



PERKASIE BOROUGH BUILDING CODES
PA UCC - ADOPTED
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) LEVEL 2 ALTERATION

PROJECT DESCRIPTION:
LEVEL 2 - TENANT IMPROVEMENT

BUILDING: ±6,600 S.F.
OCCUPANT LOAD: UNAFFECTED
USE: 'B' - BUSINESS

EXISTING CONSTRUCTION TYPE: 2B NONCOMBUSTIBLE UNPROTECTED
HEIGHT: EXISTING 1-STORY BUILDING
FIRE PROTECTION: NON-SPRINKLERED

CODE SUMMARY

DRAWING ENUMERATION
ARCHITECTURAL
RHJ ASSOCIATES, P.C.
CONTACT: MICHAEL HENRETTY 302.528.4406

CS - COVER SHEET
△ A.1 - ELEVATIONS
△ A.2 - WEST ELEVATION AND WALL SECTIONS

ISSUE INFORMATION
2019-08-09 OWNER REVIEW SET
2019-09-13 BID SET
2019-10-01 ADDENDUM 1

PROPOSED EXTERIOR RENOVATION FOR:
BUCKS COUNTY LIBRARY
PERKASIE BRANCH
491 ARTHUR AVE
PERKASIE, BOROUGH, PA

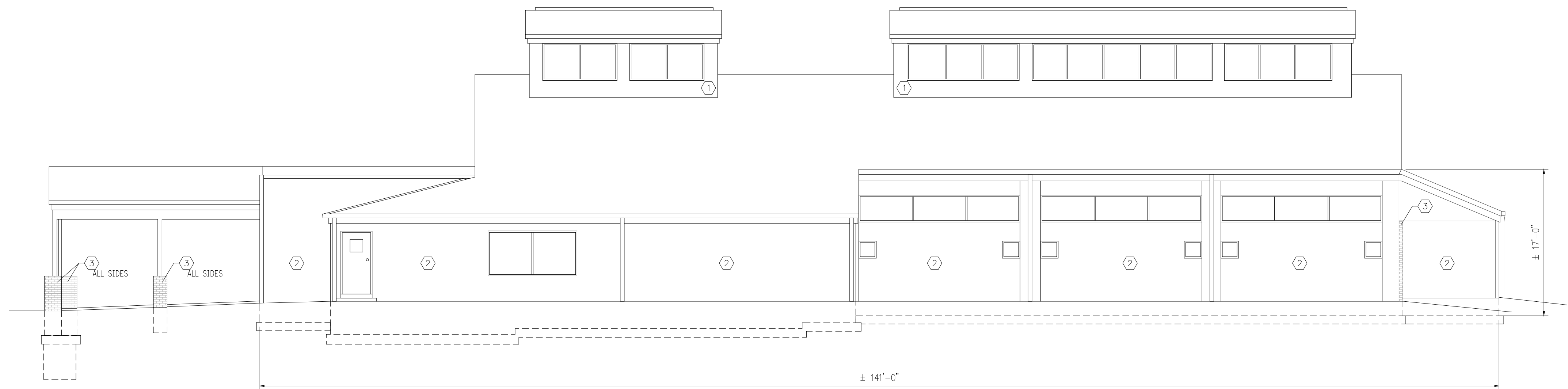
FOR PREPARING
PRELIMINARY
BIDS ONLY
NOT FOR CONSTRUCTION

RHJ ASSOCIATES, P.C.
ARCHITECTS • PLANNERS • DESIGNERS
880 1ST AVE, SUITE 8/A
KING OF PRUSSIA, PA 19406
610 337 4555
www.rhjasoc.com

