

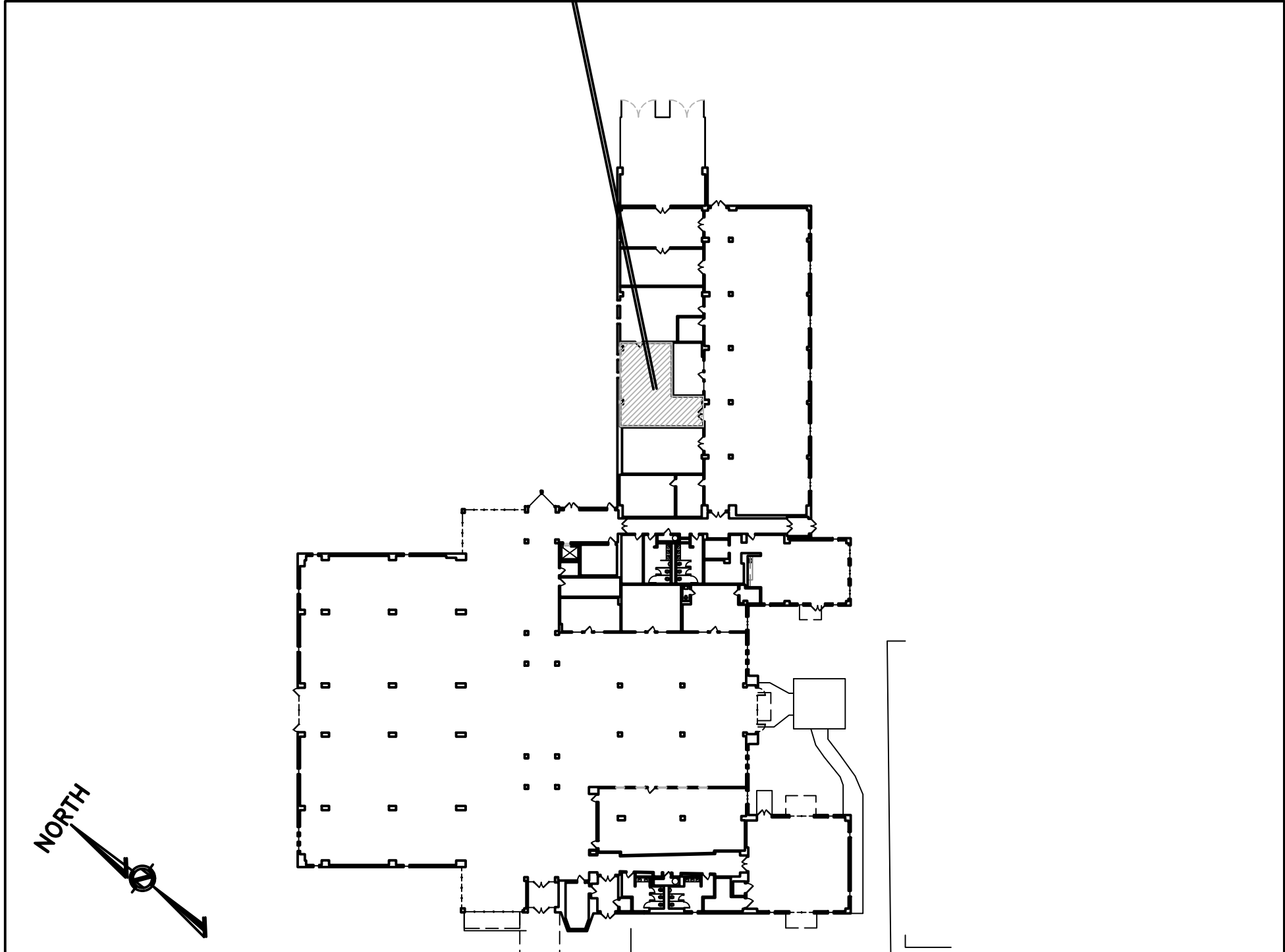
SITE



LOCATION MAP

NO SCALE

SCOPE OF WORK



SCOPE OF WORK

NO SCALE

PA UNIFORM CONSTRUCTION CODE (PA UCC 34 PA CODE CHAPTERS 401-405)
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL BUILDING CODE (IBC)
(LIMITED TO CH 11 ACCESSIBILITY PROVISIONS)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL FIRE CODE (IFC)
(ADOPTED ONLY TO EXTENT REFERENCED IN CHAPTER 35 OF THE 2018 IBC)
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
NFPA 70-2014 NEC (NATIONAL ELECTRIC CODE)
ICC/ANSI 117.1 2017 EDITION (BARRIER FREE CODE)

SCOPE OF WORK AREA: ± 883 S.F.
TOTAL FLOOR AREA: ± 49,815 S.F.
ALTERATION LEVEL: LEVEL 1
USE: EXISTING 'A-3' ASSEMBLY
CONSTRUCTION TYPE: EXISTING IIB - NON-COMBUSTIBLE UNPROTECTED
SPRINKLER SYSTEM: EXISTING FULLY SPRINKLERED (AUTOMATIC)
OCCUPANCY: OFFICE & STACKS AREA:
449 PERSONS (1 PER 100 GROSS S.F.)
READING AREA:
85 OCCUPANTS (1 PER 50 NET S.F.)
534 OCCUPANTS TOTAL (NO CHANGE)
HEIGHT: EXISTING 2-STORY BUILDING

DRAWING ENUMERATION

ARCHITECTURAL

RHJ ASSOCIATES, P.C.

CONTACT: MICHAEL HENRETTY, 302.432.2269
10 LEOPARD RD., PAOLI, PA 19301

- CS.1 - LOCATION MAP / BUILDING KEY / CODE INFORMATION
- E&O - EGRESS/OCCUPANCY PLAN
- ASP.1 - ARCHITECTURAL SITE PLAN
- A.1 - REFLECTED CEILING PLAN / FLOOR PLAN / ENLARGED PLAN
- A.2 - GENERATOR PAD DETAILS

ENGINEERING

MARTARANO ENGINEERING, INC.

CONTACT: MATTHEW PAGE, 484.706.9779 EXT. 115
1105 BERKSHIRE BLVD., SUITE 140 WYOMISSING, PA 19610

- P.1 - NEW GAS PLAN
- E.1 - ELECTRICAL NOTES / LEGENDS
- E.2 - ELECTRICAL DEMOLITION PLAN
- E.2 - ELECTRICAL NEW WORK PLAN / NOTES / PANEL SCHEDULE

PROPOSED IMPROVEMENTS FOR:

BCFL - DOYLESTOWN

150 S. PINE STREET
DOYLESTOWN, PA 18901
DOYLESTOWN, BUCKS COUNTY

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

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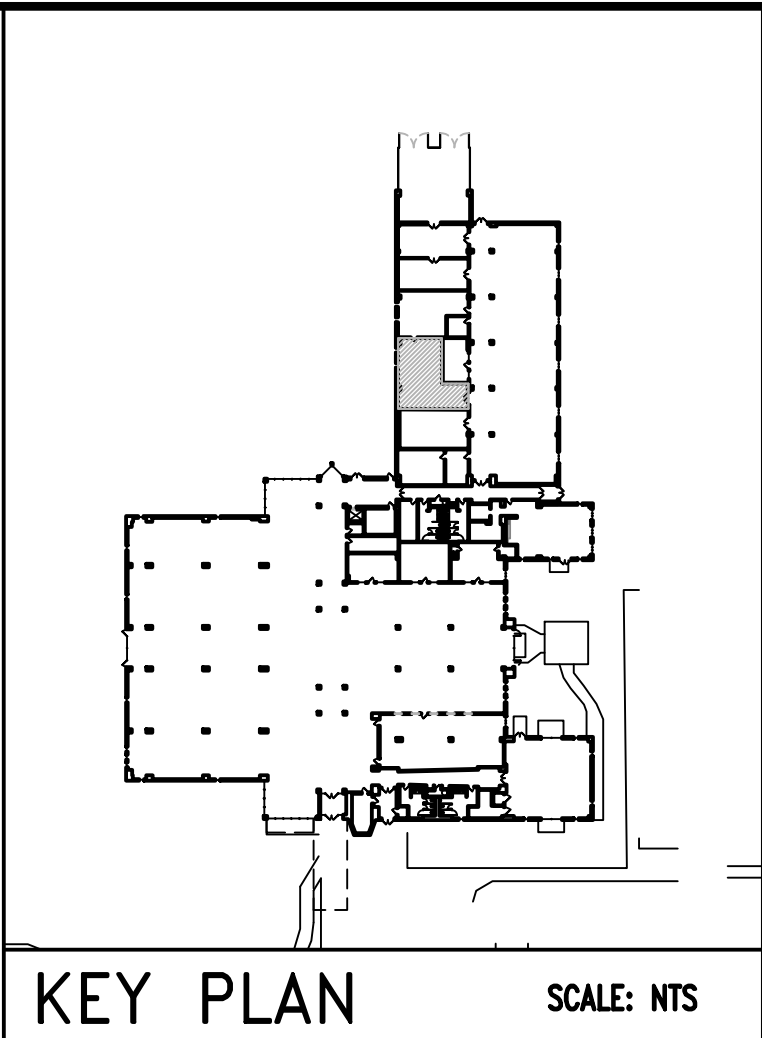
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CS.1

2025-0597

EGRESS & OCCUPANCY LEGEND:

	EXISTING EXIT SIGN. ARROW DENOTES DIRECTION.
	EXISTING BATTERY PACK W/ (2) EMERGENCY HEADS.
	EXISTING DUAL REMOTE EMERGENCY HEADS.
	EXISTING HORN/STRODE.
	EXISTING WALL MOUNTED FIRE EXTINGUISHER.
	EXISTING WALL MOUNTED FIRE EXTINGUISHER CABINET.
	EXISTING FIRE FULL STATION.
	INDICATES COMMON PATH OF EGRESS TRAVEL. (100' MAX ALLOWED)
	INDICATES EGRESS ROUTE (300' MAX ALLOWED)
	INDICATES ACCESSIBLE ROUTE.



