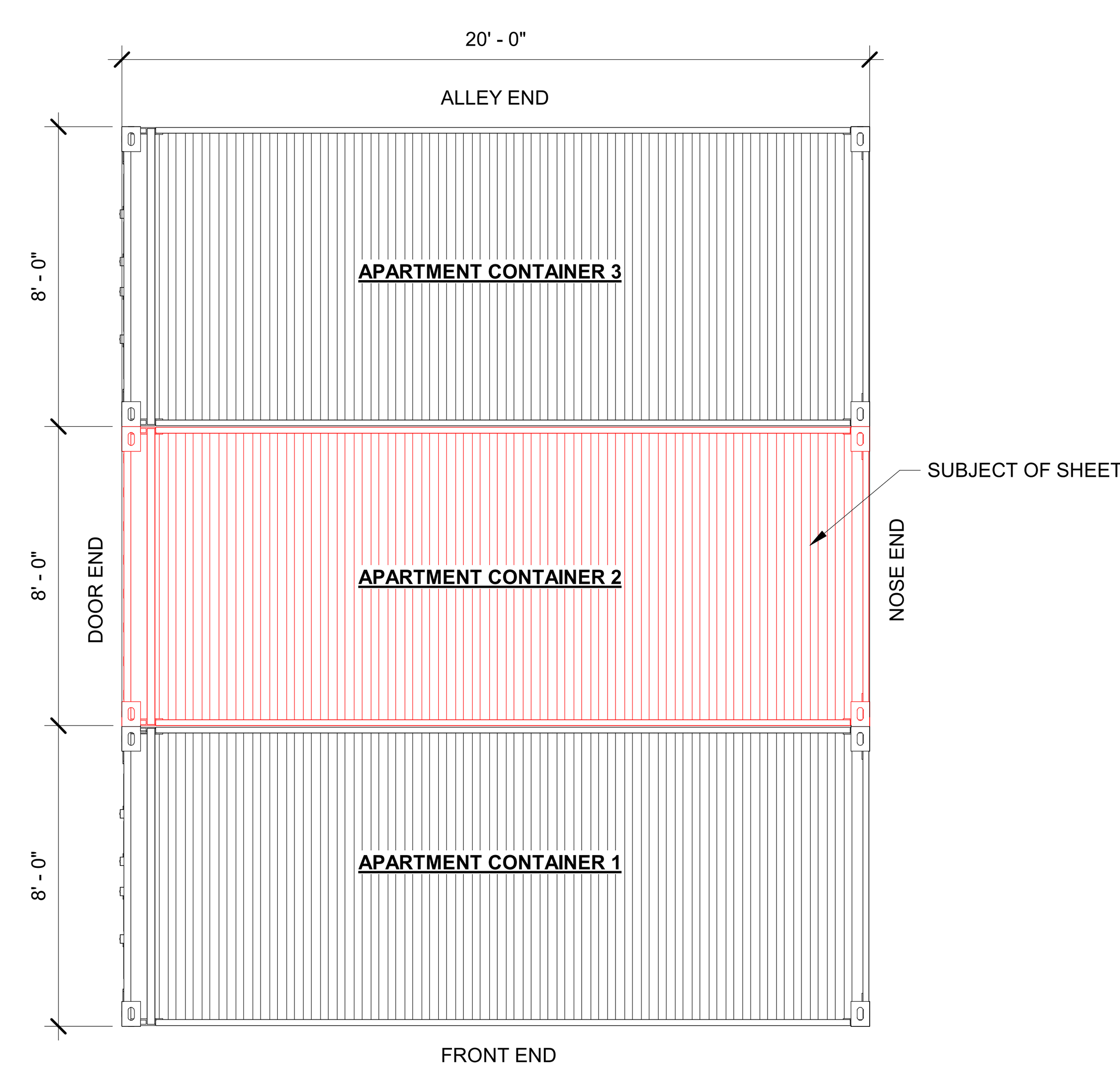
2 APARTMENT CONTAINER 2 DOOR END
1/4" = 1'-0"



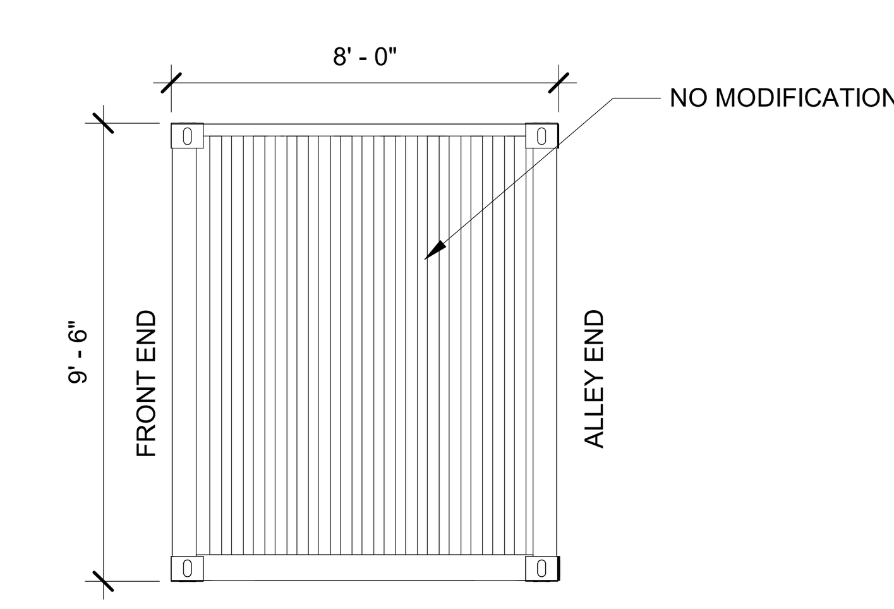
3 APARTMENT CONTAINER 2 ALLEY END
1/4" = 1'-0"



9 3D CONTAINER 2 (2)



7 APARTMENT CONTAINER 2 KEY PLAN
1/4" = 1'-0"



4 APARTMENT CONTAINER 2 BACK END
1/4" = 1'-0"

GENERAL CONTAINER NOTES:

A. CUT OPENINGS AT FACTORY PRIOR TO LOOSE SHIPMENT.

B. DRAWINGS HAVE ADDED 2-1/2" OVERALL VERTICALLY AND 2-1/2" OVERALL HORIZONTALLY TO ALL ROUGH DOOR OPENINGS.

C. DRAWINGS HAVE ADDED 3/4" OVERALL VERTICALLY AND 3/4" OVERALL HORIZONTALLY TO ALL ROUGH WINDOW AND STOREFRONT OPENINGS.

CONTAINER SHEET NOTES:

1. DOOR OPENING.
2. WINDOW OPENING.
3. STOREFRONT OPENING.
4. STRUCTURE, RE: STRUCTURAL DRAWINGS.

REGISTERED ARCHITECT PENNSYLVANIA CRAIG ANDREW SLOCUM
5-7-2020

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

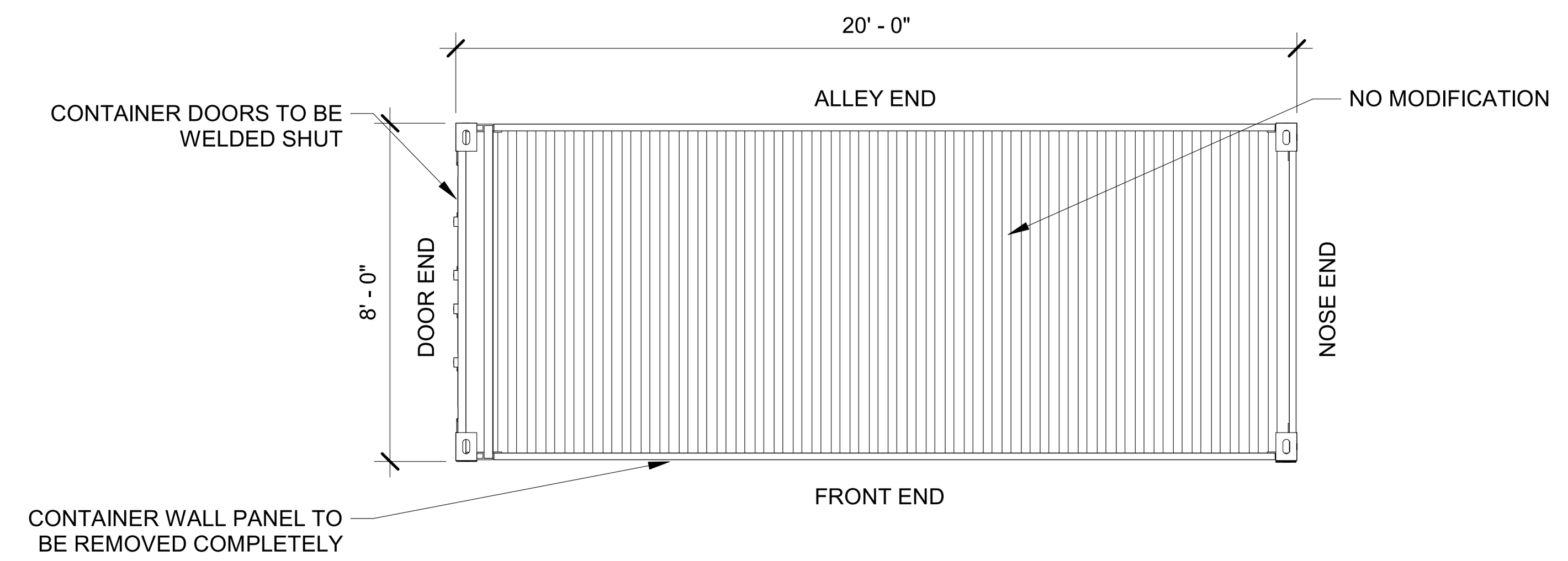
PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

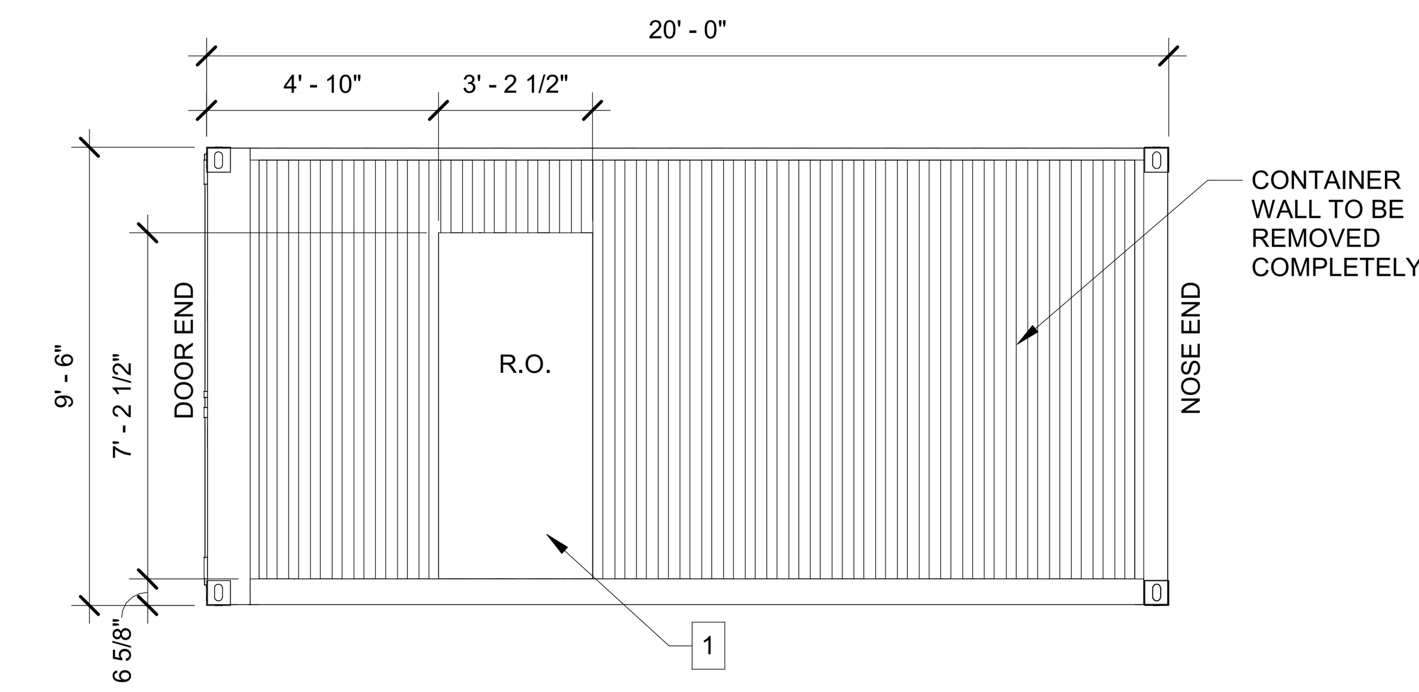
APARTMENT CONTAINER 2 CUTOUTS

SHEET
A54
ORIGINAL SHEET SIZE 24" x 36"

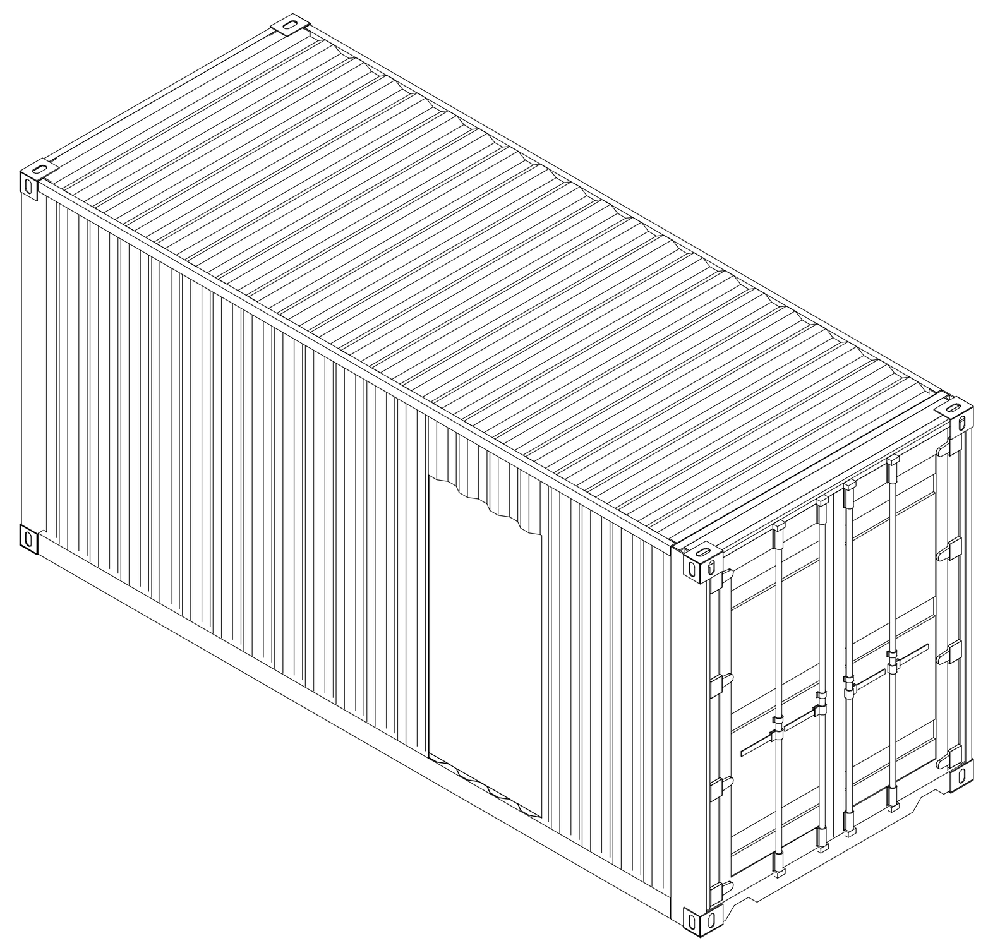
5/26/2020 10:02:58 AM



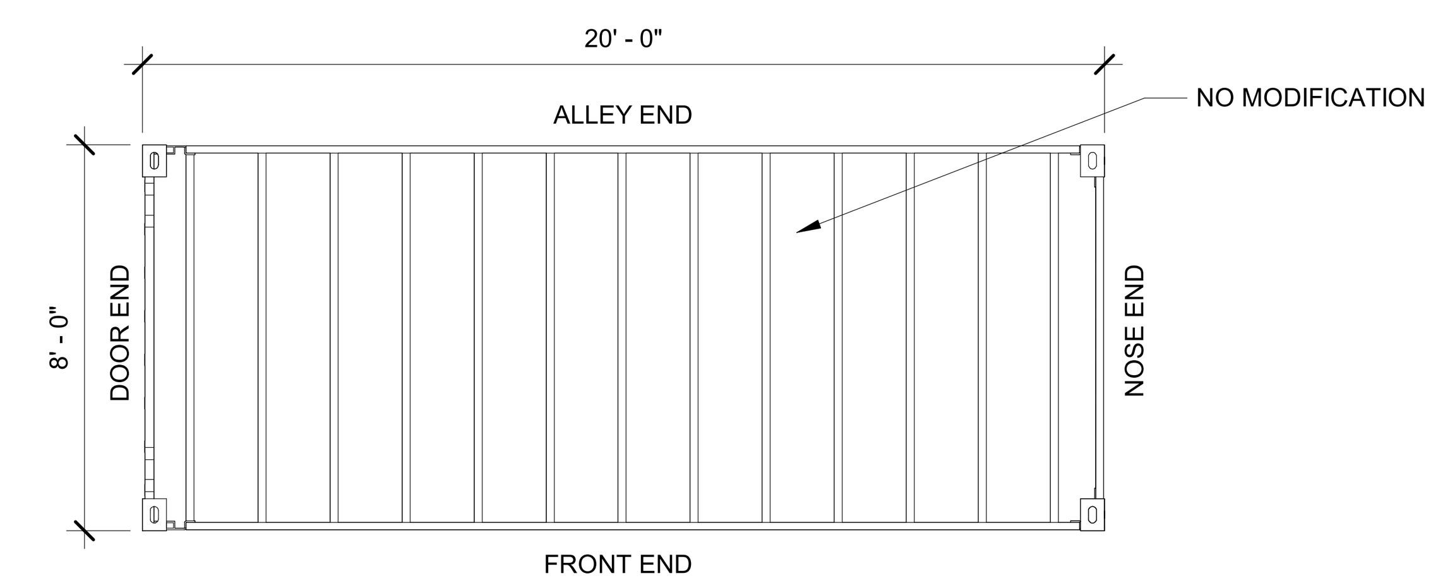
5 APARTMENT CONTAINER 3 ROOF
1/4" = 1'-0"



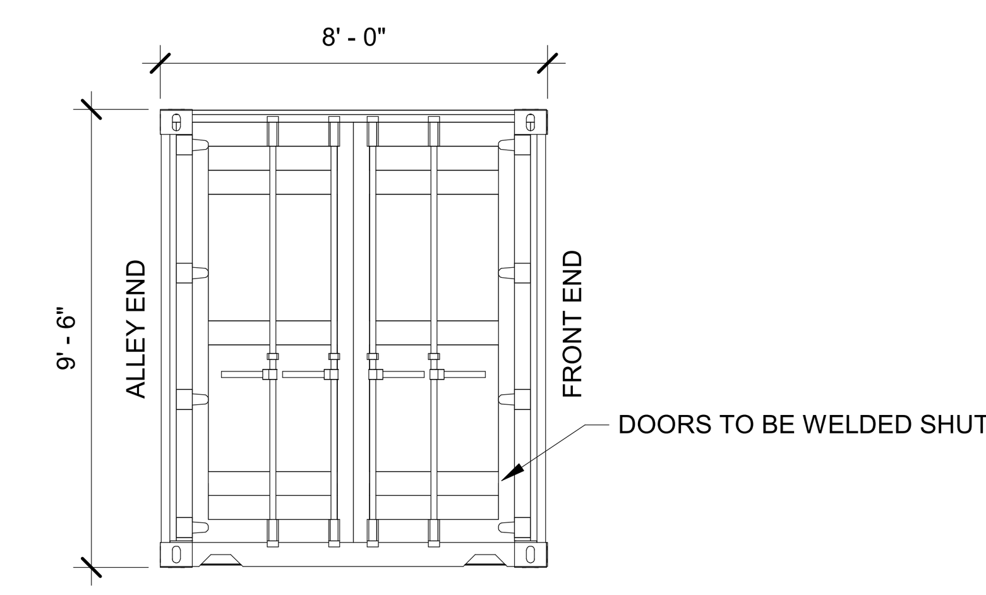
1 APARTMENT CONTAINER 3 FRONT END
1/4" = 1'-0"



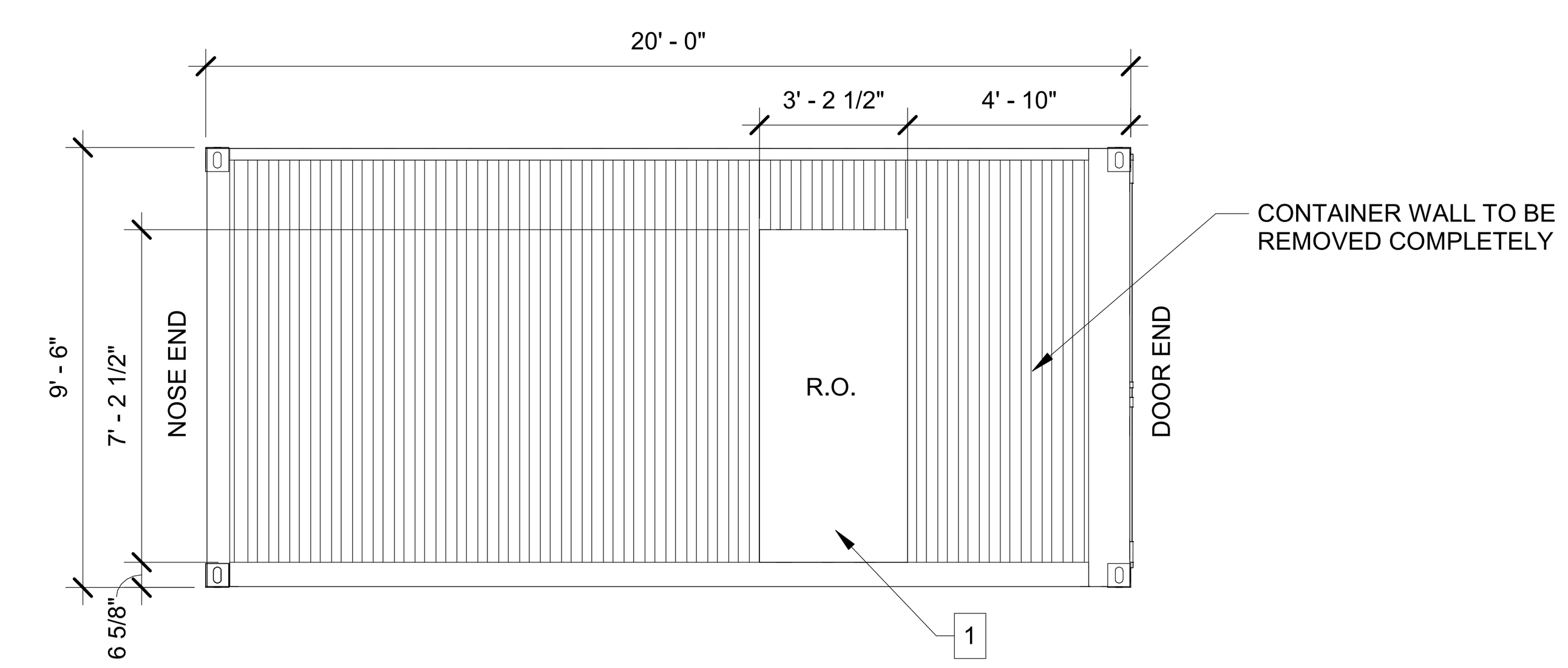
8 3D CONTAINER 3 (1)



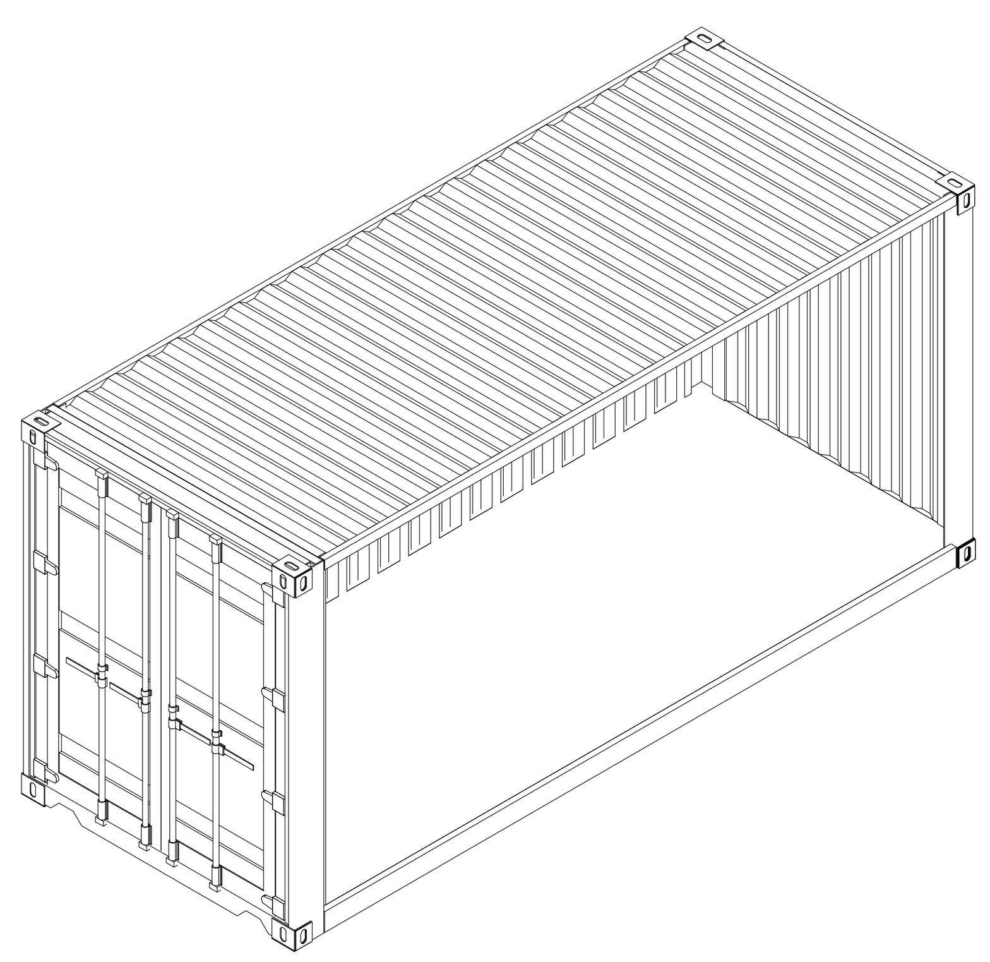
6 APARTMENT CONTAINER 3 BOTTOM
1/4" = 1'-0"



