

EAST 4TH STREET, BETHLEHEM

MULTI-FAMILY
NEW CONSTRUCTION
1275 E. 4TH STREET
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

CHRISTIAN
ARCHITECTS

10 CENTER SQUARE
NORTHAMPTON COUNTY
NAZARETH, PA 18064
610-865-7701

MARK@CHRISTIANARCHITECTS.NET

MARK J. ORTWEIN, RA
PA - RA015358X



GENERAL NOTE -

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CONSULTANT -

BASE ENGINEERING, INC

1010 NORTH QUEBEC STREET
ALLEN TOWN, PA 18109-1607
610-437-0978
(FAX) 610-432-3800

PROJECT NAME -

EAST 4TH STREET
SIX-UNIT APARTMENT
BUILDING CONSTRUCTION

1275 E. 4TH STREET
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

DRAWING NAME -

COVER SHEET

DATE - FEBRUARY 7, 2024

PROJECT # - 285.00

CAD FILE - 285.00_CD_2-7-24

SCALE - AS NOTED

DRAWN BY -

CHECKED BY -

REVISIONS -

⚠ (4-15-24) REVISION BY OWNER

A1

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SPECIFICATIONS

DIVISION 01 - GENERAL REQUIREMENTS

- PROJECT DESCRIPTION: THE PROJECT CONSISTS OF THE NEW CONSTRUCTION OF A THREE STORY, SIX UNIT, MULTI-FAMILY WOOD FRAME BUILDING.
- THE FOLLOWING PLANS ARE AN OUTLINE OF MINIMUM REQUIREMENTS AND THEIR APPLICATIONS, THEY ARE INTENDED FOR THE USE OF THE GENERAL CONTRACTOR (GC) TO OBTAIN A BUILDING PERMIT AND FOLLOW DURING CONSTRUCTION.
- ALL MANUFACTURERS SPECIFICATIONS AND LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATIONS SHALL CONTROL.
- ALL PERMITS AND APPROVALS SHALL BE ACQUIRED BY THE GC, COST TO BE INCLUDED IN THE BID PROPOSAL.
- THE GC IS RESPONSIBLE FOR THE SAFETY OF THE STRUCTURE, DURING CONSTRUCTION.
- THE GC IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF THE WORK.
- THE GC SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BEGINNING THIS PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING WORK.
- THE GC SHALL OVERSEE AND COORDINATE THE INSTALLATION OF ALL ANCHORS, PIPES, SLEEVES, INSERTS, CHASES AND ETC. TO BE SET IN CONCRETE AND/OR FRAMING AS REQUIRED FOR THE WORK OF THE TRADES AND VERIFY THE LOCATION OF THE SAME BEFORE PROCEEDING WITH CONCRETE OR FRAMING WORK.
- THE GC IS RESPONSIBLE FOR THE QUALITY CONTROL FOR ALL OF THE GC'S WORK AS WELL AS THE GC'S SUB-CONTRACTORS.
- THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).
- ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING FOR APPROVAL.

DIVISION 02 - SITEWORK

- THE GC IS RESPONSIBLE FOR ANY DAMAGE TO DRIVEWAYS, WALKWAYS OR LANDSCAPING WHICH IS DAMAGED DURING CONSTRUCTION. FIELD VERIFY CONDITION OF SUCH ITEMS WITH OWNER PRIOR TO CONSTRUCTION.

DIVISION 03 - CONCRETE

- CONCRETE FOR NEW FOOTINGS AND FOUNDATION WALLS SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- SEE STRUCTURAL NOTES FOR ADDITIONAL NOTES.

DIVISION 04 - MASONRY

- SEE STRUCTURAL NOTES.

DIVISION 05 - METALS

- WHERE ALUMINUM IS ADJACENT TO STEEL, PROVIDE ADEQUATE BARRIER TO PREVENT OXIDATION OF ALUMINUM; TYPICAL OF OTHER DIS-SIMILAR METALS.

DIVISION 06 - WOOD AND PLASTICS

- ALL WOOD FRAMING IN CONTACT WITH EARTH, CONCRETE, MASONRY, OR EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED LUMBER.
- ALL LUMBER SHALL BE NUMBER 2 AND BETTER HEM-FIR OR DOUGLAS FIR
- ALL BASEBOARDS AND TRIM IN NEW SPACES SHALL BE PAINT GRADE WITH STOCK PROFILES.
- ALL PSL SIZES SPECIFIED ARE BASED ON ILEVEL (WEYERHAEUSER) 2.0E PARALLAM PSL LOAD TABLES. ANY SUBSTITUTIONS BY G.C. MUST BE CAPABLE OF SUPPORTING LOADS OF SPECIFIED PARALLAM PSL
- ALL LVL SIZES SPECIFIED ARE BASED ON ILEVEL (WEYERHAEUSER) 1.9E MICROLLAM LVL LOAD TABLES. ANY SUBSTITUTIONS BY GC MUST BE CAPABLE OF SUPPORTING LOADS OF SPECIFIED MICROLLAM LVL

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

- ALL FLASHING, CAULKING, TRIM AND ACCESSORIES REQUIRED TO COMPLETE THIS PROJECT SHALL BE INCLUDED BY THE GC
- ALL EXTERIOR WALLS SHALL RECEIVE 5 1/2" FIBERGLASS BATT INSULATION (R-21) WITH VAPOR BARRIER UNLESS NOTED OTHERWISE.
- ALL CEILINGS SHALL RECEIVE 14" FIBERGLASS BATT INSULATION (R-49) WITH VAPOR BARRIER UNLESS NOTED OTHERWISE (SEE SECTIONS).
- ALL GWB IN BATHROOM SHALL BE WATER RESISTANT "GREENBOARD." CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM TO BE USED AS BACKERS IN TUB AND SHOWER AREAS AS PER SECTION R702.4.2 AND IN ACCORDANCE WITH ASTM C1288, C1325, C1178, & C1278.
- ALL ROOF PERIMETERS AND VALLEYS SHALL RECEIVE ICE/WATER SHIELD MEMBRANE. THE ENTIRE ROOF SHALL BE UNDER-LAYED WITH 30 LB. FELT.

DIVISION 08 - DOORS AND WINDOWS

- THE GC IS RESPONSIBLE FOR PROVIDING AND INSTALLATION OF ALL DOORS AND WINDOWS.
- ALL INTERIOR DOORS SHALL BE AS SELECTED BY OWNER.
- WINDOWS SHALL BE MANUFACTURES BY ANDERSEN (OR EQUAL) - MODEL NUMBERS ARE SHOWN ON ELEVATIONS.
- THE GC SHALL PROVIDE ALL SCREENS AND ACCESSORIES WITH WINDOWS.
- ALL DRIP CAPS, THRESHOLDS, FLASHING AND RELATED ACCESSORIES SHALL BE INCLUDED.

DIVISION 09 - FINISHES

- THE GC IS RESPONSIBLE FOR ALL FINISHES AS PER CONTRACT.
- THE GC SHALL COORDINATE WITH OWNER WHO IS RESPONSIBLE FOR PAINTING AND STAINING.

DIVISION 10 - SPECIALTIES

NOT APPLICABLE.

DIVISION 11 - EQUIPMENT

NOT APPLICABLE.

DIVISION 12 - FURNISHING

NOT APPLICABLE.

DIVISION 13 - SPECIAL CONSTRUCTION

NOT APPLICABLE.

DIVISION 14 - CONVEYING SYSTEM

NOT APPLICABLE.

DIVISION 15 - MECHANICAL

SEE ENGINEER'S MECHANICAL DRAWINGS.

DIVISION 16 - ELECTRICAL

SEE ENGINEER'S ELECTRICAL DRAWINGS.

STRUCTURAL NOTES

FOUNDATION

- ALL FOOTINGS SHALL BEAR ON SOIL HAVING MINIMUM SAFE BEARING CAPACITY OF 3000 LBS PER SQUARE FOOT. CONFIRM IN FIELD PRIOR TO PLACING FOOTINGS.
- ELEVATIONS GIVEN CORRESPOND TO THE COMPUTED BOTTOM OF FOOTINGS AND ARE MINIMUM DEPTH WHICH ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE DEPTH REQUIRED TO REACH GOOD BEARING.
- NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. AFTER FOOTINGS ARE PLACED THEY SHALL BE PROTECTED AGAINST FROST.
- ALL FOOTING EXCAVATIONS ARE TO BE FINISHED BY HAND.
- FORM SIDES OF FOOTINGS A REQUIRED FOR ACCURACY.

CAST-IN-PLACE CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE ACI BUILDING CODE.
- ALL CONCRETE FOR SLABS SHALL ATTAIN 4000-PSI COMPRESSIVE STRENGTH AT 28 DAYS W/6% AIR ENTRAINMENT FOR EXTERIOR SLABS.
- CONCRETE FOR NEW FOOTINGS AND FOUNDATION WALLS SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI-306
- THROUGHOUT CONSTRUCTION THE WORK SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE DUE TO EXCESSIVE LOADING, CONSTRUCTION EQUIPMENT, MATERIAL OR METHODS, ICE, RAIN, SNOW, EXCESSIVE HEAT AND FREEZING TEMPERATURES.
- EARLY DRYING OUT OF CONCRETE, ESPECIALLY DURING THE FIRST 24 HOURS, SHALL BE CAREFULLY GUARDED AGAINST. ALL SURFACES SHALL BE MOIST CURED OR PROTECTED USING A MEMBRANE-CURING AGENT APPLIED AS SOON AS FORMS ARE REMOVED. IF MEMBRANE CURING AGENT IS USED, EXERCISE CARE NOT TO DAMAGE COATING.
- BENDING, TACK WELDING, CUTTING OR SUBSTITUTE REINFORCING OTHER THAN AS SHOWN ON THE CONTRACT DRAWINGS IS PROHIBITED UNLESS ARCHITECT GIVES SPECIFIC APPROVAL FOR EACH CASE.
- CONCRETE SHALL BE CONVEYED, PLACED AND FINISHED IN A WORKMAN LIKE MANNER.
- PRIOR TO MAKING REPAIRS, CONTRACTOR SHALL OBTAIN PERMISSION FROM ARCHITECT TO MAKE PATCHES FOR OTHER THAN MINOR HONEYCOMBING.
- ALL CONCRETE EXPOSED TO WEATHER, AND GARAGE SLABS SHALL BE AIR-ENTRAINED 6%±1%

REINFORCING

- ALL REINFORCING BAR DETAILS SHALL CONFORM TO THE LATEST ACI CODE AND DETAILING MANUAL.
- ALL BARS SHALL BE ASTM A-615, GRADE 60.
- WELDED WIRE FABRIC SHALL BE ASTM A-185.
- CLEARANCE OF MAIN REINFORCING FORM ADJACENT SURFACES UNLESS SHOWN OTHERWISE SHALL BE:
A) UNFORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO THE WEATHER: 3"
B) BOTTOM SURFACES OF SLABS ON GRADE: 3".
C) FORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO WEATHER:
1) #5 BARS OR SMALLER: 1 1/2"
2) BARS LARGER THAN #5: 2"
3) CAST AGAINST EARTH: 3"
4) EXPOSED TO EARTH: 2"
5) EXPOSED TO WEATHER: 1 1/2"
D) EXTERIOR WALL SURFACES: 2"
E) IN ALL CASES NOT LESS THAN THE DIAMETER OF THE BAR OR 3/4" MIN.
- TOLERANCES FOR PLACING REINFORCING SHALL BE:
A) +OR=-1/4 INCH FOR MEMBERS WITH AN EFFECTIVE DEPTH OF 24 INCHES OR LESS.
B) +OR-1/4 INCH FOR MEMBERS WITH AN EFFECTIVE DEPTH OF MORE THAN 24 INCHES.
- WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE 40 BAR DIAMETERS FOR CONCRETE AND 48 BAR DIAMETERS FOR MASONRY. BAR LAPS MAY BE OFFSET TO AVOID CONTROL OR CONSTRUCTION JOINTS.

