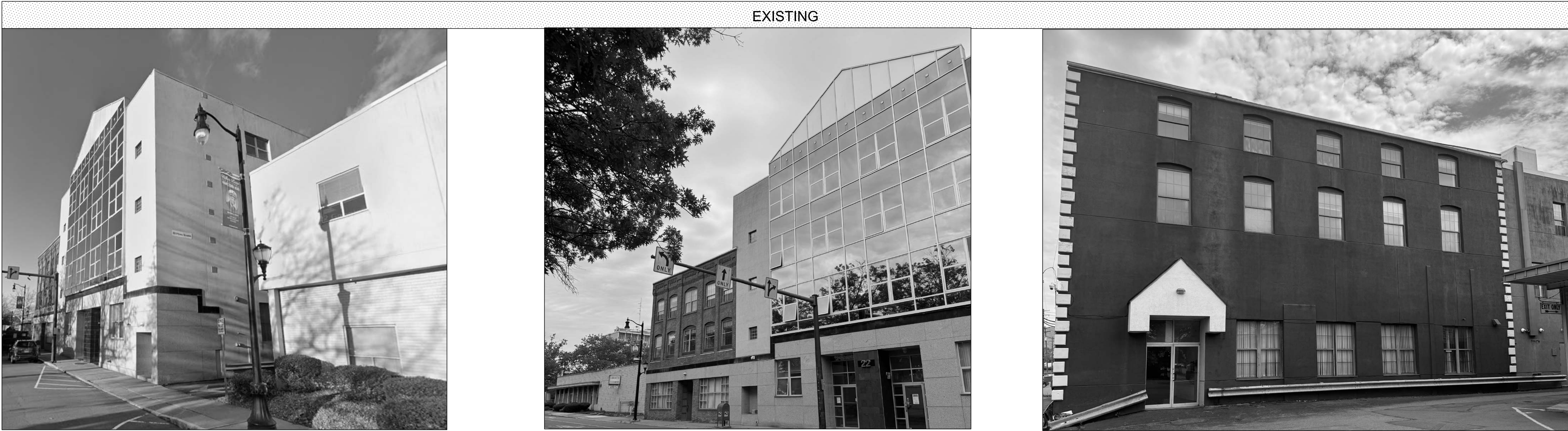


16-22 Union Street - Apartment Building

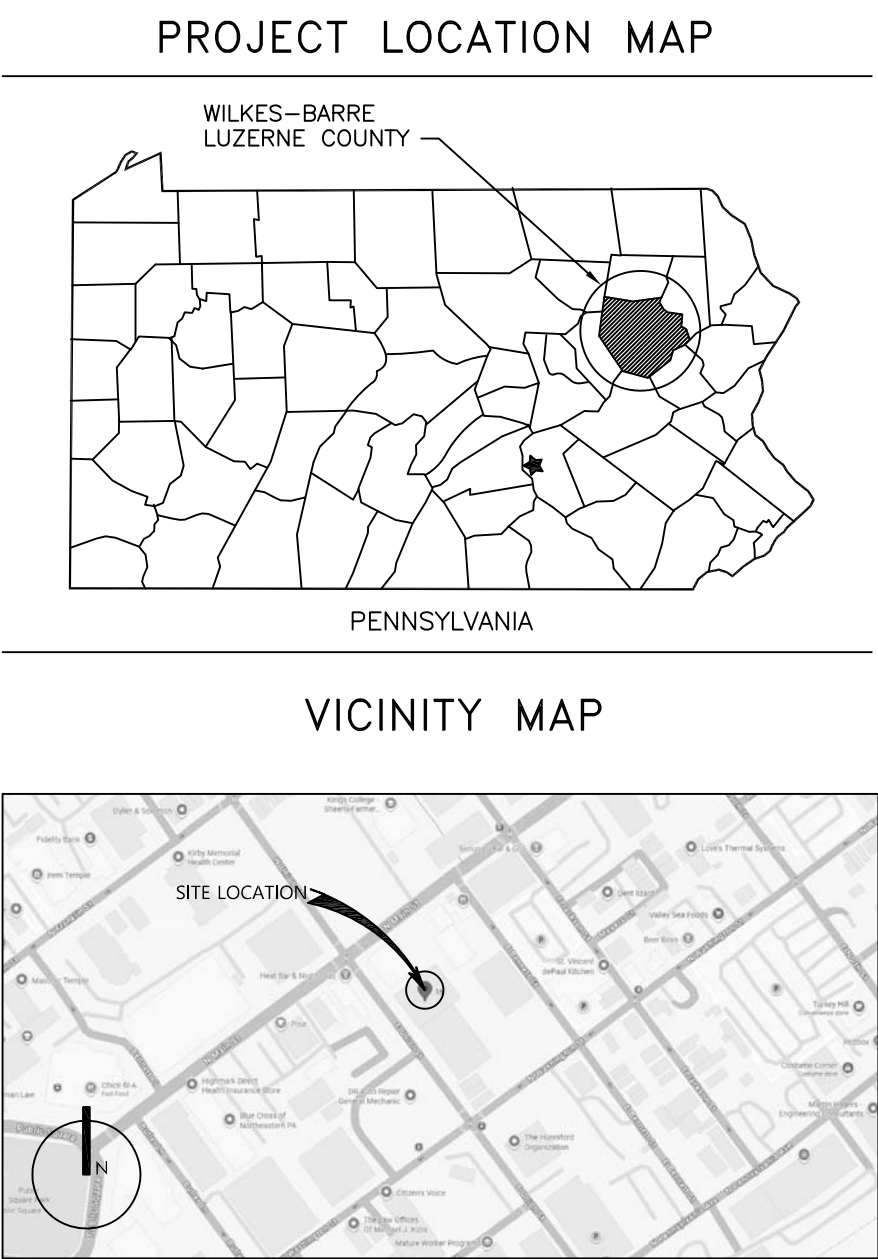
Client : Empire Property Construction - 16-22 Union St., Wilkes-Barre PA 18701



ABBREVIATIONS											
#	- NUMBER, POUND	DN	DOWN	IC	IN CONTRACT	RM(S)	ROOM(S)				
@	- AT	DR	DOOR	INSUL	INSULATION	RO	ROUGH OPENING				
&	- AND	DWG(S)	DRAWING(S)	INT	INTERIOR	S	SOUTH				
AB	ANCHOR BOLT	DWLS	DOWELS	LAV	LAVATORY	SC	SITE CONTRACTOR				
ACT	ACOUSTICAL	E	EAST	MO	MASONRY OPENING	SHT	SHEET				
	CEILING TILE	EA	EACH	MFR	MANUFACTURER	SPEC	SPECIFICATIONS				
A/C	AIR CONDITIONING	EC	ELECTRICAL	MIN	MINIMUM	SO	SQUARE				
ADJ	ADJACENT	CONTRACTOR		MISC	MISCELLANEOUS	STD	STANDARD				
AFF	ABOVE FINISH FLOOR	EIFS	EXTERIOR INSULATED FINISH SYSTEM	MTL	METAL	STL	STEEL				
AHU	AIR HANDLING UNIT			N	NORTH	STRUCT	STRUCTURAL				
ALUM	ALUMINUM	ELEV	ELEVATION	NA	NOT APPLICABLE	SUSP	SUSPENDED				
ARCH	ARCHITECT, (URAL)	EPX	EPOXY	NIC	NOT IN CONTRACT	TBD	TO BE DETERMINED				
BD	BOARD	EQ	EQUAL	NTS	NOT TO SCALE	TBR	TO BE REMOVED				
BLOS	BUILDING	EQUIP	EQUIPMENT	OC	ON CENTER	T&G	TONGUE & GROOVE				
BM	BEAM	EXH	EXHAUST	OFE	OWNER FURNISHED EQUIPMENT	TSSP	TAPED SPANKLED SANDED & PAINTED				
BOT	BOTTOM	EXIST	EXISTING								
BSMT	BASEMENT	EXT	EXTERIOR	OPNG	OPENING	TYP	TYPICAL				
CH	CEILING HEIGHT	FD	FLOOR DRAIN	OSB	ORIENTED STRAND BOARD	UNO	UNLESS NOTED OTHERWISE				
CJ	CONTROL JOINT	FE	FIRE EXTINGUISHER	OTB	OPEN TO BELOW						
CL	CENTER LINE	P	PAINT			UL	UNDERWRITERS LABORATORIES				
CLOS	CLOSET	FF	FINISH FLOOR	PC	PLUMBING CONTRACTOR						
CS	COURSE	FIN	FINISH	PERF	PERFORATED	VB	VAPOR BARRIER				
CMU	CONCRETE MASONRY UNIT	FLR	FLOOR	PLF	POUNDS PER LINEAR FOOT	VCT	VINYL COMPOSITION TILE				
		GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD						
CONC	CONCRETE	GTC	GENERAL TRADES CONTRACTOR	PMP	PRE MOLDED FILLER	VERT	VERTICAL				
CONT	CONTINUOUS	GWB	GYPSPUM WALL BOARD	PSF	POUNDS PER SQUARE FOOT	VF	VERIFY IN FIELD				
CPT	CARPET	IB	HOSE BIB	PT	PRESSURE TREATED	VTR	VENT TO ROOF				
CT	CERAMIC TILE	HC	HANDICAPPED	PVC	POLYVINYL CHLORIDE	W	WEST				
DBL	DOUBLE	HDR	HEADER	RAD	RADIUS	WI	WITH				
DEMO	DEMOLITION	HM	HOLLOW METAL	RCP	REFLECTED CEILING PLAN	W/O	WITHOUT				
DS	DOWNSPOUT	HORIZ	HORIZONTAL	RD	ROOF DRAIN	WD	WOOD				
DIA	DIAMETER	REF	REFRIGERATOR	WP	WATERPROOF	WWF	WELDED WIRE FABRIC				
DM	DIMENSION	HT	HEIGHT	REQD	REQUIRED						

GRAPHIC SYMBOLS											
WALL CONSTRUCTION						ROOM					
Dashed line						1 AXX					
Solid line						000					
Dotted line						NOTE					
Dashed line						LARGE DETAIL / PLAN (SHEET LOCATION)					
Dashed line						ROOM NAME (ROOM NUMBER)					
Dashed line						PLAN NOTE DESIGNATION					
Dashed line						REVISION CLOUD & REVISION NUMBER					
Dashed line						COLUMN GRID					
Dashed line						EXIT UNIT DESIGNATION					
Dashed line						DATUM / ELEVATION					
Dashed line						SPOT ELEVATION					
Dashed line						STAIR / RAMP DIRECTION					
Dashed line						EQUIPMENT TAG					

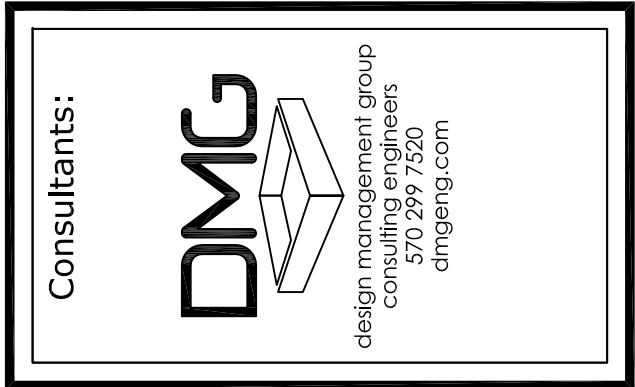
MATERIAL DESIGNATIONS											
ELEVATION / PLAN						SECTION					
CERAMIC TILE						EARTH					
CONCRETE / PLASTER						GRANULAR FILL					
BRICK						CONCRETE BLOCK					
CMU MASONRY						BATT INSULATION					
GLAZING						WOOD BLOCKING					
STONE MASONRY						PARTICLE BD.					
RIGID INSULATION						ROCK					
FINISHED WD.						CONCRETE					
METAL						BRICK					
PLYWOOD / GLUELAM						GYPSUM BD. / PLASTER					



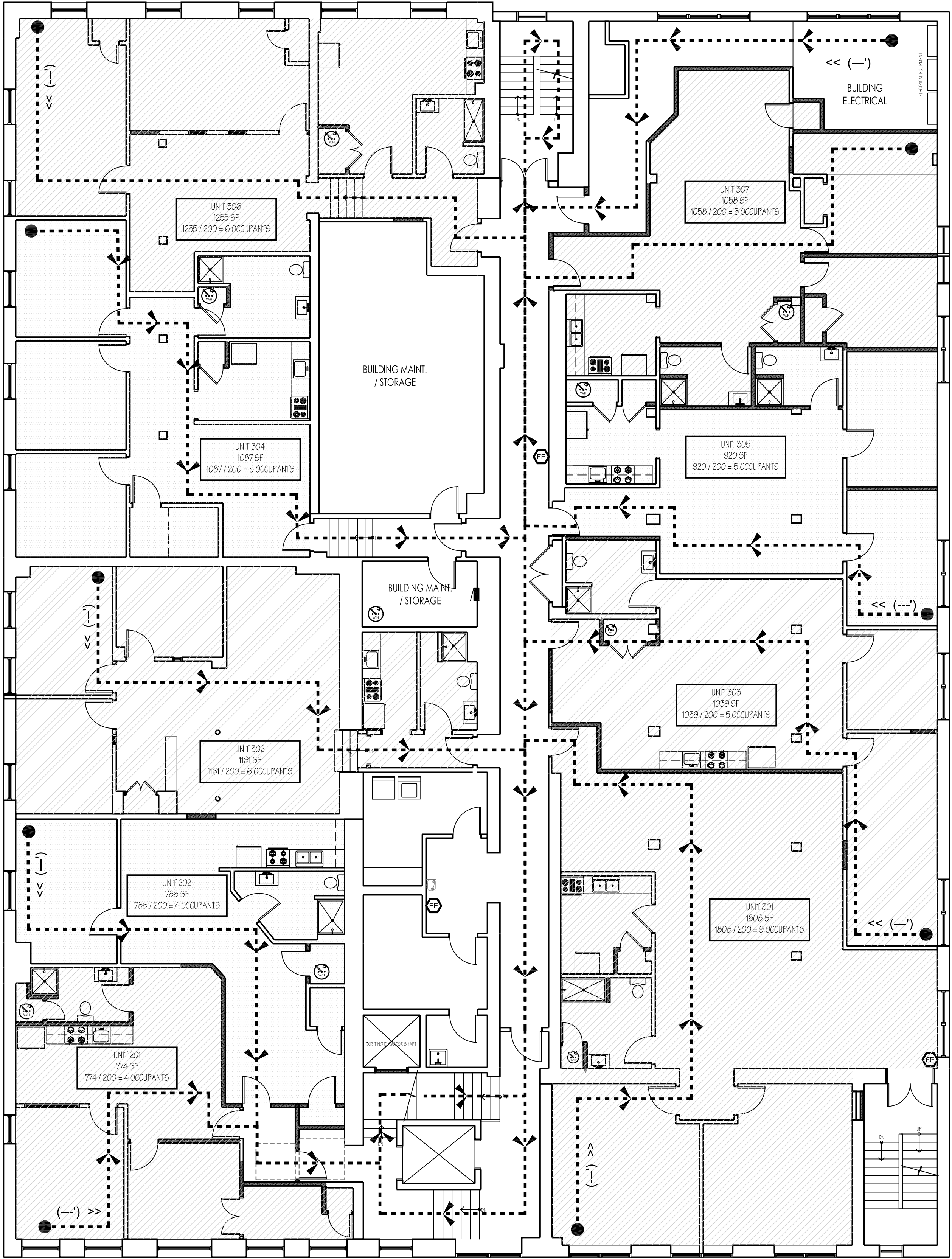
D R A W I N G I N D E X

ARCHITECTURAL				MECHANICAL				ELECTRICAL				PLUMBING				FIRE PROTECTION			
A0.1	COVER SHEET	A2.5	DOOR SCHEDULE AND DETAILS	M-1	MECHANICAL COVER SHEET	E-1	ELECTRICAL COVER SHEET	P-1	PLUMBING COVER SHEET	FP-1	FIRE PROTECTION COVER SHEET								
A0.2	CODE REVEIW / LIFE SAFETY PLANS	A3.1	EXTERIOR ELEVATIONS	M-2	MECHANICAL - DEMOLITION PLANS	ED-1	EXISTING BASMENT & FIRST FLOOR POWER PLANS	P-2	PLUMBING FLOOR PLANS - DEMOLITION	FP-2	FIRE PROTECTION FLOOR PLANS- DEMOLITION								
A0.3	FIRST / SECOND FLOOR LIFE SAFETY PLANS	A3.2	EXTERIOR ELEVATIONS			ED-2	EXISTING SECOND & THIRD FLOOR POWER PLANS	P-3	PLUMBING FLOOR PLANS - DEMOLITION										
A0.4	THIRD / FOURTH FLOOR LIFE SAFETY PLANS	A4.1	ENLARGED PLANS	M-3	MECHANICAL - DEMOLITION PLANS	ED-3	EXISTING FOURTH & ROOF POWER PLANS	P-4	PLUMBING FLOOR PLANS - DEMOLITION	FP-3	FIRE PROTECTION FLOOR PLANS- DEMOLITION								
A0.5	WALL TYPES AND RATED WALL PLANS	A5.1	CONSTRUCTION DETAILS	M-4	MECHANICAL - DEMOLITION PLANS	E-2	FIRST & SECOND FLOOR NEW POWER PLANS	P-5	PLUMBING FLOOR PLANS - NEW DOMESTIC WATER	FP-4	FIRE PROTECTION FLOOR PLANS- DEMOLITION								
A0.6	ARCHITECTURAL SPECIFICATIONS	A6.1	ADA DETAILS			E-3	FIRST AND SECOND FLOOR MECH. EQ. POWER PLANS	P-6	PLUMBING FLOOR PLANS - NEW DOMESTIC WATER	FP-5	FIRE PROTECTION FLOOR PLANS- DEMOLITION								
A1.2	EXISTING / DEMO PLANS			M-5	MECHANICAL FLOOR PLANS	E-4	FIRST AND SECOND FLOOR LIGHTING PLANS												
A1.3	EXISTING / DEMO PLANS			M-6	MECHANICAL FLOOR PLANS	E-5	THIRD & FOURTH FLOOR NEW POWER PLANS	P-7	PLUMBING FLOOR PLANS - NEW DOMESTIC WATER	FP-6	FIRE PROTECTION FLOOR PLANS - NEW								
A1.4	EXISTING / DEMO PLANS			M-7	MECHANICAL FLOOR PLANS	E-6	THIRD AND FOURTH FLOOR MECH. EQ. POWER PLANS												
A2.1	BASEMENT / FIRST FLOOR PLANS			M-8	MECHANICAL SCHEDULES	E-7	THIRD & FOURTH FLOOR LIGHTING PLANS	P-8	PLUMBING FLOOR PLANS - NEW SANITARY AND VENT	FP-7	FIRE PROTECTION FLOOR PLANS - NEW								
A2.2	SECOND / THIRD FLOOR PLANS			M-9	MECHANICAL DETAILS	E-8	ROOF NEW POWER PLAN												
A2.3	FOURTH FLOOR PLAN					E-9	ELECTRICAL ONE-LINE DIAGRAM												
A2.4	ROOF PLAN AND DETAILS					E-10	PANELBOARD SCHEDULES	P-9	PLUMBING SCHEDULES										
						E-11	PANELBOARD SCHEDULES	P-10	PLUMBING DETAILS										
						E-12	PANELBOARD SCHEDULES												
						E-13	PANELBOARD SCHEDULES												
						E-14	PANELBOARD SCHEDULES												
						E-15	ELECTRICAL DETAILS												

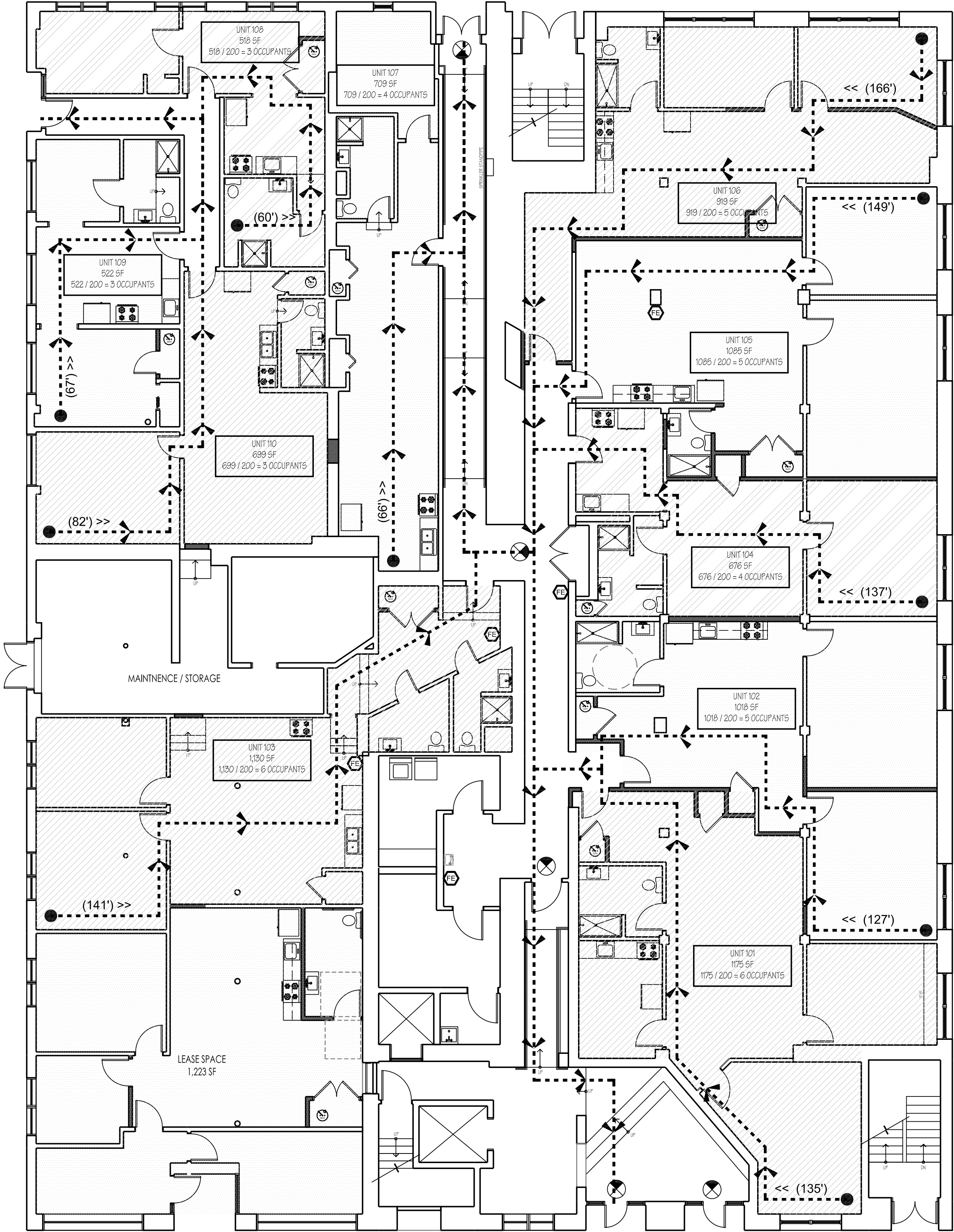
Client: **16-22 Union Street - Apartment Building**
Client: Empire Property Construction
16-22 Union St.
Wilkes-Barre, Pa 18701



