ARTS GARAGE ENGLE STREET

15 ENGLE ST., 2105-2107 WEST FRONT ST., 20 JEFFREY ST., NORTH SIDE DELAWARE AVE., CHESTER, PA 19013

A WORLD SO SPECIAL INC.

CODE INFORMATION

CITY OF CHESTER ZONING CODE

ZONING DISTRICT:	W-1 WATERFRONT DISTRICT			
BUILDING USE:	THREE SEPARATE FIRE AREAS: (1) CONCERT HALL, (2) RESTAURANT, (3) MODERATE HAZARD FACTORY			
MINIMUM LOT AREA:	REQUIRED:	1 ACRE	EXISTING:	2.0097 ACRES
MINIMUM LOT WIDTH:	REQUIRED:	100' @ B.S.L.	EXISTING:	345.17'
FRONT YARD:	REQUIRED:	0'	EXISTING:	0'
REAR YARD:	REQUIRED:	0'	EXISTING:	0'
SIDE YARDS:	REQUIRED:	0'	EXISTING:	0'
MAXIMUM BLDG HEIGHT:	REQUIRED:	10 STORIES OR 120'	EXISTING:	33'
MAXIMUM BLDG COVERAGE:	REQUIRED:	50%	EXISTING:	49.20%
MAXIMUM IMPERVIOUS COVERAGE:	ALLOWED:	80%	EXISTING:	98.20%
MINIMUM NO. OF PARKING SPACES:	REQUIRED: FA (1) FA (2) FA (3)		PROPOSED:	78

INTERNATIONAL BUILDING CODE 2009 / INTERNATIONAL EXISTING BUILDING CODE 2009

USE GROUP: FIRE AREA (1) A-1; FIRE AREA (2) A-2; FIRE AREA (3) F-1

CONSTRUCTION TYPE: IIIB

FIRE DISTRICT: CITY OF CHESTER

BUILDING HEIGHT + FIRE AREA LIMITATIONS (FULLY SPRINKLERED, ALLOWABLE INCREASES INCLUDED): FA (1) 28,696 SF; FA (2) 28,500 SF; FA (3) 37,224 SF

STAIR REQUIREMENTS: MAX. RISER = 7 INCHES, MIN. TREAD 11 INCHES.
MIN. WIDTH = 44 INCHES.
MAX. RISER VARIATION 3/8 INCH. MIN. CLEAR HEADROOM = 6'-8" APPROX.
3/4" NOSING PROJECTION FOR CLOSED RISERS.
HANDRAILS - REQUIRED ON BOTH SIDES. MIN. HEIGHT = MEASURED ABOVE NOSING 34 INCHES, MAX. HEIGHT = 38 INCHES.
GUARDRAILS - REQUIRED FOR STAIRS, PORCHES, BALCONIES, OR RAISED FLOORS MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. MIN. HEIGHT = 42 INCHES. MAX. OPENING BETWEEN INTERMEDIATE RAILS 4 INCHES.
SEE EGRESS PLANS ON A-000.2 FOR EGRESS CAPACITY + DIAGRAMS.

CORRIDOR FIRE-RESISTANCE RATING: A AND F USES, WITHOUT SPRINKLERS = 1 HR, WITH SPRINKLERS = 0 HR

MINIMUM CORRIDOR WIDTH: 44" OR MIN. REQ'D BY EGRESS CALC.

EXIT ACCESS DISTANCE: WITH COMPLIANT SPRINKLER SYSTEM, 250'-0" MAX. DISTANCE

COMMON PATH OF EGRESS TRAVEL: F USE: NOT TO EXCEED 100'-0" (WHEN SPRINKLERED)
A USE: NOT TO EXCEED 75'-0"

MINIMUM # OF EXITS PER STORY: 2

BUILDING AREAS

	AREA (SF)	USE	EGRESS STR	# EXITS	# OCCUPANTS
FIRE AREA (1)	5,427	A-1	EXITS @ GRADE	3	363
FIRE AREA (2) FIRST FLOOR	14,913	A-2	EXITS @ GRADE	8	629
FIRE AREA (2) SECOND FLOOR	8,611	A-2	2	2	224
FIRE AREA (3)	21,329	F-1	EXITS @ GRADE	6	42
TOTALS	50,080				1266

FIRE RESISTANCE REQUIREMENTS, TYPE IIIB

PRIMARY STRUCTURAL FRAME	0 HR
BEARING WALLS, EXT.	2 HR
BEARING WALLS, INT.	0 HR
NONBEARING WALLS, EXT., BTWN 10-30FT FSD	0 HR
NONBEARING WALLS, INT.	0 HR
FLOOR CONSTR. + SECONDARY MEMBERS	0 HR
ROOF CONSTR. + SECONDARY MEMBERS	0 HR

PLUMBING FIXTURE REQUIREMENTS: FIRE AREA (1), A-1 USE

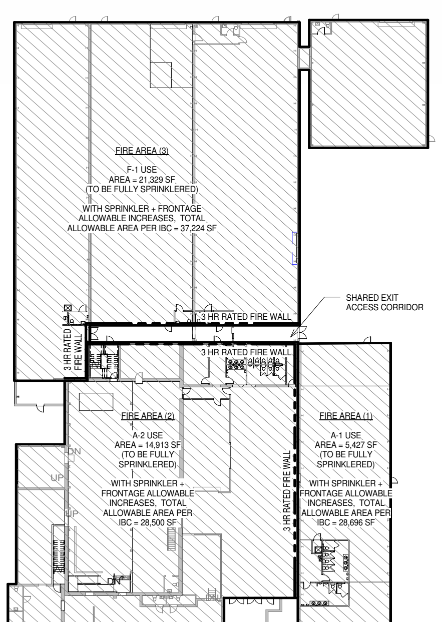
TOTAL OCC.	363	
	REQ'D (IBC)	PROPOSED
WATER CLOSETS	4 F, 4 M	4 F, 3 M
LAVATORIES	3 F, 2 M	3 F, 3 M
URINALS (SUBST. FOR WC)	2 MAX. PERM. TO SUB.	3
DRINKING FOUNTAINS	1	2
SERVICE SINK	1	1

PLUMBING FIXTURE REQUIREMENTS: FIRE AREA (2), A-2 USE

TOTAL OCC.	853	
	REQ'D (IBC)	PROPOSED
WATER CLOSETS	7 F, 7 M	9 F, 5 M
LAVATORIES	3 F, 3 M	4 F, 5 M
URINALS (SUBST. FOR WC)	4 MAX. PERM. TO SUB.	3
DRINKING FOUNTAINS	N/A FOR RESTAURANT USE	
SERVICE SINK	1	1

PLUMBING FIXTURE REQUIREMENTS: FIRE AREA (3), F-1 USE

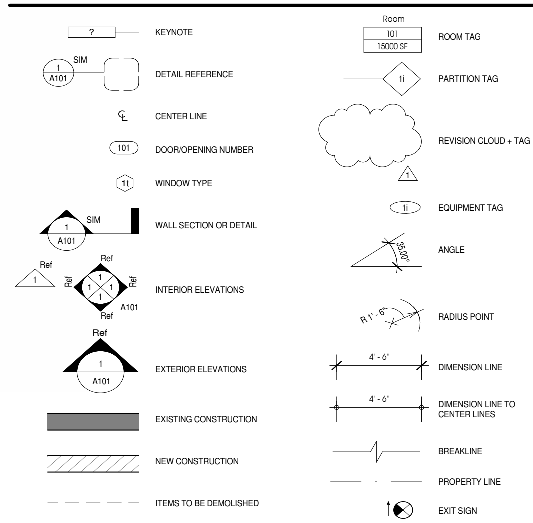
TOTAL OCC.	42	
	REQ'D (IBC)	PROPOSED
WATER CLOSETS	1 F, 1 M	2 F, 2 M
LAVATORIES	1 F, 1 M	2 F, 2 M
URINALS (SUBST. FOR WC)	0	0
DRINKING FOUNTAINS	1	1
SERVICE SINK	1	1



2 LEVEL 1 - FIRE AREAS
1/32" = 1'-0"

LOCATION MAP (N.T.S.)

SYMBOL KEY



ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
ACT	ACOUSTIC CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ADJ	ADJACENT
ACP	ACOUSTIC CEILING PANELS
ARCH	ARCHITECT(URAL)
@	AT
BACKSPL	BACKSPLASH
BD	BOARD
BTWN	BETWEEN
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BO	BOTTOM OF
BOC	BOTTOM OF CURB
BOT	BOTTOM
BRK	BRICK
BSMT	BASEMENT
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CFMF	COLD FORMED METAL FRAMING
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPOSITE/COMPOSITION
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACT(OR)
CORR	CORRIDOR
CPT	CARPET
CS	COURSE
CTR	COUNTER
CT	CERAMIC TILE
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
EL	ELEVATION
ELEV	ELEVATOR/ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATED
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXG	EXISTING
EXIST	EXISTING
EXH	EXHAUST
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH(ED)
FLD	FIELD
FLSG	FLASHING
FLR	FLOOR
FO	FACE OF
FR	FRAME
FRT	FLAME RETARDANT TREATED
FRTG	FIRE RATING
FUR	FURRING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HC	HOLLOW CORE
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HDWD	HARDWOOD
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
JST	JOIST
LAM	LAMINATED
LT	LIGHT
LVR	LOUVER
MANUF	MANUFACTURE(R)
MAT	MATERIAL
MECH	MECHANICAL
MTL	METAL
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MRBL	MARBLE
MSNRY	MASONRY
MTD	MOUNTED
NEC	NECESSARY
NIC	NOT IN CONTRACT
NO	NUMBER
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OCC	OCCUPANTS, OCCUPANCY
OD	OUTSIDE DIAMETER
OPPHD	OPPOSITE HAND
OPNG	OPENING
ORIG	ORIGINAL
PERF	PERFORATED
PL	PLATE
PLAM	PLASTIC LAMINATE
PLSTR	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PT	PRESSURE TREATED
PTD	PAINTED
QT	QUARRY TILE
R	RADIUS/RISE
RCB	RUBBER COVE BASE
RD	ROOF DRAIN
RECP	RECEPTACLE
REFRB	REFURBISH
REINF	REINFORCED/REINFORCING
RELOC	RELOCATE
REM	REMOVE(D)
REQD	REQUIRED
RF MEM	ROOFING MEMBRANE
RO	ROUGH OPENING
RWC	RAINWATER CONDUCTOR
SCHED	SCHEDULE
SC	SOLID CORE
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SL	SEALANT
SL & BR	SEALANT & BACKER ROD
SLF	SHEET LINOLEUM FLOORING
SPECS	SPECIFICATIONS
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STN	STONE
STR	STAIR
SSTL	STAINLESS STEEL
STRUC	STRUCTURE(AL)
SUSP	SUSPEND(ED)
SVF	SHEET VINYL FLOORING
T	TREAD
TA	TOILET ACCESSORY
TEMP	TEMPORARY
TERR	TERRAZZO
THK	THICK/THICKNESS
THRES	THRESHOLD
TO	TOP OF
TOC	TOP OF CURB
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VCB	VINYL COVE BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD	WOOD
WDW	WINDOW
W.I.	WROUGHT IRON
WP	WATERPROOFING
WSC	WAINSCOT
WWF	WELDED WIRE FABRIC

DRAWING LIST

A-000.1 COVER SHEET

ARCHITECTURAL

A-000.2 EGRESS PLANS + ADA REQUIREMENTS
A-100 FLOOR PLANS
A-200 EXTERIOR ELEVATIONS & BUILDING SECTIONS
A-301 SECTIONS & DETAILS

STRUCTURAL

S0.0 NOTES AND ABBREVIATIONS
S1.0 FOUNDATION PLAN
S1.1 SKY BAR DECK FRAMING PLAN
S1.2 2ND FLOOR AND LOW ROOF FRAMING PLAN
S1.3 HIGH ROOF FRAMING PLAN
S2.0 SECTIONS AND DETAILS
S2.1 SECTIONS AND DETAILS

ELECTRICAL

E-0.001 ELECTRICAL SYMBOLS AND ABBREVIATIONS
E-100 LIGHTING PLAN LEVEL 1
E-101 LIGHTING PLAN LEVEL 2

CIVIL

C-15-072 PARKING LOT DESIGN PLAN

GENERAL NOTES

1. INSTALL NEW SPRINKLER SYSTEMS/SERVICES PER NFPA 13, FOR EACH PROPOSED FIRE AREA.
2. ALL NEW DOORS ARE TO BE 36" WIDE U.O.N. NEW PAIR OF DOORS ARE TO BE (2) 36" WIDE LEAFS. REFER TO DOOR DETAILS ON SHEET A-301.
3. REFER TO FLOOR PLANS FOR REQUIRED FIRE RATINGS AT PARTITIONS AND DOORS. INSTALL HEAVY DUTY GRADE CLOSERS AT ALL FIRE RATED DOORS.
4. INSTALL PANIC BAR EXIT DOOR HARDWARE ON ALL DOORS LABELED "PH"
5. NEW INTERIOR PARTITIONS ARE PARTITION TYPE 1 U.O.N.
6. INSTALL NEW FIRE ALARM SYSTEM OR MODIFY EXISTING FIRE ALARM SYSTEM TO MEET ALL APPLICABLE CODES.
7. INSTALL ADA AND ANSI-COMPLIANT SIGNAGE, LOCATIONS AND TYPE PER DRAWING A-000.2
8. PROVIDE HANDRAILS AT ALL NEW RAMPS AND STAIRS WITH ADA COMPLIANT EXTENSIONS PER DRAWING A-000.2. REFER TO STAIR DETAILS ON SHEET A-301.
9. PROVIDE NEW EMERGENCY LIGHTING AT ALL EXIT ENCLOSURES AND MEANS OF EGRESS, LIGHTING LEVELS PER APPLICABLE CODES. REFER TO FLOOR PLANS FOR EXIT SIGN LOCATIONS. NON-EMERGENCY LIGHTING TO BE COORDINATED BY OWNER

PERMIT SET

REVISIONS: No. DATE: BY: DESCRIPTION:

CONSULTANTS: Structural Engineer: / Mechanical/Electrical Engineer:

SEAL:

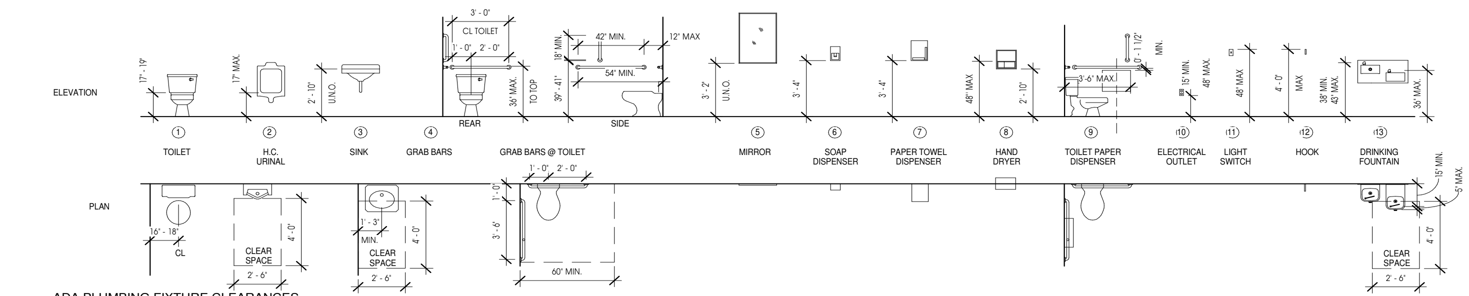
CICADA Architecture/Planning Inc.

