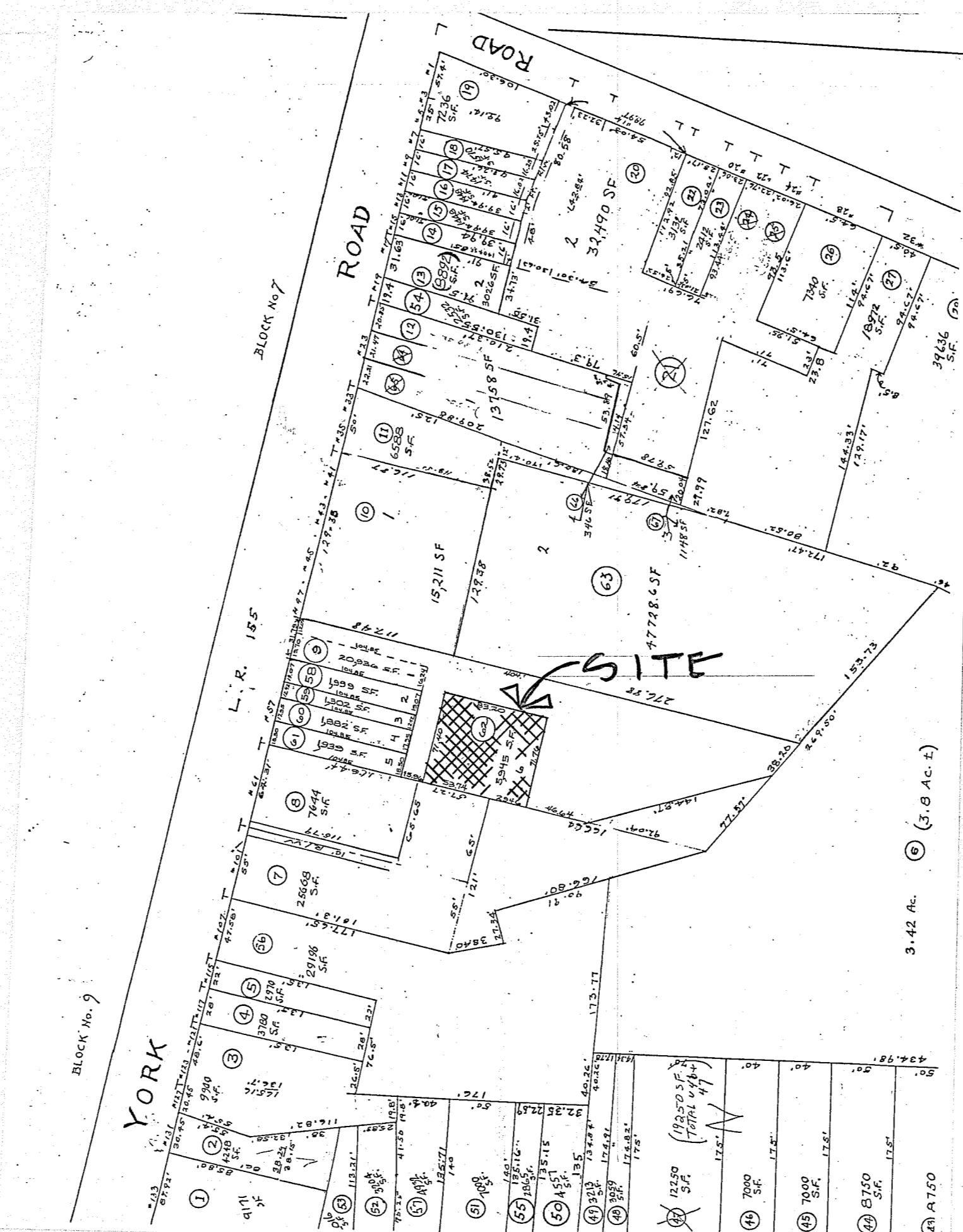


GENERAL INTRODUCTION:

PARCEL # 08-00-06507-95-5
 TAX BOOK: BLOCK 19, UNIT 9
 BOROUGH LAND USE CODE IS 3320, WAREHOUSE UP TO 15,000 SQ. FT.

