

DRAWING INDEX

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ONE CALL

Pennsylvania One Call System, Inc.  
811 or  
1-800-242-1776  
Address:  
925 Irwin Run Road  
West Mifflin PA 15122  
Hours:  
24 / 7

Advance Notice:  
Construction phase - 3 to 10 business days;  
Design phase - 10 to 90 business days  
Number of days in advance of a digging project  
that you need to notify the one call center of  
your intent to dig.

Marks Valid:  
as long as equipment is kept on site  
Defines the period of time the facility marks  
(paint, flags, stakes, etc.) are valid according  
to state law or practice.

★ 55 EAST CHURCH ST, BETHLEHEM, PA 18018  
CITY OF BETHLEHEM, NORTHAMPTON COUNTY

LOCATION MAP



BUILDING CODE SUMMARY

**PROJECT DATA**

Name of Project: AMMERMAN RESIDENCE  
Address: 55 EAST CHURCH STREET, BETHLEHEM, PA 18018  
Proposed Use: R-RESIDENTIAL  
Owner or Authorized Agent: SCF ARCHITECTURE Phone #: 610-297-0140  
Owned By: ☐ City/County ☒ Private ☐ State  
Code Enforcement Jurisdiction: Township: CITY OF BETHLEHEM - HISTORIC DISTRICT  
County: NORTHAMPTON COUNTY

Code Requirements to be Met: INTERNATIONAL BUILDING CODE 2018;  
INTERNATIONAL EXISTING BUILDING CODE 2018;

**BUILDING DATA**

☐ New Construction ☐ Addition ☒ Renovation ☐ Fit Out ☐ Alteration ☐ Reconstruction  
Construction Type: EXISTING  
Mixed Construction: ☒ No ☐ Yes ☐ Existing  
Sprinklers: ☒ No ☐ Yes ☐ Existing  
Building Height: EXISTING Number of Stories: EXISTING  
Mezzanine: ☒ No ☐ Yes ☐ Unlimited  
High Rise: ☒ No ☐ Yes  
Primary Occupancy: R-RESIDENTIAL  
Secondary Occupancy: NONE  
Mixed Occupancy: ☒ No ☐ Yes Exception: X  
NOTES: --

