

LOCATION MAP

NO SCALE

SITE

150 S. PINE STREET



SITE PLAN

NO SCALE

**DRAWING ENUMERATION**

**ARCHITECTURAL**

**RHJ ASSOCIATES, P.C.**

CONTACT: MICHAEL HENRETTY 302.528.4406

A.E.&O - EGRESS & OCCUPANCY PLAN

D.1 - EXISTING FLOOR PLAN / DEMOLITION REFLECTED CEILING PLAN

A.1 - FLOOR PLAN / REFLECTED CEILING PLAN

A.2 - DOOR SCHEDULE / WINDOW SCHEDULE

DESIGN/BUILD MECHANICAL SCOPE OF WORK PLAN

DESIGN/BUILD ELECTRICAL POWER SCOPE OF WORK PLAN

DESIGN/BUILD ELECTRICAL SWITCHING SCOPE OF WORK PLAN

Y:\BCTL\_Doylestown Admin End Floor\_Permit Drawing\_2016-0266\Drawings\Issued For Bid\_09.23.2016\A01001.DWG (24x36).dwg

PROPOSED SECOND FLOOR OFFICE RENOVATIONS FOR:

**BUCKS COUNTY FREE LIBRARY**

DOYLESTOWN BRANCH - 150 SOUTH PINE STREET

DOYLESTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA 18901

**RHJ ASSOCIATES, P.C.**  
ARCHITECTS • PLANNERS • DESIGNERS

860 1ST AVE. SUITE 9A  
KING OF PRUSSIA, PA 19406  
610 337 4555  
www.rhjassoc.com

ISSUED FOR BID  
DATE: 09.23.2016

REVISIONS

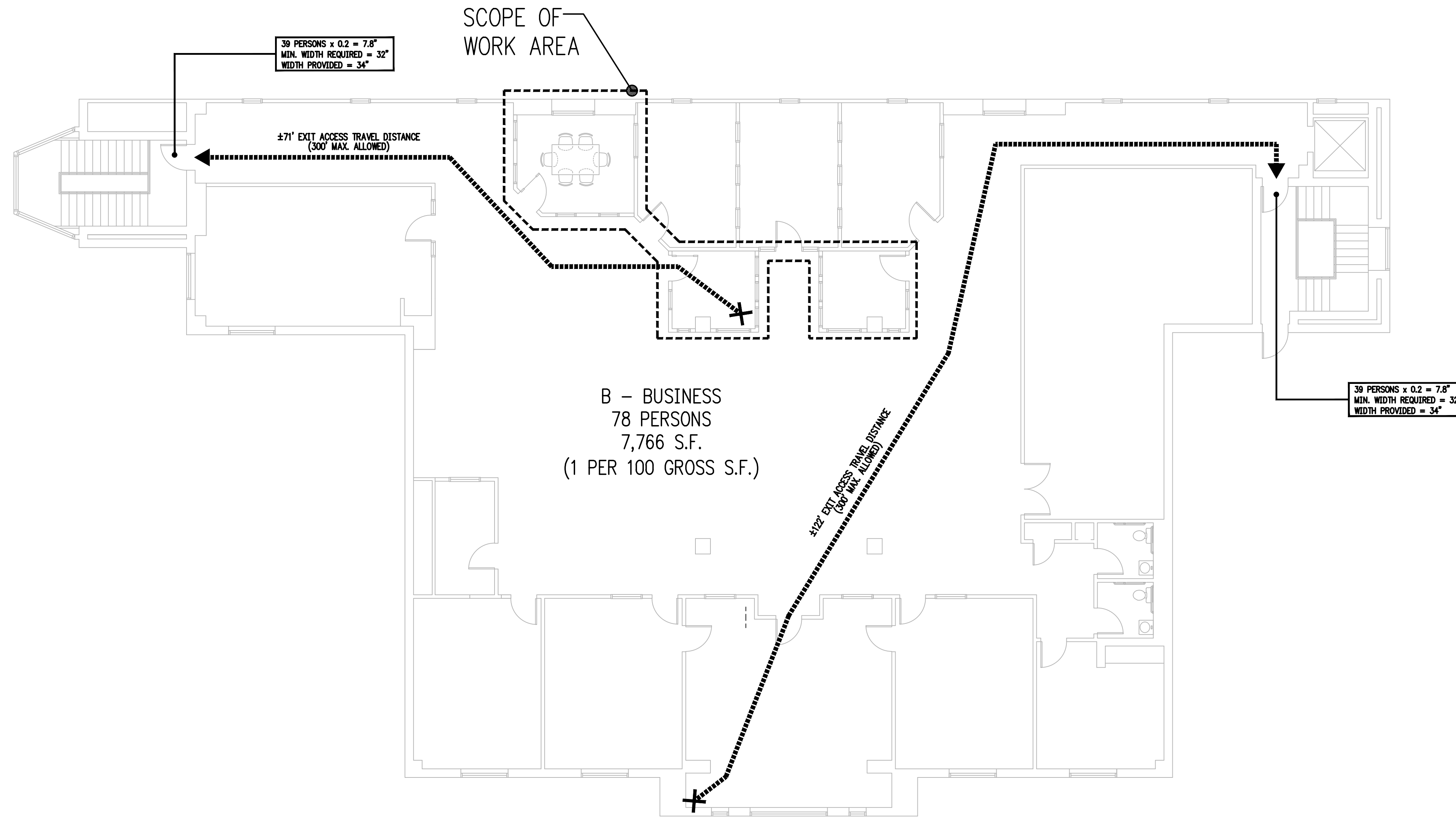
NO.	DATE	DESCRIPTION

**CS**

P.N.: 2016-0266

ISSUED FOR BID

Y:\BCTL\_Doylestown Admin End Floor\_Permit Drawing\_2016-0266\Drawings\Issued For Bid\_09.23.2016\A&E.Dwg