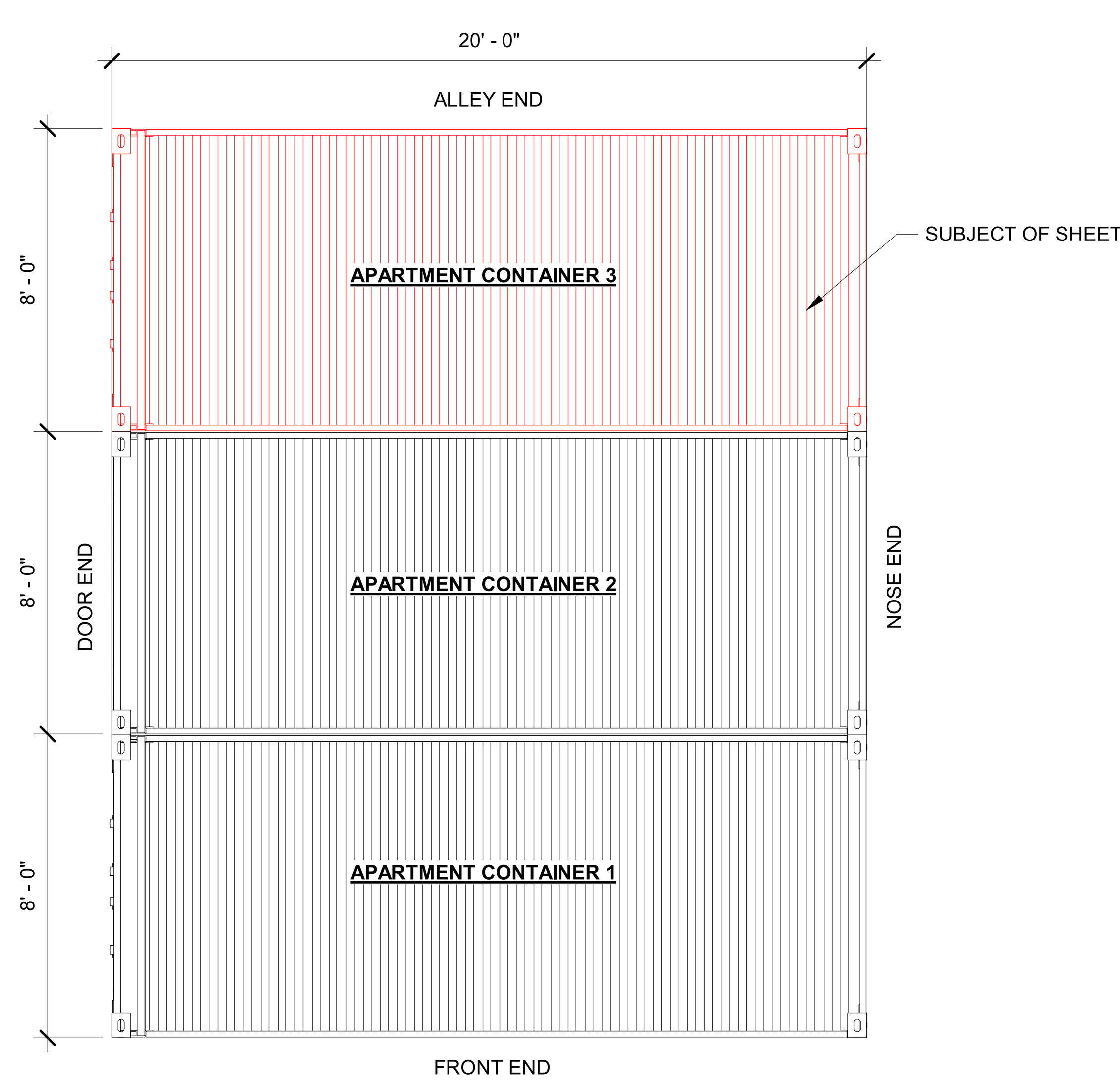
2 APARTMENT CONTAINER 3 DOOR END
1/4" = 1'-0"



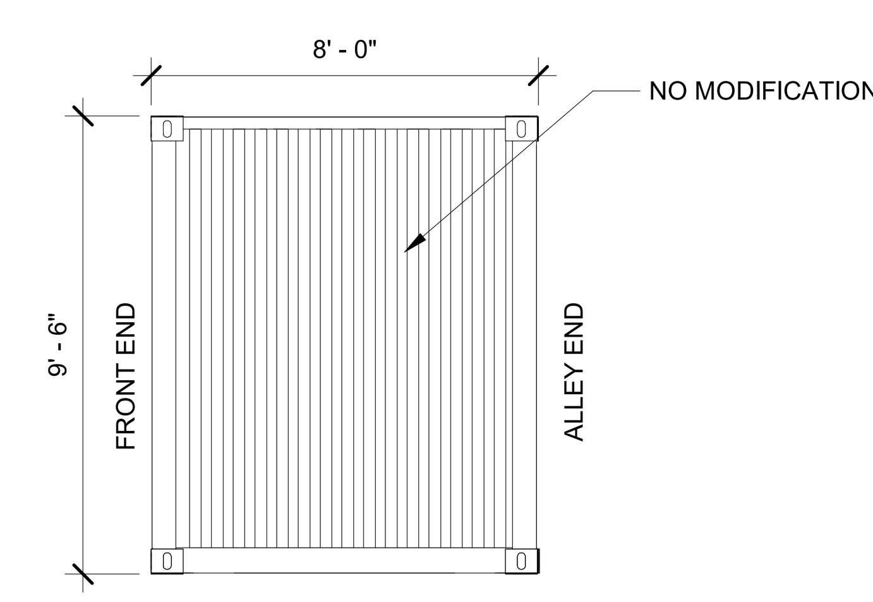
3 APARTMENT CONTAINER 3 ALLEY END
1/4" = 1'-0"



9 3D CONTAINER 3 (2)



7 APARTMENT CONTAINER 3 KEY PLAN
1/4" = 1'-0"



4 APARTMENT CONTAINER 3 BACK END
1/4" = 1'-0"

GENERAL CONTAINER NOTES:

A. CUT OPENINGS AT FACTORY PRIOR TO LOOSE SHIPMENT.

B. DRAWINGS HAVE ADDED 2-1/2" OVERALL VERTICALLY AND 2-1/2" OVERALL HORIZONTALLY TO ALL ROUGH DOOR OPENINGS.

C. DRAWINGS HAVE ADDED 3/4" OVERALL VERTICALLY AND 3/4" OVERALL HORIZONTALLY TO ALL ROUGH WINDOW AND STOREFRONT OPENINGS.

CONTAINER SHEET NOTES:

1. DOOR OPENING.
2. WINDOW OPENING.
3. STOREFRONT OPENING.
4. STRUCTURE, RE: STRUCTURAL DRAWINGS.

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cslhqa.com

CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

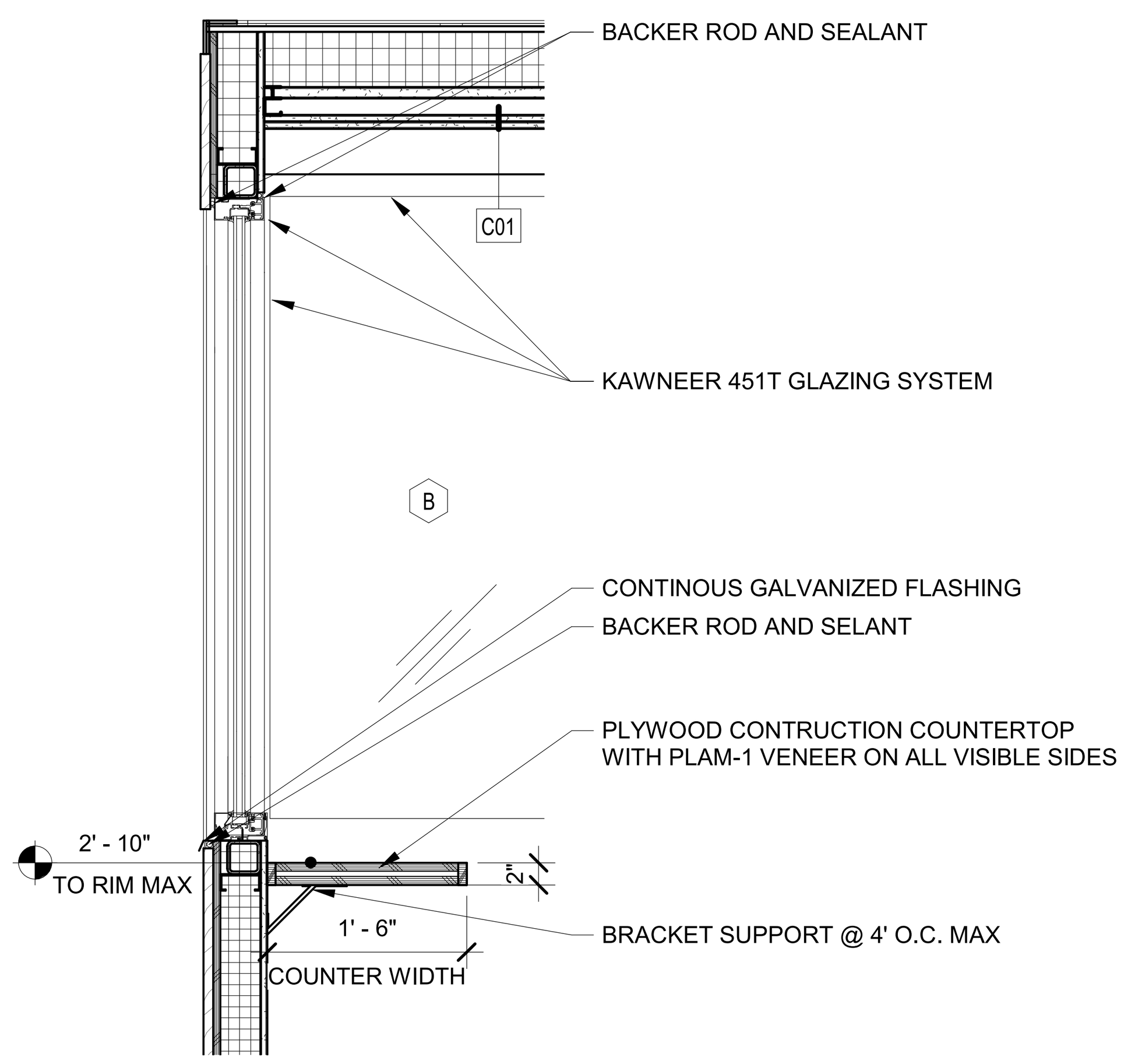
REVISED

APARTMENT CONTAINER 3 CUTOUTS

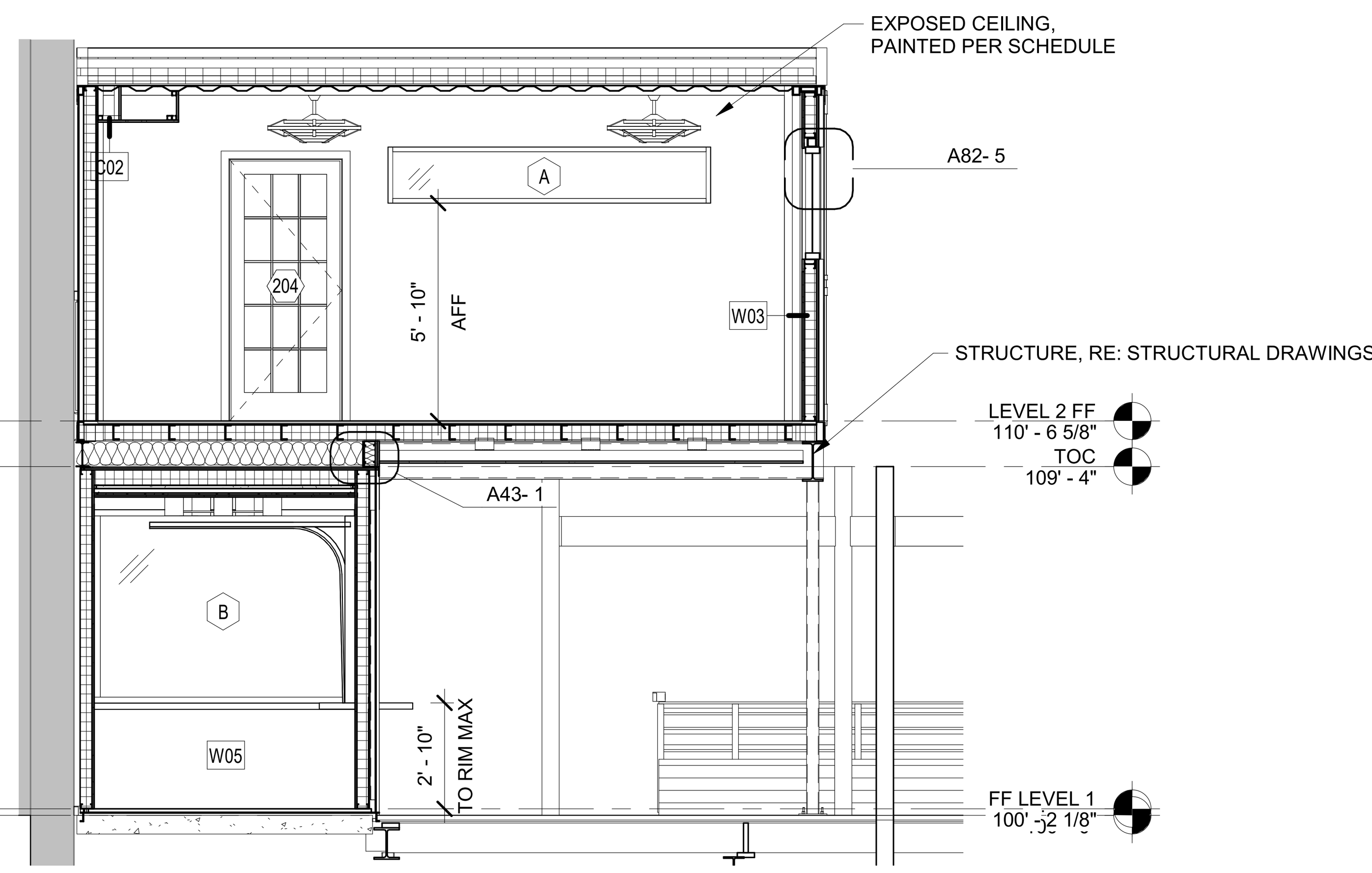
SHEET
A55

ORIGINAL SHEET SIZE 24" x 36"

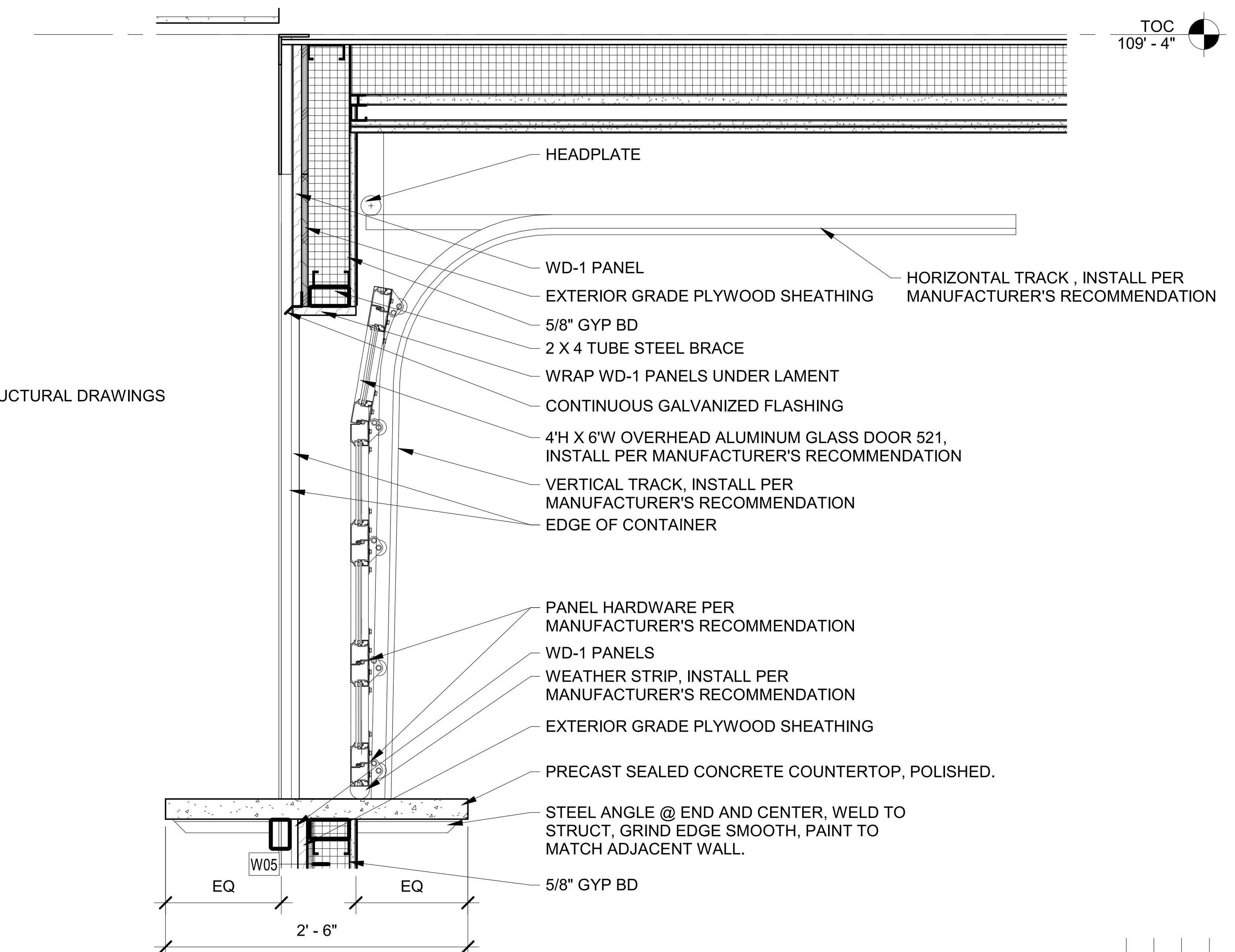
5/26/2020 10:02:58 AM



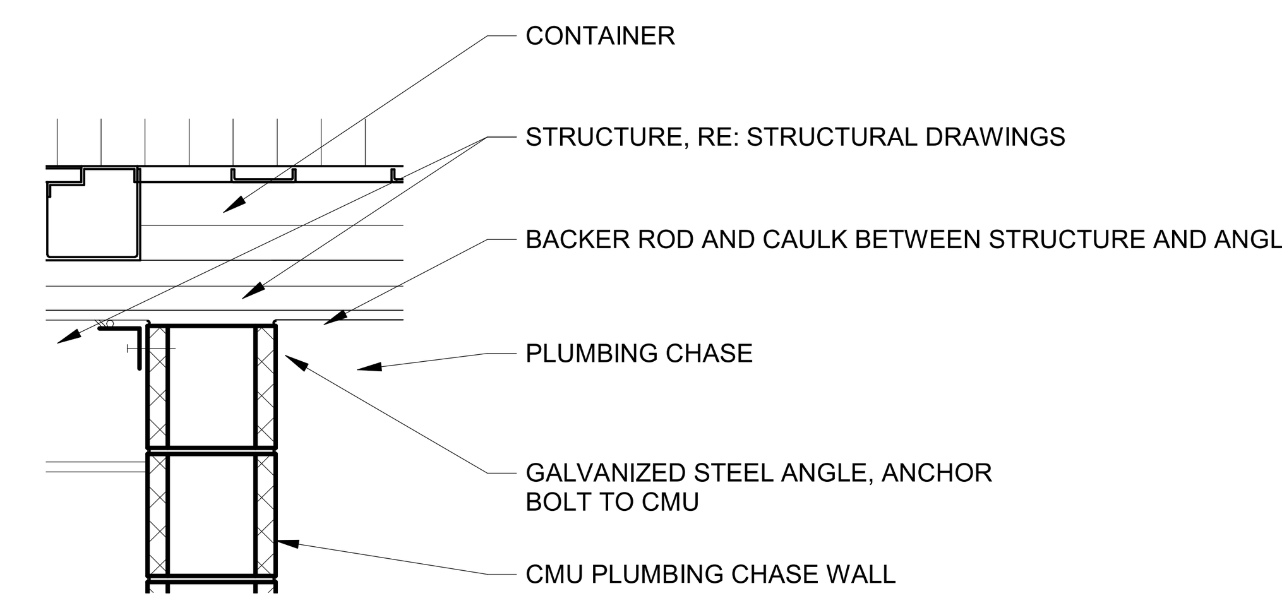
5 FRONT WINDOW SECTION
3/4" = 1'-0"



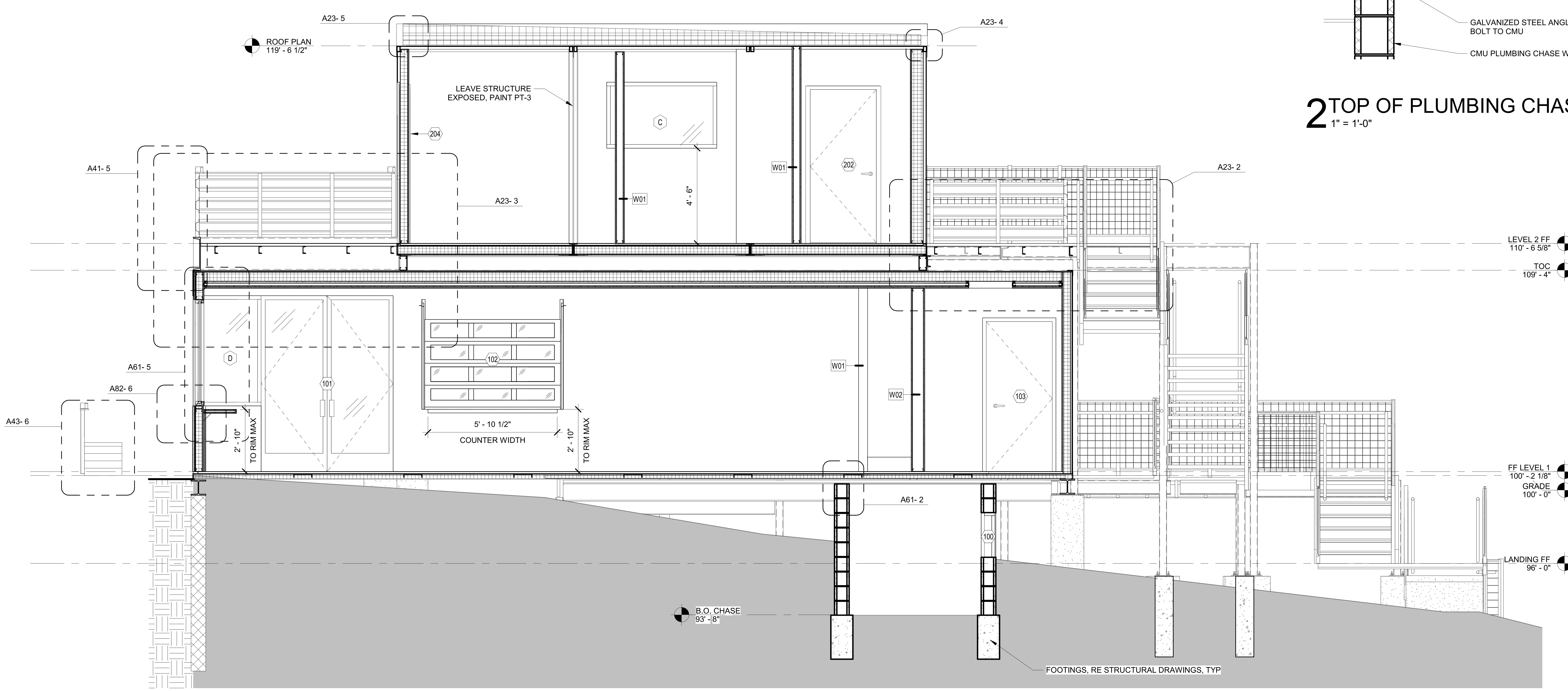
4 FULL BUILDING SHORT SECTION
1/4" = 1'-0"



3 OVERHEAD DOOR SECTION
1" = 1'-0"



2 TOP OF PLUMBING CHASE WALL
1" = 1'-0"



1 FULL BUILDING LONG SECTION
3/8" = 1'-0"

5/7/2020 10:27:46 AM

GENERAL NOTES:

A. MAINTAIN THE INTEGRITY OF ALL REMAINING BUILDING SYSTEMS AND RATINGS. REPAIR ANY DAMAGE DONE TO SURROUNDING AREAS/CONSTRUCTION DURING DEMOLITION.

B. ALL EXISTING CONDITIONS ARE NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL CAREFULLY EXAMINE THE EXISTING INSTALLATION AND ALL PROJECT DRAWINGS TO BECOME FAMILIAR WITH THE SCOPE OF WORK.

C. CLEAN CONSTRUCTION DEBRIS AND DUST DAILY BEYOND CONSTRUCTION LIMITS.

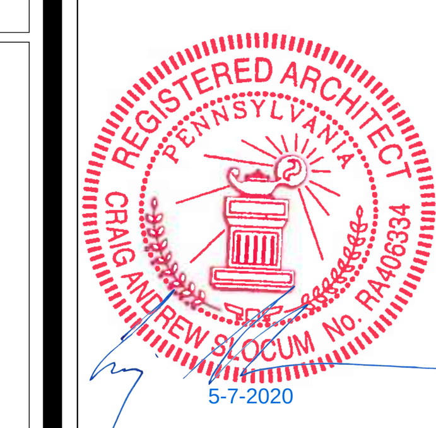
D. VERIFY ALL DIMENSIONS IN FIELD.

E. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR SCOPE OF ELECTRICAL AND MECHANICAL WORK.

F. CONTRACTOR SHALL PATCH AND REPAIR ANY DAMAGE OR PENETRATIONS AT ALL ELEMENTS TO REMAIN (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS FLOORS, ETC.) CAUSED BYDEMOLITION ACTIVITIES OR REMOVAL OF ELECTRICAL, MECHANICAL, AND ARCHITECTURAL ELEMENTS. REPLACE ITEMS NOT REPARABLE TO ORIGINAL STATE. EXISTING FINISH MATERIALS, INCLUDING CEILING, TRIM, ETC. SHALL BE PROTECTED AND RETAINED, UNLESS OTHERWISE NOTED.

G. DEMOLITION NOT SHOWN ON SECTIONS REFER TO DEMOLITION PLANS FOR SCOPE OF DEMOLITION WORK.

H. FURNITURE AND EQUIPMENT SHOWN FOR REFERENCE ONLY, RE: FURNITURE PLAN.



CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

SHEET TITLE
BUILDING SECTIONS

SHEET
A61

ORIGINAL SHEET SIZE
24" x 36"

HG Door Hardware Group

<u>Hardware Group 01 - Apartment Entry</u>
3 ea. Hinge, Iron Black
1 ea. Kwikset Signature Halifax x Square Rose Iron Black Single Cylinder Deadbolt Entry Door Interior Handle Halifax #966HFL SQT 514
1 ea. Kwikset Signature San Clemente Iron Black Smartkey Single Cylinder Deadbolt Entry Door Exterior Handle #818SCE 514 SMT
3 ea. Door Silencer
1 ea. Continuous Weather Striping
1 ea. Peep Hole, Iron Black
1 ea. Wall Door Stop, Iron Black

<u>Hardware Group 02 - Apartment Restroom</u>
3 ea. Hinge
1 ea. Kwikset Primo Iron Black Privacy Door Knob Single Pack #730PSK RDT 514
3 ea. Door Silencer
1 ea. Wall Door Stop, Iron Black

<u>Hardware Group 03 - Coffee Shop Entry</u>
2 ea. Kawneer Top Offset Pivot
2 ea. Kawneer Bottom Offset Pivot
2 ea. Kawneer Adams Rite MS 2180 Two-Point Flushbolt
2 ea. Adams Right 4510 Dead Latch
1 ea. Kawneer Double Keyed Cylinder
1 ea. Weather Stripping
3 ea. Door Silencer
2 ea. Overhead Closer with Stop, Aluminum
1 ea. Kawneer Pulls
1 ea. Sign to say "Door to Remain Unlocked During Business Hours"
2 ea. Push Plate to match hardware with engraved "PUSH"
1 ea. Double Key Cylinder Lock
1 ea. Flush Bolt

<u>Hardware Group 04 - Coffee Shop Restroom</u>
3 ea. Hinge
1 ea. Schlage FE595 Plymouth Satin Chrome 1-Cylinder Lighted Keypad #FE595CS PLY
1 ea. Hinge Pin Stop
1 ea. Continuous Weather Strip

<u>Hardware Group 05 - Security Gate</u>
3 ea. Hinge
1 ea. Entry Function Lockset with Cypher

<u>Hardware Group 06 - Access Door</u>
1 ea. Medium Duty Padlock Hasp
1 ea. Medium Duty Padlock

<u>Hardware Group 07 - Apartment Closet Door</u>
2 ea. Sliding Door Finger Pull
2 ea. Sliding Door Track

8 DOOR SCHEDULE
RE: A21-1

NUMBER	TYPE	FRAME TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR FINISH	COMMENTS	HARDWARE SET
100	08	02	2' - 4"	2' - 0"	1 3/4"	-		06
101	01	01	6' - 0"	8' - 0"	1"	PT-9		03
102	05	PER MANUFACTURER	0"	0"	0"	PT-9		PER MANUFACTURER
103	04	02	3' - 0"	7' - 0"	1 3/4"	PT-9		04
201	02	02	3' - 0"	7' - 0"	1 3/8"	PT-9		01
202	03	02	3' - 0"	7' - 0"	1 3/4"	PT-9		02
203	07	02	4' - 0"	6' - 8"	1 3/8"	PT-9		07
204	02	02	3' - 0"	7' - 0"	1 3/8"	PT-9		01

DOOR GENERAL NOTES:

1. VERIFY ROUGH OPENING IN FIELD.
2. INSTALL DOORS AND FRAMES PER MANUFACTURER'S REQUIREMENTS.
3. ALL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
4. FOR HARDWARE SETS, RE: SPECIFICATIONS, DIVISION 087100 DOOR HARDWARE.