Revisions Issues	
No:	Date:
Phase:	
PERMIT SET	
Project:	Apartment Building
Date:	06/15/2026
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Scale:	Checked: ---
Sheet:	COVER SHEET
A0.1	



LIFE SAFETY -
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



LIFE SAFETY -
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Client: **16-22 Union Street -
Apartment Building**
Client: Empire Property Construction
16-22 Union St.
Wilkes-Barre, Pa 18701

Consultants:

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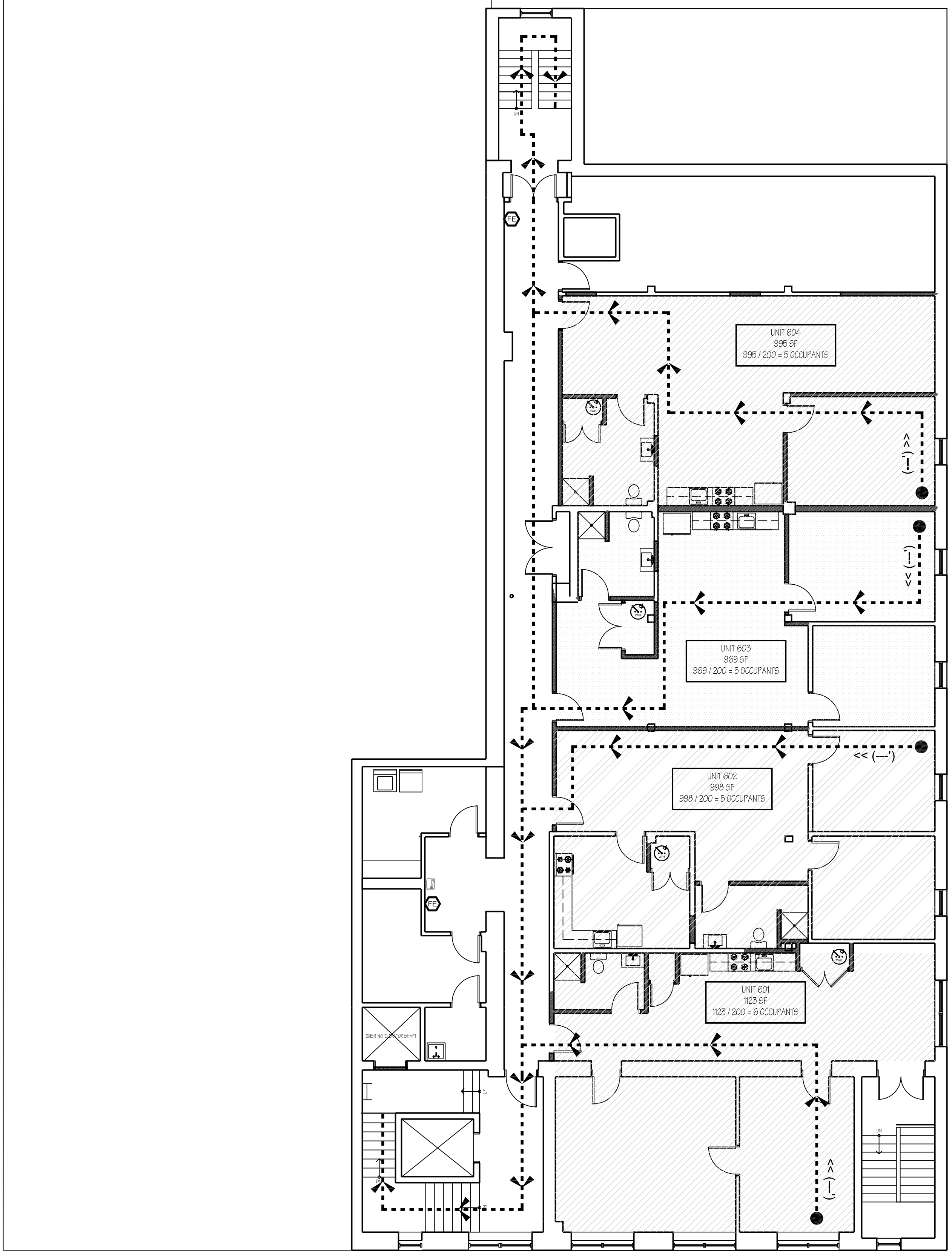
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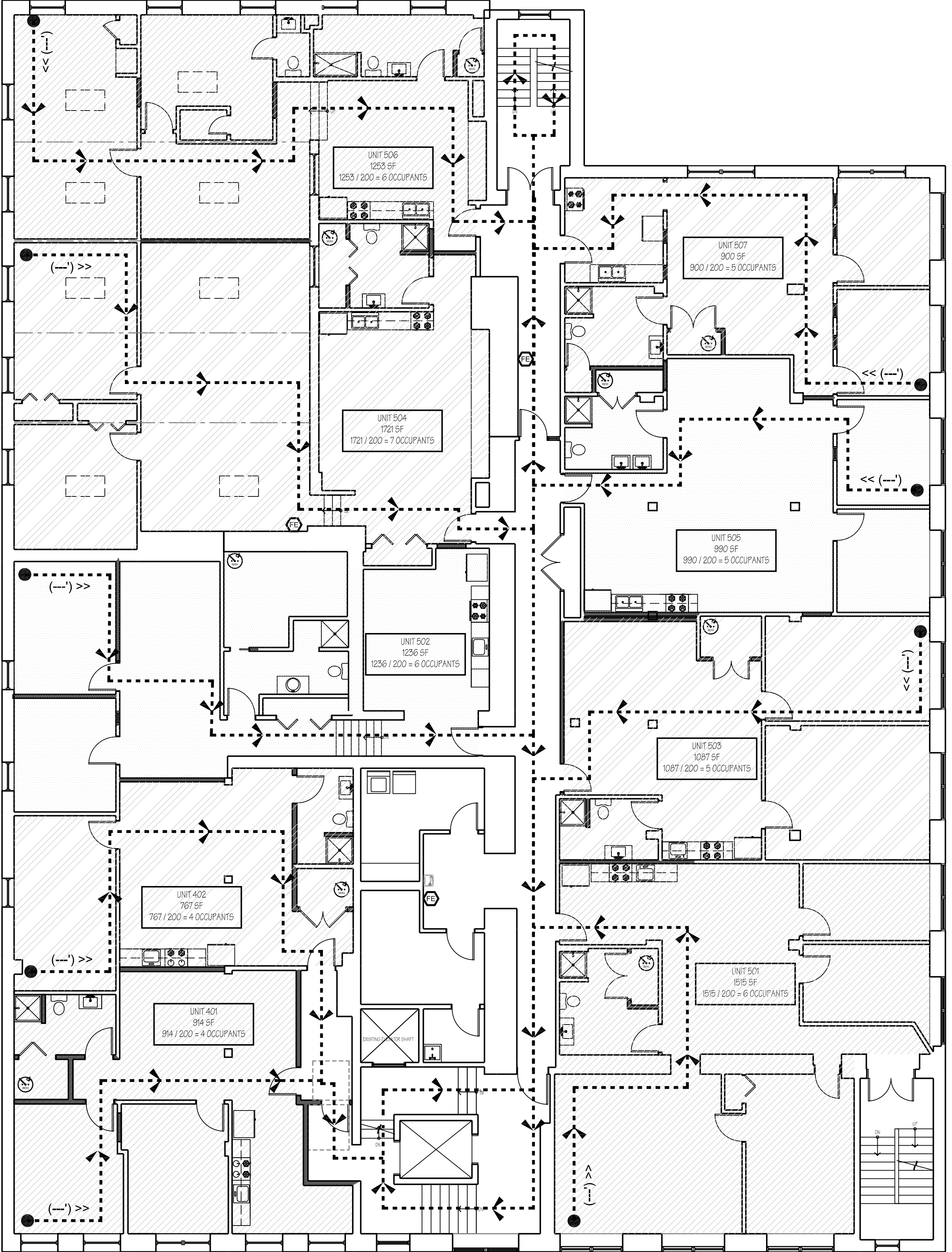
Phase:
PERMIT SET

Project: Apartment Building
Date: 06/15/2026
Drawn: MM/RTM Checked: ---
Scale: 1/8" = 1'-0"
Sheet:
FIRST FLOOR / SECOND FLOOR
LIFE SAFETY PLANS

A0.3



LIFE SAFETY -
FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



LIFE SAFETY -
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Client: **16-22 Union Street -
Apartment Building**
Client: Empire Property Construction
16-22 Union St.
Wilkes-Barre, Pa 18701

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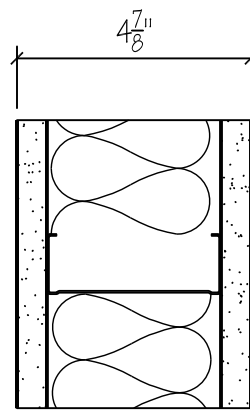
Project: Apartment Building
Date: 06/15/2026
Drawn: MM/RTM Checked: ---
Scale: 1/8" = 1'-0"
Sheet:
THIRD FLOOR / FOURTH FLOOR
LIFE SAFETY PLANS

A0.4



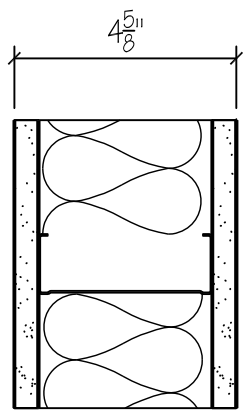
W4

INTERIOR PARTITION - NON-BEARING
FIRE RATING: 2-4 HR (2 HR SHOWN)
UL DESIGN NO: UL U415 System B / U497
STC:
1" GYPSUM LINER PANEL - SHAFTLINER XP
2-1/2" METAL CT STUDS @ 24" O.C.
ASSEMBLY TO RUN TO DECK ABOVE
5/8" TYPE 'X' GYPSUM WALLBOARD
5/8" TYPE 'X' GYPSUM WALLBOARD



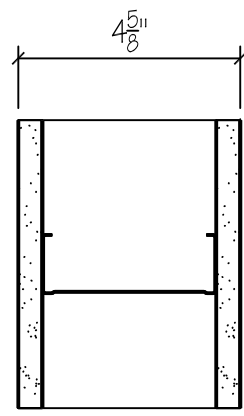
W3

INTERIOR PARTITION - NON-BEARING
FIRE RATING: 1 HR
UL DESIGN NO:
STC:
5/8" TYPE 'X' GYPSUM WALLBOARD
3-5/8" METAL STUDS @ 16" O.C.
(OPTIONAL) 3-1/2" SOUND ATTENUATION BATTS
5/8" TYPE 'X' GYPSUM WALLBOARD



W2

INTERIOR PARTITION - NON-BEARING
FIRE RATING: .5 HR
UL DESIGN NO:
STC:
1/2" GYPSUM WALLBOARD
3-5/8" METAL STUDS @ 16" O.C.
STUDS RUN FROM FLR TO STRUCTURE ABOVE
(OPTIONAL) 3-1/2" SOUND ATTENUATION BATTS
1/2" GYPSUM WALLBOARD

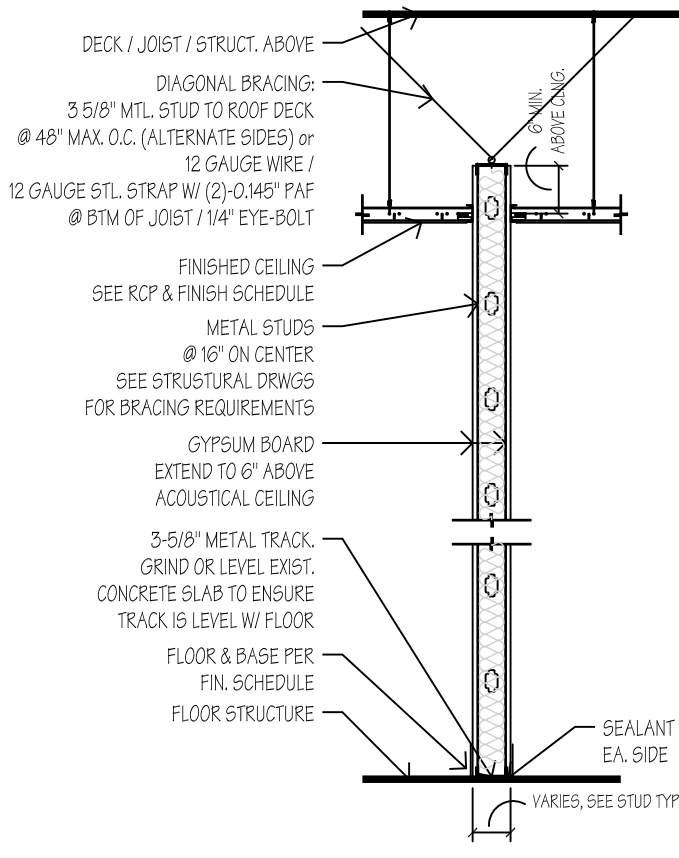
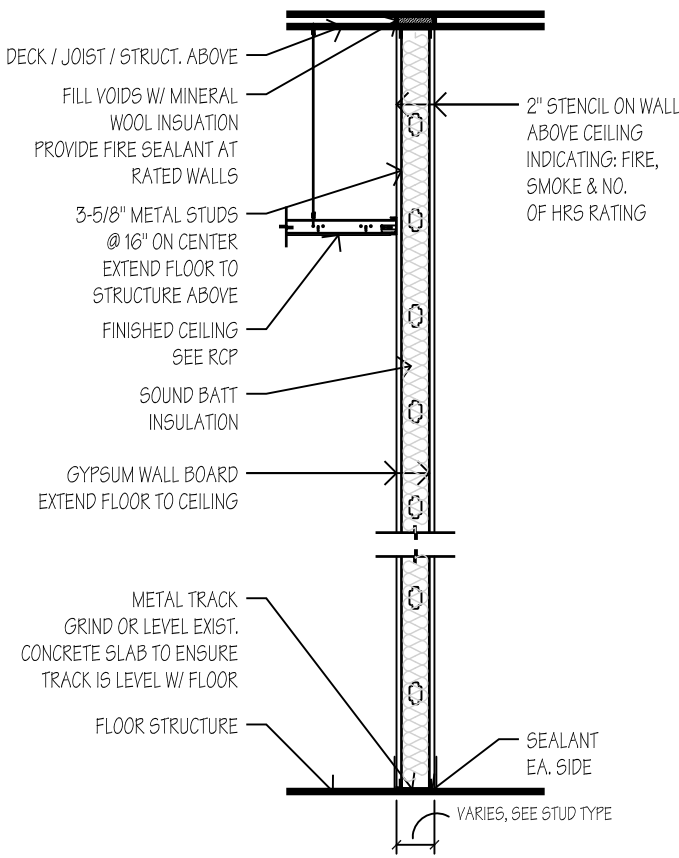


W1

INTERIOR PARTITION - NON-BEARING
FIRE RATING:
UL DESIGN NO:
STC:
1/2" GYPSUM WALLBOARD
3-5/8" METAL STUDS @ 16" O.C.
1/2" GYPSUM WALLBOARD

TYP. WALL TYPES

SCALE: 3" = 1'-0"



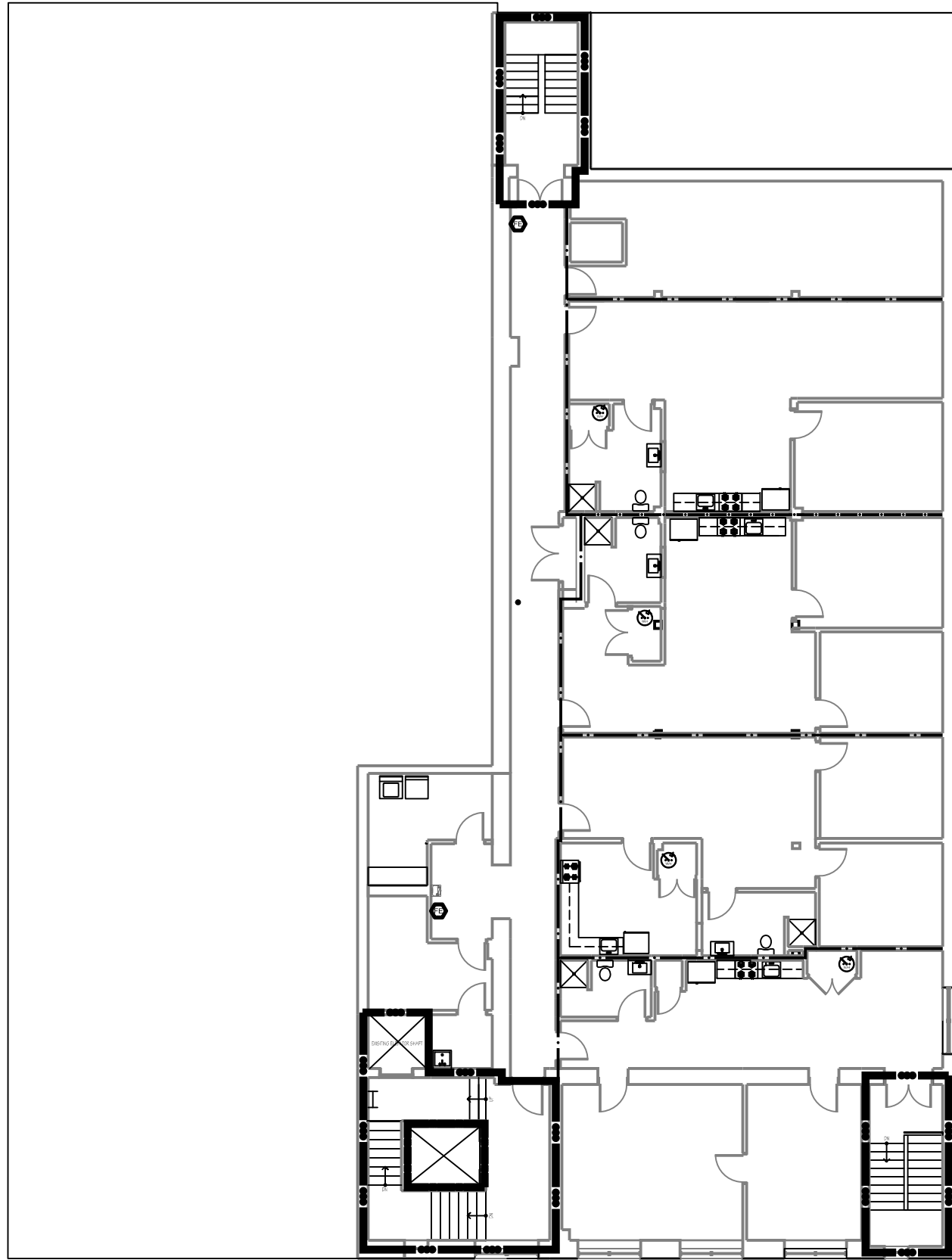
TYP. WALL DETAILS

SCALE: N.T.S.