1 EGRESS & OCCUPANCY PLAN

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

PROPOSED SECOND FLOOR OFFICE RENOVATIONS FOR:

**BUCKS COUNTY FREE LIBRARY**

DOYLESTOWN BRANCH - 150 SOUTH PINE STREET  
DOYLESTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA 18901

**RHJ ASSOCIATES, P.C.**  
ARCHITECTS • PLANNERS • DESIGNERS

860 1ST AVE. SUITE 9A  
KING OF PRUSSIA, PA 19406  
610 337 4555  
www.rhjassoc.com

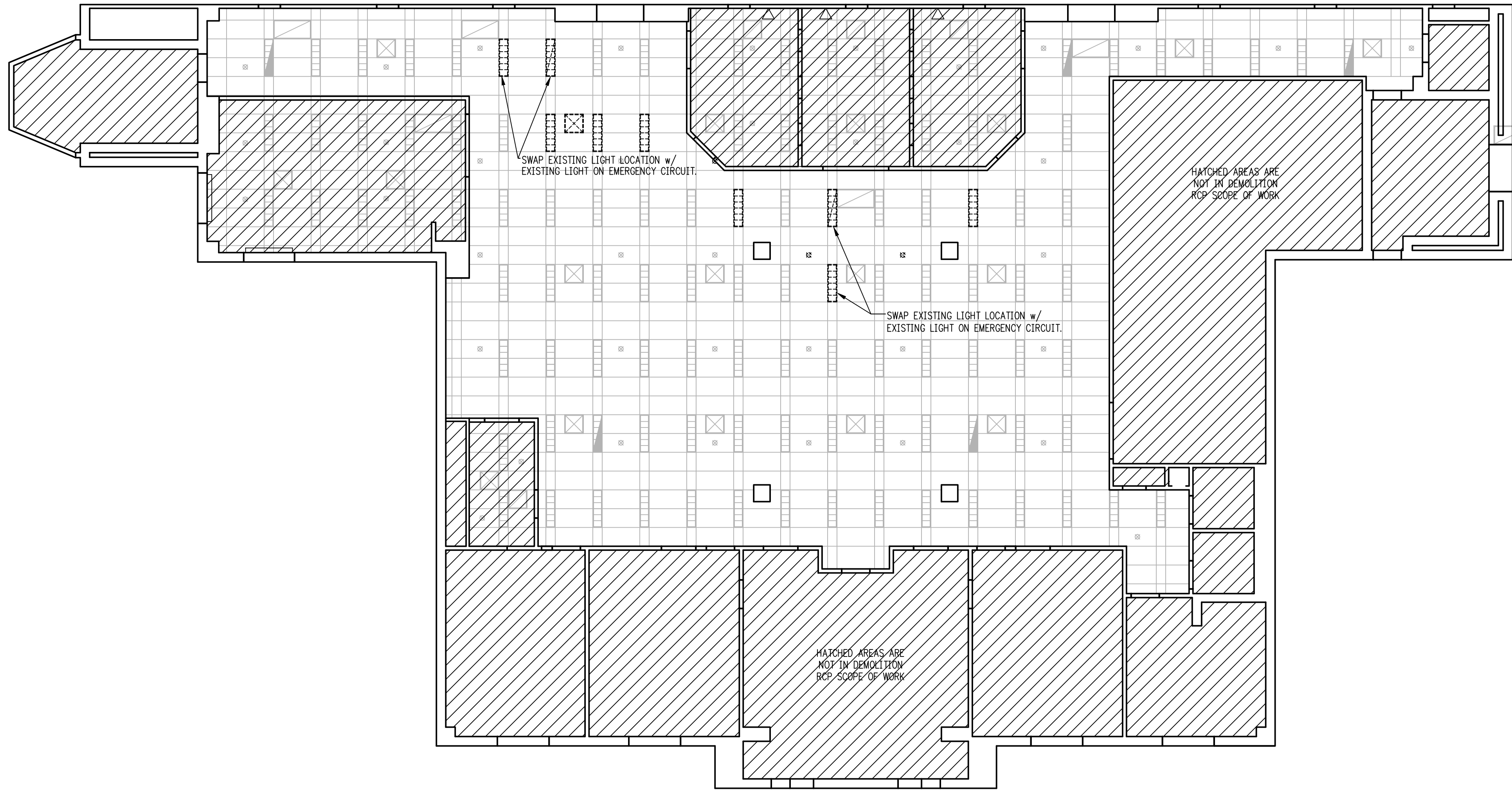
ISSUED FOR BID  
DATE: 09.23.2016

REVISIONS

NO.	DATE	DESCRIPTION

**AE&O**

P.N.: 2016-0266

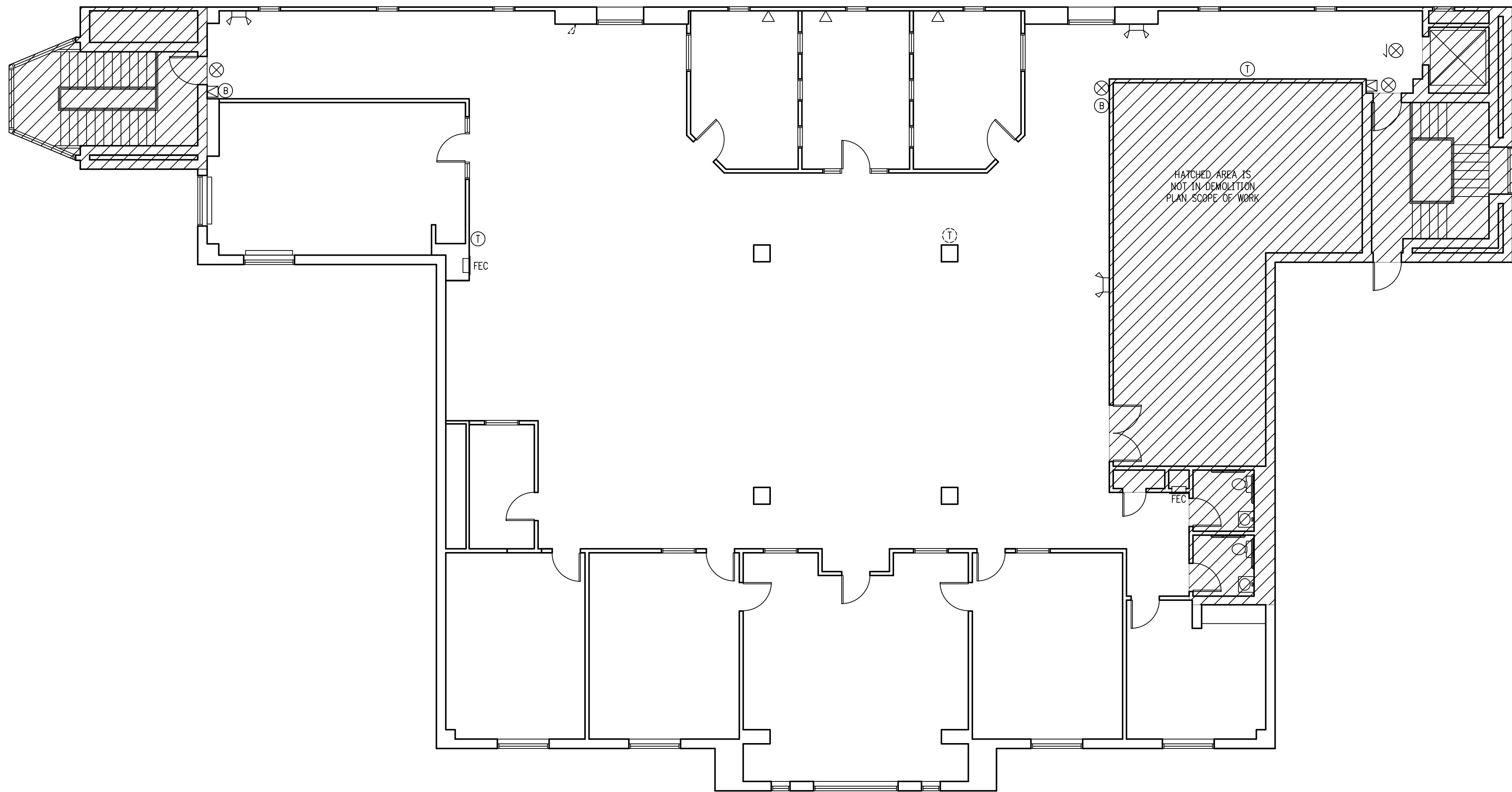


**DEMOLITION REFLECTED CEILING PLAN SYMBOLS LEGEND:**

- EXISTING 2'x4' w/ 1'x2' ACCENT A.C.T. & GRID TO REMAIN. REMOVE ANY DAMAGED OR STAINED TILES OR TILE AFFECTED BY NEW WALL CONSTRUCTION.
- EXISTING LIGHT FIXTURE TO REMAIN.
- EXISTING LIGHT FIXTURE ON EMERGENCY CIRCUIT TO REMAIN.
- EXISTING LIGHT FIXTURE TO BE RELOCATED.
- EXISTING LIGHT FIXTURE ON EMERGENCY CIRCUIT TO BE RELOCATED.
- EXISTING 2X2 SUPPLY DIFFUSER.
- EXISTING 2X2 SUPPLY DIFFUSER TO BE RELOCATED.
- EXISTING 2X4 RETURN GRILLE.
- EXISTING SPRINKLER HEAD TO BE RELOCATED.
- EXISTING SPRINKLER HEAD TO BE RELOCATED.

