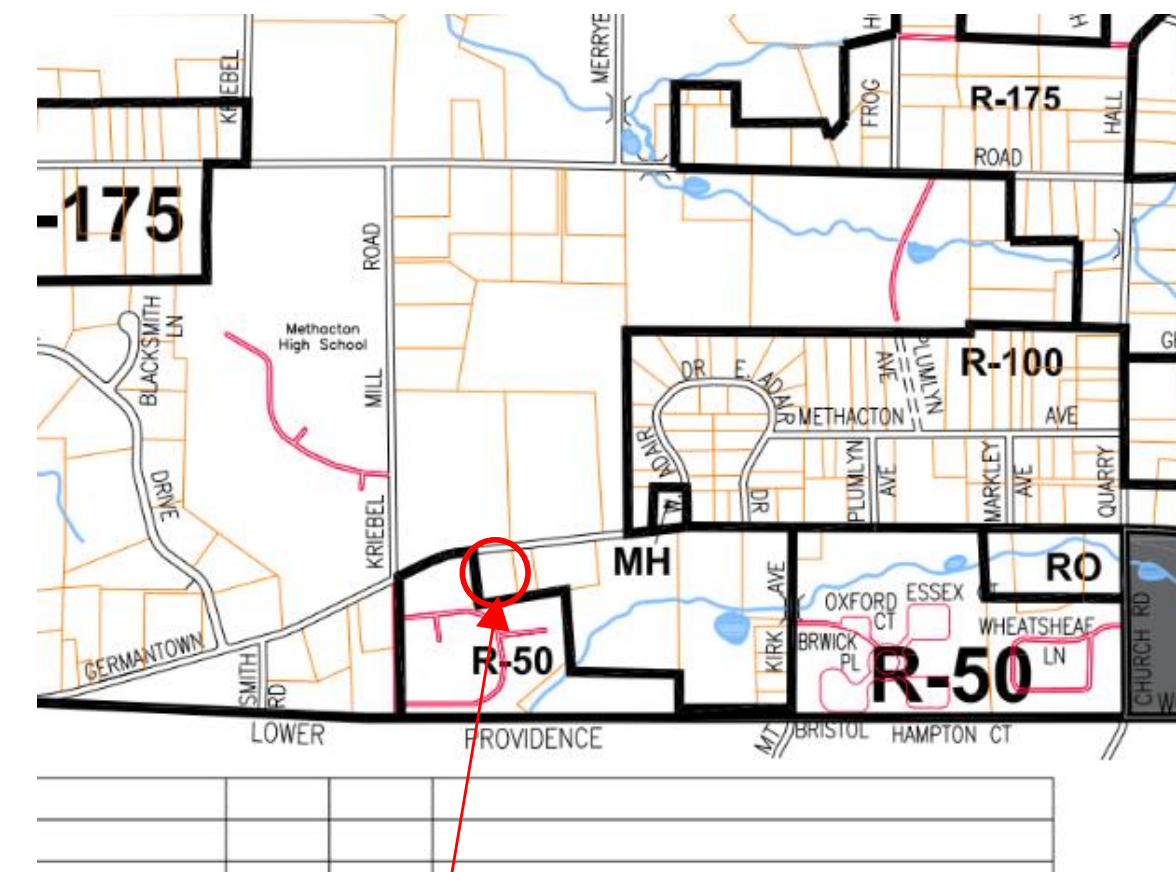


PROPOSED INTERIOR RENOVATIONS THE VOLPE BUILDING 3238 WEST GERMANTOWN PIKE NORRISTOWN, PA 19403



LOCATION MAP: N.T.S.



Zoning Map 3238 W. Germantown Pike
ZONING DISTRICT: AGR – Agricultural District

GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE W/ APPLICABLE CODE, ORDINANCES AND ACCEPTED INDUSTRY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS & ESTABLISHING THE COMPATIBILITY OF ALL NEW WORK WITH THE EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, ETC. REQUIRED BY REGULATING BODIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO MINIMIZE DISRUPTION TO ADJACENT PROPERTIES. SCHEDULE & SEQUENCING OF WORK TO BE REVIEWED w THE OWNER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION PROVISION & CONTINUOUS MAINTENANCE OF ALL WORK FROM DAMAGE, AND SHALL PROTECT THE OWNER'S PROPERTY FROM DAMAGE OR LOSS BY DUST, DIRT, WATER, WEATHER, THEFT, & FIRE, OR ANY OTHER PHYSICAL DAMAGE IN CONNECTION W/ THE CONTRACT.
- ALL MATERIALS & ITEMS REMOVED BY THE CONTRACTOR BECOME HIS PROPERTY, UNLESS NOTED OTHERWISE (U.N.O.), & ARE TO BE REMOVED FROM THE SITE IN CLOSED CONTAINERS ON A DAILY BASES OR IN A MANNER ACCEPTABLE TO THE OWNER.
- CONTRACTOR TO THOROUGHLY CLEAN ALL AREAS & SPACES USED TO ACCESS WORK AREAS WITHIN CONTRACT LIMITS & BROOM CLEAN TWICE DAILY AT A MINIMUM. THE CONTRACTOR IS TO PROVIDE FIRE RETARDANT DUST MATS AT ALL EXITS & ENTRANCES TO SPACES UNDER CONSTRUCTION. DUST MATS SHALL BE REPLACED AT A MINIMUM OF AT LEAST 2 TIMES A DAY FOR EACH WORKING DAY.
- CONTRACTOR TO COORDINATE EXACT LOCATION OF ALL FIXTURES, FINISHES, & EQUIPMENT W/ APPROPRIATE TRADES.
- CONTRACTOR TO PROVIDE WRITTEN NOTICE OF ANY CHANGES THAT INVOLVE ADDITIONAL MONEY &/OR TIME TO THE OWNER WITHIN THREE (3) DAYS OF DISCOVERY.
- DO NOT SCALE DRAWINGS. ANY DISCREPANCIES FOUND IN THE FIELD TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DRAWING LIST

ARCHITECTURAL

- | | |
|-----|------------------------------------|
| CS | COVER SHEET & NOTES |
| SP | EXISTING SITE PLAN |
| E&O | EGRESS & OCCUPANCY PLAN |
| A-1 | NEW WORK PLAN – FIRST FLOOR |
| A-2 | NEW WORK PLAN – SECOND FLOOR |
| A-3 | NEW WORK PLAN – RCP (NOT INCLUDED) |
| A-4 | TOILET ROOM PLANS AND ELEVATIONS |
| A-5 | DOOR SCHEDULE |

BUILDING CODE DATA

PA UCC	PENNSYLVANIA UNIFORM CONSTRUCTION CODE
2021 IEBC	INTERNATIONAL EXISTING BUILDING CODE
2021 IBC	INTERNATIONAL BUILDING CODE
2021 IECC	INTERNATIONAL ENERGY CONSERVATION CODE
ANSI-117.1-2017	ACCESSIBLE AND USEABLE BUILDINGS & FACILITIES

CONSTRUCTION TYPE:	IIIB, UNPROTECTED
FIRST FLOOR:	"B" BUSINESS
SECOND FLOOR:	"B" BUSINESS

OCCUPANT LOAD: TABLE 1004.10 IBC

FIRST FLOOR TOTAL SF:	±X SF
TENANT SUITE "A" SF:	
TENANT SUITE "B" SF:	
SECOND FLOOR TOTAL SF:	±X SF

OCCUPANT LOAD:	17 OCCUPANTS (SEE E&O PLAN)
TENANT SUITE "A"	
TENANT SUITE "B"	30 OCCUPANTS (SEE E&O PLAN)