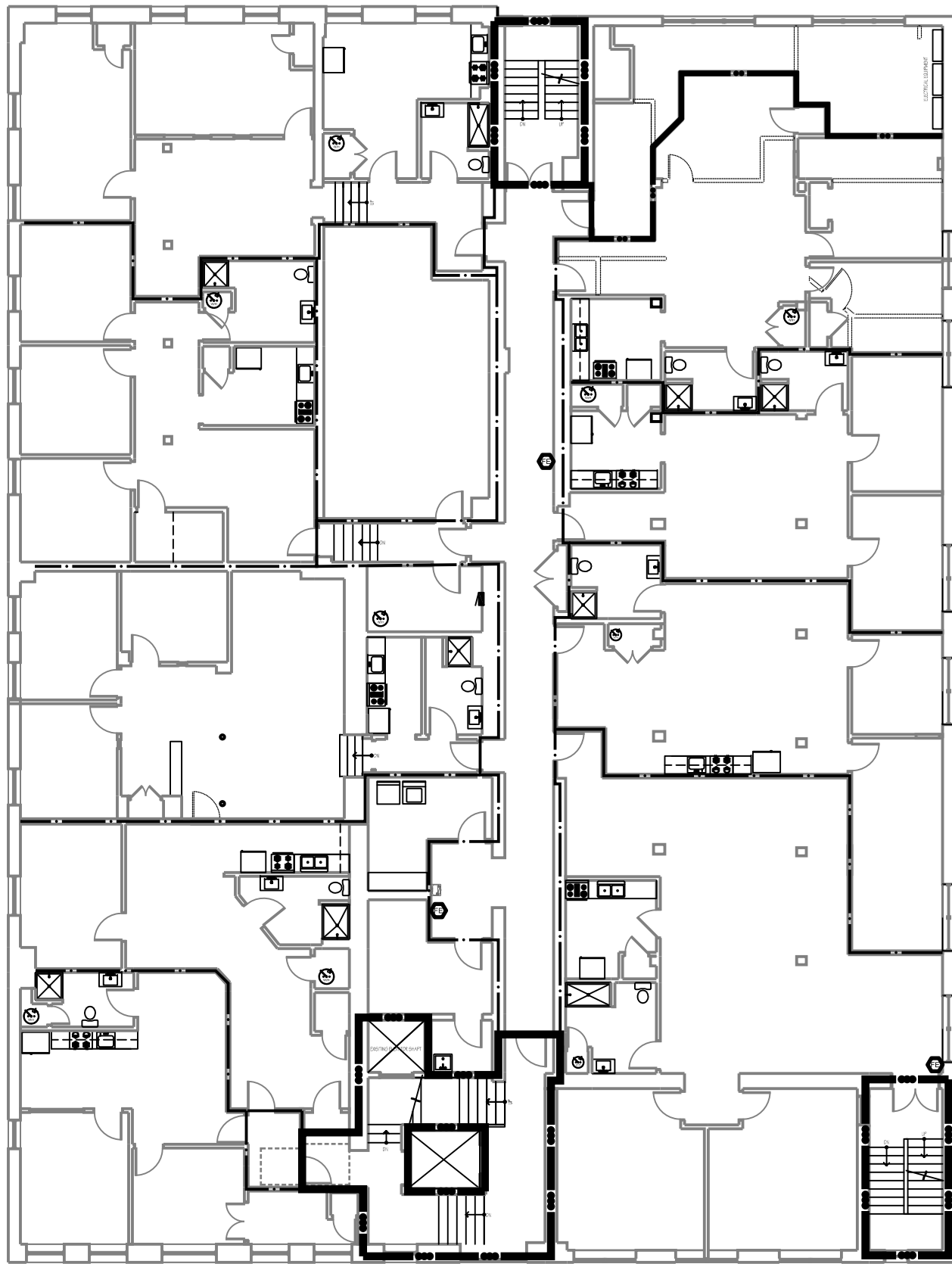
FIRE RATED WALL LINE TYPES

.5 HR	_____ . _____ . _____
1 HR	_____ . . . _____
2 HR	_____ _____

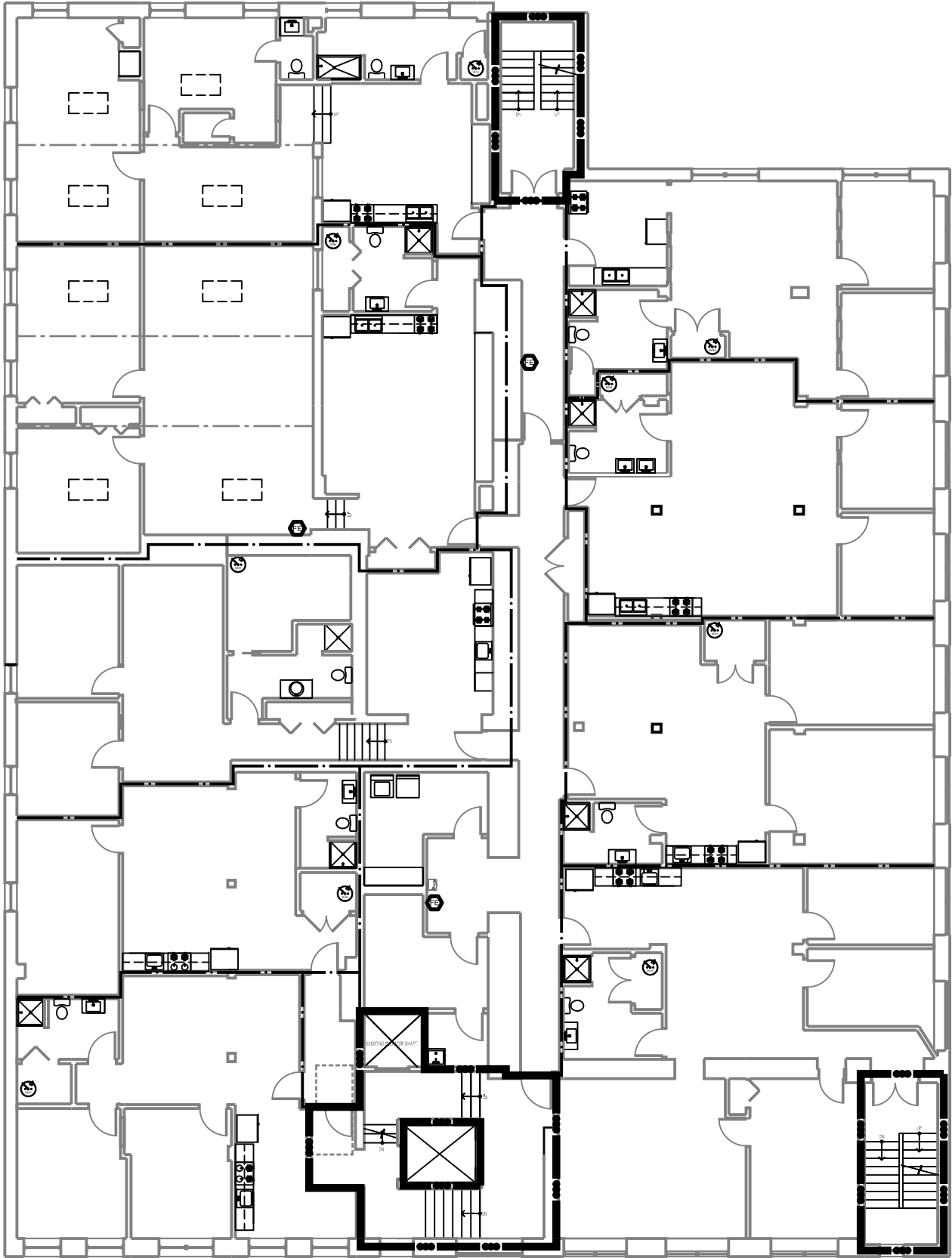
NOTE:
CONTRACTOR TO FIELD VERIFY ALL FIRE BARRIERS/
PARTITIONS MEET FIRE RATING REQUIRMENTS AND
COMFORM TO A UL DESIGN



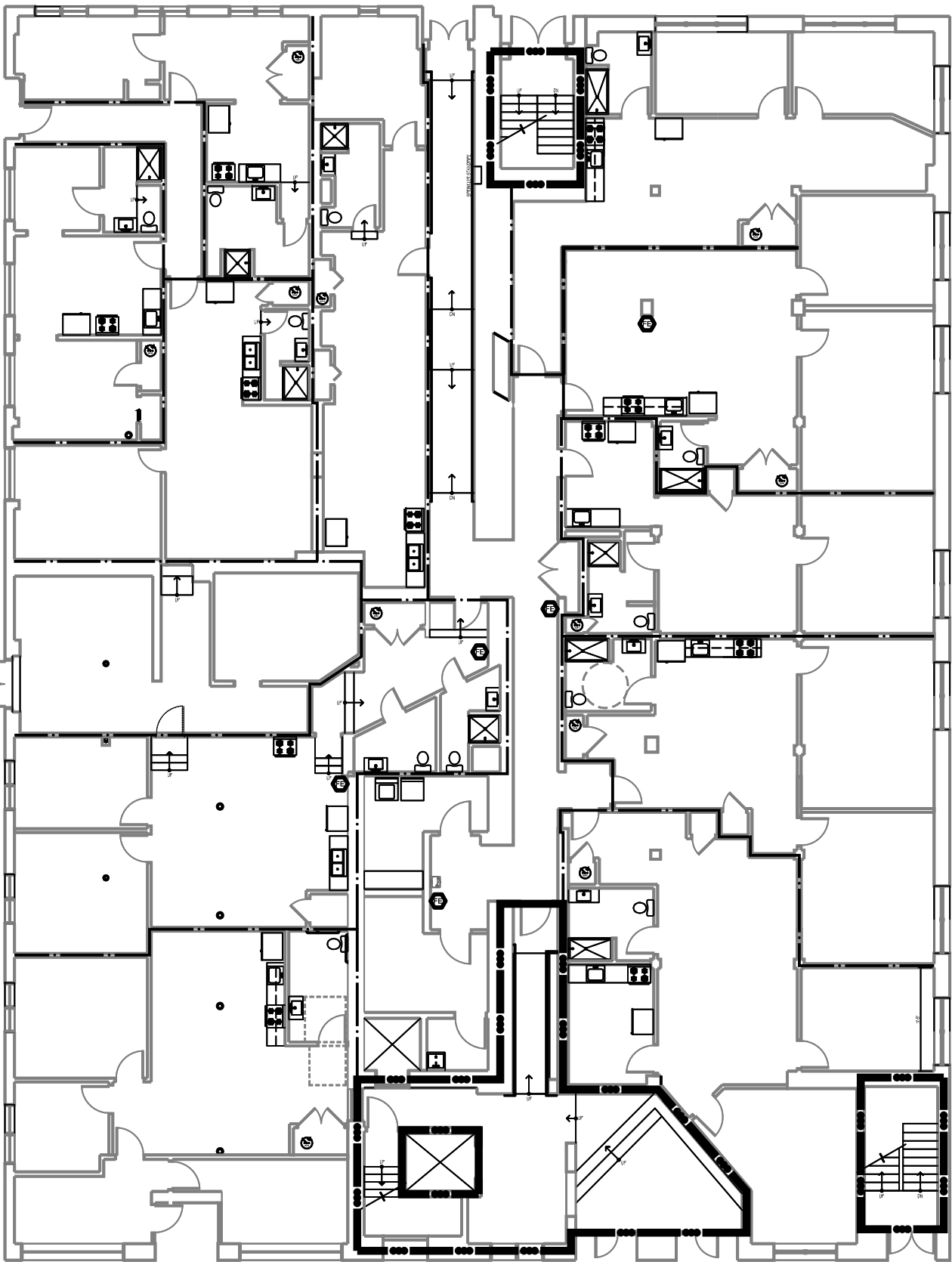
FOURTH FLOOR -
RATED WALL PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR -
RATED WALL PLAN
SCALE: 1/16" = 1'-0"



THIRD FLOOR -
RATED WALL PLAN
SCALE: 1/16" = 1'-0"



FIRST FLOOR -
RATED WALL PLAN
SCALE: 1/16" = 1'-0"

Client:
**16-22 Union Street -
Apartment Building**
Client: Empire Property Construction
16-22 Union St.
Wilkes-Barre, Pa 18701

Consultants:

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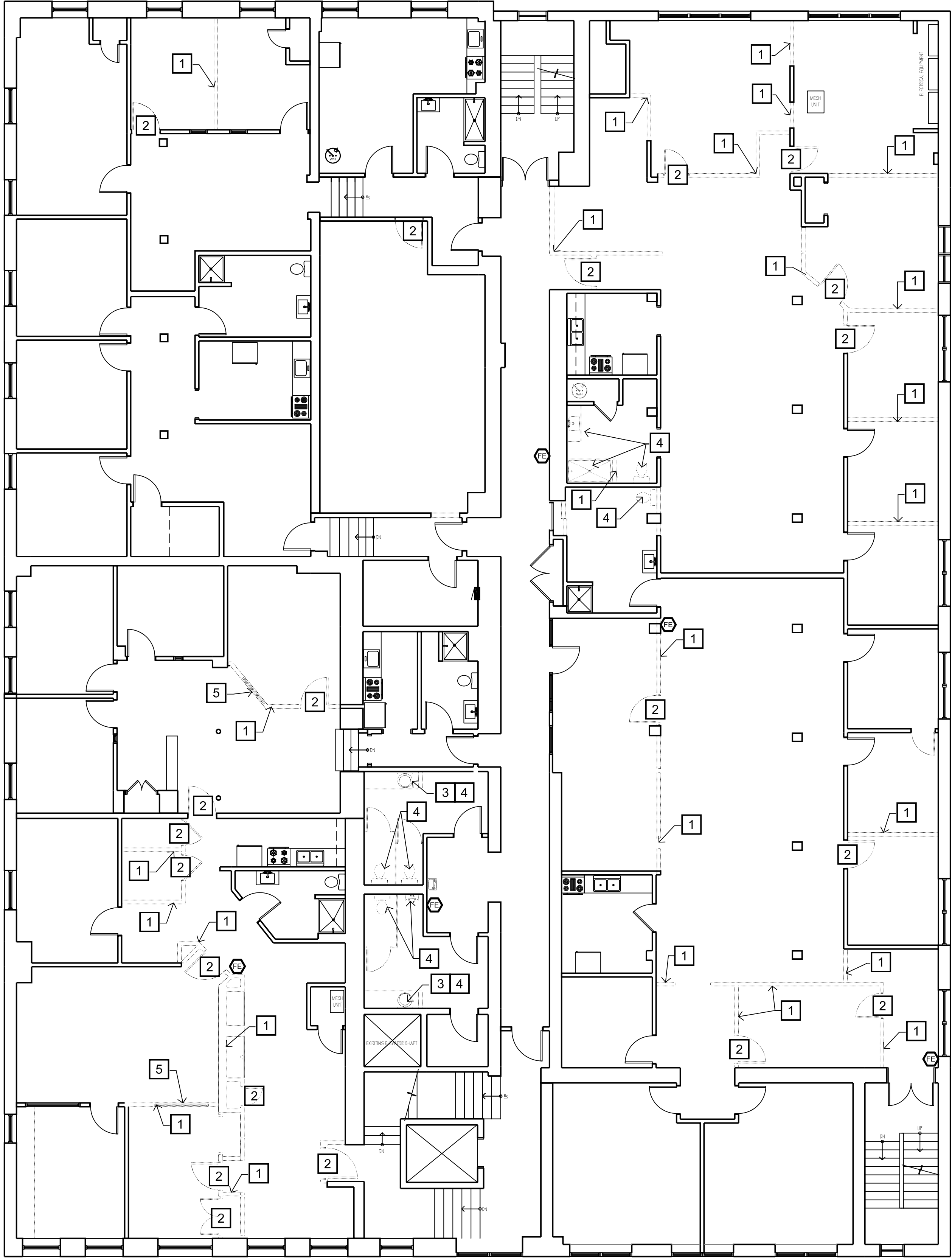
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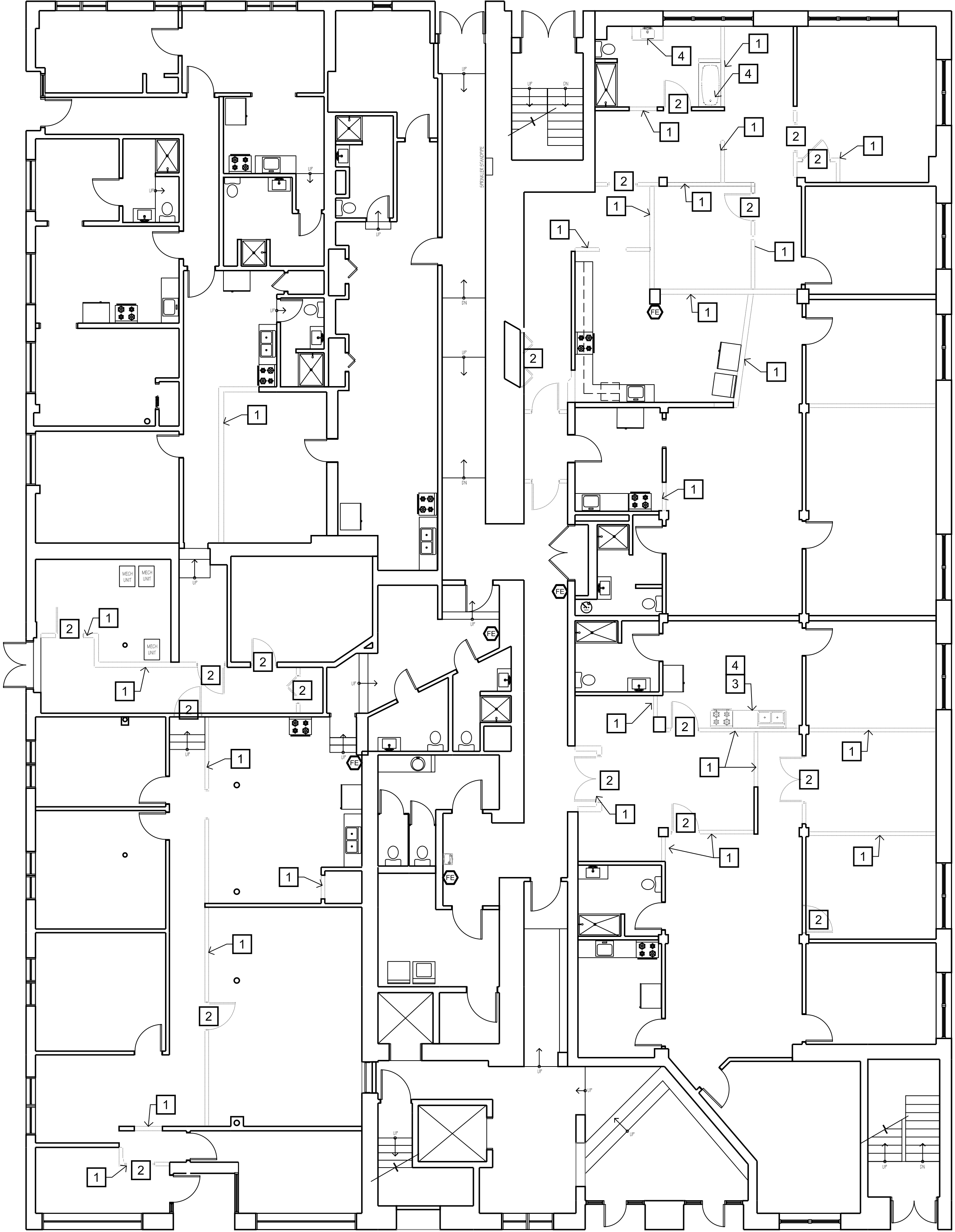
Revisions | Issues
No: Date:

Phase:
PERMIT SET

Project: Apartment Building
Date: 06/15/2026
Drawn: MM/RTM Checked: ---
Scale: AS NOTED
Sheet:
WALL TYPES AND RATED
WALL PLANS
A0.5



EXISTING / DEMO
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING / DEMO
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Client:

**16-22 Union Street -
Apartment Building**

Client: Empire Property Construction
16-22 Union St.
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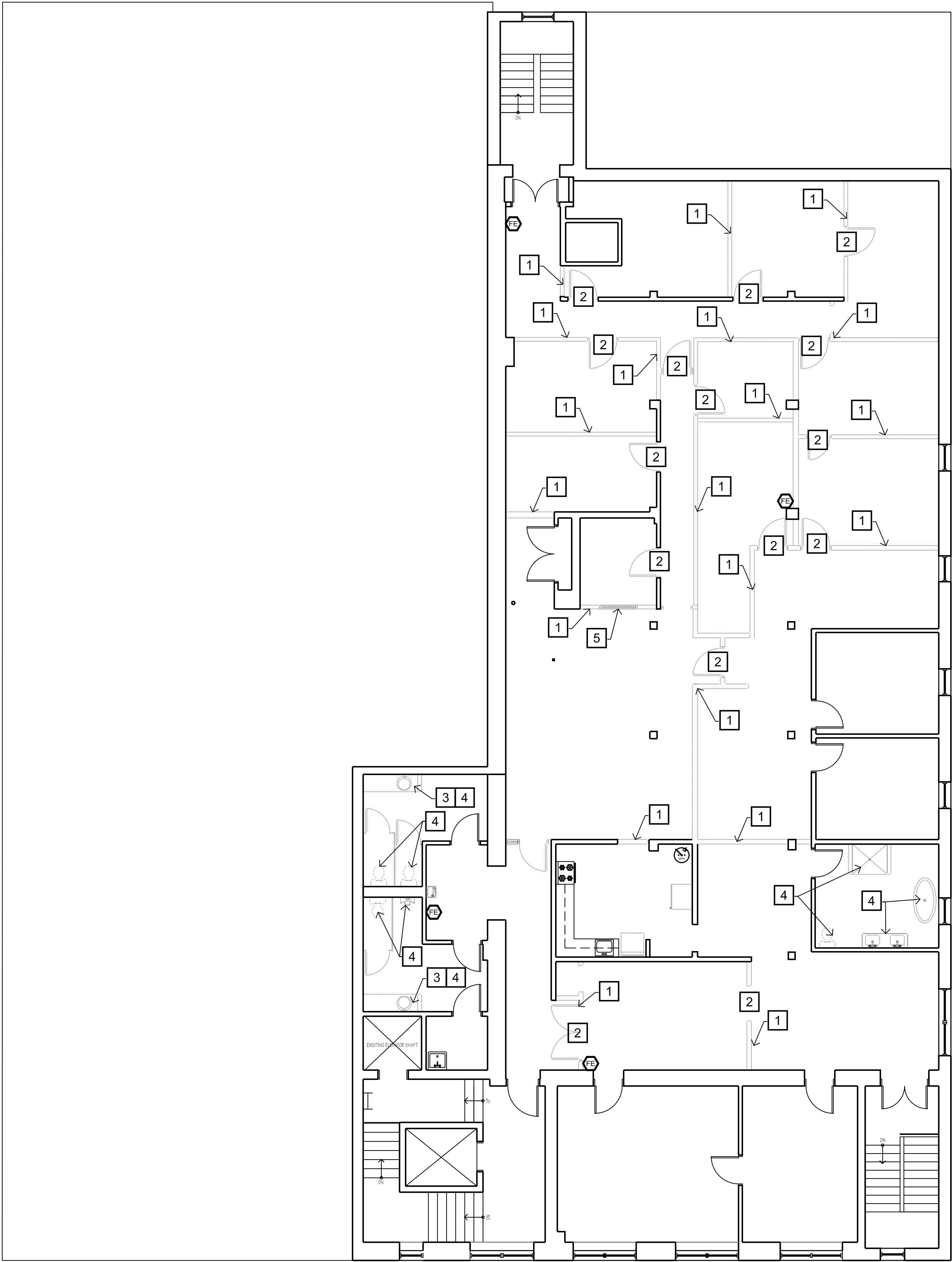
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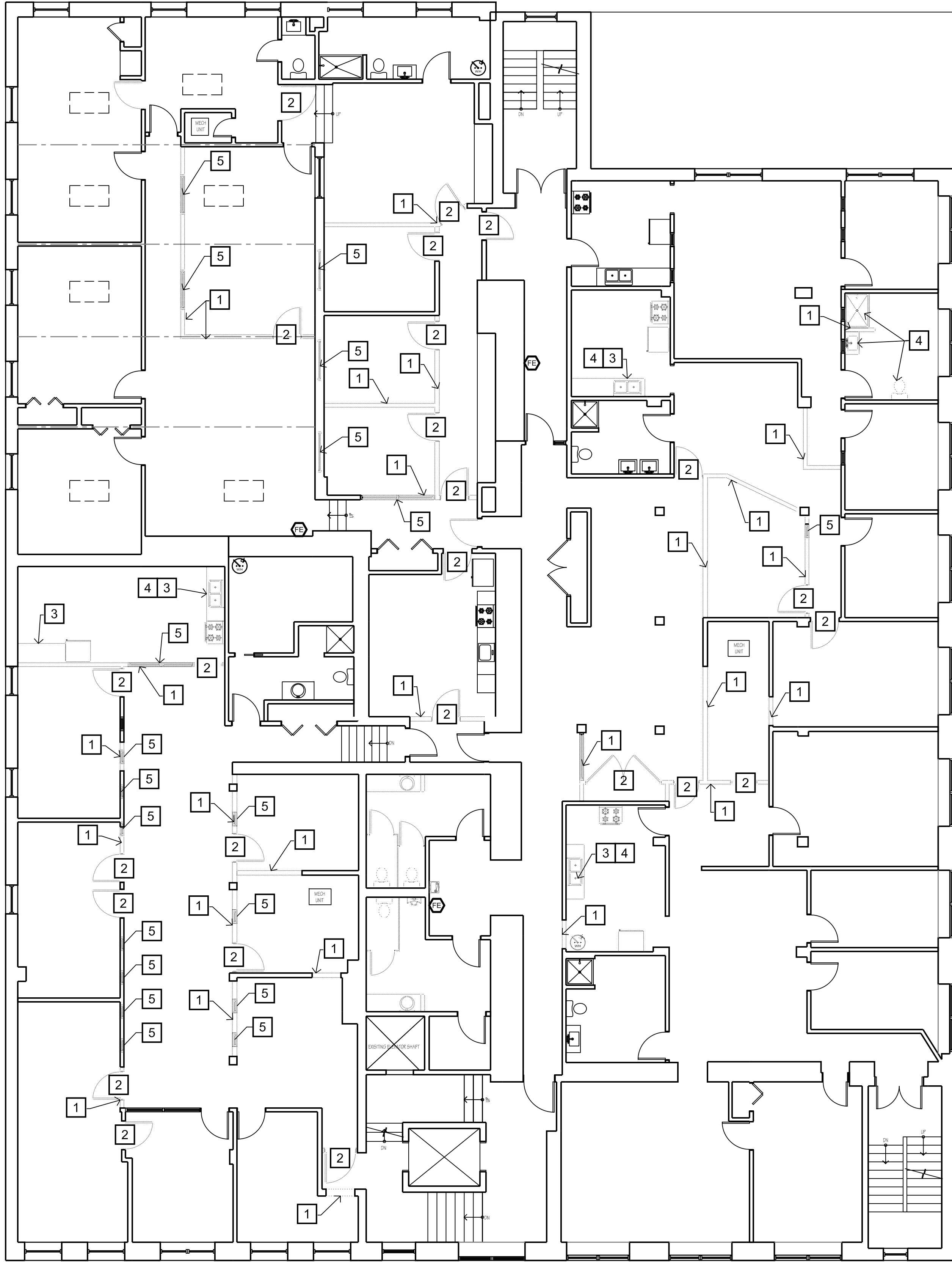
Project: Apartment Building
Date: 06/15/2026
Drawn: MM/RTM Checked: ---
Scale: 1/8" = 1'-0"
Sheet:

