SPRING STREET

NOTES

1. PROPERTY KNOWN AS PARCEL LD #642736986311 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE COUNTY OF LEHIGH, CITY OF BETHLEHEM, COMMONWEALTH OF PENNSYLVANIA.
2. AREA = 13,438 S.F. OR 0.308 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
7. ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

REFERENCES

1. THE OFFICIAL TAX MAPS OF THE COUNTY OF LEHIGH, CITY OF BETHLEHEM, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, LEHIGH COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 307 OF 355, MAP NUMBER 42095C0307E, EFFECTIVE DATE: JULY 16, 2014.
3. MAP ENTITLED "BLOCK SURVEY SHOWING DEED AND OCCUPATION DISTANCE, CITY OF BETHLEHEM DEPARTMENT OF ENGINEERING, ASSESSMENT MAP, WARD 10, BLOCK 3A." PREPARED BY R.L. FOX, CITY ENGINEER, DATED: 1919, LAST REVISED 4-25-40.

SITE DATA

ZONING DISTRICT = TR

ITEM	EXISTING	PROPOSED
# OF UNITS	2	9
PARKING	0	13
LOT SIZE	13,438 S.F.	13,438 S.F.
BUILDING COVERAGE	1,199 S.F. .089%	3,397 S.F. 25.2%
IMPERVIOUS COVERAGE	1,862 S.F. 13.8%	8,439 S.F. 62.8%

VICINITY MAP

NOT TO SCALE

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42095C0307E, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014.
BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT FEMA.GOV TO CONFIRM THE INFORMATION LISTED ABOVE.

LEGEND OF SYMBOLS

- CONTOUR (MAJOR/MINOR)
- SPOT ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- DOOR SILL ELEVATION
- OVERHEAD WIRES
- APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- AREA LIGHT
- ELECTRIC METER
- GAS VALVE
- MANHOLE
- UTILITY POLE
- UNKNOWN VALVE
- WATER VALVE
- PROPERTY CORNER EVIDENCE
- TREE W/TRUNK DIAMETER
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA 1 SYSTEM, INC.
TICKET #20222912900
TICKET #20222942365

1 / A1.0 SITE PLAN
SCALE: 1" = 10'-0"

SKETCH PLAN

PHILLIPS & DONOVAN ARCHITECTS, LLC
PhillipsDonovanArchitects.com
P.O. Box 160, 3160 Bedminster Road, Bedminster, PA 18910 Phone: 215-795-2400
210 West Broad Street, Bethlehem, PA 18018 Phone: 610-317-0221

revisions

SITE PLAN
Apartment Building
(HANOVER RAUCH L.L.C.)
312 Hanover St
Bethelehem, PA 18109

dwg. no.: A1.0
date: 03/12/24
drawn by: -
checked by: -
project no.: 23-95R

GENERAL CONTRACTOR
FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. GC TO CONTACT ENGINEER ON RECORD WITH ANY FIELD DISCREPANCIES FROM THE DOCUMENTED PLANS. GC TO STOP ALL WORK AND CONTACT ENGINEER PRIOR TO CONDUCTING FIELD CHANGES DURING CONSTRUCTION.

ELECTRICAL LEGEND	
	DUPLEX RECEPTACLES
GM	GAS METER
S	SINGLE SWITCH
T R	LIGHT FIXTURE
TH	THERMOSTAT
E.P.	ELECTRICAL PANEL

SINGLE FAMILY DWELLING
1,214.87 SQ.FT.
INCLUDES APT. 1

* MEASUREMENTS ARE FROM OUTSIDE OF EXTERIOR WALLS

GENERAL CONSTRUCTION NOTES:

1. CONCRETE
   A. ALL CONCRETE WORK SHALL CONFORM TO A.C.I. CODE LATEST EDITION AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS.
   B. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 3,000 P.S.F., OR REQUIRED BY BUILDING LOADS, AND REST A MINIMUM 3'-6" BELOW GRADE.
   C. PROVIDE REINFORCING BATS AND WELDED WIRE FABRIC AS SHOWN ON DRAWINGS.
2. STEEL
   A. ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDING. WELDING SHALL COMPLY WITH A.W.S. STRUCTURAL WELDING CODE.
   B. ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM-A50, LATEST EDITION.
3. WOOD
   A. ALL FRAMING LUMBER TO BE NO.2 , OR BETTER , SPRUCE PINE FIR Fb=8.75
   B. ALL FRAMING SIZES AND SPACING AS SHOWN ON DRAWINGS. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL WALLS.

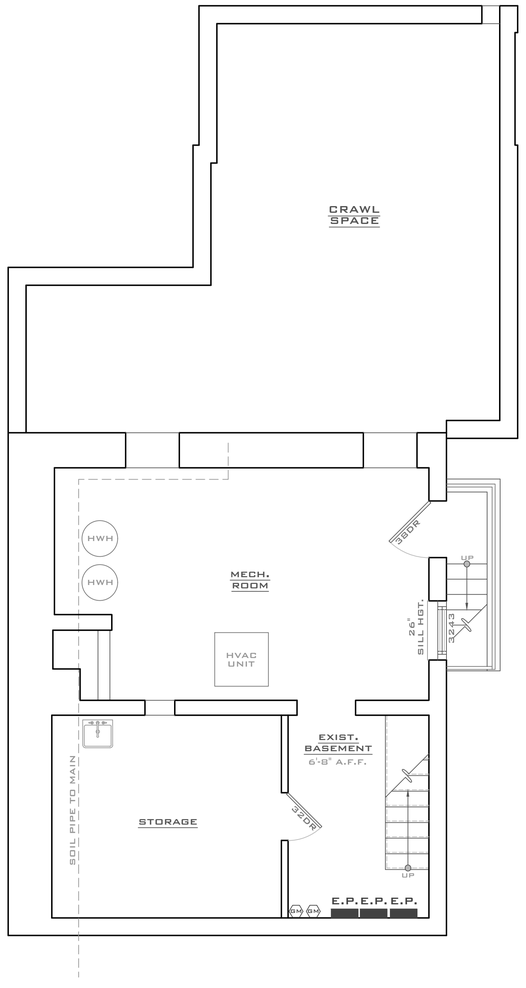
      BUILDING LOADS:
      LIVING AREAS: 40 P.S.F. LIVE + 12 P.S.F. DEAD = 52 P.S.F.
      SLEEPING AREAS: 30 P.S.F. LIVE + 12 P.S.F. DEAD = 42 P.S.F.
      ATTIC AREAS: 20 P.S.F. LIVE + 12 P.S.F. DEAD = 32 P.S.F.
      BALCONIES: 60 P.S.F. LIVE + 10 P.S.F. DEAD = 70 P.S.F.
      DECKS: 60 P.S.F. LIVE + 10 P.S.F. DEAD = 70 P.S.F.
      ROOF: 30 P.S.F. LIVE + 15 P.S.F. DEAD = 45 P.S.F.