PLUMBING FIXTURE CALCULATIONS: TABLE 2902.1 IBC (BUSINESS)

WATER CLOSETS REQUIRED:	1/25 FOR FIRST 50 THEN 1/50 FOR BALANCE
-------------------------	---

LAVATORIES REQUIRED:	1/40 FOR FIRST 80 THEN 1/80 FOR BALANCE
----------------------	---

ADDITIONAL PLUMBING FIXTURES:

- (1) SERVICE SINK REQUIRED PER EVERY FOR OCCUPANT LOADS OVER 15
- (1) DRINKING FOUNTAIN REQUIRED PER EVERY 100 OCCUPANTS

FIRE PROTECTION:

FIRE ALARM:	EXISTING FIRE ALARM SYSTEM TO BE REWORKED TO ACCOMMODATE NEW WORK
SPRINKLER SYSTEM:	EXISTING NON-SPRINKLERED BUILDING

DESIGN BUILD NOTES

DESIGN / BUILD HVAC:

CONTRACTOR TO DETERMINE EXACT LOCATIONS AND SIZE ALL HVAC EQUIPMENT FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL MECHANICAL ENGINEERING. WORK IS TO CONFORM TO ASHRE, SMACNA AND ALL OTHER APPLICABLE CODES AND STANDARDS.

DESIGN / BUILD ELECTRICAL:

CONTRACTOR TO DETERMINE EXACT LOCATIONS FOR ALL ELECTRICAL FIXTURES, DEVICES AND EQUIPMENT FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL ELECTRICAL ENGINEERING. WORK IS TO CONFORM TO NEC AND ALL OTHER APPLICABLE CODES & STANDARDS.

FINAL LIGHTING LAYOUT TO BE DETERMINED IN ACCORDANCE WITH ENERGY CODE & ELECTRICAL CODE REGULATIONS. SEE ENGINEERED ELECTRICAL DRAWING FOR FINAL FIXTURE LOCATIONS, WATTAGES AND CIRCUITING. ARCHITECTURAL DRAWINGS TO BE USED TO CONVEY INTENT OF GENERAL LIGHTING LAYOUT AND FOR TENANT REVIEW & APPROVAL PURPOSES ONLY.

DESIGN / BUILD PLUMBING:

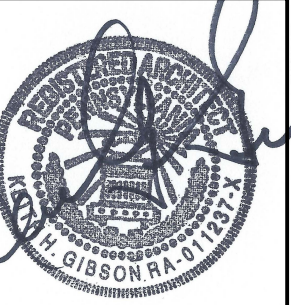
CONTRACTOR TO DETERMINE EXACT LOCATIONS AND SIZE ALL FIXTURES AND ASSOCIATED PIPING FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL PLUMBING ENGINEERING. WORK IS TO CONFORM TO NATIONAL PLUMBING CODE AND ALL OTHER APPLICABLE CODES & STANDARDS.

DESIGN / BUILD SPRINKLER:

CONTRACTOR TO LAYOUT SPRINKLER SYSTEM PER ROOM AND DETERMINE SIZE AND EXACT LOCATIONS OF ALL ASSOCIATED PIPING AND EQUIPMENT FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL SPRINKLER SYSTEM ENGINEERING. WORK IS TO CONFORM TO NFPA 13 AND ALL OTHER APPLICABLE CODES AND STANDARDS.

DESIGN / BUILD FIRE ALARM:

CONTRACTOR TO DETERMINE EXACT LOCATIONS FOR ALL FIRE ALARM DEVICES & EQUIPMENT FOR A COMPLETE JOB. CONTRACTOR IS TO SUPPLY ALL ENGINEERING FOR DESIGN OF A MONITORED SYSTEM. WORK IS TO COMPLY WITH NFPA, NEC & IBC AND ALL OTHER APPLICABLE CODES AND STANDARDS.



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NO. | DATE | REVISIONS

GIBSON ASSOCIATES
220 Winged Foot Drive
Blue Bell, PA 19422

Phone: (484) 681-4246

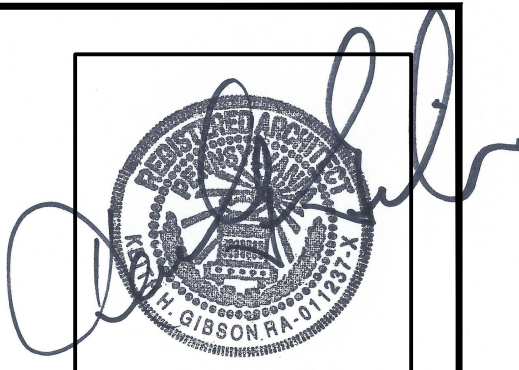
PROJECT:
PROPOSED INTERIOR RENOVATIONS:
VOLPE ENTERPRISES INC.
3238 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403

COMM. No. 24-115

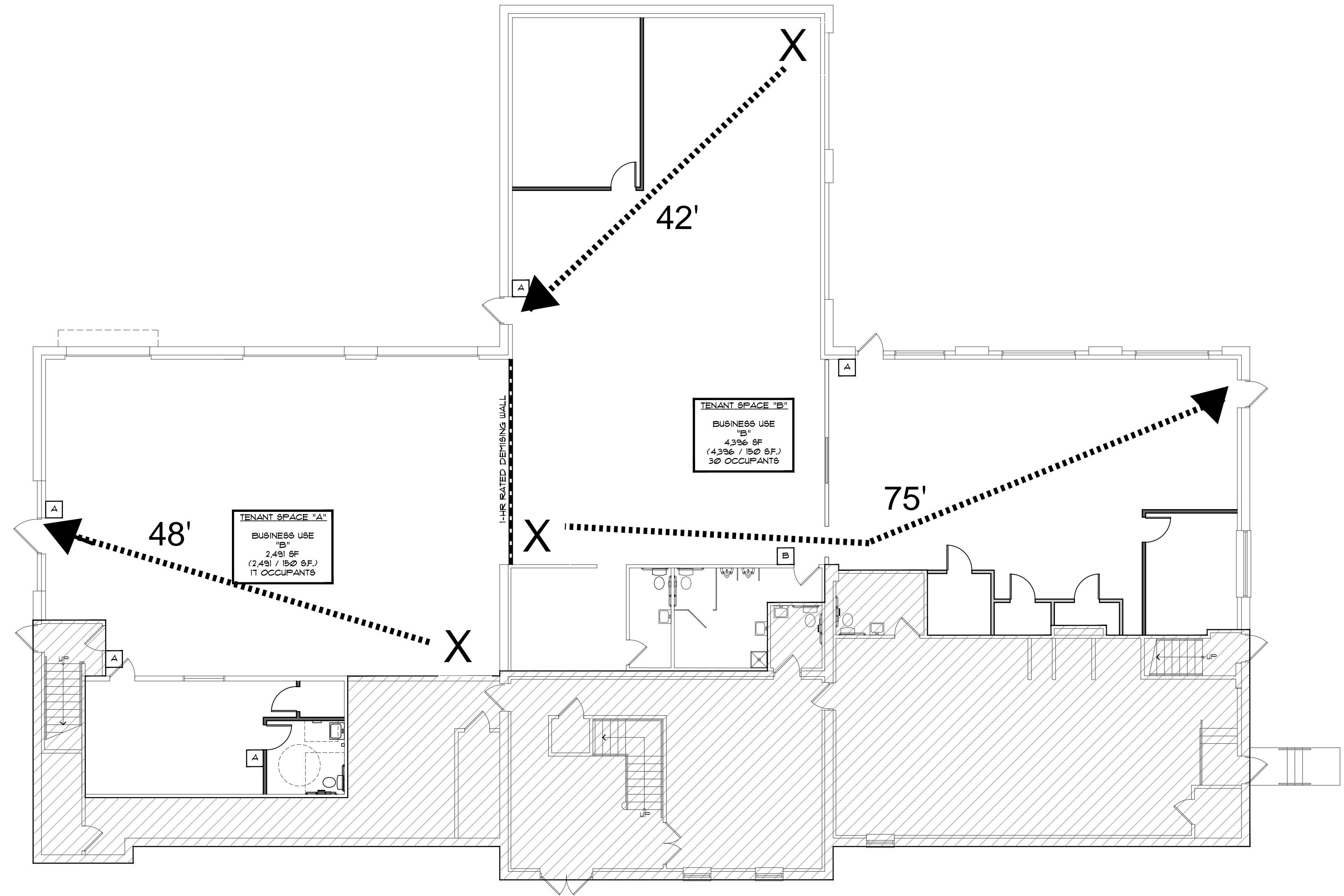
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DATE: 06/11/2024