EXISTING / DEMO PLANS
FLOOR PLANS

A1.2



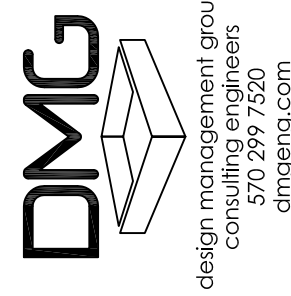
EXISTING / DEMO
FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING / DEMO
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Client:
**I6-22 Union Street -
Apartment Building**
Client: Empire Property Construction
16-22 Union St.
Wilkes-Barre, Pa 18701

Consultants:



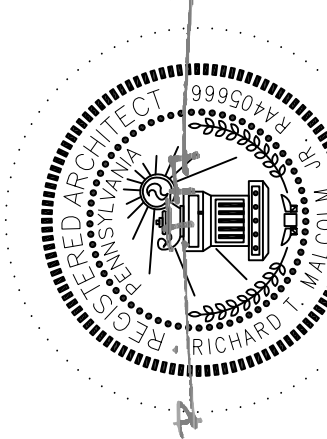
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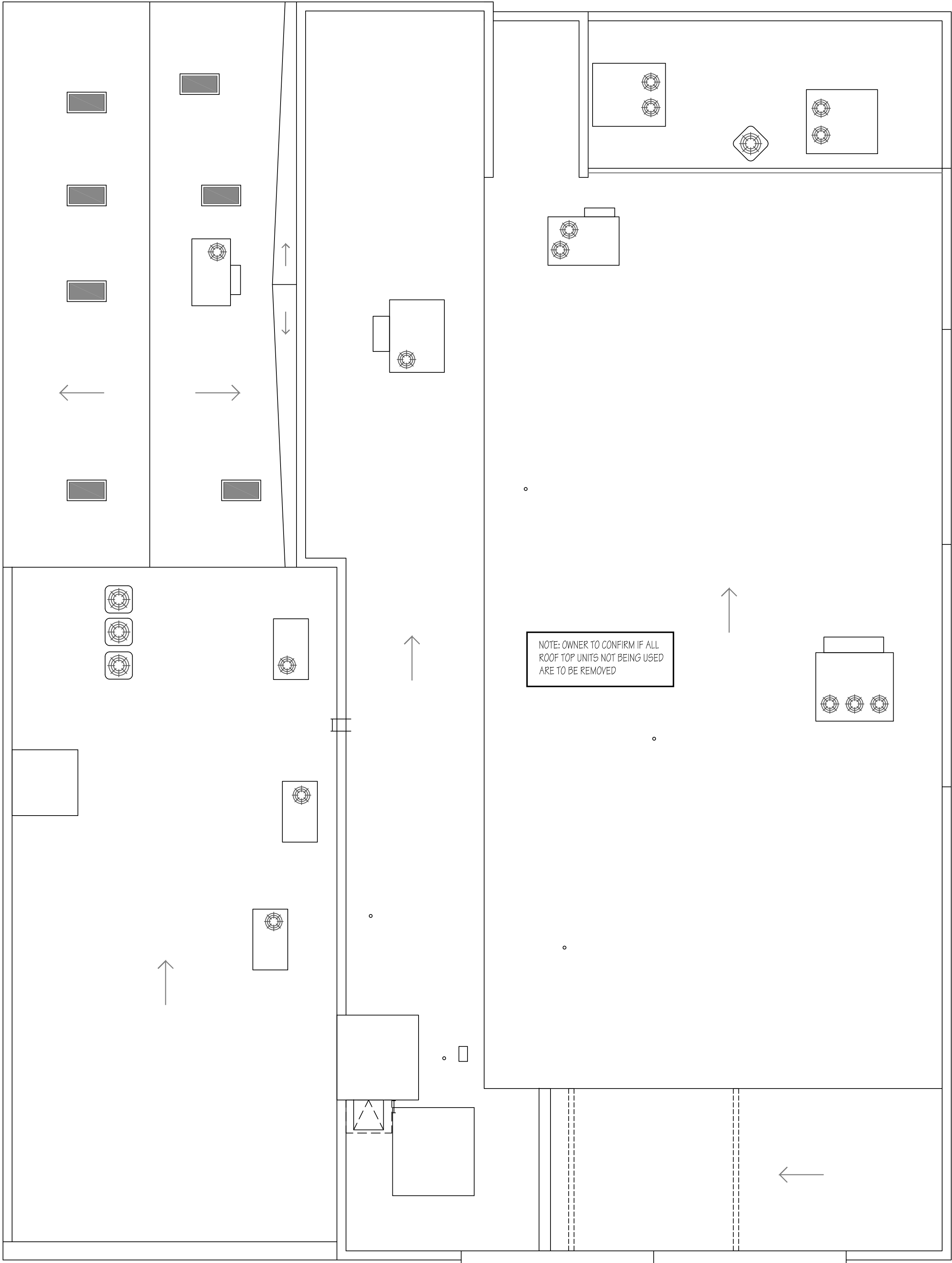
Phase:

PERMIT SET

Project: Apartment Building
Date: 06/15/2026
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Scale: 1/8" = 1'-0"
Sheet:

THIRD AND FOURTH FLOOR
EXISTING / DEMO PLANS

A1.3



EXISTING / DEMOLITION -
ROOF PLAN
SCALE: 1/8" = 1'-0"

Client:
**16-22 Union Street -
Apartment Building**
Client: Empire Property Construction
16-22 Union St.
Wilkes-Barre, Pa 18701

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Revisions | Issues

No: Date:

Phase:
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Project: Apartment Building

Date: 06/15/2026

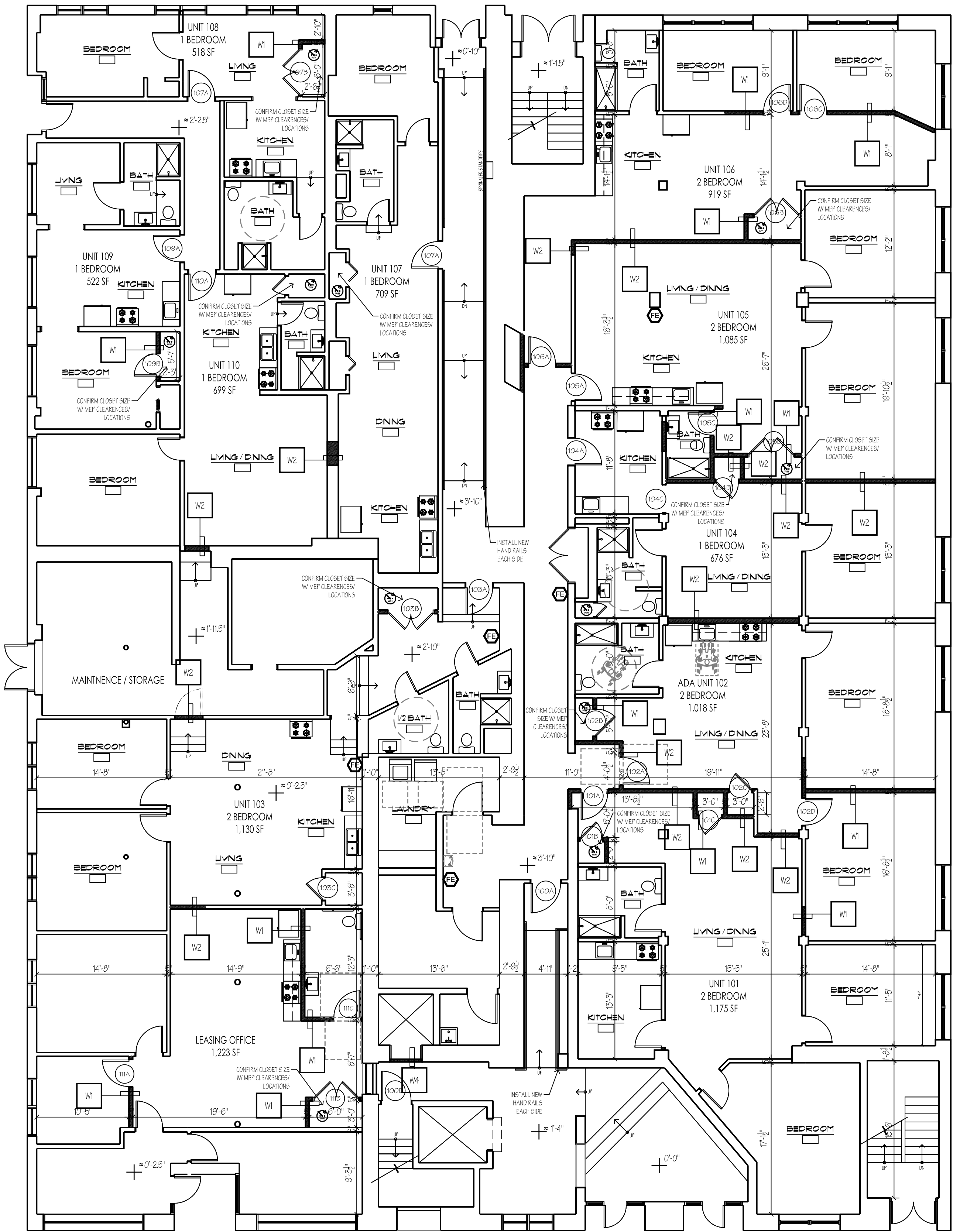
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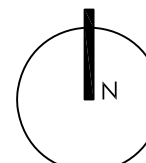
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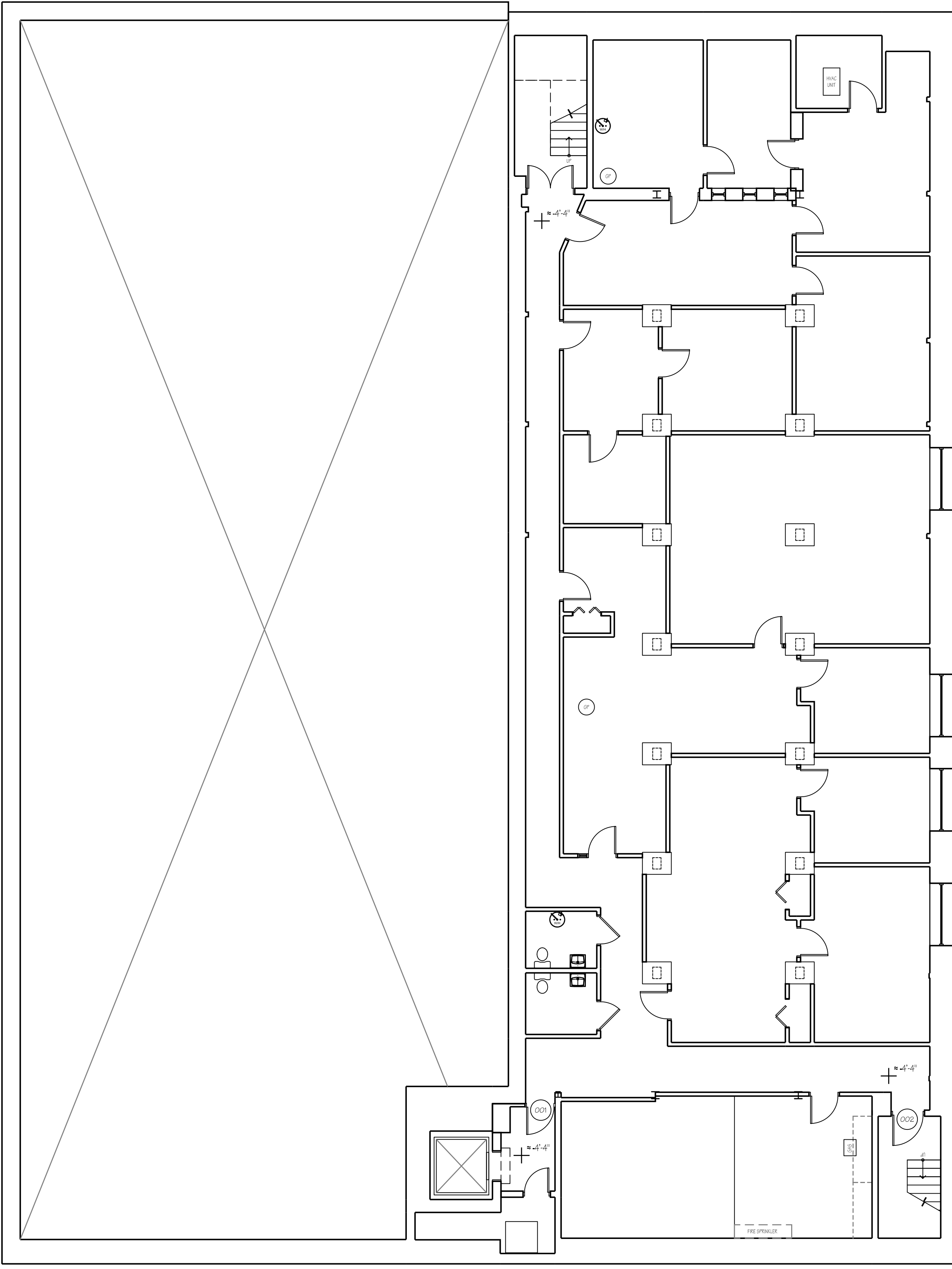
Sheet:

EXISTING ROOF
/ DEMO PLAN

A1.4

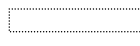
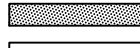
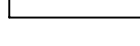


 **FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"



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

WALL CONSTRUCTION

	Demo - To Be Removed
	New Partitions
	To Remain / Existing

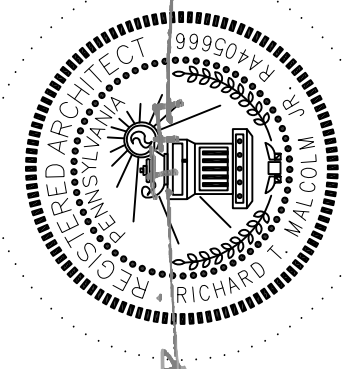
Client: **16-22 Union Street -
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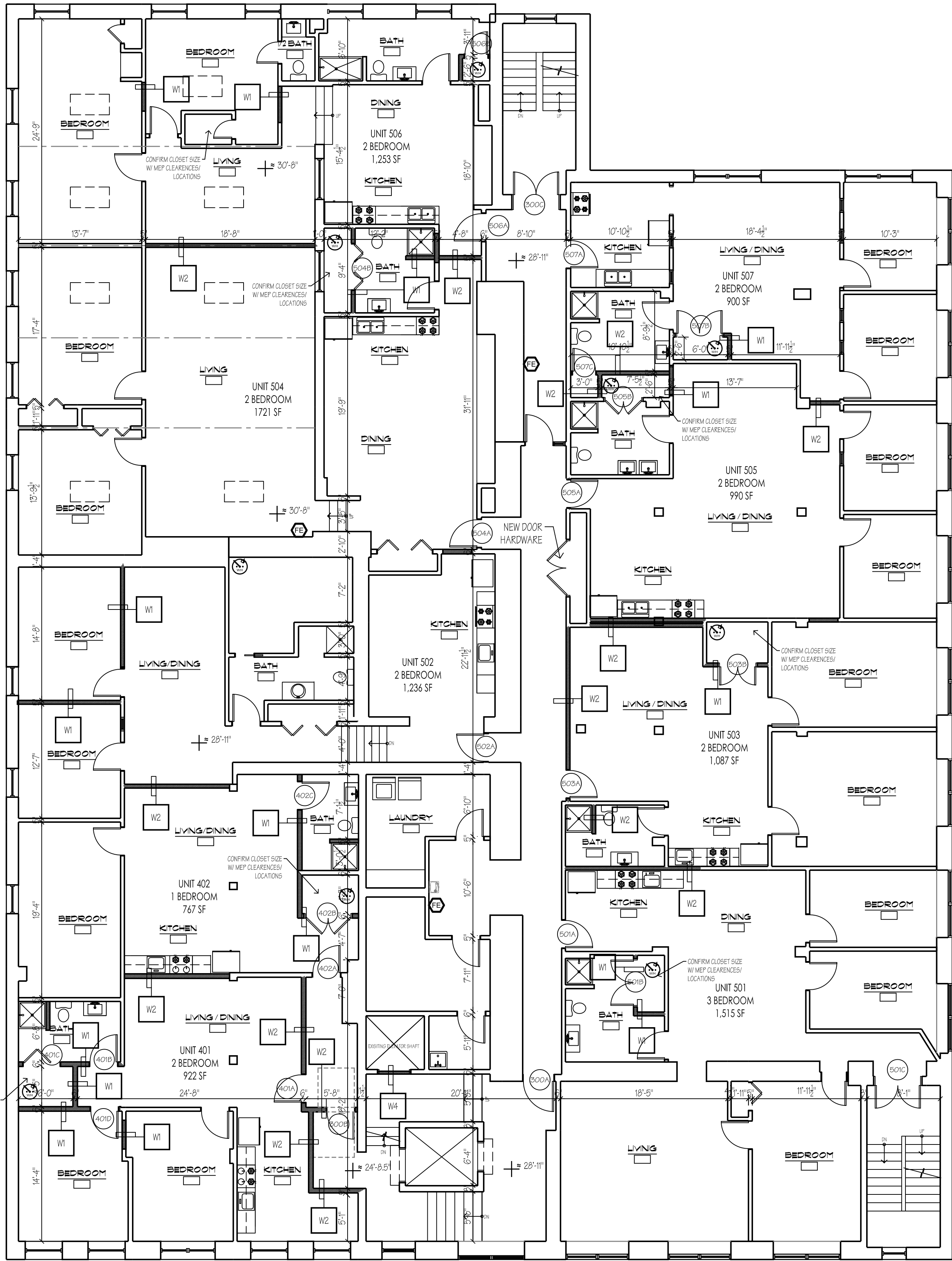
Revisions | Issues

No:	Date:
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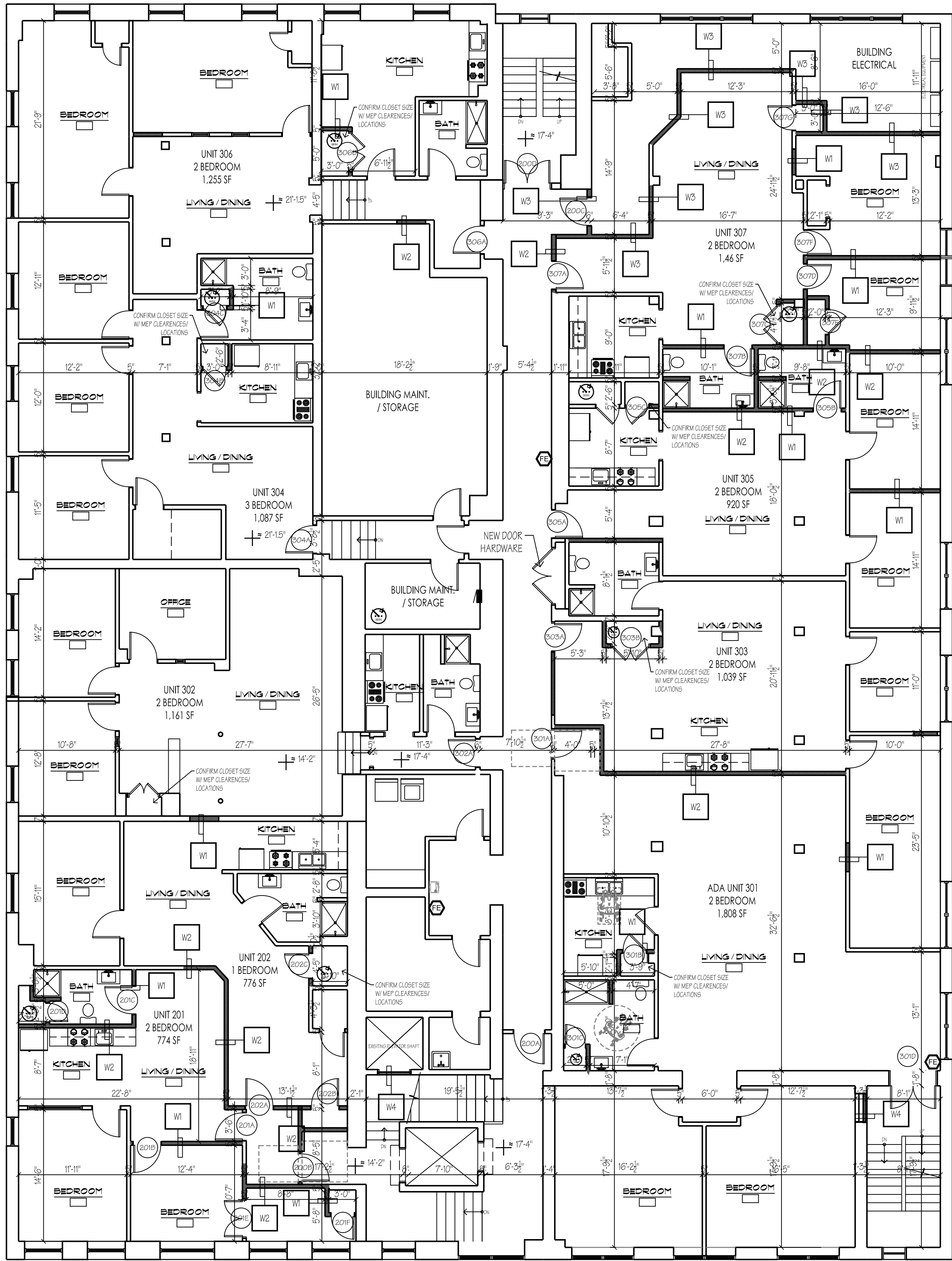
Phase: **PERMIT SET**

