Allies & Ross
Management and Development Corporation
200 Ross Street
Pittsburgh, PA 15219

412-456-5000

May 5, 2022

Allies & Ross Management and Development Corporation
IFB#2022-37 –G E P M

New Construction of Northview Midrise

ADDENDUM NO. 4

This addendum issued May 5, 2022 becomes in its entirety a part of the Invitation for Bid IFB#2022-37 as is fully set forth herein:

Item 1: **Please see Attachment A, "Bidding Addenda #4, Northview Midrise, FAR Project No. 2040". This additional document is being provided as a supplement to the originally issue drawings.**

Item 2: **Q:** Please confirm if the GC will be responsible for the division 27 & 28 wiring and parts and smarts per the addendum 2 responsibilities matrix.

A: **Confirmed. It is the expectation that the GC will hire a Structured Cabling subcontractor to perform the services included in division 27 & 28 including wiring and parts and smarts per Attachment B – Project Construction Manager (PDDM Construction Group) Responsibilities Matrix that was issued as a part of Addendum No. 2.**

Item 2: The Allies & Ross Management and Development Corporation will **only be accepting physical bids dropped off in person from 8:00 AM until the closing time of 10:00 AM on May 12, 2022** in the lobby of 100 Ross St. Pittsburgh, PA 15219. Bids may still be submitted electronically: **https://www.dropbox.com/request/E2YYRSmjyTVWbEglUo8r** and may still be mailed via USPS at which time they will be Time and Date Stamped at 100 Ross Street 2nd Floor, Suite 200, Pittsburgh, PA 15219. All bids must be received at the above address no later than May 12, 2022 at 10:00 a.m., regardless of the selected delivery mechanism.

END OF ADDENDUM NO. #4

Kim Detrick
Kim Detrick (May 5, 2022 12:23 EDT)

Mr. Kim Detrick
Agent

May 5, 2022
Date

Attachment A – Bidding Addenda #3, Northview Midrise, FAR Project No. 2040”

Allies & Ross Management and Development Corporation
IFB#2022-37 –G-E-P-M
New Construction of Northview Midrise

F U K U I ARCHITECTS

PHONE:: 412 281 6001 FAX:: 412 281 6002
www.farpc.com 205 ROSS STREET, PITTSBURGH, PENNSYLVANIA 15222

Date: May 4th, 2022

Bidding Addenda #4
Northview Midrise
FAR Project Nº: 2040

The following are additions, deletions, and clarifications to the original drawings and shall become a part of the Bid Documents. They are intended to supersede and supplement the Bid Documents originally dated March 30th, 2022. All Bidders and suppliers shall read all Revision items and their relation to each portion of the work.

1 **Waste Management and Integrated Design–** Specification Sections 01 74 19 and 01 81 13

a) Section 01 74 19 – Construction Waste Management and Disposal: 1.1.B: The Related Requirement of Specification Section 01 81 83 has been added.

b) Section 01 81 13 – Sustainable Design Requirements: Has been updated to identify the route being pursued for the Enterprise Green Community Checklist 6.10 Construction Waste Management. (Option 2: f. and i.)

c) Section 01 81 13 – Sustainable Design Requirements: The Enterprise Green Communities Education Plan has been appended to the end of the specification section per the Enterprise Green Communities Checklist 1.4 Integrated Design: Documentation.

2 **Mesh Bird Screens** – Specification Section 22 37 13

a) Section 22 37 13 – Air Outlets and Inlets: 2.5.F: bird screen mesh has been changed to 1/4:" square mesh for exhaust and intake.

3 **Plumbing Lines to the Outside** – Drawings P000, P101, P301, P302, P303, P304

a) Plumbing Riser Diagrams have been revised to meet Enterprise Green Communities Checklist 4.4 Monitoring Water Consumption and Leaks.

4 Doors and Door Hardware – Drawings A401 through A420, A422 through A426. Specification Sections 08 06 71, 08 11 13, 08 71 00, 28 15 00.30

a) Unit Room Numbers and Door Numbers have been adjusted to simply the Unit Door Schedules.

i. The Primary Bedroom Closet pair of doors for Unit 2E T have been changed from 4'-0" wide to 5'-0" wide to match the other two- bedroom units.

ii. The only change to A422 through A426 are the adjusted Room Numbers.

b) Section 08 06 71 – Door Hardware Schedule: has been added.

c) Section 08 11 13 – Hollow Metal Doors and Frames: has been revised.

d) Section 08 71 00 – Door Hardware: has been revised

e) Section 28 15 00.30 – Multi-Family Data-on-Credential Access Control Hardware Devices: has been added.

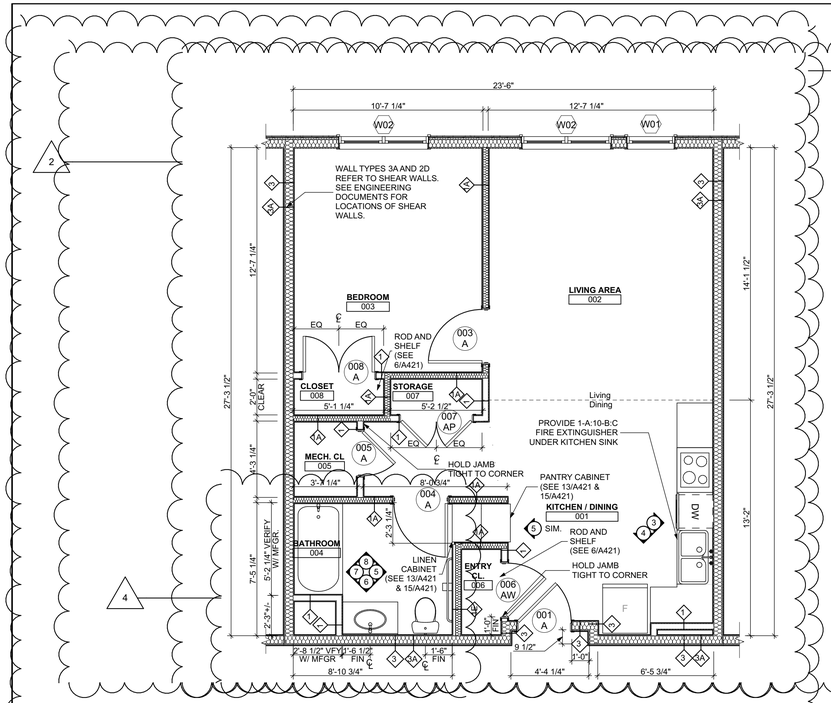
5 Masonry Anchors – Drawing A507

a) Detail notes have been added to more accurately reference the Masonry Anchors Specifications.

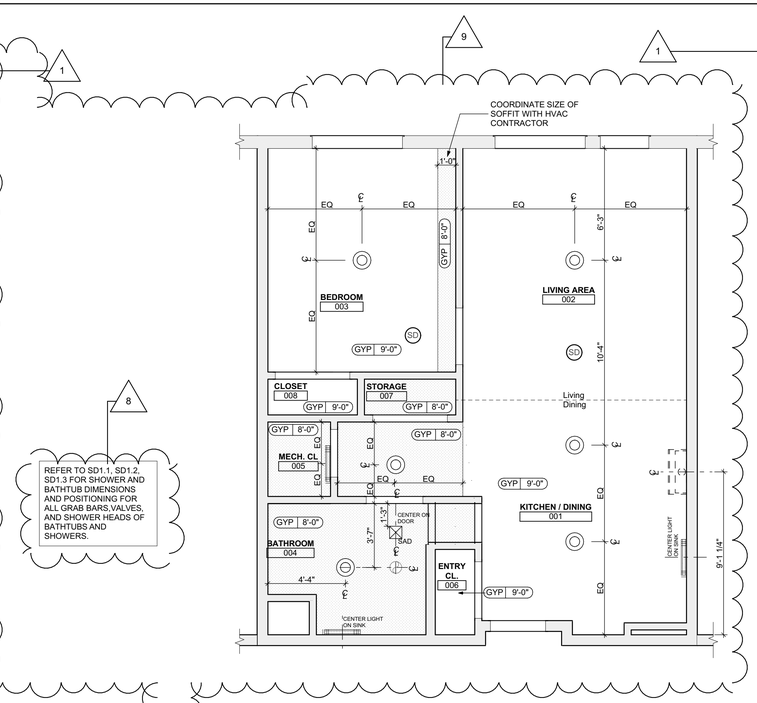
6 Residential Casework – Specification Section 12 35 30

a) Additional requirements per PHFA Policies and Procedures has been added to Section 12 35 30 – Residential Casework PART 2 – Products. These requirements are attached in the addenda under the heading "1.25 Kitchen Cabinet Minimum Requirements".

The following Drawings and Specification Sheets are those referenced above:



1 UNIT 1A T: 1 BEDROOM (TYPE B) W/ BATHTUB FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1A T: 1 BEDROOM W/ BATHTUB REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION REFER TO M.E.P FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

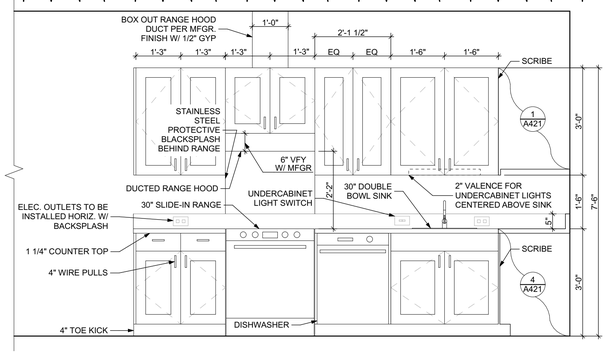
- X | 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

LIGHTING TYPES AND EQUIPMENT

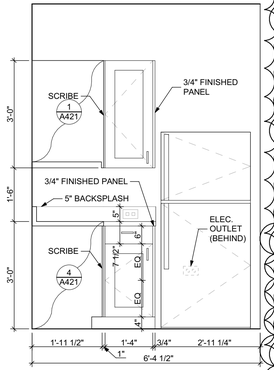
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR; (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE: UNIT 1A T

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	CLOSET	P-1	P-1	P-1	P-1	CPT-1	B-1	GYP	P-3	

DOOR SCHEDULE: UNIT 1A T

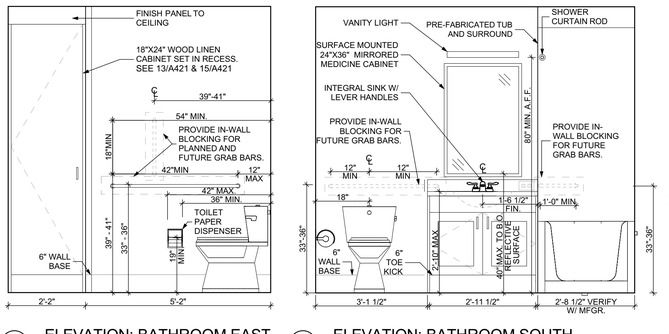
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 A	MECH. CL	2'-6"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 A	CLOSET	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

BATHROOM ACCESSORIES SCHEDULE - UNITS

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

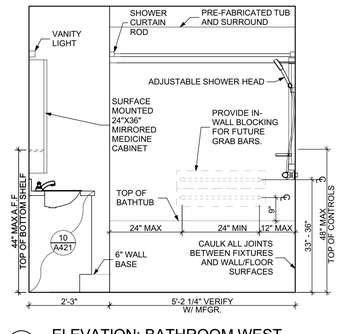
SQUARE FOOT MATRIX - UNIT 1A T

AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	673	632
KITCHEN & DINING		152
LIVING		176
BEDROOM		131
BATHROOM		63

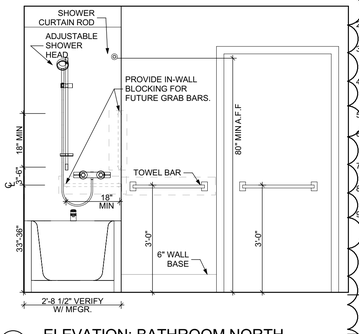


5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"

6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"



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

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

seal

general notes

1. 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.
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

1. REVISED 2022/02/09
2. REVISED 2022/03/04
3. REVISED 2022/03/30
4. REVISED 2022/04/14
8. REVISED 2022/04/22. Addenda #2
9. REVISED 2022/05/04

project title

Owner:
HACP
200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

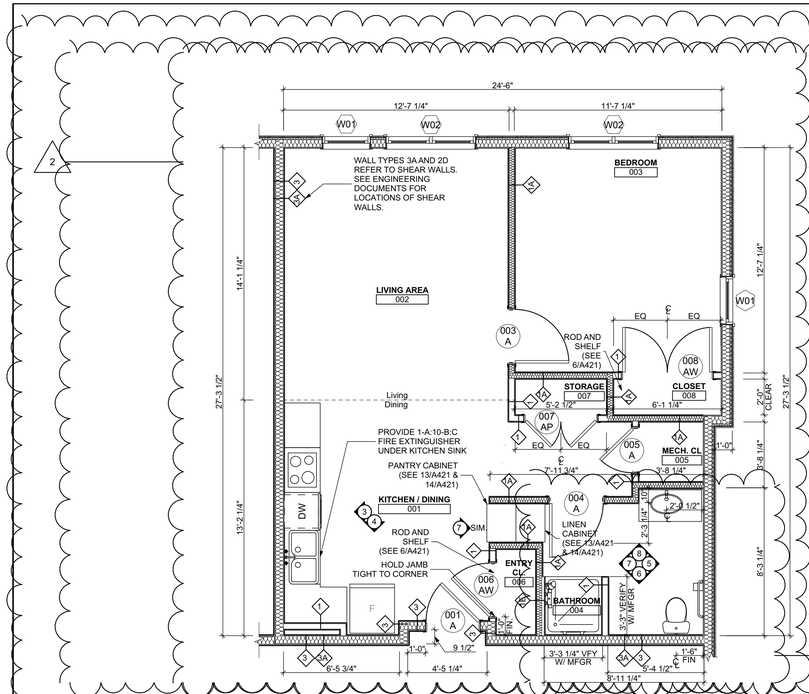
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

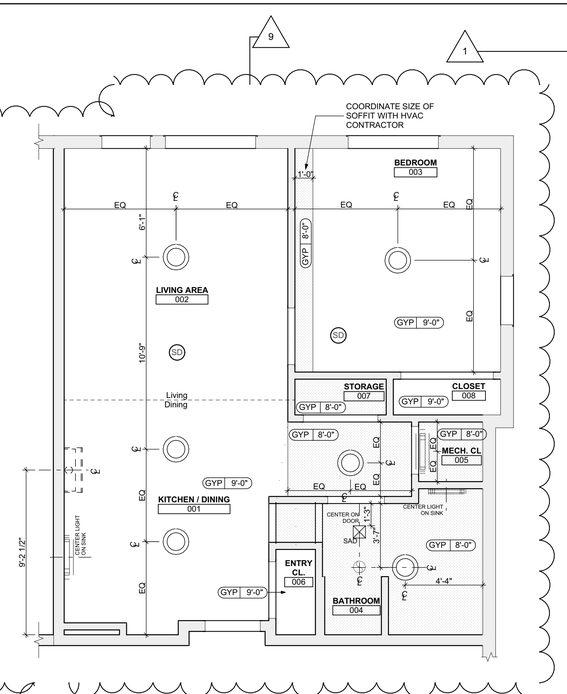
UNIT 1A T: 1 BEDROOM W/ BATHTUB (TYPE B)

scale: As Noted
date: December 10, 2021
no. 93 of. 231

Sheet No.
A401
Project #2040



1 UNIT 1B S: 1 BEDROOM W/ SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1B S: 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

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3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
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5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.

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

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

FINISH SCHEDULE - UNIT 1B S										
ROOM		WALLS				FLOOR	BASE	CEILING	TRIM	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST					
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	CLOSET	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	

BATHROOM ACCESSORIES SCHEDULE - UNITS

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

DOOR SCHEDULE: UNIT 1B S												
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME		HARDWARE		NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET	ACCESSORIES	
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 A	MECH. CL	2'-6"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 AW	CLOSET	5'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

SQUARE FOOT MATRIX - UNIT 1B S

AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	710	647
KITCHEN & DINING		152
LIVING		176
BEDROOM		144
BATHROOM		70

5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"

6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"

7 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"

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

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
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seal

general notes

1. 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.
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

1 REVISED 2022/02/09
2 REVISED 2022/03/04
3 REVISED 2022/03/30
4 REVISED 2022/04/14
8 REVISED 2022/04/22. Addenda #2
9 REVISED 2022/05/04

project title

Owner:
HACP
200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

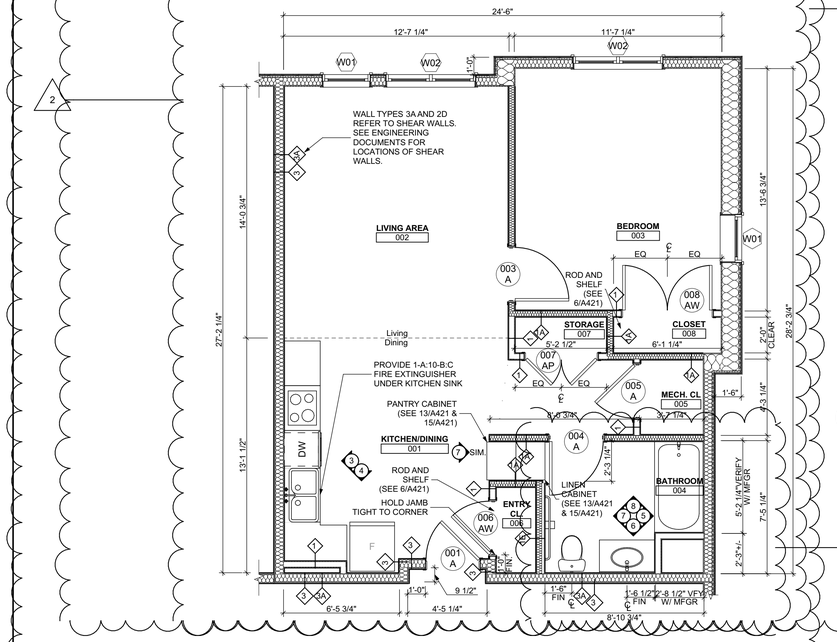
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

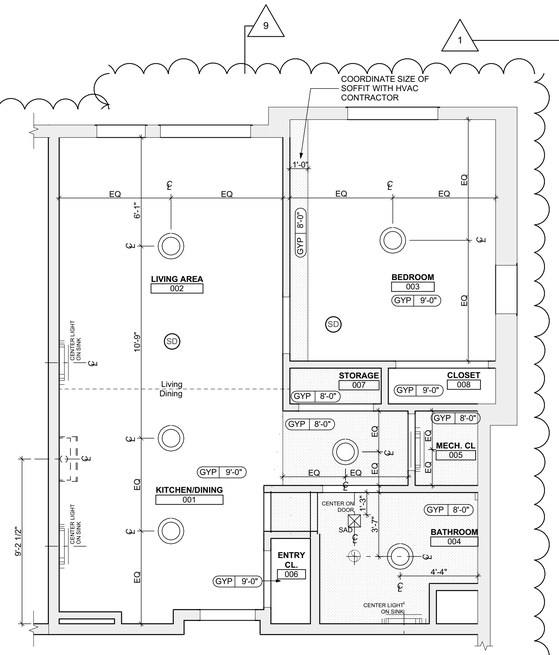
UNIT 1B S: 1 BEDROOM W/ SHOWER (TYPE B)

scale: As Noted
date: December 10, 2021
no. 94 of. 231

Sheet No.
A402
Project #2040



1 UNIT 1C T: 1 BEDROOM W/ BATHTUB FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1C T: 1 BEDROOM W/ BATHTUB REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

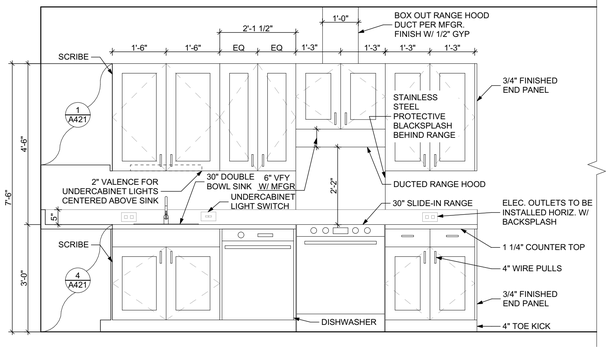
- X | 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

LIGHTING TYPES AND EQUIPMENT

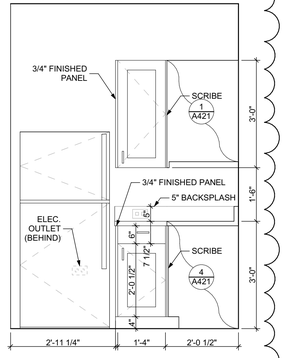
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR; (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 1C T

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN/DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	CLOSET	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	

BATHROOM ACCESSORIES SCHEDULE - UNITS

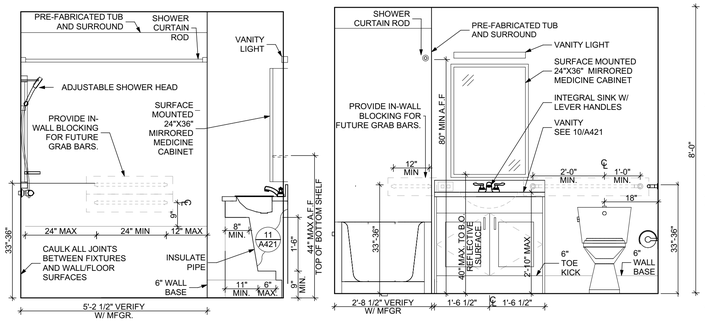
DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

DOOR SCHEDULE: UNIT 1C T

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN/DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/8"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 A	MECH. CL	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/8"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/8"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/8"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 AW	CLOSET	5'-0"x6'-8"	10	NONE	SCW	P-1	1 3/8"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

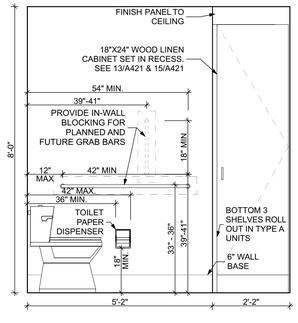
SQUARE FOOT MATRIX - UNIT 1C T

AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	722	658
KITCHEN & DINING		152
LIVING		176
BEDROOM		155
BATHROOM		63

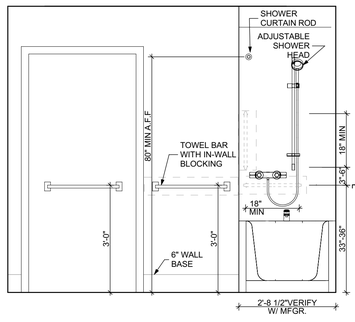


5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"

6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"



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

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
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MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
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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.
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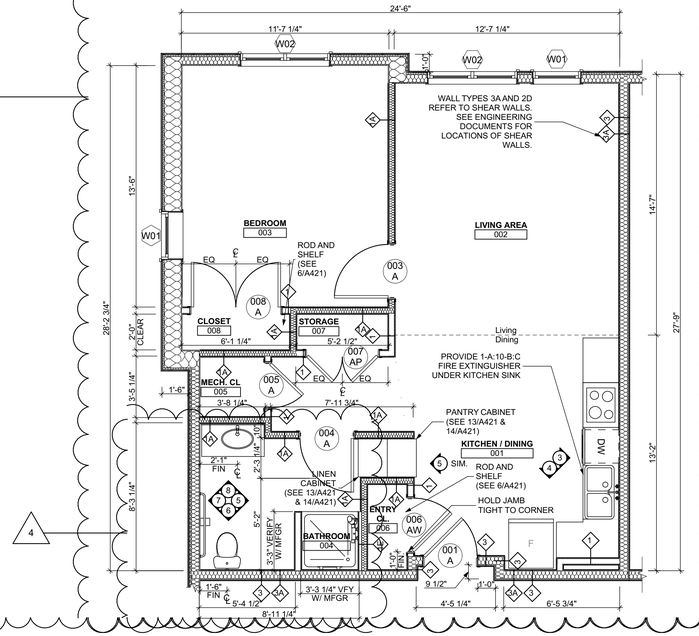
drawing title

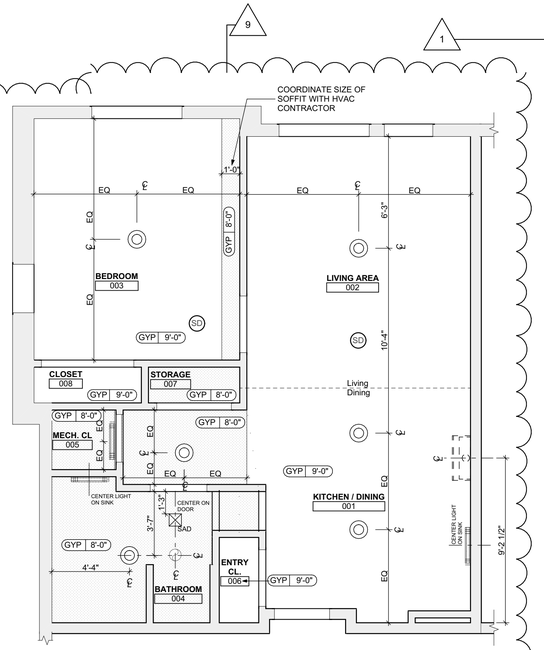
UNIT 1C T: 1 BEDROOM W/ BATHTUB (TYPE B)

scale: As Noted
date: December 10, 2021
no. 95 of. 231

Sheet No.
A403
Project #2040



1 UNIT 1C S: 1 BEDROOM W/ SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1C S: 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

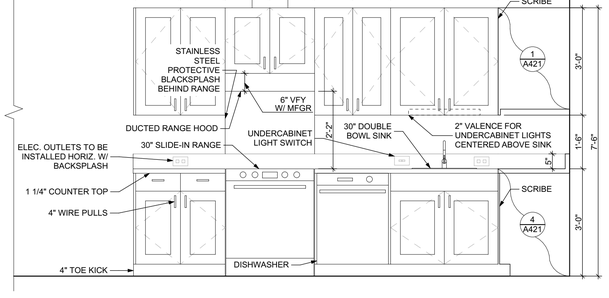
LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

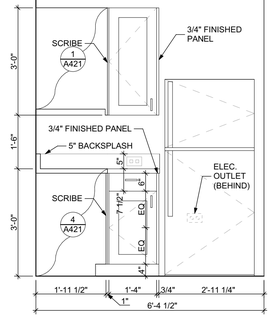
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR: (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 1C S

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	LSPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	CLOSET	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	

BATHROOM ACCESSORIES SCHEDULE - UNITS

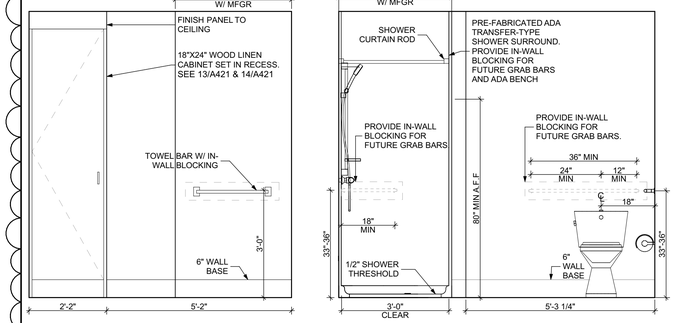
DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

DOOR SCHEDULE: UNIT 1C S

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 A	MECH. CL	2'-6"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 A	CLOSET	5'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

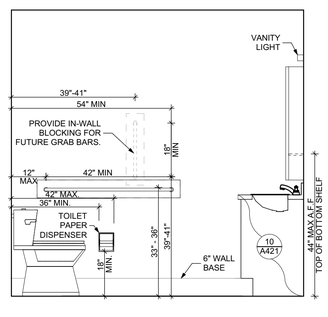
SQUARE FOOT MATRIX - UNIT 1C S

AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	722	658
KITCHEN & DINING		152
LIVING		176
BEDROOM		155
BATHROOM		70

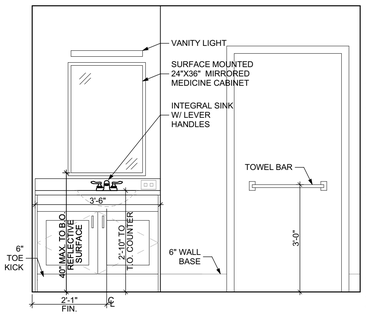


5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"

6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"



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

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

seal

general notes

1. 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.
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

1 REVISED 2022/02/09
2 REVISED 2022/03/04
3 REVISED 2022/03/30
4 REVISED 2022/04/14
8 REVISED 2022/04/22. Addenda #2
9 REVISED 2022/05/04

project title

Owner:
HACP
200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

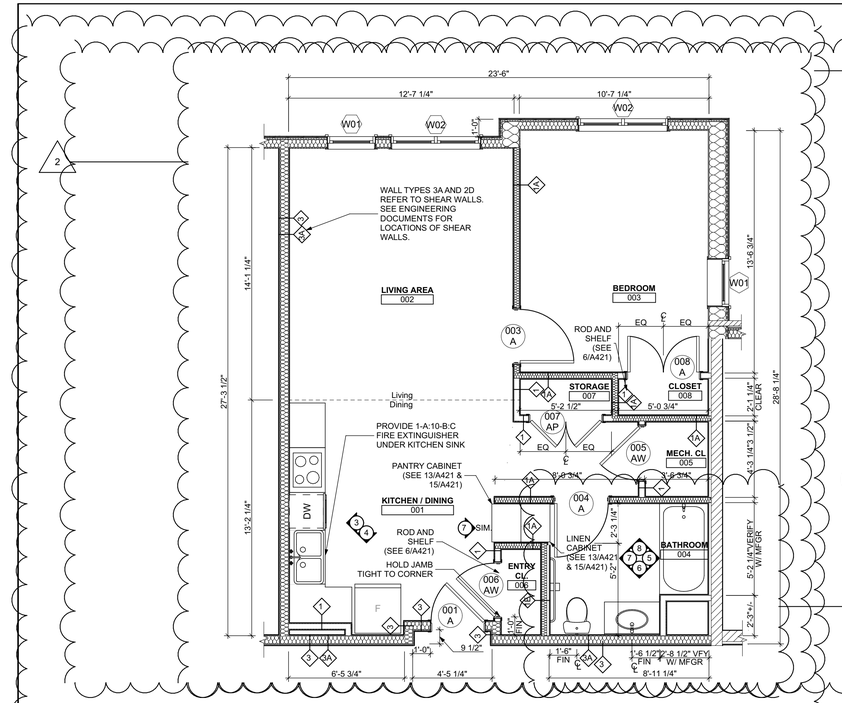
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

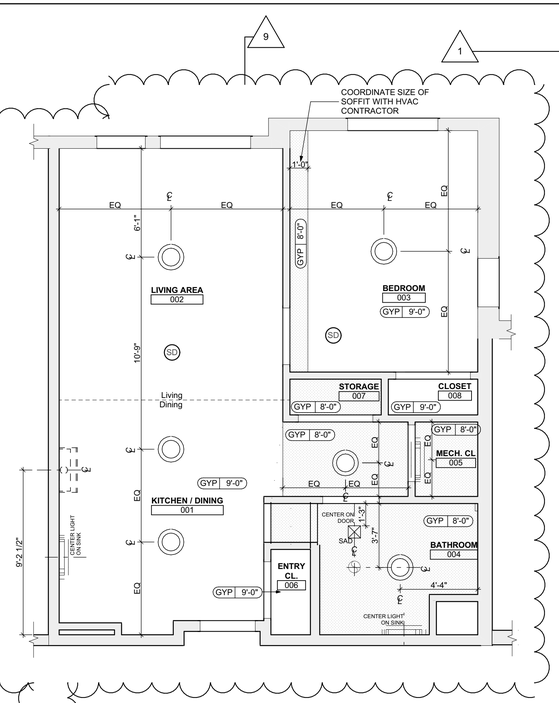
UNIT 1C S: 1 BEDROOM W/ SHOWER (TYPE B)

scale: As Noted
date: December 10, 2021
no. 96 of. 231

Sheet No.
A404
Project #2040



1 UNIT 1D T: 1 BEDROOM W/ BATHTUB FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1D T: 1 BEDROOM W/ BATHTUB REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

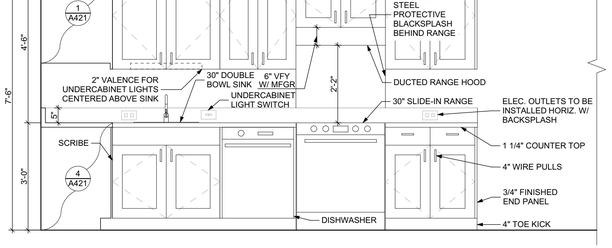
LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

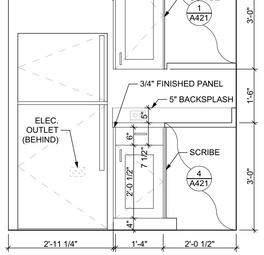
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR: (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 1D T

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	CLOSET	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	

BATHROOM ACCESSORIES SCHEDULE - UNITS

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

DOOR SCHEDULE: UNIT 1D T

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 AW	MECH. CL	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 A	CLOSET	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

SQUARE FOOT MATRIX - UNIT 1D T

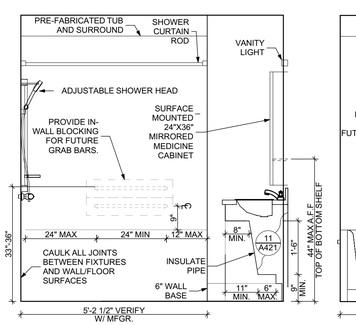
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	696	642
KITCHEN & DINING		152
LIVING		176
BEDROOM		142
BATHROOM		63

DOOR NOTES

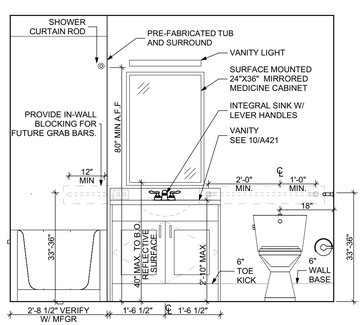
1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD



5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM SOUTH
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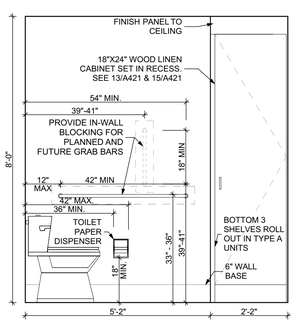

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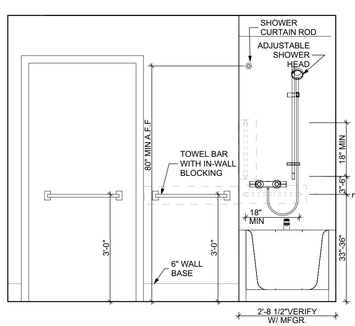

8 ELEVATION: BATHROOM NORTH
SCALE: 1/2" = 1'-0"

Fukui Architects Pc
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seal

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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.

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3 REVISED 2022/03/30
4 REVISED 2022/04/14
8 REVISED 2022/04/22. Addenda #2
9 REVISED 2022/05/04

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Pittsburgh,PA,15219

Client:
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200 Ross Street
Pittsburgh, PA 15219

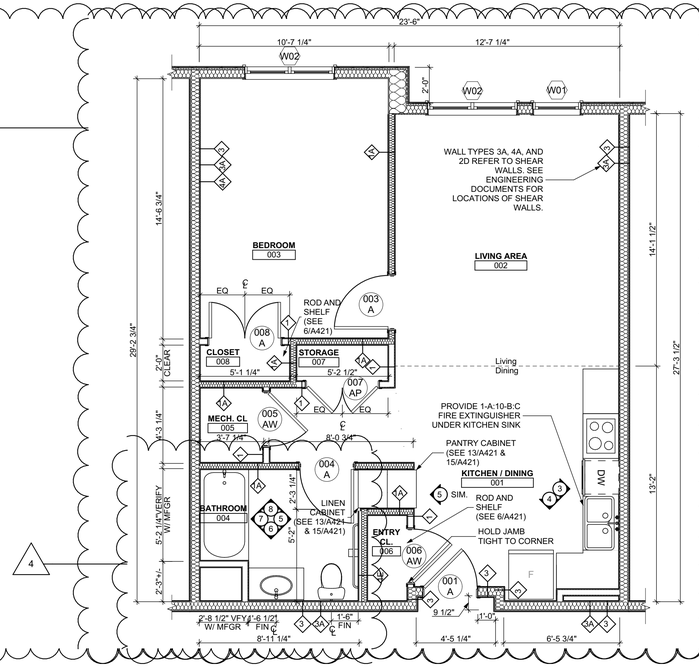
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

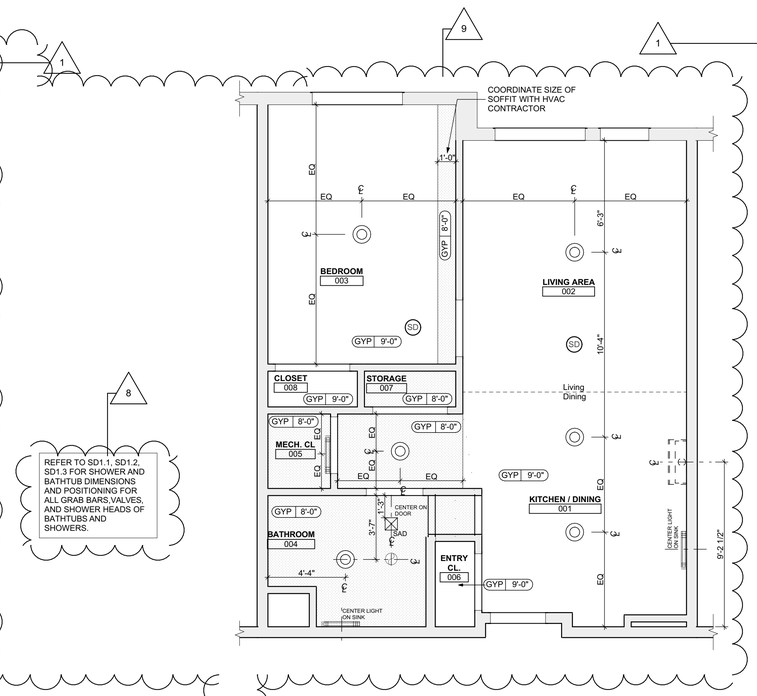
UNIT 1D T: 1 BEDROOM W/ BATHTUB (TYPE B)

scale: As Noted
date: December 10, 2021
no. 97 of. 231

Sheet No.
A405
Project #2040



1 UNIT 1E T: 1 BEDROOM W/ BATHTUB FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1E T: 1 BEDROOM W/ BATHTUB REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

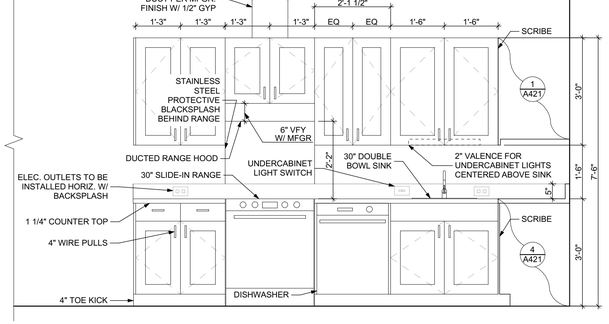
- X | 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

LIGHTING TYPES AND EQUIPMENT

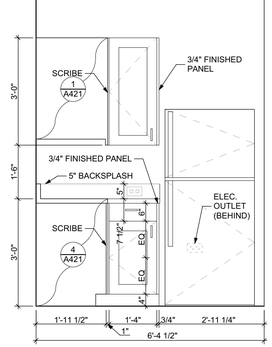
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR: (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 1E T

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	CLOSET	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	

BATHROOM ACCESSORIES SCHEDULE - UNITS

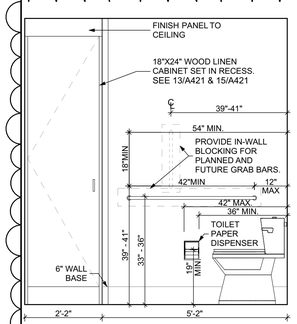
DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

DOOR SCHEDULE: UNIT 1E T

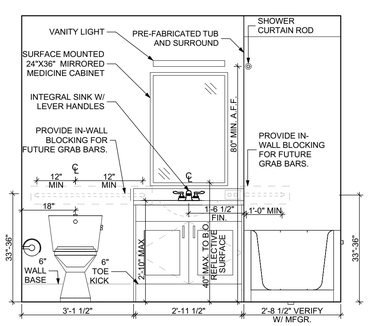
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 AW	MECH. CL	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STORERROM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 A	CLOSET	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

SQUARE FOOT MATRIX - UNIT 1E T

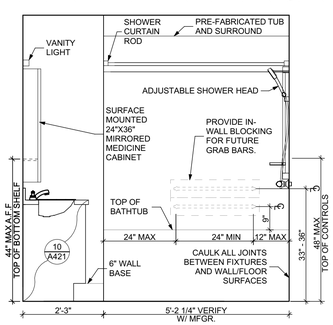
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	697	653
KITCHEN & DINING		152
LIVING		176
BEDROOM		152
BATHROOM		63



5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM WEST
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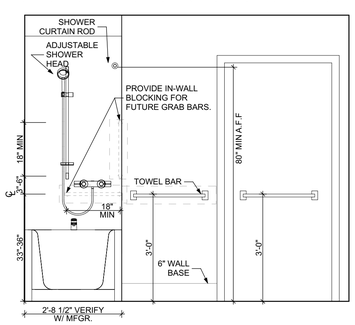

8 ELEVATION: BATHROOM NORTH
SCALE: 1/2" = 1'-0"

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
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P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

