

ADDRESS: 2337-41 PENNSYLVANIA AVE

Proposal: Construct two-family semi-detached dwelling

Review Requested: Final Approval

Owner: Reuvan Mosheyev

Applicant: Matthew Millan, AIA, LEED AP

History: Vacant lot

Individual Designation: none

District Designation: Spring Garden, Non-Contributing, 10/11/2000

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to construct a semi-detached, two-family, four-story dwelling with roof decks accessible from pilot houses. A non-contributing two-story building stood on the lot at the time the Spring Garden Historic District was designated. The building was demolished in 2022. Owing to the fact that a building stood on the lot at the time of designation, the Historical Commission has plenary or full jurisdiction over the proposed construction.

The proposed building would include a central drive aisle that leads to interior garages on the ground floor. The proposed façade would feature a central recess and corner windows trimmed in cast stone to break the overall width of the building into rowhouse-like vertical massing. The cornice at the third floor would be in line with the rowhouse to the east while the overall height of the building would match the three-unit townhome complex to the west. The materials are proposed to be cast stone, red brick, and vertical metal siding in Dove Gray. The windows would have dark bronze frames and sash.

SCOPE OF WORK: Construct four-story building with roof decks on vacant lot

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.



15 West Highland Avenue
Philadelphia, PA 19118
p 215.248.1244
f 215.248.1246

Philadelphia Historical Commission

07/07/25

Attention: Allyson Mehley
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Property Address: 2337-41 Pennsylvania Avenue

Applicant: Matthew Millan, AIA, LEED AP

Applicant Email: mmillan@millanarchitects.com

Applicant Phone #: 215-248-1244

Property Owner: Reuvan Mosheyev

Project Description:

The project is located at 2337-41 Pennsylvania Avenue, between N 24th Street and Judson Street. The property is located along the western edge of the Spring Garden Historic District and faces onto the Benjamin Franklin Parkway. The lot included a single 2-story, gray brick, vernacular building that was set back from the street wall and listed as non-contributing. The existing building has been demolished.

Our proposed project consists of the construction of a semi-detached, 2-family dwelling that is 4 stories high and has roof decks accessible from pilot houses. The façade is set to the street line and re-establishes a uniform setback. There is a central drive aisle that accesses interior garages on the ground/1st floor. The façade features a central recess and corner windows trimmed in cast stone to break the overall width of the building into rowhouse-like vertical massing.

The overall height of the building matches the 3-unit townhome complex to the west (2343 - 2347 Pennsylvania Ave), but the 4th floor is setback from the façade and a cast stone cornice above the 3rd floor aligns with the cornice of the existing structure to the east at 2335 Pennsylvania Ave. The base of the building is clad in cast stone to resemble the structure to the east and provide a visual base to ground our building. The 2nd and 3rd floor walls are clad in red brick to mimic existing structures to the west and east. The recessed 4th floor wall will be clad in vertical metal siding in Dove Gray, a light gray that visually recedes and changes the scale and texture of the top floor like a mansard roof. The windows will have dark bronze frames and sash.



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All of these design elements were carefully considered to design a building that bridges the scale of several early 20th century rowhouses to the east, a larger and taller recent development to the west, and the open landscape and automobile oriented scale of the Benjamin Franklin Parkway and Eakins Oval directly to the south.

We look forward to discussing our proposed project with the Architectural Committee and the Historical Commission.
Thank you for your consideration.

Sincerely,

Matthew Millan, AIA, LEED AP
President

*2337-41 Pennsylvania Avenue Redevelopment
Philadelphia, PA 19130*



2341 – 2337 Pennsylvania Ave – Proposed Rendering

*Philadelphia Historical Commission Presentation
7/08/2025*



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Philadelphia, PA 19130*

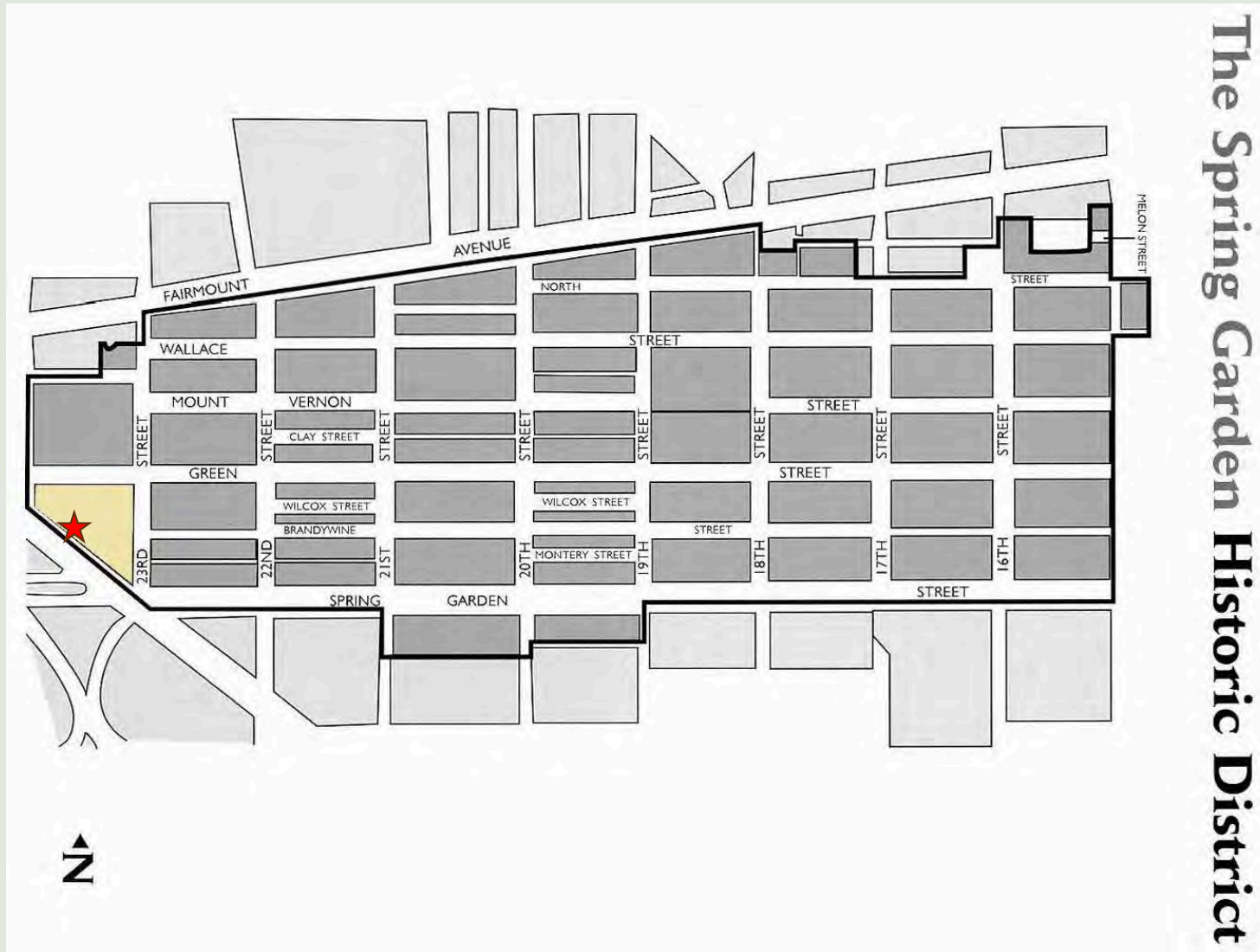


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7/08/2025*



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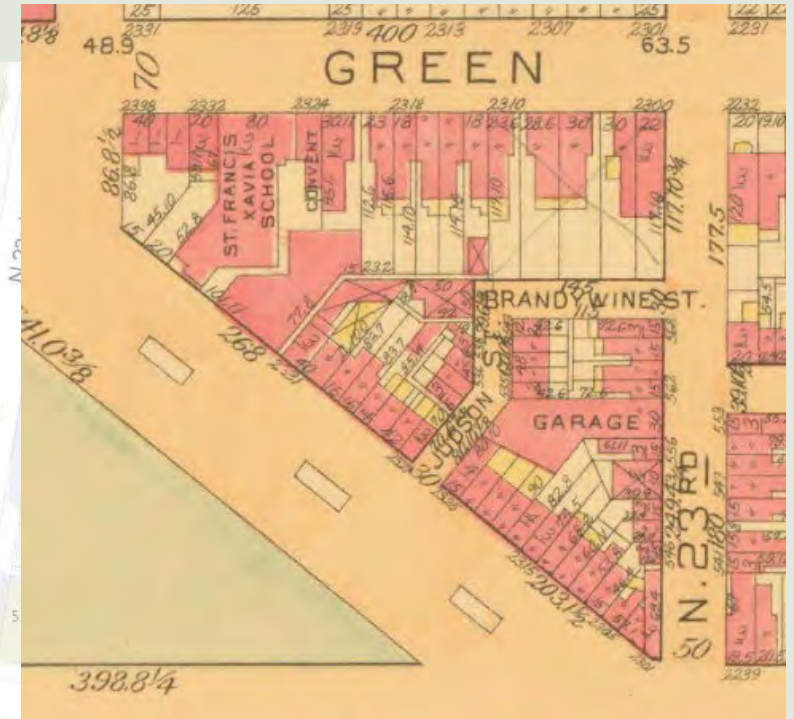
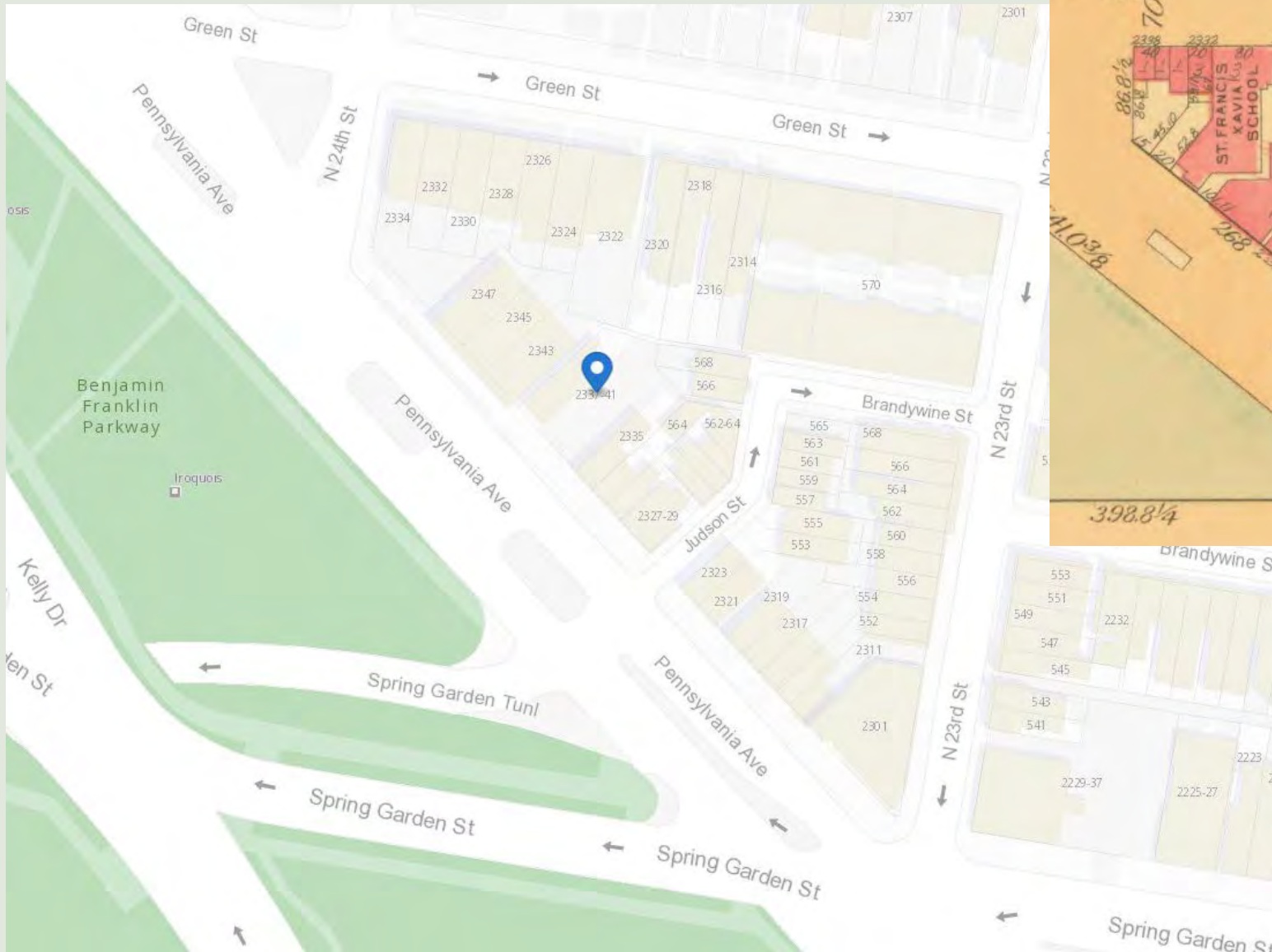


The Spring Garden Historic District



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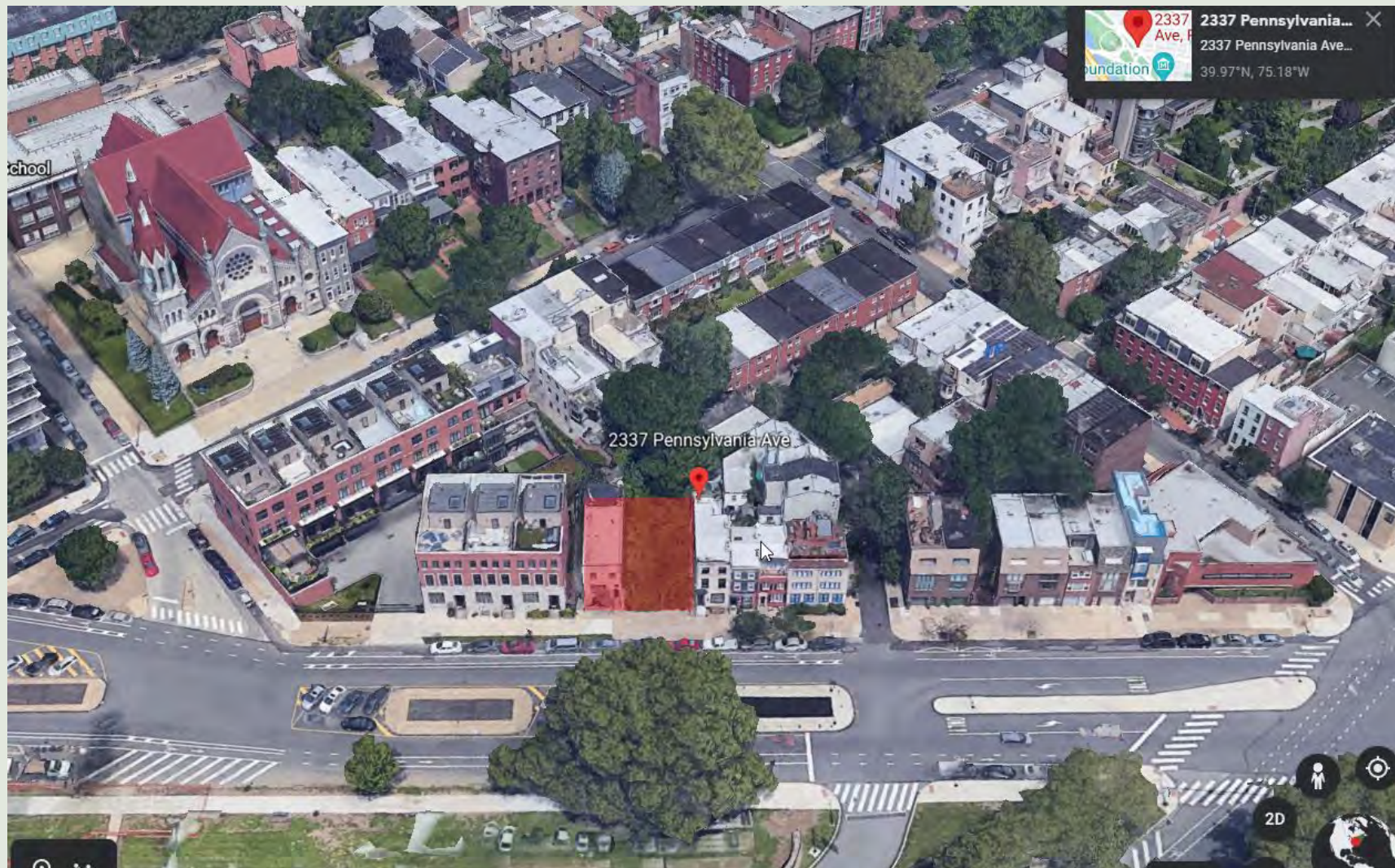


1922 City Atlas



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2347 - 2343 Pennsylvania Ave



2341 – 2327 Pennsylvania Ave



2323 – 2317 Pennsylvania Ave

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2341 – 2337 Pennsylvania Ave – Proposed Model

