

# PENNSYLVANIA GAME COMMISSION

## PROJECT NO. PGC-SERO-23-01

### SOUTHEAST REGIONAL OFFICE

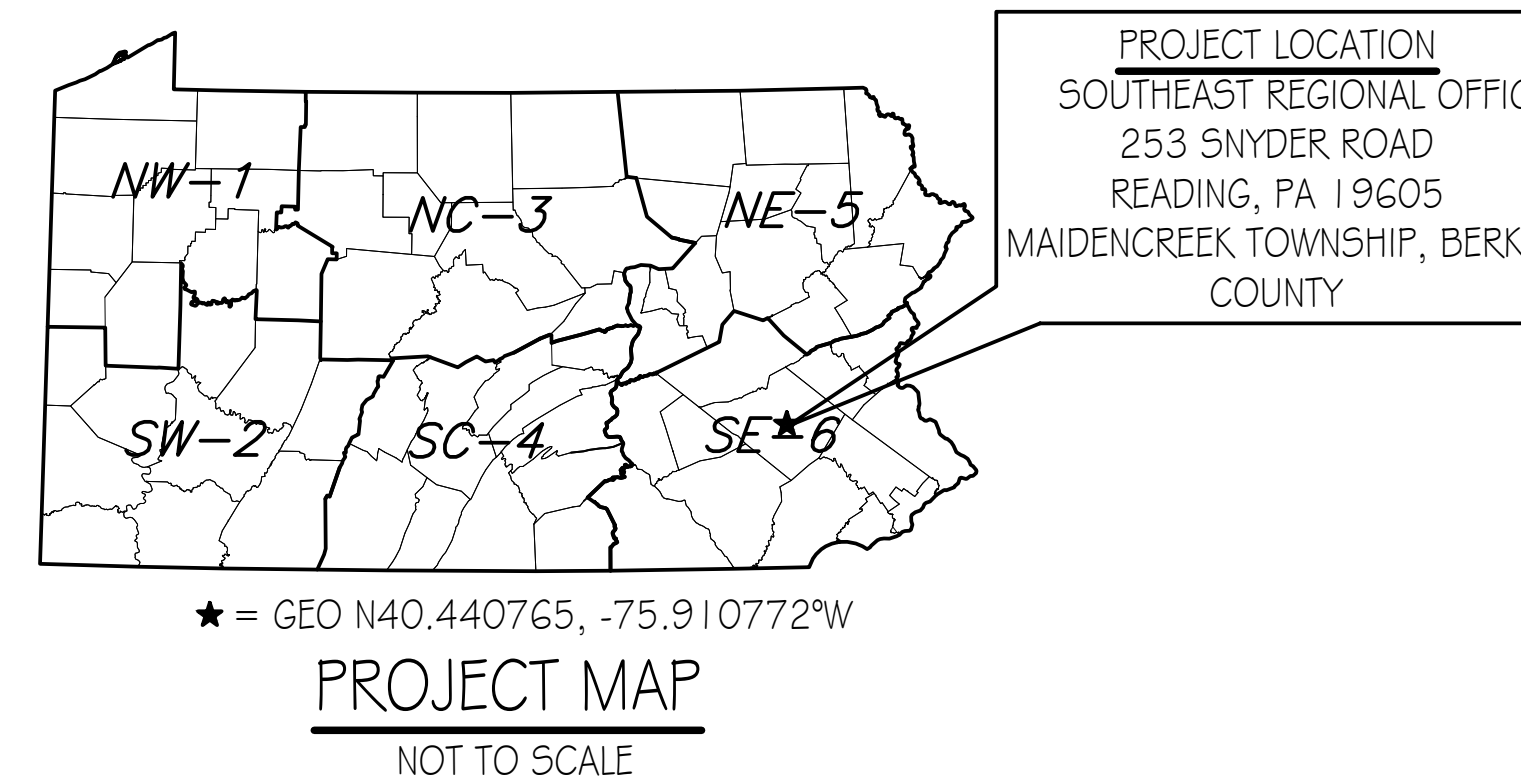
### NEW 40' X 80' STORAGE BUILDING

#### MAIDENCREEK TOWNSHIP, BERKS COUNTY, PENNSYLVANIA

**CONTRACT NO. 1: GENERAL CONSTRUCTION**  
**CONTRACT NO. 2: MECHANICAL CONSTRUCTION**  
**CONTRACT NO. 3: PLUMBING CONSTRUCTION**  
**CONTRACT NO. 4: ELECTRICAL CONSTRUCTION**

SITE PLAN GENERAL NOTES:

- UTILITY LINE LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. UNDERGROUND TELEPHONE, ELECTRIC, GAS, SANITARY SEWER, WATER AND STORMWATER DRAINAGE LINES MAY BE PRESENT AT SOME WORK LOCATIONS. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY CONSTRUCTION. CONTACT PA ONE CALL AND COMPLY WITH ACT 287 (AS AMENDED) REGARDING LOCATIONS OF UNDERGROUND UTILITIES.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT, THE LOCAL MUNICIPALITY AND THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE WITH AFFECTED UTILITY COMPANIES IN THE EVENT ITEMS SUCH AS TEMPORARY POLE SUPPORT IS REQUIRED. THIS WORK SHALL BE COMPLETED AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING DRAINAGE FACILITIES SHALL REMAIN INTACT DURING CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL AREAS DISTURBED BY THE CONSTRUCTION WORK SHALL BE RESTORED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS TO THEIR ORIGINAL CONDITION OR BETTER.
- ALL DISTURBED AREAS NOT RECEIVING OTHER SURFACE TREATMENT SHALL BE GRADED, SEEDED, AND MULCHED.
- CONTRACTOR SHALL REFER TO CONTRACT DOCUMENTS FOR SOIL EROSION & SEDIMENTATION CONTROL PLAN REQUIREMENTS.
- MAINTAIN ACCESS TO DRIVEWAYS AND ENTRANCES LOCATED ALONG THE PROJECT.
- THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION VEHICLES (INCLUDING MATERIAL SUPPLIER VEHICLES) LEAVING THE PROJECT AREA HAVE MUD BUILDUP REMOVED FROM THE TIRES BEFORE EXITING ONTO PAVED ROADWAYS. ALL MUD TRACKED ONTO PAVED ROADWAYS SHALL BE IMMEDIATELY REMOVED FROM THE ROADWAY.



PROJECT VICINITY MAP  
 NOT TO SCALE

BUILDING CODE SUMMARY

**Code:** International Building Code, 2018 edition

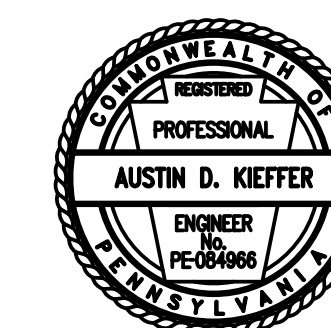
**Scope:** Construction of a new 40' x 80' Storage Building for the Southeast Regional Office in Maidencreek Township, Berks County. The new building shall include accommodations for PGC staff and storage of equipment and material to complete research on wildlife species

**Summary:**

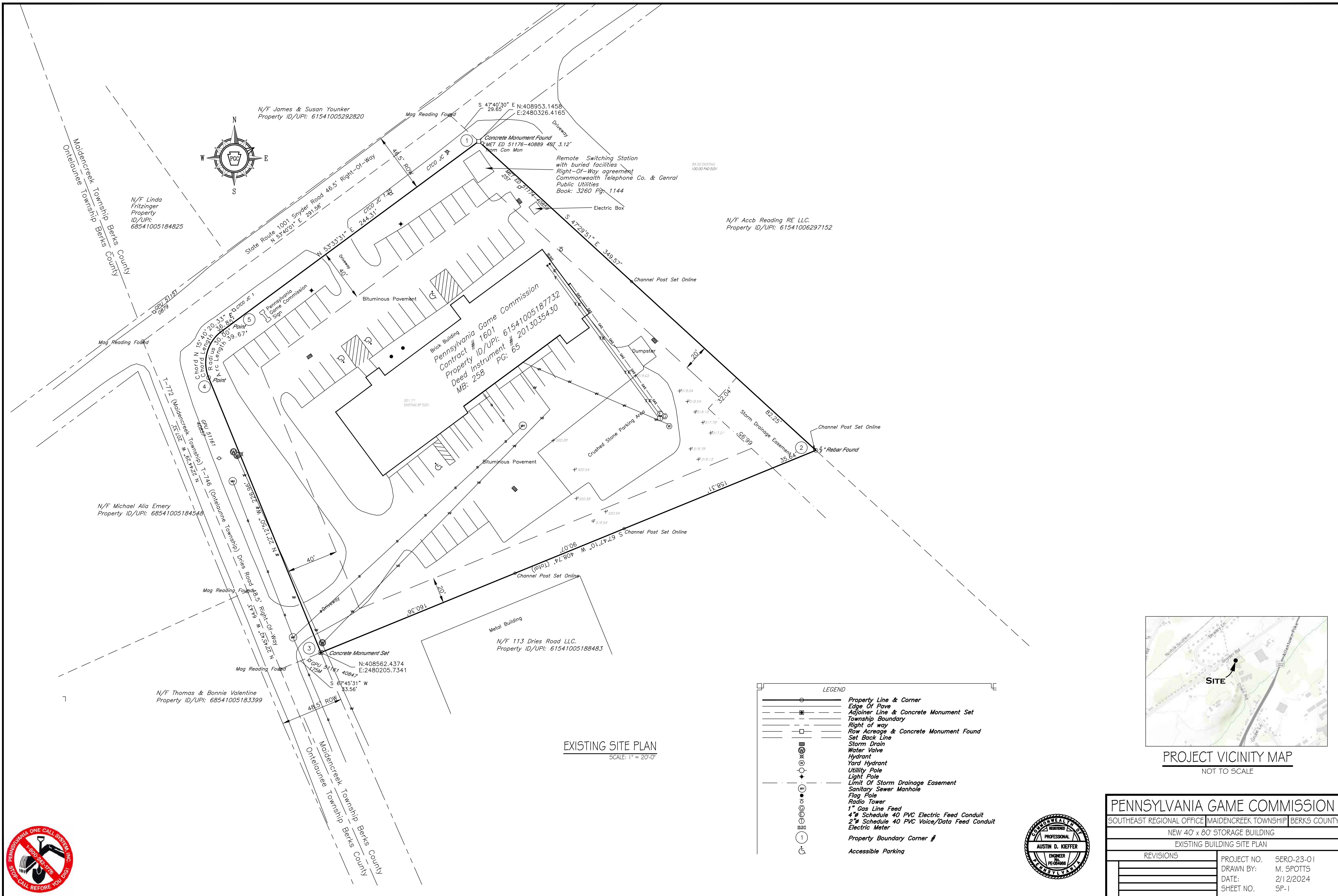
<b>Use &amp; Occupancy Group:</b>	304.1 B Building occupied portion for Office 3.11.1 S-1, Building portion used for Storage VB (Table 601)
<b>Construction Type:</b>	VB (Table 601)
<b>New Building Area:</b>	3,200 s.f.
<b>Allowable Area:</b>	9,000 s.f. (Table 506.2)
<b>Building Stories:</b>	1 Story, No basement, Allowable Stories: 1 Table 504.4)
<b>Fire Protection:</b>	No fire suppression, not required.
<b>Fire Extinguishers:</b>	Units of "A" = $3,200 / 1,500 = 2.13 \sim 3$ (Table 906.3(1)) Fire extinguisher shall be provided at each of the two building exits and one at the opposite end of building near OH door.
<b>Occupant Load:</b>	Business, Occupancy Factor = 150 gross $552 \text{ S.F.} / 150 = 3.68 \sim 4$ persons Storage, Occupancy Factor = 300 gross $2,648 \text{ S.F.} / 300 = 8.82 \sim 9$ persons
<b>Egress Width:</b>	$13 \times 0.2$ inches = 2.6 inches min. (1005.3.2).
<b>Means Of Egress:</b>	3 Exits provided = 114 inches; 1 required (Table 1006.3.3(2))
<b>Accessibility:</b>	All building features shall be fully ADA compliant in accordance with the 2018 IBC Chapters 11 - Accessibility and ICC A117.1-2017.
<b>Energy Efficiency:</b>	Building to be fully heated and air conditioned. Building envelope, HVAC system and lighting systems shall comply with all International Conservation Code (ICC) applicable provisions.
<b>Plumbing Fixture(s):</b>	2018-IPC Chapter 4 Fixtures, Faucets and Fixture Fittings Section 403.2, Separate Facilities (Exceptions 2) - Separate Facilities not required. Section 410.2, Drinking Fountains Small Occupancies - Drinking Fountain not required.

DRAWING INDEX

- CS-1 COVER SHEET
- SP-1 EXISTING BUILDING SITE PLAN
- SP-2 BUILDING SITE PLAN & DETAILS
- A-1 BUILDING FLOOR PLAN & DETAILS
- A-2 ELEVATIONS, SECTIONS, SCHEDULES & REFLECTED CEILING PLAN
- A-3 WALL SECTION & DETAILS
- A-4 WALL SECTION & DETAILS
- A-5 ENLARGED PLAN & ELEVATIONS
- P-1 PLUMBING FLOOR PLAN, ELEVATIONS & DETAILS
- M-1 MECHANICAL FLOOR PLAN & DETAILS
- E-1 ELECTRICAL FLOOR PLAN, SCHEDULES & DETAILS



PENNSYLVANIA GAME COMMISSION		
SOUTHEAST REGIONAL OFFICE	MAIDENCREEK TOWNSHIP	BERKS COUNTY
NEW 40' x 80' STORAGE BUILDING		
COVER SHEET		
REVISIONS	PROJECT NO.	SERO-23-01
	DRAWN BY:	M. SPOTTS
	DATE:	2/12/2024
	SHEET NO.	CS-1



N/F James & Susan Younker  
Property ID/UPI: 61541005292820

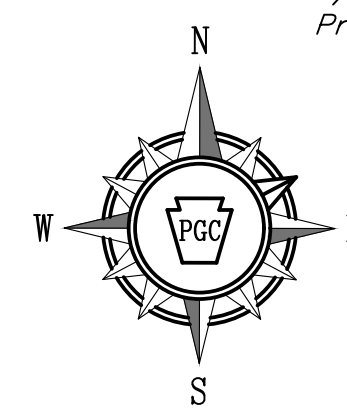
N/F Linda Fritzing  
Property ID/UPI: 68541005184825

N/F Michael Alia Emery  
Property ID/UPI: 68541005184548

N/F Thomas & Bonnie Valentine  
Property ID/UPI: 68541005183399

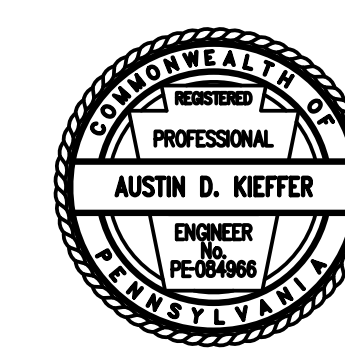
N/F 113 Dries Road LLC.  
Property ID/UPI: 61541005188483

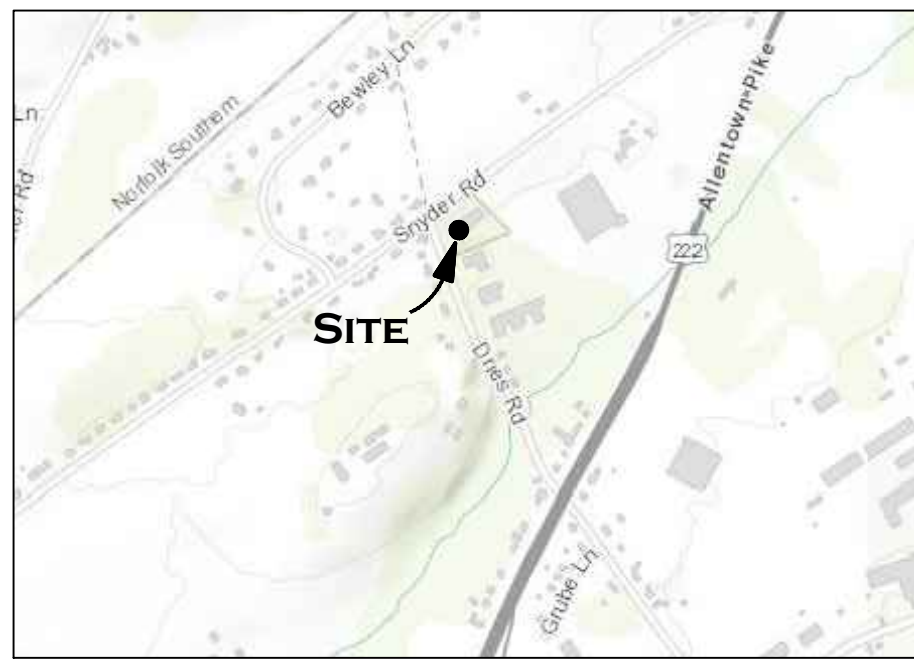
N/F Accb Reading RE LLC.  
Property ID/UPI: 61541006297152



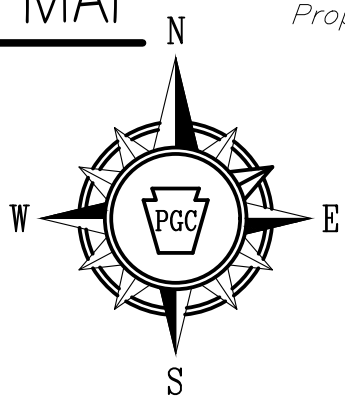
Brick Building  
Pennsylvania Game Commission  
Contract # 1601  
Property ID/UPI: 61541005187732  
Deed Instrument # 2013035430  
PG: 65

PENNSYLVANIA GAME COMMISSION		
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NEW 40' x 80' STORAGE BUILDING		
EXISTING BUILDING SITE PLAN		
REVISIONS	PROJECT NO.	SERO-23-01
	DRAWN BY:	M. SPOTTS
	DATE:	2/12/2024
	SHEET NO.	SP-1





PROJECT VICINITY MAP  
NOT TO SCALE



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Property ID/UIP: 61541005292820

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Concrete Monument Found  
MET. ED. 51176-40889 4X1 3.12'

Remote Switching Station with buried facilities  
Right-Of-Way agreement Commonwealth Telephone Co. & Genral Public Utilities  
Book: 3260 Pg. 1144