   C. PROVIDE CROSS BRIDGING AND/OR SOLID BLOCKING AT A MAXIMUM 9'-0" O/C OR SOLID BLOCKING AS SHOWN ON DRAWINGS.
   D. PLYWOOD SUB-FLOORING TO BE GLUED AND NAILED TO FLOOR JOIST EXTERIOR TYPE ADHESIVE.
   E. FIRE STOP ALL SOFFITS, DROP CEILINGS, STAIRS, PIPE CHASES, AND DUCT WELLS AS REQUIRED BY CODE.
   F. ALL ENGINEERED WOOD PRODUCTS, SUCH AS PARALLAM BEAM AND/OR TRUSS JOIST FLOOR SYSTEMS, SHALL BE VERIFIED BY THE MANUFACTURER FOR SIZES AND SPACING. PROVIDE ALL REQUIRED ACCESSORIES AND INSTALL AS PER MANUFACTURER WRITTEN INSTRUCTIONS.
   G. ALL WOOD WHICH COMES IN CONTACT WITH CONCRETE OR MASONRY, OR IS EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED.
   H. WHERE BEAMS ARE INDICATED TO BE FLUSH HANG FLOOR AND/OR CEILING JOIST AND ROOF RAFTERS WITH JOIST HANGERS AS MANUFACTURED BY SIMPSON OR EQUAL PROVIDE HEAVY DUTY BEAM AND PURLIN HANGERS AS REQUIRED FOR BUILDING CODES.
4. THERMAL AND MOISTURE PROTECTION
   A. PROVIDE BITUMINOUS DAMP-ROOFING ON ALL CONCRETE FOUNDATION WALLS, CONTINUOUS OVER TOP OF FOOTINGS. PROVIDE PARGING IN CONJUNCTION WITH BITUMINOUS DAMP-ROOFING IF CONCRETE MASONRY BLOCK FOUNDATION WALLS ARE USED.
   B. PROVIDE FLASHING AT ALL DIRECTIONAL CHANGES IN ROOF SLOPE, PENETRATIONS THROUGH ROOF, AND AT ALL JUNCTIONS OF ROOF TO VERTICAL SURFACES.

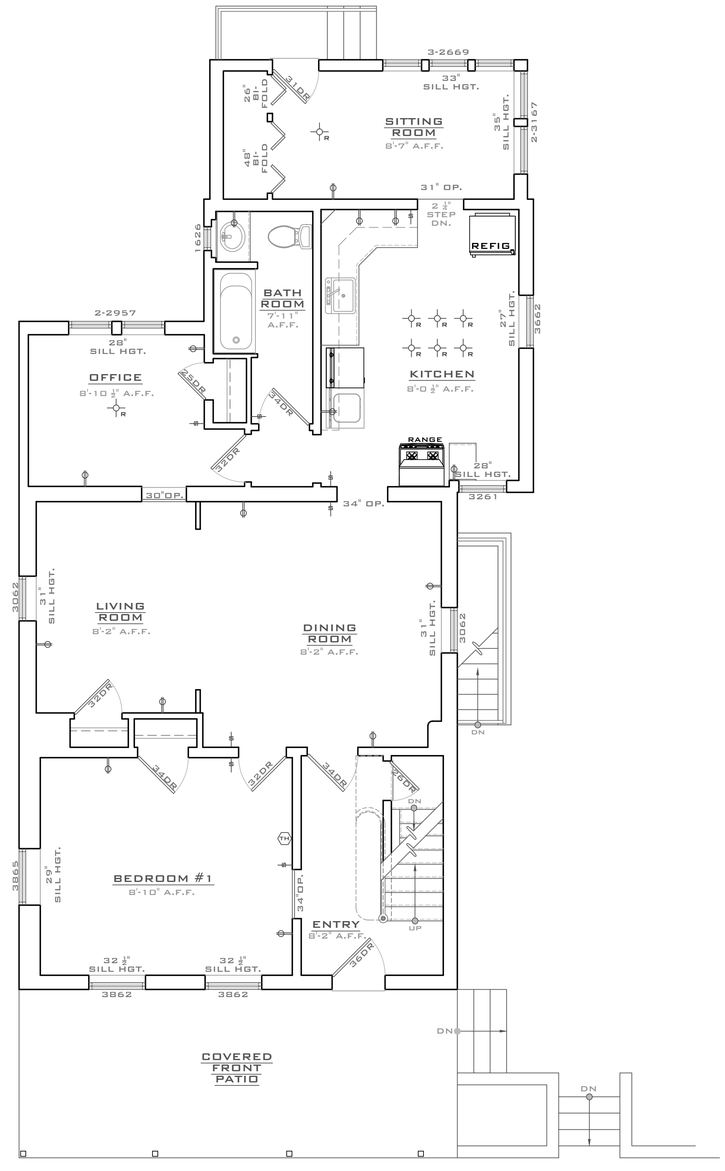
GENERAL NOTES:

1. ALL WORK TO BE DONE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) ADOPTED BY THE LOCAL MUNICIPALITY , (IRC 2018)

