

PROPOSED TENANT IMPROVEMENTS FOR:

MERIDIAN BANK

653 SKIPPACK PIKE – SUITE 114
 BLUE BELL, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA 19422

– ARCHITECTURAL SHEETS –

RHJ ASSOCIATES, P.C.

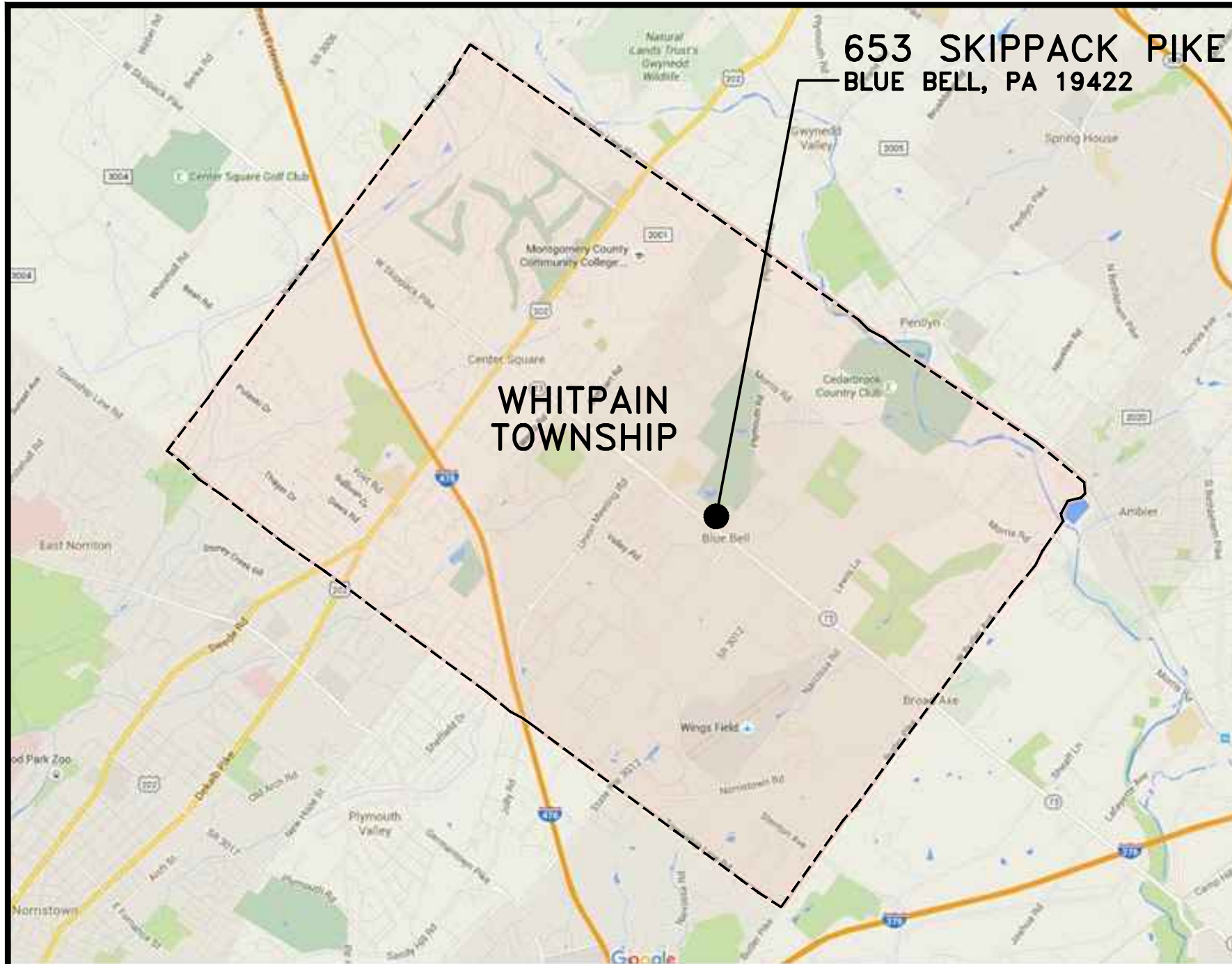
CONTACT: MICHAEL HENRETTY 302.528.4406

A.00 – COVER SHEET – KEY PLAN / EGRESS & OCCUPANCY PLAN /
 BUILDING CODE SUMMARY / ADA DIAGRAMS

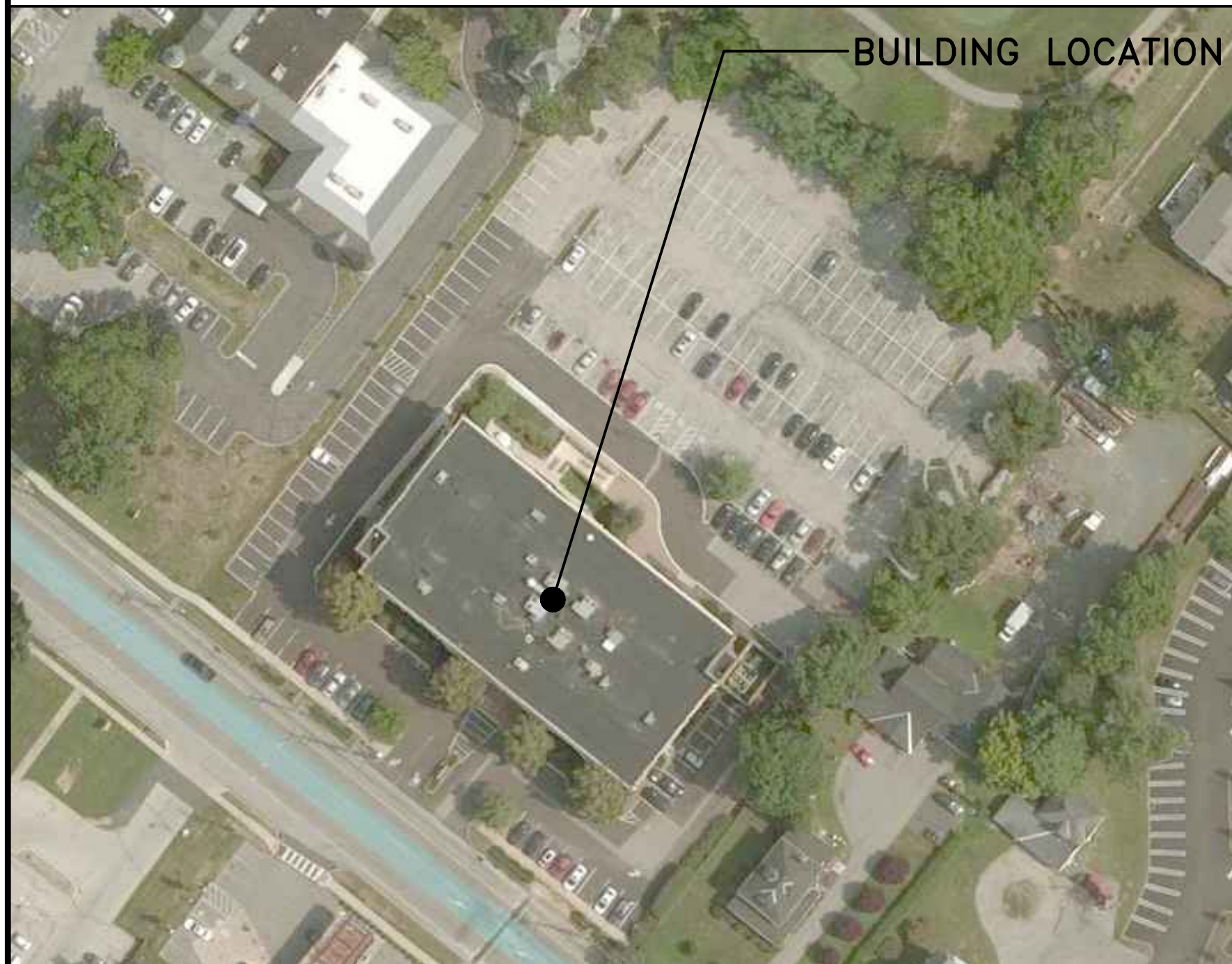
AD.1 – DEMOLITION PLAN / DEMOLITION REFLECTED CEILING PLAN

A.1 – NEW FLOOR PLAN / NEW REFLECTED CEILING PLAN