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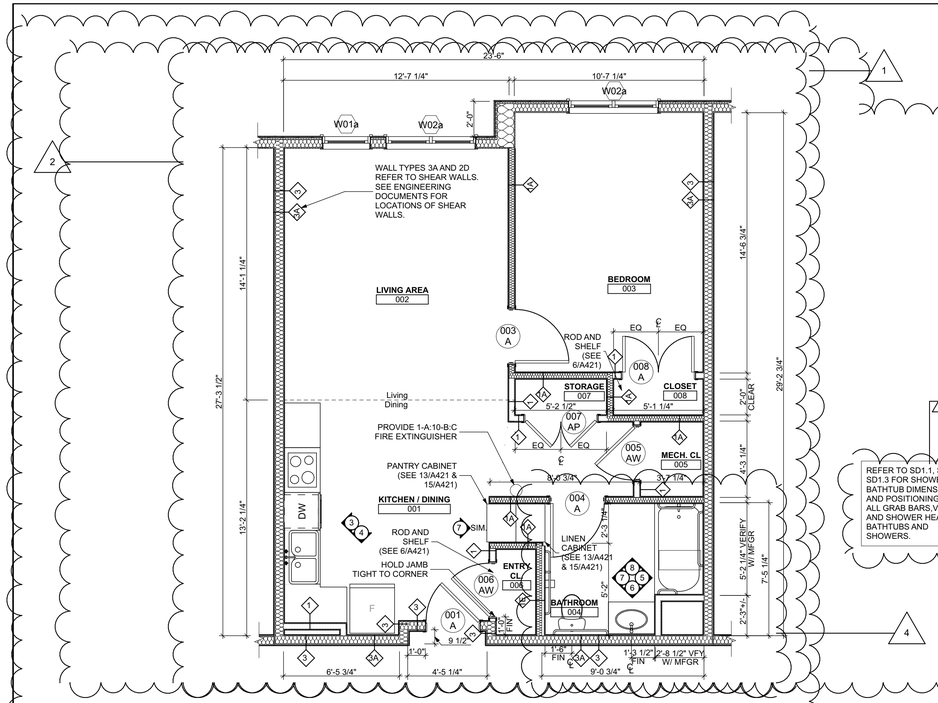
drawing title

UNIT 1E T: 1 BEDROOM W/ BATHTUB (TYPE B)

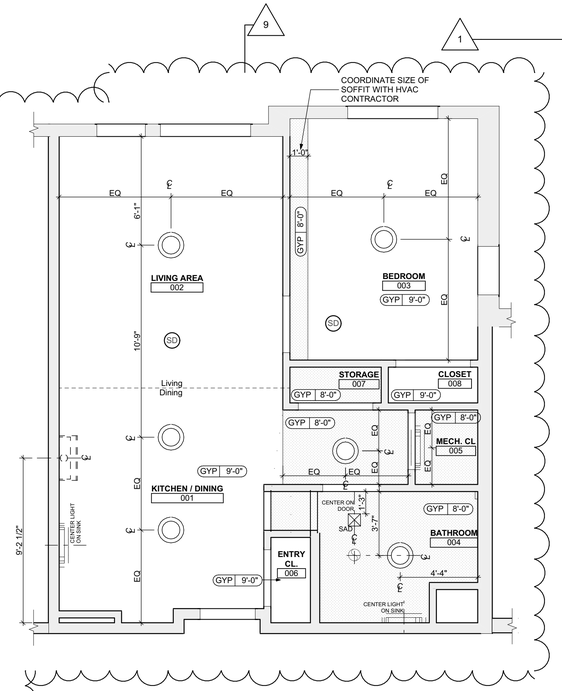
scale: As Noted
date: December 10, 2021
no. 98 of. 231

Sheet No.
A406
Project #2040



1 UNIT 1E T (TYPE A): 1 BEDROOM W/ BATHTUB FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.



2 UNIT 1E T (TYPE A): 1 BEDROOM W/ BATHTUB REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

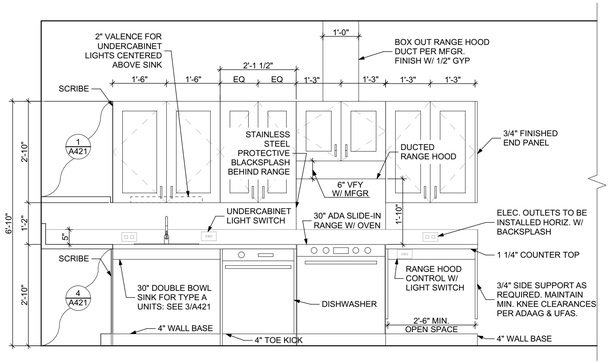
LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

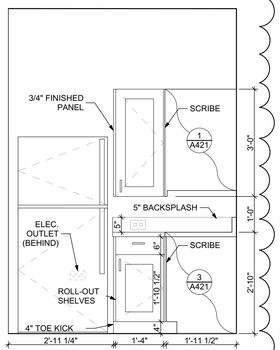
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR: (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 1E T A

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	CORNER GUARDS	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	CG-1	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	CG-1	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
008	CLOSET	P-1	P-1	P-1	P-1	CPT-2	B-1	GYP	P-3		

BATHROOM ACCESSORIES SCHEDULE - UNITS

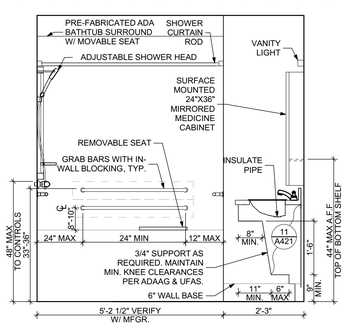
DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

DOOR SCHEDULE: UNIT 1E T (A)

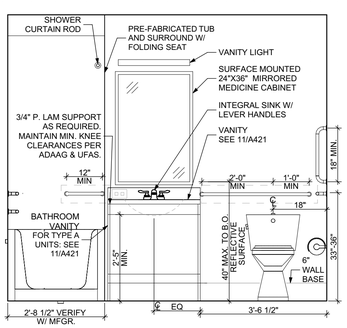
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 AW	MECH. CL	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
008 A	CLOSET	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR

SQUARE FOOT MATRIX - UNIT 1E T A

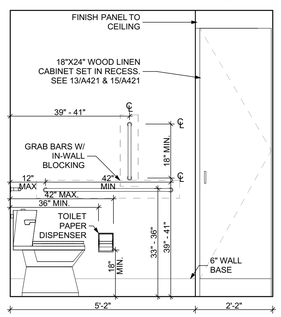
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	697	653
KITCHEN & DINING		152
LIVING		176
BEDROOM		152
BATHROOM		63



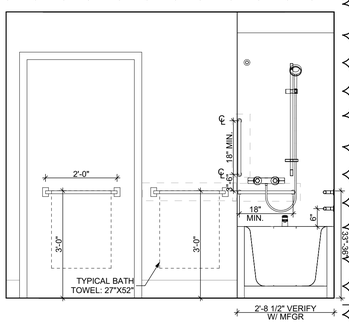
5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"



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

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

seal

general notes

1. 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.
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

1 REVISED 2022/02/09
2 REVISED 2022/03/04
3 REVISED 2022/03/30
4 REVISED 2022/04/14
8 REVISED 2022/04/22. Addenda #2
9 REVISED 2022/05/04

project title

Owner:
HACP
200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

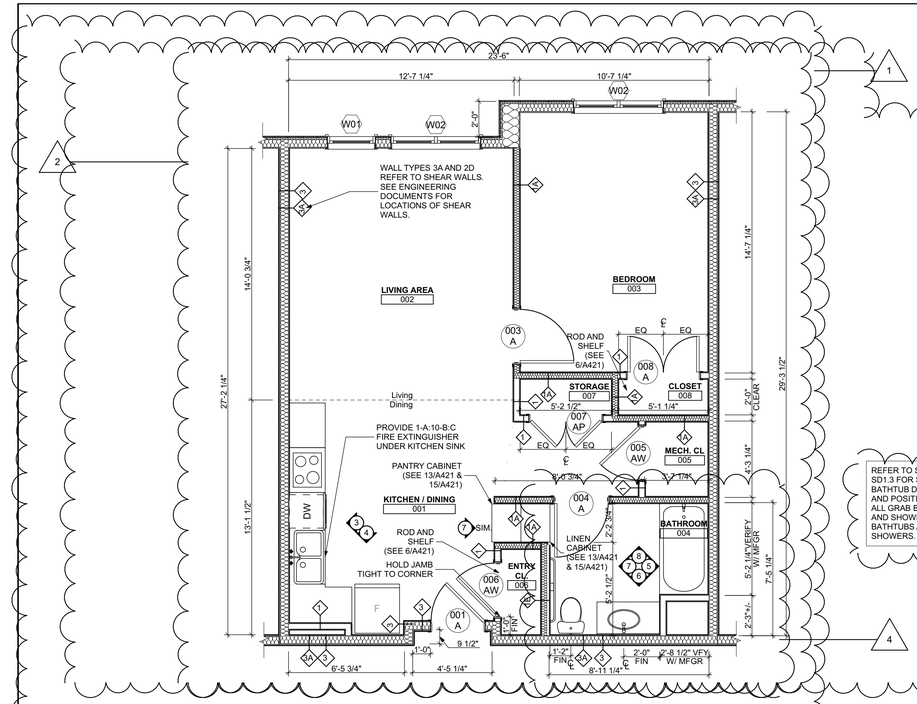
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

UNIT 1E T A: 1 BEDROOM W/ BATHTUB (TYPE A)

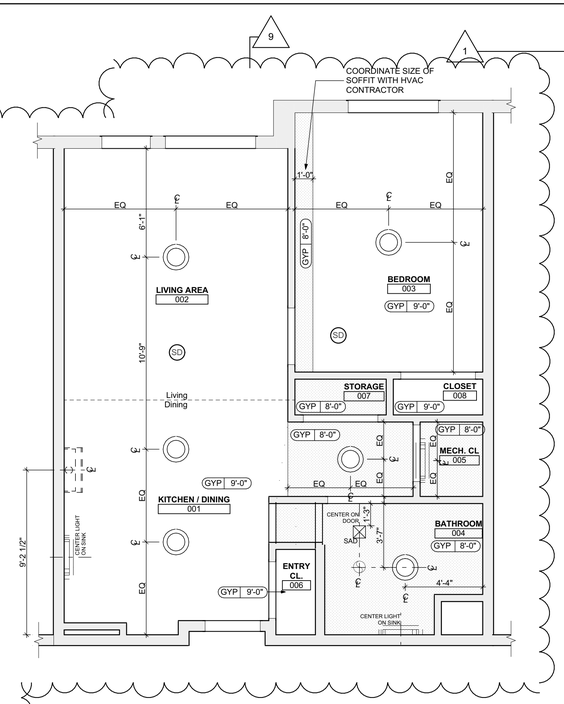
scale: As Noted
date: December 10, 2021
no. 99 of. 231

Sheet No.
A407
Project #2040



1 UNIT 1E T(HV): 1 BEDROOM W/ BATHTUB FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.



2 UNIT 1E T(HV): 1 BEDROOM W/ BATHTUB REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS. UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
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REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR; (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
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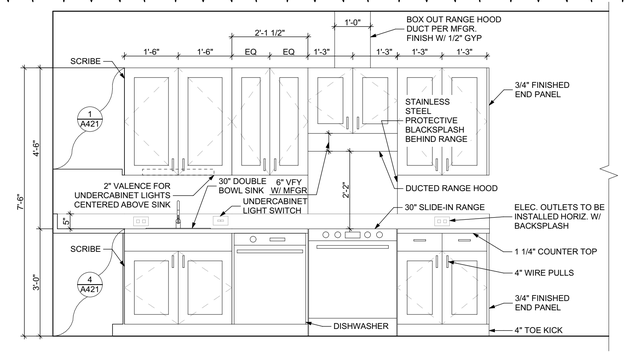
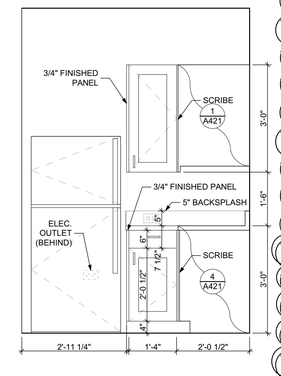


3 ELEVATION: KITCHEN WEST
SCALE: 1/2" = 1'-0"



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

FINISH SCHEDULE - UNIT 1E T HV

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	CORNER GUARDS	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	CG-1	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	CG-1	
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006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
008	CLOSET	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3		

DOOR SCHEDULE: UNIT 1E T (HV)

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 AW	MECH. CL	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 A	CLOSET	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

BATHROOM ACCESSORIES SCHEDULE - UNITS

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
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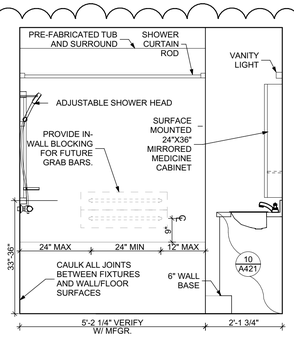
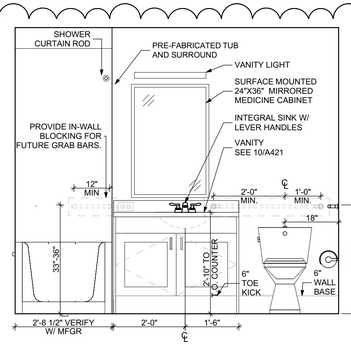
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

SQUARE FOOT MATRIX - UNIT 1E T HV

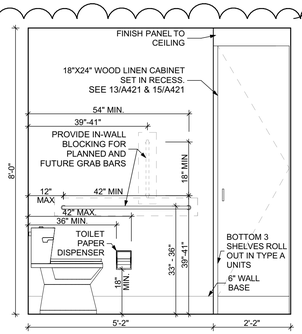
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	697	653
KITCHEN & DINING		152
LIVING		176
BEDROOM		152
BATHROOM		63



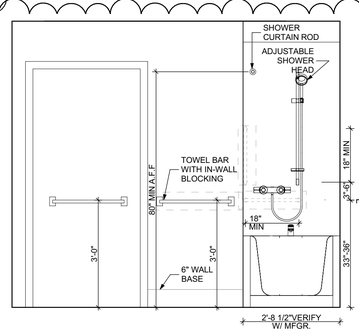
5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"



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

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP.	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
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seal

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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.

revisions

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2. REVISED 2022/03/04
3. REVISED 2022/03/30
4. REVISED 2022/04/14
8. REVISED 2022/04/22. Addenda #2
9. REVISED 2022/05/04

project title

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HACP
200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

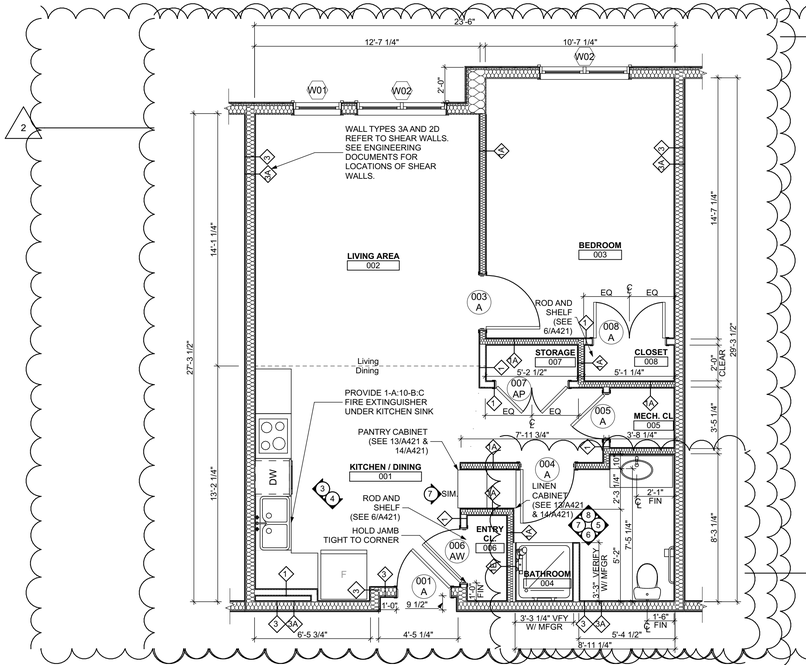
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

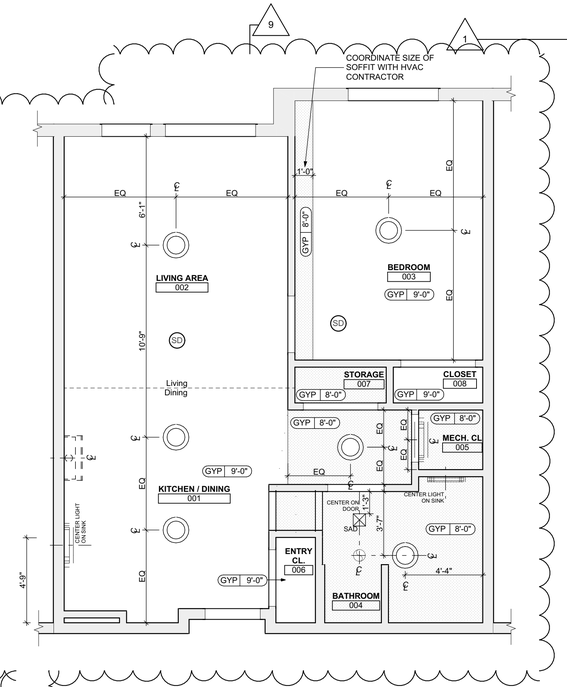
UNIT 1E T HV: 1 BEDROOM W/ BATHTUB (TYPE B) (HEARING/VISION)

scale: As Noted
date: December 10, 2021
no. 100 of. 231

Sheet No.
A408
Project #2040



1 UNIT 1E S: 1 BEDROOM W/ SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1E S: 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

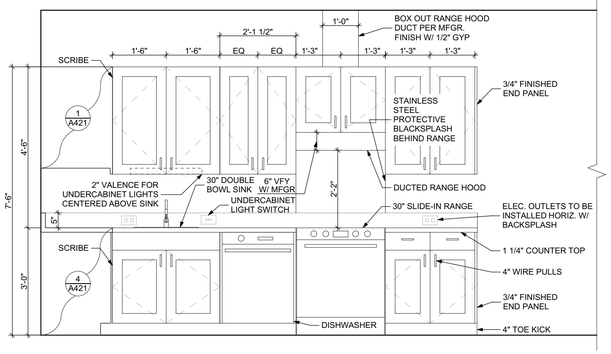
LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

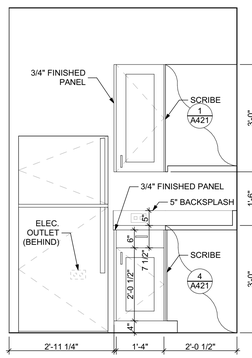
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR: (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 1E S

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	CLOSET	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	

DOOR SCHEDULE: UNIT 1E S

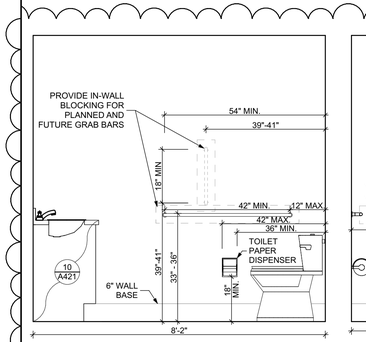
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"×6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 A	MECH. CL	2'-6"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"×6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 A	CLOSET	4'-0"×6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

BATHROOM ACCESSORIES SCHEDULE - UNITS

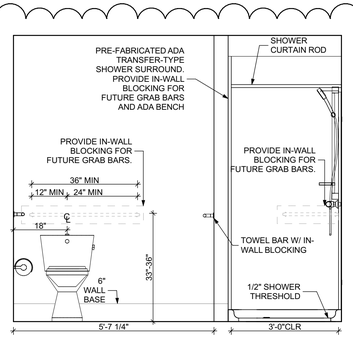
DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

SQUARE FOOT MATRIX - UNIT 1E S

AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	697	653
KITCHEN & DINING		152
LIVING		173
BEDROOM		152
BATHROOM		70



5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM SOUTH
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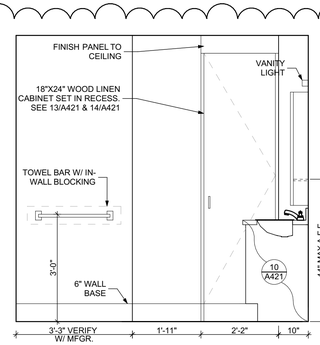

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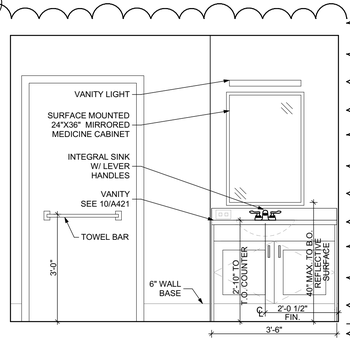

8 ELEVATION: BATHROOM NORTH
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P-2	STANDARD FINISH	TBD
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CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
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PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
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B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

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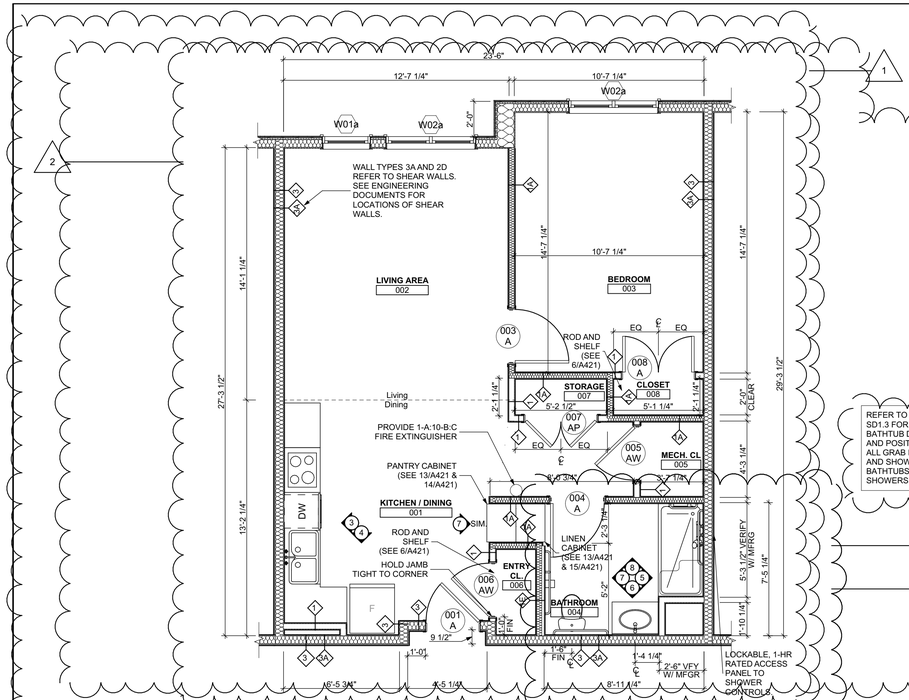
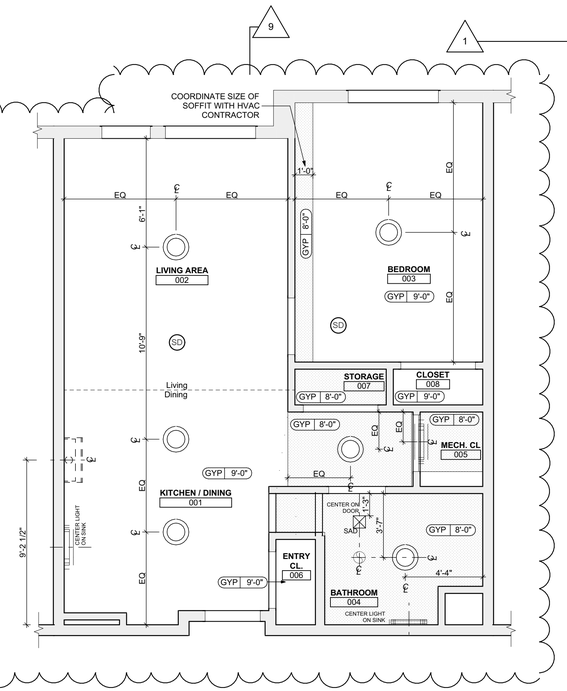
UNIT 1E S: 1 BEDROOM W/ SHOWER (TYPE B)

scale: As Noted
date: December 10, 2021
no. 101 of. 231

Sheet No.
A409
Project #2040



1 UNIT 1E S (TYPE - A) : 1 BEDROOM W/ SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1E S (TYPE - A) : 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS. UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

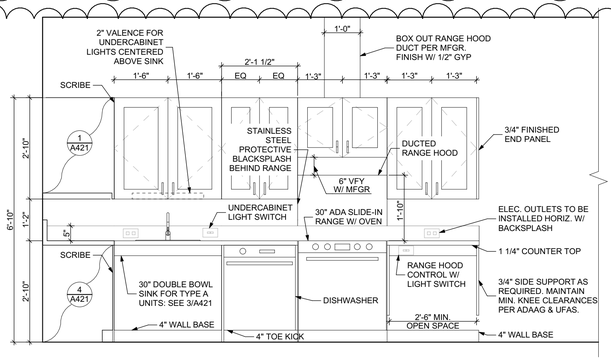
LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

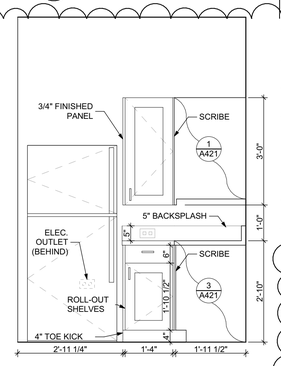
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR; (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 1E S A

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	CORNER GUARDS	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	CG-1	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	CG-1	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
008	CLOSET	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3		

BATHROOM ACCESSORIES SCHEDULE - UNITS

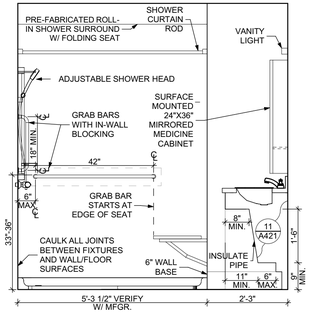
DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

DOOR SCHEDULE: UNIT 1E S A

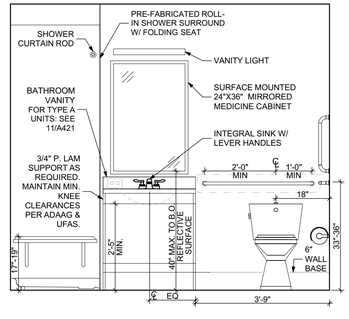
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"×6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP, KICKPLATE, THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/8"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
004 A	BATHROOM	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 AW	MECH. CL	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
007 AP	STORAGE	4'-0"×6'-8"	10	NONE	SCW	P-1	1 3/8"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
008 A	CLOSET	4'-0"×6'-8"	10	NONE	SCW	P-1	1 3/8"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR

SQUARE FOOT MATRIX - UNIT 1E S A

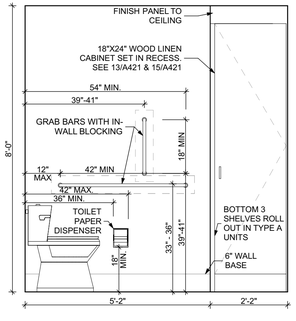
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	697	653
KITCHEN & DINING		152
LIVING		176
BEDROOM		152
BATHROOM		70



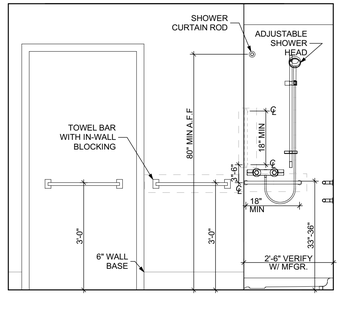
5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"



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

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

seal

general notes

1. 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.
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

1 REVISED 2022/02/09
2 REVISED 2022/03/04
3 REVISED 2022/03/30
4 REVISED 2022/04/14
8 REVISED 2022/04/22. Addenda #2
9 REVISED 2022/05/04

project title

Owner:
HACP
200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

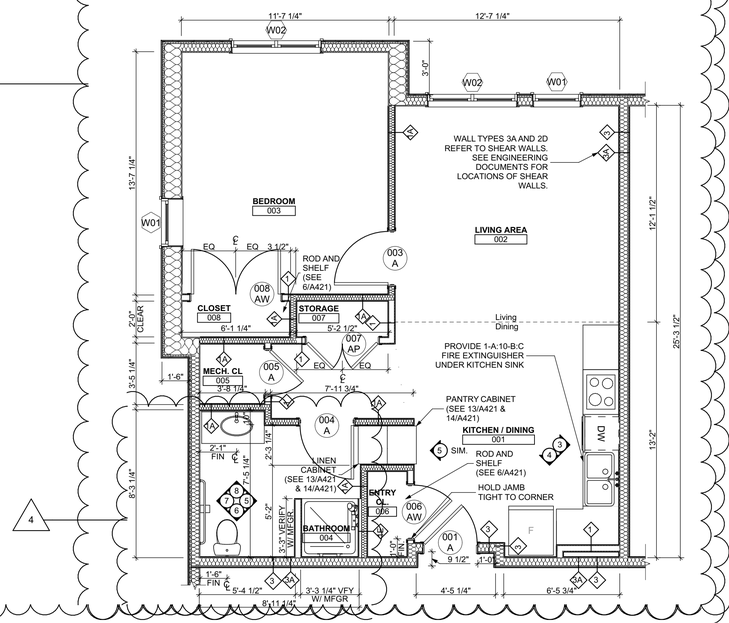
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

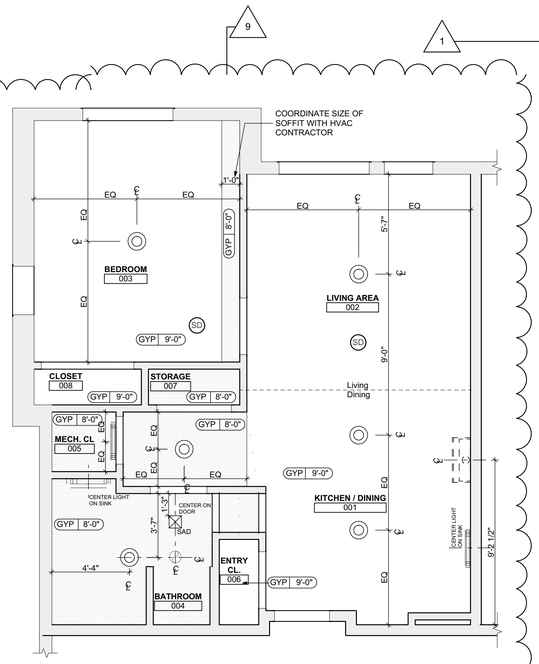
UNIT 1E S A: 1 BEDROOM W/ SHOWER (TYPE A)

scale: As Noted
date: December 10, 2021
no. 102 of. 231

Sheet No.
A410
Project #2040



1 UNIT 1F S: 1 BEDROOM W/ SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1F S: 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AE SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X | 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR: (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
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3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.

FINISH SCHEDULE - UNIT 1F S

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	CLOSET	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	

BATHROOM ACCESSORIES SCHEDULE - UNITS

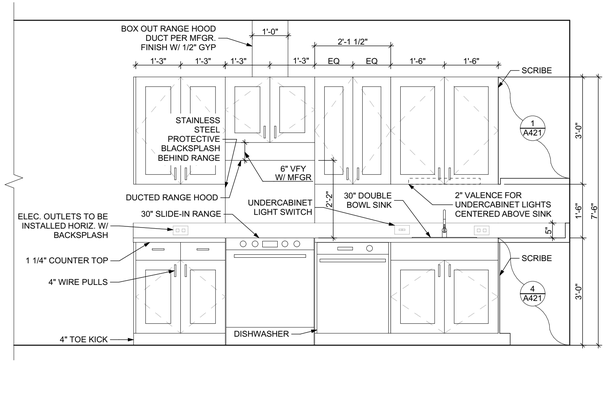
DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

DOOR SCHEDULE: UNIT 1F S

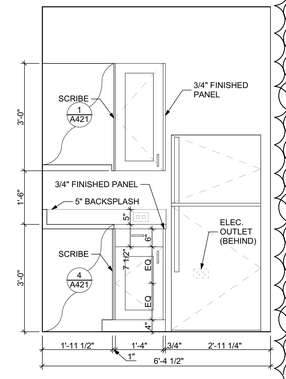
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 A	MECH. CL	2'-6"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 AW	CLOSET	5'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

SQUARE FOOT MATRIX - UNIT 1F S

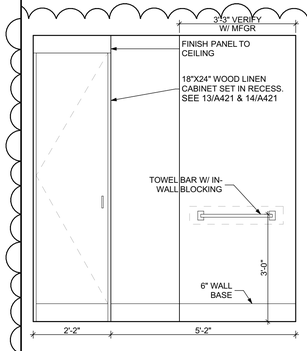
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	698	632
KITCHEN & DINING		152
LIVING		151
BEDROOM		155
BATHROOM		70



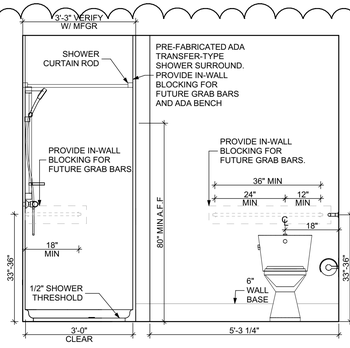
3 ELEVATION: KITCHEN EAST
SCALE: 1/2" = 1'-0"



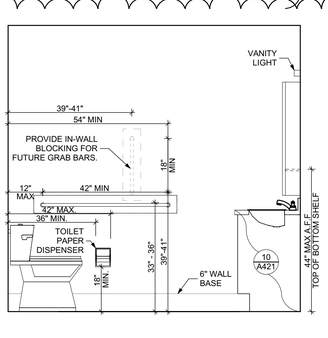
4 ELEVATION: KITCHEN SOUTH
SCALE: 1/2" = 1'-0"



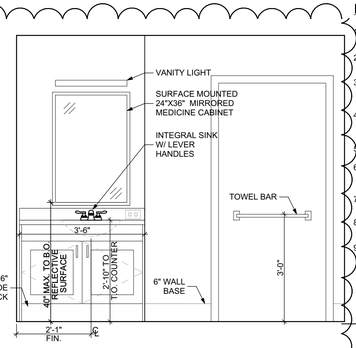
5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"



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

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
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4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
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P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

seal

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.

revisions

1 REVISED 2022/02/09
2 REVISED 2022/03/04
3 REVISED 2022/03/30
4 REVISED 2022/04/14
8 REVISED 2022/04/22. Addenda #2
9 REVISED 2022/05/04

project title

Owner:
HACP
200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

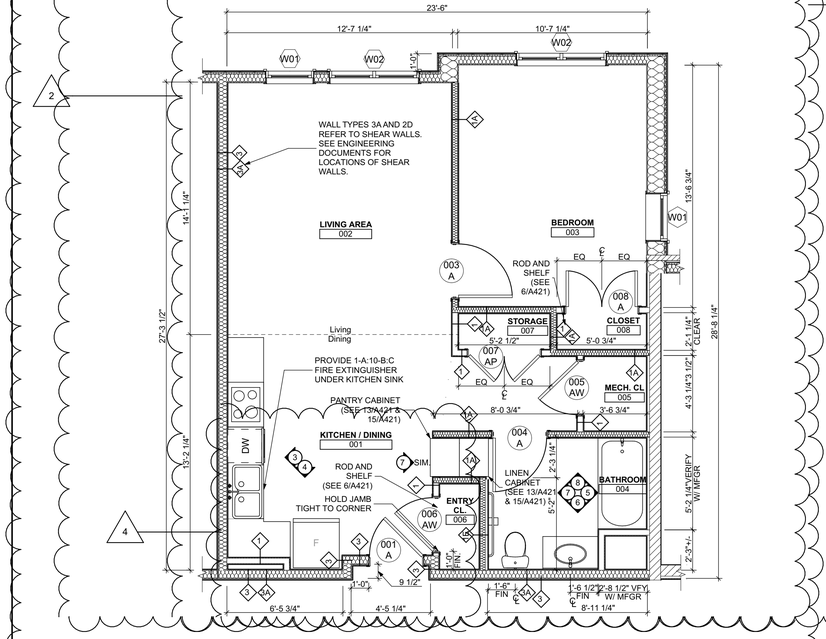
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

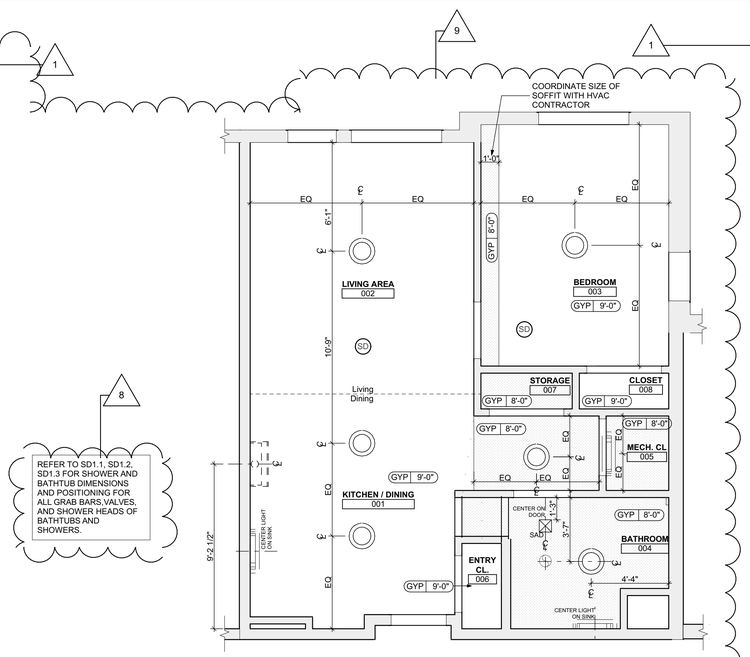
UNIT 1F S: 1 BEDROOM W/ SHOWER (TYPE B)

scale: As Noted
date: December 10, 2021
no. 103 of. 231

Sheet No.
A411
Project #2040



1 UNIT 1G T: 1 BEDROOM W/ BATHTUB FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1G T: 1 BEDROOM W/ BATHTUB REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS. UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

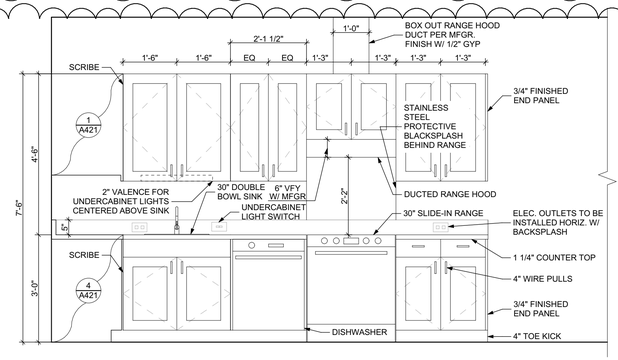
LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

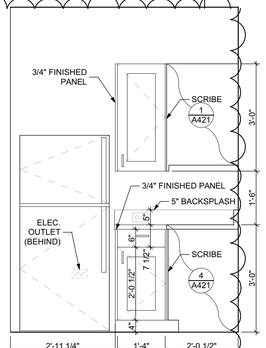
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR: (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 1G T

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	CLOSET	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	

DOOR SCHEDULE: UNIT 1G T

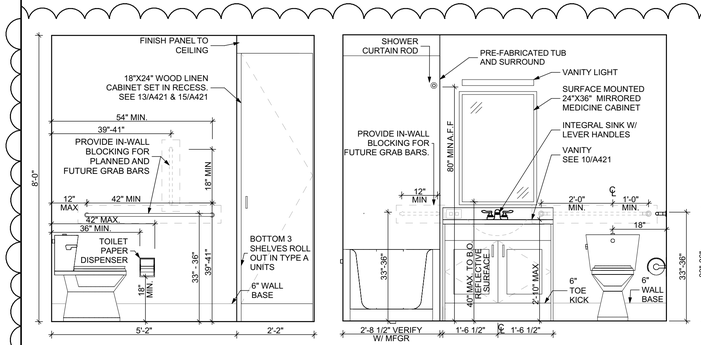
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 AW	MECH. CL	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 A	CLOSET	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

BATHROOM ACCESSORIES SCHEDULE - UNITS

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1-1/2" DIAMETER 1 ½" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 40" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

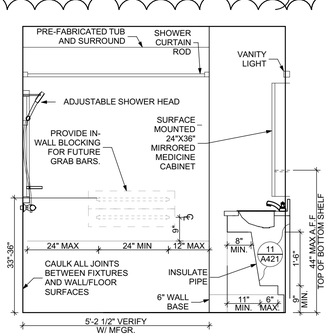
SQUARE FOOT MATRIX - UNIT 1G T

AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	673	627
KITCHEN & DINING		152
LIVING		151
BEDROOM		152
BATHROOM		63



5 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"

6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM EAST
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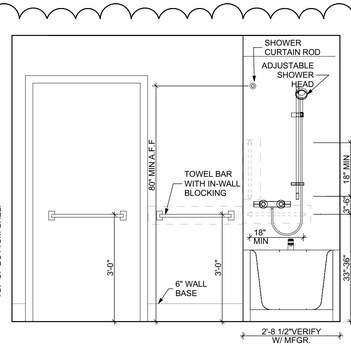

8 ELEVATION: BATHROOM NORTH
SCALE: 1/2" = 1'-0"

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

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drawing title

UNIT 1G T: 1 BEDROOM W/ BATHTUB (TYPE B)

scale: As Noted
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no. 104 of. 231

Sheet No.
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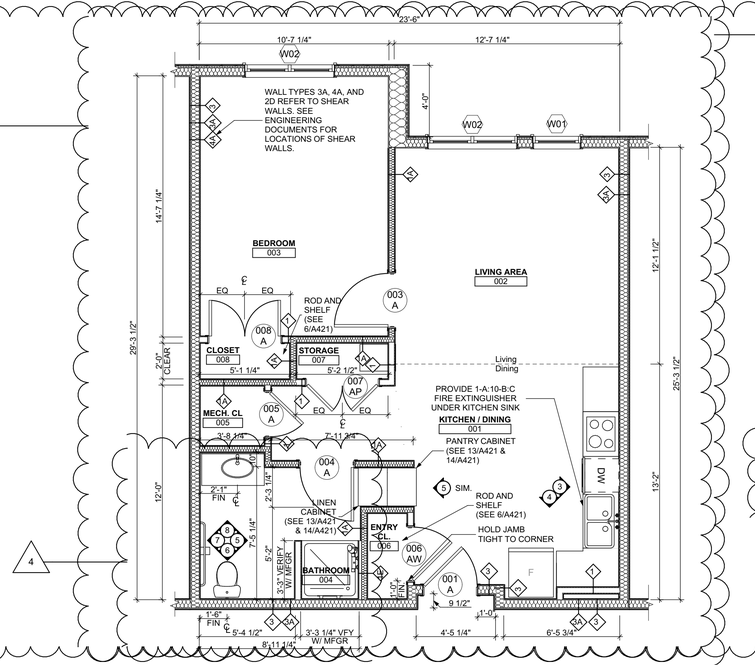
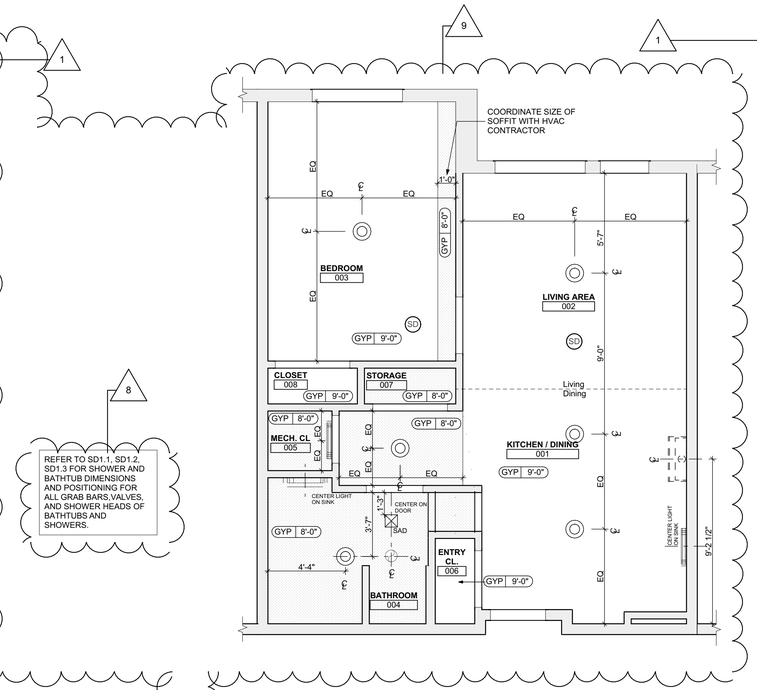