DATE	REVISIONS
SEPT. 13, 2019	

CS

PN# 2019-0331



3 EXISTING EAST ELEVATION

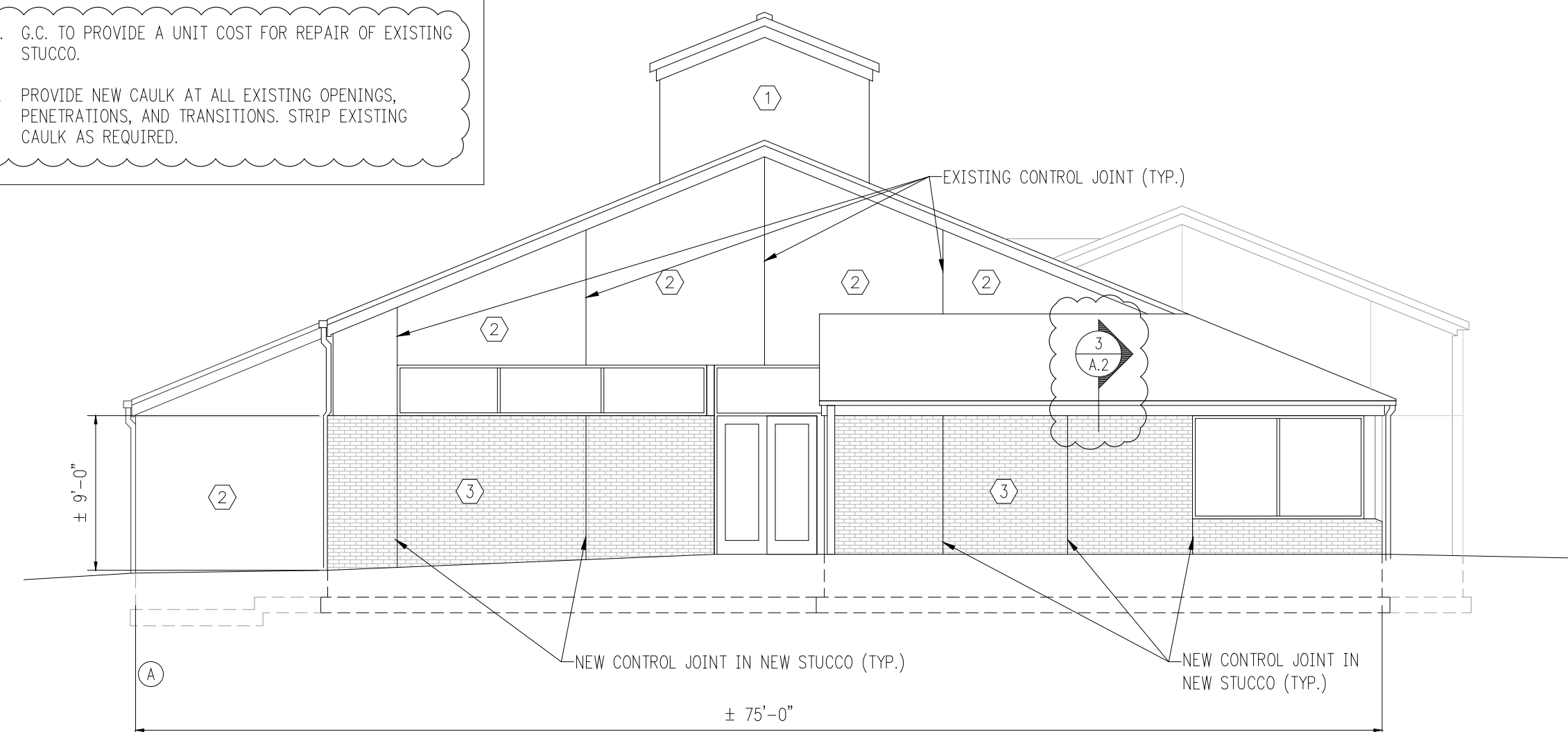
SCALE: 1/8" = 1'-0"