KEY PLAN SCALE: NTS

PROPOSED IMPROVEMENTS FOR:

BCFL - DOYLESTOWN

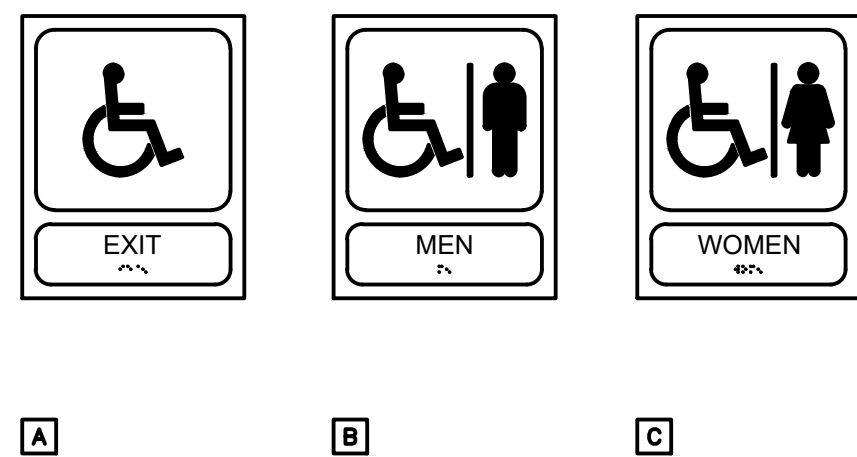
150 S. PINE STREET
DOYLESTOWN, PA 18901
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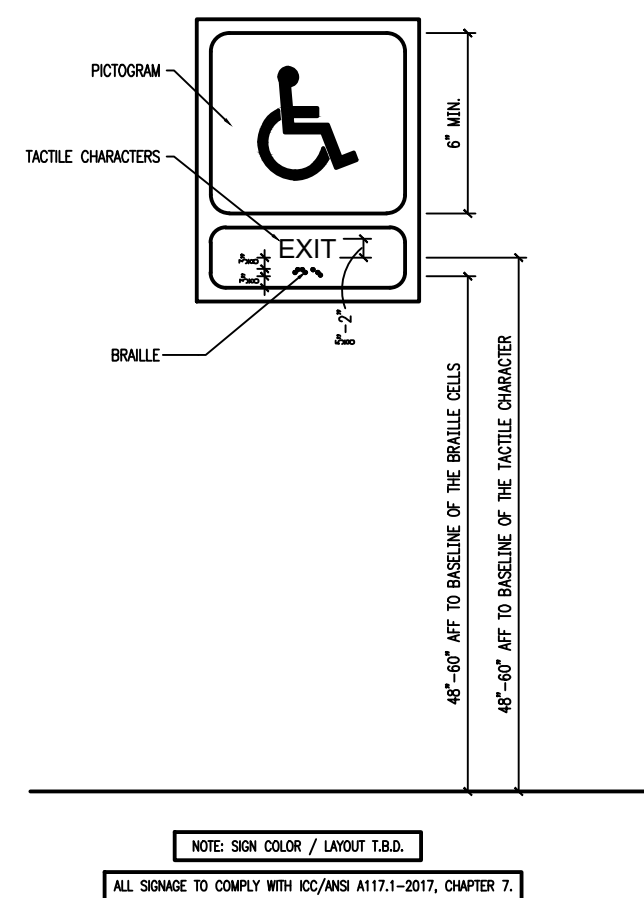
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FOR REFERENCE ONLY – EXISTING TO REMAIN



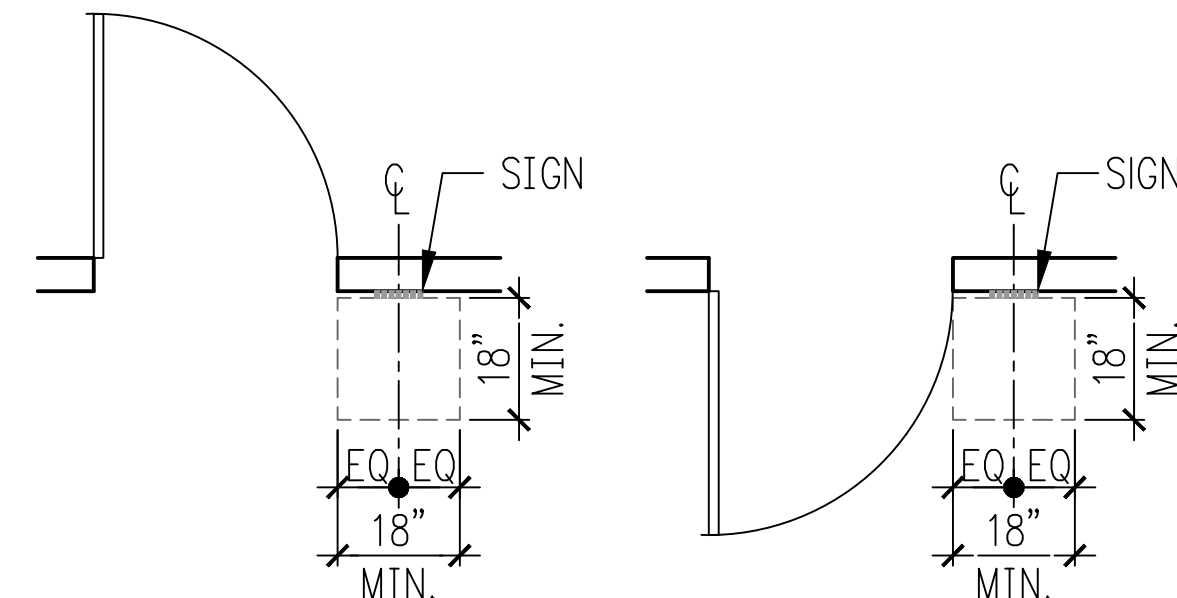
2 TACTILE SIGNS

SCALE: N.T.S.



③ TACTILE SIGN DIAGRAM – ELEVATION

SCALE: N.T.S.



④ TACTILE SIGN DIAGRAM – PLAN

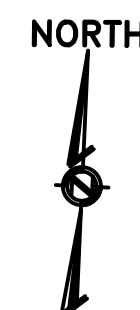
SCALE: N.T.S.

E&O

2025-0597

LOCATION OF NEW GENERATOR
AND PROPANE TANK.
SEE 3/A.1 FOR ENLARGED PLAN
AND DETAILS

This architectural site plan illustrates the layout of a building complex and its surrounding areas. The main building is a large, irregular structure with multiple wings, shown with diagonal hatching. To its right is a smaller, more complex building, also hatched. A large, winding driveway or path is located between the two main buildings. Several parking areas are depicted with diagonal hatching and lines indicating parking spaces. A dashed line outlines the property boundary. A specific location is marked with a small square and labeled 'NEW GENERATOR AND PROPANE TANK'. A leader line points from this location to a text block in the upper left corner. The text block contains the following information: 'LOCATION OF NEW GENERATOR AND PROPANE TANK. SEE 3/A.1 FOR ENLARGED PLAN AND DETAILS'. The plan also shows various other features such as walls, doors, and landscaping elements like trees and shrubs.