1 UNIT 1G S: 1 BEDROOM W/ SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1G S: 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
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6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

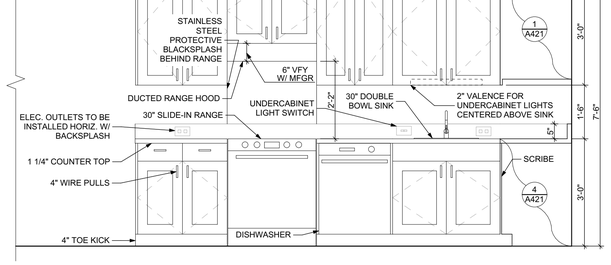
LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

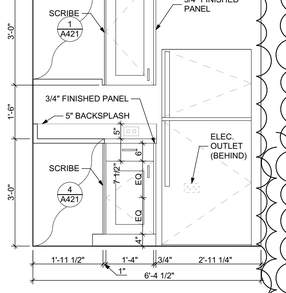
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR: (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 1G S

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	CLOSET	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	

DOOR SCHEDULE: UNIT 1G S

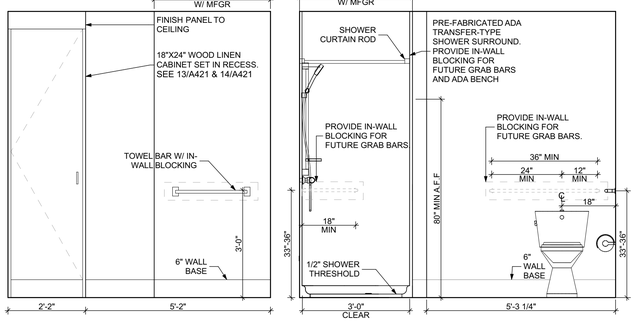
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 A	MECH. CL	2'-6"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 A	CLOSET	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	

BATHROOM ACCESSORIES SCHEDULE - UNITS

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) AT MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

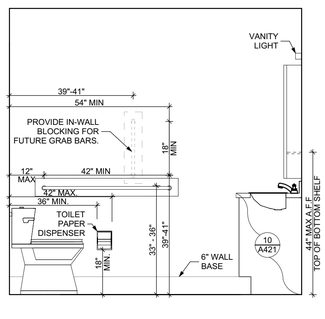
SQUARE FOOT MATRIX - UNIT 1G S

AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	673	627
KITCHEN & DINING		152
LIVING		151
BEDROOM		152
BATHROOM		70

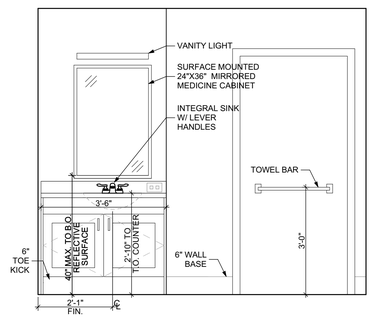


5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"

6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"



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

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
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seal

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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

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2 REVISED 2022/03/04
3 REVISED 2022/03/30
4 REVISED 2022/04/14
8 REVISED 2022/04/22. Addenda #2
9 REVISED 2022/05/04

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200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

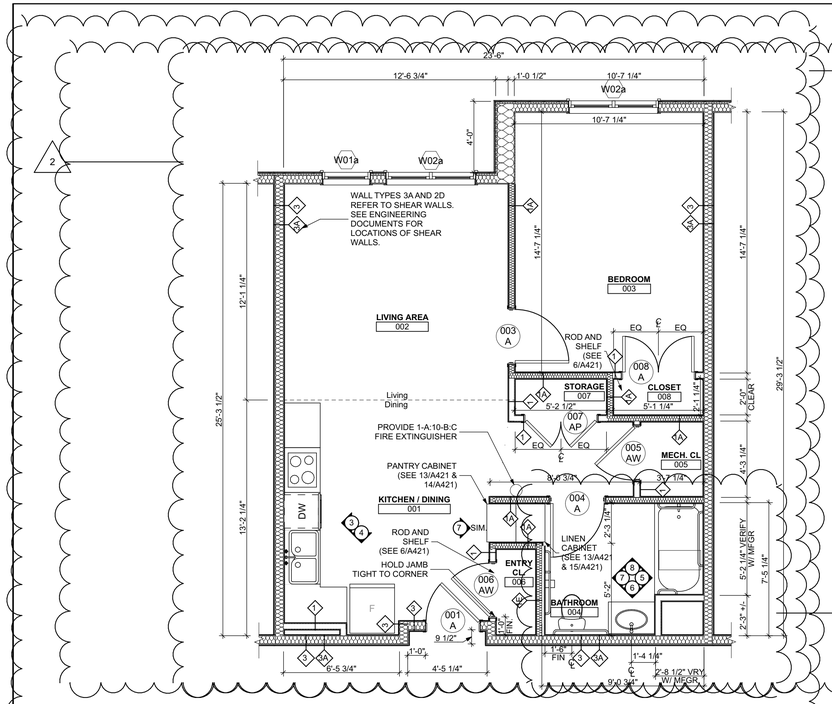
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

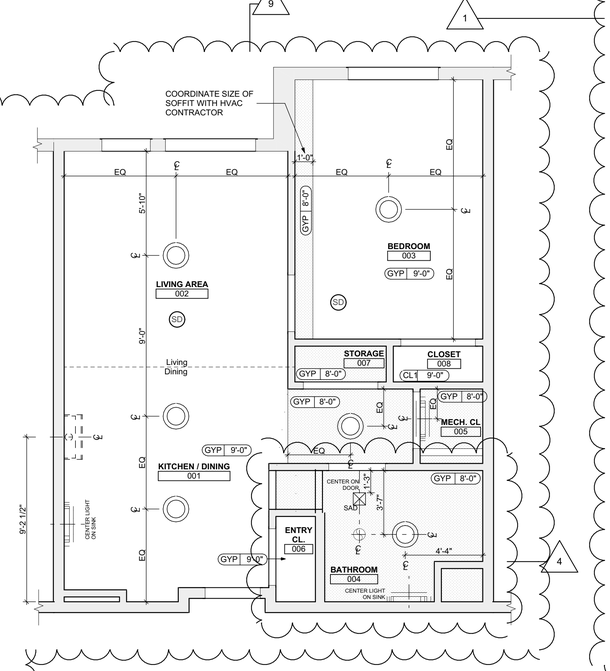
UNIT 1G S: 1 BEDROOM W/ SHOWER (TYPE B)

scale: As Noted
date: December 10, 2021
no. 105 of. 231

Sheet No.
A413
Project #2040



1 UNIT 1G T (TYPE - A) : 1 BEDROOM W/ SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1G T (TYPE - A) : 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

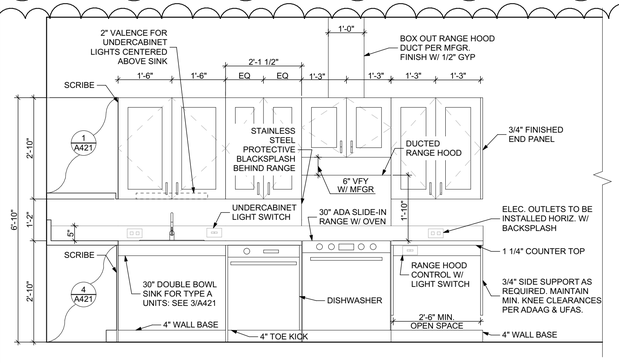
- X | 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

LIGHTING TYPES AND EQUIPMENT

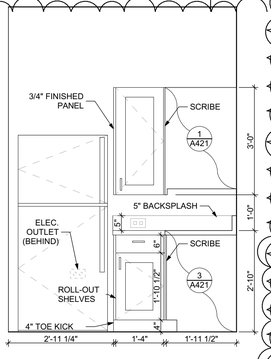
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR: (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 1G T A

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	CORNER GUARDS	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
003	BEDROOM	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	CG-1	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	CG-1	
005	MECH. CL	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
008	CLOSET	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3		

DOOR SCHEDULE: UNIT 1G T A

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
001 A	KITCHEN / DINING	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
003 A	BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 AW	MECH. CL	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 AW	ENTRY CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
007 AP	STORAGE	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
008 A	CLOSET	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR

BATHROOM ACCESSORIES SCHEDULE - UNITS

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
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SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

SQUARE FOOT MATRIX - UNIT 1G T A

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TOTAL UNIT	673	627
KITCHEN & DINING		152
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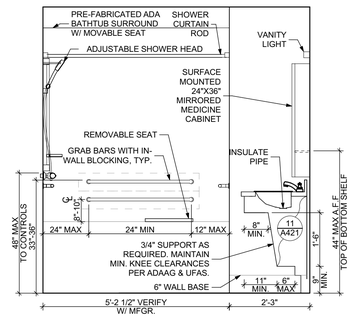
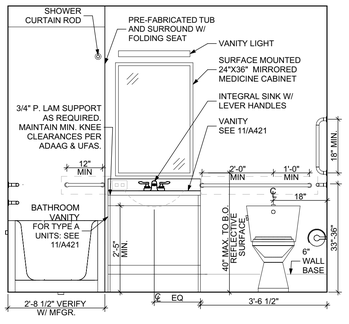
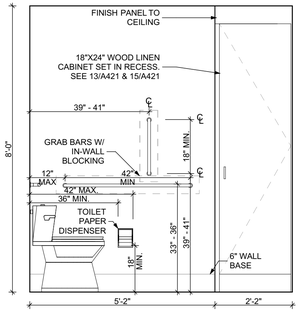


5 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM WEST
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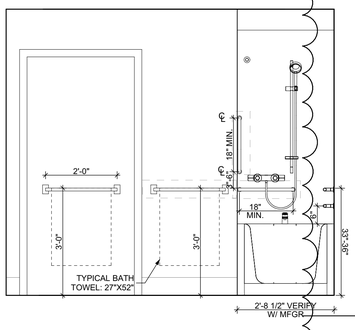

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P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
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SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

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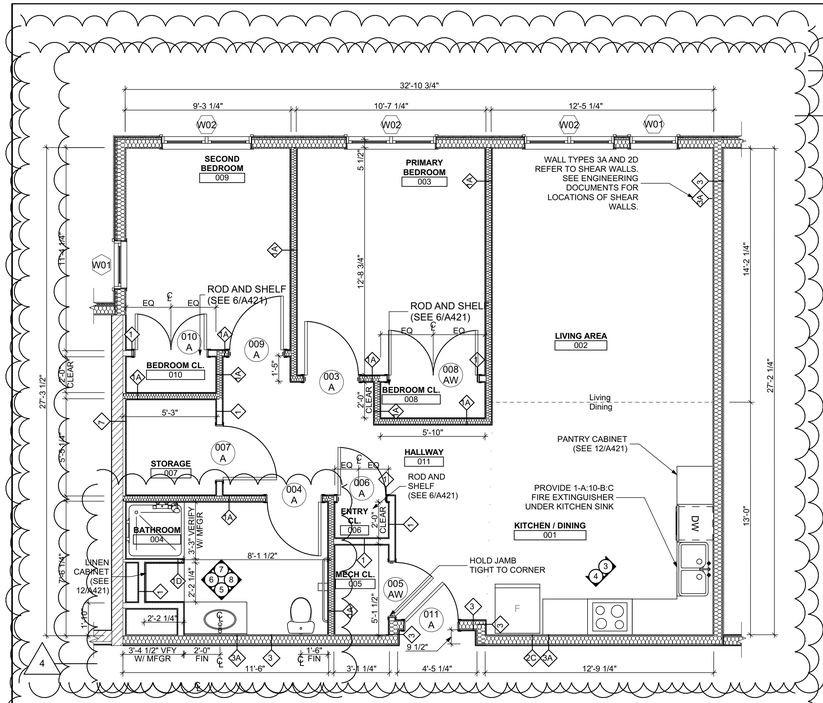
UNIT 1G T A: 1 BEDROOM W/ BATHTUB (TYPE A)

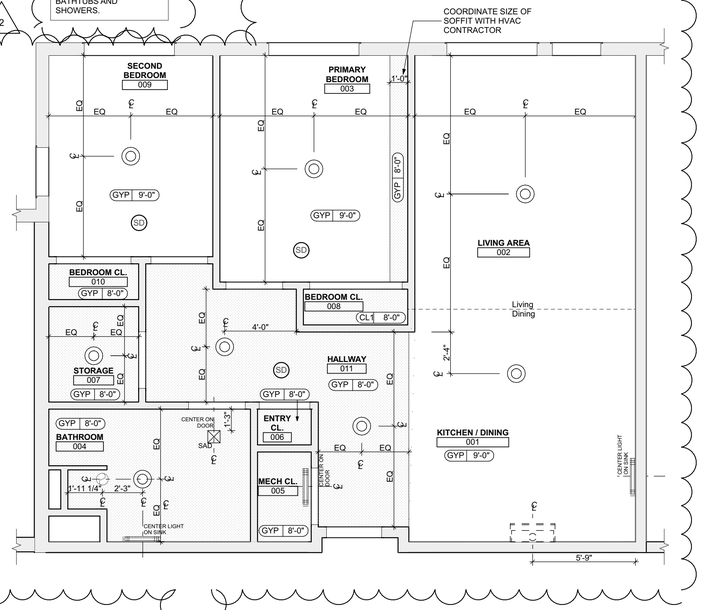
scale: As Noted
date: December 10, 2021
no. 106 of. 231

Sheet No.
A414
Project #2040



1 UNIT 2A S: 1 BEDROOM W/ SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.



2 UNIT 2A S: 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

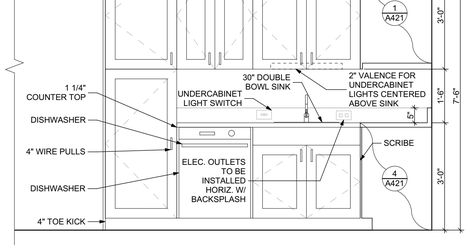
LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

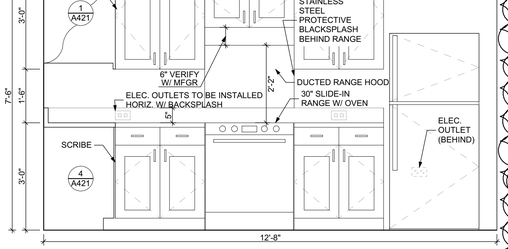
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR; (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 2A S

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	PRIMARY BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
009	SECOND BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
010	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
011	HALLWAY	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	

DOOR SCHEDULE: UNIT 2A S

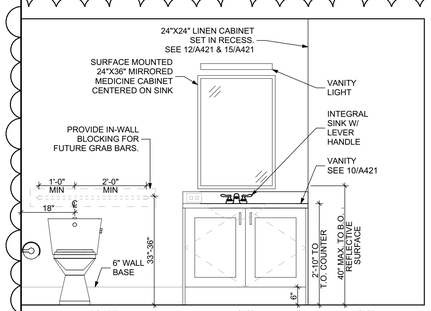
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
003 A	PRIMARY BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 AW	MECH CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STORE ROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 A	ENTRY CL.	2'-8"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 A	STORAGE	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 AW	BEDROOM CL.	5'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
009 A	SECOND BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
010 A	BEDROOM CL.	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
011 A	HALLWAY	3'-0"x6'-8"	7	C-S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING

BATHROOM ACCESSORIES SCHEDULE - UNITS

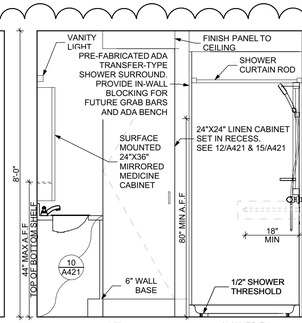
DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

SQUARE FOOT MATRIX - UNIT 2A S

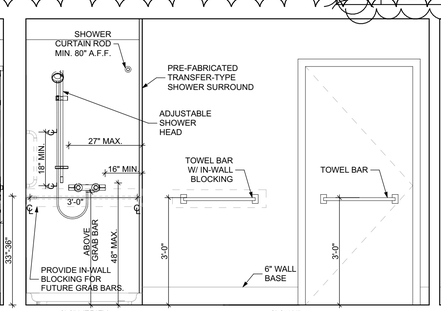
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	943	887
KITCHEN & DINING		163
LIVING		175
PRIMARY BEDROOM		133
SECOND BEDROOM		103
BATHROOM		74



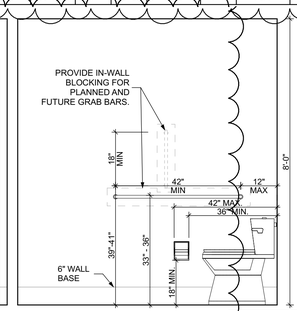
5 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"



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



8 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

seal

general notes

1. 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.
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

1 REVISED 2022/02/09
2 REVISED 2022/03/04
3 REVISED 2022/03/30
4 REVISED 2022/04/14
8 REVISED 2022/04/22. Addenda #2
9 REVISED 2022/05/04

project title

Owner:
HACP
200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

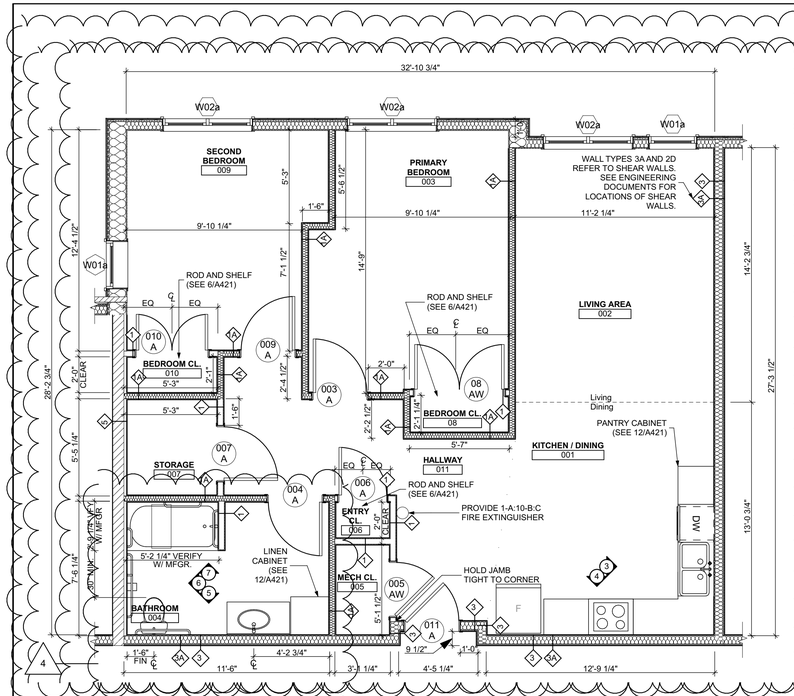
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

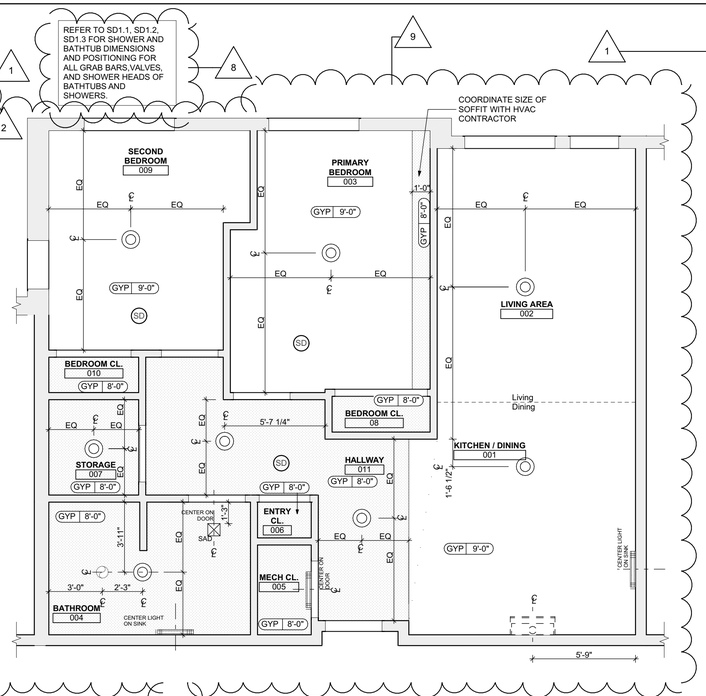
UNIT 2A S: 2 BEDROOM W/ SHOWER (TYPE B)

scale: As Noted
date: December 10, 2021
no. 107 of. 231

Sheet No.
A415
Project #2040



1 UNIT 2B T(TYPE - A): 1 BEDROOM W/ BATHTUB FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 2B T(TYPE - A): 1 BEDROOM W/ BATHTUB REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

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8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
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REFLECTED CEILING PLAN LEGEND

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- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

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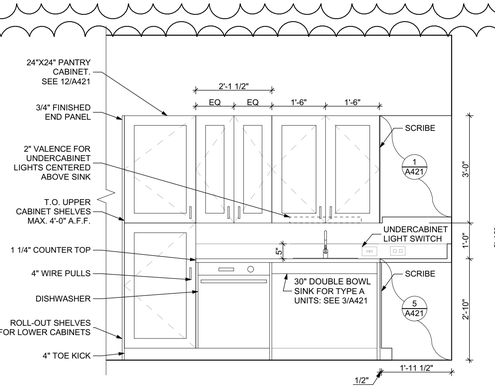
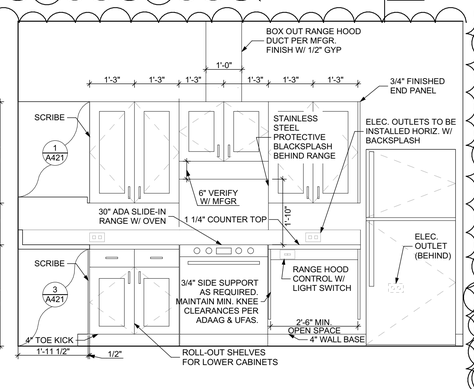
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 2B T A

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	CORNER GUARDS	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
003	PRIMARY BEDROOM	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	CG-1	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	CG-1	
005	MECH CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
08	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3		
009	SECOND BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	CG-1	
010	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3		
011	HALLWAY	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	

DOOR SCHEDULE: UNIT 2B T A

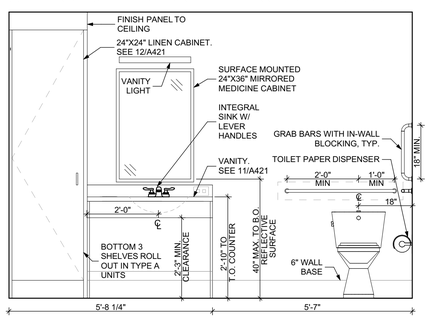
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
003 A	PRIMARY BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
004 A	BATHROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 AW	MECH CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 A	ENTRY CL.	2'-8"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
007 A	STORAGE	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
009 A	SECOND BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
010 A	BEDROOM CL.	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
011 A	HALLWAY	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING
08 AW	BEDROOM CL.	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR

BATHROOM ACCESSORIES SCHEDULE - UNITS

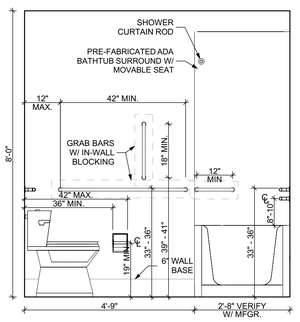
DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWER 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

SQUARE FOOT MATRIX - UNIT 2B T A

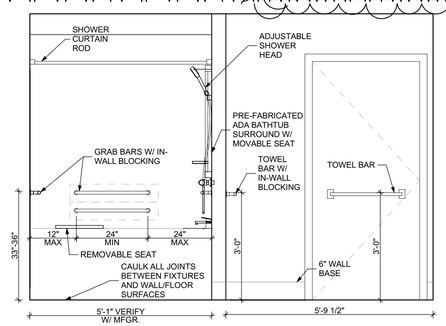
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	970	909
KITCHEN & DINING		153
LIVING		157
PRIMARY BEDROOM		154
SECOND BEDROOM		127
BATHROOM		88



5 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"



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

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
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3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE, GLUE DOWN	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
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Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

seal

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revisions

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3 REVISED 2022/03/30
4 REVISED 2022/04/14
8 REVISED 2022/04/22. Addenda #2
9 REVISED 2022/05/04

project title

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200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

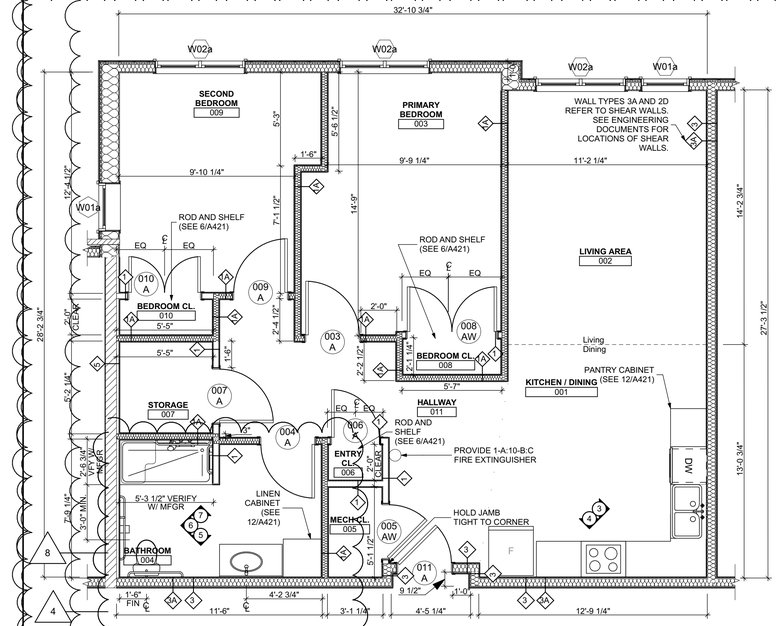
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

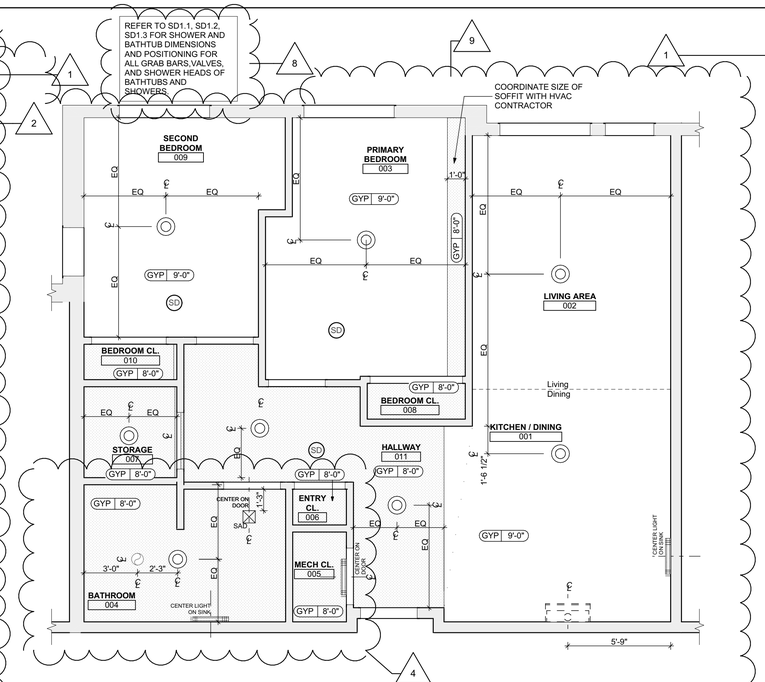
UNIT 2B T A: 2 BEDROOM W/ BATHTUB (TYPE A)

scale: As Noted
date: December 10, 2021
no. 108 of. 231

Sheet No.
A416
Project #2040



1 UNIT 2B T(TYPE - A): 1 BEDROOM W/ SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 2B T(TYPE - A): 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

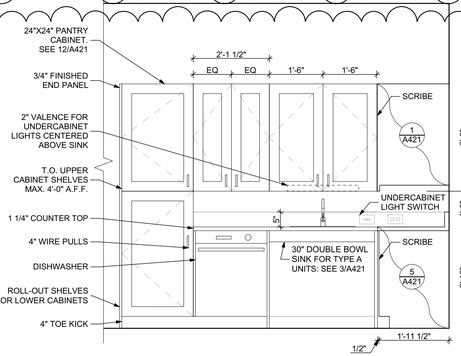
LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

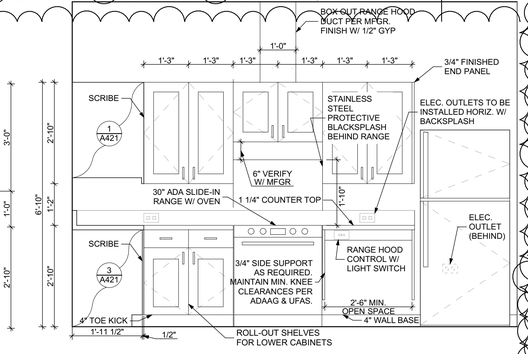
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR; (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 2B S A

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	CORNER GUARDS	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	
003	PRIMARY BEDROOM	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	CG-1	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	CG-1	
005	MECH CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
008	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3		
009	SECOND BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	CG-1	
010	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3		
011	HALLWAY	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	CG-1	

DOOR SCHEDULE: UNIT 2B S A

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
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006 A	ENTRY CL.	2'-8"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
007 A	STORAGE	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
008 AW	BEDROOM CL.	5'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
009 A	SECOND BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
010 A	BEDROOM CL.	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
011 A	HALLWAY	3'-0"x6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING

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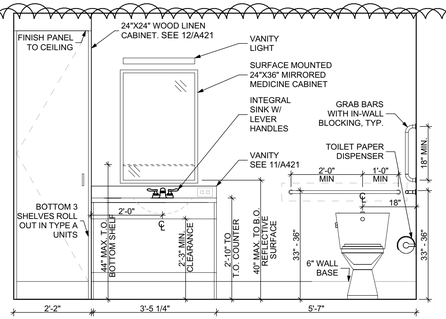

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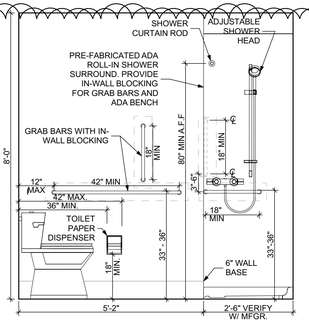

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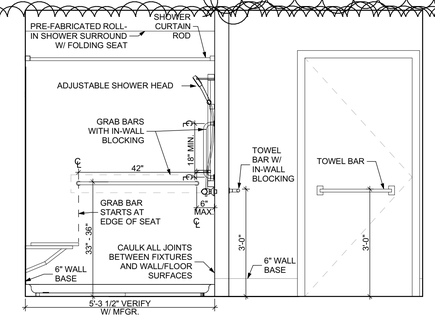

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PATIO TILE		
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VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

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UNIT 2B S A: 2 BEDROOM W/ SHOWER (TYPE A)

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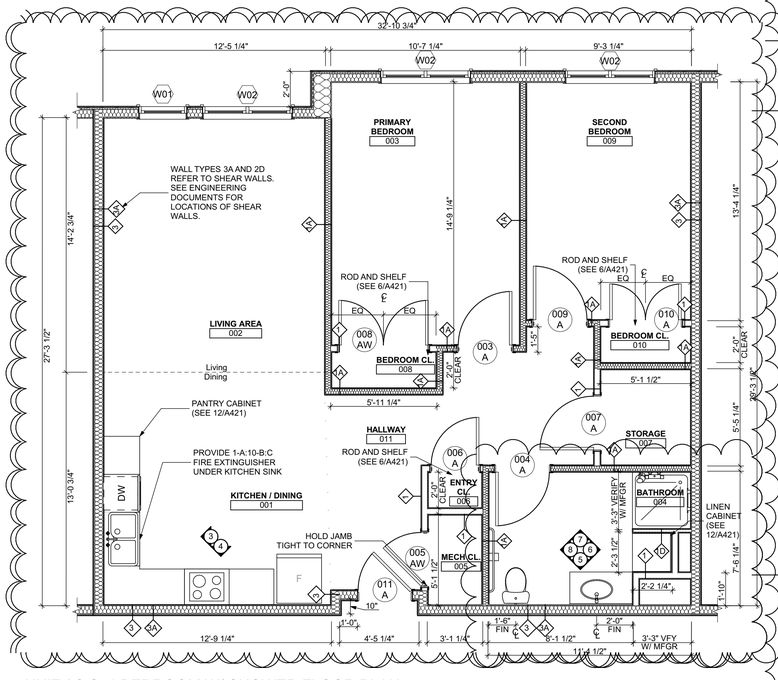
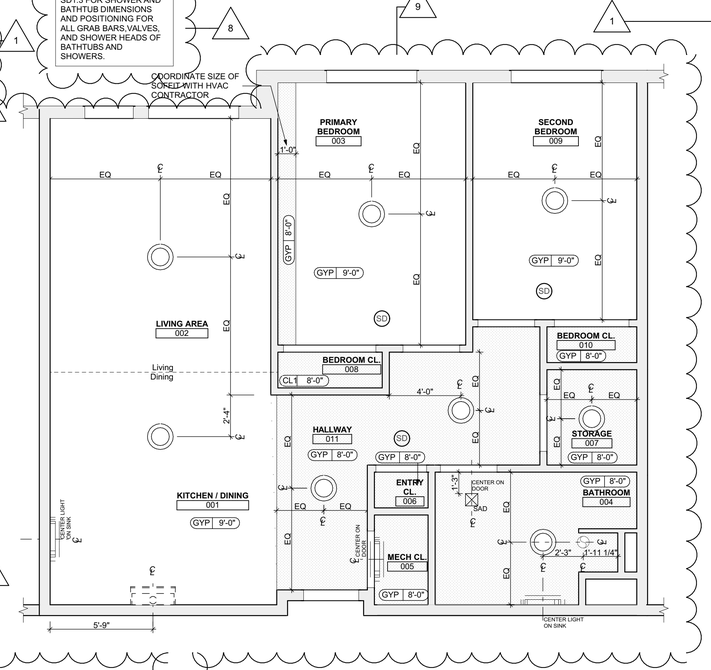
A417
Project #2040



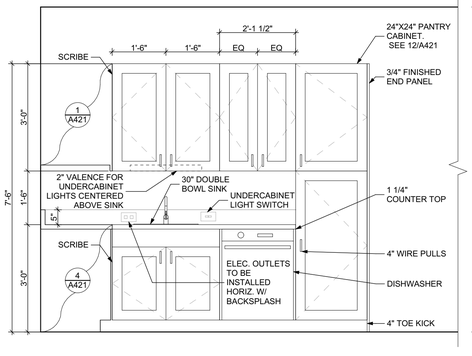
1 UNIT 2C S: 1 BEDROOM W/ SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

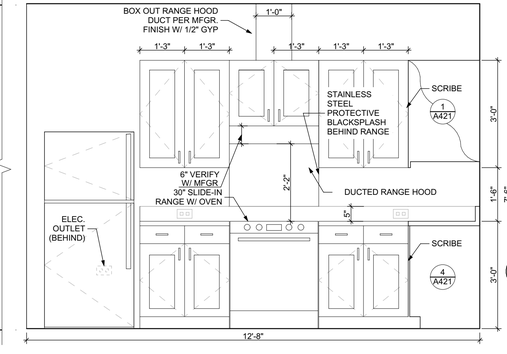
COORDINATE SIZE OF SOFFIT WITH HVAC CONTRACTOR



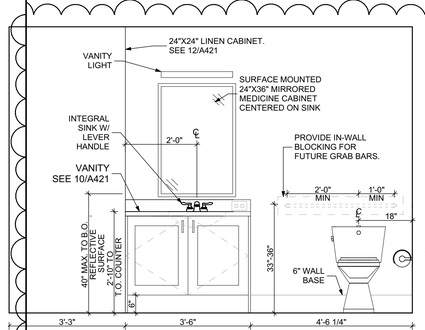
2 UNIT 2C S: 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



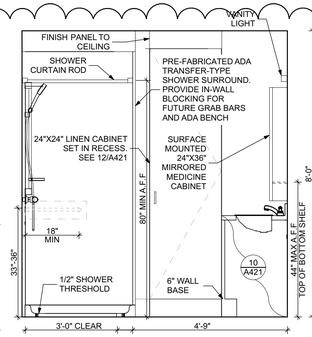
3 ELEVATION: KITCHEN WEST
SCALE: 1/2" = 1'-0"



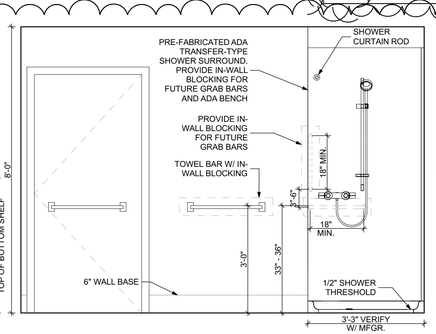
4 ELEVATION: KITCHEN SOUTH
SCALE: 1/2" = 1'-0"



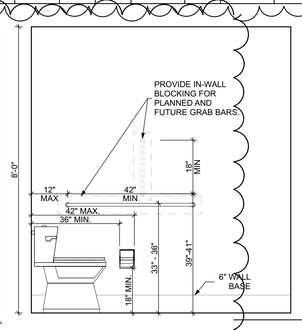
5 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"



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



8 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE - UNIT 2C S

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	PRIMARY BEDROOM	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	
009	SECOND BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3	
010	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	
011	HALLWAY	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	

DOOR SCHEDULE: UNIT 2C S

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
003 A	PRIMARY BEDROOM	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
004 A	BATHROOM	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 AW	MECH CL.	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 A	ENTRY CL.	2'-8"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
007 A	STORAGE	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
008 AW	BEDROOM CL.	5'-0"×6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
009 A	SECOND BEDROOM	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
010 A	BEDROOM CL.	4'-0"×6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP; KICKPLATE	KICKPLATE ON EXTERIOR
011 A	HALLWAY	3'-0"×6'-8"	7	C: S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP; KICKPLATE; THRESHOLD	PROVIDE WEATHER STRIPPING

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE SETS.
3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS. UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR; (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.