PROJECT NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF ALL EXISTING ELEMENTS DURING ALL PHASES OF WORK. FOLLOW ALL APPLICABLE FEDERAL, OSHA, STATE AND LOCAL REGULATIONS.
- REMOVED EQUIPMENT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE U.N.O. ALL DEMOLITION DEBRIS IS TO BE REMOVED FROM THE SITE ON A DAILY BASIS. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT FOR DUMPSTER LOCATION.
- THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY TOILET FACILITIES AND IS TO COORDINATE LOCATION WITH BUILDING MANAGEMENT. PROVIDE TEMPORARY LIGHTING AS NEEDED.
- REFINISH OF EXISTING DOORS, WINDOWS, FRAMES, STEEL FRAMING AND ROOF ARE N.I.C.
- G.C. TO INCLUDE THE REMOVAL AND REPLACEMENT OF DRAINAGE COMPONENTS, LIGHTING, ELECTRICAL DEVICES, LANDSCAPING, AND ANY OTHER ELEMENT OBSTRUCTING THE SURFACES TO RECEIVE NEW PAINT OR STUCCO. V.I.F.
- DIMENSIONS HAVE NOT BEEN VERIFIED BY THE ARCHITECT. ALL DIMENSIONS SHOWN ARE APPROXIMATE. G.C. TO VERIFY DIMENSIONS PRIOR TO PREPARING BIDS.
- G.C. TO SUBMIT STUCCO TEXTURE AND COLOR SAMPLES FOR OWNER REVIEW. PAINT SELECTIONS TO BE COORDINATED WITH SAMPLE REVIEW.
- ACCESS TO THE LIBRARY VIA THE MAIN ENTRANCE TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- SITE STORAGE OF EQUIPMENT AND MATERIAL REQUIRES OWNER APPROVAL. LOCATION TBD BASED ON REQUEST.
- G.C. TO PROVIDE A UNIT COST FOR REPAIR OF EXISTING STUCCO.
- PROVIDE NEW CAULK AT ALL EXISTING OPENINGS, PENETRATIONS, AND TRANSITIONS. STRIP EXISTING CAULK AS REQUIRED.

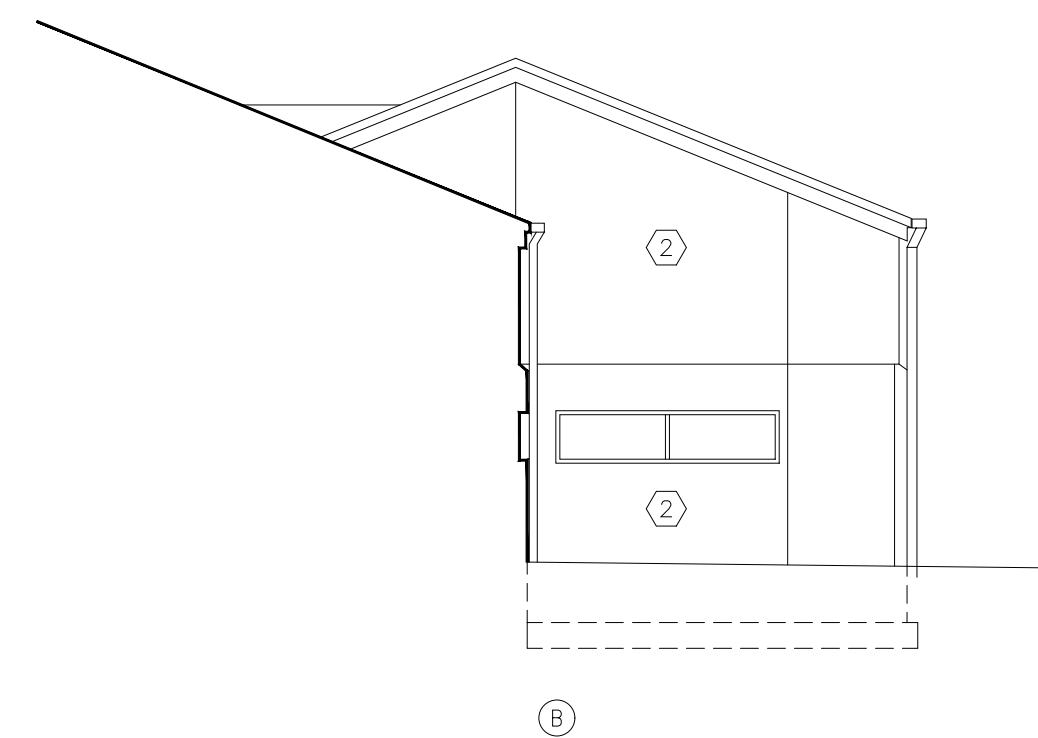
KEY NOTES:

- CLEAN EXISTING CORRUGATED METAL PANELS. PREP FOR PAINT.
- INSPECT ALL EXISTING STUCCO SURFACES AND REPAIR ALL DAMAGED OR CRACKED AREAS. CLEAN AND PREP FOR NEW PAINT.
- CLEAN AND REMOVE LOOSE PORTIONS OF SPALLING BRICKS. APPLY FLUID APPLIED WEATHER BARRIER TO EXISTING BRICK, NEW WIRE LATH, AND (3) COATS OF CEMENT STUCCO. REFER TO DETAIL 2/A.2. PAINT.
- G.C. TO INSPECT EXISTING CONDITIONS AND REMEDY SOURCE OF WATER INFILTRATION.
- PROVIDE BREAK NEW METAL CAP OVER EXISTING MASONRY CAP. PAINT.



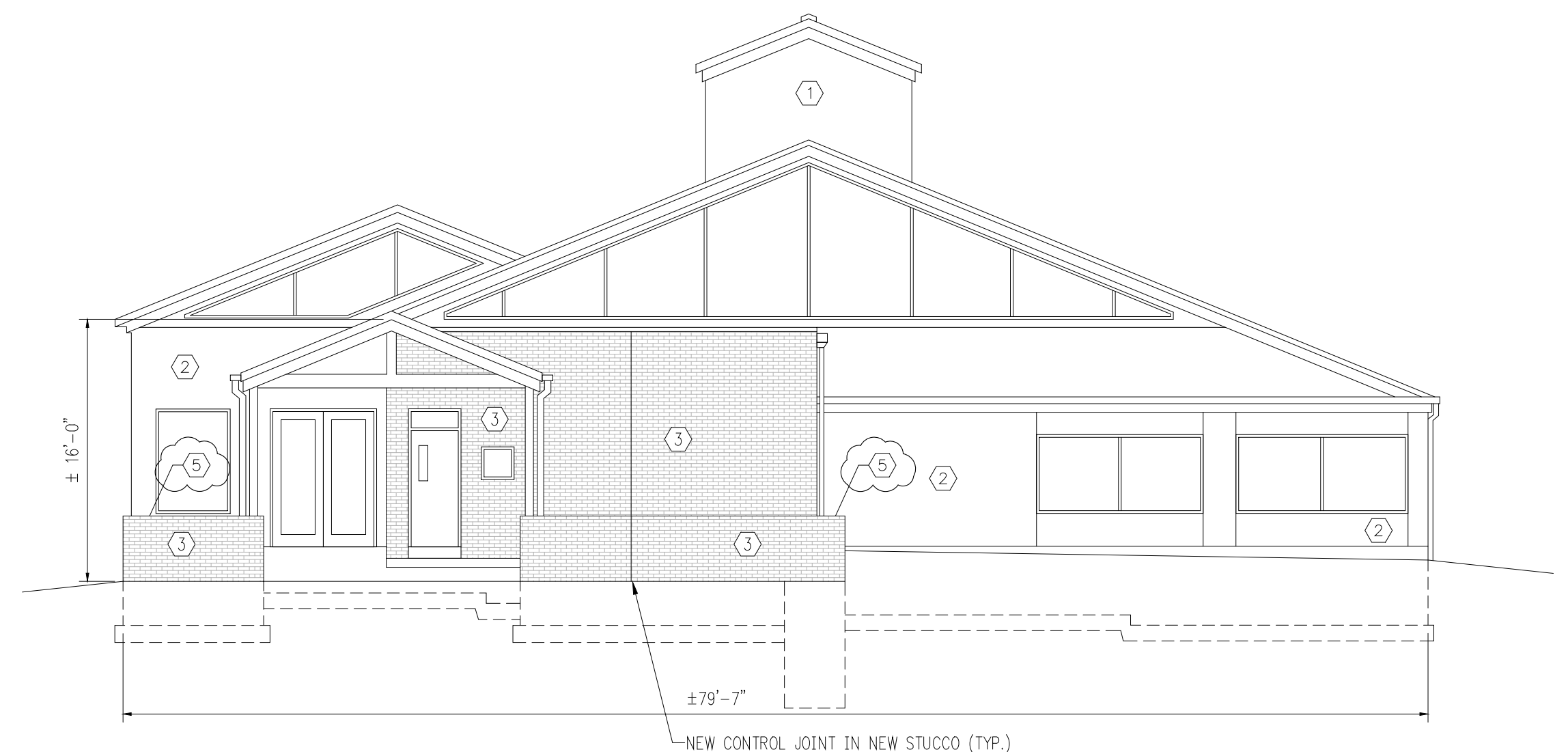
1 EXISTING NORTH ELEVATION

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



2 EXISTING SOUTH ELEVATION

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



PROPOSED EXTERIOR RENOVATION FOR:
BUCKS COUNTY LIBRARY

PERKASIE BRANCH
491 ARTHUR AVE
PERKASIE, BOROUGH, PA

FOR PREPARING
PRELIMINARY
BIDS ONLY
NOT FOR CONSTRUCTION

RHJ ASSOCIATES, P.C.
ARCHITECTS • PLANNERS • DESIGNERS
889 1ST AVE, SUITE 8/A
KING OF PRUSSIA, PA 19406
610 337 4555
www.rhjasoc.com