5. WINDOWS AND DOORS
   A. ALL THE WINDOW NUMBERS SHOWN ON THE DRAWINGS ARE (SEE SCHEDULE) LOW E UNITS, UNLESS NOTED OTHERWISE. PROVIDE SCREENS WITH ALL OPERABLE UNITS AND AUNTIN GRILLES AS SHOWN ON ELEVATIONS.
   B. ONE WINDOW IN EACH BEDROOM ABOVE THE FIRST FLOOR SHALL MEET B.O.C.A. EGRESS REQUIREMENTS.
      1. MIN. NET CLEAR OPENING - 5.7 SQ.FT.
      2. MIN. NET CLEAR OPENING HEIGHT - 24"
      3. MIN. NET CLEAR OPENING WIDTH - 20"
      4. MAX. SILL HEIGHT - 44" A.F.F.
   C. ALL GLAZING IN SHOWER ENCLOSURES SHALL BE SAFETY GLAZING.
   D. ALL SKYLIGHTS TO BE LAMINATED OR SAFETY GLAZING AS PER TOWNSHIP REQUIREMENTS.
      PROVIDE ALL REQUIRED FLASHING.
   E. ALL EXTERIOR DOORS TO BE PROVIDED WITH MANUFACTURER'S STANDARD THRESHOLDS AND WEATHER STRIPPING/ PROVIDE SCREENS WITH ALL SWINGING AND/OR SLIDING PATIO DOORS.
   F. ALL INTERIOR DOORS TO BE EITHER WOOD OR MASONITE, FLUSH OR RAISED PANEL, AS APPROVED BY OWNER. SIZES AS SHOWN ON THE DRAWINGS. PROVIDE ALL REQUIRED DOOR HARDWARE, LATCH SETS AND LOCK SETS AS APPROVED BY OWNER.
6. PLUMBING AND HVAC
   A. PROVIDE TUB ACCESS PANEL AT EACH BATH TUB. PROVIDE VENTED MOTOR ACCESS PANEL FOR ALL WHIRLPOOL TUBS.
   B. ALL TOILETS TO BE RATED AT 1.5 GALLONS PER FLUSH. PLUMBER SHALL SUBMIT FIXTURE FLOW RATES AND CUT SHEETS AS REQUIRED TO THE TOWNSHIP.
   C. HEAT GAIN / LOSS CALCULATIONS SHALL BE DONE IN ACCORDANCE WITH ASHRAE 90A. MECHANICAL INSTALLER SHALL SUBMIT ALL REQUIRED INFORMATION TO THE TOWNSHIP.
   D. ALL PLUMBING AND HVAC WORK SHALL BE DESIGNED BY THE APPROPRIATE SUB-CONTRACTOR AND SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES.
7. ELECTRICAL
   A. SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE ALL BEDROOMS / SLEEPING AREAS AND ON EACH ADDITIONAL FOR OF THE DWELLING. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE INTERCONNECTED.
   B. ALL OUTLETS SHALL BE THREE PRONG GROUNDED, AND MOUNTED 18" AFF UNLESS NOTED OTHERWISE. ALL OUTLETS IN KITCHEN, BATHROOMS, POWDER ROOMS, AND GARAGE SHALL BE ON GFI CIRCUITS. EXTERIOR WEATHERPROOF OUTLETS SHALL ALSO BE ON GFI CIRCUITS.
   C. ALL SWITCHES TO BE MOUNTED 48" AFF UNLESS NOTED OTHERWISE.
   D. PROVIDE POWER TO ALL ELECTRICAL AND MECHANICAL EQUIPMENT, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.
   E. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL STATE AND LOCAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE.
   F. ALL BATHROOM AND POWDER ROOM EXHAUST FANS TO BE DUCTED TO EXTERIOR.



2 / A-1 FOUNDATION PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"



1 / A-1 APT. 1 FLOOR PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"

SKETCH PLAN

HANOVER RAUCH LLC.
2 FAMILY DWELLING

312 HANOVER ST.
BETHLEHEM, PA. 18018

REVISIONS

NO.	DATE	REMARKS

TITLE: EXISTING APARTMENT #1 & FOUNDATION PLAN
DATE: JANUARY 26, 2024
SCALE: AS NOTED
DRAWING NO.
A-1
PROJECT NO.
24003

GENERAL CONTRACTOR
FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. GC TO CONTACT ENGINEER ON RECORD WITH ANY FIELD DISCREPANCIES FROM THE DOCUMENTED PLANS. GC TO STOP ALL WORK AND CONTACT ENGINEER PRIOR TO CONDUCTING FIELD CHANGES DURING CONSTRUCTION.

ELECTRICAL LEGEND	
	DUPLEX RECEPTACLES
GM	GAS METER
S	SINGLE SWITCH
LF / R	LIGHT FIXTURE
TH	THERMOSTAT
E.P.	ELECTRICAL PANEL

SINGLE FAMILY DWELLING
1,216.17 SQ.FT.
INCLUDES APT. 2

* MEASUREMENTS ARE FROM OUTSIDE OF EXTERIOR WALLS

GENERAL CONSTRUCTION NOTES:

1. CONCRETE
   A. ALL CONCRETE WORK SHALL CONFORM TO A.C.I. CODE LATEST EDITION AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS.
   B. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 3,000 P.S.F., OR REQUIRED BY BUILDING LOADS, AND REST A MINIMUM 3'-6" BELOW GRADE.
   C. PROVIDE REINFORCING BATS AND WELDED WIRE FABRIC AS SHOWN ON DRAWINGS.
2. STEEL
   A. ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDING. WELDING SHALL COMPLY WITH A.W.S. STRUCTURAL WELDING CODE.
   B. ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM-A50, LATEST EDITION.
3. WOOD
   A. ALL FRAMING LUMBER TO BE NO.2 , OR BETTER , SPRUCE PINE FIR Fe=S.7S
   B. ALL FRAMING SIZES AND SPACING AS SHOWN ON DRAWINGS. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL WALLS.

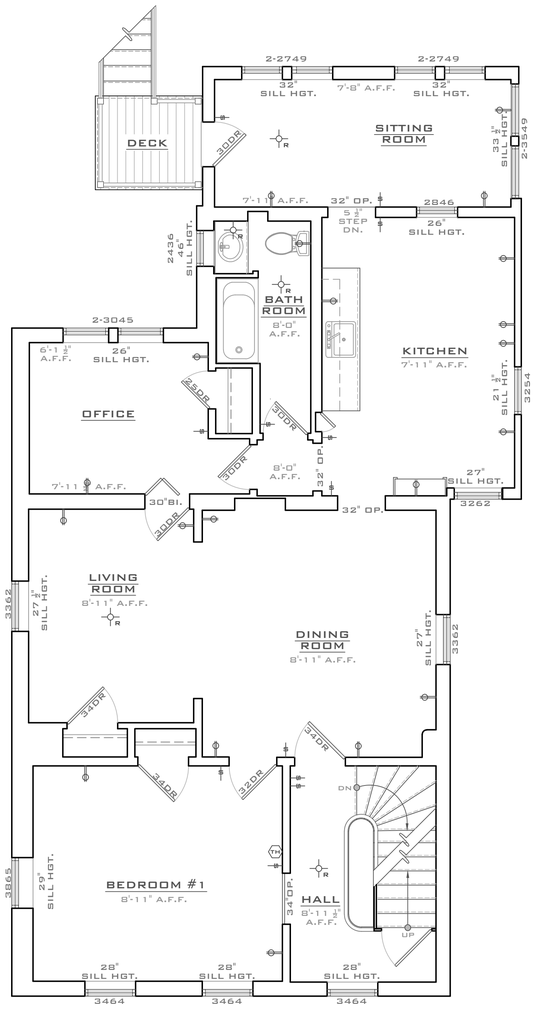
      BUILDING LOADS:
      LIVING AREAS: 40 P.S.F. LIVE + 12 P.S.F. DEAD = 52 P.S.F.
      SLEEPING AREAS: 30 P.S.F. LIVE + 12 P.S.F. DEAD = 42 P.S.F.
      ATTIC AREAS: 20 P.S.F. LIVE + 12 P.S.F. DEAD = 32 P.S.F.
      BALCONIES: 60 P.S.F. LIVE + 10 P.S.F. DEAD = 70 P.S.F.
      DECKS: 60 P.S.F. LIVE + 10 P.S.F. DEAD = 70 P.S.F.
      ROOF: 30 P.S.F. LIVE + 15 P.S.F. DEAD = 45 P.S.F.