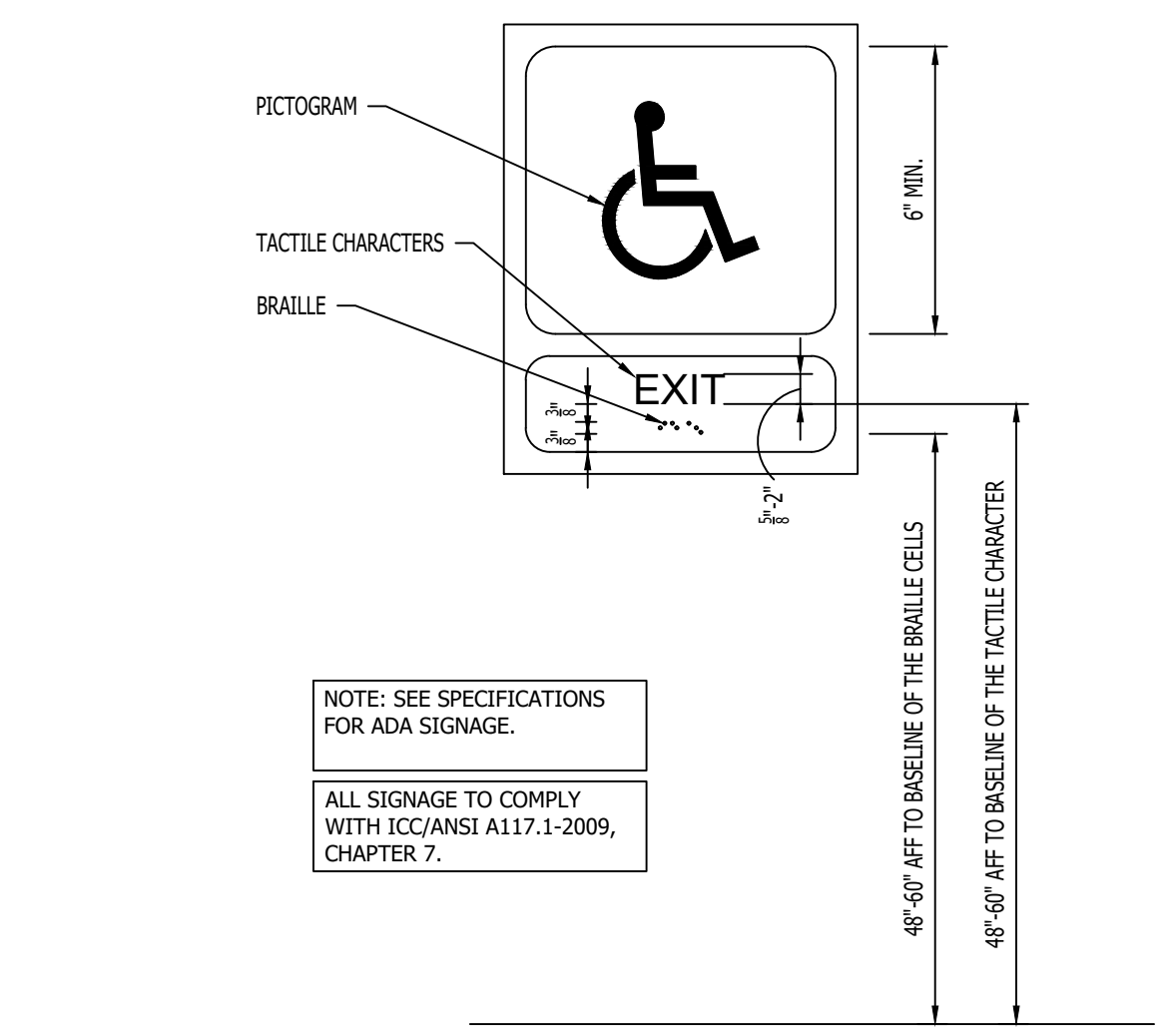
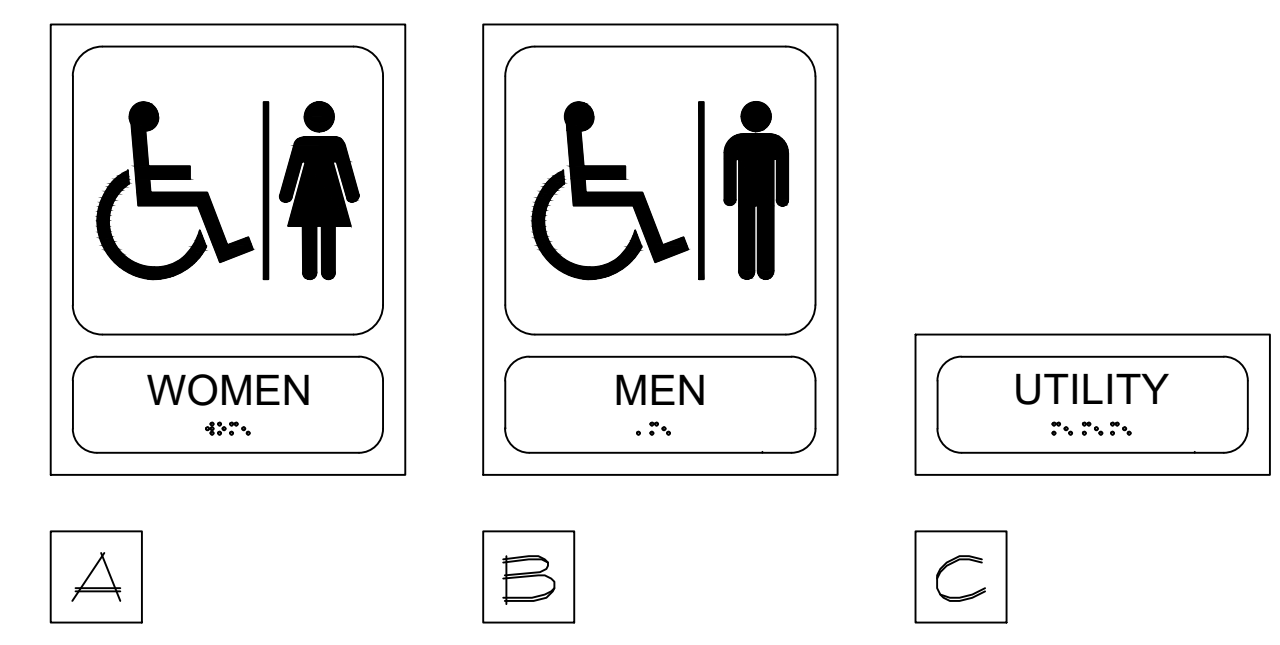
COVER SHEET



