



Regent Properties, LLC
Proposed STS Tire & Auto Center
Amity Township, PA

Site Plan



Floor Plan

PROPOSED NEW TIRE & AUTO CENTER

SOMERSET TIRE SERVICE

LOCATED AT
ROUTE 422
AMITY TWP., BERKS COUNTY, PA.

GENERAL NOTES

All work shall conform with the requirements of local governing building codes, most zoning codes, National Electric Code, NFPA, recommendations, OSHA, and all other applicable codes, rules and regulations in their latest edition of all authorities having jurisdiction over work of this type.

All work that is either implied or reasonably inferable from the contract documents, drawings, and specifications, shall be the responsibility of the Contractor. All drawings and specifications are subject to the provisions of the contract and the inclusion of any work by mention, note, detail, dimension or implication. However, it is understood that the contractor shall provide and install some. All work performed shall include all requirements and quantities normally deemed to be part of a completed package within the definition of normal industry standards. If sub-trades shall be responsible for reviewing the entire set of drawings and noting his work as complete.

All permits, inspections, approvals, etc. shall be applied for and paid for by the subcontractor in all fields of his work, and shall be responsible for the coordination of inspections and approvals of his work. Final building permits shall be obtained by the general contractor.

The contractor shall familiarize himself with the project through inspection of the site, the drawings and specifications, so as to thoroughly understand the work. Any and all discrepancies and omissions shall be reported to Owner and Architect prior to commencement of any work. It is the responsibility of the Contractor to insure that discrepancies or omissions are reported and clarification obtained from the Owner and Architect prior to work being done. Any work that proceeds otherwise shall be, if incorrectly performed, rejected or repeated with the cost for same being done by the Contractor. He shall verify all dimensions for coordination.

General Contractor shall verify all dimensions and conditions at the jobsite prior to the start of any work.

The contractor shall be responsible for verifying the existing conditions prior to bidding and shall be familiar with all aspects of the job.

All materials shall be applied or used according to the manufacturer's prescribed instructions.

All contractor's work shall be performed in a first class workmanlike manner, matching and aligning all surfaces where applicable to obtain a finished neat appearance. Contractor shall clean all surfaces free of all dirt and residue caused by debris from all installation techniques of the trade. All adjacent surfaces to their work shall be left as they appear prior to commencement of the contractor's work to be done. Contractor shall properly protect all adjacent surfaces during the course of his installation. All glass and hardware shall be thoroughly cleaned in a manner acceptable to the Owner.

All work completed or otherwise, shall be properly protected at all times. Contractor shall follow all accepted methods of safety practice and provide all fences, barricades, etc. as may be need to protect, life and property and as may be required by authorities having jurisdiction over the work. He shall repair at his own cost any damages to the premises or adjacent work caused by his operation.

The contractor shall leave all shaves, holes or opening true and of a proper size in his own work, or cut some in existing work as may be necessary for proper installation of his own or other contractor's work, consulting with the other contractors concerned regarding proper location and size of same. In case of failure to leave or cut some in proper place he shall cut them elsewhere at his own expense. No excessive cutting will be permitted nor shall any structural members be cut without consent of Architect. Contractor shall be fully responsible for the coordination, repair, and preparation for all the work of any other trades that will subsequently be under separate contract.

All equipment to be installed in accordance with manufacturer's recommendations. All materials, labor and equipment to be guaranteed for one (1) full year.

Coordinate all work with other trades. Connect all waste and water to all equipment. Remove all debris equipment and materials.

The manufacturer's specifications for interior partition metal studs shall be strictly adhered to with regard to installation of various type walls, and all the particular details, corners, bases, joints, intersections, door (broom openings, etc.) which affect the proper installation of these partitions as shown on this project.

All openings in stud partitions shall be framed.

All interior finishes (i.e. wall covering, special finishes, etc.) shall comply with BLOCK-FR for interior finish classifications and fire resistance rating.



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FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	WALLS	BASE	CEILING
1	MEZZANINE STORAGE	STEEL BY OWNER	MASONRY	NONE	PAINTED METAL
2	STORAGE	CONCRETE SLAB BY TENANT	MASONRY	NONE	NONE
3	LOCKER RM	CERAMIC TILE	MASONRY	CERAMIC COVE	ACOUSTIC SUSP. TILE 12'-0" AFF.
4	EMPLOYEE LOUNGE	SHEET VINYL EXTEND UNDER TUBS/STAIRS	MASONRY	VINYL COVE	ACOUSTIC SUSP. TILE 12'-0" AFF.
5	TOILET RM W/HD EMPLOYEE	CERAMIC TILE	MASONRY	CERAMIC COVE	ACOUSTIC SUSP. TILE 12'-0" AFF.
6	TOILET RM UNDER CUSTOMER	CERAMIC TILE	MASONRY	CERAMIC COVE	ACOUSTIC SUSP. TILE 12'-0" AFF.
7	SHOWROOM	SHEET VINYL	SPIN-ON OVER SHEETROCK	VINYL COVE	ACOUSTIC SUSP. TILE 12'-0" AFF.
8	SERVICE BAYS	CONCRETE SLAB BY TENANT	MASONRY	NONE	PAINTED METAL
9	TIRE RECYCLING	CONCRETE SLAB BY TENANT	MASONRY	NONE	PAINTED METAL

FINISH SCHEDULE NOTES

CONCRETE FLOORS
CONCRETE SURFACES SHALL BE HARD TROWELED, SLOPE TO OVERHEAD DOORS AS INDICATED IN PLANS.

