

**project information:**

**project address:**  
824 Ferry Street  
Easton, PA 18042

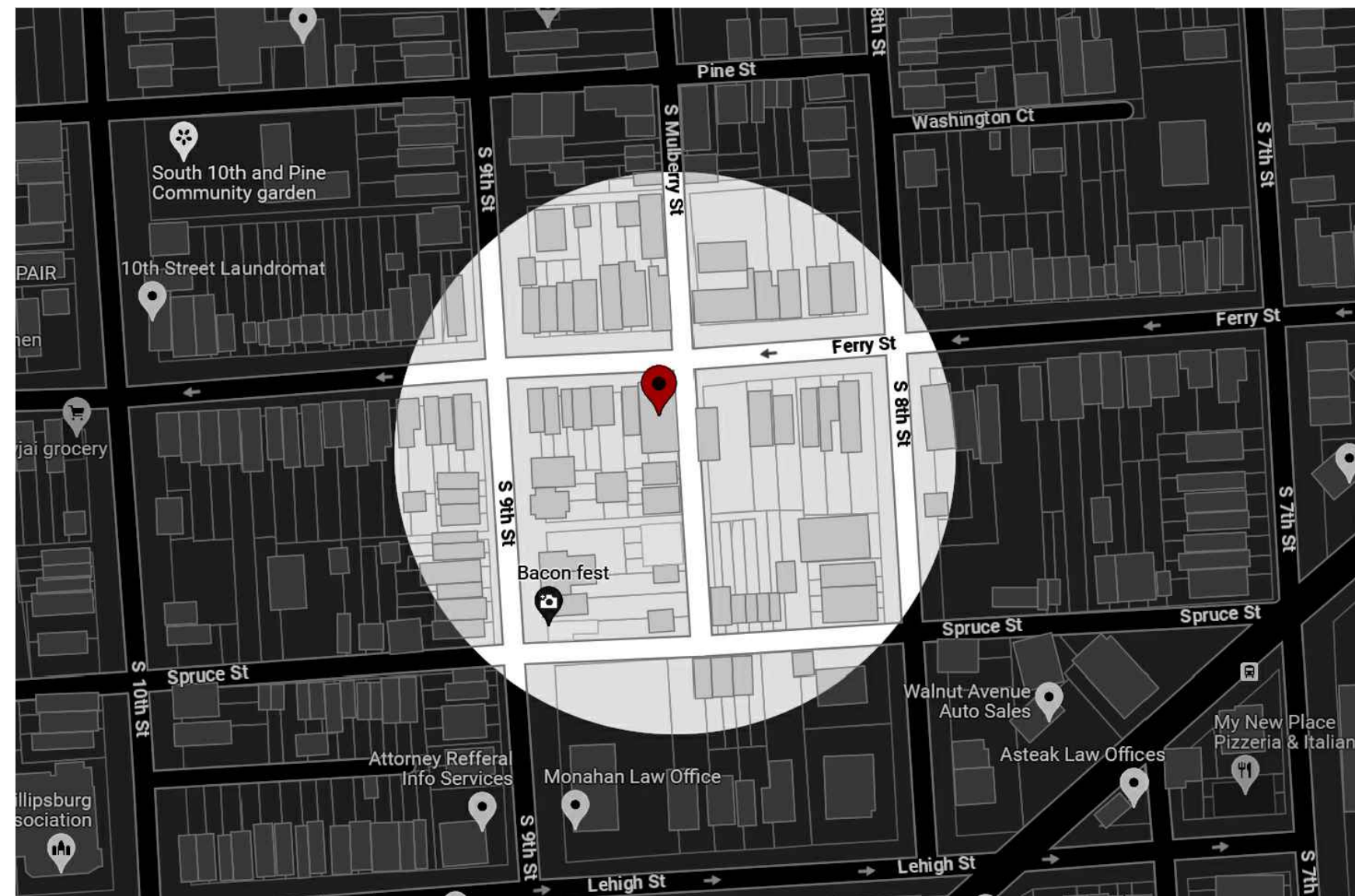
**project description:**  
Renovate the existing church into (4) residential units. Each unit to have an open plan living /dining / kitchen, a bathroom, sleeping area and a loft.

**owner:**  
Redevelopment Authority of Easton  
Shaquera Martindale  
123 South Third Street, 3rd Floor  
Easton, PA 19042  
610 / 250.6770

**architect:**  
EGGMANINK DESIGN  
Scott Voelker  
7790 Seemsville Road  
Northampton, PA 18067  
610/ 704.7541  
info@eggmanink.com

**drawing index:**

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**1 LOCATION MAP**

SCALE: N.T.S.

AB	anchor bolt	ENCL	enclosure	INT.	interior	R.O.	rough opening
A/C	air conditioning	EQ	equal	JBOX	junction box	R.O.W.	right of way
ACT	acoustical tile	EXH	exhaust	K.O.	knockout	SD	smoke detector
ADJ.	adjustable	(E)	existing	MAX	maximum	SECT.	section
AFF	above finished floor	EXT.	exterior	MECH	mechanical	SF	square foot/feet
@	at	FD	floor drain	MTL	metal	SHT	sheet
BD	board	FDN	foundation	MFR	manufacturer	SIM.	similar
BLDG	building	FIN	finish	MIN.	minimum	SOV	shut off valve
B.O.	bottom of	FLR	floor	MULL	mullion	SPECS	specifications
CT	ceramic tile	F.O.	finished opening	N.I.C.	not in contract	SQ	square
[	channel	FOC	face of concrete	NTS	not to scale	STD	standard
C]	construction joint	F.O.I.C.	furnished by owner	O.C.	on center	STL	steel
CL	center line		installed by contractor	O.H.	overhead	STOR	storage
CLR	clear	F.O.I.O	furnished by owner	OPNG	opening	STRUCT	structural
CLG	ceiling		installed by owner	OPP	opposite	SS	stainless steel
CMU	concrete masonry unit	FOM	face of masonry	OD	overflow drain	SUSP	suspended
C.O.	cleanout	FTG	footing	PL	plate	TEL	telephone
COL	column	GA.	gauge	P	plywood	T&G	tongue and groove
CONC	concrete	GALV.	galvanize(d)	PLYWD	plywood	T.O.	top of
CONN	connection	GWB	gypsum wall board	PNL	panel	T.O.S.	top of slab
CONT	continuous	HDR	header	POL	polished	TYP.	typical
C.W.	cold water	HDWD	hardware	PT	point	U.N.O.	unless noted otherwise
DIA.	diameter	HDWR	hardware	PVC	poly vinyl chloride	VERT	vertical
DTL.	detail	HM	hollow metal	RAD	radius	VCT	vinyl composition tile
DIM	dimension	HORIZ	horizontal	RD	round	W/	with
DS	downspout	HT	height	RD	roof drain	WD	wood
DWG	drawing	H.W.	hot water	REC	recessed	WNDW	window
EA.	each	ID	inside diameter	REINF	reinforced/ing	W.P.	work point
ELEC	electrical	INV	invert	RES	resilient	WR	water resistant
ELEV	elevation	INSUL	insulation	RM	room	WWF	welded wire fabric

**2 ABBREVIATIONS**

SCALE: N.T.S.

- All work shall comply with all applicable codes and ordinances. Any conflicts between the codes and the construction documents shall be immediately brought to the Architect's attention.
- The Contractor shall be familiar with all mechanical, plumbing, and electrical work on the project. The Contractor shall provide all necessary shafts, openings, bases, curbs, blocking, and structural supports for ducts, conduit and equipment as required.
- The Contractor shall provide all items, materials, articles, operations and/or methods listed or scheduled on the drawings including all labor, materials, equipment and incidentals necessary and/ or required for completion of the work.
- Prior to the start of construction, the Contractor shall provide the Owner and Architect with a construction schedule and a schedule of values for the work to be performed.
- All mechanical, electrical, and plumbing work shall be completed under separate permits, and in compliance with all applicable codes and ordinances. Submit cut sheets or samples of any equipment that will be visible from the finished space to Owners for approval prior to installation. Any visible mechanical equipment not submitted and approved may be subject to removal.
- The Contractor shall provide all shoring, bracing, and barricading necessary and as required by codes, to ensure the structural stability of the building and the safety of all who enter the job site during construction.
- The Architect will not be responsible for determining construction means, methods, techniques, sequences or procedures, or for safety precautions or programs in connection with the work. The Architect will not be responsible for any failure of the contractor to complete the work in accordance with the contract documents. The Architect will not be responsible for the acts or omissions of the contractor, sub-contractors, any of their agents or employees, or any other persons performing any of the work.
- The Contractor shall verify all existing conditions and dimensions, and notify Architects of any discrepancy or uncertainty.
- The contractor shall have a preconstruction meeting with Owner, Architect, and major Sub-contractors prior to the start of the work.
- Do not scale drawings. Written dimensions take precedence over scaled dimensions. Details take precedence over general conditions.
- Dimensions given are to face of framing for new walls and face of finish for existing walls, unless otherwise noted.
- No change in scope or intent of the work shall be made without approval of the Architects and Owners. Any work completed which deviates from intended scope without prior approval can be rejected and subject to removal and replacement at the Contractor's expense.
- Floors and walls are to be finished under and behind casework and equipment, except as specifically shown otherwise on the drawings.
- Shop drawings, submittals and/or material samples shall be prepared by the Contractor and submitted to the Architects for review on the following items. Allow 10 working days for Architects' review. Send at least three copies of every submittal, more if Contractor or Sub-contractors need multiple copies. Every effort will be made to turn submittals around as quickly as possible. Required submittals include:  
All finish materials, including paint colors  
Casework, custom furniture and installations  
Doors, Windows, and Frames  
Hardware, fittings and fixtures  
All visible HVAC equipment (cut sheets OK)  
All visible electrical equipment (cut sheets OK)  
All point and finish samples must be approved by Owners. Roll-out a 4' x 4' section of each wall paint color in the space and paint a 6' length of all trim pieces for Owner approval prior to purchase of full paint order. Do not proceed with painting until these roll-outs are approved.
- Alternatives and substitutions to drawings and specifications may be acceptable, but the Architect and Owner must approve these. Any item substituted without approval may be subject to removal.
- Contractor shall verify locations of wall mounted accessories and backing for accessories with Owner prior to closing of the walls.
- Contractor shall provide the necessary containers for trash removal and keep the work area reasonably clean at all times.
- During demolition and construction the Contractor shall protect all new work and existing work to remain, including surfaces, building components, and landscape. Damage or disturbance to existing to remain building or landscape elements shall be promptly restored, repaired, or replaced to match existing at no cost to the Owners.
- The Contractor shall be responsible for the removal of all debris from wall and joist spaces before enclosure, from crawl and attic spaces before completion, and from the site before substantial completion.
- Upon completion of the work, the Contractor shall complete a thorough cleaning and touch-up of any marked or damaged materials or surfaces in the area of work and in any other areas of the building affected during construction.
- At the Owners' request, when the Contractor considers work substantially complete, notice may be made to Architect. Upon inspection of the work, the Architect will either prepare a "punch-list" of deficiencies in the work or the Architect will accept the work as being substantially complete. If the work is accepted, the certificate of substantial completion will be prepared, accompanied by the Contractor's list of items to be completed or corrected, as verified and amended by Architect and Owner. The Owner and Contractor must accept the responsibilities assigned to them in the certificate. Substantial completion is defined as that point in the project when the job is sufficiently complete, in accordance with the Contract Documents, that the Owners can occupy or utilize the Work or a designated portion thereof for the use for which it is intended. The final inspection performed by the governing agencies shall be signed-off at or before substantial completion.
- At substantial completion, the Architect will make one trip to the job site to review the work and prepare the punch-list, and a second trip to verify that all outstanding punch-list items have been completed. Subsequent job site visits which are required to review unfinished punch-list items shall be at the Contractor's sole expense, to be deducted from the final payment.
- When the work is accepted as substantially complete, the Contractor shall prepare the necessary closeout submittals. The project will not be considered complete without satisfaction of all lien releases as agreed upon between the Owner and Contractor.
- Upon acceptance of the Work, the Contractor will submit to the Owner a tabbed three ring binder containing the following items:  
\*Product and equipment guarantees  
\*Warranties  
\*Operating and maintenance information on equipment and specialized building components used in the project  
\*Special maintenance information for finishes used in the project, as appropriate  
\*A list of sub-Builders involved in the job, their addresses and phone numbers.  
\*Copies of all approved submittals.

**3 GENERAL NOTES**

SCALE: N.T.S.

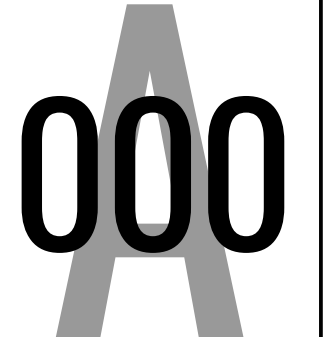
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NOTES:  
**1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.**

**NOT FOR  
CONSTRUCTION**

**TITLE SHEET**

SCALE: **N.T.S.**





**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
**824 FERRY STREET  
EASTON, PA 18042**

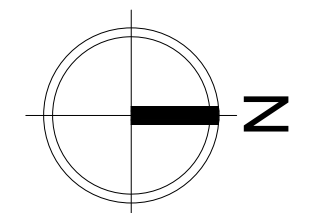
DATE: **07.24.2023**

PROJECT NUMBER: **2023-02**

PHASE: **PERMIT DOCUMENTS**

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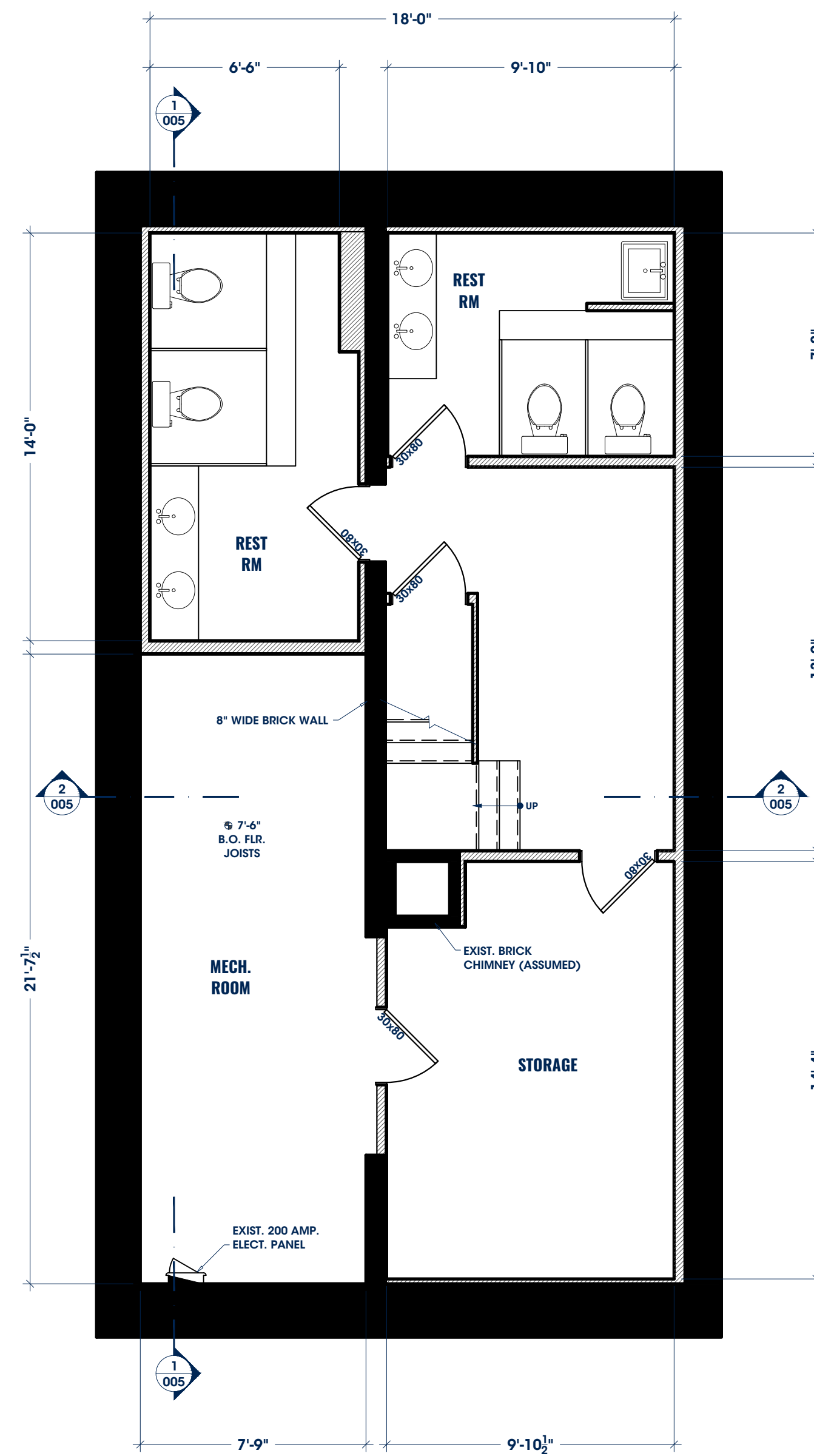


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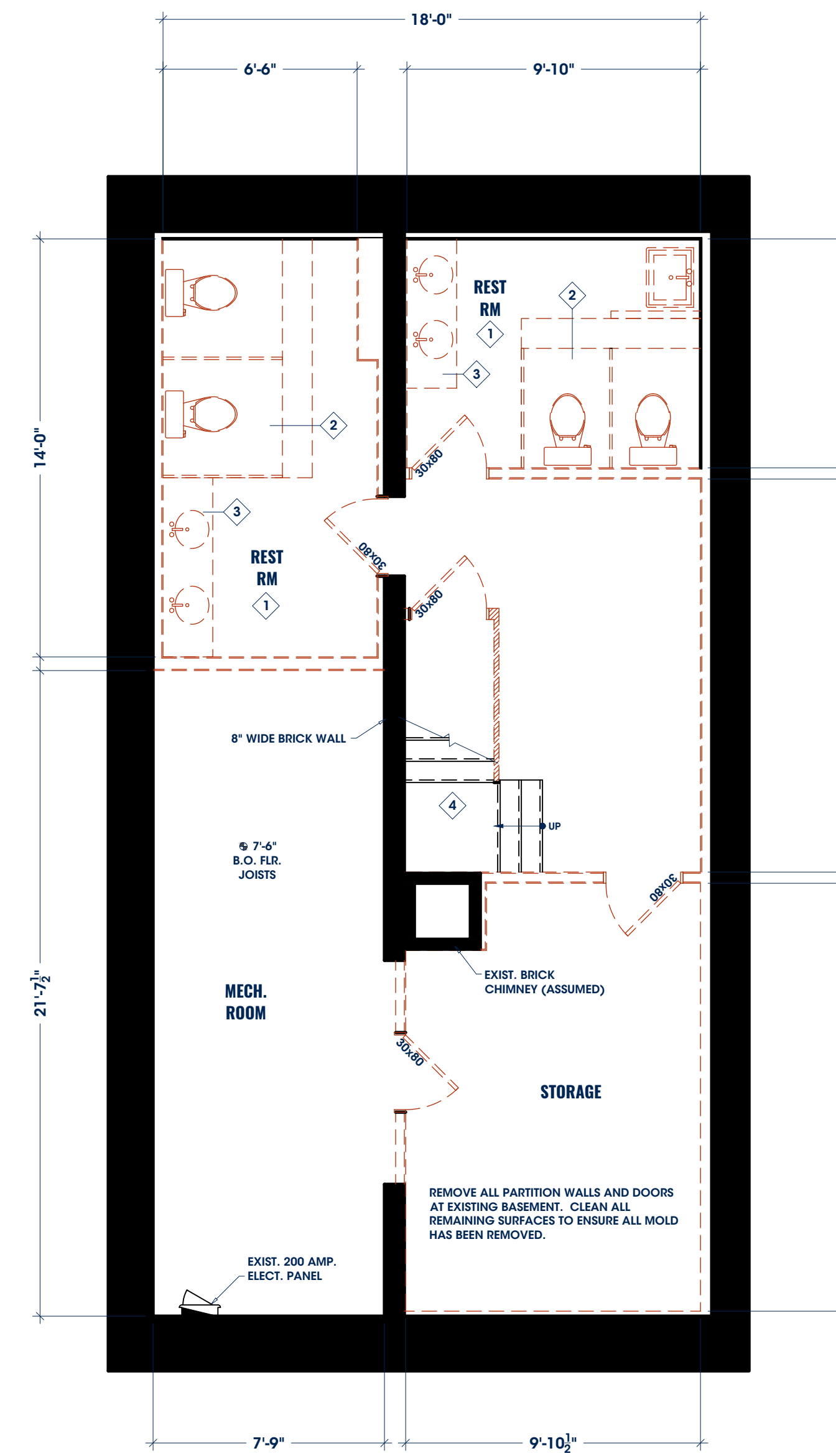
**EXISTING +  
DEMO  
BASEMENT  
PLANS**

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

**001**



**1** **EXISTING BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"



**2** **BASEMENT DEMO PLAN**  
SCALE: 1/4" = 1'-0"

- BASEMENT DEMO PLAN NOTES:**
- 1 EXISTING RESTROOM: REMOVE EXIST. PLUMBING FIXTURES AND SUPPLY LINES. CAP DRAINS
  - 2 EXISTING RESTROOM: REMOVE EXIST. RISER AND STEP
  - 3 EXISTING RESTROOM: REMOVE EXIST. VANITY
  - 4 CLEAN, SAND AND REFINISH EXIST. STAIRS TO ENSURE ALL MOLD HAS BEEN REMOVED.

**PLAN LEGEND:**

	WALL TO BE REMOVED
	EXISTING MASONRY WALL
	EXISTING FRAMED WALL
	NEW FRAMED WALL
	FIRE-RATED WALL
	PLAN NOTE
	DOOR TAG
	WINDOW TAG
	LOWER CABINETS
	UPPER CABINETS

**CHURCH TO HOUSING  
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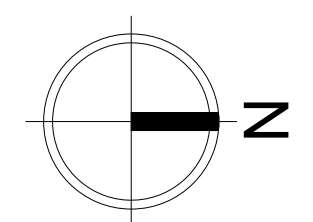
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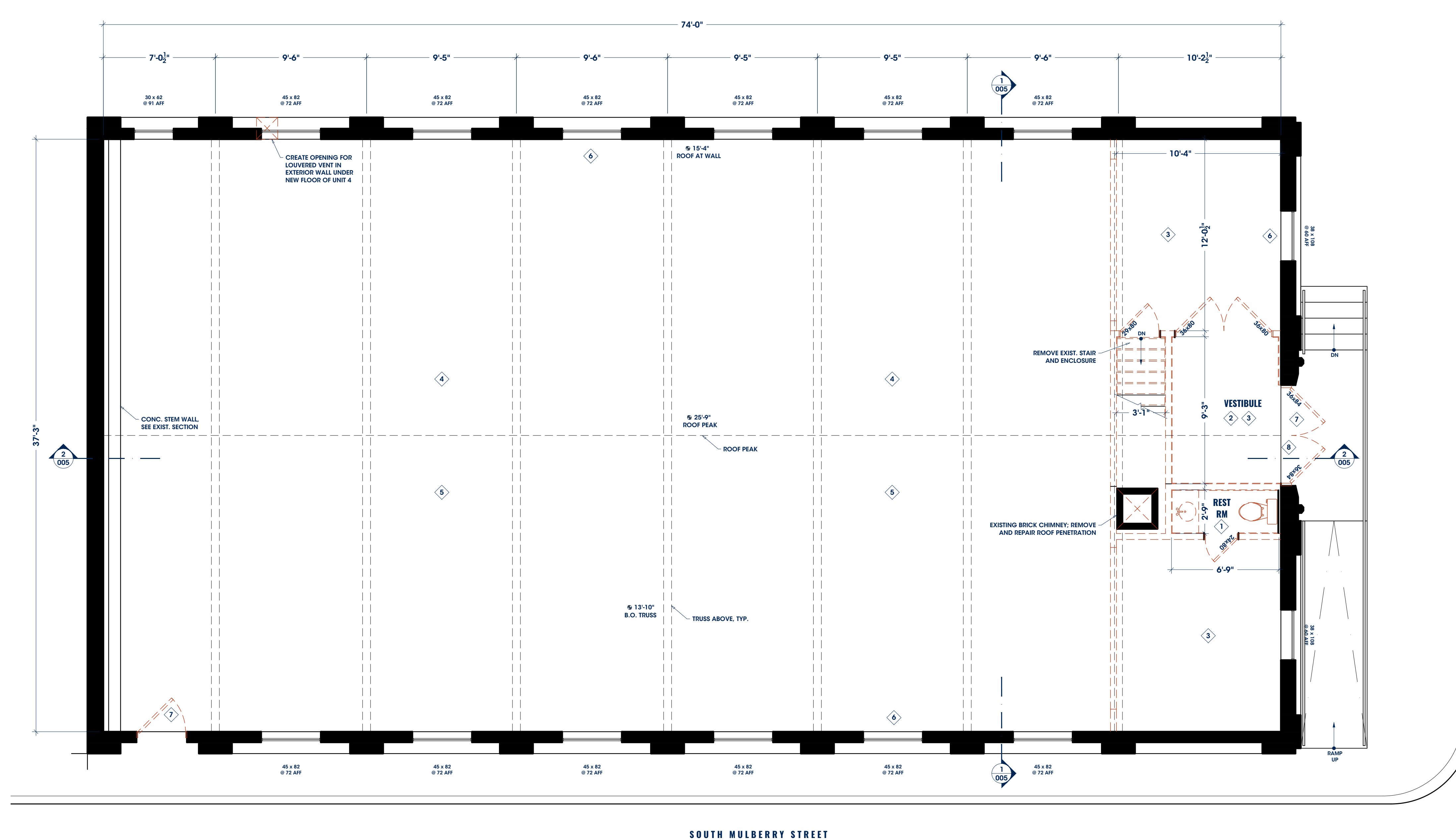


**NOT FOR  
CONSTRUCTION**

**EXISTING  
GROUND FLOOR  
PLAN**

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

**002**



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

- GROUND FLOOR DEMO NOTES:**
- 1 EXISTING RESTROOM: REMOVE EXIST. PLUMBING FIXTURES AND SUPPLY LINES. CAP DRAINS
  - 2 REMOVE ALL EXISTING CEILING AND FRAMING AT ENTRY AREA
  - 3 REMOVE ALL EXISTING WALL PARTITIONS, FRAMING AND INTERIOR DOORS AT GROUND FLOOR
  - 4 REMOVE EXISTING CEILING FRAMING THROUGHOUT MAIN SPACE
  - 5 REMOVE EXISTING FLOORING THROUGHOUT MAIN SPACE
  - 6 REMOVE ALL EXISTING WINDOWS; SAVE FOR RE-USE
  - 7 REMOVE EXISTING EXTERIOR DOOR
  - 8 REMOVE SIDING ABOVE EXTERIOR DOOR

**PLAN LEGEND:**

- WALL TO BE REMOVED
- EXISTING MASONRY WALL
- EXISTING FRAMED WALL
- NEW FRAMED WALL
- FIRE-RATED WALL
- ① PLAN NOTE
- ① DOOR TAG
- A WINDOW TAG
- LOWER CABINETS
- UPPER CABINETS

PROJECT

CHURCH TO HOUSING  
RENOVATION

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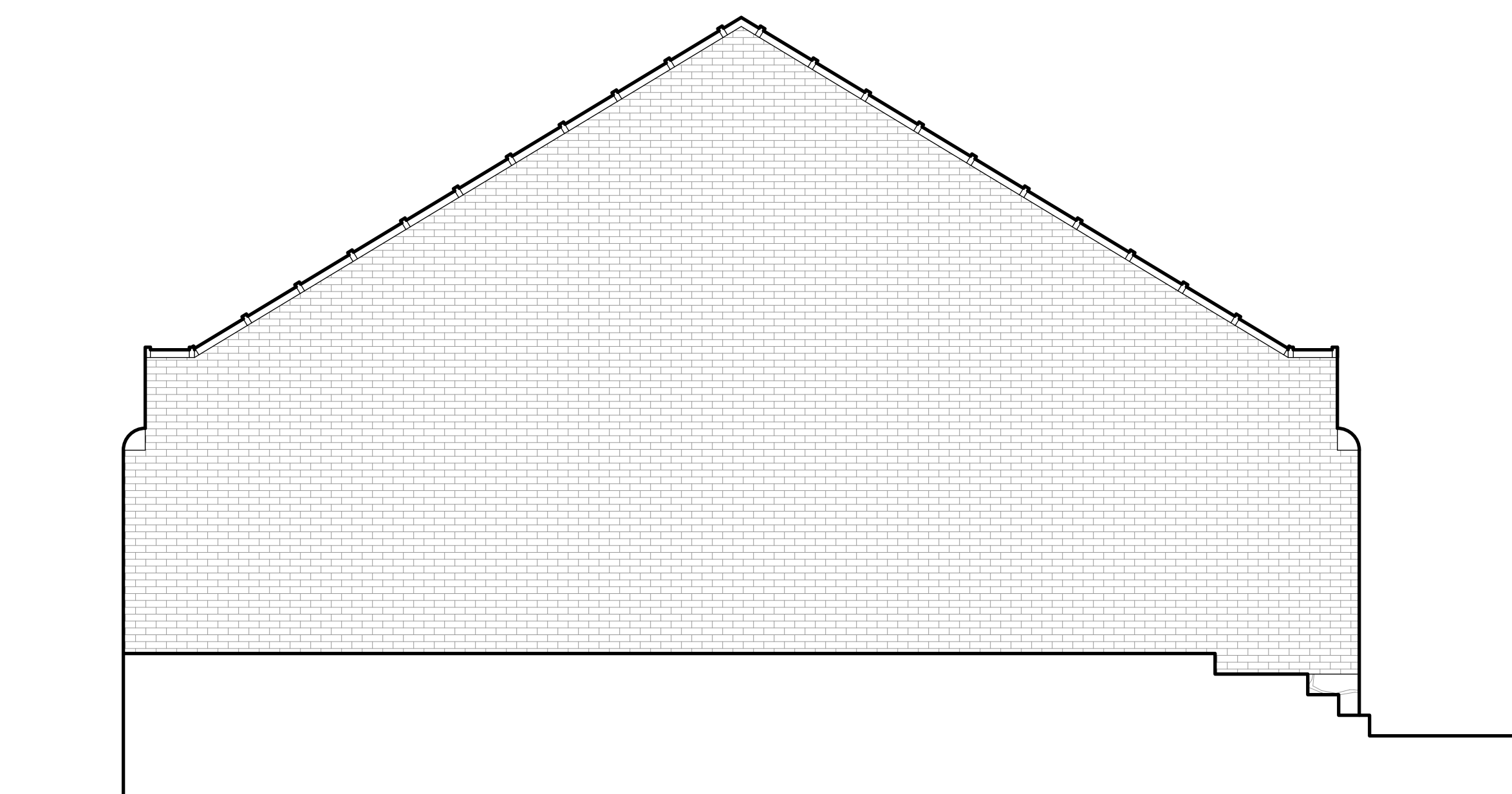
NOTES:  
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NOT FOR  
CONSTRUCTION

EXISTING  
NORTH +  
SOUTH  
ELEVATIONS

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

003



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



NOTE:  
REMOVE EXISTING AWNING / STRUCTURE AT  
FRONT ENTRANCE

REMOVE EXISTING SIDING  
REMOVE EXISTING DOOR / TRANSOM

NOTE:  
REMOVE EXISTING WINDOWS

2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**CHURCH TO HOUSING  
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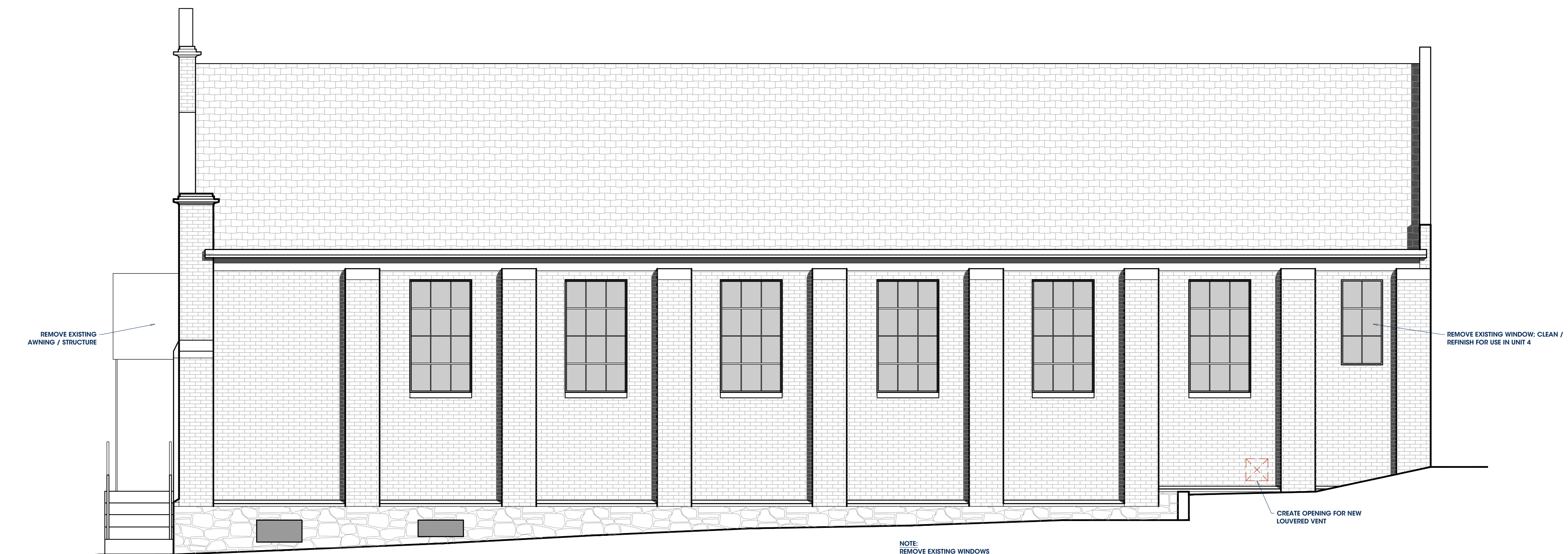
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**NOT FOR  
CONSTRUCTION**

**EXISTING  
EAST + WEST  
ELEVATION**

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

**004**



**1 WEST ELEVATION**

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



**1 EAST ELEVATION**

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

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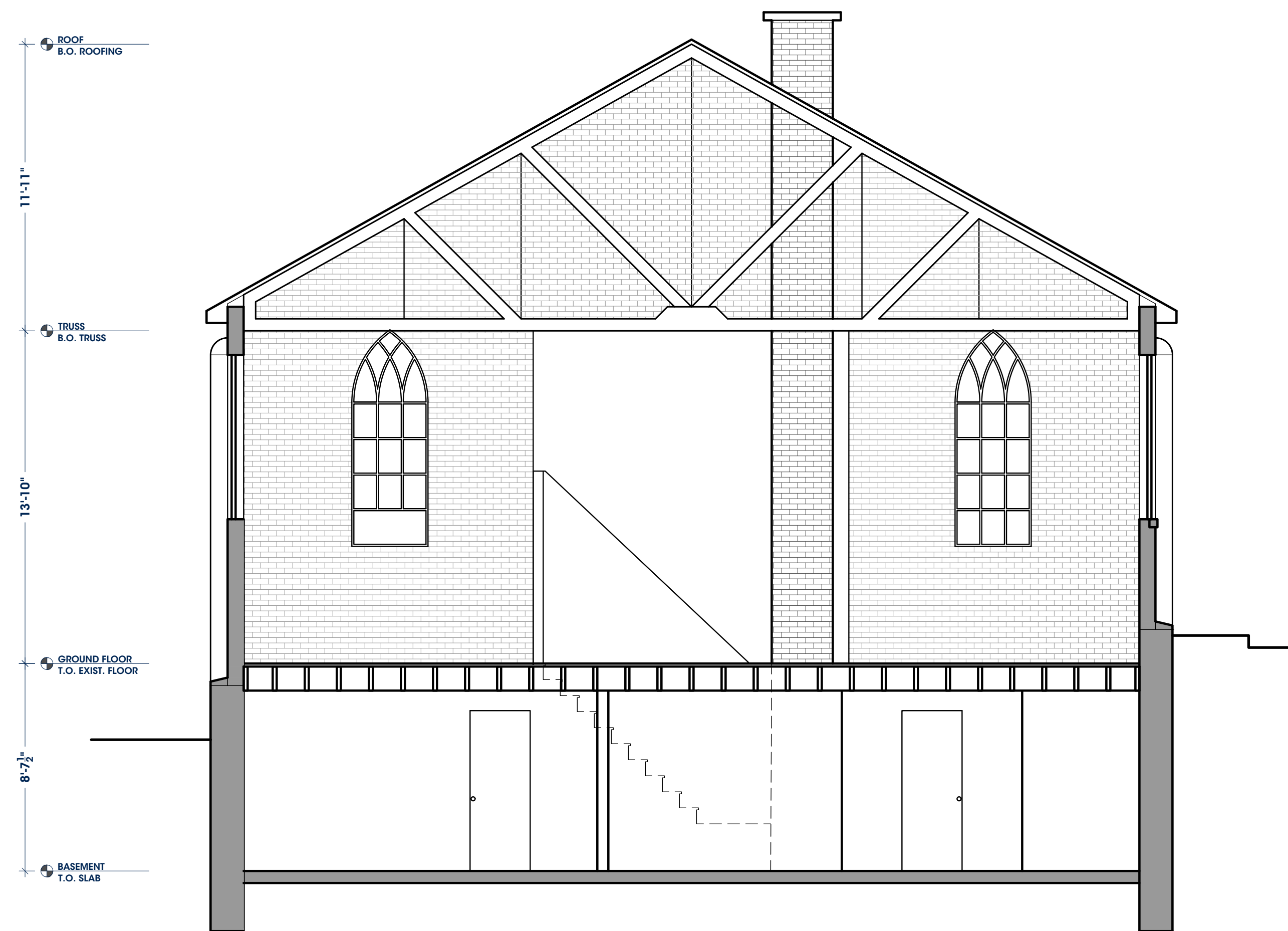
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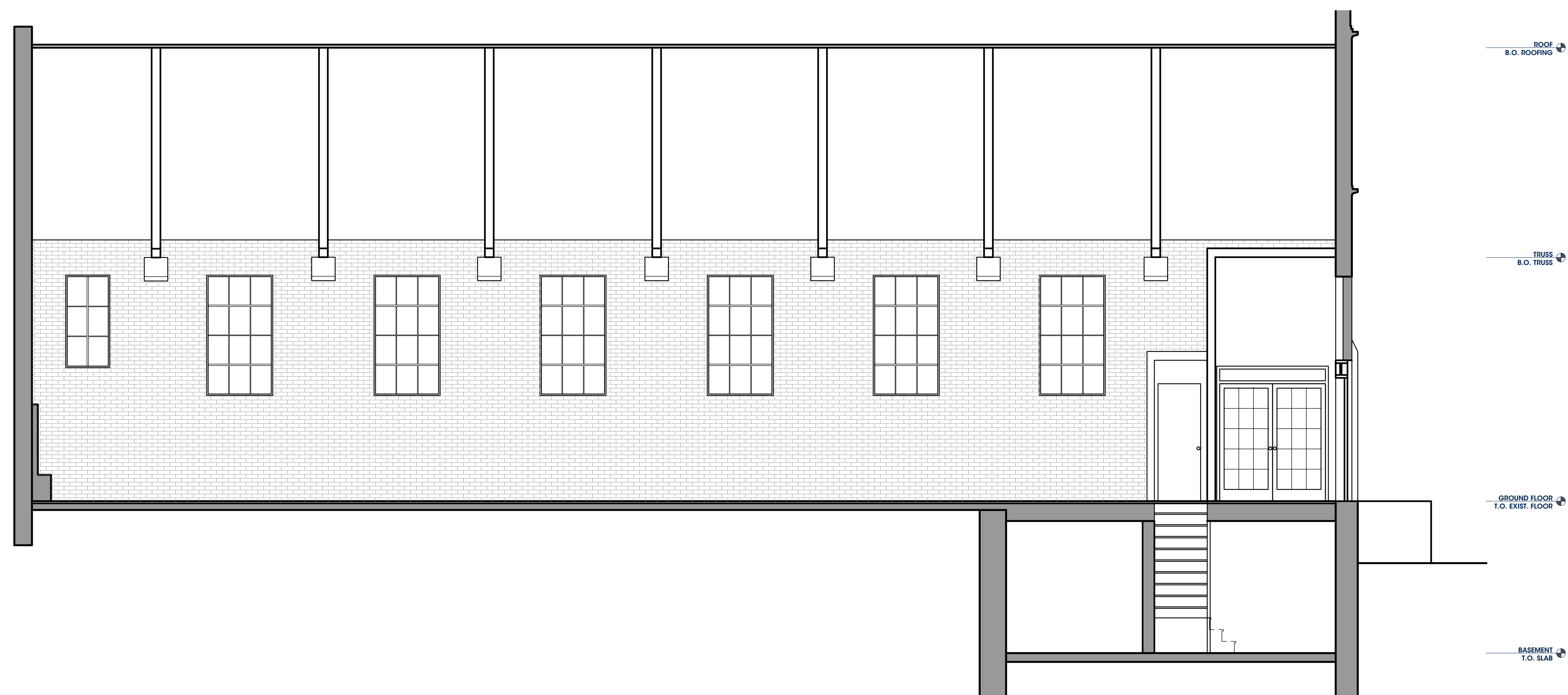
**EXISTING  
BUILDING  
SECTIONS**

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

**005**



**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**2018 INTERNATIONAL EXISTING BUILDING CODE:**

**PROVISIONS FOR ALL COMPLIANCE METHODS**  
(CHAPTER 3)  
**GENERAL:**

(SECTION 302)  
302.4: EXISTING MATERIALS IN USE IN COMPLIANCE WITH APPLICABLE CODES AT THE TIME OF THEIR ERECTION SHALL BE PERMITTED TO REMAIN UNLESS DETERMINED UNSAFE BY THE BUILDING INSPECTOR.

302.3: NEW AND REPLACEMENT MATERIALS PERMITTED BY THE APPLICABLE CODE FOR NEW CONSTRUCTION SHALL BE USED. *LIKE* MATERIALS ARE PERMITTED FOR *REPAIRS* AND *ALTERATIONS*.

**ACCESSIBILITY FOR EXISTING BUILDINGS:**  
(SECTION 305)

305.8.8: WHERE 4 OR MORE DWELLING UNITS ARE BEING ADDED, REQUIREMENTS OF IBC SECTION 1107 FOR TYPE-B UNITS ONLY APPLY TO THE UNITS BEING ADDED .

**PRESCRIPTIVE COMPLIANCE METHOD**

(CHAPTER 5)  
**ALTERATIONS**  
(SECTION 503)  
503.1: ALTERATIONS TO THE BUILDING SHALL COMPLY WITH 2018 INTERNATIONAL BUILDING CODE  
EXCEPTION 1: AN EXISTING STAIR SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 1011 OF THE 2018 IBC WHERE THE EXISTING SPACE DOES NOT ALLOW A REDUCTION IN PITCH OR SLOPE.

**CLASSIFICATION OF WORK**

(CHAPTER 6)  
**ALTERATION - LEVEL 3**  
(SECTION 604)  
604.1: LEVEL 3 ALTERATIONS SHALL APPLY WHERE WORK AREA EXCEEDS 50% OF THE BUILDING AREA  
604.2: LEVEL 3 ALTERATIONS SHALL COMPLY WITH REQUIREMENTS FOR LEVEL 1, 2 AND 3 ALTERATIONS

**ALTERATIONS - LEVEL 2**  
(CHAPTER 8)

803.4.1.6: A FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES.

803.4.3: DWELLING / SLEEPING UNITS SHALL BE PROVIDED WITH SMOKE ALARMS PER 2018 IFC

804.1: GROUP R-2 OCCUPANCIES SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS

805.3.1.1 A SINGLE EXIT SHALL BE PERMITTED FROM SPACES WHERE ONE OF THE FOLLOWING CONDITIONS EXIST:  
1. THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DO NOT EXCEED TABLE 805.3.1.1(1).

TABLE 805.3.1.1(1): 1 EXIT ALLOWED IF:  
R-2 OCCUPANCY  
4 OR LESS DWELLING UNITS  
AT FIRST FLOOR  
MAX. TRAVEL DISTANCE IS 50' OR LESS

**ALTERATIONS - LEVEL 3**  
(CHAPTER 9)

907.1: LEVEL 3 ALTERATIONS TO EXISTING BUILDINGS ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING TO COMPLY WITH THE ENERGY CONSERVATION CODE. AREAS OF ALTERATIONS SHALL COMPLY WITH THE ENERGY CONSERVATION CODE.