MASONRY

- ALL BLOCK WORK SHALL BE IN ACCORDANCE WITH IBC AND OTHER APPLICABLE CODES.
- ALL BLOCK SHALL CONFORM TO ASTM C 90.
- MORTAR SHALL BE ASTM C 270, TYPE S.
- HORIZONTAL REINFORCING SHALL BE NO.9 GAGE "DUR-O-WALL" OR EQUIVALENT. PROVIDE FABRICATED CORNER SECTIONS AT ALL CORNERS.
- WHERE BLOCK FILL IS CALLED FOR ON DRAWINGS, USE GROUT WITH A COMPRESSIVE STRENGTH OF 3000 PSI IN ACCORDANCE WITH ASTM C 476, AND INSTALLED IN ACCORDANCE WITH ACI-531 FOR HIGH OR LOW LIFT PROCEDURES.

FRAMING LUMBER

- JOISTS, TIES, BRACES AND RAFTERS SHALL BE HEM FIR NO.2 GRADE OR BETTER AS GRADED BY WCLIB OR WWPA.
- STUDS SHALL BE EQUAL TO HEM FIR OR DOUGLAS FIR STUD GRADE OR BETTER AS GRADED BY WCLIB OR WWPA.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- ALL PSL SIZES SPECIFIED ARE BASED ON ILEVEL (WEYERHAEUSER) 2.0E PARALLAM PSL LOAD TABLES. ANY SUBSTITUTIONS BY G.C. MUST BE CAPABLE OF SUPPORTING LOADS OF SPECIFIED PARALLAM PSL
- ALL LVL SIZES SPECIFIED ARE BASED ON ILEVEL (WEYERHAEUSER) 1.9E MICROLLAM LVL LOAD TABLES. ANY SUBSTITUTIONS BY GC MUST BE CAPABLE OF SUPPORTING LOADS OF SPECIFIED MICROLLAM LVL

WOOD SHEATHING

- ALL PLYWOOD SHEATHING SHALL COMPLY WITH APA. PLYWOOD SHALL MEET C-D INTERIOR APA, STRUCTURAL I AND II C-D EXTERIOR APA.
- ROOF SHEATHING 5/8" THICK.
- WALL SHEATHING 1/2" THICK.
- ATTACHMENT TO BE IN ACCORDANCE WITH IBC 2018 REQUIREMENTS.
- ALL PLYWOOD TO HAVE EXTERIOR GLUE.
- WOOD SUB-FLOOR TO BE 3/4" MINIMUM TONGUE AND GROOVE.

MISCELLANEOUS

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SECTIONS AND ELEVATIONS ON THE JOB.
- CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, WASHES, DRIPS, REVEALS, DEPRESSIONS, EQUIPMENT PADS AND OTHER PRODUCT REQUIREMENTS.
- ALL FOUNDATION WALLS SHALL BE BRACED DURING THE OPERATIONS OF BACK FILLING AND COMPACTION. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.
- ALL MASONRY AND CONCRETE WALLS ARE TO BE BRACED DURING CONSTRUCTION UNTIL PERMANENTLY RESTRAINED AT THE TOP.

ADDITIONAL STRUCTURAL NOTES

- ALL WOOD CONNECTIONS SHALL BE BY DIRECT BEARING ON FULL WIDTH OF SUPPORTING MEMBER, OR BY SIMPSON STRONG-TIE HANGER CONNECTIONS. ALL RAFTERS SHALL BE OVERLAPPED WITH CEILING JOISTS AND SIDE NAILED WITH 6 - 16D NAILS MINIMUM. ALL OTHER NAILING SHALL BE PER IRC CODE.
- COMBINED SUBFLOOR/UNDERLAYMENT SHALL BE 3/4" THICK TONGUE AND GROOVE WITH APA SPAN RATING.
- ALL ROOF RAFTER FRAMING SHALL BEAR ON DOUBLE WOOD PLATES AND SHALL BE ANCHORED AGAINST UPLIFT WITH SIMPSON STRONG-TIE HURRICANE TIE H2.5 AT BEARING POINTS.
- ALL METAL CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED WITH MINIMUM G185 COATING AND SHALL MEET OR EXCEED THE CORROSION PROTECTION OF SIMPSON STRONG-TIE CO. ZMAX COATING, OR SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

DRAWING INDEX

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DESIGN LOADS

FLOOR: 70 PSF LIVE LOAD AND 10 PSF DEAD LOAD.
ROOF (SNOW): 30 PSF LIVE LOAD WITH 115-MPH WIND SPEED @ 3 SEC. GUST, AND 10 PSF DEAD LOAD.
CEILINGS = 20 PSF DEAD LOAD
GARAGE FLOOR = 50 PSF LIVE LOAD AND 2000 LB CONCENTRATED LOAD ACTING ON 20 SQ. INCHES AND 60 PSF DEAD LOAD
STAIRS = 40 PSF LIVE LOAD AND A CONCENTRATED LOAD OF 300 LBS.
GUARDRAILS = WITHSTAND A MINIMUM LATERAL FORCE OF 200 LBS. GUARDRAIL INFILL WITHSTAND A MINIMUM OF 50 PSF LATERAL FORCE
HANDRAILS = WITHSTAND A MINIMUM LATERAL FORCE OF 250 LBS.
ATTIC (LIMITED ACCESS) = 20 PSF LIVE LOAD AND 10 PSF DEAD LOAD

ENERGY CODE DATA

2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - CLIMATE ZONE 5A (NORTHAMPTON COUNTY)		
COMPONENT	REQUIRED UNDER 2018 IECC CHAPTER 4 TABLE C402.1.3	PROPOSED
FENESTRATION - WINDOWS AND GLASS	U-FACTOR = FIXED 0.38 - OPERABLE 0.45 ENTRANCE DOORS 0.77	ANDERSEN WINDOWS 400 SERIES (LOW-E4) WINDOWS (U.F.=.31) - DOORS (U.F.=.29)
SKYLIGHTS	U-FACTOR = .55	NOT APPLICABLE
CEILING/ATTIC	R-VALUE = 49 W/ REGULAR CONSTRUCTION 30 PERMITTED IF 2X12 ROOF RAFTERS OR RAISED HEEL TRUSSES ARE USED (NO SQUASHING OVER PLATES)	WOOD ROOF TRUSSES W/ R-49 BATT INSULATION W/ VAPOR BARRIER
EXTERIOR WALLS - WOOD FRAME	R-VALUE = 20 (FRAMED WALL INSULATION) OR 13 (CAVITY INSULATION) + 5 (CONTINUOUS INSULATION	2X6 STUDS W/ R-21 BATT INSULATION W/ VAPOR BARRIER
MASS WALLS	R-VALUE = 8 OR 13 WHEN MORE THAN HALF OF INSULATION IS ON INTERIOR	NOT APPLICABLE
JOIST/FRAMING	R-VALUE = 30 IN FLOOR OVER UNCONDITIONED SPACE	WOOD FLOOR TRUSSES W/ R-30 BATT INSULATION W/ VAPOR BARRIER
BASEMENT WALLS (FURRING)	R-VALUE = 10 (IF USING CONTINUOUS INSULATION) 13 (IF INSULATING IN A FRAMED WALL)	NOT APPLICABLE
SLABS	R-VALUE = 10 - 24" VERTICAL OR HORIZONTAL (RIGID BOARD [NOT BEADED FOAM]) W/ THERMAL BREAK OF 1/2" (ASPHALT IMPREGNATED FIBER BOARD)	R-10 RIGID INSULATION - 24" VERTICAL AND HORIZONTAL
CRAWL SPACE	R-VALUE = 10 (IF USING CONTINUOUS INSULATION) 13 (IF INSULATING IN A FRAMED WALL)	NOT APPLICABLE

NOTES -

- ALL CEILING LIGHTING ADJACENT TO ATTICS OR ROOFS ARE TO BE LABELED AS "AIR TIGHT" UNITS AND LISTED TO ASTM E283 STANDARDS.
- SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM R-6.

PRESSURE TREATED WOOD INFORMATION

INTENDED END USE	COPPER AZOLE		TYPICAL APPLICATIONS
	CBA-A	CA-B	
EXTERIOR CONSTRUCTION ABOVE GROUND	0.20	0.10	DECKING, DECK JOISTS, RAILINGS, FENCE PICKETS
GROUND CONTACT OR FRESH WATER	0.41	0.21	FENCE POSTS, STRUCTURAL LUMBER AND TIMBERS, GUARDRAIL POSTS, UTILITY POLES IN LOW DECAY REGIONS
GROUND CONTACT OR FRESH WATER OR IMPORTANT STRUCTURAL COMPONENTS	0.61	0.31	PERMANENT WOOD FOUNDATIONS, SAWN AND ROUND BUILDING POLES, UTILITY POLES IN MODERATE DECAY REGIONS
RECOMMENDED HARDWARE - THE EFFECT OF NATURAL SELECT WOOD ON METAL HARDWARE IS SIMILAR TO THAT OF CCA-TREATED WOOD. HOT-DIPPED GALVANIZED FASTENERS (MEETING ASTM A 153) AND CONNECTORS (ASTM A 653 CLASS G185 SHEET), OR BETTER, ARE RECOMMENDED FOR PROTECTION AGAINST THE MOISTURE OFTEN PRESENT WHERE TREATED WOOD IS USUALLY USED. FOR PERMANENT WOOD FOUNDATIONS, USE 304 OR 306 STAINLESS STEEL. ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH THIS WOOD. ALL SIMPSON CONNECTORS TO BE TRIPLE ZINC COATED (G185); (Z-MAX) (G185) 1.85 oz. OF ZINC PER SQUARE FOOT OF SURFACE. THREE TIMES THE ZINC OF OUR STANDARD (G60) .60 oz OF ZINC PER SQUARE FOOT OF SURFACE GALVANIZED PRODUCTS. Z-MAX MEETS ALL CATALOG LOAD SPECIFICATIONS LISTED FOR THE REGULAR PRODUCTS AND ALL PUBLISHED BUILDING CODE REPORTS. THESE PRODUCTS REQUIRE HOT-DIP GALVANIZED FASTENERS.			