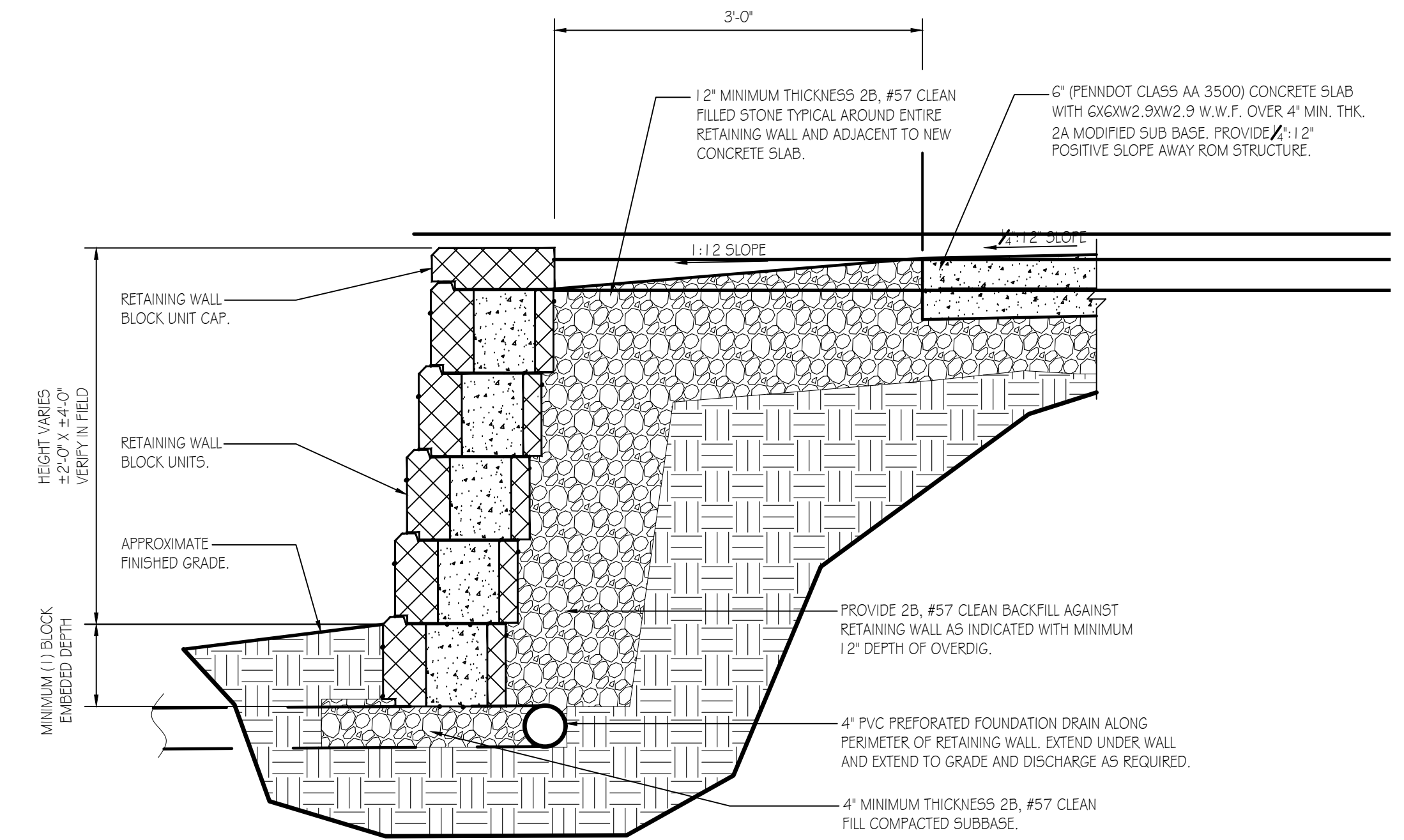
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MB: 258 PG: 65

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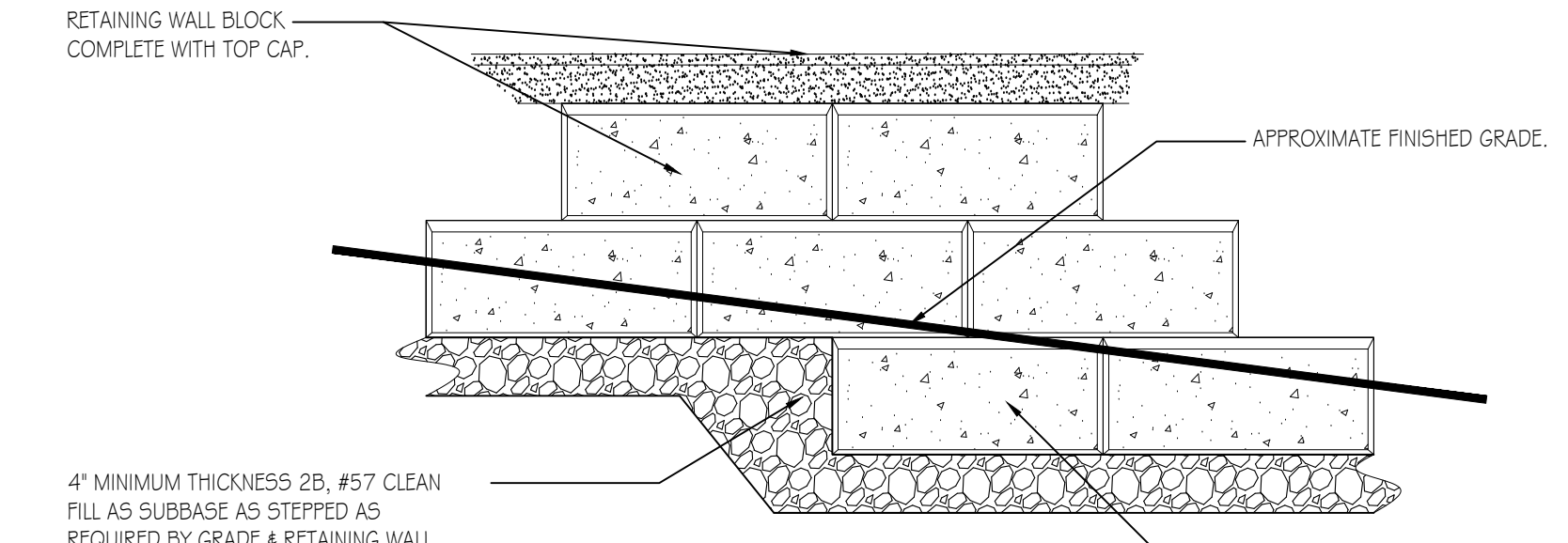
PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"

LEGEND	
	Property Line & Corner
	Edge Of Pav
	Adjoiner Line & Concrete Monument Set
	Township Boundary
	Right of way
	Row Acreage & Concrete Monument Found
	Set Back Line
	Storm Drain
	Water Valve
	Hydrant
	Yard Hydrant
	Utility Pole
	Light Pole
	Limit Of Storm Drainage Easement
	Flag Pole
	Sanitary Sewer Manhole
	Radio Tower
	1" Gas Line Feed
	4" Schedule 40 PVC Electric Feed Conduit
	2" Schedule 40 PVC Voice/Data Feed Conduit
	Electric Meter
	Property Boundary Corner #
	Accessible Parking Structure



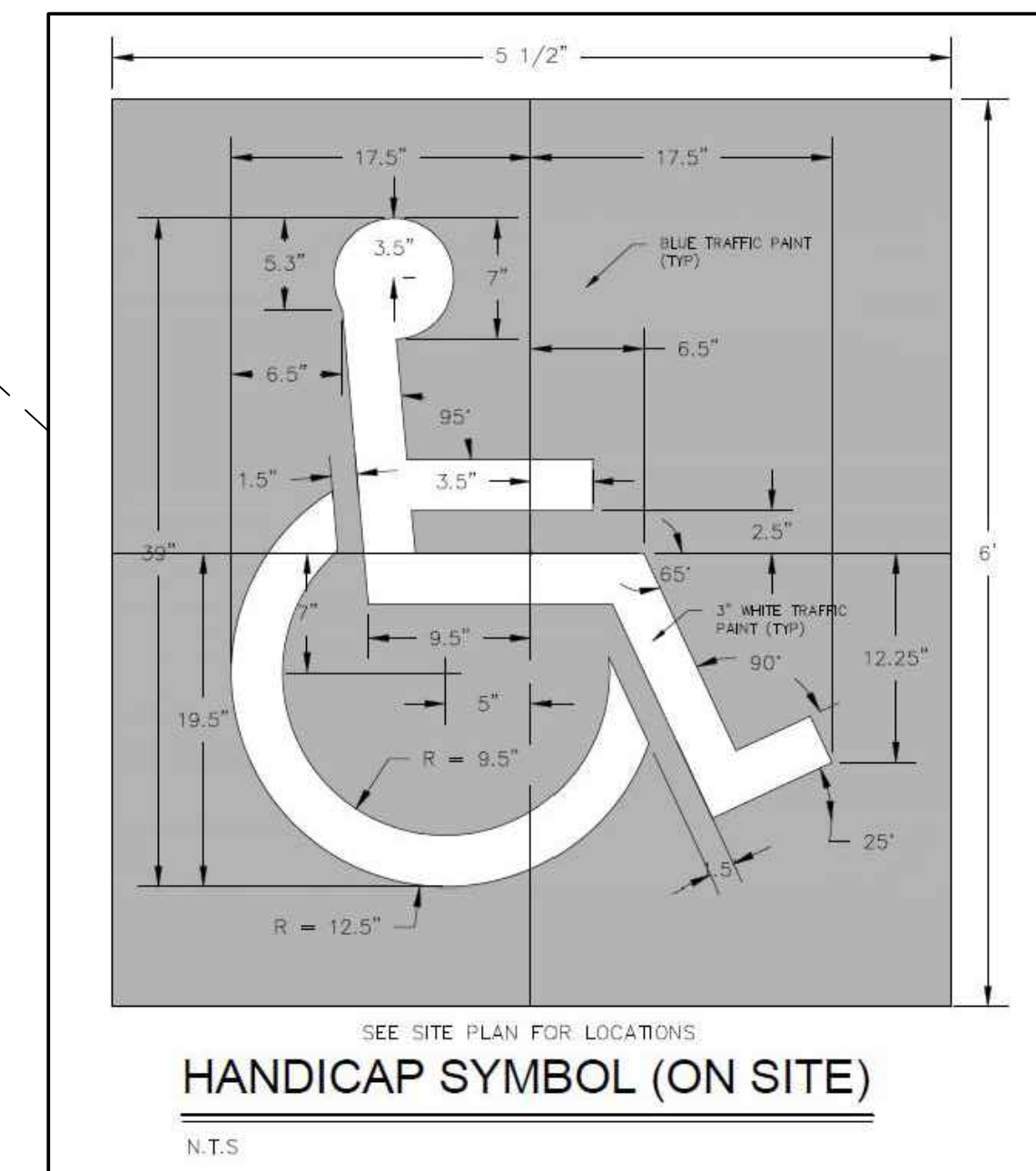
RETAINING WALL SECTION 1

SCALE: 1" = 1'-0" SP-2



RETAINING WALL STEP UP BASE COURSE DETAIL

SCALE: 1" = 1'-0"

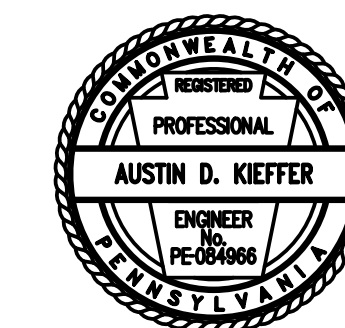


HANDICAP SYMBOL (ON SITE)

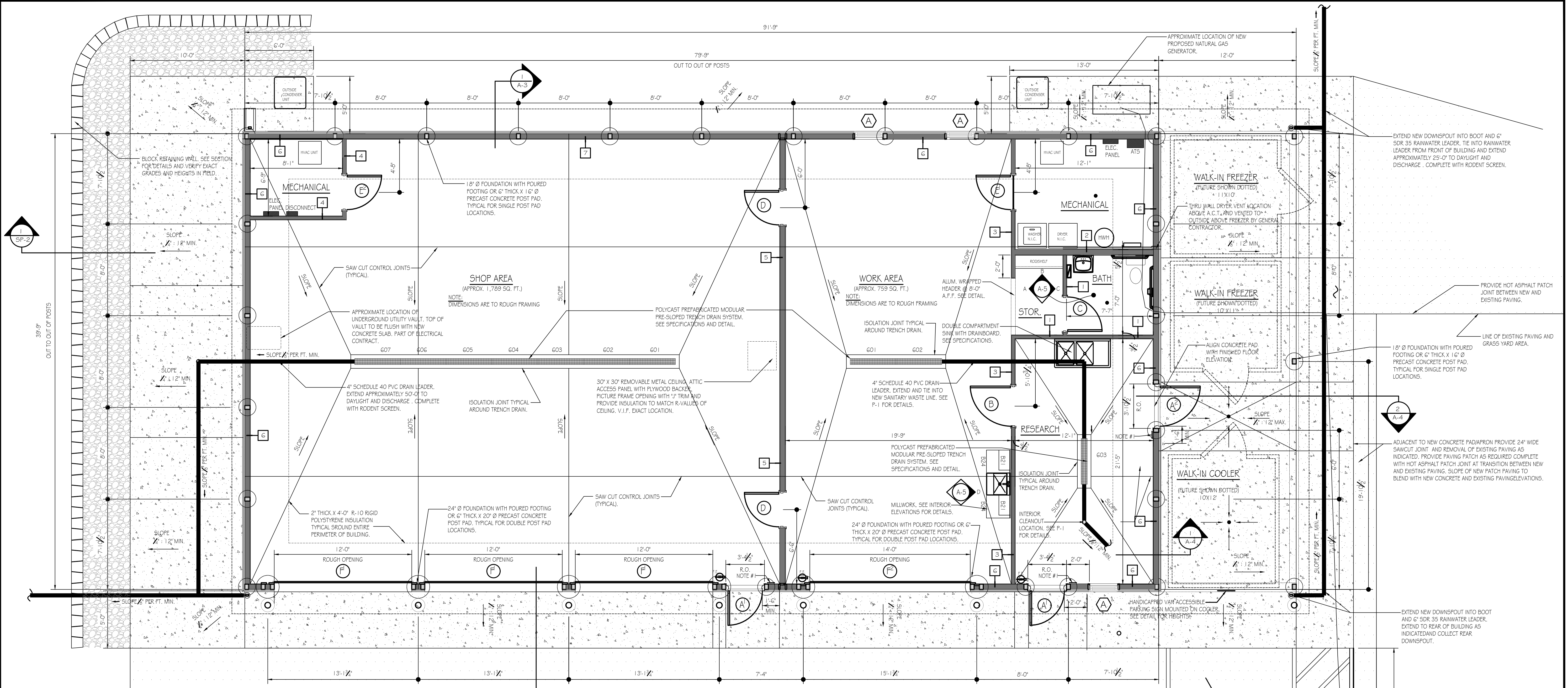
N.T.S.



5'-0" MIN. ABOVE GRADE



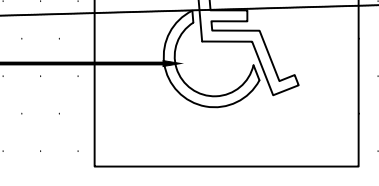
PENNSYLVANIA GAME COMMISSION		
SOUTHEAST REGIONAL OFFICE		MAIDENCREEK TOWNSHIP BERKS COUNTY
NEW 40' x 80' STORAGE BUILDING		
BUILDING SITE PLAN & DETAILS		
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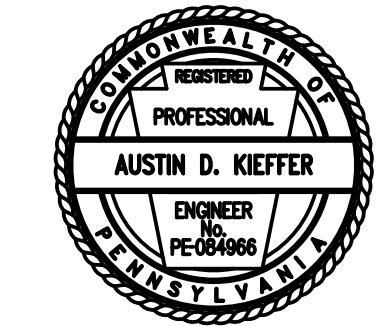
**ADA COMPLIANT NOTES:**  
 (NOTE# 1)-APPROXIMATE LOCATION OF BRAILLE EXIT SIGNAGE MOUNTING HEIGHT TO BE BETWEEN 48"-60", IN ACCORDANCE WITH ICC/ANSI A117.1-2017, CHAPTER 7.

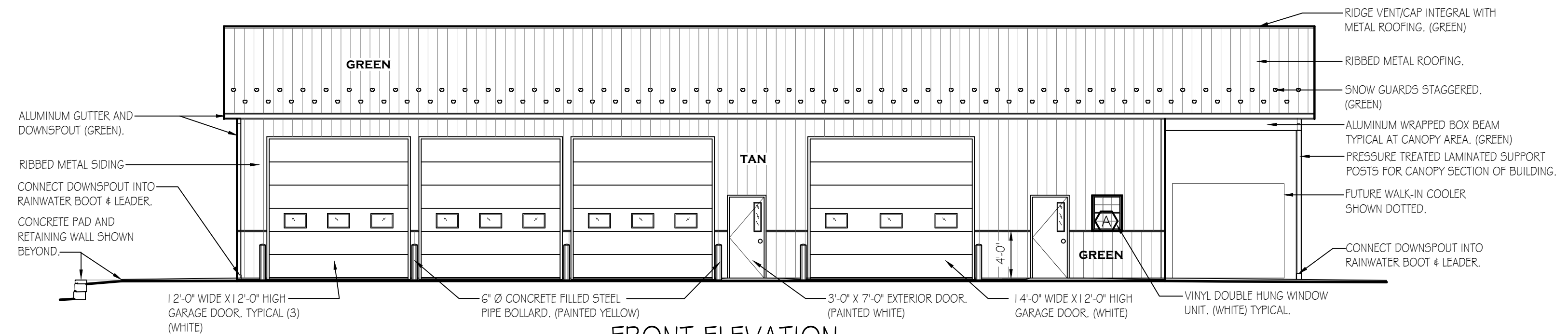
- WALL LEGEND:**
- 1 2"x4" WOOD STUDS @ 16" O.C. EXTEND TOP OF WALL TO 10'-0" A.F.F. PROVIDE OSB OR PLYWOOD SHEATHING WITH FRP (FIBERGLASS REINFORCED WALL PANELS) WALL FINISH EXTENDED TO 8'-0" A.F.F. TYPICAL FOR BOTH SIDES.
  - 2 2"x6" WOOD STUDS @ 16" O.C. EXTEND TOP OF WALL TO 10'-0" A.F.F. PROVIDE OSB OR PLYWOOD SHEATHING WITH FRP (FIBERGLASS REINFORCED WALL PANELS) WALL FINISH EXTENDED TO 8'-0" A.F.F. TYPICAL FOR BOTH SIDES.
  - 3 2"x4" WOOD STUDS @ 16" O.C. EXTEND TO UNDERSIDE OF ROOF TRUSSES (APPROX ±13'-9"). PROVIDE OSB OR PLYWOOD SHEATHING WITH FRP (FIBERGLASS REINFORCED WALL PANELS) WALL FINISH EXTENDED TO 8'-0" A.F.F. TYPICAL FOR RESEARCH, BATH, STORAGE & MECHANICAL ROOM SIDES. PROVIDE OSB OR PLYWOOD SHEATHING FULL HEIGHT WITH FRP FINISH EXTENDED TO 8'-0" A.F.F. AND METAL SIDING ABOVE EXTENDED TO METAL CEILING (WORK AREA SIDE).
  - 4 2"x4" WOOD STUDS @ 16" O.C. EXTEND TO UNDERSIDE OF ROOF TRUSSES (APPROX ±13'-9"). PROVIDE OSB OR PLYWOOD SHEATHING WITH FRP (FIBERGLASS REINFORCED WALL PANELS) WALL FINISH EXTENDED TO 8'-0" A.F.F. AND METAL SIDING ABOVE EXTENDED TO METAL CEILING.
  - 5 2"x6" WOOD STUDS @ 16" O.C. EXTEND TO UNDERSIDE OF ROOF TRUSSES (APPROX ±13'-9"). PROVIDE OSB OR PLYWOOD SHEATHING WITH FRP (FIBERGLASS REINFORCED WALL PANELS) WALL FINISH EXTENDED TO 8'-0" A.F.F. TYPICAL FOR RESEARCH SIDES. PROVIDE OSB OR PLYWOOD SHEATHING FULL HEIGHT WITH FRP FINISH EXTENDED TO 8'-0" A.F.F. AND METAL SIDING ABOVE EXTENDED TO METAL CEILING (WORK AREA SIDE). ROX ±13'-9"). PROVIDE OSB OR PLYWOOD SHEATHING FULL HEIGHT WITH FRP (FIBERGLASS REINFORCED WALL PANELS) WALL FINISH EXTENDED TO 8'-0" A.F.F. TYPICAL FOR RESEARCH, BATH & MECHANICAL ROOM SIDES. PROVIDE OSB OR PLYWOOD SHEATHING FULL HEIGHT WITH FRP FINISH EXTENDED TO 8'-0" A.F.F. AND METAL SIDING ABOVE EXTENDED TO METAL CEILING (WORK AND SHOP AREA).
  - 6 2"x6" WOOD INFILL STUDS BETWEEN LAMINATED SUPPORT COLUMNS/POSTS @ 16" O.C. FULL HEIGHT TO UNDERSIDE OF TRUSSES OR HEADER/TRUSS SEAT. WITH R-20 BATT INSULATION (FULL HGT.) PROVIDE OSB OR PLYWOOD SHEATHING FULL HEIGHT WITH FRP (FIBERGLASS REINFORCED WALL PANELS) WALL FINISH EXTENDED TO 8'-0" A.F.F. TYPICAL FOR RESEARCH, BATH & MECHANICAL ROOM SIDES. PROVIDE OSB OR PLYWOOD SHEATHING FULL HEIGHT WITH FRP FINISH EXTENDED TO 8'-0" A.F.F. AND METAL SIDING ABOVE EXTENDED TO METAL CEILING (WORK AND SHOP AREA).