**PERFORMANCE COMPLIANCE METHOD**

(CHAPTER 13)  
1301.2.1: WHERE AN EXISTING BUILDING IS CHANGED TO A NEW OCCUPANCY AND THIS SECTION IS APPLICABLE, THE PROVISIONS OF THIS SECTION FOR THE NEW OCCUPANCY SHALL BE USED TO DETERMINE COMPLIANCE WITH THE CODE.

1301.6.1: BUILDING HEIGHT / STORIES  
(75'-32.5' / 12.5) x 1= **3.4**

1301.6.2: BUILDING AREA  
(64,000 SF / 1,200 SF) x (1-(2,670 SF / 64,000 SF))= **50.1**

1301.6.3: COMPARTMENTATION  
COMPARTMENT SIZE IS LESS THAN 2,500 SF = **22**  
FIRE BARRIER WALL TO BE 2 HOUR RATED

1301.6.4: DWELLING UNIT SEPARATION  
CATEGORY E = **4**

1301.6.5: CORRIDOR WALLS  
NO CORRIDORS = **0**

1301.6.6: VERTICAL OPENINGS  
NO VERTICAL OPENINGS = **0**

1301.6.7: HVAC SYSTEMS  
CATEGORY E = **5**

1301.6.8: AUTOMATIC FIRE DETECTION  
CATEGORY E = **6**

1301.6.9: FIRE ALARM SYSTEM  
CATEGORY C = **0**

1301.6.10: SMOKE CONTROL  
CATEGORY A = **0**

1301.6.11: MEANS OF EGRESS  
CATEGORY B = **0**

1301.6.12: DEAD ENDS  
CATEGORY C = **2**

1301.6.13: MAX. EXIT TRAVEL DISTANCE  
((125' - 50') / 125) x 20 = **12**

1301.6.14: ELEVATOR CONTROL  
NO ELEVATOR = **0**

1301.6.15: EMERGENCY LIGHTING  
CATEGORY A = **0**

1301.6.16: MIXED OCCUPANCY  
CATEGORY B = **0**

1301.6.17: AUTOMATIC SPRINKLERS  
CATEGORY E = **4**

1301.6.18: STANDPIPES  
CATEGORY B = **0**

1301.6.19: INCIDENTAL USE  
NO INCIDENTAL USE = **0**

1301.6.20: SMOKE COMPARTMENTATION  
CATEGORY C = **0**

1301.6.21: PATIENT ABILITY  
NOT APPLICABLE = **0**

1301.9: EVALUATION OF BUILDING SAFETY  
FIRE SAFETY:  
91.1 (FS) - 21 (MFS) = **70.1 PASS**

MEANS OF EGRESS:  
103.1 (ME) - 38 (MME) = **65.1 PASS**

GENERAL SAFETY:  
105.1 (GS) - 38 (MGS) = **67.1 PASS**

**2018 INTERNATIONAL BUILDING CODE:**

**BUILDING HEIGHTS AND AREAS**

(CHAPTER 5)  
**BUILDING HEIGHT AND NUMBER OF STORIES:**  
(TABLE 504.3)  
R OCCUPANCY / SPRINKLER:  
TYPE III-B : 75'

**ALLOWABLE STORIES**

(TABLE 504.4)  
R-2 OCCUPANCY / SPRINKLER:  
TYPE III-B: 5

**ALLOWABLE AREA**

(TABLE 506.2)  
R-2 OCCUPANCY / TYPE III-B / S1: 64,000 SF

**FIRE SEPARATION:**

(TABLE 508.4)  
R OCCUPANCY / R OCCUPANCY: NO SEPARATION REQUIREMENT

**TYPES OF CONSTRUCTION**

(CHAPTER 6)  
**FIRE RESISTANCE RATINGS:**

(TABLE 601)  
TYPE III-B:  
PRIMARY STRUCTURAL FRAME: 0 HOUR RATING  
BEARING WALL (EXT.): 2 HOUR RATING  
BEARING WALL (INT.): 0 HOUR RATING  
NON-BEARING WALL (EXT.): 1 HOUR RATING  
NON-BEARING WALL (INT): 0 HOUR RATING  
FLOOR CONSTRUCTION: 0 HOUR RATING  
ROOF CONSTRUCTION: 0 HOUR RATING

**FIRE RESISTANCE RATINGS OF EXTERIOR WALLS:**

(TABLE 602)  
1 HOUR RATING REQUIRED AT EXTERIOR WALLS FOR R OCCUPANCIES

**FIRE AND SMOKE PROTECTION**

(CHAPTER 7)  
**FIRE PARTITIONS**  
(SECTION 708)  
708.3: FIRE PARTITIONS WALLS SEPARATING DWELLING UNITS TO HAVE 1 HOUR FIRE RATING (MIN.)  
708.4: FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

TABLE 716.1(2): DOORS LOCATED IN EXTERIOR WALLS REQUIRED TO BE 1-HOUR RATED TO HAVE ¾ -HOUR RATING

**CONCEALED SPACES:**

(SECTION 718)  
718.2: IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS.  
718.2.1: FIRE BLOCKING SHALL CONSIST OF 2x NOMINAL LUMBER AND/OR BATTS OF APPROVED MATERIALS  
718.2.2: FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS VERTICALLY AT THE FLOOR AND CEILING LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'

**INTERIOR FINISHES**

(CHAPTER 8)  
**INTERIOR WALL AND CEILING FINISH:**  
(TABLE 803.11)  
R-2 OCCUPANCY:  
ROOMS: CLASS C

**FIRE PROTECTION SYSTEMS**

(CHAPTER 9)  
**AUTOMATIC SPRINKLER SYSTEM:**  
(SECTION 903)  
R-2 OCCUPANCY:  
A SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

**PORTABLE FIRE EXTINGUISHERS:**

(SECTION 906/TABLE 906.3(1))  
R-2 OCCUPANCY: CLASS A  
2-A RATED EXTINGUISHER  
EACH DWELLING UNIT TO BE PROVIDED WITH A FIRE EXTINGUISHER HAVING A RATING OF 1-A:10-B:C

**FIRE ALARM SYSTEM:**

(SECTION 907)  
907.2.9: GROUP R-2: MANUAL FIRE ALARM SYSTEM IS REQUIRED IF:  
1) DWELLING UNITS ARE LOCATED 3 OR MORE STORIES ABOVE THE LOWEST LEVEL OF EXIT DISCHARGE  
EXCEPTION 2: MANUAL FIRE ALARMS ARE NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH A AUTOMATIC SPRINKLER SYSTEM AND OCCUPANT NOTIFICATION WILL AUTOMATICALLY ACTIVATE

**MEANS OF EGRESS**

(CHAPTER 10)  
**OCCUPANT LOAD:**

(TABLE 1004.5)  
R-2 OCCUPANCY: 200 SF / OCCUPANT  
UNIT 1: 678 SF / 200 SF = 3 OCCUPANTS  
UNIT 2: 665 SF / 200 SF = 3 OCCUPANTS  
UNIT 3: 670 SF / 200 SF = 3 OCCUPANTS  
UNIT 4: 590 SF / 200 SF = 3 OCCUPANTS

**NUMBER OF EXITS:**

(SECTION 1006)  
TABLE 1006.3.3(1):  
R-2 OCCUPANCY: 1 EXIT REQUIRED IF UNIT IS ON 1ST, 2ND OR 3RD STORY ABOVE GRADE; 4 DWELLING UNITS OR LESS TOTAL AND TRAVEL DISTANCE IS 125' MAX.

**ACCESSIBLE MEANS OF EGRESS:**

(SECTION 1009)  
ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN 1 ACCESSIBLE MEANS OF EGRESS.

**DOORS:**

(SECTION 1010)  
1010.1: EGRESS DOORS TO HAVE 32" (MIN)/48" (MAX) CLEAR WIDTH  
EGRESS DOOR HEIGHT TO BE 80" (MIN)  
R-2 OCCUPANCY:  
MIN/MAX WIDTH DOES NOT APPLY TO DOORS NOT PART OF MEANS OF EGRESS  
DOOR HEIGHT TO BE 78" (MIN) WITHIN DWELLING UNIT, 76" (MIN) FOR EXTERIOR DOORS IN DWELLING UNITS  
DOOR OPENINGS FOR PASSAGE WITHIN TYPE-B UNITS TO BE 31.75" (MIN) CLEAR WIDTH

**STAIRWAYS:**

(SECTION 1011)  
1011.2: MINIMUM WIDTH OF STAIR TO BE 44"  
EXCEPTION 1: IF OCCUPANT LOAD IS LESS THAN 50; MINIMUM WIDTH OF STAIR TO BE 36"  
1011.3: MINIMUM HEADROOM CLEARANCE SHALL BE 80"  
1011.5.2: STAIR RISERS SHALL BE 7" MAX/4" MIN AND MINIMUM TREAD DEPTH IS 11" FROM NOSE PROJECTIONS  
EXCEPTION 3: WITHIN R-2 DWELLING UNITS: STAIR RISERS SHALL BE 7.75" MAX/ AND MINIMUM TREAD DEPTH IS 10" FROM NOSE PROJECTIONS  
1011.6: LANDING WIDTH SHALL NOT BE LESS THAN THE WIDTH OF THE STAIR; LANDING DEPTH SHALL BE EQUAL TO THE STAIR WIDTH OR 48"; WHICHEVER IS LESS  
1011.11: HANDRAILS TO BE PROVIDED ON EACH SIDE OF STAIRWAY, EXCEPT STAIRS LOCATED WITHIN A DWELLING UNIT. WITHIN DWELLING UNITS, HANDRAILS REQUIRED ONLY ON ONE SIDE

**HANDRAILS:**

(SECTION 1014)  
1014.2: HANDRAILS TO BE INSTALLED 34" - 38" ABOVE THE LINE OF STAIR TREAD NOSING  
1014.6: HANDRAILS SHALL RETURN TO TO A WALL, GUARD OR FLOOR. HANDRAILS SHALL EXTEND HORIZONTALLY 12 MIN. PAST THE TOP RISER AND CONTINUE TO SLOPE THE DEPTH OF ONE TREAD AT THE BOTTOM  
EXCEPTION 1: HANDRAILS WITHIN DWELLING UNITS, HANDRAILS NEED EXTEND ONLY FROM TOP RISER TO BOTTOM RISER.

**GUARDS:**

(SECTION 1015)  
1015.2: GUARDS ARE REQUIRED WHERE THE FLOOR OR GRADE IS MORE THAN 30" (VERTICAL) TO FLOOR BELOW.  
1015.3: REQUIRED GUARDS TO BE 42" (MIN) IN HEIGHT  
1015.4: OPENINGS IN GUARDS TO BE LESS THAN 4" (4-3/8" ABOVE 36" IN HEIGHT)  
TRIANGULAR OPENINGS AT STAIR TREAD TO BE LESS THAN 6"  
1015.6: GUARDS TO BE PROVIDED WHERE EQUIPMENT IS LOCATED WITHIN 10' OF A ROOF EDGE

**EXIT ACCESS TRAVEL DISTANCE:**

(SECTION 1017)  
TRAVEL DISTANCE WITHIN EXIT ACCESS:  
R-2 OCCUPANCY: 250' (WITH SPRINKLER)

**CORRIDORS**

(SECTION 1020)  
MINIMUM CORRIDOR WIDTH:  
(TABLE 1020.2)  
OCCUPANT LOAD LESS THAN 50: 36" MIN.  
WITHIN DWELLING UNITS: 36" MIN.

**EMERGENCY ESCAPE AND RESCUE:**

(SECTION 1030)  
1030.1: SLEEPING ROOMS IN GROUP R-2 OCCUPANCIES SHALL HAVE ESCAPE AND RESCUE OPENINGS  
1030.2: EMERGENCY ESCAPE OPENINGS SHALL BE A MINIMUM OF 5.7 SF  
1030.2.1: THE MINIMUM HEIGHT OF THE EMERGENCY OPENING SHALL BE 24" AND THE MIN. WIDTH TO BE 20"  
1030.3: THE MAX. HEIGHT OF AN EMERGENCY OPENING TO BE 44" FROM FLOOR TO SILL

**ACCESSIBILITY**

(CHAPTER 11)  
**ACCESSIBLE ROUTE:**  
(SECTION 1104)  
1104.1: AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED TO THE ACCESSIBLE ENTRANCE  
1104.2: AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL ACCESSIBLE ELEMENTS.

**ACCESSIBLE ENTRANCES:**

(SECTION 1105)  
1105.1.7: AN ACCESSIBLE ENTRANCE IS NOT REQUIRED TO DWELLING UNITS THAT ARE NOT REQUIRED TO BE ACCESSIBLE UNITS.

**DWELLING UNITS**

(SECTION 1107)  
1107.4: AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT THE ACCESSIBLE ENTRANCE TO THE TYPE-B UNIT  
1107.6.2 / TABLE 1107.6.1.1: 1 ACCESSIBLE UNIT REQUIRED

**INTERIOR ENVIRONMENT**

(CHAPTER 12)  
**VENTILATION:**  
(SECTION 1202)  
1203.1: BUILDINGS SHALL BE VENTILATED ACCORDING TO THE 2018 INT'L MECH. CODE  
1203.5.1: OPENABLE AREAS OF OPENINGS TO THE OUTDOORS SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA SERVED BY OPENING

**TEMPERATURE CONTROL:**

(SECTION 1204)  
1204.1: OCCUPIED INTERIOR SPACES SHALL BE PROVIDED WITH A HEATING SYSTEM CAPABLE OF MAINTAINING 68" (MIN)

**LIGHTING:**

(SECTION 1205)  
1205.2: NET GLAZED AREA SHALL BE 8% (MIN) OF FLOOR AREA SERVED  
1203.3: ARTIFICIAL LIGHT SHALL HAVE AN AVERAGE ILLUMINATION OF 10 FOOTCANDLES AT 30" ABOVE THE FLOOR AREA

**SOUND TRANSMISSION:**

(SECTION 1207)  
1207.2: WALLS, PARTITIONS AND FLOORS SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC/SERVICE AREAS SHALL HAVE AN STC RATING OF 50 (MIN).

**INTERIOR SPACE DIMENSIONS:**

(SECTION 1208)  
1208.1: HABITABLE SPACES, OTHER THAN KITCHENS, SHALL HAVE 7' (MIN) DIMENSION IN PLAN  
KITCHENS SHALL HAVE 36" CLEAR PASSAGE WAY  
1208.2: HABITABLE SPACES / CORRIDORS SHALL HAVE 7'-6" (MIN) CEILING HEIGHT  
KITCHEN / BATHROOM / LAUNDRY ROOM SHALL HAVE 7'-0" (MIN) CEILING HEIGHT  
1208.3: DWELLING UNITS TO HAVE AT LEAST ONE ROOM NOT LESS THAN 120 SF, ALL OTHER HABITABLE ROOMS SHALL BE 70 SF (MIN)

**STRUCTURAL DESIGN**

(SECTION 1603)  
**FLOOR LIVE LOAD:**  
RESIDENTIAL SLEEPING AREAS: 30 PSF  
RESIDENTIAL ALL OTHER AREAS: 40 PSF  
OFFICE (1ST FLOOR): 50 PSF

**ROOF LIVE LOAD:**  
ORDINARY ROOF: 20 PSF  
SUBJECT TO MAINT. WORKERS: 300# CONCENTRATED LOAD

**ROOF SNOW LOAD:**  
PER LOCAL CODE 30 PSF

**GEOTECH INFORMATION:**

LOAD BEARING SOIL DESIGN: 1500 PSF

**FLOOD DESIGN DATA:**

BUILDING SITE NOT IN FLOOD HAZARD AREA

**SPECIAL LOADS:**

HANDRAILS/GUARDS (LINEAR LOAD): 50 PSF  
HANDRAIL/GUARD CONCENTRATED LOAD: 200 POUNDS  
INTERMEDIATE RAILS CONCENTRATED LOAD: 50 POUNDS  
STAIR AND EXIT WAYS: 100 POUNDS

PROJECT

CHURCH TO HOUSING RENOVATION

ADDRESS

824 FERRY STREET  
EASTON, PA 18042

DATE: 07.24.2023

PROJECT NUMBER: 2023-02

PHASE: PERMIT DOCUMENTS

REVISION DATE

REVISION	DATE
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NOTES:

1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION

CODE NOTES

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

100

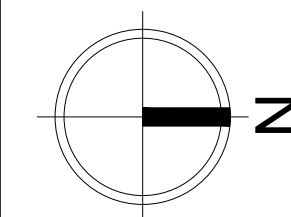
1 CODE NOTES

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



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**NOT FOR  
CONSTRUCTION**

**BASEMENT  
PLAN**

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

**101**



**1 BASEMENT PLAN**

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

**PLAN LEGEND:**

	WALL TO BE REMOVED
	EXISTING MASONRY WALL
	EXISTING FRAMED WALL
	NEW FRAMED WALL
	FIRE-RATED WALL
	PLAN NOTE
	DOOR TAG
	WINDOW TAG
	LOWER CABINETS
	UPPER CABINETS



**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
**824 FERRY STREET  
EASTON, PA 18042**

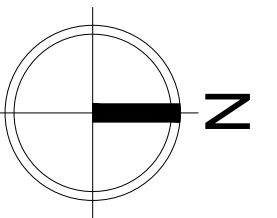
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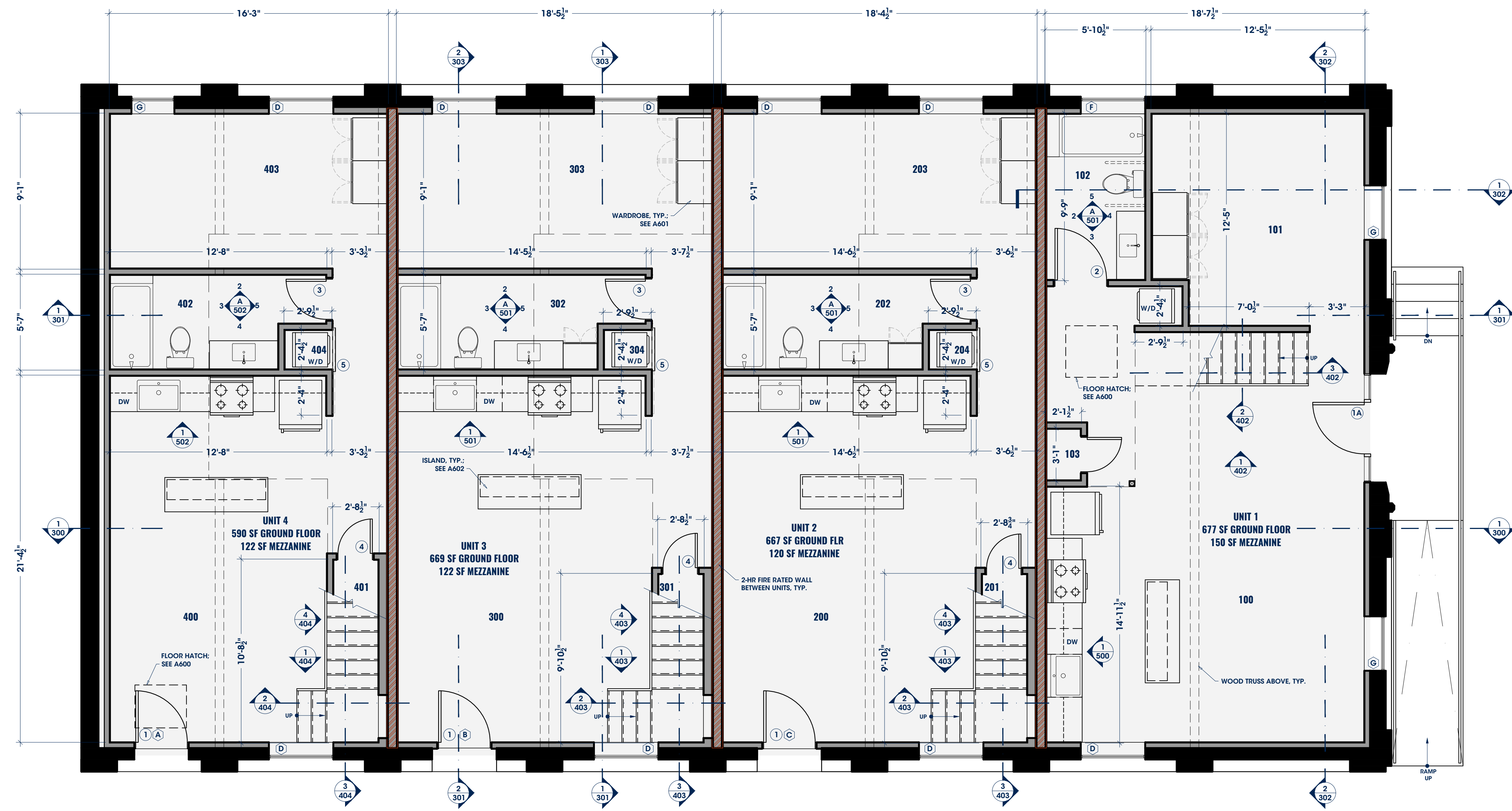


**NOT FOR  
CONSTRUCTION**

**GROUND  
FLOOR**

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

**102**



SOUTH MULBERRY STREET

SEE SHEET A600 FOR WALL ASSEMBLY DETAILS

**1 GROUND FLOOR PLAN**

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

**PLAN LEGEND:**

	WALL TO BE REMOVED
	EXISTING MASONRY WALL
	EXISTING FRAMED WALL
	NEW FRAMED WALL
	FIRE-RATED WALL
	PLAN NOTE
	DOOR TAG
	WINDOW TAG
	LOWER CABINETS
	UPPER CABINETS

**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
**824 FERRY STREET  
EASTON, PA 18042**

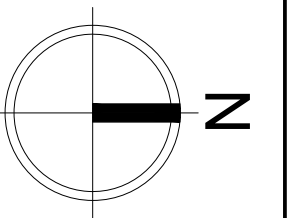
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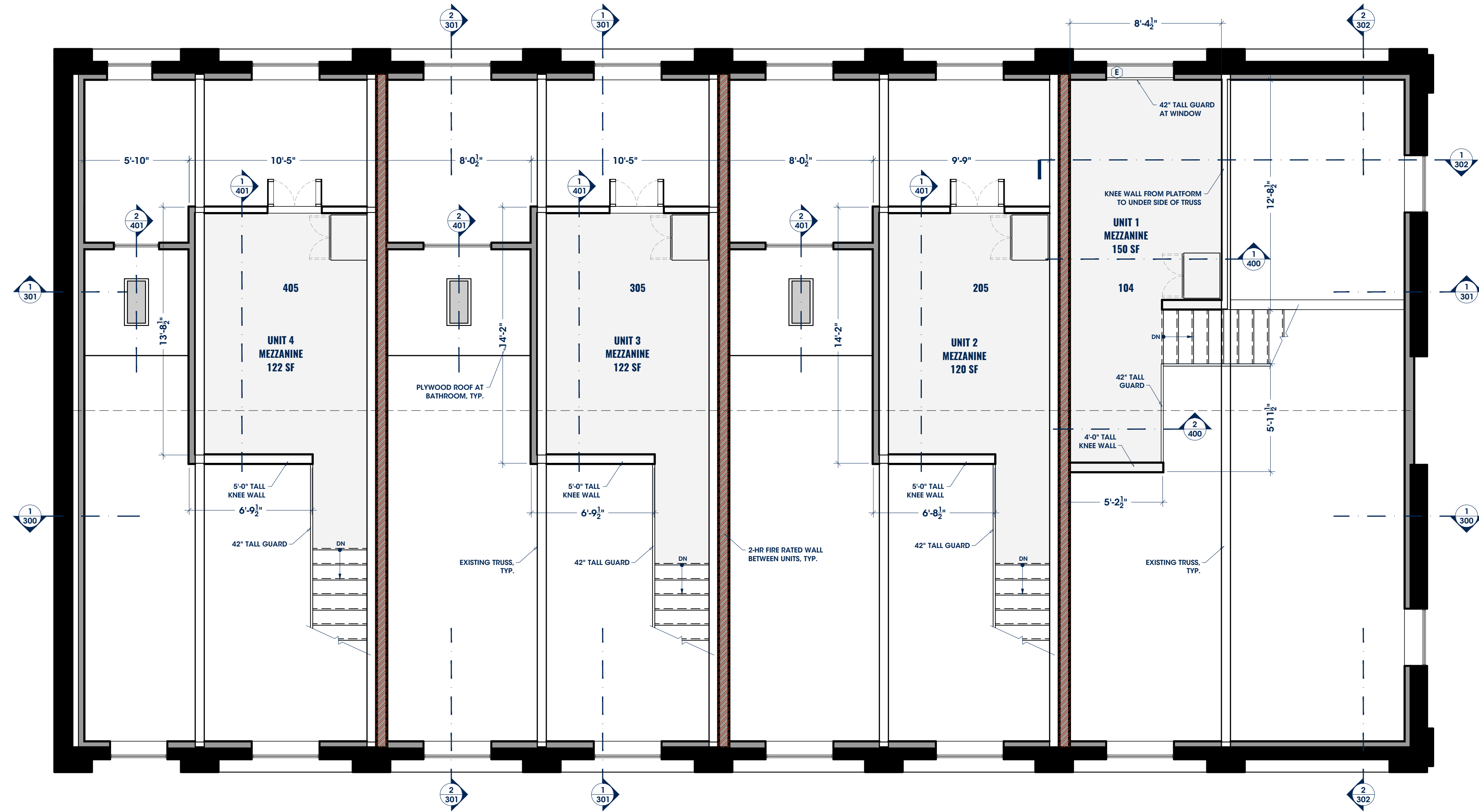


**NOT FOR  
CONSTRUCTION**

**MEZZANINE LEVEL**

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

**103**



**1 MEZZANINE PLAN**

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

**PLAN LEGEND:**

	WALL TO BE REMOVED
	EXISTING MASONRY WALL
	EXISTING FRAMED WALL
	NEW FRAMED WALL
	FIRE-RATED WALL
	PLAN NOTE
	DOOR TAG
	WINDOW TAG
	LOWER CABINETS
	UPPER CABINETS



**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
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EASTON, PA 18042**

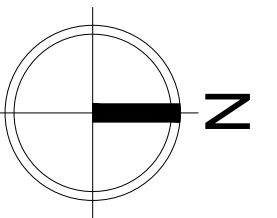
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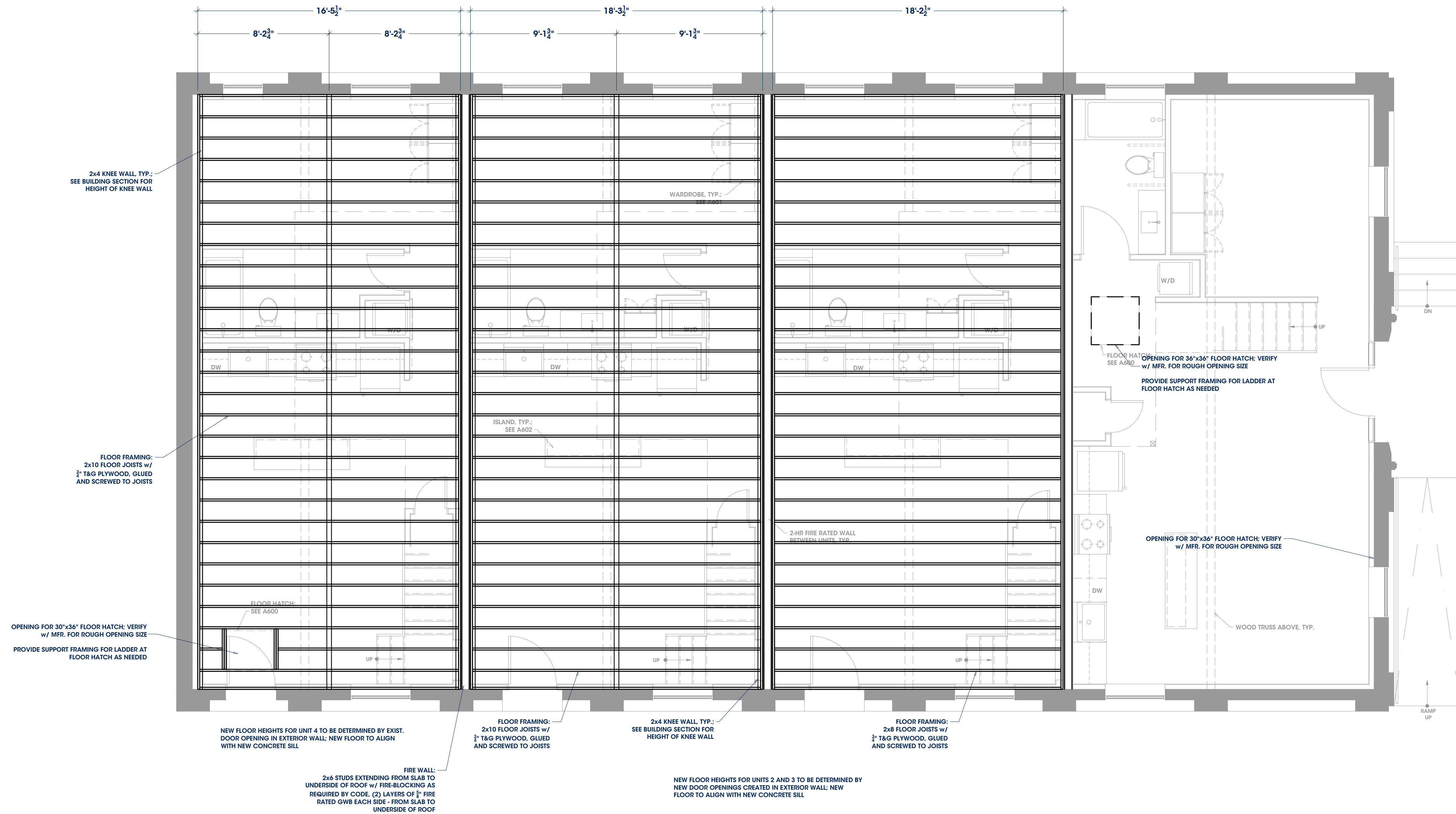
NOTES:  
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**NOT FOR  
CONSTRUCTION**

**GROUND  
FLOOR  
FRAMING**

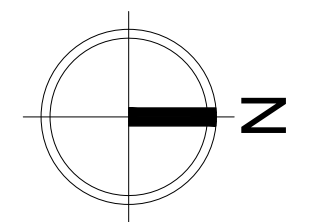
SCALE: **1/4" = 1'-0"**



**1 GROUND FLOOR FRAMING PLAN**  
SCALE: **1/4" = 1'-0"**

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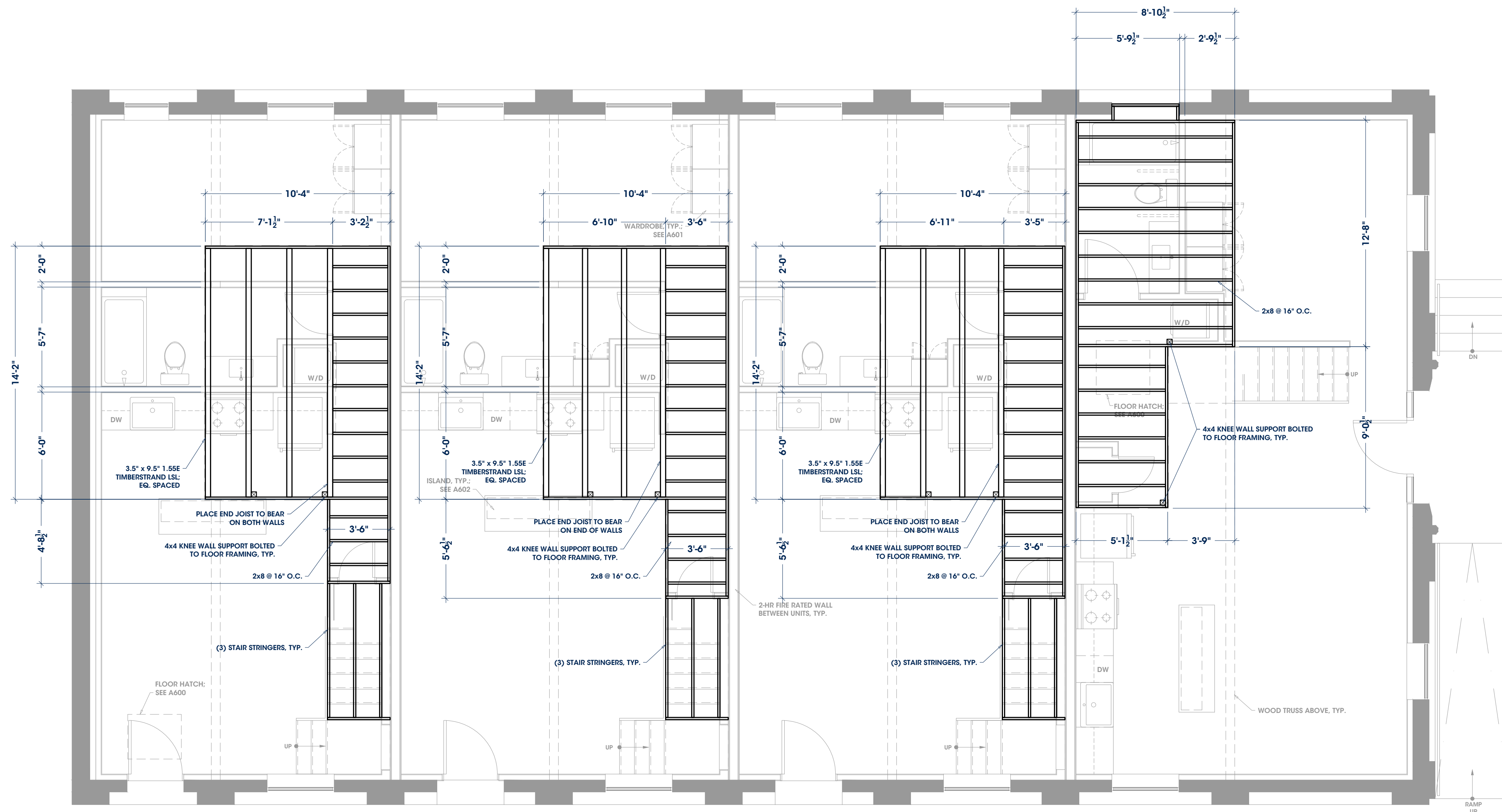
NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.



**NOT FOR  
CONSTRUCTION**

**MEZZANINE  
FRAMING**

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



**1 MEZZANINE FRAMING PLAN**

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



**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
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EASTON, PA 18042**

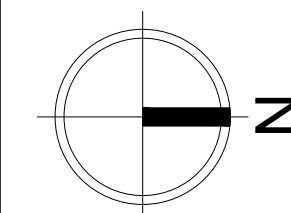
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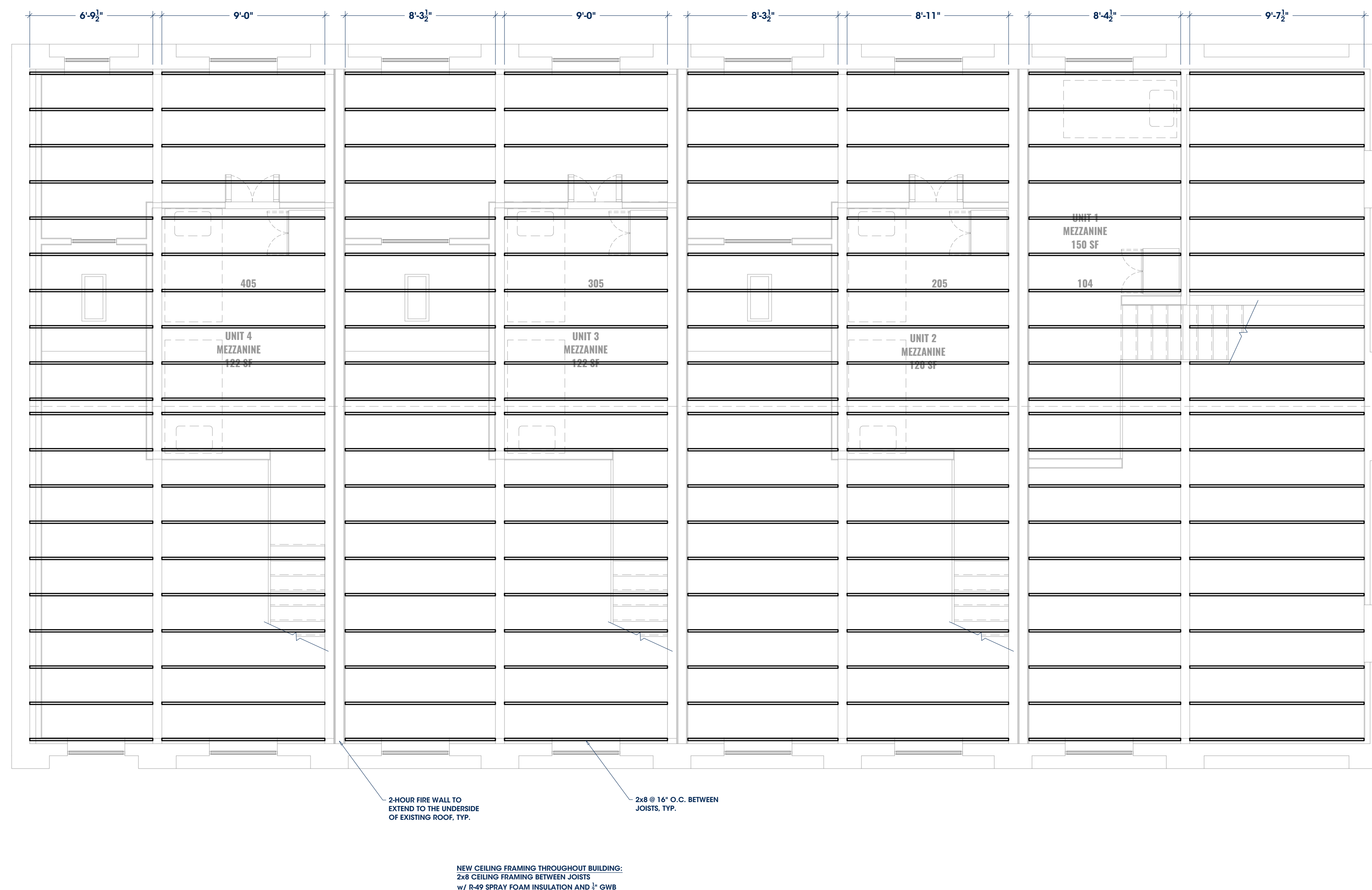
NOTES:  
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**NOT FOR  
CONSTRUCTION**

**CEILING  
FRAMING**

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



**1 CEILING FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**UNIT 1 FINISH SCHEDULE**

ROOM	FLOOR	TRIM	WALL				CEILING		NOTES
			NORTH	EAST	SOUTH	WEST	MAT'L	FINISH	
100	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2,3
101	WOOD	P2	P3	P3	P3	P3	GWB	P1	1,2,3
102	TILE	P4	P1	P1	P1	P1	GWB	P1	2,3,4
103	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2,3
104	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2

**UNIT 2 FINISH SCHEDULE**

ROOM	FLOOR	TRIM	WALL				CEILING		NOTES
			NORTH	EAST	SOUTH	WEST	MAT'L	FINISH	
200	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2,3
201	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2,3
202	TILE	P4	P1	P1	P1	P1	GWB	P1	2,3,4
203	WOOD	P2	P3	P3	P3	P3	GWB	P1	1,2,3
204	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2
205	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2

**UNIT 3 FINISH SCHEDULE**

ROOM	FLOOR	TRIM	WALL				CEILING		NOTES
			NORTH	EAST	SOUTH	WEST	MAT'L	FINISH	
300	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2,3
301	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2,3
302	TILE	P4	P1	P1	P1	P1	GWB	P1	2,3,4
303	WOOD	P2	P3	P3	P3	P3	GWB	P1	1,2,3
304	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2
305	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2

**UNIT 4 FINISH SCHEDULE**

ROOM	FLOOR	TRIM	WALL				CEILING		NOTES
			NORTH	EAST	SOUTH	WEST	MAT'L	FINISH	
400	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2,3
401	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2,3
402	TILE	P4	P1	P1	P1	P1	GWB	P1	2,3,4
403	WOOD	P2	P3	P3	P3	P3	GWB	P1	1,2,3
404	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2
405	WOOD	P4	P1	P1	P1	P1	GWB	P1	1,2

- FINISH SCHEDULE NOTES:**
- WOOD FLOOR TO BE HICKORY T&G PLANKS, RANDOM LENGTH, CLEAR FINISH
  - BASE TRIM TO BE SOLID WOOD 1x6 w/ CHAMFERED TOP; PAINTED - SEMI-GLOSS
  - DOOR TRIM TO BE SOLID WOOD 1x3; PAINTED SEMI-GLOSS TO MATCH TRIM
  - WAINSCOTING TO BE P4
  - EXISTING TRUSSES TO BE PAINTED P2

- PAINT COLORS:**
- P1 - WHITE; EGGSHELL FINISH
  - P2 - WHITE; SEMI-GLOSS
  - P3 - HAILSTORM GREY; EGGSHELL FINISH
  - P4 - HAILSTORM GREY; SEMI-GLOSS
  - P5 - KITCHEN CABINET PAINT COLOR

- TILE:**
- T1 - TESSUTO 4x12 PORCELAIN MATTE SUBWAY TILE
  - T2 - FORDHAM GRIGIO MATTE 12"x24"
  - T3 - DALTILE 2" HEX; DESERT GREY (D014)
  - T4 - CHANCE WHITE CERAMIC SUBWAY TILE 2"x10"

PROVIDE METAL FRAME AT TILE EDGE WHERE TILE DOES NOT ABUT WALL

- KITCHEN FURNISHINGS:**
- APPLIANCES TO BE STAINLESS STEEL FINISH

**REFRIGERATOR:**  
FRIGIDAIRE FFTR1835VS

**RANGE:**  
FRIGIDAIRE FFF4054TS

**DISHWASHER:**  
FRIGIDAIRE FFB1831US

**MICROWAVE:**  
FRIGIDAIRE FFMV1846VS

**SINK / FAUCET:**  
KRAUS KHU100-30 30" SINK  
KRAUS KPF-1610 FAUCET

**KITCHEN CABINETS:**  
SHAKER STYLE; PAINTED  
SOLID PLYWOOD BODIES  
MORTISE AND TENON DOOR / DRAWER CONSTRUCTION  
ROUND BAR PULLS; SATIN NICKEL FINISH

**KITCHEN COUNTERTOP:**  
GRANITE COUNTERTOP - 1.5" THICK

**WASHER / DRYER UNIT:**  
GE MODEL GFQ14ESSNWW

- BATH FURNISHINGS:**

**TOILET:**  
GLACIER BAY N2420 - WHITE

**BATHTUP:**  
KOHLER K-715-0 - WHITE  
DELTA T144339-PP FAUCET - CHROME

**VANITY:**  
48"x21" SHAKER STYLE; PAINTED  
SOLID PLYWOOD BODIES  
MORTISE AND TENON DOOR / DRAWER CONSTRUCTION  
ROUND BAR PULLS; SATIN NICKEL FINISH  
49"x22" SOLID SURFACE / MARBLE VANITY TOP w/ INTEGRAL SINK  
DELTA TRINSIC CENTERSET FAUCET 2559-MPU-DST - CHROME

**LINEN CABINET:**  
24"x74"x17" SHAKER STYLE; PAINTED  
SOLID PLYWOOD BODIES  
MORTISE AND TENON DOOR / DRAWER CONSTRUCTION  
ROUND BAR PULLS; SATIN NICKEL FINISH

**BATH HARDWARE:**  
FRANKLIN BRASS 24" TOWEL BAR (MODEL: MAX24-SN)  
COLOR: BRUSHED NICKEL  
2 PER BATHROOM

FRANKLIN BRASS TOWEL RING (MODEL: MAX46-SN)  
COLOR: SATIN NICKEL

FRANKLIN BRASS TOILET PAPER HOLDER (MODEL: MAX51-SN)  
COLOR: SATIN NICKEL

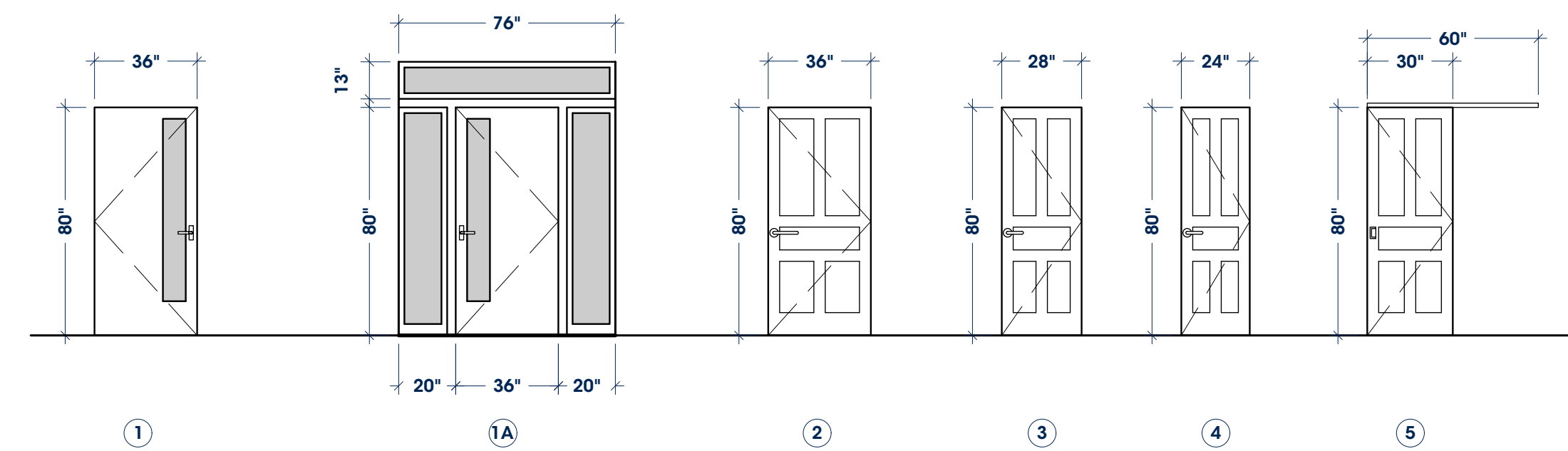
**DOOR SCHEDULE**

DOOR MARK	QTY	SIZE	TYPE	THICKNESS	MATERIAL	FINISH	BRAND	HARDWARE	NOTE
1	3	3'-0" x 6'-8"	EXT. SWING	1-3/4"	FIBERGLASS	PAINTED	MP DOORS	1	1
1A	1	3'-0" x 6'-8"	EXT. SWING	1-3/4"	FIBERGLASS	PAINTED	MP DOORS	1	1,2
2	1	3'-0" x 6'-8"	INT. SWING	1-3/4"	WOOD	STAIN/POLY	--	2	--
3	3	2'-4" x 6'-8"	INT. SWING	1-3/4"	WOOD	STAIN/POLY	--	2	--
4	4	2'-0" x 6'-8"	INT. SWING	1-3/4"	WOOD	STAIN/POLY	--	3	--
5	3	2'-6" x 6'-8"	SLIDING / TRACK	1-3/4"	WOOD	STAIN/POLY	--	4	3

- DOOR SCHEDULE NOTES:**
- TEMPERED GLASS
  - SIDE LIGHTS AND TRANSOM TO MATCH DOOR
  - PROVIDE DOOR TRACK AND HARDWARE

- DOOR HARDWARE:**  
SCHLAGE LATHUE FOR PRIVACY  
AND PASSAGE HARDWARE  
COLOR: SATIN NICKEL

- HARDWARE KEY:**
- KEYED ENTRY
  - PRIVACY
  - PASSAGE
  - DUMMY / PULLS



- DOOR NOTES:**
- EXTERIOR DOOR TO BE MP DOORS NARROW LIGHT FROSTED GLASS FIBERGLASS DOOR - BLACK
  - SEE SHEET A600 FOR NEW EXTERIOR DOOR SILL / JAMB / HEAD DETAILS
  - INTERIOR SWINGING DOORS TO BE 5 PANEL SOLID WOOD DOORS; PAINTED
  - SLIDING DOOR: PROVIDE 60" TOP MOUNTED SLIDING DOOR TRACK AND HARDWARE - BLACK
  - SLIDING DOOR: DOOR TO BE SOLID WOOD, FLUSH DOOR; PAINTED
  - SLIDING DOOR: PROVIDE RECTANGULAR 4" FLUSH DOOR PULL - BLACK
  - DOOR TRIM TO BE 1x3 SOLID WOOD TRIM; PAINTED TO MATCH TRIM COLOR U.N.O.