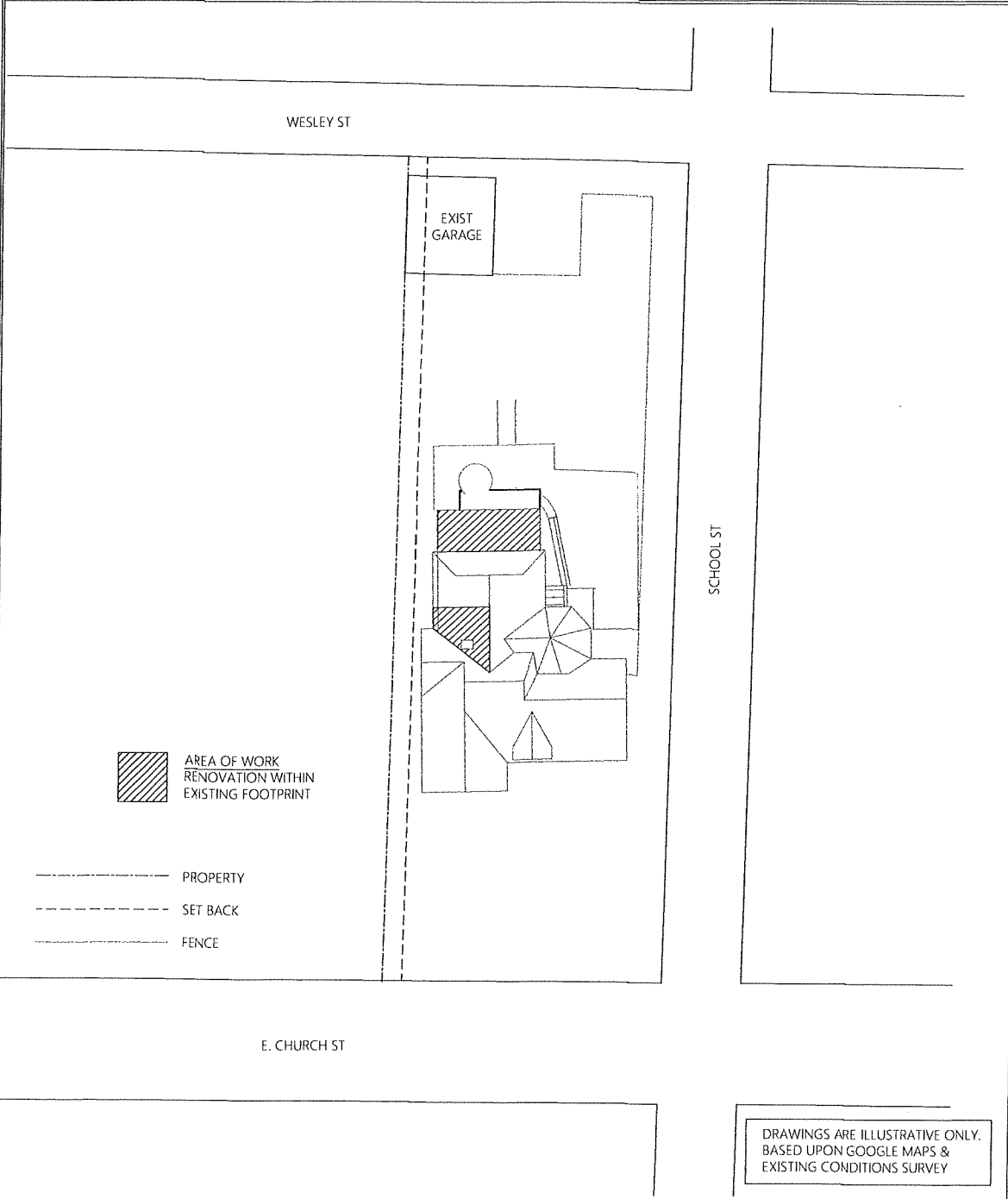
**PROJECT SUMMARY**

ALTERATION TO EXISTING HOME, IN THE  
HISTORIC DISTRICT OF THE CITY OF  
BETHLEHEM, TO INCLUDE NEW ELEVATOR,  
REORGANIZED KITCHEN LAYOUT, & ADDITION  
OF EXTERIOR DECK & HOT TUB.

**NOTES:**

ALTERATIONS WILL NOT BE VISIBLE FROM  
EAST CHURCH ST.

