

NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE AND TAKEN FROM SOURCES BELIEVED TO BE ACCURATE. ALL DIMENSIONS TO BE VERIFIED BY TENANT / FURNITURE VENDOR. TENANT TO NOTIFY LANDLORD OF ANY CRITICAL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

**SPACE INFORMATION**

SPACE AVAILABLE	90,389 SF	HEAT WAREHOUSE - GAS
WAREHOUSE	72,769 SF	OFFICE - A/C & HEAT
OFFICE	7,860 SF	ELECTRIC -
FITNESS CENTER	2,225 SF	277/480 VOLT 3 PHASE
DESIGN CENTER	4,265 SF	DOORS - DOCK HIGH U.N.C.
ASSEM.	3,270 SF	CEILING 18'

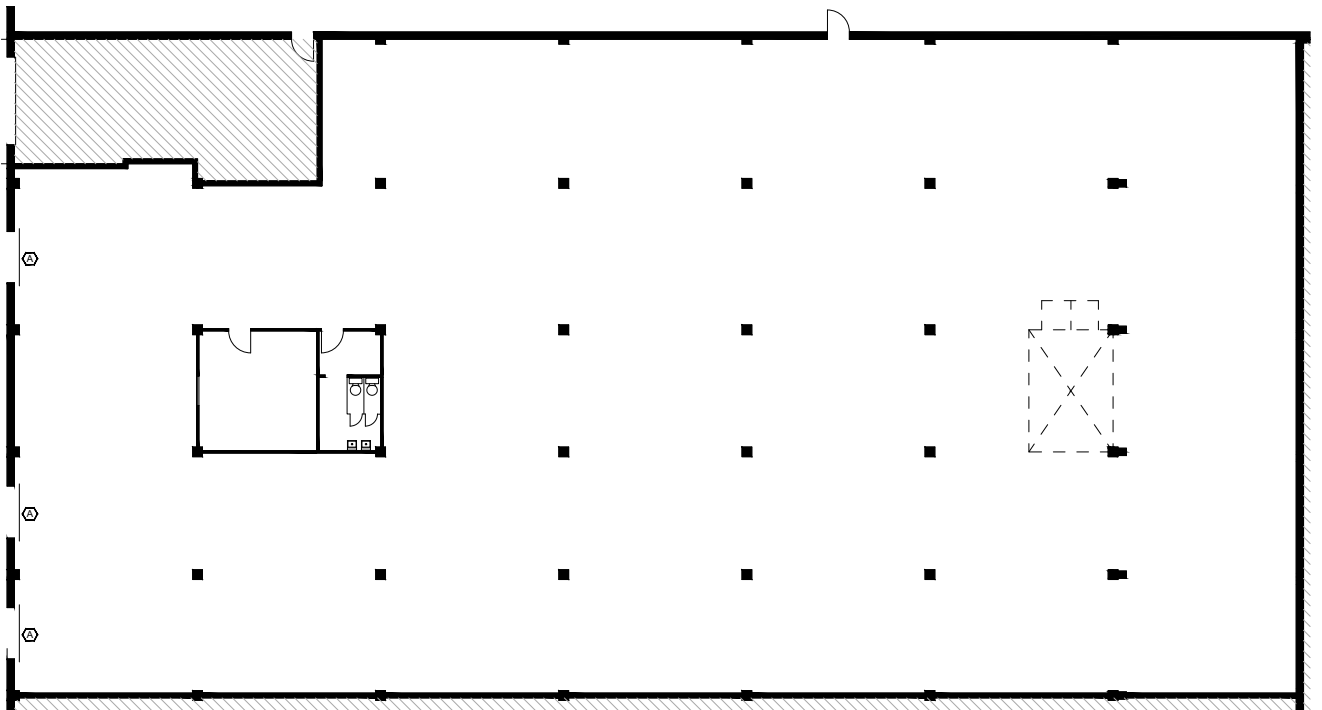
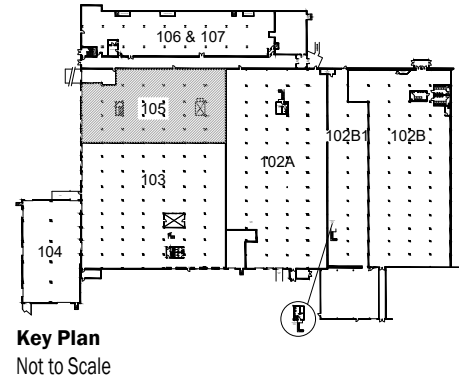