**2 DEMOLITION REFLECTED CEILING PLAN**

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



**DEMOLITION NOTES:**

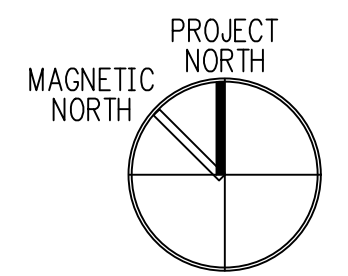
1. REMOVED EQUIPMENT AND MATERIAL NOT DESIRED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. OWNER WILL TAG OR OTHERWISE INDICATE THE EQUIPMENT AND MATERIALS DESIRED TO BE KEPT.
2. REMOVE LOW VOLTAGE WIRES & LINES AND CONDUIT BACK TO EXISTING ELECTRICAL PANELS THAT EXIST IN WALLS BEING DEMOLISHED.
3. ALL EXISTING SURFACES DAMAGED AS A RESULT OF DEMOLITION SHALL BE PATCHED AND REPAIRED TO ACHIEVE A SMOOTH SURFACE FOR FINISH INSTALLATION.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF ALL EXISTING ELEMENTS DURING ALL PHASES OF WORK.
5. FOLLOW ALL APPLICABLE FEDERAL, OSHA, STATE AND LOCAL REGULATIONS.
6. CONTRACTOR TO COORDINATE WITH BUILDING OWNER FOR DUMPSTER LOCATION.
7. ALL DEMOLITION DEBRIS NOT BEING RELOCATED IS TO BE REMOVED FROM THE SITE ON A DAILY BASIS.
8. REMOVE EXISTING WINDOW & FRAME, WORKSTATION, & PORTIONS OF WALL AS NOTED ON THE FLOOR PLAN.

**DEMOLITION PLAN WALL & SYMBOL LEGEND:**

- EXISTING WALL TO REMAIN.
- EXISTING DOOR & FRAME TO REMAIN.
- EXISTING EXIT SIGN TO REMAIN.
- EXISTING BATTERY PACK W/ (2) EMERGENCY HEADS TO REMAIN.
- EXISTING REMOTE HEAD TO BE REMOVED AND SAVED FOR RELOCATION.
- EXISTING PULL STATION TO REMAIN.
- EXISTING FIRE BELL TO REMAIN.
- EXISTING THERMOSTAT TO BE REMOVED AND SAVED FOR RELOCATION.
- EXISTING THERMOSTAT TO REMAIN.

**1 EXISTING FLOOR PLAN**

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



Y:\BCTL\_Doyletown Admin End Floor\_Permit Drawing\_2016-0266\Drawings\Issued For Bid\_09.23.2016\11-A2.dwg

**PROPOSED SECOND FLOOR OFFICE RENOVATIONS FOR:**  
**BUCKS COUNTY FREE LIBRARY**  
 DOYLESTOWN BRANCH - 150 SOUTH PINE STREET  
 DOYLESTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA 18901

**RHJ ASSOCIATES, P.C.**  
 ARCHITECTS • PLANNERS • DESIGNERS  
 860 1ST AVE. SUITE 9A  
 KING OF PRUSSIA, PA 19406  
 610 337 4555  
 www.rhjassoc.com