SITE PLAN



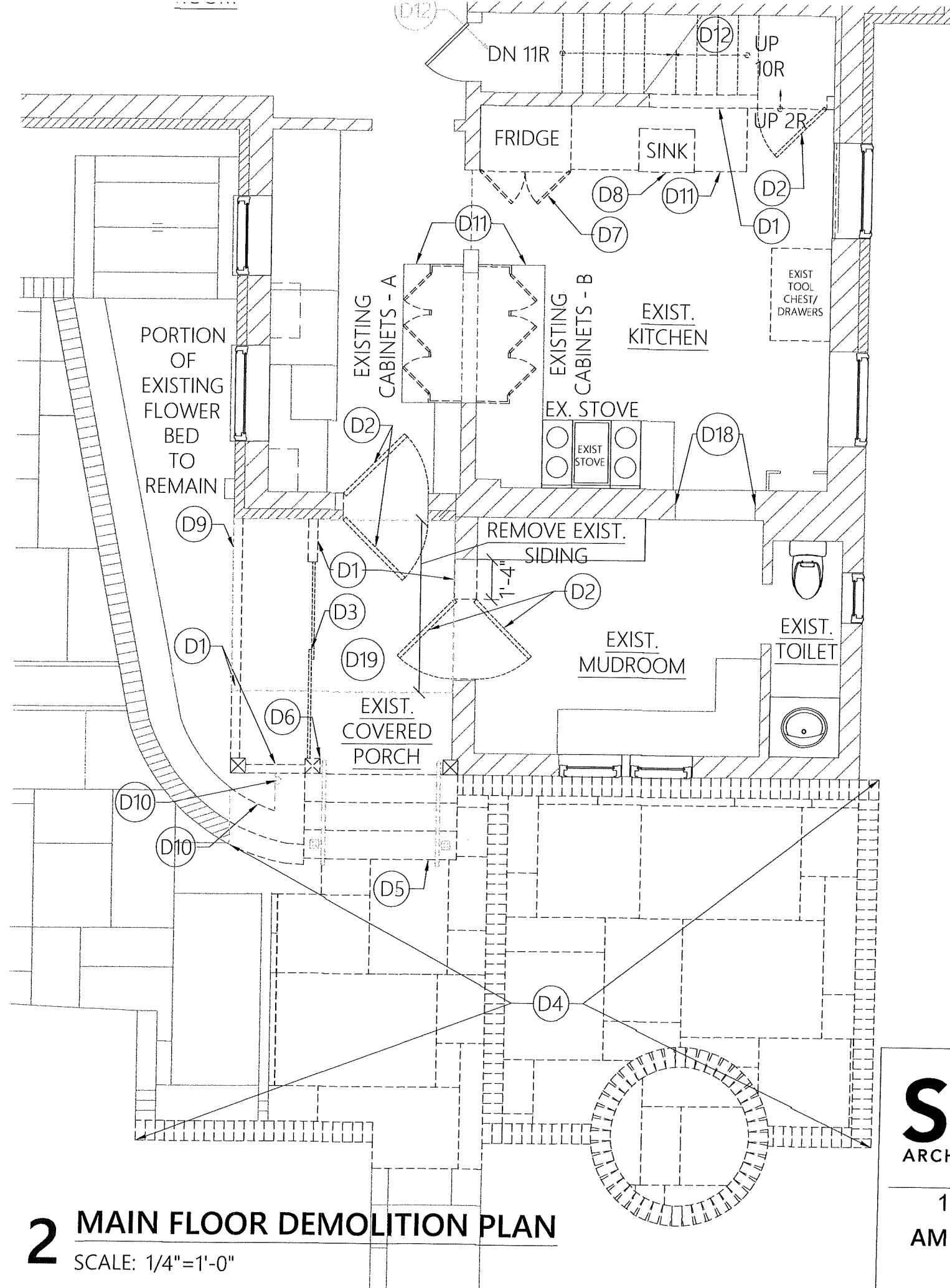
GENERAL RESIDENTIAL  
CONSTRUCTION NOTES

- PER R302.11 FIREBLOCKING, IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.  
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
  - 1.1 IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
    - 1.1a VERTICALLY AT THE CEILING AND FLOOR LEVELS.
    - 1.1b. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
  - 1.2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
- FOR THE FIRE BLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
- ALL GLASS WITHIN THE DOORS SHALL BE TEMPERED; ALL GLASS W/ A VERTICAL EDGE WITHIN 24" ARC OF A DOOR SWING NEEDS TO BE TEMPERED GLASS UNIT.
- FINAL KITCHEN LAYOUT/DESIGN BY OWNER