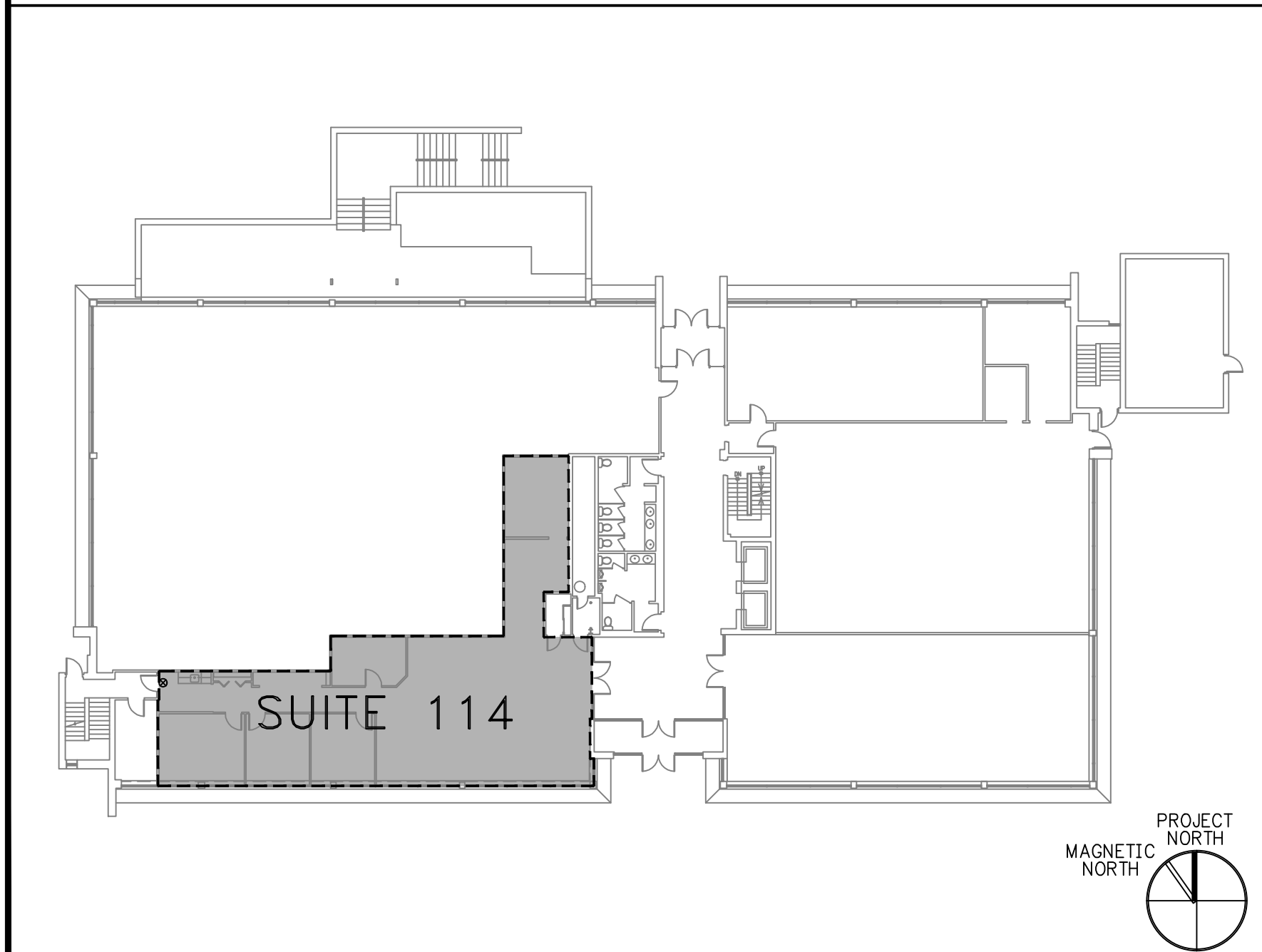
A.2 – DOOR SCHEDULE / WINDOW SCHEDULE / FINISH SCHEDULE



TOWNSHIP LOCATION MAP NO SCALE



BUILDING LOCATION NO SCALE



FIRST FLOOR KEY PLAN NOT TO SCALE

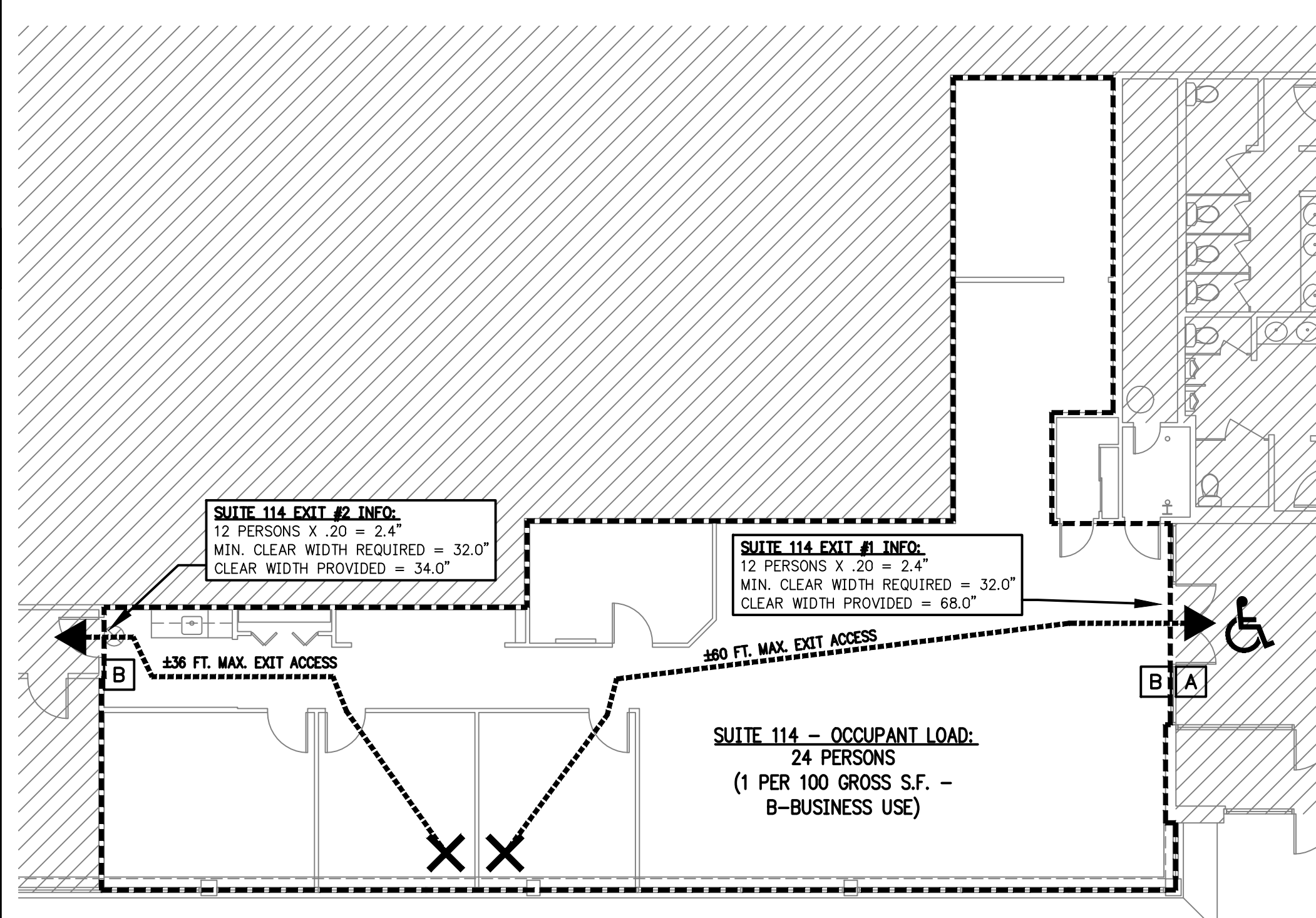
DRAWING ENUMERATION

WHITPAIN TOWNSHIP BUILDING CODES
 PA UCC – ADOPTED
 2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 LEVEL 2 ALTERATION – TENANT IMPROVEMENT
 2012 INTERNATIONAL BUILDING CODE (IBC),
 CHAPTER 11 – ACCESSIBILITY
 REFERENCED STANDARD: 2009 ICC/ANSI 117.1