WINDOW GENERAL NOTES:

A. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
B. ROUGH OPENINGS INCLUDE SHIM SPACE WITH SEALANT JOINT ON ALL SIDES.
C. DIMENSIONS REFLECT DESIGN INTENT. GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD MEASUREMENT OF ALL ROUGH OPENINGS PRIOR TO INSTALLATION OF WINDOWS.
D. RE: FLOOR PLAN AND EXTERIOR ELEVATIONS FOR WINDOW LOCATIONS.

MATERIAL LEGEND:

MATERIAL	
GL	GLASS
MFR.	MANUFACTURER
WD	WOOD
ALUM	ALUMINUM
GALV	GALVANIZED METAL
SS	STAINLESS STEEL
STL	STEEL

GLAZING LEGEND:

<u>GLASS DESIGNATION</u>

ALL GLASS TO BE 1" INSULATED GLASS, LOW-E, TEMPERED SAFETY GLASS WITH 1 HOUR CERAMIC FILM TO COMPLY WITH FIRE SEPERATION REQUIREMENTS.

U VAULE REQUIREMENTS:

FIXED FENESTRATION : 0.38

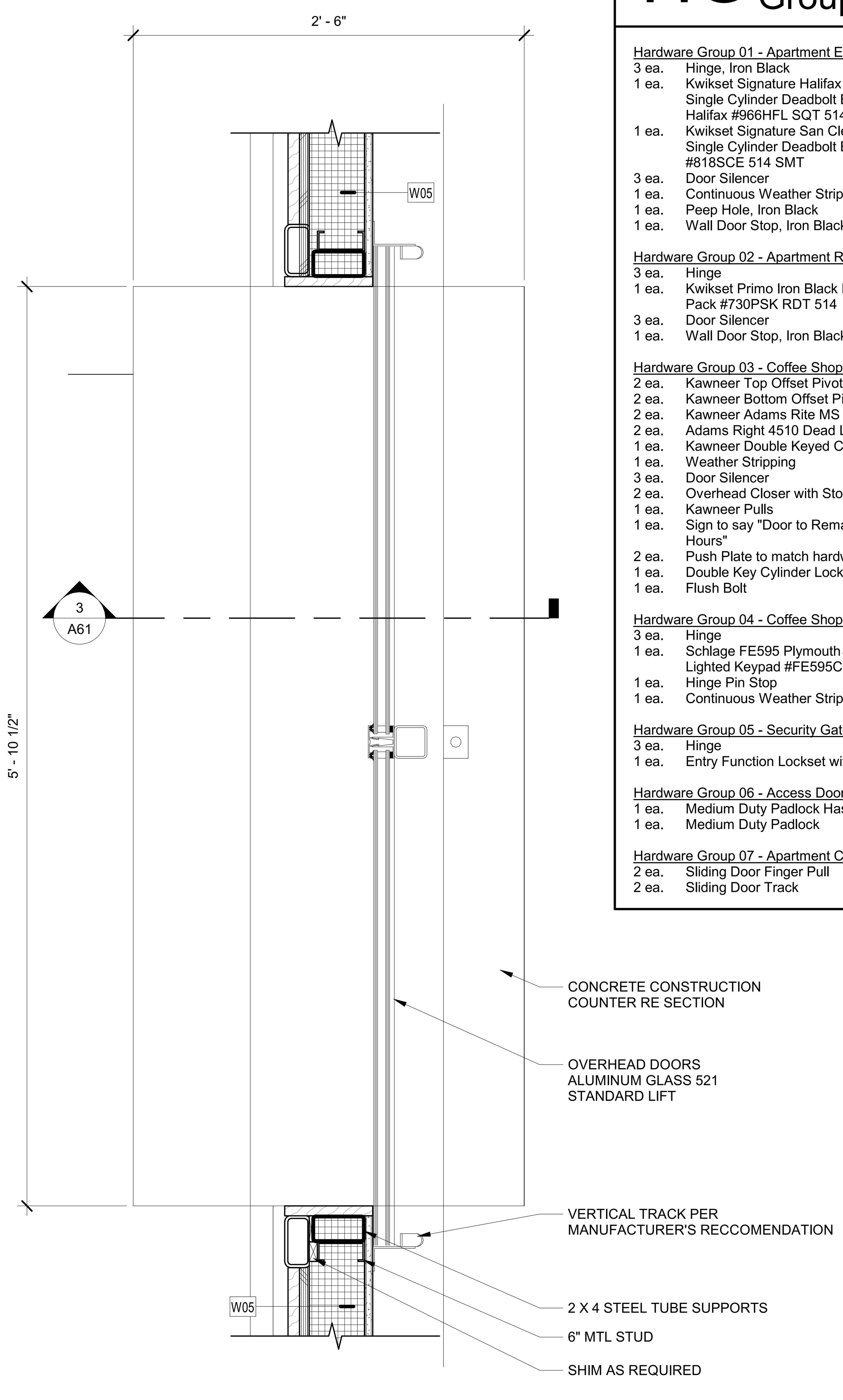
OPERABLE FENESTRATION: 0.45

ENTRANCE DOORS: 0.77

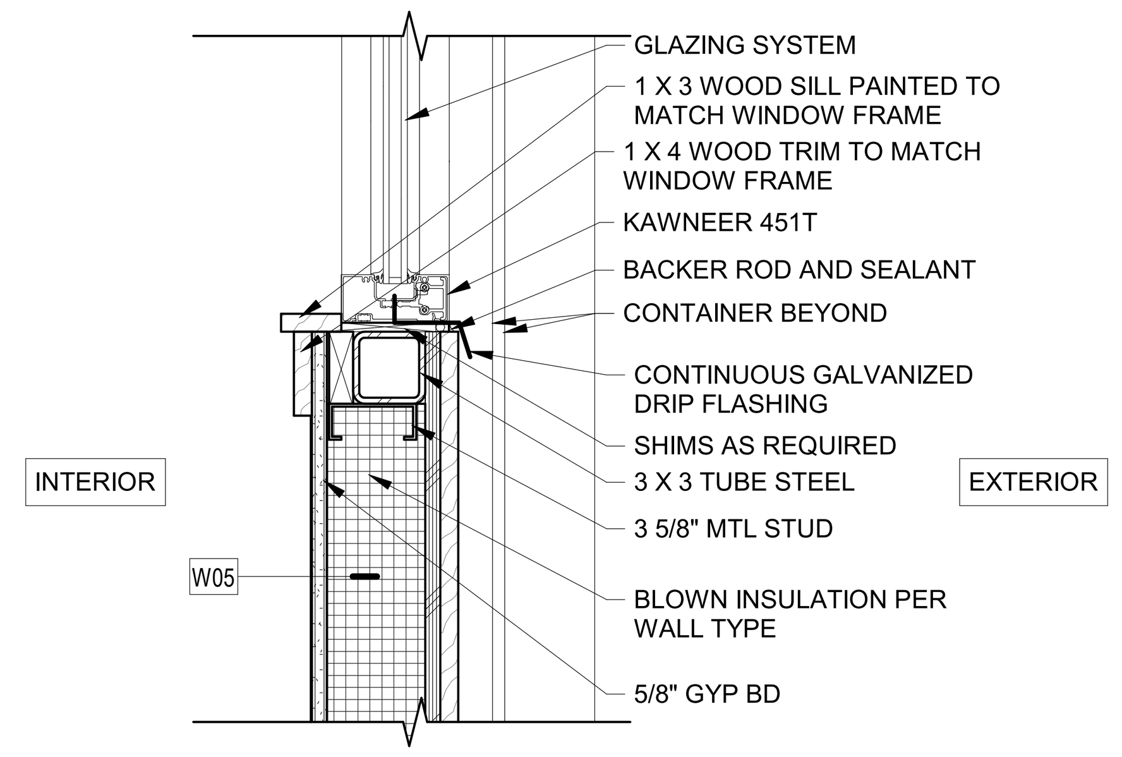
SHGC REQUIREMENTS: (PF < 2)

SEW: 0.40

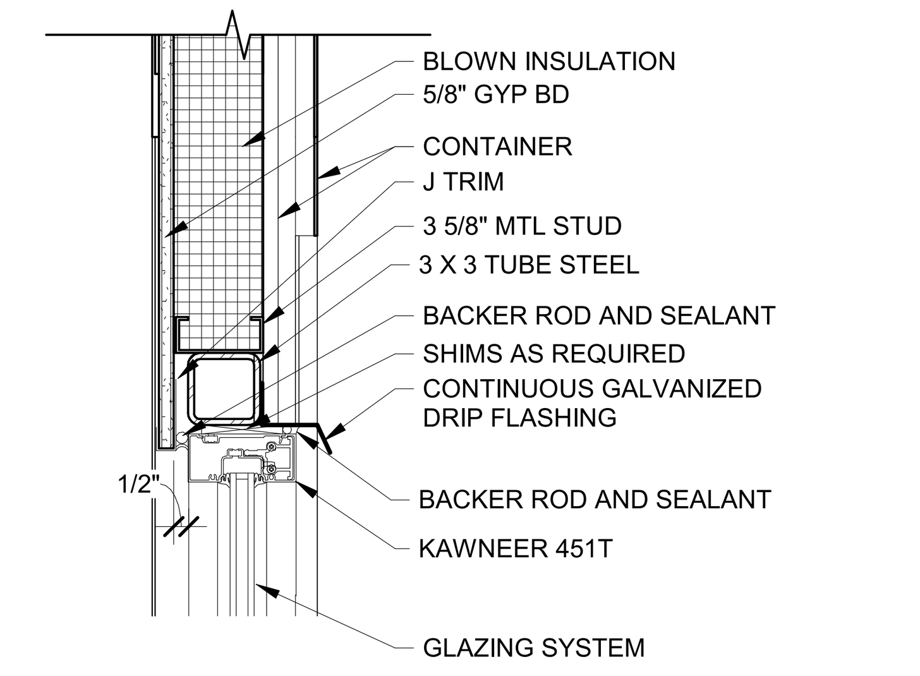
NORTH: 0.53



4 OVERHEAD DOOR PLAN
1 1/2" = 1'-0"

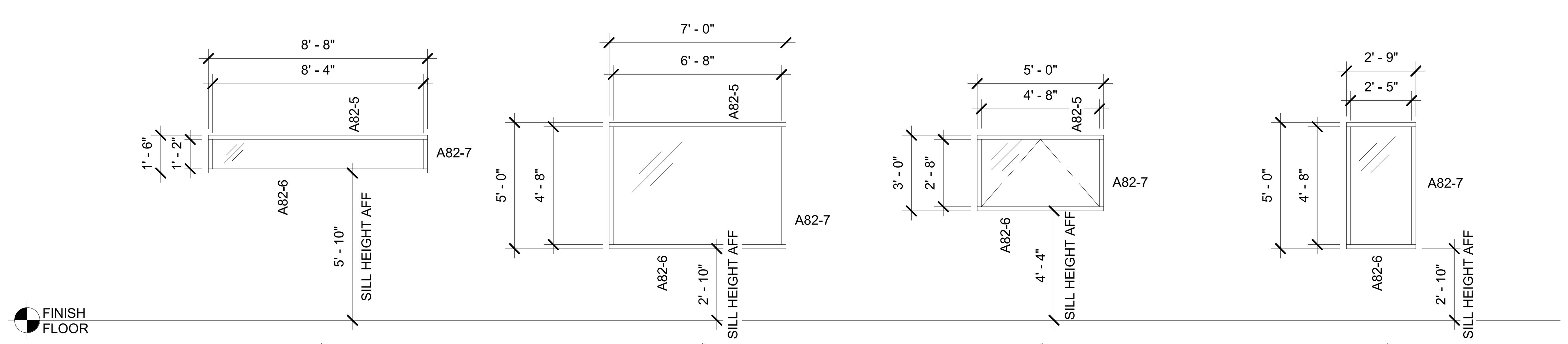


6 TYP. WINDOW SILL DETAIL
1 1/2" = 1'-0"



5 TYP. WINDOW HEAD DETAIL
1 1/2" = 1'-0"

3 WINDOW TYPES
1/4"= 1'-0"



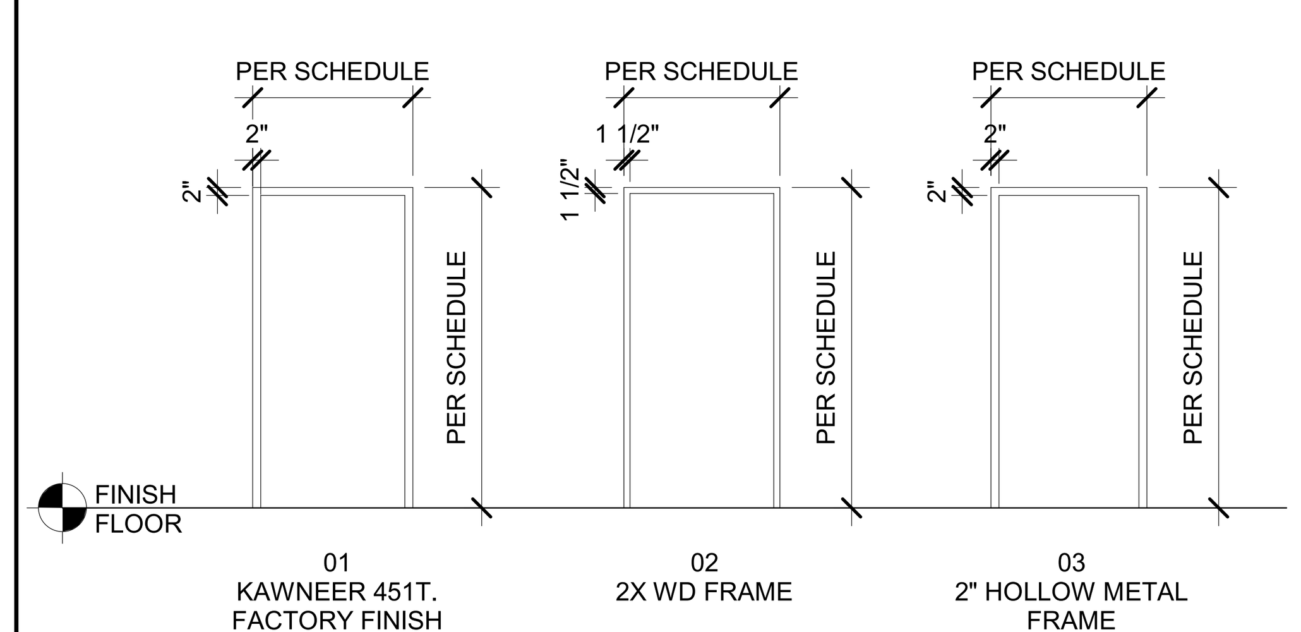
A: 1" DOUBLE PANE LOW E TEMPERED GLAZING WITH A 1 HOUR CERAMIC GLAZING FILM. FRAME TO BE KAWNEER 451T.

B: 1" DOUBLE PANE LOW E TEMPERED GLAZING WITH A 1 HOUR CERAMIC GLAZING FILM. FRAME TO BE KAWNEER 451T.

C: 1" DOUBLE PANE LOW E TEMPERED GLAZING WITH A 1 HOUR CERAMIC GLAZING FILM. GLASSVENT® WINDOWS FOR STOREFRONT FRAMING. FRAME TO BE KAWNEER 451T.

D: 1" DOUBLE PANE LOW E TEMPERED GLAZING WITH A 1 HOUR CERAMIC GLAZING FILM. FRAME TO BE KAWNEER 451T.

2 FRAME TYPES
1/4"= 1'-0"



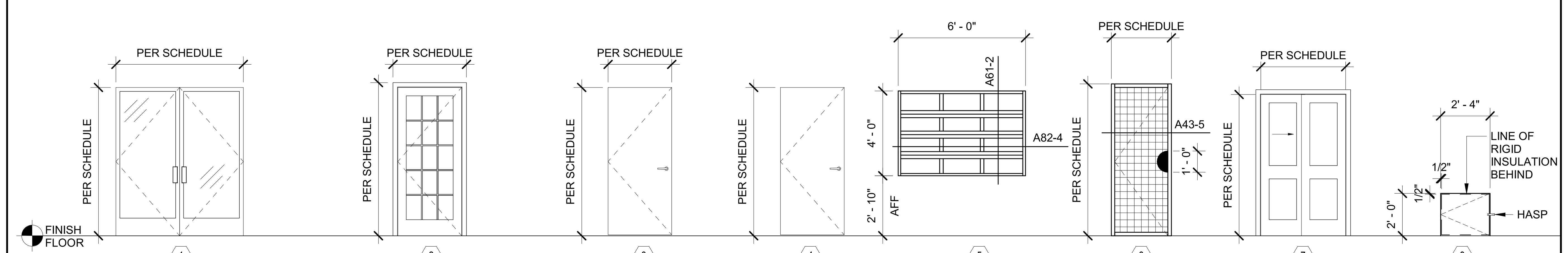
01 KAWNEER 451T. FACTORY FINISH

02 2X WD FRAME

03 2" HOLLOW METAL FRAME

NOTE: PAINT ALL FRAMES PT-10

1 DOOR TYPES
1/4"= 1'-0"



1: 1" DOUBLE PANE, LOW E GLASS DOOR WITH KAWNEER 451T FRAME

2: SOLID WOOD DOOR WITH (4) 1" DOUBLE PANE, LOW E GLASS LITES

3: SOLID CORE WOOD FLUSH DOOR

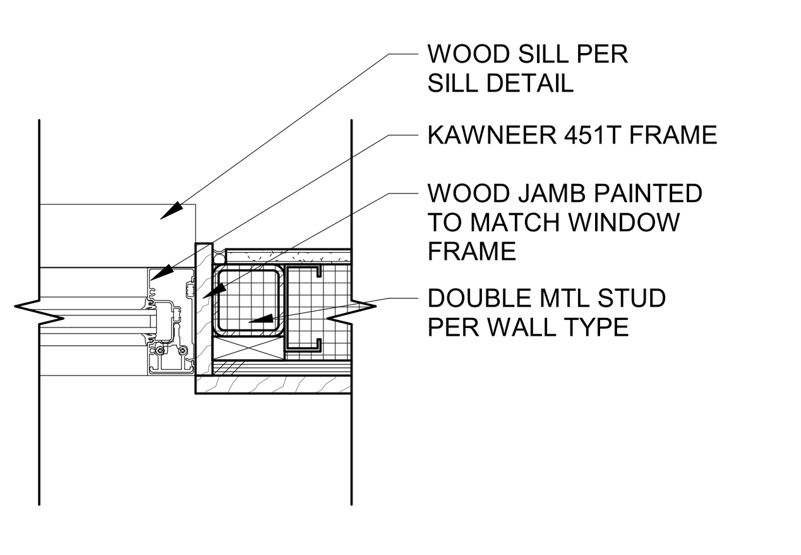
4: EXTERIOR HOLLOW METAL DOOR

5: OVERHEAD DOORS ALUMINUM GLASS 521 STANDARD LIFT

6: 2 X 4 TUBE STEEL SUPPORTED 4" HOG WIRE DOOR WITH (2) 1" STEEL FINGER GUARD PLATES WELDED TO WIRE AND STEEL TUBES

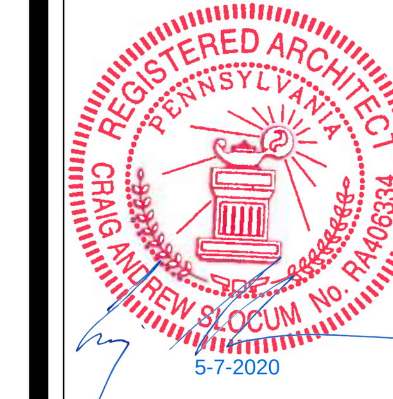
7: INTERIOR SOLID CORE WOOD SLIDING CLOSET DOOR

8: EXTERIOR GRADE PLYWOOD DOOR WITH 2" RIGID INSULATION ADHERED TO THE BACK



7 TYP. WINDOW JAMB DETAIL
1 1/2" = 1'-0"

5/7/2020 10:27:49 AM



CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.csha.com

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT

AGENCY SET

PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

SHEET: DOOR & WINDOW SCHEDULES

SHEET: A82

ORIGINAL SHEET SIZE 24" x 36"

Material Legend - Finishes for Pricing Purposes Only. Specific Finishes TBD

Flooring, Base & Transitions

Code	Material	Manufacturer	Pattern / Style	Color	Finish	Size	Description	Notes
CPT	Broadloom Carpet	Shaw Floors	Just a Hint E9641	Nickel 00510				
LVT	Luxury Vinyl Tile	Armstrong	Derry Oak LVT	Foggy Gray A6767		7.2" x 48"		Stagger end joints by 6"
WD-1	Yellow Pine	RE: STRUCTURAL						
FF-1	Floor Finish	Minwax	Ultimate Floor Finish		Semi-Gloss		Existing Wood Container Floor	Fill holes and sand to provide smooth surface. Apply 2-3 coats of Floor Finish
FT-1	Glazed Ceramic Tile	Lowes	Chilo	Gray		12" x 12"		

Walls & Doors

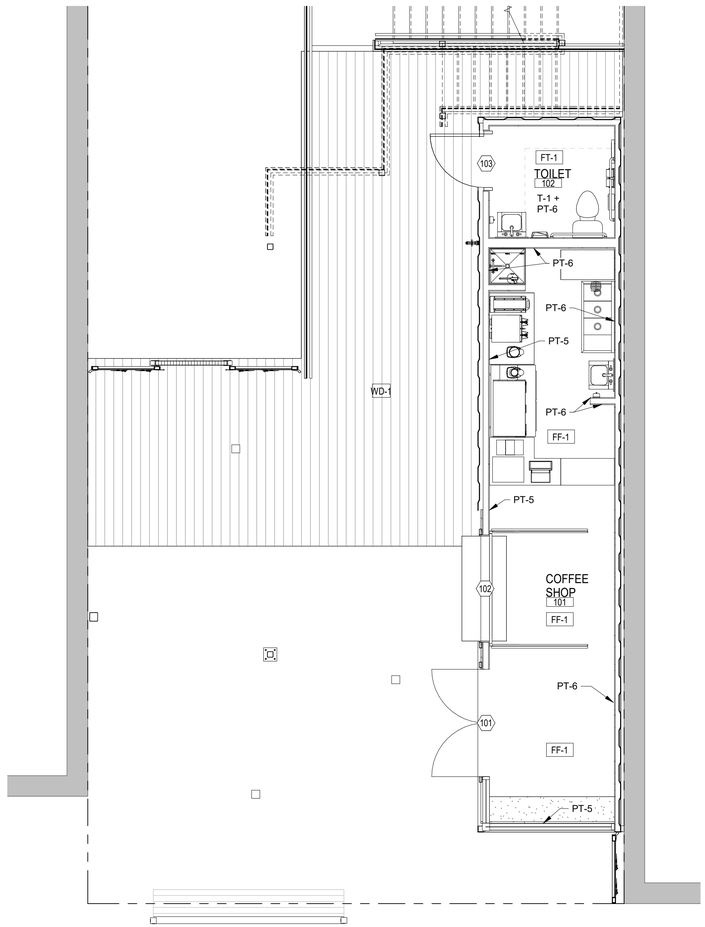
Code	Material	Manufacturer	Pattern / Style	Color	Finish	Size	Description	Notes
PT-1	Apartment Interior Accent Paint	Sherwin Williams	Acier	SW 9170	Eggshell			
PT-2	Apartment Interior Main Paint	Sherwin Williams	Mindful Gray	SW 7016	Eggshell			
PT-3	Apartment Interior Ceiling Paint	Sherwin Williams	Snowbound	SW 7004	Eggshell			
PT-4	Apartment Exterior Grade Paint	Sherwin Williams			Satin			
PT-5	Coffee Shop Interior Accent Paint	Sherwin Williams	TBD by Vendor	TBD by Vendor	Semi-Gloss			
PT-6	Coffee Shop Interior Main Paint	Sherwin Williams	TBD by Vendor	TBD by Vendor	Semi-Gloss			
PT-7	Coffee Shop Interior Ceiling Paint	Sherwin Williams	White to go with vendor colors		Semi-Gloss			
PT-8	Coffee Shop Exterior Grade...	Sherwin Williams	High Reflective White	SW 7757	Glossy			
PT-9	Coffee Shop Exterior Grade Paint	Sherwin Williams			Satin			
PT-10	Exterior Grade Frame Paint	Sherwin Williams			Statin			
B-1	Wood Base	Roppe	Poplar, Straight	White		1 x 4		
B-2	Rubber Base	Roppe	TBD by Vendor	TBD by Vendor		4" Coved		
T-1	Glazed Ceramic Tile	Modern Dimensions	Arctic White	0190		2 1/8" X 8 1/2"	Or approved equal.	Bullnose trim @ top row, cove base @ bottom row
T-2	Glazed Ceramic Tile	Modern Dimensions	Arctic White	0190		4 1/4" x 12 3/4"	Or approved equal.	Bullnose trim @ top row, cove base @ bottom row

Counters & Partition Materials

Code	Material	Manufacturer	Color / Pattern	Finish	Thickness	Location		Notes
CONC	Sealed Precast Conctrete			SEMI-GLOSS	2"	Coffee Shop	Customer Counters	Counters @ Sectional Door & Front Window
PLAM 1	Plastic Laminate	TBD AFTER VENDOR SELECTION				Coffee Shop	Checkout Counter	
SS-1	Solid Surface					Apartment	Kitchen Counter	

Room Finish Schedule

Room Number	Room Name	Floor Finish	Base	N/E Wall	S Wall	E Wall	W Wall	Counter	Comments
101	COFFEE SHOP	FF-1	B-2	PT-6	PT-6	PT-6	PT-6	PLAM-2	SEE PLAN FOR ACCENT WALLS
102	TOILET	FT-1	T-2	T-2 / PT-6	T-2 / PT-6	T-2 / PT-6	T-2 / PT-6		4' TILE WAINSCOT
201	DINING	LVT	B-1	PT-2	PT-2	PT-2	PT-2		
202	BATHROOM	LVT	T-1	T-1 / PT-2	T-1 / PT-2	T-1 / PT-2	T-1 / PT-2	SS-1	4' TILE WAINSCOT
203	KITCHEN	LVT	B-1	PT-2	PT-2	PT-2	PT-2	PLAM-1	
204	BEDROOM	CPT	B-1	PT-2	PT-2	PT-2	PT-2		
205	LIVING	CPT	B-1	PT-2	PT-2	PT-2	PT-2		



1 FINISH PLAN - COFFEE SHOP
1/4" = 1'-0"

2 FINISH PLAN - APARTMENT
1/4" = 1'-0"

LEGEND:

LVT - ARMSTRONG FLOORING
DERRY OAK LVT - FOGGY GRAY A6767

CPT - SHAW FLOORS BROADLOOM CARPET
JUST A HINT II (E9641) - NICKEL (00510)

ENTRANCE MAT SYSTEM,
RE: FLOORING AND WALL BASE SCHEDULE I81

NATURAL CONCRETE FLOORING,
RE: FLOORING AND WALL BASE SCHEDULE I81

F__ FLOORING DESIGNATION,
RE: FLOORING & WALL BASE SCHEDULE I81

B__ WALL BASE DESIGNATION,
RE: FLOORING & WALL BASE SCHEDULE I81

00 00-01 SHEET NOTE, RE: SHEET NOTES LIST ON CURRENT PAGE

-XX- WALL FINISH/BASE DESIGNATION, RE: FINISH SCHEDULE I81

WOOD GRAIN DESIGNATION, RE: FINISH SCHEDULE I81

GENERAL NOTES:

A. DIMENSION IS NOT SHOWN ON INTERIOR SHEETS UNLESS INTERIOR SPECIFIC. REFER ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

B. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION / ORDERING.