GENERAL  
PROJECT NOTES

- ALL WORK SHALL CONFORM TO ALL ORDINANCES AND CODES AS ADOPTED AND AMENDED BY THE TOWNSHIP/BOROUGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFICATION AND COMPLIANCE WITH ALL CODES AND ORDINANCES APPLICABLE TO THIS WORK.
- INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS, AND IN ACCORDANCE WITH INDUSTRY STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS AND FEES REQUIRED FOR THE WORK.
- CONTRACTOR SHALL PROVIDE DUMPSTER ON SITE FOR DISPOSAL OF ALL EXCESS MATERIALS AND WASTE. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE JOB SITE CLEAN AND ORDERLY ON A DAILY BASIS AND PLACING ALL EXCESS MATERIALS AND WASTE IN THE DUMPSTER.
- ALL INTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD UNLESS NOTED OTHERWISE. ALL EXTERIOR DIMENSIONS ARE TAKEN TO FACE STUD UNLESS OTHERWISE NOTED.
- THE OMISSION OF EXPRESSED REFERENCE IN THE DRAWINGS TO ANY ITEM OF LABOR OR MATERIAL NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH PRESENT GOOD PRACTICE OF THE TRADE SHALL NOT RELIEVE THIS CONTRACTOR FROM PROVIDING, AT NO COST, SUCH ADDITIONAL LABOR AND MATERIALS UNDER THIS CONTRACT.
- PROVIDE TEMPORARY CLOSURES, COVERS AND BARRIERS AS REQUIRED TO MAINTAIN SECURITY; TO PREVENT AIR, DUST AND WATER INFILTRATION; TO RETARD HEAT LOSS OR GAIN AS THE SEASON DICTATES; AND TO PROTECT PERSONS, THE WORK, THE OWNER'S PROPERTY AND THE PROPERTY OF OTHERS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PERFORMED BY ALL TRADES, INCLUDING WORK BY CONSULTANTS, CONTRACTORS AND SUBCONTRACTORS SELECTED BY THE OWNER. REFER TO OUTLINE SPECIFICATIONS FOR WORK BEING PROVIDED UNDER SEPARATE CONTRACTS BY CONSULTANTS, CONTRACTORS AND SUBCONTRACTORS SELECTED BY THE OWNER.
- ELECTRICAL EQUIPMENT AND WIRING IN NEWLY INSTALLED PARTITIONS AND CEILINGS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF NFPA 70 AND THE INTERNATIONAL ELECTRICAL CODE. INFORMATION RELATED TO ELECTRICAL WORK IS ILLUSTRATIVE ONLY TO GIVE GENERAL LOCATIONS OF SPECIFIC FIXTURES OUTLETS/DATA CONNECTIONS/PHONE JACKS, ETC. A COMPLETE DESIGN SHALL BE DEVELOPED BY GC'S ELECTRICAL ENGINEER/DESIGNER FOR PERMITTING PURPOSES.
- ALL RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND ALL SPACES CONVERTED TO HABITABLE OR OCCUPIABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. IN MECHANICALLY VENTILATED SPACES, EXISTING MECHANICAL VENTILATION SYSTEMS THAT ARE ALTERED, RECONFIGURED, OR EXTENDED SHALL PROVIDE NOT LESS THAN 5 CUBIC FEET PER MINUTE (CFM) (0.0024 M3/S) PER PERSON OF OUTDOOR AIR AND NOT LESS THAN 15 CFM (0.0071 M3/S) OF VENTILATION AIR PER PERSON; OR NOT LESS THAN THE AMOUNT OF.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY. PROVIDE TEMPORARY CLOSURES, COVERS AND BARRIERS AS REQUIRED TO MAINTAIN SECURITY; TO PREVENT AIR, DUST AND WATER INFILTRATION; TO RETARD HEAT LOSS OR GAIN AS THE SEASON DICTATES; AND TO PROTECT PERSONS, THE WORK, THE OWNER'S PROPERTY AND THE PROPERTY OF OTHERS.