DATE: SEPT. 13, 2019
REVISIONS

ADDENDUM 1
2019/07/01

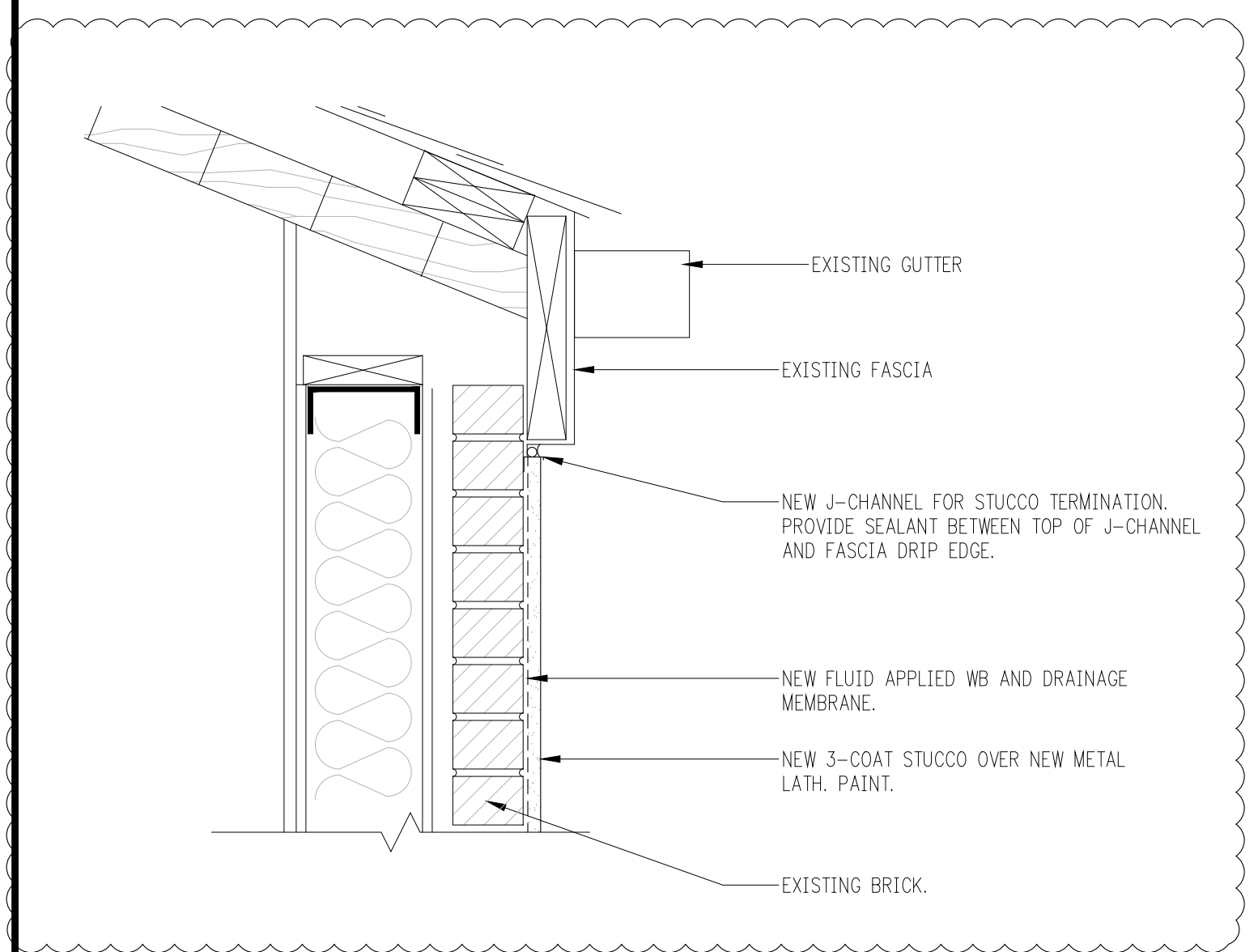
A.1

PN# 2019-0331

FOR PREPARING
PRELIMINARY
 BIDS ONLY
 NOT FOR CONSTRUCTION