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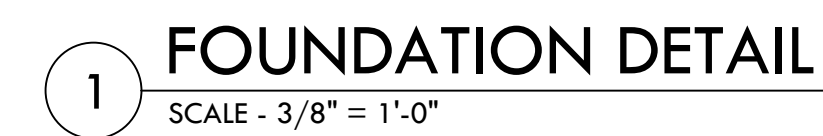
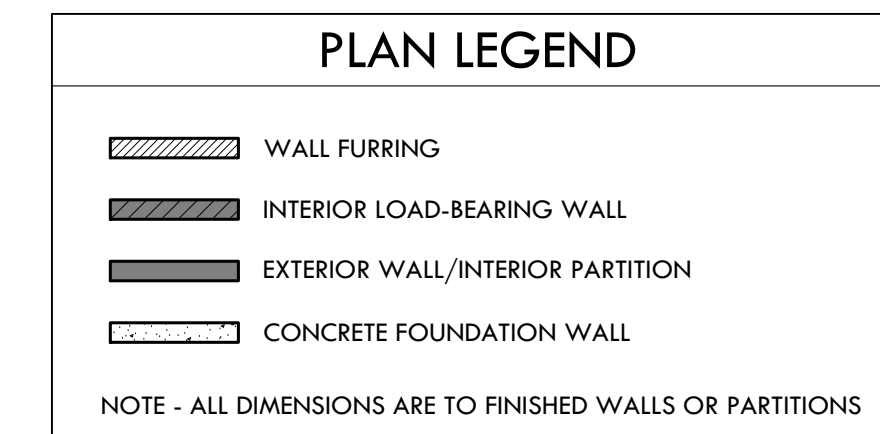


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ARCHITECTS

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FIRST FLOOR PLAN

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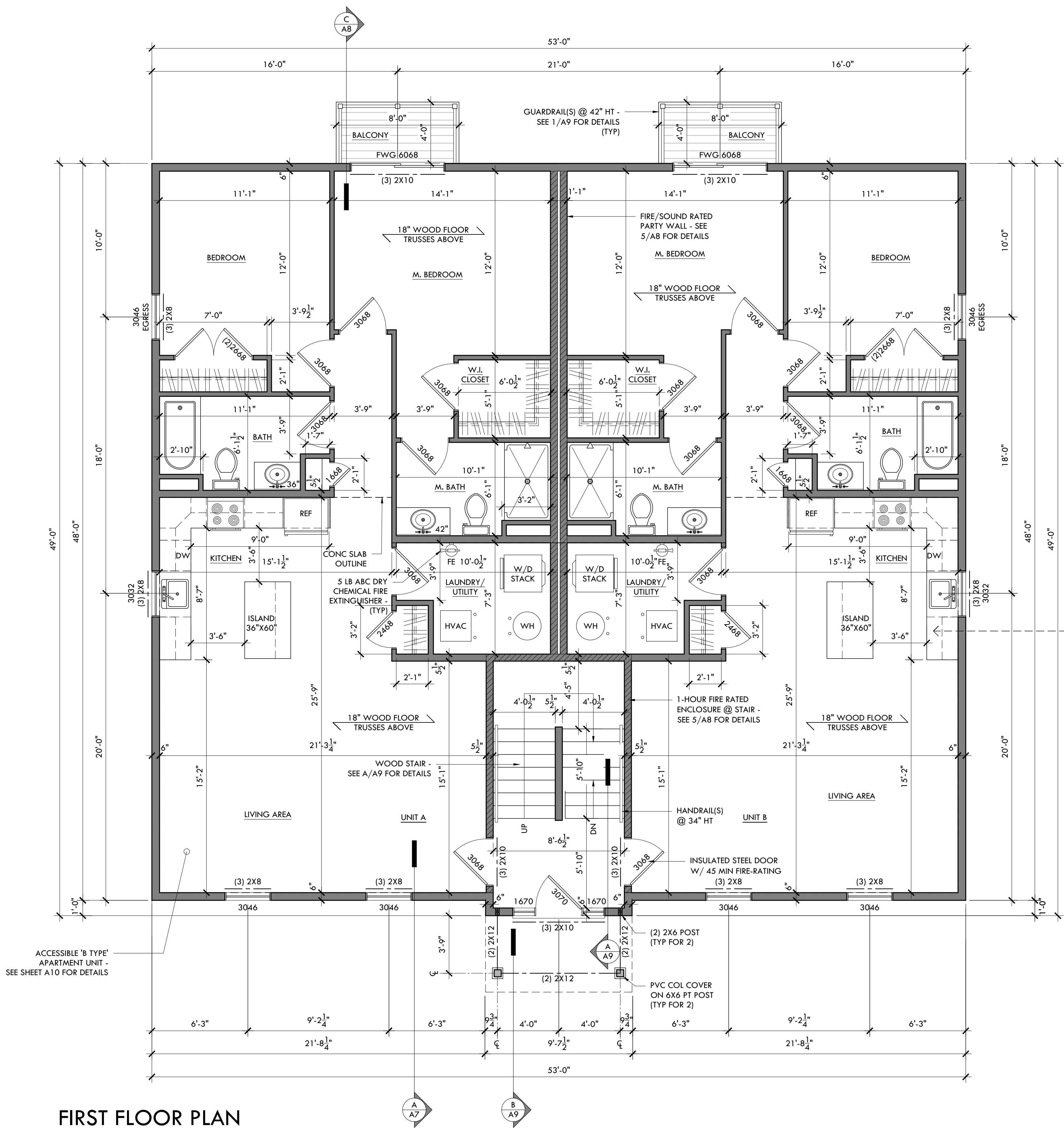
PLAN LEGEND

- WALL FURRING
- INTERIOR LOAD-BEARING WALL
- EXTERIOR WALL/INTERIOR PARTITION
- CONCRETE FOUNDATION WALL

NOTE - ALL DIMENSIONS ARE TO FINISHED WALLS OR PARTITIONS

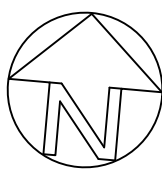
SQUARE FOOT CALCULATIONS

FIRST FLOOR	1,900 SQ FT
SECOND FLOOR	1,900 SQ FT
THIRD FLOOR	1,900 SQ FT
TOTAL	5,700 SQ FT



FIRST FLOOR PLAN

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



KITCHEN NOTES:

- LINE OF WALL CABINETS ABOVE (TYP)
- COUNTER W/ CABINETS BELOW

NOTE: G.C. TO COORDINATE EXACT KITCHEN PLAN W/ KITCHEN DESIGNER'S DRAWINGS

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SECOND
FLOOR PLAN

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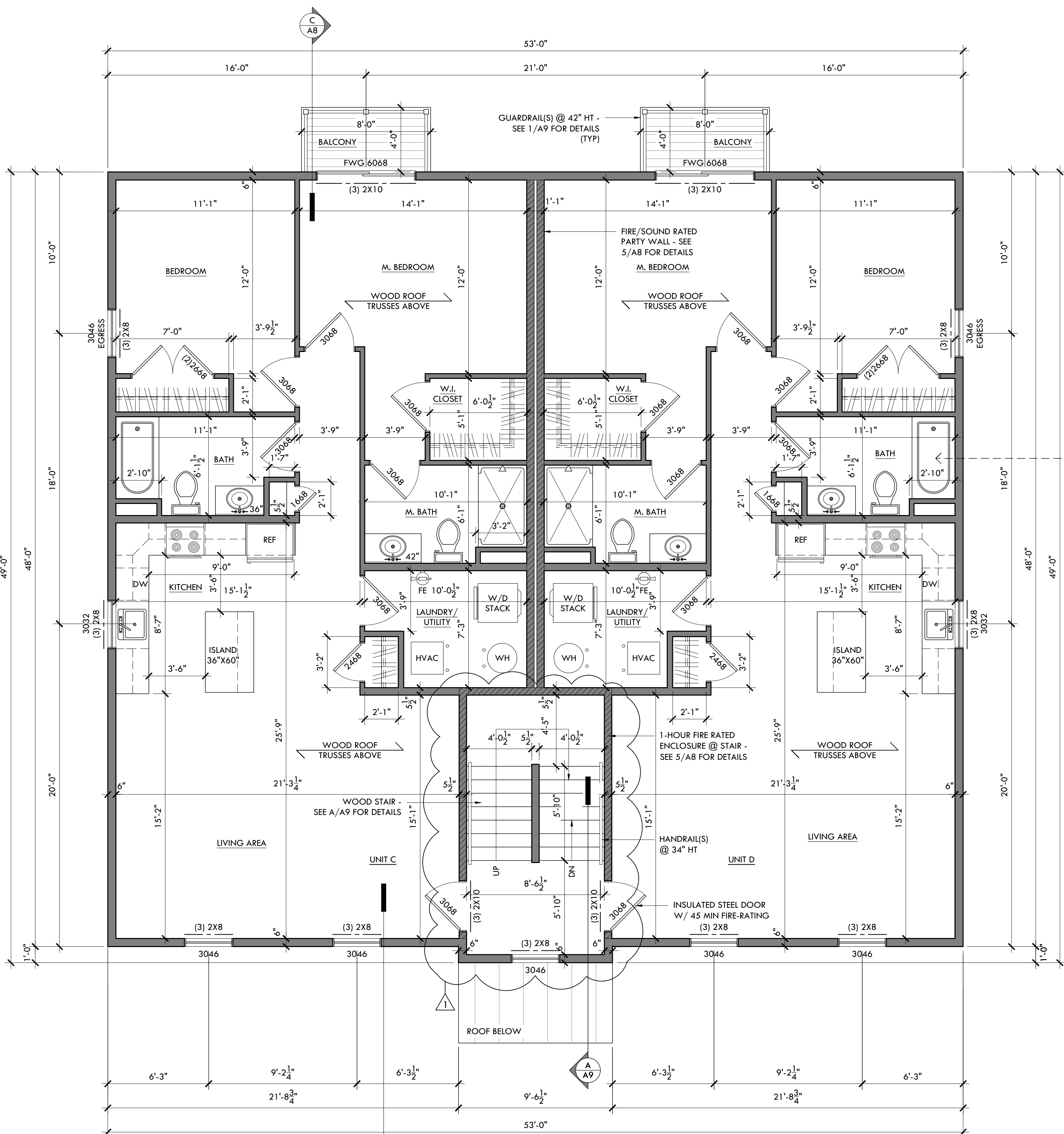
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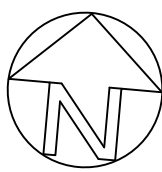
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SECOND FLOOR PLAN

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



PLAN LEGEND

- WALL FURRING
- INTERIOR LOAD-BEARING WALL
- EXTERIOR WALL/INTERIOR PARTITION
- CONCRETE FOUNDATION WALL

NOTE - ALL DIMENSIONS ARE TO FINISHED WALLS OR PARTITIONS

BATHROOM NOTES (TYP) -

- VERIFY MATERIALS, FIXTURES, ETC., W/OWNER @ BATHROOM(S)
- BATHROOM FLOOR TO BE NON-ABSORBENT AND SLIP-RESISTANT TILE
- ALL TOILETS REQUIRE 15" CLEAR FROM CENTER OF WATER CLOSET
- NOTE: CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM TO BE USED AS BACKERS IN TUB AND SHOWER AREA AS PER CODE @ EACH BATHROOM - SEE COVER SHEET FOR SPECIFICATIONS
- SHOWER W/ CURTAIN, SAFETY GLASS OR STUD WALL (IF SHOWER IS TO BE INSTALLED IN LIEU OF TUB)
- COORDINATE EXACT LOCATION OF ACCESS PANEL LOCATION AS REQ'D TO SERVICE PLUMBING