   C. PROVIDE CROSS BRIDGING AND/OR SOLID BLOCKING AT A MAXIMUM 9'-0" O/C OR SOLID BLOCKING AS SHOWN ON DRAWINGS.
   D. PLYWOOD SUB-FLOORING TO BE GLUED AND NAILED TO FLOOR JOIST EXTERIOR TYPE ADHESIVE.
   E. FIRE STOP ALL SOFFITS, DROP CEILINGS, STAIRS, PIPE CHASES, AND DUCT WELLS AS REQUIRED BY CODE.
   F. ALL ENGINEERED WOOD PRODUCTS, SUCH AS PARALLAM BEAM AND/OR TRUSS JOIST FLOOR SYSTEMS, SHALL BE VERIFIED BY THE MANUFACTURER FOR SIZES AND SPACING. PROVIDE ALL REQUIRED ACCESSORIES AND INSTALL AS PER MANUFACTURER WRITTEN INSTRUCTIONS.
   G. ALL WOOD WHICH COMES IN CONTACT WITH CONCRETE OR MASONRY, OR IS EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED.
   H. WHERE BEAMS ARE INDICATED TO BE FLUSH HANG FLOOR AND/OR CEILING JOIST AND ROOF RAFTERS WITH JOIST HANGERS AS MANUFACTURED BY SIMPSON OR EQUAL PROVIDE HEAVY DUTY BEAM AND PURLIN HANGERS AS REQUIRED FOR BUILDING CODES.
4. THERMAL AND MOISTURE PROTECTION
   A. PROVIDE BITUMINOUS DAMP-ROOFING ON ALL CONCRETE FOUNDATION WALLS, CONTINUOUS OVER TOP OF FOOTINGS. PROVIDE PARGING IN CONJUNCTION WITH BITUMINOUS DAMP-ROOFING IF CONCRETE MASONRY BLOCK FOUNDATION WALLS ARE USED.
   B. PROVIDE FLASHING AT ALL DIRECTIONAL CHANGES IN ROOF SLOPE, PENETRATIONS THROUGH ROOF, AND AT ALL JUNCTIONS OF ROOF TO VERTICAL SURFACES.

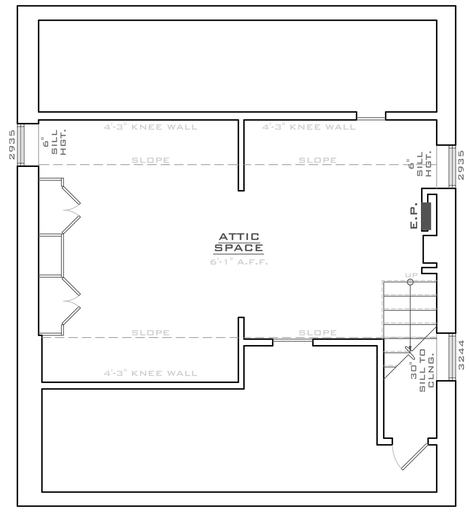
GENERAL NOTES:

1. ALL WORK TO BE DONE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) ADOPTED BY THE LOCAL MUNICIPALITY , (IRC 2018)

5. WINDOWS AND DOORS
   A. ALL THE WINDOW NUMBERS SHOWN ON THE DRAWINGS ARE (SEE SCHEDULE) LOW E UNITS, UNLESS NOTED OTHERWISE, PROVIDE SCREENS WITH ALL OPERABLE UNITS AND AUNTIN GRILLES AS SHOWN ON ELEVATIONS.
   B. ONE WINDOW IN EACH BEDROOM ABOVE THE FIRST FLOOR SHALL MEET B.O.C.A. EGRESS REQUIREMENTS.
      1. MIN. NET CLEAR OPENING - 5.7 SQ.FT.
      2. MIN. NET CLEAR OPENING HEIGHT - 24"
      3. MIN. NET CLEAR OPENING WIDTH - 20"
      4. MAX. SILL HEIGHT - 44" A.F.F.
   C. ALL GLAZING IN SHOWER ENCLOSURES SHALL BE SAFETY GLAZING.
   D. ALL SKYLIGHTS TO BE LAMINATED OR SAFETY GLAZING AS PER TOWNSHIP REQUIREMENTS.
      PROVIDE ALL REQUIRED FLASHING.
   E. ALL EXTERIOR DOORS TO BE PROVIDED WITH MANUFACTURER'S STANDARD THRESHOLDS AND WEATHER STRIPPING/ PROVIDE SCREENS WITH ALL SWINGING AND/OR SLIDING PATIO DOORS.
   F. ALL INTERIOR DOORS TO BE EITHER WOOD OR MASONITE, FLUSH OR RAISED PANEL, AS APPROVED BY OWNER. SIZES AS SHOWN ON THE DRAWINGS. PROVIDE ALL REQUIRED DOOR HARDWARE, LATCH SETS AND LOCK SETS AS APPROVED BY OWNER.
6. PLUMBING AND HVAC
   A. PROVIDE TUB ACCESS PANEL AT EACH BATH TUB. PROVIDE VENTED MOTOR ACCESS PANEL FOR ALL WHIRLPOOL TUBS.
   B. ALL TOILETS TO BE RATED AT 1.5 GALLONS PER FLUSH. PLUMBER SHALL SUBMIT FIXTURE FLOW RATES AND CUT SHEETS AS REQUIRED TO THE TOWNSHIP.
   C. HEAT GAIN / LOSS CALCULATIONS SHALL BE DONE IN ACCORDANCE WITH ASHRAE 90A. MECHANICAL INSTALLER SHALL SUBMIT ALL REQUIRED INFORMATION TO THE TOWNSHIP.
   D. ALL PLUMBING AND HVAC WORK SHALL BE DESIGNED BY THE APPROPRIATE SUB-CONTRACTOR AND SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES.
7. ELECTRICAL
   A. SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE ALL BEDROOMS / SLEEPING AREAS AND ON EACH ADDITIONAL FOR OF THE DWELLING. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE INTERCONNECTED.
   B. ALL OUTLETS SHALL BE THREE PRONG GROUNDED, AND MOUNTED 18" AFF UNLESS NOTED OTHERWISE. ALL OUTLETS IN KITCHEN, BATHROOMS, POWDER ROOMS, AND GARAGE SHALL BE ON GFI CIRCUITS. EXTERIOR WEATHERPROOF OUTLETS SHALL ALSO BE ON GFI CIRCUITS.
   C. ALL SWITCHES TO BE MOUNTED 48" AFF UNLESS NOTED OTHERWISE.
   D. PROVIDE POWER TO ALL ELECTRICAL AND MECHANICAL EQUIPMENT, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.
   E. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL STATE AND LOCAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE.
   F. ALL BATHROOM AND POWDER ROOM EXHAUST FANS TO BE DUCTED TO EXTERIOR.