C. ALL TRANSITION IN FLOORING ARE TO OCCUR DIRECTLY BENEATH DOORS U.N.O.

D. ALL GYPSUM BOARD APPLICATIONS SHALL BE SANDED, TAPED AND MUDDED AS NECESSARY.

E. PROVIDE A MAXIMUM OF 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGES OF FLOORING MATERIAL. ICC/ANSI A117.1 SECTION 303.

F. ALL HOLLOW METAL DOOR FRAMES TO BE PAINTED (PT-10).

G. ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS USING APPROPRIATE ADHESIVE.

H. SMOOTH FLOOR SUBSTRATE SURFACES. SAND OR GRIND SUBFLOORS TO REMOVE IRREGULARITIES. FILL LOW SPOTS, CONTROL OR CONSTRUCTION JOINTS AND OTHER DEFECTS AS REQUIRED TO PROVIDE UNIFORM SUBSTRATE FOR FLOOR FINISHES.

I. FINISHES NOT REQUIRED ON WALL AREA CONCEALED BY PERMANENT FIXTURES.

J. FINISHES SHALL EXTEND A MINIMUM OF 6" BEHIND FIXTURE.

K. PAINT ALL INTERIOR GYPSUM BOARD CEILINGS AND SOFFITS.

L. NO ITEM TO BE INSTALLED ON FINISH WALL MATERIALS WITHOUT PROJECT MANAGER AND OWNER'S APPROVAL.

M. ALL EXPOSED VENTS, ACCESS PANELS AND SIMILAR ITEMS TO BE PAINTED TO MATCH THE WALL OR CEILING SURFACES THAT THEY ARE ON.

N. REFER TO ENLARGED PLANS, ELEVATIONS, FINISH SCHEDULES FOR ADDITIONAL FINISH INFORMATION.

O. EXTEND RUBBER BASE A MINIMUM OF 6", MAXIMUM OF 12" BEHIND FIXTURES.

P. ALL GYPSUM BOARD TO BE LEVEL 4 FINISH

##-## SHEET NOTES:

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

AGENCY SET

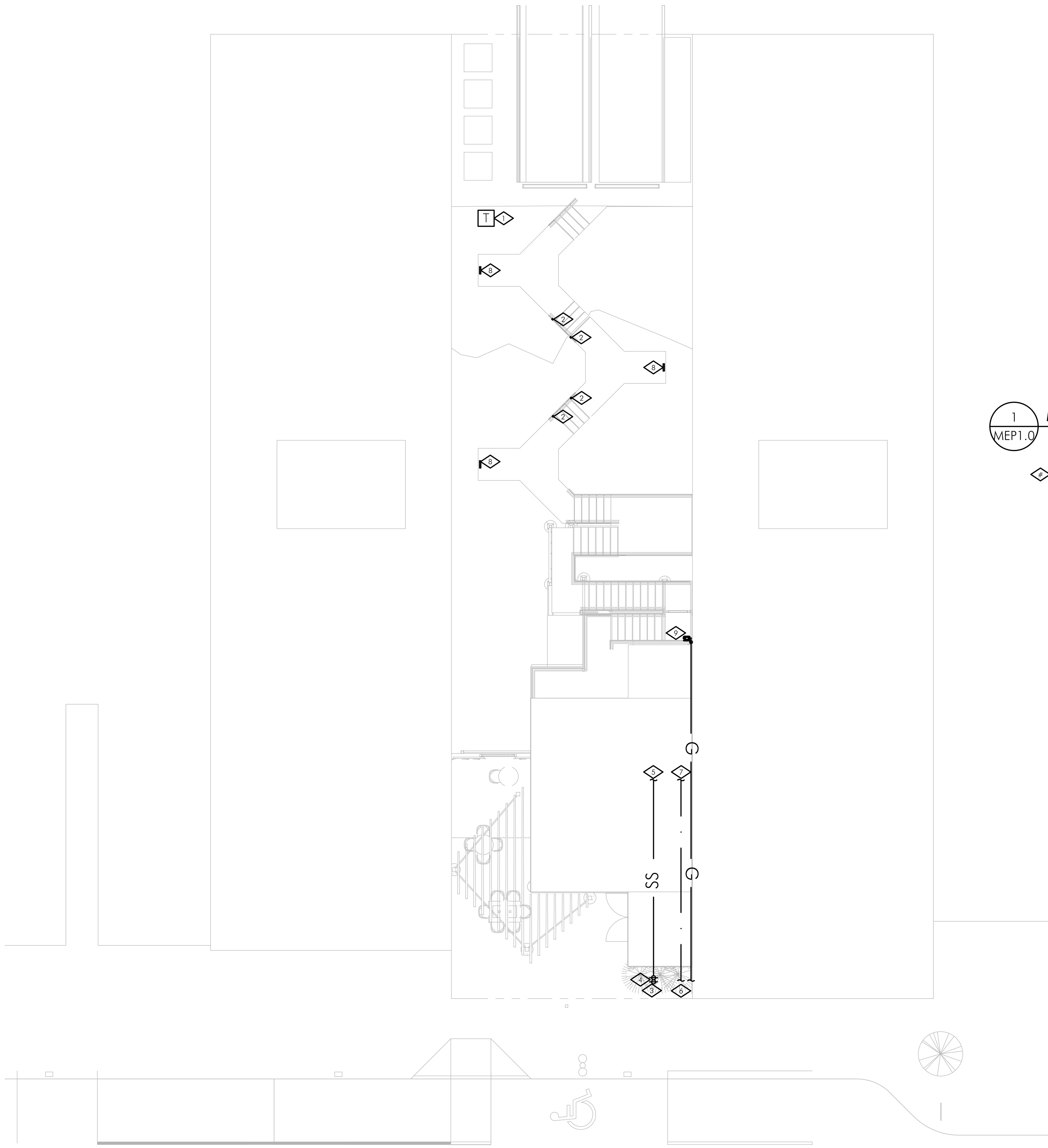
PROJECT	DATE
19176	05-07-2020
DRAWN	CHECKED
LMV	JSG / CAS

REVISED

SHEET TITLE
FLOOR FINISH PLANS

SHEET
I11
ORIGINAL SHEET SIZE
24" x 36"

5/7/2020 10:27:56 AM



1 MEP1.0 MEP SITE PLAN

SCALE: NTS

Project North N

SITE PLAN KEYED NOTES:

1. ASSUMED UTILITY TRANSFORMER LOCATION. COORDINATE WITH UTILITY CO. FIELD VERIFY FINAL LOCATION PRIOR TO ANY WORK.
2. PROVIDE STAIR STEP LIGHT, "SL". CIRCUIT TO PANEL-A, CIRCUIT #21. FIELD VERIFY FINAL LOCATION PRIOR TO ANY WORK. REF ARCH.
3. SANITARY SEWER FROM UTILITY. COORDINATE WITH CIVIL DRAWINGS. FIELD VERIFY FINAL LOCATION, TIE-IN, AND DIRECTION OF FLOW PRIOR TO ANY WORK.
4. TWO WAY CLEANOUT. LOCATION PER CIVIL DRAWINGS. FIELD VERIFY FINAL DIRECTION OF FLOW, INVERT, AND TIE-IN POINTS PRIOR TO ANY WORK.
5. SEWER TO CONNECT TO BUILDING IN CRAWL/CHASE UNDER CONTAINERS. FIELD VERIFY FINAL LOCATIONS PRIOR TO ANY WORK.
6. COLD WATER SUPPLY FROM UTILITY. COORDINATE WITH CIVIL DRAWINGS. FIELD VERIFY FINAL LOCATION PRIOR TO ANY WORK.
7. COLD WATER TO CONTINUE TO CRAWL/CHASE UNDER CONTAINERS. WATER METER AND WATER ENTRY ASSEMBLY TO BE IN CRAWL/CHASE. RE: PLUMBING & CIVIL.
8. BOLLARD LIGHT FIXTURE, "BL". CIRCUIT TO PANEL-A, CIRCUIT #21. FIELD VERIFY FINAL LOCATION PRIOR TO ANY WORK. REF: ARCH.
9. PROVIDE GAS METER UNDER STAIRS IN A UTILITY CO. AND AHJ APPROVED LOCATION. FIELD VERIFY FINAL LOCATION PRIOR TO ANY WORK. COORDINATE WITH CIVIL.

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN PATRICK TINSLEY
ENGINEER
PE-071689
05/05/2020

PROJECT	DATE
KVA 19-121	02/10/2020
DRAWN TMK	CHECKED JPT

REVISED

SHEET TITLE

MEP SITE PLAN

SHEET

MEP1.0

ORIGINAL SHEET SIZE
24" x 36"

PLUMBING SPECIFICATIONS

1.1 SUMMARY: PROVIDE PLUMBING WHERE SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION INCLUDING, BUT NOT NECESSARILY LIMITED TO:

DOMESTIC HOT AND COLD WATER PIPING SYSTEMS

DRAIN, WASTE, AND VENT SYSTEMS

PLUMBING FIXTURES AND TRIM AS SHOWN ON THE DRAWINGS

FUEL GAS PIPING SYSTEM

STORM DRAINAGE SYSTEMS

DOCUMENTS AFFECTING WORK OF THIS SECTION INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, AND SECTIONS IN DIVISION 1 OF THE ARCHITECTURAL SPECIFICATIONS.

1.2 SUBMITTALS: COMPLY WITH PERTINENT PROVISIONS OF DIVISION 1 AND THE ARCHITECTURAL SCOPE.

PRODUCT DATA: WITHIN 30 CALENDAR DAYS AFTER THE CONTRACTOR HAS RECEIVED THE OWNER'S NOTICE TO PROCEED, SUBMIT:

MATERIALS LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION

MANUFACTURER'S SPECIFICATIONS, CATALOG CUTS, AND OTHER DATA NEEDED TO PROVE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.

SHOP DRAWINGS AND OTHER DATA AS REQUIRED TO INDICATE METHOD OF INSTALLING AND ATTACHING EQUIPMENT, EXCEPT WHERE SUCH DETAILS ARE FULLY SHOWN ON THE DRAWINGS.

STERILIZATION CERTIFICATE: UPON COMPLETION OF DOMESTIC WATER PIPING SYSTEM, THE ADDED PORTION OF THE SYSTEM SHALL BE STERILIZED. UPON COMPLETION THE CONTRACTOR SHALL DELIVER TO THE ARCHITECT TWO (2) COPIES OF AN ACCEPTABLE 'CERTIFICATE OF PERFORMANCE' FOR THIS ACTIVITY.

UPON COMPLETION OF THE WORK OF THIS SECTION, DELIVER TO THE ARCHITECT FOUR (4) COPIES OF ALL SHOP DRAWINGS (EQUIPMENT AND FIXTURE SUBMITTALS), OPERATION AND MAINTENANCE MANUALS AND AS-BUILT (RECORD) DRAWINGS. ALL MANUALS SHALL INCLUDE A MAINTENANCE SCHEDULE FOR ALL REQUIRED EQUIPMENT (I.E. PUMPS, WATER FILTERS). ALL MANUALS SHALL BE COMPILED IN ACCORDANCE WITH THE PROVISIONS OF DIVISION 1 OF THESE SPECIFICATIONS.

1.3 QUALITY ASSURANCE: USE ADEQUATE NUMBERS OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.

CODES AND REGULATIONS: IN ADDITION TO COMPLYING WITH THE SPECIFIED REQUIREMENTS, COMPLY WITH THE PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION; INCLUDING THE 2018 INTERNATIONAL BUILDING, PLUMBING, FUEL GAS, AND ENERGY CONSERVATION CODES; AND ANY AMMENDMENTS TO ABOVE CODES REQUIRED BY THE LOCAL AUTHORITIES. IN THE EVENT OF CONFLICT BETWEEN OR AMONG SPECIFIED REQUIREMENTS AND PERTINENT REGULATIONS, THE MORE STRINGENT REQUIREMENT WILL GOVERN WHEN SO DIRECTED BY THE ARCHITECT.

1.4 DELIVERY, STORAGE, AND HANDLING: COMPLY WITH THE PERTINENT PROVISIONS OF DIVISION 1.

1.5 GENERAL REQUIREMENTS: WHERE REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES. PRIOR TO FINAL ACCEPTANCE, FURNISH THE ARCHITECT/OWNER WITH CERTIFICATES OF INSPECTION AND APPROVALS BY LOCAL AUTHORITIES. BEFORE ACCEPTANCE AND FINAL PAYMENT, DEMONSTRATE THAT ALL APPARATUS ARE FUNCTIONING PROPERLY AND EFFICIENTLY. SYSTEM, MATERIAL, AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE. REPLACE ALL DEFECTIVE WORKMANSHIP, EQUIPMENT AND MATERIALS WITHOUT ADDITIONAL CHARGES, INCLUDING REFRIGERANT THAT IS LOST DURING RELATED REPAIRS.

PART 2 - PRODUCTS

2.1 PIPE SCHEDULE:

DRAIN, WASTE, AND VENT SYSTEM: PVC PIPE, ASTM D 2665, SOLID-WALL DRAIN, WASTE AND VENT PIPING WITH PVC SOCKET FITTINGS COMPLYING WITH ASTM D 2665, SOCKET TYPE, MADE TO ASTM D 3311, DRAIN, WASTE, AND VENT PATTERNS. SCHEDULE 40 CAST IRON PIPING SHALL BE PROVIDED FOR ALL WASTE AND VENT PIPING WITH A RETURN OR SUPPLY AIR PLENUM.

WATER PIPING: ABOVE GROUND: PROVIDE TYPE 'L' HARD DRAWN COPPER WITH WROUGHT COPPER FITTINGS JOINED WITH LEAD FREE SOLDER. BELOW GROUND: PROVIDE TYPE 'K' SOFT ANNEALED COPPER WITH NO SOLDERED JOINTS.

INDIRECT DRAINS: PROVIDE TYPE 'L' COPPER WITH WROUGHT COPPER FITTINGS JOINED WITH 95/5 TIN-ANTIMONY OR LEAD FREE SOLDER. WHEN SIZE ALLOWS PROVIDE DWV TYPE FITTINGS. PROVIDE LINES FULL SIZE OF ANY EQUIPMENT CONNECTIONS.

NATURAL GAS PIPING: PROVIDE SHUT-OFF VALVE DOWNSTREAM OF AND AS CLOSE AS PRACTICAL TO EACH GAS METER. PROVIDE SCHEDULE 40 BLACK IRON PIPE WITH MALLEABLE IRON FITTINGS. PIPING 2" AND UNDER SHALL HAVE SCREWED FITTINGS, 2-1/2" AND LARGER, AND ALL CONCEALED GAS PIPING SHALL BE WELDED. VALVES UP TO 2" SHALL BE BRASS. PROVIDE DIRT LEG, SHUT-OFF VALVE, PRESSURE REDUCING VALVE, AND UNION AT EACH APPLIANCE CONNECTION. UNDERGROUND PIPING SHALL BE PROTECTED AGAINST CORROSION.

STORM DRAINAGE PIPING: HUBLESS CAST IRON SOIL PIPE. PITCH HORIZONTAL LEADERS AT 1/8" PER FOOT FALL IN DIRECTION OF FLOW UNLESS OTHERWISE NOTED.

2.2 MATERIALS: CAST IRON SOIL PIPE AND FITTINGS:

FOR COPPER PIPING, PROVIDE WROUGHT COPPER OR DWV TYPE FITTINGS FOR THE APPROPRIATE PIPING SYSTEM. ALL EXPOSED PIPING IN KITCHENS AND OTHER FOOD PREPARATION AREAS SHALL BE COPPER.

2.3 VALVES: GATE VALVES: EQUAL TO WATTS GV SERIES, BRONZE, 200-PSI WOG. GLOBE VALVES: EQUAL TO WATTS GLV SERIES, BRONZE, 200-PSI WOG. BALL VALVES: EQUAL TO WATTS B-600 SERIES, STANDARD PORT, BRONZE. 1/4" - 2" VALVES SHALL BE 600 PSI WOG. 2-1/2" - 4" SHALL BE 400 PSI WOG.

2.4 FLASHING: WHERE PIPES OF THIS SECTION PASS THROUGH THE ROOF, FLASH WITH SEMCO #1100-4 SEAMLESS 4 LB. FLASHING, WITH STEEL REINFORCED 'VARI-PITCH' BOOT AND CAST IRON COUNTER FLASHING SLEEVE.

2.5 PIPE HANGERS:

WATER PIPING: PROVIDE FEE AND MASON #212 SPLIT RING HANGERS WITH SUPPORTING RODS. PROVIDE SEMCO 'TRISOLATORS'.

SOIL AND WASTE PIPING: PROVIDE FEE AND MASON #212 ADJUSTABLE RING HANGERS WITH SUPPORTING RODS. USE FEE AND MASON #212 RISER CLAMPS AS REQUIRED.

2.6 CLEANOUTS: ZURN Z-1400 'LEVEL-TROL' ADJUSTABLE FLOOR CLEANOUT, DURA-COATED CAST IRON BODY, WITH GAS AND WATERTIGHT ABS TAPERED THREAD PLUG, AND ROUND SCORIATED SECURED TOP ADJUSTABLE TO THE FINISHED FLOOR. FINISHED FLOORS: PROVIDE ZURN ZN-1400 WITH APPROPRIATE SUFFIX FOR FLOOR FINISH. FLOORS WITH WATERPROOFING MEMBRANE: PROVIDE 'FLUSH-WITH-FLOOR' TYPE CLEANOUTS, WITH ADJUSTABLE WATERTIGHT COVERS AND INTEGRAL ANCHORING FLANGE WITH CLAMPING COLLAR. FINISHED WALLS: PROVIDE ZURN ZS-1469 WITH STAINLESS STEEL ACCESS PLATE AND SCREW.

2.7 TRAPS: FOR LAVATORIES AND SINKS, EXCEPT SERVICE SINKS, PROVIDE LOS ANGELES PATTERN CAST BRASS TRAPS WITH BRASS NUTS.

2.8 WATER HAMMER ARRESTORS: PROVIDE WHERE REQUIRED BY CODE.

2.9 FIXTURES AND EQUIPMENT: PROVIDE PLUMBING FIXTURES, TRIM, AND EQUIPMENT AS INDICATED ON THE PLUMBING PLANS.

2.10 INSULATION: INSULATE HOT, COLD AND RECIRCULATED HOT WATER PIPING WITH 1-IN. THICK FIBERGLASS INSULATION WITH PLENUM RATED JACKET. RUNOUTS UP TO 12 FEET SHALL HAVE 1/2-IN. THICK INSULATION. INSULATION SHALL BE EQUAL TO JOHNS MANVILLE MICO-LOK, WITH A MAXIMUM CONDUCTIVITY OF 0.27 BTU PER IN/HR * SF * degF. COLD WATER PIPING INSULATION SHALL HAVE VAPOR BARRIER. AT ALL HANGER AND SUPPORT LOCATIONS, PROVIDE 8-IN. LONG, 20 GAUGE GALVANIZED IRON INSULATION GUARDS. INSULATION AT THESE LOCATIONS SHALL BE RIGID.

PROTECT EXPOSED PIPING FOR ALL ADA ACCESSIBLE FIXTURES WITH INSULATION EQUAL TO TRU BRO.

STORM DRAINAGE PIPING SHALL BE INSULATED WITH 1-1/2" THICK FIBERGLASS INSULATION WITH VAPOR BARRIER AND PLENUM RATED PVC JACKET. INSULATION SYSTEM SHALL BE EQUAL TO JOHNS MANVILLE MICRO-LOK, WITH ZESTON PVC JACKETING, 30 MIL THICKNESS. VAPOR BARRIER SHALL BE PROVIDED WITH A MASTIC COMPATIBLE WITH PVC, AND TWO LAYERS OF HI-LO TEMP INSULATION INSERTS SHALL BE UTILIZED TO MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER. INSERTS AND JACKET SHALL MEET ASTM E84 FOR MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED RATING OF 25/50. EXPOSED VERTICAL STORM DRAINAGE PIPING SHALL NOT BE INSULATED.

2.11 SLEEVES: WHERE PIPES PASS THROUGH CONCRETE, MASONRY, OR STUD WALLS, OR PASS THROUGH CEILINGS, PROVIDE 'SPERZEL' RUSTPROOF 'CRETE-SLEEVE' OF THE SIZE REQUIRED. WHERE PIPES PASS THROUGH FIRE RATED PARTITIONS AS DESIGNATED ON THE ARCHITECTURAL PLANS, PROVIDE FIRE SEALS AROUND PIPES, WHICH ARE EITHER UL LISTED OR FM APPROVED.

2.12 OTHER MATERIALS: PROVIDE OTHER MATERIALS NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE ARCHITECT.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS: EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.2 INSTALLATION OF PIPING AND EQUIPMENT:

PROCEED AS RAPIDLY AS THE BUILDING CONSTRUCTION WILL PERMIT. THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. CUT PIPE ACCURATELY, AND WORK INTO PLACE WITHOUT SPRINGING OR FORCING, PROPERLY CLEARING WINDOWS, DOORS, AND OTHER OPENINGS. EXCESSIVE CUTTING OR OTHER WEAKENING OF THE BUILDING WILL NOT BE PERMITTED. SHOW NO TOOL MARKS OR THREADS ON EXPOSED PLATED, POLISHED, OR ENAMELED CONNECTIONS FROM FIXTURES. TAPE ALL FINISHED SURFACES TO PREVENT DAMAGE DURING CONSTRUCTION. MAKE CHANGES IN DIRECTION WITH FITTINGS; MAKE CHANGES IN MAIN SIZES WITH ECCENTRIC REDUCING FITTINGS. UNLESS OTHERWISE NOTED, INSTALL WATER SUPPLY AND RETURN PIPING WITH FLAT SIDE OF ECCENTRIC FITTINGS FACING UP. RUN HORIZONTAL SANITARY PIPING AT A UNIFORM GRADE OF 1/4" PER FOOT, UNLESS OTHERWISE NOTED. RUN HORIZONTAL WATER PIPING WITH AN ADEQUATE PITCH UPWARDS IN DIRECTION OF FLOW TO ALLOW COMPLETE DRAINAGE. PROVIDE SUFFICIENT SWING JOINTS, BALL JOINTS, EXPANSION LOOPS, AND DEVICES NECESSARY FOR A FLEXIBLE PIPING SYSTEM, EVEN IF NOT SPECIFICALLY SHOWN ON THE DRAWINGS. SECURELY BOLT ALL EQUIPMENT, ISOLATORS, HANGERS, AND SIMILAR ITEMS IN PLACE. SUPPORT EACH ITEM INDEPENDENTLY FROM THE STRUCTURE. DO NOT USE WIRE FOR HANGING OR STRAPPING PIPES. PROVIDE COMPLETE DIELECTRIC ISOLATION BETWEEN FERROUS AND NONFERROUS METALS. FOR INSULATED PIPE, PROVIDE SLEEVES OF ADEQUATE SIZE TO ACCOMMODATE THE FULL THICKNESS OF PIPE COVERING, WITH CLEARANCE FOR PACKING AND CAULKING. CAULK THE SPACE BETWEEN SLEEVE AND PIPE OR PIPE COVERING, USING A NON-COMBUSTIBLE, PERMANENTLY PLASTIC, WATERPROOF, NON-STAINING COMPOUND WHICH LEAVES A SMOOTH FINISHED APPEARANCE, OR PACK WITH NON-COMBUSTIBLE, NON-ASBESTOS COTTON, ROPE, OR FIBERGLASS TO WITHIN 1/2" OF BOTH WALL FACES, AND PROVIDE THE WATERPROOF COMPOUND DESCRIBED ABOVE.

3.3 FINISH AND ESCUTCHEONS: SMOOTH UP ROUGH EDGES AROUND SLEEVES WITH PLASTER OR SPACKLING COMPOUND. PROVIDE 1" WIDE CHROME OR NICKEL PLATED ESCUTCHEONS ON ALL PIPES EXPOSED TO VIEW WHERE PASSING THROUGH WALLS, FLOORS, PARTITIONS, CEILINGS, OR SIMILAR LOCATIONS. SIZE THE ESCUTCHEONS TO FIT PIPE AND COVERING. HOLD ESCUTCHEONS IN PLACE WITH SET SCREW.

3.4 CLEANOUTS: SECURE THE ARCHITECT'S APPROVAL OF LOCATIONS FOR CLEANOUTS IN FINISHED AREAS PRIOR TO INSTALLATION. PROVIDE CLEANOUTS OF SAME NOMINAL SIZE AS THE PIPES THEY SERVE; EXCEPT WHERE CLEANOUTS ARE REQUIRED IN PIPES LARGER THAN 4", PROVIDE 4" CLEANOUTS. MAKE CLEANOUTS ACCESSIBLE. AFTER PRESSURE TESTS ARE MADE AND APPROVED, THOROUGHLY GRAPHITE THE CLEANOUT THREADS. PROVIDE CLEANOUTS IN ALL LOCATIONS (NOT NECESSARILY INDICATED ON DRAWINGS) REQUIRED BY THE APPLICABLE CODES.

3.5 VALVES: PROVIDE VALVES IN DOMESTIC WATER SUPPLY SYSTEMS. LOCATE AND ARRANGE SO AS TO GIVE COMPLETE REGULATION OF FIXTURES. PROVIDE VALVES IN AT LEAST THE FOLLOWING LOCATIONS: IN BRANCHES AND/OR HEADERS OF WATER PIPING SERVING A GROUP OF FIXTURES; FOR SHUTOFF OF BRANCH MAINS; FOR FLUSHING AND STERILIZING THE SYSTEM; WHERE SHOWN ON THE DRAWINGS. LOCATE VALVES FOR EASY ACCESSIBILITY AND MAINTENANCE

3.6 WATER HAMMER ARRESTORS: PROVIDE WATER HAMMER ARRESTORS ON HOT WATER LINES AND COLD WATER LINES. INSTALL IN UPRIGHT POSITION AT ALL QUICK CLOSING VALVES, SOLENOIDS, ISOLATED PLUMBING FIXTURES, AND SUPPLY HEADERS AT PLUMBING FIXTURE GROUPS. LOCATE AND SIZE IN ACCORDANCE WITH THE PLUMBING AND DRAINAGE INSTITUTE STANDARD WH-201. INSTALL WATER HAMMER ARRESTORS BEHIND ACCESS PANELS.

3.7 BACKFLOW PREVENTION: PROTECT PLUMBING FIXTURES AND FAUCETS AGAINST POSSIBLE BACK-SIPHONAGE. ARRANGE FOR TESTING OF BACKFLOW DEVICES AS REQUIRED BY THE GOVERNMENTAL AGENCY HAVING JURISDICTION.

3.8 PLUMBING FIXTURE INSTALLATION: SET FIXTURES LEVEL AND IN PROPER ALIGNMENT WITH RESPECT TO WALLS AND FLOORS AND WITH FIXTURES EQUALLY SPACED. PROVIDE SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES AND WITH EACH OTHER. PROVIDE FLUSH VALVES IN ALIGNMENT WITH THE FIXTURE, WITHOUT VERTICAL OR HORIZONTAL OFFSETS. GROUT WALL AND FLOOR MOUNTED FIXTURES WATERTIGHT WHERE THE FIXTURES ARE IN CONTACT WITH WALLS AND FLOORS.

3.9 DISINFECTION OF POTABLE WATER POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AN DISINFECTED PRIOR TO UTILIZATION. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY OR WATER PRUVEYOR HAVING JURISDICTION.

3.10 OTHER TESTING AND ADJUSTING: PROVIDE PERSONNEL AND EQUIPMENT, AND ARRANGE FOR AND PAY THE COSTS OF ALL REQUIRED TESTS AND INSPECTIONS REQUIRED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION. WHERE TESTS SHOW MATERIALS OR WORKMANSHIP TO BE DEFICIENT, REPLACE OR REPAIR AS NECESSARY, AND REPEAT THE TESTS UNTIL THE SPECIFIED STANDARDS ARE ACHIEVED. ADJUST THE SYSTEM TO OPTIMUM STANDARDS OF OPERATION.