HENDERSON

08/07/19

Bay 105

Curtis Building  
2009 Elmwood Ave.  
Sharon Hill, PA 19079



**Record Drawing**  
Scale: 1/8" = 1'-0"



NELSON

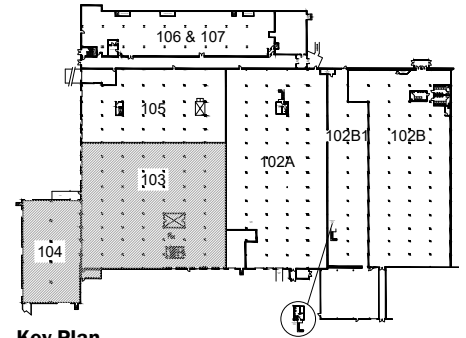


HENDERSON

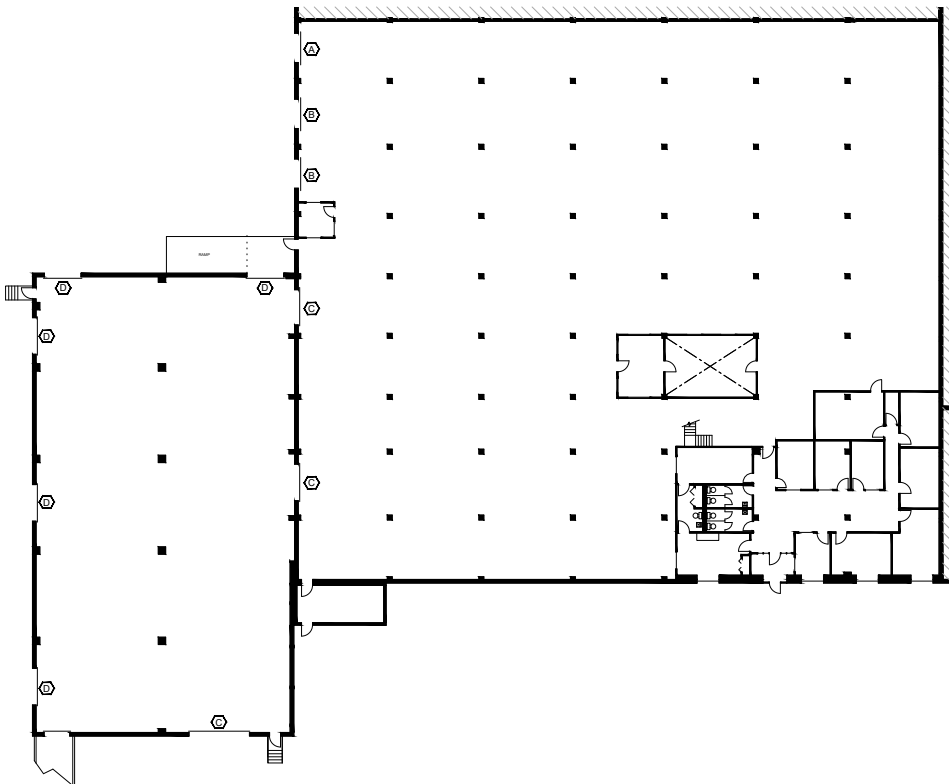
08/07/19

Bays 103-104

Curtis Building  
2009 Elmwood Ave.  
Sharon Hill, PA 19079



**Key Plan**  
Not to Scale



**Record Drawing**  
Scale: 1/16" = 1'-0"

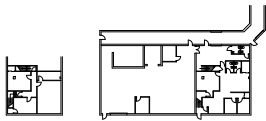
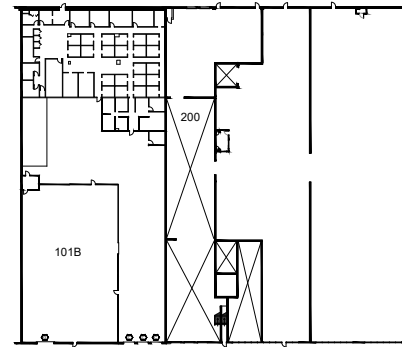
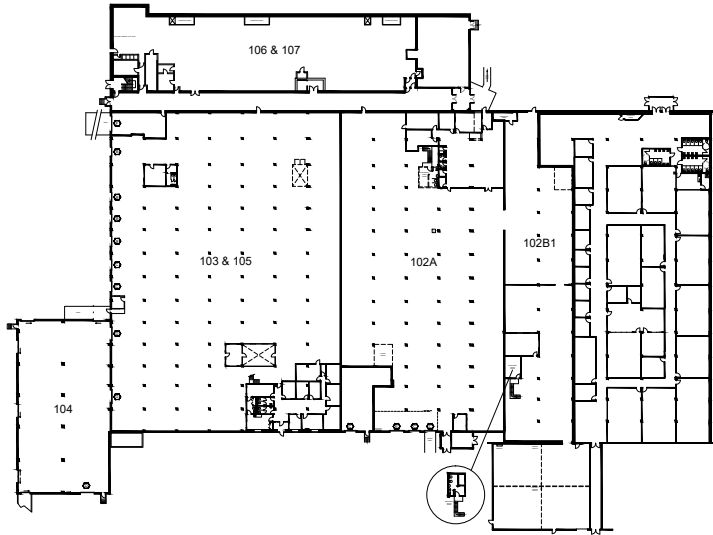


SPACE INFORMATION	
SYMBOL	DESCRIPTION
	BUILDING ADDRESS: CURTIS BUILDING, SHARON HILL, PA
	TOTAL UNIT SQUARE FOOTAGE - 35,000
	OFFICE SQUARE FOOTAGE - 3,200
	WAREHOUSE SQUARE FOOTAGE - 31,800
	COLUMN SPACING - VARIES
	(6) DOCK DOORS
	(5) SLIDING DOORS
	GAS HEAT
	A/C OFFICE AREA ONLY
	INDICATES 7' X 8' OVERHEAD DOCK DOOR
	INDICATES 8' X 8' OVERHEAD DOCK DOOR
	INDICATES 10' X 10' OVERHEAD DOCK DOOR
	INDICATES 10' X 10' SLIDING DOOR - QTY 5

ARCHITECTURAL	
SYMBOL	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	INDICATES GLASS SIDELITE & FRAME
	INDICATES DOOR, FRAME & HARDWARE



Curtis Building  
08/28/18

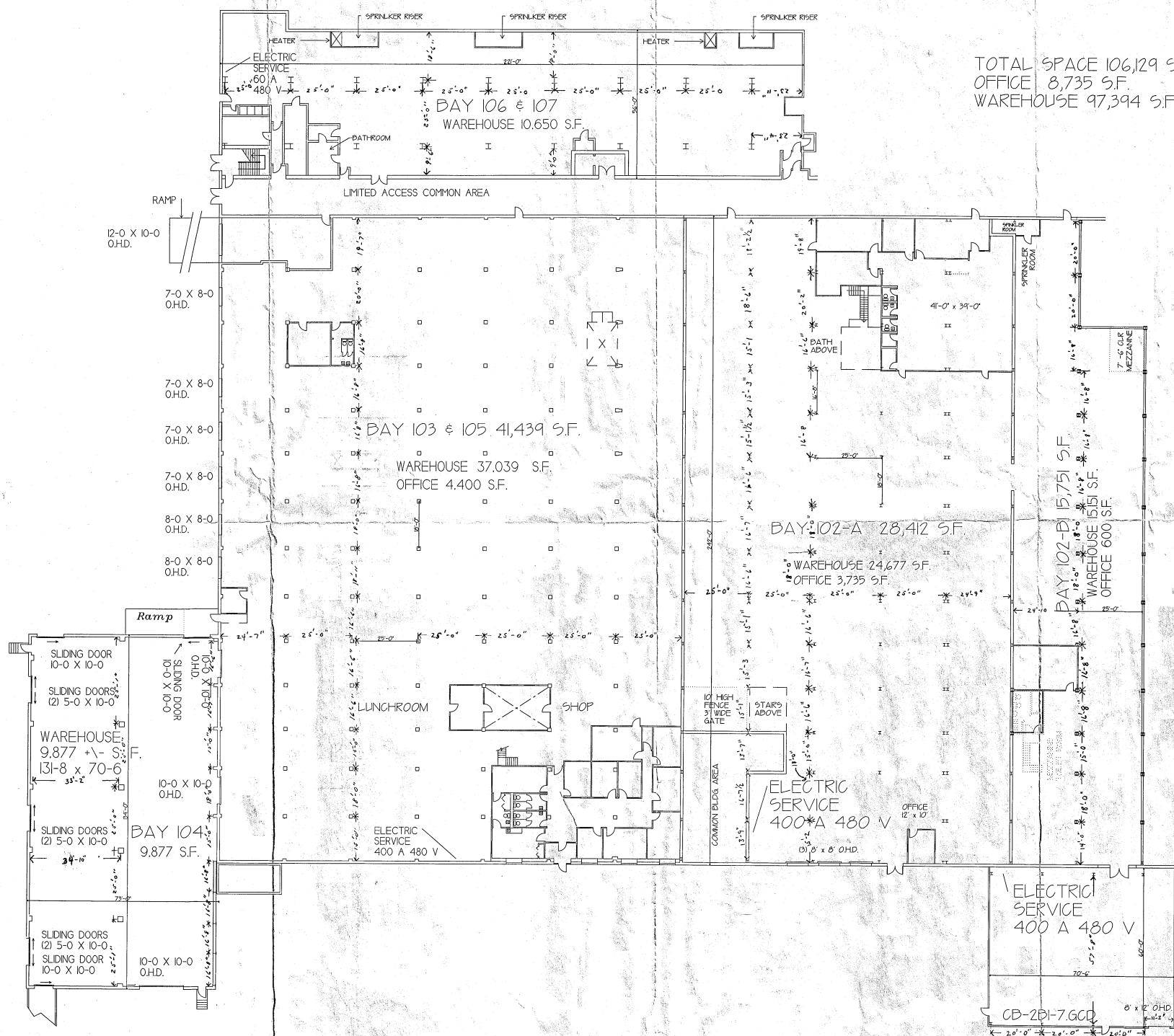


**Floor Plan**  
Scale: 1/32" = 1'-0"

Graphic Scale

SPACE INFORMATION	
BAY	DESCRIPTION
	BUILDING ADDRESS: CURTIS BUILDING, 2009 ELMWOOD AVE., SHARON HILL, PA 19079
	TOTAL OFFICE SQUARE FOOTAGE - 9,295 WAREHOUSE SQUARE FOOTAGE - 203,155 CEILING HEIGHT - VARIES ELECTRIC SERVICE - 480V 400AMP GAS HEAT A/C - OFFICE ONLY
101, 101A, 101B, 200	TOTAL UNIT SQUARE FOOTAGE - 103,094      OFFICE - 2,230SF WAREHOUSE - 100,864SF
102A	TOTAL UNIT SQUARE FOOTAGE - 28,449      OFFICE - 3,620SF WAREHOUSE - 24,829SF
102B1	TOTAL UNIT SQUARE FOOTAGE - 15,751      OFFICE - 430SF WAREHOUSE - 15,321SF
103, 105	TOTAL UNIT SQUARE FOOTAGE - 41,439      OFFICE - 3,280SF WAREHOUSE - 38,179SF
104	TOTAL UNIT SQUARE FOOTAGE - 9,277      OFFICE - 0SF WAREHOUSE - 9,277SF
106-107	TOTAL UNIT SQUARE FOOTAGE - 14,440      OFFICE - 0SF WAREHOUSE - 14,440SF

SYMBOL	
⊗	INDICATES 7' X
⊗	INDICATES 7' X
⊗	INDICATES 8' X
⊗	INDICATES 10'
⊗	INDICATES 10'
⊗	INDICATES 12'
⊗	INDICATES 12'
⊗	INDICATES 16'



TOTAL SPACE 106,129 S.F.  
 OFFICE 8,735 S.F.  
 WAREHOUSE 97,394 S.F.