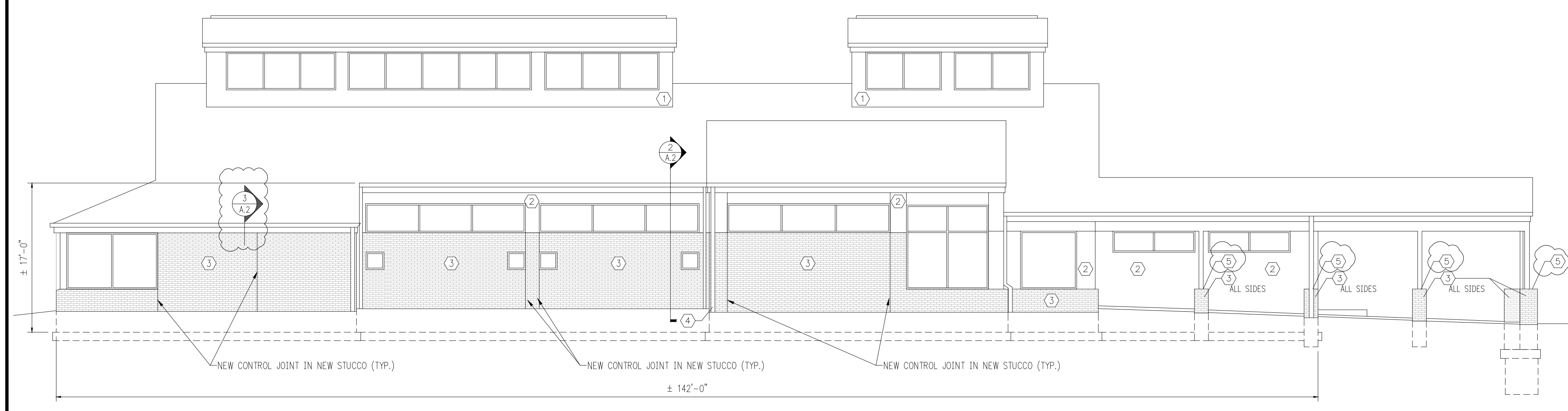
RHJ ASSOCIATES, P.C.
 ARCHITECTS • PLANNERS • DESIGNERS
 880 1ST AVE, SUITE 8/A
 KING OF PRUSSIA, PA 19406
 610 337 4555
 www.rhjasoc.com

