The Agency has requested certain certifications from the architect and applicant in connection with

The development referenced above includes the following threshold criteria. (Initial all that apply) The Applicant must request a waiver under Tab #29 for any threshold criteria that will not be provided. The waiver request must describe the mitigating factors responsible for the inability to meet the specific threshold criteria.

Development Amenities As the **DESIGN ARCHITECT**, I certify that:

An on-site community room will be provided (not applicable to scattered site properties). It shall be one room sized at 15 square feet per unit for developments with up to 50 units or at least 750 square feet for developments with more than 50 units. (Applications that are a continuation of a phased development will provide a room to meet the size requirements based on the aggregate of the number of units in all phases.) A kitchen or kitchenette with a full-sized range and full-sized refrigerator, is to be provided in or adjacent to this room in developments for the elderly. (The kitchen or kitchenette shall not be included in the required square footage) (A long-term agreement with an existing community facility within walking distance from the

development may be considered, at the discretion of the Agency.) Common laundry facilities or the provision of washers and dryers in each dwelling un will be provided. Common laundries will contain one washer and dryer for every 12 units in general occupancy developments or every 20 units in elderly developments with a minimum of two washers and dryers required in each laundry facility. A minimum of one front load washer and dryer will be provided in each laundry facility and will be provided in accessible units containing a washer and dryer in the unit. If the development is designed for home ownership and common laundry facilities are provided, hook-ups for washers and dryers must be provided in each unit. All washing

machines must be Energy Star® labeled. All common areas (except for stair towers, mechanical rooms, storage rooms and similar spaces) will be air conditioned. (Includes Preserva An on-site management office will be provided. (Not applicable to scattered site

properties. Applications that are a continuation of a phased development will provide a management office in one of the phases.) Broadband Infrastructure - The installation of broadband infrastructure is required in all new construction and substantial rehab developments, in compliance with Federal Register Citation 81 FR 31181 "Narrowing the Digital Divide Through Installation of

Broadband Infrastructure". (This provision is encouraged, but not required, in preservation developments)

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

Smoke Free Development

TAB_08_04 CERTIFICATION OF THRESHOLD CRITERIA

As the APPLICANT, I certify that:

___X ___ At construction completion, a policy prohibiting the use of tobacco products in all dwelling units, common areas, other buildings that are a part of the development and within 25 feet of all buildings in the development will be

Energy Rebate Analysis (ERA)

A preliminary/draft explanation of all energy rebates that may be available for the project with estimated rebate amounts must be submitted with the application. The estimated rebate amounts will be considered a source and used to size tax credit awards, and must be included on the Certification of Subsidies at Tab 20. The energy rebate is not basis eligible and will be removed from basis on a tax credit development. Prior to closing the developer will be required to submit an updated ERA

a) A list of eligible utility, local, regional, state, or federal rebate programs; b) Recommendations of applicable rebates to be included with estimated rebate amounts or estimated tax credit amounts;

c) Calculations, energy models, or other technical data to support recommendations; d) Letters, program data information, or other documentation from utility providers to support noted programs, and

e) If renewable energy strategies are proposed, a cost/benefit analysis.

DESIGN ARCHITECT Fukui ARCITIETE PC Acknowledged and Accepted by the APPLICANT(S)

TAB_08_04 CERTIFICATION OF THRESHOLD CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

This preservation development will achieve certification under one of the green building standards

X Enterprise Green Communities – 2020 Moderate Rehab

_____ LEED v4 O+M – Multifamily – Certified

ICC 700-2020 National Green Building Standard Under Section 305.2 – Whole Building Rating – Bronze

ICC 700-2015 National Green Building Standard Under Section 305.4 - Functional Areas Rating – Compliant with Chapter 12 (must include kitchens and bathrooms)

Note: For developments certifying under a National Green Building Program, proof of Project registration/Pre-Build Certification will be required with the Development Submission drawing/specification package.

Energy Efficiency Goals (Only one of the following may be selected)

The development will meet Passive House certification requirements (nationally or internationally) for energy efficiency as described below. (See www.phius.org or www.passiv.de/en for additional guidance.)

To qualify for these points, the applicant must contract with a qualified* Certified Passive House Consultant who will certify the proposal at the time of application to PHFA. This certification shall be based on a completed Passive House Planning Package (PHPP) or WUFI Passive (WP) energy model showing compliance with the Passive House Institute (PHI) or the Passive House Institute U.S. (PHIUS) standard and shall be based on schematic drawings and specifications, discussions, assumptions and cost estimates agreed to by the development team (developer, architect, engineer, contractor, energy rater, Passive House consultant). Submission of the PHPP or WP to a Passive House certifying agency is not required at the time of application submission to PHFA. The energy model shall be included in the application accompanied by a brief description of the assumptions made (wall/floor/roof construction, insulation levels, mechanical systems, windows, renewable energy systems, etc.). The Passive House consultant shall provide a copy of their Passive House certification and a list of previous experience in Passive House projects, including contact persons and contact information. After awards of PennHOMES funds and/or tax credits have been made, all successful applicants will be required to get a pre-certification from PHIUS or PHI under the normal time frame and procedures, and forward this to PHFA as part of the Design Development drawing & specification submission. During construction all requirements of the certifying Passive House agency shall be inspected by a rater/verifier who was not involved in the building design. At construction completion all tests, verifications and commissioning required by the certifying Passive House agency shall be performed by the rater/verifier. After each site visit by the rater, a report shall be submitted to PHFA. Passive House certification is required.

*Qualified is defined as having completed a minimum of two similar Passive House buildings or an inexperienced certified consultant working under the supervision of a

TAB 08 02 CERTIFICATION OF SELECTION CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

As the **DESIGN ARCHITECT**, I certify that:

See Tab 29
The net area of all dwelling units must fall within the limits listed below. (Net area is Naïver Requests measured from the interior finish surface of the unit perimeter walls, and shall include all rooms, corridors, interior walls, storage areas, and mechanical spaces.) Rehabilitation developments may vary from the maximums and minimums by 10%. Accessible units may vary from the maximums as required to provide an accessible route and accessible clearances.

	FLATS	MULTI-FLOOR UNITS
SRO	90 to 200 s.f.	
EFF	400 to 600 s.f.	
1 BR	550 to 850 s.f.	650 to 950 s.f.
2 BR	700 to 1,100 s.f.	850 to 1,300 s.f.
3 BR	950 to 1,350 s.f.	1,000 to 1,550 s.f.
4 BR	1,100 to 1,550 s.f.	1,200 to 1,750 s.f.
5 BR	1,300 to 1,750 s.f.	1,400 to 2,000 s.f.

Air conditioning will be supplied to the living areas and all bedrooms of each unit. (Individual window units will not be considered as meeting this criterion except in preservation developments.)

Refrigerators, ranges and ovens will be provided in all units except for developments containing SRO units provided such properties have common cooking facilities containing these appliances.

Window treatments will be provided in all residential units. Window treatments include horizontal blinds, vertical blinds, or other opaque blinds. (Roller shades will not be considered as meeting this criterion.)

VisitAbility

As the **DESIGN ARCHITECT**, I certify that:

All newly constructed single family houses, townhouses, units in elevator buildings and all ground floor units in walk-up apartment buildings shall be VisitAble. In rehab developments, a minimum of twenty-five (25) percent of the units in townhouse developments, elevator buildings and walk-up apartments must be VisitAble. (Properties unable to meet these requirements due to physical constraints or building type may apply for a waiver of these requirements) To meet VisitAbility design features: the building and units must have at least one zero-step entrance with a 36 inch wide door, all doorways and passages on the entry level floor must have a width of 36 inches; there must be a clear pathway to a bathroom or powder room; such bathroom or powder room must include a minimum 24 inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there must be a clear pathway to the living room and dining area of the unit. The powder room and bathroom must meet the Fair Housing Act maneuverability clearances. (Preservation developments are exempt from this requirement, but are encouraged to provide

TAB 08 04 CERTIFICATION OF THRESHOLD CRITERIA

VisitAble units where feasible.)

2.03 DEVELOPMENT TABULAR SCHEDULE

Development Name: Manchester Scattered Sites PHFA No.: Design Architect (Signature): Date: 10/18/2021 1. Number of Buildings: 56 2. Building Height (Stories): 3 to 4 stories 3. Building Code: IBC□ IRC☑ Construction Type: III-B or V-A 4. Structural System: Wood Joists to 2x4 framing or masonry 5. Exterior Finish: Brick or vinyl 6. Gross Building Area*: 148,586

7. Gross Commercial Area (SF): 0 Percentage of Gross Building Area: _____0%___ 8. Number of On Site Parking Spaces: 5 spaces at 1100 Sheffield only 9. Required Variances: N/A

10. Applicable Accessibility Regulations

Other

Section 504 ☐ UFAS ☑ PAUCC ☐ FHAA ☐ ADA ☐ SRO EFF 1 BR 2 BR 4 BR Community Room 2244 4116 Circulation.(hallways 1753 2917 stairs & etc.)

Unit Total ross Building Area (SF) is all improved areas including commercial space measured from the outside of the exterior wall. Mechanical Rooms, Electrical Rooms, Storage Rooms, and similar spaces that are conditioned to the same degree as a living space and are finished should be calculated at 100%. Basements, Garages and similar spaces that may be finished (or unfinished), but not conditioned to the same degree as a living space, must be calculated at 50% of the actual size. The upper portion(s) of multistory spaces shall be excluded from the square foot calculation. Include only the lowest floor area. Porches, patios and balconies shall not be included in the Gross Building Area.

** Net Area (SF) is measured from the interior face of the unit separation and/or exterior walls. Show

the average if there is more than one size in each type.

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION) The development will increase energy efficiency by achieving certification under the U.S.

Department of Energy's Zero Energy Ready Home Program Successful Applicants in this category will be required to submit the applicable checklist(s)/Rater report with the Development Submission drawing/specification package.

The development will exceed the energy efficiency requirements of Energy Star Version 3.0, by achieving a reduced HERS index as indicated below. Check the appropriate

Successful applicants in this category will be required to submit a preliminary HERS report with the Design Development architectural submission, and a full HERS report certified by the HERS Rater at construction completion. New Construction:

___ For 100% electric dwellings/buildings*: HERS Index of 60 or less (without solar PV) ___ For dwellings/buildings utilizing gas: HERS Index of 50 or less (without solar PV) Substantial Rehabs:

___ For 100% electric dwellings/buildings: HERS Index of 70 or less (without solar PV) ___ For dwellings/buildings utilizing gas: HERS Index of 60 or less (without solar PV)

___ For 100% electric dwellings/buildings*: HERS Index of 80 or less (without solar PV) ___ For dwellings/buildings utilizing gas: HERS Index of 75 or less (without solar PV) *Preservation developments whose scope of work exceeds that of Moderate Rehab must meet the requirements for Substantial Rehabilitation

 Buildings that fall under the Energy Star® Multi-Family High Rise program must use the REMrate HERS rating program as verification for these points but must follow the MFHR program to achieve the Energy Star® label.

 All HERS Indexes shall be uploaded to the RESNET Registry and the registry ID number shown on the HERS certificate provided at construction

TAB_08_02 CERTIFICATION OF SELECTION CRITERIA

Preservation (Moderate Rehab) *:

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

Fair Housing

As the **DESIGN ARCHITECT**, I certify that:

New construction and substantial rehabilitation developments are designed in conformance with the Fair Housing Act Design Standards Guide, as applicable. The subject development is substantial rehabilitation but is seeking a waiver as existing conditions prohibit 100% compliance with the Fair Housing Act Design Standards

Blocking for future grab bars shall be continuous behind the bar location and sized to accommodate the grab bars required by ANSI A117.1-2009.

Energy Conservation & Green Building Criteria

As the **DESIGN ARCHITECT**, I hereby certify that I either have designed or will design the referenced development to include the following energy conservation measures N/A All newly constructed multifamily buildings shall comply with the requirements of the

2020 Enterprise Green Communities program Criteria 5.1a. All HERS Indexes shall be uploaded to the RESNET Registry and the registry ID number shown on the HERS certificate provided at construction completion All substantially rehabilitated multifamily buildings shall comply with the requirements of

the 2020 Enterprise Green Communities program Criteria 5.1b. All HERS Indexes

3% as verified by a COMcheck certificate. Air sealing of the exterior building envelope

fluorescent lamps with electronic ballast; and 100% of the community room and

common area corridor and stair lighting shall be fluorescent with electronic ballasts or

shall be uploaded to the RESNET Registry and the registry ID number shown on the HERS certificate provided at construction completion. In new construction and rehabilitation developments, the overall U-value of the exterior building envelope must exceed the requirements of the 2015 International Energy Conservation Code Chapter 4 by 10% for buildings three stories or less in height as verified by a REScheck certificate. Buildings four or more stories in height must exceed

and attic plane shall be included. Trade-offs available in the REScheck or COMcheck software for mechanical equipment will not be allowed. (Not applicable to preservation In new construction and rehabilitation developments, all appliances, HVAC equipment with a capacity less than 60 000 btuh, gas fired water heaters, windows, ceiling fans exhaust fans, range hoods and exit signs, shall be Energy Star® labeled. (Exceptions: rogrammable thermostats do not need to be provided and windows in buildings over three stories in height may comply instead with ASHRAE Standard 189.1-2009.) (Packaged Terminal Air Conditioners (PTACs) and Packaged Terminal Heat Pumps (PTHPs) (Including vertical type configurations may only be used if it can be proven that they comply with the prescriptive requirements of Energy Star® version 3.0 for airsource equipment, as tested and certified by Air Conditioning, Heating and Refrigeration Institute (AHRI) only). In addition, 100% of the permanent room light fixtures in the dwelling units shall be equipped with LED bulbs or high efficiency

TAB_08_04 CERTIFICATION OF THRESHOLD CRITERIA

shall utilize LED bulbs.

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

Accessible Housing

As the DESIGN ARCHITECT, I certify that:

__X ___ To the best of my knowledge and belief I certify that I have designed the referenced development in conformance with the following rules and regulations as they apply to

this development and as amended by Federal. State and local authorities.

X The Fair Housing Act of 1988 & Fair Housing Design Manual ANSI A117.1-2009 (or edition currently adopted by the PA UCC)

Pennsylvania Uniform Construction Code

Uniform Federal Accessibility Standards (UFAS)

Section 504 of the Rehabilitation Act of 1973 2010 ADA Standards for Accessible Design Any Other State or Local Code or regulation pertaining to design or inclusion of rental

housing accessibility features (Include name of locality and citation for applicable NOTE: Where multiple accessibility standards apply, the standard that affords greater accessibility shall be used.

Accessible Units

For New Construction and Substantial Rehabilitation Developments:

As the design architect. I hereby certify that I either have designed or will design the referenced development to include twice the mandated number of fully accessible units under local, state, or federal mandate, whichever is greater. These units shall meet current accessibility standards.

Number of accessible units required under local mandate: Number of accessible units required under state mandate:

Number of accessible units required under federal mandate: _ Number of fully accessible units provided:

As the DESIGN ARCHITECT. I hereby certify that I either have designed or will design the referenced development to include the following number of units to meet current accessibility Number of existing fully accessible units (by current standards): _____0 Number of fully accessible units provided: _____5

Applicant also certifies that during initial lease up, these units will be exclusively reserved for the first thirty days for occupancy by persons needing the accessible units and thereafter will provide for certain lease provisions designed to allow the units to be occupied to the greatest extent feasible, by persons who need the accessible features of the units.

TAB_08_02 CERTIFICATION OF SELECTION CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

All developments utilizing central system refrigerant flow type equipment shall meet or exceed Energy Star criteria specification for light commercial HVAC or have the Energy Star Label.

In preservation developments, existing refrigerators more than 15 years old will be replaced with Energy Star® labeled type. Existing heat pumps, air conditioning condensing units, and through-wall air conditioners more than 20 years old will be replaced with Energy Star® labeled type, when such equipment exists. Existing furnaces and boilers more than 25 years old will be replaced with Energy Star® labeled type, when such equipment exists. (Programmable thermostats do not need to be provided.) In addition, existing community room, common area corridor and stair lighting more than 15 years old will be replaced with fluorescent fixtures with electronic ballasts or fixtures that utilize LED bulbs. Where windows are scheduled for replacement, they shall be Energy Star® qualified products, except in buildings over three stories in height, wherein window replacement may comply instead with ASHRAE Standard 189.1-2009.

For ALL new construction, rehabilitation and preservation applications:

When existing equipment and appliances are replaced, they will be replaced with Energy Star® labeled equipment, when such equipment exists.

As the **DESIGN ARCHITECT**, I certify that for new construction and substantial rehab developments: The referenced development will promote energy efficiency and conservation, operational savings and sustainable building practices by meeting the mandatory measures outlined in the 2020 Enterprise Green Communities Criteria, (Not applicable if seeking certification under a National Green Building program in Selection Criteria)

PHFA Green Building Criteria for new construction and substantial rehabilitation

be used. (Not applicable to existing buildings.)

As the **DESIGN ARCHITECT**, I hereby certify that I either have designed or will design

the referenced development to include the following green building features: 1. No piping shall be located outside of the interior finish of the insulated building envelope. (Not applicable to existing piping in preservation developments.)

2 All domestic water pipes except for PEX piping shall be insulated. (Not applicable to existing concealed piping in preservation developments.) 3. Termite shields or borate based wood treatment shall be provided with low VOC caulking at all floor joints and penetrations to prevent insect infestation. Borate treatment shall be applied to all wood framing and sheathing to a height of 24"

above the "at grade" floor level. Chemical soil treatment or bait stations shall not

TAB_08_04 CERTIFICATION OF THRESHOLD CRITERIA

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

Large Family Units

DESIGN ARCHITECT

units with three or more bedrooms:

Total units

Print: February

Firm Fukui Azalliact, PC

Acknowledged and Accepted by the APPLICANT(S)

As the **DESIGN ARCHITECT**, I certify that for preservation developments:

TAB_08_02 CERTIFICATION OF SELECTION CRITERIA

The referenced development will promote energy efficiency and conservation operational savings and sustainable building practices by meeting the mandatory measures of the 2020 Enterprise Green Communities Criteria, as amended below. (Not applicable if seeking certification under a National Green Building program in Selection Criteria

PENNSYLVANIA HOUSING FINANCE AGENCY (2021 UNDERWRITING APPLICATION)

As the DESIGN ARCHITECT, I hereby certify that I either have designed or will design the

referenced general occupancy development to include the following percentage of affordable

43 Total number of affordable 3 or more- >20 – 25% of all units

Signed: _____ Date: ____

>10-15% of all units (suburban/rural X >25% of all units

Date: 4.19.202

*High rise developments and senior housing cannot qualify for this category.

Enterprise Green Communities Criteria for Preservation Developments Preservation developments are not required to follow the mandatory 2020 Enterprise Green

Communities criteria for "moderate rehab" projects. Instead, they shall comply with only the following mandatory 2015 Green Communities criteria, as amended: Environmental Remediation (Follow Enterprise and PHFA Tab 17 & 34 requirements)

Minimization of Disturbance during staging and construction. (Applicable only to new ground disturbance) Ecosystem Services/Landscaping (applicable only to new landscaping

Water-Conserving Fixtures (Applicable only to new fixtures) Sizing of Heating and Cooling Equipment (Applicable only to new heating and cooling

Energy Star Appliances (Applicable only to new appliances) Lighting (Applicable only to new lighting fixtures)

Healthier Material Selection (Applicable only to new paints, coatings and primers) Bath Kitchen Laundry surfaces Managing Moisture: Foundations (Applicable to new addition foundations) Managing Moisture: Roofing and Wall Systems (Applicable to new walls, windows and

Combustion Equipment (Carbon monoxide alarm requirements apply to all projects with combustion equipment. Venting requirements are applicable to new combustion

Integrated Pest Management (Applicable only if identified as a problem in the PCNA) 8.1 Building Operations & Maintenance Manual and Plan (Follow Enterprise requirements)
 8.2 Emergency Management Manual (Follow Enterprise requirements)

Home Ownership As the **DESIGN ARCHITECT**, I certify that:

X The units are townhouse or single family attached or detached structures (or otherwise appropriate for homeownership by tenants as determined by the Agency). Utility hook ups for washers and dryers, including a dryer duct vented to a wall or roof cap, must be

Flood Plain Certification

As the **DESIGN ARCHITECT**, landscape architect or civil engineer] I, the undersigned, hereby certify that I have procured and reviewed the applicable Flood Insurance Rate Map published by the Federal Emergency Management Agency for this development's site and have determined that the site is: (Check all that apply)

____ Outside of a flood way __X Outside any flood area ____ Inside a flood way _____ Inside a 500 year flood area ____ Inside a 100 year flood area

TAB_08_04 CERTIFICATION OF THRESHOLD CRITERIA

UNIT#

SFR

general notes

Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.

2. Contractor shall verify all dimensions and existing conditions in the field and shall advise Fukui Architects, **Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. Do not scale

drawings **3.** All work shall be installed in accordance with applicable codes and regulations.

205 Ross Street

Pittsburgh, Pennsylvania 15219

ph 412.281.6001 fx 412.281.6002

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4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.

5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.

6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

ISSUED FOR PERMIT: 05.06.2022

project title

HACP 200 ROSS STREET PITTSBURGH,PA 15219

Owner:

15233

Project Location: MANCHESTER SCATTERED SITES 1323 COLUMBUS AVENUE PITTSBURGH, PENNSYLVANIA

drawing title

SELECTION CRITERIA, THRESHOLD CRITERIA, TABULAR SCHEDULE

TABULAR AREA UNIT SCHEDULE GROSS AREA (SF) NET AREA (SF)

As Noted date May 6, 2022

Sheet No.

MANCHESTER SCATTERED SITES

HACP, Existing Duplex Unit Repairs and Level 2 Alterations 1323 COLUMBUS AVENUE PITTSBURGH PENNSYLVANIA 15233 3 BEDROOM UNIT

Drawing Index A0 PHFA DOCUMENTS SELECTION CRITERIA THRESHOLD CRITERIA TABULAR SCHEDULE A1 COVER SHEET CODE AND CONTACT INFO MANCHESTER SCATTERED SITES MAP A2 ABBREVIATIONS AND MATERIALS ABBREVIATIONS AND MATERIALS HISTORIC BRICK WALL SECTION FINISH SCHEDULE DOOR SCHEDULE (WITH EXISTING) WINDOW SCHEDULE FINISH SCHEDULE INTERIOR STAIR DETAIL SIDING WALL SECTION A3 SCOPE / GENERAL / GREEN COMMUNITIES NOTES GENERAL NOTES A4 SITE PLAN AND ROOF PLAN SITE PLAN ROOF AND SITE PLAN LEGEND GRAPHIC SCALES GRAPHIC SCALES SMALL UNIT KEYNOTES A5 FLOOR / DEMO PLANS SMALL UNIT KEYNOTES THIRD FLOOR / DEMO PLANS FIRST FLOOR / DEMO PLANS BASEMENT / DEMO PLANS SECOND FLOOR / DEMO PLANS GRAPHIC SCALES DEMOLITION PLAN LEGEND GENERAL DEMOLITION NOTES A6 FLOOR/FINISH/MECH./PLUMB. PLAN SMALL UNIT KEYNOTES THIRD FLOOR/FINISH/MECH./PLUMB. PLAN FIRST FLOOR/FINISH/MECH./PLUMB. PLAN BASEMENT/FINISH/MECH./PLUMB. PLAN SECOND FLOOR/FINISH/MECH./PLUMB. PLAN GRAPHIC SCALES FLOOR PLAN LEGEND A7 REFLECTED CEILING / POWER / DATA PLANS LIGHTING SCHEDULE SMALL UNIT KEYNOTES THIRD FLOOR REFL. CLG./ POWER / DATA PLAN FIRST FLOOR REFL. CLG. / POWER / DATAPLAN BSMT. REFL. CLG/ POWER / DATAPLAN SECOND FLOOR REFL. CLG. / POWER / DATAPLAN GRAPHIC SCALES RCP LEGEND A8 NORTH / SOUTH ELEVATION NORTH ELEVATION SOUTH ELEVATION GRAPHIC SCALES GRAPHIC SCALES HISTORIC KEYNOTES SMALL UNIT KEYNOTES A9 KITCHEN ENLARGED PLANS AND ELEVATIONS FIRST FLOOR KITCHEN ENLARGED PLAN KITCHEN ELEVATION 01 KITCHEN ELEVATION 02 A10 DETAILS WOOD FENCE DETAIL DECK SECTION DETAIL DECK ENLARGED DETAILS

WINDOW INSTALLATION UNDER VINYL SIDING

EXTERIOR DOOR THRESHOLD

Code Conformance Information

2015 International Building Code General: 2015 International Building Code 2009 ICC/ANSI A117.1 2015 International Energy Conservation Code 2014 NEC (NFPA 70) 2015 International Fire Code 2015 International Fuel Gas Code 2015 International Mechanical Code 2017 Allegheny County Health department Plumbing Code 2013 NFPA 13 Sprinkler General Building / Project Information Classification of Work: Level-2 alteration per the IEBC Occupancy Group: 3 story with basement Gross Area: 2,638 sqft

Contact Schedule

Note: Any questions concerning the Construction Documents shall first be directed to the Architect. The Architect will forward questions as appropriate to the consulting engineers.

Building Owner: Architect:

Housing Authority Fukui Architects, PC

Housing Authority
of the City of Pittsburgh
ph: 412.715.7501
mackenzie.pleskovic@hacp.org
contact: Mackenzie Pleskovic

Construction Type

Smoke detector:

Sprinklers:

205 Ross Street Pittsburgh, PA 15219 ph: 412.281.6001 fx: 412.281.6002 Fgf@farpc.com contact: Felix G. Fukui, A City of Pittsburgh
Department of permits,
Licenses and Inspections
200 Ross Street
3rd floor, room 320
Pittsburgh, PA 15205

Plan Review & Inspection:

General Description of Work

- It is intended that the scope of work is a complete interior and partial to complete exterior renovation. See Scope Notes on Sheet A-3.
 For Scope of Work items potentially removed from Project Scope see (second) 7 Items enumerated under
- 3. After Bid Award and required project walkthroughs, additional Scope may be removed from contracted work.