REVISION : DATE :

CURTIS BUILDING BAYS 102B1 - 105  
 FOLCROFT EAST BUSINESS PARK  
 2000 ELWOOD AVE. SHARON HILL, PA

THE HENDERSON GROUP  
 12 CHESLEY DRIVE, SUITE 200  
 MEDIA, PA 19063

DATE :  
 10-1-07

SCALE :  
 NONE

DRAWING NUMBER  
 101

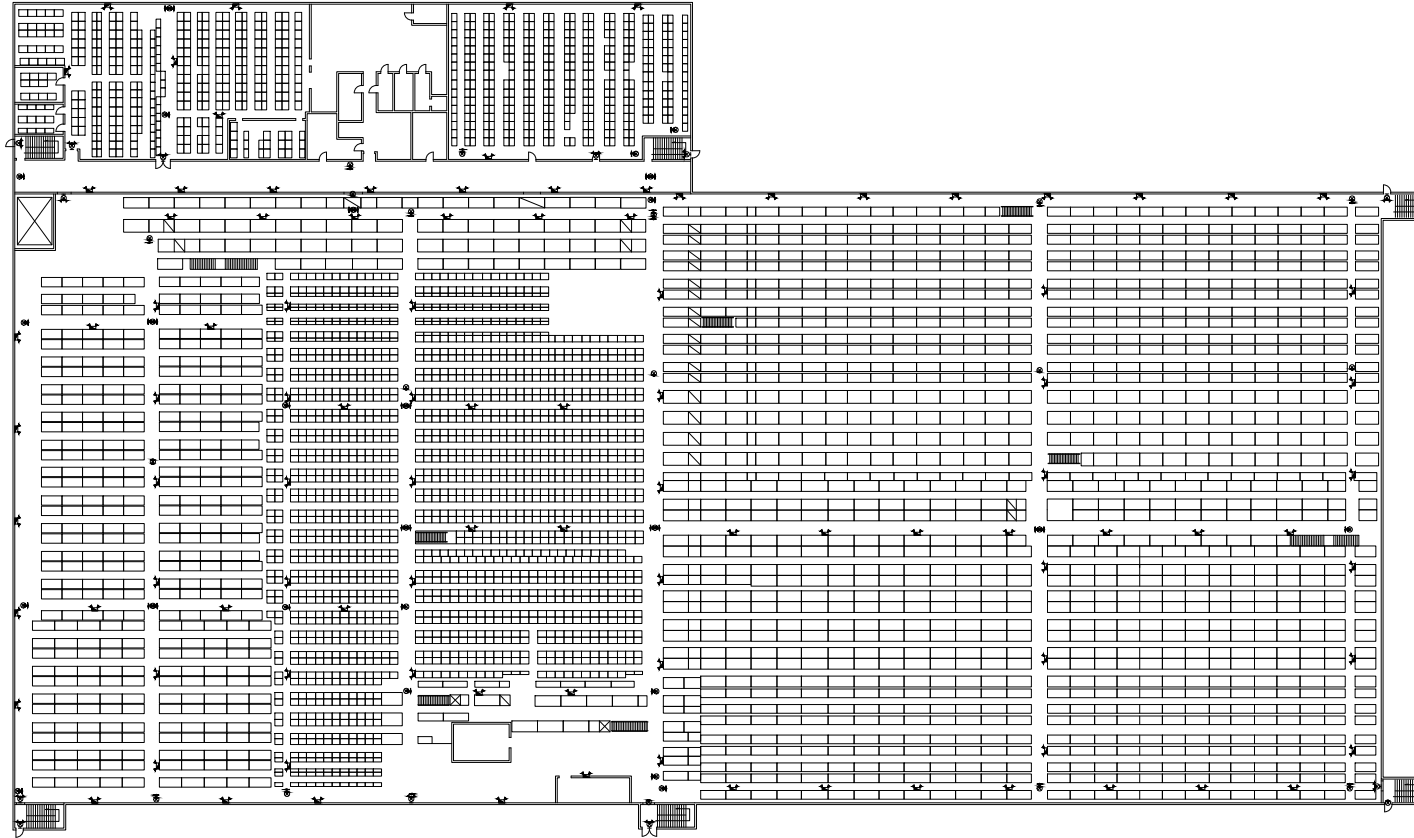
CHECKED BY :  
 BDS

DRAWN BY :  
 BDS



ELECTRIC SERVICE  
 400 A 480 V  
 CB-2B1-7.600  
 2'-0" O.H.D.

3



**FIRST LEVEL EXIT & EMERGENCY LIGHTING PLAN**

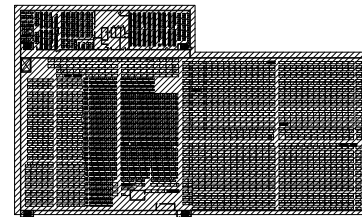
SCALE: N.T.S.

**NOTES:**

1. ALL STAIRWELL LIGHTS ON FOURTH LEVEL SHALL BE CIRCUITED TO LOCAL EGRESS AISLE CIRCUIT. ALL OTHER LIGHTING SHALL BE CIRCUITED AS SHOWN ON DWG. (ALL WIRING NOT SHOWN ON DRAWINGS FOR CLARITY REASONS.)
2. ALL SERVICE AISLE LIGHTS TO BE CONTROLLED BY LOW VOLTAGE PUSH-BUTTON SWITCH AND RELAYS. SEE DIAGRAMS ON DRAWING E-5.0.
3. SEE EMERGENCY LIGHTING WIRING DIAGRAM ON SHEET E-5.0.

**KEY PLAN**

SCALE: N.T.S.



NO.	DESCRIPTION	DATE	BY	CHKD.

SEAL

Eagle Energy Systems, Ltd. • Phone: (610) 444-5388 # Fax: (610) 444-5800  
 300 North Walnut Rd. • Acornest Square PA • eagleenergy.com