**2 DOOR SCHEDULE**

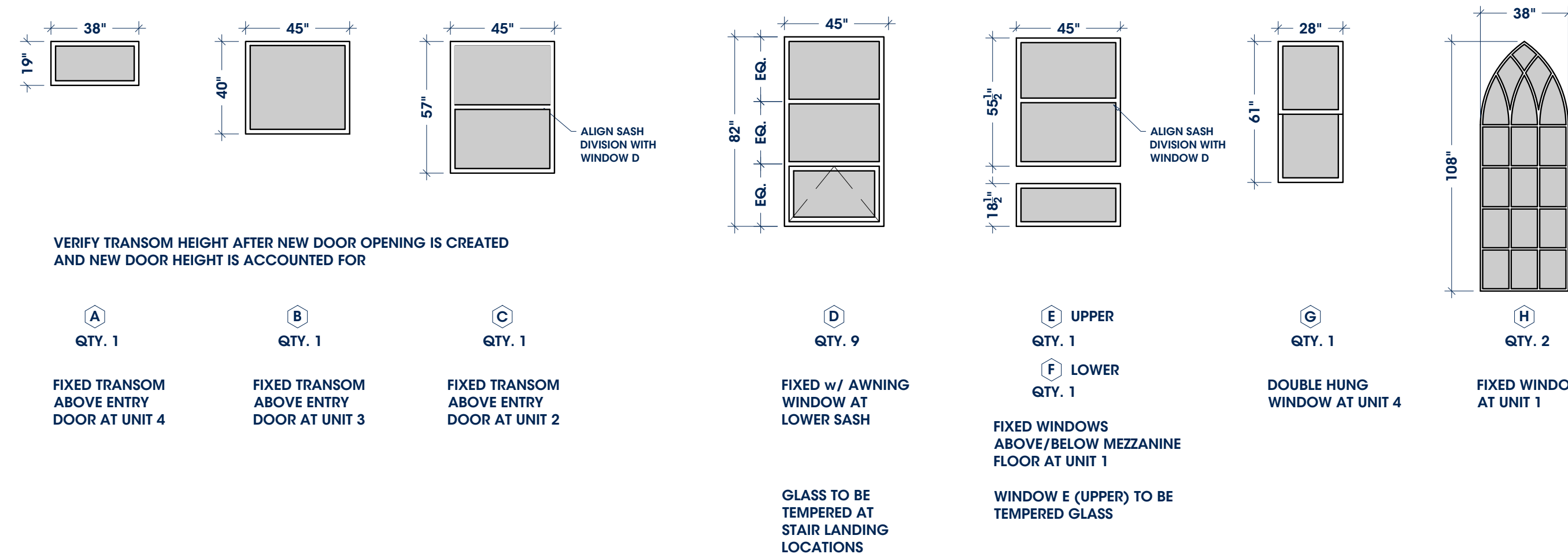
SCALE: 1/4" = 1'-0"

**1 FINISH SCHEDULE**

SCALE: NTS

**3 WINDOW SCHEDULE**

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



**WINDOW NOTES:**

- ALL WINDOWS TO BE INSTALLED INTO EXISTING OPENINGS. CONTRACTOR TO VERIFY OPENING SIZES AND DETERMINE ANY FRAMING/FURRING OF OPENINGS NEEDED FOR INSTALLATION OF WINDOWS.
- WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS; BLACK EXTERIOR FINISH AND CLEAR POLYURETHANE INTERIOR FINISH.
- IF FRAMING IS USED AT EXISTING OPENING FOR WINDOW INSTALLATION, FRAMING TO BE TRIMMED OUT IN METAL TO MATCH WINDOW FINISH ON EXTERIOR AND TRIMMED OUT IN WOOD ON INTERIOR TO MATCH WOOD OF WINDOW.
- SAVE EXISTING WINDOWS FOR USE AT INTERIOR OF UNITS 2,3 & 4
- SEE SHEET A600 FOR WINDOW HEAD / JAMB / SILL DETAILS

**WINDOW GENERAL NOTES:**

- CONTRACTOR TO VERIFY ROUGH OPENING AND WINDOW SIZES PRIOR TO INSTALLATION.
- GLAZING ADJACENT TO DOORS (WITHIN 24") AND LESS THAN 60" ABOVE FINISHED FLOOR TO BE TEMPERED.
- GLAZING LESS THAN 36" ABOVE THE SURFACE OF A STAIR LANDING, WITHIN 60" OF THE STAIR, TO BE TEMPERED.

**PROJECT**

**CHURCH TO HOUSING RENOVATION**

ADDRESS  
824 FERRY STREET  
EASTON, PA 18042

DATE: 07.24.2023

PROJECT NUMBER: 2023-02

PHASE: PERMIT DOCUMENTS

REVISION	DATE
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**NOTES:**

- ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

**NOT FOR CONSTRUCTION**

**SCHEDULES**

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



CHURCH TO HOUSING  
RENOVATION

ADDRESS  
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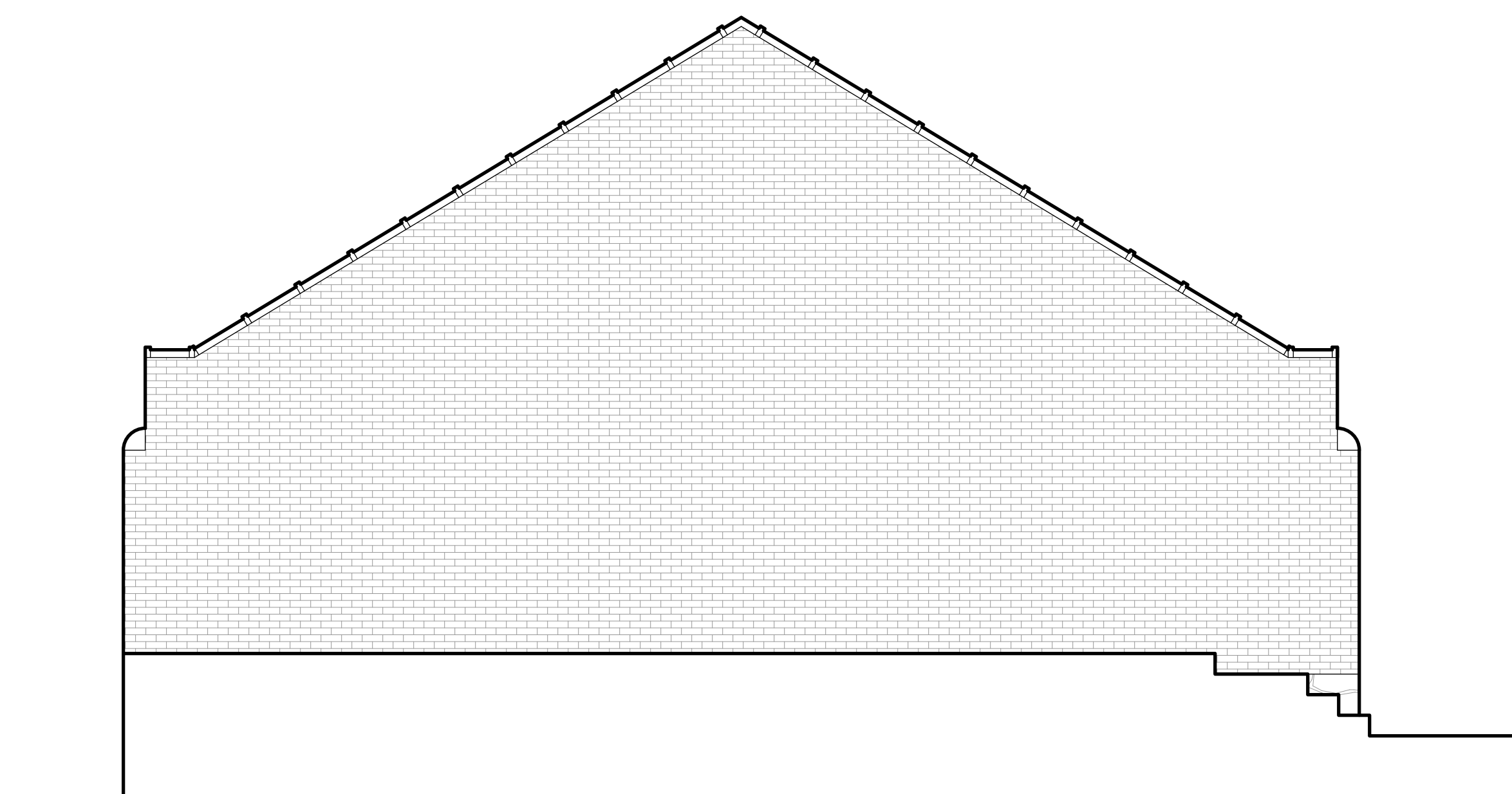
NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

NOT FOR  
CONSTRUCTION

NORTH +  
SOUTH  
ELEVATIONS

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

200



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



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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**NOT FOR  
CONSTRUCTION**

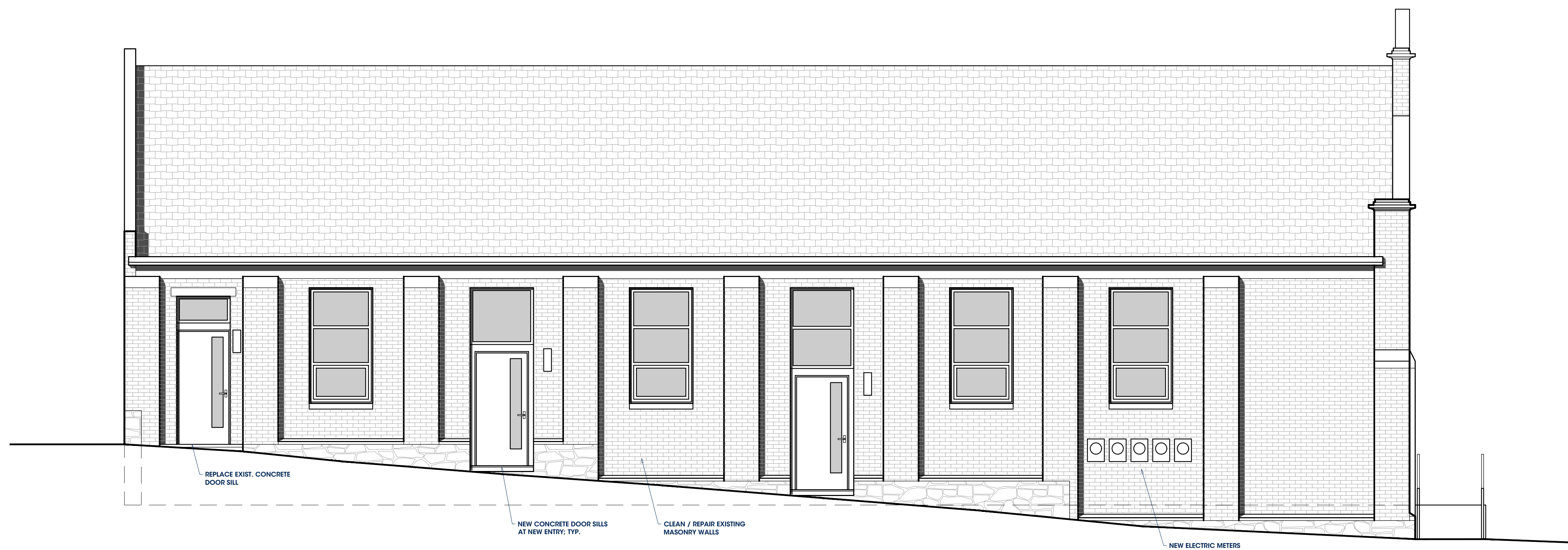
**EAST + WEST  
ELEVATION**

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

**201**



**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
**824 FERRY STREET  
EASTON, PA 18042**

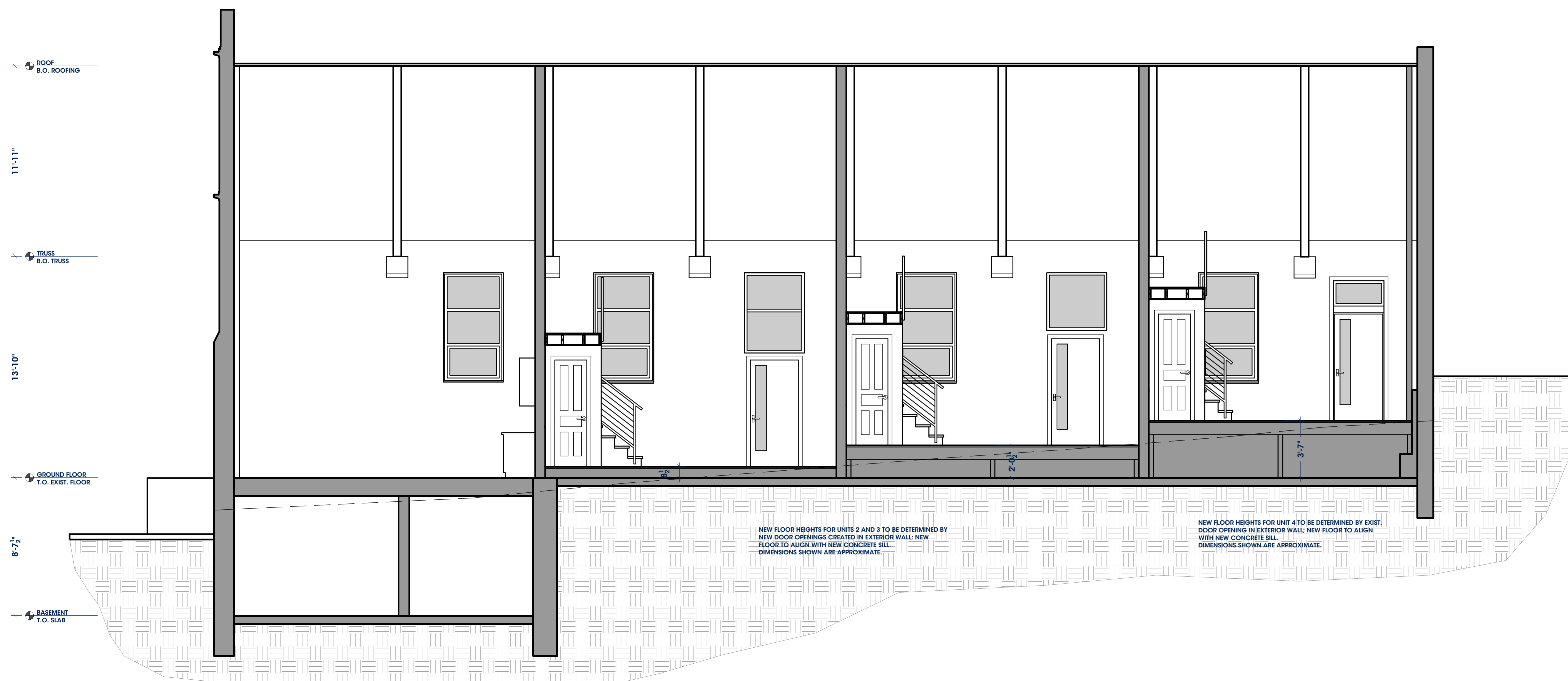
DATE: **07.24.2023**

PROJECT NUMBER: **2023-02**

PHASE: **PERMIT DOCUMENTS**

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NOTES:  
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**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**

**BUILDING  
SECTION**

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

**300**



PROJECT

**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
**824 FERRY STREET  
EASTON, PA 18042**

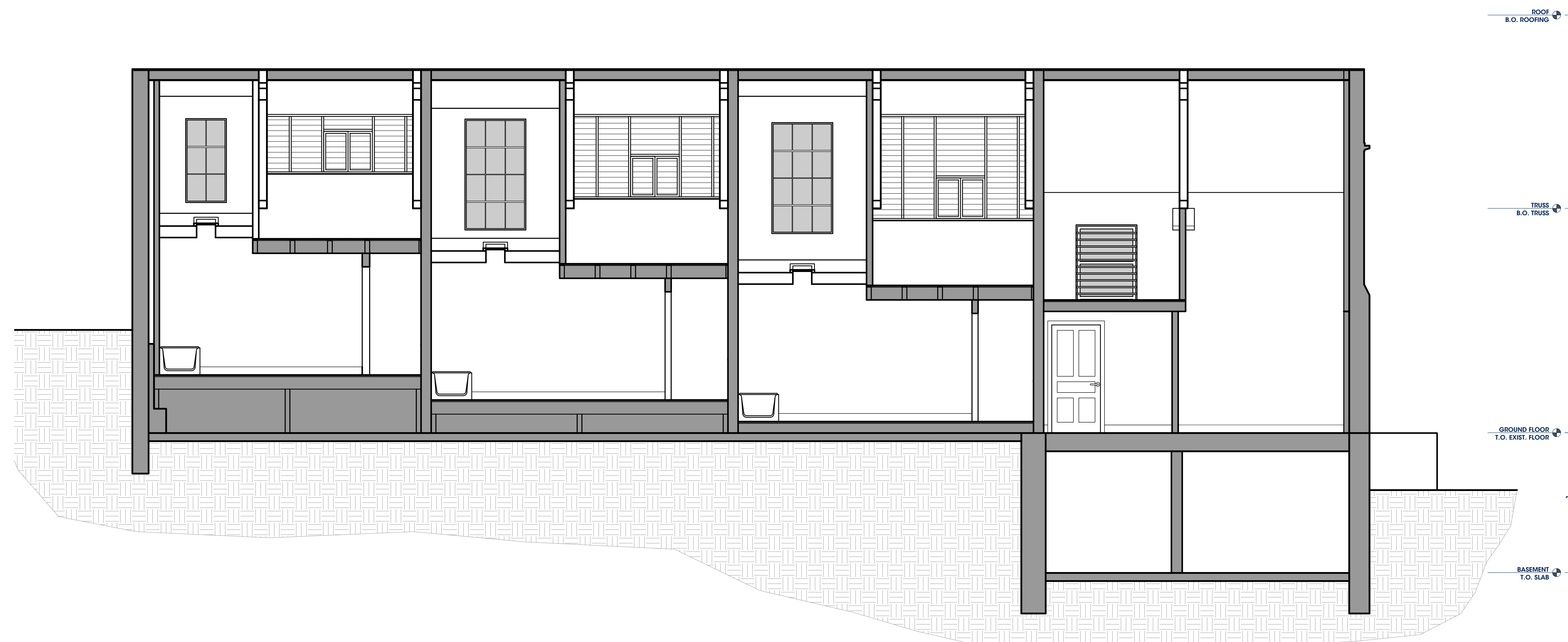
DATE: **07.24.2023**

PROJECT NUMBER: **2023-02**

PHASE: **PERMIT DOCUMENTS**

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NOTES:  
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**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**

**BUILDING  
SECTION**

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

**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
**824 FERRY STREET  
EASTON, PA 18042**

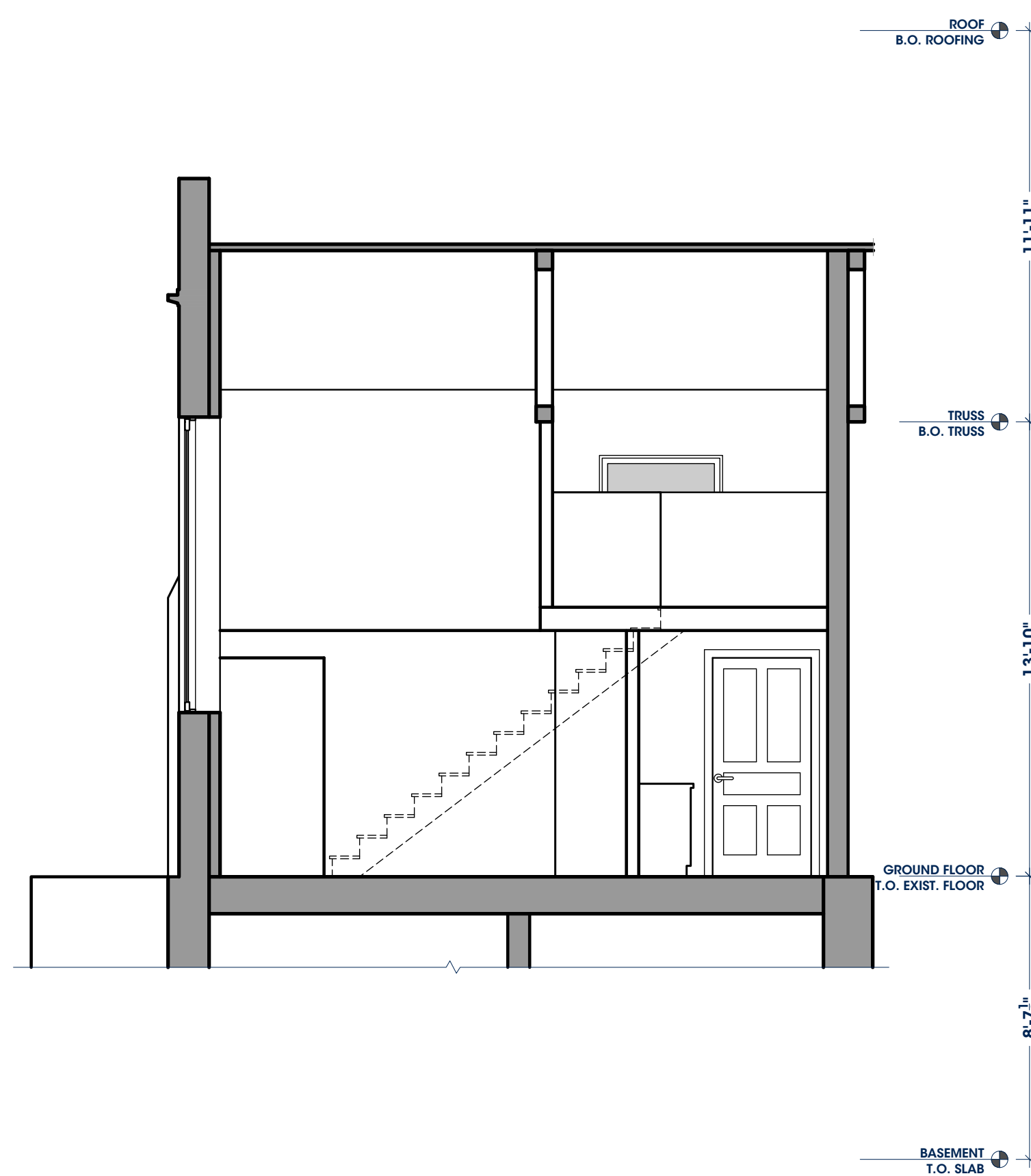
DATE: **07.24.2023**

PROJECT NUMBER: **2023-02**

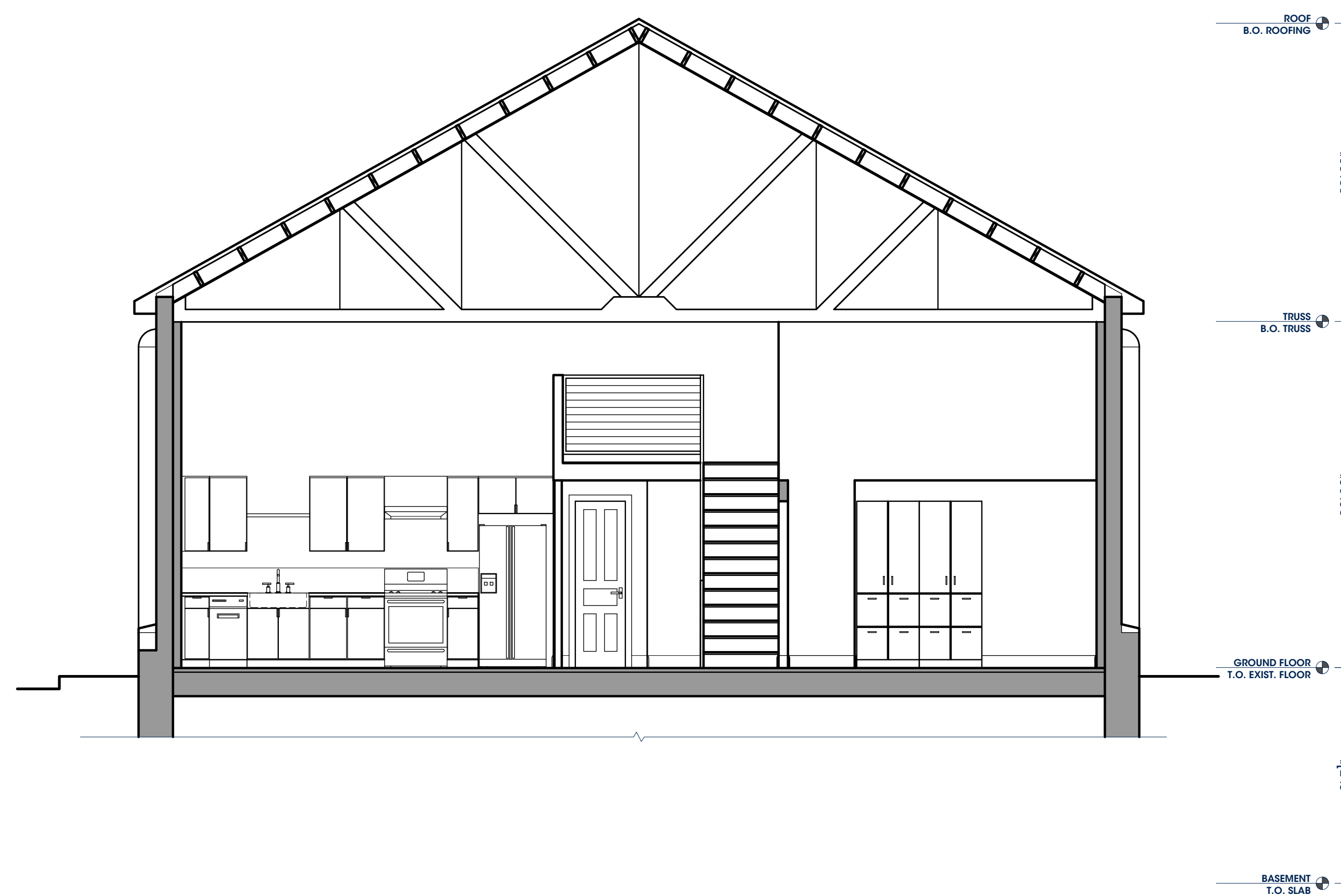
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NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.



**1** BUILDING SECTION - UNIT 1  
SCALE: 1/4" = 1'-0"



**2** BUILDING SECTION - UNIT 1  
SCALE: 1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**

**BUILDING  
SECTIONS**

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

**CHURCH TO HOUSING  
RENOVATION**

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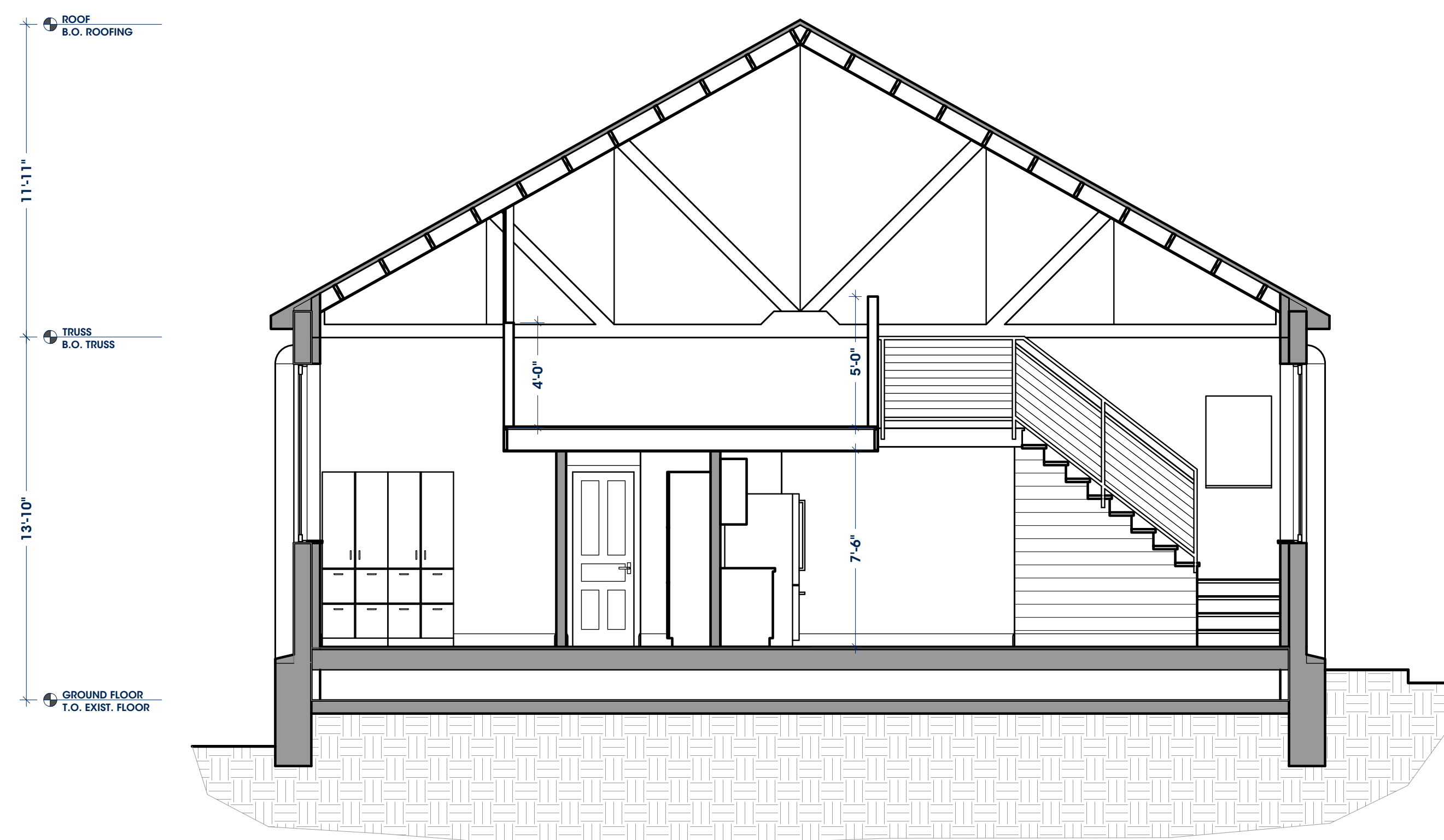
NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

**NOT FOR  
CONSTRUCTION**

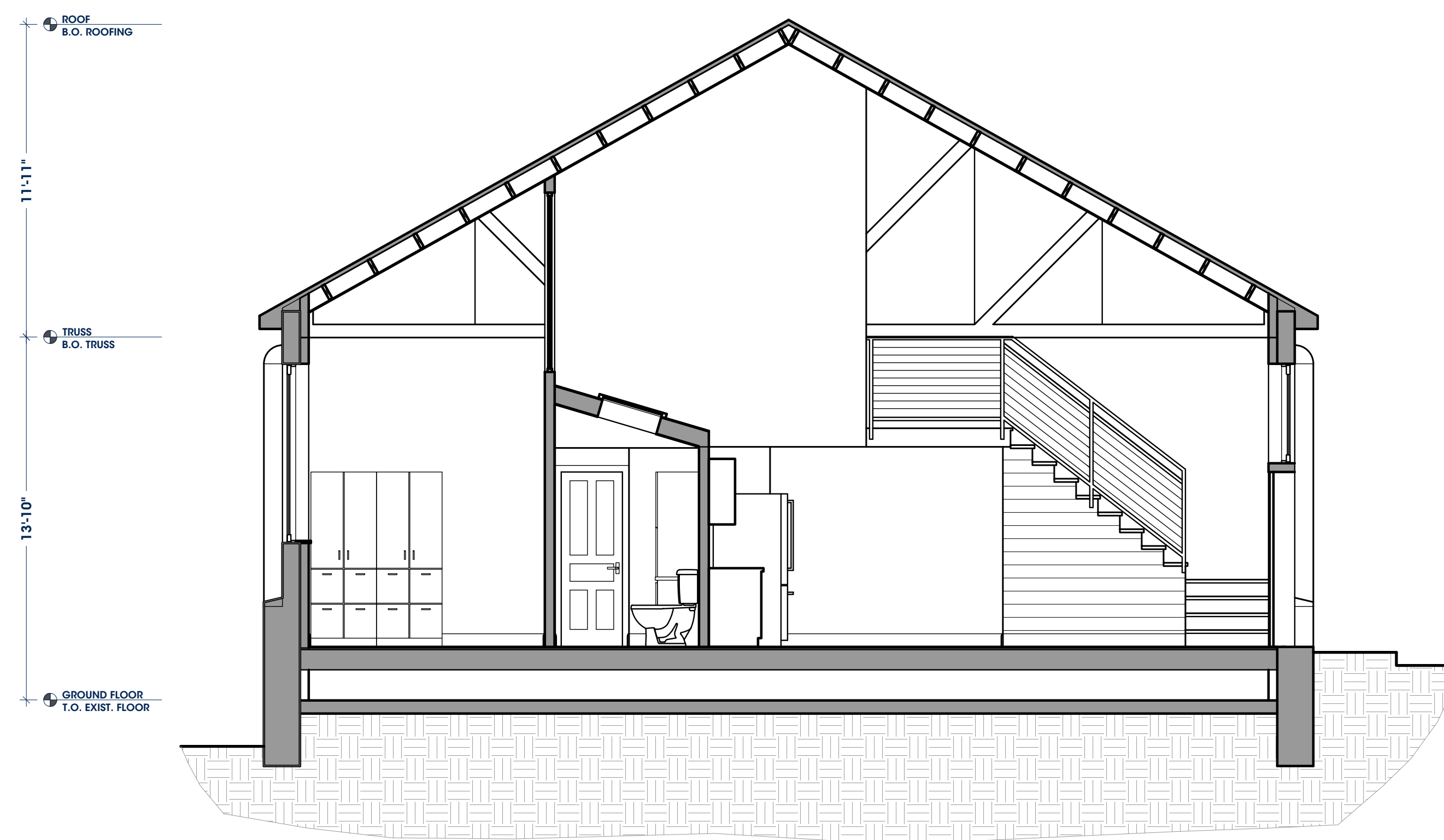
**BUILDING  
SECTIONS**

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

**303**



**1** BUILDING SECTION - UNIT 3 (UNIT 2 & 4 SIM.)  
SCALE: 1/4" = 1'-0"



**2** BUILDING SECTION - UNIT 3 (UNIT 2 & 4 SIM.)  
SCALE: 1/4" = 1'-0"



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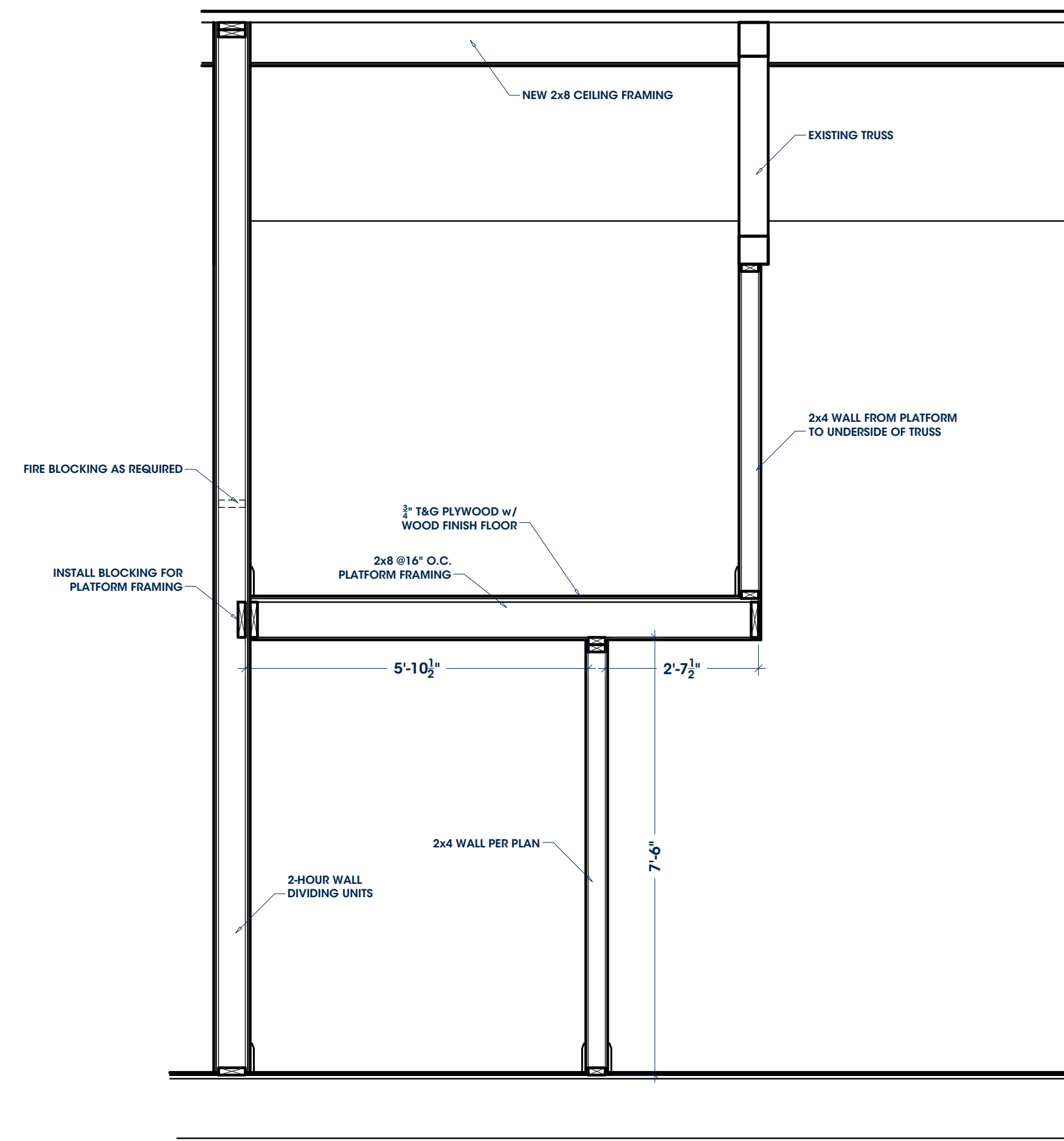
NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

**NOT FOR  
CONSTRUCTION**

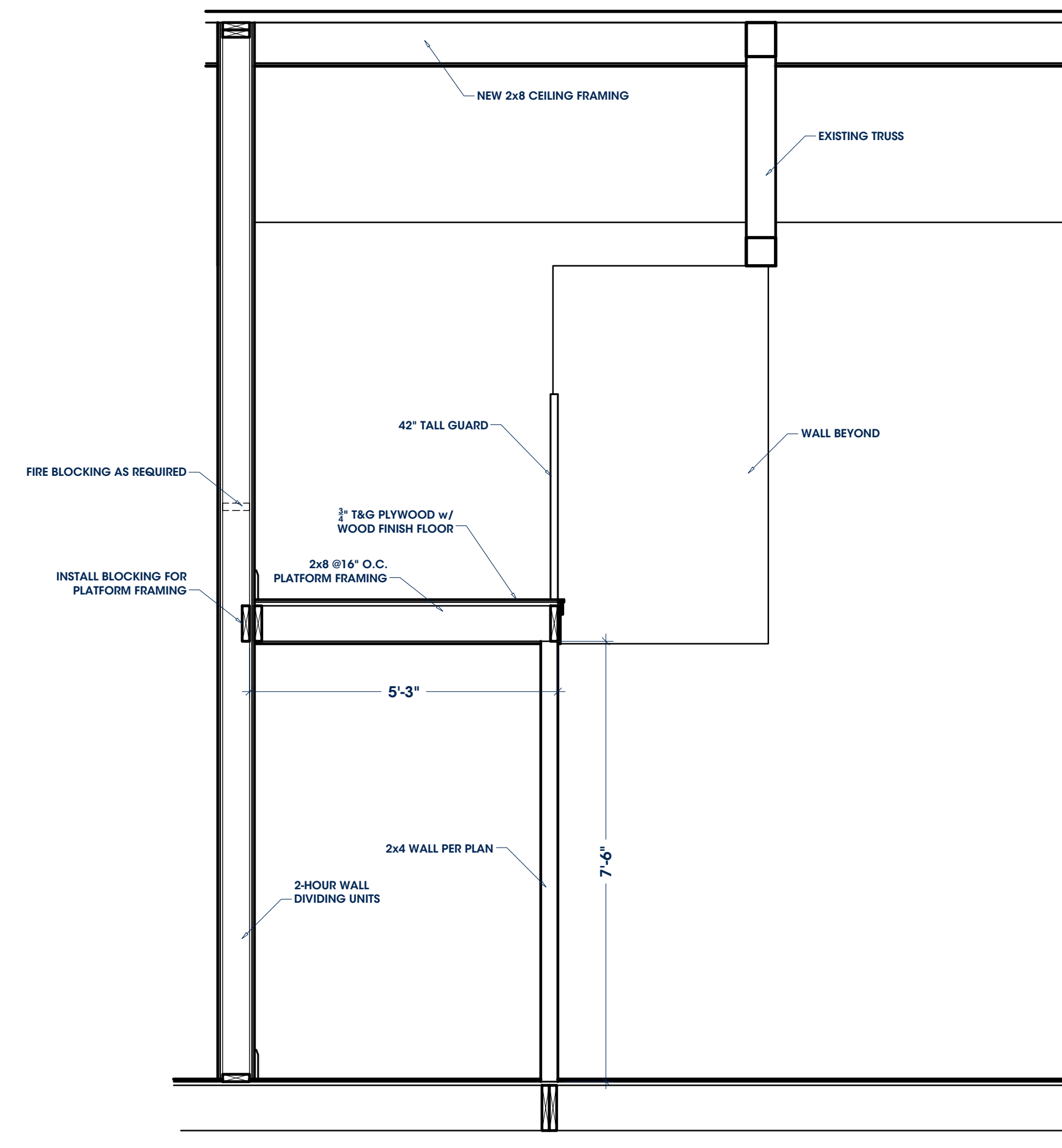
**SECTIONS  
THROUGH  
MEZZANINE  
UNIT 1**