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THIRD FLOOR PLAN

DATE - FEBRUARY 7, 2024

PROJECT # - 285.00

CAD FILE - 285.00_CD_2-7-24

SCALE - AS NOTED

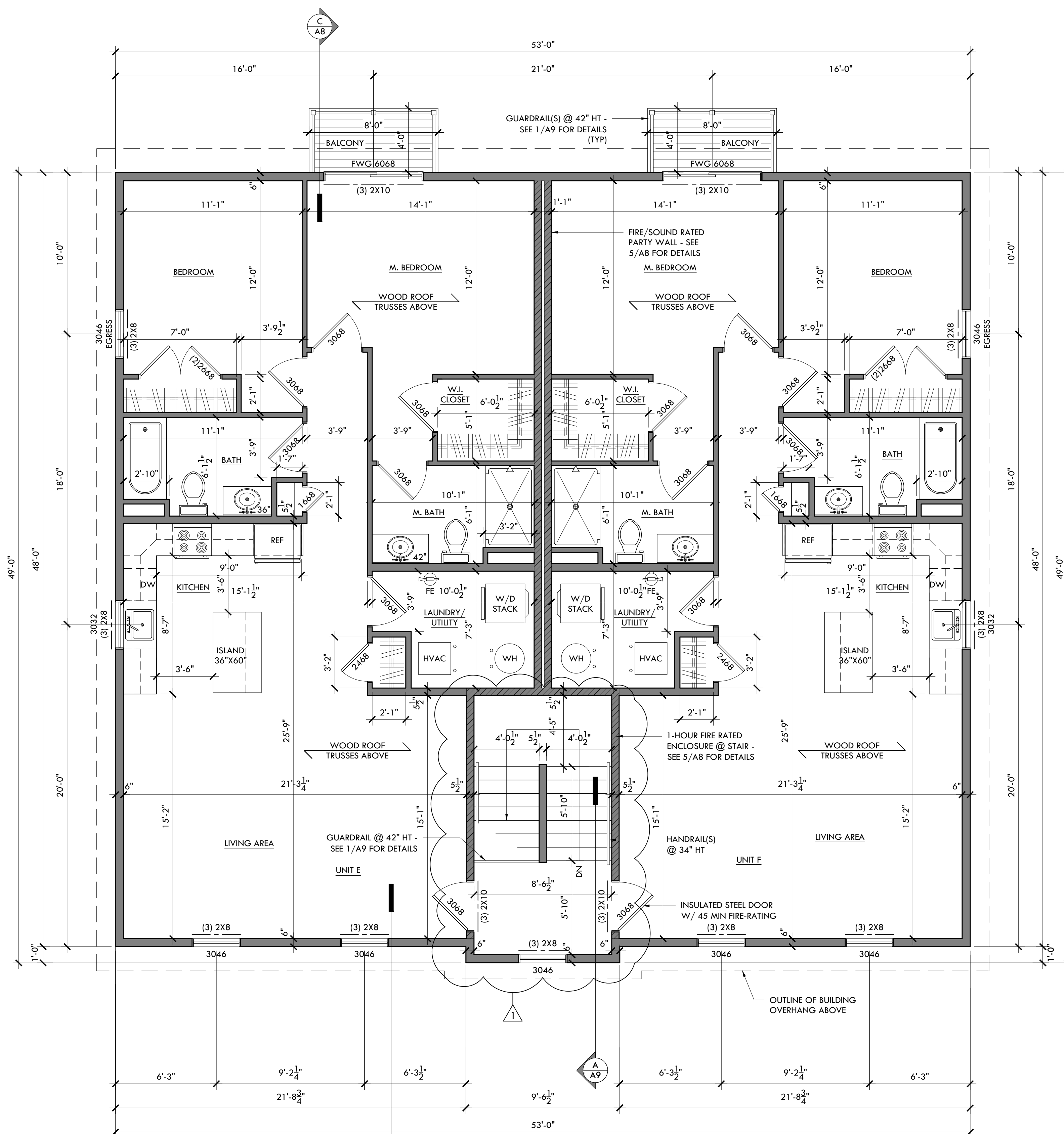
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REVISIONS

1 (4-15-24) REVISION BY OWNER

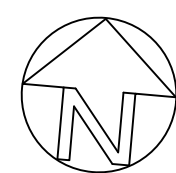
A5

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THIRD FLOOR PLAN

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



PLAN LEGEND

 INTERIOR LOAD-BEARING WALL

 EXTERIOR WALL/INTERIOR PARTITION

 CONCRETE FOUNDATION WALL

NOTE - ALL DIMENSIONS ARE TO FINISHED WALLS OR PARTITIONS

NOTE - WINDOW NUMBERS ON PLANS REPRESENT ANDERSEN 400 SERIES
MODEL NUMBERS (NOT A PARTICULAR SIZE) - CROSS REFERENCE WITH
WINDOW MFR AS SPECIFIED BY OWNER (TYPICAL OF ALL WINDOWS)

NOTE - THE G.C. SHALL VERIFY THAT THE WINDOW
USED FOR EGRESS MEETS THE FOLLOWING CRITERIA:
CLEAR OPENABLE AREA OF 5.7 SF
CLEAR OPENABLE WIDTH OF 20"
CLEAR OPENABLE HEIGHT OF 24"

CHRISTIAN
ARCHITECTS

10 CENTER SQUARE
NORTHAMPTON COUNTY
NAZARETH, PA 18064
610-865-7701

MARK@CHRISTIANARCHITECTS.NET

MARK J. ORTWEIN, RA
PA - RA015358X



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CONSULTANT -

PROJECT NAME -

**EAST 4TH STREET
SIX-UNIT APARTMENT
BUILDING CONSTRUCTION**
1275 E. 4TH STREET
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

DRAWING NAME -

**BUILDING
ELEVATIONS**

DATE - FEBRUARY 7, 2024

PROJECT # - 285.00

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SCALE - AS NOTED

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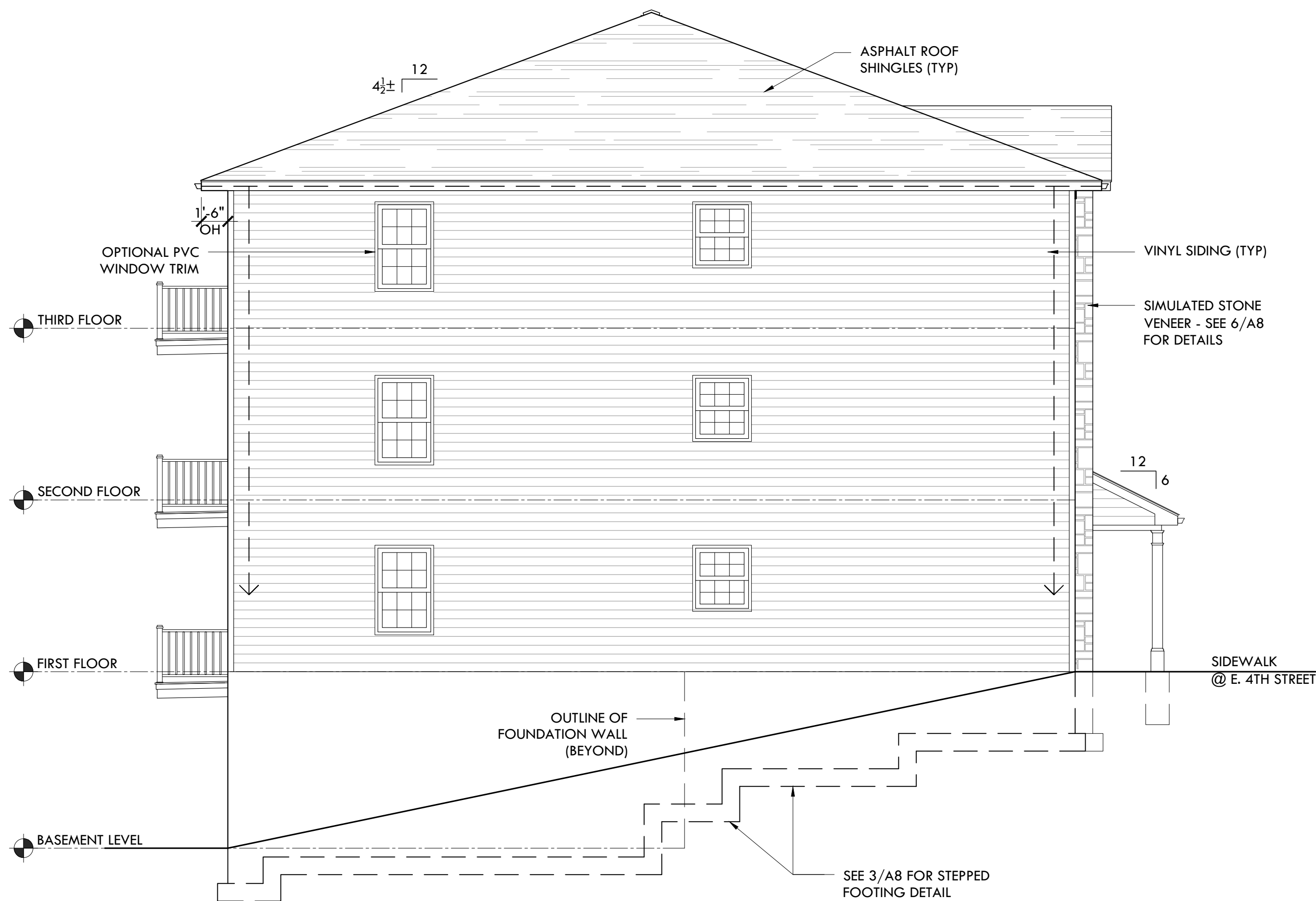
REVISIONS -

