

Proposed Addition & Alterations for:

436 First Terrace Student Housing
Bethlehem, PA 18015

PROJECT SUMMARY

436 First Terrace is an existing 1 1/2 story wood frame, single family home to be used for student housing. The project entails the demolition of the existing roof end attic space to create a full second floor with (2) bedrooms and (2) bathrooms for a total of (6) bedrooms. Work on the existing first floor includes renovating the existing kitchen and bathroom. Windows will be replaced and new siding and insulation will be added to the building exterior.

1. Applicable Code(s) & Regulations For This Project:

State: Pennsylvania
2018 IRC (International Residential Code)
PA Uniform Construction Code (Regulations and Statutes)

2. Occupancy Use Classification(s):

R-3 Residential

3. Construction Type(s) / Classification(s):

SB

4. Project Description:

2 Story Residential

1st Floor: 628 sq ft (existing) / 200 = 4 occupants

New 2nd Floor: 628 sq ft / 200 = 4 occupants

5. Fire Protection Systems:

Smoke Alarm and Fire Extinguisher

6. Zoning District:

RT

7. Authority Having Jurisdiction:

City of Bethlehem, Northampton County, Pennsylvania

8. Building Owner:

Lehigh Properties, LLC

Contact: Austin Silver

Cell: 484.212.2199

or: austin@lehighproperties.com

1. General Notes:

- Do not scale floor drawings; use written dimensions only.
- Notify Architect immediately if assumed existing conditions are false or shown.
- Labor, materials and workmanship shall be in accordance with the industry standards.

2. Insurance:

- Each Contractor and subcontractor shall not commence work until the contractor has provided proof of insurance of each character and in such amounts as will provide adequate protection for the owner, its members, officers, and their successors, all agents, officers and servants of the owner, and the contractor and subcontractor against all claims, liabilities, damages and expenses. Such insurance to remain in force throughout the life of the contract.

3. Demolition/Removal:

- GC shall safely remove all construction debris from the site in the appropriate disposal facility.
- GC shall provide temporary support of existing structure to be removed.
- GC shall take precautionary measures to protect existing house during construction.

4. Landscaping:

- GC shall protect existing plants and grass during construction. Reseed disturbed grass areas.

5. Temporary Access:

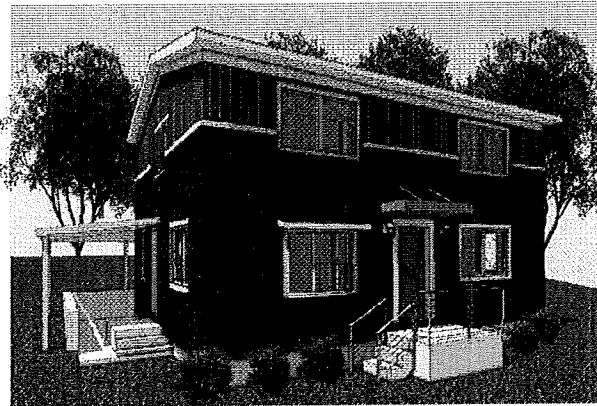
- Owner shall be responsible for providing water and electric at the required work area.

6. Guarantees:

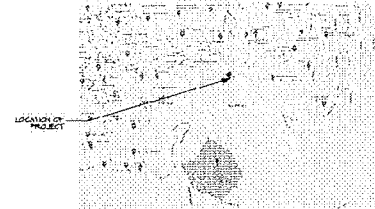
- All work performed as a part of the contract is to be guaranteed by the contractor and/or subcontractor to be free from defects in material and workmanship for a period of one (1) year from the date of completion of work; the contractor and/or subcontractor agrees to return to the job and make repairs and/or replacement for such defects at no cost to the owner. Final payment shall be made at a substantial completion, less the value of the final punch list. Punch list value will be paid at the completion of work. General Contractor shall turn over to owner all documents, manuals, warranties, etc. for all equipment, appliances and appliances.

7. Permits:

- Each Contractor/Subcontractor shall file for necessary building permits. The Owner shall be responsible for the cost of the permits.



Perspective
Scale: 1/4" = 1'-0"



Project Location
Not To Scale

Sheet List	
A0.1	Cover Sheet, Building Code Data & General Notes
A1.1	Floor Plans
A2.1	Building Elevation
A3.1	Building Section
A4.1	Structural Details & Schedules



Existing Conditions Photo
Not To Scale

STRUCTURAL NOTES

GENERAL

1. THE STRUCTURAL LOADING CRITERIA IS AS FOLLOWS:

FLOOR DEAD LOAD:	10 PSF
ROOF DEAD LOAD:	15 PSF
WIND SURFACE LOAD:	40 PSF
ROOF SNOW LOAD:	30 PSF

STRUCTURAL LUMBER

1. PROVIDE STUD LUMBER WHICH HAS BEEN GRADED TO THE FOLLOWING MINIMUM STRENGTH RATINGS:

2X4: 1000F, 1.2E, 1.2S

2. ALL POSTS SHALL DIRECTLY BEAR ON EXISTING BEAMS OR FOUNDATION WALLS OR HAVE SOLID ALLUCTIONS BETWEEN THE FOUNDATION AND LUMBER IN A BEAM END.

3. MULTIPLE-PLY JOISTERS SHALL BE FASTENED TOGETHER WITH 6 ROWS OF BOWEN BRACE AT 24" O.C. OR 24 ROWS OF JOIST BRACE AT 12" O.C. POSTS SHALL EXTEND THROUGH ALL PLYS.