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Pennsylvania Ave Elevation



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Rear Elevation



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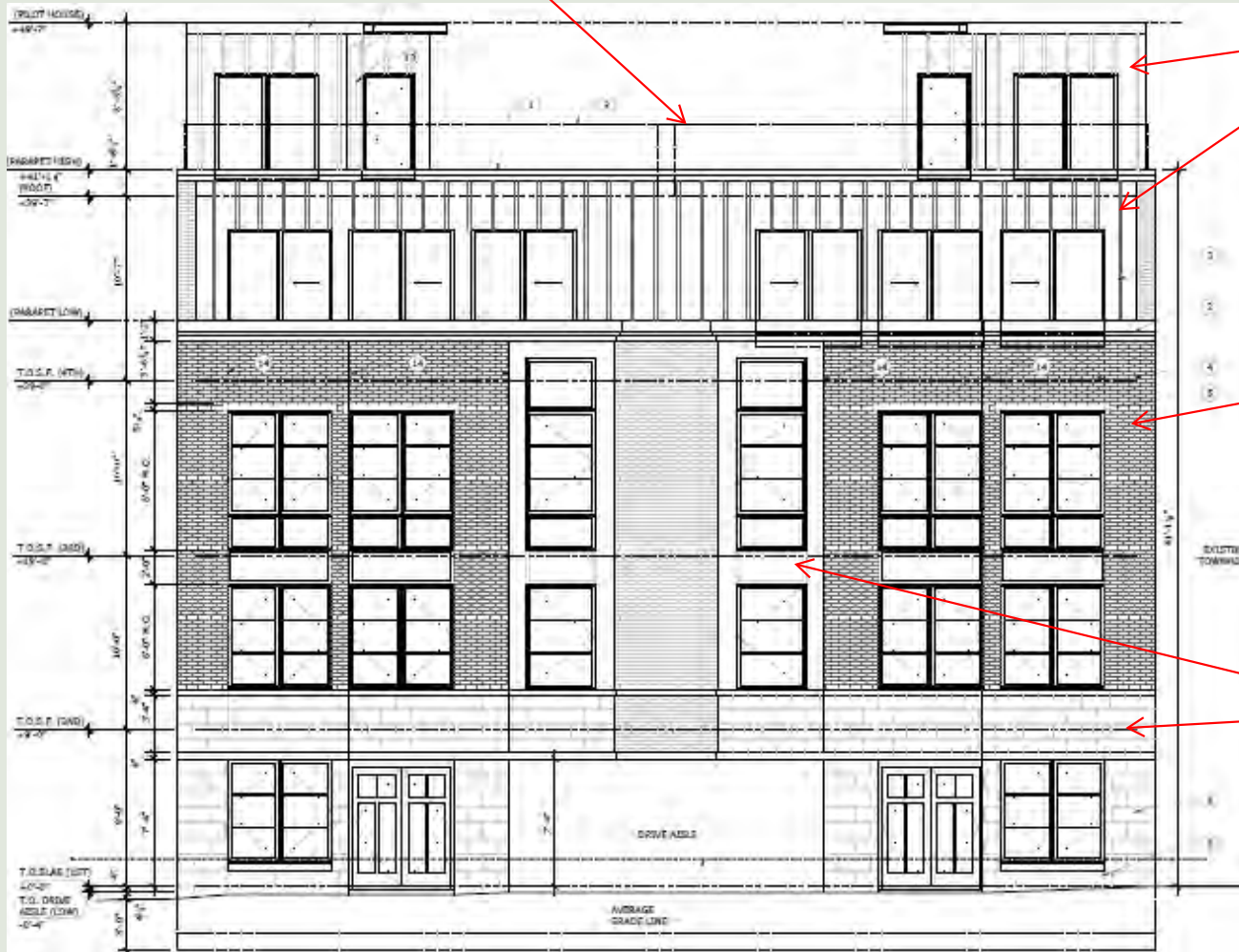
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Glass Railing, Bronze Metal Rail and Posts

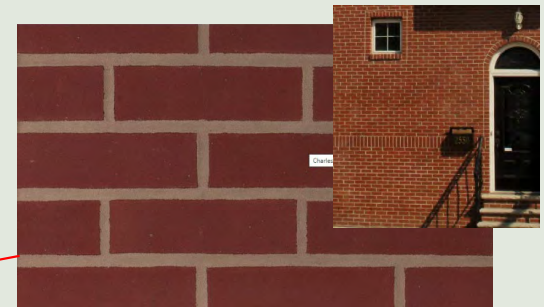


Pennsylvania Ave Elevation – Proposed Exterior Materials

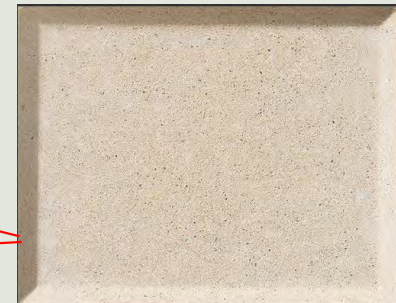
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Dove Gray Metal Siding



McAvoy Brick - Charlestown



Cast stone – 101N Light Buff



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APPENDIX



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Philadelphia, PA 19130



2337 Pennsylvania Ave: Looking West

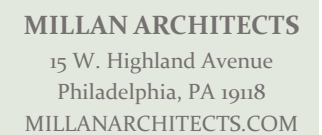


2337 Pennsylvania Ave: Looking East

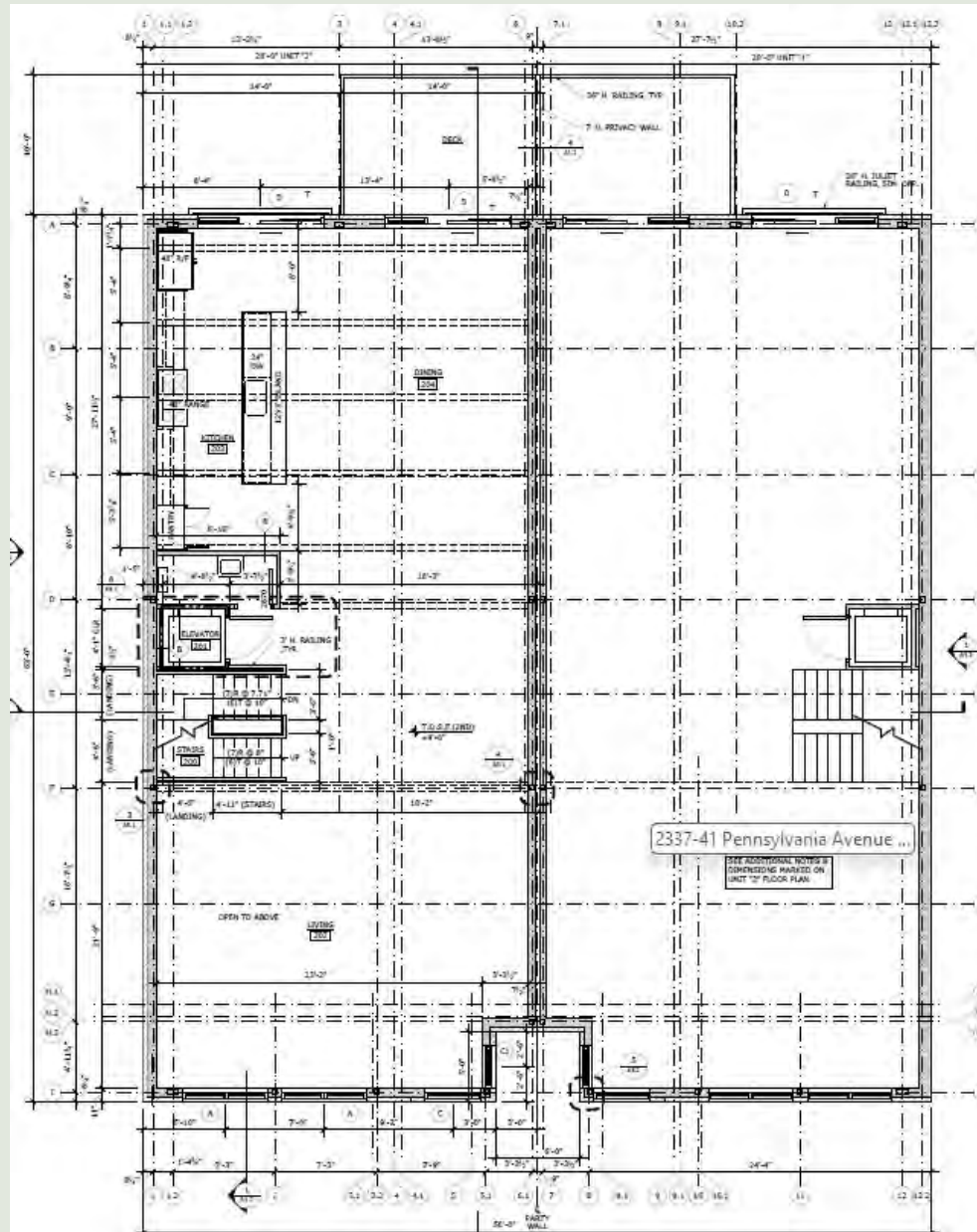


Architectural floor plan of Unit 1, showing a detailed layout of rooms, corridors, and structural elements. The plan includes a garage, living area, kitchen, dining area, and bedrooms. Dimensions are provided for various spaces and walls. A note in the bottom right corner refers to additional notes and zoning on the unit's lot floor plan.

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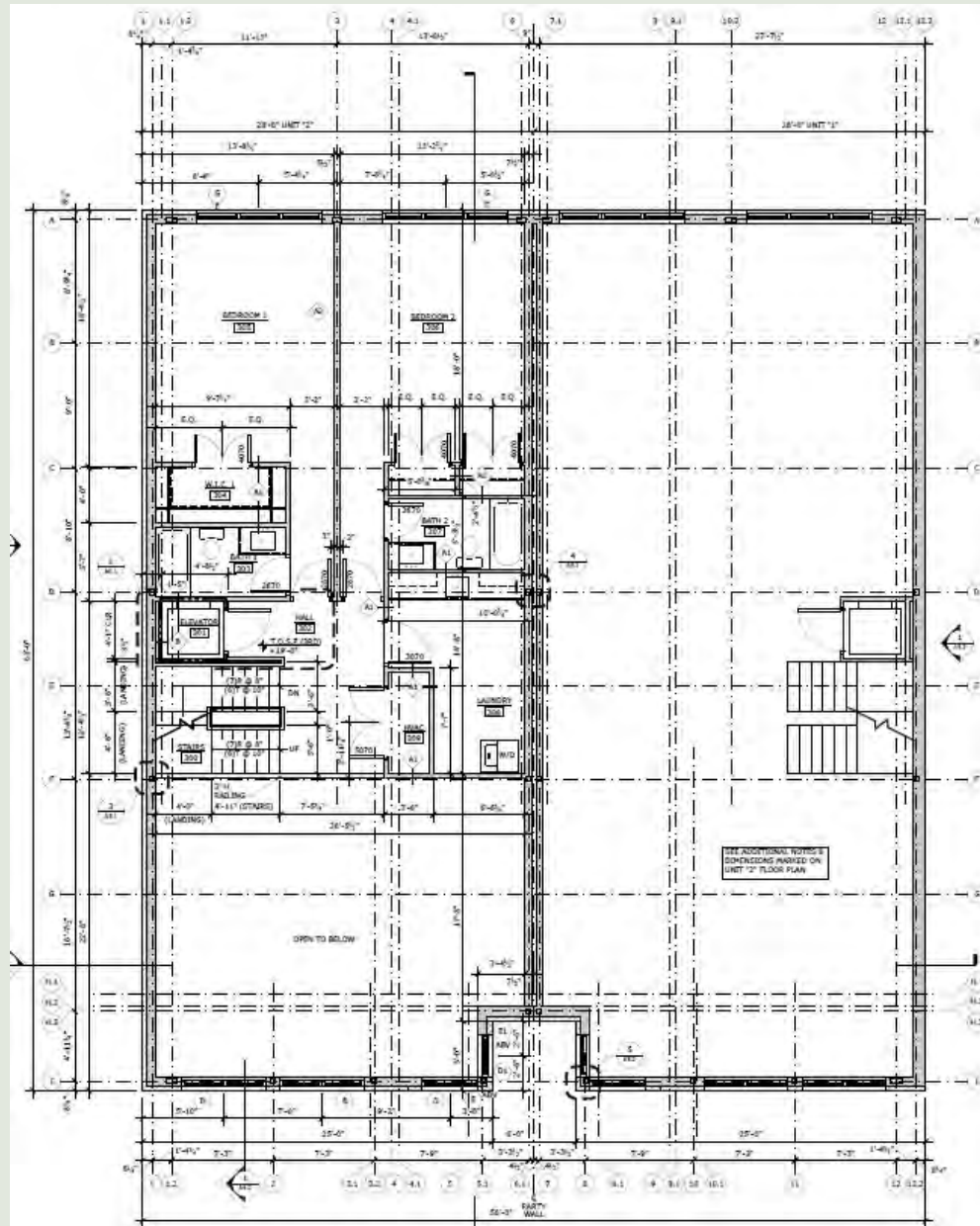
2nd Floor Plan

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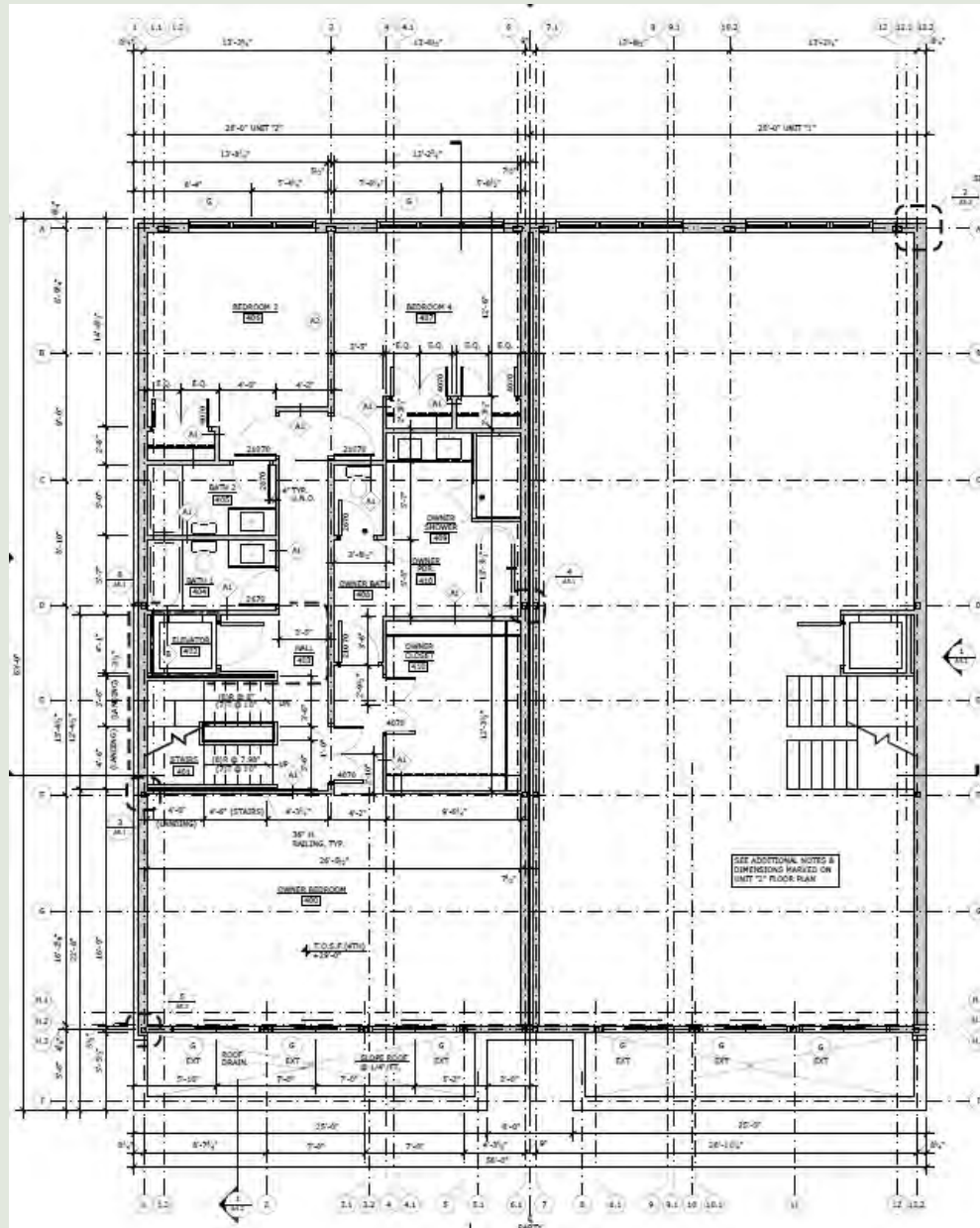
3rd Floor Plan

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4th Floor Plan

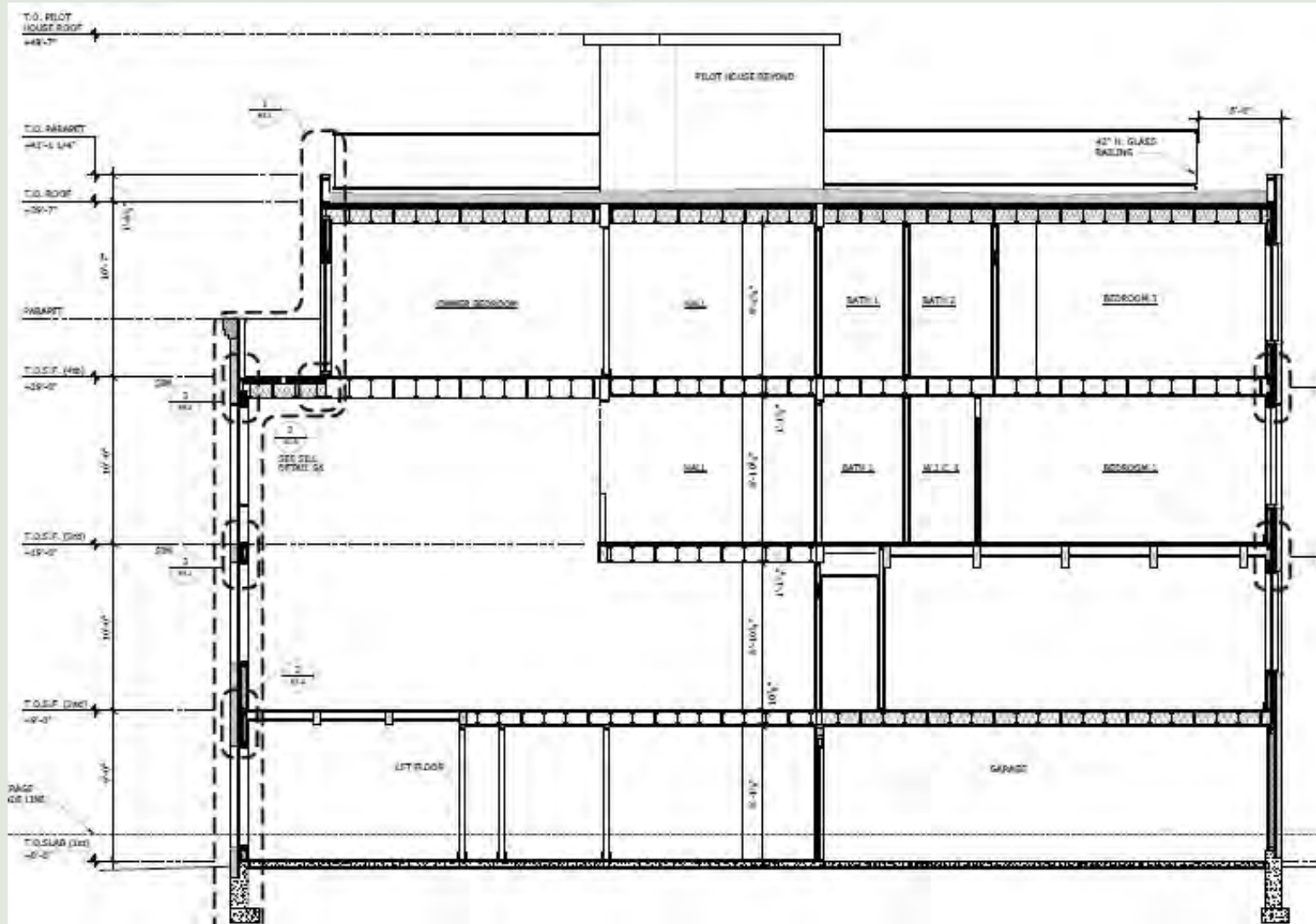
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Building Section



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2337-41 PENNSYLVANIA AVE.