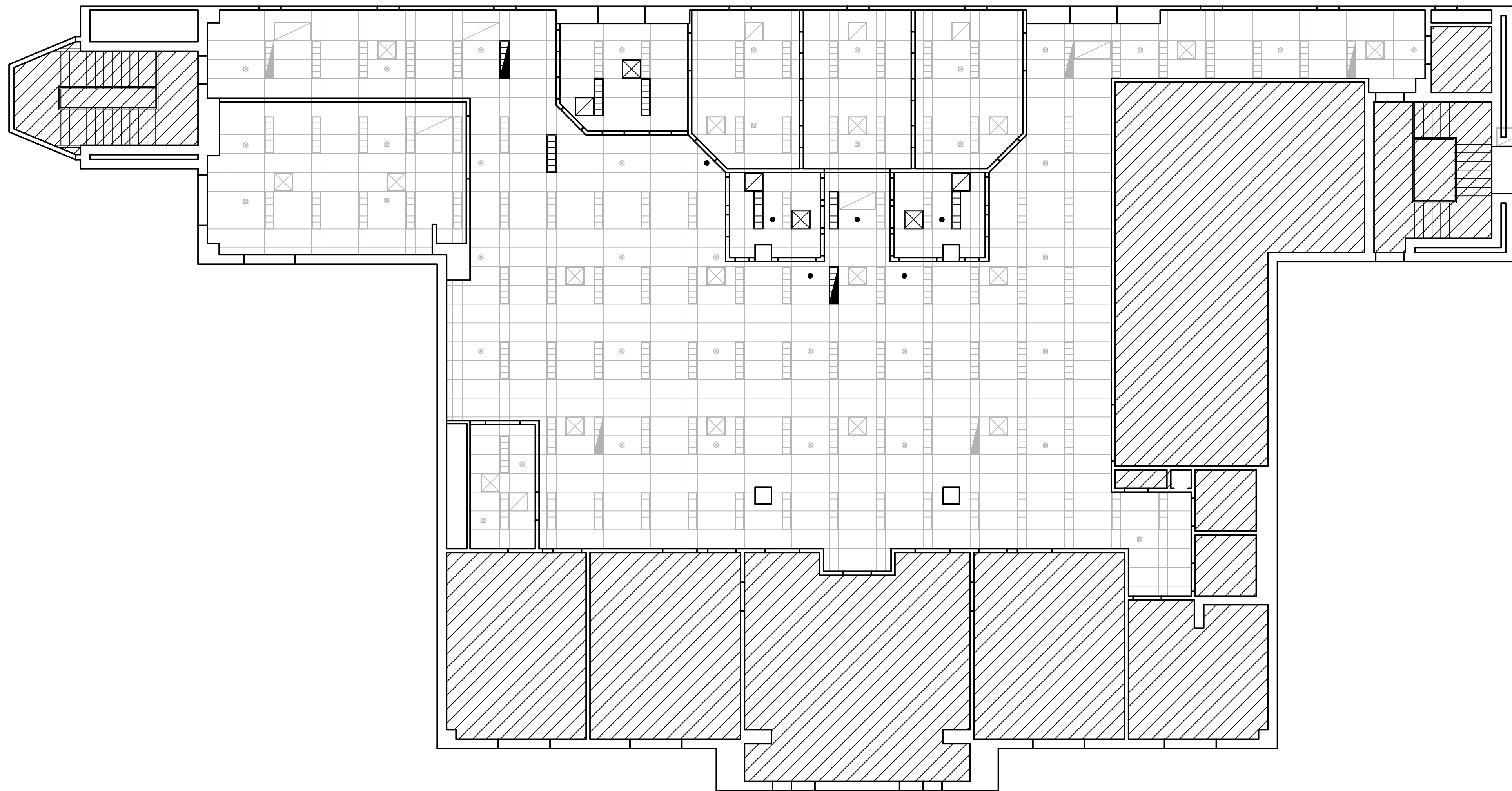
ISSUED FOR BID  
DATE: 09.23.2016

REVISIONS

NO.	DATE	DESCRIPTION

**D.1**

P.N.: 2016-0266

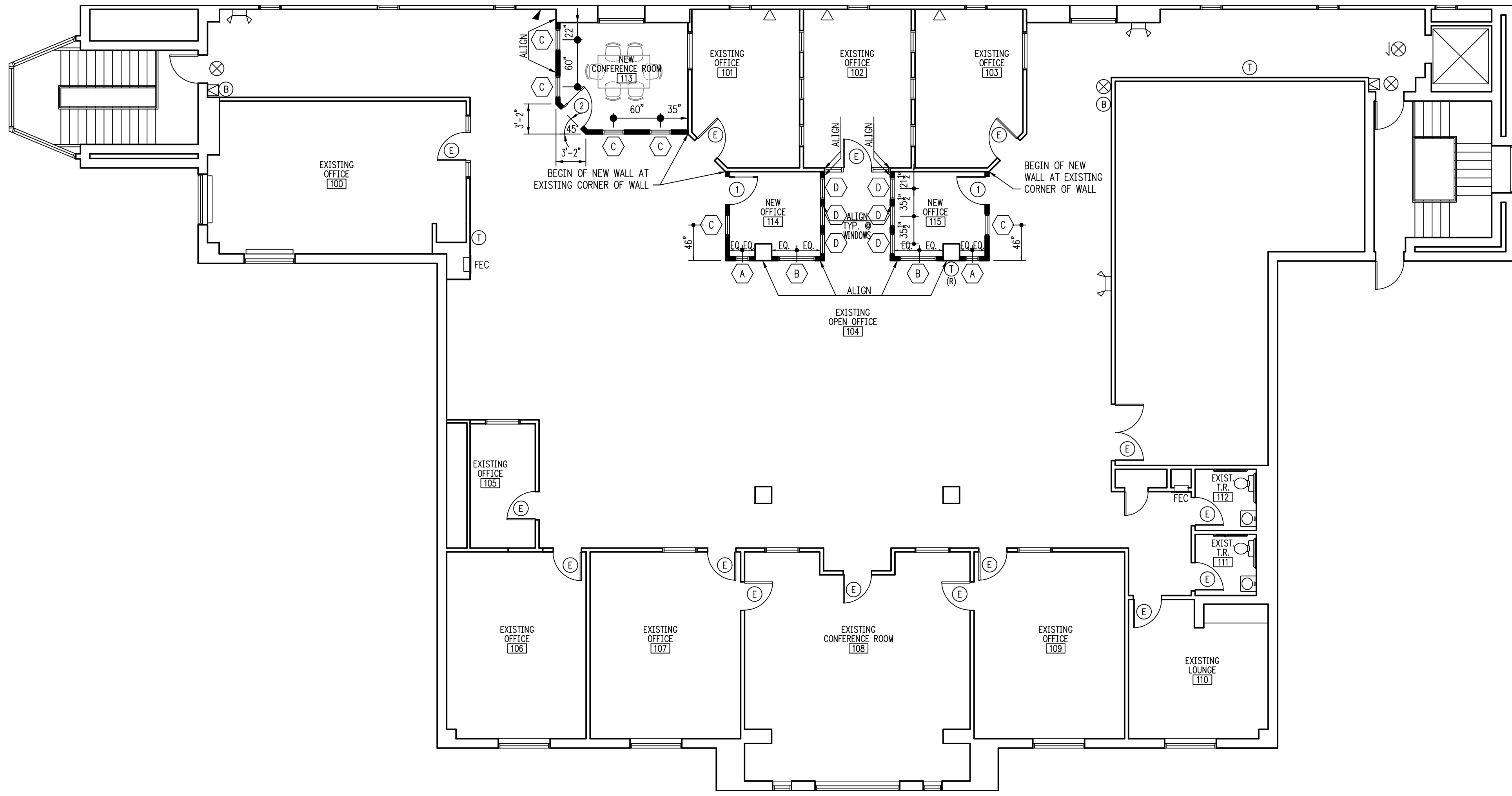


**REFLECTED CEILING PLAN SYMBOLS LEGEND:**

- EXISTING 2'x4" w/ 1'x2" ACCENT A.C.T. & GRID TO REMAIN. REPLACE ANY TILES REMOVED DURING DEMOLITION. MATCH EXISTING.
- EXISTING LIGHT FIXTURE TO REMAIN.
- EXISTING LIGHT FIXTURE ON EMERGENCY CIRCUIT TO REMAIN.
- RELOCATED LIGHT FIXTURE.
- RELOCATED LIGHT FIXTURE ON EMERGENCY CIRCUIT.
- EXISTING 2X2 SUPPLY DIFFUSER.
- NEW/RELOCATED 2X2 SUPPLY DIFFUSER. CONNECT BACK TO EXISTING DUCTWORK. MATCH EXISTING.
- EXISTING 2X2 RETURN GRILLE.
- NEW 2X2 RETURN GRILLE. CONNECT TO EXISTING RETURN DUCTWORK AS REQUIRED.
- EXISTING 2X4 RETURN GRILLE.
- EXISTING SPRINKLER HEAD TO REMAIN.
- REMOVE EXISTING SPRINKLER HEAD FOR REWORKING/RELOCATION.

2 REFLECTED CEILING PLAN

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



**INTERNATIONAL BUILDING CODE**  
**PA UCC**  
**IEBC 2009 + IBC 2012, CHAPTER 11**  
**INTERNATIONAL EXISTING BUILDING CODE**  
**LEVEL 2 ALTERATION**

FLOOR AREA: EXISTING SECOND FLOOR: ± 7,766 S.F.  
 PROPOSED SCOPE OF WORK AREA: ± 348 S.F.

USE: EXISTING SECOND FLOOR: 'B' - BUSINESS  
 PROPOSED SCOPE OF WORK AREA: 'B' - BUSINESS

CONSTRUCTION TYPE: 2B, NON-COMBUSTIBLE UNPROTECTED

SPRINKLER SYSTEM: EXISTING FULLY-SPRINKLERED BLDG.

OCCUPANCY: SEE EGRESS & OCCUPANCY PLAN

HEIGHT: EXISTING TWO STORY BUILDING

**PARTITION LEGEND:**

- EXISTING WALL TO REMAIN. PATCH & REPAIR AS REQUIRED.