**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 TRUE NORTH PROJECT NORTH

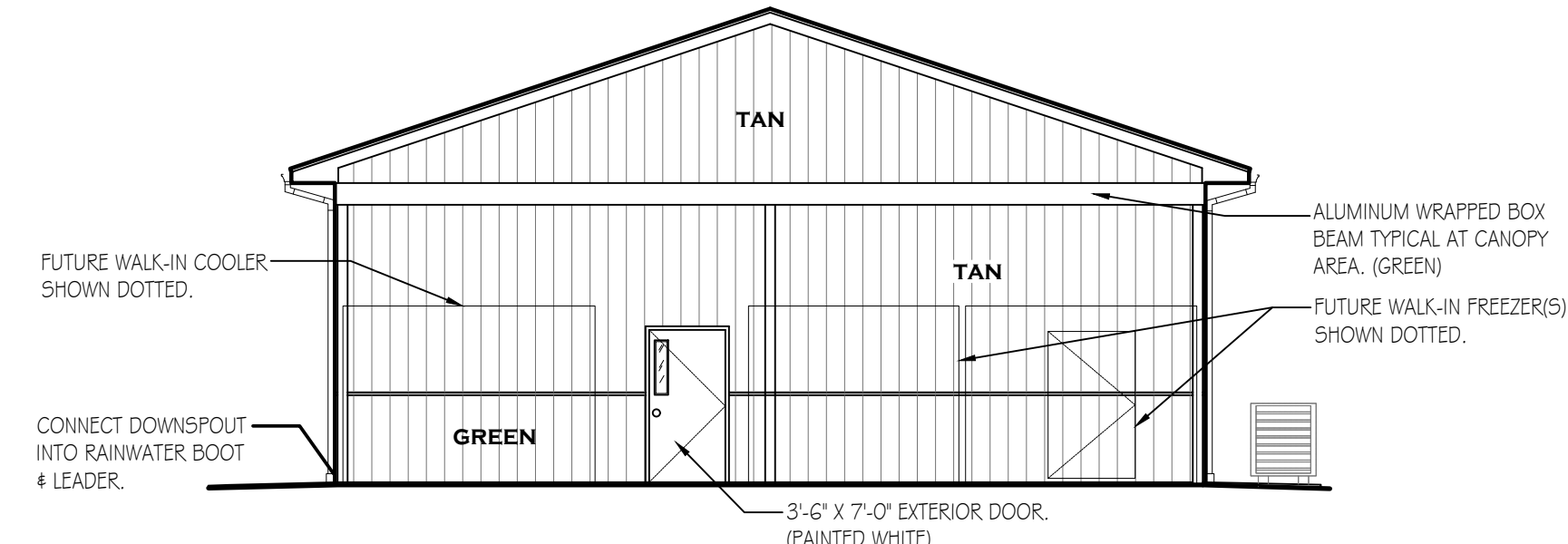


<b>PENNSYLVANIA GAME COMMISSION</b>		
SOUTHEAST REGIONAL OFFICE		MAIDEN CREEK TOWNSHIP BERKS COUNTY
NEW 40' x 80' STORAGE BUILDING		
BUILDING FLOOR PLAN		
REVISIONS	PROJECT NO.	SERO-23-01
	DRAWN BY:	M. SPOTTIS
	DATE:	2/12/2024
	SHEET NO.	A-1

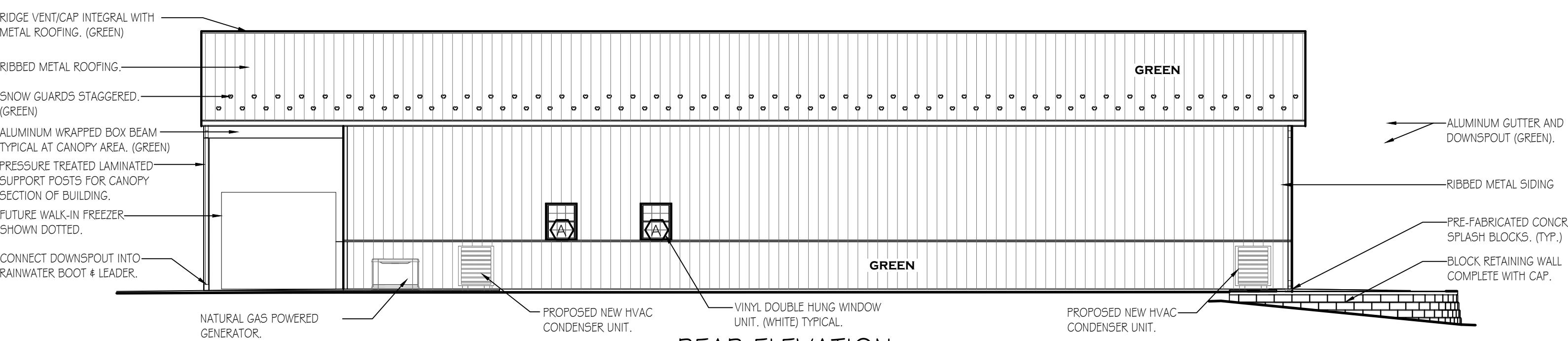




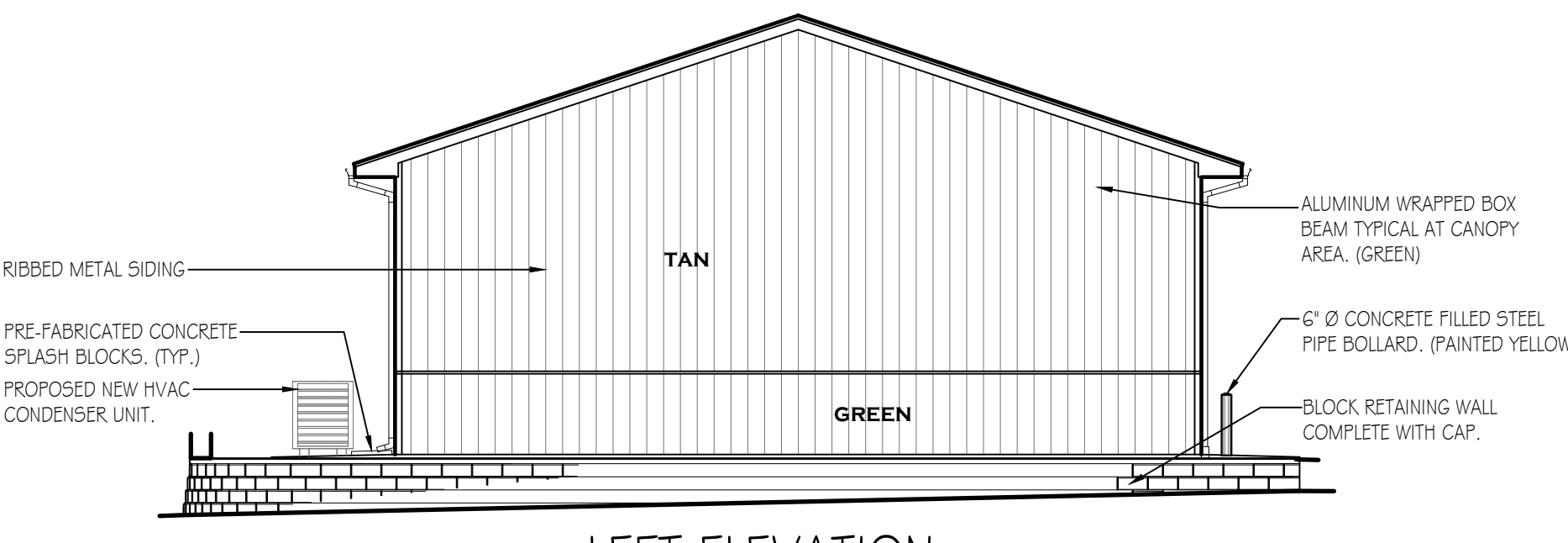
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



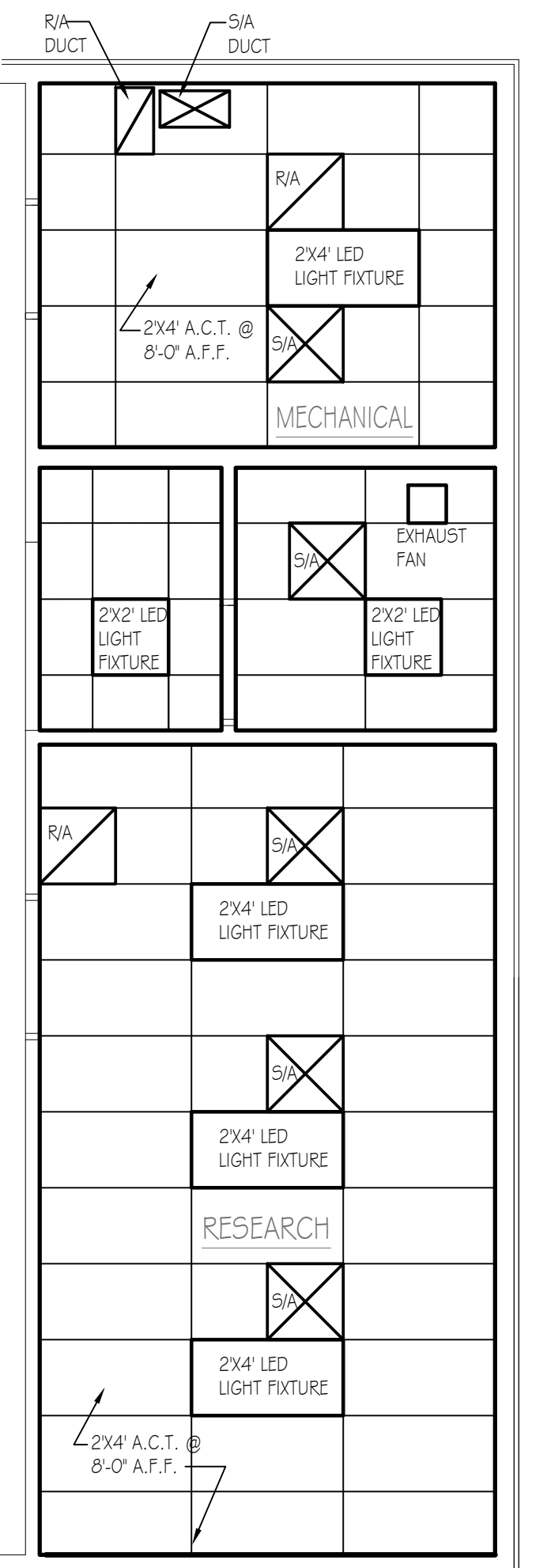
**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



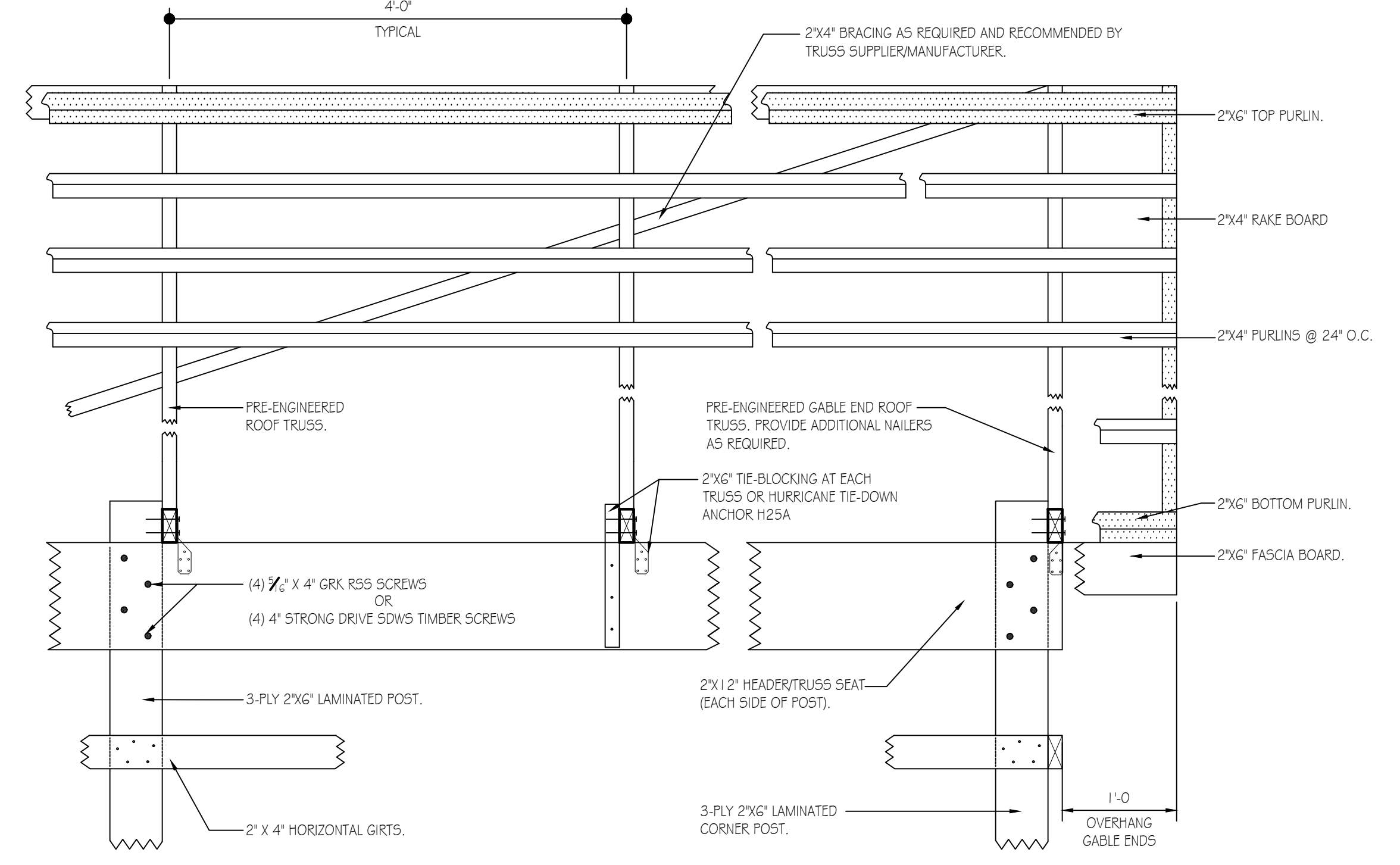
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"



**TYPICAL ROOF FRAMING/BRACING DETAIL**  
SCALE: 1" = 1'-0"

MARK	TYPE	MANUFACTURER	ROUGH OPENING	COLOR	QTY.	REMARKS
A	1	VINYL	2'-6" x 3'-0"	WHITE	3	SEE NOTE #4 BELOW FOR SAFETY GLAZING

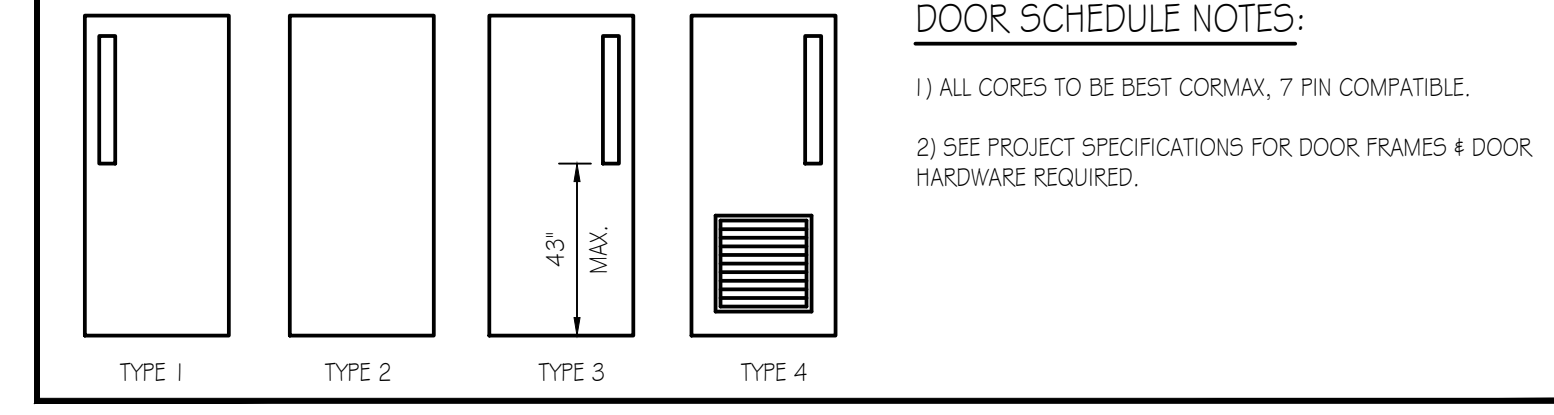
**WINDOW SCHEDULE NOTES:**

- 1) ALL WINDOWS TO BE COMPLETE WITH CLEAR LOW E GLASS W/ ARGON, INSECT SCREENS, GRILLES BETWEEN GLASS AND INTEGRAL 1" CHANNEL TRIM.
- 2) EXTERIOR AND INTERIOR WINDOW COLOR TO BE WHITE.
- 3) SEE SPECIFICATIONS FOR ADDITIONAL WINDOW INFORMATION.
- 4) WINDOW ADJACENT TO THE RESEARCH EXTERIOR DOOR LEADING TO THE FRONT OF THE BUILDING TO HAVE SAFETY GLAZING IN ACCORDANCE WITH 2018 IBC, SECTION 2406.4.2. (GLAZING ADJACENT TO DOORS.)