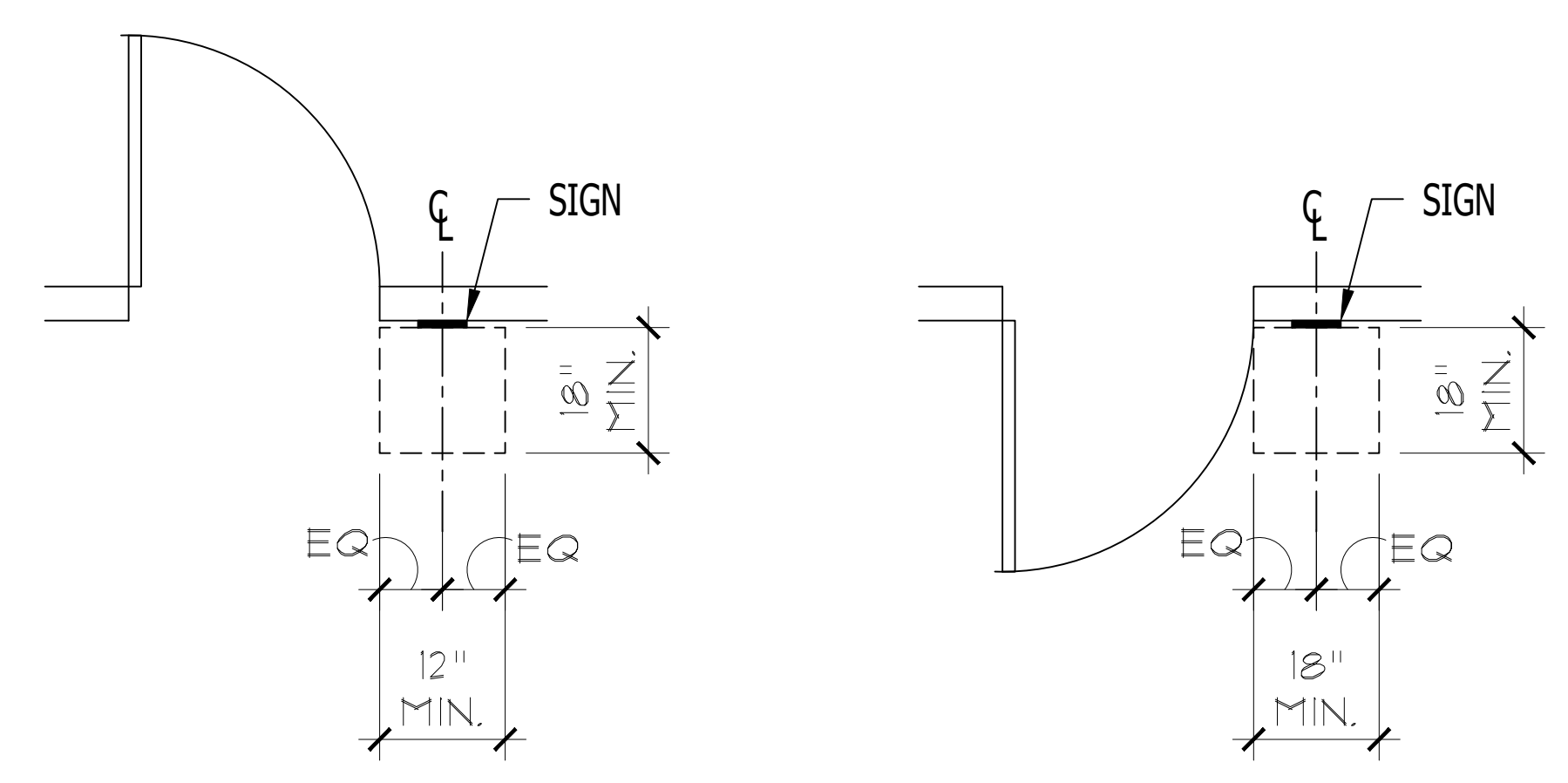
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1 FIRST FLOOR EGRESS & OCCUPANCY PLAN
Scale: 1/8" = 1'-0"



2 ADA TACTILE SIGNS
Scale: N.T.S.



3 ADA TACTILE SIGN MOUNTING LOCATION
Scale: N.T.S.

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GIBSON ASSOCIATES
220 Winged Foot Drive
Blue Bell, PA 19422
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3238 WEST GERYANTOWN PIKE
NORRISTOWN, PA 19403

EGRESS & OCCUPANCY PLAN
COMM. No. 24-115



DATE: 06/11/2024



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GIBSON ASSOCIATES
220 Winged Foot Drive
Blue Bell, PA 19422
Phone: (484) 681-4246



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3228 WEST GERVANTOWN PIKE
NORRISTOWN, PA 19403