DATE: SEPT. 13, 2019
REVISIONS
ADDENDUM 1 2019/02/01



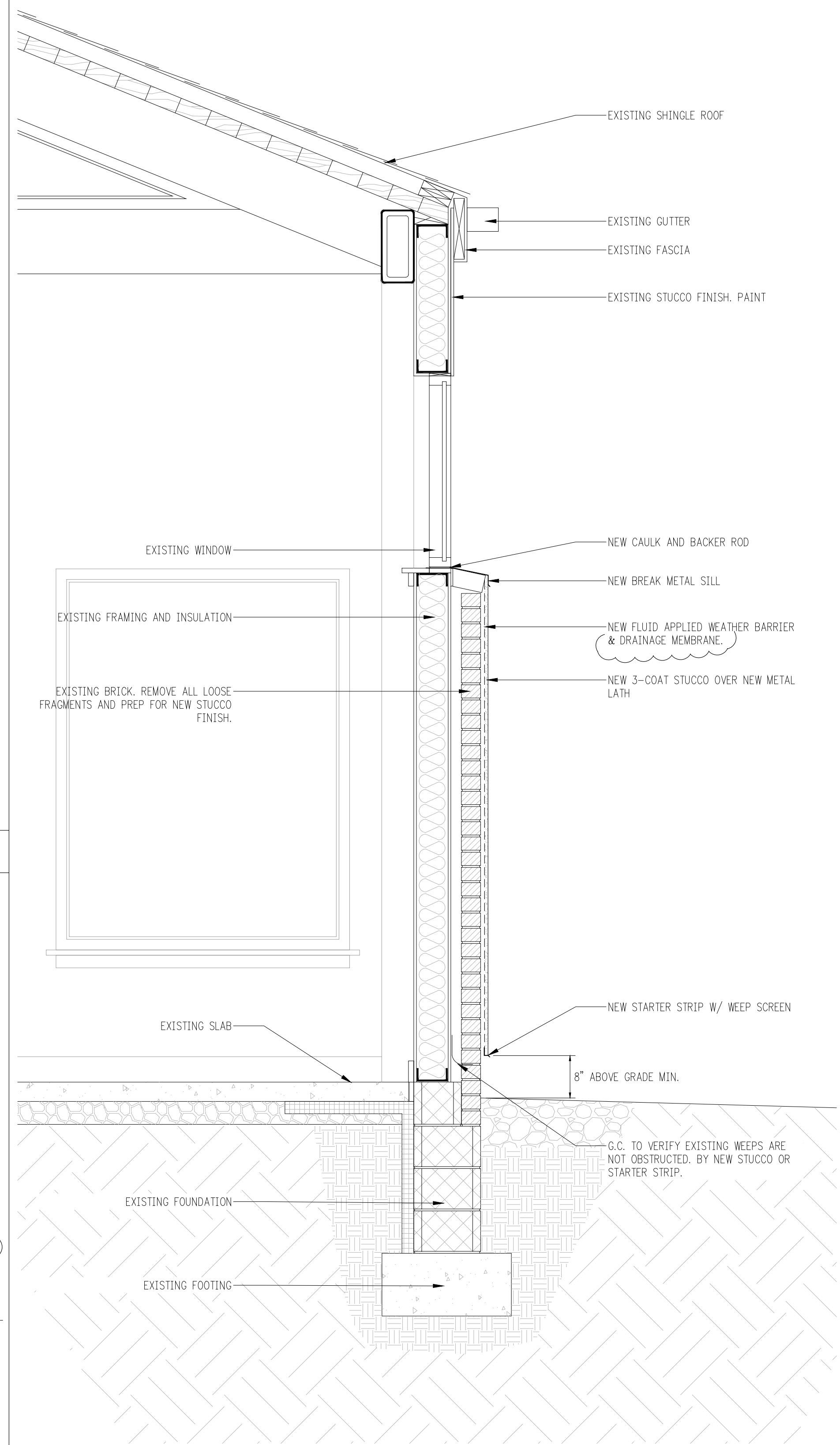
2) TYPICAL TERMINATION DETAIL AT FASCIA

SCALE: 3/4" = 1'-0"



1) EXISTING WEST ELEVATION

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



2) TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"

\\k-m\projects\BCFL_Perhasie Exterior Improvements_2019\Drawings\Bid-Ade\A-2\BPB-2.dwg