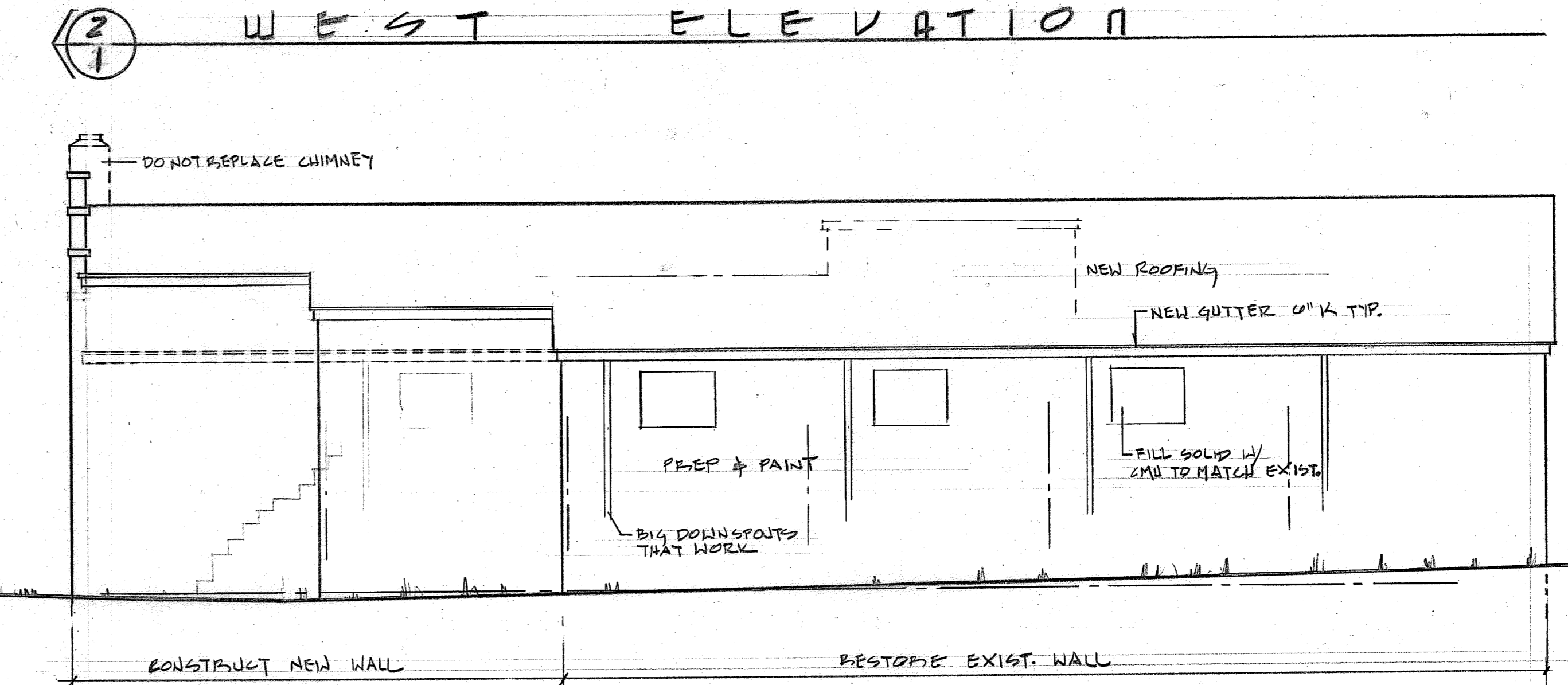
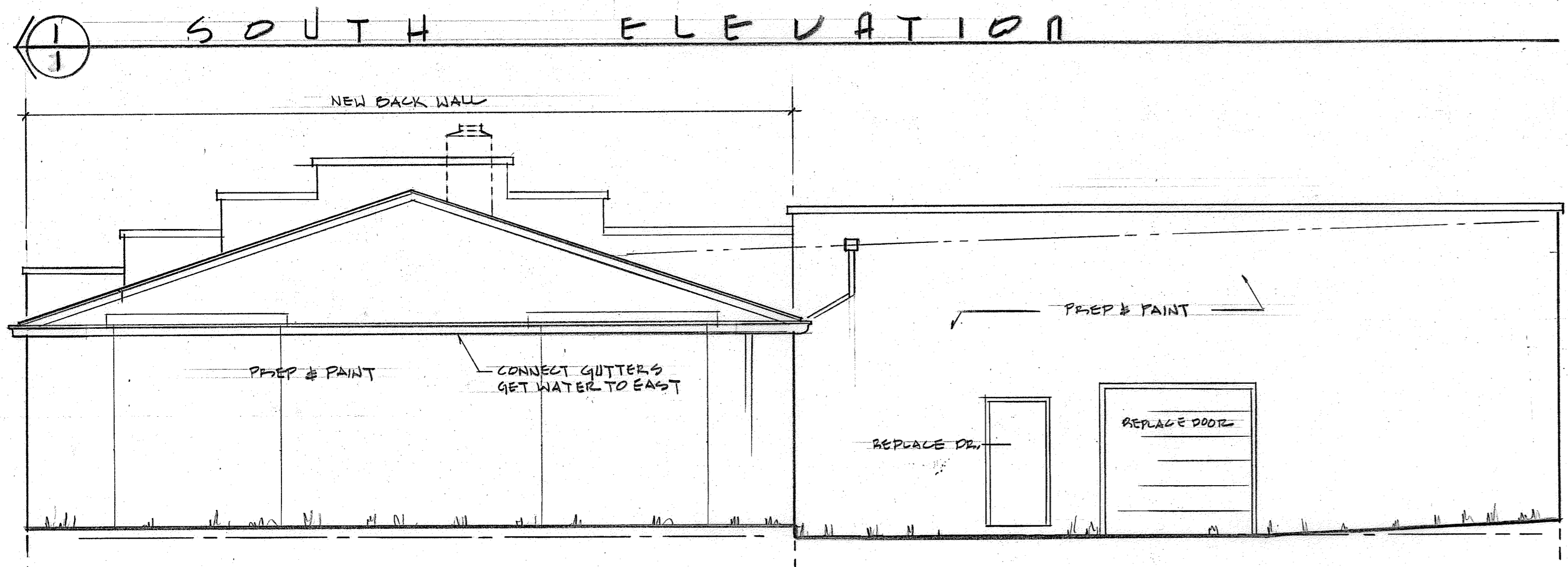