SCALE: $3/32" = 1'-0"$

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150 S. PINE STREET

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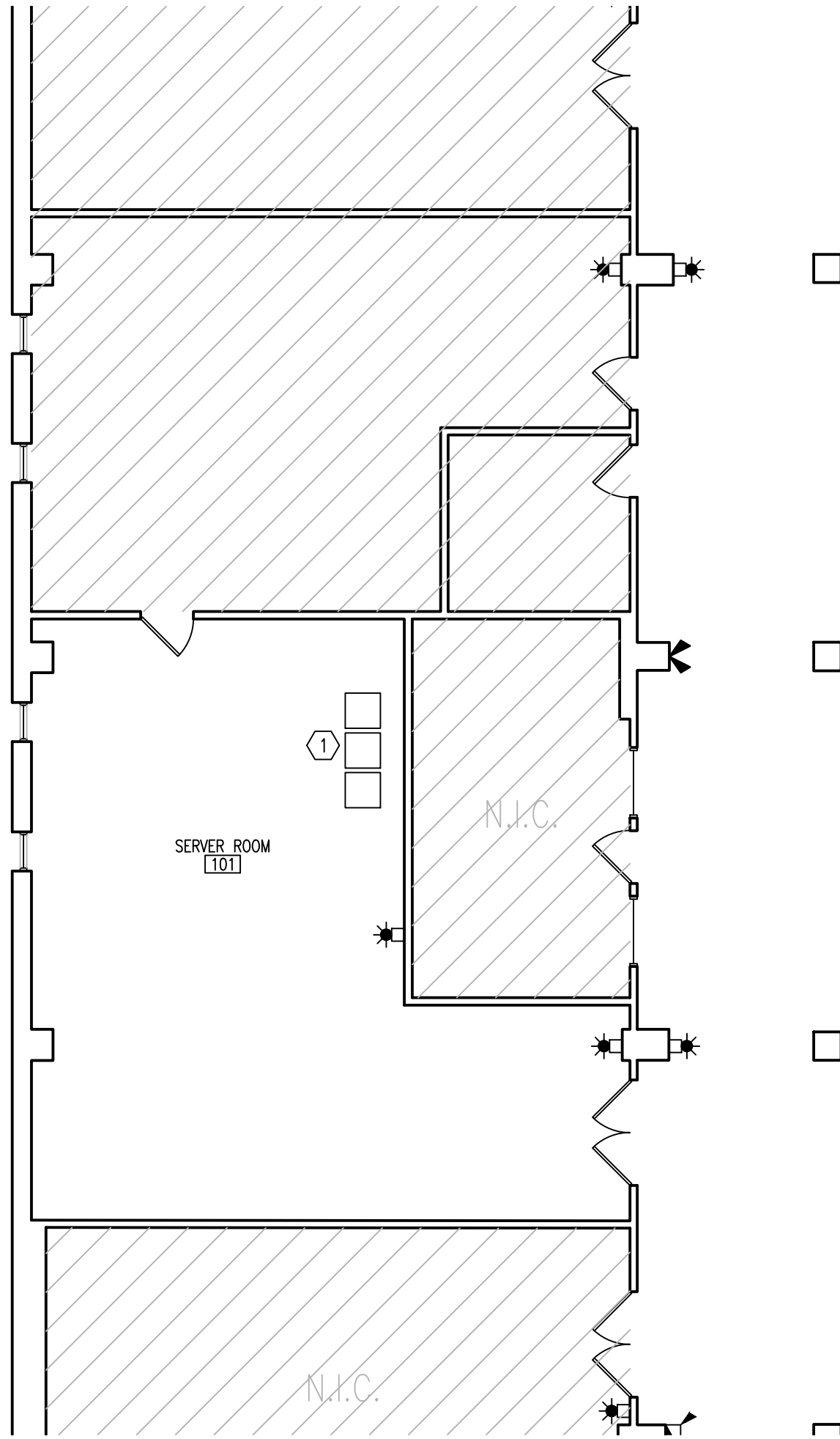
ASP.1

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Y:\BCFL_150 S. Pine Doylestown.IT Server Room_2025-0597\Drawings\CDs\REV SCDFE\BCFL_150 S.Pine Doylestown.IT Server Room_2025-0597_CDs.dwg

2 FLOOR PLAN

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



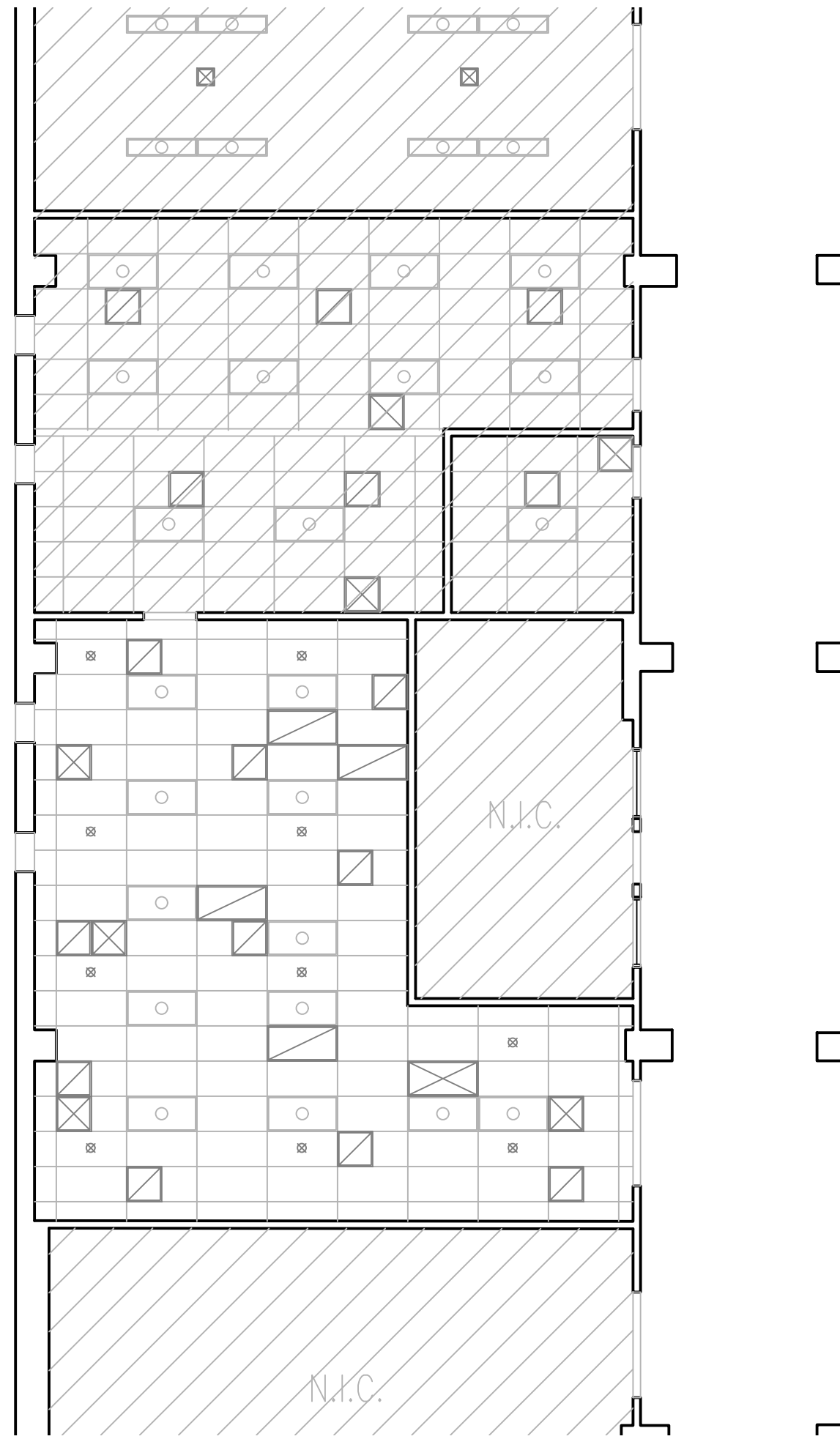
WALL LEGEND:	
	EXISTING WALL TO REMAIN. PATCH, REPAIR AND PAINT AS REQUIRED.

FLOOR PLAN LEGEND:	
	ROOM I.D.
	EXISTING DUAL REMOTE EMERGENCY HEADS.
	EXISTING HORN/STROBE.

KEYED NOTES:	
	G.C. TO INSTALL NEW TENANT PROVIDED RACKING.

1 REFLECTED CEILING PLAN

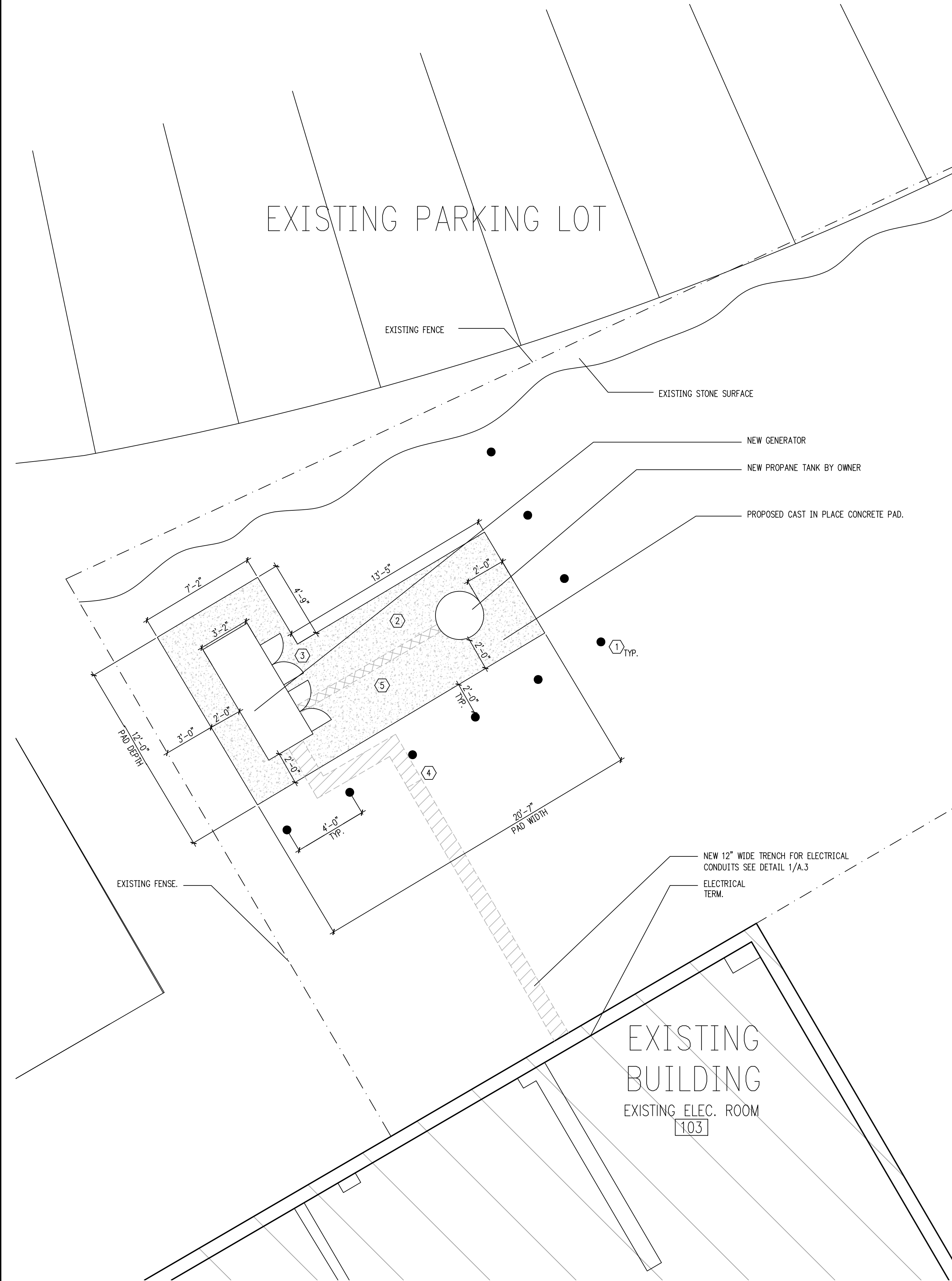
SCALE: 1/8" = 1'-0"