Project: Apartment Building
Date: 06/15/2026
Drawn: MM/RTM Checked: ---
Scale: 1/8" = 1'-0"
Sheet: **A2.1**

BASEMENT & FIRST FLOOR PLANS



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



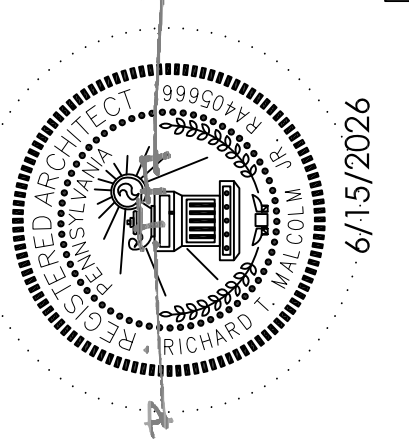
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Client: **16-22 Union Street -
Apartment Building**
Client: Empire Property Construction
16-22 Union St.
Wilkes-Barre, Pa 18701

Consultants:
DMG
design management group
consultants
dmgeng.com

CAM
architect

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Phase:
PERMIT SET

Project: Apartment Building
Date: 06/15/2026
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Scale: 1/8" = 1'-0"
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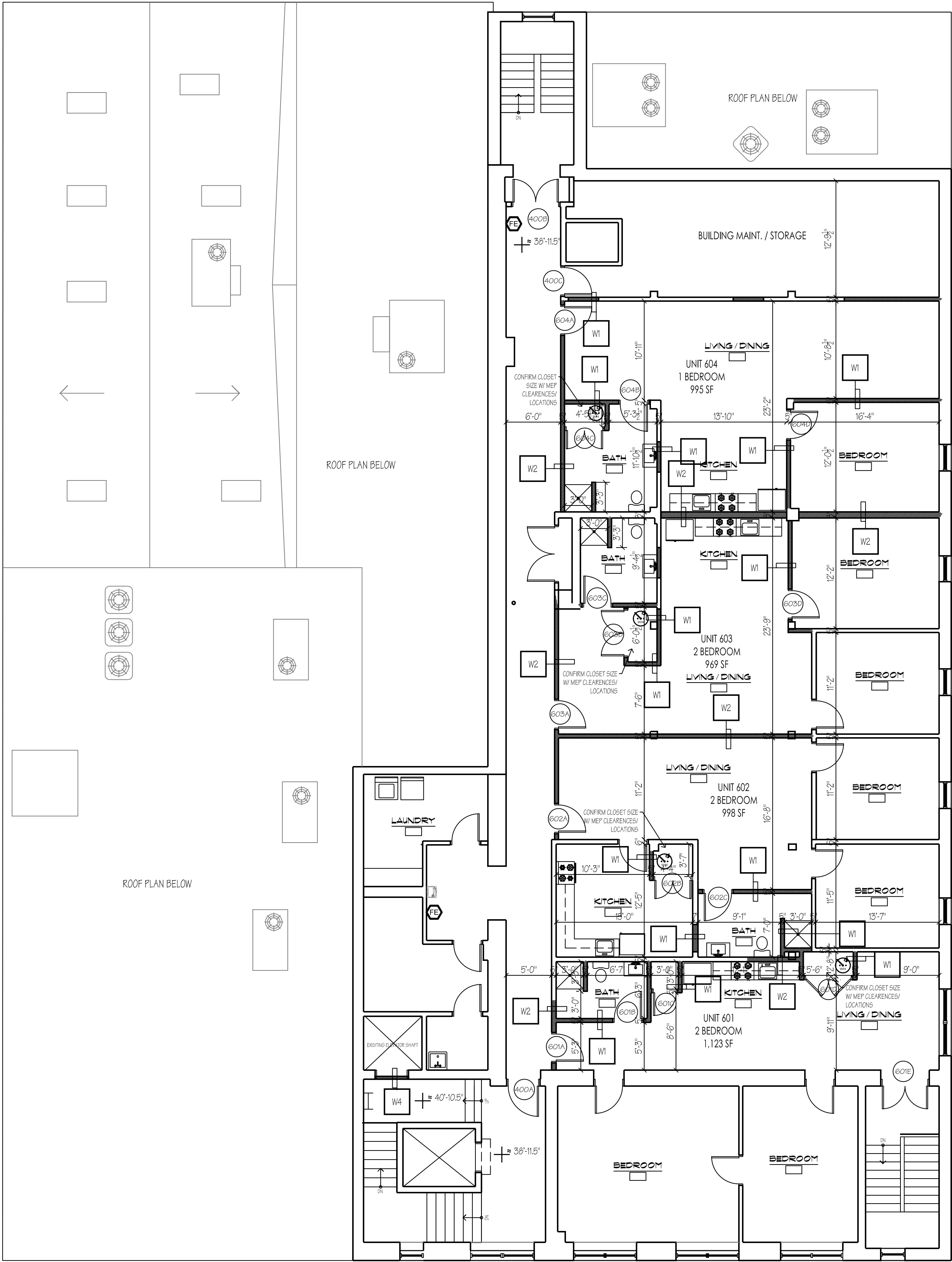
SECOND & THIRD
FLOOR PLANS

A2.2

APARTMENT UNIT ROOM FINISH SCHEDULE											
NO	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS	
				N	E	S	W	FINISH	HEIGHT		
	KITCHENS	TILE	PAINTED MDF	PAINTED	PAINTED	PAINTED	PAINTED	ACT			
	BATHROOMS	TILE	TILE	PAINTED	PAINTED	PAINTED	PAINTED	ACT			
	BEDROOMS	LVT	PAINTED MDF	PAINTED	PAINTED	PAINTED	PAINTED	ACT			
	LIVING / DINING ROOMS	LVT	PAINTED MDF	PAINTED	PAINTED	PAINTED	PAINTED	ACT			

- GENERAL NOTES:**
1. ALL GWB IS TO BE PAINTED (2) COATS PRIME, (1) COAT FINISH.
 2. M. R. GWB IS TO BE USED IN A MOISTURE / STEAM LOCATIONS.
 3. CEILING HEIGHTS TO BE COORDINATED W/ MECHANICAL SYSTEMS. ANY CEILING HEIGHT LESS THAN 8'-0" TO BE COORD. W/ ARCHITECT.
 5. ALL FLOORING MATERIAL CHANGES SHALL (U.N.O.) SHALL OCCUR AT THE CENTERLINE OF A DOOR WITH A DIVIDER STRIP OR T-MOLD.

COMMON AREA ROOM FINISH SCHEDULE											
NO	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS	
				N	E	S	W	FINISH	HEIGHT		
	UTILITY ROOMS	CONCRETE	RUBBER BASE	PAINTED	PAINTED	PAINTED	PAINTED	ACT			
	STAIRS	X	X	PAINTED	PAINTED	PAINTED	PAINTED	X			
	CORRIDORS	CARPET	RUBBER BASE	PAINTED	PAINTED	PAINTED	PAINTED	ACT			



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

Client: **16-22 Union Street - Apartment Building**
Client: Empire Property Construction
16-22 Union St.
Wilkes-Barre, Pa 18701

Consultants:

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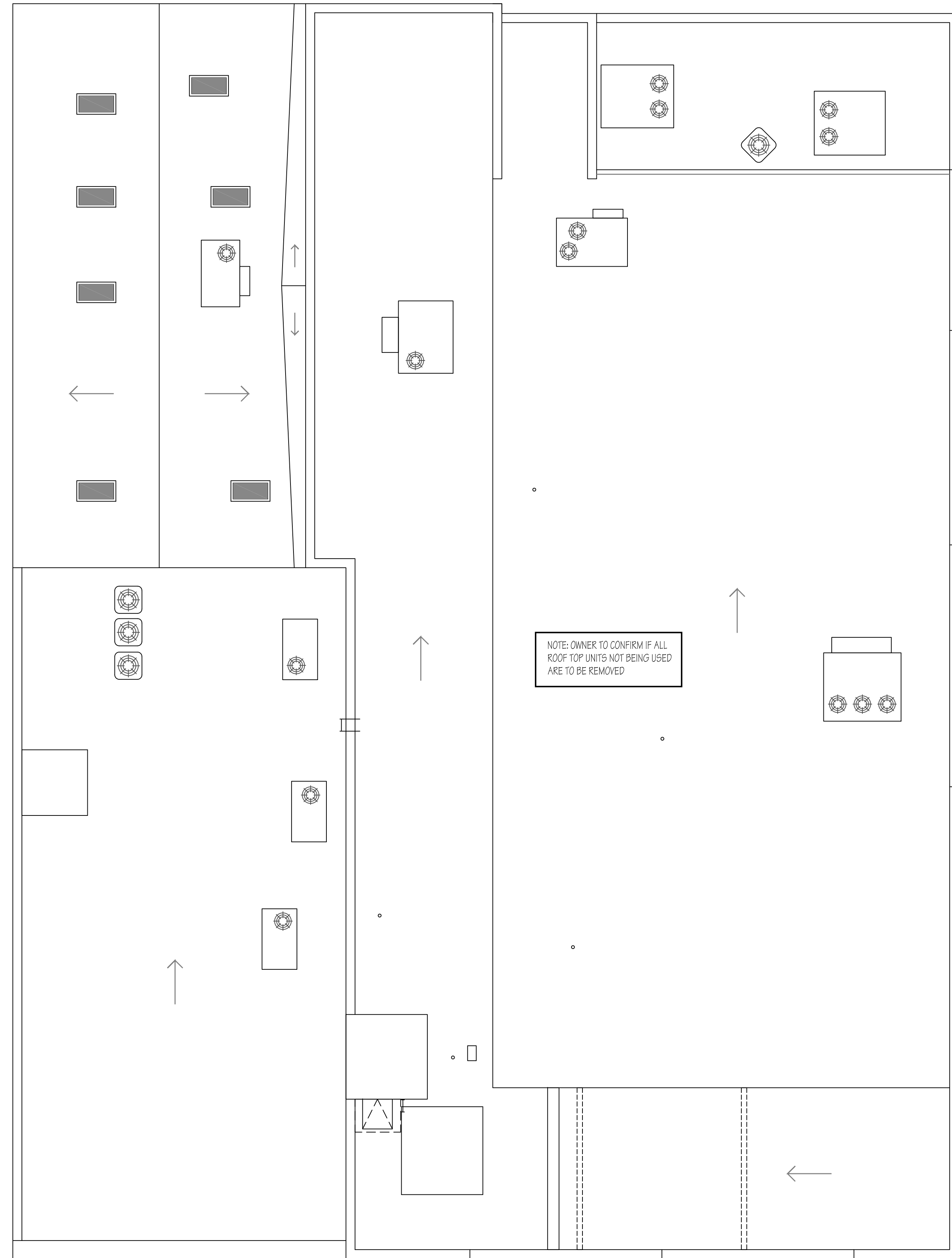
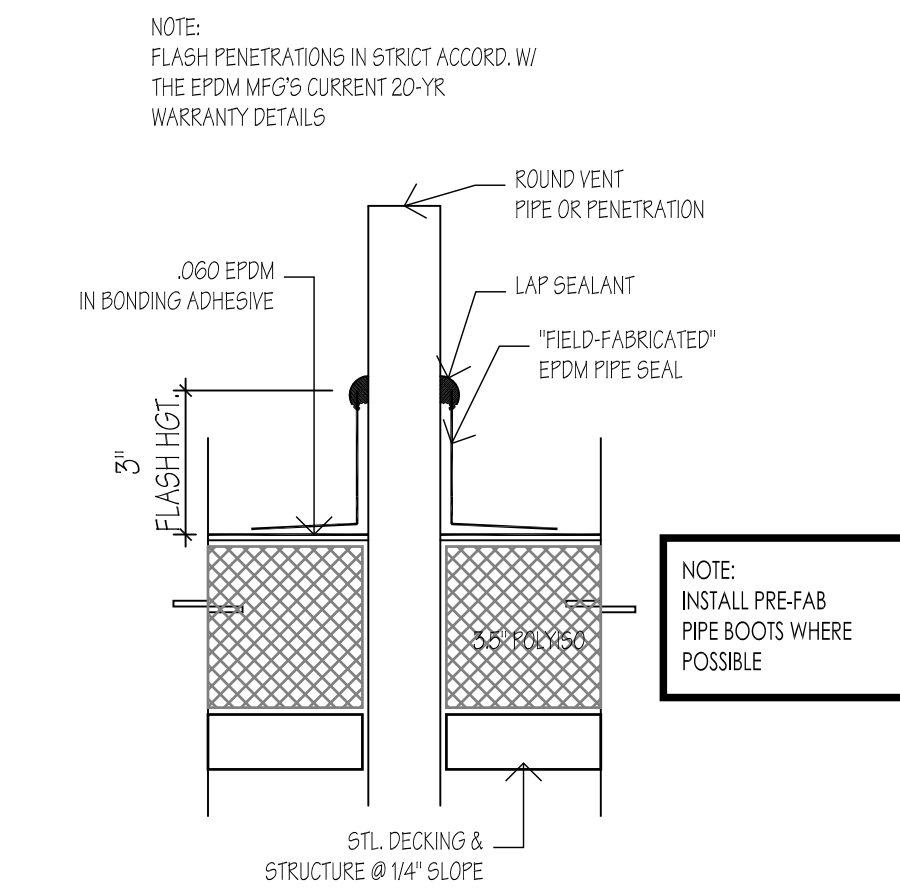
Phase:

PERMIT SET

Project: Apartment Building
Date: 06/15/2026
Drawn: MM/RTM Checked: ---
Scale: 1/8" = 1'-0"
Sheet:

FOURTH FLOOR PLAN

A2.3



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

Client: **16-22 Union Street -
Apartment Building**

Client: Empire Property Construction
16-22 Union St.
Wilkes-Barre, Pa 18701

Consultants:

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PERMIT SET	
Project:	Apartment Building
Date:	06/15/2026
Drawn:	MM/RTM
Scale:	AS NOTED
Sheet:	
ROOF PLAN & DETAILS	
A2.4	

MATERIALS

AL	ALUMINUM
FG	FRAMELESS GLASS
HM	HOLLOW METAL
AL-I	INSULATED ALUMINUM DOOR
WD	HARDWOOD
SCWD	SOLID CORE MAPLE W/ STAINED FINISH
X	EXISTING

DOOR & FRAME GENERAL NOTES:

- ALL DOOR SIZES ARE NOMINAL.
- ALL DOORS ARE 1-3/4" THICK & 7'-0" HIGH UNLESS OTHERWISE NOTED.
- ALL DOORS ARE FLUSH, COORDINATE STYLE / PROFILE WITH OWNER.
- COORDINATE FRAME THROAT DEPTHS WITH WALL TYPES - SEE DRWGS.
- GLAZING IN DOOR TO BE 1" THICK INSULATED TEMPERED GLASS.
- PROVIDE TEMPERED GLASS WHERE REQ'D BY CODE.
- ALL FRAMES SHALL BE SHIMMED / CAULKED IN ACCORDANCE WITH ACCEPTED PRACTICES.
- SWINGING OPAQUE DOORS TO HAVE A U-FACTOR OF U-0.37 OR LESS / BETTER AND ENTRANCE DOORS U-0.77

HARDWARE GENERAL NOTES:

- GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL DOOR HARDWARE REQUIREMENTS FOR ALL FRAMES INDICATED. ALL SUBMITTALS ISSUED TO THE ARCHITECT SHALL REFLECT THIS FIELD VERIFIED COORDINATION.
- ALL HARDWARE SHALL BE HEAVY DUTY, GRADE 2, WITH US 26D FINISH.
- PROVIDE ALL PLATES, STRIKES, ETC. AS REQ'D FOR A COMPLETE ASSEMBLY.
- PROVIDE CONCAVE STYLE WALL STOPS OR FLOOR STOPS WHERE REQ'D.
- ALL EXTERIOR DOORS ARE TO BE PREPPED TO OWNER SPECIFICATIONS TO ACCEPT ELECTRICAL DOOR STRIKES, CLOSERS AND AUTOMATIC DOOR OPENERS, AND ACCESS CONTROLS.

THE SIGN DRWGS ARE GENERIC IN NATURE. GENERAL CONTRACTOR TO VERIFY EXISTING SIGNAGE IN FIELD AND PROVIDE NEW AS REQUIRED TO COMPLY WITH APPLICABLE BUILDING CODES. ALL SIGNAGE SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND RELIEF AND GRADE 2 BRAILLE REQUIREMENTS.

NOTES:

- FONT STYLES SHALL BE ARIAL AND ALL UPPER CASE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE.
- AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER APPLICABLE BUILDING CODES.
- A TACTILE EXIT SIGN WITH THE WORD "EXIT" SHALL IDENTIFY EACH GRADE LEVEL EXTERIOR EXIT DOOR. A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" SHALL IDENTIFY EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN.
- CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND, EITHER LIGHT ON DARK BACKGROUND OR DARK ON LIGHT BACKGROUND. SIGNS TO INCLUDE BRAILLE AND CHARACTERS AS DEFINED BY CODE.
- COORDINATE ROOM NUMBERING AND TEXT WITH OWNER AS PART OF SIGNAGE SUBMITTAL PROCESS.
- ACCESSIBLE FACILITIES AND EXITS SHALL BE IDENTIFIED USING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

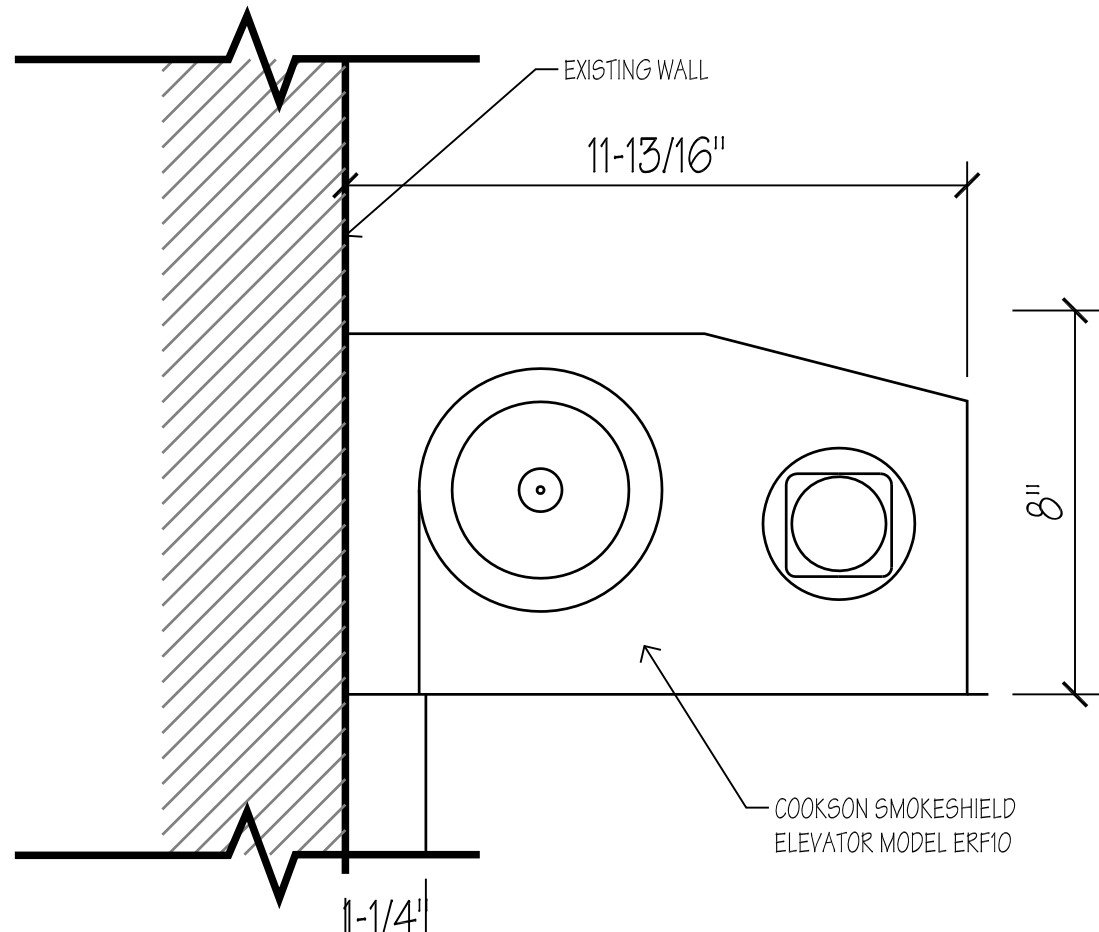
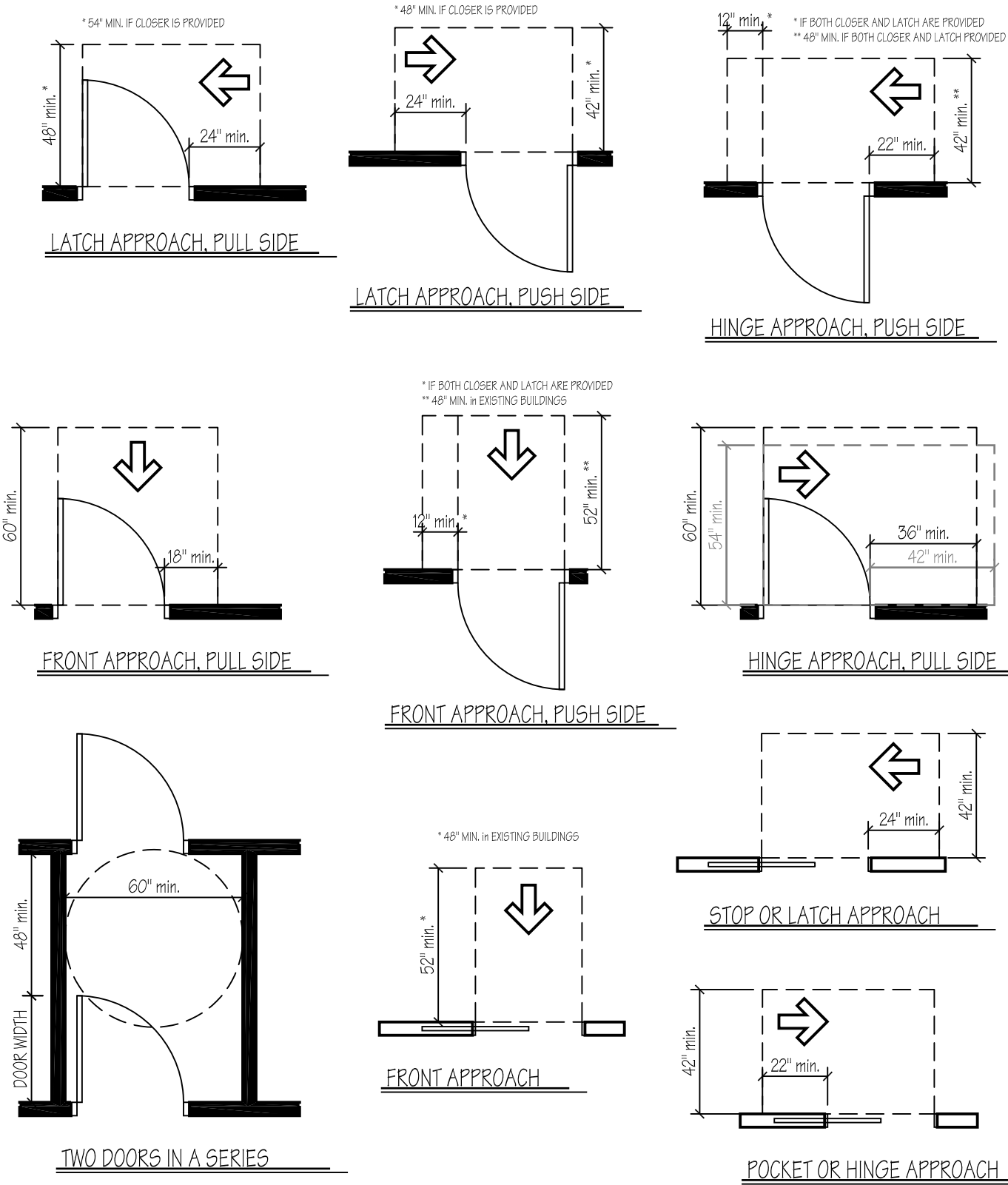