2 / A-2 APT. 2 FLOOR PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"



1 / A-2 ATTIC PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"

SKETCH PLAN

HANOVER RAUCH LLC.
2 FAMILY DWELLING

312 HANOVER ST.
BETHLEHEM, PA. 18018

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA — JOSEPH PHILLIPS RAUCH

REVISIONS

No.	DATE	REMARKS

TITLE: AEXISTING PARTMENT #2 & ATTIC PLAN
DATE: JANUARY 26, 2024
SCALE: AS NOTED
DRAWING NO. A-2
PROJECT NO. 24003

GENERAL CONSTRUCTION NOTES:

1. CONCRETE
   A. ALL CONCRETE WORK SHALL CONFORM TO A.C.I. CODE LATEST EDITION AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS.
   B. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 3,000 P.S.F., OR REQUIRED BY BUILDING LOADS, AND REST A MINIMUM 3'-6" BELOW GRADE.
   C. PROVIDE REINFORCING BATS AND WELDED WIRE FABRIC AS SHOWN ON DRAWINGS.
2. STEEL
   A. ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDING. WELDING SHALL COMPLY WITH A.W.S. 'STRUCTURAL WELDING CODE.'
   B. ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM-A50, LATEST EDITION.
3. WOOD
   A. ALL FRAMING LUMBER TO BE NO.2 , OR BETTER , SPRUCE PINE FIR Fb=8.75
   B. ALL FRAMING SIZES AND SPACING AS SHOWN ON DRAWINGS. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL WALLS.

      BUILDING LOADS:
      LIVING AREAS: 40 P.S.F. LIVE + 12 P.S.F. DEAD = 52 P.S.F.
      SLEEPING AREAS: 30 P.S.F. LIVE + 12 P.S.F. DEAD = 42 P.S.F.
      ATTIC AREAS: 20 P.S.F. LIVE + 12 P.S.F. DEAD = 32 P.S.F.
      BALCONIES: 60 P.S.F. LIVE + 10 P.S.F. DEAD = 70 P.S.F.
      DECKS: 60 P.S.F. LIVE + 10 P.S.F. DEAD = 70 P.S.F.
      ROOF: 30 P.S.F. LIVE + 15 P.S.F. DEAD = 45 P.S.F.

   C. PROVIDE CROSS BRIDGING AND/OR SOLID BLOCKING AT A MAXIMUM 9'-0" O/C OR SOLID BLOCKING AS SHOWN ON DRAWINGS.
   D. PLYWOOD SUB-FLOORING TO BE GLUED AND NAILED TO FLOOR JOIST EXTERIOR TYPE ADHESIVE.
   E. FIRE STOP ALL SOFFITS, DROP CEILINGS, STAIRS, PIPE CHASES, AND DUCT WELLS AS REQUIRED BY CODE.
   F. ALL ENGINEERED WOOD PRODUCTS, SUCH AS PARALLAM BEAM AND/OR TRUSS JOIST FLOOR SYSTEMS, SHALL BE VERIFIED BY THE MANUFACTURER FOR SIZES AND SPACING. PROVIDE ALL REQUIRED ACCESSORIES AND INSTALL AS PER MANUFACTURER WRITTEN INSTRUCTIONS.
   G. ALL WOOD WHICH COMES IN CONTACT WITH CONCRETE OR MASONRY, OR IS EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED.
   H. WHERE BEAMS ARE INDICATED TO BE FLUSH HANG FLOOR AND/OR CEILING JOIST AND ROOF RAFTERS WITH JOIST HANGERS AS MANUFACTURED BY SIMPSON OR EQUAL PROVIDE HEAVY DUTY BEAM AND PURLIN HANGERS AS REQUIRED FOR BUILDING CODES.
4. THERMAL AND MOISTURE PROTECTION
   A. PROVIDE BITUMINOUS DAMP-ROOFING ON ALL CONCRETE FOUNDATION WALLS, CONTINUOUS OVER TOP OF FOOTINGS. PROVIDE PARGING IN CONJUNCTION WITH BITUMINOUS DAMP-ROOFING IF CONCRETE MASONRY BLOCK FOUNDATION WALLS ARE USED.
   B. PROVIDE FLASHING AT ALL DIRECTIONAL CHANGES IN ROOF SLOPE, PENETRATIONS THROUGH ROOF, AND AT ALL JUNCTIONS OF ROOF TO VERTICAL SURFACES.

GENERAL NOTES:

1. ALL WORK TO BE DONE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) ADOPTED BY THE LOCAL MUNICIPALITY , (IRC 2018)

5. WINDOWS AND DOORS
   A. ALL THE WINDOW NUMBERS SHOWN ON THE DRAWINGS ARE (SEE SCHEDULE) LOW E UNITS, UNLESS NOTED OTHERWISE, PROVIDE SCREENS WITH ALL OPERABLE UNITS AND AUNTIN GRILLES AS SHOWN ON ELEVATIONS.
   B. ONE WINDOW IN EACH BEDROOM ABOVE THE FIRST FLOOR SHALL MEET B.O.C.A. EGRESS REQUIREMENTS.
      1. MIN. NET CLEAR OPENING - 5.7 SQ.FT.
      2. MIN. NET CLEAR OPENING HEIGHT - 24"
      3. MIN. NET CLEAR OPENING WIDTH - 20"
      4. MAX. SILL HEIGHT - 44" A.F.F.
   C. ALL GLAZING IN SHOWER ENCLOSURES SHALL BE SAFETY GLAZING.
   D. ALL SKYLIGHTS TO BE LAMINATED OR SAFETY GLAZING AS PER TOWNSHIP REQUIREMENTS, PROVIDE ALL REQUIRED FLASHING.
   E. ALL EXTERIOR DOORS TO BE PROVIDED WITH MANUFACTURER'S STANDARD THRESHOLDS AND WEATHER STRIPPING/ PROVIDE SCREENS WITH ALL SWINGING AND/OR SLIDING PATIO DOORS.
   F. ALL INTERIOR DOORS TO BE EITHER WOOD OR MASONITE, FLUSH OR RAISED PANEL, AS APPROVED BY OWNER. SIZES AS SHOWN ON THE DRAWINGS. PROVIDE ALL REQUIRED DOOR HARDWARE, LATCH SETS AND LOCK SETS AS APPROVED BY OWNER.
6. PLUMBING AND HVAC
   A. PROVIDE TUB ACCESS PANEL AT EACH BATH TUB. PROVIDE VENTED MOTOR ACCESS PANEL FOR ALL WHIRLPOOL TUBS.
   B. ALL TOILETS TO BE RATED AT 1.5 GALLONS PER FLUSH. PLUMBER SHALL SUBMIT FIXTURE FLOW RATES AND CUT SHEETS AS REQUIRED TO THE TOWNSHIP.
   C. HEAT GAIN / LOSS CALCULATIONS SHALL BE DONE IN ACCORDANCE WITH ASHRAE 90A. MECHANICAL INSTALLER SHALL SUBMIT ALL REQUIRED INFORMATION TO THE TOWNSHIP.
   D. ALL PLUMBING AND HVAC WORK SHALL BE DESIGNED BY THE APPROPRIATE SUB-CONTRACTOR AND SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES.
7. ELECTRICAL
   A. SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE ALL BEDROOMS / SLEEPING AREAS AND ON EACH ADDITIONAL FOR OF THE DWELLING. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE INTERCONNECTED.
   B. ALL OUTLETS SHALL BE THREE PRONG GROUNDED, AND MOUNTED 18" AFF UNLESS NOTED OTHERWISE. ALL OUTLETS IN KITCHEN, BATHROOMS, POWDER ROOMS, AND GARAGE SHALL BE ON GFI CIRCUITS. EXTERIOR WEATHERPROOF OUTLETS SHALL ALSO BE ON GFI CIRCUITS.
   C. ALL SWITCHES TO BE MOUNTED 48" AFF UNLESS NOTED OTHERWISE.
   D. PROVIDE POWER TO ALL ELECTRICAL AND MECHANICAL EQUIPMENT, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.
   E. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL STATE AND LOCAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE.
   F. ALL BATHROOM AND POWDER ROOM EXHAUST FANS TO BE DUCTED TO EXTERIOR.