2337-41 PENNSYLVANIA AVE, PHILADELPHIA, PA 19130

PROJECT SPECIFICATIONS

A COMPLETE AND WELL EXECUTED PROJECT

-The intent of the Contract Documents, the Drawings and Specifications, is to include all items necessary for the proper execution and completion of the Work. These are complementary, and what is required by any one shall be binding as if required by all. Work not covered will not be required unless it is consistent with and is reasonably inferable as being necessary to produce the intended results.

-The General Contractor (G.C.) and subcontractors warrant to the Owner that all materials and equipment furnished under the Contract shall be new, unless specified otherwise. All Work not conforming to the requirements of the Contract Documents, including substitutions not properly approved and authorized, may be considered defective.

-All Work shall be performed according to manufacturers' instructions with regard to the use of installation of their products. All work shall be performed according to superior practice in a well-crafted manner.

-All Work shall be executed in accordance with all governing codes and ordinances including the current edition of the PA Uniform Construction Code and by reference, 2018 International Building Code, 2018 Philadelphia Code, 2018 International Mechanical Code, Philadelphia Plumbing Code, and 2018 ICC Electrical Code (incorporates the 2017 National Electric Code standards), and City of Philadelphia rules and regulations.

A THOROUGH REVIEW OF THE SITE, PLANS, AND SPECIFICATIONS

-The G.C. shall visit the site, familiarize themselves with the local conditions under which the Work is to be performed, and correlate their observations with the requirements of these plans and specifications.

-The G.C. shall carefully review the Contract Documents and shall report at once to Matthew Millan Architects, Inc. (hereafter Architect) any error, inconsistency or omission they may discover. The G.C. and subcontractors shall not scale the drawings. The G.C. shall perform no portion of the Work without Contract Documents or, where required, approved Shop Drawings, Product Data, or Samples for each portion of the Work.

-The G.C. shall determine and verify all materials, field measurements, and field conditions related to the Work, and shall carefully compare such information known to the G.C. with the Contract Documents before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to the Architect at once.

ATTENTION TO CONDITIONS DURING CONSTRUCTION

-The G.C. shall be solely responsible for job site safety precautions and programs. The G.C. shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of Work under the Contract.

-The G.C. is responsible for laying out all work and coordination of all installations, allowing adequate space for other work, equipment, piping, wiring, etc. and adequate space for access to any equipment requiring service.

-The G.C. shall determine and verify all materials, field measurements and construction criteria, and shall check and coordinate the information contained within any submittals with the work in progress. Verification and coordination shall be accomplished with such timing so that there is no delay in completing work on schedule and in a workmanship-like manner.

-The G.C. shall not cut structural members or operational elements without prior written approval of Architect. Where existing services or systems are required to be removed, relocated or abandoned, bypass such services or systems before cutting to minimize interruption to occupied areas. Patch with durable seams that are as invisible as possible. Provide access doors to any concealed valves, junction boxes or other shutoffs that may require future access or service.

A WELL RUN JOB

-The G.C. shall supervise and direct the Work, using their best skills and attention. The G.C. shall at all times enforce strict discipline and good order among their employees and the subcontractors and shall not employ on the Project any unfit person or anyone not skilled in the task assigned to them. The G.C. shall appoint a single job foreman for the duration of the construction. The G.C. shall furnish a construction schedule prior to the start of the job and shall update it on a regular basis, and if the schedule changes.

-The G.C. shall arrange all City required inspections and special inspections (by 3rd party inspector hired by Owner), maintain records of all inspections, and alert Owner and Architect of any failed inspections.

-The G.C. shall be responsible for maintaining a clean and orderly job site. The premises shall be kept free from accumulation of waste materials or rubbish caused by their operations. All waste material shall be disposed of safely and properly.

-The G.C. shall provide a site or cell phone contact for the foreman, job toilet and trash removal for the duration of the Project.

AN ENVIRONMENTALLY RESPONSIBLE WORK SITE

-Recycling containers shall be provided for paper, glass, metals, cardboard, and all other locally recycled materials. Scrap wood shall be saved for blocking or as kindling as possible. All material shall be used as efficiently as possible. -All adhesives, paints, and sealants should be non-toxic, and low or non-VOC emitting. All workers shall be reasonably equipped for protection from fumes, dust, noise, etc.

-Site disturbance shall be minimized, and existing soils and vegetation to remain shall be protected to the maximum extent possible. All areas of the site that are not absolutely necessary to the construction shall be clearly delineated, and vehicular, storage and other uses shall be prohibited. Sediment control measures shall be established to protect any wetlands or undisturbed areas of the site as necessary.

SHOP DRAWINGS, PRODUCT DATA, SAMPLES

-The G.C. shall provide Architect three (3) copies of any submittals, such as shop drawings, product data or samples, for review and approval or other appropriate action. The Architect shall review submittals for the limited purpose of checking for conformance with the information given and design concept expressed in the Contract Documents. Approval by Architect is required prior to commencement of work. The G.C. shall allow reasonable time for review of submittals, and in such sequence as to cause no delay in the Work.

-G.C. shall provide Shop Drawings for the following items:

1. Heating and cooling systems, including schematic supply ducting, plant, and duct and register sizing and locations.

2. Steel calculations, steel frame and connections.

3. Roof truss plans and elevations, with load calculations.

4. Stairs.

5. Elevator.

6. Exterior door and transom window assembly elevations, and door and window schedules prior to supplier placing order.

7. Cabinet work, including shelving, millwork, kitchen and bath cabinets.

8. Automatic fire protection sprinkler system, including hydraulic load calculations.

-G.C. shall provide Samples for the following items:

1. Stained wood sheathing for exterior trim, three (3) pieces, 2'-0" length.

2. Stucco, 2'-0" x 2'-0", field sample for finish color and texture.

3. Brick and cast stone veneer, 2'-0" x 2'-0", field samples for exterior walls, for finish color and texture.

4. Metal panels, three (3) pieces, 2'-0" length, for color and finish.

-G.C. shall provide Product Data for the following items:

1. Heating and cooling system equipment, and controls.

2. Elevator.

3. Fire protection and fire alarm system equipment, control panel and all devices.

4. Exterior vents & exhaust hoods.

SUBSTITUTIONS

-The G.C. may request substitution for proprietary products specified. G.C. shall provide all necessary product information to Architect for consideration of equivalent substitution. G.C. shall allow reasonable time for review and approval or other appropriate action.

-The Architect encourages substitutions which might be seen as better choices environmentally, and is especially interested in materials which are non-toxic, come from recycled or renewable sources, or come from local sources as near to the Project site as possible.

CONTRACTORS' LIABILITY INSURANCE

-The G.C. and subcontractors shall provide Owner with certificates of insurance with the Owner listed as a named insured prior to starting work. All contractors and subcontractors shall purchase and maintain liability insurance that shall offer protection to the Owner and Architect arising from claims that may arise out of or result from the G.C.'s or subcontractors operations under the Contract. Claims include those for workers' compensation or disability, for damages because of bodily injury, disease or death, for damages insured by usual personal injury insurance, for damages, other than to Work itself because of injury to or destruction of tangible property including loss of use therefrom, or for damages because of bodily injury, death, or property damage arising from ownership, maintenance, or operation of any motor vehicle.

CONTRACT CLOSE OUT

-The G.C. shall prepare punch list during walk-through with Architect and Owner.

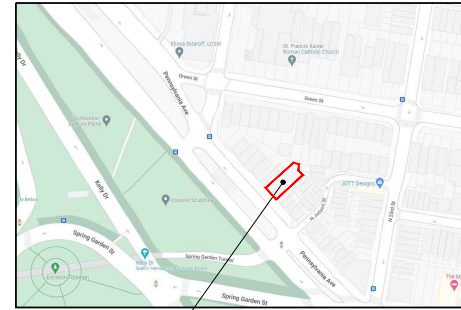
-The G.C. shall deliver the following to Owner: Certificate of Occupancy, UL Fire Underwriter's Certification, Release of Liens, and manuals and warranties for equipment purchased by Contractor and Subcontractors.

-The G.C. and subcontractors shall remove all their waste materials and rubbish from and about the Project as well as their tools, construction equipment, machinery and surplus materials. Project shall be broom cleaned, windows shall be professionally cleaned.

SUMMARY OF WORK

-Work shall include the following: All necessary permits and certificates of inspection; site work, electrical, natural gas, water, and sewer connections related to the new structure; all construction of the new structure; new heating and cooling

PROJECT LOCATION MAP



2337-41 PENNSYLVANIA AVE

2337-41 PENNSYLVANIA AVE
PHILADELPHIA, PA 19130

PROJECT NUMBER
156.03

CIVIL ENGINEER
SUGGESTED PLANTS LAND DESIGN
STRUCTURAL ENGINEERS
11 W. THOMPSON STREET
PHILADELPHIA, PA 19125
PHONE: 215-332-7207

STRUCTURAL ENGINEER
LARSSEN & LANDIS
STRUCTURAL ENGINEERS
11 W. THOMPSON STREET
PHILADELPHIA, PA 19125
PHONE: 215-332-7207

MEP ENGINEER
URBAN TECHNOLOGY, INC.
715 TWINING ROAD, SUITE 106
DRESHER, PA 19025
PHONE: 215-336-0808

DRAWING LEGEND

PROPOSED CONDITIONED AREA CALCULATIONS (GROSS PER 1 UNIT):	
BUILDING AREA (1ST FLOOR) =	674 SQFT.
BUILDING AREA (2ND FLOOR) =	1,749 SQFT.
BUILDING AREA (3RD FLOOR) =	1,749 SQFT.
BUILDING AREA (4TH FLOOR) =	1,611 SQFT.
GROSS BUILDING AREA (ALL FLOORS) =	5,783 SQFT.
*ROOF DECK (RESIDENTIAL USE ONLY) =	1,611 SQFT.

CS.1	COVER SHEET & PROJECT SPECIFICATIONS	REV	DATE	DESCRIPTION
CS.2	PROJECT SPECIFICATIONS			
CS.3	PROJECT SPECIFICATIONS			
CS.4	PROJECT SPECIFICATIONS			
A1.1	FIRST LEVEL FLOOR PLAN			
A1.2	SECOND LEVEL FLOOR PLAN			
A1.3	THIRD LEVEL FLOOR PLAN			
A1.4	FOURTH LEVEL FLOOR PLAN			
A1.5	ROOF PLAN			
A1.6	WINDOW & DOOR LEGEND & SCHEDULES			
A3.1	BUILDING FRONT ELEVATION			
A3.2	BUILDING SIDE ELEVATION			
A3.3	BUILDING REAR ELEVATION			
A3.4	BUILDING LONG ELEVATION			
A4.1	BUILDING SIDE SECTION			
A4.2	BUILDING CROSS SECTION			
A4.3	BUILDING CROSS SECTION			
A5.1	DETAILS			
A5.2	DETAILS			
E1.1	FIRST LEVEL POWER & LIGHTING PLANS			
E1.2	SECOND LEVEL POWER & LIGHTING PLANS			
E1.3	THIRD LEVEL POWER & LIGHTING PLANS			
E1.4	FOURTH LEVEL POWER & LIGHTING PLANS			
E1.5	PILOT HOUSE POWER & LIGHTING PLANS			
S0.0	NOTES & SCHEDULES			
S0.1	SCHEDULES			
S1.0	FOUNDATION FRAMING PLAN			
S1.1	FIRST FLOOR FRAMING PLAN			
S1.2	SECOND FLOOR FRAMING PLAN			
S1.3	THIRD FLOOR FRAMING PLAN			
S1.4	FOURTH FLOOR FRAMING PLAN			
S1.5	ROOF FRAMING PLAN			
S1.6	PILOT HOUSE FRAMING PLAN			
S2.0	FOUNDATION DETAILS			
S3.0	STEEL/WOOD SECTION & DETAILS			
S3.1	STEEL/WOOD SECTION & DETAILS			



MATTHEW MILLAN RA-014879-B

NOTES

PROJECT DIRECTORY

OWNER:
MRR INVESTMENTS
435 JEANES ST.
PHILADELPHIA, PA 19116
PHONE: 267-255-7979

ARCHITECT:
MATTHEW MILLAN ARCHITECTS, INC.
15 WEST HIGHLAND AVENUE
PHILADELPHIA, PA 19118
PHONE: 215-248-1244

CIVIL ENGINEERING CONSULTANT:
RUGGIERO PLANTE LAND DESIGN
5900 RIDGE AVENUE
PHILADELPHIA, PA 19128
PHONE: 215-508-3900

STRUCTURAL ENGINEERING CONSULTANT:
LARSSEN & LANDIS STRUCTURAL ENGINEERS 11
W. THOMPSON STREET
PHILADELPHIA, PA 19125
PHONE: 215-332-7207

HVAC CONSULTANT:
URBAN TECHNOLOGY, INC.
715 TWINING ROAD, SUITE 106
DRESHER, PA 19025
PHONE: 215-336-0808

GRAPHIC SYMBOLS LEGEND

ELEVATION TAG		DIRECTION OF VIEW ELEVATION NUMBER OR LETTER	INTERIOR ELEVATION TAG		DESIGNATION OF INTERIOR VIEW DIRECTIONS OF INTERIOR VIEW OR VIEWS
SECTION TAG		DIRECTION OF VIEW SECTION NUMBER OR LETTER	DRAWING SHEET NUMBER		DRAWING SHEET NUMBER
DETAIL TAG		DETAIL NUMBER	WALL TYPE TAG		
DOOR TAG		DOOR DESIGNATION NUMBER REFER TO DOOR SCHEDULE	DETAIL BUBBLE		
EXISTING DOOR		EXISTING DOOR TO REMAIN (W/O DOOR TAG)	REVISION TAG		
WINDOW TAG		WINDOW DESIGNATION NUMBER REFER TO WINDOW SCHEDULE	ROOM TAG		ROOM NUMBER OR NAME REFER TO ROOM SCHEDULE

ABBREVIATIONS LEGEND

A			D.(cont.)		H.(cont.)		O		S.(cont.)
A.B.	air barrier	DO.	down	HC	handicapped	O.C.	on center	S.	specification (s)
ABV.	above	D.O.	door opening	HDR	header	OP.	opening	SQ.	square
A.F.F.	above finish floor	DR.	door	HORIZ.	horizontal	OPP.	opposite	STL	steel
ALUM.	aluminum	DTL	drawing	H.V.A.C.	heating, ventilating and air conditioning	OSB	oriented strand board	STR.	structural
@	at	DWC.		H.W.H.	hot water heater	PERF.	perforated	SYM.	symmetry (cal)
BB	blue board	E	east	I	inch	P.I.P.	poured in place	T	tread
BD	board	E.C.I.	each	IN.	inch	PL	plaster	T & G	to be determined
B.D.	board	E.J.	exposed ceiling joists	INT.	interior	P.V.	plywood	T.B.D.	to be determined
B.L.G.	building	E.S.	exhaust fan	INSUL.	insulation	P.N.L.	panel	T.B.S.	to be selected
BLKG.	blocking	E.C.	expansion joint	EL.	elevation	PAIR	pair	THKNS.	thickness
B.O.	bottom of sill	ELEV.	elevator	J.A.	janitor's closet	PREFAB	pre fabricated	T.O.	top of
B.O.S.	bottom of sill	ELEC.	electrical	J	janitor's closet	PREFIN.	pre finished	T.O.F.F.	top of finished floor
B.R.G.	bearing	E.O.	equal	K	kitchen	PTD.	pressure treated	T.O.H.	top of head
B.T.W.	between	EQUV.	equivalent	KIT.	kitchen	PTD.	painted	TYP.	typical
B.T.W.	between	E.S.R.	exposed roof rafters	K	kitchen	Q	quantity	U	unless noted otherwise
C	course	E.T.R.	existing, to remain	L	labeled	QTY.	quantity	U.N.O.	unless noted otherwise
CAB.	cabinet	EXT.	exterior	LAV.	lavatory	R	riser	V	vapor barrier
C.L.	center line	E.W.P.	eastern white pine	L.C.C.	lead coated copper	R.C.	roof drain	V.B.	vertical
CLG.	ceiling	F	furnished by others	L	labeled	RECPT.	receptacle	V.I.F.	verify in field
CLR.	clear	F.B.O.	face of	M	material (s)	R	riser	V	vapor barrier
CLST.	closed	F.L.	face of	MAX.	maximum	R.D.	roof drain	V.B.	vertical
CMU	concrete masonry unit	F.O.	face of	MCH.	mechanic (s)	RECPT.	receptacle	V.I.F.	verify in field
CONC.	concrete	F.TG.	footing	MECH.	mechanic (s)	REF.	reference	W	west
CONSTR.	construction	FURN.	furniture	MIN.	minimum	REF.	reference	W	west
CONT.	continuous	FXTR.	fixture	MIC.	micron	R	rough	W	with
C.T.	ceramic tile	FTG.	footing	MLK.	milwork	R.O.	rough opening	W/O	without
C.T.	ceramic tile	FXTR.	fixture	M.L.W.	milwork	R.S.	rough sawn	W/O	without
C.T.	ceramic tile	G	general contractor	M.O.	masonry opening	RWC	rough sawn	W/O	without
C.T.	ceramic tile	MTL.	metal	MTD.	mounted	R.Y.P.	resawn yellow pine	W/O	without
C.T.	ceramic tile	G	general contractor	MTL.	metal	R.Y.P.	resawn yellow pine	W/O	without
C.T.	ceramic tile	GL.	glass, glazing	N	north	S	south	W.P.	water proofing
C.T.	ceramic tile	GR.	grad (°), (ing)	N	north	SECT.	section	WPT.	working point
C.T.	ceramic tile	GWB	gypsum wall board	N.A.	not applicable	S	square foot	WSCT.	wainscot
C.T.	ceramic tile	GR	grad (°), (ing)	N	north	SIM	similar	WVF	welded wire fabric
C.T.	ceramic tile	GR	grad (°), (ing)	N	north	S.L.P.	structural insulated panel	Y	yellow pine
C.T.	ceramic tile	HB	hose bib	N.T.S.	not to scale	S.L.P.	structural insulated panel	Y	yellow pine
C.T.	ceramic tile	HB	hose bib	N.T.S.	not to scale	S.L.P.	structural insulated panel	Y	yellow pine

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DRAWING TITLE

COVER SHEET

SCALE
AS NOTED

DATE
05/23/2025

DRAWING NUMBER

CS.1

- At doors and windows, sill pan flashing shall be installed first, followed by jamb flashing and then head flashing. Head flashing shall be slipped under house wrap or equivalent air infiltration barrier. Tape the house wrap to the flashing membrane along the head of the window and out beyond the horizontal sill in the house wrap.
- Flashing shall extend minimum 8" up walls at roof junctions, minimum 4" up walls at window and door heads.
- Corrosion-resistant flashing shall be a flexible bituminous membrane such as Moistop, Future Flash, or Bituthene by WR Grace.