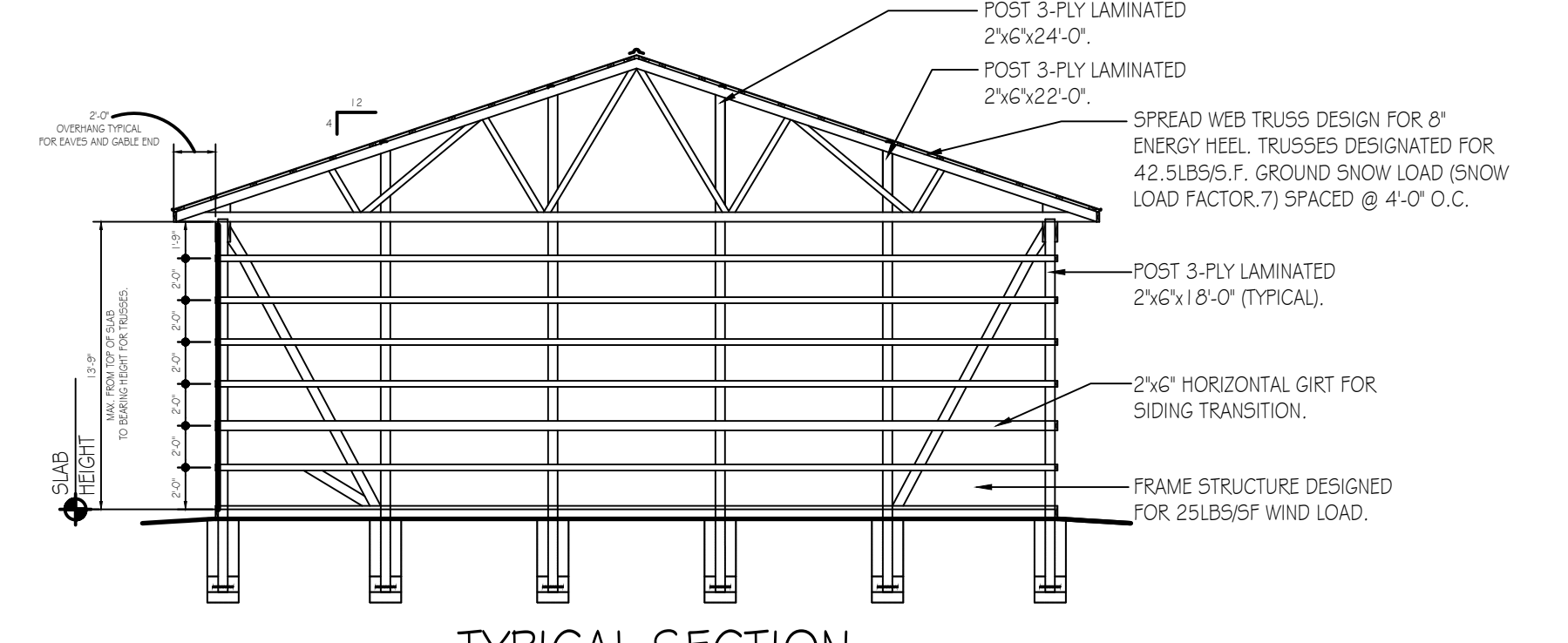
**WINDOW SCHEDULE**  
N.T.S.

MARK	TYPE	WIDTH	HGT.	THK.	HAND	QTY.	REMARKS
A <sup>1</sup>	3	3'-0"	7'-0"	1-3/4"	LHR	2	INSULATED CORE W/ GLASS, PANIC EXIT DEVICE, CLOSER
A <sup>2</sup>	1	3'-6"	7'-0"	1-3/4"	RHR	1	INSULATED CORE W/ GLASS, PANIC EXIT DEVICE, CLOSER
B	1	3'-6"	7'-0"	1-3/4"	RH	1	NON-INSULATED W/ GLASS & PASSAGE SET
C	2	3'-0"	7'-0"	1-3/4"	RH	1	NON-INSULATED W/ PRIVACY SET
D	1	3'-0"	7'-0"	1-3/4"	RH	2	INSULATED CORE W/ GLASS, PANIC EXIT DEVICE, CLOSER
E	4	3'-0"	7'-0"	1-3/4"	LHR	1	NON-INSULATED W/ GLASS, VENT & PASSAGE SET
E <sup>2</sup>	4	3'-0"	7'-0"	1-3/4"	RHR	1	NON-INSULATED W/ GLASS, VENT & PASSAGE SET
F	O.H.	12'-0"	12'-0"	SEE SPECIFICATIONS		3	INSULATED SECTIONAL OVERHEAD DOOR
F	O.H.	14'-0"	12'-0"	SEE SPECIFICATIONS		1	INSULATED SECTIONAL OVERHEAD DOOR

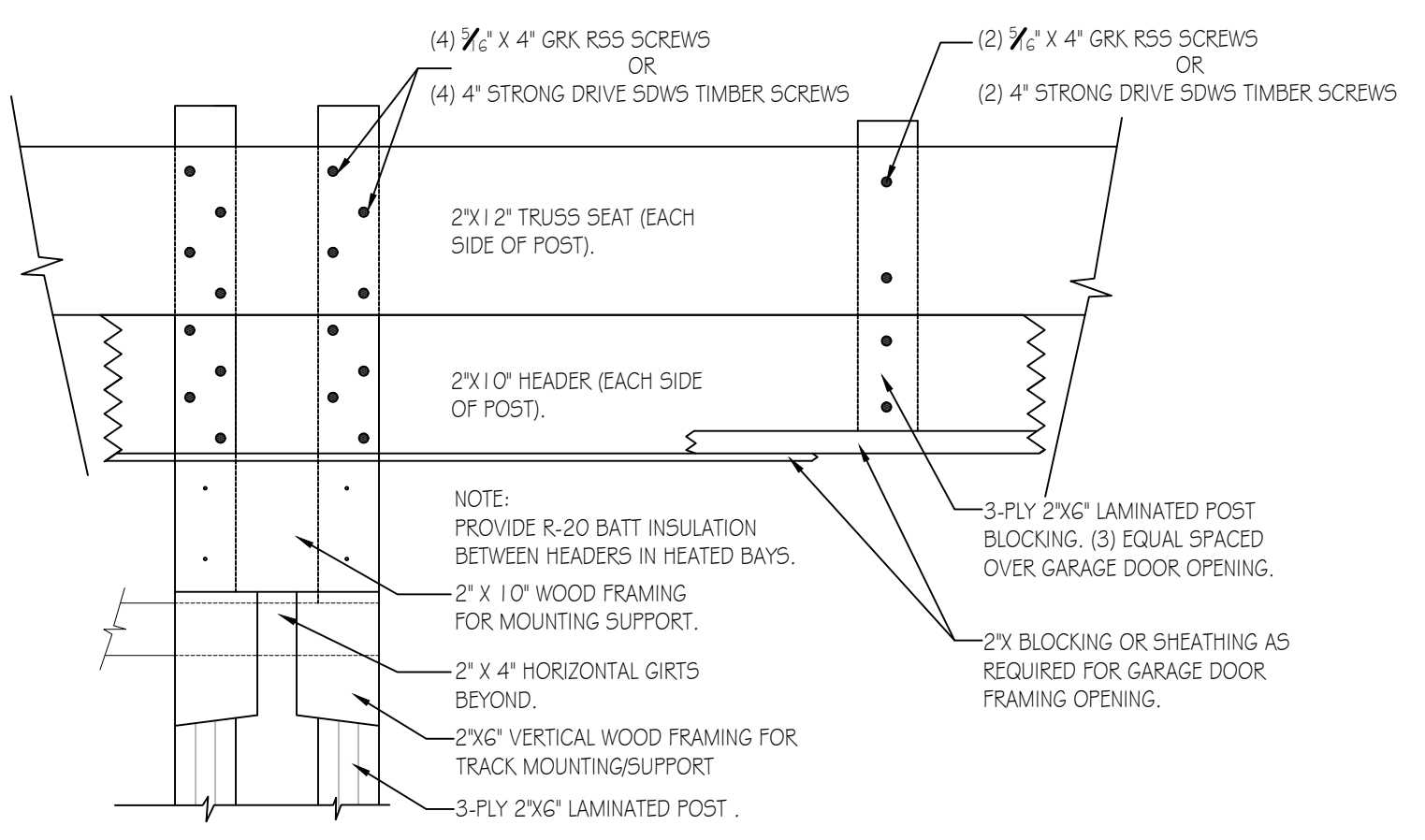
**DOOR SCHEDULE**  
N.T.S.



**DOOR SCHEDULE**  
N.T.S.



**TYPICAL SECTION**  
SCALE: 1/8" = 1'-0"

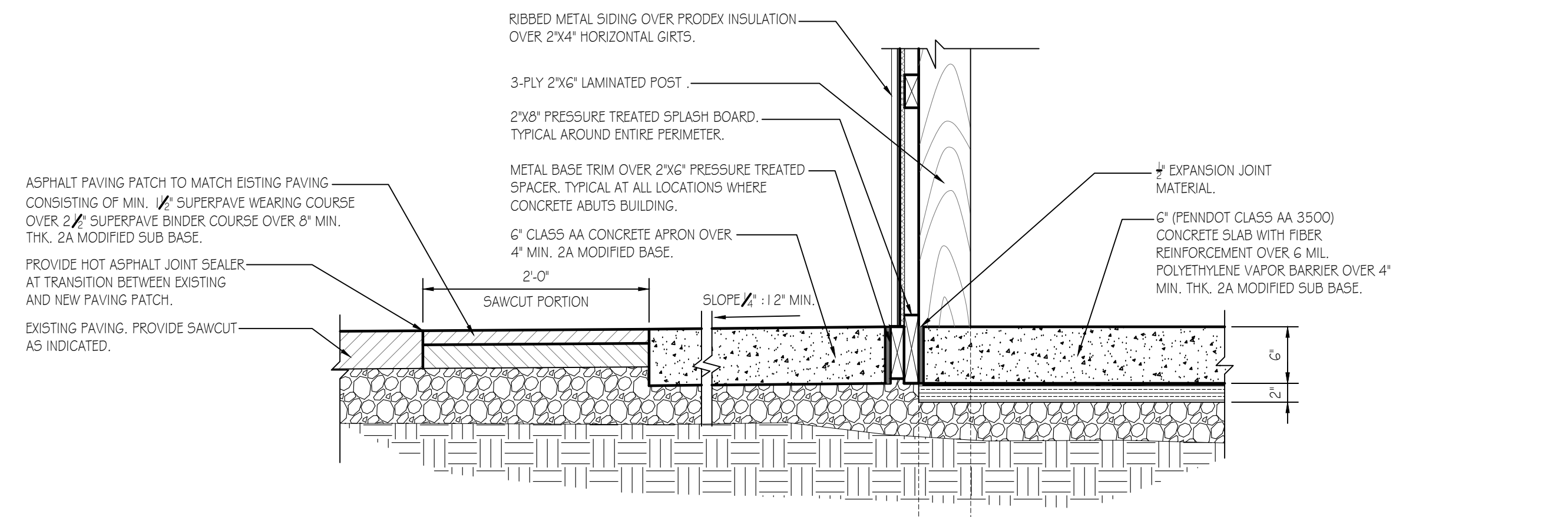


**GARAGE DOOR FRAMING DETAIL**  
SCALE: 1" = 1'-0"

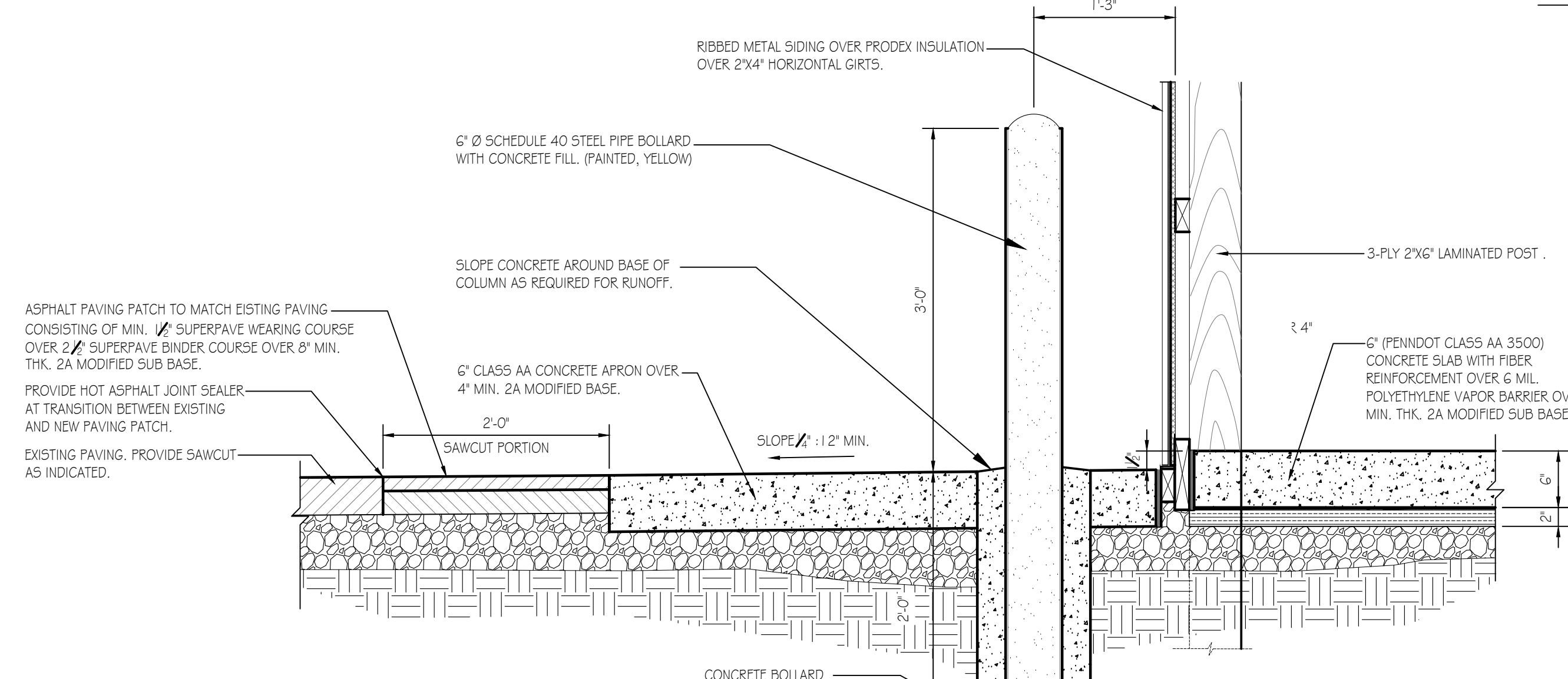


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SOUTHEAST REGIONAL OFFICE | MAIDENCREEK TOWNSHIP | BERKS COUNTY  
NEW 40' x 80' STORAGE BUILDING  
ELEVATIONS, SECTIONS, SCHEDULES & REFLECTED CEILING PLAN

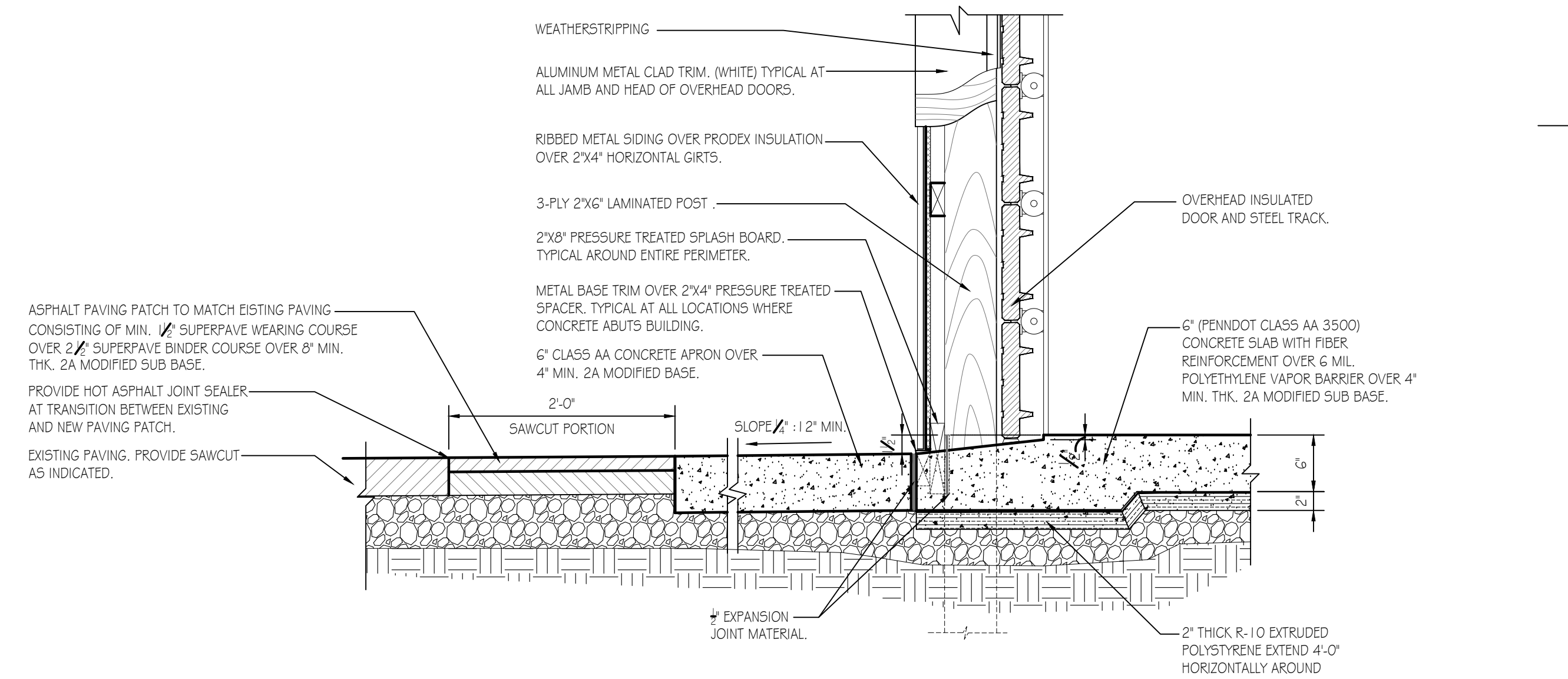
REVISIONS	PROJECT NO.	SERO-23-01
	DRAWN BY:	M. SPOTTS
	DATE:	2/12/2024
	SHEET NO.	A-2