CONNECTION TYPE:	NAILING PATTERN U.N.O. IN SECTIONS:
1. JOIST TO SILL OR GIRDER, TOENAIL	(3-8D)
2. BRIDGING TO JOIST, TOENAIL EACH END	(2-8D)
3. 1"X6", SUBFLOOR TO JOIST, FACE NAIL	(2-8D)
4. WIDER THAN 1"X6", SUBFLOOR TO JOIST, FACE NAIL	(3-8D)
5. 2" SUBFLOOR TO GIRDER, BLIND AND FACE NAIL	(2-16D)
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	(16D @ 16" O.C.)
7. SOLE PLATE TO JOIST OR BLOCKING, AT BRACED W. PANELS	(3-16D PER 16")
8. TOP PLATE TO STUD, END NAIL	(2-16D)
9. STUD TO SOLE PLATE	(2-16D END NAIL)
10. DOUBLE STUDS, FACE NAIL	(16D @ 24" O.C.)
11. DOUBLE TOP PLATES, TYPICAL FACE NAIL	(16D @ 16" O.C.)
12. DOUBLE TOP PLATES, LAP SPLICE	(8-16D)
13. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	(3-8D)
14. RIM JOIST TO TOP PLATE, TOENAIL	(8D @ 6" O.C.)
15. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2-16D)
16. CONTINUOUS HEADER, TWO PIECES	(16D @ 16" O.C. ALONG EDGE)
17. CEILING JOISTS TO PLATE, TOENAIL	(3-8D)
18. CONTINUOUS HEADER TO STUD, TOENAIL	(4-8D)
19. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	(3-16D)
20. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3-16D)
21. RAFTER TO PLATE, TOENAIL	(3-8D)
22. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	(2-8D)
23. 1"X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2-8D)
24. WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL	(3-8D)
25. BUILT-UP CORNER STUDS	(16D @ 24" O.C.)
26. 2" PLANKS	(2-16D AT EACH SPLICE)
27. 2X6 BOX BEAM / HEADER	(12D @ 12" O.C.)
28. BUILT-UP GIRDER AND BEAMS	(20D 32" O.C. AT TOP & BOTTOM AND STAGGERED 2-20D AT ENDS & AT EACH SPLICE

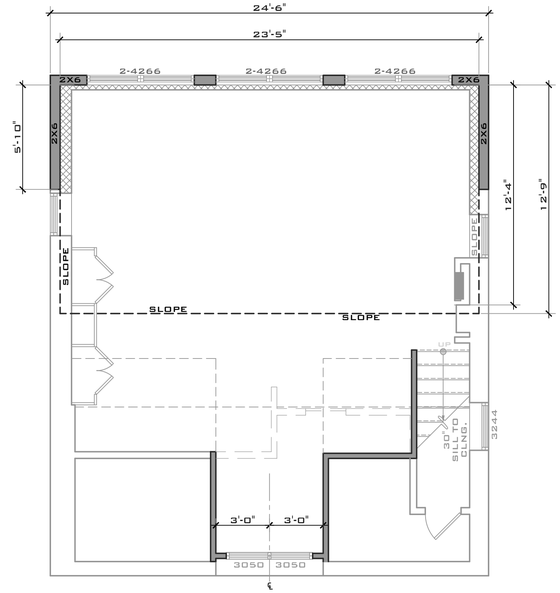
GENERAL CONTRACTOR
FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. GC TO CONTACT ENGINEER ON RECORD WITH ANY FIELD DISCREPANCIES FROM THE DOCUMENTED PLANS. GC TO STOP ALL WORK AND CONTACT ENGINEER PRIOR TO CONDUCTING FIELD CHANGES DURING CONSTRUCTION.

WALL LEGEND
- EXISTING WALLS
- 2X6 NEW WALLS

STORY CALCULATION

AREA OF FLOOR BELOW =	652 S.F.
AREA OF NEW ATTIC SPACE WITH CEILING ABOVE 7'-0" =	475 S.F.
PERCENTAGE =	73%

**>50% = FULL STORY, THEREFORE, THIS IS A 3 STORY BUILDING



2 A-5 PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"

1 A-5 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SKETCH PLAN

HANOVER RAUCH LLC.
2 FAMILY DWELLING

312 HANOVER ST.
BETHLEHEM, PA. 18018

REVISIONS

NO.	DATE	REMARKS

TITLE: PROPOSED ATTIC PLANS & LEFT SIDE ELEVATION
DATE: JANUARY 26, 2024
SCALE: AS NOTED
DRAWING NO.
A-5
PROJECT NO.
24003

GENERAL CONSTRUCTION NOTES:

1. CONCRETE
   A. ALL CONCRETE WORK SHALL CONFORM TO A.C.I. CODE LATEST EDITION AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS.
   B. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 3,000 P.S.F., OR REQUIRED BY BUILDING LOADS, AND REST A MINIMUM 3'-6" BELOW GRADE.
   C. PROVIDE REINFORCING BATS AND WELDED WIRE FABRIC AS SHOWN ON DRAWINGS.
2. STEEL
   A. ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH A.I.S.C. 'SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDING. 'WELDING SHALL COMPLY WITH A.W.S. 'STRUCTURAL WELDING CODE.'
   B. ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM-A50, LATEST EDITION.
3. WOOD
   A. ALL FRAMING LUMBER TO BE NO.2 , OR BETTER , SPRUCE PINE FIR FB=8.75
   B. ALL FRAMING SIZES AND SPACING AS SHOWN ON DRAWINGS. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL WALLS.