REFLECTED CEILING DEMOLITION LEGEND:	
	EXISTING CONSTRUCTION TO REMAIN.
	EXISTING 2'x4' ACOUSTIC CEILING TILE & GRID.
	EXISTING 2x4 LAY-IN LIGHT FIXTURE, U.N.O.
	EXISTING SPRINKLER HEAD, U.N.O.
	EXISTING 2x2 LAY-IN SUPPLY DIFFUSER, U.N.O. FOR REFERENCE ONLY.
	EXISTING 2x2 LAY-IN RETURN AIR GRILLE, U.N.O. FOR REFERENCE ONLY.
	EXISTING 2x4 LAY-IN SUPPLY DIFFUSER, U.N.O. FOR REFERENCE ONLY.
	EXISTING 2x4 LAY-IN RETURN AIR GRILLE, U.N.O. FOR REFERENCE ONLY.

3 ENLARGED PLAN – GENERATOR AND PROPANE TANK

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



KEYNOTES	
SYMBOL	DESCRIPTION
	6" CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 2/A.2. SPACING TO BE 4'-0" O.C. MAX U.N.O.
	CONCRETE PAD . SEE DETAIL 3/A.2. REFER TO DRAWING 3/A.1 FOR OVERALL DIMENSION OF GENERATOR PAD AND PROPANE TANK PAD. PAD SIZED FOR PROPANE TANK TO BE VERIFIED WITH OWNER APPROVAL PRIOR TO BEING POURED.
	GENERATOR CONDUITS TO RUN UNDERGROUND AND STUB UP THROUGH SLAB BELOW GENERATOR. SEE DETAIL 1/A.3 FOR CONDUIT TRENCHING DETAIL. EXACT LOCATION OF STUB UP IN SLAB WILL NEED TO BE FIELD VERIFIED AND OWNER APPROVED PRIOR TO FINAL INSTALLATION.
	CONDUITS TO BE INSTALLED: (1) 1-1/2" CONDUIT FOR POWER FROM THE GENSET (2) 1" CONDUITS FOR POWER TO THE GENERATOR BATTERY CHARGER AND JACKET HEATER (1) MINIMUM 1" CONDUIT FOR COMMUNICATIONS WIRING BETWEEN THE ATS. COORDINATE WITH VENDOR REFER TO ENGINEERING DRAWINGS FOR DETAILS.
	NEW UNDERGROUND GAS LINES. SEE MECHANICAL DRAWINGS.

GENERAL NOTES	
1.	THIS DRAWING IS DIAGRAMMATIC. ACTUAL UTILITY RUNS TO BE COORDINATED WITH FIELD CONDITIONS.
2.	SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR ALL SPECIFICATIONS AND SIZES
3.	ELECTRICAL CONNECTIONS TO BE STUBBED UP FROM UNDERGROUND DUCT BANK.
4.	CONFIRM FINAL DIMENSIONS, ORIENTATIONS, LOCATIONS OF ALL UTILITY NEEDS TO GENERATOR AND PROPANE TANK WITH OWNER PRIOR TO INSTALLATION OF CONCRETE PAD.

PROPOSED IMPROVEMENTS FOR:

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DOYLESTOWN, BUCKS COUNTY

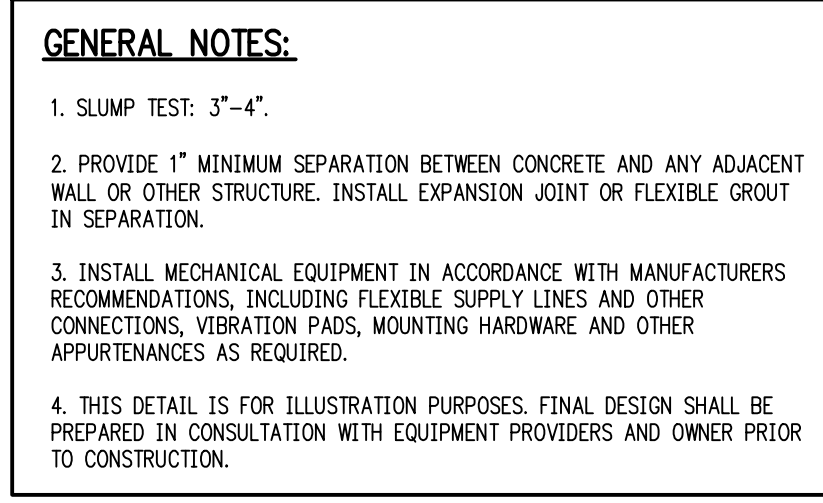
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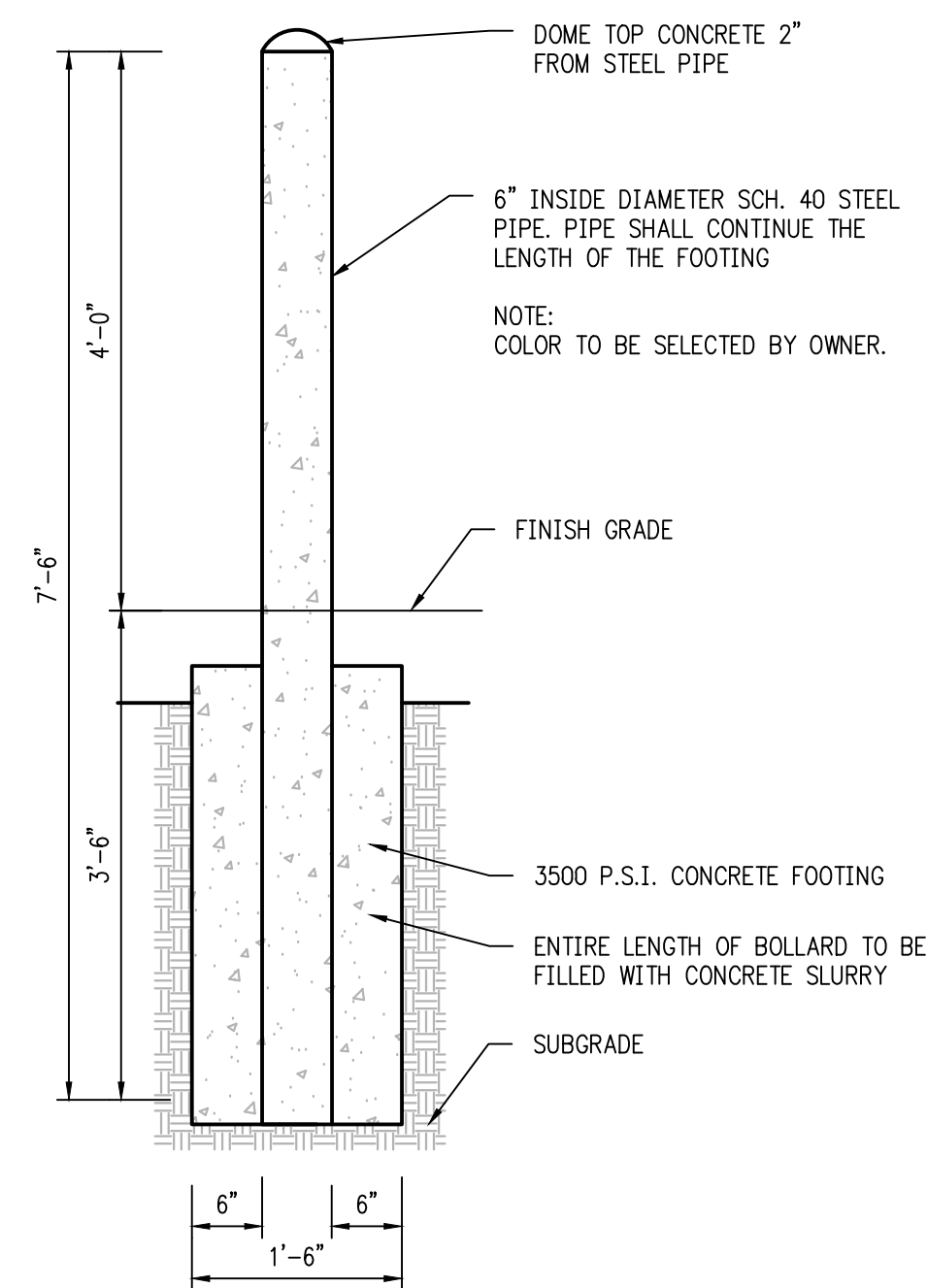
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SCALE: $3/4" = 1'-0"$



SCALE: N.T.S.