General Note Related to Quantities Shown in Documentation

- 1. Quantities shown in this set of documents are intended for Architect's use and convenience in scope discussions with HACP. They are not to be relied on by the Contractor's in preparing bids or executing the work.
- All contractor's and material suppliers shall be responsible for performing and relying on their own quantity take-



NOT TO SCALE

Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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general notes

- 1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
- Contractor shall verify all dimensions and existing conditions in the field and shall advise Fukui Architects, Pc of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. Do not scale
- 3. All work shall be installed in accordance with applicable codes and regulations.
- **4.** Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
- **5.** All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
- 6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

Project Location:

MANCHESTER SCATTERED SITES 1323 COLUMBUS AVENUE PITTSBURGH, PENNSYLVANIA 15233

drawing title

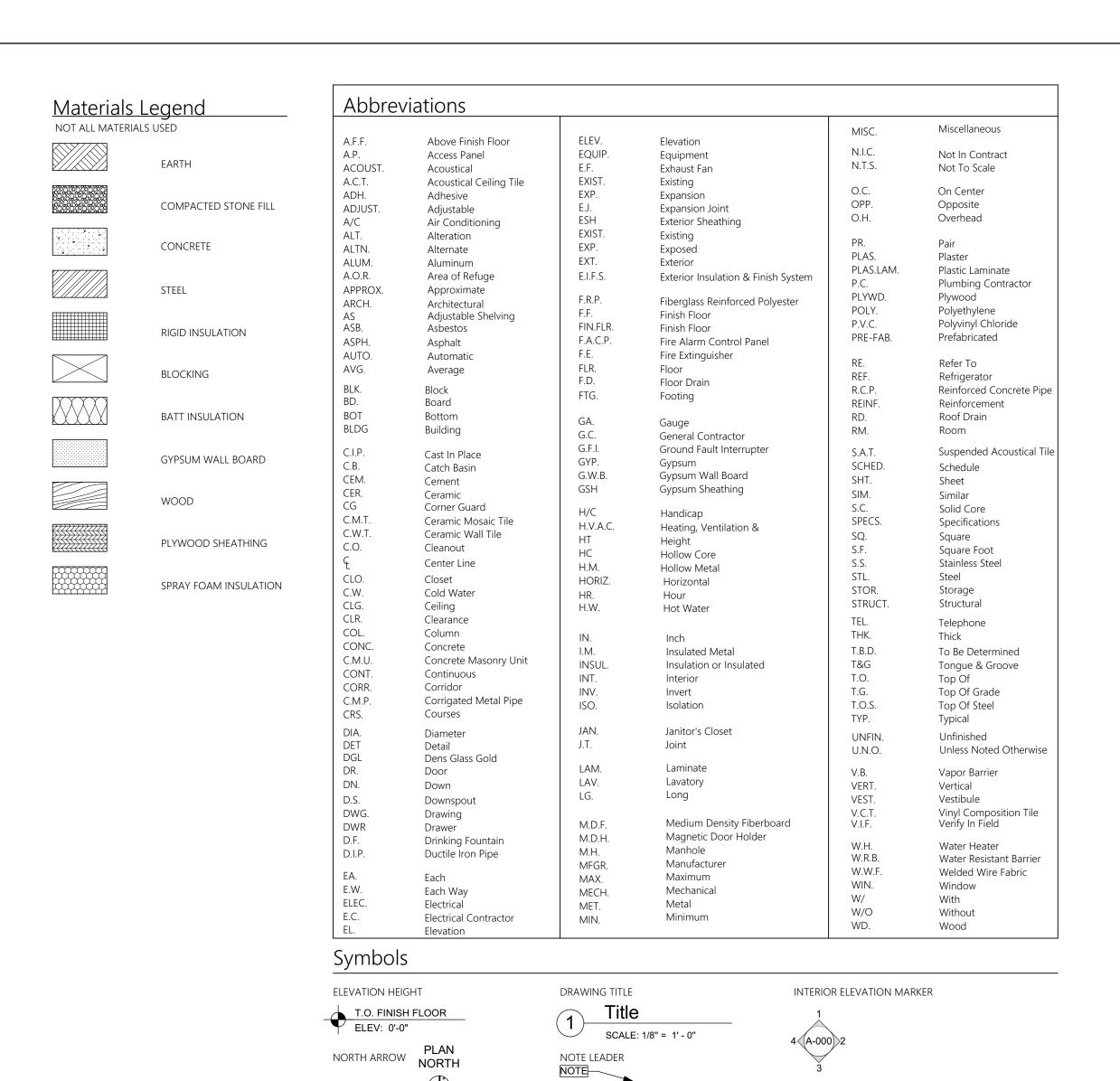
MANCHESTER SCATTERED SITES MAP, ARCH PRLIM SET, CODE AND CONTACT INFO

date
May 6, 2022
no. of.

A₁

Project #2006

Sheet No.



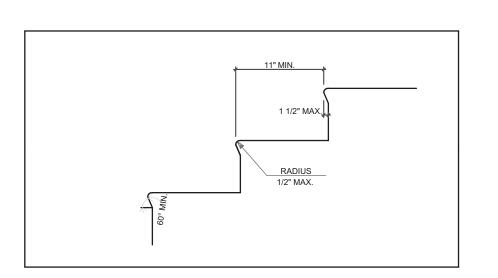
-ASPHALT SHINGLES -40 LB FELT PAPER -ICE & WATER SHEILD @ VALLEYS, EAVES, AND CORNERS -3/4" EXTERIOR GRADE PLYWOOD -INSULATION BAFFLES, MAINTAIN 2" AIR SPACE -2X ROOF RAFTERS @ 16" O.C. -R30 BLOW-IN FIBERGLASS INSULATION -3/4" PLY WD SUBFLOOR -2X CEILING JOISTS @ 16" O.C. -R19 BATT FIBER GLASS INSULATION FACED W/ VAPOR RETARDER ON WARM SIDE -1/2" GYP BD T/O ATTIC PER ELEV. PREFIN. ALUM. GUTTER AND DOWNSPOUT CONT. EDGE VENT TYPICAL WALL ASSEMBLY 3 WHYTHES BRICK WALL -R17-FACED BATT INSULATION INSIDE TYPICAL FLOOR ASSEMBLY 2X4 FURRING WALL CAVITY ACTING AS -FLOOR CLADDING PER PLANS VAPOR BARRIER -3/4" PLYWOOD SUBFLOOR -1/2" GYP BD -2X WOOD JOISTS -1/2" GYP BD T/O FIRST FLOOR PER ELEV. FIRE CUT JOISTS PREFIN. MTL FLASHING PER ELEV. TYPICAL WALL ASSEMBLY -ASPHALT EMULSION DAMPROOFING R-13 EXTERIOR 2" RIGID INSULATION 2x4 FRAME WALL PER PLANS <u>-TYPICAL SLAB ASSEMBL`</u> -4" CONC. SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER, R-10 RIGID UNDERSLAB INSULATION. AND COMPLACTED GRAVEL

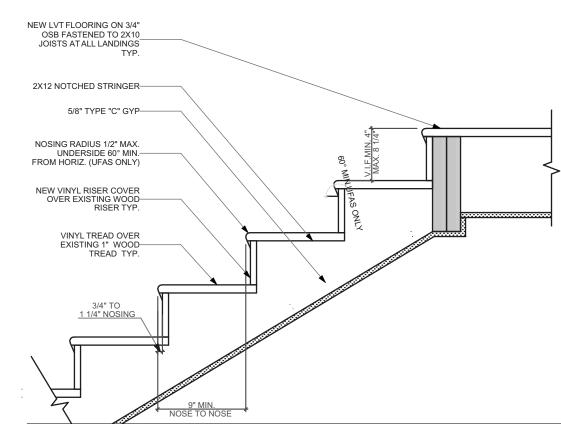
TYPICAL ROOF ASSEMBLY

TYP. ROOF/CEILING ASSEMBLY: ASPHALT SHINGLES, PREFIN. ALUMINUM GUTTER AND 40 LB FELT PAPER, ICE & WATER SHIELD @ VALLEYS, DOWNSPOUT EAVES, AND CORNERS, 9/16"" EXTERIOR GRADE PLYWOOD, INSULATION BAFFLES, 2" AIR SPACE, 2X —CONTINUOUS EDGE VENT ROOF RAFTERS @16" O.C, R30 BLOWN-IN FIBERGLASS INSULATION, 3/4" PLYWOOD SUBFLOOR, 2X CEILING JOISTS @ 16" O.C, R19 FIBERGLASS BATT INSULATION FACED W/ VAPOR RETARDER ON WARM SIDE, 1/2" GYP T.O. SECOND FLOOR PER ELEV. TYP. WALL ASSEMBLY: HORIZONTAL LAP SIDING, 5/16" PLYWOOD WALL SHEATHING -W/WRB, R-20-FACED BATT INSULATION INSIDE 2X6 WALL CAVITY ACTING AS VAPOR BARRIER, 1/2" GYP TYP. FLOOR ASSEMBLY: FLOOR FINISH (REFER TO FINISH PLANS), 3/4" PLYWOOD SUBFLOOR, 2X WOOD-JOISTS, 1/2" GYP ——1 3/4 X 16" LVL RIM JOIST T.O. FIRST FLOOR PREFIN. METAL FLASHING TYP. WALL ASSEMBLY: ASPHALT EMULSION ----2X SILL PLATE S/ 1/2" X 12" ANCHOR ROD @ 24" O.C. DAMPPROOFING, R-13 EXTERIOR 2" RIGID INSULATION TYP. SLAB ASSEMBLY: 4" CONC. SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER, R-10 RIGID-UNDERSLAB INSULATION, COMPACTED GRAVEL

THIS WALL SECTION IS PROVIDED AS GENERAL REFERENCE ONLY. IT IS NOT INTENDED THAT THERE WILL BE ANY NEW CONSTRUCTION THAT WILL REQUIRE ALL OF THE COMPONENTS OR ASSEMBLIES SHOWN HERE.

ABBREVIATIONS AND MATERIALS





THIS STAIR SECTION IS INTENDED FOR GENERAL REFERENCE AND CODE CONFORMANCE ONLY.MOST STAIRWAYS WILL ONLY REQUIRE REPLACEMENT OF EXISTING TREADS AND POSSIBLY RISERS.

INTERIOR STAIR DETAIL

WINDOW SCHEDULE								
ID	SI	ZE	HEAD HEIGHT	FRAME MATERIAL	VENTING	TEMPERED		
ID	WIDTH	HEIGHT	THEAD HEIGHT	FRAME MATERIAL	VENTING	TEMPERED		
Α	2'-8"	1'-6"	1'-2 1/4"	WOOD	⊠			
В	3'-0"	1'-6"	1'-2 1/4"	WOOD	×			
С	2'-9"	2'-0"	5'-8 1/2"	GLASS BLOCK				
С	2'-9"	2'-0"	8'-0"	GLASS BLOCK				
D	2'-4"	6'-1"	8'-7"	WOOD	×			
E	3'-1"	5'-2"	9'-2 3/4"	WOOD	×			
F	2'-11"	4'-2"	9'-2 3/4"	WOOD	×			
G	2'-4"	5'-5"	7'-6"	WOOD	×			
Н	2'-5 1/2"	4'-2"	6'-2"	WOOD	×			
I	3'-0"	4'-10"	5'-9 3/4"	WOOD	×			
J	2'-5"	4'-10"	5'-9 1/2"	WOOD	×			
К	2'-4"	4'-7"	7'-2"	WOOD	⊠			

ALL WINDOWS ARE EXISTING AND TO BE REPLACED PER NOTES ON FINISH PLAN.

GC TO VERIFY EXISTING SIZING BEFORE PURCHASE OF WINDOWS

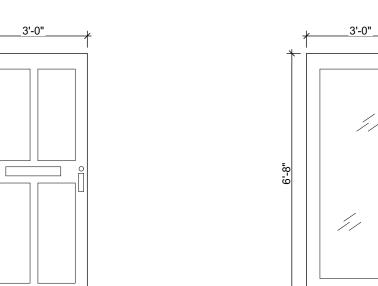
GC TO VERIFY EXISTING SIZING BEFORE PURCHASE OF DOORS.

			DOOR SCHEDUL	.E		
DOOR TAG	SIZE	DOOR TYPE	DOOR MTL.	FRAME MTL.	HARDWARE (REFER TO SPECS)	
1	2'-10"×5'-10"	I	FIBERGLASS	FIBERGLASS	ENTRY	
2	2'-8"×6'-8"	Ш	FIBERGLASS	FIBERGLASS	ENTRY	
3	2'-8"×6'-8"	Ш	WOOD	WOOD	PASSAGE	
4	2'-5"×6'-8"	III	WOOD	WOOD	PASSAGE	
5	2'-8"×6'-8"	III	WOOD	WOOD	PRIVACY	
6	4'-0"×6'-8"	III	WOOD	WOOD	DUMMY	
7	2'-6"×6'-8"	III	WOOD	WOOD	PASSAGE	
8	2'-4"×5'-8"	III	WOOD	WOOD	PASSAGE	
9	2'-4"×6'-8"	III	WOOD	WOOD	PRIVACY	
ALL DOORS AND DOOR OPENINGS ARE EXISTING. IT IS NOT INTENDED TO RE-FRAME EXISTING DOOR DPENINGS ALL DOORS ARE EXISTING AND TO BE REPLACED PER NOTES ON FINISH PLAN.						

HISTORIC BRICK WALL SECTION

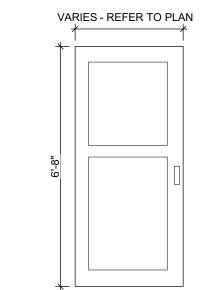
FINISH SCHEDULE							
NAME	FLOOR						
BEDROOM	09 LVT						
BTHRM	09 LVT						
CLO	09 LVT						
DINING ROOM	09 LVT						
ENTRY	09 LVT						
HALLWAY	09 LVT						
KITCHEN	09 LVT						
LIN.CLO	09 LVT						
LIVING ROOM	09 LVT						

| EXTERIOR INSULATED FIBERGLASS DOOR

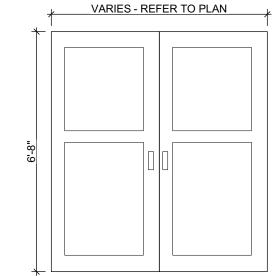


| EXTERIOR INSULATED FIBERGLASS DOOR INSULATED EXTERIOR DOOR TO MATCH IECC REQUIREMENTS. 4 PANEL DOOR WITH MAILBOXC SLOT AND ADDRESS NUMBERS PER SPECIFICATIONS. COLOR REQUIREMENTS.GLAZED OPENING TO MATCH EXISTING. COLOR PER SPECIFICATIONS. KEY AND CORE. HADRWARE, TO MATCH EXISTING, KEY AND CORE AND HADRWARE AND SCREEN PER SPECIFICATIONS. REFER TO PLAN FOR DOOR HANDLING.

SIDING WALL SECTION



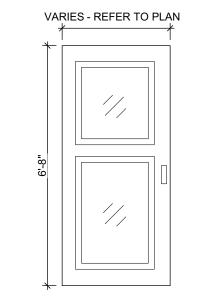
III INTERIOR WOOD DOOR INTERIOR 2 PANEL WOOD DOOR. HADRWARE PER SPECIFICATIONS. REFER TO PLAN FOR DOOR HANDLING.



INSULATED EXTERIOR DOOR TO MATCH IECC

PER SPECIFICATIONS. REFER TO PLAN FOR DOOR

V INTERIOR WOOD DOUBLE DOOR INTERIOR 2 PANEL DOUBLE WOOD DOOR. HADRWARE PER SPECIFICATIONS. REFER TO PLAN FOR DOOR HANDLING.



✓ INTERIOR WOOD DOOR WITH GLASS INTERIOR 2 PANEL WOOD DOOR. HADRWARE PER SPECIFICATIONS, REFER TO

PLAN FOR DOOR HANDLING.

Fukui Architects Pc

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general notes

Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.

- 2. Contractor shall verify all dimensions and existing conditions in the field and shall advise Fukui Architects, Pc of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. Do not scale
- 3. All work shall be installed in accordance with applicable codes and regulations.
- 4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
- 5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
- **6.** All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

Project Location:

MANCHESTER SCATTERED SITES 1323 COLUMBUS AVENUE PITTSBURGH, PENNSYLVANIA 15233

drawing title

ABBREVIATIONS AND MATERIALS, HISTORIC BRICK WALL SECTION, INTERIOR STAIR **DETAIL, DOOR SCHEDULE (WITH EXISTING), WINDOW SCHEDULE,** FINISH SCHEDULE, DOOR TYPES, SIDING WALL SECTION

As Noted May 6, 2022

Sheet No.

THE ARCHITECT.

2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS. 3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER

GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN

4. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.

WRITING OF ANY INCONSISTENT OR MISSING

5. AT WALLS SCHEDULED FOR REFINISHING, SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING. SEE SPECIFICATIONS

6. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.

7. NEW DOORBELLS AND WIRED DOORBELL CHIME AT INTERIOR. REFER TO SPECIFICATIONS FOR DETAILS.

8. PAINT INTERIOR WALLS AND CEILINGS PER SPECIFICATIONS.

9. RE-SECURE ALL SHELVING TO WALLS AS NECESSARY

10. ALL EXISTING KEYS AND CORES TO BE RETURNED TO HACP. NEW KEYS AND CORES TO BE ADDED AT ALL **PROPERTIES**

11. EXISTING DUCTWORK TO BE CLEANED OF DUST AND DEBRIS AFTER CONSTRUCTION HAS FINISHED.

12. PROJECT IS MULTIPLE PRIMES. GENERAL, MECHANICAL, PLUMBING AND ELECTRICAL PRIMES. ALL PRIME CONTRACTORS ARE RESPONSIBLE FOR COORDINATION OF WORK WITH ALL OTHER PRIME CONTRACTORS.SUBCONTRACTORS. AND WORK WITH THEOWNER. EACH PRIME CONTRACTOR &TRADE SHALL REFER TO THE ENTIRE SCOPE OF WORK DRAWINGS AND SPECIFICATIONS WITHIN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL PERTINENT INFORMATION AND COORDINATION WORK WITH OTHER CONTRACTORS, REFER TO ARCHITECTURAL, SITE, HVAC, PLUMBING AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR RESPECTIVE DEMOLITION AND CONSTRUCTION SCOPE OF WORK AND FOR GENERAL CONTRACTOR COORDINATION. ALL WORK DEPICTED ON THIS DRAWING IS THERESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE

13. CONTRACTORS ARE REQUIRED TO COORDINATE PHASING AND ANY REQUIRED TEMPORARY UTILITY INTERRUPTIONS WITH HACP'S REPRESENTATIVE.

14. EACH PRIME CONTRACTOR IS TOOBTAIN ALL REQUIRED PERMITS &INSPECTIONS FROM GOVERNING AGENCIES FOR DEMOLITION & CONSTRUCTION WORK. TEMPORARY BARRIERS AND OFF SITE DISPOSAL CONTAINERS

15. EACH PRIME CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING BUILDING MATERIALS & FOUIPMENT TO REMAIN THAT COULD POTENTIALLY BE DAMAGED BY **DEMOLITION & CONSTRUCTION ACTIVITIES** SPECIFICALLY BY THEIR SCOPE OF WORK, EXISTING OR NEWLY INSTALLED BUILDING MATERIALS & FOLIPMENT THAT ARE DAMAGED DURING THE PERFORMANCE OF DEMOLITION & NEW CONSTRUCTION WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF HACP'S REPRESENTATIVE & ARCHITECT. WHERE ITEMS HAVE BEEN DEMOLISHED. ADJACENT CONSTRUCTION EITHER NEW OR EXISTING SHALL BE PREPARED, PATCHED, FINISHED AND/OR REFINISHED TO MATCH THE ADJACENT SURFACE TO REMAIN WHERE APPLICABLE, UNLESS OTHERWISE NOTED.

16. EACH PRIME CONTRACTOR IS RESPONSIBLE FOR THEIR OWN DEMOLITION, CUTTING AND PATCHING REQUIRED FOR THEIR SCOPE OF WORK, GREAT CARE IN THE FINAL FINISHED APPEARANCE OF ALL AREAS EXPOSED TO VIEW SHALL BE TAKEN. PREPARE EXISTING WALL. CEILING AND FLOOR SURFACES TO PROVIDE A SMOOTH AND CONSISTENT SURFACE FOR FINISHES. MATCH ADJACENT MATERIALS, COLORS, TEXTURES AND FINISHES. COORDINATE WITH OTHER PRIME CONTRACTORS, DISCIPLINES AND TRADES AND WITH FINAL FINISHES AS DENOTED IN THE DRAWINGS AND SPECIFICATIONS.

17. ADD BLOCKING FOR ALL UPPER CABINETS, GRAB BARS, AND ASSOCIATED ITEMS.

18. FLASHING AND WATERPROOFING TO BE COMPLIANT WITH BEST PRACTICES AND MANUFACTURER'S RECOMMENDATIONS

HAZARDOUS NOTES

1. BUILDING PASSED INITIAL RADON INSPECTION OR RE-TEST ON OCTOBER 6TH 2020 CONDUCTED BY ATC AND INTERTEK PSI.

2. NO ASBESTOS FOUND BY ACM DURING ORIGINAL INSPECTION. WHERE ASBESTOS IS UNCOVERED DURING CONSTRUCTION, GC TO CONTACT OWNER, ARCHITECT, AND CM FOR GUIDELINES ON TESTING AND MITIGATION.

GENERAL HISTORIC PRESERVATION NOTES

HISTORIC PRESERVATION NOTES SHALL OVERRIDE KEYNOTES WHERE APPLICABLE.

THE REPAIR OF EXISTING FEATURES WITH INAPPROPRIATE MATERIALS, SUCH AS ALUMINUM JAMB

CASINGS AND BRACKET TINWORK, SHALL BE AVOIDED. REHABILITATION WORK SHALL NOT DESTROY THE DISTINGUISHING QUALITIES OR CHARACTER OF THE STRUCTURE AND ITS ENVIRONMENT. THE REMOVAL OR ALTERATION OF ANY HISTORIC MATERIAL OR ARCHITECTURAL FEATURES SHOULD BE HELD TO A

IN THE EVENT REPLACEMENT IS NECESSARY, THE NEW MATERIAL SHOULD MATCH THE MATERIAL BEING REPLACED IN THE COMPOSITION, DESIGN, COLOR TEXTURE, AND OTHER VISUAL QUALITIES. REPAIR OR REPLACEMENT OF MISSING ARCHITECTURAL FEATURES SHOULD BE BASED ON ACCURATE DUPLICATIONS OF ORIGINAL FEATURES, SUBSTANTIATED BY PHYSICAL OR PICTORIAL EVIDENCE, RATHER THAN ON CONJECTURAL DESIGNS OR THE AVAILABILITY OF DIFFERENT ARCHITECTURAL FEATURES FROM OTHER BUILDINGS

ENVIRONMENTAL AND LIANDSCAPE HISTORIC PRESERVATION NOTES

RETAIN LANDSCAPE FEATURES SUCH AS PARKS. GARDENS, STREET LIGHTS, SIGNS, BENCHES, WALKWAYS, STREETS, ALLEYS AND BUILDING SETBACKS THAT HAVE TRADITIONALLY LINKED BUILDINGS TO THEIR FNVIRONMENT

USING NEW PLANT MATERIALS, FENCING, WALKWAYS, STREET LIGHTS, SIGNS, AND BENCHES THAT ARE COMPATIBLE WITH THE CHARACTER OF THE

NEIGHBORHOOD IN SIZE, SCALE, MATERIAL, AND COLOR. FENCES OR YARD ENCLOSURES SHALL BE BRICK, STONE, METAL PICKET, OR WOOD. HEIGHTS SHALL BE AS LIMITED BY THE ZONING ORDINANCE. CHAIN LINK IS DISCOURAGED.

ARCHITECTURAL SCOPE NOTES

THE FOLLOWING LIST OF ITEMS ARE TO BE BID OUT AT 100% REPLACEMENT PER THE SPECIFICATIONS. AT THE TIME OF CONSTRUCTION, HACP, THE CONSTRUCTION MANAGER, THE ARCHITECT, AND/OR ANY APPLICABLE CONSULTANTS SHALL CONDUCT A WALKTHROUGH OF THE PROPERTY TO DETERMINE WHICH ITEMS LOCATED IN THE LIST WILL REMAIN. A FINAL LIST OF ITEMS TO BE REMOVED WILL BE ISSUED, AND ALL CONTRACTORS ARE TO CREDIT BACK HACP THE AMOUNT DUE OF ALL ITEMS REMAINING:

BATHROOM ACCESSORIES INCLUDING MIRRORS, MEDICINE CABINETS, TOWEL RACKS, AND TOILET PAPER HOLDERS.

INTERIOR DOORS, HARDWARE, AND DOOR TRIM. WHERE ONE DAMAGED INTERIOR DOOR IS TO BE REPLACED ALL INTERIOR DOORS ARE TO BE REPLACED TO MATCH NEW DOORS PER SPECIFICATIONS. REFER TO DETAIL SCHEDULE FOR MORE INFORMATION.

WINDOWS AND ASSOCIATED WINDOW TRIM, SILLS, AND LOCKING MECHANISMS. SEE SHEET A-11. "PELLA" IS BASIS OF DESIGN. GC TO PROVIDE PELLA OR EQUIVALENT.

4. SEALING AND CAULKING AROUND ALL BATHTUBS AND VANITIES.

ALL CLOSETS ROD & SHELVES

ALL ROOF SOFFITS

GUTTERS AND ASSOCIATED DOWNSPOUTS, HEAT TAPE, SPLASH BLOCKS, OR CAST IRON BOOTS OR DRAIN LEADERS. SEE ROOF PLAN SHEET A-4

8. ADDRESS NUMBERS

9. DRYWALL UP TO 200SF

10. METAL EXTERIOR RAILINGS AND GATES

11. INTERIOR WOOD HANDRAILS 12. HVAC SUPPLY AND RETURN GRILLES/VENT COVERS

13. DUCTWORK

THE FOLLOWING LIST OF ITEMS ARE TO BE BID AT AND REPLACED AT 100% PER THE SPECIFICATIONS U.N.O: 14. COMPLETELY REMOVE (U.N.O.) AND REPLACE ALL EXISTING KITCHEN CABINETS, CABINET HARDWARE,

SINKS, AND COUNTERTOPS, BACKSPLASH. NEW

CABINET AND COUNTER LAYOUT PER PLANS WITH

15. ALL WINDOW SCREENS TO BE REPLACED WITH CHILDPROOF SCREENS. REFER TO SPECIFICATIONS FOR MORE DETAILS.

FINISHES PER THE SPECIFICATIONS.