TYP. TACTILE SIGNAGE DETAILS

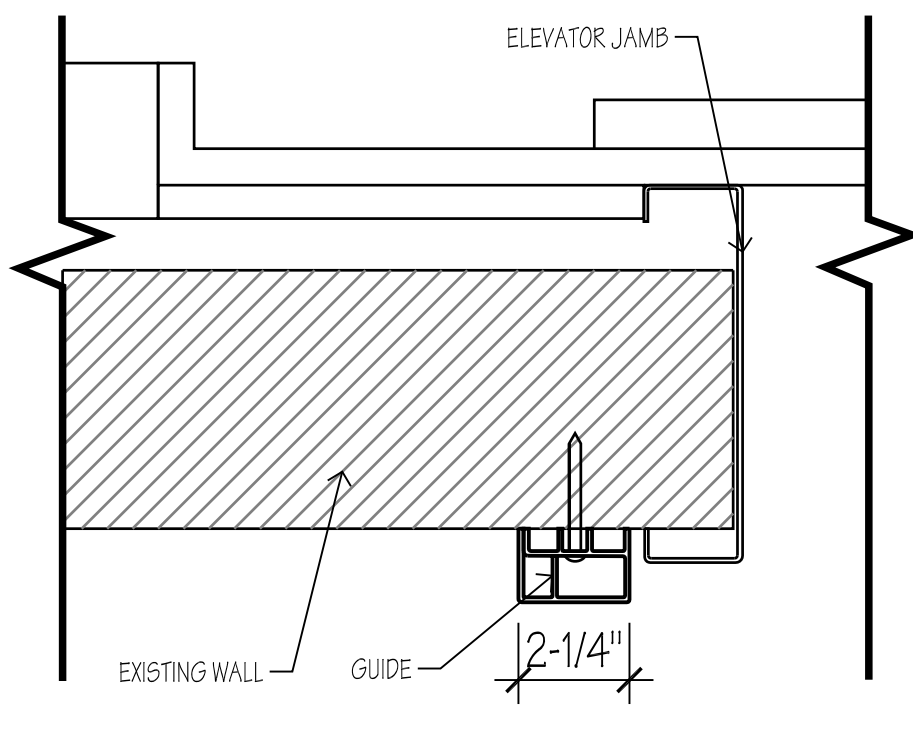
SCALE: N.T.S.

ADA DOOR SWING & CLEARANCE REQUIREMENTS

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



HEAD -
ELEVATOR SMOKESHIELD DETAIL
SCALE: 3" = 1'-0"



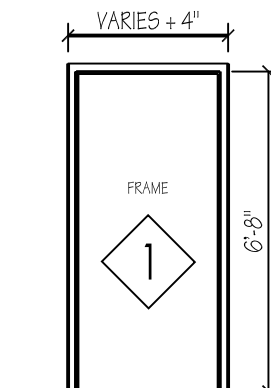
JAMB -
ELEVATOR SMOKESHIELD DETAIL
SCALE: 3" = 1'-0"

DOOR AND FRAME SCHEDULE

DOOR NUMBER	DOOR					FRAME		HDWR SET	REMARKS
	WIDTH	TYPE	MATL.	GLASS	LABEL	TYPE	MATL.		
001	3'-0"	A	SCWD		.75 HR	1	HM	--	
002	3'-4"	A	SCWD		.75 HR	1	HM	--	
100A	3'-4"	A	SCWD		.75 HR	1	HM	--	
100B	3'-4"	A	SCWD		.75 HR	1	HM	--	
101A	3'-0"	A	SCWD		.33 HR	1	HM	--	
101B	2'-6"	A	SCWD			1	SCWD	--	
101C	2'-6"	A	SCWD			1	SCWD	--	
102A	3'-0"	A	SCWD		.33 HR	1	HM	--	
102B	3'-0"	A	SCWD			1	SCWD	--	
102C	2'-6"	A	SCWD			1	SCWD	--	
102D	3'-0"	A	SCWD			1	SCWD	--	
103A	3'-0"	A	SCWD		.33 HR	1	HM	--	
103B	5'-0"	B	SCWD			1	SCWD	--	
103C	2'-6"	A	SCWD			1	SCWD	--	
104A	3'-0"	A	SCWD		.33 HR	1	HM	--	
104B	2'-6"	A	SCWD			1	SCWD	--	
104C	3'-0"					1	SCWD	--	
105A	3'-0"	A	SCWD		.33 HR	1	HM	--	
105B	5'-0"	B	SCWD			1	SCWD	--	
105C	2'-6"	A	SCWD			1	SCWD	--	
106A	3'-0"	A	SCWD		.33 HR	1	HM	--	
106B	5'-0"	B	SCWD			1	SCWD	--	
106C	3'-0"	A	SCWD			1	HM	--	
106D	3'-0"	A	SCWD			1	HM	--	
107A	3'-0"	A	SCWD		.33 HR	1	HM	--	
108A	3'-0"	A	SCWD		.33 HR	1	HM	--	
108B	5'-0"	B	SCWD			1	SCWD	--	
109A	3'-0"	A	SCWD		.33 HR	1	HM	--	
109B	2'-6"	A	SCWD			1	SCWD	--	
110A	3'-0"	A	SCWD		.33 HR	1	HM	--	
111A	3'-0"	A	SCWD			1	SCWD	--	
111B	5'-0"	B	SCWD			1	SCWD	--	
111C	2'-6"	A	SCWD			1	SCWD	--	
200A	3'-4"	A	SCWD		.75 HR	1	HM	--	
200B	3'-0"	A	SCWD		.75 HR	1	HM	--	
200C	3'-0"	A	HM		.75 HR	1	HM	--	
200D	5'-0"	C	SCWD		.75 HR	1	HM	--	
201A	3'-0"	A	SCWD		.33 HR	1	HM	--	
201B	3'-0"	A	SCWD			1	SCWD	--	
201C	3'-0"	A	SCWD			1	SCWD	--	
201D	2'-0"	A	SCWD			1	SCWD	--	
201E	4'-0"	B	SCWD			1	SCWD	--	
201F	2'-6"	A	SCWD			1	SCWD	--	
202A	3'-0"	A	SCWD		.33 HR	1	HM	--	
202B	3'-0"	A	SCWD			1	SCWD	--	
202C	2'-8"	A	SCWD			1	SCWD	--	
300A	3'-4"	A	HM		.75 HR	1	HM	--	
300B	3'-0"	A	HM		.75 HR	1	HM	--	
300C	5'-0"	C	SCWD		.75 HR	1	HM	--	
301A	3'-0"	A	SCWD		.33 HR	1	HM	--	
301B	2'-6"	A	SCWD			1	SCWD	--	
301C	2'-0"	A	SCWD			1	SCWD	--	
301D	5'-0"	C	SCWD		.75 HR	1	HM	--	
302A	3'-0"	A	SCWD		.33 HR	1	HM	--	
303A	3'-0"	A	SCWD		.33 HR	1	HM	--	
303B	4'-0"	B	SCWD			1	SCWD	--	
304A	3'-0"	A	SCWD		.33 HR	1	HM	--	
304B	2'-6"	A	SCWD			1	SCWD	--	
304C	2'-6"	A	SCWD			1	SCWD	--	
305A	3'-0"	A	SCWD		.33 HR	1	HM	--	
305B	3'-0"	A	SCWD			1	SCWD	--	
305C	2'-6"	A	SCWD			1	SCWD	--	
306A	3'-0"	A	SCWD		.33 HR	1	HM	--	
306B	4'-0"	B	SCWD			1	SCWD	--	
307A	3'-0"	A	SCWD		.33 HR	1	HM	--	
307B	2'-8"	A	SCWD			1	SCWD	--	
307C	4'-0"	B	SCWD			1	SCWD	--	
307D	2'-8"	A	SCWD			1	SCWD	--	
307E	2'-6"	A	SCWD			1	SCWD	--	
307F	2'-8"	A	SCWD			1	SCWD	--	
307G	2'-8"	A	SCWD			1	SCWD	--	

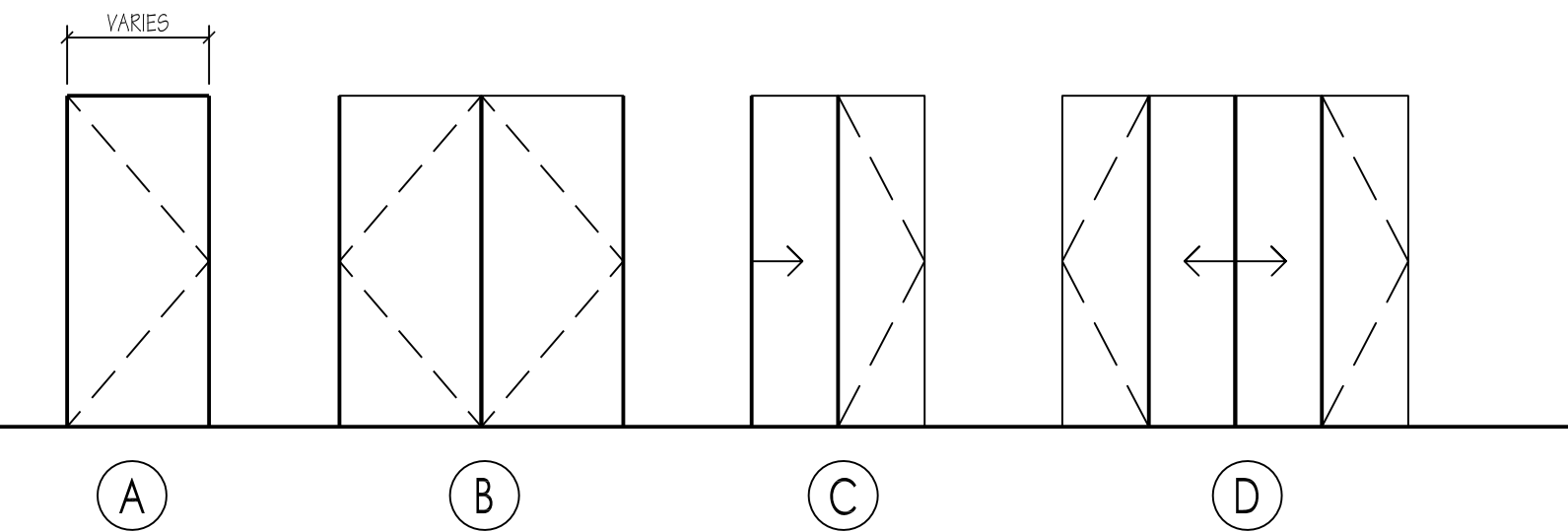
DOOR AND FRAME SCHEDULE CONT.

DOOR NUMBER	DOOR					FRAME		HDWR SET	REMARKS
	WIDTH	TYPE	MATL.	GLASS	LABEL	TYPE	MATL.		
400A	3'-4"	A	SCWD		.75 HR	1	HM	--	
400B	5'-0"	C	SCWD		.75 HR	1	HM	--	
400C	3'-0"	A	SCWD		.33 HR	1	HM	--	
401A	3'-0"	A	SCWD		.33 HR	1	HM	--	
401B	3'-0"	A	SCWD			1	HM	--	
401B	4'-0"	C	SCWD			1	SCWD	--	
401D	3'-0"	A	SCWD			1	HM	--	
402A	3'-0"	A	SCWD		.33 HR	1	HM	--	
402B	5'-0"	B	SCWD			1	SCWD	--	
402C	3'-0"	A	SCWD			1	HM	--	
501A	3'-0"	A	SCWD		.33 HR	1	HM	--	
501B	5'-0"	B	SCWD			1	SCWD	--	
501C	5'-0"	C	SCWD		.75 HR	1	HM	--	
502A	3'-0"	A	SCWD		.33 HR	1	HM	--	
503A	3'-0"	A	SCWD		.33 HR	1	HM	--	
503B	4'-0"	B	SCWD			1	SCWD	--	
504A	3'-0"	A	SCWD		.33 HR	1	HM	--	
504B	5'-0"	D	SCWD			1	SCWD	--	
505A	3'-0"	A	SCWD		.33 HR	1	HM	--	
505B	4'-0"	B	SCWD			1	SCWD	--	
506A	3'-0"	A	SCWD		.33 HR	1	HM	--	
506B	2'-6"	A	SCWD			1	HM	--	
507A	3'-0"	A	SCWD		.33 HR	1	HM	--	
507B	5'-0"	B	SCWD			1	HM	--	
507C	2'-6"	A	SCWD			1	HM	--	
601A	3'-0"	A	SCWD		.33 HR	1	HM	--	
601B	3'-0"	A	SCWD			1	SCWD	--	
601C	2'-6"	A	SCWD			1	SCWD	--	
601D	5'-0"	B	SCWD			1	SCWD	--	
601E	5'-0"	C	SCWD		.75	1	HM	--	
602A	3'-0"	A	SCWD		.33 HR	1	HM	--	
602B	4'-0"	B	SCWD			1	SCWD	--	
602C	3'-0"	A	SCWD			1	SCWD	--	
603A	3'-0"	A	SCWD		.33 HR	1	HM	--	
603B	5'-0"	B	SCWD			1	SCWD	--	
603C	3'-0"	A	SCWD			1	SCWD	--	
603D	3'-0"	A	SCWD			1	SCWD	--	
604A	3'-0"	A	SCWD		.33 HR	1	HM	--	
604B	3'-0"	A	SCWD			1	SCWD	--	
604C	4'-0"	B	SCWD			1	SCWD	--	
604D	3'-0"	A	SCWD			1	SCWD	--	



DOOR FRAME ELEVATIONS

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



DOOR ELEVATIONS

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



ENLARGED ELEVATOR SHAFT PLAN

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

Client:

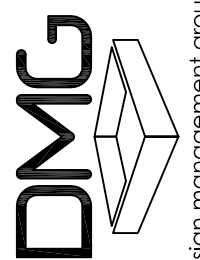
16-22 Union Street -
Apartment Building

Client: Empire Property Construction

16-22 Union St.

Wilkes-Barre, Pa 18701

Consultants:



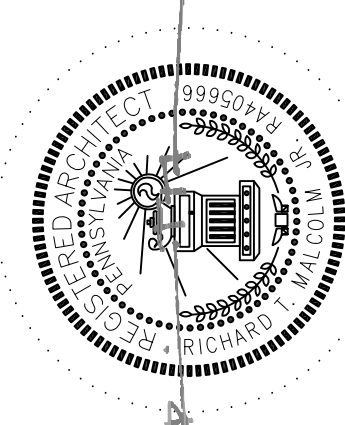
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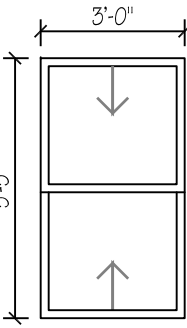
DOOR SCHEDULE AND DETAILS

A2.5

NOTE: PROVIDE SUBMITTALS FOR OWNER / G.C. APPROVAL. INSTALL ALL PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. G.C. & OWNER TO VERIFY ALL WINDOW SIZES PRIOR TO PURCHASING.

WINDOW SCHEDULE						
NO	NOMINAL SIZE		TYPE	QTY.	COLOR	REMARKS
	WIDTH	HEIGHT				
A	3'-0"	5'-5"	DOUBLE HUNG	5	MATCH EXISTING	EGRESS WINDOWS

- WINDOW GENERAL NOTES:
- ALL WINDOW SIZES ARE NOMINAL.
 - ALL UNITS ARE NEW CONSTRUCTION.
 - PROVIDE TEMPERED GLASS AS REQ'D BY CODE.
 - PROVIDE EMERGENCY EGRESS REQ. FROM ALL SLEEPING AREAS.



A



WEST ELEVATION (LEFT)

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

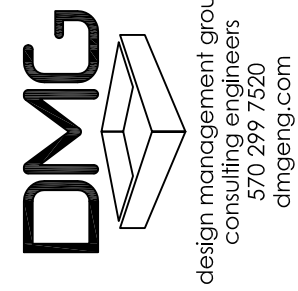


SOUTH ELEVATION (STREET VIEW)

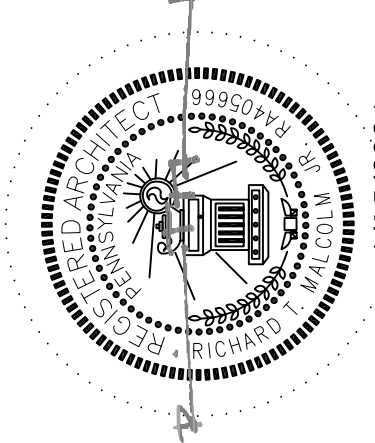
SCALE: 1/8" = 1'-0"

Client: **16-22 Union Street -
Apartment Building**
Client: Empire Property Construction
16-22 Union St.
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Project: Apartment Building

Date: 06/15/2026

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Sheet:

EXTERIOR ELEVATIONS

A3.1

611 Washing Machines and Clothes Dryers

611.2 Clear Floor Space. A clear floor or ground space complying with 305 positioned for parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance.

611.3 Operable Parts. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with 309.

611.4 Height. Top loading machines shall have the door to the laundry compartment located 36 inches (915 mm) maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches (380 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