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

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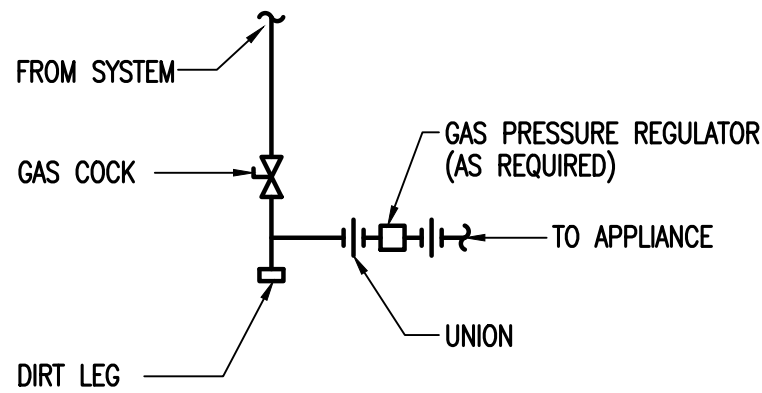
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A.2

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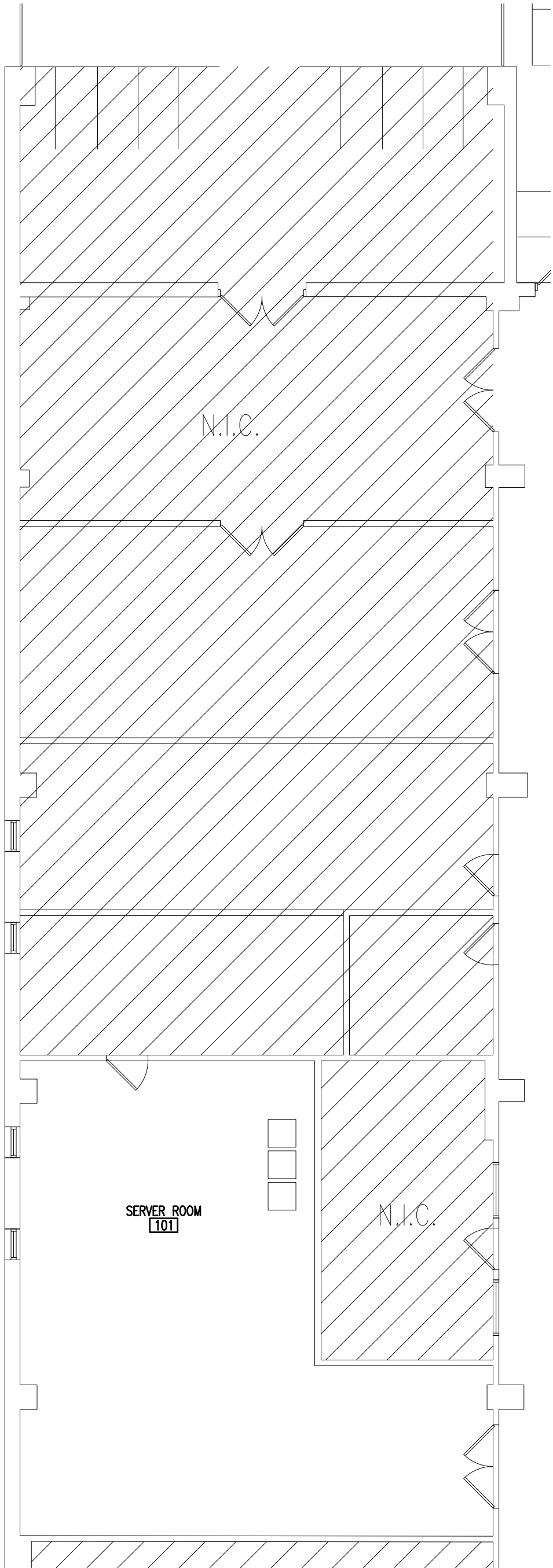
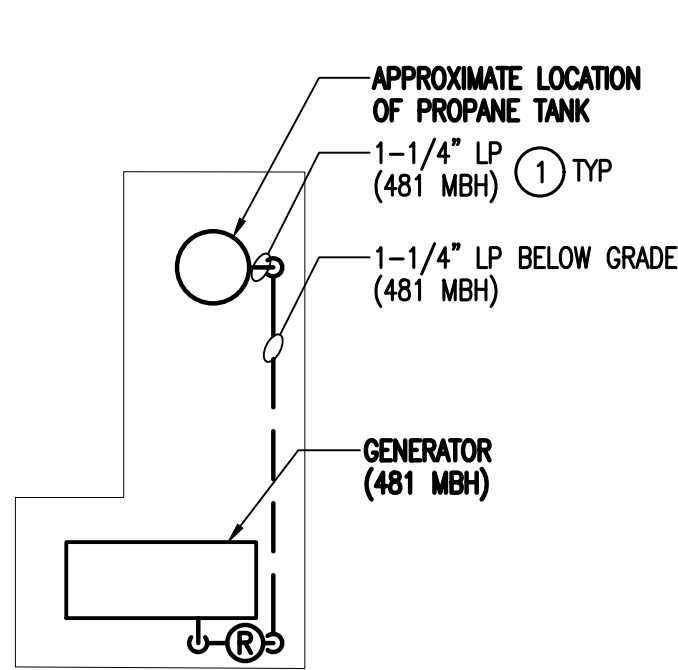
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GAS PIPING DIAGRAM
NO SCALE

PIPING AND ACCESSORIES	
	WORK BY THIS CONTRACTOR
	EXISTING WORK OR WORK DONE BY OTHERS
	SANITARY PIPING (SAN)
	SANITARY VENT PIPING (SV)
	COLD WATER PIPING (CW)
	HOT WATER PIPING (HW)
	HOT WATER RECIRCULATING PIPING (HWR)
	GAS PIPING (G)
	PIPE TURNING UP
	PIPE TURNING DOWN
	WATER HAMMER ARRESTOR (WHA)
	BALL VALVE
	CHECK VALVE
	CIRCUIT SETTER
	TEMPERATURE & PRESSURE VALVE
	THERMOMETER
	GAUGE
	PUMP
	REGULATOR
	GAS METER
	CONNECT TO EXISTING
	NEW WORK NOTE
	REFER TO INDICATED DEMOLITION NOTE
	EXTENT OF DEMOLITION

GAS SYSTEM SIZING	
GAS TYPE	PROPANE (LP)
ESTIMATED DELIVERED PRESSURE:	11"
TABLE USED	2021 INTERNATIONAL FUEL GAS CODE TABLE 402.4 (28)
ALLOWABLE PRESSURE DROP:	0.5" WC
PIPING MATERIAL	SCHEDULE 40 METALLIC PIPE
TOTAL DEVELOPED LENGTH:	30
TOTAL LOAD (MBH)	481
NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE NEW GAS SERVICE WITH LOCAL UTILITY. PRIOR TO INSTALLATION OF PIPING, CONTRACTOR SHALL VERIFY FINAL BUILDING LOAD AND DELIVERED PRESSURE. IF DIFFERENT FROM VALUES LISTED ABOVE, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY FOR DIRECTION. PROVIDE GAS PRESSURE REGULATORS AS REQUIRED TO REDUCE PRESSURE TO MANUFACTURERS ALLOWABLE INLET PRESSURES FOR EACH PIECE OF EQUIPMENT.	



PLUMBING – GROUND FLOOR PLAN – NEW WORK – GAS
SCALE: 1/8" = 1'-0"

NEW WORK NOTES:

- 1 PROVIDE PROPANE GAS PIPING FROM TANK TO GENERATOR SIZED ACCORDING TO NEW WORK PLANS. COORDINATE ROUTING AND TIE-IN LOCATION IN THE FIELD. COORDINATE ROUTING OF PIPING WITH FENCES AND LOCATE PIPING UNDERGROUND IN ACCORDANCE WITH APPLICABLE MANUFACTURERS REQUIREMENTS.