BATHROOM ACCESSORIES SCHEDULE - UNITS

DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1-1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 60" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

SQUARE FOOT MATRIX - UNIT 2C S

AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	980	927
KITCHEN & DINING		162
LIVING		175
PRIMARY BEDROOM		154
SECOND BEDROOM		121
BATHROOM		75

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUM
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

seal

general notes

1. 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.
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

1 REVISED 2022/02/09
2 REVISED 2022/03/04
3 REVISED 2022/03/30
4 REVISED 2022/04/14
8 REVISED 2022/04/22. Addenda #2
9 REVISED 2022/05/04

project title

Owner:
HACP
200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

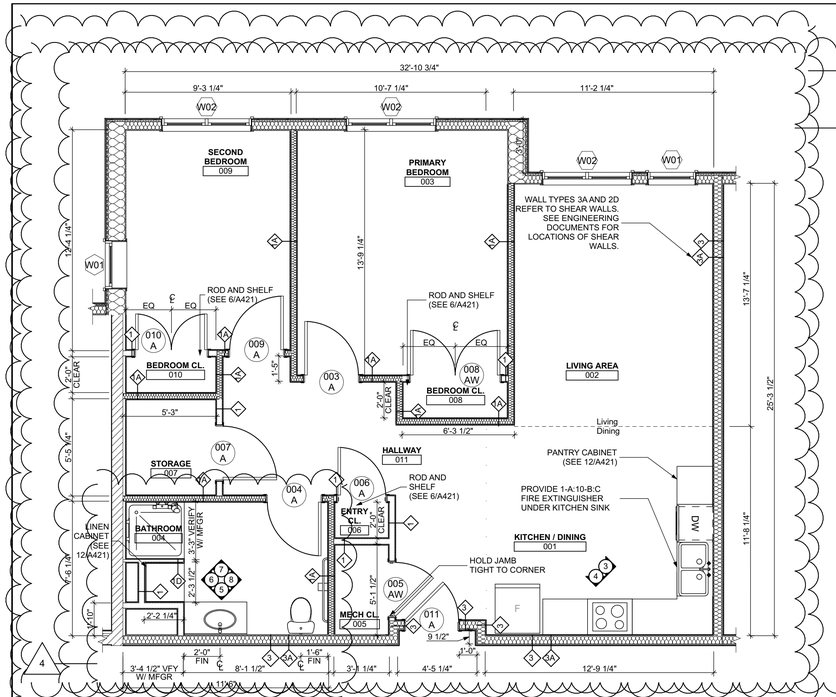
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

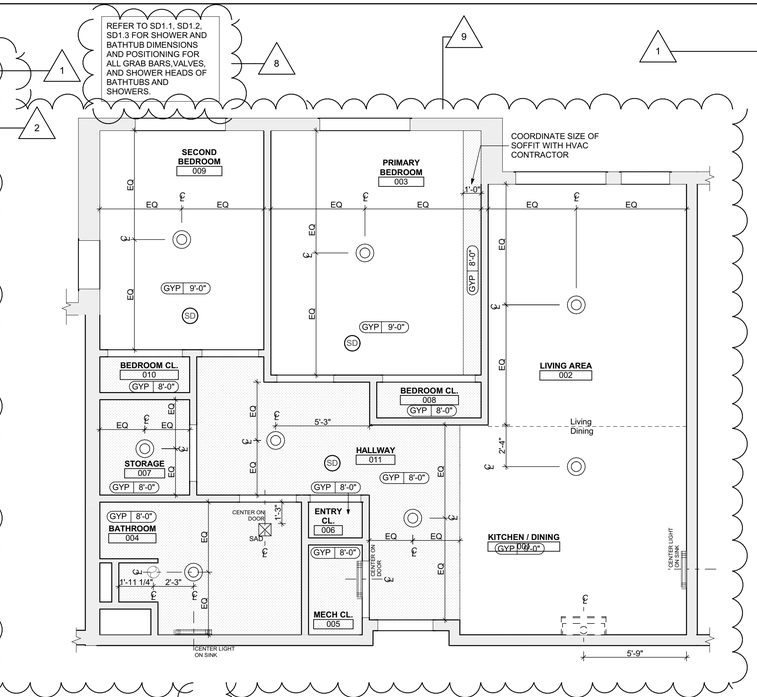
UNIT 2C S: 2 BEDROOM W/ SHOWER (TYPE B)

scale: As Noted
date: December 10, 2021
no. 110 of. 231

Sheet No.
A418
Project #2040



1 UNIT 2D S (HV): 1 BEDROOM W/ SHOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 2D S (HV): 1 BEDROOM W/ SHOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
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REFLECTED CEILING PLAN LEGEND

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- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

LIGHTING TYPES AND EQUIPMENT

- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.
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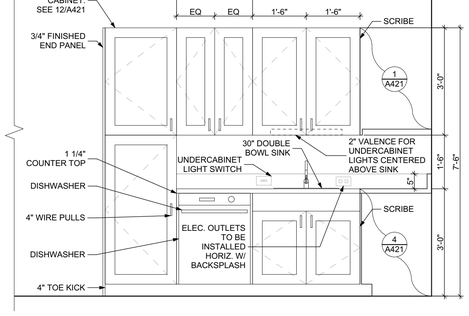
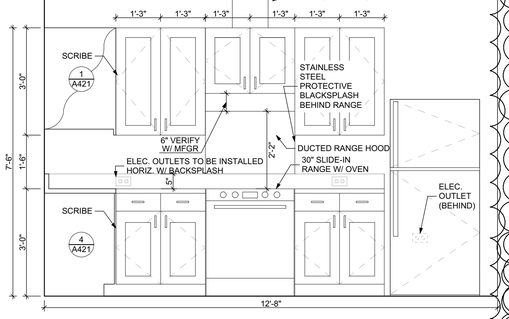
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 2D S HV

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	CORNER GUARDS	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
003	PRIMARY BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3		
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3		
005	MECH CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		
008	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3		
009	SECOND BEDROOM	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3		
010	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-1	B-1	P-2	P-3		
011	HALLWAY	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3		

DOOR SCHEDULE: UNIT 2D S HV

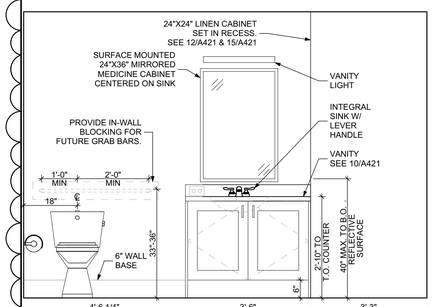
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
003 A	PRIMARY BEDROOM	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
004 A	BATHROOM	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP; KICKPLATE	
005 AW	MECH CL.	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
006 A	ENTRY CL.	2'-8"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
007 A	STORAGE	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 AW	BEDROOM CL.	5'-0"×6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
009 A	SECOND BEDROOM	3'-0"×6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
010 A	BEDROOM CL.	4'-0"×6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
011 A	HALLWAY	3'-0"×6'-8"	7	C; S	SCW	P-1	1 3/4"	WOOD	P-1	ENTRANCE (F109)	SELF-CLOSING HINGE 1 1/2 PAIR ; STOP; SWEEP, KICKPLATE, THRESHOLD	PROVIDE WEATHER STRIPPING

BATHROOM ACCESSORIES SCHEDULE - UNITS

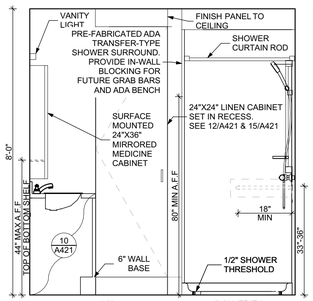
DESCRIPTION	PRODUCT, MFGR. - REFER TO SPECIFICATIONS
GRAB BARS	STAINLESS, 1 1/4" - 1 1/2" DIAMETER 1 1/2" BETWEEN BAR AND WALL
SHOWER CURTAIN ROD	36" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR TRANSFER-TYPE SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR ROLL-IN SHOWERS 60" LONG (VERIFY W/ MFGR) 80" MIN. A.F.F. FOR BATHTUBS
TOILET PAPER DISPENSER	SURFACE MOUNTED ROLL-IN-RESERVE
MEDICINE CABINET	24" WIDE X 36" TALL SURACE MOUNTED W/ MIRRORED DOOR FACE
TOWEL BARS	(2) 24" TOWEL BARS

SQUARE FOOT MATRIX - UNIT 2D S HV

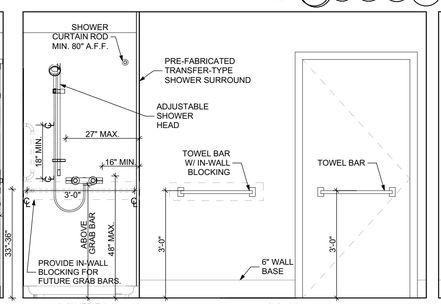
AREA	GROSS S.F.	NET S.F.
TOTAL UNIT	949	885
KITCHEN & DINING		148
LIVING		150
PRIMARY BEDROOM		161
SECOND BEDROOM		112
BATHROOM		75



5 ELEVATION: BATHROOM SOUTH
SCALE: 1/2" = 1'-0"



6 ELEVATION: BATHROOM WEST
SCALE: 1/2" = 1'-0"



7 ELEVATION: BATHROOM NORTH
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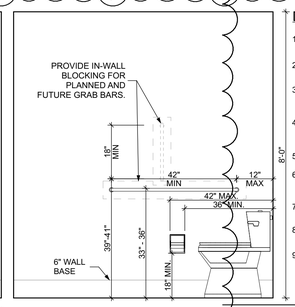

8 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"

DOOR NOTES

1. ALL HARDWARE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
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3. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING.
4. ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE PER STATE AND LOCAL CODES.
5. HINGES SHALL BE MORTISE UNLESS NOTED OTHERWISE.
6. DOOR KICK-DOWNS ARE TO BE USED ONLY FOR DOORS REQUIRING HOLD OPEN FUNCTION. CLOSERS W/ A HOLD OPEN ARE NOT PERMITTED.
7. ALL UTILITY ROOM DOORS ARE TO BE KEYED ALIKE AND TURNED OVER TO MANAGEMENT.
8. COORDINATE ALL CORES/KEYING PRIOR TO TURNOVER TO OWNER.
9. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY

MATERIAL FINISH LEGEND

ID	PRODUCT, MFGR.	COLOR, NUMBER
PAINT		
P-1	STANDARD FINISH	TBD
P-2	STANDARD FINISH	TBD
P-3	SEMI-GLOSS	TBD
SOLID POLYMER CORE TILE FLOORING		
SPC-1	20 MIL FLOATING FLOOR	TBD
SPC-2	20 MIL FLOATING FLOOR FOR BATHROOMS	TBD
SPC-3	12 MIL FLOATING FLOOR	TBD
SPC-4	12 MIL FLOATING FLOOR FOR BATHROOMS	TBD
CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

seal

general notes

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

1 REVISED 2022/02/09
2 REVISED 2022/03/04
3 REVISED 2022/03/30
4 REVISED 2022/04/14
8 REVISED 2022/04/22. Addenda #2
9 REVISED 2022/05/04

project title

Owner:
HACP
200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

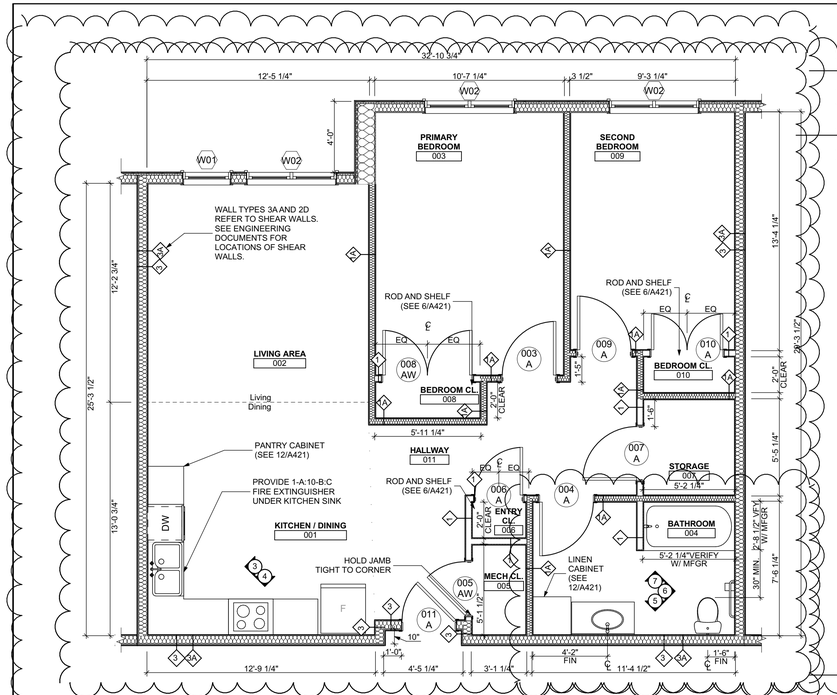
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

UNIT 2D S HV: 2 BEDROOM W/ SHOWER (TYPE B) (HEARING/VISION)

scale: As Noted
date: December 10, 2021
no. 111 of. 231

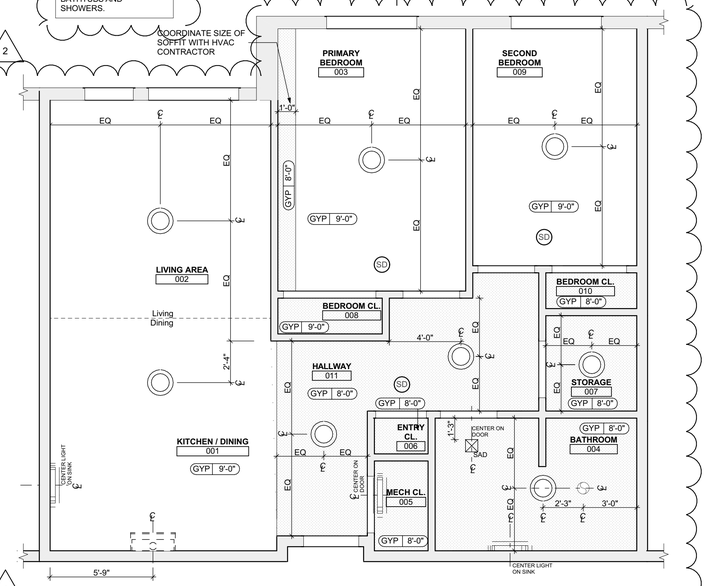
Sheet No.
A419
Project #2040



1 UNIT 2E T: 2 BEDROOM W/ BATHTUB FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFER TO SD1.1, SD1.2, SD1.3 FOR SHOWER AND BATHTUB DIMENSIONS AND POSITIONING FOR ALL GRAB BARS,VALVES, AND SHOWER HEADS OF BATHTUBS AND SHOWERS.

COORDINATE SIZE OF SOFFIT WITH HVAC CONTRACTOR



2 UNIT 2E T: 2 BEDROOM W/ BATHTUB FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER, REFER TO DOOR SCHEDULE
- WINDOW AND WINOW NUMBER, REFER TO WINDOW SCHEDULE
- X — WALL TYPE, REFER TO WALL TYPES SHEET

GENERAL FLOOR PLAN NOTES

1. ALL BUILDING ENVELOPE PENETRATIONS INCLUDING CEILINGS, WALLS, FLOORS, TO BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
3. DIMENSIONS SHOWN ARE DRAWN FROM FACE OF STUD / CONC. BLOCK FOR INTERIOR WALLS AND FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS FOR DOORS, WINDOWS, TRANSOMS, AND SIDELIGHTS.
6. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.
7. REFER TO ELEVATIONS AND SCHEDULE FOR WINDOW TYPES AND SIZES.
8. REFER TO PLUBMING AND CIVIL PLANS FOR ALL DRAIN AND CLEAN-OUT LOCATIONS.
9. PROVIDE A SHELF AND CONTINUOUS ROD IN ALL BEDROOM CLOSETS AND UNIT ENTRY CLOSETS. PROVIDE FIVE (5) SHELVES IN LINEN AND PANTRY CLOSETS.
10. PROVIDE WALL CORNER GUARDS (TEXTURED, VINYL 2" X 2" MIN.) AT ALL OUTSIDE CORNERS IN ALL COMMON AREAS AND IN ALL ACCESSIBLE UNITS. REFER TO FINISH SCHEDULE.
11. PROVIDE SOLID BLOCKING FOR SUPPORT OF ALL BATH AND KITCHEN CABINETS, ALL TOILET ACCESSORIES, STAIR HANDRAILS, TOWEL BARS, BLINDS, CURTAIN RODS, MEDICINE CABINETS, SIGNAGE, AND OTHER MISC. ITEMS SUPPORTED AND ATTACHED TO WALLS.
12. FINISH ALL WALLS AND SIDES AROUND REMOVEABLE BASE CABINETS.
13. ALL UNIT WINDOWS MUST BE EQUIPPED WITH A CURTAIN ROD AND HORIZONTAL BLINDS, VERTICAL BLINDS, OR OTHER OPAQUE BLINDS. REFER TO SPECIFICATIONS.
14. ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION CONTRACTORS TO COORDIATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION EQUIPMENT PRIOR TO INSTALLATION. REFER TO M.E.P.FP DRAWINGS. VERIFY REQUIRED ADEQUATE CLEARANCES FOR MECHANICAL AND PLUMBING EQUIPMENT WITH SUPPLIERS SPECIFICATIONS BEFORE INSTALLATION OF EQUIPMENT AND LOCATING UTILITY ROOM WALLS AND DOORS.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL GYP. IN BATHROOMS SHALL BE MOISTURE RESISTANT GYP.
17. DWELLING UNIT COMPARTMENTALLIZATION OF LESS THAN 0.30 CFM50/sq. ft. OF DWELLING AREA IS REQUIRED. AIR SEAL ALL APARTMENT BOUNDARY SURFACES TO ACHIEVE REQUIRED COMPARTMENTALIZATION. SEE DWELLING UNIT COMPARTMENTALIZATION DETAILS FOR AIR SEALING A309.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES

- X 0'-0" — CEILING MATERIAL AND HEIGHT
- CEILING SOFFIT.
- 24" x 48" ACOUSTIC CEILING TILES

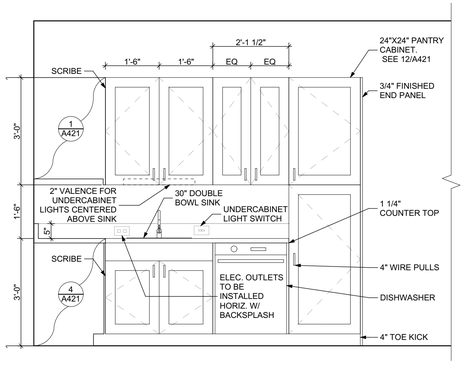
LIGHTING TYPES AND EQUIPMENT

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND ALL INFORMATION.

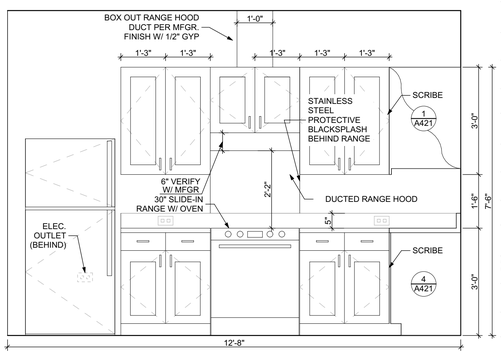
- EF — BATHROOM VENT FAN
- SAD — SUPPLY AIR DIFFUSER
- SD — SMOKE DETECTOR; (CONFIRM LOCATIONS W/ ELECT. DWGS.)

GENERAL RCP NOTES

1. CEILING HEIGHTS ARE NOTED FROM TOP OF FINISHED FLOORS TO BOTTOM OF FINISHED CEILINGS.
2. COORDINATE REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION PLANS.
3. SEE ELECTRICAL PLANS FOR SWITCH LOCATIONS.
4. COORDINATE CEILING ACCESS HATCH SIZES AND LOCATIONS WITH MEP DRAWINGS.
5. UNIT RCPS ARE DRAWN SEPARTELY FROM BUILDING RCPS.
6. DIMENSIONS SHOWN ARE DRAWN FROM FINISH FACE OF FINISH FACE, UNLESS NOTED OTHERWISE.



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



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

FINISH SCHEDULE - UNIT 2E T

ROOM NUMBER	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	BASE	CEILING	TRIM	REMARKS
001	KITCHEN / DINING	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
002	LIVING AREA	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
003	PRIMARY BEDROOM	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	
004	BATHROOM	P-1	P-1	P-1	P-1	SPC-4	B-2	P-2	P-3	
005	MECH CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
006	ENTRY CL.	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
007	STORAGE	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	
008	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	
009	SECOND BEDROOM	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	
010	BEDROOM CL.	P-1	P-1	P-1	P-1	CPT-2	B-1	P-2	P-3	
011	HALLWAY	P-1	P-1	P-1	P-1	SPC-3	B-1	P-2	P-3	

DOOR SCHEDULE: UNIT 2E T

DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF MATERIAL	LEAF COLOR	LEAF THICKNESS	FRAME MATERIAL	FRAME COLOR	HARDWARE LOCKSET	HARDWARE ACCESSORIES	NOTES
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005 AW	MECH CL.	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	STOREROOM (F86)	HINGE 1 1/2 PAIR; STOP	
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007 A	STORAGE	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	
008 AW	BEDROOM CL.	5'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	KICKPLATE ON EXTERIOR
009 A	SECOND BEDROOM	3'-0"x6'-8"	7	NONE	SCW	P-1	1 3/4"	WOOD	P-1	PRIVACY (F76)	HINGE 1 1/2 PAIR; STOP	
010 A	BEDROOM CL.	4'-0"x6'-8"	10	NONE	SCW	P-1	1 3/4"	WOOD	P-1	DUMMY	HINGE 1 1/2 PAIR; STOP	KICKPLATE ON EXTERIOR
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SECOND BEDROOM		121
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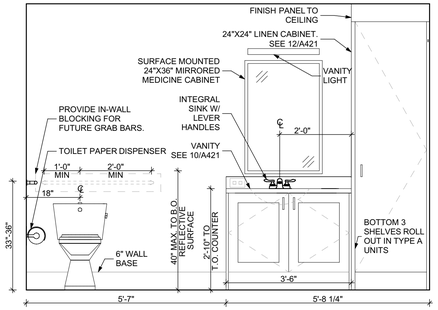

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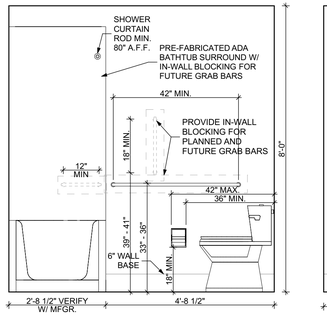
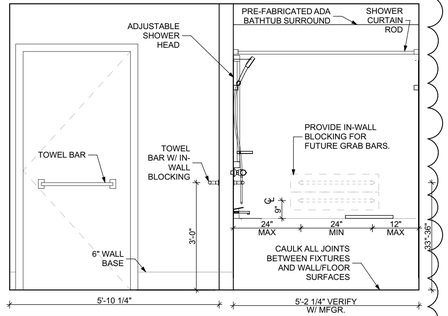


6 ELEVATION: BATHROOM EAST
SCALE: 1/2" = 1'-0"



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SPC-1	20 MIL FLOATING FLOOR	TBD
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SPC-3	12 MIL FLOATING FLOOR	TBD
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CARPET		
CPT-1	100% POLYESTER, TWIST TEXTURE	TBD
CPT-2	100% POLYESTER, TWIST TEXTURE (GLUE DOWN)	TBD
PATIO TILE		
PT-1	12" X 12" SQUARE PATIO PAVERS	TBD
VINYL BASE		
B-1	4" STANDARD COVE BASE	TBD
B-2	6" COVE BASE	TBD
EPOXY-ALT SEALED CONC.	REFER TO SPECIFICATIONS	
LAMINATE		
FRP	FIBER GLASS REINFORCED PANELS, EMBOSSED	TBD
CORNER GUARDS		
CG-1	2" X 2" TEXTURED VINYL, ALUMINUM RETAINER	TBD
CEILINGS		
GYP	5/8" (MIN) GYPSUM BOARD SOFFIT OR CEILING (PROVIDE MOISTURE RESISTANT GYPSUM BOARD ABOVE BATHROOMS)	TBD

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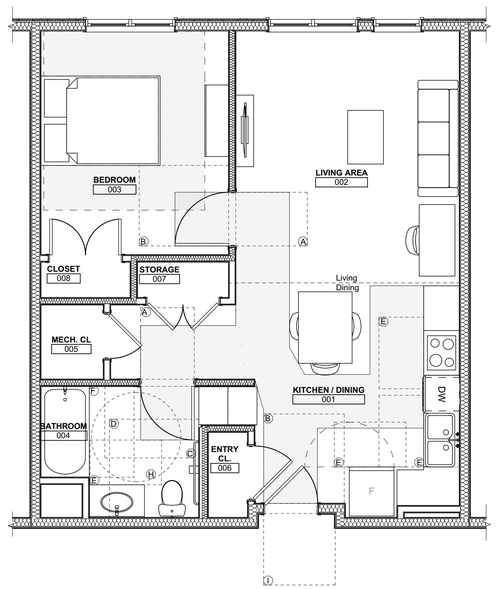
246 Penfort Street
Pittsburgh, PA 15214

drawing title

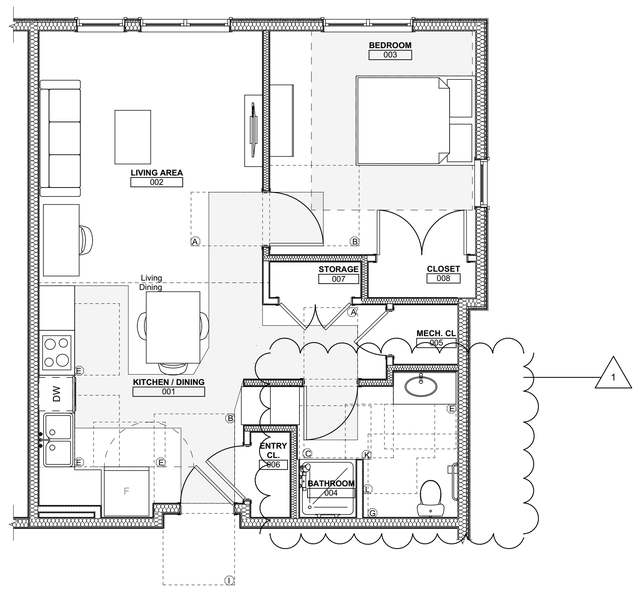
UNIT 2E T: 2 BEDROOM W/ BATHTUB (TYPE B)

scale: As Noted
date: December 10, 2021
no. 112 of. 231

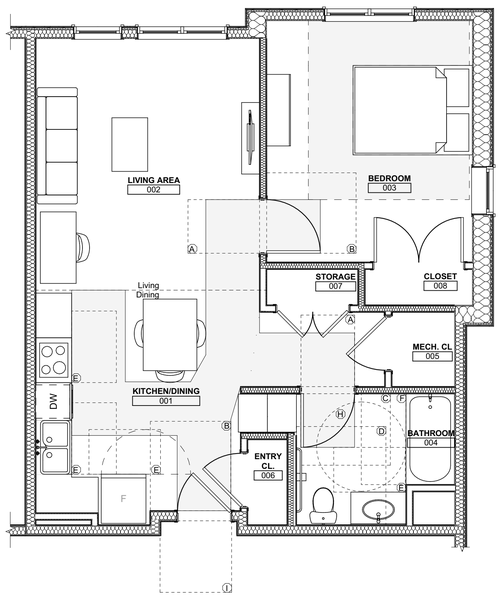
Sheet No.
A420
Project #2040



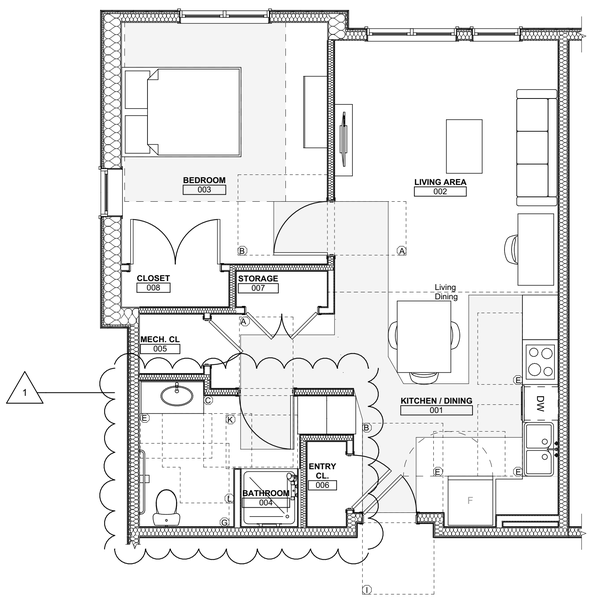
1 UNIT 1A T: 1 BEDROOM W/ BATHTUB ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1B S: 1 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



3 UNIT 1C T: 1 BEDROOM W/ BATHTUB ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



4 UNIT 1C S: 1 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"

ACCESSIBILITY CLEARANCES LEGEND

- (A) DOOR WIDTH X 48"
- (B) DOOR WIDTH+18" LATCH SIDE X 60"
- (C) DOOR WIDTH+24" LATCH SIDE X 48"
- (D) 60" X 66" (TYPE A W.C. W/ LAV. OVERLAP EXCEPTION)
- (E) 30" X 48" CLEAR FLOOR SPACE
- (F) 30" X FULL LENGTH OF BATHTUB (60" MIM) BATHTUB CLEARANCE
- (G) 60" X 56" (W.C.)
- (H) 60" DIA. TURNING SPACE
- (I) DOOR WIDTH+12" LATCH SIDE X 48"
- (J) DOOR WIDTH+24" LATCH SIDE X 54"
- (K) 36" X 48" SHOWER CLEARANCE
- (L) 60" X 60" T-SHAPED TURNING SPACE
- (M) 36" X FULL LENGTH OF ROLL-IN SHOWER
- 36" WIDE UNOBSTRUCTED PATH OF EGRESS
- 30" CLEARANCE (AROUND BED)
- REFRIGERATOR AND PANTRY/LINEN CABINET DOOR SWING

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

seal

general notes

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revisions

- 1 REVISED 2022/02/09
- 2 REVISED 2022/03/04
- 3 REVISED 2022/03/30
- 4 REVISED 2022/04/14
- 8 REVISED 2022/04/22. Addenda #2
- 9 REVISED 2022/05/04

project title

Owner:
HACP
200 Ross Street
Pittsburgh,PA,15219

Client:
Allies & Ross Management and Development Corporation (ARMDC)
200 Ross Street
Pittsburgh, PA 15219

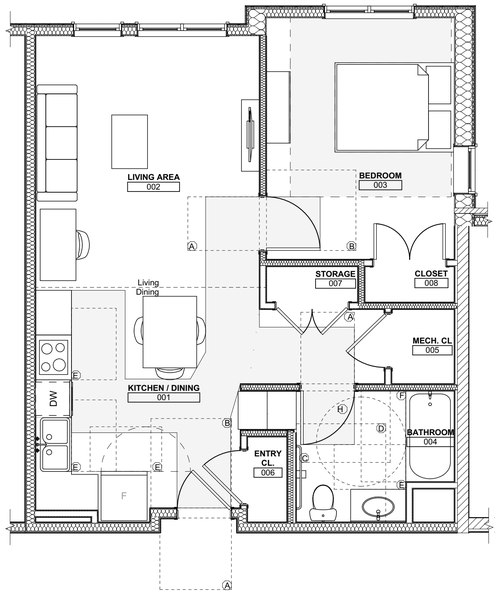
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

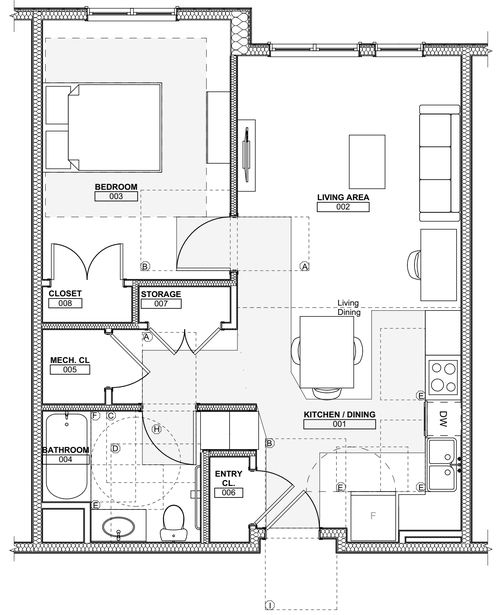
UNIT ACCESSIBLITY AND FURNITURE PLANS

scale: As Noted
date: December 10, 2021
no. 114 of. 231

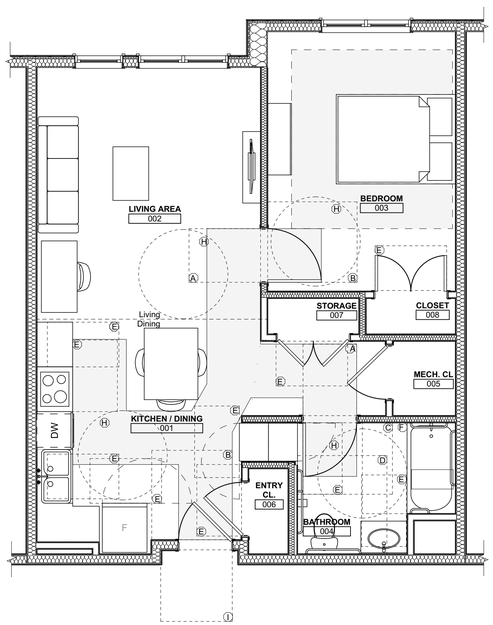
Sheet No.
A422
Project #2040



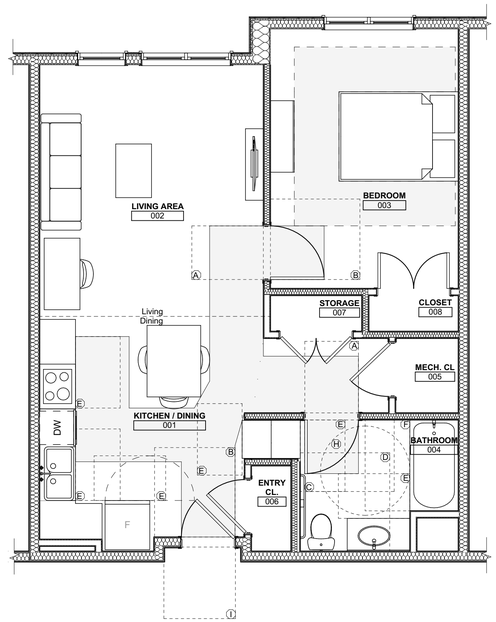
1 UNIT 1D T: 1 BEDROOM W/ BATHTUB ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1E T: 1 BEDROOM W/ BATHTUB ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



3 UNIT 1E T A: 1 BEDROOM W/ BATHTUB ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



4 UNIT 1E T HV: 1 BEDROOM W/ BATHTUB ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"

ACCESSIBILITY CLEARANCES LEGEND

- (A) DOOR WIDTH X 48"
- (B) DOOR WIDTH+18" LATCH SIDE X 60"
- (C) DOOR WIDTH+24" LATCH SIDE X 48"
- (D) 60" X 66" (TYPE A W.C. W/ LAV. OVERLAP EXCEPTION)
- (E) 30" X 48" CLEAR FLOOR SPACE
- (F) 30" X FULL LENGTH OF BATHTUB (60" MIM) BATHTUB CLEARANCE
- (G) 60" X 56" (W.C.)
- (H) 60" DIA. TURNING SPACE
- (I) DOOR WIDTH+12" LATCH SIDE X 48"
- (J) DOOR WIDTH+24" LATCH SIDE X 54"
- (K) 36" X 48" SHOWER CLEARANCE
- (L) 60" X 60" T-SHAPED TURNING SPACE
- (M) 36" X FULL LENGTH OF ROLL-IN SHOWER
- 36" WIDE UNOBSTRUCTED PATH OF EGRESS
- 30" CLEARANCE (AROUND BED)
- REFRIGERATOR AND PANTRY/LINEN CABINET DOOR SWING

Fukui Architects Pc
205 Ross Street
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ph 412.281.6001 fx 412.281.6002

seal

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project title

Owner:
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Pittsburgh,PA,15219

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Pittsburgh, PA 15219

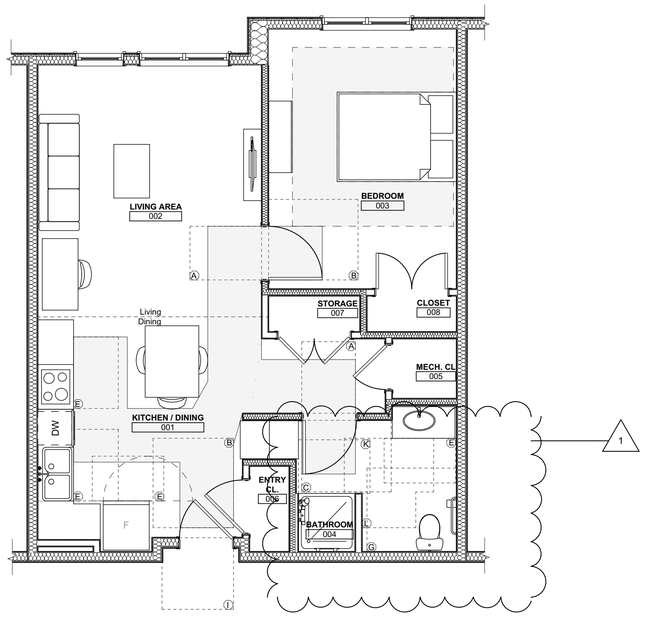
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

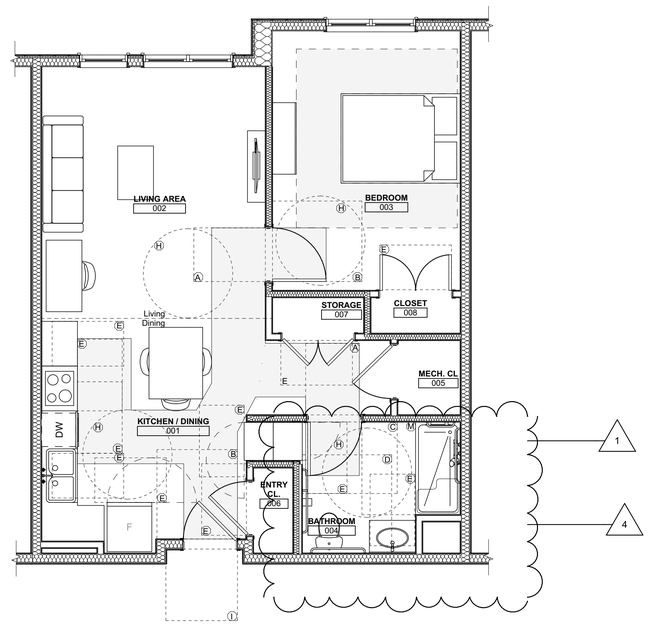
UNIT ACCESSIBLITY AND FURNITURE PLANS

scale: As Noted
date: December 10, 2021
no. 115 of. 231

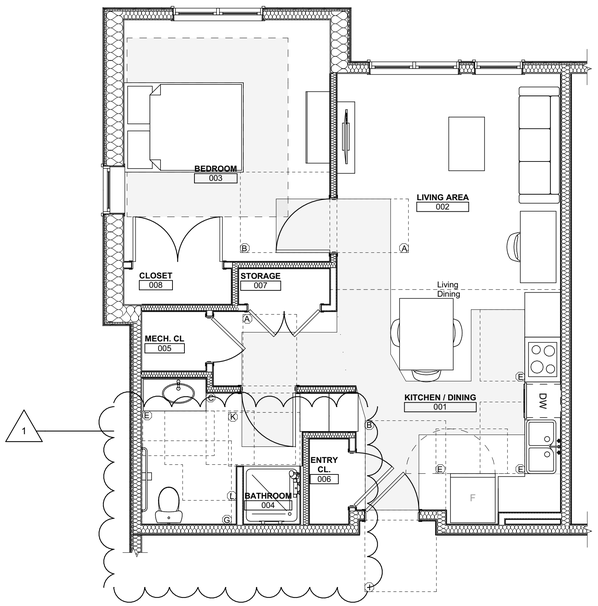
Sheet No. A423
Project #2040



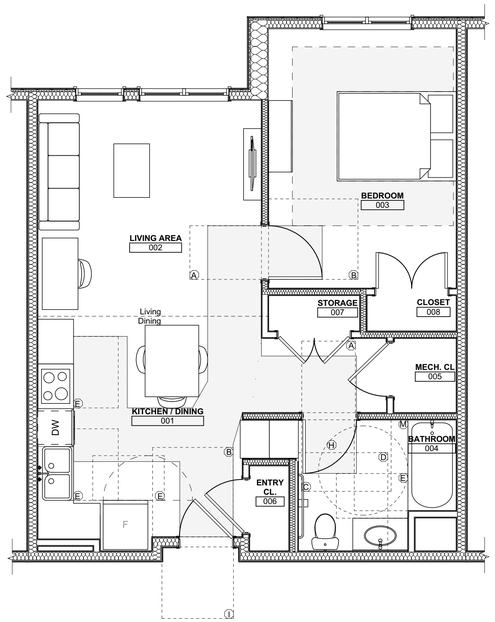
1 UNIT 1E S: 1 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1E S (TYPE - A) : 1 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



3 UNIT 1F S: 1 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



4 UNIT 1G T: 1 BEDROOM W/ BATHTUB ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"

ACCESSIBILITY CLEARANCES LEGEND

- (A) DOOR WIDTH X 48"
- (B) DOOR WIDTH+18" LATCH SIDE X 60"
- (C) DOOR WIDTH+24" LATCH SIDE X 48"
- (D) 60" X 66" (TYPE A W.C. W/ LAV. OVERLAP EXCEPTION)
- (E) 30" X 48" CLEAR FLOOR SPACE
- (F) 30" X FULL LENGTH OF BATHTUB (60" MIM) BATHTUB CLEARANCE
- (G) 60" X 56" (W.C.)
- (H) 60" DIA. TURNING SPACE
- (I) DOOR WIDTH+12" LATCH SIDE X 48"
- (J) DOOR WIDTH+24" LATCH SIDE X 54"
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- (L) 60" X 60" T-SHAPED TURNING SPACE
- (M) 36" X FULL LENGTH OF ROLL-IN SHOWER
- 36" WIDE UNOBSTRUCTED PATH OF EGRESS
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- REFRIGERATOR AND PANTRY/LINEN CABINET DOOR SWING

Fukui Architects Pc
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ph 412.281.6001 fx 412.281.6002

seal

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project title

Owner:
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200 Ross Street
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Project Location:
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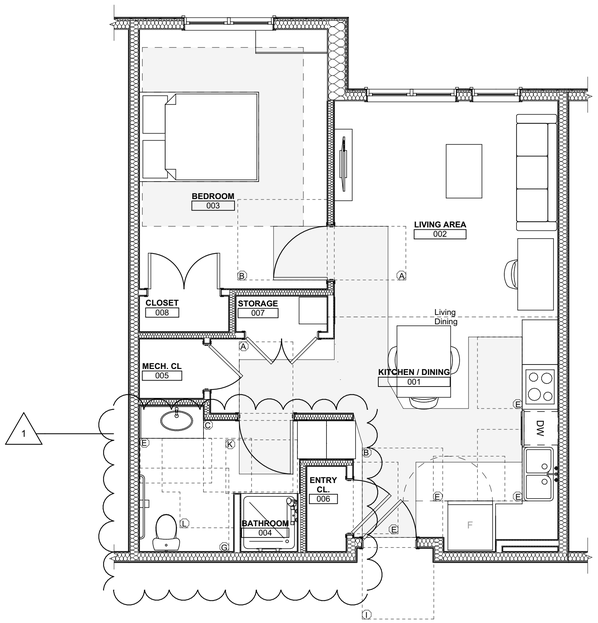
246 Penfort Street
Pittsburgh, PA 15214

drawing title

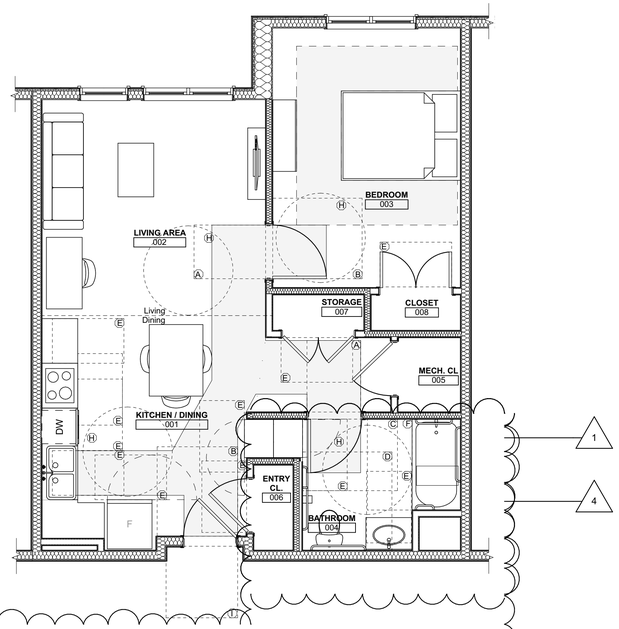
UNIT ACCESSIBLITY AND FURNITURE PLANS

scale: As Noted
date: December 10, 2021
no. 116 of. 231

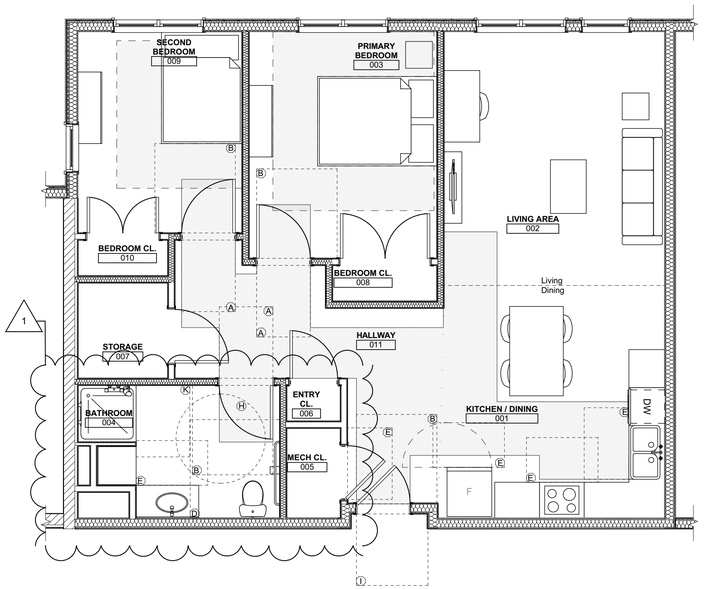
Sheet No.
A424
Project #2040



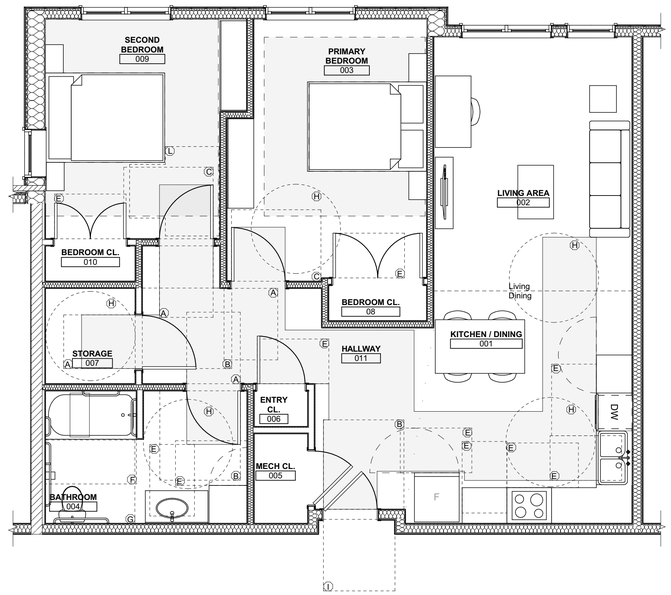
1 UNIT 1G S : 1 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 1G T (TYPE-A): 1 BEDROOM W/ BATHTUB ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