-See drawings for sizes. Color shall be selected by Owner.

fitting and machining. Repair, refinish or replace factory-finished doors damaged during installation as directed by Architect.

[illegible]



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 15 TWINDING ROAD, SUITE 106
 FISHER, PA 19025
 PHONE: 215-536-0808


 05-23-
 MATTHEW MILLAN RA-014879




GENERAL NOTES:

1. ALL DIMENSIONS OF CMU AND CONCRETE CONSTRUCTION ARE TO F.O. MASONRY TYPICAL, U.N.O. ALL DIMENSIONS OF WOOD STUD CONSTRUCTION ARE TO F.O. STUDS TYPICAL, U.N.O.
2. ELEVATION MARKS ARE TO T.O. SUB FLOOR TYPICAL, U.N.O.
3. ALL CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE BRACED DURING OPERATIONS OF BACK-FILLING AND COMPACTING. BRACING SHALL BE MAINTAINED IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.
4. INTERIOR WALL PARTITIONS SHALL BE CONSTRUCTED WITH NOMINAL 2x4 STUDS TYPICAL, U.N.O. SEE WALL TYPE LEGEND ON DRAWING A-5.1 FOR ADDITIONAL INFORMATION.
5. CONSTRUCTION OF WOOD CASEWORK, CASES, CABINETS, VANITIES, CASEWORK, ETC. SEE PLANS FOR LOCATIONS.
6. PROVIDE (1) SHELF AND (1) POLE PER CLOSET TYPICAL, U.N.O. LINEN CLOSETS SHALL HAVE (5) SHELVES, TYPICALS SHALL BE 1" PLYWOOD, PAINTED AND POLE SHALL BE 1-1/2" DIAMETER WOOD, NATURAL FINISH TYPICAL, U.N.O.
7. PROVIDE (1) SHELF AND (1) POLE PER BATH TYPICAL, U.N.O. CEILINGS OF BATHROOMS & BEDROOMS, U.N.O.
8. "X" INDICATES HARDWIRED, INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON CEILING ABOVE ENTRANCE TO FUNCTIONAL ROOMS. (C.G. SHALL PROVIDE DETECTOR, BATTERY BACKUP AND INSTALL APPLIQUES.)
9. REFERENCE DRAWING A-6 FOR DOOR AND WINDOW SCHEDULES.
11. REFERENCE LEND DEVELOPMENT PLANS PREPARED BY RUGGIERO PLANTE CIVIL ENGINEERS FOR ALL SITE IMPLEMENTATION INCLUDING SPOT ELEVATION AND TOPOGRAPHY. SEE DRAWING A-1 FOR ADDITIONAL INFORMATION.
12. NOTE THAT DIMENSIONS FOR UNITS ARE SIMILAR OPPOSITE TYPICAL, U.N.O.

DOOR SIZES & TAGS
INTERIOR DOOR SIZES TAGGED IN PLAN ARE MEASURED
IN FEET & INCHES (2668=2'-6" W. x 6'-8" H.)

EXTERIOR DOORS TYPES (X)
TAGGED ON PLAN ARE ILLUSTRATED
ON DOOR ELEVATION LEGEND 2/A1.6, TYP.

WALL HATCH LEGEND

	STUD WALL
	BRICK WALL
	CAST STONE WALL

2668

PROPOSED DOOR

PROPOSED WALL

ARCHITECTURAL LEGEND
DOOR SIZES TAGGED IN PLAN ARE MEASURED IN FEET AND INCHES (2668 = 2'-6" W. x 6'-8" H.)

[illegible]

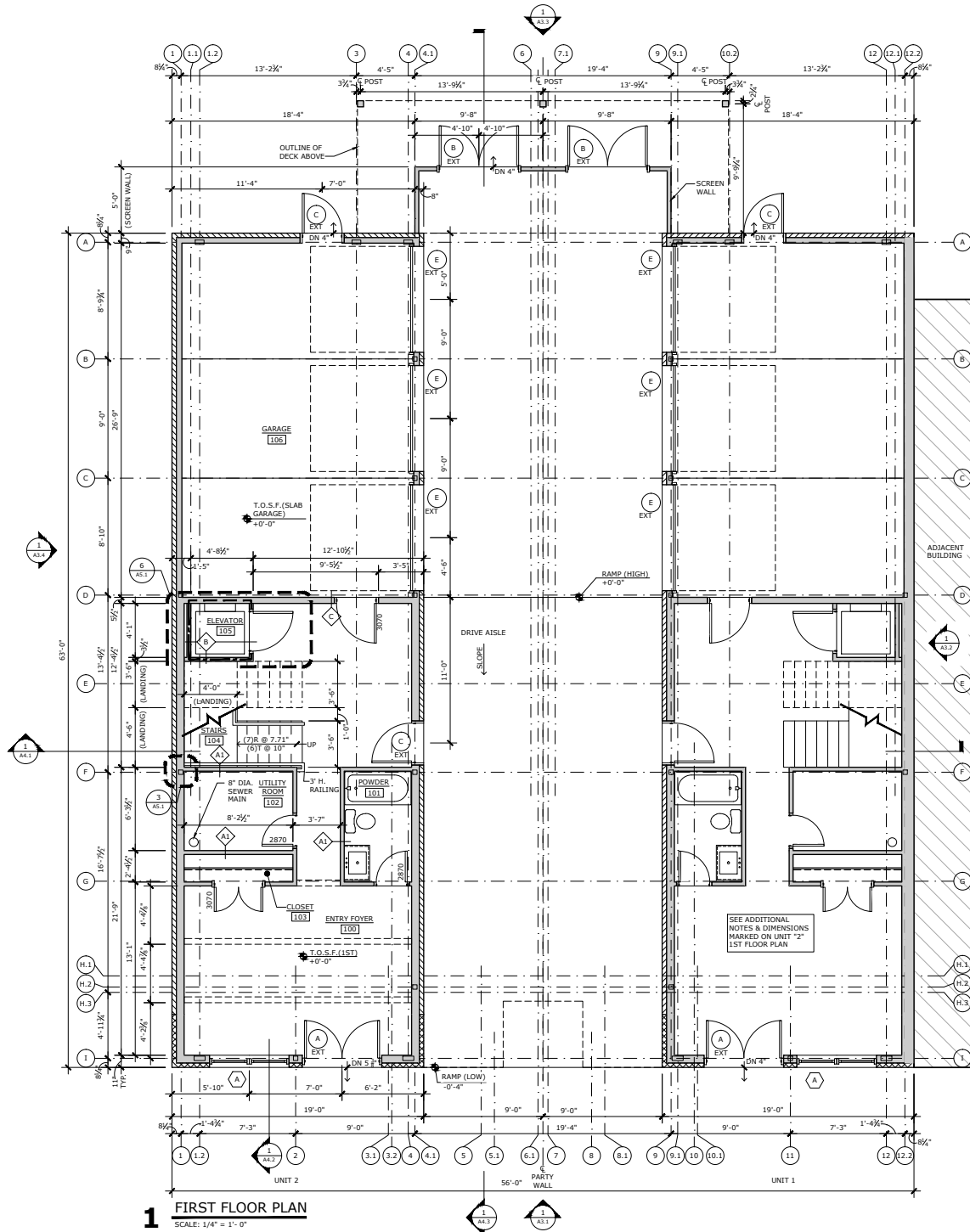
OP Y R I G H T M A Y 2 0 2 1
ATTHEW MILLAN ARCHITECTS, INC.

FIRST FLOOR PLAN

SCALE	DATE
1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12

DRAWING NUMBER _____

A1.1



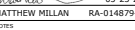


156.03

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FISHER, PA 19025
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GENERAL NOTES:

1. ALL DIMENSIONS OF CMU AND CONCRETE CONSTRUCTION ARE TO F.O. MASONRY TYPICALS, U.N.O. ALL DIMENSIONS OF WOOD STUD CONSTRUCTION TO F.O. STUDS TYPICAL, U.N.O.
2. ELEVATION MARKS ARE TO T.O. SUB FLOOR TYPICAL, U.N.O.
3. ALL CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE BRACED DURING OPERATIONS OF BACK-FILLING AND COMPLETING. BRACING SHALL BE LEFT IN POSITION UNTIL ALL FOUNDATION RESTRAINTS HAVE BEEN INSTALLED.
4. INTERIOR WALL PARTITIONS SHALL BE CONSTRUCTED WITH NOMINAL 2X4 STUDS TYPICAL, U.N.O. SEE WALL TYPE LEGEND ON DRAWING A.5. FOR ADDITIONAL INFORMATION.
5. PROVIDE SINKS WITH CUPBOARD, CABINETS, VANITIES, CASEWORK, ETC. SEE PLANS FOR LOCATIONS.
6. PROVIDE (1) SHELF AND (1) POLE PER CLOSET TYPICAL, U.N.O. LINEN CLOSETS SHALL HAVE (5) SHELVES, TYPICAL. SHELVES SHALL BE 1" PLYWOOD, PAINTED AND POLE SHALL BE 1-1/2" DIAMETER WOOD, NATURAL FINISH TYPICAL, U.N.O.
7. PROVIDE (1) SHELF AND (1) POLE PER CLOSET IN WALLS AND CLOSETS OF BATHROOMS, A BEDROOMS, U.N.O.
8. ☒ INDICATES HARDWIRED, INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON CEILING ABOVE ENTRANCE TO FURNACE, GAS APPLIANCES, C.G. SHALL PROVIDE DETECTOR, BATTERY BACKUPS AND INSTALL APPLIANCES.
9. REFERENCE DRAWING A.6 FOR CLOSET AND WINDOW SCHEDULES.
11. REFERENCE LAND DEVELOPMENT PLANS PREPARED BY RUGGERIO PLANTE CIVIL ENGINEERS FOR ALL SITE IMPROVEMENTS.
12. GRADING, SPOT ELEVATION AND TOPOGRAPHIC DATA SHALL BE USED TO DETERMINE FINISH GRADES.
13. NOTE THAT DIMENSIONS FOR UNITS ARE SIMILAR OPPOSITE TYPICAL, U.N.O.

DOOR SIZES & TAGS
 INTERIOR DOOR SIZES TAGGED IN PLAN ARE MEASURED
 IN FEET & INCHES (2668=2'-6" W. x 6'-8" H.)
 EXTERIOR DOORS TYPES (X)
 TAGGED ON PLAN ARE ILLUSTRATED
 ON DOOR ELEVATION LEGEND 2/A1.6, TYP.

ARCHITECTURAL LEGEND

2668

PROPOSED DOOR

PROPOSED WALL

ARCHITECTURAL LEGEND
DOOR SIZES TAGGED IN PLAN ARE MEASURED
IN FEET & INCHES (2668 = 2'-6" W. x 6'-8" H.)

[illegible]

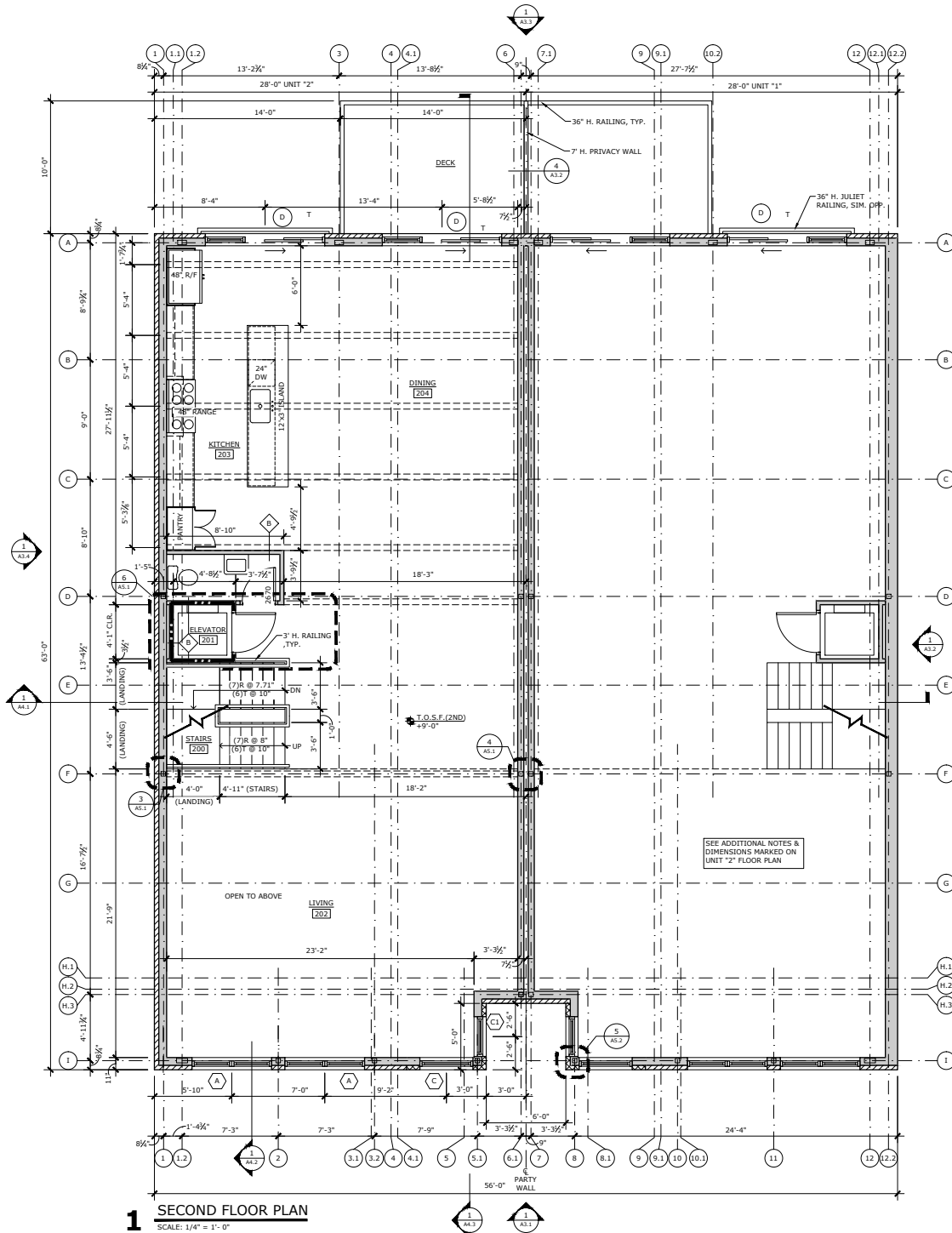
OPTRIGHT MAY 2025

SECOND FLOOR PLAN

SCALE	DATE
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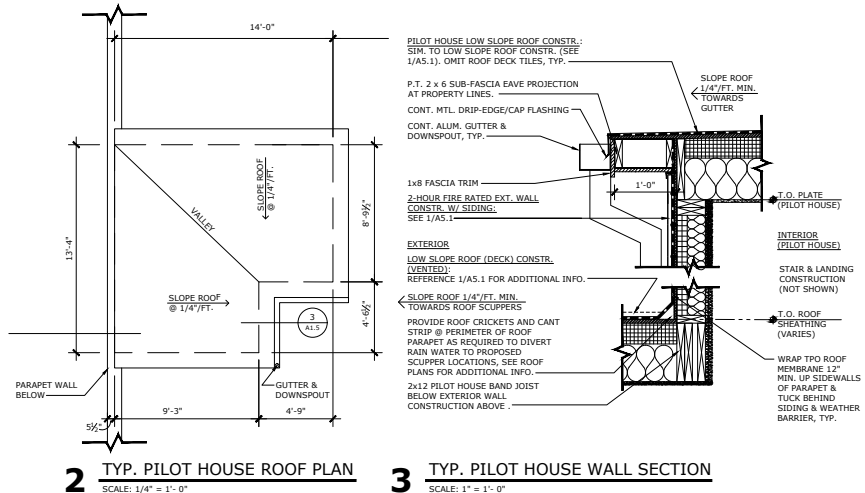
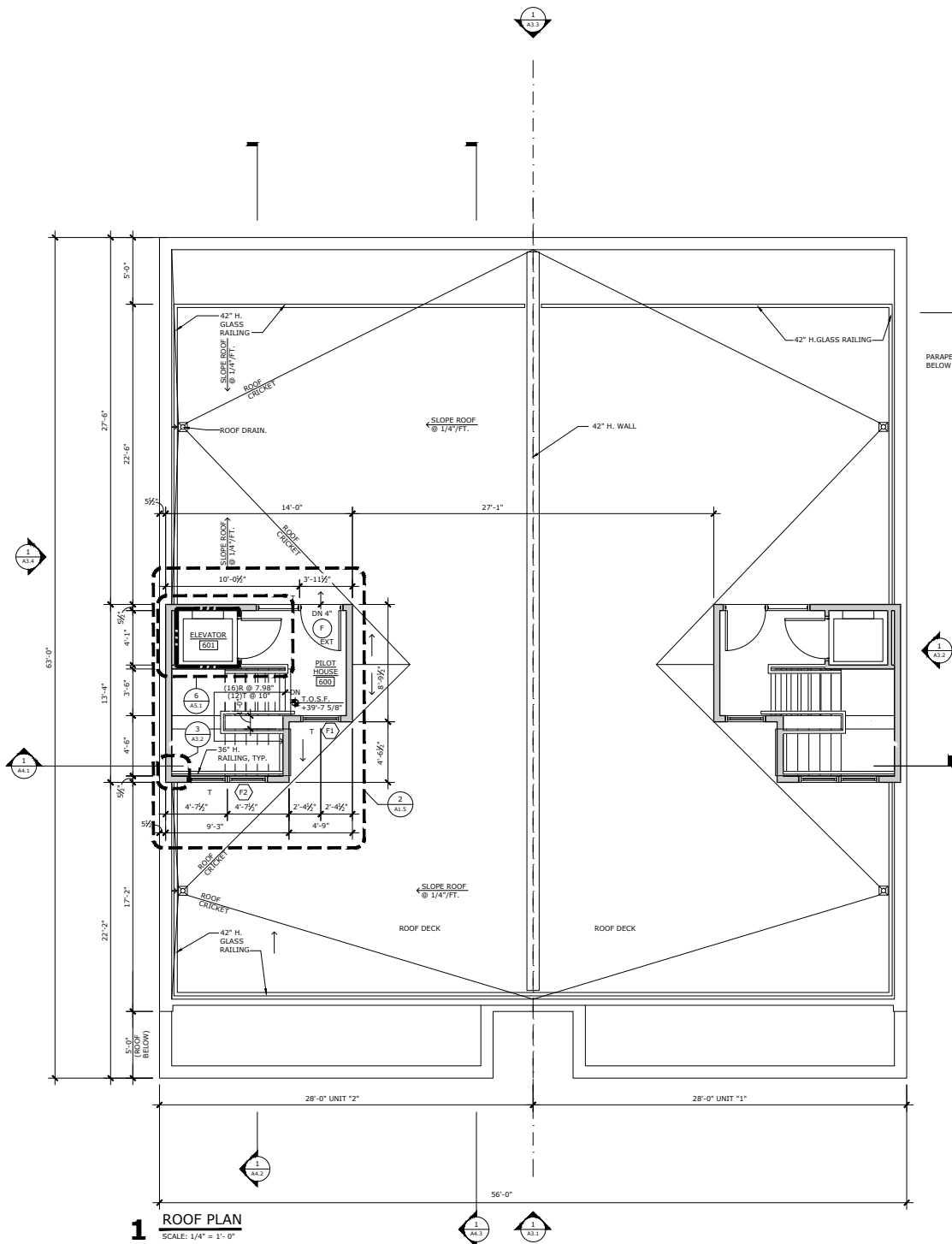
DRAWING NUMBER _____