MEI
MARTARANO
ENGINEERING INC
1105 Berkshire Blvd, Suite 140
Wyomissing, PA 19610
t:(484)-706-9779
Project #25-339

PROPOSED IMPROVEMENTS FOR:

BCFL - DOYLESTOWN

150 S. PINE STREET
DOYLESTOWN, PA 18901
DOYLESTOWN, BUCKS COUNTY

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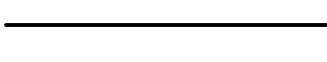
GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND PROVIDE ALL MATERIALS, DEVICES, CONNECTIONS, ETC. FOR A COMPLETE AND FUNCTIONAL INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK WITH SUPPLIERS, SUBCONTRACTORS, EMPLOYEES, ETC. SHOULD CLARIFICATION OF ANY PORTION OF THE WORK BE REQUIRED, CONTACT THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BID.
2. SYMBOLS, ABBREVIATIONS, DETAILS, SCHEDULES, AND DRAWINGS NOTES ARE PROVIDED FOR INFORMATIONAL PURPOSES. NOT ALL SYMBOLS, ABBREVIATIONS, DETAILS, SCHEDULES, AND DRAWING NOTES MAY APPLY. COORDINATE ANY DISCREPANCIES WITH ENGINEER.
3. WORK SHALL COMPLY WITH CODE AS REQUIRED BY LOCAL AUTHORITY. THIS WOULD INCLUDE, BUT IS NOT LIMITED TO THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL ELECTRICAL CODE (NEC). AMENDMENTS, NFPA, ANSI, OSHA, AND ALL OTHER LOCAL OR MUNICIPAL BUREAUS AND DEPARTMENTS WHICH HAVE AUTHORITY OVER THE PROJECT; ANYTHING IN THESE CONTRACT DOCUMENTS NOT WITHSTANDING, THIS SHALL NOT BE CONSTRUED AS WAIVING COMPLIANCE WITH ANY REQUIREMENTS OF THE PLANS AND SPECIFICATIONS WHICH MAY BE IN EXCESS OF ANY REQUIREMENTS OF THESE CODES.
4. THE CONTRACTOR SHALL COMPARE THE DRAWINGS AND SPECIFICATIONS, CHECKING THE MEASUREMENTS AND CONDITIONS UNDER WHICH CONSTRUCTION IS TO BE IMPLEMENTED. FOR CLARIFICATION BETWEEN VARIOUS DRAWINGS AND/OR SPECIFICATIONS, THE DISPUTED ISSUE SHALL BE REFERRED TO THE ENGINEER PRIOR TO ANY WORK. THE CONTRACTOR SHALL STATE IN THEIR PROPOSAL ANY EXCEPTIONS NECESSARY TO MAKE THIS WORK A COMPLETE AND READY-TO-USE INSTALLATION. IF NOT SO-STATED IN THE CONTRACTOR'S PROPOSAL, ANY SUCH WORK WILL NOT BE CONSIDERED ADDITIONAL.
5. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL REQUIRED WORK AND EQUIPMENT WITH THAT OF THE OTHER TRADES. WHERE THERE ARE POTENTIAL CONFLICTS, THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, ETC. AT THE SITE AND SHALL ADAPT HIS WORK TO ACTUAL FIELD CONDITIONS. REFER TO ARCHITECTURAL/MECHANICAL DRAWINGS FOR PLANS, ELEVATIONS AND DETAILS INDICATING THE LOCATIONS OF CEILING ELEMENTS (E.G., LIGHTS, SPRINKLERS, DIFFUSERS, ETC.) AND WALL ELEMENTS. CEILING MOUNTED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. IF LOCATION FOR AN ITEM IS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS, VERIFY THE EXACT LOCATION OF THE ITEM WITH THE ARCHITECT PRIOR TO INSTALLATION. THESE REQUIREMENTS APPLY TO ALL CEILING TYPES IN ALL AREAS. CONTRACTOR GENERATED COORDINATION DRAWINGS ARE REQUIRED.
6. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, EXAMINE THE PREMISES, AND MAKE A THOROUGH SURVEY OF THE CONDITIONS UNDER WHICH CONSTRUCTION WILL BE IMPLEMENTED. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT. ANY LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
7. THE CONTRACTOR SHALL SECURE, OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS, TAXES, LICENCE, AND FEES TO ALL GOVERNMENT AGENCIES REQUIRED FOR THE EXECUTION AND COMPLETION OF THE ELECTRICAL WORK. SCHEDULING OF ALL REQUIRED INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PREPARE AND SUBMIT ALL SHOP DRAWINGS AS REQUIRED TO THE GOVERNMENTAL AGENCIES AND UTILITY COMPANIES FOR THEIR APPROVAL.
8. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE SAFETY OF THE CLIENT'S EMPLOYEES, BUILDING EMPLOYEES AND GUESTS AS WELL AS THEIR OWN FORCES, BY ADEQUATELY PROTECTING ANY EXPOSED LIVE CABLE, EQUIPMENT, OR DEVICES THROUGHOUT THE COURSE OF THIS WORK.
9. ALL CONTRACTORS/BIDDERS SHALL HAVE RECEIVED A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR REVIEW AND REFERENCE TO WORK INDICATED. CONDUIT LOCATE SERVICES SHALL BE REQUESTED AND COMPLETED BEFORE DISTURBANCE OF ANY EXISTING GRADE OR ON-GRADE CONSTRUCTION, SLAB DEMOLITION, OR OTHER ACTIVITIES THAT MAY IMPACT BURIED UTILITIES OR COMMUNICATION CONDUITS. THE CONTRACTOR SHALL CONFIRM THAT CONDUIT LOCATE SERVICES HAVE BEEN COMPLETED AND THAT NO POTENTIAL CONFLICTS EXIST BEFORE EXISTING GRADE IS EXCAVATED OR EXISTING FLOORING DEMOLISHED, REGARDLESS OF THE LOCATION ON THE PROPERTY. THIS SHALL BE REVIEWED WITH THE OWNER'S PROJECT REPRESENTATIVE.
10. THE CONTRACTOR SHALL PROVIDE THE COMPLETE ELECTRICAL INSTALLATION OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS. PRIOR TO COMMENCEMENT, THE CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL, ANY SEQUENCE OF WORK, MOP'S (METHOD OF PROCEDURE) AND/OR COORDINATION SHOP DRAWINGS FOR THE INTENDED WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
11. THE CONTRACTOR SHALL PROVIDE ALL "AS-BUILT" DRAWINGS SCALED 1/4" MINIMUM AND SUBMIT FOR APPROVAL TO THE ARCHITECT/ENGINEER.
12. THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR THIS WORK DURING CONSTRUCTION. TEMPORARY LIGHTING SHALL AT LEAST BE THE EQUAL OF (1)100-WATT FIXTURE EVERY 100 SQUARE FEET, WITH A MINIMUM ONE FIXTURE PER ROOM. TEMPORARY LIGHTING SHALL BE LEFT IN PLACE UNTIL PERMANENT LIGHTING IS COMPLETELY OPERATIONAL. COORDINATE TEMPORARY POWER REQUIREMENTS WITH THE OTHER TRADES AND PROVIDE ADEQUATE PROVISIONS. THE CONTRACTOR SHALL PERFORM ALL COORDINATION WITH THE OWNER AND/OR LANDLORD AND UTILITY COMPANY.
13. ALL MATERIALS AND EQUIPMENT PROVIDED IN THIS WORK SHALL BE NEW AND SHALL HAVE THE APPROPRIATE UL LISTING AND/OR FM APPROVAL.

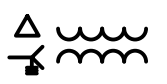
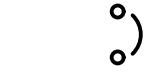
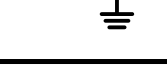
RECEPTACLES

	SINGLE RECEPTACLE - 2 POLE, 3 WIRE GROUNDING, 20 AMP, 125 VOLT, NEMA 5-20R MOUNT @ 1'-6" AFF CENTERLINE UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE - 2 POLE, 3 WIRE GROUNDING, 20 AMP, 125 VOLT, NEMA 5-20R MOUNT @ 1'-6" AFF CENTERLINE UNLESS OTHERWISE NOTED
	QUAD RECEPTACLE (2 DUPLEX RECEPTACLES IN SAME BOX) MOUNT @ 1'-6" AFF CENTERLINE UNLESS OTHERWISE NOTED
	UL LISTED WEATHERPROOF ENCLOSURE WITH GROUND FAULT CIRCUIT INTERRUPTING WEATHER RESISTANT TYPE DUPLEX RECEPTACLE MOUNT 2'-0" AFF/AFG CENTERLINE, UNLESS OTHERWISE NOTED

POWER

	1 CIRCUIT HOME RUN TO PANEL 2 #12 & 1 #12G, 3/4" CND, UNLESS OTHERWISE NOTED
	BRANCH CIRCUIT RUN CONCEALED - 2 #12 & 1 #12G, 3/4" CND, UNLESS OTHERWISE NOTED PROVIDE ADDITIONAL SWITCHED CONDUCTORS AS REQUIRED
	JUNCTION BOX
	PANELBOARD - SURFACE MOUNTED MOUNT 8'-0" TO TOP OF HIGHEST BREAKER RATINGS AS INDICATED ON DRAWINGS
	DISCONNECT SWITCH. NUMBER OF POLES, AMPERE RATING, VOLTAGE, NEMA TYPE ENCLOSURE AS INDICATED. MOUNT 4'-0" AFF TO CENTERLINE OF HANDLE.
	ENCLOSED MOLDED CASE CIRCUIT BREAKER. NUMBER OF POLES, AMPERE RATING AND NEMA TYPE ENCLOSURE AS INDICATED. MOUNT 4'-0" AFF TO CENTERLINE OF HANDLE.
	ELECTRICAL TRANSFORMER TYPE/SIZE AS INDICATED ON DRAWINGS * - DENOTES EQUIPMENT DESIGNATION, REFER TO SINGLE LINE

SINGLE LINE

	ELECTRICAL TRANSFORMER TYPE/SIZE AS INDICATED ON DRAWINGS
	CIRCUIT BREAKER TYPE/SIZE AS INDICATED ON DRAWINGS
	ELECTRODE GROUNDING CONDUCTOR/SYSTEM

GENERAL

	REFER TO INDICATED DEMOLITION NOTE
	REFER TO INDICATED NEW WORK LIGHTING NOTE
	REFER TO INDICATED NEW WORK POWER NOTE
	REFER TO INDICATED NEW WORK MECHANICAL POWER NOTE

