

PROJECT DESCRIPTION

SITE: RIVERHOUSE AT ODETTE'S  
274 SOUTH RIVER ROAD  
NEW HOPE, PA 18938

PROJECT SCOPE:  
APPROXIMATELY 46,000 SF NEW HOTEL AND CONFERENCE FACILITY. PROGRAM FOR THE HOTEL INCLUDES 34 HOTEL ROOMS; FITNESS ROOM/SPA; BANQUETTE HALL; RESTAURANT WITH BAR; ROOF DECK RESTAURANT/BAR; ASSOCIATED BACK OF HOUSE SPACES; AND GROUND LEVEL PARKING BELOW BUILDING.

APPLICABLE CODES & REGULATORY AGENCIES:  
INTERNATIONAL BUILDING CODE - 2009  
INTERNATIONAL EXISTING BUILDING CODE - 2015  
CHAPTER 11/APPENDIX E OF INTERNATIONAL BUILDING CODE - 2015  
ICC A117.1 - 2009  
INTERNATIONAL ENERGY CONSERVATION CODE - 2009  
INTERNATIONAL FIRE CODE - 2009  
INTERNATIONAL FUEL/GAS CODE - 2009  
INTERNATIONAL MECHANICAL CODE - 2009  
NFPA 70 NATIONAL ELECTRIC CODE

CODE REVIEW

ICC - IBC 2009

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION				
303.1	CLASSIFICATION	ASSEMBLY A-2: RESTAURANT & BAR		
303.1	CLASSIFICATION	ASSEMBLY A-2: BANQUET HALL		
310.1	CLASSIFICATION	RESIDENTIAL R-1: HOTEL		
311.3	CLASSIFICATION	LOW-HAZARD STORAGE S-2: PARKING		
CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY				
404.2	ATRIUM USE	EXCEPTION: THE ATRIUM FLOOR IS PERMITTED TO BE USED FOR ANY APPROVED USE WHERE SPACE IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1		
404.5	(ATRIUM) SMOKE CONTROL	EXCEPTION: SMOKE CONTROL IS NOT REQUIRED FOR ATRIUMS THAT CONNECT ONLY TWO STORIES		
404.6	ENCLOSURE OF ATRIUMS	EXCEPTION #3: THE ADJACENT SPACES OF ANY THREE FLOORS OF THE ATRIUM SHALL NOT BE REQUIRED TO BE SEPARATED FROM THE ATRIUM WHERE SUCH SPACES ARE ACCOUNTED FOR IN THE DESIGN OF THE SMOKE CONTROL SYSTEM.		
420.2	SEPARATION WALLS	WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING SLEEPING UNITS FROM OTHER OCCUPANCIES IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECT. 709		
420.3	HORIZONTAL SEPARATION	FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS FROM OTHER OCCUPANCIES IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECT. 712		
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS				
503	PROPOSED CONSTRUCTION TYPE	BUILDING NO.1 (GRADE LEVEL) USE GROUP S-2: PARKING GARAGE TYPE IA PER SECTION 601  BUILDING NO.2 (ABOVE GRADE) NON-SEPARATED MIXED-USE BUILDING USE GROUP R-1: HOTEL USE GROUP A-2: RESTAURANT & BAR USE GROUP A-2: BANQUET HALL TYPE IIA PER SECTION 601		
	NOTE: HEIGHT AND AREA MODIFICATIONS IN PARENTHESIS PER SECTIONS 504 & 506			
	USE GROUP	BUILDING HEIGHT (FEET)	STORIES ABOVE GRADE PLANE	BUILDING AREA PER STORY (SF)
	BUILDING 1 S-2	UNLIMITED	UNLIMITED	UNLIMITED
	BUILDING 2 A-2 R-1	65 (85) 65 (85)	3 (4) 4 (5)	15,500 (46,500) 24,000 (72,000)
ACTUAL BUILDING HEIGHT & AREA				
		BUILDING HEIGHT (FEET)	STORIES ABOVE GRADE PLANE/ HORIZONTAL BUILDING SEPARATION	BUILDING AREA (SF)
OVERALL BUILDING	FROM GRADE:	65.7	5	44,611
	MEAN HEIGHT PER ZONING ORDINANCE:	53.25		
BUILDING 1 S-2	11.5	1	10,807	
BUILDING 2 A-2/R-1	54.2	4	34,002	

TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS	GROUP	HEIGHT (FT)	TYPE OF CONSTRUCTION									
			TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
			A	B	A	B	A	B	HT	A	B	
			UL	160	65	55	65	55	65	50	40	
			STORY(S) AREA (A)									
S-2	S	UL	11	5	3	4	3	5	4	2		
	A	UL	79,000	39,000	26,000	39,000	26,000	38,500	21,000	13,500		
	UL	UL	11	3	2	3	2	3	2	1		
A-2	S	UL	11	15,500	9,500	14,000	9,500	15,000	11,500	6,000		
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL		
	UL	UL	11	4	4	4	4	4	3	2		
R-1	S	UL	11	24,000	16,000	24,000	16,000	20,500	12,000	7,000		
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL		
	UL	UL	11	4	4	4	4	4	3	2		

504.2	AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE	WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE
506.3	AUTOMATIC SPRINKLER SYSTEM AREA INCREASE	WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE.
508.1	MIXED USE AND OCCUPANCY	EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING OR PORTION THEREOF SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 508.2, 508.3, OR 508.4, OR A COMBINATION OF THESE SECTIONS.
508.3	NON-SEPARATED OCCUPANCIES	BUILDINGS OR PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS NONSEPARATED OCCUPANCIES.
509.2	SPECIAL PROVISIONS - HORIZONTAL BUILDING SEPARATION ALLOWANCE	A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHERE <u>ALL OF THE FOLLOWING CONDITIONS ARE MET</u> :  1. THE BUILDINGS ARE SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A MINIMUM 3-HOUR FIRE-RESISTANCE RATING.  2. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS NO MORE THAN ONE STORY ABOVE GRADE PLANE.  3. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS OF TYPE IA CONSTRUCTION.  4. SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 715.4.  5. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300, OR GROUP B, M, R OR S OCCUPANCIES.  6. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, AND SHALL BE PERMITTED TO BE ANY OF THE FOLLOWING OCCUPANCIES: A. Group S-2: parking garage used for the parking and storage of private motor vehicles B. Multiple Group A, each with an occupant load of less than 300 C. Group B D. Group M E. Group R F. Uses incidental to the operation of the building (including entry lobbies, mechanical rooms, storage areas and similar uses)  7. <u>THE MAXIMUM BUILDING HEIGHT IN FEET (MM) SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 503 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHT AS MEASURED FROM THE GRADE PLANE.</u>

CHAPTER 6: TYPES OF CONSTRUCTION											
TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V		
		A	B	A	B	A	B	HT	A	B	
	PRIMARY STRUCTURAL FRAME	3a	2a	1	0	1	0	HT	1	0	
	BEARING WALLS: EXTERIOR INTERIOR	3 3a	2 2a	1 1	0 0	2 1	2 0	2 1/HT	1 1	0 0	
	NONBEARING WALLS & PARTITIONS - EXTERIOR										
	SEE TABLE 602										
602	NONBEARING WALLS & PARTITIONS - INTERIOR	0	0	0	0	0	0	SEE SECTION 602.4.6	0	0	
	FLOOR CONSTRUCTION & SECONDARY MEMBERS	2	2	1	0	1	0	HT	1	0	
	ROOF CONSTRUCTION & SECONDARY MEMBERS	1½b	1b,c	1b,c	0c	1b,c	0	HT	1b,c	0	
	CONSTRUCTION CLASSIFICATION	BUILDING ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING PER TABLE 601 SHALL COMPLY WITH THE PROVISIONS OF SECTION 703.2.  <b>TYPE IA &amp; IIA - FULLY SPRINKLERED</b> STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.									

CHAPTER 7: FIRE & SMOKE PROTECTION FEATURES		
707.5	FIRE BARRIERS- CONTINUITY	FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.
707.5.1	FIRE BARRIERS- SUPPORTING CONSTRUCTION	THE <b>SUPPORTING CONSTRUCTION FOR A FIRE BARRIER SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE FIRE BARRIER SUPPORTED</b> . HOLLOW VERTICAL SPACES WITHIN A FIRE BARRIER SHALL BE FIREBLOCKED IN ACCORDANCE WITH SECTION 717.2 AT EVERY FLOOR LEVEL.
708.1	SHAFT ENCLOSURES	<b>SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS</b> IN ACCORDANCE WITH SECTION 707 OR <b>HORIZONTAL ASSEMBLIES</b> IN ACCORDANCE WITH SECTION 712, OR BOTH.
709.3	FIRE PARTITIONS- FIRE RESISTANCE RATING	FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. (SEE 709.4 FOR CONTINUITY)
712.3	HORIZONTAL ASSEMBLIES- FIRE RESISTANCE RATING	HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND <b>HORIZONTAL ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING SHALL BE A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION</b> . (SEE 712.3 FOR CONTINUITY)
714.1	FIRE RESISTANT JOINT SYSTEMS	JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS/FLOORS/CEILINGS SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE CONSTRUCTION.
714.4	EXTERIOR CURTAIN WALL/FLOOR INTERSECTION	SYSTEM SHALL BE SECURELY INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E 2307.