PROJECT: ARTS GARAGE ENGLE ST.
15 Engle Street 2105 – 2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

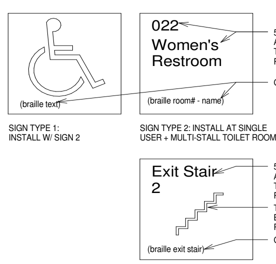
SHEET TITLE: COVERSHEET

PROJECT NO: 484.00

SCALE:	As indicated
DRAWN BY:	KH, ED
APPROVED:	KR
DATE:	06/16/2016
DRAWING NO:	A-000.1



B1 ADA PLUMBING FIXTURE CLEARANCES + MTG HTS
1/4" = 1'-0"



5/8" UPPER + LOWER CASE TEXT ARIAL FONT TYPICAL. COLOR TO BE SELECTED FROM FULL-RANGE OF MANUF. STANDARDS

GRADE 2 BRAILLE, TYPICAL

SIGN TYPE 1: INSTALL W/ SIGN 2

SIGN TYPE 2: INSTALL AT SINGLE USER + MULTI-STALL TOILET ROOMS

5/8" UPPER + LOWER CASE TEXT ARIAL FONT TYPICAL. COLOR TO BE SELECTED FROM FULL-RANGE OF MANUF. STANDARDS

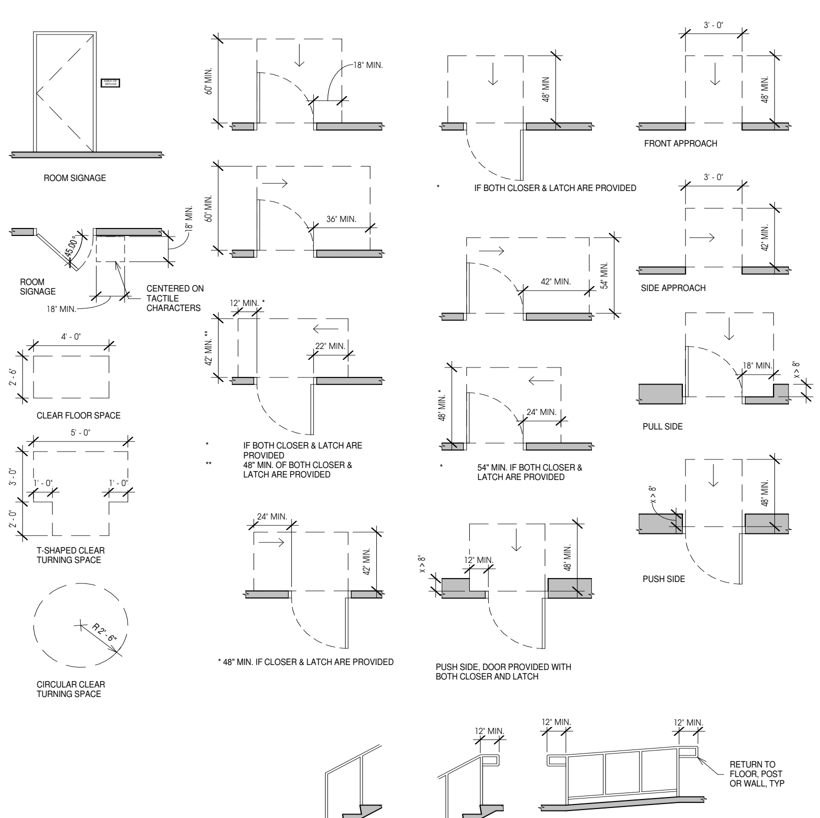
TACTILE GRAPHICS COLOR TO BE SELECTED FROM FULL-RANGE OF MANUF. STANDARDS

GRADE 2 BRAILLE, TYPICAL

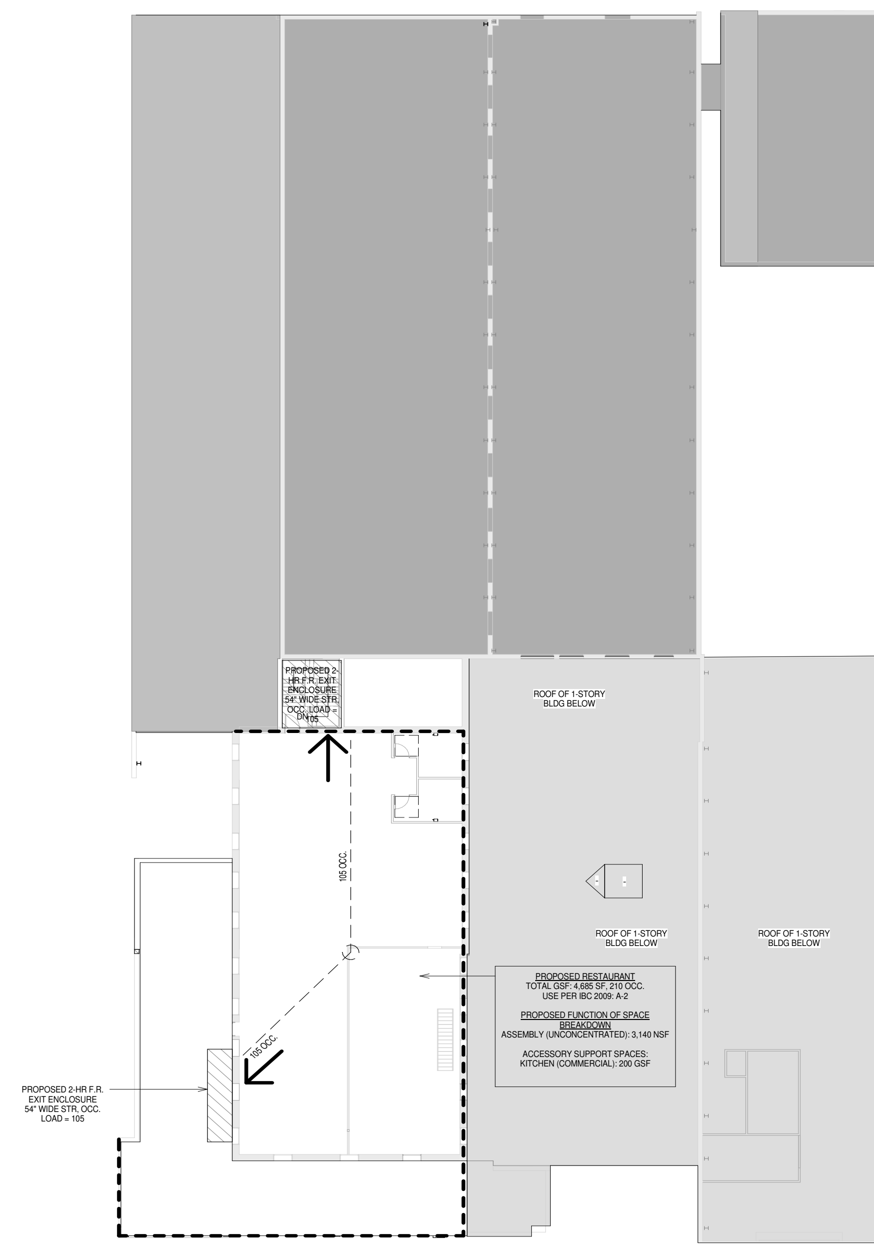
SIGN TYPE 3: INSTALL ADJACENT TO INTERIOR STAIR DOORS PER IBC 2009 SECTION 1011.3

SIGN TYPE 4 (NOT SHOWN): INSTALL IN EXIT STAIRS, FLOOR LANDING SIGNS PER THE REQTS. OF IBC 2009 SECTION 1022.8, AS MODIFIED BY AUTHORITIES HAVING JURISDICTION.

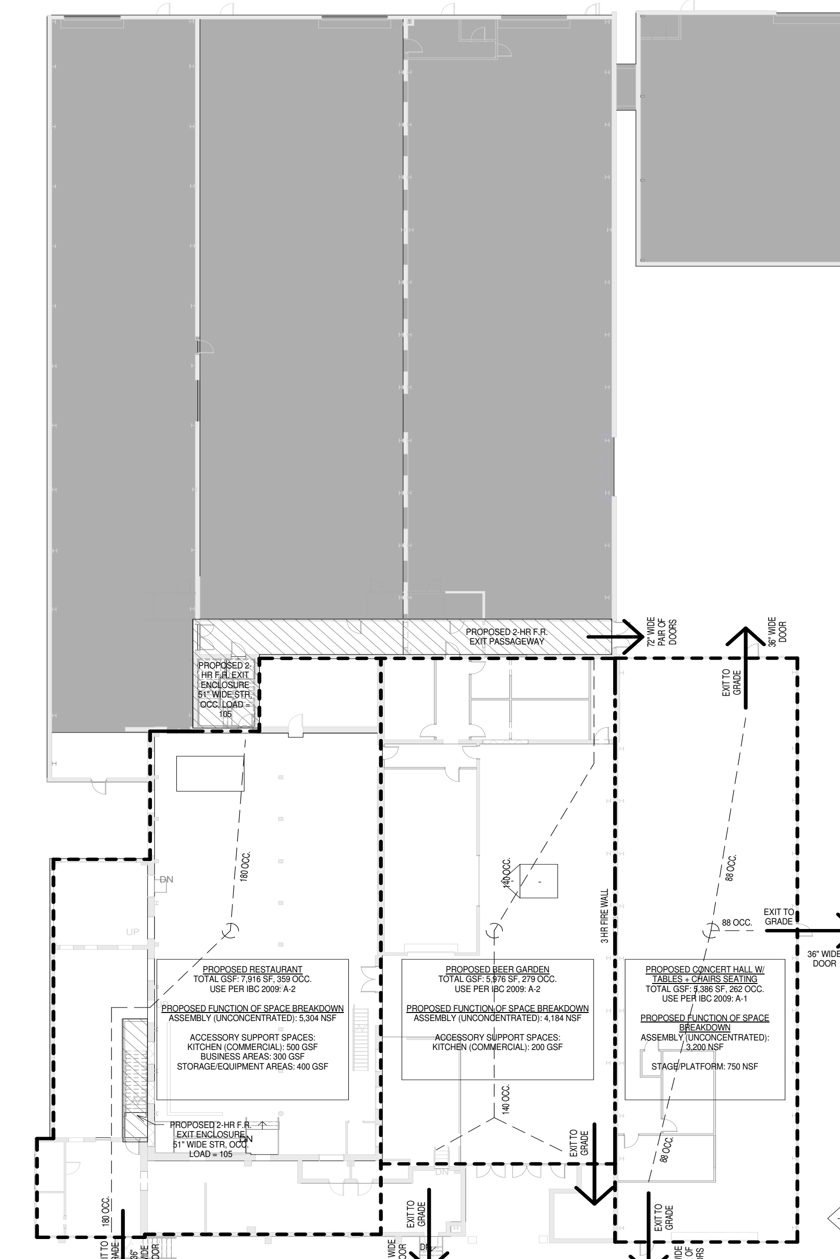
ADA SIGNAGE
3" = 1'-0"



ADA STAIR AND DOOR REQUIREMENTS
1/4" = 1'-0"



F3 LEVEL 2 - EGRESS PLAN
1/16" = 1'-0"



F5 LEVEL 1 - EGRESS PLAN
1/16" = 1'-0"

PERMIT SET

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.
THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF THE GOVERNING AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:

CONSULTANTS:
Structural Engineer:
Mechanical/Electrical Engineer:

SEAL:

CICADA
Architecture/Planning, Inc.
1315 Locust Street, Suite 702
Philadelphia, PA 19102
www.cicadaarchitecture.com

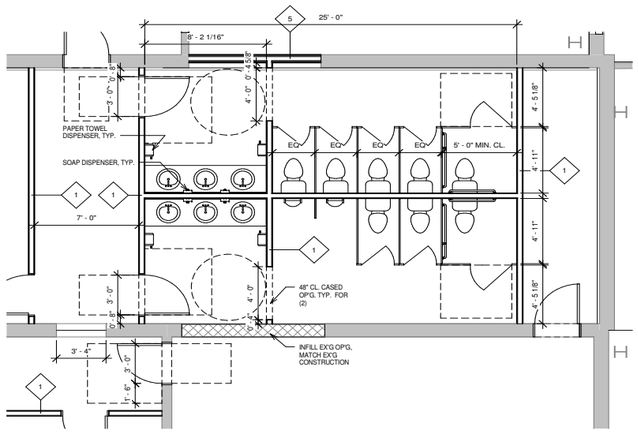
PROJECT:
ARTS GARAGE ENGLE ST.
15 Engle Street 2105 – 2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

SHEET TITLE:
EGRESS PLANS + ADA REQUIREMENTS

PROJECT NO: 484.00

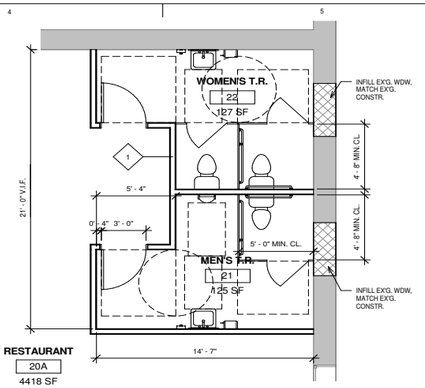
SCALE: As indicated
DRAWN BY: KH, ED
APPROVED: KR
DATE: 06/16/2016
DRAWING NO:

A-000.2

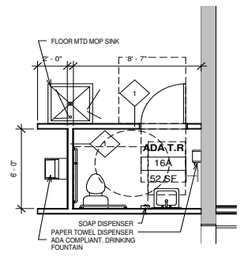


D1 ENLARGED FLOOR PLAN
1/4" = 1'-0"

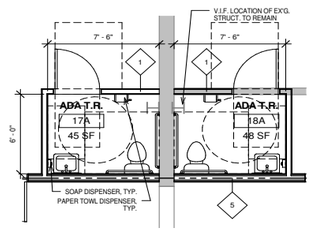
F1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



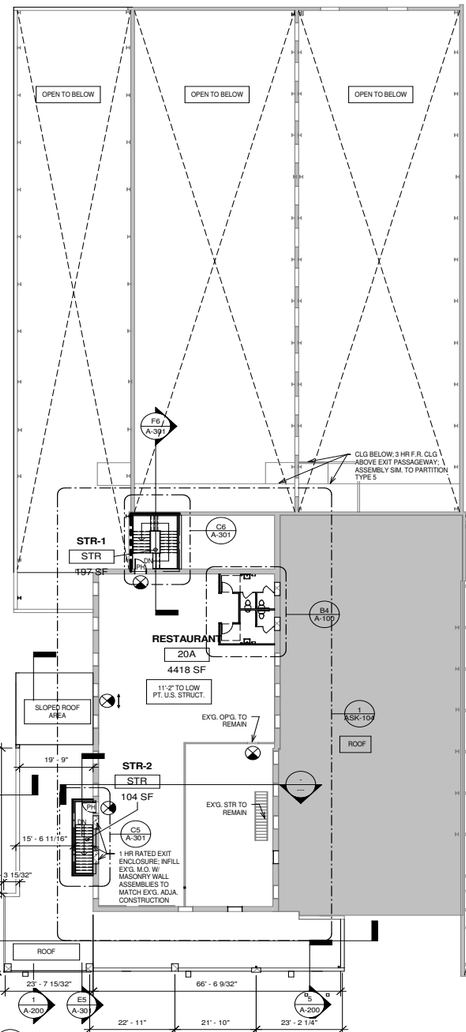
B4 ENLARGED FLOOR PLAN
1/4" = 1'-0"



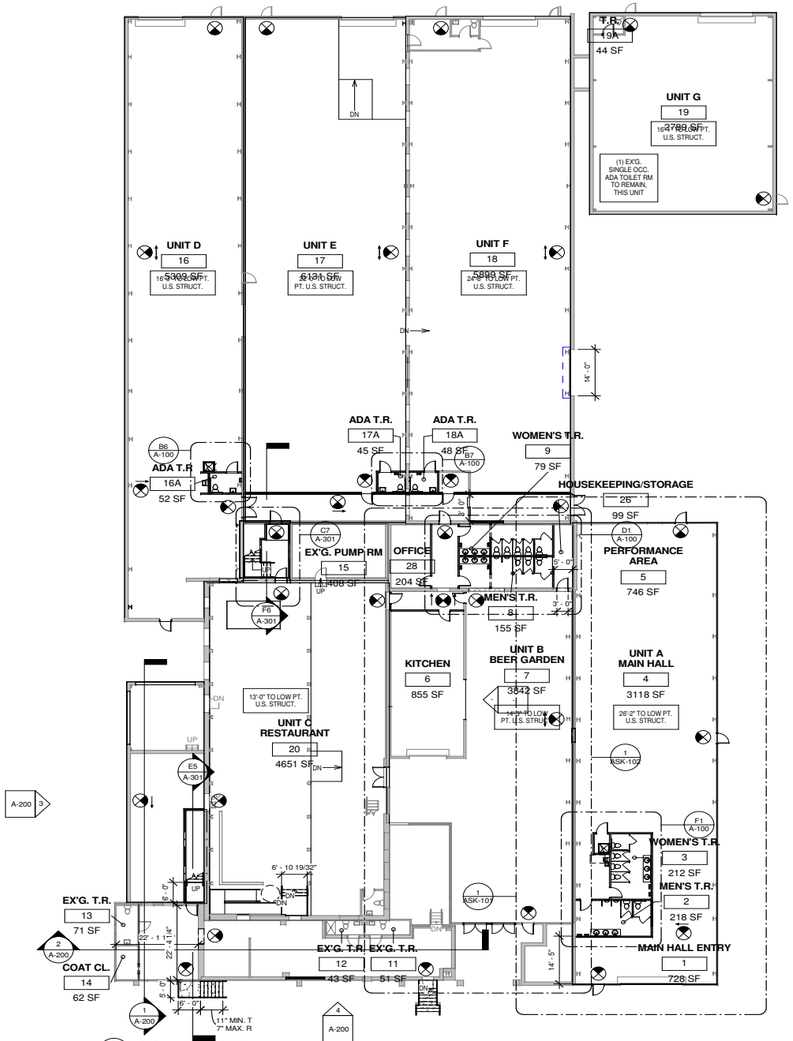
B6 ENLARGED FLOOR PLAN
1/4" = 1'-0"