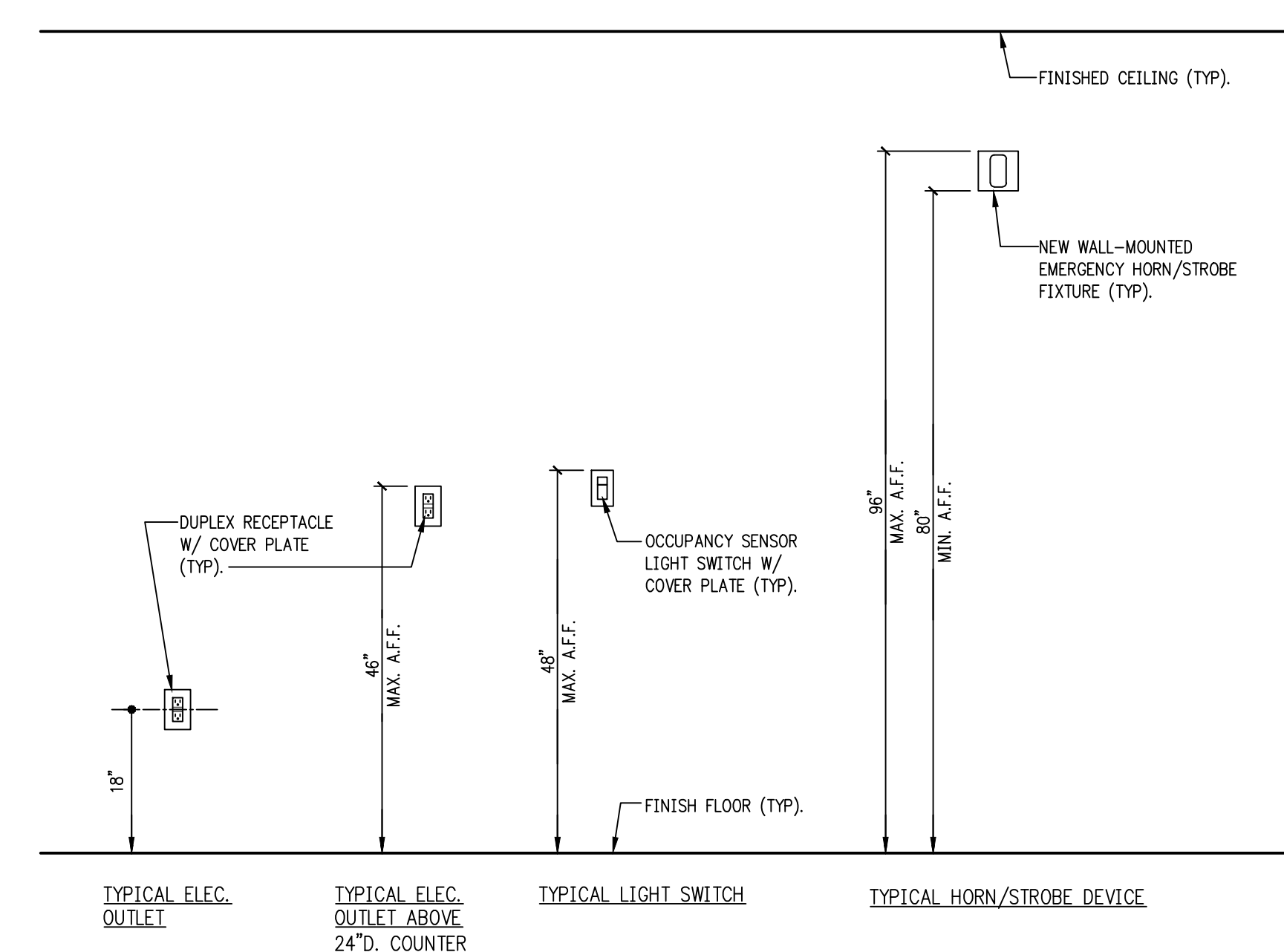
PROJECT DESCRIPTION:

SUITE 120
 FLOOR AREA: ±2,353 S.F.
 USE: 'B' – BUSINESS
 SUITE 150
 OCCUPANT LOAD: 24 PERSONS (1 PER 100 GROSS S.F.)
 EXISTING CONSTRUCTION TYPE: IIB, UNPROTECTED
 FIRE SUPPRESSION: EXISTING SPRINKLER SYSTEM TO BE RE-WORKED TO ACCOMMODATE THE NEW LAYOUT.
 HEIGHT: EXISTING 3-STORY BUILDING + BASEMENT

BUILDING CODE SUMMARY

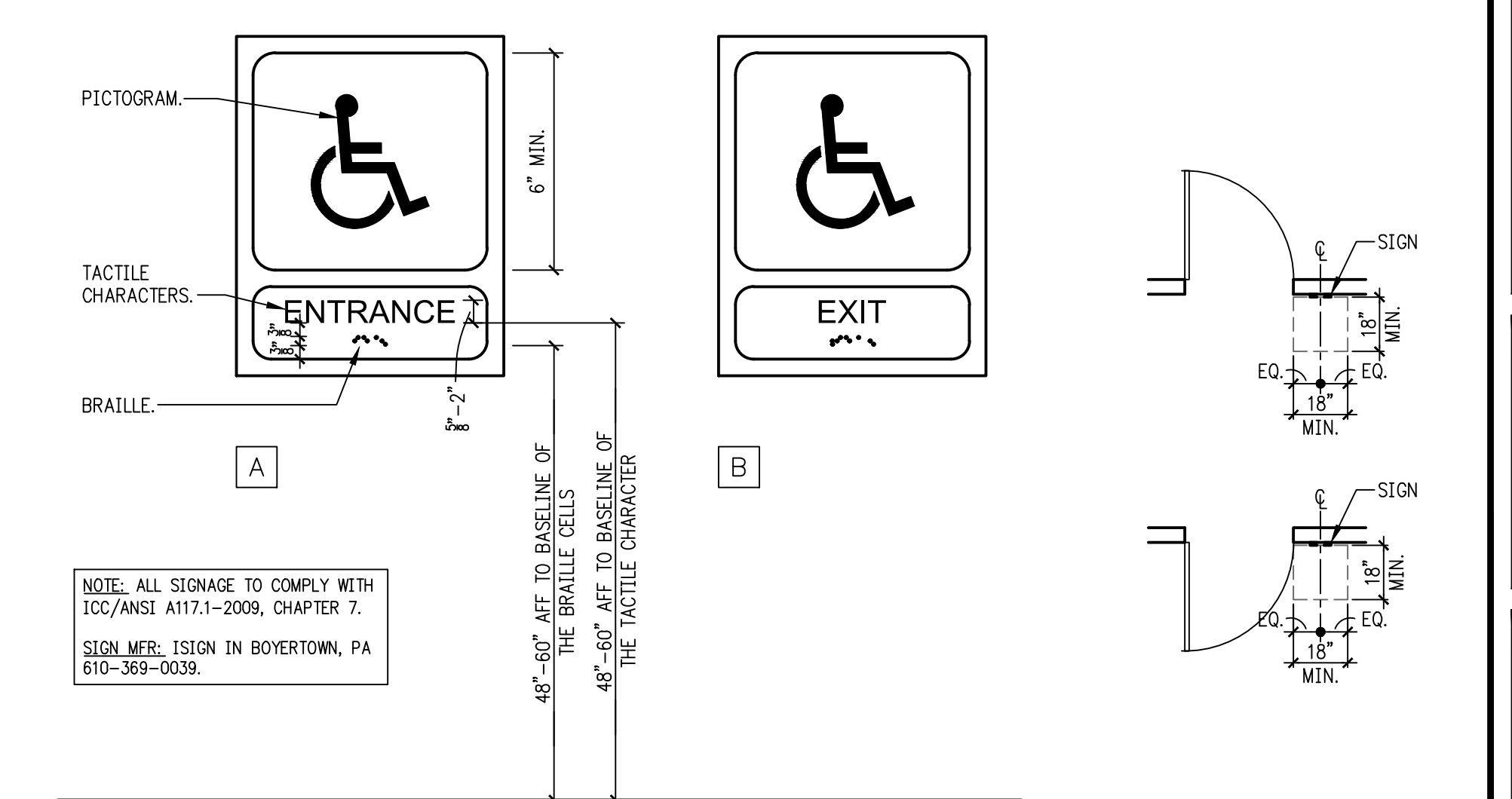


EGRESS & OCCUPANCY PLAN NOT TO SCALE



ACCESSIBLE DEVICE MOUNTING DIAGRAMS

NOT TO SCALE



ACCESSIBLE SIGNAGE & MOUNTING DIAGRAMS NOT TO SCALE

PROPOSED TENANT IMPROVEMENTS FOR:
MERIDIAN BANK
 653 SKIPPACK PIKE – SUITE 114
 BLUE BELL, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA 19444

RHJ ASSOCIATES, P.C.
 ARCHITECTS • PLANNERS • DESIGNERS
 860 1ST AVE, SUITE 9A
 KING OF PRUSSIA, PA 19406
 610 337 4555
 www.rhjassoc.com