CHAPTER 8: INTERIOR FINISHES				
TABLE 803.0 INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY	GROUP	SPRINKLERED		
		EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
	A-2	B	B	C
	B,E,M,R-1	B	C	C
	S	C	C	C

CHAPTER 9: FIRE PROTECTION SYSTEMS				
903	AUTOMATIC SPRINKLER SYSTEMS	903.3.1.1: ENTIRE EXISTING BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13. CONTRACTOR SHALL ADJUST EXISTING SPRINKLER SYSTEM AS REQUIRED BASED ON THE PROPOSED DESIGN TO MAINTAIN COMPLIANCE WITH NFPA 13.		
906	PORTABLE FIRE EXTINGUISHERS	906.1.1: PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN GROUP A-2 AND B OCCUPANCIES, AND SELECTED AND INSTALLED IN ACCORDANCE WITH SECTION 906 & NFPA 10 FOR CLASS A FIRE HAZARDS.		
TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS	MINIMUM RATED SINGLE EXTINGUISHER	2-Ac	2-A	4-Aa
	MAXIMUM FLOOR AREA PER UNIT OF A	3,000 SF	1,500 SF	1,000 SF
	MAXIMUM FLOOR AREA FOR EXTINGUISHER	11,250 SF	11,250 SF	11,250 SF
	MAX TRAVEL DISTANCE TO EXTINGUISHER	75 FT	75 FT	75 FT
907	FIRE ALARM AND DETECTION SYSTEMS	BUILDING SHALL BE EQUIPPED WITH FIRE ALARM AND DETECTION SYSTEM IN ACCORDANCE WITH IBC, IFC & NFPA 72.		

CHAPTER 10: MEANS OF EGRESS		
TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	(SEE LIFE SAFETY PLANS)	TOTAL OCCUPANCY
	00: GRADE	54
	01: FIRST FLOOR	579
	02: SECOND FLOOR	71
	03: THIRD FLOOR	53
	04: PENTHOUSE	93
TOTAL:		850

CHAPTER 11: ACCESSIBILITY				
1106.1	PARKING AND PASSENGER LOADING FACILITIES	<b>WHERE PARKING IS PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN COMPLIANCE WITH TABLE 1106.1</b> , EXCEPT AS REQUIRED BY SECTIONS 1106.2 THROUGH 1106.4.  PER TABLE 1106.1, 1-25 TOTAL PARKING SPACES TO BE PROVIDED REQUIRING A MINIMUM OF 1 ACCESSIBLE SPACE (VAN SPACE PER SECTION 1106.5)		
1107	DWELLING UNITS & SLEEPING UNITS	1107.6.1.1: ACCESSIBLE UNITS - IN GROUP R-1 OCCUPANCIES, ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH <b>TABLE 1107.6.1.1</b> . ALL R-1 UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF ACCESSIBLE UNITS. ACCESSIBLE UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS. ROLL-IN SHOWERS PROVIDED IN ACCESSIBLE UNITS SHALL INCLUDE A PERMANENTLY MOUNTED FOLDING SHOWER SEAT.		
TABLE 1107.6.1.1 ACCESSIBLE DWELLING UNITS & SLEEPING UNITS	TOTAL NUMBER OF UNITS PROVIDED	MIN. REQ'D # ACCESSIBLE UNITS W/O ROLL-IN SHOWERS	MIN. REQ'D # ACCESSIBLE UNITS W/ ROLL-IN SHOWERS	TOTAL # OF REQ'D ACCESSIBLE UNITS
	26 TO 50	2	0	2
1109.6	ELEVATORS	PASSENGER ELEVATORS ON AN <i>ACCESSIBLE ROUTE</i> SHALL BE <i>ACCESSIBLE</i> AND COMPLY WITH SECTION 3001.3.		

CHAPTER 12: INTERIOR ENVIRONMENT	
1207.2	AIR-BORNE SOUND
1207.3	STRUCTURE-BORNE SOUND

1207.2	AIR-BORNE SOUND	WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS ( <b>STC</b> ) <b>OF NOT LESS THAN 50</b> (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E 90.
1207.3	STRUCTURE-BORNE SOUND	FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS ( <b>IIC</b> ) <b>RATING OF NOT LESS THAN 50</b> (45 IF FIELD TESTED) WHEN TESTED IN ACCORDANCE WITH ASTM E 492.