      BUILDING LOADS:
      LIVING AREAS: 40 P.S.F. LIVE + 12 P.S.F. DEAD = 52 P.S.F.
      SLEEPING AREAS: 30 P.S.F. LIVE + 12 P.S.F. DEAD = 42 P.S.F.
      ATTIC AREAS: 20 P.S.F. LIVE + 12 P.S.F. DEAD = 32 P.S.F.
      BALCONIES: 60 P.S.F. LIVE + 10 P.S.F. DEAD = 70 P.S.F.
      DECKS: 60 P.S.F. LIVE + 10 P.S.F. DEAD = 70 P.S.F.
      ROOF: 30 P.S.F. LIVE + 15 P.S.F. DEAD = 45 P.S.F.

   C. PROVIDE CROSS BRIDGING AND/OR SOLID BLOCKING AT A MAXIMUM 9'-0" O/C OR SOLID BLOCKING AS SHOWN ON DRAWINGS.
   D. PLYWOOD SUB-FLOORING TO BE GLUED AND NAILED TO FLOOR JOIST EXTERIOR TYPE ADHESIVE.
   E. FIRE STOP ALL SOFFITS, DROP CEILINGS, STAIRS, PIPE CHASES, AND DUCT WELLS AS REQUIRED BY CODE.
   F. ALL ENGINEERED WOOD PRODUCTS, SUCH AS PARALLAM BEAM AND/OR TRUSS JOIST FLOOR SYSTEMS, SHALL BE VERIFIED BY THE MANUFACTURER FOR SIZES AND SPACING. PROVIDE ALL REQUIRED ACCESSORIES AND INSTALL AS PER MANUFACTURER WRITTEN INSTRUCTIONS.
   G. ALL WOOD WHICH COMES IN CONTACT WITH CONCRETE OR MASONRY, OR IS EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED.
   H. WHERE BEAMS ARE INDICATED TO BE FLUSH HANG FLOOR AND/OR CEILING JOIST AND ROOF RAFTERS WITH JOIST HANGERS AS MANUFACTURED BY SIMPSON OR EQUAL PROVIDE HEAVY DUTY BEAM AND PURLIN HANGERS AS REQUIRED FOR BUILDING CODES.
4. THERMAL AND MOISTURE PROTECTION
   A. PROVIDE BITUMINOUS DAMP-ROOFING ON ALL CONCRETE FOUNDATION WALLS, CONTINUOUS OVER TOP OF FOOTINGS. PROVIDE PARGING IN CONJUNCTION WITH BITUMINOUS DAMP-ROOFING IF CONCRETE MASONRY BLOCK FOUNDATION WALLS ARE USED.
   B. PROVIDE FLASHING AT ALL DIRECTIONAL CHANGES IN ROOF SLOPE, PENETRATIONS THROUGH ROOF, AND AT ALL JUNCTIONS OF ROOF TO VERTICAL SURFACES.

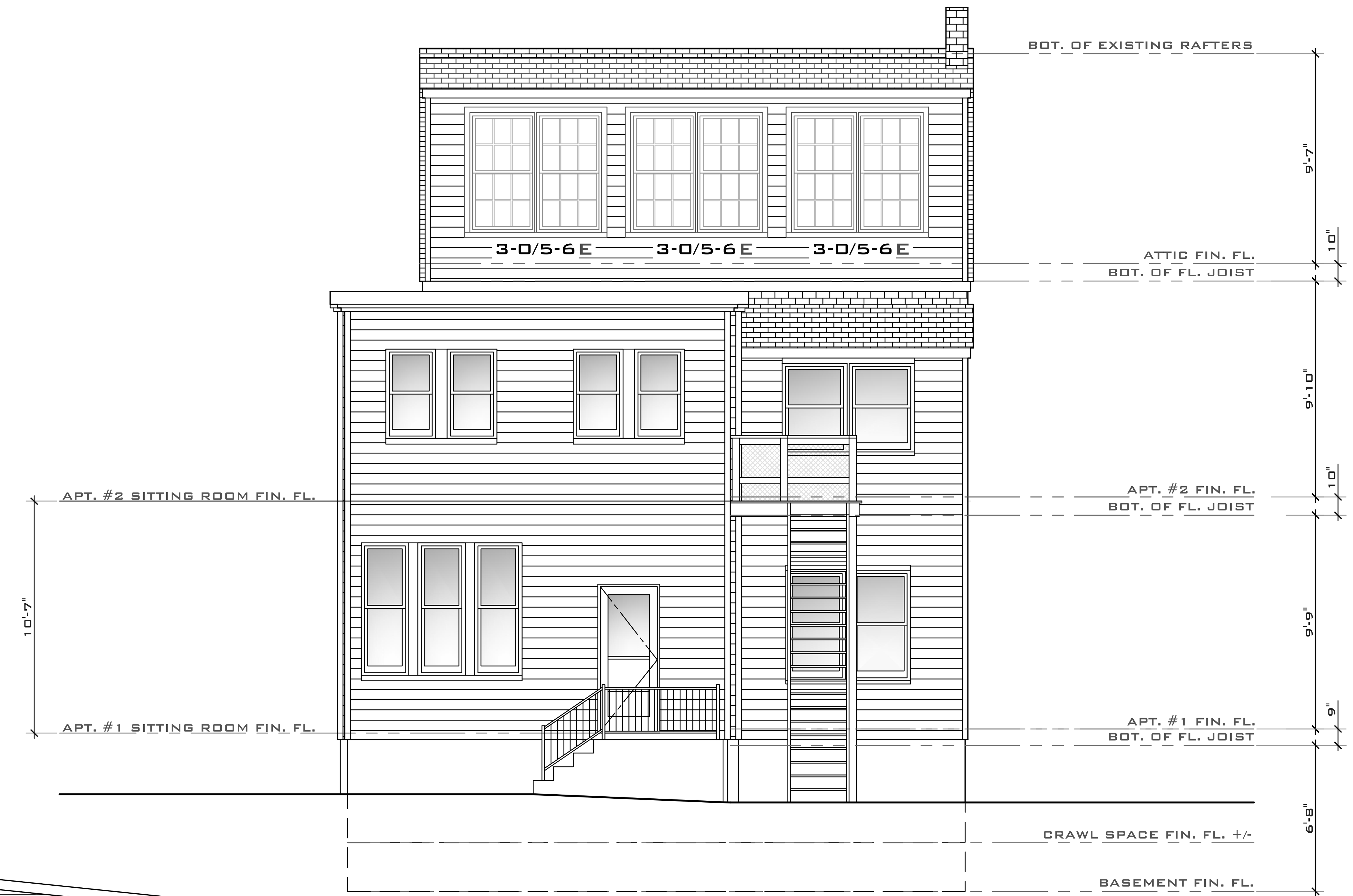
GENERAL NOTES:

1. ALL WORK TO BE DONE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) ADOPTED BY THE LOCAL MUNICIPALITY , (IRC 2018)