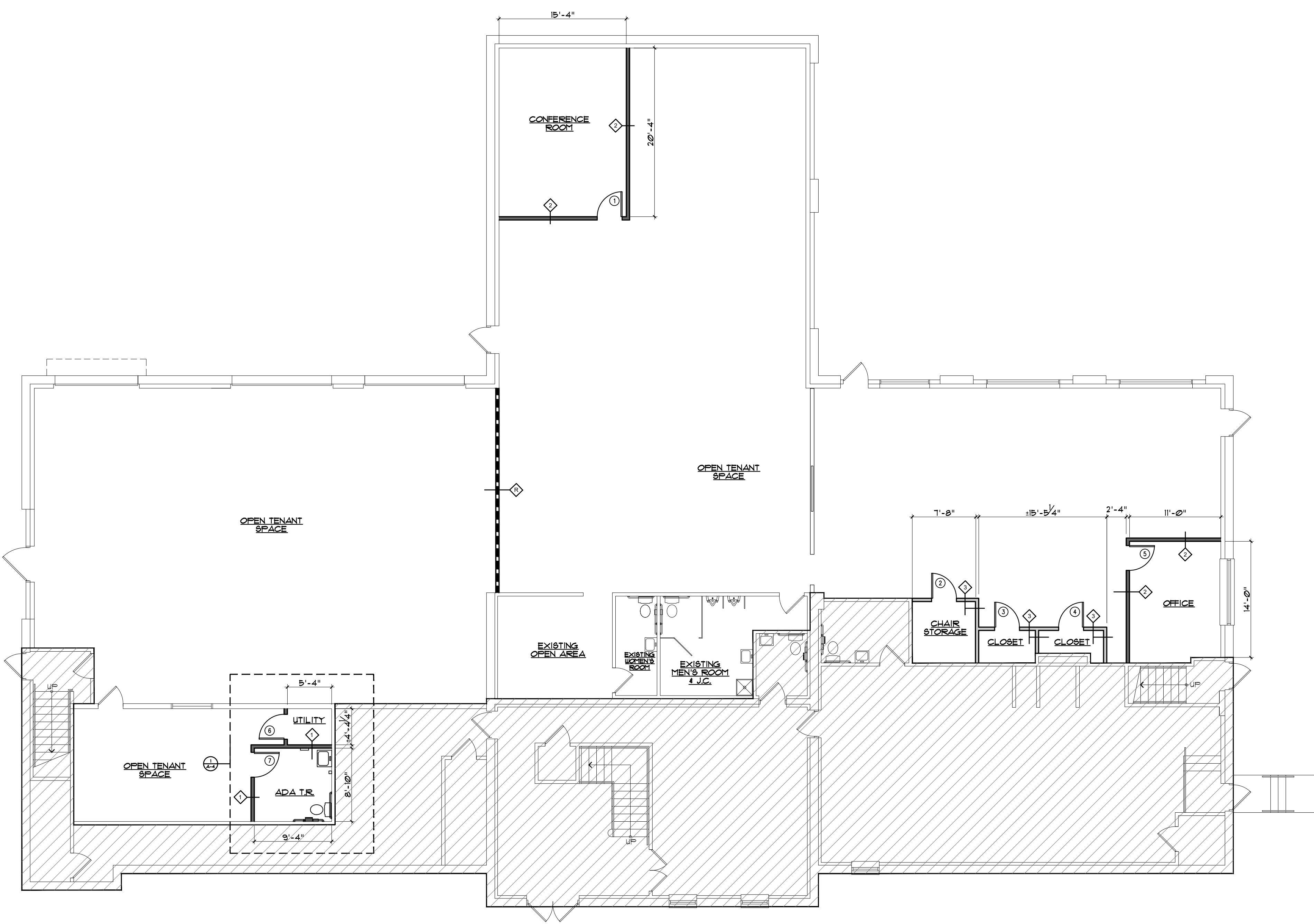
COMM. No. 24-115



DATE: 06/11/2024

NEW WORK PLAN - FIRST FLOOR

R		<p>1-HR RATED STUD WALL (UL U419):</p> <ol style="list-style-type: none"> (1) LAYER 3/8" TYPE X GWB, TAPED & SPACKLED w/ LEVEL 4 FINISH, INSTALL PER MANUF. SPEC'S. 3/8" 20 GA. FULL HEIGHT METAL STUDS @ 16" O.C. TOP TRACK TO BE A DEFLECTION TRACK. 3" "ROCKWOOL" "SAFE N' SOUND" FIRE & SOUNDPROOF INSULATION. 18 GA. TOP & BOTTOM TRACK. <p>FIRE CAULK ALL INTERSECTIONS</p>
1		<p>FULL HEIGHT STUD WALL:</p> <ol style="list-style-type: none"> (1) LAYER 3/8" GWB, TAPED & SPACKLED w/ LEVEL 4 FINISH, INSTALL PER MANUF. SPEC'S. 3/8" 20 GA. FULL HEIGHT METAL STUDS @ 16" O.C. TOP TRACK TO BE A DEFLECTION TRACK. 3/2" SOUND BATT INSULATION 18 GA. TOP AND BOTTOM TRACK
2		<p>PARTIAL HEIGHT STUD WALL:</p> <ol style="list-style-type: none"> (1) LAYER 3/8" GWB, TAPED & SPACKLED w/ LEVEL 4 FINISH, INSTALL PER MANUF. SPEC'S. GWB TO EXTEND 6" ABOVE DROP CEILING. 3/8" 20 GA. METAL STUDS @ 16" O.C. TO 10'-0" AFF. BRACE STUD WALL TO STRUCTURE ABOVE AT 4'-0" O.C. 3/2" SOUND BATT INSULATION 18 GA. TOP AND BOTTOM TRACK
3		<p>PARTIAL HEIGHT STUD WALL:</p> <ol style="list-style-type: none"> (1) LAYER 3/8" GWB, TAPED & SPACKLED w/ LEVEL 4 FINISH, INSTALL PER MANUF. SPEC'S. GWB TO EXTEND 6" ABOVE DROP CEILING. 3/8" 20 GA. METAL STUDS @ 16" O.C. TO 10'-0" AFF. BRACE STUD WALL TO STRUCTURE ABOVE AT 4'-0" O.C. 18 GA. TOP AND BOTTOM TRACK



1 NEW WORK PLAN - FIRST FLOOR
Scale: 1/8" = 1'-0"

WALL KEY:

	EXISTING CONSTRUCTION
	NEW 1-HR RATED CONSTRUCTION
	NEW INSULATED METAL STUD WALL
	NEW METAL STUD WALL







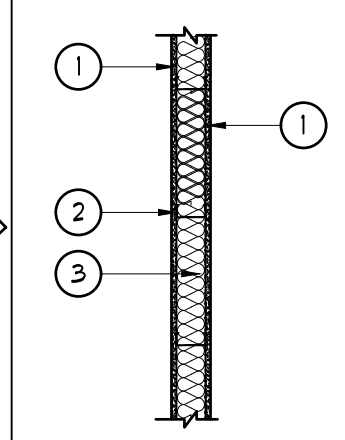
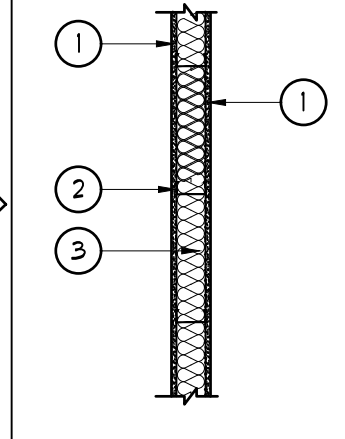
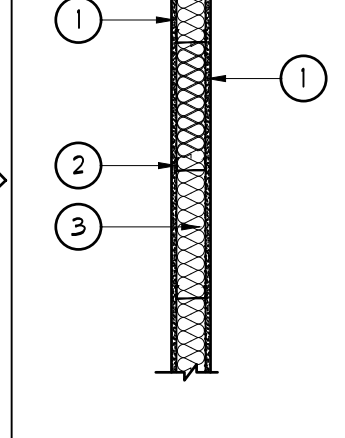
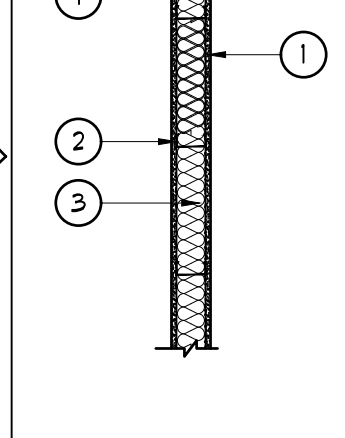
NO NEW WORK ON THIS FLOOR

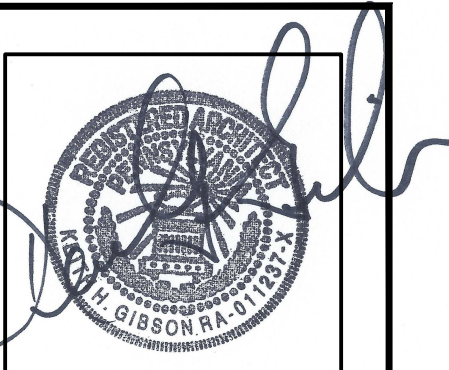
1 NEW WORK PLAN - SECOND FLOOR

Scale: 1/8" = 1'-0"

WALL KEY:

-  EXISTING CONSTRUCTION
-  NEW 1-HR RATED CONSTRUCTION
-  NEW INSULATED METAL STUD WALL
-  NEW METAL STUD WALL

R		<p>1-HR RATED STUD WALL (UL U419):</p> <ol style="list-style-type: none"> (1) LAYER 5/8" TYPE X GYP, TAPED & SPACKLED w/ LEVEL 4 FINISH, INSTALL PER MANUF. SPEC'S. 3/8" 20 GA. FULL HEIGHT METAL STUDS @ 16" O.C. TOP TRACK TO BE A DEFLECTION TRACK. 3" "ROCKWOOL" "SAFE N' SOUND" FIRE & SOUNDPROOF INSULATION. 18 GA. TOP & BOTTOM TRACK. <p>FIRE CAULK ALL INTERSECTIONS</p>
1		<p>FULL HEIGHT STUD WALL:</p> <ol style="list-style-type: none"> (1) LAYER 5/8" GYP, TAPED & SPACKLED w/ LEVEL 4 FINISH, INSTALL PER MANUF. SPEC'S. 3/8" 20 GA. FULL HEIGHT METAL STUDS @ 16" O.C. TOP TRACK TO BE A DEFLECTION TRACK. 3/2" SOUND BATT INSULATION 18 GA. TOP AND BOTTOM TRACK
2		<p>PARTIAL HEIGHT STUD WALL:</p> <ol style="list-style-type: none"> (1) LAYER 5/8" GYP, TAPED & SPACKLED w/ LEVEL 4 FINISH, INSTALL PER MANUF. SPEC'S. GYP TO EXTEND 6" ABOVE DROP CEILING. 3/8" 20 GA. METAL STUDS @ 16" O.C. TO 10'-0" AFF. BRACE STUD WALL TO STRUCTURE ABOVE AT 4'-0" O.C. 3/2" SOUND BATT INSULATION 18 GA. TOP AND BOTTOM TRACK
3		<p>PARTIAL HEIGHT STUD WALL:</p> <ol style="list-style-type: none"> (1) LAYER 5/8" GYP, TAPED & SPACKLED w/ LEVEL 4 FINISH, INSTALL PER MANUF. SPEC'S. GYP TO EXTEND 6" ABOVE DROP CEILING. 3/8" 20 GA. METAL STUDS @ 16" O.C. TO 10'-0" AFF. BRACE STUD WALL TO STRUCTURE ABOVE AT 4'-0" O.C. 18 GA. TOP AND BOTTOM TRACK



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220 Winged Foot Drive
Blue Bell, PA 19422
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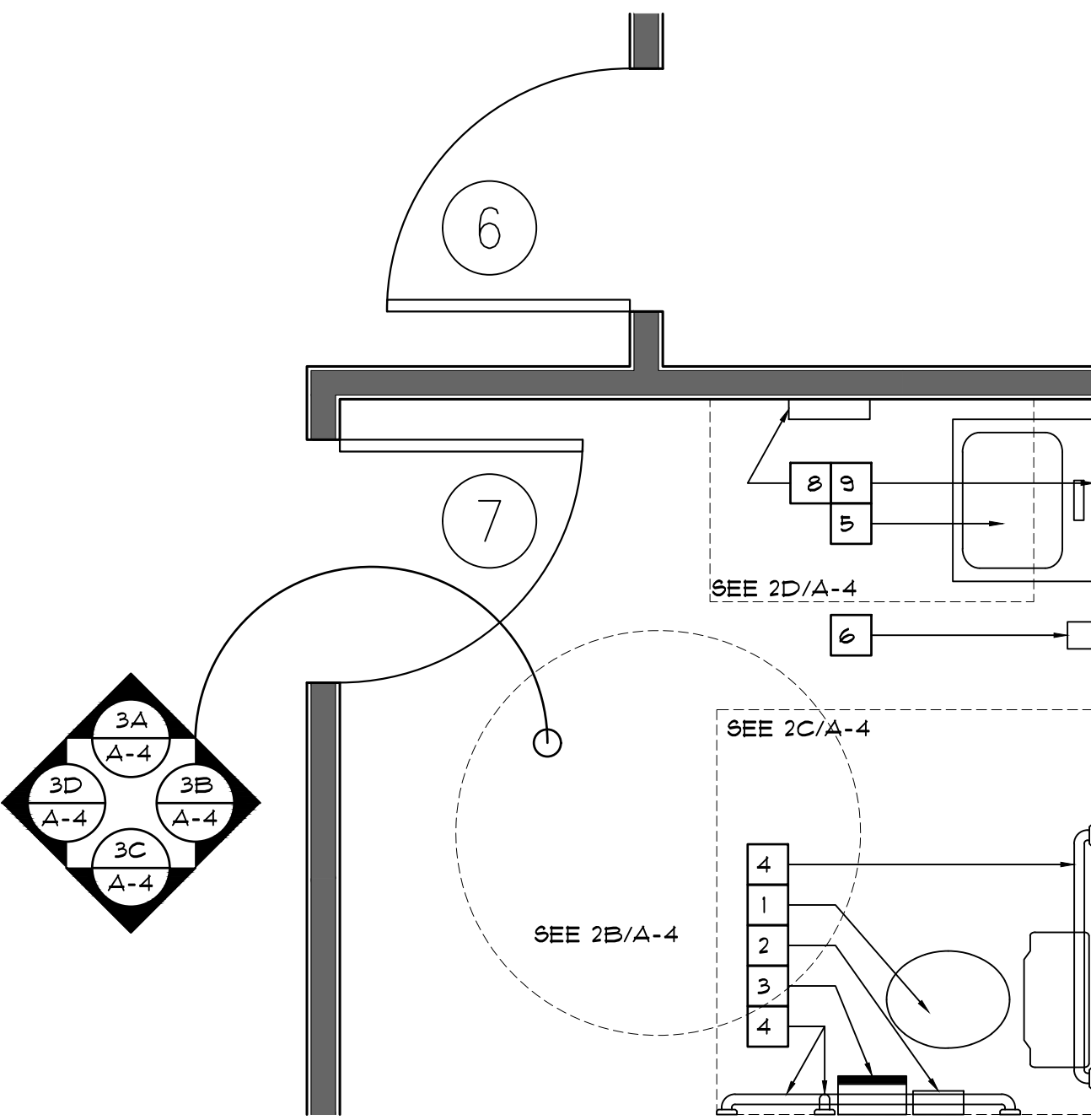
PROJECT:
PROPOSED INTERIOR RENOVATIONS:
VOLPE ENTERPRISES INC.
3238 WEST GERYANTOWN PIKE
NORRISTOWN, PA 19403