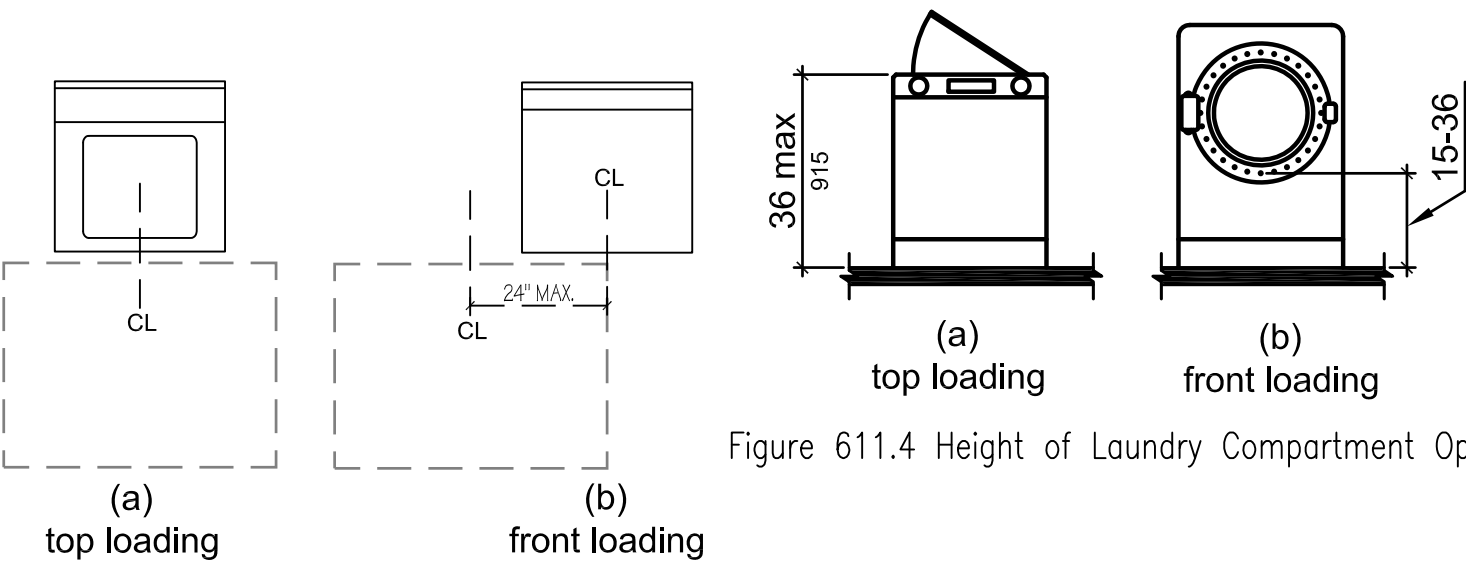
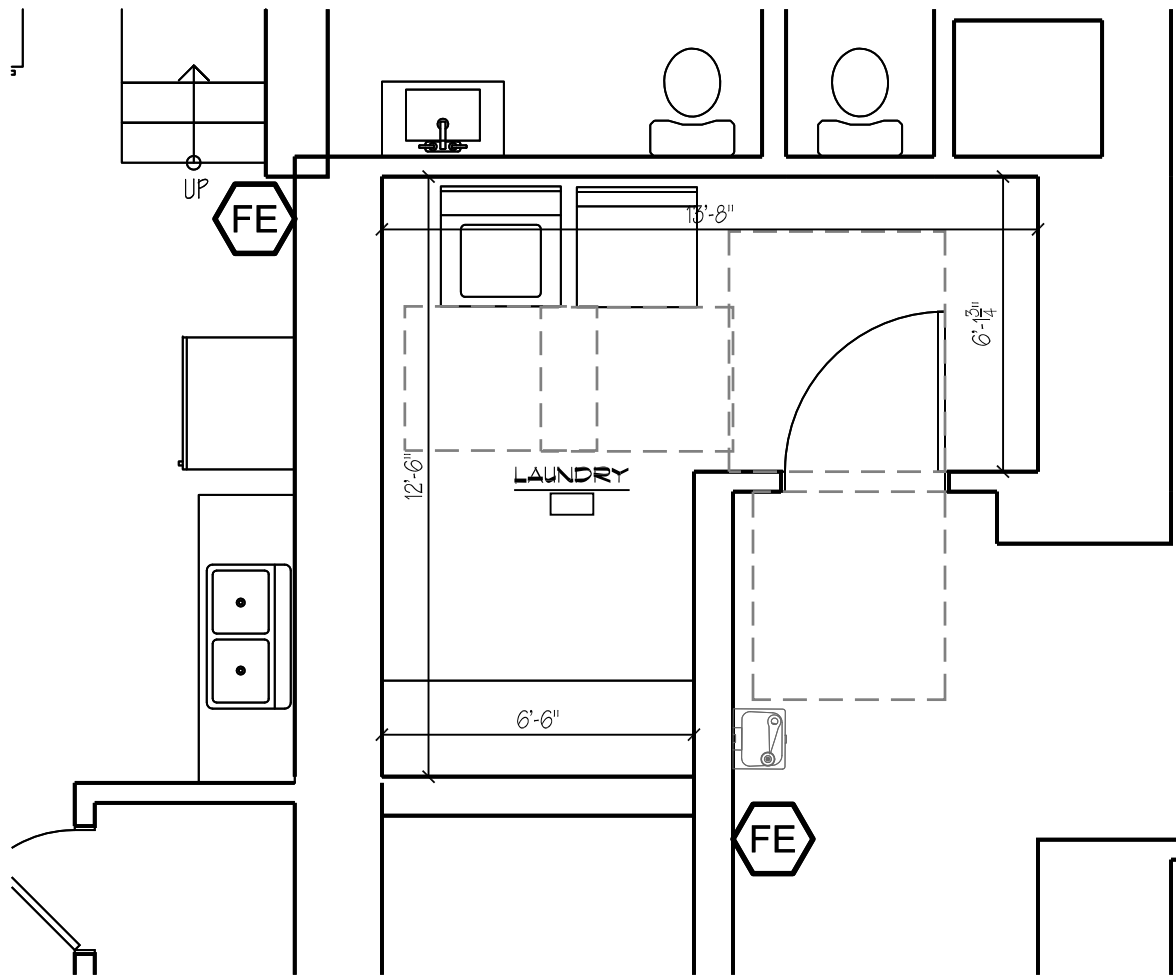
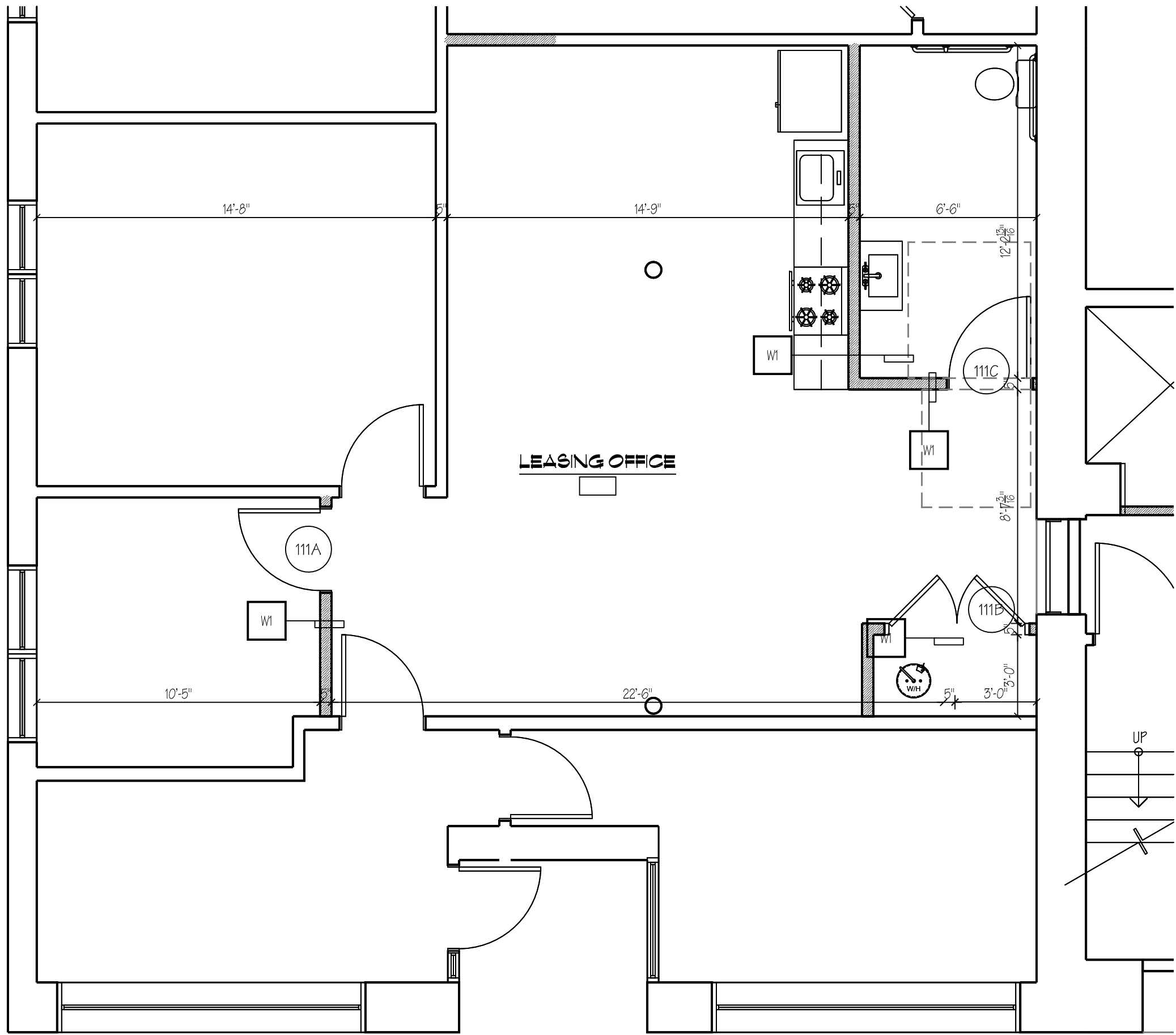


Figure 611.4 Height of Laundry Compartment Opening

TYP. WASHER / DRYER DETAILS
SCALE: N.T.S.



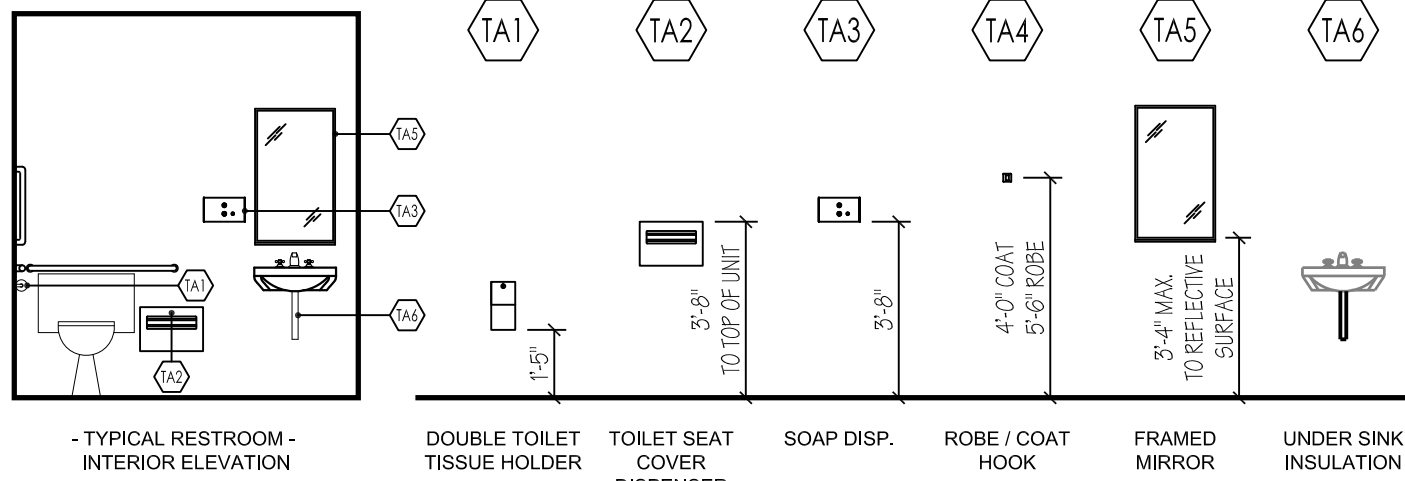
2 ENLARGED FLOOR PLAN (TYP. LAUNDRY ROOM)
SCALE: 1/4" = 1'-0"



1 ENLARGED FLOOR PLAN (LEASING OFFICE)
SCALE: 1/4" = 1'-0"

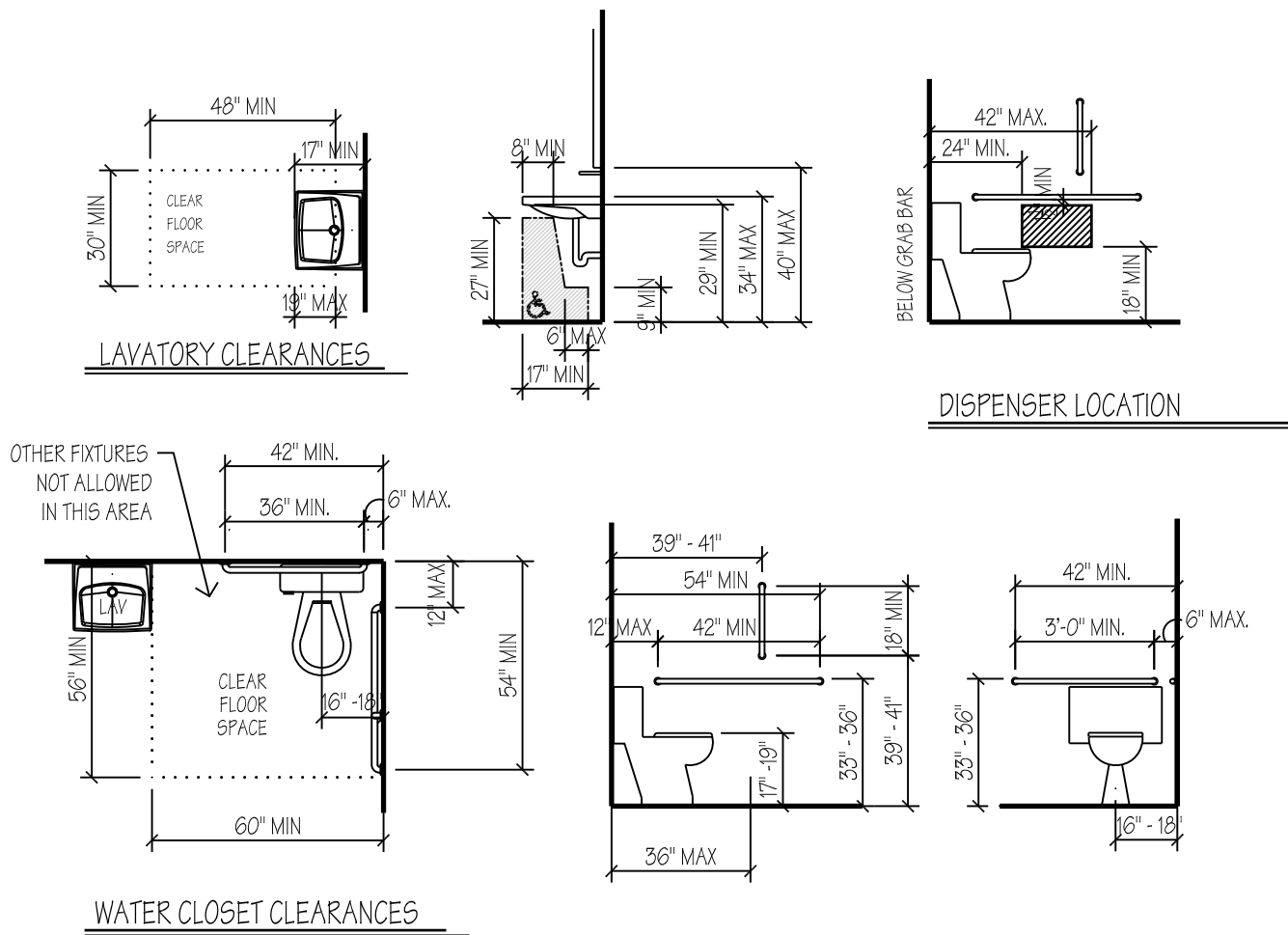
TOILET ACCESSORIES

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



ADA RESTROOM REQUIREMENTS

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



NOTE: WATER CLOSET FLUSH CONTROLS ON OPEN SIDE PER CODE REQUIREMENTS.

Client: 16-22 Union Street -
Apartment Building
Client: Empire Property Construction
16-22 Union St.
Wilkes-Barre, Pa 18701

Consultants:

DMG

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Seals:

6/15/2026

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Revisions | Issues

No: Date:

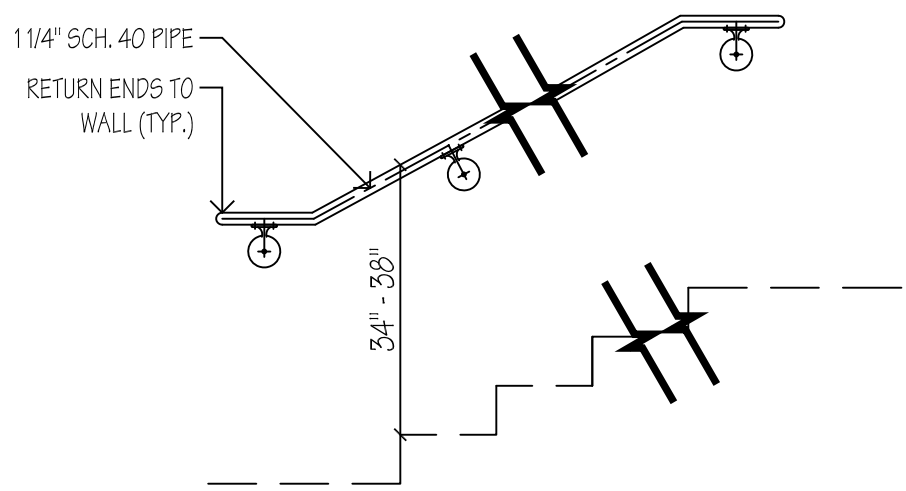
Phase: PERMIT SET

Project: Apartment Building
Date: 06/15/2026
Drawn: MM/RTM Checked: ---
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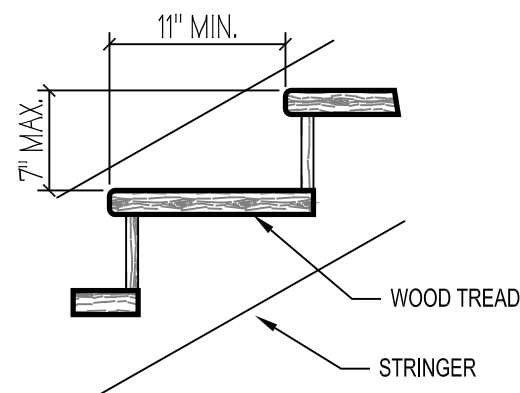
A4.1

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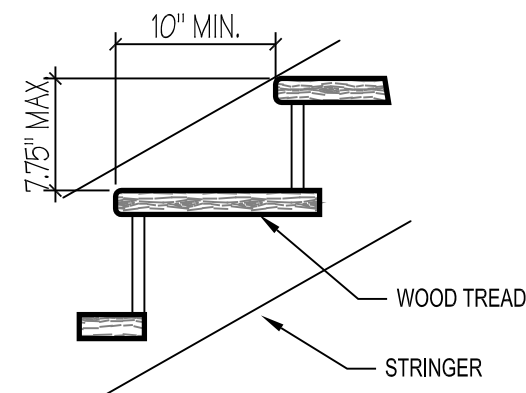
- A - - B - - C - - D - - E - - F - - G - - H -



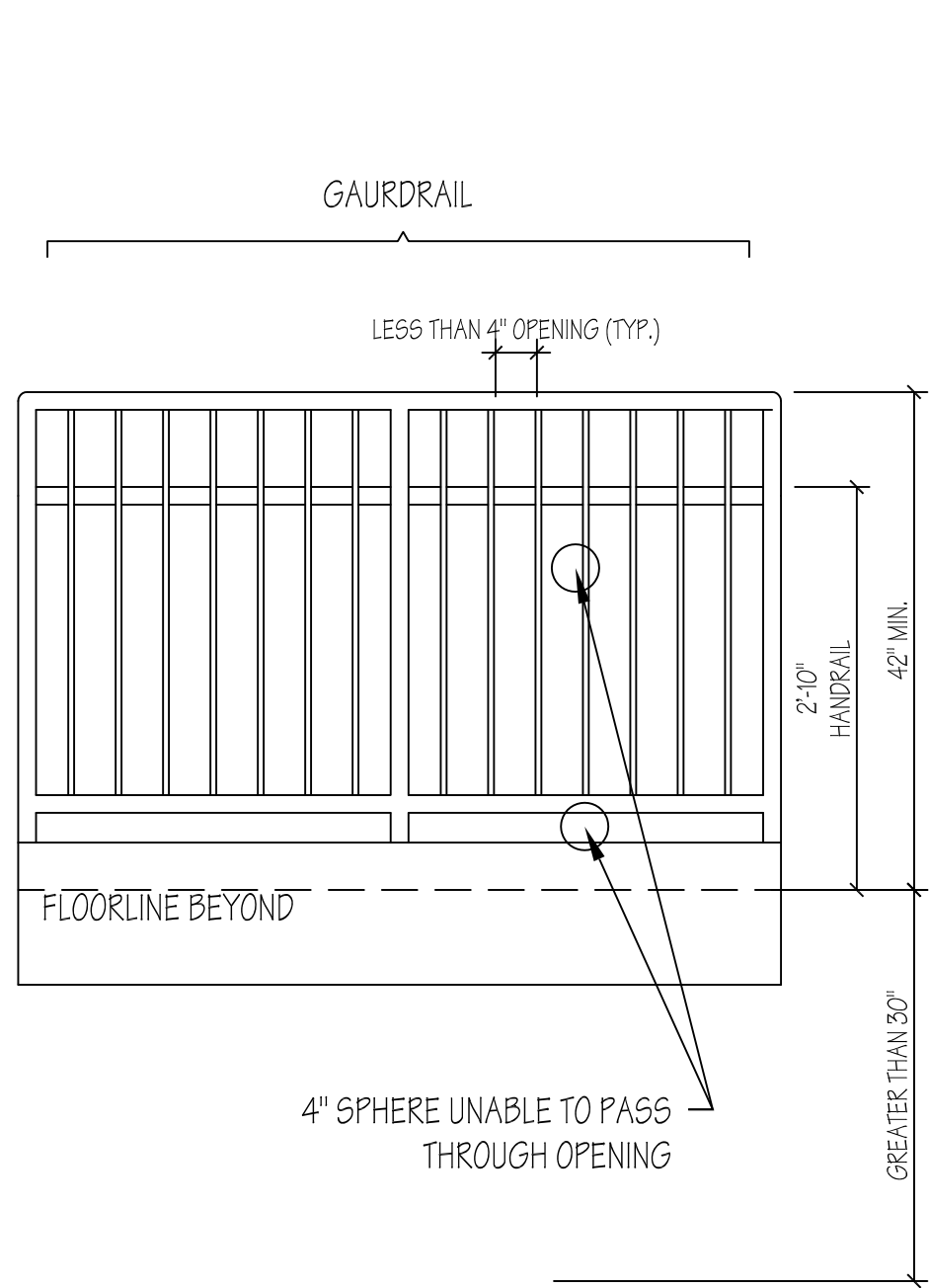
3 TYP. HANDRAIL DETAIL
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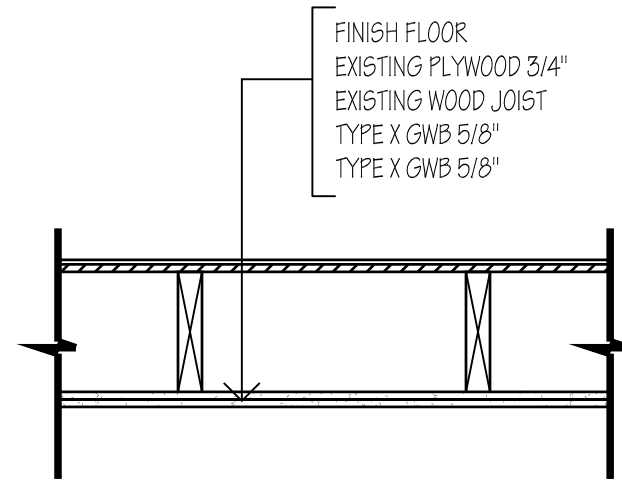
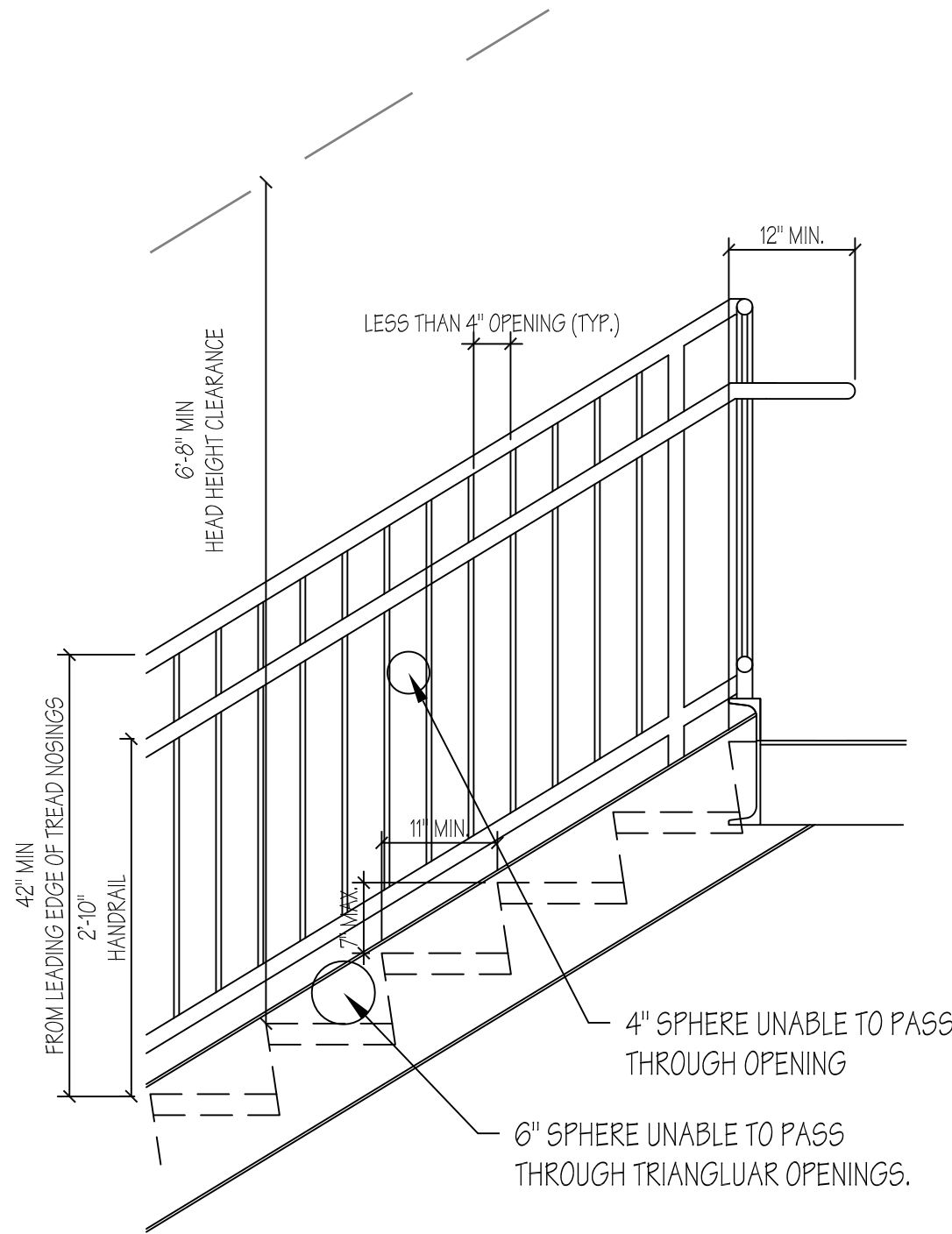
2 COMMERCIAL -
TYP. STAIR DETAIL
SCALE: N.T.S.