CHAPTER 30: ELEVATORS AND CONVEYING SYSTEMS	
3002.4	HOISTWAY ENCLOSURES

3002.4	HOISTWAY ENCLOSURES	WHERE ELEVATORS ARE PROVIDED IN BUILDINGS FOUR OR MORE STORIES ABOVE, OR FOUR OR MORE STORIES BELOW, GRADE PLANE, AT LEAST ONE ELEVATOR SHALL BE PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN <b>AMBULANCE STRETCHER 24 INCHES BY 84 INCHES</b> (610 MM BY 2134 MM) WITH NOT LESS THAN 5-INCH (127 MM) RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE). THE SYMBOL SHALL NOT BE LESS THAN 3 INCHES (76 MM) HIGH AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME.
--------	---------------------	--

INTERNATIONAL PLUMBING CODE

CHAPTER 7: PLUMBING FIXTURES									
403.1	MINIMUM NUMBER OF FIXTURES	PLUMBING FIXTURES SHALL BE PROVIDED FOR THE TYPE OF OCCUPANCY AND IN THE MINIMUM NUMBER SHOWN IN TABLE 403.1							
419.2	SUBSTITUTION FOR WATER CLOSETS	IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67% OF THE REQUIRED WATER CLOSETS IN ASSMBLY OCCUPANCIES. URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50% OF THE REQUIRED OCCUPANCIES IN ALL OTHER OCCUPANCIES.							
TABLE 403.1 MINIMUM NUMBER OF PLUMBING FIXTURES	TYPE OF BUILDING OCCUPANCY	WATER CLOSET		URINAL	LAVATORY		SHOWER	DRINKING FOUNTAIN	SERVICE SINK
		R	P		R	P			
	ASSEMBLY (A-2) 1ST FLR RESTAURANT/BAR LOAD: 247	M: 4 W: 4	M: 3 W: 5	2	M: 2 W: 2	M: 4 W: 4	-	**	1
	ASSEMBLY (A-2) BANQUET HALL LOAD: 309 TOTAL: 556								
	ASSEMBLY (A-2) PENTHOUSE PLAN ROOFDECK/LOUNGE LOAD: 93	M: 1 W: 1	M: 1 W: 2	1	M: 1 W: 1	M: 1 W: 1		**	1
RESIDENTIAL (R-1) HOTEL ROOMS		1 PER SLEEPING UNIT			1 PER SLEEPING UNIT		1 PER SLEEPING UNIT	NA	1 EACH AT 2ND & 3RD FLOOR

**R:** REQUIRED **P:** PROPOSED  
\*\* SECTION 410.1 OF INTERNATIONAL PLUMBING CODE. WATER SHALL BE SERVED AT ALL ASSEMBLY SPACES BOTH INSIDE AND OUTSIDE.

RIVERHOUSE AT Odette's

274 SOUTH RIVER ROAD  
NEW HOPE, PA 18938

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

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

INTERIOR DESIGNER  
BALONGUE DESIGN INC  
707 Matsford Road  
Villanova, PA 19085  
tel: (610) 525-7593  
fax: (610) 525-7594

CIVIL ENGINEER:  
VAN CLEEF ENGINEERING ASSOCIATES, LLC  
501 North Main Street  
Doylestown, PA 18041  
tel: (215) 345-1979  
fax: (215) 345-1730

STRUCTURAL ENGINEER:  
O'DONNELL & NACCARATO  
111 S. Independence Mall East Suite 950  
Philadelphia, PA 19106  
tel: (215) 925-3788

MEP ENGINEER:  
WICK FISHER WHITE  
111 S. Independence Mall East Suite 400  
Philadelphia, PA 19106  
tel: (215) 627-0200  
fax: (215) 627-0240

LIGHTING DESIGNER  
BRIAN ORTER LIGHTING DESIGN LLC  
227 W. 29th St 8th Floor  
New York, NY 10001  
tel: (646) 502-7568

STOKES.  
ARCHITECTURE + DESIGN  
STOKESARCH.COM

SEAL		
0	ISSUE FOR PERMIT	2019-0228
MARK	REVISIONS	DATE
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.		
PROJECT #:	1351	
FILENAME:	Odettes_v2017_current.rvt	
DRAWN:	JC	
CHECKED:	RS	
DATE:	2019-0228	

PERMIT SET

CODE INFO

DRAWING

CS101