

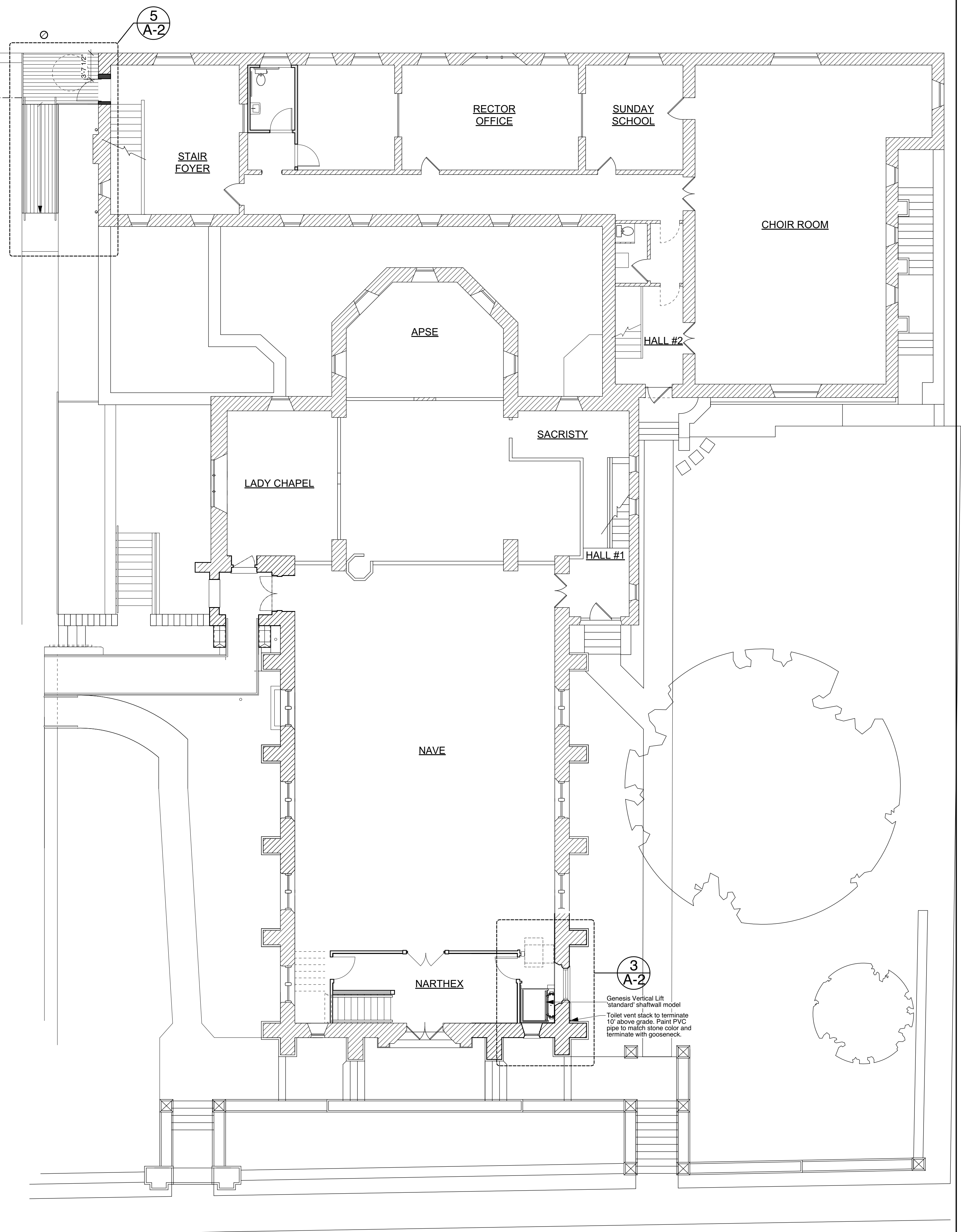
LOWER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK, AND SHALL BE RESPONSIBLE FOR SAME. VERIFY CONDITIONS PRIOR TO WORK. EXISTING STRUCTURE SHALL BE MAINTAINED AND PROTECTED.

DO NOT SCALE DRAWINGS

- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL ORDINANCES OF THE BOROUGH OF PHOENIXVILLE AND CHESTER COUNTY.
- 2) ALL EXCAVATIONS SHALL BE CARRIED 12" INTO SOLID, UNDISTURBED SOIL & ALL FOOTINGS SHALL BE 3'-0" (MIN.) BELOW FINISH GRADE. ASSUME 3,000 PSF SOIL BEARING. NOTIFY ARCHITECT OF INADEQUATE SOIL CONDITION IMMEDIATELY.
- 3) ALL DIMENSIONS ARE TO FINISH & EXISTING WALLS.
- 4) EXTERIOR CUSTOM WOOD DOOR AND FRAME ARE SHOWN AS WHITE OAK WITH DETAILS TO MATCH EXISTING ADJACENT DOOR WITH ADA COMPLIANT HARDWARE. VERIFY SIZE AND REQUIREMENTS WITH EXISTING CONDITIONS AND THE OWNER PRIOR TO ORDERING AND PROCEEDING WITH THE PROJECT.
- 5) OVERKERFING OF JOISTS SHALL NOT BE PERMITTED.
- 6) FIRESTOPPING TO BE RESTORED AT ALL PENETRATIONS THROUGH TOP AND SOLE PLATES.
- 7) STRUCTURAL LUMBER TO BE #2 OR BETTER Fb=1200. ENGINEERED LUMBER TO BE FROM ONE MANUFACTURER AND ENGINEERING PROVIDED BY SAME AND THE DESIGN SHALL BE SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE COMMONWEALTH OF PA.
- 8) PROVIDE TERMITE SHIELDS AND/OR PRESSURE TREATED SILLS ON ALL CONCRETE AND MASONRY WITH CONTINUOUS SILL-SEAL. ANCHOR BOLTS SHALL BE HOT-DIPPED GALV. OR STAINLESS STEEL.
- 9) ALL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- 10) STAIR HANDRAILS SHALL BE 36" ABOVE WALKING SURFACE AND MEET THE REQUIREMENTS OF ANSI A117.1 2009. ALL GUARDRAILS SHALL BE 42" ABOVE WALKING SURFACE.



UPPER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

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Accessibility Improvements for:
St. Peter's Episcopal Church
 121 Church Street, Phoenixville, Chester County, Pennsylvania
 LOWER LEVEL FLOOR PLAN, UPPER LEVEL FLOOR PLAN

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Drawing No. 1 of 5
A-1
 Date: Dec. 6, 2018
 Scale: as noted