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

**400**



**1** SECTION THROUGH MEZZANINE - UNIT 1  
SCALE: 1/2" = 1'-0"



**2** SECTION THROUGH MEZZANINE - UNIT 1  
SCALE: 1/2" = 1'-0"

**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
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DATE: **07.24.2023**

PROJECT NUMBER: **2023-02**

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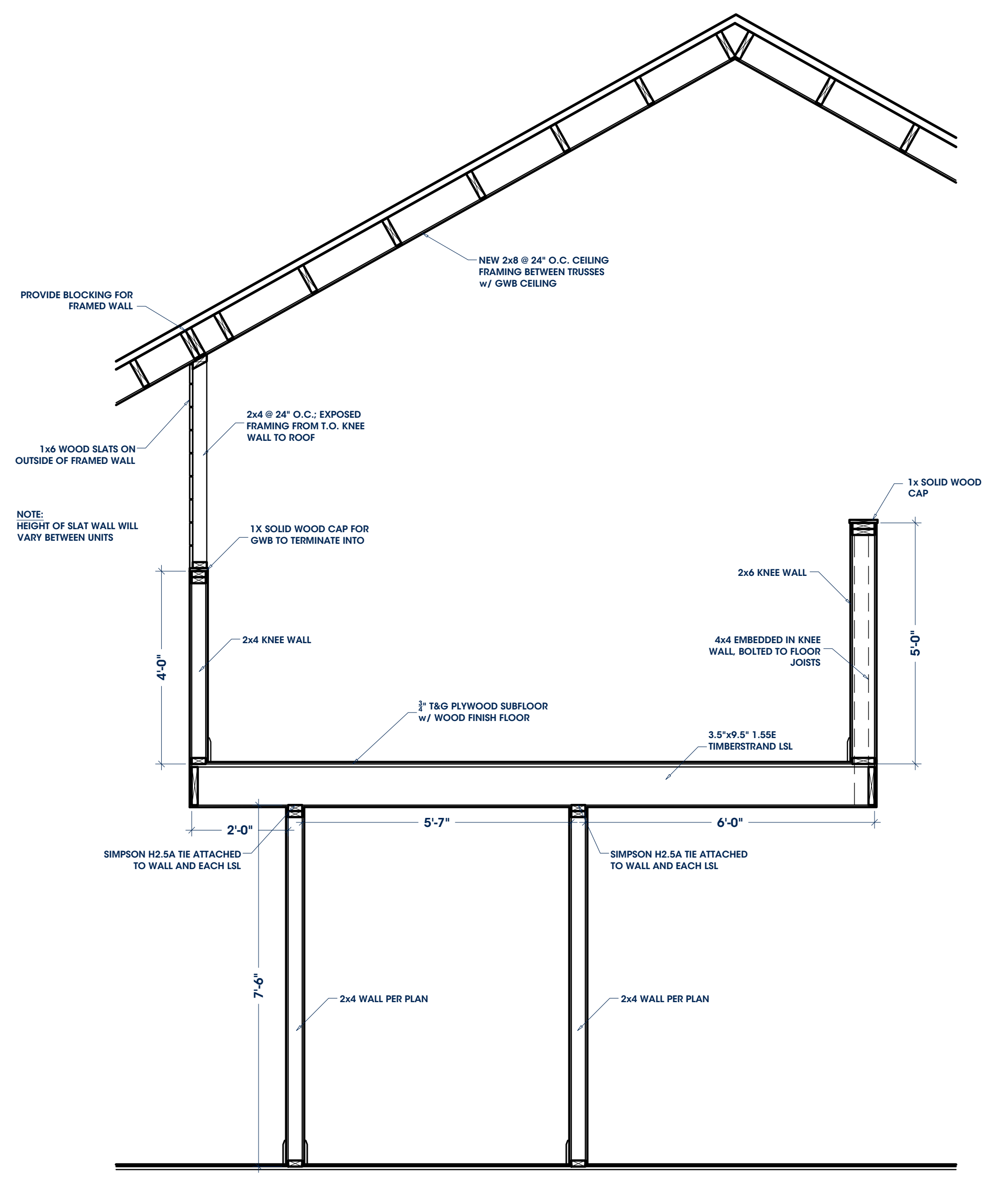
NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

**NOT FOR  
CONSTRUCTION**

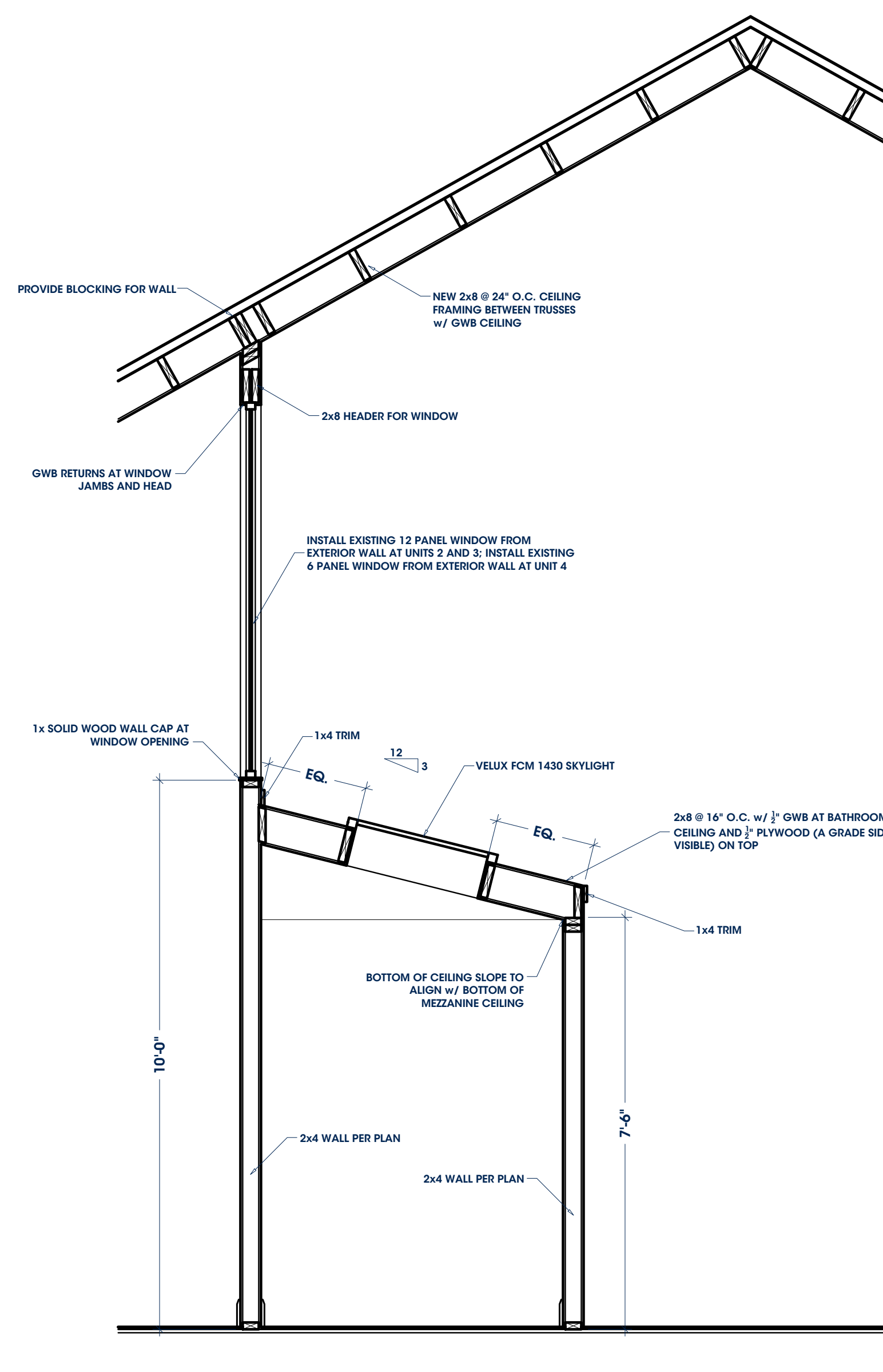
**SECTIONS  
THROUGH  
MEZZANINE  
UNITS 2-4**

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

**401**



**1 SECTION THROUGH MEZZANINE - UNIT 2,3 & 4**  
SCALE: 1/2" = 1'-0"



**2 SECTION THROUGH BATHROOM - UNIT 2,3 & 4**  
SCALE: 1/2" = 1'-0"

**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
**824 FERRY STREET  
EASTON, PA 18042**

DATE: **07.24.2023**

PROJECT NUMBER: **2023-02**

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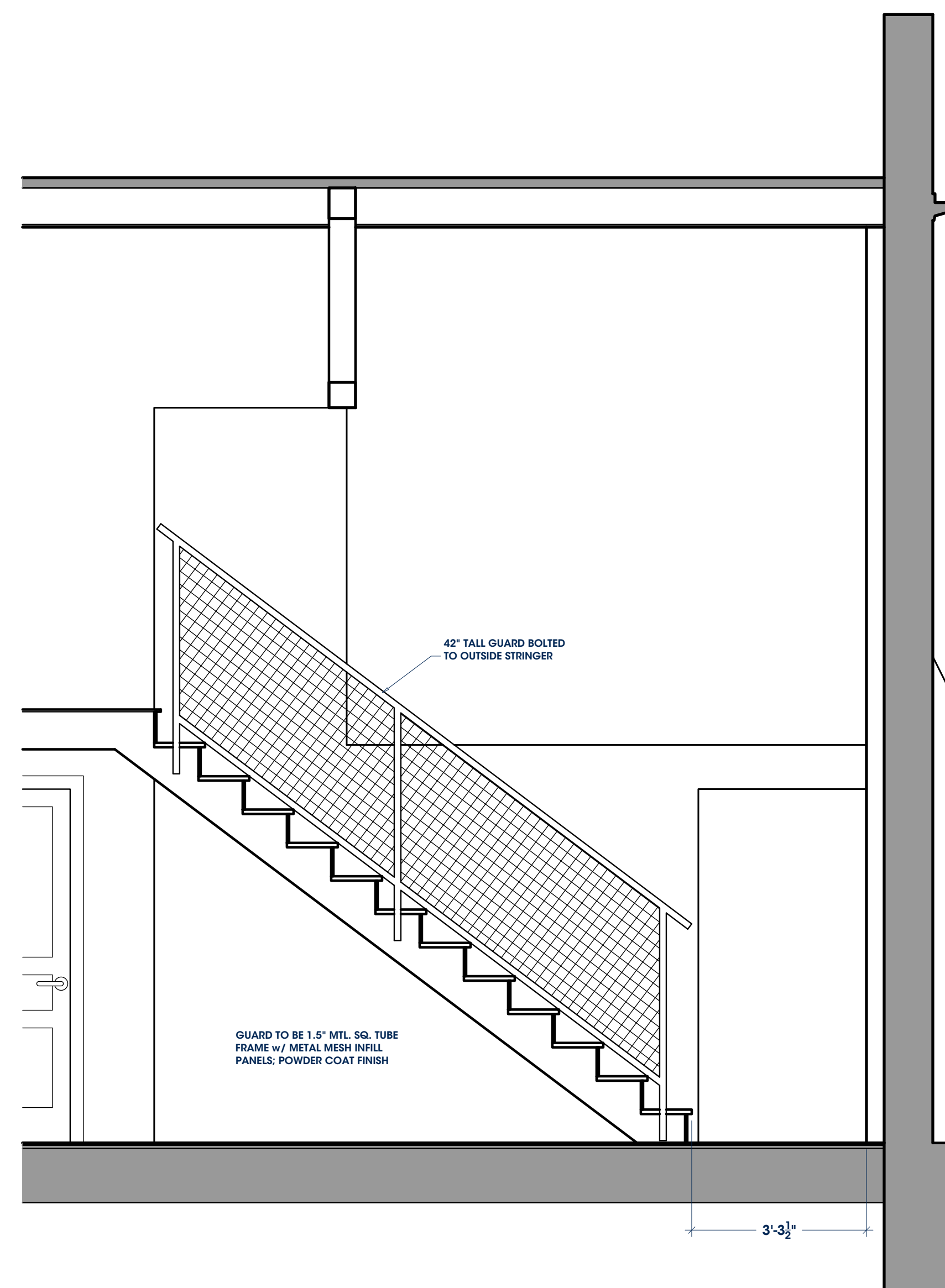
NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

**NOT FOR  
CONSTRUCTION**

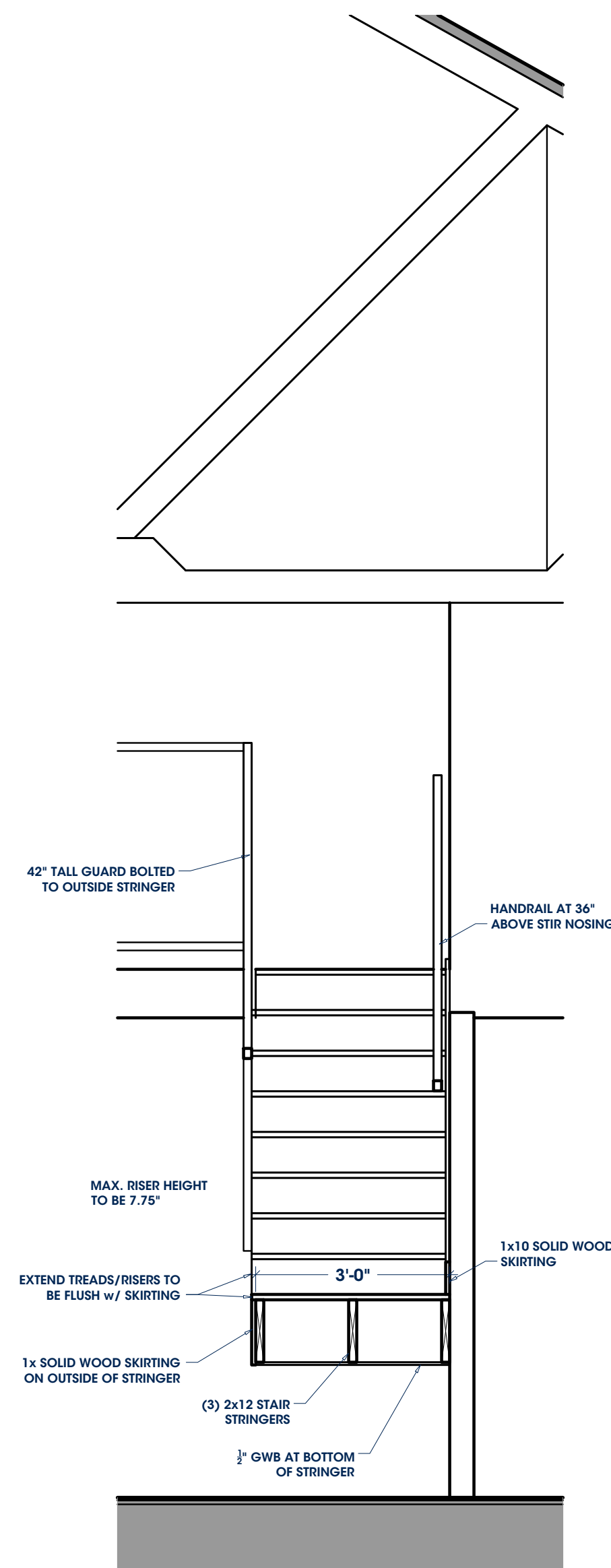
**SECTIONS  
THROUGH  
STAIR  
UNIT 1**

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

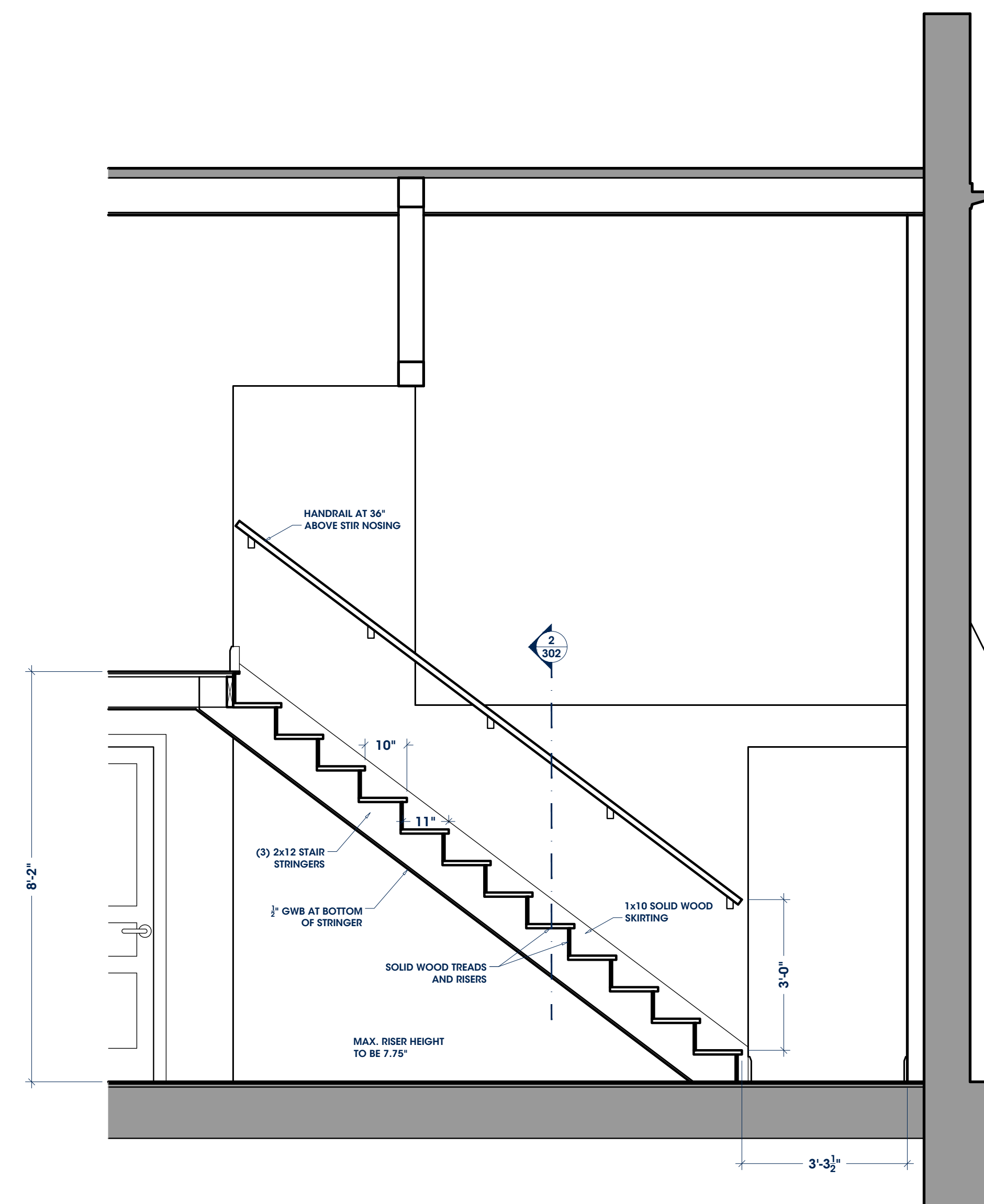
**402**



**1 STAIR ELEVATION - UNIT 1**  
SCALE: 1/2" = 1'-0"



**2 STAIR SECTION - UNIT 1**  
SCALE: 1/2" = 1'-0"



**2 STAIR SECTION - UNIT 1**  
SCALE: 1/2" = 1'-0"



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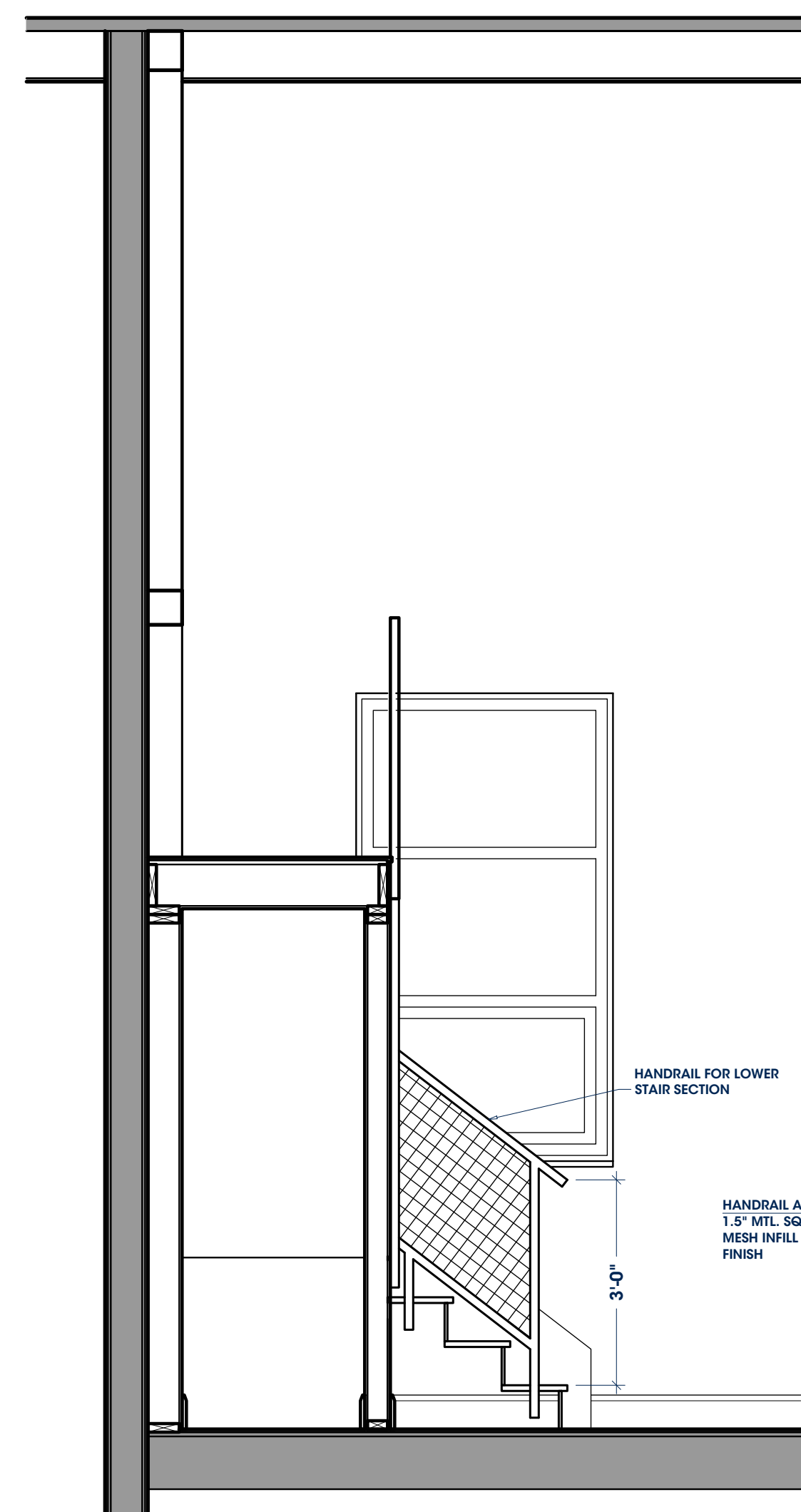
NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

**NOT FOR  
CONSTRUCTION**

**SECTIONS  
THROUGH  
STAIR  
UNIT 2 / 3**

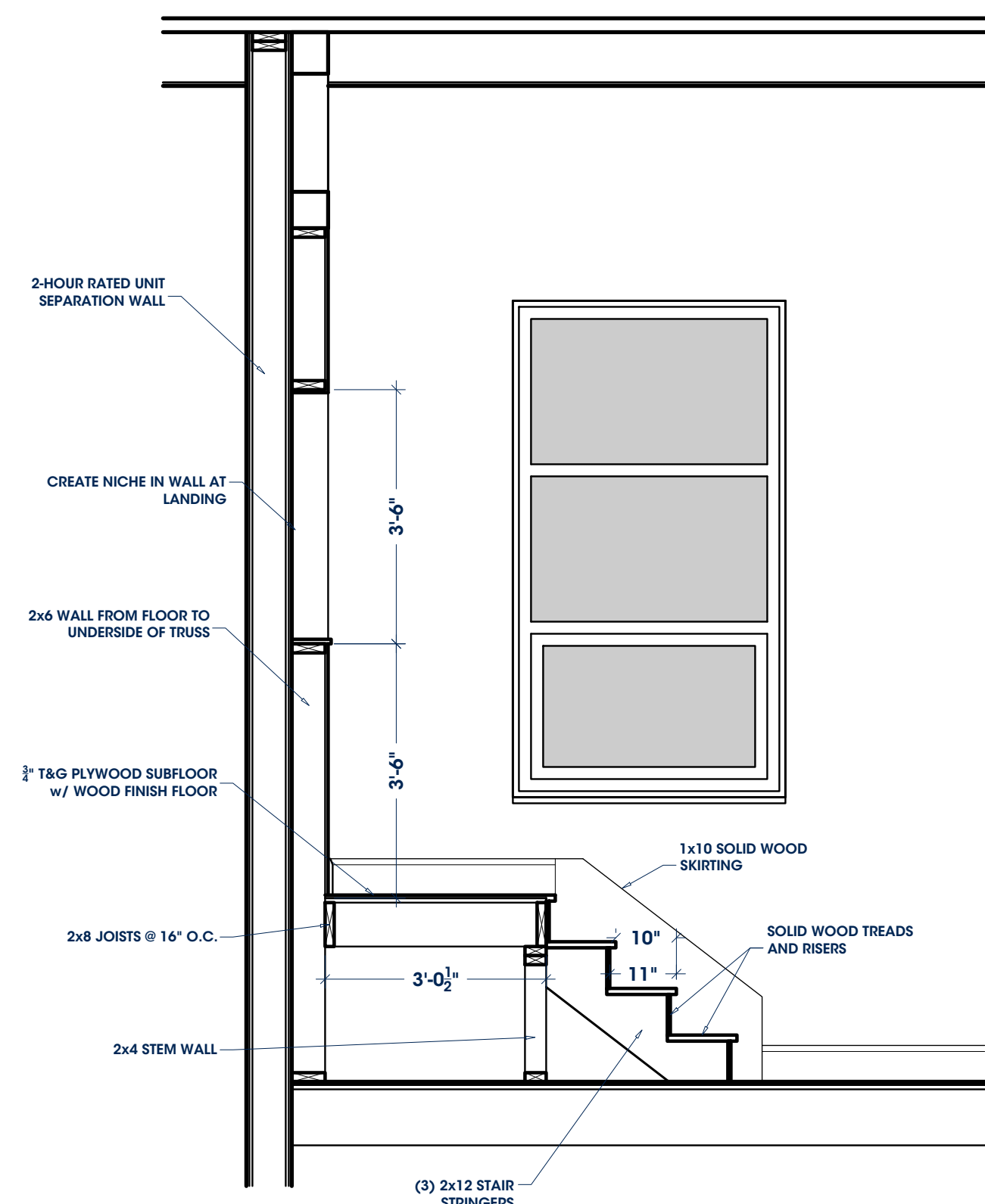
SCALE: **1/2" = 1'-0"**

**403**



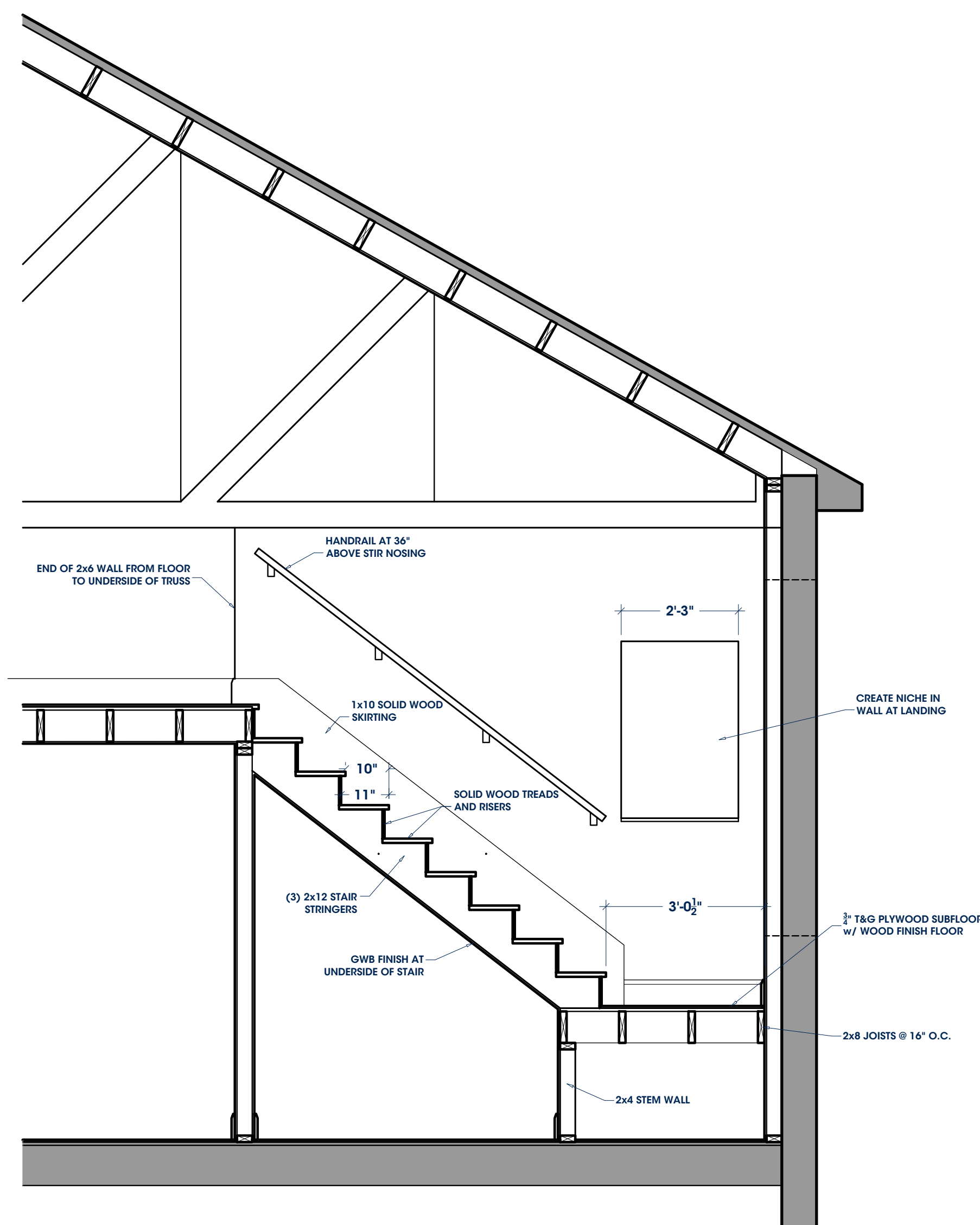
**1 STAIR ELEVATION - UNIT 2/3**

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



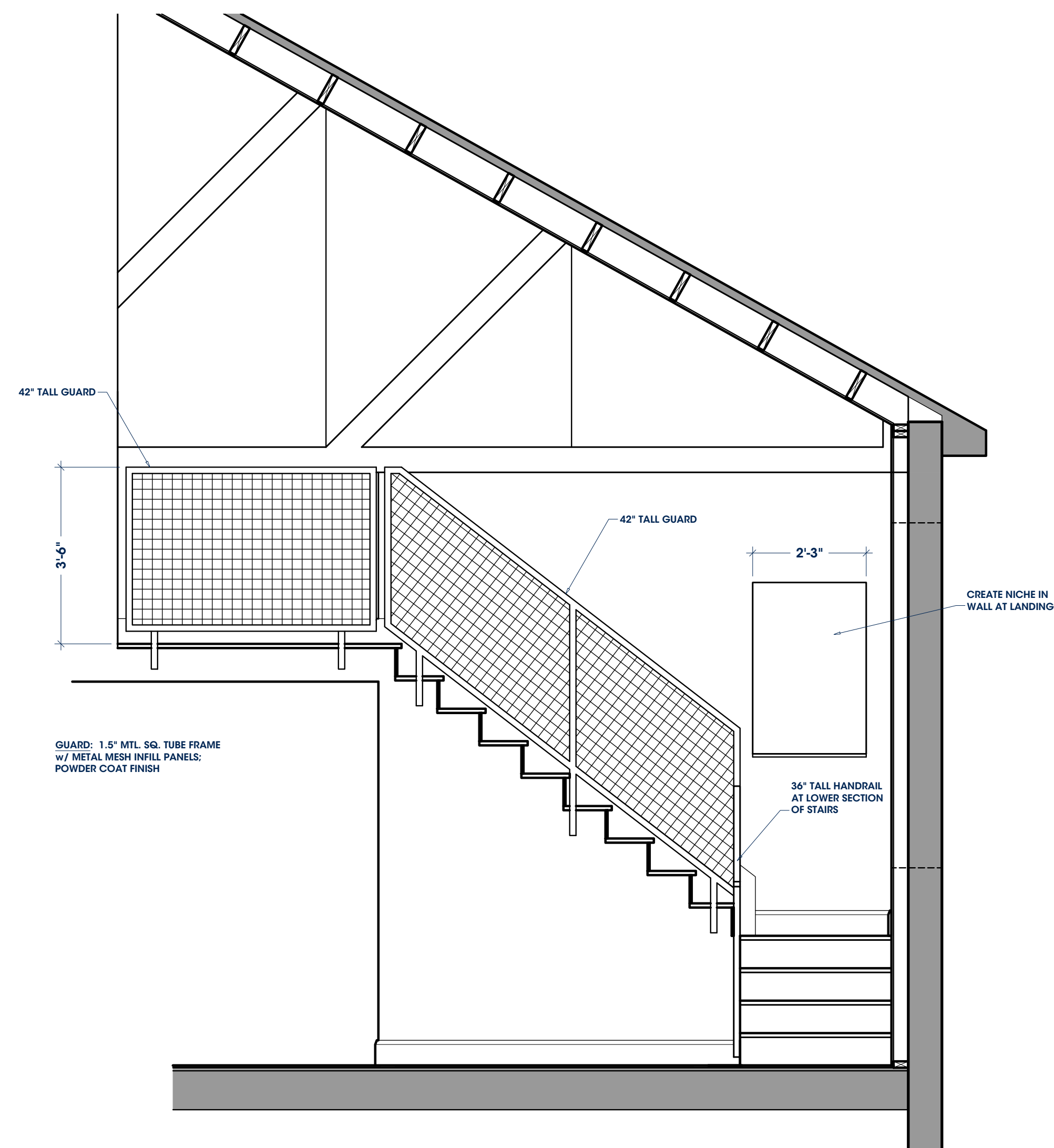
**2 STAIR SECTION - UNIT 2/3**

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



**3 STAIR SECTION - UNIT 2/3**

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



**4 STAIR SECTION - UNIT 2/3**

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

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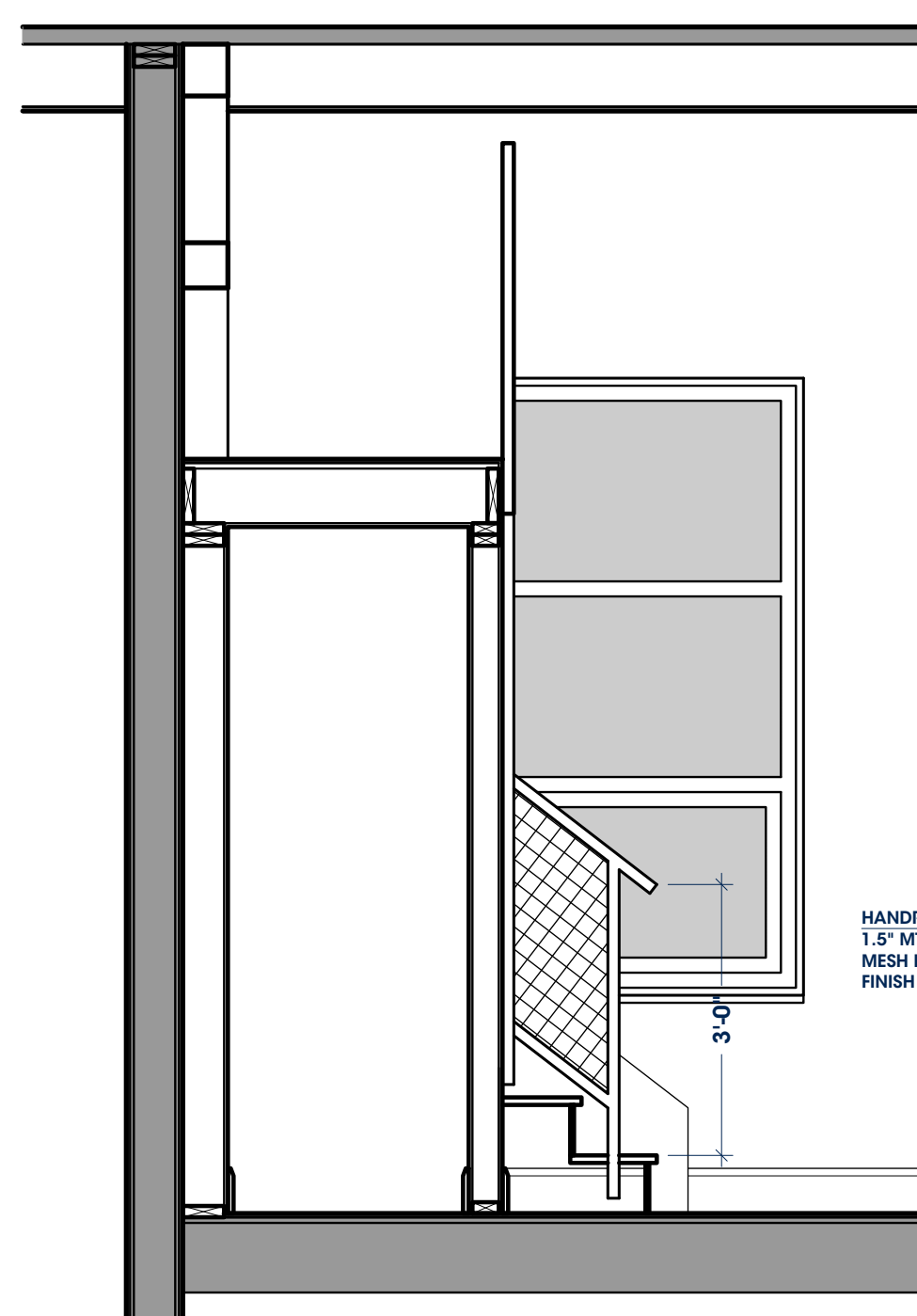
NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