3 UNIT 2A S : 2 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



4 UNIT 2B T(TYPE-A): 2 BEDROOM W/ BATHTUB ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"

ACCESSIBILITY CLEARANCES LEGEND

- (A) DOOR WIDTH X 48"
- (B) DOOR WIDTH+18" LATCH SIDE X 60"
- (C) DOOR WIDTH+24" LATCH SIDE X 48"
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- (E) 30" X 48" CLEAR FLOOR SPACE
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30" CLEARANCE (AROUND BED)

REFRIGERATOR AND PANTRY/LINEN CABINET DOOR SWING

Fukui Architects Pc
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ph 412.281.6001 fx 412.281.6002

seal

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project title

Owner:
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200 Ross Street
Pittsburgh, PA 15219

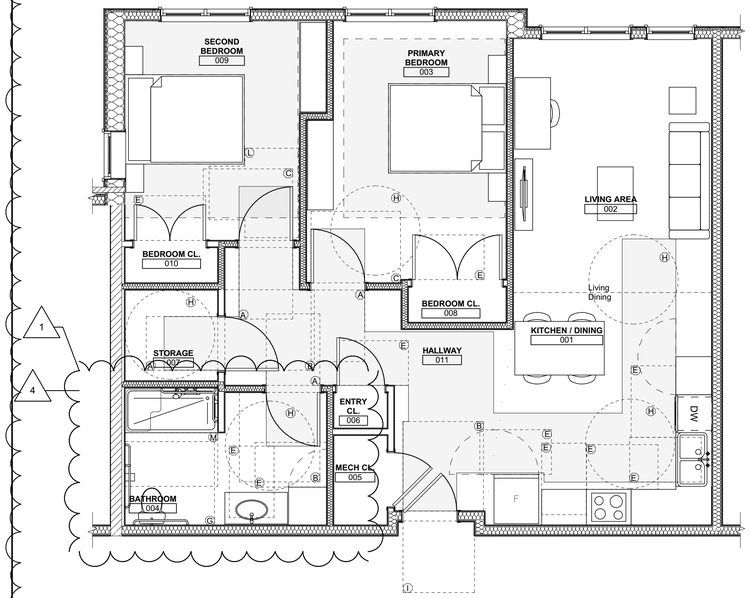
Project Location:
Northview Heights Midrise
246 Penfort Street
Pittsburgh, PA 15214

drawing title

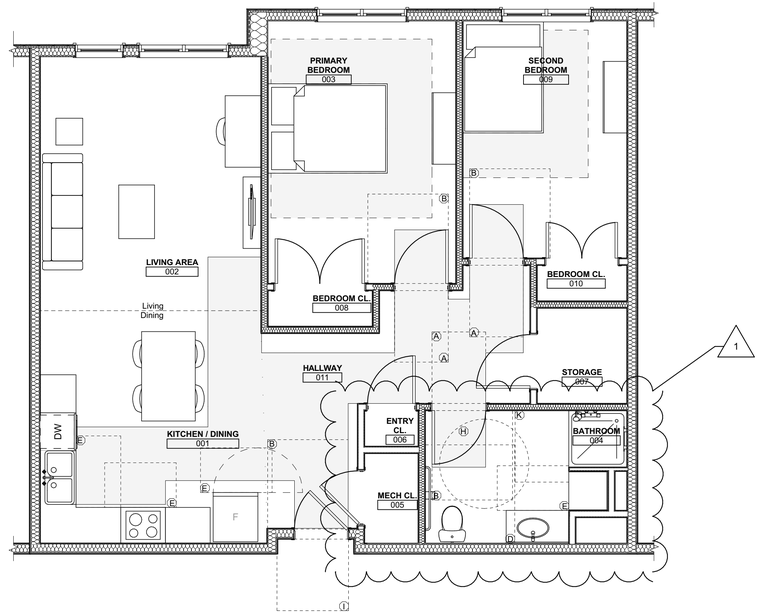
UNIT ACCESSIBLITY AND FURNITURE PLANS

scale: As Noted
date: December 10, 2021
no. 117 of. 231

Sheet No.
A425
Project #2040

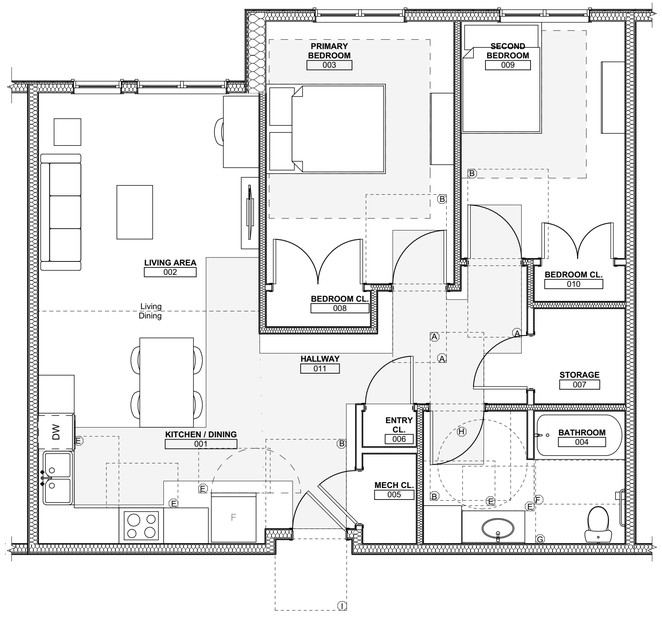


1 UNIT 2B S (TYPE-A): 2 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 2C S : 2 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"

3 UNIT 2D S HV: 2 BEDROOM W/ SHOWER ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"



4 UNIT 2E T : 2 BEDROOM W/ BATHTUB ACCESSIBILITY AND FURNITURE PLAN
SCALE: 1/4" = 1'-0"

ACCESSIBILITY CLEARANCES LEGEND

- (A) DOOR WIDTH X 48"
- (B) DOOR WIDTH+18" LATCH SIDE X 60"
- (C) DOOR WIDTH+24" LATCH SIDE X 48"
- (D) 60" X 66" (TYPE A W.C. W/ LAV. OVERLAP EXCEPTION)
- (E) 30" X 48" CLEAR FLOOR SPACE
- (F) 30" X FULL LENGTH OF BATHTUB (60" MIM) BATHTUB CLEARANCE
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Project Location:
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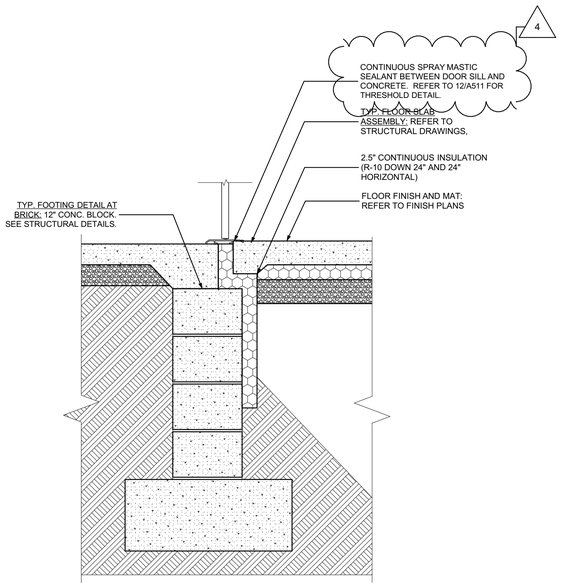
246 Penfort Street
Pittsburgh, PA 15214

drawing title

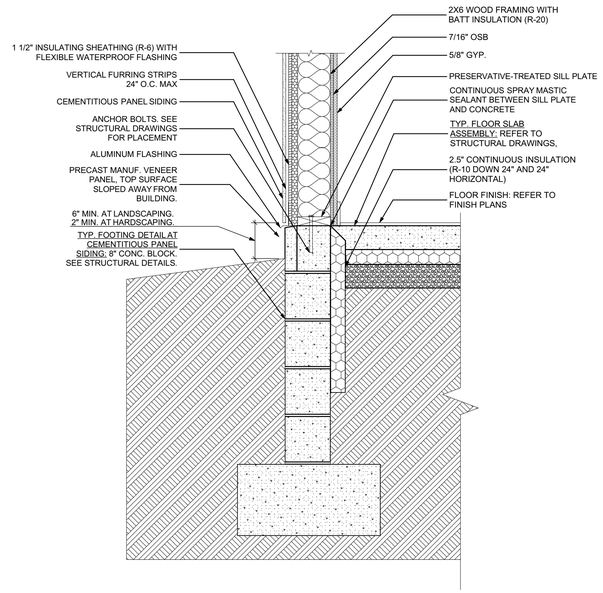
UNIT ACCESSIBLITY AND FURNITURE PLANS

scale: As Noted
date: December 10, 2021
no. 118 of. 231

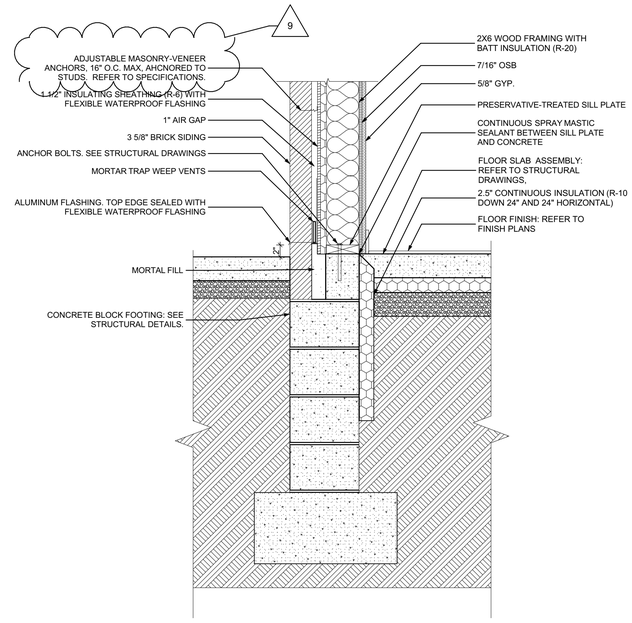
Sheet No.
A426
Project #2040



1 ENTRANCE DOOR THRESHOLD DETAIL
SCALE: 1" = 1'-0"



2 WALL TO FOOTING DETAILS
SCALE: 1" = 1'-0"



3 WALL TO FOOTING DETAILS
SCALE: 1" = 1'-0"

2

1

Fukui Architects Pc
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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

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FOOTING DETAILS

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PLUMBING SYMBOLS AND LEGEND

DESCRIPTION	SYMBOL	ABBREVIATION	DESCRIPTION	SYMBOL	ABBREVIATION	DESCRIPTION	SYMBOL	ABBREVIATION
AIR ADMITTANCE VALVE		AV	GATE VALVE		GTV	REFERENCE		REF
BACK FLOW PREVENTER		BFP	GREASE INTERCEPTOR		GI	SANITARY ABOVE FLOOR		SAN
BALANCING VALVE		BV	HOSE BIBB		HB	SANITARY BELOW FLOOR		SAN
BALL VALVE		BV	HOT WATER RETURN		HWR	SANITARY TRAP		TRAP
BATH TUB/ HANDICAP BATH TUB		BT/HBT	ICE MAKER		IM	SCHEDULE		SCHED
BRITISH THERMAL UNIT		BTU	INDIRECT CONNECTION		IC	SHOWER		SHR
BUTTERFLY VALVE		BTV	KEYED NOTE			SLOPE		SL
CAPPED PIPE		CAP	KITCHEN SINK		KS	SOLENOID VALVE		SV
CHECK VALVE		CV	LAVATORY/HANDICAP LAVATORY		LAV/HLAV	STORM DRAIN		SD OR RD
CLEAN OUT		CO OR FCO	LINT INTERCEPTOR		LI	STORM PIPING ABOVE FLOOR	ST	ST OR RWC
CONCENTRIC REDUCER			MAXIMUM		MAX	STORM PIPING BELOW FLOOR	ST	ST
CONNECT TO EXISTING		CTE	METER		M	STRAINER		
CONTINUATION		CONT	MINIMUM		MIN	SUMP PUMP	SP	SP
DISHWASHER		DW	MOP BASIN		MB	TEMPERATURE		TEMP
DOMESTIC COLD WATER		CW	NATURAL GAS	G	G	TEMPERATURE GAUGE		TG
DOMESTIC HOT WATER		HW	NON-POTABLE COLD WATER	NPCW	NPCW	TRAP PRIMER	TP	TP
DOMESTIC WATER HEATER		DWH	NOT TO SCALE		NTS	TRASH CHUTE		TC
DRAIN PAN		DP	OVERFLOW	OV	OV	TRENCH DRAIN		TD
ELEVATION		EL	PEX MANIFOLD		PM	UNION CONNECTION		UC
FILTER		FLT	PIPE DOWN			URINAL/HANDICAP URINAL		UR/HUR
FINISHED FLOOR		FF	PIPE TEE DOWN			VACUUM BREAKER		VB
FLOOR DRAIN		FD	PIPE UP			VENT		V
FLOOR SINK		FS	PIPE UP AND DOWN			VERTICAL VALVE		GV/BV
FOOT/FEET		FT	POUNDS PER SQUARE INCH	PSI	PSI	WALL CLEAN-OUT		WCO
GARBAGE/WASTE DISPOSER		WD	PRESSURE GAUGE			WASHING MACHINE		WFA
GAS FRYER		FR	PRESSURE REDUCING VALVE		PRV	WATER HAMMER ARRESTOR		WHA
GAS GRIDDLE		GR	PUMP		PUMP	WATER CLOSET/HANDICAP WATER CLOSET		WC/HWC
GAS SHUT OFF VALVE		GV	RECIRULATING		RECIRC			

PLUMBING GENERAL NOTES:

1. PIPE LOCATIONS ARE DIAGRAMMATIC. ALL PIPING TO BE RUN CONCEALED IN FINISHED SPACES, UNLESS OTHERWISE NOTED.
2. ALL WORK PLUMBING WORK SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, REGULATIONS, AND ACTS OF THE COMMONWEALTH OF PENNSYLVANIA, ALLEGHENY COUNTY, & ALL OTHER AUTHORITIES HAVING JURISDICTION.
3. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.
4. THE CONTRACTOR SHALL MAINTAIN ALL MANUFACTURER'S RECOMMENDED AND CODE REQUIRED SERVICE CLEARANCES FOR ALL FIXTURES AND EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
5. ALL WORK SHOWN IS A DIAGRAMMATIC REPRESENTATION OF DESIGN INTENT AND CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS AND/OR DRAWINGS AND INFORMATION PROVIDED BY THE OWNER, BUT CANNOT BE GUARANTEED BY THE ENGINEER.
6. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL CONDUCT AN ON SITE INSPECTION TO VERIFY EXISTING CONDITIONS. THIS INCLUDES DEPTH OF ALL BELOW GRADE PIPING, THE LOCATION AND SIZE OF ALL UTILITIES. COORDINATION WITH EXISTING SERVICES, INCLUDING THOSE OF OTHER TRADES, IS REQUIRED AND SHALL BE PROVIDED AT NO ADDITIONAL COST. ANY MAJOR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
7. THE CONTRACTOR SHALL COORDINATE ALL CONNECTION REQUIREMENTS AND LOCATIONS FOR OWNER SUPPLIED EQUIPMENT WITH EQUIPMENT SUPPLIER/INSTALLER.
8. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF THE ARCHITECT, ENGINEER, OWNER, TENANT, AND/OR AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNION AND EQUAL OPPORTUNITY STANDARDS OR REQUIREMENTS WHERE APPLICABLE.
10. FILING OF PERMIT FOR PLUMBING WORK FOR THIS SPACE AS WELL AS PAYMENT OF ALL APPLICABLE FEES AND PREPARATION OF ALL DRAWINGS REQUIRED FOR FILING PLANS AND PERMITS SHALL BE INCLUDED. COPIES OF ALL EXECUTED PERMITS AND DRAWINGS SHALL BE FORWARDED TO THE ENGINEER FOR RECORD.
11. MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ENGINEER SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
12. ALL SANITARY PIPING SHALL START AT A MINIMUM OF 18" BELOW SLAB. ALL SANITARY AND STORM PIPING SHALL BE PITCHED AT 1/8" PER FOOT, UNLESS OTHERWISE NOTED.
13. CLEANOUTS SHALL BE PROVIDED AS INDICATED ON DRAWINGS AND AT ALL LOCATIONS REQUIRED BY CODE; AT 100' INTERVALS, AT ALL BASE OF STACKS, AT CHANGE OF DIRECTION, ETC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. ANY DAMAGE CAUSED BY, OR DURING THE EXECUTION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED TO THE ENGINEER'S SATISFACTION.
15. THE CONTRACTOR SHALL INCLUDE IN THEIR BID ALL HANGERS, INSERTS, TESTING, TOOLS, SUPERVISION, LABOR, COORDINATION, MATERIALS, EQUIPMENT, REMOVALS, CAPPING, PATCHING, DISPOSAL, AND OTHER NECESSARY ITEMS TO PROVIDE THE PLUMBING INSTALLATION.
16. ANY DAMAGED INSULATION ON ANY EXISTING PIPING TO BE REUSED WITHIN THE AREA UNDER CONSTRUCTION SHALL BE REPAIRED WITH THE SAME TYPE OF INSULATION AS EXISTING, EXCLUDING ASBESTOS.
17. EQUIPMENT, MATERIALS AND WORKMANSHIP PROVIDED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL KEEP THE WORK IN GOOD REPAIR FOR ONE YEAR AFTER THE DATE OF FINAL APPROVAL. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, CORRECT AND REPAIR PROMPTLY ANY AND ALL BREAKS, FAILURES OR WEAR DUE TO FAULTY MATERIALS, WORKMANSHIP OR EQUIPMENT, AND ALL SETTLEMENTS OF SURFACE THAT MAY OCCUR DURING THAT PERIOD.
18. SLEEVE AND SEAL ALL PIPE PENETRATIONS OF WALLS AND FLOORS. SLEEVES THROUGH FLOORS SHALL EXTEND 2" ABOVE FLOOR, BE GROUTED INTO PLACE AND WATERPROOFED. PIPING THROUGH EXTERIOR WALLS SHALL BE SLEEVED AND SEALED WEATHER TIGHT WITH SILICONE CAULK.
19. ANY PENETRATION THROUGH FIRE RATED PARTITIONS, FLOORS, OR CEILINGS SHALL BE STEEL SLEEVED AND SEALED WITH 3M BRAND U.L. RATED FIRE BARRIER CAULK OR AN APPROVED EQUAL.
20. CUTTING OF ROOF AND FLASHING OF PIPE CURBS, SANITARY VENT THROUGH ROOF, ETC., SHALL BE COORDINATED WITH AND PAID FOR BY THIS CONTRACTOR. ALL VENT OUTLETS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY AIR INTAKES ON HVAC EQUIPMENT.
21. CONTRACTOR SHALL PROVIDE ASSE 1070 ANTI-SCALD VALVES ON ALL PUBLIC LAVATORIES.
22. PROVIDE SHUT-OFF VALVES AT ALL BRANCH LINES, EQUIPMENT, TEMPERING VALVES, PUMPS, ETC.
23. ALL SHUT-OFF VALVES SHALL BE ACCESSIBLE. PROVIDE ACCESS DOORS FOR SHUT-OFF VALVES WHERE NECESSARY.
24. THE CONTRACTOR SHALL, AS NECESSARY, PROVIDE EXPANSION LOOPS TO ACCOMMODATE FOR EXPANSION AND CONTRACTION OF PIPING.
25. ALL DOMESTIC COLD, HOT, AND TEMPERED WATER PIPING AND RAIN CONDUCTORS ARE TO BE INSULATED WITH RIGID FIBERGLASS INSULATION WITH TYPE 'ASJ' JACKET.
26. ALL FIXTURES REQUIRING VACUUM BREAKERS SHALL BE EQUIPPED WITH INTEGRAL VACUUM BREAKERS.
27. THE PLUMBER IS RESPONSIBLE FOR ALL LOW VOLTAGE WIRING FOR EQUIPMENT INSTALLED UNDER THEIR CONTRACT. ELECTRICIAN IS RESPONSIBLE FOR POWER WIRING ONLY.
28. NO PIPING SHALL BE RUN OVER ELECTRICAL PANELS.
29. THE CONTRACTOR SHALL TEST AND REMEDIATE AS FOLLOWS:
    - 29.1. TEST WATER FROM DWELLING UNIT FAUCETS FOR THE PRESENCE OF LEAD.
    - 29.1.1. IF RESULTS ARE ABOVE 0, INSTALL NSF/ANSI 58 OR NSF/ANSI 52 FILTERS IN ALL UNITS AND REPLACE OVER TIME PER MANUFACTURER'S INSTRUCTIONS.
    - 29.1.2. IF RESULTS ARE ABOVE 10 PPB, REPLACE ALL FIXTURES WITH NSF 61 CERTIFIED FIXTURES.

△9

PLUMBING FIXTURES

SANITARY FIXTURE UNITS: 610
DOMESTIC WATER FIXTURE UNITS: 342

△2

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LEGEND AND GENERAL NOTES

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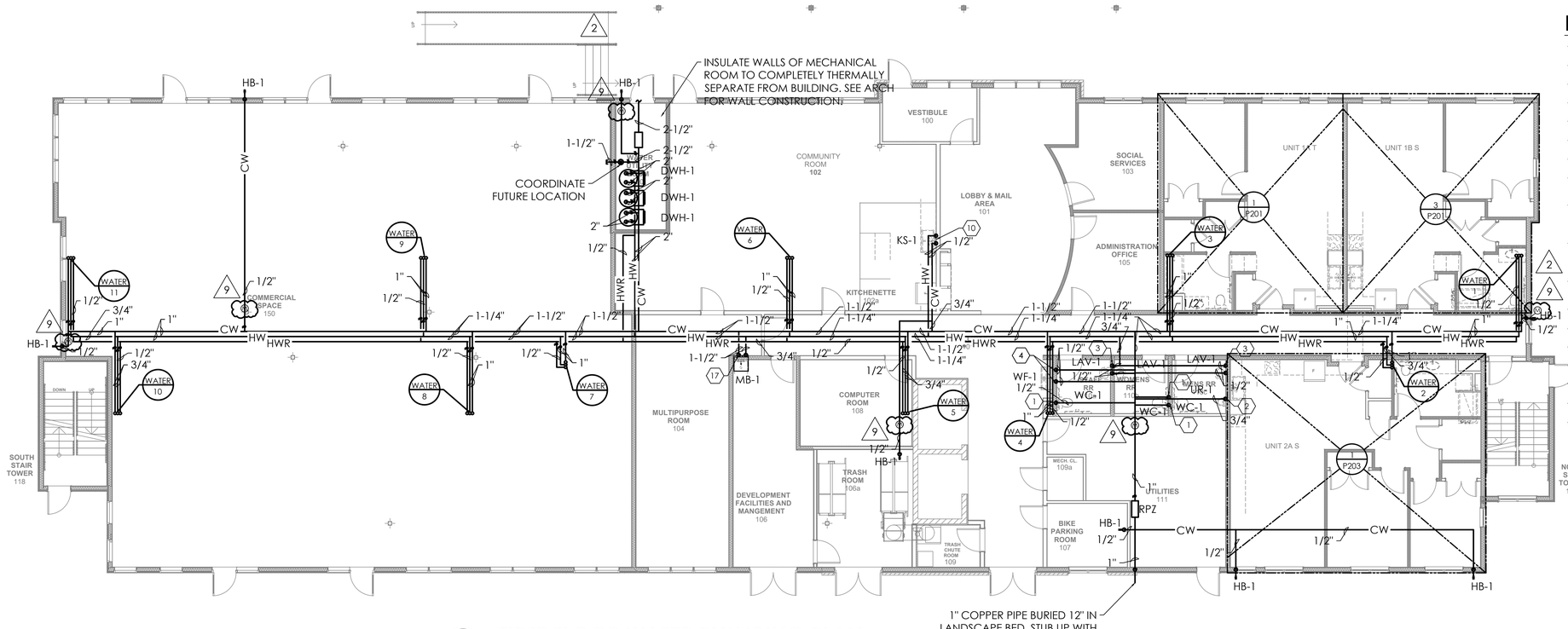
Project #2040

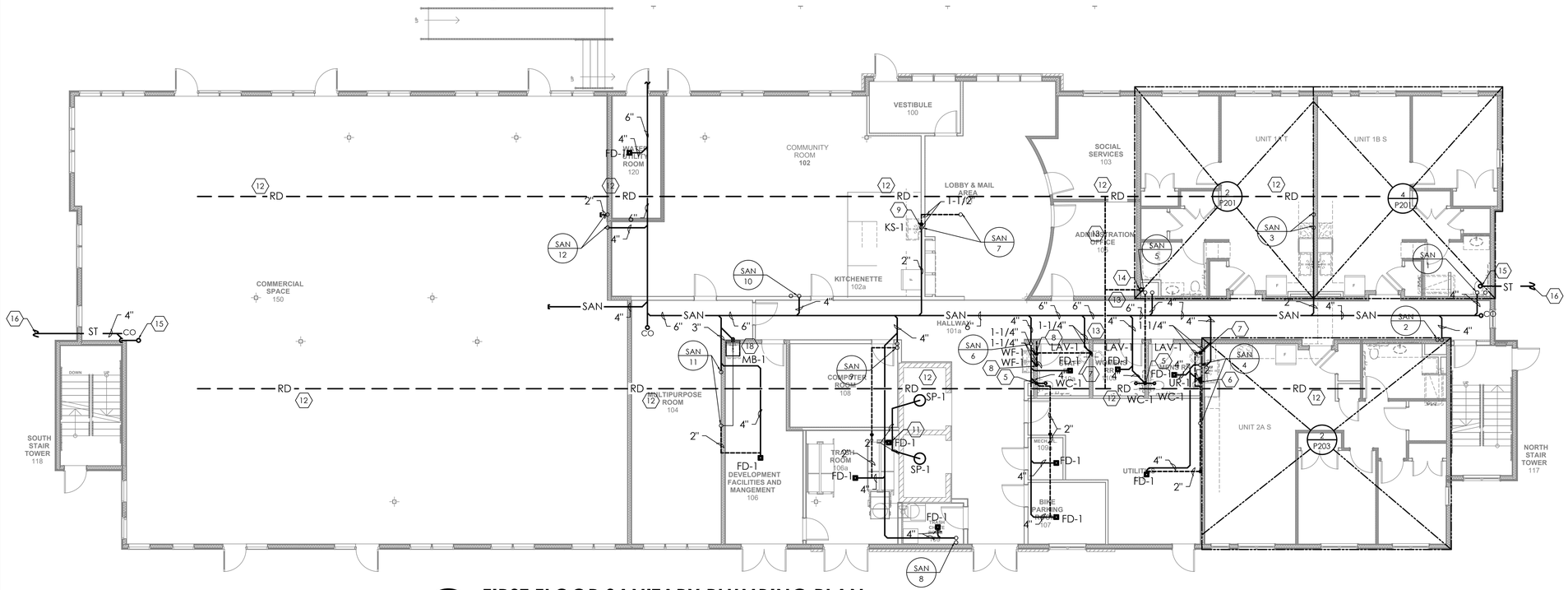


KEYED NOTES:

1. 1/2" CW DOWN TO TOILET.
2. 3/4" CW DOWN TO URINAL.
3. 1/2" CW AND 1/2" HW DOWN TO LAVATORY.
4. 1/2" CW DOWN TO WATER FOUNTAIN.
5. 2" VENT AND 4" SANITARY FROM TOILET.
6. 1-1/2" VENT AND 2" SANITARY FROM URINAL.
7. 1-1/4" VENT AND 1-1/4" SANITARY FROM LAVATORY.
8. 1-1/4" VENT AND 1-1/4" SANITARY FROM WATER FOUNTAIN.
9. 1-1/2" VENT AND 1-1/2" SANITARY FROM SINK. INDIRECTLY CONNECT DISHWASHER DRAIN TO DRAIN SERVING KITCHEN SINK.
10. 1/2" CW AND 1/2" HW DOWN TO SINK. CONNECT DISHWASHER HOT WATER TO HOT WATER SERVING KITCHEN SINK.
11. ELEVATOR SUMP PUMP WITH ALARM. ROUTE 2" PUMP DISCHARGE TO FLOOR DRAIN.
12. 4" PERFORATED PVC RADON COLLECTION PIPE.
13. 4" NON-PERFORATED PVC RADON COLLECTION PIPE.
14. 6" RADON VENT PIPE UP THROUGH CHASE.
15. 4" STORM DOWN.
16. 4" STORM. SEE CONTINUATION ON CIVIL PLANS.
17. 1/2" CW AND 1/2" HW DOWN TO MOP SINK.
18. 1-1/4" VENT AND 1-1/4" SANITARY FROM MOP SINK.

1 P101 FIRST FLOOR WATER PLUMBING PLAN

1/8"=1'-0"



2 P101 FIRST FLOOR SANITARY PLUMBING PLAN

1/8"=1'-0"

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FIRST FLOOR PLUMBING PLAN

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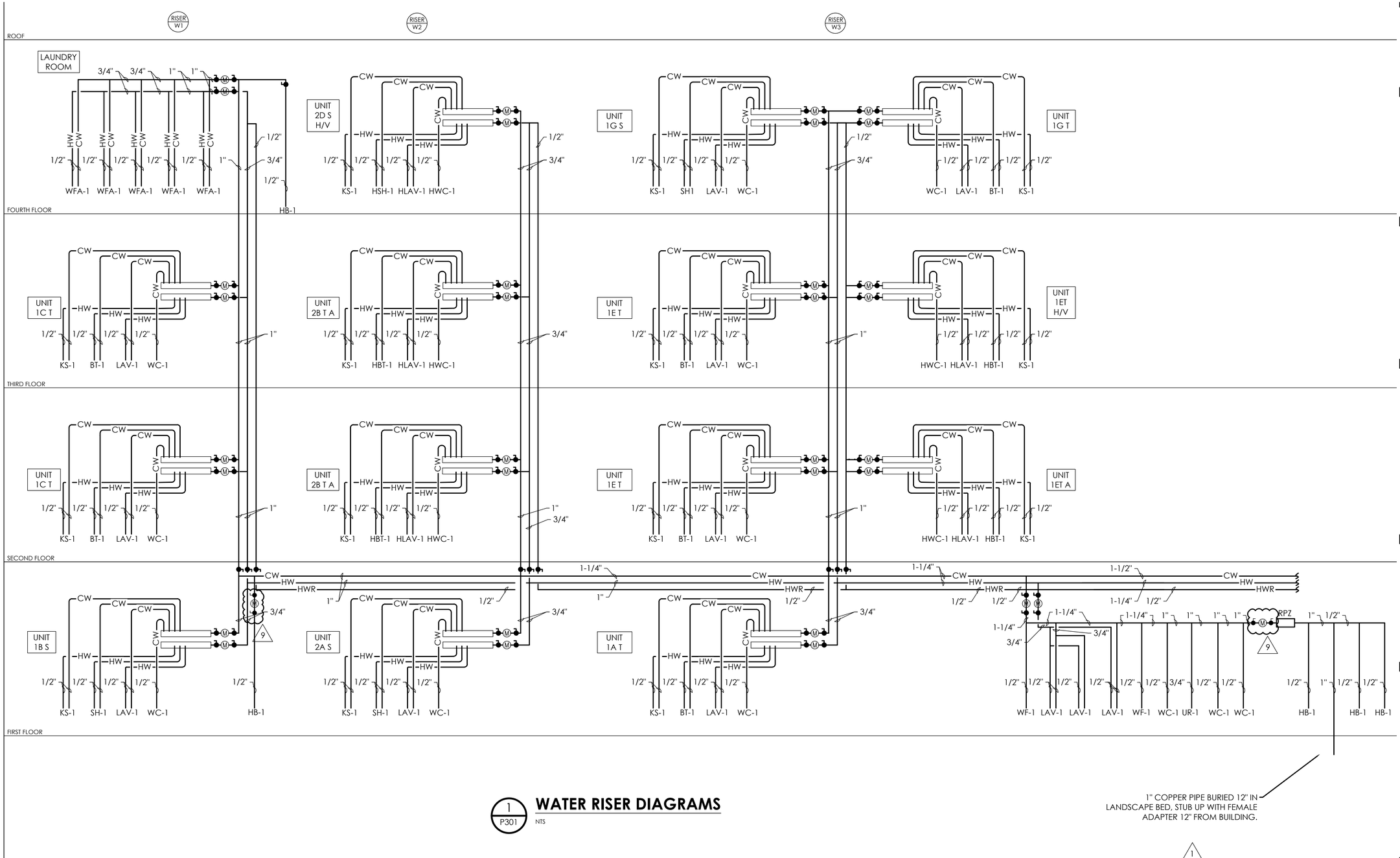

1 P301 **WATER RISER DIAGRAMS**

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WATER RISER DIAGRAMS

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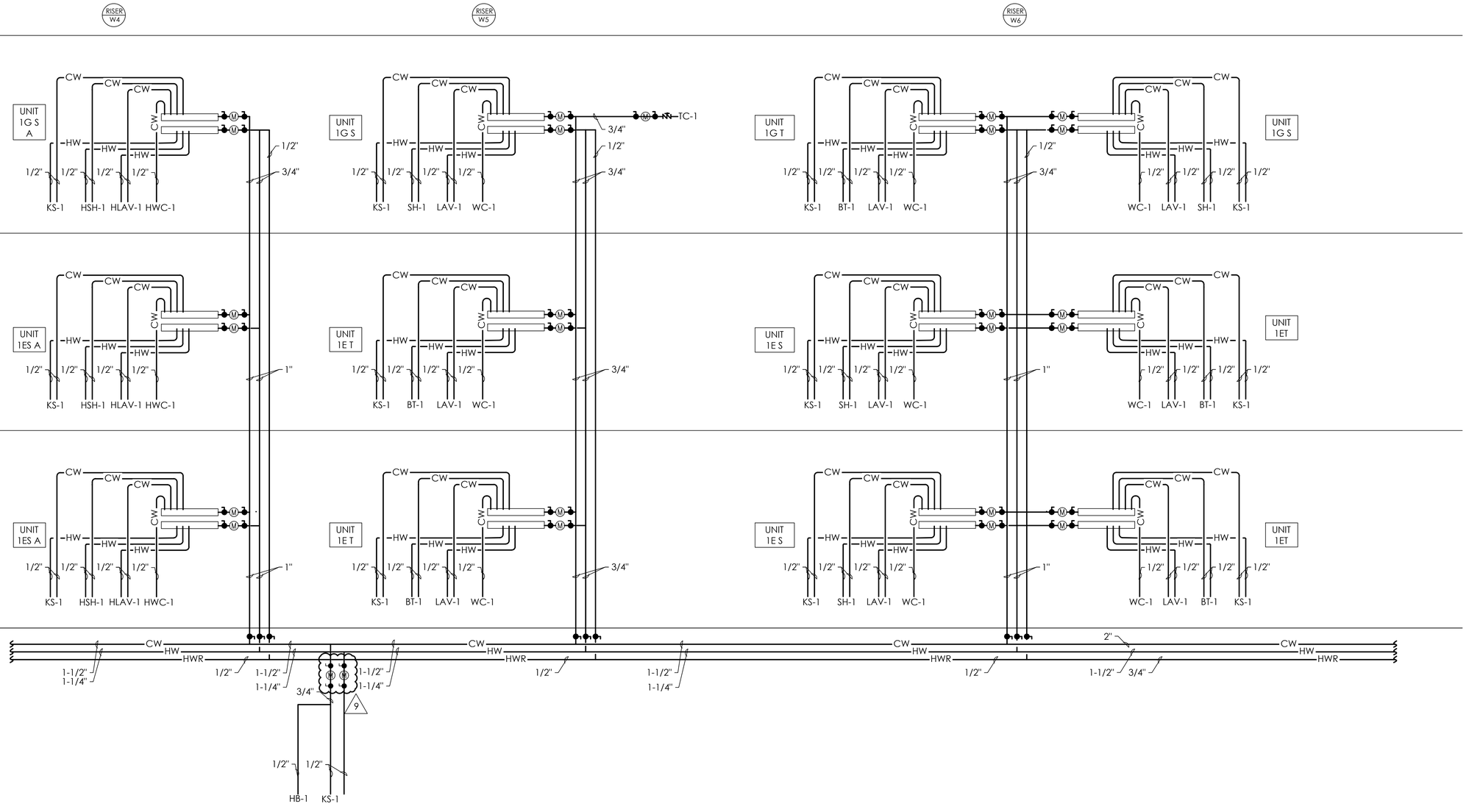

1 P302 WATER RISER DIAGRAM

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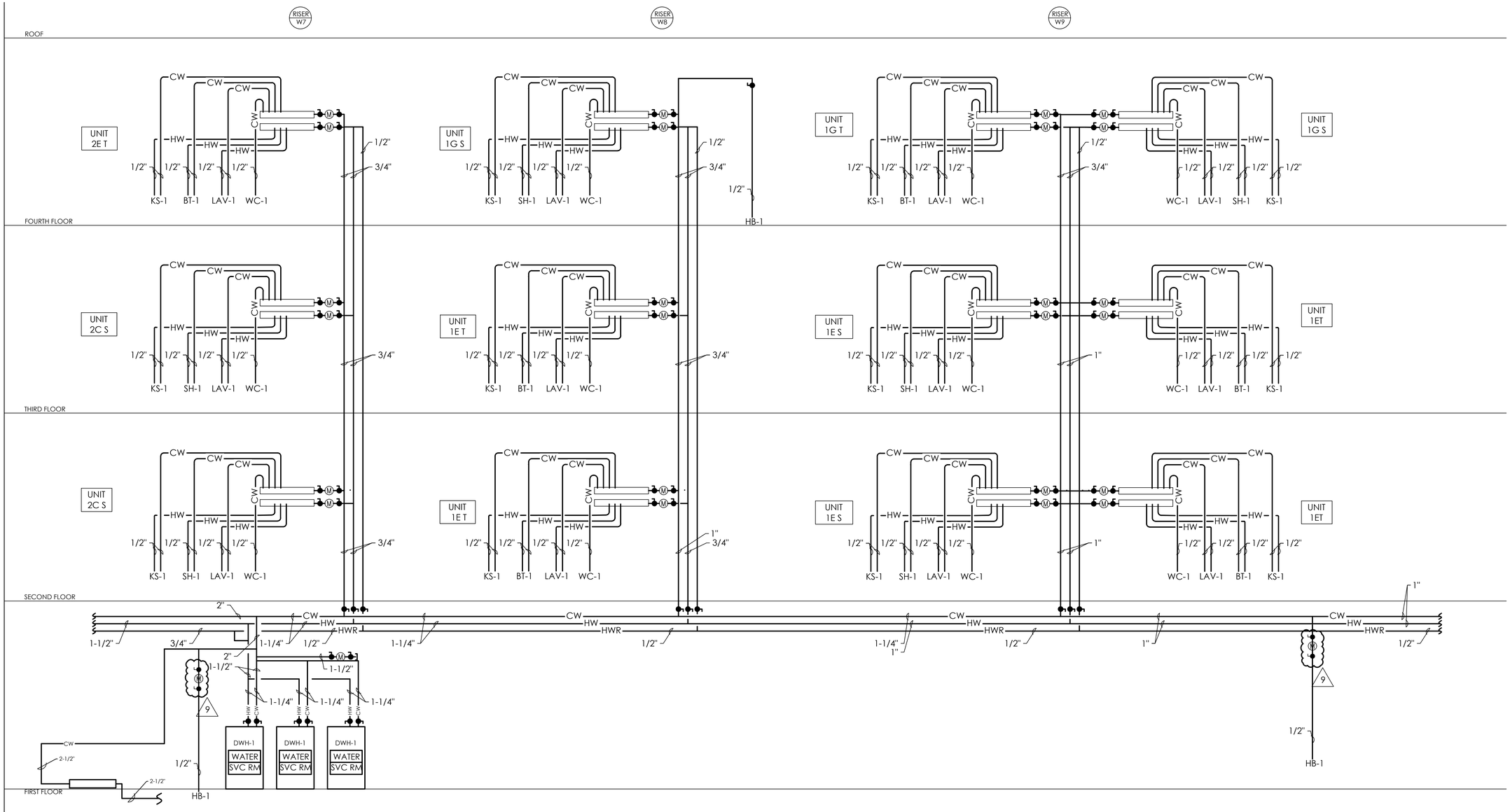

WATER RISER DIAGRAM

1 / P303

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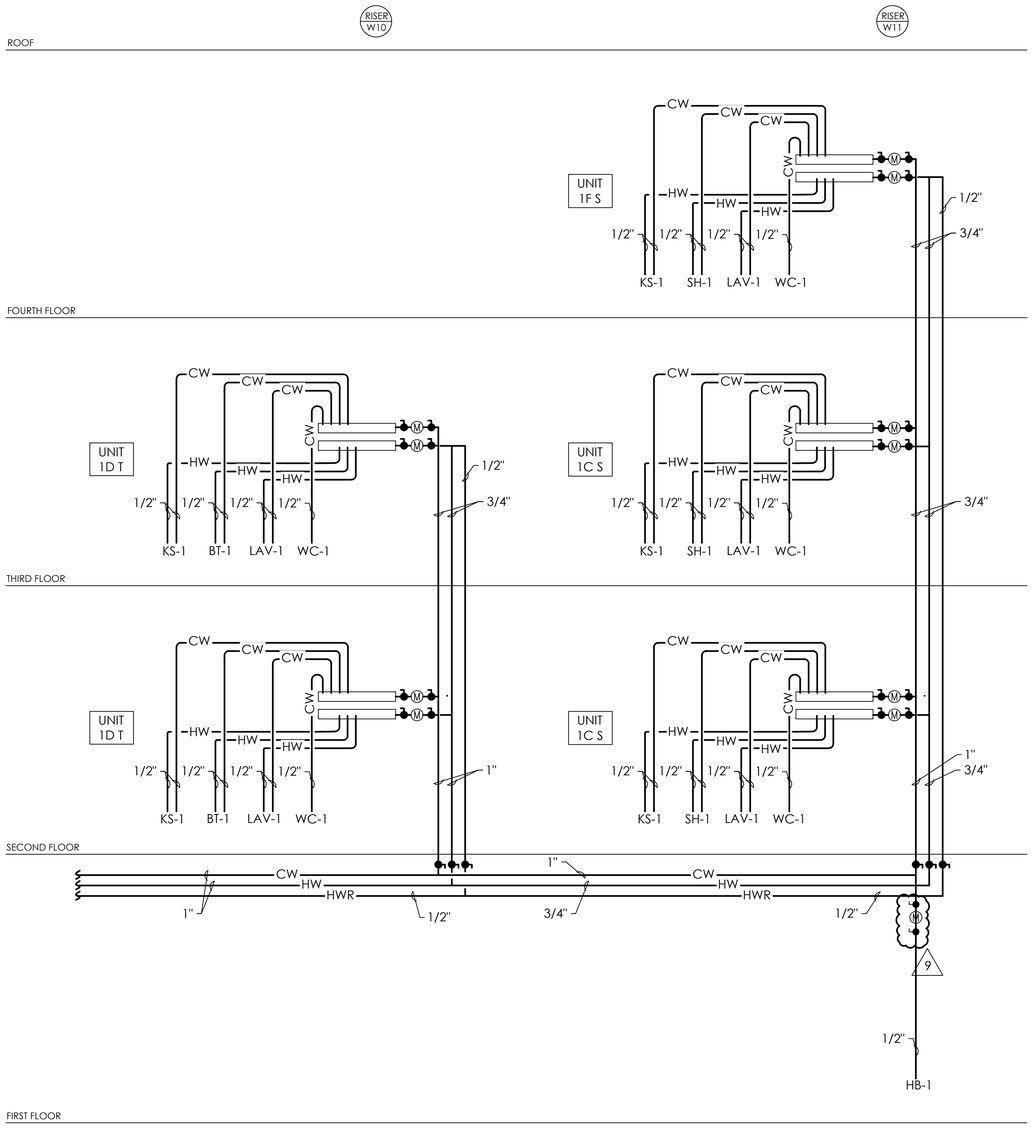

1 P304 **WATER RISER DIAGRAM**

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WATER RISER DIAGRAM

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SECTION 01 74 19 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for the following:

1. Recycling nonhazardous construction waste.
2. Disposing of nonhazardous construction waste.

B. Related Requirements:

1. Section 01 12 00 "Multiple Contract Summary" for coordination of responsibilities for waste management. Section 04 20 00
2. Section 01 81 13 "Sustainable Design Requirements".
3. Section 04 20 00 "Unit Masonry" for disposal requirements for masonry waste.
4. Section 04 43 13.13 "Anchored Stone Masonry Veneer" for disposal requirements for excess stone and stone waste.
5. Section 04 43 13.16 "Adhered Stone Masonry Veneer" for disposal requirements for excess stone and stone waste.
6. Section 31 10 00 "Site Clearing" for disposition of waste resulting from site clearing and removal of above- and below-grade improvements.