A1.2



1 THIRD FLOOR PLAN

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



ROOM FINISH SCHEDULE			Roof															
No.	Name	Floor	Base	Wall										Ceiling	Remarks			
600	Pilot House	Wood	Wood	GWB	GWB	GWB	GWB	GWB	GWB									
601	Elevator	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD									

GENERAL NOTES

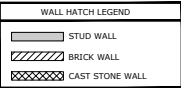
1. ALL DIMENSIONS OF CMU AND CONCRETE CONSTRUCTION ARE TO F.O. MASONRY TYPICAL, U.N.O. ALL DIMENSIONS OF CONCRETE SHALL BE TO FACE UNLESS OTHERWISE NOTED.
2. ELEVATION MARKS ARE TO T.O. SUB FLOOR TYPICAL, U.N.O.
3. ALL CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE BRACED DURING OPERATIONS OF BACK-FILLING AND COMPACTION. BRACING SHALL BE POSTED WITH PERMANENT RESTRAINTS HAVE BEEN INSTALLED.
4. INTERIOR WALL PARTITIONS SHALL BE CONSTRUCTED WITH NOMINAL 24 STUDS TYPICAL, U.N.O. SEE WALL TYPE LEGEND FOR DETAILS.
5. PROVIDE SOLID SOUND BLOCKING FOR ALL CABINETS, VANITIES, CASEWORK, ETC. SEE PLANS FOR LOCATIONS.
6. PROVIDE SOLID SOUND BLOCKING FOR ALL CLOSET DOORS. PROVIDE 1/2" DIA. CLOSET DOOR SHELVE. DOOR SHELVE SHALL BE 1" PLYWOOD, PAINTED AND POLE SHALL BE 1-1/2" DIAMETER WOOD, NATURAL FINISH TYPICAL, U.N.O.
7. PROVIDE SOUND ATTENUATION INSULATION IN WALLS AND CEILINGS OF BATHROOMS & BEDROOMS. TYPICAL, U.N.O. SEE SPECIFICATIONS FOR DETAILS.
8. OWNER SHALL FURNISH ALL APPLIANCES; G.C. SHALL PROVIDE HOOKUPS AND INSTALL APPLIANCES.
9. PROVIDE DOOR AND WINDOW SCHEDULES.
11. REFERENCE LEND DEVELOPMENT PLANS PREPARED BY RUGGERO PLANTE CIVIL ENGINEERS FOR ALL SITE IMPROVEMENTS.
12. NOTE THAT DIMENSIONS FOR UNITS ARE SIMILAR OPPOSITE TYPICAL, U.N.O.

FINISH PLAN NOTES:

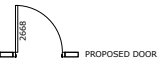
1. REFER TO INTERIOR FINISH SCHEDULE ON DRAWINGS A1.1-A1.5 FOR ADDITIONAL INFORMATION.
2. REFER TO REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION.
3. ALL FLOOR TILES SHALL BE CENTERED WITHIN THE ROOM, TYP. U.N.O.

DOOR SIZES & TAGS
INTERIOR DOOR SIZES TAGGED IN PLAN ARE MEASURED
IN FEET & INCHES (2668=2'-6" W. x 6'-8" H.)

EXTERIOR DOORS TYPES (X)
TAGGED ON PLAN ARE ILLUSTRATED
ON DOOR ELEVATION LEGEND 2/A1.6, TYP.



ARCHITECTURAL LEGEND



ARCHITECTURAL LEGEND

R SIZES TAGGED IN PLAN ARE MEASURED
FEET & INCHES (2668 = 2'-6" W. x 6'-8" H.)

[illegible]

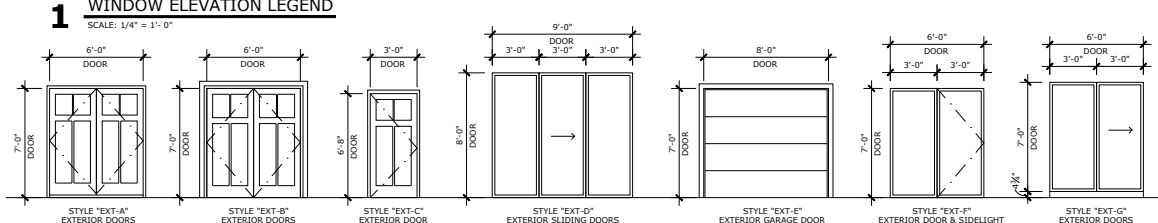
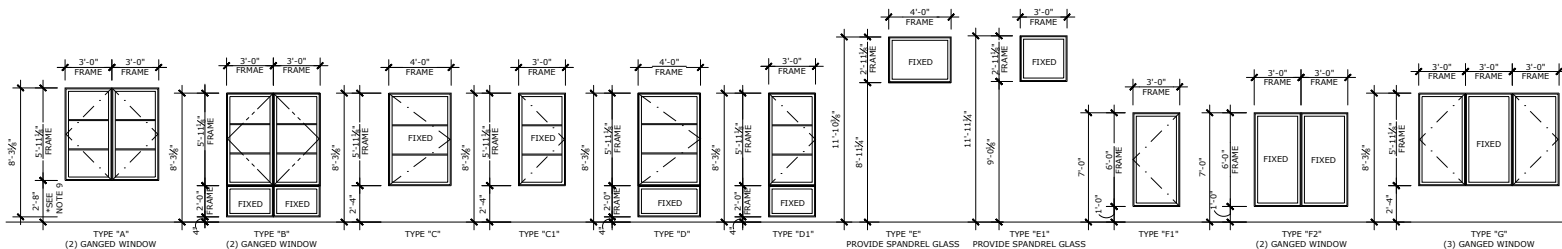
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 MATTHEW MILLAN ARCHITECTS, INC.
 MISSING TITLE

ROOF PLAN

SCALE	DATE
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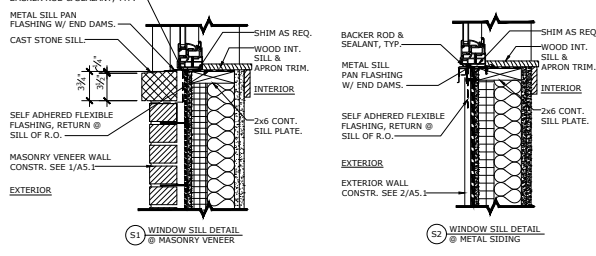
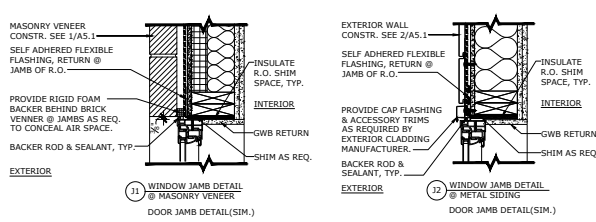
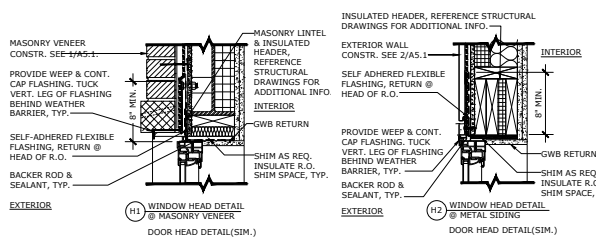
LAWING NUMBER

A1.5

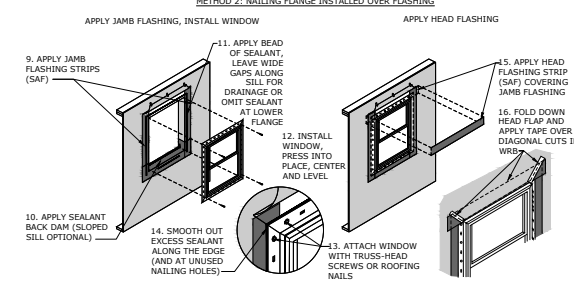
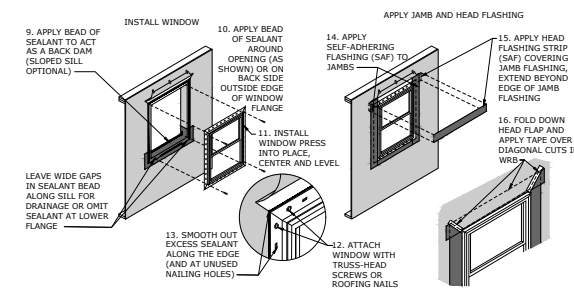
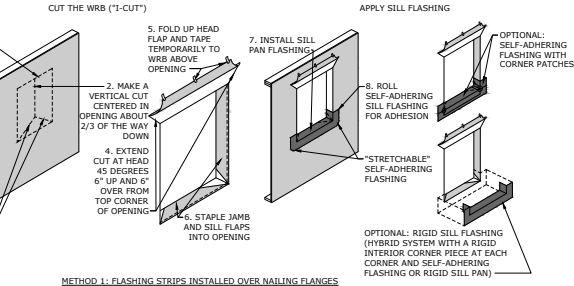
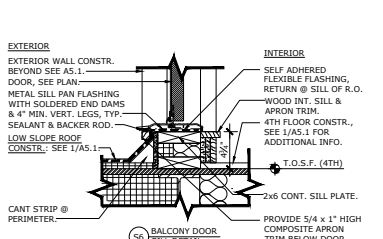
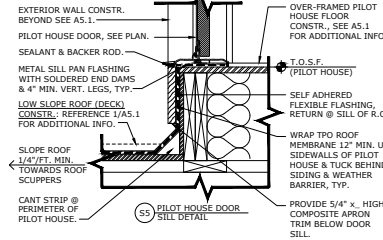
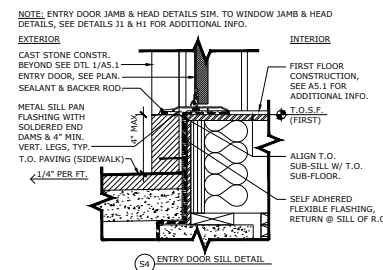
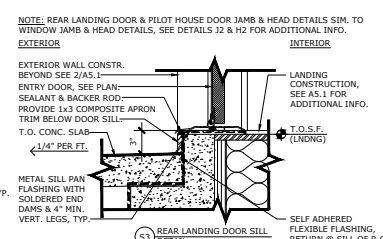


WINDOW NOTES:
1. Window dimensions shown are for reference only. G.C. shall verify and coordinate all required masonry & rough opening dimensions & mulls with window manufacturer, typical.
2. Window manufacturer, T.B.D.
3. Provide tempered glazing in all hazardous locations as required by the IRC, Section 308.4. See Architectural Floor Plans (A1.1-A1.5) for locations, tagged with T, typical.
4. Window head & sill heights shall be measured from T.O. subfloor, typical unless noted otherwise.
5. Reference Exterior Building Elevations and Architectural Floor Plans for window hinging/operation & orientation, typical.
6. Reference Building Elevations (A3.1) for window locations as tagged in window elevation legend, typical.
7. G.C. shall provide shop drawings to Architect for review and approval and shall verify all window assemblies and quantities prior to placing order, typical.
8. G.C. shall specify egress units for assemblies tagged with E, typical. See Architectural Floor Plans for locations.
9. Sill height of Window Type "A" at 1ST Floor is 12".

EXTERIOR & INTERIOR DOOR NOTES:
1. Door dimensions shown are for reference only. G.C. shall verify and coordinate all required masonry & rough opening dimensions with door manufacturer, typical.
2. Exterior doors shall be paint grade solid core fiberglass composite doors by Thermo-Tru or equivalent manufacturer, typical.
3. Provide tempered glazing in all hazardous locations as required by the IRC, Section 2406.
4. Door head heights shall be measured from T.O. sub-floor, typical unless noted otherwise.
5. Reference Exterior Building Elevations & Floor Plans for door hinging/operation & orientation, typical.
6. Reference Architectural Floor Plans for door locations as tagged in door elevation legend, typical.
7. G.C. shall provide shop drawings to Architect for review and approval and shall verify all door assemblies and quantities prior to placing order, typical.
8. G.C. shall provide UL listed fire-rated doors, frames and automatic closing devices in locations specified.
9. Interior doors shall be solid core HDF doors by Truslow or equivalent manufacturer.



3 DOOR & WINDOW DETAILS
SCALE: 1 1/2" = 1'-0"





ELEVATION MATERIAL LEGEND NOTES:

1. MATERIALS TAGGED ON ELEVATION DRAWING 1/A3.1 SHALL BE TYPICAL FOR ALL EXTERIOR ELEVATIONS, U.N.O.
2. THE G.C. SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATIONS OF THE AIR INTAKE VENTS, KITCHEN RANGE HOOD, BATHROOM & LAUNDRY EXHAUST VENTS AND ANY ADDITIONAL WALL & ROOF PENETRATIONS NOT INDICATED ON DRAWINGS.



