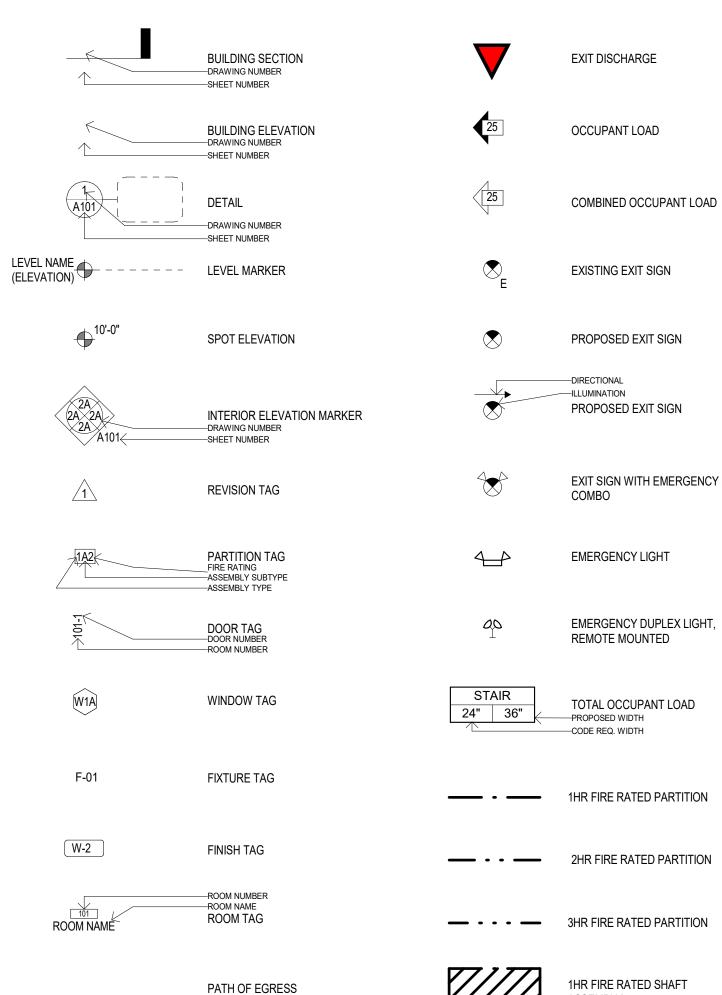
ARRREVATIONS.