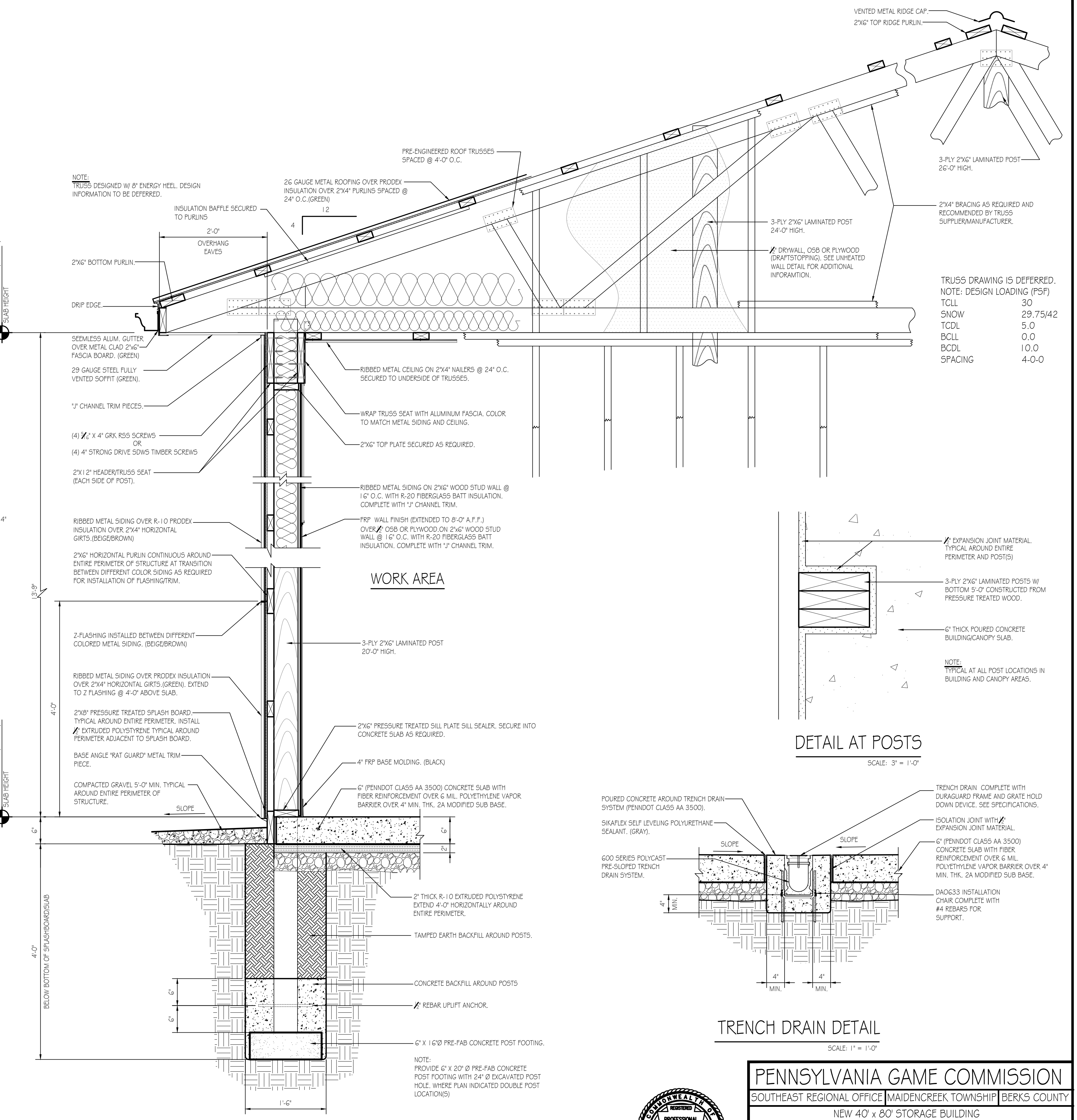
**DETAIL @ CONCRETE SIDEWALK**  
SCALE: 1" = 1'-0"



**BOLLARD DETAIL**  
SCALE: 1" = 1'-0"

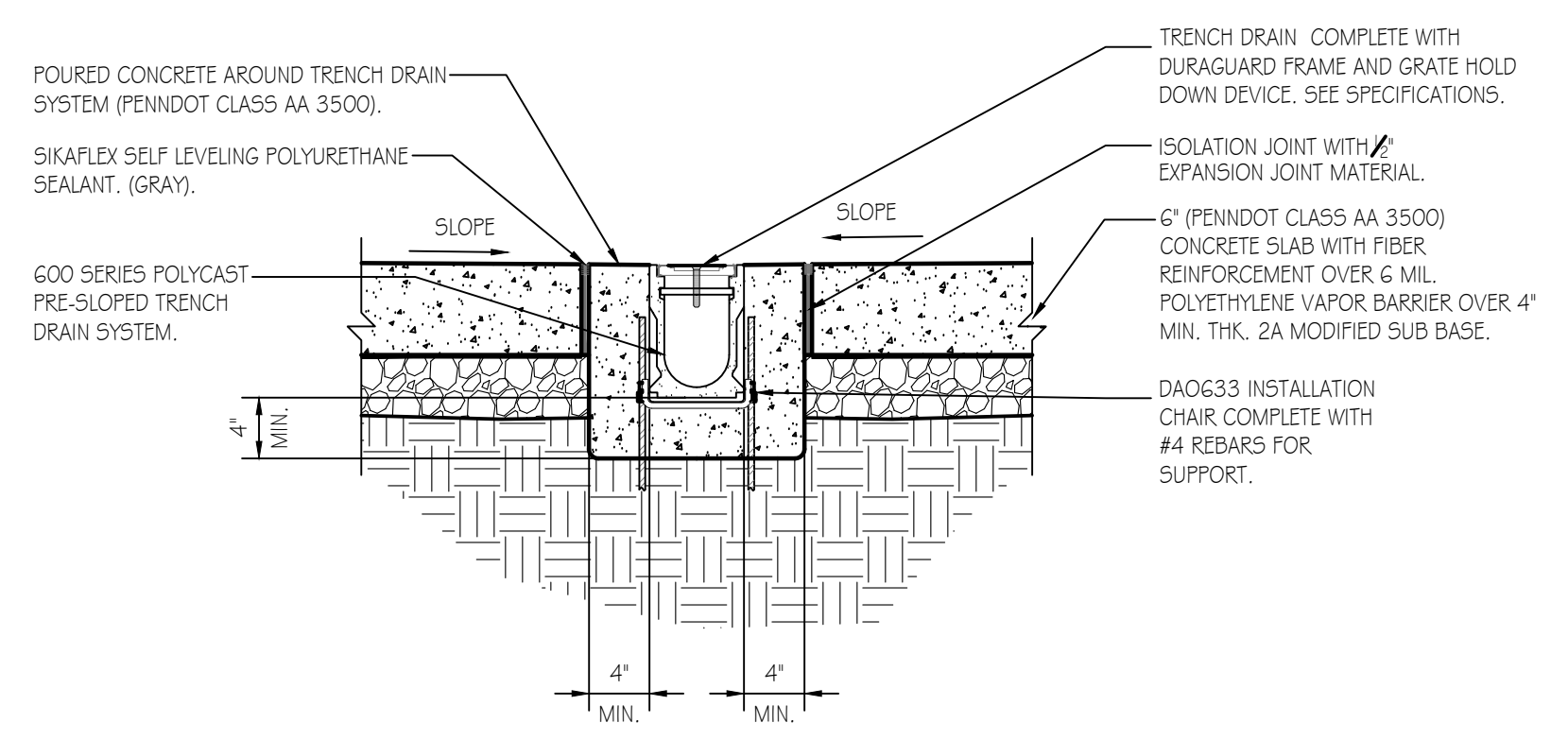


**O.H. DOOR SILL AND JAMB DETAIL**  
SCALE: 1" = 1'-0"



**WALL SECTION DETAIL**  
SCALE: 1" = 1'-0"

**DETAIL AT POSTS**  
SCALE: 3" = 1'-0"



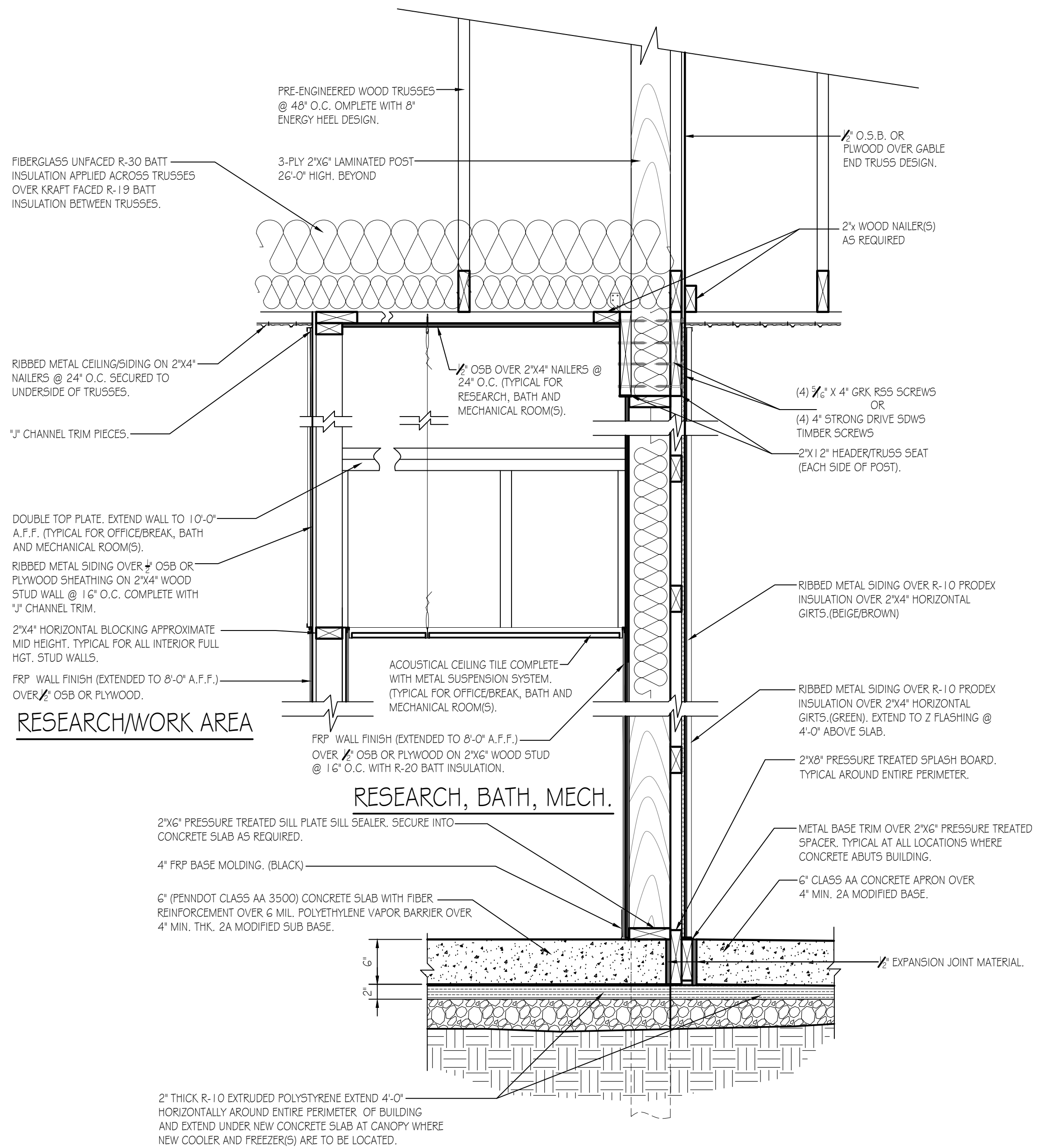
**TRENCH DRAIN DETAIL**  
SCALE: 1" = 1'-0"

TRUSS DRAWING IS DEFERRED.  
NOTE: DESIGN LOADING (PSF)

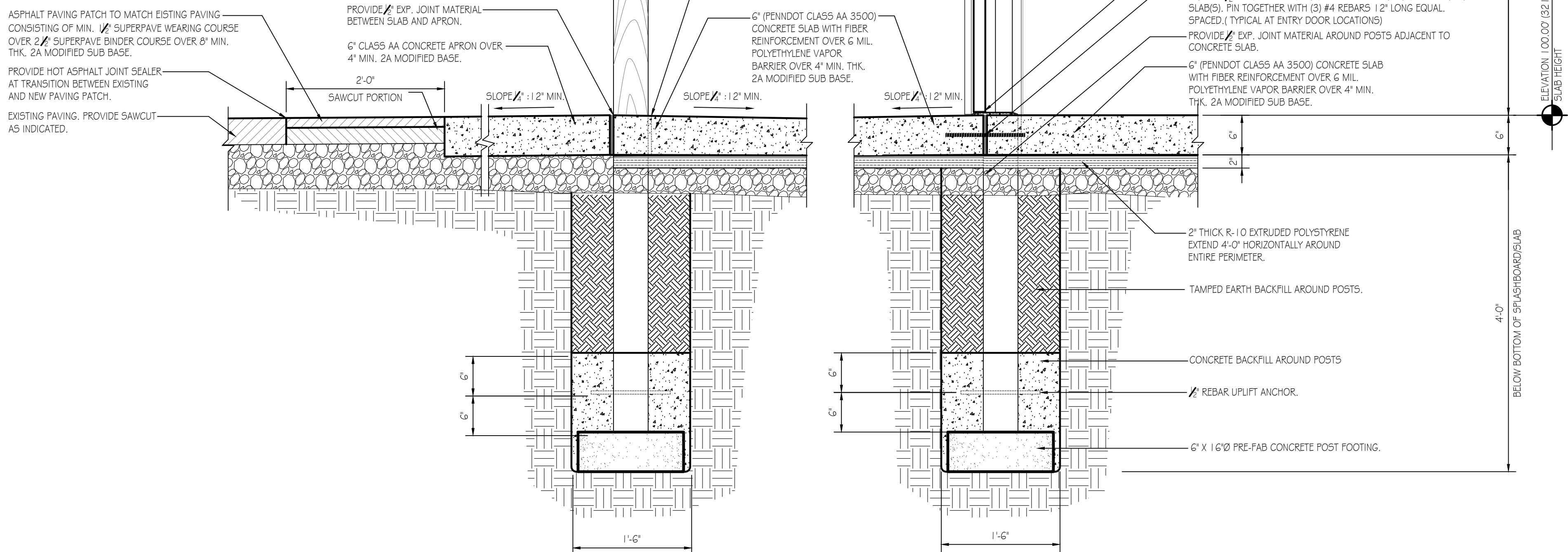
TCLL	30
SNOW	29.75/42
TCOL	5.0
BCLL	0.0
BCOL	10.0
SPACING	4-0-0



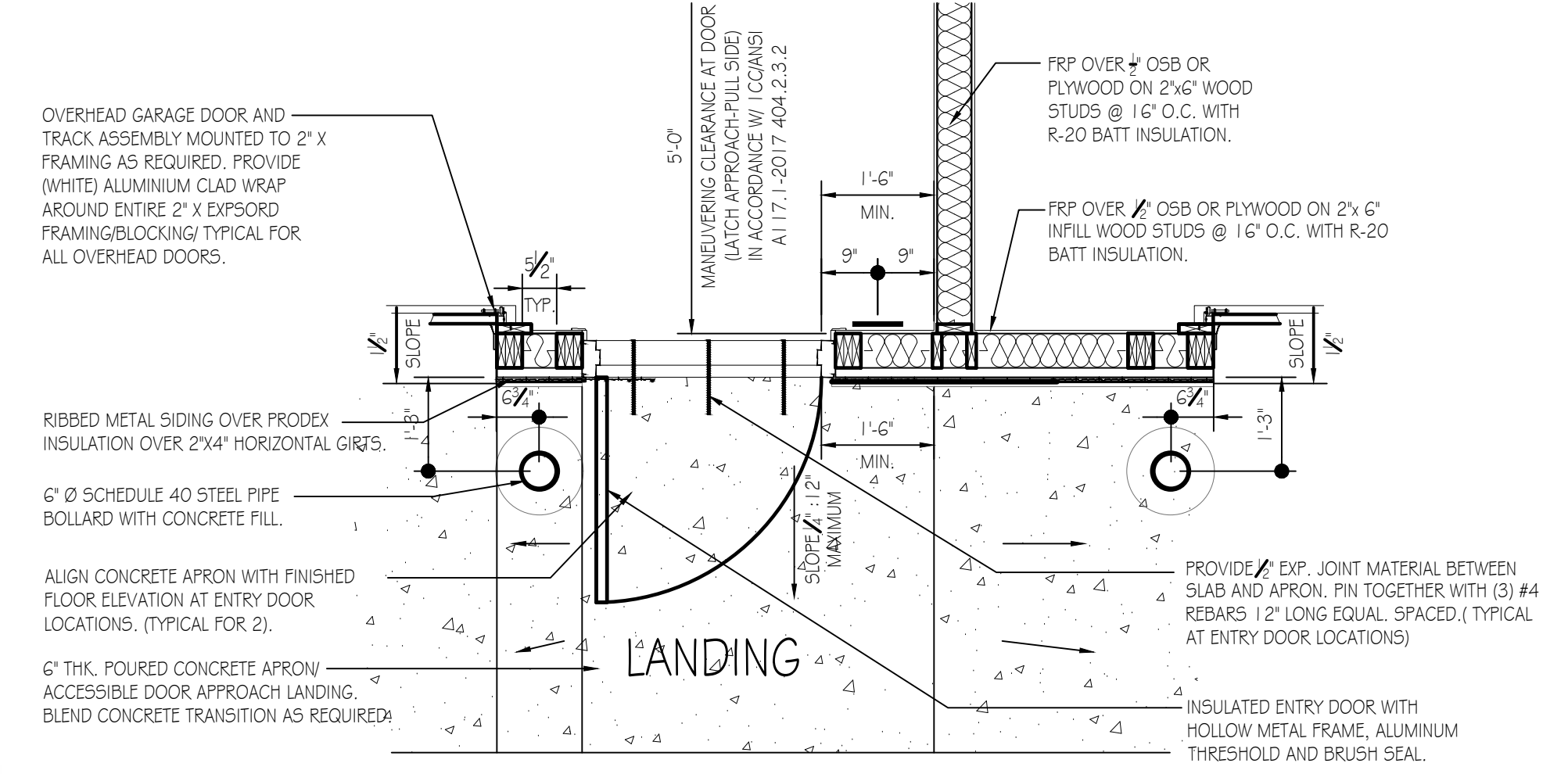
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	SHEET NO.	A-3



**WALL SECTION DETAIL 1**  
SCALE: 1" = 1'-0"  
A-4



**CANOPY SLAB DETAIL 2**  
SCALE: 1" = 1'-0"  
A-4



**DETAIL AT ENTRY DOOR**  
SCALE: 1/2" = 1'-0"



<b>PENNSYLVANIA GAME COMMISSION</b>		
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	SHEET NO.	A-4

**BATH ROOM FIXTURES, ACCESSORIES, AND CLEARANCES**

- 1 NEW HANDICAP ACCESSIBLE ELONGATED TOILET FLOOR MOUNTED WITH OPEN-FRONT SEAT AND MANUAL FLUSH VALVE.
- 2 NEW SINGLE ROLL TOILET PAPER DISPENSER.
- 3 PROVIDE (3) SATIN 5.5, GRAB BARS W/ CONCEALED FLANGE. (1) @ 18", (1) @ 36", (1) @ 42".
- 4 PROVIDE WALL HUNG ADA COMPLIANT SINK AND FAUCET AS SPECIFIED MOUNTED AT 34" MAXIMUM A.F.F. TO TOP OF BOWL.
- 5 18"x36" POLISHED PLATE MIRROR W/ POLISHED EDGES ADHERED TO WALL W/ BOTTOM OF REFLECTIVE SURFACE 40" A.F.F. MAX.
- 6 60" WIDE x 56" LONG CLEAR FLOOR SPACE FOR FLOOR MOUNTED WATER CLOSET IN ACCORDANCE W/ ICCANSI A117.1-2017 SECTIONS 604.3.1 AND 604.3.2
- 7 30" WIDE x 52" LONG, FORWARD APPROACH, CLEAR FLOOR SPACE FOR LAVATORY IN ACCORDANCE W/ ICCANSI A117.1-2017 SECTION 606.2
- 8 67" DIAMETER WHEELCHAIR TURNING SPACE IN ACCORDANCE W/ ICCANSI A117.1-2017 SECTION 304.3.1.1
- 9 30" WIDE x 52" LONG CLEAR FLOOR OR GROUND SPACE PAST DOOR SWING IN ACCORDANCE WITH ICCANSI A117.1-2017, SECTION 603.2 AND 603.2.2.
- 10 MANEUVERING CLEARANCE AT DOOR (LATCH APPROACH-PULL SIDE) IN ACCORDANCE W/ ICCANSI A117.1-2017 404.2.3.2 (FIGURE A)
- 11 APPROXIMATE LOCATION OF RESTROOM SIGNAGE MOUNTING HEIGHT TO BE BETWEEN 48"-60". IN ACCORDANCE WITH ICCANSI A117.1-2017, CHAPTER 7.
- 12 APPROXIMATE LOCATION OF PAPER TOWEL DISPENSER WITH MAXIMUM 4" PROTRUSION. COORDINATE EXACT LOCATION IN FIELD WITH OWNER. HEIGHT OF TOWEL DISPENSER SLOT TO BE 48" MAXIMUM ABOVE FINISHED FLOOR FOR A SIDE REACH APPROACH.