B7 ENLARGED FLOOR PLAN
1/4" = 1'-0"



F3 LEVEL 2 - FLOOR PLAN
1/16" = 1'-0"



F5 LEVEL 1 - FLOOR PLAN
1/16" = 1'-0"

PERMIT SET

ALL DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

THE WORK SHALL COMPLY WITH ALL CODES AND REGULATIONS OF THE GOVERNING AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:

CONSULTANTS:
Structural Engineer:
Mechanical/Electrical Engineer:

SEAL:

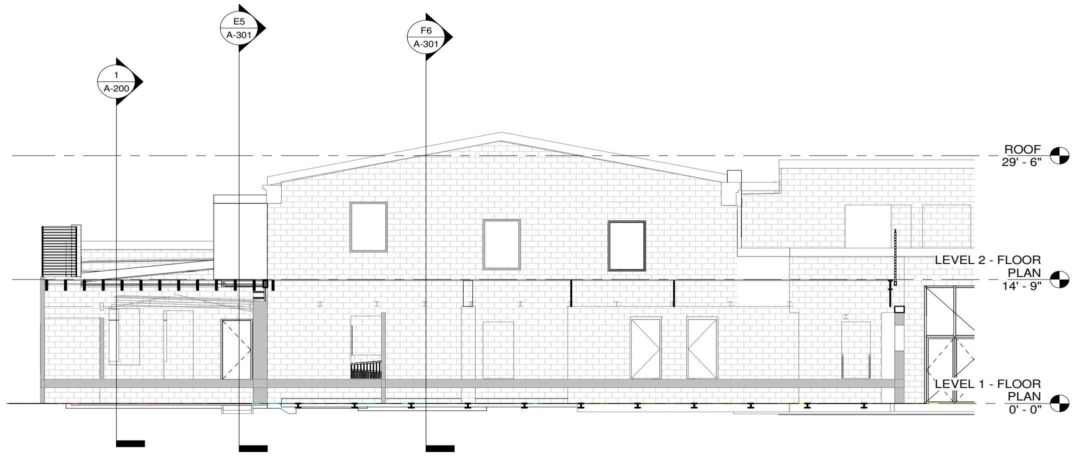
CICADA
Architecture/Planning, Inc.
512 S. Locust Street, Suite 202
Philadelphia, PA 19103
215-545-1450
www.cicadaarchitecture.com

PROJECT:
ARTS GARAGE ENGLE ST.
15 Engle Street 2105 – 2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

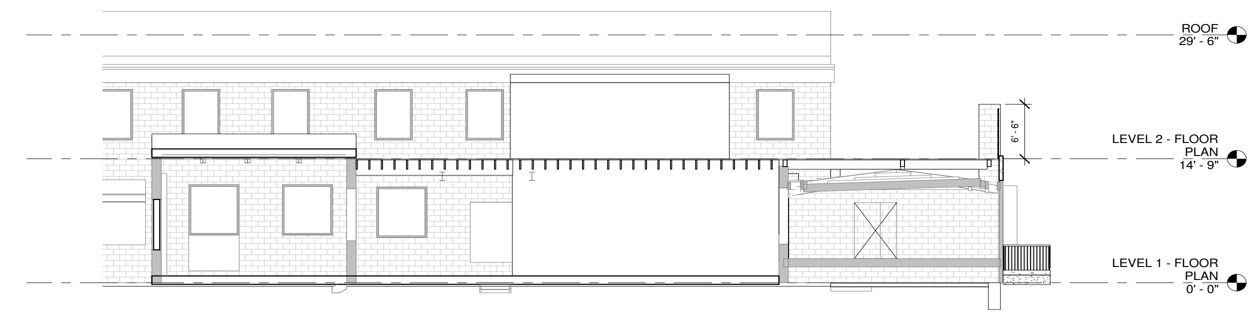
SHEET TITLE:
FLOOR PLANS

PROJECT NO: 484.00

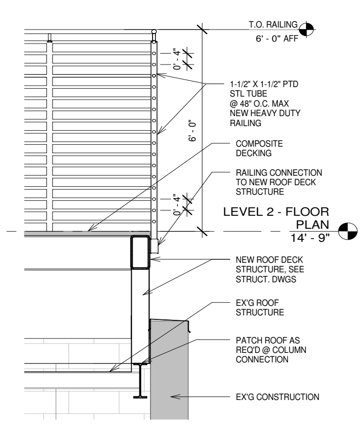
SCALE: As indicated
DRAWN BY: KH, ED
APPROVED: KR
DATE: 06/16/2016
DRAWING NO:
A-100



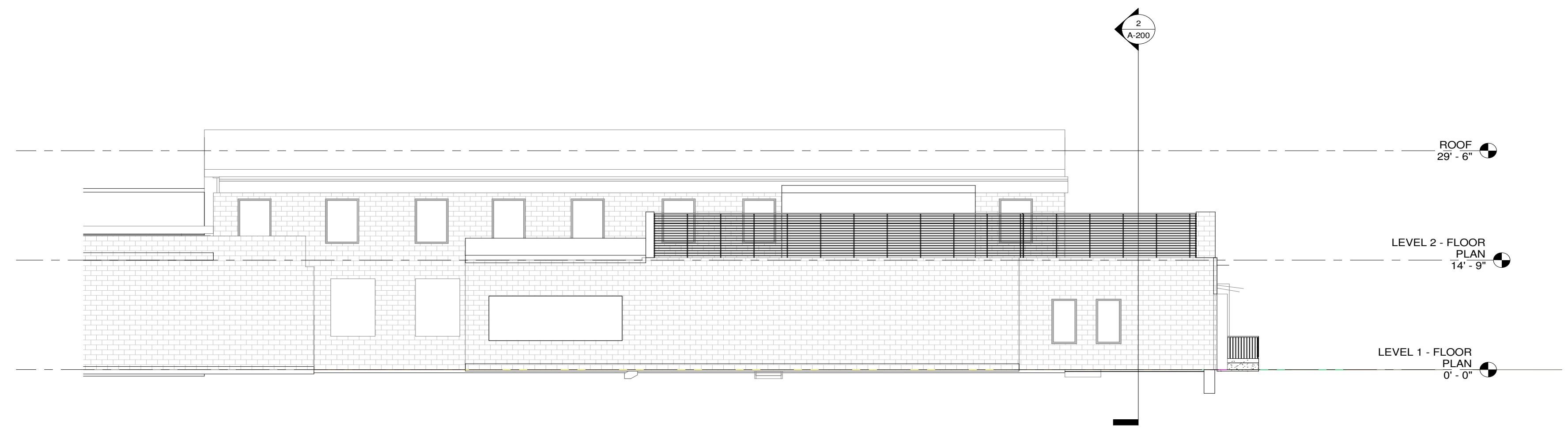
2 SECTION THRU RESTAURANT @ JEFFERSON STREET
1/8" = 1'-0"



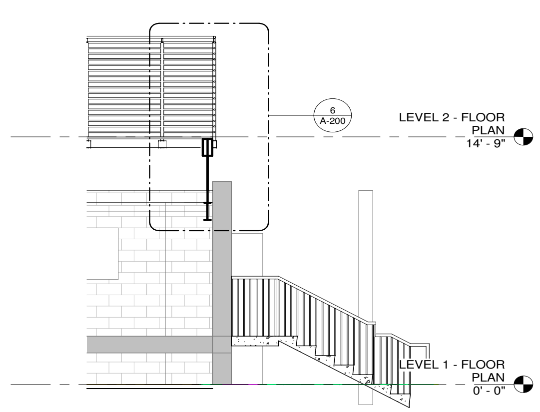
1 SECTION THRU RESTAURANT @ SEAPORT DRIVE
1/8" = 1'-0"



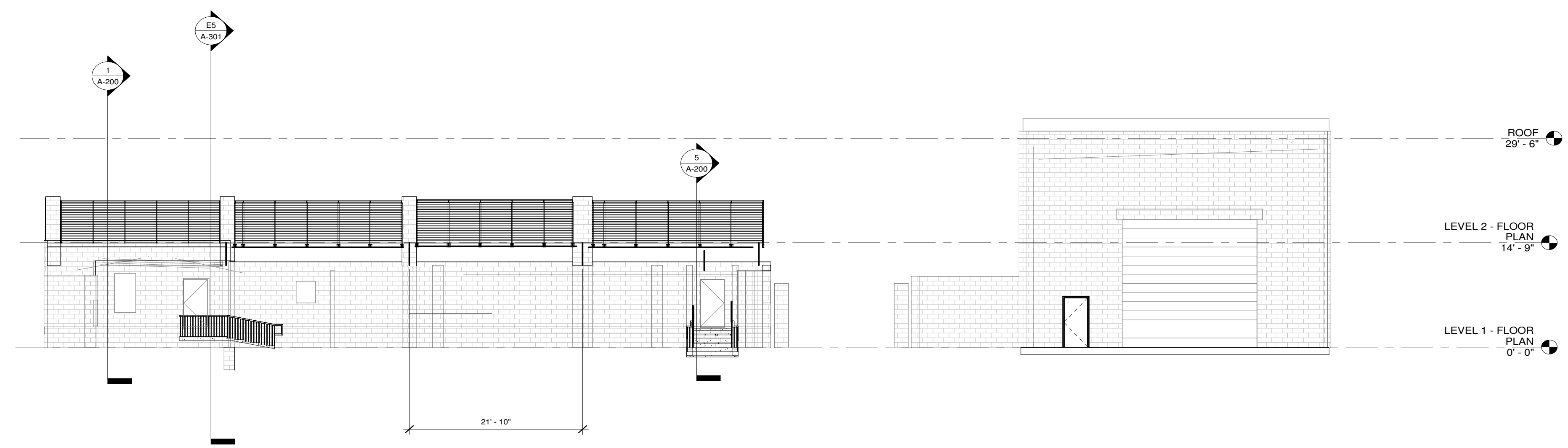
6 ROOF DECK RAILING
1/2" = 1'-0"



3 ELEVATION @ SEAPORT DRIVE
1/8" = 1'-0"



5 SECTION THRU ENTRY STAIR
1/4" = 1'-0"



4 ELEVATION @ JEFFERSON STREET
1/8" = 1'-0"

PERMIT SET

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF THE GOVERNING AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:

CONSULTANTS:

Structural Engineer:
LARSEN & LANDIS STRUCTURAL ENGINEERS
1400 N. AMERICAN ST.
PHILADELPHIA, PA 19122
(215) 232-7207

Mechanical/Electrical Engineer:
CONCORD ENGINEERING
3020 MARKET ST.
SUITE 103
PHILADELPHIA, PA 19104
(215) 387-1011

SEAL:

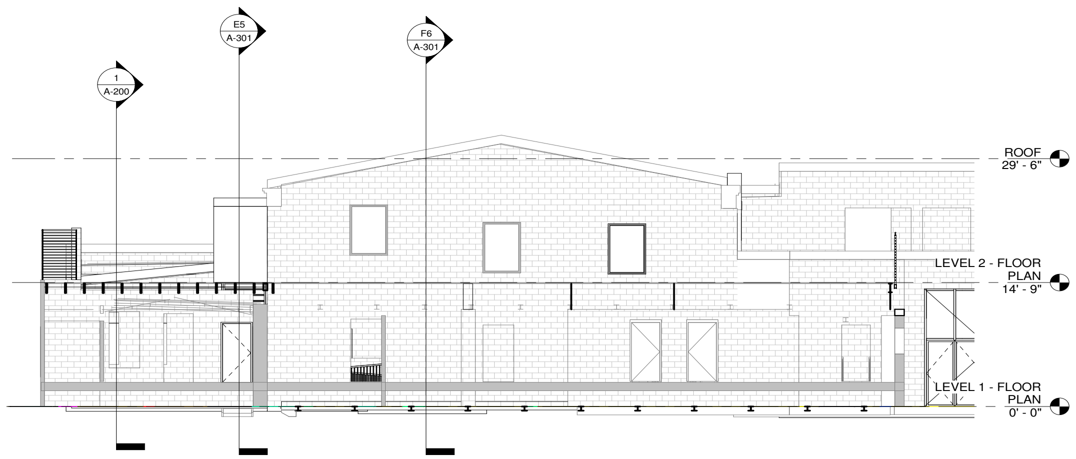
CICADA
Architecture/Planning, Inc.
Philadelphia, PA 19102
www.cicadaarchitecture.com

PROJECT:
ARTS GARAGE ENGLE ST.
15 Engle Street 2105 – 2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

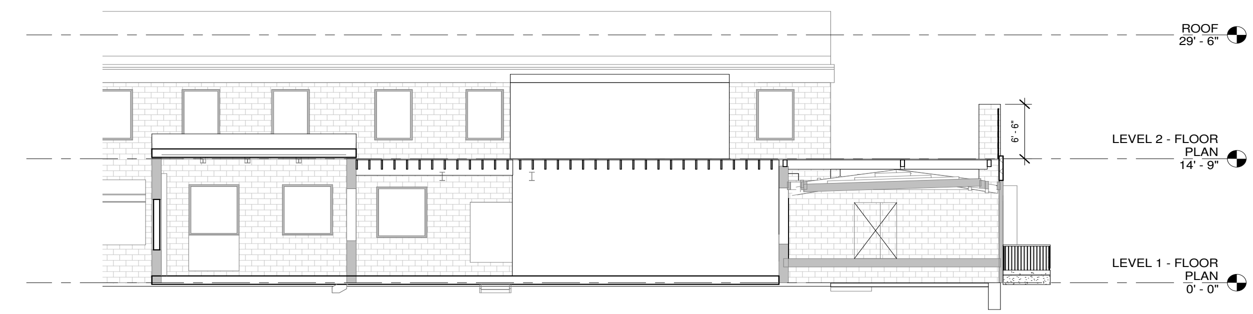
SHEET TITLE:
EXTERIOR ELEVATIONS & BUILDING SECTIONS

PROJECT NO: 484.00

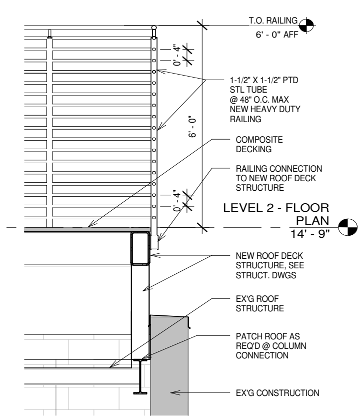
SCALE:	As indicated
DRAWN BY:	ED
APPROVED:	KR
DATE:	06/16/2016
DRAWING NO:	A-200



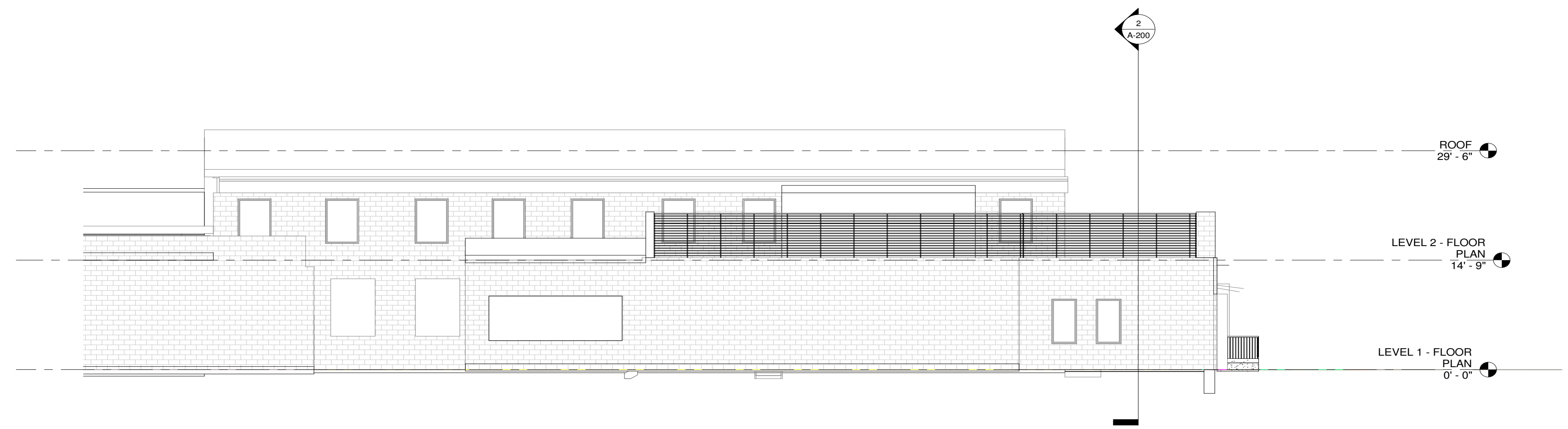
2 SECTION THRU RESTAURANT @ JEFFERSON STREET
1/8" = 1'-0"