FOR ACCESSIBILITY REVIEW
 DATE: 02.15.2016
 REVISIONS

A.00

P.N.: 2016-0043

Y:\Pimmar Management Co_653 Skippack Pike_Meridian Bank Branch CD Package_2016-0043 Drawings For Accessibility Review_02.15.2016\01\Meridian Bank @ 653 - COVER.dwg

DEMOLITION NOTES:

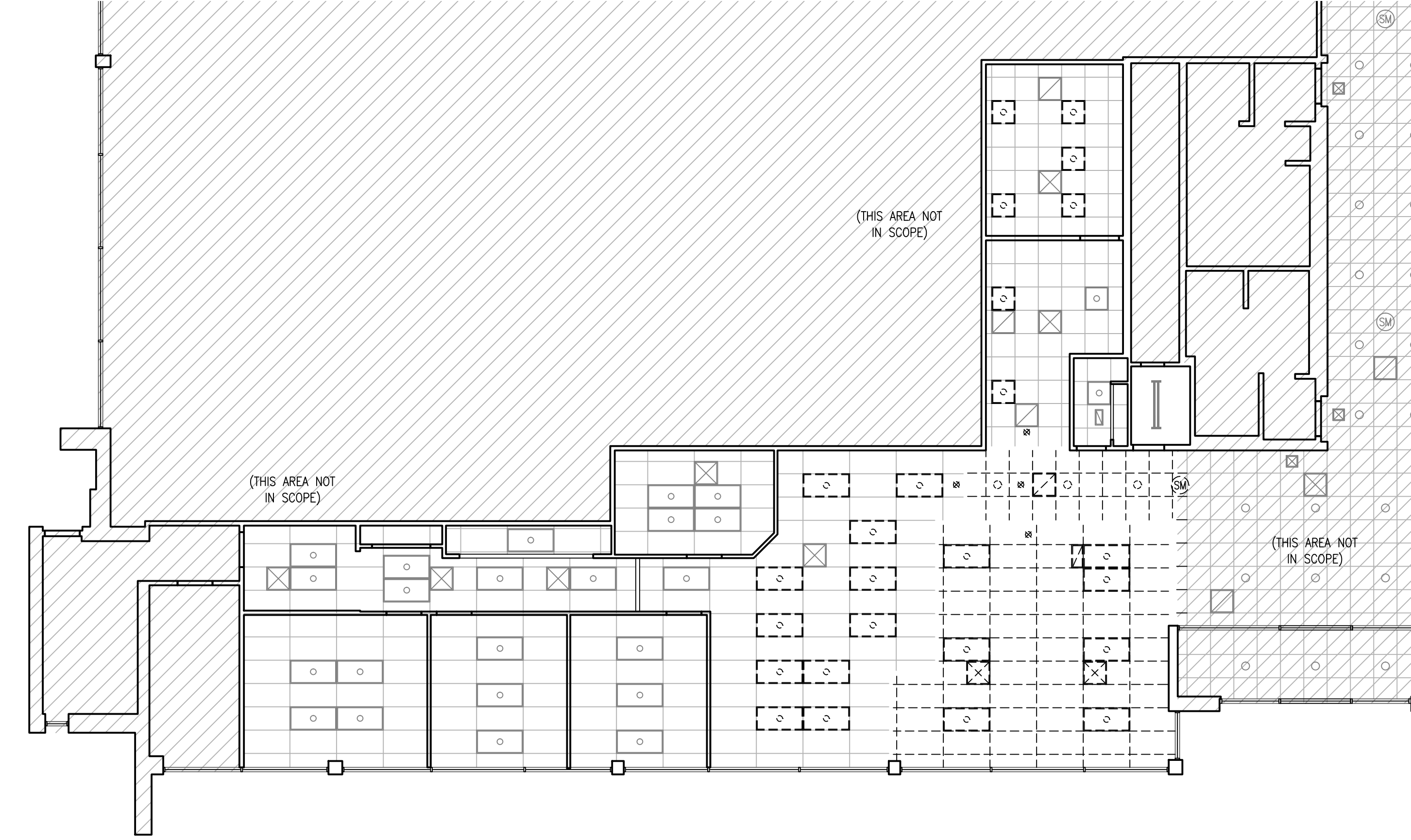
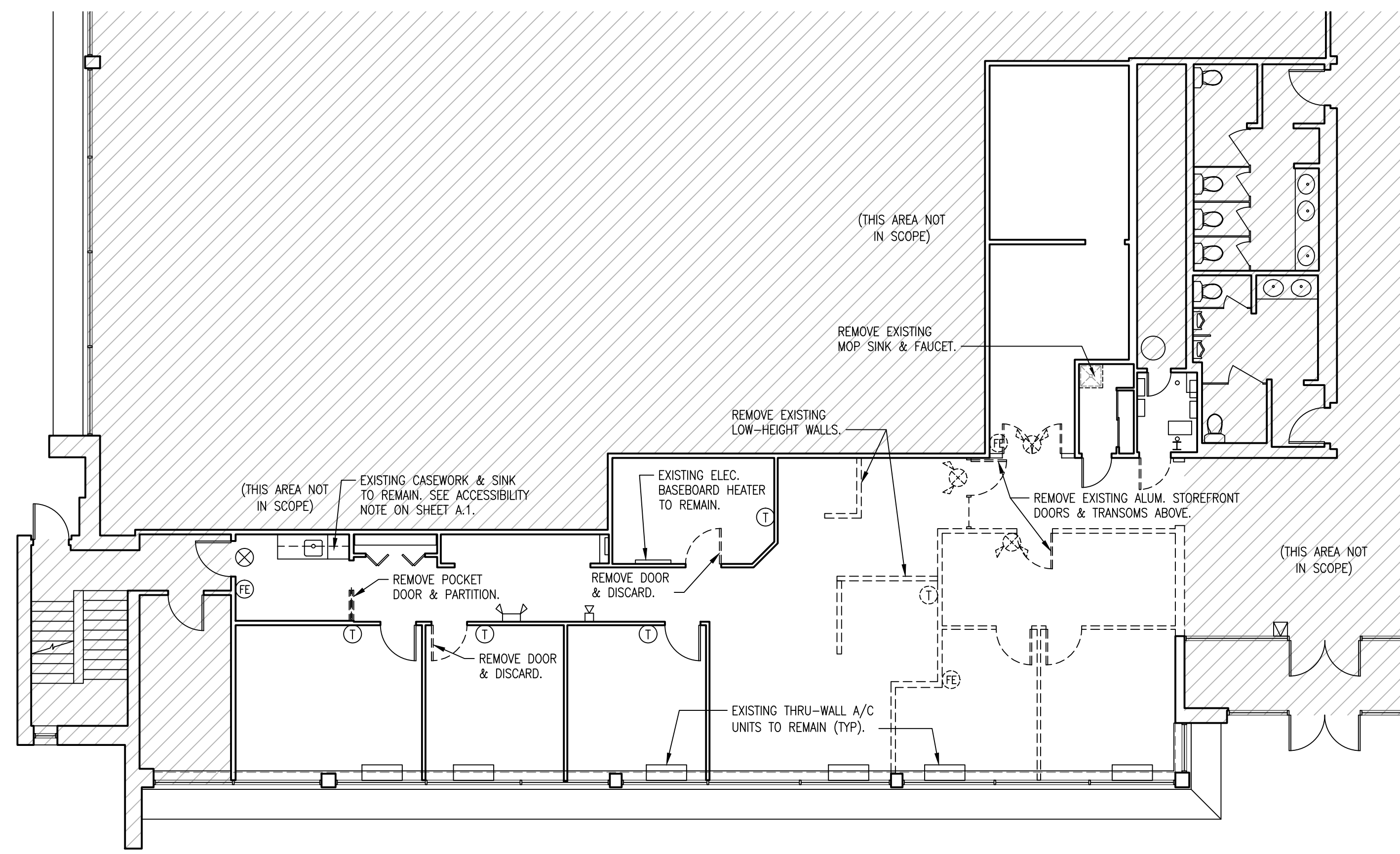
1. ALL FURNITURE, EQUIPMENT, AND MATERIALS NOT DESIRED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. OWNER WILL TAG OR OTHERWISE INDICATE THE FURNITURE, EQUIPMENT, AND MATERIALS DESIRED TO BE KEPT.
2. REMOVE ANY LOW VOLTAGE WIRES & LINES AND CONDUIT BACK TO EXISTING ELECTRICAL PANELS THAT EXIST IN WALLS BEING DEMOLISHED.
3. ALL EXISTING SURFACES DAMAGED AS A RESULT OF DEMOLITION SHALL BE PATCHED AND REPAIRED TO ACHIEVE A SMOOTH SURFACE FOR FINISH INSTALLATION.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF ALL EXISTING ELEMENTS DURING ALL PHASES OF WORK.
5. FOLLOW ALL APPLICABLE FEDERAL, OSHA, STATE AND LOCAL REGULATIONS.
6. CONTRACTOR TO COORDINATE WITH BUILDING OWNER THE DUMPSTER LOCATION ON SITE.
7. ALL DEMOLITION DEBRIS NOT BEING RELOCATED IS TO BE REMOVED FROM THE SITE ON A DAILY BASIS.