**WORK AREA/STORAGE /CABINERY CLEARANCES AND MISCELLANEOUS**

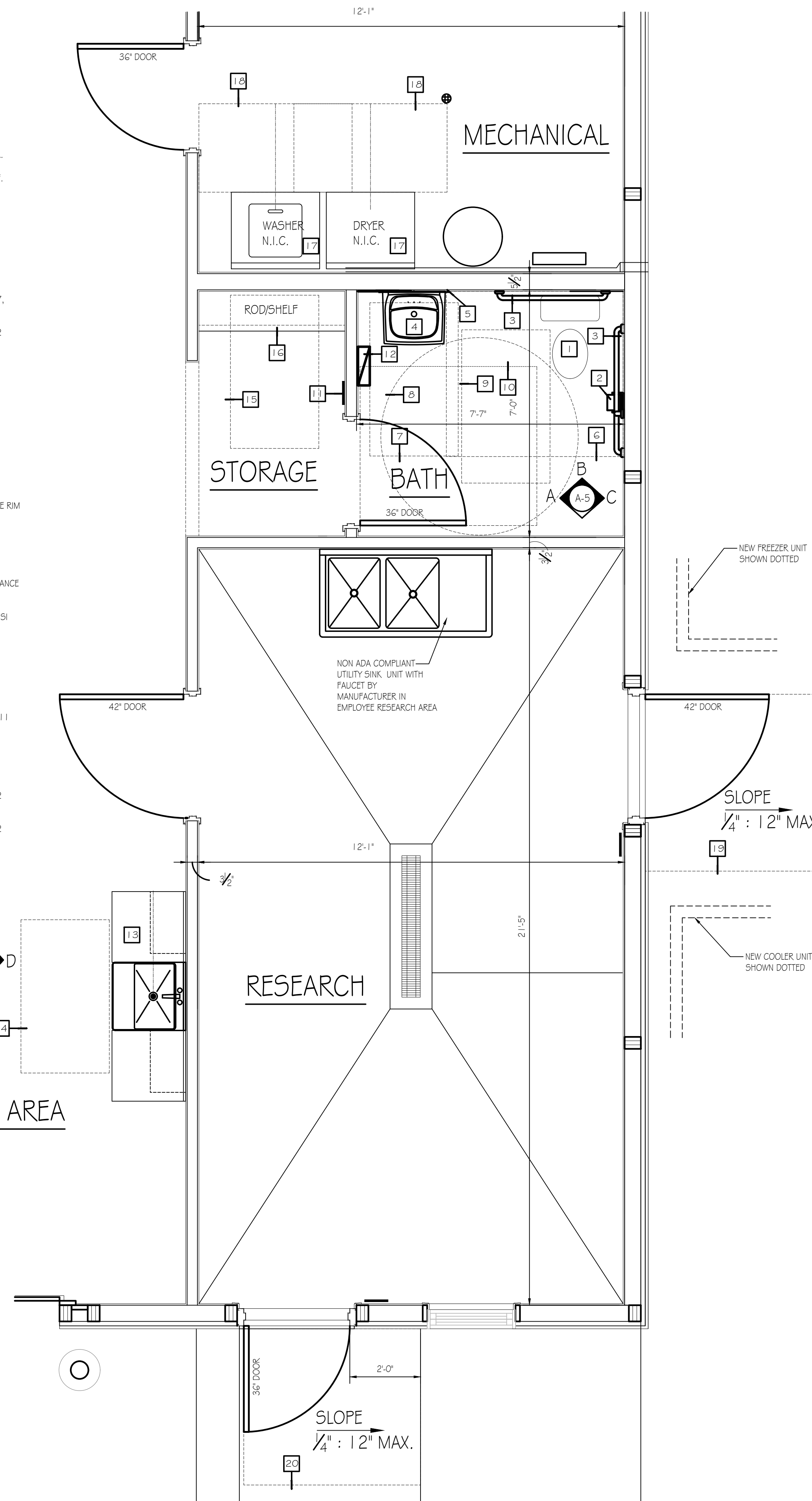
- 13 CABINERY AND COUNTERTOP COMPLETE WITH SINK WITH A MAXIMUM HEIGHT ABOVE THE FLOOR OF 34" MEASURED TO THE RIM OF THE SINK OR COUNTERTOP(WHICHEVER IS THE HIGHEST) IN ACCORDANCE W/ ICCANSI A117.1-2017 SECTION 606 AND 606.3.
- 14 30" WIDE x 52" LONG, ACCESS FOR A SIDE APPROACH TO THE SINK, IN ACCORDANCE W/ ICCANSI A117.1-2017 SECTION 606.2 EXCEPTION 1 AND FIGURE C804.2.3(b).
- 15 30" WIDE x 52" LONG CLEAR UNOBSTRUCTED FLOOR SPACE FOR FORWARD APPROACH TO BUILT IN ROD/SHELF, IN ACCORDANCE W/ ICCANSI A117.1-2017 SECTION 305.3.1 AND FIGURE 308.3.1.
- 16 BUILT IN ROD/SHELF TO BE 48" MAXIMUM A.F.F. TO COMPLY WITH UNOBSTRUCTED SIDE REACH, IN ACCORDANCE W/ ICCANSI A117.1-2017 SECTION 308.2.1 AND FIGURE 308.2.1.

**WASHING/DRYER MACHINE CLEARANCES**

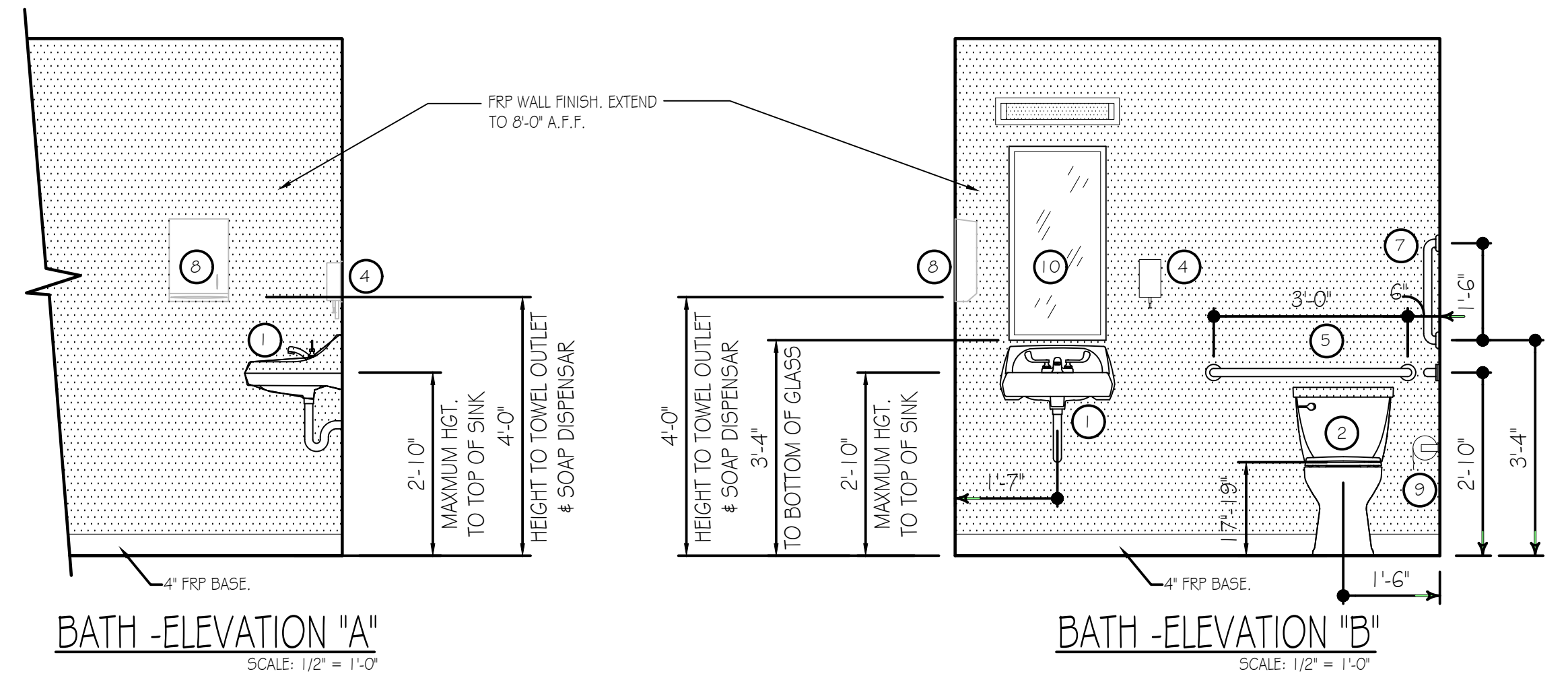
- 17 WASHING MACHINE AND CLOTHES DRYER BY OWNER IN ACCORDANCE W/ ICCANSI A117.1-2017 SECTION 611.
- 18 30" WIDE x 52" LONG, ACCESS TO FRONT LOADING WASHER/DRYER IN ACCORDANCE W/ ICCANSI A117.1-2017 SECTION 611 AND FIGURE 611.2(A).

**EXTERIOR DOOR CLEARANCES**

- 19 MANEUVERING CLEARANCE AT DOOR (LATCH APPROACH-PULL SIDE) IN ACCORDANCE W/ ICCANSI A117.1-2017 404.2.3.2 (FIGURE A).
- 20 MANEUVERING CLEARANCE AT DOOR (LATCH APPROACH-PULL SIDE) IN ACCORDANCE W/ ICCANSI A117.1-2017 404.2.3.2 (FIGURE G)

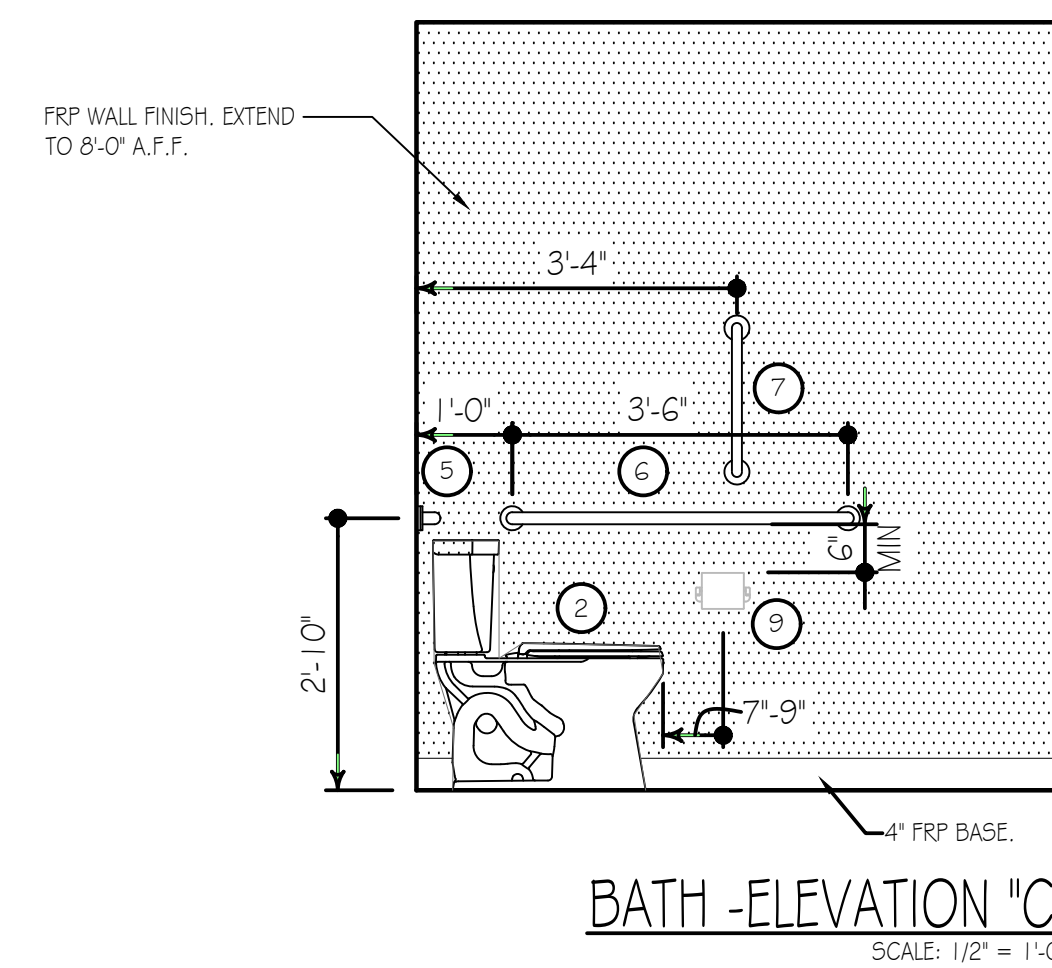


ENLARGED PARTIAL FLOOR PLAN  
SCALE: 1/2" = 1'-0"

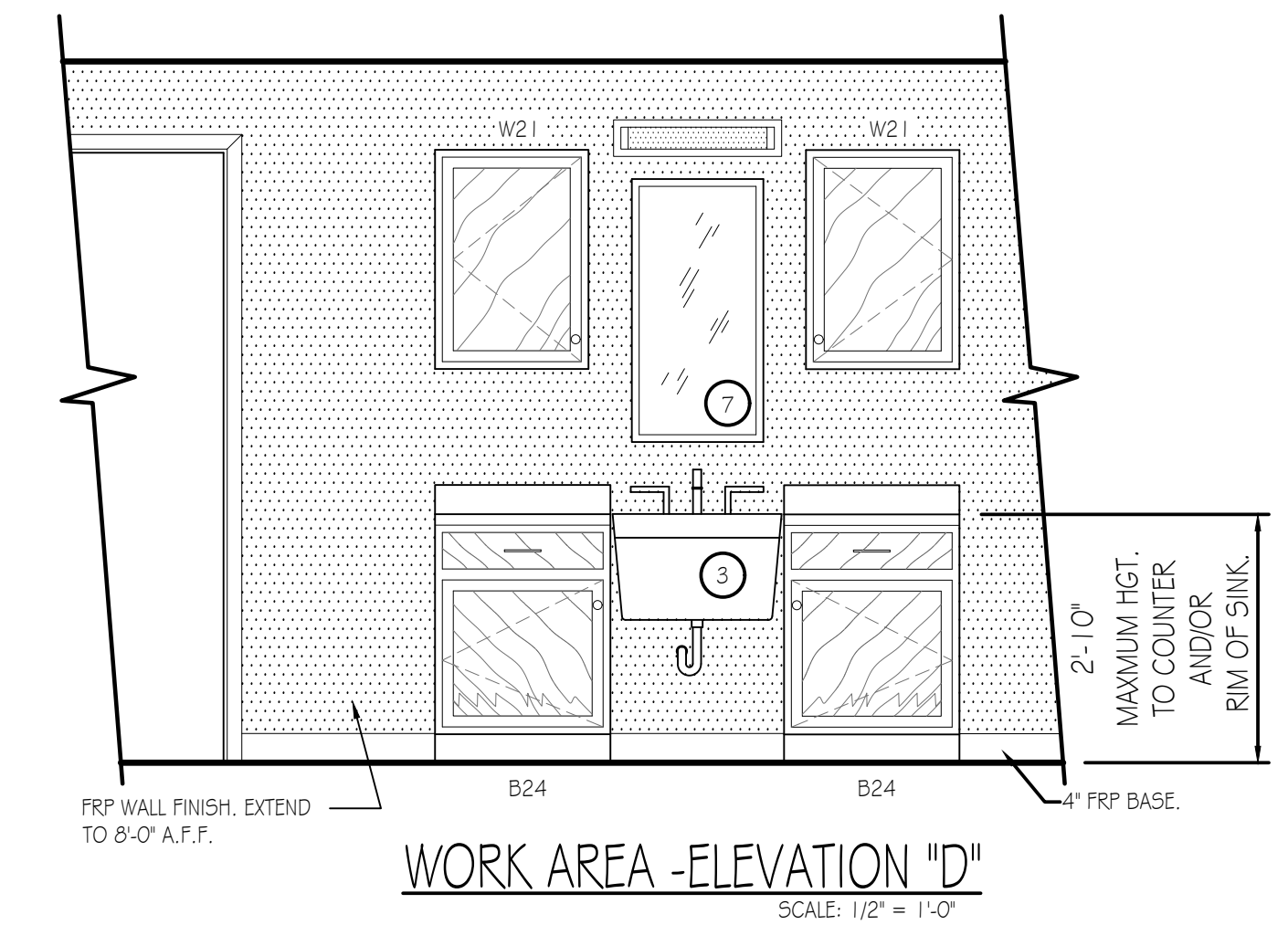


BATH -ELEVATION "A"  
SCALE: 1/2" = 1'-0"

BATH -ELEVATION "B"  
SCALE: 1/2" = 1'-0"



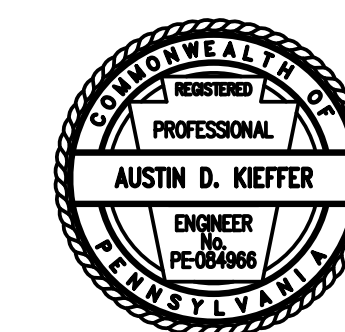
BATH -ELEVATION "C"  
SCALE: 1/2" = 1'-0"



WORK AREA -ELEVATION "D"  
SCALE: 1/2" = 1'-0"