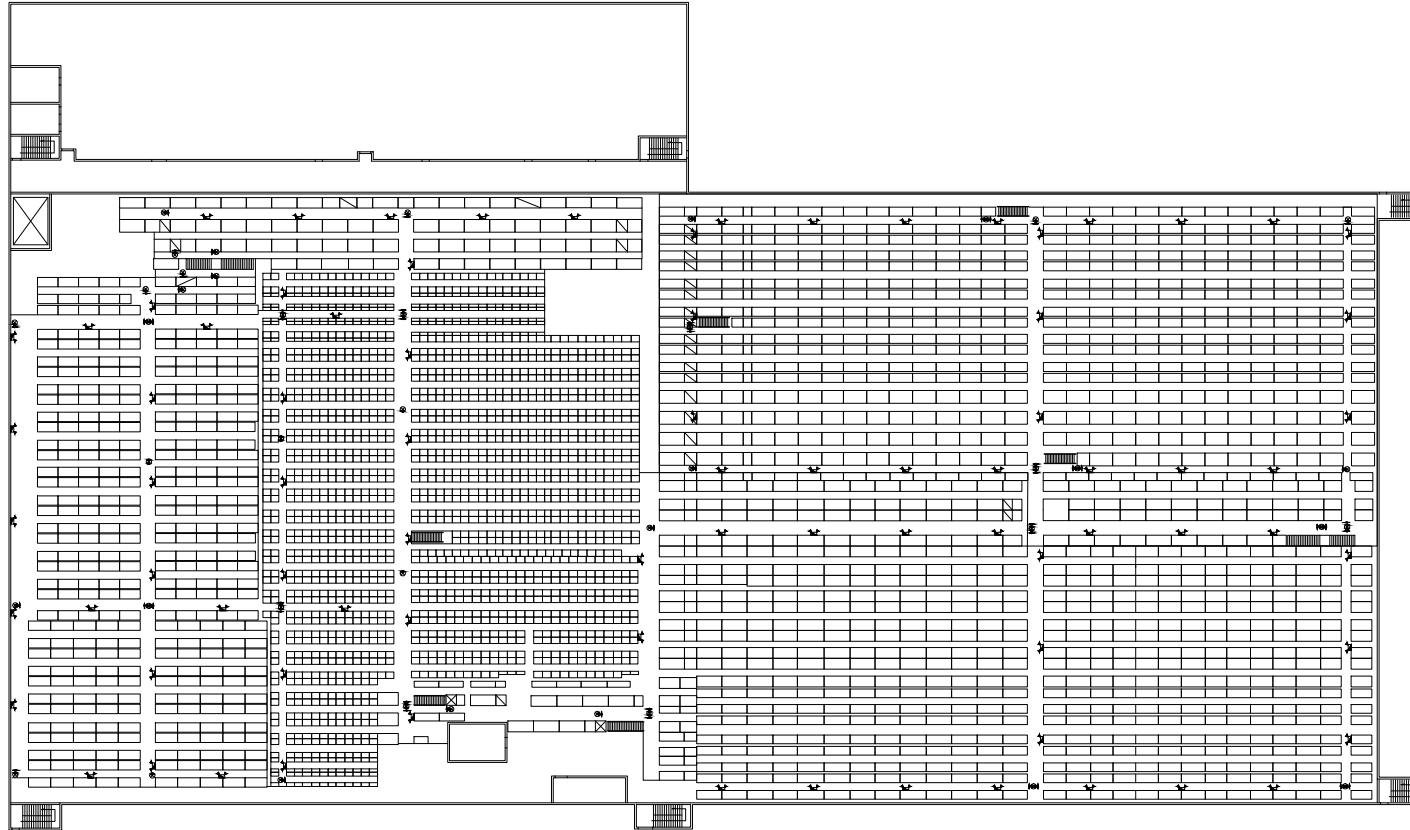
**IRON MOUNTAIN**  
 EXIT AND EMERGENCY  
 LIGHTING LAYOUT  
 SHARON, PA

FIRST LEVEL EXIT AND EMERGENCY LIGHTING PLAN

PROJECT NO.	EES 110127
DATE	11/15/2010
DESIGNED BY	LKB
CHECKED BY	BRN

DRAWING NO.

**E2.0**



**SECOND LEVEL EXIT & EMERGENCY LIGHTING PLAN**

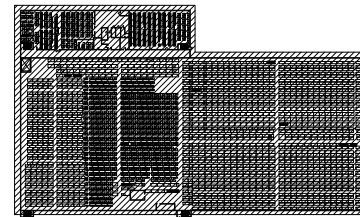
SCALE: N.T.S.

**NOTES:**

1. ALL STAIRWELL LIGHTS ON FOURTH LEVEL SHALL BE CIRCUITED TO LOCAL EGRESS AISLE CIRCUIT. ALL OTHER LIGHTING SHALL BE CIRCUITED AS SHOWN ON DWG. (ALL WIRING NOT SHOWN ON DRAWINGS FOR CLARITY REASONS.)
2. ALL SERVICE AISLE LIGHTS TO BE CONTROLLED BY LOW VOLTAGE PUSH-BUTTON SWITCH AND RELAYS. SEE DIAGRAMS ON DRAWING E-5.0.
3. SEE EMERGENCY LIGHTING WIRING DIAGRAM ON SHEET E-5.0.

**KEY PLAN**

SCALE: N.T.S.



REV	DATE	DESCRIPTION

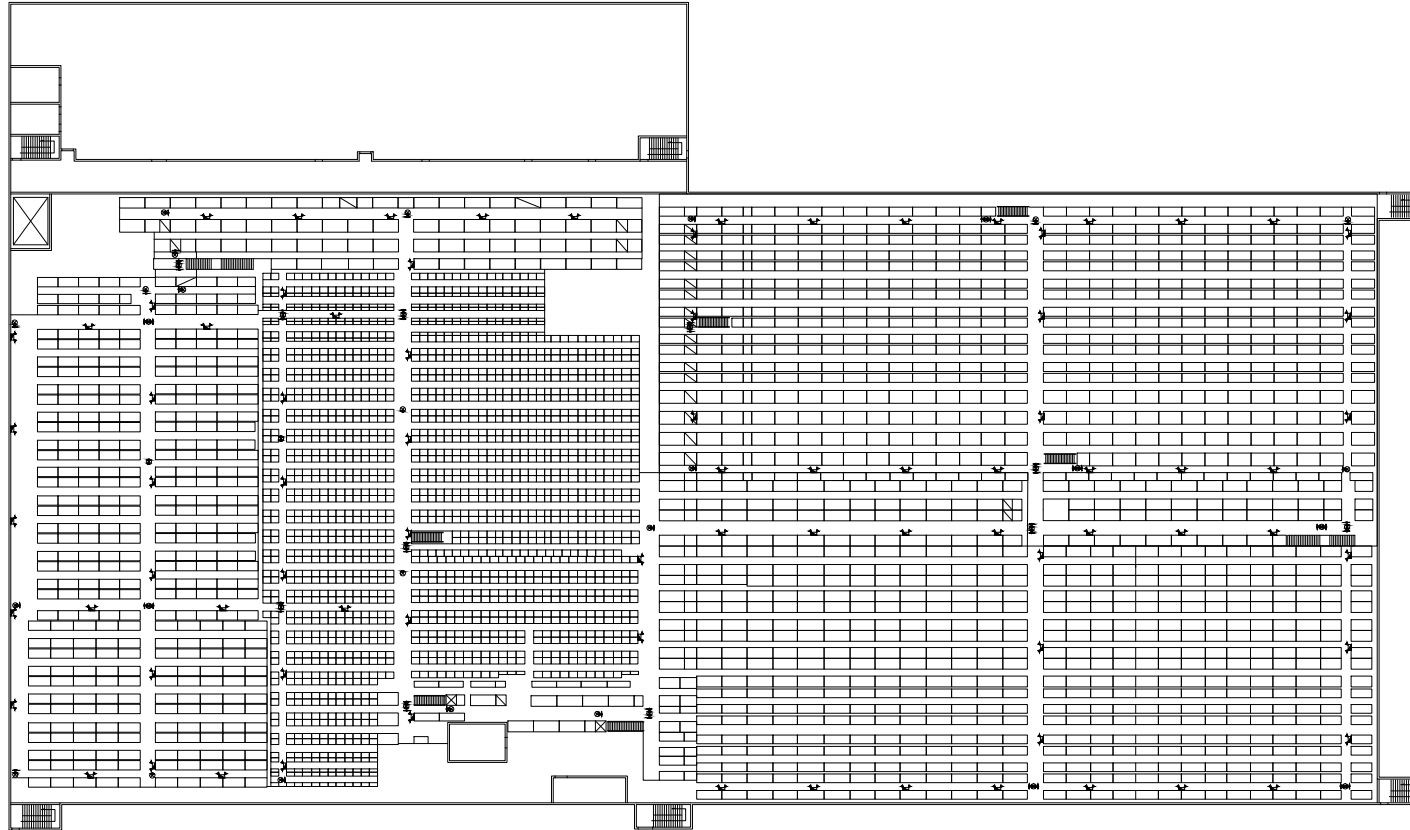
SEAL

Eagle Energy Systems, Ltd. • Phone: (610) 444-5388 # Fax: (610) 444-5800  
 300 North Walnut Rd. • Acornest Square PA • eagleenergysys.com