1.2 DEFINITIONS

A. Construction Waste: Building, structure, and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.

B. Demolition Waste: Building, structure, and site improvement materials resulting from demolition operations.

C. Disposal: Removal of demolition or construction waste and subsequent salvage, sale, recycling, or deposit in landfill, incinerator acceptable to authorities having jurisdiction, or designated spoil areas on Owner's property.

D. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse.

E. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility.

F. Salvage and Reuse: Recovery of demolition or construction waste and subsequent incorporation into the Work.

SECTION 01 81 13 – SUSTAINABLE DESIGN REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. The drawings and specifications for this Project have been generated to be compliant with the requirements of 2020 Enterprise Green Communities (hereinafter, EGC), and to meet the EGC certification goals. This Section contains general requirements and procedures for compliance with EGC's mandatory criteria and some of its optional criteria, identified during the design of this Project, that will lead to achievement of EGC certification.

1. Specific requirements for EGC are also included in other Sections.
2. Some EGC mandatory and optional criteria needed to obtain EGC certification depend on product selections and may not be specifically identified as EGC requirements in this Section. Compliance with requirements needed to obtain EGC mandatory and optional criteria may be used as one criterion to evaluate substitution requests and comparable product requests.

B. Related Requirements:

1. Attachment 01 81 13.1, "2020 Enterprise Green Communities Criteria Checklist"
2. Attachment 01 81 13.2, "National Program Requirements, ENERGY STAR Multifamily New Construction, Version 1.1"
3. Attachment 01 81 13.3, "National Rater Design Review Checklist, ENERGY STAR Multifamily New Construction, Version 1.1"
4. Attachment 01 81 13.4, "National HVAC Design Report, ENERGY STAR Multifamily New Construction, Version 1.1"
5. Attachment 01 81 13.5, "National Rater Field Checklist, ENERGY STAR Multifamily New Construction, Version 1.1"
6. Attachment 01 81 13.6, "National HVAC Functional Testing Checklist, ENERGY STAR Multifamily New Construction, Version 1.1"
7. Attachment 01 81 13.7, "National Water Management System Requirements, ENERGY STAR Multifamily New Construction, Version 1.1"
8. Attachment 01 81 13.8, "Contractor, Subcontractor, and Consultant Education Plan."

1.3 DEFINITIONS

A. EGC Verifier: Professional consultant for this project who provides guidance, verification, testing, and program communication to assist this project in achieving EGC certification.

B. VOC: Volatile Organic Compounds are a class of chemicals that are volatile (evaporate easily) and are organic compounds (contain carbon atoms). Some common VOCs include acetone and automotive gasoline.

1.4 REFERENCE STANDARDS

A. 2020 Enterprise Green Communities Criteria, 15th Anniversary Edition.

1.5 ADMINISTRATIVE REQUIREMENTS

A. Respond to questions and requests from Architect or EGC Verifier about aspects of EGC mandatory criteria and optional criteria that are Contractor's responsibility, that depend on product selection or product qualities, or that depend on Contractor's procedures, until the EGC program has made final determination on Project's EGC certification application.

1.6 SUBMITTALS

A. Submit information required in this Section as well as information required in other Sections related to the requirements of the EGC mandatory criteria and optional criteria listed in this Section, and in Attachment 01 81 13.1, "2020 Enterprise Green Communities Criteria Checklist."

1.7 QUALITY ASSURANCE

A. Perform work in accordance with the 2020 Enterprise Green Communities Criteria, 15th Anniversary Edition, for mandatory criteria and optional criteria listed in this Section and in Attachment 01 81 13.1, "2020 Enterprise Green Communities Criteria Checklist."
B. Monitor closely any requests for substitution for products that are related to EGC mandatory criteria and optional criteria. Unless reviewed thoroughly, substitutions may jeopardize project' ability to obtain certification.
C. Cooperate and coordinate with the EGC Verifier for implementation of testing, verification, and documentation related to EGC mandatory criteria and optional criteria.

PART 2 - PRODUCTS

2.1 PRODUCTS

A. Provide products and procedures necessary to obtain points for the EGC mandatory and optional criteria indicated as Contractor's responsibility. Although other sections specify items that contribute to these EGC criteria, Contractor shall provide additional materials and procedures necessary to meet the requirements of the EGC criteria listed in this Section and in Attachment 01 81 13.1, "2020 Enterprise Green Communities Criteria Checklist."

PART 3 - EXECUTION: EGC MANDATORY AND OPTIONAL CRITERIA (see enclosed EGC checklist for more information)

3.1 INTEGRATIVE PROCESS

A. Mandatory Criterion 1.1 – Project Priorities Survey: Provided by others.

B. Mandatory Criterion 1.2 – Charrettes and Coordination Meetings: Provided by others.

C. Mandatory Criterion 1.3 – Documentation: Provided by others.

D. Mandatory Criterion 1.4 – Construction Management:

1. Contractor and invited subcontractors shall attend a meeting to review and discuss Attachment 01 81 13.8, "Contractor, Subcontractor, and Consultant Education Plan."
2. During each regularly-scheduled jobsite meeting, Contractor shall provide a status update on progress toward satisfying requirements of the EGC criteria that are listed as "Yes" or "Maybe" on Attachment 01 81 13.1, "2020 Enterprise Green Communities Criteria Checklist."
3. Include all on-site testing and verification activities required by EGC in the written overall construction schedule.

3.2 LOCATION + NEIGHBORHOOD FABRIC

A. Mandatory Criterion 2.1 – Sensitive Site Protection: Provided by others.

B. Mandatory Criterion 2.2 – Connections to Existing Development and Infrastructure: Provided by others.

C. Mandatory Criterion 2.3 – Compact Development: Provided by others.

D. Optional Criterion 2.4 – Compact Development: Provided by others.

E. Mandatory Criterion 2.5 – Proximity to Services and Community Resources: Provided by others.

F. Optional Criterion 2.7 – Preservation of and Access to Open Space: Provided by others.

G. Mandatory Criterion 2.8 – Access to Transit: Provided by others.

H. Optional Criterion 2.14 – Local Economic Development and Community Wealth Creation

1. Demonstrate that a local preference for construction employment and subcontractor hiring was part of the bidding process.

    a. "Local preference" is defined as preference for any individual who resides within 25 miles of the project site.
    b. Indian preference does not contain a "miles to project" requirement.

3.3 SITE IMPROVEMENTS

A. Mandatory Criterion 3.1 – Environmental Remediation: Provided by others.

B. Mandatory Criterion 3.2 – Minimization of Disturbance during Staging and Construction

1. Implement U.S. Environmental Protection Agency (EPA)'s National Pollutant Discharge Elimination System (NPDES)'s Stormwater Discharges from Construction Activities guidance, or local requirements, whichever is more stringent, as determined by the Architect.

C. Mandatory Criterion 3.3 – Ecosystem Services/Landscape

1. If providing plantings, all plantings (trees, shrubs, and groundcover, including grasses) shall be native or climate-appropriate (adapted) to the region.
2. All new plantings must be appropriate to the Project site's soil and microclimate.
3. No invasive plant species shall be introduced.
4. All disturbed areas shall be planted, seeded, or xeriscaped.

D. Mandatory Criterion 3.4 – Surface Stormwater Management

1. Treat or retain, on-site, the precipitation volume from the 60th percentile precipitation event as defined by the U.S. Environmental Protection Agency in the Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act.
2. On sites within which retaining the precipitation volume from the 60th percentile precipitation event is not feasible due to geotechnical issues (e.g. high groundwater elevations, contamination, underground utilities, underground transportation networks), soil conditions (e.g. clay soils), or the size of the site (e.g. zero lot line), treat or retain, on-site, the maximum possible precipitation volume, up to the precipitation volume from the 60th percentile precipitation event.

E. Mandatory Criterion 3.6 – Efficient Irrigation and Water Reuse

1. Install an efficient irrigation system, including the following:

a. Comply with all local watering restrictions.
b. Design irrigation zones to respond to weather considerations (temperatures, precipitation, wind), solar exposure, reflected light/heat from adjacent building or hardscape, soil type, topography/slope, plant material.
c. Establish irrigation volume and frequency per zone to be appropriate for the climate, soil type, and plants.
d. Select emission devices (e.g. spray sprinklers), valves, pipes, controllers, and sensors suitable to the landscape requirements that will facilitate long-term reliability and serviceability.
e. Irrigation system shall create no overspray onto impervious surfaces or adjacent planting areas. Prevent runoff of water from the site.
f. Install timer/controller that activates the valves for each watering zone at the best time of day to minimize evaporative losses while maintaining healthy plants, and obeying local regulations and water-use guidance.

g. Install one soil moisture sensor controller per vegetation zone (based on irrigation demand), or rain delay controller.

1. The above irrigation requirements are only required for permanent landscaping that requires regular irrigation.

F. Optional Criterion 3.7 – Efficient Irrigation and Water Reuse

1. Install an efficient irrigation system equipped with a WaterSense labeled, weather-based irrigation controller (WBIC).
2. Temporary irrigation to establish new trees and plantings is allowed for a period of two years.

3.4 WATER

A. Mandatory Criterion 4.1 – Water-Conserving Fixtures, and Optional Criterion 4.2 – Advanced Water Conservation

2. Do not propose substitute showerheads, lavatory faucets, kitchen faucets, toilets, clothes washers or dishwashers that use more water than those listed in the construction documents, as water-consuming fixtures for this Project are specified to limit indoor water consumption and achieve EGC points for Criteria 4.1 and 4.2.

3. All installed toilets, showerheads, lavatory faucets, and kitchen faucets shall be WaterSense labeled.

B. Optional Criterion 4.3 – Water Quality

4. Test water from dwelling unit faucets for the presence of lead. For testing bottles and instructions, contact an EPA approved lab. Find labs near you via this site, www.epa.gov/dwlabcert/contact-information-certification-programs-and-certified-laboratories-drinking-water#state-labs, or by calling the Safe Drinking Water Hotline at 1-800-426-4791 for the address and phone number of your state laboratory certification officer to find certified labs near you.

a. If lead test results are above zero, install NSF/ANSI 58 or NSF/ANSI 53 filters in all dwelling units.
b. If lead test results are above 10 ppb, replace all fixtures with NSF 61 certified fixtures.

C. Optional Criterion 4.4 – Monitoring Water Consumption and Leaks

5. Conduct pressure-loss tests and visual inspections to determine if there are any leaks; fix any leaks found. Visual inspections shall include checking for leaks at all accessible, visible water supply connections, and valves for water-using fixtures, appliances, and equipment.
6. Install a device to separately monitor water consumption in each of the following areas of the project:

a. A cold branch off the apartment line riser for each dwelling unit

b. Common laundry facilities
c. Outdoor water consumption
d. Water consumption in any of the non-residential spaces of the project, where the property owner is responsible for paying the water utility bills.

3.5 OPERATING ENERGY

A. Mandatory Criterion 5.1a – Building Performance Standard: New Construction

1. This project is pursuing certification under the ENERGY STAR Multifamily New Construction program (MFNC), using that program's ERI path, as the method to fulfill this mandatory EGC criterion.

    a. Comply with all of MFNC's Contractor procedural and administrative requirements applicable to this project, and construct the building to comply with all of MFNC's building attribute requirements applicable to this project.
    b. See Attachments 01 81 13.2 through 01 81 13.7 for written documents stating all MFNC program requirements.

B. Optional Criterion 5.5b – Moving to Zero Carbon: All-Electric

1. Do not install any combustion equipment in the building. EGC provides an exception to this requirement, allowing combustion-powered emergency backup electric generators.

C. Mandatory Criterion 5.8 – Lighting

1. For all permanently installed lighting fixtures, interior and exterior, install high-efficiency lighting that is capable of meeting recommended light levels (weighted average footcandle) in the Illuminating Engineering Society Lighting Handbook, 10th edition
2. 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.
3. 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.
4. Lighting power density in dwelling units, measured in watts/square foot, is 1.1 or less.
5. All exterior lighting shall meet the following specifications and have either motion sensor controls, integrative PV 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 specifications

    a. 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.
    b. Fixture shall have no sag or drop lenses, side light panels or uplight panels.
    c. Fixture shall employ warm-toned (3000K and lower) white light sources or may employ amber light sources or filtered LED light sources.

6. Do not propose substitute light fixtures that use more electricity than those listed in the construction documents, as light fixtures for this Project are specified to limit electricity consumption and achieve EGC points for this criterion.

3.6 MATERIALS

A. Mandatory Criterion 6.4 – Healthier Material Selection

1. All interior paints, coatings, primers, and wallpaper shall have VOC content that is less than or equal to the thresholds provided by the most recent version of SCAQMD 1113 available at time of product specification.

    a. VOC emissions for wall finish paints shall be verified as compliant with CDPH Standard Method.
    b. All wallpaper shall contain no phthalates.

2. All interior adhesives and sealants shall have VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1168 available at time of product specification.
3. For flooring materials,

    a. All flooring products (whether carpet or hard surface) shall comply with CDPH emission requirements.
    b. Flexible PVC with phthalates shall not be installed, whether the phthalates were intentionally added or added via recycled content.
    c. Carpet shall not be installed in building entryways, laundry rooms, bathrooms, kitchens/kitchenettes, or utility rooms.
    d. Fluid applied finish floors shall only be installed in non-occupied spaces, such as mechanical rooms

4. Fiberglass batt insulation and mineral wool batt insulation installed in this Project shall not contain any formaldehyde.

5. For composite wood products,

    a. Plywood, particleboard, MDF installed as stand-alone materials, or as components within other installed products such as cabinets and doors, shall have formaldehyde emissions less than or equal to the thresholds established by CARB Phase 2 and/or TSCA Title IV.
    b. All composite wood products used indoors that CARB and TSCA do not address shall have no added urea formaldehyde.

B. Mandatory Criterion 6.6 – Bath, Kitchen, Laundry Surfaces: New Construction

1. Throughout bathrooms, kitchens, and laundry rooms, install interior finish materials that

    a. Have durable, cleanable surfaces,
    b. Are not prone to deterioration due to moisture intrusion, and
    c. Do not encourage mold growth.

2. Except where one-piece tub and/or shower enclosures are installed, install moisture-resistant backing materials such as cement board, fiber cement board, or equivalent per ASTM D6329 or ASTM D3273 behind tub and/or shower enclosures.

C. Mandatory and Optional Criterion 6.10 – Construction Waste Management:

1. Provide and implement a construction waste management plan that reduces non-hazardous construction and demolition waste, as follows:

   a. Recycle all metal construction waste, and
   b. Recycle all carpet construction waste,

2. See Division 01 Specification Sections for requirements related to the construction waste management and disposal requirements of this criterion.

D. Optional Criterion 6.11 – Recycling Storage

1. Provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms.

3.7 HEALTHY LIVING ENVIRONMENT

A. Mandatory Criterion 7.1 – Radon Mitigation: New Construction

1. Install passive radon-resistant features below the bottom floor slab,
2. Install a vertical vent pipe extending to the outdoors above the top of the building, with a junction box within 10 feet of an electrical outlet.

B. Mandatory Criterion 7.5 – Integrated Pest Management

1. Seal all wall, floor and joint penetrations with low-VOC caulk or other appropriate nontoxic sealing methods (i.e. window screens, door sweeps, escutcheon plates, elastomeric sealants, etc.) to prevent pest entry.
2. Install rodent- and corrosion-proof screens (e.g., copper or stainless steel mesh or rigid metal cloth) at all openings greater than ¼-inch.

C. Mandatory and Optional Criterion 7.6 – Smoke-Free Policy: Provided by others.

D. Mandatory Criterion 7.7 – Ventilation: New Construction

1. In each dwelling unit, in accordance with ASHRAE 62.2-2010, install:

   a. A local mechanical exhaust system in each bathroom,
   b. A local mechanical exhaust system in each kitchen, and
   c. A whole-dwelling unit mechanical ventilation system.

2. Verify and ensure that these dwelling unit ventilation system airflow rates are within either 15 CFM or 15 percent of the design airflow rates.

E. Optional Criterion 7.10 – Noise Reduction

1. Cooperate with third-party testing agent (paid by others) to implement testing of noise levels in bedrooms, to demonstrate that continuous noise is less than or equal to 30 dB LAeq and single sound events are less than or equal to 45 dB LAeq.

F. Mandatory Criterion 7.12 – Beyond ADA: Universal Design

1. In accordance with the building's design, construct the building to provide the following features that remove obstacles for occupants using wheelchairs or walkers:

   a. 42-inch clear width at all hallways and corridors,
   b. 32 inches clear and/or 36 inch rough opening at all patio doors, and all doors inside dwelling units, except for doors leading to rooms that are smaller than 48 inches by 48 inches of floor space, and
   c. 60-inch diameter turning circle in kitchens and bathrooms.

3.8 OPERATIONS, MAINTENANCE, AND RESIDENT ENGAGEMENT

A. Mandatory Criterion 8.1 – Building Operations & Maintenance Manual and Plan

1. Upon the Architect's request, provide information for the building operations & maintenance manual and plan with regard to installed items and built conditions, including but not limited to:

   a. Manufacturer's O&M guidance for all mechanical and electrical equipment and appliances,
   b. HVAC O&M schedules,
   c. Manufacturer's refrigerant management information,
   d. Manufacturer's O&M and replacement guidance for other specialized systems in the building,
   e. Locations of mechanical, electrical, and water system shutoffs,
   f. Manufacturer's replacement guidance for lighting systems, and
   g. Manufacturer's O&M guidance for all domestic hot water system equipment.

2. See Division 01 Specification Sections for requirements related to operation and maintenance data, and record documents required by this criterion.

B. Mandatory Criterion 8.2 – Emergency Management Manual

1. Upon the Architect's request, provide information for the emergency management manual with regard to startup and emergency shutdown procedures for equipment and systems in the building.

C. Mandatory Criterion 8.3 – Resident Manual: Contractor requirements for this criterion are covered in the requirements for other criteria.

D. Mandatory Criterion 8.4 – Walk-Throughs and Orientations to Property Operation

1. See Division 01 Specification Sections for requirements related to demonstration and training activities required by this criterion.

E. Mandatory Criterion 8.5 – Energy and Water Data Collection and Monitoring: Provided by others.

Northview Heights Midrise

Enterprise Green Communities

Contractor, Subcontractor, and Consultant

Education and Training Plan

May 4, 2022

Design Phase

List testing & verification activities and their scheduling and sequencing with respect to other construction activities, in the Project Manual

Construction Phase

1. Before the EGC construction kickoff meeting:
   a. Obtain a copy of the Contractor's detailed construction schedule, if that is available.
      i. If BPA obtains the Contractor's schedule and there is enough time before the construction kickoff meeting, prepare a written timeline of all anticipated testing and verification activities, coordinated with the Contractor's construction schedule.
      ii. If BPA does not obtain the Contractor's schedule and/or there is not enough time before the construction kickoff meeting to prepare a detailed timeline, simply take the list included in the Project Manual to the construction kickoff meeting.
   b. Determine whether to include the ENERGY STAR MFNC contractor orientation meeting in the EGC construction kickoff, or to have the ENERGY STAR MFNC contractor orientation meeting at a separate time.

2. EGC construction kickoff meeting:
   a. Introductions
   b. Provide a summary of the Project Priorities Survey (Criterion 1.1; *see Appendix A*).
   c. Discuss sustainability goals and objectives (*see Appendix B*).
   d. Discuss anticipated roles of each party with regard to the performance expected of the building (energy and water usage) and site (see Appendix C).
      i. Discuss Contractor's role in providing information (i.e. maintenance manuals, etc.) to the Owner so that the Owner can complete the EGC-required O&M Manual (8.1), Emergency Management Manual (8.2), and Resident Manual (8.3).
   e. Include a status update regarding progress toward satisfying the EGC criteria (including other requirements) as an agenda item.

f. Testing & Verification Activities Schedule Coordination:

   i. If BPA has completed it, present a summary along with the written timeline of all anticipated testing and verification activities, coordinated with the Contractor's construction schedule

   ii. If BPA has not completed the above, present the testing & verification activities list from project specification section 013329, "Sustainable Design Reporting."

3. After the EGC construction kickoff meeting:

   a. If BPA had not completed this before the construction kickoff meeting, finalize the integration of anticipated testing and verification activities into the Contractor's detailed construction schedule. Distribute this to the project team.

   b. During regular construction progress meetings: Contractor to include a status update regarding progress toward satisfying the EGC criteria as a standing agenda item.

   c. Check that the Contractor and Owner are working together on information to populate the EGC-required O&M Manual (8.1), Emergency Management Manual (8.2), and Resident Manual (8.3)

Appendix A: Summary of the EGC Project Priorities Survey

Project Mission

Provide an affordable, comfortable, healthy, and safe place for community citizens to live. Enhance residents' health, security, mobility, sense of community, and feeling at home, through the project's location, design, and programming.

Understanding the People Who Will Live Here

Population served:

- The retail portion of this building will serve all citizens of the community.
- The residential portion of this building will serve low-income seniors 62+ and / or persons where one member of the household has a physical or mental disability.
- 100% (43) of the apartments will be reserved as affordable housing.
- The most vulnerable people among the building's residence will be:
    - People with disabilities
    - Households with no access to transportation.

Challenges faced by the people this building will serve:

- Difficulty maintaining and improving their own homes
- Individual educational achievement in this community is lower than average
- Individual health, well-being, and life expectancy in this community are worse than average
- Economic security in this community is worse than average; a segment of the population has very low incomes.

Opportunities and resources available to overcome challenges:

- All major property maintenance is done by building staff, for residents.
- Programming at the building will engage younger people as well as senior citizen residents; this may enhance education for all involved.
- Garden patio and walkway area.
- Universal design will create spaces with the appropriate size and space to allow for use, whatever the user's form of mobility, size, or posture
- Large community room
- Pavilion
- Other building amenities

Resident involvement & leadership:

- The developer has conducted a series of public community meetings, and people attending those meetings gave input for the building design process, and took information back to others in the community.
- At move-in, residents will receive a building walk-through and orientation session, along with a resident manual, which will help them to engage well with the building's resources and their roles and responsibilities in the building.
- Part of the resident manual will be an emergency management manual, which may include methods for certain residents to take leadership roles in helping during emergency situations.

Appendix B: Sustainability Goals and Objectives

Why does this project have to be sustainable – why a "green building?"

PHFA: Green buildings enhance livability and affordability for occupants, owners, and the community. Sustainability also makes buildings a better use of PHFA's financial resources.

EGC: Green building practices lead to:

- Top-quality efficient & healthy homes for residents,
- Access to opportunity through connections to transportation, quality food, and critical services,
- Environmental responsibility that benefits people from locally to globally, and
- A new standard for design and construction, when practices are widely adopted.

PHFA requires this project to achieve EGC certification. In order to do that, the project must comply with all (30) of the mandatory criteria that are applicable to this project, as well as achieving a minimum of (40) points associated with optional criteria.

Broad Sustainability Goals (EGC Categories):

1. Optimize Planning, Design and Construction Management
2. Site Selection & Resources
3. Site Protection
4. Water Conservation
5. Energy Efficiency
6. Material Selection and Disposal
7. Healthy Indoor Environment
8. Operations & Maintenance

Major Specific Sustainability Objectives (EGC Criteria; not all targeted criteria are listed):

EGC Category 1:

No major specific sustainability objectives during construction

EGC Category 2:

2.14: Local Economic Development and Community Wealth Creation

EGC Category 3:

3.2: Minimization of Disturbance during Staging and Construction

3.4: Surface Stormwater Management

3.6 & 3.7: Efficient Irrigation

EGC Category 4:

4.1 & 4.2: Water-Conserving Fixtures

4.3: Water Quality

EGC Category 5:

5.1a: ENERGY STAR Multifamily New Construction certification, which includes

7.7: Ventilation

5.8: Lighting (similar to some ENERGY STAR requirements)

EGC Category 6:

6.4: Healthier Material Selection

6.10: Construction Waste Management

EGC Category 7:

7.1: Radon Mitigation

7.5 Integrated Pest Management

Also see listings under EGC Category 5

EGC Category 8:

8.1: Building Operations & Maintenance Manual and Plan

Appendix C: Team Member Roles in EGC Certification

General Contractor (or other):

1.4 Construction Management (integrate T&V activities into construction schedule)

3.1 Environmental Remediation (only if Phase I Environmental Site Assessment requires it)

3.2 Minimization of Disturbance During Staging and Construction (as required in NPDES)

3.3 Ecosystem Services / Landscape (plant, seed, or xeriscape all disturbed areas)

3.4 Surface Stormwater Management

5.1a Building Performance Standard

6.4 Healthier Material Selection (Mandatory Portion)

6.6 Bath, Kitchen, Laundry Surfaces

6.10 Construction Waste Management (Provide plan, and recycle all metal and carpet)

7.1 Radon Mitigation

7.5 Integrated Pest Management

7.7 Ventilation

8.1 Building Operations & Maintenance Manual and Plan (provide O&M data to Owner)

8.2 Emergency Management Manual (provide system info to Owner as needed)

8.3 Resident Manual (provide info to Owner as needed)

HVAC Contractor:

5.1a Building Performance Standard

7.7 Ventilation

TAB Contractor:

5.1a Building Performance Standard

Electrical Contractor:

2.15a Access to Broadband: Broadband Ready

5.1a Building Performance Standard

5.5b Moving to Zero Carbon: All-Electric

5.8 Lighting

7.1 Radon Mitigation

7.3 Combustion Equipment (hard-wired CO alarms)

7.7 Ventilation

Plumbing Contractor:

3.6 & 3.7 Efficient Irrigation and Water Reuse

4.1 & 4.2 Water-Conserving Fixtures & Advanced Water Conservation

4.3 Water Quality (testing)

4.4 Monitoring Water Consumption and Leaks (metering)

5.1a Building Performance Standard

7.1 Radon Mitigation

Roofer:

5.1a Building Performance Standard

TBD Contractor:

(BPA will create new listings for contractors not previously identified, and will fill in EGC criteria responsibilities for them, as BPA learns correct assignments)

Owner:

1.1 Project Priorities Survey

7.6 Smoke-Free Policy

8.1 Building Operations & Maintenance Manual and Plan (write plan)

8.2 Emergency Management Manual (write manual)

8.3 Resident Manual (write manual)

8.4 Walk-Throughs and Orientations to Property Operation

8.5 Energy and Water Data Collection and Monitoring

Architect:

1.3 Documentation

1.4 Construction Management (insert education plan into project manual)

7.12 Beyond ADA: Universal Design (document Option 5 – complete as of 1/17/22)

MEP Engineer:

1.3 Documentation

5.1a Building Performance Standard (HVAC Design Reports)

Site/Civil Engineer:

1.3 Documentation

2.1 Sensitive Site Protection

3.2 Minimization of Disturbance during Staging and Construction

Structural Engineer:

1.3 Documentation

EGC / ENERGY STAR Verifier:

1.2 Charrettes and Coordination Meetings

1.3 Documentation (verify)

1.4 Construction Management (draft education plan, lead training, list T&V activities w/r/t schedule)

2.2 Connection to Existing Development and infrastructure

2.3 Compact Development (document)

2.5 Proximity to Services and Community Resources (document)

2.8 Access to Transportation (document)

5.1a Building Performance Standard (**MULTIPLE TESTS**)

7.7 Ventilation (**TEST**)

7.10 Noise Reduction (**TEST**)

SECTION 080671 – DOOR HARDWARE SCHEDULE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section references specification sections relating to commercial door hardware for the following:

1. Swinging doors.
2. Sliding Doors.
3. Other doors to the extent indicated.

B. Commercial door hardware includes, but is not necessarily limited to, the following:

1. Mechanical door hardware.
2. Electromechanical and access control door hardware.
3. Electromechanical and access control door hardware power supplies, back-ups and surge protection.
4. Automatic operators.
5. Cylinders specified for doors in other sections.

C. Related Sections:

1. Division 08 Section “Door Hardware”.
2. Division 28 Section “Multi-Family Access Control”.

D. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.

1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
2. ICC/IBC - International Building Code.
3. NFPA 70 - National Electrical Code.
4. NFPA 80 - Fire Doors and Windows.
5. NFPA 101 - Life Safety Code.
6. NFPA 105 - Installation of Smoke Door Assemblies.
7. State Building Codes, Local Amendments.

E. Standards: Reference Related Sections for requirements regarding compliance with applicable industry standards.

1.3 SUBMITTALS

A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.

B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.

1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."

2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.

3. Content: Include the following information:

a. Type, style, function, size, label, hand, and finish of each door hardware item.
b. Manufacturer of each item.
c. Fastenings and other pertinent information.
d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
e. Explanation of abbreviations, symbols, and codes contained in schedule.
f. Mounting locations for door hardware.
g. Door and frame sizes and materials.

4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.

C. Keying Schedule: Prepared under the supervision of the Owner, separate schedule detailing final keying instructions for locksets and cylinders in writing. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner to approve submitted keying schedule prior to the ordering of permanent cylinders.

D. Product Test Reports: Indicating compliance with cycle testing requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified independent testing agency.

E. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware installation in quantity as required in Division 01, Closeout Submittals. The manual to include the name, address, and contact information of the manufacturers providing the hardware and their nearest service

representatives. The final copies delivered after completion of the installation test to include "as built" modifications made during installation, checkout, and acceptance.

F. Warranties and Maintenance: Special warranties and maintenance agreements specified in the Related Sections.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site. Do not store electronic access control hardware, software or accessories at Project site without prior authorization.

B. Tag each item or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.

C. Deliver, as applicable, permanent keys, cylinders, cores, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service. Instructions for delivery to the Owner shall be established at the "Keying Conference".

1.5 WARRANTY

A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.

1.6 MAINTENANCE SERVICE

A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

PART 2 - PRODUCTS

2.1 SCHEDULED DOOR HARDWARE

A. Refer to “PART 3 – EXECUTION” for required specification sections.
   1. Manufacturers listed are the Basis-of-Design, other manufacturers must be approved equal by Architect/Owner.

PART 3 - EXECUTION

3.1 DOOR HARDWARE SETS

A. The door hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule.

Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.

1. Quantities listed are for each pair of doors, or for each single door.

2. The supplier is responsible for handing and sizing all products.

3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.

4. At existing openings with new hardware the supplier shall field inspect existing conditions prior to the submittal stage to verify the specified hardware will work as required. Provide alternate solutions and proposals as needed.

B. Products listed in the hardware sets shall be supplied by and in accordance with the requirements described in the specification section as noted for each item.

1. Section 08 71 00 – Door Hardware.
2. Section 28 15 10 – Multi-Family Access Control.

C. Manufacturer's Abbreviations:

1. MK - McKinney
2. PE - Pemko
3. SU - Securitron
4. RO - Rockwood
5. YA - Yale
6. HS - HES
7. RF - Rixson
8. NO - Norton
9. TA - Traka
10. MC - Medeco

Hardware Sets

Set: 1.0

Doors: 101a A

2	Continuous Hinge	CFMSLF-HD1		PE	087100	
2	Electric Power Transfer	EL-CEPT		SU	087100	⚡
1	Exit Device (exit only)	6160 B P EO	630	YA	087100	⚡

1	Exit Device (CVR, nightlatch)	6160 B P S 121NL	630	YA	087100	⚡
1	Rim Cylinder	1109	626	YA	087100	
2	Pull	RM201	US32D	RO	087100	
1	Surface Closer (UNI Stop arm)	UNI4400	689	YA	087100	
1	Automatic Opener	6300 Series	689	NO	087113	⚡
1	Threshold	252x3AFG		PE	087100	
1	Gasketing	S88D (head & jambs)		PE	087100	
2	Sweep	315CN		PE	087100	
1	Astragal	S772BL LAR		PE	087100	
1	Updater/Controller	NTX612-KIT (supplied by Division 28)		YA	281500	⚡
2	ElectroLynx Harness	QC-C x LENGTH REQ'D		MK	087100	⚡
2	ElectroLynx Harness	QC-C1500P		MK	087100	⚡
2	Door Switch	501		NO	087100	⚡
1	Controller	782		YA	087100	⚡
2	Door Contact	BY SECURITY CONTRATOR				
1	Wiring Diagrams	ELEVATION & POINT-TO-POINT				

Notes: Operational Description: Doors are normally closed and locked and outside door switch is disabled. Presenting a valid card to the card reader will momentarily retract latch of exit device at RHR leaf and enable outside door switch, allowing manual entry by pulling door open or assisted entry by pressing outside door switch to activate auto operator at RHR leaf. Entry also by key in cylinder at RHR leaf. Assisted egress at all times by pressing inside door switch to retract latches of exit device and activate auto operator at RHR leaf. Manual egress at all times by pressing rail of either exit device and exiting. Pressing rail of either device will shunt door contacts for authorized egress. Door contacts monitor the position of the doors and report this status to the security system.

Set: 2.0

Doors: 100 A

1	Continuous Hinge	CFMSLF-HD1 x PT		PE	087100	
1	Electric Power Transfer	EL-CEPT		SU	087100	⚡
1	Exit Device (rim, nightlatch)	6100 B P 121NL	630	YA	087100	⚡
1	Rim Cylinder	1109	626	YA	087100	
1	Pull	RM201	US32D	RO	087100	
1	Surface Closer (UNI Stop arm)	UNI4400	689	YA	087100	
1	Threshold	252x3AFG		PE	087100	
1	Gasketing	S88D (head & jambs)		PE	087100	
1	Sweep	345CV		PE	087100	

1	Updater/Controller	NTX612-KIT (supplied by Division 28)		YA	281500
1	ElectroLynx Harness	QC-C x LENGTH REQ'D		MK	087100
1	ElectroLynx Harness	QC-C1500P		MK	087100
1	Controller	782		YA	087100
1	Door Contact	BY SECURITY CONTRATOR			
1	Wiring Diagrams	ELEVATION & POINT-TO-POINT			

Notes: Operational Description: Door is normally closed and locked. Presenting a valid card to the card reader will momentarily retract latch of exit device, allowing entry. Entry also by key in cylinder. Manual egress at all times by pressing rail of exit device and exiting. Pressing rail of exit device will shunt door contact for authorized egress. Door contact monitors the position of the door and reports this status to the security system.

Set: 3.0

Doors: 106a B

2	Continuous Hinge	CFM-HD1		PE	087100
2	Concealed Vert Rod Exit, Exit Only	6165ED EO	630	YA	087100
1	Storeroom Thumbturn Trim	503F	626	YA	087100
1	Mortise Cylinder	2153	626	YA	087100
1	Rim Cylinder	1109	626	YA	087100
2	Pull	RM201	US32D	RO	087100
2	Surface Closer (UNI Stop arm)	UNI4400	689	YA	087100
1	Threshold	252x3AFG		PE	087100
1	Gasketing	S88D (head & jambs)		PE	087100
2	Sweep	315CN		PE	087100
1	Astragal	S772BL LAR		PE	087100

Set: 4.0

Doors: 102 A

1	Continuous Hinge	CFM-HD1		PE	087100
1	Rim Exit Device, Nightlatch	6105ED 121NL	630	YA	087100
1	Mortise Cylinder	2153	626	YA	087100
1	Rim Cylinder	1109	626	YA	087100
1	Pull	RM201	US32D	RO	087100
1	Surface Closer (UNI Stop arm)	UNI4400	689	YA	087100

1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100	
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100	
1	Threshold	252x3AFG		PE	087100	
1	Gasketing	S88D (head & jambs)		PE	087100	
1	Sweep	315CN		PE	087100	

Set: 5.0

Doors: 402 B

1	Continuous Hinge	CFMSLF-HD1 x PT		PE	087100	
1	Electric Power Transfer	EL-CEPT		SU	087100	⚡
1	Electrified Rim Exit, Fail Secure	7100 MO691F SPAR 05454	630	YA	087100	⚡
1	Rim Cylinder	1109	626	YA	087100	
1	Pull	RM201	US32D	RO	087100	
1	Conc Overhead Stop	6-X36	630	RF	087100	
1	Surface Closer (REG)	4400	689	YA	087100	
1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100	
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100	
1	Threshold	252x3AFG		PE	087100	
1	Gasketing	S88D (head & jambs)		PE	087100	
1	Sweep	315CN		PE	087100	
1	Controller	NTX600-CTLR (supplied by Division 28)		YA	281500	⚡
1	ElectroLynx Harness	QC-C x LENGTH REQ'D		MK	087100	⚡
1	ElectroLynx Harness	QC-C1500P		MK	087100	⚡
1	Power Supply	AQL4-R8E1		SU	087100	⚡
1	Wiring Diagrams	ELEVATION & POINT-TO-POINT				

Notes: CARD READER BY SECURITY VENDOR. PRESENTING AUTHORIZED CREDENTIAL TO CARD READER WILL UNLOCK TRIM ALLOWING ACCESS. FREE EGRESS BY EXIT DEVICE. EMERGENCY ACCESS BY KEY.

Set: 6.0

Doors: 111 B, 117 B, 118 A

1	Continuous Hinge	CFM-HD1		PE	087100
1	Rim Exit Device, Nightlatch	6105ED 121NL	630	YA	087100
1	Mortise Cylinder	2153	626	YA	087100
1	Rim Cylinder	1109	626	YA	087100
1	Pull	RM201	US32D	RO	087100
1	Surface Closer (UNI Stop arm)	UNI4400	689	YA	087100
1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100
1	Threshold	252x3AFG		PE	087100
1	Gasketing	S88D (head & jambs)		PE	087100
1	Sweep	315CN		PE	087100

Set: 7.0

Doors: 150 A, 150 B, 150 C, 150 D, 150 E

1	Continuous Hinge	CFM-HD1		PE	087100
1	Rim Exit Device, Classroom	6100-2ED MO626F (inside cylinder) LD	630	YA	087100
2	Rim Cylinder	1109	626	YA	087100
1	Surface Closer (UNI Stop arm)	UNI4400	689	YA	087100
1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100
1	Threshold	252x3AFG		PE	087100
1	Gasketing	S88D (head & jambs)		PE	087100
1	Sweep	315CN		PE	087100

Set: 8.0

Doors: GATE 1, GATE 2

1	Magnetic Lock	M62GBD		SU	087100
1	Electromechanical Bar	WEMB-CL		SU	087100
1	Push Button	PB		SU	087100
1	Power Supply	AQL4-R8E1		SU	087100
1	Cover	WCC		SU	087100
1	Mounting Box	WBB		SU	087100

Notes: CARD READER BY SECURITY VENDOR. EXTERIOR: PRESENTING AUTHORIZED CREDENTIAL TO CARD READER WILL UNLOCK MAGNETIC LOCK ALLOWING ACCESS. INTERIOR: PUSHING TOUCH BAR WILL UNLOCK MAGNETIC LOCK ALLOWING EGRESS. PUSHING PUSH BUTTON WILL UNLOCK MAGNETIC LOCK ALLOWING EGRESS. ACTIVATION OF FIRE ALARM UNLOCKS MAGNETIC LOCKS.