**BRADLEY CORP. (FOR REF. ONLY) FIXTURE/ACCESSORY LEGEND**

1	SINK (W/FAUCET)	SEE SPECIFICATIONS
2	ADA FLOOR MOUNTED WATER CLOSET	SEE SPECIFICATIONS
3	UTILITY SINK (W/FAUCET)	SEE SPECIFICATIONS
4	SOAP DISPENSER	MODEL 655
5	GRAB BAR (36" LONG)	MODEL 812
6	GRAB BAR (42" LONG)	MODEL 812
7	GRAB BAR (18" LONG)	MODEL 812
8	TOWEL DISPENSER	MODEL 250-15
9	TOILET TISSUE HOLDER	MODEL 508
10	18" x 36" MIRROR	MODEL 780-1836



**PENNSYLVANIA GAME COMMISSION**  
 SOUTHEAST REGIONAL OFFICE | MAIDENCREEK TOWNSHIP | BERKS COUNTY  
 NEW 40' x 80' STORAGE BUILDING  
 ENLARGED PLAN & ELEVATIONS

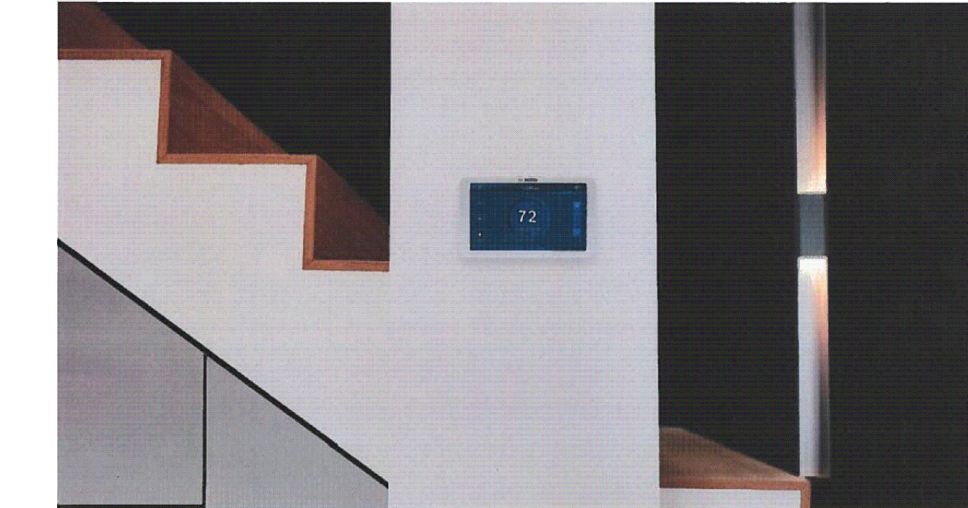
REVISIONS	PROJECT NO.	SERO-23-01
	DRAWN BY:	M. SPOTTIS
	DATE:	2/12/2024
	SHEET NO.	A-5



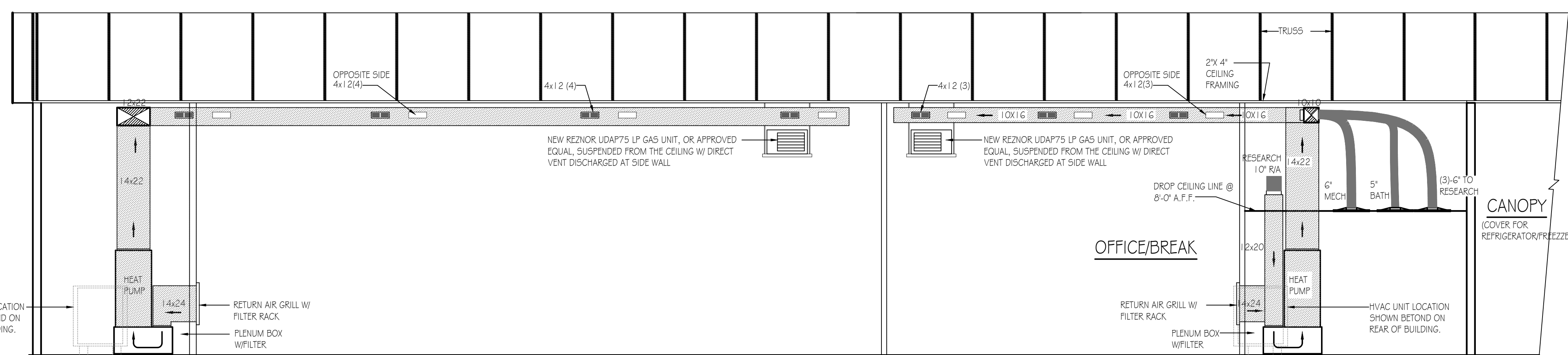
MECHANICAL CONSTRUCTION NOTES: HVAC SYSTEM TO BE A BOSCH GAS FURNACE WITH INVERTER DUCTED SPLIT CASED COIL WITH INVERTER DUCTED SPLIT AIR SOURCE HEAT PUMP SYSTEM. LAYOUT OF DUCTS, DUCT SIZES AND DIFFUSERS ARE MEANT TO BE USED AS A GUIDELINE. ACTUAL RUNS, SIZES AND LOCATIONS TO BE DETERMINED BY MANUFACTURER'S MODEL. THE FOLLOWING STEPS SHOULD BE FOLLOWED IN THE DESIGN AND INSTALLATION OF THE HVAC SYSTEM TO ENSURE EFFICIENCY AND COMFORT.

1. DETERMINE ROOM-BY-ROOM AND AIR-FLOWS USING ACCA MANUAL J CALCULATION PROCEDURES. (OR SUBSTANTIALLY EQUIVALENT)
2. SIZE DUCT SYSTEM ACCORDING TO ACCA MANUAL D CALCULATION PROCEDURES. (OR SUBSTANTIALLY EQUIVALENT)
3. SIZE HVAC EQUIPMENT TO SENSIBLE LOAD USING ACCA MANUAL S CALCULATION PROCEDURES (OR SUBSTANTIALLY EQUIVALENT).
4. INSTALL EQUIPMENT & DUCTS ACCORDING TO DESIGN SPECIFICATIONS USING INSTALLATION PROCEDURES FROM SMACNA / MANUFACTURER'S SPECS.
5. INSTALL SO STATIC AIR PRESSURE DROP ACROSS THE AIR HANDLER IS WITHIN MANUFACTURER AND DESIGN SPECIFICATIONS.
6. PROVIDE BALANCED AIR FLOWS BETWEEN SUPPLY AND RETURN SYSTEMS TO MAINTAIN NEUTRAL PRESSURE.
7. EQUIPMENT AND ASSOCIATED ITEMS MUST BE APPROVED BY PGC HARRISBURG ENGINEERING DIVISION BEFORE START OF INSTALLATION.

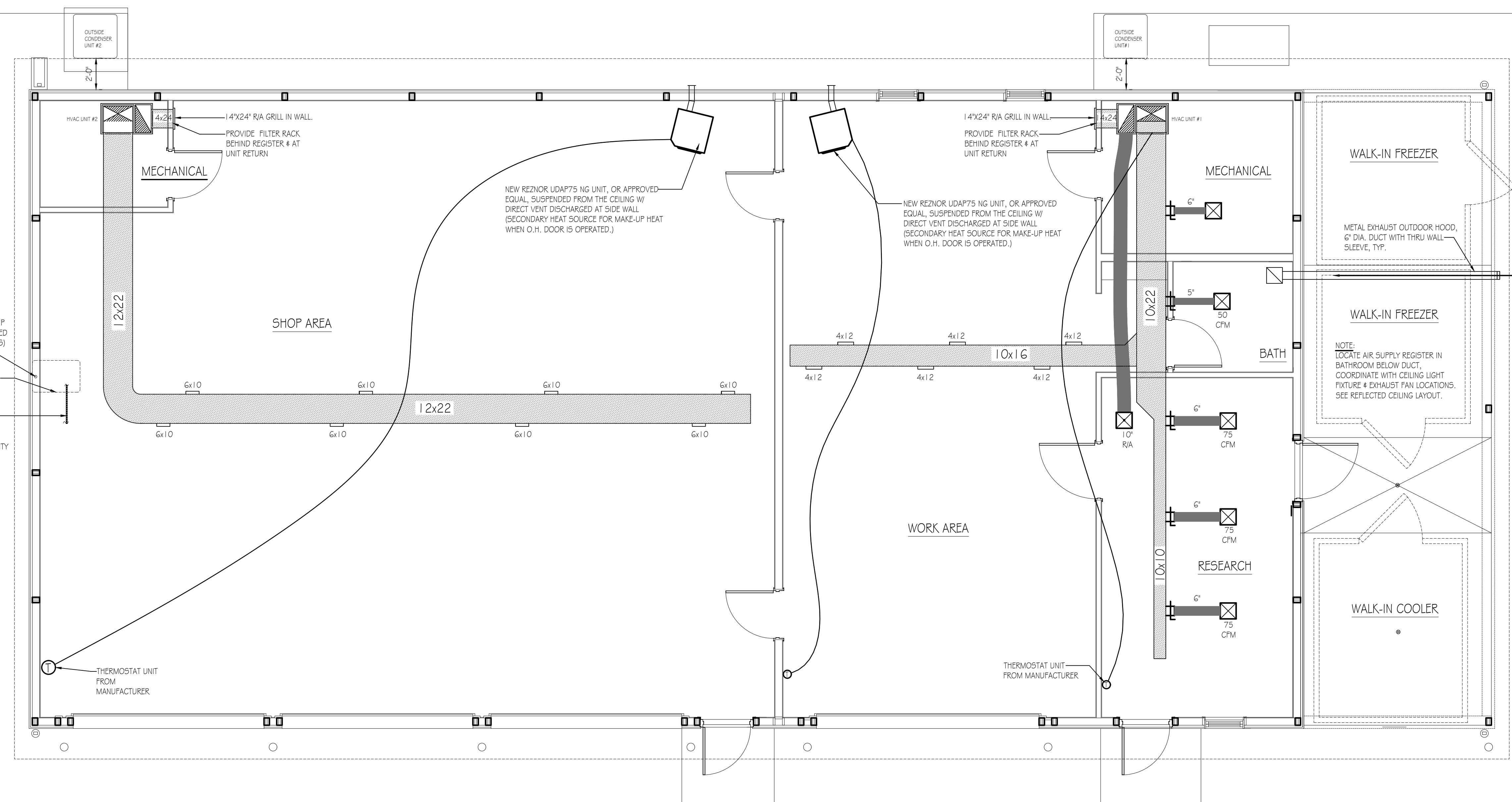
FURNISH AND INSTALL A BOSCH BGH96 96% FURNACE PAIRED WITH BOSCH CASED COIL SYSTEM. HEAT PUMP TO BE A 5 TON BOSCH BOVA - OGO-HD1 - M18M OUTSIDE CONDENSER UNIT, W/ BGH96M100CS5 FURNACE AND BMAC4860CNTF CASE COIL. UNITS TO ACHIEVE A MINIMUM 17 SEER AND 8.0 HSPF (OR SUBSTANTIALLY EQUIVALENT).



Product Specifications	Thermostat Model	Part Number
<ul style="list-style-type: none"> <li>3 inch Thick-Sliver 24V AC 40 Amp</li> <li>Supports 2 Transformer Systems (24V AC 40A)</li> <li>0 Wire Required for Installation</li> <li>7 Relay Terminals (L, N, PE, W1, W2, W3, W4, W5, W6)</li> <li>3 Wire Terminal, remote field receiver from Bosch Water Source Heat Pumps</li> <li>W/ 1/2" x 1/2" x 1/2" x 1/2" x 1/2"</li> <li>5 year limited warranty</li> </ul>	<b>Black Connected Control</b> BCC300 Thermostat	T-8-733-944-009
	<b>Thermostat System Parts</b> Wall Plate, Screws, Spacers & Wall Anchors, Jumper Cable	0-733-944-984

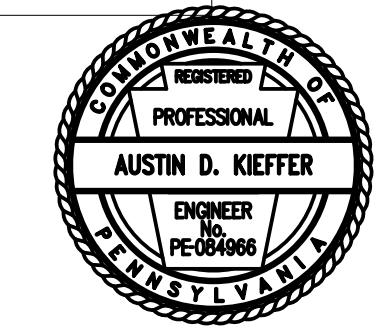


**BUILDING SECTION - MECHANICAL (HVAC)**  
SCALE: 1/4" = 1'-0"

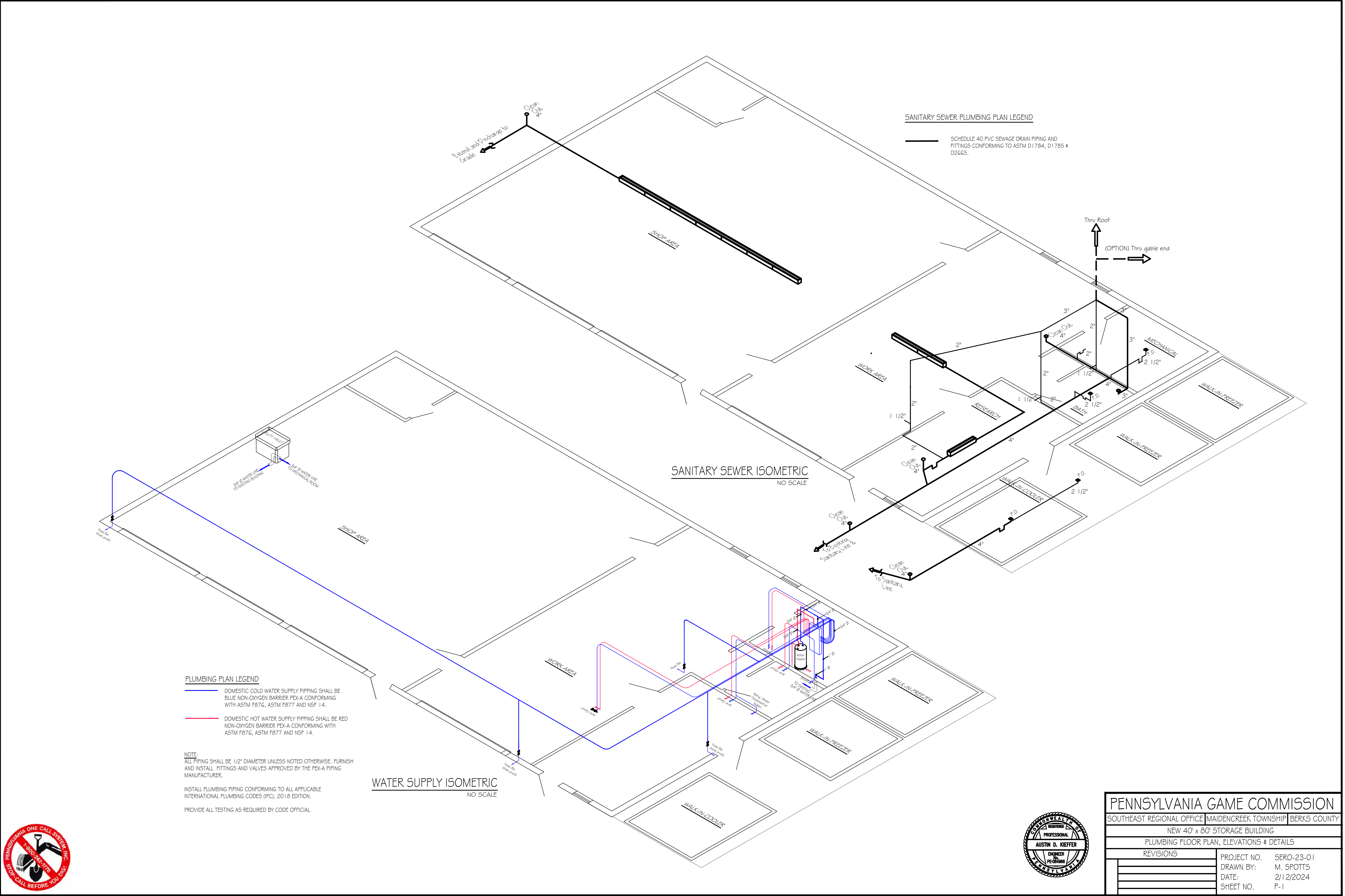


**FLOOR PLAN - MECHANICAL (HVAC)**  
SCALE: 1/4" = 1'-0"  
TRUE NORTH PROJECT NORTH

GENERAL NOTE:  
MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR ALL NATURAL GAS SUPPLY LINES, REGULATORS, CONNECTIONS, ETC TO GAS UNIT LOCATIONS.



<b>PENNSYLVANIA GAME COMMISSION</b>		
SOUTHEAST REGIONAL OFFICE		MAIDENCREEK TOWNSHIP BERKS COUNTY
NEW 40' x 80' STORAGE BUILDING		
MECHANICAL FLOOR PLAN & DETAILS		
REVISIONS	PROJECT NO.	SERO-23-01
	DRAWN BY:	M. SPOTTIS
	DATE:	2/12/2024
	SHEET NO.	M-1



**SANITARY SEWER PLUMBING PLAN LEGEND**

— SCHEDULE 40 PVC SEWAGE DRAIN PIPING AND FITTINGS CONFORMING TO ASTM D1784, D1785 & D2665.

**SANITARY SEWER ISOMETRIC**  
NO SCALE

**PLUMBING PLAN LEGEND**

- DOMESTIC COLD WATER SUPPLY PIPING SHALL BE BLUE NON-OXYGEN BARRIER PEX-A CONFORMING WITH ASTM F876, ASTM F877 AND NSF 14.
- DOMESTIC HOT WATER SUPPLY PIPING SHALL BE RED NON-OXYGEN BARRIER PEX-A CONFORMING WITH ASTM F876, ASTM F877 AND NSF 14.

NOTE:  
ALL PIPING SHALL BE 1/2" DIAMETER UNLESS NOTED OTHERWISE. FURNISH AND INSTALL FITTINGS AND VALVES APPROVED BY THE PEX-A PIPING MANUFACTURER.

INSTALL PLUMBING PIPING CONFORMING TO ALL APPLICABLE INTERNATIONAL PLUMBING CODES (IPC), 2018 EDITION.

PROVIDE ALL TESTING AS REQUIRED BY CODE OFFICIAL.

