

DRAWING INDEX

ONE CALL

ARCHITECTURAL
 A1.1 PROJECT INFORMATION
 A1.2 DEMOLITION PLANS
 A2.1 FLOOR PLANS
 A2.2 FLOOR PLANS
 A2.3 ROOF PLAN
 A3.1 EXTERIOR ELEVATIONS
 A4.1 SECTIONS & DETAILS
 A4.2 SECTIONS & DETAILS
 A6.1 DOORS
 S2.1 FRAMING PLAN

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 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.

PROJECT DATA

Name of Project: AMMERMANN 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: --

NOTES:
 ALTERATIONS WILL NOT BE VISIBLE FROM
 EAST CHURCH ST.

GENERAL
PROJECT NOTES

SITE PLAN

WESLEY ST

SCHOOL ST

AREA OF WORK
 RENOVATION WITHIN
 EXISTING FOOTPRINT

PROPERTY
 SET BACK
 FENCE

E. CHURCH ST

GENERAL RESIDENTIAL
CONSTRUCTION NOTES

1. 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.
2. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
3. 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.
4. FOR THE FIRE BLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
5. 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.
6. FINAL KITCHEN LAYOUT/DESIGN BY OWNER

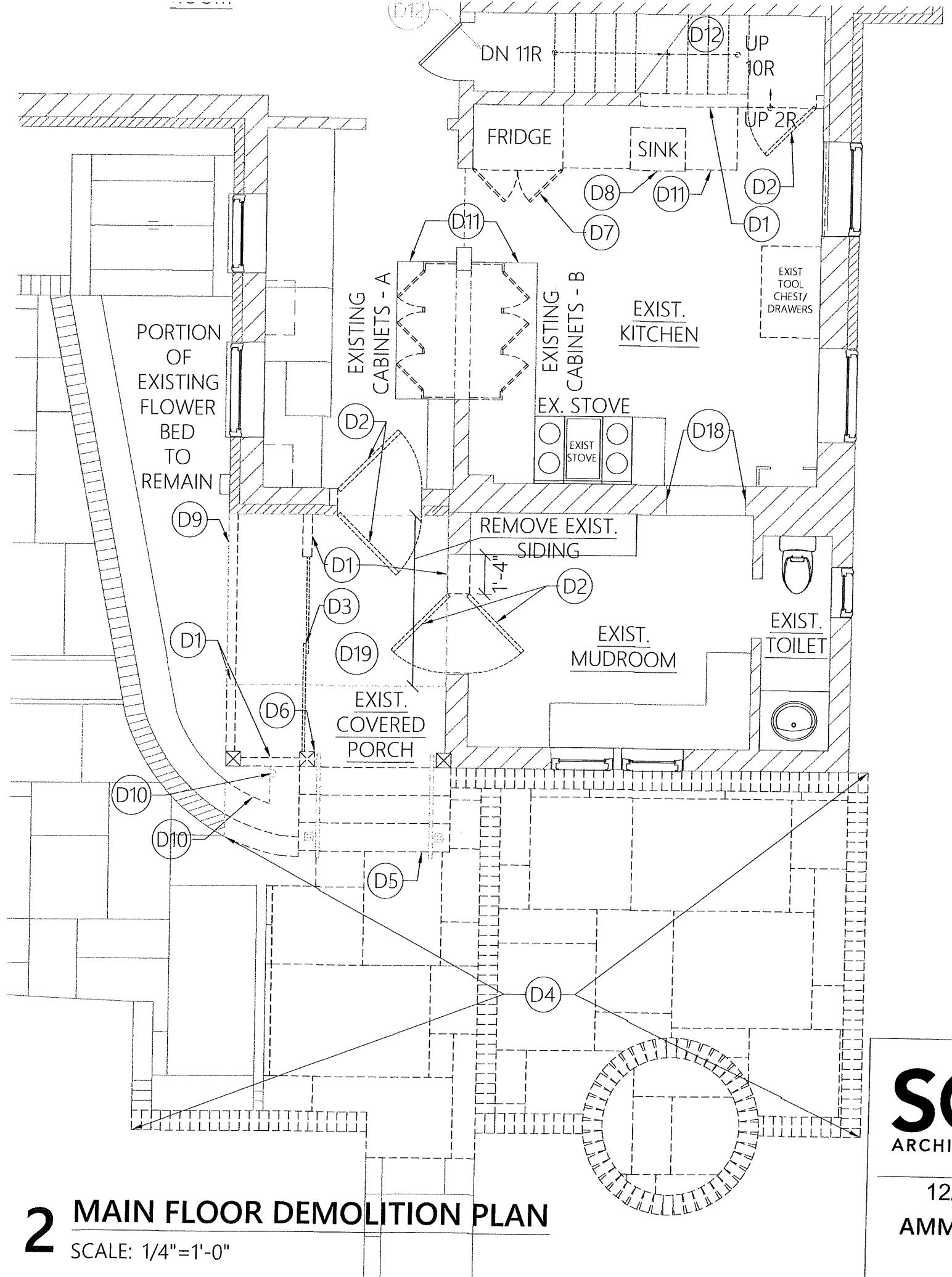
1. ALL WORK SHALL CONFORM TO ALL ORDINANCES AND CODES AS ADOPTED AND AMENDED BY THE TOWNSHIP/BOROUGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFICATION AND COMPLIANCE WITH ALL CODES AND ORDINANCES APPLICABLE TO THIS WORK.
2. INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS, AND IN ACCORDANCE WITH INDUSTRY STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS AND FEES REQUIRED FOR THE WORK.
4. 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.
5. ALL INTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD UNLESS NOTED OTHERWISE. ALL EXTERIOR DIMENSIONS ARE TAKEN TO FACE STUD UNLESS OTHERWISE NOTED.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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