NEW WORK PLAN - SECOND FLOOR

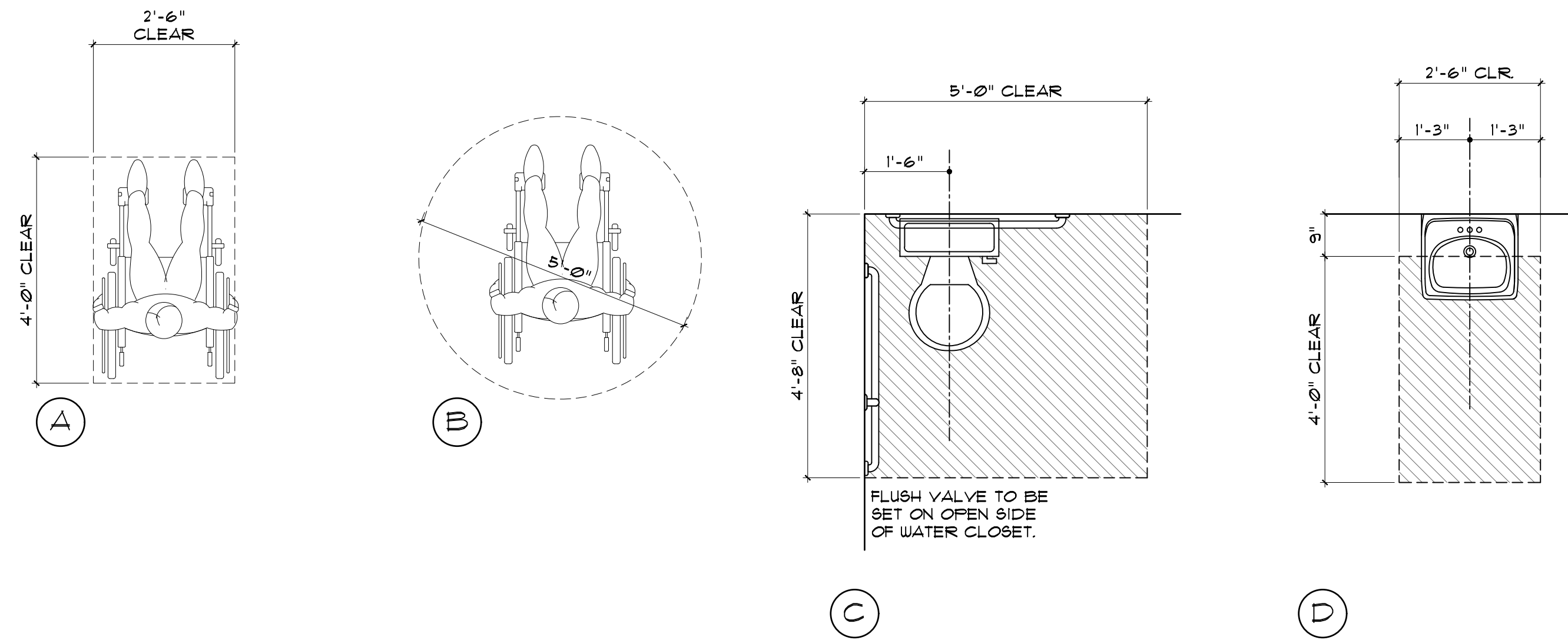
COMM. No. 24-115

A-2

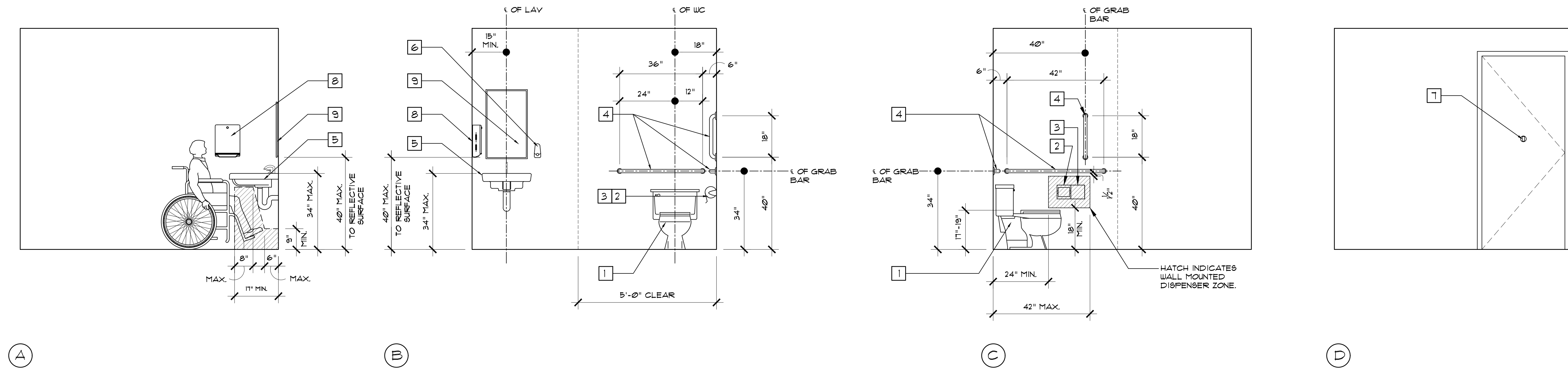
DATE: 06/11/2024



1 ENLARGED TOILET ROOM PLAN
Scale: 1/2" = 1'-0"



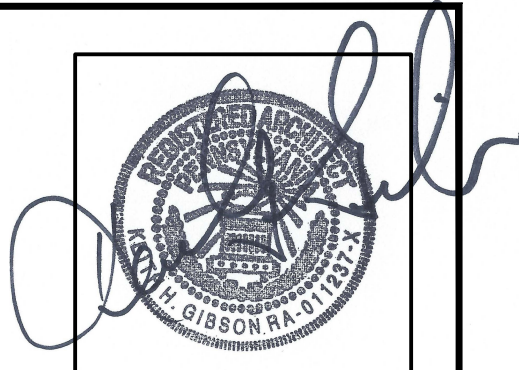
2 TYPICAL ADA CLEARANCES
Scale: 1/2" = 1'-0"



3 TOILET ROOM ELEVATIONS
Scale: 1/2" = 1'-0"

TOILET ROOM SCHEDULE	
KEY	ITEM
1	ADA COMPLIANT FLOOR MOUNTED TANKED WATER CLOSET w/ PRESSURE ASSIST FLUSH
2	WALL MOUNTED TOILET PAPER DISPENSER
3	WALL MOUNTED SANITARY NAPKIN DISPOSAL
4	STAINLESS STEEL WALL MOUNTED GRAB BARS (1) 18", (1) 36" & (1) 42" (SEE ELEV. FOR DIMENSIONS)
5	ADA COMPLIANT WALL MOUNT SINK & HANDS FREE FAUCET, WRAP EXPOSED PIPES IN LAVGUARD.
6	WALL MOUNTED SOAP DISPENSER, 48" MAX. TO CONTROLS
7	SURFACE MOUNTED COAT HOOK @ 48" AFF.
8	WALL MOUNTED PAPER TOWEL DISPENSER, 48" MAX. TO CONTROLS
9	24x36 WALL MOUNTED ADA COMPLIANT MIRROR IN 6.8. FRAME.
10	

- TOILET ROOM NOTES:**
- ALL PLUMBING FIXTURES BY "KOHLER", "AMERICAN STANDARD" OR APPROVED EQUAL. FINAL SELECTIONS & COLOR TO BE SELECTED BY OWNER. ALL FIXTURES TO BE ADA COMPLIANT.
 - ALL ACCESSORIES BY "BOBRICK", "AS1" OR APPROVED EQUAL. FINAL SELECTIONS BY OWNER. ALL ACCESSORIES TO BE ADA COMPLIANT. PROVIDE BLOCKING.
 - INSTALL MOISTURE RESISTANT GUB IN TOILET ROOMS & SUBSTITUTE 1/2" CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
 - CONTRACTOR TO SUBMIT CUT SHEETS FOR ALL LISTED FIXTURES & ACCESSORIES OR EQUIVALENT TO OWNER FOR APPROVAL PRIOR TO PURCHASE & INSTALLATION. SEE SPECIFICATIONS.
 - REFER TO SHEET A-4 FOR ACCESSIBLE CLEARANCES & MOUNTING HEIGHTS, ETC.
 - PROVIDE SOLID CONTINUOUS FIRE RATED WOOD BLOCKING OR 6" x 16 GA. METAL REINFORCING PLATES BEHIND ALL WALL HUNG ACCESSORIES CAPABLE OF SUPPORTING 250 LB. LOAD. PLUMBING CONTRACTOR MAY SUBSTITUTE CHAIR CARRIER FOR ALL WALL HUNG EQUIPMENT.
 - PROVIDE ALL APPROPRIATE ACCESSORIES (DRAINS, TRAPS, SUPPLY (LINES & SHUTOFFS), STOPS, MOUNTING HARDWARE, BLOCKING, ETC.) FOR A COMPLETE INSTALLATION. SEE PLUMBING DRAWINGS.
 - HOT WATER AND DRAIN PIPES UNDER LAVATORY SHALL BE INSULATED & SHALL HAVE NO SHARP OR ABRASIVE SURFACES.