A6

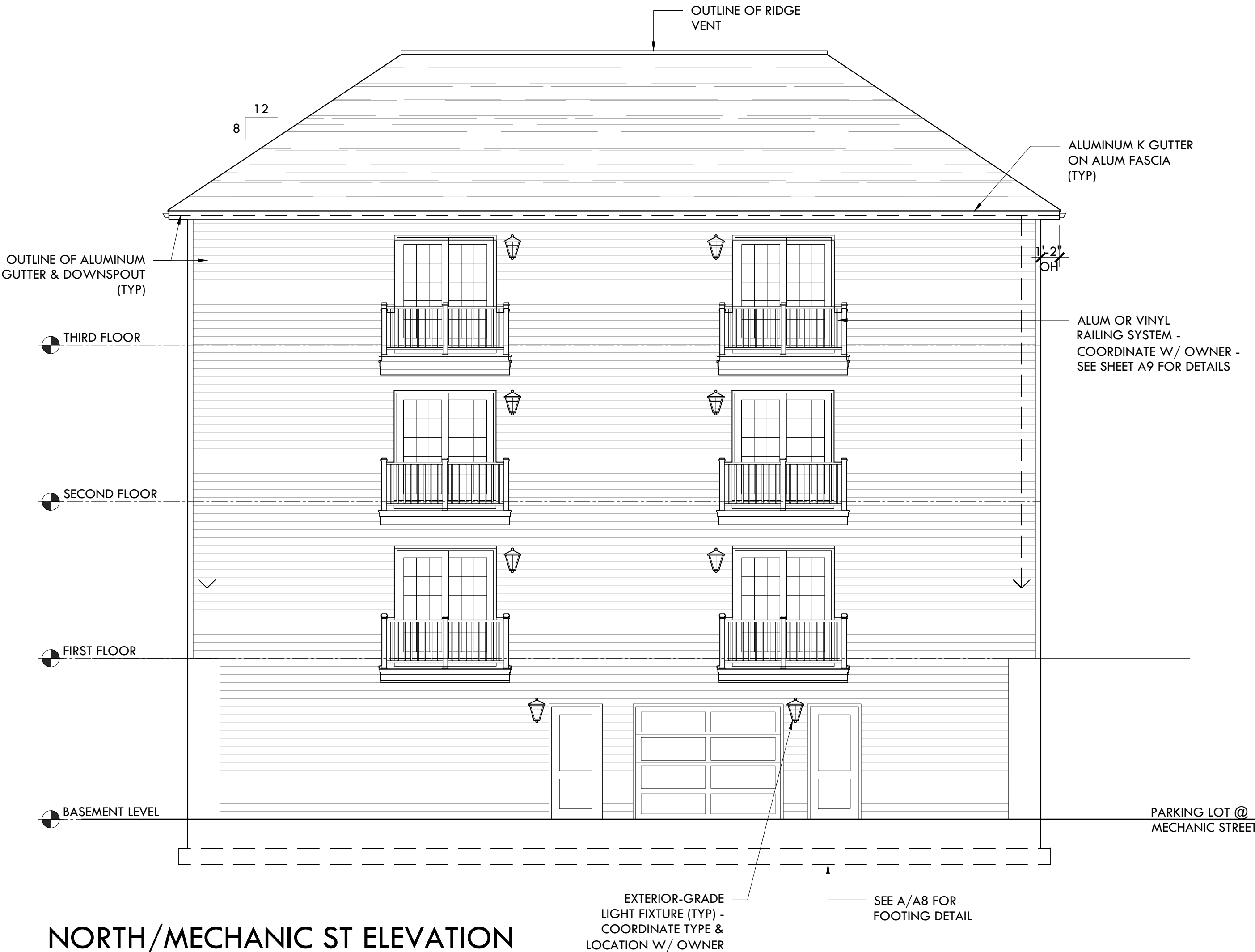
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SOUTH/E. 4TH STREET ELEVATION
SCALE - 3/16" = 1'-0"



WEST/EAST ELEVATION(S)
SCALE - 3/16" = 1'-0"



NORTH/MECHANIC ST ELEVATION
SCALE - 3/16" = 1'-0"

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CONSULTANT -

BASE ENGINEERING, INC

1010 NORTH QUEBEC STREET
ALLEN TOWN, PA 18109-1607
610-437-0978
(FAX) 610-432-3800

PROJECT NAME -

EAST 4TH STREET SIX-UNIT APARTMENT BUILDING CONSTRUCTION

1275 E. 4TH STREET
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

DRAWING NAME -

BUILDING SECTION

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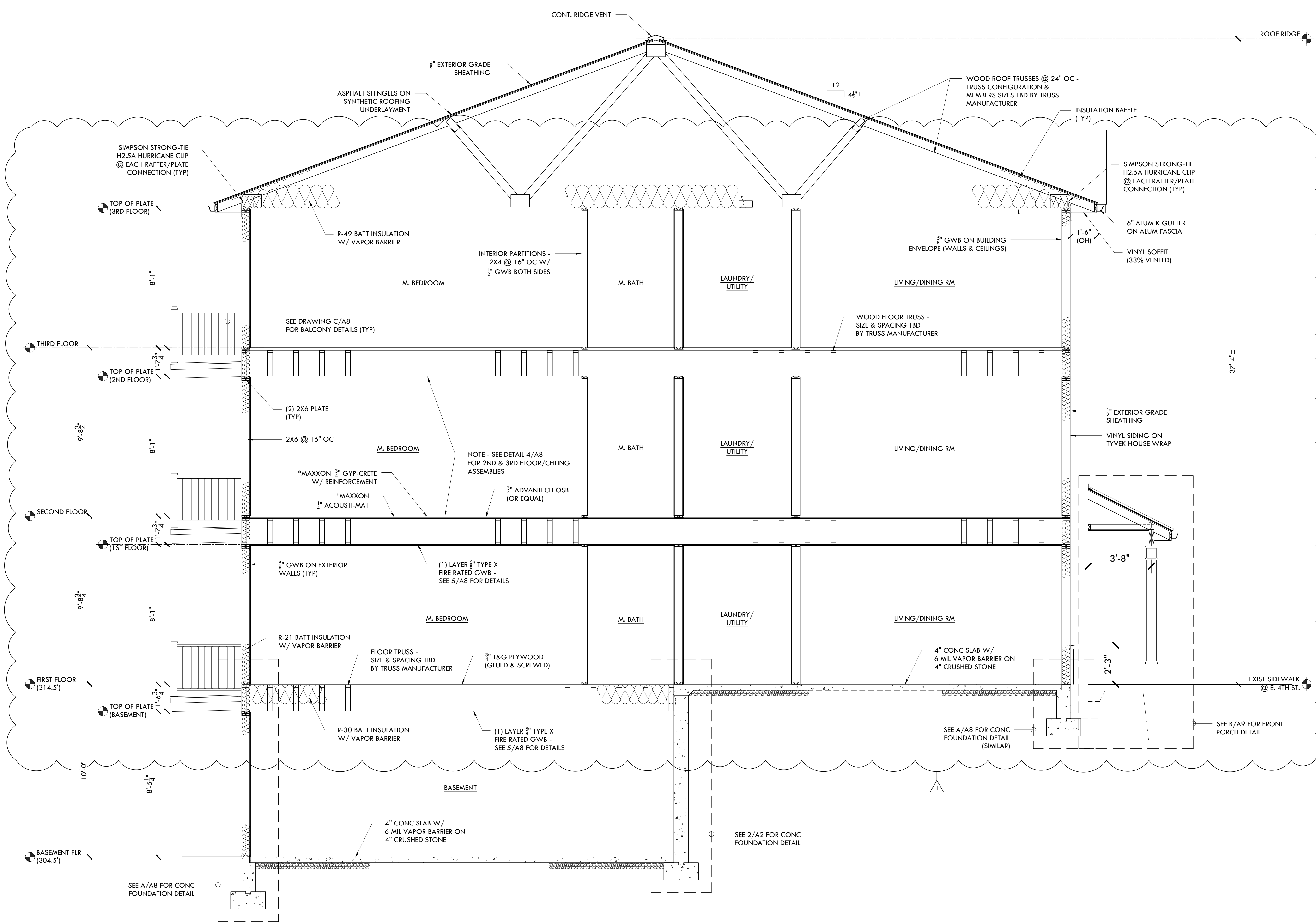
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(4-15-24) REVISION BY OWNER

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A BUILDING SECTION
SCALE - 3/8" = 1'-0"

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PROJECT NAME -

EAST 4TH STREET
SIX-UNIT APARTMENT
BUILDING CONSTRUCTION

1275 E. 4TH STREET
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

DRAWING NAME -

WALL SECTIONS &
CONSTRUCTION
DETAILS

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SCALE - AS NOTED

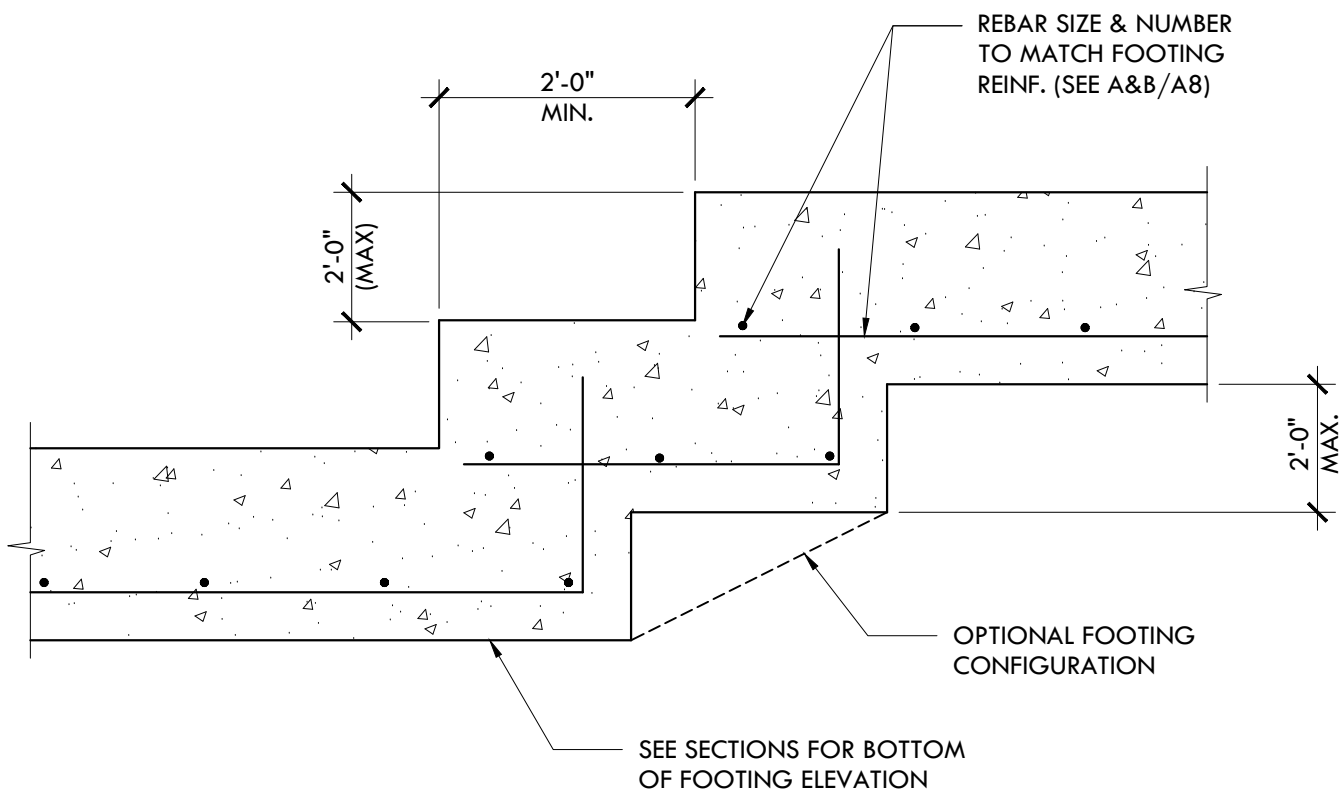
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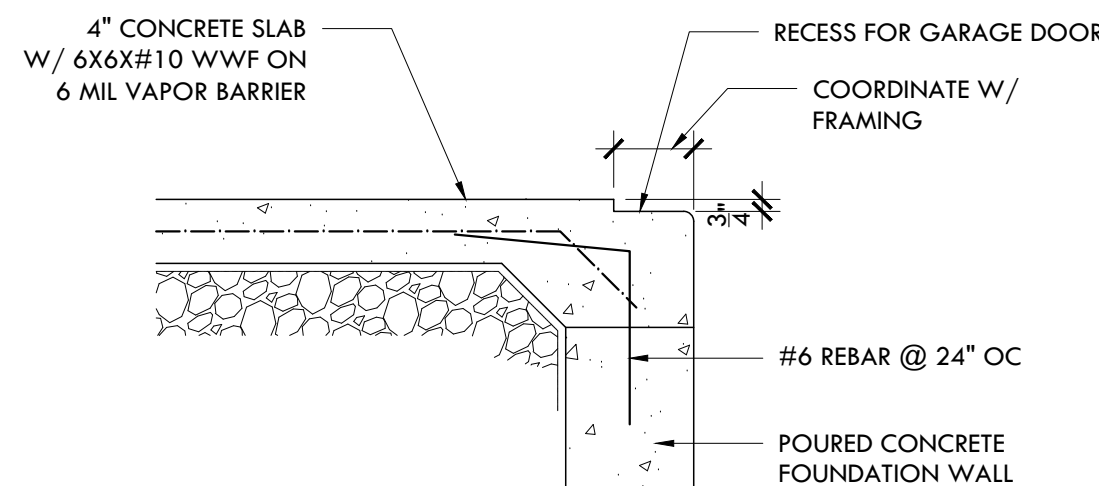
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8 OF 10