DRAWING NUMBER	
----------------	--

A3.1

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

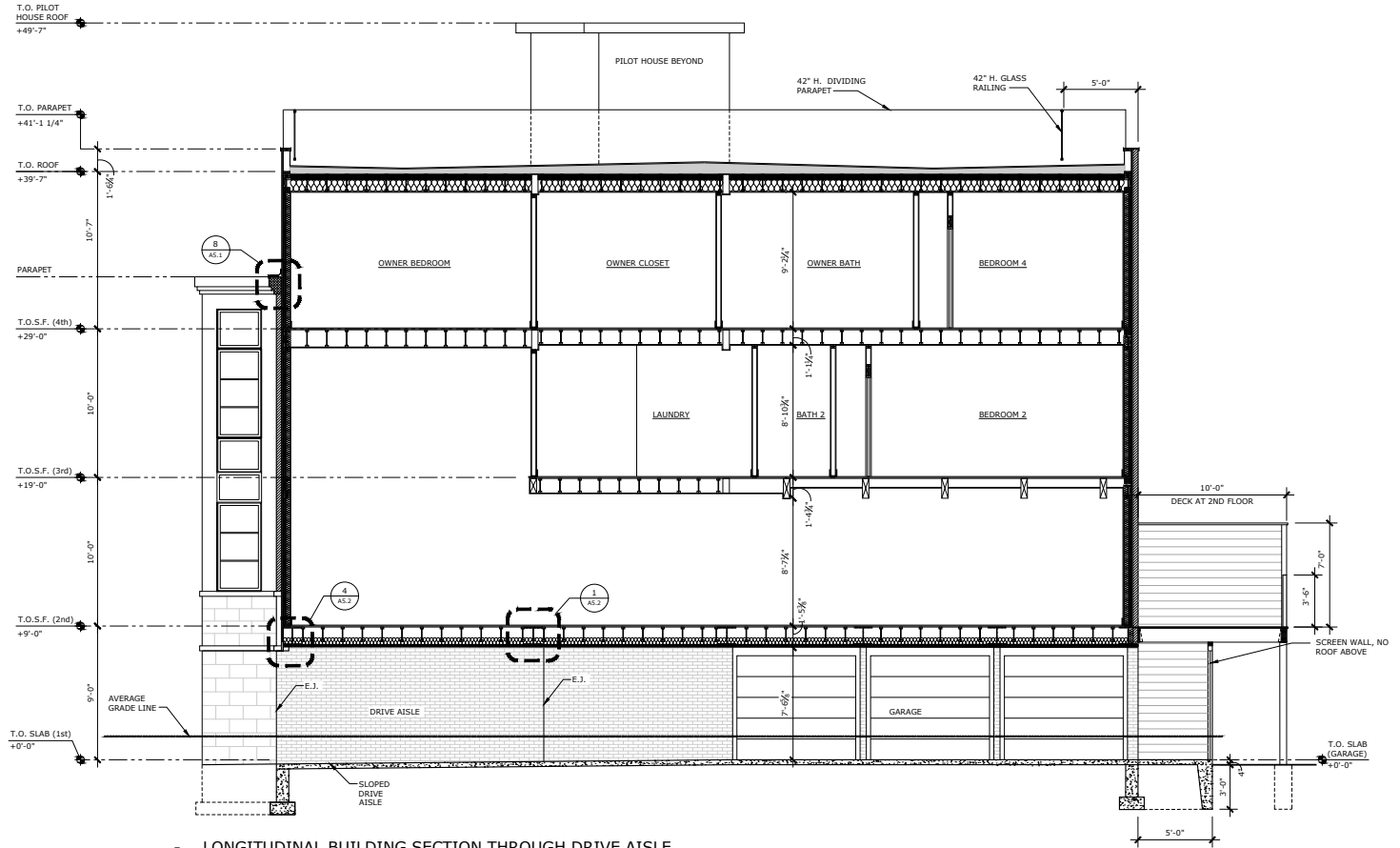
A3.4

A4.1

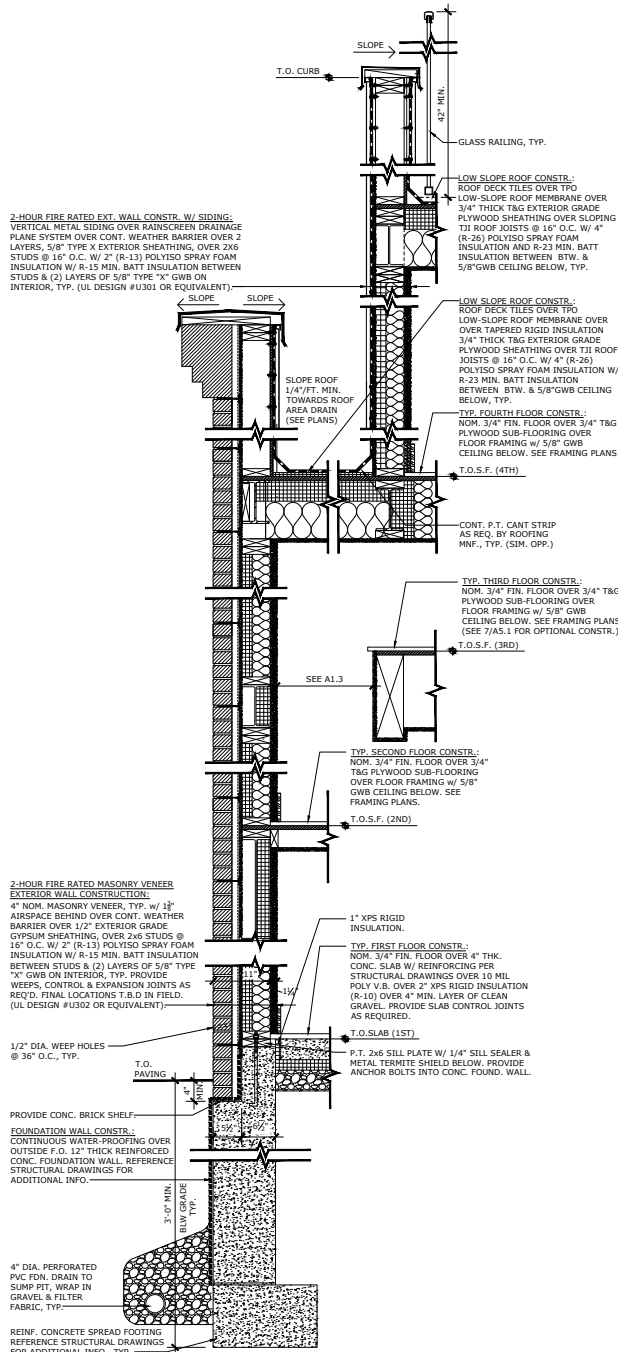
1 BUILDING SECTION

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

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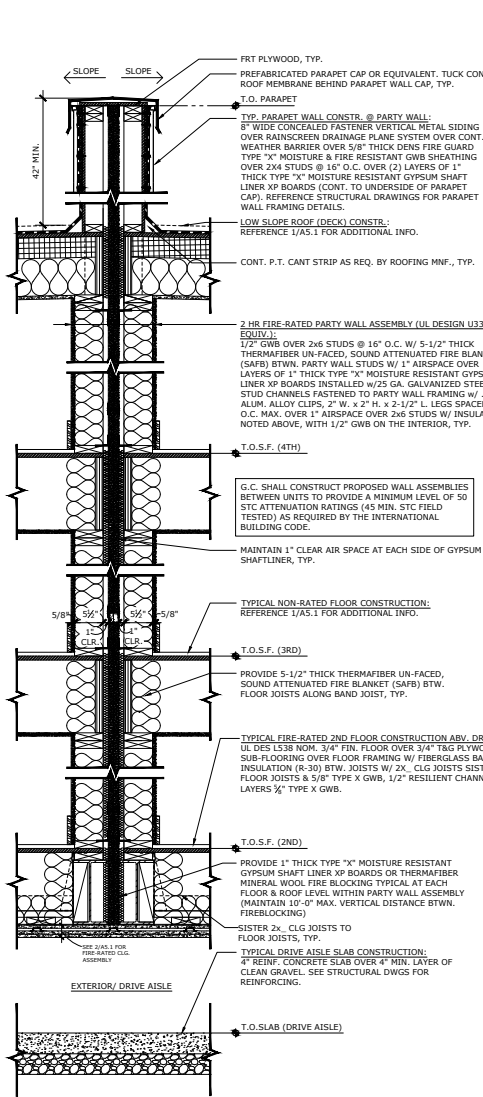


1 LONGITUDINAL BUILDING SECTION THROUGH DRIVE AISLE
SCALE: 1/4" = 1'-0"

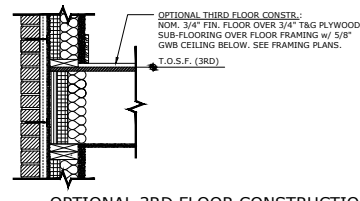


1 TYP. WALL SECTION
SCALE: 1" = 1'-0"

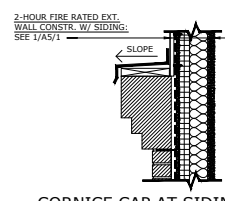
NOTE: WOOD FRAMING & SHEATHING IN EXTERIOR WALLS SHALL BE FIRE-RETARDANT TREATED, TYP.



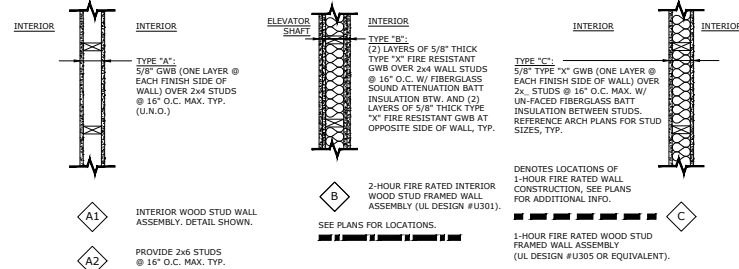
2 TYP. PARTY WALL SECTION
SCALE: 1" = 1'-0"



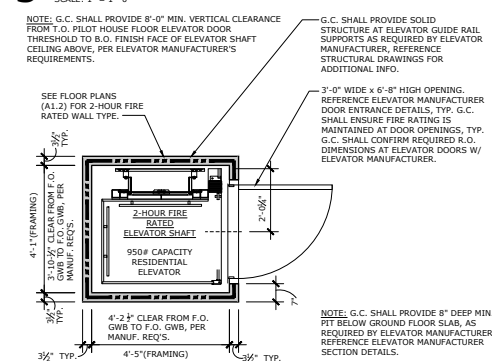
3 TYP. EXT. WALL PLAN DETAIL
SCALE: 1-1/2" = 1'-0"



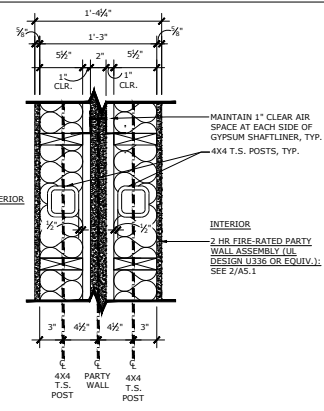
4 CORNICE CAP AT SIDING WALL DETAIL
SCALE: 1" = 1'-0"



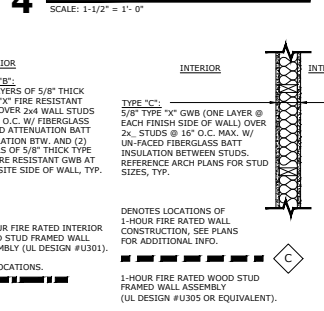
5 WALL TYPE LEGEND
SCALE: 1" = 1'-0"



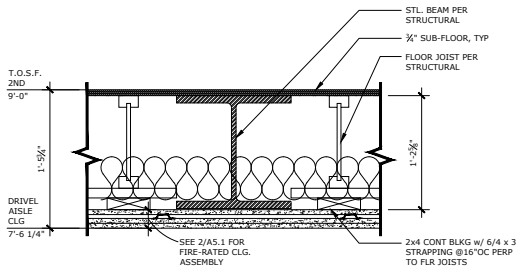
6 ELEVATOR PLAN DETAIL
SCALE: 1/2" = 1'-0"



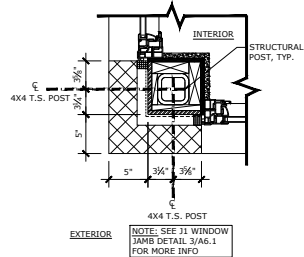
7 OPTIONAL 3RD FLOOR CONSTRUCTION
SCALE: 1" = 1'-0"



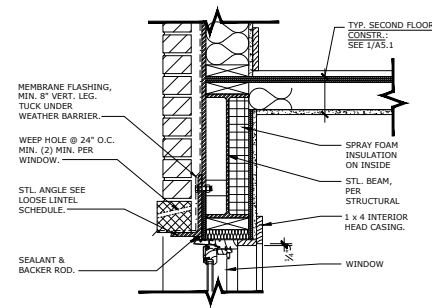
8 TYP. PARTY WALL PLAN DETAIL
SCALE: 1-1/2" = 1'-0"



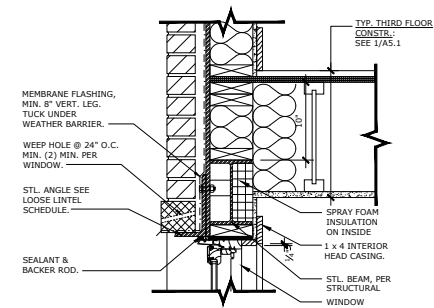
1 2ND FLR. SLAB DETAIL
SCALE: 1-1/2" = 1'-0"



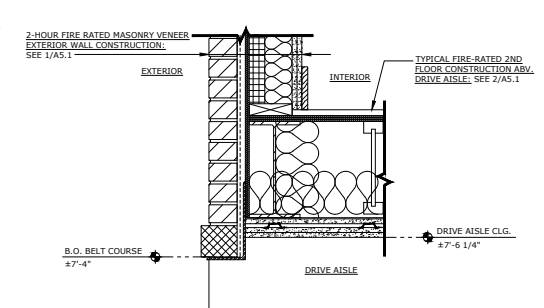
5 CORNER DETAIL
SCALE: 1-1/2" = 1'-0"



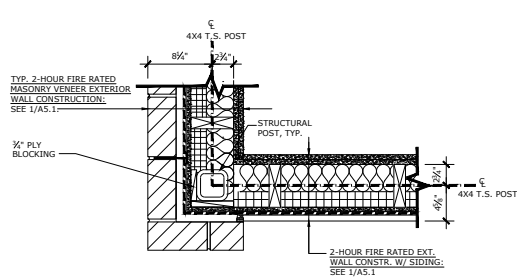
2 STL. BEAM WINDOW HEAD DETAIL
SCALE: 1-1/2" = 1'-0"



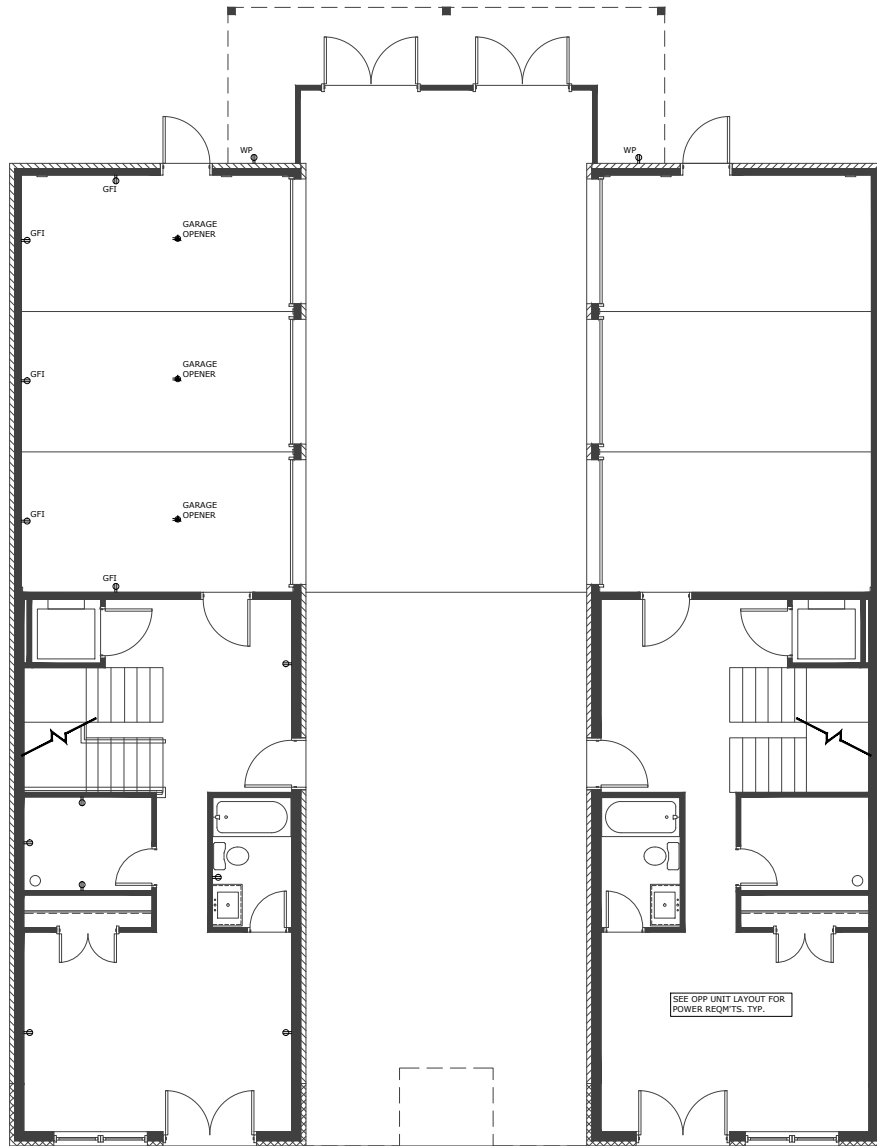
3 STL. BEAM WINDOW HEAD DETAIL
SCALE: 1-1/2" = 1'-0"