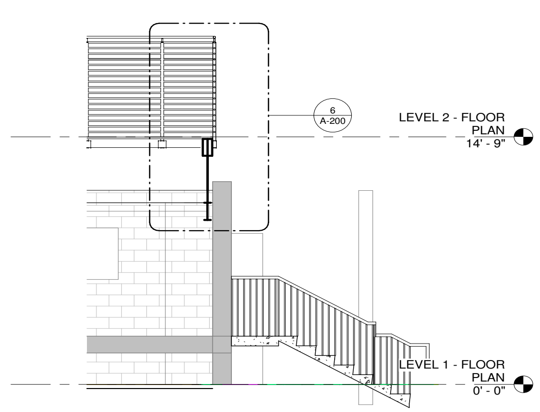
1 SECTION THRU RESTAURANT @ SEAPORT DRIVE
1/8" = 1'-0"



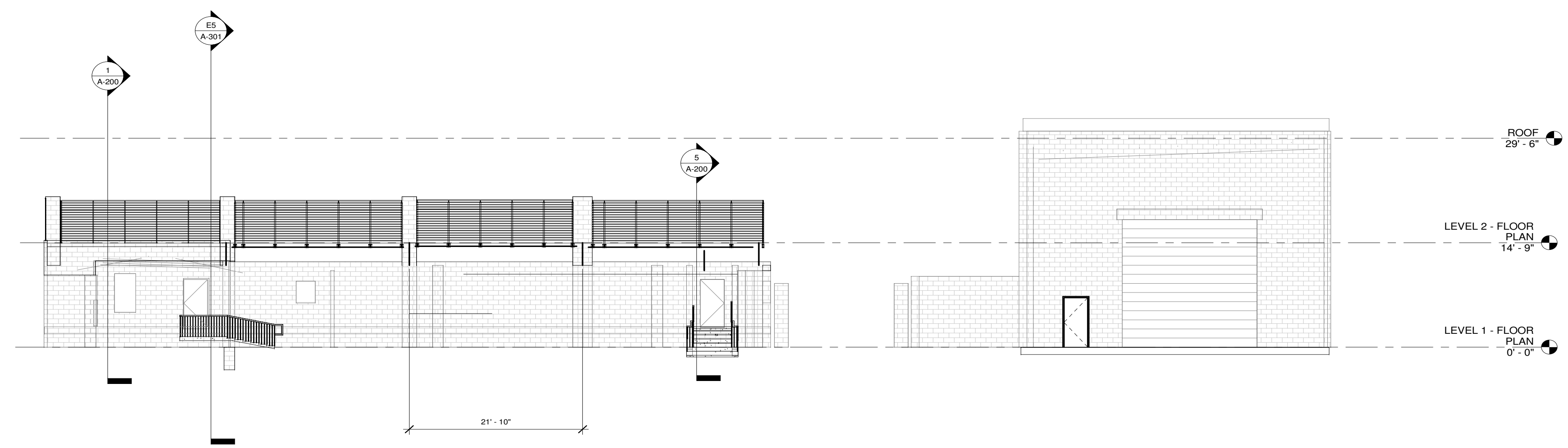
6 ROOF DECK RAILING
1/2" = 1'-0"



3 ELEVATION @ SEAPORT DRIVE
1/8" = 1'-0"



5 SECTION THRU ENTRY STAIR
1/4" = 1'-0"



4 ELEVATION @ JEFFERSON STREET
1/8" = 1'-0"

PERMIT SET

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:

CONSULTANTS:

Structural Engineer:
LARSEN & LANDIS STRUCTURAL ENGINEERS
1400 N. AMERICAN ST.
PHILADELPHIA, PA 19122
(215) 232-7207

Mechanical/Electrical Engineer:
CONCORD ENGINEERING
3000 MARKET ST.
SUITE 103
PHILADELPHIA, PA 19104
(215) 387-1011

SEAL:

CICADA
Architecture/Planning, Inc.
1218 Locust Street, Suite 701
Philadelphia, PA 19102
215-247-1430
www.cicadaarchitecture.com

PROJECT:
ARTS GARAGE ENGLE ST.
15 Engle Street 2105 – 2107 West Front Street, 20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

SHEET TITLE:
EXTERIOR ELEVATIONS & BUILDING SECTIONS

PROJECT NO: 484.00

SCALE: As indicated
DRAWN BY: ED
APPROVED: KR
DATE: 06/16/2016
DRAWING NO:
A-200

PERMIT SET

STRUCTURAL NOTES

GENERAL

1. Comply with latest editions of applicable local and state building codes and regulations, including but not limited to 2009 International Building Code.
2. Use structural drawings in conjunction with architectural, mechanical, electrical, plumbing, and civil drawings and project specifications.
3. Existing conditions and measurements shown on these drawings are approximate.
4. Verify all conditions and dimensions prior to starting work. If conditions differ from those shown, notify Owner immediately.
5. See Site Plan and architectural drawings for project datum.
6. Perform work under job-site conditions recommended by referenced codes and specifications, by materials suppliers, and which are acceptable under standard industry practice.
7. Provide periodic and final clean up and coordinate work with Owner to establish access to workplace and for staging and storage areas.
8. Protect existing construction and utilities during construction.
9. Notify Architect if there are apparent inconsistencies between structural plans, notes, details, and specifications prior to proceeding with affected portion of the work.
10. All details shown on structural drawings are to be considered typical throughout project, UNO.
11. All typical details not cut on plan apply at all appropriate locations. Coordinate typical details.
12. Submit product data for proposed substitutions demonstrating equivalence to specified products shown on drawings.
13. Structure is designed to be self-supporting and stable after construction is complete. Contractor is solely responsible for construction means and methods, including techniques and sequences of procedures.

STRUCTURAL LOADS

Design Loads Per 2009 International Building Code:

Building Occupancy Category: II

Live Loads:

Floor Live Load: 100 psf.

Roof Deck Live Load: 100 psf.

Roof Live Load: 20 psf.

Snow Loads:

Pg = 25 psf, Pf = 20 psf + surcharge due to sheltered snow where applicable, Ce = 1.0, Is = 1.0, Ct = 1.0

Wind Loads:

Basic Wind Speed (3-second gust) = 90 mph, Iw = 1.0, Building Category II, Wind Exposure B, Internal Pressure Coefficient, GCpi = +/- 0.18, Components and Cladding: Design wind loads by manufacturer per IBC based on effective area of element.

FOUNDATIONS

1. Verify minimum allowable soil bearing capacity of 2,000 psf for footings.
2. Place footings and slab on firm, dry, non-frozen subgrade.
3. Remove unsuitable soil encountered during excavation for foundations and slabs. Backfill these excavations and areas requiring structural fill with clean ML or better borrow (per ASTM D2487) placed in 8" maximum lifts. Compact to 95% maximum dry density as determined by modified proctor test. Brace and protect foundation walls and piers during backfilling.
4. Do not perform unbalanced backfilling against existing foundation walls unless walls are securely braced by temporary bracing or permanent construction.
5. Place exterior footings at elevations noted or so bottom of footings is 3'-0" minimum below finish grade, whichever is deeper.
6. Center footings under columns or walls UNO.
7. Place dowels in footings to match vertical reinforcing in piers, pilasters, and walls.
8. Place footings as required so bottom of footing matches bottom of adjacent existing footing.
9. Bottom of footing to match bottom of adjacent pipe or utility.
10. Dowel and epoxy longitudinal reinforcement into adjacent existing footing with minimum embedment shown.

CONCRETE

1. Comply with latest editions of American Concrete Institute ACI 301 "Specification for Structural Concrete for Buildings," ACI 318 "Building Code Requirements for Structural Concrete," ACI 305 "Hot Weather Concreting," and ACI 306 "Cold Weather Concreting."
2. Compressive strength at 28 days: Footings 3000 psi, Piers, Slabs on Grade 4000 psi (0.45 maximum w/c ratio).
3. Provide air-entraining agent for all exterior exposed concrete.
4. Reinforcing steel: ASTM A615, Grade 60 deformed bars, provide standard hooks on dowels into piers, pilasters, and walls. Epoxy coated reinforcing steel ASTM A775.
5. Welded Wire Fabric: ASTM A185, flat sheets.
6. Lap all reinforcing bars 40 bar diameters. Lap all WWF 12" minimum.
7. Provide 3/4" chamfer on exposed edges and corners.
8. Provide continuous reinforcement around corners and at intersections.
9. Provide ¼" roughened surface at all adjoining surfaces not cast monolithically.
10. Provide the following cover for reinforcement:

a) Concrete exposed to earth or weather:

#6 through #18 bars	2"
#5 bar & smaller	1 ½"

b) Concrete not exposed to earth or weather:

Beams & Columns	1 ½"

c) Concrete placed directly on earth, footings:

All reinforcement	3"

11. Do not remove formwork until concrete has obtained 90% of 28 day compressive strength.
12. Submit certified mix design and complete set of shop drawings for reinforcing steel.

STEEL

1. Comply with latest editions of American Institute of Steel Construction "AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings" and "AISC Code of Standard Practice".
2. Wide Flange members ASTM A992, Grade 50. Other structural steel shapes A36, UNO. Bars, angles & plates ASTM A36. Tubing ASTM A500, Grade B. Pipe ASTM A53, Grade B.
3. Typical connections double 5/16" angle clips, full depth, UNO.
4. Typical tube connections 3/8" shear tabs, full depth, UNO.
5. Provide cap plate for all tube and pipe columns, UNO.
6. Provide ½" bearing plate on ¾" grout with min ¾" setback for all beams bearing on masonry or stone. See detail 9/S2.0.
7. Other connections and gussets 3/8" plate, UNO.
8. Fasteners ASTM A325 Type N high strength bolts, 3/4" diameter, UNO.
9. All bolted connections to have minimum 2 bolts, UNO. Bolts to be at 3" spacing, UNO.
10. Threaded Rods: ASTM A36.
11. Welds comply with AWS D1.1 "Structural Welding Code," with low hydrogen electrodes.
12. Galvanize exterior steel.

WOOD FRAMING

1. Comply with 2009 IBC Chapter 23 or National Design Specification for Wood Construction (NDS), latest edition.
2. Wood framing Hem Fir No. 2 or better.
3. Wood with exterior exposure or in contact with concrete or wood designated "PT": Southern Pine No. 2 or better, pressure impregnated with Copper Azole Type B in accordance with American Wood Preservers Association (AWPA) Standard UC3B. Galvanize all connectors.
4. Framing connectors manufactured by Simpson Strong-Tie, UNO. 18 gauge minimum thickness, galvanized, provide between each beam, joist, rafter, or purlin and supporting member. Install in accordance with manufacturer's recommendations.
5. Floor and roof decking: Group 1 APA rated tongue and groove sheathing, nominal thickness 3/4" for floor, 5/8" for roof, minimum span rating of 32/16, Exposure 1.
6. Nail and glue floor decking to joists. Glue to conform with Performance Specification AFG-01 by APA.
7. Wall sheathing: Group 1 APA rated sheathing, nominal thickness 1/2", minimum span rating 24/16, Exposure 1.
8. Provide solid blocking below all point loads. Blocking to match size of post above.
9. Provide blocking, bracing, and bridging per IBC and shall be installed prior to loading.
10. Nail in accordance with IBC Table 2404.9.1 "Fastening Schedule." Common steel wire nail type, UNO.

SHORING

1. Contractor is solely responsible for design and construction of all shoring and bracing necessary to protect existing construction and to complete work shown on these drawings.
2. Contractor must submit detailed shoring plan, including construction sequence, calculations, plans and details, designed and sealed by professional engineer registered in Commonwealth of Pennsylvania.

ABBREVIATIONS

AB	ABOVE
AB	ANCHOR BOLT
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
B	BASE
B	BOTTOM
BC	BOTTOM CHORD
BCX	BOTTOM CHORD EXTENSION
BEF	BOTTOM OF EXISTING FOOTING
BEGB	BOTTOM OF EXISTING GRADE BEAM
BF	BOTTOM OF FOOTING
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF STEEL
BW	BOTH WAYS
CB	CONCRETE BEAM
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CEILING
CL	CLEAR
CM	CONCRETE MASONRY
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
(E)	EXISTING
EA	EACH
EB	EXPANSION BOLT
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXP	EXPANSION
EXIST	EXISTING
EXT	EXTERIOR
EXT	EXTENDED (END)

FDN	FOUNDATION
FIN	FINISH
FL	FLANGE
FL	FLOOR
FS	FAR SIDE
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GR	GRADE
H	HORIZONTAL
HBF	HORIZONTAL BOTH FACES
HIF	HORIZONTAL INSIDE FACE
HOF	HORIZONTAL OUTSIDE FACE
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HSS	HOLLOW STEEL SECTION
INT	INTERIOR
JT	JOINT
JST	JOIST
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
MAS'Y	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
NOM	NOMINAL
NS	NEAR SIDE
NS	NON-SHRINK
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PC	PRECAST CONCRETE
PL	PLATE
PSF	POUNDS/SQ. FOOT
PSI	POUNDS/SQ. INCH
RAD	RADIUS
REINF	REINFORCED
REINF	REINFORCING
REQ'D	REQUIRED

(S)	SLOPE
SCHED	SCHEDULE
SECT	SECTION
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
T	TOP
TC	TOP OF CONCRETE
TCX	TOP OF CHORD EXTENSION
TEF	TOP OF EXISTING FOOTING
TOF	TOP OF FOOTING
T & G	TONGUE AND GROOVE
THK	THICK
TM	TOP OF MASONRY
TRANS	TRANSVERSE
TS	TOP OF STEEL
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VERTICAL
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WP	WORKING POINT
WT	WEIGHT
WWF	WEILDED WIRE FABRIC
@	AT
φ	DIAMETER

CICADA

PROJECT:

ARTS GARAGE ENGLE ST.

15 Engle Street, 2105-2107 West Front Street, 20 Jeffrey Street, North Side Delaware Avenue Chester, Delaware County, PA 19013

A WORLD SO SPECIAL, INC.

SHEET TITLE:

NOTES AND ABBREVIATIONS

SCALE: AS NOTED

DRAWN BY: CF

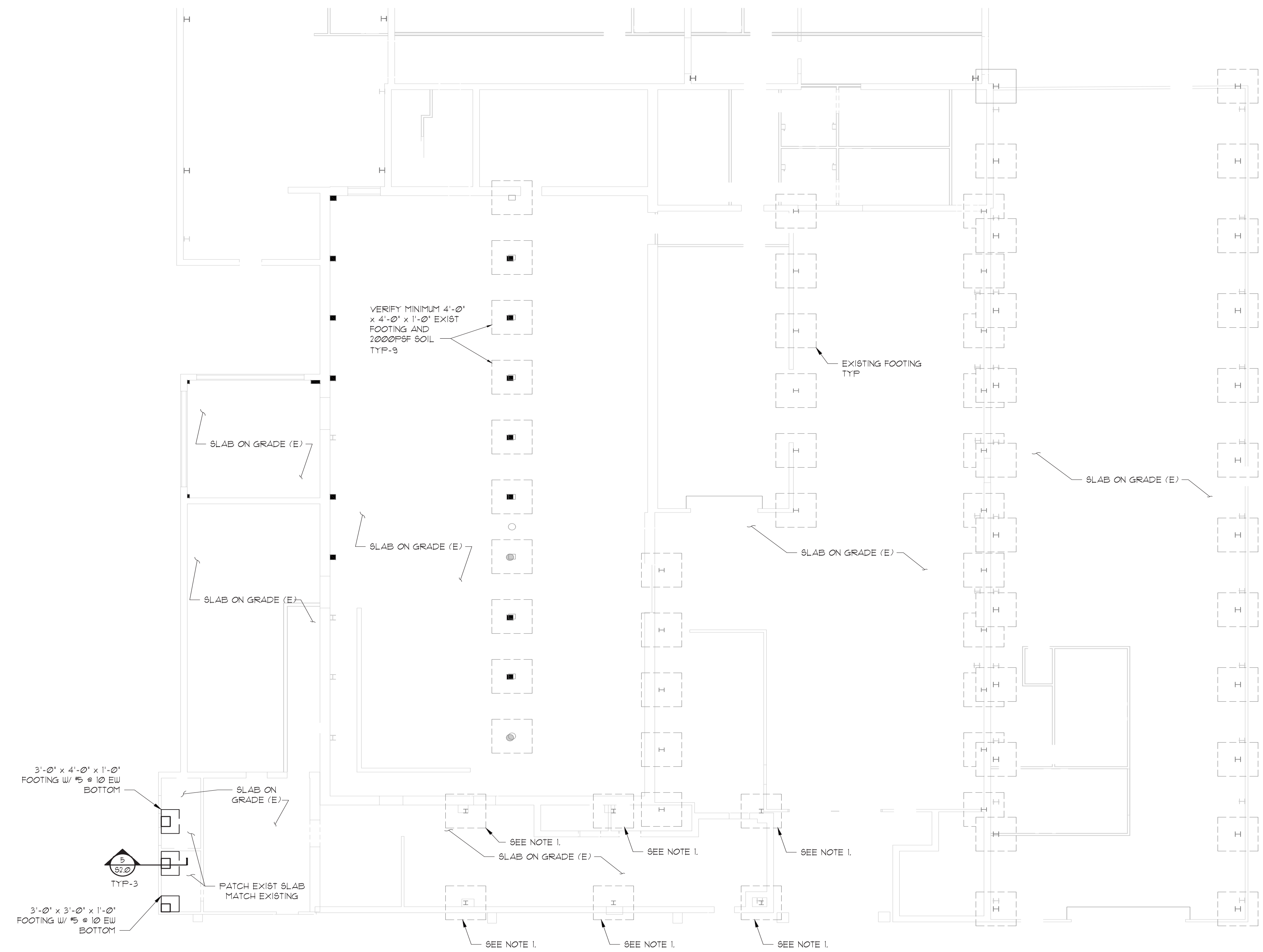
APPROVED: CJ

DATE: 06/16/2016

S0.0

PERMIT SET

NOTES
1. VERIFY MINIMUM 4'-0" x 4'-0" x 1'-0" EXIST FOOTING AND 2000PSF SOIL



1 FOUNDATION PLAN
S1.0 SCALE: 1/8" = 1'-0"

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF GOVERNING AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:

CONSULTANTS:

Structural Engineer:
LARSEN & LANDIS STRUCTURAL ENGINEERS
1400 N. American Street
Philadelphia, PA 19122
(215) 237-1201
PROJ. # 2481

Mechanical/Electrical/Plumbing Engineer:
Concord Engineering
3020 Market Street, Suite 123
Philadelphia, PA 19104
(215) 381-1911

CICADA
ARCHITECTURE/PLANNING, INC.
1520 LOCUST ST. STE 702 . PHILA PA 19102
P: 215.247.1430 F: 215.247.1433
www.cicadaarchitecture.com

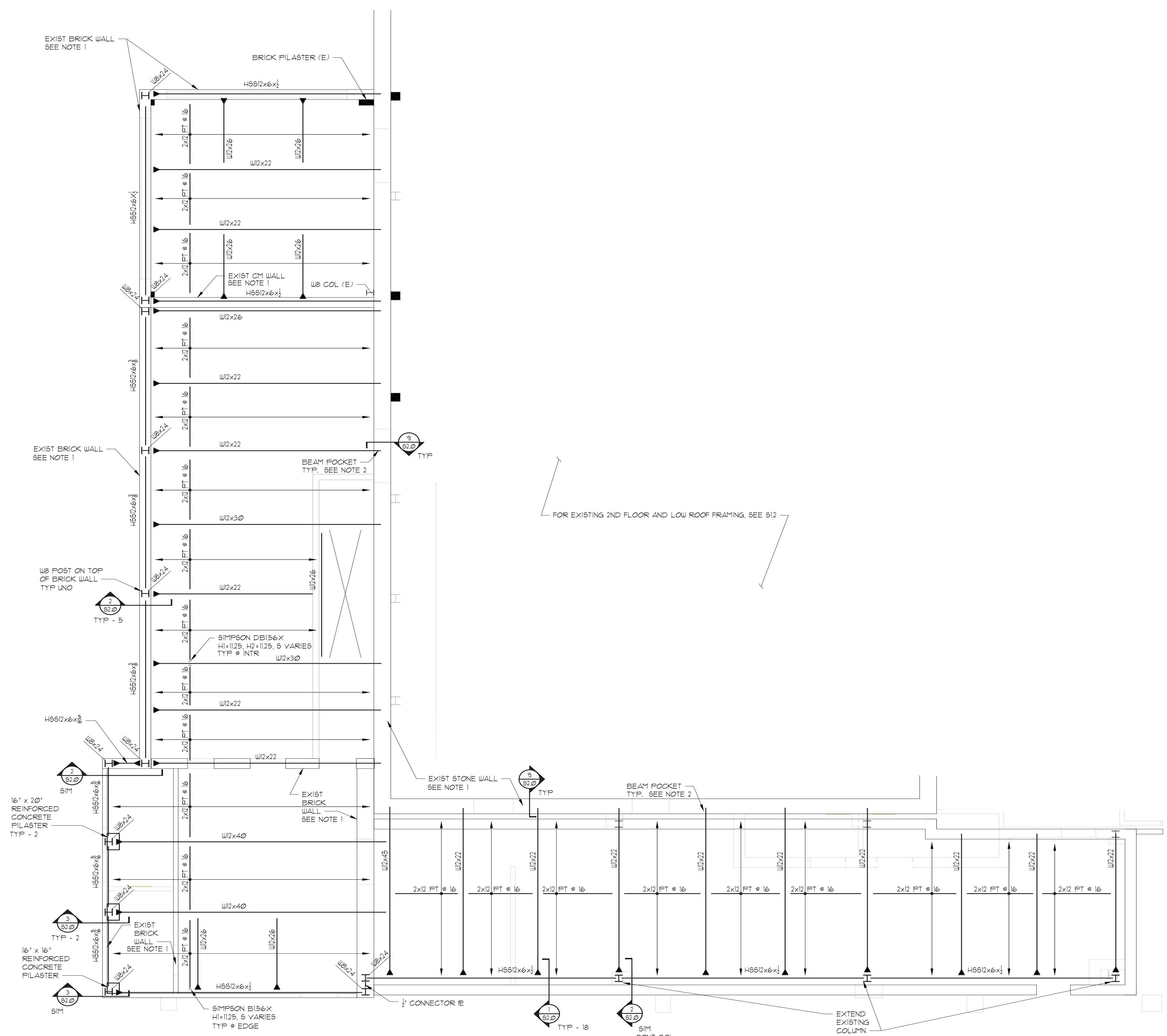
SEAL:

PROJECT:
ARTS GARAGE ENGLE ST.
15 Engle Street, 2105-2107 West Front Street, 20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

SHEET TITLE:
FOUNDATION PLAN

PROJECT NO:2481

SCALE: AS NOTED
DRAWN BY: CF
APPROVED: CJ
DATE: 06/16/2016
DRAWING No:
S1.0



1 S1.1 ROOF DECK FRAMING PLAN
SCALE: ¼" = 1'-0"

NOTES
1. REPOINT BRICK AND STONE WALLS AS REQUIRED TO ENSURE THEY ARE SOUND.
2. POCKET BEAMS INTO EXISTING WALL. PROVIDE BEARING ℄ PER DETAIL 9/S2.0.

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF GOVERNING AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:

CONSULTANTS:
Structural Engineer:
LARSEN & LANDIS STRUCTURAL ENGINEERS
1400 N. American Street
Philadelphia, PA 19122
(215) 232-7207 PROJ. # 2467

Mechanical/Electrical/Plumbing Engineer:
Concord Engineering
3020 Market Street, Suite 103
Philadelphia, PA 19104
(215) 387-1011

CICADA
ARCHITECTURE/PLANNING, INC.
1520 LOCUST ST . STE 702 . PHILA PA 19102
T: 215.247.1430 F: 215.247.1433
www.cicadaarchitecture.com

SEAL:

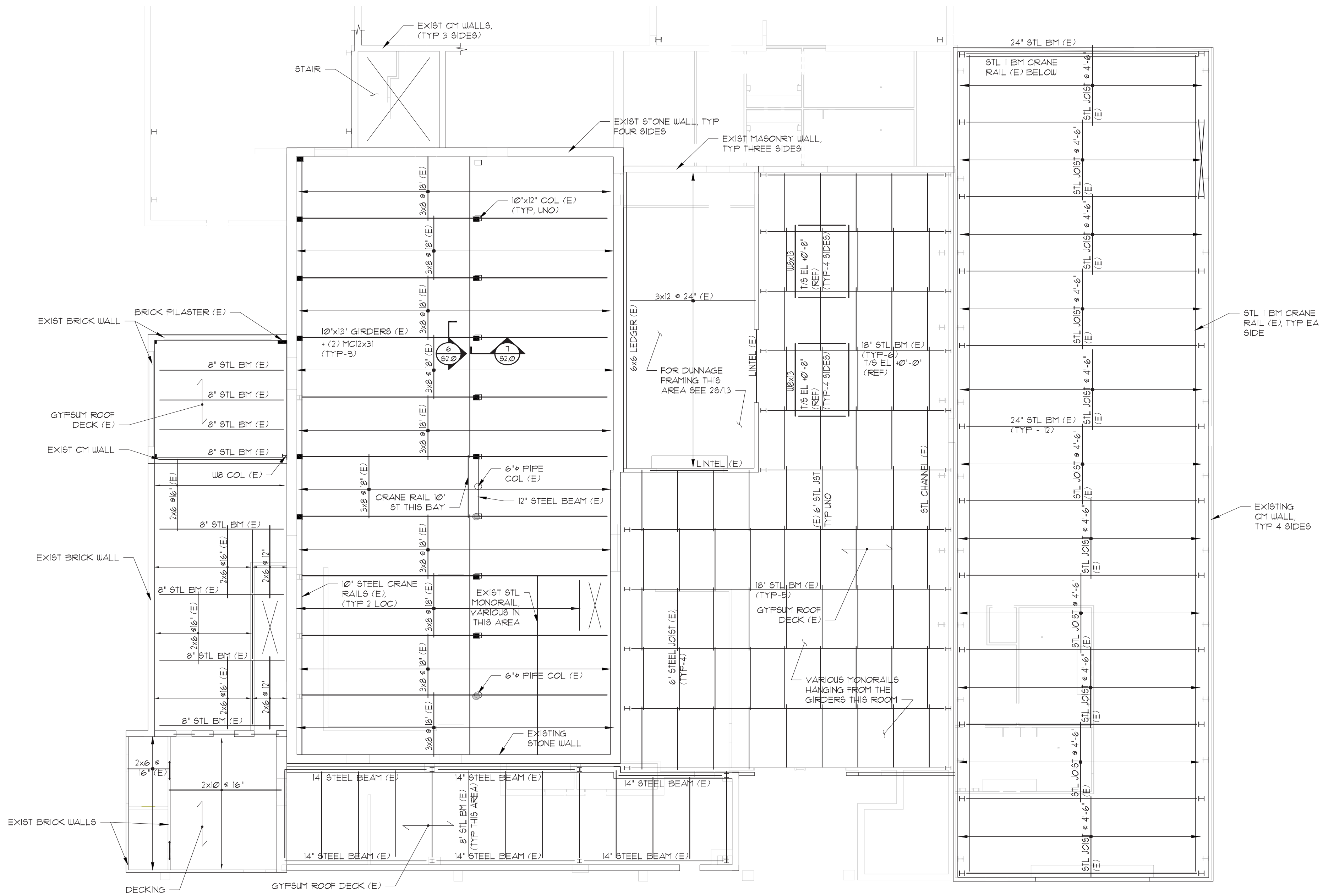
PROJECT:
ARTS GARAGE ENGLE ST.
15 Engle Street, 2105-2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

SHEET TITLE:
SKY BAR DECK FRAMING PLAN

PROJECT NO:2467

SCALE: AS NOTED
DRAWN BY: CF
APPROVED: CJ
DATE: 06/16/2016
DRAWING No:
S1.1

PERMIT SET



1 / S1.2 **EXIST 2ND FLOOR AND LOW ROOF FRAMING PLAN**
SCALE: 1/8" = 1'-0"

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF GOVERNING AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:

CONSULTANTS:

Structural Engineer:
LARSEN & LANDIS STRUCTURAL ENGINEERS
1400 N. American Street
Philadelphia, PA 19122
(215) 232-7207
PROJ. # 2487

Mechanical/Electrical/Plumbing Engineer:
Concord Engineering
3020 Market Street, Suite 103
Philadelphia, PA 19104
(215) 387-1011

SEAL:

CICADA
ARCHITECTURE/PLANNING, INC.
1526 LOCUST ST . STE 702 . PHILA PA 19102
T: 215.247.1430 F: 215.247.1433
www.cicadaarchitecture.com

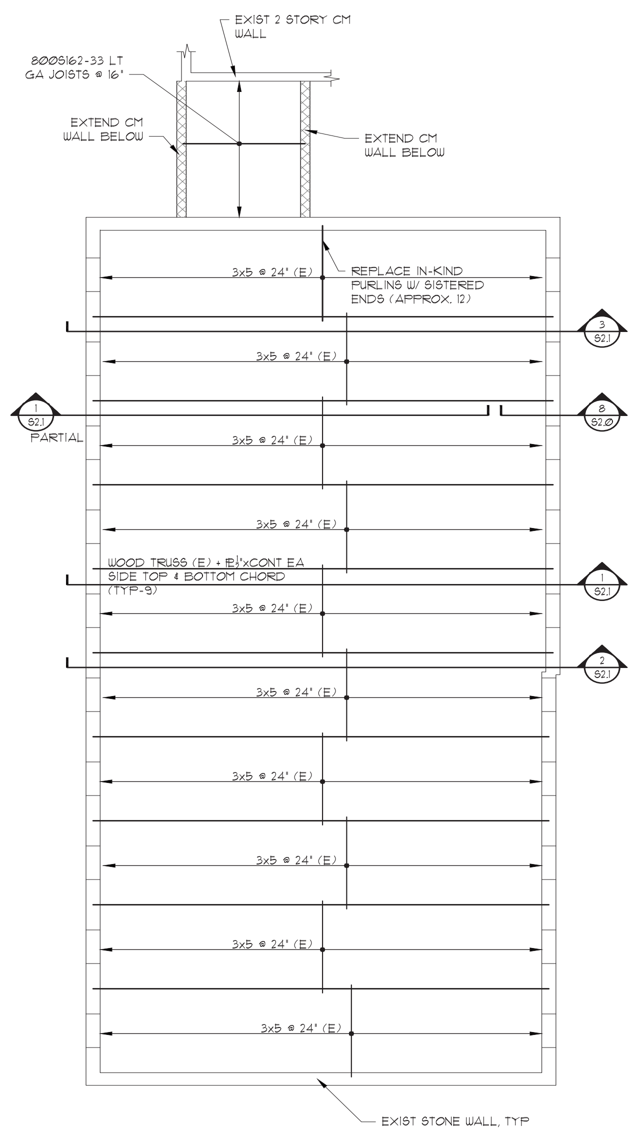
PROJECT:
ARTS GARAGE ENGLE ST.
15 Engle Street, 2105-2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

SHEET TITLE:
2ND FLOOR AND LOW ROOF FRAMING PLAN

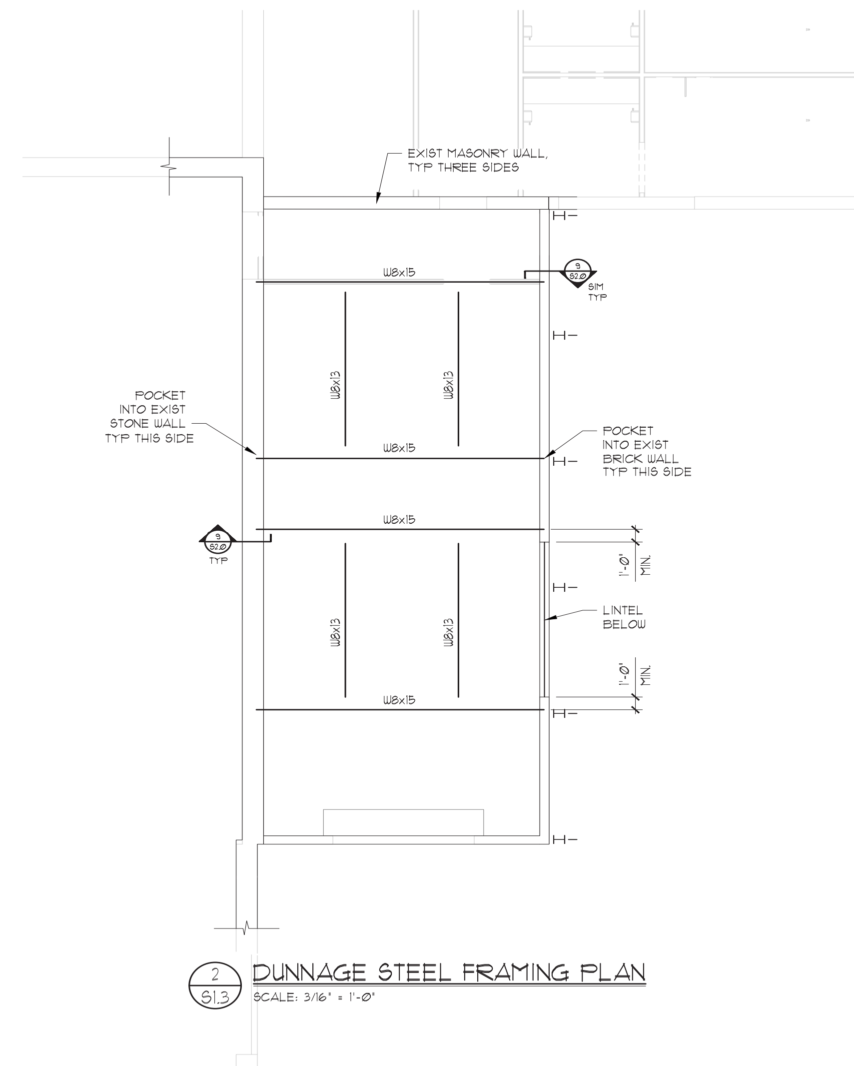
PROJECT NO: 2487

SCALE:	AS NOTED
DRAWN BY:	CF
APPROVED:	CJ
DATE:	06/16/2016
DRAWING No:	S1.2

PERMIT SET



1 S1.3 HIGH ROOF FRAMING PLAN
SCALE: ⅛" = 1'-0"



2 S1.3 DUNNAGE STEEL FRAMING PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
ARTS GARAGE ENGLE ST.
15 Engle Street, 2105-2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

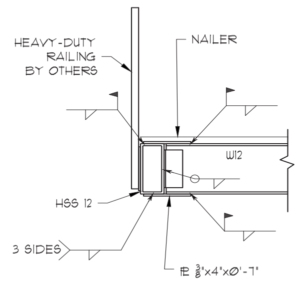
CICADA ARCHITECTURE/PLANNING, INC.