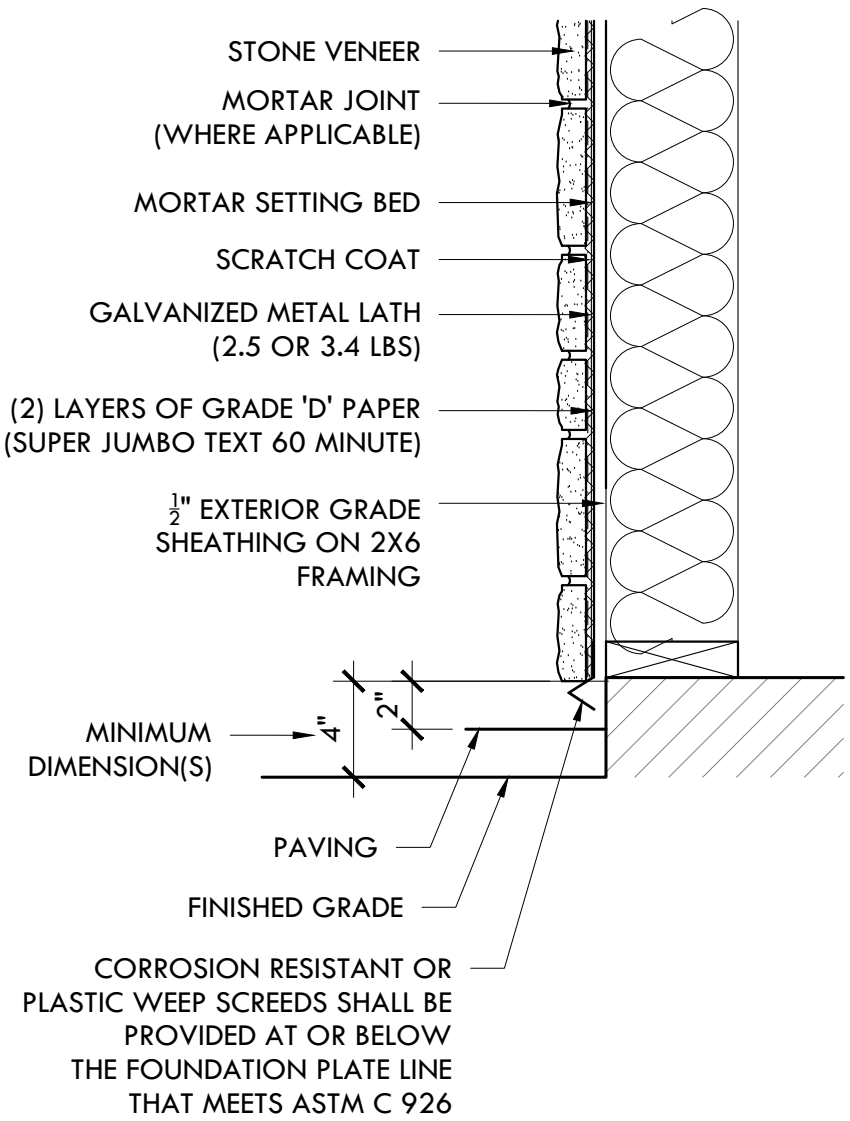
3 FOUNDATION DETAIL

SCALE - 1" = 1'-0"



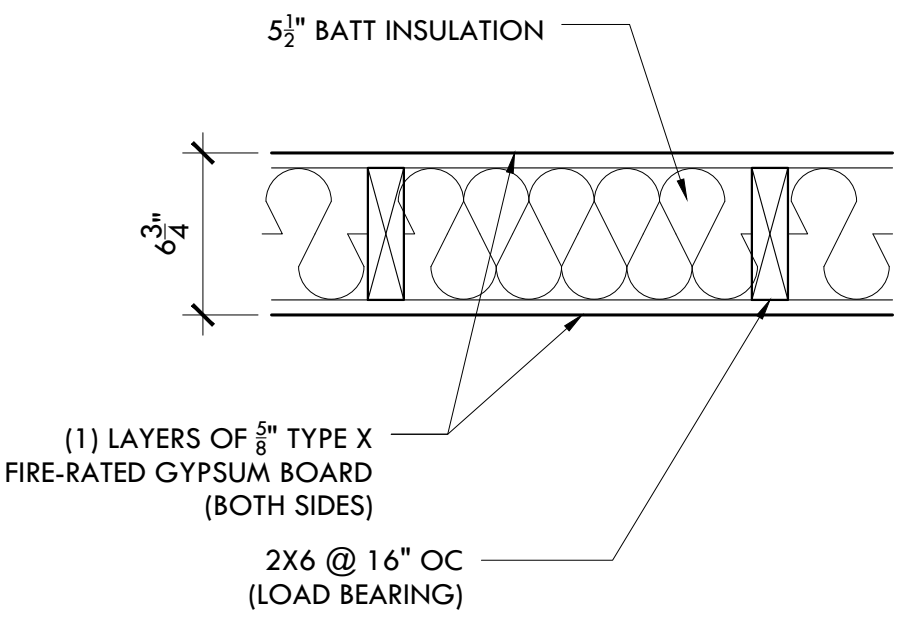
4 FOUNDATION DETAIL

SCALE - 1" = 1'-0"



6 STONE VENEER DETAIL

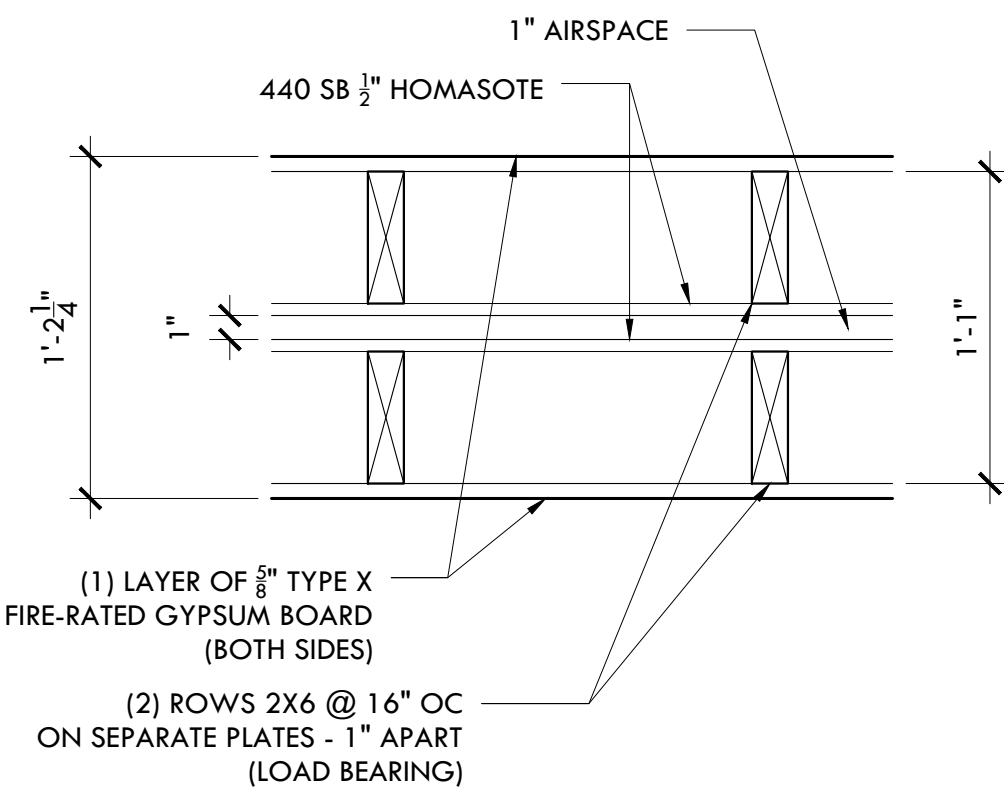
SCALE - 1 1/2" = 1'-0"