PLUMBING FIXTURE SCHEDULE

MARK(S)	DESCRIPTION	MANUFACTURER / MODEL NO.	CW	HW	WASTE	VENT	REMARKS
WH-1	WATER HEATER TANKLESS	State GTS-910-NIEA	1"	1"	-	-	Gas fired 15.0 TO 380.0 MBH input. 5 GPM at 80 deg rise. 80% Thermal Efficiency Install per manufacturers recommendations. 120V, 1.48A, 113lbs Outdoor unit with built in freeze protection.
WC-1	WATER CLOSET / ADA	American Standard, Cadet 215FA.104 3517F.101, 4188B.104	1/2"	-	3"	2"	Elongated bowl, ADA Compliant, 1.28 GPF, Tank,
LW-1	LAVATORY, WALL MOUNT	American Standard, Lucerne 0356.027	1/2"	1/2"	1-1/2"	1-1/2"	ADA Compliant, three hole on 4" center, open grid drain, Cadet B125F faucet, handicap trap wrap, chrome plated P-trap w/cleanout, angle supplies w/stops, 1/2 GPM flow limiters, Install American Standard 605XTMV temperature limiting device below sink.
FD-1	FLOOR DRAIN	Zurn ZB-1400	-	-	2"	1-1/2"	Deep seal trap, round top, medium duty grate. Install "waterless" trap primer equal to Proset trap guard with elastomeric memory material in all floor drains. Follow all Manufacturer instructions for installation of the trap guard.
MS-2	MOP SINK	Fiat model TTB 2424	1/2"	1/2"	2"	1-1/2"	24" x 24" terrazzo neocorner floor mount sink, Fiat model 830AA utility faucet w/ vacuum breaker and pail hook deep seal trap, acid-resist interior and grate, cast iron
BT-1	BATH TUB & SHOWER	By owner	1/2"	1/2"	1-1/2"	1-1/2"	Bathtub provided by owner. Verify fit prior to any work.
KS-1	KITCHEN SINK	Elkay DLR 251910	1/2"	1/2"	1-1/2"	1-1/2"	25 x 19 double compartment sink, 10" deep, 1/2 hp garbage disposal
3CS	THREE-COMPARTMENT SINK	By Owner	3/4"	3/4"	3"	2"	Sink supplied by owner, installed by plumbing contractor.
HS-1	HAND SINK	Elkay BCRA150C	1/2"	1/2"	1-1/2"	1-1/2"	Full sink / faucet / drain package, 15'x15" bowl, 6" deep.
HS-2	HAND SINK	IKEA RATVIKKEN 402.237.01	1/2"	1/2"	1-1/2"	1-1/2"	Provide with RUNSKÄR faucet with 0.5 gpm limiter. Provide with RINNEN drain package.
HB-1	HOSE BIB	Woodford Model 65	3/4"	-	-	-	Freezeless wall hydrant, anti-siphon vacuum breaker and loose key
RF-1	REFRIGERATOR BOX	Guy Gray MB 1D	1/2"	-	-	-	Deep seal trap, round top, medium duty grate, connect 1/2" trap primer.
BF	BACKFLOW PREVENTER	Watts SD-2	1/2"	-	-	-	Backflow prevent ahead of all beverage dispensers
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER	Watts 007	3/4"	-	-	-	Water entry backflow preventer
MXV	MIXING VALVE	American Standard 605XTMV1070	3/8"	3/8"	-	-	3/8" compression connections, integral checks and 3/8" compression tee 3/8" tempered water to HW supply of fixture. ASSE 1070 compliant

Calculator for Water Demand

Fixture Type	Occupancy	Type of Control	WSFU	Qty	Total
Dishwashing machine	Private	Automatic	1.4	1	1.4
Kitchen sink	Private	Faucet	1.4	1	1.4
Kitchen sink	Hotel, restaurant	Faucet	4	1	4
Lavatory	Private	Faucet	0.7	1	0.7
Lavatory	Public	Faucet	2	1	2
Service sink	Offices, etc.	Faucet	3	1	3
Shower head	Private	Mixing valve	1.4	1	1.4
Water closet	Private	Flush tank	2.2	1	2.2
Water closet	Public	Flush tank	5	1	5
Hose Bib			5	1	5
	Total:		26.1	WSFU	21.5 GPM
	Total @ 125%:		32.6	WSFU	24.9 GPM
		Total Developed Length (Ft.)			150
		Proposed Pressure (PSI)			60
		Meter Pipe Size (inches):			3/4
		Distribution Pipe Size (inches):			1

Note: Based upon the IPC Tables E103.3(2&3) & E201.1.

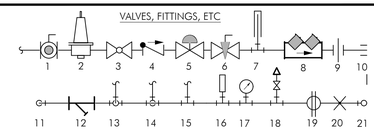
TANKLESS WATER HEATER CALCULATION

FIXTURE TYPE	QTY.	HOT WATER USAGE (GPM)	HOT WATER DEMAND
3-COMP SINK	1	2.0	2.0
RESIDENT KITCHEN SINK	1	1.0	1.0
DISH MACHINE	1	1.5	1.5
CLOTHES WASHER	0	2.0	0.0
LAV OR HS	3	0.5	1.5
MOP SINK	1	2.0	2.0
SHOWER	1	1.0	1.0
		Total HW Demand (GPM)	9.00
		Altitude Adjustment Factor	1.03
		Maximum Demand	**9.24** GPM
		Manufacturer's Flow Rate	5.0 GPM
		Number of Units	**1.8** UNITS

Water Heater Efficiency	Location Elevation (ft)	Temp. Rise (°F)*
80%	653	100

PLUMBING LEGEND

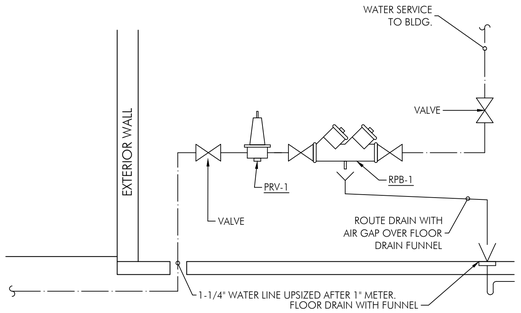
VALVES, FITTINGS, ETC



1. BRONZE/STAINLESS BALL VALVE
2. PRV (PRESSURE REDU VL)
3. BALANCE VALVE W/MEMORY
4. BRONZE CHECK VALVE
5. BRONZE CONTROL VALVE
6. AGA LISTED GAS COCK
7. 9"THERMOMETER ±1%
8. RPBP (REDUCED PRESS BACKFLOW PREVENTER) FEBCO 825Y OR EQUAL
9. BRONZE UNION
10. END CAP
11. ELBOW DOWN
12. BRONZE STRAINER
13. TOP T CONNECTION
14. BOTTOM T CONNECTION
15. SIDE T CONNECTION
16. SHOCK ABSORBER
17. PRESSURE GAGE
18. MANUAL AIR VENT
19. CIRCUIT SETTER
20. PIPE ANCHOR
21. ELBOW UP

SYMBOL	ABBREV.	DESCRIPTION
CW	CW	COLD WATER
HW	HW	HOT WATER
HWC	HWC	HOT WATER CIRCULATION
FW	FW	FILTERED WATER
TW	TW	TEMPERED WATER
SS	SS	SANITARY SEWER
GW	GW	GREASY WASTE
SO	SO	SAND/OIL WASTE
ST	ST	STORM SEWER
CD	CD	CONDENSATE DRAIN
(E)SS	(E)SS	EXISTING SANITARY SEWER
(E)GW	(E)GW	EXISTING GREASY WASTE
V	V	WASTE VENT
G	G	NATURAL GAS
(E)G	(E)G	EXISTING NATURAL GAS
HWS	HWS	HOT WATER SUPPLY, HYDRONIC
HWR	HWR	HOT WATER RETURN, HYDRONIC
	CWS	COLD WATER SUPPLY, HYDRONIC
	CWR	COLD WATER RETURN, HYDRONIC
	IDW	INDIRECT WASTE LINE
F	F	FIRE LINE
CA	CA	COMPRESSED AIR
O2	O2	OXYGEN LINE
CO2	CO2	CARBON DIOXIDE LINE
N	N	NITROGEN LINE
NO2	NO2	NITROUS OXIDE LINE
DV	DV	COLD WATER RETURN, HYDRONIC

AFF	ABOVE FINISH FLOOR	COTG	CLEANOUT TO GRADE
(E)	EXISTING. VERIFY LOCATION, SIZE, AND CAPACITY.	RD	ROOF DRAIN
TDL	TOTAL DEVELOPED LENGTH	FD	FLOOR DRAIN
	CONNECT NEW TO EXISTING	VTR	VENT THRU ROOF



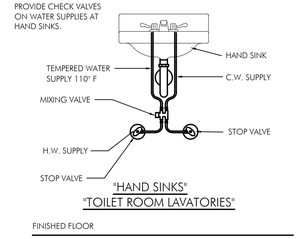
WATER METER: PROVIDED BY WATER DEPARTMENT INSTALLED PER STANDARDS OF WATER UTILITY COMPANY

RPB-1 REDUCED PRESSURE BACKFLOW PREVENTER: FEBCO 825Y, 10 PSIG DROP.

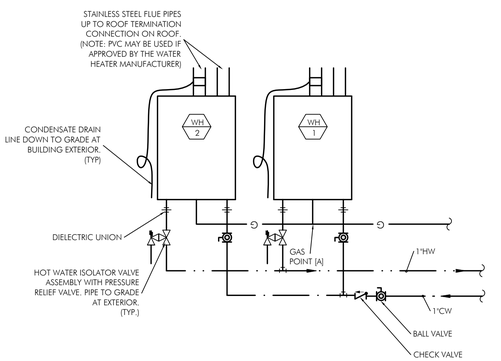
PRV-1 PRESSURE REDUCING VL: WATTS 25 AUB, 35 GPM, 7 PSI DROOP, 90/80 PSIG IN/OUT. PROVIDE ONLY IF INCOMING WATER PRESSURE IS GREATER THAN 80 PSI.

3 P0.0 **DOMESTIC WATER ENTRY** SCALE: NONE

PROVIDED FOR REFERENCE ONLY, THE PLUMBING CONTRACTOR AND GENERAL CONTRACTOR SHALL PROVIDE FIELD VERIFICATION AND INSTALL THE NEW SERVICE PER WATER UTILITY CO., THE 2018 IPC, AND AHJ REQUIREMENTS.



2 P0.0 **MXV - MIXING VALVE** SCALE: NONE



1 P0.0 **WATER HEATER DETAIL** SCALE: NONE

KVA
19600 E Plaster Square Dr., B100, Parker, CO 80134
(303) 646-4770 Direct | John@KVAconsulting.net

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

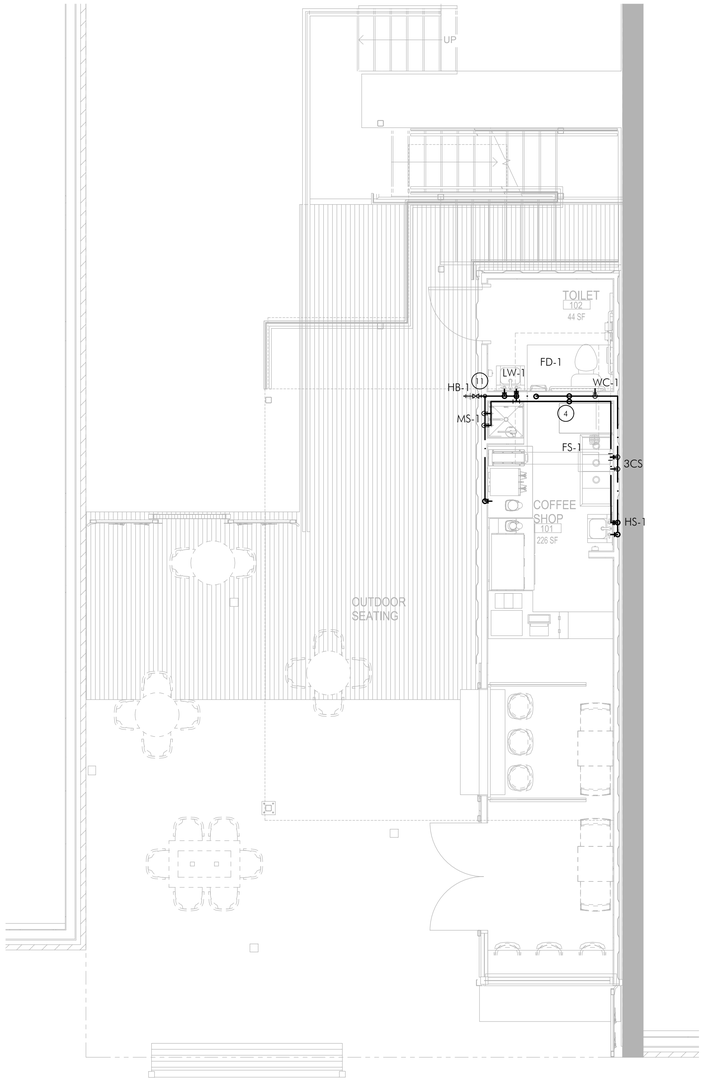
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN PATRICK TINSLEY
ENGINEER
PE-071689
05/05/2020

PROJECT	DATE
KVA 19-121	02/10/2020
DRAWN TMK	CHECKED JPT

REVISED

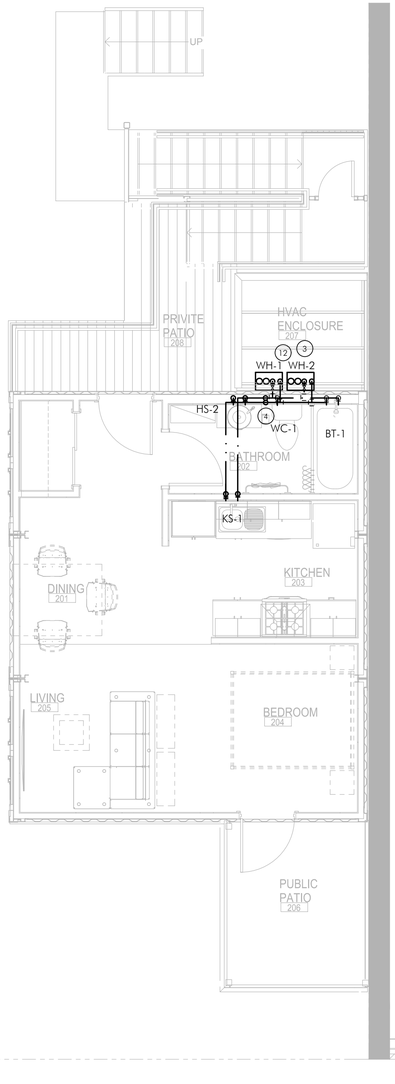
SHEET TITLE
PLUMBING DETAILS, NOTES, & SCHEDULES

SHEET
P0.0
ORIGINAL SHEET SIZE 24" x 36"



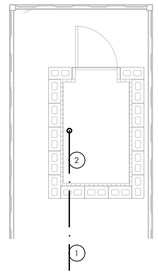
1 P1.0 WATER PLAN - 1ST FLOOR COFFEE

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



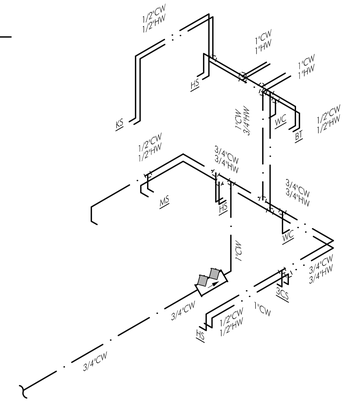
2 P1.0 WATER PLAN - 2ND FLOOR APT.

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



3 P1.0 WATER PLAN - CRAWL/WATER ENTRY

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



4 P1.0 WATER ISOMETRIC

SCALE: NONE

PLUMBING SHEET NOTES (#)

NOTE: NOT ALL NOTES ARE USED ON THIS SHEET.

1. NEW 3/4" COLD WATER SUPPLY FROM UTILITY.
2. PROVIDE NEW WATER ENTRY ASSEMBLY AND WATER METER WITH REMOTE READ-OUT BENEATH CONTAINERS. PROVIDE ACCESS TO BACKFLOW PREVENTER AND METERS FOR MAINTENANCE.
3. EXTERIOR TANKLESS GAS WATER HEATERS IN TANDEM MOUNTED ON WALL IN HVAC AREA.
4. 1"CW & 3/4"HW DOWN IN WALL.
5. CONNECT 3" SS TO UTILITY SS. VERIFY INVERT AND DIRECTION OF FLOW PRIOR TO ANY WORK.
6. 3" VENT TO ROOF.
7. NO HORIZONTAL CONNECTIONS FOR AT LEAST 30" AFTER WASTE STACK TO ACCOUNT FOR HYDRAULIC JUMP PER IPC 704.3.
8. SHOWER SHALL BE ELEVATED AS NECESSARY TO ACCOUNT FOR P-TRAP.
9. MOP SINK SHALL BE ELEVATED AS NECESSARY TO ACCOUNT FOR P-TRAP.
10. ROUTE 2" WASTE LINE FROM APARTMENT KITCHEN SINK IN WALL.
11. HOSE BIB SHALL BE OF THE FREEZE-LESS TYPE.
12. PROVIDE FREEZE PROTECTION FOR WATER HEATER EXTERIOR WATER LINES BY MEANS OF THE WATER HEATER MANUFACTURER'S ACCESSORIES OR HEAT TRACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, ALL APPLICABLE CODES, AND THE AHJ.

Project North N

KVA
19400 E Porter Square Dr., B100, Parker, CO 80134
(303) 646-4770 Direct | John@KVAconsulting.net

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT

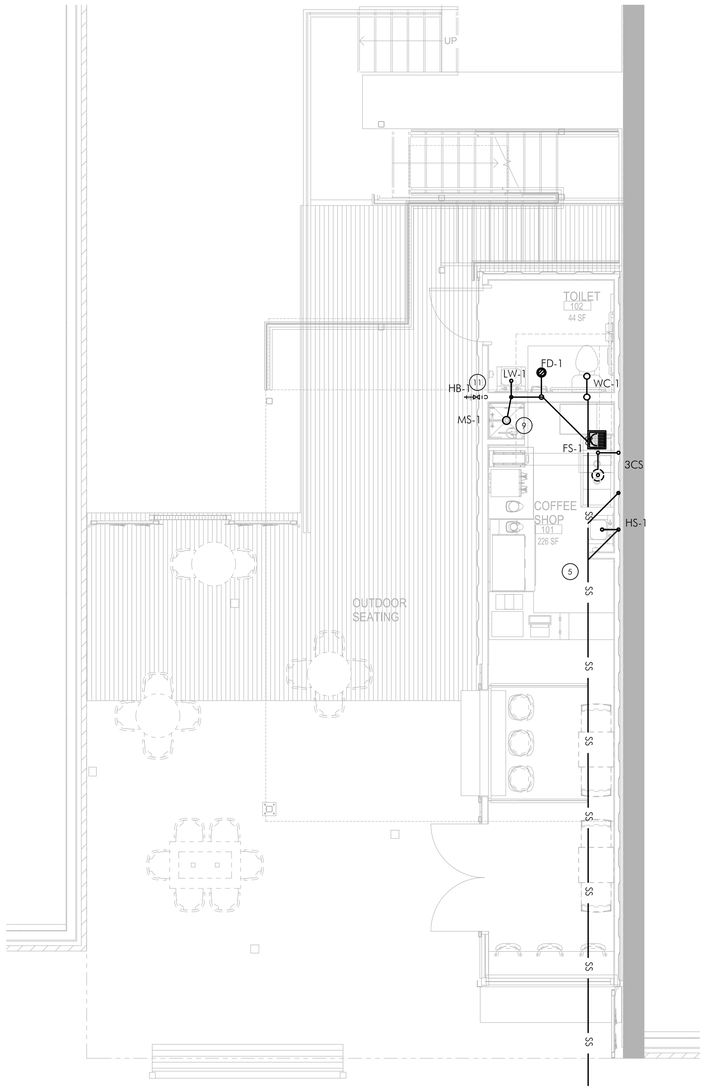
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN PATRICK TINSLEY
ENGINEER
PE-071689
05/05/2020

PROJECT	DATE
KVA 19-121	02/10/2020
DRAWN TMK	CHECKED JPT

REVISED

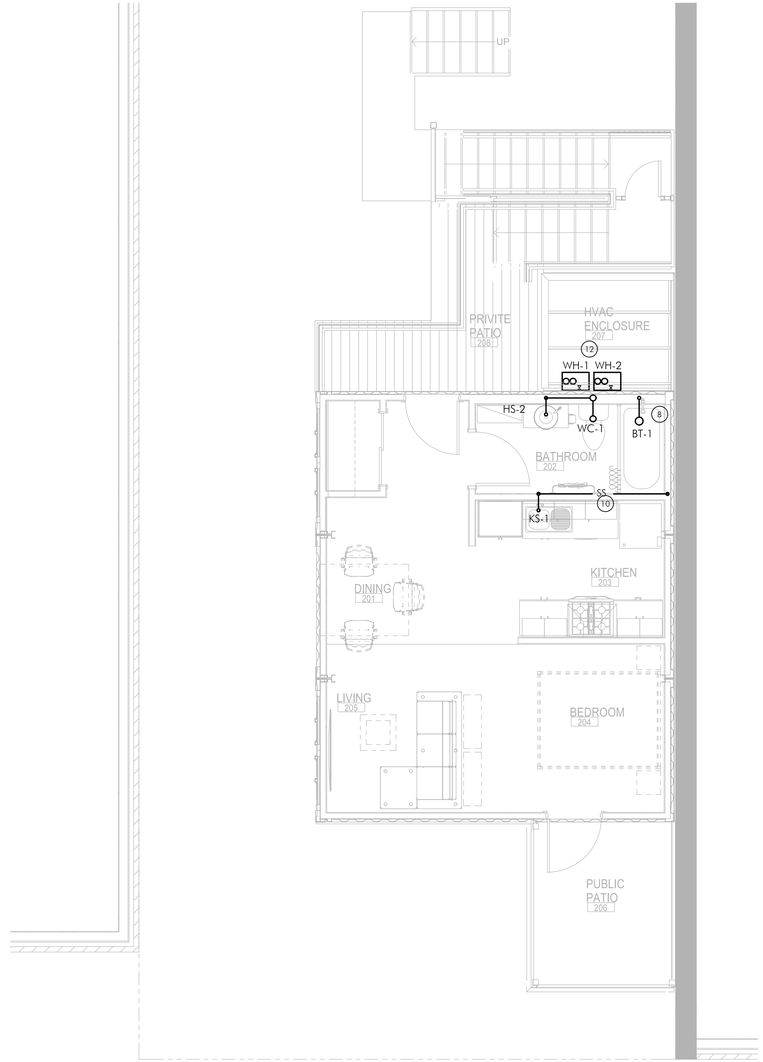
SHEET TITLE
PLUMBING PLANS - WATER

SHEET
P1.0
ORIGINAL SHEET SIZE
24" x 36"



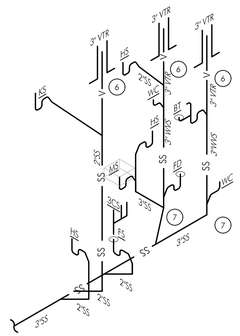
1 P1.1 WASTE PLAN - 1ST FLOOR COFFEE

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



2 P1.1 WASTE PLAN - 2ND FLOOR APT.

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



3 P1.1 WASTE ISOMETRIC

SCALE: NONE

PLUMBING SHEET NOTES (#)

NOTE: NOT ALL NOTES ARE USED ON THIS SHEET.

1. NEW 3/4" COLD WATER SUPPLY FROM UTILITY.
2. PROVIDE NEW WATER ENTRY ASSEMBLY AND WATER METER WITH REMOTE READ-OUT BENEATH CONTAINERS. PROVIDE ACCESS TO BACKFLOW PREVENTER AND METERS FOR MAINTENANCE.
3. EXTERIOR TANKLESS GAS WATER HEATERS IN TANDEM MOUNTED ON WALL IN HVAC AREA.
4. 1"CW & 3/4"HW DOWN IN WALL.
5. CONNECT 3" SS TO UTILITY SS. VERIFY INVERT AND DIRECTION OF FLOW PRIOR TO ANY WORK.
6. 3" VENT TO ROOF.
7. NO HORIZONTAL CONNECTIONS FOR AT LEAST 30" AFTER WASTE STACK TO ACCOUNT FOR HYDRAULIC JUMP PER IPC 704.3.
8. SHOWER SHALL BE ELEVATED AS NECESSARY TO ACCOUNT FOR P-TRAP.
9. MOP SINK SHALL BE ELEVATED AS NECESSARY TO ACCOUNT FOR P-TRAP.
10. ROUTE 2" WASTE LINE FROM APARTMENT KITCHEN SINK IN WALL.
11. HOSE BIB SHALL BE OF THE FREEZE-LESS TYPE.
12. PROVIDE FREEZE PROTECTION FOR WATER HEATER EXTERIOR WATER LINES BY MEANS OF THE WATER HEATER MANUFACTURER'S ACCESSORIES OR HEAT TRACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, ALL APPLICABLE CODES, AND THE AHJ.

Project North N

KVA
19400 E Porter Square Dr., B100, Parker, CO 80134
(303) 646-4770 Direct | John@kvaconsulting.net

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT

1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN PATRICK TINSLEY
ENGINEER
PE-071689
05/05/2020

PROJECT	DATE
KVA 19-121	02/10/2020
DRAWN TMK	CHECKED JPT

REVISED

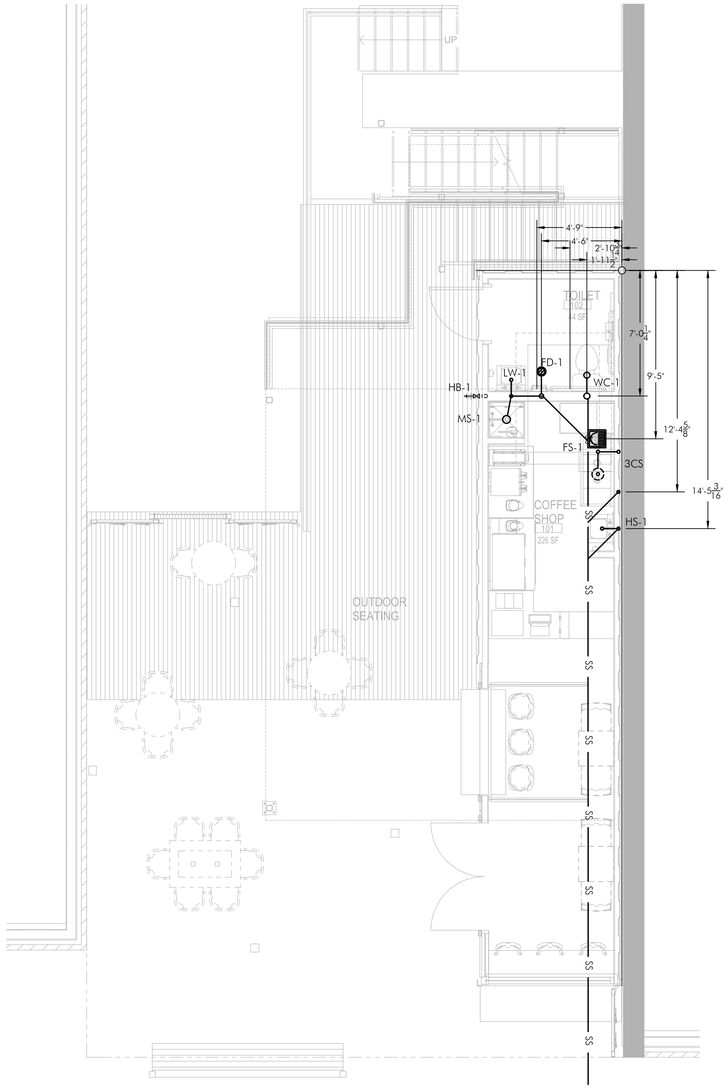
SHEET TITLE

PLUMBING PLANS - WASTE

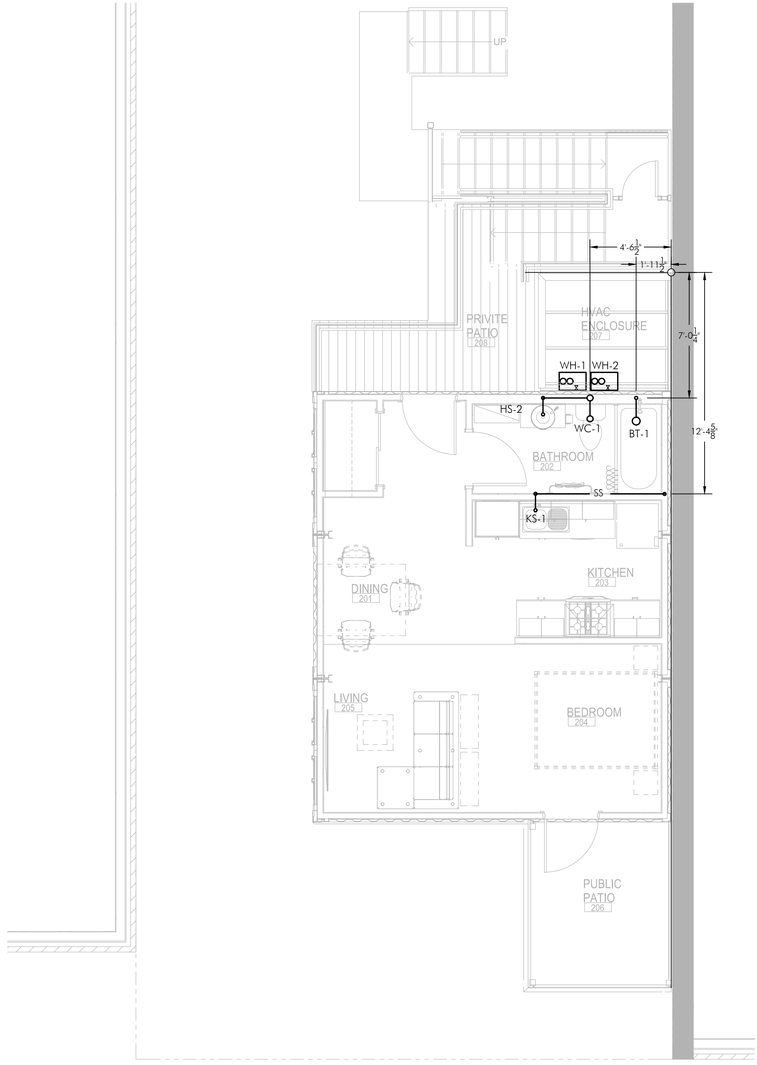
SHEET

P1.1

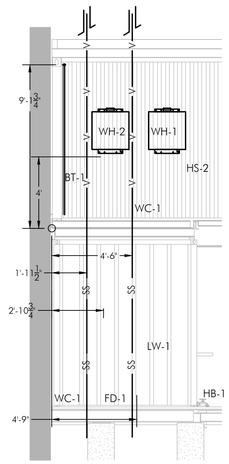
ORIGINAL SHEET SIZE
24" x 36"



1 P1.2 PLUMBING DIMENSION PLAN
1ST FLOOR COFFEE
SCALE: 1/4"=1'-0"



2 P1.2 PLUMBING DIMENSION PLAN
2ND FLOOR APT.
SCALE: 1/4"=1'-0"



3 P1.2 PLUMBING WALL
SCALE: 1/4"=1'-0"

PLUMBING SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON THIS SHEET.