4 DRIVE AISLE HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



6 MASONRY TO SIDING WALL CORNER DETAIL
SCALE: 1-1/2" = 1'-0"

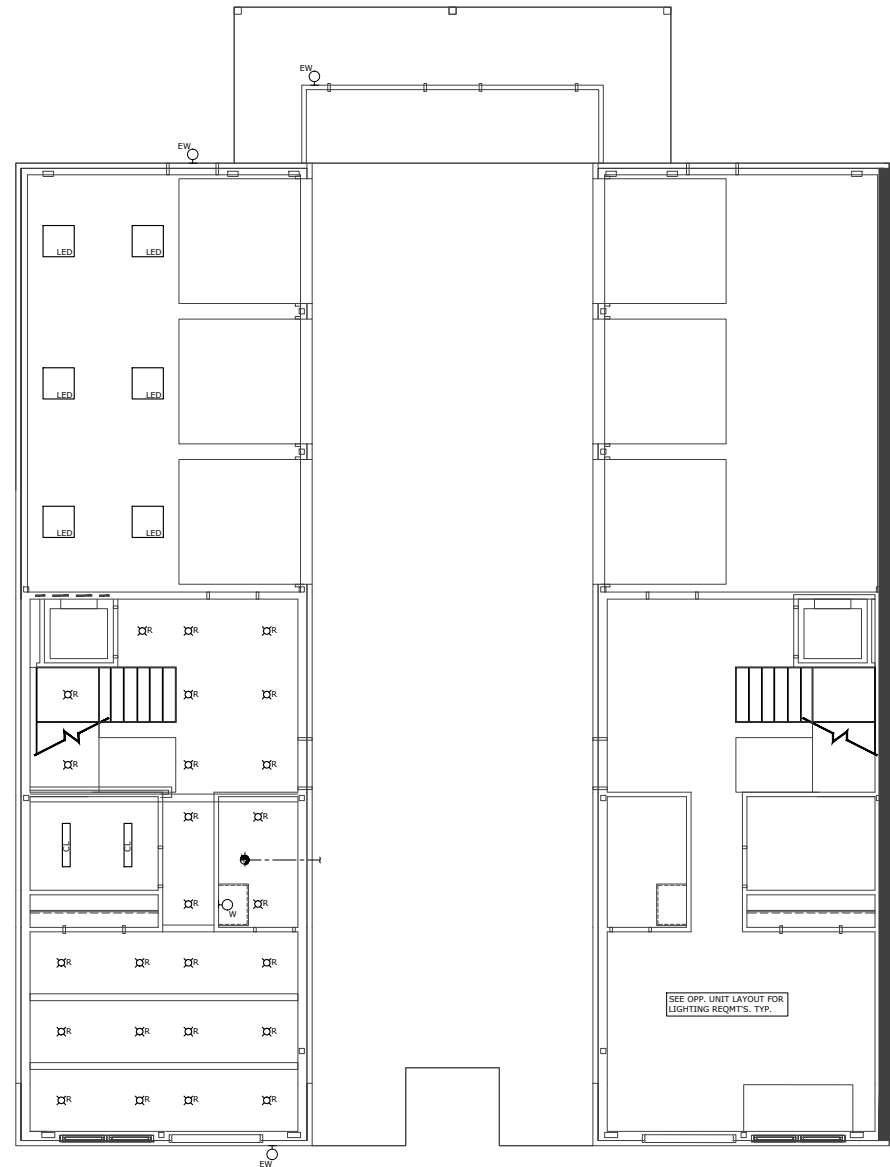


1 1st FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

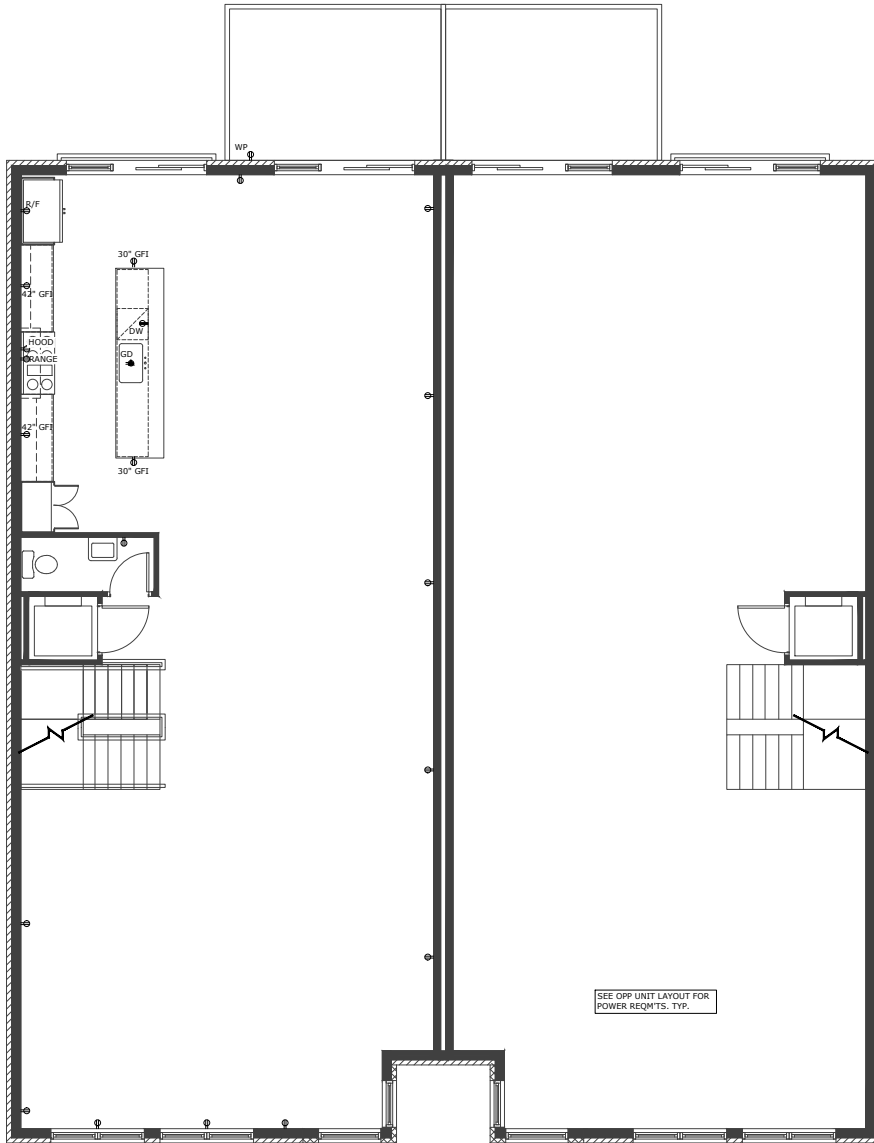
/// SLOPING CEILING, TYP.
8'-0" HIGH CEILING SOFFIT SHOWN HATCHED, TYP.

ELECTRICAL NOTES:
1. CEILING HEIGHTS ARE REFERENCED FROM TOP OF FINISHED FLOOR TYPICAL, U.N.O.
2. REFERENCE ELECTRICAL DRAWINGS E.X. FOR ADDITIONAL LIGHTING NOTES & CIRCUIT INFORMATION, FIXTURE TYPES, EMERGENCY AND LIGHTING EXIT LIGHTING.
3. G.C. SHALL PROVIDE IC RATED HOUSINGS FOR ALL RECESSED LIGHTING FIXTURES IN CONTACT WITH INSULATION, TYP.
4. G.C. SHALL PROVIDE UL FIRE RATED HOUSING ENCLOSURES AS REQUIRED FOR ALL FIXTURES RECESSED W/IN FIRE RATED CEILING ASSEMBLIES.

ELECTRICAL SYMBOLS LEGEND			
⊙ CIRCULAR OUTLET	⊙ 240 TROFFER LIGHT	⚡ SINGLE POLE SWITCH	
⊙ 220V OUTLET	⊙ LANDSCAPE FIXTURE	⚡ DIMMER SWITCH	
⊙ QUAD OUTLET	⊙ WALL MOUNT FIXTURE	⚡ 3-WAY SWITCH	
⊙ SPLIT OUTLET	⊙ EXTERIOR WALL FIXTURE	⚡ 3-WAY DIMMER SWITCH	
⊙ GROUND FAULT OUTLET	LED	⚡ 4-WAY SWITCH	
⊙ FLOOR RECEPTACLE	⊙ UNDER CABINET LIGHT	⚡ TIMED SWITCH	
⊙ FLOOR RECEPTACLE (QUAD)	⊙ TRACK LIGHT (8'-FT. LENGTH)	⚡ JAMB SWITCH	
⊙ SPECIALTY OUTLET	⊙ FLUORESCENT TUBE	⚡ CROSSLING FIXTURE	
⊙ WEATHERPROOF OUTLET	⊙ FLUORESCENT PANEL	⚡ PENDANT FIXTURE	
⊙ CIRCUIT WIRE	⊙ EMERGENCY LIGHT	⚡ PULL CHAIN FIXTURE	
⚡ TELEPHONE	⊙ FLOOD LIGHT FIXTURE	⚡ RECESSED FIXTURE	
⚡ LOCAL AREA NETWORK	⊙ EXT. SON/LIGHT	⚡ WALL WASHING FIXTURE	
⚡ T.V. CONNECTION	⊙ VENT FAN	⚡ RANGE HOOD W/ LIGHT	
⚡ SPREADER	⊙ VENT FAULSTIGHT FIXTURE	⚡ DIRECT/INDIRECT PENDANT	
⊙ THERMOSTAT	⊙ ELECTRIC CIRCUIT PANEL		
⊙ SMOKE DETECTOR	⊙ ELECTRIC METER		
⊙ HEAT DETECTOR			
⊙			



2 1st FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"



1 2nd FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

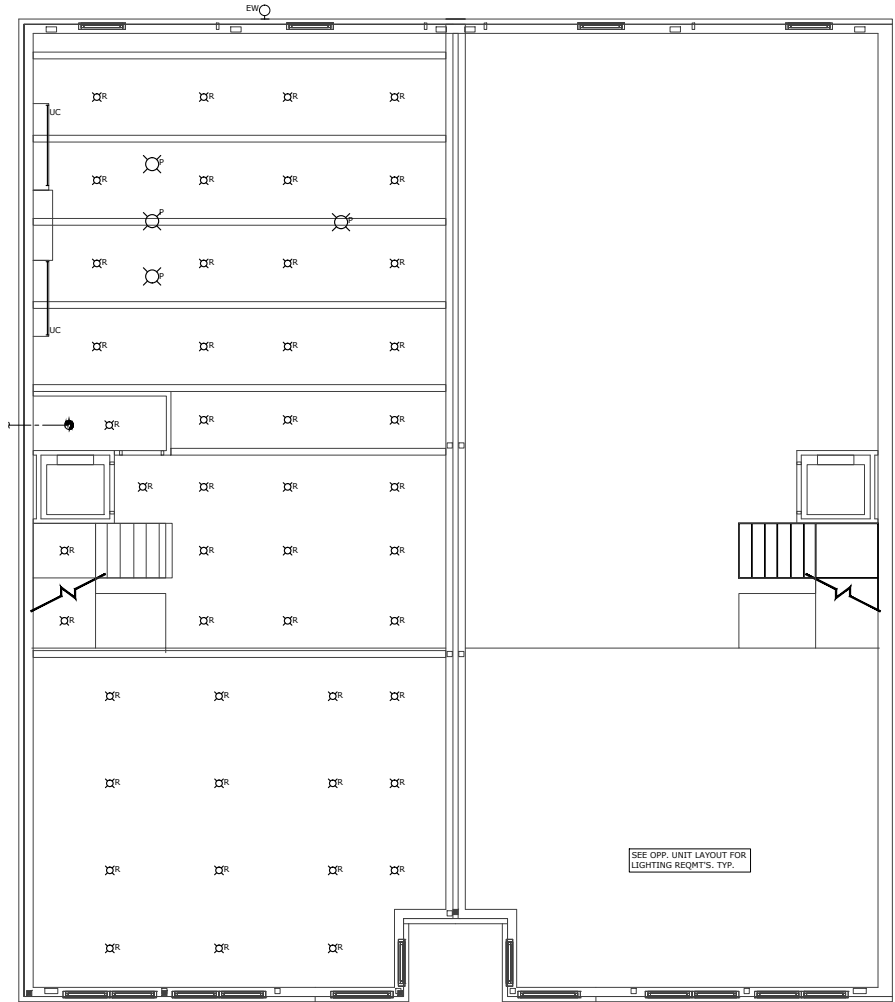
SLOPING CEILING, TYP.

8'-0" HIGH CEILING SOFFIT SHOWN HATCHED, TYP.

ELECTRICAL NOTES:

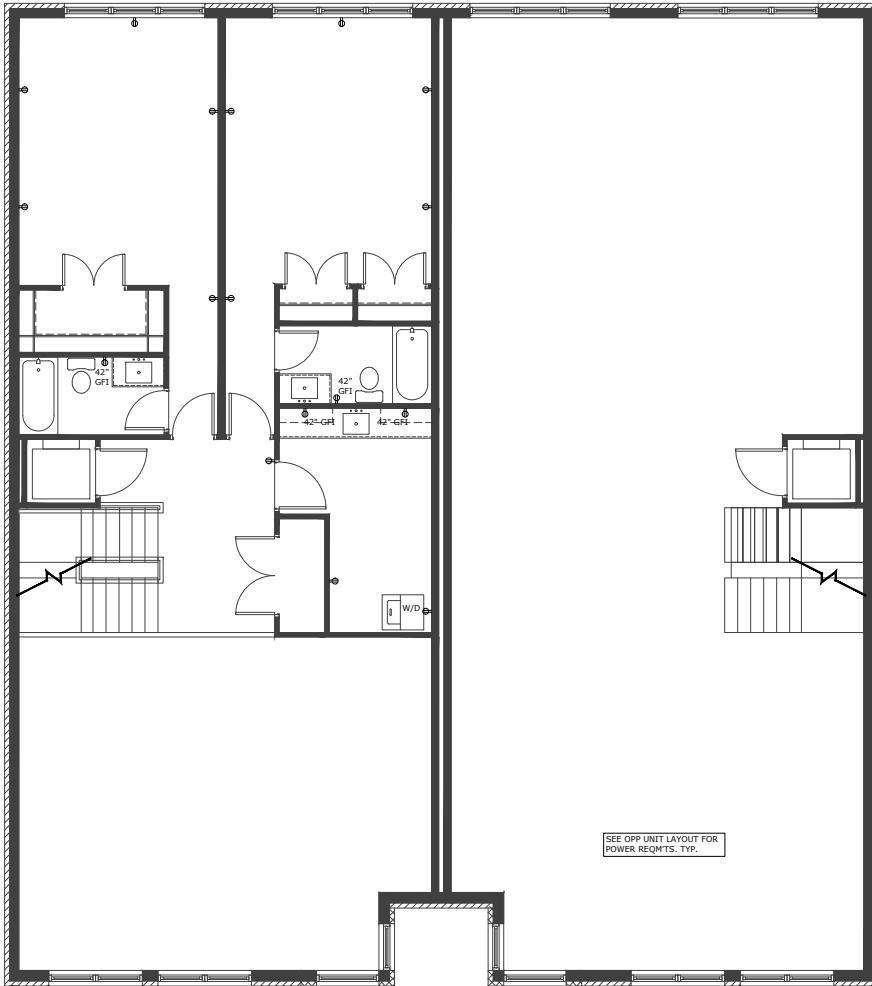
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4. G.C. SHALL PROVIDE UL FIRE RATED HOUSING ENCLOSURES AS REQUIRED FOR ALL FIXTURES RECESSED W/IN FIRE RATED CEILING ASSEMBLIES.

ELECTRICAL SYMBOLS LEGEND			
⊙	OUTLET OUTLET	⊙	240 TROOPER LIGHT
⊙	220V OUTLET	⊙	LANDSCAPE FIXTURE
⊙	QUAD OUTLET	⊙	WALL MOUNT FIXTURE
⊙	SPLIT OUTLET	⊙	EXTERIOR WALL FIXTURE
⊙	GROUND FAULT OUTLET	⊙	LED
⊙	FLOOR RECEPTACLE	⊙	UNDER CABINET LIGHT
⊙	FLOOR RECEPTACLE (QUAD)	⊙	TACK LIGHT (4" FT. LENGTH)
⊙	SPECIALTY OUTLET	⊙	FLUORESCENT TUBE
⊙	WEATHERPROOF OUTLET	⊙	FLUORESCENT PANEL
⊙	CIRCUIT WIRE	⊙	EMERGENCY LIGHT
⊙	TELEPHONE	⊙	EXIT SIGN/LIGHT
⊙	LOCAL AREA NETWORK	⊙	VENT FAN
⊙	T.V. CONNECTION	⊙	VENT FAULTLIGHT FIXTURE
⊙	SPEAKER	⊙	ELECTRIC CIRCUIT PANEL
⊙	THERMISTAT	⊙	ELECTRIC METER
⊙	SHOCK DETECTOR	⊙	
⊙	HEAT DETECTOR	⊙	
⊙		⊙	



2 2nd FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"




















































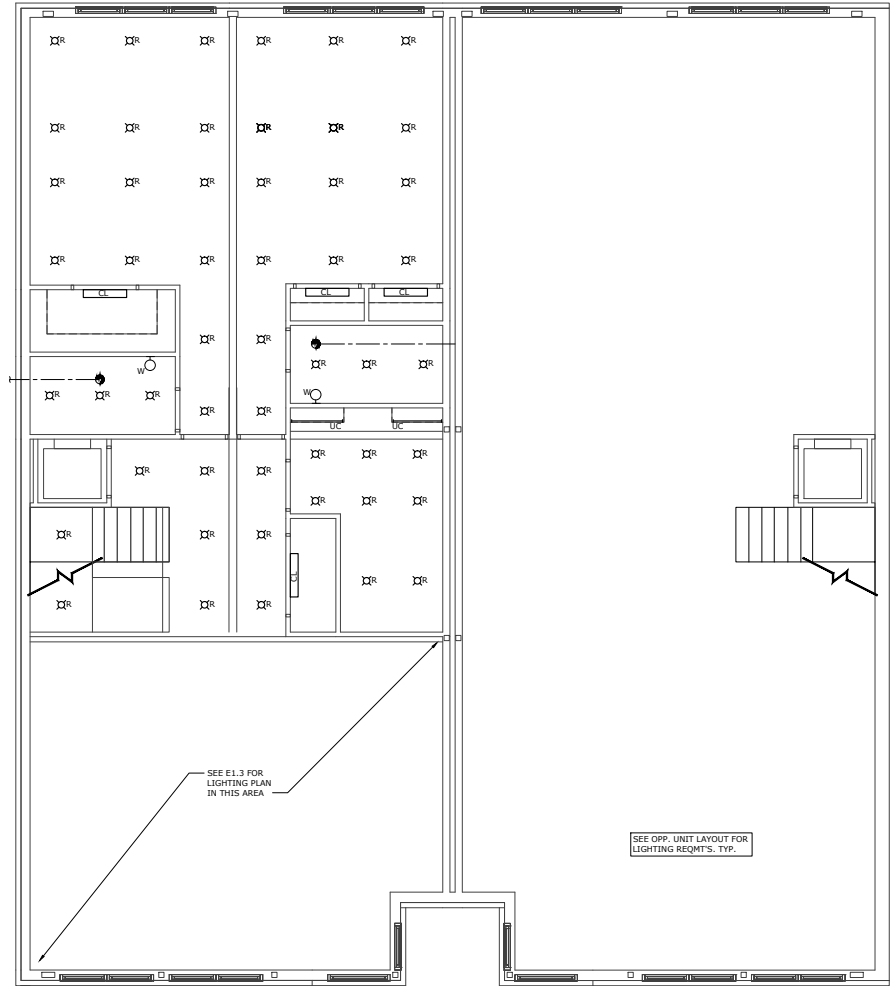


1 3RD FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

SLOPING CEILING, TYP.
8'-0" HIGH CEILING SOFFIT SHOWN HATCHED, TYP.

ELECTRICAL NOTES:
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2. REFERENCE ELECTRICAL DRAWINGS E.X. FOR ADDITIONAL LIGHTING NOTES & CIRCUIT INFORMATION, FIXTURE TYPES, EMERGENCY AND LIGHTING EXIT LIGHTING.
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4. G.C. SHALL PROVIDE UL FIRE RATED HOUSING ENCLOSURES AS REQUIRED FOR ALL FIXTURES RECESSED W/IN FIRE RATED CEILING ASSEMBLIES.

ELECTRICAL SYMBOLS LEGEND					
	OUTLET OUTLET		240 TROOPER LIGHT		SINGLE POLE SWITCH
	220V OUTLET		LANDSCAPE FIXTURE		DIMMER SWITCH
	QUAD OUTLET		WALL MOUNT FIXTURE		3-WAY SWITCH
	SPLIT OUTLET		EXTERIOR WALL FIXTURE		3-WAY DIMMER SWITCH
	GROUND FAULT OUTLET		LED		4-WAY SWITCH
	FLOOR RECEPTACLE		UNDER CABINET LIGHT		TIMED SWITCH
	FLOOR RECEPTACLE (QUAD)		JACK LIGHT (8'-11" LENGTH)		25 JAMB SWITCH
	SPECIALTY OUTLET		FLUORESCENT TUBE		CEILING FIXTURE
	WEATHERPROOF OUTLET		FLUORESCENT PANEL		PENDANT FIXTURE
	CIRCUIT WIRE		EMERGENCY LIGHT		PULL CHAIN FIXTURE
	TELEPHONE		FLOOD LIGHT		RECESSED FIXTURE
	LOCAL AREA NETWORK		EXIT SIGN/LIGHT		RECESSED FIXTURE
	T.V. CONNECTION		VENT FAN		WALL WASHER FIXTURE
	SPEAKER		VENT FAULST/OUTLET		CEILING FAN W/ LIGHT
	THERMISTAT		ELECTRIC CIRCUIT PANEL		RANGE HOOD W/ LIGHT
	SHOCK DETECTOR				DIRECT/INDIRECT PENDANT
	HEAT DETECTOR				
	ELECTRIC METER				



2 3RD FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"



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56.03

CIVIL ENGINEER
 ROSSIGNOLO PLANT & LAND DESIGN
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VP ENGINEER
 HAN TECHNOLOGY, INC.
 1 TWINSING ROAD, SUITE 106
 FISHER, PA 19025
 PHONE: 215-536-0808

2.