- NEW STANDARD PARTITION WALL: 35S20 METAL STUDS @ 16" O.C. MAX. & (1) LAYER 5/8" GWB EACH SIDE TO UNDERSIDE OF CEILING. ALIGN W/ EXISTING GRID LINES WHERE NOTED.

**NEW FLOOR PLAN SYMBOLS LEGEND:**

- ROOM 100 ROOM I.D. - SEE FINISH SCHEDULE
- (1) DOOR I.D. - SEE DOOR SCHEDULE
- (C) WINDOW I.D. - SEE WINDOW SCHEDULE
- (X) EXISTING EXIT SIGN
- (B) EXISTING BATTERY PACK W/ (2) EMERGENCY HEADS
- (R) RELOCATED REMOTE HEAD
- (S) EXISTING PULL STATION
- (F) EXISTING FIRE BELL
- (T) EXISTING THERMOSTAT
- (T) RELOCATED THERMOSTAT

**DESIGN/BUILD NOTES:**

**HVAC TO BE DESIGN/BUILD**  
 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 ASHRAE, SMACNA AND ALL OTHER APPLICABLE CODES AND STANDARDS.

**ELECTRICAL TO BE DESIGN/BUILD**  
 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.

**SPRINKLER SYSTEM TO BE DESIGN/BUILD**  
 CONTRACTOR TO DETERMINE EXACT LOCATIONS AND SIZE ALL SPRINKLER EQUIPMENT FOR A COMPLETE JOB. CONTRACTOR TO SUPPLY ALL SPRINKLER WORK. SPRINKLER WORK IS TO CONFORM TO IBC 2009 AND ALL OTHER APPLICABLE CODES AND STANDARDS.

**FINISHES NOTE:**

G.C. TO INSTALL NEW BUILDING STANDARD FINISHES IN: NEW OFFICES (#114 & #115), NEW CONFERENCE ROOM (#113), AND NEW WALLS IN EXISTING OPEN OFFICE AREA (#104) INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- WALL PAINT
- DOOR & DOOR FRAME PAINT
- CARPET
- WALL BASE

ALL FINISHES TO MATCH EXISTING. G.C. TO COORDINATE WITH OWNER.

**TEL/DATA, SECURITY, & A/V NOTE:**

ALL SECURITY, TEL/DATA, AUDIO/VIDEO, SERVERS, & SERVER RACKS TO BE BY OWNER (TYP. N.I.C.).