16. ALL WINDOW BLINDS TO BE REPLACED. REFER TO SPECIFICATIONS FOR DETAILS.

17. COMPLETELY REPLACE EXISTING FLOORING WITH NEW WATERPROOF LVT FLOORING (U.N.O.) AT ALL RESIDENTIAL LIVING, DINING, KITCHEN, BEDROOM HALLWAYS AND BATHROOMS. REFER TO SPECIFICATIONS FOR MORE DETAILS. LEVEL AND PREP SUBFLOOR TO RECEIVE NEW FLOORING AS NECESSARY

18. REPLACE ALL INTERIOR WALL BASE WITH PAINTED WOOD BASE PER SPECIFICATIONS IN ALL SPACES BUT BATHROOMS, BATHROOM WALL BASE TO BE REPLACED WITH VINYL COVE BASE PER SPECIFICATIONS.

19. ALL NEW DOORS OR REPLACEMENT DOORS TO HAVE NEW HARDWARE PER SPECIFICATIONS. ALL NEW ENTRY DOORS TO HAVE MAILBOX SLOT AND ADDRESS TO HAVE KEYS, LOCKS, AND CORES REPLACED.

20. ALL WALLS AND CEILINGS TO BE PAINTED PER SPECIFICATIONS.

21. ALL ROOF CLADDING, SUBROOFING, AND ASSOCIATED ROOFING TO BE REMOVED DOWN TO FRAMING. NEW ROOFING SYSTEM TO BE INSTALLED PER SPECIFICATIONS. SEE ROOF PLAN SHEET A-4.

22. ALL WOOD FENCES AND POSTS TO BE REMOVED. NEW WOOD FENCE AND POST TO BE INSTALLED PER SPECIFICAITONS.

23. ALL BUILDINGS FOUNDATION WALL AND SIDEWALK TO BE SEALED PER SPECIFICATIONS.

24. ALL HOUSES TO HAVE NEW WATERPROOFING INSTALLED AT BASEMENT PER SPECIFICATIONS.

25. ALL WATERPROOFING AND VINYL SIDING, EXTERIOR TRIM AND WEATHER PROOF BARRIER TO NON HISTORIC PROPERTIES, PER SPECIFICATIONS

THE FOLLOWING LIST OF ITEMS ARE TO ONLY BE REPAIRED AS INDICATED ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING SHEETS. ITEMS ARE TO BE BID ON A CASE BY CASE BASIS AS INDICATED ON THE CONSTRUCTION SET

PARKING PADS

2. CONCRETE STEPS AND SIDEWALKS

INTERIOR STAIRS

4. BASEMENT SLAB AND WALL CRACKING

5. EMERGENCY LIGHTING

SPRINKLER SYSTEMS

7. FIRE ALARM SYSTEMS

MASONRY HISTORIC PRESERVATION NOTES

RETAIN ORIGINAL MASONRY AND MORTAR WHENEVER POSSIBLE, WITHOUT THE APPLICATION OF ANY SURFACE

DUPLICATE OLD MORTAR IN COMPOSITION, COLOR TEXTURE, JOINT SIZE, METHOD OF APPLICATION, AND JOINT PROFILE CLEANING MASONRY WILL BE APPROVED ONLY WHEN

NECESSARY TO HALT DETERIORATION AND ALWAYS WITH THE GENTLEST METHOD POSSIBLE, SUCH AS LOW-PRESSURE WATER AND SOFT NATURAL BRUSHES. DETERIORATED MASONRY WORK SHALL BE REPAIRED TO BE INCONSPICUOUS AND COMPATIBLE WITH THE EXISTING. BRICKWORK SHALL NOT BE SANDBLASTED AND

WATERPROOFING DETAILS CANNOT ALTER THE EXTERIOR

MAY BE CLEANED WITH HYDROFLUORIC ACID IN

CONCENTRATION OF NOT MORE THAN 5% OR

ON HISTORIC PROJECTS. REPOINTING WITH A MORTAR OF HIGH PORTLAND CEMENT CONTENT CAN CREATE A BOND THAT IS OFTEN STRONGER THAN THE BUILDING MATERIAL. THIS CAN CAUSE DETERIORATION AS A RESULT OF THE DIFFERING COEFFICIENT OF EXPANSION AND THE DIFFERING POROSITY OF THE MATERIAL AND THE MORTAR. MASONRY SURFACES, WHICH HAVE BEEN PAINTED IN THE

PAST, SHOULD, IN MOST CASES, BE REPAINTED. REPAIRING OR REPLACING, WHERE NECESSARY DETERIORATED MATERIAL WITH NEW MATERIAL SHOULD ATTEMPT TO DUPLICATE THE OLD AS CLOSELY AS

PLUMBING SCOPE NOTES

P1. DISCONNECT AND REMOVE EXISTING GAS WATER

SEE SPECIFICATIONS.

NEW HIGH EFFICIENCY GAS WATER HEATER WITH

ADAPTOR,8"DIAMETER INSULATED FLEXIBLE DUCT

APPROVED EQUAL GRILLE WITH 10X10 PLENUM AND 8"

ASSOCIATED TRIM.REMOVE EXISTING WAX RING, CLEAN

SECTION AND 10X10 ANEMOSAT MODEL GC5OR

DIAMETER CONNECTOR, SEE SPECIFICATIONS.

P3. DISCONNECT AND REMOVE EXISTING TOILET AND ALL

EXISTING DRAIN LINE AND FLUSH EXISTING COLD-

ASSOCIATED TRIM PER SPECIFICATIONS, UTILIZE

(VANITY, PEDESTAL, ORWALL HUNG TYPE) AND ALL

ASSOCIATED TRIM. CLEAN EXISTING DRAINLINE AND

PROVIDE NEW LAVATORY (VANITY, PEDESTAL, OR WALL

HUNG TYPE TO MATCHEXISTING) AND ALL ASSOCIATED

TRIM PER SPECIFICATIONS. UTILIZE EXISTING ROUGH-

P5. DISCONNECT AND REMOVE EXISTING BATHTUB (WITH

OR WITHOUTSHOWER) AND ALL ASSOCIATED TRIM.

AND COLD-WATER LINES. PROVIDE NEW BATHTUB

EXISTING ROUGH-IN TO SERVE NEW FIXTURE.

FLUSH EXISTING HOT AND COLD-WATER LINES.

P7. DISCONNECT AND REMOVE EXISTING KITCHEN SINK

EXISTING ROUGH-IN TO SERVE NEW FIXTURE.

P8. DISCONNECT AND REMOVE EXISTING LAUNDRY TRAY

(SINGLE OR DOUBLE) AND ALL ASSOCIATED TRIM.

(SINGLE OR DOUBLETO MATCH EXISTING) AND ALL

ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE

P9. DISCONNECT AND REMOVE EXISTING HOSE-BIBB AND

FLUSH EXISTING COLD-WATER LINE. PROVIDE NEW

HOSE-BIBB, SEE SPECIFICATIONS. UTILIZE EXISTING

REMAIN. REMOVE EXISTING STRAINER AND CLEAN

EXISTING DRAIN LINE. PROVIDE NEW STRAINER AS

HYDRO-JET CLEANED AND SCOPED WITH A VIDEO

THE OWNER). REPAIR EXISTING SEWER AS MAY BE

P12.INSPECTION REPORT INDICATES POOR WATER FLOW AT

ROUGH-INS WITH FIXTURES REMOVED, INVESTIGATE

REASON FOR LOW WATER PRESSURE, AND REPAIR /

EXISTING FIXTURE(S). TEST WATER PRESSURE AT

REPLACE WATER PIPING AS MAY BE REQUIRED.

P13.INSPECTION REPORT INDICATES EXCESSIVE WATER

SUMP INSTALLATION REQUIRED. REMOVE 12"OF

EXISITNG FLOOR SLAB AROUND PERIMETER OF

(NO FINES). EXTEND NEW DRAIN TILE TO NEW

PUMP WITH BATTERY BACKUP, EXTEND SUMP

OWNER'S REPRESENTATIVE.

THE OWNER).

INFILTRATION TO POINT OF POTENTIAL APPLIANCE

DAMAGE. NEW INTERIOR FOUNDATION DRAIN AND

SUMPLOCATION AND PROVIDE NEW DUPLEX SUMP

DISCHARGE TO CONNECTION TO EXISITNG STORM

P14.ALL EXISTING UNDERGROUND SEWER PIPING TO BE

HYDRO-JET CLEANED AND SCOPED WITH A VIDEO

CAMERA (PROVIDE COPY OF CLEAN SEWERVIDEO TO

DUPLICATED

WOOD HISTORIC PRESERVATION NOTES

REPAIR, RESTORE AND, IF NECESSARY, REPLACE

SUCH AS WOOD PANELING, OR ALUMINUM OR VINYL

SIDING IN APPROPRIATE SCALE AND FINISH, IS NOT

PROHIBITED. WHERE THOSE MATERIALS ARE USED

METAL HISTORIC PRESERVATION NOTES

CLEAN WHEN NECESSARY WITH THE APPROPRIATE

METHOD. CAST IRON AND STEEL ARE NORMALLY NOT

DO NOT USE CLEANING METHODS, WHICH ALTER THE

AFFECTED BY MECHANICAL CLEANING METHODS WHILE

PRESSED TIN, ZINC, AND ALUMINUM SHOULD BE CLEANED

DOORWAY PEDIMENTS IS PROHIBITED.

BY THE GENTLEST METHOD POSSIBLE.

BY THE GENTLEST METHOD POSSIBLE.

COLOR, TEXTURE, AND TONE OF THE METAL

COLOR, TEXTURE, AND TONE OF THE METAL.

METAL HISTORIC PRESERVATION NOTES

CLEAN WHEN NECESSARY WITH THE APPROPRIATE

METHOD. CAST IRON AND STEEL ARE NORMALLY NOT

DO NOT USE CLEANING METHODS, WHICH ALTER THE

AFFECTED BY MECHANICAL CLEANING METHODS, WHILE

PRESSED TIN, ZINC, AND ALUMINUM SHOULD BE CLEANED

APPROPRIATE TRIM DETAILS WILL BE RETAINED OR

REMOVING ARCHITECTURAL FEATURES SUCH AS SIDING,

CORNICES, BRACKETS, WINDOW ARCHITRAVES, AND

EXISTING WOOD SIDING WITH SIMILAR WOOD MATERIALS.

HOWEVER, REPLACEMENT USING OTHER MATERIALS,

BASEMENT. PROVIDE NEW DRAIN TILE IN GRAVEL BED

SEWER SYSTEM OR SUITABLE LOCATION IDENTIFIED BY

REMEDIATION IS REQUIRED. EXISITNG SEWER SHALL BE

CAMERA (PROVIDE COPY OF CLEAN SEWER VIDEO TO

EXISTING ROUGH-IN TO SERVE NEW FIXTURE.

P10 EXISTING FLOOR DRAIN AND TRAP ASSEMBLY TO

P11.INSPECTION REPORT INDICATES SEWER BACKUP

ROUGH-IN TO SERVE NEW FIXTURE.

REQUIRED.

REQUIRED.

CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING HOT

AND COLD-WATERLINES. PROVIDE NEW LAUNDRY TRAY

SPECIFICATIONS, UTILIZE EXISTING ROUGH-IN TO

CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING HOT

(WITH OR WITHOUT SHOWER TO MATCH EXISTING) AND

ALL ASSOCIATED TRIM PER SPECIFICATIONS. UTILIZE

P6. DISCONNECT AND REMOVE EXISTING SHOWER AND ALL

ASSOCIATED TRIM. CLEAN EXISTING DRAIN LINE AND

PROVIDE NEW SHOWER AND ALL ASSOCIATED TRIM PER

(SINGLE OR DOUBLE BOWL) AND ALL ASSOCIATED TRIM

AND COLD-WATER LINES. PROVIDE NEW KITCHEN SINK

(SINGLE OR DOUBLE BOWLTO MATCH EXISTING) AND

ALL ASSOCIATED TRIM PER SPECIFICATIONS, UTILIZE

CLEAN EXISTING DRAIN LINE AND FLUSH EXISTING HOT

EXISTING ROUGH-IN TOSERVE NEW FIXTURE.

P4. DISCONNECT AND REMOVE EXISTING LAVATORY

FLUSH EXISTING HOT AND COLD-WATER LINES.

IN TO SERVE NEW FIXTURE.

SERVE NEW FIXTURE.

WATER LINE. PROVIDE NEW TOILET AND ALL

THE FOLLOWING LIST OF ITEMS ARE TO BE BID OUT AT 100% REPLACEMENT PER THE SPECIFICATIONS. AT THE TIME OF CONSTRUCTION, HACP, THE CONSTRUCTION MANAGER, THE ARCHITECT, AND/OR ANY APPLICABLE CONSULTANTS SHALL CONDUCT A WALKTHROUGH OF THE PROPERTY TO DETERMINE WHICH ITEMS LOCATED IN THE LIST WILL REMAIN. A FINAL LIST OF ITEMS TO BE REMOVED WILL BE ISSUED, AND ALL CONTRACTORS ARE TO CREDIT BACK HACP THE AMOUNT DUE OF ALL ITEMS REMAINING:

HEATER AND ALL ASSOCIATED FLUE PIPING. PROVIDE EVAPORATOR COIL, SUPPLY AND RETURN AIR DUCTWORK / GRILLES / REGISTERS. ALL ASSOCIATED EXPANSION TANK, FLOOR STAND, DRAIN PAN, DRAIN REFRIGERANT PIPING. AND CONTROLS. PROVIDE NEW HIGH EFFICIENCY GAS FURNACE, EVAPORATOR COIL, PIPING, AND CONNECTIONS TO EXISTING GAS, HOT AND COLD-WATER PIPING TO REMAIN. EXTEND NEW SUPPLY AND RETURN AIR DUCTWORK / GRILLES / COMBUSTION AIR INTAKE AND EXHAUST FLUE PIPING REGISTERS, ALL ASSOCIATED REFRIGERANT PIPING, TO NEW CONCENTRIC VENT TERMINATION OUTDOORS, CONTROLS, AND PRECAST CONCRETE EQUIPMENT BASE. EXTEND AND CONNECT NEW GAS PIPING TO EXISTING GAS PIPING WITH ISOLATION VALVE DIRT P2. DISCONNECT AND REMOVE EXISTING ELECTRIC WATER LEG. AND UNION. EXTEND AND CONNECT NEW CONDENSATE DRAIN LINE TO EXISTING CONDENSATE HEATER. PROVIDE NEW HYBRID ELECTRIC HEAT PUMP WATER HEATER WITH EXPANSION TANK, FLOOR STAND. DRAIN LINE AS REQUIRED. EXTEND NEW COMBUSTION DRAIN PAN, DRAIN PIPING, AND CONNECTIONS TO AIR INTAKE AND EXHAUST FLUE PIPING TONEW EXISTING HOT AND COLD-WATER PIPING TO REMAIN. IF CONCENTRIC VENT TERMINATION OUTDOORS, SEE UNIT IS LOCATED IN A CLOSET, PROVIDE AN INLET DUCT SPECIFICATIONS. THIS CONTRACTOR SHALL OPEN ALL EXISTING WALLS / BULKHEADS AS REQUIRED TO PERFORM THE WORK AND RESTORE ALL WALLS

MECHANICAL SCOPE NOTES

THE FOLLOWING LIST OF ITEMS ARE TO BE BID OUT AT

100% REPLACEMENT PER THE SPECIFICATIONS. AT THE

MANAGER, THE ARCHITECT, AND/OR ANY APPLICABLE

CONSULTANTS SHALL CONDUCT A WALKTHROUGH OF THE

PROPERTY TO DETERMINE WHICH ITEMS LOCATED IN THE

LIST WILL REMAIN. A FINAL LIST OF ITEMS TO BE REMOVED

WILL BE ISSUED, AND ALL CONTRACTORS ARE TO CREDIT

BACK HACP THE AMOUNT DUE OF ALL ITEMS REMAINING:

M1. DISCONNECT AND REMOVE EXISTING GAS FURNACE,

TIME OF CONSTRUCTION, HACP, THE CONSTRUCTION

M2. DISCONNECT AND REMOVE EXISTING ELECTRIC FURNACE, EVAPORATOR COIL, SUPPLY AND RETURN AIR DUCTWORK / GRILLES / REGISTERS. ALL ASSOCIATED REFRIGERANT PIPING, AND CONTROLS. PROVIDE NEW ELECTRIC FURNACE, EVAPORATOR COIL, SUPPLY AND RETURN AIR DUCTWORK / GRILLES / REGISTERS. ALL ASSOCIATED REFRIGERANT PIPING CONTROLS, AND PRECAST CONCRETE EQUIPMENT BASE. EXTEND AND CONNECT NEW CONDENSATE DRAIN LINE TO EXISTING CONDENSATE DRAIN LINE AS REQUIRED. SEE SPECIFICATIONS. THIS CONTRACTOR SHALL OPEN ALL EXISTING WALLS / BULKHEADS AS

REQUIRED TO PERFORM THE WORK AND RESTORE ALL

WALLS / BULKHEADS UPONCOMPLETION OF THE WORK.

/BULKHEADS UPON COMPLETION OF THE WORK.

M3. DISCONNECT AND REMOVE EXISTING AIR-COOLED CONDENSING UNIT. ALL ASSOCIATED REFRIGERANT PIPING, AND CONTROLS. PROVIDE NEW HIGH EFFICIENCY CONDENSING UNIT / HEAT PUMP UNIT, ALL ASSOCIATED REFRIGERANT PIPING, CONTROLS, AND PRECAST CONCRETE EQUIPMENT BASE, SEE SPECIFICATIONS.

M4. DISCONNECT AND REMOVE EXISTING CEILING MOUNTED BATHROOM EXHAUST FAN. ALL ASSOCIATED EXHAUST AIR DUCTWORK, AND CONTROLS. PROVIDE NEW CEILING MOUNTED BATHROOM EXHAUST FAN,ALL ASSOCIATED EXHAUST AIR DUCTWORK, AND CONTROLS, SEE SPECIFICATIONS. THIS CONTRACTOR SHALL OPEN ALL EXISTING CEILINGS/ WALLS / BULKHEADS AS REQUIRED TO PERFORM THE WORK AND RESTORE ALL CEILINGS / WALLS / BULKHEADS UPON COMPLETION OF THE WORK.

M5. DISCONNECT AND REMOVE EXISTING CEILING MOUNTED KITCHENEXHAUST FAN. ALL ASSOCIATED EXHAUST AIR DUCTWORK, ANDCONTROLS. PROVIDE NEW CEILING MOUNTED KITCHEN EXHAUST FAN.ALL ASSOCIATED EXHAUST AIR DUCTWORK, AND CONTROLS, SEESPECIFICATIONS. THIS CONTRACTOR SHALL OPEN ALL EXISTING CEILINGS/ WALLS / BUI KHEADS AS REQUIRED TO PERFORM THE WORK ANDRESTORE ALL CEILINGS / WALLS / BULKHEADS UPON COMPLETION OF THEWORK.

M6. DISCONNECT AND REMOVE EXISTING RADON MITIGATION FAN, EXISTING RADON EXHAUST AIR DUCTWORK TO REMAIN. PROVIDE NEW RADON MITIGATION FAN AND EXHAUST DUCT MOUNTED MANO METER FOR VISUAL INDICATION OF PROPER OPERATION, EXTEND AND CONNECT TO EXISTING SPECIFICATIONS.

M7. DISCONNECT, REMOVE, AND REPLACE EXISTING CLOTHES DRYER EXHAUST AIR DUCT. IF NEW CLOTHES DRYER EXHAUST AIR DUCT LENGTH EXCEEDS 25 FEET. PROVIDE NEW DUCT MOUNTED DRYER BOOSTER FAN WITH IN-LINE LINT TRAP ASSEMBLY, SEE SPECIFICATIONS.

ELECTRICAL SCOPE NOTES

THE FOLLOWING LIST OF ITEMS ARE TO BE BID OUT AT 100% REPLACEMENT PER THE SPECIFICATIONS. AT THE TIME OF CONSTRUCTION, HACP, THE CONSTRUCTION MANAGER, THE ARCHITECT, AND/OR ANY APPLICABLE CONSULTANTS SHALL CONDUCT A WALKTHROUGH OF THE PROPERTY TO DETERMINE WHICH ITEMS LOCATED IN THE LIST WILL REMAIN. A FINAL LIST OF ITEMS TO BE REMOVED WILL BE ISSUED, AND ALL CONTRACTORS ARE TO CREDIT BACK HACP THE AMOUNT DUE OF ALL ITEMS REMAINING:

E1. CONTRACTOR SHALLREPLACE EXISTING ELECTRICAL PANELASREQUIREDWITH NEWPER SPECIFICATIONS. FIELD VERIEY CONDITIONAND SIZE OF EACHBRANCH CIRCUIT AND PROVIDE NEW CIRCUITBREAKERS AND/ORWIRING AS REQUIRED.ENSURE NEWELECTRICAL PANEL IS INCOMPLIANCE WITH ARTICLE 110 WORK AND **EQUIPMENTSPACECLEARANCES PRIOR TO FINAL**

E2. ALL DISTRIBUTION EXISTING PANEL COVERS SHALL BE FASTENED BY MANUFACTURER'S APPROVED BLUNT-TIPPED SCREWS.

E3. CONTRACTOR SHALL REPLACE EXISTING CORRODED SERVICE ENTRANCE EQUIPMENT AND GROUNDING ELECTRODE CONDUCTOR. FIELD VERIFY EXISTING CONDITION OF BONDING/NEUTRAL CONDUCTORS FOR CORROSION AND REPLACE AS REQUIRED. NEW GROUNDING SHALL BE EQUAL TO OR LESS THAN 25 OHMS. PROVIDE SUPPLEMENTAL ELECTRODE CONNECTIONS AS REQUIRED. ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF

E4. ALL LIGHT FIXTURES THAT MAYBE MISSING INOPERABLE, OR OBSOLETE SHALL BE REPLACED WITH NEW HIGH EFFICACYLED LIGHT FIXTURES PER SPECIFICATIONS.

E5. CONTRACTOR SHALL INSTALL NEWLEDLIGHT FIXTURES AND 3-WAYSWITCHES FOR EXISTING STAIRWAYS WITH INADEQUATE OR MISSINGLIGHTING. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THEINTERNATIONAL BUILDING CODE (IBC) & THE N.E.C. LIGHTING FOOT-CANDLE(F.C.)LEVELSOVER EXISTING STAIRWAYSSHALL BE NO LESSTHANTHERECOMMENDEDF.C. LEVELS FROMNFPA 101, LIFE SAFETYCODE.

E6. ALL DEVICE COVERS FOR ELECTRICAL & CABLE COMPONENTS THAT INCLUDE BUT ARE NOT LIMITED TO RECEPTACLES, LIGHT SWITCHES, ETC., THAT MAY BE DAMAGED, MISSING OR OBSOLETE SHALL BE REPLACED WITH NEW PER SPECIFICATIONS AND INSTALLED INACCORDANCE WITHTHE N.E.C.

E7. CONTRACTOR SHALL REPLACE EXISTING RECEPTACLE & SWITCHES WITH NEW PER SPECIFICATIONS. IN ADDITION, FIELD VERIFY EXISTING CONDITIONS OF ALL RECEPTACLES & SWITCHES' JUNCTION BOXES AND BRANCH CIRCUIT WIRING, AND REPAIR/REPLACE AS REQUIRED. ALL GFCI RECEPTACLES SHALL BE READILY ACCESSIBLE AND INSTALLED IN THE LOCATIONS SPECIFIED IN ARTICLE 210 OF N.E.C. PROVIDE WEATHER-PROOF COVERS FOR OUTDOOR RECEPTACLES. HEIGHT OF RECEPTACLES ABOVE COUNTERTOPS SHALL BE 44" AFF U.N.O.

E8. CONTRACTOR SHALL REPLACE EXISTING SMOKE OR CARBON MONOXIDE DEVICE FOR NEW COMBINATION SMOKE/CO ALARM.

E9. CONTRACTORFIELD VERIFY ALL EXISTING BRANCH CIRCUITS AND FEEDERS FROM NEW ELECTRICAL PANEL ARE INSTALLED INACCORDANCE WITH THEN.E.C. TROUBLESHOOT AND REPAIR ANY EXISTING CIRCUITRY AND/ORSERVICE POWER FEED THAT MAY RESULT IN ELECTRICAL DEVICES LIKE RECEPTACLES, LIGHT SWITCHES, LUMINARIES, ETC., BEING INOPERABLE

E10.FURNISH EACH BEDROOM WITH NEW SMOKE

E.11ELECTRICAL CONTRACTOR SHALL DE-ENGERGIZE & DISCONNECT POWERAT EXISTINGGAS-FIRED FURNANCETO PERMIT THE REMOVAL OFEXISTING FURNACE BY MECHANICAL CONTRACTOR.

E12.ELECTRICAL CONTRACTOR SHALL RECONNECT & PROVID EPOWER TO NEW FURANCE FURNISHED & INSTALLED BY MECHANICAL CONTRACTOR. PROVIDE NEW DISCONNECT SWITCH AND/OR FUSES AS REQUIRED. FIELD VERIFY EXISITING CONDUCTORS AND CIRCUIT BREAKER ARE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED MINIMUM CIRCUIT AMPACITY (MCA) & MAXIMUM OVER CURRENT PROTECTION(MOP) PRIOR TO FINAL INSTALLATION.

E13.ELECTRICAL CONTRACTOR SHALLDE-ENERGIZE & DISCONNECT POWER AT EXISTING AIR-COOLED CONDENSING UNIT LOCATION. REMOVE EXISTING EXTERIOR DISCONNECT SWITCH AS REQUIRED TO PERMIT THE REMOVAL OF THE EXISTING AIR-COOLED CONDENSING UNIT BY THE MECHANICAL CONTRACTOR.