SHEET TITLE:
HIGH ROOF FRAMING PLAN

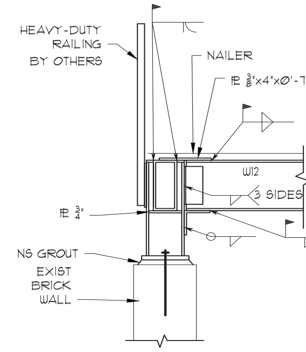
SCALE: AS NOTED
DRAWN BY: CF
APPROVED: CJ
DATE: 06/16/2016

S1.3

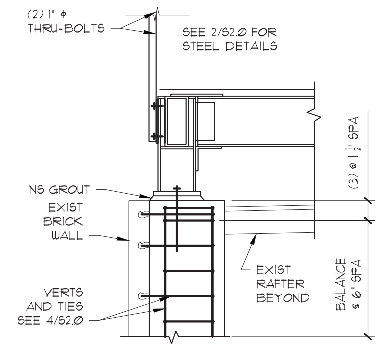
PERMIT SET



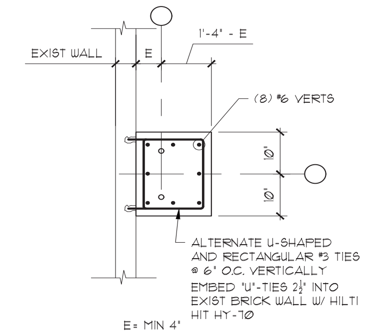
1 SECTION
S2.0 SCALE: 3/4" = 1'-0"



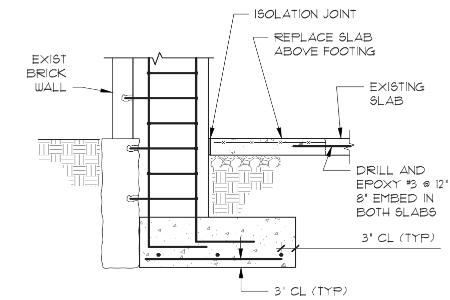
2 SECTION
S2.0 SCALE: 3/4" = 1'-0"



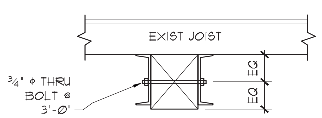
3 SECTION
S2.0 SCALE: 3/4"=1'-0"



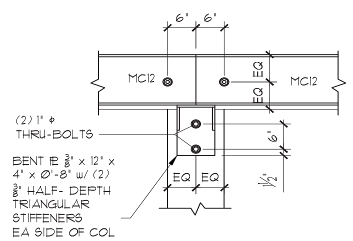
4 DETAIL
S2.0 SCALE: 3/4"=1'-0"



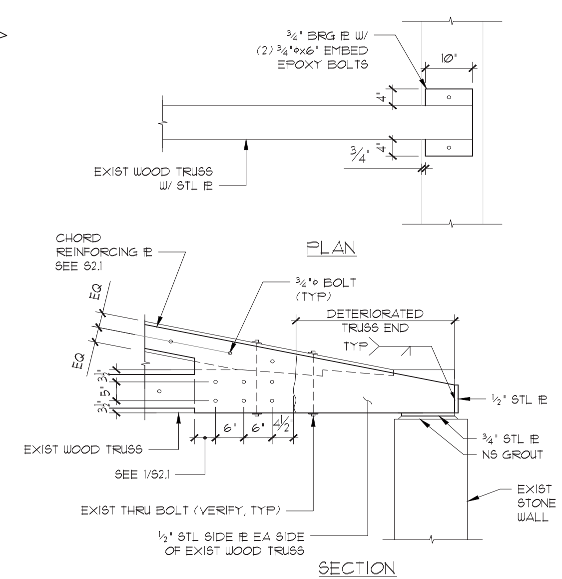
5 SECTION
S2.0 SCALE: 3/4" = 1'-0"



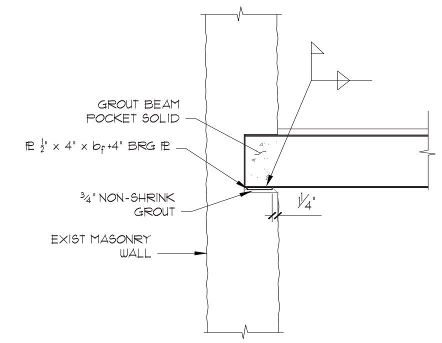
6 SECTION
S2.0 SCALE: 3/4" = 1'-0"



7 SECTION
S2.0 SCALE: 3/4" = 1'-0"



8 TRUSS REPAIR DETAIL
S2.0 SCALE: 3/4"=1'-0"



9 TYP BEAM BRG IN MASONRY WALL POCKET
S2.0 SCALE: 3/4" = 1'-0"

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF GOVERNING AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No.	DATE:	BY:	DESCRIPTION:

CONSULTANTS:

Structural Engineer: LARSEN & LANDIS STRUCTURAL ENGINEERS

Mechanical/Electrical/Plumbing Engineer:

SEAL:

CICADA ARCHITECTURE/PLANNING, INC.

PROJECT:

ARTS GARAGE ENGLE ST.

15 Engle Street, 2105-2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013

A WORLD SO SPECIAL, INC.

SHEET TITLE:

SECTIONS AND DETAILS

SCALE: AS NOTED
DRAWN BY: CF
APPROVED: CJ
DATE: 06/16/2016
DRAWING No.:

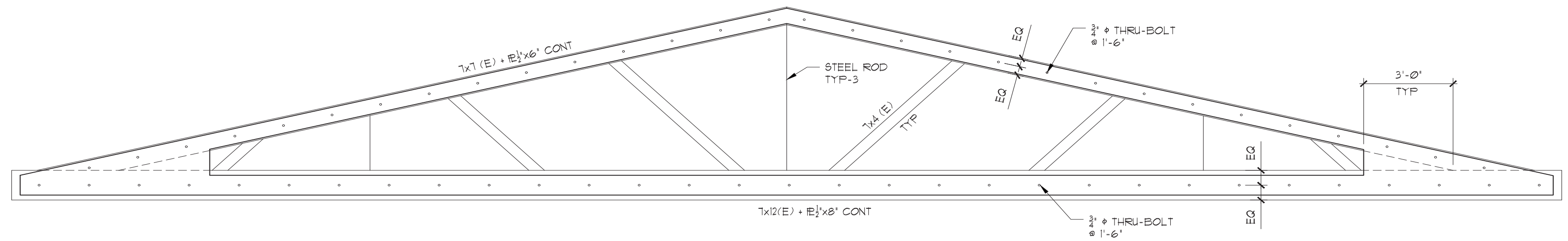
S2.0

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER JOSTEN

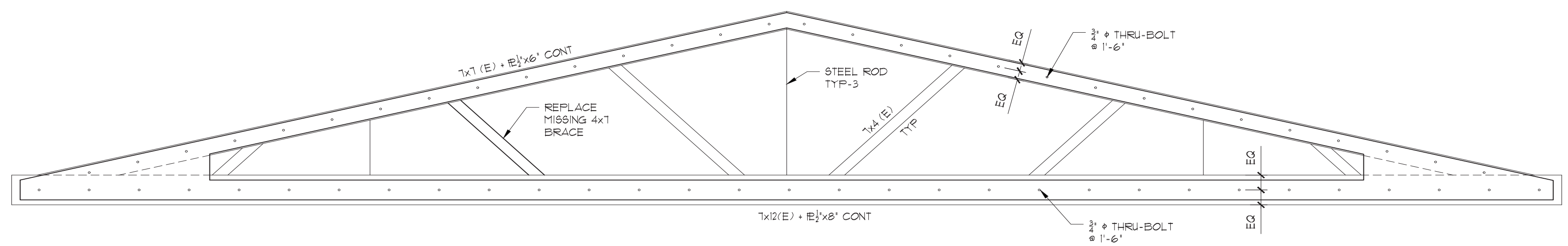
PERMIT SET

TRUSS REPAIR NOTES

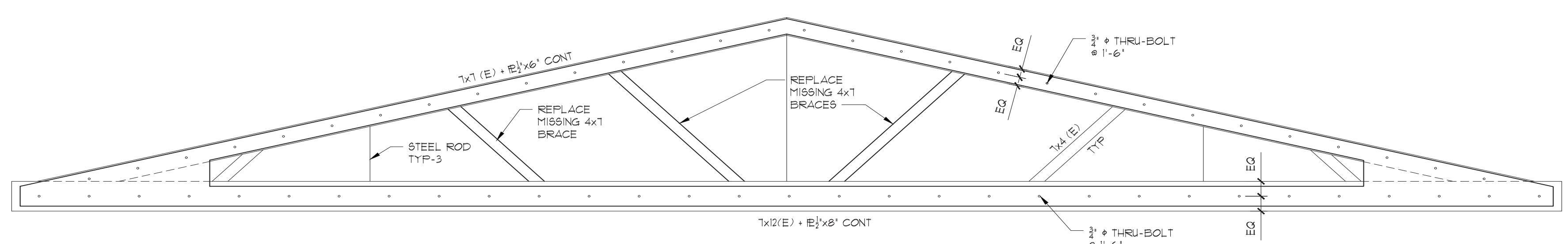
1. PRIOR TO ADDITION OF STEEL-PLATE TRUSS REINFORCING, RESTORE TRUSS FUNCTION OF ALL TRUSSES AS FOLLOWS.
   - 1.1. JACK TOP AND BOTTOM CHORDS INTO PLACE.
   - 1.2. REPLACE MISSING BRACE MEMBERS.
   - 1.3. RESTORE BEARING AT ENDS AS REQUIRED.
   - 1.4. TIGHTEN JOINTS.
   - 1.5. RELEASE JACK STRESS BUT LEAVE JACKS IN CONTACT WITH TRUSS.
2. FABRICATE STEEL-PLATE TRUSS REINFORCING TO FIT GEOMETRY OF POST-RESTORATION TRUSS.
3. APPLY STEEL-PLATE TRUSS REINFORCING.
4. REMOVE JACKS.



1 SECTION
S2.1 SCALE: 1/2" = 1'-0"



2 SECTION
S2.1 SCALE: 1/2" = 1'-0"



3 SECTION
S2.1 SCALE: 1/2" = 1'-0"

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF GOVERNING AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No.	DATE:	BY:	DESCRIPTION:

CONSULTANTS:

Structural Engineers: LARSEN & LANDIS STRUCTURAL ENGINEERS

CICADA ARCHITECTURE/PLANNING, INC.

SEAL:

PROJECT:

ARTS GARAGE ENGLE ST.

15 Engle Street, 2105-2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013

A WORLD SO SPECIAL, INC.

SHEET TITLE: SECTIONS AND DETAILS

PROJECT NO: 2481

SCALE:	AS NOTED
DRAWN BY:	CF
APPROVED:	CJ
DATE:	06/16/2016
DRAWING No:	S2.1

ABBREVIATIONS

@	at
A	ampere
ABV.	above
AE.	aerial electric
AF	amp frame
A.F.C.	above finished ceiling
A.F.F.	above finished floor
A.I.C.	ampere interrupting capacity
A.W.C.	ampere withstand capacity
Al.	aluminum
ALT.	alternate
AM	ammeter
AMP.	ampere
ANNUN.	annunciator
ANT.	antenna
A.S.	ammeter switch
A.T.	amp trip
A.T.C.	automatic temperature control
A.T.S.	automatic transfer switch
AUX.	auxiliary
B.D.	bus duct
B.I.L.	basic impulse level
BKBD.	backboard
BKR.	breaker
BLDG.	building
BSMT.	basement
C.	conduit
CAB.	cabinet
C/B	circuit breaker
CBL.	cable
CDT.	conduit
CKT.	circuit
CLG.	ceiling
CONN.	connection
CONST.	construction
CONT.	continuous
CONTR.	contractor
C.T.	current transformer
Cu.	copper
DEMO.	demolition
D.C.	direct current
DIA.	diameter
DIC.	dictation
DISC.	disconnect
DIST.	distribution
DWG.	drawing
E	emergency
EA.	each
E.C.	electrical contractor
EHH.	electrical handhole
ELEC.	electrical
ELEV.	elevator
EMERG.	emergency
EMH.	electrical manhole
EMT	electrical metallic tubing
ENCL.	enclosure
E.O.	electrically operated
E.R.	existing relocated
EQUIP.	equipment
E.W.C.	electric water cooler
EX.	existing to remain
F.	fuse(d)
F/A	fire alarm
F.B.O.	furnished by owner
FDR.	feeder
F.H.C.	fire hose cabinet
F.I.	film illuminator
FL.	floor
FLUOR.	fluorescent
F.S.	flow switch
FUT.	future
GA.	gauge
G.C.	general contractor
G.F.I.	ground fault interrupter
G.F.S.C.	ground fault sensing relay coil
GND.	ground
H.I.D.	high intensity discharge
HORZ.	horizontal
H.P.	horsepower
HT.	height
H.V.	high voltage
HVAC	heating, ventilating, air conditioning
ILL.	illumination
IMC	intermediate metal conduit
J.B.	junction box
JUNC.	junction
kVA.	kilovolt ampere
kW.	kilowatt
kWH.	kilowatt hour
L.A.	lightning arrester
L.I.M.	line isolation monitor
L.O.	lugs only
L.S.	limit switch
LT.	light
LTG.	lighting
L.V.	low voltage
M.C.	mechanical contractor
M.C.B.	main circuit breaker
M.C.C.	motor control center
MFR.	manufacturer
MIN.	minimum
M.O.	mechanically operated
M.S.P.	motor starter panel
MTD.	mounted
M.T.S.	manual transfer switch
N.C.	normally closed
N.I.C.	not in contract
N.O.	normally open
N.T.S.	not to scale
O.C.	on center
O.C.B.	oil circuit breaker
O.C.P.	overcurrent protection
O.S.&Y.	open stem and yoke
P.	pole
PB	pull box
P.C.	plumbing contractor
P.F.	power factor
PH.	phase
P.L.	pilot light
PNL.	panel
PRI.	primary
P.S.	pull station
P.S.I.	pounds per square inch
P.T.	potential transformer
PWR.	power
RCVR	receiver
RE	existing to remove
REC.	receptacle
REQ.	required
SEC.	secondary
SPEC.	specification
SS.	substation
S.T.	shunt trip
STD.	standard
STR.	starter
SW.	switch
SWGR.	switchgear
SYS.	system
TEL.	telephone
TEMP.	temperature
THH.	telephone hand hole
TMH.	telephone manhole
TP.	tamperproof
TV.	television
TYP.	typical
U.C.	undercounter
U.E.	underground electric
U/F	unfused
U.L.	underwriter's laboratory
U.T.	underground telephone
U.V.	under voltage
V.	Underwriters' Laboratory
VERT.	Underground telephone
VM	voltmeter
VS	voltmeter switch
W	watt
W	wire
WP	weatherproof
XFMR	transformer
XFR	transfer
XMTR	transmitter
XPDR	transponder
XP	explosion proof
Ø	phase

LIGHTING SYMBOLS

Lighting fixtures nomenclature
- A1 indicates lighting fixture type.
- a,b indicates switch designation.
- 1 indicates normal circuit designation.
- 1es indicates emergency circuit designation.