SCF
 ARCHITECTURE

12/17/2025

AMMERMANN



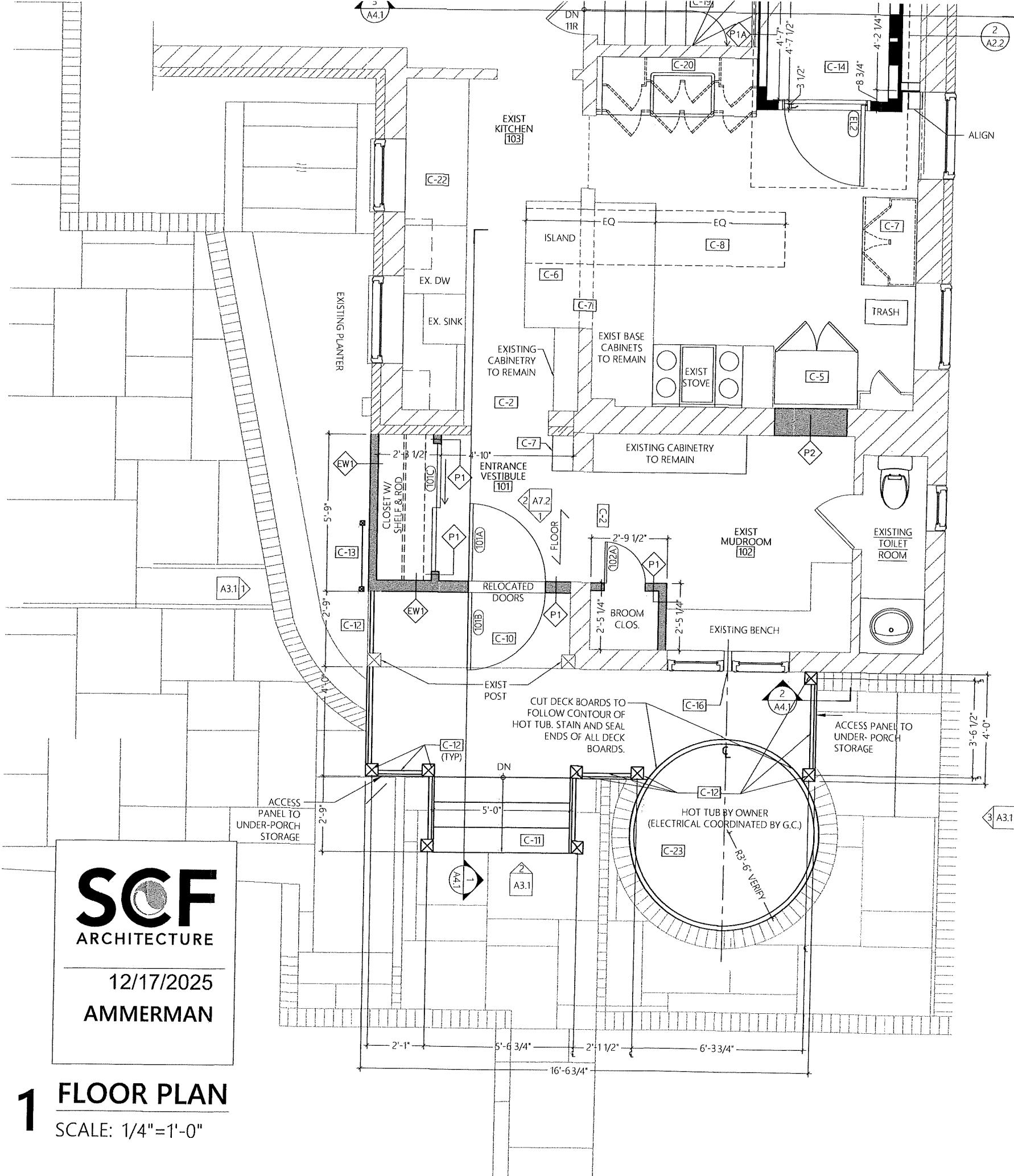
2 MAIN FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"