**IRON MOUNTAIN**  
 EXIT AND EMERGENCY  
 LIGHTING LAYOUT  
 SHARON HILL, PA

PROJECT NO.	EES 110127
DATE	11/15/2010
DESIGNED BY	LKB
CHECKED BY	BPJ
DRAWING NO.	E2.1

**E2.1**



**THIRD LEVEL EXIT & EMERGENCY LIGHTING PLAN**

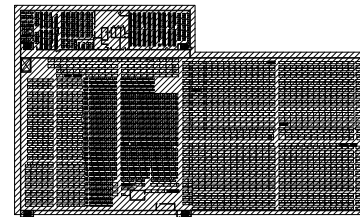
SCALE: N.T.S.

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3. SEE EMERGENCY LIGHTING WIRING DIAGRAM ON SHEET E-5.0.

**KEY PLAN**

SCALE: N.T.S.



REV	DATE	BY	CHKD

SCALE

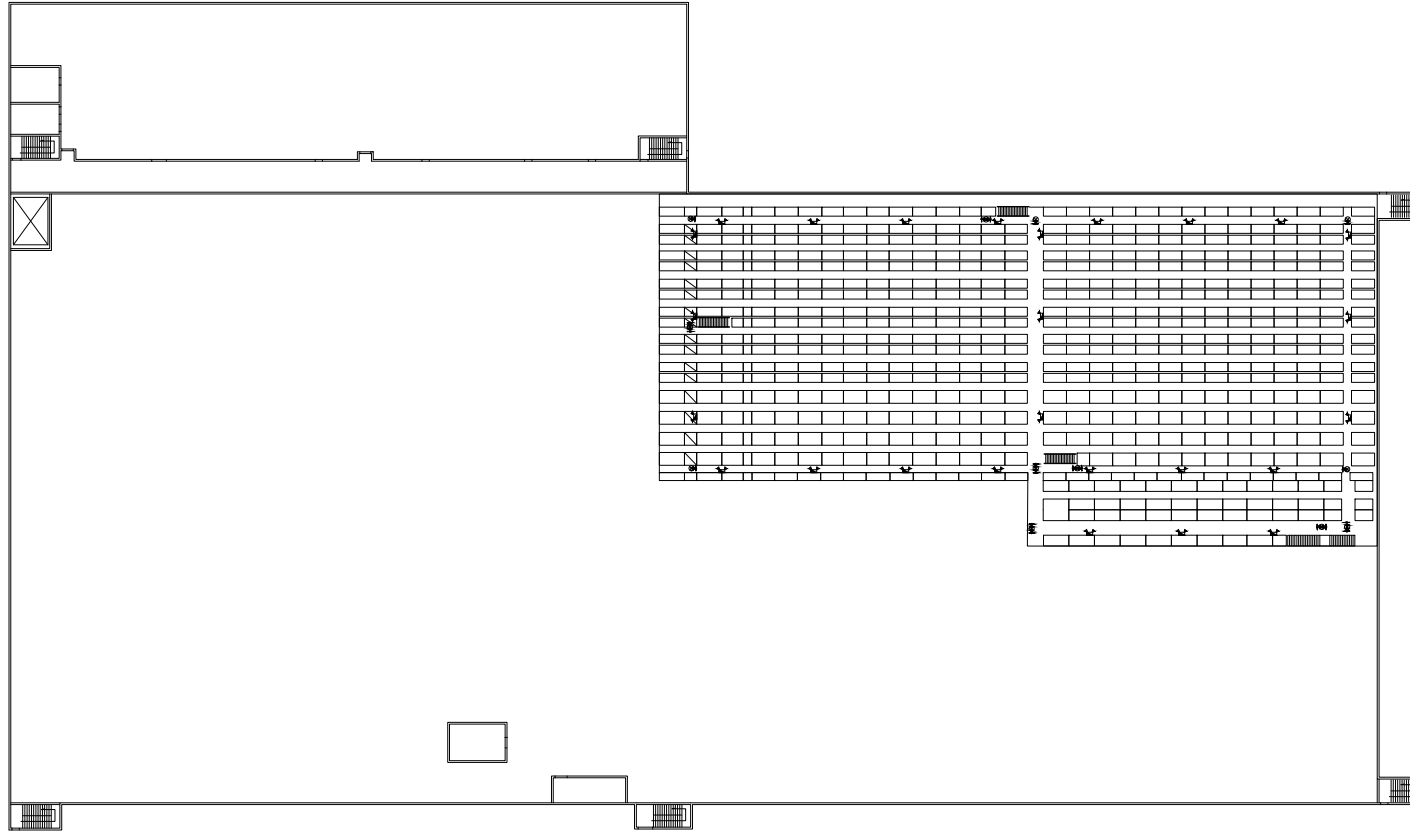
Eagle Energy Systems, Ltd. • Phone: (610) 444-5388 # Fax: (610) 444-5800  
 300 North Walnut Rd. • Acornest Square PA • eagleenergy.com

**IRON MOUNTAIN**  
 EXIT AND EMERGENCY  
 LIGHTING LAYOUT  
 SHARON HILL, PA

THIRD LEVEL EXIT AND EMERGENCY LIGHTING PLAN	PROJECT NO.	EES 110127
	DATE	11/15/2010
DRAWING NO.	DESIGNED BY	LIB
	CHECKED BY	BPJ

**E2.2**





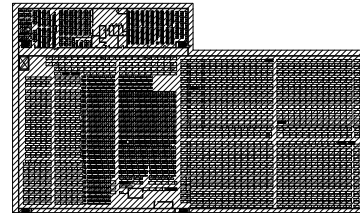
**FOURTH LEVEL EXIT & EMERGENCY LIGHTING PLAN**

SCALE: N.T.S.

- NOTES:**
1. ALL STAIRWELL LIGHTS ON FOURTH LEVEL SHALL BE CIRCUITED TO LOCAL EGRESS AISLE CIRCUIT. ALL OTHER LIGHTING SHALL BE CIRCUITED AS SHOWN ON DWG. (ALL WIRING NOT SHOWN ON DRAWINGS FOR CLARITY REASONS.)
  2. ALL SERVICE AISLE LIGHTS TO BE CONTROLLED BY LOW VOLTAGE PUSH-BUTTON SWITCH AND RELAYS. SEE DIAGRAMS ON DRAWING E-5.0.
  3. SEE EMERGENCY LIGHTING WIRING DIAGRAM ON SHEET E-5.0.

**KEY PLAN**

SCALE: N.T.S.