ROOF HISTORIC PRESERVATION NOTES

PRESERVE THE ORIGINAL ROOF SHAPE. EXISTING

RETAIN THE ORIGINAL ROOFING MATERIAL, WHENEVER POSSIBLE. ROOF MATERIALS, WHERE EXISTING FROM

THE STREET FACADE. SHALL BE STANDING-SEAM METAL

(PAINTED OR ANODIZED) OR GALVANIZED AND PAINTED

REPLACE DETERIORATED ROOF COVERINGS WITH NEW

MATERIAL THAT MATCHES THE OLD IN COMPOSITION,

PRESERVE AND REPLACE, WHERE NECESSARY, ALL

EXISTING WINDOW AND DOOR OPENINGS SHALL BE

SILLS, ARCHITRAVES, SHUTTERS, AND DOORS,

RETAINED, INCLUDING WINDOW SASH, GLASS, LINTELS,

PEDIMENTS, HOODS, ARCHITRAVES, STEPS, AND ALL

VINYL CLAD WOOD. VINYL CLAD AND OTHERS MAY BE

ACCOMMODATE SMALLER OR STOCK WINDOW UNITS

SHALL NOT BE PERMITTED ON THE FRONT FACADES.

WINDOW STYLES ON THE FRONT FACADE SHALL BE

FITHER ONE OVER ONE OR TWO OVER TWO UNI ESS

STAINED, BEVELED OR FANCY GLASS EXISTS IN THE

INSTALLED. MUST BE INSTALLED ON ALL FLOORS OR THE

FIRST FLOOR ONLY. WROUGHT IRON "BURGLAR BARS"

SHALL BE ALLOWED TO COVER UP TO THE LOWER HALF

WINDOW SHUTTERS SHALL BE OPERABLE AND, IF

OF WINDOW OPENINGS ON THE FRONT FACADE.

ORIGINAL OR IS USED IN THE REPLACEMENT.

PERMITTED IF THE BASIC SHAPE OF THE ORIGINAL

INFILLING OF WINDOW AND DOOR OPENINGS TO

ALL WINDOW AND DOOR CASING, SASHES, AND MUNTINS

ON THE FRONT FACADE SHALL BE PAINTED, STAINED OR

ARCHITECTURAL FEATURES THAT GIVE THE ROOF ITS

ESSENTIAL CHARACTER, SUCH AS DORMER WINDOWS

CUPOLAS, CORNICES, BRACKETS, CHIMNEYS, CRESTING,

DOOR & WINDOW HISTORIC PRESERVATION NOTES

ALL BOX GUTTERS SHALL BE RETAINED. ALL FACADE

DOWNSPOUTS SHALL BE COPPER OR ALUMINUM

DORMERS AND CHIMNEYS SHALL BE RETAINED

DARK SHINGLES, OR SLATE

AND WEATHERVANES.

WINDOW IS NOT ALTERED

SIZE, SHAPE, COLOR AND TEXTURE.

GREEN COMMUNITIES NOTES

E14.ELECTRICAL CONTRACTOR SHALL RECONNECT &

BREAKER ARE IN ACCORDANCE WITH THE

MANUFACTURER'S RECOMMENDED MINIMUM

E.15ELECTRICAL CONTRACTOR SHALL PROVIDE A NEW

CONTRACTOR, INSTALLATION OF NEW DUPLEX

E16.ELECTRICAL CONTRACTOR SHALL DE-ENGERGIZE &

WATER HEATER BY PLUMBING CONTRACTOR.

E17.ELECTRICAL CONTRACTOR SHALL RECONNECT &

CONDUCTORS AND CIRCUIT BREAKER ARE IN

E.18ELECTRICAL CONTRACTOR SHALL DE-ENGERGIZE &

E.19ELECTRICAL CONTRACTOR SHALL RECONNECT &

CONDUCTORS AND CIRCUIT BREAKER ARE IN

ACCORDANCE WITH THE MANUFACTURER'S

ASSEMBLY, INSTALLATION OF NEW DUPLEX

FAN FURNISHED AND INSTALLED BY MECHANICAL

CONTRACTOR, PROVIDE NEW DISCONNECT SWITCH

EXISTING EXHAUST FAN BY MECHANICAL

ACCORDANCE WITH THE MANUFACTURER'S

TO FINAL INSTALLATION.

TO FINAL INSTALLATION.

WITH THEN.E.C.

AS REQUIRED.

MANUFACTURER.

ALL ELECTRICALPANEL BOARDS.

CABLE WIRING AS REQUIRED.

ENTRANCES, PORCHES, & STEPS

HISTORIC PRESERVATION NOTES

RAILING SHALL BE PERMITTED

TO THE BUILDING AND ITS DEVELOPMENT.

RETAINED, RESTORED OR DUPLICATED.

RETAIN PORCHES AND STEPS, WHICH ARE APPROPRIATE

STONE, BRICK, OR POURED CONCRETE, WROUGHT IRON

APPROPRIATE EXTERIOR LIGHTING ABOVE OR FLANKING

DETERIORATED ARCHITECTURAL FEATURES OF WOOD

STRIPPING PORCHES AND STEPS OF ORIGINAL MATERIAL

AND ARCHITECTURAL FEATURES, SUCH AS HAND RAILS,

DECORATION OF WOOD, IRON, CAST IRON, TERRA-COTTA

TILE AND BRICK, AND ENCLOSING PORCHES AND STEPS,

WHERE REMOVAL OF PAINT ON BRICK IS REQUIRED TO

WHERE PAINTING IS NECESSARY, UTILIZE A GLOSS OF

SEMI-GLOSS PAINT WHICH CAN BE FASILY CLEANED.

DONE WITH CARE AS TO NOT DAMAGE THE BRICK.

RETAIN THE ORIGINAL DESIGN INTENT, REMOVAL TO BE

KEEP MASONRY NATURAL AND CLEAN IT, INCLUDING SILLS

AND HEADERS (IF MASONRY). SCRAPE DOWN THE TRIM

AND OTHER PAINTED SURFACE TO FIND OUT WHAT THE

ORIGINAL COLORS WERE FOR USE IN REPAINTING AS

COLORS BE SELECTED FROM HISTORICAL SELECTIONS,

SUCH AS "PITTSBURGH PAINT HISTORIC COLORS" OR A

IT IS SUGGESTED THAT EXTERIOR BODY AND TRIM

SIMILAR SOURCE.

IRON, CAST IRON, TERRA-COTTA, TILE, AND BRICK.

BALUSTERS, COLUMNS, BRACKETS AND ROOF

DOORS ON THE FRONT FACADE SHALL BE A HISTORICALLY

SIDEWALK, STOOP, AND STEP MATERIALS SHALL BE

EXISTING TRANSOMS AND OTHER EMBELLISHMENTS

CHARACTERISTIC OF THE STRUCTURE SHALL BE

THE FRONT ENTRANCE SHALL BE ENCOURAGED.

APPROPRIATE WOOD PANEL CONSTRUCTION

REPAIR OR REPLACE. WHERE NECESSARY

DESTROY THEIR INTENDED APPEARANCE.

CONTRACTOR.

DISCONNECT POWER AT EXISTING WATER HEATER

LOCATION TO PERMIT THE REMOVAL OF EXISTING

PROVIDE POWER TO NEW HYBRID ELECTRIC HEAT

CONTRACTOR. PROVIDE NEW DISCONNECT SWITCH

AND/OR FUSES AS REQUIRED. FIELD VERIFY EXISITING

RECOMMENDED MINIMUM CIRCUIT AMPACITY (MCA) &

MAXIMUM OVER CURRENT PROTECTION (MOP) PRIOR

DISCONNECT POWER AT EXISTING CEILING MOUNTED

EXHAUST FAN LOCATION TO PERMIT THE REMOVAL OF

PROVIDE POWER TO NEW CEILING MOUNTED EXHAUST

AND/OR FUSES AS REQUIRED. FIELD VERIFY EXISITING

RECOMMENDED MINIMUM CIRCUIT AMPACITY (MCA) &

MAXIMUM OVER CURRENT PROTECTION (MOP) PRIOR

MECHANICALCONTRACTOR TO PROVIDE A NEW DUPLEX

RECEPTACLE FOR BATTERY BACKED UP SUMP PUMP

RECEPTACLE SHALL BE INSTALLED IN ACCORDANCE

E21.CONTRACTOR SHALL REPLACE EXISTING INOPERABLE,

OR OBSOLETE INTERCOM SYSTEM WITH NEW PER

E22.NEW APPLICANCES SUCH ASBUILT-IN DISHWASHERS

IDENTIFIED SUITABLE FOR THE PURPOSEIN THE

INSTALLATION INSTRUCTIONS OF THE APPLICANCE

E23.CONTRACTOR SHALL UPDATE CIRCUIT DIRECTORIES IN

EXISITING BATHROOM LIGHT FIXTURE(S) AND PROVIDE

NEW LED FIXTURE(S) PER LIGHTING SCHEDULE ON THE

ARCHITECTURAL DRAWINGS. INSTALALTION SHALL BE

E24.CONTRACTOR SHALL DISCONNECT AND REMOVE

IN ACCORDANCE WITH THE I.B.C. AND N.E.C.

E25.CONTRACTOR SHALL DISCONENCT AND REMOVE

E26.CONTRACTOR SHALL PREAIR / SECURE ALL LOOSE

EXISITNG ABANDON LANDLINE PANEL(S) AND ALL

SPECIFICATIONS. PROVIDE NEW LOW-VOLTAGE WIRING

AND TRASHCOMPACTORS SHALL BE PERMITTED TO BE

CORD-AND-PLUG CONNECTEDWITH FLEXIBLE CORD

E.20ELECTRICAL CONTRACTOR SHALL COORDINATE WITH

PUMP FURNISHED AND INSTALLED BY PLUMBING

FURNISHED AND INSTALLED BY PLUMBING

WITH THE N.E.C.

PROVIDE POWER TO NEW AIR-COOLED CONDENSING

UNIT FURNISHED AND INSTALLED BY MECHANICAL

CONTRACTOR. PROVIDE NEW NEMA-3R, OUTDOOR,

DISCONNECT SWITCH AND/OR FUSES AS REQUIRED

FIELD VERIFY EXISITING CONDUCTORS AND CIRCUIT

CIRCUITAMPACITY (MCA) & MAXIMUM OVER CURRENT

PROTECTION (MOP) PRIORTO FINAL INSTALLATION

DUPLEX RECEPTACLE AT GAS-FIRED WATER HEATER

RECEPTACLE SHALL BE INSTALLED IN ACCORFANCE

1. MITIGATE ALL CONTAMINANTS FOUND.

2. IMPLEMENT EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION FOR SYSTEM STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES GUIDANCE, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE STRINGENT.

TOTAL INDOOR WATER CONSUMPTION TO BE REDUCED BY AT LEAST 20% COMPARED TO BASELINE INDOOR WATER CONSUMPTION CHART. ALL NEW PLUMBINX FIXTURES MUST BE WATERSENSE CERTIFIED. FOR ALL SINGLE-FAMILY HOMES AND ALL DWELLING UNITS IN BUILDINGS 3 STORIES OR FEWER, THE SUPPLY PRESSURE MAY NOT EXCEED 60 PSI.

4. ALL HEATING AND COOLING EQUIPMENT TO BE SIZED IN ACCORDANCE WITH ACCA MANUALS J AND S OR IN ACCORDANCE WITH THE ASHRAE HANDBOOK OF FUNDAMENTALS.

5. ALL NEW CLOTHES WASHERS, DISHWASHERS, AND REFIGERATORS TO BE ENERGY STAR

6. ALL NEW LIGHTING TO FOLLOW THE GUIDANCE FOR HIGH-EFFICACY PERMANENTLY INSTALLED LIGHTING AND OTHER CHARACTERISTICS FOR RECESSED LIGHT FIXTURES, LIGHTING CONTROLS, LIGHTING POWER DENSITY, AND EXTERIOR LIGHTING.

7. ALL INTERIOR PAINTS, COATINGS, PRIMERS, AND WALLPAPER, INTERIOR ADHESIVES. SEALANTS, FLOORING, INSULATION, AND COMPOSITE WOOD TO BE A HEALTHIER MATERIAL

8. USE MATERIALS THAT HAVE DURABLE, CLEANABLE SURFACES THROUGHOUT BATHROOMS, KITCHENS, AND LAUNDRY ROOMS. USE MOISTURE-RESISTANT BACKING MATERIALS PER ASTM #D 6329 OR 3273 BEHIND TUB/SHOWER ENCLOSURES APART FROM ONE-PIECE FIBERGLASS **ENCLOSURES WICH ARE EXEMPT**

9. INTSTALL CAPILLARY BREAKS AND VAPOR RETARDERS AT ALL BASEMENTS.

10. PROVIDE WATER DRAINAGE AWAY FROM WALLS, WINDOWS, AND ROOF.

11. SPECIFY POWER-VENTED OR DIRECT VENT EQUIPMENT WHEN INSTALLING ANY NEW COMBUSTION APPLIANCE LOCATED WITHIN THE CONDITIONED SPACE. IF THERE IS ANY COMBUSTION EQUIPMENT LOCATED WITHIN THE CONDITIONED SPACE THAT IS NOT POWER-VENTED OR DIRECT-VENT AND IS NOT SCHEDULED FOR REPLACEMENT. CONDUCT COMBUSTION SAFETY TESTING PRIOR TO AND AFTER THE RETROFIT. REMEDIATE AS

12. SEAL ALL WALL, FLOOR, AND JOINT PENETRATIONS WITH LOW-VOC CAULKING OR OTHER APPROPRIATE NONTOXIC SEALING METHODS TO PREVENT PEST ENTRY.

13. ANY INSULATION INSTALLED AS PART OF THE REHAP ACHIEVES GRADE I INSTALLATION PER ANSI/RESNET/ICC STD, 301, OR, GRADE II CAVITY INSULATION IS PERMITTED TO BE USED FOR ASSEMBLIES THAT CONTAIN A LAYER OF CONTINUOUS. AIR IMPERMEABLE INSULATION ≥ R-5 IN CLIMATE ZONES 5 TO 8.

14. FOR HVAC SYSTEMS REPAIRED OR INSTALLED DURING REHAB, COMPLETE TESTING VIA THE NATIONAL HVAC FUNCTIONAL TESTING CHECKLIST. ENERGY STAR MULTIFAMILY NEW CONSTRUCTION VERSION 1.1 (OR MOST RECENT CHECKLIST VERSION AVAILABLE AT TIME OF

15. STOCKPILE AND PROTECT HIGH-QUALITY TOPSOIL FROM EROSION, FOR REUSE. CONTROL THE PATHAND VELOCITY OF RUNOFF WITH SILT FENCING OR COMPARABLE MEASURES. PROJTECT ERPZS. ON-SITE STORM SEWER INLETS. WATERCOURSES AND WATER BODIES WITH STRAW BALES, SILT FENCING, SILT SACKS, ROCK FILTERS, OR COMPARABLE MEASURES. PROVIDE SWALES TO DIVERT SURFACE WATER FROM HILLSIDES. IDENTIFY AND PROTECT SIGNIFICAN HIGH VALUE TREES DURING CONSTRUCTION (HEALTHY TREE WITH A DIAMTER AT BREAST HEIGHT GREATER THAN 6"). INSTALL TREE PROTECTION FENCING OUTSIDE THE CRITICAL ROO ZONE. IF SOIL IN A SLOPED AREA IS DISTURBED DURING CONSTRUCTION, USE TIERS, EROSION BLANKETS (GEOTEXTILE MATS) COMPOST BLANKETS, FILTER SOCKS AND BERMS, OR SOME COMPARABLE APPROACH, TO KEEP SOIL STABILIZED

16. ALL PANTINGS (TREES, SHRUBS, GROUNDCOVER, INCLUDING GRASSES) SHOULD BE NATIVE OR CLIMATE-APPROPRIATE (ADAPTED) TO THE REGION, ALL NEW PLANTINGS MUST BE APPROPRIATE TO THE SITE'S SOIL AND MICROCLIMATE. DO NOT INTRODUCE INVASIVE PLANT SPECIES. ALL DISTRUBED AREAS SHOULD BE PLANTED, SEEDED OR XERISCAPED.

17. TREAT OR RETAIN, ON-SITE, THE PRECIPITATION VOLUME FROM THE 60TH PERCENTILE PRECIPITATION EVENT AS DEFINED BY EPA IN THE TECHNICAL GUIDANCE ON IMPLEMENTING STORMWATER RUNOFF REQUIREMENTS FOR FEDERAL PROJECTS UNDER SECTION 438. 18. SIZE AND SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH THE AIR

WITH THE MOST RECENT ASHRAE HANDBOOK OF FUNDAMENTALS AVAILABLE AT THE TIME OF 19. FOR PERMANENTLY INSTALLED INTERIOR AND EXTERIOR LIGHTING FIXTURES, INSTALL HIGH-FFFICIENCY LIGHTING THAT IS CAPABLE OF MEETING RECOMMENDED LIGHT LEVELS (WEIGHTED AVERAGE FOOTCANDLE) IN THE ILLUMINATING ENGINEERING SOCIETY LIGHTING

CONDITIONING CONTRACTORS OF AMERICA (ACCA) MANUALS J AND S OR IN ACCORDANCE

20. RECESSED LIGHT FIXTURES INSTALLED AS PART OF A BUILDING OR DWELLING UNIT AIR BARRIER SHALL BE INSULATION CONTACT AIR-TIGHT (ICAT); EXEMPT IF INSTALLED ENTIRELY INSIDE OF OR OUTSIDE OF AN AIR BARRIER.

21. LIGHTING INSIDE THE BUILDING, BUT NOT IN A DWELLING UNIT, SHALL BE CONTROLLED BY

OCCUPANCY SENSORS OR AUTOMATIC BI-LEVEL LIGHTING CONTROLS: EXEMPT IF 24-HOUR CONSISTENT LIGHT LEVELS ARE REQUIRED BY CODE. LIGHTING POWER DENSITY IN DWELLING UNITS, MEASURED IN WATTS/SQUARE FOOT, IS 1.1 OR LESS. 22. ALL EXTERIOR LIGHTING SHALL MEET THE FOLLOWING SPECIFICATIONS AND HAVE EITHER

MOTION SENSOR CONTROLS INTEGRATIVE BY CELLS PHOTOSENSORS OR ASTRONOMIC TIME-CLOCK OPERATION TO LIMIT LIGHTING WHEN THERE IS ADEQUATE DAYLIGHT, NOTE, DARK SKY-APPROVED "FRIENDLY FIXTURE" CERTIFICATION AUTOMATICALLY MEETS THE FOLLOWING 23. LUMINAIRES SHALL BE FULLY SHIELDED EMITTING NO LIGHT ABOVE 90 DEGREES (WITH THE EXCLUSION OF INCIDENTAL LIGHT REFLECTING FROM FIXTURE HOUSING, MOUNTS, AND POLE).

THE LUMINAIRE'S MOUNTING HARDWARE SHALL NOT PERMIT MOUNTING IN ANY CONFIGURATION OTHER THAN THOSE MAINTAINING FULL SHIELDING. NON-RESIDENTIAL LUMINAIRES SHALL HAVE AN UPLIGHT RATING OF U0.

24. FIXTURE SHALL HAVE NO SAG OR DROP LENSES, SIDE LIGHT PANELS OR UPLIGHT PANELS. FIXTURE SHALL EMPLOY WARM-TONED (3000K AND LOWER) WHITE LIGHT SOURCES OR MAY

25. LIGHT SOURCES OR FILTERED LED LIGHT SOURCES.

HANDBOOK 10TH EDITION

26. USE MATERIALS THAT HAVE DURABLE, CLEANABLE SURFACES THROUGHOUT BATHROOMS, KITCHENS, AND LAUNDRY ROOMS. MATERIALS INSTALLED IN THESE ROOMS SHOULD NOT BE PRONE TO DETERIORATION DUE TO MOISTURE INTRUSION OR ENCOURAGE THE GROWTH OF

27. USE MOISTURE-RESISTANT BACKING MATERIALS SUCH AS CEMENT BOARD, FIBER CEMENT BOARD, OR EQUIVALENT PER ASTM #D 6329 OR ASTM #D 3273 BEHIND TUB/SHOWER ENCLOSURES. PROJECTS USING A ONE-PIECE FIBERGLASS TUB/SHOWER ENCLOSURE ARE EXEMPT FROM THIS REQUIREMENT.

28. FLASHINGS AT ROOF /WALL INTERSECTIONS AND WALL PENETRATIONS (I.E., PLUMBING, ELECTRICAL VENTS. HVAC REFRIGERANT LINES AND THE LIKE IN ADDITION TO WINDOWS AND DOORS) MUST BE INTEGRATED WITH THE WEATHERRESISTIVE BARRIER AND DRAINAGE PLANE PRIOR TO ANY EXTERIOR FINISH BEING INSTALLED TO PREVENT BULK WATER FROM ENTERING THE EXTERIOR WALL ASSEMBLY. THIS INCLUDES KICK-OUT FLASHING WHERE A SLOPED ROOF EAVE TERMINATES IN A WALL WITH SIDING, STUCCO, OR OTHER APPLIED FINISH APART FROM

29. INSTALL DRIP EDGE AT ENTIRE PERIMETER OF ROOF.

30. AT WALL /ROOF INTERSECTIONS, MAINTAIN ≥2" CLEARANCE (OR OTHERS RECOMMENDED BY MANUFACTURER) BETWEEN WALL CLADDING AND ROOFING MATERIALS, INSTALL FLASHING ALONG THE INTERSECTION, AND USE KICK-OUT FLASHING AS NOTED ABOVE.

31. 75% OF THE CONSTRUCTION WASTE TO BE DIVERTED FROM THE LANDFILL. COORDINATE WITH CM AND ARCHITECT FOR DETAILS ON WASTE MANAGEMENT PLAN.

33. PROVIDE SEPARATE BINS FOR THE COLLECTION OF TRASH AND RECYCLING FOR EACH DWELLING UNIT AND ALL SHARED COMMUNITY ROOMS.

32. ALL CARDBOARD AND DRYWALL FROM PROJECT TO BE RECYCLED.

REPRESENTATIVE IN ANY FAILED TESTED SYSTEM.

FOR EACH SLEEPING ZONE, PLACED PER NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 72. 35. CONDUCT COMBUSTION SAFETY TESTING PRIOR TO AND AFTER THE RETROFIT. CONDUCT THE COMBUSTION SAFETY TESTING FOR CENTRAL SYSTEMS AND FOR 10% OF THESE INDIVIDUAL DWELLING UNIT SYSTEMS PER RESNET GUIDELINES FOR COMBUSTION SAFETY AND DEVELOPING WORK ORDERS OR BPI COMBUSTION SAFETY TEST PROCEDURES FOR VENTED

APPLIANCES. REPORT ANY DEFICIENCIES IMMEDIATELY TO THE OWNER OR OWNER'S

34. INSTALL ONE HARD-WIRED CARBON MONOXIDE (CO) ALARM WITH BATTERY BACKUP FUNCTION

36. SEAL ALL WALL, FLOOR AND JOINT PENETRATIONS WITH LOW-VOC CAULKING OR OTHER APPROPRIATE NONTOXIC SEALING METHODS (WINDOW SCREENS, DOOR SWEEPS, ESCUTCHEON PLATES, ELASTOMERIC SEALANTS) TO PREVENT PEST ENTRY. USE RODENT AND CORROSION-PROOF SCREENS (E.G., COPPER OR STAINLESS STEEL MESH OR RIGID METAL CLOTH) FOR OPENINGS GREATER THAN 1/4-INCH. ALSO PAY CLOSE ATTENTION TO SEALING OFF ENTRY POINTS UNDER KITCHEN AND BATHROOM SINKS.

