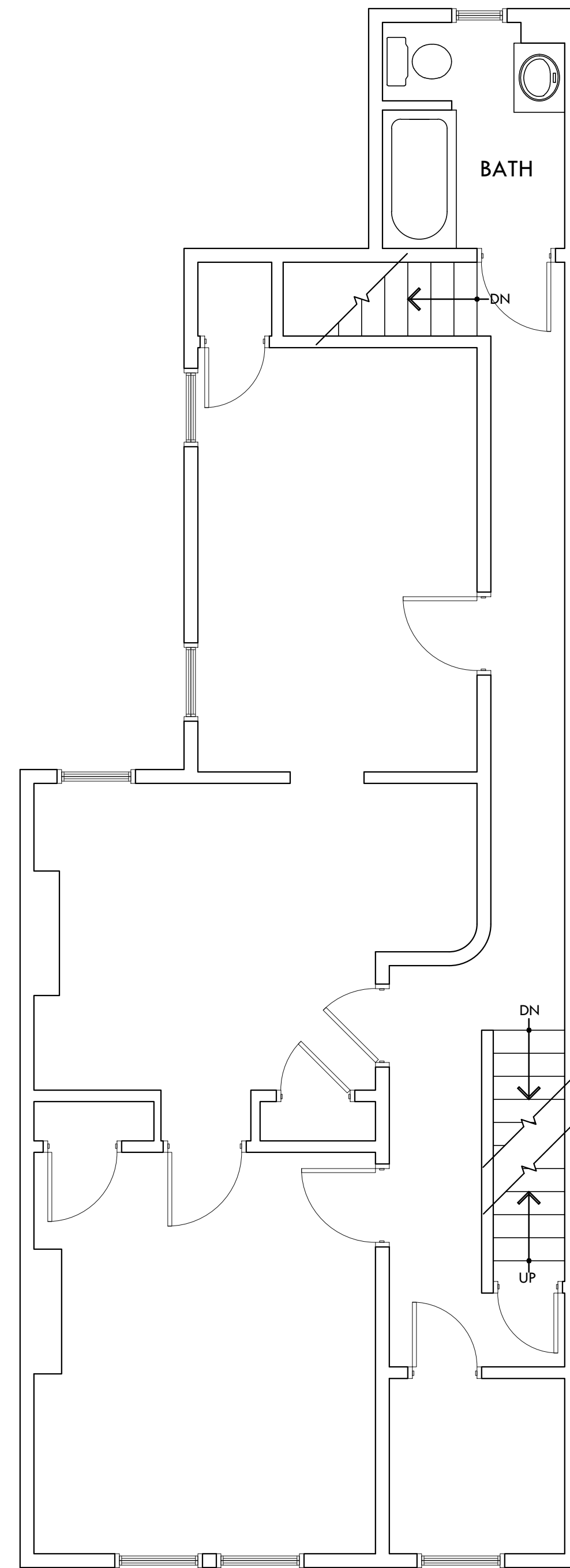
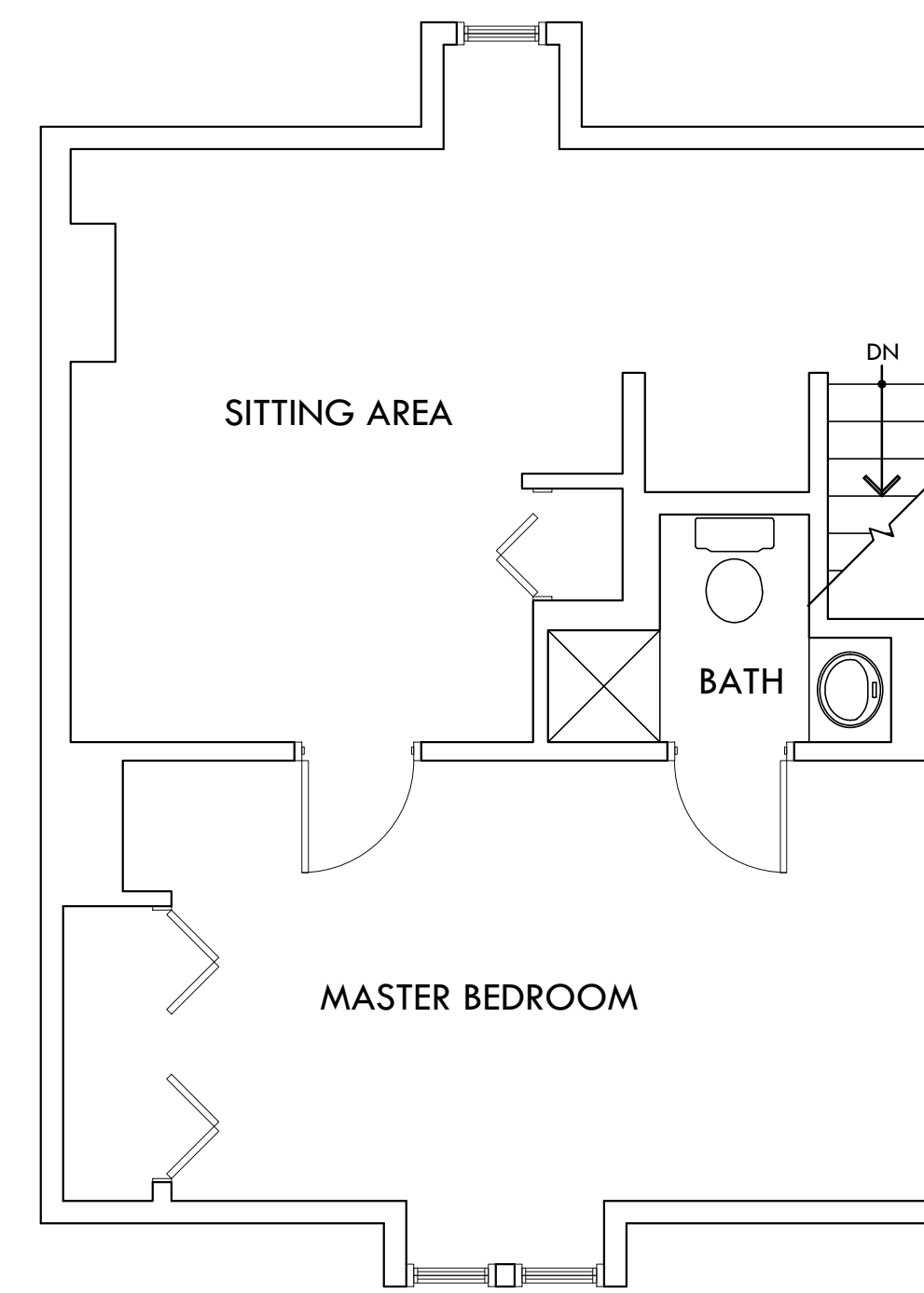


EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1' - 0"

GENERAL SPECIFICATIONS

SCOPE OF WORK: TO CONVERT EXISTING FIRST FLOOR UNIT INTO THE REST OF THE BUILDING TO MAKE INTO A SINGLE FAMILY HOUSE

ALL CONSTRUCTION TO MEET THE INTERNATIONAL RESIDENTIAL CODE 2015 (FOR ONE AND TWO-FAMILY DWELLINGS) AS AMENDED BY PA HB1654.

THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:

- ROOF: GROUND SNOW LOAD OF 40 PSF MODIFIED IN ACCORDANCE WITH THE 2015 IRC
- MIN ROOF SNOW LOAD 30 PSF
- FIRST FLOOR LOAD 40 PSF
- SECOND FLOOR LOAD 30 PSF
- ATTIC LOAD 30 PSF
- WIND LOADS: 115 MPH ULTIMATE WIND SPEED MODIFIED IN ACCORDANCE WITH 2015 IRC.

ALL FRAMING LUMBER TO BE NO. 2 OR BETTER KILN DRIED HEM-FIR OR BETTER.

EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE, W/ R-21 BATT INSULATION AND MIN. 1/2" EXTERIOR SHEATHING.

INTERIOR PARTITIONS TO BE MIN. 2x4 STUDS @ 16" O.C., EXCEPT AS NOTED.

ALL FINISHED WALLS & CEILINGS TO BE 1/2" DRYWALL, EXCEPT AS NOTED.

ALL BEDROOM WINDOWS TO MEET EGRESS REQUIREMENTS.

WINDOW DESIGNATIONS & ROUGH OPENINGS BASED ON ANDERSEN 200 SERIES WINDOWS.

WINDOW HEADERS TO BE (2)2X10 UNLESS NOTED OTHERWISE.

ALL LUMBER IN CONTACT WITH THE EARTH OR CONCRETE SHALL BE PRESSURE TREATED.

ALL PLATE PENETRATIONS, SOFFITS AND CHASES WILL BE FIRELOCKED

ALL WINDOWS AND DOORS TO HAVE A U-FACTOR OF 0.32 OR LESS. N1102.1.2

ALL ELECTRICAL INSTALLATION WILL COMPLY WITH THE 2015 IRC INCLUDING THE SPACING, LOCATION, AND FAULT, GFCI AND TAMPER RESISTANT RECEPTACLES.

THE CHOSEN ENERGY CODE COMPLIANCE PATH AS THE 2015 IRC.

WINDOWS WITH THEIR SILLS 72 INCHES ABOVE THE GRADE SHALL NOT BE LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR. R312.2

HOT WATER PIPING 3/4" INCHES AND LARGER SHALL HAVE A MINIMUM OF R-3 PIPE INSULATION INSTALLED. N1103.5.3

NOT LESS THAN 75 PER CENT OF THE LAMPS IN PERMANENTLY INSTALL LIGHTING FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS. N1104.1

ALL SUB-FLOOR AND ROOF SHEATHING SHALL BE RATED FOR A 24 INCH SPAN.

- ⓈD HARD-WIRED SMOKE DETECTOR W/ BATTERY BACK-UP.
- ⓈCM HARD-WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP.

NO.	REVISION	DATE

PROPOSED
SINGLE FAMILY INTERIOR ALTERATIONS
315 WEST BROAD STREET
BETHLEHEM, PA 18018

DATE ISSUED JULY 31, 2020
DESIGNED BY TZS
DRAWN BY TZS
DRAWING TITLE ARCHITECTURAL
EXISTING FLOOR PLANS NOTES
DRAWING NUMBER