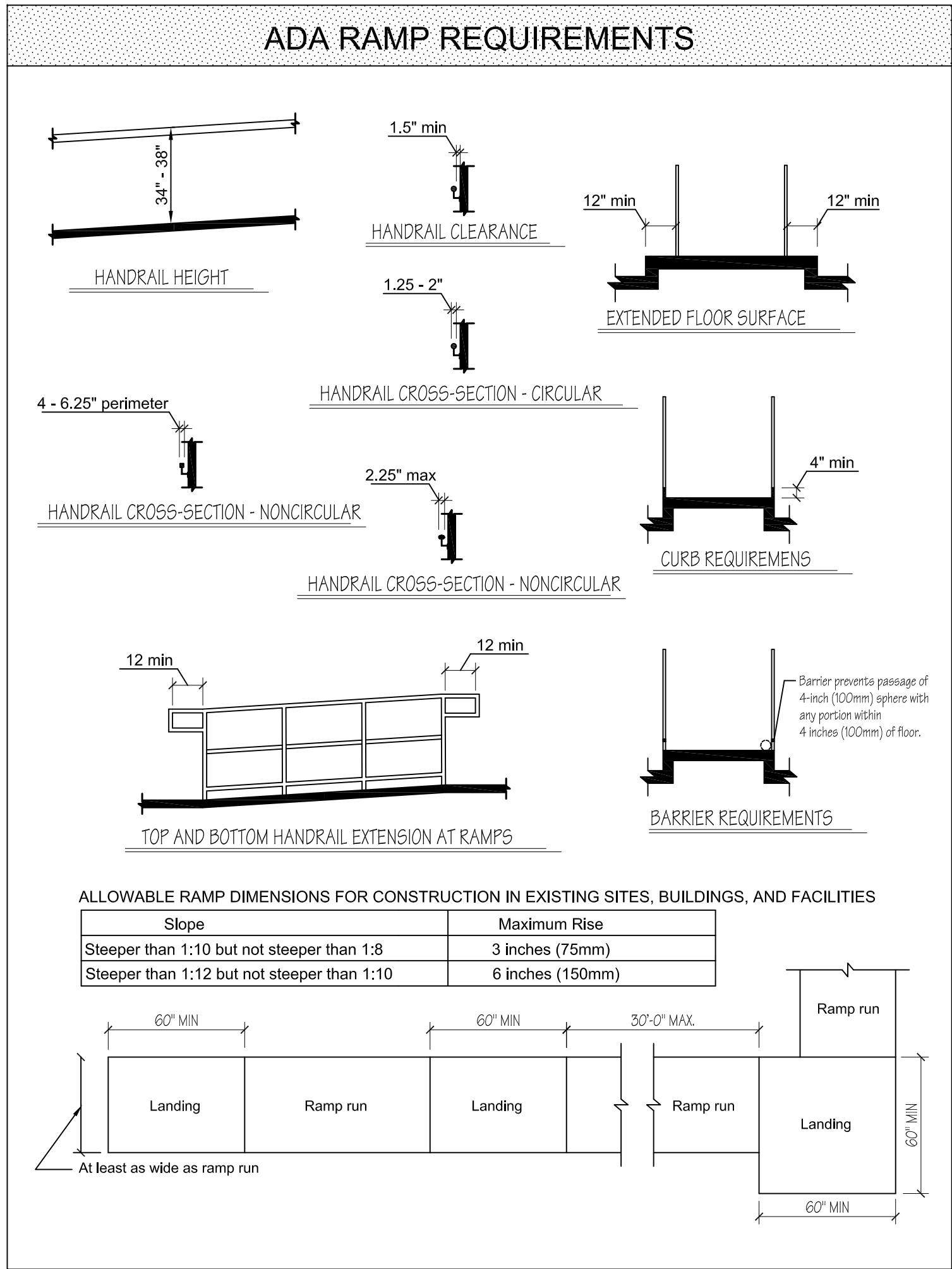
1 RESIDENTIAL -
TYP. STAIR DETAIL
SCALE: 1"=1"



TYP. STAIR AND RAILING DETAILS
SCALE: N.T.S.



SECTION DETAIL - GA FC 5406
1 HR RATED CEILING DETAIL
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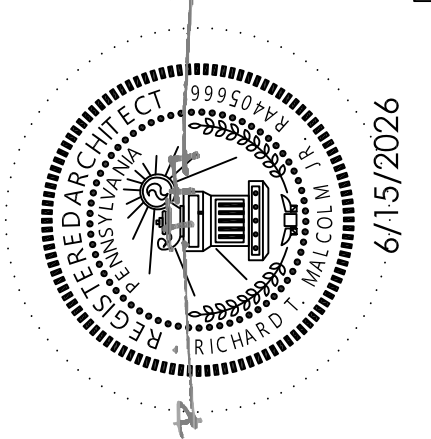


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No: Date:

Phase:
PERMIT SET

Project: Apartment Building
Date: 06/15/2026
Drawn: MM/RTM Checked: ---
Scale: 3/16" = 1'-0"
Sheet:

CONSTRUCTION DETAILS

A5.1

A.D.A. COMPLIANCE NOTES

ICC/ANSI A117.1-2017

102.1 Purpose

The technical criteria in Chapters 3 through 10, Sections 1102, 1103 and 1106 of this standard make sites, facilities, buildings and elements accessible to and usable by people with such physical disabilities as the inability to walk, difficulty walking, reliance on walking aids, blindness and visual impairment, deafness and hearing impairment, in coordination, reaching and manipulation disabilities, lack of stamina, difficulty interpreting and reacting to sensory information, and extremes of physical size. The intent of these sections is to allow a person with a physical disability to independently get to, enter, and use a site, facility, building, or element.

TYPE A UNITS: Sect. 1103

1103.2 Primary Entrance. The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom unless it is the only entrance.

1103.3.1 Location. At least one accessible route shall connect all spaces and elements that are a part of the Accessible routes shall coincide with or be located in the same area as a general circulation path.

1103.3.3 Components. Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, doors and doorways, ramps, elevators, and platform lifts.

1103.3.2 Turning Space. All rooms served by an accessible route shall provide a turning space.

1. A turning space is not required in toilet rooms and bathrooms not required to comply with Section 1103.11.2.

2. A turning space is not required within closets or pantries that are 48" max. depth.

1103.4 Walking Surfaces. Walking surfaces that are part of an accessible route shall comply with Section 403.

1103.5 Doors and Doorways. The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with Section 404.

1103.6 Ramps. Ramps shall comply with Section 405.

1103.7 Elevator. Elevators within the unit shall comply with sections 407, 408, or 409.

1103.8 Platform Lifts. Platform lifts within the unit shall comply with Section 410.

1103.9 Operable Parts. Lighting controls, electrical panelboards, electrical switches and receptacle outlets, environmental controls, appliance controls, plumbing fixture controls, and user controls for security or intercom systems shall comply with Section 309.

1103.10 Laundry Equipment. Washing machines & clothes dryers shall comply with Section 611.

1103.11 Toilet and Bathing Facilities. At least one toilet and bathing facility shall comply with Section 1103.11.2. All toilet and bathing facilities shall comply with Section 1103.11.1.

1103.11.1 Grab Bar and Shower Seat Reinforcement.

Reinforcement shall be provided for the future installation of grab bars complying with Section 604.5 at water closets; grab bars complying with Section 607.4 at bathtubs; and for grab bars and shower seats complying with sections 608.3, 608.2.1.3, 608.2.2.3 and 608.2.3.2 at shower compartments.

Exceptions:

1. At fixtures not required to comply with Section 1103.11.2, reinforcement in accordance with Section 1104.11.1 shall be permitted.

2. Reinforcement is not required in a room containing only a lavatory and a water closet, provided the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.

3. Reinforcement for the water closet side wall vertical grab bar component required by section 604.5 is not required.

4. Where the lavatory overlaps the water closet clearance in accordance with the exception to section 1103.11.2.4.4 reinforcement at the water closet rear wall for a 24" min. length grab bar, centered on the water closet, shall be provided.

1103.11.2 General. At least one toilet and bathing facility shall comply with section 1103.11.2, at least one lavatory, one water closet, and either a bathtub or shower within the unit shall comply with Section 1103.11.2. These toilet and bathing fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the unit.

1103.11.2.1 Doors. Doors shall not swing into the clear floor space or clearance for any fixture.

Exception: Where a clear floor space is provided within the room beyond the arc of the door swing.

1103.11.2.2 Lavatory. Lavatories shall comply with Section 606.

Exception: Cabinetry shall be permitted under the lavatory, provided the following criteria are met:

1. The cabinetry can be removed without removal or replacement of the lavatory.

2. The floor finish extends under the cabinetry; and

3. The walls behind and surrounding the cabinetry are finished.

1103.11.2.2 Lavatory. Lavatories shall comply with Section 606.

Exception: Cabinetry shall be permitted under the lavatory, provided the following criteria are met:

1. The cabinetry can be removed without removal or replacement of the lavatory.

2. The floor finish extends under the cabinetry; and

3. The walls behind and surrounding the cabinetry are finished.

1103.11.2.3 Mirrors. Mirrors above lavatories required to comply with Section 1103.11.2.2 shall have the bottom edge of the reflecting surface 40" max. above the floor.

1103.11.2.4 Water Closet. Water closets shall comply with section 1103.11.2.4.

1103.11.2.4.1 Location. The water closet shall be positioned with a wall to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum and 18 inches (455 mm) maximum from the sidewall.

1103.11.2.4.2 Clearance Width. Clearance around the water closet shall be 60 inches (1525 mm) minimum in width, measured perpendicular from the side wall.

1103.11.2.4.3 Clearance Depth. Clearance around the water closet shall be 56 inches (1420 mm) minimum in depth, measured perpendicular from the rear wall.

1103.11.2.4.4 Clearance Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, coat hooks, shelves, accessible routes, clear floor space required at other fixtures, and the wheelchair turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

Exception: A lavatory measuring 24" max. in depth and complying with section 1103.11.2.2 shall be permitted on the rear wall 18" min. from the centerline of the water closet to the side edge of the lavatory where the clearance at the water closet is 66" min. measured perpendicular from the rear wall.

1103.11.2.4.5 Height. The top of the water closet seat shall be 15" min. and 19"

max. above the floor, measured to the top of the seat.

1103.11.2.4.6 Flush Controls. Flush controls shall be hand-operated or

automatic. Hand operated flush controls shall comply with Section 309. Hand-operated flush controls shall be located on the open side of the water closet.

1103.11.5 Bathing Facilities. The bathing fixture shall be a bathtub complying with Section 1103.11.2.5.1 or a shower compartment complying with section 1103.11.2.5.2.

1103.11.2.5.1 Bathtub. Bathtubs shall comply with Section 607. (see Commentary Figures).

Exception:

1. The countertop and cabinetry can be removed;

2. The floor finish extends under the countertop and cabinetry; and

3. The walls behind and surrounding the countertop and cabinetry are finished.

1103.11.2.5.2 Shower. Showers shall comply with Section 608. (see Commentary Figures).

Exception:

1. The countertop and cabinetry can be removed;

2. The floor finish extends under the countertop and cabinetry; and

3. The walls behind and surrounding the countertop and cabinetry are finished.

1103.12 Kitchens. Kitchens shall comply with Section 1103.12.

1103.12.1 Clearance. Clearance complying with Section 1103.12.1 shall be provided.

1103.12.1.1 Minimum Clearance. Clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 40" min.

1103.12.1.2 U-shaped Kitchens. In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60" min.

Exception: U-shaped kitchens with an island complying with Section 1103.12.1.1.

1103.12.2 Clear Floor Space. Clear floor spaces required by Sections 1103.12.3

through 1103.12.5 shall comply with Section 305.

1103.12.3 Work Surface. At least one section of counter shall provide an accessible work surface 30" min. in length complying with Section 1103.12.3.

Exception: Spaces that do not provide a cooktop or conventional range shall not be required to provide an accessible work surface.

1103.12.3.1 Clear Floor Space. A clear floor space, positioned for a forward approach to the work surface, shall be provided. Knee and toe clearance complying with Section 306 shall be provided.

Exception: Cabinetry shall be permitted under the work surface, provided the following criteria are met:

1. The cabinetry can be removed without the removal or replacement of the work surface;

2. The floor finish extends under the cabinetry; and

3. The walls behind and surrounding the cabinetry are finished.

1103.12.3.2 Height. The work surface shall be 34" max. above the floor.

Exception: A counter that is adjustable to provide a work surface at variable heights 29" min. and 36" max. above the floor, or that can be relocated within that range without cutting the counter or damaging adjacent cabinets, walls, doors, and structural elements, shall be permitted.

1103.12.3.3 Exposed Surfaces. There shall be no sharp or abrasive surfaces under the exposed portions of work surface counters.

1103.12.4 Sink. Sinks shall comply with Section 1103.12.4.

1103.12.4.1 Clear Floor Space. A clear floor space, positioned for a forward approach to the sink, shall be provided. Knee and toe clearance complying with Section 306 shall be provided.

Exceptions:

1. The requirement for knee and toe clearance shall not apply to more than one bowl of a multi-bowl sink.

2. Cabinetry shall be permitted to be added under the sink, provided the following criteria are met:

2.1 The cabinetry can be removed without removal or replacement of the sink;

2.2 The floor finish extends under the cabinetry; and

2.3 The walls behind and surrounding the cabinetry are finished.

3. A clear floor space providing a parallel approach and centered on the sink shall be permitted at a kitchen sink in a space where a cook top or conventional range is not provided.

4. A clear floor space providing a parallel approach and centered on the sink shall be permitted at wet bars.

1103.12.4.2 Height. The front of the sink shall be 34" max. above the floor, measured to the higher of the rim or counter surface.

Exceptions: A sink and counter that is adjustable to variable heights 29" min. and 36" max. above the floor; or that can be relocated within that range without cutting the counter or damaging adjacent cabinets, walls, doors and structural elements, provided rough-in plumbing connections of supply and drain pipes for sinks mounted the height of 29", shall be permitted.

1103.12.4.3 Faucets. Faucets shall comply with Section 309.

1103.12.4.4 Exposed pipes and surfaces. Water supply and drain pipes under sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

1103.12.5 Appliances. Where provided, kitchen appliances shall comply with Section 1103.12.5.

1103.12.5.1 Operable Parts. All appliance controls shall comply with Section 1103.9.

Exceptions:

1. Appliance doors and door latching devices shall not be required to comply with section 309.4.

2. Button-hinged appliance doors, when in the open position, shall not be required to comply with Section 309.3.

1103.12.5.2 Clear Floor Space. A clear floor space, positioned for a parallel or forward approach, shall be provided at each kitchen appliance.

1103.12.5.3 Dishwasher. A clear floor space, positioned adjacent to the dishwasher door, shall be provided. The dishwasher door in the open position shall not obstruct the clear floor space for the dishwasher or an adjacent sink.

1103.12.5.4 Cooktop. Cooktops shall comply with Section 1103.12.5.4.

1103.12.5.4.1 Approach. A clear floor space, positioned for a parallel or forward approach to the cooktop, shall be provided.

1103.12.5.4.2 Forward Approach. Where the clear floor space is positioned for a forward approach, knee and toe clearance complying with Section 306 shall be provided. the underside of the cooktop shall be insulated or otherwise configured to protect from burns, abrasions or electrical shock.

1103.12.5.4.3 Parallel Approach. Where the clear floor space shall be centered on the appliance.

1103.12.5.4.4 Controls. The location of the controls shall not require reaching across burners.

1103.12.5.5 Oven. Ovens shall comply with Section 1103.12.5.5.

1103.12.5.5.1 Clear Floor Space. A clear floor space shall be provided. The oven door in the open position shall not obstruct the clear floor space for the oven.

1103.12.5.5.2 Side-hinged Door Ovens. Side-hinged door ovens shall have a countertop positioned adjacent to the latch side of the oven door.

1103.12.5.5.3 Bottom-hinged door ovens. Bottom-hinged door ovens shall have a countertop positioned adjacent to one side of the door.

1103.12.5.4.4 Controls. The location of the controls shall not require reaching across burners.

1103.12.5.6 Refrigerator/freezer. Combination refrigerators and freezers shall have at least 50% of the freezer compartment shelves, including the bottom of the freezer 54" max. above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24" max. from the centerline of the appliance.

1103.13 Windows. Operable windows shall comply with Section 1103.13.

Exceptions:

1. Windows in kitchens shall not be required to comply with Section 1103.13.

2. Windows in bathrooms shall not be required to comply with Section 1103.13.

1103.13.1 Natural Ventilation. Operable windows required to provide natural ventilation shall comply with Sections 309.2 and 309.3.

1103.13.2 Emergency Escape. Operable windows required to provide an emergency escape and rescue opening shall comply with Section 309.2.

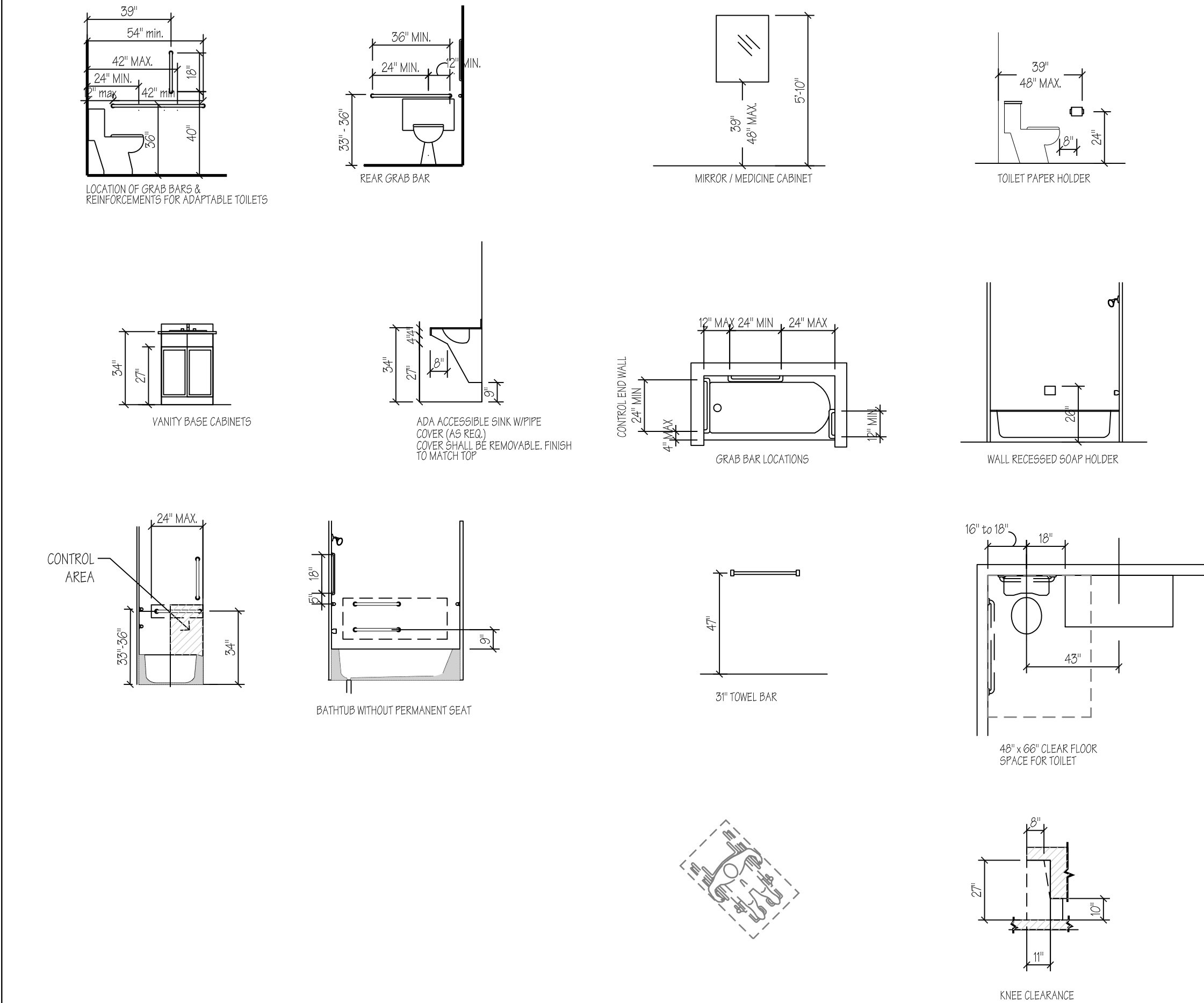
1103.14 Storage Facilities. Where storage facilities are provided, at least one of each type shall comply with Section 905.

Exceptions: Kitchen cabinets shall not be required to comply with Section 1103.14.

ACCESSIBLE KITCHEN UNITS REQUIREMENTS



ACCESSIBLE RESTROOM UNITS REQUIREMENTS



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