1HR FIRE RATED WALL ASSEMBLY

NOTES -

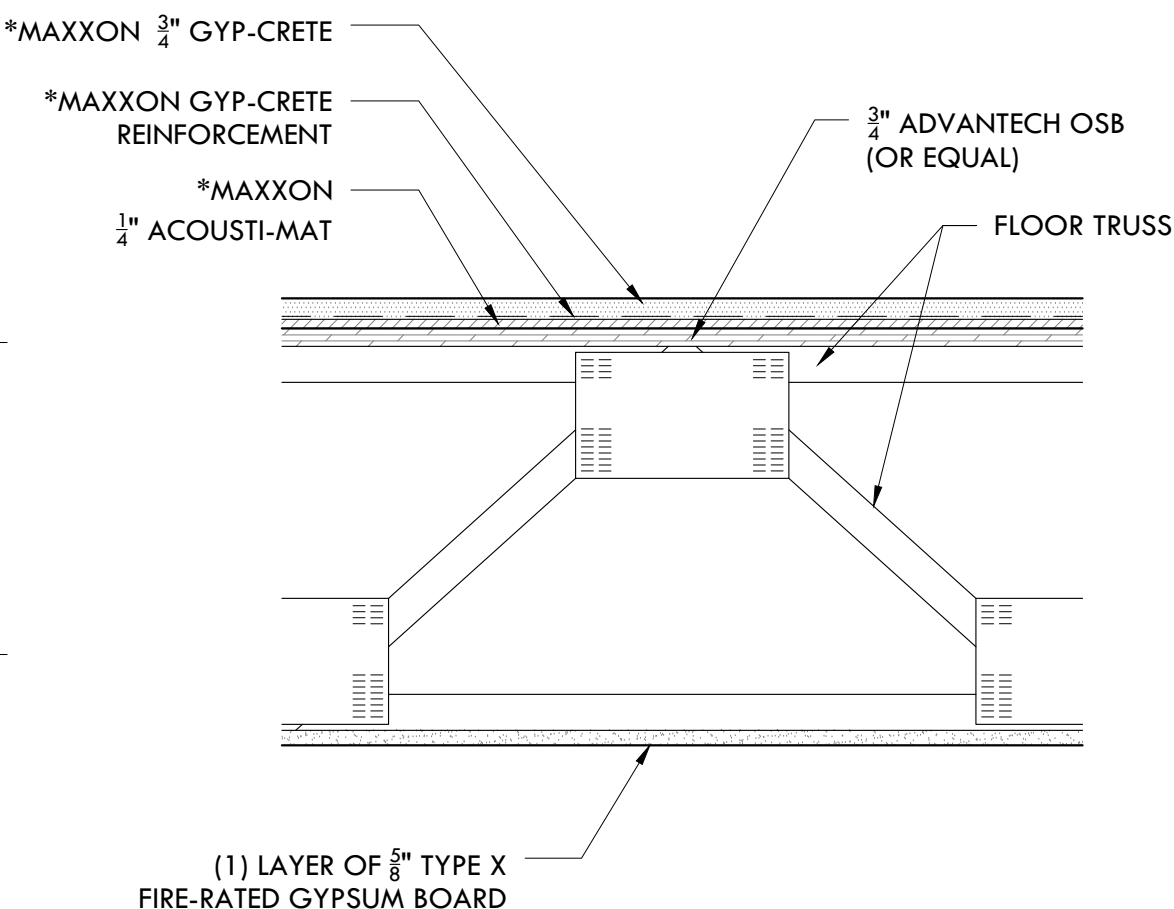
- FIRE RATED WALLS ARE TO EXTEND TO UNDERSIDE OF ROOF DECK ABOVE



1HR FIRE RATED WALL ASSEMBLY

NOTES -

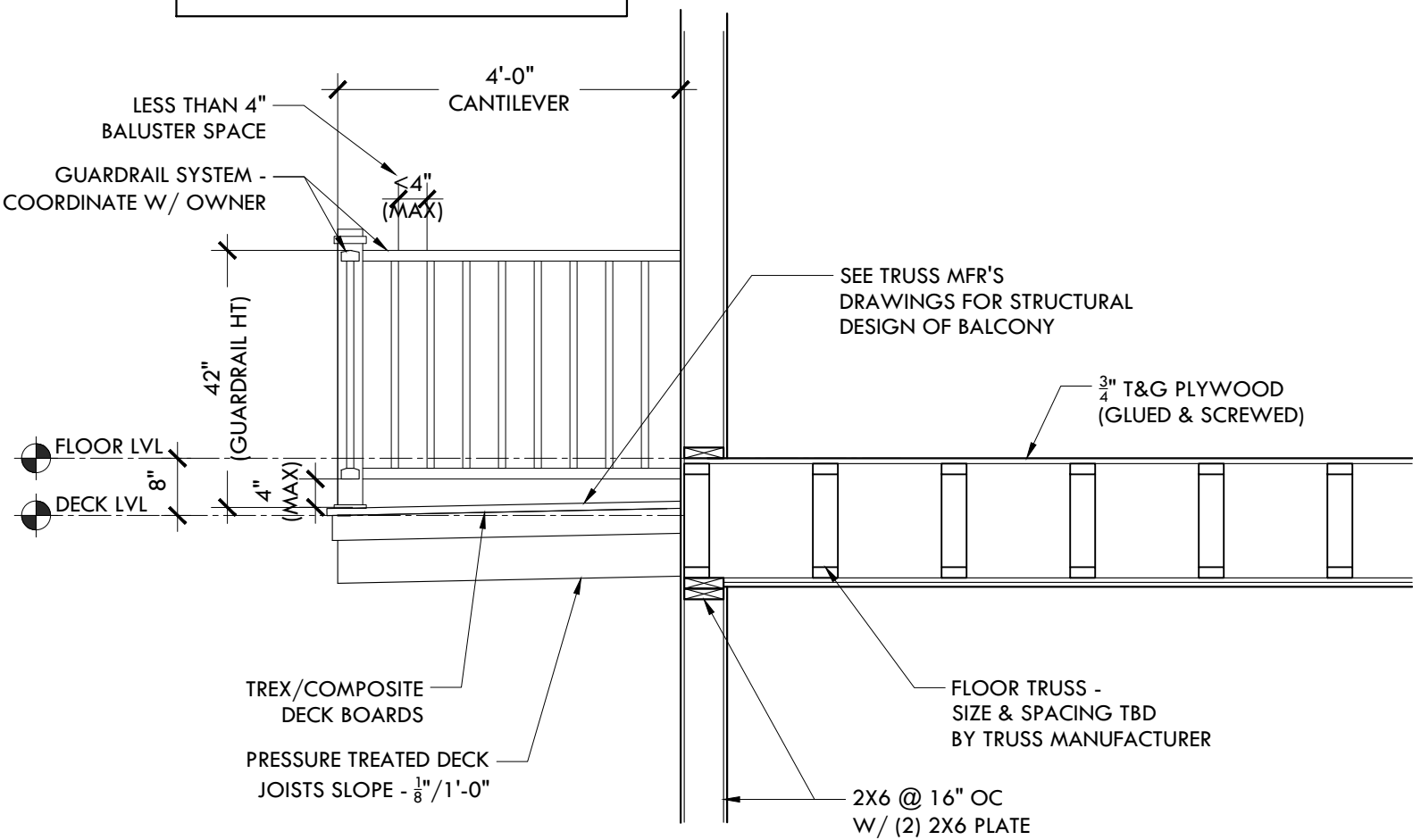
- FIRE RATED WALLS ARE TO EXTEND TO UNDERSIDE OF ROOF DECK ABOVE



5 FIRE/SOUND RATED ASSEMBLIES

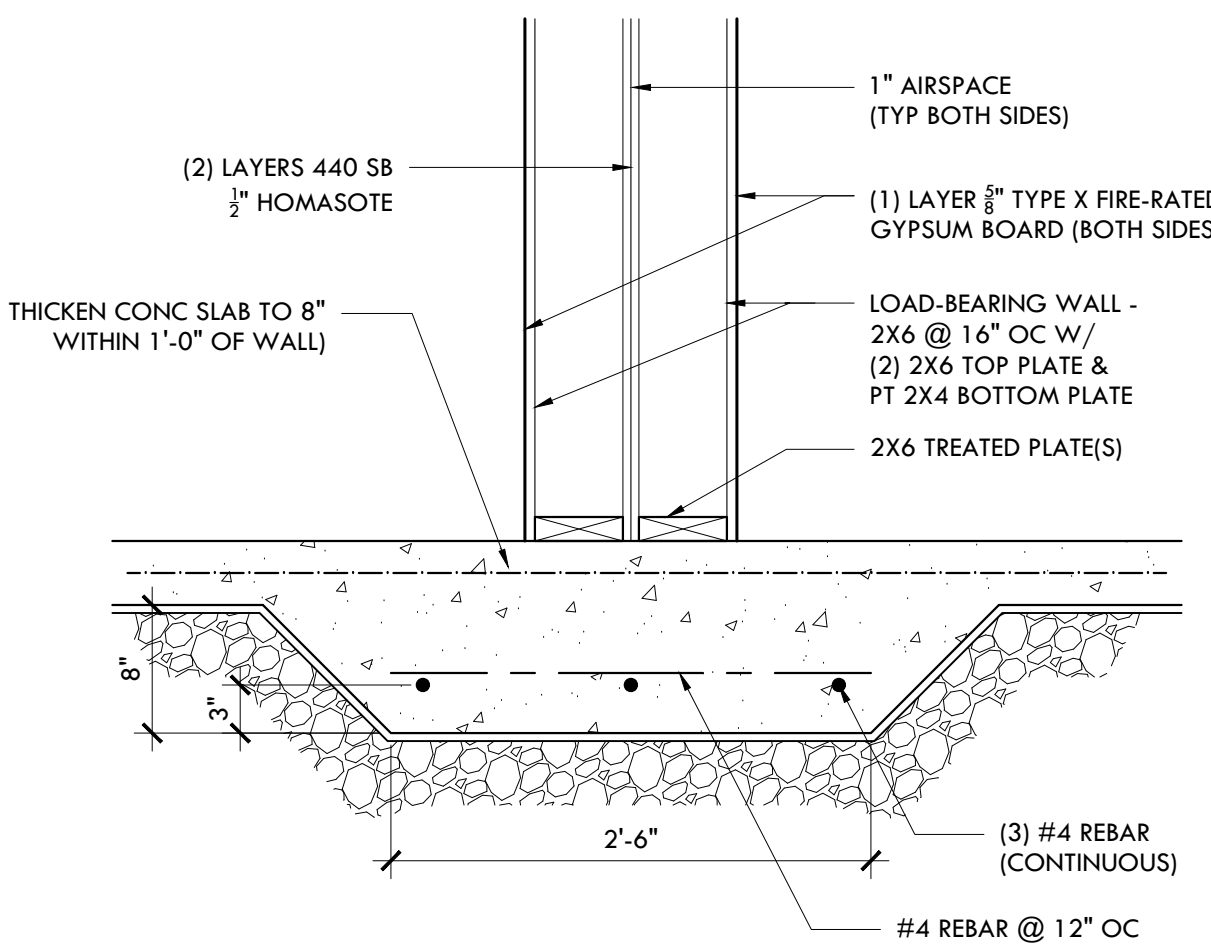
SCALE - 1 1/2" = 1'-0"

NOTE - RAILING ASSEMBLY SHALL BE CONSTRUCTED TO WITHSTAND A MINIMUM LATERAL FORCE OF 250 LBS. OR 50 LB/FT ON TOP RAIL - WHICH EVER CAUSES GREATEST STRESS



