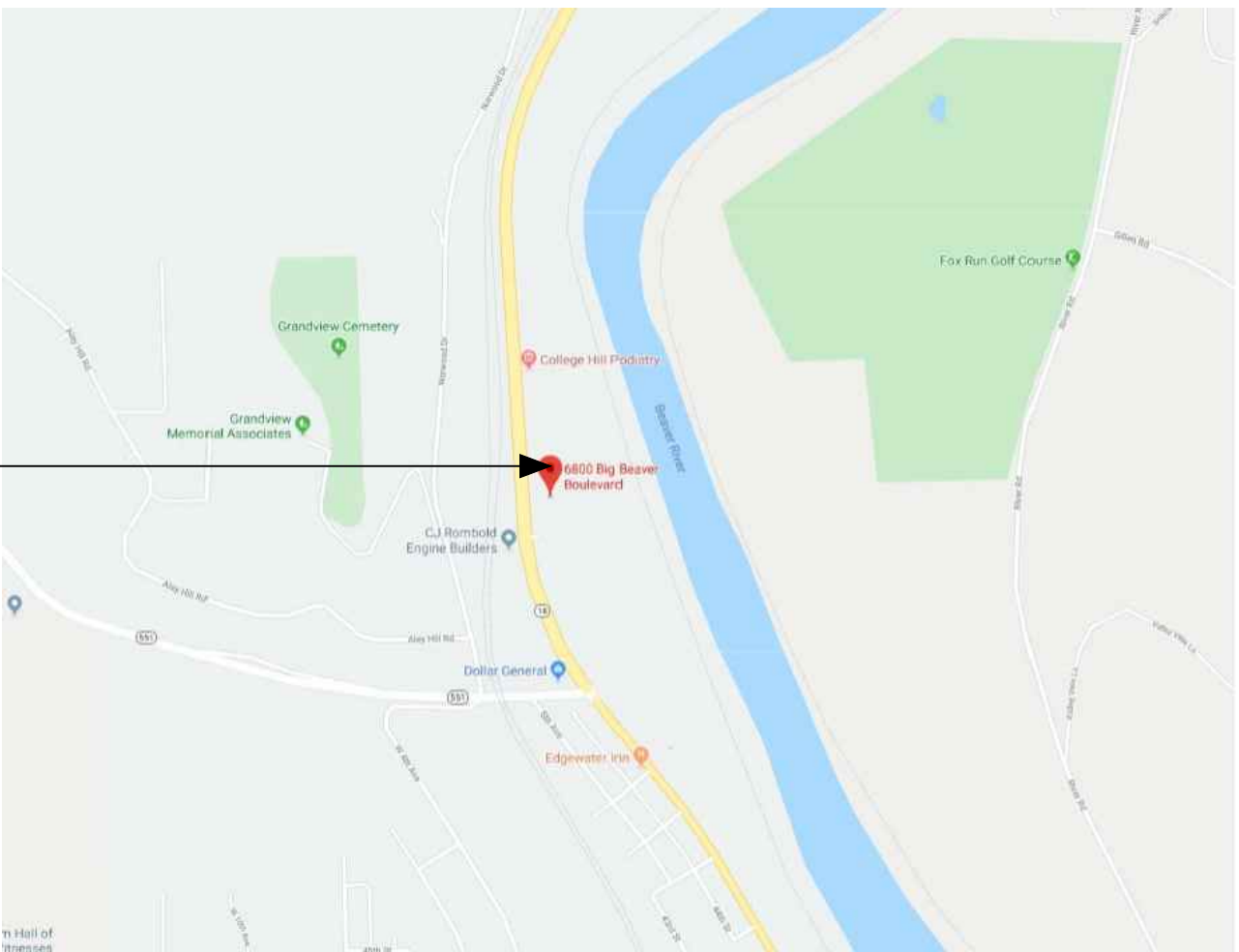


BEAVER STRIP DISTRIBUTION CENTER

INTERIOR TENANT IMPROVEMENT for

DRIVING ACADEMY

6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010 BEAVER COUNTY



GENERAL CODE INFORMATION:

ZONING DISTRICT:	C-1 COMMERCIAL
CONSTRUCTION TYPE:	II-B (2-B) NON COMBUSTIBLE
OCCUPANCY GROUP:	B-BUSINESS - PROFESSIONAL SERVICE 4545 / 100 = 46 OCCUPANTS
SCOPE OF WORK:	TENANT FIT OUT
BUILDING AREA	69,30 SF TOTAL -TENANT AREA = 4,545
MAX. ALLOWABLE AREA	26,000 SQ. FT.
MAX. ALLOWABLE STORIES	3
FIRE SEPATATION DISTANCE, FT (ACT./REQ'D)	NOT REQ'D. BETWEEN ACCESSORY USE UNDER 10%
MAX. EGRESS TRAVEL DIST.	B-1 <200 FT.
TOTAL PRIMARY EGRESS WIDTH, ING. (ACT./REQ'D)	142" / 10"
EXTERIOR WALL FIRE RESISTANCE	0 HR. REQ'D.
TOTAL ACCESSIBLE RESTROOMS	2
APPLICABLE CODES:	IBC 2015 (Except Chapter 1) IBC 2018 Chapter 11 and Appendix E ICC A117.1 2009 NFPA 10-2014 NEC IECC 2015 IEBC 2015 IFC 2015 IFGC 2015 IMC 2015 IFC 2015
For Select Sections and Exceptions Refer to PA DLI UCC	

SCHEDULE OF DRAWINGS

CS	COVER SHEET
SPI00	EXISTING SITE PLAN
SPI01	ENLARGED SITE PLAN
A100	OVERALL BUILDING PLAN
A101	PROPOSED FLOOR PLAN
A102	REFLECTED CEILING PLAN
A103	DOOR SCHEDULE AND DETAILS
A200	EXTERIOR ELEVATIONS
M100	MECHANICAL PLAN
E100	ELECTRICAL POWER PLAN
E101	ELECTRICAL LIGHTING PLAN
E102	ELECTRICAL SCHEDULES & NOTES
P100	PLUMBING PLANS

- GENERAL NOTES:
- ALL WORK SHALL BE COMPLETED IN STRICT COMPLIANCE WITH THE LATEST REVISIONS OF THE IBC, IMC, NEC, AND NFPA CODES.
 - ALL EXISTING DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED BY ALL TRADES AT THE SITE. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONDITIONS AS DEPICTED OR IMPLIED BY THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO ANY CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO SUCH DISCREPANCIES.
 - ANY AND ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL HAVE WRITTEN APPROVAL BY THE ARCHITECT PRIOR TO BEING EXECUTED BY ANY SUBCONTRACTOR, VENDOR, OR SUPPLIER.
 - OVERLAPPING/CONFLICTING REQUIREMENTS:** MOST STRINGENT APPLIES AND WILL BE ENFORCED, UNLESS MORE DETAILED LANGUAGE WRITTEN DIRECTLY INTO CONTRACT DOCUMENTS CLEARLY INDICATES THAT A LESS STRINGENT REQUIREMENT IS ACCEPTABLE. REFER UNCERTAINTIES TO ARCHITECT/ENGINEER FOR DECISION BEFORE PROCEEDING. THIS PROVISION APPLIES TO CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS.
 - STRUCTURAL WORK:** DO NOT CUT AND PATCH STRUCTURAL WORK IN SUCH A MANNER RESULTING IN A REDUCTION IN LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. SUBMIT PROPOSAL AND REQUEST, AND OBTAIN ARCHITECT'S/ENGINEER'S APPROVAL BEFORE PROCEEDING WITH CUT AND PATCH OF STRUCTURAL WORK.
 - PENETRATIONS:** CONTRACTORS SHALL MAINTAIN IN ALL CIRCUMSTANCES, PROPER RATINGS WHEN PENETRATING WALLS, FLOORS, AND CEILINGS.
 - DIMENSIONS GIVEN ON PLANS AND SCHEDULES ARE TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED. ALL CONTRACTORS AND MANUFACTURERS TO COORDINATE ALL DIMENSIONS CONCERNING DOOR/PANELS/WINDOWS AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.
 - MANUFACTURER'S INSTRUCTIONS:** COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, TO THE EXTENT THAT THEY ARE MORE STRINGENT THAN REQUIREMENTS IN THE CONTRACT DOCUMENTS.
 - ATTACHMENT:** PROVIDE ALL ATTACHMENT AND CONNECTION DEVICES AND METHODS NECESSARY FOR SECURING EACH CONSTRUCTION ELEMENT. ALLOW FOR EXPANSION AND BUILDING MOVEMENT.
 - MOUNTING HEIGHTS:** WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL COMPONENTS STANDARD HEIGHTS FOR THE APPLICATION INDICATED. REFER QUESTIONABLE DECISIONS TO THE ARCHITECT.
 - ALL WALL PENETRATIONS SHALL BE SEALED FOR SOUND ATTENUATION.
 - ALL WORK ON THESE DRAWINGS IS TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
 - BUILDING MATERIAL AND EQUIPMENT STORAGE IS TO BE PROVIDED BY CONTRACTOR. THE CONSTRUCTION AREA SHALL BE ESTABLISHED BY THE OWNER AND IS TO BE UTILIZED DURING THE CONSTRUCTION PROCESS.
 - MAINTAIN ALL CURRENT SYSTEMS - ELECTRICAL/PLUMBING/HVAC/SECURITY DURING DEMOLITION AND CONSTRUCTION PROCESS.
 - CONTRACTOR SHALL PROVIDE CONSISTENT ON SITE MANAGEMENT AND FACILITATE WEEKLY JOB MEETINGS PROVIDING MEETING MINUTES FOR THE DURATION OF THE PROJECT.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING FACILITY ENTRANCES AND PROTECTING EXISTING AREAS THAT WILL BE USED FOR DELIVERY OF MATERIALS SUCH AS VESTIBULES, ELEVATOR, STAIRWELLS, AND CORRIDORS. DAMAGE DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE REPAIRS AND RESTORE TO ORIGINAL CONDITION.

REVISIONS

Date	Description
1/19/22	A101, A103, A200

26 NESBITT ROAD
SUITE 256
NEW CASTLE, PA 16105
TEL: 724-657-0001
E-MAIL: ccanl@petrusengineering.net

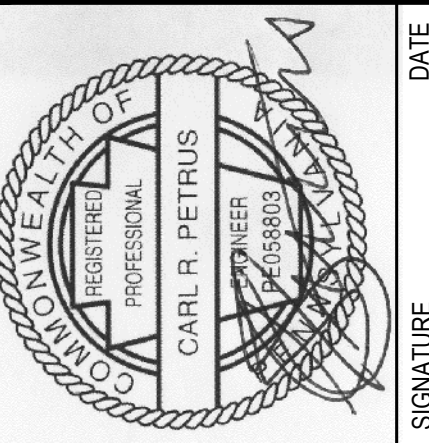


"Design & Engineering Services for Commercial & Industrial Projects"

COVER SHEET

BEAVER STRIP DISTRIBUTION CENTER
TENANT IMPROVEMENT - 160 DRIVING ACADEMY

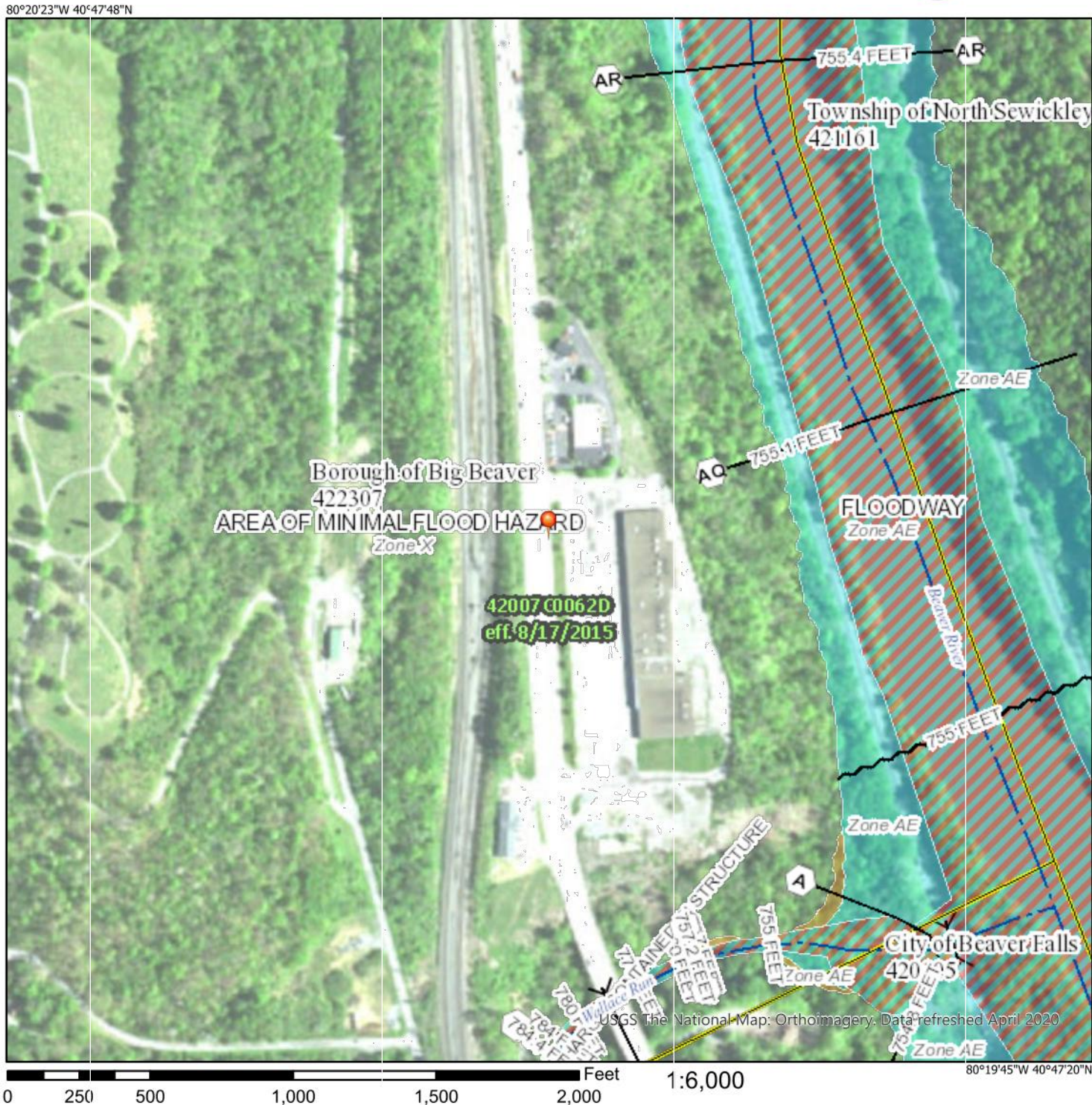
6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010
BEAVER COUNTY