Set: 9.0

Doors: 106 B

2	Continuous Hinge	CFM-HD1		PE	087100
1	Flush Bolt (top self latching/ bottom automatic)	2845/ 2945	US26D	RO	087100
1	Dust Proof Strike	570	US26D	RO	087100
1	Storeroom or Closet Lock	MO 4705LN	626	YA	087100
2	Surface Closer (UNI Stop arm)	UNI4400	689	YA	087100
4	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100
1	Threshold	252x3AFG		PE	087100
1	Gasketing	S88D (head & jambs)		PE	087100
2	Sweep	315CN		PE	087100
1	Astragal	S772BL LAR		PE	087100
1	Latch Protector	320CXL	US32D	RO	087100

Set: 10.0

Doors: 120 A

1	Continuous Hinge	CFM-HD1		PE	087100
1	Storeroom or Closet Lock	MO 4705LN	626	YA	087100
1	Surface Closer (UNI Stop arm)	UNI4400	689	YA	087100
1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100
1	Threshold	252x3AFG		PE	087100
1	Gasketing	S88D (head & jambs)		PE	087100
1	Sweep	315CN		PE	087100
1	Latch Protector	320CXL	US32D	RO	087100

Set: 11.0

Doors: 415 B

1	Continuous Hinge	CFM-HD1		PE	087100	
1	Storeroom or Closet Lock	MO 4705LN	626	YA	087100	
1	Electric Strike	1500C-DLM	630	HS	087100	⚡
1	SMART Pac Bridge Rectifier	2005M3		HS	087100	⚡
1	Surface Closer (UNI Stop arm)	UNI4400	689	YA	087100	
1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100	
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100	
1	Threshold	252x3AFG		PE	087100	
1	Gasketing	S88D (head & jambs)		PE	087100	
1	Sweep	315CN		PE	087100	
1	Controller	NTX600-CTLR (supplied by Division 28)		YA	281500	⚡
1	Motion Sensor	XMS		SU	087100	⚡
1	Power Supply	AQL4-R8E1		SU	087100	⚡
1	Wiring Diagrams	ELEVATION & POINT-TO-POINT				
1	Latch Protector	320CXL	US32D	RO	087100	

Notes: CARD READER BY SECURITY VENDOR. PRESENTING AUTHORIZED CREDENTIAL TO CARD READER WILL UNLOCK ELECTRIC STRIKE ALLOWING ACCESS. FREE EGRESS BY LEVER. MOTION SENSOR IS REQUEST TO EXIT.

Set: 12.0

Doors: 100 B

1	Continuous Hinge	CFMSLF-HD1 x PT		PE	087100	
1	Electric Power Transfer	EL-CEPT		SU	087100	⚡
1	Exit Device (rim, nightlatch)	6100 B P 121NL	630	YA	087100	⚡
1	Rim Cylinder	1109	626	YA	087100	
1	Pull	RM201	US32D	RO	087100	
1	Surface Closer (UNI Stop arm)	UNI4400	689	YA	087100	
1	Weatherseal	BY ALUMINUM DOOR SUPPLIER				
1	Sweep	345CV		PE	087100	
1	Updater/Controller	NTX612-KIT (supplied by Division 28)		YA	281500	⚡
1	ElectroLynx Harness	QC-C x LENGTH REQ'D		MK	087100	⚡

1	ElectroLynx Harness	QC-C1500P		MK	087100
1	Controller	782		YA	087100
1	Door Contact	BY SECURITY CONTRATOR			
1	Wiring Diagrams	ELEVATION & POINT-TO-POINT			

Notes: Operational Description: Door is normally closed and locked. Presenting a valid card to the card reader will momentarily retract latch of exit device, allowing entry. Entry also by key in cylinder. Manual egress at all times by pressing rail of exit device and exiting. Pressing rail of exit device will shunt door contact for authorized egress. Door contact monitors the position of the door and reports this status to the security system.

Set: 13.0

Doors: 200 A, 317 A, 318 A, 400 A

3	Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK	087100
1	Exit Device (rim, passage)	6100F TM628F	630	YA	087100
1	Surface Closer (REG)	5801	689	YA	087100
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100
1	Wall Stop	409	US32D	RO	087100
1	Gasketing	S88D (head & jambs)		PE	087100

Set: 14.0

Doors: 106 A, 111 A

3	Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK	087100
1	Storeroom or Closet Lock	MO 4705LN	626	YA	087100
1	Surface Closer (REG)	5801	689	YA	087100
1	Wall Stop	409	US32D	RO	087100
1	Gasketing	S88D (head & jambs)		PE	087100

Set: 15.0

Doors: 109a A, 210a A, 310a A, 410a A

3	Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK	087100
1	Storeroom or Closet Lock	MO 4705LN	626	YA	087100
1	Surface Closer (Stop Arm)	5831	689	YA	087100
1	Gasketing	S88D (head & jambs)		PE	087100

Set: 16.0

Doors: 103 A, 105 A

3	Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK	087100
1	Entry Lock	MO 4704LN	626	YA	087100
1	Surface Closer (REG)	5801	689	YA	087100
1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100
1	Wall Stop	409	US32D	RO	087100
1	Gasketing	S88D (head & jambs)		PE	087100

Set: 17.0

Doors: 105 B

3	Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK	087100
1	Entry Lock	MO 4704LN	626	YA	087100
1	Conc Overhead Stop	6-X36	630	RF	087100
1	Surface Closer (REG)	5801	689	YA	087100
1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100
1	Gasketing	S88D (head & jambs)		PE	087100

Set: 18.0

Doors: 104 A

3	Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK	087100
1	Entry Lock	MO 4704LN	626	YA	087100
1	Surface Closer (Stop Arm)	5831	689	YA	087100
1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100
1	Gasketing	S88D (head & jambs)		PE	087100

Set: 19.0

Doors: 102 B, 106a A, 109 A, 117 A, 210 A, 310 A, 402 A, 410 A, 415 A

3	Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK	087100
1	Passage Latch	MO 4701LN	626	YA	087100
1	Surface Closer (REG)	5801	689	YA	087100
1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100
1	Wall Stop	409	US32D	RO	087100
1	Gasketing	S88D (head & jambs)		PE	087100

Set: 20.0

Doors: 102 C

3	Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK	087100
1	Passage Latch	MO 4701LN	626	YA	087100
1	Surface Closer (Stop Arm)	5831	689	YA	087100
1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100
1	Gasketing	S88D (head & jambs)		PE	087100

Set: 21.0

Doors: 107 A, 108 A

3	Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	MK	087100
1	Access Control Cyl Lock	MO NTB622-ACC (supplied by Division 28)	626	YA	281500
1	Surface Closer (REG)	5801	689	YA	087100
1	Kick Plate	K1050 - 10" x 1" LDW x 4BE x CSK	US32D-316	RO	087100
1	Kick Plate	K1050 - 10" x 2" LDW x 4BE x CSK	US32D	RO	087100
1	Wall Stop	409	US32D	RO	087100
1	Gasketing	S88D (head & jambs)		PE	087100

Notes: Operational Description: Door is normally closed and locked. Presenting a valid card to the card reader on the lockset will momentarily unlock outside lever, allowing entry. Entry also by key in cylinder. Egress at all times by operating inside lever and exiting.

Set: 22.0

Doors: MISC

500	Credentials	NTX600-YALFOB-8K (supplied by Division 28)	YA	281500	⚡
50	Credentials	NTX600-YALCRD-8K (supplied by Division 28)	YA	281500	
1	Key Management System	T21	TA	087100	
45	Software	ACC-SUB-500 (supplied by Division 28)	YA	281500	
1	Software	ACC-SUB-INIT (supplied by Division 28)	YA	281500	
1	Repair Kit	QC-R001	MK	087100	⚡
2	Updater/Controller	NTX610-KIT (supplied by Division 28)	YA	281500	
1	Crimp Tool	QC-R003	MK	087100	⚡
16	Remote Training (HOUR)	SW-503Remote (supplied by Division 28)	MC	281500	⚡
2	Site Training (DAY)	SW-503Site (supplied by Division 28)	MC	281500	⚡

Set: U1.0

Doors: 005 AW

3	Hinge, Full Mortise	RC T2714	US15	MK 087100
1	Storeroom Lock	79 MO	619	YR 087100

Notes:

Set: U2.0

Doors: 005 A

3	Hinge, Full Mortise	RC T2714	US15	MK 087100
1	Storeroom Lock	79 MO	619	YR 087100
1	Door Stop	505/528	US15	RO 087100

Notes: PROVIDE HINGE PIN OR BASE STOP PER OPENING CONDITIONS.

Set: U3.0

Doors: 006 A, 006 AW, 007 A

3	Hinge, Full Mortise	RC T2714	US15	MK	087100
1	Passage Latch	11 MO	619	YR	087100
1	Door Stop	505/528	US15	RO	087100

Notes: PROVIDE HINGE PIN OR BASE STOP PER OPENING CONDITIONS.

Set: U4.0

Doors: 003 A, 004 A, 009 A

3	Hinge, Full Mortise	RC T2714	US15	MK	087100
1	Privacy Lock	21 MO	619	YR	087100
1	Door Stop	505/528	US15	RO	087100

Notes: PROVIDE HINGE PIN OR BASE STOP PER OPENING CONDITIONS.

Set: U5.0

Doors: 007 AP, 008 A, 008 AW, 010 A

6	Hinge, Full Mortise	RC T2714	US15	MK	087100
2	Single Dummy	81 MO	619	YR	087100
2	Roller Latch	592	US26D	RO	087100
2	Door Stop	505/528	US15	RO	087100

Notes: PROVIDE HINGE PIN OR BASE STOP PER OPENING CONDITIONS.

Set: U6.0

Doors: 001 A, 011 A

3	Hinge (spring)	1502 4-1/2" x 4-1/2"	US15	MK	087100
1	Interconnected Lock	YRC622-ACC MO (supplied by Division 28)	619	YR	281510
1	Door Stop	456-RKW	US15	RO	087100
1	Threshold	EV232BL		PE	087100
1	Gasketing	S88D		PE	087100
1	Door Bottom	2343AV		PE	087100
1	Viewer	622	STNN	RO	087100

Notes: Operational Description: Door is normally closed and locked. Presenting a valid credential to the reader on the lockset will momentarily unlock outside lever allowing entry. Entry also by key in

cylinder. Manual egress at all times by operating inside lever and exiting.
Door stop 456-RKW to be located at top of door. Verify floor condition and adjust the threshold type as required.
PROVIDE SECOND DOOR VIEWER (622) AT BARRIER FREE UNITS.

END OF SECTION 080671

SECTION 081113 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Standard and custom hollow metal doors and frames.
2. Steel sidelight, borrowed lite and transom frames.
3. Louvers installed in hollow metal doors.
4. Light frames and glazing installed in hollow metal doors.

B. Related Sections:

1. Division 01 Section "General Conditions".
2. Division 04 Section "Unit Masonry" for embedding anchors for hollow metal work into masonry construction.
3. Division 08 Section “Flush Wood Doors”.
4. Division 08 Section "Glazing" for glass view panels in hollow metal doors.
5. Division 08 Section "Door Hardware".
6. Division 09 Sections "Exterior Painting" and "Interior Painting" for field painting hollow metal doors and frames.
7. Division 28 Section "Access Control Hardware".

C. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.

1. ANSI/SDI A250.8 - Recommended Specifications for Standard Steel Doors and Frames.
2. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames, Frames Anchors and Hardware Reinforcing.
3. ANSI/SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames.
4. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames.
5. ANSI/SDI A250.11 - Recommended Erection Instructions for Steel Frames.
6. ASTM A1008 - Standard Specification for Steel Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
7. ASTM A653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.

8. ASTM A924 - Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.
9. ASTM C 1363 - Standard Test Method for Thermal Performance of Building Assemblies by Means of a Hot Box Apparatus.
10. ANSI/BHMA A156.115 - Hardware Preparation in Steel Doors and Frames.
11. ANSI/SDI 122 - Installation and Troubleshooting Guide for Standard Steel Doors and Frames.
12. ANSI/NFPA 80 - Standard for Fire Doors and Fire Windows; National Fire Protection Association.
13. ANSI/NFPA 105: Standard for the Installation of Smoke Door Assemblies.
14. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; National Fire Protection Association.
15. UL 10C - Positive Pressure Fire Tests of Door Assemblies.
16. UL 1784 - Standard for Air Leakage Tests of Door Assemblies.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated. Include construction details, material descriptions, core descriptions, hardware reinforcements, profiles, anchors, fire-resistance rating, and finishes.

B. Door hardware supplier is to furnish templates, template reference number and/or physical hardware to the steel door and frame supplier in order to prepare the doors and frames to receive the finish hardware items.

C. Shop Drawings: Include the following:

1. Elevations of each door design.
2. Details of doors, including vertical and horizontal edge details and metal thicknesses.
3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.
4. Locations of reinforcement and preparations for hardware.
5. Details of anchorages, joints, field splices, and connections.
6. Details of accessories.
7. Details of moldings, removable stops, and glazing.
8. Details of conduit and preparations for power, signal, and control systems.

D. Samples for Verification:

1. Samples are only required by request of the architect and for manufacturers that are not current members of the Steel Door Institute.

1.4 QUALITY ASSURANCE

A. Source Limitations: Obtain hollow metal doors and frames through one source from a single manufacturer wherever possible.

B. Quality Standard: In addition to requirements specified, furnish SDI-Certified manufacturer products that comply with ANSI/SDI A250.8, latest edition, "Recommended Specifications for Standard Steel Doors and Frames".

C. Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to UL10C (neutral pressure at 40" above sill) or UL 10C.

1. Oversize Fire-Rated Door Assemblies Construction: For units exceeding sizes of tested assemblies, attach construction label certifying doors are built to standard construction requirements for tested and labeled fire rated door assemblies except for size.
2. Temperature-Rise Limit: Where indicated and at vertical exit enclosures (stairwell openings) and exit passageways, provide doors that have a maximum transmitted temperature end point of not more than 450 deg F (250 deg C) above ambient after 30 minutes of standard fire-test exposure.
3. Smoke Control Door Assemblies: Comply with NFPA 105.

    a. Smoke "S" Label: Doors to bear "S" label, and include smoke and draft control gasketing applied to frame and on meeting stiles of pair doors.

D. Fire-Rated, Borrowed-Light Frame Assemblies: Assemblies complying with NFPA 80 that are listed and labeled, by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire-protection ratings indicated, based on testing according to NFPA 257. Provide labeled glazing material.

E. Pre-Submittal Conference: Conduct conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier, Installer, and Contractor to review proper methods and procedures for installing hollow metal doors and frames and to verify installation of electrical knockout boxes and conduit at frames with electrified or access control hardware.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver hollow metal work palletized, wrapped, or crated to provide protection during transit and Project site storage. Do not use non-vented plastic.

B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.

C. Store hollow metal work under cover at Project site. Place in stacks of five units maximum in a vertical position with heads up, spaced by blocking, on minimum 4-inch high wood blocking. Do not store in a manner that traps excess humidity.

1. Provide minimum 1/4-inch space between each stacked door to permit air circulation. Door and frames to be stacked in a vertical upright position.

1.6 PROJECT CONDITIONS

A. Field Measurements: Verify actual dimensions of openings by field measurements before fabrication.

1.7 COORDINATION

A. Coordinate installation of anchorages for hollow metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.

B. Building Information Modeling (BIM) Support: Utilize designated BIM software tools and obtain training needed to successfully participate in the Project BIM processes. All technical disciplines are responsible for the product data integration and data reliability of their Work into the coordinated BIM applications.

1.8 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.

B. Warranty includes installation and finishing that may be required due to repair or replacement of defective doors.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide steel doors and frames from a SDI Certified manufacturer: or approved equal,

1. CECO Door Products (C).
2. Curries Company (CU).
3. Pioneer Industries (PI).

2.2 MATERIALS

A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B; suitable for exposed applications.

B. Metallic-Coated Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.

C. Frame Anchors: ASTM A 653/A 653M, Commercial Steel (CS), Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.

2.3 HOLLOW METAL DOORS

A. General: Provide 1-3/4 inch doors of design indicated, not less than thickness indicated; fabricated with smooth surfaces, without visible joints or seams on exposed faces unless otherwise indicated. Comply with ANSI/SDI A250.8 and ANSI/NAAMM HMMA 867.

B. Exterior Doors (Energy Efficient): Face sheets fabricated of commercial quality hot-dipped zinc coated steel that complies with ASTM A924 A60. Provide doors complying with requirements

indicated below by referencing ANSI/SDI A250.8 for level and model, ANSI/SDI A250.4 for physical performance level, and HMMA 867 for door construction.

1. Design: Flush panel.
2. Core Construction: Foamed in place polyurethane and steel stiffened laminated core with no stiffener face welds, in compliance with HMMA 867 “Laminated Core”.

    a. Provide 22 gauge steel stiffeners at 6 inches on-center internally welded at 5" on-center to integral core assembly, foamed in place polyurethane core chemically bonded to all interior surfaces. No stiffener face welding is permitted.
    b. Thermal properties to rate at a fully operable minimum U-Factor 0.37 and R-Value 2.7, including insulated door, thermal-break frame and threshold.
    c. Kerf Type Frames: Thermal properties to rate at a fully operable minimum U-Factor 0.38 and R-Value 2.6, including insulated door, kerf type frame, and threshold.

3. Level/Model: Level 3 and Physical Performance Level A (Extra Heavy Duty), Minimum 16 gauge (0.053 inch - 1.3-mm) thick steel, Model 2.
4. Vertical Edges: Vertical edges to be mechanically interlocked with hairline seam. Beveled Lock Edge, 1/8 inch in 2 inches (3 mm in 50 mm).
5. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet. Doors with an inverted top channel to include a steel closure channel, screw attached, with the web of the channel flush with the face sheets of the door. Plastic or composite channel fillers are not acceptable.
6. Hinge Reinforcement: Minimum 7 gauge (3/16") plate 1-1/4" x 9".
7. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets.

C. Interior Doors: Face sheets fabricated of commercial quality cold rolled steel that complies with ASTM A 1008/A 1008M. Provide doors complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level:

1. Design: Flush panel.

    a. Fire Door Core: As required to provide fire-protection and temperature-rise ratings indicated.

2. Level/Model: Level 2 and Physical Performance Level B (Heavy Duty), Minimum 18 gauge (0.042-inch - 1.0-mm) thick steel, Model 2.
3. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet.
4. Hinge Reinforcement: Minimum 7 gauge (3/16") plate 1-1/4" x 9" or minimum 14 gauge continuous channel with pierced holes, drilled and tapped.
5. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets.

D. Manufacturers Basis of Design: or approved equal,

1. Curries Company (CU) - Polystyrene Core - 707 Series.
2. Curries Company (CU) - Energy Efficient - 777 Trio-E Series.

2.4 HOLLOW METAL FRAMES

A. General: Comply with ANSI/SDI A250.8 and with details indicated for type and profile.

B. Thermal Break Frames: Subject to the same compliance standards and requirements as standard hollow metal frames. Tested for thermal performance in accordance with NFRC 102, and resistance to air infiltration in accordance with NFRC 400. Where indicated provide thermally broken frame profiles available for use in both masonry and drywall construction. Fabricate with 1/16" positive thermal break and integral vinyl weatherstripping.

C. Exterior Frames: Fabricated of hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60.

1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.
2. Frames: Minimum 14 gauge (0.067-inch -1.7-mm) thick steel sheet.
3. Manufacturers Basis of Design: or approved equal,

    a. Curries Company (CU) – Thermal Break TQ Series.

D. Interior Frames: Fabricated from cold-rolled steel sheet that complies with ASTM A 1008/A 1008M.

1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.
2. Frames: Minimum 16 gauge (0.053-inch -1.3-mm) thick steel sheet.
3. Manufacturers Basis of Design: or approved equal,

    a. Curries Company (CU) - C CM Series.
    b. Curries Company (CU) - M Series.

E. Fire rated frames: Fabricate frames in accordance with NFPA 80, listed and labeled by a qualified testing agency, for fire-protection ratings indicated.

F. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 Table 4 with reinforcement plates from same material as frames.

2.5 FRAME ANCHORS

A. Jamb Anchors:

1. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, formed from A60 metallic coated material, not less than 0.042 inch thick, with corrugated or perforated straps not less than 2 inches wide by 10 inches long; or wire anchors not less than 0.177 inch thick.
2. Stud Wall Type: Designed to engage stud and not less than 0.042 inch thick.

B. Floor Anchors: Floor anchors to be provided at each jamb, formed from A60 metallic coated material, not less than 0.042 inches thick.

C. Mortar Guards: Formed from same material as frames, not less than 0.016 inches thick.

2.6 LOUVERS

A. Metal Louvers: Unless otherwise indicated provide louvers to meet the following requirements.

1. Blade Type: Vision proof inverted V or inverted Y.
2. Metal and Finish: Galvanized steel, 0.040 inch thick, factory primed for paint finish with baked enamel or powder coated finish. Match pre-finished door paint color where applicable.

B. Louvers for Fire Rated Doors: Metal louvers with fusible link and closing device, listed and labeled for use in doors with fire protection rating of 1-1/2 hours and less.

1. Manufacturers: Subject to compliance with requirements, provide louvers to meet rating indicated.
2. Metal and Finish: Galvanized steel, 0.040 inch thick, factory primed for paint finish with baked enamel or powder coated finish. Match pre-finished door paint color where applicable.

2.7 LIGHT OPENINGS AND GLAZING

A. Stops and Moldings: Provide stops and moldings around glazed lites where indicated. Form corners of stops and moldings with butted or mitered hairline joints at fabricator’s shop. Fixed and removable stops to allow multiple glazed lites each to be removed independently. Coordinate frame rabbet widths between fixed and removable stops with the type of glazing and installation indicated.

B. Moldings for Glazed Lites in Doors and Loose Stops for Glazed Lites in Frames: Minimum 20 gauge thick, fabricated from same material as door face sheet in which they are installed.

C. Fixed Frame Moldings: Formed integral with hollow metal frames, a minimum of 5/8 inch (16 mm) high unless otherwise indicated. Provide fixed frame moldings and stops on outside of exterior and on secure side of interior doors and frames.

D. Preformed Metal Frames for Light Openings: Manufacturer's standard frame formed of 0.048-inch-thick, cold rolled steel sheet; with baked enamel or powder coated finish; and approved for use in doors of fire protection rating indicated. Match pre-finished door paint color where applicable.

2.8 ACCESSORIES

A. Mullions and Transom Bars: Join to adjacent members by welding or rigid mechanical anchors.

B. Grout Guards: Formed from same material as frames, not less than 0.016 inches thick.

2.9 FABRICATION

A. Fabricate hollow metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for thickness of metal. Where practical, fit and assemble units in manufacturer's plant. When shipping limitations so dictate, frames for large openings are to be fabricated in sections for splicing or splining in the field by others.

B. Tolerances: Fabricate hollow metal work to tolerances indicated in ANSI/SDI A250.8.

C. Hollow Metal Doors:

1. Exterior Doors: Provide optional weep-hole openings in bottom of exterior doors to permit moisture to escape where specified.
2. Glazed Lites: Factory cut openings in doors with applied trim or kits to fit. Factory install glazing where indicated.
3. Astragals: Provide overlapping astragals as noted in door hardware sets in Division 08 Section "Door Hardware" on one leaf of pairs of doors where required by NFPA 80 for fire-performance rating or where indicated. Extend minimum 3/4 inch beyond edge of door on which astragal is mounted.
4. Continuous Hinge Reinforcement: Provide welded continuous 12 gauge strap for continuous hinges specified in hardware sets in Division 08 Section "Door Hardware".

D. Hollow Metal Frames:

1. Shipping Limitations: Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.
2. Welded Frames: Weld flush face joints continuously; grind, fill, dress, and make smooth, flush, and invisible.

    a. Welded frames are to be provided with two steel spreaders temporarily attached to the bottom of both jambs to serve as a brace during shipping and handling. Spreader bars are for bracing only and are not to be used to size the frame opening.

3. Sidelight and Transom Bar Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossings and to jambs by butt welding.
4. High Frequency Hinge Reinforcement: Provide high frequency hinge reinforcements at door openings 48-inches and wider with mortise butt type hinges at top hinge locations.
5. Continuous Hinge Reinforcement: Provide welded continuous 12 gauge straps for continuous hinges specified in hardware sets in Division 08 Section "Door Hardware".
6. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated for removable stops, provide security screws at exterior locations.
7. Mortar Guards: Provide guard boxes at back of hardware mortises in frames at all hinges and strike preps regardless of grouting requirements.
8. Floor Anchors: Weld anchors to bottom of jambs and mullions with at least four spot welds per anchor.
9. Jamb Anchors: Provide number and spacing of anchors as follows:

a. Masonry Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:

1) Two anchors per jamb up to 60 inches high.
2) Three anchors per jamb from 60 to 90 inches high.
3) Four anchors per jamb from 90 to 120 inches high.
4) Four anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 120 inches high.

b. Stud Wall Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:

1) Three anchors per jamb up to 60 inches high.
2) Four anchors per jamb from 60 to 90 inches high.
3) Five anchors per jamb from 90 to 96 inches high.
4) Five anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 96 inches high.
5) Two anchors per head for frames above 42 inches wide and mounted in metal stud partitions.

10. Door Silencers: Except on weatherstripped or gasketed doors, drill stops to receive door silencers. Silencers to be supplied by frame manufacturer regardless if specified in Division 08 Section "Door Hardware".
11. Bituminous Coating: Where frames are fully grouted with an approved Portland Cement based grout or mortar, coat inside of frame throat with a water based bituminous or asphaltic emulsion coating to a minimum thickness of 3 mils DFT, tested in accordance with UL 10C and applied to the frame under a 3rd party independent follow-up service procedure.

E. Hardware Preparation: Factory prepare hollow metal work to receive template mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to the Door Hardware Schedule and templates furnished as specified in Division 08 Section "Door Hardware."

1. Locate hardware as indicated, or if not indicated, according to ANSI/SDI A250.8.
2. Reinforce doors and frames to receive non-template, mortised and surface mounted door hardware.
3. Comply with applicable requirements in ANSI/SDI A250.6 and ANSI/DHI A115 Series specifications for preparation of hollow metal work for hardware.
4. Coordinate locations of conduit and wiring boxes for electrical connections with Division 26 Sections.

2.10 STEEL FINISHES

A. Prime Finishes: Doors and frames to be cleaned, and chemically treated to insure maximum finish paint adhesion. Surfaces of the door and frame exposed to view to receive a factory applied coat of rust inhibiting shop primer.

1. Shop Primer: Manufacturer's standard, fast-curing, lead and chromate free primer complying with ANSI/SDI A250.10 acceptance criteria; recommended by primer manufacturer for substrate; and compatible with substrate and field-applied coatings.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. General Contractor to verify the accuracy of dimensions given to the steel door and frame manufacturer for existing openings or existing frames (strike height, hinge spacing, hinge back set, etc.).

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Remove welded in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces.

B. Prior to installation, adjust and securely brace welded hollow metal frames for square, level, twist, and plumb condition.

C. Tolerances shall comply with SDI-117 "Manufacturing Tolerances Standard Steel Doors and Frames."

D. Drill and tap doors and frames to receive non-template, mortised, and surface-mounted door hardware.

3.3 INSTALLATION

A. General: Install hollow metal work plumb, rigid, properly aligned, and securely fastened in place; comply with Drawings and manufacturer's written instructions.

B. Hollow Metal Frames: Install hollow metal frames of size and profile indicated. Comply with ANSI/SDI A250.11 and NFPA 80 at fire rated openings.

1. Set frames accurately in position, plumbed, leveled, aligned, and braced securely until permanent anchors are set. After wall construction is complete and frames properly set and secured, remove temporary braces, leaving surfaces smooth and undamaged. Shim as necessary to comply with installation tolerances.
2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with post-installed expansion anchors.
3. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with mortar.
4. Grout Requirements: Do not grout head of frames unless reinforcing has been installed in head of frame. Do not grout vertical or horizontal closed mullion members.

C. Hollow Metal Doors: Fit hollow metal doors accurately in frames, within clearances specified below. Shim as necessary.

1. Non-Fire-Rated Standard Steel Doors:

    a. Jambs and Head: 1/8 inch plus or minus 1/16 inch.
    b. Between Edges of Pairs of Doors: 1/8 inch plus or minus 1/16 inch.
    c. Between Bottom of Door and Top of Threshold: Maximum 3/8 inch.
    d. Between Bottom of Door and Top of Finish Floor (No Threshold): Maximum 3/4 inch.

2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.

D. Field Glazing: Comply with installation requirements in Division 08 Section "Glazing" and with hollow metal manufacturer's written instructions.

3.4 ADJUSTING AND CLEANING

A. Final Adjustments: Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow metal work that is warped, bowed, or otherwise unacceptable.

B. Remove grout and other bonding material from hollow metal work immediately after installation.

C. Prime-Coat and Painted Finish Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat, or painted finishes, and apply touchup of compatible air drying, rust-inhibitive primer, zinc rich primer (exterior and galvanized openings) or finish paint.

3.5 FIELD QUALITY CONTROL

A. Field Inspection (Punch Report): Reference Division 01 Sections “Closeout Procedures”. Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.

1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.

END OF SECTION 081113

SECTION 087100 - DOOR HARDWARE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes commercial door hardware for the following:

1. Swinging doors.
2. Sliding doors.
3. Other doors to the extent indicated.

B. Door hardware includes, but is not necessarily limited to, the following:

1. Mechanical door hardware.
2. Electromechanical door hardware.
3. Automatic operators.
4. Cylinders specified for doors in other sections.

C. Related Sections:

1. Division 08 Section “Hollow Metal Doors and Frames”.
2. Division 08 Section “Flush Wood Doors”.
3. Division 08 Section “Aluminum-Framed Entrances and Storefronts”.
4. Division 28 Section “Access Control Hardware Devices”.

D. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.

1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
2. ICC/IBC - International Building Code.
3. NFPA 70 - National Electrical Code.
4. NFPA 80 - Fire Doors and Windows.
5. NFPA 101 - Life Safety Code.
6. NFPA 105 - Installation of Smoke Door Assemblies.
7. UL/ULC and CSA C22.2 - Standards for Automatic Door Operators Used on Fire and Smoke Barrier Doors and Systems of Doors.
8. State Building Codes, Local Amendments.

E. Standards: All hardware specified herein shall comply with the following industry standards as applicable. Any undated reference to a standard shall be interpreted as referring to the latest edition of that standard:

1. ANSI/BHMA Certified Product Standards - A156 Series.
2. UL10C - Positive Pressure Fire Tests of Door Assemblies.
3. ANSI/UL 294 - Access Control System Units.
4. UL 305 - Panic Hardware.
5. ANSI/UL 437- Key Locks.

1.3 SUBMITTALS

A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.

B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.

1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."

2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.

3. Content: Include the following information:

a. Type, style, function, size, label, hand, and finish of each door hardware item.
b. Manufacturer of each item.
c. Fastenings and other pertinent information.
d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
e. Explanation of abbreviations, symbols, and codes contained in schedule.
f. Mounting locations for door hardware.
g. Door and frame sizes and materials.
h. Warranty information for each product.

4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.

C. Shop Drawings: Details of electrified access control hardware indicating the following:

1. Wiring Diagrams: Upon receipt of approved schedules, submit detailed system wiring diagrams for power, signaling, monitoring, communication, and control of the access control system electrified hardware. Differentiate between manufacturer-installed and field-installed wiring. Include the following:

    a. Elevation diagram of each unique access controlled opening showing location and interconnection of major system components with respect to their placement in the respective door openings.
    b. Complete (risers, point-to-point) access control system block wiring diagrams.
    c. Wiring instructions for each electronic component scheduled herein.

2. Electrical Coordination: Coordinate with related sections the voltages and wiring details required at electrically controlled and operated hardware openings.

D. Keying Schedule: After a keying meeting with the owner has taken place prepare a separate keying schedule detailing final instructions. Submit the keying schedule in electronic format. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner must approve submitted keying schedule prior to the ordering of permanent cylinders/cores.

E. Informational Submittals:

1. Product Test Reports: Indicating compliance with cycle testing requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified independent testing agency.

F. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware installation in quantity as required in Division 01, Closeout Procedures.

1.4 QUALITY ASSURANCE

A. Manufacturers Qualifications: Engage qualified manufacturers with a minimum 5 years of documented experience in producing hardware and equipment similar to that indicated for this Project and that have a proven record of successful in-service performance.

B. Certified Products: Where specified, products must maintain a current listing in the Builders Hardware Manufacturers Association (BHMA) Certified Products Directory (CPD).

C. Installer Qualifications: A minimum 3 years documented experience installing both standard and electrified door hardware similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.

D. Door Hardware Supplier Qualifications: Experienced commercial door hardware distributors with a minimum 5 years documented experience supplying both mechanical and electromechanical hardware installations comparable in material, design, and extent to that indicated for this Project. Supplier recognized as a factory direct distributor by the manufacturers of the primary materials with a warehousing facility in Project's vicinity.

Supplier to have on staff a certified Architectural Hardware Consultant (AHC) available during the course of the Work to consult with Contractor, Architect, and Owner concerning both standard and electromechanical door hardware and keying.

E. Automatic Operator Supplier Qualifications: Power operator products and accessories are required to be supplied and installed through the Norton Preferred Installer (NPI) program. Suppliers are to be factory trained, certified, and a direct purchaser of the specified power operators and be responsible for the installation and maintenance of the units and accessories indicated for the Project.

F. Source Limitations: Obtain each type and variety of door hardware specified in this section from a single source unless otherwise indicated.

1. Electrified modifications or enhancements made to a source manufacturer's product line by a secondary or third party source will not be accepted.

2. Provide electromechanical door hardware from the same manufacturer as mechanical door hardware, unless otherwise indicated.

G. Each unit to bear third party permanent label demonstrating compliance with the referenced standards.

H. Keying Conference: Conduct conference to comply with requirements in Division 01 Section "Project Meetings." Keying conference to incorporate the following criteria into the final keying schedule document:

1. Function of building, purpose of each area and degree of security required.
2. Plans for existing and future key system expansion.
3. Requirements for key control storage and software.
4. Installation of permanent keys, cylinder cores and software.
5. Address and requirements for delivery of keys.

I. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier(s), Installer(s), and Contractor(s) to review proper methods and the procedures for receiving, handling, and installing door hardware.

1. Prior to installation of door hardware, conduct a project specific training meeting to instruct the installing contractors' personnel on the proper installation and adjustment of their respective products. Product training to be attended by installers of door hardware (including electromechanical hardware) for aluminum, hollow metal and wood doors. Training will include the use of installation manuals, hardware schedules, templates and physical product samples as required.
2. Inspect and discuss electrical roughing-in, power supply connections, and other preparatory work performed by other trades.
3. Review sequence of operation narratives for each unique access controlled opening.
4. Review and finalize construction schedule and verify availability of materials.
5. Review the required inspecting, testing, commissioning, and demonstration procedures

J. At completion of installation, provide written documentation that components were applied to manufacturer's instructions and recommendations and according to approved schedule.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site. Do not store electronic access control hardware, software or accessories at Project site without prior authorization.

B. Tag each item or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.

C. Deliver, as applicable, permanent keys, cylinders, cores, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service. Instructions for delivery to the Owner shall be established at the "Keying Conference".

1.6 COORDINATION

A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing standard and electrified hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing hardware to comply with indicated requirements.

B. Door Hardware and Electrical Connections: Coordinate the layout and installation of scheduled electrified door hardware and related access control equipment with required connections to source power junction boxes, low voltage power supplies, detection and monitoring hardware, and fire and detection alarm systems.

C. Door and Frame Preparation: Doors and corresponding frames are to be prepared, reinforced and pre-wired (if applicable) to receive the installation of the specified electrified, monitoring, signaling and access control system hardware without additional in-field modifications.

1.7 WARRANTY

A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.

B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:

1. Structural failures including excessive deflection, cracking, or breakage.
2. Faulty operation of the hardware.
3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.

4. Electrical component defects and failures within the systems operation.

C. Standard Warranty Period: One year from date of Substantial Completion, unless otherwise indicated.

D. Special Warranty Periods:
1. Ten years for manual overhead door closer bodies.
2. Twenty five years for manual overhead door closer bodies.
3. Two years for electromechanical door hardware, unless noted otherwise.

1.8 MAINTENANCE SERVICE

A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

PART 2 - PRODUCTS

2.1 SCHEDULED DOOR HARDWARE

A. General: Provide door hardware for each door to comply with requirements in Door Hardware Sets and each referenced section that products are to be supplied under.

B. Designations: Requirements for quantity, item, size, finish or color, grade, function, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Sets at the end of Part 3. Products are identified by using door hardware designations, as follows:

1. Named Manufacturer's Products: Product designation and manufacturer are listed for each door hardware type required for the purpose of establishing requirements. Manufacturers' names are abbreviated in the Door Hardware Schedule.

C. Substitutions: Requests for substitution and product approval for inclusive mechanical and electromechanical door hardware in compliance with the specifications must be submitted in writing and in accordance with the procedures and time frames outlined in Division 01, Substitution Procedures. Approval of requests is at the discretion of the architect, owner, and their designated consultants.

2.2 HANGING DEVICES

A. Hinges: ANSI/BHMA A156.1 certified butt hinges with number of hinge knuckles and other options as specified in the Door Hardware Sets.

1. Quantity: Provide the following hinge quantity:

a. Two Hinges: For doors with heights up to 60 inches.
b. Three Hinges: For doors with heights 61 to 90 inches.

c. Four Hinges: For doors with heights 91 to 120 inches.
d. For doors with heights more than 120 inches, provide 4 hinges, plus 1 hinge for every 30 inches of door height greater than 120 inches.

2. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:

a. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.
b. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.

3. Hinge Weight and Base Material: Unless otherwise indicated, provide the following:

a. Exterior Doors: Heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.
b. Interior Doors: Standard weight, steel, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate heavy weight.

4. Hinge Options: Comply with the following:

a. Non-removable Pins: With the exception of electric through wire hinges, provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for the all out-swinging lockable doors.

5. Manufacturers: or approved equal,

a. Hager Companies (HA).
b. McKinney (MK).
c. Stanley Hardware (ST).

B. Continuous Geared Hinges: ANSI/BHMA A156.26 Grade 1-600 certified continuous geared hinge. with minimum 0.120-inch thick extruded 6063-T6 aluminum alloy hinge leaves and a minimum overall width of 4 inches. Hinges are non-handed, reversible and fabricated to template screw locations. Factory trim hinges to suit door height and prepare for electrical cut-outs.

1. Manufacturers: or approved equal,

a. Pemko (PE).

2.3 POWER TRANSFER DEVICES

A. Electrified Quick Connect Transfer Hinges: Provide electrified transfer hinges with Molex™ standardized plug connectors and sufficient number of concealed wires (up to 12) to accommodate the electrified functions specified in the Door Hardware Sets with a 1-year warranty. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Wire nut connections are not acceptable.

1. Manufacturers: or approved equal,

a. Hager Companies (HA) - ETW-QC (# wires) Option.
b. McKinney (MK) - QC (# wires) Option.
c. Stanley Hardware (ST) - C Option.

B. Concealed Quick Connect Electric Power Transfers: Provide concealed wiring pathway housing mortised into the door and frame for low voltage electrified door hardware. Furnish with Molex™ standardized plug connectors and sufficient number of concealed wires (up to 12) to accommodate the electrified functions specified in the Door Hardware Sets. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Wire nut connections are not acceptable.

1. Manufacturers: or approved equal,

a. Pemko (PE) - EL-CEPT Series.
b. Securitron (SU) - EL-CEPT Series.

C. Electric Door Wire Harnesses: Provide electric/data transfer wiring harnesses with standardized plug connectors to accommodate up to twelve (12) wires. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Provide sufficient number and type of concealed wires to accommodate electric function of specified hardware. Provide a connector for through-door electronic locking devices and from hinge to junction box above the opening. Wire nut connections are not acceptable. Determine the length required for each electrified hardware component for the door type, size and construction, minimum of two per electrified opening.

1. Provide one each of the following tools as part of the base bid contract: or approved equal,

a. McKinney (MK) - Electrical Connecting Kit: QC-R001.
b. McKinney (MK) - Connector Hand Tool: QC-R003.

2. Manufacturers: or approved equal,

a. McKinney (MK) - QC-C Series.

2.4 DOOR OPERATING TRIM

A. Flush Bolts and Surface Bolts: ANSI/BHMA A156.3 and A156.16, Grade 1, certified.

1. Flush bolts to be furnished with top rod of sufficient length to allow bolt retraction device location approximately six feet from the floor.
2. Furnish dust proof strikes for bottom bolts.
3. Surface bolts to be minimum 8” in length and U.L. listed for labeled fire doors and U.L. listed for windstorm components where applicable.
4. Provide related accessories (mounting brackets, strikes, coordinators, etc.) as required for appropriate installation and operation.

5. Manufacturers: or approved equal,

a. Door Controls International (DC).
b. Rockwood (RO).
c. Trimco (TC).

B. Door Push Plates and Pulls: ANSI/BHMA A156.6 certified door pushes and pulls of type and design specified in the Hardware Sets. Coordinate and provide proper width and height as required where conflicting hardware dictates.

1. Push/Pull Plates: Minimum .050 inch thick, size as indicated in hardware sets, with beveled edges, secured with exposed screws unless otherwise indicated.
2. Door Pull and Push Bar Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door unless otherwise indicated.
3. Offset Pull Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door and offset of 90 degrees unless otherwise indicated.
4. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets.

5. Manufacturers: or approved equal,

a. Hiawatha, Inc. (HI).
b. Rockwood (RO).
c. Trimco (TC).

2.5 CYLINDERS AND KEYING

A. General: Cylinder manufacturer to have minimum (10) years experience designing secured master key systems and have on record a published security keying system policy.

B. Source Limitations: Obtain each type of keyed cylinder and keys from the same source manufacturer as locksets and exit devices, unless otherwise indicated.

C. Cylinder Types: Original manufacturer cylinders able to supply the following cylinder formats and types:

1. Threaded mortise cylinders with rings and cams to suit hardware application.
2. Rim cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
3. Bored or cylindrical lock cylinders with tailpieces as required to suit locks.
4. Tubular deadlocks and other auxiliary locks.
5. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.
6. Keyway: Manufacturer’s Standard.

D. Keying System: Each type of lock and cylinders to be factory keyed.

1. Supplier shall conduct a "Keying Conference" to define and document keying system instructions and requirements.
2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.

3. New System: Key locks to a new key system as directed by the Owner.

E. Key Quantity: Provide the following minimum number of keys:

1. Change Keys per Cylinder: Two (2)
2. Master Keys (per Master Key Level/Group): Five (5).
3. Construction Keys (where required): Ten (10).

F. Construction Keying: Provide construction master keyed cylinders.

G. Key Registration List (Bitting List):

1. Provide keying transcript list to Owner's representative in the proper format for importing into key control software.
2. Provide transcript list in writing or electronic file as directed by the Owner.

2.6 KEY CONTROL

P. Electronic Key Management System: Provide an electronic key control system with Stand-alone Plug and Play features including advanced RFID technology. Touchscreen interface with PIN access for keys individually locked in place. Minimum 1,000 system users and 21 iFobs for locking receptors. System shall have a minimum 250,000 audit events screen displayed or ability to be exported via USB port.

1. Manufacturers: or approved equal,

a. Medeco (MC).
b. Traka (TA).