NO.	REVISION	DATE

SCALE

Eagle Energy Systems, Ltd. Phone: 610.444.3388 # Fax: 610.444.8800  
 800 North Westland Rd. # Acornmont Square PA # eagleenergy.com

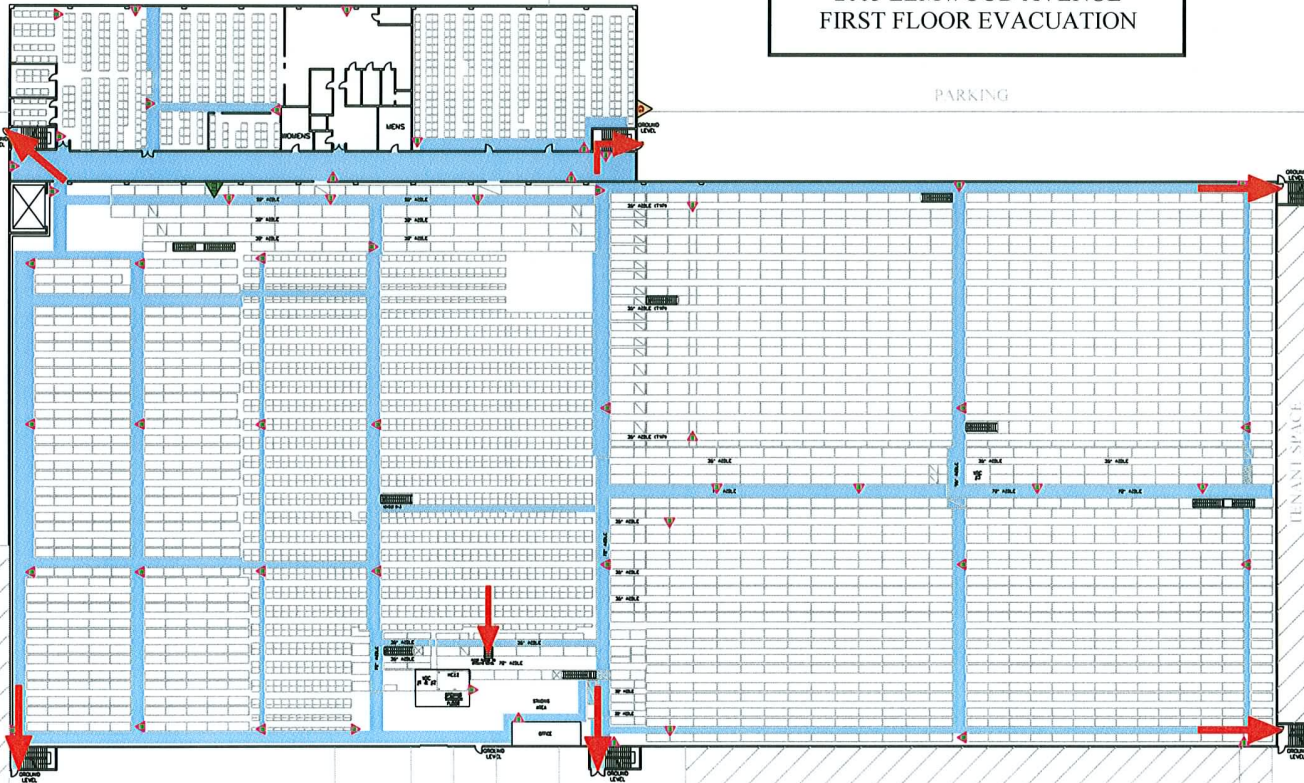
**IRON MOUNTAIN**  
 EXIT AND EMERGENCY  
 LIGHTING LAYOUT  
 SHARON HILL, PA

FOURTH LEVEL EXIT AND EMERGENCY LIGHTING PLAN	PROJECT NO.	EES 110127
	DATE	11/15/2010
DESIGNED BY	LIB	BPJ
CHECKED BY		

DRAWING NO.  
**E2.3**



### 2003 ELMWOOD AVENUE FIRST FLOOR EVACUATION



**LEGEND**

-  - EXIT WITH ILLUMINATED EXIT SIGN
-  - PATH OF EXIT
-  - FIRE EXTINGUISHER
-  - MAIN GAS SUPPLY METER AND SHUT OFF VALVE
-  - ELECTRICAL SHUT OFF INSIDE FACILITY



**IRON MOUNTAIN**  
The Leader in Records & Information Management

#### ATTENTION STAFF

##### IF YOU DISCOVER A FIRE

- ▲ EVACUATE THE BUILDING VIA THE NEAREST SAFE EXIT. CLOSE ALL DOORS BEHIND YOU IN YOUR PATH OF EXIT TO PREVENT THE SPREAD OF SMOKE AND FIRE
- ▲ PULL THE NEAREST PULL STATION TO SOUND THE FIRE ALARM AND/OR ALERT MANAGEMENT
- ▲ PROCEED TO THE **EVACUATION COLLECTION AREA** AS SHOWN ON THE DRAWING AND AWAIT FURTHER INSTRUCTIONS
- ▲ TELEPHONE THE FIRE DEPARTMENT FROM AN AREA OF SAFETY  
**DIAL 9 - 1 - 1**
- ▲ DO NOT RE-ENTER THE BUILDING UNTIL THE "ALL CLEAR" HAS BEEN GIVEN BY THE FIRE DEPARTMENT

##### UPON HEARING FIRE ALARM

- ▲ EVACUATE THE BUILDING VIA THE NEAREST SAFE EXIT. CLOSE ALL DOORS BEHIND YOU IN YOUR PATH OF EXIT TO PREVENT THE SPREAD OF SMOKE AND FIRE
- ▲ PROCEED TO THE **EVACUATION COLLECTION AREA** AS SHOWN ON THE DRAWING AND AWAIT FURTHER INSTRUCTIONS
- ▲ IF CONDITIONS ARE UNSAFE OR IF SOMEONE IS TRAPPED INSIDE, THE FIRE DEPARTMENT MUST BE INFORMED IMMEDIATELY UPON THEIR ARRIVAL AT THE SCENE
- ▲ DO NOT RE-ENTER THE BUILDING UNTIL THE "ALL CLEAR" HAS BEEN GIVEN BY THE FIRE DEPARTMENT