- recessed or surface mounted fluorescent fixture
- recessed or surface mounted fluorescent fixture with center lam on emerg. power
- industrial, undercounter, strip, or casework fluorescent fixture
- industrial or strip fluorescent fixture on emergency power
- incandescent or fluorescent downlight fixture
- incandescent or fluorescent downlight fixture on emergency power
- incandescent or fluorescent wall or surface mounted fixture
- incand. or fluor. wall or surface mounted fixture on emergency
- exit fixture – ceiling mounted – faces and arrows as indicated
- exit fixture – wall or surface mounted – faces and arrows as indicated
- exterior luminaries – pole or wall mounted
- track system with incandescent downlight or flood lighting
- S — single pole, wall switch (shown without subscript) other switches shall be coordinated with subscript
  [subscript indicates type of switch]
  - 2 – double pole single throw switch
  - 3 – three way switch
  - 4 – four way switch
  - D – single pole dimming switch
  - P – switch with pilot light
  - K – key operated momentary contact switch
  - OR – variable speed control switch or override
  - M – manual motor starter
  - MR – motor rated switch
  - CO – single pole, center off momentary contact switch
  - 3P – single pole, 3 pos., center off, mom. con. switch
  - TC – time control switch
- one way ceiling mounted motion sensor.
- two way ceiling mounted motion sensor.
- PC — photo cell
- exterior directional flood luminaries – pole or wall mounted

CONDUIT AND WIRING SYMBOLS

- air terminal
- ground loop drop to lower level
- ground conductor through roof to steel
- one inch PVC conduit (roof–to–grade)
- HT — electrical heat tracing
- EG — existing ground cable
- G — grounding cable
- GB — grounding bus bar
- AE — aerial service cable
  [indicates type of service]
  - AE – aerial electric
  - AT – aerial telephone
  - AC – aerial communications
- UE — underground conduit or ductbank
  [indicates type of service]
  - UE – underground electric
  - UT – underground telephone
  - UC – underground communications
- EMH — manhole or handhole
  [indicates type of service]
  - EMH or EHH – electric manhole or handhole
  - TMH or THH – telephone manhole or handhole
  - CMH or CHH – commun. manhole or handhole
- ground rod
- conduit stub–up from floor slab
- conduit stub–up with device as shown
- conduit rise
- conduit drop
- conduit floor to floor
- conduit stubbed out or into hung ceiling space
- through wall conduit sealing fitting
- branch circuit wiring run exposed
- branch circuit wiring concealed in wall or above ceiling
- E — emergency system branch circuit wiring
- branch circuit wiring in or below floor construction
- branch circuit wiring to panel
- 5(20/3)
  - number of poles of O.C. device
  - ampere rating of O.C. device (if not indicated assume 20/1)
  - circuit number of panelboard

POWER DEVICE SYMBOLS

- 13 — single receptacle – 125v,2p,3w
  - circuit number (typ.)
- duplex receptacle – 125v,2p,3w
- ceiling mounted duplex receptacle – 125v,2p,3w
- quadraplex receptacle – 125v,2p,3w
- duplex ground fault master receptacle – 125v,2p,3w
- IG — isolated ground receptacle
- pedestal mounted receptacle
- 5–20R — non–locking special purpose receptacle NEMA configuration as indicated
- l5–20R — locking special purpose receptacle NEMA configuration as indicated
- 13 — duplex receptacle on emergency power – 125v,2p,3w
- floor single receptacle
- cast iron single gang box with (1) duplex receptacle and brass plate. Walkerbox cat# 880CM1–828R
- 5–20R — floor or ceiling non–locking special purpose receptacle NEMA configuration as indicated
- L5–20R — floor or ceiling locking special purpose receptacle NEMA configuration as indicated
- + — indicates wiring device horizontally mounted above counter, backsplash or casework.
- * — indicates wiring device mounted 36" A.F.F.
- cast iron multi–gang box with barrier, (1) duplex 120V receptacle, (1) duplex tele/data outlet and brass plate. Walkerbox cat# 880CM2–828R
- multiservice poke thru with duplex receptacle and (1) data/comm outlet. Hubbell cat# pt7fbl
- P — floor outlet – fireproof poke thru
- B — outlet box with blank cover
- FF — furniture system power connection
- FC — furniture system tele/data connection
- J — junction box
  [subscript indicates use of junction box]
  - cr – security card reader
  - dc – security door contact
  - erl – electrified rod lock
  - esl – electrified strike lock
  - ic – security intercom
  - pb – security duress push button
  - pir – security motion sensor
- MLC — motor logic controller
- PB — pull box
- FB — floorbox 10x12x4"deep with double hinged cover and devices as required. FSR Inc. cat# FL–100
- push button
- emergency shutdown push button
- clock hanger receptacle
- C — clock hanger receptacle
  [clock functions]
  - C – conventional
  - D – digital
  - ET – elapsed timer
  - M – master
  - 2 – double face
- CSG — clock signal generator
- floor/ceiling junction box
- TV 2 — television
  - indicates duplex
  - provide (1) level five RJ45 connector, (1) coaxial F81 connector with common 2–port faceplate wiremold cat# J–10951–5 and 3/4"c to above finished cls. coordinate connectors with TV system provider.
- CP — control panel with disc. furnished by others.

POWER EQUIPMENT SYMBOLS

- motor
- unfused safety disconnect switch
- fused safety disconnect switch
- circuit breaker
- motor starter
- combination motor starter and disconnect switch
- combination motor starter and circuit breaker
- combination motor starter and fused disconnect switch
- electrical panel – surface mounted
- electrical panel – flush mounted
- distribution panel
- T — transformer
- BD — bus duct
- BD — bus duct with plug in switch
- CT — cable tray, manufacturer by Mono Systems bottom rung, center hung cat# B1113–0326, 12" wide with 6" rung spacing

POWER RACEWAY SYMBOLS

- P — surface mounted multi–outlet raceway
- W — surface mounted wireway mounted above counter unless noted otherwise
- CF — cellular floor system
- TD — trench duct
- UF — underfloor system
- underfloor/trench duct junction box
- E — raceway entrance end fitting

FIRE ALARM SYMBOLS

- fire alarm manual pull station
- fire alarm horn
- fire alarm horn/strobe
- fire alarm flashing light
- FM–200 pre–action alarm (amber light)
- FM–200 discharge (red light)
- fire alarm siren
- S F — fire evacuation speaker
- electric door holder
- D S — automatic detector
  [detector control function]
  - B – beam detector
  - D – duct mounted, smoke ionization (installed by DIV. 15 contractor)
  - F – thermal, fixed temperature
  - FR – thermal, combination rate of rise plus fixed temperature
  - PE – smoke refraction, photo electric
  - R – thermal, rate of rise
  - S – area smoke, ionization
- remote annunciator indicator light
- C FS — alarm initiating contact
  [contact control function]
  - EP – electric pneumatic switch
  - ETL – electric thermal link
  - FS – flow switch "alarm"
  - FA – first aid (hose system) "alarm"
  - G – gas alarm panel
  - GM – gas manifold
  - R – refrigeration unit
  - OS&Y – alarm check valve "trouble"
  - TS – tamper switch "trouble"
- C — fire alarm addressable relay
  [relay function]
  - C – control
  - M – monitor

TELE/DATA SYMBOLS

- W — telephone outlet with one voice cable
  [telephone function]
  - E – emergency
  - WP – weather proof
  - HP – handicapped phone
  - PS – pay station
  - W – wall
- floor or ceiling telephone outlet with one voice cable
- with two voice and two data cables
- floor or ceiling tele/data outlet with two voice and two data cables
- data only outlet with four data cables
- floor or ceiling data only outlet with four data cables
- FC — furniture system communications connection with two and two data cables per work station to a maximum of 16 cables

SOUND SYSTEM SYMBOLS

- S / S V — speaker
- S / S V — trumpet speaker
- V — volume control
- CS — channel selector
- SA — sound system amplifier
- M — sound system microphone
- I — intercom system trumpet speaker

SINGLE LINE SYMBOLS

- pothead
- AM — ammeter
- AS — ammeter switch
- VM — voltmeter
- VS — voltmeter switch
- KWH — watt hour meter
- M — utility metering
- (CT) current transformer
- (PT) potential transformer
- 51 — relay [number indicates relay type]
- draw out device
- circuit breaker
- disconnect switch
- fuse
- contactor
- motor starter
- combination motor starter and disconnect switch
- combination motor starter and fused disconnect switch
- combination motor starter and circuit breaker or motor circuit protector
- H O A — indicating light/hand, off, auto switch
- control power transformer
- variable frequency drive
- variable frequency drive with bypass isolation switch
- variable frequency drive with manual bypass and line reactors
- variable frequency drive with bypass isolation switch and isolation transformer
- GF, GFSC — circuit breaker with ground fault
- control interlock
- K — key interlock
- transformer
- shielded isolation transformer
- delta/wye connection
- N, E — transfer switch
- generator
- CONTROL PANEL — starter, control panel
- PANEL NAME — panel
- heater
- 25 — motor [number indicates motor horsepower]
- A1 — power feeder designation
- 2 — power wiring designation [see power wiring schedule]
- TVSS — transient volt surge surpressor

MOUNTING HEIGHTS

9" below finish ceiling	wall–mounted clocks, program bells, fire alarm gongs and illuminated fire signals (or as shown on architectural details).
10'–0"	battery lighting units and remote wall mounted light heads (or 1'–0" below finished ceiling to top of unit).
8'–6"	pendant–hung industrial and strip lighting fixtures.
7'–6"+	
centered above door or window opening	warning and signaling fixtures/signs.
6'–8" (to Bottom)	or 6" below finished ceiling whichever is lower. fire alarm signal devices and illuminated fire signals
6'–6"	top of flush and surface mounted electrical lighting or power panelboards and telephone cabinets.
6'–3"	top of back–mounted wall exit fixtures (not mounted above doors).
6'–0"	top of highest electrical safety disconnect switches, magnetic starters, contactors.
6'–0"	bed head wall lighting fixture – dimension to bottom of unit.
4'–6"	wall–mounted telephones, pay stations (3'–6" at handicap locations) and toilet room receptacles.
4'–0"	wall mounted electrical device lighting switches, manual motor starters, thermostats, fire alarm pull stations, card readers, and wiremold
2'–0"	electrical receptacles within mechanical spaces, electrical and elevator rooms.
18"	electrical receptacles telephone outlets television outlets computer outlets
00"	finished floor

MOUNTING HEIGHT NOTES:

1. MOUNTING HEIGHTS TO CENTER OF OUTLETS UNLESS OTHERWISE NOTED. IN MASONRY CONTRUCTION THE ABOVE MOUNTING HEIGHTS SHALL BE USED FOR REFERENCE TO NEAREST BLOCK OR BRICK COURSING.
2. THE ABOVE MOUNTING HEIGHTS SHALL BE ADHERED TO UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE ON THE DRAWING OR SPECIFICATIONS.
3. A + BESIDE A DEVICE INDICATES THAT DEVICE IS MOUNTED ABOVE A COUNTER OR CASEWORK. COORDINATE WITH ARCHITECTURAL DETAILS AND CASEWORK CONTRACTOR. A – BESIDE A DEVICE INDICATES THAT DEVICE IS MOUNTED BELOW SINK.

SECURITY SYMBOLS

- EH — security alarm device and/or contact
  [alarm control function]
  - CR – card reader
  - AS – duress alarm switch
  - CRC – card reader controller
  - DA – duress alarm
  - DPS – door position switch
  - EA – exit alarm
  - EH – electric door hinge
  - EES – emergency egress switch
  - ER – electric door release (from security desk)
  - EML – electrical magnetic lock
  - ES – electric door strike
  - GS – guard tour station
  - KS – local key switch for alarm bypass
  - MD – proximity sensor
  - MR – manual door release
  - MS – magnetic switch
  - PS – power supply
  - SD – sound detector
- closed circuit tv camera
  - outdoor enclosure
  - WP – weather proof
  - T – tilt (focus)
  - P – pan
  - Z – zoom

GENERAL NOTES

1. THIS IS A STANDARD SYMBOL LIST. ALL DEVICE SYMBOLS AND ABBREVIATIONS MAY NOT NECESSARILY APPEAR ON THE FLOOR PLANS OR DETAIL SHEET. ONLY THOSE SYMBOLS INDICATED ON THE FLOOR PLANS ARE USED FOR THIS PROJECT. ALL OTHERS ARE TO BE CONSIDERED NOT USED AND SHOULD BE DISREGARDED.
2. REFER TO SPECIFICATIONS SECTION 16000.
3. DIMENSIONS MARKED ± ARE TO BE VERIFIED IN THE FIELD. THOSE MARKED N.T.S. ARE SHOWN NOT TO SCALE, ALL OTHERS ASSUMED TO BE CORRECT AND SHOULD BE CHECKED WITH OTHER TRADE DRAWINGS AND VERIFIED BY THE CONTRACTOR.
4. FOR EXACT LOCATION OF REMOVABLE PARTITIONS, FOR MOUNTING HEIGHT OF UNDER–COUNTER LIGHTING FIXTURES AND OTHER TASK LIGHTING, REFER TO ARCHITECTURAL DRAWINGS.
5. CONTRACTOR SHALL VERIFY ALL DOOR SWINGS BEFORE INSTALLING SWITCH BOXES. FOR EXACT LOCATION OF LIGHTING FIXTURES SEE REFLECTED CEILING PLAN DRAWINGS.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF SUSPENDED LIGHTING FIXTURES IN MECHANICAL AND STORAGE AREAS WITH OTHER TRADES.
7. FOR EXACT LOCATION AND RATING OF MECHANICAL EQUIPMENT (AC UNITS, FANS, PUMPS, ETC.) REFER TO RESPECTIVE TRADES DRAWINGS.
8. REFER TO HEATING, VENTILATING, AIR CONDITIONING AND PLUMBING SECTIONS OF SPECIFICATIONS AND ELECTRICAL & MECHANICAL COORDINATION SCHEDULE ON DRAWINGS FOR REQUIRED CONTROL WIRING OF MECHANICAL EQUIPMENT.
9. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EXPANSION FITTINGS IN ALL RACEWAYS CROSSING CONSTRUCTION OR EXPANSION JOINTS, REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF JOINTS.
10. IN ELECTRICAL ROOMS WHERE SUFFICIENT WALL SUPPORT STRUCTURE IS NOT AVAILABLE, i.e. STUD AND DRYWALL CONSTRUCTION, THE EC WILL PROVIDE CONTINUOUS SLOT CHANNEL TO SUPPORT REQUIRED ELECTRICAL EQUIPMENT.
11. WIRE AND CONDUIT SIZE IN SCHEDULES, AS SHOWN ON DRAWINGS, ARE FOR REFERENCE ONLY. THE ELECTRICAL CONTRACTOR IS TO USE MULTI–WIRED BRANCH CIRCUIT WHERE PRACTICABLE AND CONDUIT SIZE AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
12. ALL ITEMS REMOVED SHALL BECOME PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF AS PER THE OWNER'S INSTRUCTIONS, UNLESS INDICATED OTHERWISE. ALL ITEMS WHICH ARE NOT TO BE STORED ON SITE BY OWNER SHALL BE REMOVED FROM THE BUILDING IMMEDIATELY, AT CONTRACTORS EXPENSE.
13. USE OF THE OWNER'S ELEVATORS AND BUILDING CORRIDORS FOR HANDLING OF THE REMOVED EQUIPMENT AND MATERIALS SHALL BE AT THE DIRECTION OF THE OWNER AND SHALL BE COORDINATED WITH HIS OPERATIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR PROTECTION OF PROPERTIES AGAINST FIRE, THEFT AND ENVIRONMENTAL CONDITIONS.
15. WHERE USED, THE TERM "PROVIDE" SHALL MEAN "FURNISH AND INSTALL."