ABBREVATIONS:							
ABV above	CTR center	DWG drawing	FLX flexible	INT interior	NOM nominal	REF reference	TKBD tackboard
AP access panel	CL center line		FLR floor	INV invert	N north	RP reference point	TEL telephone
ACS acoustical	CT ceramic tile	EA each	FD floor drain		NIC not in contract	RFL reflect, -ed	TEMP temperatire
ACT acoustical ceiling tile	CHBD chalkboard	E east	FLUOR fluorescent	JAN janitor	NTS not to scale	REFR refrigerator	TC terra cotta tile
AD area drain	CHAM chamfer	ELAS elastomeric	FT foot, feet	JT joint	NUM number	REG reglet	THER thermostat
ADD addendum	C channel	ELEC electric, -al	FTG footing	JTF joint filler		REINF reinforcing, -ment	THRSHLD threshold
ADDL additional	CO clean out	EP electrical panel	FDN foundation		OC on center	RLF relief	THK thick, -ness
ADH adhesive	CLR clear, clearance	EWC electrical water cooler	FR frame, -d, -ing	KPL kick plate	OPQ opaque	RMV remove, -able	TLT toilet
ADJ adjacent	CLO closet	ELEV elevation	FS full size		OPNG opening	REQ require, -d	T&G tongue and groove
ADJT adjustable	CW cold water	EL elevator	FBO furnish by others	LBL label	OPP opposite	RES resilient	TO top of
AFF above floor finish	COL column	EMER emergency	FOIC furnished by owner,	LAD ladder	OPPF opposite face	RTN return	TOC top of concrete
AGG aggregate	COMB combination	ENC enclosure	installed by contractor	LAM laminate, -d	OPPH opposite hand	RA return air	TOF top of footing
AC air conditioning	COMP computer	ENT entrance	FURN furnish, -ed	LAV lavatory	OPPS opposite side	REV revise, -d, -ion	TOS top of steel
ALT alternate	COMPR compress, -ed, -ion, -ible	EPX epoxy	FUR furred, -ing	LCCPR lead coated copper	OZ ounce	RH right hand	TOW top of wall
ALUM aluminum	CONC concrete	EQ equal	FUT future	L left	O TO O out to out	R riser	TD towel dispenser
AB anchor bolt	CMU concrete masonry unit	EQP equipment		LH left hand	OD outside diameter	RD roof drain	TRANS transparent
ANOD anodized	COND condition, -al	EST estimate	GA gauge	LNG length, long	OVHD overhead	RFG roofing	TR tread
APPROX approximate	CNDT conduit	EXC excavator, excavation	GAL gallon	LT light	OA overall	RM room	TYP typical
ARCH architect, -ural	CONN connect, -or, -ion	EXH exhaust	GALV galvanize, -d	LTG lighting		RO rough opening	,,
ASPH asphalt	CONST construction	EXG existing, existent	GSM galvanized sheet metal	LW lightweight	P page	RND round	UCT undercut
AUTO automatic	CONT continuous	ED existing dimension	GSTL galvanized steel	LMS limestone	PNT paint, -ed	RBR rubber	UL underwriter's laboratory
AVG average	CONTR contract, -or	EPS expanded polystyrene	GL glass	LIN linoleum	PR pair		UNF unfinished
3	CJT control joint	EB expansion bolt	GFRG glass fiber reinforced gypsum	LTL lintel	PNL panel	SFGL safety glass	UON unless otherwise noted
BBD base board	COORD coordinate	EJT expansion joint	GLZ glaze, -d, -ing	LL live load	PTD paper towel dispenser	SCHD schedule	URTH urethane
BP base plate	CPR copper	EXP JT expansion joint	GBR grab bar	LKG looking	PTR paper towel receptacle	SCN screen	U/S underside
BSMT basement	CORR corrugated	EXP expose, -d	GD grade, -ing	LVR louver	PARA paragraph	SNT sealant	UTIL utility
BM beam	CNTR counter	EXT exterior	GRN granite	LP low point	PAR parallel	SEC section	3 <u>_</u> 3
BEL below	CFL counterflashing	EXTR extrusion	GND ground	'	PBD particle board	SSK service sink	VB vapor barrier
BMK bench mark	CS countersunk		GWP grounded waterproof outlet	MACH machine	PTN partition	SB setting bed	VNR veneer
BET between	CRS course, -s	FAB fabricate, fabricator	GT grout	MH manhole	PVMT pavement	SHTH sheathing	VENT ventilating
BYD beyond	CVR cover	FB face brick	GWB grypsum wall board	MFR manufacturer	PERF perforate, -d	SHT sheet	VIF verify in field
BIT bituminous	CFT cubic foot	FO face of	GTTD GTYPOGITI TIGIT DOGTA	MRB marble	PERI perimeter	SHL shelf, shelving	VERT vertical
BLK block	CYD cubic yard	FOB face of building	HNRL handrail	MAS masonry	PERP perpendicular	SHRG shoring	VCB vinyl cove base
BLKG blocking	CUS custom	FOC face of concrete	HDW hardware	MO masonry opening	PLAS plaster	SIM similar	VCT vinyl composite tile
BLS bluestone	oce sustem	FOM face of masonry	HDWD hardwood	MARL material	PLAM plastic laminate	SLV sleeve	VSB vinyl straight base
BD board	DPR damper	FOS face of stud	HDR header	MAX maximum	PL plate	SP soundproof, -ing	VOL volume
BS both sides	DMPF dampproofing	FOW face of wall	HTR heater	MECH mechanical	PNT paint, -ed	S south	VOL VOIGINO
BOT bottom	DL dead load	FCU fan coil unit	HTG heating	MED medium	PLYWD plywood	SPK speaker	WSCT wainscot
BOC bottom of concrete	DEMO demolish, demolition	FDV fire department valve	HVAC heating, ventilating, & air conditioning	MEMB membrane	PWD plywood	SPL special	WC water closet
BOF bottom of footing	DEPT department	FND feminine napkin disposal	HT height	MTL metal, -ic	PSF pounds per square foot	SPEC specification, -s	WR water repellent
BOS bottom of steel	DEPR depress, -ed	FNV feminine napkin vendor	HEX hexagonal	MM millimeter	PSI pounds per square inch	SFP spray fireproofing	WS water stop
BOW bottom of wall	DET detail	FBD fiberboard	HP high point	MWK millwork	PIP poured in place	SQ square	WPF waterproof, -ing
BRCG bracing	DTL detail	FGL fiberglass	HM hollow metal	MIN minimum	PFB prefabricated	SF square foot	WT weight
BRKT bracket	DIA diameter	FIN finish	HMDRF hollow metal door frame	MIR mirror	PFN prefinished	STAG staggered	WWF welded wire fabric
BRK brick	DIFF diffuse	FFL finish floor	HK hook	MISC miscellaneous	PFM preformed	SST stainless steel	W west
BC brick course	DIM dimension	FFE finish floor elevation	HORIZ horizontal	MOD modular	PMF premolded filler	STD standard	WF wide flange
BRZ bronze	DISP dispenser	FGD finish grade	HW hot water	MLDG molding	PRT pressure treated	STL steel	WDW window
BLDG building	DIV division	FF finished face	HWH hot water heater	MR mop receptacle	PROJ project	STOR storage	WM wire mesh
DED C ballaring	DR door	FA fire alarm	HR hour	MRT mortar	1 1100 project	STRUCT structure, -al	W/ with
CAB cabinet	DBL double	FEC fire extinguisher cabinet	HYD hydrant	MT mount, -ed	QT quarry tile	SUR surface	W/O without
CPT carpet	DWL dowel	FRC fire-resistant coating	TTD Tywrait	MOV movable	QTR quarter	SUSP suspended	vv/O williout
CB catch basin	DN down	FRT fire-retardant	IN inch	MUL mullion	WIII qualite	SW switch	
CK caulk	DS down spout	FPF fireproof, -ing	INCL include, -d,- ing	WOL MUIDH	RAD radius	SYM symmetrical	
CLG ceiling	D drain	FXD fixed	ID inside diameter	NAT natural	REC recessed	SYN synthetic	
CEM cement	DWR drawer	FLG flashing	INSUL insulate, -d, -ing	NEO neoprene	RECT rectangular	SYS system	
OFINI COLLICIII	DIVIT GIANGI	i LO liastility	inout insulate, -u, -ing	MEO Heoptelle	NEOT 166tallyulal	OTO SYSTEM	