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Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.

drawings

4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.

material required for finished assemblies. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments

Owner: HACP 200 ROSS STREET

PITTSBURGH,PA 15219

Project Location: MANCHESTER SCATTERED SITES 1323 COLUMBUS AVENUE PITTSBURGH, PENNSYLVANIA

ENERGY NOTES, GENERAL NOTES

Sheet No. As Noted

May 6, 2022

Project #2006

general notes

2. Contractor shall verify all dimensions and existing conditions in the field and shall advise Fukui Architects. **Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. Do not scale

3. All work shall be installed in accordance with applicable codes and regulations.

5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all

prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved

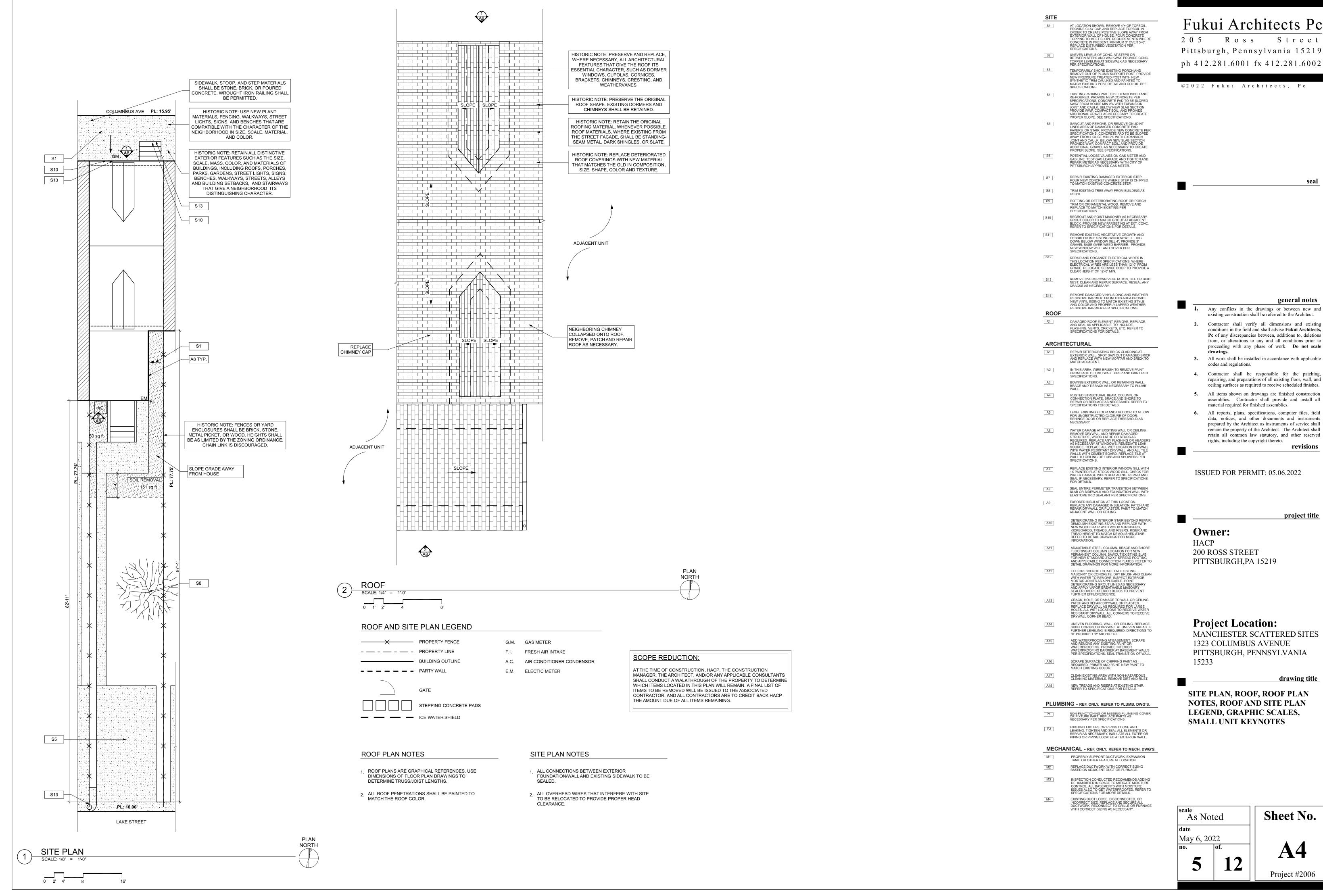
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ISSUED FOR PERMIT: 05.06.2022

project title

15233

drawing title



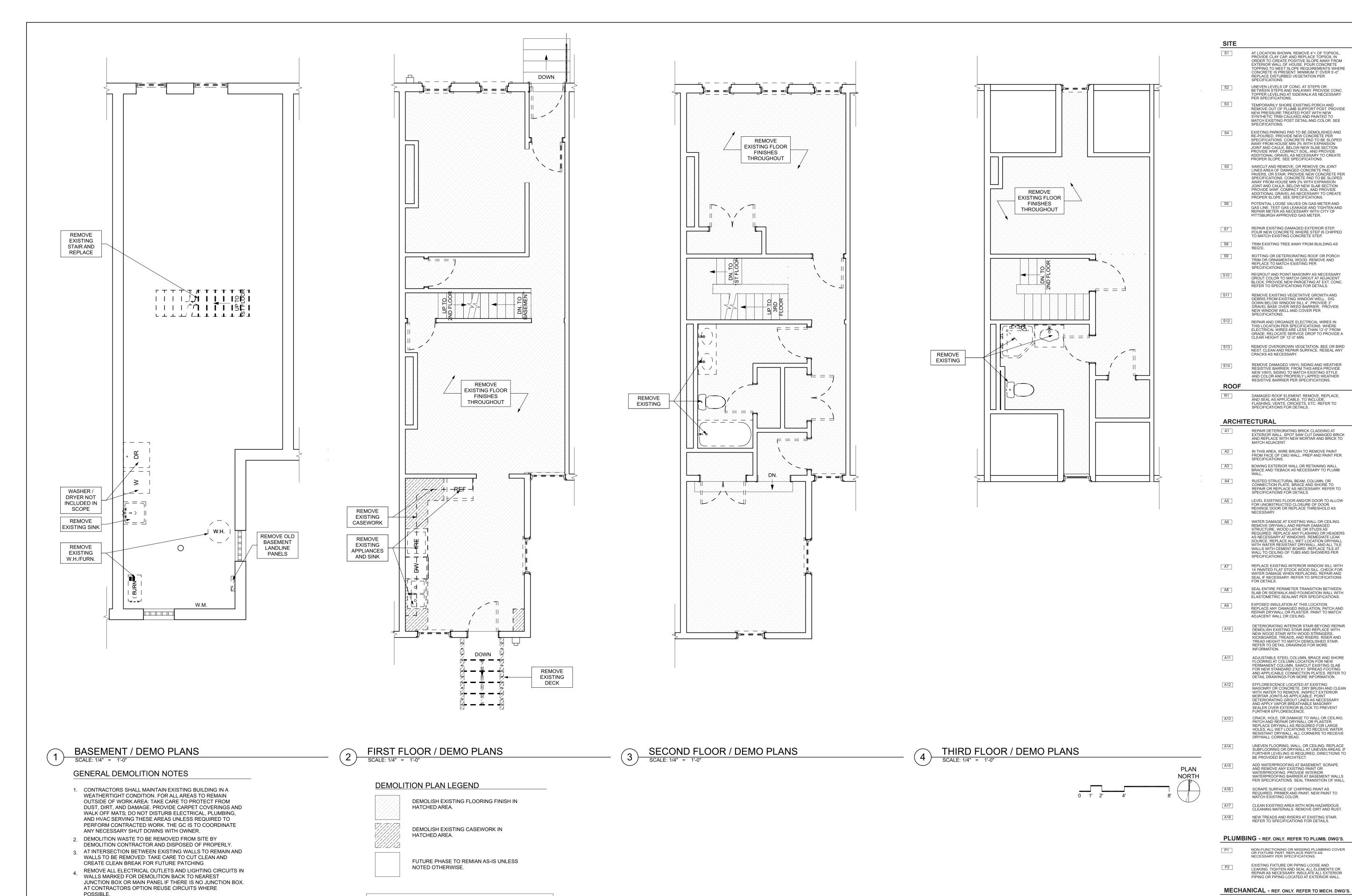
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3. All work shall be installed in accordance with applicable

4. Contractor shall be responsible for the patching,



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general notes

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2. Contractor shall verify all dimensions and existing conditions in the field and shall advise Fukui Architects, **Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. Do not scale

drawings **3.** All work shall be installed in accordance with applicable codes and regulations.

4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.

5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.

> **6.** All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

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project title

Owner:

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Project Location:

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drawing title

BASEMENT / DEMO PLANS, FIRST FLOOR / DEMO PLANS, SECOND FLOOR / DEMO PLANS, THIRD FLOOR / DEMO PLANS, DEMOLITION PLAN LEGEND, GENERAL DEMOLITION NOTES, **GRAPHIC SCALES, SMALL UNIT KEYNOTES**

As Noted date May 6, 2022

PROPERLY SUPPORT DUCTWORK, EXPANSION TANK, OR OTHER FEATURE AT LOCATION.

REPLACE DUCTWORK WITH CORRECT SIZING BASED ON ADJACENT DUCT OR FURNACE.

DEHUMIDIFIER IN SPACE TO MITIGATE MOISTURE CONTROL. ALL BASEMENTS WITH MOISTURE ISSUES ALSO TO GET WATERPROOFED. REFER TO SPECIFICATIONS FOR MORE DETAILS.

EXISTING DUCT LOOSE, DISCONNECTED, OR INCORRECT SIZE. REPLACE AND SECURE ALL DUCTWORK. RECONNECT TO GRILLE OR FURNACE WITH CORRECT SIZING AS NECESSARY.

M2

Sheet No.

Project #2006

SCOPE REDUCTION:

ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR

6. REMOVE AND REPLACE CONCRETE SLAB AS REQUIRED.

7. REPAIR OR REPLACE ANY ITEMS TO REMAIN THAT ARE

8. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS. 9. CONTRACTOR TO SET ASIDE SALVAGED ITEMS FOR

DAMAGED DURING CONSTRUCTION TO APPEAR AS NEW.

REINSTALLATION AND PROTECT FROM DAMAGE. SEE FLOOR

PLANS FOR REINSTALLATION LOCATIONS. ANY SALVAGED MATERIALS NOT IDENTIFIED FOR REUSE SHALL BE TURNED

ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE

10. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION

11. PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST

12. COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT

BELOW FINISHED SURFACES.

OVER TO THE OWNER.

ITEMS FROM DAMAGE.

DURING CONSTRUCTION.

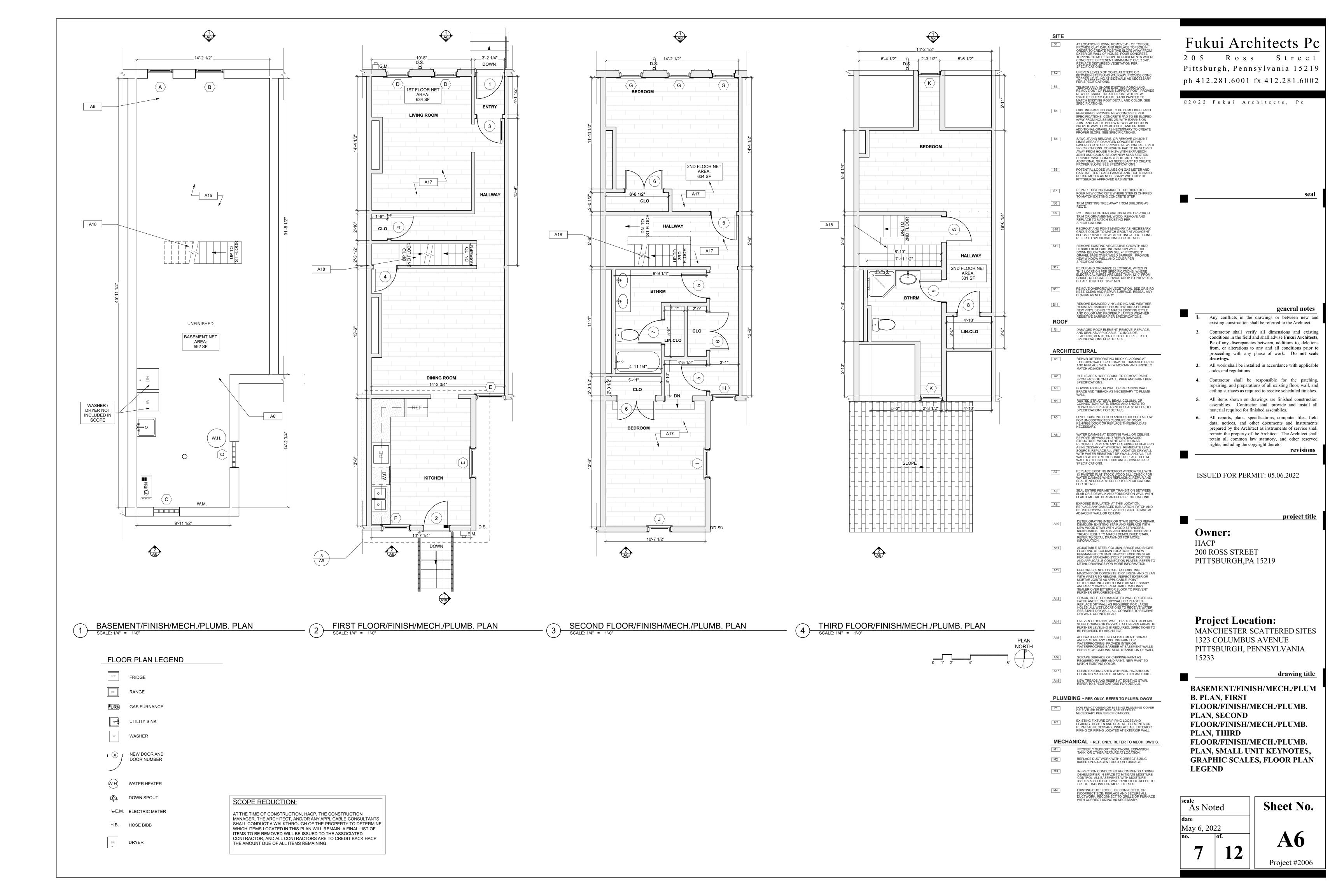
BEFORE DEMOLITION.

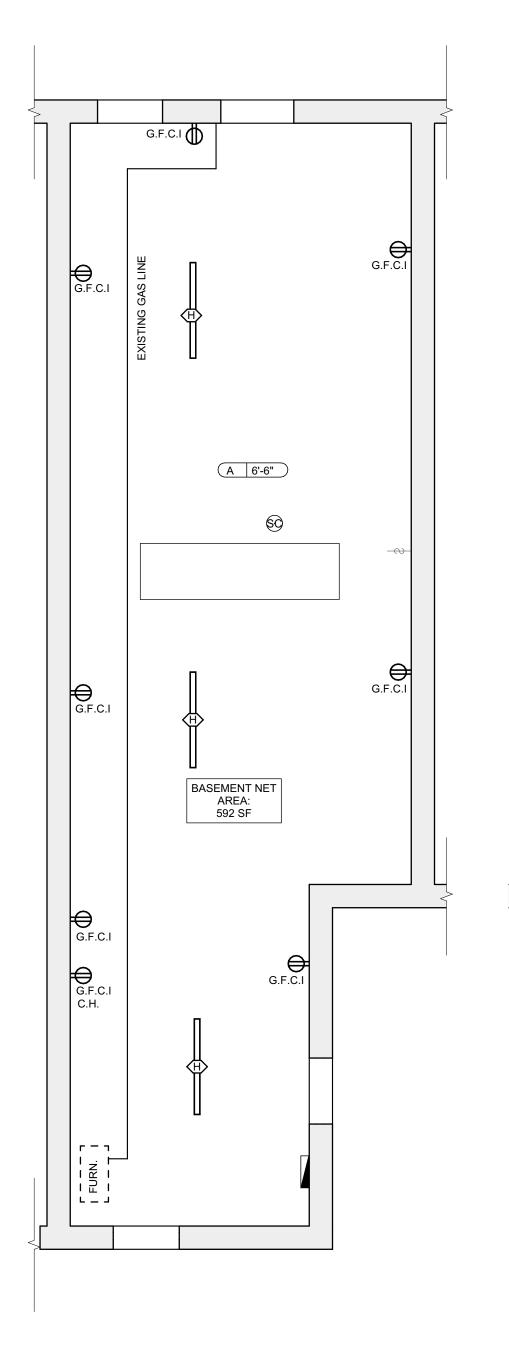
AT THE TIME OF CONSTRUCTION, HACP, THE CONSTRUCTION MANAGER, THE ARCHITECT, AND/OR ANY APPLICABLE CONSULTANTS SHALL CONDUCT A WALKTHROUGH OF THE PROPERTY TO DETERMINE WHICH ITEMS LOCATED IN THIS PLAN WILL REMAIN. A FINAL LIST OF ITEMS TO BE REMOVED WILL BE ISSUED TO THE ASSOCIATED CONTRACTOR, AND ALL CONTRACTORS ARE TO CREDIT BACK HACP THE AMOUNT DUE OF ALL ITEMS REMAINING.

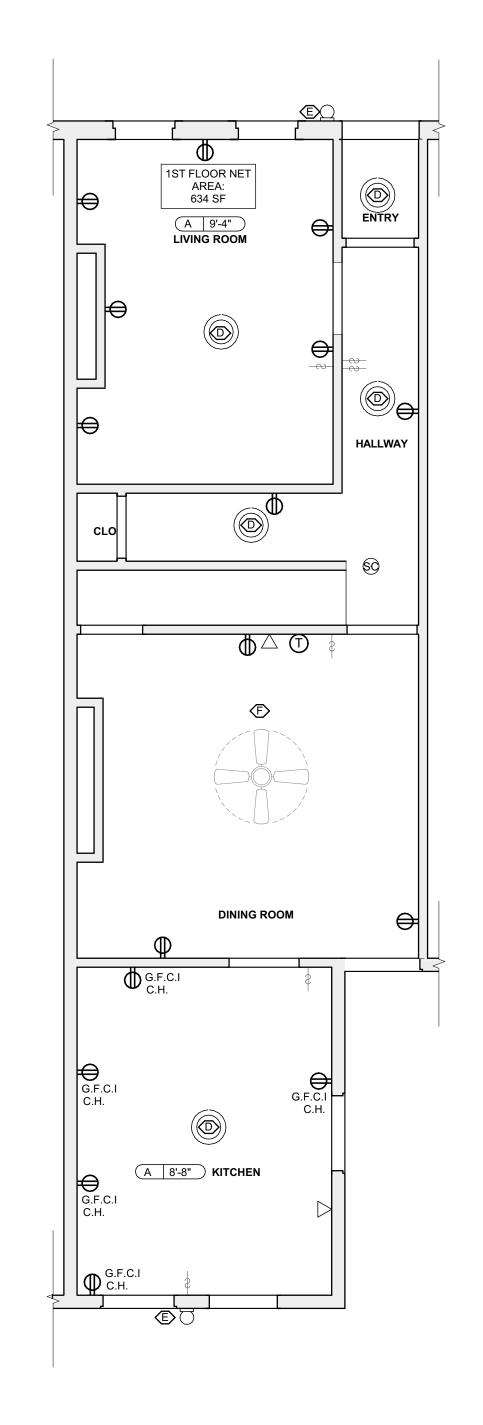
GENERAL NOTE:

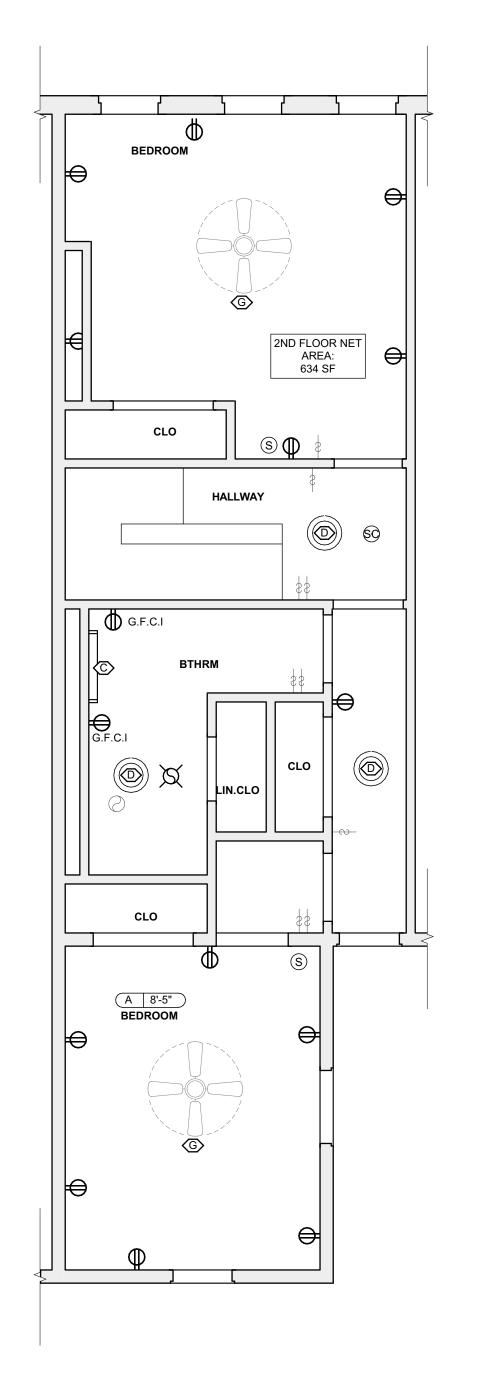
FLASHING

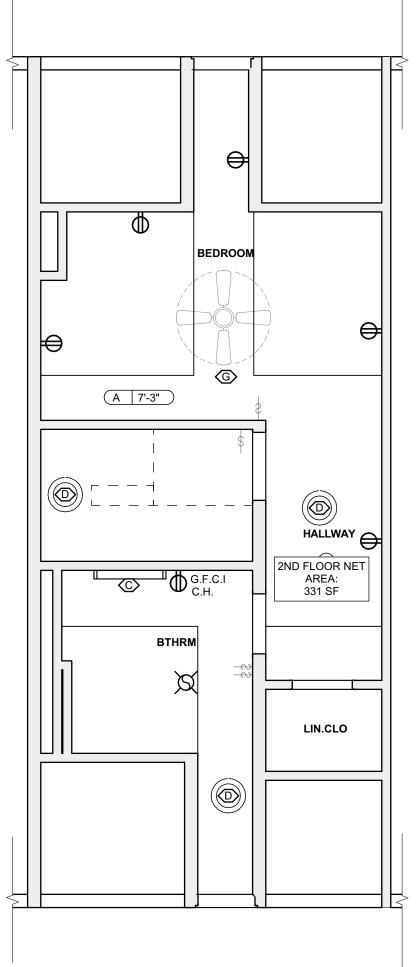
AS A PART OF SIDING REPLACEMENT OR REPAIRS TO HISTORIC PROPERTIES, GENERAL CONTRACTOR SHALL REVIEW ALL EXISTING AND NEW PENETRATIONS BEFORE PROJECT CLOSE-OUT AND SEAL ANY PENETRATIONS AGAINST VERMIN AND INSECTS USING SINGLY OR IN COMBINATION: NON-SHRINK GROUT, CAULKING OR ALUMINUM











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AT LOCATION SHOWN, REMOVE 4"+ OF TOPSOIL, PROVIDE CLAY CAP, AND REPLACE TOPSOIL IN ORDER TO CREATE POSITIVE SLOPE AWAY FROM EXTERIOR WALL OF HOUSE. POUR CONCRETE

TOPPING TO MEET SLOPE REQUIREMENTS WHERE CONCRETE IS PRESENT. MINIMUM 3" OVER 5"-0". REPLACE DISTURBED VEGETATION PER SPECIFICATIONS.

UNEVEN LEVELS OF CONC. AT STEPS OR BETWEEN STEPS AND WALKWAY. PROVIDE CONG

TOPPER LEVELING AT SIDEWALK AS NECESSARY PER SPECIFICATIONS.

TEMPORARILY SHORE EXISTING PORCH AND REMOVE OUT OF PLUMB SUPPORT POST. PROVIDE NEW PRESSURE TREATED POST WITH NEW SYNTHETIC TRIM CAULED AND PAINTED TO MATCH EXISTING POST DETAIL AND COLOR. SEE SPECIFICATIONS.

EXISTING PARKING PAD TO BE DEMOLISHED AND RE-POURED. PROVIDE NEW CONCRETE PER SPECIFICATIONS. CONCRETE PAD TO BE SLOPED AWAY FROM HOUSE MIN 2% WITH EXPANSION JOINT AND CAULK. BELOW NEW SLAB SECTION PROVIDE WWF, COMPACT SOIL, AND PROVIDE ADDITIONAL GRAVEL AS NECESSARY TO CREATE PROPER SLOPE. SEE SPECIFICATIONS.

SAWCUT AND REMOVE, OR REMOVE ON JOINT LINES AREA OF DAMAGED CONCRETE PAD, PAVERS, OR STAIR. PROVIDE NEW CONCRETE PER SPECIFICATIONS. CONCRETE PAD TO BE SLOPED

JOINT AND CAULK. BELOW NEW SLAB SECTION PROVIDE WWF, COMPACT SOIL, AND PROVIDE ADDITIONAL GRAVEL AS NECESSARY TO CREATE PROPER SLOPE. SEE SPECIFICATIONS.

POTENTIAL LOOSE VALVES ON GAS METER AND

GAS LINE. TEST GAS LEAKAGE AND TIGHTEN AN REPAIR METER AS NECESSARY WITH CITY OF PITTSBURGH APPROVED GAS METER.

REPAIR EXISTING DAMAGED EXTERIOR STEP. POUR NEW CONCRETE WHERE STEP IS CHIPPED TO MATCH EXISTING CONCRETE STEP.

TRIM EXISTING TREE AWAY FROM BUILDING AS REQ'D

ROTTING OR DETERIORATING ROOF OR PORCH TRIM OR ORNAMENTAL WOOD. REMOVE AND REPLACE TO MATCH EXISTING PER SPECIFICATIONS.

REMOVE EXISTING VEGETATIVE GROWTH AND DEBRIS FROM EXISTING WINDOW WELL. DIG DOWN BELOW WINDOW SILL 4", PROVIDE 3" GRAVEL BASE OVER WEED BARRIER. PROVIDE NEW WINDOW WELL AND COVER PER SPECIFICATIONS.

REPAIR AND ORGANIZE ELECTRICAL WIRES IN THIS LOCATION PER SPECIFICATIONS. WHERE ELECTRICAL WIRES ARE LESS THAN 12'-0' FROM GRADE, RELOCATE SERVICE DROP TO PROVIDE A CLEAR HEIGHT OF 12'-0" MIN.

RESISTIVE BARRIER PER SPECIFICATIONS.

DAMAGED ROOF ELEMENT. REMOVE, REPLACE, AND SEAL AS APPLICABLE. TO INCLUDE, FLASHING, VENTS, CRICKETS, ETC. REFER TO SPECIFICATIONS FOR DETAILS.

REPAIR DETERIORATING BRICK CLADDING AT

IN THIS AREA. WIRE BRUSH TO REMOVE PAINT

BOWING EXTERIOR WALL OR RETAINING WAL

RUSTED STRUCTURAL BEAM, COLUMN, OR CONNECTION PLATE. BRACE AND SHORE TO

EXTERIOR WALL. SPOT SAW CUT DAMAGED BRICK AND REPLACE WITH NEW MORTAR AND BRICK TO MATCH ADJACENT.

FROM FACE OF CMU WALL. PREP AND PAINT PER SPECIFICATIONS.

BRACE AND TIEBACK AS NECESSARY TO PLUMB

REPAIR OR REPLACE AS NECESSARY. REFER TO SPECIFICATIONS FOR DETAILS.

LEVEL EXISTING FLOOR AND/OR DOOR TO ALLOW FOR UNOBSTRUCTED CLOSURE OF DOOR. REHINGE DOOR OR REPLACE THRESHOLD AS

WATER DAMAGE AT EXISTING WALL OR CEILING.

WALEN DAMAGE ALEXISTING WALL OR CEILING. REMOVE DRYWALL AND REPAIR DAMAGED STRUCTURE, WOOD LATHE OR STUDS AS REQUIRED. REPLACE ANY FLASHING OR HEADERS AS NECESSARY AT WINDOWS. REMEDIATE LEAK SOURCE. REPLACE ALL WET LOCATION DRYWALL WITH WATER RESISTANT DRYWALL, AND ALL TILE WALLS WITH CEMENT BOARD. REPLACE TILE AT WALL TO CEILING OF TUBS AND SHOWERS PER SPECIFICATIONS.

REPLACE EXISTING INTERIOR WINDOW SILL WITH 1X PAINTED FLAT STOCK WOOD SILL. CHECK FOR WATER DAMAGE WHEN REPLACING. REPAIR AND SEAL IF NECESSARY. REFER TO SPECIFICATIONS FOR DETAILS.