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220 Winged Foot Drive
Blue Bell, PA 19422
Phone: (484) 681-4246

PROJECT:
PROPOSED INTERIOR RENOVATIONS:
VOLPE ENTERPRISES INC.
3728 WEST GERTY/TOWAN PIKE
NORRISTOWN, PA 19403

ENLARGED PLAN & ADA DETAILS
COMM. No. 24-115

DATE: 06/11/2024

DOOR SCHEDULE

NO.	QTY	SIZE			DOOR				FRAME				HARDWARE SET No.	FIRE RATING (MINUTES)	REMARKS
		W	H	T	MAT.	TYPE	GLASS	FINISH	MAT.	TYPE	JAMB	FINISH			
1	1	3 ⁰	7 ⁰	1-3/4"	S.C.	B	YES	PTD.	WOOD	F-1	H.M.	PTD.	1		
2	1	3 ⁰	7 ⁰	1-3/4"	S.C.	A	NO	PTD.	WOOD	F-1	H.M.	PTD.	2		
3	1	3 ⁰	7 ⁰	1-3/4"	S.C.	A	NO	PTD.	WOOD	F-1	H.M.	PTD.	3		
4	1	3 ⁰	7 ⁰	1-3/4"	S.C.	A	NO	PTD.	WOOD	F-1	H.M.	PTD.	4		
5	1	3 ⁰	7 ⁰	1-3/4"	S.C.	A	NO	PTD.	WOOD	F-1	H.M.	PTD.	5		
6	1	3 ⁰	7 ⁰	1-3/4"	S.C.	C	NO	PTD.	WOOD	F-1	H.M.	PTD.	6		
7	1	3 ⁰	7 ⁰	1-3/4"	S.C.	A	NO	PTD.	WOOD	F-1	H.M.	PTD.	7		

NOTES:

- ALL INTERIOR DOORS BY "MASONITE" OR APPROVED EQUAL. STYLES & FINISH BY OWNER.

DOOR HARDWARE:

SET #1:

- (3) HINGES
- (1) HEAVY DUTY CLOSER
- (1) LEVERSET (PASSAGE FUNCTION)
- (1) DOOR STOP

SET #2:

- (3) HINGES
- (1) LEVERSET (PASSAGE FUNCTION)
- (1) DOORSTOP

SET #3:

- (3) HINGES
- (1) LEVERSET (STOREROOM FUNCTION)
- (1) DOORSTOP

SET #4:

- (3) HINGES
- (1) LEVERSET (STOREROOM FUNCTION)
- (1) DOORSTOP

SET #5:

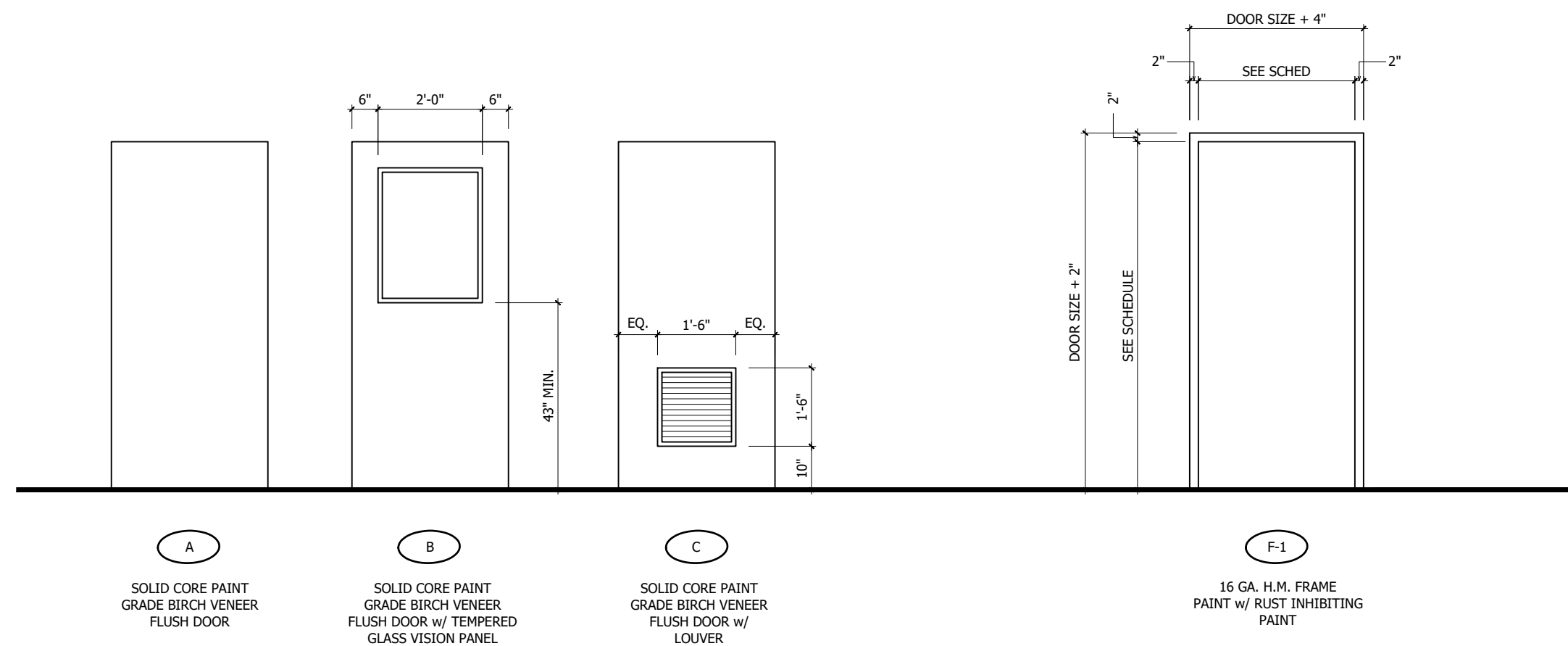
- (3) HINGES
- (1) HEAVY DUTY CLOSER
- (1) LEVERSET (OFFICE FUNCTION)
- (1) DOOR STOP

SET #6:

- (3) HINGES
- (1) LEVERSET (STOREROOM FUNCTION)
- (1) LOUVER
- (1) DOORSTOP

SET #7:

- (3) HINGES
- (1) HEAVY DUTY CLOSER
- (1) LEVERSET (PRIVACY FUNCTION)
- (1) DOORSTOP



A
SOLID CORE PAINT
GRADE BIRCH VENEER
FLUSH DOOR

B
SOLID CORE PAINT
GRADE BIRCH VENEER
FLUSH DOOR w/ TEMPERED
GLASS VISION PANEL

C
SOLID CORE PAINT
GRADE BIRCH VENEER
FLUSH DOOR w/
LOUVER

F-1
16 GA. H.M. FRAME
PAINT w/ RUST INHIBITING
PAINT



ISSUES:
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PROJECT:
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3228 WEST GERYANTOWN PIKE
NORRISTOWN, PA 19403

COMM. No. 24-115

A-5

DATE: 06/11/2024

DOOR SCHEDULE