REMAIN CALM



**KEFFER**  
& ASSOCIATES INC.

EVACUATION  
COLLECTION  
AREA

HENDERSON DRIVE

2003 ELMWOOD AVE

PARKING

TENANT SPACE

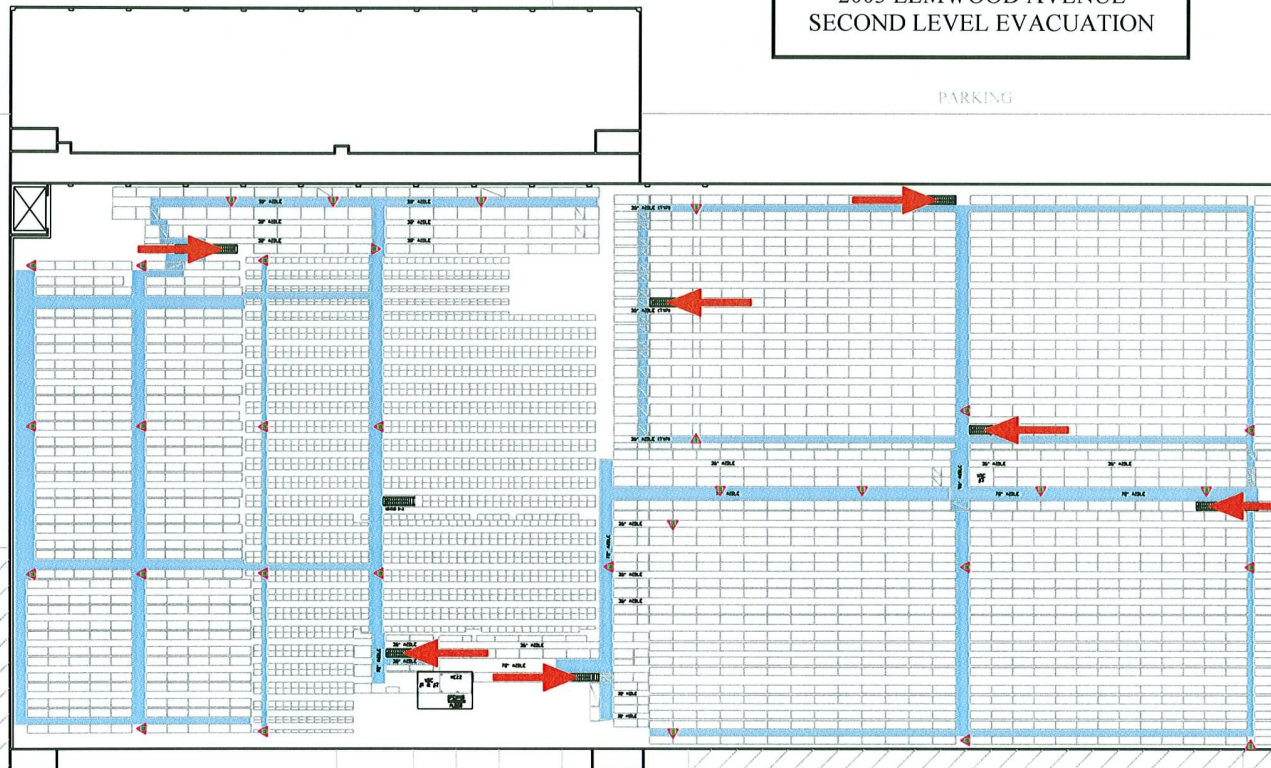
PARKING

TENANT SPACE

TENANT SPACE



### 2003 ELMWOOD AVENUE SECOND LEVEL EVACUATION



**LEGEND**

-  - EXIT WITH ILLUMINATED EXIT SIGN
-  - PATH OF EXIT
-  - FIRE EXTINGUISHER



## IRON MOUNTAIN

The Leader in Records & Information Management

### ATTENTION STAFF

#### IF YOU DISCOVER A FIRE

- ▲ EVACUATE THE BUILDING VIA THE NEAREST SAFE EXIT. CLOSE ALL DOORS BEHIND YOU IN YOUR PATH OF EXIT TO PREVENT THE SPREAD OF SMOKE AND FIRE
- ▲ PULL THE NEAREST PULL STATION TO SOUND THE FIRE ALARM AND/OR ALERT MANAGEMENT
- ▲ PROCEED TO THE **EVACUATION COLLECTION AREA** AS SHOWN ON THE DRAWING AND AWAIT FURTHER INSTRUCTIONS
- ▲ TELEPHONE THE FIRE DEPARTMENT FROM AN AREA OF SAFETY  
**DIAL 9 - 1 - 1**
- ▲ DO NOT RE-ENTER THE BUILDING UNTIL THE "ALL CLEAR" HAS BEEN GIVEN BY THE FIRE DEPARTMENT

#### UPON HEARING FIRE ALARM

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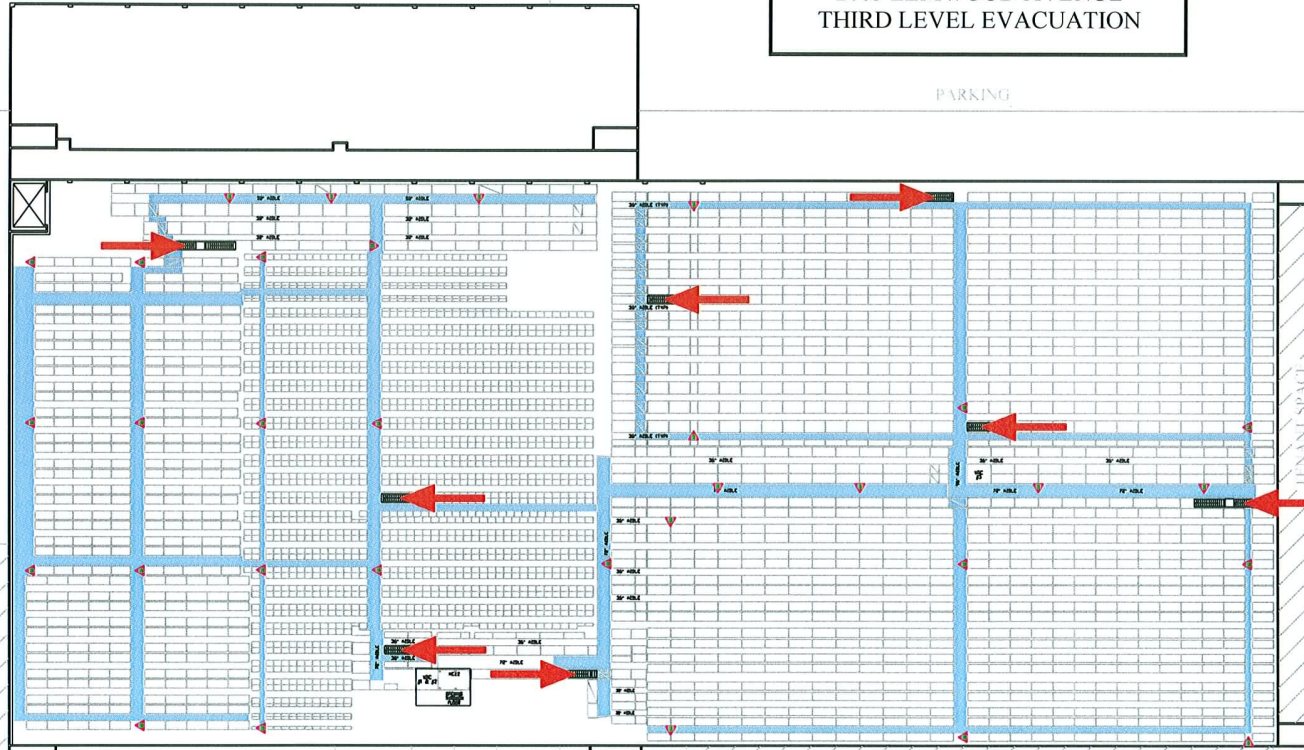
#### REMAIN CALM

# KEFFER

& ASSOCIATES INC.