SEAL ENTIRE PERIMETER TRANSITION BETWEEN ELASTOMETRIC SEALANT PER SPECIFICATIONS. EXPOSED INSULATION AT THIS LOCATION.
REPLACE ANY DAMAGED INSULATION, PATCH AND
REPAIR DRYWALL OR PLASTER. PAINT TO MATCH

DETERIORATING INTERIOR STAIR BEYOND REPAIR. DEMOLISH EXISTING STAIR AND REPLACE WITH NEW WOOD STAIR WITH WOOD STRINGERS, KICKBOARDS, TREADS, AND RISERS. RISER AND TREAD INTERIOR TO THE TRAIN THE T

TREAD HEIGHT TO MATCH DEMOLISHED STAIR. REFER TO DETAIL DRAWINGS FOR MORE

ADJUSTABLE STEEL COLUMN. BRACE AND SHORE FLOORING AT COLUMN LOCATION FOR NEW PERMANENT COLUMN. SAWCUT EXISTING SLAB FOR NEW STANDARD. 2'X2'X1' SPREAD FOOTING

AND APPLICABLE CONNECTION PLATES. REFER TO DETAIL DRAWINGS FOR MORE INFORMATION.

RESISTANT DRYWALL. ALL CORNERS TO RECEIVE DRYWALL CORNER BEAD.

FURTHER LEVELING IS REQUIRED, DIRECTIONS TO BE PROVIDED BY ARCHITECT.

ADD WATERPROOFING AT BASEMENT. SCRAPE AND REMOVE ANY EXISTING PAINT OR WATERPROOFING. PROVIDE INTERIOR WATERPROOFING BARRIER AT BASEMENT WALLS

PER SPECIFICATIONS. SEAL TRANSITION OF WAL

REQUIRED. PRIMER AND PAINT. NEW PAINT TO MATCH EXISTING COLOR.

CLEAN EXISTING AREA WITH NON-HAZARDOUS CLEANING MATERIALS. REMOVE DIRT AND RUST.

NON-FUNCTIONING OR MISSING PLUMBING COVER OR FIXTURE PART. REPLACE PARTS AS NECESSARY PER SPECIFICATIONS.

LEAKING. TIGHTEN AND SEAL ALL ELEMENTS OR REPAIR AS NECESSARY. INSULATE ALL EXTERIOR

PIPING OR PIPING LOCATED AT EXTERIOR WAL

PROPERLY SUPPORT DUCTWORK, EXPANSION TANK, OR OTHER FEATURE AT LOCATION.

REPLACE DUCTWORK WITH CORRECT SIZING BASED ON ADJACENT DUCT OR FURNACE.

INSPECTION OF THE RECOMMENTA ADDITING DEHUMIDIFIER IN SPACE TO MITIGATE MOISTURE CONTROL. ALL BASEMENTS WITH MOISTURE ISSUES ALSO TO GET WATERPROOFED. REFER TO SPECIFICATIONS FOR MORE DETAILS.

EXISTING DUCT LOOSE, DISCONNECTED, OR INCORRECT SIZE. REPLACE AND SECURE ALL DUCTWORK. RECONNECT TO GRILLE OR FURNACE WITH CORRECT SIZING AS NECESSARY.

MECHANICAL - REF. ONLY. REFER TO MECH. DWG'S.

NEW TREADS AND RISERS AT EXISTING STAIR. REFER TO SPECIFICATIONS FOR DETAILS.

PLUMBING - REF. ONLY. REFER TO PLUMB. DWG'S.

SCRAPE SURFACE OF CHIPPING PAINT AS

CRACKS AS NECESSARY.

S1

S2

S4

S5

S6

S7

S8

S9

S12

S13

S14

R1

A2

A4

A5

A6

A12

A15

A16

A18

M2

PLAN NORTH **ARCHITECTURAL**

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general notes Any conflicts in the drawings or between new and

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ISSUED FOR PERMIT: 05.06.2022

project title

revisions

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

EFFLORESCENCE LOCATED AT EXISTING MASONRY OR CONCRETE. DRY BRUSH AND CLEAN WITH WATER TO REMOVE. INSPECT EXTERIOR MORTAR JOINTS AS APPLICABLE. POINT DETERIORATING GROUT LINES AS NECESSARY AND APPLY VAPOR BREATHABLE MASONRY SEALER OVER EXTERIOR BLOCK TO PREVENT FURTHER EFFLORESCENCE. CRACK, HOLE, OR DAMAGE TO WALL OR CEILING. PATCH AND REPAIR DRYWALL OR PLASTER REPLACE DRYWALL AS REQUIRED FOR LARGE HOLES. ALL WET LOCATIONS TO RECEIVE WATER

Project Location:

MANCHESTER SCATTERED SITES 1323 COLUMBUS AVENUE PITTSBURGH, PENNSYLVANIA

drawing title

BSMT. REFL. CLG/ POWER / DATA PLAN, FIRST FLOOR REFL. CLG.

POWER / DATA PLAN, SECOND FLOOR REFL. CLG. / POWER / DATA PLAN, THIRD FLOOR REFL. CLG./ POWER / DATA PLAN, LIGHTING SCHEDULE, SMALL UNIT KEYNOTES, GRAPHIC SCALES, RCP LEGEND

As Noted date May 6, 2022

Sheet No. Q Project #2006

GENERAL NOTE:

ALL LIGHTING FIXTURES AND POWER DEVICES ARE TO BE REPLACED. THE LOCATIONS SHOWN ARE INTENDED TO BE THE EXISTING LOCATIONS: MEANING NO NEW WIRING IS CONTEMPLATED. PROVIDE UNIT PRICING FOR EACH FIXTURE / DEVICE ADDED OR REMOVED FROM THE QUANTITIES SHOWN HERE.

BSMT. REFL. CLG/ POWER / DATA PLAN (1) SCALE: 1/4" = 1'-0"

ELEMENT ID

SYMBOL

LIGHTING SCHEDULE

Long Bathroom Light | KICHLER Joelson 3 Swing |

Nickel

Bar - Replacement : Arm bath Vanity Light

Diningroom Ceiling | CRESTFIELD 3 LED

Bedroom Ceiling Fan DEMPSEY Low Profile with Light 44 inch

Long Vanity Light

Bowl-Shade Light

Exterior Wall

Fan With Lights

LED Ceiling Hung

QUANTITIES SHOWN ABOVE ARE FOR CONVENIENCE ONLY. EC IS RESPONSIBLE FOR OWN TAKE-OFF

Long Light

Mounted

MANUFACTURER OR

EQUIVALENT

KICHLER 2 light Flush

Outdoor Wall Bracket

KICHLER Madison 1 Light | Model #9654TZ

Mount White

Lights 52 inch

COMMERCIAL

ELECTRIC 4 ft. 64-Watt

3200 Lumens 4000K

Bright White 5 ft. Cord

Equivalent Integrated LED

White Shop Light Linkable | Model #54103161

MODEL NUMBER QUANTITY

Model #8112WH

Model # 54204

Model # 59445

11

3

FIRST FLOOR REFL. CLG. / POWER / DATA PLAN SCALE: 1/4" = 1'-0"

of Design) SMOKE ALARM, PROVIDE NEW WHERE SHOWN SMOKE/ CARBON MONOXIDECOMBO DETECTOR

RCP LEGEND - (See Specifications for basis

ELECTRICAL METER

THERMOSTAT

ELECTRICAL RECEPTICAL, 18" A.F.F. U.O.N.

ELECTRICAL RECEPTICAL, 44" A.F.F. U.O.N.

HEIGHT TO B.O. TRUSS/JOIST

SCOPE REDUCTION:

AT THE TIME OF CONSTRUCTION, HACP, THE CONSTRUCTION MANAGER. THE ARCHITECT. AND/OR ANY APPLICABLE CONSULTANTS SHALL CONDUCT A WALKTHROUGH OF THE PROPERTY TO DETERMINE WHICH ITEMS LOCATED IN THIS PLAN WILL REMAIN. A FINAL LIST OF ITEMS TO BE REMOVED WILL BE ISSUED TO THE ASSOCIATED CONTRACTOR, AND ALL CONTRACTORS ARE TO CREDIT BACK HACP THE AMOUNT DUE OF ALL ITEMS REMAINING.

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

THIRD FLOOR REFL. CLG./ POWER / DATA PLAN SCALE: 1/4" = 1'-0'

SECOND FLOOR REFL. CLG. / POWER / DATA PLAN

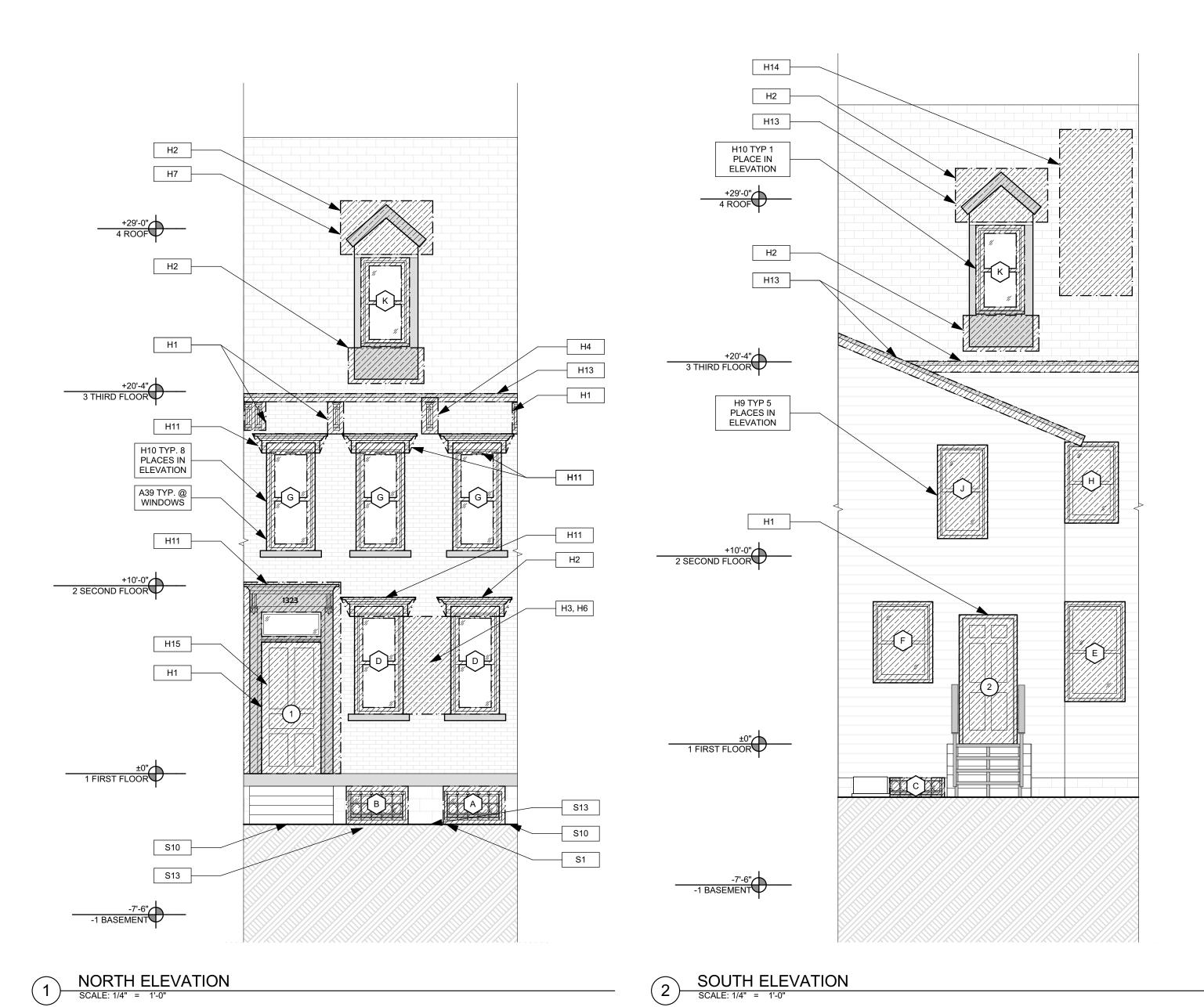
DATA RECEPTICAL, 18" A.F.F. U.O.N.

⊜GFCI GROUND FAULT CIRCUIT INTERRUPTER GFCI GROUND FAULT CIRCUIT INTERRUPTER

LIGHT SWITCH X EXHAUST FAN

 \Box DOORBELL

A X'-X" GWB CEILING / CEILING HEIGHT B X'-X" UNFINISHED CEILING / CEILING



SCOPE REDUCTION:

GENERAL NOTE:

AT THE TIME OF CONSTRUCTION, HACP, THE CONSTRUCTION

ITEMS TO BE REMOVED WILL BE ISSUED TO THE ASSOCIATED CONTRACTOR, AND ALL CONTRACTORS ARE TO CREDIT BACK HACP

THE AMOUNT DUE OF ALL ITEMS REMAINING.

MANAGER, THE ARCHITECT, AND/OR ANY APPLICABLE CONSULTANTS SHALL CONDUCT A WALKTHROUGH OF THE PROPERTY TO DETERMINE WHICH ITEMS LOCATED IN THIS PLAN WILL REMAIN. A FINAL LIST OF

SEE SHEET A-3 SCOPE NOTES FOR EXTERIOR REPLACEMENT SCOPE.

DETERIORATED WOOD IS TO BE REMOVED AND REPLACED WITH NEW KILN DRIED ALL CLEAR WOOD WITH A PAINTED FINISH TO MATCH THE EXISTING. HAND SCRAPE AND REPAINT PEELING OR BLISTERED PAINT AS SPECIFICATIONS). FOR DECORATIVE ELEMENTS THAT ARE DETERIORATED BEYOND REPAIR. USE EXISTING INTACT SIMILAR ELEMENTS TO RECREATE MISSING ELEMENTS IN WOOD, RETAINING AS MUCH OF THE ORIGINAL MATERIAL AS POSSIBLE, NOTE: IN AREAS THAT SYNTHETIC PAINTABLE TRIM, PAINTED TO MATCH THE ORIGINAL FEATURE. SEE SPECIFICATIONS FOR PAINTING AND ACCEPTABLE TRIM MATERIAL. IN THIS AREA INVESTIGATE THE CAUSE OF BRICK DISPLACEMENT. IF NO FURTHER MOVEMENT OR STRUCTURAL ISSUES ARE EVIDENT. FIX DISPLACED UNITS IN PLACE, BY REPOINTING MORTAR JOINTS USING A COMPATIBLE MORTAR AND TECHNIQUE FOLLOWING NPS PRESERVATION BRIEF 2 (SEE SPECIFICATIONS). DO NOT SEAL OR COAT BRICK OR TERRA COTTA OR STONE. ENSURE THAT ROOF DRAINAGE, GUTTERS AND FLASHING ARE DIRECTING WATER AWAY FROM THE WALL MATERIALS. S6 INVESTIGATE CAUSE OF DISPLACEMENT OF CORNICE BRACKET. IF NO FURTHUR MOVEMENT OR STRUCTURAL ISSUES ARE EXPECTED, CAREFULLY ROTATE BRACKET INTO ORIGINAL POSITION. IF BRACKET CANNOT BE ROTATED WITHOUT DAMAGE, MAINTAIN BRACKET AS IS. REPAINTING AND CAULK TO CONFORM TO NPS: PRESERVATION BRIEF 10 (SEE PAINT SPECIFICATION). CRACK PATTERN INDICATES SETTLEMENT OF THE WINDOW LINTEL. IF CRACK APPEARS TO HAVE STABILIZED, REPOINT THE LINTEL WITH COMPATIBLE MORTAR FOLLOWING PROCEDURES IN NPS PRESERVATION BRIEF 2 (SEE SPECIFICATIONS). RESOLVE WATER INFILTRATION ISSUES FROM ABOVE THIS AREA. CONSULT WITH ARCHITECT REGARDING PROPOSED RESOLUTION BEFORE PROCEEDING, ONCE WATER INFILTRATION ISSUES ARE ADDRESSED, REPOINT LOST OR WEAK MORTAR JOINTS USING A COMPATIBLE MORTAR, TEST PANELS REQUIRED TO ASSURE COLOR MATCH AND TOOLING OF JOINTS. CLEAN AREAS OF SOIL OR STAINING USING THE GENTLEST METHODS DETAILED IN NPS PRESERVATION BRIEF 2. DO NOT SEAL OR COAT BRICK . (SEE SPECIFICATIONS) REPAIR SLATE ROOF USING TRADITIONAL MATERIALS AND METHODS RETAINING AS MUCH ORIGINAL MATERIAL AS POSSIBLE. MATCH ANY NEW SLATE PIECES TO THE ORIGINAL COLOR AND TEXTURE. (SEE SPECIFICATIONS) REPAIR ALL DAMAGE TO ROOF AND ROOF DRAINAGE SYSTEM USING TRADITIONAL MATERIALS AND METHODS, RETAINING AS MUCH ORIGINAL MATERIAL AS POSSIBLE AND TEXTURE. RETAIN ALL ROOF FEATURES INCLUDING H9 - TYP. X ITEM SHOWN IS A NON-HISTORIC WINDOW. REMOVE AND REPLACE THE NON-HISTORIC WINDOWS INDICATED
INCLUDING FRAME AND FLASHING WITH NEW WINDOW UNITS MATCHING THE EXISTING FENESTRATION AND PANE ARRANGEMENT. NOTE: WINDOW OPENING INFILL TO ACCOMMODATE SMALLER WINDOWS AS WELL AS REFLECTIVE OR TINTED GLASS ARE NOT ACCEPTABLE THE DETERIORATED WOOD OR MASONRY SILL AND LINTELS IN THIS LOCATION SHOULD BE REPAIRED AND PAINTED FOLLOWING NPS GUIDELINES. (SEE SPECIFICATIONS FOR ACCEPTABLE WINDOW UINTS AND H10 - TYP. X IN THESE LOCATIONS PRESERVE EXISITING WOOD WINDOW USING NPS PRESERVATION BRIEF 9 (SEE SPECIFICATIONS). IN THIS LOCATION, ALLOW WOOD TO DRY AND REPAIR THE EXISTING BALUSTER MATERIAL. SCRAPE, TREAT AND RE-PAINT PEELING OR BLISTERED WOOD ACCORDING TO NPS PRESERVATION BRIEF 10. REPAIR OR REPLACE DETERIORATED ROOF FASCIA BOARDS PER NOTE H2 ABOVE. NOTE TO OWNER: DUE TO DESIGN OF FRONT DORMER AND EXPOSURE TO WEATHER, REGULAR RECOATING MAY BE REQUIRED TO PROTECT WOOD FROM FURTHER DETERIORATION. IN THIS AREA CLEAN AND PREP THE EXISTING METAL FEATURES TO RECEIVE A NEW PAINT FINISH. CLEAN WITH THE APPROPRIATE METHOD (SEE SPECIFICATIONS). IF EXISTING, PRESSED TIN, ZINC, AND ALUMINUM SHALL BE CLEANED BY THE GENTLEST METHOD POSSIBLE. DO NOT USE CLEANING METHODS, WHICH ALTER THE COLOR, TEXTURE, AND TONE OF THE METAL. REPAINT METAL FEATURES PER PAINT SPECIFICATIONS) AT THIS LOCATION, REPAIR WOOD TRIM, PROVIDE NEW ANODIZED ALUMINUM FLASHING TO DIRECT WATER AWAY FROM BUILDING. (SEE SPECIFICATIONS) AT THIS ROOF LOCATION, REMOVE AND DISPOSE OF LOOSE BRICK FROM ADJACENT BUILDING. ALERT ARCHITECT IF ANY DAMAGE IS EVIDENT FROM FALLEN BRICK. REPAIR DAMAGED FEATURE USING TECHNIQUES FOR MATERIAL OR FEATURE INDICATED ABOVE. AT THIS CHIMNEY, PROVIDE NEW LOW PROFILE ANODIZED ALUMINUM CHIMNEY CAP, SLOPED TO DRAIN. (SEE SPECIFICATIONS) A9 A12 A15 A16

H15

SPECIFICATIONS 10

MAINTAIN AS-IS OR APPLY COMPATIBLE FINISH TO S1 PROTECT WORN SURFACES OF WOOD. STRIPPING/REFINISHING IS NOT RECOMMENDED.
REPAINTING, IF REQUIRED TO FOLLOW NPS (NATIONAL PARK SERVICE) PRESERVATION BRIEF. SEE ENSURE ROOF DRAINAGE IS FUNCTIONAL: REPAIR ALL DAMAGED WOOD IN THIS AREA USING SIMILAR WOOD SPECIES AND PROFILES TO EXISTING. EXCESSIVELY A18

CRACKS AS NECESSARY. **ARCHITECTURAL** BOWING EXTERIOR WALL OR RETAINING WALL. BRACE AND TIEBACK AS NECESSARY TO PLUMB LEVEL EXISTING FLOOR AND/OR DOOR TO ALLOW FOR UNOBSTRUCTED CLOSURE OF DOOR. REHINGE DOOR OR REPLACE THRESHOLD AS SLAB OR SIDEWALK AND FOUNDATION WALL WITH ELASTOMETRIC SEALANT PER SPECIFICATIONS. REQUIRED. PRIMER AND PAINT. NEW PAINT TO MATCH EXISTING COLOR. NEW TREADS AND RISERS AT EXISTING STAIR. REFER TO SPECIFICATIONS FOR DETAILS.

Fukui Architects Pc AT LOCATION SHOWN, REMOVE 4"+ OF TOPSOIL, PROVIDE CLAY CAP, AND REPLACE TOPSOIL IN ORDER TO CREATE POSITIVE SLOPE AWAY FROM EXTERIOR WALL OF HOUSE. POUR CONCRETE TOPPING TO MEET SLOPE REQUIREMENTS WHERE CONCRETE IS PRESENT. MINIMUM 3" OVER 5"-0". REPLACE DISTURBED VEGETATION PER SPECIFICATIONS. 205 Ross Street Pittsburgh, Pennsylvania 15219 UNEVEN LEVELS OF CONC. AT STEPS OR BETWEEN STEPS AND WALKWAY. PROVIDE CONG TOPPER LEVELING AT SIDEWALK AS NECESSARY PER SPECIFICATIONS. ph 412.281.6001 fx 412.281.6002 TEMPORARILY SHORE EXISTING PORCH AND REMOVE OUT OF PLUMB SUPPORT POST. PROVIDE NEW PRESSURE TREATED POST WITH NEW SYNTHETIC TRIM CAULKED AND PAINTED TO MATCH EXISTING POST DETAIL AND COLOR. SEE SPECIFICATIONS. ©2022 Fukui Architects, Pc EXISTING PARKING PAD TO BE DEMOLISHED AND RE-POURED. PROVIDE NEW CONCRETE PER SPECIFICATIONS. CONCRETE PAD TO BE SLOPED AWAY FROM HOUSE MIN 2% WITH EXPANSION JOINT AND CAULK. BELOW NEW SLAB SECTION PROVIDE WWF, COMPACT SOIL, AND PROVIDE ADDITIONAL GRAVEL AS NECESSARY TO CREATE PROPER SLOPE. SEE SPECIFICATIONS. SAWCUT AND REMOVE, OR REMOVE ON JOINT LINES AREA OF DAMAGED CONCRETE PAD, PAVERS, OR STAIR. PROVIDE NEW CONCRETE PER SPECIFICATIONS. CONCRETE PAD TO BE SLOPED AWAY FROM HOUSE MIN 2% WITH EXPANSION JOINT AND CAULK. BELOW NEW SLAB SECTION PROVIDE WWF, COMPACT SOIL, AND PROVIDE ADDITIONAL GRAVEL AS NECESSARY TO CREATE PROPER SLOPE. SEE SPECIFICATIONS. POTENTIAL LOOSE VALVES ON GAS METER AND GAS LINE. TEST GAS LEAKAGE AND TIGHTEN AN REPAIR METER AS NECESSARY WITH CITY OF PITTSBURGH APPROVED GAS METER. REPAIR EXISTING DAMAGED EXTERIOR STEP. POUR NEW CONCRETE WHERE STEP IS CHIPPED TO MATCH EXISTING CONCRETE STEP. TRIM EXISTING TREE AWAY FROM BUILDING AS ROTTING OR DETERIORATING ROOF OR PORCH TRIM OR ORNAMENTAL WOOD. REMOVE AND REPLACE TO MATCH EXISTING PER SPECIFICATIONS. REGROUT AND POINT MASONRY AS NECESSARY. GROUT COLOR TO MATCH GROUT AT ADJACENT BLOCK, PROVIDE NEW PARGETING AT EXT. CONC REFER TO SPECIFICATIONS FOR DETAILS. REMOVE EXISTING VEGETATIVE GROWTH AND DEBRIS FROM EXISTING WINDOW WELL. DIG DOWN BELOW WINDOW SILL 4", PROVIDE 3" GRAVEL BASE OVER WEED BARRIER. PROVIDE NEW WINDOW WELL AND COVER PER SPECIFICATIONS. REPAIR AND ORGANIZE ELECTRICAL WIRES IN THIS LOCATION PER SPECIFICATIONS. WHERE ELECTRICAL WIRES ARE LESS THAN 12'-0" FROM GRADE, RELOCATE SERVICE DROP TO PROVIDE A CLEAR HEIGHT OF 12'-0" MIN. REMOVE OVERGROWN VEGETATION, BEE OR BIRD NEST. CLEAN AND REPAIR SURFACE. RESEAL ANY NEW VINYL SIDING TO MATCH EXISTING STYLE AND COLOR AND PROPERLY LAPPED WEATHER RESISTIVE BARRIER PER SPECIFICATIONS. DAMAGED ROOF ELEMENT. REMOVE, REPLACE, AND SEAL AS APPLICABLE. TO INCLUDE, FLASHING, VENTS, CRICKETS, ETC. REFER TO SPECIFICATIONS FOR DETAILS. proceeding with any phase of work. Do not scale REPAIR DETERIORATING BRICK CLADDING AT drawings EXTERIOR WALL. SPOT SAW CUT DAMAGED BRICK AND REPLACE WITH NEW MORTAR AND BRICK TO MATCH ADJACENT. IN THIS AREA, WIRE BRUSH TO REMOVE PAINT FROM FACE OF CMU WALL. PREP AND PAINT PER SPECIFICATIONS.

general notes Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.