4/4
ARCHITECTURE
1000 South Street, Suite 100
Bethlehem, Pennsylvania 18015
(610) 861-2200

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DATE DESCRIPTION

1 10/24/24 For the job

DATE REVISIONS

10/24/24

10/24/24

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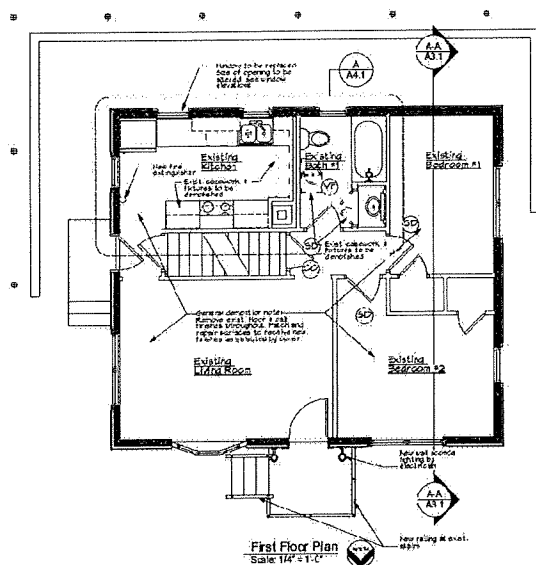
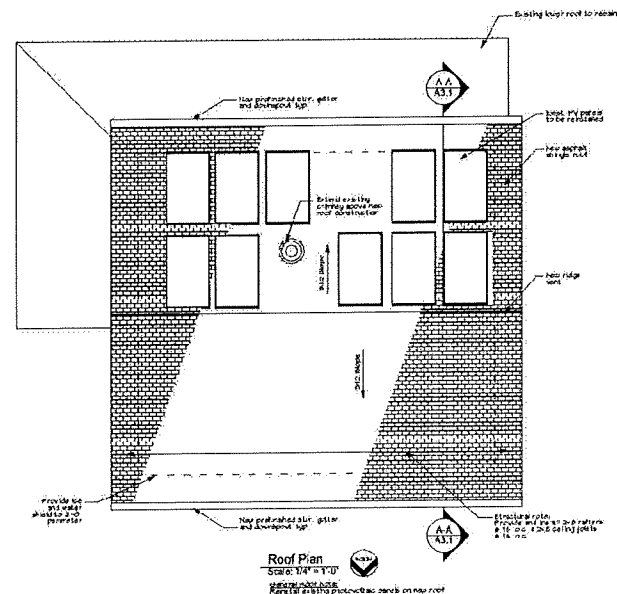
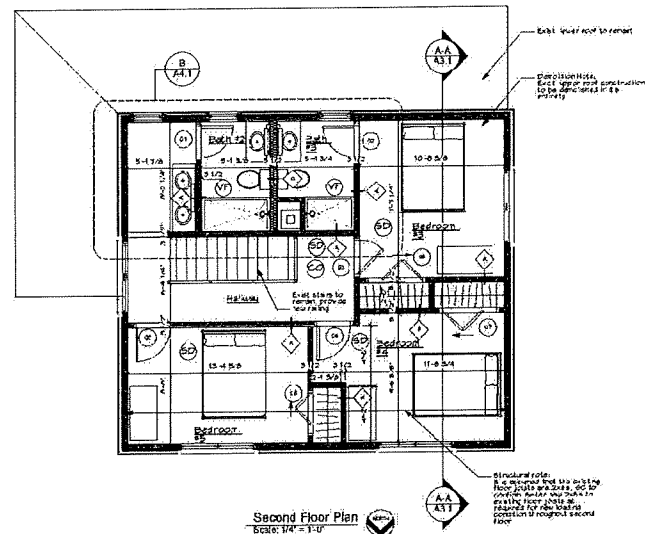
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ISSUED FOR PERMIT 10/24/24

Cover Sheet, Building
Code Data & General
Notes

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[illegible]

4/4 ARCHITECTURE
1000 W. 10th Street, Suite 200
Berkeley, CA 94710
(415) 841-1930

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REV	DATE	DESCRIPTION
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1	10/26	For Farm
NO.	DATE	ISSUE NOTE

Project Manager Gal	Drawn By ATS/Gal
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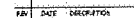
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418 Fmt Terrence Prosser 4-20-23

Floor Plans

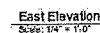
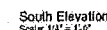
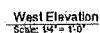
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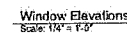


Building Elevations

Page 4

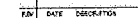


Interior Finish Notes:
Horizontal siding to be 'Monogram Series' by CertainTeed.
Color: Smoky Gray
Vertical Siding to be 'Boards & Batten' by CertainTeed.
Color: Granite Gray
Front Entrance door
Paint: Color: Sherwin Williams SW6691, Glaze: Gold & gloss finish



Emergency escape and rescue openings shall have a minimum net clear opening of 20 7/8 inches high. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The net clear opening dimension shall be the height of a normal operation of the opening.

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Project No. 498	Order No. 100
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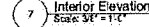
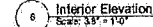
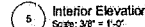
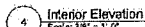
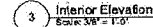
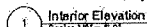
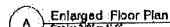
29 April 2003

1. **Trust**

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2017年12月15日

1. Door style / finish as selected by owner.
2. Hardware style and finish as selected by owner.