DRAWINGS ARE ILLUSTRATIVE ONLY.  
BASED UPON GOOGLE MAPS &  
EXISTING CONDITIONS SURVEY



**2 MAIN FLOOR DEMOLITION PLAN**  
 SCALE: 1/4"=1'-0"

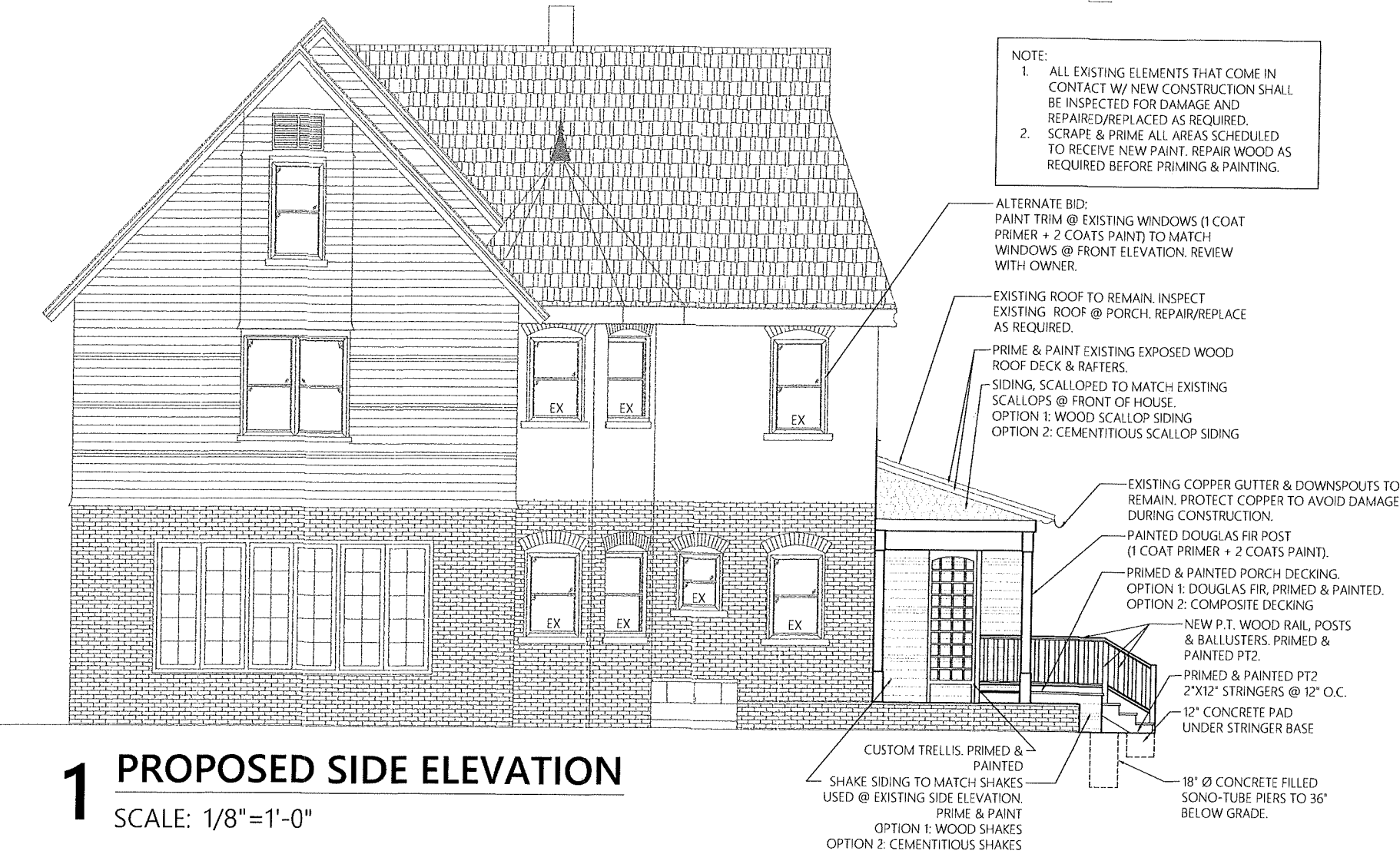
**SCF**  
 ARCHITECTURE

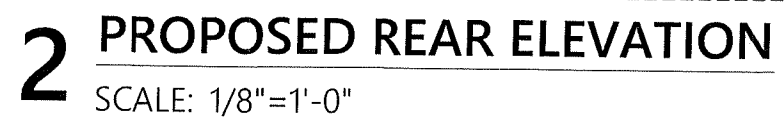
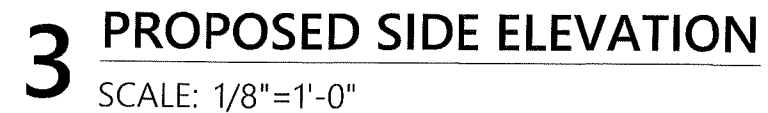
12/17/2025  
 AMMERMAN