PROJ. NO.: ---	DRAWN BY: JHH
DATE: 12-14-21	CHK'D BY: CP

CS

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone AE, X, D
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

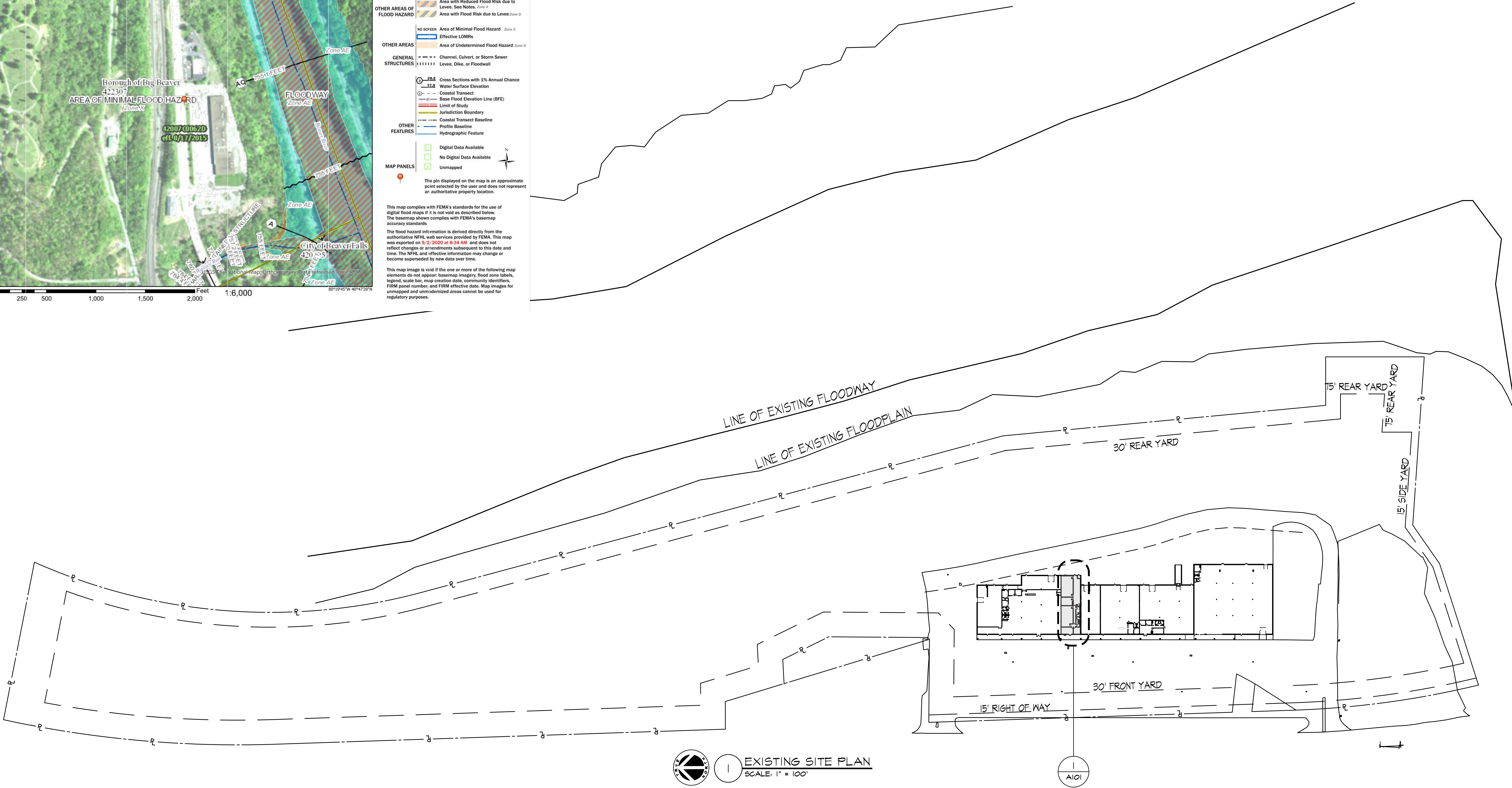
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/2/2020 at 8:54 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.

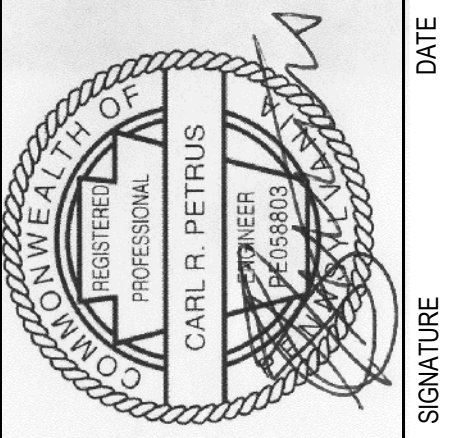


REVISIONS	
Date	Description

26 NESBITT ROAD
SUITE 256
NEW CASTLE, PA 16105
TEL: 724-657-0001
E-MAIL: ccanl@petrusengineering.net

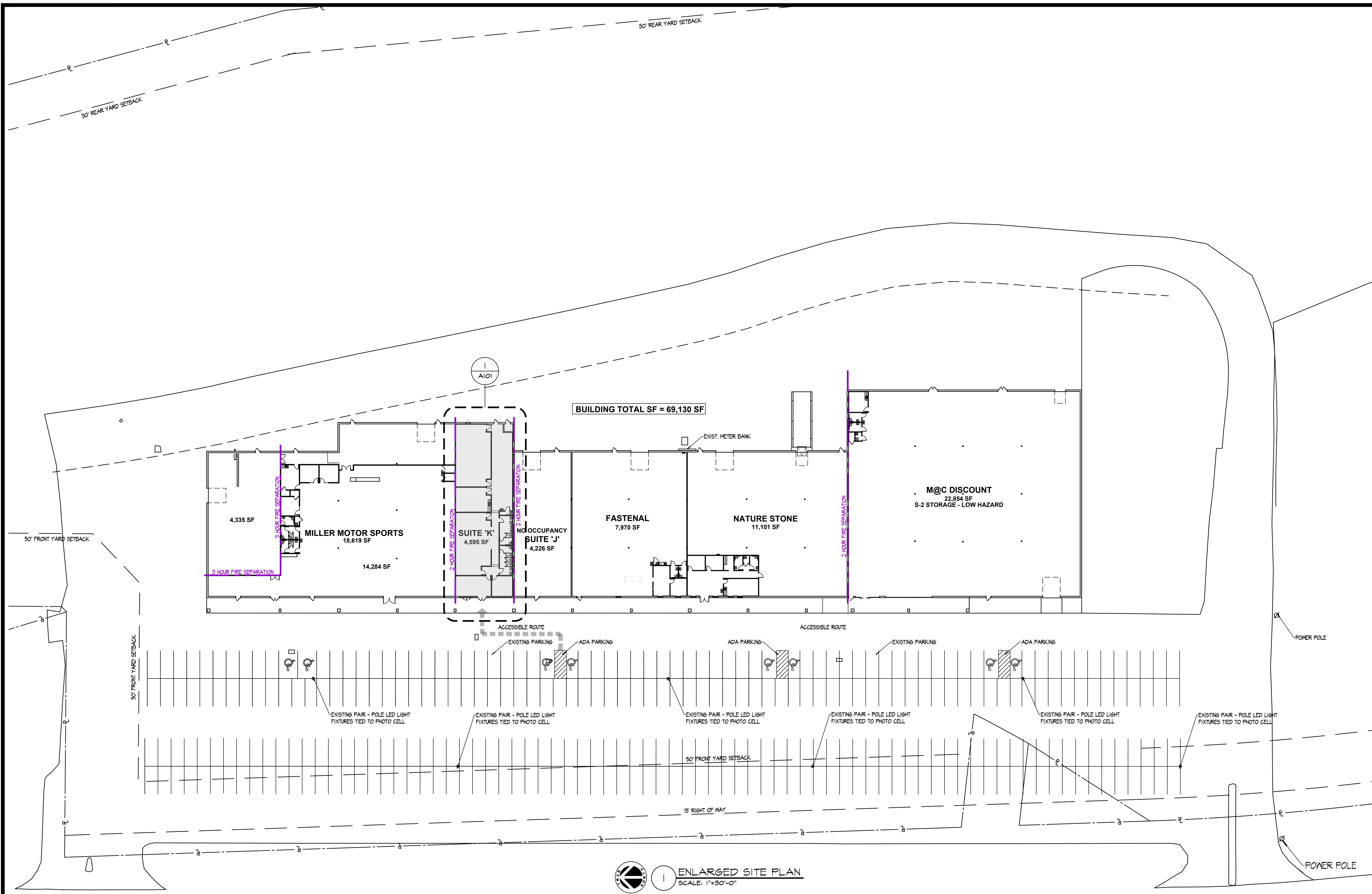


EXISTING SITE PLAN
BEAVER STRIP DISTRIBUTION CENTER
TENANT IMPROVEMENT - 160 DRIVING ACADEMY
6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010
BEAVER COUNTY



PROJ. NO.: ---	DRAWN BY: JJH
DATE: 12-14-21	CHK'D BY: CP

SP100



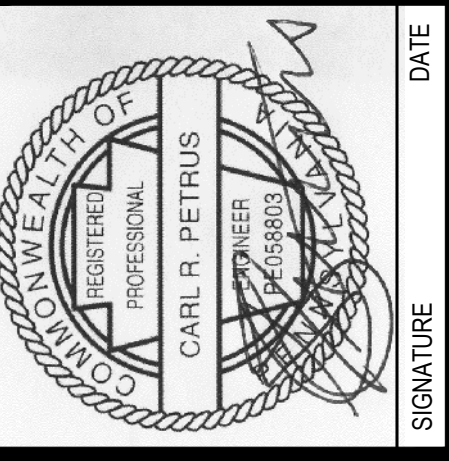
ENLARGED SITE PLAN
SCALE: 1"=30'-0"

REVISIONS	
Date	Description

26 NESBITT ROAD
SUITE 256
NEW CASTLE, PA 16105
TEL: 724-657-0001
E-MAIL: ccan@petrusengineering.net

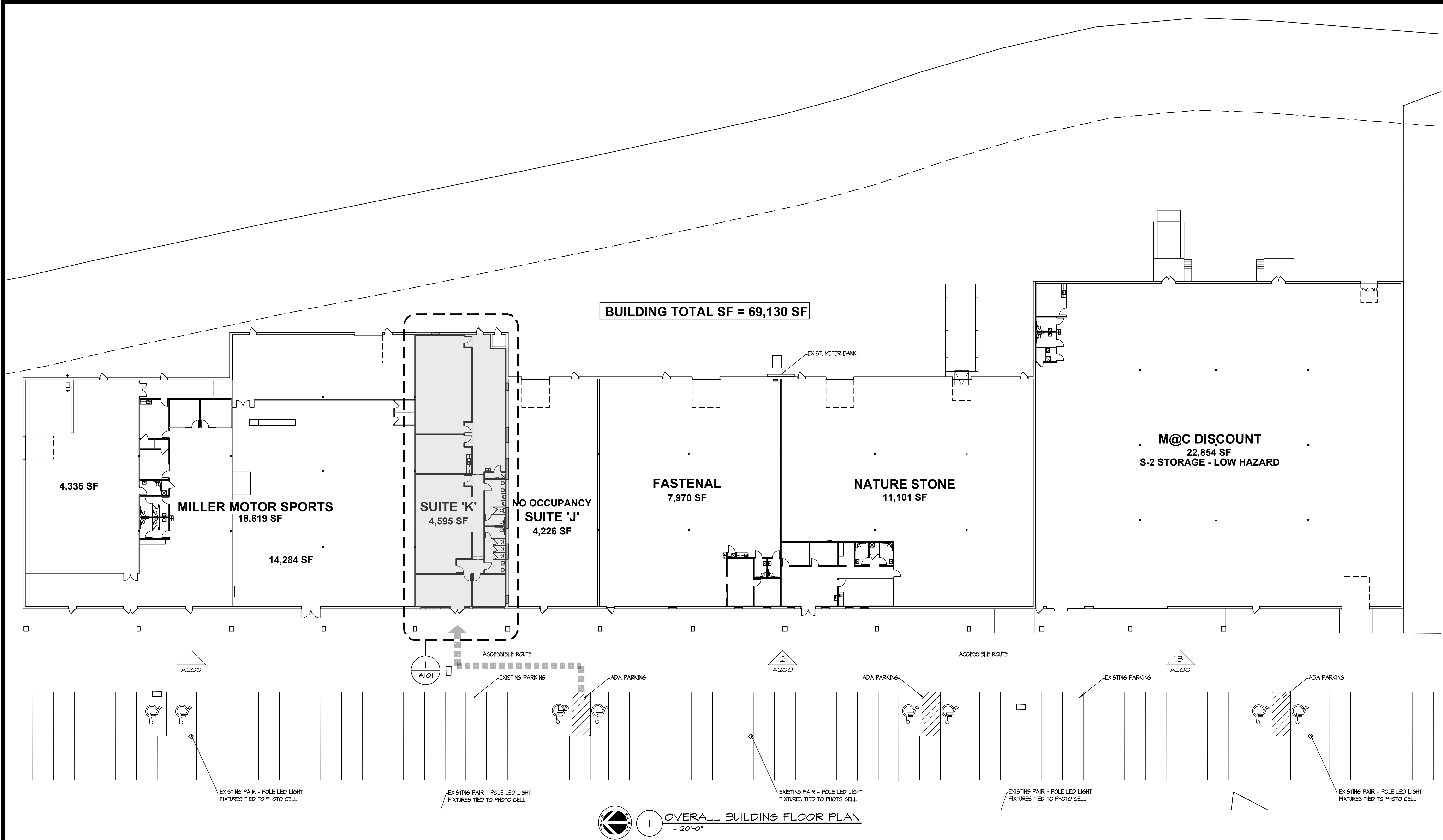


ENLARGED SITE PLAN
BEAVER STRIP DISTRIBUTION CENTER
TENANT IMPROVEMENT - 160 DRIVING ACADEMY
6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010
BEAVER COUNTY