DEMOLITION PLAN LEGEND:

- EXISTING WALL TO REMAIN.
- - - - REMOVE EXISTING CONSTRUCTION.
- EXISTING DOOR, & FRAME TO REMAIN. REMOVE EXISTING DOOR HINGES & DOOR KNOB HARDWARE.
- - - - REMOVE EXISTING DOOR LEAF AND SAVE FOR RE-USE. REMOVE EXISTING HINGES & DOOR KNOB HARDWARE.
- ⊗ EXISTING EXIT SIGN TO REMAIN.
- ⊗ REMOVE EXISTING EXIT SIGN W/ EMERGENCY HEADS & SAVE FOR RELOCATION.
- ⊗ EXISTING EMERGENCY BATTERY PACK WITH LIGHT HEADS TO REMAIN.
- ⊗ EXISTING FIRE EXTINGUISHER TO REMAIN.
- ⊗ REMOVE EXISTING FIRE EXTINGUISHER & SAVE FOR RELOCATION.
- ⊗ EXISTING EMERGENCY NOTIFICATION HORN/STROBE DEVICE TO REMAIN.
- ⊗ EXISTING EMERGENCY PULL STATION.
- ⊗ EXISTING THERMOSTAT TO REMAIN.
- ⊗ REMOVE EXISTING THERMOSTAT.

DEMOLITION RCP SYMBOLS LEGEND:

- EXISTING 2'x2' A.C.T. & GRID TO REMAIN. REMOVE ALL STAINED AND DAMAGED TILES.
- - - - REMOVE EXISTING 2'x2' A.C.T. & GRID.
- EXISTING 2'x4' A.C.T. & GRID TO REMAIN. REMOVE ALL STAINED AND DAMAGED TILES.
- - - - REMOVE EXISTING 2'x4' A.C.T. & GRID.
- EXISTING 2'x4' (4-BULB) ACRYLIC LENSED FLUORESCENT LIGHT FIXTURE TO REMAIN.
- ⊗ REMOVE EXISTING 2'x4' (4-BULB) ACRYLIC LENSED FLUORESCENT LIGHT FIXTURE & SAVE FOR RELOCATION.
- EXISTING 2'x2' ACRYLIC LENSED FLUORESCENT LIGHT FIXTURE TO REMAIN.
- ⊗ REMOVE EXISTING 2'x2' ACRYLIC LENSED FLUORESCENT LIGHT FIXTURE & SAVE FOR RELOCATION.
- EXISTING DOWNLIGHT FIXTURE TO REMAIN.
- ⊗ REMOVE EXISTING DOWNLIGHT FIXTURE.
- EXISTING 2'x2' SUPPLY DIFFUSER TO REMAIN.
- ⊗ EXISTING 2'x2' SUPPLY DIFFUSER TO REMAIN.
- ⊗ REMOVE 2'x2' SUPPLY DIFFUSER FOR RELOCATION.
- ⊗ EXISTING 2'x2' RETURN GRILLE TO REMAIN.
- ⊗ REMOVE 2'x2' RETURN GRILLE FOR RELOCATION.
- ⊗ EXISTING 1'x2' RETURN GRILLE TO REMAIN.
- ⊗ EXISTING SMOKE DETECTOR TO REMAIN.
- ⊗ REMOVE EXISTING SMOKE DETECTOR & SAVE FOR RELOCATION.
- ⊗ EXISTING SPRINKLER HEAD TO REMAIN.
- ⊗ REMOVE EXISTING SPRINKLER HEAD FOR RELOCATION.



1 DEMOLITION PLAN

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

2 DEMOLITION REFLECTED CEILING PLAN

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

PROPOSED TENANT IMPROVEMENTS FOR:
MERIDIAN BANK
 653 SKIPPACK PIKE - SUITE 114
 BLUE BELL, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA 19444

RHJ ASSOCIATES, P.C.
 ARCHITECTS • PLANNERS • DESIGNERS
 860 1ST AVE. SUITE 9A
 KING OF PRUSSIA, PA 19406
 610 337 4555
 www.rhjassoc.com

FOR ACCESSIBILITY REVIEW
 DATE: 02.15.2016

REVISIONS

AD.1

P.N.: 2016-0043

Y:\Pimmar Management Co_663 Skipack Pk_Meridian Bank Branch CD Package_2016-0043\Drawings\For Accessibility Review_02.15.2016\Meridian Bank - PLANS_02.15.2016.dwg

NEW FLOOR PLAN SYMBOL LEGEND:

- ROOM I.D. - SEE FINISH SCHEDULE.
- DOOR I.D. - SEE DOOR SCHEDULE.
- WINDOW I.D. - SEE WINDOW SCHEDULE.
- EXISTING EXIT SIGN.
- NEW CEILING-MOUNTED EXIT SIGN W/ EMERGENCY HEADS.
- EXISTING WALL-MOUNTED EMERGENCY NOTIFICATION STROBE DEVICE.
- NEW WALL-MOUNTED EMERGENCY NOTIFICATION HORN/STROBE DEVICE. CONNECT BACK TO EXISTING BUILDING FIRE ALARM SPRINKLER SYSTEM FOR AUTOMATIC NOTIFICATION UPON SPRINKLER WATER FLOW AS REQUIRED.
- NEW WALL-MOUNTED EMERGENCY NOTIFICATION STROBE-ONLY DEVICE. CONNECT BACK TO EXISTING BUILDING FIRE ALARM SPRINKLER SYSTEM FOR AUTOMATIC NOTIFICATION UPON SPRINKLER WATER FLOW AS REQUIRED.
- EXISTING WALL-MOUNTED EMERGENCY BATTERY PACK W/ (2) HEADS.
- NEW WALL-MOUNTED EMERGENCY BATTERY PACK W/ (2) HEADS.
- EXISTING FIRE EXTINGUISHER.
- RELOCATED FIRE EXTINGUISHER MOUNTED ON NEW WALL-BRACKET.
- EXISTING EMERGENCY PULL STATION.
- EXISTING THERMOSTAT.
- NEW 24/7 PROGRAMMABLE THERMOSTAT.

PARTITION LEGEND:

- EXISTING CONCRETE FLOOR PARTITION PATCH & REPAIR AS REQUIRED.
- NEW BUILDING-STANDARD FULL-HEIGHT DEMISING PARTITION ABOVE NEW STOREFRONT SYSTEM: 3/8" (20 GAGE) METAL STUDS @ 16" O.C. MAX. & (1) LAYER 1/2" GWB EACH SIDE TO UNDERSIDE OF STRUCTURE ABOVE.

CONSTRUCTION NOTES:

1. PATCH & REPAIR ALL AREAS OF EXISTING GWB WHERE REQUIRED. PREP FOR NEW FINISHES.
2. EXISTING CONCRETE FLOOR SLAB TO BE PREPPED VIA FLASH PATCHING OR LEVELING AS REQUIRED FOR NEW FLOOR FINISHES, IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
3. PROVIDED TRANSITION STRIP WHERE CARPET, VCT, AND OTHER DISSIMILAR FLOORING MEET.
4. BLOCKING TO BE PROVIDED FOR ALL DOOR STOPS, CABINETS, SHELVING, FIRE EXTINGUISHER BRACKETS AND WALL-MOUNTED TV'S/DISPLAYS. COSTS TO BE INCLUDED IN UNIT PRICES.
5. FINISH CARPENTRY: PROVIDE & INSTALL ALL MILLWORK, INSTALLATION OF SOLID CORE STAIN GRADE WOOD DOORS, & HARDWARE AS SHOWN ON DRAWINGS.
6. TAPE & SPACKLE ALL GWB WHERE EXPOSED. USE METAL CORNER BEADS & METAL 'J' BEADS ON EXPOSED EDGES.