2. Contractor shall verify all dimensions and existing conditions in the field and shall advise Fukui Architects, **Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to

data, notices, and other documents and instruments

prepared by the Architect as instruments of service shall

remain the property of the Architect. The Architect shall

retain all common law statutory, and other reserved

revisions

project title

3. All work shall be installed in accordance with applicable codes and regulations.

4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.

rights, including the copyright thereto.

ISSUED FOR PERMIT: 05.06.2022

5. All items shown on drawings are finished construction RUSTED STRUCTURAL BEAM, COLUMN, OR CONNECTION PLATE. BRACE AND SHORE TO assemblies. Contractor shall provide and install all REPAIR OR REPLACE AS NECESSARY. REFER TO SPECIFICATIONS FOR DETAILS. material required for finished assemblies. **6.** All reports, plans, specifications, computer files, field

WALER DAMAGE ALEXISTING WALL OR CEILING.
REMOVE DRYWALL AND REPAIR DAMAGED
STRUCTURE, WOOD LATHE OR STUDS AS
REQUIRED. REPLACE ANY FLASHING OR HEADERS
AS NECESSARY AT WINDOWS. REMEDIATE LEAK
SOURCE. REPLACE ALL WET LOCATION DRYWALL
WITH WATER RESISTANT DRYWALL, AND ALL TILE
WALLS WITH CEMENT BOARD. REPLACE TILE AT
WALL TO CEILING OF TUBS AND SHOWERS PER
SPECIFICATIONS.

REPLACE EXISTING INTERIOR WINDOW SILL WITH 1X PAINTED FLAT STOCK WOOD SILL. CHECK FOR WATER DAMAGE WHEN REPLACING. REPAIR AND SEAL IF NECESSARY. REFER TO SPECIFICATIONS FOR DETAILS. SEAL ENTIRE PERIMETER TRANSITION BETWEEN

EXPOSED INSULATION AT THIS LOCATION.
REPLACE ANY DAMAGED INSULATION, PATCH AND
REPAIR DRYWALL OR PLASTER. PAINT TO MATCH
ADJACENT WALL OR CEILING.

DETERIORATING INTERIOR STAIR BEYOND REPAIR. DEMOLISH EXISTING STAIR AND REPLACE WITH NEW WOOD STAIR WITH WOOD STRINGERS, KICKBOARDS, TREADS, AND RISERS. RISER AND TREAD HEIGHT TO MATCH DEMOLISHED STAIR. REFER TO DETAIL DRAWINGS FOR MORE INFORMATION.

ADJUSTABLE STEEL COLUMN. BRACE AND SHORE FLOORING AT COLUMN LOCATION FOR NEW PERMANENT COLUMN. SAWCUT EXISTING SLAB FOR NEW STANDARD 2'X2'X1' SPREAD FOOTING AND APPLICABLE CONNECTION PLATES. REFER TO DETAIL DRAWINGS FOR MORE INFORMATION.

EFFLORESCENCE LOCATED AT EXISTING MASONRY OR CONCRETE. DRY BRUSH AND CLEAN WITH WATER TO REMOVE. INSPECT EXTERIOR MORTAR JOINTS AS APPLICABLE. POINT DETERIORATING GROUT LINES AS NECESSARY AND APPLY VAPOR BREATHABLE MASONRY SEALER OVER EXTERIOR BLOCK TO PREVENT FURTHER EFFLORESCENCE. CRACK, HOLE, OR DAMAGE TO WALL OR CEILING. PATCH AND REPAIR DRYWALL OR PLASTER REPLACE DRYWALL AS REQUIRED FOR LARGE HOLES. ALL WET LOCATIONS TO RECEIVE WATER

RESISTANT DRYWALL. ALL CORNERS TO RECEIVE DRYWALL CORNER BEAD. FURTHER LEVELING IS REQUIRED, DIRECTIONS TO BE PROVIDED BY ARCHITECT.

ADD WATERPROOFING AT BASEMENT. SCRAPE AND REMOVE ANY EXISTING PAINT OR WATERPROOFING. PROVIDE INTERIOR WATERPROOFING BARRIER AT BASEMENT WALLS PER SPECIFICATIONS. SEAL TRANSITION OF WAL SCRAPE SURFACE OF CHIPPING PAINT AS

CLEAN EXISTING AREA WITH NON-HAZARDOUS CLEANING MATERIALS. REMOVE DIRT AND RUST.

PLUMBING - REF. ONLY. REFER TO PLUMB. DWG'S.

NON-FUNCTIONING OR MISSING PLUMBING COVER OR FIXTURE PART. REPLACE PARTS AS NECESSARY PER SPECIFICATIONS.

LEAKING. TIGHTEN AND SEAL ALL ELEMENTS OR REPAIR AS NECESSARY. INSULATE ALL EXTERIOR PIPING OR PIPING LOCATED AT EXTERIOR WAL

MECHANICAL - REF. ONLY. REFER TO MECH. DWG'S. PROPERLY SUPPORT DUCTWORK, EXPANSION TANK, OR OTHER FEATURE AT LOCATION.

REPLACE DUCTWORK WITH CORRECT SIZING BASED ON ADJACENT DUCT OR FURNACE. M2

DEHUMIDIFIER IN SPACE TO MITIGATE MOISTURE CONTROL. ALL BASEMENTS WITH MOISTURE ISSUES ALSO TO GET WATERPROOFED. REFER TO SPECIFICATIONS FOR MORE DETAILS. EXISTING DUCT LOOSE, DISCONNECTED, OR INCORRECT SIZE. REPLACE AND SECURE ALL DUCTWORK. RECONNECT TO GRILLE OR FURNACE WITH CORRECT SIZING AS NECESSARY. **Project Location:**

Owner:

200 ROSS STREET

PITTSBURGH,PA 15219

HACP

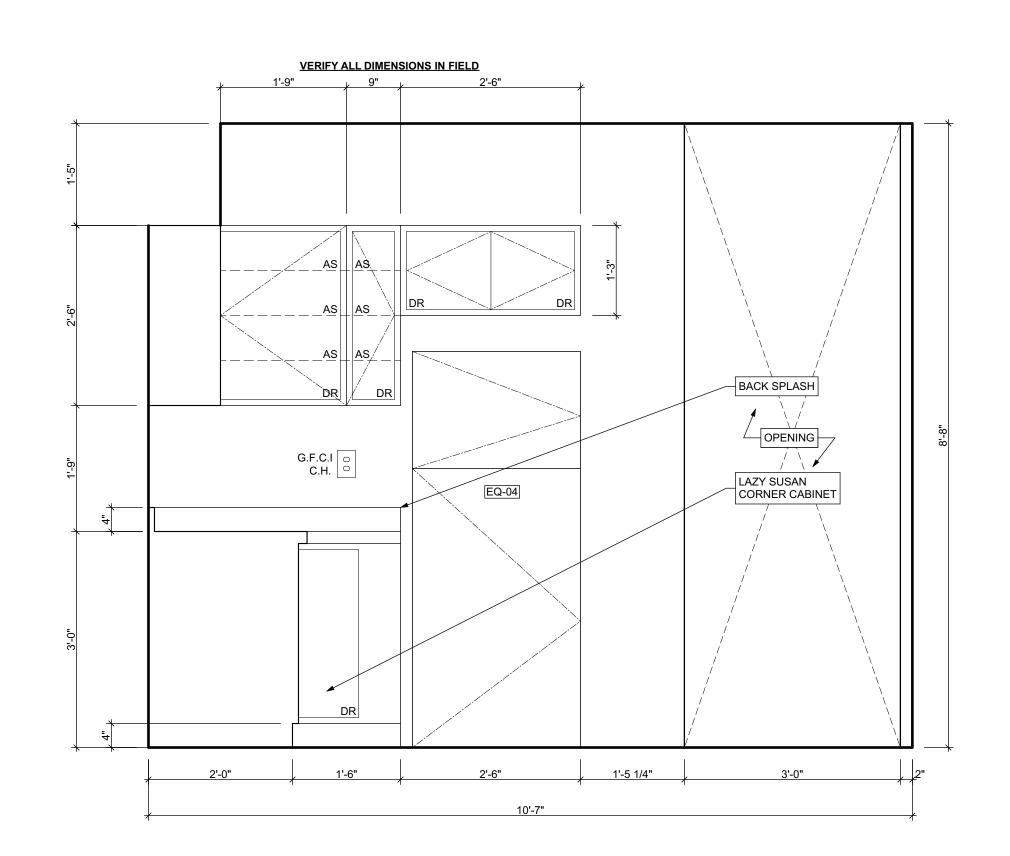
MANCHESTER SCATTERED SITES 1323 COLUMBUS AVENUE PITTSBURGH, PENNSYLVANIA

drawing title

NORTH ELEVATION, SOUTH **ELEVATION, GRAPHIC SCALES,** HISTORIC KEYNOTES, SMALL **UNIT KEYNOTES**

As Noted date May 6, 2022

Sheet No.



BULKHEAD AS AS _ <u>AS</u> <u>AS</u> _ **NEW TILE** PROTECTIVE SHEILD G.F.C.I C.H. BACKSPLASH G.F.C.I C.H. BACK SPLASH BACK SPLASH LAZY SUSAN CORNER CABINET DWR DWR AS _____ EQ-05 EQ-03 2 KITCHEN ELEVATION 02

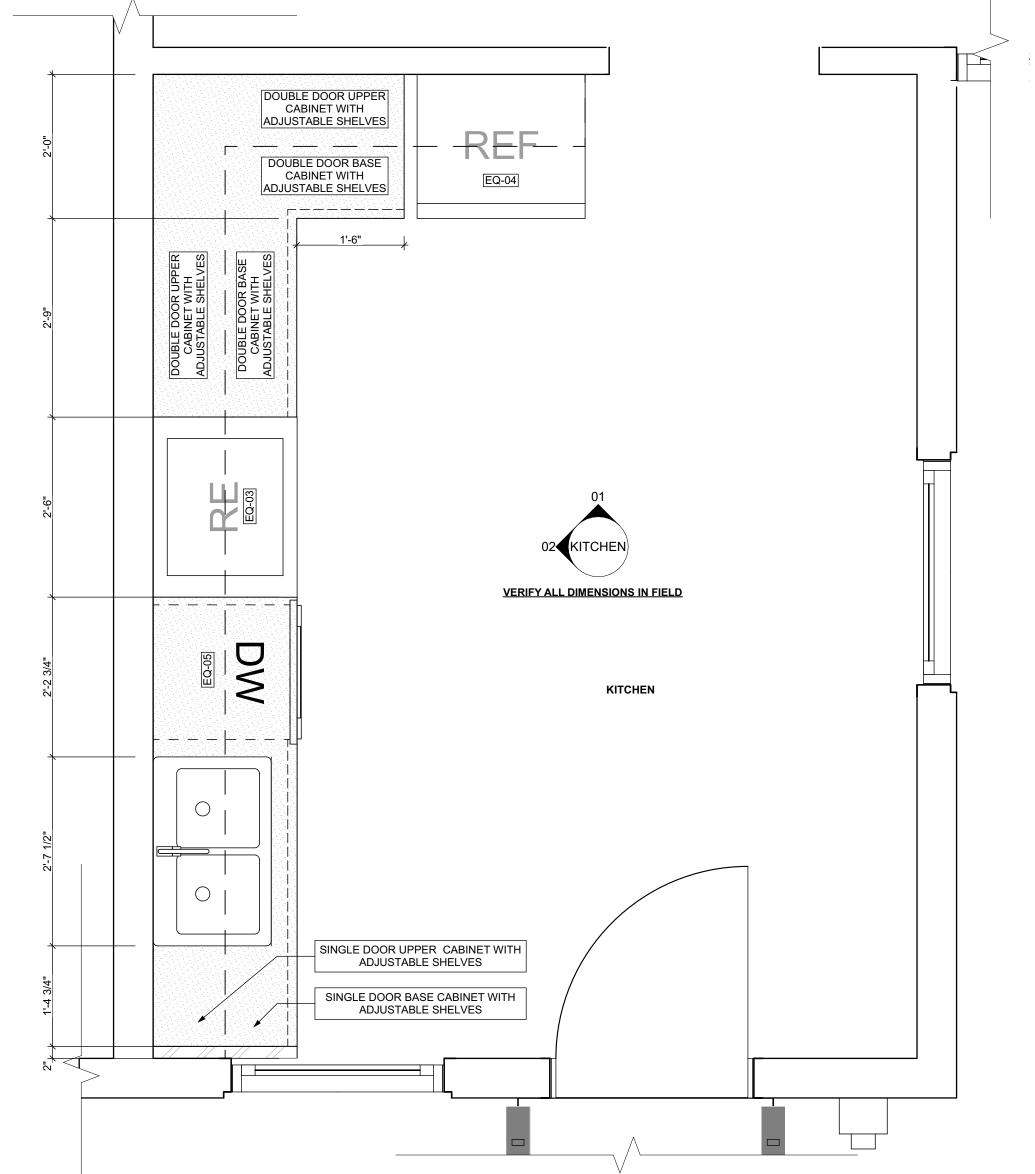
SCALE: 3/4" = 1'-0"

VERIFY ALL DIMENSIONS IN FIELD

1 KITCHEN ELEVATION 01
SCALE: 3/4" = 1'-0"

FIRST FLOOR KITCHEN ENLARGED PLAN

SCALE: 3/4" = 1'-0"



BATHROOM ACCESSORY SCHEDULE						
ITEM	QUANTITY	MANUFACTURER	DIMENSIONING NOTES			
MIRROR	1	Eviva Sleek Frameless Rectangular Bathroom Vanity Mirror, or equivalent	Remove existing and place new mirror in same location			
MEDICINE CABINET	1	Kohler Maxstow 20in. x 24in. Aluminum Frameless Surface-Mount Soft Close Medicine Cabinet with Mirror, or equivalent	Remove existing and place new medicince cabinet in same location			
TOWEL BAR	2	MOEN Contemporary 24 in. Towel Bar in Chrome	Remove existing and place towel bar in same location, provide blocking if necessary			
TOILET PAPER HOLDER	2	MOEN Contemporary Toilet Paper Holder in Chrome	Remove existing and place toilet paper holder in same location, provide blocking if necessary			
TOWEL RING	2	MOEN Contemporary Towel Ring in Chrome	Remove existing and place towel ring in same location, provide blocking if necessary			
WALL MOUNTED SOAP HOLDER 2		MOEN Contemporary Wall mounted soap holder in Chrome	Remove existing and place wall mounted soap holder in same location, provide blocking if necessary			

		ME	CHANICAL	EQUIPMEN	NT SCHEDULE
ITEM	TAG	QUANTITY	MANUFACTURER	MODEL	NOTES
LECTRIC URNACE	-	0	AMANA	AVPEC	See specifications for Sizing requirements, related equipment and accessories
ATURAL GAS URNACE	FURN	1	AMANA	AMEC96	See specifications for Sizing requirements, related equipment and accessories
IR-COOLED HEAT UMP UNITS	-	0	AMANA	ASZ - 16	See specifications for Sizing requirements, related equipment and accessories
IR COOLED ONDENSING UNITS	AC	1	AMANA	ASX - 18	See specifications for Sizing requirements, related equipment and accessories
XHAUST FAN CEILING MTD)	-	0	PANASONIC	FV - 0511VFC1	Whisper fit DC-50-80-110 CFM with Condensation Sensor
LECTRIC BASE OARD RADIATION	-	0	QMARK	QMKCA	Electric Baseboard Radition, Size, Wattage and Voltage to match existing unit being removed
LECTRIC WALL EATER	-	0	QMARK	CWH	Electric Wall Heater, Size, Wattage and Voltage to match existing unit being removed
IFFUSERS, EGISTERS, GRILLES	-	0	HART & COOLEY	SERIES 600	Double deflection supply air register Single deflection return air register
LECTRIC WATER IEATER	-	0	A.O. SMITH	VOLTEX HYBRID Electric heat pump	Refer to plumbing specifications for sizing
ATURAL GAS VATER HEATER	WH	1	A.O. SMITH	PROLINE® XE power direct vent	Refer to plumbing specifications for sizing

MANUFACTURERS PRODUCTS NOTED ON THESE SCHEDULES ARE "BASIS OF DESIGN ONLY " AND MAY BE SUBSTITUTED WITH EQUIVALENT

APPLIANCE SCHEDULE								
ITEM	TAG	QUANTITY	MANUFACTURER	MODEL	NOTES			
STOVE	RE/EQ-03	1	WHIRLPOOL	W11245179A	black 30"			
REF.	REF/EQ-04	1	WHIRLPOOL	WRT1E8F2DB00	black 18", type 18MSTA			

ITEM	TAG	QUANTITY	MANUFACTURER	MODEL	NOTES
KITCHEN SINK (DOUBLE BOWL)	-	1	ELKAY	AVENUE	Drop-in/Undermount Stainless Steel 30" 50/50 Double Bowl Kitchen Sink with Bottom Grid
KITCHEN SINK (SINGLE BOWL)	-	0	ELKAY	AVENUE	Drop-in/Undermount Stainless Steel 25" X 22" X 9" 3 Hole Single Bowl Kitchen Sink with Bottom Grid
KITCHEN SINK FAUCET	-	0	MOEN	7425	Kitchen, 8" Chateau with covers for unused sink holes.
VANITY LAVATORY	-	3	GLACIER BAY	W11245179A	24" W x 36" H x 19" D Bath Vanity in White with Vanity Top in White and White Basin
PEDESTAL LAVATORY	-	0	KOHLER	K-2362-4-0	Drop-in/Undermount Stainless Steel 25" X 22" X 9" 3 Hole Single Bowl Kitchen Sink with Bottom Grid
LAVATORY (WALL HUNG)	-	0	KOHLER	KINGSTON K-2005-0	Drop-in/Undermount Stainless Steel 25" X 22" X 9" 3 Hole Single Bowl Kitchen Sink with Bottom Grid
LAVATORY FAUCET	-	0	MOEN	L64620	4" Chateau with covers for unused sink holes
WATER CLOSET	-	2	KOHLER	K-31621-0	Cimarron white elongated comfort height 2-piece watersense toilet. 12" rough-in size (ADA Compliant)
SHOWER	-	1	DREAMLINE	PRISM DL-6030-04	Fit to existing conditions. Frameless pivot shower enclosure in brushed nickel and corner drain white base
BATHTUB	-	1	AMERICAN STANDARD	PRINCETON 2391.S.020	Princeton 30"W x 60" L White porcelain enameled steel rectangular righ drain alcove soaking bathtub
BATHTUB / SHOWER FAUCETS	-	2	MOEN	T269E3P / T8342EP15	Voss Chrome 1-Handle Handle(S) Included WaterSense Tub and Shower with Single Function Showerhead Model/Commercial Chrome 1-Handle WaterSense Shower Faucet with Multi-Head Showerhead
WASHER BOX	-	0	GUY GRAY	RECESSED WALL BOX	Combination valved fitting or seperate Hot & Cold water valved fittings & drain standpipe
LAUNDRY TRAY (SINGLE)	-	1	E.L. MUSTEE & SONS, INC.	UTILITUB 19F	Freestanding Single Laundry tray with steel legs
LAUNDRY TRAY (DOUBLE)	-	0	E.L. MUSTEE & SONS, INC.	UTILAWIN 27F	Freestanding Double Laundry tray with steel legs
LAUNDRY TRAY FAUCET	-	1	MOEN	40812	4" Centerset Laundry Faucet with 9" spout reach
COUNTERTOP SINK SINGLE BOWL)	-	0	ELKAY	LUSTERTONE	Drop-in Stainless Steel 25" X 22" X 81/8 " 2 Hole Single Bowl Countertop Sink
COUNTERTOP SINK FAUCET	-	0	MOEN	40812	4" Centerset Laundry Faucet with 9" spout reach
NSF QUALIFIED KITCHEN FAUCET	-	1	KOHLER	K-10433-CP	Forte Single-Handle Pull-Out Sprayer Kitchen Faucet With MasterClean Spray Face in Polished Chrome
NSF QUALIFIED LAVATORY FAUCET	-	2	KOHLER	KPF-2252CH	Forte Single Hole Single-Handle Low-Arc Water-Saving Bathroom Faucet in Polished Chrome

1. ALL DRYER POWER TYPE IS AN ESTIMATION. GC TO INFORM ARCHITECT IF EXISTING DRYER IS GAS WHERE ELECTRIC IS SPECIFIED AND VICE VERSA.

2. SCHEDULES SHOWN FOR INFORMATION ONLY. REFER TO SPECIFICATIONS FOR FINAL FF&E SELECTIONS.

EXISTING LEAD QUANTITY IN FAUCET EXCEEDS ENTERPRISE GREEN COMMUNITITES CRITERA PER LEAD DRINKING WATER REPORT DATED SEP.1 2020 BY ATC GROUP SERVICE LLC. RESULTS INDICATE10 PARTS PER BILLION AND REQUIRE AN NSF/ANSI 58 OR NSF/ANSI 53 FILTER AND ALL FIXTURES TO BE REPLACED WITH NSF 61 CERTIFIED FIXTURES

Fukui Architects Pc

2 0 5 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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general notes

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- **3.** All work shall be installed in accordance with applicable codes and regulations.
- **4.** Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
- **5.** All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
- **6.** All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

Project Location:

MANCHESTER SCATTERED SITES 1323 COLUMBUS AVENUE PITTSBURGH, PENNSYLVANIA 15233

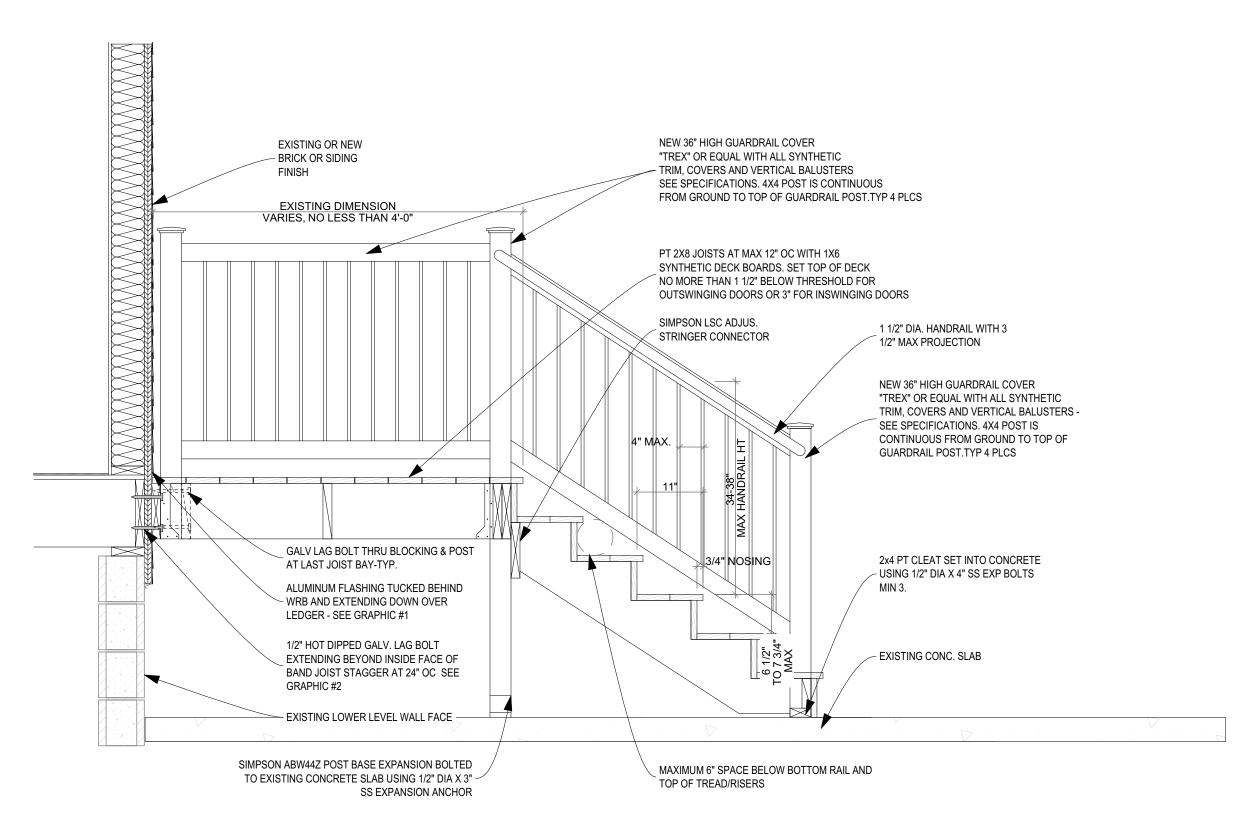
drawing title

KITCHEN ELEVATION 01, KITCHEN ELEVATION 02, FIRST FLOOR KITCHEN ENLARGED PLAN

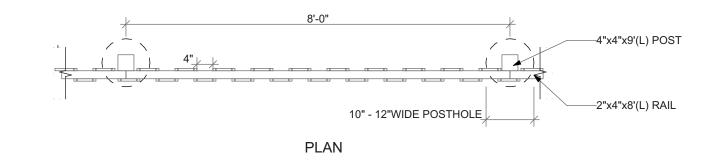
date
May 6, 2022

Sheet No.