SCF
ARCHITECTURE

12/17/2025
AMMERMAN

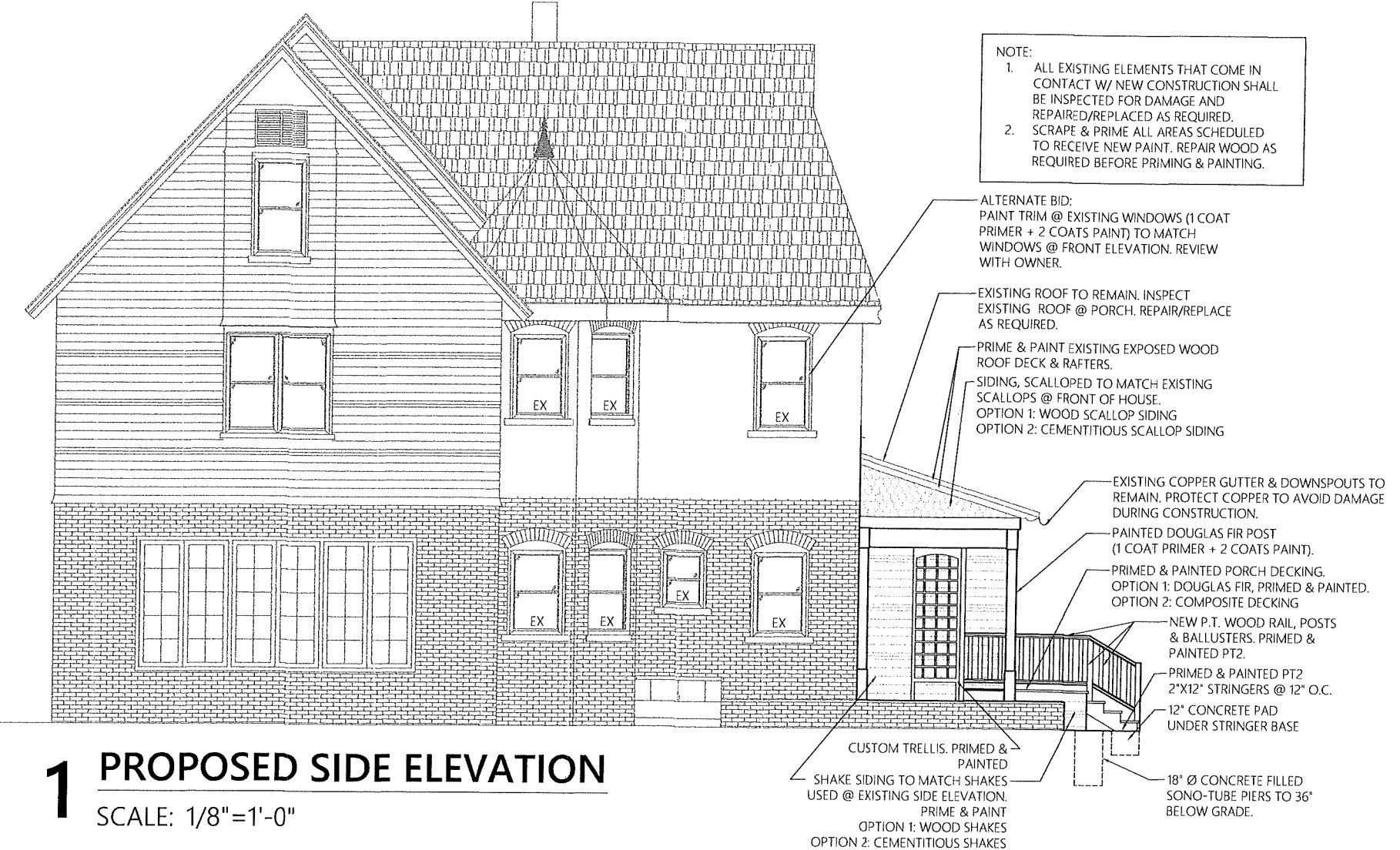
1 FLOOR PLAN

SCALE: 1/4"=1'-0"