1. NEW 3/4" COLD WATER SUPPLY FROM UTILITY.
2. PROVIDE NEW WATER ENTRY ASSEMBLY AND WATER METER WITH REMOTE READ-OUT BENEATH CONTAINERS. PROVIDE ACCESS TO BACKFLOW PREVENTER AND METERS FOR MAINTENANCE.
3. EXTERIOR TANKLESS GAS WATER HEATERS IN TANDEM MOUNTED ON WALL IN HVAC AREA.
4. 1"CW & 3/4"HW DOWN IN WALL.
5. CONNECT 3" SS TO UTILITY SS. VERIFY INVERT AND DIRECTION OF FLOW PRIOR TO ANY WORK.
6. 3" VENT TO ROOF.
7. NO HORIZONTAL CONNECTIONS FOR AT LEAST 30" AFTER WASTE STACK TO ACCOUNT FOR HYDRAULIC JUMP PER IPC 704.3.
8. SHOWER SHALL BE ELEVATED AS NECESSARY TO ACCOUNT FOR P-TRAP.
9. MOP SINK SHALL BE ELEVATED AS NECESSARY TO ACCOUNT FOR P-TRAP.
10. ROUTE 2" WASTE LINE FROM APARTMENT KITCHEN SINK IN WALL.
11. HOSE BIB SHALL BE OF THE FREEZE-LESS TYPE.
12. PROVIDE FREEZE PROTECTION FOR WATER HEATER EXTERIOR WATER LINES BY MEANS OF THE WATER HEATER MANUFACTURER'S ACCESSORIES OR HEAT TRACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, ALL APPLICABLE CODES, AND THE AHJ.

Project North N

KVA
19400 E Mississippi Dr., B100, Parker, CO 80134
(303) 646-4770 Direct | jtaylor@kvaconsulting.net

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN PATRICK TINSLEY
ENGINEER
PE-071689
05/05/2020

PROJECT	DATE
KVA 19-121	02/10/2020
DRAWN TMK	CHECKED JPT

REVISED

SHEET TITLE
PLUMBING PLANS DIMENSIONS

SHEET
P1.2
ORIGINAL SHEET SIZE
24" x 36"

MECHANICAL SPECIFICATIONS

THE DRAWINGS INDICATE DIAGRAMMATICALLY THE EXTENT, GENERAL CHARACTER, AND LOCATION OF THE WORK INCLUDED. OFFSETS AND/OR CHANGES IN ELEVATION OF PIPING AND DUCTWORK DUE TO STRUCTURAL OR OTHER INTERFERENCES SHALL BE PROVIDED WITHOUT EXTRA COST.

VERIFY AND EVALUATE ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE AND OPERATING SYSTEM. PROVIDE CONTROL WIRING NECESSARY FOR THE OPERATION OF THE MECHANICAL SYSTEMS INDICATED ON THE MECHANICAL DRAWINGS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, THERMOSTATS.

ENTIRE NEW WORK INSTALLATION SHALL CONFORM WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF MUNICIPAL, STATE AND FEDERAL AUTHORITIES INCLUDING: THE 2018 INTERNATIONAL BUILDING, MECHANICAL, AND ENERGY CONSERVATION CODES; ANY AND ALL LOCAL AMENDMENTS ADOPTED AND ENFORCED BY THE LOCAL JURISDICTION; ASME; ASTM; ASHRAE; SMACNA; AND NFPA.

WHERE REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES. PRIOR TO FINAL ACCEPTANCE, FURNISH THE ARCHITECT/OWNER WITH CERTIFICATES OF INSPECTION AND APPROVALS BY LOCAL AUTHORITIES.

PROVIDE ALL DAMPER CONTROL HANDLES, ELECTRIC CONTROLS, AIR CONTROLS, MECHANICAL EQUIPMENT, AND OTHER APPARATUS THAT MUST BE PROVIDED IN AN INACCESSIBLE LOCATION WITH SUITABLE ACCESS DOORS OR COVERS IN A FRAMED OPENING, WHICH WILL PERMIT PROPER OPERATION AND SERVICING.

BEFORE ACCEPTANCE AND FINAL PAYMENT, DEMONSTRATE THAT ALL APPARATUS ARE FUNCTIONING PROPERLY AND EFFICIENTLY. STARTUPS AND ADJUSTMENTS FOR THE FIRST HEATING AND THE FIRST COOLING SEASON SHALL BE INCLUDED IN THE BID.

SYSTEM, MATERIAL, AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE. REPLACE ALL DEFECTIVE WORKMANSHIP, EQUIPMENT AND MATERIALS WITHOUT ADDITIONAL CHARGES, INCLUDING REFRIGERANT THAT IS LOST DURING RELATED REPAIRS.

TESTING, ADJUSTING, AND BALANCING SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT ASHRAE HANDBOOK OF HVAC APPLICATIONS, CHAPTER 36. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO:
* BALANCING AIR DISTRIBUTION SYSTEMS
* ADJUSTING THE TOTAL SYSTEM TO PROVIDE DESIGN QUANTITIES
* ELECTRICAL MEASUREMENT
* ESTABLISHING QUANTITATIVE PERFORMANCE OF ALL HVAC EQUIPMENT
* VERIFYING AUTOMATIC CONTROLS

ADJUST AIR FLOWS FOR TERMINALS TO WITHIN +/- 10%. ADJUST AIR FLOWS IN DUCT MAINS TO WITHIN +/- 5%, USING THE PITOT-TUBE TRANSVERSE METHOD. FURNISH TO THE ARCHITECT, FIVE (5) COPIES OF THE TESTING AND BALANCING REPORT.

DUCTWORK SHALL BE GALVANIZED STEEL, CONSTRUCTED, INSTALLED, AND SUPPORTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS OTHERWISE SPECIFIED. WHERE DUCTWORK IS EXPOSED TO VIEW, SUPPORT WITH THREADED ROD HANGER AND UNISTRUT. UNISTRUT SHALL HAVE (HOT-DIPPED GALVANIZED, GREEN) FACTORY FINISH.

ALL DUCT TAKE-OFFS SHALL BE PROVIDED WITH A MANUAL DAMPER. SUFFICIENT MANUAL DAMPERS SHALL BE PROVIDED AND INSTALLED FOR BALANCING OF THE SUPPLY AIR SYSTEM AND THE OUTSIDE AIR/ RETURN AIR SYSTEMS.

ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND SHALL PROVIDE EXTRA MATERIALS REQUIRED FOR A PROPER INSTALLATION.

DUCT JOINTS FOR LOW PRESSURE DUCTWORK SHALL BE SEALED TO MEET THE SMACNA 1" W.C. PRESSURE CLASSIFICATION. SEAL ALL TRANSVERSE JOINTS WITH IRON-GRIP 601 AS MANUFACTURED BY HARDCAST. APPLY PER MANUFACTURER'S INSTRUCTIONS. DUCT TAPE IS NOT AN ACCEPTABLE MEANS OF SEALING DUCTS. EXCEPTION: DO NOT SEAL EXPOSED DUCTWORK.

DUCT DIMENSIONS SHOWN ARE SHEET METAL OR WHERE LINED INTERNAL DIMENSIONS (UNLESS OTHERWISE NOTED). DUCT DIMENSIONS MAY BE CHANGED IF THE NET FREE FACE AREA IS MAINTAINED.

ALL DUCT CONNECTIONS TO FAN DRIVEN UNITS SHALL BE MADE WITH 4-IN. LONG FIREPROOF FLEXIBLE DUCT CONNECTOR FOR VIBRATION SOUND ISOLATION.

CONDENSATE PIPING ABOVE THE ROOF SHALL BE PVC PIPE, ASTM D 2665, SOLID-WALL DRAIN, WASTE AND VENT PIPING WITH PVC SOCKET FITTINGS COMPLYING WITH ASTM D 2665, SOCKET TYPE, MADE TO ASTM D 3311, DRAIN, WASTE, AND VENT PATTERNS. FOR EACH ROOFTOP UNIT, PROVIDE TRAP AT CONDENSATE CONNECTION AND PIPE TO NEAREST ROOF DRAIN OR SCUPPER INLET.

THIS WORK SHALL BE PERFORMED IN A CLEAN AND PROFESSIONAL MANNER. CARE SHALL BE EXERCISED TO MINIMIZE INCONVENIENCE OR DISTURBANCE TO OTHER TRADES DURING CONSTRUCTION. ISOLATE WORK AREAS BY MEANS OF TEMPORARY PARTITIONS AND/OR TARPS TO KEEP DUST AND DEBRIS WITHIN THE CONSTRUCTION AREA. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY THE PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT.

FIELD VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, AND BUILDING POWER, VOLTAGE, AND PHASE PRIOR TO ORDERING EQUIPMENT AND PROCEEDING WITH ANY WORK. WHERE DISCREPANCIES OCCUR BETWEEN THESE DOCUMENTS AND EXISTING CONDITIONS, THE DISCREPANCY SHALL BE REPORTED TO THE OWNER AND MECHANICAL ENGINEER IMMEDIATELY FOR RESOLUTION.

THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS/HER OWN PROPERTY ON THE JOB SITE. THE OWNER OR TENANT ASSUMES NO RESPONSIBILITY FOR PROTECTION OF THIS CONTRACTOR'S PROPERTY AGAINST FIRE, THEFT, OR ENVIRONMENTAL CONDITIONS.

WHERE CONDUIT, CABLES, DUCTWORK OR PIPING PASSES THROUGH FIRE RATED FLOORS, WALLS, OR PARTITIONS, THE SLEEVES SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS U.L. LISTED (EQUAL TO DOW CORNING) AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THE SERVICE. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN ORDER TO MAINTAIN THE FIRE RATING OF THE PENETRATED WALL, FLOOR, OR PARTITION. INSTALLATION SHALL BE A THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 AND UL 1479. THE FIRE RATING SHALL MATCH THE RATING OF THE BARRIER BEING PENETRATED.

SUBMIT (1) PDF FILE OR SIX (6) SETS OF SHOP DRAWINGS, CONTROL DIAGRAMS, AND EQUIPMENT CUTS TO THE MECHANICAL ENGINEER FOR APPROVAL PRIOR TO STARTING RELATED WORK. UPON COMPLETION OF CONSTRUCTION, SUPPLY THE MECHANICAL ENGINEER WITH ONE COMPLETE SET OF FULL SIZE AS-BUILT DRAWINGS AND ONE FULL SIZED PDF FILE. PROVIDE THE OWNER WITH (1) PDF AND THREE (3) SETS OF OPERATION AND MAINTENANCE MANUALS FOR EACH TYPE OF EQUIPMENT INSTALLED.

SUBMISSION OF PROPOSAL IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE. NO EXTRA CHARGE WILL BE ALLOWED FOR CHANGES AS A RESULT FROM FAILURE TO EXAMINE THE JOB SITE.

THIS CONTRACTOR SHALL SECURE AND PAY ALL FEES AND PERMITS PERTAINING TO THIS CONTRACT, SHALL BE RESPONSIBLE FOR WORKER'S IDENTIFICATION AND BADGING, SAFETY, AND LIABILITY INSURANCE. PROVIDE BARRICADES, WARNING SIGNS, AND TRASH REMOVAL FOR THE SAFETY OF THE WORKERS UNDER THIS CONTRACTORS EMPLOY.

THIS CONTRACTOR SHALL ASSUME ALL ADDED EXPENSES TO ALL TRADES ASSOCIATED WITH THE INSTALLATION OF SUBMITTED AND APPROVED ALTERNATE EQUIPMENT.

DUCT INSULATION:

RECTANGULAR SUPPLY AND RETURN DUCTWORK CONCEALED ABOVE CEILINGS SHALL BE, INSULATED WITH A MINIMUM INSTALLED R-VALUE OF 6, INTERNALLY LINED WITH ACOUSTICAL LINER EQUAL TO JOHNS MANVILLE LINACOUSTIC RC FIBERGLASS DUCT LINER WITH REINFORCED COATING SYSTEM 1-1/2 INCHES THICK, R-6.3, NFPA 90A AND 90B COMPLIANT.

ROUND SUPPLY AND RETURN AIR DUCTWORK CONCEALED ABOVE CEILINGS SHALL BE INSULATED WITH FIBERGLASS DUCT INSULATION WITH FSK FACING EQUAL TO JOHNS MANVILLE MICROLITE, 100# DENSITY, 2 INCHES THICK, WITH A MINIMUM INSTALLED R-VALUE OF 6. INSTALL PER MANUFACTURER'S PUBLISHED INSTRUCTIONS. DUCTWORK THAT IS ACOUSTICALLY LINED DOES NOT REQUIRE EXTERIOR INSULATION.

EXTERIOR DUCTWORK SHALL BE INSULATED WITH A MINIMUM INSTALLED R-VALUE OF 8.

EXPOSED DUCTWORK WITHIN CONDITIONED SPACE SHALL NOT BE EXTERNALLY INSULATED. CLEAN AND PREP FOR PAINTING (PAINT BY OTHERS).

OUTSIDE AIR DUCTS SHALL BE INSULATED; WHERE EXPOSED, THE INSULATION SHALL BE INTERNAL LINER.

WHERE DUCTWORK IS NOTED TO BE INSULATED DIFFERENTLY ON THE DRAWINGS (i.e. EXTERNAL INSULATION ON RECTANGULAR DUCTWORK), THE CORRESPONDING INSULATION SPECIFICATIONS ABOVE SHALL APPLY.

GREASE EXHAUST DUCT SHALL BE CONSTRUCTED OF 16 GAGE WELDED BLACK IRON AND SHALL BE EXTERNALLY WRAPPED IN 2 LAYERS OF U.L. LISTED GREASE DUCT WRAP UP TOP ROOF PENETRATION. HORIZONTAL GREASE EXHAUST DUCT SHALL BE PROVIDED WITH RATED CLEANOUTS PER MECHANICAL CODE.

H.V.A.C. LEGEND

SYMBOL	DESCRIPTION
	SUPPLY DUCT UP
	SUPPLY DUCT DN
	RETURN OR EXHAUST DUCT UP
	RETURN OR EXHAUST DUCT DN
(E)	EXISTING
	INSUL FLEX ROUND DUCT
	TRUNK DUCT ELBOW (TURNING VANES REQ'D)

SYMBOL	DESCRIPTION
	SIDE CONNECTION OF ROUND DUCT
	TOP (OR BOTTOM) CONN OF ROUND DUCT
	VOLUME DAMPER (TYP)
0.5A / A	SIDE CONNECTION OF RECTANGULAR DUCT
	FIRE DAMPER
12x12	INSIDE CLEAR INSULATION DIMENSION
RTU 1	EQUIPMENT MARK (SEE SCHEDULES)
	CONNECT NEW TO EXISITNG

Natural Ventilation Calculations

Room Name	Square Ft.	Min Operable Square Ft.	Supplied Square Ft.
Coffee Shop	228	9.12	42
1st Floor Restroom	44	1.76	21
Apartment	350	14	42
Apartment Bath	53	32.24	42

CONVERSION DATA:	
SL =	14.7 PSIA
5000l ft=	12.2 PSIA
1 PSI =	2.307 ftWC
1 PSI =	27.684 "WC
1" WC =	0.0361 PSI

ACTUAL METER Gas Pressure =	6"WC =	0.2167	PSI
MAX Press Drop =	0.5"WC =	0.0181	PSI
PRESSURE AT END OF LINE =	5.5"WC =	0.1987	PSI

INPUTS:

Local Barometric Pressure =		12.20	PSIA	
Initial Gas Pressure =	P1 =	0.2167	PSI =	6.00 "WC Initial Pressure at GAS METER
Pressure Drop MAX =	P1 - P2 =	0.0181	PSI =	0.50 "WC MAX Pressure Drop
Final Gas Pressure =	P2 =	12.40	PSI =	5.50 "WC Final Pressure P2 at Appliance
Specific Gravity =	S =	0.60	SG	STP is 60oF and 14.7 psia or 101.325 kPA
Factor for visc, density and temp =	Cr =	0.6094		(use 1.2462 for propane)
Viscosity of Gas=	Z=	0.012		(use .008 for propane)

Converted Pressures:

Nominal Pipe Size "d"	(L) ft length (L)	(D) Minimum D	(Q) MBH	Description of piping section
1-1/2	38	1.435	760	GAS METER TO POINT [A]
1-1/4	38	1.102	380	POINT [A] TO WH-1
1-1/4	38	1.102	380	POINT [A] TO WH-2

MINI-SPLIT OUTDOOR UNIT

Mark(s)	Manufacturer / Model No.	NOM. TONS	SEER	HEATING AT 17F	HEATING AT 47F	COOLING MAXIMUM CAPACITY	ELECTRICAL VOLTAGE & PHASE	ELECTRICAL MCA	ELECTRICAL MOCP	SIZE LENGTH (IN)	SIZE WIDTH (IN)	SIZE HEIGHT (IN)	SIZE WEIGHT (LBS)
ODU-1	Mitsubishi MXZ3C30NAHZ	2	18	18,000	28,600	28,400	208/1	29.9	40	37-13/32"	13"	41-9/32"	189

NOTES:
1. Provide 7-Day programmable thermostat.
2. Route condensate drains to nearest approved receptacle.
3. Outdoor condenser shall be placed on platform.

MINI-SPLIT INDOOR UNIT

Mark(s)	Manufacturer / Model No.	COOLING CAPACITY (BTU/H)	HEATING CAPACITY (BTU/H)	REFRIGERANT PIPE LIQUID (INCHES)	REFRIGERANT PIPE GAS (INCHES)	SUPPLY FAN CFM	ELECTRICAL VOLTAGE & PHASE	ELECTRICAL MCA	ELECTRICAL MOCP	SIZE LENGTH (IN)	SIZE WIDTH (IN)	SIZE HEIGHT (IN)	SIZE WEIGHT (LBS)	NOTES
IDU-1	Mitsubishi MSZ-GL12NA	12,000	14,400	1/4"	3/8"	400	208/1	1	15	31-7/16"	9-1/8"	11-5/8"	22	1-4

NOTES:
1. Provided with a condensate pump. Drain to mop sink.
2. Provided with an external heat adapter.
3. Provided with a Relay Kit.
4. Provide with a PAR-CT01MAU-SB Touch MA Controller.
5. Field verify final refrigerant line lengths with the manufacturer prior to any work. NOTE 5 APPLIES TO ALL UNITS.

ELECTRIC BASEBOARD HEATER

Mark(s)	Manufacturer / Model No.	DESCRIPTION	ELECTRICAL WATTS	ELECTRICAL VOLT & PHASE	ELECTRICAL AMPS	LENGTH FT.	WEIGHT LBS.	Control	REMARKS
EBB-1	Berko 2513W	Baseboard heater	750	120/1	6.25	3'	7.5	Intergral T-Stat, set at 50°F	High limit safety, surface mount on wall
EBB-2	Berko 2512W	Baseboard heater	500	120/1	4.2	2' 6"	6.3	Intergral T-Stat, set at 50°F	High limit safety, surface mount on wall

EXHAUST FAN SCHEDULE

MARK(S)	MANUFACTURER/MODEL	LOCATION	SERVING	CFM	ESP in	MOTOR Watts or HP	MOTOR Voltage & Phase	MOTOR RPM	Damper Type	Fan Control	ROOF OPENING in x in	WEIGHT lbs.	NOTES lbs.
EF-1	Greenheck - SPA-110	Ceiling	Restroom	75	0.25	49	115/1	750	Backdraft	B	6"dia thru roof	17	1, 2, 4, 6
EF-2	Greenheck - SPA-110	Ceiling	Restroom	75	0.25	49	115/1	750	Backdraft	B	6"dia thru roof	17	1, 2, 4, 6
EF-3	Greenheck - SPA-110	Ceiling	Mop Sink	75	0.25	49	115/1	750	Backdraft	B	6"dia thru roof	17	1, 2, 4, 6

NOTES:
1. Intergral gravity backdraft damper
2. Ducted from fan outlet to roof
3. SMACNA approved roof cap
4. Ducted from fan outlet to wall
5. Wall exhaust louver, see plans for size
6. 1/4" galv. mesh birdscreen
7. 12" Manufacturer's roof curb
8. 18" Manufacturer's ventilated roof curb

FAN CONTROL: A. Separate wall switch; B. Switch on with lights; C. 24/7 time clock to operate during occupied times; D. Continuous operation; E. Interlock with equipment (Marks shown)

KVA
19400 E Porter Square Dr, B100, Parker, CO 80134
(303) 646-4770 Direct | John@kvaconsulting.net

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

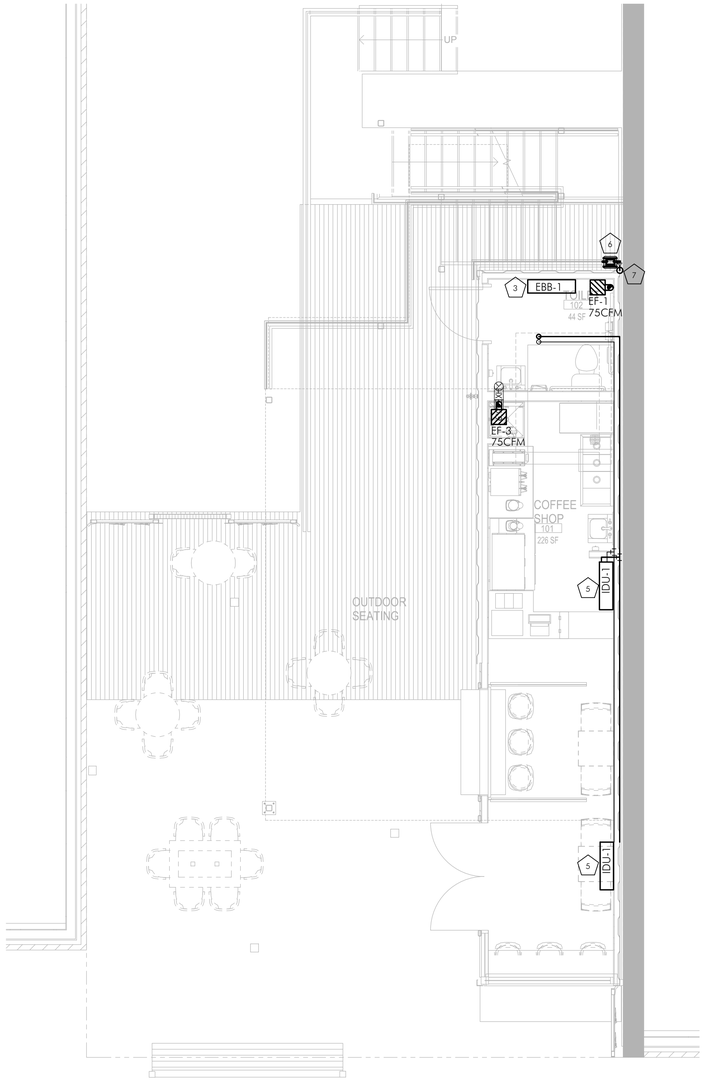
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOHN PATRICK TINSLEY
PE-071689
05/05/2020

PROJECT	DATE
KVA 19-121	02/10/2020
DRAWN TMK	CHECKED JPT

REVISED

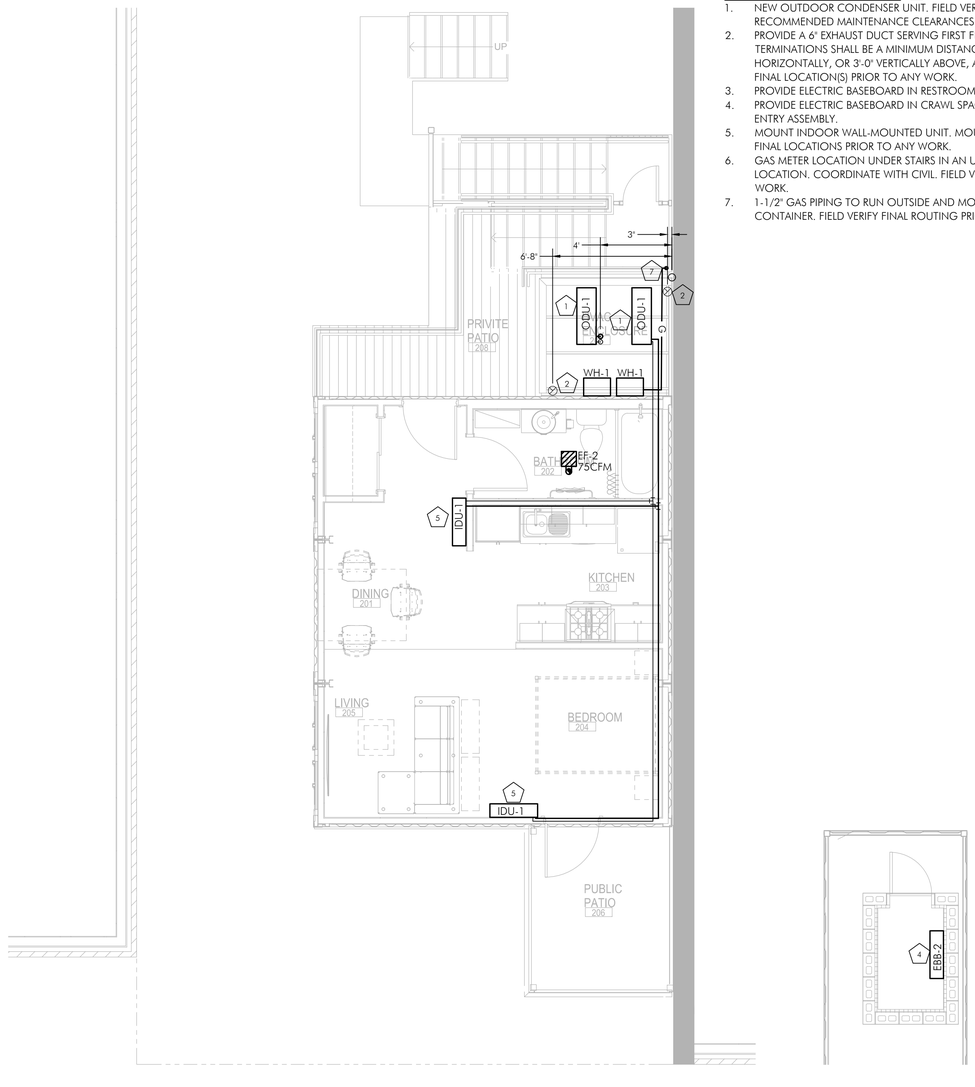
SHEET TITLE
MECHANICAL DETAILS, NOTES, & SCHEDULES

SHEET
M0.0
ORIGINAL SHEET SIZE 24" x 36"



1 M1.0 MECHANICAL PLAN - 1ST FLOOR COFFEE

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



2 M1.0 MECHANICAL PLAN - 2ND FLOOR APT.

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

MECHANICAL SHEET NOTES (#)

1. NEW OUTDOOR CONDENSER UNIT. FIELD VERIFY FINAL LOCATION(S) AND RECOMMENDED MAINTENANCE CLEARANCES PRIOR TO ANY WORK.
2. PROVIDE A 6" EXHAUST DUCT SERVING FIRST FLOOR RESTROOM. EXHAUST TERMINATIONS SHALL BE A MINIMUM DISTANCE OF 10'-0" ABOVE GRADE, AND 10'-0" HORIZONTALLY, OR 3'-0" VERTICALLY ABOVE, ANY FRESH AIR INTAKE. FIELD VERIFY FINAL LOCATION(S) PRIOR TO ANY WORK.
3. PROVIDE ELECTRIC BASEBOARD IN RESTROOM.
4. PROVIDE ELECTRIC BASEBOARD IN CRAWL SPACE FOR FREEZE PROTECTION OF WATER ENTRY ASSEMBLY.
5. MOUNT INDOOR WALL-MOUNTED UNIT. MOUNT AS HIGH AS POSSIBLE. FIELD VERIFY FINAL LOCATIONS PRIOR TO ANY WORK.
6. GAS METER LOCATION UNDER STAIRS IN AN UTILITY CO. AND AHJ APPROVED LOCATION. COORDINATE WITH CIVIL. FIELD VERIFY FINAL LOCATION PRIOR TO ANY WORK.
7. 1-1/2" GAS PIPING TO RUN OUTSIDE AND MOUNTED TO THE EXTERIOR OF THE CONTAINER. FIELD VERIFY FINAL ROUTING PRIOR TO ANY WORK.