ACOUSTIC DROP CEILING
ACOUSTIC TILE GRID CEILING SHALL BE REGISTERING 2 X 4 TEXTURED LAY-IN TILES. GRID COLOR SHALL BE WHITE.

CERAMIC TILE
CERAMIC TILE FLOORS AND WAINSCOT SHALL BE 1 X 1 TILES, ADHERED TO WALLS AS PER MANUFACTURER'S SPECIFICATIONS; WAINSCOT SHALL HAVE SLOTTED TOP AND SANITARY COVE BASE. ALL TILES AND GROUT SHALL BE PROPERLY SEALED.

VINYL BASE
4" VINYL COVE BASE

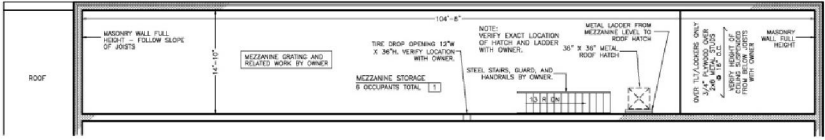
SHEET VINYL FLOORING
ALL VINYL SHEET FLOORS SHALL BE CONDUIT/ULTRAM DURABLE ENDING UNDER TUBS/STAIRS.

MASONRY
INTERIOR MASONRY SURFACES SHALL BE PAINTED WITH ONE COAT OF BLOCK FILLER AND ONE COAT OF CON-LUX GLOSS PLEX PAINT. THE LOWER 4'-0" OF WALL SHALL BE PAINTED WITH GLOSS ENAMEL. ALL COLORS SHALL BE APPROVED BY OWNER.

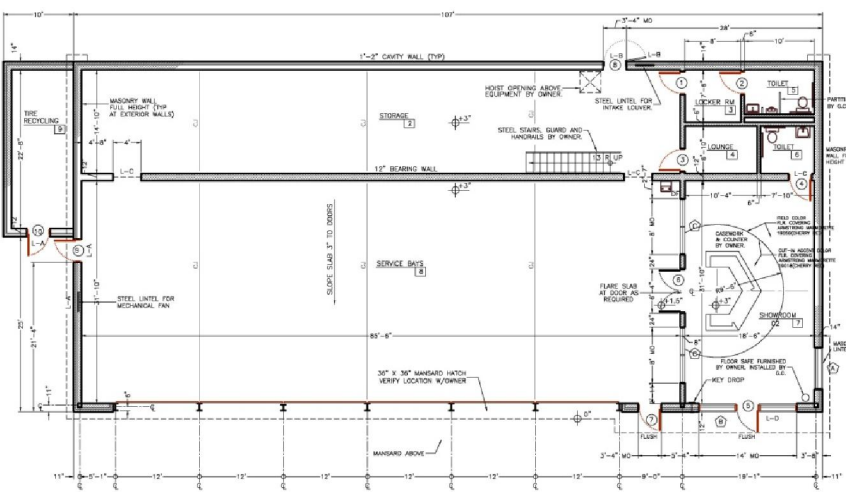
EXTERIOR MASONRY BLOCK SHALL BE PAINTED WITH BLOCK FILLER AND ONE COAT OF CON-LUX CEMENT PLEX.

ALL MASONRY SHALL BE CLEAN, SMOOTH SURFACES, RAKED JOINTS, EVEN COURSING, READY FOR FINISH.

GYPSUM BOARD
ALL DYP BOARD WALLS SHALL BE FIRE CODE GYPSUM WALL BOARD, TAPED, SPACKLED, Sanded AND READY FOR PAINT. WALL SHALL RECEIVE PRIMER COAT FOLLOWED BY ENAMEL BASED FINISH COAT. COLOR APPROVED BY OWNER.



G1 MEZZANINE FLOOR PLAN
Scale: 1/8"=1'-0"



A1 MAIN FLOOR PLANS
Scale: 1/8"=1'-0"

Contractor(s):

Key Plan:

No. Section/Description Date

Project: PROPOSED NEW TIRE & AUTO CENTER
SOMERSET TIRE SERVICE
LOCATED AT
ROUTE 422
AMITY TWP., BERKS COUNTY, PENNSYLVANIA

Drawing Title:
FLOOR PLANS
FINISH SCHEDULE
GENERAL NOTES

Drawn by: WAZ / DAS	Date: 10.28.2001	Drawn:
Approved by:	State Plan No.:	A-1
File No: T017-A1-p06e01-02	Comm. No.:	

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