1 FLOOR PLAN

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

Y:\BCTL\_Doyletown Admin End Floor\_Permit Drawing\_2016-0266\Drawings\Issued For Bid\_09.23.2016\11-A2.dwg

PROPOSED SECOND FLOOR OFFICE RENOVATIONS FOR:  
**BUCKS COUNTY FREE LIBRARY**  
 DOYLESTOWN BRANCH - 150 SOUTH PINE STREET  
 DOYLESTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA 18901

**RHJ ASSOCIATES, P.C.**  
 ARCHITECTS • PLANNERS • DESIGNERS

860 1ST AVE. SUITE 9A  
 KING OF PRUSSIA, PA 19406  
 610 337 4555  
 www.rhjassoc.com

ISSUED FOR BID  
 DATE: 09.23.2016

NO.	REVISIONS

**A.1**

P.N.: 2016-0266

# DOOR SCHEDULE

NO.	SIZE	LOC.	DOOR		FRAME		HARDWARE	LABEL	REMARKS		
			MTRL. CORE	FINISH TYPE	MTRL. FINISH TYPE	FINISH TYPE					
← EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN →											
1	3 <sup>0</sup> x 7 <sup>0</sup> x 1 <sup>3</sup> / <sub>4</sub>	OFFICES	WOOD	GLAZ	PAINT	A	H.M.	PAINT	1	1	MATCH BUILDING STANDARD
2	3 <sup>0</sup> x 7 <sup>0</sup> x 1 <sup>3</sup> / <sub>4</sub>	CONFERENCE	WOOD	GLAZ	PAINT	A	H.M.	PAINT	1	2	MATCH BUILDING STANDARD