2.7 MECHANICAL LOCKS AND LATCHING DEVICES

A. Cylindrical Locksets, Grade 1 (Commercial Duty): ANSI/BHMA A156.2, Series 4000, Operational Grade 1 Certified Products Directory (CPD) listed.

1. Locks are to be non-handed and fully field reversible.

2. Manufacturers: or approved equal,

a. Arrow Locks (AW) - QL Series.
b. Corbin Russwin Hardware (RU) - CL3500 Series.
c. Yale Commercial(YA) 4700LN Series.

B. Residential Tubular Locking Devices: Standard ANSI A156.2, Series 4000, Grade 2.

1. Tubular locksets, deadbolts, and handlesets designed to fit ANSI standard door preps.

2. Locks are to be non-handed and have adjustable backset.

3. Manufacturers: or approved equal,

    a. Yale Residential (YR) - YH Series.

2.8 LOCK AND LATCH STRIKES

A. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows:

1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
3. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.
4. Double-lipped strikes: For locks at double acting doors. Furnish with retractable stop for rescue hardware applications.

B. Standards: Comply with the following:

1. Strikes for Mortise Locks and Latches: BHMA A156.13.
2. Strikes for Bored Locks and Latches: BHMA A156.2.
3. Strikes for Auxiliary Deadlocks: BHMA A156.36.
4. Dustproof Strikes: BHMA A156.16.

2.9 ELECTROMAGNETIC LOCKING DEVICES

A. Surface Electromagnetic Locks (Heavy Duty): Electromagnetic locks to be surface mounted type tested to ANSI A156.23, Grade 2 with minimum holding force strength of 1,200 pounds. Locks to be capable of either 12 or 24 voltage and be UL listed for use on fire rated door assemblies. Electronics are to be fully sealed against tampering and allow exterior weatherproof applications. As indicated in Hardware Sets, provide specified mounting brackets and housings. Power supply to be by the same manufacturer as the lock with combined products having a lifetime replacement warranty.

1. Manufacturers: or approved equal,

    a. Securitron (SU) - M62 Series.
    b. Securitron (SU) - M82 Series.

2.10 ELECTRIC STRIKES

A. Standard Electric Strikes: Electric strikes tested to ANSI/BHMA A156.31, Grade 1, for use on non-rated or fire rated openings. Strikes shall be of stainless steel construction tested to a minimum of 1500 pounds of static strength and 70 foot-pounds of dynamic strength with a minimum endurance of 1 million operating cycles. Provide strikes with 12 or 24 VDC capability, fail-secure unless otherwise specified. Where specified provide latchbolt and

latchbolt strike monitoring indicating both the position of the latchbolt and locked condition of the strike.

1. Manufacturers: or approved equal,

    a. HES (HS) - 1006 Series.
    b. HES (HS) - 1500/1600 Series.

B. Provide electric strikes with in-line power controller and surge suppressor by the same manufacturer as the strike with the combined products having a five year warranty.

2.11 CONVENTIONAL EXIT DEVICES

A. General Requirements: All exit devices specified herein shall meet or exceed the following criteria:

1. At doors not requiring a fire rating, provide devices complying with NFPA 101 and listed and labeled for "Panic Hardware" according to UL305. Provide proper fasteners as required by manufacturer including sex nuts and bolts at openings specified in the Hardware Sets.

2. Where exit devices are required on fire rated doors, provide devices complying with NFPA 80 and with UL labeling indicating "Fire Exit Hardware". Provide devices with the proper fasteners for installation as tested and listed by UL. Consult manufacturer’s catalog and template book for specific requirements.

3. Except on fire rated doors, provide exit devices with hex key dogging device to hold the pushbar and latch in a retracted position. Provide optional keyed cylinder dogging on devices where specified in Hardware Sets.

4. Devices must fit flat against the door face with no gap that permits unauthorized dogging of the push bar. The addition of filler strips is required in any case where the door light extends behind the device as in a full glass configuration.

5. Lever Operating Trim: Where exit devices require lever trim, furnish manufacturer's heavy duty escutcheon trim with threaded studs for thru-bolts.

    a. Lock Trim Design: As indicated in Hardware Sets, provide finishes and designs to match that of the specified locksets.
    b. Where function of exit device requires a cylinder, provide a cylinder (Rim or Mortise) as specified in Hardware Sets.

6. Vertical Rod Exit Devices: Where surface or concealed vertical rod exit devices are used at interior openings, provide as less bottom rod (LBR) unless otherwise indicated. Provide dust proof strikes where thermal pins are required to project into the floor.

7. Narrow Stile Applications: At doors constructed with narrow stiles, or as specified in Hardware Sets, provide devices designed for maximum 2” wide stiles.

8. Dummy Push Bar: Nonfunctioning push bar matching functional push bar.

9. Rail Sizing: Provide exit device rails factory sized for proper door width application.

10. Through Bolt Installation: For exit devices and trim as indicated in Door Hardware Sets.

B. Conventional Push Rail Exit Devices (Commercial Duty): ANSI/BHMA A156.3, Grade 1 Certified Products Directory (CPD) listed panic and fire exit hardware devices furnished in the functions specified in the Hardware Sets. Fabricate latchbolts from cast stainless steel, Pullman type, incorporating a deadlocking feature.

1. Manufacturers: or approved equal,

a. Adams Rite Manufacturing (AD) - 8000 Series.
b. Yale Commercial(YA) - 6000 Series.

C. Electromechanical Push Rail Exit Devices (Commercial Duty): ANSI/BHMA A156.3, Grade 1 Certified Products Directory (CPD) listed panic and fire exit hardware devices subject to same compliance standards and requirements as mechanical exit devices. Electrified exit devices to be of type and design as specified below and in the hardware sets.

1. Where conventional power supplies are not sufficient, include any specific controllers required to provide the proper inrush current.

2. Manufacturers: or approved equal,

a. Yale (YA) - 6000 Series.

2.12 DOOR CLOSERS

A. All door closers specified herein shall meet or exceed the following criteria:

1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers.

2. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.

3. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Where closers are indicated for doors required to be accessible to the Americans with Disabilities Act, provide units complying with ANSI ICC/A117.1.

4. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.

5. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.

6. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation. Provide through-bolt and security type fasteners as specified in the hardware sets.

B. Door Closers, Surface Mounted (Heavy Duty): ANSI/BHMA A156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, heavy duty door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron or aluminum alloy body construction, with adjustable backcheck and separate non-critical valves for closing sweep and latch speed control. Provide non-handed units standard.

1. Manufacturers: or approved equal,

a. Corbin Russwin Hardware (RU) - DC6000 Series.
b. Norton Rixson (NO) - 7500 Series.
c. Yale Commercial(YA) - 4400 Series.

C. Door Closers, Surface Mounted (Unitrol): ANSI/BHMA A156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted closers with door stop mechanism to absorb dead stop shock on arm and top hinge. Hold-open arms to have a spring loaded mechanism in addition to shock absorber assembly. Arms to be provided with rigid steel main arm and secondary arm lengths proportional to the door width.

1. Manufacturers: or approved equal,

a. Corbin Russwin Hardware (RU) - Unitrol Series.
b. Norton Rixson (NO) - Unitrol Series.
c. Yale Commercial(YA) - Unitrol Series.

D. Door Closers, Surface Mounted (Commercial Duty): ANSI/BHMA 156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, institutional grade door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron or aluminum alloy body construction, with adjustable backcheck, closing sweep, and latch speed control valves. Provide non-handed units standard.

1. Manufacturers: or approved equal,

a. Corbin Russwin Hardware (RU) - DC6000 Series.
b. Norton Rixson (NO) - 410 Series.
c. Yale Commercial (YA) - 5800 Series.

2.13 ELECTROMECHANICAL DOOR OPERATORS

A. General: Provide low energy operators of size recommended by manufacturer for door size, weight, and movement; for condition of exposure; and for compliance with UL 325. Coordinate operator mechanisms with door operation, hinges, and activation devices.

1. Fire-Rated Doors: Provide door operators for fire-rated door assemblies that comply with NFPA 80 for fire-rated door components and are listed and labeled by a qualified testing agency.

B. Standard: Certified ANSI/BHMA A156.19.

C. Performance Requirements:

1. Opening Force if Power Fails: Not more than 15 lbf required to release a latch if provided, not more than 30 lbf required to manually set door in motion, and not more than 15 lbf required to fully open door.
2. Entrapment Protection: Not more than 15 lbf required to prevent stopped door from closing or opening.

D. Configuration: Surface mounted or in-ground as required. Door operators to control single swinging and pair of swinging doors.

E. Operation: Power opening and spring closing operation capable of meeting ANSI A117.1 accessibility guideline. Provide time delay for door to remain open before initiating closing cycle as required by ANSI/BHMA A156.19.

F. Features: Operator units to have full feature adjustments for door opening and closing force and speed, backcheck, motor assist acceleration from 0 to 30 seconds, time delay, vestibule interface delay, obstruction recycle, and hold open time from 0 up to 30 seconds.

G. Provide outputs and relays on board the operator to allow for coordination of exit device latch retraction, electric strikes, magnetic locks, card readers, safety and motion sensors and specified auxiliary contacts.

H. Brackets and Reinforcements: Manufacturer's standard, fabricated from aluminum with nonferrous shims for aligning system components.

I. Wireless Interface: Operator units shall have a wireless interface via a mobile device for ease of installation and setup.

J. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Norton Rixson (NO) - 6300 Series.

2.14 ARCHITECTURAL TRIM

A. Door Protective Trim

1. General: Door protective trim units to be of type and design as specified below or in the Hardware Sets.

2. Size: Fabricate protection plates (kick, armor, or mop) not more than 2" less than door width (LDW) on stop side of single doors and 1” LDW on stop side of pairs of doors, and

not more than 1" less than door width on pull side. Coordinate and provide proper width and height as required where conflicting hardware dictates. Height to be as specified in the Hardware Sets.

3. Where plates are applied to fire rated doors with the top of the plate more than 16” above the bottom of the door, provide plates complying with NFPA 80. Consult manufacturer’s catalog and template book for specific requirements for size and applications.

4. Protection Plates: ANSI/BHMA A156.6 certified protection plates (kick, armor, or mop), fabricated from the following:

    a. Stainless Steel: 300 grade, 050-inch thick.

5. Options and fasteners: Provide manufacturer's designated fastener type as specified in the Hardware Sets. Provide countersunk screw holes.

6. Manufacturers: or approved equal,

    a. Hiawatha, Inc. (HI).
    b. Rockwood (RO).
    c. Trimco (TC).

2.15 DOOR STOPS AND HOLDERS

A. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.

B. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 certified door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.

1. Manufacturers: or approved equal,

    a. Hiawatha, Inc. (HI).
    b. Rockwood (RO).
    c. Trimco (TC).

C. Overhead Door Stops and Holders: ANSI/BHMA A156.8, Grade 1 Certified Products Directory (CPD) listed overhead stops and holders to be surface or concealed types as indicated in Hardware Sets. Track, slide, arm and jamb bracket to be constructed of extruded bronze and shock absorber spring of heavy tempered steel. Provide non-handed design with mounting brackets as required for proper operation and function.

1. Manufacturers: or approved equal,

    a. Norton Rixson (RF).
    b. Rockwood (RO).

c. Sargent Manufacturing (SA).

2.16 ARCHITECTURAL SEALS

A. General: Thresholds, weatherstripping, and gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.

B. Smoke Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke control ratings indicated, based on testing according to UL 1784.

1. Provide smoke labeled perimeter gasketing at all smoke labeled openings.

C. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL-10C.

1. Provide intumescent seals as indicated to meet UL10C Standard for Positive Pressure Fire Tests of Door Assemblies, and NPFA 252, Standard Methods of Fire Tests of Door Assemblies.

D. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated.

E. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.

F. Manufacturers: or approved equal,

1. National Guard Products (NG).
2. Pemko (PE).
3. Reese Enterprises, Inc. (RE).

2.17 ELECTRONIC ACCESSORIES

A. Push-Button Switches: Industrial grade momentary or alternate contact, back-lighted push buttons with stainless-steel switch enclosures. 12/24 VDC bi-color illumination suitable for either flush or surface mounting.

1. Manufacturers: or approved equal,

a. Alarm Controls (AK) - TS Series.
b. Securitron (SU) - PB Series.

B. Request-to-Exit Motion Sensor: Request-to-Exit Sensors motion detectors specifically designed for detecting exiting through a door from the secure area to a non-secure area. Include built-in

timers (up to 60 second adjustable timing), door monitor with sounder alert, internal vertical pointability coverage, 12VDC or 24VDC power and selectable relay trigger with fail safe/fail secure modes.

1. Manufacturers: or approved equal,

    a. Alarm Controls (AK) - SREX Series.
    b. Securitron (SU) - XMS Series.

C. Linear Power Supplies: Provide Nationally Recognized Testing Laboratory Listed 12VDC or 24VDC (field selectable) filtered and regulated power supplies. Include battery backup option with integral battery charging capability in addition to operating the DC load in event of line voltage failure. Provide the least number of units, at the appropriate amperage level, sufficient to exceed the required total draw plus 50% for the specified electrified hardware and access control equipment.

1. Provide the least number of units, at the appropriate amperage level, sufficient to exceed the required total draw for the specified electrified hardware and access control equipment.

2. Manufacturers: or approved equal,

    a. Alarm Controls (AK) - APS Series.
    b. Securitron (SU) - BPS Series.
    c. Yale 782

D. Intelligent Switching Power Supplies: Provide power supplies with single, dual or multi-voltage configurations at 12 and/or 24VDC. Power Supply shall have battery backup function with an integrated battery charging circuit. The power supply shall have a standard, integrated Fire Alarm Interface (FAI). The power supply shall provide capability for secondary voltage, power distribution, direct lock control and network monitoring through add on modules. The power supply shall be expandable up to 16 individually protected outputs. Output modules shall provide individually protected, continuous outputs and/or individually protected, relay controlled outputs. Network modules shall provide remote monitoring functions such as status reporting, fault reporting and information logging.

1. Provide the least number of units, at the appropriate amperage level, sufficient to exceed the required total draw for the specified electrified hardware and access control equipment.

2. Manufacturers: or approved equal,

    a. Securitron (SU) - AQL Series.

2.18 FABRICATION

A. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.

2.19 FINISHES

A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.

B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware

C. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine scheduled openings, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.

B. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

3.2 PREPARATION

A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.

B. Wood Doors: Comply with ANSI/DHI A115-W series.

3.3 INSTALLATION

A. Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications.

1. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of fire, life safety, and security products including: hanging devices; locking devices; closing devices; and seals.

B. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:

1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
2. DHI TDH-007-20: Installation Guide for Doors and Hardware.

3. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities."
4. Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.

C. Retrofitting: Install door hardware to comply with manufacturer's published templates and written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.

D. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."

E. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.

F. All dummy trim/levers shall be installed using a metal back plate such that the screws for the trim extend though the door and are held in place by the back plate with machine screws. The back plate shall match the finish of the lever. The back of the screws shall be covered with an acorn nut or other trim.

3.4 FIELD QUALITY CONTROL

A. Field Inspection (Punch Report): Reference Division 01 Sections “Closeout Procedures”. Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.

1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.

3.5 ADJUSTING

A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

3.6 CLEANING AND PROTECTION

A. Protect all hardware stored on construction site in a covered and dry place. Protect exposed hardware installed on doors during the construction phase. Install any and all hardware at the latest possible time frame.

B. Clean adjacent surfaces soiled by door hardware installation.

C. Clean operating items as necessary to restore proper finish. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of owner occupancy.

3.7 DEMONSTRATION

A. Instruct Owner's maintenance personnel to adjust, operate, and maintain mechanical and electromechanical door hardware.

3.8 DOOR HARDWARE SETS

A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.

1. Quantities listed are for each pair of doors, or for each single door.

2. The supplier is responsible for handing and sizing all products.

3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.

4. At existing openings with new hardware the supplier shall field inspect existing conditions prior to the submittal stage to verify the specified hardware will work as required. Provide alternate solutions and proposals as needed.

B. Refer to Section 080671, Door Hardware Sets, for hardware sets.

END OF SECTION 087100

1.25 KITCHEN CABINET MINIMUM REQUIREMENTS

For General Occupancy Developments:

1. Kitchen cabinets must meet or exceed *ANSI/KCMA A161.1* Standards, HUD's Extreme/Severe Use Criteria, or the specifications listed below.
2. Metal cabinets are not permitted.
3. Low pressure vinyl and low-pressure laminate finishes are not permitted.
4. A catalog cut (or sample upon request) must be submitted to PHFA for approval.
5. All cabinet face frames must be ¾" minimum thick, kiln dried, and solid hardwood. All joints must be mortised and tenoned. All gluing and stapling to be done under pressure. No butt joint face frames will be accepted**.** Stiles to be 1-¼" wide. Mulls 3" wide. Rails 1-¾" wide. Stiles and top and bottom rails dadoed to receive ends, bottoms, and tops.
6. All base cabinets must have nominal 1/2" thick exterior hardwood bottoms let into end panels, front rails and installation cleats supported by ¾" thick solid lumber braces 24" o.c. running front to rear of cabinet. All wall cabinet bottoms to be ½" thick exterior hardwood plywood let into dadoes in ends, installation cleats, and front frames, glued and stapled under pressure.
7. End panels to be ½" thick, 5-ply exterior hardwood plywood, dadoed a minimum of ¼" deep to receive shelves, bottoms and tops. Ends shall be let into dado in face frame. All end panels either fully or partially exposed shall have a factory finished surface.
8. Backs of cabinets to be ¼" thick 2-2 grade exterior hardwood plywood. Securely glued and stapled under pressure to ends, 3-½" cleats and shelves.
9. All drawers shall be same material as doors. Sides and backs to be minimum 11/16" thick "C" grade solid lumber with sides dovetailed into fronts. Backs to be dadoed into sides. Drawer bottoms to be minimum ¼" hardwood exterior plywood let into fronts, sides, and back. All drawer parts must be glued and stapled together under pressure. All drawers to be mounted on a pair of 100 lb. capacity side mounted metal guides that have built-in stops, self-closing and stay-closed features. Cabinet member of guides attached at rear ¾" solid lumber hanging rail.
10. Doors and drawer fronts must be solid hardwood or plywood. Profile may be either "panel-in-frame" or flush panel.
11. Finish of all exposed surfaces to be factory applied consisting of stain, sealer and top coats, lightly sanded between applications. Sealer and top coats to be oven dried. All interior cabinet surfaces must have a smooth finish. Wood species and stain color to be selected from full range available.
12. Shelves must be ½" thick exterior grade hardwood plywood with wood banded front edge let into dadoes of end panels and braced behind mulls. Intermediate shelf supports must be provided for any cabinet exceeding 24" in width.
13. Heavy duty, self-closing, corrosion resistant semi-concealed wrap-around hinges are required.
14. All (matching) trim, filler strips, etc., required for a finished installation must be included.

16. Toe kicks must be a minimum of ¾" solid lumber**.** Toe kicks to be painted (factory or field) in color selected by Architect.

17. Countertops must have continuous backsplashes at the rear and all ends, and must be scribed and fit to adjacent wall(s) surface(s), with remaining gap slicked-in with fine bead of silicone caulk to match counter or protective wall backsplash color. All countertops must be finished using a Euro Wrap (180 degree bullnose) detail on all exposed drip edges. The substrate for all countertops shall be constructed of industrial grade, high density (48 lb. minimum) particleboard.

18. Loop or lever type hardware must be provided on all doors and drawers in accessible units. All other units may have knob type hardware or door and drawer designs that do not require hardware, at the Owners option.

19. Installation must be in accordance with the manufacturer's recommendations. It is a requirement that all wall cabinets be mounted directly to structural framing otherwise solid wood blocking in wall behind cabinets is required. Wall cabinets to be mounted using appropriate fasteners thru the top and bottom hanging rails and spaced no farther apart than the framing members of the wall on which they are being mounted.

20. Wall cabinets that have their top edge mounted against a ceiling or bulkhead shall have those top edges scribed to fit tight against that surface, or shall have a finished piece of wood molding matching cabinet finish provided at that same intersection. Scribe fit installations should have remaining gap slicked-in with fine bead of paintable latex caulk.

21. Composite woods used in cabinetry shall be free of added urea formaldehyde or be encapsulated by a durable low VOC sealant that complies with SCAQMD Rule #1113. Cabinetry with KCMA Environmental Stewardship Program (ESP) certification shall be deemed to satisfy this requirement. (At existing buildings, this applies to new composite woods only)

A. Manufacturers:
   1. Ruskin.
   2. Substitutions: Division 1 - Product Requirements.

B. Product Description: Thin Line Stationary Louver.

C. Type: 2 inch deep with blades on 35 degree slope and return bend, heavy channel frame.

D. Fabrication: 6063T5 extruded aluminum with 0.060” nominal wall thickness with baked enamel finish, color per architect.

E. Mounting: Furnish with exterior flat flange for installation.

F. Bird Screen: Bird screen with 1/4 inch square mesh for exhaust and intake.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Check location of outlets and inlets and make necessary adjustments in position to conform with architectural features, symmetry, and lighting arrangement.

C. Install diffusers to ductwork with air tight connection.

D. Coordinate RGD frame type with wall and ceiling construction.

E. Provide duct flange adapters in order to mount grilles and diffusers in drywall ceilings and walls. Grilles and diffusers shall not be directly fastened to drywall.

END OF SECTION 233713

SECTION 281500.30 – MULTI-FAMILY DATA-ON-CREDENTIAL ACCESS CONTROL DEVICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:

1. System operation and credential encoding system.
2. Online door controller system.
3. Mobile configuration application.
4. Electromechanical resident room locks.
5. Electromechanical common area locks.
6. Credential enrollment station.
7. Cloud based access control system application software.
8. Access credentials.

B. Related Sections:

1. Division 01 Section "General Conditions”.
2. Division 01 Section "Closeout Procedures".
3. Division 08 Section “Door Hardware Schedule”.
4. Division 08 Section “Hollow Metal Doors and Frames”.
5. Division 08 Section “Flush Wood Doors”.
6. Division 08 Section “Automatic Entrances”.
7. Division 08 Section “Door Hardware”
8. Division 11 Section “Parking Control Equipment”.
9. Division 14 Section “Elevators”.
10. Division 26 Section “Electrical”.
11. Division 28 Section “Access Control Hardware”.

C. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.

1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
2. ICC/IBC - International Building Code.
3. NFPA 80 - Fire Doors and Windows.
4. NFPA 101 - Life Safety Code.
5. NFPA 105 - Installation of Smoke Door Assemblies.
6. FCC Part 15 Subpart C.
7. State Building Codes, Local Amendments.

D. Standards: All hardware specified herein shall comply with the following industry standards:

1. ANSI/BHMA Certified Product Standards - A156 Series
2. UL10C – Positive Pressure Fire Tests of Door Assemblies.

1.3 SUBMITTALS

A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.

B. System Operational Descriptions: Complete system operational narratives for the integrated access controlled openings defining the owner's prescribed requirements for the opening functionality. Narratives include, but are not limited to, the following situations: normal secured/unsecured state of door; authorized access; authorized egress; unauthorized access; unauthorized egress; fire alarm and loss of power conditions, and interfaces with other building control systems.

C. Shop Drawings: Details of electrified access control hardware indicating the following:

1. Wiring Diagrams: Upon receipt of approved schedules, submit detailed system wiring diagrams for power, signaling, monitoring, communication, and control of the access control system electrified hardware. Differentiate between manufacturer-installed and field-installed wiring. Include the following:

   a. Elevation diagram of each unique access controlled opening showing location and interconnection of major system components with respect to their placement in the respective door openings.
   b. Complete (risers, point-to-point) access control system block wiring diagrams.

2. Electrical Coordination: Coordinate with related Division 26 Electrical Sections the voltages and wiring details required at electrically controlled and operated hardware openings.

D. Proof of Certification: Provide copy of manufacturer(s) official certification or accreditation document indicating proof of status as a qualified and authorized provider of the primary access control components.

E. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware and site management installation in quantity as required in Division 01, Closeout Submittals. The manual to include the name, address, and contact information of the manufacturers providing the hardware and their nearest service representatives. The final copies delivered after completion of the installation test to include "as built" modifications made during installation, checkout, and acceptance.

F. Warranties and Maintenance: Special warranties and maintenance agreements specified in this Section.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Inventory components upon receipt and provide secure lock-up and shelving. Do not store electronic locks, software or accessories at Project site without prior authorization.

B. Tag each lockset or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.

C. Deliver, as applicable, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service.

1.5 COORDINATION

A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing electrified door hardware and access control system components.

B. System Survey: Prior to ordering the system, review the construction documents to determine the correct number and locations of stand-alone locks and wired devices if possible.

1. Data-on-Credential applications that require physical credentials are supported by online updaters.

C. Electrical Connections: Coordinate the layout and installation of scheduled electrified door and related access control equipment with required connections to source power junction boxes, low voltage power supplies and Power over Ethernet switches as applicable.

1.6 WARRANTY

A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.

B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:

1. Structural failures including excessive deflection, cracking, or breakage.
2. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
3. Electrical component defects and failures within the systems operation.

C. Standard Warranty Period: One year from date of Substantial Completion, unless otherwise indicated.

D. Special Warranty Periods:

1. nexTouch NTB600 Series Cylindrical Lock: 3 year electrical, 3 year mechanical, 1 year finish.
2. YRL YRC600 Series Interconnected Lock: 1 year electrical, 3 year mechanical, 1 year finish.
3. Yale NTX-600-KIT Updater/Controller: 1 year electrical.
   a. NTX600-CTRL: 1 year electrical.
   b. HID R10BLE, R40BLE, SE SEOS BLE Readers: limited lifetime electrical.

1.7 MAINTENANCE SERVICE

A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed by certified integrator for continued adjustment, maintenance, and removal and replacement of system components.

1.8 SCOPE OF WORK

A. Access Control Site Management System: Furnish and install at the indicated locations the specified integrated access control door hardware and access control system firmware and software for a completely operational access control. System includes, but is not necessarily limited, to the following:

   1. Electrified integrated access control locks, network switches, updaters, door position switches, remote credential updaters, keypads, access credentials, system application software and mobile configuration device application, special tools, operating manuals, and required cabling and accessories as detailed below and listed in the Access Control Hardware Sets at the end of Part 3.

      a. Provide manufacturer approved integrated access control locks, exit hardware, and remote mounted credential updaters and keypads that are functionally compatible with the specified access control equipment interfaces.

B. Owner to provide the following:

   1. Internet accessible devices that support current browser software.

   2. Compatible mobile devices that run an Android OS and offer NFC (Near Field Communication) capabilities, thus capable of accepting the mobile configuration application.

      a. For offline lock and online updater configuration: Mobile device to run an Android OS and offer NFC (Near Field Communication) capabilities, thus capable of accepting the mobile configuration application.
      b. For mobile access to offline lock and online updaters: Bluetooth Low Energy (BLE) capable IOS or Android mobile device with internet connection to download the Yale Accentra Access mobile application

   3. Power Sourcing, Network Switches, Power over Ethernet: Quantity as required to accommodate installed access control devices.

4. Network Control Connections: LAN/Ethernet communication ports (jacks) and network interface cards as needed, CAT5e (CAT6) cabling from network router/switch to networked updater, outlet and cover plates and/or patch cables required for network connection.

5. Power Supplies, including battery or uninterrupted backup power supply (UPS) and separately fused surge protection, required for the electrified door hardware, access control equipment, and PoE switches or wireless routers driving the integrated credential reader locking devices.

6. Installation, final configuration and commissioning of electrified door and access control system hardware, power supplies and related accessories.

7. System application and cloud services and mobile application including installation, programming, and end user training of the access control system and mobile access applications demonstrating operating, repair, and maintenance procedures.

C. Electrical contractor, Division 26, to provide the following:

1. Source power wiring (120VAC) as required for the integrated locking and access control hardware, equipment, accessories and power supplies. This includes quad outlets as required on a dedicated circuit and the related conduit, stub-in, junction boxes and connectors required for the source power delivery and connections.

2. Provide required conduit, stub-in, junction and back boxes for both the electrified locking hardware and access control equipment at each of the access controlled or monitored openings per plan drawings and specs. Supply and install conduit between each of the aforementioned devices and between the electrical junction boxes, power supplies and access control equipment located on or above the door opening.

    a. At wall mounted updaters, provide conduit on the secured side of the door, 36" from the finish floor and 6" from the edge of the frame, to the related power supplies and access control equipment.
    b. At electrical hardware power transfers provide conduit on the secured side of the opening from the power transfer, thru-wire hinge, or serviceable panel location on the frame jamb to the related power supplies and access control equipment.

3. Electrical Contractor to provide all 120VAC cabling connections and terminations from the electrical junction boxes to these electrical devices.

D. Access Control System Integrator to provide the following:

1. Low voltage wiring (12/24VDC) and communication cabling (RS-485) to support controllers, relays, and electrified locking devices and door operators to updaters and power supplies. Work includes related connectors, final terminations, and hook-ups required for a complete and functional access controlled opening in accordance with applicable codes and specified system operational narratives.

    a. Provide size appropriate spacers for updaters mounted against metal surfaces.

E. Elevator Contractor to provide the following:

1. Interface or landing of interface cable onto the elevator call button will be performed by a certified elevator contractor.

2. Coordinate with certified integrator provisions for a credential reader with output allowing the elevator call button to be activated. A validated credential reader and updater will be required for activation.

F. Final connections to fire alarm system, if required, by electrical and fire alarm system contractors.

1. Provide permits, submittals and approvals required by the authority having jurisdiction, prior to commencing with work.

PART 2 - PRODUCTS

2.1 ACCESS CONTROL EQUIPMENT AND SYSTEM FEATURES

A. System: System is cloud based and supports all major browsers.

1. Client Requirements:
   a. Internet Browser: Firefox, Chrome, Internet Explorer, Edge or similar.
   b. Internet access.

2. System Features:

   a. 5,000 unique user credentials.
   b. Unlimited credential updaters (with door control).
   c. User-definable schedules and revalidation periods.
   d. Unlimited user-definable access for authorized users to system services.
   e. Unlimited provisioning of mobile credentials for system users.
   f. Remote and schedule unlock for online door controllers.
   g. Remote reboot and remote firmware upgrade of online controllers.
   h. Access permissions with start and end dates and times for credential holders.
   i. User definable emergency one-time-PIN code issuance for offline locks.
   j. Unlimited cloud accessible audit history.
   k. Visibility of online status of online openings.
   l. System export capabilities to .CSV file format.

B. Mobile Configuration Application: Provide a configuration application which is compatible with Android 5.0 or later and offers NFC (Near Field Communication capabilities.

1. Configures time, date and system association for both offline locks and online updaters.
2. Assigns unique identities to all devices within the system.
3. Communicates lock information- lock type and firmware version to the cloud service.
4. Displays locally retrieved audit trail from offline locks.
5. Controls local lock settings and master code.
6. Resets offline locks to factory default.

7. Offline lock firmware upgrade over the air via NFC or BLE.

C. Mobile Access Application: For residents and staff who desire to use a mobile device to access offline locks and/or online updaters- must have internet connectivity to receive the mobile credential and the device must be either Android 5.0 or IOS 13.

1. Stores SEOS credential in secure element of the mobile device.
2. Revalidates mobile credential when an internet connection is established.
3. Communicates access privileges to both offline locks and online openings.
4. Provides positive visual, and optional audible, and vibratory feedback about the status of credential transaction in real time.
5. Communicates transaction information to the cloud when an internet connection is established.

D. Offline System Operation: This facility will operate with offline lock access control of common area and resident doors. Updates are provided to the physical credential by presentation to the online updater after updates in the cloud system which may be operating as either a door controller or as an enrollment station. Updates are provided to the mobile credential "over the air" via an active internet connection.

E. The facility will operate with the control of online updaters if physical credential access is required. If only mobile access is required, the facility may optionally operate without the control of online updaters.

F. Basis-of-Design Manufacturer: Yale Locks and Hardware. Other manufacturers must be approved equal by Architect/Owner.

1. Yale Locks and Hardware (YA) – Data-on-Credential compatible with the Yale Multi-Family Access Management Software System.

2.2 SYSTEM COMPONENTS AND TECHNOLOGY

A. The system shall provide the ability for online operators to operate as online doors for the purposes of both access control and encoding/updating credentials. Provide the necessary network and lock components to create an online lock control system at the perimeter of the building. Utilize standard Ethernet and Power over Ethernet (PoE) as the communication backbone between the system server and the wired (on-line) doors and updaters.

B. Functionality:

1. Online updaters must function as an offline locking system by continuing to grant access to authorized users if online communication is interrupted but continuous power is still applied.

2. Must provide real-time control of online updaters and access privileges of individual users from a central or remote location.

3. Must allow resident and staff credentials to be changed, extended, or revoked from cloud system. Resident credentials are automatically revoked upon move-out or expiration of a lease and allowable access timeframe.

4. Credential holders shall be able to obtain a one-time PIN code from the systems software with proper authorization by the site administrator for emergency access to offline locks.

5. Must be possible to display access audit trails, low battery events, and system access in the cloud system. Additionally, audit trails from offline locks must be visible from the mobile configuration application via local lock retrieval.

6. Must be possible to issue multiple mobile and physical credentials per user.

C. Lock Communication: Provide locks with RFID and BLE read/write capabilities to provide the communication link between the system server and the lockset over data-on-credential transport mechanism.

D. Credential Updaters/Controller combination: Provide Yale R10/40 OSDP SE BLE Updaters compatible with: ISO 14443A. Provide system capable of supporting an unlimited number of online updaters acting as single door controllers and/or credential enrollment stations. Controller directly connects into the LAN/WAN network, using DHCP, DNS and TCP/IP addressing. Controller can be powered by PoE switches (specified in the electrical section), or by a 24VDC power supply. Controller shall offer a manual configuration lock option to prevent unauthorized configuration of the online updater.

2.3 DATA-ON-CREDENTIAL ACCESS CONTROL LOCKS

A. Data-on-Credential Access Control Cylindrical Locks: ANSI/BHMA A156.2 Series 4000, Grade 1 cylindrical lockset with integrated key pad for access and programming. Voice guided programming and master PIN code security for settings. Optional key override feature to accept standard, interchangeable core, security, and patented cylinders.

1. Fully-encrypted AES 128 NFC and BLE wireless communication between lock and Yale Seos® credentials.

2. Seos® credential reader included within the lock.

3. Motorized locking and unlocking.

4. Programming Language: English (default), Spanish, or French.

5. Firmware upgradable over the air via configuration application.

6. User Interface:

7. Audit Trail:

   a. 200 locally retrievable audit events.
   b. Unlimited audits in the cloud management system.

8. Unlocking Modes:

    a. Key override (momentary)
    b. One time PIN code (4-8 digits)
    c. Yale SEOS card, fob or mobile credential.

9. Locking Modes:

    a. Automatic relocking with available variable timing.
    b. One touch keypad locking.
    c. Yale SEOS card, fob or mobile credential (with one touch locking off).
    d. PIN Code keypad locking (prior to commissioning).
    e. Locking button on interior escutcheon.

10. Electronic lock access options:

    a. Up to 25 4-8 digit PIN codes (prior to commissioning).
    b. One time PIN code (after commissioning).
    c. Yale Seos® credentials (after commissioning).

11. Power Source:

    a. 4 AA alkaline batteries (standard).
    b. External 9 VDC regulated power supply (alternative).
    c. 9 VDC transistor battery backup terminal at the keypad (emergency).

12. Basis-of-Design Design Manufacturer: Yale Locks and Hardware. Other manufacturers must be approved equal by Architect/Owner.

    a. Yale Commercial (YA) – nexTouch NTB600-ACC Series.

B. Data-on-Credential Access Control Interconnected Locks: ANSI/BHMA A156.2 Series 4000, Grade 2 interconnected lock with integrated key pad for access and programming. Voice guided programming and master PIN code security for settings. Key override feature to accept standard, interchangeable core, security, and patented cylinders. Prior to commissioning, lock functions as a standalone lock with PIN code management. Lock to support in-field right or left handing configuration changes.

1. Fully-encrypted AES 128 NFC and BLE wireless communication between lock and Yale Seos® credentials.

2. Seos® credential reader included within the lock.

3. Motorized locking and unlocking.

4. Automatic door handing learning procedure.

5. Programming Language: English (default), Spanish, or French.

6. Firmware upgradable over the air via configuration application.

7. User Interface: Capacitive Touchscreen.

8. Audit Trail:

    a. 200 locally retrievable events.
    b. Unlimited audits in the cloud management system.

9. Unlocking Modes:

    a. Key override.
    b. One time PIN code (4-8 digits).
    c. Yale SEOS card, fob or mobile credential.
    d. Interior manual thumbturn.

10. Locking Modes:

    a. Automatic relocking with available variable timing.
    b. One touch locking.
    c. Yale SEOS card, fob or mobile credential (with one touch locking off).
    d. Interior manual thumbturn.
    e. PIN Code keypad locking (prior to commissioning).

11. Lock access options:

    a. Up to 25 4-8 digit PIN codes (prior to commissioning).
    b. One time PIN code (after commissioning).
    c. Yale Seos® credentials (after commissioning).

12. Power Source: 4 AA alkaline batteries.

13. Basis-of-Design Manufacturer: Yale Locks and Hardware. Other manufacturers must be approved equal by Architect/Owner.

    a. Yale Residential (YR) – Yale Real Living YRC600-ACC Series.

2.4 ONLINE CREDENTIAL UPDATERS/DOOR CONTROLLERS

A. Contactless smart credential updaters to securely read information from and write access control data to 13.56 MHz contactless RFID smart credentials. The contactless smart credential updater is designed for use in the Yale Accentra Access Control system by providing:

1. Secure access control data exchange between the credential and the updater utilizing key diversification and mutual authentication routines.
2. Contactless smart credential updater to be designed for low current operation to enable migration from most legacy proximity applications without the need to replace existing electrified door hardware, wiring and/or power supplies.
3. Updater product construction suitable for both indoor and outdoor applications.
4. Updater available with either pig tail or terminal block wiring options.
5. Updater available in either mini-mullion or wall switch form factor.

6. Basis-of-Design Manufacturer: Yale Locks and Hardware (13.56 MHz iCLASS): Other manufacturers must be approved equal by Architect/Owner.

    a. Yale (YA) - NXT 610BLE/640BLE KIT (as specified).

2.5 CREDENTIALS

A. Provide secure RFID credentials that meet NIST requirements for encryption and HIPAA requirements for patient information security as required by the access control system specified herein. Credential technology shall provide protection against surreptitious tracking of the credential by means of random Credential Serial Number (CSN) generation. Credentials shall additionally provide a second layer of anti-cloning encryption to eliminate credential duplication. Physical credentials are to be capable of resisting tearing, bending, scratching, and moisture.

B. Contactless Smart Card Credentials: Card credentials incorporating an access control identification technology that utilizes 13.56 MHz radio frequency (RF) circuits in microchip form. The microchips are encoded and securely transmit the encoded information when activated.

1. Technology features:

    a. Available in 8K-Bytes.
    b. AES-128 bits cryptographic algorithms for data protection.
    c. Hardware chip integrating co-processor with high performance for cryptographic calculations with symmetric keys.

2. Security features:

    a. Programmable with one or several Secure Identity Objects® (SIOs®) for each application.

3. Card credential technology contactless features:

    a. Tri-technology: 13.56MHz credential supports Yale Accentra offlin iCLASS SEOS and PACS online iCLASS SEOS technologies with 8K memory and 125kHz 26 bit proximity.

4. Interoperability:

    a. Fully supported by iCLASS SE® and multiCLASS SE® readers that can process SIO-enabled data formats. PACS online only supported by iCLASS SE readers with firmware Revision E or later.

5. Quantity: Include three per resident room. Coordinate additional credential quantities with the facility manager.

6. Basis-of-Design Manufacturer: Yale Locks and Hardware (13.56 MHz iCLASS): Other manufacturers must be approved equal by Architect/Owner.

a. Yale - NTX600-YALPRX-8K.

C. Key Fobs: Fobs incorporating an access control identification technology that utilizes 13.56 MHz radio frequency (RF) circuits in microchip form. The microchips are encoded and securely transmit the encoded information when activated.

1. Technology features:

a. Available in 8K-Bytes.
b. AES-128 bits cryptographic algorithms for data protection.
c. Hardware chip integrating co-processor with high performance for cryptographic calculations with symmetric keys.

2. Security features:

a. Programmable with one or several Secure Identity Objects® (SIOs) for each application.

3. Fob technology features:

a. 13.56MHz FOB supports Yale Accentra offline iCLASS SEOS and PACS online iCLASS SEOS technologies with 8K.

4. Memory interoperability:

a. Fully supported by iCLASS SE® and multiCLASS SE® readers that can process SIO-enabled data formats. PACS only supported by iCLASS SE readers with firmware Revision E or later.

5. Quantity: Include three per resident room. Coordinate additional fob credential quantities with the facility manager.

6. Basis-of-Design Manufacturer: Yale Locks and Hardware (13.56 MHz iCLASS Seos offline and online): Other manufacturers must be approved equal by Architect/Owner.

a. Yale – NTX600-YALFOB-8K.

2.6 FABRICATION

A. Fasteners: Provide system components manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.

2.7 FINISHES

A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.

B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine conditions for compliance with requirements for installation tolerances, labeled fire door assembly construction, and other conditions affecting performance.

B. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

3.2 PREPARATION

A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.

B. Wood Doors: Comply with ANSI/DHI A115-W series.

3.3 INSTALLATION

A. Install each item to comply with manufacturer's written instructions and according to specifications.

1. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of products including but limited to: front desk equipment and software, remote controllers, electromechanical exit devices, and unit room locks.

B. Storage: Provide a secure lock up for materials delivered to the project but not yet installed. Control the handling and installation of items so that the completion of the work will not be delayed by material losses before and after installation.

3.4 FIELD QUALITY CONTROL

A. Field Inspection (Punch Report): Reference Division 01 Sections “Closeout Procedures”. Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.

1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.

3.5 ADJUSTING

A. Initial Adjustment: Adjust and check each operating unit and each door lock to ensure proper operation. Replace units that cannot be adjusted to operate as intended.

3.6 CLEANING AND PROTECTION

A. Protect all components stored on construction site in a covered and dry place. Protect installed components during the construction phase. Install components at the latest possible time frame.

B. Clean components as necessary to restore proper finish. Provide final protection and maintain conditions that ensure components are without damage or deterioration at time of owner occupancy.

3.7 DEMONSTRATION

A. Instruct Owner’s managerial personnel on the correct use of the online updater, configuration application for the purpose of lock updates for time after battery changes, and cloud service components.

B. Instruct Owner’s managerial personnel on the location and navigation of the cloud service and configuration application user manuals in the cloud service.

C. Instruct Owner's maintenance personnel to adjust, operate, and maintain electromechanical door hardware.

3.8 DOOR HARDWARE SCHEDULE

A. Refer to Section 080671, Door Hardware Schedule, for hardware sets.

B. Manufacturer’s Abbreviations:

END OF SECTION 281500.30