ABBREVIATIONS

Ø	AT
&	AND
#, NO.	NUMBER
A, AMP	AMPERE
AC	ALTERNATING CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AL	ALUMINUM
APPROX	APPROXIMATELY
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CND	CONDUIT
CNTR	MOUNT 8" ABOVE COUNTERTOP
CT	CURRENT TRANSFORMER
DISC	DISCONNECT
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRIC, ELECTRICAL
FACP	FIRE ALARM CONTROL PANEL
FL	FLOOR
FLA	FULL LOAD AMPS
G	GROUND
GC	GENERAL CONTRACTOR
GF	GROUND FAULT
J	JUNCTION BOX
KAIC	THOUSAND AMPS INTERRUPTING CURRENT
KCM	1000 CIRCULAR MILLS
KVA	KILOVOLT-AMPERE
KW	KILOWATT
LTG	LIGHTING
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
P	POLE
Ø, PH	PHASE
PNL	PANEL
PVC	POLY VINYL CHLORIDE
RECP	RECEPTACLE
RLA	RATED LOAD AMPS
TYP	TYPICAL
V	VOLTAGE, VOLTS
W	WATT
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
X	BY (BETWEEN DIMENSIONS)

PROPOSED IMPROVEMENTS FOR:

BCFL - DOYLESTOWN

150 S. PINE STREET
DOYLESTOWN, PA 18901
DOYLESTOWN, BUCKS COUNTY

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

10 LEOPARD RD
PAOLI, PA 19301
610 337 4655
www.rhjasoc.com

DATE: 06/31/2026
BID SET

IT IS THIS INDICATED THAT A CIRCUIT, CONDUIT OR WIRING IS TO BE REMOVED IN ITS ENTIRETY, THIS SHALL MEAN THAT THE WIRE, CONDUIT, HANGERS, CONNECTORS, COUPLINGS, CONTROLS, DISCONNECT SWITCHES, ETC. SHALL BE REMOVED FROM THE DEVICE TO THE SOURCE, EXCEPT THAT CONDUIT EMBEDDED IN WALLS OR FLOORS NOT BEING DEMOLISHED MAY REMAIN IN PLACE AS LONG AS THE WIRE IS REMOVED AND THE CONDUIT ENDS ARE SATISFACTORILY CLOSED.

CIRCUITS TO EQUIPMENT OR DEVICES INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY EVEN IF THE CIRCUIT OR SOURCE IS OUTSIDE THE DEFINED AREA OF DEMOLITION.

CIRCUITS WHICH ORIGINATE IN OR PASS THROUGH THE AREA OF DEMOLITION BUT WHICH SUPPLY LOADS OUTSIDE OF THE AREA OF DEMOLITION OR WHICH FEED EQUIPMENT IN THE AREA OF DEMOLITION WHICH IS TO REMAIN, SHALL BE RETAINED. PORTIONS OF SUCH CIRCUITS WHICH CONFLICT WITH CLEARANCES FOR NEW CONSTRUCTION SHALL BE REMOVED AND WIRE AND CONDUIT (MATCH EXISTING TYPE AND SIZE) SHALL BE PROVIDED TO EXTEND THE CIRCUIT TO ITS ORIGINAL SOURCE AND TO MAINTAIN THE FUNCTIONALITY OF THE CIRCUIT.

CIRCUITS WHICH SUPPLY DEVICES BOTH INSIDE AND OUTSIDE OF THE AREA OF DEMOLITION SHALL BE REMOVED ONLY WITHIN THE AREA OF DEMOLITION. REMOVE THE CIRCUITS TO THE NEAREST JUNCTION BOX OR DEVICE OUTSIDE THE AREA OF DEMOLITION. PORTIONS OF THE CIRCUITS WHICH SUPPLY DEVICES OUTSIDE THE AREA OF DEMOLITION OR DEVICES TO REMAIN INSIDE THE AREA OF DEMOLITION SHALL REMAIN AND WIRE AND CONDUIT (MATCH EXISTING TYPE AND SIZE) SHALL BE PROVIDED TO EXTEND THE CIRCUIT TO ITS ORIGINAL SOURCE AND TO MAINTAIN THE FUNCTIONALITY OF THE CIRCUIT, UNLESS OTHERWISE NOTED.

EXISTING PANELBOARDS AND THEIR FEEDER CIRCUITS SHALL BE RETAINED, UNLESS OTHERWISE NOTED.

DRAWING DEMOLITION NOTES LISTED UNDER THE DEMOLITION AREA IDENTIFICATION SHALL APPLY TO ALL ROOMS/AREAS WITHIN THE AREA OF DEMOLITION. OTHER INDIVIDUAL DRAWING DEMOLITION NOTES ARE IN ADDITION TO THOSE UNDER THE AREA IDENTIFICATION AND APPLY ONLY TO INDIVIDUAL ROOMS OR EQUIPMENT.

ABANDONED WIRE, CONDUIT, DEVICES AND CIRCUITS IN THE AREA OF DEMOLITION OR INDIVIDUALLY IDENTIFIED SHALL BE REMOVED IN THEIR ENTIRETY.

OWNER EQUIPMENT SHALL BE RETURNED TO OWNER, UNLESS OTHERWISE DIRECTED.

CONTRACTOR SHALL FIELD VERIFY QUANTITY AND LOCATION OF ALL WIRING DEVICES PRIOR TO BID. ANY ADDITIONAL DEVICES LOCATED SHALL BE TREATED THE SAME AS OTHER DEVICES IN THE SAME AREA.

NON-POWER WIRING IN GOOD CONDITION MAY BE PULLED BACK FROM DEVICES BEING REMOVED AND WIRING MAY BE REUSED FOR NEW DEVICES WHERE WIRING LENGTH IS NO LONGER THAN THE ORIGINAL LENGTH. WIRING SHALL NOT BE SPLICED. WIRING WHICH CANNOT BE REUSED SHALL BE REMOVED IN ITS ENTIRETY.

DEVICE BOXES WITH USABLE CONDUIT TO ACCESSIBLE SPACES LOCATED IN THE SAME LOCATION AS NEW DEVICES MAY BE REUSED WITH NEW WIRING AND DEVICES. DEVICE BOXES NOT BEING USED AND LOCATED IN WALLS NOT BEING REMOVED MAY REMAIN BUT MUST BE CLOSED WITH A BLANK COVERPLATE.

- ① REMOVE LIGHTING CIRCUIT THIS ROOM. ALL LIGHT FIXTURES, LIGHT SWITCHES, AND LIGHT CONTROLS AND WIRING SHALL REMAIN. REFER TO NEW WORK PLAN FOR NEW BRANCH CIRCUIT WIRING.
- ② REMOVE ALL RECEPTACLE CIRCUITS IN THEIR ENTIRETY. ALL RECEPTACLES AND DEVICE BOXES SHALL REMAIN. REFER TO NEW WORK PLAN FOR NEW BRANCH CIRCUIT WIRING.
- ③ REMOVE IN THEIR ENTIRETY ALL CIRCUITS TO MECHANICAL AND/OR PLUMBING EQUIPMENT WHICH IS SERVING THIS ROOM. COORDINATE EXACT LOCATIONS IN THE FIELD. REFER TO NEW WORK PLAN TO NEW BRANCH CIRCUIT WIRING.



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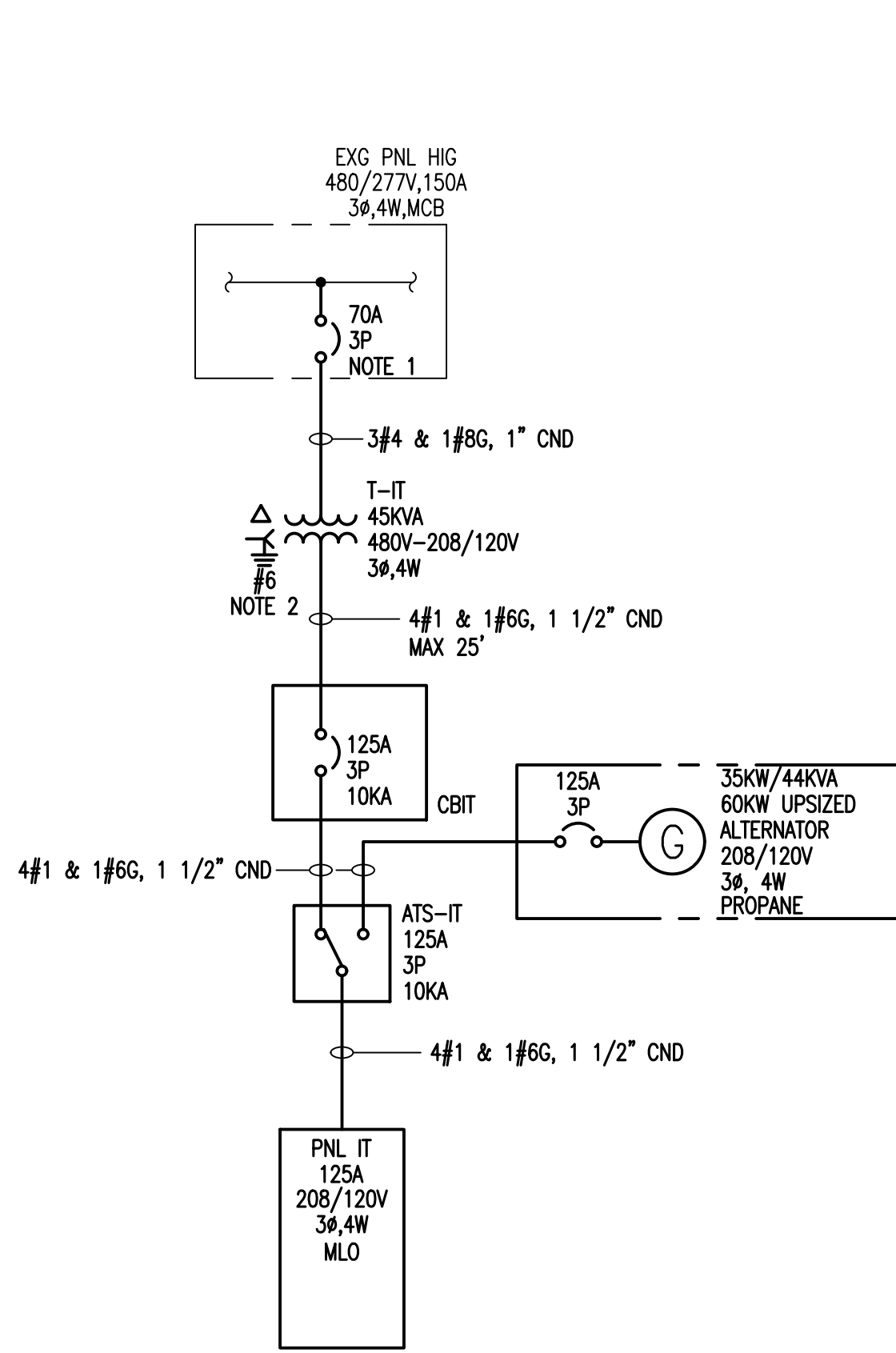
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PARTIAL SINGLE LINE DIAGRAM
NO SCALE