**(A)**

**(1)**

**SET #1:**

- 3 NEW HINGES
- 1 NEW LEVERSET-LOCK (OFFICE FUNCTION)
- 3 NEW SILENCERS
- 1 NEW DOORSTOP

**SET #2:**

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

**NOTE:**  
ALL NEW DOOR HARDWARE FINISHES TO MATCH EXISTING HARDWARE FINISHES.

**(3) DOOR TYPES** NO SCALE    **(4) FRAME TYPES** NO SCALE    **(5) HARDWARE** NO SCALE

**(A)**

**(B)**

**(C)**

**(D)**

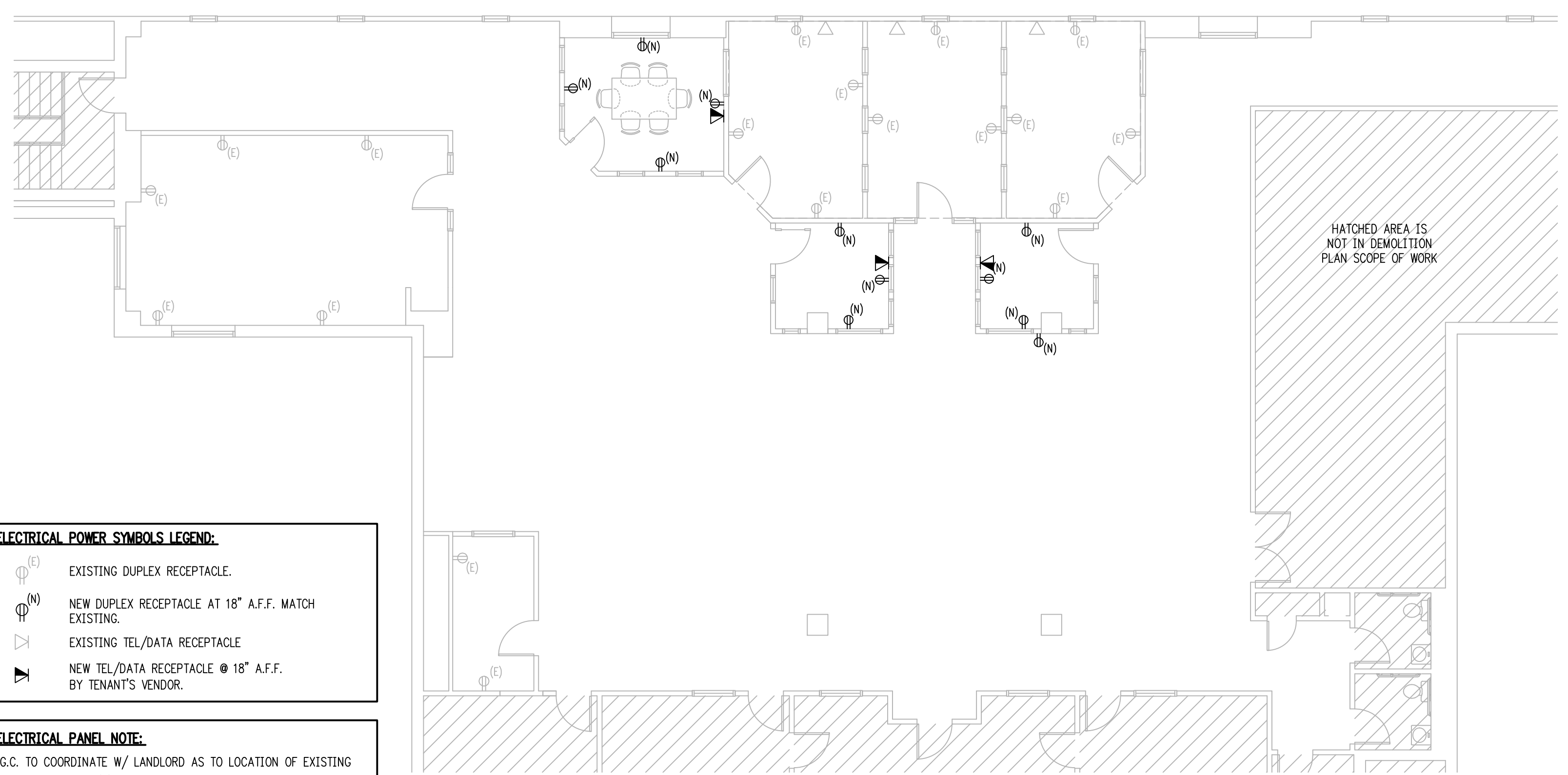
PAINTED H.M. FRAME w/ 1/4" GLAZING

**ELECTRICAL POWER SYMBOLS LEGEND:**

- EXISTING DUPLEX RECEPTACLE.
- NEW DUPLEX RECEPTACLE AT 18" A.F.F. MATCH EXISTING.
- EXISTING TEL/DATA RECEPTACLE
- NEW TEL/DATA RECEPTACLE @ 18" A.F.F. BY TENANT'S VENDOR.

**ELECTRICAL PANEL NOTE:**  
G.C. TO COORDINATE W/ LANDLORD AS TO LOCATION OF EXISTING ELECTRICAL PANEL(S) IN THE BUILDING.

**ELECTRICAL POWER DESIGN/BUILD NOTE:**  
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.



**(2) WINDOW SCHEDULE** SCALE: 1/4" = 1'-0"

G.C. TO V.I.F. EXISTING SUPPLY & RETURN DUCTWORK LOCATIONS & EXTENTS AS REQUIRED TO ACCOMMODATE NEW LAYOUT.

RELOCATED THERMOSTAT

**HVAC SYMBOLS LEGEND:**

- EXISTING THERMOSTAT TO REMAIN.
- RELOCATED THERMOSTAT.
- EXISTING 2X2 SUPPLY DIFFUSER.
- NEW 2X2 SUPPLY DIFFUSER. CONNECT BACK TO EXISTING DUCTWORK. MATCH EXISTING.
- EXISTING 2X2 RETURN GRILLE.
- NEW 2X2 RETURN GRILLE. CONNECT TO EXISTING RETURN DUCTWORK AS REQUIRED.
- EXISTING 2X4 RETURN GRILLE.
- RELOCATED 2X4 RETURN GRILLE. CONNECT BACK TO EXISTING DUCTWORK.
- NEW SUPPLY DAMPER AND FLEX DUCT. 10'-0" MAX. FLEX DUCT RUN.
- NEW RETURN AIR FLEX DUCT.
- NEW SHEET METAL SUPPLY DUCTWORK.
- NEW SHEET METAL RETURN DUCTWORK.

**HVAC DESIGN/BUILD NOTE:**  
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 ASHRAE, SMACNA AND ALL OTHER APPLICABLE CODES AND STANDARDS.

**(1) DESIGN/BUILD MECHANICAL SCOPE OF WORK PLAN** SCALE: 1/8" = 1'-0"

**(7) DESIGN/BUILD ELECTRICAL POWER SCOPE OF WORK PLAN**

EXISTING BANK OF 3-WAY SWITCHES

HATCHED AREA IS NOT IN DEMOLITION PLAN SCOPE OF WORK

**LIGHT & SWITCHING SYMBOLS LEGEND:**

- EXISTING LIGHT FIXTURE TO REMAIN.
- EXISTING LIGHT FIXTURE ON EMERGENCY CIRCUIT TO REMAIN.
- RELOCATED LIGHT FIXTURE.
- RELOCATED LIGHT FIXTURE ON EMERGENCY CIRCUIT.
- NEW SINGLE POLE SWITCH TO MATCH EXISTING.
- NEW WIRING.

**ELECTRICAL SWITCHING DESIGN/BUILD NOTE:**  
CONTRACTOR TO DETERMINE EXACT LOCATIONS FOR ALL ELECTRICAL FIXTURES, DEVICES AND EQUIPMENT FOR A COMPLETE JOB. CONTRACTOR TO RECONNECT ALL LIGHTS IN THE OPENING OFFICE AREA BACK TO THEIR RESPECTIVE CIRCUITS AS THEY ARE NUMBERED ON THE PLAN (V.I.F.) CONTRACTOR TO SUPPLY ALL ELECTRICAL ENGINEERING. WORK IS TO CONFORM TO NEC AND ALL OTHER APPLICABLE CODES & STANDARDS.

**(6) DESIGN/BUILD ELECTRICAL LIGHTING SCOPE OF WORK PLAN**

**PROPOSED SECOND FLOOR OFFICE RENOVATIONS FOR:**  
**BUCKS COUNTY FREE LIBRARY**  
 DOYLESTOWN BRANCH - 150 SOUTH PINE STREET  
 DOYLESTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA 18901

**RHJ ASSOCIATES, P.C.**  
 ARCHITECTS • PLANNERS • DESIGNERS  
 860 1ST AVE. SUITE 9A  
 KING OF PRUSSIA, PA 19406  
 610 337 4555  
 www.rhjassoc.com

ISSUED FOR BID  
 DATE: 09.23.2016  
 REVISIONS

A.2

P.N.: 2016-0266

Y:\BCTL\_Doylestown Admin End Floor\_Permit Drawing\_2016-0266\Drawings\Issued For Bid\_09.23.2016\11-A.2.dwg