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:

CONSULTANTS:
Structural Engineer:
LARSEN & LANDIS STRUCTURAL ENGINEERS
1400 N. American Street
Philadelphia, PA 19122
(215) 232-7207

Mechanical/Electrical/Plumbing Engineer:
Concord Engineering
3020 Market Street, Suite 103
Philadelphia, PA 19104
(215) 387-1011

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
EDUARD PACUKU
PE081680
SEAL:

CICADA
ARCHITECTURE/PLANNING, INC.
1520 LOCUST ST., STE 702, PHILA PA 19102
T: 215.247.1430 F: 215.247.1433
www.cicadaarchitecture.com

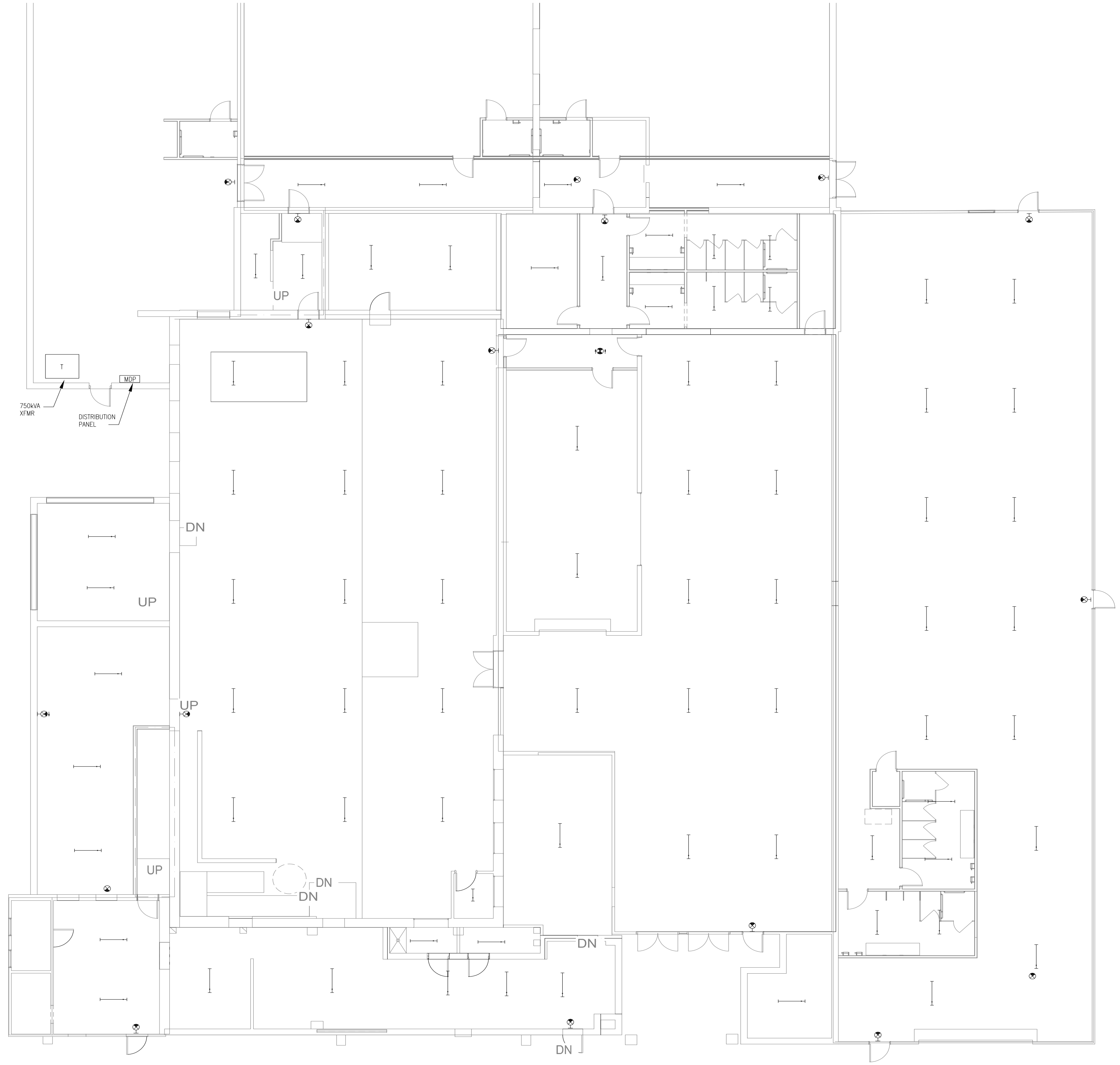
PROJECT:
ARTS GARAGE ENGLE ST.
15 Engle Street, 2105-2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

SHEET TITLE: ELECTRICAL SYMBOLS & ABBREVIATIONS

PROJECT NO: 1C15750.00

SCALE:
DRAWN BY:
APPROVED: EP
DATE: 06/16/2016
DRAWING No:

E-0.001



GENERAL NOTES:

1. REFER TO ELECTRICAL LEAD SHEET, E–0.001 FOR SYMBOLS AND ABBREVIATIONS.

DRAWING NOTES:

1. ALL THE LIGHTING TO BE FED THROUGH PANEL MDP.
2. LIGHTING FIXTURES ARE ASSUMED TO BE MOUNTED AT 9.5' HEIGHT FROM THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF GOVERNING AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:
△			

CONSULTANTS:

Structural Engineer:
LARSEN & LANDIS STRUCTURAL ENGINEERS
1400 N. American Street
Philadelphia, PA 19122
(215) 232-7207

Mechanical/Electrical/Plumbing Engineer:
Concord Engineering
3020 Market Street, Suite 103
Philadelphia, PA 19104
(215) 387-1011

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
EDUARD PACUKU
ENGINEER
PE081680

SEAL:

CICADA
ARCHITECTURE/PLANNING, INC.
1520 LOCUST ST . STE 702 . PHILA PA 19102
T: 215.247.1430 F: 215.247.1433
www.cicadaarchitecture.com

PROJECT:

ARTS GARAGE ENGLE ST.

15 Engle Street, 2105-2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

SHEET TITLE: LIGHTING PLAN
LEVEL I

PROJECT NO: 1C1575.00

SCALE:	
DRAWN BY:	
APPROVED:	EP
DATE:	06/16/2016
DRAWING No:	

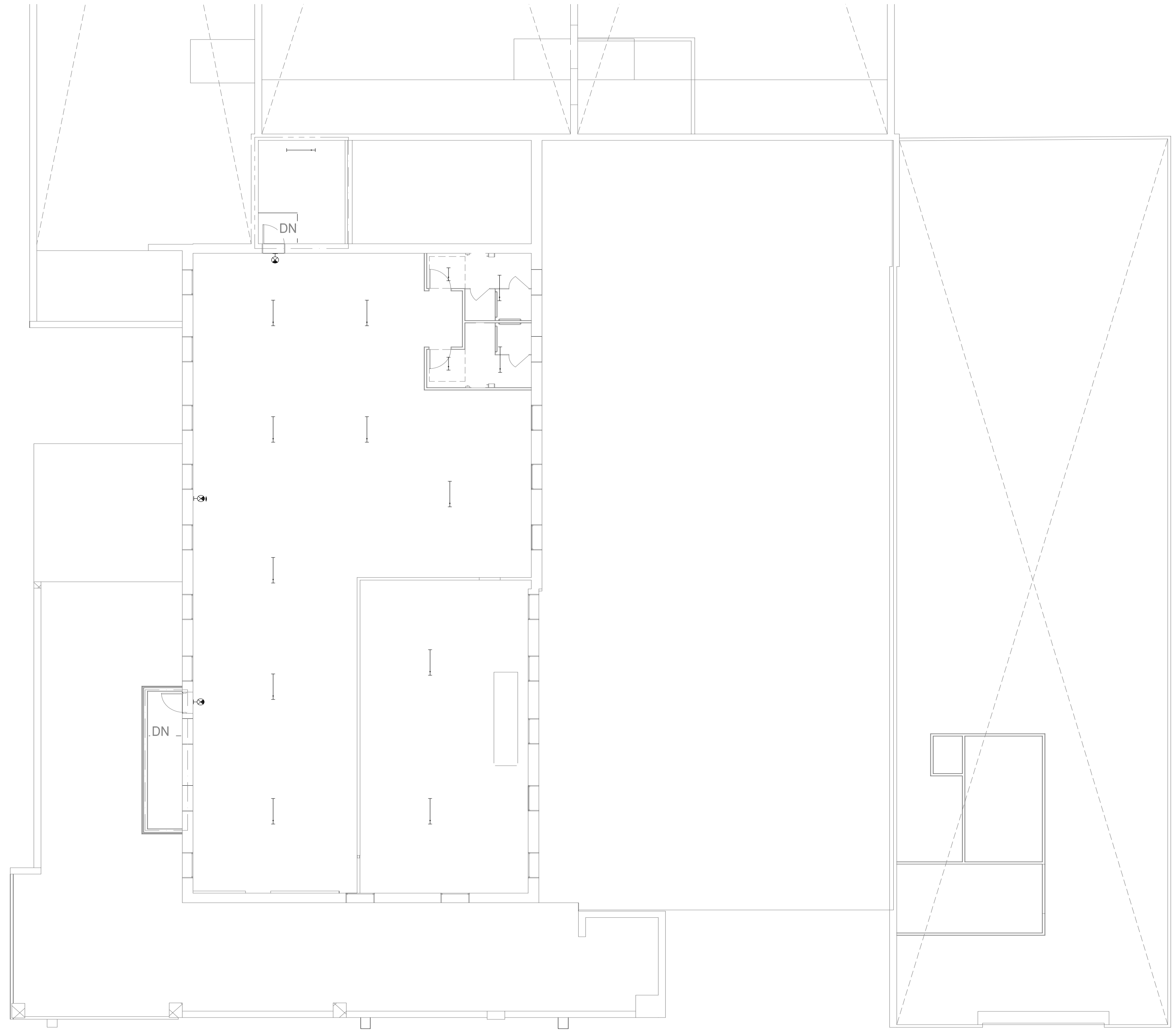
E-100

GENERAL NOTES:

1. REFER TO ELECTRICAL LEAD SHEET, E–0.001 FOR SYMBOLS AND ABBREVIATIONS.

DRAWING NOTES:

1. ALL THE LIGHTING TO BE FED THROUGH PANEL MDP.
2. LIGHTING FIXTURES ARE ASSUMED TO BE MOUNTED AT 9.5' HEIGHT FROM THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF GOVERNING AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:
1			

CONSULTANTS:

Structural Engineer:
LARSEN & LANDIS STRUCTURAL ENGINEERS
1400 N. American Street
Philadelphia, PA 19122
(215) 232-7207

Mechanical/Electrical/Plumbing Engineer:
Concord Engineering
3020 Market Street, Suite 103
Philadelphia, PA 19104
(215) 387-1011

SEAL:

REGISTERED PROFESSIONAL ENGINEER
EDUARD PACUKU
PE081680
COMMONWEALTH OF PENNSYLVANIA

CICADA
ARCHITECTURE/PLANNING, INC.
1520 LOCUST ST . STE 702 . PHILA PA 19102
T: 215.247.1430 F: 215.247.1433
www.cicadaarchitecture.com

PROJECT:
ARTS GARAGE ENGLE ST.
15 Engle Street, 2105-2107 West Front Street,
20 Jeffrey Street, North Side Delaware Avenue
Chester, Delaware County, PA 19013
A WORLD SO SPECIAL, INC.

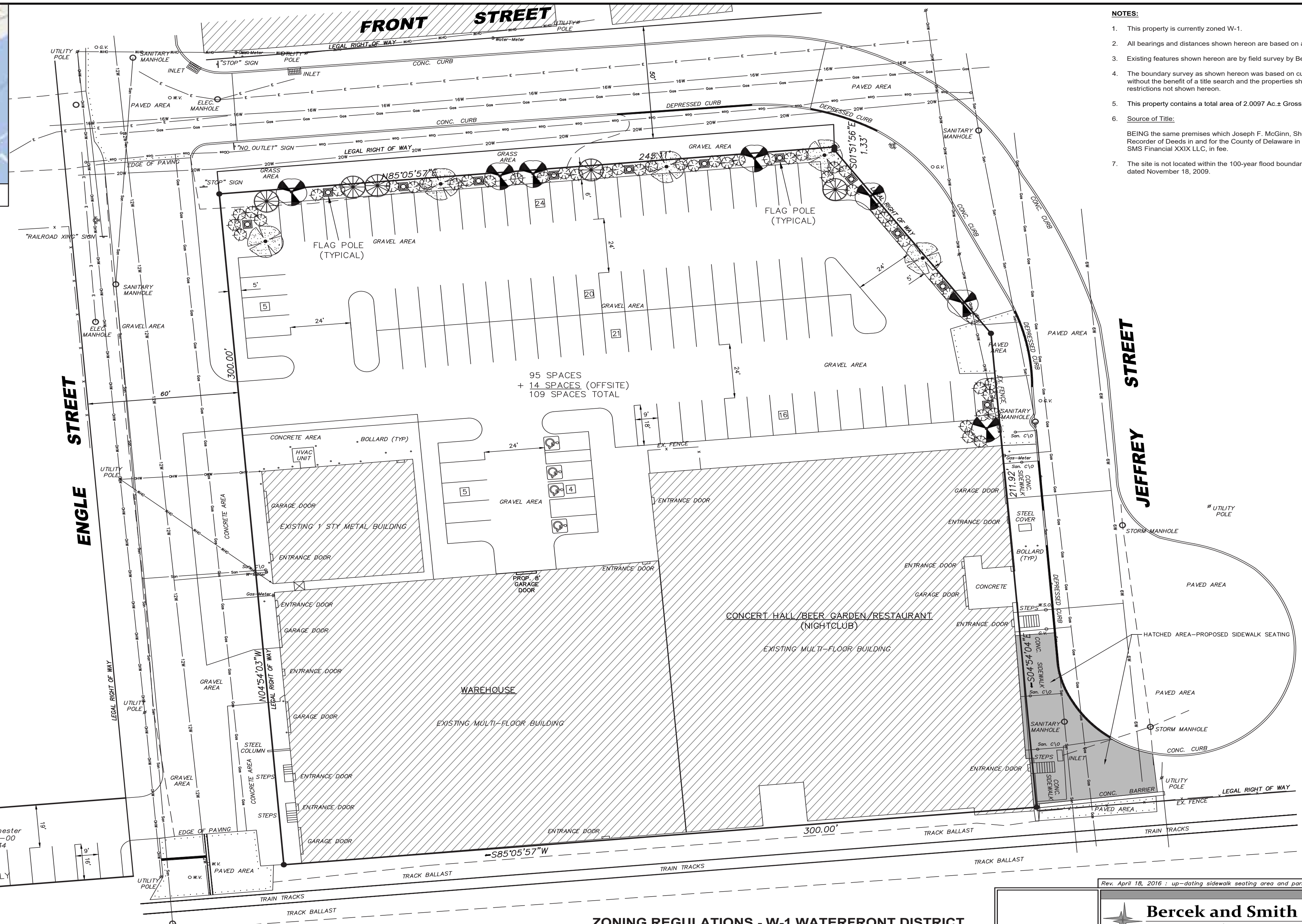
SHEET TITLE: LIGHTING PLAN
LEVEL 2

PROJECT NO: 1C15750.00

SCALE:
DRAWN BY:
APPROVED: EP
DATE: 06/16/2016
DRAWING No:

E-101

LOCATION MAP
SCALE 1" = 2000'



NOTES:

1. This property is currently zoned W-1.
2. All bearings and distances shown hereon are based on approximate USGS.
3. Existing features shown hereon are by field survey by Bercek and Smith Engineering, Inc. on July 27, 2015.
4. The boundary survey as shown hereon was based on current deeds of record as noted. This survey was done without the benefit of a title search and the properties shown hereon may be subject to easements, right of ways and restrictions not shown hereon.
5. This property contains a total area of 2.0097 Ac.± Gross, contains a commercial building and gravel parling.
6. Source of Title:

   BEING the same premises which Joseph F. McGinn, Sheriff of the County of Delaware, recorded in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 5407, page 791, granted and conveyed unto SMS Financial XXIX LLC, in fee.
7. The site is not located within the 100-year flood boundary per the FEMA Flood Insurance Rate Map # 42045C0184F, dated November 18, 2009.

ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Bercek and Smith Engineering, Inc., for all claims, damages, losses and expenses arising from the use therefrom. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek and Smith Engineering, Inc.

[illegible]		[illegible]				[illegible]			
USE	CAPACITY	[illegible]	[illegible]	[illegible]	PATRONS	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]		[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	

ZONING REGULATIONS - W-1 WATERFRONT DISTRICT

	REQUIRED	EXISTING
Minimum Lot Area	1 Acre	2.0097 Acres
Minimum Lot Width	150' @ B.S.L.	245.11'
Front Yard	0'	0'
Rear Yard	0'	0'
Side Yards	0'	0'
Maximum Bldg. Height	10 Stories or 120'	35'
Maximum Bldg. Coverage	50%	49.3% (43,222 s.f.±)
Maximum Imperv. Coverage	80%	98.5% (86,250 s.f.±) *

* Existing Non-conforming

Rev. April 18, 2016 : up-dating sidewalk seating area and parking calculations.

Bercek and Smith Engineering, Inc.
Civil Engineering | Land Surveying
358 Main Street, Suite 1 - Royersford, PA 19468 - Phone : 610-948-8947 - Fax : 610-948-3261

Parking Lot Design Plan for
A WORLD SO SPECIAL, INC.
City of Chester - Delaware County, PA
August 31, 2015 *Plan No. C-15-072*