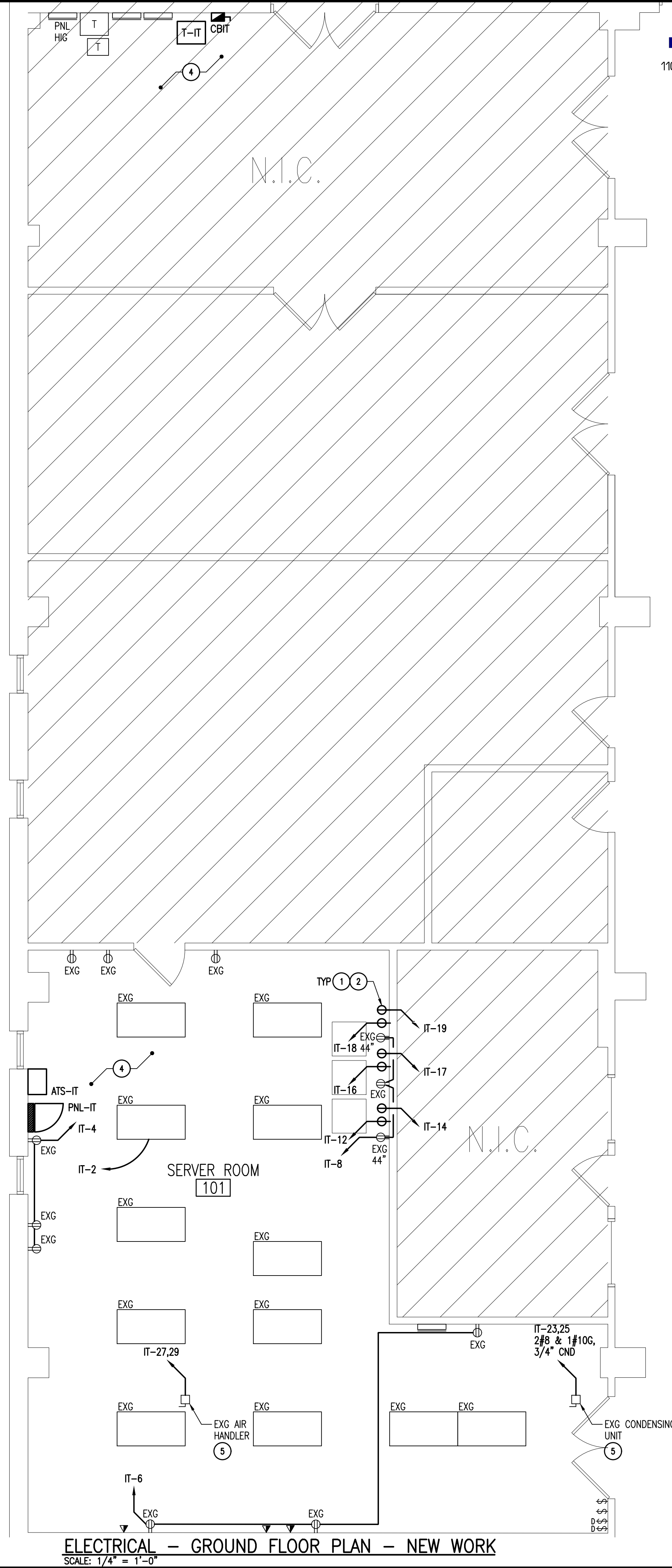
SINGLE LINE/SERVICE NOTES:

- PROVIDE NEW CIRCUIT BREAKER MATCH EXISTING MANUFACTURER AND AIC RATINGS.
- PROVIDE GROUNDING ELECTRODE CONDUCTOR FOR SEPARATELY DERIVED SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.

NEW WORK POWER & SIGNAL NOTES:

- VERIFY EXACT LOCATION AND/OR MOUNTING HEIGHT OF ALL DEVICES (I.E. RECEPTACLES, TELE/DATA, ETC) WITH OWNER PRIOR TO ROUGH-IN.
- VERIFY RECEPTACLE CONFIGURATION WITH EQUIPMENT VENDOR AND OWNER PRIOR TO INSTALLATION.
- IN ADDITION TO POWER CONDUITS SHOWN ON SINGLE LINE DIAGRAM AND PLAN VIEW, PROVIDE SEPARATE CONDUITS (MIN 1") FOR CONTROL TO GENERATOR ANNUNCIATOR PANEL, MAIN/ATS, AND FIRE PUMP CONTROLLER.
- COORDINATE MOUNTING OF ELECTRICAL PANELS WITH OTHER TRADES TO MAINTAIN CODE REQUIRED WORKING AND DEDICATED CLEARANCES AROUND ALL PANELS PER NEC. REQUIRED WORKING CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AND SHALL NOT USED FOR STORAGE, ADDITIONAL EQUIPMENT, ETC.
- COORDINATE LOCATION OF EXISTING MECHANICAL EQUIPMENT IN THE FIELD.

PANEL					IT						
VOLTAGE (L-N):			120		ENCLOSURE TYPE:			DOOR IN DOOR			
VOLTAGE (L-L):			208		MOUNTING:			SURFACE			
PHASES, WIRES:			3 ϕ 4 W		AIC RATING (A):			10000			
MINIMUM BUS CAPACITY (A):			125 A		NOTES:			-----			
MAIN O.C. DEVICE (A):			125 A								
CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA)			POLE	TRIP AMPS	DESCRIPTION	CKT NO	
				A	B	C					
1,3,5	SPARE	15	3	0	600		1	20	LTG – SERVER ROOM 101	2	
1,3,5	SPARE	15	3		0	540	1	20	RECP – SERVER ROOM 101	4	
1,3,5	SPARE	15	3				1	20	RECP – SERVER ROOM 101	6	
7,9,11	SPARE	45	3	0	540		1	20	RECP – SERVER ROOM 101	8	
7,9,11	SPARE	45	3		0	0	1	20	SPARE	10	
7,9,11	SPARE	45	3			0	1	20	SINGLE–DEDICATED	12	
13,15	SPARE	20	2	0	1800		1	20	SINGLE–DEDICATED	14	
13,15	SPARE	20	2		0	1800	1	20	SINGLE–DEDICATED	16	
17	SINGLE–DEDICATED	20	1			1800	1	20	SINGLE–DEDICATED	18	
19	SINGLE–DEDICATED	20	1	1800	1500		1	20	BATTERY CHARGER	20	
21	JACKET HEATER	20	1		1500	0	1	20	SPARE	22	
23,25	EXG COND UNIT	50	2			2720	1	20	SPARE	24	
23,25	EXG COND UNIT	50	2	2720	0		1	20	SPARE	26	
27,29	EXG AIR HANDLER	15	2		624	0	1	20	SPARE	28	
27,29	EXG AIR HANDLER	15	2			624	1	20	SPARE	30	
				CONNECTED LOAD PHASE TOTALS (VA)							
				8960		4464	9284				
				CONNECTED LOAD (KVA)		DEMAND FACTOR		DEMAND LOAD (KVA)			
Continuous				10.8		1.25		13.5		DEMAND LOAD 25.6 KVA	
Lighting				0.6		1.25		0.8		SPARE CAPACITY 19.5 KVA	
Receptacles (0 – 10 KVA)				1.6		1.00		1.6		SPARE CAPACITY 54.1 AMPS	
Equipment				9.7		1.00		9.7		SPARE CAPACITY 43 %	
										PHASE BALANCE	
										A TO B 50 %	
										B TO C 48 %	
										C TO A 97 %	
TOTAL:				22.7				25.6			
LOAD (AMPS):				63.0				70.9			



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Project #25-339

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