DRAWING LIST

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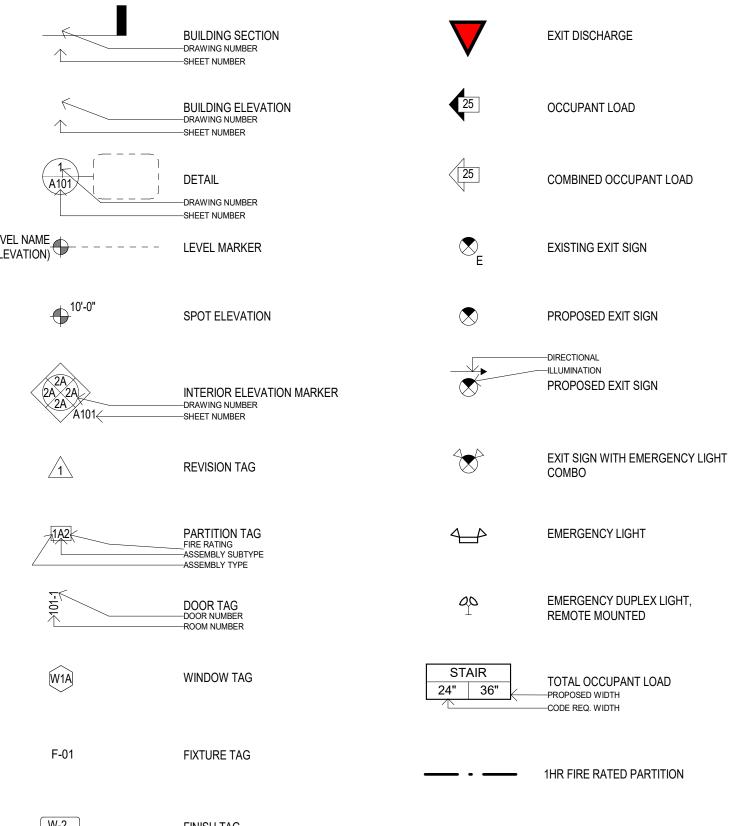
SYMBOLS KEY:



ACCESSIBLE PATH OF EGRESS

PORTABLE FIRE EXTINGUISHER

SHAFT ASSEMBLY



GENERAL NOTES:

- 1. ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF LOCAL AND STATE CODES AND THE SPEC'S OF THE NATIONAL BOARD OF FIRE UNDERWRITERS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP AND/OR APPROPRIATE AUTHORITY HAVING JURISDICTION OVER CONSTRUCTION WHERE THE PROJECT IS LOCATED. CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CORRECTION PRIOR TO BEGINNING ANY WORK. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS GOVERN.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR, WHETHER IMPLIED BY, OR DIRECTLY STATED ON THESES DRAWINGS, IN ORDER TO COMPLETE THE WORK AS INDICATED HEREIN.
- 3. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE PLANS AND SPECIFICATION
- 4. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRE-CAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY WORK, OR FOR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- ANY WORK SHOWN OR REFERRED TO ON ANY PORTION OF THE DOCUMENTS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS, WHERE DISCREPANCIES OCCUR IN THE DOCUMENTS, GC SHALL OBTAIN CLARIFICATION IN WRITING PRIOR TO SUBMITTING HIS BID. OTHERWISE, IT WILL BE ASSUMED THE HIGHER COST ITEM WAS BID ON. IN ORDER TO ENSURE COORDINATION, PARTIAL SETS OF DRAWINGS SHALL NOT BE ISSUED TO ANY CONTRACTOR, SUB-CONTRACTOR, OR VENDOR. ONLY COMPLETE SETS OF DOCUMENTS ARE TO BE ISSUED.
- THE FOLLOWING SET OF DRAWINGS IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF STOKES ARCHITECTURE, WHETHER THE PROJECT IS EXECUTED OR NOT. NO CHANGES, ALTERATIONS, OR DELETIONS MAY BE MAKE HERETO EXCEPT BY THE ARCHITECT.
- 7. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR
- 8. HOLD INDICATED DIMENSIONS. DO NOT SCALE DRAWINGS. RESOLVE ANY DISCREPANCIES BEFORE BEGINNING WORK.
- 9. ALL EXISTING CONSTRUCTION AND LANDSCAPE FEATURES THAT ARE TO REMAIN AS PART OF THE PROJECT SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE PERIOD OF CONSTRUCTION WORK. ANY DAMAGED CONSTRUCTION OR FEATURES SHALL BE REPLACED AT THE EXPENSE OF THE
- 10 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND INSPECT CONDITIONS OF PRIOR WORK OF OTHER TRADES BEFORE PROCEEDING WITH ANY WORK. UNACCEPTABLE OR INCORRECT PRIOR WORK SHALL BE REPAIRED OR REPLACED BEFORE STARTING WORK. PROCEEDING WITH THE WORK SHALL CONSTITUTE ACCEPTANCE OF PRIOR WORK.
- 11. REFER TO SPECIFICATION AND/OR SCHEDULES.

CONTRACTOR TO THE SATISFACTION

- 12. ALL CONTRACTORS SHALL VISIT THE SITE AND THOROUGHLY ACQUAINT THEMSELVES WITH THE CONDITIONS IN THE FIELD AND THE NATURE AND THE EXTENT OF THE WORK TO BE PERFORMED.
- 13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE SAFETY OF PERSONS AND PROPERTY, AND THEIR PROTECTION FROM DAMAGE, INJURY AND LOSS. THE CONTRACTOR SHALL INSURE THAT THE JOB SITE IS MAINTAINED AT ALL TIMES IN SUCH A WAY AS TO PREVENT INJURY OR DAMAGE TO ALL PERSONS WORKING ON OR VISITING THE PREMISES AND TO PERSONAL PROPERTY.
- THE CONTRACTOR REPRESENTS THAT HE HAS THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS AND THAT THEY ARE SUITABLE FOR SUBMITTING A VALID BID. CONTRACTOR SHALL SUBMIT A WRITTEN DESCRIPTION OF ALL DEFICIENCIES AND AMBIGUITIES IN THE CONTRACT DOCUMENTS TO THE OWNER WITHIN 30 DAYS OF SIGNING THE CONTRACT. CHANGE ORDERS FOR DESIGN DEFICIENCIES OR AMBIGUITIES NOT INCLUDED IN CONTRACTORS DESCRIPTION WILL NOT BE AUTHORIZED.

OWNER/ OPERATOR: GATEWAY TO NEW HOPE, LLC 274 South River Road New Hope, PA 18938

RIVERHOUSE AT

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> ARCHITECT: STOKES ARCHITECTURE 1700 Sansom Street Philadelphia, PA 19103 tel: (215) 523-9190

INTERIOR DESIGNER BALONGUE DESIGN INC 707 Matsonford Road Villanova, PA 19085 tel: (610) 525-7593

fax: (610) 525-7594

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GENERAL REVISIONS 0 ISSUE FOR PERMIT 2019-0228

ALL DIMENSIONS AND RELATIONSHIPS MUST BE VERIFIED BY CONTRACTOR. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. FILENAME: Odettes.v2017.current.rvt CHECKED:

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