SCF
ARCHITECTURE

12/17/2025
AMMERMAN

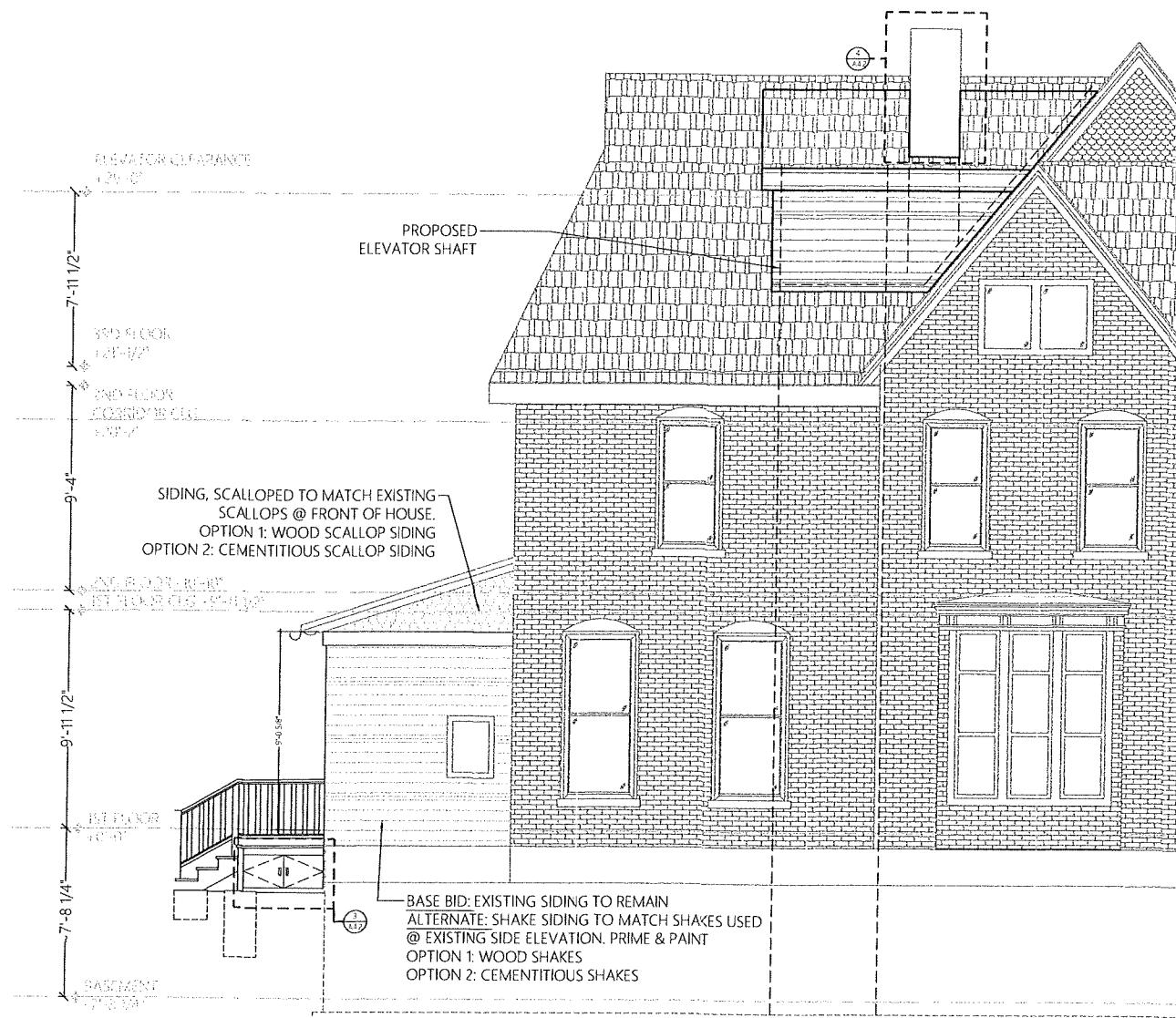


1 PROPOSED SIDE ELEVATION

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