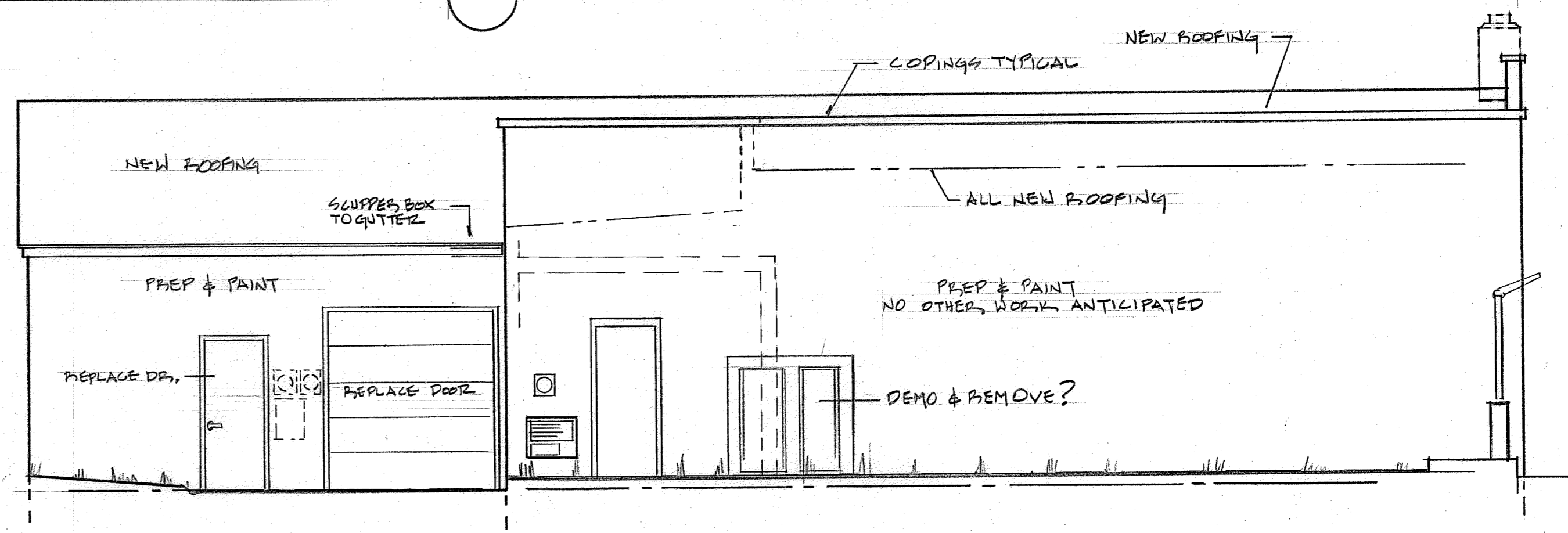
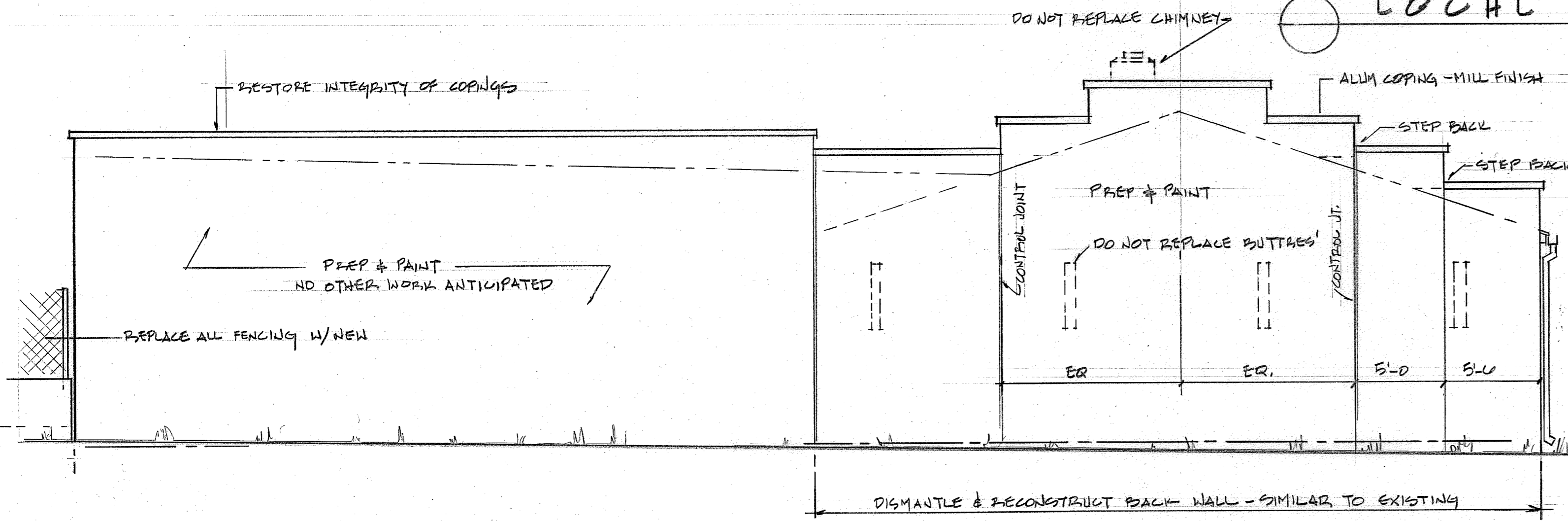
GOAL OF THIS PROJECT:

1. PROPOSED USE: LIMITED ACCESS, DEAD STORAGE SPACE.
2. TAKE REMEDIAL ACTION TO REPAIR THE STRUCTURE AND MAKE IT SAFE.
3. DERIVE SOME MINIMUM PRODUCTIVE USE AS RENTAL STORAGE SPACE:
 - A. CLEAN UP THE INTERIOR TO THE BASIC STRUCTURAL SHELL. REPAIR FLOOR SLAB. NO INTERIOR FINISHES. SPACE TO BE SUITABLE FOR LOW DENSITY RACKING. (NO FORKLIFTS, NO HIGH DENSITY RACKING)
 - B. SPACE WILL HAVE NO PLUMBING OR RESTROOMS
 - C. SPACE WILL NOT BE HEATED OR COOLED. THERE WILL BE A SIMPLE AUTOMATIC THERMOSTAT ACTIVATED EXHAUST FAN/VENTING SYSTEM.
 - D. ENTRANCE ACCESS IS SUBJECT TO BLOCKAGE BY PRODUCE JUNCTION CUSTOMERS DURING BUSINESS HOURS.
 - E. ELECTRIC WILL BE LIMITED TO MINIMAL LIGHTING FOR SAFE PASSAGE AND EXITING. OCCUPANCY SENSORS WILL AUTOMATICALLY CONTROL LIGHTING. THERE WILL BE JUST ONE RECEPTACLE AT THE TENANT DISTRIBUTION PANEL.
 - F. TENANT SEPARATIONS: BUILDING MAY HAVE 1 TO 3 TENANTS. FIRE RATED TENANT SEPARATION WALLS ARE NOT REQUIRED. FOR INSURANCE PURPOSES TENANTS WILL BE SEPARATED WITH 4" 19 GA. METAL STUDS @ 16" O.C., WITH 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES.
 - G. NO TENANT SIGNAGE OR IDENTIFICATION WILL BE ALLOWED ON BUILDING EXTERIOR.
 - H. NO TENANT USE WILL INCLUDE ANY RESIDENT POPULATION IN BUILDING.
 - I. A COMPLETE AUTOMATIC, LOW VOLTAGE, HARD WIRED WITH BATTERY BACK UP, AND MONITORED SMOKE AND HEAT DETECTION SYSTEM WILL BE INSTALLED, INCLUDING MANUAL PULL STATIONS AT EXIT DOORS. IT WILL BE "ZONED" BY TENANT, BUT REMAIN UNDER OWNER CONTROL.
 - J. ALL PROPOSED TENANTS SHALL MAKE APPLICATION FOR AN OCCUPANCY PERMIT. THE APPLICATION SHALL INCLUDE A DIMENSIONED PLAN DEMONSTRATING A LAYOUT WHICH MAINTAINS THE REQUIRED EXIT PATHS AND DISTANCE LIMITATIONS.
 - K. THESE DRAWINGS SHALL BE USED AS REFERENCE FOR ANY TENANT OCCUPANCY PERMIT AND CAN ONLY BE MODIFIED BY THE OWNER'S DESIGNATED AGENT.