**WATER SUPPLY ISOMETRIC**  
NO SCALE



<b>PENNSYLVANIA GAME COMMISSION</b>		
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NEW 40' x 80' STORAGE BUILDING		
PLUMBING FLOOR PLAN, ELEVATIONS & DETAILS		
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	DRAWN BY:	M. SPOTTIS
	DATE:	2/12/2024
	SHEET NO.	P-1

LOAD CENTER: 200A SERVICE PANEL "A" SCHEDULE					
VOLTAGE: 240/120V					
SERVICE FEEDER SIZE: 250 kcmil					
Circuit No.	Circuit Breakers		200 AMP Main Service Breaker	Wiring No./Size	Conduit Size
	Poles	Amps			
*1,3	2	50	220 VOLT OUTLET (WELDER)	3-#6	1-1/4"
2,4	2	30	220 VOLT OUTLET (AIR COMPRESSOR)	3-#10	3/4"
*5,7	2	50	220 VOLT OUTLET (WELDER)	3-#6	1-1/4"
6,8	2	30	220 VOLT OUTLET (AIR COMPRESSOR)	3-#10	3/4"
9,11	2	40	HVAC OUTSIDE UNIT #2	3-#8	1"
10,12	2	60	HVAC INSIDE AIR HANDER UNIT #2	Verify w/ M.C.	Verify
13,15	2	30	DEDICATED OUTSIDE WATERPROOF POWER BOX	3-#10	3/4"
14	1	20	SERVICE PANEL RECEPTACLE	3-#12	3/4"
16	1	20	SHOP AREA MECHANICAL GFI RECEPTACLES	3-#12	3/4"
17	1	20	SHOP AREA GFI RECEPTACLES	3-#12	3/4"
18	1	20	SHOP AREA GFI RECEPTACLES	3-#12	3/4"
19	1	20	SHOP AREA LIGHTING	3-#12	3/4"
20	1	20	GARAGE DOOR OPENER RECEPTACLES	3-#12	3/4"
21	1	20	GAS HEATER	3-#12	3/4"
22-42			SPARE SPACES		

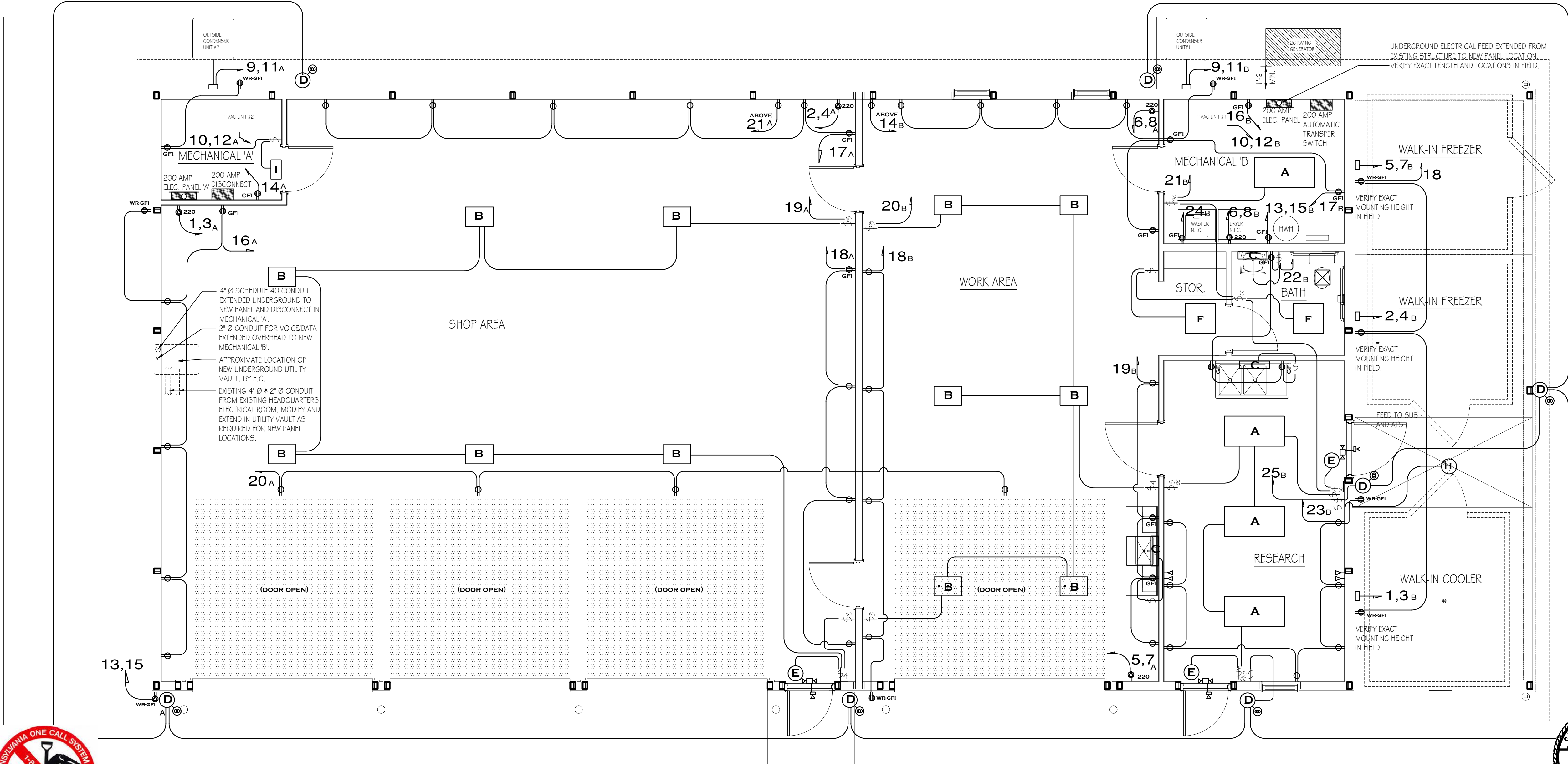
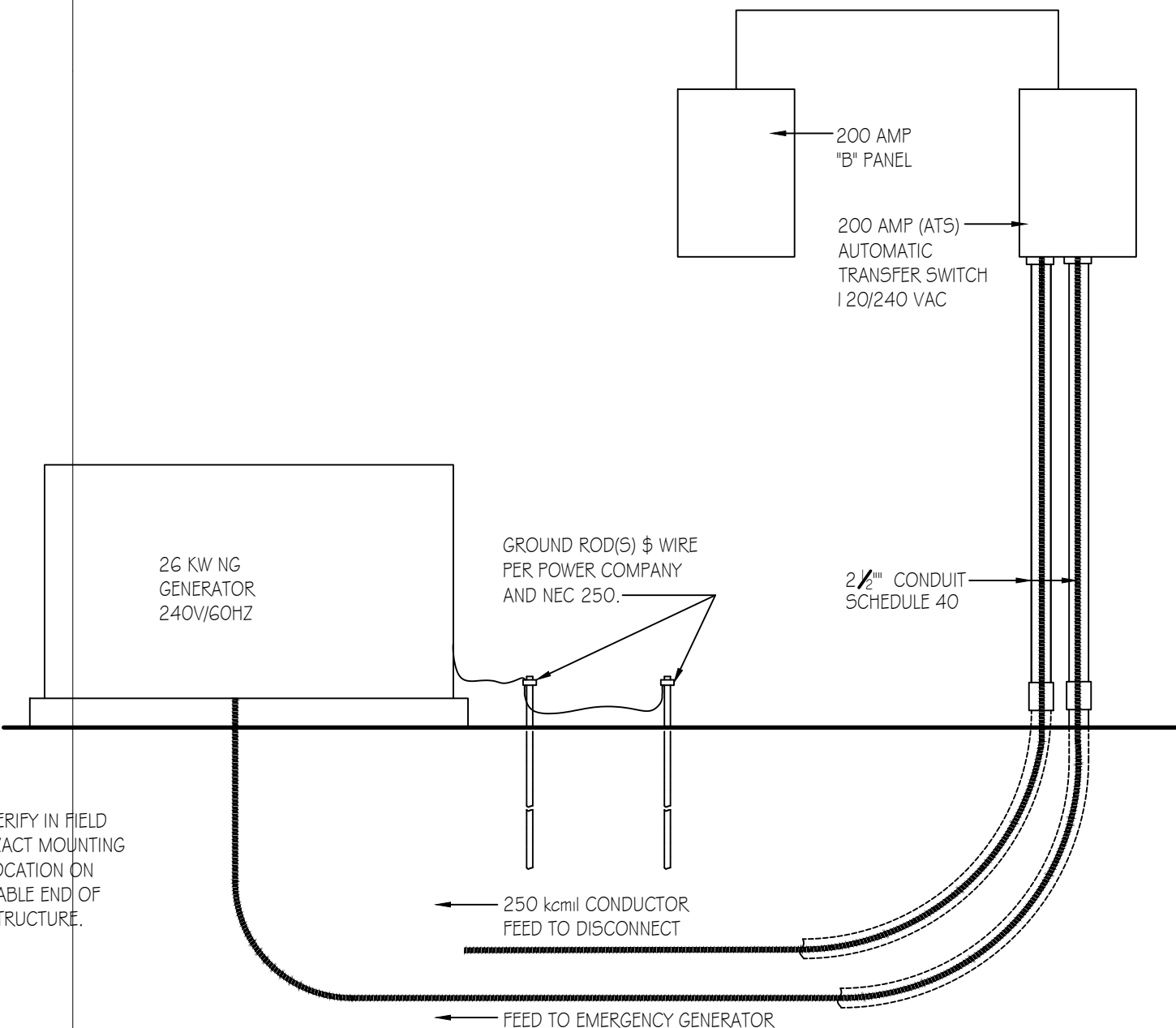
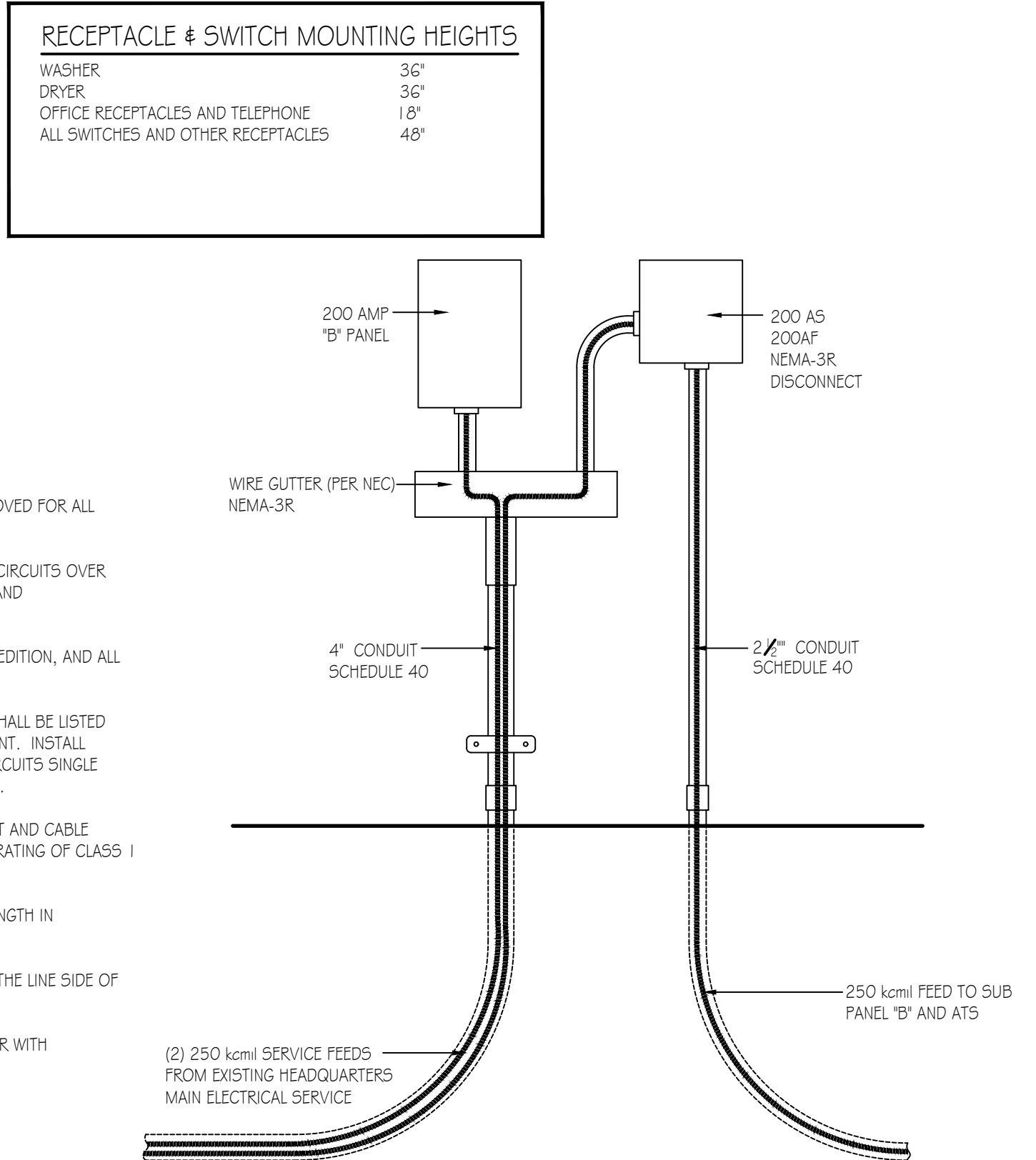
PANEL SCHEDULE NOTES:  
 1,3-Match receptacle to welder  
 5,7-Match receptacle to welder  
 9,11-Match receptacle to cooler trailer

LOAD CENTER: 200A SERVICE PANEL "B" SCHEDULE					
VOLTAGE: 240/120V					
SERVICE FEEDER SIZE: 250 kcmil					
Circuit No.	Circuit Breakers		200 AMP Main Service Breaker	Wiring No./Size	Conduit Size
	Poles	Amps			
1,3	2	30	WALK-IN-COOLER	Verify w/ Supp.	Verify
2,4	2	30	WALK-IN-FREEZER	Verify w/ Supp.	Verify
5,7	2	30	WALK-IN-FREEZER	Verify w/ Supp.	Verify
6,8	2	30	MECHANICAL ROOM DRYER RECEPTACLE	3-#10	3/4"
9,11	2	40	HVAC OUTSIDE UNIT #1	3-#10	3/4"
10,12	2	60	HVAC INSIDE AIR HANDER UNIT #1	Verify w/ M.C.	Verify
13,15	2	30	WATER HEATER	3-#10	3/4"
14	1	20	GAS HEATER	3-#12	3/4"
16	1	20	SERVICE PANEL RECEPTACLE	3-#12	3/4"
17	1	20	WORK AREA MECHANICAL RECEPTACLES W/ GFI PROTECTION	3-#10	3/4"
18	1	20	WORK AREA RECEPTACLES W/ GFI PROTECTION	3-#12	3/4"
19	1	20	WORK AREA SINK/COUNTER GFI RECEPTACLES	3-#12	3/4"
20	1	20	WORK AREA GENERAL LIGHTING	3-#12	3/4"
21	1	20	RESEARCH BATH # MECH. LIGHTING	3-#12	3/4"
22	1	20	RESEARCH BATH SINK GFI RECEPTACLES	3-#12	3/4"
23	1	20	RESEARCH RECEPTACLES	3-#12	3/4"
24	1	20	CLOTHES WASHER RECEPTACLE	3-#12	3/4"
25	1	20	EXTERIOR SECURITY LIGHTS	3-#12	3/4"
26-42			SPARE SPACES		

LIGHTING FIXTURE SCHEDULE			
MARK	QTY	FIXTURE TYPE	MODEL
A	4	2' X 4' LED PANEL	SIMKAR LDP2450L40U1
B	12	15.25' X 22' 4" LAMP LED HIGH BAY	LITHONIA IBI 1500QLM 50080 MD O2 I O 40K 80 CR1
C	3	2' INTEGRATED LED WALL MOUNT VANITY LIGHT (18 WATT)	LITHONIA PMV1SL 3000K
D	7	SECURITY PHOTOCELL, WALL MOUNT/OUTSIDE UNIT 18 WATT LED	LITHONIA TWS LED P1 50K MVOLT PE DDB M4
E	4	EXIT & EMERGENCY COMBO LIGHT W/BATTERIES & REMOTE HEAD	LITHONIA ECRLEDH0 MG WELA LED WF M1 2
F	2	2' X 2' LED PANEL	SIMKAR LDP2240L40U1
G	1	110 CFM, LED LIGHT (11 WATT) CEILING MOUNT EXHAUST FAN	BROAN AR1 10LKVV
H	1	LED SURFACE MOUNTED CANOPY	PLT SOLUTIONS PLT-12487
I	1	LED WALL MOUNTED UTILITY (15 WATT)	LITHONIA OLV1WM

ELECTRICAL WIRING SYMBOLS	
WR-GFI	GFI-WATER RESISTANT-RECEPTACLE
GFI	GFI RECEPTACLE
DUPLX	DUPLEX OUTLET, 5/16" CIRCUIT
DUPLX	DUPLEX OUTLET
50	50 AMP, 220 VOLT OUTLET, WELDER (VERIFY TYPE & LOCATION WITH P&C)
30	30 AMP, 220 VOLT OUTLET
30	30 AMP, 220 VOLT OUTLET (DRYER)
HOME	HOME RUN/CIRCUIT #
T	TELECOMMUNICATIONS OUTLET
J	JUNCTION BOX
PC	PHOTO CELL
EXIT	EXIT LIGHTING W/BATTERIES
SW	SWITCH
3	SWITCH, 3 WAY
4	SWITCH, 4 WAY
OC	SWITCH, OCCUPANCY SENSOR
PS	PRESSURE SWITCH
WP	WATER PUMP

- GENERAL ELECTRICAL NOTES:
- FURNISH AND INSTALL SOLID COPPER CONDUCTORS AS SPECIFIED; NO ALUMINUM AND NO STRANDED. MC CABLE IS APPROVED FOR ALL HOME RUN CIRCUITS IF NEATLY INSTALLED.
  - ALL CONDUCTORS FOR 120V CIRCUITS OVER 100' IN LENGTH SHALL BE MINIMUM #10 AWG. ALL CONDUCTORS FOR 120V CIRCUITS OVER 150' IN LENGTH SHALL BE MINIMUM #8 AWG. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF FINAL CIRCUIT LENGTHS AND CORRESPONDING WIRE SIZE TO ENSURE VOLTAGE DROP IS MAINTAINED WITHIN NEC LIMITS.
  - ALL WORK SHALL BE PERFORMED AS REQUIRED BY APPLICABLE SECTION OF THE NATIONAL ELECTRICAL CODE (NEC), LATEST EDITION, AND ALL GOVERNING UCC BUILDING CODES AND REGULATIONS.
  - PROVIDE GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS. ELECTRICAL COMPONENTS, DEVICES AND ACCESSORIES SHALL BE LISTED AND LABELED AS DEFINED IN NFPA 70 AND COMPLY WITH UL 467 FOR GROUNDING AND BONDING MATERIALS AND EQUIPMENT. INSTALL INSULATED EQUIPMENT GROUNDING CONDUCTORS ALL FEEDERS AND BRANCH CIRCUITS, LIGHTING CIRCUITS, RECEPTACLE CIRCUITS SINGLE PHASE MOTOR AND APPLIANCE BRANCH CIRCUITS, ARMORED AND METAL-CLAD CABLE RUNS AND AS REQUIRED BY NFPA 70.
  - PROVIDE ALL HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS, INCLUDING STEEL SLOTTED SUPPORT SYSTEMS, CONDUIT AND CABLE SUPPORT DEVICES, SUPPORTS FOR CONDUCTORS IN VERTICAL CONDUIT. HANGERS AND SUPPORTS SHALL HAVE A FLAME RATING OF CLASS 1 AND BE SELF-EXTINGUISHING ACCORDING TO ASTM D 635.
  - PROVIDE CAT6 WIRE LABELED AND RAN FROM EACH DATA BOX TO MECHANICAL ROOM. PROVIDE 12' ADDITIONAL COILED LENGTH IN MECHANICAL ROOM FOR EACH RUN.
  - MOUNT COMBINATION EXIT/EMERGENCY LIGHTING UNITS TO THE LIGHTING BRANCH CIRCUIT IN THE ROOM IT IS SERVING ON THE LINE SIDE OF ANY SWITCHES.
  - VERIFY EXACT MOUNTING LOCATIONS AND HEIGHTS OF DISCONNECT AND EXTERIOR RECEPTACLES FOR FREEZER AND COOLER WITH MANUFACTURER IN FIELD.



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NEW 40' x 80' STORAGE BUILDING		
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