Project North N

KVA
19400 E Porter Square Dr., B100, Parker, CO 80134
(303) 646-4770 Direct | John@KVAconsulting.net

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT

1777 S BELLAIRE St. SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOHN PATRICK TINSLEY
PE-071689
05/05/2020

PROJECT	DATE
KVA 19-121	02/10/2020
DRAWN TMK	CHECKED JPT

REVISED

SHEET TITLE
MECHANICAL PLANS

SHEET
M1.0
ORIGINAL SHEET SIZE
24" x 36"

GENERAL PROJECT NOTES

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE, OPERATIONAL AND PROPERLY FUNCTIONING ELECTRICAL SYSTEM
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, LAWS AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY U.L., ETL, CSA OR ANOTHER RECOGNIZED TESTING LAB. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW, UNLESS SPECIFICALLY INDICATED AS EXISTING TO BE REUSED.
4. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO GOVERNMENTAL AGENCIES AND UTILITY COMPANIES SHOP DRAWINGS REQUIRED BY THESE AGENCIES FOR APPROVAL. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK. THIS CONTRACTOR SHALL SECURE AND PAY ALL FEES AND PERMITS PERTAINING TO THIS CONTRACT, SHALL BE RESPONSIBLE FOR WORKER'S IDENTIFICATION AND BADGING, SAFETY, AND LIABILITY INSURANCE. PROVIDE BARRICADES, WARNING SIGNS, AND TRASH REMOVAL FOR THE SAFETY OF THE WORKERS UNDER THIS CONTRACTOR'S EMPLOY.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/OWNER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
6. THE CONTRACTOR SHALL PREPARE THE DOCUMENTS, INCLUDING DRAWINGS, REQUIRED TO OBTAIN APPROVAL OF THE EQUIPMENT AND LOCATIONS OF THE DEVICES THAT COMPRISE THE BUILDING FIRE ALARM LIFE SAFETY SYSTEM. THE DRAWINGS AND CUT SHEETS SHALL BE PROVIDED TO A PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL. THE APPROVED DRAWINGS WILL BE STAMPED, SIGNED AND RETURNED TO E.C. TO SUBMIT TO THE BUILDING DEPARTMENT.
7. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND THOROUGHLY BECOME FAMILIAR WITH THE BUILDING STANDARDS, LOCAL JURISDICTIONAL CODES AND REQUIREMENTS, AND LOCAL CONDITIONS RELATING TO THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT. SUBMISSION OF PROPOSAL IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE. NO EXTRA CHARGE WILL BE ALLOWED FOR CHANGES AS A RESULT FROM FAILURE TO EXAMINE THE JOB SITE.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND WIRING FOR THE PERFORMANCE OF ALL TRADES, FOR THE ENTIRE PERIOD OF CONSTRUCTION AND SHALL REMOVE ALL TEMPORARY WIRING AT THE COMPLETION OF CONSTRUCTION.
9. THE EXISTING POWER, SIGNAL AND COMMUNICATION SYSTEMS ARE TO REMAIN IN SERVICE TO PROVIDE FOR THE OWNER'S FUNCTION. SHOULD IT BECOME NECESSARY TO SHUT-DOWN ANY SYSTEM OR PORTION OF A SYSTEM, APPROVAL IN WRITING MUST BE OBTAINED FROM THE OWNER AND SHALL ONLY APPLY FOR THE PERIOD AND TIME AGREED UPON. THE BID IS TO INCLUDE THE COST OF ANY TEMPORARY WIRING AND PREMIUM TIME REQUIRED FOR THE SHUTDOWN.
10. ALL MATERIALS AND EQUIPMENT SHALL BE ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED, AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
11. ALL CUTTING, DRILLING AND PATCHING OF MASONRY, STEEL OR IRON WORK BELONGING TO THE BUILDING MUST BE DONE BY THIS CONTRACTOR IN ORDER THAT HIS WORK MAY BE PROPERLY INSTALLED, BUT UNDER NO CONDITIONS MAY STRUCTURAL WORK BE CUT, EXCEPT AT THE DIRECTION OF THE ARCHITECT-DESIGNER OR THEIR REPRESENTATIVE.
12. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL FIXTURES AND ELECTRICAL DEVICES. MOUNTING HEIGHTS SHALL CONFORM TO ADA/ICC/ANSI STANDARDS.
13. ALL WORK REQUIRED FOR THE INSTALLATION AS SHOWN ON DRAWINGS INCLUDING LABOR, EQUIPMENT AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE BUILDING STANDARDS.
14. PROVIDE COMPLETE METAL RACEWAY SYSTEMS AND ENCLOSURES FOR ALL WIRING THROUGHOUT THE EXTENT OF THE REQUIRED SYSTEM.
15. ALL TELE/ DATA BOXES SHALL BE PROVIDED WITH A 1/2" CONDUIT AND BUSHING WITH PULL STRING RUN 6" ABOVE FINISHED CEILING OR CEILING GRID. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED FOR ALL WALL OUTLETS & TELEPHONE WIRING RUNNING BELOW RAISED FLOOR OR ABOVE HARD CEILINGS.
16. ALL RECEPTACLES NOTED AS ISOLATED GROUND (IG) OR DEDICATED OR CIRCUITED AS DEDICATED SHALL BE PROVIDED WITH A DEDICATED GROUND AND NEUTRAL. ALL RECEPTACLES IN BATHROOMS, KITCHENS, ROOFTOPS, OUTDOORS, AND WITHIN 6FT. OF A SINK SHALL BE GFCI (OR SERVED BY A GFI CIRCUIT BREAKER) PER NEC 210.8(B). THE E.C. SHALL PROVIDE GFCI OUTLETS (OR CIRCUIT BREAKERS) IN ALL LOCATIONS REQUIRED BY THE NEC. ALL RECEPTACLES IN DWELLING UNITS, GUEST ROOMS, AND CHILD CARE FACILITIES (AS SPECIFIED BY ARTICLE 406 OF THE 2017 NEC) SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES.
17. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS OTHERWISE INDICATED. CONDUITS LARGER THAN 2" DIAMETER OR CONDUITS OF ANY SIZE ROUTED OUTDOORS SHALL BE INTERMEDIATE METAL CONDUIT (IMC)
18. FLEXIBLE CONDUIT CONNECTIONS TO RECESSED LIGHTING FIXTURES SHALL BE MADE WITH FLEXIBLE STEEL CONDUIT, 3/8 INCH MINIMUM.
19. FINAL CONNECTIONS TO MOTORS SHALL BE MADE WITH LIQUID TIGHT FLEXIBLE STEEL CONDUIT, 1/2 INCH MINIMUM.
20. WIRE NO. 8 AND SMALLER INSTALLED IN DRY LOCATIONS SHALL BE TYPE THWN OR THHN THERMOPLASTIC 600V INSULATED COPPER CONDUCTORS. NO WIRE SMALLER THAN NO.12 SHALL BE USED FOR LIGHTING OR POWER WIRING. WIRE NO. 8 AND LARGER SHALL BE STRANDED. ALL CONDUCTORS INSTALLED IN EXTERIOR OR WET LOCATIONS SHALL BE TYPE THWN 600V INSULATED COPPER CONDUCTORS.
21. ALL NEW CIRCUIT BREAKERS FOR NEW OR EXISTING PANELBOARDS SHALL MATCH EXISTING OR NEW BUILDING STANDARD PANELBOARD MANUFACTURER AND BREAKER TYPE. THE CONTRACTOR SHALL PROVIDE NEW ACCURATE AND DETAILED TYPE WRITTEN PANEL DIRECTORIES PER NEC 408.4 FOR ALL NEW OR MODIFIED PANELS. NUMBERED CIRCUITS ARE FOR CONVENIENCE OF DESIGN ONLY. E.C. TO FIELD VERIFY ACTUAL CIRCUIT NUMBERS USED AND CORRECTLY INDICATE ON "AS-BUILT" DRAWINGS. THE E.C. SHALL REMOVE ALL ABANDONED CIRCUITS.
22. PROVIDE #10 FOR BRANCH CIRCUITS OVER 75' AT 120V AND OVER 150' AT 277V. E.C. TO FIELD VERIFY BRANCH CIRCUIT LENGTHS AND SIZE CONDUCTORS FOR VOLTAGE DROP.
23. EACH SWITCH, LIGHT, RECEPTACLE AND ALL OTHER DEVICES SHALL BE PROVIDED AND INSTALLED WITH A GALVANIZED OR SHERARDIZED PRESSED STEEL JUNCTION BOX OF NOT LESS THAN NO. 14 U.S. GAUGE STEEL. CONDUITS SHALL BE FASTENED WITH LOCKNUTS AND BUSHINGS AND ALL UNUSED KNOCKOUTS MUST BE LEFT SEALED. THERE MUST BE SUFFICIENT ROOM FOR WIRES AND BUSHINGS AND DEEP BOXES SHALL BE INSTALLED WHERE REQUIRED. BOXES SHALL BE SECURELY AND ADEQUATELY SUPPORTED.
24. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SPECIAL OUTLET BOXES THAT MAY BE REQUIRED TO ENCLOSE RECEPTACLES.
25. IN SUSPENDED CEILINGS SUPPORT CONDUIT AND JUNCTION BOXES DIRECT FROM THE STRUCTURAL SLAB, DECK, OR FRAMING PROVIDED FOR THAT PURPOSE. LIGHTING BRANCH CIRCUIT CONDUITS SHALL NOT BE CLIPPED TO THE CEILING SUPPORT WIRES OR SPLINE UNLESS THE CEILING SYSTEM HAS BEEN SPECIFICALLY DESIGNED FOR THAT PURPOSE.
26. PROVIDE LOCAL DISCONNECT SWITCHES FOR ALL MOTORS (PLENUM APPROVED WHERE REQUIRED).
27. THE E.C. SHALL INCLUDE IN HIS COST THE REMOVAL OF ALL EXISTING ELECTRICAL DEVICES, CONDUITS, FIXTURES AND EQUIPMENT THAT IS NOT TO BE REUSED DISCARD ALL EQUIPMENT AS REQUIRED. E.C. SHALL BE RESPONSIBLE FOR DISCONNECTING PRIMARY SERVICE AND TEMPORARY POWER.
28. PROVIDE WARRANTY GUARANTEED FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND ACCEPTANCE. REPLACE ALL DEFECTIVE WORKMANSHIP, EQUIPMENT AND MATERIALS WITHOUT ADDITIONAL CHARGES.
29. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS/HER OWN PROPERTY ON THE JOB SITE. THE OWNER OR TENANT ASSUMES NO RESPONSIBILITY FOR PROTECTION OF THIS CONTRACTOR'S PROPERTY AGAINST FIRE, THEFT, OR ENVIRONMENTAL CONDITIONS.
30. WHERE CONDUIT, CABLES, DUCTWORK OR PIPING PASSES THROUGH FIRE RATED FLOORS, WALLS, OR PARTITIONS, THE SLEEVES SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS U.L. LISTED (EQUAL TO DOW CORNING) AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THE SERVICE. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN ORDER TO MAINTAIN THE FIRE RATING OF THE PENETRATED WALL, FLOOR, OR PARTITION. INSTALLATION SHALL BE A THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM AND UL . THE FIRE RATING SHALL MATCH THE RATING OF THE BARRIER BEING PENETRATED.
31. SUBMIT SIX (6) SETS OF SHOP DRAWINGS, CONTROL DIAGRAMS, AND EQUIPMENT CUTS TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING RELATED WORK. SHOP DRAWINGS SHALL INCLUDE MANUFACTURER'S NAMES, CATALOG NUMBERS, CUTS, DIAGRAMS AND OTHER SUCH DESCRIPTIVE DATA AS MAY BE REQUIRED TO IDENTIFY AND REVIEW THE EQUIPMENT. SUBMITTALS SHALL BE IN LOGICAL GROUPS, PARTIAL SUBMITTALS WILL NOT BE REVIEWED.
32. UPON COMPLETION OF CONSTRUCTION, SUPPLY THE ENGINEER WITH ONE COMPLETE SET OF FULL SIZE AS-BUILT DRAWINGS. PROVIDE THE OWNER WITH THREE (3) SETS OF OPERATION AND MAINTENANCE MANUALS FOR EACH TYPE OF EQUIPMENT INSTALLED.
33. THIS CONTRACTOR SHALL ASSUME ALL ADDED EXPENSES TO ALL TRADES ASSOCIATED WITH THE INSTALLATION OF SUBMITTED AND APPROVED ALTERNATE EQUIPMENT.
34. THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE FIRE ROOM WITH ALL OTHER DISCIPLINES, ESPECIALLY THE FIRE ALARM AND FIRE PROTECTION DESIGN-BUILD CONTRACTORS PRIOR TO ANY WORK.
35. IF ANY CHANGES ARE MADE TO ACCOMMODATE FIELD CONDITIONS NOTIFY THE ENGINEER IMMEDIATELY OF WHAT THE CHANGES WERE, THE REASON FOR THE CHANGES, AND THE COST IMPACTS.

ELECTRICAL LEGEND

NOTE: NOT ALL ITEMS APPEAR ON DRAWINGS. SYMBOLS MAY DIFFER FROM EXISTING AND DEMO WORK OR DEVICES REFERENCED FROM DRAWINGS BY OTHERS.

POWER AND LIGHTING
- GROUNDED SWITCHED DUPLEX RECEPTACLE
- GROUNDED SPLIT-WIRED RECEPTACLE
- GROUNDED DUPLEX RECEPTACLE
- GROUNDED QUADRAPLEX RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE
- FLOOR/CEILING MOUNTED RECEPTACLE
- JUNCTION BOX
- WALL MOUNTED JUNCTION BOX
- EQUIPMENT DISCONNECT SWITCH
- EQUIPMENT FUSED DISCONNECT SWITCH
- $_{TO}$ THERMAL OVERLOAD SWITCH
- ELECTRICAL PANEL BOARD
- TRANSFORMER
- X-## CIRCUIT '##' HOMERUN TO PANEL 'X' (ARROWS NOT USED IF CIRCUIT NUMBERS APPEAR NEXT TO DEVICES)
- PORCELAIN LAMP HOLDER
- RECESSED FLUORESCENT LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT FIXTURE
- CEILING FIXTURE
- WALLWASHER or ADJUSTABLE DOWNLIGHT
- $_{#}$ SINGLE POLE SWITCH, OR #-POLE
- $_{D}$ DIMMER SWITCH
- EXIT SIGN - SHADED INDICATES FACE
- EMERGENCY FIXTURE - SHADED
- BATTERY PACK EMERGENCY LIGHT or COMBO EXIT - SEE SCHEDULE

LOW VOLTAGE SYSTEMS
- TELEPHONE TERMINAL BOARD
- FLOOR/CEILING MOUNTED DATA OUTLET
- FLOOR/CEILING MOUNTED TELEPHONE OUTLET
- DATA OUTLET
- TELEPHONE/DATA OUTLET, PROJECT STANDARD
- TELEPHONE OUTLET
- CATV/MONITOR A/V OUTLET
- SPEAKER
- FACP FIRE ALARM PANEL
- FAA FIRE ALARM REMOTE ANNUNICATOR PANEL
- S T S-SMOKE, T-HEAT DETECTOR
- DUCT FIRE DETECTOR

ABBREVIATIONS
- EWC ELECTRIC WATER COOLER
- EF EXHAUST FAN
- GFI GROUND FAULT INTERRUPTING
- AFI ARC FAULT INTERRUPTING
- CCT CIRCUIT
- E.C. ELECTRICAL CONTRACTOR
- AG ABOVE COUNTER GFI - VERIFY HEIGHT
- AC ABOVE COUNTER - VERIFY HEIGHT
- WP WEATHER PROOF
- TTB TELEPHONE TERMINAL BOARD
- AFF ABOVE FINISH FLOOR
- AHJ AUTHORITY HAVING JURISDICTION
- (E) EXISTING TO REMAIN
- (EX) EXISTING TO BE REMOVED
- (ER) EXISTING TO BE RELOCATED
- (R) RELOCATE/RELOCATED LOCATION

REFERENCE SYMBOLS
- KEYED NOTE
- EQUIPMENT - SEE SCHEDULE
- #/W FEEDER - SEE SCHEDULE
- XFMR XX kVA TRANSFORMER WITH GROUNDING AND OVERCURRENT DEVICES SEE TRANSFORMER SCHEDULE

FEEDER SCHEDULE — Based on NEC: 2017

ALUMINUM		COPPER
14[W-350kcmil, 3"C]	3000/W	8[W-500kcmil, 3/0G, 3-1/2"C]
7[W-500kcmil, 400kcmil G, 3-1/2"C]	2000/W	6[W-400kcmil, 3/0G, 3"C]
8[W-250kcmil, 250kcmilG, 3"C]	1600/W	5[W-400kcmil, 3/0G, 3"C]
4[W-500kcmil, 250kcmil G, 3-1/2"C]	1200/W	4[W-350kcmil, 3/0G, 3"C]
4[W-350kcmil, 4/0G, 3"C]	1000/W	3[W-400kcmil, 2/0G, 3"C]
3[W-400kcmil, 3/0G, 3"C]	800/W	3[W-300kcmil, 1/0G, 3"C]
3[W-350kcmil, 2/0G, 3"C]	750/W	3[W-250kcmil, 1/0G, 3"C]
2[W-500kcmil, 2/0G, 3-1/2"C]	600/W	2[W-350kcmil, #1G, 3"C]
2[W-350kcmil, 1/0G, 3"C]	500/W	2[W-250kcmil, #2G, 3"C]
2[W-250kcmil, #1G, 3"C]	400/W	2[W-3/0, #3G, 2"C]
2[W-4/0, #2G, 2-1/2"C]	350/W	2[W-2/0, #3G, 2"C]
W-500kcmil, #2G, 3-1/2"C	300/W	W-350kcmil, #4G, 3"C
W-350kcmil, #4G, 3"C	250/W	W-250kcmil, #4G, 3"C
W-300kcmil, #4G, 3"C	225/W	W-4/0, #4G, 2"C
W-250kcmil, #4G, 2-1/2"C	200/W	W-3/0, #6G, 2"C
W-4/0, #6G, 2"C	175/W	W-2/0, #6G, 2"C
W-3/0, #6G, 2"C	150/W	W-1/0, #6G, 2"C
W-2/0, #6G, 2"C	125/W	W-1/0, #6G, 2"C
W-2/0, #6G, 2"C	110/W	W#1, #6G, 1-1/2"C
W-1/0, #6G, 2"C	100/W	W#1, #6G, 1-1/2"C
W-1/0, #6G, 2"C	90/W	W#2, #8G, 1-1/4"C
W#1, #8G, 1-1/2"C	80/W	W#3, #8G, 1-1/4"C
W#2, #8G, 1-1/4"C	70/W	W#4, #8G, 1-1/4"C
W#2, #8G, 1-1/4"C	60/W	W#4, #8G, 1-1/4"C
W#4, #8G, 1-1/4"C	50/W	W#6, #10G, 1"C
W#6, #8G, 1" C	40/W	W#8, #10G, 1" C
W#8, #10G, 3/4"C	30/W	W#10, #10G, 3/4"C
W#10, #10G, 3/4"C	20/W	W#12, #12G, 3/4"C

This table indicates minimum conductor size for feeders of the ampacity indicated where #/W indicates the ampacity/ numbers of wire. A #S/W indicates no ground.

Service Ground Table

	ALUMINUM	COPPER
150G	#4	#6
200G	#2	#4
300G	1/0	#2
500G	3/0	1/0
800G	4/0	2/0
>800G	250	3/0

Equipment Ground Table

	ALUMINUM	COPPER
20EG	#10	#12
60EG	#8	#10
100EG	#6	#8
200EG	#4	#6
300EG	#2	#4
400EG	#1	#3

The service ground chart indicates the minimum service ground based on #G where # is the ampacity from the chart above, and the equipment ground chart indicates the minimum equipment grounding conductor size #EG where # is the rating/ setting of the overcurrent device protecting the conductors and equipment.
All conductors shall be COPPER, unless denoted by "AL"

Where discrepancies occur between the Feeder schedule and the grounding charts, the chart shall overrule the feeder schedule and the NEC shall overrule all schedules.

The master electrician shall be responsible for ensuring that no feeders or branch circuits are installed in a manner or sized in such a way as to violate the NEC.

Ampacities are based on NEC table 310.15(B)(16) utilizing the 60 degree column up to 100 Amps and the 75 degree column above 100 Amps Service ground conductor sizes are per NEC table 250.66 and equipment ground is per NEC table 250.122.

Transformer Schedule — Based on NEC: 2017

Overcurrent Protection 480V, 3Ø	kVA - Ground	Overcurrent Protection 208V, 3Ø
20A	15 - #8	50A
50A	30 - #6	100A
70A	45 - #6	150A
125A	75 - #2	250A
175A	112.5 - #2	400A
225A	150 - 1/0	500A
350A	225 - 2/0	800A

Notes: Primary shall be 3-wire and secondary shall be 4-wire unless noted otherwise. All transformers 45kVA and below shall be suspended unless noted otherwise. All transformers over 45kVA shall be floor mounted unless noted otherwise. Primary and secondary feeders shall be sized per the circuit breaker size and shall be 3-wire on the primary and 4-wire on the secondary. For example all 45kVA 480/208V transformers with a 480V primary will be fed with a 70/3 on the primary and a 150/4 on the secondary (the bonding and grounding shall be per NEC 250.30A).

FIRE ALARM SYSTEM NOTES

FIRE ALARM SYSTEM IS TO BE DESIGN/BUILD BY THE CONTRACTOR.

PANEL SCHEDULE: A

May 4, 2020

PROJECT: Pittson Container Coffee
LOCATION: Exterior wall
JOB NO.: 19-121
COMMENTS: New Nema 3R Panel
VOLTAGE L-L: 208
VOLTAGE L-G: 120
SYSTEM: 3Ø, 4-WIRE
Circuit Font Key: Normal: New Load/Breaker; **Bold: New Load/Exist Brkr**; *Italic:Exist Load/Brkr*
BUS RATING: 100A
MAIN O.C. DEVICE: 100A MCB
MOUNTING: Surface, Exterior
S.C.RMS RATING: 10,000 AIC

CIR NO.	CIRCUIT BREAKER AMPS	CIRCUIT BREAKER POLE	CONNECTED LOAD (VA)	NEC DEMAND FACTOR	DESCRIPTION OF LOAD SERVED	PHASE	DESCRIPTION OF LOAD SERVED	NEC DEMAND FACTOR	CONNECTED LOAD (VA)	CIRCUIT BREAKER POLE	CIRCUIT BREAKER AMPS	CIR NO.
1	20	1	1440	1.00	Coffee Bar USB Recs	A	ODU-1	1.00	3588	2	40	2
3	20	1	1440	1.00	Coffee Bar USB Recs	B	ODU-1	1.00	3588	2	40	4
5	20	1	180	1.00	POS	C	IDU-1	1.00	120	2	15	6
7	20	1	360	1.00	Convenience Rec	A	IDU-1	1.00	120	2	15	8
9	20	1	540	1.00	Coffee Exterior Recs	B	IDU-1	1.00	120	2	15	10
11	20	1	264	1.25	Coffee Restroom & EF-1	C	IDU-1	1.00	120	2	15	12
13	20	1	1200	1.25	Tenant Sign	A	Spare			1	20	14
15	20	1	50	1.00	Mop Sink EF-2	B	Spare			1	20	16
17	20	1			Spare	C	Spare			1	20	18
19	20	1			Spare	A	Spare			1	20	20
21	20	1	417	1.25	Exterior Lighting	B	Restroom EBB-1	1.00	1000	1	15	22
23	20	1	258	1.25	Interior Lighting	C	Crawl EBB-2	1.00	500	1	15	24

CONNECTED LOAD:
PHASE A (VA): 6,708
PHASE B (VA): 7,155
PHASE C (VA): 1,442
TOTAL LOAD (VA): 15,305

DEMAND LOAD:
PHASE A (VA): 7,008
PHASE B (VA): 7,259
PHASE C (VA): 1,573
TOTAL DEMAND LOAD (VA): 15,840 **43.97 A**

NOTES:
1. Field verify final location prior to any work. Coordinate with Container Provider.

PANEL SCHEDULE: B

May 4, 2020

PROJECT: Pittson Container Residence
LOCATION: Exterior wall
JOB NO.: 19-121
COMMENTS: New Nema 3R Panel
VOLTAGE L-L: 208
VOLTAGE L-G: 120
SYSTEM: 3Ø, 4-WIRE
Circuit Font Key: Normal: New Load/Breaker; **Bold: New Load/Exist Brkr**; *Italic:Exist Load/Brkr*
BUS RATING: 100A
MAIN O.C. DEVICE: 100A MLO
MOUNTING: Surface, Exterior
S.C.RMS RATING: 10,000 AIC

CIR NO.	CIRCUIT BREAKER AMPS	CIRCUIT BREAKER POLE	CONNECTED LOAD (VA)	NEC DEMAND FACTOR	DESCRIPTION OF LOAD SERVED	PHASE	DESCRIPTION OF LOAD SERVED	NEC DEMAND FACTOR	CONNECTED LOAD (VA)	CIRCUIT BREAKER POLE	CIRCUIT BREAKER AMPS	CIR NO.
1	40	2	3000	1.00	Electric Stove	A	Residence Restroom & EF-2	1.50	290	1	20	2
3	40	2	3000	1.00	Electric Stove	B	Residence Kitchen Counter	1.00	900	1	20	4
5	20	1			Spare	C	Residence Refrigerator	1.00	1200	1	20	6
7	20	1			Spare	A	Residence Garbage Disposal	1.00	1200	1	20	8
9	20	1			Spare	B	Residence Living Room Rec	1.00	1040	1	20	10
11	20	1			Spare	C	Residence Bedroom Rec	1.00	720	1	20	12
13	40	2	3588	1.00	ODU-1	A	Residence Exterior Rec	1.00	360	1	20	14
15	40	2	3588	1.00	ODU-1	B	Residence Lighting	1.00	718	1	20	16
17	15	2	120	1.00	IDU-1	C	Residence Hood	1.00	180	1	20	18
19	15	2	120	1.00	IDU-1	A	Spare			1	20	20
21	15	2	120	1.00	IDU-1	B	Spare			1	20	22
23	15	2	120	1.00	IDU-1	C	Spare			1	20	24

CONNECTED LOAD:
PHASE A (VA): 8,558
PHASE B (VA): 9,366
PHASE C (VA): 2,340
TOTAL LOAD (VA): 20,264

DEMAND LOAD:
PHASE A (VA): 8,703
PHASE B (VA): 9,366
PHASE C (VA): 2,340
TOTAL DEMAND LOAD (VA): 20,409 **56.65 A**

NOTES:
1. Field verify final location prior to any work. Coordinate with Container Provider.