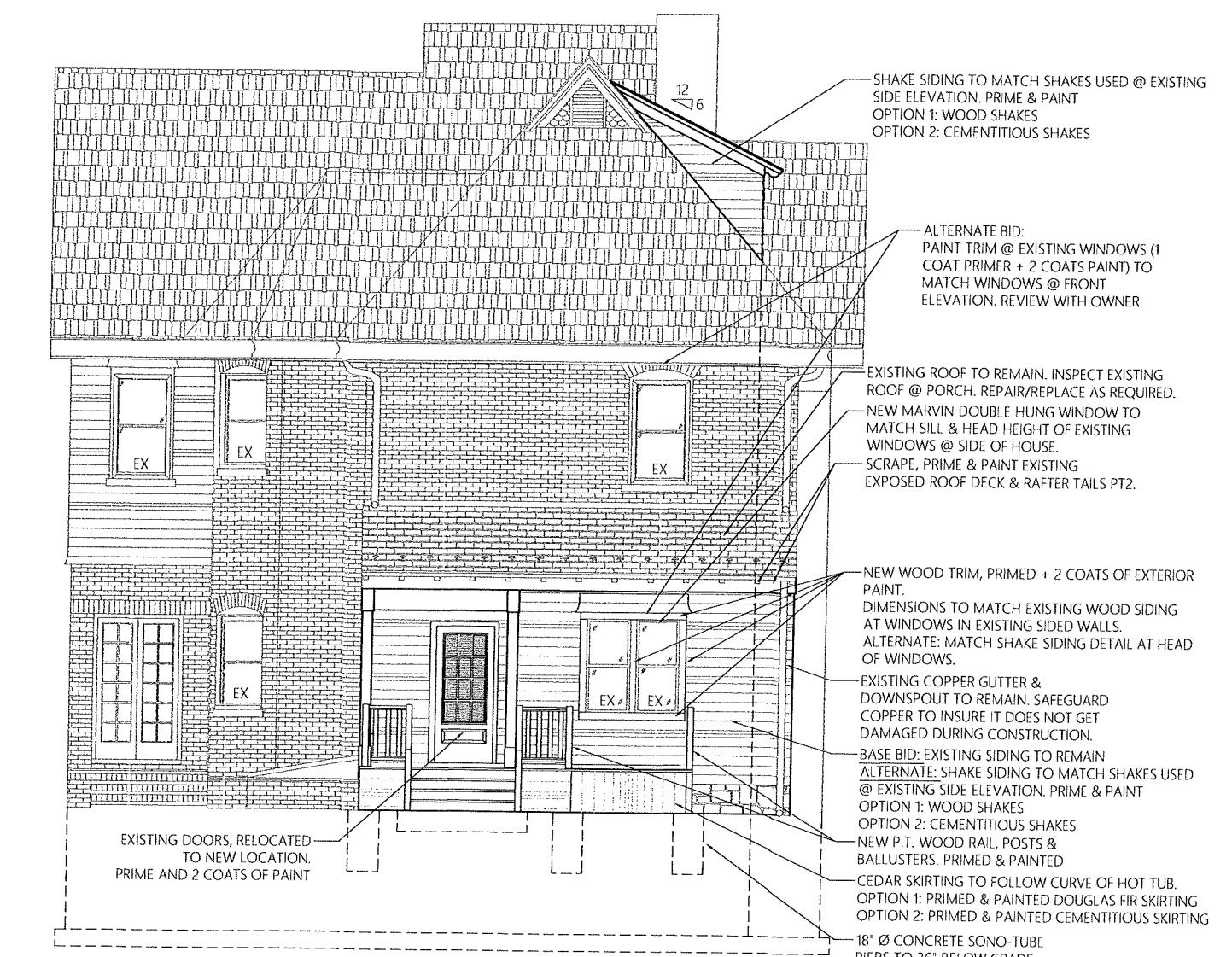
12/17/2025

AMMERMAN



3 PROPOSED SIDE ELEVATION