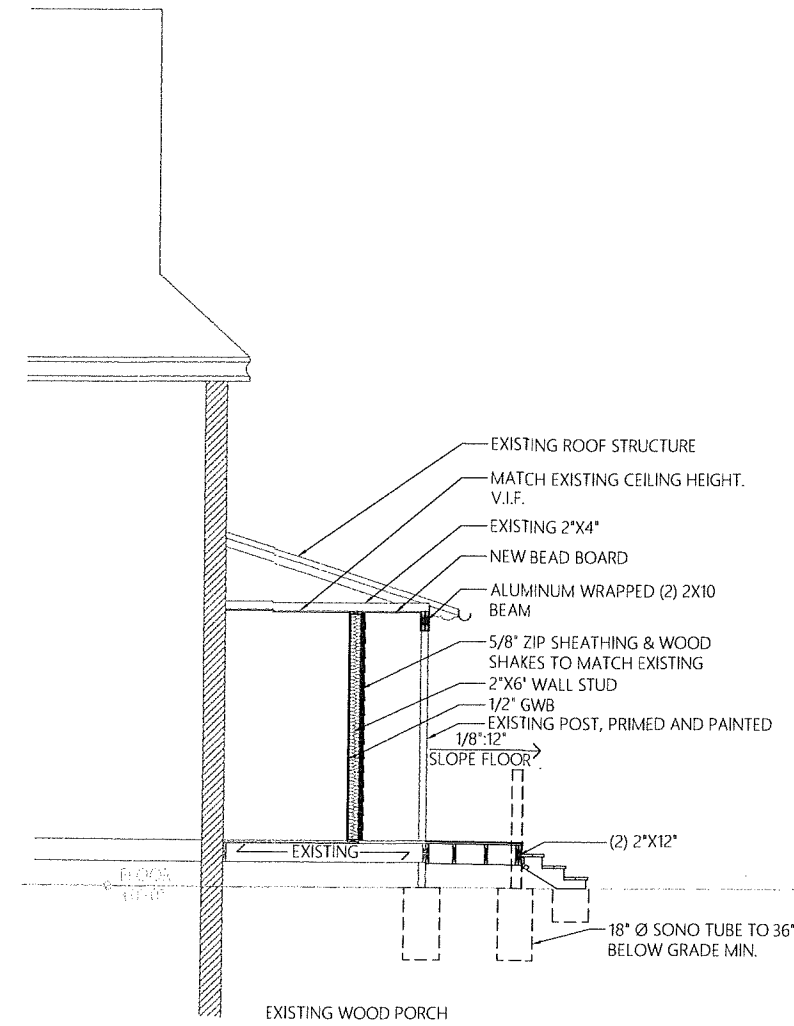


SCF  
ARCHITECTURE

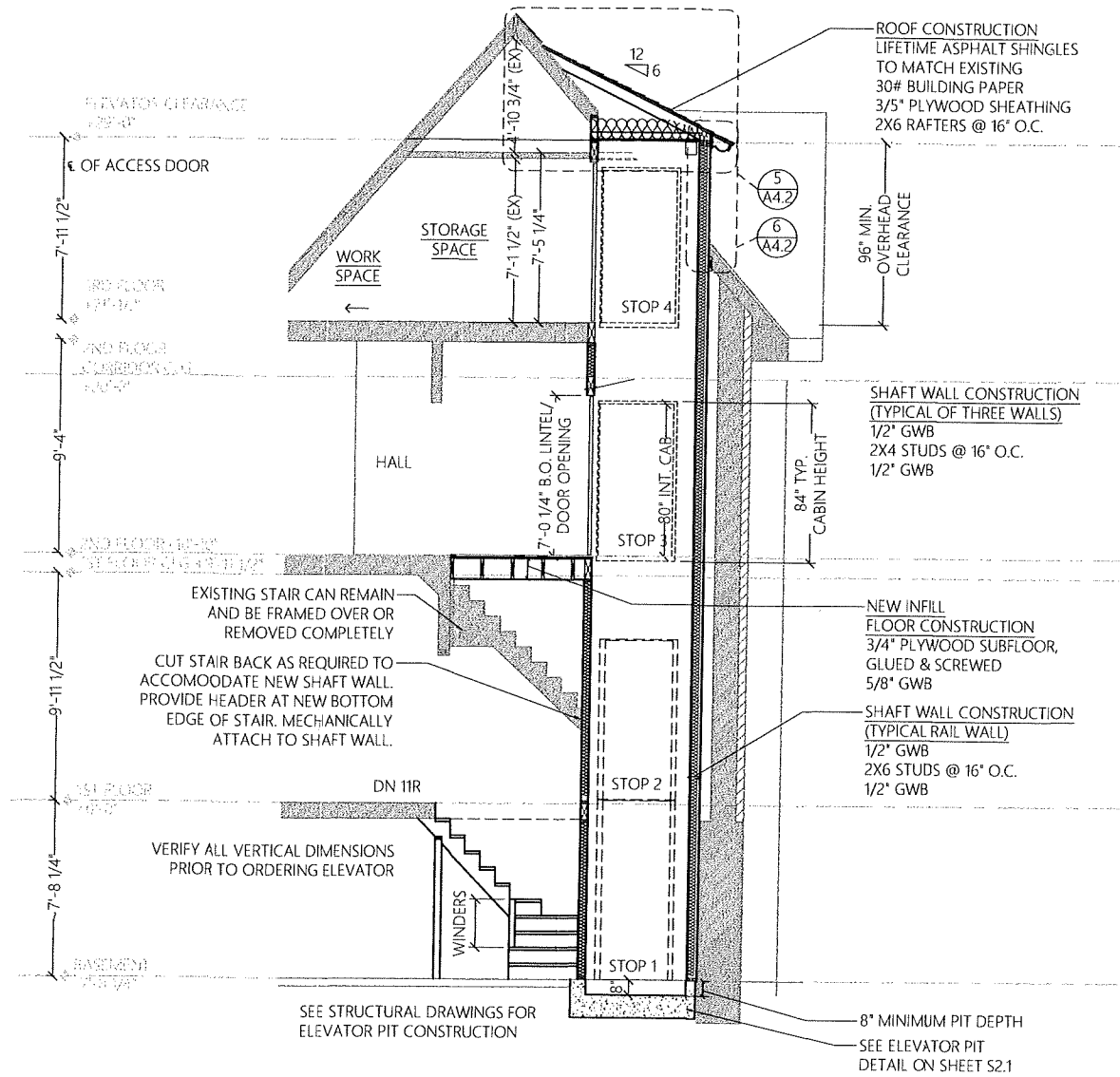
12/17/2025  