2003 ELMWOOD AVENUE  
THIRD LEVEL EVACUATION



EVACUATION  
COLLECTION  
AREA

**LEGEND**

-  - EXIT WITH ILLUMINATED EXIT SIGN
-  - PATH OF EXIT
-  - FIRE EXTINGUISHER

**IRON MOUNTAIN**  
The Leader in Records & Information Management

**ATTENTION STAFF**

**IF YOU DISCOVER A FIRE**

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**UPON HEARING FIRE ALARM**

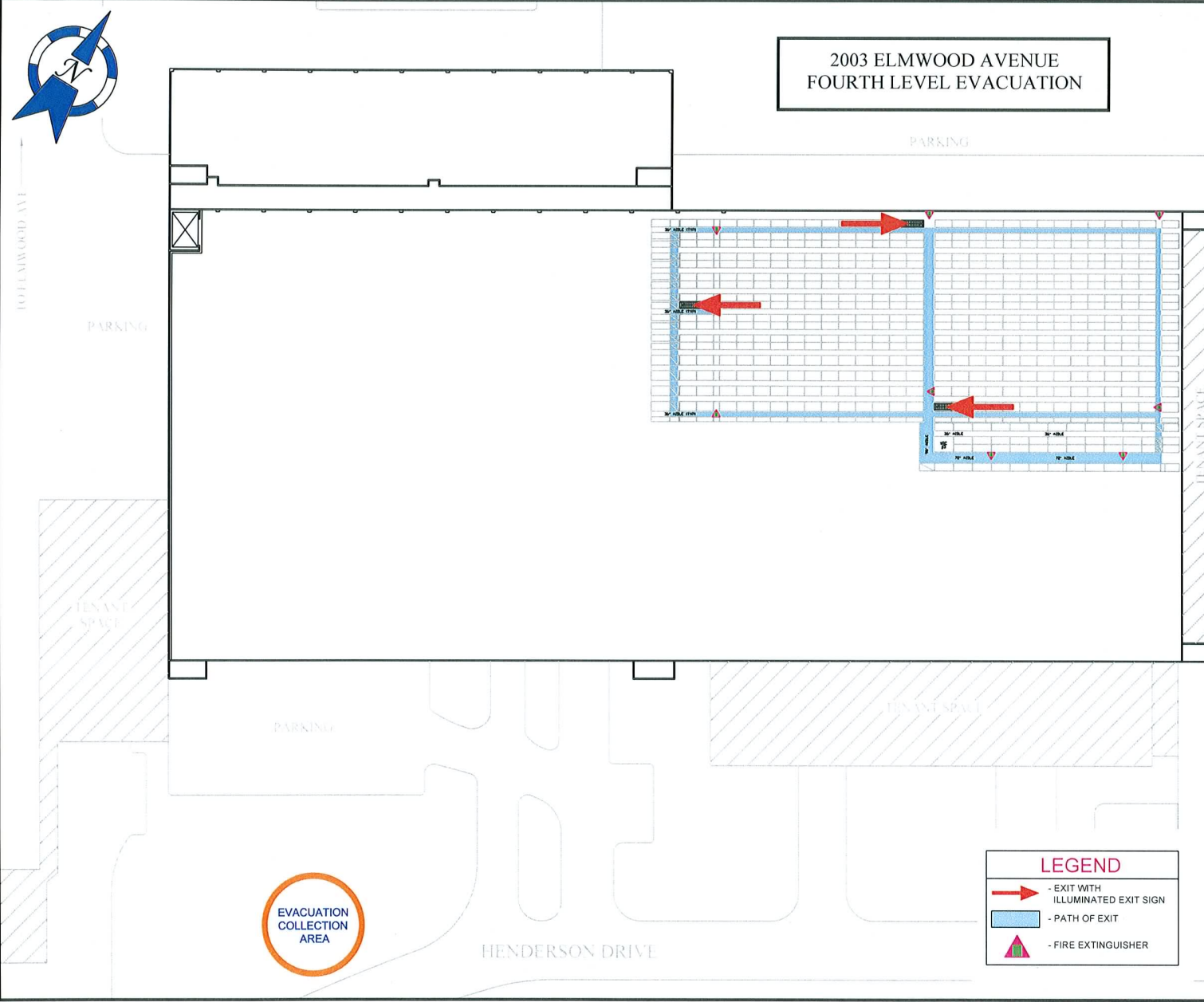
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**REMAIN CALM**

**KEFFER**  
& ASSOCIATES INC.



2003 ELMWOOD AVENUE  
FOURTH LEVEL EVACUATION



EVACUATION  
COLLECTION  
AREA

**LEGEND**

-  - EXIT WITH ILLUMINATED EXIT SIGN
-  - PATH OF EXIT
-  - FIRE EXTINGUISHER



**IRON MOUNTAIN**  
The Leader in Records & Information Management

**ATTENTION STAFF**

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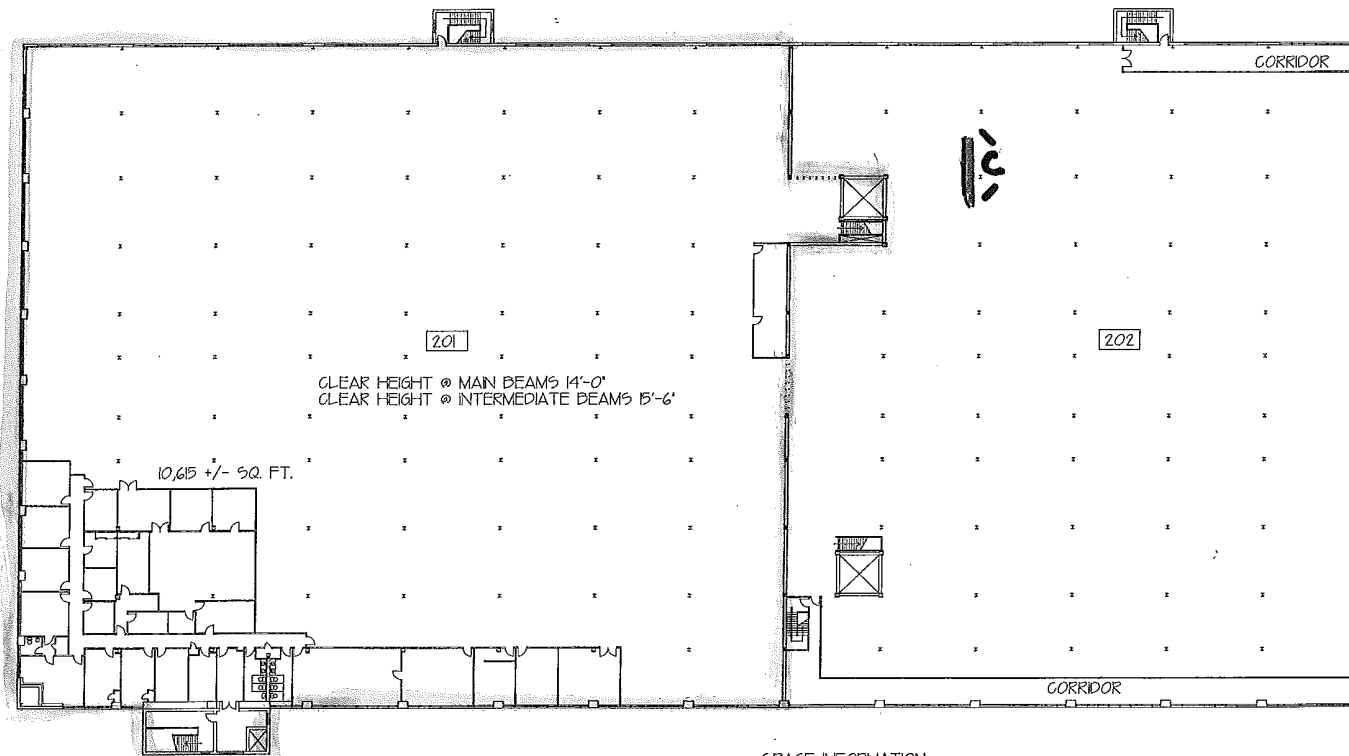
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**REMAIN CALM**

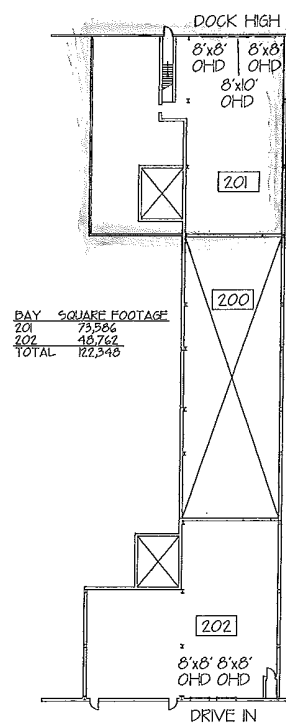


**KEFFER**  
& ASSOCIATES INC.





CLEAR HEIGHT @ MAIN BEAMS 14'-0"  
 CLEAR HEIGHT @ INTERMEDIATE BEAMS 15'-6"




DAY	SQUARE FOOTAGE
201	10,615
202	11,733
TOTAL	22,348

SPACE INFORMATION

TOTAL AVAILABLE 22,348 S.F.  
 OFFICE 10,615 S.F.  
 WAREHOUSE 11,733 S.F.  
 LOADING (3) DOCK HIGH (2) DRIVE IN

OFFICE AREA HEAT & A/C  
 WAREHOUSE AREA HEAT ONLY  
 ELECTRIC: 400 AMP 277/480 VOLT

**UNIT 201**

DATE:	06-26-07
REVISION:	
SCALE:	NONE
DRAWN BY:	PDS
CHECKED BY:	
DATE:	
REVISION:	
CURTIS BUILDING SECOND FLOOR FOLGROFT EAST BUSINESS PARK SHARON HILL, PENNSYLVANIA  THE HENDERSON GROUP 12 CHESTNUT DRIVE SUITE 200 MEDIA, PA 19063	
DRAWING NUMBER	
1 of 1	