ACCESSIBILITY NOTE:

- THE FOLLOWING ACCESSIBILITY IMPROVEMENTS ACCOUNT FOR MORE THAN 20% OF THE COSTS OF CONSTRUCTION:
- NEW ADA-COMPLIANT ENTRANCE STOREFRONT W/ DOORS
 - REPLACEMENT OF ALL EXISTING DOOR KNOBS TO NEW ADA-COMPLIANT LEVERSETS

SECURITY, A/V, & SERVER NOTE:

ALL SECURITY, AUDIO/VIDEO, SERVERS, & SERVER RACKS TO BE BY TENANT (TYP. N.I.C.)

TEL/DATA SCOPE OF WORK NOTE:

ALL TEL/DATA TO BE BY TENANT (TYP. & N.I.C.)

WINDOW BLINDS NOTE:

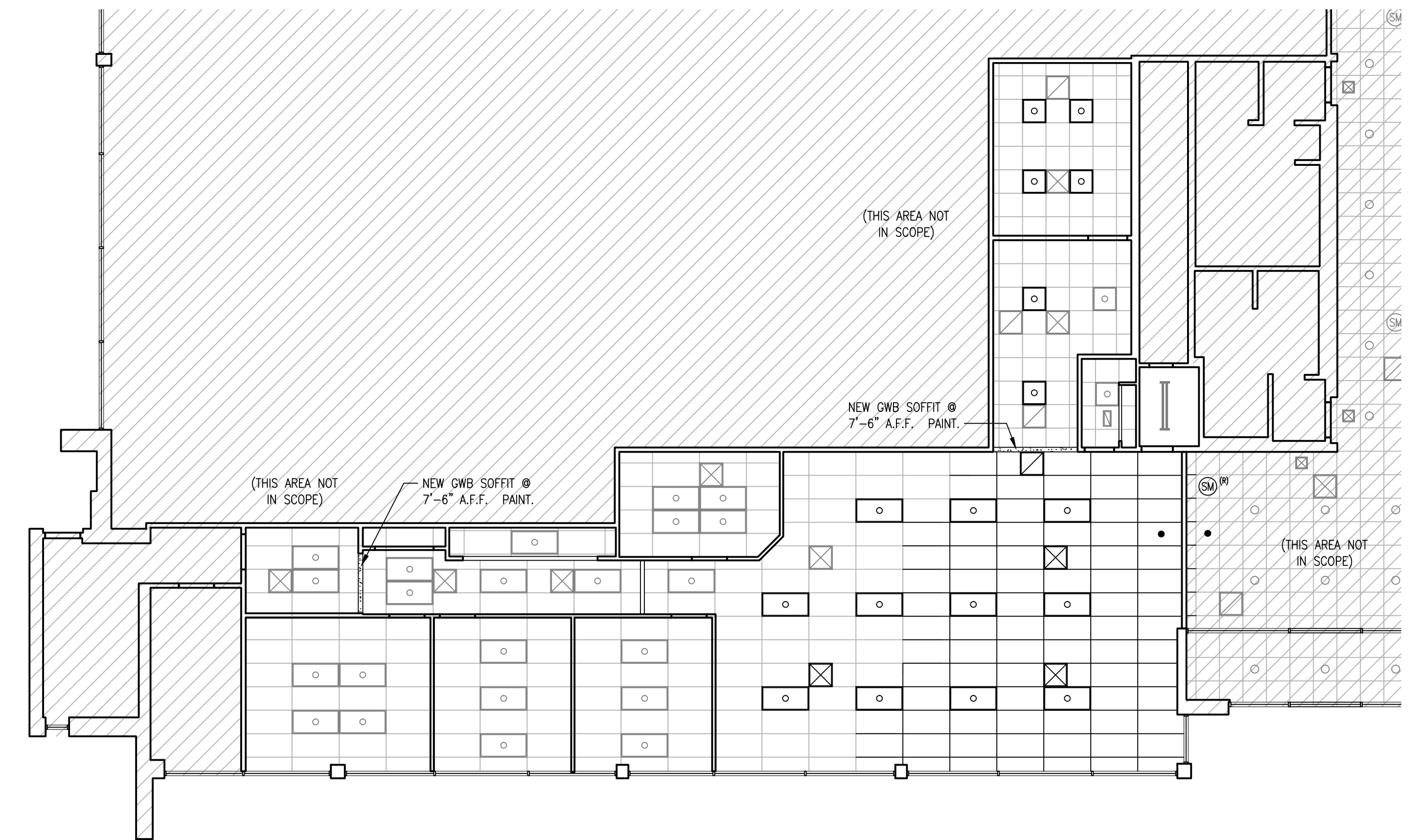
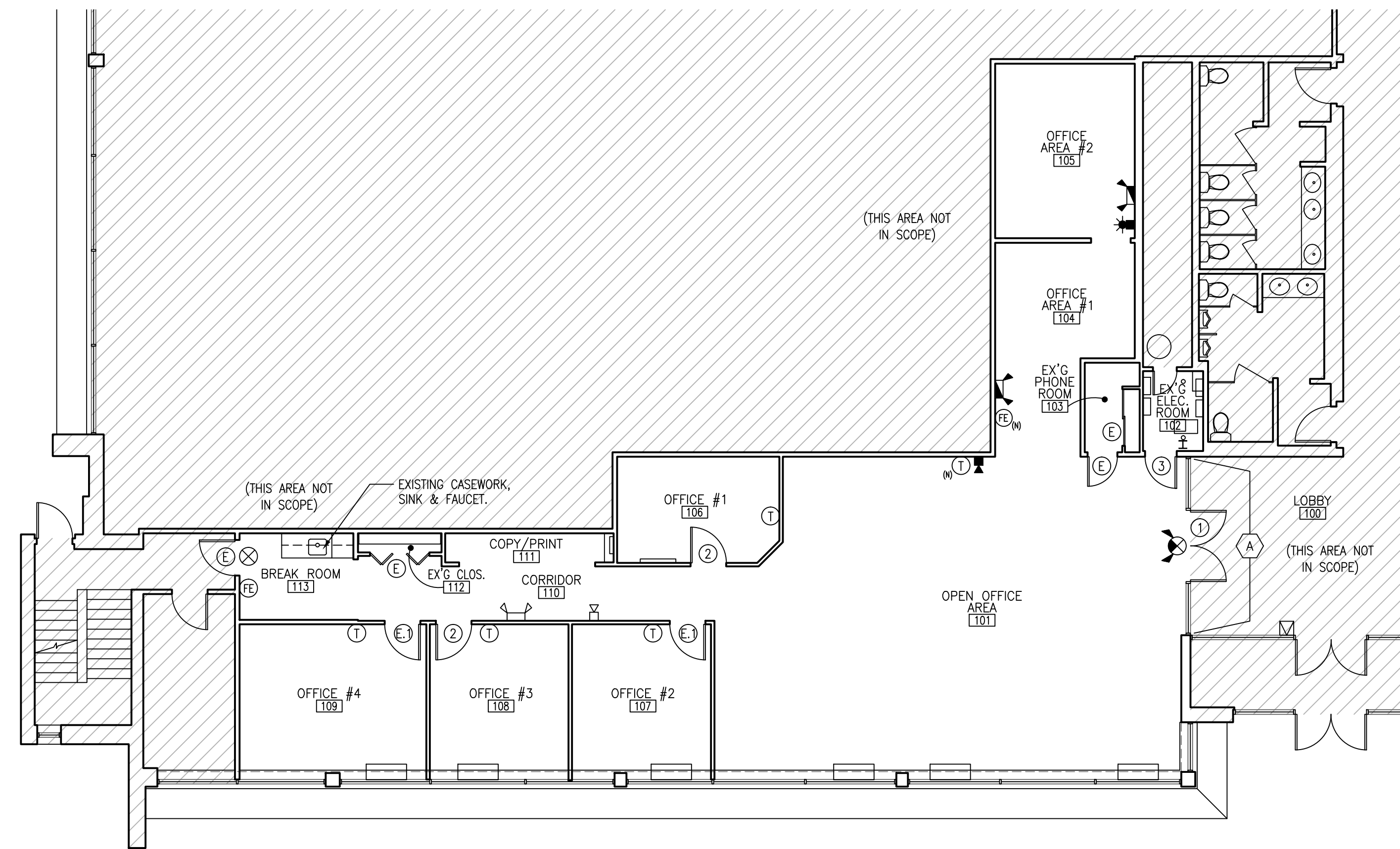
ALL EXISTING WINDOW BLINDS ARE TO REMAIN. CLEAN & REPAIR AS REQUIRED. REPLACE DAMAGED BLINDS WITH NEW TO MATCH AS REQUIRED.