PROJ. NO.: ...	DRAWN BY: JIH
DATE: 12-14-21	CHK'D BY: CP

SP101



BUILDING TOTAL SF = 69,130 SF

4,335 SF

MILLER MOTOR SPORTS
18,619 SF

14,284 SF

SUITE 'K'
4,595 SF

NO OCCUPANCY
SUITE 'J'
4,226 SF

FASTENAL
7,970 SF

NATURE STONE
11,101 SF

M@C DISCOUNT
22,854 SF
S-2 STORAGE - LOW HAZARD

A200

A101

A200

A200

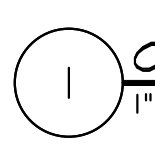
EXISTING PAIR - POLE LED LIGHT
FIXTURES TIED TO PHOTO CELL

EXISTING PAIR - POLE LED LIGHT
FIXTURES TIED TO PHOTO CELL

EXISTING PAIR - POLE LED LIGHT
FIXTURES TIED TO PHOTO CELL

EXISTING PAIR - POLE LED LIGHT
FIXTURES TIED TO PHOTO CELL

EXISTING PAIR - POLE LED LIGHT
FIXTURES TIED TO PHOTO CELL



OVERALL BUILDING FLOOR PLAN

1" = 20'-0"

REVISIONS

Date	Description

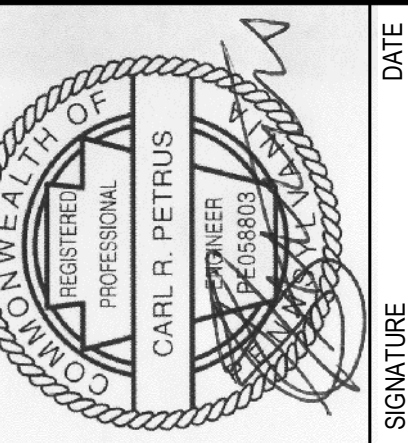
26 NESBITT ROAD
SUITE 256
NEW CASTLE, PA 16105
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E-MAIL: ccarl@petrusengineering.net



OVERALL BUILDING FLOOR PLAN

BEAVER STRIP DISTRIBUTION CENTER
TENANT IMPROVEMENT - 160 DRIVING ACADEMY

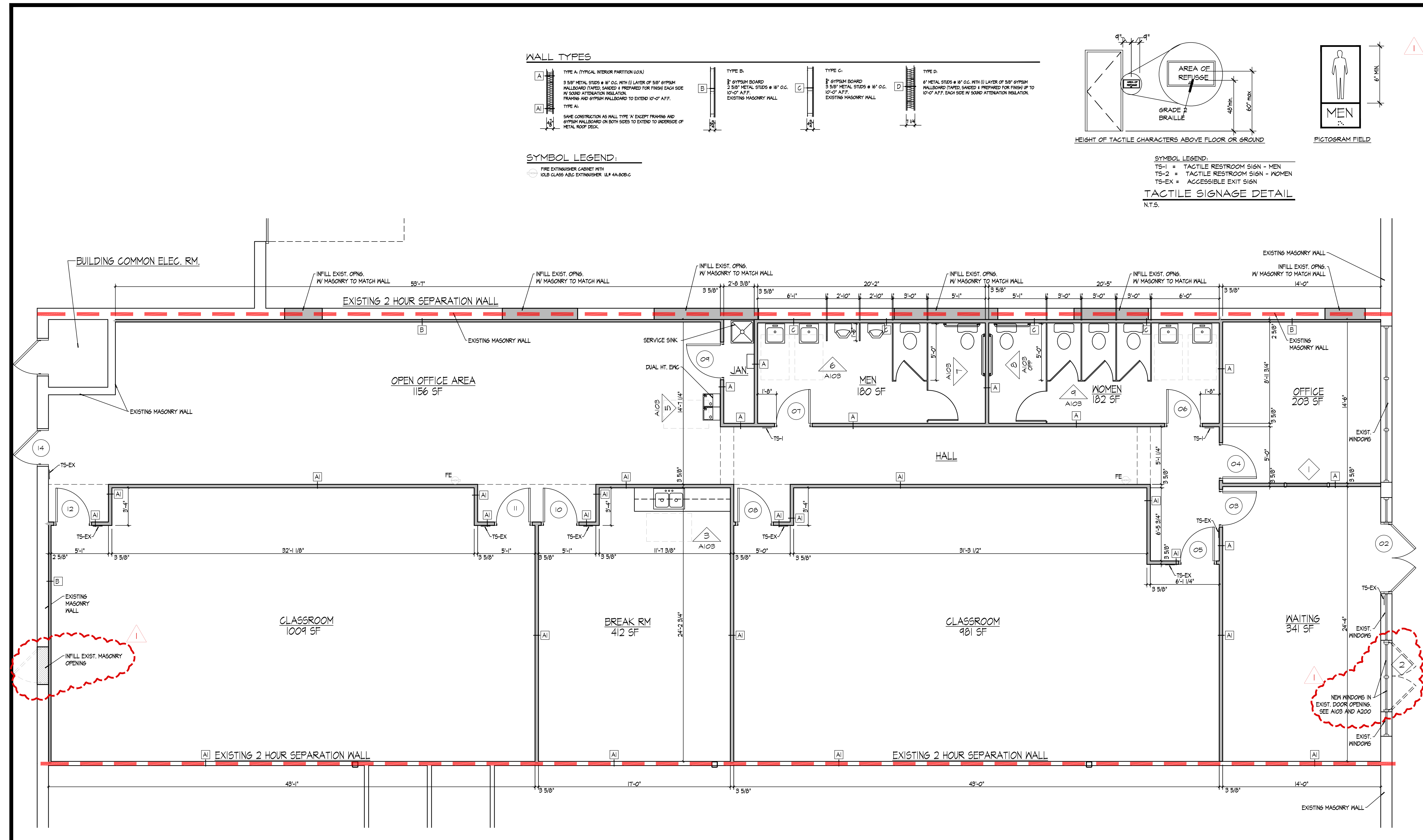
6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010
BEAVER COUNTY



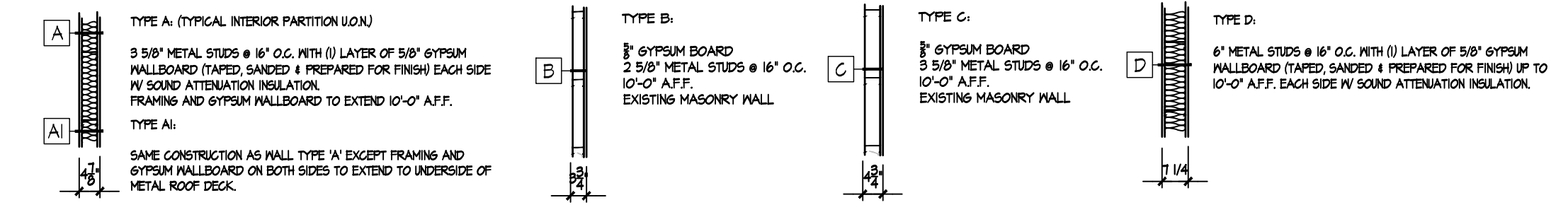
PROJ. NO.:
DATE: 12-14-21

DRAWN BY:
CHK'D BY:

A100

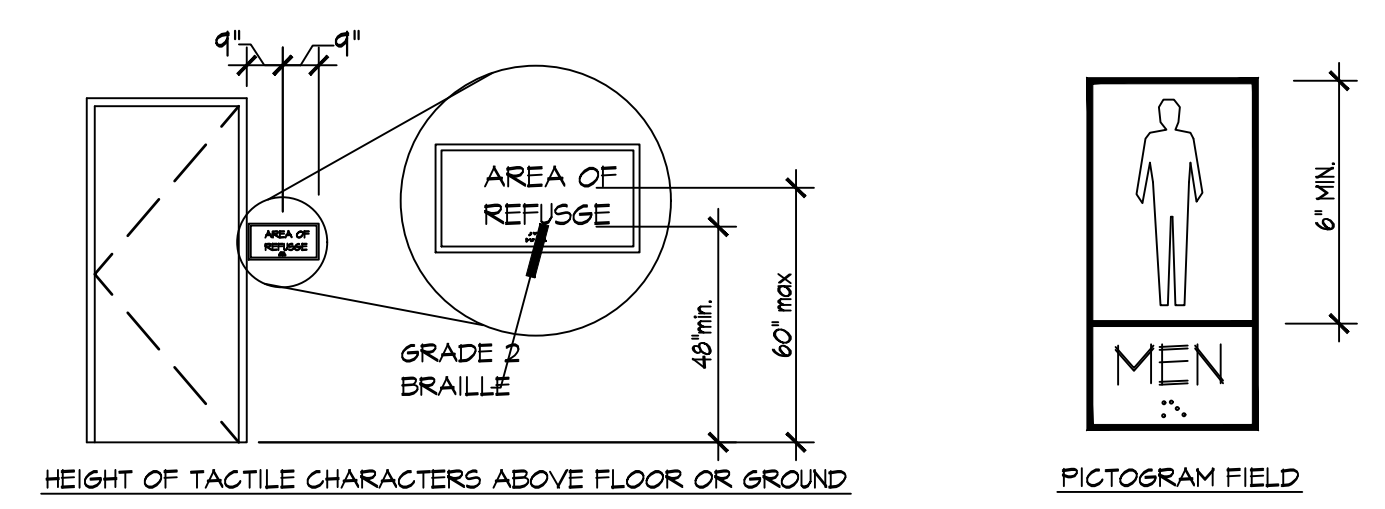


WALL TYPES



SYMBOL LEGEND:

FIRE EXTINGUISHER CABINET WITH 10LB CLASS ABC EXTINGUISHER ULF 4A-80B-C



SYMBOL LEGEND:
TS-1 = TACTILE RESTROOM SIGN - MEN
TS-2 = TACTILE RESTROOM SIGN - WOMEN
TS-EX = ACCESSIBLE EXIT SIGN
TACTILE SIGNAGE DETAIL
N.T.S.

REVISIONS

Date	Description
1/19/22	DOOR & WINDOWS

26 NESBITT ROAD
SUITE 256
NEW CASTLE, PA 16105
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Petrus Engineering
Design & Engineering Services for Commercial & Industrial Projects

PROPOSED FLOOR PLANS
BEAVER STRIP DISTRIBUTION CENTER
TENANT IMPROVEMENT - 160 DRIVING ACADEMY

6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010
BEAVER COUNTY

CARL R. PETRUS
REGISTERED PROFESSIONAL ENGINEER
NO. 1405-8803

DATE
SIGNATURE

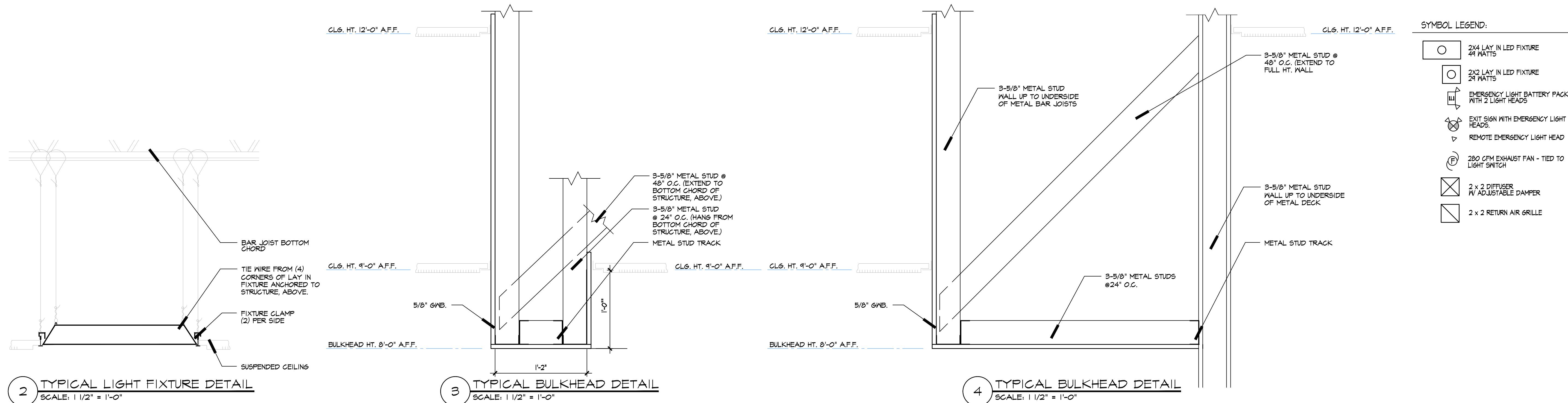
PROJ. NO.:

DATE:
12-14-21

DRAWN BY:
JJH

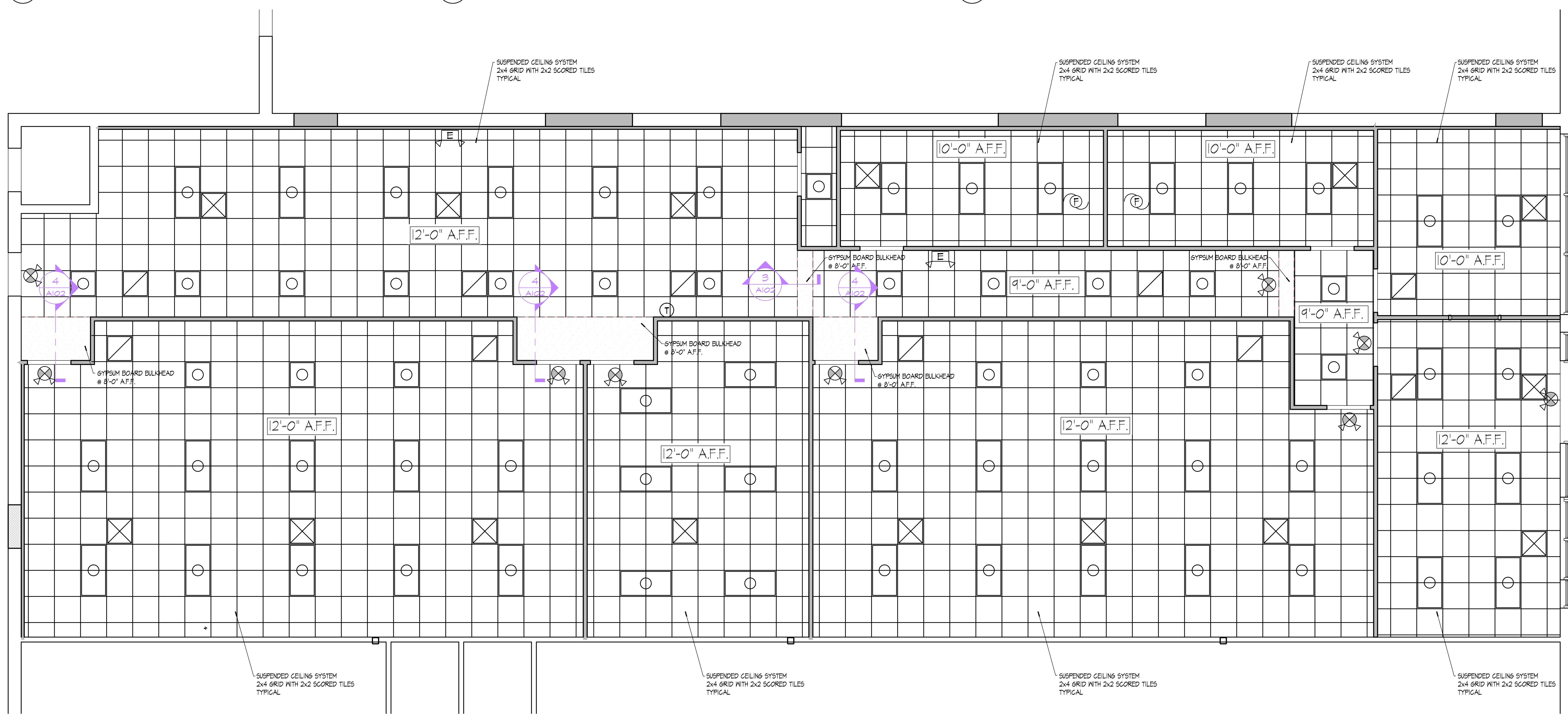
CHK'D BY:
CP

A101



SYMBOL LEGEND:

	2x4 LAY IN LED FIXTURE 44 WATTS
	2x2 LAY IN LED FIXTURE 24 WATTS
	EMERGENCY LIGHT BATTERY PACK WITH 2 LIGHT HEADS
	EXIT SIGN WITH EMERGENCY LIGHT HEADS
	REMOTE EMERGENCY LIGHT HEAD
	280 CFM EXHAUST FAN - TIED TO LIGHT SWITCH
	2 x 2 DIFFUSER w/ ADJUSTABLE DAMPER
	2 x 2 RETURN AIR GRILLE



1 TENANT SPACE CEILING PLAN
SCALE: 1/4" = 1'-0"

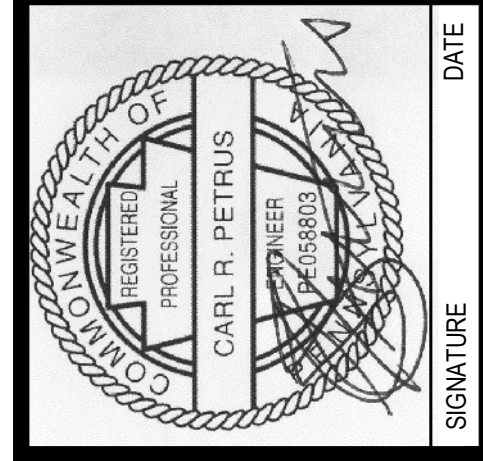
REVISIONS

Date	Description

26 NESBITT ROAD
SUITE 256
NEW CASTLE, PA 16105
TEL: 724-657-0001
E-MAIL: ccanil@petrusengineering.net

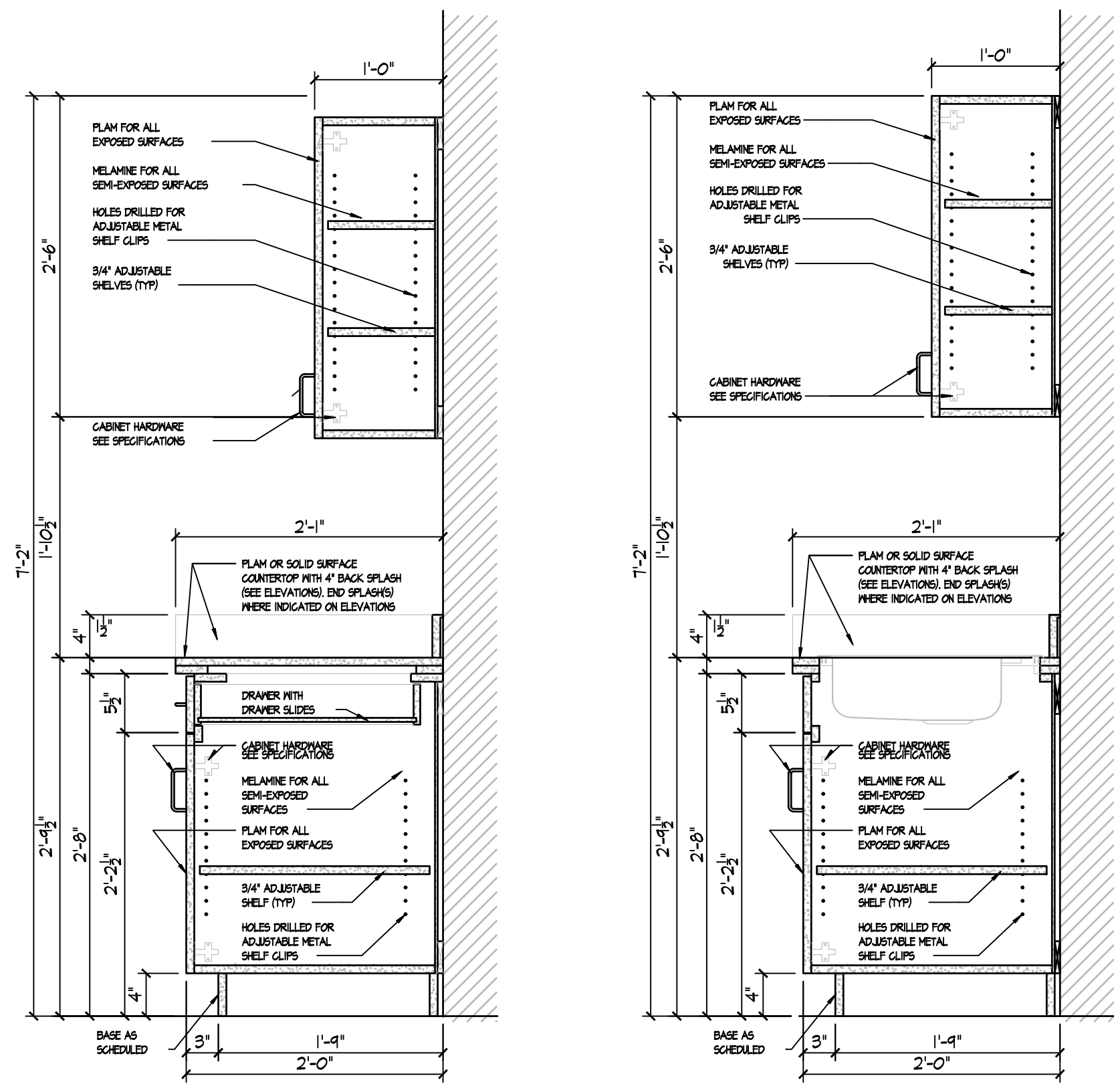


PROPOSED CEILING PLAN
BEAVER STRIP DISTRIBUTION CENTER
TENANT IMPROVEMENT - 160 DRIVING ACADEMY
6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010
BEAVER COUNTY



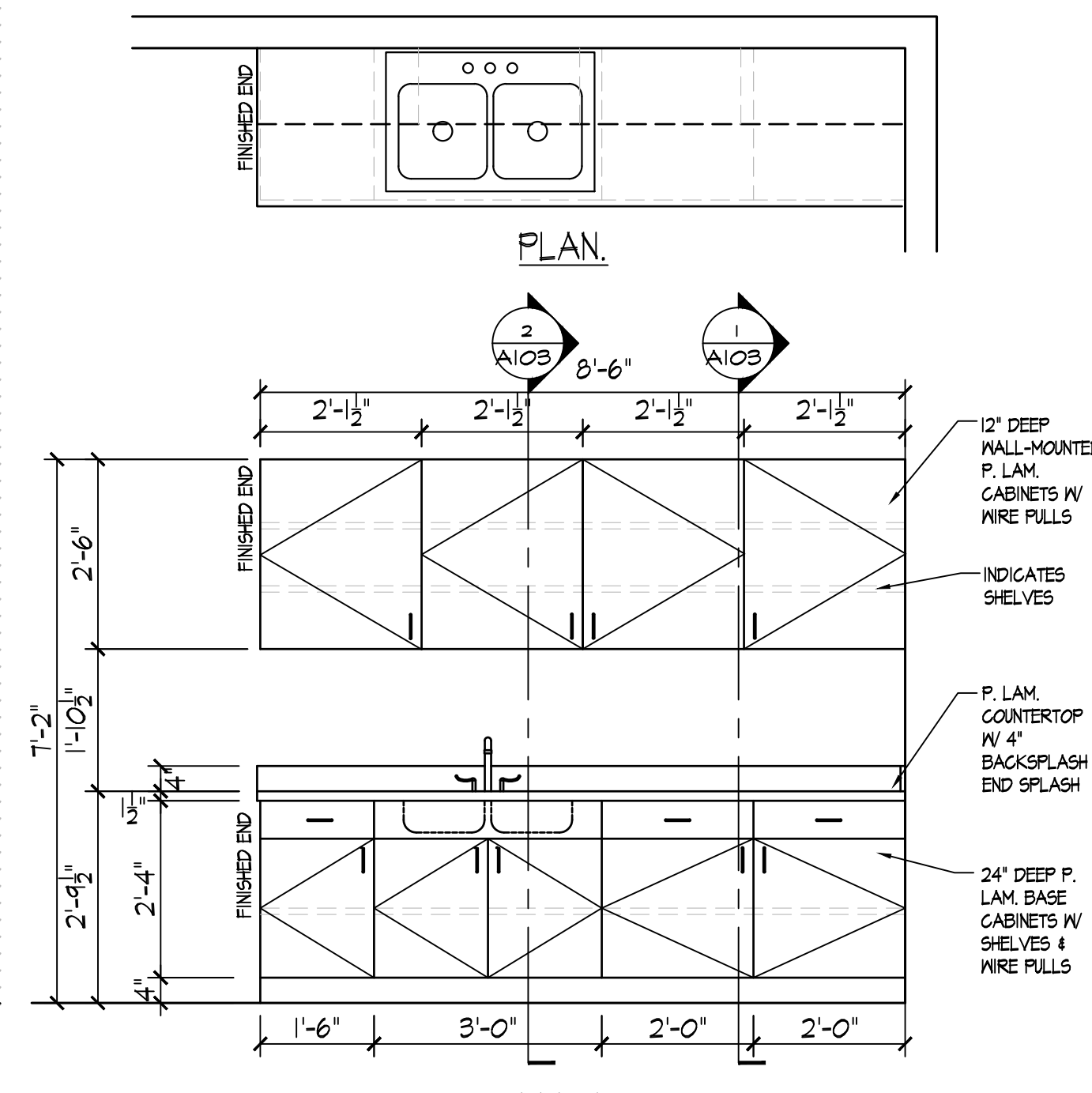
PROJ. NO.: ---	DRAWN BY: JH
DATE: 12-14-21	CHK'D BY: CP