A9



4"x4"x9'(L) POST-MAX 4" 2"x4"x8'(L) RAIL-__4"x4"x9'(L) LATCH POST GALVANIZED NAILS-FENCE OR HOUSE, VERIFY IN FIELD 2"x4"x8'(L) RAIL---5.5"x19/32"x6'(L) PICKETS-2"x4"x8'(L) RAIL---CEMENT-

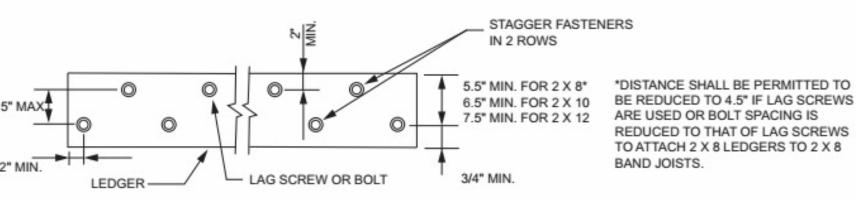


WOOD FENCE DETAIL

STANDARD DETAIL, VERIFY QUANTITY OF STAIRS IN FIELD

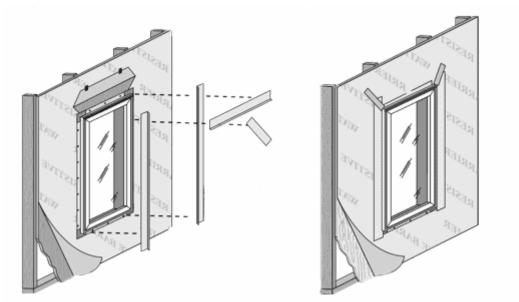
DECK SECTION DETAIL

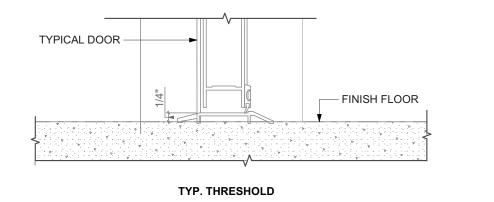
EXTERIOR SHEATHING -EXISTING STUD WALL: EXISTING 2x BAND JOIST —— OR ENGINEERED RIM BOARD DECK JOIST 5" MAX. -LAG SCREWS OR BOLTS FLOOR FRAMING -EXISTING FOUNDATION WALL

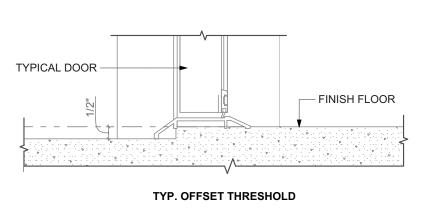


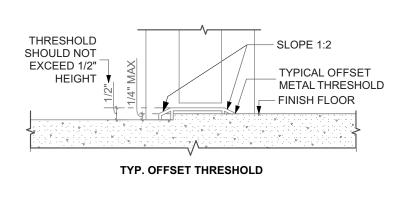
6.5" MIN. FOR 2 X 10 BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2 X 8 LEDGERS TO 2 X 8 BAND JOISTS.

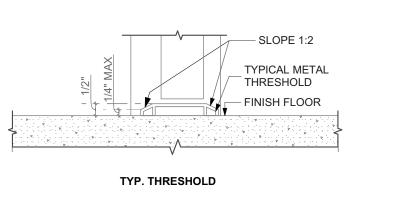
DECK ENLARGED DETAILS

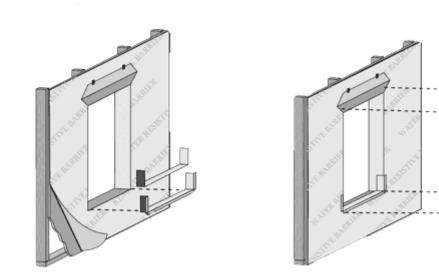












EXTERIOR DOOR THRESHOLD

WINDOW INSTALLATION UNDER VINYL SIDING NOT TO SCALE

Fukui Architects Pc

205 Ross Street Pittsburgh, Pennsylvania 15219 ph 412.281.6001 fx 412.281.6002

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general notes

- Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
- 2. Contractor shall verify all dimensions and existing conditions in the field and shall advise Fukui Architects, Pc of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. Do not scale
- 3. All work shall be installed in accordance with applicable codes and regulations.
- 4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
- 5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
- 6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

ISSUED FOR PERMIT: 05.06.2022

project title

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

Project Location:

MANCHESTER SCATTERED SITES 1323 COLUMBUS AVENUE PITTSBURGH, PENNSYLVANIA

drawing title

DECK SECTION DETAIL, WOOD FENCE DETAIL, DECK ENLARGED **DETAILS, EXTERIOR DOOR** THRESHOLD, WINDOW INSTALLATION UNDER VINYL **SIDING**

As Noted May 6, 2022

Sheet No. **A10**

the sashes are painted

shut, use a high-speed

knife to cut the joint

frame stops until the

sashes are free.

oscillating tool or a utility

between the sashes and

C. Remove the exterior stops at

the head and jambs using a

chisel, reciprocating saw, roto-

flush with the side of the frame.

sash and dispose of it properly.

weights fall and remove the pulleys.

F. Carefully remove the lower sash.

For older existing windows with weight pocket

and pulley balances, cut the cords, letting the

For windows with vinyl or aluminum jamb liners,

tilt or twist the sash and release it from the balance

E. Remove the head and jamb parting stops (if

G. Remove any remaining jamb liner material (if

Caution: Some balances are spring-loaded.

H. **Insulate the weight chamber** (if desired).

applicable) by pulling or prying them out of the

tool or equivalent. Cut them

D. Carefully remove the upper

PREPARE THE OPENING A. **Inspect the existing window frame.** Repair or replace

any deteriorated parts. . Clean the opening of any dirt, debris or excess old Note: if using aluminum coil exterior trim, apply it now.

Apply flashing tape to the sill. Cut one piece of tape the same length as the sill. Extend the tape up the vertical leg of the stool. Work the tape into the corner and press firmly to adhere the tape. Lap the tape over any coil trim at the sill.

. **Apply sealant over any gaps** in the corners of the existing frame. . Check the sill for level or for bowing. Install and level sill shims only if necessary to correct for bowing of the sill. Place 1" wide x 1/4" to 3/8" thick shims 1/2" from each side. Place additional shims under each mullion and sliding window interlocker.

NOTE: Improper placement of shims may result in bowing the bottom of

For vinyl windows, add shims so maximum spacing i. Attach shims to prevent movement after they are

PREPARE THE WINDOW

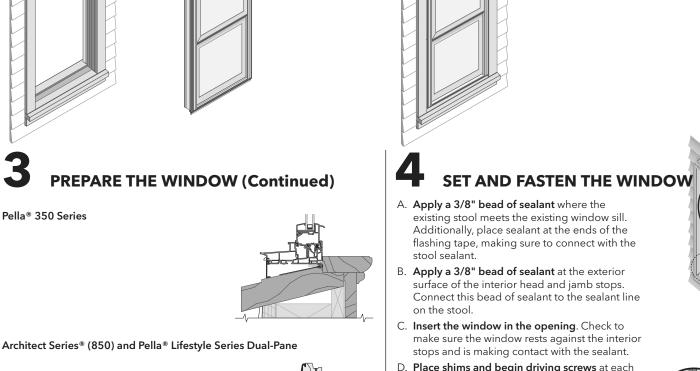
See next page for Sill Adapter illustrations. . Drill pilot holes (if necessary) in the new window frame. See anchoring instructions at the end of this booklet.

. Dry fit the window in the opening. Measure the distance from the bottom of the window to the existing sill. Remove the window from the opening. Trim the sill adapter to the correct height (if

applicable). Use a sharp utility knife to score the sill adapter along the groove. Bend and break off the excess sill adapter material. **Install the sill adapter.** Cut it to length and notch it (if necessary).

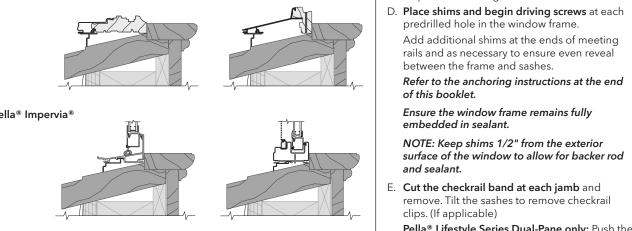
Dry fit the window a second time to ensure a proper fit. Remove the window from the

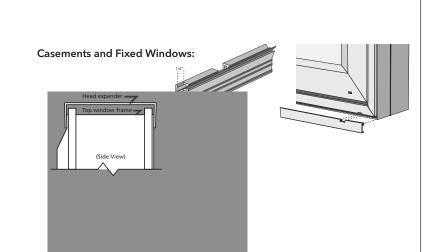
. Create 1/4" weep holes (Vinyl products only). Drill or notch a weep hole 1" from each end of the sill adapter.



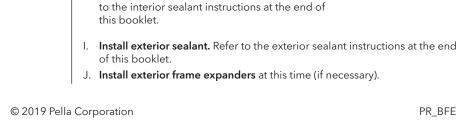
POCKET REPLACEMENT FROM THE EXTERIOR FOR BLOCK FRAME WINDOWS

INSTALLING NEW BLOCK FRAME WINDOWS IN EXISTING WOOD DOUBLE-HUNG OR SINGLE-HUNG WINDOWS





Revised 07/13/2021



. Apply a 3/8" bead of sealant where the

existing stool meets the existing window sill.

Apply a 3/8" bead of sealant at the exterior

. **Insert the window in the opening**. Check to

on the stool.

of this booklet.

and sealant.

clips. (If applicable)

toward the sash.

checkrail.

embedded in sealant.

surface of the interior head and jamb stops.

Connect this bead of sealant to the sealant line

make sure the window rests against the interior

stops and is making contact with the sealant.

Add additional shims at the ends of meeting

Refer to the anchoring instructions at the end

rails and as necessary to ensure even reveal

predrilled hole in the window frame.

Ensure the window frame remains fully

NOTE: Keep shims 1/2" from the exterior

Cut the checkrail band at each jamb and

remove. Tilt the sashes to remove checkrail

Pella® Lifestyle Series Dual-Pane only: Push the

remaining tails of the band into the jambliner

. Check for plumb, level, square and window

shims and finish installing frame screws.

Adjust the screw jacks (if applicable) with a

Tilt the lower sash inward to locate the jamb

jacks in the interior balance channel near the

I. Install interior sealant from the exterior. Refer

operation. Make any necessary adjustments to

screwdriver. Turn clockwise to move the frame

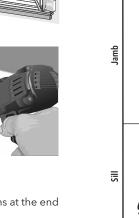
surface of the window to allow for backer rod

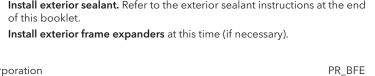
petween the frame and sashes.

Additionally, place sealant at the ends of the

flashing tape, making sure to connect with the









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INTERIOR AND EXTERIOR SEALANT FOR BLOCK FRAME AND RENOVATION® / PRECISION FIT® WINDOWS

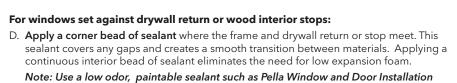
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Interior Sealant Instructions CAUTION: Use low pressure polyurethane window and door insulating foams. Follow the directions on the can. Do not use high pressure or latex foams.

A. Insert the nozzle or straw between the rough opening and window frame. This can be done from the interior or exterior. B. Place a 1" deep bead of foam approx. 1" from the interior of the frame to allow for

expansion. Do not fill the entire depth of the rough opening cavity. NOTE: Apply foam between the frame and rough opening, NOT between jamb extensions and the rough opening.

C. To ensure a continuous interior seal, apply sealant over the interior surface of any shims or clips that interrupt the foam seal. Backer rod (as necessary) and sealant can be used in place of the low expansion foam to create the interior seal. However, foam has greater insulating properties. Fiberglass batt or similar insulation is not recommended as it can absorb water and does not act as an



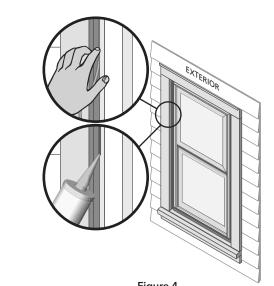
E. **Re-check window operation** and remove shipping spacers after foam installation. Excess foam may be removed with a serrated knife after it cures.

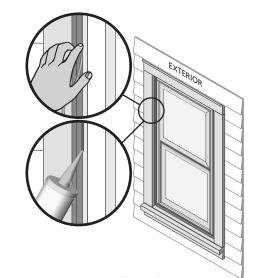
Exterior Sealant Instructions CAUTION: Use a high quality, multi-purpose exterior sealant such as Pella Window and Door Installation Sealant. Follow the directions on the cartridge.

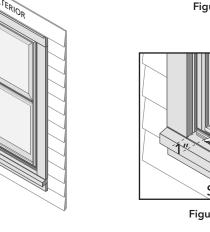
A. If the space between the new window frame and the opening is greater than 1/4", go to step (B) If less than 1/4" or if the frame does not project past an exterior stop (Figure 1), skip to step (C). B. Insert backer rod 3/8" deep in the space around the window. Backer rod adds shape and controls

the depth of the sealant line. C. Apply a continuous bead of sealant where the new frame contacts the exterior stop (Figure 1) or between the frame and the opening (Figures 2, 3 and 4). Continue the seal across the bottom of the sill adapter (if applicable). Do not block weep holes or weep hoods with sealant. NOTE: For full frame replacement in brick or siding, where the wall is designed to manage water do not leave gaps or weeps in the exterior sealant. For pocket replacement, if weep holes are

not present in the sill adapter and the existing sill slopes to the exterior, leave weep gaps in the







ARCHITECT SERIES® (850) AND PELLA® LIFESTYLE SERIES WINDOW ANCHOR SPACING INSTRUCTIONS

Note: Standard performance only. Additional anchoring may be required for performance upgrade,

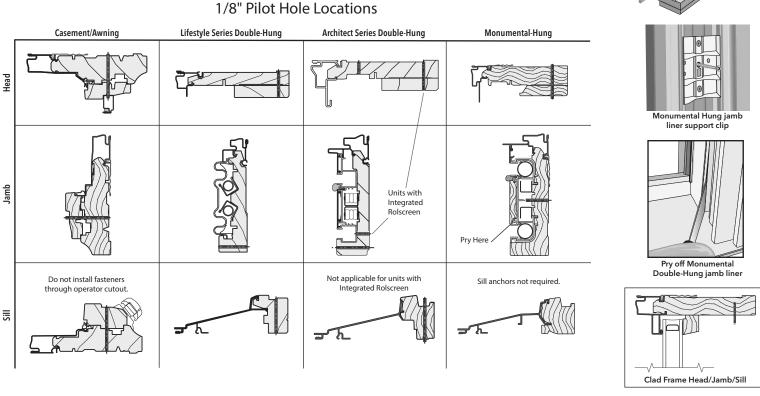
M1 M1 M1 M1 M1 M1

impact resistant products or to comply with local building code requirements.

PLACE FRAME SCREWS OR CLIPS AT THE LOCATIONS INDICATED

	Edge Spacing (E)	Max. Intermediate	First Mullion	Second Mullion	Fastener	
Product		Spacing (S)	Anchor (M1)	Anchor (M2)	Wood **	Special Notes
Casement/ Awning	6"	16"	3"*	6"	#8x3" Finish Screw	
Double- or Single- Hung	6"	16"	3"*	6"	#8x3" Finish Screw	For windows with integrated Rolscreen® retractable screen, drive jamb screws at each factory pre-punched hole in the jamb liner. Add fasteners as necessary, driving the head past flush of the jamb liner. Avoid Rolscreen components in the head and sill.
Fixed Frame	6"	16"	3"*	6"	#8x3" Finish Screw	
Monumental DH > 54" x 96"	6" (head)	16" (head)	3"*	6"*	#8 x 3" Screw	Remove sashes and jamb liners. Drive 1 screw though each jamb liner support clip (top, bottom, checkrail and center of each sash). Drive 2 additional screws through the frame (or secure clips) 3" above and below the checkrail on each jamb. Drive additional screws through the frame (or secure clips) centered between each jamb liner support clip.

BLOCK FRAME AND RENOVATION® / PRECISION FIT® WINDOWS ANCHOR INSTRUCTIONS



ISSUED FOR PERMIT: 05.06.2022

Fukui Architects Pc

205 Ross Street

Pittsburgh, Pennsylvania 15219

ph 412.281.6001 fx 412.281.6002

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project title

general notes

revisions

Any conflicts in the drawings or between new and

conditions in the field and shall advise Fukui Architects,

Pc of any discrepancies between, additions to, deletions

from, or alterations to any and all conditions prior to

repairing, and preparations of all existing floor, wall, and

ceiling surfaces as required to receive scheduled finishes.

assemblies. Contractor shall provide and install all

data, notices, and other documents and instruments

prepared by the Architect as instruments of service shall

remain the property of the Architect. The Architect shall

retain all common law statutory, and other reserved

proceeding with any phase of work. Do not scale

existing construction shall be referred to the Architect.

2. Contractor shall verify all dimensions and existing

3. All work shall be installed in accordance with applicable

4. Contractor shall be responsible for the patching,

5. All items shown on drawings are finished construction

6. All reports, plans, specifications, computer files, field

material required for finished assemblies.

rights, including the copyright thereto.

codes and regulations.

Owner:

HACP 200 ROSS STREET PITTSBURGH,PA 15219

Project Location:

MANCHESTER SCATTERED SITES 1323 COLUMBUS AVENUE PITTSBURGH, PENNSYLVANIA 15233

drawing title

WINDOW REMOVALREPLACEMENT (PELLA)

As Noted May 6, 2022

Sheet No.

Project #2006



Parting stop

NOTE: Standard performance only. Additional anchoring may be required for performance upgrade, impact resistant products or to comply with local

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building code requirements. PELLA* IMPERVIA* WINDOW ANCHOR SPACING INSTRUCTIONS

Revised 07/13/2021

Product	Edge Spacing (E)	Max. Intermediate Spacing (S)	First Mullion Anchor (M1)	Second Mullion Anchor (M2)	Fasteners*	Special Notes				
Sliding and Sash Set Fixed						Installation clips required for anchoring at the sill.				
Single-Hung		16"			#8 x 2-1/2" Pan Head (provided)			Sill anchors not required for single wide units. Installation clips required for mullion anchoring.		
Double-Hung	6"	16"	6"	3"	3"					
Casement/Awning - Vent and Fixed								#8 x 2" Pan Head (provided)	Head and Sill anchors not required when single-wide unit with frame width less than 42".	
Direct Set	6"	15"			#10 x 3" Pan Head (provided)	Install screws at pre-marked locations after removing interior frame covers (see below).				
Use Factory Drilled installation holes if present Clip Anchor Method Only										

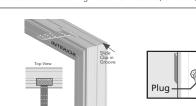
Install hole plugs after driving screws (except CM/AW and Direct Set) * For light gauge steel framing, use #10 self-drilling/self-tapping screws For concrete or masonry, use 3/16" masonry screws with 1-1/4" minimum embedment.

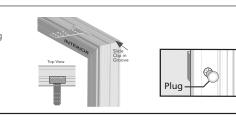
Use Factory Drilled installation holes if present.

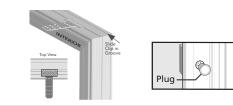


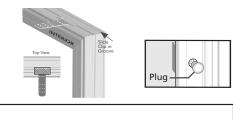












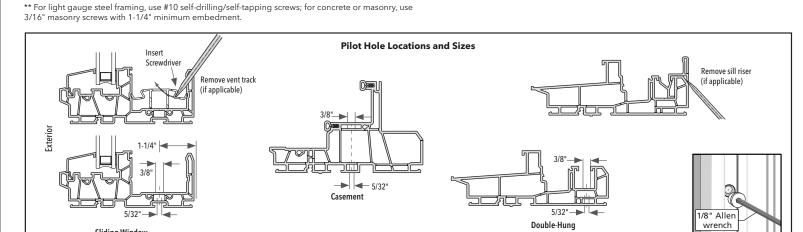
ce.	Top View	Slide Clip in Groove	Plug	
24 24	Par Par P	000	0 9 0 0 9 0	

Composites (Integral) or Standard Joining: M1 anchor using a through frame fastener or installation clip 1/2" Structural, 1" Structural, or 1/2" Structural with Reinforcement: M1 and M2 anchors required. 1" Structural with 1 or 2 Reinforcements: M1, M2, and M3 anchors required. *Anchors required at each mullion end. Anchor using through frame fasteners or installation clips. M3 — M2 — M1 — M1 — M1 — M2 — M2 — M3 — N Pilot Hole Locations and Size

Single-Hung/Sliding/Sash Set Fixed ****Use putty knife; insert where indicated and slide cover to interior PELLA* 350 SERIES WINDOW ANCHOR SPACING INSTRUCTIONS

Max. First Second
Intermediate Mullion Mullion
Spacing Anchor (M1) (M2) Casement/Awning None 6" #10x2-1/2" Pan Head (provided Sliding and Fixed Window None 6" #10x2-1/2" Pan Head (provided) Place 2 screws 4" from the center of the meeting rail at the head and sill of sliding windows Double- and Single-Hung 6"* 16"* None 6" #10x2-1/2" Pan Head (provided

Install hole plugs after driving screws. * Use Factory Drilled installation holes if present.





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BLOCK FRAME AND RENOVATION® / PRECISION FIT® WINDOW ANCHOR INSTRUCTIONS

NOTE: Standard performance only. Additional anchoring may be required for performance upgrade, impact-resistant products or to comply with local building code requirements.

ENCOMPASS BY PELLA* / THERMASTAR BY PELLA* / PELLA* 150 SERIES WINDOW ANCHOR SPACING INSTRUCTIONS									
	Edge	ge Max. First Second Mullion							
Product	Spacing (E)	Intermediate Spacing (S)	Anchor (M1)	Anchor (M2)	Wood***	Special Notes			
Sliding Window (East and West)	6"	16"	3"/ centered	8"/none	#8 x 1-1/4" Pan Head (provided)	Use M1 and M2 spacing for screws at head of meeting rail. Center 1 clip below the meeting rail.			
Single-Hung (West)	6"	16"	3"	6"	#8 x 2-1/2" Pan Head (provided)	Use M1 and M2 spacing for screws at the head only with mullions.			
Single- and Double-Hung (East)	Factory Pre-Drilled**		4"	8"	#10 x 2" Pan Head (provided)	High Performance DH: (3) #8 x 2" jamb frame screws, 4" apart at checkrails. Use (4) #8 x 2" screws at head mullion ends and 4 clips at sill mullion ends 3" and 6" from mullion. Use self-adhesive spacer at all installation holes for ≥ PG50 Performance Installs.			
Fixed Window	4"*	16"*	4"	none	#8 x 3" Pan Head (provided)	Use clips at the sill at mullions and centered under fixed casements in 3-wide combinations.			

Single- and Double-Hung (East)			4"	8"	#10 x 2" Pan Head (provided)	High Performance DH: (3) $\#8 \times 2$ " jamb frame screws, 4" apart at checkrails. Use (4) $\#8 \times 2$ " screws at head mullion ends and 4 clips at sill mullion ends 3" and 6" from mullion. Use self-adhesive spacer at all installation holes for \geq PG50 Performance Installs.
Fixed Window	4"*	16"*	4"	none	#8 x 3" Pan Head (provided)	Use clips at the sill at mullions and centered under fixed casements in 3-wide combinations.
All venting products: H * Use Factory Drilled in: ** For DH & SH units >6	stallation ho	oles if present.		•	only.	*** For light gauge steel framing, use #10 self-drilling/self-tapping screws; for concrete or masonry, use 3/16" masonry screws with 1-1/4" minimum embedment.

	Pilot Hole Locations and Sizes	Clip Installation for Mullions
Double-, Single-Hung and Sliding Window Plug	HEAD 5/32* 3/4*	Attachment clip Sill accessory groove Attachment clip
Remove head pocket cover before drilling holes. 🤏 Re-install after install is complete.	Sliding, Single- and Double-Hung window hole location.	Drill (2) 5/32" holes and install (2) #10 x 1-1/2" screws per clip.
Before drilling jamb installation holes, pull out the bottom of the take-out clip on each jamb. Before drilling jamb installation holes, pull out the bottom of the take-out clip on each jamb. Raise the sash until the balance engages the take-out clips. Slide the sash all the way to one side and pull out the opposite side. Carefully set the sash aside.	Separate the balances from the take out clips by holding them at top and bottom and pushir down 1". Tilt the top of the balance away from the frame and lift the hook out of the frame.	ng 5/32" 1/2"
Remove fixed window glazing beads before drilling installation holes. (West)	15" e ow	ast Region -1/4" rame Vindow West Region

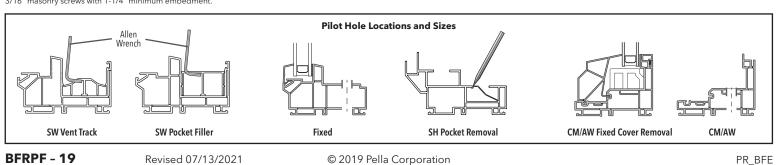
Product	Edge	Max. Intermediate	First Mullion	Second Mullion	Fastener	Special Notes
Product	Spacing (E)	Spacing (S)	Anchor (M1)	Anchor (M2)	Wood***	
DH/SH (single units)	Factory Pr	-	-	#10 x 2" Pan Head (provided)	Use self-adhesive spacer at all installation holes for ≥ PG50 Performance Installs.	
DH/SH/FX	4"	16" **	3"	6"		
SW	4"	16"	-	6"		
SW ≥PG50	4"	12"	-	6"	#10 x 2" Pan Head	Use M1 and M2 spacing for screws at head and clips at
CM/AW	Factory pre-drilled hol clips at sill 4" Edge Spaci	4"	8"	(provided)	sill with mullions only.	
FX CM/AW	Clip only 4" Edge Spacii	4"	8"			

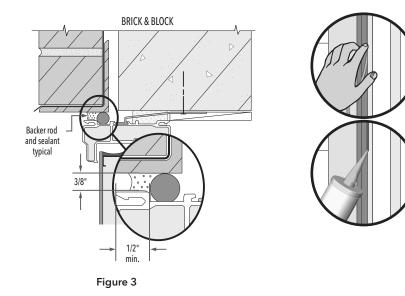
*** For DH & SH units >62* tall add 2 screws per jamb, midway between top and bottom pre-drilled holes.

*** For DH & SH units >62* tall add 2 screws per jamb, midway between top and bottom pre-drilled holes.

*** For light gauge steel framing, use #10 self-drilling/self-tapping screws; for concrete or masonry, use

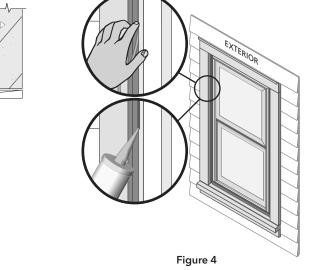
250 Series 1" Structural Mulls: Use Attachment Clips at sill spaced 3" and 6" from mullion. 3/16" masonry screws with 1-1/4" minimum embedment.





Revised 07/13/2021

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PR_BFE

Add sealant if $\leq 1/4"$ If > 1/4" first install