5. WINDOWS AND DOORS
   A. ALL THE WINDOW NUMBERS SHOWN ON THE DRAWINGS ARE (SEE SCHEDULE) LOW E UNITS, UNLESS NOTED OTHERWISE, PROVIDE SCREENS WITH ALL OPERABLE UNITS AND AUNTIN GRILLES AS SHOWN ON ELEVATIONS.
   B. ONE WINDOW IN EACH BEDROOM ABOVE THE FIRST FLOOR SHALL MEET B.O.C.A. EGRESS REQUIREMENTS.
      1. MIN. NET CLEAR OPENING - 5.7 SQ.FT.
      2. MIN. NET CLEAR OPENING HEIGHT - 24"
      3. MIN. NET CLEAR OPENING WIDTH - 20"
      4. MAX. SILL HEIGHT - 44" A.F.F.
   C. ALL GLAZING IN SHOWER ENCLOSURES SHALL BE SAFETY GLAZING.
   D. ALL SKYLIGHTS TO BE LAMINATED OR SAFETY GLAZING AS PER TOWNSHIP REQUIREMENTS. PROVIDE ALL REQUIRED FLASHING.
   E. ALL EXTERIOR DOORS TO BE PROVIDED WITH MANUFACTURER'S STANDARD THRESHOLDS AND WEATHER STRIPPING/ PROVIDE SCREENS WITH ALL SWINGING AND/OR SLIDING PATIO DOORS.
   F. ALL INTERIOR DOORS TO BE EITHER WOOD OR MASONITE, FLUSH OR RAISED PANEL, AS APPROVED BY OWNER. SIZES AS SHOWN ON THE DRAWINGS. PROVIDE ALL REQUIRED DOOR HARDWARE, LATCH SETS AND LOCK SETS AS APPROVED BY OWNER.
6. PLUMBING AND HVAC
   A. PROVIDE TUB ACCESS PANEL AT EACH BATH TUB. PROVIDE VENTED MOTOR ACCESS PANEL FOR ALL WHIRLPOOL TUBS.
   B. ALL TOILETS TO BE RATED AT 1.5 GALLONS PER FLUSH. PLUMBER SHALL SUBMIT FIXTURE FLOW RATES AND CUT SHEETS AS REQUIRED TO THE TOWNSHIP.
   C. HEAT GAIN / LOSS CALCULATIONS SHALL BE DONE IN ACCORDANCE WITH ASHRAE 90A. MECHANICAL INSTALLER SHALL SUBMIT ALL REQUIRED INFORMATION TO THE TOWNSHIP.
   D. ALL PLUMBING AND HVAC WORK SHALL BE DESIGNED BY THE APPROPRIATE SUB-CONTRACTOR AND SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES.
7. ELECTRICAL
   A. SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE ALL BEDROOMS / SLEEPING AREAS AND ON EACH ADDITIONAL FOR OF THE DWELLING. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE INTERCONNECTED.
   B. ALL OUTLETS SHALL BE THREE PRONG GROUNDED, AND MOUNTED 18" AFF UNLESS NOTED OTHERWISE. ALL OUTLETS IN KITCHEN, BATHROOMS, POWDER ROOMS, AND GARAGE SHALL BE ON GFI CIRCUITS. EXTERIOR WEATHERPROOF OUTLETS SHALL ALSO BE ON GFI CIRCUITS.
   C. ALL SWITCHES TO BE MOUNTED 48" AFF UNLESS NOTED OTHERWISE.
   D. PROVIDE POWER TO ALL ELECTRICAL AND MECHANICAL EQUIPMENT, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.
   E. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL STATE AND LOCAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE.
   F. ALL BATHROOM AND POWDER ROOM EXHAUST FANS TO BE DUCTED TO EXTERIOR.

CONNECTION TYPE:	NAILING PATTERN U.N.O. IN SECTIONS:
1. JOIST TO SILL OR GIRDER, TOENAIL	(3-8D)
2. BRIDGING TO JOIST, TOENAIL EACH END	(2-8D)
3. 1"X6", SUBFLOOR TO JOIST, FACE NAIL	(2-8D)
4. WIDER THAN 1"X6", SUBFLOOR TO JOIST, FACE NAIL	(3-8D)
5. 2" SUBFLOOR TO GIRDER, BLIND AND FACE NAIL	(2-16D)
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	(16D @ 16" O.C.)
7. SOLE PLATE TO JOIST OR BLOCKING, AT BRACED W. PANELS	(3-16D PER 16")
8. TOP PLATE TO STUD, END NAIL	(2-16D)
9. STUD TO SOLE PLATE	(2-16D END NAIL)
10. DOUBLE STUDS, FACE NAIL	(16D @ 24" O.C.)
11. DOUBLE TOP PLATES, TYPICAL FACE NAIL	(16D @ 16" O.C.)
12. DOUBLE TOP PLATES, LAP SPLICE	(8-16D)
13. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	(3-8D)
14. RIM JOIST TO TOP PLATE, TOENAIL	(8D @ 6" O.C.)
15. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2-16D)
16. CONTINUOUS HEADER, TWO PIECES	(16D @ 16" O.C. ALONG EDGE)
17. CEILING JOISTS TO PLATE, TOENAIL	(3-8D)
18. CONTINUOUS HEADER TO STUD, TOENAIL	(4-8D)
19. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	(3-16D)
20. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3-16D)
21. RAFTER TO PLATE, TOENAIL	(3-8D)
22. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	(2-8D)
23. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2-8D)
24. WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL	(3-8D)
25. BUILT-UP CORNER STUDS	(16D @ 24" O.C.)
26. 2" PLANKS	(2-16D AT EACH SPLICE)
27. 2X6 BOX BEAM / HEADER	(12D @ 12" O.C.)
28. BUILT-UP GIRDER AND BEAMS	(20D 32" O.C. AT TOP & BOTTOM AND STAGGERED 2-20D AT ENDS & AT EACH SPLICE

GENERAL CONTRACTOR
FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. GC TO CONTACT ENGINEER ON RECORD WITH ANY FIELD DISCREPANCIES FROM THE DOCUMENTED PLANS. GC TO STOP ALL WORK AND CONTACT ENGINEER PRIOR TO CONDUCTING FIELD CHANGES DURING CONSTRUCTION.



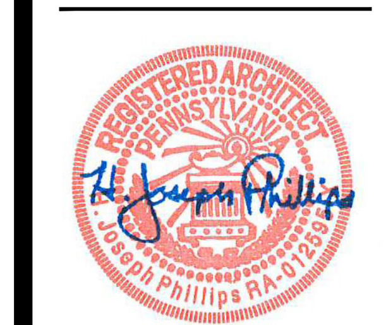
2
A-6
REAR ELEVATION
SCALE: 1/4" = 1'-0"

1
A-6
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SKETCH PLAN

HANOVER RAUCH LLC.
2 FAMILY DWELLING

312 HANOVER ST.
BETHLEHEM, PA. 18018



REVISIONS

NO.	DATE	REMARKS

TITLE: PROPOSED REAR & RIGHT SIDE ELEVATIONS
DATE: JANUARY 26, 2024
SCALE: AS NOTED

DRAWING NO.
A-6

PROJECT NO.
24003