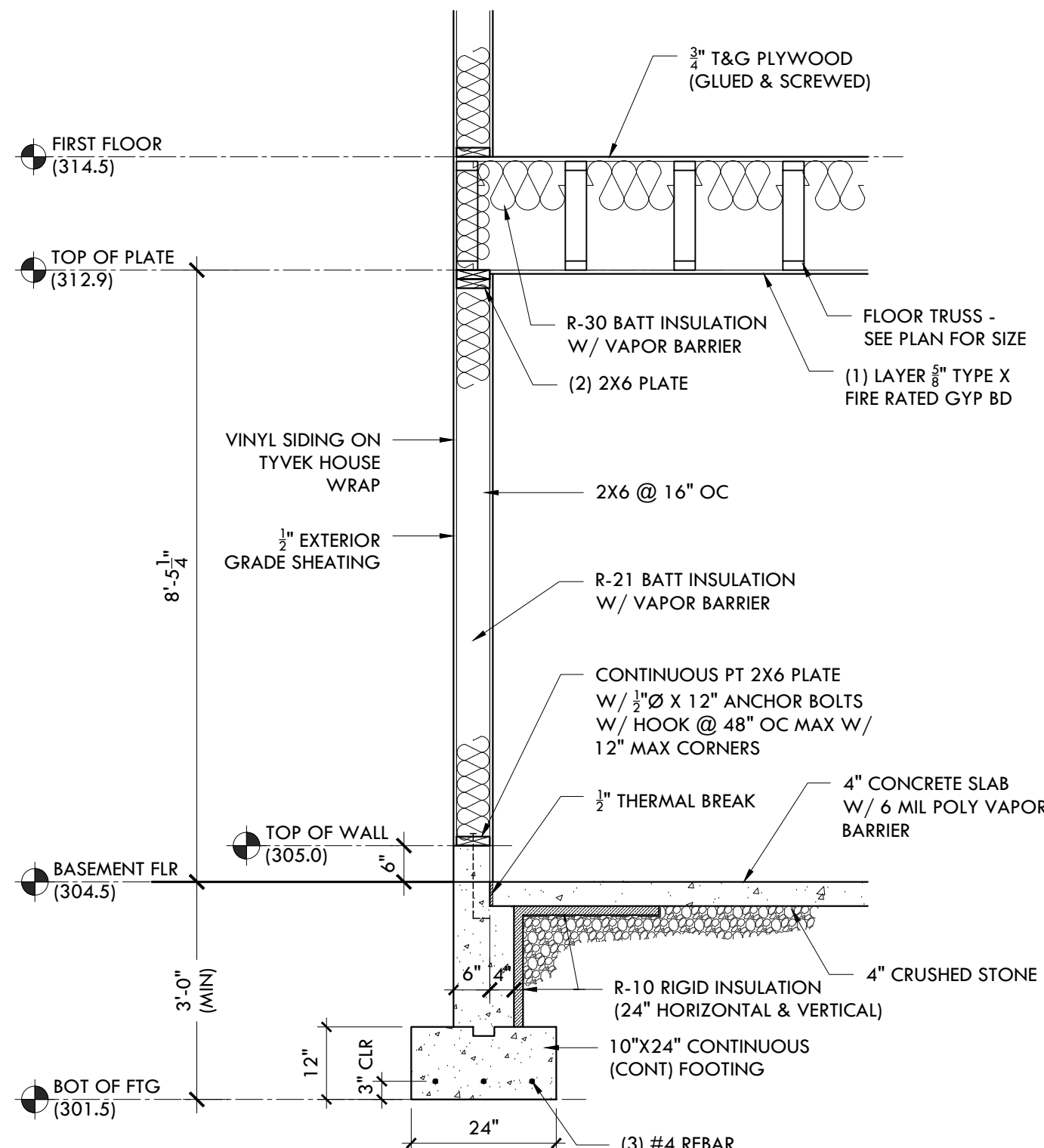
C BALCONY SECTION

SCALE - 1/2" = 1'-0"



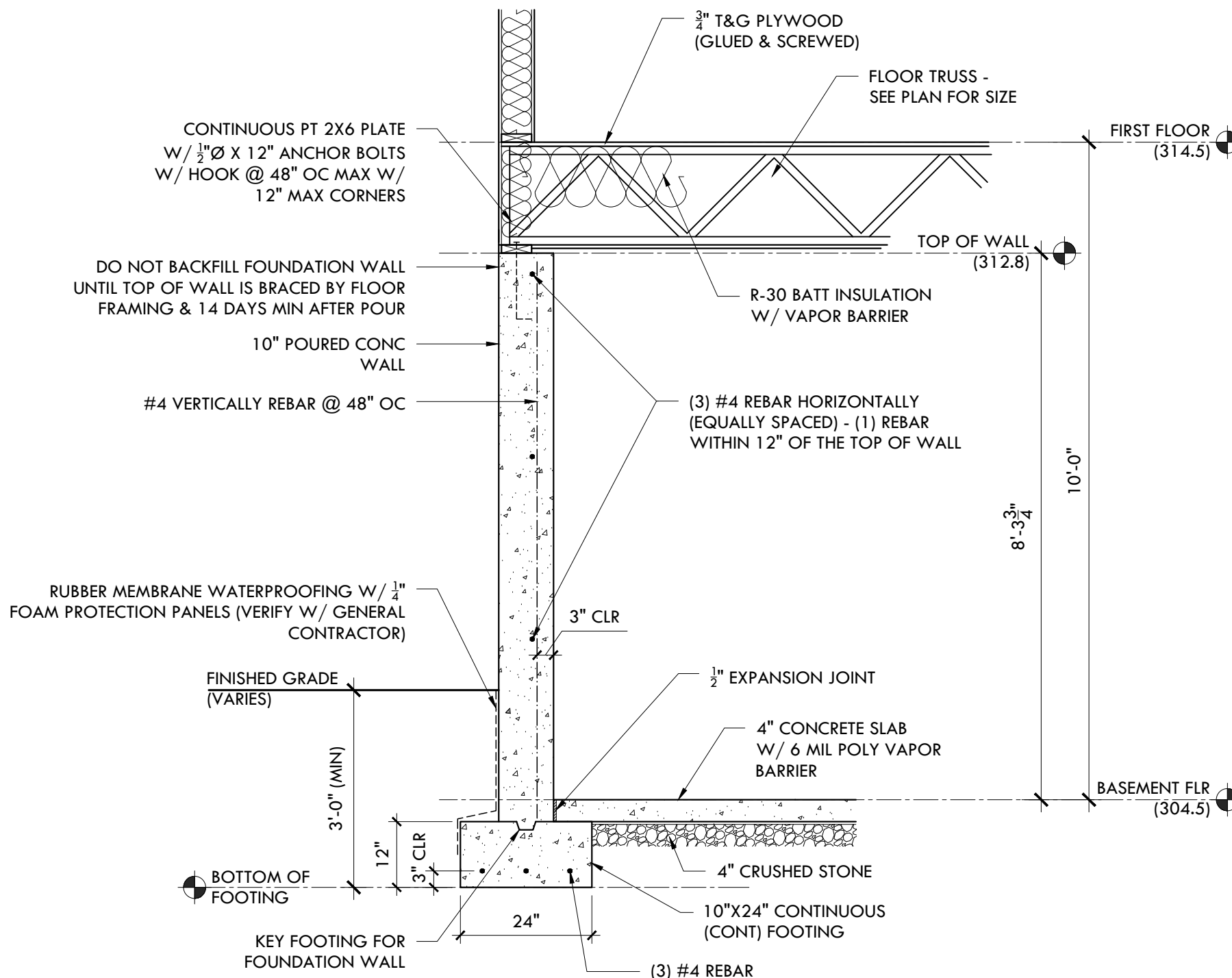
2 HAUNCHED SLAB DETAIL

SCALE - 1" = 1'-0"



A WALL SECTION

SCALE - 1/2" = 1'-0"



B WALL SECTION

SCALE - 1/2" = 1'-0"

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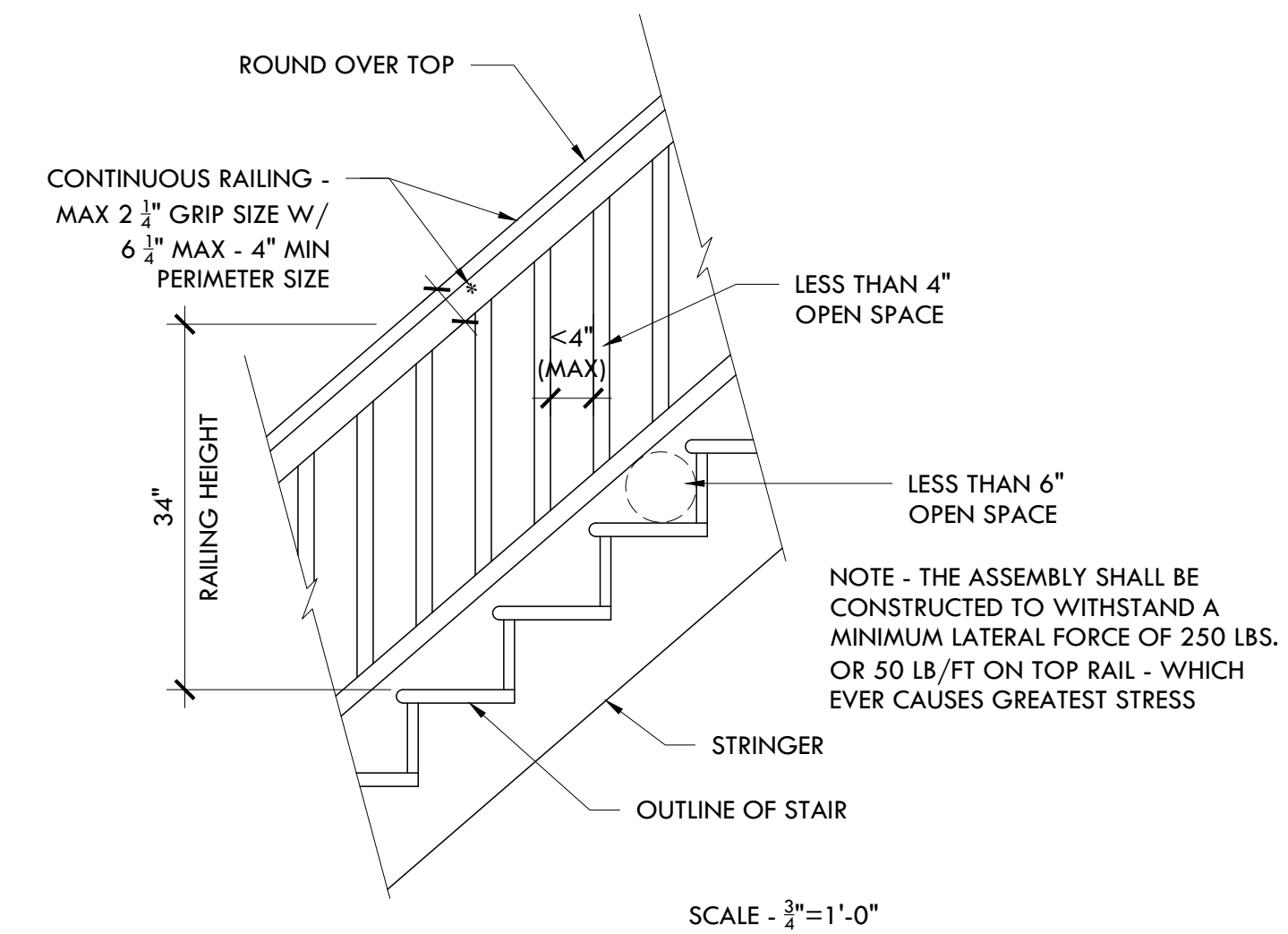
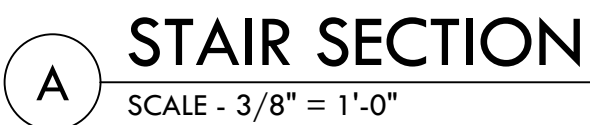


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CONSULTANT -

SCALE - AS NOTED



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BETHLEHEM, PA 18015
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ARCHITECTS

10 CENTER SQUARE
NORTHAMPTON COUNTY
NAZARETH, PA 18064
610-865-7701

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PROJECT NAME -

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DRAWING NAME -

ACCESSIBILITY
DETAILS

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(4-15-24) REVISION BY OWNER

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1 'B TYPE' ACCESSIBLE UNIT DETAILS
SCALE - 1/2" = 1'-0"