NEW RCP SYMBOLS LEGEND:

- EXISTING 2'X2' A.C.T. & GRID TO REMAIN. PATCH & REPAIR AS REQUIRED TO MATCH EXISTING. INSTALL NEW A.C.T. WHERE DAMAGED OR STAINED A.C.T. IS BEING REMOVED.
- EXISTING 2'X4' A.C.T. & GRID. PATCH & REPAIR AS REQUIRED TO MATCH EXISTING. INSTALL NEW A.C.T. WHERE DAMAGED OR STAINED A.C.T. IS BEING REMOVED.
- NEW 2'X4' A.C.T. & GRID TO MATCH EXISTING.
- EXISTING 2'X2' FLUORESCENT LIGHT FIXTURE W/ ACRYLIC LENSE.
- RELOCATED 2'X2' FLUORESCENT LIGHT FIXTURE W/ ACRYLIC LENSE.
- EXISTING 2'X4' FLUORESCENT LIGHT FIXTURE W/ ACRYLIC LENSE.
- RELOCATED 2'X4' FLUORESCENT LIGHT FIXTURE W/ ACRYLIC LENSE.
- EXISTING 1'X1' SUPPLY DIFFUSER.
- EXISTING 2'X2' SUPPLY DIFFUSER. G.C. TO CLEAN.
- RELOCATED 2'X2' SUPPLY DIFFUSER. G.C. TO CLEAN.
- EXISTING 2'X2' RETURN GRILLE. G.C. TO CLEAN.
- RELOCATED 2'X2' RETURN GRILLE. G.C. TO CLEAN.
- EXISTING 8'X16" RETURN GRILLE.
- RELOCATED SMOKE DETECTOR.
- EXISTING SPRINKLER HEAD.
- NEW/RELOCATED SPRINKLER HEAD.

DUCTWORK NOTE:

G.C. TO RECONNECT RELOCATED & NEW HVAC SUPPLY DIFFUSERS BACK TO EXISTING HVAC SUPPLY DUCTWORK. NEW FLEX DUCT RUNS TO BE 10'-0" MAXIMUM.



1 NEW FLOOR PLAN

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

2 NEW REFLECTED CEILING PLAN

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

PROPOSED TENANT IMPROVEMENTS FOR:

MERIDIAN BANK

653 SKIPPACK PIKE - SUITE 114
BLUE BELL, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA 19444

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

860 1ST AVE, SUITE 9A
KING OF PRUSSIA, PA 19406
610 337 4555
www.rhjassoc.com

FOR ACCESSIBILITY REVIEW
DATE: 02.15.2016

REVISIONS

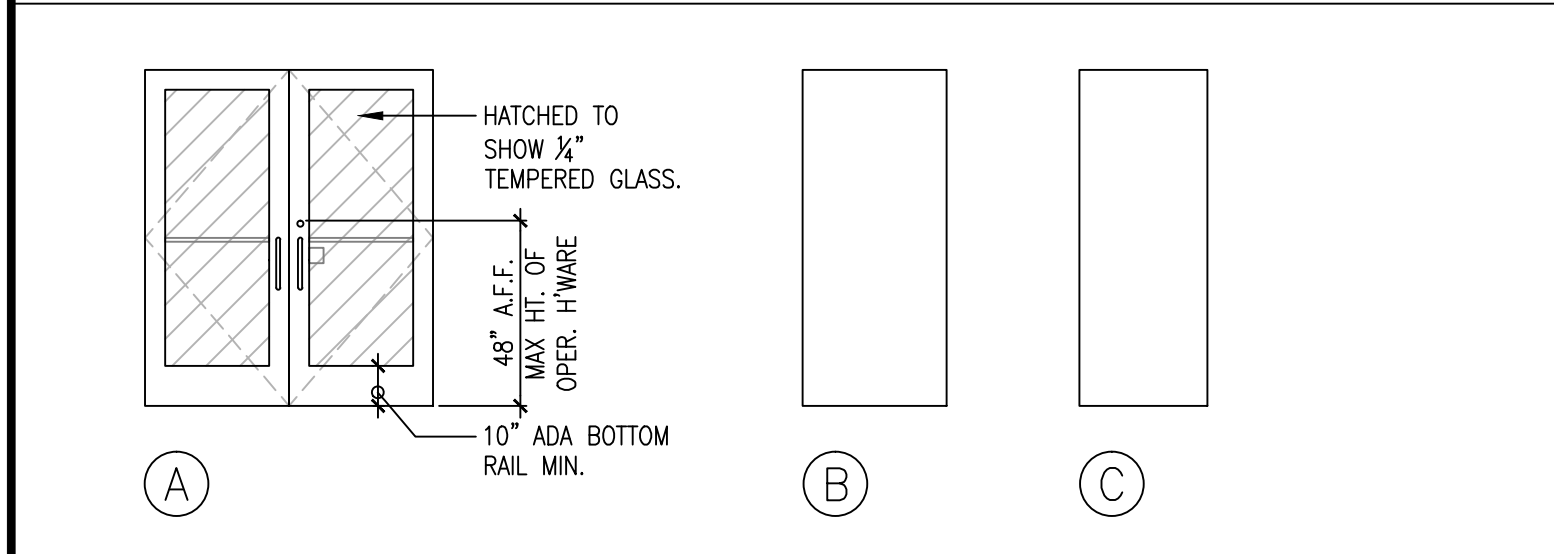
A.1

P.N.: 2016-0043

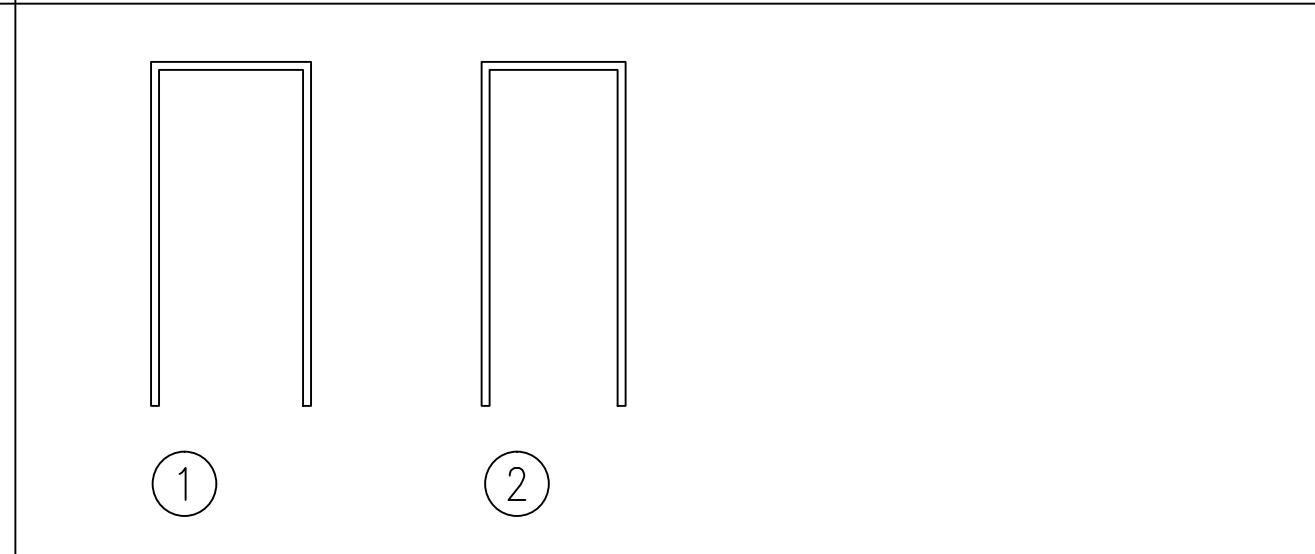
DOOR SCHEDULE

NO.	SIZE	LOC.	DOOR			FRAME			HARDWARE	LABEL	REMARKS
			MTRL	CORE	FINISH	FINISH	FINISH	FINISH			
E	← EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN →										RE-FINISH DOOR & REPAIR FRAME AS REQUIRED.
E	← EXISTING DOOR, AND FRAME TO REMAIN →								E.1		RE-FINISH DOOR & REPAIR FRAME AS REQUIRED. REPLACE ALL KNOB SETS WITH ADA-COMPLIANT LEVER SETS.
1	(2)3'0" x 7'0" x 1 3/4"	ENTRANCE	ALUM.	GLAZ.	MATCH EXISTING STAIN TO MATCH	A	(SEE WINDOW SCHEDULE)		1		MATCH EXISTING FINISHES.
2	3'0" x 7'0" x 1 3/4"	OFFICE	WOOD	SOLID	MATCH EXISTING STAIN TO MATCH	B	H.M.	PAINT	1	2	MATCH EXISTING FINISHES.
3	2'8" x 7'0" x 1 3/4"	ELECTRIC ROOM	H.M.	INSUL.	PAINT	C	H.M.	PAINT	2	3	MATCH EXISTING.