AMMERMAN



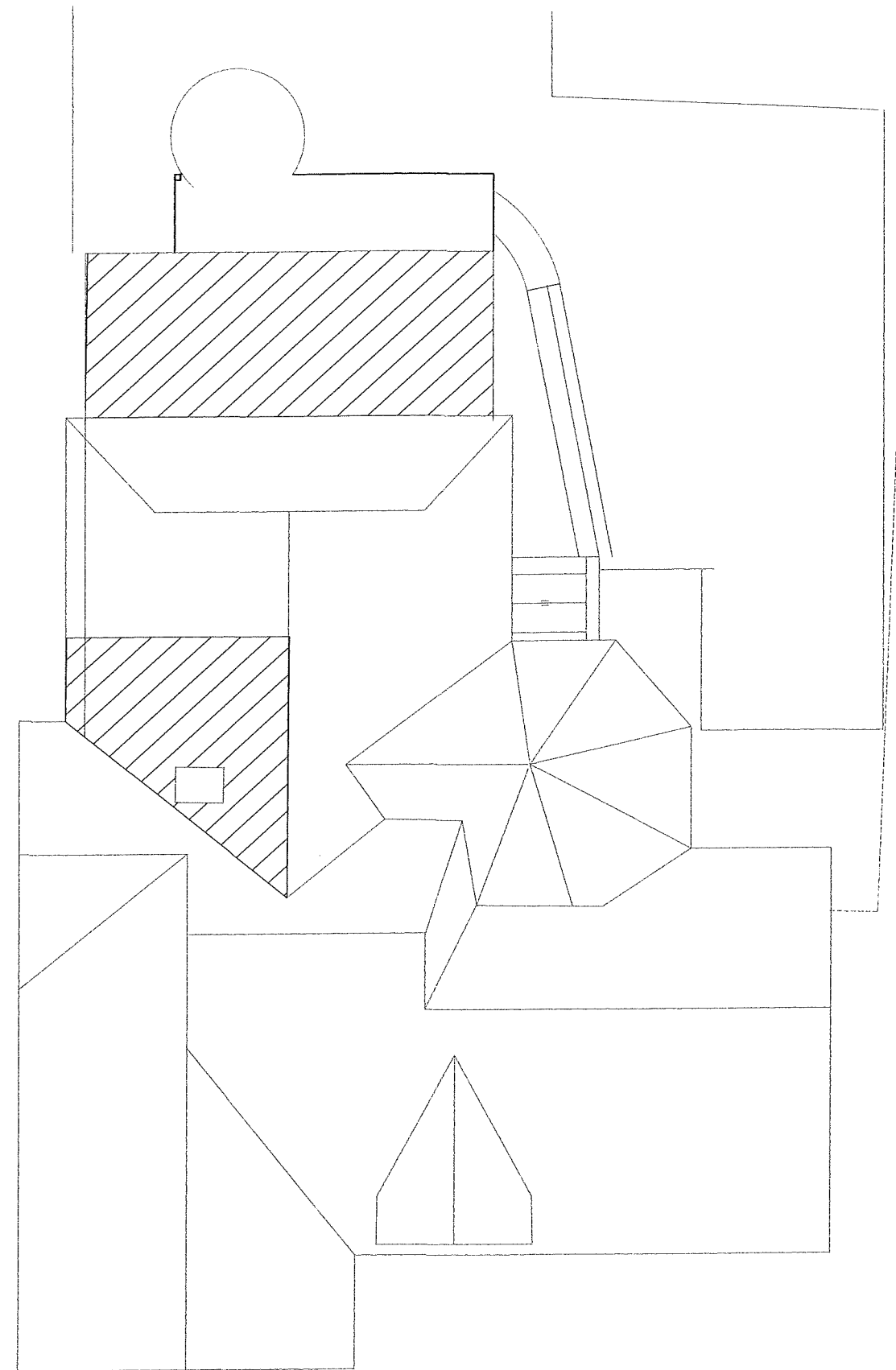




**1 SECTION**  
SCALE: 1/8"=1'-0"



**2 SECTION@ ELEVATOR SHAFT**  
SCALE: 1/8"=1'-0"



**3 ROOF PLAN**  
SCALE: 1/8"=1'-0"

**SCF**  
ARCHITECTURE

12/17/2025  
AMMERMAN