NOT FOR  
CONSTRUCTION

SECTIONS  
THROUGH  
STAIR  
UNIT 4

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

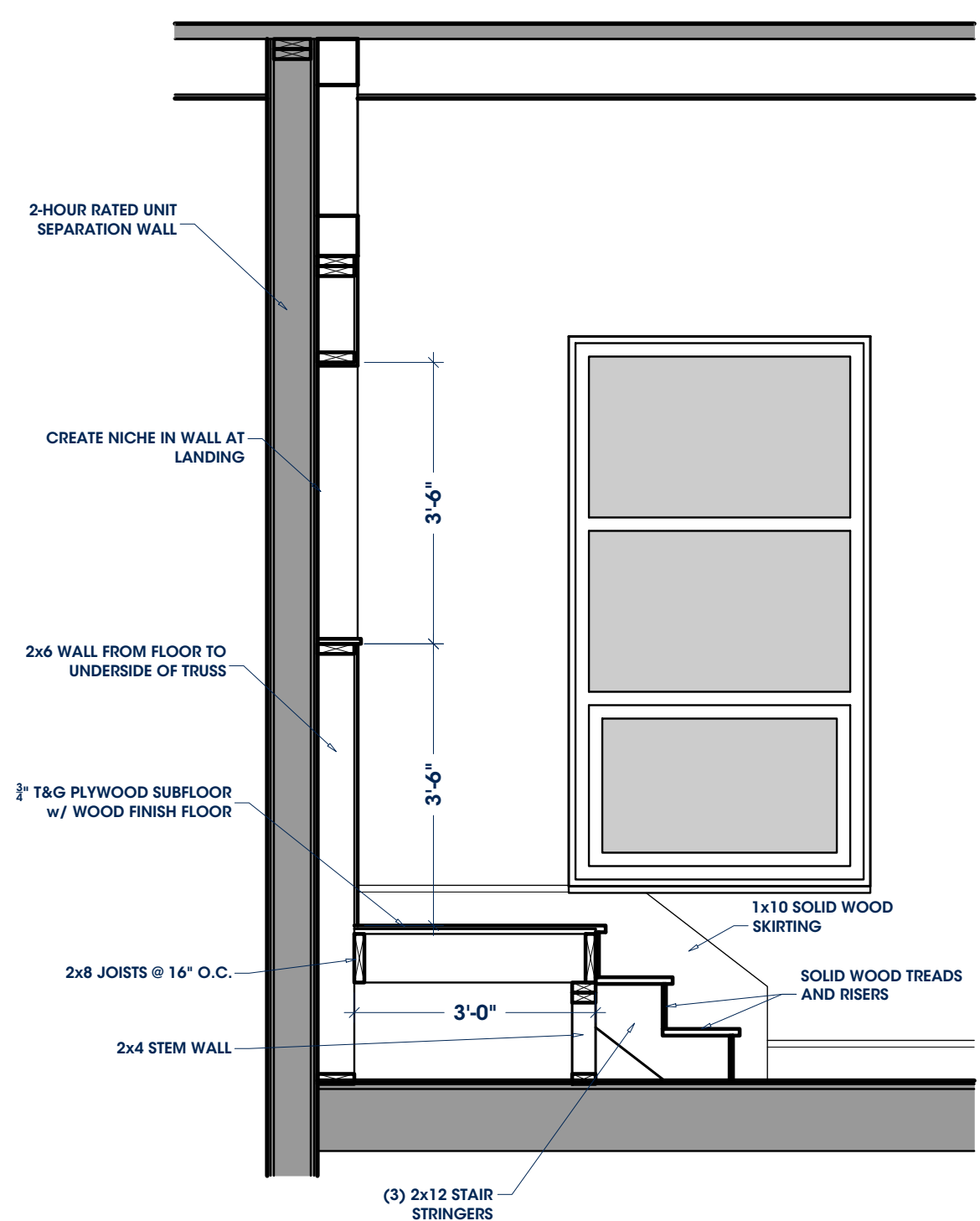
**404**



HANDRAIL AT LOWER STAIR SECTION:  
1.5" MTL. SQ. TUBE FRAME w/ METAL  
MESH INFILL PANELS; POWDER COAT  
FINISH

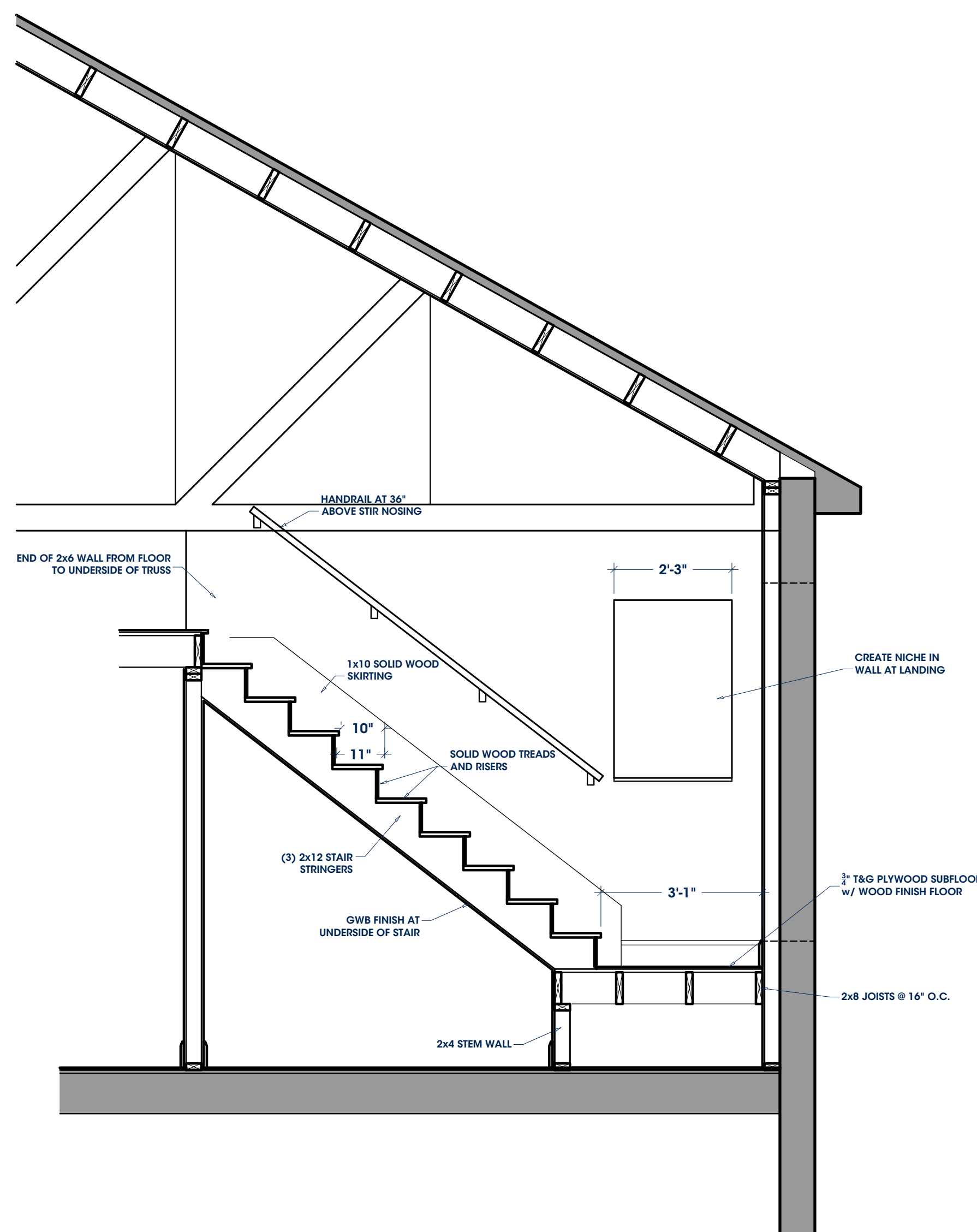
**1 STAIR ELEVATION - UNIT 4**

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



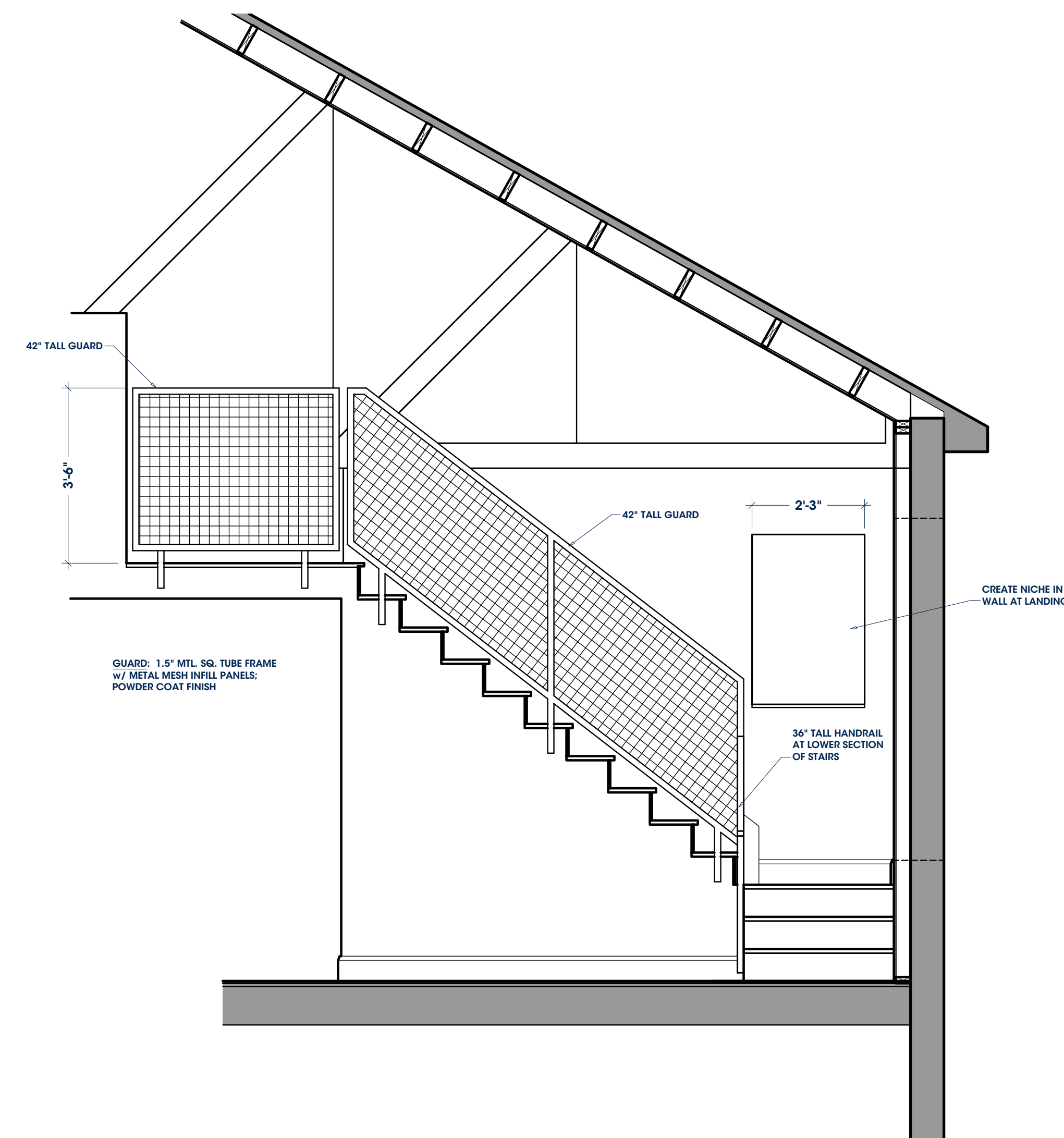
**2 STAIR SECTION - UNIT 4**

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



**3 STAIR SECTION - UNIT 4**

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



**4 STAIR SECTION - UNIT 4**

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

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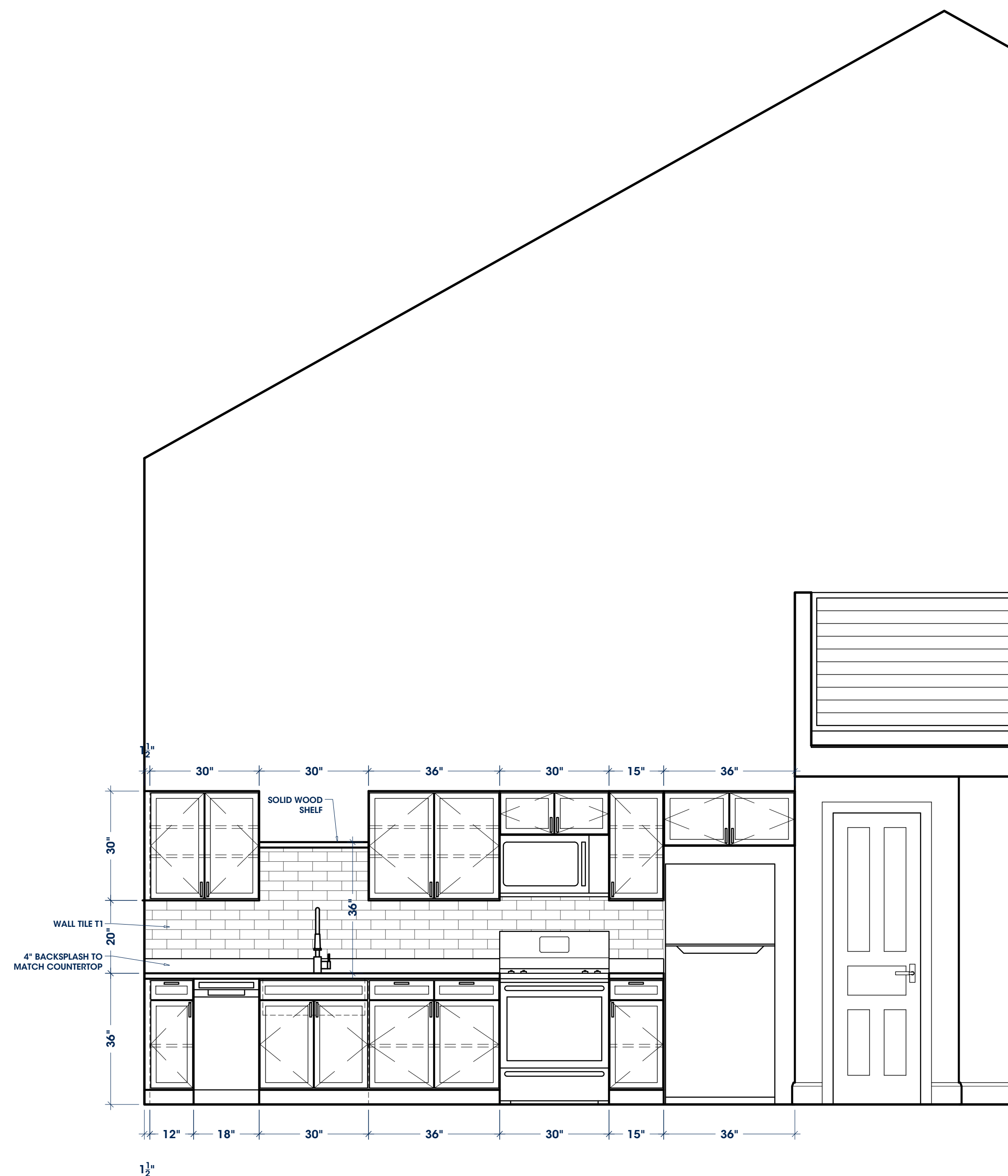
NOTES:  
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CONSTRUCTION**

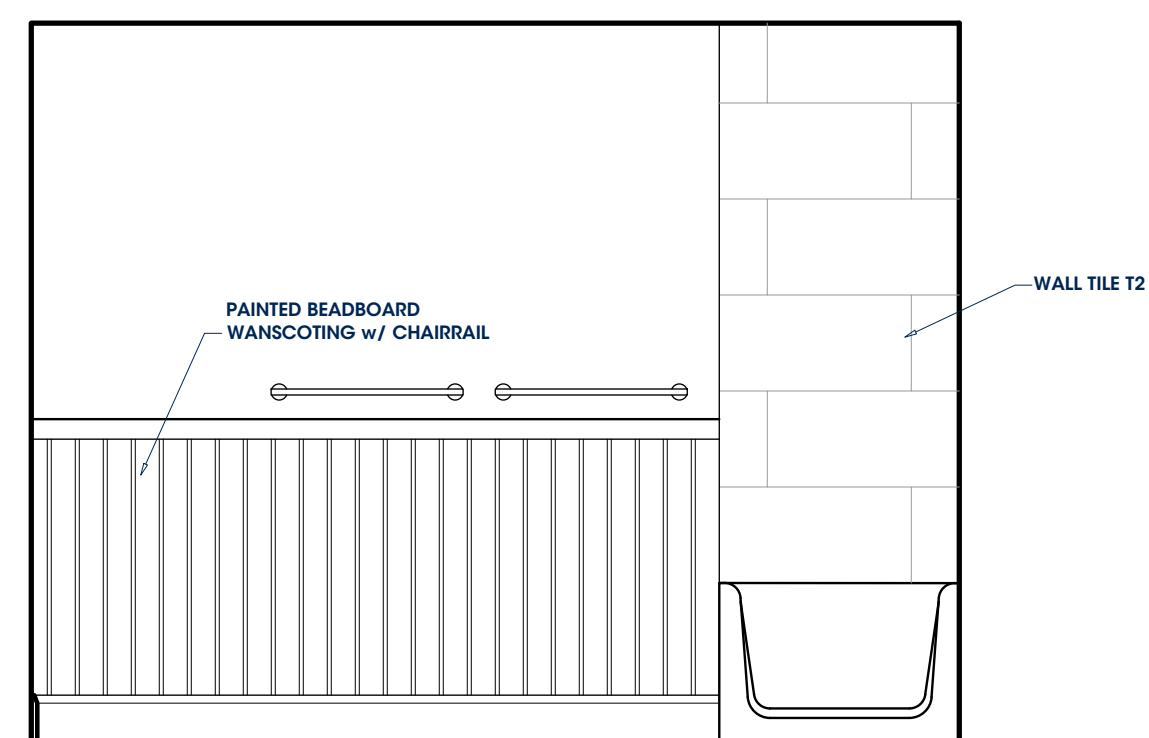
**INTERIOR  
ELEVATIONS  
UNIT 1**

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

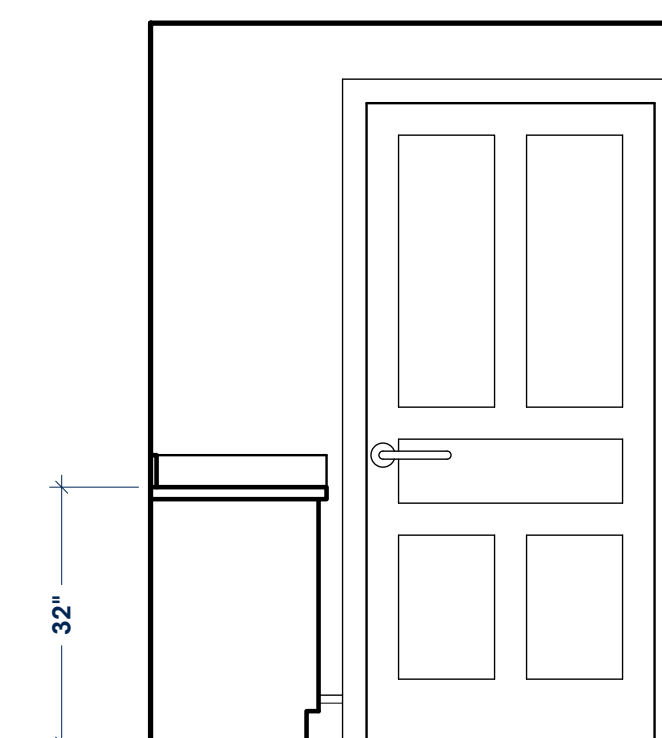
**500**



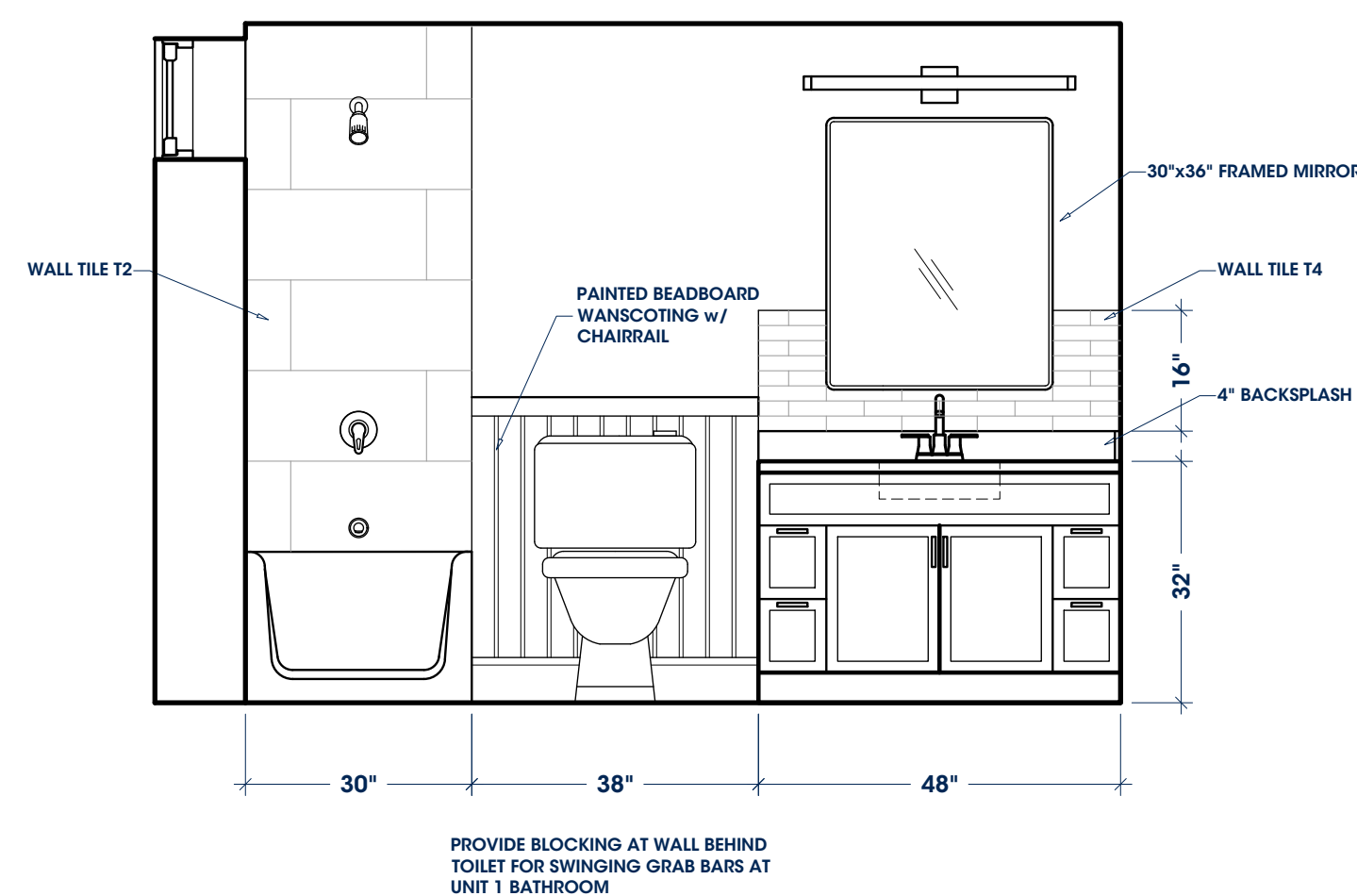
**1 KITCHEN ELEVATION - UNIT 1**  
SCALE: 1/2" = 1'-0"



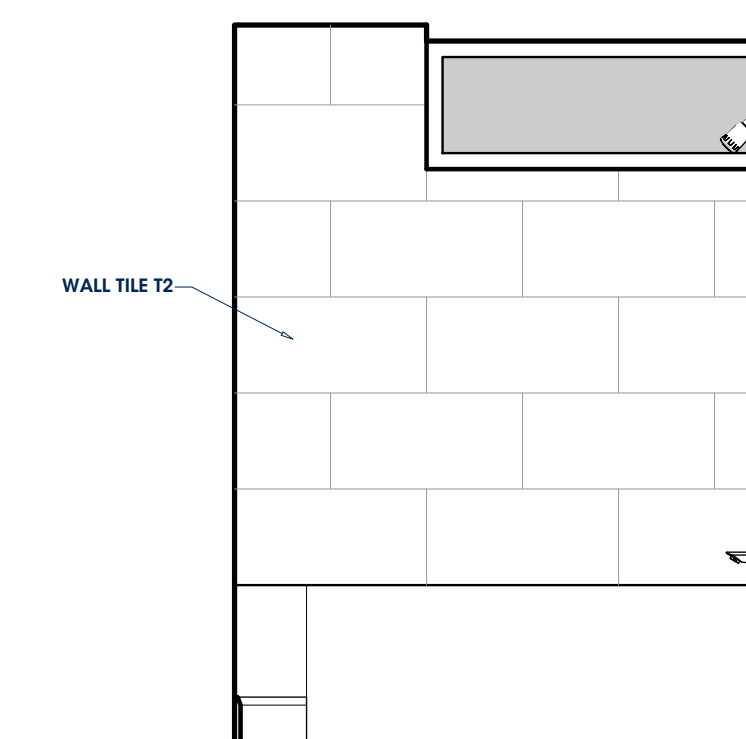
**2 BATH ELEVATION - UNIT 1**  
SCALE: 1/2" = 1'-0"



**3 BATH ELEVATION - UNIT 1**  
SCALE: 1/2" = 1'-0"



**4 BATH ELEVATION - UNIT 1**  
SCALE: 1/2" = 1'-0"



**5 BATH ELEVATION - UNIT 1**  
SCALE: 1/2" = 1'-0"



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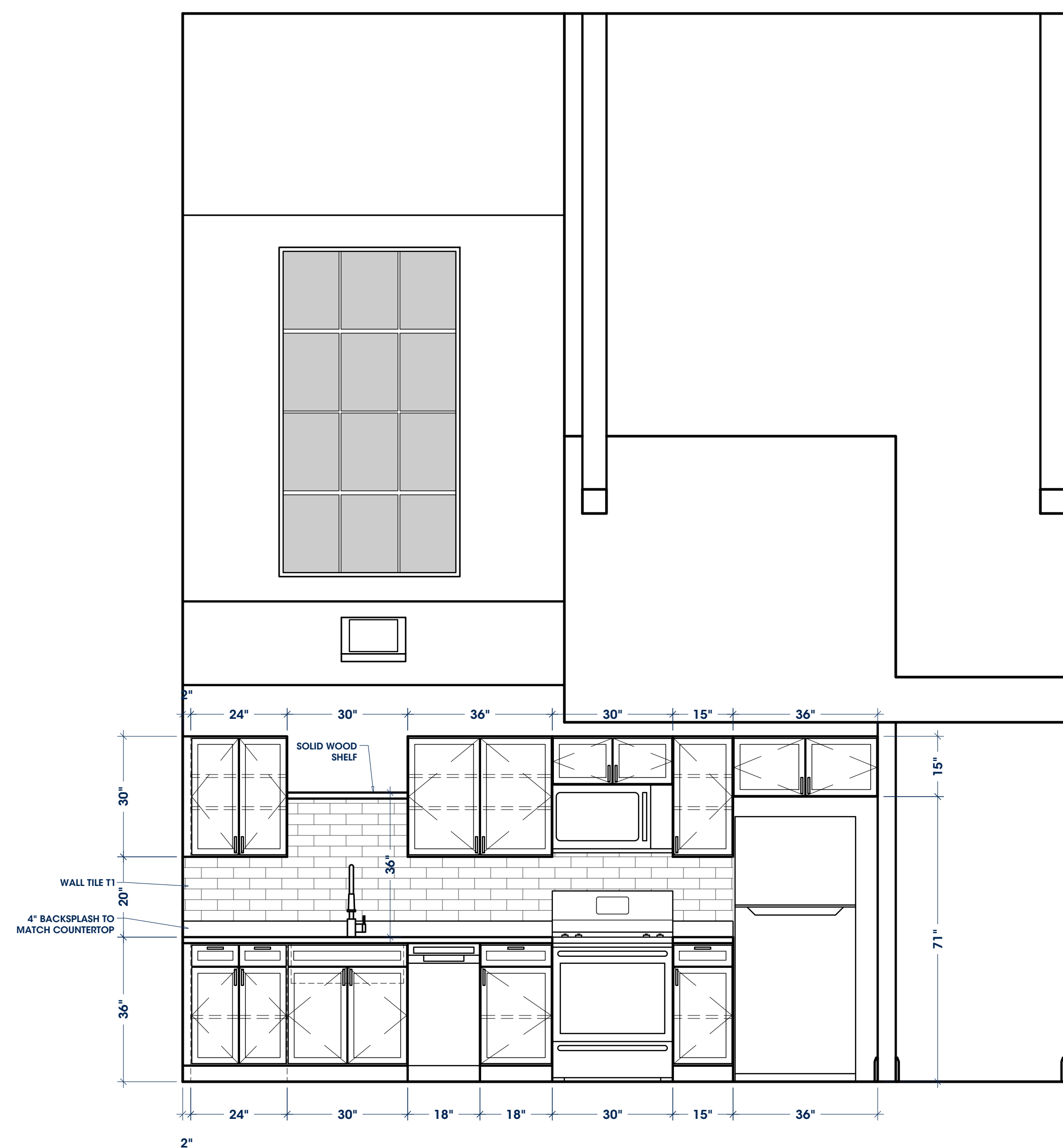
NOTES:  
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**NOT FOR  
CONSTRUCTION**

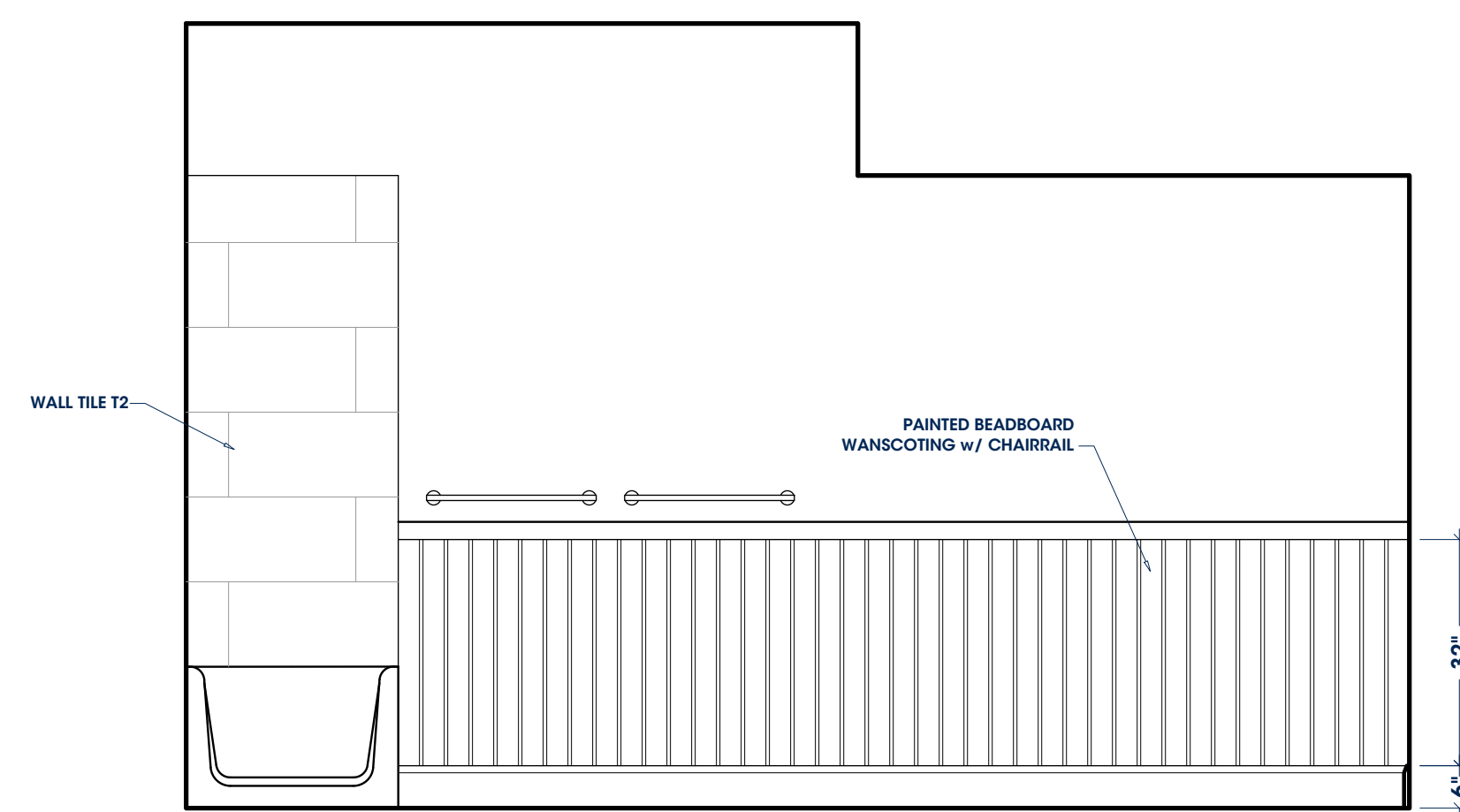
**INTERIOR  
ELEVATIONS  
UNIT 2 / 3**

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

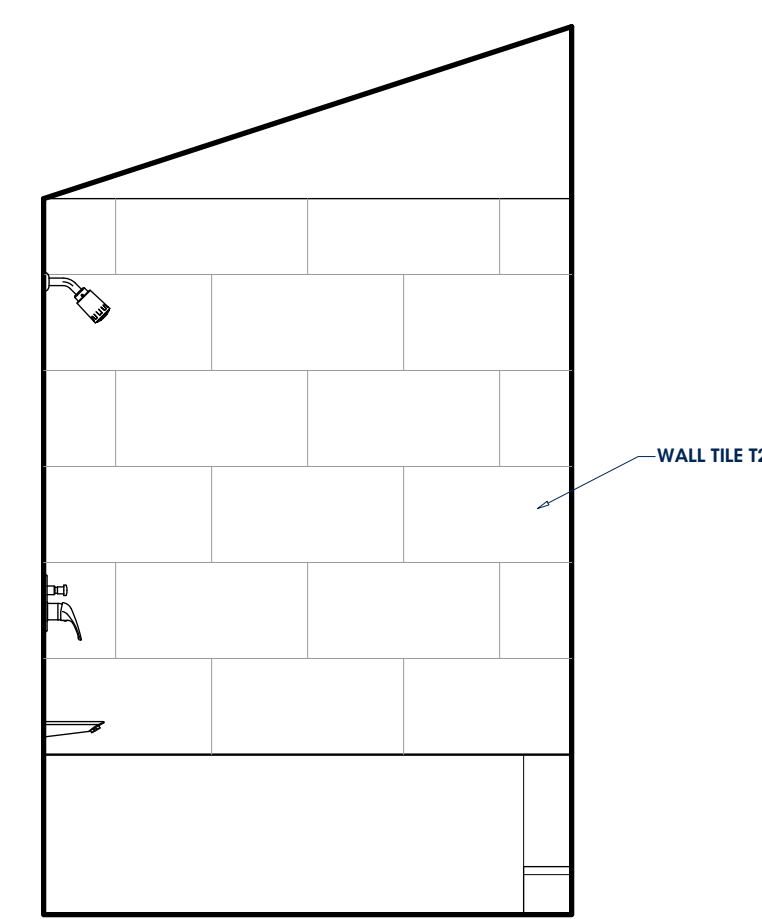
**501**



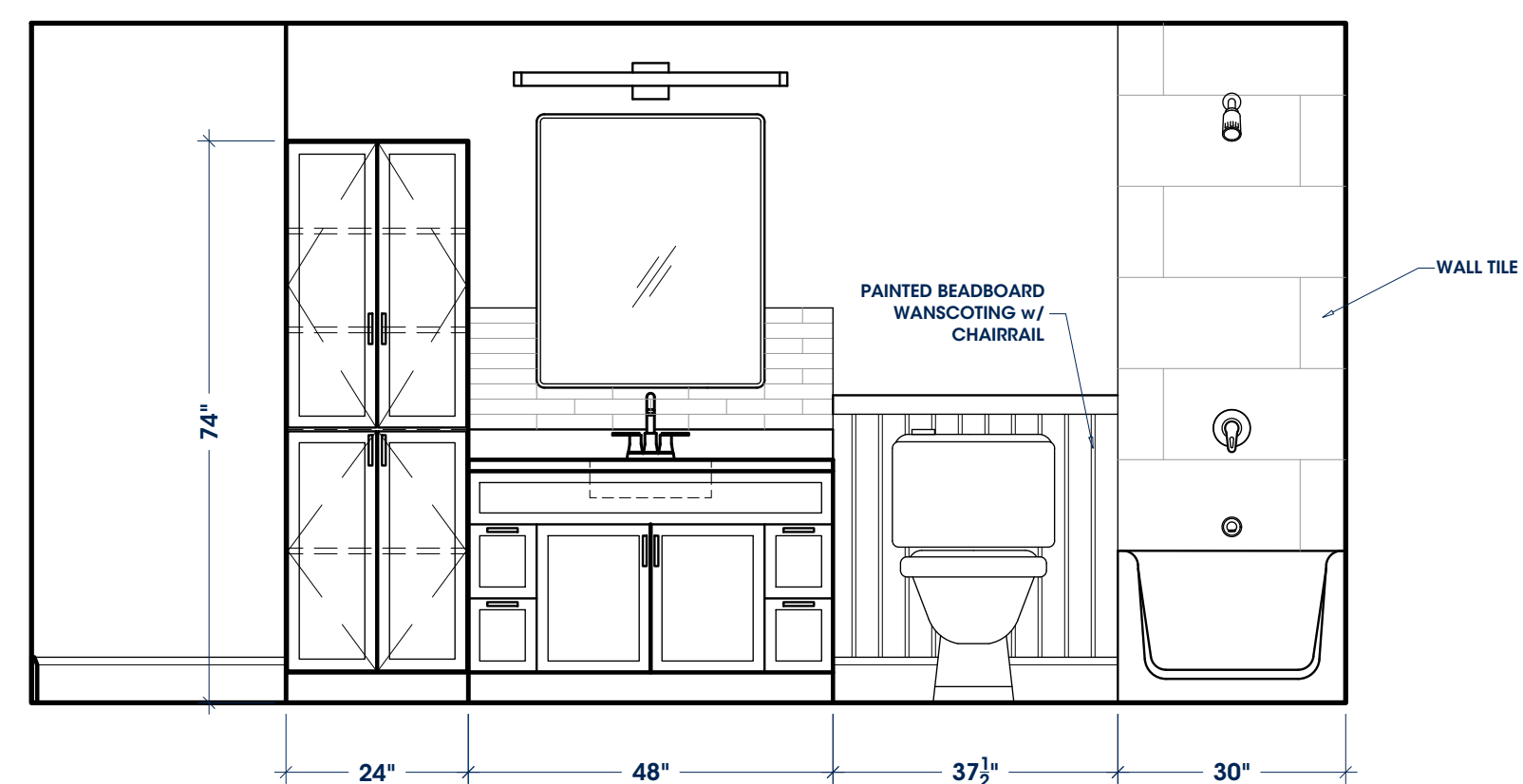
**1** KITCHEN ELEVATION - UNIT 2 / 3  
SCALE: 1/2" = 1'-0"



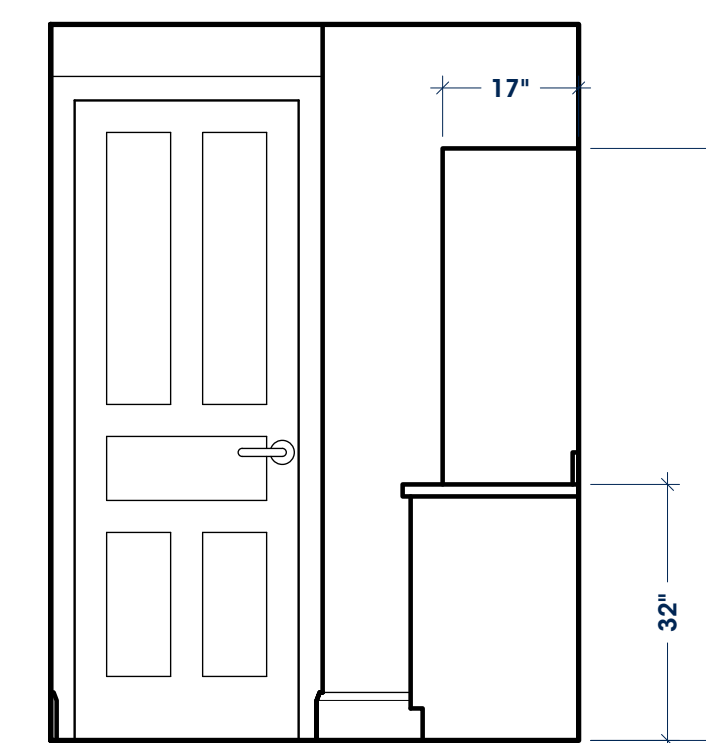
**2** BATH ELEVATION - UNIT 2 / 3  
SCALE: 1/2" = 1'-0"



**3** BATH ELEVATION - UNIT 2 / 3  
SCALE: 1/2" = 1'-0"



**4** BATH ELEVATION - UNIT 2 / 3  
SCALE: 1/2" = 1'-0"



**5** BATH ELEVATION - UNIT 2 / 3  
SCALE: 1/2" = 1'-0"

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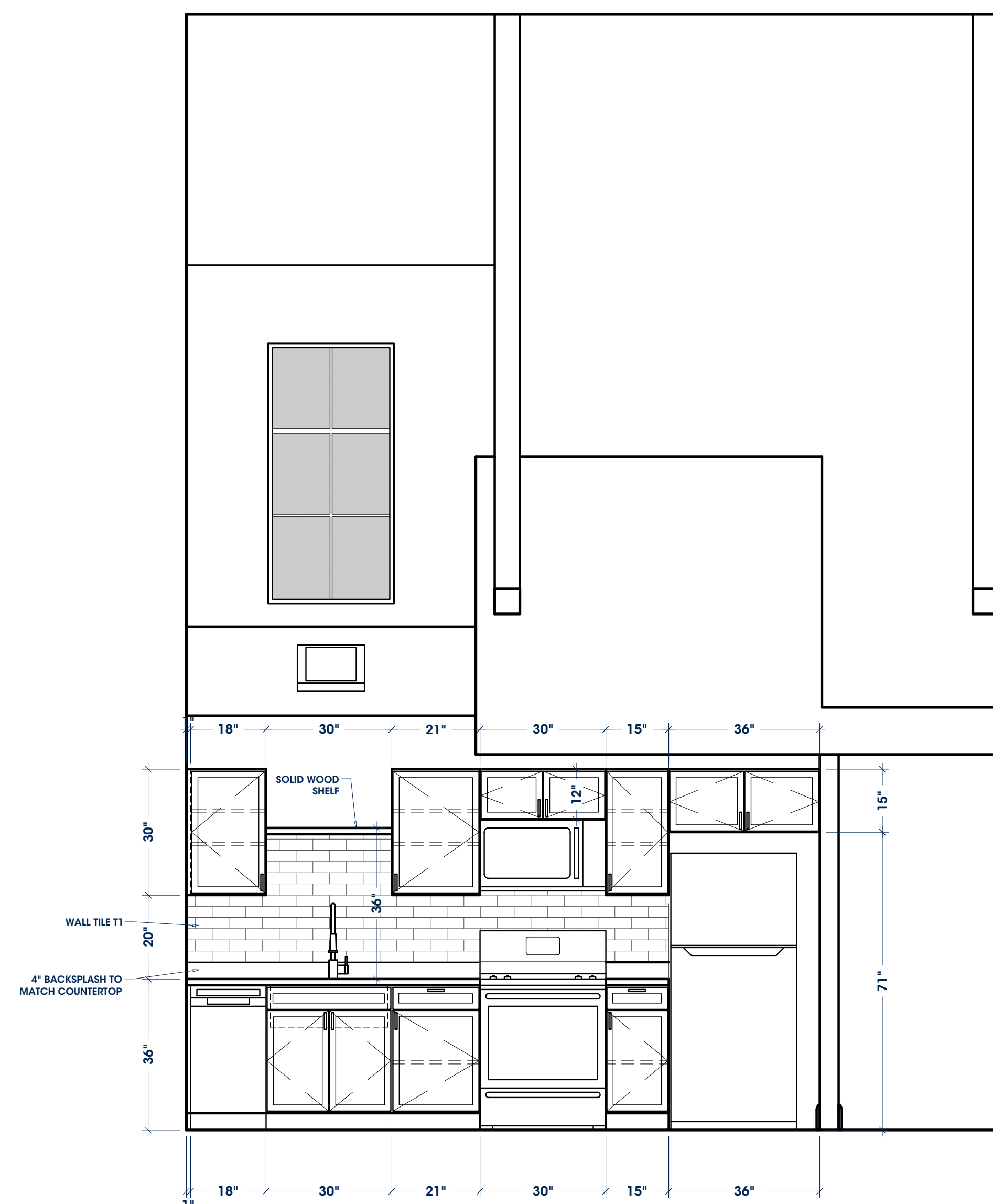
NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