LOCAL TAX MAP

SATLITE VIEW



NORTH ELEVATION

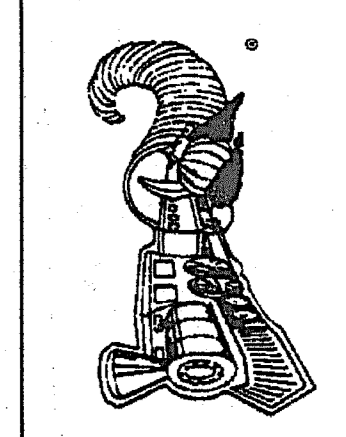
EAST ELEVATION

SCALE 3/16" = 1'-0"

REV. #	REVISION DESCRIPTION	DATE
1	START UP FOR PERMITS & PROGRESS PRINTING	04-27-2011
2	UPDATED FOR PERMITS	07-25-2011
3		12-29-2011

PLAN INVALID UNLESS AFFIXED WITH EMBOSSED SEAL & RED SIGNATURE

Eric C. Van Reed, Architect
 Creative Design Associates, Inc.
 ARCHITECTURE INTERIORS PLANNING
 350 Callowhill Road
 Chalfont, PA 18914
 215-672-1155
 www.ArchitectVision.com



51 S. YORK ROAD
 ALTERATIONS for PRODUCE JUNCTION
 BOROUGH OF HATBORO