ATTHEW MILLAN RA-014879-B

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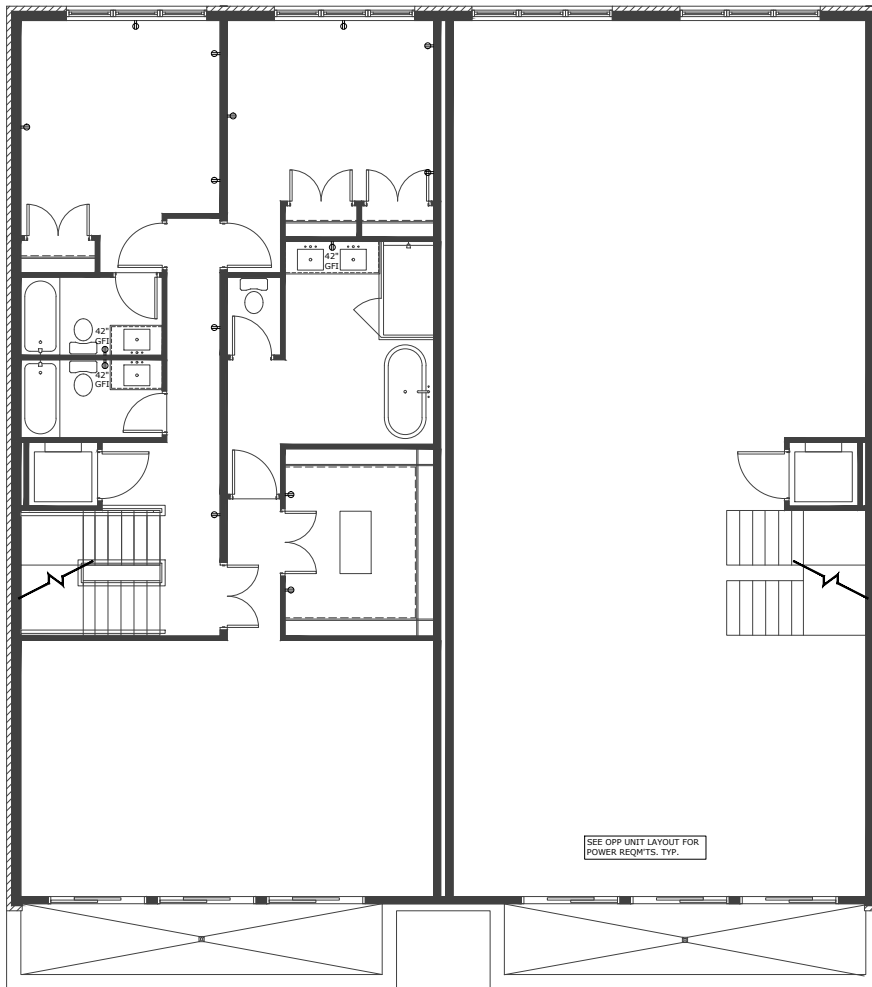
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MATTHEW MILLAN ARCHITECTS, INC.

TH FLOOR POWER & LIGHTING PLAN

DATE	05/23/2025
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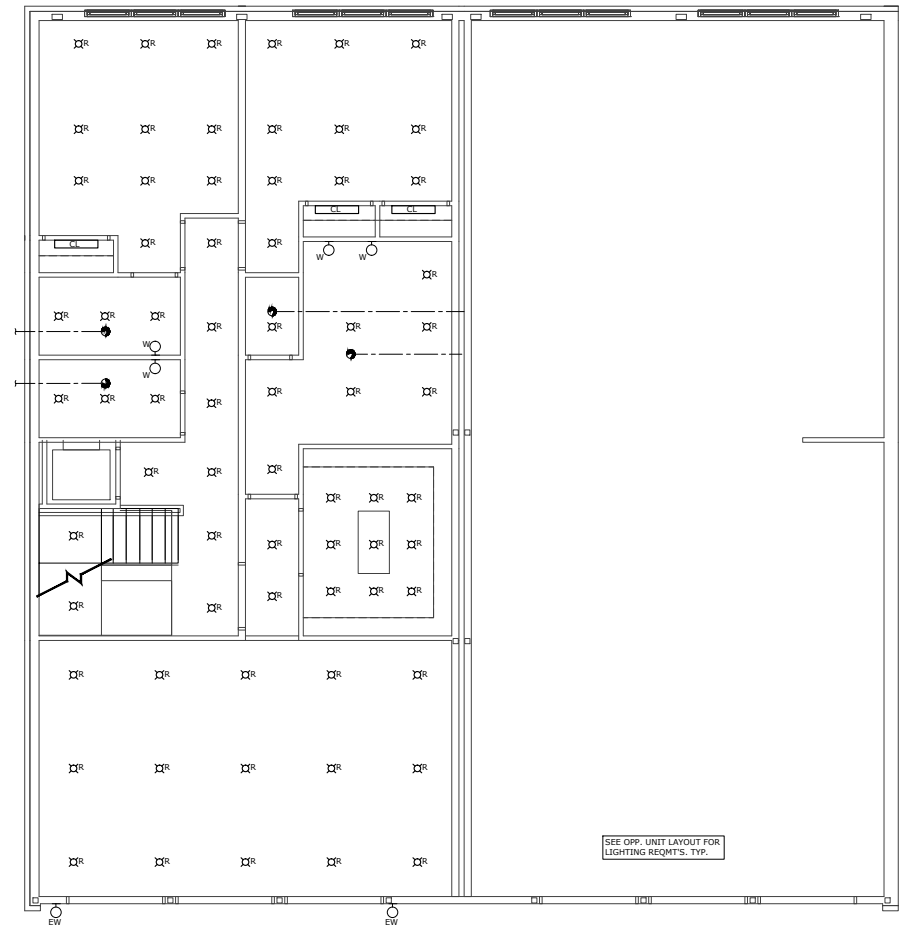
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1 4TH FLOOR POWER PLAN

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



2 4TH FLOOR LIGHTING PLAN

ELECTRICAL SYMBOLS LEGEND

<ul style="list-style-type: none"> ○ SIGNAL DETECTOR ○ ZONE DETECTOR ○ QUAD DETECTOR ○ PROXIMITY DETECTOR ○ GROUND FAULT DETECTOR ○ FLOOR RECEPTACLE ○ FLOOR RECEPTACLE (QUAD) ○ PROXIMITY OUTLET ○ WEATHERPROOF OUTLET ○ CIRCULAR VENT ○ LOCAL AREA NETWORK ○ V.I. CONNECTION ○ SIGNAL DETECTOR ○ THERMISTOR ○ SIGNAL DETECTOR ○ SIGNAL DETECTOR ○ ELECTRICITY 	<ul style="list-style-type: none"> □ 2-7 TROUBLE LIGHT □ LANDSCAPE LIGHT □ WALL MOUNTED LIGHT □ EXTERIOR WALL FUTURE □ LED □ UNDER CABINET LIGHT □ TRACK LIGHT (± FT. LENGTH) □ FLOURESCENT PANEL □ FLOURESCENT LIGHT □ FLOOR LIGHT FUTURE □ SIGNAL DETECTOR □ VENT FAN □ VENT FAN/OUTLET FUTURE □ ELECTRIC CABLE PANEL 	<ul style="list-style-type: none"> ○ SINGLE POLE SWITCH ○ DIMMER SWITCH ○ 3-WAY SWITCH ○ 4-WAY SWITCH ○ 4-WAY SWITCH ○ THIRDS SWITCH ○ 3-WAY SWITCH ○ 4-WAY SWITCH ○ CEILING FUTURE ○ PENDANT FUTURE ○ RAIL CHAIN FUTURE ○ RAIL CHAIN FUTURE ○ WALL WARDEN FUTURE ○ WALL WARDEN FUTURE ○ ZELING FAN W/ LIGHT ○ ZELING FAN W/ LIGHT ○ DIRECT/INDIRECT FAN
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 SLOPING CEILING, TYP.

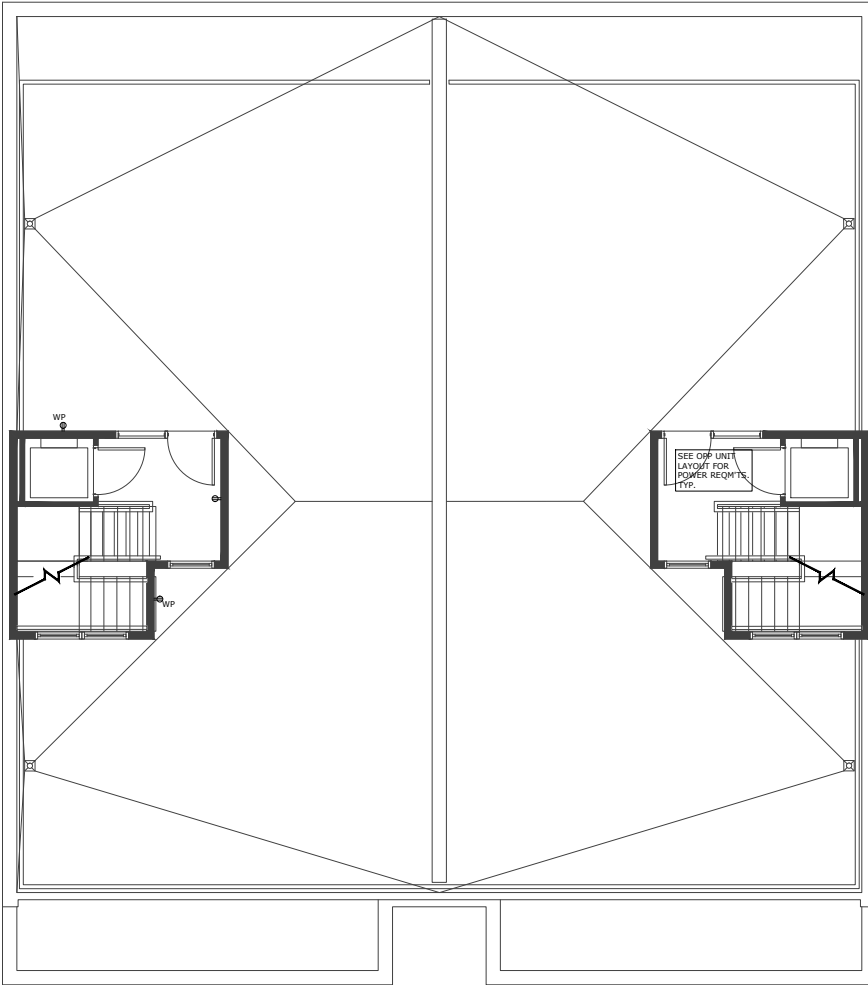
8'-0" HIGH CEILING SOFFIT SHOWN HATCHED, TYP.

ELECTRICAL NOTES:

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1 PILOT HOUSE POWER PLAN
SCALE: 1/4" = 1'-0"

SLOPING CEILING, TYP.

8'-0" HIGH CEILING SOFFIT SHOWN HATCHED, TYP.

ELECTRICAL NOTES:

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ELECTRICAL SYMBOLS LEGEND			
⬤ CIRCULAR OUTLET	⬤ 240 TROFFER LIGHT	⬤ SINGLE POLE SWITCH	⬤ DIMMER SWITCH
⬤ 220V OUTLET	⬤ LANDSCAPE FIXTURE	⬤ 3-WAY SWITCH	⬤ 3-WAY DIMMER SWITCH
⬤ QUAD OUTLET	⬤ WALL MOUNT FIXTURE	⬤ 4-WAY SWITCH	⬤ TIMED SWITCH
⬤ SPLIT OUTLET	⬤ EXTERIOR WALL FIXTURE	⬤ JAMB SWITCH	⬤ CROSSLING FIXTURE
⬤ GROUND FAULT OUTLET	⬤ LED	⬤ PULL CHAIN FIXTURE	⬤ RECESSED FIXTURE
⬤ FLOOR RECEPTACLE	⬤ UNDER CABINET LIGHT	⬤ WALL WASHER FIXTURE	⬤ RECESSED PENDANT
⬤ FLOOR RECEPTACLE (QUAD)	⬤ JACK LIGHT (8'-FT. LENGTH)	⬤ RANGE HOOD W/ LIGHT	⬤ DIRECT/INDIRECT PENDANT
⬤ SPECIALTY OUTLET	⬤ FLUORESCENT TUBE	⬤ CEILING FAN W/ LIGHT	
⬤ WEATHERPROOF OUTLET	⬤ FLUORESCENT PANEL		
⬤ CIRCUIT WIRE	⬤ EMERGENCY LIGHT		
⬤ TELEPHONE	⬤ FLOOD LIGHT FIXTURE		
⬤ LOCAL AREA NETWORK	⬤ EXIT SIGN/LIGHT		
⬤ T.V. CONNECTION	⬤ VENT FAN		
⬤ SPREADER	⬤ VENT FAULSLIGHT FIXTURE		
⬤ THERMOSTAT	⬤ ELECTRIC CIRCUIT PANEL		
⬤ SHUNT DETECTOR	⬤ ELECTRIC METER		
⬤ HEAT DETECTOR			
⬤ ELECTRIC METER			

2 PILOT HOUSE LIGHTING PLAN
SCALE: 1/4" = 1'-0"





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156.03

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5-508-3900

AL ENGINEER
LANDIS
AL ENGINEERS
MPSON STREET
HIA, PA 19125
S-232-7207

ENGINEER
TECHNOLOGY, INC
1000 ROAD, SUITE 106
PA 19025
610-536-0808

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COST ESTIMATING
PURPOSES ONLY/

[illegible]

RIGHT JULY 20
W MILLAN ARCHITECTS,

PROPOSED & ADJACENT BUILDINGS ELEVATION

DATE	07/16/20
------	----------

NUMBER

SK-1



1 PROPOSED & ADJACENT BUILDINGS ELEVATIONS



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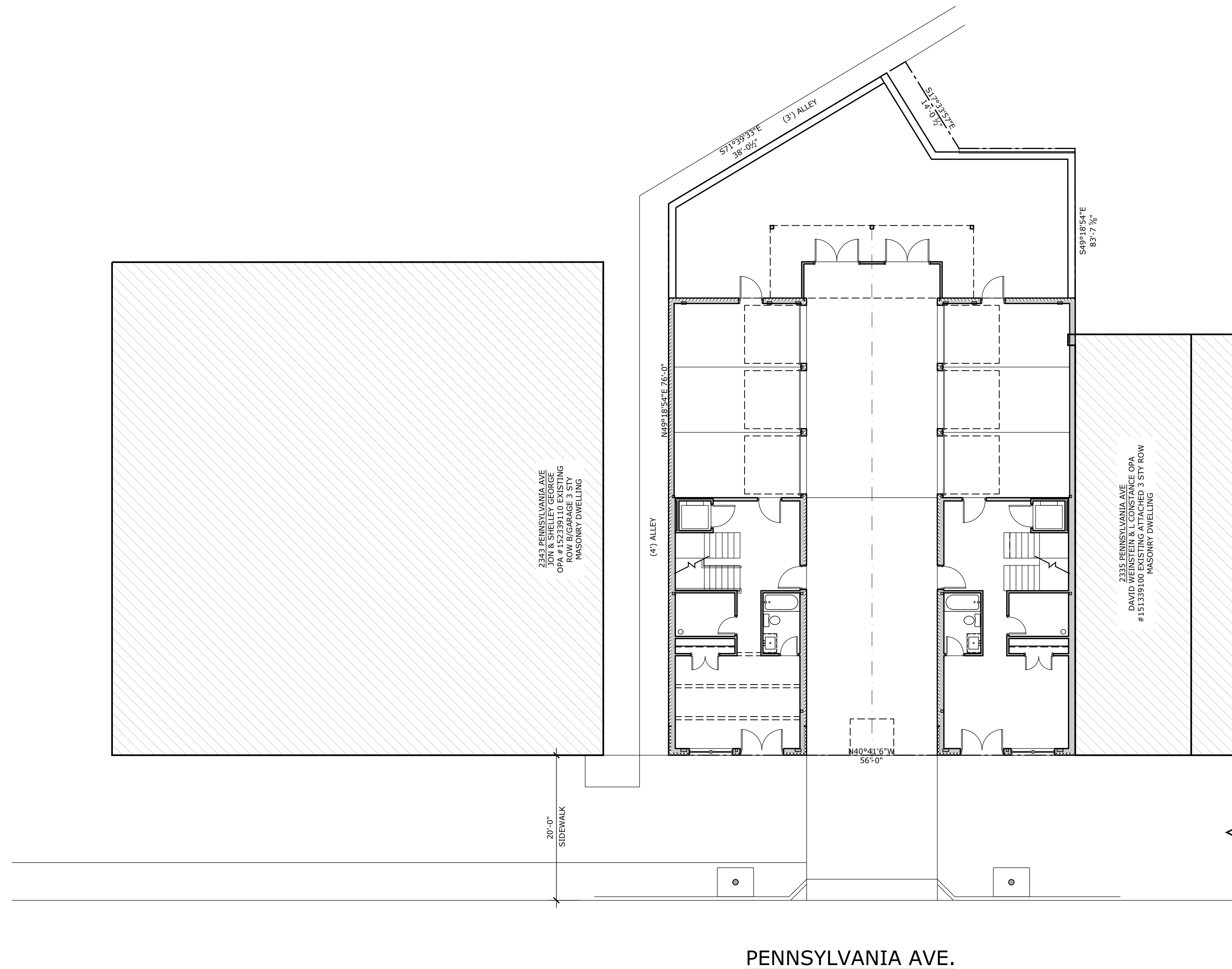
RIGHT JULY 20
W MILLAN ARCHITECTS,

FLOOR PLAN W/
ADJACENT BUILDING

=1'-0"	DATE 07/16/20
--------	------------------

NUMBER

SK-2



1 FLOOR PLAN W/ ADJACENT BUILDINGS

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

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