**NOT FOR  
CONSTRUCTION**

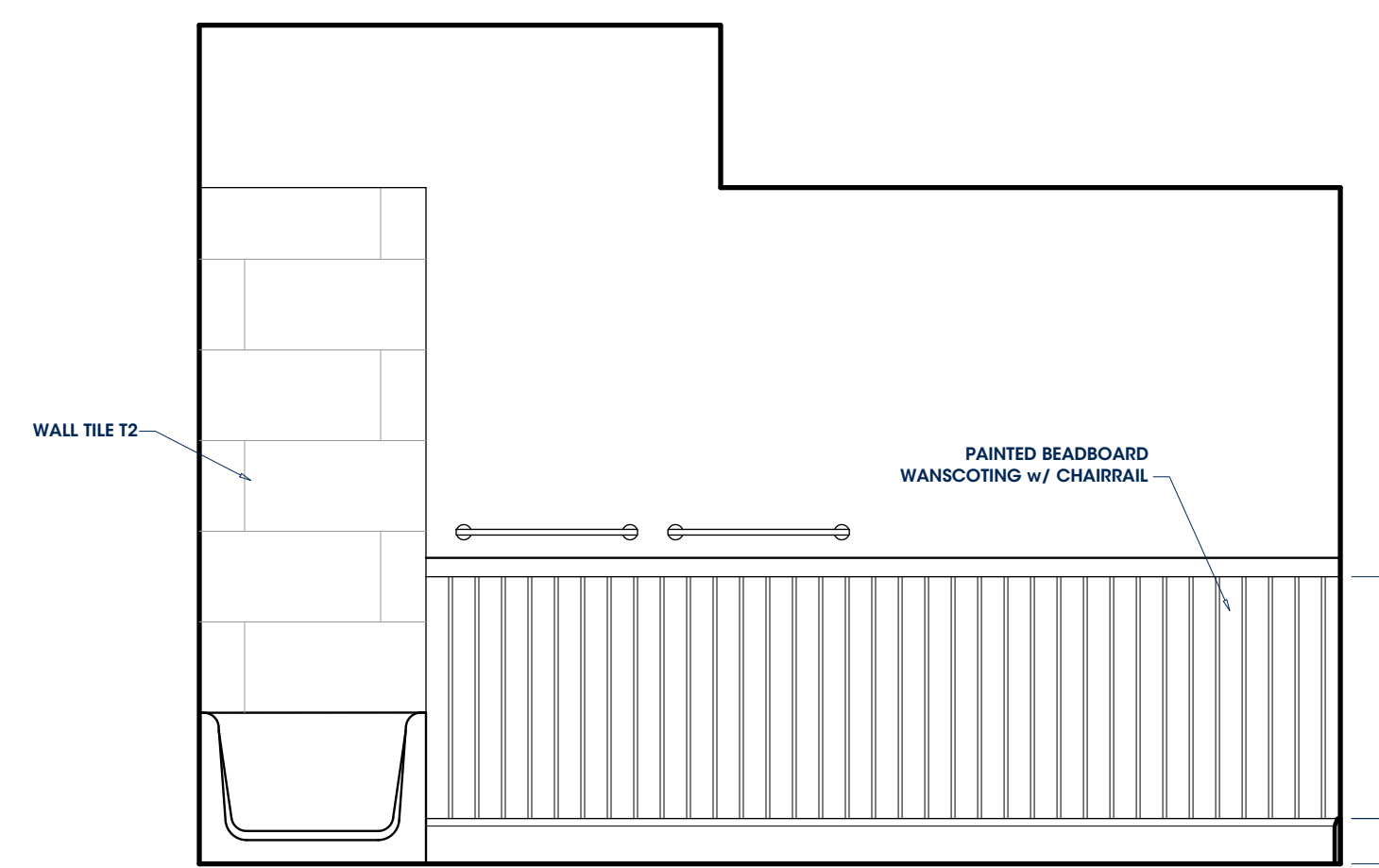
**INTERIOR  
ELEVATIONS  
UNIT 4**

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

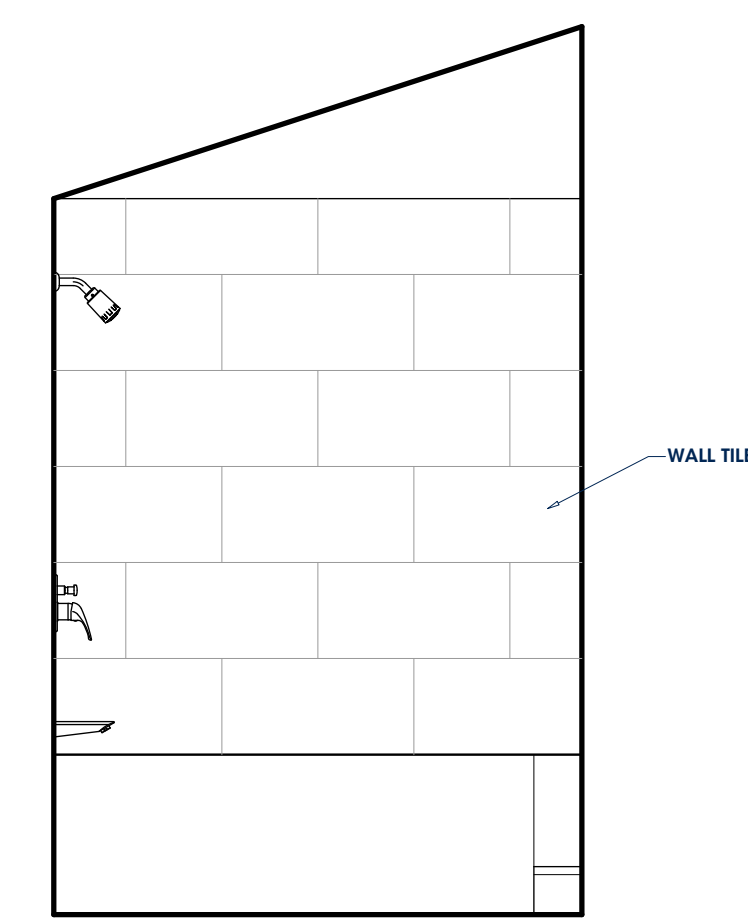
**502**



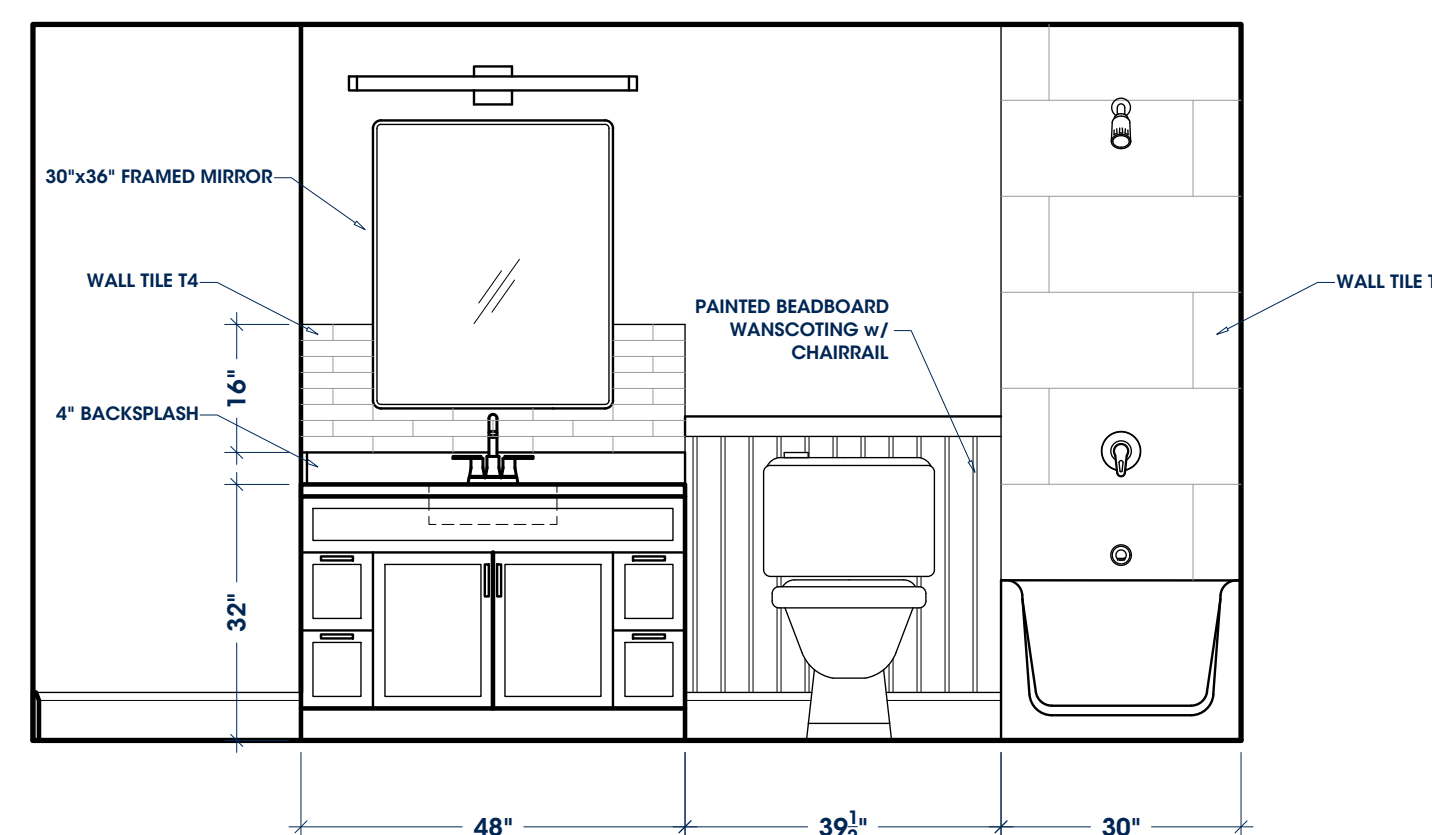
**1 KITCHEN ELEVATION - UNIT 4**  
SCALE: 1/2" = 1'-0"



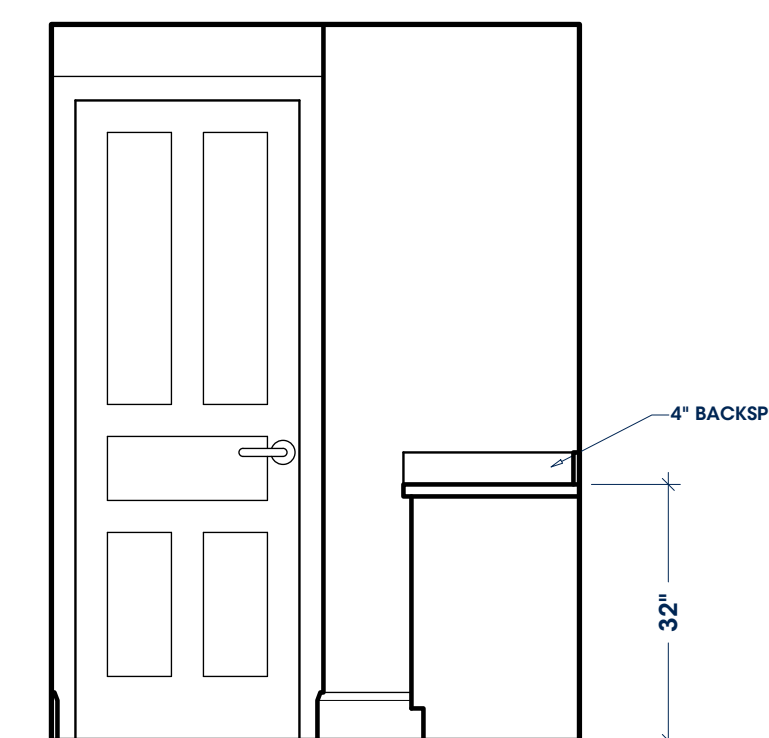
**2 BATH ELEVATION - UNIT 4**  
SCALE: 1/2" = 1'-0"



**3 BATH ELEVATION - UNIT 4**  
SCALE: 1/2" = 1'-0"



**4 BATH ELEVATION - UNIT 4**  
SCALE: 1/2" = 1'-0"



**5 BATH ELEVATION - UNIT 4**  
SCALE: 1/2" = 1'-0"

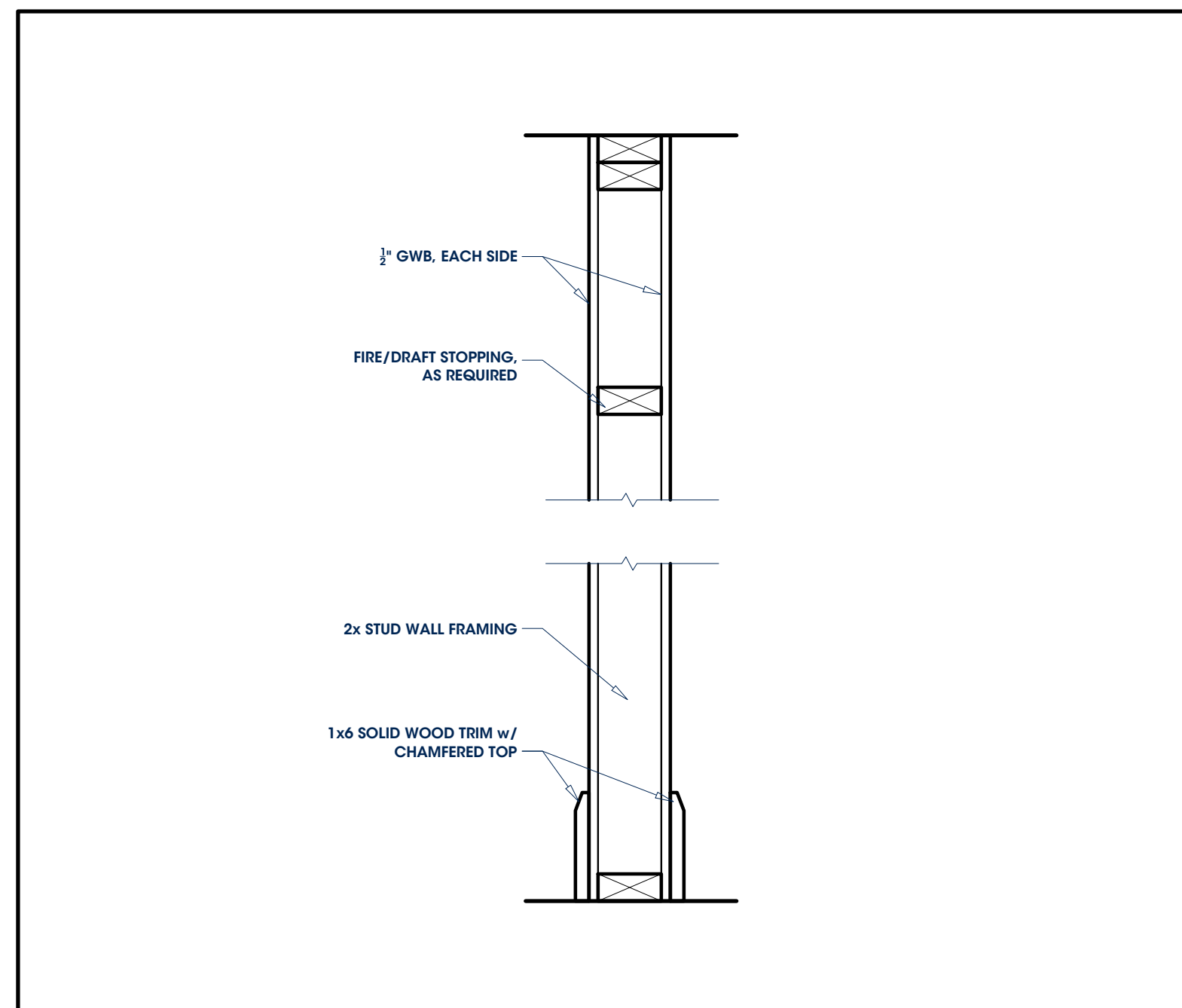
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NOTES:  
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**NOT FOR  
CONSTRUCTION**

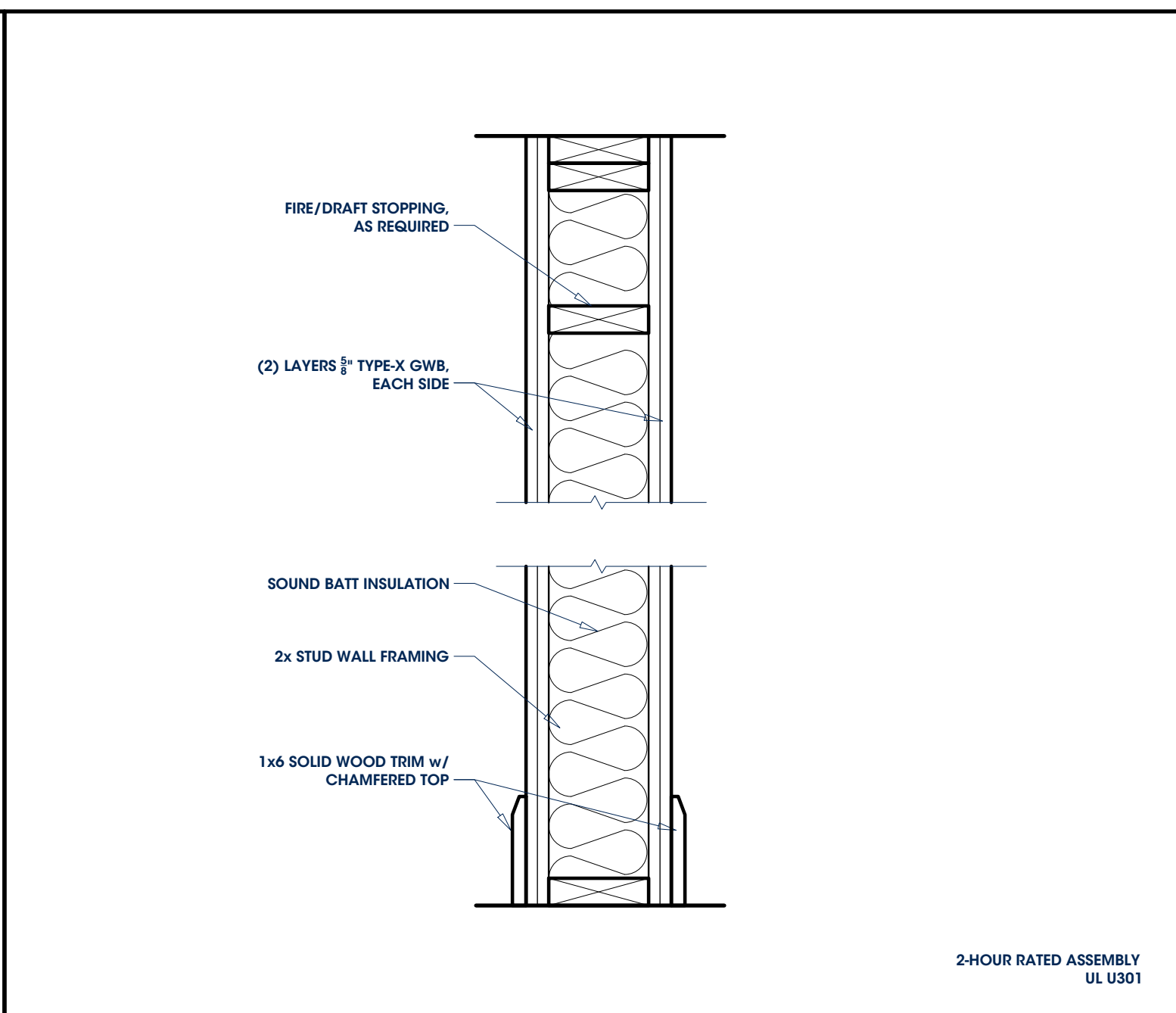
DETAILS

SCALE: VARIES



**1 PARTITION WALL ASSEMBLY**

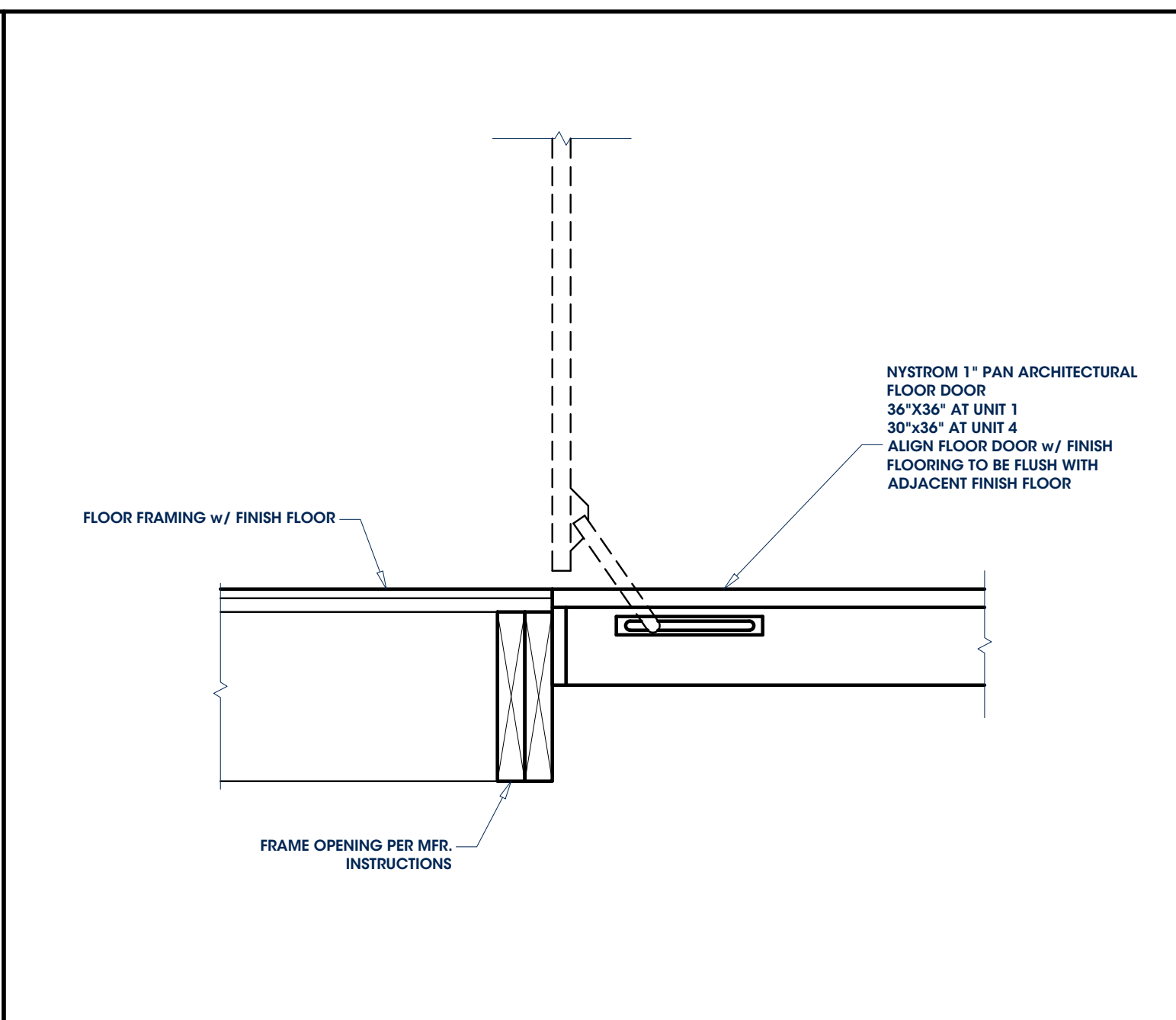
SCALE: 1/2" = 1'-0"



**2 2-HOUR WALL ASSEMBLY**

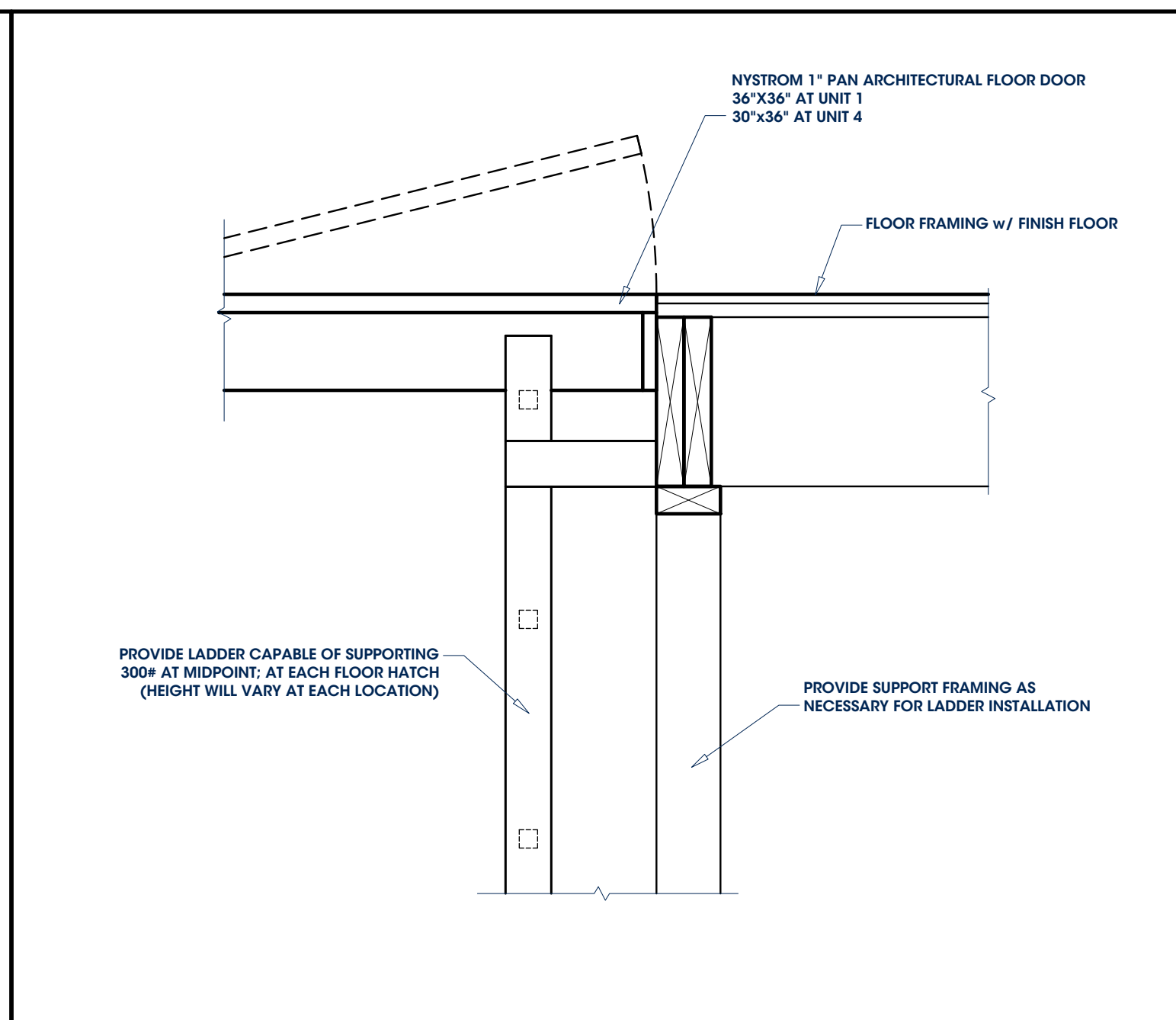
SCALE: 1/2" = 1'-0"

2-HOUR RATED ASSEMBLY  
UL US01



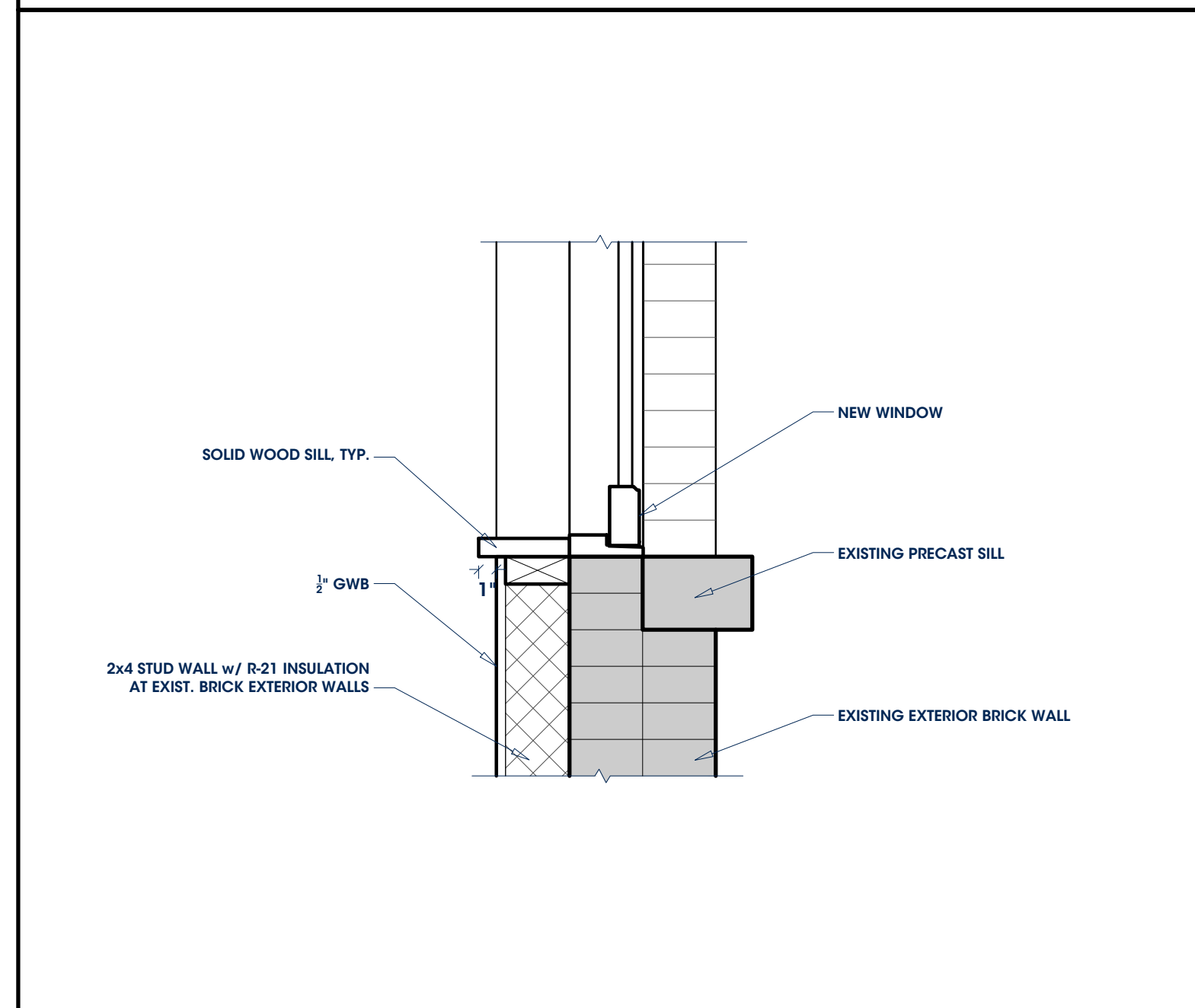
**3 FLOOR HATCH DETAIL**

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



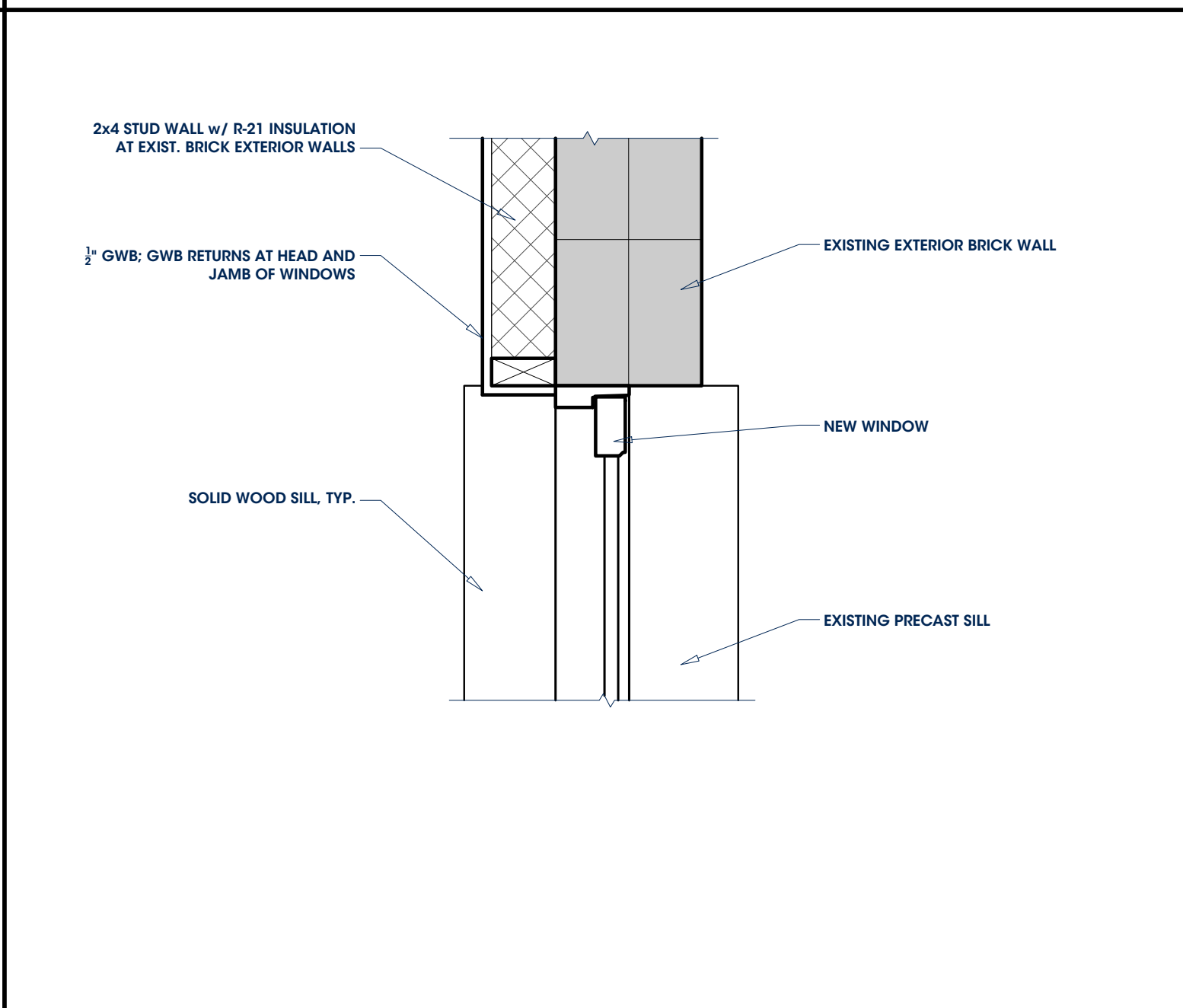
**4 LADDER AT FLOOR HATCH**

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



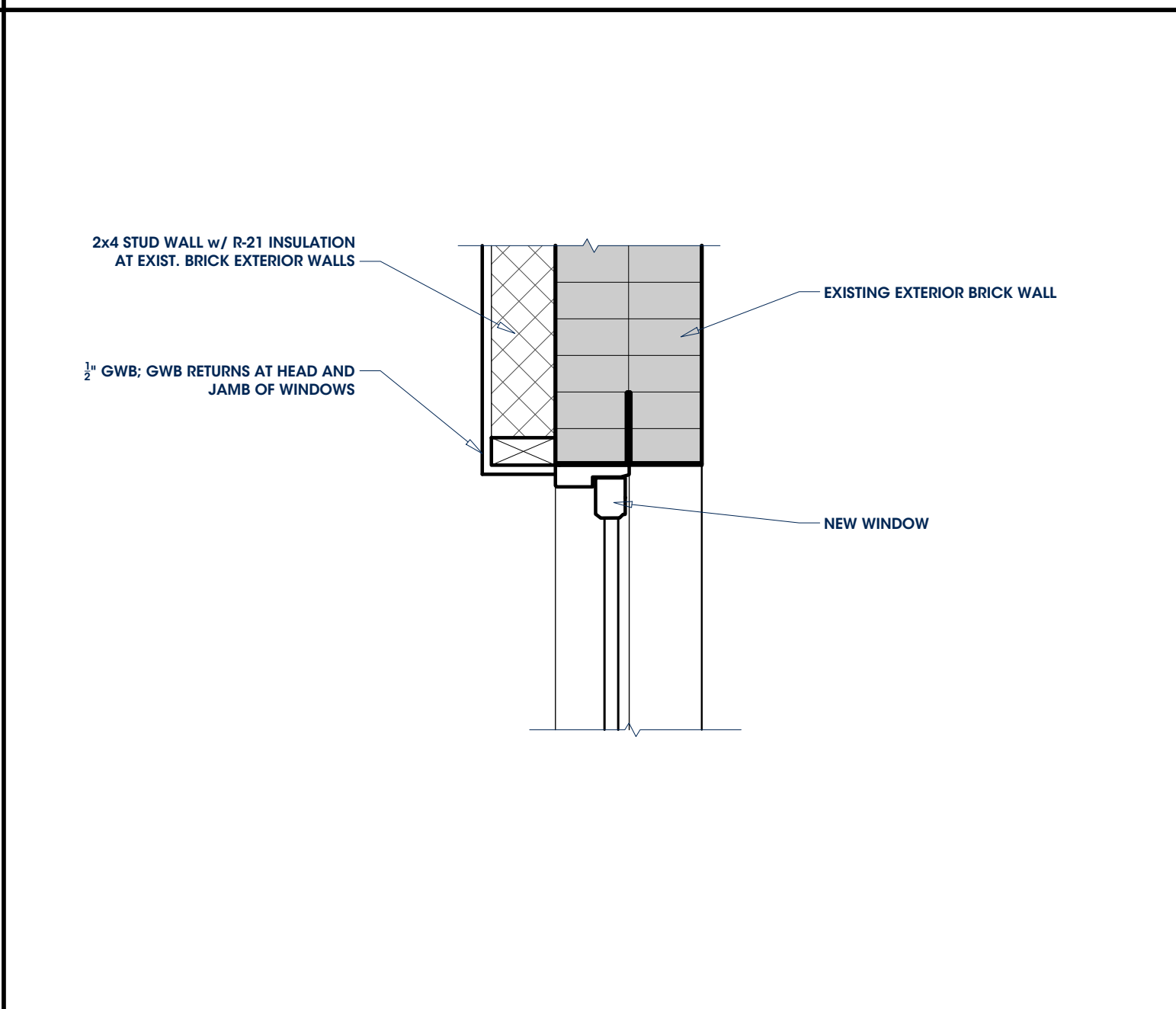
**5 TYPICAL WINDOW SILL**

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



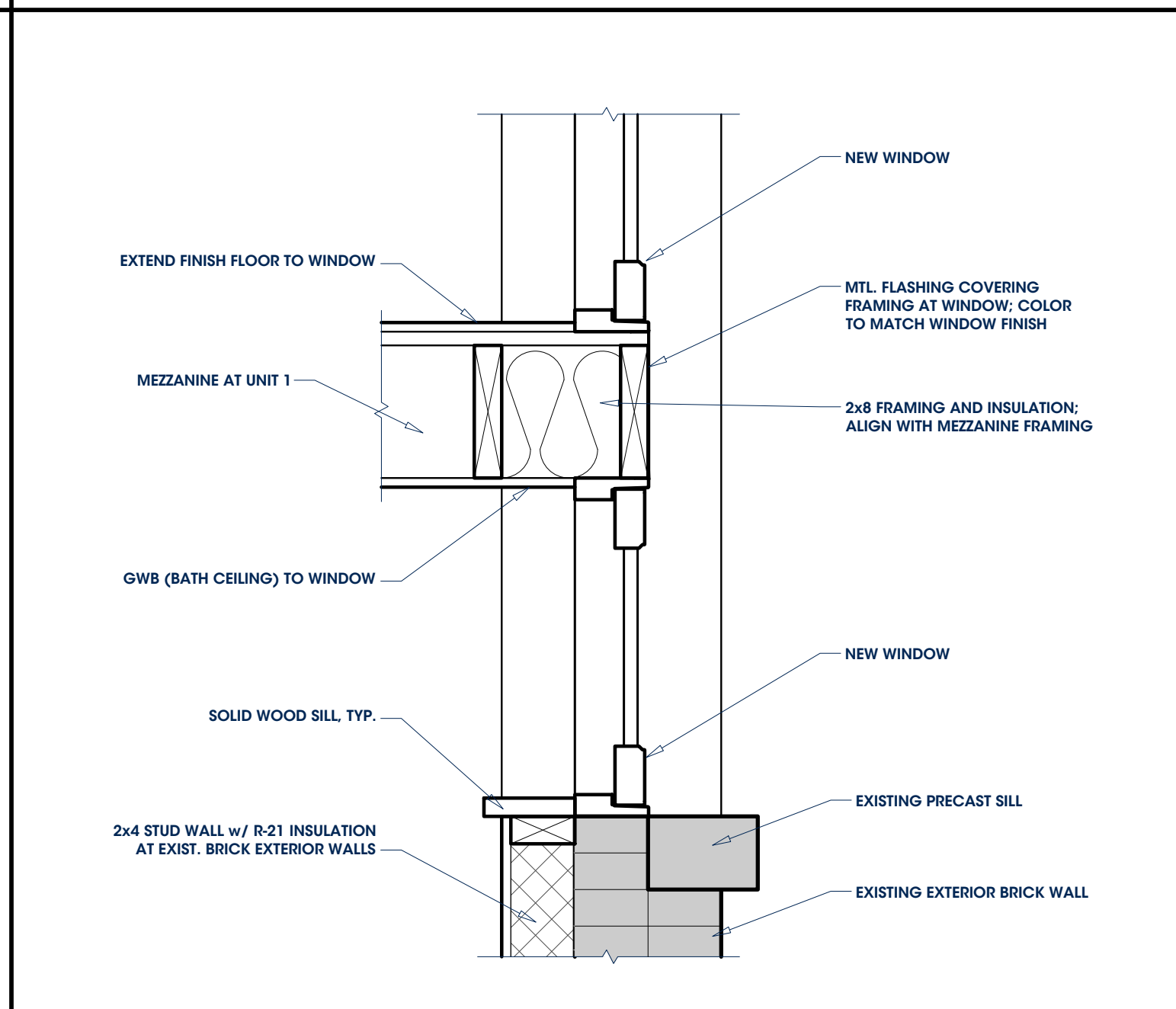
**6 TYPICAL WINDOW JAMB**

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



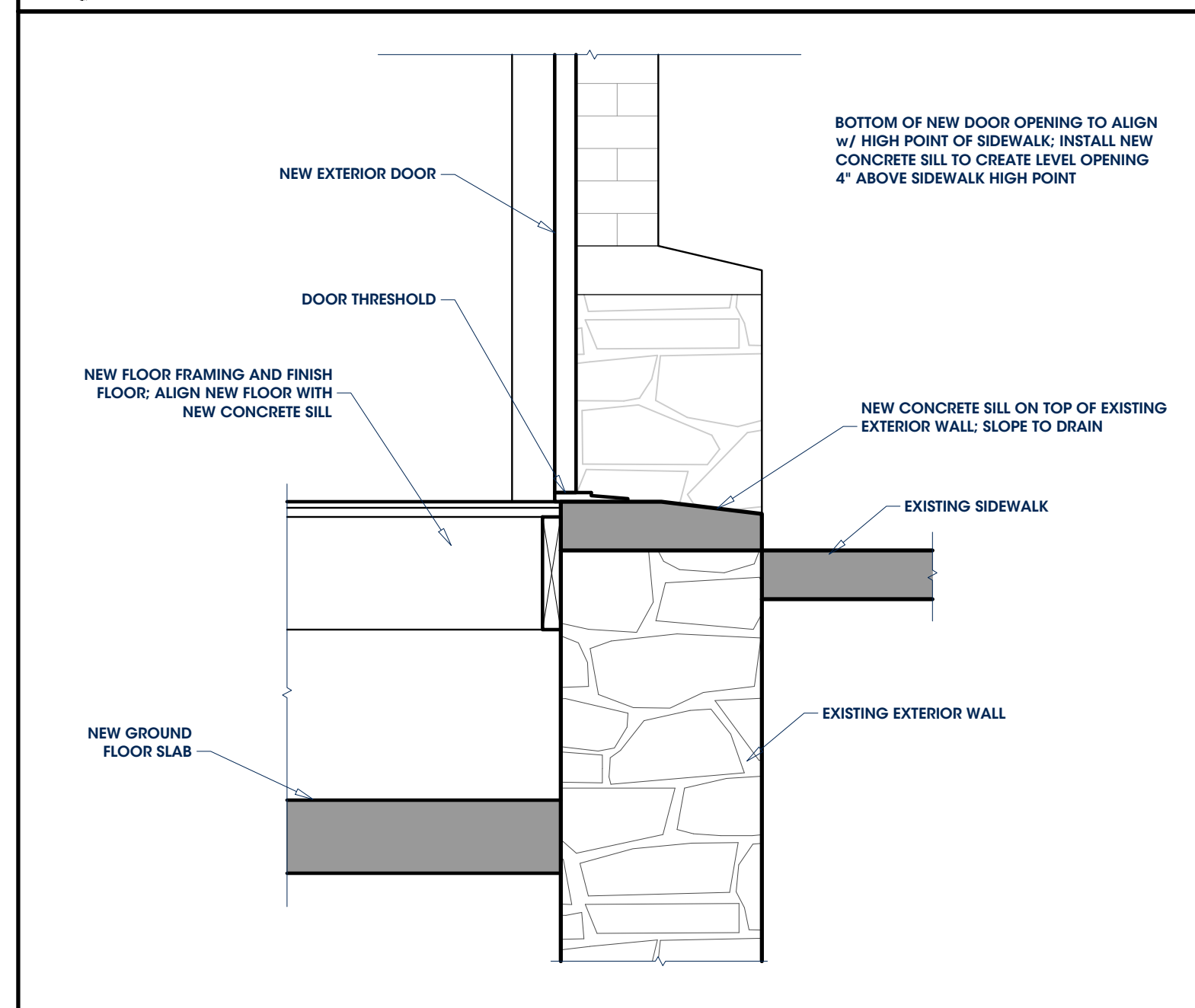
**7 TYPICAL WINDOW HEAD**

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



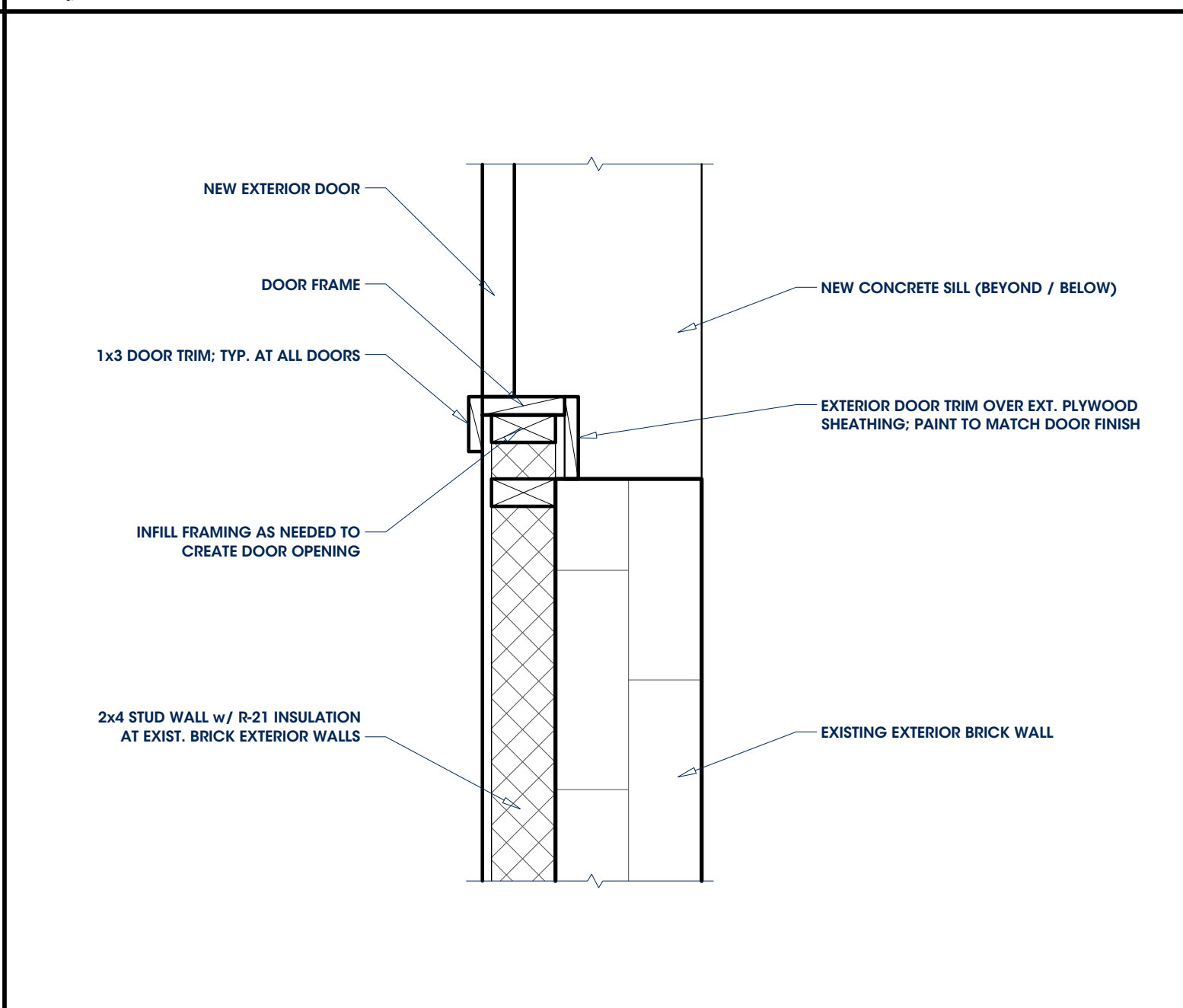
**8 WINDOW E / F DETAIL**

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



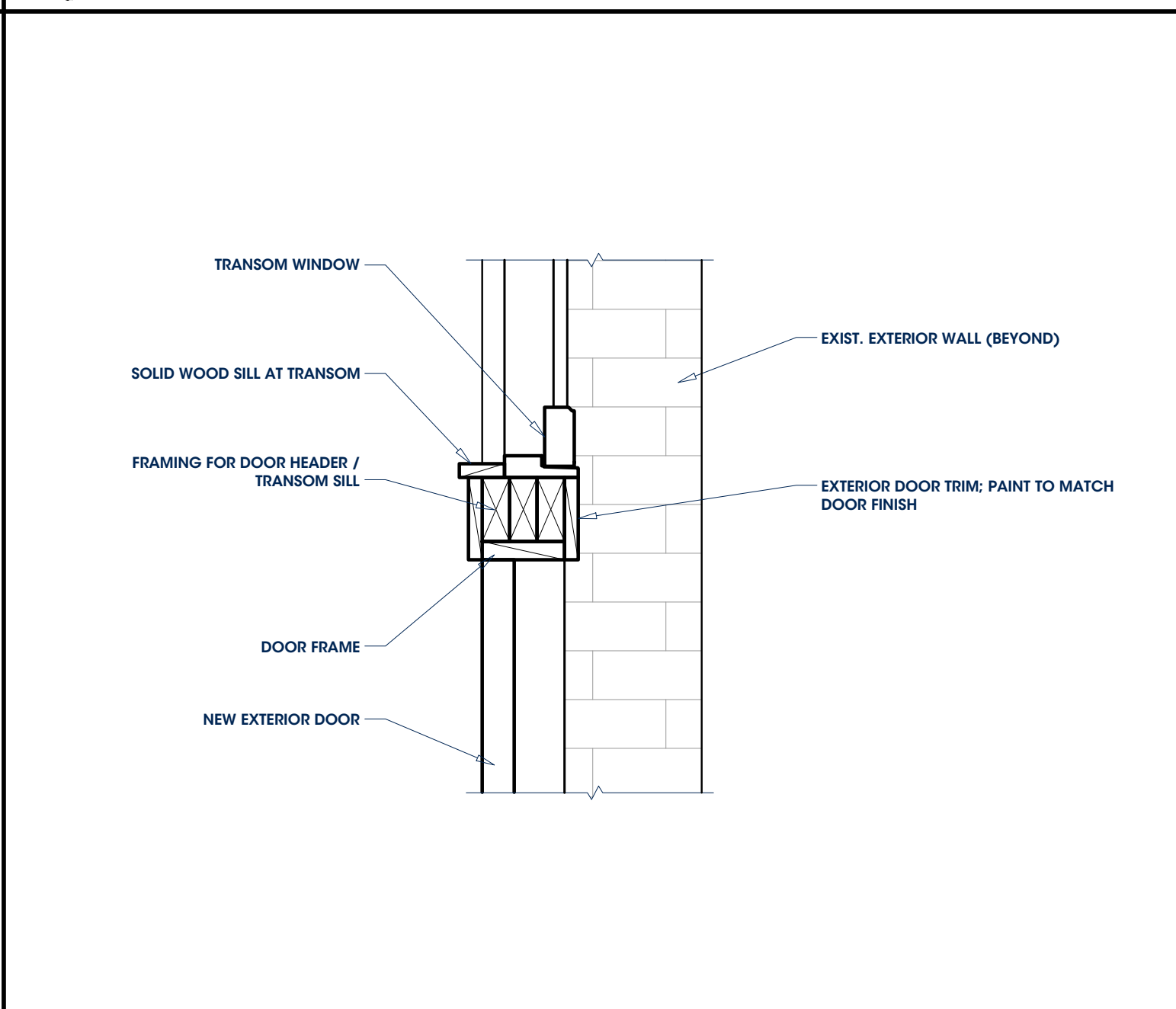
**9 DOOR SILL AT NEW EXTERIOR OPENINGS**