A102

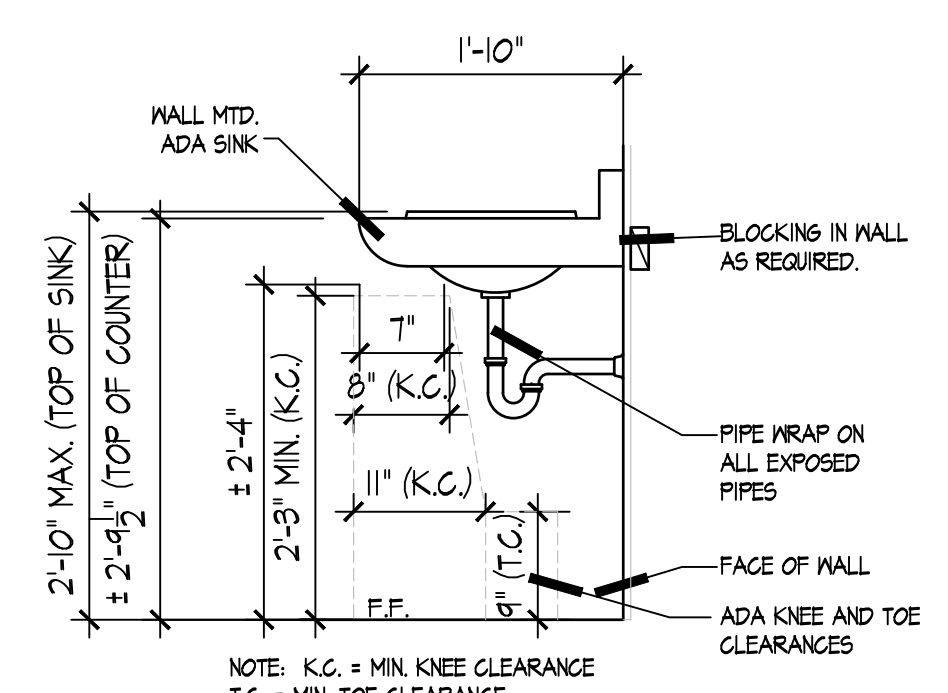


1 SECTION DETAIL
Scale: 1" = 1'-0"

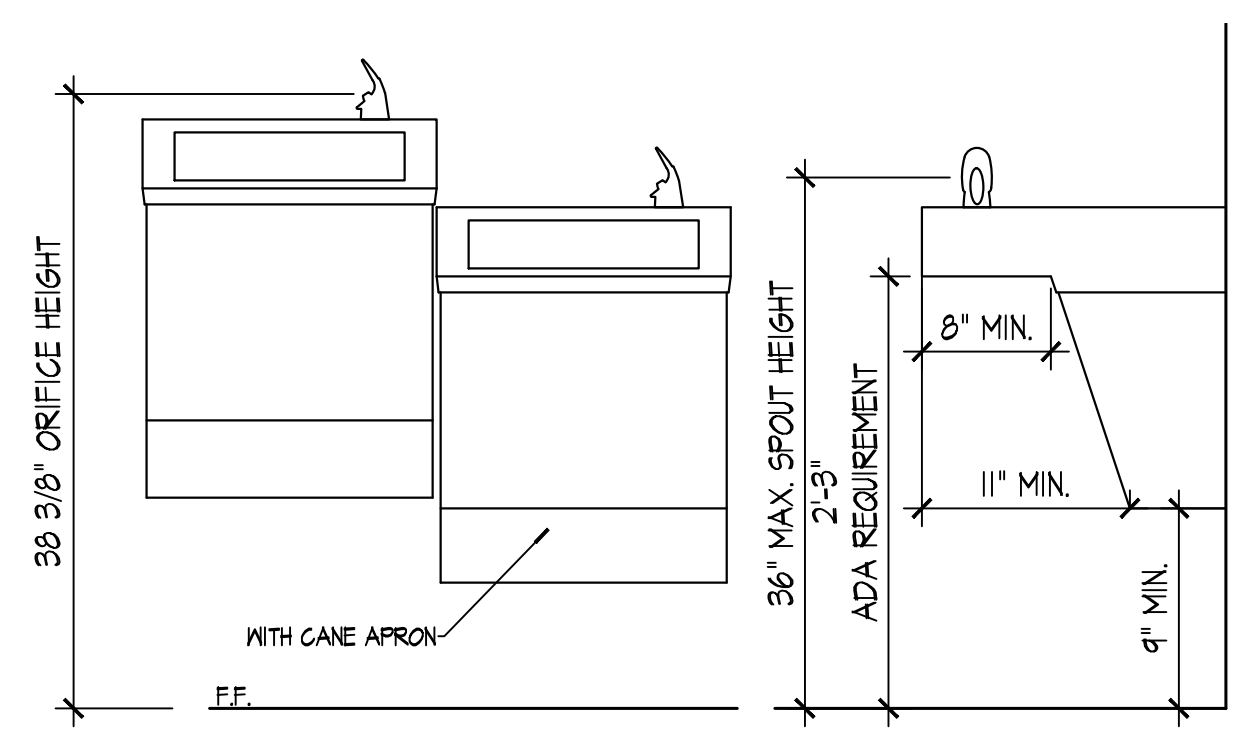
2 SECTION DETAIL
Scale: 1" = 1'-0"



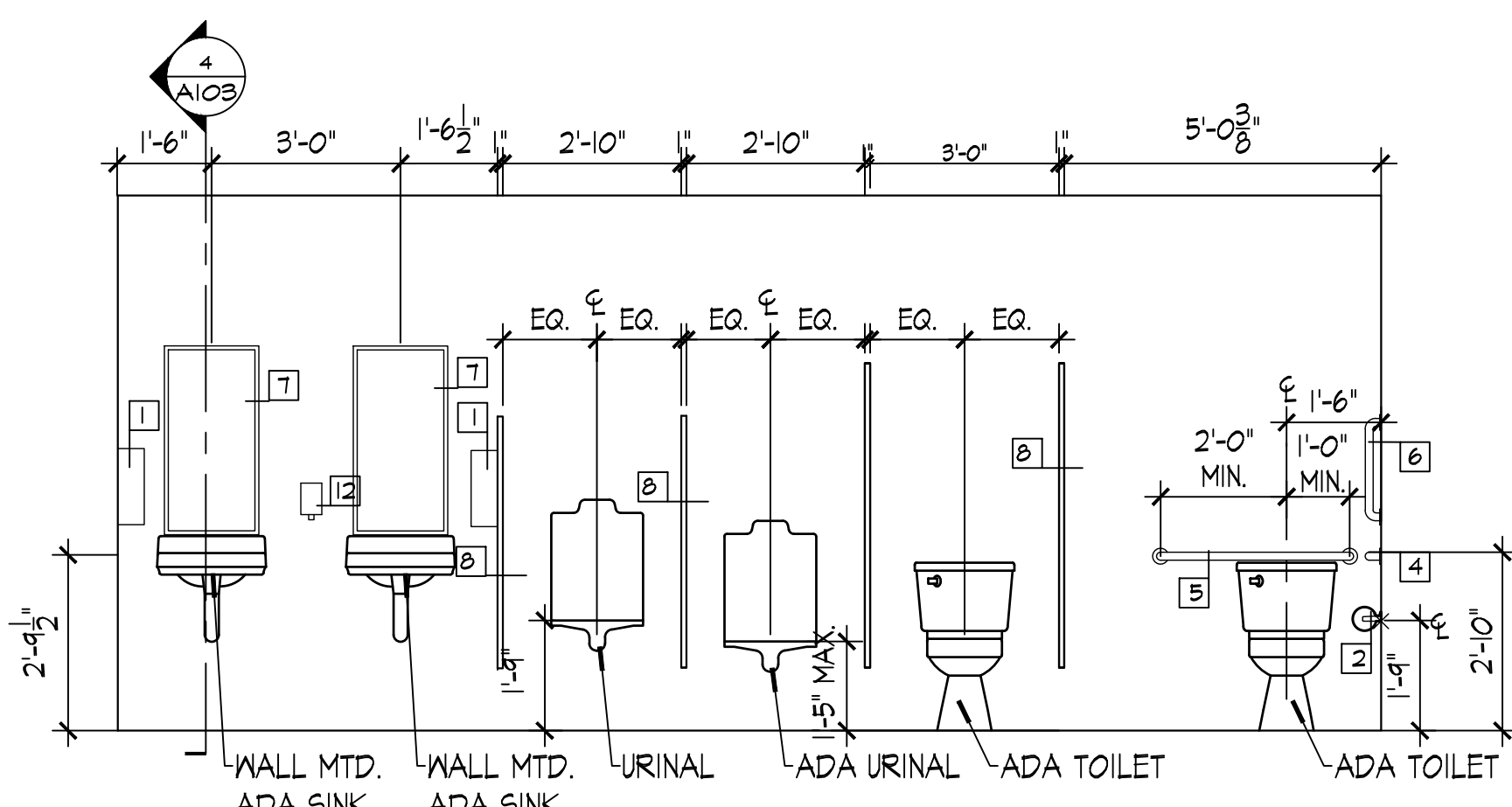
3 MILLWORK ELEVATION
Scale: 1/2" = 1'-0"



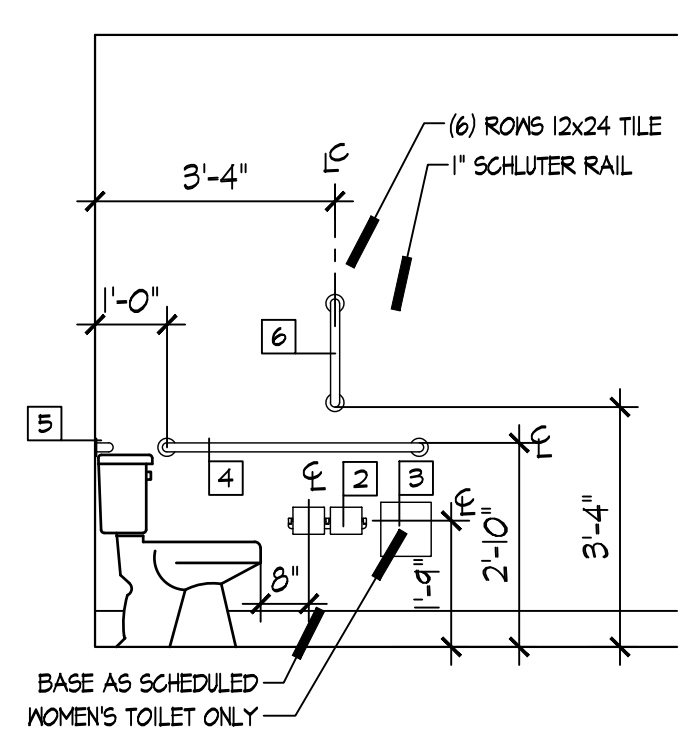
4 WALL MTD. ADA SINK DETAIL
Scale: 3/4" = 1'-0"



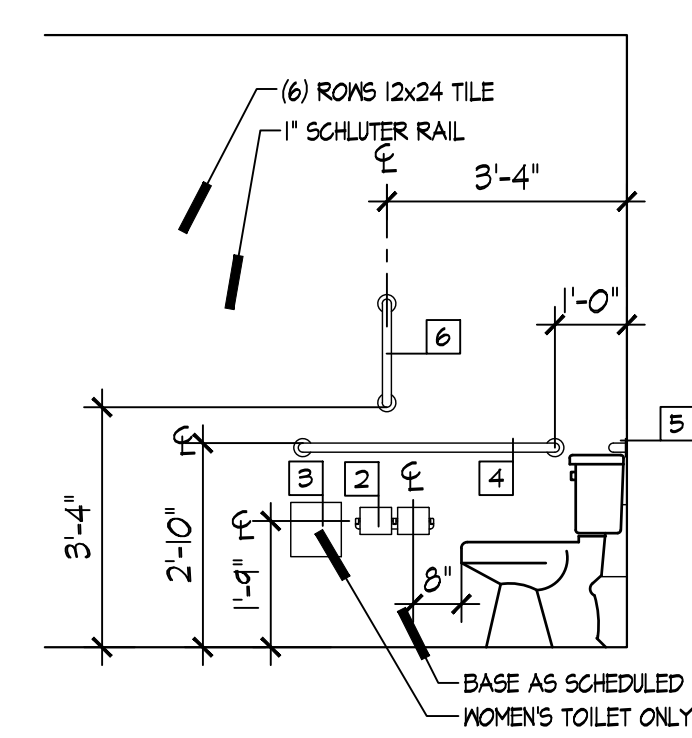
5 WATER COOLER ELEVATION
Scale: 1" = 1'-0"