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



2 PROPOSED REAR ELEVATION

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

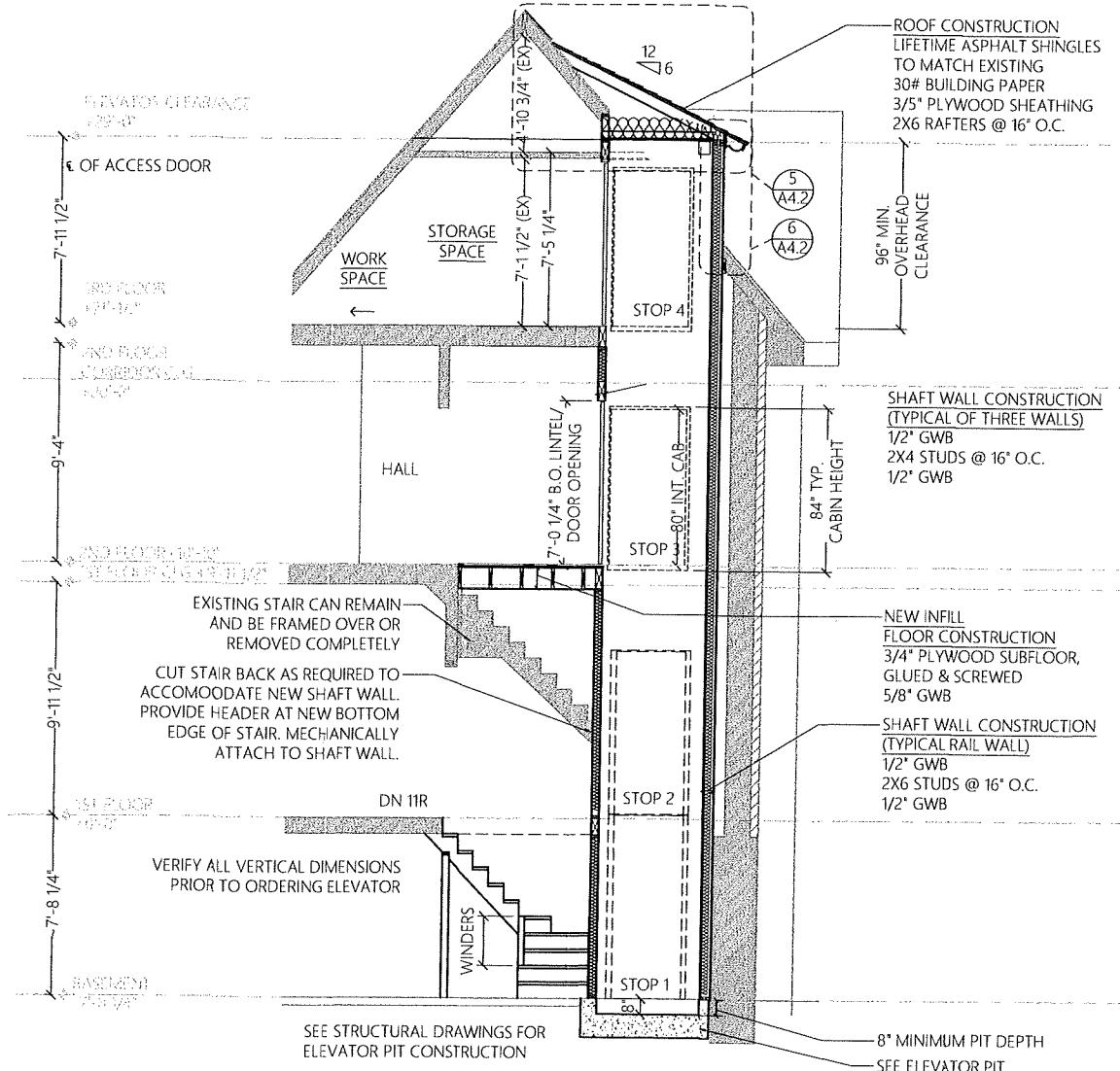
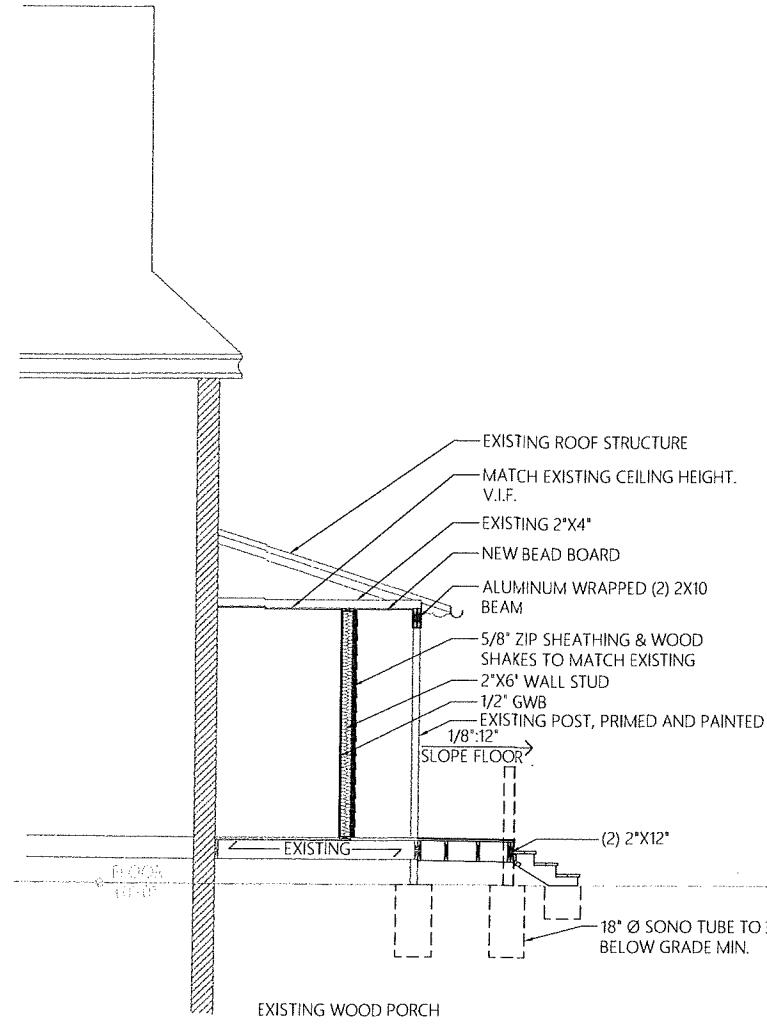


12/17/2025

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"