DOOR TYPES

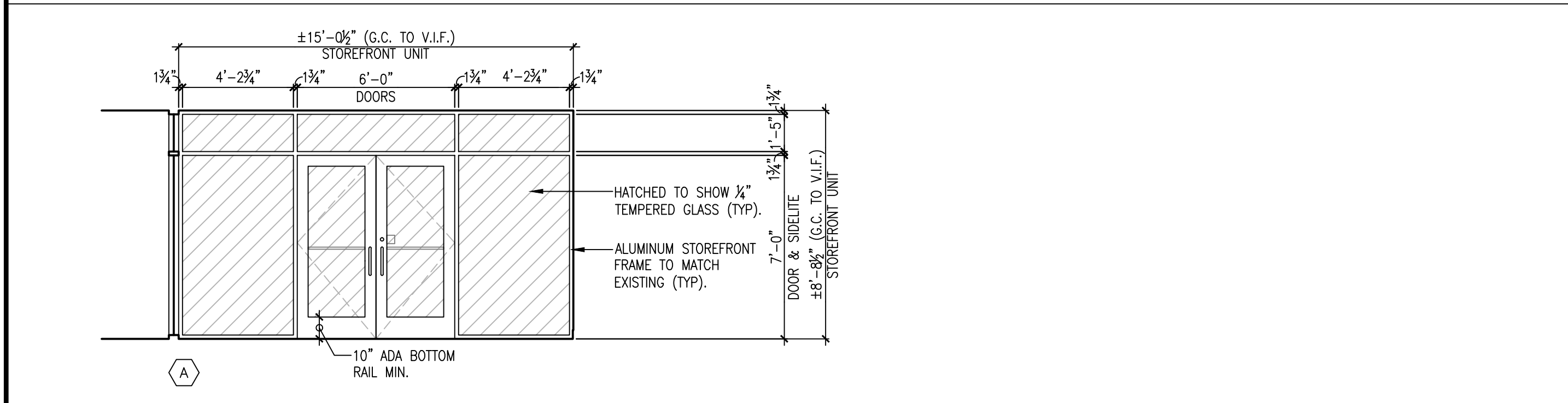


DOOR FRAME TYPES



SET #1:		SET #2:		SET #3:		HARDWARE NOTES:
3 NEW HINGES	1 NEW CONTINUOUS ROTON HINGES	3 NEW HINGES	1 NEW KEYED-LOCK LEVERSET (OFFICE FUNCTION)	3 NEW HINGES	1 NEW KEYED-LOCK LEVERSET (STORAGE FUNCTION)	
1 NEW KEYED-LOCK LEVERSET (OFFICE FUNCTION)	1 NEW KEYED CYLINDER LOCK (ENTRANCE FUNCTION)	1 NEW KEYED-LOCK LEVERSET (OFFICE FUNCTION)	1 PADDLE PUSH	1 NEW KEYED-LOCK LEVERSET (STORAGE FUNCTION)	1 PADDLE PUSH	
3 EXISTING SILENCERS	2 PUSH BARS	3 NEW SILENCERS	2 DOOR PULLS	3 EXISTING SILENCERS	2 DOOR PULLS	
1 EXISTING DOORSTOP	2 NEW SILENCERS	1 NEW DOORSTOP AS REQUIRED	2 NEW CLOSERS	1 NEW DOORSTOP AS REQUIRED	2 NEW CLOSERS	

WINDOW SCHEDULE



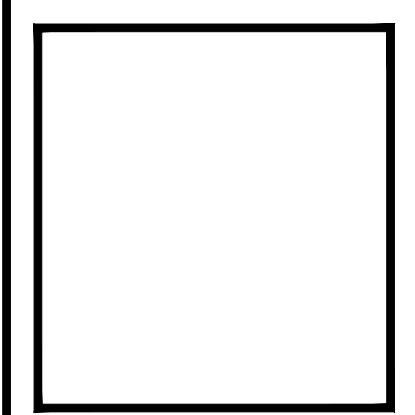
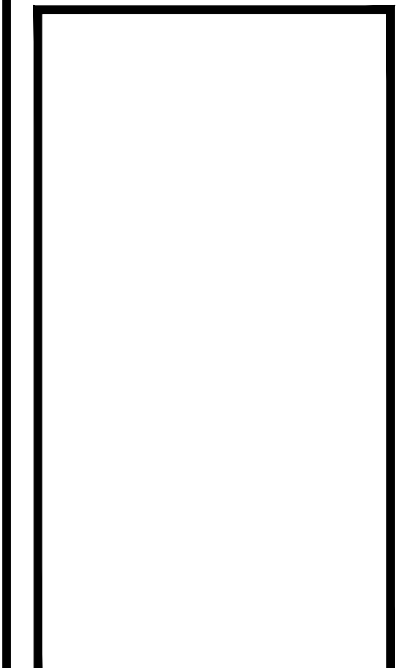
FINISH SCHEDULE

NO.	ROOM	FLOOR		BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		NOTES
		MTRL	SPECIAL FINISHES	MTRL	MTRL	MTRL	SPECIAL FINISHES	MTRL	SPECIAL FINISHES	MTRL	SPECIAL FINISHES	MTRL	SPECIAL FINISHES	MTRL	P	
100	LOBBY	C-1		VB-1	EXIST			EXIST		EXIST		*GLAZ	EXIST	EXIST		* NEW GWB ABOVE GLAZING. SEE FLOOR PLAN.
101	OPEN OFFICE AREA	C-1		VB-1	EXIST			*GLAZ	EXIST	GWB		EXIST	EXIST	EXIST		* NEW GWB ABOVE GLAZING. SEE FLOOR PLAN.
102	EXISTING ELEC. ROOM	EX'G CONC.			EXIST			EXIST		EXIST		EXIST	EXIST	EXIST		
103	EX'G PHONE ROOM	EX'G CONC.			EXIST			EXIST		EXIST		EXIST	EXIST	EXIST		
104	OFFICE AREA #1	C-1		VB-1	GWB			EXIST				EXIST	EXIST	EXIST		* NEW GWB SOFFIT @ DEMOLISHED DOOR LOCATION.
105	OFFICE AREA #2	C-1		VB-1	EXIST			EXIST		EXIST		EXIST	EXIST	EXIST		
106	OFFICE #1	C-1		VB-1	EXIST			EXIST		EXIST		EXIST	EXIST	EXIST		
107	OFFICE #2	C-1		VB-1	EXIST			EXIST		EXIST		EXIST	EXIST	EXIST		
108	OFFICE #3	C-1		VB-1	EXIST			EXIST		EXIST		EXIST	EXIST	EXIST		
109	OFFICE #4	C-1		VB-1	EXIST			EXIST		EXIST		EXIST	EXIST	EXIST		
110	CORRIDOR	C-1		VB-1	EXIST			EXIST		EXIST		EXIST	EXIST	EXIST		
111	COPY/PRINT	C-1		VB-1	EXIST			EXIST		EXIST		EXIST	EXIST	EXIST		
112	EXISTING CLOSET	C-1		VB-1	EXIST			EXIST		EXIST		EXIST	EXIST	EXIST		
113	BREAK ROOM	VCT-1		VB-1	EXIST			EXIST		EXIST		EXIST	EXIST	EXIST		

FINISH SCHEDULE LEGEND:

C = CARPET	P = PAINT	"P" COLUMNS = SURFACE TO BE PAINTED
EXIST = EXISTING WALL/GLAZING	VB = VINYL BASE	
GLAZ = GLAZING/STOREFRONT UNIT	VCT = VINYL COMPOSITION TILE	
GWB = GYPSUM WALLBOARD		

PROPOSED TENANT IMPROVEMENTS FOR:
MERIDIAN BANK
 653 SKIPPACK PIKE - SUITE 114
 BLUE BELL, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA 19444



RHJ ASSOCIATES, P.C.
 ARCHITECTS • PLANNERS • DESIGNERS
 860 1ST AVE. SUITE 9A
 KING OF PRUSSIA, PA 19406
 610 337 4555
 www.rhjassoc.com

FOR ACCESSIBILITY REVIEW
 DATE: 02.15.2016

REVISIONS

A.2

P.N.: 2016-0043

Y:\Pimmar Management Co_663 Skipack Pk_Meridian Bank Branch CD Package_2016-0043 Drawings\For Accessibility Review_02.15.2016\Meridian Bank - PLANS_02.15.2016.dwg