6 MEN'S ROOM INTERIOR ELEVATION
Scale: 3/8" = 1'-0"

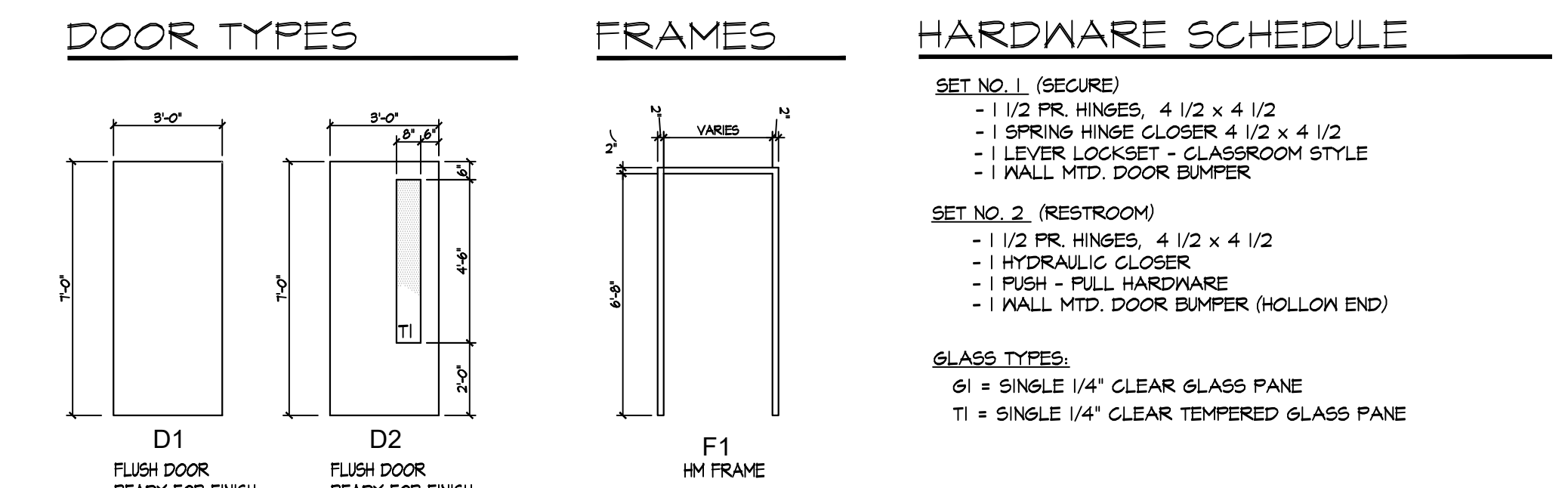


7 TYPICAL ELEVATION
Scale: 3/8" = 1'-0"

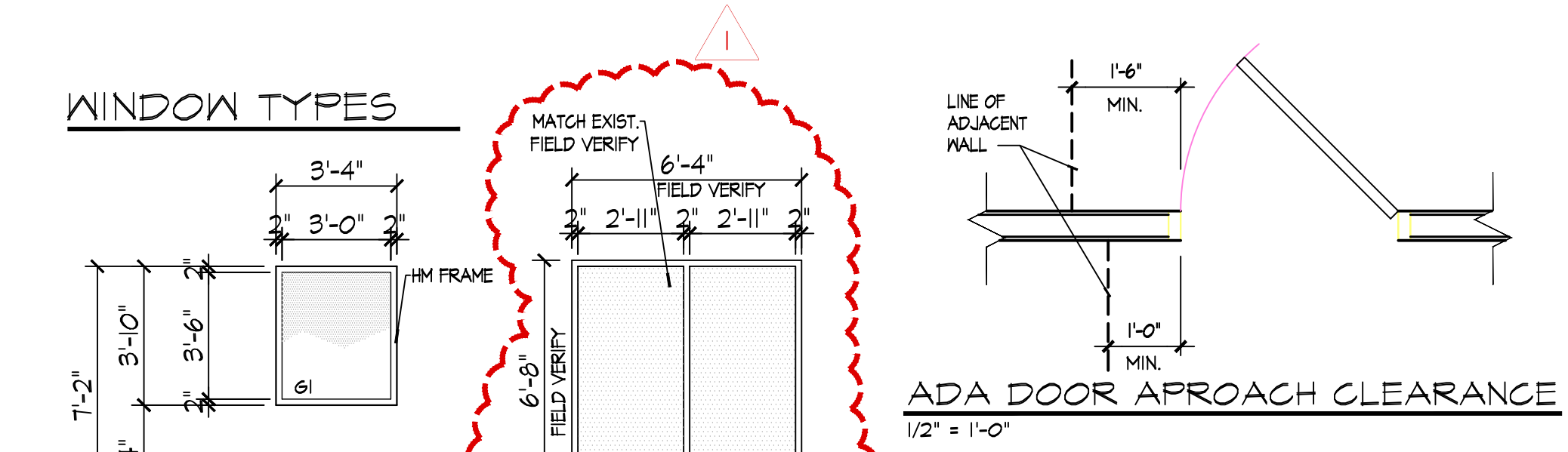


8 TYPICAL ELEVATION
Scale: 3/8" = 1'-0"

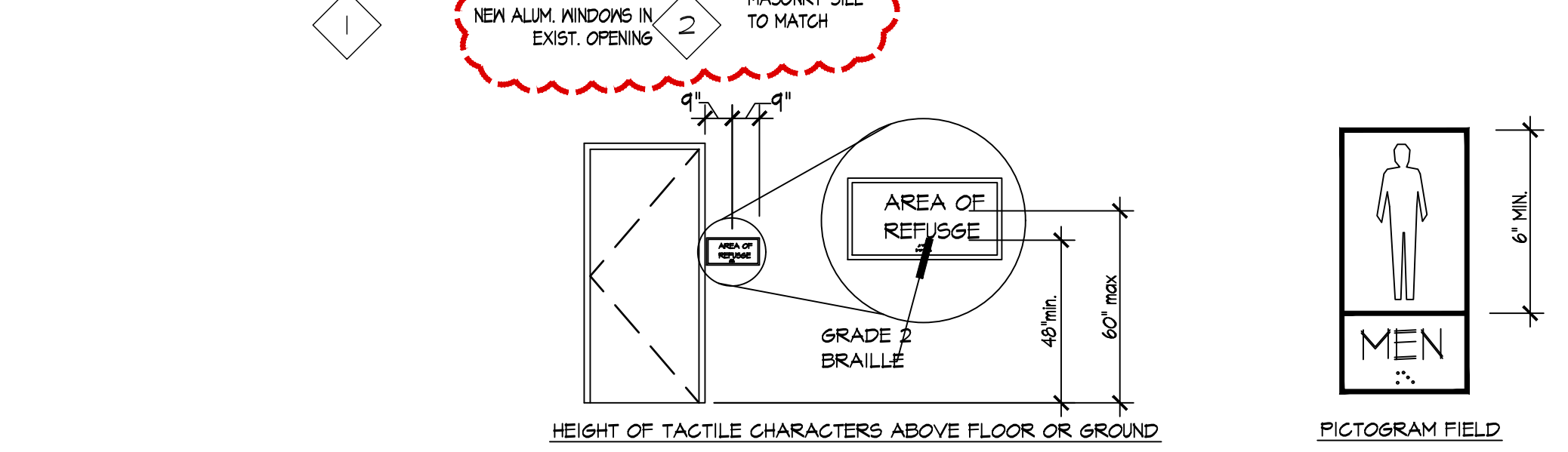
DOOR AND FRAME SCHEDULE														
DOOR					FRAME					HDWR				
#	WD	HGT	THK	MATL	GLZ	SWING	EL	MATL	EL	FIRE RATING LABEL	JAMB	SET NO	#	NOTES
1	NOT USED												1	NOT USED
2	EXISTING												2	EXISTING PAIR ALUM ENTRY DOORS
3	3'-0"	6'-8"	1 3/4"	MD	TI	LH	D2	HM	F-1	---	4 1/2"	1	3	
4	3'-0"	6'-8"	1 3/4"	MD	TI	RH	D2	HM	F-1	---	4 1/2"	1	4	
5	3'-0"	6'-8"	1 3/4"	MD	TI	RH	D2	HM	F-1	---	4 1/2"	1	5	
6	3'-0"	6'-8"	1 3/4"	MD	---	LH	D1	HM	F-1	---	4 1/2"	2	6	
7	3'-0"	6'-8"	1 3/4"	MD	---	RH	D1	HM	F-1	---	4 1/2"	2	7	
8	3'-0"	6'-8"	1 3/4"	MD	---	LH	D2	HM	F-1	---	4 1/2"	1	8	
9	3'-0"	6'-8"	1 3/4"	MD	---	RH	D1	HM	F-1	---	4 1/2"	1	9	
10	3'-0"	6'-8"	1 3/4"	MD	---	LH	D2	HM	F-1	---	4 1/2"	1	10	
11	3'-0"	6'-8"	1 3/4"	MD	---	RH	D2	HM	F-1	---	4 1/2"	1	11	
12	3'-0"	6'-8"	1 3/4"	MD	---	LH	D2	HM	F-1	---	4 1/2"	1	12	
13	NOT USED												13	NOT USED
14	EXISTING												14	EXISTING HM DOOR WITH CLOSER



DOOR TYPES
FRAMES
HARDWARE SCHEDULE



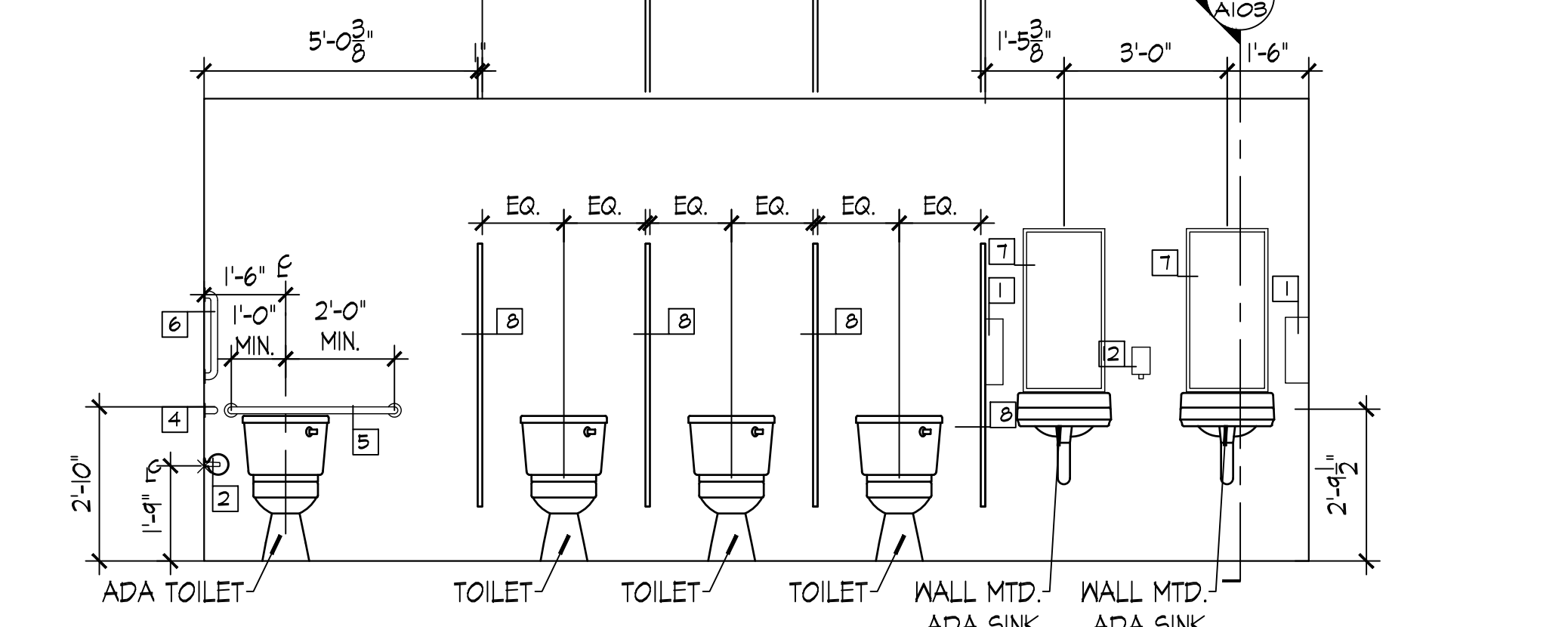
WINDOW TYPES



ADA DOOR APPROACH CLEARANCE
1/2" = 1'-0"



TACTILE SIGNAGE DETAIL
N.T.S.



9 WOMEN'S ROOM INTERIOR ELEVATION
Scale: 3/8" = 1'-0"

REVISIONS

Date	Description
1/19/22	DOOR & WINDOWS

26 NESBITT ROAD
SUITE 256
NEW CASTLE, PA 16105
TEL: 724-657-0001
E-MAIL: ccarl@petrusengineering.net

Petrus Engineering

"Design & Engineering Services for Commercial & Industrial Projects"

DOOR SCHEDULE & ELEVATIONS

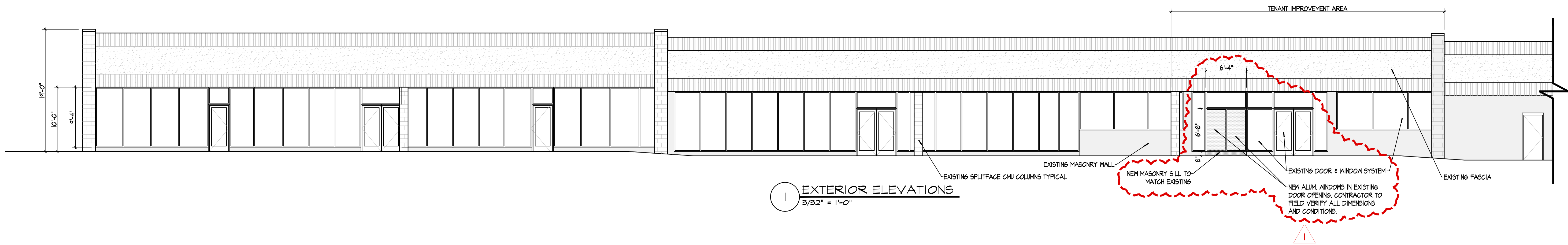
BEAVER STRIP DISTRIBUTION CENTER
TENANT IMPROVEMENT - 160 DRIVING ACADEMY

6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010
BEAVER COUNTY

PROJ. NO.:
DATE: 12-14-21

DRAWN BY:
CHK'D BY: CP

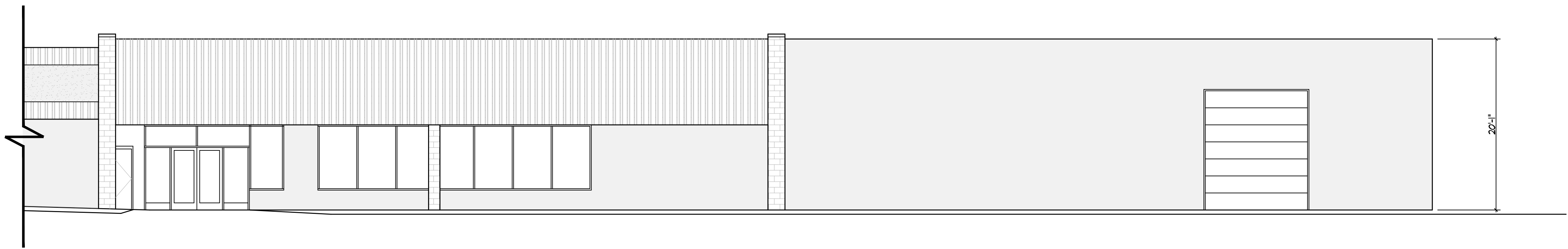
A103



1 EXTERIOR ELEVATIONS
3/32" = 1'-0"



2 EXTERIOR ELEVATIONS
3/32" = 1'-0"



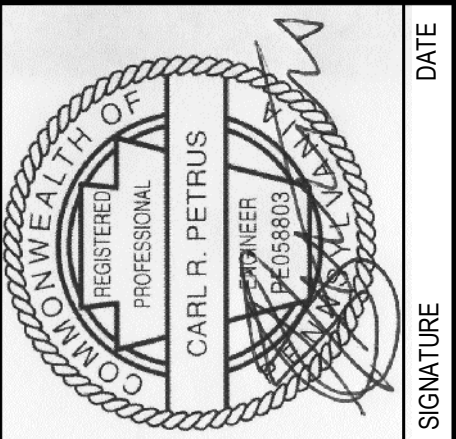
3 EXTERIOR ELEVATIONS
3/32" = 1'-0"

REVISIONS	
Date	Description
1/19/22	DOOR & WINDOWS

26 NESBITT ROAD
SUITE 256
NEW CASTLE, PA 16105
TEL: 724-657-0001
E-MAIL: cccarl@petrusengineering.net



EXTERIOR ELEVATIONS
BEAVER STRIP DISTRIBUTION CENTER
TENANT IMPROVEMENT - 160 DRIVING ACADEMY
6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010
BEAVER COUNTY



SIGNATURE

DATE

PROJ. NO.:

DATE:
12-14-21

DRAWN BY:
JJH

CHK'D BY:
CP

A200

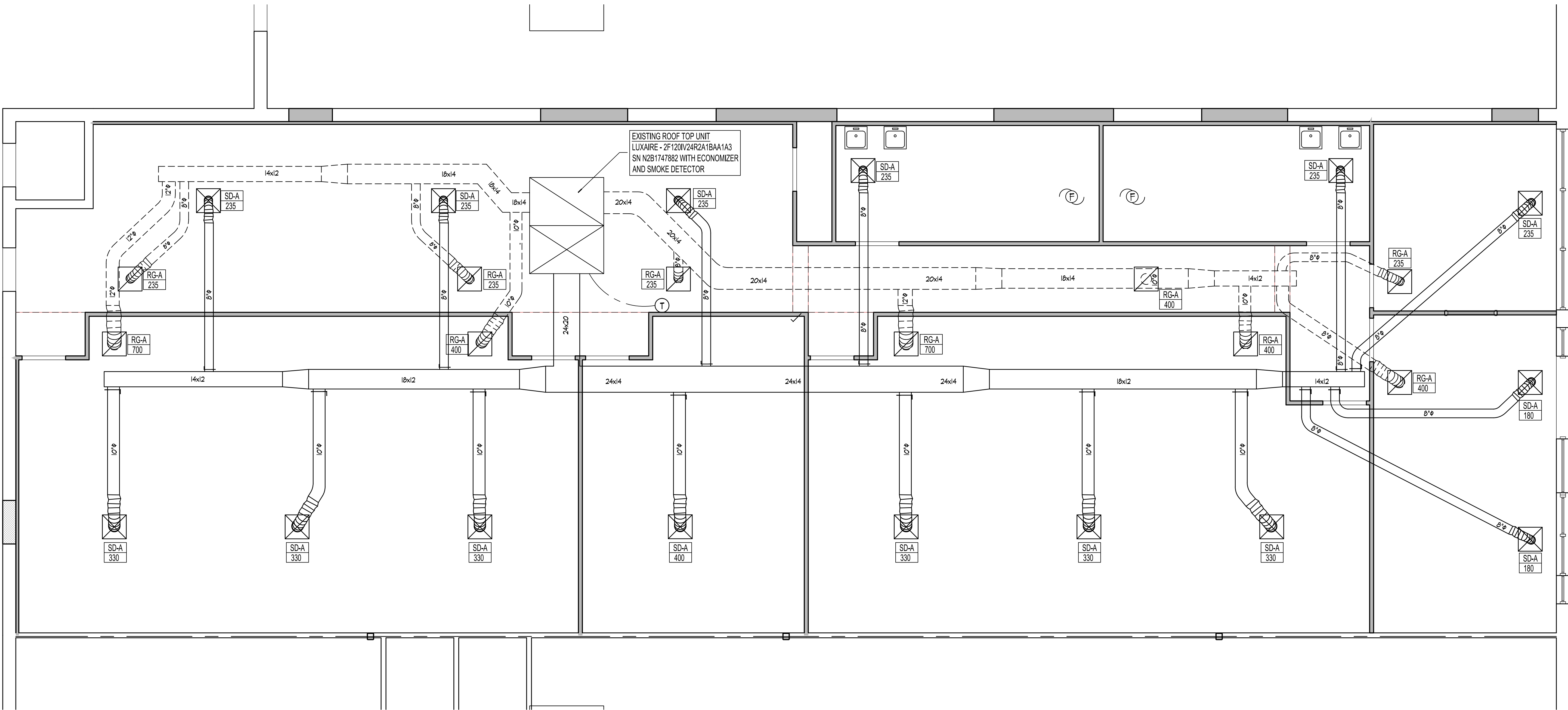
Room No.	Room Description	Area, S.F.	Occupant Density 1000 sqft	CFM/person	OA Rate, CFM/SF	Total OA Required, CFM
	lobby	341	10	5	0.06	37.5
	class room	1990	35	10	0.12	935.3
	Corridor	250	0	0	0.06	15.0
	restrooms	362	0	0	0	0.0
	office	1240	5	5	0.06	105.4
	break room	412	50	5	0.06	127.7
						0.0
						0.0
						0.0
TOTALS		4595				1220.9

CFM UP TO	MIN. DUCT (" DIAM)	MIN. DUCT (" /')
110	6	8/4
290	8	12/5
420	10	12/8
650	12	12/10
1000	14	12/14
1400	16	12/18
1900	18	12/24
2600	20	12/30

- NOTES:
- ALL WORK SHALL BE DONE IN STRICT CONFORMANCE TO THE MOST RECENT REVISIONS OF INTERNATIONAL BUILDING CODE, N.E.C. AND ALL APPLICABLE LOCAL STATUTES AND ORDINANCES. ALL EQUIPMENT, VALVING, INSTRUMENTATION SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
 - ALL DISCONNECTS AND STARTERS SUPPLIED BY MECHANICAL CONTRACTOR.
 - ALL CONTROL WIRING SUPPLIED BY MECHANICAL CONTRACTOR.
 - MECHANICAL CONTRACTOR (M.C.) SHALL VERIFY IN THE FIELD ALL REFERENCE DIMENSIONS SHOWN FROM THE EXTERIOR WALL SURFACE. M.C. SHALL INSTALL ALL CONTROL WIRING ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - DUCTS SHALL BE CONSTRUCTED AND SEALED ACCORDING TO 2015 ENERGY CODE TABLE DUCT SYSTEM CONSTRUCTION AND SEALING.
 - DUCTS SHALL BE INSULATED ACCORDING TO 2015 ENERGY CODE TABLE.
 - HVAC EQUIPMENT MUST BE SIZED PER THE ASHRAE/ACCA STANDARD 183 OR ACCA MANUAL N, AND MUST MEET THE MINIMUM EFFICIENCIES PER 2015 ENERGY CODE TABLE 403.2.3(1)(8).
 - VENTILATION RATES SHALL MEET THE 2015 ENERGY CODE MINIMUM VENTILATION RATES.

SYMBOL LEGEND

- TAG
- CFM NUMBER
- INCHES DIAMETER DUCT SIZE
- RECTANGULAR DUCT SIZE (FACE HEIGHT)
- THERMOSTAT
- EF-1 (GF-1 EXHAUST FAN) GRAVITY VENT 280 CFM VENT THRU ROOF
- 2x2 SUPPLY DIFFUSER
- 2x2 RETURN AIR VENT
- SUPPLY DUCT WORK
- RETURN AIR DUCT WORK



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

REVISIONS

Date	Description

26 NESBITT ROAD
SUITE 256
NEW CASTLE, PA 16105
TEL: 724-657-0001
E-MAIL: ccarl@petrusengineering.net

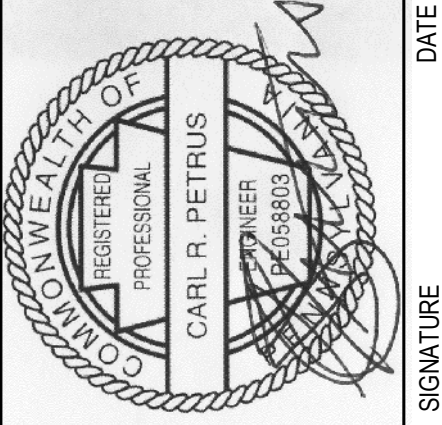


"Design & Engineering Services for Commercial & Industrial Projects"

MECHANICAL PLANS

BEAVER STRIP DISTRIBUTION CENTER
TENANT IMPROVEMENT - 160 DRIVING ACADEMY

6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010
BEAVER COUNTY



CARL R. PETRUS
REGISTERED PROFESSIONAL ENGINEER
STATE OF PENNSYLVANIA
LICENSE NO. 1405-8803

DATE
12-14-21

PROJ. NO.

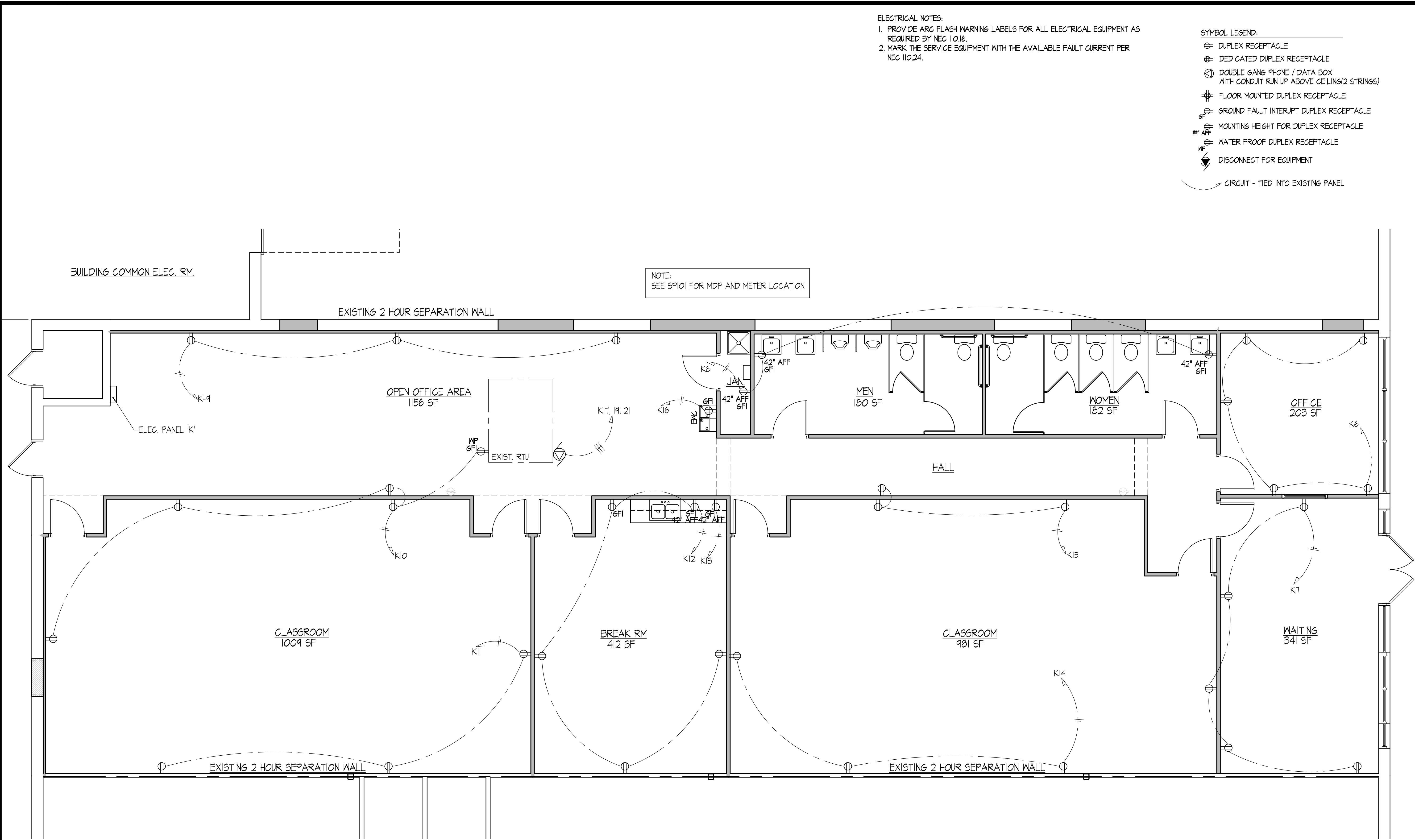
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JH

CHK'D BY:
CP

SIGNATURE

DATE

M100



REVISIONS

Date	Description

26 NESBITT ROAD
SUITE 256
NEW CASTLE, PA 16105
TEL: 724-657-0001
E-MAIL: ccarl@petrusengineering.net

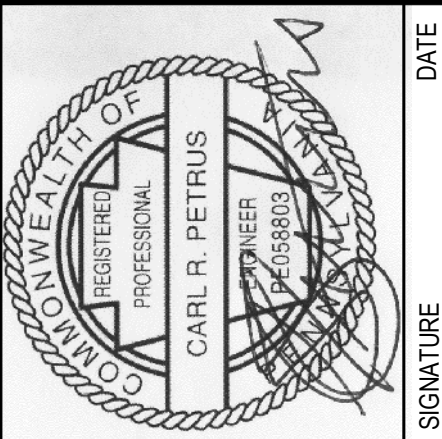


Petrus Engineering
"Design & Engineering Services for Commercial & Industrial Projects"

ELECTRICAL POWER PLAN

BEAVER STRIP DISTRIBUTION CENTER
TENANT IMPROVEMENT - 160 DRIVING ACADEMY

6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010
BEAVER COUNTY



CARL R. PETRUS
REGISTERED PROFESSIONAL ENGINEER
STATE OF PENNSYLVANIA
LICENSE NO. 1405-8803

PROJ. NO.: ---	DRAWN BY: JJH
DATE: 12-14-21	CHK'D BY: CP

E100

SYMBOL LEGEND:

- 2X4 LAY IN LED FIXTURE
44 WATTS

2X2 LAY IN LED FIXTURE
24 WATTS

EMERGENCY LIGHT BATTERY PACK
WITH 2 LIGHT HEADS

EXIT SIGN WITH EMERGENCY LIGHT
HEADS

REMOTE EMERGENCY LIGHT HEAD

280 CFM EXHAUST FAN - TIED TO
LIGHT SWITCH
- \$

SINGLE POLE SWITCH

\$₃

THREEWAY SWITCH

P

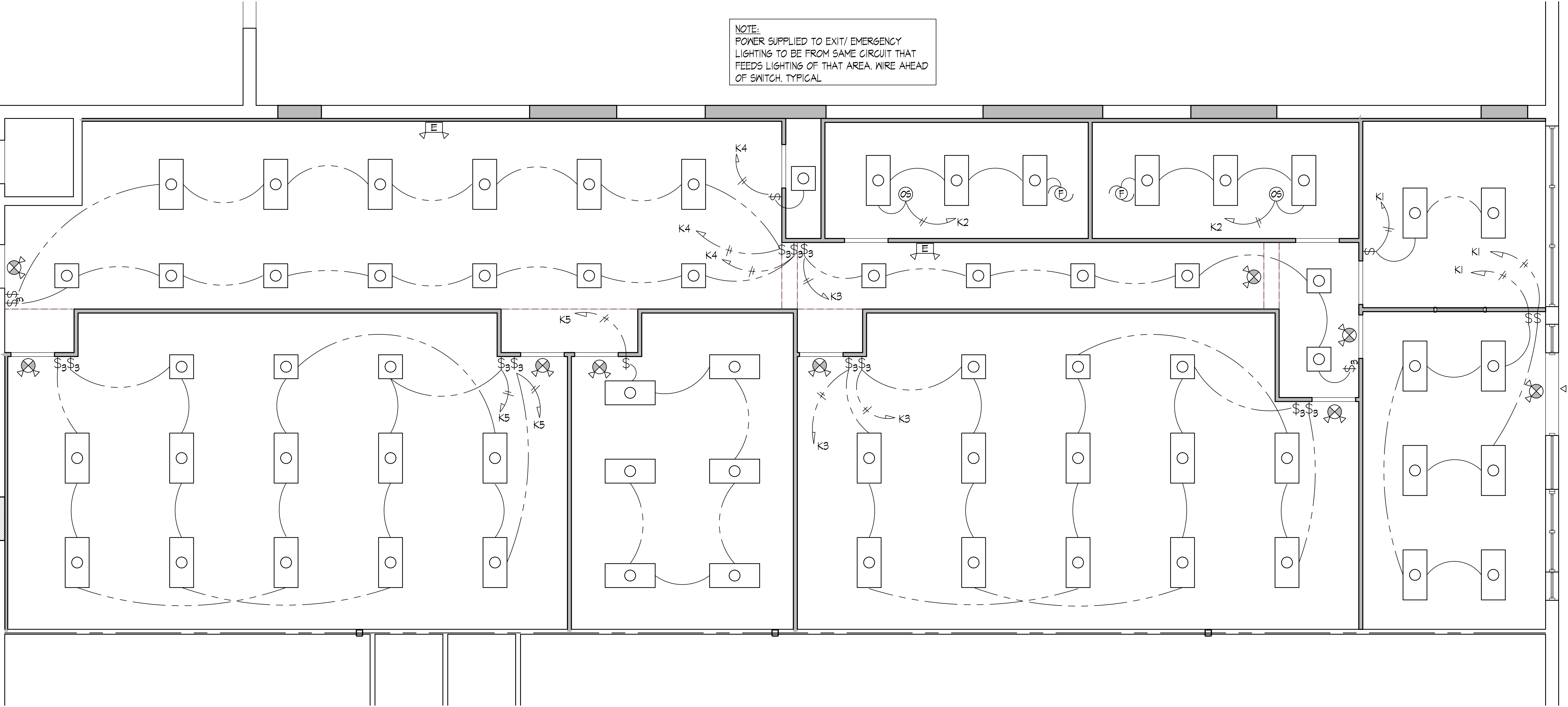
PHOTO CELL

OS

OCCUPANCY SENSOR LIGHT
SWITCH

LIGHT CIRCUIT TIED INTO EXISTING
PANEL

NOTE:
POWER SUPPLIED TO EXIT/ EMERGENCY
LIGHTING TO BE FROM SAME CIRCUIT THAT
FEEDS LIGHTING OF THAT AREA. WIRE AHEAD
OF SWITCH, TYPICAL