FAULT CURRENT CALCULATION TABLE

March 26, 2020

LOCATION (n)	# of RUNS	CONDUCTOR	VOLTAGE	L(ft)	C	f	M	F
300	Utility Transformer		208					52,000
200A Main	1	3/0	208	130	13,923	4.04	0.20	10,321
Panel A	1	1	208	5	7,293	0.06	0.94	9,747
Panel B	1	1	208	5	7,293	0.06	0.94	9,747

NOTES:
1. All Calculations use Bussman "Point-To-Point" Method.
2. Variables: L=Feeder Length (LF) C=Conductor "C" Value M(n) =1 ÷ (1+f(n))
   f(n) = (1.73 x L x F(n-1))/(C x # of runs x Voltage) in Amperes F(n)=F(n-1) x M(n)
3. The E.C. shall report any discrepancies to the Engineer.
4. Aluminum Conductors, MC Cabling, and Series Rated Panels are not allowed.
5. The E.C. shall verify the Available Fault Current from the Electrical Utility and shall report the actual Fault Current available to the Engineer if different from shown. Fault Currents are based on Utility information or %Z=1.4 if none are provided.
6. The E.C. shall field verify the Feeder Lengths and report any discrepancy to the engineer. Conductor Lengths listed in this table are engineering estimates and are not intended to represent actual lengths for bidding or other calculations. The E.C. shall inform the Engineer immediately if the actual lengths are less than that listed.

EQUIPMENT SCHEDULE

March 25, 2020

KEY	EQUIPMENT	LOAD HP,KW,FLA	VOLTS	Ø	BRANCH CKT. CONDUCTORS	CONDUIT	DISCONNECT SWITCH	DISCONNECT FUSE	CIRCUIT	NOTES
ODU-1	Mini-split Outdoor Unit	29.9A	208	1	4#10,#10G	3/4"	Sto	NA	A-2,4 B-13,15	1,2
IDU-1	Mini-split Indoor Unit	1A	208	1	3#10,#10G	3/4"	Sto	NA	A-6,8; A-10,12 B-17,19;B-21,23	1,2
EBB-1	Electric Baseboard Heater	1.0KW	120	1	2#10,#10G	3/4"	Sto	NA	A-22	1,2
EBB-2	Electric Baseboard Heater	0.5KW	120	1	2#10,#10G	3/4"	Sto	NA	A-24	1,2
EF-1,2,3	EXHAUST FAN	50	120	1	2#12,#12G	3/4"	Sto	NA	A-11;A-15 B-2	1,2

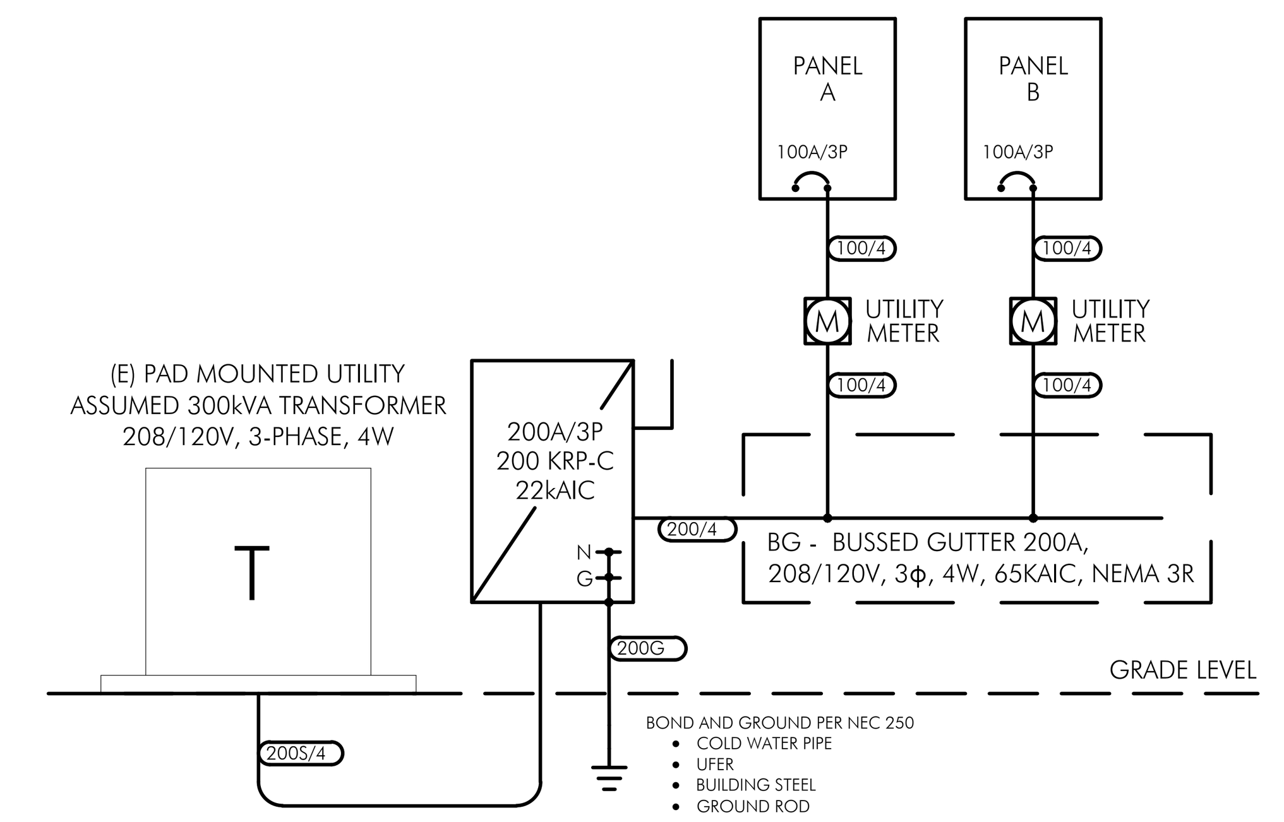
NOTES:
1. Field verify final location and electrical requirements of all equipment with provider prior to rough-in.
2. Provide line voltage controls and wiring as required. Field verify control requirements with provider.
3. Provide HACR breakers for all circuits serving equipment.

LUMINAIRE SCHEDULE

May 4, 2020

KEY	DESCRIPTION	MFR. & CAT.NO.	LAMP	VOLTS	MOUNTING INFORMATION	NOTE
A1	2'x2' LED TROFFER EDGE LIT TECHNOLOGY 0-10V DIM	COOPER - METALUX 22EN-LD1-34-UNV-L8XX-CD1-U	34W LED INTEGRAL	120/277	RECESSED	
A2	SURFACE FIXTURE MODERN CUBE LIGHT 28", BLACK	MID CENTURY #HL565180	72W LED INTEGRAL	120/277	SURFACE	
A3	SURFACE FIXTURE MODERN CUBE LIGHT 37.5", BLACK	MID CENTURY #HL565180	72W LED INTEGRAL	120/277	SURFACE	
BL	BOLLARD LIGHT GRAPHITE GREY	EUROFASE 31918-022	16W	120	SURFACE	
C1	6" RECESSED LENSED LED DOWNLIGHT HAZE REFLECTOR WHITE TRIM 1500LM	COOPER - PORTFOLIO LD6A-15-D010TE-ERW6A15-8XX-6LW0H	20W LED INTEGRAL	120/277	RECESSED	
C2	CEILING LIGHT 5" DIA. BLACK/GOLD	SHADES OF LIGHT FM16026 BK	18W LED INTEGRAL	120	SURFACE	
CH	CEILING LIGHT MINIMALIST SPREAD CEILING LIGHT	SHADES OF LIGHT FM18064 BZ	20W LED/BULB MAX (5) BULBS	120	SURFACE	
FN	CEILING FAN INDUSTRIAL CAGE CEILING FAN	SHADES OF LIGHT FAC12005	18W LED INTEGRAL	120	SURFACE	
SL	STAIR LIGHT VERTICAL FECESSED TRIM STEP LIGHT	EUROFASE 36051	2.2W 145LM	120	RECESSED	
WS	WALL LIGHT SIMPLY INDUSTRIAL WALL LIGHT. E26 BULB	SHADES OF LIGHT SC19154-IR	20W MAX	120	SURFACE	
EM	EMERGENCY PACK FROG-EYE W/ 90 MINUTE BATTERY PACK	COOPER - SURE-LITES APEL	.78 W LED INTEGRAL	120/277	SURFACE	
X	EXIT SIGN - POLYCARBONATE W/ 90 MINUTE BATTERY PACK	COOPER - SURE-LITES APXH7G4	LED	120/277	SURFACE	
XEM	FROG-EYE/EXIT COMBINITAION W/ 90 MINUTE BATTERY PACK	COOPER - SURE-LITES AP70 G DH UNV	LED/ 5.4W INC	120/277	SURFACE	

NOTES: (Notes apply to all fixtures where applicable)
1. EMERGENCY FIXTURES - All Fixtures Indicated as Emergency shall be provided with a 90-Minute Battery Pack and all Fluorescent Fixtures indicated as Emergency shall be provided with a 1300 Lumen, 90-Minute Battery Pack.
2. VERIFY VOLTAGES - The E.C. shall verify voltages on drawings prior to ordering or any work, the engineer shall be notified of any descrepancies in the voltage of the circuiting on the drawings and the luminiare schedule prior to any purchase or work.
3. VERIFY LAMPING - The E.C. shall verify lamping with the manufacturer prior to ordering and notify the engineer of any lamping descrepancies.



1 / E0.0 ONE-LINE DIAGRAM
SCALE: NONE

ONE LINE DIAGRAM GENERAL NOTES:
1. E.C. TO FIELD VERIFY EXISTING CONDITIONS
2. ALL EQUIPMENT IS NEW UNLESS NOTED AS EXISTING (E).
3. ALL EXTERIOR EQUIPMENT TO BE WEATHERPROOF
4. FIELD VERIFY INSTALLATION REQUIREMENTS WITH UTILITY CO. PRIOR TO ANY ROUGH-IN.
5. SERVICE EQUIPMENT SHALL BE LEGIBLY LABELED IN THE FIELD, IN ACCORDANCE WITH THE NEC 110.24 (A):
   - 5.1. MAXIMUM AVAILABLE FAULT CURRENT.
   - 5.2. THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED.
   - 5.3. THE LABEL SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.

kVA
19600 E Parker Square Dr., B100, Parker, CO 80134
(303) 646-4770 Direct | John@kVAconsulting.net

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET
PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — JOHN PATRICK TINSLEY — PE-071689
05/05/2020

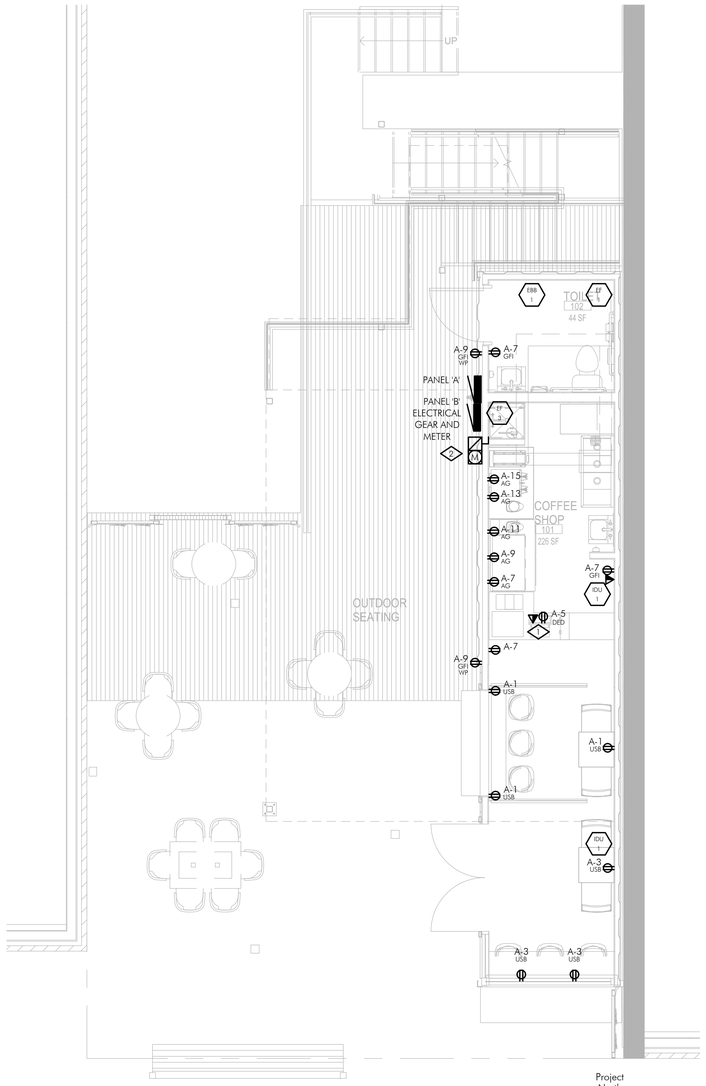
PROJECT	DATE
KVA 19-121	02/10/2020
DRAWN TMK	CHECKED JPT

REVISED

SHEET TITLE
ELECTRICAL ONE-LINE, NOTES, & SCHEDULES

SHEET
E0.0

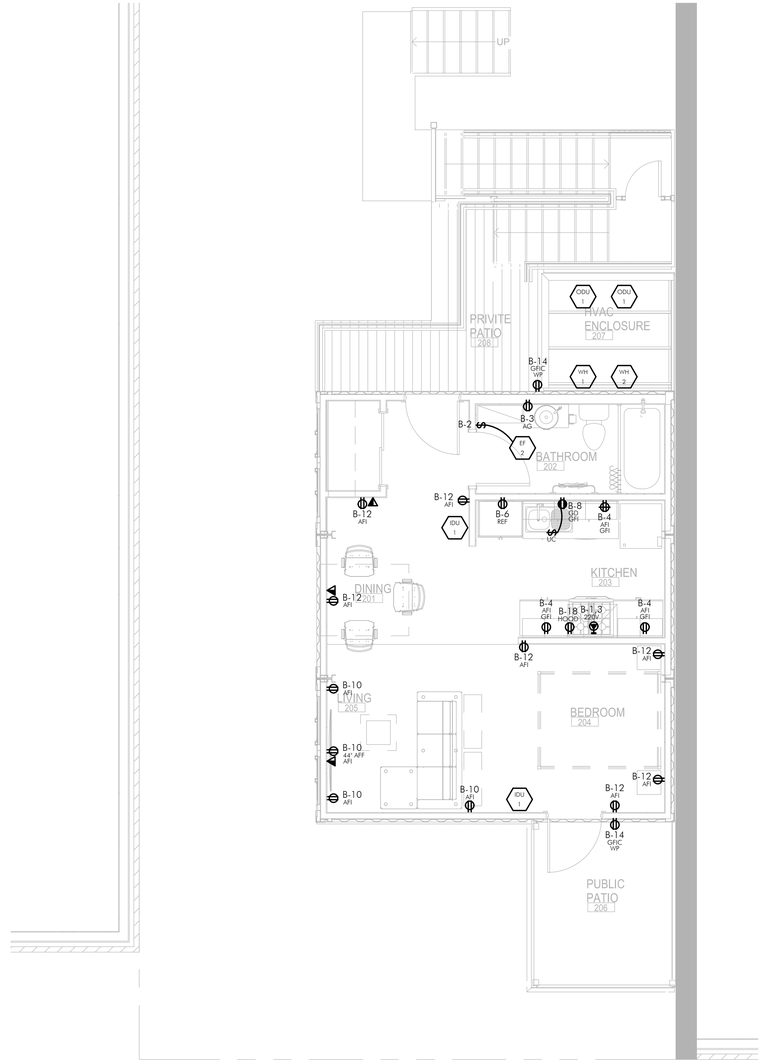
ORIGINAL SHEET SIZE 24" x 36"



1 E1.0 POWER PLAN - 1ST FLOOR COFFEE SHOP

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

Project North N



2 E1.0 POWER PLAN - 2ND FLOOR APT.

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

Project North N

POWER PLAN GENERAL NOTES:

1. PROVIDE OUTLET WITHIN 25' OF EQUIPMENT IN ACCORDANCE WITH NEC 210-63. PROVIDE WEATHERPROOF GFI OUTLET ON ROOFTOPS WITHIN 25' OF ROOFTOP EQUIPMENT.
2. FIELD VERIFY FINAL LOCATION OF ALL EQUIPMENT WITH PROVIDER PRIOR TO ROUGH-IN.
3. ALL RECEPTACLES IN BATHROOMS, KITCHENS, ROOFTOPS, OUTDOORS, AND WITHIN 6FT. OF A SINK SHALL BE GFCI (OR SERVED BY A GFI CIRCUIT BREAKER) PER NEC 210.8(B). THE E.C. SHALL PROVIDE GFCI OUTLETS (OR CIRCUIT BREAKERS) IN ALL LOCATIONS REQUIRED BY THE NEC.
4. ALL RECEPTACLES IN DWELLING UNITS, GUEST ROOMS, AND CHILD CARE FACILITIES (AS SPECIFIED BY ARTICLE 406 OF THE NEC) SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES.
5. ARC FAULT PROTECTION - ALL 120V, SINGLE-PHASE, 15A AND 20A BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN AFCI RECEPTACLE OR AFC CIRCUIT BREAKER. NEC 210.12
6. PROVIDE CONNECTION TO TENANT SIGN. FIELD VERIFY ELECTRICAL REQUIREMENTS AND FINAL LOCATION WITH PROVIDER, TENANT AND LANDLORD. PROVIDE PHOTOCELL ON/TIMECLOCK OFF CONTROLS. PROVIDE ALL COMPONENTS REQUIRED FOR A COMPLETE INSTALLATION.
7. NUMBERS NEXT TO DEVICES REFER TO CIRCUIT DESIGNATION IN UNIT PANEL UNLESS NOTED.
8. ALL TELE/DATA LOCATIONS SHALL INCLUDE 4" SQUARE J-BOX AND 3/4" CONDUIT TO CEILING SPACE. ALL TELEPHONE/DATA CABLE IS TO BE PLENUM RATED WIRE OR SHALL BE INSTALLED IN CONDUIT ABOVE CEILING OR IN WALLS.
9. PROVIDE ALL DEMOLITION WORK AS REQUIRED TO ACCOMMODATE THE NEW WORK AS INDICATED ON THE ELECTRICAL PLANS. FIELD VERIFY EXISTING CONDITIONS. PROVIDE ANY ADDITIONAL WORK NECESSARY AS REQUIRED TO PRESERVE EXISTING DEVICES AND BRANCH CIRCUIT COMPONENTS TO REMAIN. REFER TO THE ARCHITECTURAL PLANS FOR DEMOLITION SCOPE OF WORK AND VISIT THE SITE PRIOR TO BID TO DETERMINE THE ELECTRICAL SCOPE OF WORK REQUIRED.

◇ POWER PLAN KEYED NOTES:

1. CASH WRAP/POS - PROVIDE OUTLETS FOR POWER AND DATA IN MILLWORK AS REQUIRED. PROVIDE SEPARATE CIRCUIT WITH DEDICATED GROUND AND NEUTRAL CONDUCTOR. FIELD VERIFY CONDUIT ROUTING AND J-BOX LOCATIONS WITH MILLWORK PROVIDER AND TENANT PRIOR TO ANY ROUGH-IN. FIELD VERIFY DATA J-BOX AND RACEWAY REQUIREMENTS WITH TENANT IT REPRESENTATIVE.
2. CONTRACTOR TO FIELD VERIFY FINAL LOCATION AND DISTANCE FROM PANELS TO TRANSFORMER PRIOR TO ANY WORK. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY.
3. PROVIDE BASEBOARD HEATING UNIT FOR FREEZE PROTECTION OF WATER ENTRY ROOM. FIELD VERIFY FINAL LOCATION AND FIT PRIOR TO ANY WORK.

KVA
19400 E Porter Square Dr., B 100, Porter, CO 80134
(303) 646-4770 Direct | John@KVAconsulting.net

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CRAIG A. SLOCUM, ARCHITECT

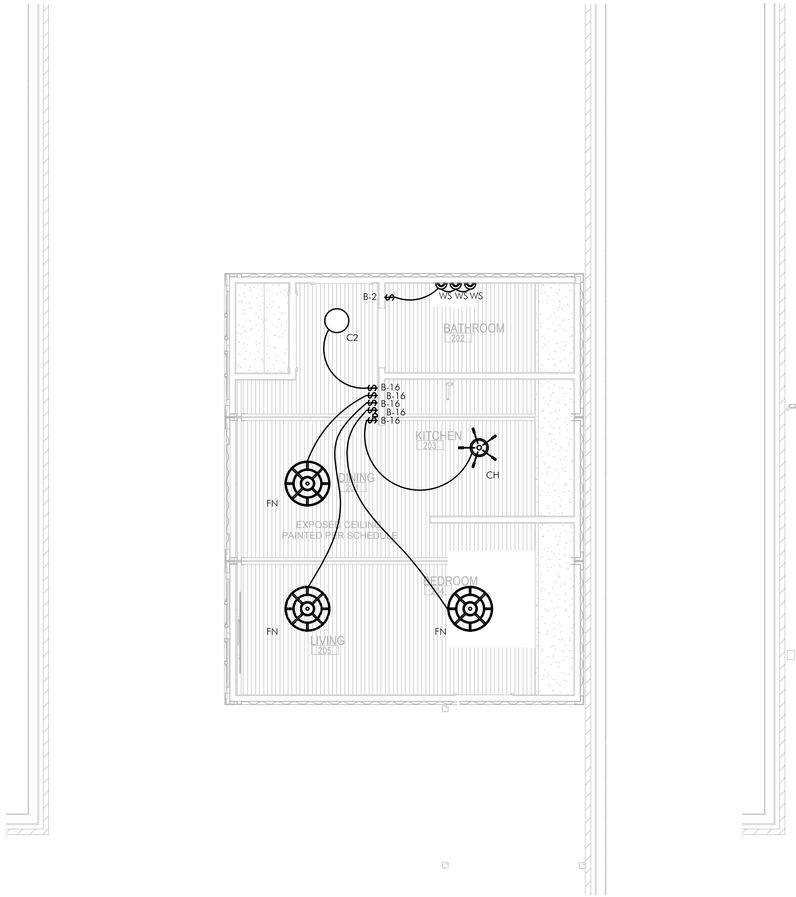
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN PATRICK TINSLEY
ENGINEER
PE-071689
05/05/2020

PROJECT	DATE
KVA 19-121	02/10/2020
DRAWN TMK	CHECKED JPT

REVISED

SHEET TITLE
ELECTRICAL PLANS - POWER

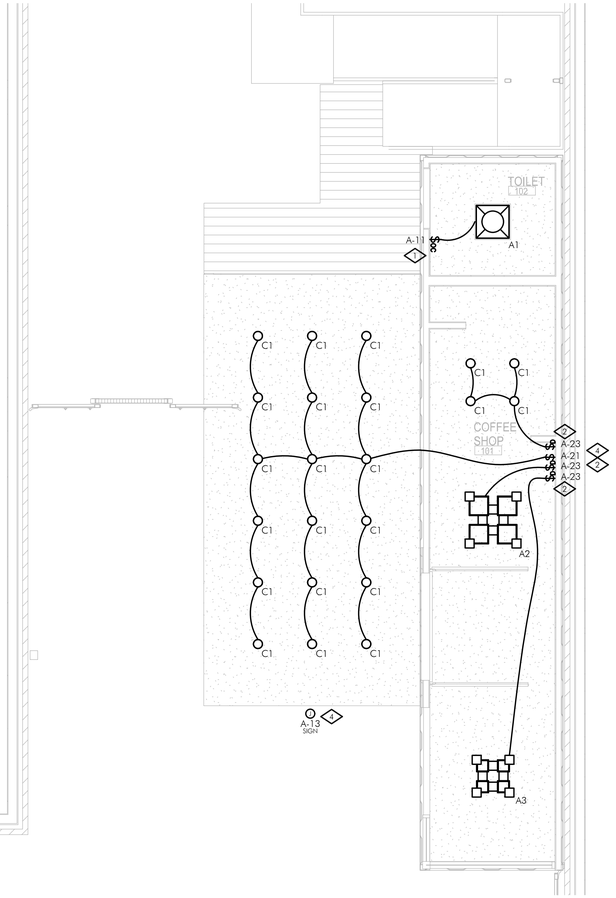
SHEET
E1.0
ORIGINAL SHEET SIZE
24" x 36"



1 E2.0 LIGHTING PLAN - 2ND FLOOR APT.

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

Project North N



2 E2.0 LIGHTING PLAN - 1ST FLOOR COFFEE SHOP

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

Project North N

LIGHTING PLAN GENERAL NOTES:

1. CONNECT EGRESS LIGHTING FIXTURES AND EXIT SIGNS TO AREA LIGHTING CIRCUIT AHEAD OF ANY SWITCH PER NEC 700-12(F) INCLUDING ANY NIGHT LIGHTS. FIXTURES SHOWN SHADED OR LABELED ARE EMERGENCY EGRESS (EM) WITH BATTERY PACK, NIGHT LIGHT (NL) OR BOTH (EM/NL). REMOVE ANY HOUSE PANEL CIRCUITS SERVING EXISTING EMERGENCY AND EXIT LIGHTS AND RECONNECT TO THE TENANT PANEL.
2. PROVIDE OUTLET IN ACCESSIBLE LOCATION AT TENANT ENTRANCE FOR SIGN PER NEC 600-5.
3. NUMBERS NEXT TO DEVICES REFER TO CIRCUIT DESIGNATION IN UNIT PANEL UNLESS NOTED.

◇ LIGHTING PLAN KEYED NOTES:

1. WALLBOX OCCUPANCY SENSOR - PROVIDE DUAL TECHNOLOGY COOPER GREENGATE ONW-D-1001-MV OR EQUAL.
2. WALLBOX DIMMER SWITCH - PROVIDE COOPER - EATON SF10P-* OR EQUAL BY COOPER RATED FOR CONNECTED LOAD TYPE AND WATTAGE.
3. TENANT SIGN - PROVIDE DEDICATED CIRCUIT AND FINAL CONNECTIONS AS REQUIRED. FIELD VERIFY ELECTRICAL REQUIREMENTS AND FINAL LOCATION WITH PROVIDER, TENANT AND LANDLORD. PROVIDE PHOTOCELL ON/TIMECLOCK OFF CONTROLS.
4. EXTERIOR LIGHTING CONTROLS - PROVIDE PHOTOCELL ON/TIMECLOCK OFF CONTROLS AND MULTIPOLE LIGHTING CONTACTOR. PHOTOCELL ON ROOF AND PROGRAMMABLE TIME CLOCK AS REQUIRED. FIELD VERIFY REQUIREMENTS WITH TENANT AND LANDLORD.

KVA
19400 E Plaster Square Dr., B100, Parker, CO 80134
(303) 646-4770 Direct | John@KVAconsulting.net

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164

CONTAINER COFFEE SHOP
79 SOUTH MAIN STREET PITTSTON, PA

CRAIG A. SLOCUM, ARCHITECT
1777 S BELLAIRE St, SUITE 100
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN PATRICK TINSLEY
ENGINEER
PE-071689
05/05/2020

PROJECT	DATE
KVA 19-121	02/10/2020
DRAWN TMK	CHECKED JPT

REVISED

SHEET TITLE
ELECTRICAL PLANS - LIGHTING

SHEET
E2.0
ORIGINAL SHEET SIZE
24" x 36"