SCALE: 1" = 1'-0"



**10 NEW EXTERIOR DOOR JAMB DETAIL**

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



**11 EXTERIOR DOOR HEAD / TRANSOM SILL DETAIL**

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



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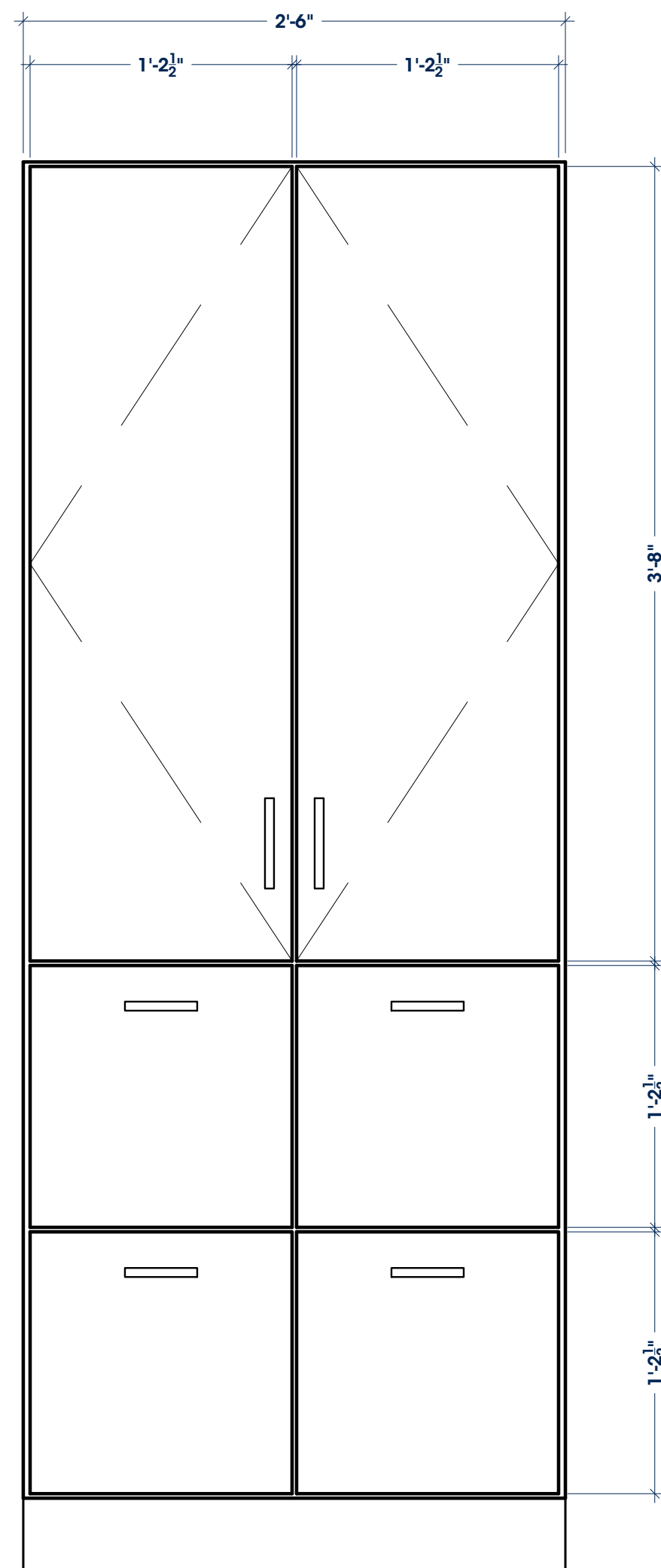
NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

**NOT FOR  
CONSTRUCTION**

**WARDROBE  
UNIT**

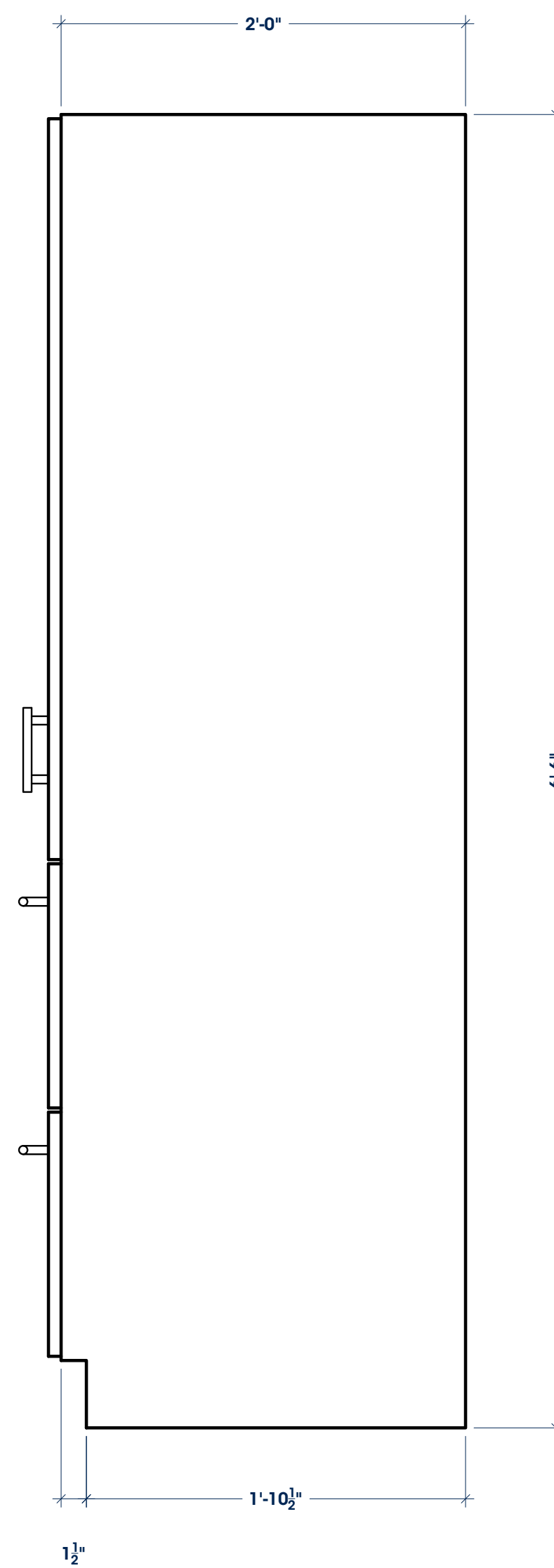
SCALE: **1-1/2" = 1'-0"**

**601**

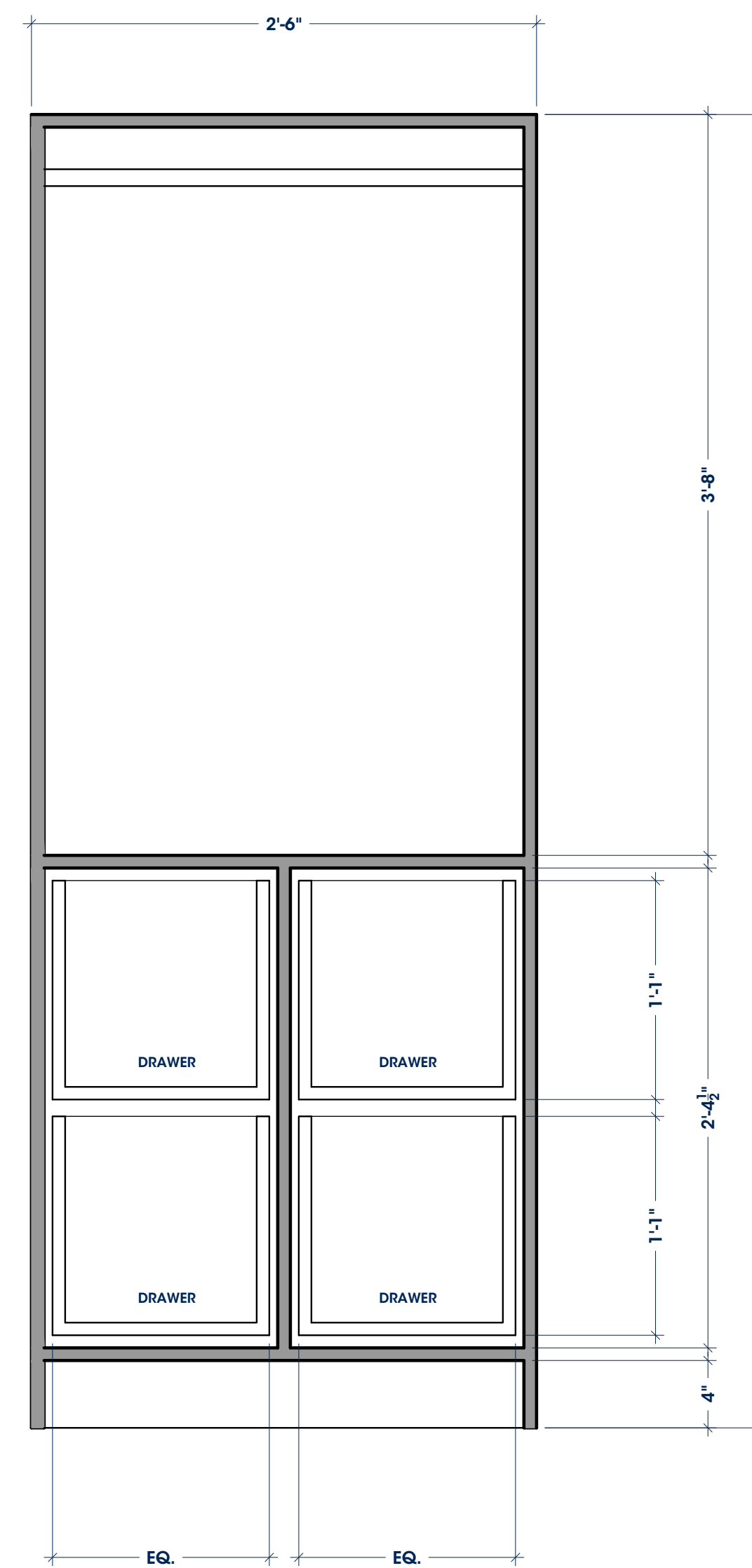


**WARDROBE FRONT ELEVATION**

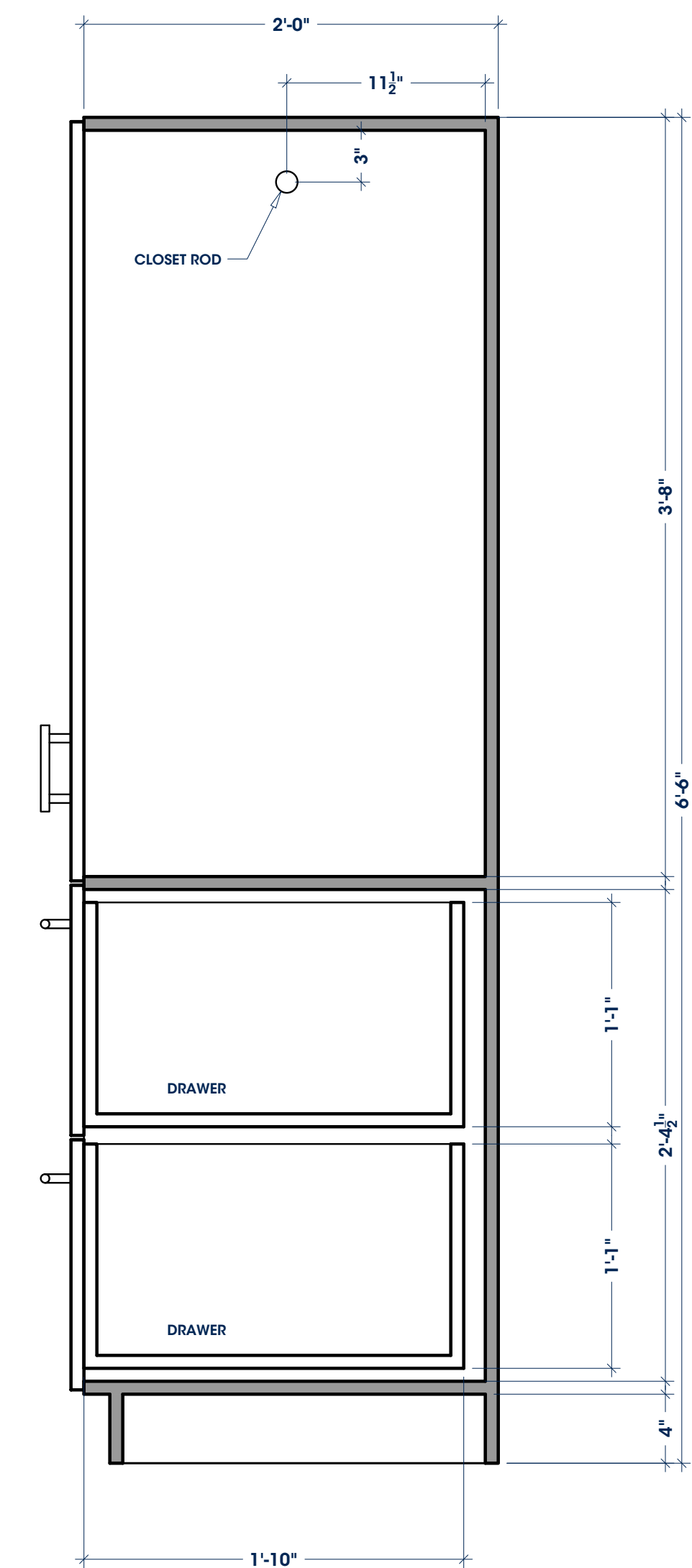
- WARDROBE CABINET NOTES:
- CABINET BODIES TO BE CONSTRUCTED FROM 3/4" 9-PLY (MIN.) A/B GRADE BAL TIC BIRCH PLYWOOD. MITER CORNER CONNECTIONS SO NO PLYWOOD EDGES ARE VISIBLE.
  - CABINET DOORS AND DRAWER FRONTS TO BE CONSTRUCTED FROM 3/4" 9-PLY (MIN.) BAL TIC BIRCH PLYWOOD. 1/8" GAPS BETWEEN DOORS, 1/8" INSET FROM CABINET EDGES.
  - DRAWERS TO BE CONSTRUCTED FROM 3/4" (MIN.) PLYWOOD.
  - PULLS TO BE ROUND BAR PULLS; SATIN NICKEL FINISH.
  - INSTALL MAGNETIC CATCHES AT CABINET DOORS.
  - DRAWER SLIDES TO BE SELF-CLOSING; HINGES TO BE CONCEALED (OVERLAY).
  - INSTALL EDGE BANDING AT CABINET FRONT, CABINET DOORS AND DRAWER FRONTS.
  - FINISH TO BE CLEAR, SATIN POLYURETHANE.



**WARDROBE SIDE ELEVATION**



**SECTION THROUGH WARDROBE**



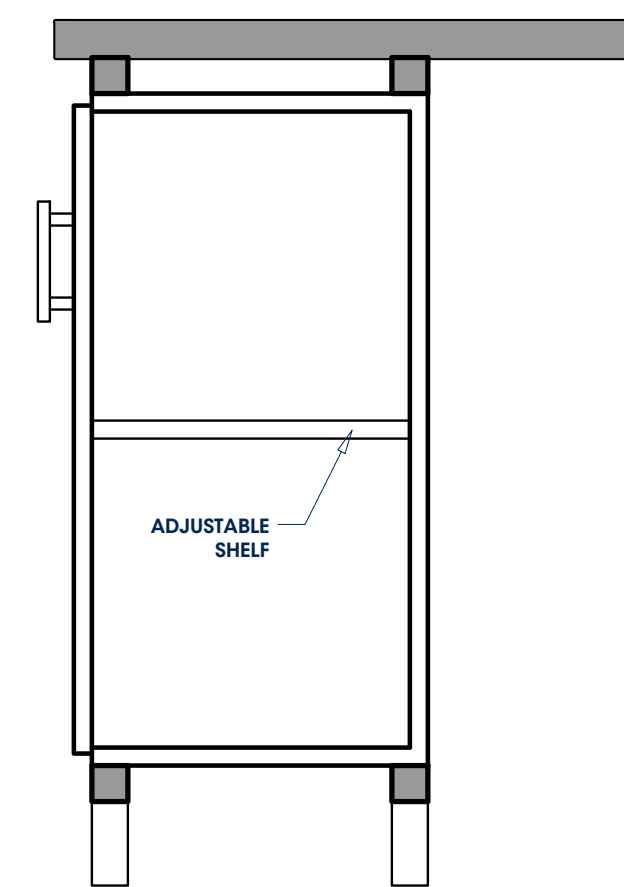
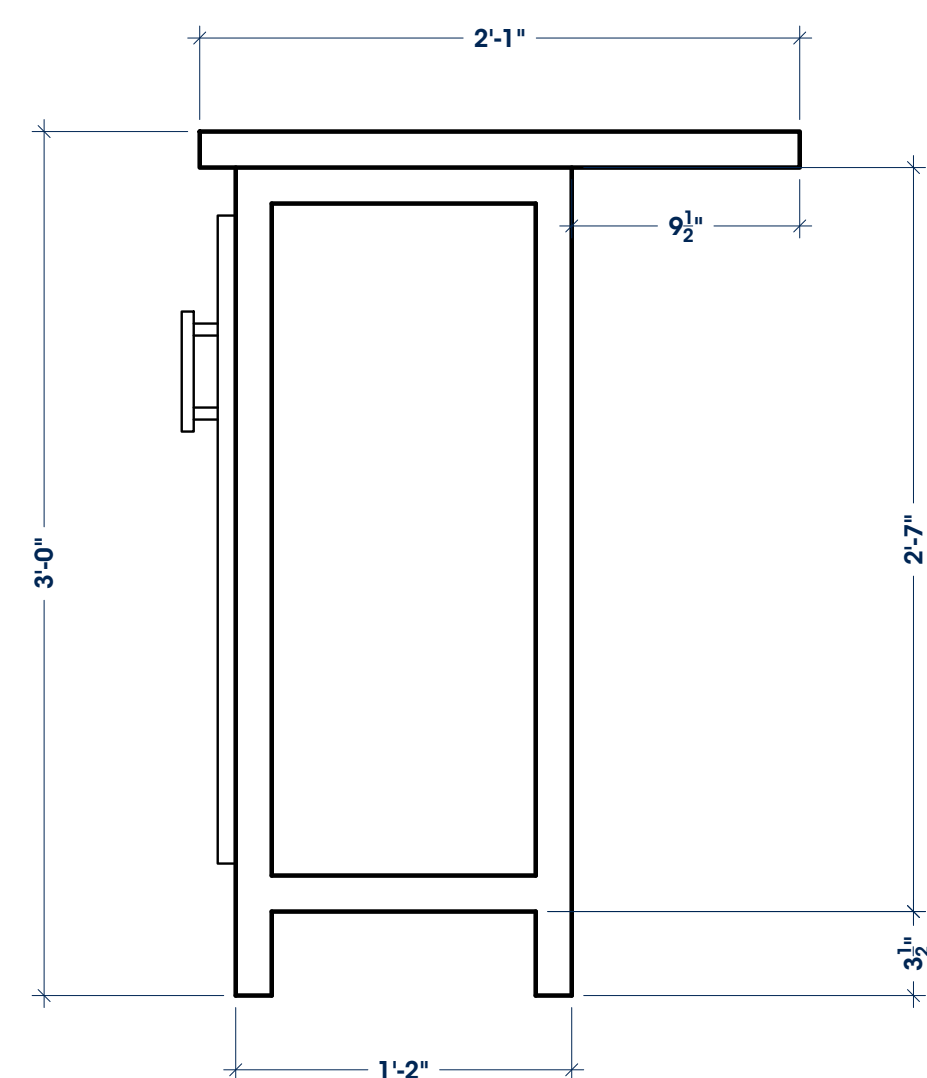
**SECTION THROUGH WARDROBE**

**1 WARDROBE CABINET - PROVIDE (3) PER LIVING UNIT**

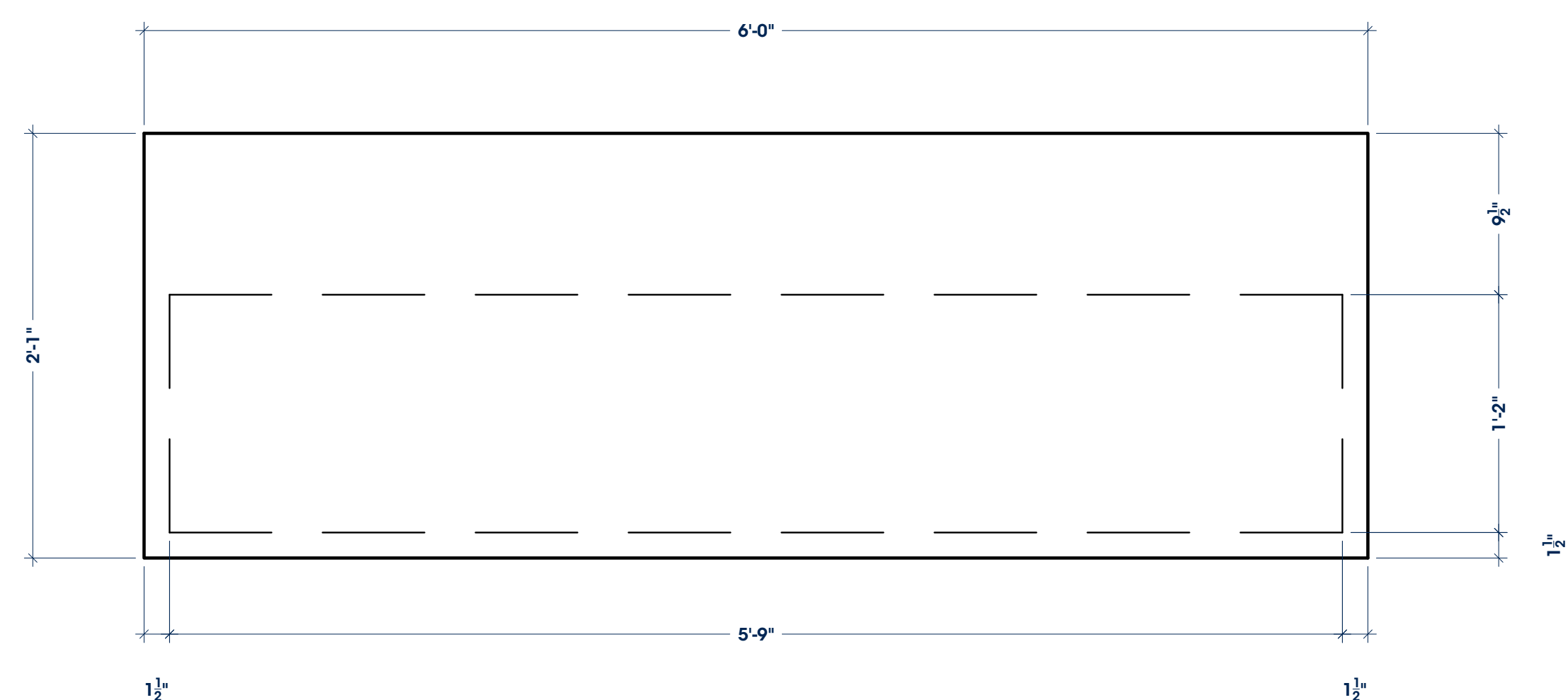
SCALE: **1-1/2" = 1'-0"**

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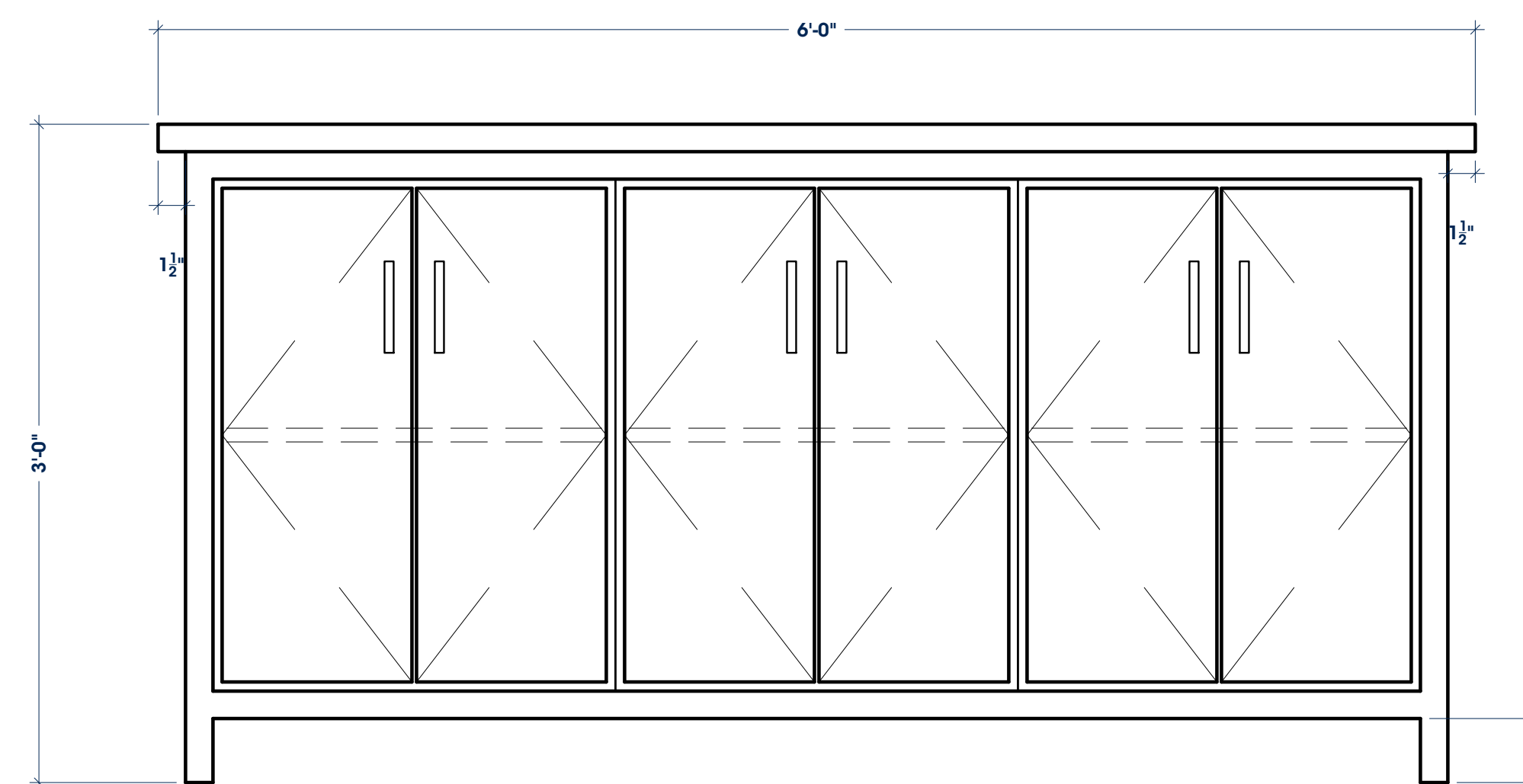
NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.



SECTION THROUGH ISLAND



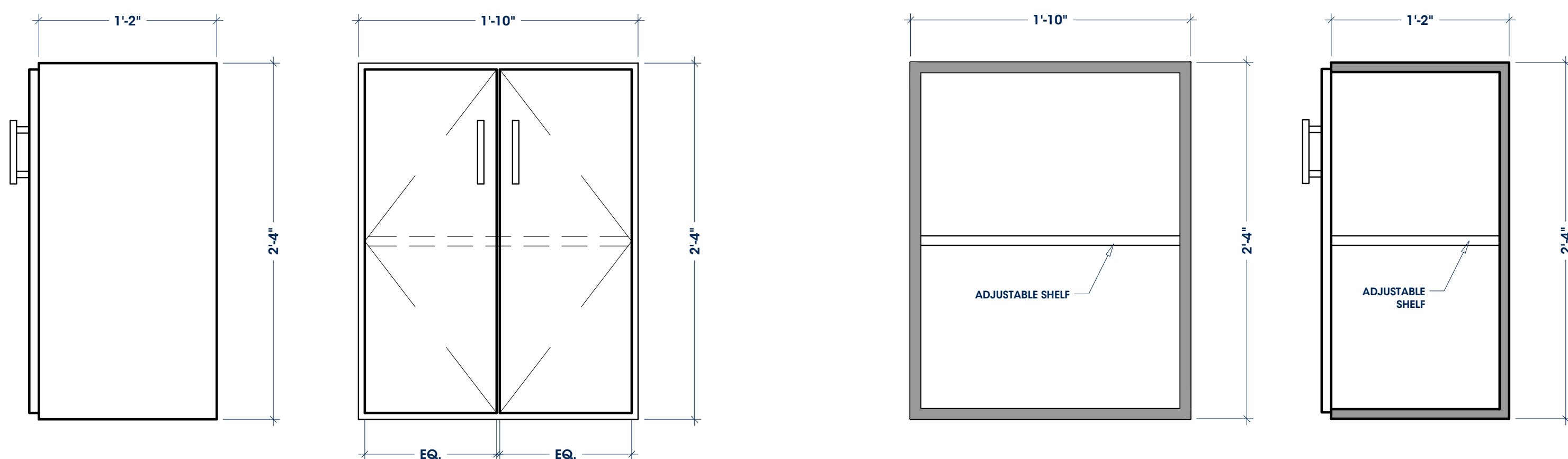
ISLAND PLAN



ISLAND ELEVATION

ISLAND NOTES:  
1. WOOD CABINETS TO BE FASTENED TO METAL FRAME.  
2. WOOD COUNTERTOP TO BE FASTENED TO STEEL FRAME.  
3. COUNTERTOP TO BE 1-1/2" SOLID MAPLE, HEAVY DUTY, CLEAR SATIN, FOOD SAFE FINISH.

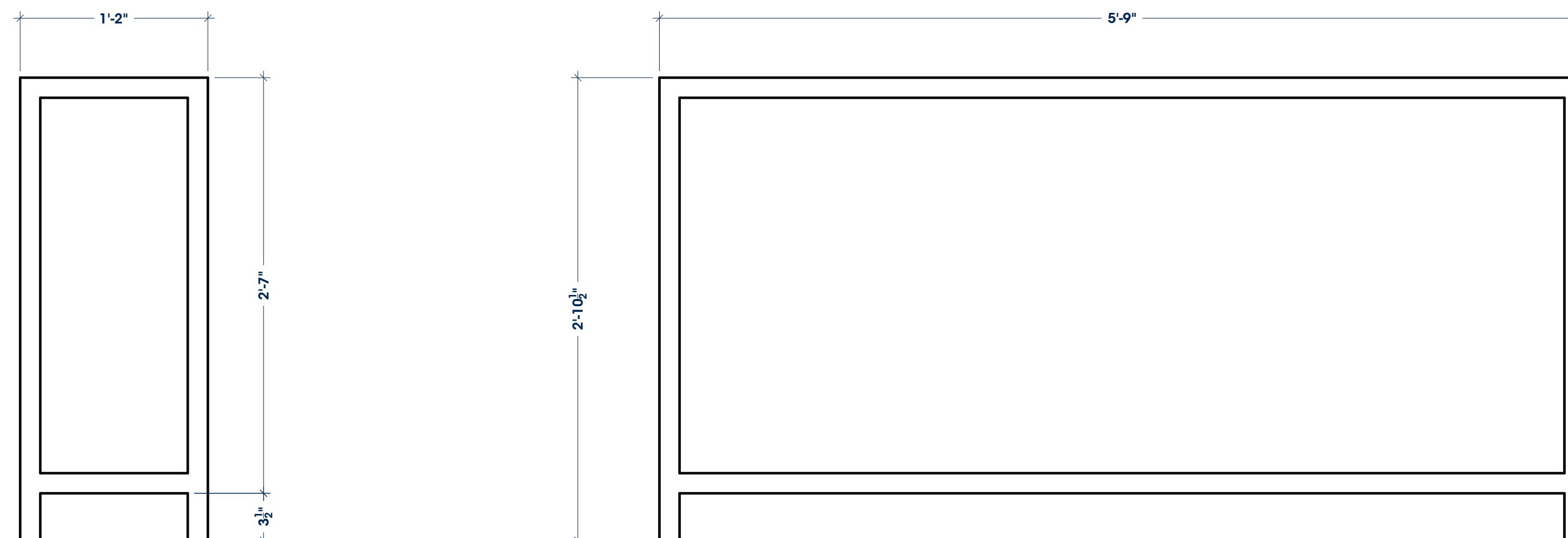
**1 KITCHEN ISLAND - PROVIDE (1) PER UNIT**  
SCALE: 1-1/2" = 1'-0"



CABINET ELEVATIONS

SECTIONS THROUGH CABINET

CABINET NOTES:  
1. CABINET BODIES TO BE CONSTRUCTED FROM 3/4" 9-PLY (MIN.) PAINT GRADE PLYWOOD. MITER CORNER CONNECTIONS SO NO PLYWOOD EDGES ARE VISIBLE.  
2. CABINET DOORS TO BE CONSTRUCTED FROM 3/4" 9-PLY (MIN.) PAINT GRADE PLYWOOD.  
3. 1/2" GAPS BETWEEN DOORS. 1/2" INSET FROM CABINET EDGES.  
4. PULLS TO BE ROUND BAR PULLS, SATIN NICKEL FINISH.  
5. INSTALL MAGNETIC CATCHES AT CABINET DOORS.  
6. PROVIDE ADJUSTABLE SHELF TRACK - 1 SHELF PER CABINET.  
7. INSTALL EDGE BANDING AT CABINET FRONT AND CABINET DOORS.  
8. FINISH TO BE PAINT TO MATCH KITCHEN CABINETS.



STEEL FRAME NOTES:  
1. STEEL FRAME TO BE FABRICATED FROM 14 GA. (MIN.) SQUARE TUBE, WELDED AND GROUND SMOOTH. POWDER COAT FINISH: WHITE  
2. PROVIDE 1-1/2" DIA. HEAVY DUTY ADJUSTABLE RUBBER LEVELING FEET.

**2 ISLAND CABINET - PROVIDE (3) PER ISLAND**  
SCALE: 1-1/2" = 1'-0"

**3 STEEL FRAME - KITCHEN ISLAND**  
SCALE: 1-1/2" = 1'-0"

NOT FOR  
CONSTRUCTION

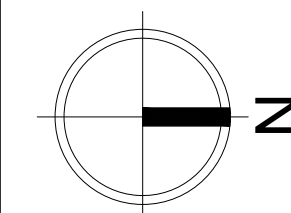
KITCHEN  
ISLAND

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

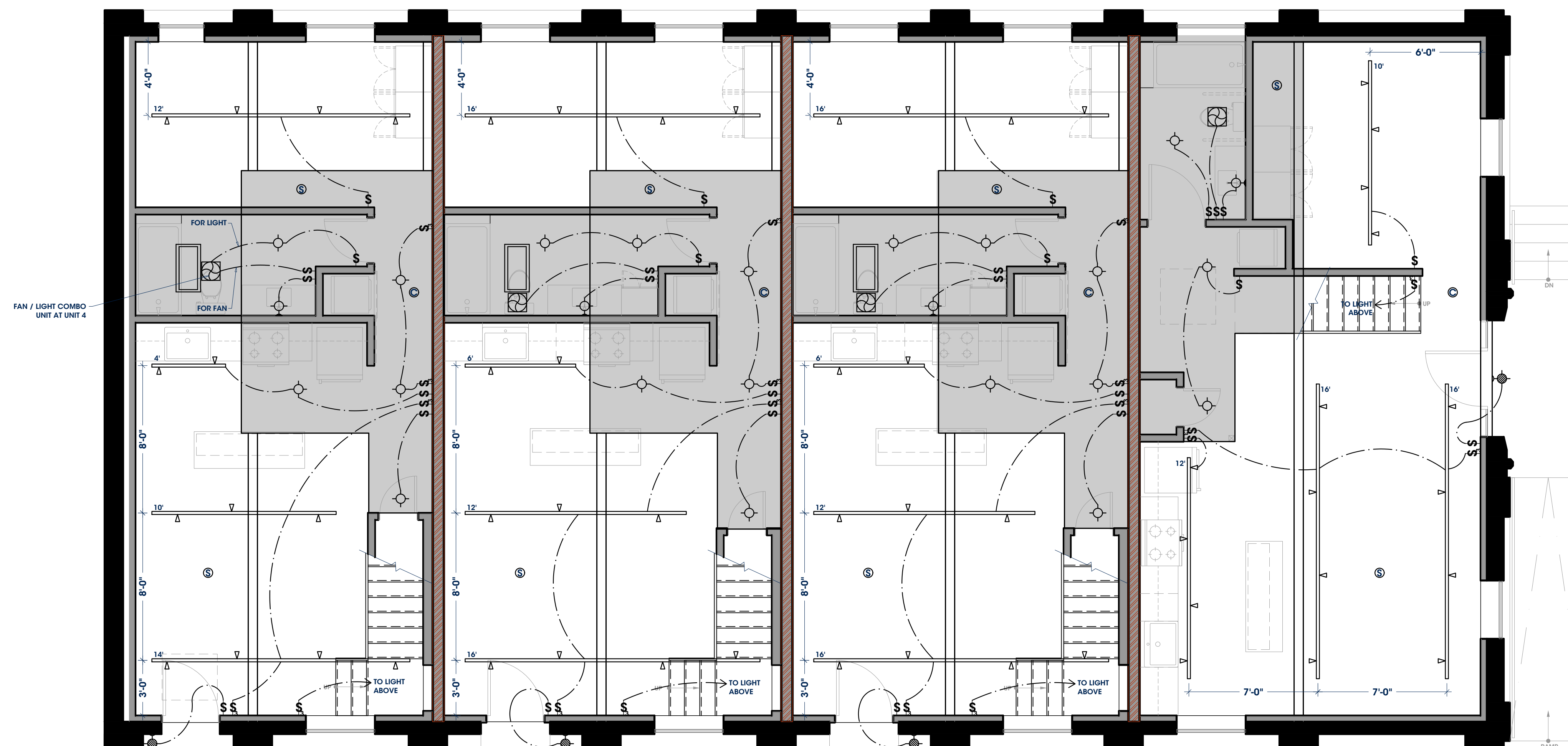
**602**

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NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.