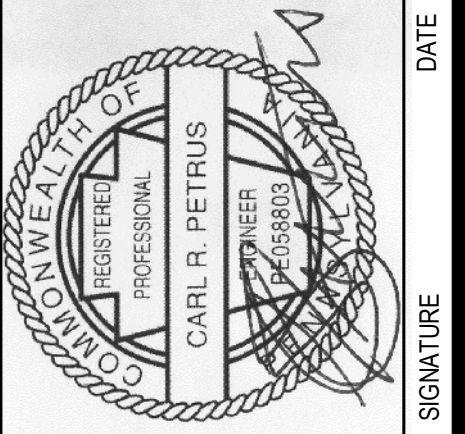
 1 ELECTRICAL LIGHTING PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	
Date	Description

26 NESBITT ROAD
SUITE 256
NEW CASTLE, PA 16105
TEL: 724-657-0001
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ELECTRICAL LIGHTING PLAN
BEAVER STRIP DISTRIBUTION CENTER
TENANT IMPROVEMENT - 160 DRIVING ACADEMY
6800 BIG BEAVER BLVD. BEAVER FALLS PA 15010
BEAVER COUNTY



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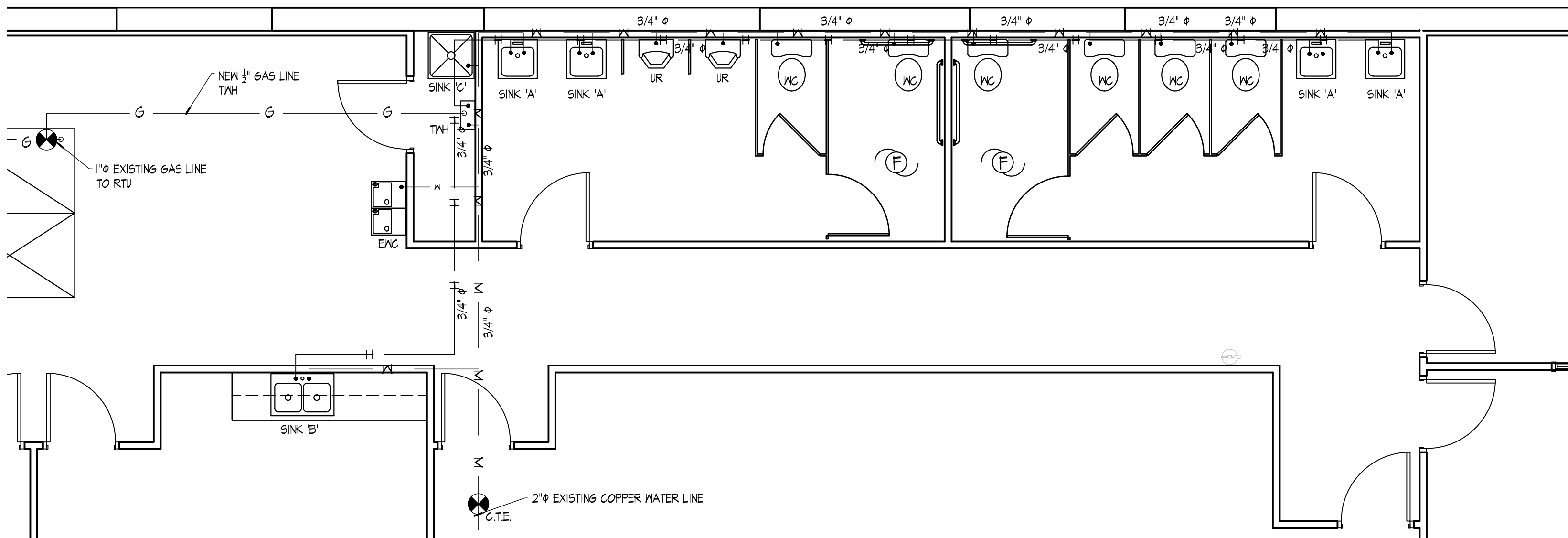
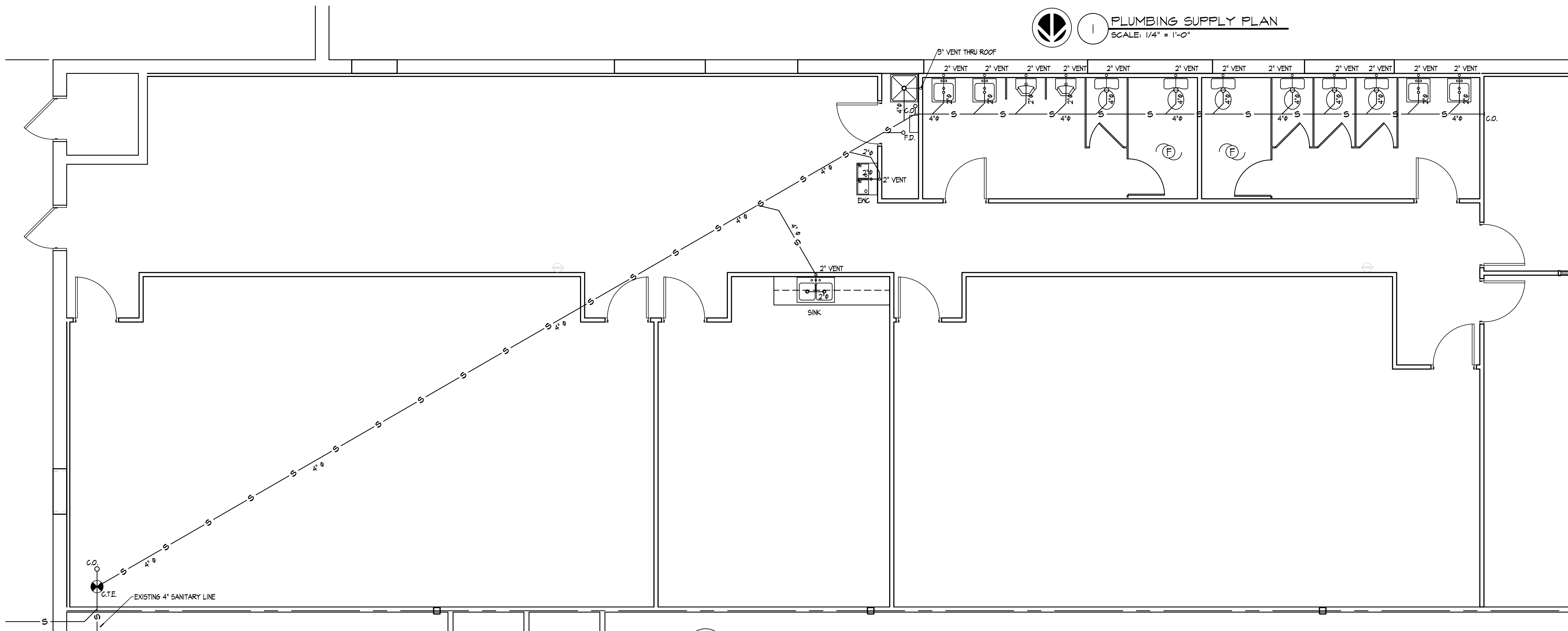
E101

PLUMBING NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTL. PLUMBING CODE CODE.
- ALL SANITARY AND VENT PIPING SHALL BE SCHEDULE 40 PVC, WITH THE NOMINAL DIAMETERS AS INDICATED IN THE 'PLUMBING PLAN.' PLUMBING CONTRACTOR (P.C.) SHALL BE RESPONSIBLE FOR ESTABLISHING THE INVERT DEPTH AT THE INTERCEPT POINTS WITH THE EXISTING SANITARY DRAIN AND P.C. SHALL MAINTAIN A MINIMUM SLOPE OF 1/8" PER FOOT THROUGHOUT.
- ALL PLUMBING DEVICES AND FIXTURES SHALL BE INSTALLED IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ALL INSTALLED PIPING & PEX TUBING (SANITARY, POTABLE WATER AND HOT WATER) SHALL BE PRESSURE TESTED AT 1-1/2 TIMES ITS OPERATING PRESSURE (100 PSI TEST FOR POTABLE WATER LINES) FOR A MINIMUM OF 30 MINUTES.
- ALL PIPING THAT IS TO PASS THROUGH A FLOOR SLAB (FIRST AND/OR SECOND LEVEL) SHALL PASS THROUGH INSERTED SLEEVES THAT ARE FITTED TO PERMIT EXPANSION OF THE PIPING.
- ALL PIPING PLANS ARE DIAGRAMMATIC. P.C. IS RESPONSIBLE FOR ESTABLISHING ACTUAL PIPE ROUTING IN AS COST EFFECTIVE MANNER AS POSSIBLE WITHOUT SACRIFICING THE PERFORMANCE OF ANY INDIVIDUAL FIXTURES.
- PLUMBING CONTRACTOR SHALL UTILIZE OWNER-SUPPLIED CUT SHEETS FOR EXACT DRAIN AND SUPPLY LOCATIONS.
- ALL SANITARY VENTS SHALL BE THROUGH NEAREST WALL TO FIXTURE (IE, WHERE FEASIBLE, NO VENTS SHALL BE VISIBLE TO OCCUPANTS).
- EMERGENCY FLOOR DRAIN TRAPS AND TRAP SEALS SUBJECT TO EVAPORATION SHALL BE PROTECTED BY ONE OF THE METHODS LISTED IN SECTION 1002.4.1.1 THROUGH 1002.4.1.4 OF THE 2015 INTERNATIONAL PLUMBING CODE (IE, POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE, RECLAIMED OR GRAY WATER-SUPPLIED TRAP SEAL PRIMER VALVE, WASTE WATER-SUPPLIED TRAP SEAL PRIMER VALVE, BARRIER-TYPE TRAP SEAL PROTECTION DEVICE, AS APPLICABLE).

PLUMBING LEGEND

— W —	— W —	- WATER SUPPLY
— H —	— H —	- HOT WATER SUPPLY
— S —	— S —	- SANITARY
— V —	— V —	- VENT
— G —	— G —	- NATURAL GAS SUPPLY
○ C.O.		- CLEAN-OUT
○ F.D.		- FLOOR DRAIN
⊗ C.T.E.		- CONNECT TO EXISTING
⊞		- WATER UTILITY METER

PLUMBING SUPPLY PLAN
SCALE: 1/4" = 1'-0"SANITARY PLUMBING PLAN
SCALE: 1/4" = 1'-0"

DFU SCHEDULE								
FIXTURE	ROOM	GPM	TABLE 709.1			DRAIN SIZE	VENT SIZE	CW SUPPLY DIA
			DFU EACH	FIXTURES	TOTAL			HW SUPPLY DIA
SINK 'A'	RESTROOMS	1.5	1	4	4	1-1/4"	1-1/4"	1/2"
SINK 'B'	BREAK ROOM	1.5	2	1	2	1-1/4"	1-1/4"	1/2"
SINK 'C'	FLOOR / MOP SINK	5.4	2	1	2	3"	2"	1/2"
WC	RESTROOMS	1.6	4	6	24	4"	2"	1/2"
FD	RESTROOMS, JANITOR	.	2	1	2	3"	2"	-
EW	WATER COOLER	0.13	2	2	4			
UR	URINAL	1	2	2	4	2"	2"	3/4"
TOTAL					42			

PLUMBING FIXTURE SCHEDULE					
TAG	DESCRIPTION	MANUFACTURER	MODEL	FINISH	FAUCETS / ACCESSORIES / COMMENTS
SINK 'A'	LAVATORY - ACCESSIBLE	KOHLER	PENNINGTON K-2198-4	WHITE	ADA - DROP IN
SINK 'B'	BREAK ROOM	DAYTON	D11515 - DROP IN SINK	SS	DELTA BAR/PREP 2172LF-LHP FAUCET
SINK 'C'	FLOOR / MOP SINK	MUSTEE	63M	WHITE	DELTA SERVICE SINK FAUCET 28T9 W/ 28T911 HOSE
UR	URINAL	ZURN	Z.UR2.M	WHITE	MANUAL FLUSH VALVE Z6003AV-EWS
WC	WATER CLOSET - ACCESSIBLE	KOHLER	K-3979 HIGHLINE CLASS FIVE	WHITE	ACCESSIBLE BEMIS SEAT 1800EC
EW	ELECTRIC WATER COOLER	ELKAY	EZSTL8SC	GRAY	2 LEVEL
TWH	TANKLESS WATER HEATER	RHEEM	RTGH-C95XLN	N/A	199,900 BTU / GPM@90F RISE = 4.2

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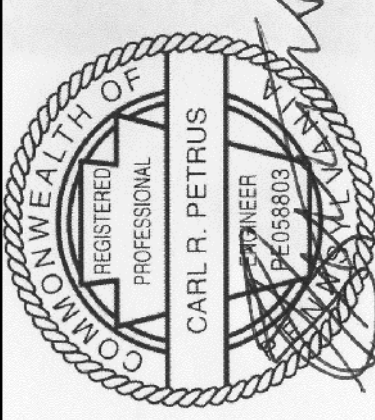
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