**NOT FOR  
CONSTRUCTION**



**GROUND FLOOR TRACK LIGHTING:**  
1. HANGING TRACK LIGHTING TO BE MOUNTED AT 10'-0" AFF  
2. TRACK LIGHTING TO BE MOUNTED TO METAL OR WOOD STIFFENER AND SUSPENDED FROM UPPER CEILING WITH ALL-THREAD OR OTHER HANGING DEVICE TO PREVENT FROM SWINGING  
3. HANGING DEVICE TO BE PAINTED TO MATCH TRACK FIXTURE

SHADED PORTIONS ON PLAN INDICATE WHERE GWB CEILING IS LOCATED  
SOUTH MULBERRY STREET

**1 GROUND FLOOR LIGHTING PLAN**

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

**TRACK LIGHTING:**  
WAC "H-TRACK" IN SIZES INDICATED ON LIGHTING PLAN  
WAC "CHARGE" H-TRACK 6" TALL 3000K LED TRACK HEAD (MODEL: H-8010-30-WT)  
COLOR: WHITE

**RECESSED LIGHT FIXTURES:**  
HALO RECESSED LED FIXTURES; MODEL H71CT; OR APPROVED ALTERNATE

**VANITY LIGHT FIXTURES:**  
MAXIM LIGHTING "SPEC" MODEL S2004 36" LIGHT  
COLOR: SATIN NICKEL

**EXTERIOR LIGHT FIXTURES:**  
SIGNATURE HARDWARE "HEDGEWAY" 12" TALL LED WALL SCONCE (MODEL: 484455)  
COLOR: BLACK

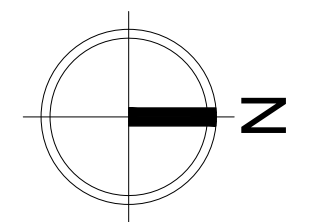
**ELECTRICAL SYMBOLS**

120-V OUTLET	RECESSED LIGHT FIXTURE	EXIT SIGN
120-V GFCI OUTLET	RECESSED LIGHT FIXTURE W/ LENS	EMERGENCY LIGHT
240-V OUTLET	TRACK LIGHT FIXTURE	PULL STATION
120-V FLOOR OUTLET	JUNCTION BOX	HORN / STROBE
LIGHT SWITCH	WALL SCONCE FIXTURE	SMOKE DETECTOR
3-WAY LIGHT SWITCH	PENDANT LIGHT FIXTURE	CO2 DETECTOR
VANITY LIGHT FIXTURE	STRIP LIGHT FIXTURE	DATA PORT
EXTERIOR LIGHT FIXTURE	VENT FAN	THERMOSTAT



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NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

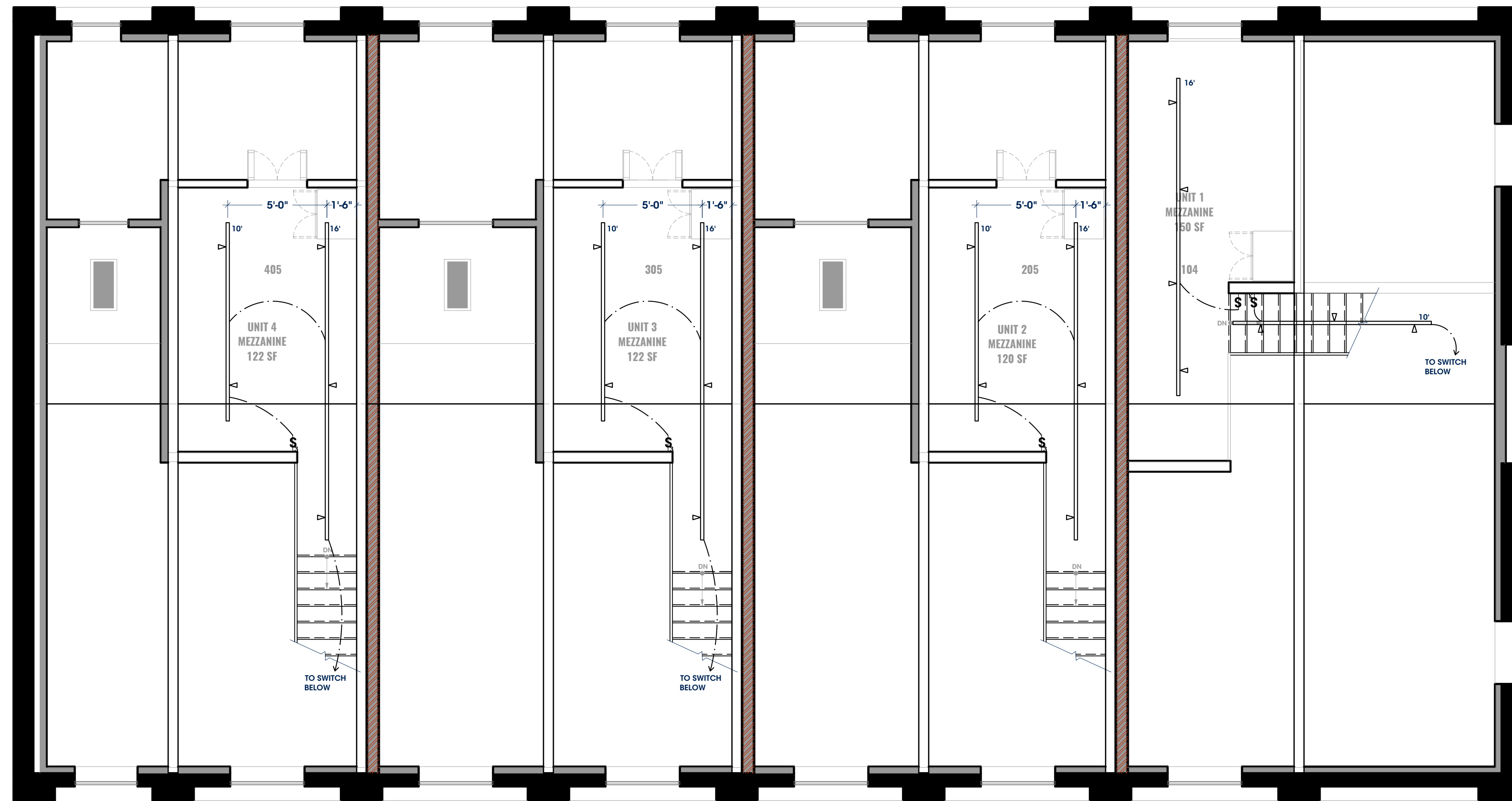


**NOT FOR  
CONSTRUCTION**

**MEZZANINE  
LIGHTING PLAN**

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

**101**



MEZZANINE TRACK LIGHTING:  
1. HANGING TRACK LIGHTING TO BE MOUNTED AT 8'-0" AFF  
2. TRACK LIGHTING TO BE MOUNTED TO MTL OR WOOD STIFFENER AND SUSPENDED FROM UPPER CEILING WITH ALL-THREAD OR OTHER HANGING DEVICE TO PREVENT FROM SWINGING  
3. HANGING DEVICE TO BE PAINTED TO MATCH TRACK FIXTURE

**1 MEZZANINE LIGHTING PLAN**  
SCALE: 1/4" = 1'-0"

TRACK LIGHTING:  
WAC "H-TRACK" IN SIZES INDICATED ON LIGHTING PLAN  
WAC "CHARGE" H-TRACK 6" TALL 3000K LED TRACK HEAD (MODEL: H-8010-30-WT)  
COLOR: WHITE

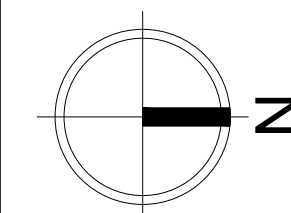
RECESSED LIGHT FIXTURES:  
HALO RECESSED LED FIXTURES; MODEL H71CT; OR APPROVED ALTERNATE

VANITY LIGHT FIXTURES:  
MAXIM LIGHTING "SPEC" MODEL 52004 36" LIGHT  
COLOR: SATIN NICKEL

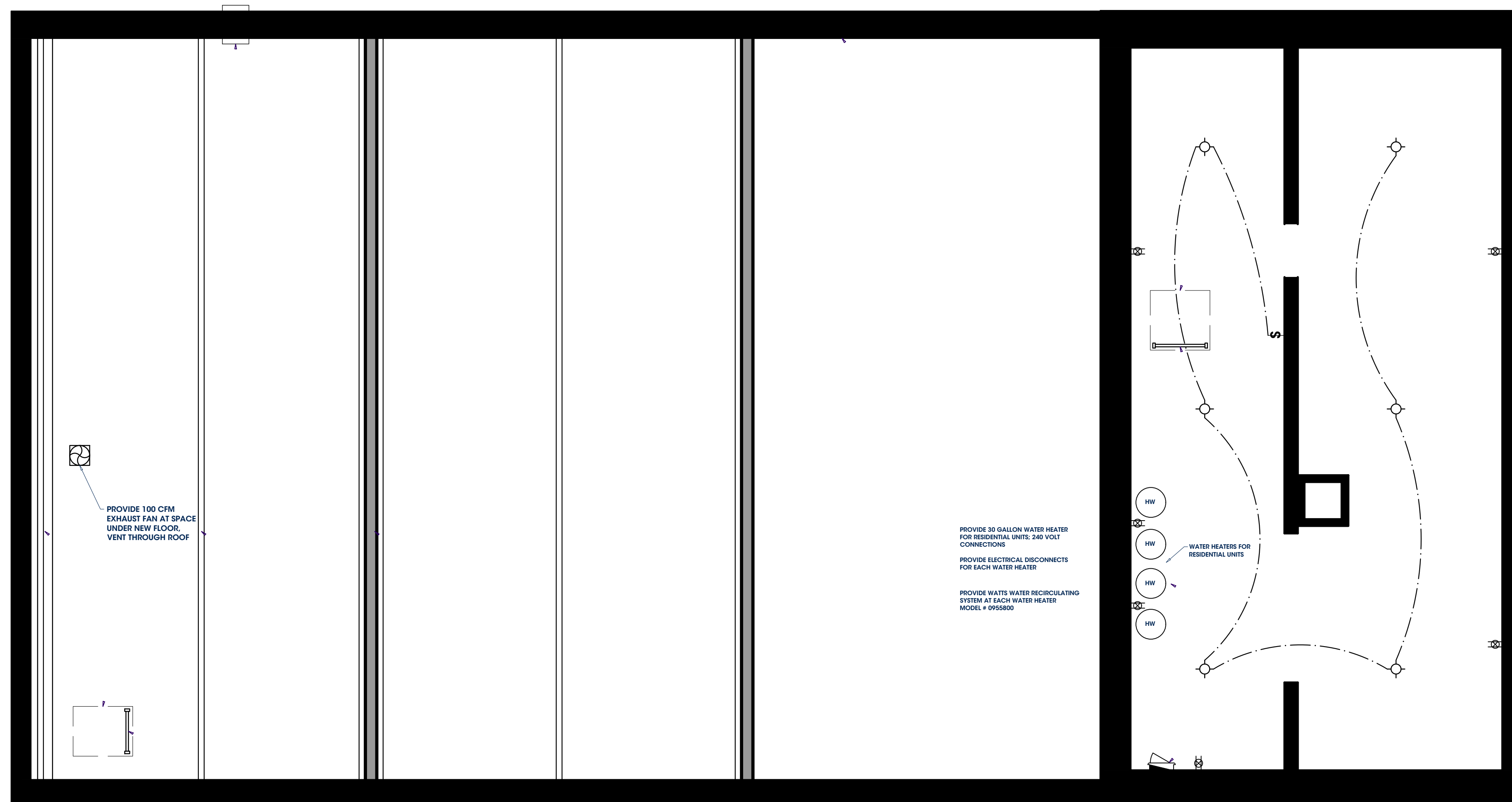
EXTERIOR LIGHT FIXTURES:  
SIGNATURE HARDWARE "HEDGEWAY" 12" TALL LED WALL SCONCE (MODEL: 484455)  
COLOR: BLACK

**ELECTRICAL SYMBOLS**

120-V OUTLET	RECESSED LIGHT FIXTURE	EXIT SIGN
120-V GFCI OUTLET	RECESSED LIGHT FIXTURE W/ LENS	EMERGENCY LIGHT
240-V OUTLET	TRACK LIGHT FIXTURE	PULL STATION
120-V FLOOR OUTLET	JUNCTION BOX	HORN / STROBE
LIGHT SWITCH	WALL SCONCE FIXTURE	SMOKE DETECTOR
3-WAY LIGHT SWITCH	PENDANT LIGHT FIXTURE	CO2 DETECTOR
VANITY LIGHT FIXTURE	STRIP LIGHT FIXTURE	DATA PORT
EXTERIOR LIGHT FIXTURE	VENT FAN	THERMOSTAT



**NOT FOR  
CONSTRUCTION**



**1 BASEMENT POWER PLAN**

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

**UNIT 1 ELECTRICAL PANEL SCHEDULE  
NEW 150 AMP SERVICE**

CIRCUIT	ITEM	SIZE	SIZE	ITEM	CIRCUIT
1					2
3	HVAC MINI-SPLIT SYSTEM	30 AMP	30 AMP	WATER HEATER	4
5			20 AMP	KITCHEN OUTLETS	6
7	ELECTRIC RANGE	50 AMP	20 AMP	KITCHEN OUTLETS	8
9	MAIN SPACE OUTLETS	20 AMP	20 AMP	BATHROOM OUTLET + LIGHTS	10
11	MAIN SPACE LIGHTS	15 AMP	20 AMP	SMALL ROOM OUTLETS + LIGHTS	12
13	MEZZANINE LIGHTS + OUTLETS	15 AMP	20 AMP	LAUNDRY UNIT	14
15	KITCHEN / HALL LIGHTS	15 AMP			16
17					18
19					20

**UNIT 2 ELECTRICAL PANEL SCHEDULE  
NEW 150 AMP SERVICE**

CIRCUIT	ITEM	SIZE	SIZE	ITEM	CIRCUIT
1					2
3	HVAC MINI-SPLIT SYSTEM	30 AMP	30 AMP	WATER HEATER	4
5			20 AMP	KITCHEN OUTLETS	6
7	ELECTRIC RANGE	50 AMP	20 AMP	KITCHEN OUTLETS	8
9	MAIN SPACE OUTLETS	20 AMP	20 AMP	BATHROOM OUTLET + LIGHTS	10
11	MAIN SPACE LIGHTS	15 AMP	20 AMP	SMALL ROOM OUTLETS + LIGHTS	12
13	MEZZANINE LIGHTS + OUTLETS	15 AMP	20 AMP	LAUNDRY UNIT	14
15	KITCHEN / HALL LIGHTS	15 AMP			16
17					18
19					20

**UNIT 3 ELECTRICAL PANEL SCHEDULE  
NEW 150 AMP SERVICE**

CIRCUIT	ITEM	SIZE	SIZE	ITEM	CIRCUIT
1					2
3	HVAC MINI-SPLIT SYSTEM	30 AMP	30 AMP	WATER HEATER	4
5			20 AMP	KITCHEN OUTLETS	6
7	ELECTRIC RANGE	50 AMP	20 AMP	KITCHEN OUTLETS	8
9	MAIN SPACE OUTLETS	20 AMP	20 AMP	BATHROOM OUTLET + LIGHTS	10
11	MAIN SPACE LIGHTS	15 AMP	20 AMP	SMALL ROOM OUTLETS + LIGHTS	12
13	MEZZANINE LIGHTS + OUTLETS	15 AMP	20 AMP	LAUNDRY UNIT	14
15	KITCHEN / HALL LIGHTS	15 AMP			16
17					18
19					20

**UNIT 4 ELECTRICAL PANEL SCHEDULE  
NEW 150 AMP SERVICE**

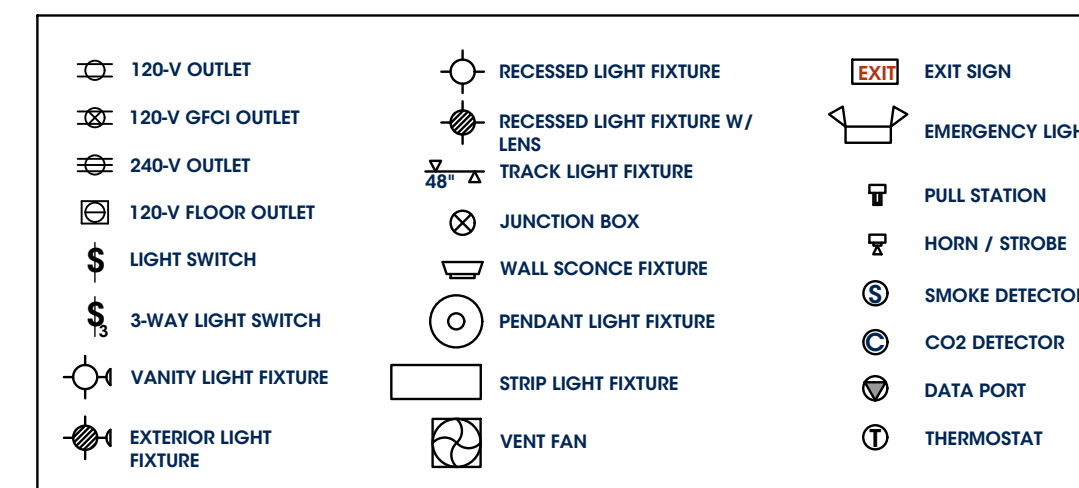
CIRCUIT	ITEM	SIZE	SIZE	ITEM	CIRCUIT
1					2
3	HVAC MINI-SPLIT SYSTEM	30 AMP	30 AMP	WATER HEATER	4
5			20 AMP	KITCHEN OUTLETS	6
7	ELECTRIC RANGE	50 AMP	20 AMP	KITCHEN OUTLETS	8
9	MAIN SPACE OUTLETS	20 AMP	20 AMP	BATHROOM OUTLET + LIGHTS	10
11	MAIN SPACE LIGHTS	15 AMP	20 AMP	SMALL ROOM OUTLETS + LIGHTS	12
13	MEZZANINE LIGHTS + OUTLETS	15 AMP	20 AMP	LAUNDRY UNIT	14
15	KITCHEN / HALL LIGHTS	15 AMP			16
17					18
19					20

**GENERAL BUILDING ELECTRICAL PANEL SCHEDULE  
NEW 100 AMP SERVICE**

CIRCUIT	ITEM	SIZE	SIZE	ITEM	CIRCUIT
1	BASEMENT LIGHTS	15 AMP	15 AMP	BUILDING ALARM SYSTEM	2
3	BASEMENT OUTLETS	20 AMP	15 AMP	BUILDING SMOKE DETECTORS	4
5					6
7					8
9			20 AMP	BATHROOM OUTLET + LIGHTS	10
11	MAIN SPACE LIGHTS	15 AMP	20 AMP	SMALL ROOM OUTLETS + LIGHTS	12
13	MEZZANINE LIGHTS + OUTLETS	15 AMP	20 AMP	LAUNDRY UNIT	14
15	KITCHEN / HALL LIGHTS	15 AMP			16
17					18
19					20

- ELECTRICAL NOTES:**
- ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH 2017 NEC / NFPA 70 AND ANY OTHER CODE ENFORCED BY THE LOCAL AUTHORITY INCLUDING THE SPACING, LOCATION ARC FAULT, GFCI AND TAMPER RESISTANT RECEPTACLES.
  - CENTER OF OUTLETS TO BE LOCATED 16" AFF. U.N.O.; CENTER OF SWITCHES TO BE LOCATED AT 42" AFF.
  - JUNCTION BOXES TO BE ACCESSIBLE WITHOUT REMOVING ANY PART OF THE BUILDING.
  - OUTLETS IN KITCHEN AREA AND WITHIN 6'-0" OF PLUMBING FIXTURES TO BE GFCI.
  - TYPE MC CABLE MAY BE USED IN LIEU OF EMT FOR BRANCH CIRCUITS IN WALLS / CEILINGS WHERE ALLOWED BY NFPA-70.
  - WIRE SIZE TO BE: 14 GA FOR 15 AMP CIRCUITS  
12 GA FOR 20 AMP CIRCUITS  
10 GA FOR 30 AMP CIRCUIT  
8 GA FOR 40 AMP CIRCUIT  
6 GA FOR 50 AMP CIRCUIT
  - ALL EQUIPMENT AND FIXTURES TO BE 'UL' LISTED.
  - INSTALLATION OF EQUIPMENT, COMPONENTS AND WIRING FOR ELECTRICAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE MFR SPECIFICATIONS.
  - ALL ELECTRICAL RECEPTACLES WITH UNITS TO SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT DISRUPTER (NEC SECTION 210.12).
  - SMOKE DETECTORS IN THE UNITS SHALL BE HARD WIRED / INTERCONNECTED AND HAVE A BATTERY BACKUP.
  - FIRE ALARM SYSTEM IS NOT PART OF THE ELECTRICAL DESIGN. FIRE ALARM CONTRACTOR TO PROVIDE ENGINEER'S FIRE ALARM DRAWINGS UNDER SEPARATE SUBMITTAL.

**ELECTRICAL SYMBOLS**



**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
**824 FERRY STREET  
EASTON, PA 18042**

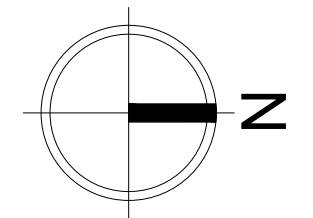
DATE: **07.24.2023**

PROJECT NUMBER: **2023-02**

PHASE: **PERMIT DOCUMENTS**

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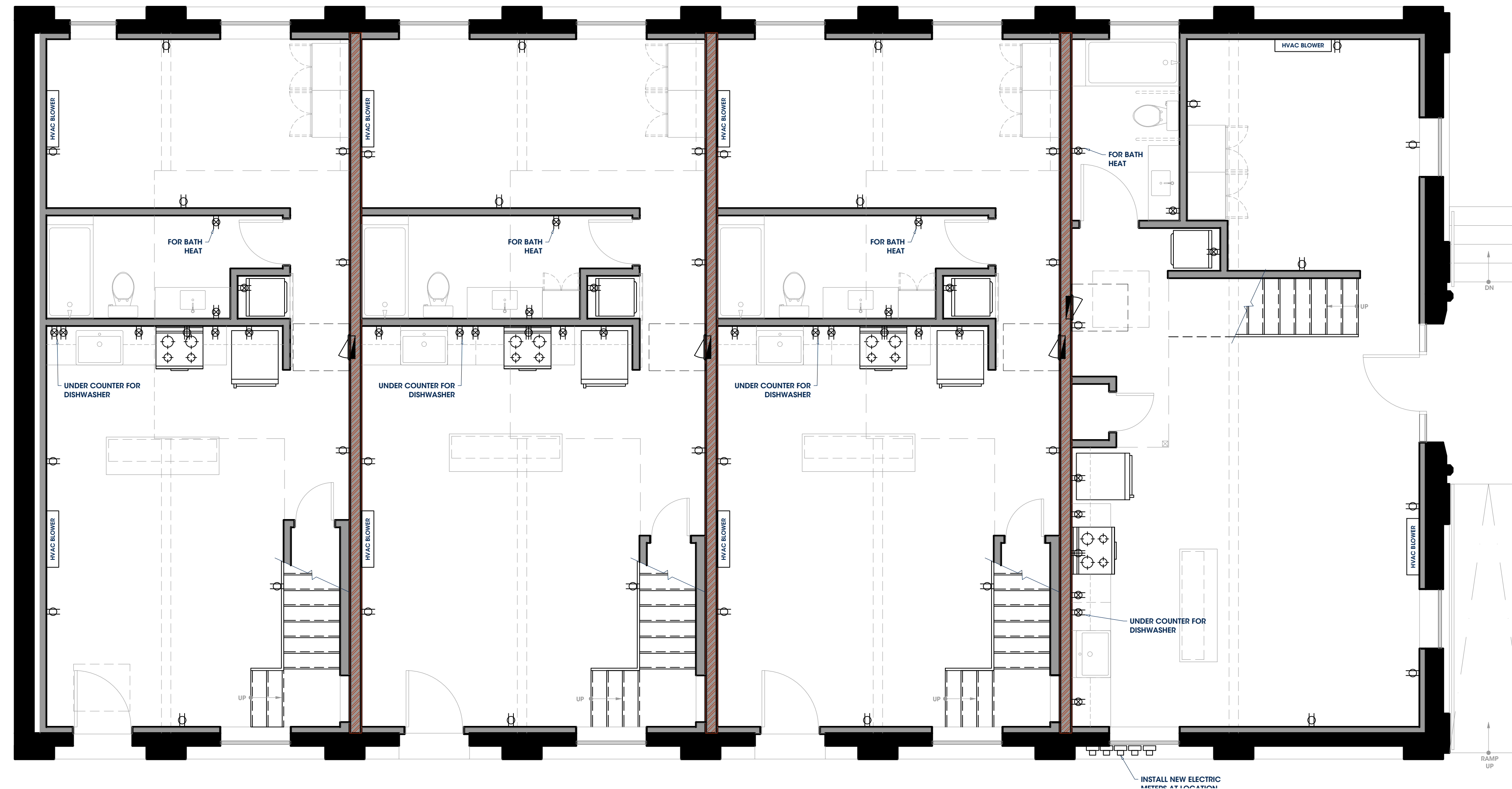
NOTES:  
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**NOT FOR  
CONSTRUCTION**

**GROUND FLOOR  
POWER PLAN**

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



**1 GROUND FLOOR POWER PLAN**  
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS			
			EXIT SIGN
			EMERGENCY LIGHT
			PULL STATION
			HORN / STROBE
			SMOKE DETECTOR
			CO2 DETECTOR
			DATA PORT
			THERMOSTAT



**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
**824 FERRY STREET  
EASTON, PA 18042**

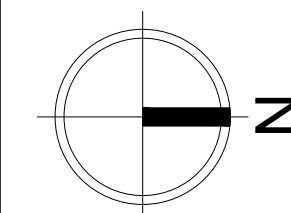
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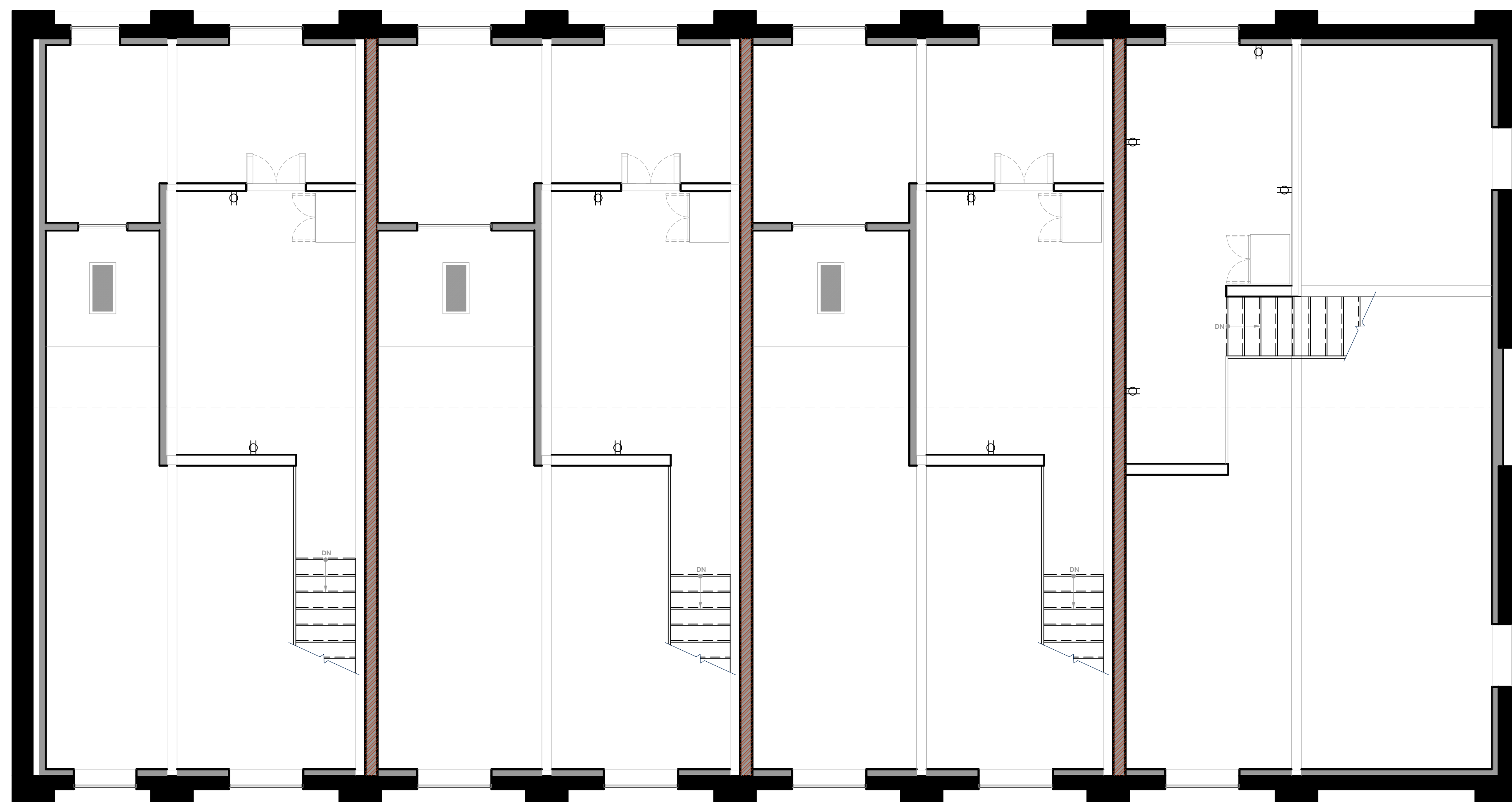
NOTES:  
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**NOT FOR  
CONSTRUCTION**

**MEZZANINE  
POWER PLAN**

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



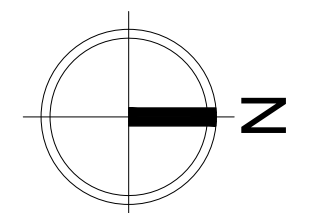
**1 MEZZANINE POWER PLAN**  
SCALE: 1/4" = 1'-0"

**ELECTRICAL SYMBOLS**

120-V OUTLET	RECESSED LIGHT FIXTURE	EXIT SIGN
120-V GFCI OUTLET	RECESSED LIGHT FIXTURE W/ LENS	EMERGENCY LIGHT
240-V OUTLET	TRACK LIGHT FIXTURE	PULL STATION
120-V FLOOR OUTLET	JUNCTION BOX	HORN / STROBE
LIGHT SWITCH	WALL SCONCE FIXTURE	SMOKE DETECTOR
3-WAY LIGHT SWITCH	PENDANT LIGHT FIXTURE	CO2 DETECTOR
VANITY LIGHT FIXTURE	STRIP LIGHT FIXTURE	DATA PORT
EXTERIOR LIGHT FIXTURE	VENT FAN	THERMOSTAT

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**NOT FOR  
CONSTRUCTION**

**GROUND FLOOR  
LIGHTING PLAN**

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

**100**

**UNIT 1 PLUMBING TABLE**

QTY	ITEM	COLD WATER	HOT WATER	WSFU	MIN. TRAP SIZE	DFU
1	KITCHEN SINK	1/2"	1/2"	1.4	1-1/2"	2.0
1	DISHWASHER	---	1/2"	1.4	1-1/2"	2.0
1	WASHING MACHINE	1/2"	1/2"	1.4	2"	2.0
1	BATHROOM W/C	1/2"	---	2.2	3"	3.0
1	BATHROOM LAVATORY	1/2"	1/2"	0.7	1-1/4"	1.0
1	BATHROOM SHOWER	1/2"	1/2"	1.4	1-1/2"	2.0
<b>TOTALS</b>				<b>8.5</b>		<b>12</b>
3" DRAIN @ .25"/FT SLOPE MIN. REQ'D						

**UNIT 2 PLUMBING TABLE**

QTY	ITEM	COLD WATER	HOT WATER	WSFU	MIN. TRAP SIZE	DFU
1	KITCHEN SINK	1/2"	1/2"	1.4	1-1/2"	2.0
1	DISHWASHER	---	1/2"	1.4	1-1/2"	2.0
1	WASHING MACHINE	1/2"	1/2"	1.4	2"	2.0
1	BATHROOM W/C	1/2"	---	2.2	3"	3.0
1	BATHROOM LAVATORY	1/2"	1/2"	0.7	1-1/4"	1.0
1	BATHROOM SHOWER	1/2"	1/2"	1.4	1-1/2"	2.0
<b>TOTALS</b>				<b>8.5</b>		<b>12</b>
3" DRAIN @ .25"/FT SLOPE MIN. REQ'D						

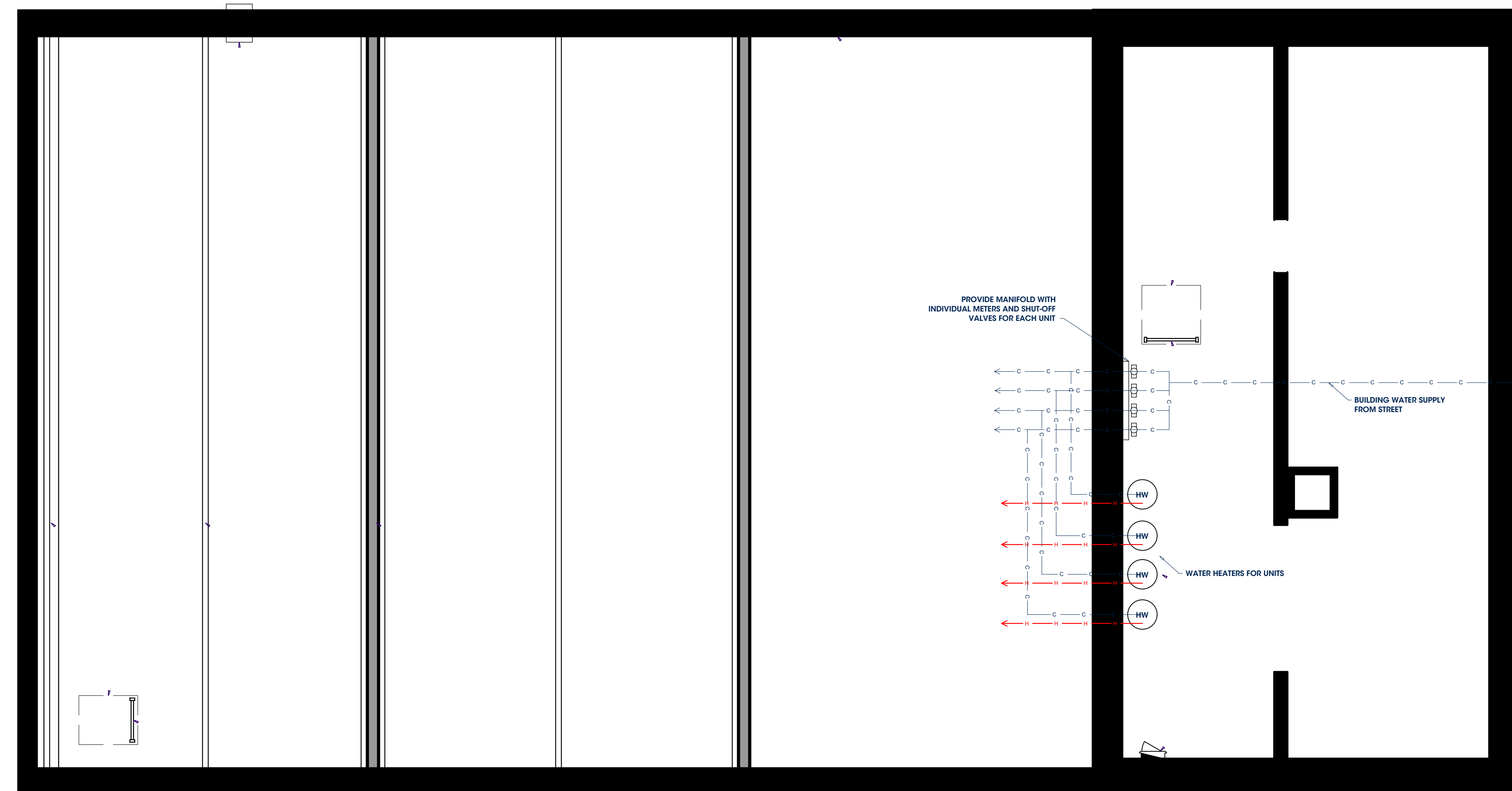
**UNIT 3 PLUMBING TABLE**

QTY	ITEM	COLD WATER	HOT WATER	WSFU	MIN. TRAP SIZE	DFU
1	KITCHEN SINK	1/2"	1/2"	1.4	1-1/2"	2.0
1	DISHWASHER	---	1/2"	1.4	1-1/2"	2.0
1	WASHING MACHINE	1/2"	1/2"	1.4	2"	2.0
1	BATHROOM W/C	1/2"	---	2.2	3"	3.0
1	BATHROOM LAVATORY	1/2"	1/2"	0.7	1-1/4"	1.0
1	BATHROOM SHOWER	1/2"	1/2"	1.4	1-1/2"	2.0
<b>TOTALS</b>				<b>8.5</b>		<b>12</b>
3" DRAIN @ .25"/FT SLOPE MIN. REQ'D						

**UNIT 4 PLUMBING TABLE**

QTY	ITEM	COLD WATER	HOT WATER	WSFU	MIN. TRAP SIZE	DFU
1	KITCHEN SINK	1/2"	1/2"	1.4	1-1/2"	2.0
1	DISHWASHER	---	1/2"	1.4	1-1/2"	2.0
1	WASHING MACHINE	1/2"	1/2"	1.4	2"	2.0
1	BATHROOM W/C	1/2"	---	2.2	3"	3.0
1	BATHROOM LAVATORY	1/2"	1/2"	0.7	1-1/4"	1.0
1	BATHROOM SHOWER	1/2"	1/2"	1.4	1-1/2"	2.0
<b>TOTALS</b>				<b>8.5</b>		<b>12</b>
3" DRAIN @ .25"/FT SLOPE MIN. REQ'D						

BUILDING DRAINAGE FIXTURE UNITS = 48  
4" DRAIN @ .25"/FT SLOPE MIN. REQ'D FOR BUILDING DRAIN



**1 BASEMENT PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

- GENERAL PLUMBING NOTES:**
- ALL PLUMBING WORK TO BE IN ACCORDANCE WITH 2018 IBC / 2018 IPC / ASME-A112 AND ANY OTHER CODES ENFORCED BY THE LOCAL AUTHORITY.
  - DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO CONVEY SCOPE AND GENERAL ARRANGEMENT ONLY.
  - PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR TO INSTALL COMPLETE AND OPERABLE PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS AND REQUIRED BY CODE.
  - INSTALL ALL PLUMBING FIXTURES, PIPING, DRAINS, VALVES AND ACCESSORIES IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATIONS, THE DRAWINGS AND APPLICABLE CODES AND REGULATIONS. THE LOCATION OF EXISTING CONDITIONS IS APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING CONDITIONS BEFORE COMMENCING WORK OR ORDERING EQUIPMENT.
  - PROVIDE ACCESS PANELS FOR INSTALLATIONS IN WALL AND CEILINGS, WHERE REQUIRED, TO SERVICE VALVES AND OTHER CONCEALED PLUMBING EQUIPMENT. PROVIDE RATED ACCESS PANELS AS REQUIRED TO MAINTAIN ASSEMBLY SMOKE/FIRE RATINGS.
  - ALL OPENINGS/PENETRATIONS IN RATED ASSEMBLIES DUE TO DRAINS, PIPING, ETC. SHALL BE PROTECTED WITH AN APPROVED UL DETAIL.
  - ALL SANITARY DRAIN LINES TO BE SLOPED AT 1/8" PER FOOT; PROVIDE CLEANOUTS ON DRAIN LINES PER 2015 IPC.
  - HOT AND COLD WATER LINES AND DRAINS TO BE LOCATED IN STUD WALL - SHOWN OUTSIDE OF WALL ON PLAN FOR CLARITY.
  - SANITARY PIPING - ALL SOIL, WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC PIPE.
  - WATER - ALL WATER PIPING SHALL BE COPPER OR POLYETHYLENE (PEX) FLEXIBLE TUBING (CONFORMING TO ASTM F876). ALL COLD AND HOT WATER LINES TO SERVE NEW FIXTURES ARE TO HAVE A SEPARATE SHUT-OFF VALVE AT NEW FIXTURES.
  - WATER HAMMER ARRESTORS THAT CONFORM TO ASSE 1010 SHALL BE INSTALLED.
  - LAVATORY AND HAND WASHING SINKS TO BE PROVIDED WITH TEMPERED WATER DELIVERED THROUGH THERMOSTATIC MIXING VALVES.
  - CONTRACTOR TO VERIFY SIZES OF DRAINS, VENTS, WATER AND GAS SUPPLY LINES AND CONNECTIONS TO SUPPLY AND WASTE SYSTEMS

**CHURCH TO HOUSING  
RENOVATION**

ADDRESS  
**824 FERRY STREET  
EASTON, PA 18042**

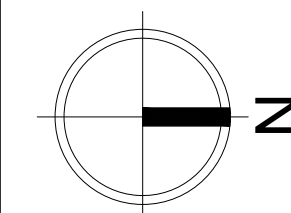
DATE: **07.24.2023**

PROJECT NUMBER: **2023-02**

PHASE: **PERMIT DOCUMENTS**

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD OR F.O. BLOCK UNLESS OTHERWISE NOTED.

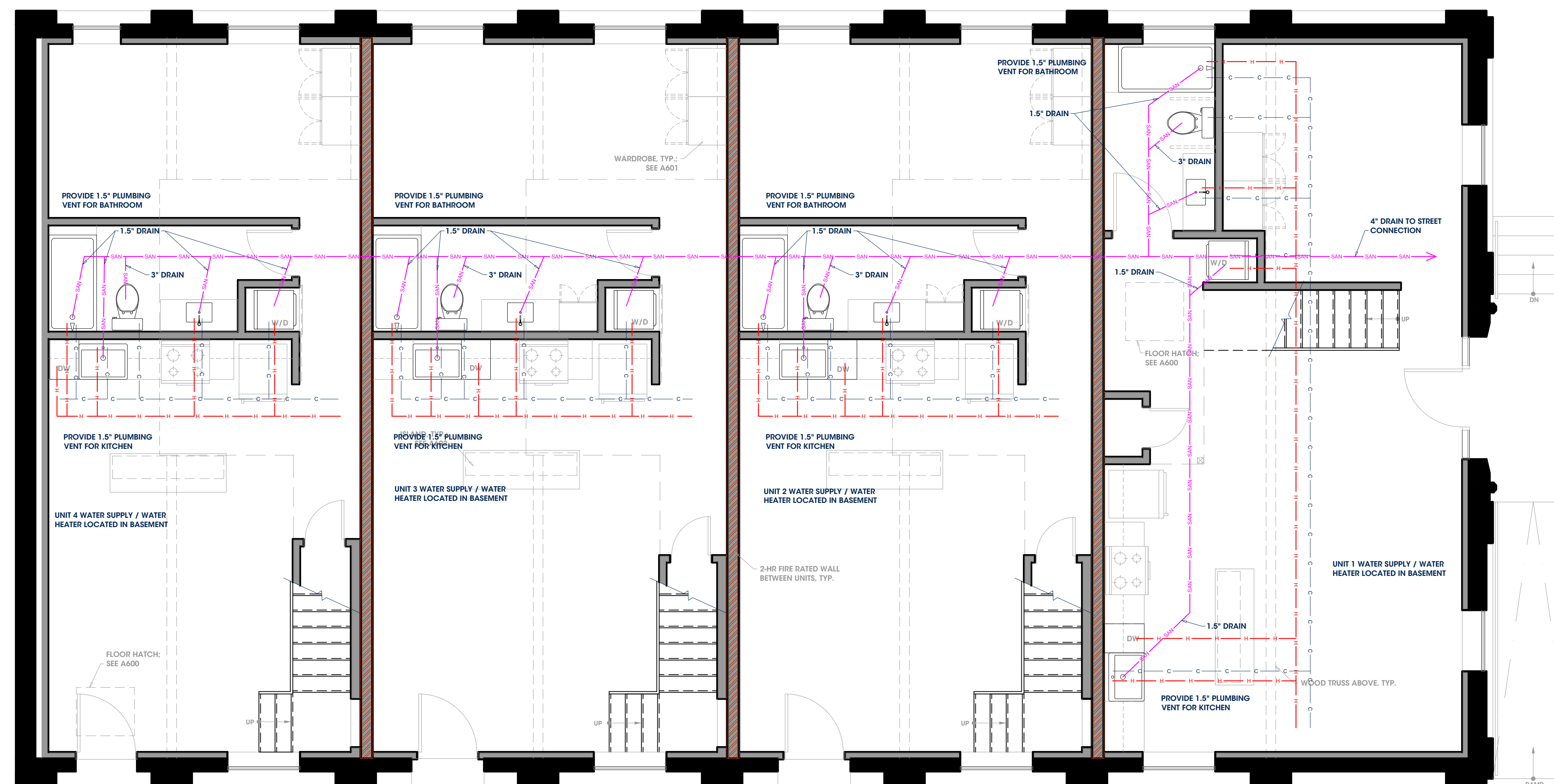


**NOT FOR  
CONSTRUCTION**

**GROUND FLOOR  
PLUMBING  
PLAN**

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

**P  
101**



SOUTH MULBERRY STREET

SEE SHEET A600 FOR WALL ASSEMBLY DETAILS

**1 GROUND FLOOR PLUMBING PLAN**

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